

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001298  
State of Florida

Consultants:

Revisions:


**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

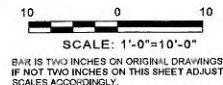
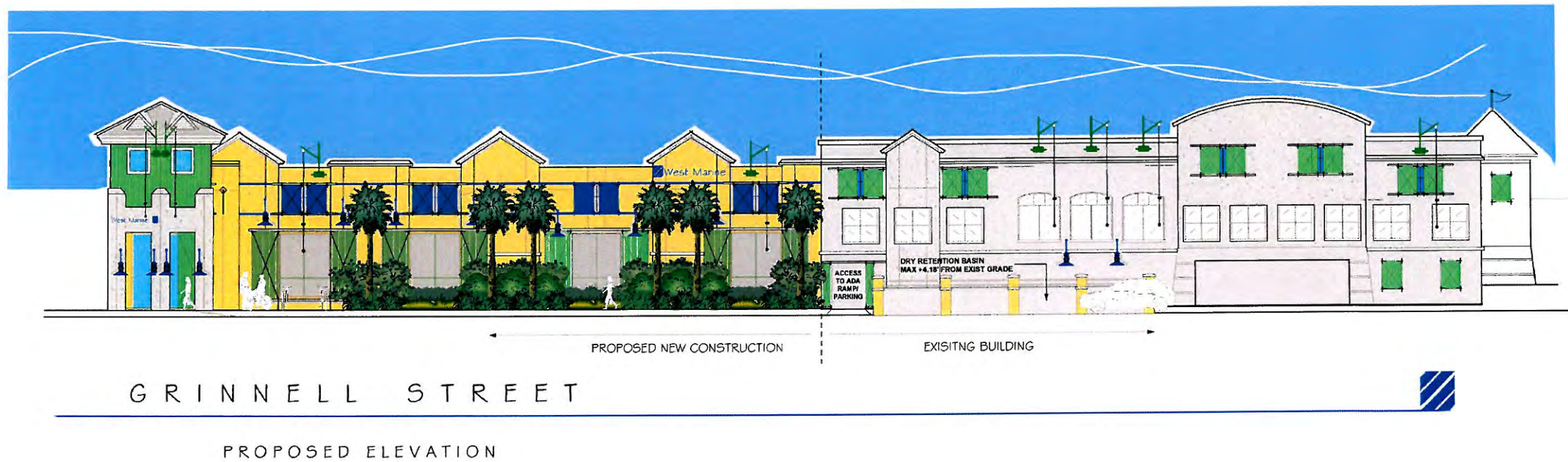
Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

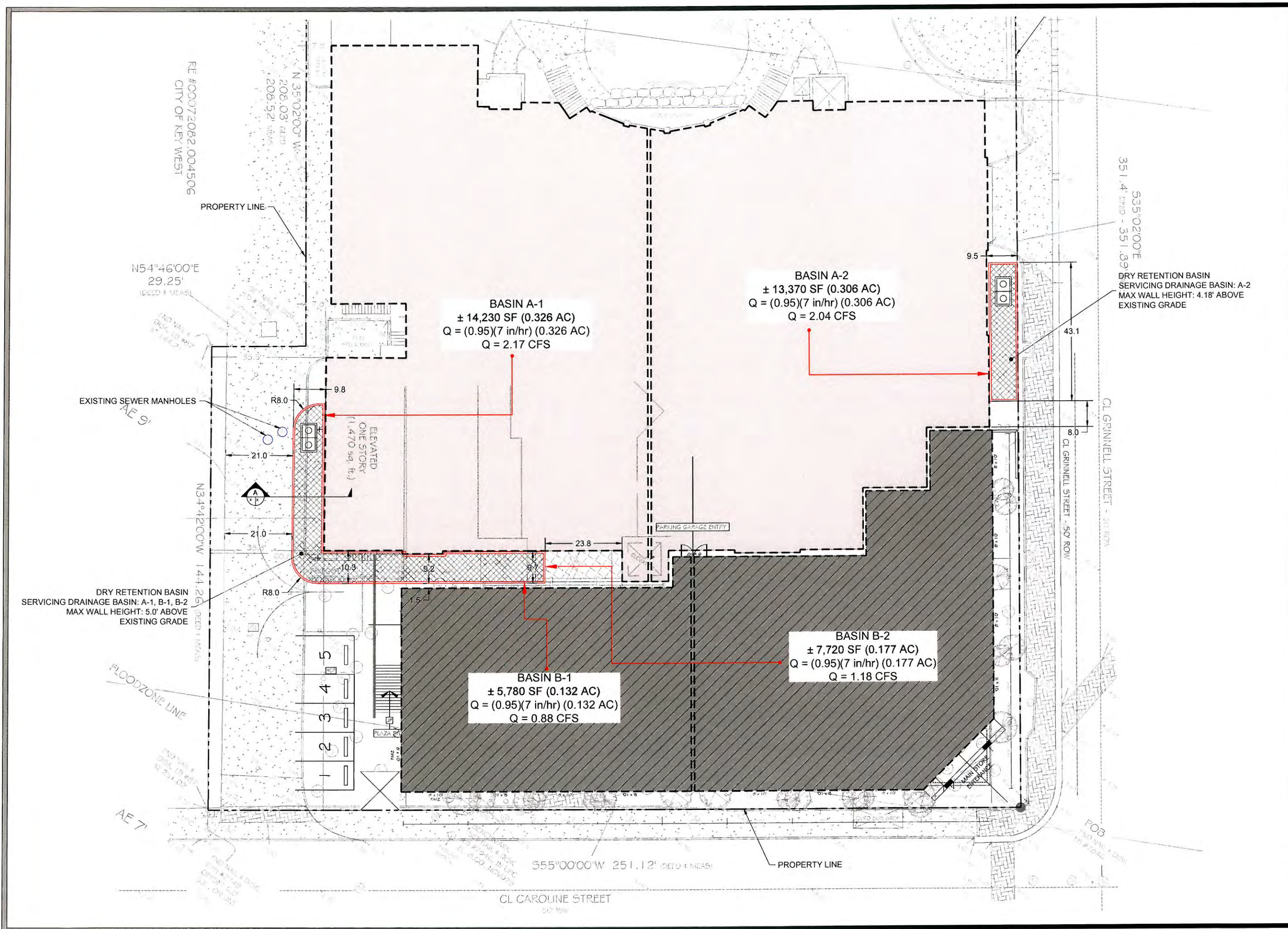
Title:  
**SCHEMATIC  
LANDSCAPE  
ELEVATIONS**

Sheet Number:

**L-4.0**

Date: - SEPTEMBER 28, 2012





RE #00072082.004506  
CITY OF KEY WEST

N 35° 02' 00" W  
206.03' (DEED # MEAS)  
208.52' (DEED # MEAS)

N 54° 46' 00" E  
29.25' (DEED # MEAS)

PROPERTY LINE

EXISTING SEWER MANHOLES  
AE 9'

ELEVATED ONE STORY (1,470 sq. ft.)

N 3° 42' 00" W 144.26' (DEED # MEAS)

DRY RETENTION BASIN  
SERVICING DRAINAGE BASIN: A-1, B-1, B-2  
MAX WALL HEIGHT: 5.0' ABOVE  
EXISTING GRADE

FLOODZONE LINE

AE 7'

555° 00' 00" W 251.12' (DEED # MEAS)

PROPERTY LINE

CL CAROLINE STREET  
50' ROW

9.5

535° 02' 00" E  
351.41' (DEED # MEAS) - 351.39'

DRY RETENTION BASIN  
SERVICING DRAINAGE BASIN: A-2  
MAX WALL HEIGHT: 4.18' ABOVE  
EXISTING GRADE

CL GRINNELL STREET - 50' ROW  
8.0

CL GRINNELL STREET - 50' ROW

43.1

PARKING GARAGE ENTRY

BASIN B-2  
± 7,720 SF (0.177 AC)  
 $Q = (0.95)(7 \text{ in/hr}) (0.177 \text{ AC})$   
 $Q = 1.18 \text{ CFS}$

BASIN B-1  
± 5,780 SF (0.132 AC)  
 $Q = (0.95)(7 \text{ in/hr}) (0.132 \text{ AC})$   
 $Q = 0.88 \text{ CFS}$

BASIN A-1  
± 14,230 SF (0.326 AC)  
 $Q = (0.95)(7 \text{ in/hr}) (0.326 \text{ AC})$   
 $Q = 2.17 \text{ CFS}$

BASIN A-2  
± 13,370 SF (0.306 AC)  
 $Q = (0.95)(7 \text{ in/hr}) (0.306 \text{ AC})$   
 $Q = 2.04 \text{ CFS}$

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

KEY WEST OFFICE  
1010 EAST WEST, FLORIDA 33040  
TEL: (905) 295-9440 FAX: (905) 296-0243

TAMPA OFFICE  
CONCOURSE CENTER  
3607 EAST TAMPAN, FLORIDA 33607  
TEL: (813) 572-1616 FAX: (813) 288-0710

**PEREZ ENGINEERING & DEVELOPMENT, INC**

ALLENE PEREZ P.E.  
Florida P.E. NO. 51468  
August 31, 2012

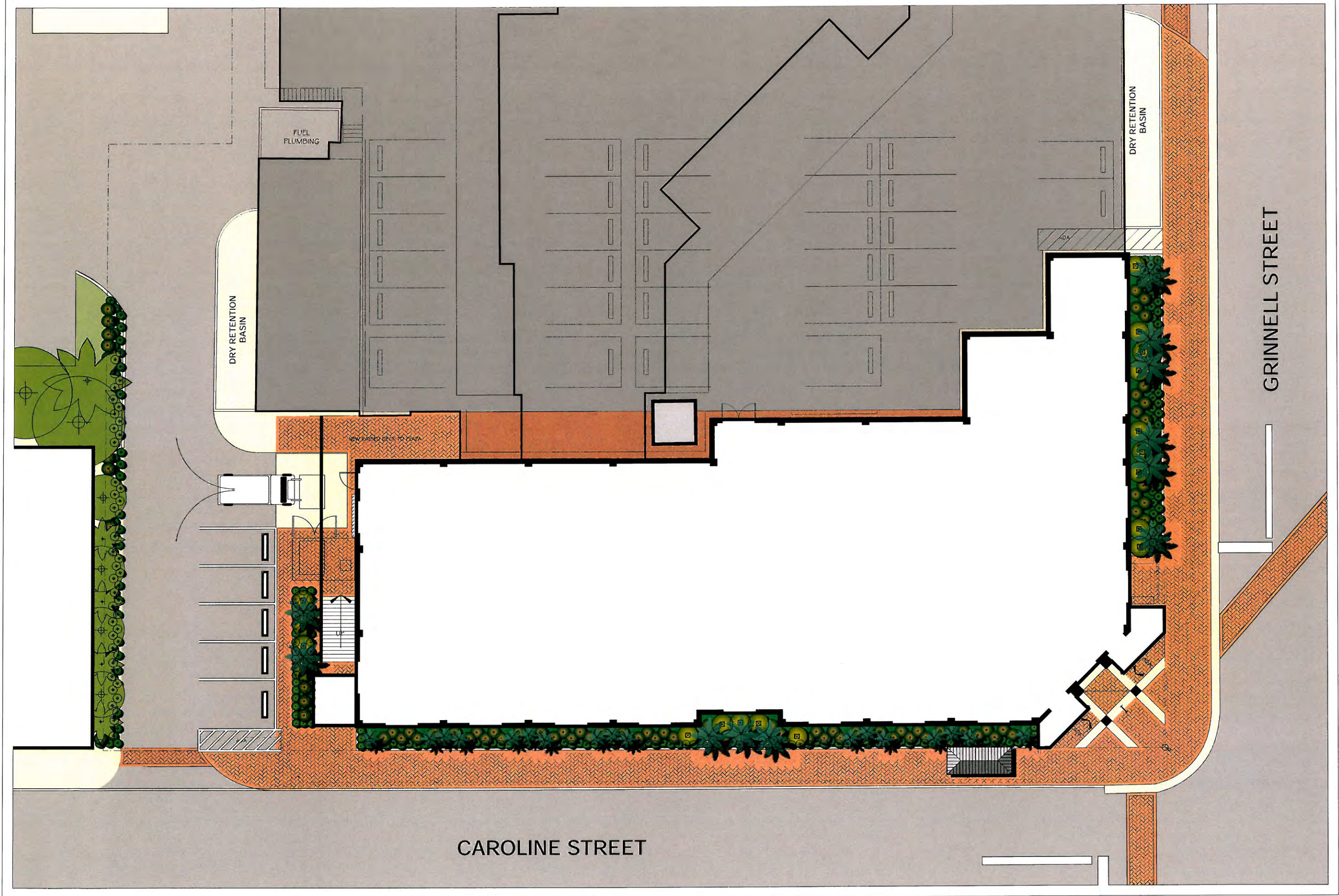
REVISIONS:

1	ORIGINAL	MAY 2011
2		
3		
4		
5		
6		

CONCH HARBOR MARINA  
951 CAROLINE STREET  
KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

JOB NO. 111024  
DRAWN AEP  
DESIGNED AEP  
CHECKED AEP  
QC  
SHEET



**ELIZABETH NEWLAND**  
 LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300  
 Coral Gables, Florida 33134  
 305.481.6301  
 liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND  
 Registered Landscape Architect  
 # LA0001288  
 State of Florida

Consultants:

Revisions:

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

Title:  
**SCHEMATIC LANDSCAPE PLAN**

Sheet Number:  
**L-2.0**

Date: - SEPTEMBER 26, 2012

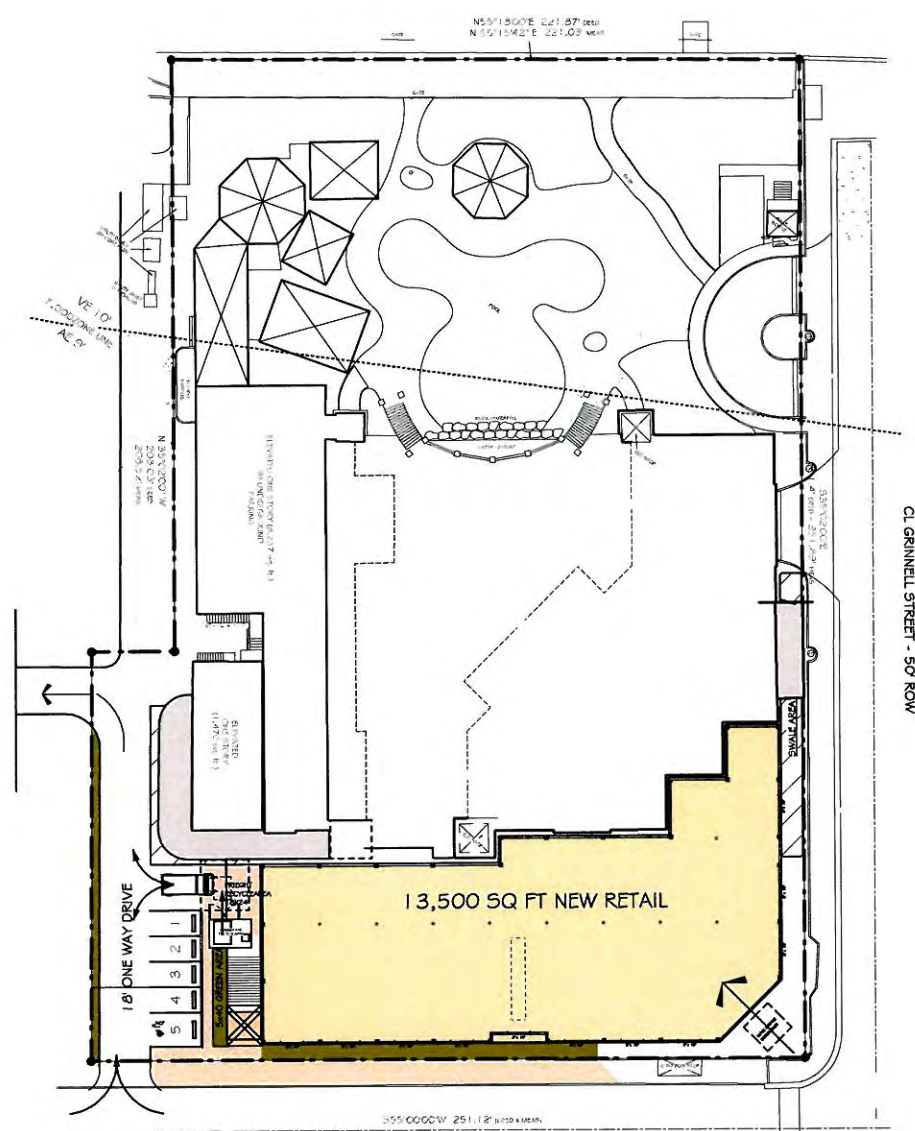
1 LANDSCAPE PLAN  
 SCALE: 1" = 10'-0"

10 0 10  
 SCALE: 1" = 10'-0"  
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS  
 IF NOT TWO INCHES ON THIS SHEET ADJUST  
 SCALES ACCORDINGLY.



REVISIONS	DATE

**West Marine**  
**PROPOSED WEST MARINE RETAIL CENTER**  
 - AT CONCH HARBOR -  
 ARCHITECT : PETER PIKE & ASSOCIATES  
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692



SCALE: 1" = 30'  
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
 SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST  
 ISLAND OF KEY WEST, FLORIDA

NOTE:  
 SITE PLAN BASED UPON SURVEY PERFORMED BY:  
 REECE & WHITE LAND SURVEYING, INC.  
 127 INDUSTRIAL RD., BIG PINE KEY, FLORIDA  
 DATED, 02/20/2012

1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 30 ft

**INDEX OF DRAWINGS**

- A-1 SITE PLAN
- A-2 FIRST LEVEL PLAN
- A-3 SECOND LEVEL PLAN
- A-4 GRADE LEVEL PLAN
- A-5 PROPOSED ELEVATIONS

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

DRAWING TITLE:  
 SITE PLAN

PROJECT NUMBER: 11.11

DRAWN:	KSM
CHECKED:	PMP
DATE:	10-25-12

SHEET #  
**A-1**  
 OF

PLANNING SET 10-25-12

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA

D  
C  
B  
A



APPLICANT INFORMATION

# West Marine

## PROPOSED WEST MARINE RETAIL CENTER

- AT CONCH HARBOR -

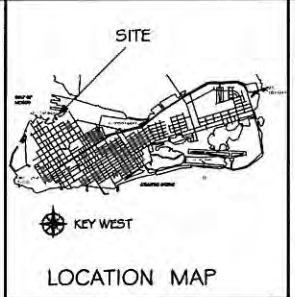
ARCHITECT : PETER PIKE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

PLEASE CONTACT ARCHITECT FOR TECHNICAL QUESTIONS  
CONCH HARBOR  
951 - 955 CAROLINE ST., KEY WEST, FLORIDA

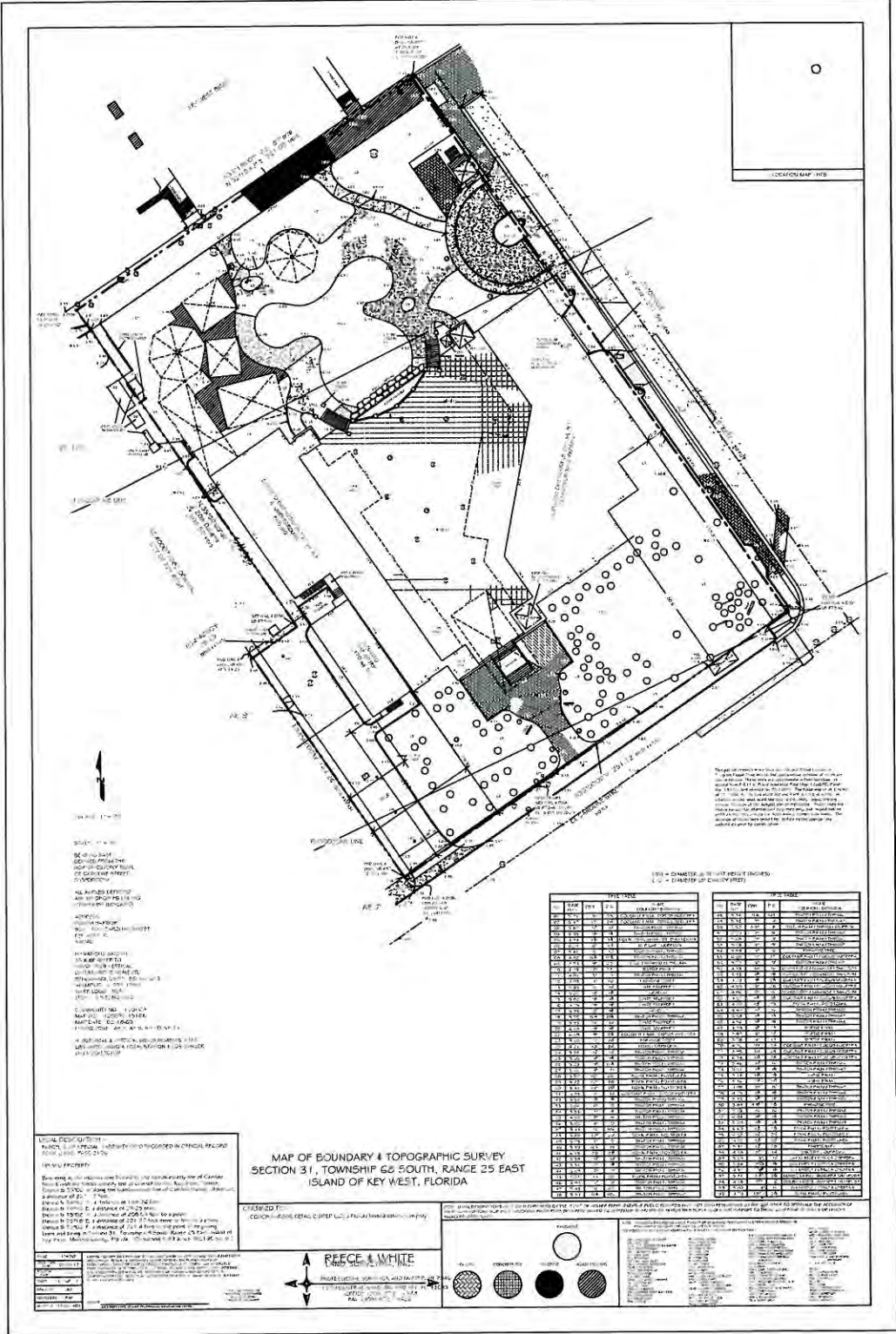
SITE DATA: 09-13-12

SITE ANALYSIS - EXISTING		SITE ANALYSIS - PROPOSED		COMPLIANCE
ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	YES (NO CHANGE)
AREA (SQ.FT.)	82,210 SQ. FT. (1.89 ACRE)	AREA (SQ.FT.)	82,210 SQ. FT. (1.89 ACRE)	YES (NO CHANGE)
WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	YES (NO CHANGE)
DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	YES (NO CHANGE)
IMPERVIOUS SURFACE RATIO	57.150 (69.53%)	IMPERVIOUS SURFACE RATIO	71.005 (86.4%)	VARIANCE REQ.
WOOD DECKING	945	NEW RETAIL	(+11,312)	
POOL SURFACE	3455	(13,470 TOTAL NEW RETAIL LESS 2,158 EXIST. FRONT WALK)		
REAR GAZEBOS ETC.	3,367	NEW WALK/STAIR/TOWER	(+451)	
PLAZA & STAIRS	8,370	ADDITIONAL PARKING/FREIGHT	(+560)	
STAIR/ELEVATOR WELLS	889	PLAZA ACCESS DECK	(+873)	
BUILD #1 F.F.	8,027	FREIGHT DECK	(+500)	
BUILD #1 O.H.	2,374	EXIST. IMPERV.	(+57,150)	
BUILD #2 F.F.	5,425	TOTAL PROPOSED	(+71,006)	
BUILD #2 O.H.	1,891			
BUILD #3 F.F.	1,502			
EXIS. BUILDING COVERAGE	32,959 SQ. FT. (40.10%) (ALL)	MAX. BUILDING COVERAGE	(50%)	VARIANCE REQ.
BUILD #1 F.F.	8,027	PROP. BUILDING COVERAGE	48,132 SQ. FT. (58.5%)	
BUILD #1 NEW COMMERCIAL	6469	NEW RETAIL	(+13,470)	
BUILD #1 NEW FREIGHT	351	NEW ENTRY TOWERS	(+144)	
BUILD #2 F.F.	5,425	FREIGHT DECK	(+500)	
BUILD #3 F.F.	1,502	PLAZA ACCESS STAIR	(+187)	
REAR GAZEBOS ETC.	3,367	PLAZA ACCESS DECK	(+872)	
PLAZA & STAIRS (EXISTING)	8,370	EXISTING S.C.	(+32,859)	
PLAZA & STAIRS (REMAINING)	2,561	TOTAL PROPOSED	(+48,132) (58.5%)	
STAIR/ELEVATOR WELLS	214			
PUMP HOUSE	94			
FRONT SETBACK (CAROLINE)	43.9' EXISTING	FRONT SETBACK (CAROLINE)	5.6'	VARIANCE REQ.
SIDE SETBACK (GRINNELL)	3.0' EXISTING	SIDE SETBACK (GRINNELL)	7.5'	YES
SIDE SETBACK (ALLEY)	7.8' EXISTING	STREET SETBACK (ALLEY)	48.8'	YES
REAR SETBACK	29.7' EXISTING	REAR SETBACK	29.7' EXISTING	YES (NO CHANGE)
EXISTING HT.	30' MAX. EXISTING @ CIL GRINNELL	PROPOSED HT.	30' MAX. EXISTING @ CIL GRINNELL	YES
HEIGHT (w/in 100 FT. of MHW)	1 STORY ABOVE FLOOD	HEIGHT (w/in 100 FT. of MHW)	1 STORY ABOVE FLOOD	YES (NO CHANGE)
EXISTING F.A.R.	28%	PROPOSED F.A.R.	41%	YES
DENSITY	0	PROPOSED DENSITY	0	YES (NO CHANGE)

FLOOD ZONE VE-10, AE-9, AE-7



COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE 7, AE 9, VE 10, VE 11  
LEGAL DESCRIPTION:  
BEGINNING AT THE INTERSECTION FORMED BY THE  
NORTHWEST CORNER OF CAROLINE STREET WITH THE  
SOUTHWEST CORNER OF GRINNELL STREET, KEY WEST, FLORIDA;  
THENCE S 89° 02' 00" W ALONG THE NORTHWEST CORNER OF  
CAROLINE STREET A DISTANCE OF 148.00 FEET;  
THENCE N 89° 02' 00" W ALONG THE WEST LINE OF CAROLINE  
STREET A DISTANCE OF 251.00 FEET TO A  
POINT;  
THENCE N 57° 12' 00" E, A DISTANCE OF 221.67 FEET MORE OR  
LESS TO A POINT;  
THENCE S 22° 02' 00" E, A DISTANCE OF 351.04 FEET TO THE  
POINT OF BEGINNING.  
TOWNSHIP 25 SOUTH, RANGE 25 EAST, SECTION 31,  
TOWNSHIP 25 SOUTH, RANGE 25 EAST, ISLAND OF KEY WEST,  
FLORIDA. (Contains 1.00 acre (0.2, 190 sq. ft.))



**DESIGN NOTES:**  
THIS STRUCTURE DESIGNED TO MEET  
150MPH. WIND LOADING  
A.S.C.E. 02-05 REQUIREMENTS  
FLOOR LIVE LOAD 40 LB/SQ. FT

**INDEX OF DRAWINGS**

A-1	SITE PLAN
A-2	FIRST LEVEL PLAN
A-3	SECOND LEVEL PLAN
A-4	GRADE LEVEL PLAN
A-5	PROPOSED ELEVATIONS

**SEAL - ARCHITECT**

REVISIONS DATE


PETER PIKE & ASSOCIATES  
ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

**DRAWING TITLE:**  
SITE PLAN DATA

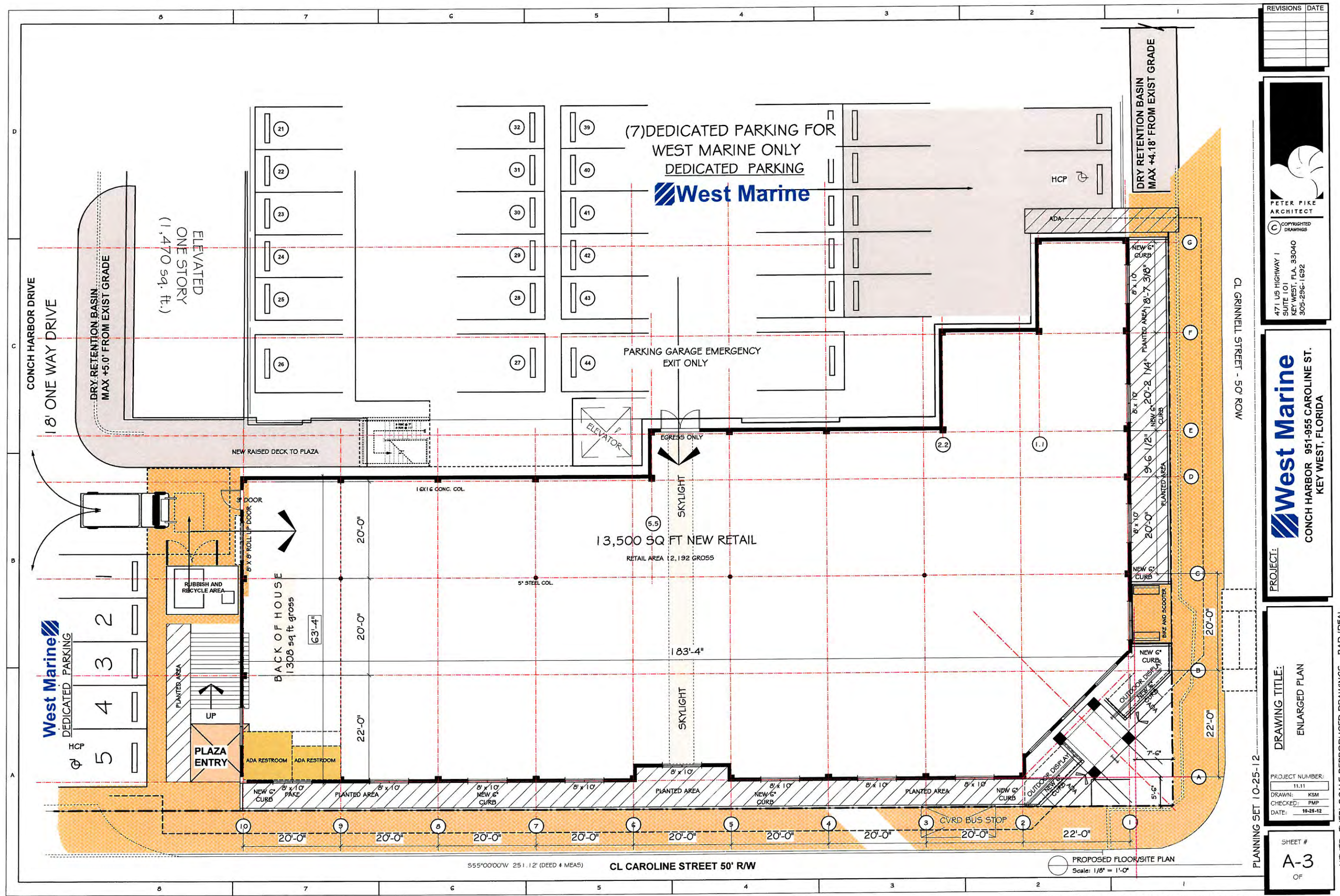
**PROJECT NUMBER:**  
11.11

**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 10-25-12

**SHEET #**  
**A-2**  
**OF**

PLANNING SET 10-25-12

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!



REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

**DRAWING TITLE:**  
ENLARGED PLAN

**PROJECT NUMBER:**  
11.11

**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 10-25-12

**SHEET #**  
A-3  
OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!

REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

**DRAWING TITLE:**  
 EXISTING / PROPOSED  
 ELEVATIONS

**PROJECT NUMBER:**  
 11.11

**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 10-25-12

**SHEET #**  
**A-4**  
 OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!



CAROLINE STREET  
 PROPOSED ELEVATION



GRINNELL STREET  
 PROPOSED ELEVATION

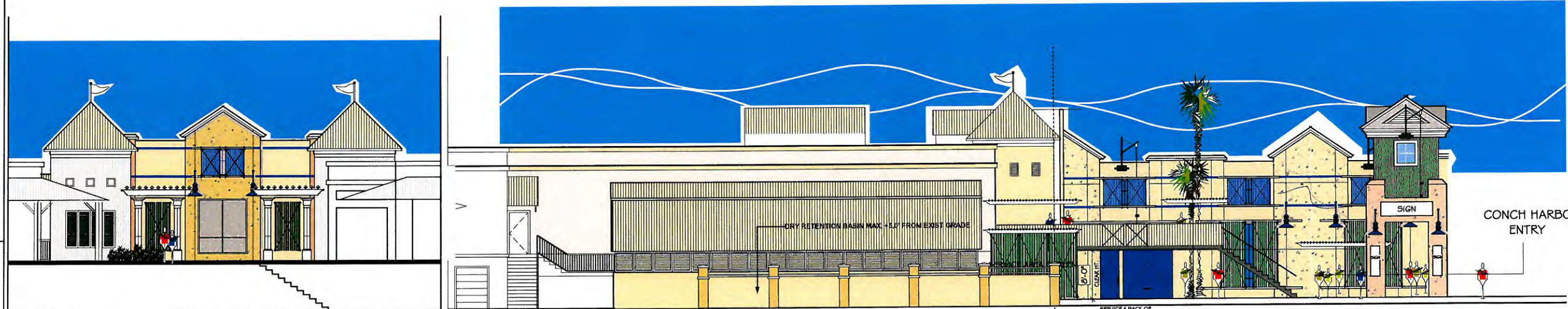


**West Marine**  
**PROPOSED WEST MARINE RETAIL CENTER**  
 - AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES  
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

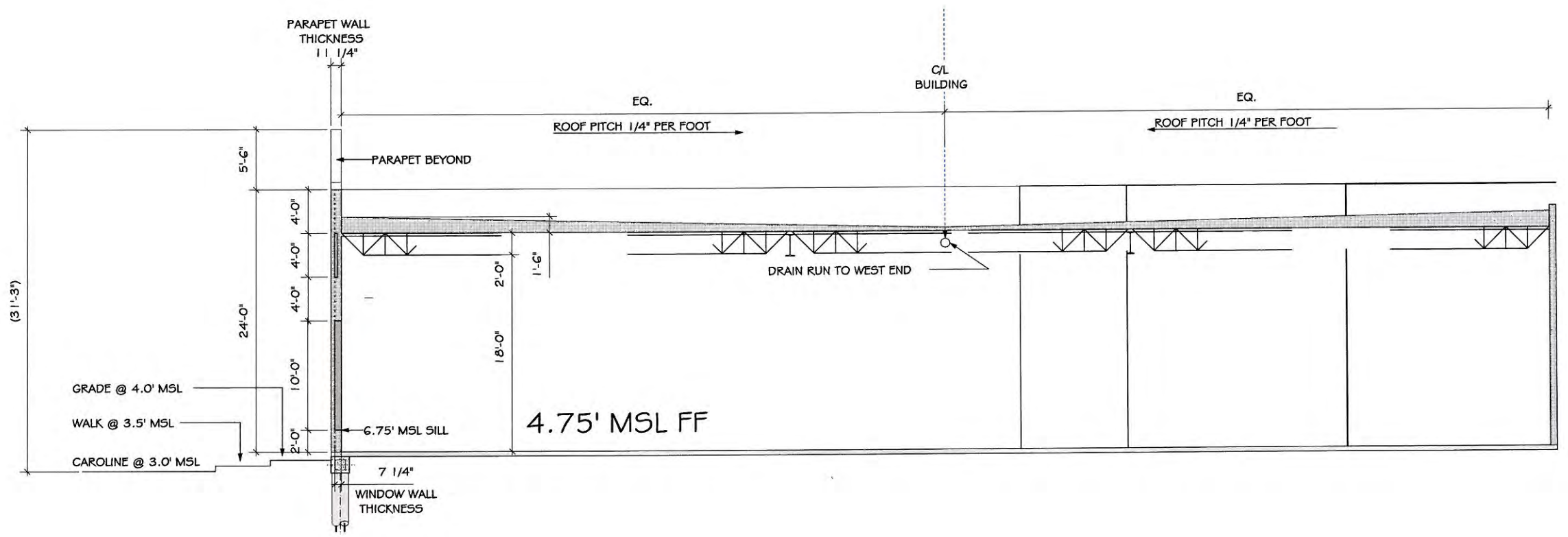
PLANNING SET 10-25-12

REVISIONS	DATE



CONCH HARBOR PLAZA  
PROPOSED ELEVATION

CONCH HARBOR DRIVE  
PROPOSED ELEVATION



PETER PIKE  
ARCHITECT  
COPYRIGHTED  
DRAWINGS

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

PROJECT:

DRAWING TITLE:  
PROPOSED  
ELEVATIONS

PROJECT NUMBER:  
11.11

DRAWN: KSM  
CHECKED: PMP  
DATE: 10-25-12

SHEET #  
**A-5**  
OF

PLANNING SET 10-25-12

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!






**West Marine**  
 PROPOSED WEST MARINE RETAIL CENTER  
 - AT CONCH HARBOR -  
 ARCHITECT: PETER PIKE & ASSOCIATES

REVISIONS	DATE



PETER PIKE  
ARCHITECT



471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

PROJECT:

DRAWING TITLE:  
 SCHEMATIC FREIGHT  
 LIFT AREA

PROJECT NUMBER:  
 11.11  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 10-25-12

PLANNING SET 10-25-12

SHEET #  
**A-6**  
 OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!

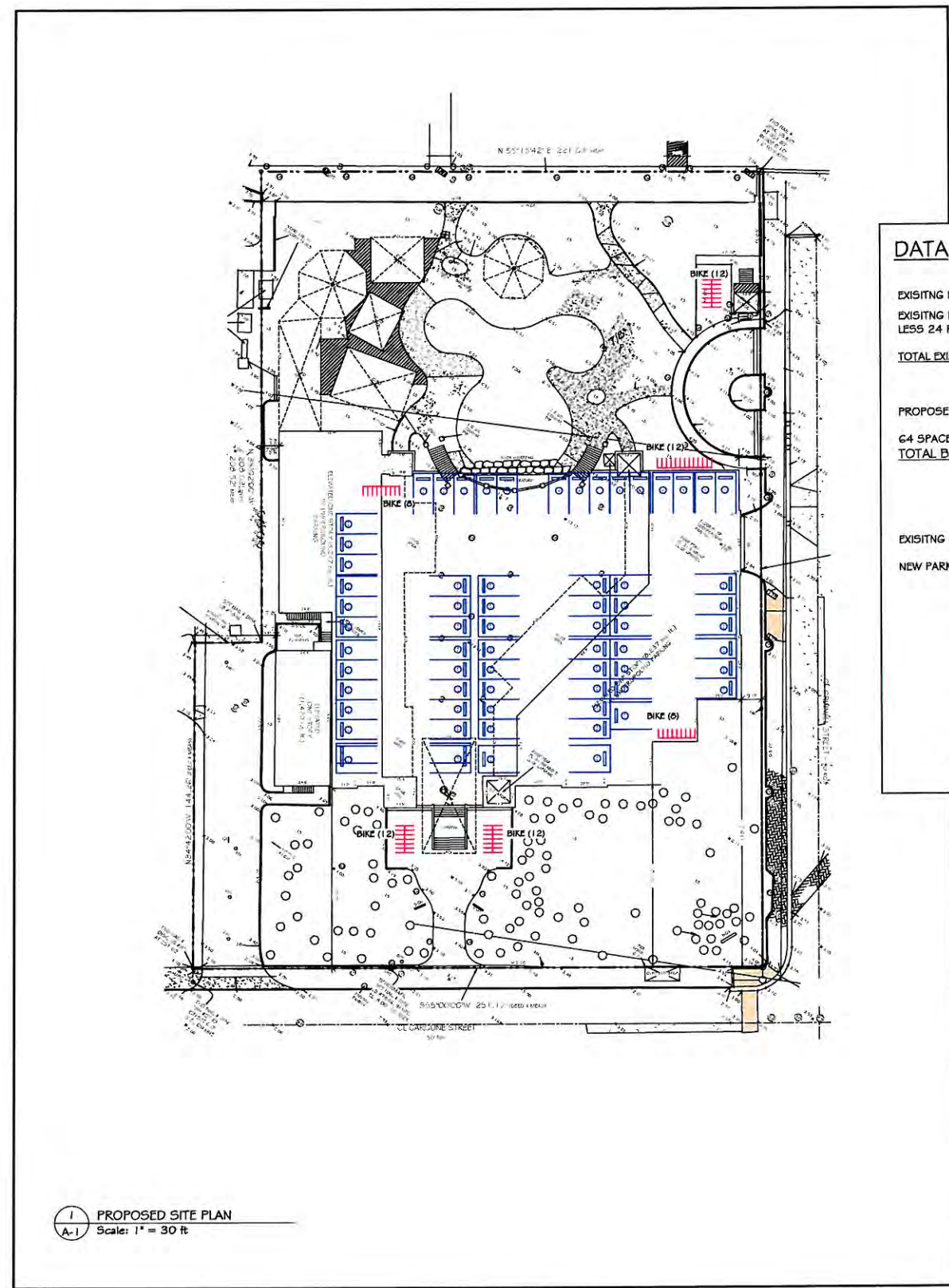
REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

PROJECT: **West Marine**  
 DRAWING TITLE: **PARKING PLAN**  
 PROJECT NUMBER: 11.11  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 10-25-12

PLANNING SET 10-25-12  
 SHEET # **A-7**  
 OF



1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 30 ft

**LEGEND**

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

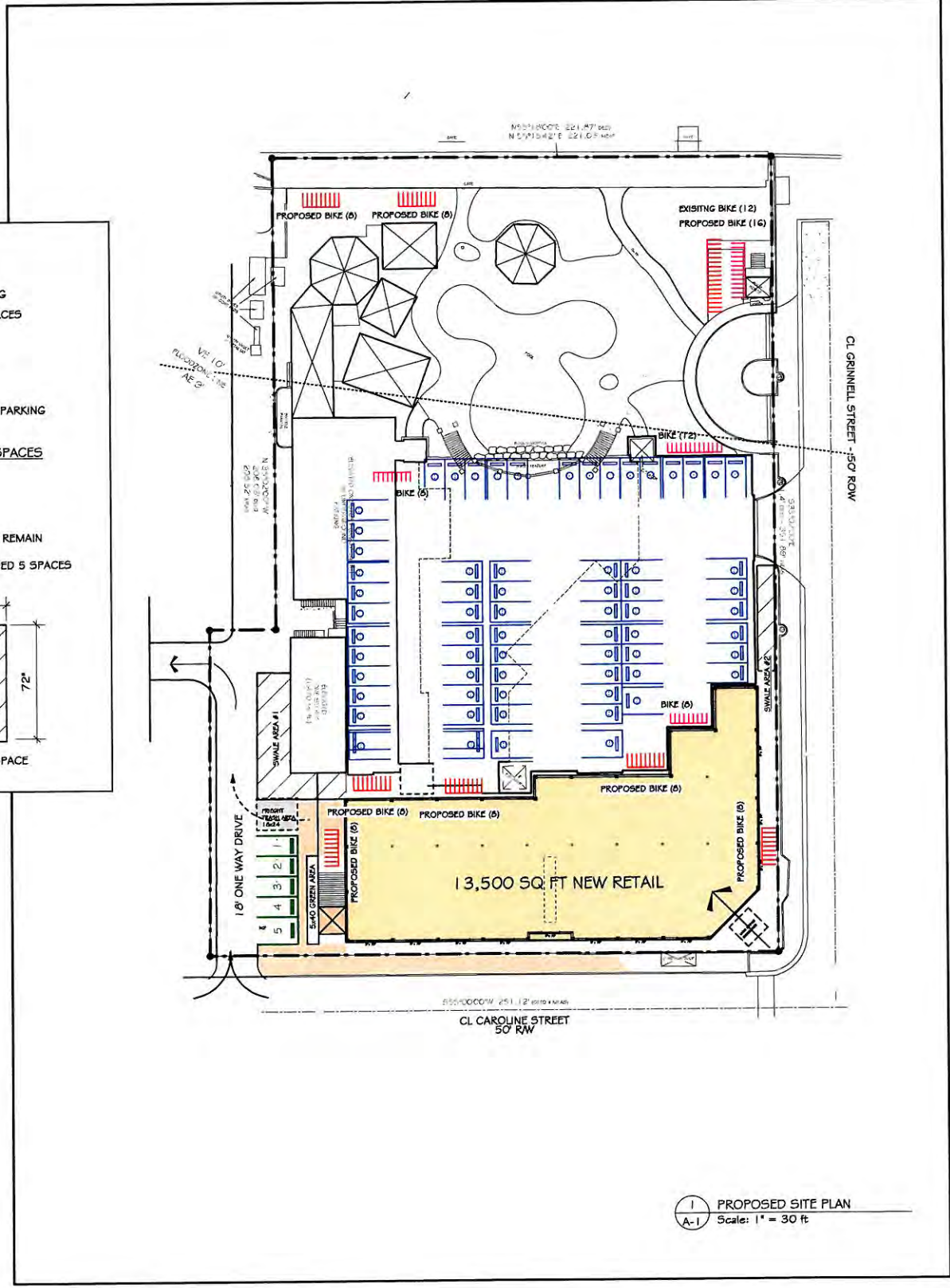
**DATA**

EXISTING BIKE PARKING  
 EXISTING BIKE 64 SPACES  
 LESS 24 REMOVED  
**TOTAL EXISTING 40**

PROPOSED NEW BIKE PARKING  
 64 SPACES  
**TOTAL BIKE 104 SPACES**

EXISTING PARKING TO REMAIN  
 NEW PARKING PROVIDED 5 SPACES

TYP BIKE SPACE



1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 30 ft

**LEGEND**

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
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 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

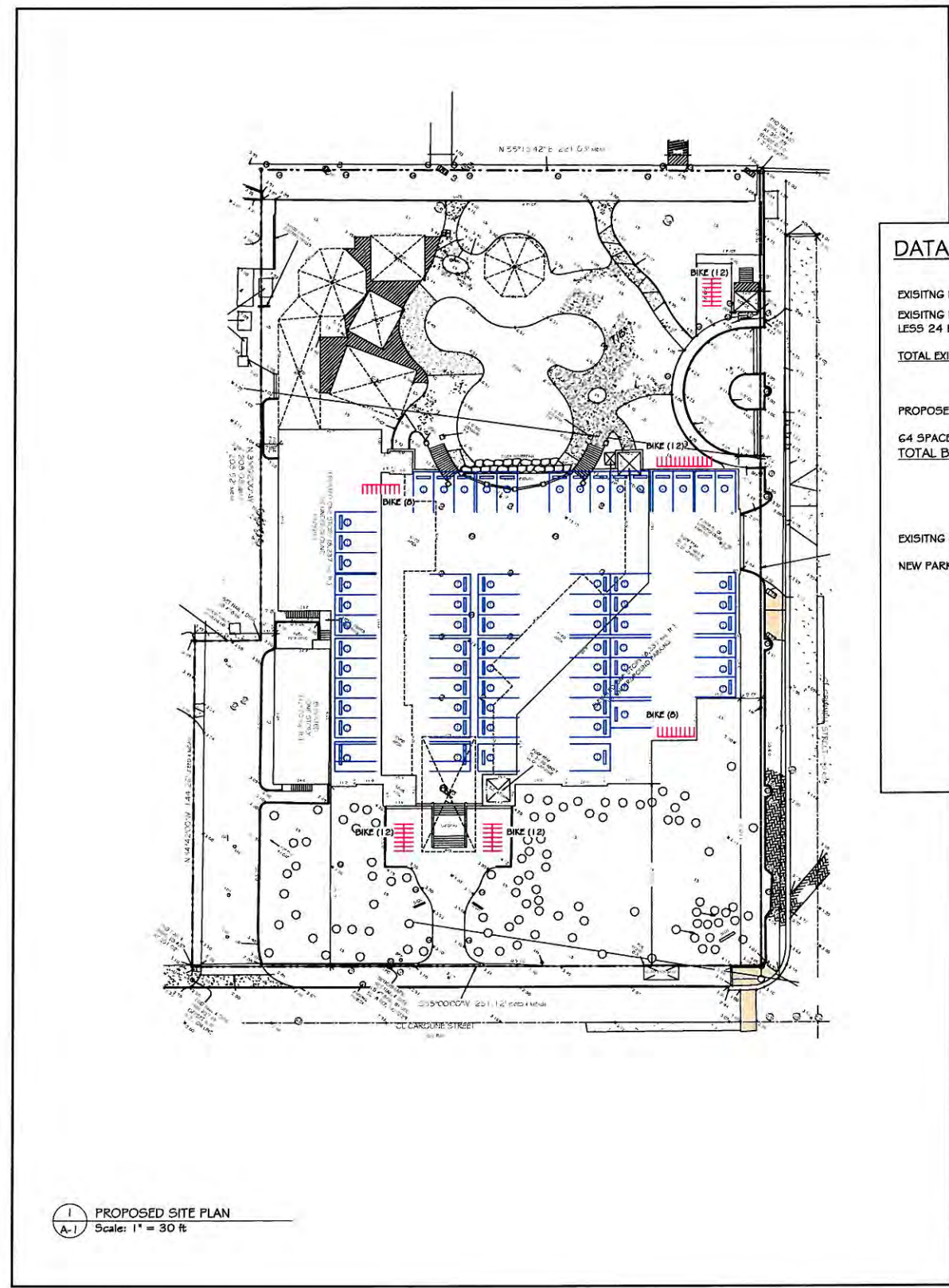
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 PARKING PLAN

**PROJECT NUMBER:**  
 11.11

**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 09-13-12

**SHEET #**  
**A-7**  
 OF

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!



1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 30 ft

**LEGEND**

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

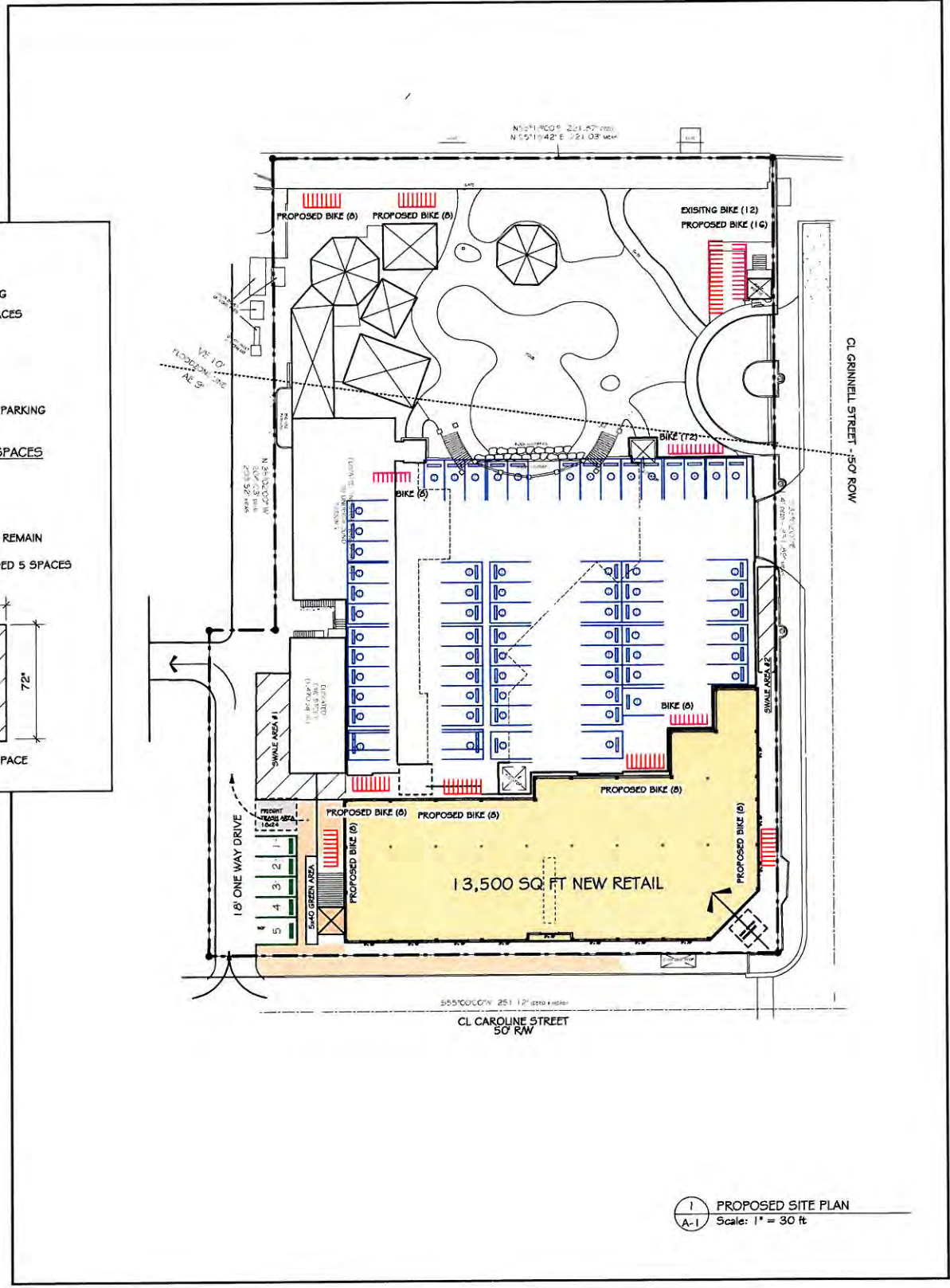
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 LESS 24 REMOVED  
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1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 30 ft

**LEGEND**

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001235  
State of Florida

Consultants:

Revisions:

Drawing Size: 24x36  
Project #:   
Drawn By: EN  
Checked By: EN

Title:  
EXISTING TREE & PALM  
DISPOSITION PLAN

Sheet Number:

**L-1.0**

Date: - SEPTEMBER 17, 2012

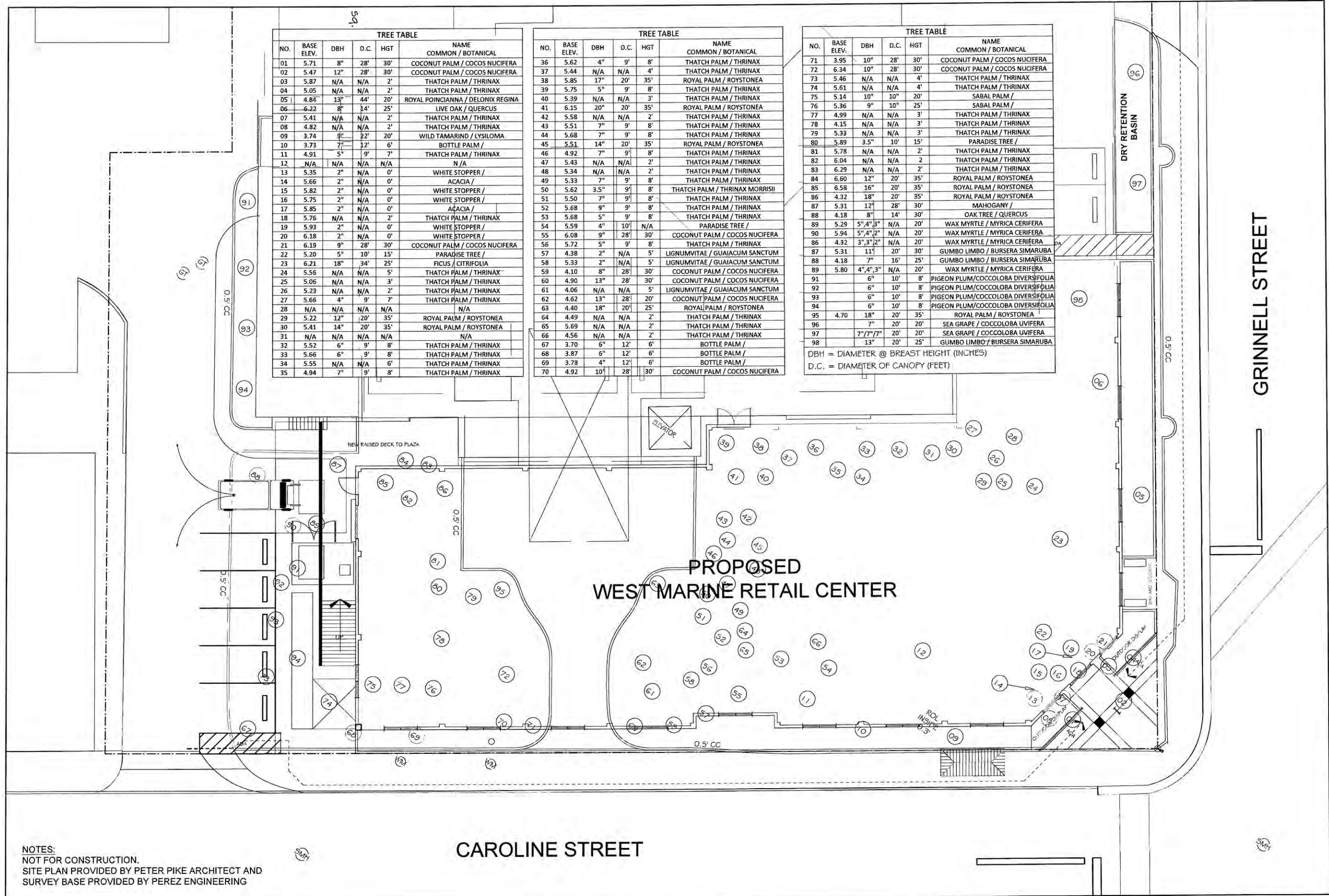
TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
01	5.71	8"	28'	30'	COCONUT PALM / COCOS NUCIFERA
02	5.47	12"	28'	30'	COCONUT PALM / COCOS NUCIFERA
03	5.87	N/A	N/A	2'	THATCH PALM / THRINAX
04	5.05	N/A	N/A	2'	THATCH PALM / THRINAX
05	4.84	13"	44'	20'	ROYAL POINCIANNA / DELONIX REGINA
06	6.22	8"	14'	25'	LIVE OAK / QUERCUS
07	5.41	N/A	N/A	2'	THATCH PALM / THRINAX
08	4.82	N/A	N/A	2'	THATCH PALM / THRINAX
09	3.74	9"	12'	20'	WILD TAMARIND / LYSILOMA
10	3.73	7"	12'	6'	BOTTLE PALM /
11	4.91	5"	9'	7'	THATCH PALM / THRINAX
12	N/A	N/A	N/A	N/A	N/A
13	5.35	2"	N/A	0'	WHITE STOPPER /
14	5.66	2"	N/A	0'	ACACIA /
15	5.82	2"	N/A	0'	WHITE STOPPER /
16	5.75	2"	N/A	0'	WHITE STOPPER /
17	5.85	2"	N/A	0'	ACACIA /
18	5.76	N/A	N/A	2'	THATCH PALM / THRINAX
19	5.93	2"	N/A	0'	WHITE STOPPER /
20	6.18	2"	N/A	0'	WHITE STOPPER /
21	6.19	9"	28'	30'	COCONUT PALM / COCOS NUCIFERA
22	5.20	5"	10'	15'	PARADISE TREE /
23	6.21	18"	34'	25'	FICUS / CITRIFOLIA
24	5.56	N/A	N/A	5'	THATCH PALM / THRINAX
25	5.05	N/A	N/A	3'	THATCH PALM / THRINAX
26	5.23	N/A	N/A	2'	THATCH PALM / THRINAX
27	5.66	4"	9'	7'	THATCH PALM / THRINAX
28	N/A	N/A	N/A	N/A	N/A
29	5.22	12"	20'	35'	ROYAL PALM / ROYSTONEA
30	5.41	14"	20'	35'	ROYAL PALM / ROYSTONEA
31	N/A	N/A	N/A	N/A	N/A
32	5.52	6"	9'	8'	THATCH PALM / THRINAX
33	5.66	6"	9'	8'	THATCH PALM / THRINAX
34	5.55	N/A	N/A	6'	THATCH PALM / THRINAX
35	4.94	7"	9'	8'	THATCH PALM / THRINAX

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
36	5.62	4"	9'	8'	THATCH PALM / THRINAX
37	5.44	N/A	N/A	4'	THATCH PALM / THRINAX
38	5.85	17"	20'	35'	ROYAL PALM / ROYSTONEA
39	5.75	5"	9'	8'	THATCH PALM / THRINAX
40	5.39	N/A	N/A	3'	THATCH PALM / THRINAX
41	6.15	20"	20'	35'	ROYAL PALM / ROYSTONEA
42	5.58	N/A	N/A	2'	THATCH PALM / THRINAX
43	5.51	7"	9'	8'	THATCH PALM / THRINAX
44	5.68	7"	9'	8'	THATCH PALM / THRINAX
45	5.51	14"	20'	35'	ROYAL PALM / ROYSTONEA
46	4.92	7"	9'	8'	THATCH PALM / THRINAX
47	5.43	N/A	N/A	2'	THATCH PALM / THRINAX
48	5.34	N/A	N/A	2'	THATCH PALM / THRINAX
49	5.33	7"	9'	8'	THATCH PALM / THRINAX
50	5.62	3.5"	9'	8'	THATCH PALM / THRINAX MORRISII
51	5.50	7"	9'	8'	THATCH PALM / THRINAX
52	5.68	9"	9'	8'	THATCH PALM / THRINAX
53	5.68	5"	9'	8'	THATCH PALM / THRINAX
54	5.59	4"	10'	N/A	PARADISE TREE /
55	6.08	9"	28'	30'	COCONUT PALM / COCOS NUCIFERA
56	5.72	5"	9'	8'	THATCH PALM / THRINAX
57	4.38	2"	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
58	5.33	2"	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
59	4.10	8"	28'	30'	COCONUT PALM / COCOS NUCIFERA
60	4.90	13"	28'	30'	COCONUT PALM / COCOS NUCIFERA
61	4.06	N/A	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
62	4.62	13"	28'	20'	COCONUT PALM / COCOS NUCIFERA
63	4.40	18"	20'	25'	ROYAL PALM / ROYSTONEA
64	4.49	N/A	N/A	2'	THATCH PALM / THRINAX
65	5.69	N/A	N/A	2'	THATCH PALM / THRINAX
66	4.56	N/A	N/A	2'	THATCH PALM / THRINAX
67	3.70	6"	12'	6'	BOTTLE PALM /
68	3.87	6"	12'	6'	BOTTLE PALM /
69	3.78	4"	12'	6'	BOTTLE PALM /
70	4.92	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
71	3.95	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA
72	6.34	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA
73	5.46	N/A	N/A	4'	THATCH PALM / THRINAX
74	5.61	N/A	N/A	4'	THATCH PALM / THRINAX
75	5.14	10"	10"	20'	SABAL PALM /
76	5.36	9"	10"	25'	SABAL PALM /
77	4.99	N/A	N/A	3'	THATCH PALM / THRINAX
78	4.15	N/A	N/A	3'	THATCH PALM / THRINAX
79	5.33	N/A	N/A	3'	THATCH PALM / THRINAX
80	5.89	3.5"	10'	15'	PARADISE TREE /
81	5.78	N/A	N/A	2'	THATCH PALM / THRINAX
82	6.04	N/A	N/A	2'	THATCH PALM / THRINAX
83	6.29	N/A	N/A	2'	THATCH PALM / THRINAX
84	6.60	12"	20'	35'	ROYAL PALM / ROYSTONEA
85	6.58	16"	20'	35'	ROYAL PALM / ROYSTONEA
86	4.32	18"	20'	35'	ROYAL PALM / ROYSTONEA
87	5.31	12"	28'	30'	MAHOGANY /
88	4.18	8"	14'	30'	OAK TREE / QUERCUS
89	5.29	5", 4", 3"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
90	5.94	5", 4", 2"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
91	4.32	3", 3", 2"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
92	5.31	11"	20'	30'	GUMBO LIMBO / BURSERA SIMARUBA
93	4.18	7"	16'	25'	GUMBO LIMBO / BURSERA SIMARUBA
94	5.80	4", 4", 3"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
95	6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA	
96	6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA	
97	6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA	
98	6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA	
99	4.70	18"	20'	35'	ROYAL PALM / ROYSTONEA
100	7"	20'	20'	SEA GRAPE / COCCOLOBA UVIFERA	
101	7", 7", 7"	20'	20'	SEA GRAPE / COCCOLOBA UVIFERA	
102	13"	20'	25'	GUMBO LIMBO / BURSERA SIMARUBA	

DBH = DIAMETER @ BREAST HEIGHT (INCHES)  
D.C. = DIAMETER OF CANOPY (FEET)

**PROPOSED WEST MARINE RETAIL CENTER**



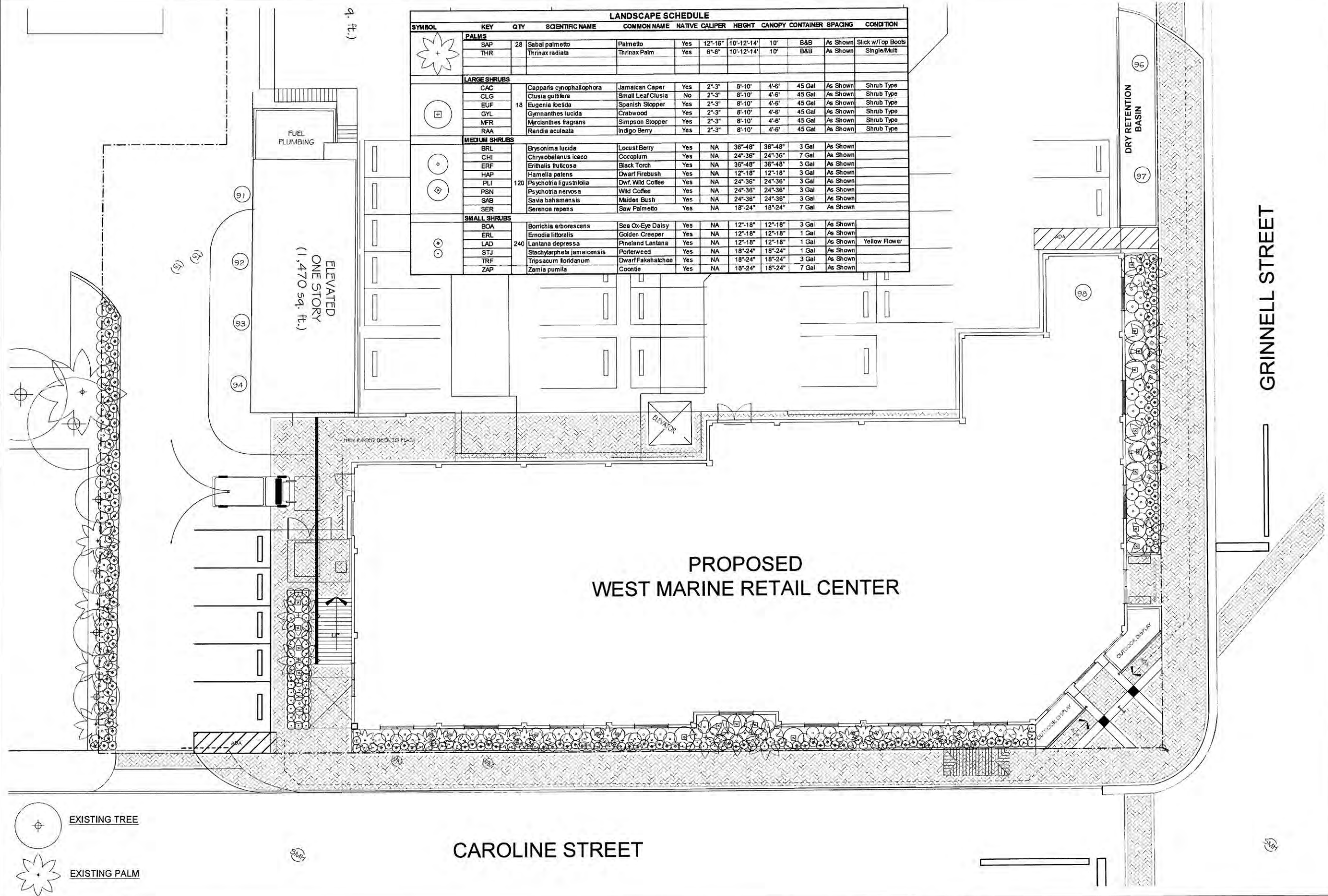
NOTES:  
NOT FOR CONSTRUCTION.  
SITE PLAN PROVIDED BY PETER PIKE ARCHITECT AND  
SURVEY BASE PROVIDED BY PEREZ ENGINEERING

TREE DISPOSITION PLAN

1  
L-1.0 SCALE: 1" = 10'-0"

10 0 10  
SCALE: 1" = 10'-0"  
BAR IS TWO INCHES ON ORIGINAL DRAWINGS  
IF NOT TWO INCHES ON THIS SHEET ADJUST  
SCALES ACCORDINGLY.





LANDSCAPE SCHEDULE											
SYMBOL	KEY	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>PALMS</b>											
★	SAP	28	Sabal palmetto	Palmetto	Yes	12"-16"	10'-12'-14'	10'	B&B	As Shown	Stick w/Top Boots
	THR		Thrinax radiata	Thrinax Palm	Yes	6"-8"	10'-12'-14'	10'	B&B	As Shown	Single/Mults
<b>LARGE SHRUBS</b>											
⊕	CAC		Capparis cynophallophora	Jamaican Caper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	CLG		Clusia guttata	Small Leaf Clusia	No	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	EUF	18	Eugenia foetida	Spanish Stopper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	GYL		Gymnanthes lucida	Crabwood	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	MFR		Mycianthes fragrans	Simpson Stopper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	RAA		Randia aculeata	Indigo Berry	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>											
⊙	BRL		Brysonima lucida	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	CHI		Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
	ERF		Erithalis fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	HAP		Hamelia patens	Dwarf Firebush	Yes	NA	12"-18"	12"-18"	3 Gal	As Shown	
	PLI	120	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SAB		Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SER		Serenoe repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown	
	<b>SMALL SHRUBS</b>										
	⊙	BOA		Borrchia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	3 Gal	As Shown
ERL			Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
LAD		240	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	Yellow Flower
STJ			Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	
TRF			Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
ZAP			Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown	

**ELIZABETH NEWLAND**  
 LANDSCAPE ARCHITECTURE, LLC

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 liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND  
 Registered Landscape Architect  
 # LA00012365  
 State of Florida

Consultants:

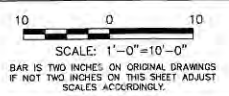
Revisions:

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

Drawing Size: 24x36 Project #: \_\_\_\_\_  
 Drawn By: EN Checked By: EN  
 Title: SCHEMATIC LANDSCAPE PLAN  
 Sheet Number: L-2.0  
 Date: SEPTEMBER 17, 2012

1 LANDSCAPE PLAN  
 SCALE: 1" = 10'-0"

NOTES:  
 NOT FOR CONSTRUCTION.  
 SITE PLAN PROVIDED BY PETER PIKE ARCHITECT.  
 SURVEY BASE PROVIDED BY PEREZ ENGINEERING.



**TREE TRANSPLANTING NOTES**

1. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during root pruning period and during transplanting procedure by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. General Contractor is responsible for coordinating utility trenching with the landscape plan prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated materials to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor is responsible for guaranteeing the transplanted trees for a period of one year. At the time of final inspection all transplanted trees that are not in a healthy growing condition they shall be replaced by the Landscape Contractor.
6. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
  - A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12" times each inch of trunk diameter at breast height.
  - B. All roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
  - C. The canopy of the tree shall be thinned to compensate for the root loss, still leaving the entire shape of the canopy intact. The trimming shall be as per the ANSI A-300 Standards.
  - D. After root pruning trees, backfill roots to original existing grade with a soil mixture consisting of 50% existing soil and 50% mulch.
  - E. Provide a minimum of 2" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation.
  - F. Install tree bracing as per Planting Detail 1 / L-1.1 to ensure stability of tree during time period prior to transplanting.
  - G. If General Contractor commences site building demolition prior to the completion of the root pruning period the Landscape Contractor is responsible for providing tree protection as per Tree Protection Detail 03 / L-1.1 to ensure that the tree or root system is not damaged during the root-pruning period.
  - H. After root pruning during root regeneration period trees shall be watered 3 times per week.
  - I. Immediately prior to transplanting be the branches of the tree up to avoid damage during transplanting.
  - J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out prior to moving from the hole.
  - K. Finish cutting of root ball for transplanting.
  - L. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and the canopy kept moist.
  - M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
  - N. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
  - O. Trees shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
  - P. The slings used to lift the trees shall be non-binding nylon type slings that are wrapped around the root ball to support the weight of tree. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
  - Q. The tree shall be planted slightly higher than their original planting level prior to relocation. The tree shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
  - R. The tree shall be backfilled according to Planting Detail 1 / L-1.1 with a soil mix consisting of 50% freshwater sand and 50% inland mulch.
  - S. The Landscape Contractor is responsible for providing water to deep root water trees at installation to eliminate air pockets in the backfill mix prior to mulching.
  - T. A 3" saucer shall be created around the edge of the plant pit to help hold water.
  - U. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation.
  - V. Over the guarantee period the Landscape Contractor is responsible for resetting any trees that are not vertical when caused by winds less than 75 MPH.
  - W. After the transplanted trees are in their final location the Landscape Contractor will be responsible for obtaining water and watering to maintain soil moisture during the guarantee period until an automatic irrigation system has been installed providing 100% coverage. Watering shall be provided at a minimum of:
    - First Month- Daily; Second Month- 3 Times Per Week; Third and Fourth Month 2 Times Per Week; Last Eight Months- 1 Time Per Week. At each irrigation procedure apply 2-3 gallons of water per inch of trunk caliper to the top of the root ball.

**TREE TRANSPLANTING NOTES**

01  
1-3.0 SCALE: N.T.S.

**GENERAL NOTES**

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor and Irrigation Contractor shall be notified to verify existing and proposed utility locations prior to Landscape Contractor digging. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plan quantities shall take precedence over plant list quantities.
4. No substitutions are to be made without prior consent of the Landscape Architect. Alternate plant material shall meet same specifications as original selection. Plant material supply is the responsibility of the Landscape Contractor, and helms shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor shall remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds and planters 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

**PLANTING NOTES**

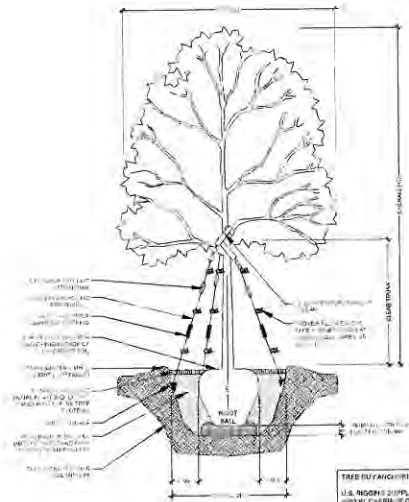
1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, gravel, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect and Owner.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve the stake out of all trees and palms prior to installation.
6. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve stake out of all shrubs prior to installation.
7. Landscape Contractor shall coordinate work with that of the Irrigation Contractor.
8. After existing weeds and grass have been removed from site the Landscape Contractor shall determine if a pre-emergence herbicide is necessary. A Florida Licensed Pesticide Applicator shall treat new plant areas with pre-emergence herbicide in accordance with manufacturer's recommendations. Landscape Contractor shall not install new vegetation until manufacturer's recommended duration for no planting after installation of pre-emergence herbicide has been met.
9. The Landscape Contractor shall maintain all finish grades for existing berms and swales established by General Contractor. Any impacts to elevations of berms or swales as a result of plant material installation shall be repaired to correct finish grade prior to installing mulch, sod or gravel.
10. Planting soil shall be a mix of 50% inland mulch and 50% freshwater sand for trees and 30% inland mulch and 70% sand for palms. Planting soil/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
11. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
12. All planting areas and planting pits shall be tested for sufficient permeation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
13. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tapes shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
14. Landscape Contractor is responsible for mulching all plant beds with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch or red color mulch be used.
15. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
16. All palm and tree guy wires and bracing are to be flagged for visibility for their duration. All unattended and unplanted tree pits shall be properly backfilled and flagged during construction.
17. All broken branches and clear trunk branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy if specified as clear trunk specimen in plant list.
18. Landscape Contractor to provide all plants with watering as indicated below or until such time that a permanent irrigation system has been installed that provides 100% coverage of landscape.
  - First Month Daily Watering; Second Month- 3 Times Per Week; Third and Fourth Month- 2 Times Per Week; Last Eight Months- 1 Time Per Week. At each watering procedure apply to the top of the root ball 2-3 gallons of water per inch of trunk caliper. At each watering procedure apply 1/2" - 3/4" evenly over sod.
19. Landscape Contractor is responsible for obtaining planting soil tests and plant analysis to determine if fertilizer is necessary and selecting the appropriate fertilizer for each plant. Fertilizer shall comply with State of Florida fertilizer laws and shall be installed according to manufacturer's recommendations.

**GENERAL PLANTING NOTES**

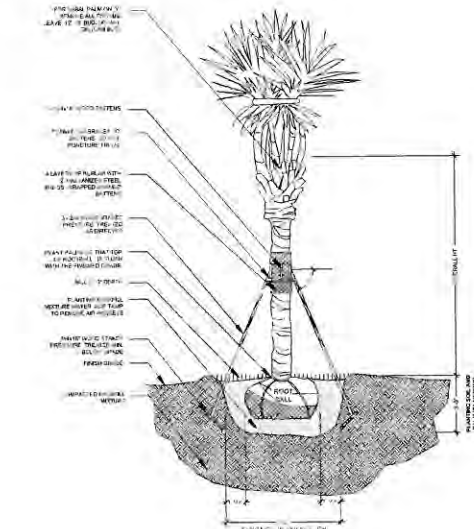
02  
1-3.0 SCALE: N.T.S.

**PALM TRANSPLANTING NOTES**

1. Landscape Contractor shall maintain transplanted materials during transplanting procedure by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated by the General Contractor prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated materials to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor shall be responsible for guaranteeing the transplanted palms for a period of one year. At the time of final inspection all transplanted palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
6. Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of transplanting in accordance with standard arboriculture procedures that include:
  - A. The diameter of the root ball shall be a minimum of 36" diameter for Sabal palmetto and smaller palms. The diameter of the root ball shall be a minimum of 48" for Coccothrinax and Roystonea elata palms.
  - B. All roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
  - C. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 7-11 fronds that can be bent without creating an excessive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut to 12" without damaging the bud.
  - D. The root ball shall be wrapped prior to relocating to keep the root ball intact and to protect the roots from drying out during the transplanting process.
  - E. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and the heart of the palm must be kept moist.
  - F. Digging and preparation of the new hole for the transplant shall be done prior to removing the palm from the existing location.
  - G. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
  - H. Palms shall be lifted from the ground with heavy equipment designed specifically for palm relocation so that the trunk and fronds are not impacted and damaged by the equipment.
  - I. The slings used to lift the heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of the palm.
  - J. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding on the sling may be necessary so that the trunk or buds are not damaged.
  - K. The palm shall be planted at its original planting level prior to relocation. The palm shall be centrally positioned in the hole and set straight, plumb or normal to the growth pattern of the palm prior to transplanting.
  - L. This palm shall be backfilled according to Planting Detail 02 / L-1.1 with a soil mix consisting of 30% inland mulch and 70% freshwater sand.
  - M. The Landscape Contractor is responsible for providing water to deep root water palms at installation to eliminate air pockets in the backfill mix prior to mulching.
  - N. A 4" saucer shall be created around the edge of the plant pit to help hold water.
  - O. Provide a minimum of 3" layer of mulch over the saucer and backfill area to conserve moisture and prevent evaporation. Do not mulch on top of root ball.
  - P. Install palm bracing as per Planting Detail 02 / L-1.1 to ensure stability of palm during time period after transplanting.
  - Q. During the guarantee period the Landscape Contractor is responsible for resetting any palms that are not vertical when caused by winds less than 75 MPH.
  - R. After the transplanted trees are in their final location the Landscape Contractor will be responsible for obtaining water and watering to maintain soil moisture during the guarantee period until an automatic irrigation system has been installed providing 100% coverage. Watering shall be provided at a minimum of:
    - First Month- Daily; Second Month- 3 Times Per Week; Third and Fourth Month 2 Times Per Week; Last Eight Months- 1 Time Per Week. At each irrigation procedure apply 2-3 gallons of water per inch of trunk caliper to the top of the root ball.



05 TREE PLANTING DETAIL  
SCALE: N.T.S.



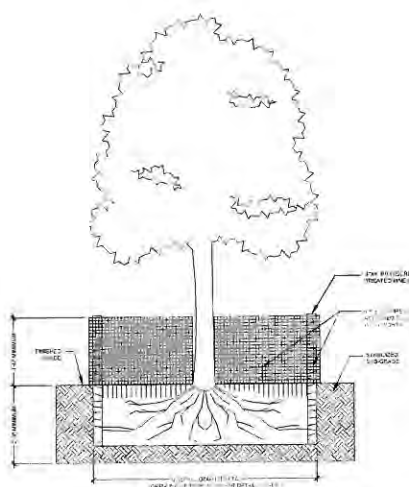
08 PALM PLANTING DETAIL  
SCALE: N.T.S.

**PALM TRANSPLANTING NOTES**

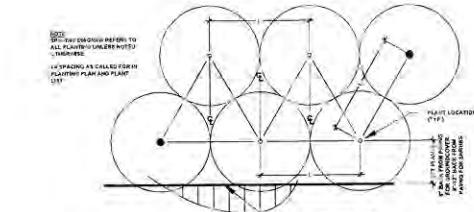
03  
1-3.0 SCALE: N.T.S.

**TREE AND PALM PROTECTION NOTES:**

1. Before beginning work, the General Contractor is required to meet at the site with the Landscape Architect and the Landscape Contractor to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect and the Landscape Contractor to determine the amount of tree canopy that the General Contractor will be responsible for thinning to compensate for the root loss, still leaving the entire shape of the canopy intact. The trimming shall be as per the ANSI A-300 Standards.
3. The General Contractor shall erect fences to protect trees or palms to be transplanted as per Tree Protection Detail 03L-1.1 and Tree Disposition Plan L-1.1 if construction commences prior to transplanting occurring. Fences define a specific protection zone for each tree, palm or group of trees and palms to be protected. Fences are to remain until trees or palms are transplanted or until all site work has been completed.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect and Landscape Contractor as soon as possible for evaluation so that appropriate treatments can be applied.
10. The General Contractor shall notify the Landscape Architect and Landscape Contractor of any grading, construction, demolition, or other work that is expected to encounter tree roots.
11. All trees remaining on site shall be irrigated three times a week for the duration of construction until transplanting occurs. At each irrigation procedure shall apply to the soil area within the tree protection zone 2-3 gallons of water per inch of trunk caliper.
12. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots clearly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
14. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
15. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be re-installed as necessary to maintain a 6-inch depth.
16. Spoil from branches, base berms, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
17. No burn piles or debris pits shall be placed within the tree protection zone. No stiles, debris, or garbage may be dumped or buried within the tree protection zone.
18. Maintain fire-safe areas around fenced tree protection areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.



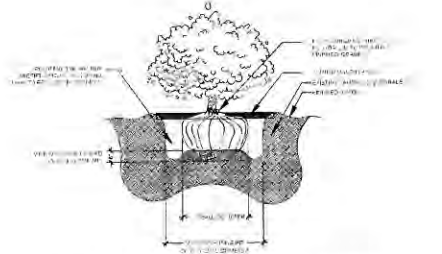
06 TREE PROTECTION DETAIL  
SCALE: N.T.S.



09 SHRUB PLANTING DETAIL  
SCALE: N.T.S.

**TREE PROTECTION NOTES**

04  
1-3.0 SCALE: N.T.S.



07 SHRUB PLANTING DETAIL  
SCALE: N.T.S.

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ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA000238  
State of Florida

Consultants:

Revisions


**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

Drawing Size 24x36	Project #
Drawn By BH	Checked By EN

PLANTING NOTES AND DETAILS

Sheet Number:  
**L-3.0**

Date: SEPTEMBER 17, 2012

REVISIONS	DATE

PETER PIKE ARCHITECT  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-236-1692

**West Marine**  
 CONCH HARBOR - 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

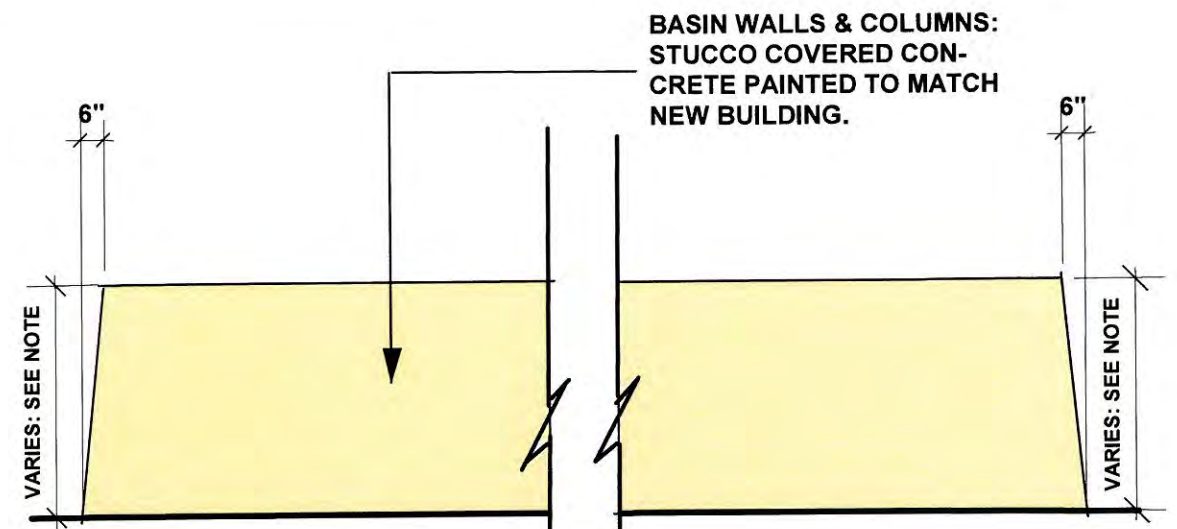
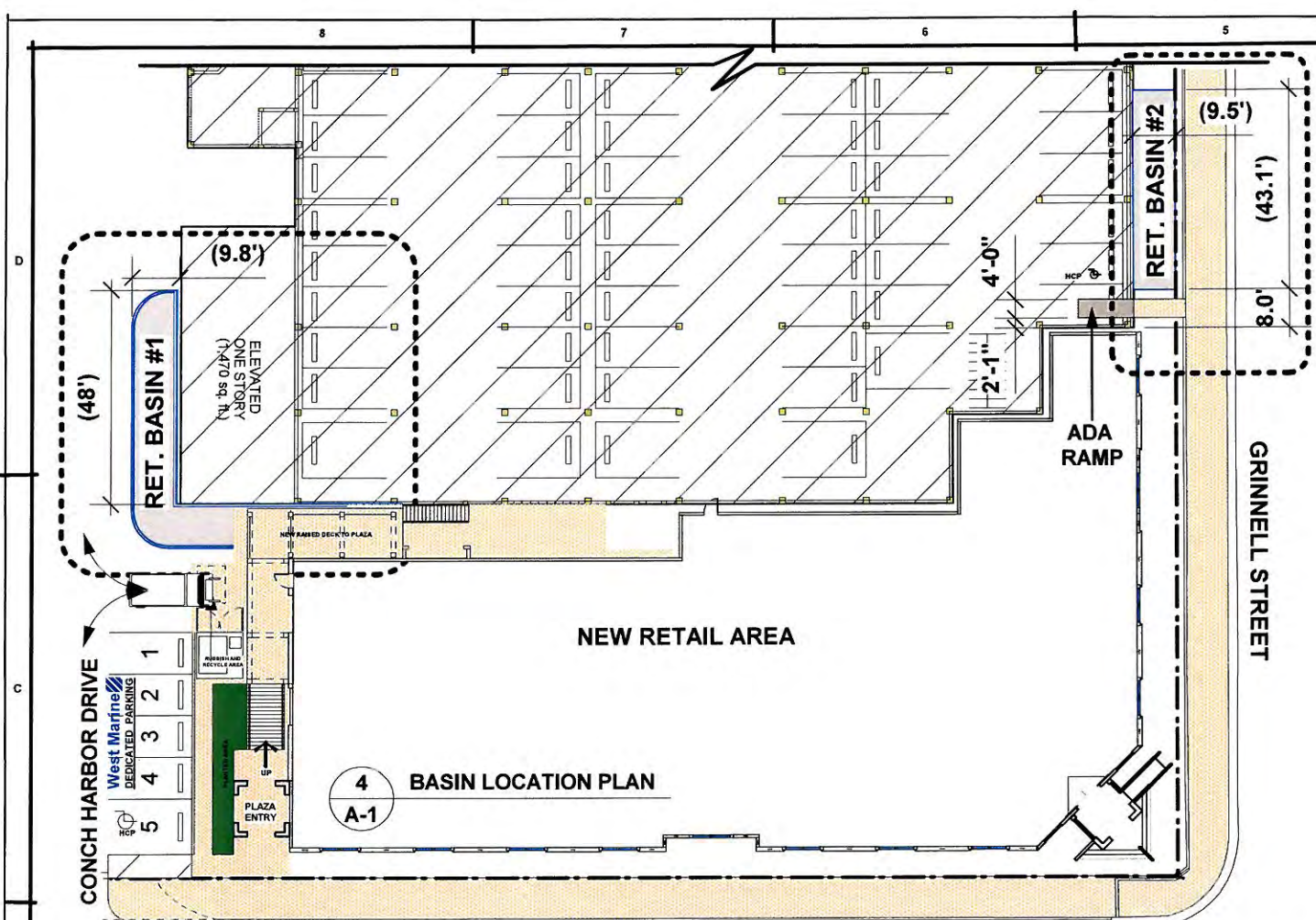
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DRAWING TITLE:  
 SITE PLAN/DETAILS  
 RETENTION BASINS

PROJECT NUMBER:  
 11.11  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 10-26-12

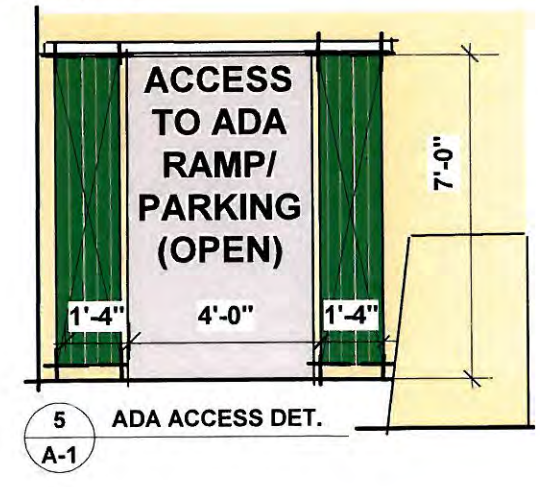
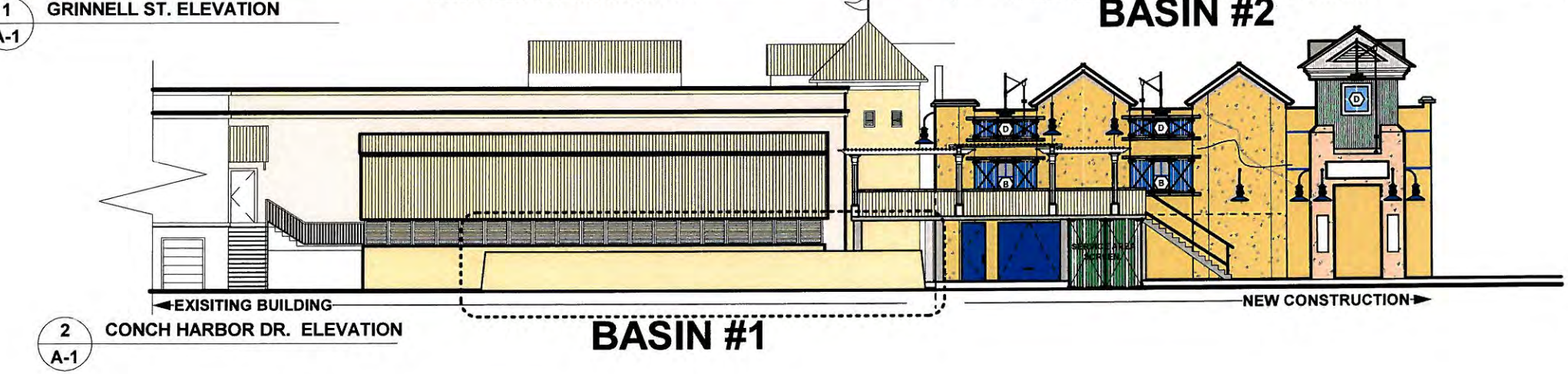
SHEET # 1  
**A-1**  
 OF 1

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!



**RETENTION BASIN WALL NOTE:**  
 "#1" BASIN WALL HT. MAX. 5.0' ABOVE EXIST. GRADE.  
 "#2" BASIN WALL HT. MAX. 4.18' ABOVE EXIST. GRADE.

**3 TYP. BASIN ELEVATION**  
 A-1 Scale: 1/4" = 1'-0"



PETER PIKE ARCHITECT  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-298-1692

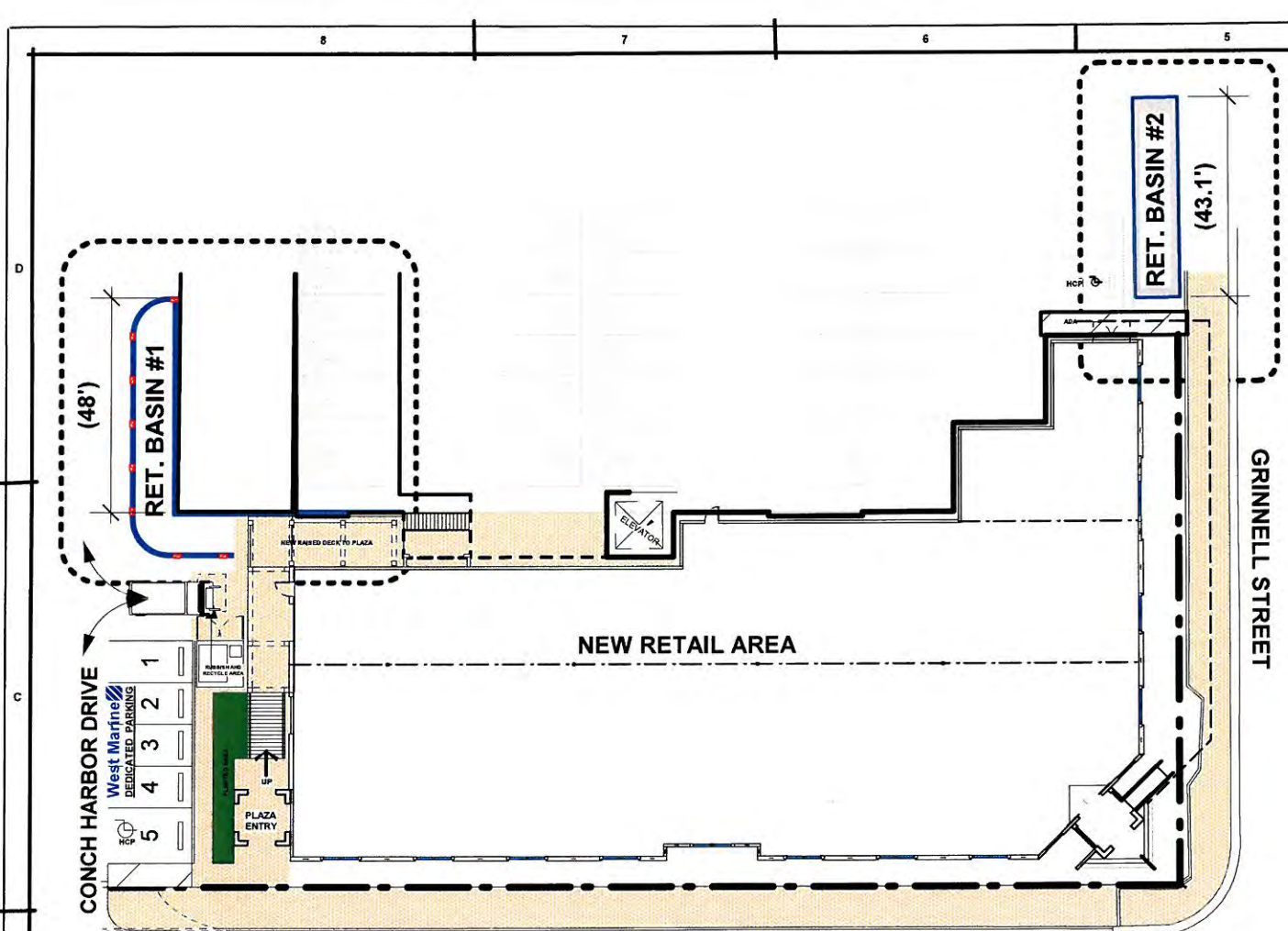
**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

**DRAWING TITLE:**  
 SITE PLAN  
 & SITE DATA

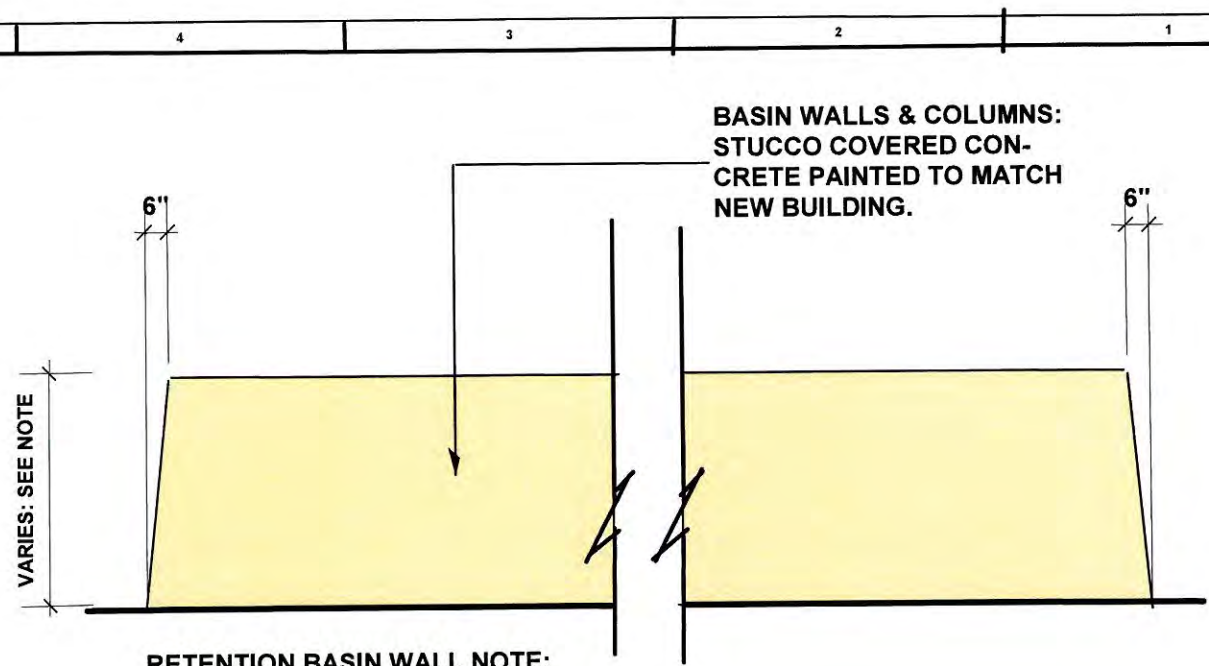
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**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 10-25-12

SHEET # 1  
**A-1**  
 OF 1

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!



**4 BASIN LOCATION PLAN**  
 A-1



"#1" BASIN WALL HT. MAX. 5.0' ABOVE EXIST. GRADE.  
 "#2" BASIN WALL HT. MAX. 4.18' ABOVE EXIST. GRADE.

**3 TYP. BASIN ELEVATION**  
 A-1 Scale: 1/4" = 1'-0"

