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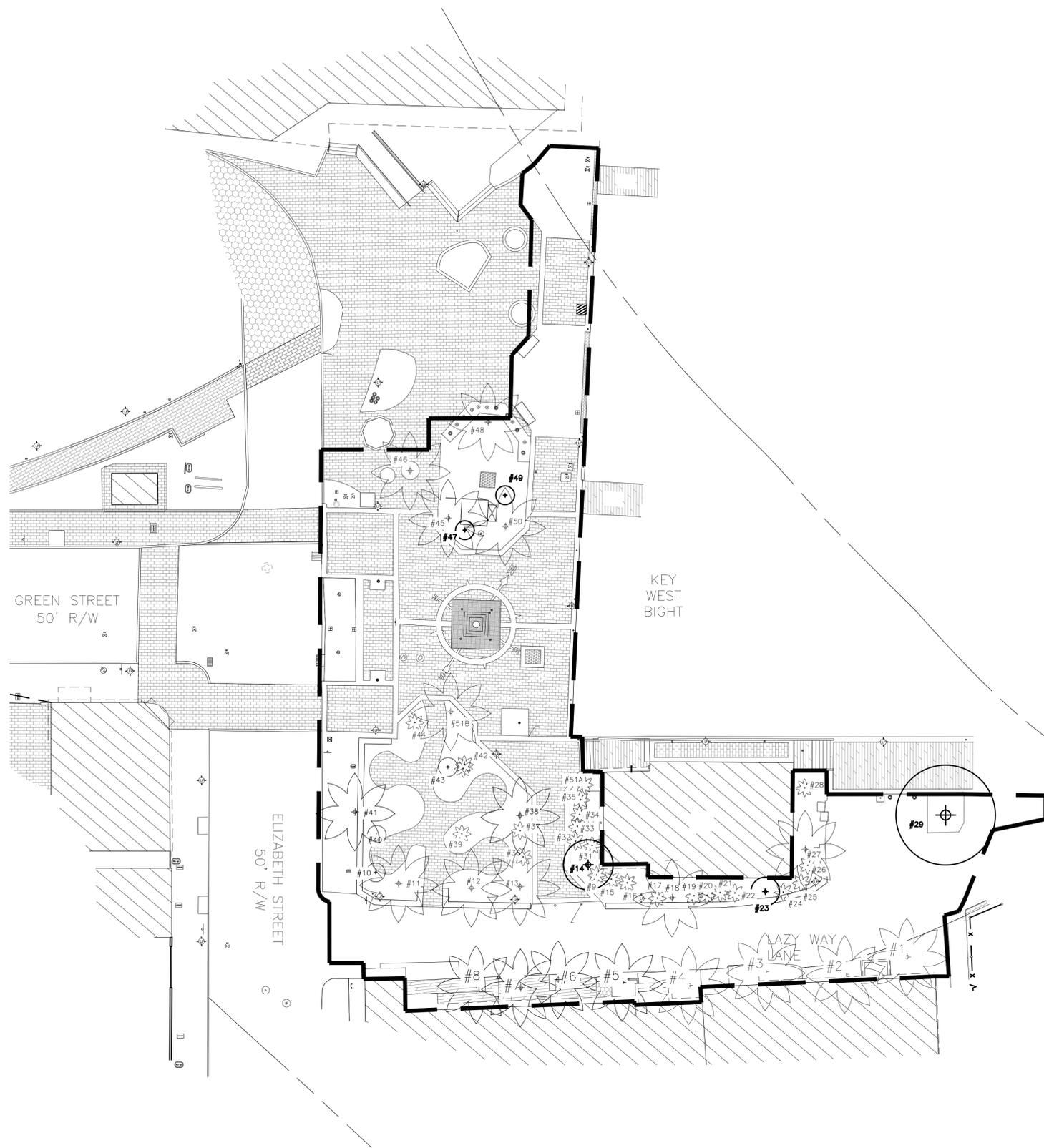
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WILLIAM P. HORN

DATE  
08-24-2018 HARC SUBMITTAL  
09-20-2019 PERMIT SUBMITTAL

REVISIONS

DRAWN BY

PROJECT  
NUMBER  
1609



NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	DESTINATION
1	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Green St Plaza
2	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Green St Plaza
3	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	City Marina
4	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	City Marina
5	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	City Marina
6	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remove	
7	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remove	
8	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remove	
9	Thrinax radiata	Thatch Palm	3'	8'	4"-6" (2)	Fair	Remain	
10	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3"-4"	Poor	Remove	
11	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remain	
12	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Scarring	Remain	
13	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Good	Remain	
14	Delonix regia	Poinciana	20'-25'	15'-20'	12"	Fair	Remain	
15	Thrinax radiata	Thatch Palm	3'	8'	4"-6"	Fair	Remain	
16	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain	
17	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6" (3)	Fair	Remain	
18	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
19	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6"	Fair	Remain	
20	Thrinax radiata	Thatch Palm	3'-4'	8'	4"-6" (3)	Fair	Remain	
21	Adonidia merillii	Christmas Palm	10'-12'	8'-10'	Double	Fair	Remain	
22	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain	
23	Bursera simarouba	Gumbo Limbo	20'-25'	15'-20'	6", 10" (2)	Fair	Remain	
24	Thrinax radiata	Thatch Palm	4'-5'	8'	4"-6" (2)	Fair	Remain	
25	Thrinax radiata	Thatch Palm	4'-6'	8'	4"-6" Multi	Fair	Remain	
26	Thrinax radiata	Thatch Palm	4'-8'	8'	4"-6" Multi	Fair	Remain	
27	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
28	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain	
29	Bursera simarouba	Gumbo Limbo	20'-25'	15'-20'	16"	Fair	Remain	
30	Not Applicable							
31	Thrinax radiata	Thatch Palm	2'-4'	8'	4"-6"	Fair	Remain	
32	Thrinax radiata	Thatch Palm	12'-14'	8'	4"-6"	Fair	Remain	
33	Thrinax radiata	Thatch Palm	2'-4'	8'	4"-6"	Fair	Remain	
34	Thrinax radiata	Thatch Palm	12'-14'	8'	4"-6"	Fair	Remain	
35	Thrinax radiata	Thatch Palm	3'-4'	8'	4"-6"	Fair	Remain	
36	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Transplant	Lazy Way
37	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Transplant	Lazy Way
38	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remove	Lazy Way
39	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6" (2)	Fair	Transplant	Lazy Way
40	Cordia sebestena	Orange Geiger	8'-12'	4'-8'	3"-4"	Poor	Remove	
41	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remove	
42	Thrinax radiata	Thatch Palm	8'-14'	8'	4"-6" (2)	Fair	Transplant	Lazy Way
43	Bursera simarouba	Gumbo Limbo	8'-10'	15'-20'	6"-8" (2)	Poor	Remove	
44	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6" (2)	Fair	Transplant	Lazy Way
45	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
46	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Green St Plaza
47	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3" (2)	Poor	Remain	
48	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Green St Plaza
49	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3"	Poor	Remain	
50	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
51A	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6"	Fair	Remain	
51B	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv. Roots	Transplant	City Marina

All Shrubs/Vegetation/Stumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.

**LEGEND**

EXISTING PALM

EXISTING TREE

PROJECT LIMIT LINE

- Notes:
1. Location of existing trees and palms are approximate only.
  2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
  3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.

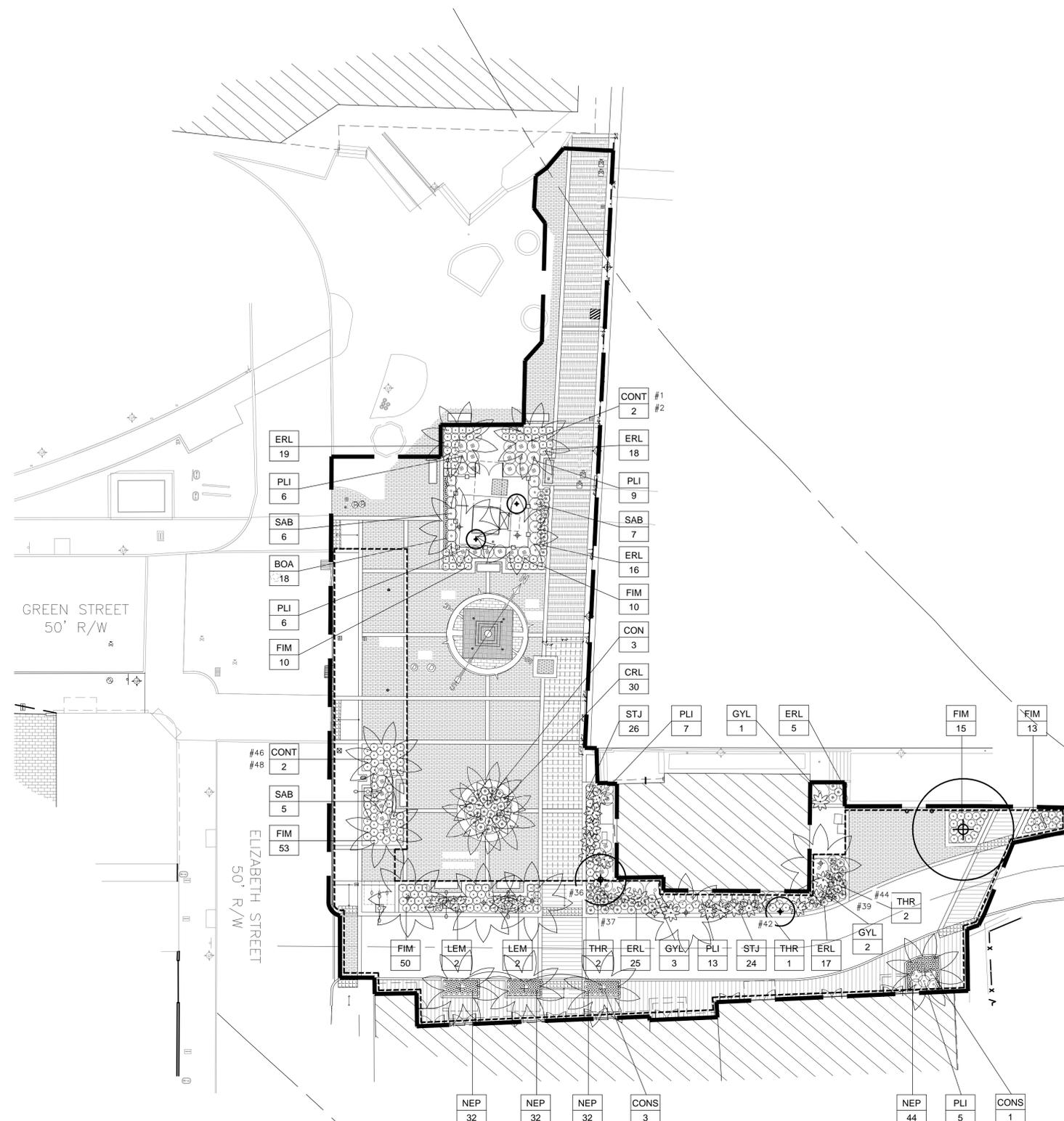
HISTORIC SEAPORT HARBORWALK - AREA #1 GREEN & LAZY WAY LANE (EXISTING TREE & PALM DISPOSITION)  
SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



GREEN STREET & LAZY WAY LANDSCAPE REQUIREMENTS			
<b>Minimum Landscape Areas</b>	<b>Required</b>	<b>Provided</b>	
Site Areas 12,417 SF x 20% Minimum Area of Building Site	2483 SF/20%	2538	
<b>Minimum Native Plant Requirement 70%</b>	<b>Total Plants Provided</b>	<b>Percent Provided</b>	
Native Plants	393	71%	
Exotic Plants	162	29%	
<b>Total Native &amp; Exotic Plants</b>	<b>555</b>		
<b>Green Street &amp; Elizabeth Street</b>			
<b>Minimum Standards Landscaping Along Right-of-Way</b>			
112 LF Property Line Abutting Street Frontage/100 LF = 1.12			
40 Plant Units x 1.12 = 45 Plant Units Required			
	<b>Total Plants Provided</b>	<b>x Plant Units</b>	<b>Plant Units Provided</b>
Canopy Trees / Native Palms	0	10	0
Ornamental Trees	0	3	0
Shrubs	58	1	58
<b>Total Plant Units Provided</b>	<b>58</b>		<b>58</b>
<b>Lazy Way Lane</b>			
<b>Minimum Standards Landscaping Along Right-of-Way</b>			
176 LF Property Line Abutting Street Frontage/100 LF = 1.76			
40 Plant Units x 1.76 = 70.4 Plant Units Required			
	<b>Total Plants Provided</b>	<b>x Plant Units</b>	<b>Plant Units Provided</b>
Canopy Trees / Native Palms	18	10	180
Ornamental Trees	0	3	0
Shrubs	304	1	304
<b>Total Plant Units Provided</b>	<b>322</b>		<b>484</b>
<b>Nonvehicular Open Space (NOS) Landscape Requirements</b>			
20% or 2483 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS			
2483 SF/2000 = 1.24 x 4 Trees			
	<b>Total Trees Required</b>	<b>Total Trees Provided</b>	
	5	5	

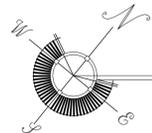
KEY WEST HISTORIC SEAPORT LAZY WAY & GREEN STREET PLAZA											9/13/2019
KEY	QTY L-1.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION	
<b>PALMS</b>											
CON	3	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	48" x 48" Rootball	
CONS	4	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	Special 36" x 48" Maximum Rootball Size	
CONT	4	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	14'-16' CT	15'-20'	B&B	As Shown	Transplant from Site #1, #2, #46, #48	
LEM	4	Leucothrinax morrisii	Keys Thatch Palm	Yes	4'-6"	6'-8" OA	6'-8"	B&B	As Shown	Single	
THR	5	Thrinax radiata	Thatch Palm	Yes	4'-6"	Varied	Varied	B&B	As Shown	Transplant from Site #36, #37, #39, #42, #44	
<b>LARGE SHRUBS</b>											
GYL	6	Gymnanthes lucida	Crabwood	Yes	NA	6'-8"	3'-4"	25 Gal	As Shown	Shrub Type	
EUR	6	Eugenia rhombea	Red Stopper	Yes	NA	6'-8"	3'-4"	25 Gal	As Shown	Shrub Type	
<b>MEDIUM SHRUBS</b>											
PLI	46	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
SAB	18	Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
CRL	30	Croton linearis	Pineland Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	As Shown	
<b>GROUND COVER</b>											
BOA	18	Borrhchia frutescens	Sea Ok-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
ERL	100	Erodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
FIM	151	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown		
STJ	50	Stachytarpheta jamaicensis	Keys Porterweed	Yes	NA	8"-12"	8"-12"	3 Gal	As Shown		
NEP	110	Nephtrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		



**LEGEND**

- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE
- RIGHT OF WAY LANDSCAPE

- Notes:**
1. Location of existing trees and palms are approximate only.
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  3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.

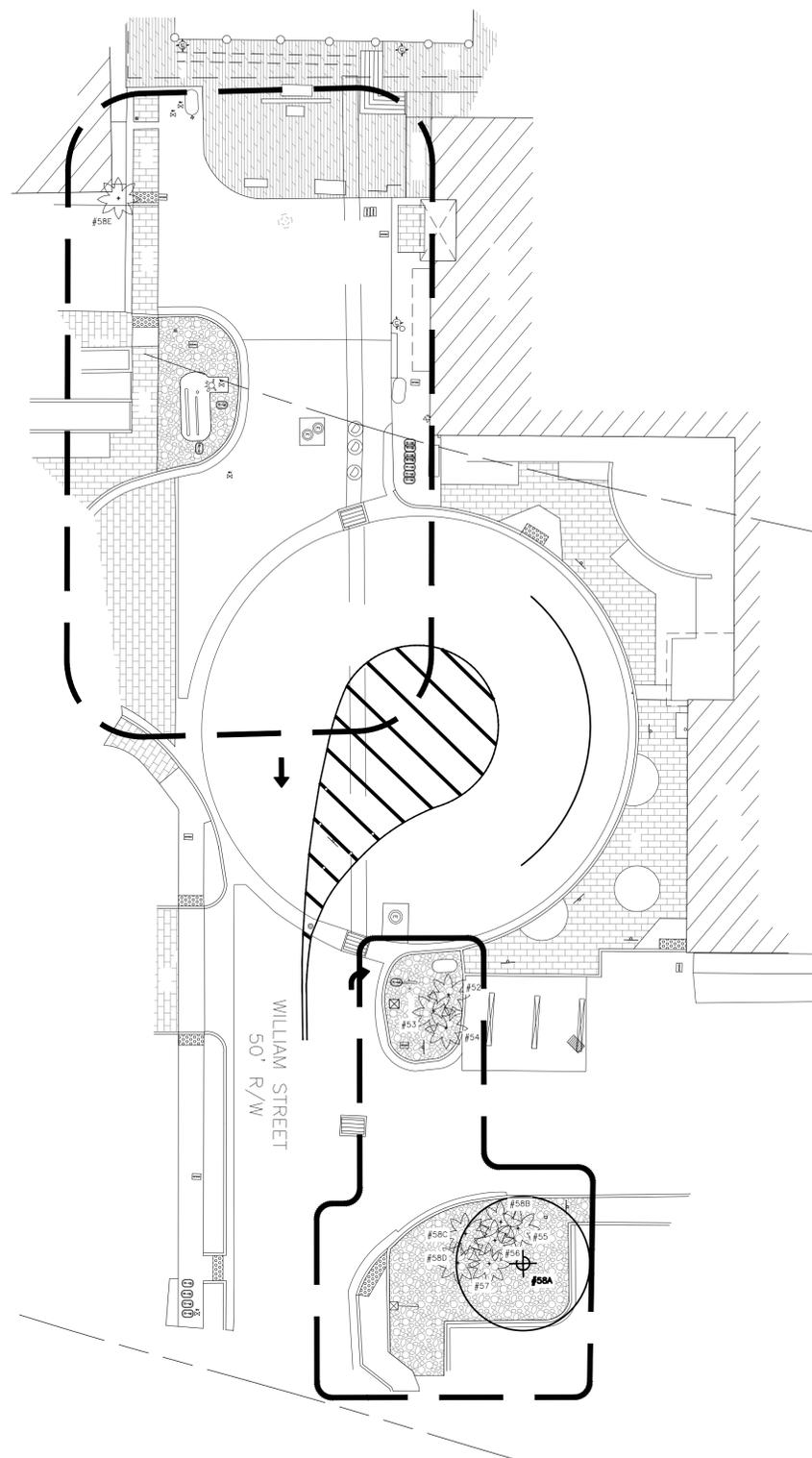


HISTORIC SEAPORT HARBORWALK - AREA #1 GREEN & LAZY WAY LANE (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA





NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
52	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
53	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
54	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
55	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
56	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
57	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
58 A	Swietenia mahagoni	Mahogany	20'-30'	20'-30'	24"	Good	Remain
58 B	Thrinax radiata	Thatch Palm	3'	6'	4"	Fair	Remain
58 C	Thrinax radiata	Thatch Palm	3'	6'	4" (Multi)	Fair	Remain
58 D	Thrinax radiata	Thatch Palm	3'	6'	4" (Multi)	Fair	Remain
58 E	Thrinax radiata	Thatch Palm	8'	6'	4"	Good	Remain

All Shrubs/Vegetation/Stumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.

SEAL \_\_\_\_\_

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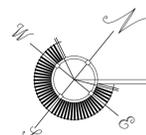
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PROJECT  
NUMBER  
1609

Notes:

1. Location of existing trees and palms are approximate only.
2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
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LEGEND	
	EXISTING PALM
	EXISTING TREE
	PROJECT LIMIT LINE

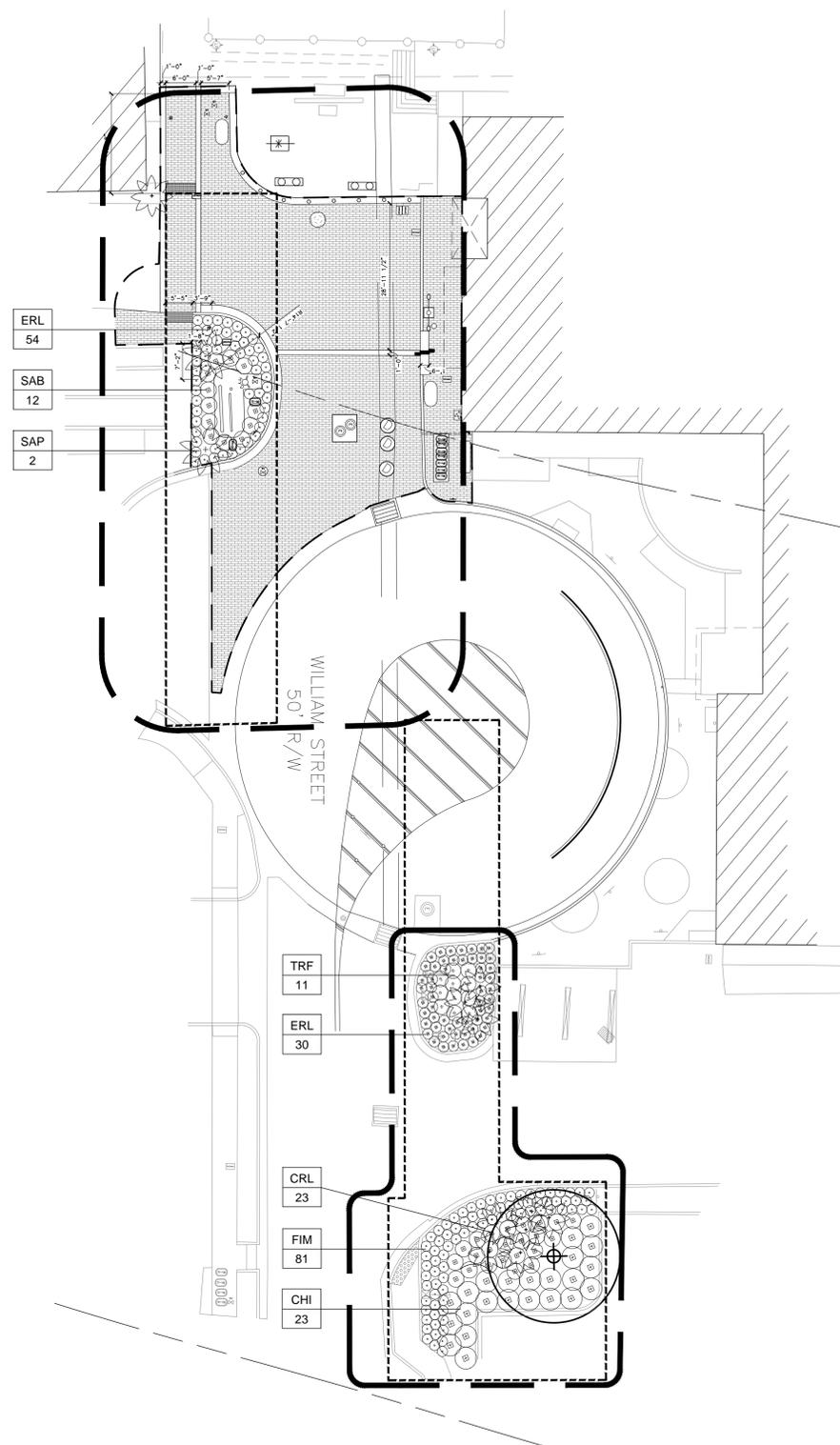


HISTORIC SEAPORT HARBORWALK - AREA #2 WILLIAM STREET (EXISTING TREE DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA





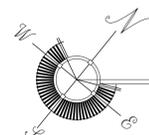
WILLIAM STREET LANDSCAPE REQUIREMENTS			
<b>Minimum Landscape Areas</b>	<b>Required</b>	<b>Provided</b>	
Site Area 7,720 SF x 20% Minimum Area of Building Site	1544 SF/20%	1544 SF	
<b>Minimum Native Plant Requirement 70%</b>	<b>Total Plants Provided</b>	<b>Percent Provided</b>	
Native Plants	185	78%	
Exotic Plants	51	22%	
<b>Total Native &amp; Exotic Plants</b>	<b>236</b>		
<b>Minimum Standards Landscaping Along Right-of-Way</b>			
230 LF Property Line Abutting Street Frontage/100 LF = 2.3			
40 Plant Units x 2.3 = 92 Plant Units Required			
	<b>Total Plants Provided</b>	<b>x Plant Units</b>	<b>Plant Units Provided</b>
Canopy Trees / Native Palms	10	10	100
Ornamental Trees	0	3	0
Shrubs	234	1	234
<b>Total Plant Units Provided</b>	<b>244</b>		<b>334</b>
<b>Nonvehicular Open Space (NOS) Landscape Requirements</b>			
20% / 1544 SF of Site Nonvehicular Open Space			
Requires 4 Trees / 2000 SF of NOS	<b>Total Trees Required</b>	<b>Total Trees Provided</b>	
1544 SF / 2000 SF = .77 x 4 Trees	3	1 Tree / 9 Palms	

KEY WEST HISTORIC SEAPORT WILLIAM STREET PLAZA										
KEY	QTY L-2.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	9/10/2019 CONDITION
<b>PALMS</b>										
SAP	2	Sabal palmetto	Sabal Palm	Yes	16"-24"	10' OA	8'-10'	65 Gal	As Shown	Regenerated w/Boots
<b>LARGE SHRUBS</b>										
CHI	23	Chrysobalanus icaco	Cocoplum	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>										
CRL	23	Croton linearis	Pineland Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
SAB	12	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
TRF	11	Tripsacum floridanum	Dwarf Fakahatchee Gras	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
<b>GROUND COVER</b>										
ERL	114	Erodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
FIM	51	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown	

LEGEND	
	EXISTING PALM
	EXISTING TREE
	PROJECT LIMIT LINE
	RIGHT OF WAY LANDSCAPE

Notes:

1. Location of existing trees and palms are approximate only.
2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
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4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #2 WILLIAM STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"



SEAL \_\_\_\_\_

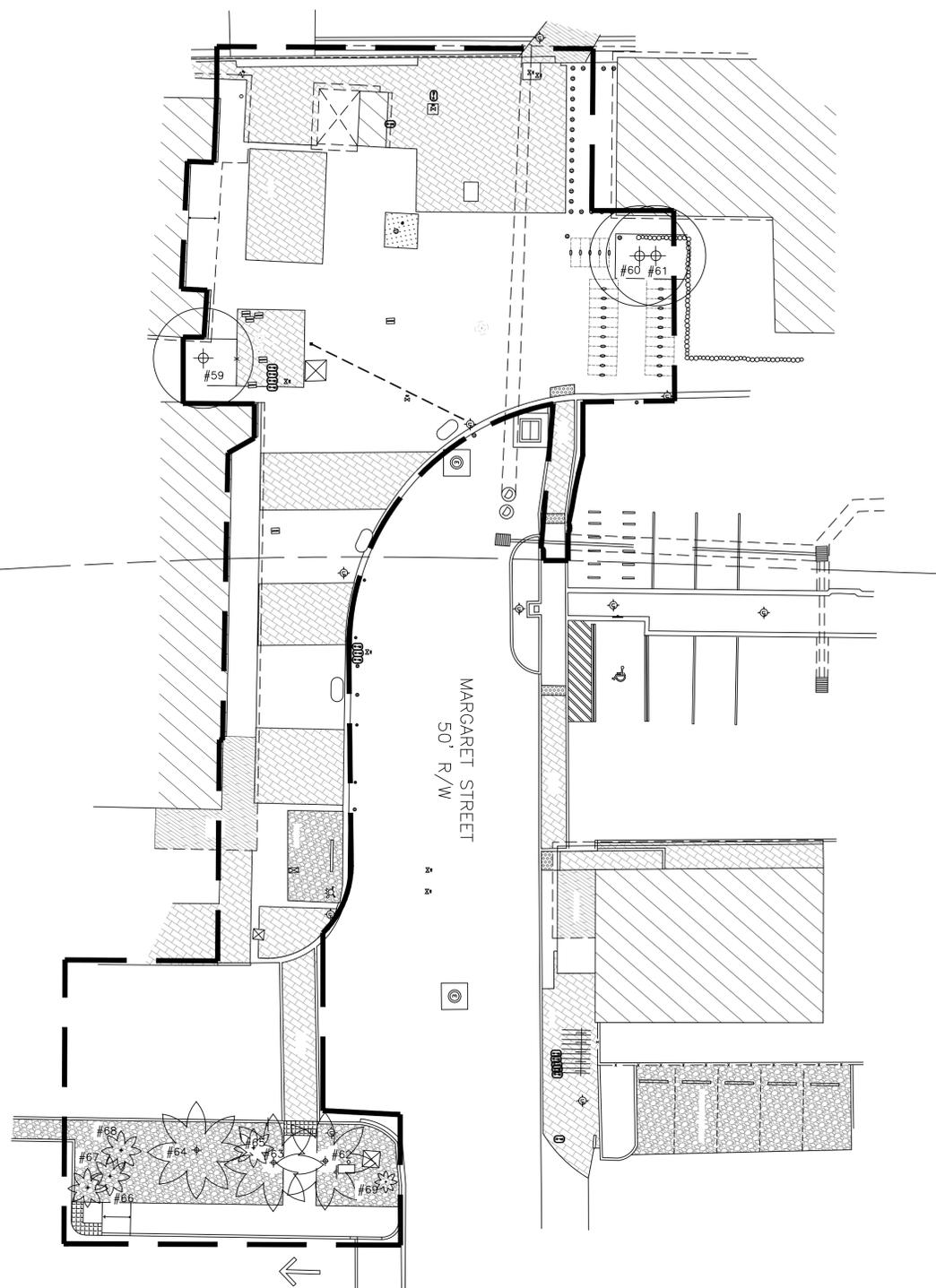
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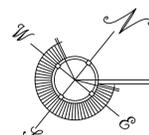
KEY WEST HISTORIC SEAPORT MARGARET STREET EXISTING TREE/PALM DISPOSITION 9/13/19	TRANSPLANT							
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	DESTINATION
59	Bursera simarouba	Gumbo Limbo	20'-22'	15'-20'	18" (2)	Fair	Remain	
60	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
61	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
62	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
63	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
64	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Margaret Street
65	Sabal palmetto	Sabal Palm	15'-20'	8'	12"	Fair	Transplant	Margaret Street
66	Sabal palmetto	Sabal Palm	15'-20'	8'	12"	Fair	Remain	
67	Sabal palmetto	Sabal Palm	15'-20'	8'	12"	Fair	Remain	
68	Sabal palmetto	Sabal Palm	15'-20'	8'	12"	Fair	Remain	
69	Thrinax radiata	Thrinax palm	8'-10'	8'	4"	Fair	Remain	

All Shrubs/Vegetation/Stumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.

LEGEND	
	EXISTING PALM
	EXISTING TREE
	PROJECT LIMIT LINE

Notes:

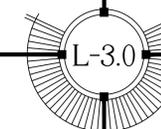
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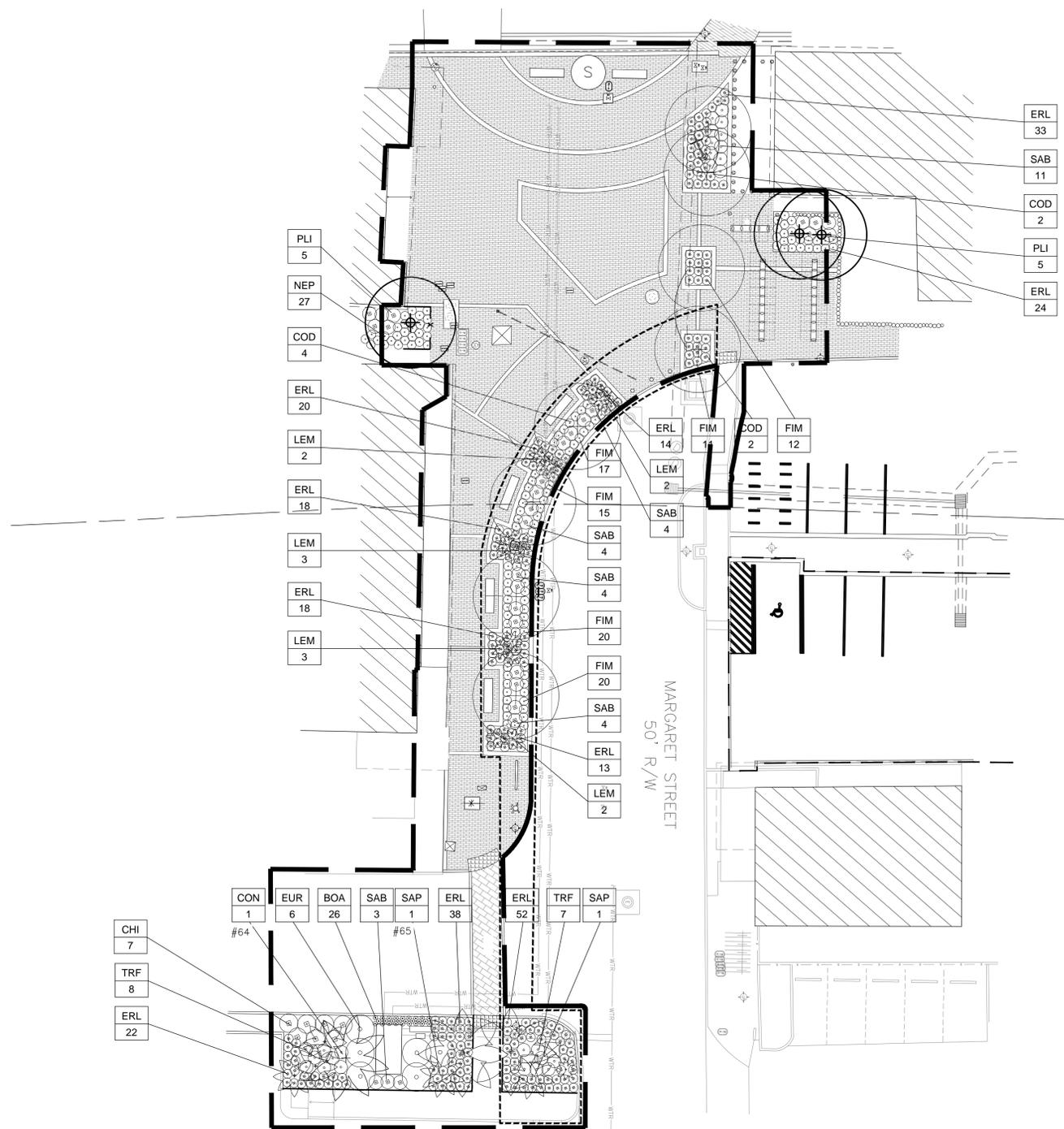


HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (EXISTING TREE & PALM DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



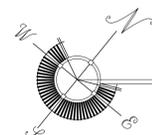


MARGARET STREET LANDSCAPE REQUIREMENTS			
<b>Minimum Landscape Areas</b>	<b>Required</b>	<b>Provided</b>	
Site Area 12,880 SF x 20% Minimum Area of Building Site	2576 / 20%	2576	
<b>Minimum Native Plant Requirement 70%</b>	<b>Total Plants Provided</b>	<b>Percent Provided</b>	
Native Plants	395	80%	
Exotic Plants	96	20%	
<b>Total Native &amp; Exotic Plants</b>	<b>491</b>		
<b>Minimum Standards Landscaping Along Right-of-Way</b>			
200 LF Property Line Abutting Street Frontage/100 LF = 1			
40 Plant Units x 2 = 80 Plant Units Required			
	<b>Total Plants Provided</b>	<b>x Plant Units</b>	<b>Plant Units Provided</b>
Canopy Trees / Native Palms	14	10	140
Ornamental Trees	5	3	15
Shrubs	468	1	468
<b>Total Plant Units Provided</b>	<b>487</b>		<b>623</b>
<b>Nonvehicular Open Space (NOS) Landscape Requirements</b>			
20% or 2576 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS			
	<b>Total Trees Required</b>	<b>Total Trees Provided</b>	
2576 SF/2000= 1.29 x 4 Trees	5	5 Trees / 14 Palms	

KEY WEST HISTORIC SEAPORT MARGARET STREET PLAZA											9/13/2019
KEY	QTY L-3.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION	
<b>TREES</b>											
COD	8	Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	14'-16'	8'-10'	100 Gal	As Shown	5' CT	
<b>PALMS</b>											
CON	1	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	14'-16' CT	15'-20'	B&B	As Shown	Transplant From Site	
LEM	12	Leucothrinax morrisii	Keys Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	B&B	As Shown	Single	
SAP	1	Sabal palmetto	Sabal Palm	Yes	16"-24"	10' OA	8'-10'	65 Gal	As Shown	Transplant From Site	
SAP	1	Sabal palmetto	Sabal Palm	Yes	16"-24"	10' OA	8'-10'	65 Gal	As Shown	Regenerated w/Boots	
<b>LARGE SHRUBS</b>											
CHI	7	Chrysobalanus icaco	Cocoplum	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Shrub Type	
EUR	6	Eugenia rhombea	Red Stopper	Yes	NA	6'-8"	3'-4"	25 Gal	As Shown	Shrub Type	
<b>MEDIUM SHRUBS</b>											
PLI	10	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
SAB	30	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown		
TRF	15	Tripsacum floridanum	Dwarf Fakahatchee Grass	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown		
<b>GROUNDCOVER</b>											
BOA	26	Borrhchia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
ERL	252	Ermodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
FIM	95	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown		
NEP	27	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		

LEGEND	
	EXISTING PALM
	EXISTING TREE
	PROJECT LIMIT LINE
	RIGHT OF WAY LANDSCAPE

- Notes:
1. Location of existing trees and palms are approximate only.
  2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
  3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16" = 1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



**GENERAL NOTES**

- 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.
- 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.
- 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.
- No substitutions or alternate plant material shall be used 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 he/she shall take steps to insure availability at time of planting.
- All plant material shall meet the size on the plant list. Plant material shall not exceed the specifications without prior consent of the Landscape Architect. In all cases meeting the height and the spread specifications shall take precedence over container size.
- The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- 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**

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, planting soil, fertilizer, soil amendments, herbicide, pre-emergence herbicide, gravel and mulch.
- 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.
- 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.
- 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.
- 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.
- Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve stake out of all shrubs and groundcover prior to installation.
- Landscape Contractor shall coordinate work with that of the Irrigation Contractor.
- 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 if needed. Landscape Contractor shall not install new vegetation until manufacturer's recommended duration for no planting after installation of pre-emergence herbicide has been met.
- 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.
- Planting soil shall be a mix of 50% inland muck and 50% freshwater sand for shrubs and trees and 30% inland muck and 70% sand for palms. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
- All planting areas and planting pits shall be tested for sufficient percolation 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.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape 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.
- Landscape Contractor is responsible for mulching all plant beds with a minimum 2" layer of 1" Green Granite immediately after planting.
- 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.
- 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 barricaded and flagged during construction.
- Landscape Contractor is responsible for obtaining approval of Landscape Architect prior to pruning any new or existing plant material. Broken branches are to be pruned by and ISA Certified Arborist according to ANSI A-300 Guidelines for Tree Pruning.
- Landscape Contractor to provide all plants with watering as indicated below or until such time that an automatic electric 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.
- Landscape Contractor is responsible for obtaining an existing soil test, planting mix soil test and plant analysis to determine if fertilizer or other soil amendments are necessary. Landscape Contractor is responsible for selecting the appropriate fertilizers or other soil amendments for each plant. Fertilizer shall comply with State of Florida fertilizer laws and shall be installed according to manufacturer's recommendations.

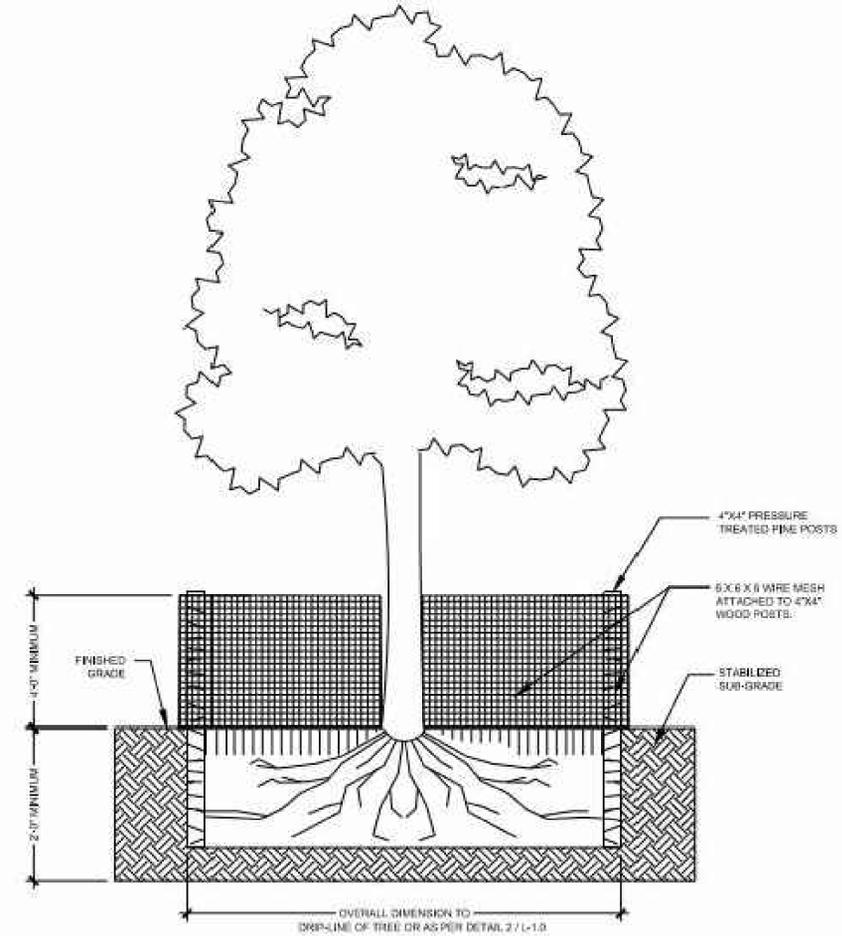
01 PLANTING NOTES  
SCALE: N.T.S.

- Landscape Contractor shall maintain transplanted materials during transplanting procedure by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
- 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.
- The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
- 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.
- 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.
- Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of transplanting in accordance with standard arboriculture procedures that include:

- 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 Cocos nucifera palms.
- All roots shall be cleanly cut with a sharp spade, a clean-saw or chainsaw depending on the size of the root.
- For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 7-11 fronds that can be tied without creating an extensive 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.
- The root ball shall be watered prior to relocating to keep the root ball intact and to protect the roots from drying out during the transplanting process.
- 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.
- Digging and preparation of the new hole for the transplant shall be done prior to removing the palm from the existing location.
- 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.
- 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.
- 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.
- 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 boots are not damaged.
- 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.
- The palm shall be backfilled according to Planting Detail 01, 03, 04 / L-4.1 and Planting Detail with a soil mix consisting of 30% inland muck and 70% freshwater sand.
- 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.
- A 4" saucer shall be created around the edge of the plant pit to help hold water.
- 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.
- Install palm bracing as per Planting Detail 01, 03, 04 / L-4.1 to ensure stability of palm during time period after transplanting.
- 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.
- After the transplanted palms are in their final location the Landscape Contractor will be responsible for obtaining water and watering to maintain soil moisture during the six-month maintenance 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.

02 PALM TRANSPLANTING NOTES  
SCALE: N.T.S.



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

**Notes:**

- Location of existing trees and palms are approximate only.
- See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
- Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
- Landscape Contractor to provide unit pricing in bid.

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AA 000340

KEY WEST  
HISTORIC  
SEAPORT  
PHASE II

KEY WEST BIGHT  
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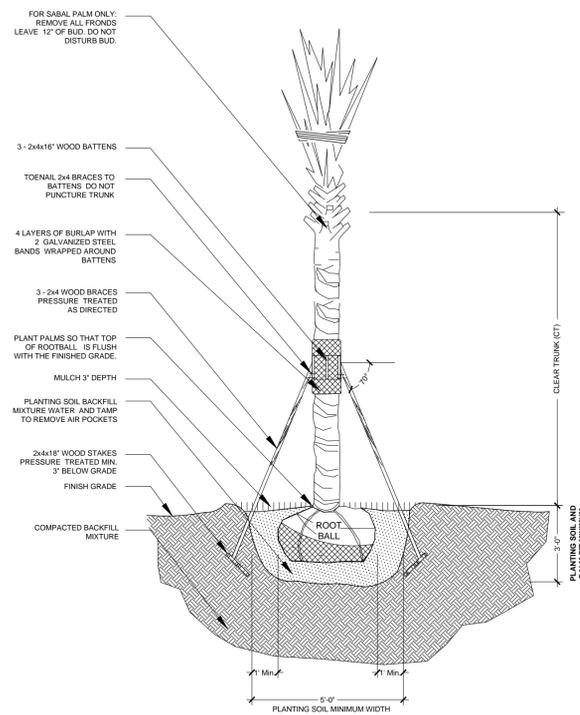
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09-20-2019 PERMIT SUBMITTAL

REVISIONS

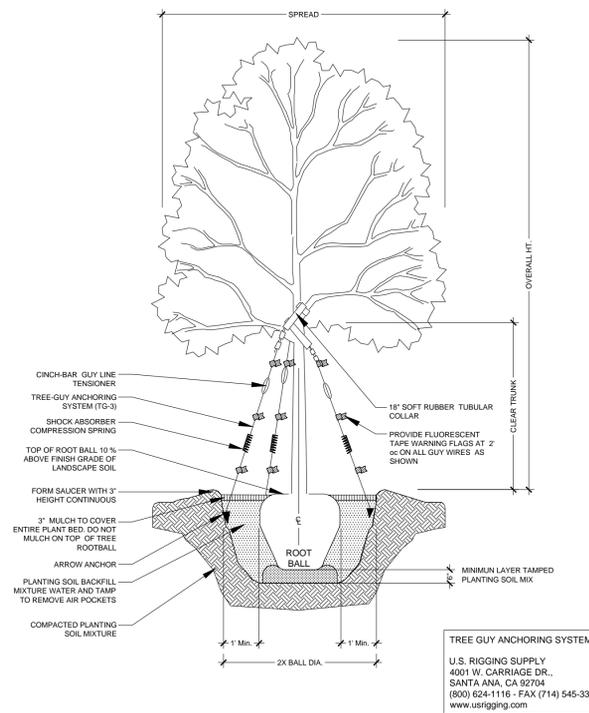
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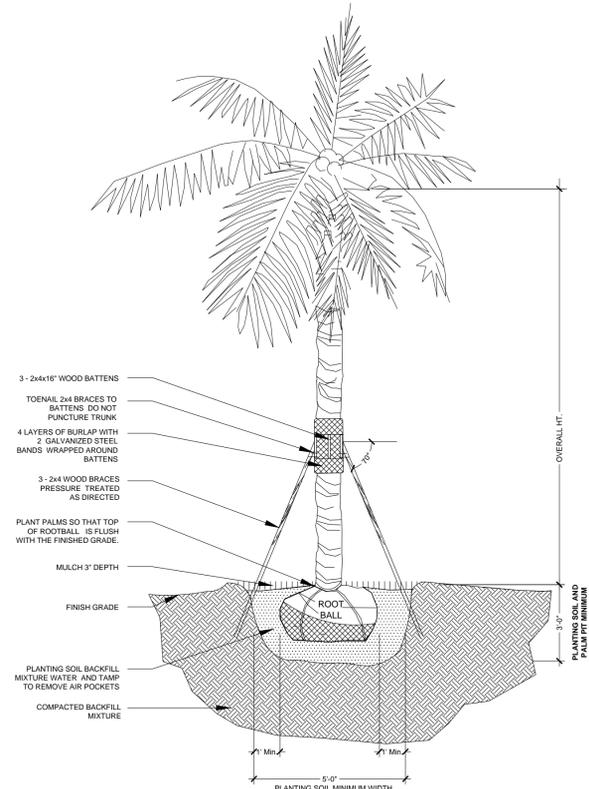




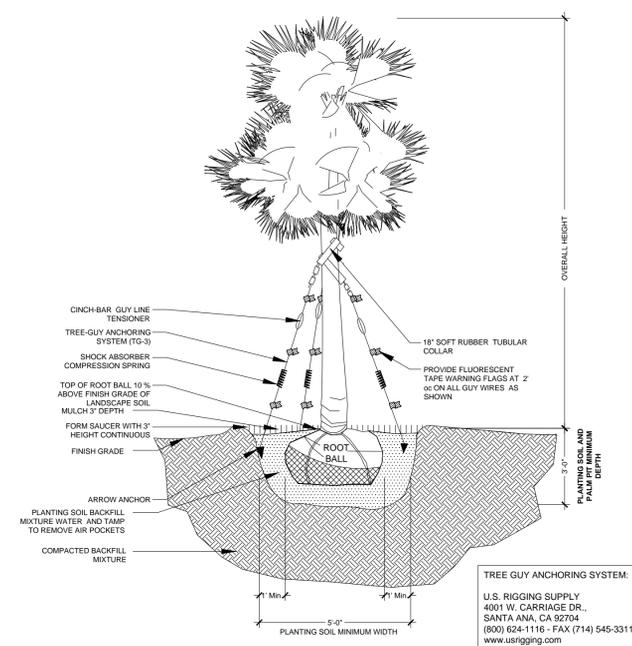
01 SABAL PALM PLANTING DETAIL  
SCALE: N.T.S.



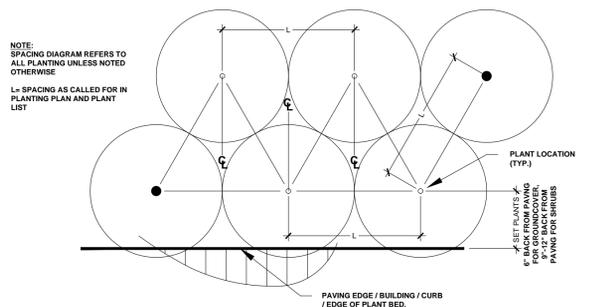
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SCALE: N.T.S.



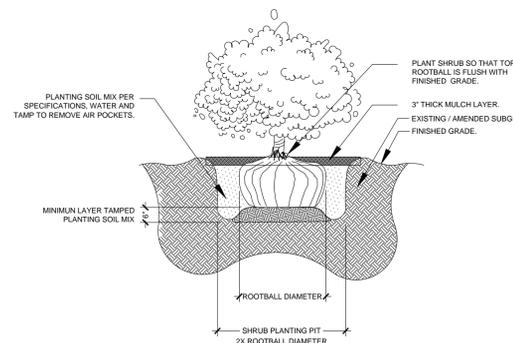
03 PALM PLANTING DETAIL  
SCALE: N.T.S.



04 SMALL PALM PLANTING DETAIL  
SCALE: N.T.S.



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



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

Notes:

1. Location of existing trees and palms are approximate only.
2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
4. Landscape Contractor to provide unit pricing in bid.

# STAFF REPORT

DATE: September 26, 2019

RE: Key West Historic Seaport (permit application # T2019-0440)

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

An application was received for Final Landscape Plan Approval with Tree Removal. A staff report was created on May 2, 2018 regarding the removal and transplantation of trees in relation to proposed renovations for ADA compliance, fire safety access, and utility and hardscape improvements. The report is attached.

The Tree Commission gave conceptual landscape plan approval with conditions for the landscape plan on May 8, 2018 (see attached letter). HARC approved the project September 27, 2018.

In the Elizabeth Street/Greene Street/Lazy Way Area, the Key West Historic Seaport (KWHS) is requesting the removal of 5-Coconut Palms (#6, #7, #8, #38, & #41), 2-Orange Geiger (#10 & #40), and 1-Gumbo Limbo tree (#43) to be replaced with 17.5 caliper inches of approved dicot trees and 5 native palms, 4 ft tall minimum and the transplantation of 5-Coconut Palms (#1, #2, #3, #4, & #5) and 8-Thatch Palms (#36, #37, #39, #42, #44, #46, #48, & #51B). The required palm replacements have been incorporated into the landscape plan for this area. The required dicot tree replacement inches for this area are being planted at Margaret Street.

No existing trees or palms will be removed or transplanted from the William Street area of the KWHS. At the Margaret Street area of the KWHS, a request is being made to transplant 1-Coconut Palm (#64) and 1-Sabal Palm (#65). New landscaping will be placed to enhance the existing planting areas. New planting areas will be created at the end of Margaret Street.

A recent inspection of the trees to be removed has verified that the tree values established in the May 2, 2018 report are still valid. A few minor changes between the conceptual and final landscape plan for these areas include the transplanting of a few palms that were originally to remain, a few palms originally to be removed or transplanted will now remain, and two Geiger trees originally to be removed are now to remain. The final landscape plan does clarify the location of the transplants, does incorporate the required replacements in the area, and is over 70% native vegetation as required by the code of ordinances.



Standing at the end of Greene Street looking down Elizabeth at the project area



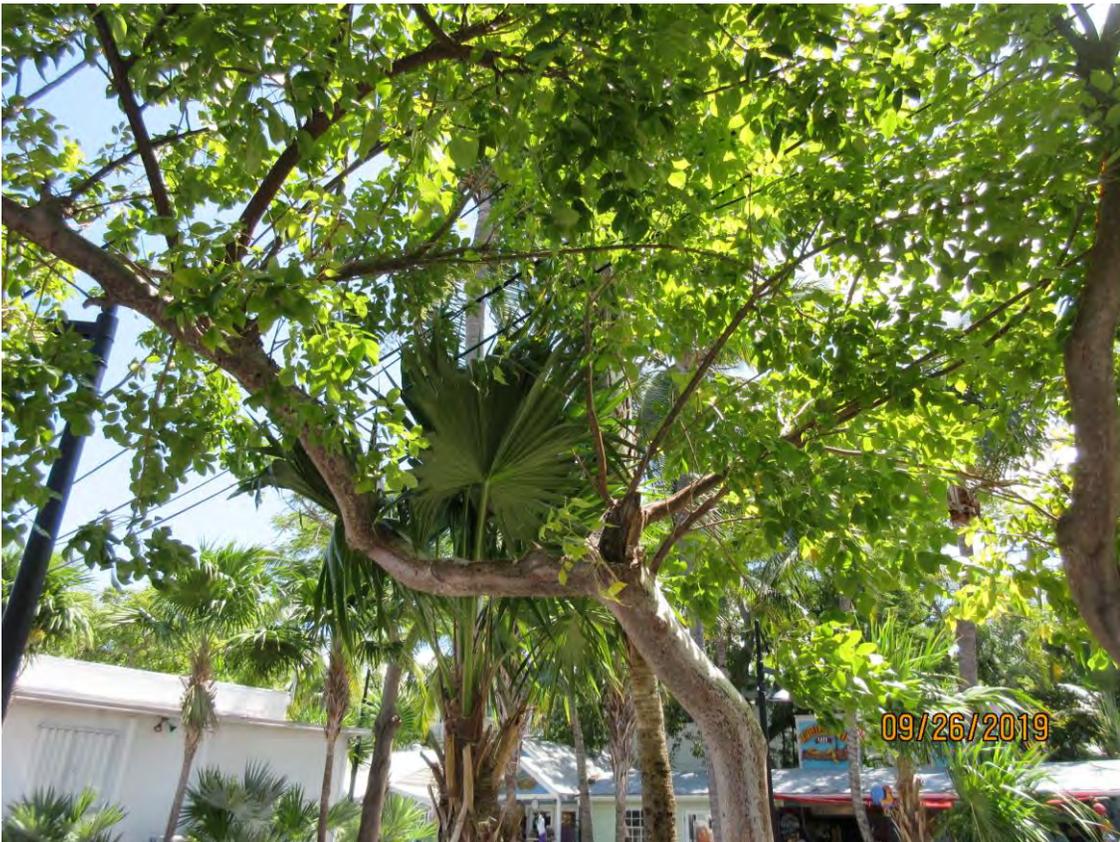
Standing at the end of Greene Street looking toward Lazy Way at the project area



Photo looking at Gumbo Limbo tree #43 to be removed.



Close up photos of two separate decay areas in main trunks of Gumbo limbo #43





Street view photo of the two Geiger trees to be removed (tree #10 and #40)



Close up photo of Geiger tree #10



Closeup photo of Geiger tree #40



Standing on Elizabeth Street looking down Lazy Way at proposed work area, view 1.



Standing on Lazy Way looking toward the end of Greene Street at the proposed work area.



Photo of planter area on Lazy Way to be enhanced.



View of proposed work area on Lazy Way, planter areas to the right to be enhanced, view 2.



View of proposed work area on Lazy Way, planter areas to be enhanced, view 3.



Standing at the end of Lazy Way looking down William Street, view of planter area to be enhanced.



Planter area on William Street to be enhanced, view 1.



Planter area on William Street to be enhanced, view 2.



View of planter area on Margaret Street to be enhanced.

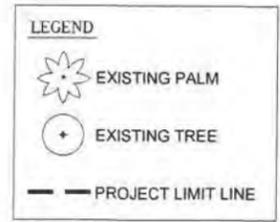
remove  
transplant



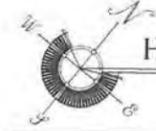
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL/PER	CONDITION	STATUS	DESTINATION
1	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	Green St Plaza
2	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	Green St Plaza
3	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	City Marina
4	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	City Marina
5	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	City Marina
6	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Adv. Roots	Remove	
7	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Adv. Roots	Remove	
8	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Adv. Roots	Remove	
9	Thrinax radiata	Thatch Palm	3'	8'	4'-6" (2)	Fair	Remain	
10	Cordia sebestena	Orange Geyser	8-12'	8-12'	3'-4'	Poor	Remove	
11	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Adv. Roots	Remain	
12	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Scamptg	Remain	
13	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Good	Remain	
14	Delonix regia	Panclonia	20-25'	15-20'	12"	Fair	Remain	
15	Thrinax radiata	Thatch Palm	3'	8'	4'-6"	Fair	Remain	
16	Thrinax radiata	Thatch Palm	8'-10'	8'	4'-6"	Fair	Remain	
17	Thrinax radiata	Thatch Palm	8'-10'	8'	4'-6" (3)	Fair	Remain	
18	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remain	
19	Thrinax radiata	Thatch Palm	8'-8'	8'	4'-6"	Fair	Remain	
20	Thrinax radiata	Thatch Palm	3'-4'	8'	4'-6" (3)	Fair	Remain	
21	Adorata memli	Christmas Palm	10-12'	8-10'	Double	Fair	Remain	
22	Thrinax radiata	Thatch Palm	8'-10'	8'	4'-6"	Fair	Remain	
23	Bursera simarouba	Gumbo Limbo	20-25'	15-20'	6" 10" (2)	Fair	Remain	
24	Thrinax radiata	Thatch Palm	4'-5'	8'	4'-6" (2)	Fair	Remain	
25	Thrinax radiata	Thatch Palm	4'-6'	8'	4'-6" Multi	Fair	Remain	
26	Thrinax radiata	Thatch Palm	4'-8'	8'	4'-6" Multi	Fair	Remain	
27	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remain	
28	Thrinax radiata	Thatch Palm	8'-10'	8'	4'-6"	Fair	Remain	
29	Bursera simarouba	Gumbo Limbo	20-25'	15-20'	16"	Fair	Remain	
30	Not Applicable							
31	Thrinax radiata	Thatch Palm	2'-4'	8'	4'-6"	Fair	Remain	
32	Thrinax radiata	Thatch Palm	12-14'	8'	4'-6"	Fair	Remain	
33	Thrinax radiata	Thatch Palm	2'-4'	8'	4'-6"	Fair	Remain	
34	Thrinax radiata	Thatch Palm	12-14'	8'	4'-6"	Fair	Remain	
35	Thrinax radiata	Thatch Palm	3'-4'	8'	4'-6"	Fair	Remain	
36	Thrinax radiata	Thatch Palm	8-10'	8'	4'-6"	Fair	Transplant	Lazy Way
37	Thrinax radiata	Thatch Palm	8-10'	8'	4'-6"	Fair	Transplant	Lazy Way
38	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remove	
39	Thrinax radiata	Thatch Palm	5-6'	8'	4'-6" (2)	Fair	Transplant	Lazy Way
40	Cordia sebestena	Orange Geyser	8-12'	8-8'	3'-4'	Poor	Remove	
41	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remove	
42	Thrinax radiata	Thatch Palm	6-14'	8'	4'-6" (2)	Fair	Transplant	Lazy Way
43	Bursera simarouba	Gumbo Limbo	6-50'	15-20'	6"-8" (2)	Poor	Remove	
44	Thrinax radiata	Thatch Palm	6-6'	8'	4'-6" (2)	Fair	Transplant	Lazy Way
45	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remain	
46	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	Green St Plaza
47	Cordia sebestena	Orange Geyser	8-12'	8-12'	3' (2)	Poor	Remove	
48	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Transplant	Green St Plaza
49	Cordia sebestena	Orange Geyser	8-12'	8-12'	3"	Fair	Remain	
50	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair	Remain	
51A	Thrinax radiata	Thatch Palm	6-8'	8'	4'-6"	Fair	Remain	
51B	Cocos nucifera	Coconut Palm	30-35	20'	8"-12"	Fair/Adv. Roots	Transplant	City Marina

All Shrubs/Vegetation/Slumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.

*Elizabeth Newland*  
9-26-19



- Notes:
1. Location of existing trees and palms are approximate only.
  2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
  3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #1 GREEN & LAZY WAY LANE (EXISTING TREE & PALM DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



Replacements  
Required: 5 palms  
(4ft tall)  
17.5" (2 geiger +  
1 yumbo)

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KEY WEST HISTORIC  
SEAPORT  
PHASE II

KEY WEST BIGHT  
KEY WEST, FL 33040

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WILLIAM P. HORN

DATE  
08-24-2018 HARC SUBMITTAL  
09-20-2019 PERMIT SUBMITTAL

REVISIONS

DRAWN BY

PROJECT  
NUMBER  
1609

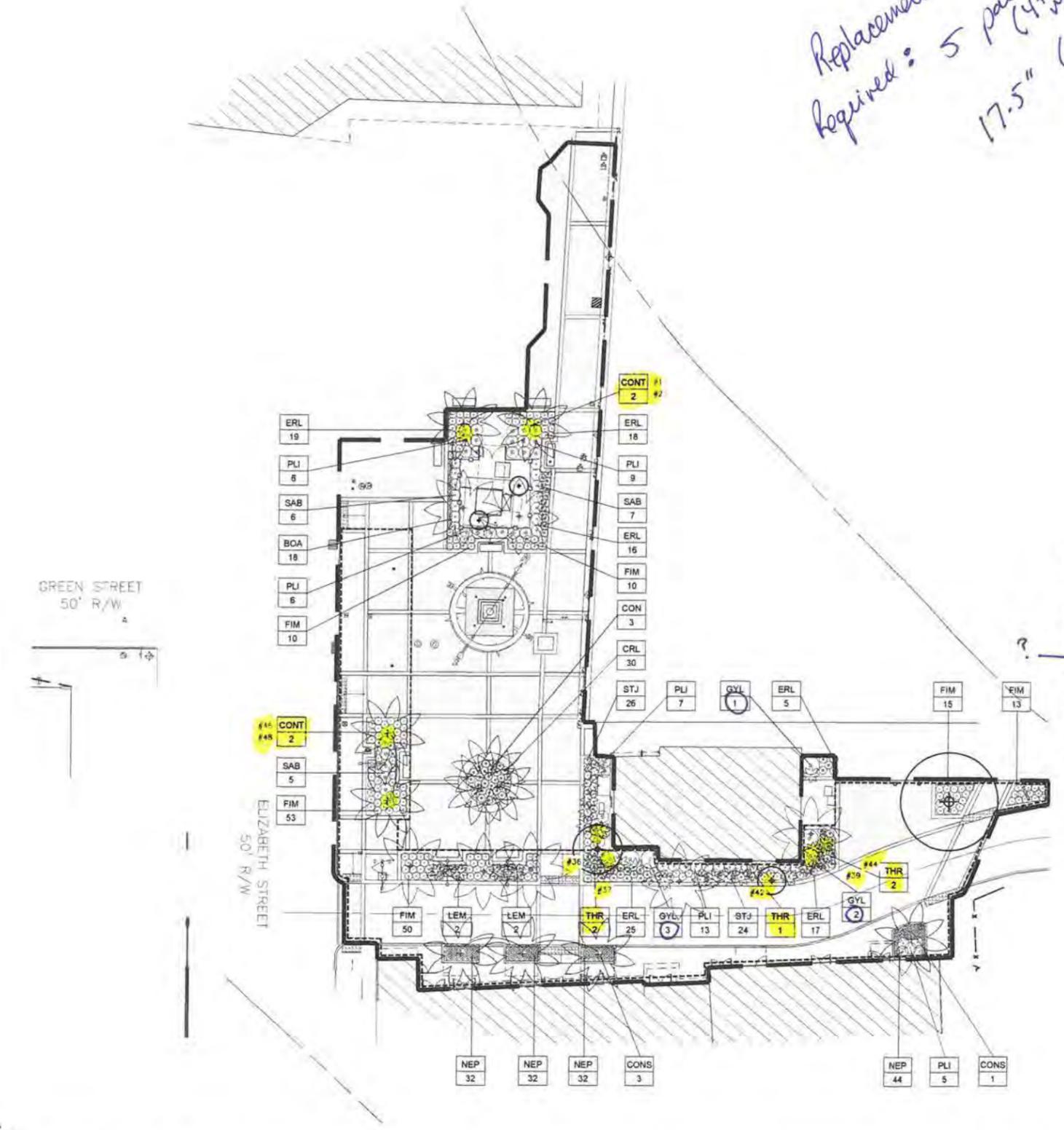
GREEN STREET & LAZY WAY LANDSCAPE REQUIREMENTS			
Minimum Landscape Areas	Required	Provided	
Site Areas 12,417 SF x 20% Minimum Area of Building Site	2483 SF/20%	2536	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	393	71%	
Exotic Plants	162	29%	
Total Native & Exotic Plants	555		
<b>Green Street &amp; Elizabeth Street</b>			
Minimum Standards Landscaping Along Right-of-Way	112 LF Property Line Abutting Street Frontage/100 LF = 1.12		
40 Plant Units x 1.12 = 45 Plant Units Required	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees / Native Palms	0	10	0
Ornamental Trees	0	3	0
Shrubs	58	1	58
Total Plant Units Provided	58		58
<b>Lazy Way Lane</b>			
Minimum Standards Landscaping Along Right-of-Way	176 LF Property Line Abutting Street Frontage/100 LF = 1.76		
40 Plant Units x 1.76 = 70.4 Plant Units Required	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees / Native Palms	18	10	180
Ornamental Trees	0	3	0
Shrubs	304	1	304
Total Plant Units Provided	322		494
<b>Nonvehicular Open Space (NOS) Landscape Requirements</b>			
20% or 2483 SF of Site Nonvehicular Open Space	Total Trees Required	Total Trees Provided	
Requires 4 Trees/2000 SF of NOS	5	5	
2483 SF/2000 = 1.24 x 4 Trees			

KEY	QTY L-1.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANDIFY	CONTAINER	SPACING	CONDITION	9/13/2019
<b>PALMS</b>											
CON	3	Coccothrinax 'Green Malaysian'	Green Malaysian Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	48" x 48" Rootball	
CONS	4	Coccothrinax 'Green Malaysian'	Green Malaysian Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	Special 36" x 48" Maximum Rootball Size	
CONT	4	Coccothrinax 'Green Malaysian'	Green Malaysian Coconut	No	10"-12"	14'-16' CT	15'-20'	B&B	As Shown	Transplant from Site #29 #1, #2, #40, #41	
LEM	4	Leucobalanos mormis	Keys Thatch Palm	Yes	4'-6"	6'-8' OA	6'-8'	B&B	As Shown	Single	
THR	5	Thrinax radiata	Thatch Palm	Yes	4'-6"	Varied	Varied	B&B	As Shown	Transplant from Site #26, #37, #42, #43, #44	
<b>LARGE SHRUBS</b>											
GYL	6	Dymalanthus lucida	Cratwood	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type	
EUR	6	Eugenia nymphaea	Red Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type	
<b>MEDIUM SHRUBS</b>											
PLI	48	Psychotria ligustrifolia	Dwarf Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
SAB	18	Sida bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
CRL	30	Croton linearis	Pineland Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	As Shown	
<b>GROUND COVER</b>											
BOA	18	Boninia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
ERL	100	Erodia iboralis	Golden Creeping	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
FIM	151	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown		
STJ	50	Stachytarpheta jamaicensis	Keys Porterweed	Yes	NA	8"-12"	8"-12"	3 Gal	As Shown		
NEP	110	Nepenthes exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		

Transplant  
Locations  
Kam Juh  
9-26-19

LEGEND	
	EXISTING PALM
	EXISTING TREE
	PROJECT LIMIT LINE
	RIGHT OF WAY LANDSCAPE

- Notes:
1. Location of existing trees and palms are approximate only.
  2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
  3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.

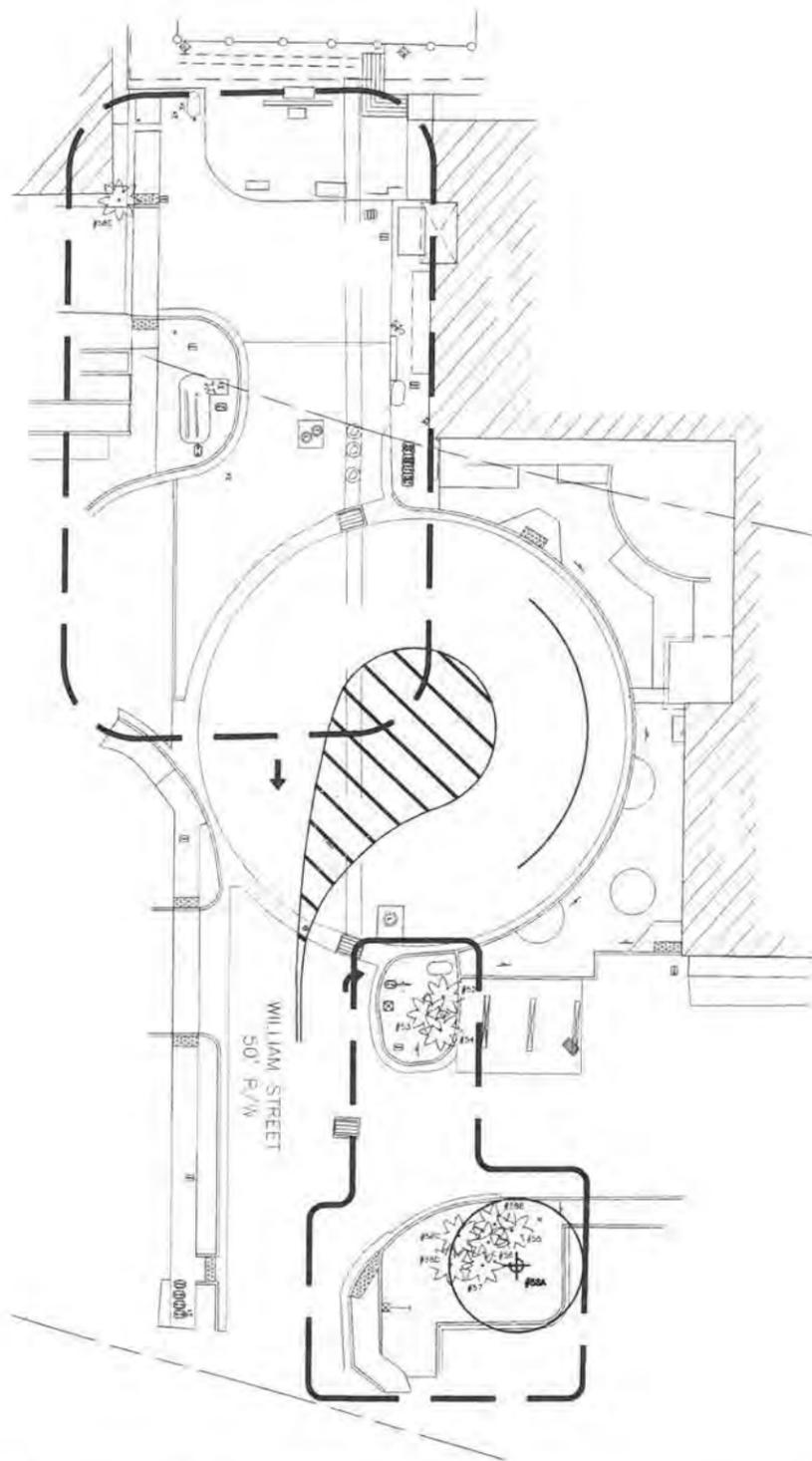


HISTORIC SEAPORT HARBORWALK - AREA #1 GREEN & LAZY WAY LANE (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

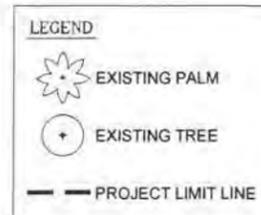
KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



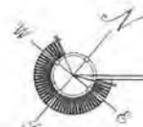


KEY WEST HISTORIC SEAPORT WILLIAM STREET EXISTING TREE/PALM DISPOSITION 9/13/19							
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
52	Adonkia Merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
53	Adonkia Merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
54	Adonkia Merrillii	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remain
55	Thrinax radiata	Thatch Palm	16'-20'	8'	4'-6"	Fair	Remain
56	Thrinax radiata	Thatch Palm	16'-20'	8'	4'-6"	Fair	Remain
57	Thrinax radiata	Thatch Palm	16'-20'	8'	4'-6"	Fair	Remain
58 A	Swietenia mahagoni	Mahogany	20'-30'	20'-30'	24"	Good	Remain
58 B	Thrinax radiata	Thatch Palm	7'	6'	4"	Fair	Remain
58 C	Thrinax radiata	Thatch Palm	7'	6'	4" (Multi)	Fair	Remain
58 D	Thrinax radiata	Thatch Palm	7'	6'	4" (Multi)	Fair	Remain
58 E	Thrinax radiata	Thatch Palm	8'	6'	4"	Good	Remain

All Shrubs/Vegetation/Stumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.



- Notes:
1. Location of existing trees and palms are approximate only.
  2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
  3. Irrigation System is design build, Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
  4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #2 WILLIAM STREET (EXISTING TREE DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



**ELIZABETH  
NEWLAND**  
LANDSCAPE  
ARCHITECTURE, LLC

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SEAL

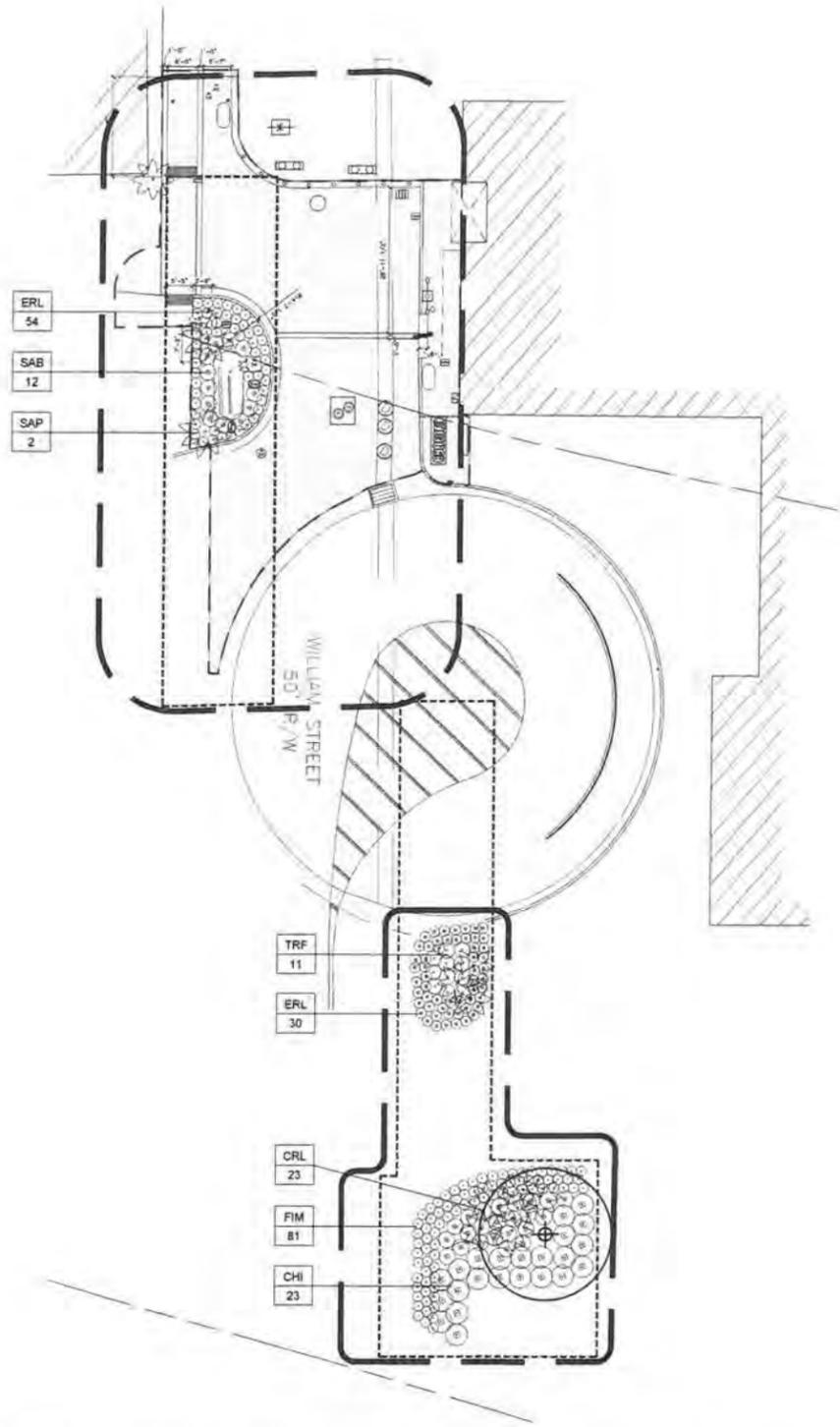
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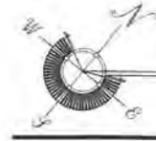
WILLIAM STREET LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 7,720 SF ± 20% Minimum Area of Building Site	1544 SF/20%	1544 SF
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided
Native Plants	195	78%
Exotic Plants	51	22%
<b>Total Native &amp; Exotic Plants</b>	<b>236</b>	
Minimum Standards Landscaping Along Right-of-Way		
230 LF Property Line Abutting Street Frontage/100 LF = 2.3		
40 Plant Units x 2.3 = 92 Plant Units Required		
	Total Plants Provided	x Plant Units
Canopy Trees / Native Palms	10	10
Ornamental Trees	0	0
Shrubs	234	1
<b>Total Plant Units Provided</b>	<b>244</b>	<b>334</b>
Nonvehicular Open Space (NOS) Landscape Requirements		
20% / 1544 SF of Site Nonvehicular Open Space		
Requires 4 Trees / 2000 SF of NOS		
1544 SF/ 2000 SF = 77 x 4 Trees	Total Trees Required	Total Trees Provided
	3	1 Tree & 6 Palms

KEY	QTY L-2.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>PALMS</b>										
SAP	2	Sabal palmetto	Sabal Palm	Yes	18"-24"	10' OA	8'-10'	85 Gal	As Shown	Regenerated w/Bowls
<b>LARGE SHRUBS</b>										
CHI	23	Chrysobalanus icaco	Coccoloba	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>										
CRL	23	Croton linearis	Pineapple Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
SAB	12	Bauhinia tomentosa	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
TRF	11	Tripsacum dandaneum	Dwarf Fakahatchee Grass	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
<b>GROUNDCOVER</b>										
ERL	114	Erodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
FIM	51	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown	

**LEGEND**

- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE
- RIGHT OF WAY LANDSCAPE

- Notes:**
1. Location of existing trees and palms are approximate only.
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  4. Landscape Contractor to provide unit pricing in bid.

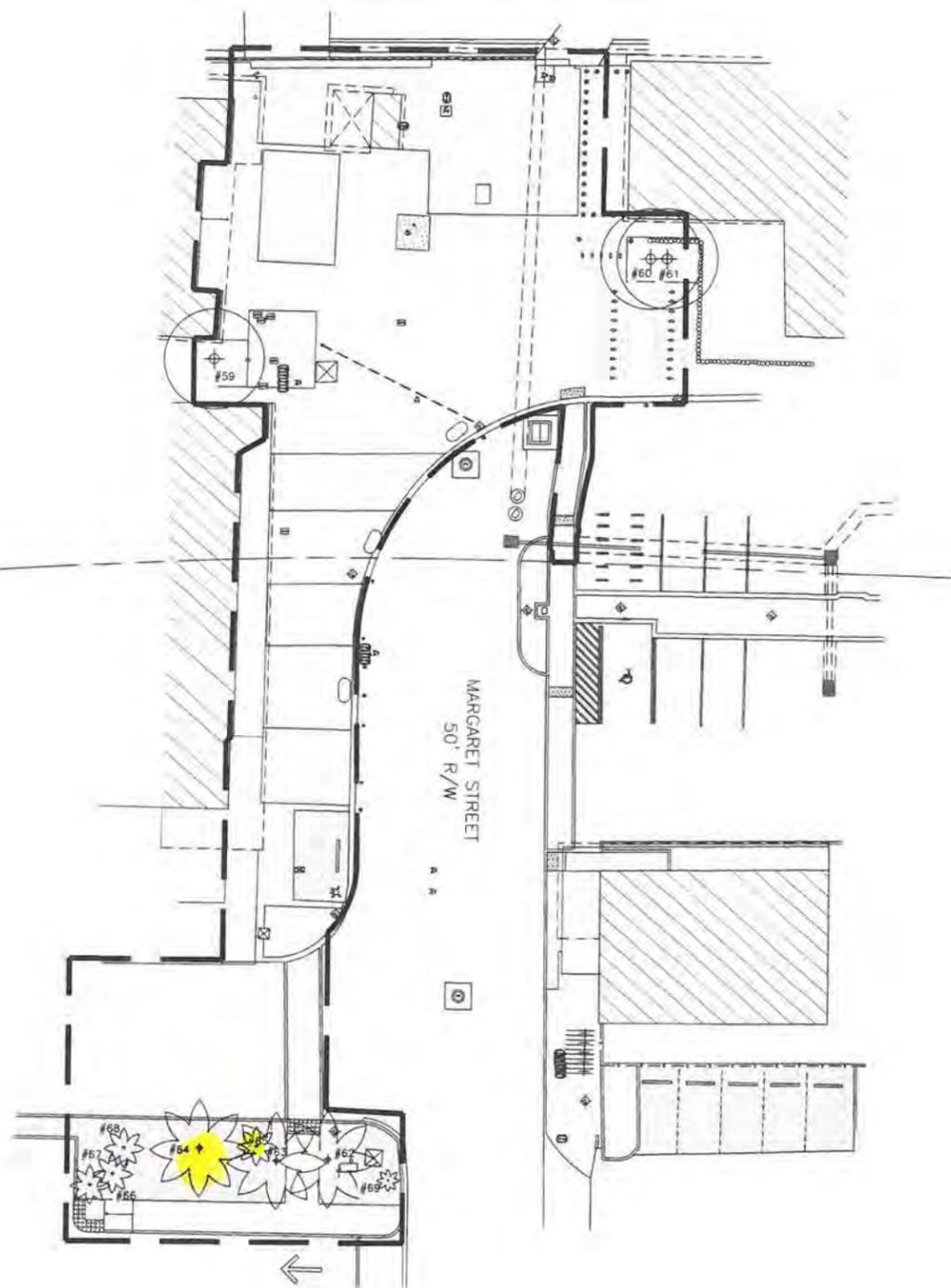


HISTORIC SEAPORT HARBORWALK - AREA #2 WILLIAM STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA





NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	TRANSPLANT DESTINATION
59	Bursera simarouba	Gumbo Limbo	20'-22'	15'-20'	18" (2)	Fair	Remain	
60	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
61	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
62	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
63	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain	
64	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant	Margaret Street
65	Sabal palmetto	Sabal Palm	15'-20'	6'	12"	Fair	Transplant	Margaret Street
66	Sabal palmetto	Sabal Palm	15'-20'	6'	12"	Fair	Remain	
67	Sabal palmetto	Sabal Palm	15'-20'	6'	12"	Fair	Remain	
68	Sabal palmetto	Sabal Palm	15'-20'	6'	12"	Fair	Remain	
69	Thrinax parviflora	Thrinax palm	8'-10'	8'	8"	Fair	Remain	

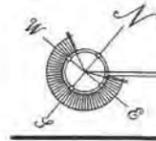
All Shrubs/Vegetation/Stumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.  
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.

*Handwritten signature:* Hannah Fisher  
9-26-19

**LEGEND**

- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE

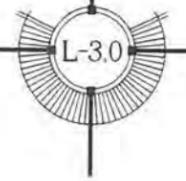
- Notes:**
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  4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (EXISTING TREE & PALM DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA



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SEAL

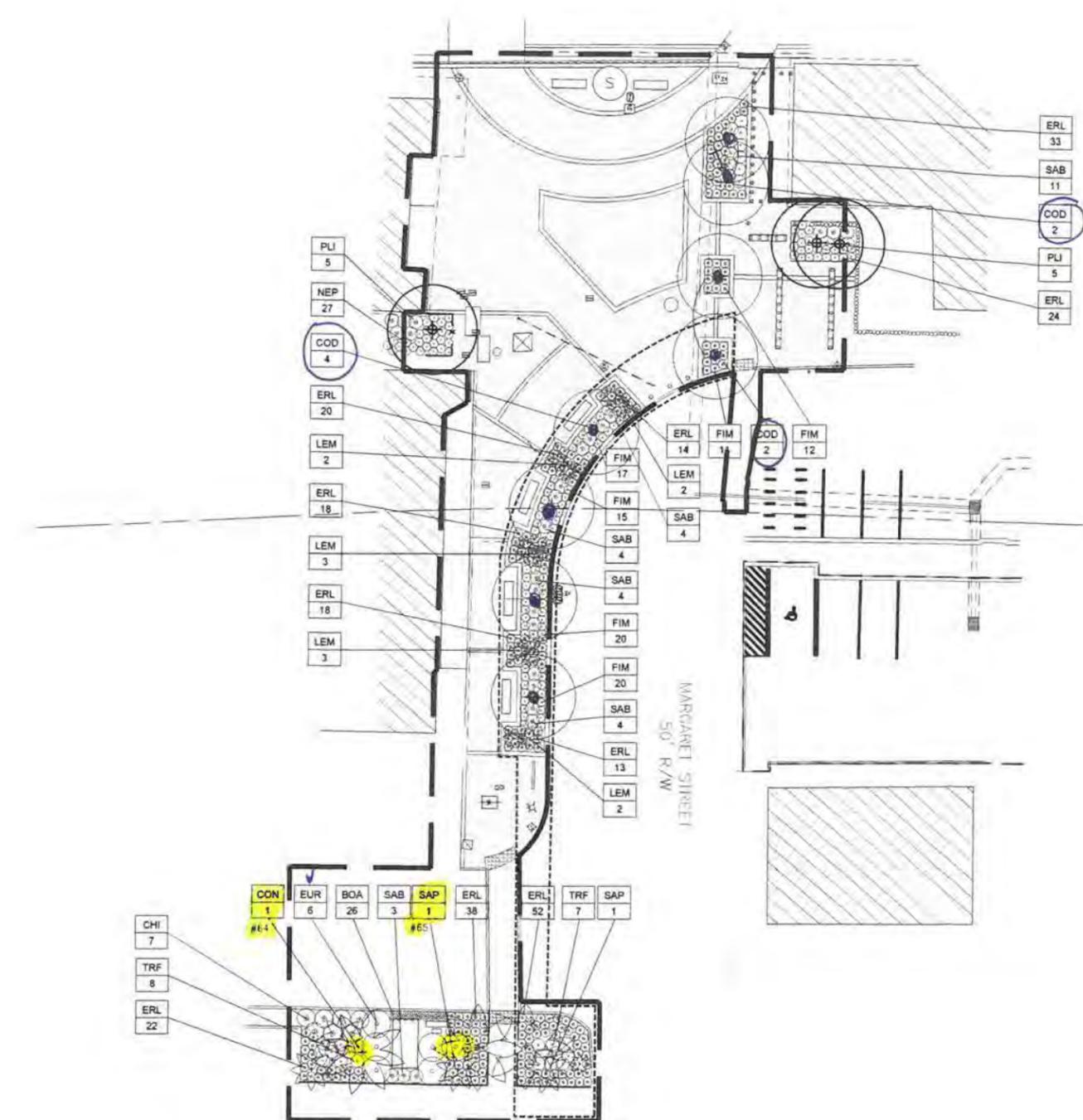
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**MARGARET STREET LANDSCAPE REQUIREMENTS**

Minimum Landscape Areas	Required	Provided	
Site Area 12,860 SF x 20% Minimum Area of Building Site	2576 / 20%	2576	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	395	80%	
Exotic Plants	96	20%	
<b>Total Native &amp; Exotic Plants</b>	<b>491</b>		
Minimum Standards Landscaping Along Right-of-Way			
200 LF Property Line Abutting Street Frontage/100 LF = 1			
40 Plant Units x 2 = 80 Plant Units Required			
Canopy Trees / Native Palms	Total Plants Provided	x Plant Units	Plant Units Provided
Ornamental Trees	14	10	140
Shrubs	5	3	15
<b>Total Plant Units Provided</b>	<b>468</b>	<b>1</b>	<b>468</b>
Nonvehicular Open Space (NOS) Landscape Requirements			
20% or 2576 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS	Total Trees Required	Total Trees Provided	
2576 SF/2000 = 1.29 x 4 Trees	5	5 Trees / 14 Palms	

**KEY WEST HISTORIC SEAPORT MARGARET STREET PLAZA** 9/13/2019

KEY	QTY L-3.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>TREES</b>										
COC	8	Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	14'-16'	9'-10'	100 Gal	As Shown	5' CT
<b>PALMS</b>										
CON	1	Corcos nucifera (Green Malay)	Green Malay Coconut	No	10'-12"	14'-18' CT	15'-20'	BAB	As Shown	Transplant From Site
LEM	12	Leucodermis morrisii	Key Trace Palm	Yes	4'-6"	8'-9' GA	8'-8'	BAB	As Shown	Single
SAP	4	Sabal palmetto	Sabal Palm	Yes	18'-24"	10' GA	8'-10'	85 Gal	As Shown	Transplant From Site
SAP	1	Sabal palmetto	Sabal Palm	Yes	18'-24"	10' GA	8'-10'	85 Gal	As Shown	Regenerated w/Boots
<b>LARGE SHRUBS</b>										
CHI	7	Chrysobalanus icaco	Coconut	Yes	NA	36'-48"	36'-48"	15 Gal	As Shown	Shrub Type
EUR	5	Eugenia rhombica	Red Stopper	Yes	NA	6'-8"	3'-4"	25 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>										
PLI	10	Psychotria ligustrifolia	Dw/ Wild Coffee	Yes	NA	18'-24"	18'-24"	7 Gal	As Shown	
SAB	30	Sanea bahamensis	Maiden Bush	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	
TRF	15	Tripsacum floridanum	Dwarf Fakahatchee Grass	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	
<b>GROUNDCOVER</b>										
BOA	28	Borreria pulloides	Sea Ox-Eye Daisy	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
ERL	252	Ernstia littoralis	Golden Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
FIM	95	Ficus microcarpa (Green Island)	Green Island Ficus	No	NA	12'-18"	12'-18"	3 Gal	As Shown	
NEP	27	Nepenthes axillata	Sword Fern	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	

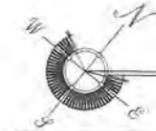
3x8 = 24"  
replace  
inches

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**LEGEND**

- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE
- RIGHT OF WAY LANDSCAPE

- Notes:**
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  4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT  
PHASE II  
KEY WEST, FLORIDA

