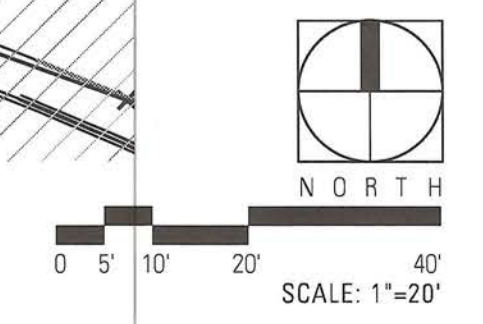
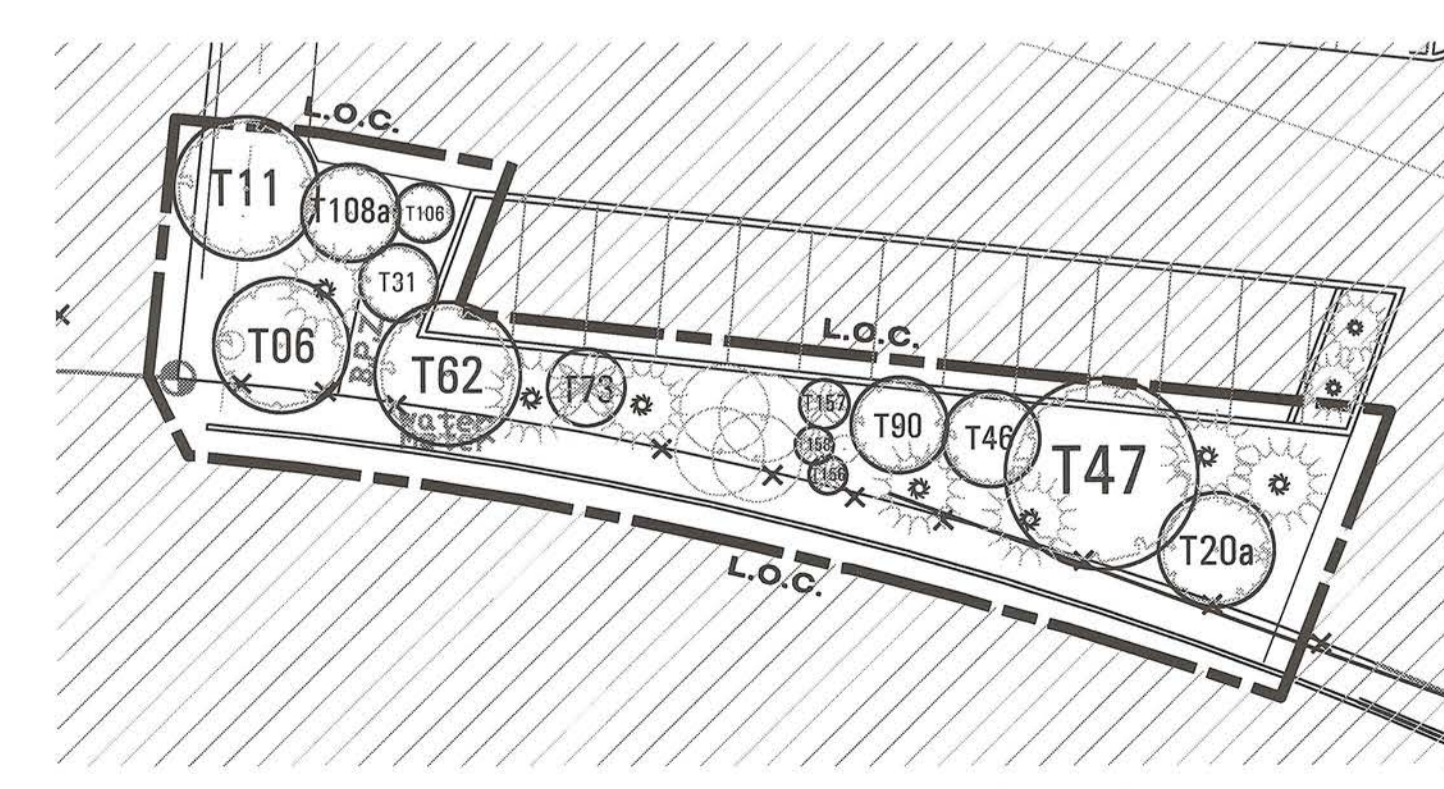
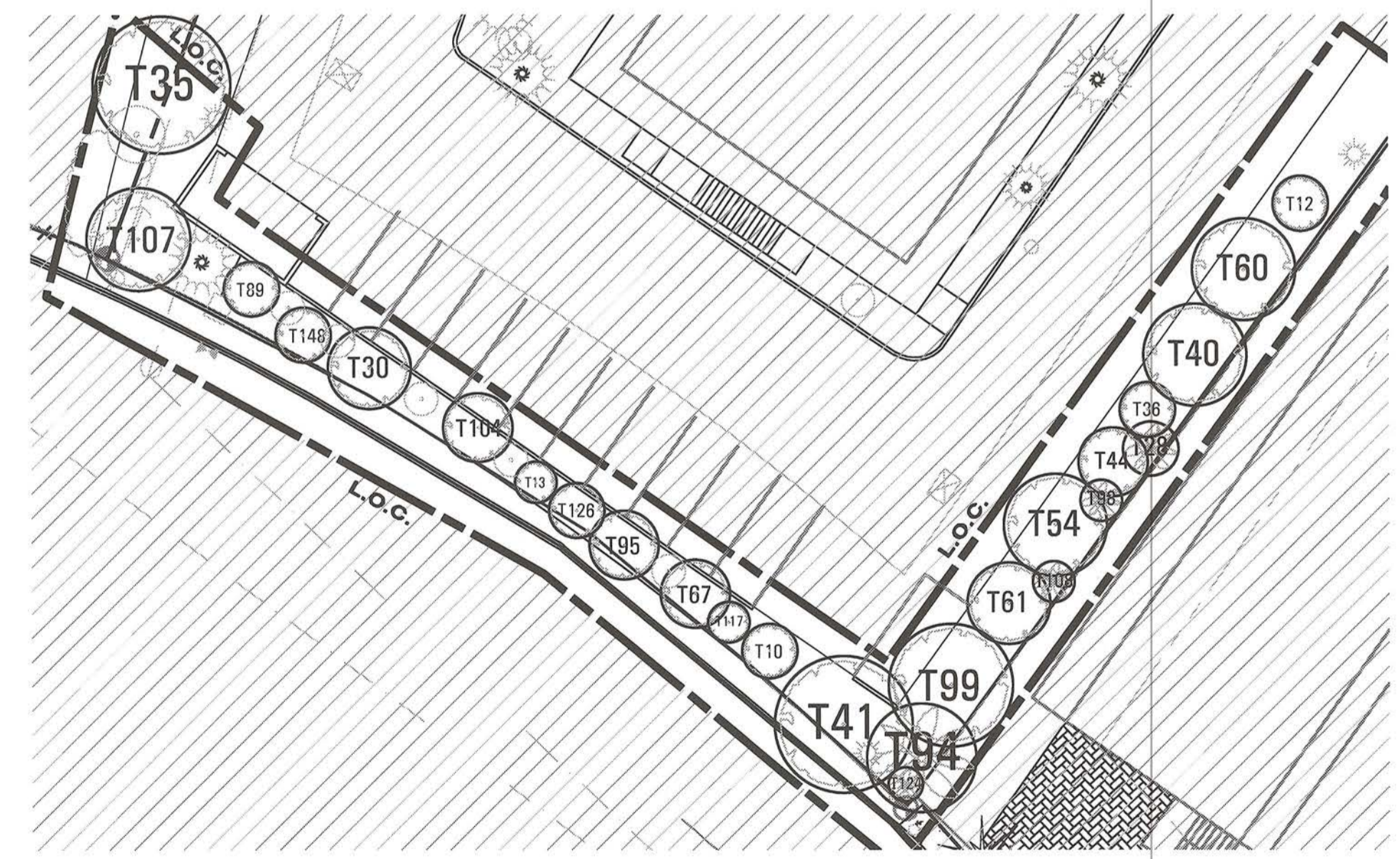




PLANTING SCHEDULE QUICK REFERENCE

(REF. LP 3.01 FOR COMPLETE PLANT SCHEDULE)
(REF. LP 2.01 FOR UNDERSTORY PLANTING PLAN)

SHADE TREES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	B53	GUMBO LIMBO	BURSERIA SIMARUBA
PALM TREES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	CN	COCONUT PALM	COCOS NUCIFERA 'GREEN MALAYAN'
	SPI0	SABAL PALM	SABAL PALMETTO
	VM	VEITCHIA PALM	VEITCHIA MONTGOMERYANA
ORNAMENTAL TREES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	CC6	JAMAICAN CAPER	CAPPARIS CYNOPHALLOPHORA
	CE	SILVER BUTTWOOD	CONOCARPUS ERECTUS
	G56	LIGNUMVITAE	GUAIACUM SANCTUM
	MYF6	SIMPSON STOPPER	MYRCIANTHES FRAGRANS
EXISTING TREES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	TXXX	RELOCATED PALM	REF. TD 1.01 FOR SPECIES
	TXXX	RELOCATED SHADE TREE	REF. TD 1.01 FOR SPECIES



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

Project:
**THE GATES HOTEL
SUNSET GREEN**

PERMIT SET

3824 N ROOSEVELT BLVD.
KEY WEST, FLORIDA

Project Number:
FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

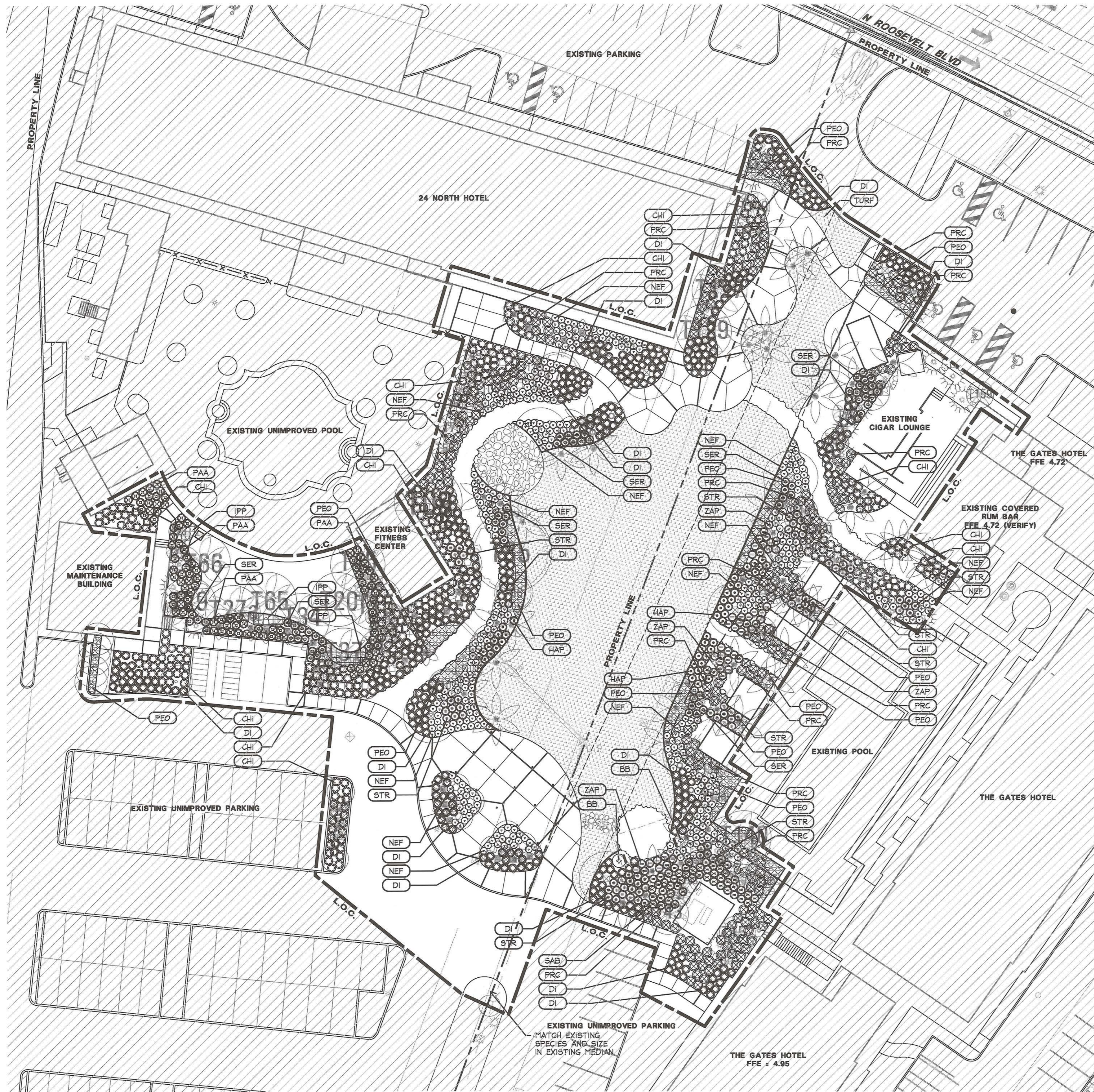
Date Issued:
MARCH 28, 2017

Revisions:

Sheet Title:
**PLANTING PLAN
(TREE CANOPY)**

Sheet Number:
LP 1.01

Z:\Gates Hotel (FL16102)\04_CD_Xref\VEA\081022\Mill\16102_P1-01.dwg



PLANTING SCHEDULE QUICK REFERENCE

(REF. LP 3.01 FOR COMPLETE PLANT SCHEDULE)
(REF. LP 1.01 FOR TREE CANOPY PLAN)

SHRUBS, ORNAMENTAL GRASSES, AND VINES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	BB	BOUGAINVILLEA	BOUGAINVILLEA SPP.
	CHI	RED TIP COCOPLUM	CHRYSOBALANUS ICACO
	DI	BICOLOR IRIS	DIETES BICOLOR
	HAP	DWARF FIREBUSH	HAMELIA PATENS
	NEF	MACHO FERN	NEPHROLEPIS FALCATA 'MACHO'
	PAA	BEACH PANIC GRASS	PANICUM AMARUM
	PRC	PHILODENDRON 'ROJO CONGO'	PHILODENDRON 'ROJO CONGO'
	SAB	MAIDENBUSH	SAVIA BAHAMENSIS
	SER	SAW PALMETTO	SERENOA REPENS
	STR	BIRD OF PARADISE	STRELITZIA REGINAE
	ZAP	COONTIE	ZAMIA PUMILA
PERENNIALS, GROUNDCOVERS, AND ANNUALS			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	IPP	SEASIDE MORNING GLORY	IPOMOEA PES-CAPRAE
	PEO	BABY RUBBER PLANT	PEPEROMIA OBTUSIFOLIA
	TURF	ZOYSIA	----



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

Project:
**THE GATES HOTEL
SUNSET GREEN**

PERMIT SET

3824 N ROOSEVELT BLVD.
KEY WEST, FLORIDA

Project Number:
FL16102

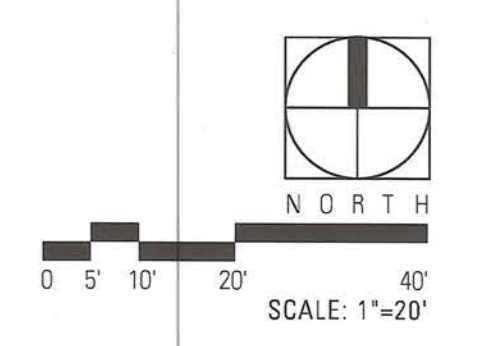
Designed: PW, AH
Drawn: AH, KT, SM
Reviewed: PW, KT

Date Issued:
MARCH 28, 2017

Revisions:

Sheet Title:
**PLANTING PLAN
(UNDERSTORY)**

Sheet Number:
LP 2.01



Z:\Gates Hotel (FL16102)\04 CD\Sheets\04-LP\FL16102-LP2-01.dwg



Landscape Architects • Planners
 200 SW First Ave., Suite 103
 Fort Lauderdale, Florida 33301
 (954) 473-1000

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

Project:
**THE GATES HOTEL
 SUNSET GREEN**

PERMIT SET

3820 N ROOSEVELT BLVD.

KEY WEST, FLORIDA

Project Number:
 FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

Date Issued:
 MARCH 28, 2017

Revisions:

Sheet Title:
**PLANT LIST AND
 SPECIFICATIONS**

Sheet Number:
LP 3.01

PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
8		B63	GUMBO LIMBO	BURSERIA SIMARUBA	4' CAL.; 14' O.A.	FLORIDA #1; CHARACTER FORM; 8' CLEAR HEIGHT; CONTAINER GROWN
PALM TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
47		CN	COCONUT PALM	COCOS NUCIFERA 'GREEN MALAYAN'	EQUAL QUANTITIES 14', 18', 22' HT. GN	FLORIDA #1 WITH CHARACTER (CURVED TRUNKS AND VISIBLE LEAN); FIELD GROWN
3		SP10	SABAL PALM	SABAL PALMETTO	8', 10' AND 12' C.T. (IN EQUAL QUANTITIES)	FLORIDA #1; BOOTED AND UNBOOTED WITH CHARACTER (CURVED TRUNKS AND VISIBLE LEAN); FIELD GROWN.
24		VM	VEITCHIA PALM	VEITCHIA MONTGOMERYANA	14' G.W. DOUBLES & TRIPLES	FLORIDA #1; EQUAL QUANTITY DOUBLES AND TRIPLES; FIELD GROWN.
ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
3		CC6	JAMAICAN CAPER	CAPPARIS CYNOPHALLOPHORA	6' HT.	FLORIDA #1; MULTI-TRUNK; 3-5 TRUNKS; CONTAINER GROWN.
12		CE	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	6' HT.	FLORIDA #1; SINGLE TRUNK; STRIAIGHT CENTRAL LEADER; FULL, UNIFORM CANOPY; CONTAINER GROWN.
6		GS6	LIGNUMVITAE	GUAIACUM SANCTUM	12' HT.	FLORIDA #1; MULTI-TRUNK; 3-5 TRUNKS; CHARACTER FORM; CONTAINER GROWN.
8		MYF6	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	12' HT.	FLORIDA #1; MULTI-TRUNK; 3-5 TRUNKS; CHARACTER FORM; CONTAINER GROWN.
EXISTING TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
		TXXX	RELOCATED PALM	REF. TD 1.01 FOR SPECIES	REF. TD SERIES FOR SIZE AND EXISTING ON-SITE LOCATION	REF. TREE RELOCATION NOTES ON SHEET TD 1.02 FOR ADDITIONAL REQUIREMENTS
		TXXX	RELOCATED SHADE TREE	REF. TD 1.01 FOR SPECIES	REF. TD SERIES FOR SIZE AND EXISTING ON-SITE LOCATION	REF. TREE RELOCATION NOTES ON SHEET TD 1.02 FOR ADDITIONAL REQUIREMENTS

PLANT LIST						
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
2		BB	BOUGAINVILLEA	BOUGAINVILLEA SPP.	6' HT., 7 GAL.	WHITE; PLANT 60' O.C.
267		CHI	RED TIP COCOPLUM	CHRYSOBALANUS ICACO	24" HT., 3 GAL.	PLANT 36' O.C.
413		DI	BICOLOR IRIS	DIETES BICOLOR	24" HT., 3 GAL.	PLANT 36' O.C.
48		HAP	DWARF FIREBUSH	HAMELIA PATENS	24" HT., 3 GAL.	PLANT 36' O.C.
420		NEF	MACHO FERN	NEPHROLEPIS FALCATA 'MACHO'	24" HT., 3 GAL.	PLANT 30' O.C.
101		PAA	BEACH PANIC GRASS	PANICUM AMARUM	36" HT., 3 GAL.	PLANT 36' O.C.
220		PRC	PHILODENDRON 'ROJO CONGO'	PHILODENDRON 'ROJO CONGO'	36" O.A., 3 GAL.	PLANT 42' O.C.
50		SAB	MAIDENBUSH	SAVIA BAHAMENSIS	24" HT., 3 GAL.	PLANT 36' O.C.
64		SER	SAW PALMETTO	SERENOA REPENS	24" HT., 5 GAL.	PLANT 36' O.C.
76		STR	BIRD OF PARADISE	STRELITZIA REGINAE	42" HT., 3 GAL.	PLANT 36' O.C.
47		ZAP	COONTIE	ZAMIA PUMILA	24" HT., 5 GAL.	PLANT 36' O.C.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
81		PP	SEASIDE MORNING GLORY	IPOMOEA PES-CAPRAE	18' SPREAD, 1 GAL.	PLANT 18' O.C.
1142		PEO	BABY RUBBER PLANT	PEPEROMIA OBTUSIFOLIA	12' O.A., 1 GAL.	PLANT 12' O.C.
0		TURF	ZOYSIA	----	----	----

PLANTS - SECTION 32 9300 TECHNICAL SPECIFICATION	
PLANTS	32 9300-1

PLANTS - SECTION 32 9300 TECHNICAL SPECIFICATION	
PLANTS	32 9300-2

PLANTS	32 9300-3
--------	-----------

PLANTS	32 9300-4
--------	-----------

Z:\Gates Hotel (FL16006)04 - CD\Sheets\04 - LPV\16102-LP3-01.dwg



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

Project:
**THE GATES HOTEL
 SUNSET GREEN**

PERMIT SET

3820 N ROOSEVELT BLVD.
 KEY WEST, FLORIDA

Project Number:
 FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

Date Issued:
 MARCH 28, 2017

Revisions:

Sheet Title:
**PLANT
 SPECIFICATIONS**

Sheet Number:
LP 3.02

2.3 **PLANTS**
 A. Provide plants established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

2.4 **BACKFILL SOIL**
 A. Backfill soil shall meet the City of Key West standards. Soil in sidewalk cut outs, parking lot islands, and other small spaces shall be replaced or amended to improve conditions. Backfill to be reasonably free from clay lumps, coarse sands, stones, roots, and other foreign matter. There shall be no toxic amounts of acid or alkaline elements. Submit samples to Landscape Architect for approval.

2.5 **PLANTING SOIL**
 A. Soil to be locally available and native to the region and shall meet the following specifications:
 1. Clean, Brown Sand – 70%
 2. Muck Mix – 30%
 3. Shall be free of trash, weeds, deleterious materials, rocks and debris.
 4. 100% shall pass through a 1/2" screen.
 5. Soil to be loamy material that meets the requirements of USDA textural triangle.
 B. Prepared Planting Bed Mix:
 1. Mix 70% Clean, Brown Sand with 30% Muck Mix

2.6 **MULCHES**
 A. Pine Straw Mulch: The mulch shall be free from deleterious materials and suitable as a top dressing of trees and shrubs.

2.7 **FERTILIZER**
 1. Apply Osmocote 18-06-12 Controlled Release Fertilizer (or approved equal) at label rate. Submit any request for substitution to Landscape Architect for Approval.

2.8 **PRE-EMERGENT HERBICIDE**
 1. Apply granular Chipco® Ron-Star®-G or approved equal at label rate.

2.9 **STAKES AND GUYS**
 A. For Shade and Ornamental Trees: (3) 8"x2"x4" Wood Batton; Painted (Color to be selected by owner). Ref. Planting Details Sheet for additional information.
 B. (3) 2x4x8 Wood Batton per Palm; Painted (Color to be determined), connected with steel bands. Ref. Planting Details Sheet for additional information.
 C. Burlap Chafing Guard: Placed between trunk and Wood Batton to protect Palm Trunk from damage.
 D. (3) 2x4 Pressure Treated Wood Brace per Palm; Painted (Color to be determined), toe nail to batton. Do not nail into trunk.

2.10 **WATER**
 A. Furnished by owner; transport as required.

PART 3 - EXECUTION

3.1 **EXAMINATION**
 A. Obtain Owner's certifications that rough grades to plus or minus 0.10' have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for shaping and fine grading all planting areas as indicated on plans or as directed by Landscape Architect.
 B. Verify location of all utilities prior to pit excavation and grading. Contractor is responsible for any damage to utilities and Owner's property. Coordinate with all other site contractors.
 C. Perform a percolation test on the subgrade at the bottom of the excavated planting beds. A one (1) inch percolation rate per hour is required prior to installation of planting bed mix. For example, if a planting bed is excavated at a twelve (12) inch depth, the bed should be filled with water, and after twelve hours, all the water should be gone. Testing should be performed in multiple locations on the site and submitted on a plan to be approved by the Landscape Architect. Contractor to notify the Landscape Architect prior to starting the test. The Landscape Architect may choose to visit the site at the beginning and at the conclusion of the testing.

PLANTS 32 9300-5

Contractor to submit a report on the results of the testing. If the specified percolation rate is not achieved, the Contractor will need to perform soil ripping

D. Inspect trees and shrubs for inquiry, insect infestation and trees and shrubs for improper pruning. Do not begin planting of trees until deficiencies are corrected or plants replaced.

E. Quantities shown on plans are for the convenience of the Contractor. In case of discrepancy between the plant list and the plans, the plans shall govern. The Contractor is also responsible for determining the quantities needed to complete the installation to the full extent dimensioned on the drawings.

3.2 **PREPARATION**
 A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, and secure Owner/Landscape Architect's acceptance before the start of planting work. Make minor adjustments as may be required. Provide 48 hour notice for Landscape Architect Review.
 B. Planting mix for all shrub beds as indicated on the plans and tree backfilling to consist of the prepared planting bed mix.
 C. Contractor to provide 48 hours' notice to Landscape Architect prior to mixing of any soil on site for approval of mixed soil.
 D. If soils are mixed off site, contractor shall submit location of pre-mix and mix analysis for Landscape Architect.

3.3 **EXCAVATION FOR TREES AND SHRUBS**
 A. Layout of Major Plantings: Tree locations and outlines of planting beds shall be marked on the ground by the Contractor before any plant pits are dug. All such locations shall be approved by the Landscape Architect. If underground construction or utility line is encountered in the excavation of planting areas, other location for planting may be selected by the Landscape Architect. Notify Landscape Architect 5 days in advance to allow review.
 B. Pits and Trenches: Excavate with vertical sides and with bottom of excavation slightly raised at center to assist drainage. For all tree excavation, roughen glazed surface on sides and bottom of the excavation holes by use of hand tools.
 1. Continuous planting beds for shrubs and groundcovers, depth of excavation:
 a. 16 inches below mulch layer
 2. Trees and shrub pit dimensions
 a. Depth: Height of the rootball (vertical sides)
 b. Width: Two times (2x) the diameter of the rootball.
 3. All excess soil excavated from beds to be hauled off and disposed of in a lawful manner offsite unless by written consent, the Landscape Architect directs the Contractor to supplement lawn area with approved excavated soil.
 4. Contractor shall fracture and break rock or clay if encountered in excavation and perform a drainage test. The tree, shrub or planting pits shall be filled with water and shall drain completely within a 24 hours period to be acceptable for planting. Notify Landscape Architect upon such occurrences.
 5. Contractor to scarify and roughen bottom and sides of pit to ensure that gazing of clay pit does not occur. Contractor to be responsible to provide adequate drainage through shrub beds to prevent waterlogging of plants.
 6. Planting soil shall NOT be compacted after installation. Plant material must be installed within five (5) days of soil installation to reduce compaction. If plant material is not installed and planting soil is compacted, the Contractor will have to remove the planting soil and replace with new un-compacted soil.

3.4 **PLANTING TREES AND SHRUBS**
 A. Planting of Trees and Shrubs:
 1. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Protect existing site amenities during landscape operations.
 2. Removal of containers:
 a. Remove bottom of plant boxes before planting. Remove sides of box without damage to root ball after positioning plant and partially backfilling.
 b. Remove top 1/3 or burlap from balled and burlapped materials after setting plant.
 c. Remove all plastic fabrics, containers, ropes, and wires from shrubs and tree canopies.
 B. All plants shall be set upright and plumb in center of hole. Plants or trees in formal plantings shall be laid out according to the dimensions on plans. Plants shall be set to give best appearance. All plants shall set level with finished grade upon completion of planting operations. Adjust tree and shrub elevations should settling occur.

PLANTS 32 9300-6

C. Set balled and burlapped stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades as indicated.
 1. Place stock on setting layer of compacted planting soil
 2. Remove burlap and wire baskets from tops of balls and partially from sides, but do not remove from under balls. Remove pallets, if any, before setting. Do not use planting stock if ball is cracked or broken before or during planting operation.
 3. Backfill with planting mix around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of planting mix. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of planting mix.

D. Set container-grown stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades as indicated.
 1. Carefully remove containers so as not to damage root balls.
 2. Place stock on setting layer of compacted planting soil
 3. Backfill with planting mix around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of planting mix. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of planting mix.

E. Plants shall be installed in straight rows and evenly spaced to fill bed, unless otherwise noted, and at intervals called out in the drawing. Triangular spacing shall be used unless otherwise noted on the drawings.

F. Dish and tamp top of backfill to form a retention basin around the rim of the pit. Ref. Planting Details Sheet for height of basin. Do not cover top of root ball with planting mix.

G. After installation of all shrubs, groundcover and annuals, plantings shall be watered thoroughly. Any settling of plants or finished grade that occurs shall be repaired prior to installation of mulch. Finished grade of planting beds to be 1/2" below finished grade of adjacent pavement or curb.

H. Specimen Tree Transplanting
 1. Contractor to follow ANSI A300 recommendations for all transplanted trees.

3.5 **TREE AND SHRUB PRUNING**
 A. Prune, thin, and shape trees and shrubs ONLY as directed by Owner/Landscape Architect.

3.6 **TREE STAKING**
 A. Staking: Stake all trees according to Planting Detail.
 B. Palm Staking: Stake according to detail. All Bracing to be painted. Color to be determined by landscape architect/owner.

3.7 **MULCHING**
 A. Mulch backfilled surfaces of tree pits and all shrub and other plant areas. Ref. Planting Details for depth of mulch and other information.

3.8 **CLEANUP AND PROTECTION**
 A. During landscaping, keep pavements clean and work area in an orderly condition.
 B. Protect landscaping from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 **DISPOSAL OF SURPLUS AND WASTE MATERIALS**
 A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

3.10 **ACCEPTANCE**
 A. The landscape will be reviewed provided all work is in compliance with the specifications and drawings and all plants are in healthy, vigorous condition. Inspection to determine substantial completion of planted areas will be made by Landscape Architect upon Contractor's request.
 B. Substantial Completion will be granted when all plant material has been installed and completed and clean up on site has occurred.
 C. Final Acceptance will be granted when:
 1. All trees planted on site that are deemed unacceptable have been replaced and a fresh layer of mulch has been installed in all tree rings.
 2. All shrubs and groundcovers planted on site that are deemed unacceptable have been replaced and a fresh layer of mulch has been installed in all bed areas.

PLANTS 32 9300-7

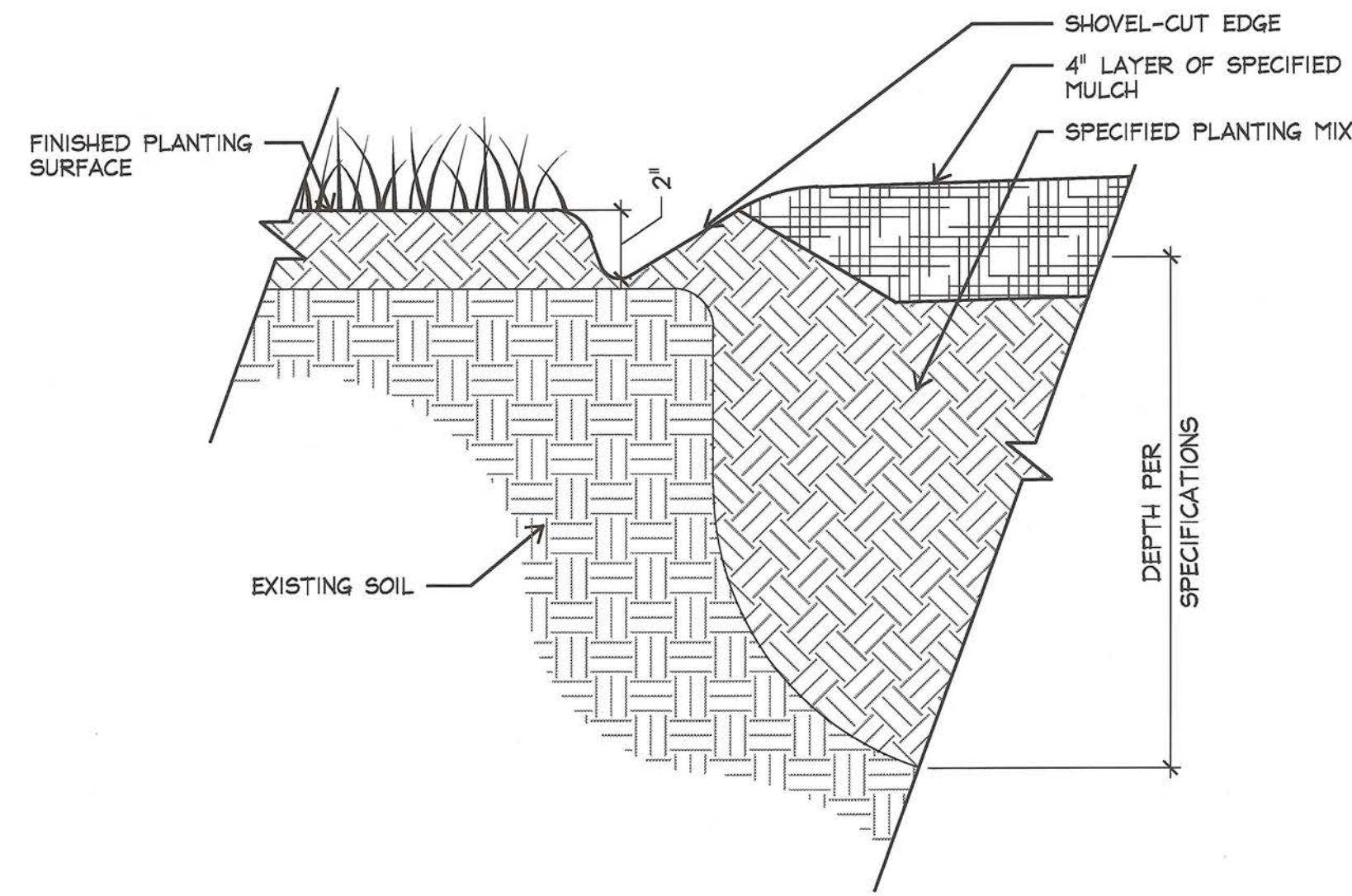
3. All items listed on punch lists and field reports have been completed.

3.11 **OBSERVATION SCHEDULE**
 A. The Contractor shall be responsible for notifying the Landscape Architect in advance for the following site visits, according to the time indicated:
 1. Pre-job conference – 7 days
 2. Final grade review – 48 hours
 3. Plant material review – 48 hours
 4. Plant layout review – 48 hours
 5. Soil preparation and planting operations. One tree with each type of specified staking shall be approved prior to planting of trees – 48 hours
 6. Substantial Completion/Pre-maintenance – 7 days
 7. Final walk-through – 7 days
 B. When observations are conducted by someone other than the Landscape Architect, the Contractor shall show evidence in writing of when and by whom these observations were made.
 C. No site visits shall commence without all items noted in previous Observation Reports either completed or remedied unless such compliance has been waived by the Owner. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Landscape Architect at his current billing rates per hour (plus transportation costs). No further inspections shall be scheduled until this charge has been paid and received.

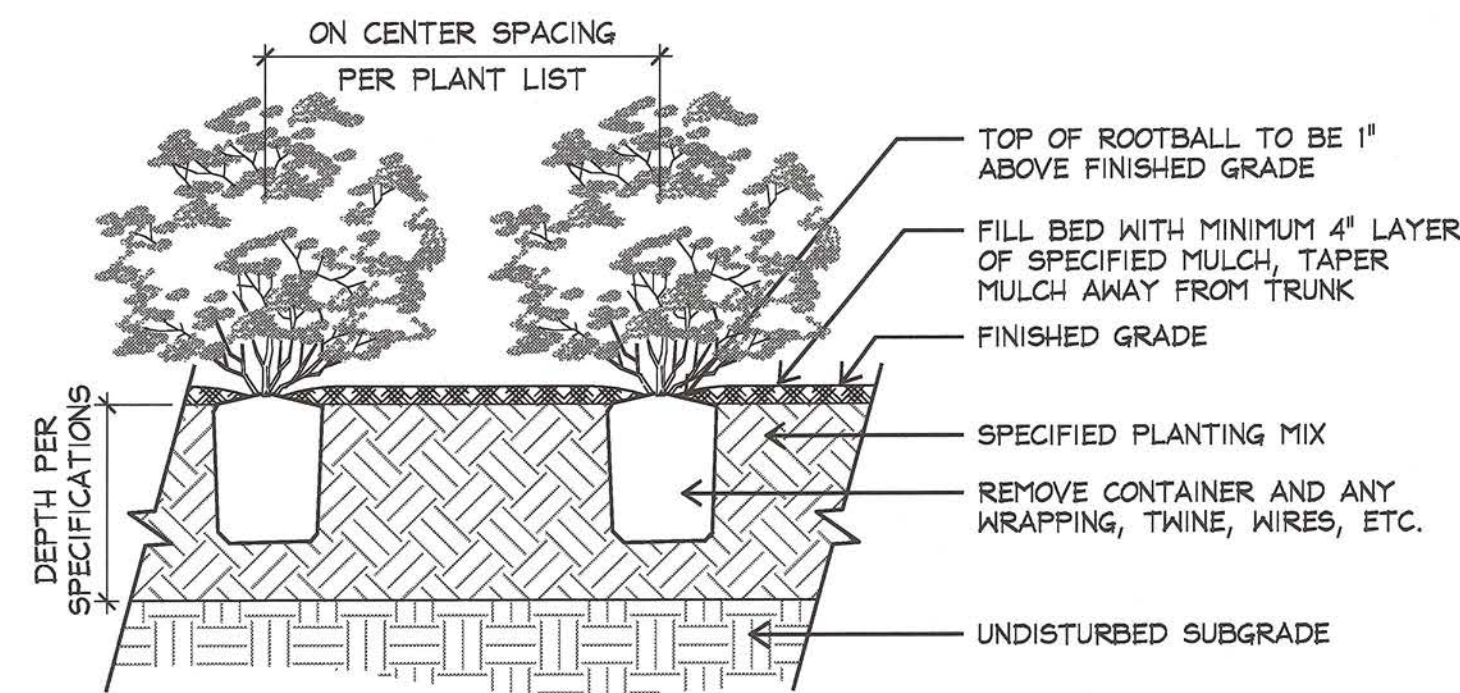
3.12 **EXPIRATION OF GUARANTEE PERIOD**
 A. The Contractor shall be responsible for notifying the Owner 30 days prior to the expiration of the warranty period (see section 1.7). The Contractor shall coordinate a meeting at such time with the Owner and Landscape Architect to inspect all plant material for its health. All plant material deemed dead or unhealthy is to be replaced at the Contractor's expense and shall be guaranteed for a time period equal to that of the original warranty. Contractor shall remove all staking, guying and wrapping materials at the end of the warranty period.

END OF SECTION 32 9300

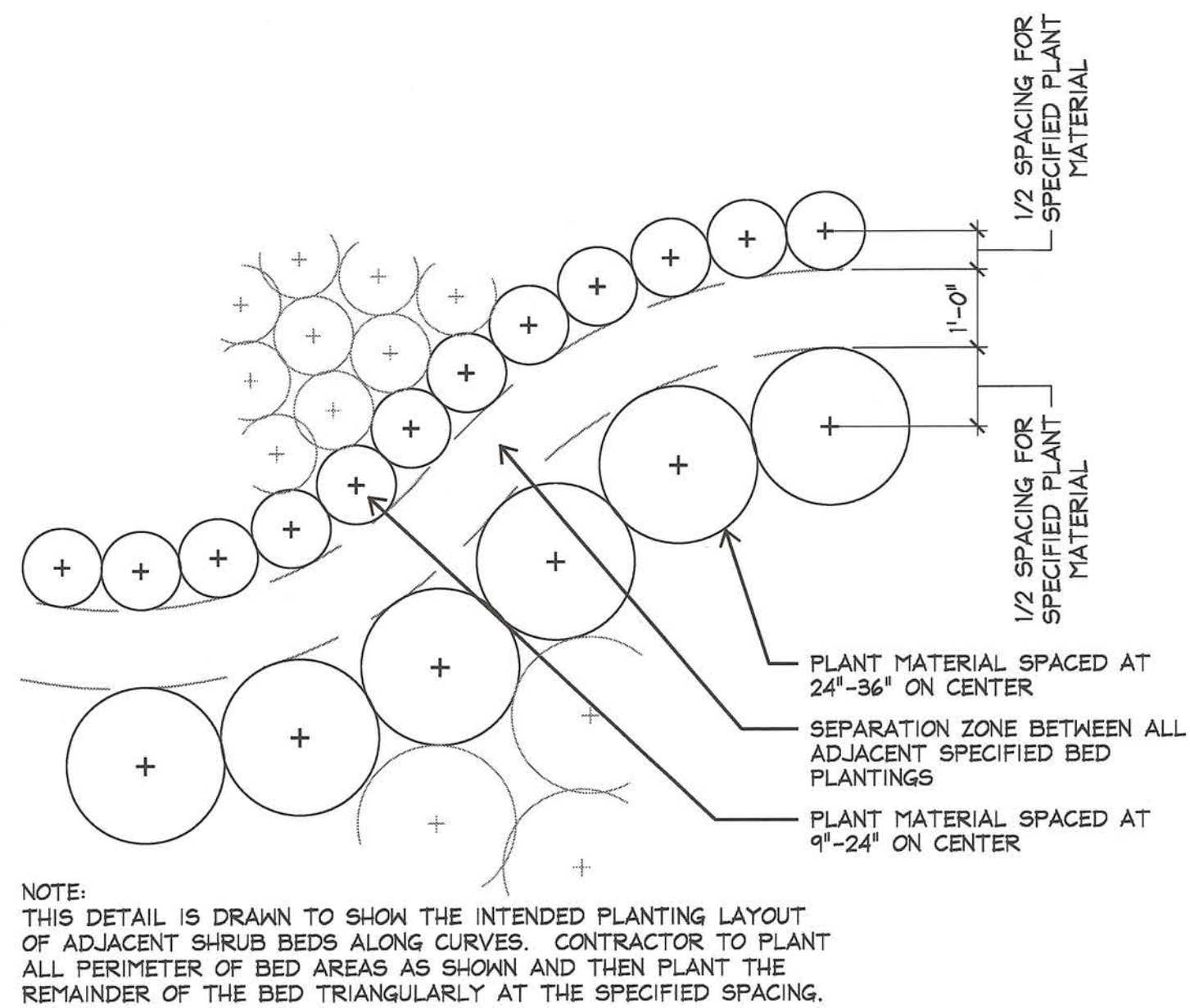
PLANTS 32 9300-8



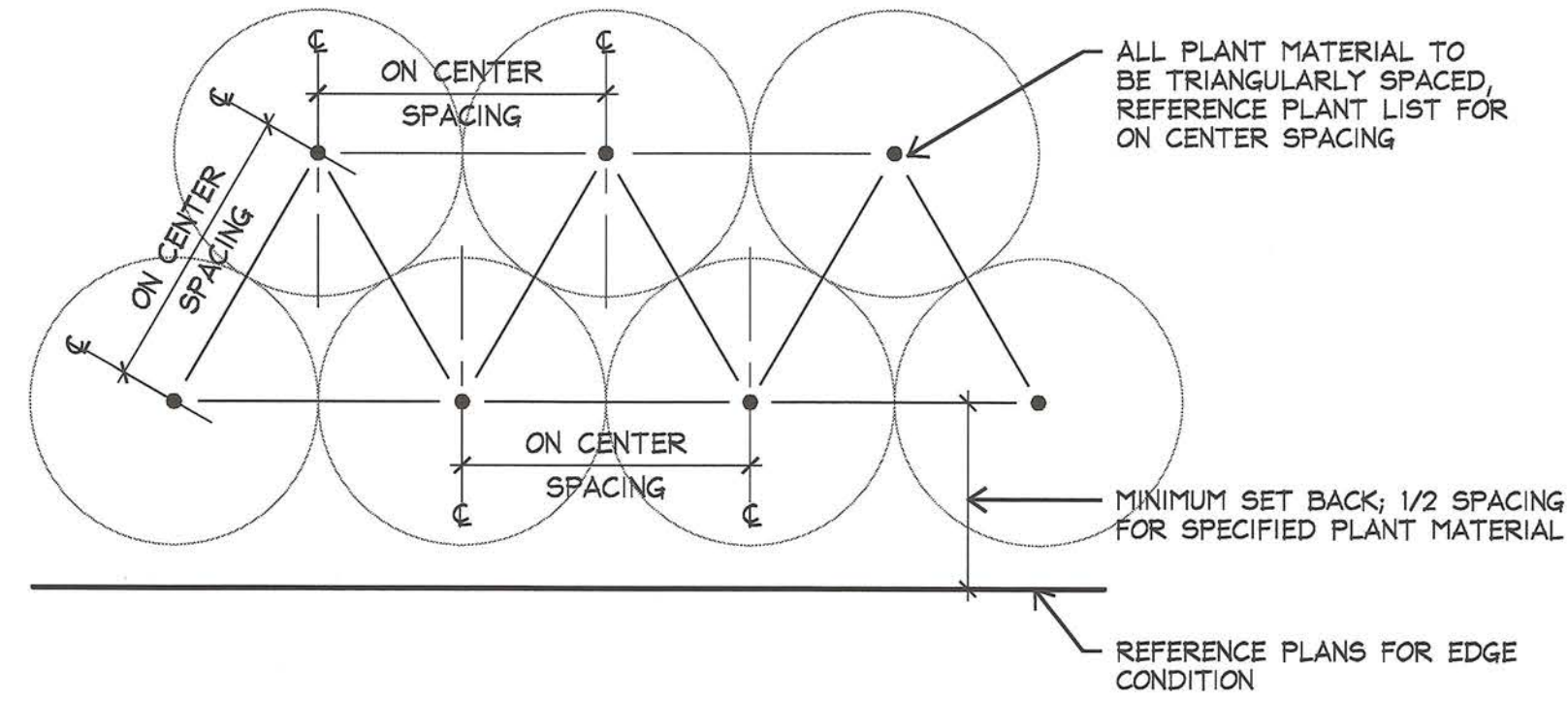
8 SHOVEL CUT EDGE
SECTION NOT TO SCALE



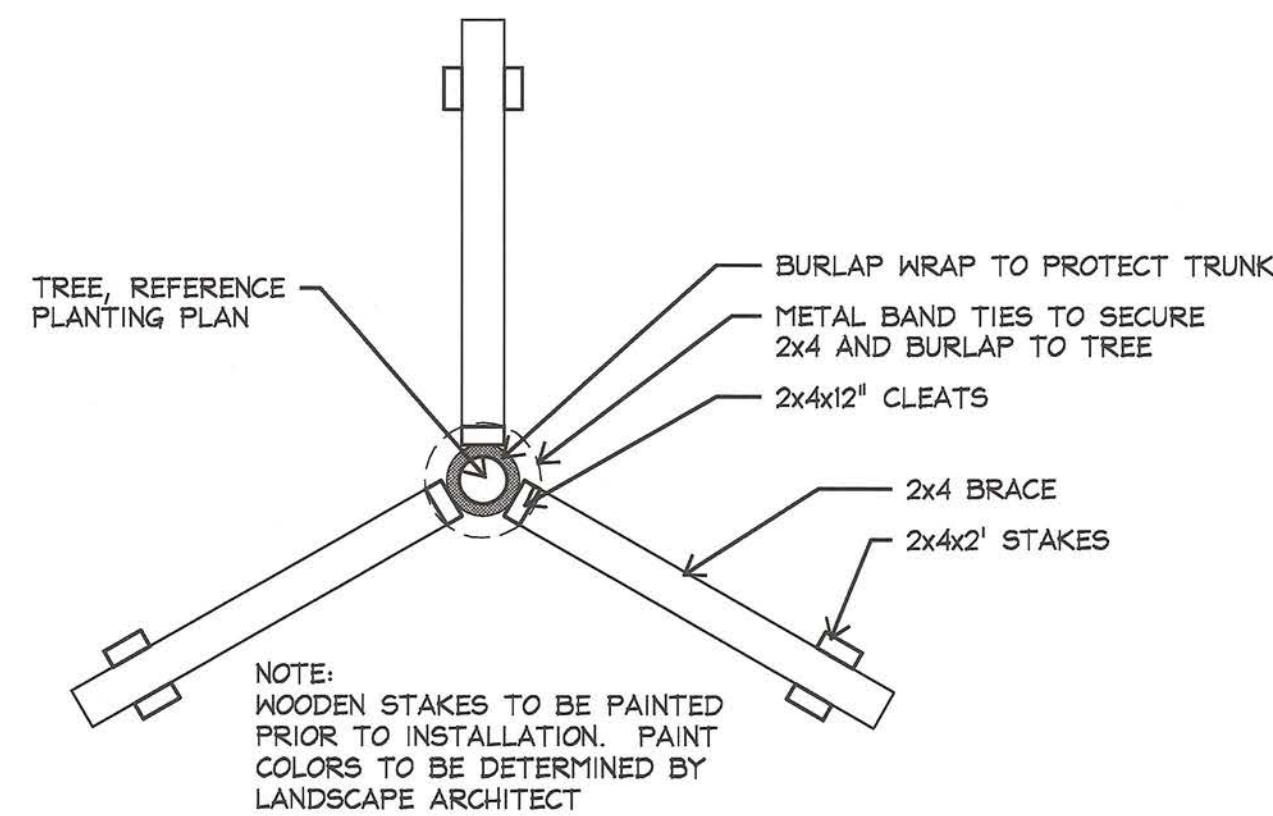
7 SHRUB BED PLANTING
SECTION NOT TO SCALE



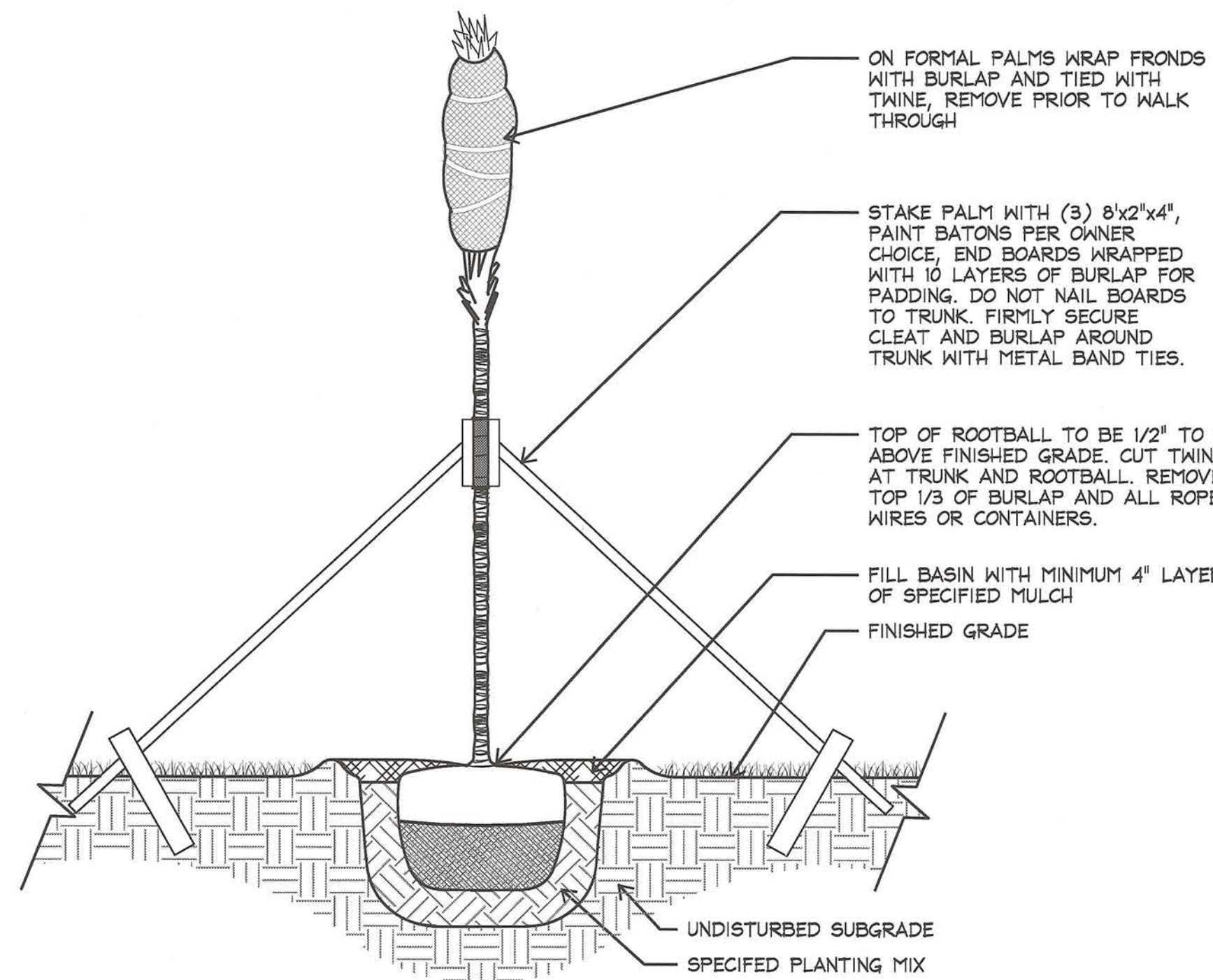
6 CURVED BED LAYOUT
PLAN NOT TO SCALE



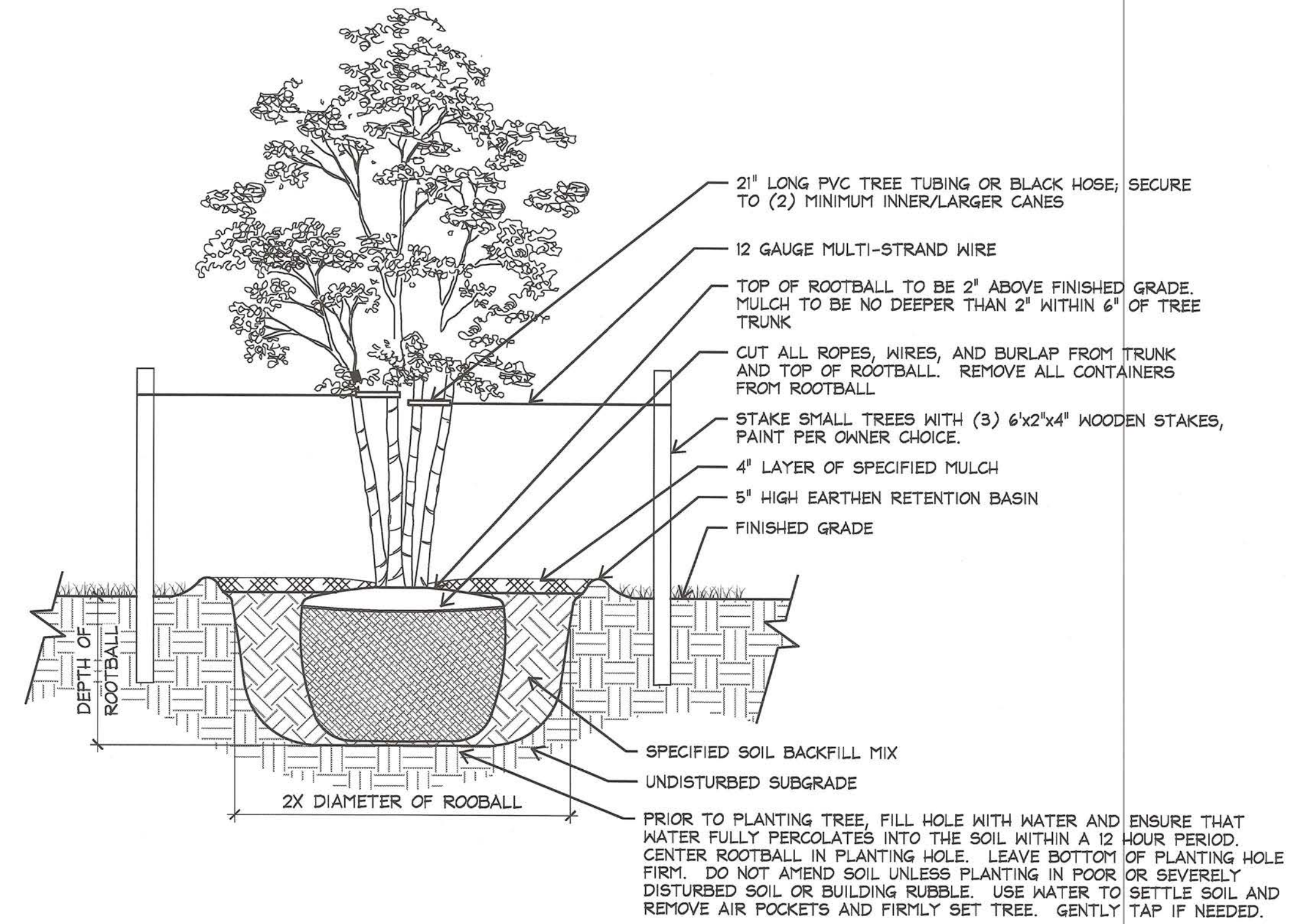
5 PLANT SPACING
PLAN NOT TO SCALE



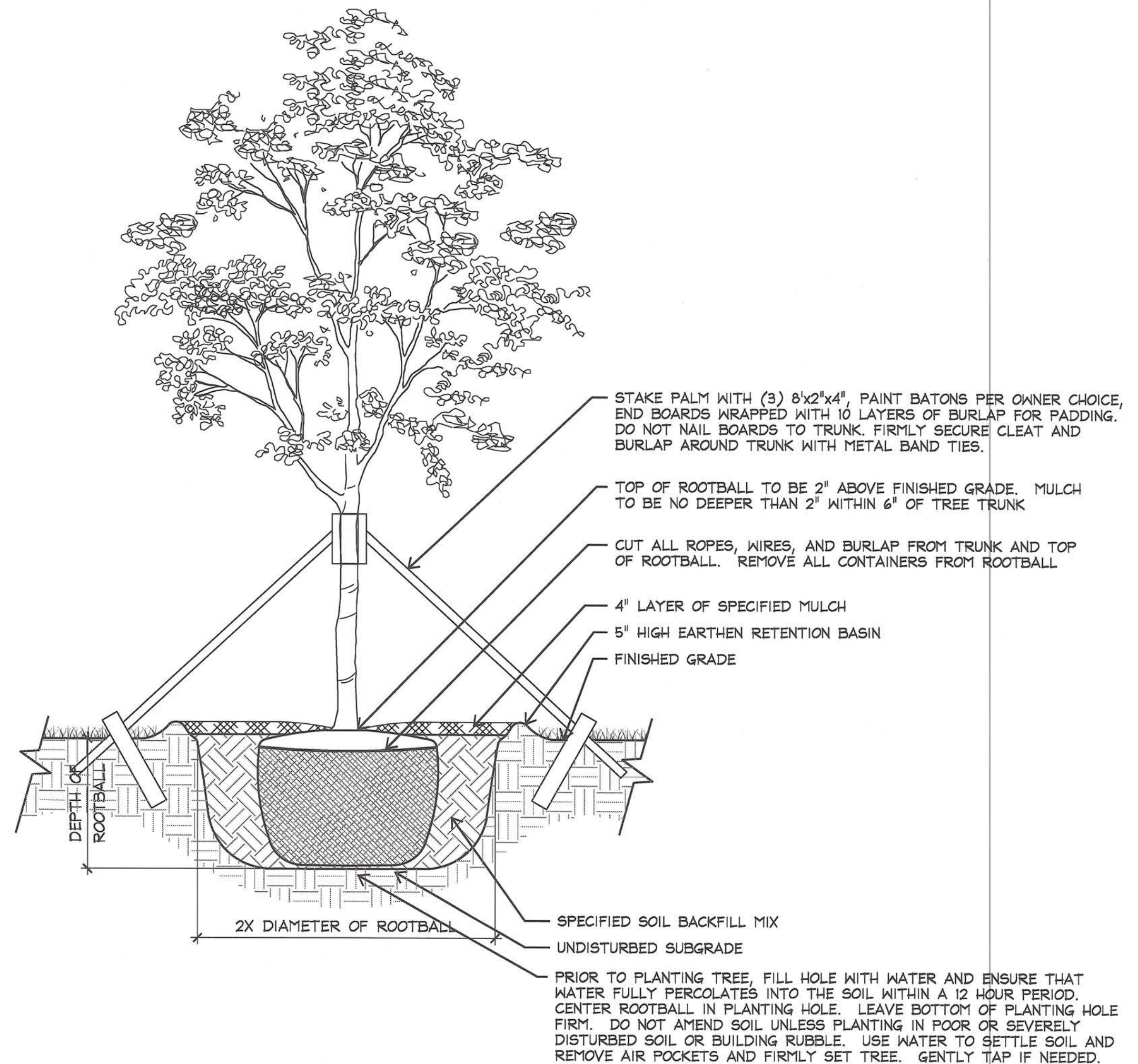
4 PALM TREE STAKING
PLAN NOT TO SCALE



3 PALM TREE PLANTING - STANDARD TRUNK
SECTION NOT TO SCALE



2 TREE PLANTING - MULTI TRUNK
SECTION NOT TO SCALE



1 TREE PLANTING - STANDARD TRUNK
SECTION NOT TO SCALE



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

Project:
**THE GATES HOTEL
 SUNSET GREEN**

PERMIT SET

3824 N ROOSEVELT BLVD.

KEY WEST, FLORIDA

Project Number:
 FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

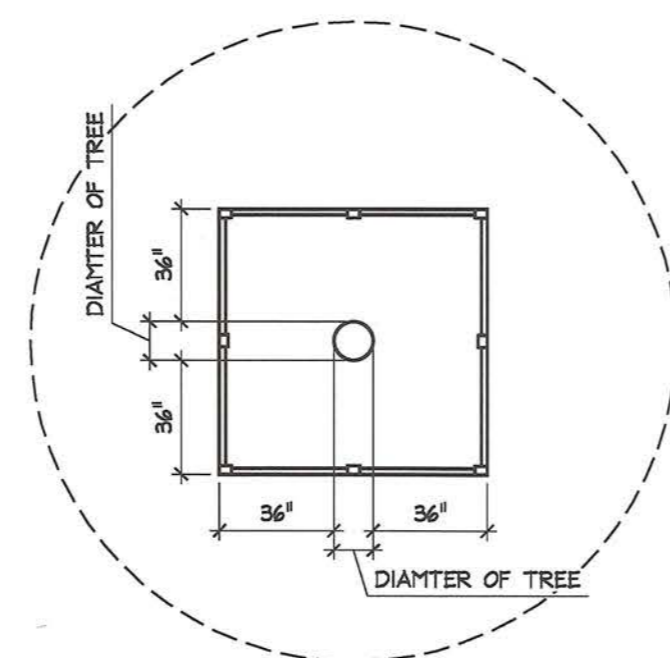
Date Issued:
 MARCH 28, 2017

Revisions:

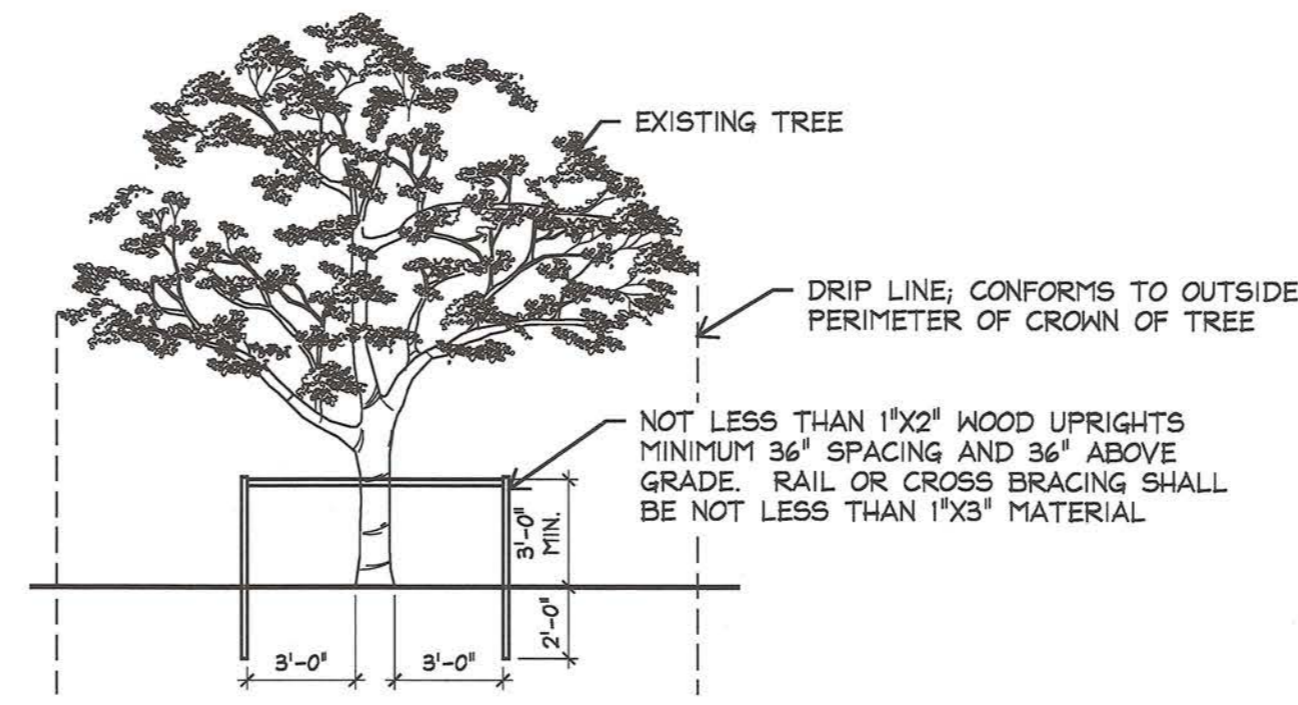
Sheet Title:
**TREE DISPOSITION
 NOTES AND DETAILS**

Sheet Number:

TD 1.04



1 TREE PROTECTION
 PLAN SCALE: 3/16"=1'-0"



2 TREE PROTECTION
 SECTION SCALE: 3/16"=1'-0"

TREE PROTECTION NOTES:

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE TREE PROTECTION TREE LOCATION AND TREE PROTECTION FENCE DETAILS ON THIS SHEET.
3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - 6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - 6B. CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - 6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - 6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIP LINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - 7A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
 - 7B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - 7C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - 7D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
9. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
10. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS.
11. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
19. THE LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
21. PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET FOLLOWING INDUSTRY STANDARDS AS OUTLINED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE RELOCATION NOTES:

- 1.) PRIOR TO TREE EXCAVATION AND RELOCATION, CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES FOR FLAGGING AND COORDINATION OF SERVICE DISCONNECTION AS NECESSARY TO COMPLETE WORK. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCING TREE RELOCATION.
- 2.) CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN THE AREA.
- 3.) ALL TRANSPLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA): REF. 1 TRANSPLANTING OF TREES AND SHRUBS IN THE SOUTHEASTERN UNITED STATES.
- 4.) PRIOR TO BEGINNING ANY TRANSPLANTING WORK, ALL EXISTING TREES ADJACENT TO WORK SHALL BE PROTECTED BY PROVIDING TREE PROTECTION BARRIERS AROUND EXISTING TREES SUCH AS TENAX ORANGE SAFETY FENCING OR SIMILAR. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF TREES, PALMS AND PLANT MATERIAL. ANY EXISTING TREES DAMAGED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- 5.) EMPTY TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN FILL AND BROUGHT BACK TO FLUSH WITH SURROUNDING GRADE. STABILIZE GRADE AS REQUIRED. IF PLANTS ARE TO BE IMMEDIATELY RE-PLANTED IN RESULTING TREE PITS, APPROPRIATE PLANTING SOIL SHALL BE USED AS BACKFILL MATERIAL.
- 6.) TRIMMING AND ANY NECESSARY PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE. THE CONTRACTOR'S CREW USED FOR THE RELOCATION OF EXISTING TREES SHALL HAVE MIN. 10 YEARS EXPERIENCE IN RELOCATION OF EXISTING PLANT MATERIALS AND BE RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 7.) PRIOR TO MOVING:
 - a.) EVALUATE EXISTING TREES AND VERIFY TREES ARE FREE OF DISEASE OR OTHER ISSUES THAT MAY REDUCE THE LIKELIHOOD OF SURVIVING TRANSPLANT.
 - b.) VERIFY FINAL GRADES HAVE BEEN ESTABLISHED IN THE FINAL LOCATION, AND THAT PREPARED PITS DRAIN BY TEST-FILLING WITH WATER BEFORE TRANSPLANTATION.
- 8.) THE FOLLOWING METHODS SHALL BE USED FOR HANDLING DURING TREE PREPARATION AND TRANSPORT:
 - a.) **ROOT PRUNING:** TREES SHALL BE ROOT PRUNED MIN. 45 DAYS PRIOR TO RELOCATION. PRUNING SHALL BE DONE WITH CLEAN, SHARP EQUIPMENT. AFTER ROOT PRUNING, BACKFILL WITH GOOD ROOTING MEDIUM, FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. ROOT PRUNED MATERIAL SHALL BE MAINTAINED BY MULCHING, WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING AND OTHER HORTICULTURAL PRACTICES.
 - b.) **ROOT BALL PREPARATION:** BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR ACCEPTED CLOTH SUBSTITUTE. NO BALLED PLANT WILL BE ACCEPTABLE IF THE BALL IS CRACKED OR BROKEN, OR IF THE STEM OR TRUNK IS LOOSE IN THE BALL, EITHER BEFORE OR DURING TRANSPLANTING. ROOT BALL SIZES SHALL BE ACCORDING TO MINIMUM STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.
 - c.) **CANOPY PREPARATION:** SHADE TREES: SELECTIVELY PRUNE AND THIN CROWN TO REMOVE APPROXIMATELY 1/3 OF THE BRANCHES. PRESERVE THE BASIC SHAPE AND FORM OF THE TREE, ELIMINATE CROSS-BRANCHING AND ANY DEAD OR DISEASED BRANCHES. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI-A800 STANDARDS PALMS: FOLLOW STANDARD PROCEDURE FOR TRANSPLANTATION OF PALMS. MULTI-TRUNK TREES AND PALMS SHALL BE MOVED AS A SINGLE UNIT.
 - d.) **DURING TRANSPORT:**
 1. PROPERLY HANDLE TREES AND PALMS DURING MOVE TO PREVENT DAMAGE TO TRUNKS OR BRANCHES BY MEANS ACCEPTED BY THE LANDSCAPING INDUSTRY. ROOTBALLS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY, NEVER BY THE TRUNK OF THE TREE.
 2. TRANSPORT TREES ON VEHICLES OF ADEQUATE SIZE TO PREVENT OVERCROWDING, BROKEN LIMBS, FOLIAGE DAMAGE, OR ROOT BALL DAMAGE.
 3. ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES DURING RELOCATION.
 4. PROTECT TREE CROWNS WITH SHADE CLOTH TO PREVENT DESICCATION AND WIND BURN. IN ADDITION, CROWN SHALL BE PERIODICALLY SPRAYED TO ENSURE AGAIN DRYING.
 - e.) PLANT MATERIAL SHALL BE PLANTED THE SAME DAY IT IS DUG. COORDINATE PREPARATION OF PLANTING PITS TO ENSURE THIS SCHEDULE.
 - f.) UPON DELIVERY, PLANT IMMEDIATELY AND WATER THOROUGHLY.
- 9.) **FOLLOWING TRANSPLANTATION:**
 - a.) MULCH TREE PIT AREAS AND PROVIDE BRACING FOR APPROXIMATELY 1 YEAR UNTIL TREES ARE WIND-FIRM.
 - b.) FOR THIN-BARKED SPECIES, WRAP TRUNKS AND STRUCTURAL BRANCHES TO PROTECT AGAINST SUN SCALD AND DEHYDRATION FOR A SINGLE GROWING SEASON.
 - c.) FEED WITH A DILUTED SOLUTION OF N-P-K WITH A SOIL NEEDLE, PROVIDING WATER, AIR AND NUTRIENTS. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN-OFF NEW LEAVES.
 - d.) AT TIME OF PLANTING, FILL AIR POCKETS AND KEEP ROOTS MOIST, LIVE AND HEALTHY.
 - e.) PROVIDE MANUAL WATERING OF THE RELOCATED TREES FOR 90 DAYS. WATER TREES DAILY FOR THE FIRST 2 WEEKS, EVERY OTHER DAY FOR THE NEXT 3 WEEKS, AND EVERY THIRD DAY FOR THE BALANCE OF THE 3 MONTH WATERING/MAINTENANCE PERIOD. EACH WATERING SHALL SATURATE THE ROOT BALL TO ITS FULL DEPTH.
 - f.) UPON COMPLETION OF WORK, THOROUGHLY CLEAN UP THE PROJECT SITE.
- 10.) PROVIDE ROUTINE PROGRESS EVALUATION REPORTS ON RELOCATED TREES UNTIL THE END OF THE MAINTENANCE PERIOD.
- 11.) IF THE TREE OR PALM SHOULD DIE WITH THE TWO-YEAR MAINTENANCE PERIOD, REMOVE THE TREE, REPLACE THE MATERIAL AND RESTORE THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- 12.) DAMAGE TO OTHER CONSTRUCTION WORK OR EXISTING STRUCTURES AS A RESULT OF TREE RELOCATION SHALL BE REPAIRED AT NO COST TO THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, DAMAGE TO CURBS, WALKS, ROADS, FENCES, FURNISHINGS, OTHER PLANT MATERIAL, ETC.