RECEIVED
MAR 09 2023
KD

City of Key West Tree Commission

TP 2023-0004
Transplant T2023-0004
Removal T2023-0111

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 03.02.2023

Tree Address 1500 Reynolds St., Key West, Florida 33040
Cross/Corner Street Seminole Street and Reynolds Street
List Tree Name(s) and Quantity See attached landscape plan
Species Type(s) check all that apply (x) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure
Reason(s) for Application:
(x) Remove ( ) Tree Health ( ) Safety (x) Other/Explain below
(x) Transplant (x) New Location (x) Same Property ( ) Other/Explain below
( ) Heavy Maintenance Trim ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

Additional Information and Explanation The protected palms to be transplanted are due to the new proposed construction. The unprotected but regulated palms to be removed are to improve and enhance the landscape. The protected palms along Seminole Street are to be removed and replaced because they are causing damage to the building facade.

Property Owner Name Casa Marina Owner, LLC
Property Owner email Address lchol@pkhotelsandresorts.com
Property Owner Mailing Address 1500 Reynolds St., Key West, Florida 33040
Property Owner Phone Number 571-302-5757
Property Owner Signature **Vice President**

Representative Name Pete Anderson, Anna Morgan, Mike Flaugh
Representative email Address pete@mikeflaughla.com
Representative Mailing Address 3744 SE Ocean Blvd. Stuart, FL 34996
Representative Phone Number 772-419-0024

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ( )

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape

SEE ATTACHED PLAN.

Transplanting: 10 coconut palms
7 Sabal Palms

Removing: 26 Sabal Palms
5 Washingtonian Palms
1 Date Palm

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Basic Landscape Plan Review $100
Ap fee $40 + trans $85 / $125 trans
remove 320 / $200 remove

Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This **Tree Representation Authorization** form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 03.02.2023

Tree Address 1500 Reynolds St., Key West, Florida 33040

Property Owner Name Casa Marina Owner, LLC

Property Owner Mailing Address **1500 Reynolds St., Key West, Florida 33040**

Property Owner Mailing City, State, Zip Key West, Florida 33040

Property Owner Phone Number **571-302-5757**

Property Owner email Address **lchol@pkhotelsandresorts.com**

Property Owner Signature **Vice President**

Representative Name Pete Anderson, Anna Morgan, Mike Flaugh

Representative Mailing Address 3744 SE Ocean Blvd.

Representative Mailing City, State, Zip Stuart, FL 34996

Representative Phone Number 772-419-0025

Representative email Address pete@mikeflaughla.com

I Carl A. Mayfield hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature **Vice President**

✓ OK KD 3-13-23

The forgoing instrument was acknowledged before me on this 6th day March, 2023.

By (Print name of Affiant) Carl A. Mayfield who is personally known to me or has produced _____ as identification and who did take an oath.

Notary Public

Sign name: Tena Karen Johnson

Print name: Tena Karen Johnson

My Commission expires: 9/30/2024 **Notary Public-State of** Virginia **(Seal)**

TENA KAREN JOHNSON
NOTARY PUBLIC • REG. # 7504701
Commonwealth of Virginia

Expires 9/30/2024

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00037160-000100
Account#	8735677
Property ID	8735677
Millage Group	10KW
Location Address	1500 REYNOLDS St, KEY WEST
Legal Description	KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G26-168 G37-65/67 G70-508/9 OR175-144/45 OR214-88/89 OR274-337/38 OR332-35 OR387-997/99 OR388-826/28 OR399-599/600 OR427-61/62 OR534-1098 OR660-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST) (Note: Not to be used on legal documents.)
Neighborhood	32100
Property Class	HOTEL - LUXURY (3900)
Subdivision	Key West Investment Co's Sub
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

CASA MARINA EQUITY HOLDINGS LLC
C/O HILTON WORLDWIDE LLC
7930 JONES BRANCH DR
MCLEAN VA 22102

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	$58,589,770	$29,960,145	$41,838,332	$32,464,178
+ Market Misc Value	$8,369,967	$3,328,905	$4,183,833	$3,607,131
+ Market Land Value	$100,439,606	$33,289,049	$37,654,499	$36,071,309
= Just Market Value	**$167,399,343**	**$66,578,099**	**$83,676,664**	**$72,142,618**
= Total Assessed Value	**$73,235,908**	**$66,578,099**	**$79,356,879**	**$72,142,618**
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	**$167,399,343**	**$66,578,099**	**$83,676,664**	**$72,142,618**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	$33,289,049	$29,960,145	$3,328,905	$66,578,099	$66,578,099	$0	$66,578,099	$0
2020	$37,654,499	$41,838,332	$4,183,833	$83,676,664	$79,356,879	$0	$83,676,664	$0
2019	$36,071,309	$32,464,178	$3,607,131	$72,142,618	$72,142,618	$0	$72,142,618	$0
2018	$35,657,925	$32,092,132	$3,565,792	$71,315,849	$71,315,849	$0	$71,315,849	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	290,110.00	Square Foot	0	0
COMMERCIAL DRY (100D)	83,000.00	Square Foot	0	0

Buildings

Building ID	44051
Style	
Building Type	WAREHOUSE/MARINA A / 48A
Gross Sq Ft	11610
Finished Sq Ft	11610
Stories	3 Floor
Condition	AVERAGE
Perimeter	918
Functional Obs	0
Economic Obs	0
Depreciation %	38
Interior Walls	

Exterior Walls	MIN WOOD SIDING
Year Built	1901
EffectiveYearBuilt	1993
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	11,610	11,610	0
TOTAL		**11,610**	**11,610**	**0**

Building ID	44052
Style	
Building Type	HOTELS/MOTEL A / 39A
Gross Sq Ft	79887
Finished Sq Ft	66462
Stories	3 Floor
Condition	AVERAGE
Perimeter	3267
Functional Obs	0
Economic Obs	0
Depreciation %	35
Interior Walls	

Exterior Walls	REIN CONCRETE
Year Built	1916
EffectiveYearBuilt	1995
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	448	0	0
OPX	EXC OPEN PORCH	10,667	0	0
FLA	FLOOR LIV AREA	66,462	66,462	0
OUU	OP PR UNFIN UL	378	0	0

Karen DeMaria

From: Heather Carruthers <hcarruthers@k2mdesign.com>
Sent: Friday, March 10, 2023 4:12 PM
To: Karen DeMaria; Tree EXT EMAIL
Cc: Diana Marquez; Vinay Mathews
Subject: [EXTERNAL] RE: [EXTERNAL] Casa Marina Landscaping Plans
Attachments: Appt of Carl Mayfield_0.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen –

It seems the Property Appraiser's site is not quite up-to-date. Casa Marina is owned by Casa Marina Owner, LLC, which is a subsidiary of Park Hotels and Resorts. Casa Marina Equity Holdings, LLC, is a title member for Casa Marina Owner, LLC. You can follow the thread with this SunBiz link. I'm attaching the appointment letter of Carl Mayfield to his position at Casa Marina Owner, LLC, that authorizes him to sign on behalf of the company. Please let me know if you need anything else. Thanks and have a great weekend!

Best,
Heather

HEATHER CARRUTHERS
Director of Business Development, Southeast Region
D: 305.307.5841 | M: 305.509.2122 | k2mdesign.com

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Thursday, March 9, 2023 9:10 AM
To: Heather Carruthers <hcarruthers@k2mdesign.com>; Tree EXT EMAIL <tree@cityofkeywest-fl.gov>
Cc: Diana Marquez <dmarquez@k2mdesign.com>; Vinay Mathews <VMathews@k2mdesign.com>
Subject: RE: [EXTERNAL] Casa Marina Landscaping Plans

EXTERNAL MESSAGE: Don't click links or attachments until you VERIFY sender.

Heather:

I do need some sort of documentation that shows that Mr. Mayfield is authorized to sign on behalf of Casa Marina Equity Holdings LLC (listed as property owner on property appraiser site).

Sincerely,

Karen

CASA MARINA OWNER, LLC

UNANIMOUS WRITTEN CONSENT OF THE SOLE MEMBER IN LIEU OF A MEETING

The undersigned, being the sole member of CASA MARINA OWNER, LLC (the "Company"), a Delaware limited liability company, hereby takes the following actions and adopts the following resolutions on behalf of the Company:

RESOLVED, that the following persons be, and hereby are, elected and appointed to the office(s) indicated next to his or her name and shall serve until his or her successor shall be duly elected or appointed and qualified, unless any such officer resigns, is removed or is otherwise disqualified from serving as an officer of the Company and that each of the following officers be, and each of them hereby is, authorized to perform such responsibilities and to take such action in the name of and on behalf of the Company as is customary for an officer holding such title or titles:

Carl A. Mayfield	Vice President

RESOLVED FURTHER, that all prior acts, actions and decisions of these officers be, and hereby are confirmed, ratified and approved.

[***Signature Page Follows***]

IN WITNESS WHEREOF, the undersigned has executed this Unanimous Written Consent as of this 6th day of February 2019.

SOLE MEMBER:

CASA MARINA EQUITY HOLDINGS LLC

By: _____
Name: Thomas C. Morey
Title: Vice President and Secretary

2022 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M05000002214

FILED
Apr 19, 2022
Secretary of State
4122808608CC

Entity Name: CASA MARINA OWNER, LLC

Current Principal Place of Business:

1775 TYSONS BOULEVARD
7TH FLOOR
TYSONS, VA 22102

Current Mailing Address:

1775 TYSONS BOULEVARD
7TH FLOOR
TYSONS, VA 22102 US

FEI Number: 20-2722607

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MEMBER
Name	CASA MARINA EQUITY HOLDINGS LLC
Address	1775 TYSONS BOULEVARD 7TH FLOOR
City-State-Zip:	TYSONS VA 22102

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: NANCY M. VU — AUTHORIZED PERSON — 04/19/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
CASA MARINA OWNER, LLC

Filing Information

Document Number	M05000002214
FEI/EIN Number	20-2722607
Date Filed	04/28/2005
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/14/2017
Event Effective Date	NONE

Principal Address

1775 TYSONS BOULEVARD
7TH FLOOR
TYSONS, VA 22102

Changed: 01/04/2019

Mailing Address

1775 TYSONS BOULEVARD
7TH FLOOR
TYSONS, VA 22102

Changed: 01/04/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Member

CASA MARINA EQUITY HOLDINGS LLC

1775 TYSONS BOULEVARD
7TH FLOOR
TYSONS, VA 22102

Annual Reports

Report Year	Filed Date
2020	04/13/2020
2021	04/21/2021
2022	04/19/2022

Document Images

04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
01/04/2019 -- ANNUAL REPORT	View image in PDF format
02/26/2018 -- ANNUAL REPORT	View image in PDF format
11/14/2017 -- LC Amendment	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/19/2016 -- CORLCSTCOR	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2015 -- LC Amendment	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- LC Amendment	View image in PDF format
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03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
10/03/2006 -- REINSTATEMENT	View image in PDF format
08/14/2006 -- LC Amendment	View image in PDF format
04/28/2005 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

PARK
HOTELS & RESORTS

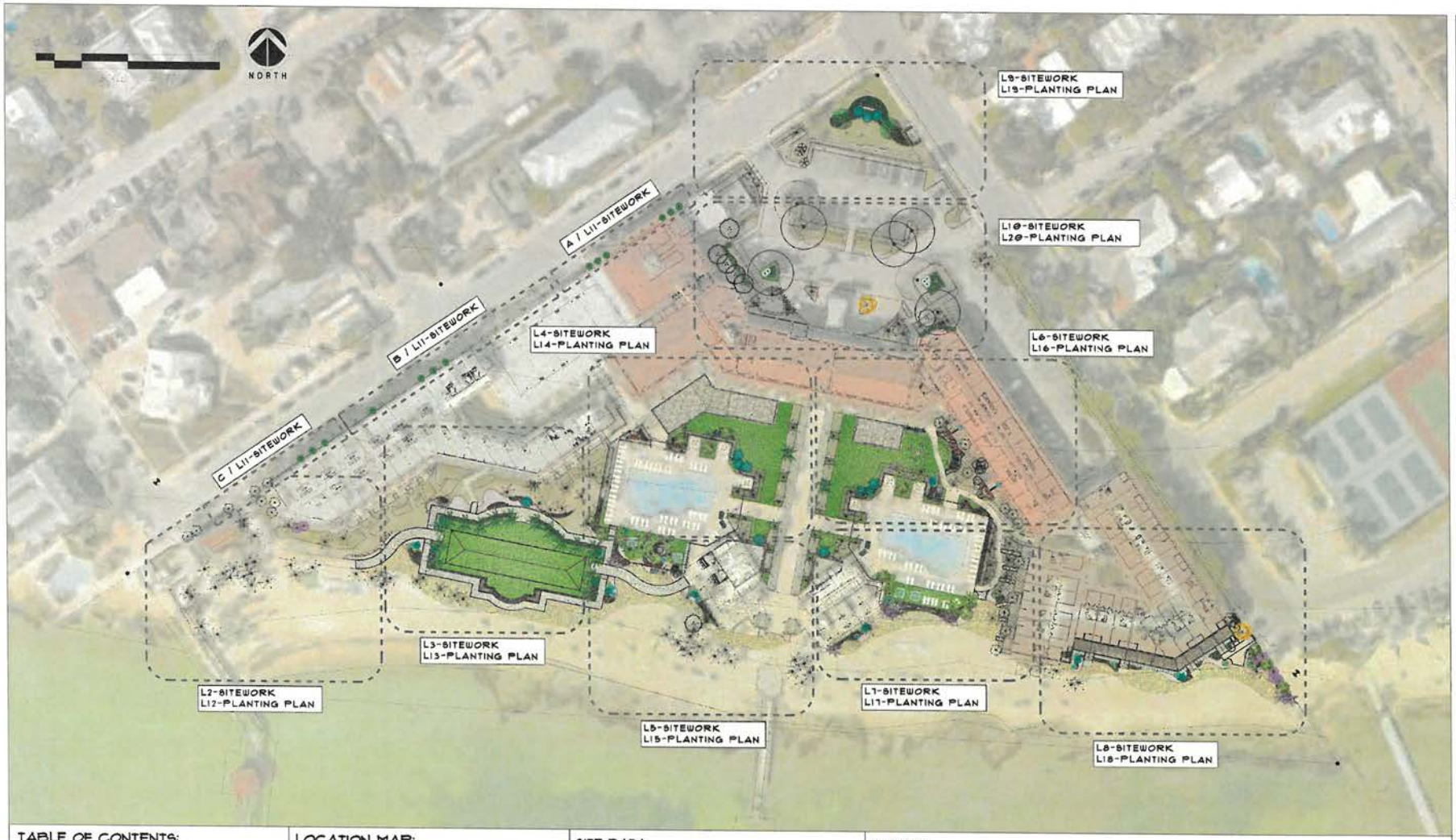
Casa Marina Key West, Curio Collection

RESORTS

ROOMS	MEETING SPACE
311	21,000

ADDRESS	COUNTRY
1500 Reynolds St Key West, FL	

VISIT WEBSITE



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LOCATION MAP:

SITE DATA

HARDINESS ZONE:	11a
MEAN ANNUAL PRECIPITATION:	42" - 55"
MEAN ANNUAL AIR TEMP:	77° - 81°
FROST FREE PERIOD:	365 DAYS
SOIL TYPE:	URBAN LAND
LANDFORM:	RIDGES, RISES, HILLS, KNOLLS, FLATWOODS ON MARINE TERRACES
SLOPE:	0% - 3%
DRAINAGE CLASS:	POORLY DRAINED
RUNOFF CLASS:	VERY HIGH
DEPTH TO WATER TABLE:	0" - 80"
FREQUENCY FOR FLOODING:	VERY FREQUENT
HYDRIC SOIL RATING:	NO
WETLANDS:	NA

LEGEND

SYMBOLS

- TP TELEPHONE PEDESTAL
- CA CABLE TV PEDESTAL
- WELL
- WM WATER METER
- G GAS METER
- E ELECTRIC METER
- IB IRRIGATION BOX
- FIRE HYDRANT
- DOWNSPOUT
- HOSE BIB
- MB MAILBOX
- UTILITY POLE
- LIGHT POST
- WALL MOUNTED LIGHT
- POOL EQUIPMENT
- EXISTING PALM
- EXISTING TREE
- EXISTING SHRUB
- EXISTING VEGETATION TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO BE REMOVED

LINE TYPES / NOTES

- FENCE
- PROPERTY LINE
- SETBACK / EASEMENT
- 0.0' EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING VEGETATION MASS
- 0.0 SPOT GRADES

ABBREVIATIONS

- EX EXISTING
- FV FIELD VERIFY
- TBD TO BE DETERMINED
- OAP ON ADJACENT PROPERTY

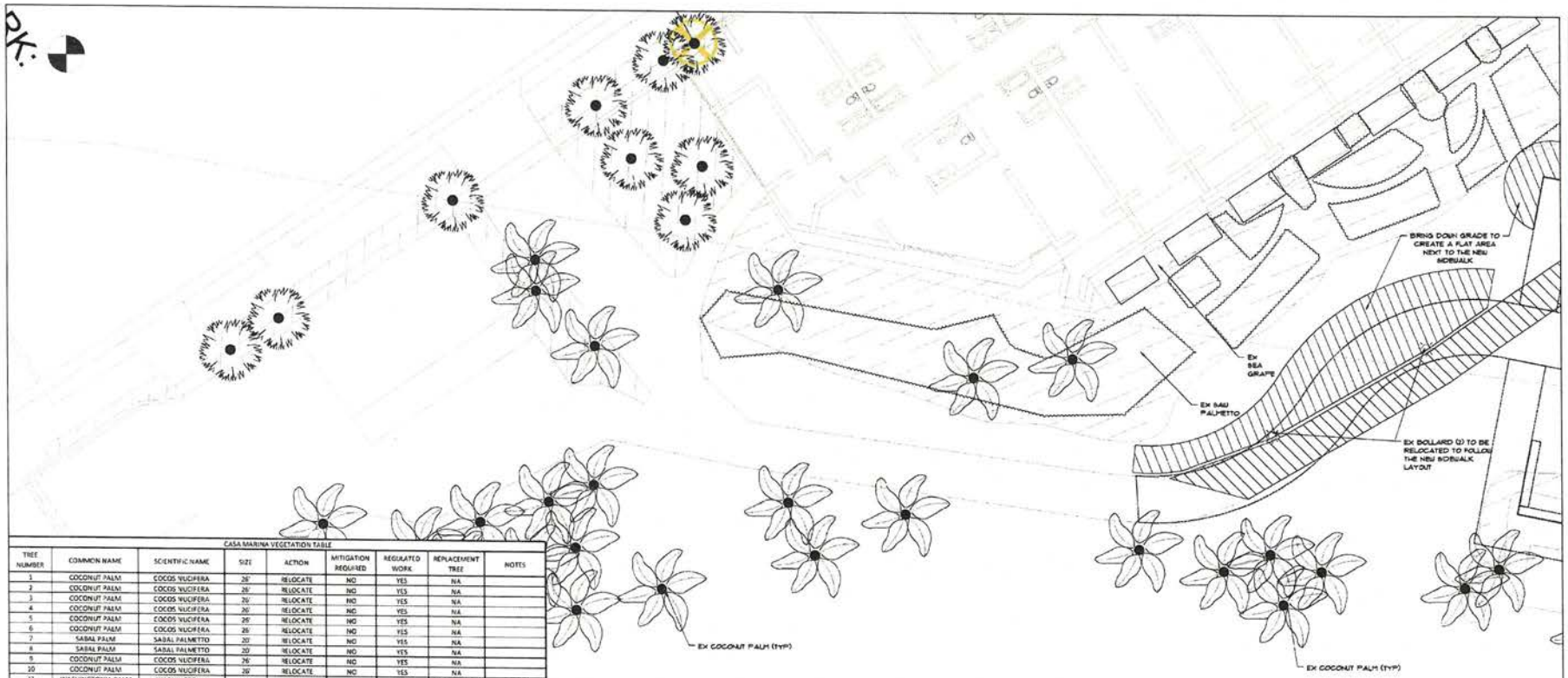
Michael Haugh LANDSCAPE ARCHITECT
FL Reg. # LA0001078
772.419.0024
www.MikeHaugh.com

Sheet L1
Title Sheet

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

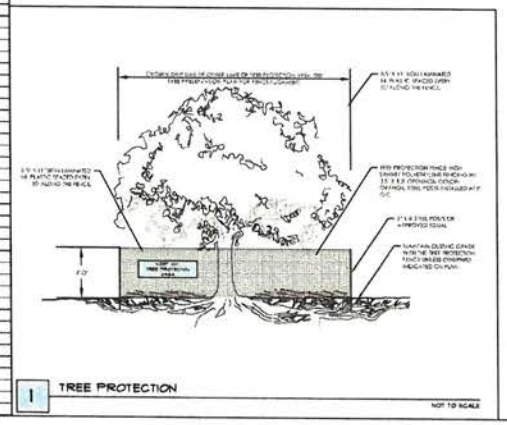
Please note:
Plans are provided as a conceptual representation of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google earth images, site observations, photographs and the plans. All times, these supporting documents are provided for illustrative purposes only. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date: 08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/2/22, 10/4/22, 11/2/22, 11/30/22, 12/12/22, 1/11/23, 2/10/23, 3/2/23



CASA MARINA VEGETATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MITIGATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
1	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
2	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
3	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
4	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
5	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
6	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
7	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
8	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
9	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
10	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
11	WASHINGTONIA PALM	WASHINGTONIA	30'	REMOVE	YES	YES	4' MIN PALM	EXOTIC
12	WASHINGTONIA PALM	WASHINGTONIA	30'	REMOVE	YES	YES	4' MIN PALM	EXOTIC
13	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
14	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
15	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
16	DATE PALM	PHOENIX DACTYLIFERA	20'	REMOVE	YES	YES	4' MIN PALM	
17	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
18	COCONUT PALM	COCOS NUCIFERA	26'	RELOCATE	NO	YES	NA	
19	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
20	SABAL PALM	SABAL PALMETTO	20'	RELOCATE	NO	YES	NA	
21	WASHINGTONIA PALM	WASHINGTONIA	30'	REMOVE	YES	YES	4' MIN PALM	EXOTIC
22	WASHINGTONIA PALM	WASHINGTONIA	30'	REMOVE	YES	YES	4' MIN PALM	EXOTIC
23	WASHINGTONIA PALM	WASHINGTONIA	30'	REMOVE	YES	YES	4' MIN PALM	EXOTIC
24	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
25	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
26	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
27	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
28	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
29	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
30	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
31	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
32	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
33	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
34	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
35	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
36	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
37	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
38	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
39	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
40	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
41	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
42	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
43	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
44	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
45	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
46	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
47	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
48	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	8' MIN PALM	
49	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES		
				TOTAL RELOCATED COCONUT PALMS			10	
				TOTAL RELOCATED SABAL PALMS			7	
				TOTAL 4' MITIGATION PALMS REQUIRED			5	
				TOTAL 8' MITIGATION PALMS REQUIRED			13	



0 8 16 32
SCALE: 1" = 8'

NORTH

APPRO

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Key West, Lower Florida Keys
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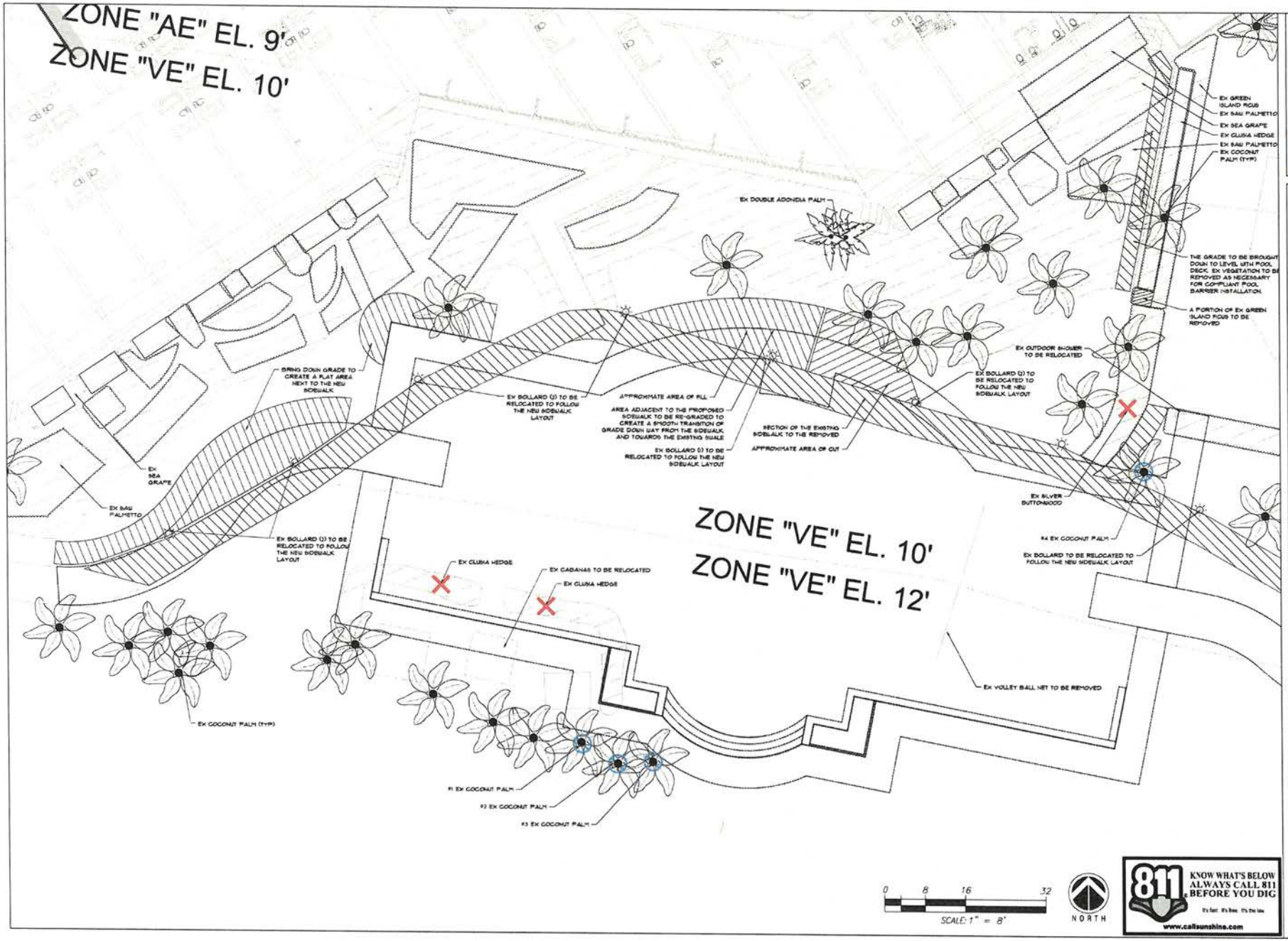
Sheet L2
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This drawing is a conceptual representation of landscape plans proposed. It is intended to convey the overall design intent and may not include all information. It may indicate plant locations, but should not be interpreted as a precise, comprehensive construction document. Plant locations, quantities, and specifications are subject to change during the design development process and may be adjusted based on site conditions, availability, or other factors. Actual plant locations and quantities will be determined in later stages of design and may differ from those shown here. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/2022,
10/04/22, 11/23/22, 11/30/22,
12/07/22, 01/19/23, 01/31/23,
02/2023



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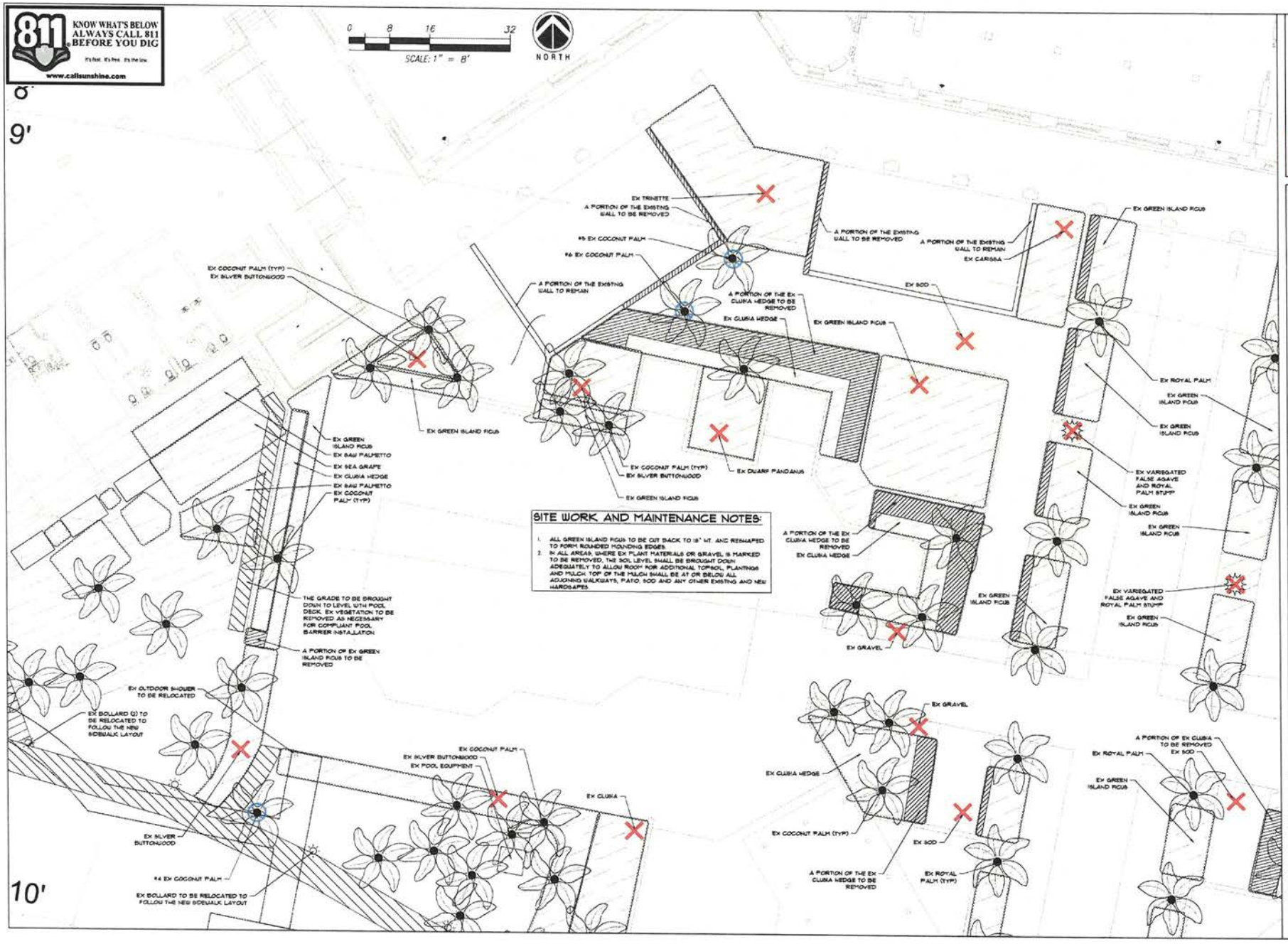
Sheet
L3
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022
Design by: AM,P.A
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/20/22, 01/19/23, 01/31/23,
02/22/23

Please note:
The information shown on this plan is a conceptual representation of existing site conditions based on multiple sources of information. These sources may include survey, architectural plans, geotechnical reports, site observations, photographs and other data. As-built, most supporting documents are not provided or as supplemental as part of a complete application. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.



SITE WORK AND MAINTENANCE NOTES:

1. ALL GREEN ISLAND FICUS TO BE CUT BACK TO 18" HT. AND REMAPED TO FORM ROUNDED MOUNDING EDGES.
2. IN ALL AREAS WHERE EX PLANT MATERIALS OR GRAVEL IS MARKED TO BE REMOVED, THE SOIL LEVEL SHALL BE BROUGHT DOWN ADEQUATELY TO ALLOW ROOM FOR ADDITIONAL TOPSOIL, PLANTINGS AND MULCH. TOP OF THE MULCH SHALL BE AT OR BELOW ALL ADJOINING WALKWAYS, PATIO, SOD AND ANY OTHER EXISTING AND NEW HARDSCAPES.

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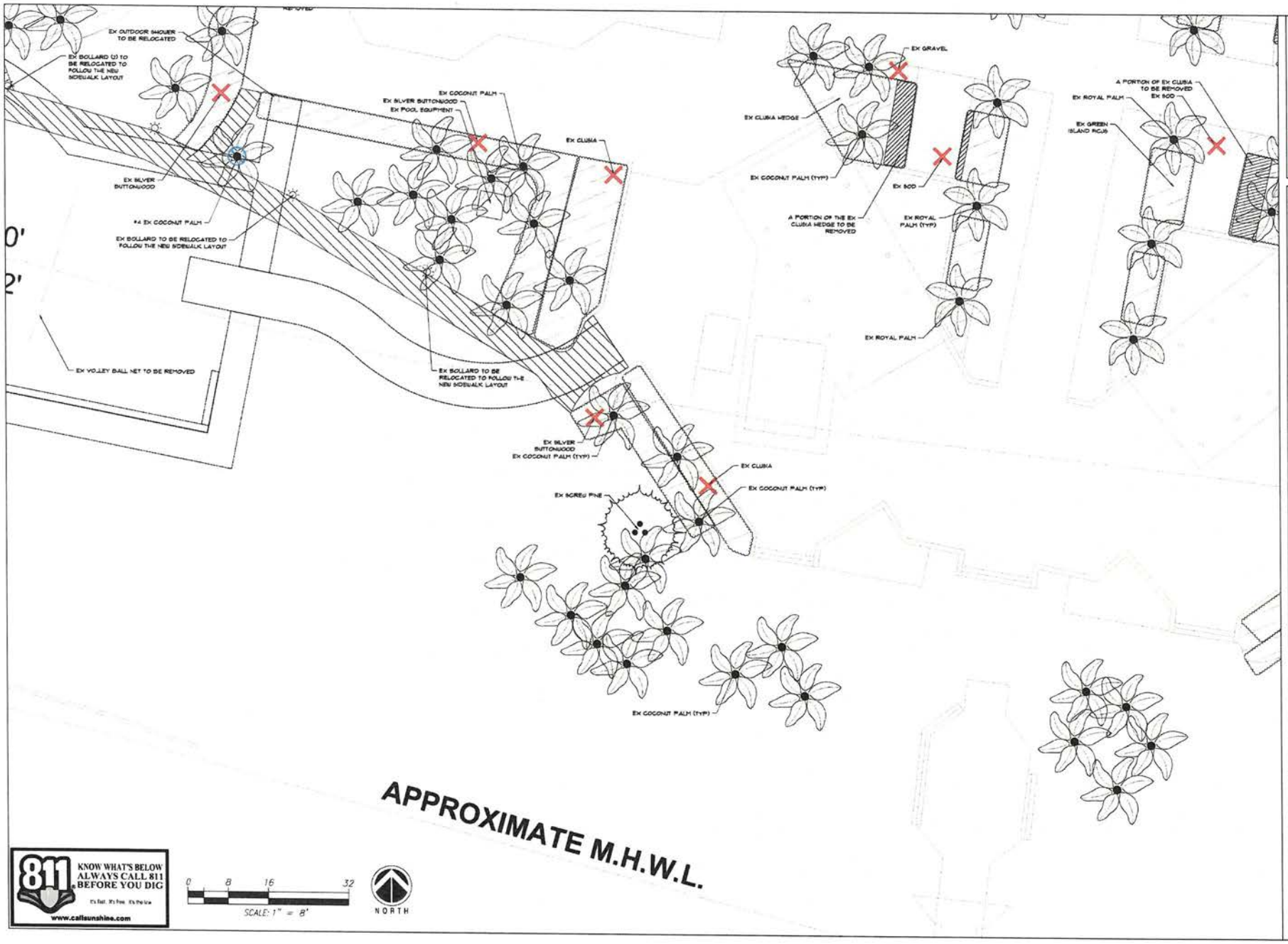
Sheet L4
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This drawing set is a professional interpretation of existing site conditions. The elements located on this plan are approximate, based on multiple sources of information. These sources may include, but not limited to, survey, geographical information, photographs and or other. As-built, more supporting documents are included in or accompanied by this set. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date: 08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/20/22
10/04/22, 11/22/22, 11/30/22, 12/12/22, 01/19/23, 01/31/23, 02/23



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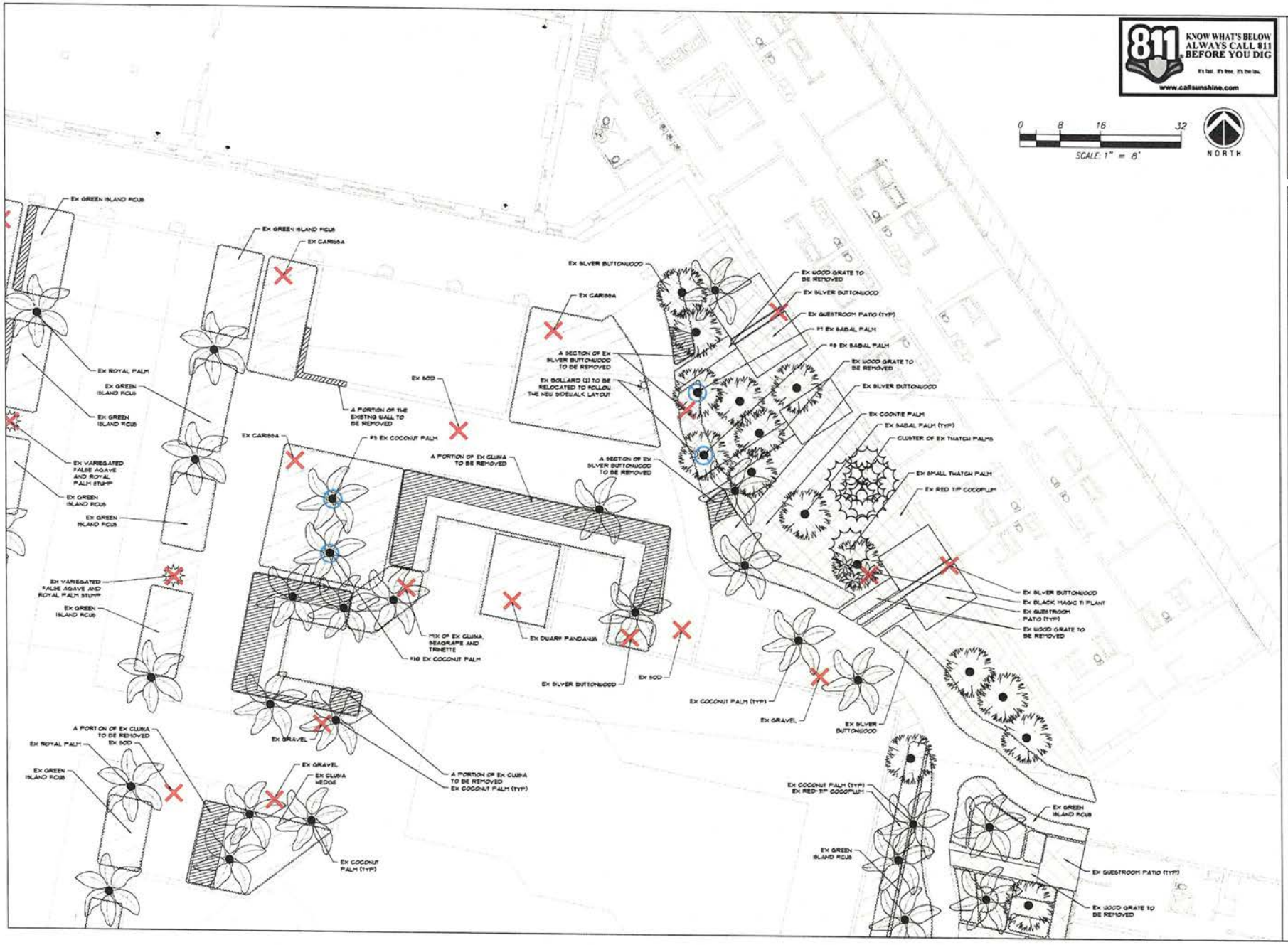
Sheet L5

Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Plans note:
This site plan is a conceptual interpretation of existing site processes. The information is based on municipal owner of information. These details show in future proposed series, site relocations, structures and site plan. All times, must supporting documents are inclusive of all plans and provide opportunity for the design during construction process. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date: 08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22
10/04/22, 11/23/22, 11/30/22, 12/02/22, 01/19/23, 01/26/23, 02/22/23



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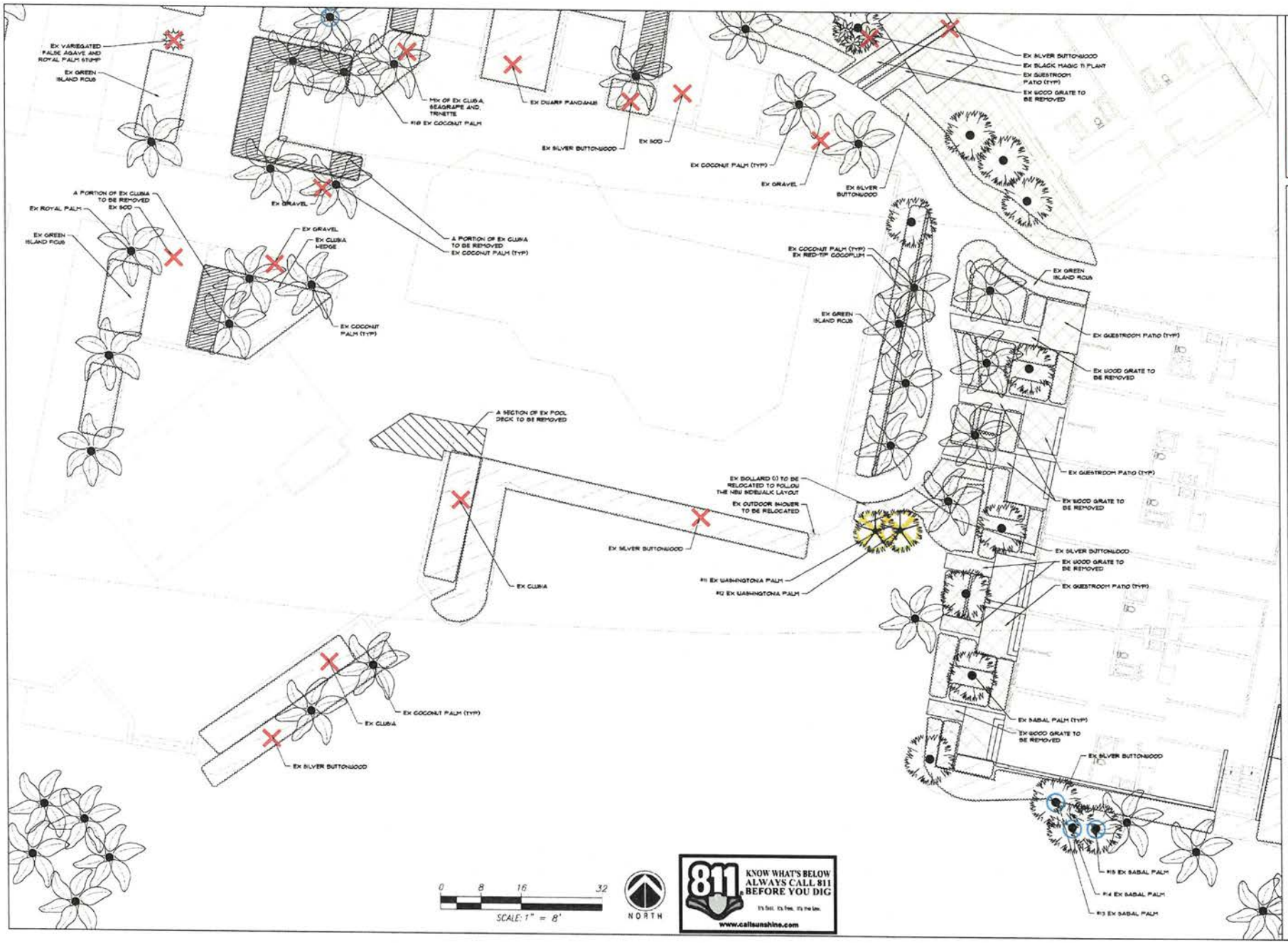
Sheet
L6
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This drawing is a preliminary representation of existing site conditions based on multiple sources of information. These sources may include survey, arborist report, site inspections, photographs and the plans. Architect makes no guarantee or representation as to the accuracy of plant sizes, quantities, or their locations. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/09/22
10/04/22, 11/25/22, 11/30/22, 12/02/22, 01/11/23, 01/31/23, 02/22/23



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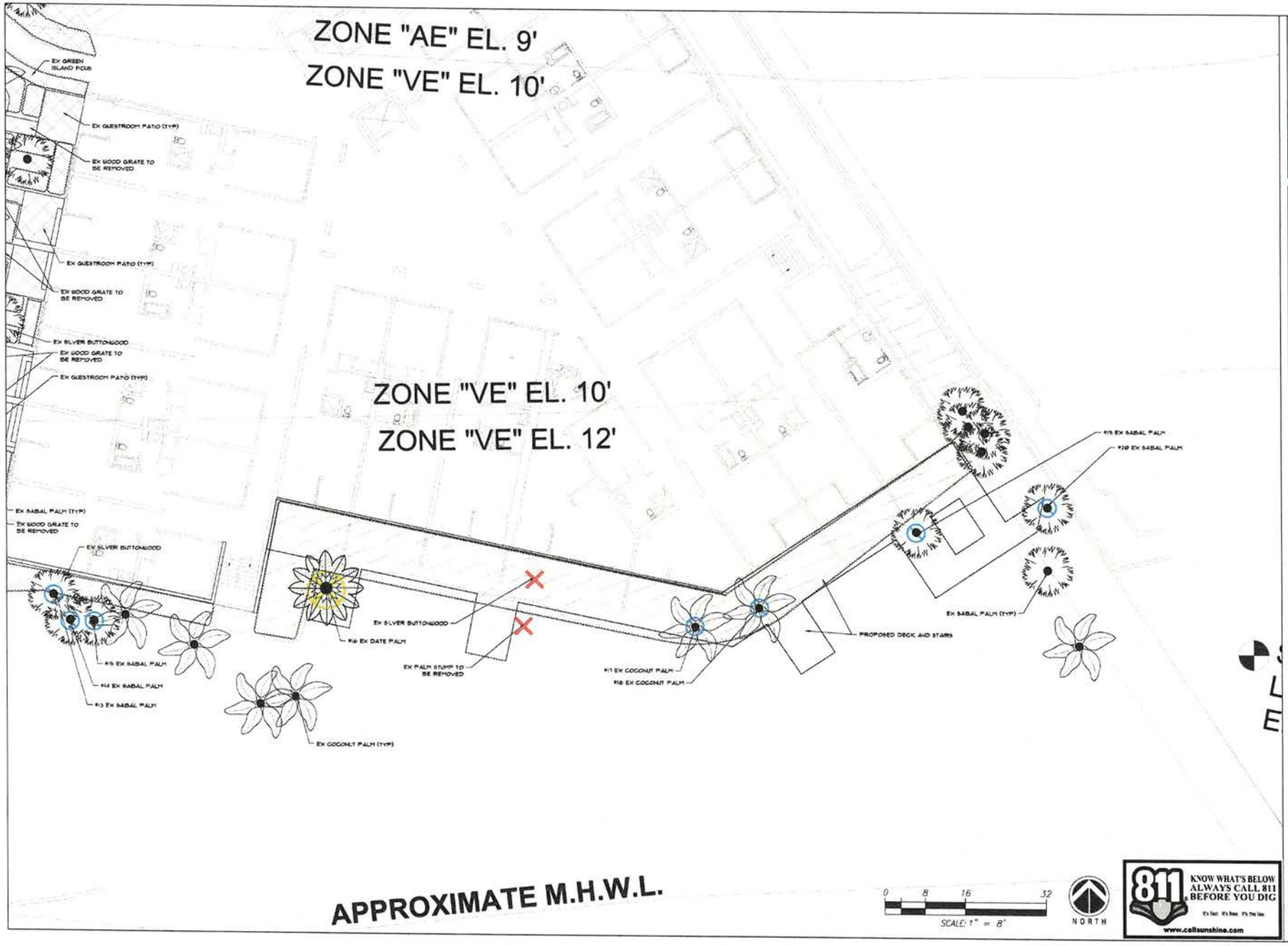
Sheet
L7
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This drawing is provided as a conceptual interpretation of existing site conditions based on multiple sources of information. These sources may include, but not limited to, property surveys, architectural plans, geotechnical reports, site observations, photographs and the plans. At times, these supporting documents are inadequate or inappropriate or part and consider adjustments to the design during construction as necessary. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/21/22, 11/30/22,
12/12/22, 01/11/23, 01/31/23,
02/22/23



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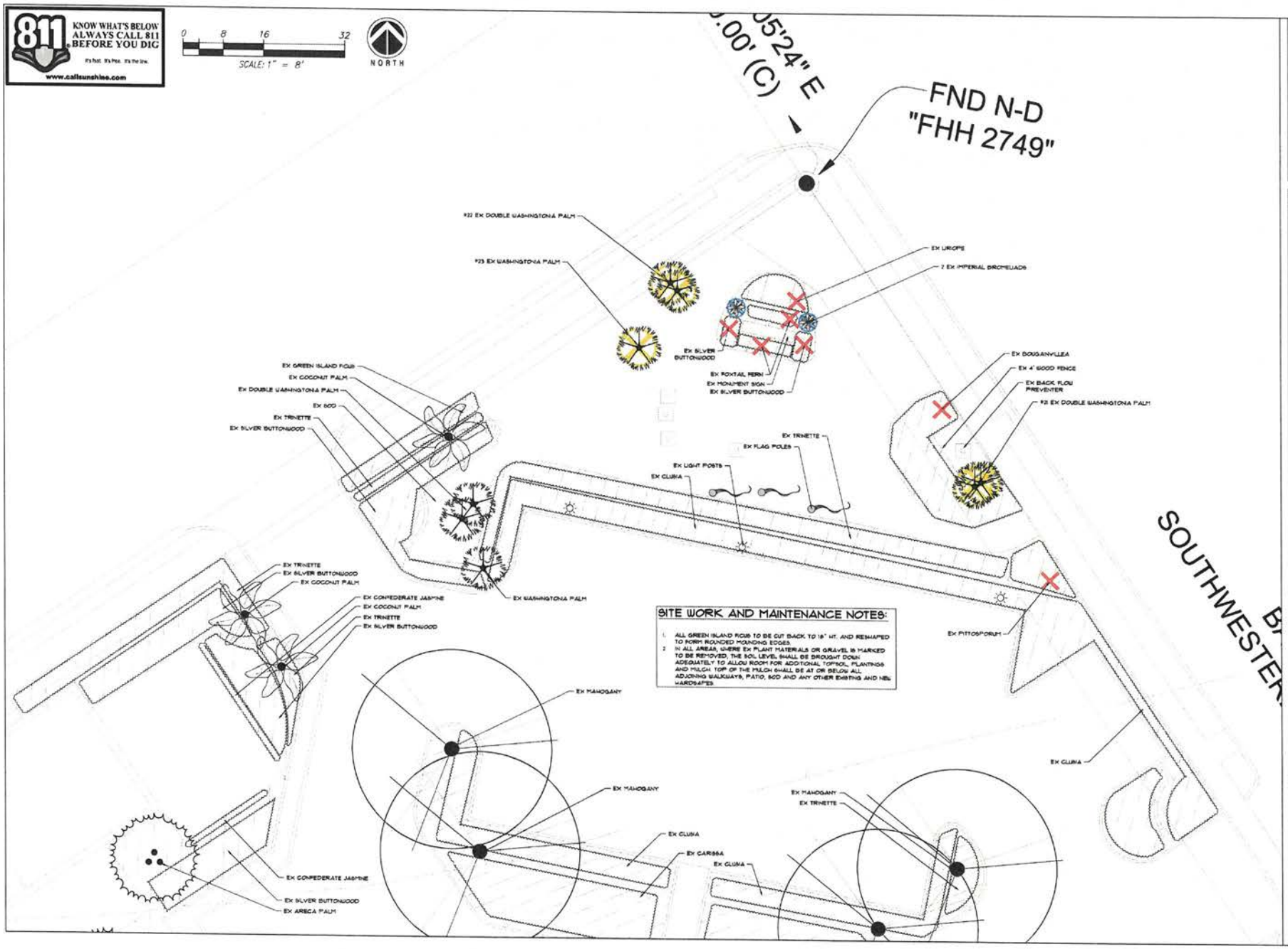
Sheet
L8
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This landscape plan is a collaborative interpretation of existing site conditions, site elements located on municipal source of information, I have used the best available information, google aerial images, site sequentials, photographs and the plans, & I have, upon supporting documents are inaccurate or as appropriate or of site and provide adjustments to the design during construction as necessary. **It is the contractor responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 01/23/22,
10/04/22, 11/03/22, 11/30/22,
12/22/22, 01/17/23, 01/31/23,
02/22/23



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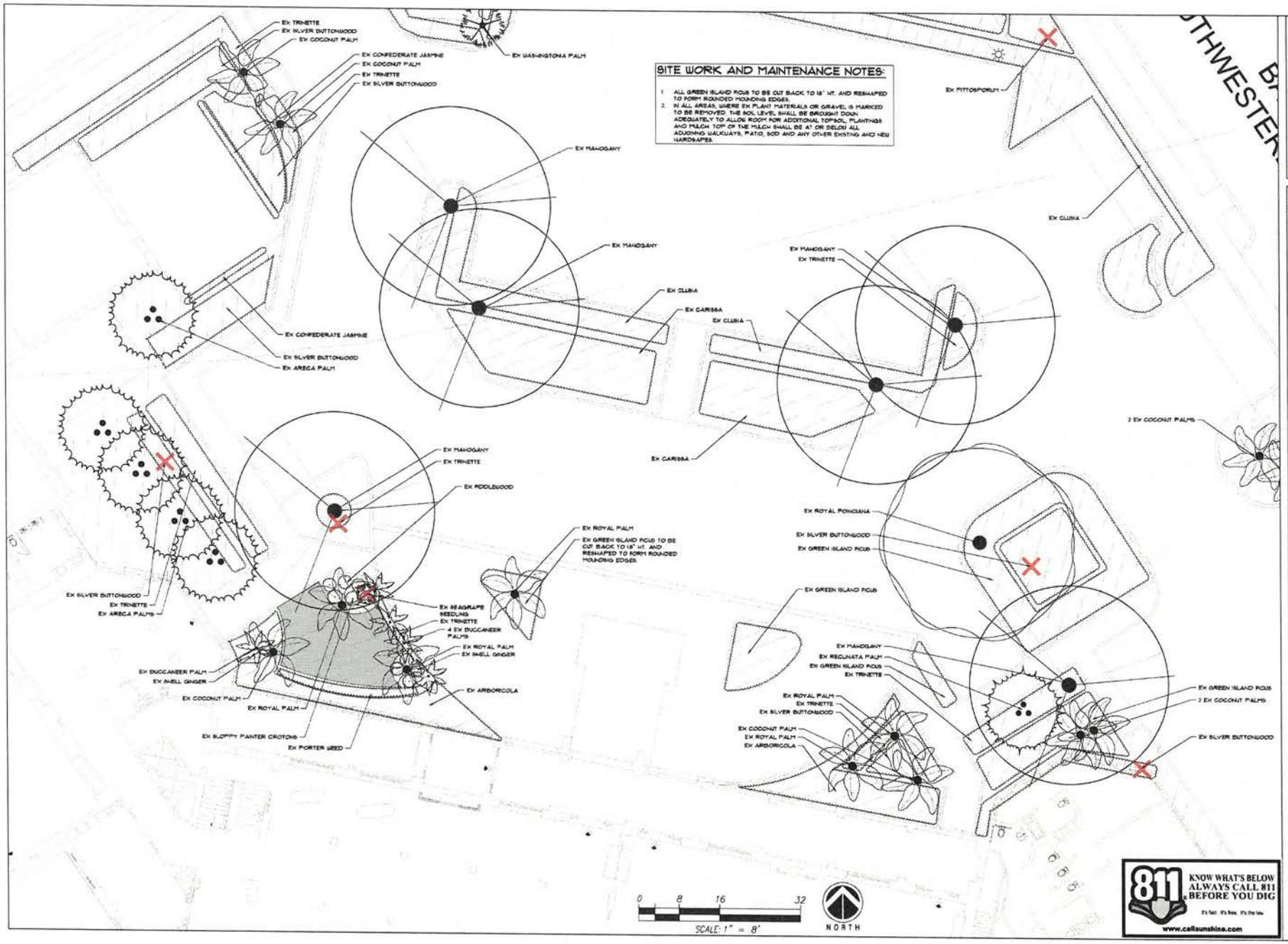
Email: Michael.c.perf@gmail.com Flaugh www.MichaelFlaugh.com

Sheet
L9
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/2022
10/04/22, 11/23/22, 11/30/22,
12/12/22, 03/11/23, 03/31/23,
02/22/23



SITE WORK AND MAINTENANCE NOTES:

1. ALL GREEN ISLAND FICUS TO BE CUT BACK TO 18" HT. AND RESHAPED TO FORM ROUNDED MOUNDING EDGES.
2. IN ALL AREAS, WHERE EX PLANT MATERIALS OR GRAVEL IS MARKED TO BE REMOVED, THE SOIL LEVEL SHALL BE BROUGHT DOWN ADEQUATELY TO ALLOW ROOM FOR ADDITIONAL TOPSOIL, PLANTINGS AND MULCH. TOP OF THE MULCH SHALL BE AT OR BELOW ALL ADJOINING WALKWAYS, PATIO, SOD AND ANY OTHER EXISTING AND NEW HARDSCAPES.

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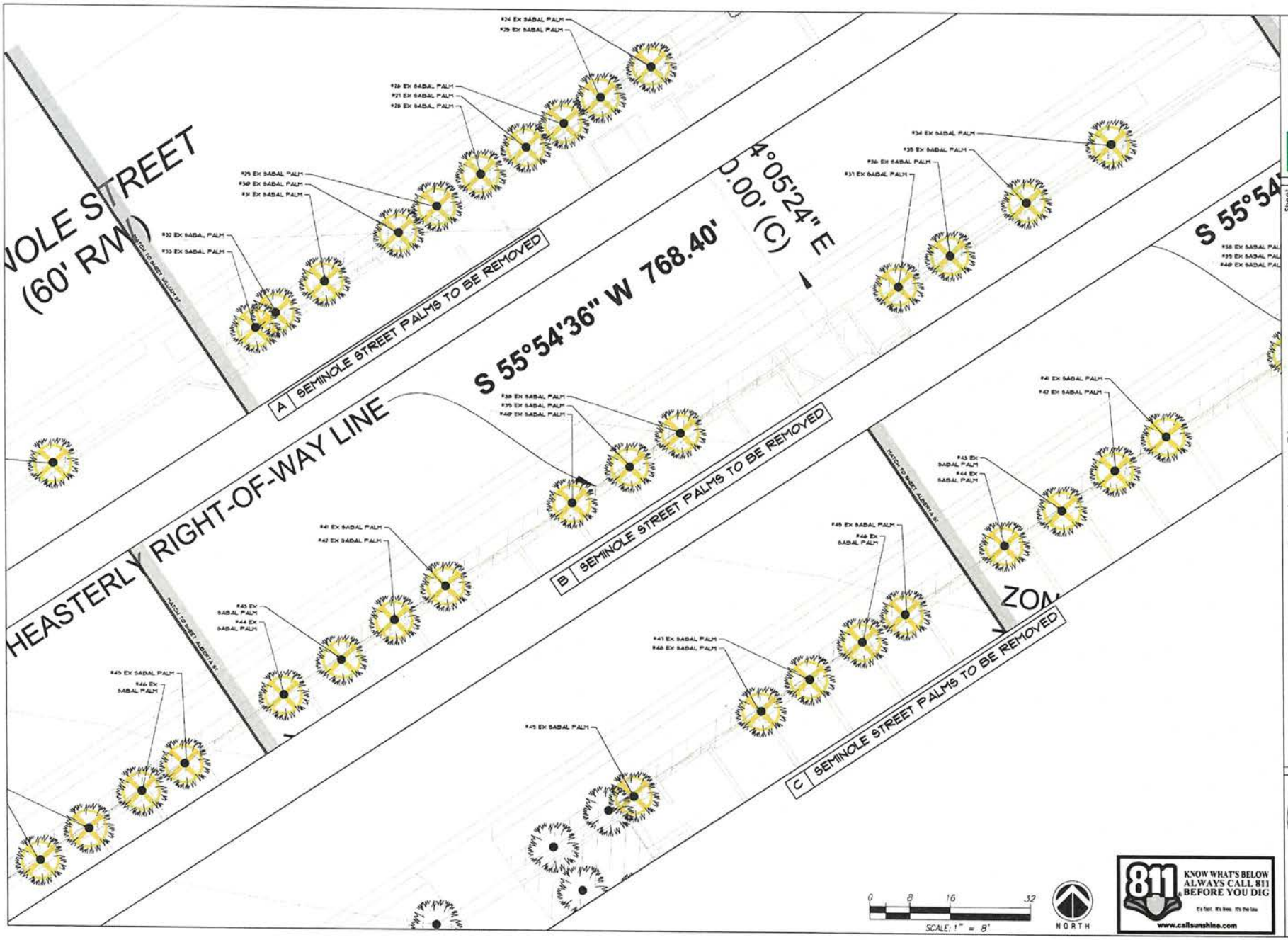
Sheet
L10
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/12/22, 01/19/23, 01/31/23,
02/02/23



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Email:
Home: www.MikeFlaugh.com

Sheet
L11
Sitework Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This set of drawings is a diagrammatic representation of existing and proposed site elements based on municipal survey information, other consultant provided information, including but not limited to, site topographic, geological and hydrologic surveys, architectural plans, electrical plans, etc. Michael Flaugh Landscape Architecture, Inc. is not responsible for the accuracy of the information provided by other consultants. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 01/26/22,
10/04/22, 11/23/22, 1/30/23,
02/22/23, 01/11/23, 1/31/23,
03/22/23

Michael Flaugh
LANDSCAPE ARCHITECT

Sheet
L12
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/12/22, 01/19/23, 01/31/23,
02/22/23

Michael Haugh
LANDSCAPE ARCHITECT
772 419 0024

Sheet
L13
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/12/22, 01/19/23, 01/31/23,
02/22/23

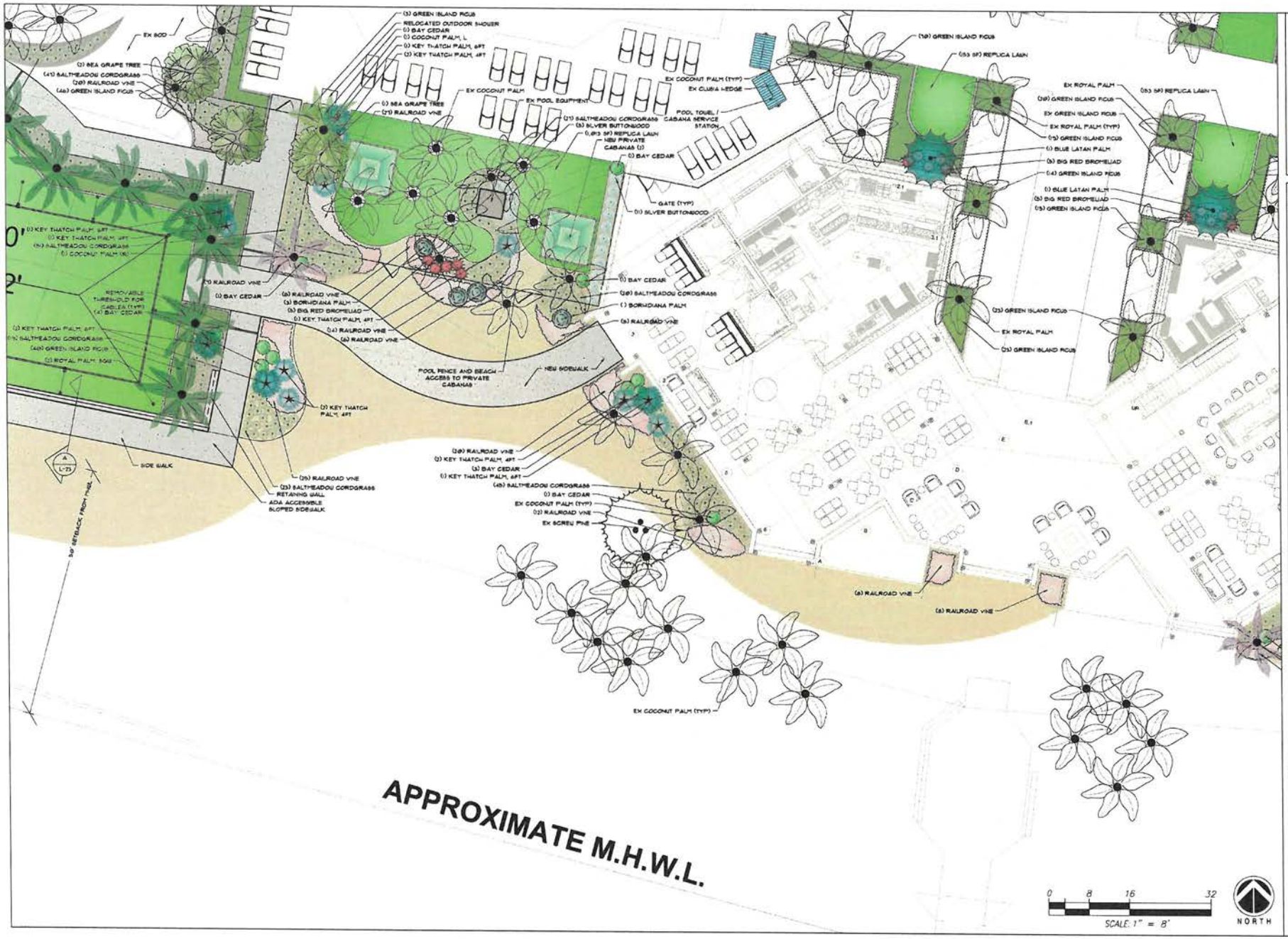
Michael Flaugh
LANDSCAPE ARCHITECT
AI reg. # 0000176
772.419.0024
Hours: Lunch Daily & Fridays Flaugh www.MichaelFlaugh.com

Sheet
L14
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This plan is a preliminary interpretation of existing and proposed site elements located on-site to be aware of alignments. These sketches show the basic design intent, site relationships, plant materials, and hardscape elements. Dimensions and site plans are based on information provided by others. At times, these supporting documents are inconsistent or incomplete and must be field verified. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/09/22,
10/04/22, 11/23/22, 11/30/22,
12/12/22, 01/19/23, 2/03/23,
02/22/23



Michael Flaugh
LANDSCAPE ARCHITECT
772.419.0024

Sheet
L15
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM.PA
Reviewed by: MF
Revised: 09/20/22
10/04/22, 11/23/22, 11/30/22,
12/22/22, 01/19/23, 01/31/23,
02/22/23

Michael Flaugh
LANDSCAPE ARCHITECT

772.419.6024

Sheet
L16
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/2022,
10/04/22, 11/23/22, 1/30/23,
2/13/23, 03/13/23, 07/17/23,
03/22/23

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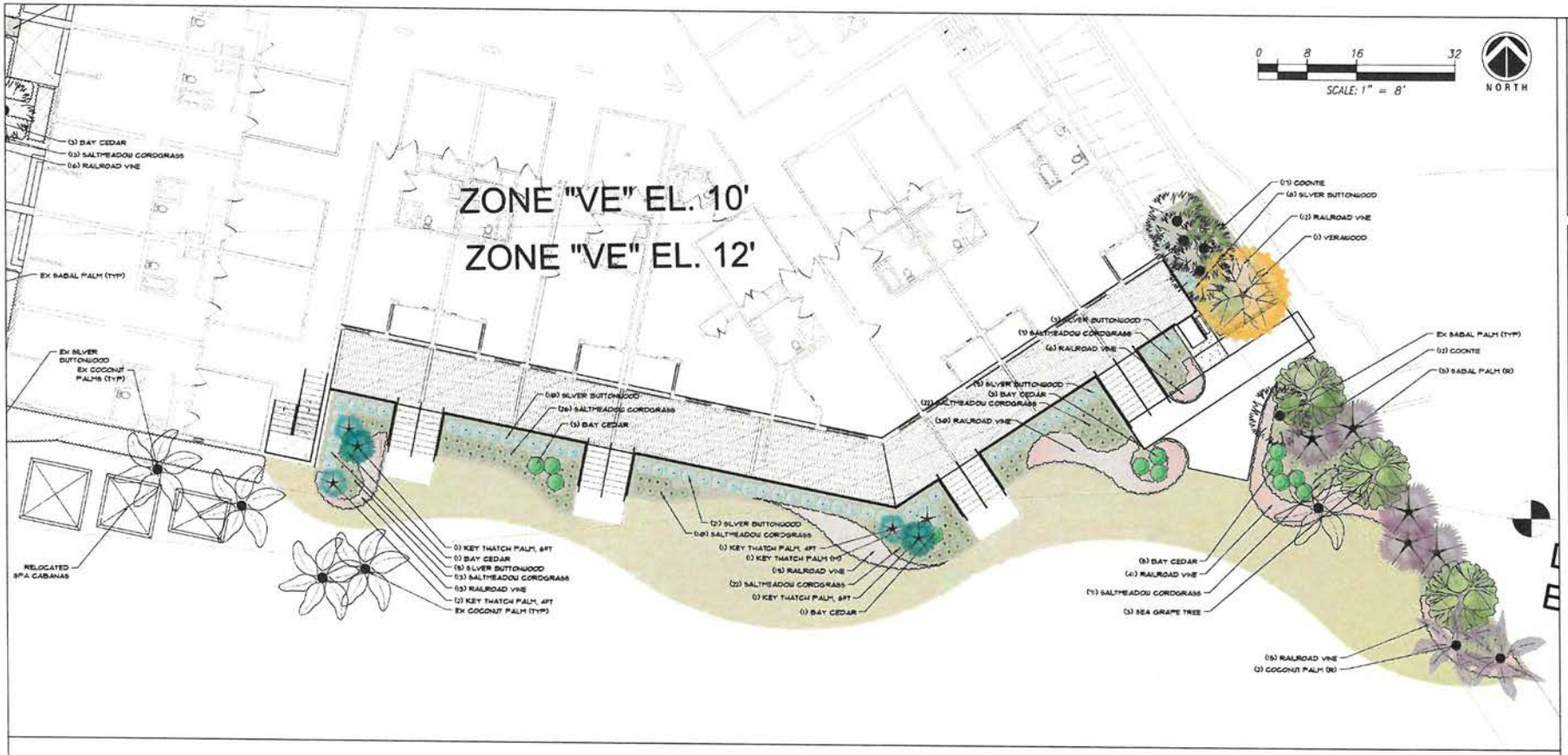
Sheet
L17
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/8/22,
10/04/22, 11/03/22, 11/30/22,
12/22/22, 01/19/23, 01/31/23,
02/22/23



HARDSCAPE

SYMBOL	DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	SPECIFICATIONS	PATTERN
H-01	SIDEWALK	4,467 SF			CONCRETE	
H-02	REMOVABLE TRESHOLD	71 LF				
H-03	SAND SCULPTURE BOX	50 LF		CONTRACTOR TO PROVIDE SHOP DRAWINGS	MATCH EXISTING	
SYMBOL	DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	SPECIFICATIONS	PATTERN
H-05	BEACH SAND	538.58 CY			CLEAN	
H-10	RETAINING WALL	36 LF	REVEAL ON OCEAN SIDE TO FOLLOW NATURAL GRADE, 6" REVEAL LANDWARD, 12" BELOW GROUND	6" REINFORCED CONC FOOTING EXTENDING 4" BEYOND EDGES OF STONE	18"DEPTH, 36" HT. CUT OOLITE	MORTARED JOINTS, 1% SLOPED TOP
H-11	RETAINING SEAT WALL	141 LF	18" REVEAL ON OCEAN SIDE, 6" REVEAL LANDWARD, 12" BELOW GROUND	6" REINFORCED CONC FOOTING EXTENDING 4" BEYOND EDGES OF STONE	18"DEPTH, 36" HT. CUT OOLITE	MORTARED JOINTS, 1% SLOPED TOP
SYMBOL	DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	SPECIFICATIONS	PATTERN
H-12	STONE STEPS	125 SF	4" RISERS, 16" TREADS	12" AGGREGATE BASE ON COMPACTED SUBGRADE	CUT OOLITE LIMESTONE	BOTTOM STEP TO EXTEND 6" BELOW GROUND
H-13	POOL DECK EXTENSION	SF				
H-14	POOL FENCE	895 LF			POOL CODE COMPLIANT	
H-15	PATIO AREAS ADJACENT TO LOGGIA	3,561 SF				
H-16	CUT LIMESTONE WALKWAY	438 SF				
H-17	BOULDER WALL	78 LF	UP TO 24". ENDS TO DIE INTO EX GRADE	DRY-STACKED, WOVEN FABRIC, 12" AGGREGATE BACKFILL BEHIND WALL, COMPACTED SUBGRADE	24" - 36" NATURAL LIMESTONE BOULDERS	FIELD ADJUST

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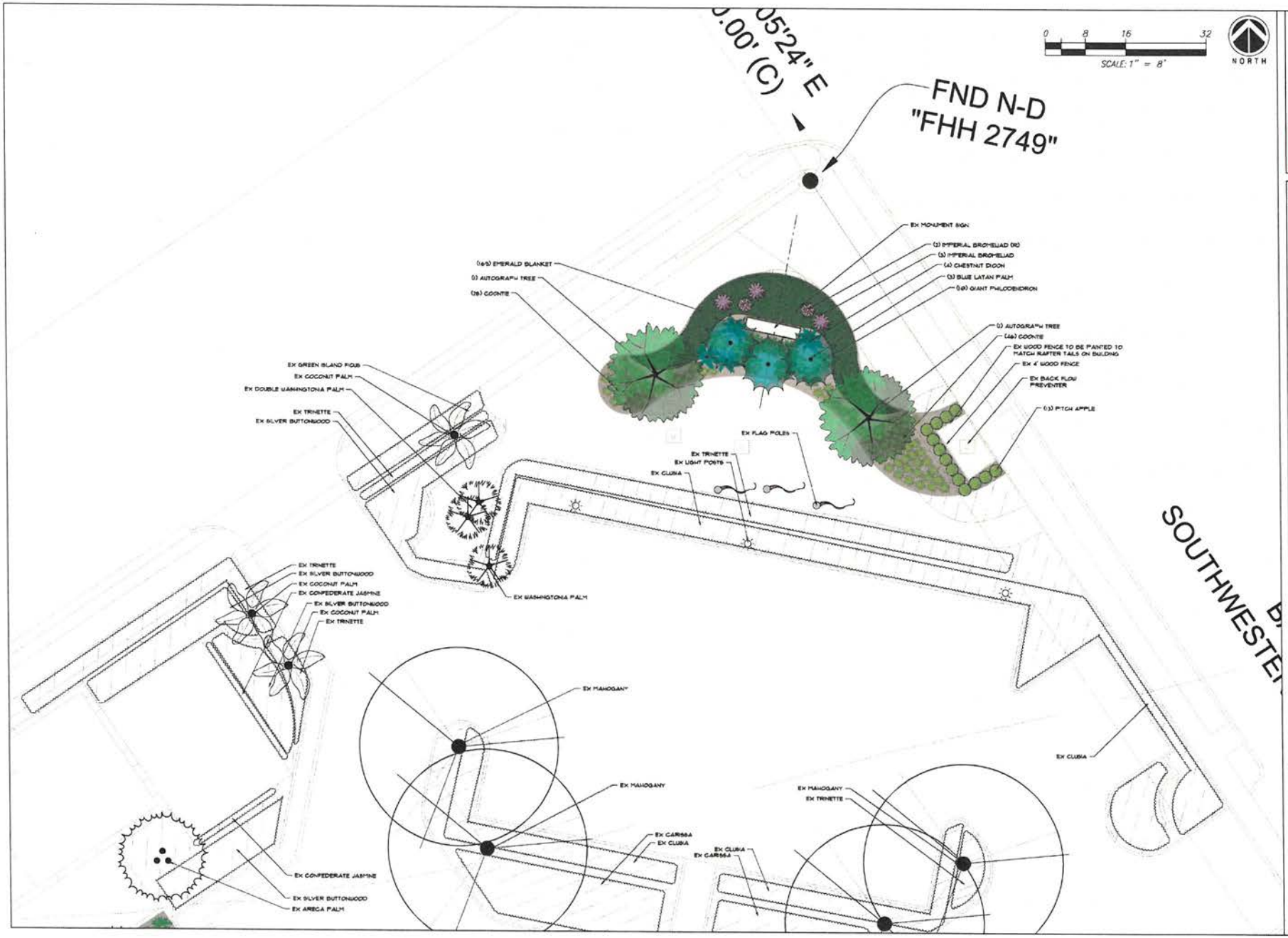
Sheet
L18
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
Plans and/or data is a professional interpretation of existing and proposed site elements based on minimal source of information. These sources may include: property surveys, site inventories of plants, google earth images, site assessments, photographs and other data. At times, more supporting documents are collected on site and provide adjustments to the design during installation and maintenance. **It is the contractor responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 9/26/22, 10/04/22, 11/14/22, 11/30/22, 12/12/22, 01/11/23, 01/17/23, 02/23/23



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Florida License #
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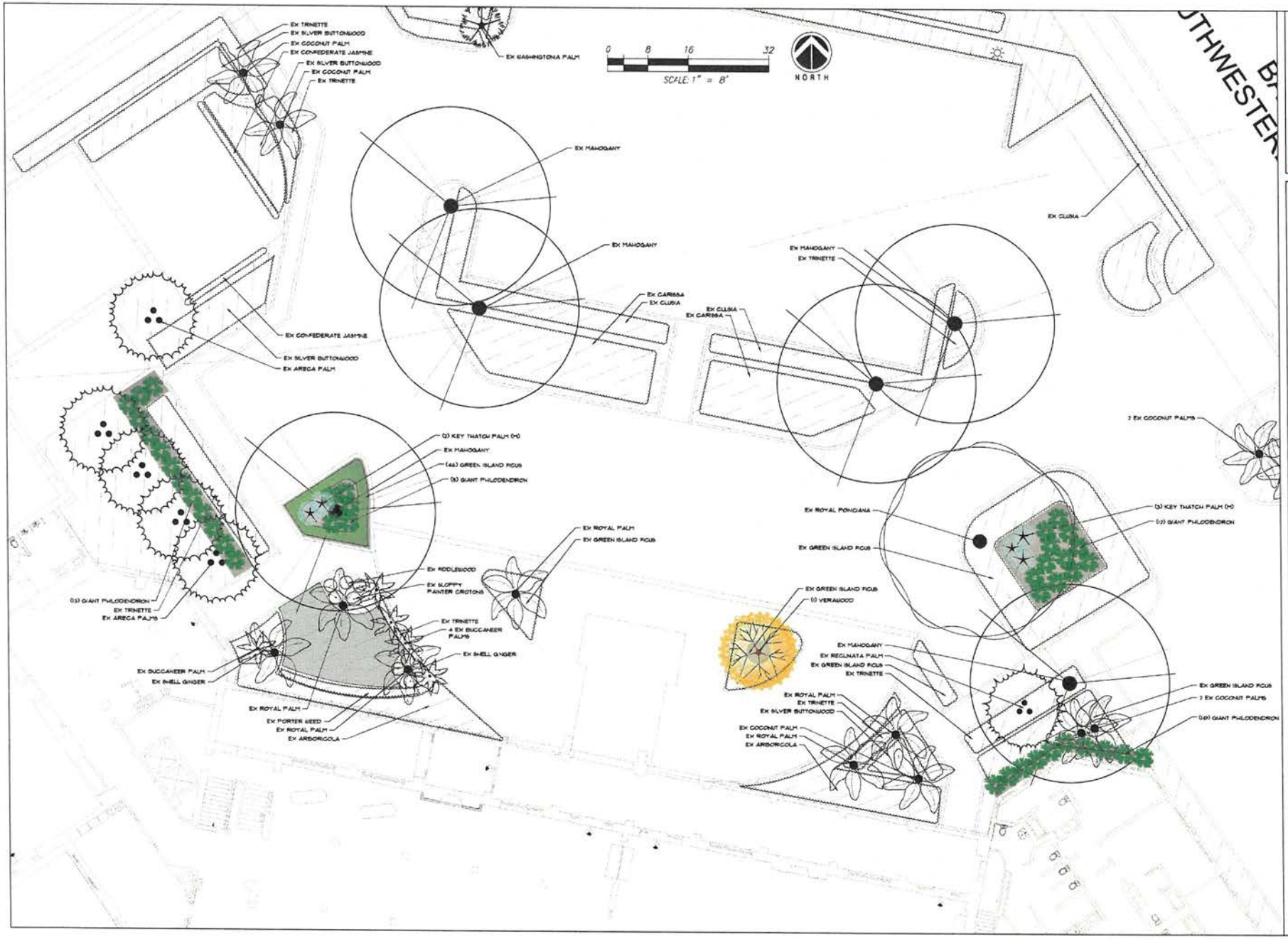
Email: contact@MichaelHaught www.MichaelHaught.com

Sheet
L19
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
This landscape plan is a conceptual representation of existing site processes, the elements located on this plan are approximate information. These exercises may include: concept surveys, architectural plans, google aerial images, site observations, photographs and other sources. As-built, more supporting documents are required for accurate or exact locations of plant and hardscape elements to the through-paving installation process. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/07/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/22/22, 01/19/23, 01/31/23,
02/2/23



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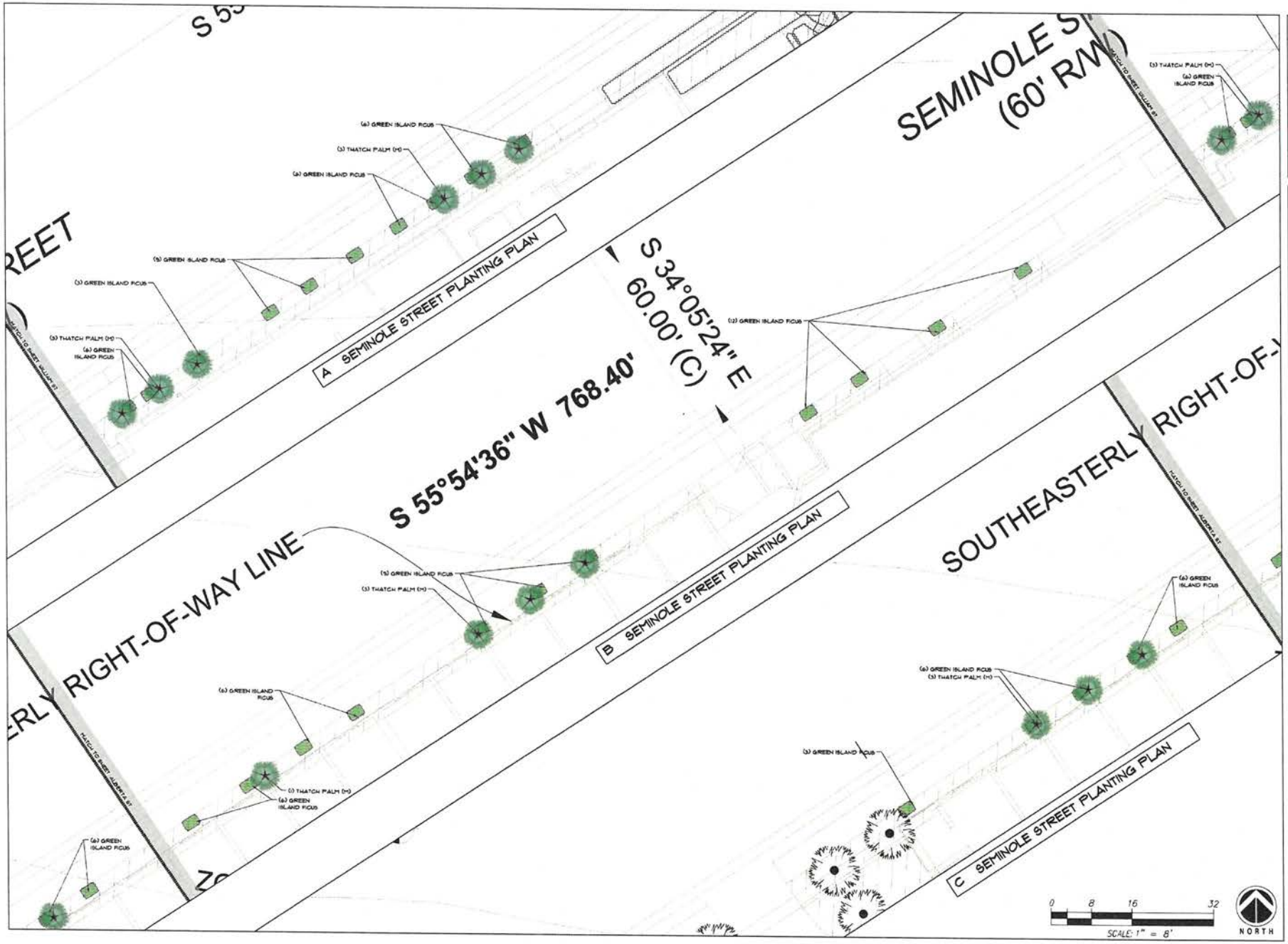
Email: Michael@MichaelFlaugh.com
Website: www.MichaelFlaugh.com

Sheet
L20
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
The information shown is a professional interpretation of existing site conditions. No warranty based on minute aspects of information. These sketches may include discovery items, site measurements, photographs and some plans. At times, these supporting documents are included for explanation of basic and provide adjustments to the design during installation and revisions. **It is the contractor responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 11/30/22,
12/22/22, 01/19/23, 01/31/23,
02/22/23



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Email: contact@michaelflaugh.com www.MichaelFlaugh.com

Sheet
L21
Planting Plan

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 9/2022,
10/04/22, 11/30/22, 1/13/23,
1/27/23, 2/01/23, 2/07/23,
3/2/23

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	2	BULNESIA ARBOREA	VERAWOOD	45 GAL	2"CAL	10-12' OA HT., 5-6' SPRD	
	2	CLUSIA ROSEA	AUTOGRAPH TREE	65 GAL	3.5"CAL	14-16 HT., 5-6' SPRD, FF, STANDARD	
	12	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12 OA HT.	NATIVE
	4	COCCOTHRINAX BORHIDIANA	BORHIDIANA PALM	30 GAL		3' OA HT.	
	7	COCOS NUCIFERA 'GREEN MALAYAN JAMAICAN CERTIFIED	COCONUT PALM, L	5 F B	HEAVY	7' GW	
	1	GUAIACUM SANCTUM NATIVE, BLUE FLOWERS	LIGNUM VITAE	25 GAL	SPECIMEN	5' OA HT., 3 SPRD.	
	12	LATANIA LODDIGESI	BLUE LATAN PALM	45 GAL	HEAVY	6 - 7' OA HT.	
	7	PSEUDOPHOENIX SARGENTI	BUCCANEER PALM, S	25 GAL		8' OA HT.	NATIVE
	4	PSEUDOPHOENIX SARGENTI	BUCCANEER PALM, M	45 GAL		8' OA HT.	NATIVE
	3	RADERMACHERA X 'KUNMING FRAGRANT BLOOM'	DWARF TREE JASMINE	15 GAL	SPECIMEN	4-5' OA HT.	
	16	ROYSTONEA REGIA	ROYAL PALM, SQU	5 F B	HEAVY	3'-9' GW, 16-18' OAHT	NATIVE
	2	ROYSTONEA REGIA	ROYAL PALM, TALL	5 F B	HEAVY	MATCH EXISTING	NATIVE
	19	THRINAX MORRISI	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	NATIVE
	13	THRINAX MORRISI	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 7' OA HT.	NATIVE

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	8	THRINAX MORRISI	KEY THATCH PALM (M)	15 GAL		4' OA HT.	NATIVE
	13	THRINAX RADIATA	THATCH PALM (M)	45 GAL		8' MIN. OA HT.	NATIVE

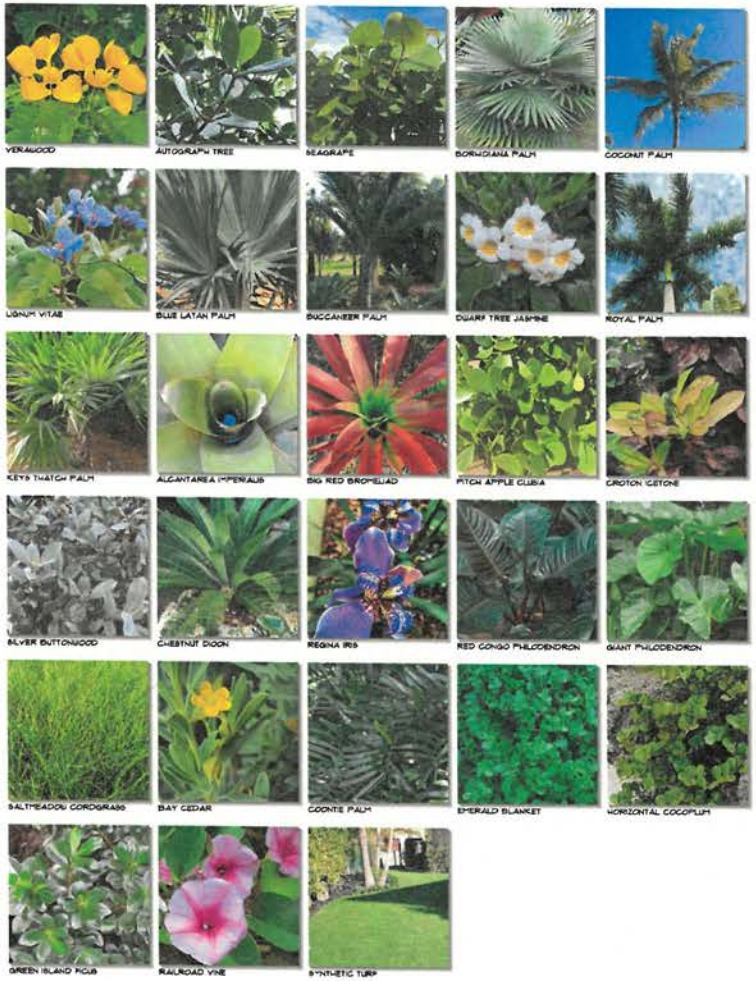
RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	10	COCOS NUCIFERA	COCONUT PALM (R)	TRANSPLANTED		EXISTING	
	1	SABAL PALMETTO	SABAL PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	3	ALCANTAREA IMPERIALIS SUN GROWN	IMPERIAL BROMELIAD	15 GAL	AS SHOWN	36"X36"	
	55	ANDROLEPIS SKINNERI SUN GROWN	BIG RED BROMELIAD	3 GAL	30" O.C.	24" HT., FULL	
	18	CLUSIA GUTTIFERA	PITCH APPLE	7 GAL		36" X 28"	
	47	CODIAEUM VARIEGATUM 'MRS. ICETONE'	ICETONE CROTON	7 GAL	AS SHOWN	24" HT., FULL	
	76	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7 GAL	30" O.C.	36" X 24"	
	8	DIOON EDULE	CHESTNUT DIOON	15 GAL		32"HT. X 36"SPRD.	
	22	NEOMARICA CAERULEA 'REGINA'	REGINA IRIS	3 GAL	24" OC	24" HT., FULL	
	21	PHILODENDRON 'ROJO CONGO'	RED CONGO	3 GAL	AS SHOWN	24"X24"	
	349	PHILODENDRON GIGANTEUM	GIANT PHILODENDRON	15 GAL	AS SHOWN	4'X4'	
	997	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT FULL	NATIVE
	46	SURIANA MARITIMA	BAY CEDAR	7 GAL	AS SHOWN	36" HT., PTB	
	183	ZAMIA PUMILA SUN GROWN	COONTIE	3 GAL	30" O.C.	16"X15", FULL	NATIVE

RELOCATED SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	2	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD (R)	TRANSPLANT	AS SHOWN	EXISTING	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	165	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	3 GAL	18" O.C.	12" SPRD	
	35	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8"X12"	
	1,883	FICUS MICROCARPA 'GREEN ISLAND' SUN GROWN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD	
	369	IPOMOEA PES-CAPRAE	RAILROAD VINE	1 GAL	24" O.C.	FULL	

OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	14,408 SF	181(N) LEISURE TURF (S2) SOUTHWEST GREENS OR APPROVED EQUAL STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, ASTM D418, 15-YEAR WARRANTY, HYDROGILL	REPLICA LAWN	SOLT	TIGHT	2" PILE	



32 EXTERIOR IMPROVEMENTS SCHEDULE

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	115.0 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	209.38 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

THE SOIL AND MULCH CALCULATIONS ABOVE INCLUDE ALL NEW PLANTING AREAS. LANDSCAPE CONTRACTOR TO INCLUDE NEW MULCH FOR ALL EXISTING TO REMAIN PLANTING BEDS BASED ON A SITE VIST

LANDSCAPE CONTRACTOR TO INCLUDE QUANTITY OF SOD REQUIRED TO PATCH / REPAIR ANY DISTRUBED SOD AREAS DUE TO CONSTRUCTION. FIELD VERIFY SOD SPECIES AS IT MAY VARY BETWEEN THE FRONT AND BACK OF THE PROPERTY.

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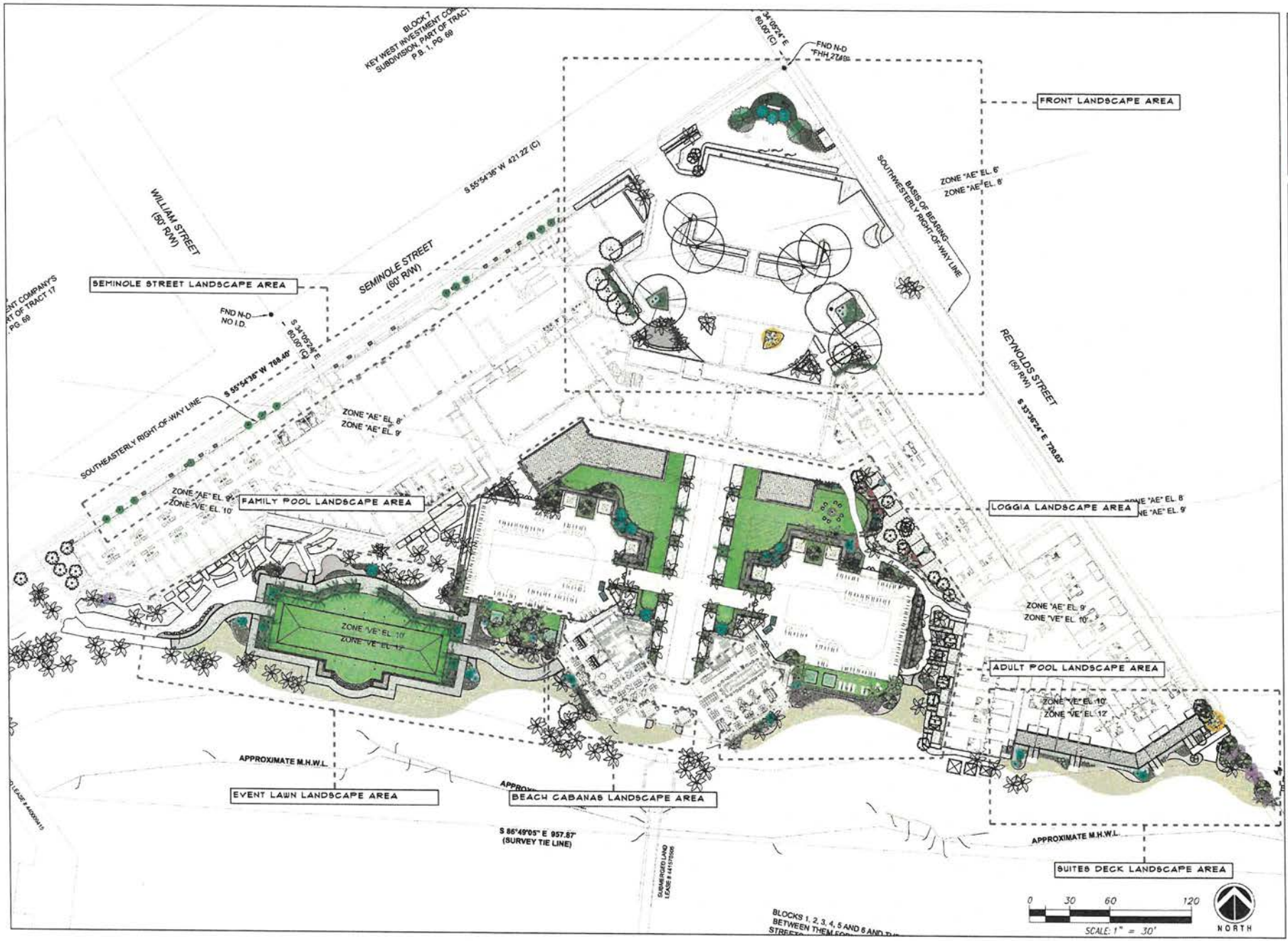
Sheet
L22
Overall Plant Schedule / Plant Pictures

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
The Landscape plan is a conceptual representation of existing site features based on minimal survey information. These features may include, but not limited to, structures, sidewalks, parking, curbs, utilities, property lines, and other site features. Google Earth imagery, site observations, photographs and the plans, at times, have supporting documents are inaccurate or incomplete or not available at time of design. Information is the design during installation are necessary. **It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.**

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/20/22,
10/04/22, 11/23/22, 1/30/23,
2/27/23, 3/19/23, 5/12/23,
08/22/23



Michael Flaugh
LANDSCAPE ARCHITECT

772.419.0024

Sheet
L23
Landscape Area
Key

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date:
08/09/2022
Design by: AM,PA
Reviewed by: MF
Revised: 01/20/22.
10/04/22. 11/23/22. 11/30/22.
12/22/22. 01/19/23. 01/31/23.
02/24/23

PLANT SCHEDULE EVENT LAWN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT	NATIVE
	1	LATANIA LODDIGESII	BLUE LATAN PALM	45 GAL	HEAVY	6 - 7' OA HT.	
	16	ROYSTONEA REGIA	ROYAL PALM, 90W	B & B	HEAVY	3-8' GW, 16-18' OAHT.	NATIVE
	5	THRINAX MORRISII	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	NATIVE
	8	THRINAX MORRISII	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 7' OA HT.	NATIVE

RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	2	SABAL PALMETTO	SABAL PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	7	ANDROLEPIS SKINNERI SUN GROWN	BIG RED BROMELIAD	3 GAL	36" O.C.	24" HT., FULL	
	328	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE
	18	SURIANA MARITIMA	BAY CEDAR	7 GAL	AS SHOWN	36" HT., FTB	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	348	FICUS MICROCARPA 'GREEN ISLAND' SUN GROWN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	
	256	IPOMOEA PES-CAPRAE	RAILROAD VINE	1 GAL	24" O.C.	FULL	

OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	6,347 SF	10-16W (LEISURE TURF 60) SOUTHWEST GREENS OR APPROVED EQUAL. STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, ASTM D418, 15-YEAR WARRANTY, HYDROGILL	REPLICA LAWN	BOLT	TIGHT	2" PILE	

32 EXTERIOR IMPROVEMENTS SCHEDULE EVENT LAWN

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	21.8 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	40.5 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

PLANT SCHEDULE BEACH CABANAS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT.	NATIVE
	4	COCCOTHRINAX BORHIDIANA	BORHIDIANA PALM	30 GAL		3' OA HT.	
	1	COCOS NUCIFERA 'GREEN MALAYAN JAMAICAN CERTIFIED	COCONUT PALM, L	B & B	HEAVY	7' GW	
	5	THRINAX MORRISII	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	NATIVE
	2	THRINAX MORRISII	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 7' OA HT.	NATIVE

RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	COCOS NUCIFERA	COCONUT PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	9	ANDROLEPIS SKINNERI SUN GROWN	BIG RED BROMELIAD	3 GAL	36" O.C.	24" HT., FULL	
	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7 GAL	36" O.C.	36" X 24"	
	143	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE
	8	SURIANA MARITIMA	BAY CEDAR	7 GAL	AS SHOWN	36" HT., FTB	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	3	FICUS MICROCARPA 'GREEN ISLAND' SUN GROWN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	
	118	IPOMOEA PES-CAPRAE	RAILROAD VINE	1 GAL	24" O.C.	FULL	

OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	1,913 SF	10-16W (LEISURE TURF 60) SOUTHWEST GREENS OR APPROVED EQUAL. STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, ASTM D418, 15-YEAR WARRANTY, HYDROGILL	REPLICA LAWN	BOLT	TIGHT	2" PILE	

32 EXTERIOR IMPROVEMENTS SCHEDULE BEACH CABANAS

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	9.11 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	18.31 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

PLANT SCHEDULE FAMILY POOL AREA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	2	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT.	NATIVE
	1	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM, S	25 GAL		8' OA HT	NATIVE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	13	ANDROLEPIS SKINNERI SUN GROWN	BIG RED BROMELIAD	3 GAL	36" O.C.	24" HT., FULL	
	5	CLUSIA GUTTIFERA	PITCH APPLE	7 GAL		36" X 36"	
	5	CODIAEUM VARIEGATUM 'MRS. ICETONE'	ICETONE CROTON	7 GAL	AS SHOWN	24" HT., FULL	
	29	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	144	FICUS MICROCARPA 'GREEN ISLAND' SUN GROWN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	

32 EXTERIOR IMPROVEMENTS SCHEDULE FAMILY POOL AREA

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	7.14 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	9.84 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

PLANT SCHEDULE ADULT POOL AREA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	3	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT.	NATIVE
	4	COCOS NUCIFERA 'GREEN MALAYAN JAMAICAN CERTIFIED	COCONUT PALM, L	B & B	HEAVY	7' GW	
	1	GUAIACUM SANCTUM NATIVE, BLUE FLOWERS	LIGNUM VITAE	25 GAL	SPECIMEN	5' OA HT., 3' SPRD	
	3	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM, S	25 GAL		8' OA HT	NATIVE
	1	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM, H	45 GAL		8' OA HT.	NATIVE
	6	THRINAX MORRISII	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	NATIVE
	3	THRINAX MORRISII	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 7' OA HT.	NATIVE

RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	5	COCOS NUCIFERA	COCONUT PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	20	ANDROLEPIS SKINNERI SUN GROWN	BIG RED BROMELIAD	3 GAL	36" O.C.	24" HT., FULL	
	9	CODIAEUM VARIEGATUM 'MRS. ICETONE'	ICETONE CROTON	7 GAL	AS SHOWN	24" HT., FULL	
	1	DIOON EDULE	CHESTNUT DIOON	15 GAL		32"HT. X 36"SPRD	
	5	PHILODENDRON 'ROJO CONGO'	RED CONGO	3 GAL	AS SHOWN	24"X24"	
	290	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE
	15	SURIANA MARITIMA	BAY CEDAR	7 GAL	AS SHOWN	36" HT., FTB	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	39	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8"X12"	
	218	FICUS MICROCARPA 'GREEN ISLAND' SUN GROWN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	
	85	IPOMOEA PES-CAPRAE	RAILROAD VINE	1 GAL	24" O.C.	FULL	

OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	1606 SF	10-16W (LEISURE TURF 60) SOUTHWEST GREENS OR APPROVED EQUAL. STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, ASTM D418, 15-YEAR WARRANTY, HYDROGILL	REPLICA LAWN	BOLT	TIGHT	2" PILE	

32 EXTERIOR IMPROVEMENTS SCHEDULE ADULT POOL AREA

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	28.65 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	42.33 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

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Sheet
L24
Landscape Area Schedules

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
Plant quantities shown are a professional interpretation of existing and proposed site elements based on the best available information. These exercises are not based upon a land survey, architectural plans, google aerial images, site observations, photographs and site plans. At times, more supporting documents are provided by the owner during construction administration. It is the contractor's responsibility to verify all measurements and quantities prior to construction and ownership work.

Date:
08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/22, 10/04/22, 11/04/22, 11/15/22, 12/22, 01/19/23, 01/31/23, 02/23/23

PLANT SCHEDULE LOGGIA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT.	NATIVE
	2	COCOS NUCIFERA 'GREEN MALAYAN' JAMAICAN CERTIFIED	COCONUT PALM, L	B & B	HEAVY	7' GW	
	8	LATANIA LODDIGESII	BLUE LATAN PALM	45 GAL	HEAVY	6 - 7' OA HT.	
	3	PSEUDOPHOENIX SARGENTI	BUCCANEER PALM, S	25 GAL		6' OA HT.	NATIVE
	3	PSEUDOPHOENIX SARGENTI	BUCCANEER PALM, M	45 GAL		8' OA HT.	NATIVE
	3	RADERMACHERA X 'KUNMING' FRAGRANT BLOOMS	DWARF TREE JASMINE	15 GAL	SPECIMEN	4-5' OA HT.	
	2	ROYSTONEA REGIA	ROYAL PALM, TALL	B & B	HEAVY	MATCH EXISTING	NATIVE

RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	2	COCOS NUCIFERA	COCONUT PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	149	ANDROLEPIS SCHNERI SUN GROUN	BIG RED BROMELIAD	3 GAL	36" O.C.	24" HT., FULL	
	33	CODIAEUM VARIEGATUM 'MRS. ICESTONE'	ICESTONE CROTON	7 GAL	AS SHOWN	24" HT., FULL	
	3	DIOON EDULE	CHESTNUT DIOON	15 GAL		32"HT. X 36"SPRD.	
	22	NEOMARICA CAERULEA 'REGINA'	REGINA IRIS	3 GAL	24" OC	24" HT., FULL	
	16	PHILODENDRON 'ROJO CONGO'	RED CONGO	3 GAL	AS SHOWN	24"X24"	
	11	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	826	FICUS MICROCARPA 'GREEN ISLAND' SUN GROUN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	

OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	8,142 SF	1919U (LEISURE TURF 88) SOUTHWEST GREENS OR APPROVED EQUAL. STABILIZED DOUBLE LAYERED WOVEN POLYPROPYLENE BACKING, ASTM D418, 15-YEAR WARRANTY, HYDROGALL	REPLICA LAWN	SOLT	TIGHT	2" PILE	

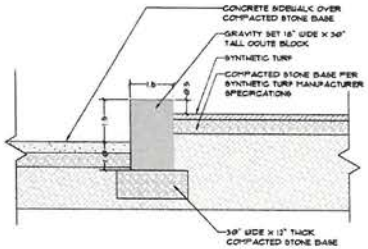
32 EXTERIOR IMPROVEMENTS SCHEDULE LOGGIA

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	14.88 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	29.52 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

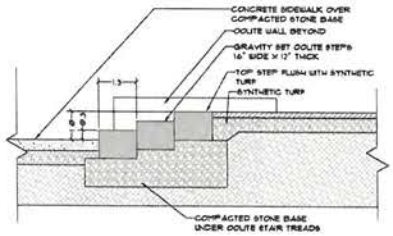
PLANT SCHEDULE SEMINOLE STREET

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	13	THRINAX RADIATA	THATCH PALM (M)	45 GAL		8' MIN OA HT.	NATIVE

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	16	FICUS MICROCARPA 'GREEN ISLAND' SUN GROUN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD	



A OOLITE WALL DETAIL SCALE: 1/2" = 1'-0"



B OOLITE STEPS DETAIL SCALE: 1/2" = 1'-0"

PLANT SCHEDULE FRONT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	BULNESIA ARBOREA	VERAWOOD	45 GAL	2"CAL	10-12' OA HT., 5-6' SPRD.	
	2	CLUSIA ROSEA	AUTOGRAPH TREE	65 GAL	3.5"CAL	14-16' HT, 5-6' SPRD, FP, STANDARD	
	3	LATANIA LODDIGESII	BLUE LATAN PALM	45 GAL	HEAVY	6 - 7' OA HT	

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	5	THRINAX MORRISII	KEY THATCH PALM (M)	15 GAL		4' OA HT	NATIVE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	3	ALCANTAREA IMPERIALIS SUN GROUN	IMPERIAL BROMELIAD	15 GAL	AS SHOWN	36"X36"	
	13	CLUSIA GUTTIFERA	PITCH APPLE	7 GAL		36" X 28"	
	4	DIOON EDULE	CHESTNUT DIOON	15 GAL		32"HT X 36"SPRD	
	149	PHILODENDRON GIGANTEUM	GIANT PHILODENDRON	15 GAL	AS SHOWN	4'X4'	
	34	ZAMIA PUMILA SUN GROUN	COONTIE	3 GAL	36" O.C.	15"X15", FULL	NATIVE

RELOCATED SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	2	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD (R)	TRANSPLANT	AS SHOWN	EXISTING	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	169	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	3 GAL	18" O.C.	12" SPRD	
	46	FICUS MICROCARPA 'GREEN ISLAND' SUN GROUN	GREEN ISLAND FICUS	3 GAL	18" O.C.	12" SPRD.	

32 EXTERIOR IMPROVEMENTS SCHEDULE FRONT

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-94	MULCH	17.86 CY	3"	FINISHED GRADE EVEN WITH ADJACENT SOD/HARDSCAPES	BLACK, SHREADED, HARDWOOD, NON-CYPRESS
32-96	SOIL	24.11 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

PLANT SCHEDULE SUITES DECK

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	BULNESIA ARBOREA	VERAWOOD	45 GAL	2"CAL	10-12' OA HT., 5-6' SPRD.	
	3	COCCOLOBA UVIFERA	SEA GRAPE TREE	25 GAL	2"CAL	10-12' OA HT.	NATIVE
	3	THRINAX MORRISII	KEY THATCH PALM, 4FT	15 GAL		4' OA HT.	NATIVE
	2	THRINAX MORRISII	KEY THATCH PALM, 6FT	30 GAL	HEAVY	6 - 7' OA HT.	NATIVE

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	1	THRINAX MORRISII	KEY THATCH PALM (M)	15 GAL		4' OA HT.	NATIVE

RELOCATED TREES AND PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
	2	COCOS NUCIFERA	COCONUT PALM (R)	TRANSPLANTED		EXISTING	
	5	SABAL PALMETTO	SABAL PALM (R)	TRANSPLANTED		EXISTING	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	69	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7 GAL	36" O.C.	36" X 24"	
	19	SPARTINA PATENS	SALTMEADOW CORDGRASS	1 GAL	24" O.C.	18" HT. FULL	NATIVE
	13	SUIRIANA MARITIMA	BAY CEDAR	7 GAL	AS SHOWN	36" HT., FTB	
	29	ZAMIA PUMILA SUN GROUN	COONTIE	3 GAL	36" O.C.	15"X15", FULL	NATIVE

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
	136	POMOEA PES-CAPRAE	RAILROAD VINE	1 GAL	24" O.C.	FULL	

32 EXTERIOR IMPROVEMENTS SCHEDULE SUITES DECK

SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY	DEPTH/HEIGHT	INSTALLATION	PATTERN
32-96	SOIL	26.33 CY	4"	TILLED IN	11 SCREENED COMPOST AND SCREENED TOPSOIL

Michael Haugh LANDSCAPE ARCHITECT
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Sheet L25
Landscape Area Schedules

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Please note:
Plans and specifications are prepared for permitting purposes only. The elements based on municipal records are approximation. These elements are not to scale, contain all information. These elements are not to scale, contain all information. These elements are not to scale, contain all information

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.

4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.

6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION.) UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.

9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.

22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

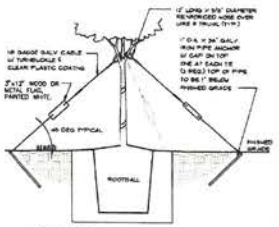
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

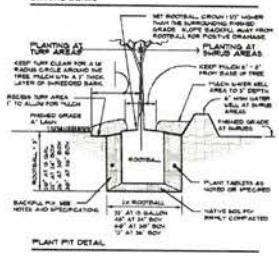
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.

29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS. ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

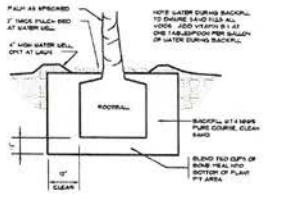


STAKING DETAIL

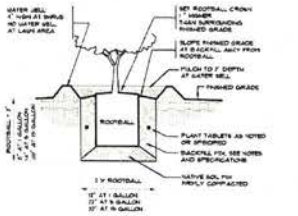


PLANT PIT DETAIL

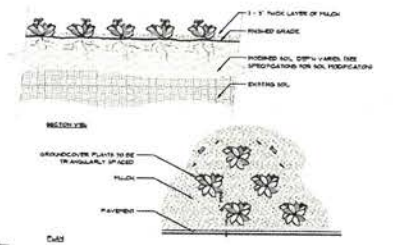
1 TREE GUY WIRE PLANTING
NOT TO SCALE



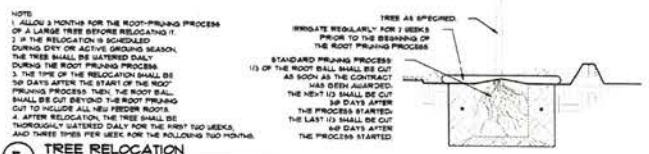
2 PALM TREE PLANTING
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



4 GROUNDCOVER
NOT TO SCALE



NOTE:
1. ALLOW 3 MONTHS FOR THE ROOT-PRUNING PROCESS OF A LARGE TREE BEFORE RELOCATING IT.
2. IF THE RELOCATION IS SCHEDULED DURING DRY OR ACTIVE GROWING SEASON, THE TREE SHALL BE WATERED DAILY DURING THE ROOT PRUNING PROCESS.
3. THE TIME OF THE RELOCATION SHALL BE 30 DAYS AFTER THE START OF THE ROOT PRUNING PROCESS. THEN, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
4. AFTER RELOCATION, THE TREE SHALL BE THOROUGHLY WATERED DAILY FOR THE FIRST TWO WEEKS, AND THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

5 TREE RELOCATION
NOT TO SCALE

LANDSCAPE MAINTENANCE GUIDELINES:

1. ARTIFICIAL TURF:
   1.1. DEBRIS ON TURF SHALL BE REMOVED WITH A LEAF BLOWER.
   1.2. MAINTAIN GRASS STANDING UPRIGHT BY RAKING AGAINST THE NATURAL GRAIN OF ARTIFICIAL GRASS.
   1.3. ALL DIRT OR SPILLS SHALL BE RINSED OF WITH A GARDEN HOSE.
   1.4. ALL STAINS SHALL BE REMOVED IMMEDIATELY WITH BLOTTING WITH A TOWEL, FOLLOWED BY A MIX OF WATER AND MILD DETERGENT. FOR TOUGHER STAINS A SMALL AMOUNT OF AMMONIA IN WATER MAY BE USED. FOR TOUGHEST STAINS, MINERAL SPIRIT MAY BE USED. RINSE ALL SOLUTIONS OUT WITH WATER.
   1.5. AVOID OPEN FIRE, CIGARETTES AND/OR FIREWORKS NEAR SYNTHETIC TURF AREAS.
   1.6. ONLY APPROVED WEED KILLERS MAY BE USED ON ARTIFICIAL TURF.
   1.7. RESIDENTIAL SYNTHETIC TURF PROJECTS SHALL BE INSPECTED, TOP DRESSED WITH SILICA SAND AND RAKED EVERY 15 TO 24 MONTHS. COMMERCIAL SYNTHETIC TURF PROJECTS SHALL BE INSPECTED, TOP DRESSED WITH SILICA SAND AND RAKED EVERY 4 MONTHS.

2. MULCH:
   2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
   2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

3. FERTILIZING:
   3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
   3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
   3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
   3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.

4. PEST AND DISEASES:
   4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
   4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
   4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

5. WEEDS:
   5.1. WEED CONTROL SHALL BE PREVENTATIVE.
   5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.

6. IRRIGATION:
   6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
   6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
   6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
   6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
   6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
   6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
   6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
   6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

7. PRUNING:
   7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
   7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
   7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
   7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
   7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
   7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
   7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

8. DIVIDING PLANTS:
   8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
   8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

9. RELOCATING PLANT MATERIAL:
   9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
   9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
   9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
   9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
   10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
   10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
   10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
   10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
   10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

11. COLD PROTECTION:
   11.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
   11.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

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Sheet L26
Details and Specifications

Landscape Plan
CASA MARINA
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022
Design by: AM, PA
Reviewed by: MF
Revised: 09/26/22, 10/04/22, 11/23/22, 11/30/22, 12/07/22, 01/19/23, 01/31/23, 02/22/23