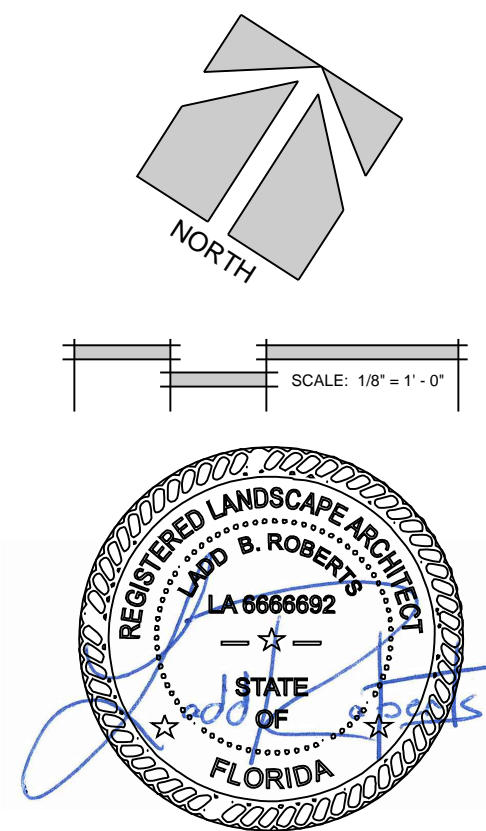
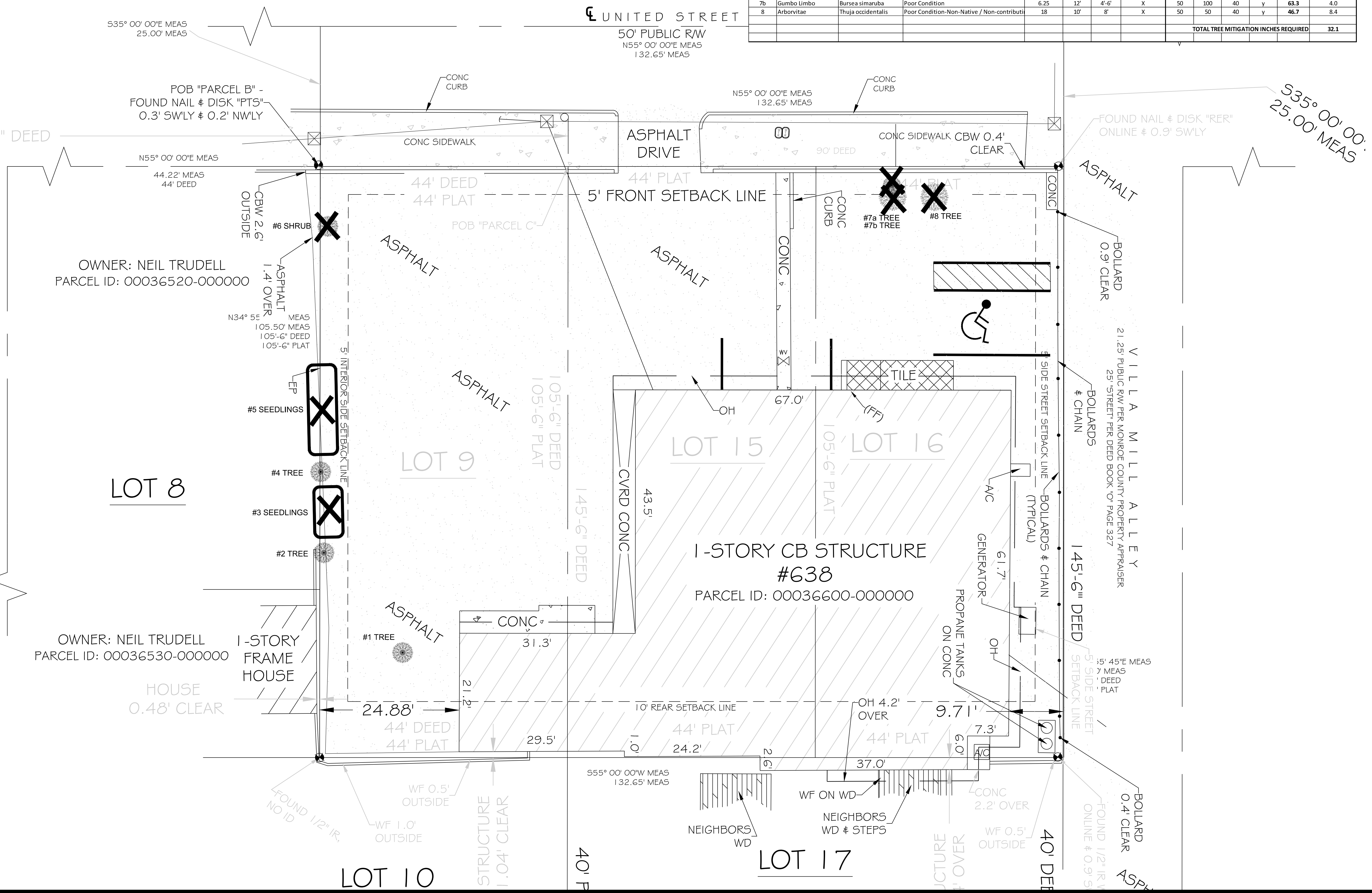


GENERAL NOTES:

TREES TO REMAIN - ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING OR CONSTRUCTION IN COMPLIANCE WITH APPLICABLE KEY WEST CODES.

NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED, DUMPED, BURIED OR BURNED WITHIN THE PROTECT AREAS. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	CONDITION (Value %)				Value x DSH Inches Required	
								Location	Species	Condition	Mit. Req.		Total Value
1	Spanish Lime	Melicoccus bijugatus	Fair Condition - NN	29	30'	20'		70	100	80	y	83.3	0.0
2	Gumbo Limbo	Bursea simaruba	Fair Condition - Native	23.25	25'	16'		60	100	80	y	70.0	0.0
3	Spanish Lime Seedling	Melicoccus bijugatus	Non-Native / Non-contributing - verify DSH	6	2'-8"	2'-4"	X	50	100	60	y	70.0	4.2
4	Tamarind	Tamarindus indica	Good Condition - NN	29.5	25'-30'	16'-18'		60	100	80	y	70.0	0.0
5	Spanish Lime Seedling	Melicoccus bijugatus	Non-Native / Non-contributing - verify DSH	12	2'-8"	2'-4"	X	50	100	60	y	70.0	8.4
6	Snake Plant	Sansevaria hyacinthoid	Not Protected - NN - Invasive		24"		X	0	0	0	n	0.0	0.0
7a	Arborvitae	Thuja occidentalis	Poor Condition-Non-Native / Non-contributing	15.25	10'	8'	X	50	50	40	y	46.7	7.1
7b	Gumbo Limbo	Bursea simaruba	Poor Condition	6.25	12'	4'-6"	X	50	100	40	y	63.3	4.0
8	Arborvitae	Thuja occidentalis	Poor Condition-Non-Native / Non-contributing	18	10'	8'	X	50	50	40	y	46.7	8.4
TOTAL TREE MITIGATION INCHES REQUIRED											32.1		



UNITED STREET PROJECT
TREE IMPACT PLAN

DATE: 7.10.18

REVISIONS:

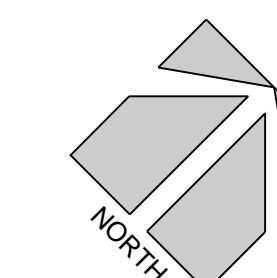
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CONSTRUCTION DOCUMENTS

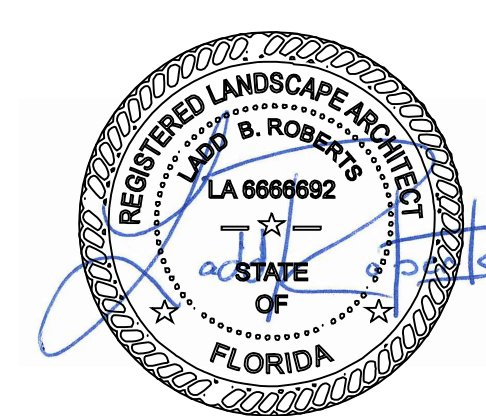
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SCALE: 1/8" = 1'-0"



UNITED STREET PROJECT
LANDSCAPE PLAN

DATE: 7.10.18

REVISIONS:

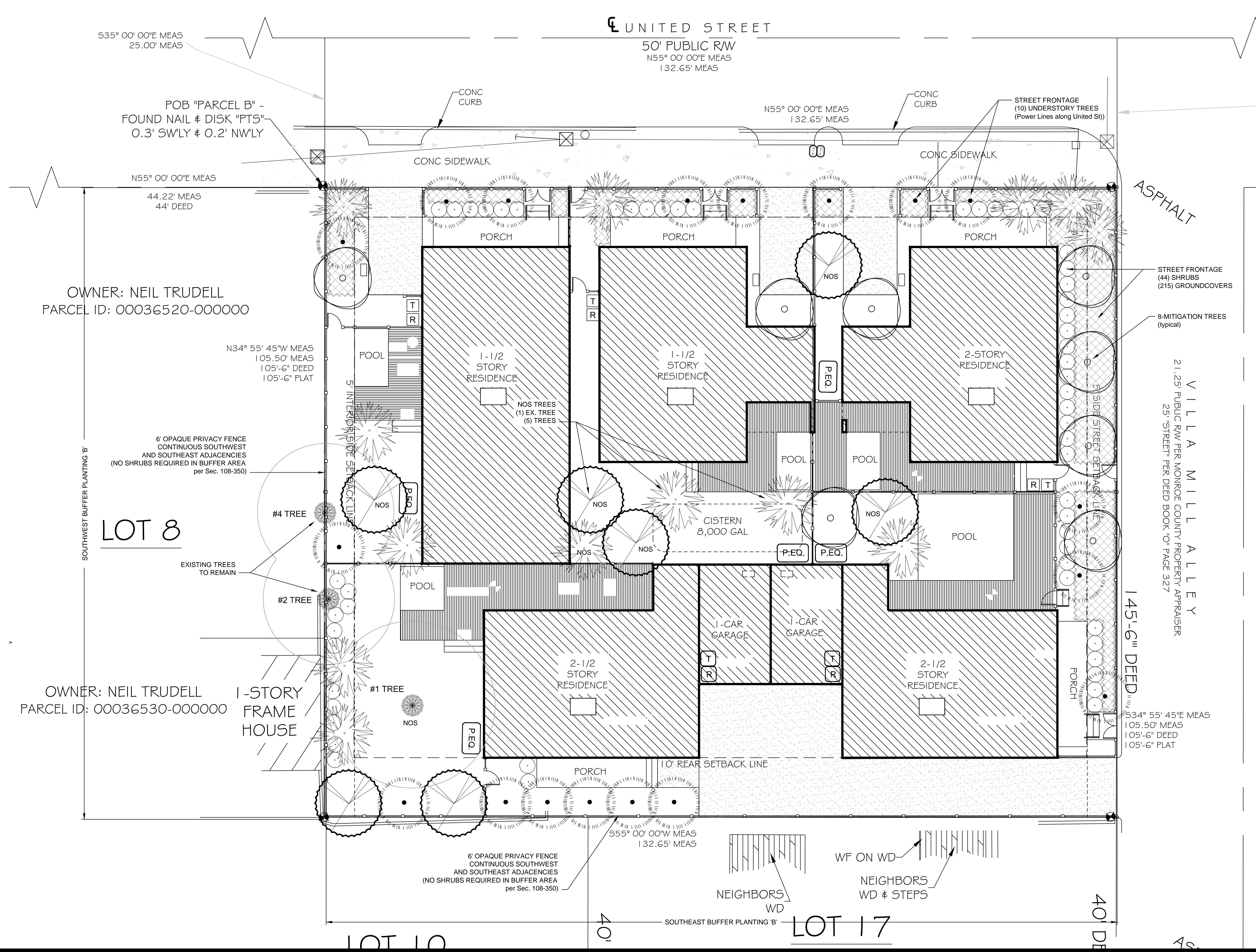
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GENERAL INFORMATION & TREE MITIGATION	
ZONING	HRO - MR
GROSS SITE AREA	13,996 or .32 acre
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	57.5"
MITIGATION REQUIRED	32.1"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	8+ Trees / 32"+

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416		
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 2,799 SF	28.77% / 4,028 SF
GROSS SITE AREA: 13,996 SF		
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE
NATIVE PLANTS (70% Minimum)	240	85%
EXOTIC PLANTS (30% Maximum)	43	15%
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW (LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF)		
238 LF Street Frontage / 100 LF = 2.38 x 40 PU's = 95.2 PU's REQUIRED		
	PLANT PROVIDED	x PLANT UNITS
Canopy Trees	0	10
Understory Trees	10	3
Shrubs	229	1
TOTAL PU's PROVIDED		259
108.414 INTERIOR LANDSCAPE REQUIREMENT		
NOT APPLICABLE		
108.415 PERIMETER LANDSCAPE REQUIREMENT		
NOT APPLICABLE		
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED
3,120 SF / 22.2% NOS REQUIRES 4 Trees / 2,000 SF of NOS	6.24	6+
3,120 SF / 2,000 = 1.56 x 4 Trees = 6.24 Trees Required		

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347		
108.346 OPEN SPACE	REQUIRED	PROVIDED
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (13,996)	35% / 4,899 SF	33.21% / 4,649 SF
(Referenced from Architectural Drawings)		
108.347 REQUIRED SCREENING		
NORTH EAST AND WEST ADJACENCY = Street Frontage		
SOUTHEAST ADJACENCY - SINGLE-FAMILY 5' "B" Buffer @ 40 PU's per 100'		
130 LF Requires 52 PU's (1.30 x 40 = 52)		
(Assumes proposed use is Multi-Family)		
	PLANT PROVIDED	x PLANT UNITS
Canopy Trees	2	10
Understory Trees	6	5
Shrubs	2	1
TOTAL PU's PROVIDED		52
SOUTHWEST ADJACENCY - SINGLE-FAMILY 5' "B" Buffer @ 40 PU's per 100'		
105 LF Requires 42 PU's (1.05 x 40 = 42)		
(Assumes proposed use is Multi-Family)		
	PLANT PROVIDED	x PLANT UNITS
(existing) Canopy Trees	2	10
Understory Trees	2	5
Shrubs	12	1
TOTAL PU's PROVIDED		42

SEE ARCHITECTURE SITE PLAN FOR CLEAR SITE TRIANGLES

GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

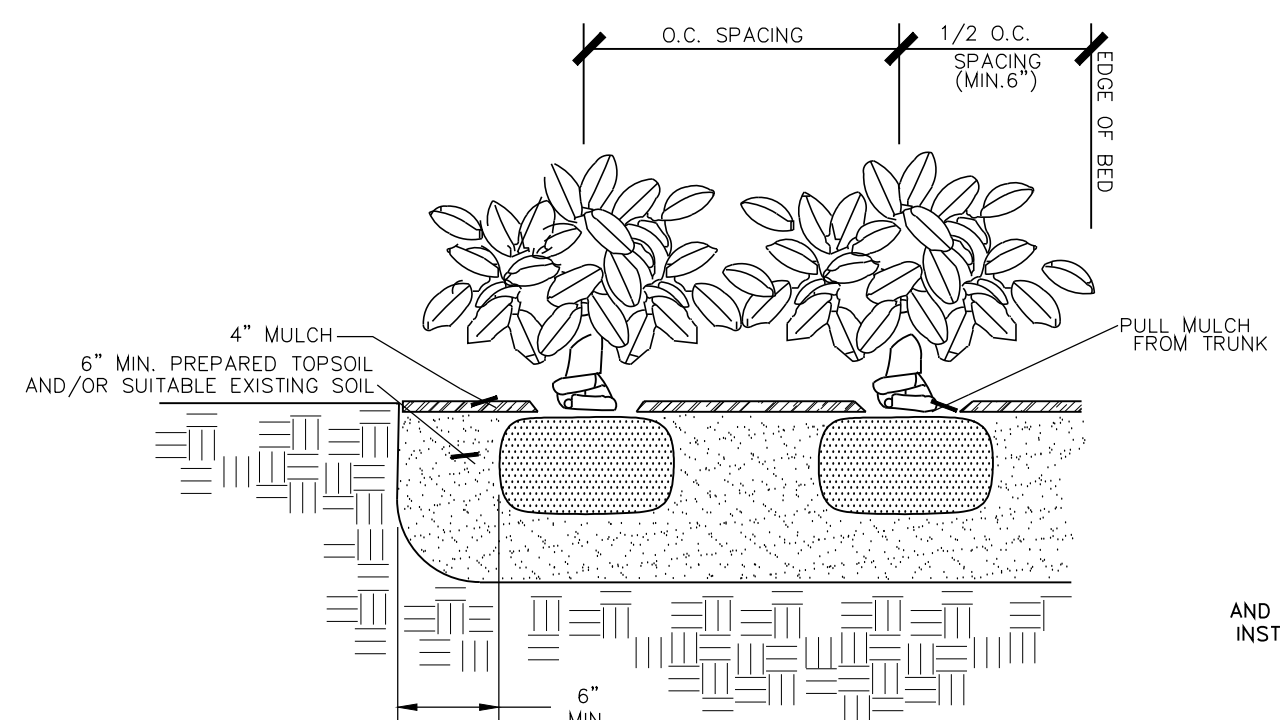
COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

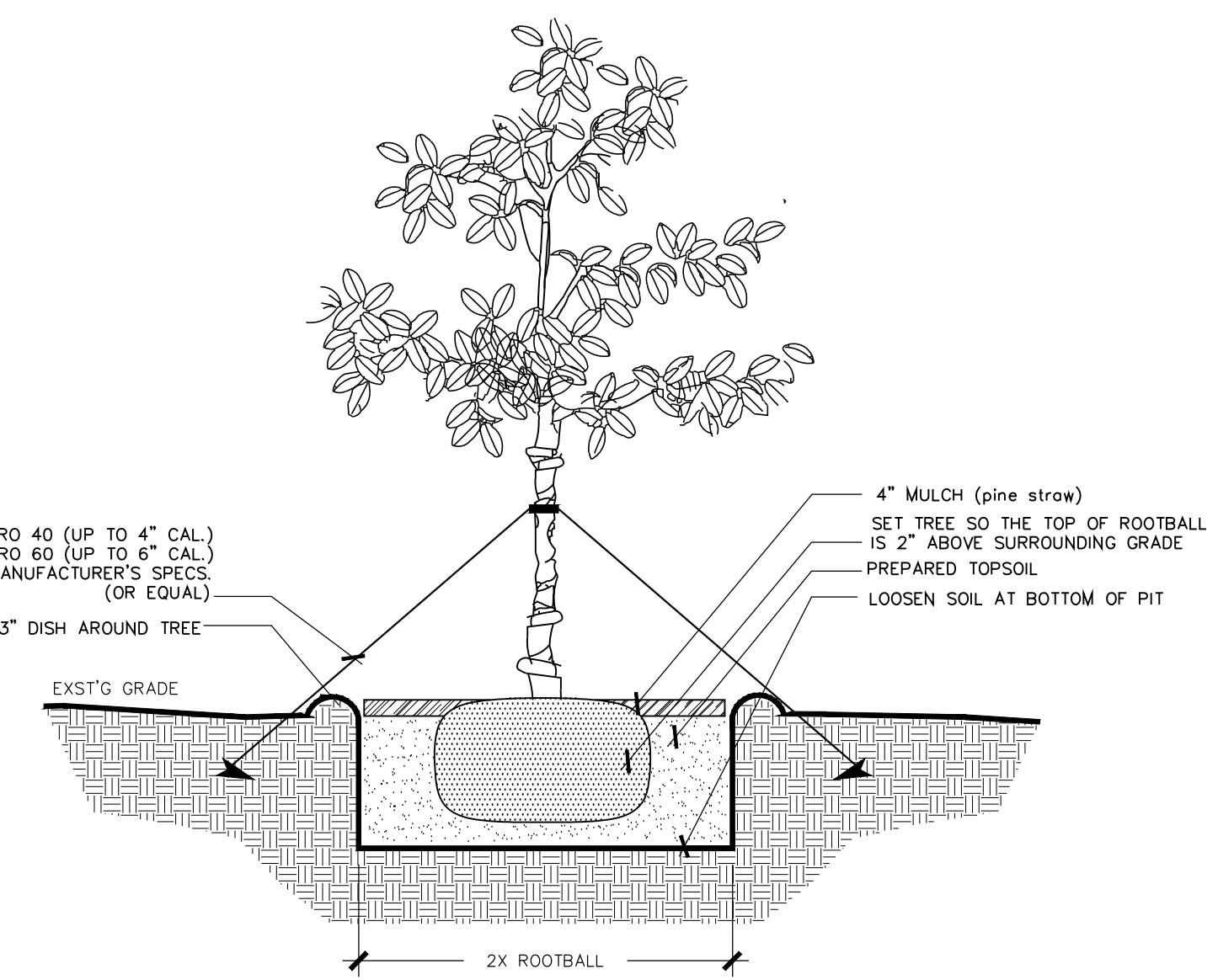
Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS											
13 - Provided	SABAL PALM	Sabal palmetto	12'-18' cir. trnk.								
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE						
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE						
	SAW PALMETTO	Serenoa repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE						
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE						
TREES											
CANOPY											
15 - Provided	SPANISH LIME	Melicoccus bijugatus	3" cal., 12-14' o.h.	FL #1							
	MAHOGANY	Sweitenia mahogany	4" cal., 14-16' o.h.	FL #1	NATIVE						
	WILD TAMARIND	Lysiloma latisiliquum	4" cal., 12-14' o.h.	FL #1	NATIVE						
	PIDGON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE						
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE						
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE						
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10-12' o.h.	FL #1	NATIVE						
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE						
	CINNAMON BARK	Canella Winterana	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
UNDERSTORY											
17 - Provided	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myriantnes fragrans	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						
SHRUBS											
44 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE						
	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1							
	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE						
	FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal. full	FL #1	NATIVE						
	SPARTINA	Spartina bakerii	3 gal. full	FL #1	NATIVE						
GROUNDCOVER											
215 - Provided	MUHL GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE						
	WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE						
	GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE						
	SILVER LOVE GRASS	Eragrostis elliptoti	1 gal., full	FL #1	NATIVE						
	SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE						
	TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE						
	ALL OPEN SPACES	ST. AUGUSTINE SOD or Preferred Species									



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

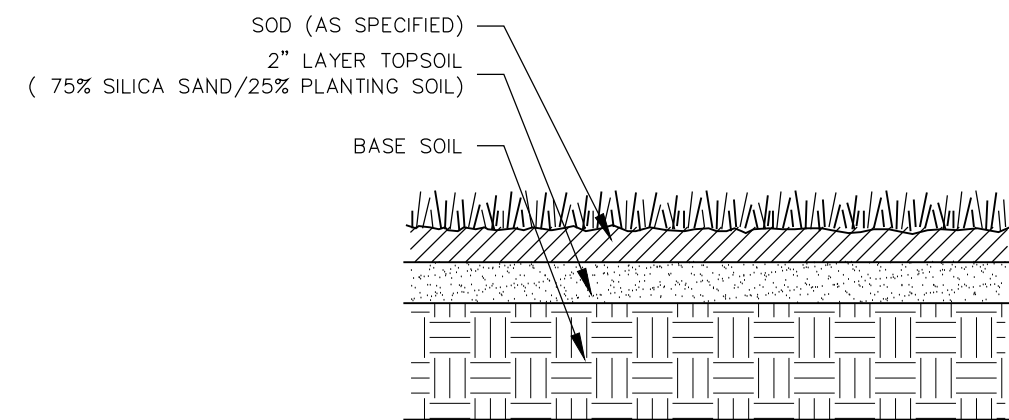
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

GENERAL NOTES:

100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE AND IN ACCORDANCE WITH SECTION 114-105.

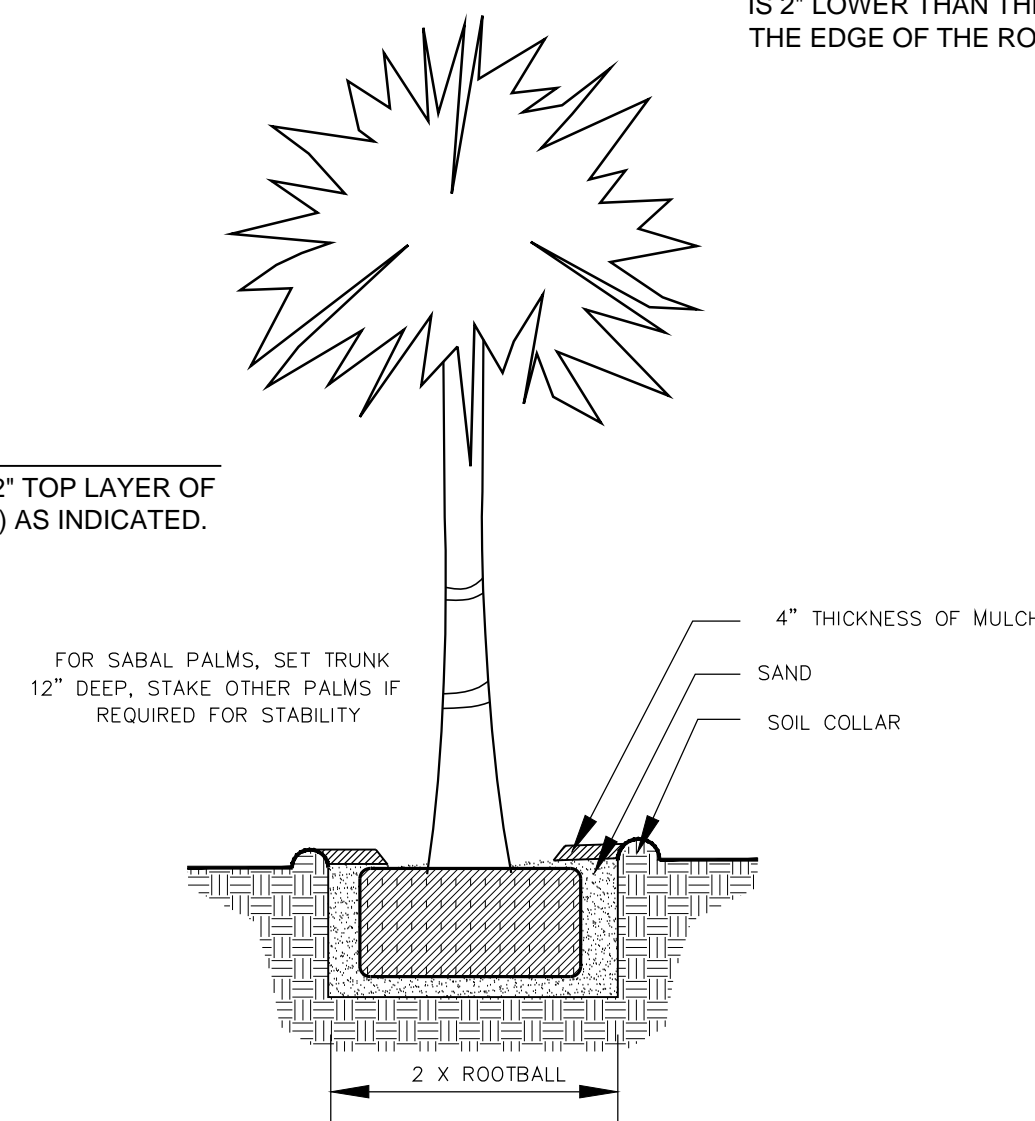
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKW CODE.

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.



SODDING DETAIL

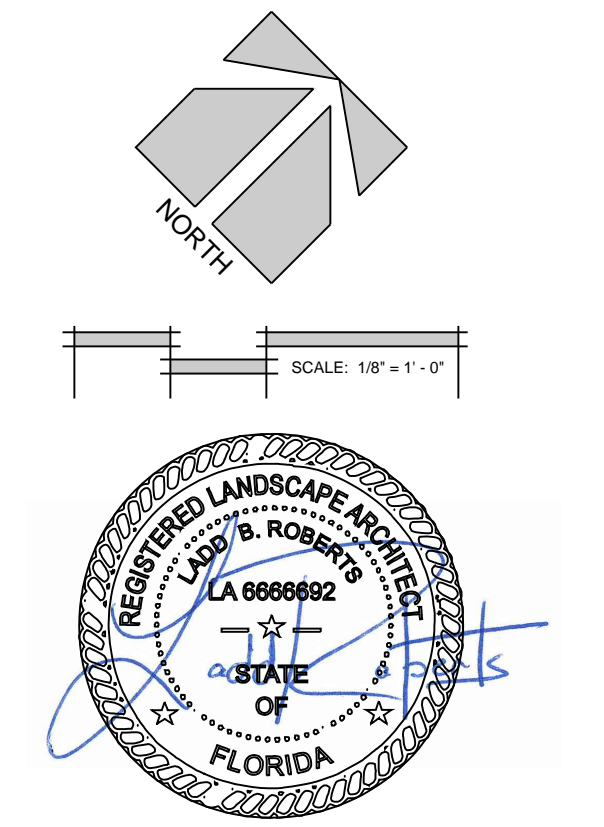
ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) / PLANTING SOIL (25%) AS INDICATED.



PALM PLANTING DETAIL

FOR SABAL PALMS, SET TRUNK 12" DEEP. STAKE OTHER PALMS IF REQUIRED FOR STABILITY

UNITED STREET RESIDENCES
KEY WEST, FL 33040



UNITED STREET PROJECT
LANDSCAPE CALC'S AND DETAILS

DATE: 7.10.18

REVISIONS:

No.	Date	Notes
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