



THE CITY OF KEY WEST
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

June 7, 2021

Royal Williams, LLC
1327 Whitehead St.
Key West, FL 33040

To whom it may concern:

The City of Key West Tree Commission recently considered your request for Final Landscape Design approval with Tree Removal for 1319 William St. and 1316 Royal St., Key West, Florida, at their regularly scheduled meeting on June 7, 2021.

The Tree Commission approved the Final Landscape Plan with tree removal to include the removal of (14) Jamaican Caper, (8) Small Leaf Clusia, (7) Gumbo Limbo, (3) Red Coco Plum, (2) Satin Leaf, (2) Silver Buttonwood, (1) Fiddlewood, (1) Frangipani, (1) Mahogany, (1) Raintree, (1) Sweet Acacia, (1) White Stopper, (3) Christmas palms, (2) Washingtonian palms, (1) Fiji Fan palm, and (1) royal palm tree. The major development plan also proposes to transplant (7) Florida Thatch palms, (3) Keys Thatch palms, and (2) Christmas palms to be incorporated into the approved landscape plan.

The permits to actually remove these trees will not be issued until demolition and/or building permits have been issued for each phase of the project.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

Misha McRAE
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

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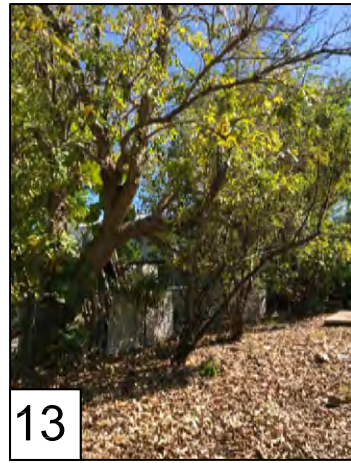
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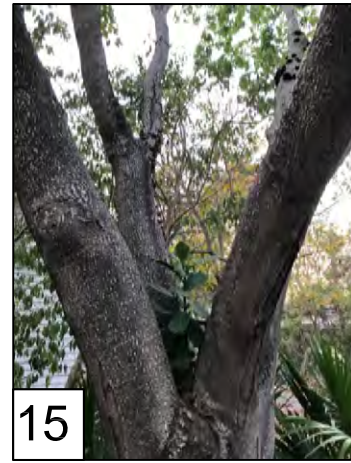
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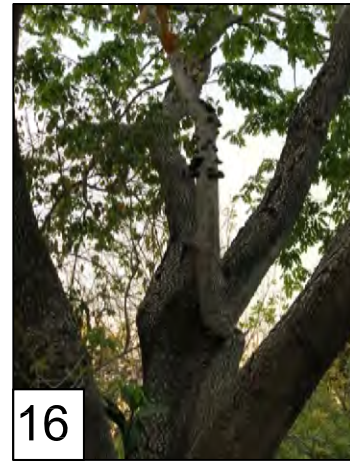
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1316 ROYAL STREET
KEY WEST, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHK	APV

PROJECT NUMBER
DRAWING NUMBER
L.003
DRAWING NAME
TREE PHOTOS



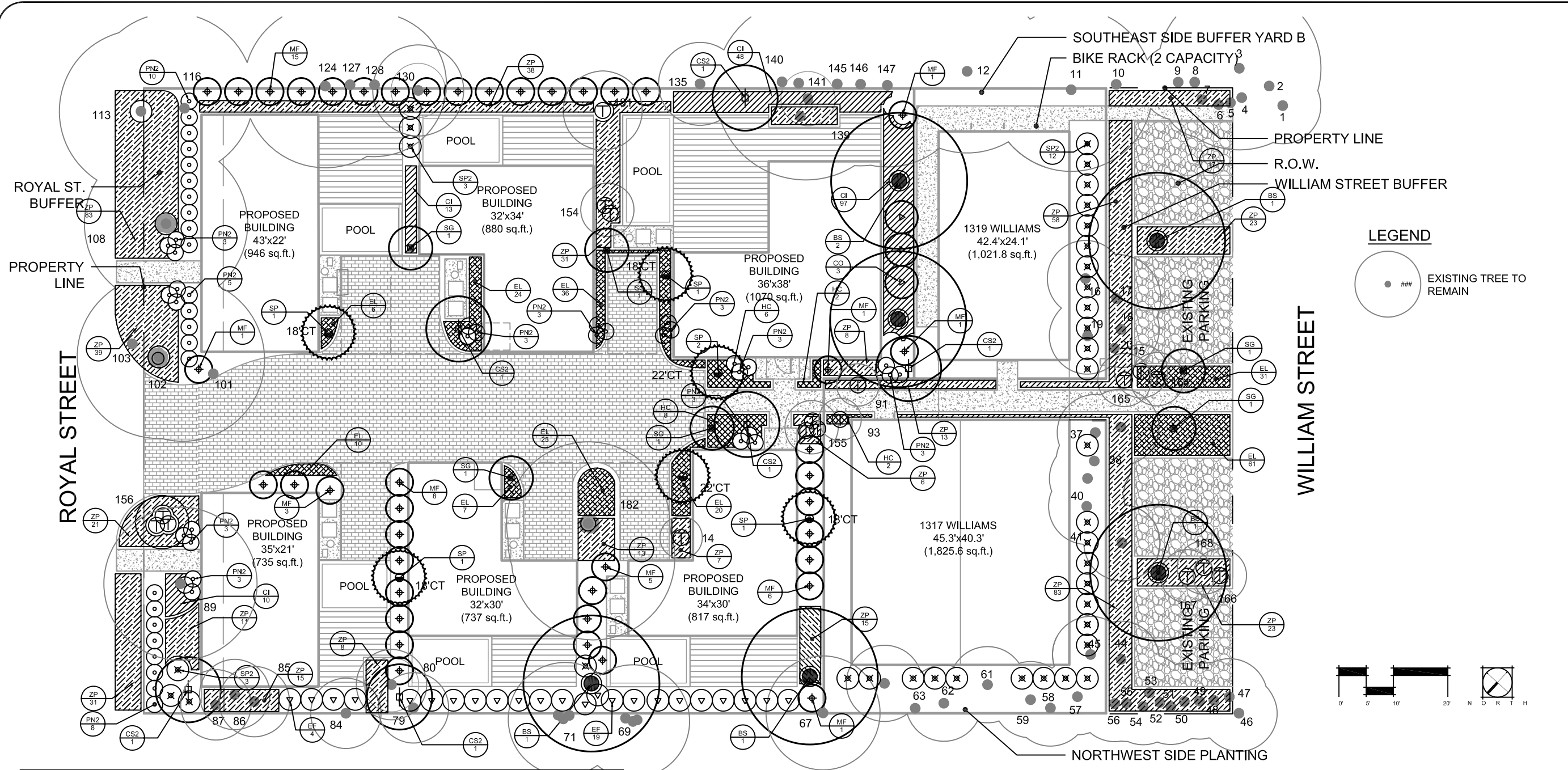
1316 ROYAL STREET
KEY WEST, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHK	APV

PROJECT NUMBER

DRAWING NUMBER
L.004

DRAWING NAME
TREE PHOTOS



1316 ROYAL STREET
KEY WEST, FLORIDA

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	GAL.
	BS	6	Bursera simaruba	Gumbo Limbo	65 GAL.	14'-16' HT.	4" CAL.
	CO	3	Chrysophyllum olmiforme	Satinleaf	25 GAL.	10' HT X 5' SPRD	2" CAL.
	CS2	6	Cordia sebestena	Orange Gelger Tree	30 GAL.	8'-10' HT. X 4'-5' SPRD.	2.5" CAL.
	MF	42	Myrcianthes fragans	Simpsons Stopper	25 GAL.	6' HT	2.5" CAL.
	SP	6	Sabal palmetto	Cabbage Palmetto	FG.	--	SEE PLAN FOR CT HT.
	SG	6	Simarouba glauca	Paradise Tree	25 GAL.	10'-12' STD	2" CAL.
	###	13	Varies: Reference Number refers to Tree Inventory on Sheet L.002	Varies: Reference Number refers to Tree Inventory on Sheet L.002	EXISTING	EXISTING	EXISTING

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	EF	23	Eugenia foetida	Spanish Stopper	15 GAL.	6' HT. MIN., FULL	
	PN2	53	Psychotria nervosa	Wild Coffee	3 GAL.	18"-24" OA	
	SP2	37	Spartina patens	Salt Meadow Cord Grass	3 GAL.	24"-30" OA	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	CI	153	Chrysobalanus icaco	Coco Plum	7 GAL.	20"24" OA.	20" o.c.
	HC	18	Hamelia patens 'Compacta'	Dwarf Firebush	3 GAL.	18"-24" OA.	30" o.c.
	ZP	560	Zamia pumila	Coontle	3 GAL.	18"-24" OA.	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	EL	220	Ernodea littoralis	Golden Creeper	3 GAL.	FULL	18" o.c.

- NOTES:**
- TOTAL LANDSCAPE AREA SHALL BE A MINIMUM OF 20% THE TOTAL SITE AREA.
 - *ALL SIMPSONS STOPPER (MYRCIANTHES FRAGANS) SHALL NOT BE HEDGED AND MUST BE MAINTAINED AT 5' HT MIN.
 - ALL (100%) LANDSCAPE MATERIALS USE TO BE NATIVE
 - PALM TREES USED IS 25% OF ALL TREES PROPOSED.
 - TEMPORARY IRRIGATION TO BE PROVIDED DURING PLANT ESTABLISHMENT.
 - NO ROOTS ARE TO BE CUT DURING THE INSTALLATION OF IRRIGATION.

Landscape Data			
Requirement	Proposed	Request	Comment
Royal Street Buffer	20-ft Linear Landscape Buffer 80 plant units per 100 ft 1 canopy tree per 35 ft 10 shrubs per 35 ft	Length = 115 ft Width = 10 ft 92 units 3.3 trees 32.9 shrubs	Complies
Williams Street Buffer	20-ft Linear Landscape Buffer 80 plant units per 100 ft 1 canopy tree per 35 ft 10 shrubs per 35 ft	Length = 115 ft Width = 12 ft 128 units 3.3 trees 32.9 shrubs	Complies
SE-Side Buffer	Buffer yard B (BF & Multi-Fam) 2.5'-5' = 45 plant units per 100 ft	Length = 160 ft Width = 5 ft 131 units	Complies
NW-Side	No required landscape screening buffer Proposed: Single-family, detached Adjoining Use: Single-family, detached	Length = 160 ft Width = 2.5 ft 114 units 6 trees 54 shrubs	Complies
Interior Landscape (excluding the required street frontage landscape strips, the interior parking lot landscape strips, and the perimeter landscape strips)	4 trees per 2000 sq. ft. NOS	38.5 trees 36 trees	Complies

PROJECT NUMBER

DRAWING NUMBER

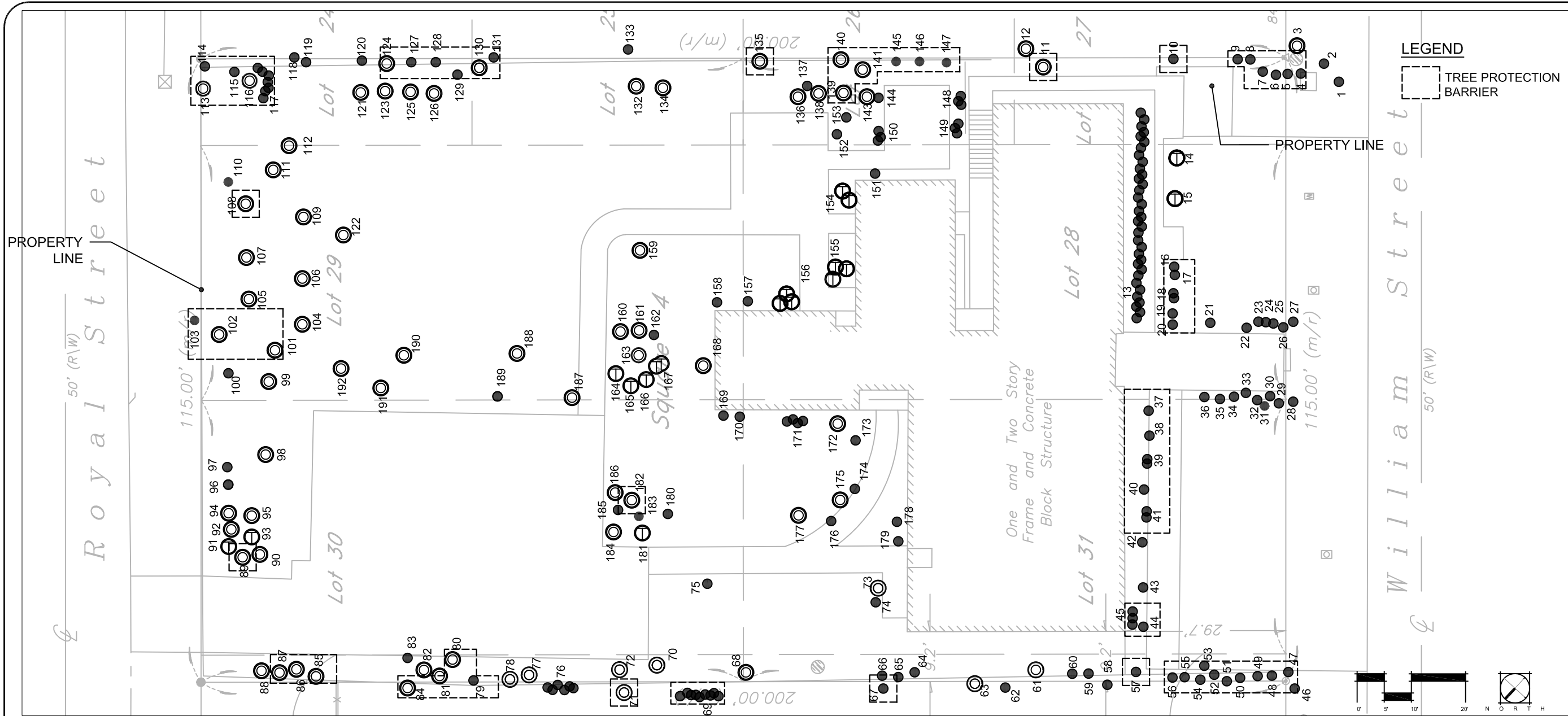
L.300

DRAWING NAME

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION	BY	CHK	APV
02.24.21	Issued for Review				

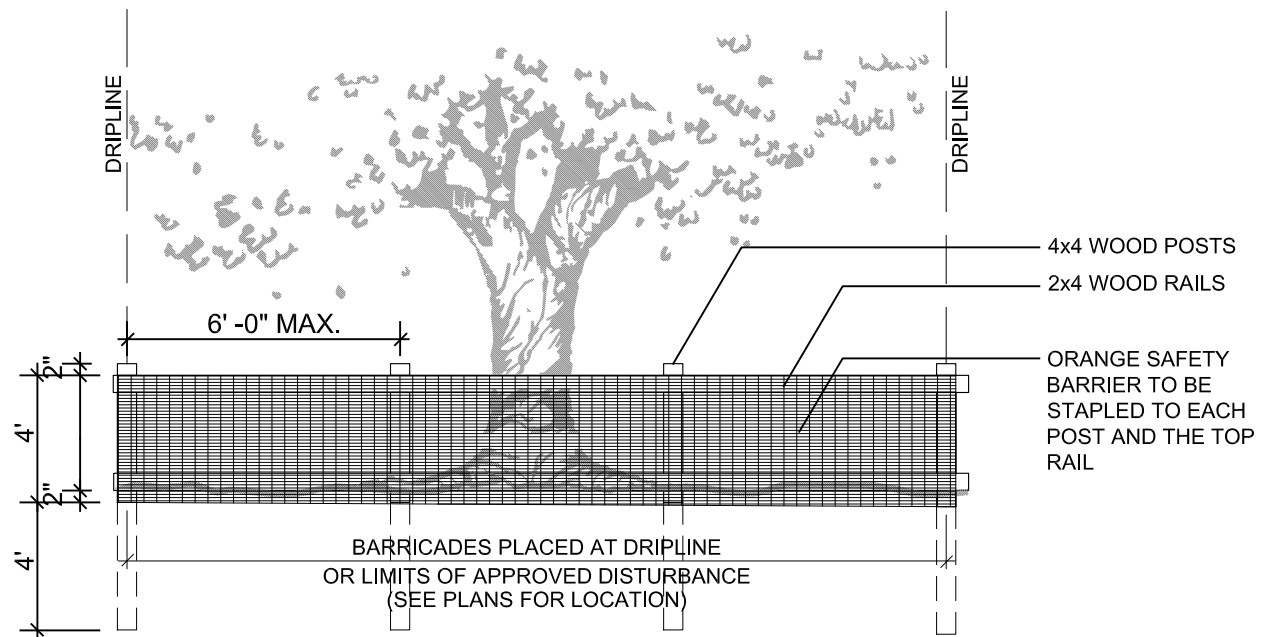
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1316 ROYAL STREET
KEY WEST, FLORIDA

TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
- General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
- Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
- No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
- No more than 30% of the trees roots may be pruned.
- A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
- All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
- After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

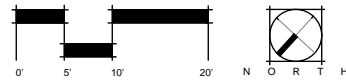
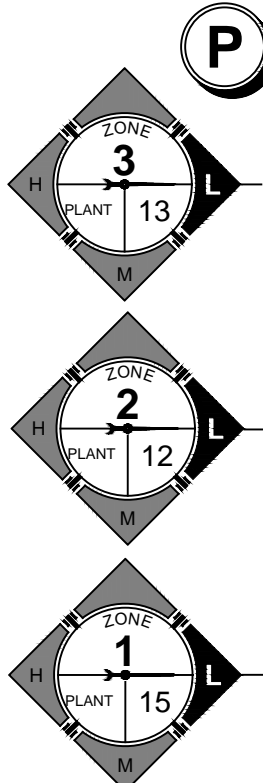


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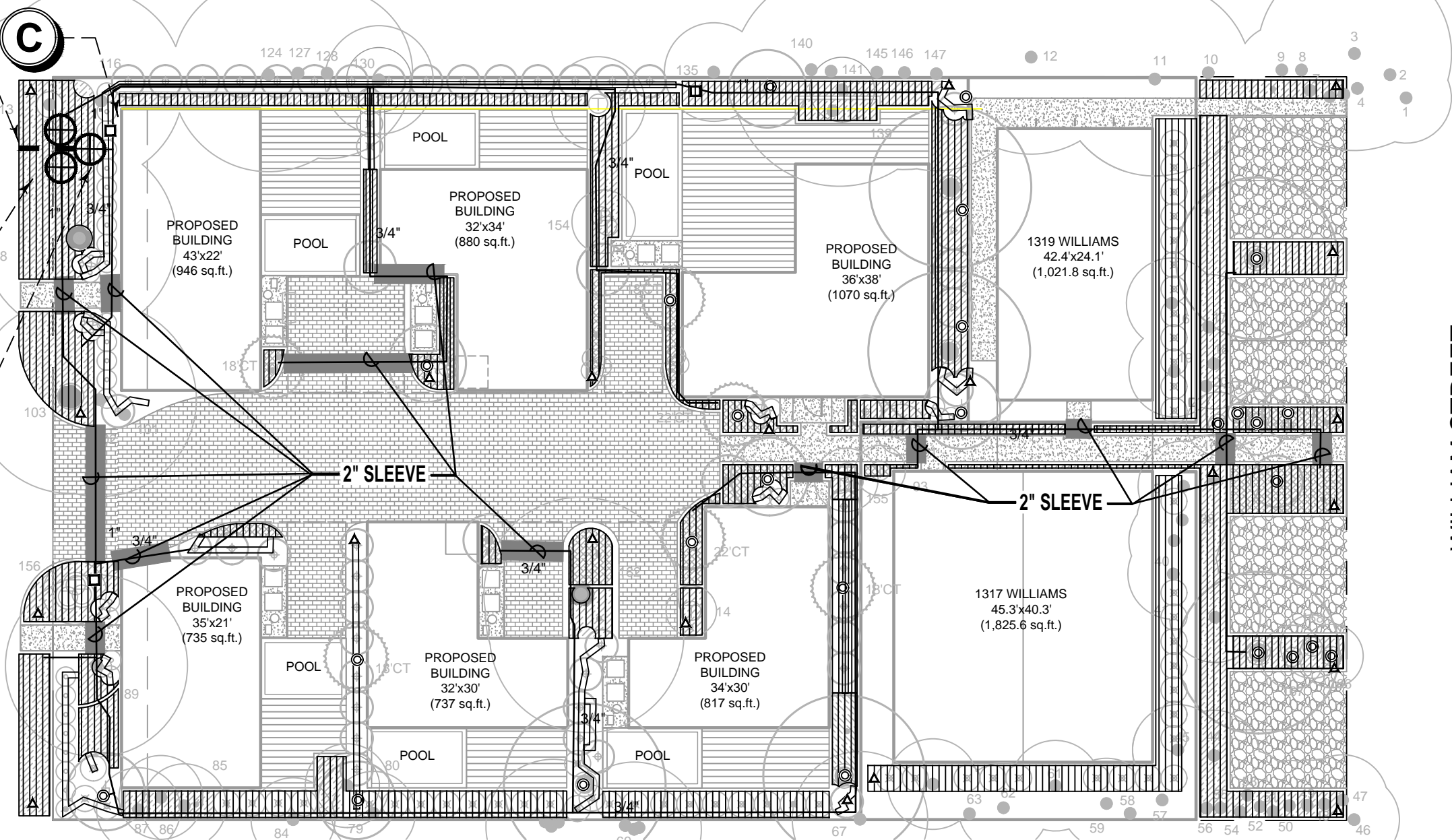
DRAWING NUMBER
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DRAWING NAME
TREE PROTECTION PLAN



ROYAL STREET

WILLIAM STREET



1316 ROYAL STREET
KEY WEST, FLORIDA

LEGEND

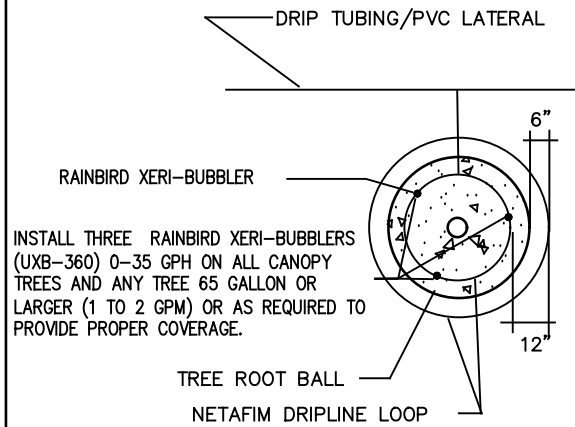
	NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
	NETAFIM FLAG INDICATOR- REFER TO THE DETAIL
	NETAFIM FLUSH VALVE
 GROUNDCOVER	NETAFIM TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
 HEDGE	
	CLASS 200 PVC MAINLINE-1 1/4"
	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"

	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
	HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
	CONTROLLER- HUNTER ICC-2. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
	POINT OF CONNECTION TO A 3/4" POTABLE IRRIGATION METER AND 1" BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

NO.	DATE	DESCRIPTION	BY	CHK	APV
	02.01.21	Issued for Review	IM	KO	KO
PROJECT NUMBER					
DRAWING NUMBER					
L.400					
DRAWING NAME					
IRRIGATION PLAN					

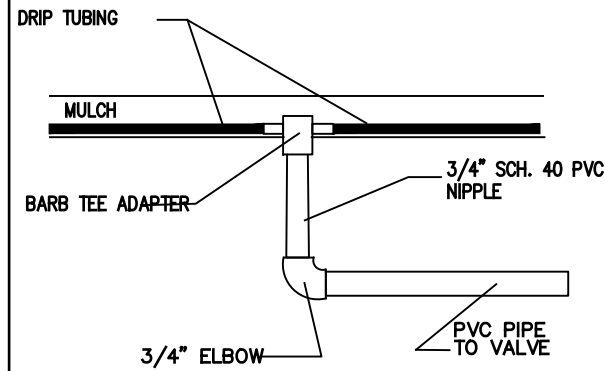
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INSTALL A DRIP RING AROUND ALL TREES WITHIN THE DRIP TUBING AREAS OR AS INDICATED ON THE LEGEND.

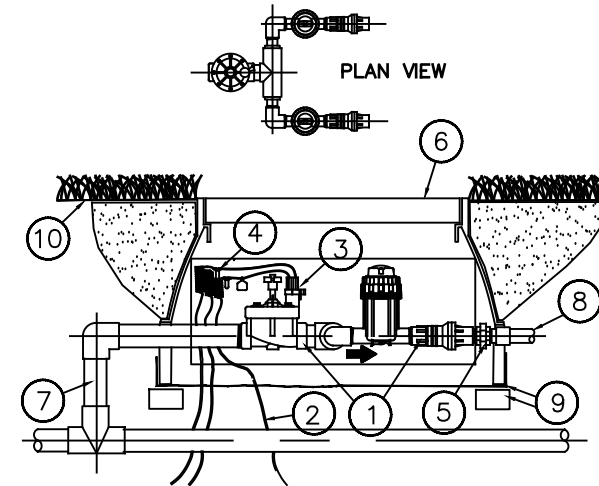


INSTALL THREE RAINBIRD XERI-BUBBLERS (UXB-360) 0-35 GPH ON ALL CANOPY TREES AND ANY TREE 65 GALLON OR LARGER (1 TO 2 GPM) OR AS REQUIRED TO PROVIDE PROPER COVERAGE.

DRIP BUBBLER DETAIL



(FOR AREAS 5 GPM OR LESS)
DRIP CONNECTION DETAIL

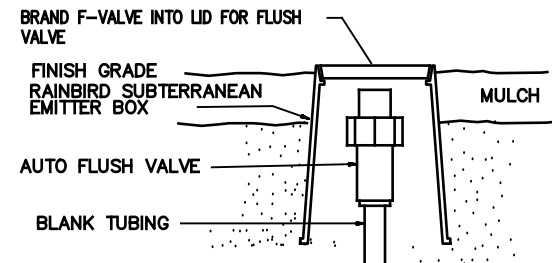


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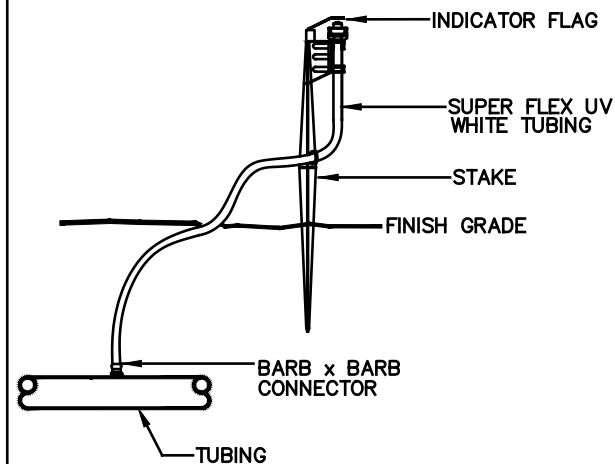
1. A. HUNTER ICZ-101 1" CONTROL ZONE KIT. (0-20 GPM)
- B. HUNTER ICZ-151 1 1/2" CONTROL ZONE KIT. (21-60 GPM)
2. CONTINUE 14 GAUGE WIRE TO THE CONTROLLER. INSTALL THE WIRE UNDER THE MAIN. INSTALL IN CONDUIT WHERE THE MAIN DOES NOT CONTINUE. (EXCEPT TWO-WIRE SYSTEMS)
3. HUNTER ICV VALVE
4. WATERPROOF CONNECTORS (DBY ON TWO-WIRE SYS.)
5. PVC UNION FOR SERVICING ASSEMBLY.
6. JUMBO PLASTIC VALVE BOX.
7. PVC PIPE FROM POINT OF CONNECTION. (45 OR 90 DEG.)
8. PVC PIPE TO IRRIGATION ZONE.
9. SOIL SEPARATOR FABRIC W/ BRICK UNDER EACH CORNER
10. FINISHED GRADE.

REFER TO THE DECODER DETAILS FOR TWO-WIRE SYSTEMS FOR DECODERS, WIRE SPECIFICATIONS AND WIRE NUTS.

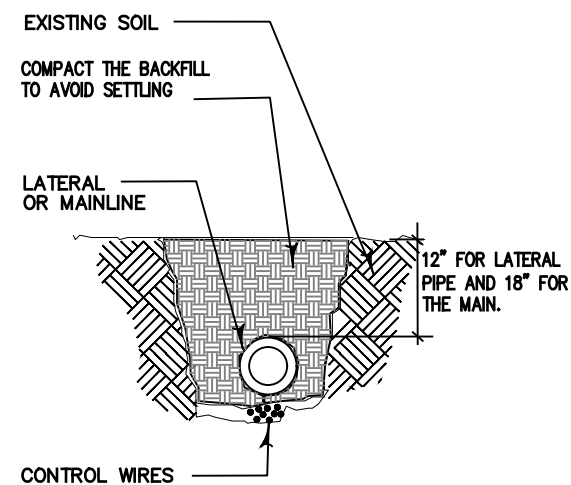
ZONE CONTROL KIT DETAIL



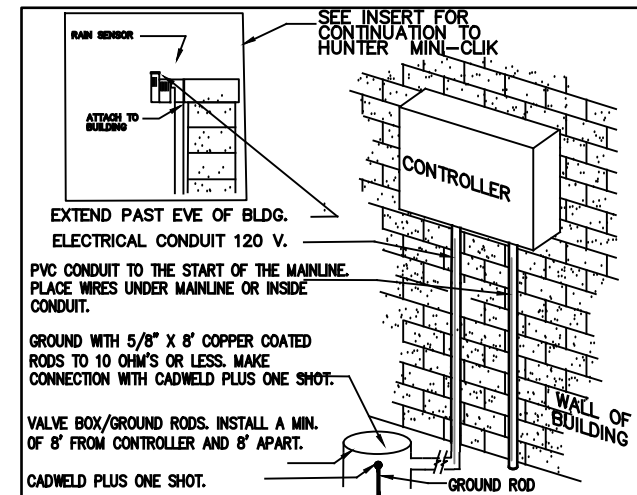
FLUSH VALVE



FLAG INDICATOR



TRENCHING DETAIL



* WIRE AS PER LOCAL CODE
* PLACE THE RAIN SENSOR TO RECEIVE RAIN FROM ALL DIRECTIONS.

CONTROLLER DETAIL

1316 ROYAL STREET
KEY WEST, FLORIDA

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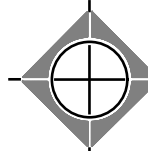
PROJECT NUMBER
DRAWING NUMBER
L.402
DRAWING NAME
IRRIGATION DETAILS

ZONE CHART

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	PLANT	DRIP	LOW	1.5	0.5	15	10	150
2	PLANT	DRIP	LOW	1.5	0.5	12	10	120
3	PLANT	DRIP	LOW	1.5	0.5	13	10	130
						40	30	400

TOTAL GPM PER RUN CYCLE **800**
 TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.



GENERAL NOTES

- 1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.
- 2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.
- 3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.
- 4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.
- 5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.
- 6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.
- 7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.
- 8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.
- 9) INSTALL A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.
- 10) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 11) ALL CONTROL WIRES SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y CONNECTORS AND SEALANT AND ALL WIRE SHALL BE 14 GAUGE, EXCEPT AS DETAILED FOR TWO-WIRE SYSTEMS.
- 12) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 13) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 14) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.
- 15) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)
- 16) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.
- 17) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.
- 18) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.
- 19) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR.
- 20) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 21) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON WHITE BOND PAPER ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 22) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- 24) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

1316 ROYAL STREET
KEY WEST, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHK	APV

PROJECT NUMBER
 DRAWING NUMBER
L.401
 DRAWING NAME
 IRRIGATION DETAILS

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