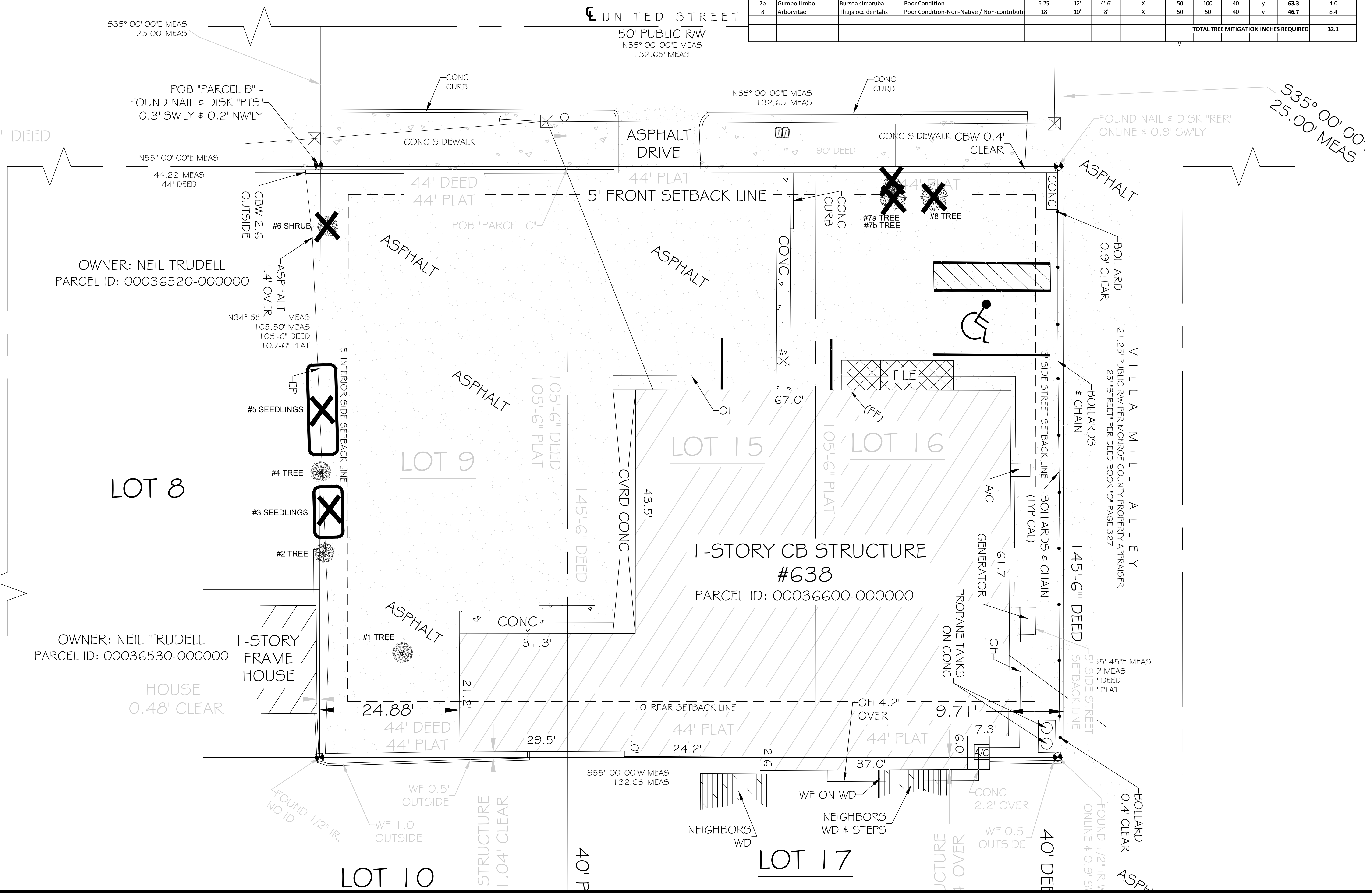


**GENERAL NOTES:**

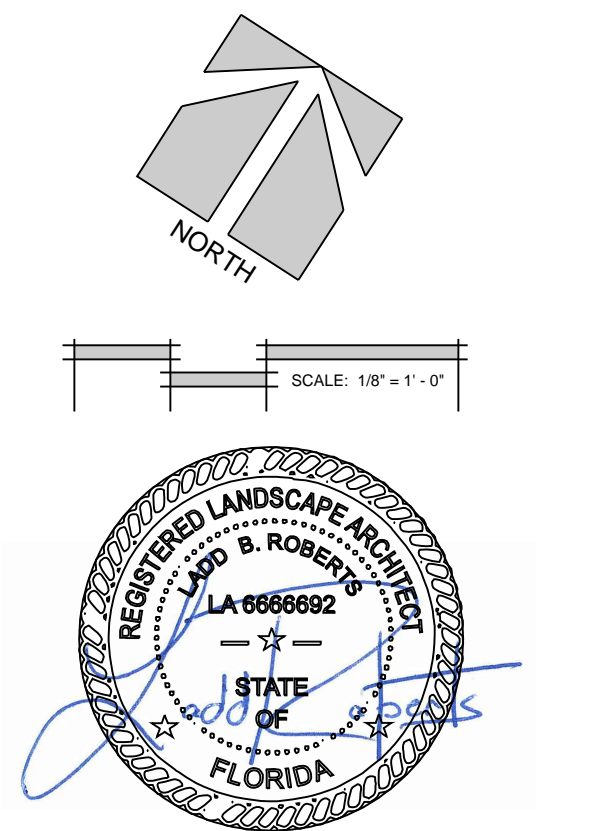
TREES TO REMAIN - ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING OR CONSTRUCTION IN COMPLIANCE WITH APPLICABLE KEY WEST CODES.

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-contributi	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-contributi	18	10'	8'	X	50	50	40	y	46.7	8.4
<b>TOTAL TREE MITIGATION INCHES REQUIRED</b>											<b>32.1</b>		



**UNITED STREET RESIDENCES**  
KEY WEST, FL 33040



**UNITED STREET PROJECT**  
TREE IMPACT PLAN

DATE: 7.10.18

REVISIONS:

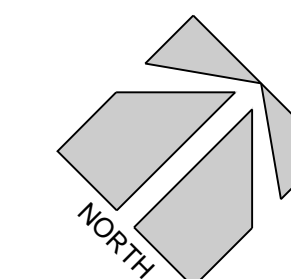
No.	Date	Notes
1.		
2.		

**CONSTRUCTION DOCUMENTS**

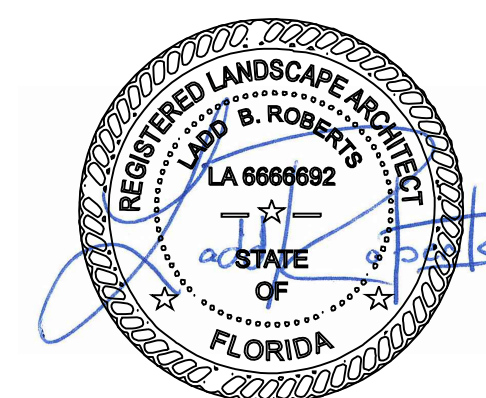
SHEET NUMBER:  
**L-1**  
JOB #: 18001 DRAWN BY: LBR  
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SCALE: 1/8" = 1'-0"



UNITED STREET PROJECT  
LANDSCAPE PLAN

DATE: 7.10.18

REVISIONS:

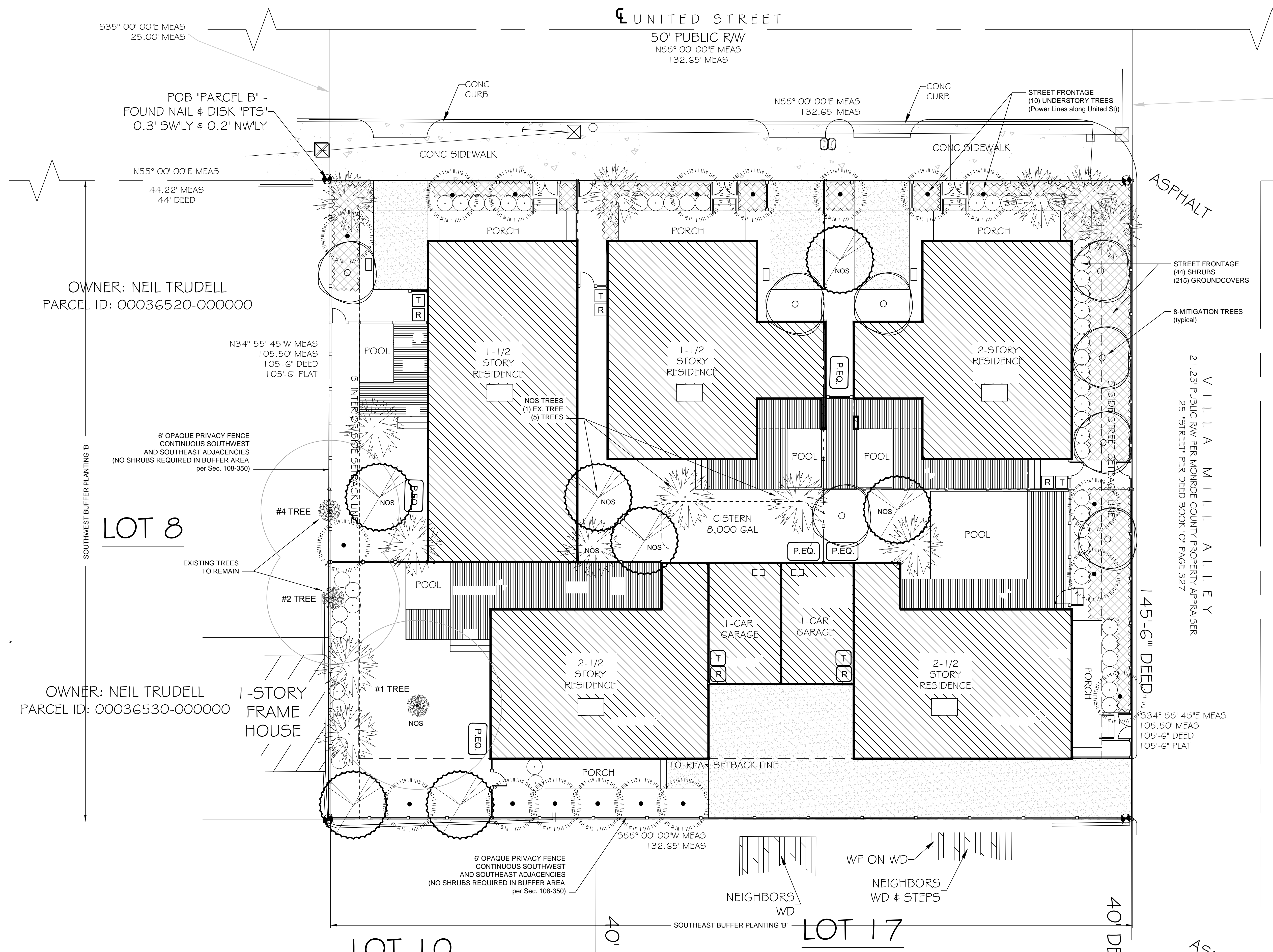
No.	Date	Notes
1.		
2.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-2

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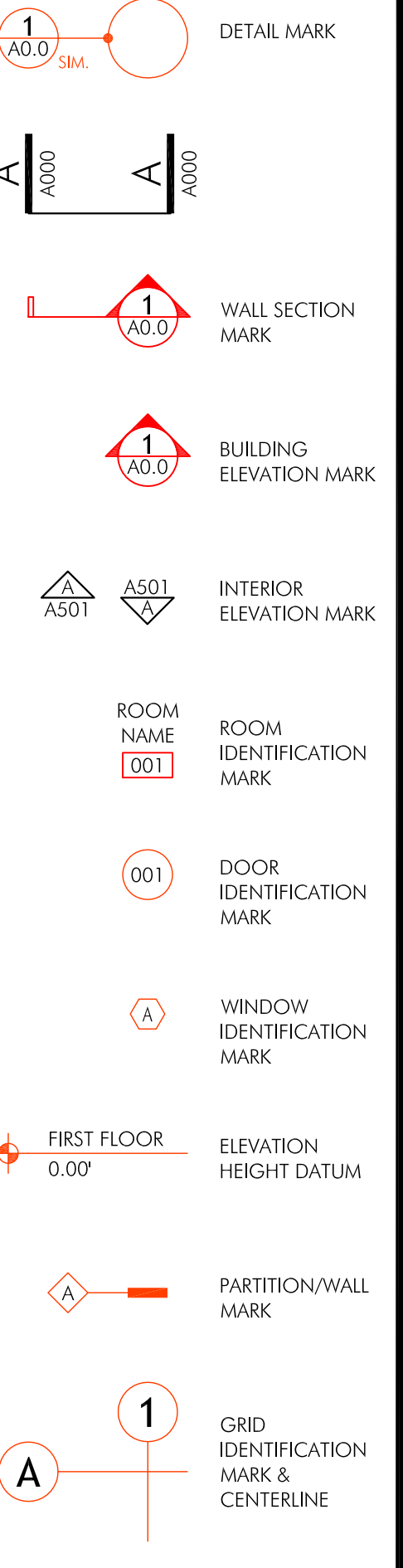
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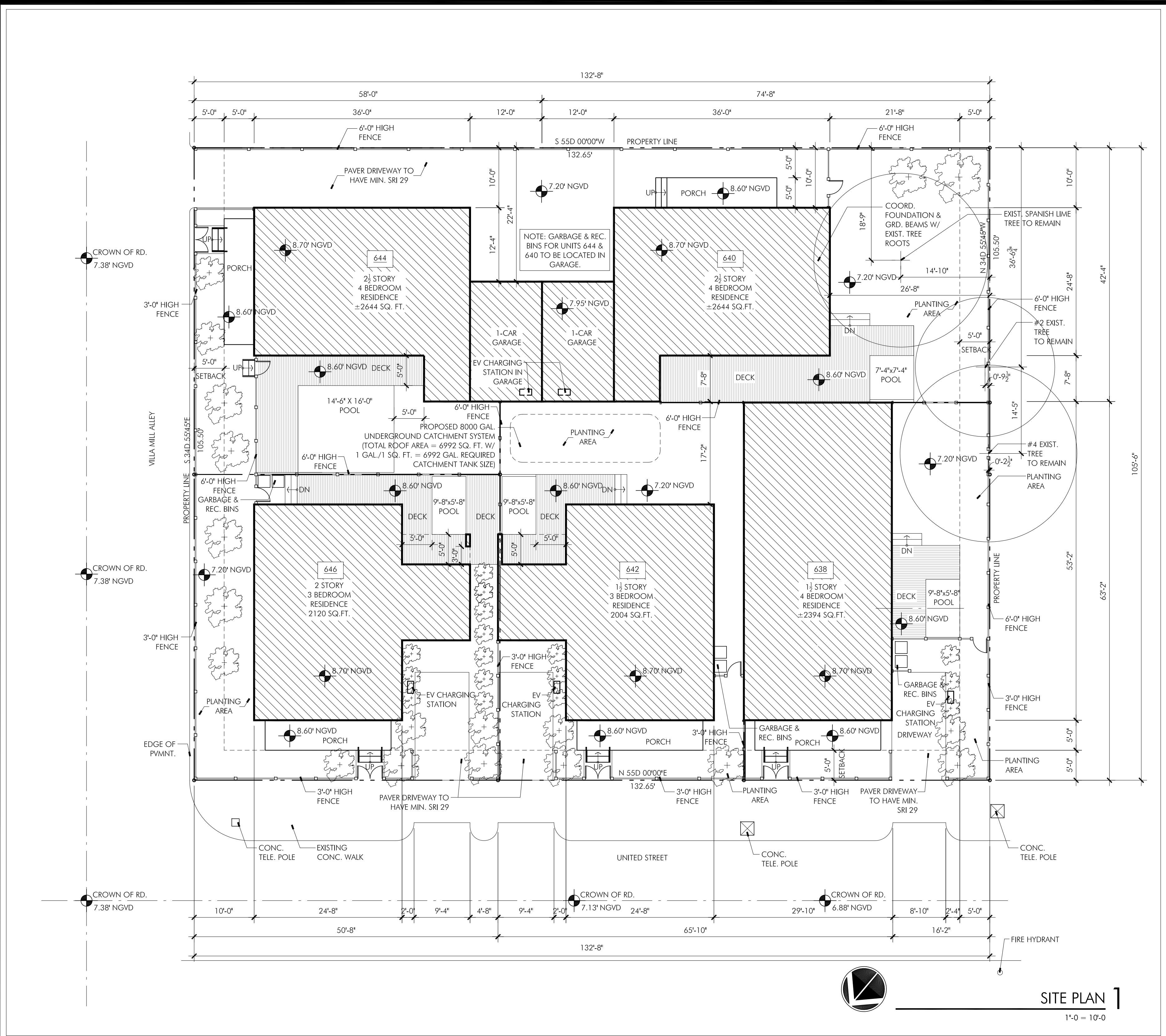
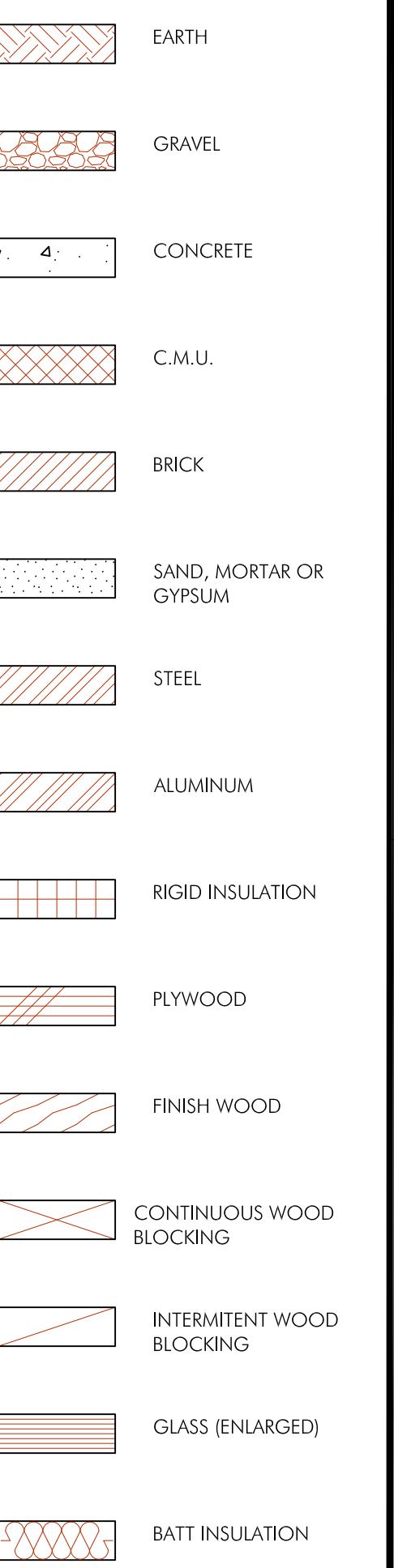
**ABBREVIATIONS**

A.B.	ANCHOR BOLT	MECH.	MECHANICAL
ACCUS.	ACOUSTICAL	MTL.	METAL
ACC.	ACCESSORY	MFR.	MANUFACTURER
A.C.T.	ACOUSTICAL CEILING TILE	MIN.	MINIMUM
A.D.	AREA DRAIN/ACCESS DOOR	MISC.	MISCELLANEOUS
ADJ.	ADJACENT	M.O.	MASONRY OPENING
A.F.F.	ABOVE FINISH FLOOR	MOD.	MODULE, (AR)
AL.	ALUMINUM	MUL.	MULLION
ALT.	ALTERNATE		
APPROX.	APPROXIMATE	N.	NORTH
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
AUTO.	AUTOMATIC/AUTOMOBILE	No.	NUMBER
		N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	OFF.	OFFICE
BOT.	BOTTOM	OH.	OVERHEAD
BRK.	BRICK	OPG.	OPENING
BRDM.	BEDROOM	PERP.	PERPENDICULAR
BRG.	BEARING	PL.	PLATE
BSMT.	BASEMENT	PLAM.	PLASTIC LAMINATE
		PLAS.	PLASTER/PLASTIC
CAB.	CABINET	PLBG.	PLUMBING
C.C.	CENTER TO CENTER	PLYWD.	PLYWOOD
CLG.	CEILING	PNT.	PAINT
CEM.	CEMENT	PTD.	PAINTED
CER.	CERAMIC	PTN.	PARTITION
C.F.	CUBIC FEET	PREFAB.	PREFABRICATED
C.F.M.	CUBIC FEET PER MINUTE	PROJ.	PROJECT
C.Y.	CUBIC YARD	P.S.F.	POUNDS PER SQUARE
C.I.	CAST IRON	FOOT	FOOT
C.J.	CONTROL JOINT	P.O.I.	POUNDS PER SQUARE INCH
C.L.	CENTER LINE	P.T.D.	PAPER TOWEL DISPENSER
C.M.U.	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
CONC.	CONCRETE	QTR.	QUARTER
CONT.	CONTINUOUS	R.	RADIUS/RISER
CORR.	CORRIDOR	R.D.	ROOF DRAIN
C.T.	CERAMIC TILE	REF.	REFERENCE
CTR.	CENTER	REFR.	REFRIGERATOR
		REIN.	REINFORCE
DBL.	DOUBLE	REQD.	REQUIRED
D.F.	DRINKING FOUNTAIN	RES.	RESILIENT
DIA.	DIAMETER	REV.	REVISED/REVERSE
DIAG.	DIAGONAL	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	R.O.W.	RIGHT OF WAY
DR.	DOOR		
DS.	DOWNSPOUT	S.C.	SOLID CORE
DTL.	DETAIL	SCH.	SCHEDULE(D)
DWG.	DRAWING	SEAL.	SEALANT
		SECT.	SECTION
EA.	EACH	S.A.	SOAP DISPENSER
E.J.	EXPANSION JOINT	S.F.	SQUARE FEET
EL.	ELEVATION	SFL.	SHELF
ELEV.	ELEVATOR	S&R	SHELF & ROD
ELEC.	ELECTRICAL	SHT.	SHEET
ENGR.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	S.M.	SHEET METAL
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATION
EXH.	EXHAUST	SQ.	SQUARE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
		STD.	STANDARD
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STO.	STORAGE
		SUP.	SUPPLY
F.B.O.	FINISHED BY OWNER	SUSP.	SUSPENDED(D)
F.D.	FLOOR DRAIN	SW.	SWITCH
FENL.	FOUNDATION	SYM.	SYMMETRICAL
F.A.	FIRE EXTINGUISHER	SYS.	SYSTEM
F.A.C.	FIRE EXTINGUISHER CABINET		
FIN.	FINISH	T.	TREAD
FIXT.	FIXTURE	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
FLUOR.	FLUORESCENT	TOWEL BAR	TOWEL BAR
F.P.M.	FEET PER MINUTE	T.O.F.	TOP OF FOOTING
FR.	FRAME	T.O.S.	TOP OF SLAB
FTG.	FOOTING	T.O.W.	TOP OF WALL
FUR.	FURRING	TYP.	TYPICAL
FURN.	FURNITURE	T.C.	TEMPERED
		TEMP.	THICKNESS
GA.	GAUZE	THK.	THICKNESS
GAL.	GALLON	T.O.B.	TOP OF BLOCK
GALV.	GALVANIZED	T.O.F.	TOP OF FOOTING
G.A.	GRAB BAR	T.O.S.	TOP OF SLAB
G.B.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
GEN.	GENERAL	TYP.	TYPICAL
GL.	GLASS	U.H.	UNIT HEAT
GR.	GRADE	UL.	UNDERWRITERS
GYP.	GYPSPUM		LABORATORIES
		V.	VOLT/MINYL
H.	HANDICAP	VAR.	VARNISH/VARIES
H.B.	HOSE BIB	V.C.T.	VINYL COMPOSITION TILE
HD.BD.	HARD BOARD	VERT.	VERTICAL
HDWR.	HARDWARE	VEST.	VESTIBULE
H.M.	HOLLOW METAL	V.S.	VENT STACK
HOR.	HORIZONTAL	W/	WITH
H.P.	HIGH POINT	W/O	WITHOUT
HT.	HEIGHT	W.C.	WATER CLOSET
HTR.	HEATER	WD.	WOOD
H.W.	HOT WATER	WDW.	WINDOW
		W.H.	WATER HEATER
I.D.	INSIDE DIAMETER	W.W.F.	WELDED WIRE FABRIC
IN.	INCH	YD.	YARD
INC.	INCLUDE, (ING)	@	AT
INST.	INSTALLED	#	NUMBER
INST.	INSULATE, (ING), (ION)	/	PER
INT.	INTERIOR		
J.C.	JANITOR CLOSET		
JT.	JOINT		
JST.	JOIST		
KIT.	KITCHEN		
LAM.	LAMINATE(D)		
LAV.	LAVATORY		
LB.	POUND		
LOC.	LOCATION		
LT.	LIGHT		
L.W.	LIGHT WEIGHT		
MIR.	MIRROR		
MAS.	MASONRY		
MAT.	MATERIAL		
MAX.	MAXIMUM		

**SYMBOLS**



**MATERIALS**



**SITE PLAN**  
1"=10'-0"

SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HRO	HRO	HRO	COMPLIES
MIN. LOT SIZE	> 5,000 SF	13,996 SF	NO CHANGE	COMPLIES
COMMERCIAL FAR	1.0 (13,926 SQ. FT.)	0.34 (4,745 SQ. FT.)	0.0 (0 SQ. FT.)	COMPLIES
MR. DENSITY	5.1 @ 16/ ACRE	1 UNITS	5 UNITS	COMPLIES
AH - COMPACT INFILL BONUS	1 MR, 3 AH UNITS	0 UNITS	0 UNITS	COMPLIES
TOTAL RESIDENTIAL UNITS	5	0 UNITS	5	COMPLIES
MAX HEIGHT	30'	<20'	29' 10-1/2"	COMPLIES
OPEN SPACE RATIO	35% (4,899 SQ. FT.)	< 5%	33.21% (4,649 S.F.)	COMPLIES
LANDSCAPE	20% (2,799 SQ. FT.)	< 5%	31.83% (4,455 SQ. FT.)	COMPLIES
BUILDING COVERAGE	50% (6,998 SQ. FT.)	34% (4,745 SQ. FT.)	49.89% (6,983 SQ. FT.)	COMPLIES
IMPERVIOUS SURFACE RATIO	0.60 (8,398 SQ. FT.)	- 98%	0.63 (8,821 SQ. FT.)	COMPLIES
SETBACK:				
FRONT	5 FT.	33 FT.	5 FT.	COMPLIES
SIDE	5 FT.	50 FT.	5 FT.	COMPLIES
STREET SIDE	5 FT.	10 FT.	5 FT.	COMPLIES
REAR	10 FT.	11 FT.	10 FT.	COMPLIES

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR. AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE, CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITERS CODES AND ALL LOCAL CODES IN JURISDICTION.

**DRAWING INDEX**

A101	PROJECT DATA, SITE PLAN & NOTES
A201	FIRST FLOOR PLAN - UNIT 638
A202	2ND FLOOR & ROOF PLANS - UNIT 638
A301	EXTERIOR ELEVATIONS - UNIT 638
A201	FIRST FLOOR PLAN - UNIT 640
A202	2ND FLOOR PLAN - UNIT 640
A301	EXTERIOR ELEVATIONS - UNIT 640
A201	FIRST FLOOR PLAN - UNIT 642
A202	2ND FLOOR & ROOF PLANS - UNIT 642
A301	EXTERIOR ELEVATIONS - UNIT 642
A201	FIRST FLOOR PLAN - UNIT 644
A202	2ND FLOOR PLAN - UNIT 644
A301	EXTERIOR ELEVATIONS - UNIT 644
A201	FIRST FLOOR PLAN - UNIT 646
A202	2ND FLOOR & ROOF PLANS - UNIT 646
A301	EXTERIOR ELEVATIONS - UNIT 646
A302	UNITED ST., & VILLA MILL ALLEY ELEVATIONS

**BUILDING DATA**

**LOCATION**  
638 - 646 UNITED STREET  
KEY WEST, FLORIDA

**BUILDING CODE**  
2014 FLORIDA BUILDING CODE

**ZONING**  
KEY WEST  
HRO (Historical Residential Office)

**SETBACK REQUIREMENTS:**

FRONT	5'
SIDE	5'-2"
STREET SIDE	5'-2"
REAR YARD	10'

**SQUARE FOOTAGE:**

638		
1ST FLR.	1,307 SQ. FT.	
2ND FLR.	1,087 SQ. FT.	
TOTAL	2,394 SQ. FT.	
PORCH:		
DECK:	105 SQ. FT.	
640		
1ST FLR.	947 SQ. FT.	
2ND FLR.	1,156 SQ. FT.	
3RD FLR.	541 SQ. FT.	
TOTAL	2,644 SQ. FT.	
GARAGE:		
1ST FLR. DECK:	240 SQ. FT.	
1ST FLR. PORCH:	449 SQ. FT.	
	92 SQ. FT.	
642		
1ST FLR.	1,032 SQ. FT.	
2ND FLR.	972 SQ. FT.	
TOTAL	2,004 SQ. FT.	
PORCH:		
DECK:	105 SQ.	
	294 SQ. FT.	
644		
1ST FLR.	947 SQ. FT.	
2ND FLR.	1,156 SQ. FT.	
3RD FLR.	541 SQ. FT.	
TOTAL	2,644 SQ. FT.	
GARAGE:		
1ST FLR. DECK:	240 SQ. FT.	
1ST FLR. PORCH:	550 SQ. FT.	
	105 SQ. FT.	
	105 SQ. FT.	
646		
1ST FLR.	1,032 SQ. FT.	
2ND FLR.	1,088 SQ. FT.	
TOTAL	2,120 SQ. FT.	
1ST FLR. DECK:	316 SQ. FT.	
1ST FLR. PORCH:	105 SQ. FT.	
2ND FLR. PORCH:	105 SQ. FT.	

**UNITED STREET RESIDENCES**

KEY WEST, FLORIDA

FORNORTHFIRSTSTREET  
RICHMOND, VIRGINIA 23219

804.344.0060  
email: bobstudio@bobarchitecture.net

**BOB ARCHITECTURE**

NO.	DATE	REVISIONS

JOB NO: 16.012  
DATE: 06.26.18

**PROJECT DATA**  
SITE PLAN  
NOTES

**A101**

## Karen DeMaria

---

**From:** Ladd Roberts <lroberts@landwisedesign.com>  
**Sent:** Tuesday, August 07, 2018 10:56 AM  
**To:** Karen DeMaria  
**Subject:** RE: 638 United Street

Non-vehicular Open Space

Ladd B. Roberts, RLA | 904-343-4194



1936 SAN MARCO BLVD – SUITE 101 – JACKSONVILLE - FL 32207

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**From:** Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]  
**Sent:** Tuesday, August 07, 2018 10:51 AM  
**To:** Ladd Roberts <lroberts@landwisedesign.com>  
**Subject:** RE: 638 United Street

What does NOS mean on your drawing (L2)?

Sincerely,

Karen