

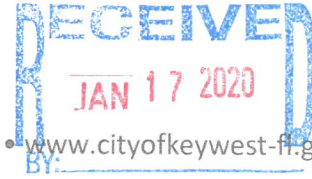
Application



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes <u>x</u> _____
Minor <u>x</u> _____		No _____

Please print or type:

- 1) Site Address: 1020 Margaret St.
- 2) Name of Applicant: William P. Horn Architect, PA
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: x _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 915 Eaton St.
Key West, FL 33040
- 5) Applicant's Phone #: (305) 296 8302 Email: william@wphornarchitect.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above: Soni and Sons LTD Partnership
- 8) Address of Owner: 830 Truman Ave., Key West, FL 33040
- 9) Owner Phone #: (305) 292 9596 Email: tejnut2@gmail.com
kristsoni@gmail.com



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10) Zoning District of Parcel: HMDR RE# 3049

11) Is Subject Property located within the Historic District? Yes X No _____

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting After Variances Granted

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Renovate two existing historic single family residential buildings and construct three new single family residential buildings, add new pool and parking lot. Site is licensed for 5 units.

13) Has subject Property received any variance(s)? Yes _____ No Not yet

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No x

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.



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Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.



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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.



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- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, WILLIAM P. HORN, in my capacity as PRINCIPAL
(print name) *(print position; president, managing member)*

of WILLIAM P. HORN ANCIENT KEY, P.A.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1020 MARGARET STREET

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 13th day of January 2020 by
date

William Horn

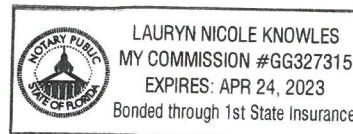
Name of Authorized Representative

He/She is personally known to me or has presented State of Florida DL as identification.

Notary's Signature and Seal

Laurny Knowles

Name of Acknowledger typed, printed or stamped



#GG327315

Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Hansa V Soni as
Please Print Name of person with authority to execute documents on behalf of entity

Soni & Sons Ltd Partnership of
Name of office (President, Managing Member) Name of owner from deed

authorize WILLIAM P. HORN ANCHUTZ, P.A.
Please Print Name of Representative

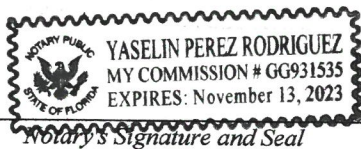
to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 01/09/2020
Date

by Hansa V. Soni
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FIDL as identification.



Yaelin Perez Rodriguez
Name of Acknowledger typed, printed or stamped

66931535
Commission Number, if any

Boundary Survey

HOUSING PROJECT 1020 MARGARET STREET KEY WEST, FL 33040

REV Δ 3

SITE DATA

SITE AREA: 17,512.25 S.F. (0.402 ACRES)
(DOES NOT INCLUDE THE 468.27 S.F. OF SITE AREA IN DISPUTE WITH NEIGHBOR)

LAND USE: HMDR

FLOOD ZONE: 'X' (PROPOSED NEW MAPS = AE +9.0' NAVD 88)

FAR: MAX. 1.0

DENSITY: MAX. 16 UNITS/ACRE
ALLOWED = 6.5 UNITS
PROPOSED = 5 UNITS (EXISTING LICENSES)

HEIGHT: ALLOWED = MAX. 30'
EXISTING = 22'-6"
PROPOSED = 26'-4"

SETBACKS:

FRONT SETBACK:
REQUIRED = 10'-0"
EXISTING = 72'-11"
PROPOSED = 5'-6"
(VARIANCE REQUIRED)

SIDE (NORTH) SETBACK:
REQUIRED = 5'-0"
EXISTING = 0'-0"
PROPOSED = 5'-0"

SIDE (SOUTH) SETBACK:
REQUIRED = 5'-0"
EXISTING = 0'-0"
PROPOSED = 0'-0"

REAR SETBACK:
REQUIRED = 15'-0"
EXISTING = 2'-3"
PROPOSED = 10'-0"
(VARIANCE REQUIRED)

BUILDING COVERAGE AREA:

ALLOWED: 7,004.90 S.F. (40% MAX.)
EXISTING: 4,747.43 S.F. (27.10%)
PROPOSED: 6,277.83 S.F. (35.84%)

IMPERVIOUS AREA:

ALLOWED: 10,507.35 S.F. (60% MAX.)
EXISTING: 8,142.88 S.F. (46.49%)
PROPOSED: 9,803.54 S.F. (55.98%)

LANDSCAPE AREA:

REQUIRED: 6,129.29 S.F. (35% MIN.)
EXISTING: 9,369.38 S.F. (53.51%)
PROPOSED: 6,187.06 S.F. (35.32%)

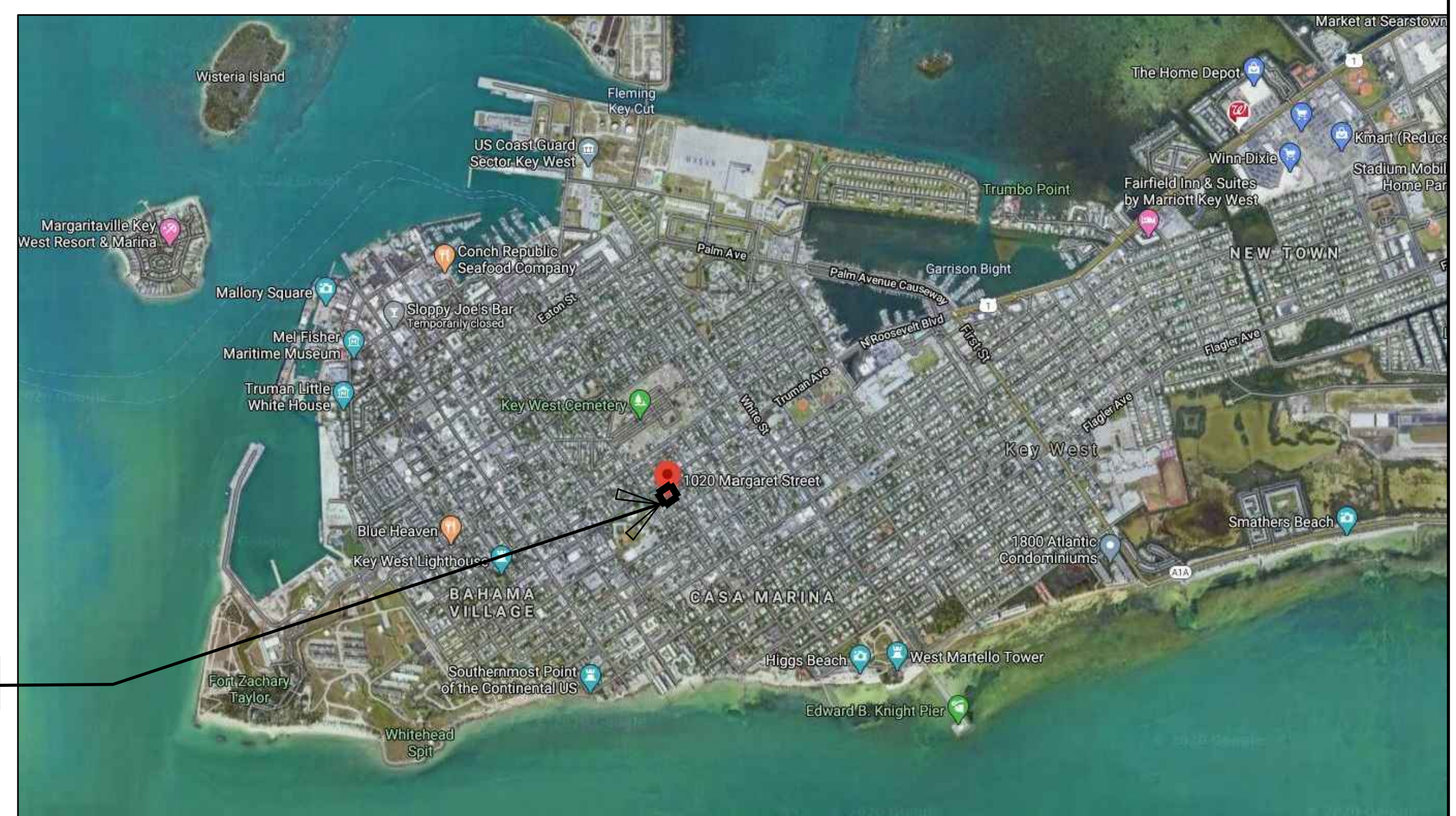
OPEN SPACE AREA:

REQUIRED: 6,129.29 S.F. (35% MIN.)
EXISTING: 9,369.38 S.F. (53.51%)
PROPOSED: 6,187.06 S.F. (35.32%)

PARKING:

REQUIRED: 1 SPACE/UNIT x 5 UNITS = 5 SPACES
EXISTING: 0 SPACES
PROPOSED: 7 SPACES

VICINITY MAP



AREA OF WORK

LIST OF DRAWINGS

- A-0 COVER SHEET
- A-1 ROOF / SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-4 ELEVATIONS UNIT #2
- A-4.1 ELEVATIONS UNIT #2
- A-4.2 ELEVATIONS UNIT #1
- A-4.3 ELEVATIONS UNIT #3, #4 & #5
- A-4.4 STREET VIEWS
- D-1 DEMOLITION PLAN
- D-2 RELOCATION PLAN
- EX-1 EXISTING SITE PLAN
- EX-2 EXISTING FIRST FLOOR PLAN
- EX-3 EXISTING SECOND FLOOR PLAN
- EX-4 EXISTING ELEVATIONS
- EX-4.1 EXISTING ELEVATIONS
- C-1 DRAINAGE PLAN
- C-2 UTILITY PLAN
- TD-1 TREE DISPOSITION AND PLANTING PLAN
- LP-1 PLAN LIST AND SPECIFICATIONS
- LP-2 PLANTING PLAN
- SURVEY

BUILDING DATA

	ENCLOSED	COVERED
5-SINGLE FAMILY UNITS (EXISTING LICENSES)		
UNIT 1 - 2 BEDROOM (EXISTING BUILDING)		
FIRST FLOOR:	926 S.F.	92 S.F.
SECOND FLOOR:	-----	-----
UNIT 2 - 4 BEDROOM		
FIRST FLOOR:	1,904 S.F.	423 S.F.
SECOND FLOOR:	512 S.F.	-----
UNIT 3 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
UNIT 4 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
UNIT 5 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
TOTAL:	7,458 S.F.	1,055 S.F.

KEY PERSONNEL

ARCHITECT:
WILLIAM P. HORN ARCHITECT, P.A.
WILLIAM P. HORN, RA, LEED AP
915 EATON ST.
KEY WEST, FL 33040
TEL. (305) 296-8302

STRUCTURAL ENGINEERING:
ARTIBUS DESIGN
SERGE MASHTAKOV, P.E.
3706 N. ROOSEVELT BLVD, SUITE I-208
KEY WEST, FL 33040
TEL. (305) 304-3512

LANDSCAPE CONSULTANT:
CRAIG REYNOLDS LANDSCAPE ARCHITECTURE
517 DUVAL STREET SUITE 204
KEY WEST, FL 33040
TEL. (305) 292-7243

SURVEYOR:
FLORIDA KEYS LAND SURVEYING
PROFESSIONAL SURVEYOR & MAPPER
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33166
TEL. (305) 394-3690

CIVIL ENGINEERING:
PEREZ ENGINEERING AND DEVELOPMENT INC.
ALLEN E. PEREZ, PE
1010 EAST KENNEDY DRIVE
SUITE 400
KEY WEST, FL 33040
TEL. (305) 293-9440

MEP ENGINEERING:
INNOVATIVE ENGINEERING GROUP INC.
SUDHIR GUPTA, PE, LEED AP
5532 N.W. 72ND AV.
MIAMI, FL 33166
TEL. (305) 888-9626

OWNER:
SONI AND SONS LTD PARTNERSHIP
830 TRUMAN AVENUE
KEY WEST, FLORIDA 33040
TEL. (305) 292-9596

SCOPE OF WORK

THE EXISTING SITE CONTAINS AN OPEN GRAVEL/GRASS AREA IN THE FRONT HALF OF THE SITE AND TWO WOOD FRAME HISTORIC BUILDINGS WITH MANY NON-HISTORIC ADDITIONS AND SHEDS. THE ONE STORY BUILDING HAS TWO EXISTING RESIDENTIAL UNITS AND THE TWO STORY BUILDING HAS THREE EXISTING RESIDENTIAL UNITS. THE TWO STORY BUILDING HAD A FIRE ABOUT 8 MONTHS AGO AND NEEDS TO BE RENOVATED.

THE NEW PROJECT CONSISTS OF RE-USING THE EXISTING FIVE RESIDENTIAL LICENSES. NUMEROUS NON-HISTORIC ADDITIONS AND SHEDS WILL BE REMOVED AND THE TWO STORY EXISTING HISTORIC BUILDING WILL BE RELOCATED AND RENOVATED. EACH HISTORIC BUILDING WILL HAVE ONE UNIT. THREE NEW TWO STORY BUILDINGS WILL BE CONSTRUCTED, EACH WILL HAVE ONE UNIT. A NEW PARKING LOT WILL HAVE SEVEN CAR SPACES. A SMALL POOL WILL BE IN THE CENTER OF THE PROPERTY FOR ALL 5 SINGLE FAMILY RESIDENTIAL UNITS TO USE. THE ONE TWO STORY EXISTING BUILDINGS AND THE THREE NEW BUILDINGS WILL BE RAISED TO BE ONE FOOT ABOVE THE NEW "PROPOSED" FEMA FLOOD MAP ELEVATIONS. THE EXISTING ONE STORY BUILDING WILL REMAIN IN SAME LOCATION AND NOT BE RENOVATED IN THIS PHASE OF THE WORK UNTIL THE PROPERTY DISPUTE WITH THE NEIGHBOR IS RESOLVED.

INTERGOVERNMENTAL COORDINATION

WE WILL BE COORDINATING WITH ALL INTERGOVERNMENTAL AGENCY'S THROUGHOUT THE PLANNING APPROVAL PROCESS AND WILL BE COMPLETED PRIOR TO CITY COMMISSION APPROVAL.

FIRE SPRINKLER SYSTEM

ALL BUILDINGS WILL HAVE A FULLY OPERATIONAL RESIDENTIAL FIRE SPRINKLER SYSTEM TO CODE. CONTRACTOR TO PROVIDE SIGNED AND SEALED FIRE SPRINKLER DRAWINGS BY A FLORIDA REGISTERED ENGINEER TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

REV Δ 3

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA.

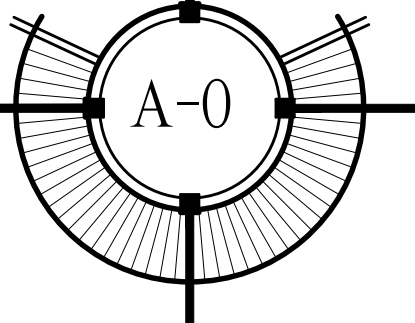
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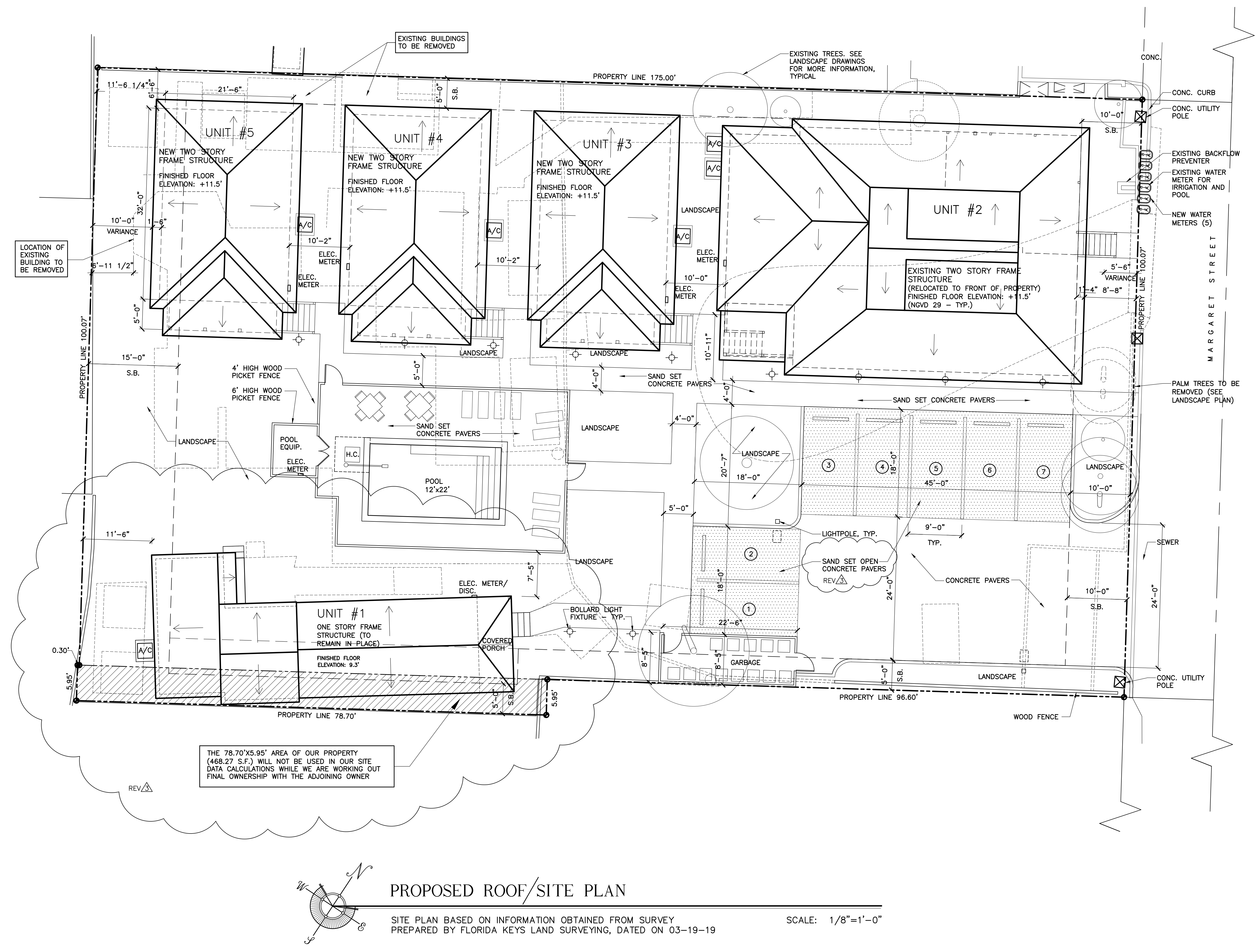
DATE
08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ

DRAWN BY
JW
EMA

PROJECT NUMBER
1901





THE 78.70' X 5.95' AREA OF OUR PROPERTY (468.27 S.F.) WILL NOT BE USED IN OUR SITE DATA CALCULATIONS WHILE WE ARE WORKING OUT FINAL OWNERSHIP WITH THE ADJOINING OWNER

PROPOSED ROOF/SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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

SEAL

DATE

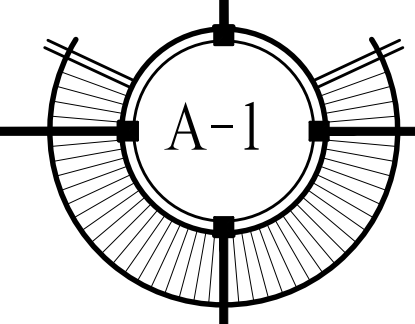
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

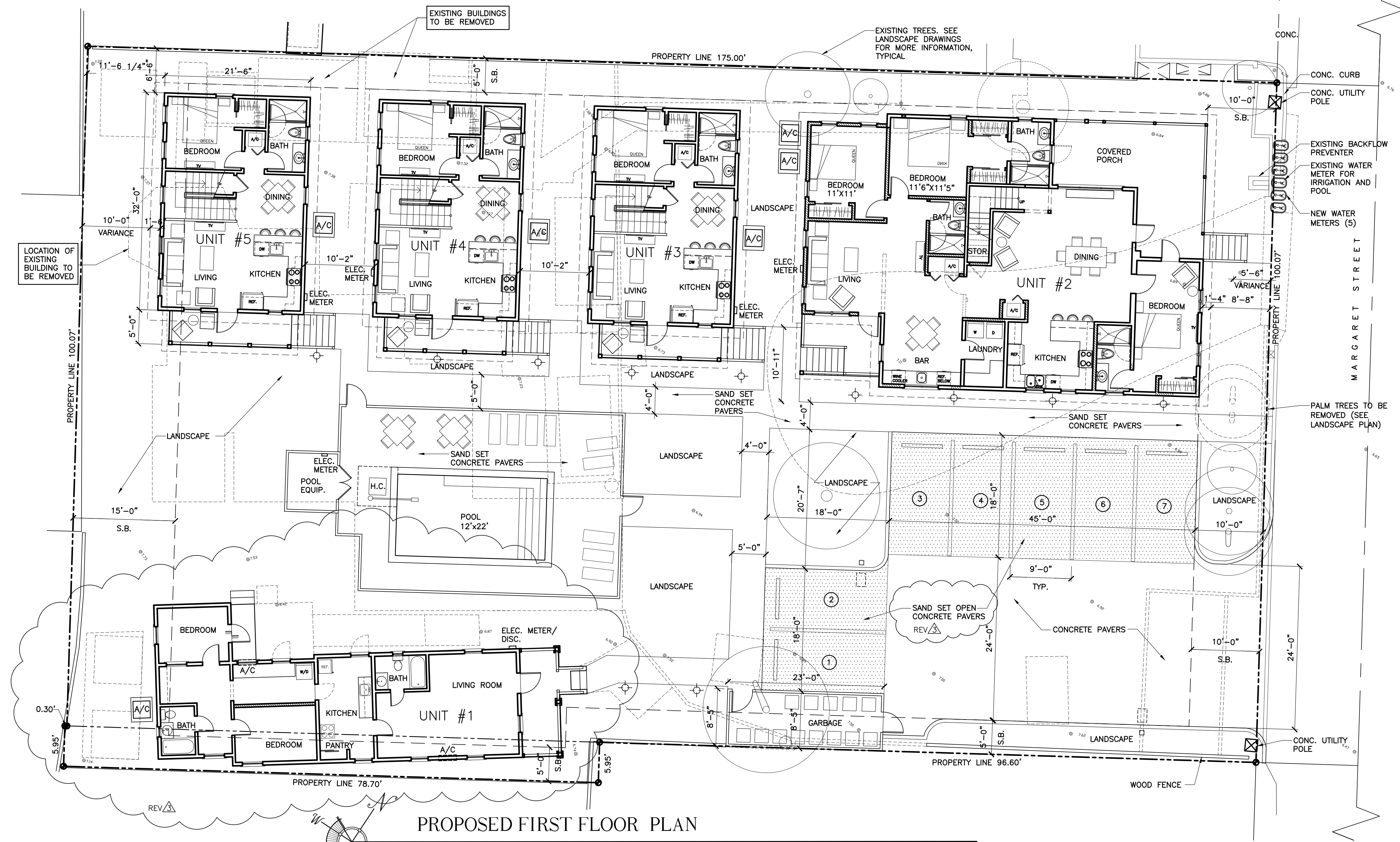
REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

DRAWN BY
JW
EMA

PROJECT NUMBER
1901

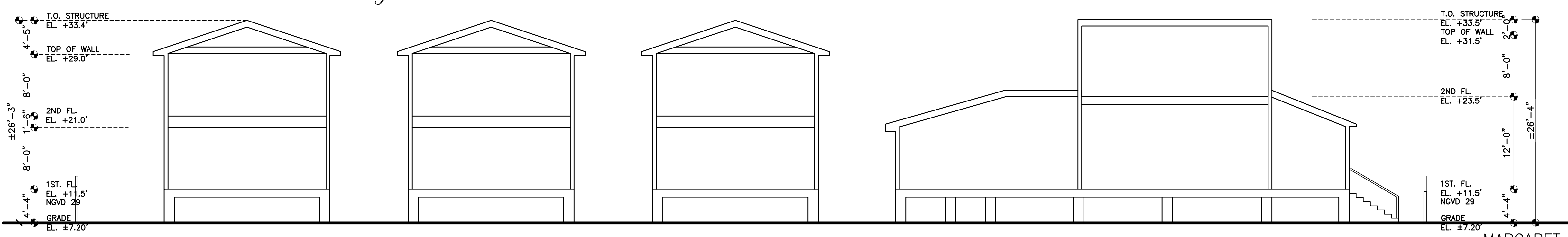




PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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



UNIT #5 UNIT #4 UNIT #3 RELOCATED HISTORIC BUILDING - UNIT #2 MARGARET STREET

CONCEPTUAL SITE SECTION

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

DATE

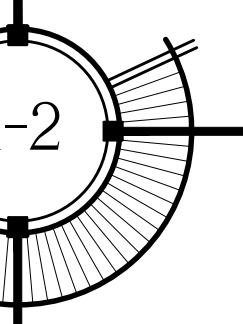
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

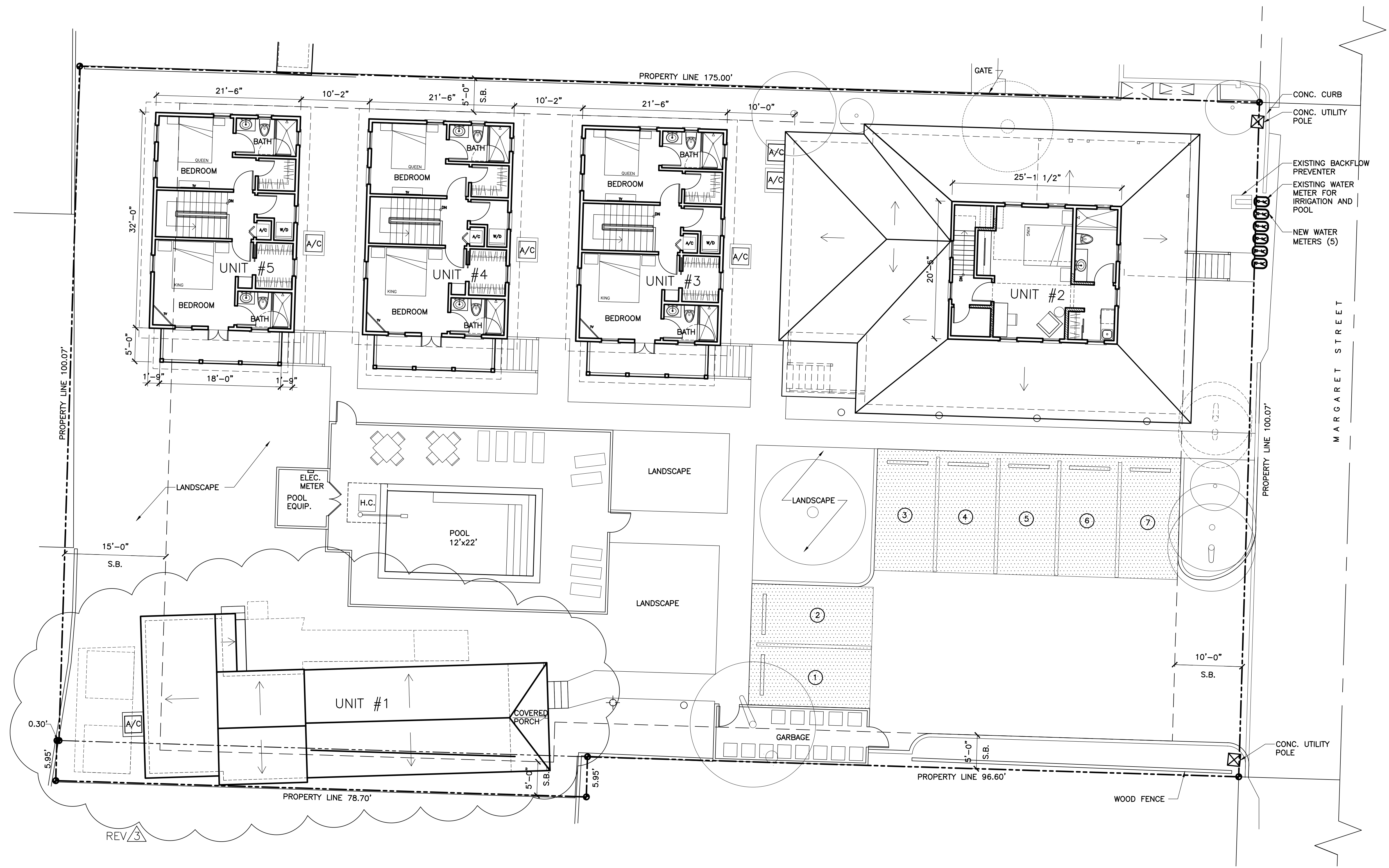
REVISIONS

03-11-20	REV. A
06-18-20	REV. B
10-06-20	HARC REV.
02-19-21	REV. C

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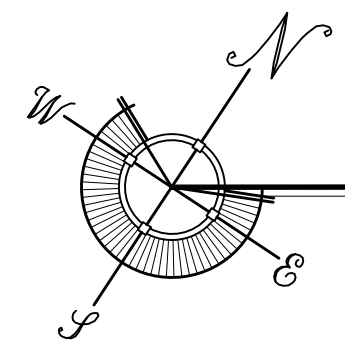


SEAL

DATE	REVISIONS
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

DATE	REVISIONS
03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

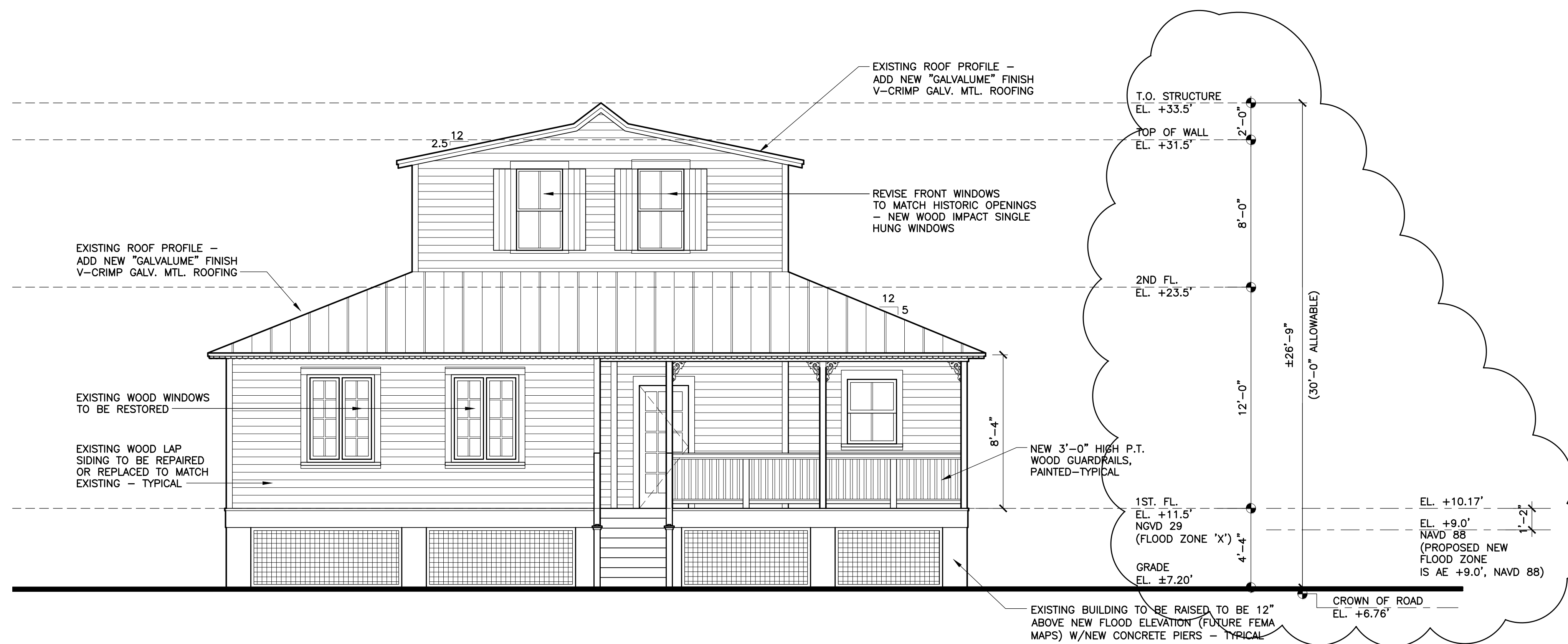
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PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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



1 PROPOSED FRONT ELEVATION - UNIT #2
A-4

SCALE: 1/4"=1'-0"

REV



2 PROPOSED SIDE ELEVATION - UNIT #2
A-4

SCALE: 1/4"=1'-0"

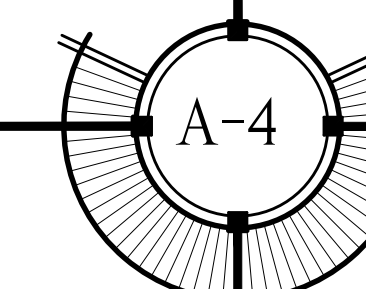
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DATE	REV.
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

DATE	REV.
03-11-20	REV.
06-18-20	REV.
10-06-20	HARC REV.
02-19-21	REV.

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EMA

PROJECT NUMBER
1901





1 PROPOSED REAR ELEVATION - UNIT #2
A-4.1

SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION - UNIT #2
A-4.1

SCALE: 1/4"=1'-0"

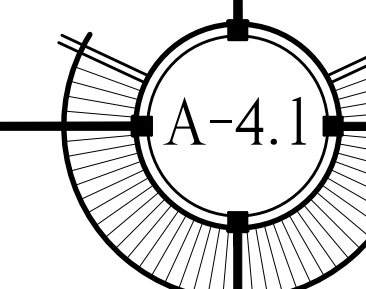
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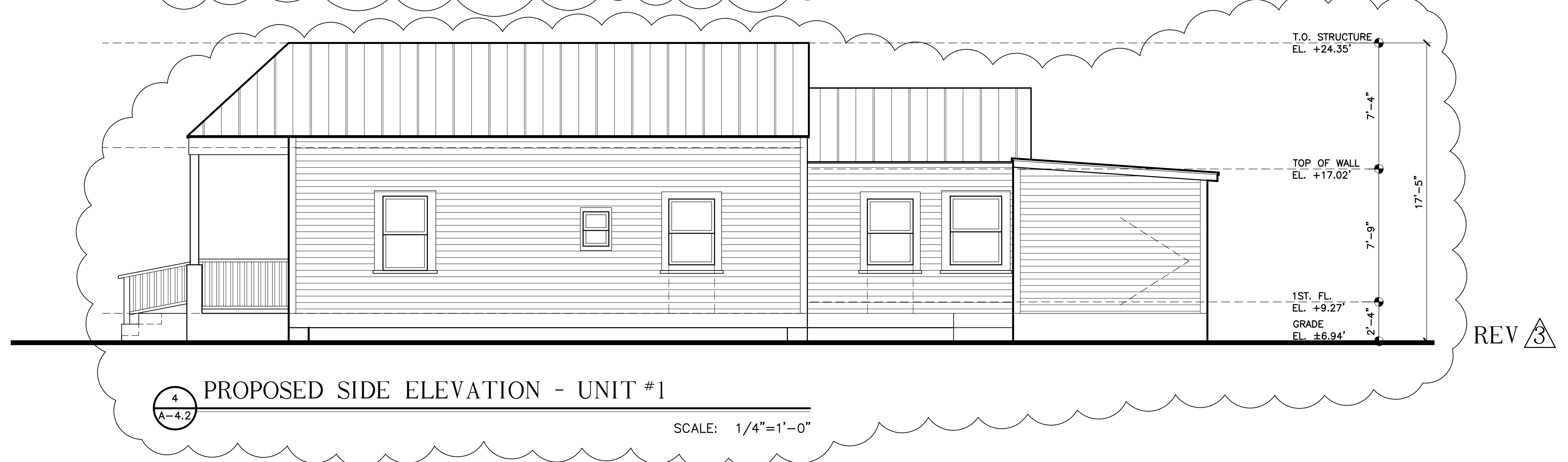
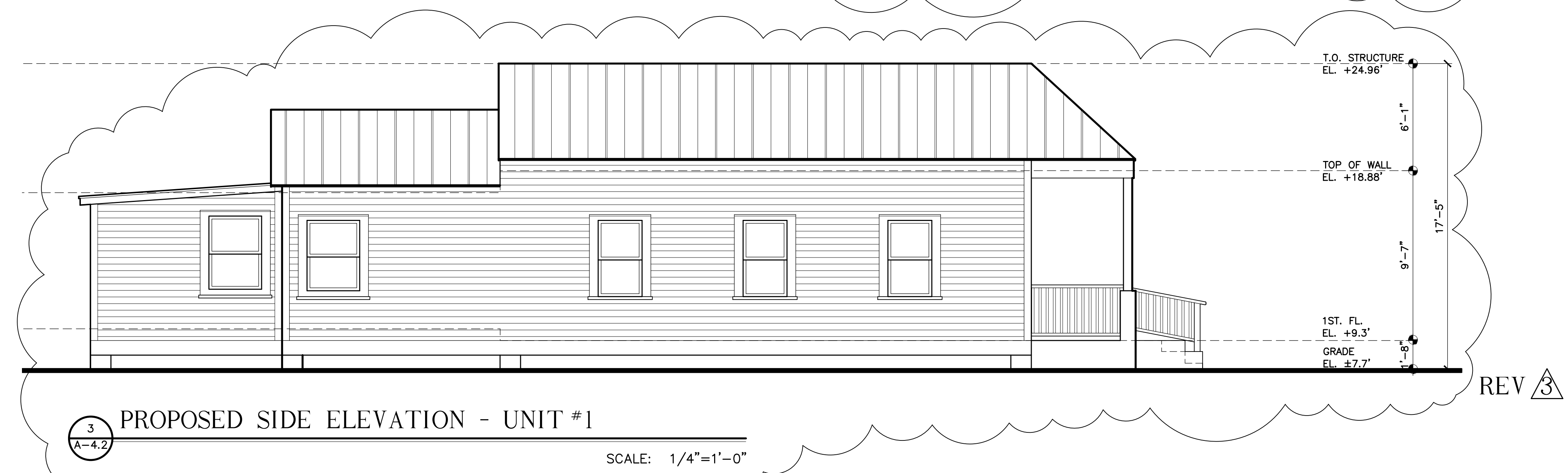
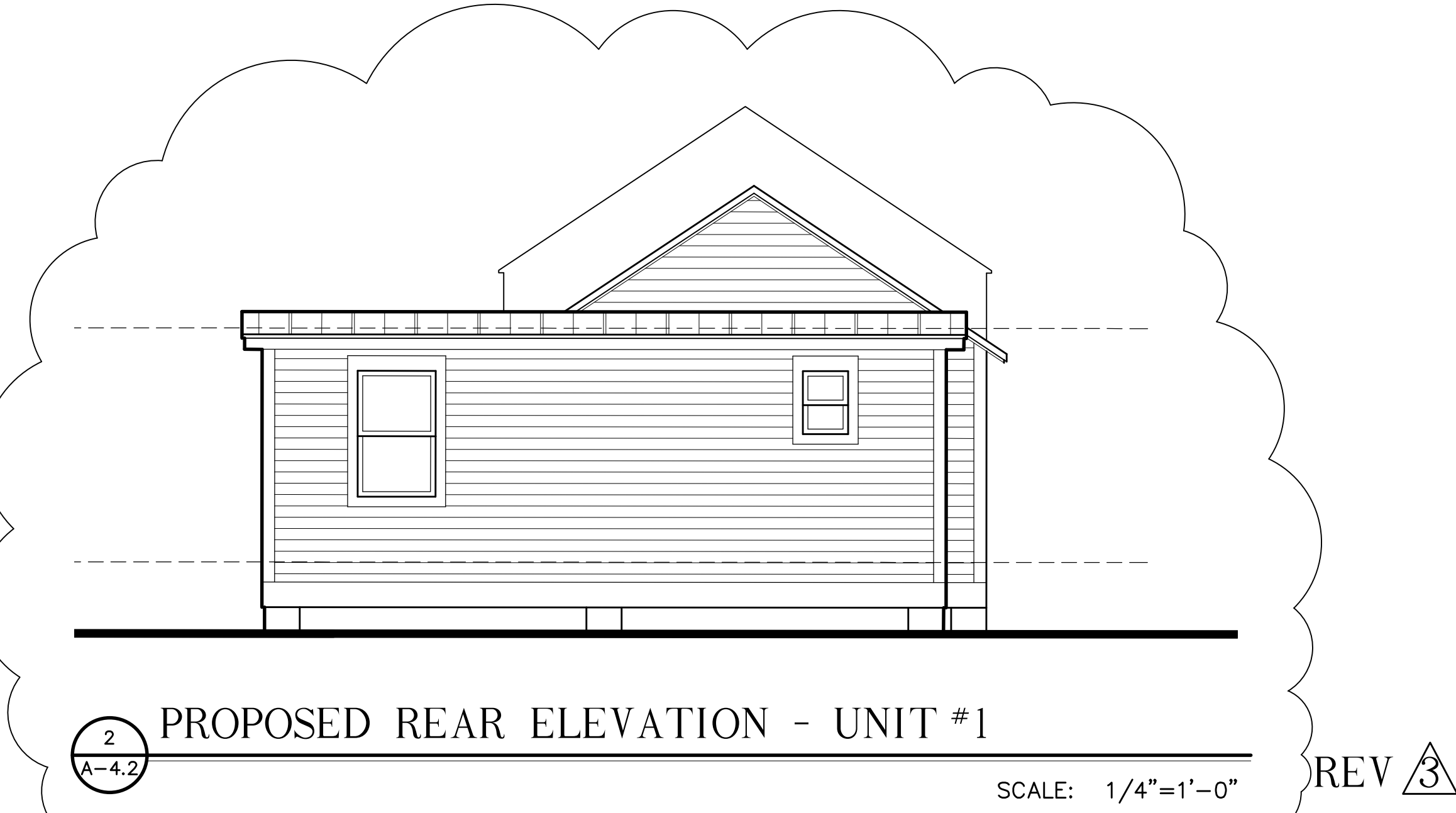
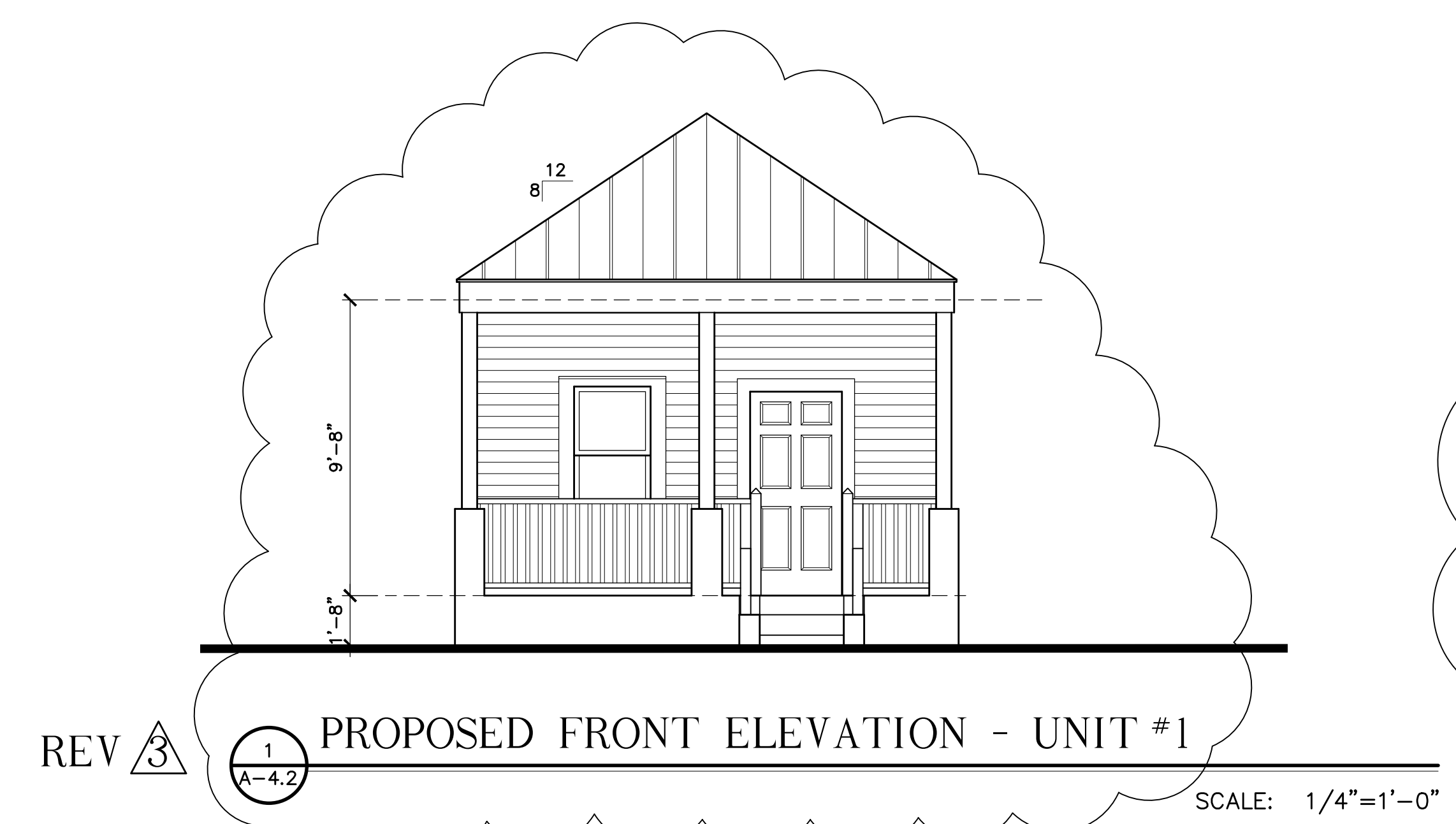
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08-14-19		
01-06-20	DRC	
02-24-20	DRC	REV.
09-22-20	HARC	

REVISIONS	DATE	REV.	BY
03-11-20	REV.	△	
06-18-20	REV.	△	
10-06-20	HARC	REV.	
02-19-21	REV.	△	

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JW
EMA

PROJECT
NUMBER
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SEAL

DATE

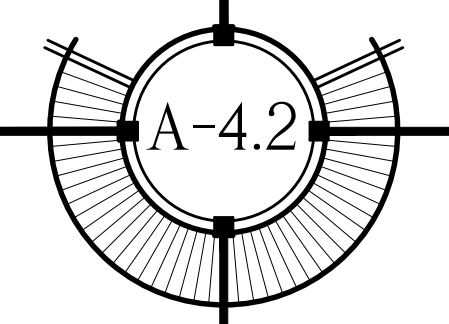
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09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

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PROJECT NUMBER
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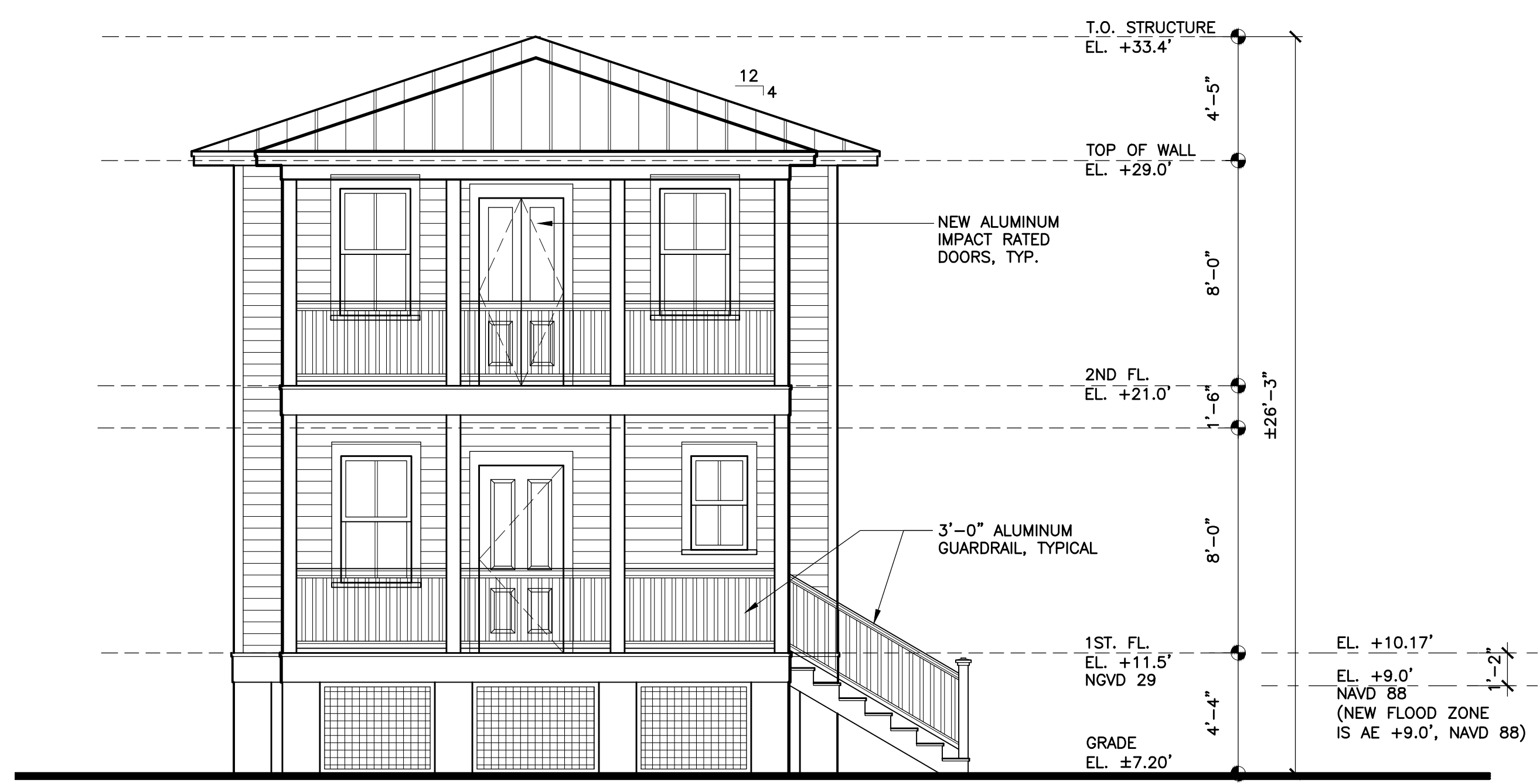
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02-24-20	DRC REV.
09-22-20	HARC

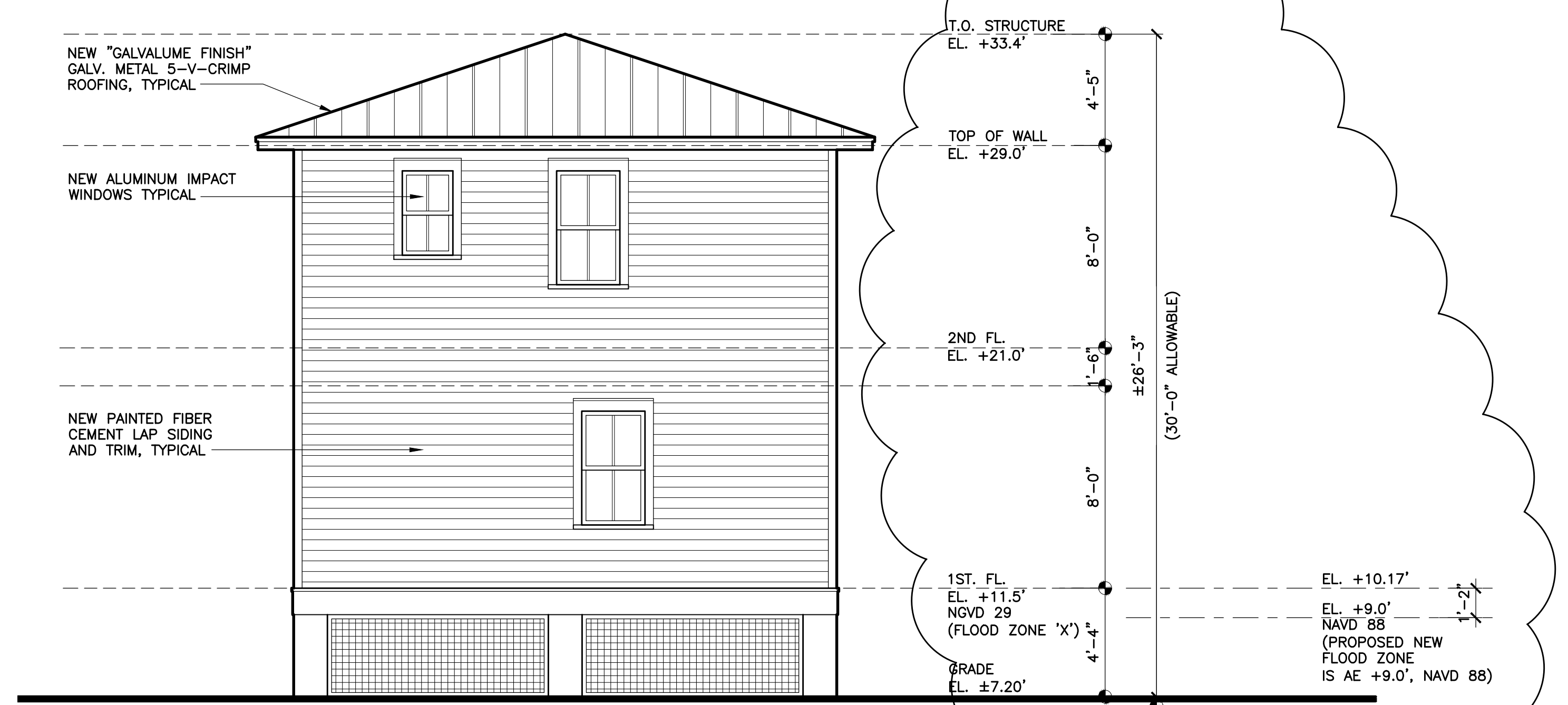
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06-18-20	06-18-20	REV. △
10-06-20	10-06-20	HARC REV.
02-19-21	02-19-21	REV. △

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EMA

PROJECT
NUMBER
1901



1
A-4.3 PROPOSED FRONT ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"



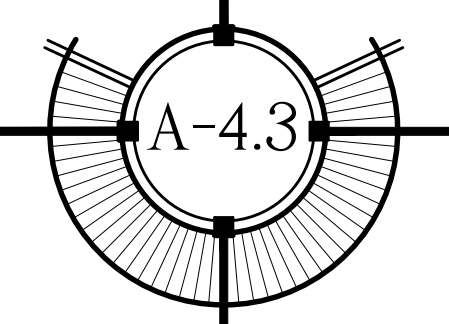
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SCALE: 1/4"=1'-0" REV △

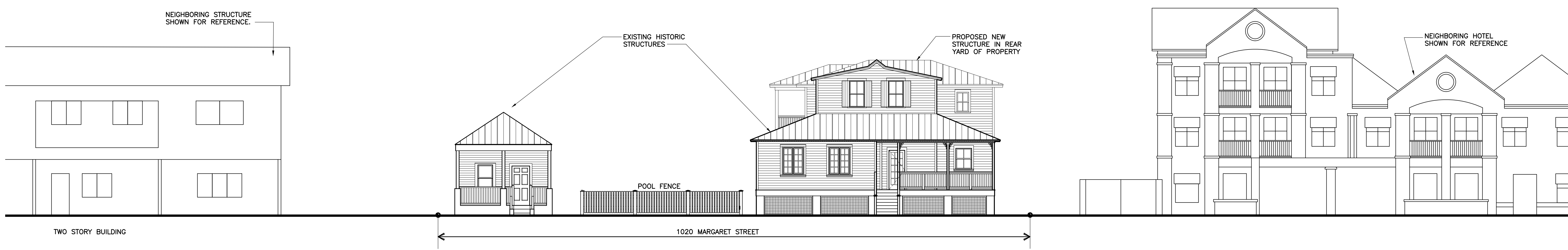


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A-4.3 PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"

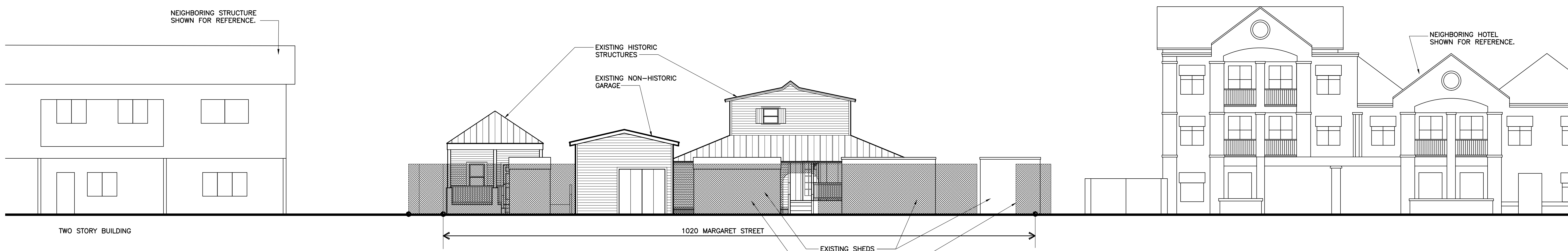


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A-4.3 PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"





1
A-4.4
PROPOSED STREET VIEW
SCALE: 1/8"=1'-0"



2
A-4.4
EXISTING STREET VIEW
SCALE: 1/8"=1'-0"

SEAL _____

DATE

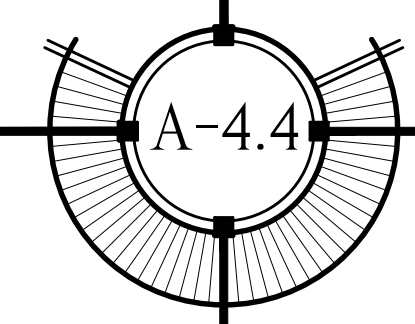
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09-22-20	HARC

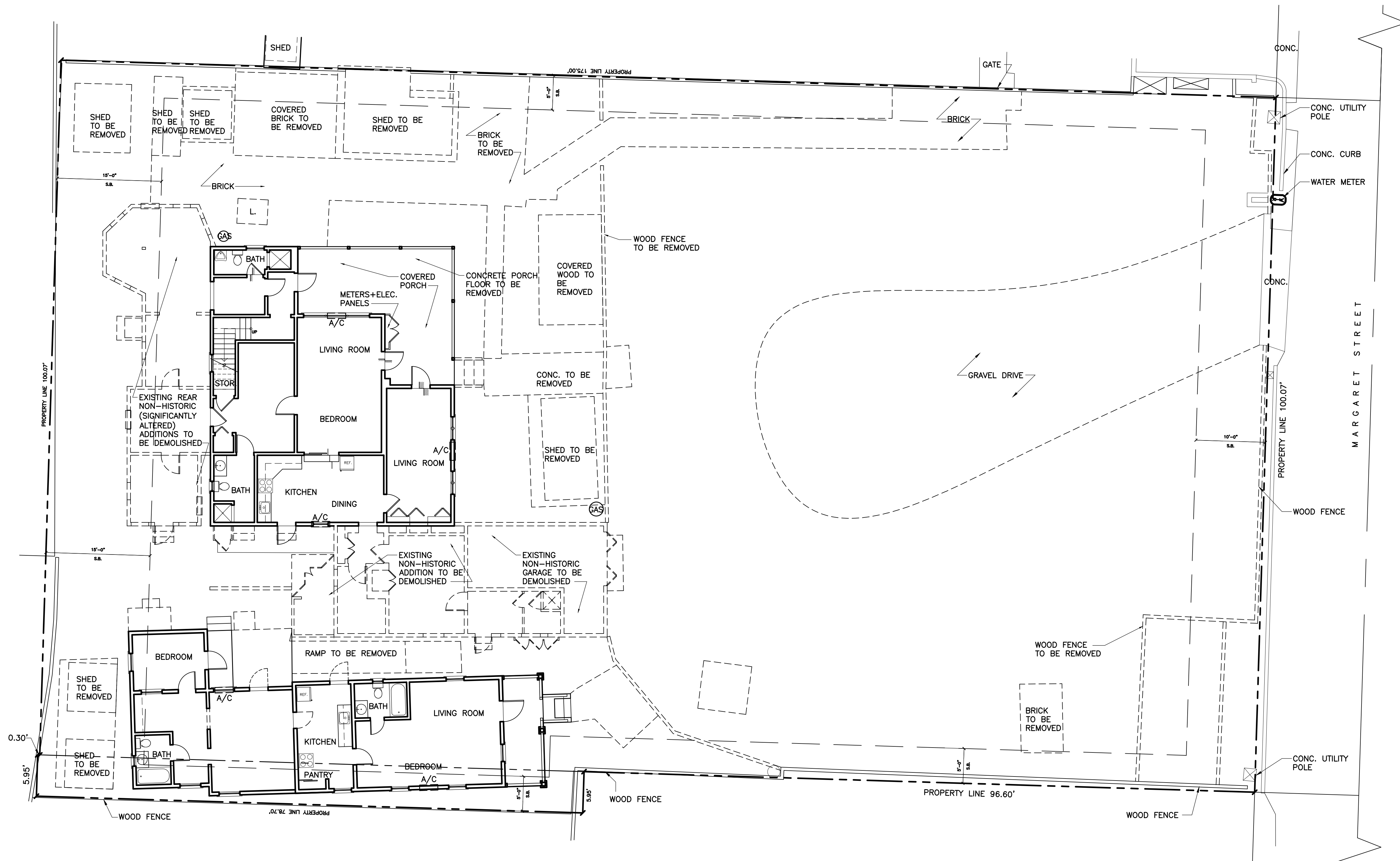
REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

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SEAL

DATE

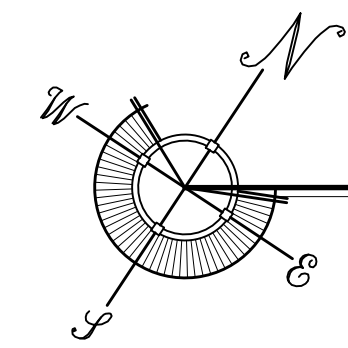
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02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.

DRAWN BY
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EMA

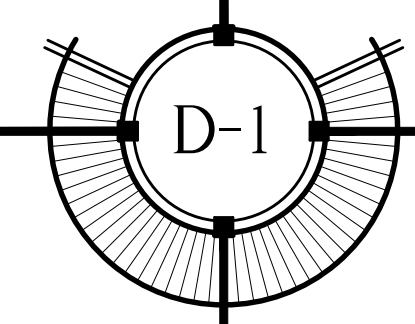
PROJECT NUMBER
1901

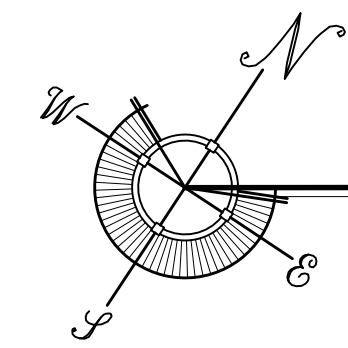
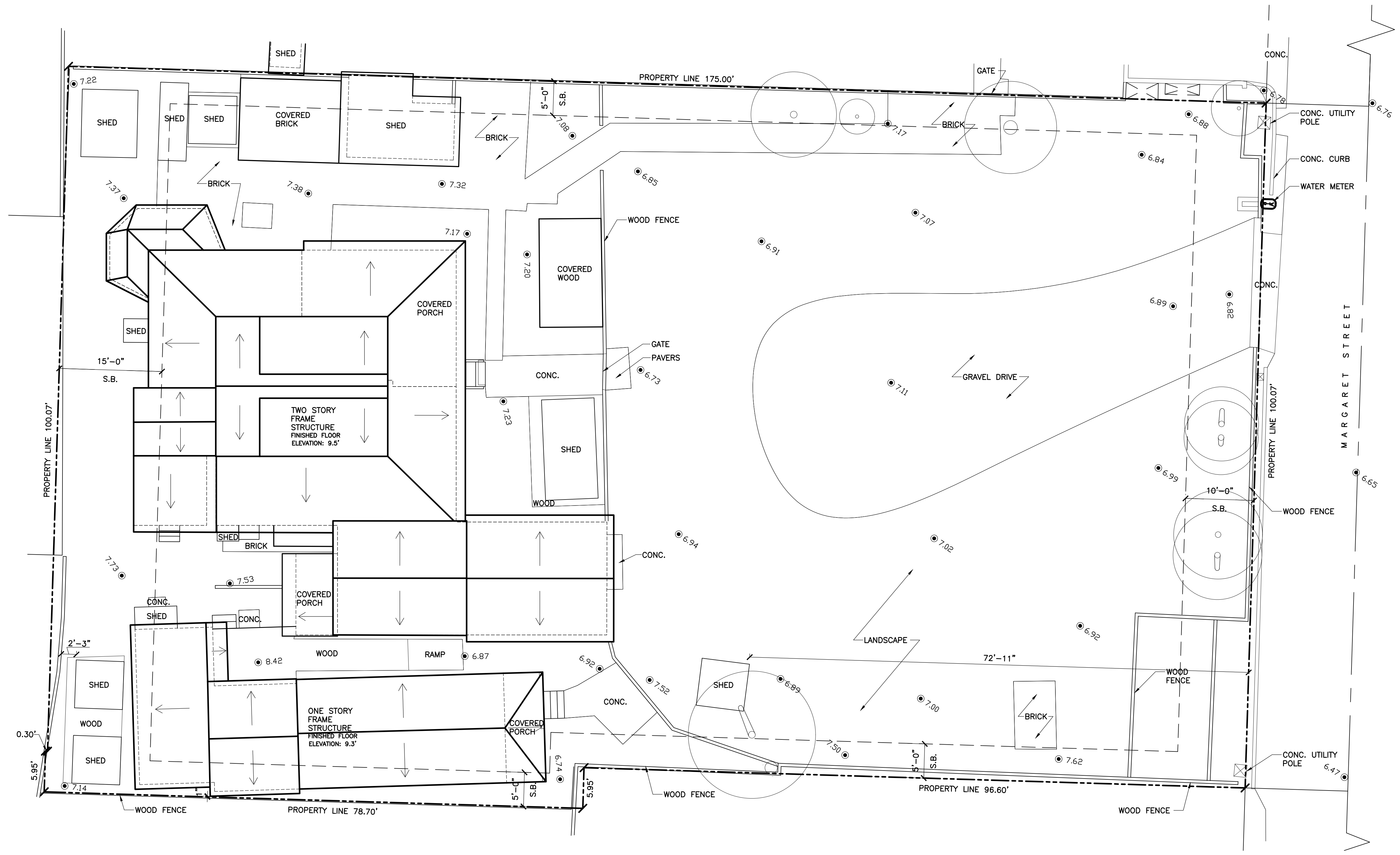


DEMOLITION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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





EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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

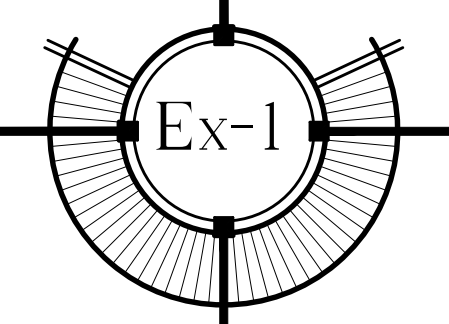
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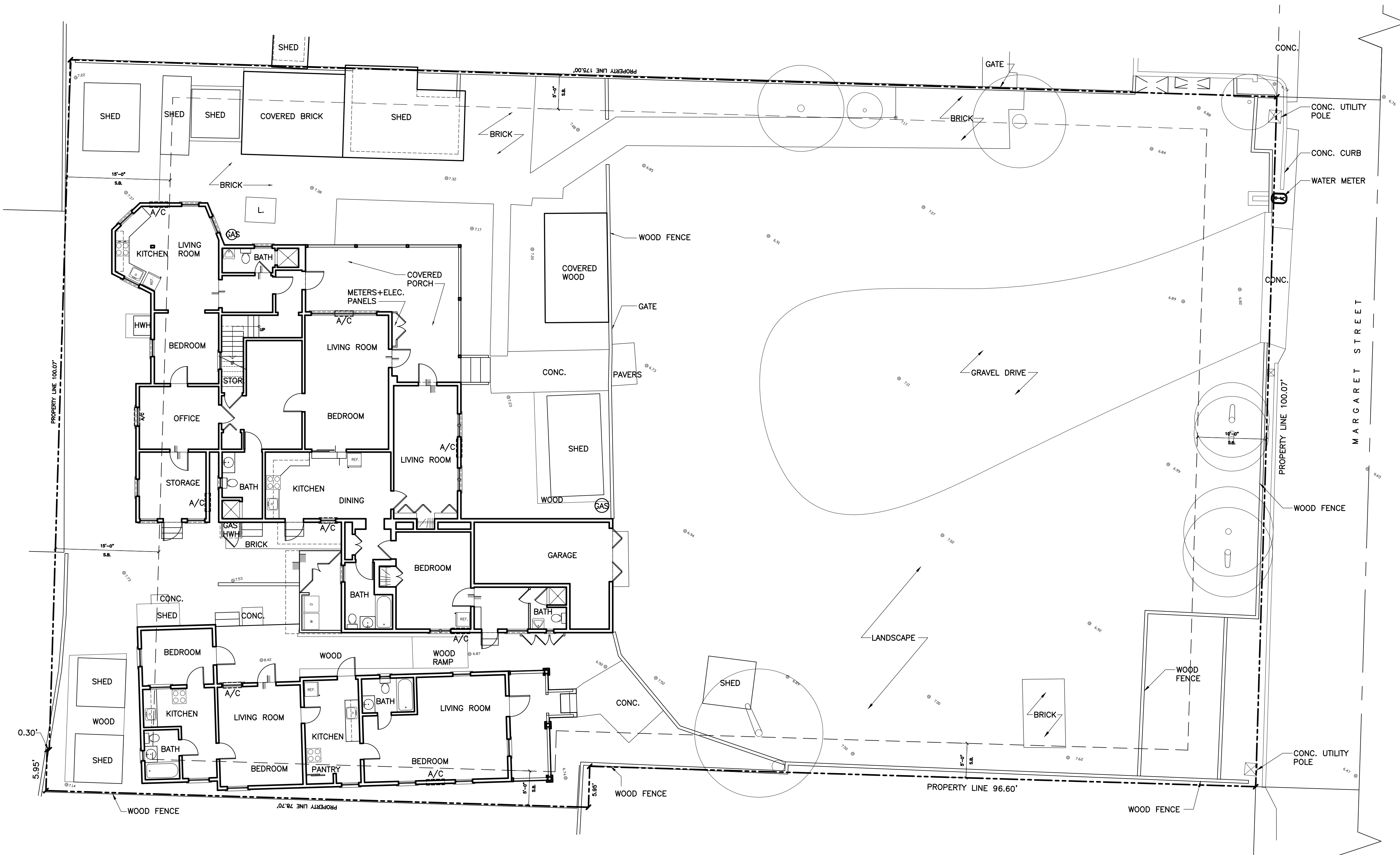
DATE	REVISIONS
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ

DRAWN BY
JW
EMA

PROJECT
NUMBER
1901





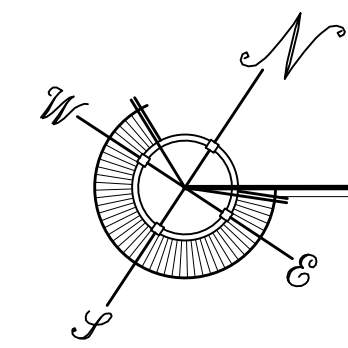
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DATE	REVISIONS
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
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02-19-21 REV. Δ

DRAWN BY
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EMA

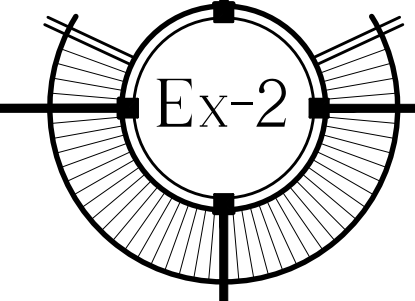
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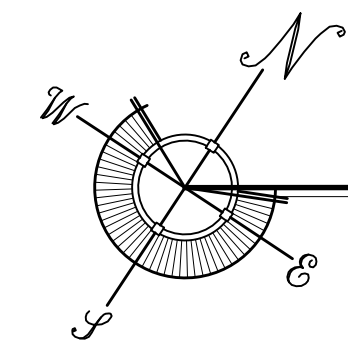
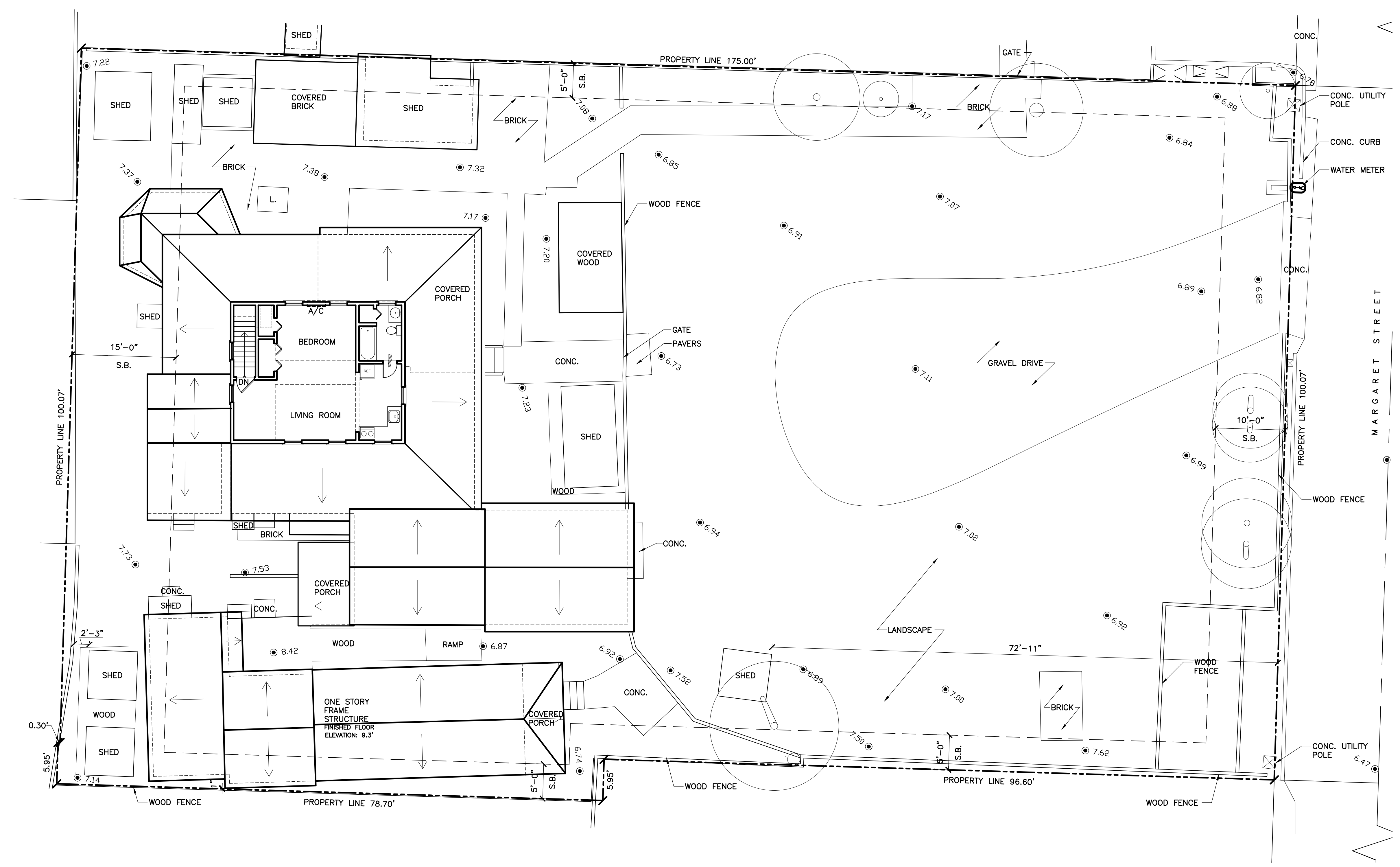


EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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





EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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

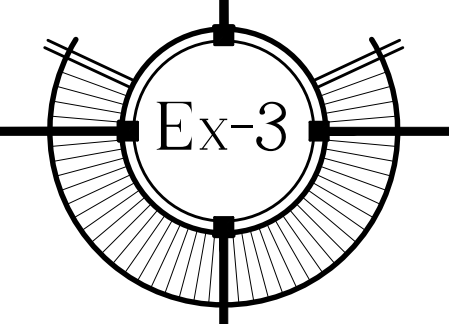
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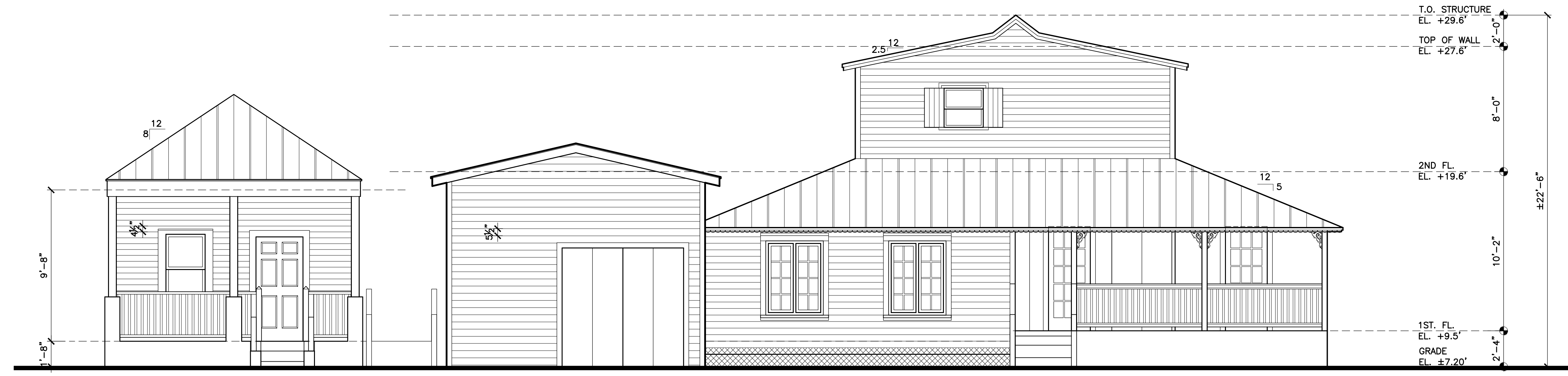
DATE	REVISIONS
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ

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EMA

PROJECT
NUMBER
1901





1 EXISTING FRONT ELEVATION
Ex-4

SCALE: 1/4"=1'-0"



2 EXISTING SIDE ELEVATION - MAIN BLDG.
Ex-4

SCALE: 1/4"=1'-0"



3 EXISTING HISTORIC BLDG REAR ELEVATION
Ex-4

SCALE: 1/4"=1'-0"

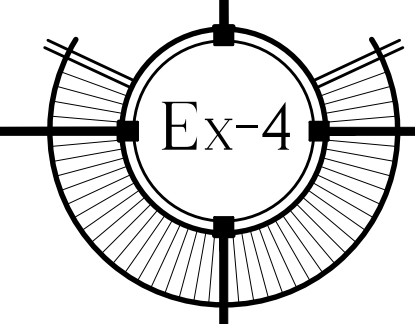
SEAL

DATE	REV.
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS	DATE	REV.
	03-11-20	REV. Δ
	06-18-20	REV. Δ
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	02-19-21	REV. Δ

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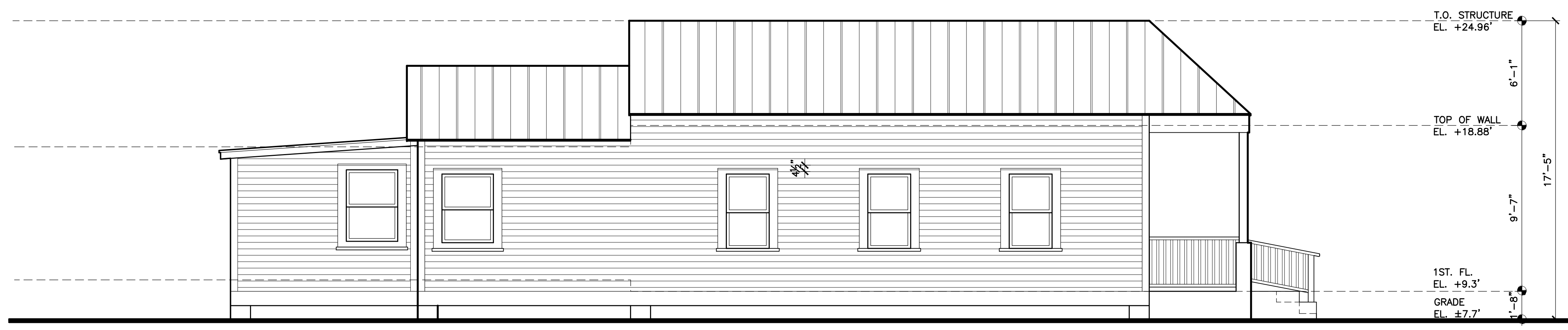




1 EXISTING HISTORIC BLDG SIDE ELEVATION

Ex-4.1

SCALE: 1/4"=1'-0"



2 EXISTING SIDE ELEVATION - ONE STORY BLDG.

Ex-4.1

SCALE: 1/4"=1'-0"



3 EXISTING SIDE ELEVATION

Ex-4.1

SCALE: 1/4"=1'-0"

SEAL

DATE

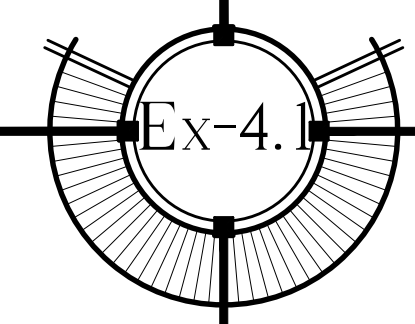
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09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

DRAWN BY
JW
EMA

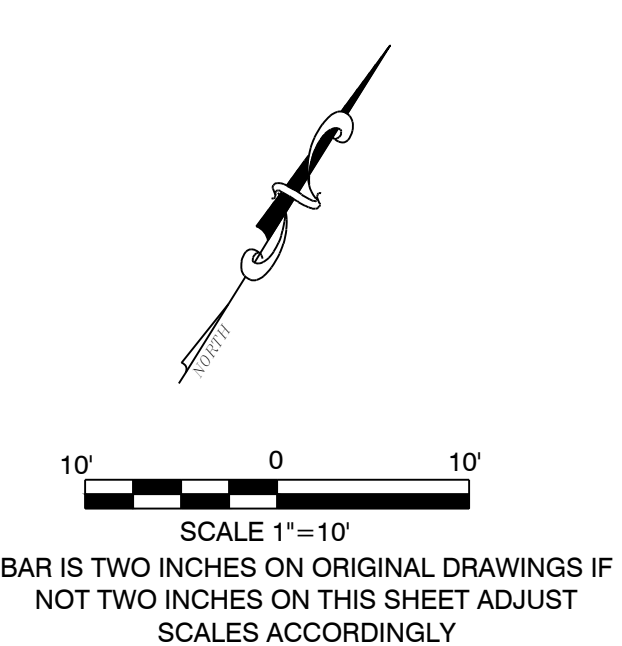
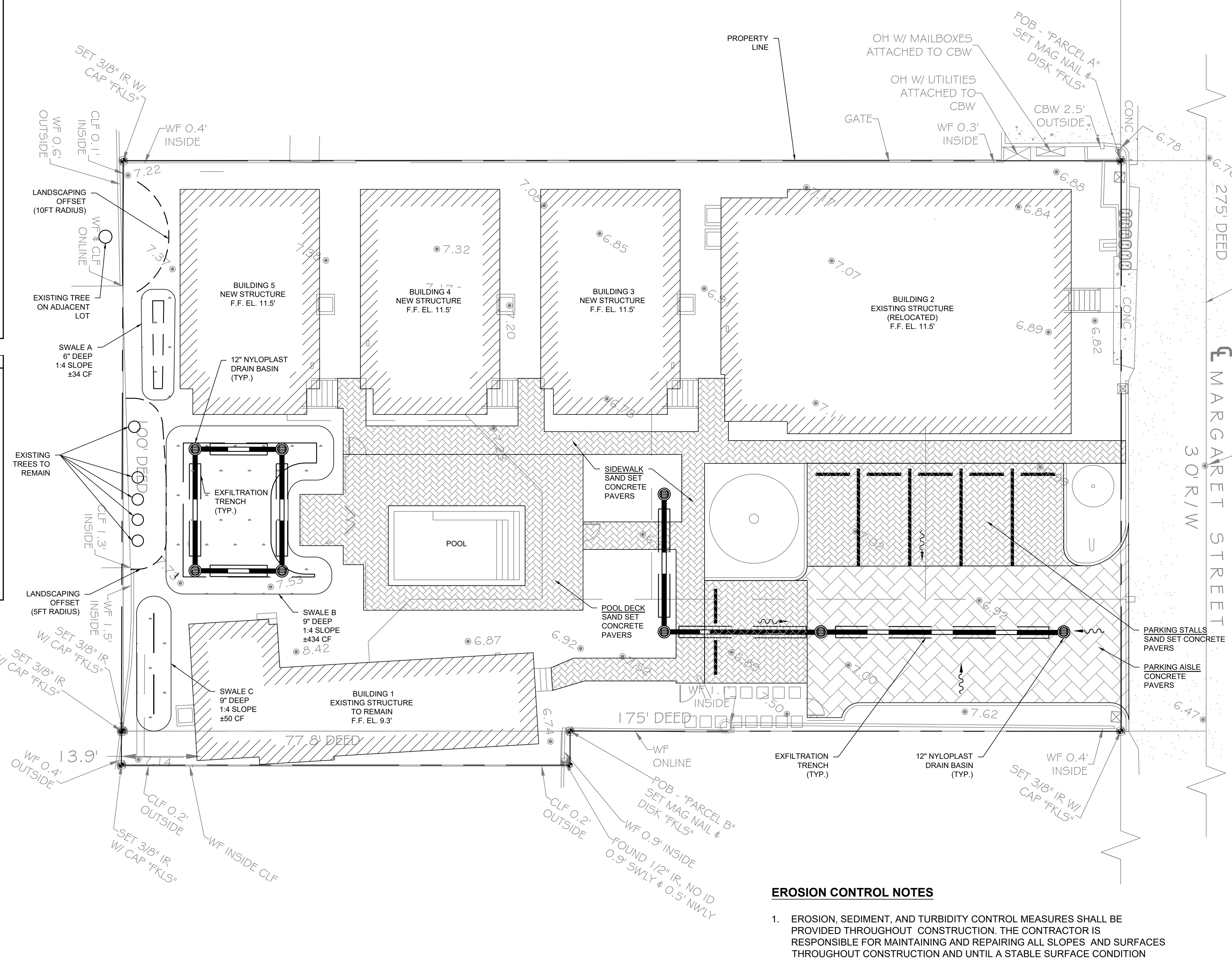
PROJECT NUMBER
1901



Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quantity - Predevelopment			
Total basin Area	0.402	ac	17,512 sf
Pervious Area	0.209	ac	9,099 sf
Impervious Area	0.193	ac	8,413 sf
% Impervious	48.04%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	S = 4.25	in	
$Q_{pre} = \frac{(P72 - 0.25)^2}{(P72 + 0.85)}$	Q _{pre} = 8.29	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 3.33	ac-in	
Water Quantity - Postdevelopment			
Project Area	A = 0.402	ac	17,512 sf
Pervious Area	0.143	ac	6,231 sf
Impervious Area	0.259	ac	11,281 sf
% Impervious	64.4%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	S = 2.91	in	
$Q_{post} = \frac{(P72 - 0.25)^2}{(P72 + 0.85)}$	Q _{post} = 9.32	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 3.75	ac-in	
Postdevelopment - Predevelopment			
$Q_{pre-post} = Q_{post} - Q_{pre}$	Q _{pre-post} = 1.03	in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} = 0.42	ac-in	

Water Quality Calculations			
Water Quality			
Project Area	0.402	ac	17,512 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.144	ac	6,278 sf
Pavement/Walkways	0.115	ac	5,003 sf
Pervious area	0.143	ac	6,231 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.115	ac	5,003 sf
% Impervious for Water Quality	29%		
A) One inch of runoff from project area	0.402	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.287	ac-in	
Total Volume Required	0.416	ac-in	1,509 cf
Pond Volume Provided	0.143	ac-in	519 cf
Exfiltration Volume Provided	0.303	ac-in	1,100 cf
Total Volume Provided	0.446	ac-in	1,619 cf

Exfiltration Trench Design			
Required trench length (L) =			
$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$			
Assumed Hydraulic Conductivity, K =	0.000145		
H =	5	ft	
W =	3	ft	
Du =	3.5	ft	
Ds =	0	ft	
Volume of Trench, V =	0.303	ac-in	
Trench Length Provided =	151	FT	



STORMWATER MANAGEMENT CALCULATIONS ARE PROVIDED IN ACCORDANCE WITH SECTIONS 114-3 AND 114-4 OF THE LAND DEVELOPMENT REGULATIONS.

NOTE: ASSUMED HYDRAULIC CONDUCTIVITY VALUE

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 879

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 March 16, 2021

REVISIONS:
 1. PERC 4/18/20
 2. Planning Revisions 4/29/21
 3
 4
 5
 6

ORIGINAL: JAN. 2020

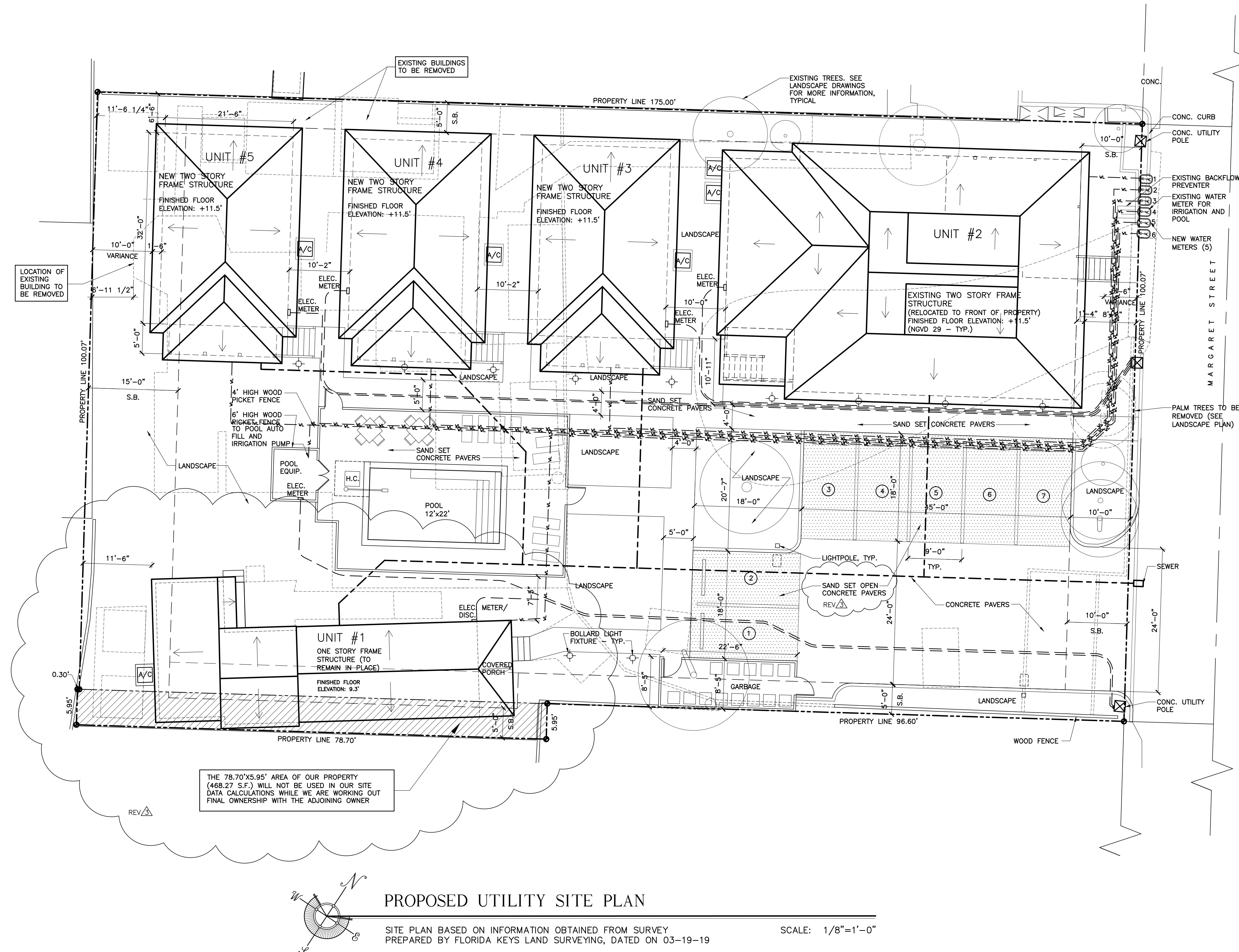
CONCEPTUAL DRAINAGE PLAN
 1020 MARGARET STREET
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

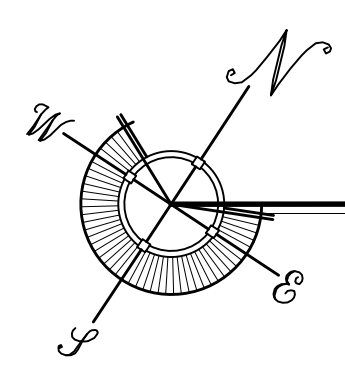
WILLIAM P. HORN, ARCHITECT
 915 EATON STREET
 KEY WEST, FL 33040

JOB NO. 201008
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP

SHEET C-1



THE 78.70'X5.95' AREA OF OUR PROPERTY (468.27 S.F.) WILL NOT BE USED IN OUR SITE DATA CALCULATIONS WHILE WE ARE WORKING OUT FINAL OWNERSHIP WITH THE ADJOINING OWNER



PROPOSED UTILITY SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

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

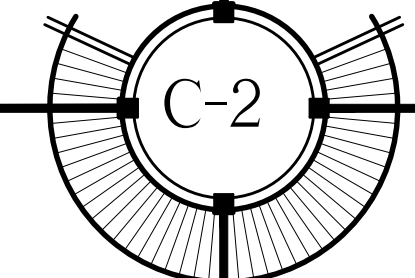
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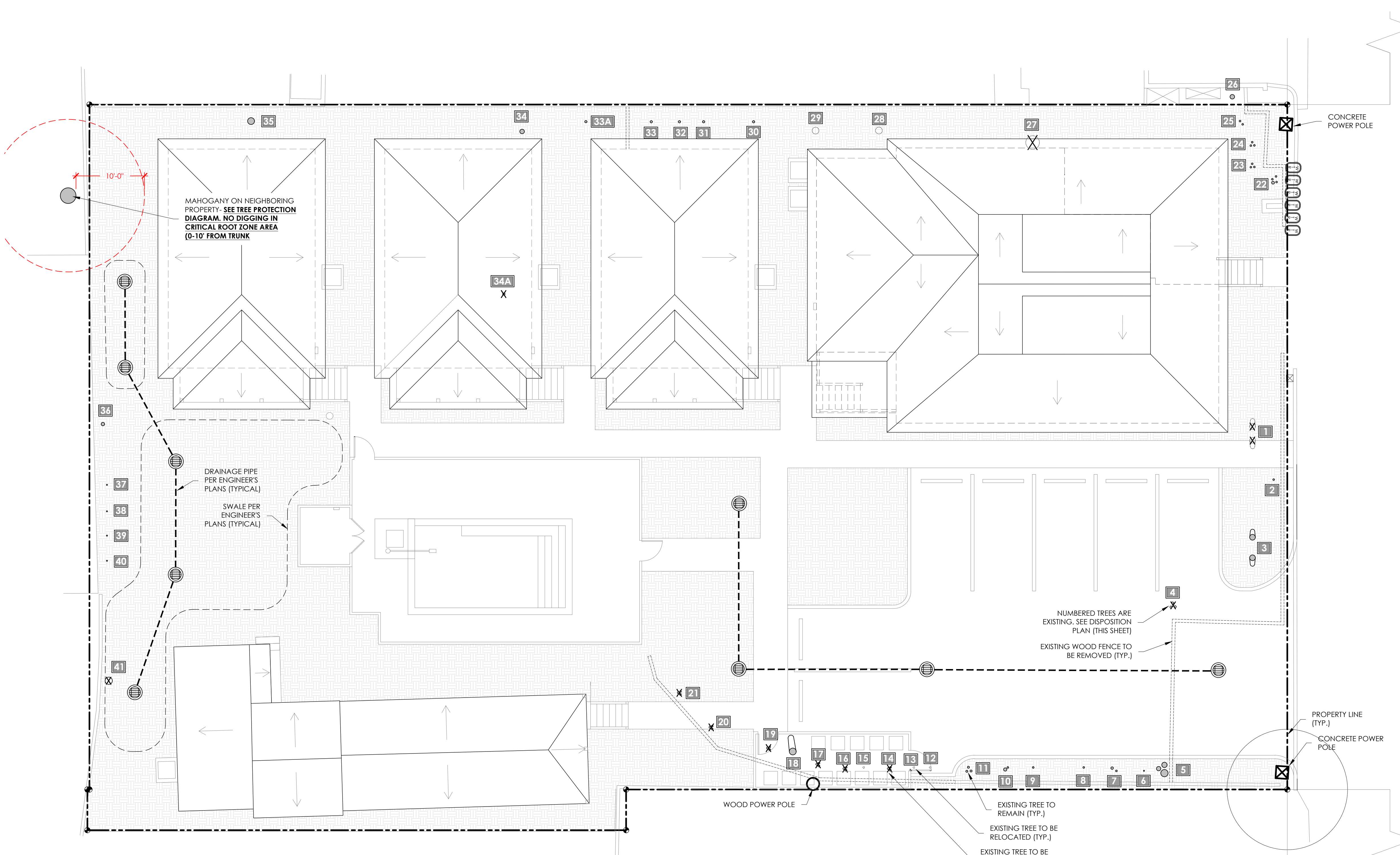
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08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS	DATE	BY
03-11-20	REV. Δ	
06-18-20	REV. Δ	
10-06-20	HARC REV.	
02-19-21	REV. Δ	

DRAWN BY
JW
EMA

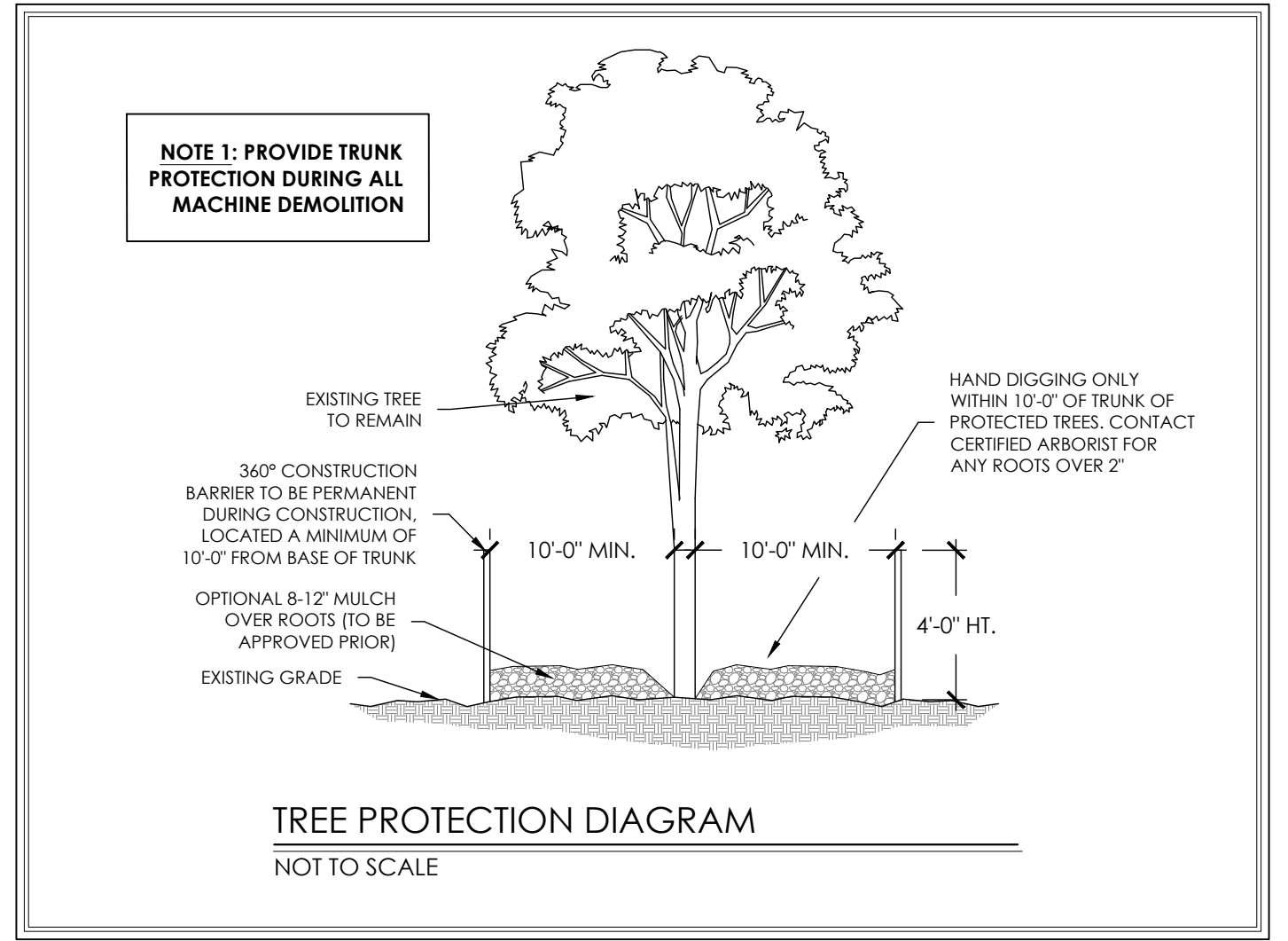
PROJECT NUMBER
1901





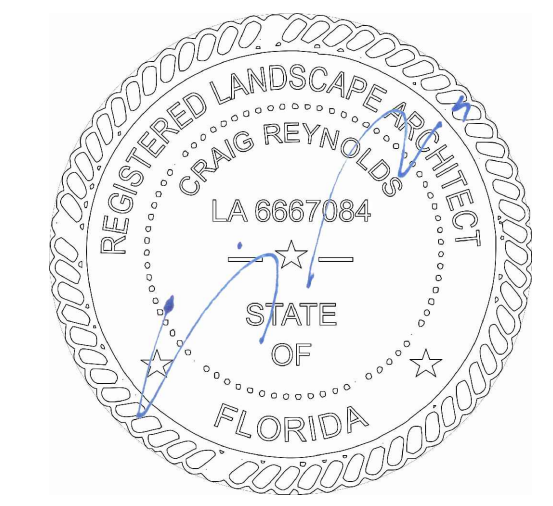
TREE DISPOSITION PLAN

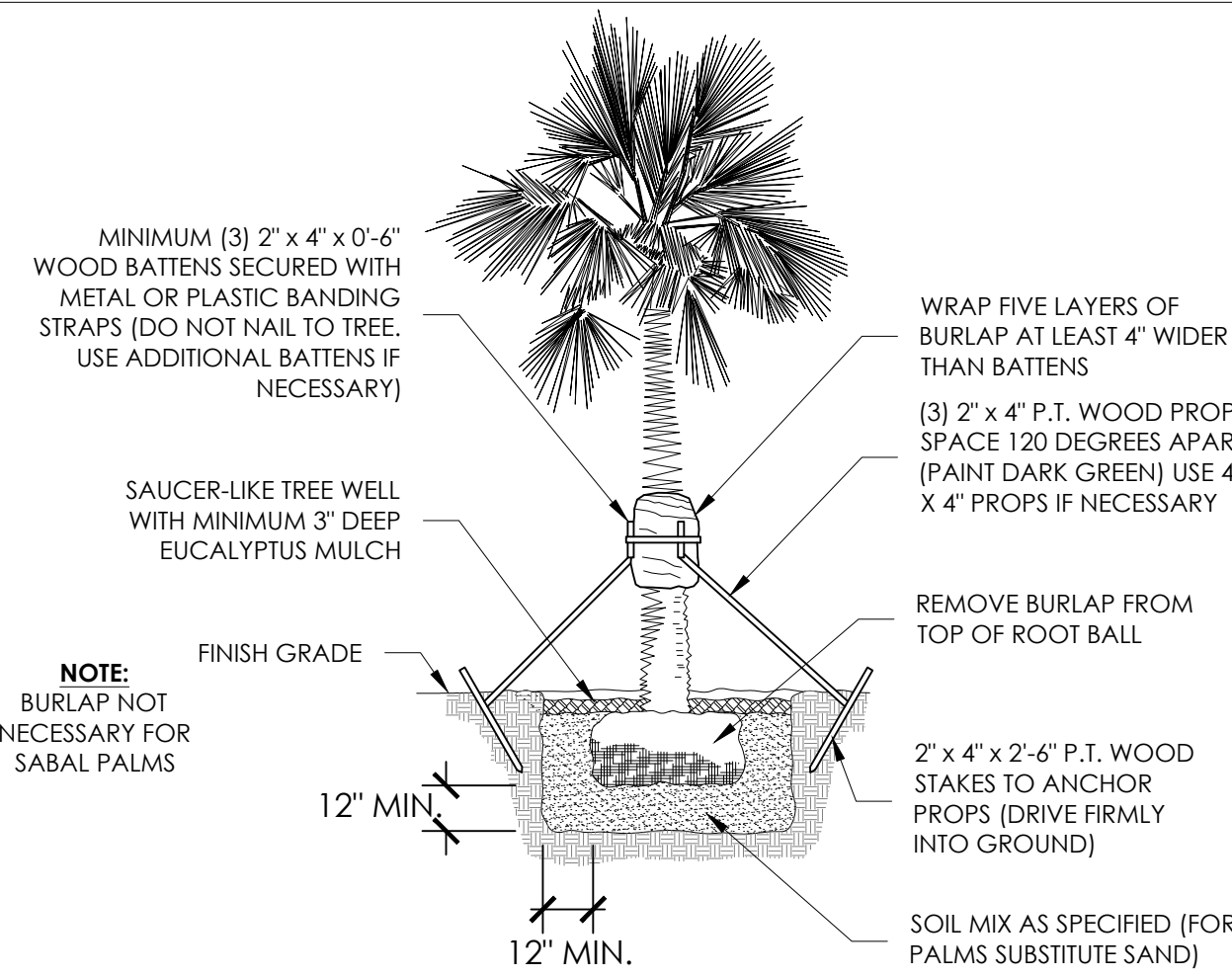
ID	Botanical Name	Common Name	Size	Disposition
TREES & PALMS				
1	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMOVE
2	<i>Annona sp.</i>	Soursop	4" Caliper	REMAIN
3	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMAIN
4	<i>Conocarpus erectus</i>	Silver buttonwood	6" DBH.	REMOVE
5	<i>Moringa oleifera</i>	Moringa Tree	14" Caliper	REMAIN
6	<i>Euphoria longana</i>	Longan	1" Caliper	REMAIN
7	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
8	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
9	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
10	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
11	<i>Annona sp.</i>	Soursop	6" Caliper	REMAIN
12	<i>Mangifera indica</i>	Mango	1" CA, Unregulated	RELOCATE
13	<i>Pouteria sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
14	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
15	<i>Pouteria sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
16	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
17	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
18	<i>Azadirachta indica</i>	Neem Tree	14" Caliper	REMAIN
19	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
20	<i>Conocarpus erectus</i>	Silver buttonwood	7" DBH.	REMOVE
21	<i>Conocarpus erectus</i>	Silver buttonwood	6" Caliper	REMAIN
22	<i>Conocarpus erectus</i>	Silver buttonwood	5" Caliper	REMAIN
23	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
24	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
25	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
26	<i>Moringa oleifera</i>	Moringa Tree	5" Caliper	REMAIN
27	<i>Syzygium samarangense</i>	Wax Jambu	28" DBH.	REMOVE
28	<i>Cocos nucifera</i>	Coconut Palm	< 10' HT	RELOCATE
29	<i>Azadirachta indica</i>	Neem Tree	10" Caliper	RELOCATE
30	Unknown Tree	Unknown Tree	3" Caliper	REMAIN
31	<i>Mangifera indica</i>	Mango	2" Caliper	REMAIN
32	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
33	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
33a	<i>Ficus carica</i>	Turkey Fig Tree	3" Caliper	REMAIN
34	<i>Psidium sp.</i>	Guava	6" Caliper	REMAIN
34a	<i>Swietenia mahagoni</i>	Mahogany	< 1" CA, Unregulated	REMOVE
35	Unknown Tree	Unknown Tree	12" Caliper	REMAIN
36	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
37	<i>Euphoria longana</i>	Longan	1" Caliper	REMAIN
38	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
39	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
40	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
41	<i>Livistonia chinense</i>	Chinese Fan Palm	> 10' HT.	REMOVE



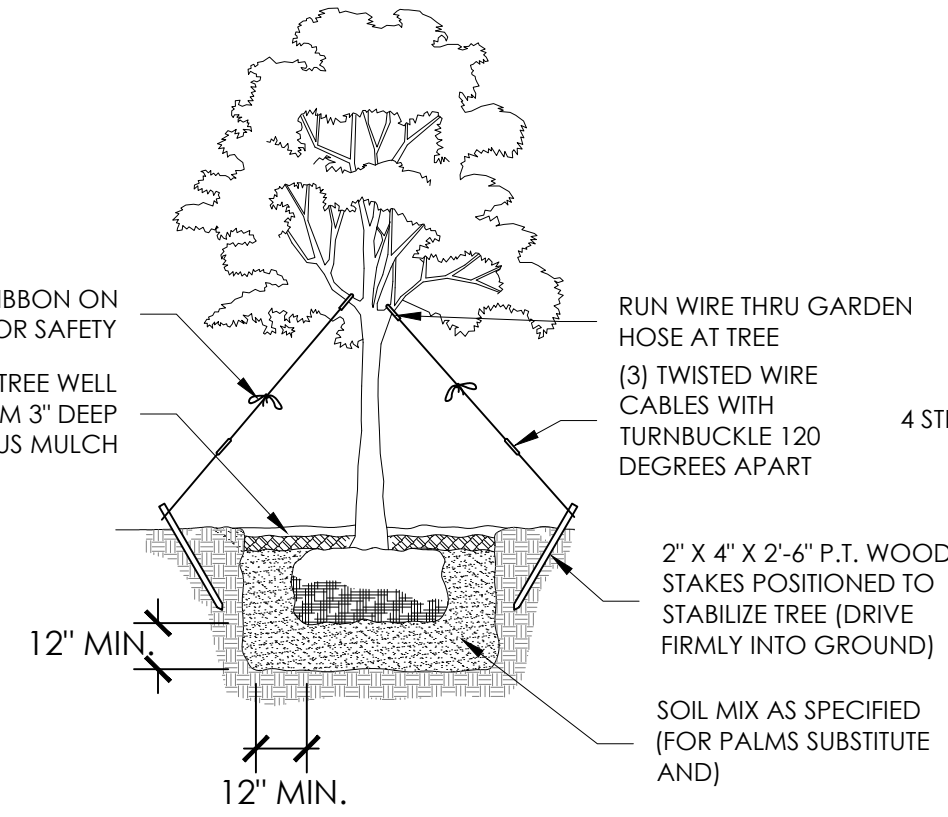
NOTE: GENERAL CONTRACTOR TO COORDINATE ALL TREE REMOVALS & RELOCATIONS WITH QUALIFIED LANDSCAPE CONTRACTOR OR ARBORIST AS WELL AS COORDINATION WITH CITY AND TREE COMMISSION OFFICIALS.
NO EXCEPTIONS.

NOTE: CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY SITE WORK.
NO EXCEPTIONS

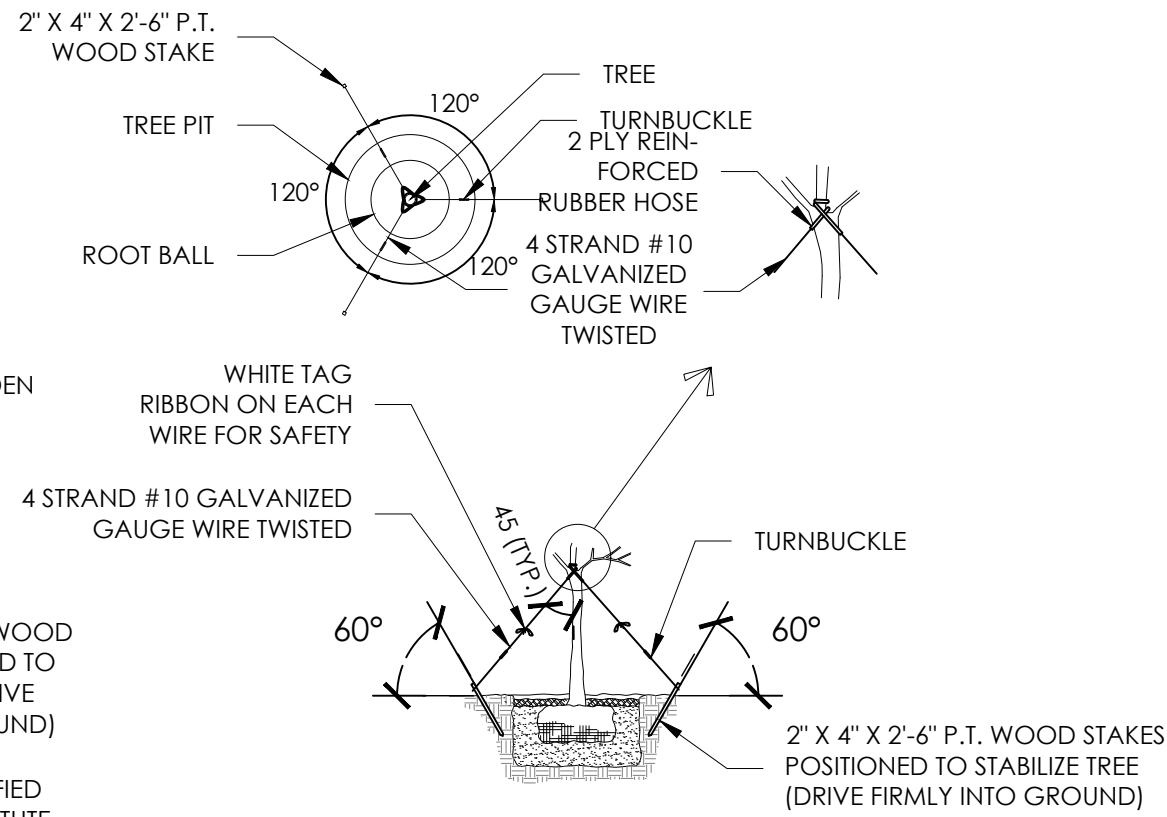




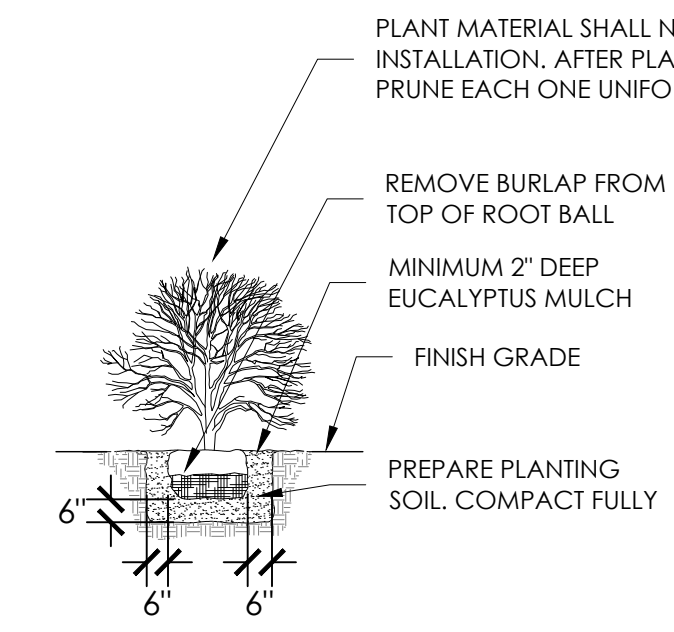
DETAIL OF SPECIMEN TREE & TALL PALMS SUPPORT
NOT TO SCALE



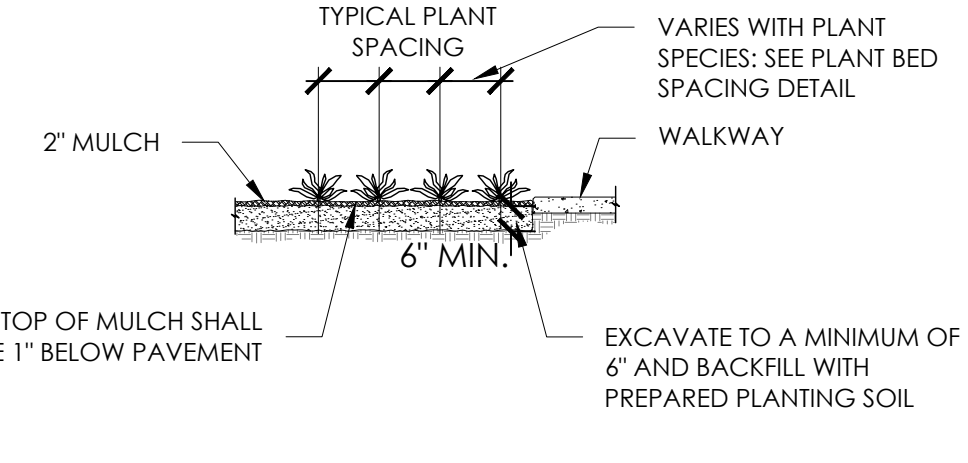
DETAIL SMALL TREE SUPPORT
NOT TO SCALE



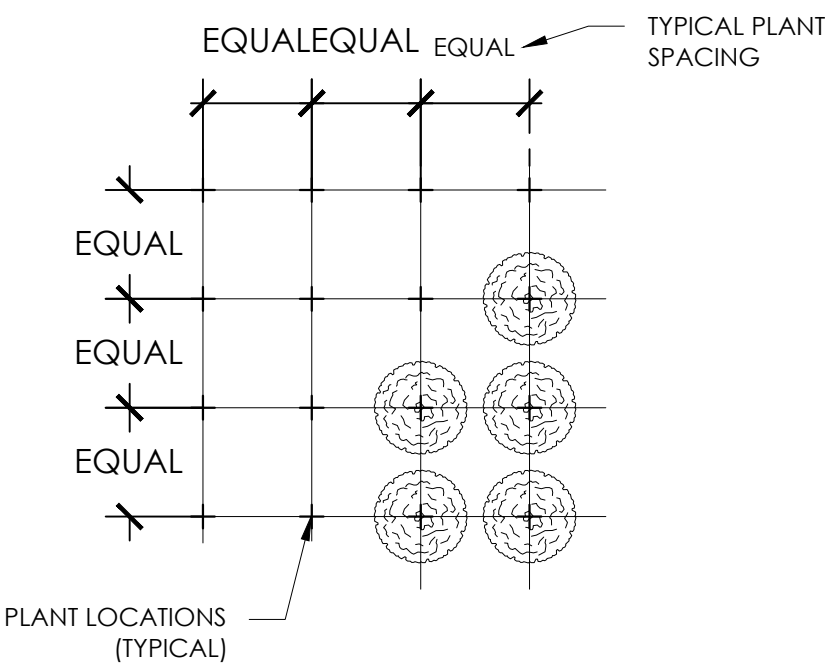
DETAIL OF TYPICAL TREE GUYING
NOT TO SCALE



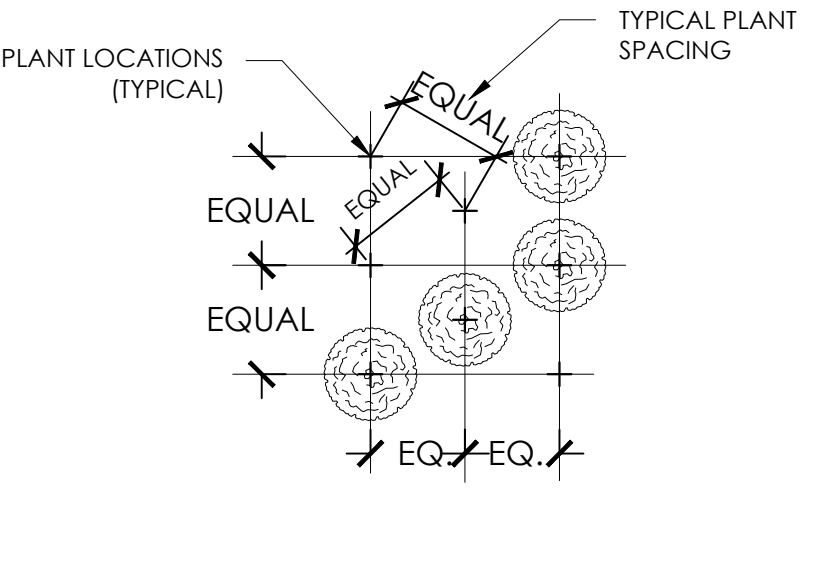
DETAIL OF TYPICAL SHRUB PLANTING
NOT TO SCALE



DETAIL OF TYPICAL PLANTING BED
NOT TO SCALE



DETAIL OF TYPICAL SQUARE PLANT SPACING
NOT TO SCALE



DETAIL OF TYPICAL TRIANGULAR PLANT SPACING
NOT TO SCALE

GENERAL LANDSCAPE NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLINE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
- ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL TREES & PALMS ARE TO GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE - NO EXCEPTIONS
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES
- NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
- ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
- ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
- ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE 2' CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
- LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

END

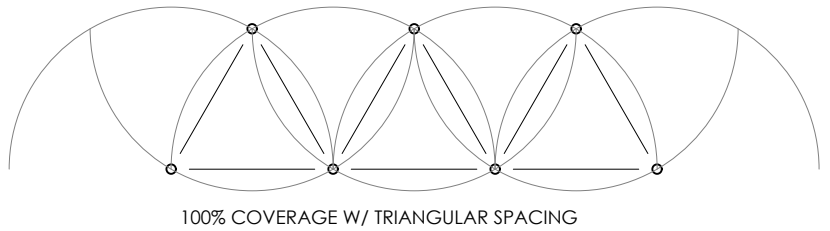
TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING:**
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
 - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 - PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
 - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE. ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
 - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 - FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
 - GUY'S ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.
- SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:**
- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
 - WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
 - SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16')
 - USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
 - PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
 - PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
 - WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. **NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.**
 - CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
 - IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".
 - PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

IRRIGATION NOTES:

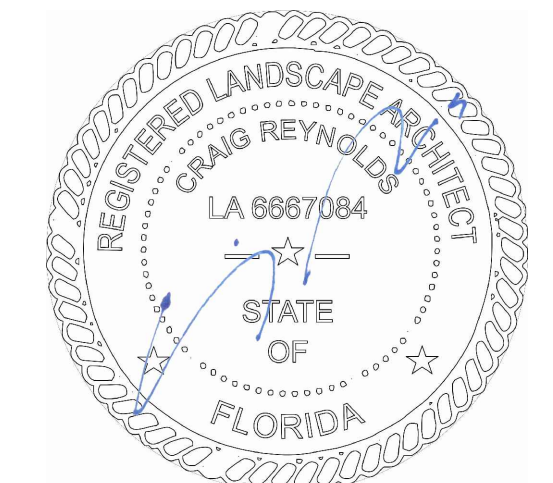
- IRRIGATION CONTRACTOR TO PROVIDE LINE ITEMS IN BID WITH ALL MATERIALS USED, INCLUDING BUT NOT LIMITED TO HEAD COUNT AND TYPE, NUMBER OF VALVES, AND ESTIMATED USAGE IN GPM. **NO EXCEPTIONS.**
- LANDSCAPE IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION WITH PROJECT LANDSCAPE CONTRACTOR TO AVOID DAMAGE TO IRRIGATION DURING PLANTING; ALL LARGE PLANT MATERIAL (5 GALLON AND UP) MUST BE INSTALLED PRIOR TO IRRIGATION. **NO EXCEPTIONS.**
- ALL LADY PALMS (RHAPIS SPP.), HELICONIA, AND BAMBOOS TO HAVE SINGLE BUBBLER; ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL.
- IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES AND VALVE BOXES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIAL. **NO EXCEPTIONS.** REFER TO LANDSCAPE DRAWINGS.
- ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, ROOTBALLS OF LARGE PLANTS, AND GROUNDCOVERS. **NO EXCEPTIONS.**
- ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
- ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN THE FUTURE.
- ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
- PRESSURIZED BACKFLOW PREVENTER, RAINBIRD WR2RC RAIN SENSOR, AND MULTI-PROGRAMMABLE RAINBIRD ESPAME CONTROLLER WITH BATTERY BACKUP REQUIRED.
- ALL CROSSINGS UNDER ANY HARDSCAPE, WALLS, ETC. TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
- ALL SPRINKLERS TO BE COMMERCIAL GRADE RAINBIRD 6" AND 12" POP-UPS AND INSTALLED OUT OF SIGHT. NO STATIC RISERS OR DRIP - **NO EXCEPTIONS**
- IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE NO MORE THAN 75% OF AVAILABLE GPM.
- WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED BY PRESSURIZED BACKFLOW PREVENTER.
- ALL WIRE SPLICES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPLICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS.
- 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
- CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION PRIOR TO FINAL PAYMENT. THIS COORDINATION TO BE SOLE RESPONSIBILITY OF IRRIGATION CONTRACTOR. **NO EXCEPTIONS**
- SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION WITH HEAD SPACING PER MANUFACTURERS SPECIFICATIONS AND HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING. **SEE DETAIL BELOW - NO EXCEPTIONS.**
- ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
- IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AND AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
- ALL HEADS TO BE 12" OFF OF ALL BUILDINGS
- AS-BUILT IRRIGATION DRAWING(S) TO BE PROVIDED PRIOR TO FINAL PAYMENT.**

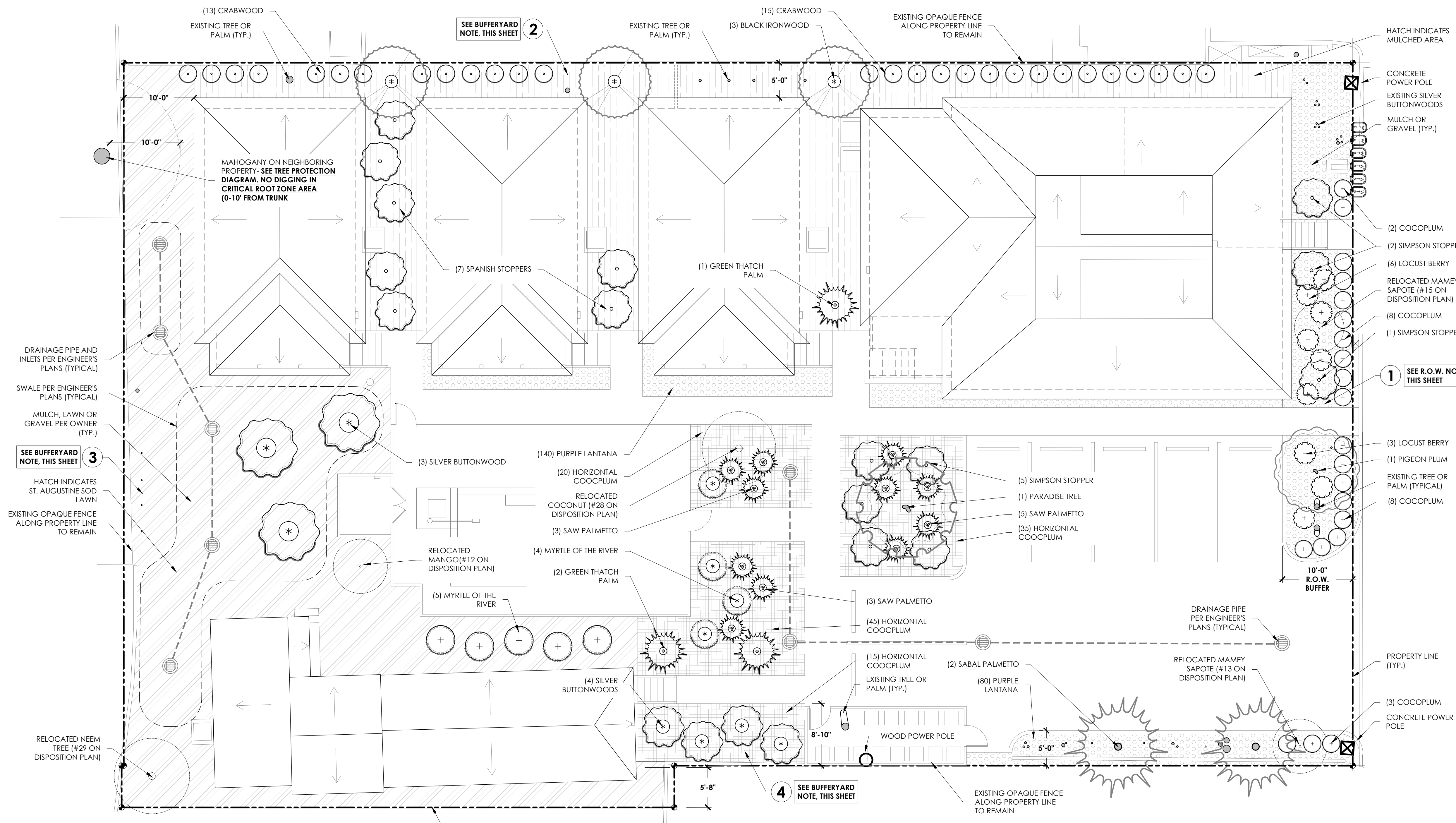


END

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	Caliper	Caliper TOTAL
ORNAMENTAL/ NON-CANOPY TREES & PALMS					
1	Coccoloba diversifolia	Pigeon Plum	12' PH, FL #1	2" min.	2"
6	Myrcianthes fragrans	Simpson Stopper	6' PH, FL #1	1" min.	6"
3	Krugiodendron ferreum	Black Ironwood	7 gallon, FL #1	1" min.	3"
5	Calyptrothos zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calyptrothos zuzygium	Myrtle of the River	8' PH, FL #1	1" min.	4"
4	Sabal Palmetto	Cabbage Palm	Slicks, CT +/- 10' - must clear eaves of building		
3	Thrinax radiata	Green Thatch Palm	6' PH		
7	Conocarpus erectus	Silver buttonwood	(4) 8' PH, FL #1 (3) 12' PH, FL #1	(4) 1" min. (3) 1.5" min.	8.5"
1	Simarouba glauca	Paradise Tree	12' PH, FL #1	2" min.	3"
7	Eugenia foetida	Spanish Stopper	12' PH, FL #1	1" min.	7"
SHRUBS & ACCENTS					
9	Serenoa repens	Saw Palmetto	green, 14" PH MIN.		
28	Gymnanthes lucida	Crabwood	7 gallon, full		
21	Chrysobalanus icaco	Cocoplum	3 gallon, full		
9	Byrsanima lucida	Locust Berry	3 gallon, full		
2	Myrcianthes fragrans	Simpson Stopper	5' PH, FL #1	1" min.	2"
GROUNDCOVER					
115	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gallon, full		
400	Lantana camara 'Purple'	Purple Trailing Lantana	1 gallon, full		
Per Plan	St. Augustine Sod			REPLACEMENT INCHES REQUIRED	REPLACEMENT INCHES PROVIDED
Per Plan	Black Eucalyptus Mulch			35.4"	36"





SEE BUFFERYARD NOTE, THIS SHEET 3

SEE BUFFERYARD NOTE, THIS SHEET 2

SEE BUFFERYARD NOTE, THIS SHEET 4

SEE R.O.W. NOTE, THIS SHEET 1

PLANTING LEGEND			
SEE PLANTING PLAN ON SHEET LP-1			
	SILVER BUTTONWOOD		PARADISE TREE
	GREEN THATCH PALM		PIGEON PLUM
	SIMPSON & SPANISH STOPPER		SAW PALMETTO
	CABBAGE PALM		MYRTLE OF THE RIVER
	LOCUST BERRY		PURPLE LANTANA
	CRABWOOD		HORIZONTAL COCOPLUM
	COCOPLUM		REPLACEMENT TREE OR PALM, SEE DISPOSITION PLAN

RIGHT OF WAY REQUIREMENTS

MUNICIPALITY.....CITY OF KEY WEST
 ZONE.....HDMR
 FLOOD ZONE.....X
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

R.O.W. REQUIREMENTS FOR LOT AREA >.5 ACRES

WIDTH OF REQUIRED LANDSCAPING	10 FT
REQUIRED PLANT UNITS PER 100 FEET	40 UNITS
LENGTH OF PROPERTY LINE	100 FT
UNITS REQUIRED.....	40 UNITS
UNITS PROVIDED.....	30 UNITS

30 SHRUBS = 30 UNITS
 TOTAL: 30 UNITS

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....HNC - HIGH IMPACT

LANDSCAPE REQUIREMENTS

UNITS REQUIRED.....CASE BY CASE - DETERMINED BY CITY
 UNITS PROVIDED.....37 UNITS (NEW)
 FENCE/WALL REQUIREMENT.....YES, EXISTING

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....SINGLE FAMILY DETACHED

LANDSCAPE REQUIREMENTS

SAME ADJACENT USE - NONE REQUIRED

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....MULTI-FAMILY

LANDSCAPE REQUIREMENTS

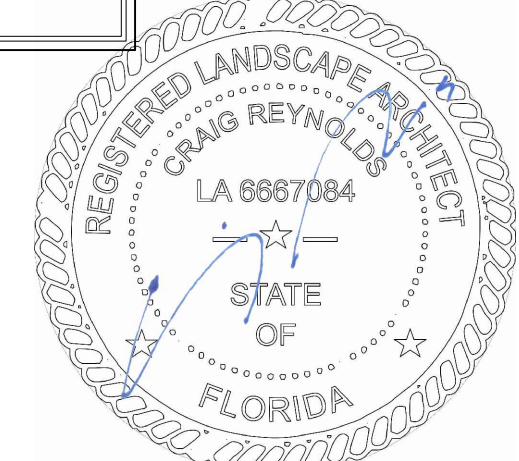
UNITS REQUIRED.....70 UNITS
 UNITS PROVIDED.....70 UNITS
 FENCE/WALL REQUIREMENT.....YES, EXISTING

INTERIOR LANDSCAPE REQUIREMENTS

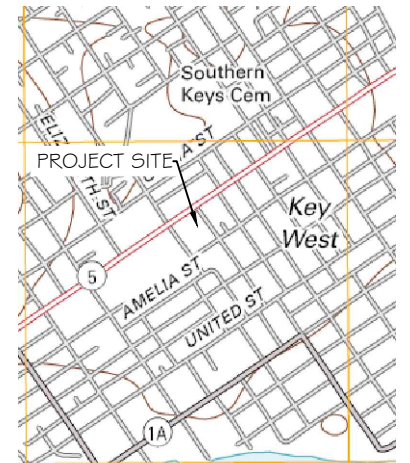
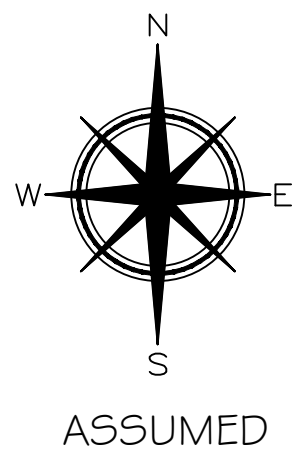
ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

LANDSCAPE REQUIREMENTS FOR INTERIOR AREAS

NON-VEHICULAR OPEN SPACE	5,719 S.F.
PERCENT OF SITE IN NOS	31.8%
REQUIRED QTY. CANOPY TREES	9
(4 TREES REQUIRED PER 2,500 SQ. FT. IN NOS)	
CANOPY TREES PROVIDED.....	0 - WAIVER REQUESTED

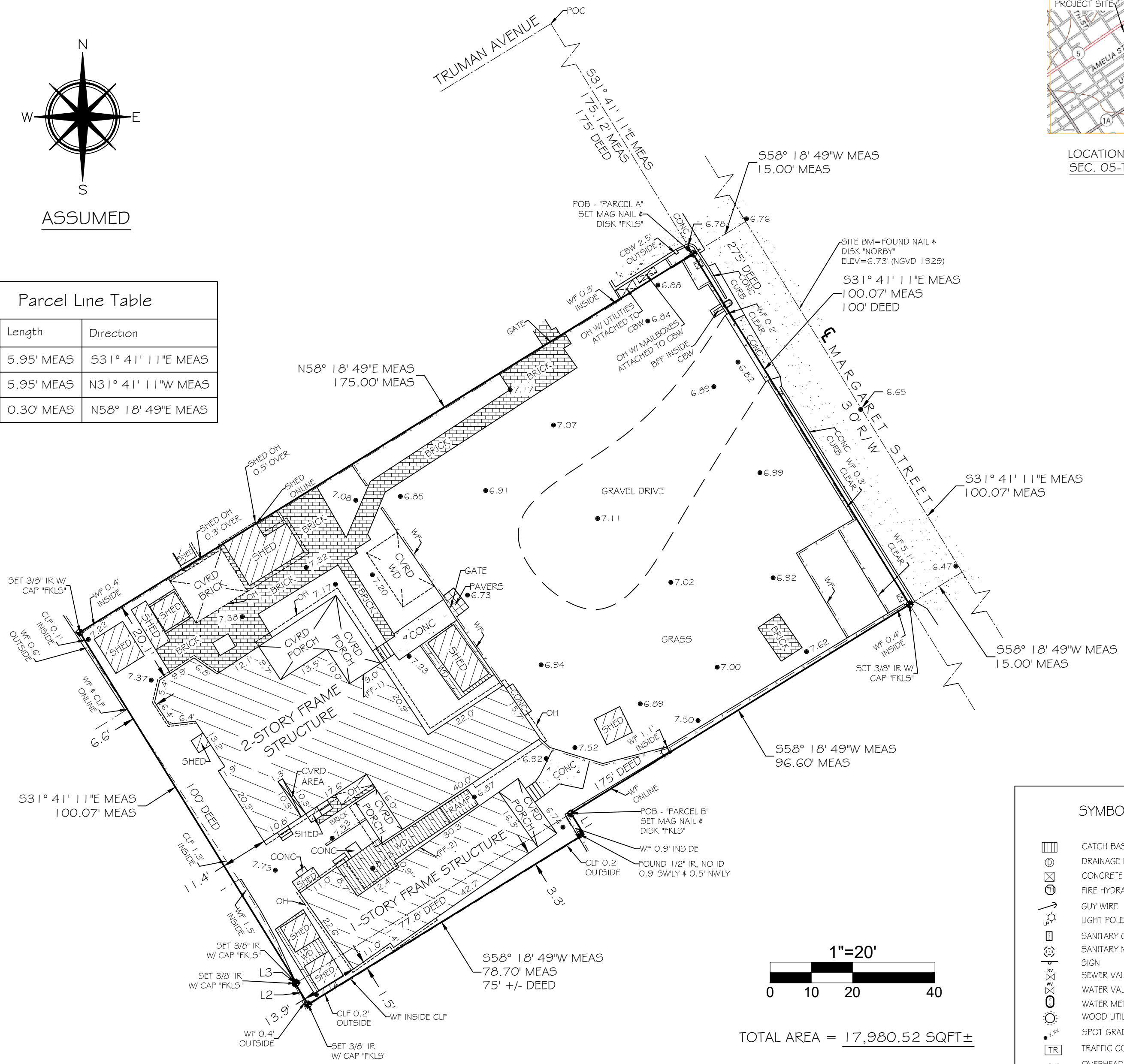


MAP OF BOUNDARY SURVEY



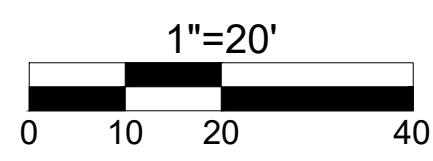
LOCATION MAP - NTS
SEC. 05-T685-R25E

Line #	Length	Direction
L1	5.95' MEAS	S31° 41' 11"E MEAS
L2	5.95' MEAS	N31° 41' 11"W MEAS
L3	0.30' MEAS	N58° 18' 49"E MEAS



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE



TOTAL AREA = 17,980.52 SQFT±

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S31°41'11"E ASSUMED ALONG THE CENTERLINE OF MARGARET STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION *872 45&0 TIDAL 25" P.I.D. AAOO04, ELEVATION=5.111' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1020 MARGARET STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 02/05/2019.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

- (FF-1) = 9.5' (NGVD 1929)
- (FF-2) = 9.3' (NGVD 1929)

- FINISHED FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

LEGAL DESCRIPTION(S)

"PARCEL A"
A parcel of land in Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 175 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue Southeasterly along the Southwesterly property line of Margaret Street for a distance of 100 feet; thence at right angles to Margaret Street and Southwesterly for a distance of 175 feet; thence at right angles and Northwesterly for a distance of 100 feet; thence at right angles and Northeasterly for a distance of 175 feet, back to the point of beginning on Margaret Street.

"PARCEL B" - ALSO
A parcel of land in Part of Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 275 feet to a point; from said point run Southwesterly and at right angles to Margaret Street along an old wood fence line for a distance of 96.6 feet to the point of beginning of the parcel of land hereinafter described; thence bear Southerly meandering an old fence line to a point which is 5.95 feet, measured at right angles to the preceding course; thence bear Southwesterly and parallel to Division Street (Truman Avenue) for a distance of 75 feet, more or less to a point which is 175.3 feet Southwesterly of and measured at right angles to Margaret Street; thence bear Northwesterly and parallel with Margaret Street and across the back face of an old frame privy for a distance of 5.95 feet to a point; thence at right angles and Northeasterly and parallel with Division Street (Truman Avenue) for a distance of 77.8 feet back to the point of beginning.

CERTIFIED TO -

Soni & Sons Limited Partnership Agreement;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	CL = CENTERLINE	CONC = CONCRETE	DELTA = CENTRAL ANGLE	DEASE = DRAINAGE EASEMENT	EL = ELEVATION	ENCL = ENCLOSURE	EP = EDGE OF PAVEMENT	FF = FINISHED FLOOR ELEVATION	FH = FIRE HYDRANT	FI = FENCE INSIDE	FND = FOUND	FO = FENCE OUTSIDE	FOL = FENCE ON LINE	GFV = GUY WIRE	HB = HOSE BIB	IP = IRON PIPE	IR = IRON ROD	L = ARC LENGTH	LS = LANDSCAPING	MB = MAILBOX	MEAS = MEASURED	MF = METAL FENCE	MHWL = MEAN HIGH WATER LINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	NTS = NOT TO SCALE	OH = ROOF OVERHANG	OHW = OVERHEAD WIRES	PC = POINT OF CURVE	PM = PARKING METER	PCC = POINT OF COMPOUND CURVE	PCP = PERMANENT CONTROL POINT	PK = PARKER KALON NAIL	POB = POINT OF BEGINNING	PI = POINT OF INTERSECTION	POC = POINT OF COMMENCEMENT	PRC = POINT OF REVERSE CURVE MONUMENT	PRM = PERMANENT REFERENCE MONUMENT	PT = POINT OF TANGENT	R = RADIUS	RW = RIGHT OF WAY LINE	SSCO = SANITARY SEWER CLEAN-OUT	SW = SIDE WALK	TBM = TEMPORARY BENCHMARK	TOS = TOP OF BANK	TOS = TOE OF SLOPE	TYP = TYPICAL	UR = UNREADABLE	UE = UTILITY EASEMENT	WD = WOOD DECK	WF = WOOD FENCE	WL = WOOD LANDING	WM = WATER METER	WPP = WOOD POWER POLE	WRACK LINE = LINE OF DEBRIS ON SHORE	WV = WATER VALVE
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SCALE:	1"=20'
FIELD WORK DATE:	02/05/2019
MAP DATE:	03/19/2019
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	19-105

SIGNED:
ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

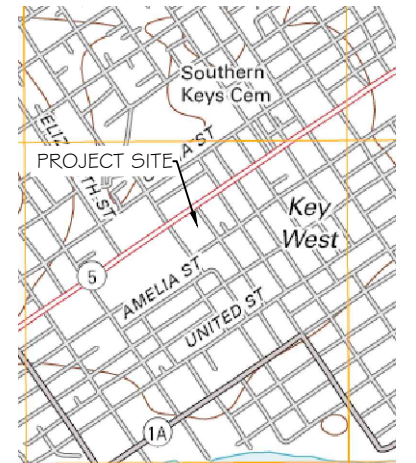
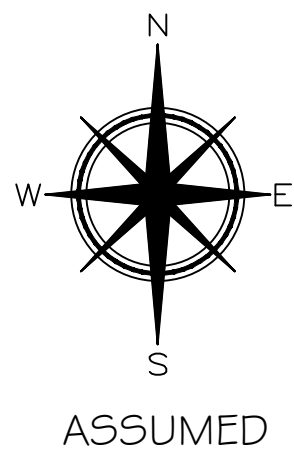
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

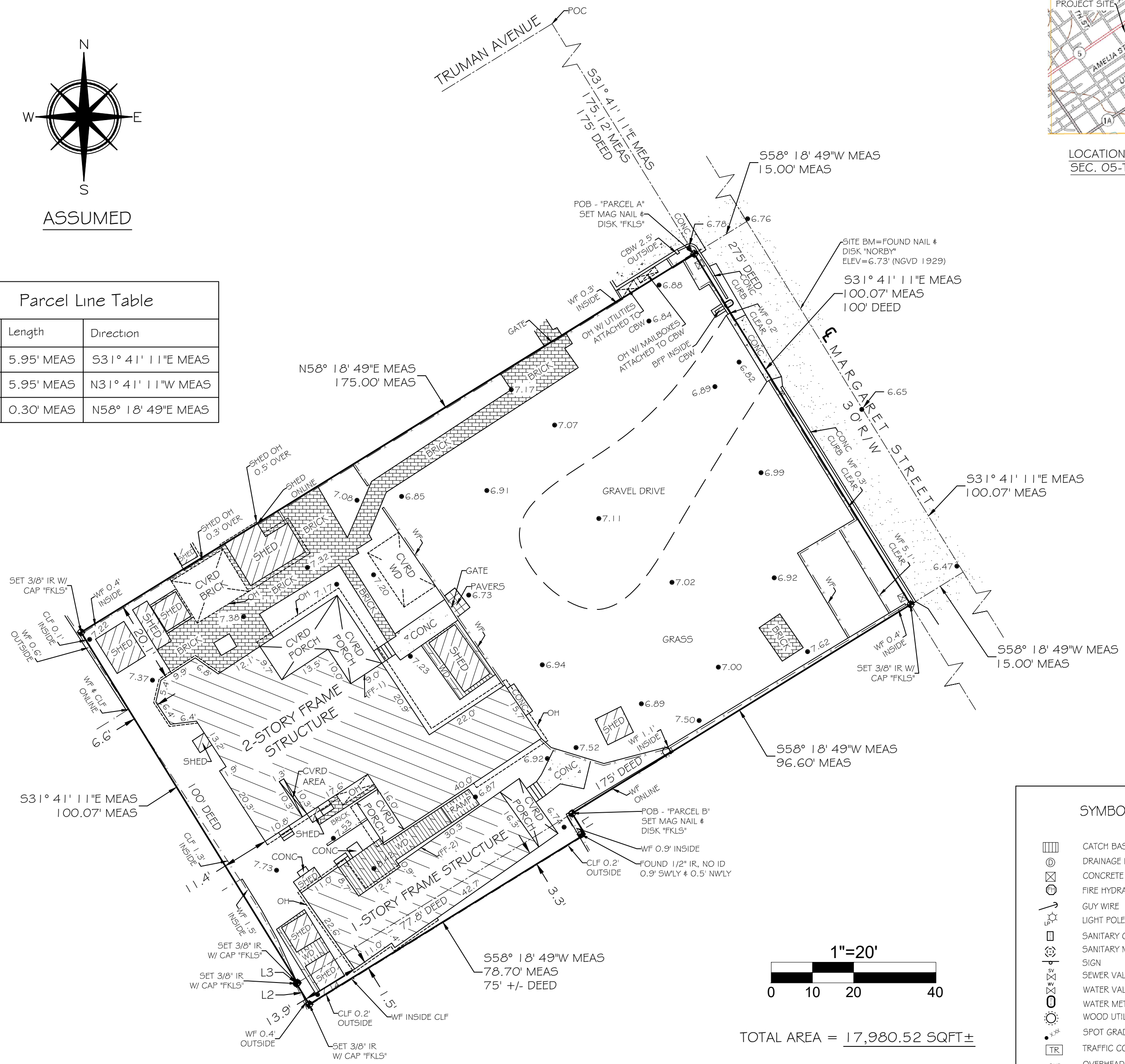
Ukg' Rnc p

MAP OF BOUNDARY SURVEY



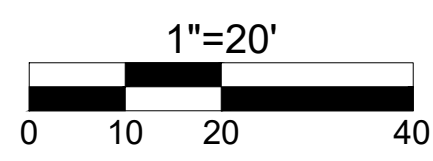
LOCATION MAP - NTS
SEC. 05-T685-R25E

Line #	Length	Direction
L1	5.95' MEAS	S31° 41' 11" E MEAS
L2	5.95' MEAS	N31° 41' 11" W MEAS
L3	0.30' MEAS	N58° 18' 49" E MEAS



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE



TOTAL AREA = 17,980.52 SQFT ±

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S31°41'11" E ASSUMED ALONG THE CENTERLINE OF MARGARET STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION *872 4580 TIDAL 25" P.I.D. AAO004, ELEVATION=5.111' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1020 MARGARET STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 02/05/2019.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

- (FF-1) = 9.5' (NGVD 1929)
- (FF-2) = 9.3' (NGVD 1929)

- FINISHED FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

LEGAL DESCRIPTION(S)

"PARCEL A"
A parcel of land in Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 175 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue Southeasterly along the Southwesterly property line of Margaret Street for a distance of 100 feet; thence at right angles to Margaret Street and Southwesterly for a distance of 175 feet; thence at right angles and Northwesterly for a distance of 100 feet; thence at right angles and Northeasterly for a distance of 175 feet, back to the point of beginning on Margaret Street.

"PARCEL B" - ALSO
A parcel of land in Part of Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 275 feet to a point; from said point run Southwesterly and at right angles to Margaret Street along an old wood fence line for a distance of 96.6 feet to the point of beginning of the parcel of land hereinafter described; thence bear Southerly meandering an old fence line to a point which is 5.95 feet, measured at right angles to the preceding course; thence bear Southwesterly and parallel to Division Street (Truman Avenue) for a distance of 75 feet, more or less to a point which is 175.3 feet Southwesterly of and measured at right angles to Margaret Street; thence bear Northwesterly and parallel with Margaret Street and across the back face of an old frame privy for a distance of 5.95 feet to a point; thence at right angles and Northeasterly and parallel with Division Street (Truman Avenue) for a distance of 77.8 feet back to the point of beginning.

CERTIFIED TO -

Soni & Sons Limited Partnership Agreement;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

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BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TYP = TYPICAL
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UR = UNREADABLE
EL = ELEVATION	OHW = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FND = FOUND	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WV = WATER VALVE
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SCALE:	1"=20'
FIELD WORK DATE:	02/05/2019
MAP DATE:	03/19/2019
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	19-105

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:

ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

Deed

THIS INSTRUMENT PREPARED BY:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
7301 SW 57 Ct., Suite 560
South Miami, Florida 33143

Doc# 1824461 02/17/2011 10:00AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RETURN INSTRUMENT TO:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
7301 SW 57 Ct., Suite 560
South Miami, Florida 33143
(305) 666-1040

02/17/2011 10:00AM
DEED DOC STAMP CL: DIONNE \$0.70

Parcel ID Number:

Doc# 1824461
Bk# 2505 Pg# 206

Warranty Deed

(Deed prepared without title examination)

THIS INDENTURE, made this 25 day of January, 2011 A.D. Between VASANTLAL B. SONI, and HANSA V. SONI, husband and wife, whose address is 830 Truman Avenue, Key West, Florida 33040, GRANTORS, and SONI & SONS LIMITED PARTNERSHIP AGREEMENT, A Florida Limited Partnership (ID: A99000001246), whose address is 830 Truman Avenue, Key West, Florida 33040, of the County of Monroe, State of Florida, GRANTEE.

WITNESSETH that the GRANTORS for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of FLORIDA to wit:

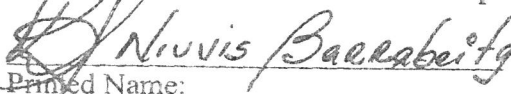
SEE "EXHIBIT A" ATTACHED HERETO

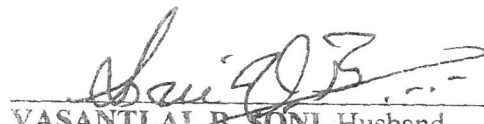
Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

And the GRANTORS do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Nivvis Baerabeitz
Witness

 (seal)
VASANTLAL B. SONI, Husband

GUTTENMACHER & BOHATCH, P.A.

Printed Name: JOHN S. BOHATCH

Witness

Printed Name: Nivvis Parabeity

Witness

Printed Name: JOHN S. BOHATCH

Witness

[Signature] (seal)
HANSA V. SONI, Wife

STATE OF FLORIDA)
)ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 25 day of January, 2011, by VASANTLAL B. SONI who is personally known to me or who have produced N/A as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Key West, Monroe County, Florida, this 25 day of January, 2011.



[Signature]
Notary Public, State of Florida - Signature

Notary Public, State of Florida - Printed Name

Official Seal:

NOTARY served as second witness

STATE OF FLORIDA)
)ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 25 day of January, 2011, by HANSA V. SONI who is personally known to me or who have produced N/A as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Key West, Monroe County, Florida, this 25 day of January, 2011.



[Signature]
Notary Public, State of Florida - Signature

Notary Public, State of Florida - Printed Name

Official Seal:

NOTARY served as second witness

"EXHIBIT A"

A parcel of land in Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 175 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue Southeasterly along the Southwesterly property line of Margaret Street for a distance of 100 feet; thence at right angles to Margaret Street and Southwesterly for a distance of 175 feet; thence at right angles and Northwesterly for a distance of 100 feet; thence at right angles and Northeasterly for a distance of 17 feet, back to the point of beginning on Margaret Street.

ALSO

A parcel of land in Part of Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 275 feet to a point; from said point run Southwesterly and at right angles to Margaret Street along an old wood fence line for a distance of 96.6 feet to the point of beginning of the parcel of land hereinafter described; thence bear Southerly meandering and old fence line to a point which is 5.95 feet, measured at right angles to the preceding course; thence bear Southwesterly and parallel to Division Street (Truman Avenue) for a distance of 75 feet, more or less to a point which is 175.3 feet Southwesterly of and measured at right angles to Margaret Street; thence bear Northwesterly and parallel with Margaret Street and across the back face of an old frame privy for a distance of 5.95 feet to a point; thence at right angles and Northeasterly and parallel with Division Street (Truman Avenue) for a distance of 77.8 feet back to the point of beginning.

MONROE COUNTY
OFFICIAL RECORDS

GUTTENMACHER & BOHATCH, P.A.

Property Record Card



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 00030490-000000
 Account# 1031267
 Property ID 1031267
 Millage Group 10KW
 Location 1020 MARGARET St 101, KEY WEST
 Address
 Legal KW PT OF TR 12 G67-42 G67-383 G67-385 OR59-188/91 OR77-366/70 CASE 85-136-CA-17 OR934-1076/84 OR1052-753/54 OR2505-206/08
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SONI AND SONS LIMITED PARTNERSHIP
 AGREEMENT
 830 Truman Ave
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$205,029	\$480,898	\$488,993	\$349,025
+ Market Misc Value	\$5,525	\$5,760	\$5,997	\$2,178
+ Market Land Value	\$859,513	\$764,925	\$764,925	\$1,128,498
= Just Market Value	\$1,070,067	\$1,251,583	\$1,259,915	\$1,479,701
= Total Assessed Value	\$1,070,067	\$1,222,853	\$1,111,685	\$1,010,623
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,070,067	\$1,251,583	\$1,259,915	\$1,479,701

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	17,500.00	Square Foot	100	175

Buildings

Building ID	2362	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1943
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	1943
Gross Sq Ft	3817	Foundation	WD CONC PADS
Finished Sq Ft	2584	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	344	Heating Type	NONE with 0% NONE
Functional Obs	50	Bedrooms	5
Economic Obs	0	Full Bathrooms	3
Depreciation %	69	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	330	0	86
DUF	FIN DET UTILIT	204	0	58
FLA	FLOOR LIV AREA	2,584	2,584	329
GBF	GAR FIN BLOCK	320	0	72
OPF	OP PRCH FIN LL	259	0	90

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	120	0	44
TOTAL		3,817	2,584	679

Building ID	2363	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2002
Gross Sq Ft	1002	Foundation	WD CONC PADS
Finished Sq Ft	906	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	140	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	2
Depreciation %	24	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	906	906	156
OPF	OP PRCH FIN LL	96	0	44
TOTAL		1,002	906	200

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1987	1988	1	1 UT	2
WOOD DECK	1987	1988	1	48 SF	2
WALL AIR COND	1994	1995	1	1 UT	1
FENCES	2001	2002	1	600 SF	2
BRICK PATIO	1994	1995	0	778 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/25/2011	\$100	Warranty Deed		2505	206	11 - Unqualified	Improved
5/1/1988	\$270,000	Warranty Deed		1052	753	Q - Qualified	Improved
2/1/1985	\$120,000	Warranty Deed		934	1076	Q - Qualified	Improved

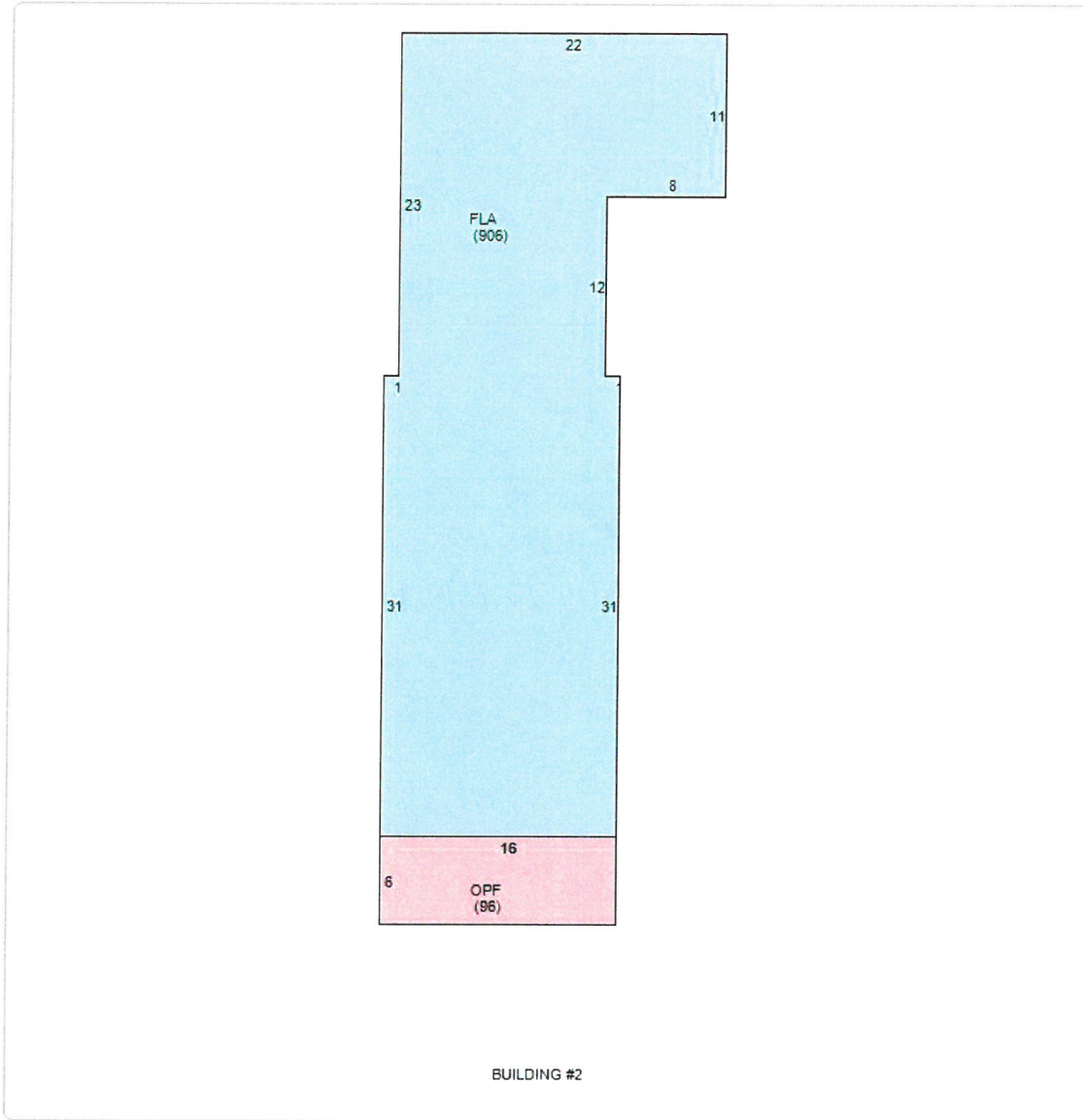
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0976	11/26/2019		\$0	Residential	EMERGENCY::REMOVE ROMEX FROM LOAD CENTER FEEDING BITCOIN SYSEM PER FIRE MARSHALS INSTRUCTIONS. ADD ON TO PERMIT: REMOVAL OF EXISTING ROMEX CABELING INSTALLATION OF SMOKE/CO DETECTION SYSTEM THROUGH OUR BUILDING; REMOVAL OF EXISTING OCO AND REPLACEMENT WITH ARC FAULT BREAKERS. INSTALLATION OF WB7 LOCATION EMERGENCY LIGHT. INDEXTING OF LOAD CENTER ONCE POWER IS RESTORED
19-3715	11/26/2019		\$0	Residential	Interior demolition: Demo explore drywall on walls and ceiling in all areas, demo and remove flooring on all areas
19-0527	4/1/2019	6/7/2019	\$13,500	Residential	REPLACE 5VCRIMP 9 SQRS
B943237	10/1/1994	12/1/1994	\$2,800	Residential	REPLACE WOOD ON GARAGE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)



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Version 2.3.32