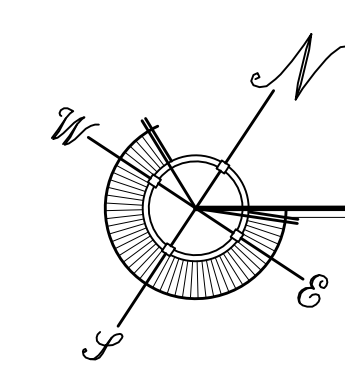


THE 78.70'X5.95' AREA OF OUR PROPERTY (468.27 S.F.) WILL NOT BE USED IN OUR SITE DATA CALCULATIONS WHILE WE ARE WORKING OUT FINAL OWNERSHIP WITH THE ADJOINING OWNER



PROPOSED 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

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

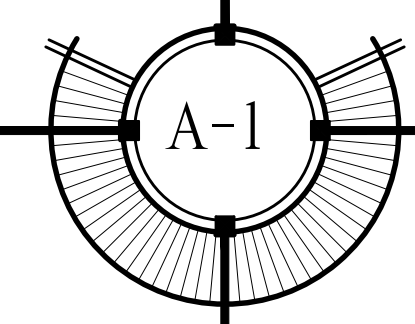
REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ
06-28-21	REV. Δ

DRAWN BY

JW
EMA

PROJECT NUMBER
1901



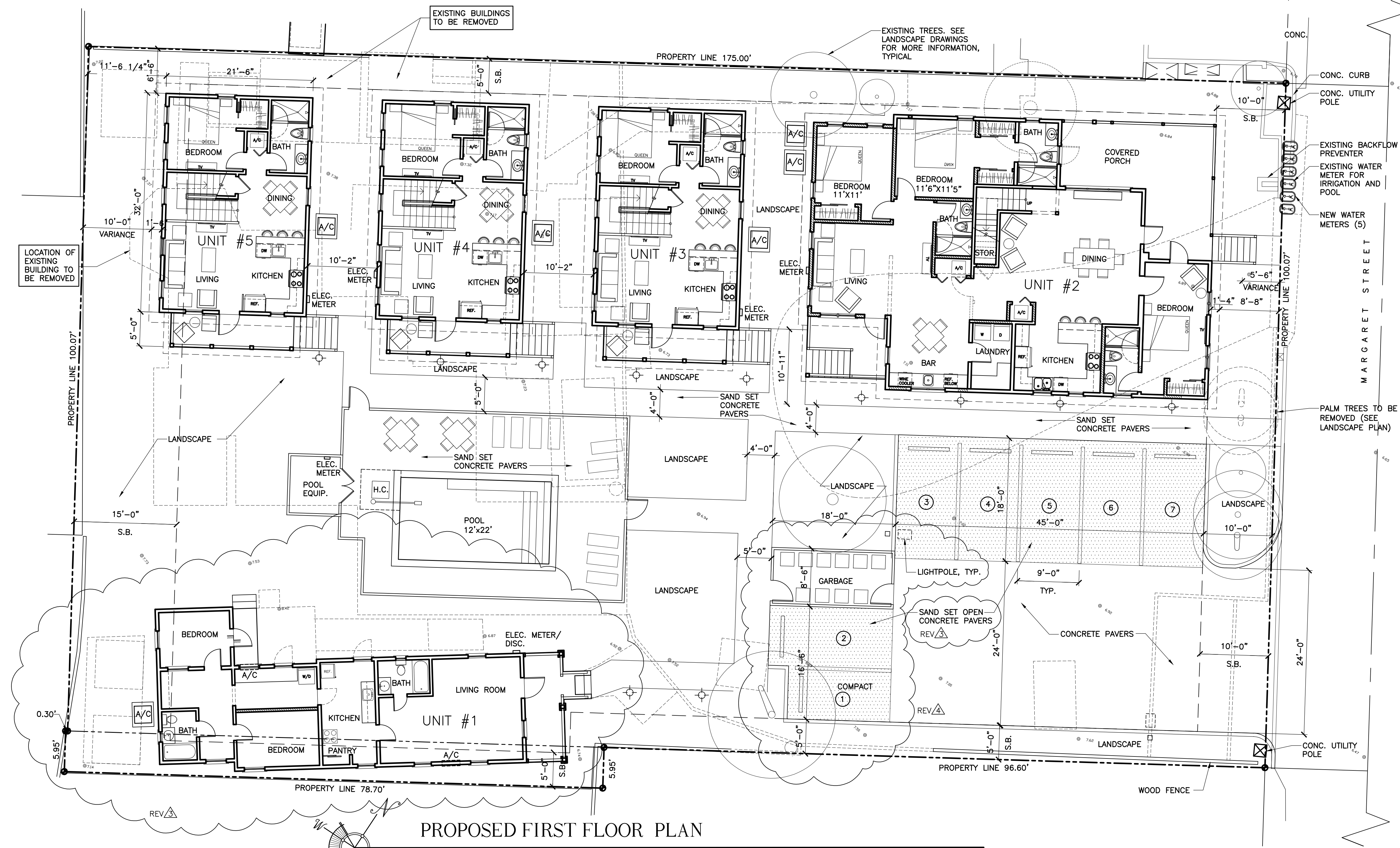
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

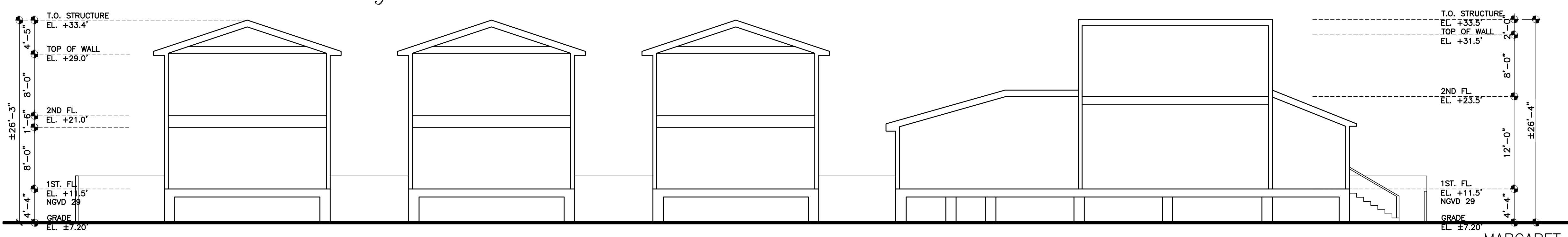
1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA.



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

CONCEPTUAL SITE SECTION

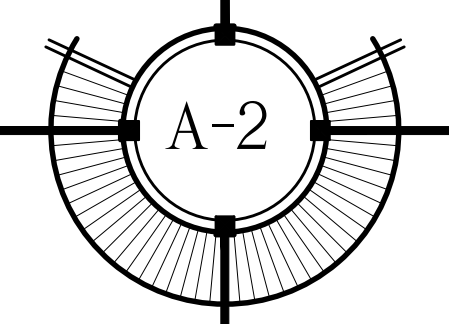
SCALE: 1/8"=1'-0"

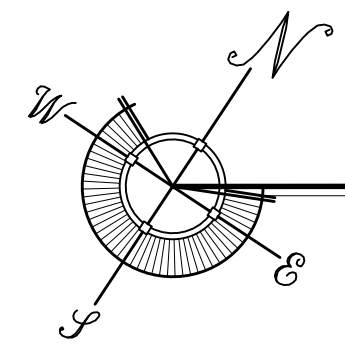
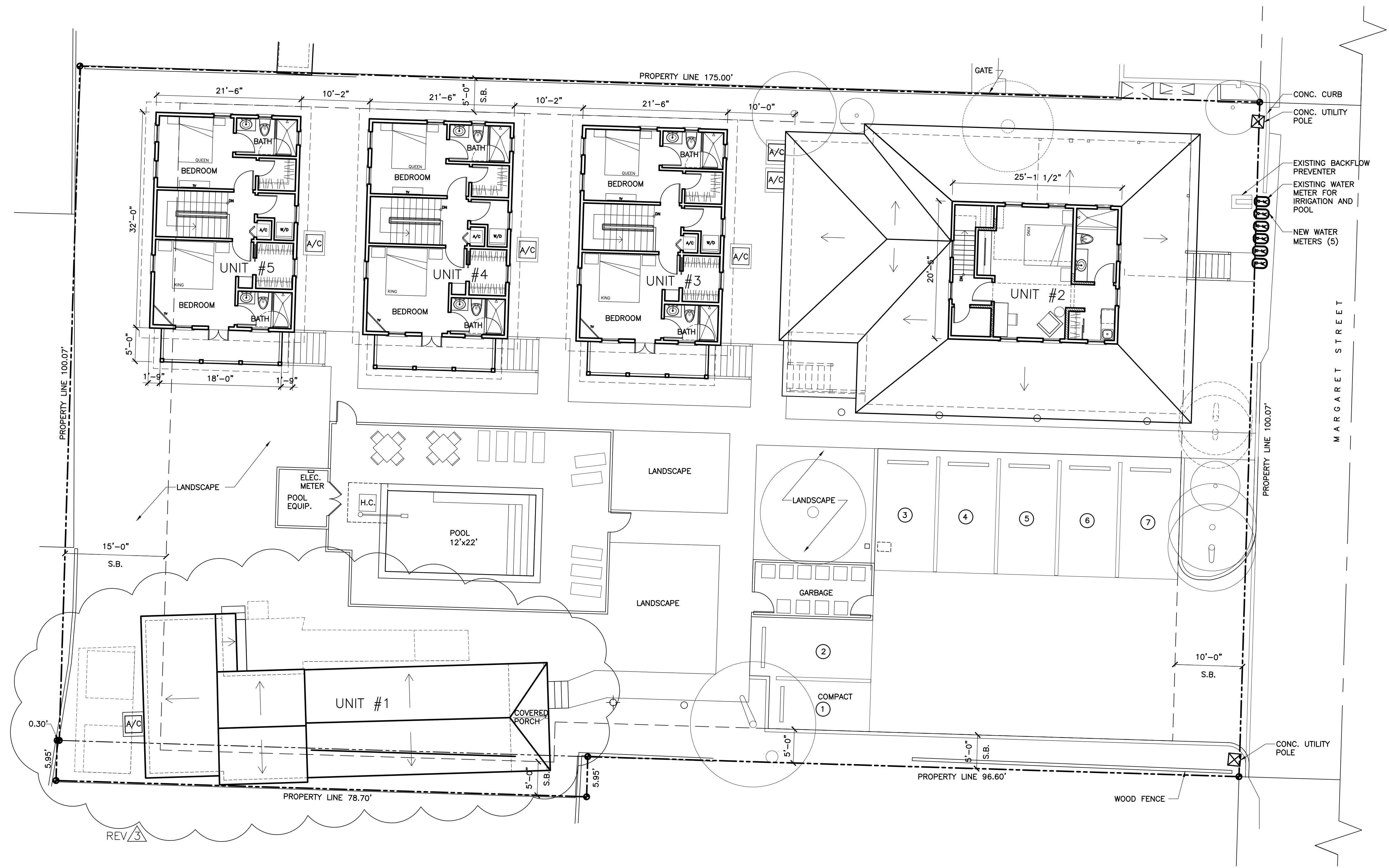
DATE	REVISIONS
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS	DATE	BY
03-11-20	REV. Δ	
06-18-20	REV. Δ	
10-06-20	HARC REV.	
02-19-21	REV. Δ	
06-28-21	REV. Δ	

DRAWN BY
JW
EMA

PROJECT NUMBER
1901





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"

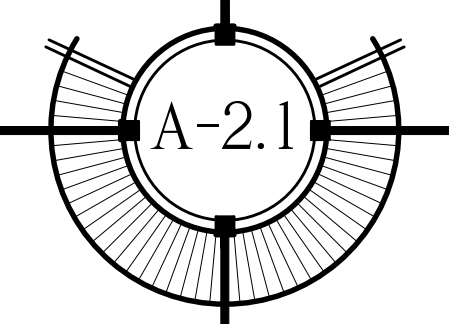
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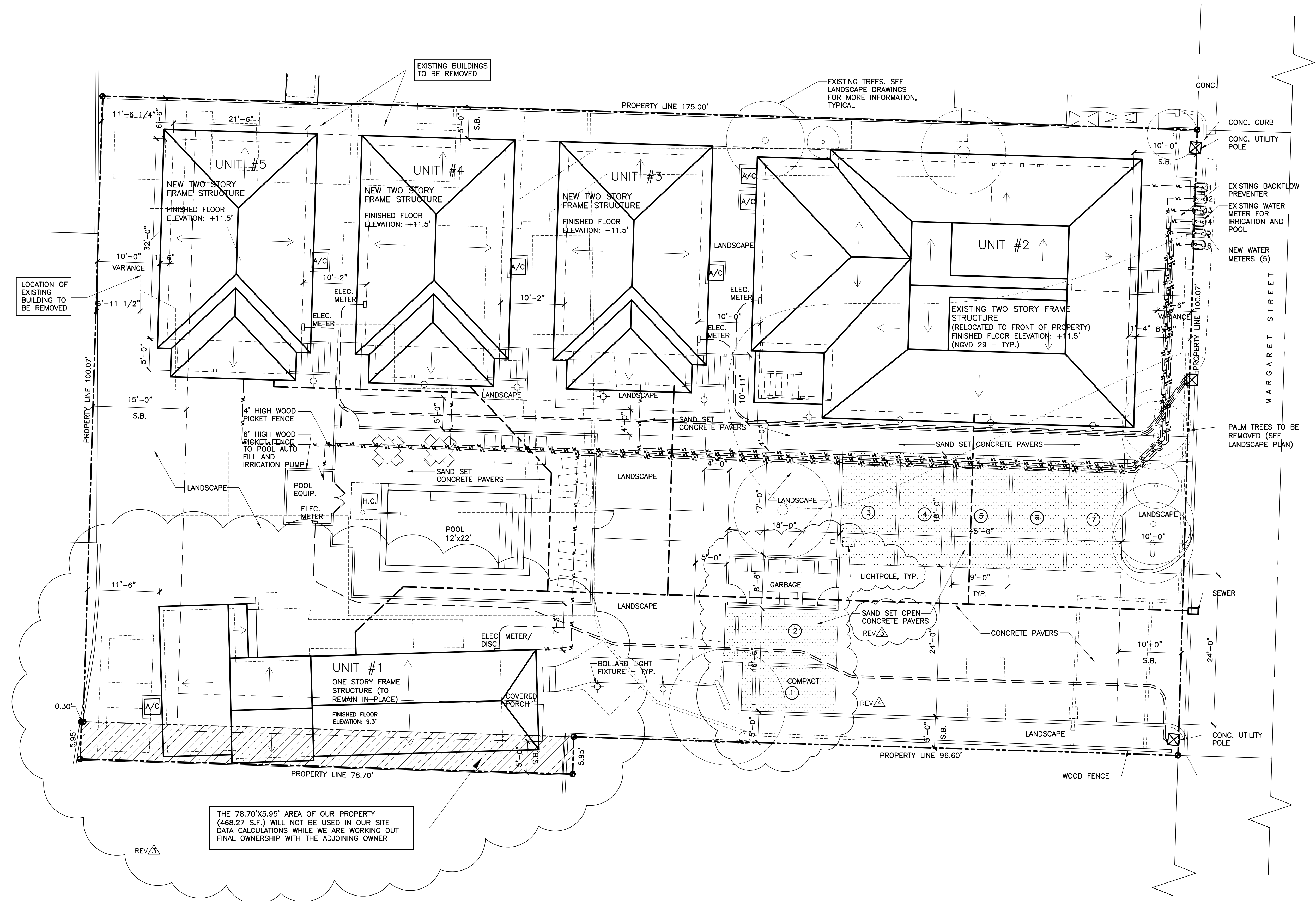
DATE	REV.	BY
08-14-19		
01-06-20	DRC	
02-24-20	DRC REV.	
09-22-20	HARC	

REVISIONS	REV.	BY
03-11-20	REV. Δ	
06-18-20	REV. Δ	
10-06-20	HARC REV.	
02-19-21	REV. Δ	
06-28-21	REV. Δ	

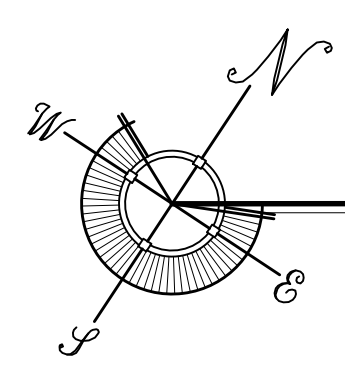
DRAWN BY
JW
EMA

PROJECT
NUMBER
1901





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"

SEAL

DATE

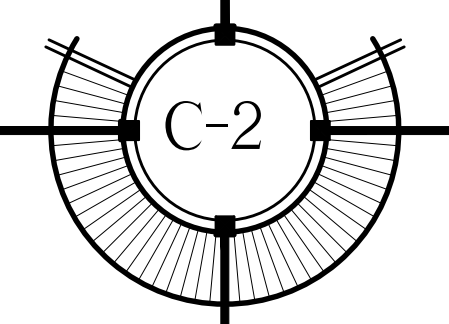
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ
06-28-21	REV. Δ
DRAWN BY	

JW
EMA

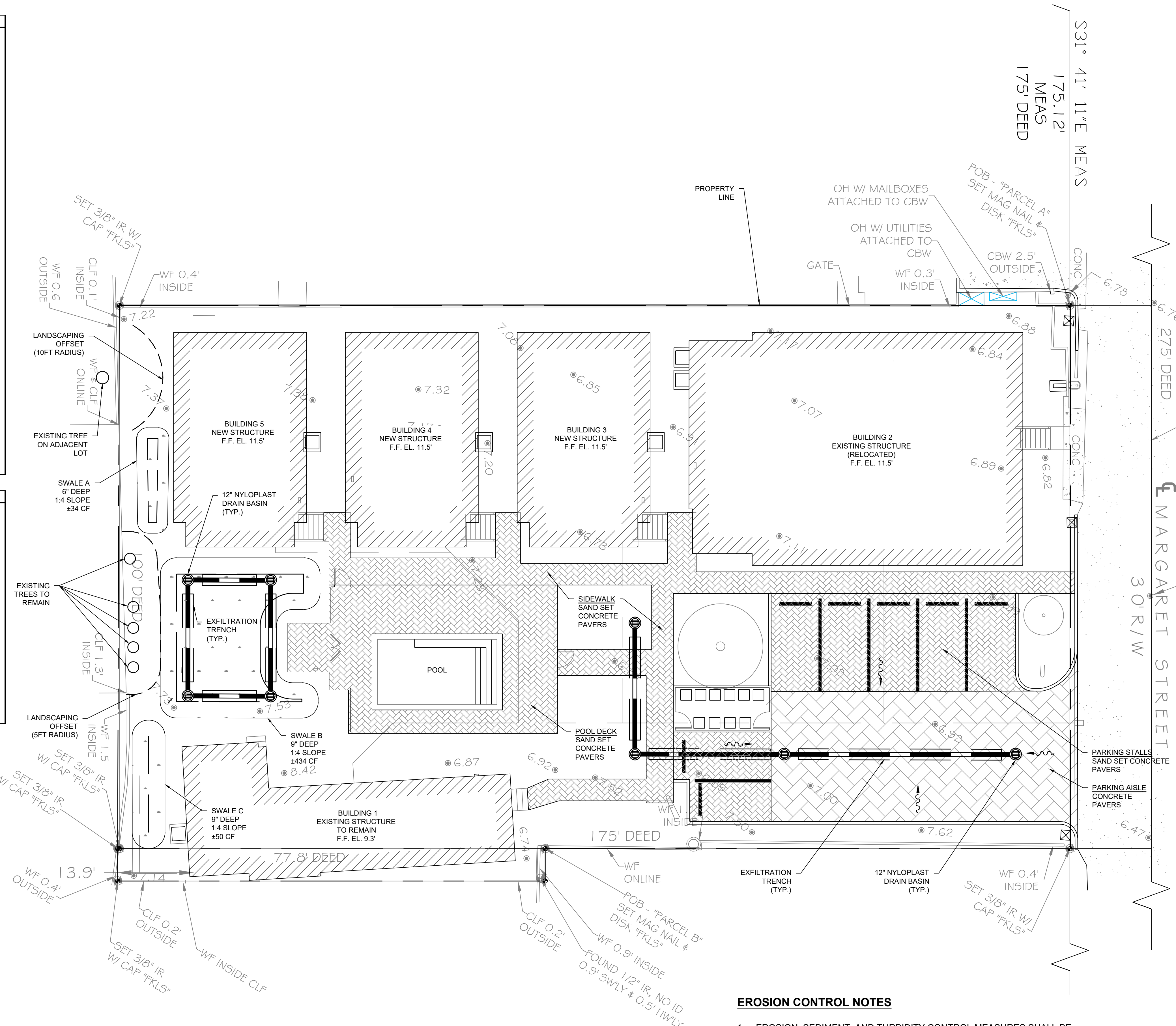
PROJECT
NUMBER
1901



Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quantity - Predevelopment			
Total basin Area	0.402	ac	17,512
Pervious Area	0.209	ac	9,099
Impervious Area	0.193	ac	8,413
% 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
Pervious Area	0.143	ac	6,231
Impervious Area	0.259	ac	11,281
% 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
Surface Water	0.000	ac	0
Roof Area	0.144	ac	6,278
Pavement/Walkways	0.115	ac	5,003
Pervious area	0.143	ac	6,231
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.115	ac	5,003
% 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
Pond Volume Provided	0.143	ac-in	519
Exfiltration Volume Provided	0.303	ac-in	1,100
Total Volume Provided	0.446	ac-in	1,619

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



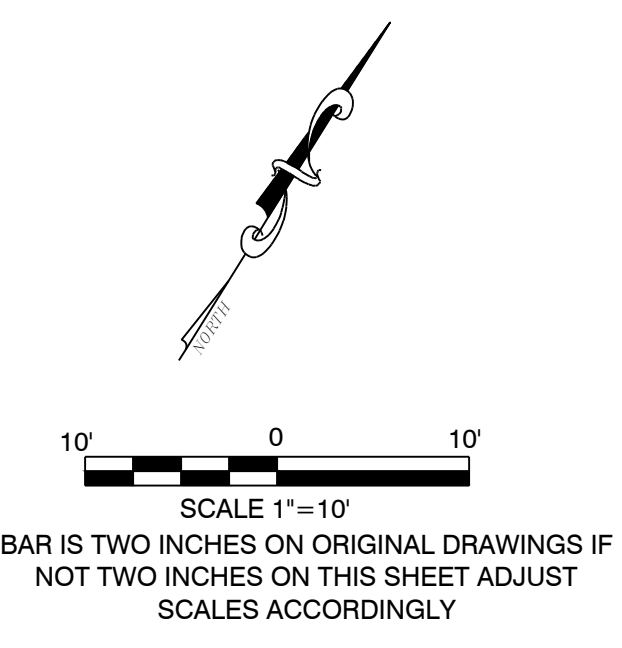
STORMWATER MANAGEMENT CALCULATIONS ARE PROVIDED IN ACCORDANCE WITH SECTIONS 114-3 AND 114-4 OF THE LAND DEVELOPMENT REGULATIONS.

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 MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.



PEREZ ENGINEERING & DEVELOPMENT, INC.
 CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 1010 East Kennedy Drive, Suite 202
 Key West, Florida 33040
 Tel: (305) 235-9440

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 July 8, 2021
 CERTIFICATE OF AUTHORIZATION No. 8379

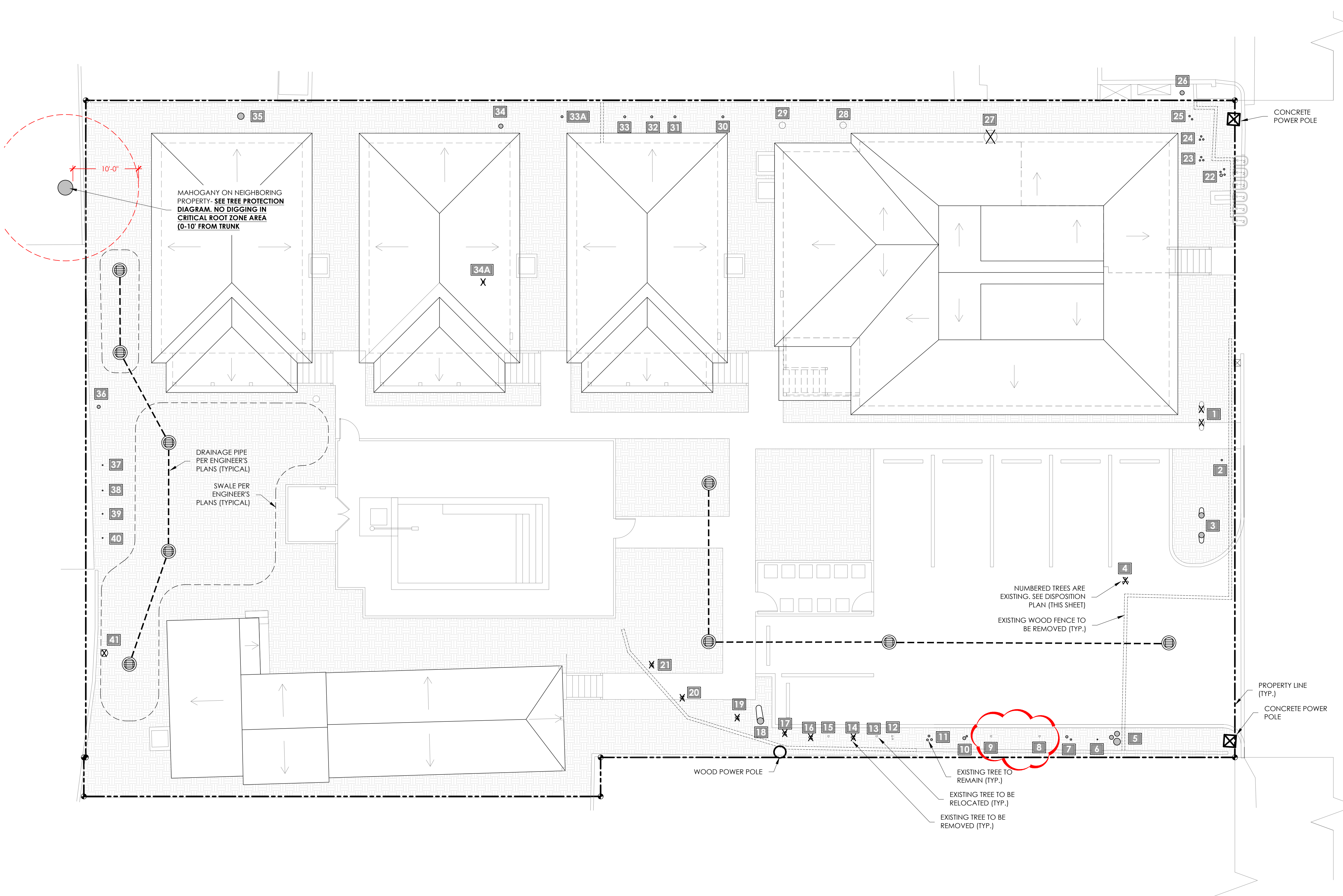
REVISIONS:	ORIGINAL: JAN. 2020
1. PERC 6/18/20	
2. Planning Revisions 6/27/21	
3	
4	
5	
6	

CONCEPTUAL DRAINAGE PLAN
 1020 MARGARET STREET
 KEY WEST, FL 33040
CONCEPTUAL DRAINAGE PLAN

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

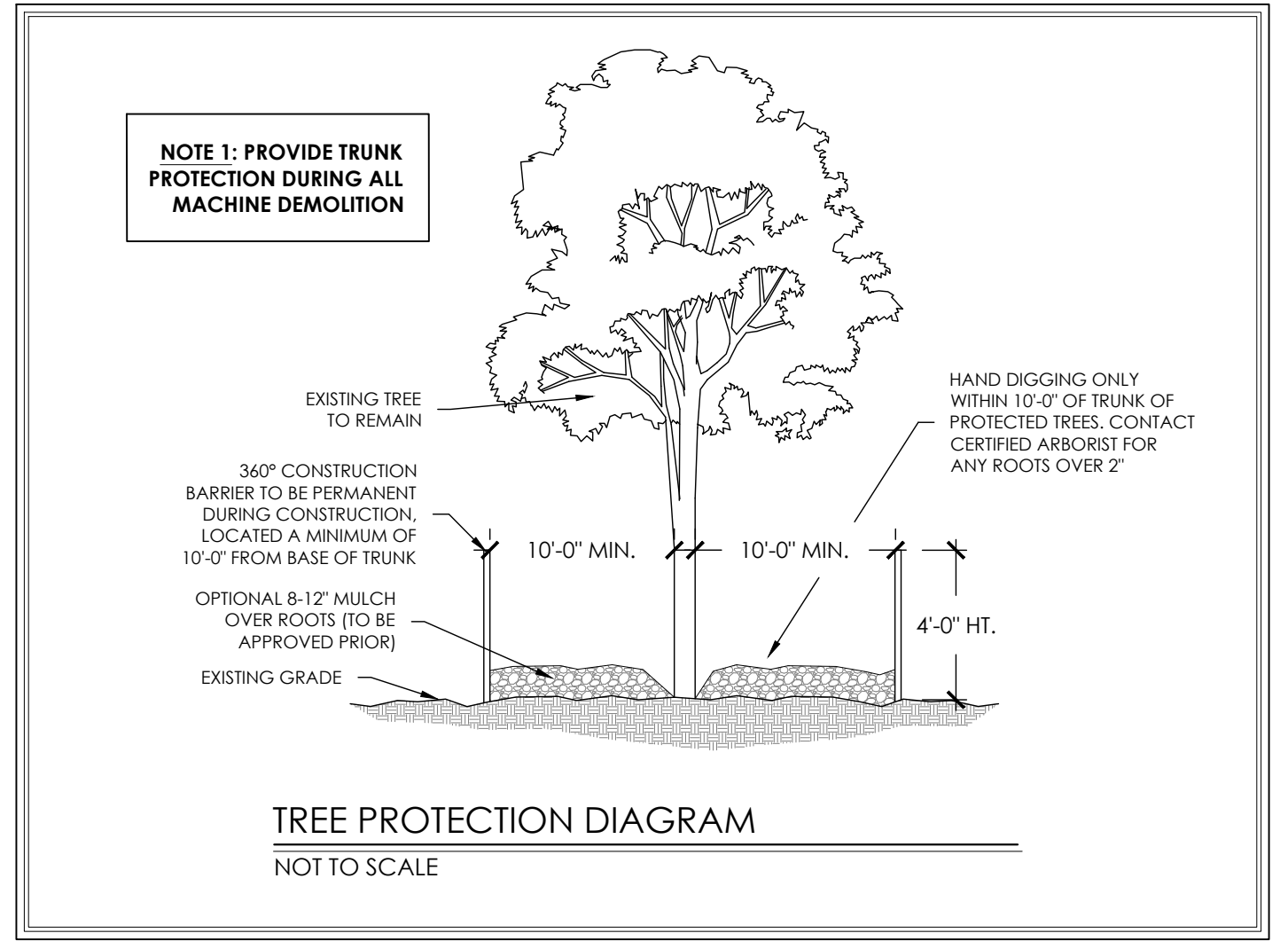
JOB NO.	201008
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET **C-1**



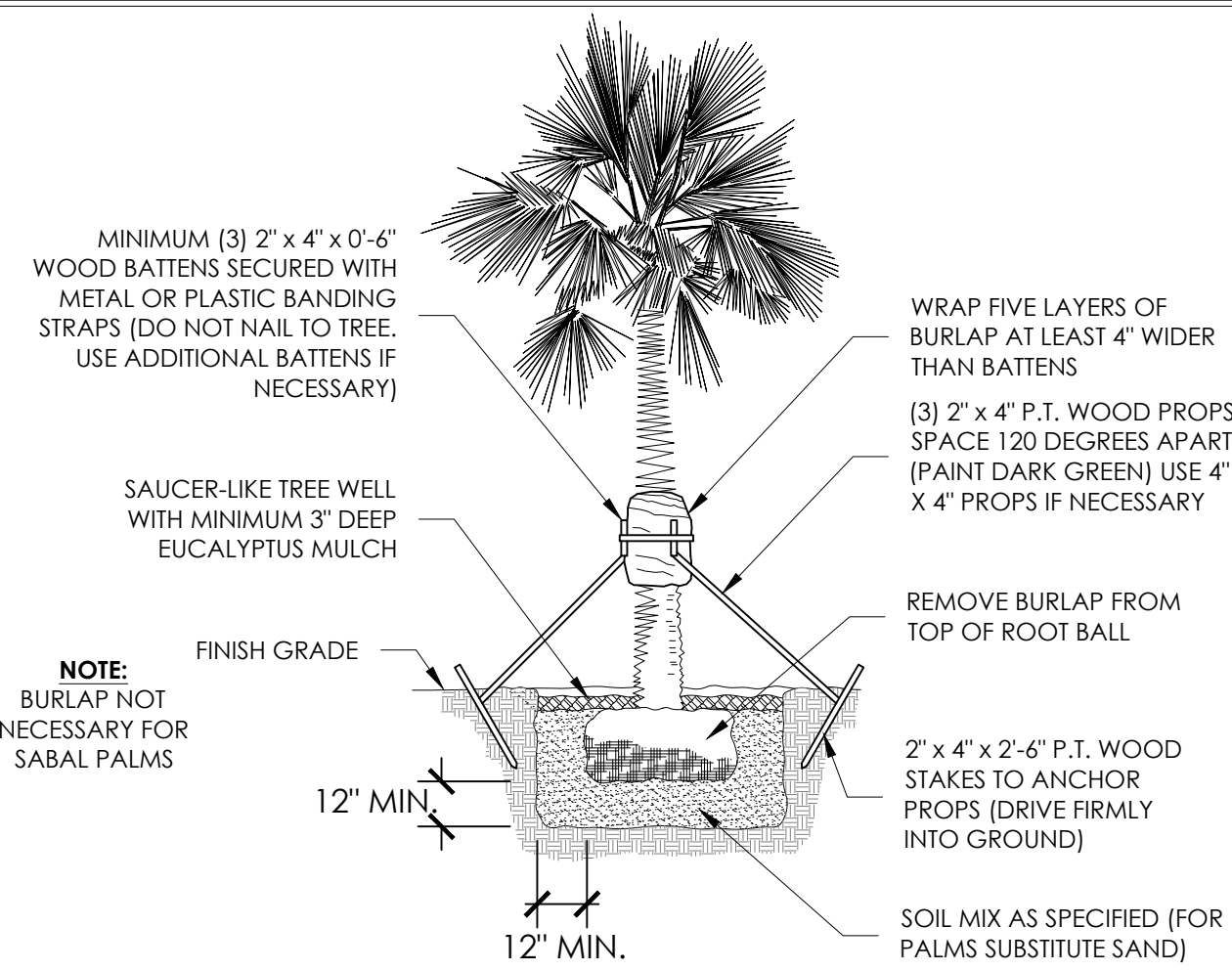
TREE DISPOSITION PLAN

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>Canocarpus 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>Canocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
8	<i>Canocarpus erectus</i>	Silver buttonwood	3" Caliper	RELOCATE
9	<i>Canocarpus erectus</i>	Silver buttonwood	3" Caliper	RELOCATE
10	<i>Canocarpus 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>Canocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
15	<i>Pouteria sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
16	<i>Canocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
17	<i>Canocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
18	<i>Azadirachta indica</i>	Neem Tree	14" Caliper	REMAIN
19	<i>Canocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
20	<i>Canocarpus erectus</i>	Silver buttonwood	7" DBH.	REMOVE
21	<i>Canocarpus erectus</i>	Silver buttonwood	7" DBH.	REMOVE
22	<i>Canocarpus erectus</i>	Silver buttonwood	6" Caliper	REMAIN
23	<i>Canocarpus erectus</i>	Silver buttonwood	5" Caliper	REMAIN
24	<i>Canocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
25	<i>Canocarpus 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

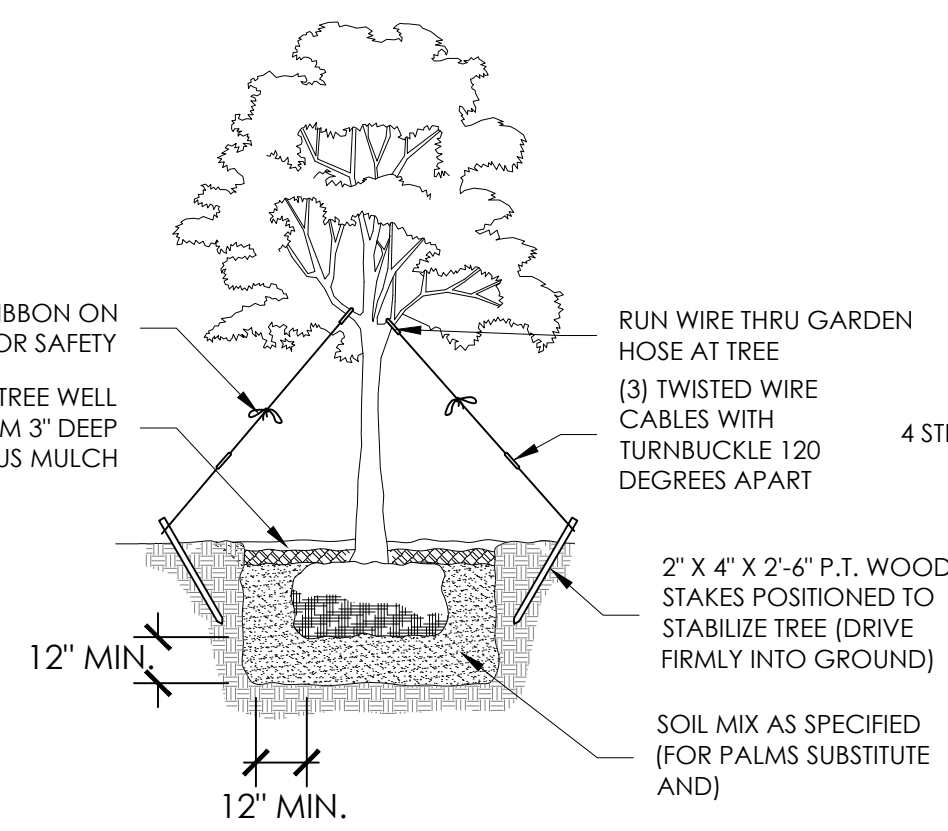


NOTE: GENERAL CONTRACTOR TO COORDINATE ALL TREE REMOVALS & RELOCATIONS WITH QUALIFIED LANDSCAPE CONTRACTOR OR ARBORIST AS WELL AS COORDINATION WITH CITY AND TREE COMMISSION OFFICIALS.
NO EXCEPTIONS.

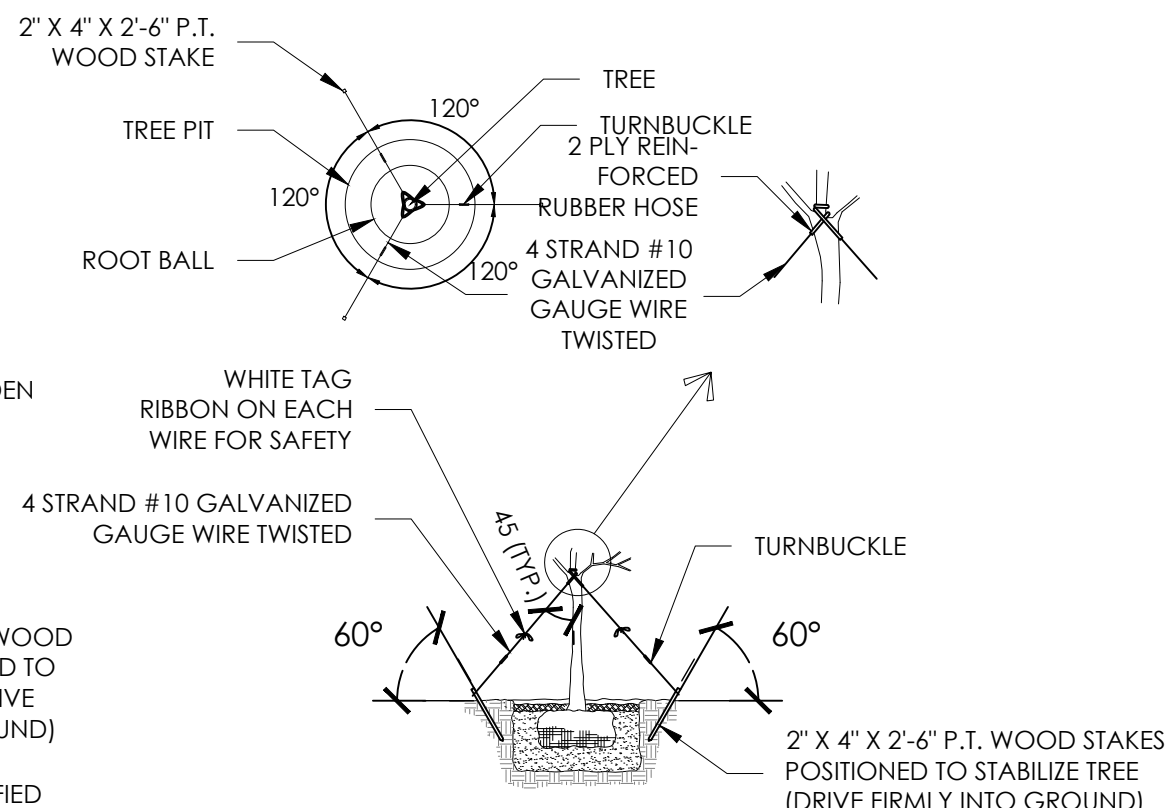
NOTE: CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY SITE WORK.
NO EXCEPTIONS



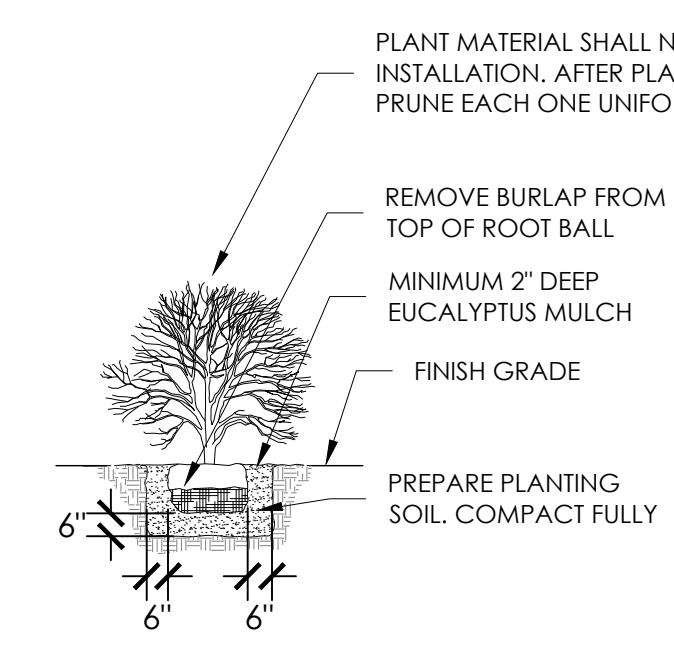
DETAIL OF SPECIMEN TREE & TALL PALMS SUPPORT
NOT TO SCALE



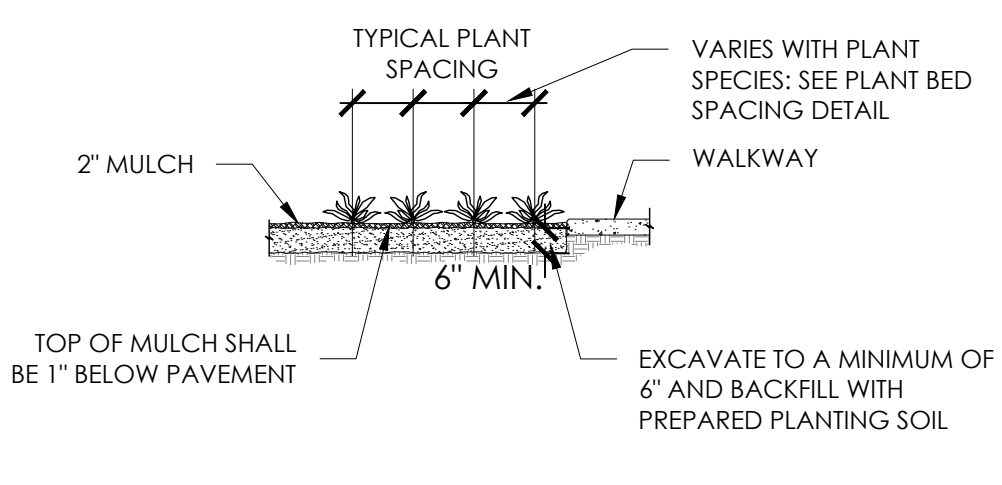
DETAIL SMALL TREE SUPPORT
NOT TO SCALE



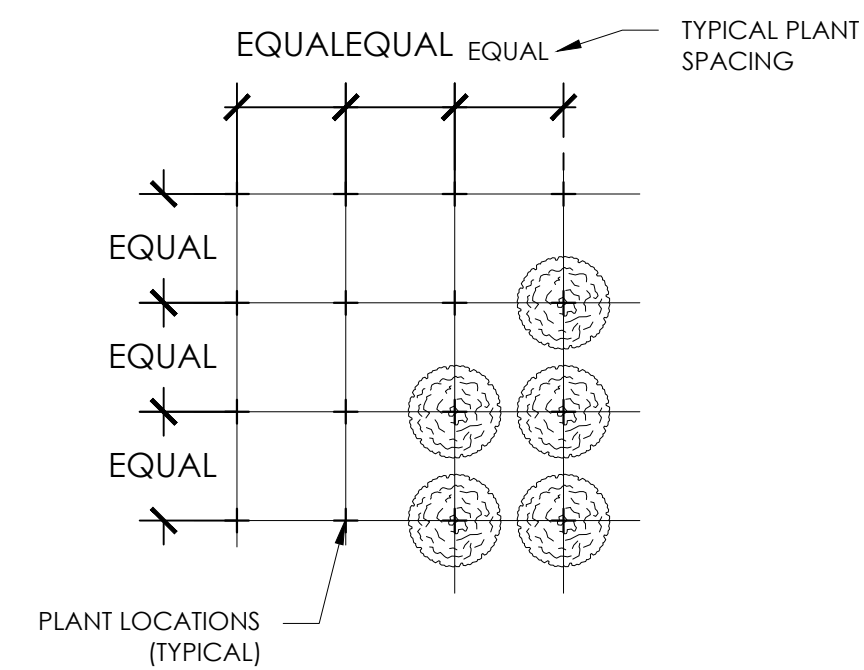
DETAIL OF TYPICAL TREE GUYING
NOT TO SCALE



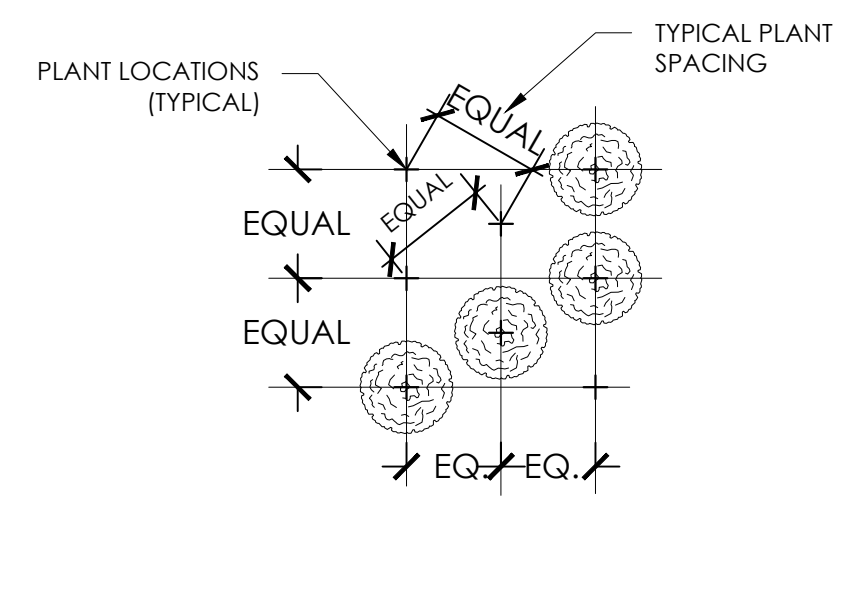
DETAIL OF TYPICAL SHRUB PLANTING
NOT TO SCALE



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 STAKES 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

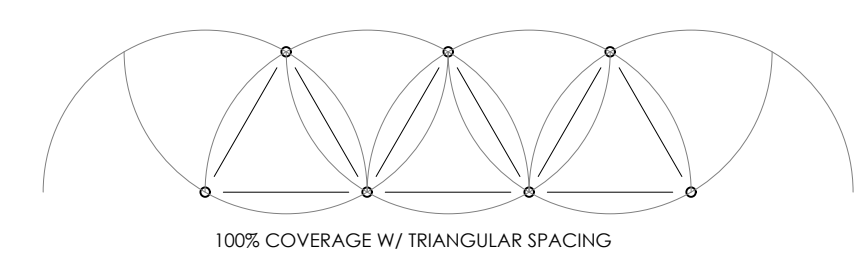
TREE BRACING NOTES:

- 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:

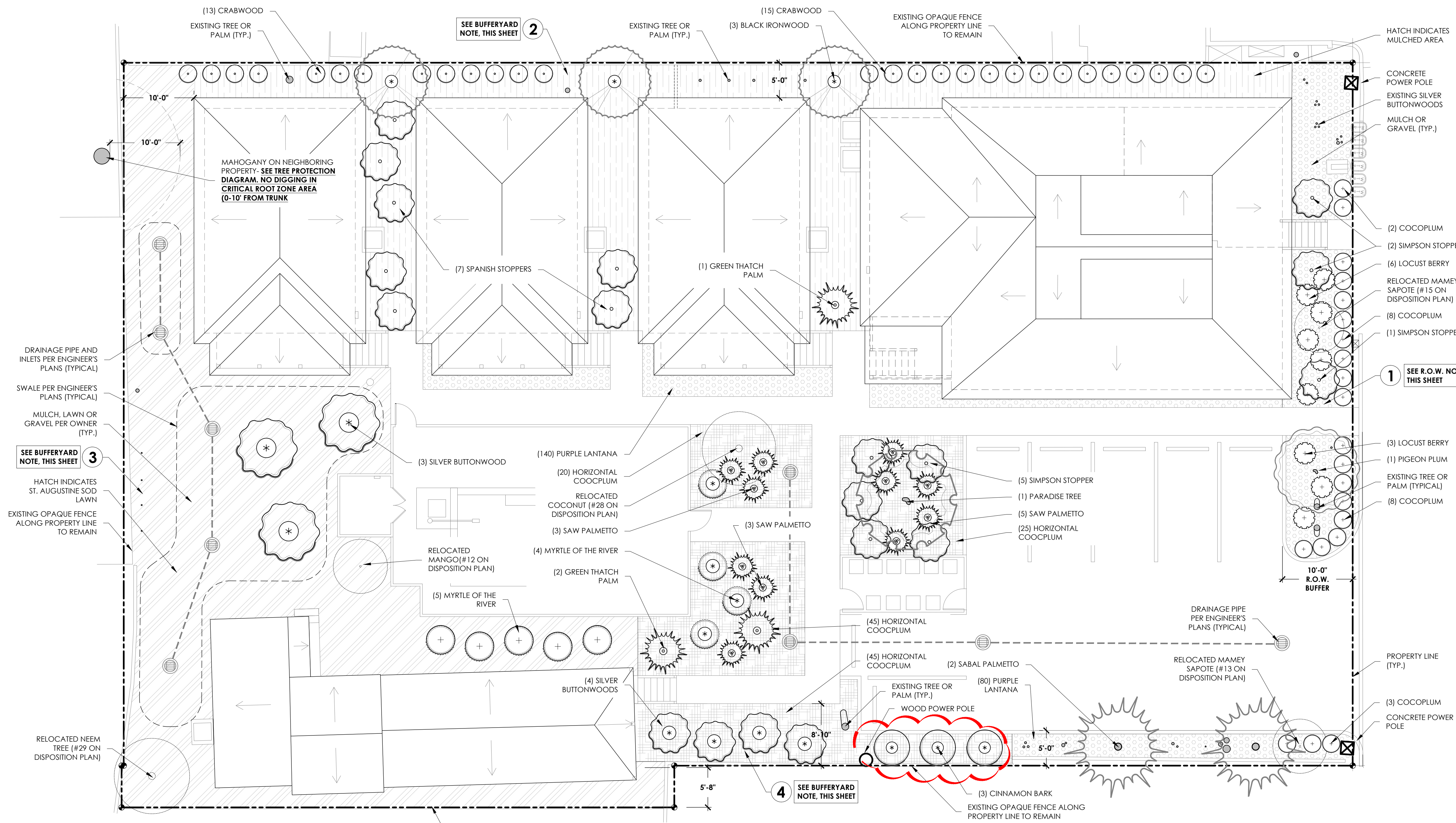
- IRRIGATION CONTRACTOR TO PROVIDE LINE ITEMS IN BID WITH ALL MATERIALS USED, INCLUDING BUT NOT LIMITED TO HEAD COUNT AND TYPE, NUMBER OF VALVES, AND ESTIMATED USAGE IN GPM. **NO EXCEPTIONS.**
- LANDSCAPE IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION WITH PROJECT LANDSCAPE CONTRACTOR 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	Calyptanthes zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calyptanthes 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"
3	Canelia winterana	Cinnamon Bark	5' PH, FL #1	1" min.	3"
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	Byronima lucida	Locust Berry	3 gallon, full		
2	Myrcianthes fragrans	Simpson Stopper	5' PH, FL #1	1" min.	2"
GROUND COVER					
125	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum	3 gallon, full		
400	Lantana camara 'Purple'	Purple Trailing Lantana	1 gallon, full		
ADDITIONAL LANDSCAPE ITEMS				REPLACEMENT INCHES REQUIRED	REPLACEMENT INCHES PROVIDED
Per Plan	St. Augustine Sod				
Per Plan	Black Eucalyptus Mulch			35.4'	36"



1 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

2 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

3 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

4 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

