

STAFF REPORT

DATE: August 26, 2021

RE: **1020 Margaret Street (permit application #TP2021-0009)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On August 5, 2021, an application was submitted for Final Landscape Plan approval with tree removal for a development plan to redevelop the property. The application proposes to remove 3-Silver Buttonwoods (tree #4, #20, & #21) and 1-Wax Jambu (tree #27) and 1-Coconut Palm (tree #1) and the transplanting of (1) regulated Neem tree (tree #28) and 1-Coconut Palm (tree #29). The removals require the planting of a total of 35.4 caliper inches of approved dicot trees and 1-4 ft tall approved palm.

Conceptual Landscape Plan approval was given September 15, 2020 by the Tree Commission. The project has received Planning Board and HARC approvals.

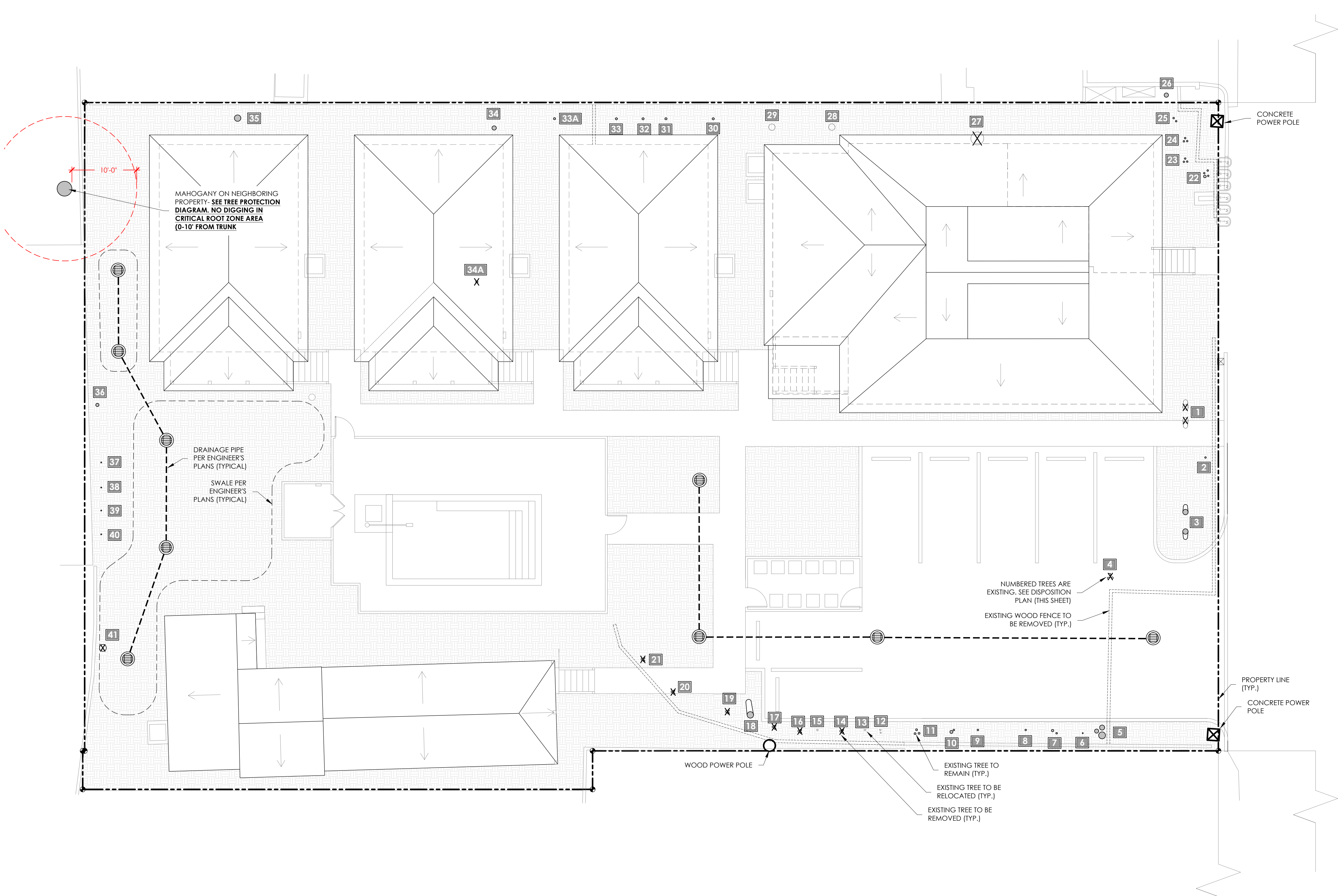
There has been a minor change to the landscape plan since conceptual landscape plan approval. The existing structure located on the left rear side of the property was originally to be moved but now will remain in place. Four Sabal Palms had originally been proposed to be planted in this area. Instead, 2-Sabal Palms and 3-Cinnamon Bark trees will be planted in the front left section of the property in a landscape buffer area.

The landscape plan is over 70% native vegetation. All tree replacement requirements have been incorporated into the landscape plan.

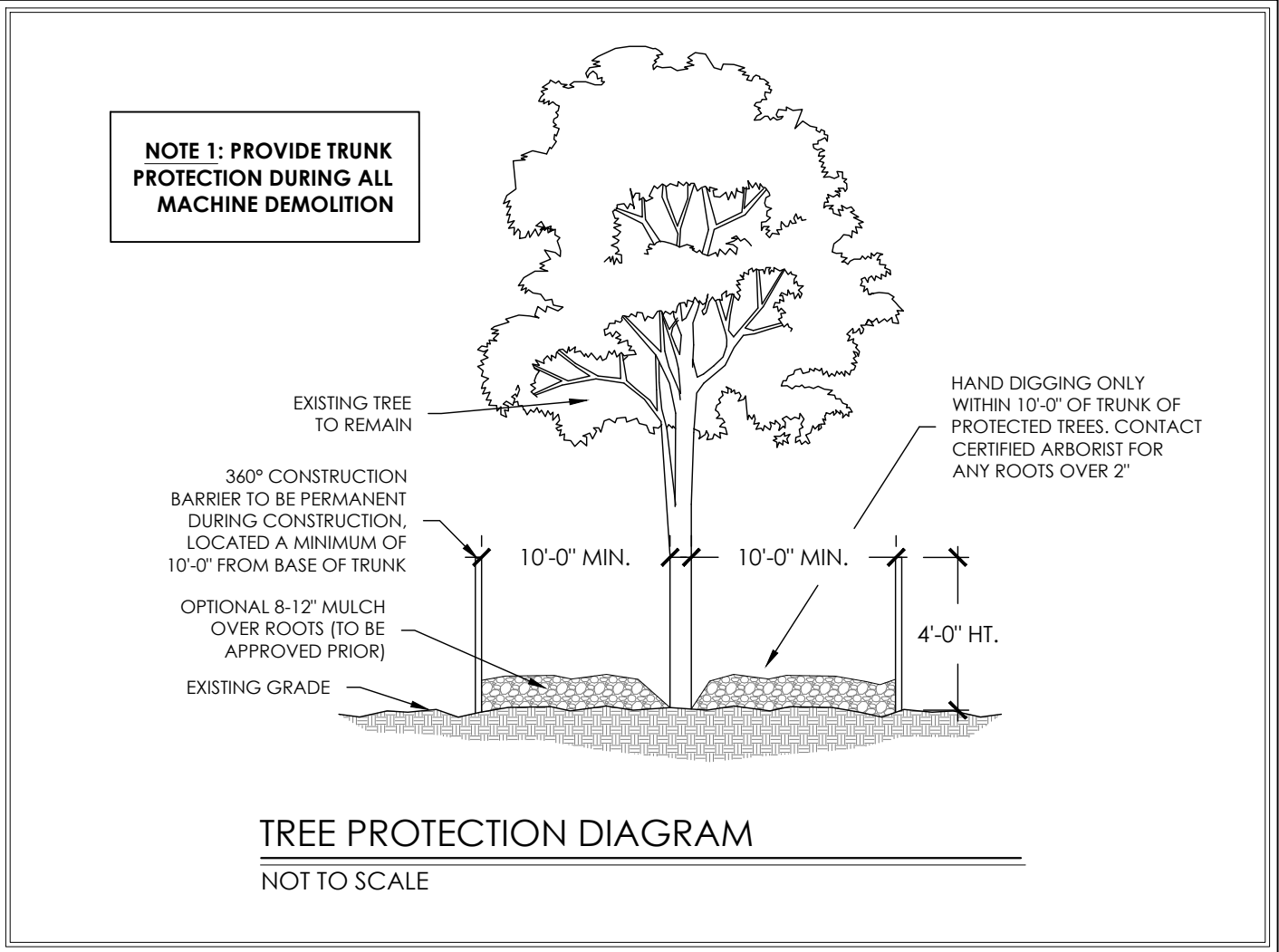
Therefore, the Urban Forester approves of the Final Landscape Plan with tree removal, as submitted, revised plans dated July 7, 2021.



Karen DeMaria
Urban Forestry Manager
City of Key West

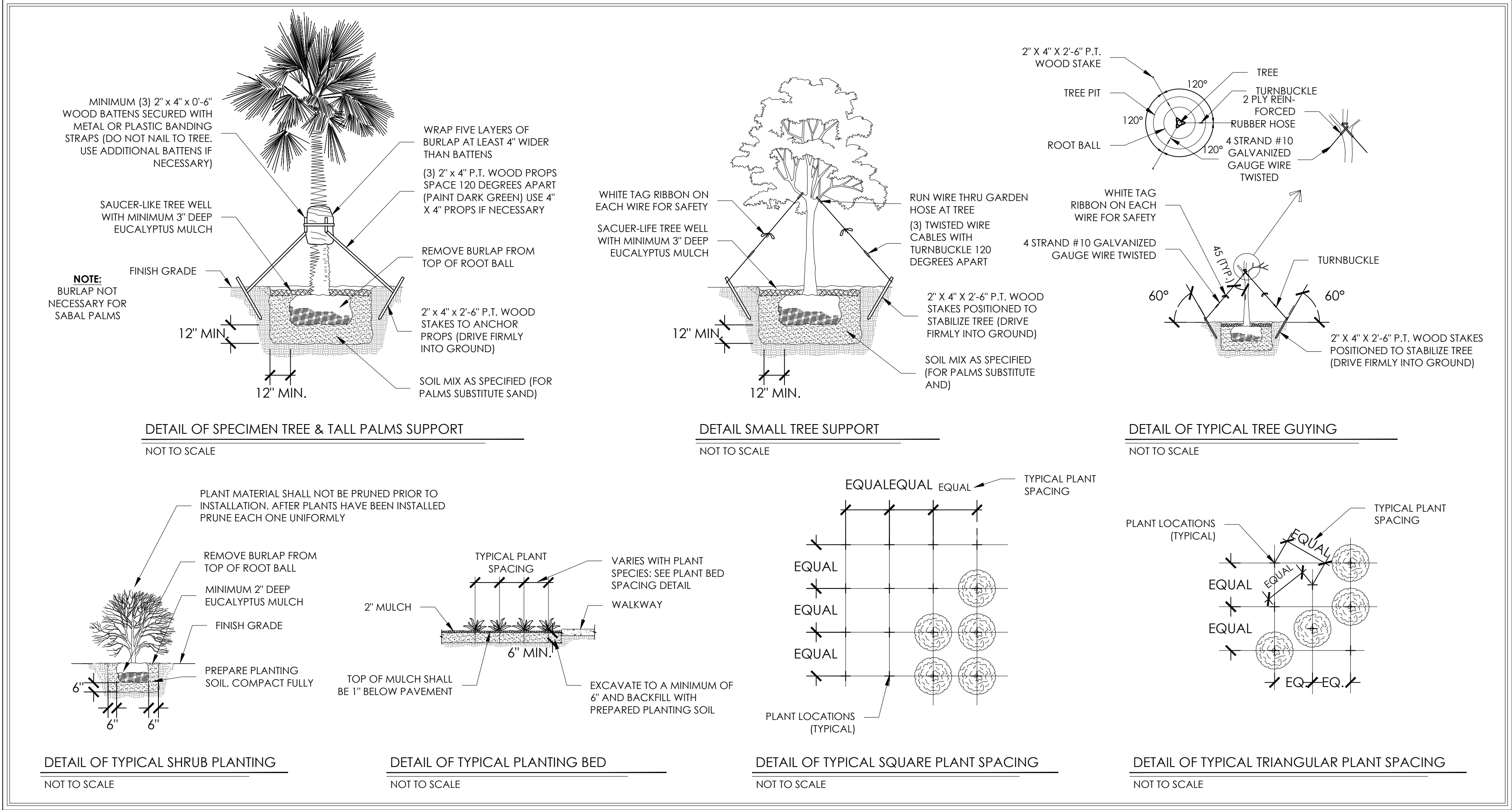


TREE DISPOSITION PLAN				
ID	Botanical Name	Common Name	Size	Disposition
TREES & PALMS				
1	Cocos nucifera	Coconut Palm	Double, > 10' HT	REMOVE
2	Annona sp.	Soursop	4" Caliper	REMAIN
3	Cocos nucifera	Coconut Palm	Double, > 10' HT	REMAIN
4	Canocarpus erectus	Silver buttonwood	6" DBH.	REMOVE
5	Moringa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



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 CEMENT LABELED WITH THE STATEMENT "DO NOT REMOVE".**
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

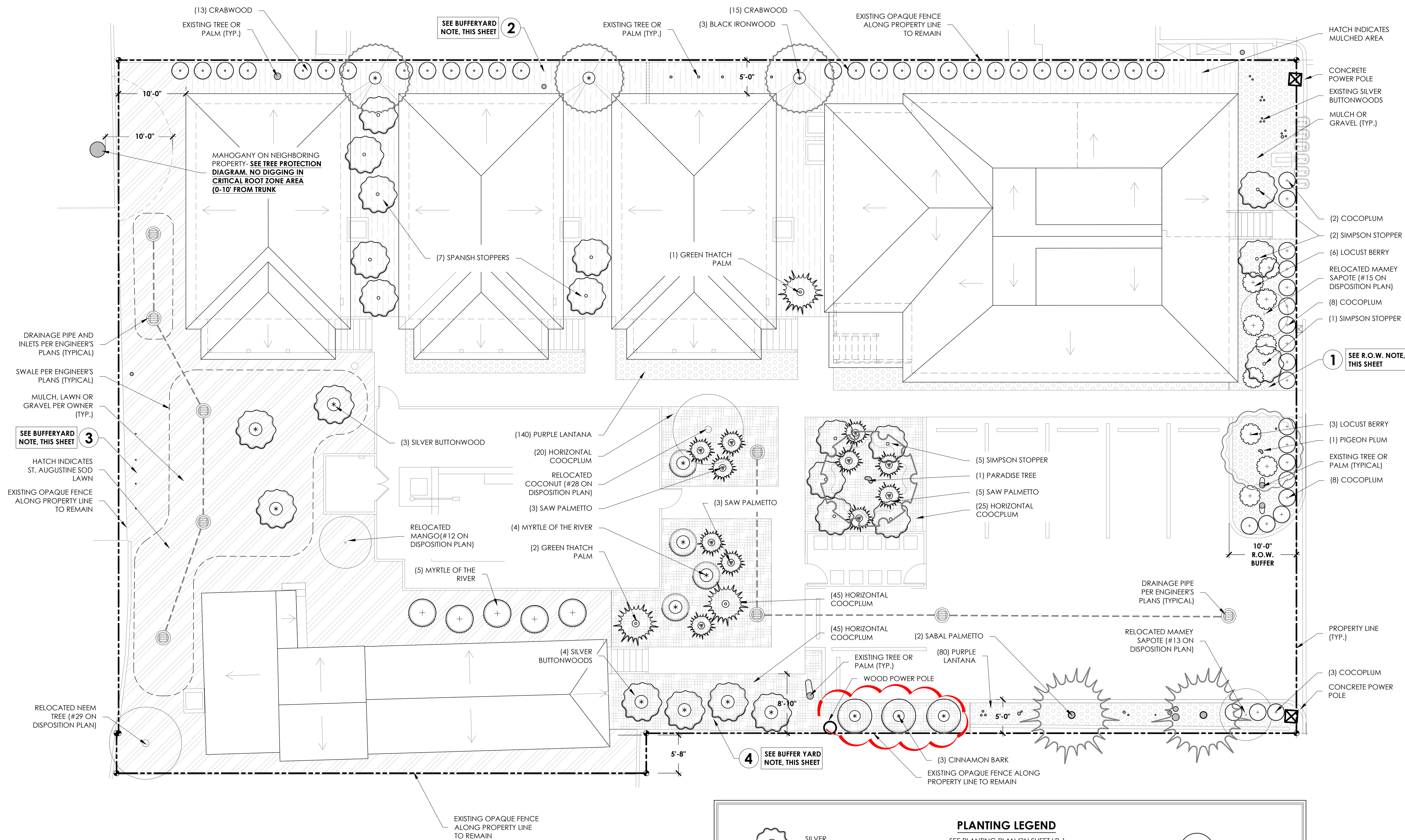
IRRIGATION NOTES:

- 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 SP.), 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.**

100% COVERAGE W/ TRIANGULAR SPACING

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	Calypttranthes zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calypttranthes 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	Canella 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	Byrsonima lucida	Locust Berry	3 gallon, full		
2	Myrcianthes fragrans	Simpson Stopper	5' PH, FL #1	1" min.	2"
GROUNDCOVER					
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"



PLANTING LEGEND
SEE PLANTING PLAN ON SHEET LP-1

	SILVER BUTTONWOOD		PARADISE TREE		LOCUST BERRY		CINNAMON BARK
	GREEN THATCH PALM		BLACK IRONWOOD		CRABWOOD		PURPLE LANTANA
	SIMPSON & SPANISH STOPPER		PIGEON PLUM		SAW PALMETTO		HORIZONTAL COCOPLUM
	CABBAGE PALM		MYRTLE OF THE RIVER		REPLACEMENT TREE OR PALM, SEE DISPOSITION PLAN		COCOPLUM

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

UPDATED STAFF REPORT

DATE: November 3, 2020

RE: **1020 Margaret Street (Conceptual Landscape Code Review)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

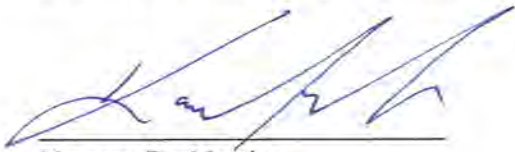
An application was submitted to the Tree Commission for Conceptual Landscape Plan approval with tree removal for a minor development plan to create five single family residences. The Tree Commission approved the conceptual landscape plan with the requested tree removal on September 15, 2020 with the understanding that additional details regarding compliance to Sec 108 of the City Code would be given to the urban forester for review and all required replacement trees and palms are incorporated into the landscape plan prior to review by the Planning board. An revised landscape plan was submitted to the Planning department dated October 15, 2020 and is the subject of this updated staff report.

Review of Section 108:

1. Sec 108-347 and 348, bufferyards (areas labeled 2, 3 and 4 on the plan).
 - A. Area 2 is adjacent to a hotel with Medium/High buffer requirements and is rated as a "D" bufferyard. This bufferyard requires a total of 26 plant units for the 175 linear feet of property line area and an opaque fence. A wooden, opaque fence currently exists along this property line and will remain. A total of 66 plant units (existing and new plants) are proposed for this area. This portion of the plan meets the requirements of Sec 108-347.
 - B. Area 3 is adjacent to a single family zoning area. The bufferyard does not require the planting of any plant units. There is an existing wooden fence that will remain. There are currently 18 plant units existing in this bufferyard with no new plantings. This portion of the plan meets the requirements of Sec 108-347.
 - C. Area 4 is adjacent to a predominately multifamily zoning area and is rated as a "B" bufferyard. This bufferyard area requires a total of 70 plant units for the 175 linear feet of property line area. A total of 76 plant units are on the plan for this bufferyard. This portion of the plan meets the requirements of Sec 108-347.
2. Sec 108-412. There are three existing canopy trees and numerous subcanopy trees that will be planted. The plan does incorporate over 70% native vegetation and is 24% of the property. Additional grass/groundcover is being proposed to be planted on a portion of the property in the rear that includes the swale area. The rest of the property not covered in hardscape or groundcover will be mulched or have gravel placed.
3. 108-413, landscape requirement along street frontages. This section of the code requires 40 plant units per 100 linear ft in a 10 ft wide landscape area. Grass and groundcover is required. Plans indicate 50 plant units of existing and new plantings will be placed along the Margaret Street frontage area in a 10 foot wide landscape bed with Purple Lantana groundcover. This portion of the plan meets the requirements of Sec 108-413.

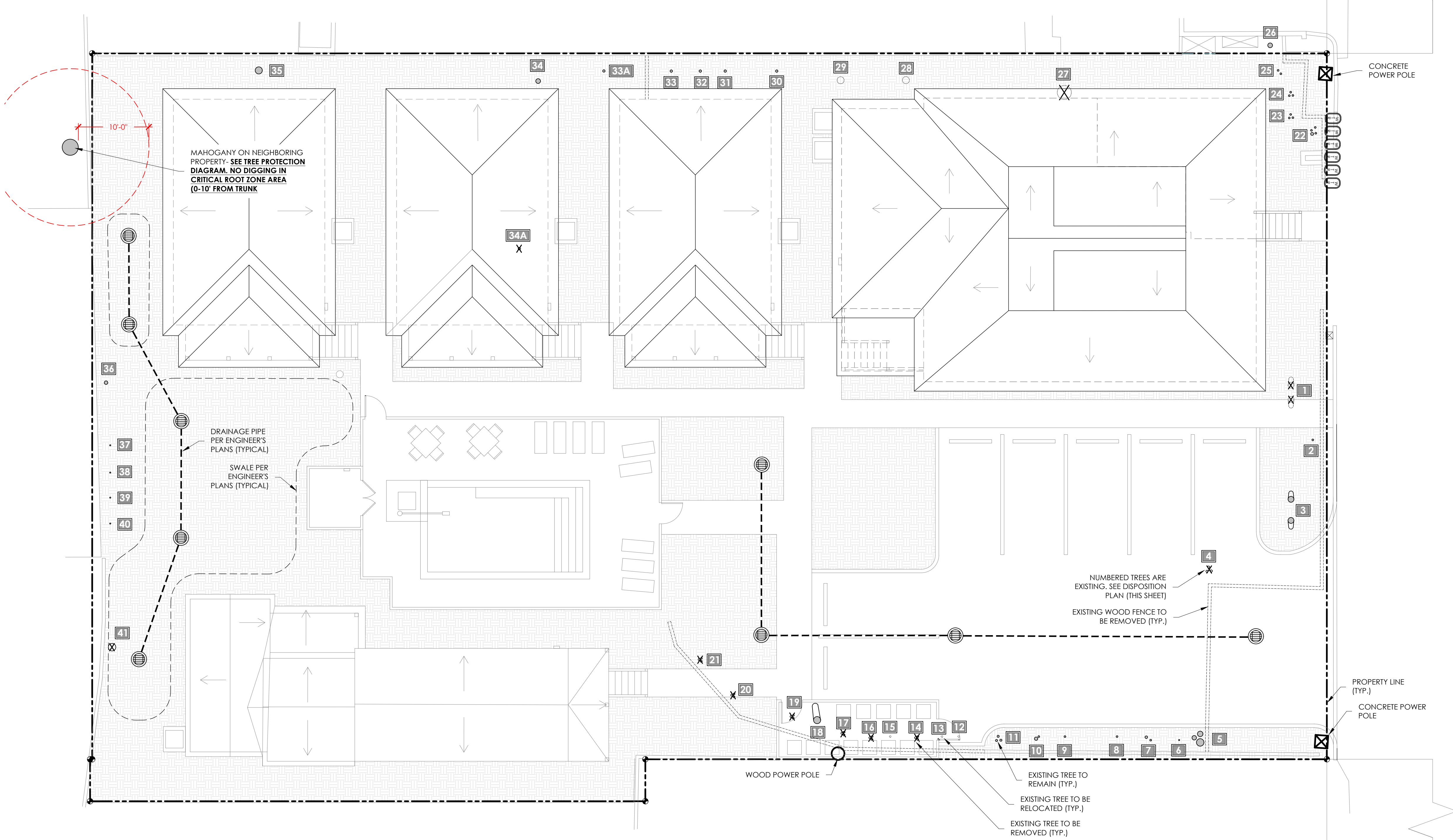
4. Sec 108-414 and 415 do not apply to this project.
5. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. The landscape plan proposes to place a mixture of grass, groundcover, mulch, and gravel. Based on the square footage of the area, 4 canopy trees are required for compliance to this section of the code. Three (3) Silver Buttonwood trees and (1) Paradise tree are being planted in the interior of the property. This portion of the plan meets the requirements of Sec 108-416.

Tree Disposition: The Tree Commission approved the removal of (3) Silver Buttonwoods, (1) Wax Jambu, and (1) Coconut Palm. The removals require the planting of 35.4 caliper inches of approved trees and (1) native palm, 4 ft tall minimum planted on the property and incorporated into the landscape plan. The plan indicates a total of 43.5 caliper inches of new trees and numerous new thatch and sabal palms will be planted and incorporated into the landscape plan therefore, the plan meets the requirements of the tree removal permits.

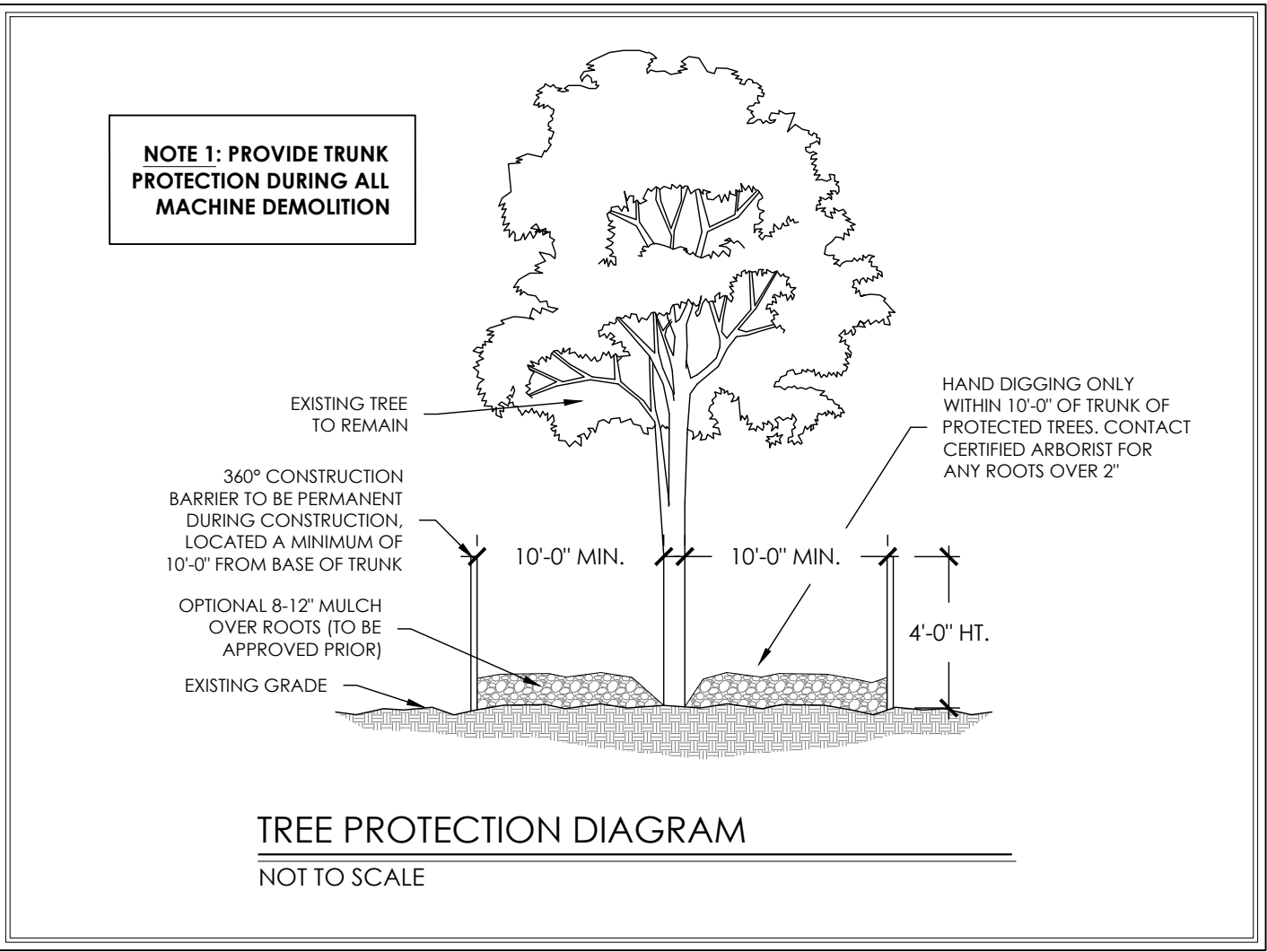


Karen DeMaria
Urban Forestry Manager
City of Key West

disposition plan



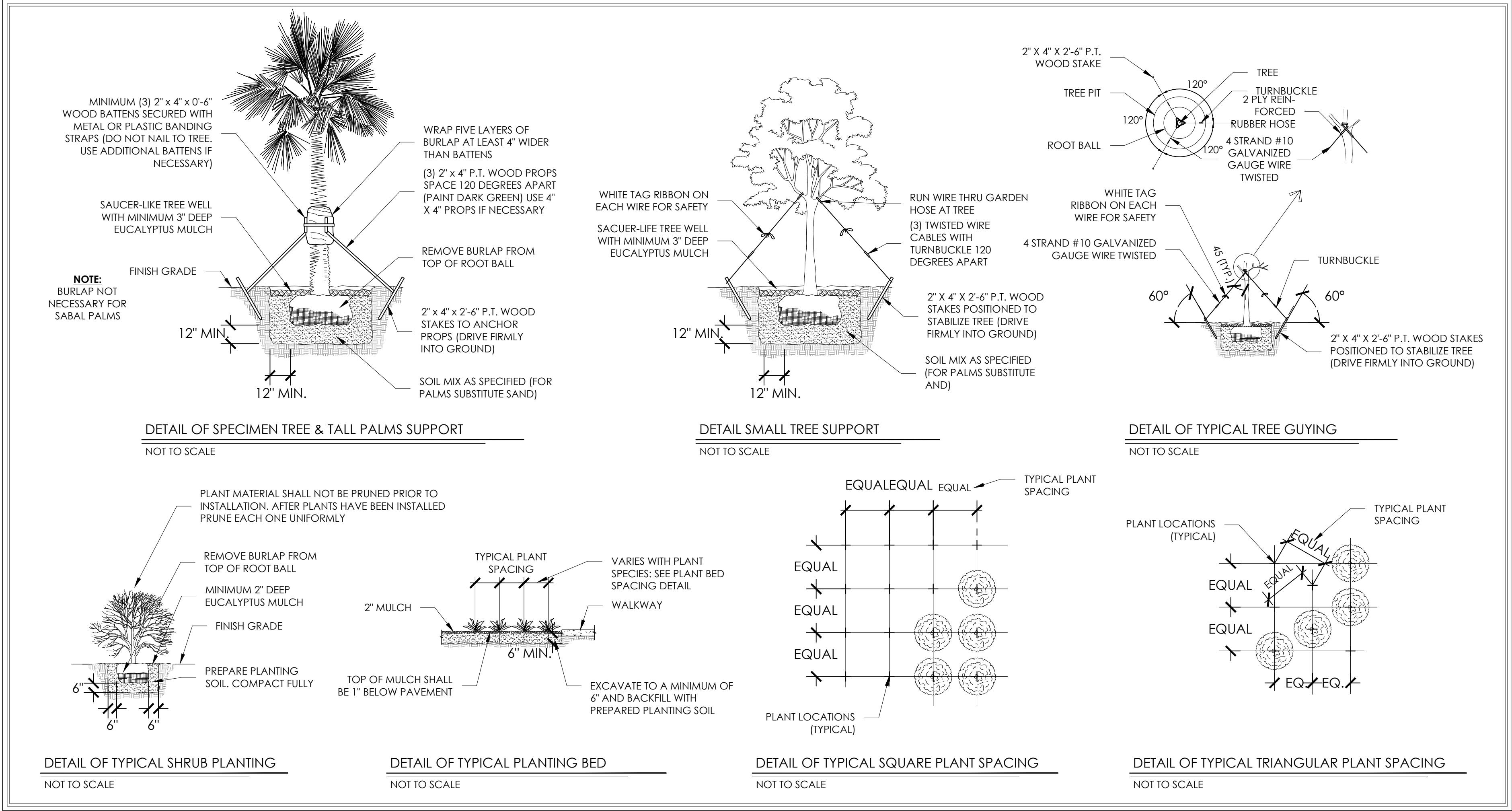
TREE DISPOSITION PLAN				
ID	Botanical Name	Common Name	Size	Disposition
TREES & PALMS				
1	Cocos nucifera	Coconut Palm	Double, > 10' HT	REMOVE
2	Annona sp.	Soursop	4" Caliper	REMAIN
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13	Pouteria sapota	Mamey Sapote	1" CA, Unregulated	RELOCATE
14	Conocarpus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





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.
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- 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

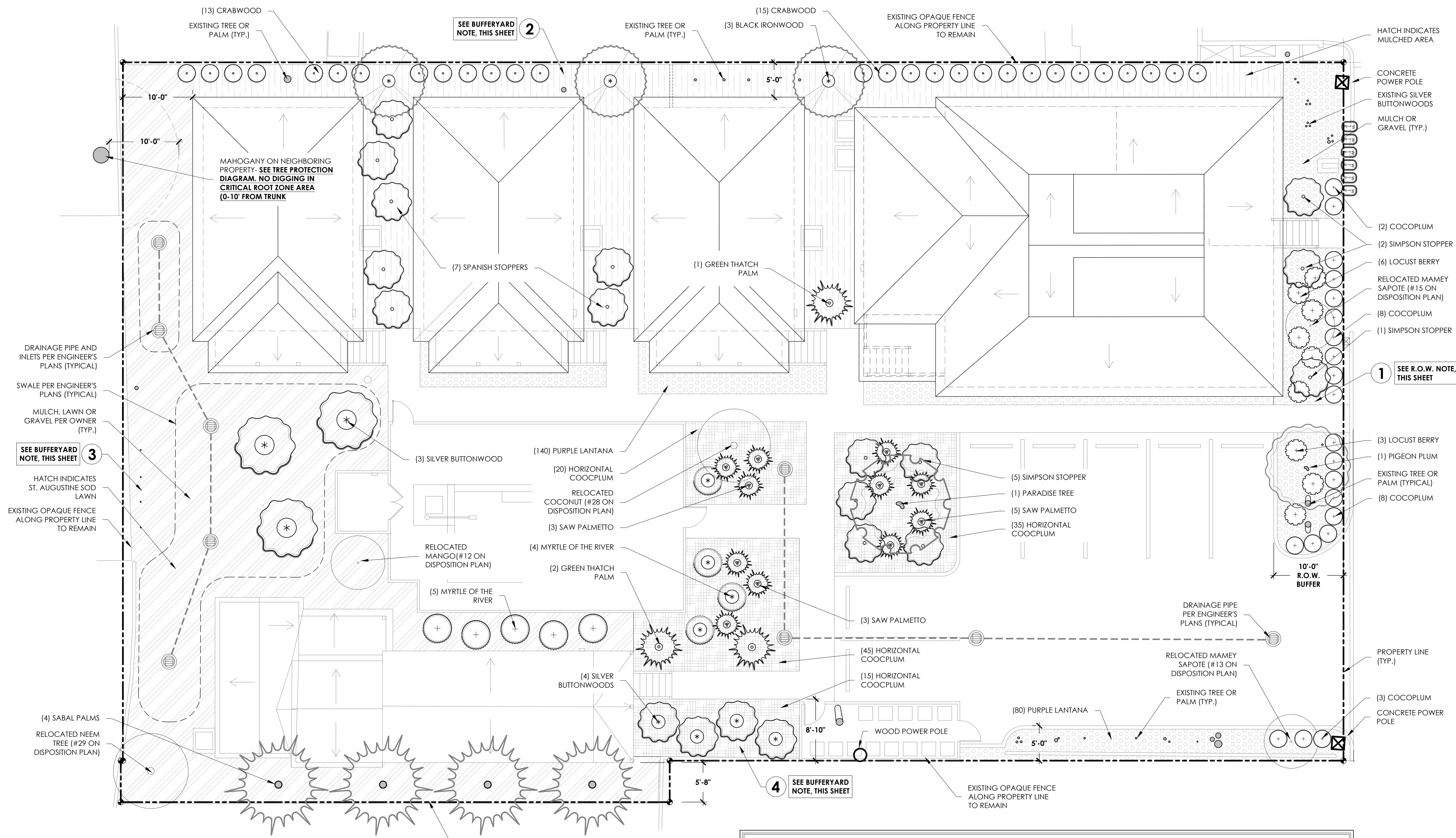
IRRIGATION NOTES:

- 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 (RHAPS SPF.), 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	Calypttranthes zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calypttranthes 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					
11	Serenoa repens	Saw Palmetto	green, 14" PH MIN.		
28	Gymnanthes lucida	Crabwood	7 gallon, full		
21	Chrysobalanus icaco	Cocoplum	3 gallon, full		
9	Byrsnima 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		
ADDITIONAL LANDSCAPE ITEMS				REPLACEMENT INCHES REQUIRED	REPLACEMENT INCHES PROVIDED
Per Plan	St. Augustine Sod				
Per Plan	Black Eucalyptus Mulch			35.4"	36"





PLANTING LEGEND
SEE PLANTING PLAN ON SHEET LP-1

	SILVER BUTTONWOOD		PARADISE TREE		LOCUST BERRY		PURPLE LANTANA
	GREEN THATCH PALM		PIGEON PLUM		CRABWOOD		HORIZONTAL COCOPLUM
	SIMPSON & SPANISH STOPPER		PIGEON PLUM		SAW PALMETTO		COCOPLUM
	CABBAGE PALM		PIGEON PLUM		MYRTLE OF THE RIVER		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.....76 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





THE CITY OF KEY WEST
Tree Commission

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

September 16, 2020

Soni and Sons LTD Partnership
1020 Margaret Street
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application TP2020-0005 for Conceptual Landscape Design with Tree Removal for 1020 Margaret Street, Key West, Florida, at their regularly scheduled meeting on September 15, 2020.

The Tree Commission approved the Conceptual Landscape Plan with Tree Removal (3-Silver Buttonwoods, 1-Wax Jambu, and 1-Coconut palm tree and transplant 1-Coconut palm, and 1-Neem tree) to allow the project to proceed through the permitting process with the Planning Board, and HARC. Once you have received approval from the Planning Board and HARC, application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

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

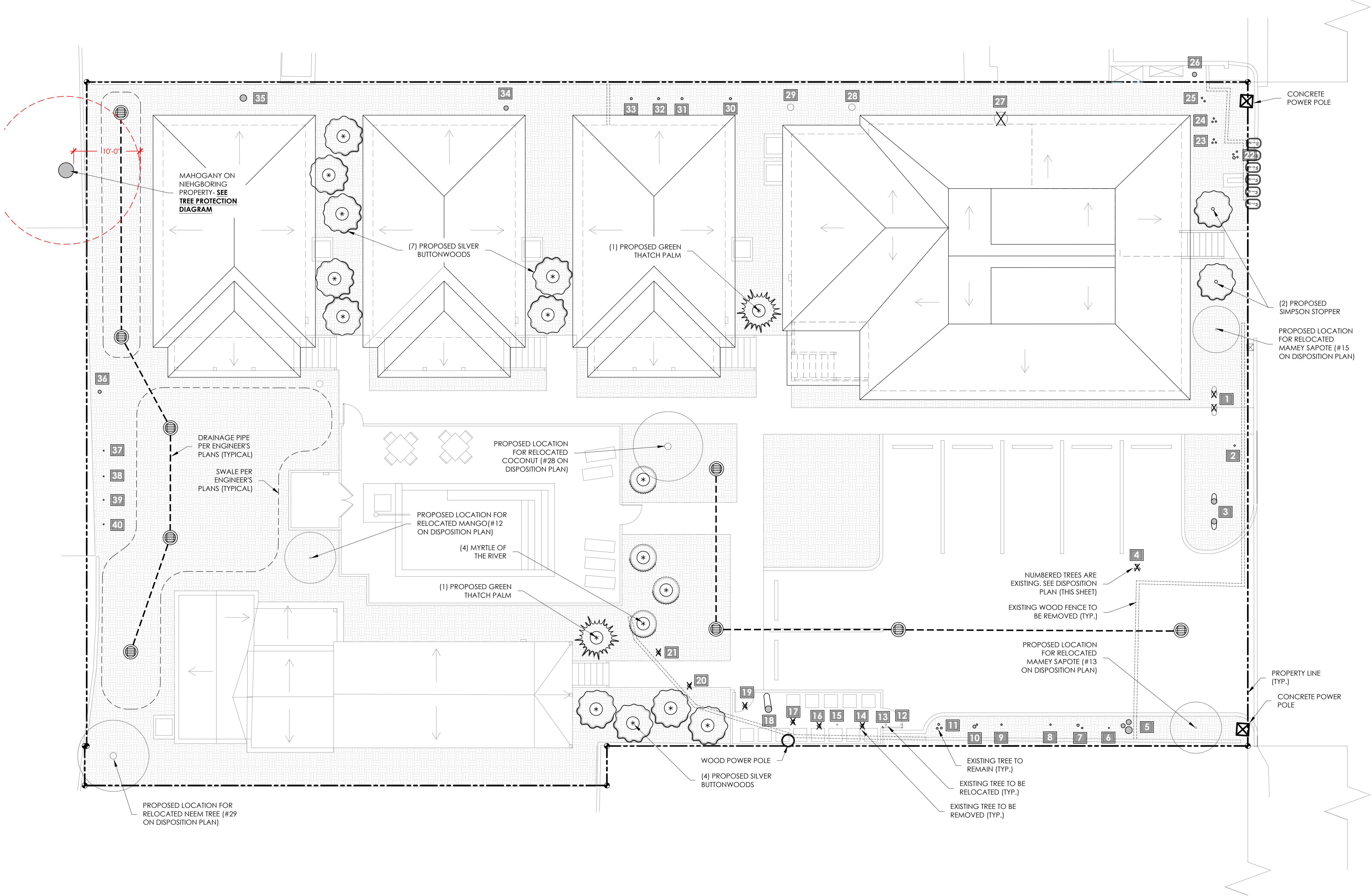
Sincerely,

David Jackson
Chairman, Tree Commission

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

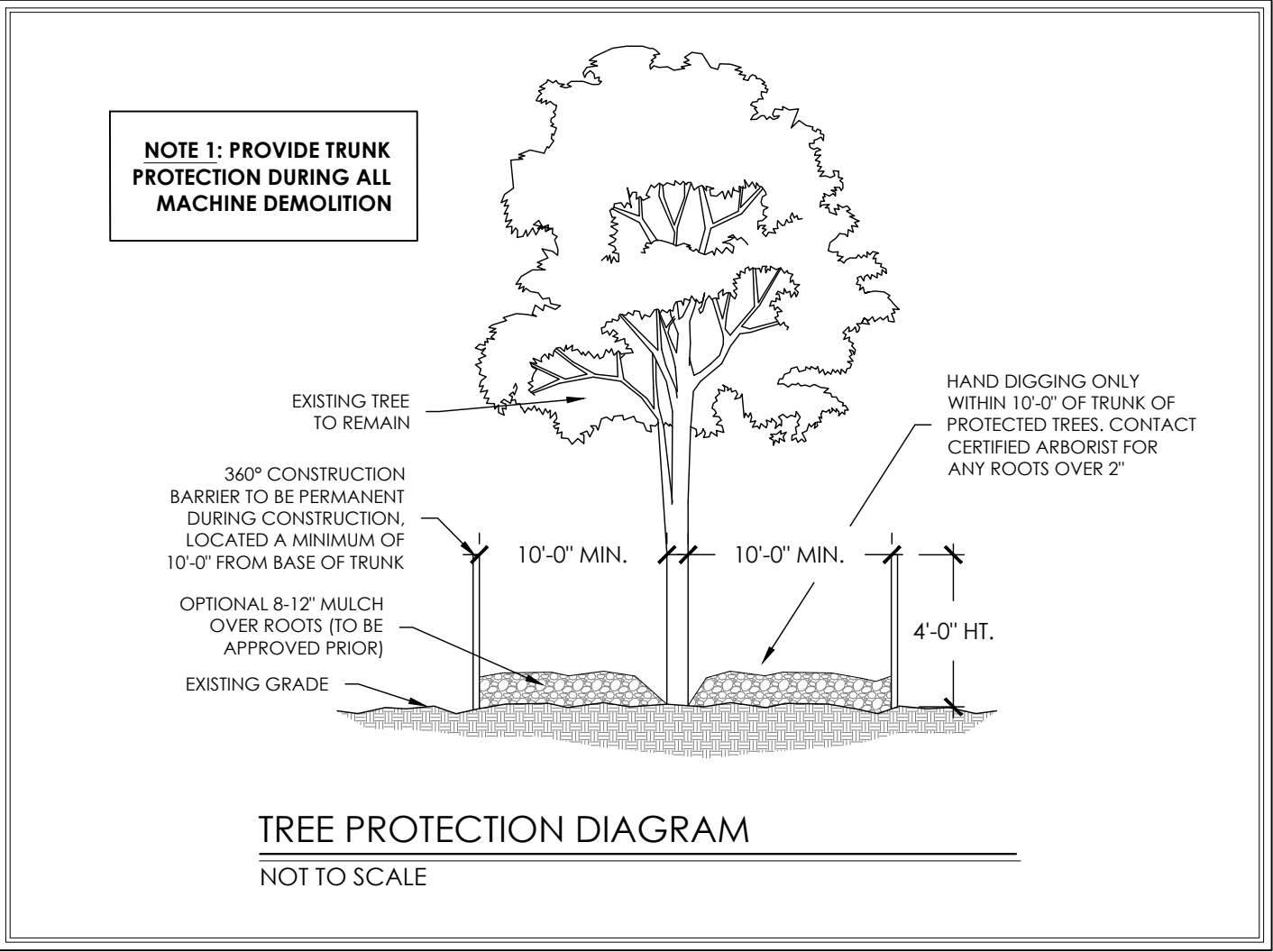
cc: William Horn
Craig Reynolds

disposition plan



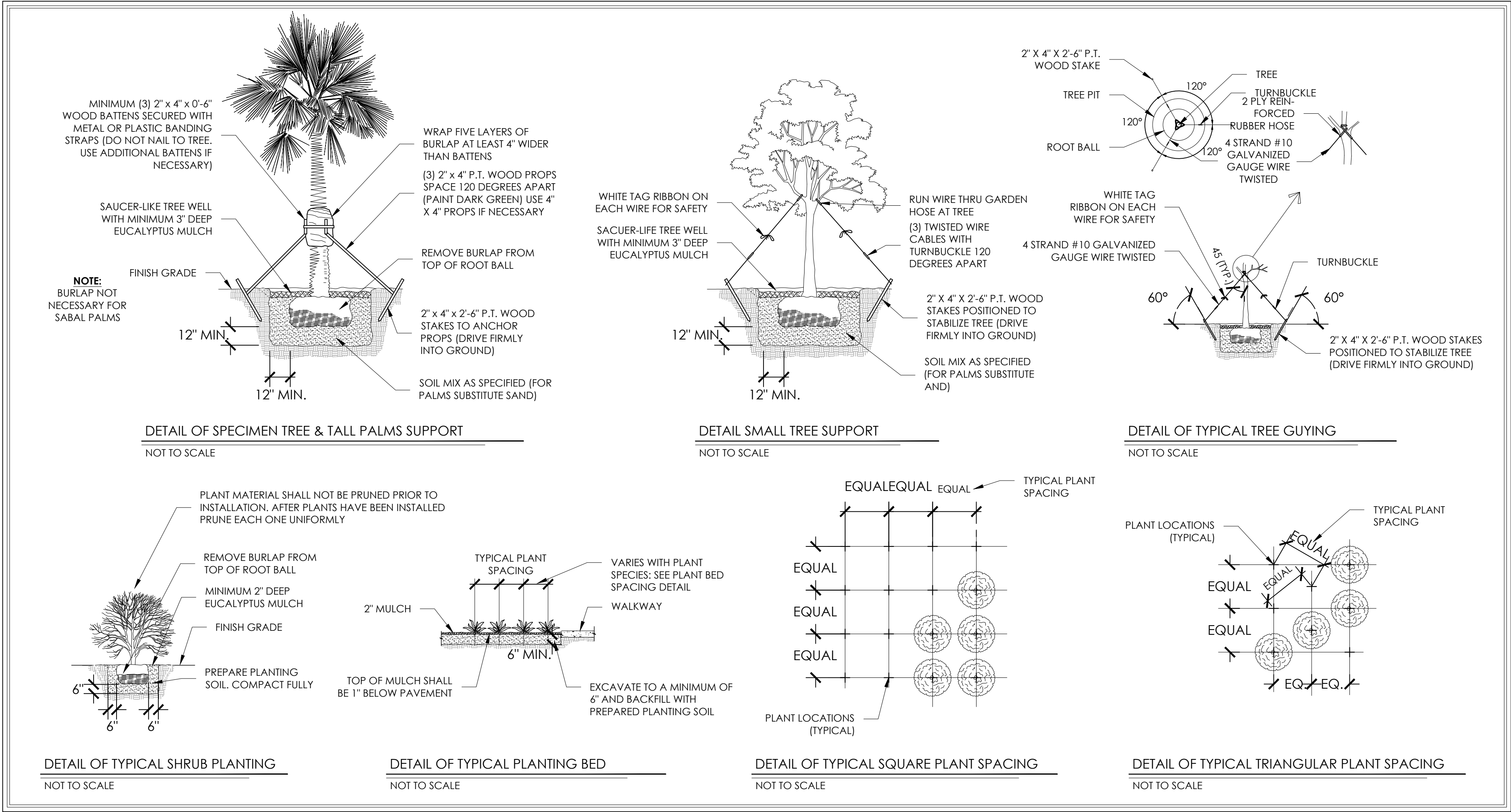
PROPOSED PLANT LIST (REPLACEMENTS)				
TREES & PALMS				
QTY.	Botanical Name	Common Name	Specification	Caliper
11	<i>Conocarpus erectus</i>	Silver buttonwood	8' PH, Full and Bushy	1" Min.
4	<i>Calyptranthes zuzugium</i>	Myrtle of the River	8' PH	1" Min.
2	<i>Thrinax radiata</i>	Green Thatch Palm	6' PH	n/a
2	<i>Myrcianthes fragrans</i>	Simpson Stopper	5' PH, Full and Bushy	1" Min.

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</i> sp.	Soursop	4" Caliper	REMAIN
3	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMAIN
4	<i>Conocarpus erectus</i>	Silver buttonwood	5" Caliper	REMOVE
5	<i>Moringa oleifera</i>	Moringa Tree	16" Caliper	REMAIN
6	<i>Euphorbia 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
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27	<i>Syzygium samarangense</i>	Wax Jambu	20" Caliper	REMOVE
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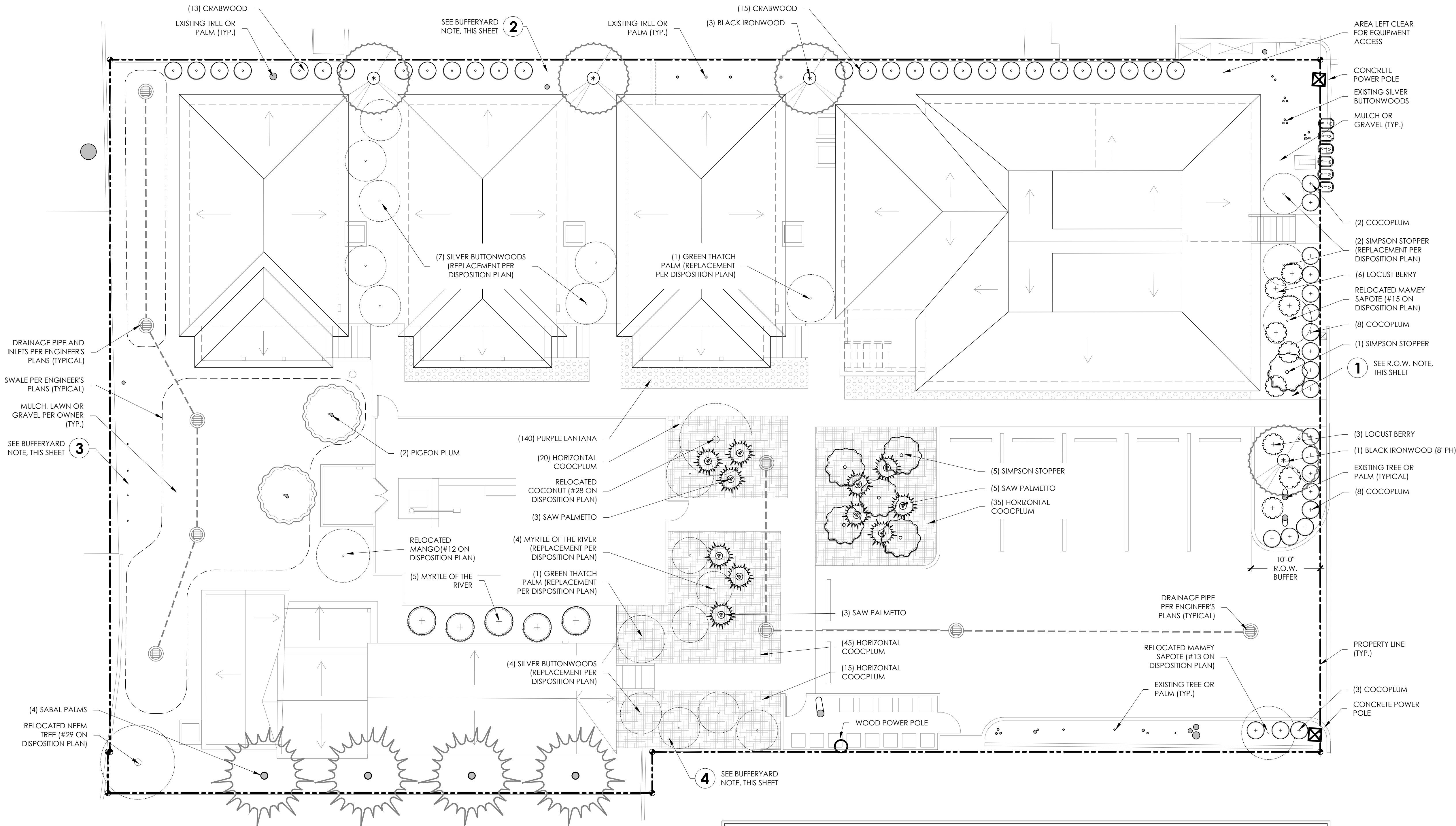


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 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
 - ALL SHRUBS AND GROUND 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 (RHAPS 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
ORNAMENTAL/ NON-CANOPY TREES & PALMS			
2	Coccoloba diversifolia	Pigeon Plum	8' PH, standard, full and bushy
6	Myrcianthes fragrans	Simpson Stopper	6' PH, standard, full and bushy
4	Krugiodendron ferreum	Black Ironwood	(1) 8' PH, standard, (3) 7 gallon, full and bushy
5	Calypttranthes zuzygium	Myrtle of the River	7 gallon, full and bushy
4	Sabal Palmetto	Cabbage Palm	slicks, CT +/- 10' - must clear eaves of building
SHRUBS & ACCENTS			
11	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
GROUNDCOVER			
115	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gallon, full
140	Lantana camara 'Purple'	Purple Trailing Lantana	1 gallon, full



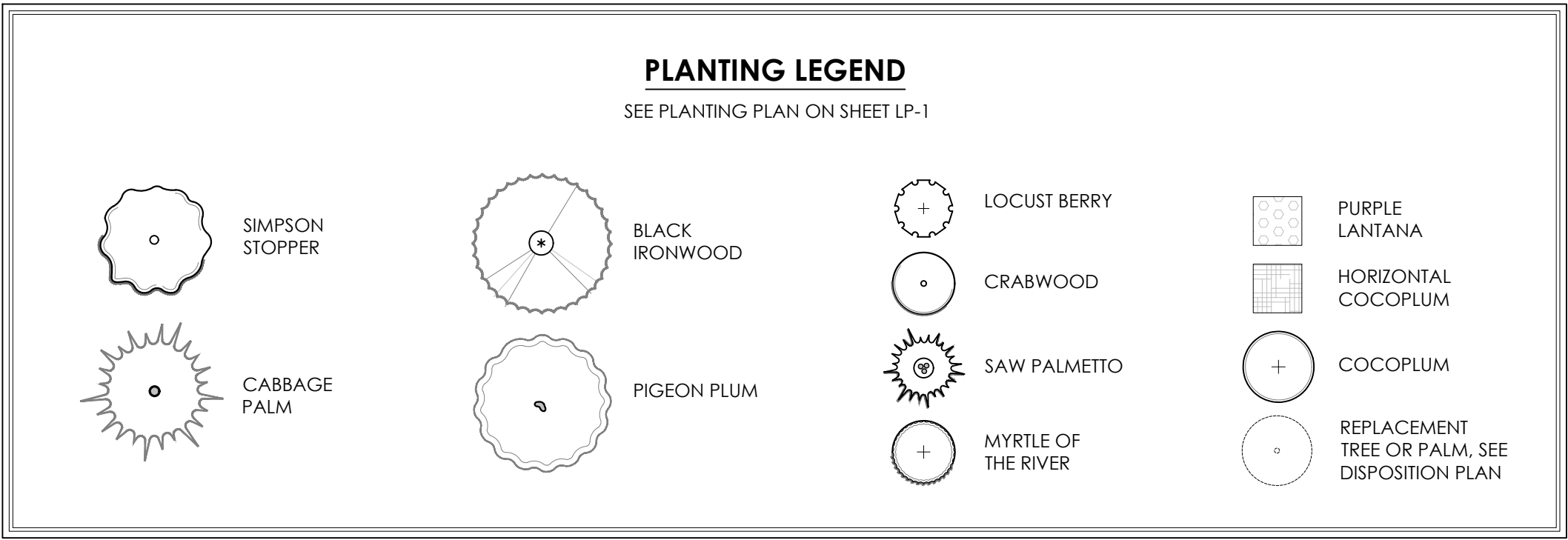
RIGHT OF WAY REQUIREMENTS	
MUNICIPALITY.....	CITY OF KEY WEST
ZONE.....	HDMR
FLOOD ZONE.....	X
LOT AREA.....	17,980.52 S.F. (0.412 ACRES)
R.O.W. REQUIREMENTS FOR LOT AREA > 5 ACRES	
WIDTH OF REQUIRED LANDSCAPING.....	10 FT
REQUIRED PLANT UNITS PER 100 FEET.....	40 UNITS
LENGTH OF PROPERTY LINE.....	100 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
28 SHRUBS = 28 UNITS 3 ORNAMENTAL TREES = 9 UNITS TOTAL: 37 UNITS	
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.....	SINGLE FAMILY DETACHED
LANDSCAPE REQUIREMENTS	
SAME ADJACENT USE - NONE REQUIRED	

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	
MINIMUM REQUIRED PLANTED AREA.....	20% (3,596 S.F.)
PROPOSED TOTAL PLANTING AREA.....	24.8% (4,471 S.F.)
MINIMUM QTY. CANOPY TREES.....	35
(3,596 SQUARE FEET @ 1 TREE PER 100 SQUARE FEET)	
CANOPY TREES PROVIDED.....	0



Application



TP 2021-0009-

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 08/04/21

Tree Address 1020 Margaret Street

Cross/Corner Street

List Tree Name(s) and Quantity Please see landscape drawings

Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure

Reason(s) for Application:

☐ Remove ☐ Tree Health ☐ Safety ☐ Other/Explain below

☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below

☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation Please see landscape drawings

Property Owner Name Soni & son's LTD Partnership

Property Owner email Address hansawson@gmail.com

Property Owner Mailing Address 830 Truman Avenue Key West, FL

Property Owner Phone Number 305-393-9764

Property Owner Signature

Representative Name Tegas / Krishna soni

Representative email Address Kristson@gmail.com

Representative Mailing Address 830 Truman Avenue

Representative Phone Number Key West, FL 33040

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ☐

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 08/04/21

Tree Address 1020 Margaret Street

Property Owner Name Son 2 sons LTD Partnership

Property Owner Mailing Address 830 Truman Avenue

Property Owner Mailing City, State, Zip Key West, FL, 33040

Property Owner Phone Number 305-393-9764

Property Owner email Address hansavson@gmail.com

Property Owner Signature _____

Representative Name Tejas / Krishna soni

Representative Mailing Address 830 Truman Avenue

Representative Mailing City, State, Zip Key West, FL 33040

Representative Phone Number 305-879-0358

Representative email Address Kristsoni@gmail.com

I, Hansa soni hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 4th day August 2021.
By (Print name of Affiant) Hansa Soni who is personally known to me or has produced
FLOR as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: Mia Castillo

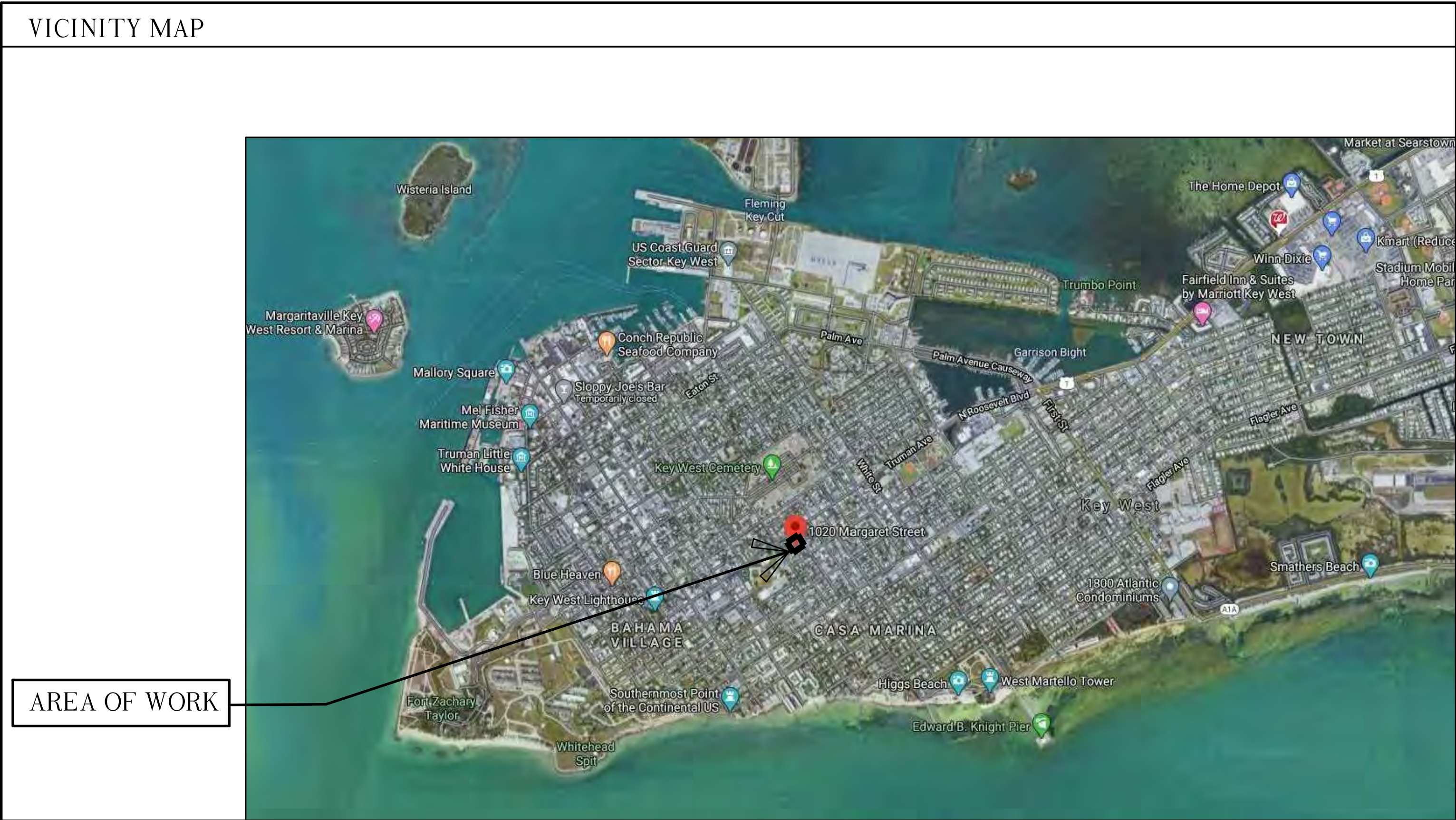
My Commission expires: June 12, 2022 Notary Public-State of Florida (Seal)



HOUSING PROJECT

1020 MARGARET STREET

KEY WEST, FL 33040



KEY PERSONNEL			SCOPE OF WORK
<u>ARCHITECT:</u> WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, RA, LEED AP 915 EATON ST. KEY WEST, FL 33040 TEL. (305) 296-8302	<u>STRUCTURAL ENGINEERING:</u> ARTIBUS DESIGN SERGE MASHTAKOV, P.E. 3706 N. ROOSEVELT BLVD, SUITE I-208 KEY WEST, FL 33040 TEL. (305) 304-3512	<u>LANDSCAPE CONSULTANT:</u> CRAIG REYNOLDS LANDSCAPE ARCHITECTURE 517 DUVAL STREET SUITE 204 KEY WEST, FL 33040 TEL. (305) 292-7243 <u>SURVEYOR:</u> FLORIDA KEYS LAND SURVEYING PROFESSIONAL SURVEYOR & MAPPER 19960 OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33166 TEL. (305) 394-3690 <u>OWNER:</u> SONI AND SONS LTD PARTNERSHIP 830 TRUMAN AVENUE KEY WEST, FLORIDA 33040 TEL. (305) 292-9596	
<u>CIVIL ENGINEERING:</u> PEREZ ENGINEERING AND DEVELOPMENT INC. ALLEN E. PEREZ, PE 1010 EAST KENNEDY DRIVE SUITE 400 KEY WEST, FL 33040 TEL. (305) 293-9440	<u>MEP ENGINEERING:</u> INNOVATIVE ENGINEERING GROUP INC. SUDHIR GUPTA, PE, LEED AP 5532 N.W. 72ND AV. MIAMI, FL. 33166 TEL. (305) 888-9626		<p>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.</p> <p>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 BE 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.</p>

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	

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

BUILDING DATA

5-SINGLE FAMILY UNITS (EXISTING LICENSES)		
	ENCLOSED	COVERED
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.

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.

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.

SEAL

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





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

DRAWN BY
JW
EMA

PROJECT
NUMBER
1901

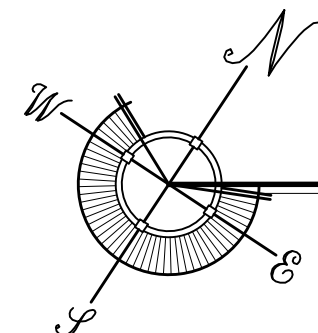
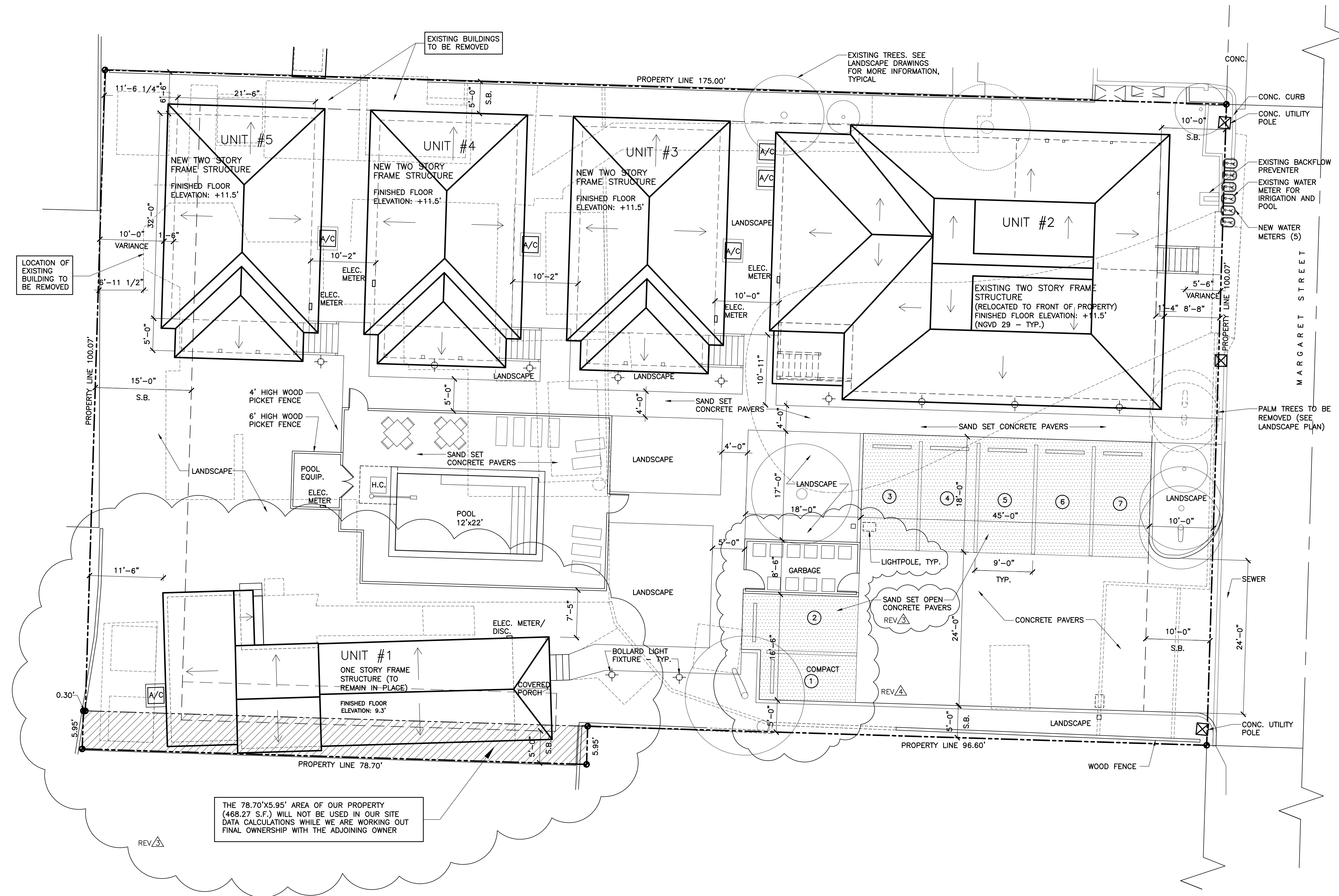
SEAL

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

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

JW
EMA

PROJECT
NUMBER
1901



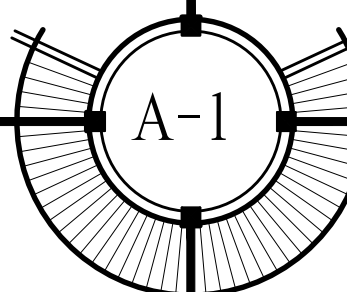
PROPOSED ROOF/SITE PLAN

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

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

1020 MARGARET STREET RENOVATIONS





KEY WEST, FLORIDA





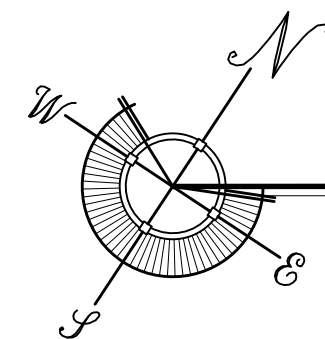
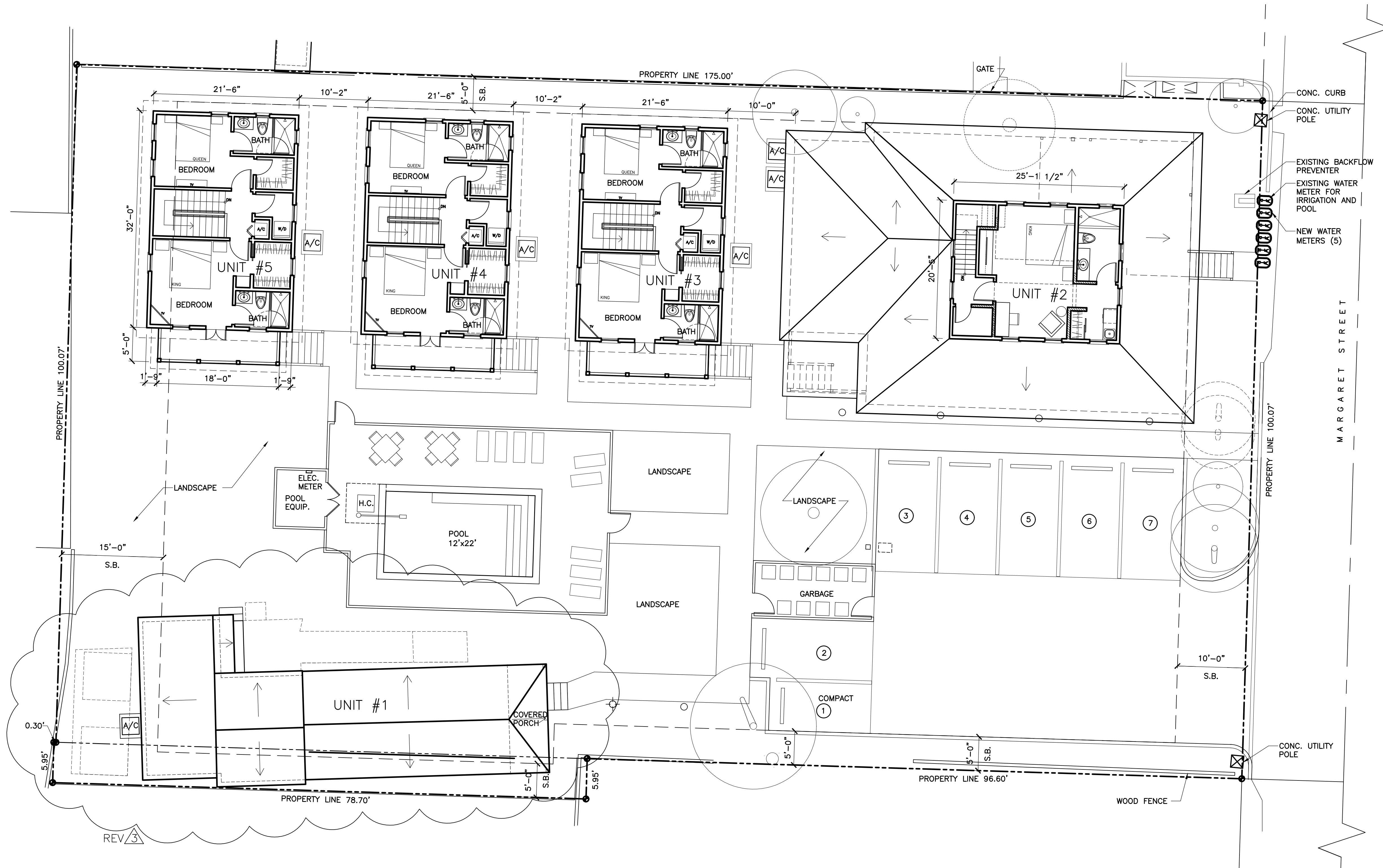
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10-06-20 HARC REV.
02-19-21 REV. 
06-28-21 REV. 
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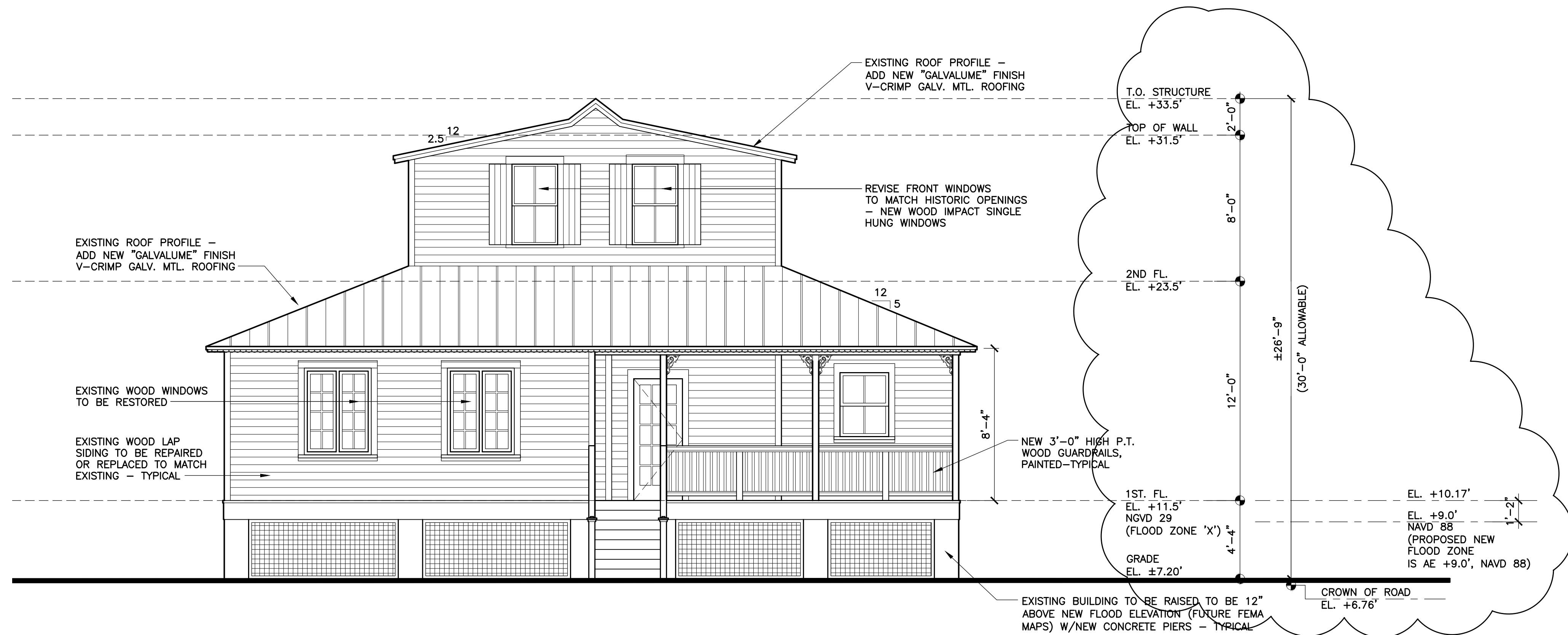
PROJECT
NUMBER
1901



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"



1 PROPOSED FRONT ELEVATION - UNIT #2
A-4

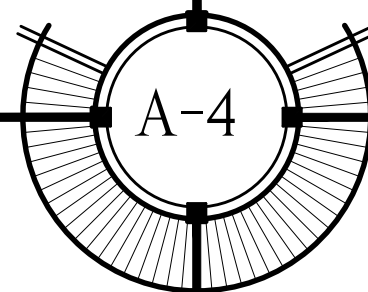
SCALE: 1/4"=1'-0"

REV 



2 PROPOSED SIDE ELEVATION - UNIT #2
A-4

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





1
A-4.1

PROPOSED REAR ELEVATION - UNIT #2

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






2
A-4.1

PROPOSED SIDE ELEVATION - UNIT #2

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

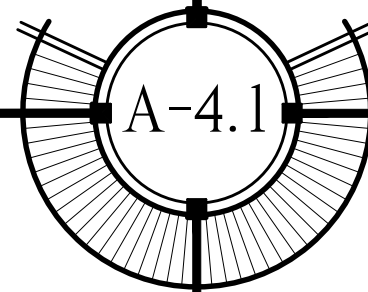
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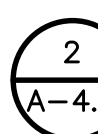
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REV 

 1
A-4.2 PROPOSED FRONT ELEVATION - UNIT #1

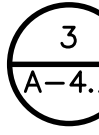
SCALE: 1/4"=1'-0"

 2
A-4.2

PROPOSED REAR ELEVATION - UNIT #1

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

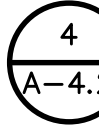
REV 

 3
A-4.2

PROPOSED SIDE ELEVATION - UNIT #1

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

REV 

 4
A-4.2

PROPOSED SIDE ELEVATION - UNIT #1

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

REV 

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LICENSE NO.
AA 0003040




1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA.

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A-4.2

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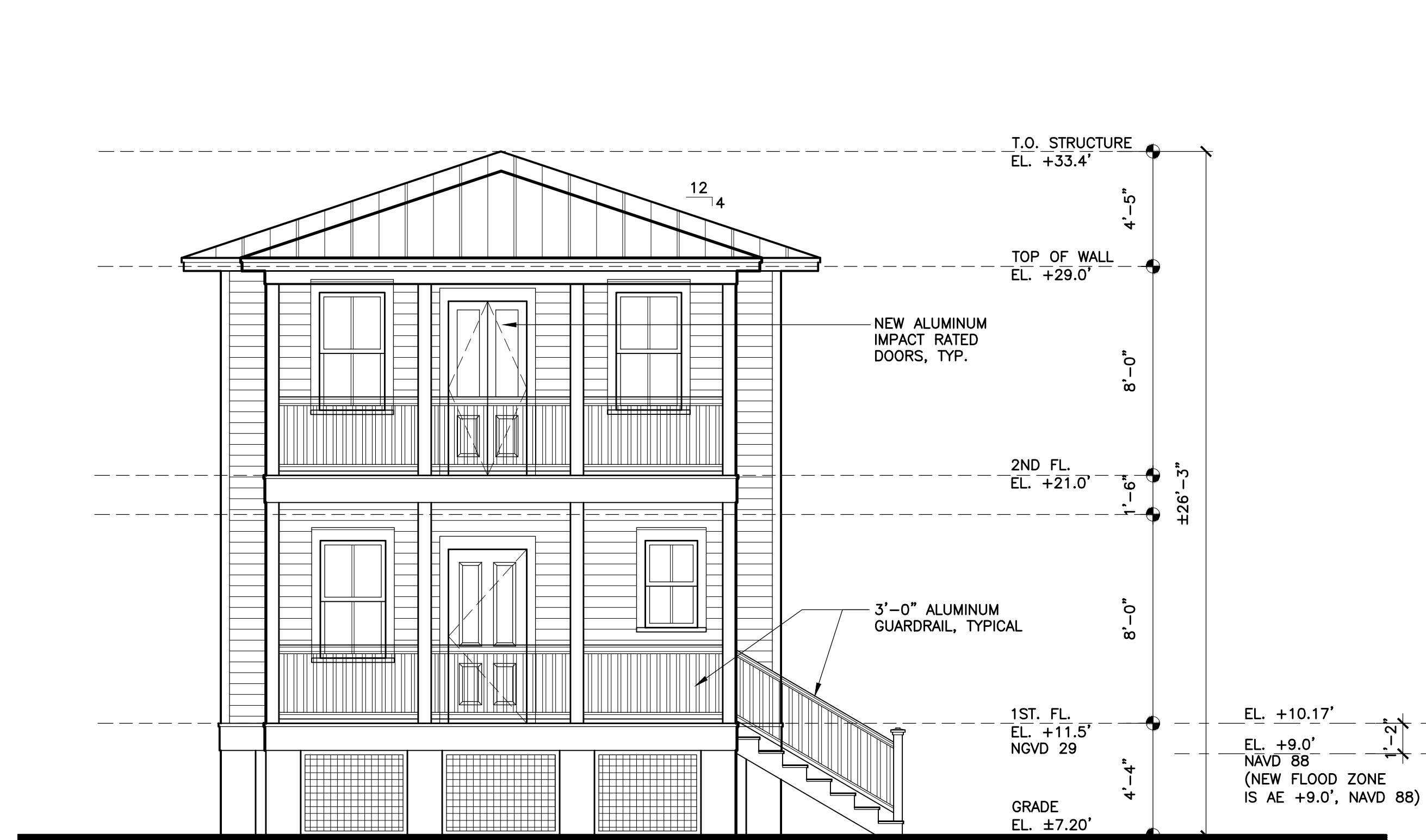
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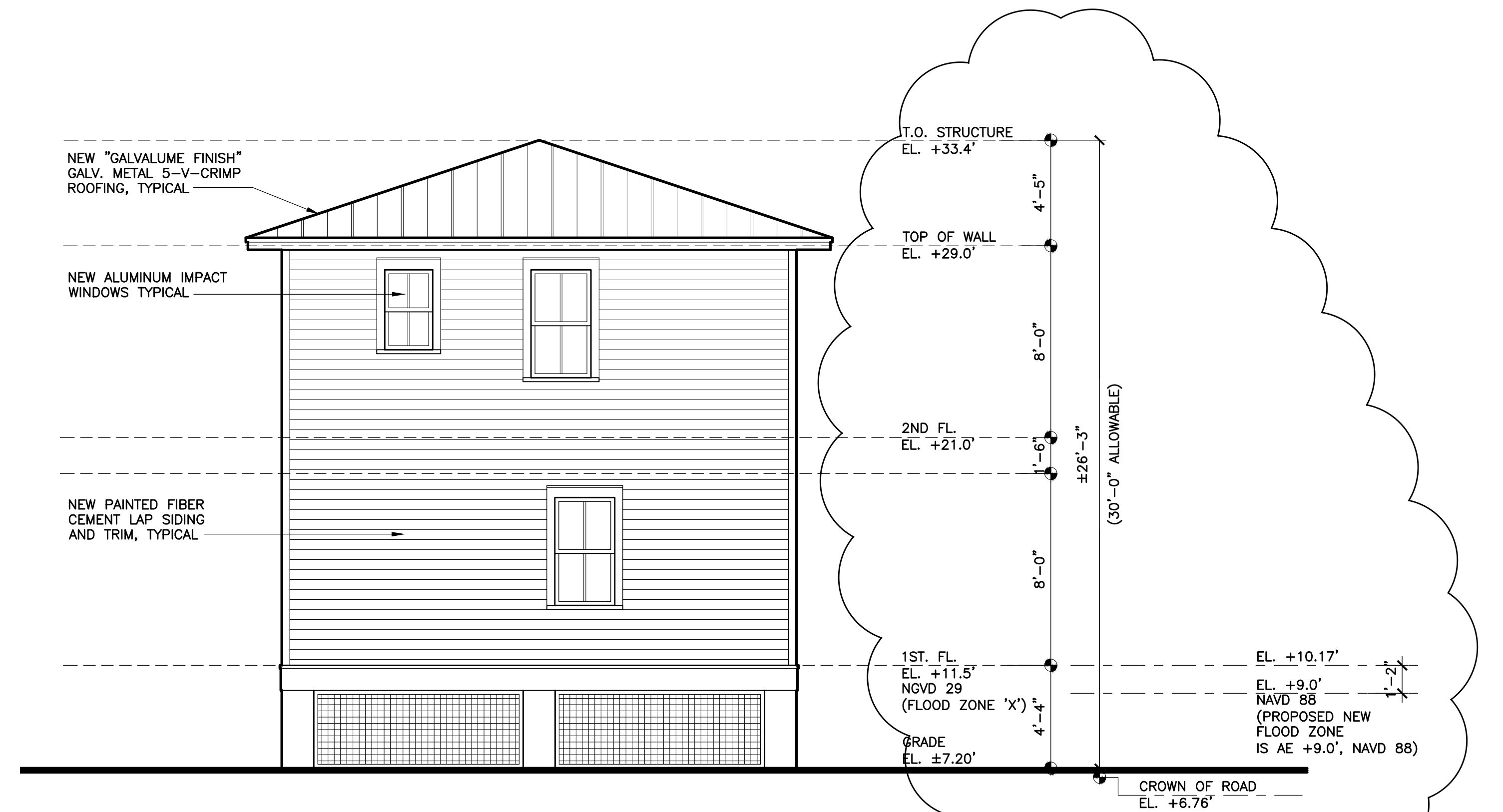
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A-4.3



1 PROPOSED FRONT ELEVATION - UNIT #3, #4 & #5

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



1 PROPOSED REAR ELEVATION - UNIT #3, #4 & #5

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

REV 



2 PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5

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



2 PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5

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

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

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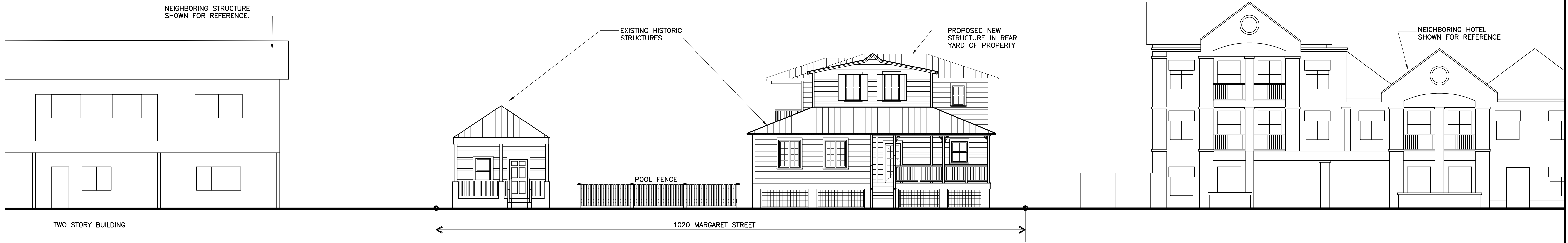
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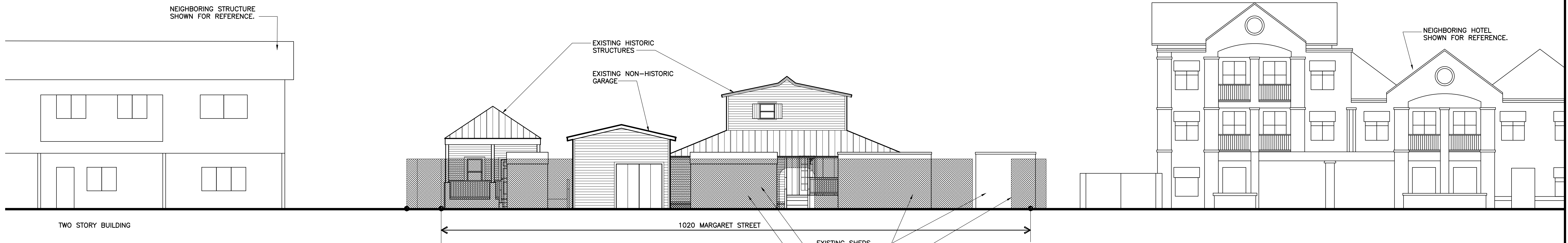
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1
A-4.4

PROPOSED STREET VIEW

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

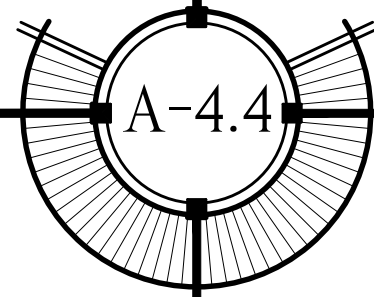


2
A-4.4

EXISTING STREET VIEW



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

1020 MARGARET STREET RENOVATIONS
KEY WEST, FLORIDA

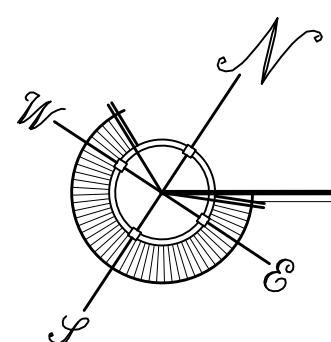
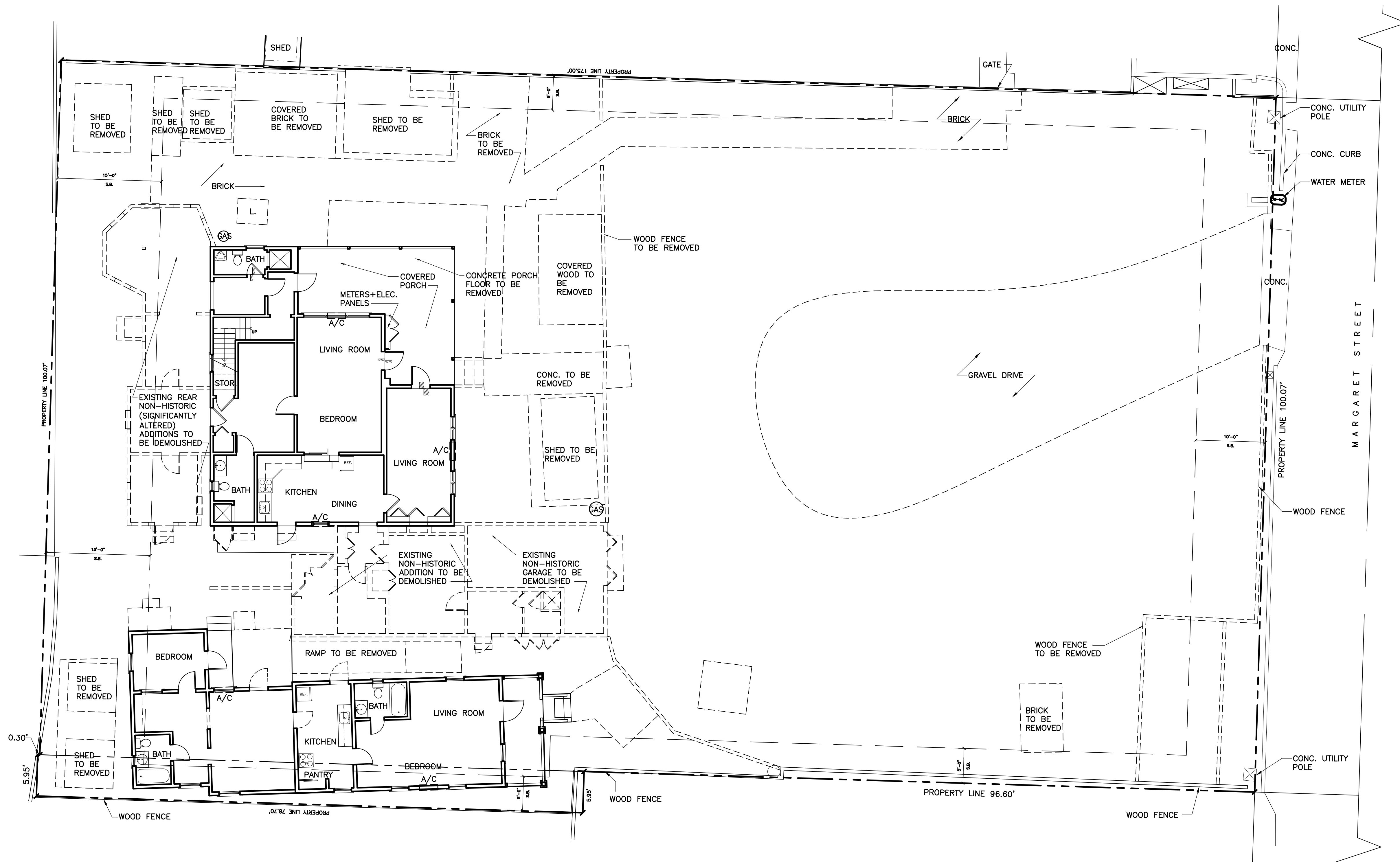


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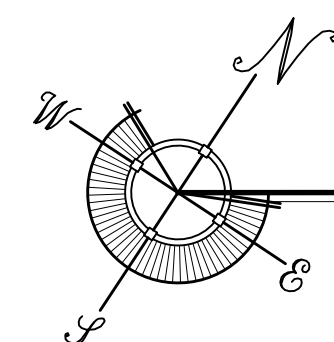
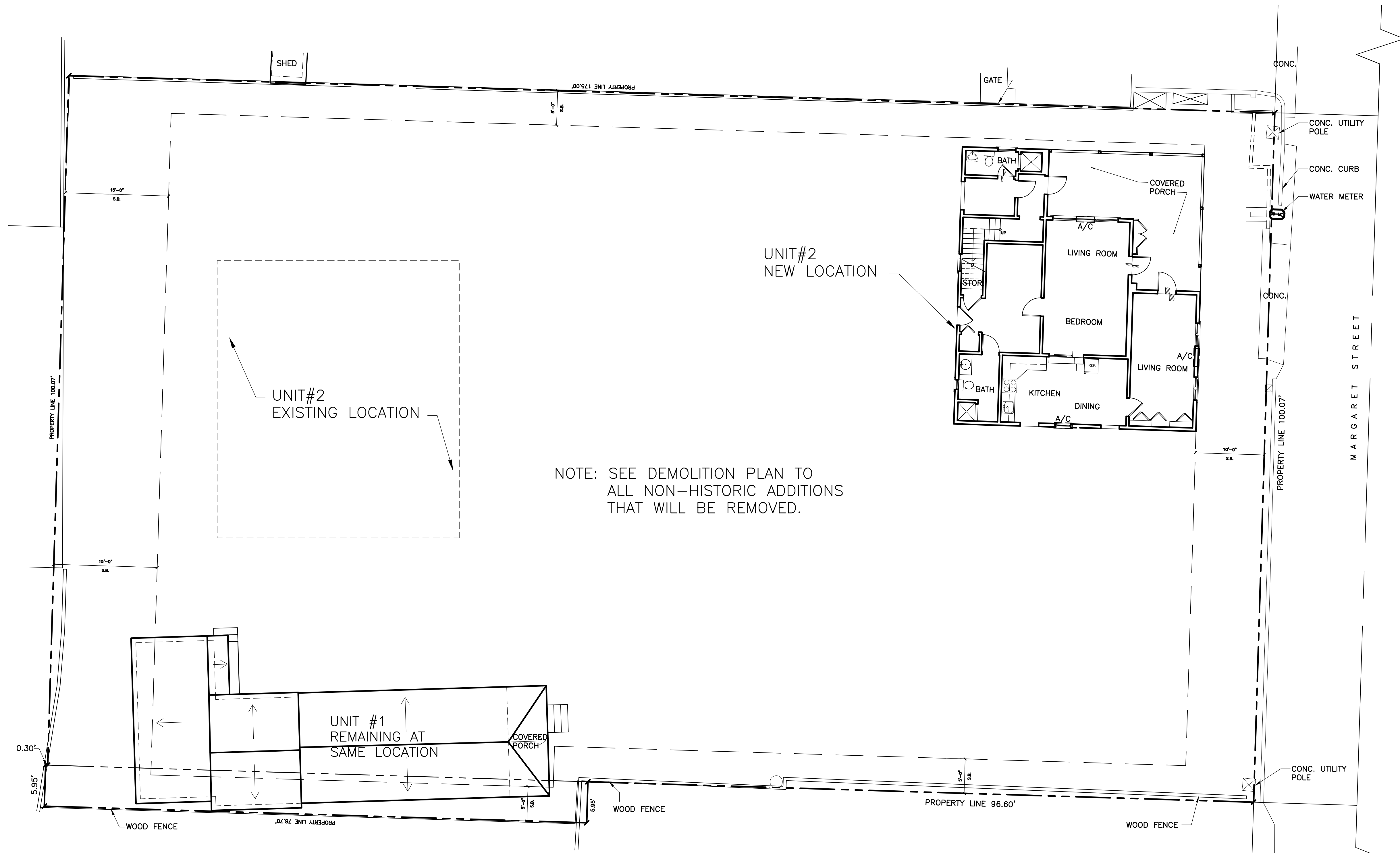
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DEMOLITION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
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SCALE: 1/8"=1'-0"






RELOCATION 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"

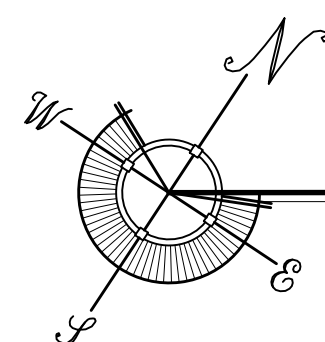
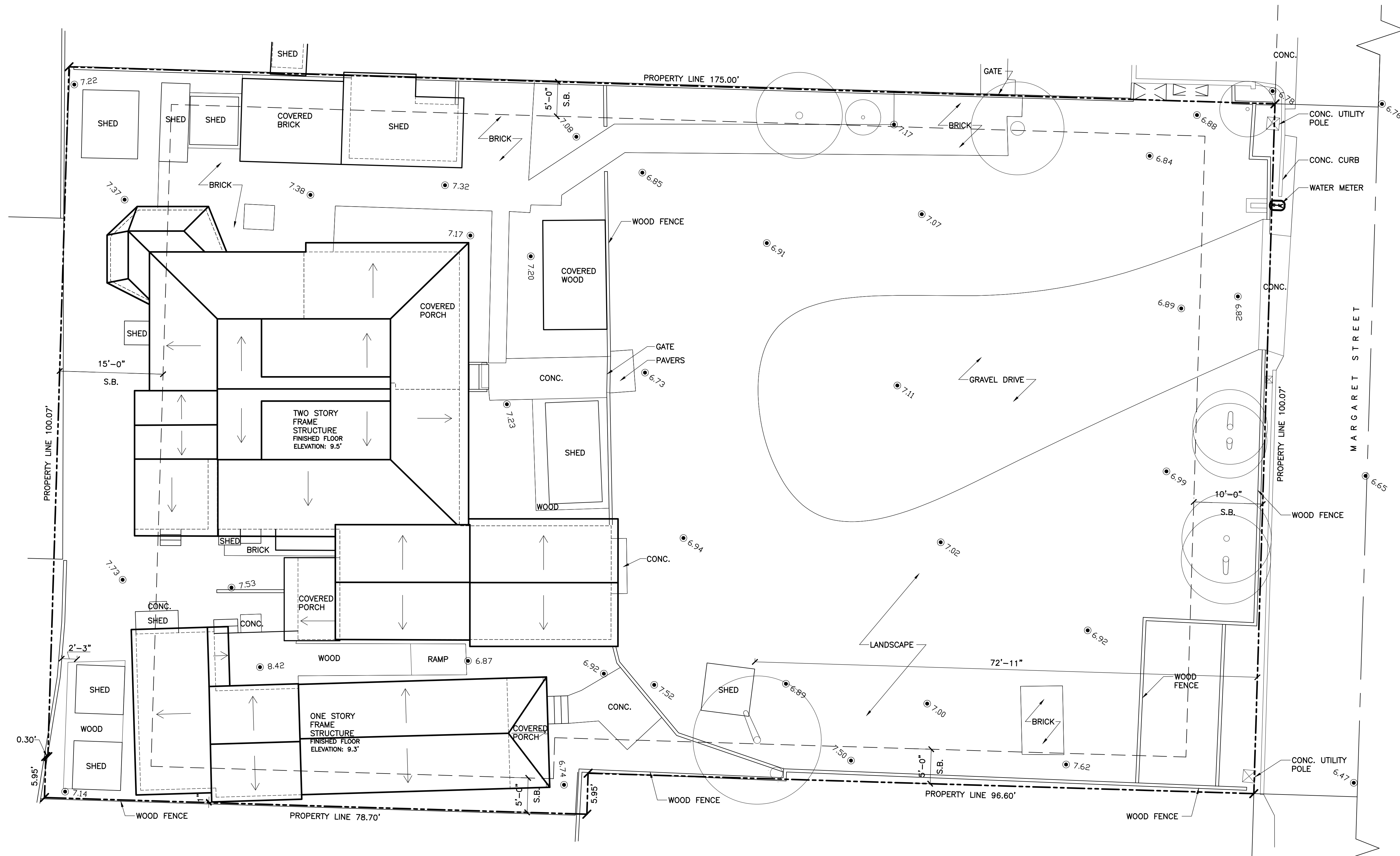
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

EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
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SCALE: 1/8"=1'-0"

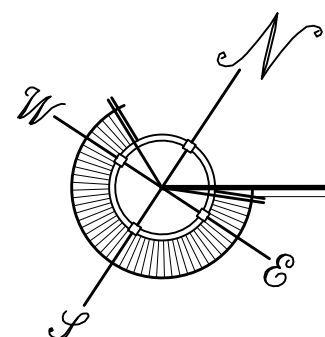
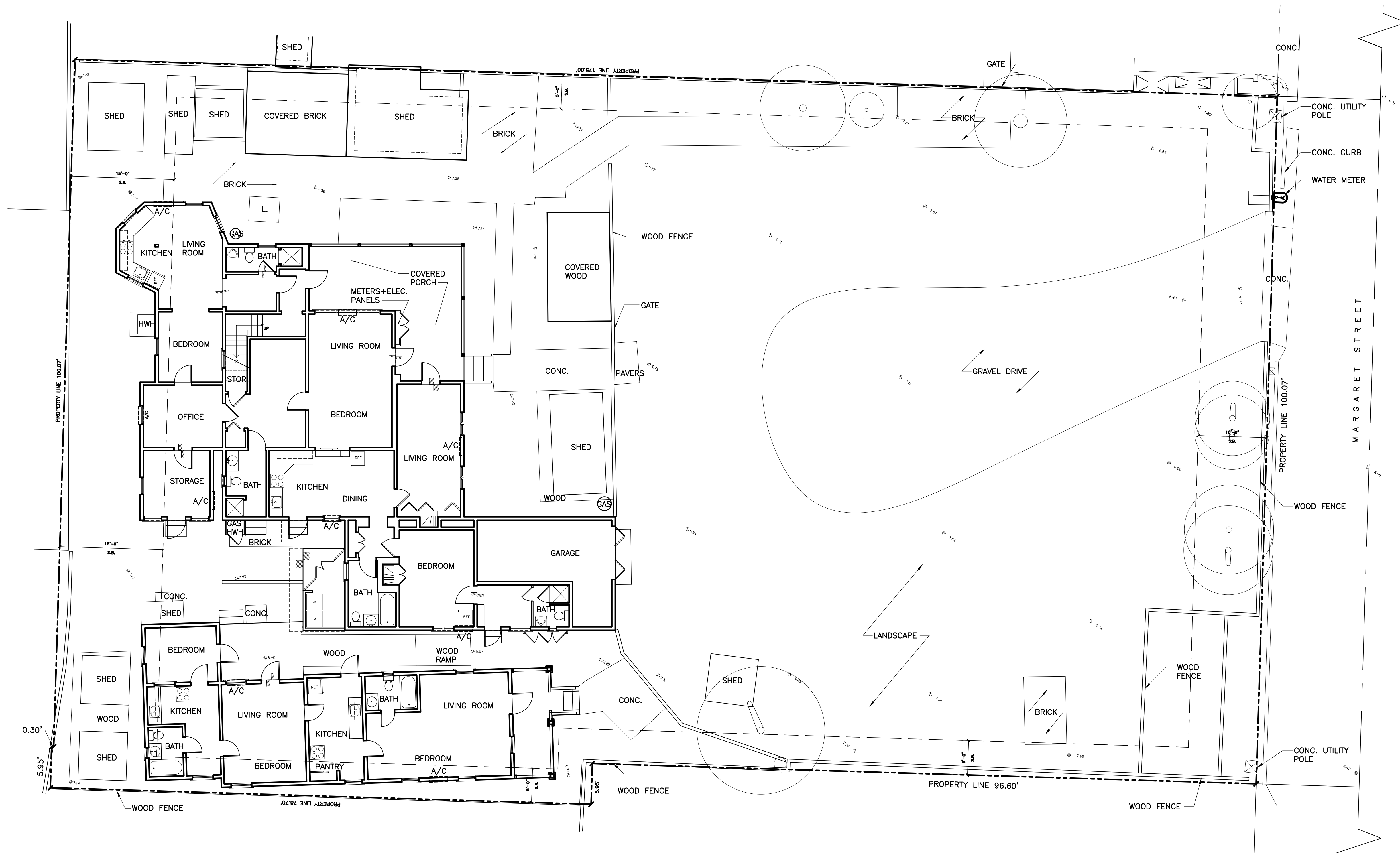
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

EXISTING FIRST FLOOR PLAN

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

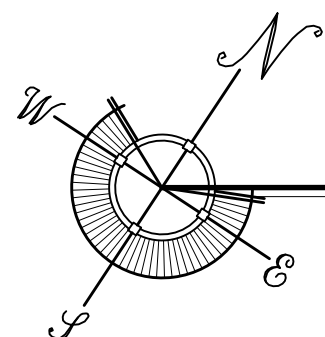
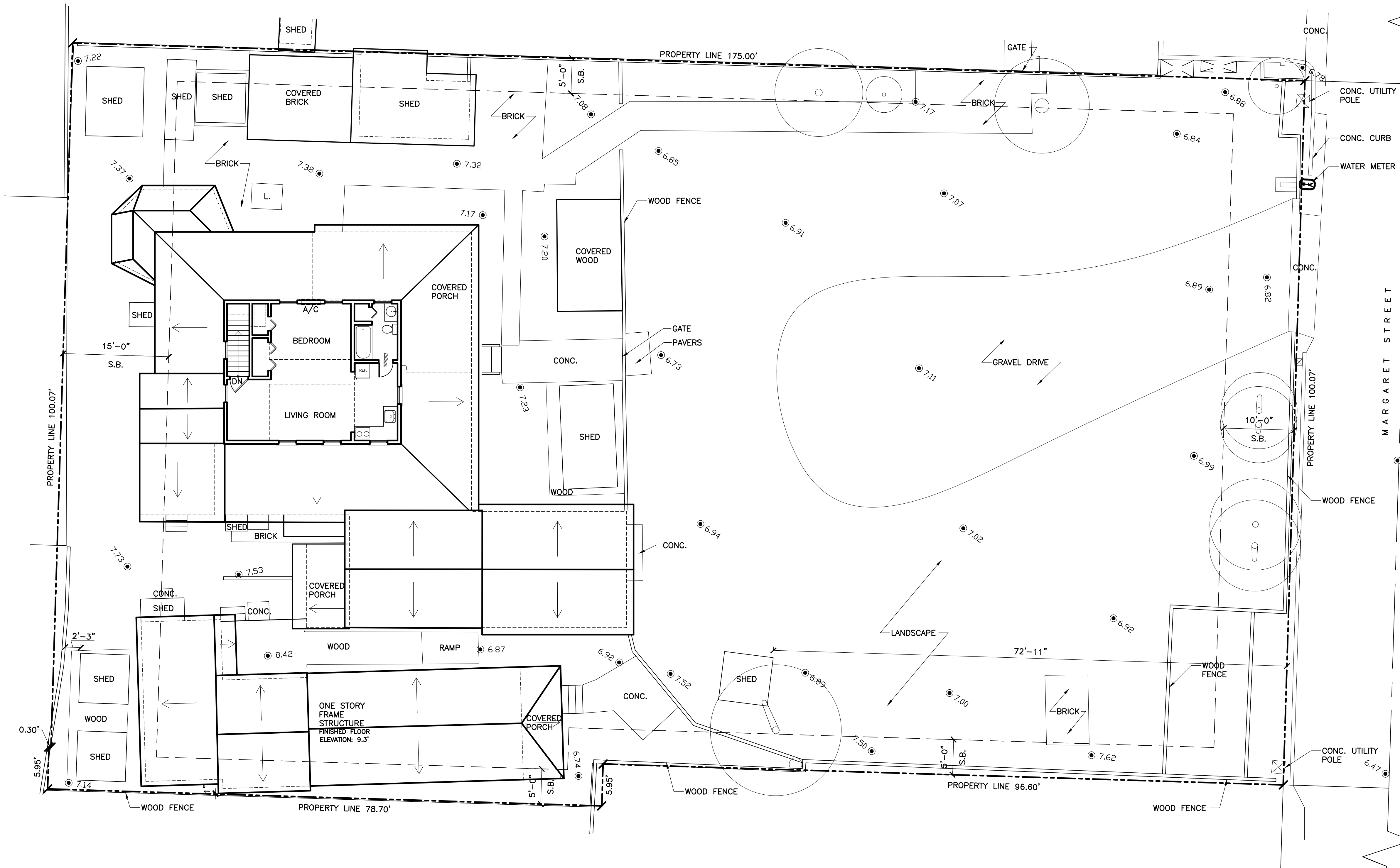
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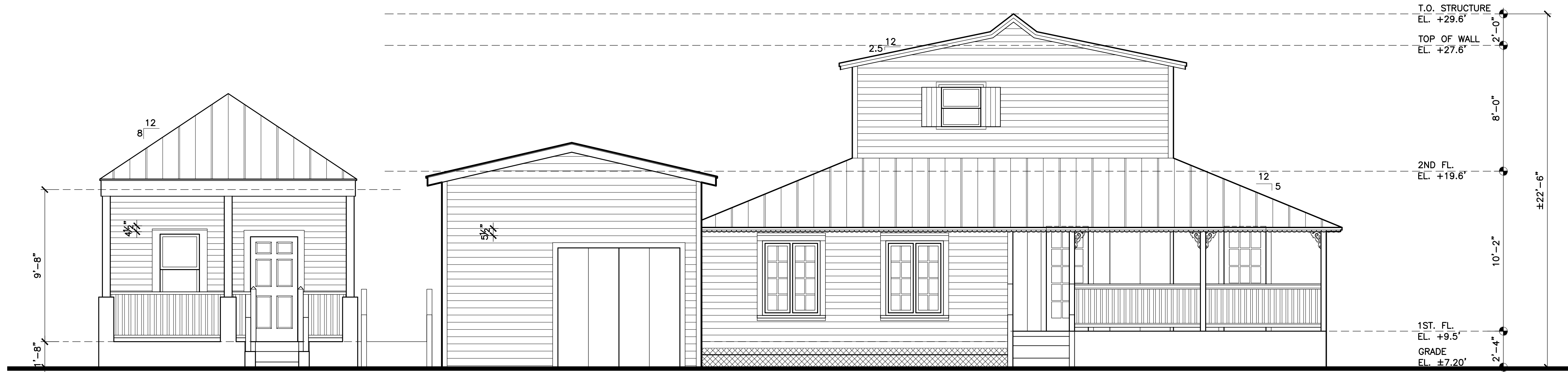
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EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
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SCALE: 1/8"=1'-0"



1 EXISTING FRONT ELEVATION

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



2 EXISTING SIDE ELEVATION - MAIN BLDG.

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



3 EXISTING HISTORIC BLDG REAR ELEVATION

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

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Ex-4

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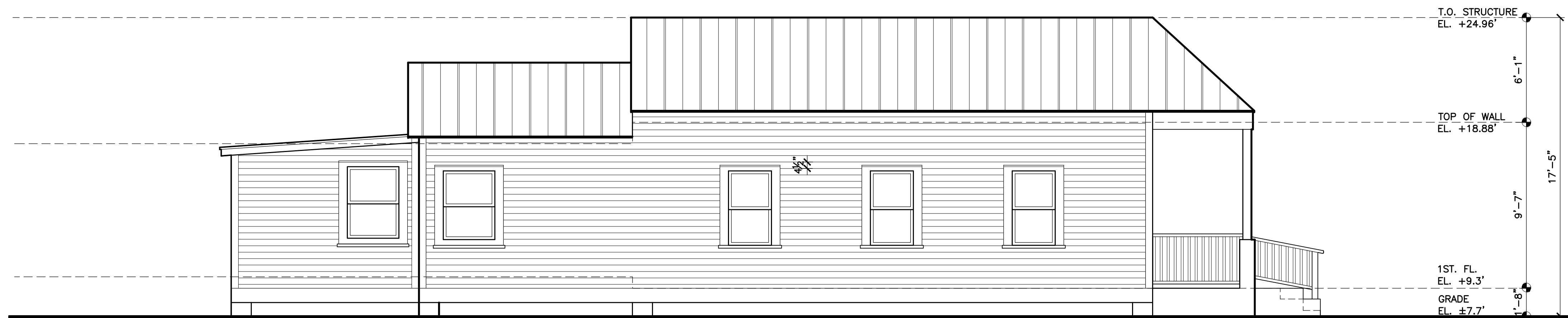
KEY WEST, FLORIDA



1
Ex-4.1

EXISTING HISTORIC BLDG SIDE ELEVATION

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



2
Ex-4.1

EXISTING SIDE ELEVATION - ONE STORY BLDG.

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



3
Ex-4.1

EXISTING SIDE ELEVATION

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

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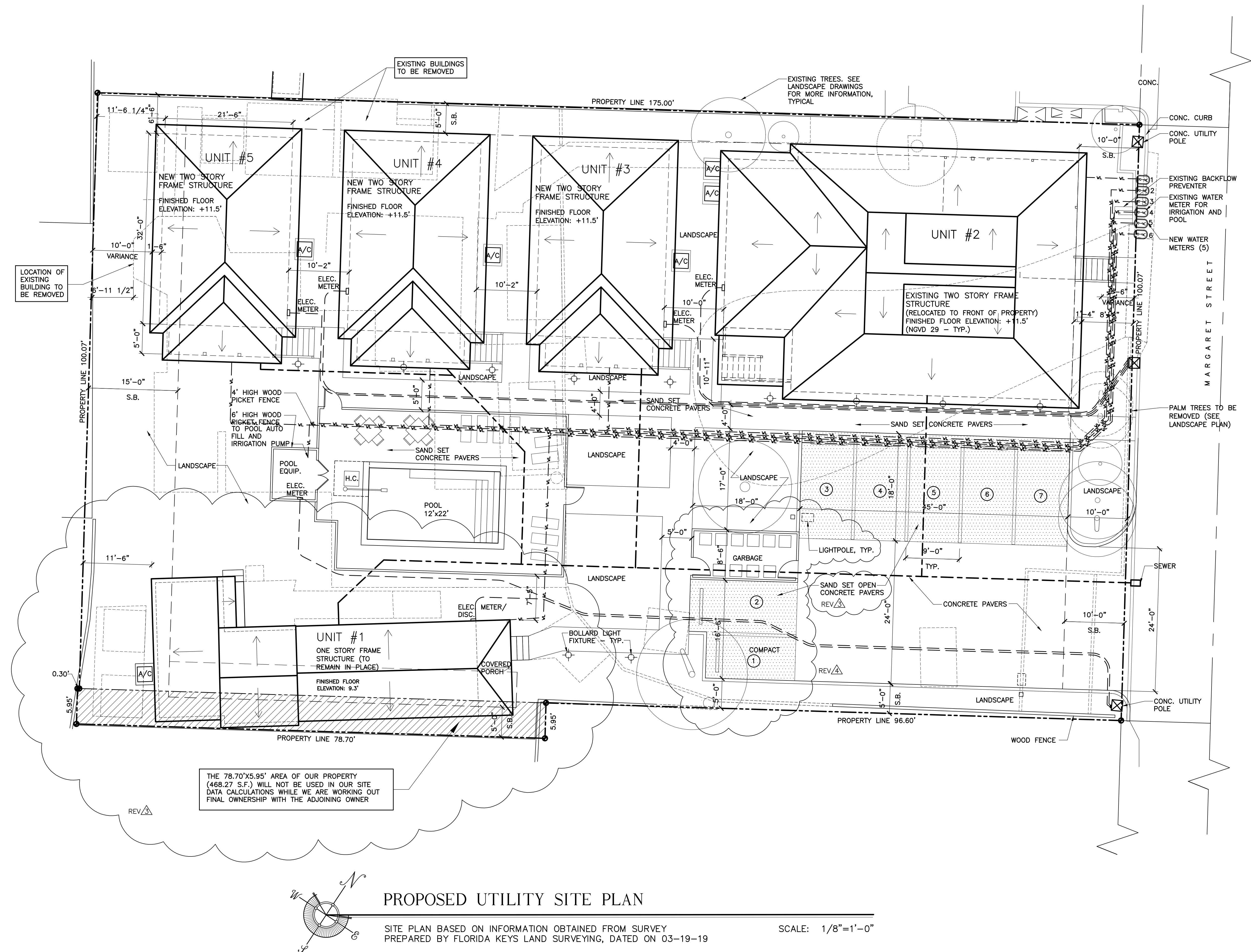
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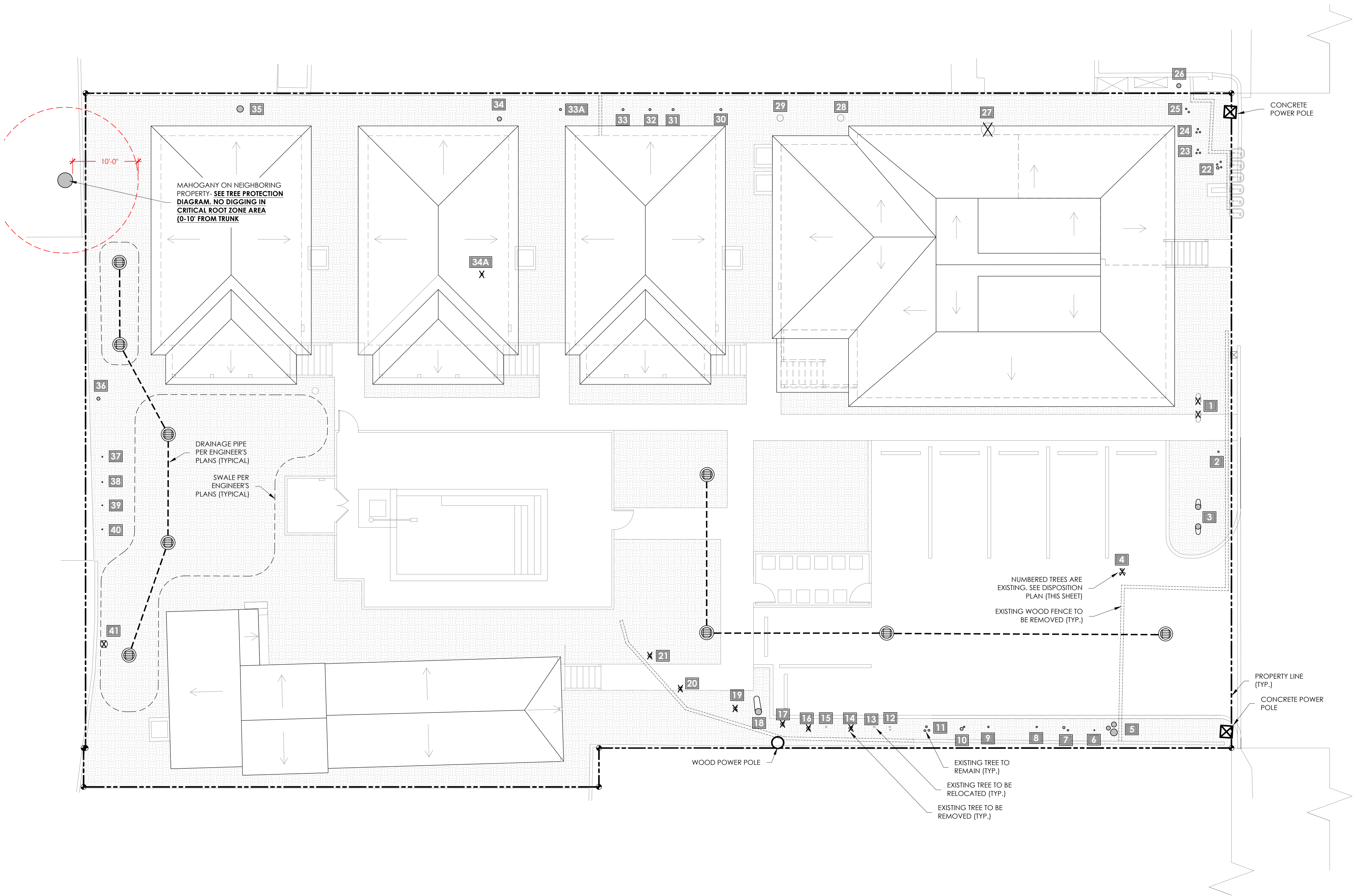
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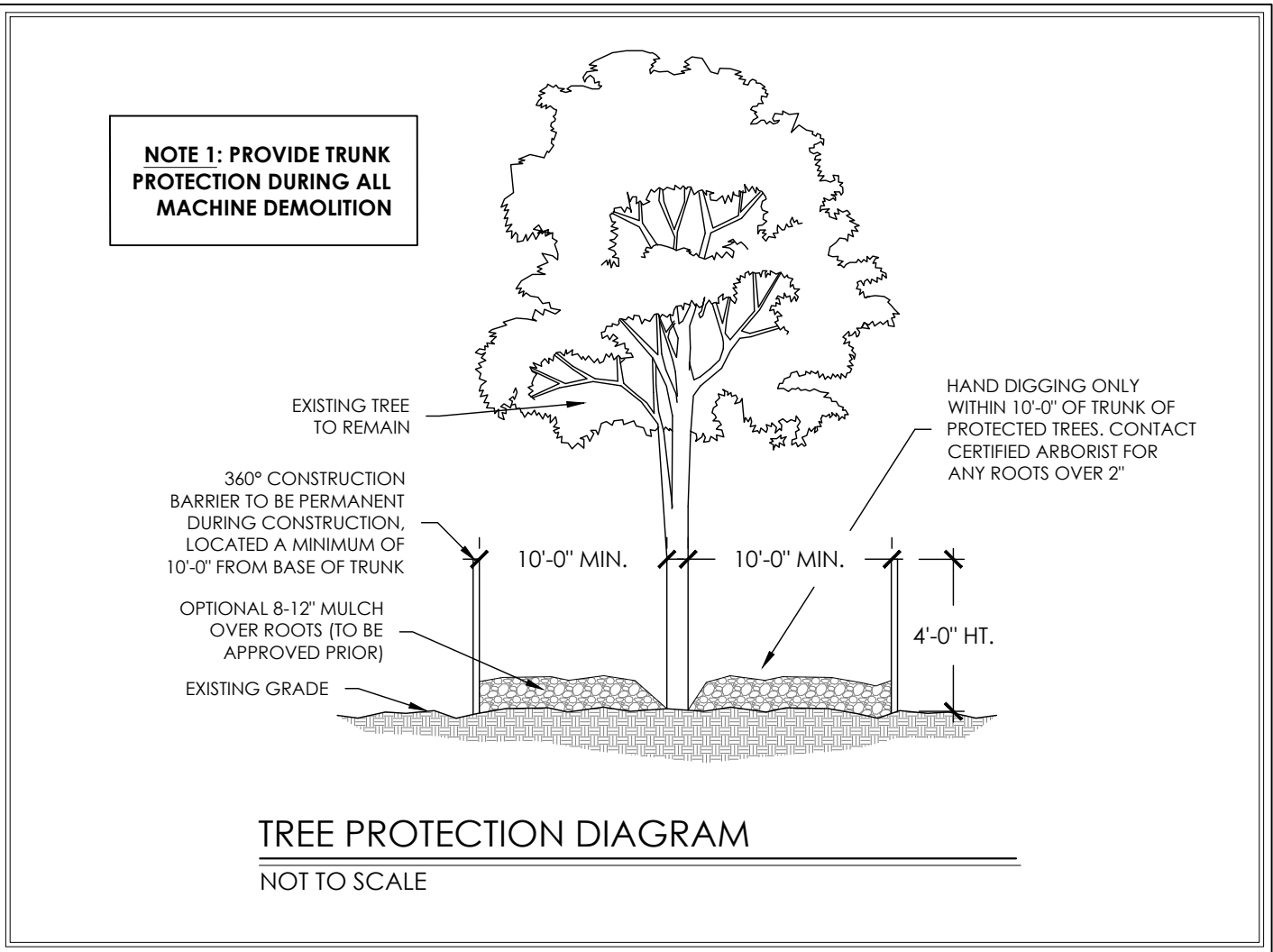
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Ex-4.1



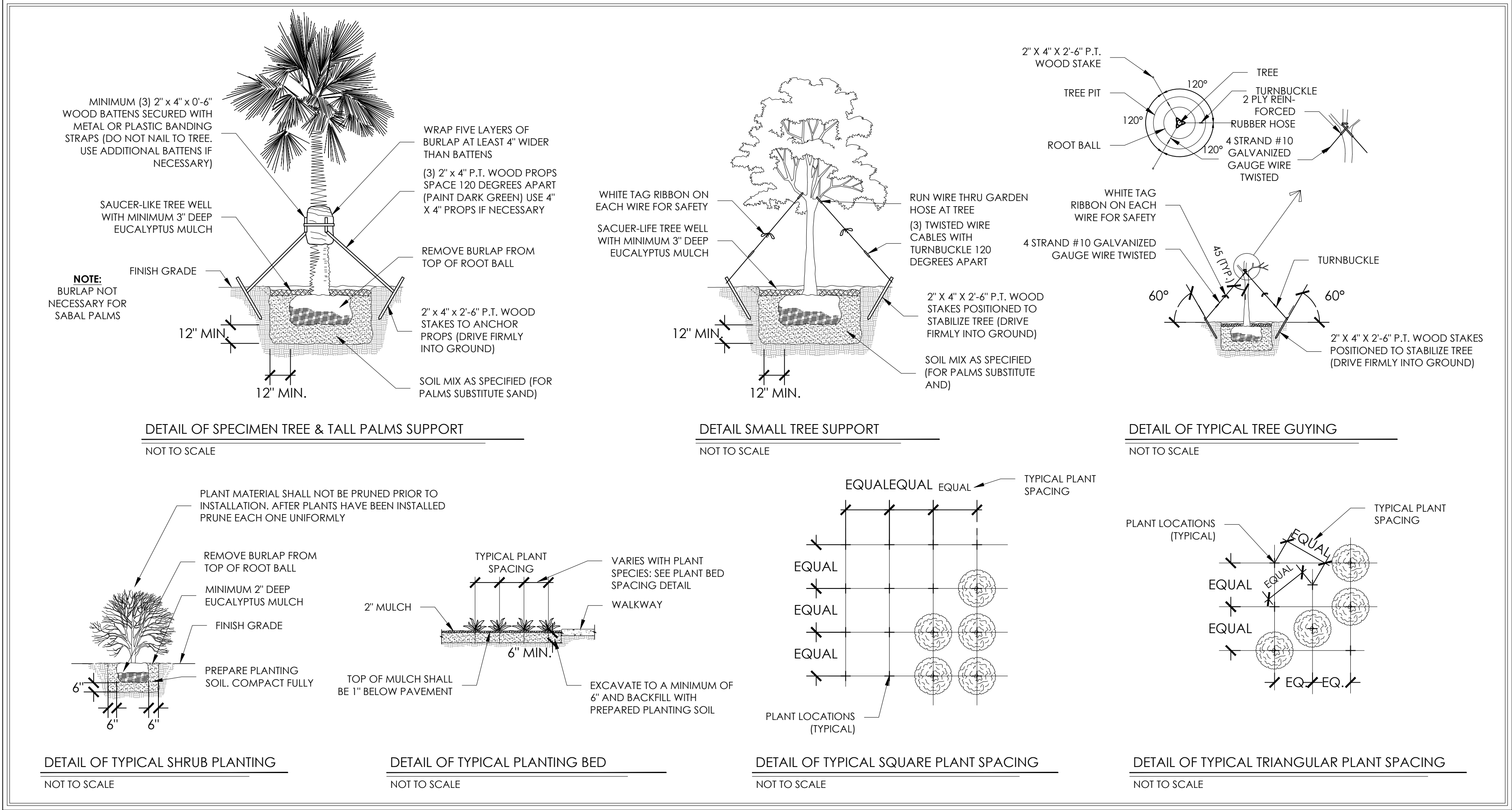


TREE DISPOSITION PLAN				
ID	Botanical Name	Common Name	Size	Disposition
TREES & PALMS				
1	Cocos nucifera	Coconut Palm	Double, > 10' HT	REMOVE
2	Annona sp.	Soursop	4" Caliper	REMAIN
3	Cocos nucifera	Coconut Palm	Double, > 10' HT	REMAIN
4	Canocarpus erectus	Silver buttonwood	6" DBH.	REMOVE
5	Moringa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



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 REMOVED LABELED WITH THE STATEMENT "DO NOT REMOVE".**
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

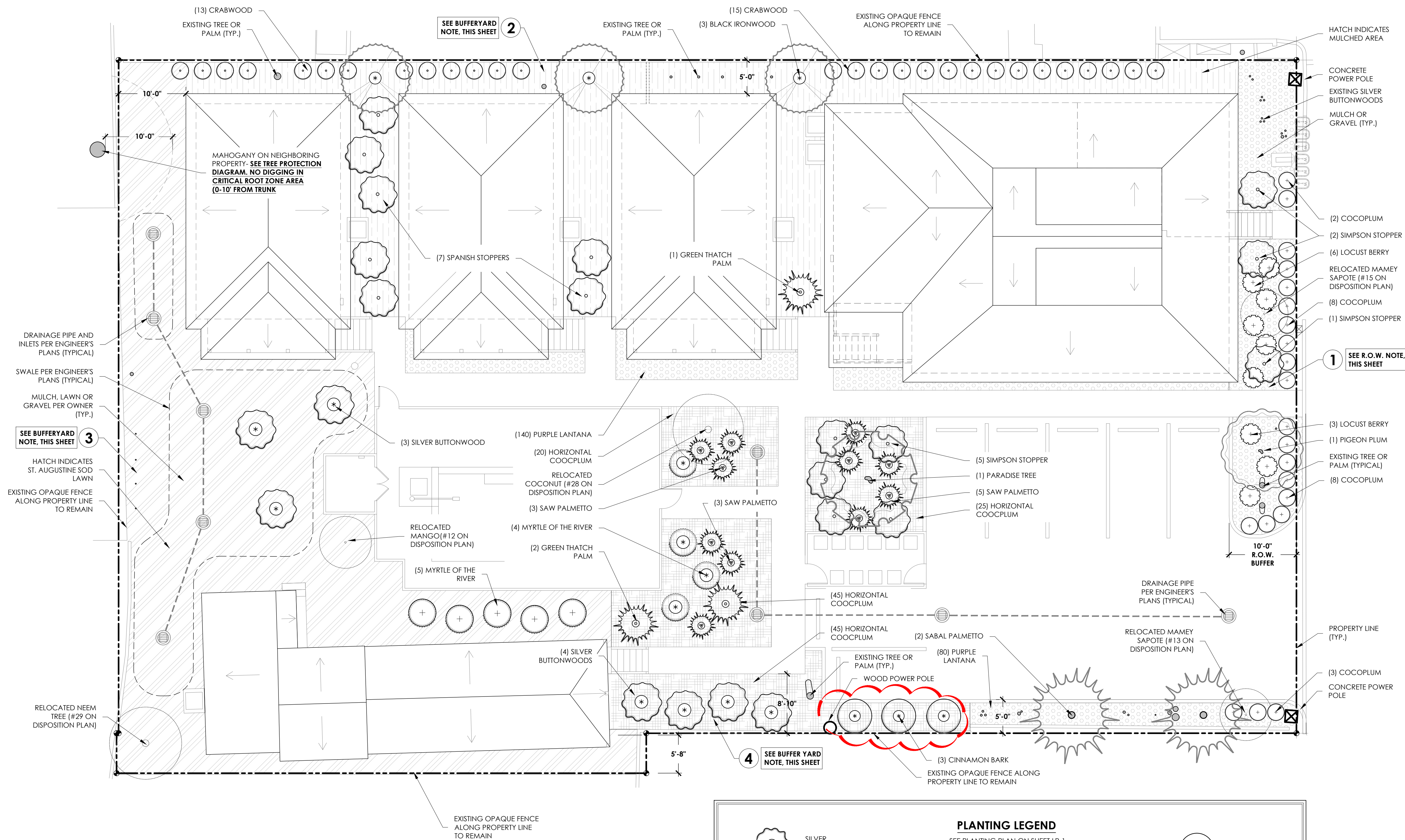
END

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 (RHAPS SPF.), 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	Calypttranthes zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calypttranthes 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	Canella 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	Byrsonima lucida	Locust Berry	3 gallon, full		
2	Myrcianthes fragrans	Simpson Stopper	5' PH, FL #1	1" min.	2"
GROUNDCOVER					
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"



PLANTING LEGEND
SEE PLANTING PLAN ON SHEET LP-1

	SILVER BUTTONWOOD		PARADISE TREE		LOCUST BERRY		CINNAMON BARK
	GREEN THATCH PALM		BLACK IRONWOOD		CRABWOOD		PURPLE LANTANA
	SIMPSON & SPANISH STOPPER		PIGEON PLUM		SAW PALMETTO		HORIZONTAL COCOPLUM
	CABBAGE PALM		MYRTLE OF THE RIVER		REPLACEMENT TREE OR PALM, SEE DISPOSITION PLAN		COCOPLUM

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

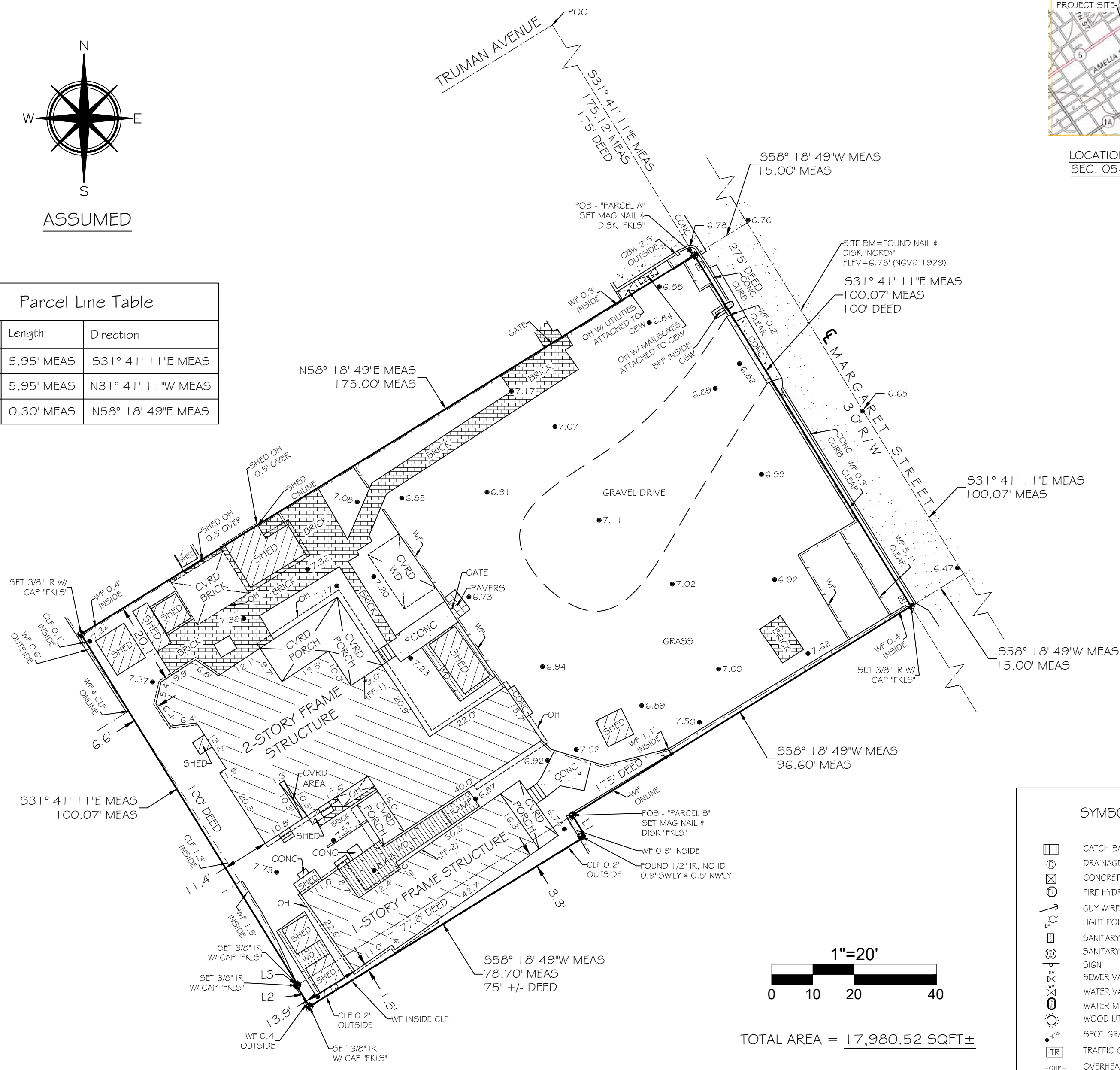
INTERIOR LANDSCAPE REQUIREMENTS

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

Parcel Line Table		
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



	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

- 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. AAOO04, ELEVATION=5.11' (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

$$(FF-2) = 9.3' \text{ (NGVD 1929)}$$

- 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.

"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
BO = BLOW-OUT
C 4 G = 2" CONCRETE CURB & GUT
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CP = CONCRETE POWER POLE
CVRD = COVERED
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


GUY = 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
 PRM = PERMANENT REFERENCE
 MONUMENT
 PT = POINT OF TANGENT
 R = RADIUS
 RAW = RIGHT OF WAY LINE
 SSCO = SANITARY SEWER CLEAN-OUT
 SW = SIDE WALK
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TOG = TOE OF SLOPE
 TS = TRAFFIC SIGN
 TYP = TYPICAL
 UR = UNREADABLE
 UJE = 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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	02/05/2019
MAP DATE	03/19/2019
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	19-105

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

ERIC A. ISAACSON, LSA #6763, PROFESSIONAL SURVEYOR AND MAPPER, LBS 7647



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