

GENERAL SITE INFORMATION

DISTRICT: HNC-1 (Historic Neighborhood Commercial - 1)
 GROSS AREA: .97 acres or 42,225 s.f.
 BLDG. COVERAGE: 20,759.68 s.f. (49.16%)
 IMPERVIOUS SURFACE: see civil plans
 OPEN SPACE: 14,400 s.f. (33.05%)
 LANDSCAPE AREA: 14,400 s.f. (33.05%)
 FLOOR AREA RATIO: see civil plans

LANDSCAPE DATA/CALCULATIONS

MINIMUM LANDSCAPE AREA
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 8,445 s.f. or .19 acres
 LANDSCAPE AREA PROVIDED: 13,487.54 or .31 acres

STREET FRONTAGE REQUIREMENT

97 ACRES REQUIRES 20 L.F. WIDE STRIP at 80 PUs per 100 L.F.
 NOTE: Request waiver for Bufferyard Planting in Lieu of Street Frontage Requirement.

SIMONTON STREET REQUIREMENT: 20' wide Strip

171 L.F. = 136 PLANT UNITS within 20' wide strip
 ISSUE: Only 5' planting space for most of Frontage and much of area encumbered by walkways and driveways.

VIRGINIA STREET REQUIREMENT: 20' wide Strip

248 L.F. = 200 PLANT UNITS within 20' wide strip
 ISSUE: Only 7'-6" planting space for most of Frontage and much of area encumbered by walkways and driveways.

INTERIOR PARKING REQUIREMENT

NOT APPLICABLE

PERIMETER PARKING REQUIREMENT

NOT APPLICABLE

NON-VEHICULAR USE AREA (NOS)

16.8% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)
 (13.26% or 7,100 s.f. / 2,000 = 3.5
 3.5 X 4 Trees = 14 TREES REQUIRED
 (NOS) TREES PROVIDED = 14+

BUFFERYARD/LANDSCAPE SCREENING

NORTH ADJACENCY:
 Northwest: Mixed-use 5' "B" BUFFER (low-impact) at 40 PUs per 100 L.F.
 113 L.F. = 45 PUs Required
 PUs Provided: 45+
 Northeast: Multi-family 5' "A" BUFFER at 17 PUs per 100 L.F.
 135 L.F. = 23 PUs Required
 PUs Provided: 23+

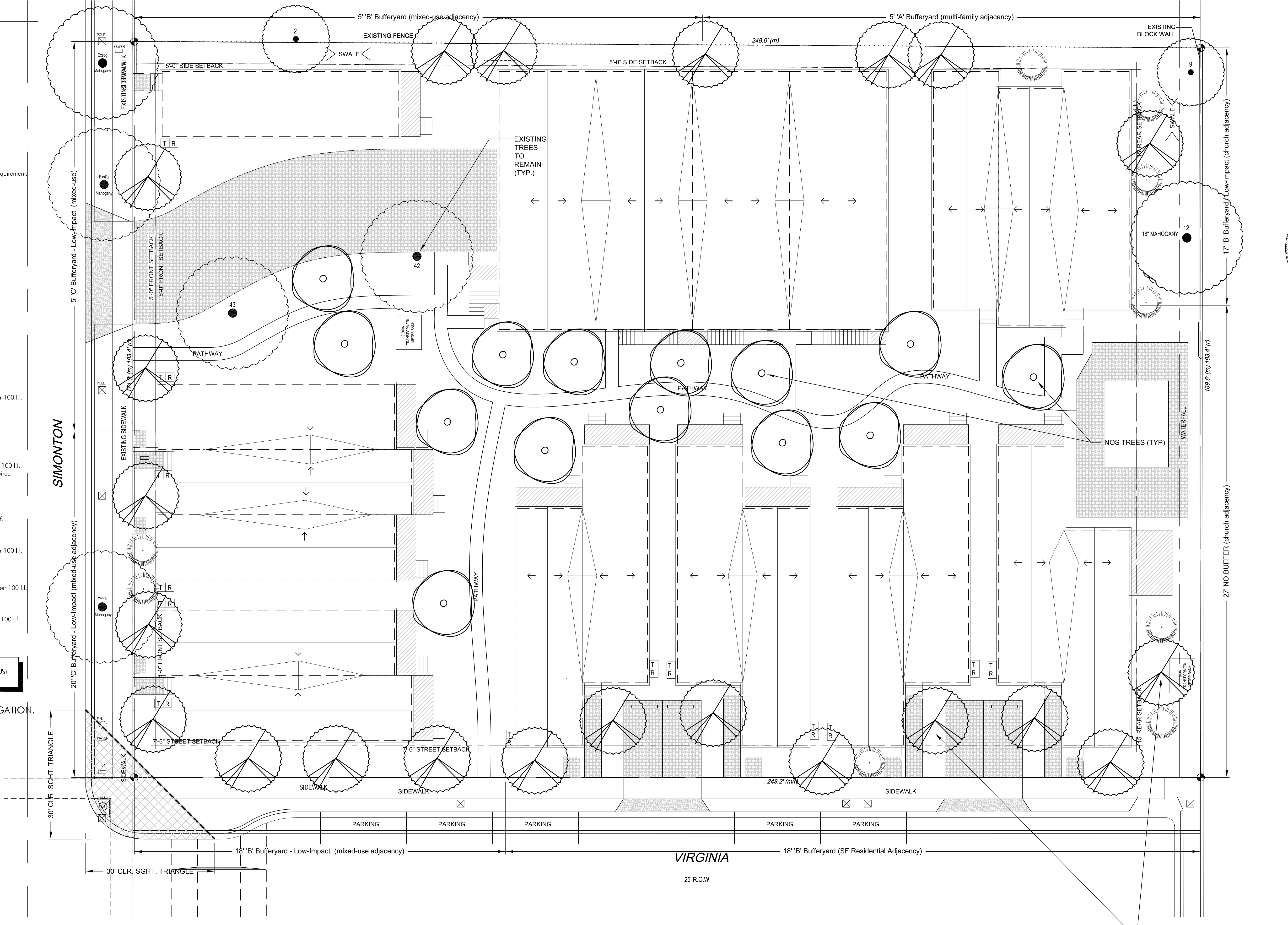
EAST ADJACENCY:
 Northeast: Church 17' "B" BUFFER (low-impact) at 36 PUs per 100 L.F.
 60 L.F. = 22 PUs (50% wall reduction) 11 PUs Required
 PUs Provided: 11+

SOUTH ADJACENCY:
 Southeast: SF Residential 18' "B" BUFFER at 36 PUs per 100 L.F.
 181 L.F. = 65 PUs Required
 PUs Provided: 65+
 Southwest: Mixed-use 18' "B" Buffer (low-impact) at 36 PUs per 100 L.F.
 87 L.F. = 32 PUs Required
 PUs Provided: 32+

WEST ADJACENCY:
 Southwest: Mixed-use 20' "C" BUFFER (low-impact) at 56 PUs per 100 L.F.
 80 L.F. = 45 PUs Required
 PUs Provided: 45+
 Northwest: Mixed-use 5' "C" Buffer (low-impact) at 40 PUs per 100 L.F.
 91 L.F. = 37 PUs Required
 PUs Provided: 37+

PLANT UNIT TOTALS:
 TOTAL PLANT UNITS REQUIRED: 258 (594 including Street Frontage PUs)
 TOTAL PLANT UNITS PROVIDED: 258+

NOTE: SEE SHEET L-2 FOR TREE IMPACTS / MITIGATION.



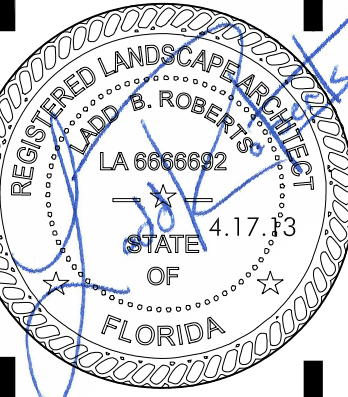
LANDSCAPE PLAN

3/32" = 1' = 0"

CONCEPTUAL TREE LOCATIONS
 SEE SHEET L-2 FOR PALETTE
 CANOPY, UNDERSTORY & PALMS

CODE REQ. LANDSCAPE PLAN

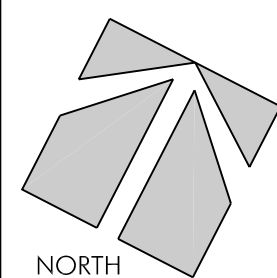
SCALE 3/32" = 1' = 0"



CODE LANDSCAPE PLAN

SOUTHERNMOST CABANA
 KEY WEST, FLORIDA

REVISIONS:
 4.8.13 site plan change
 4.16.13 exstg tree correct



JOB NUMBER:
 LWD 13003.1
 DATE:
 3.1.13
 DRAWN BY:
 LADD B. ROBERTS
 CHECKED BY:
 EVAN BELL

SHEET NUMBER:
L-1

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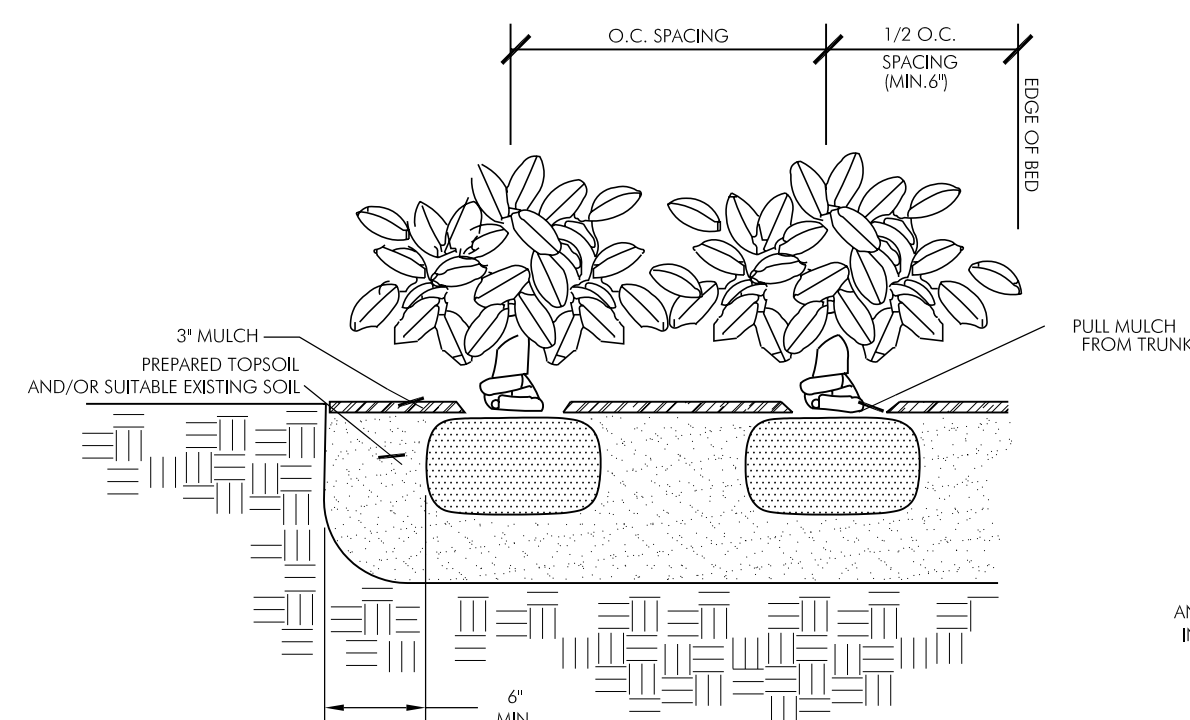
1015-1027 Simonton Street

Tree	Local Name	Scientific Name	Remove	Approximate DBH	Quality	Notes
1	Royal Poinciana	Delonix regia	X	12	Asymmetrical, Competing with Mohogany on ROW	Specially Protected
2	Royal Poinciana	Delonix regia		31	Decent, Reduce canopy less than 30%	Specially Protected
3	Royal Poinciana	Delonix regia	X	15	Growing in utility lines	Specially Protected
4	Royal Poinciana	Delonix regia	X	20	Asymmetrical, wound in central crotch	Specially Protected
5	Spanish Lime	Melicoccus bijugatus	X	28	Decent, Slight crown die back	Specially Protected
6	Gumbo Limbo	Bursera simaruba	x	14	Asymmetrical leaning, No central leader	Specially Protected
7	Tropical Almond	Terminalia catappa	x	28	Decent, Few decaying stub cuts	Specially Protected Due to Size
8	Womans Tongue	Albizia lebeck	X	30	Asymmetrical leaning, No central leader	Specially Protected Due to Size
9	Persea americana	Avocado		6	Nice	Specially Protected
10	China Berry	Melia azedarach	X		Hat rack, Mutli stem suckers, declining- less than 24"	Non-native- Not protected
11	China Berry	Melia azedarach	X		Hat rack, Mutli stem suckers, declining- less than 24"	Non-native- Not protected
12	Mahogany	Sweitenia mahoganii		18	Nice	Specially Protected
13	Sapodilla	Manikara zapota	X	30	Mutli- trunked at low origin	Specially Protected
14	Royal Poinciana	Delonix regia	X	18	leaning on wall, Few decay spots	Specially Protected
16	Ficus Aurea	Strangler Ficus	X	60	Nice	Specially Protected Due to Size
17	Spanish Lime	Melicoccus bijugatus	X	48	Hollow	Heavy Damage /Spec Prot. -size
18	Royal Poinciana	Delonix regia	X	8	Minor included bark at notch	Specially Protected
19	Coconut Palm	Cocos nucifera	X		Too tall	Non-native
32	Spanish Lime	Melicoccus bijugatus	X	8	Hat Rack, Under utility lines	Specially Protected
33	Tamarind	Lysiloma latisiquum	X	30	Nice, minor cross branching	Specially Protected
34	Christmas Palm	Adonidia sp.	X		Non Native	Non-native
35	Royal Poinciana	Delonix regia	X	16	Nice	Specially Protected
36	Christmas Palm	Adonidia sp.	X		Non Native	Non-native
37	Royal Poinciana	Delonix regia	X	8	Nice, minor cross branching	Specially Protected
38	Royal Poinciana	Delonix regia	X	9	Major cross branching, growing on structure	Specially Protected
39	Royal Poinciana	Delonix regia	X	14	Nice	Specially Protected
40	Fiddlewood	Citharexylum fruticosum	X	8	Hat rack, sucker growth only	Heavy Damage
41	Mahogany	Sweitenia mahoganii	X	28	Nice, Minor concrete inclusion at base	Specially Protected
42	Royal Poinciana	Delonix regia		18	Nice, Remain if not impacted by road layout	Specially Protected
43	Sandbox Tree	Hura crepitans		36	Nice, Trim back canopy less than 30%	Non-Native
44	Sandbox Tree	Hura crepitans	X	6	In fence line	Non-Native
45	Sandbox Tree	Hura crepitans	X	12	Nice	Non-Native
TOTALS						
Total Protected Trees on site					559	
Total Protected Trees to remain on site.					91	
Total Protected inches to be Removed					468	
Palms to be removed- Non Native					3	

TREE MITIGATION CALCULATIONS (70% replacement value)

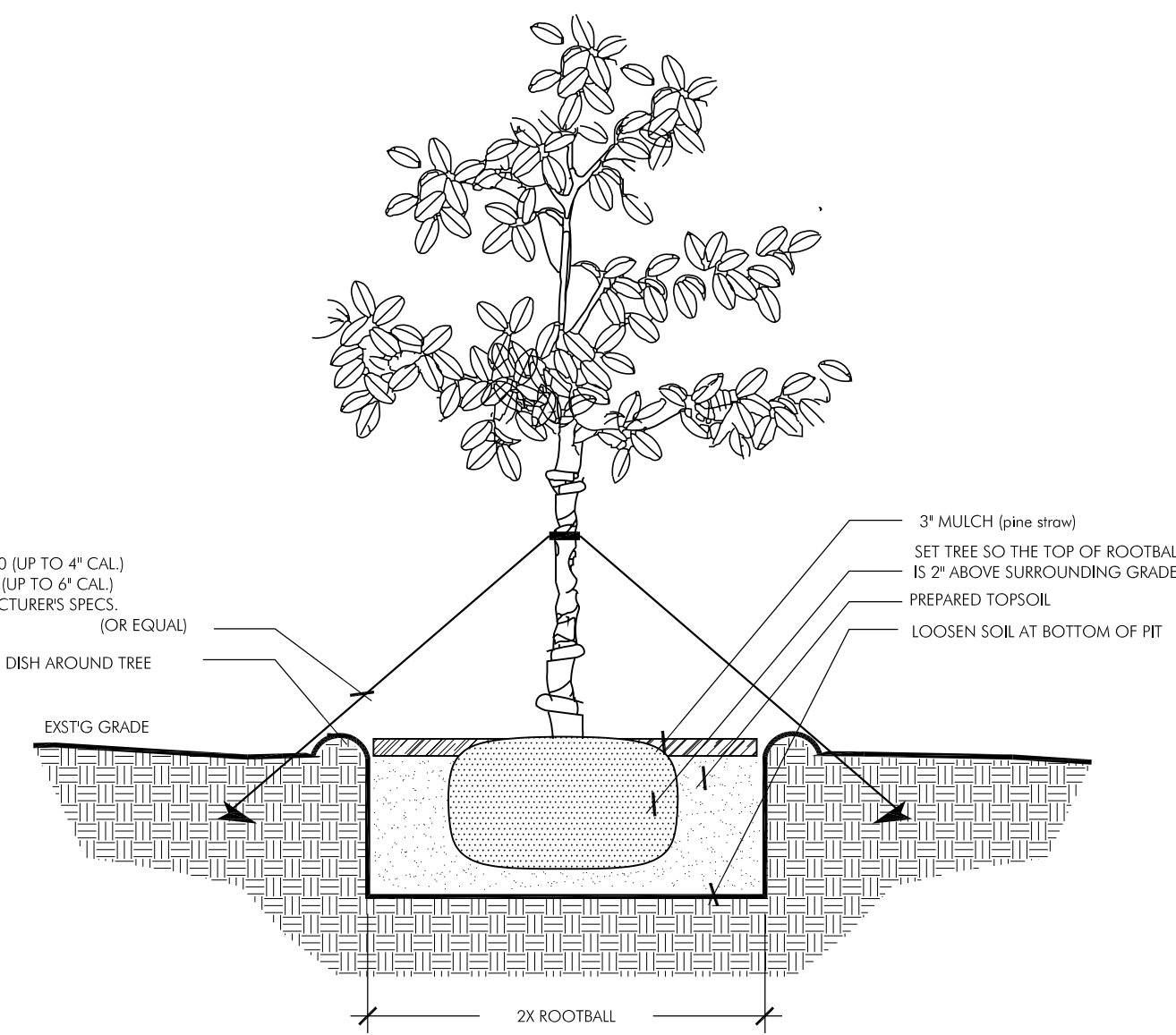
TREES INCHES REQUIRED: 328" (468" X .70 = 327.6")

TREES INCHES PROVIDED: 328" REPLACEMENT INCHES SHALL BE PROVIDED ON SITE OR MITIGATED FOR VIA TREE FUND PAYMENT.



SHRUB PLANTING DETAIL

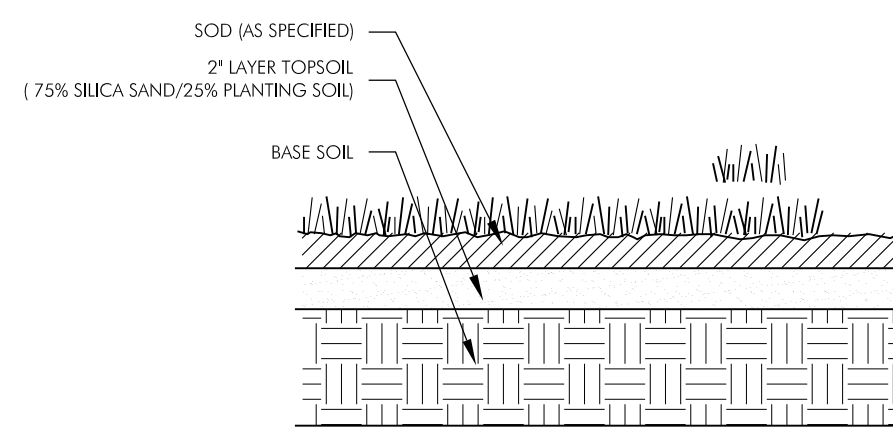
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

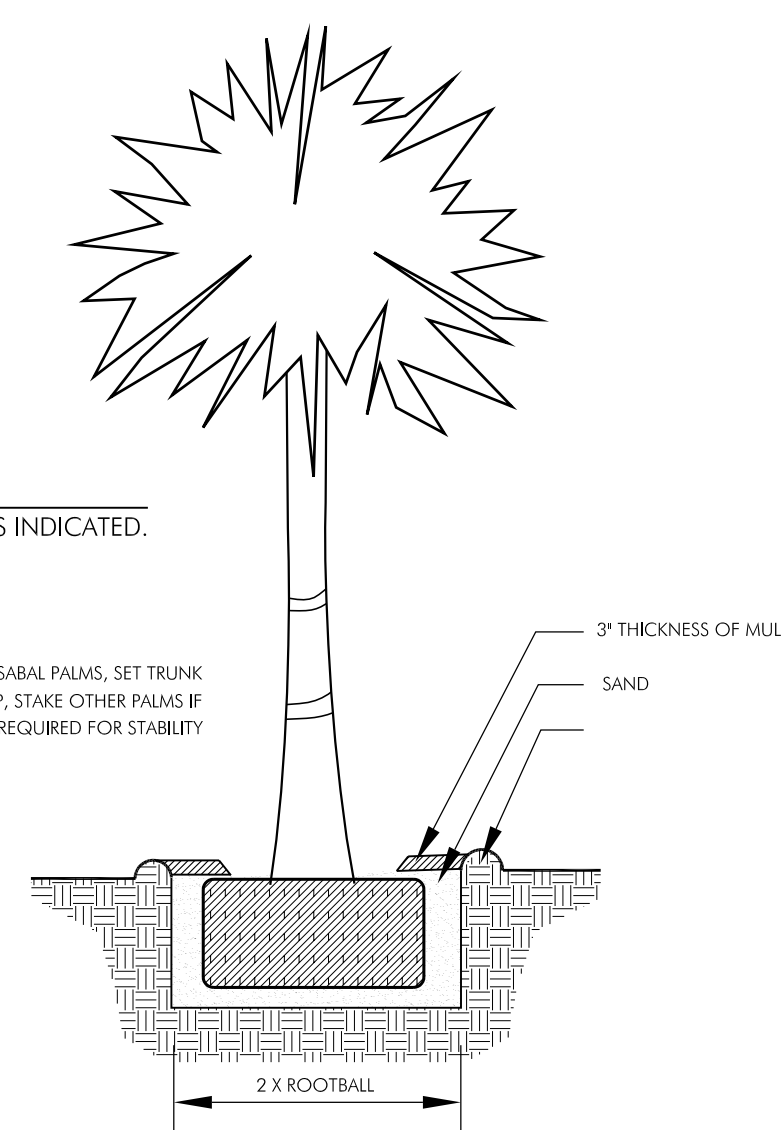
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.



PALM PLANTING DETAIL

FOR SABAL PALMS, SET TRUNK 12" DEEP, STAKE OTHER PALMS IF REQUIRED FOR STABILITY

GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE. REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN LOCATING THEIR POSITIONS ON SITE.

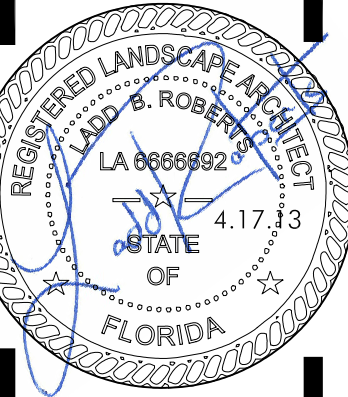
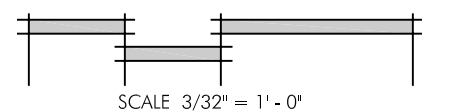
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12: 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

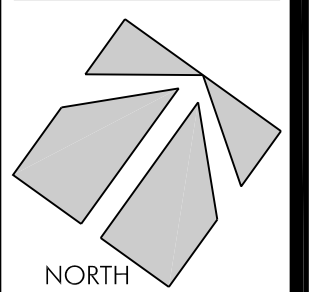
Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS						SHRUBS					
	SABAL PALM	Sabal palmetto	12-18 clr. trnk.				SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6' o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd./hgt.	FL #1	NATIVE
	SAW PALMETTO	Serenoa repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
TREES CANOPY						GROUND COVER					
	MAHOGANY	Sweitenia mahoganii	4" cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE		MUHLY GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latisiquum	4" cal., 12-14' o.h.,	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	PIDGON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h	FL #1	NATIVE		GOLDEN CREEPER	Emodea litoralis	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis elliotii	1 gal., full	FL #1	NATIVE
	GREEN BUTTWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	SILVER BUTTWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis spp 'Dwarf'	1 gal., full	FL #1	NATIVE
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.								
UNDERSTORY											
	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						

CONCEPTUAL PLANTING PALETTE



REVISIONS:
4.8.13-site plan change
4.16.13-exstg tree correct



JOB NUMBER:
LWD 13003.1
DATE:
3.1.13
DRAWN BY:
LADD B. ROBERTS
CHECKED BY:
EVAN BELL

SHEET NUMBER:
L-2

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