PLANNING BOARD
RESOLUTION NO. 2012-06

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MINOR DEVELOPMENT PLAN APPROVAL PER SECTIONS 108-91(A.)(1)(b.) AND SECTIONS 108-96 THROUGH 108-957 OF THE CODE OF ORDINANCES FOR AN ADDITION OF 945 SQUARE FEET FOR A COMMERCIAL STRUCTURE FOR PROPERTY LOCATED AT 313 MARGARET STREET (RE#00002820-000000) IN THE HRCC-2 ZONING DISTRICT, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core-Bight District (HRCC-2) zoning district; and

WHEREAS, Section 108-91(A.)(1)(b.) of the Code of Ordinances provides that within the HRCC-2 District a Minor Development Plan is required for the addition or reconstruction of non-residential floor area of 500 to 2,499 square feet of gross floor area; and

WHERAS, the applicant proposed a Minor Development Plan for a 945 square foot addition for commercial floor area and a parking lot, that also includes a Stormwater Drainage Plan and Landscape Plan for the site; and

_____ Chairman

_____ Planning Director

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Minor Development Plan or disapprove it based on specific development review criteria contained in the Land Development Regulations; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 16, 2012; and

WHEREAS, the Planning Board found that granting of a Minor Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the granting of a Minor Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Minor Development Plan for an addition of 945 square feet for a commercial structure and a parking lot, inclusive of a Stormwater Drainage Plan and Landscape

_____ Chairman

_____ Planning Director

Plan, for property located at 313 Margaret Street (RE# 00002820-000000) in the HRCC-2 zoning district per Section 108-91(A.)(1)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is approved as shown in the attached plans dated February 8, 2012 with the following conditions of approval:

General Conditions:

1. The applicant shall recycle all allowable materials.
2. The parking lot lighting shall be designed to "Dark Sky" lighting standards and shall meet energy efficiency standards established by an accepted third party environmental standard consistent with F.S Chapter 255.2575(2). All new lighting must be approved by HARC.
3. The project manager and landscape architect shall work with the Urban Forestry Manager on any tree or landscaping issues during construction thru Certificate of Occupancy.

Prior to Issuance of Certificate of Occupancy:

4. HARC approval is required for the redevelopment of the parking lot and rear shed structure.
5. HARC approved fencing is required around the refuse and recycling handling area within the parking lot.
6. All signage is approved by HARC.
7. A unity of title shall be executed.

RUK Chairman

Planning Director

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the

_____Chairman

_____Planning Director

appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of February, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

3/1/2012

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

2-25-12.

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith 3-1-12

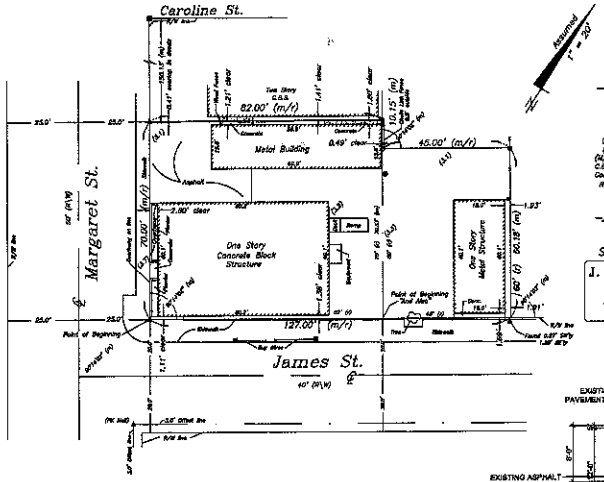
Cheryl Smith, City Clerk

Date

RWK Chairman

DC Planning Director

Boundary Survey Map of part of Lot 3, Square 20, Island of Key West



LEGEND

- Found Bolt
- Found 1/2" Iron Rod (6266)
- Found Nail & Disc (PRM) (PK nail)
- Set Nail & Disc (6266)
- Set 3/4" Iron Pipe w/cap (6266)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- R/W Right of Way
- ℄ Centerline
- Wood Utility Pole
- Concrete Light Pole
- Overhead Utility Lines

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
3430 Duck Ave., Key West, FL 33040
(305) 294-7422 FAX (305) 296-2244

02 A1.1.1 BOUNDARY SURVEY
SCALE: 1" = 20'-0"

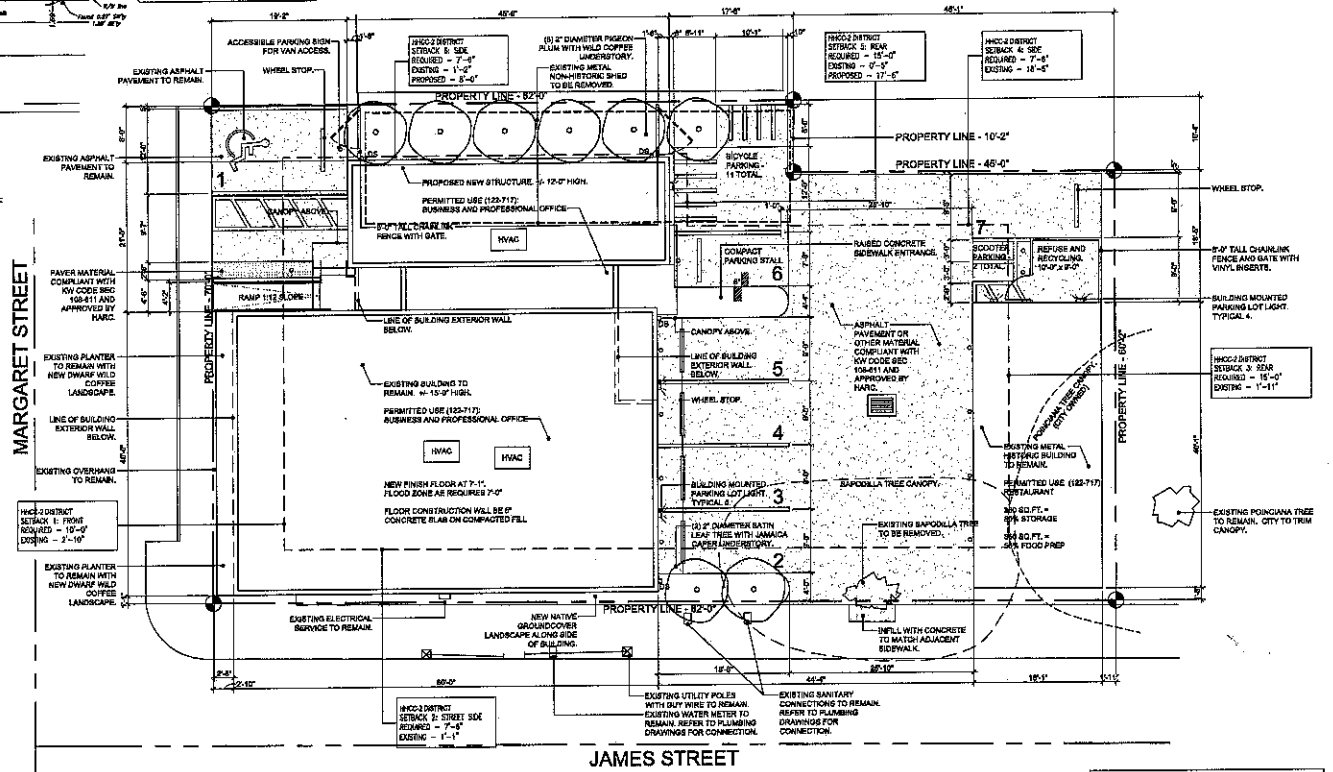
GENERAL NOTES

1. CONTRACTOR TO PROVIDE UPDATED ELEVATION CERTIFICATES (EIC) TO THE CITY AT THE FOLLOWING STAGES OF THE PROJECT:
   1.1. DURING CONSTRUCTION AT THE ROUGH OF FINISHED INTERIOR FIRST FLOOR.
   1.2. AT COMPLETION OF CONSTRUCTION TO QUALIFY FOR C/O.

PROJECT STATISTICS:

		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
ZONING DISTRICT:		HNCC-2			
SETBACK 1: FRONT		2'-10"	2'-10"	10'-0"	7'-0" - EXISTING TO REMAIN
SETBACK 2: STREET SIDE		1'-1"	1'-1"	7'-6"	6'-5" - EXISTING TO REMAIN
SETBACK 3: REAR		1'-11"	1'-11"	15'-0"	13'-1" - EXISTING TO REMAIN
SETBACK 4: SIDE		18'-5"	18'-5"	7'-6"	NONE
SETBACK 5: REAR		17'-6"	6'-5"	15'-0"	NONE
SETBACK 6: SIDE		6'-0"	1'-2"	7'-6"	NONE
PARKING:	CAR (STANDARD)	8 + 1 ACCESSIBLE	5 + 1 ACCESSIBLE	0 (PARKING WAIVER ZONE)	NONE
	SCOOTER	2	0	0	NONE
	BICYCLE	11	0	0	NONE
PROJECT SIZE AREA:		5,484 SQ. FT.			
FLOOR AREA:		3,990 SQ. FT.	4,583 SQ. FT.		
FLOOR AREA RATIO (122-720 (2))		0.46	0.84	0.50 MAX.	NONE
BUILDING COVERAGE (122-720 (4) a)		4,341.25 SQ. FT. / 60%	4,170 SQ. FT. / 49%	4,942 SQ. FT. / 50% MAX.	NONE
BUILDING HEIGHT (122-720 (3))		18'-0"	19'-0"	35'-0"	NONE
IMPERVIOUS SURFACE (122-720 (4) b)		7,753.92 SQ. FT. / 91%	7,797.35 SQ. FT. / 92%	6,590.4 SQ. FT. / 80% MAX.	NONE
OPEN SPACE (108-346 (b))		728.6 SQ. FT. / 8.5%	538.3 SQ. FT. / 7.5%	1,696.5 SQ. FT. / 25% MIN.	NONE

RECEIVED
February 8, 2012
KW Planning Dpt



01 A1.1.1 SITE AND LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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

CRAIG REYNOLDS landscape architecture
2055 FLAGLER AVE SUITE 609 KEY WEST, FL 33040
T 305 292 1242 F 305 292 0888 CRAIGREYNOLDSLA@AOL.COM

ARCHITECT:
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Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting
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Fax: 305.292.3162
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www.mbi-k2m.com
PROF. REG: AA26001059
Building Relationships Based on Trust and Results
Gainesville | Key West | Orlando
Rockville Pike | Washington DC

Seal:

Consultants:
STRUCTURAL ENGINEER: Bertolini Wilson, PA
MEP ENGINEER: Bertolini Engineering, LLC
CIVIL ENGINEER: Keys Civil Design, LLC
LANDSCAPE ARCHITECT: Craig Reynolds, RLA

Submissions:
Meeting 10, 2011 - Initial Architecture
October 26, 2011 - HARC | Historic Architecture
HARC Approval #H11-01-0660
September 13, 2011 - Planning Board submission
January 19, 2012 - Planning Board submission
January 26, 2012 - Planning Board submission
February 8, 2012 - Planning Board submission

SCOTT SAUNDERS
313 Margaret and 908 James Street, Key West, Florida 33040
BUILDING RENOVATION AND ADDITION

PLOTTED: 2/8/2012 2:24 PM

Drawing Size	Project #:
24x36	NK-11081
Drawn By:	Checked By:
ADB	MN

Title: SITE & LANDSCAPE PLAN AND BOUNDARY SURVEY

Sheet Number: A1.1.1

Date: February 8, 2012

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QC 2222

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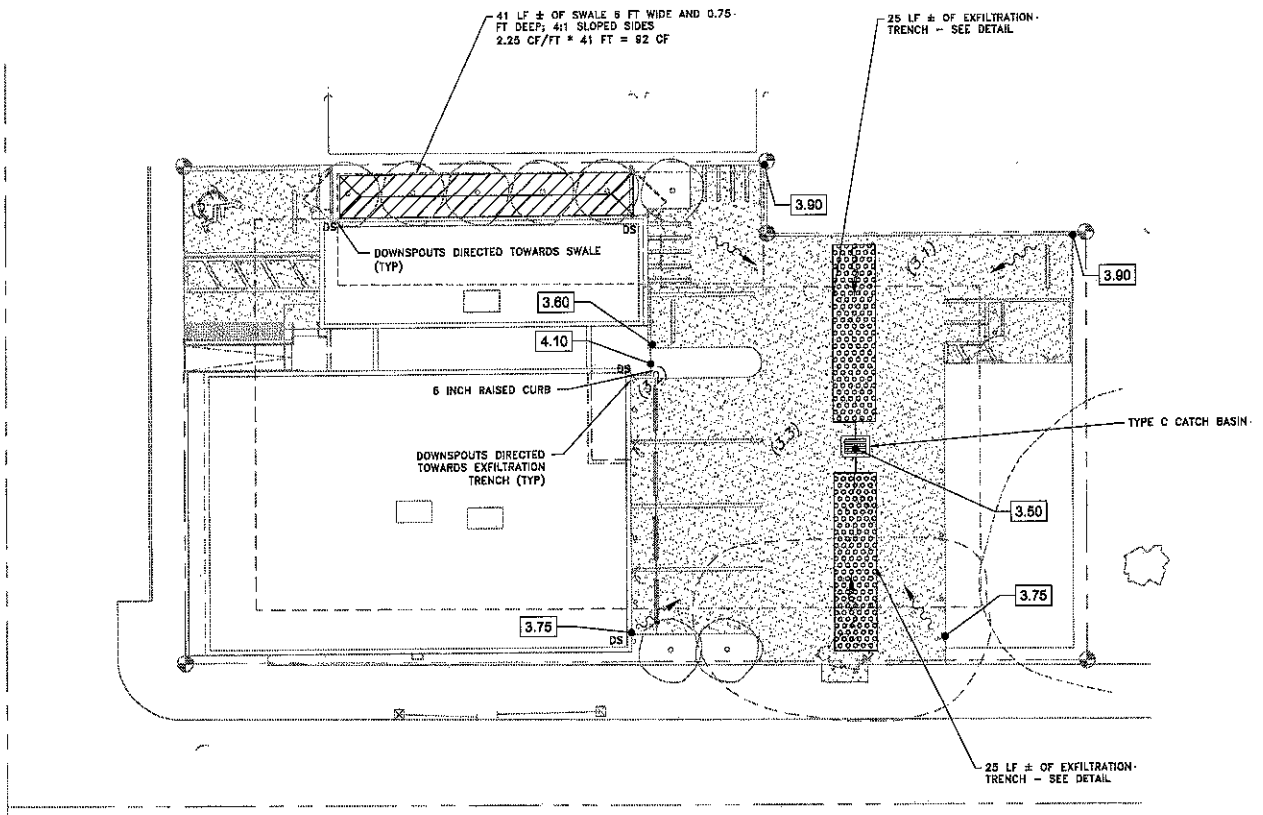
February 8, 2012
KW Planning Dpt



DRAINAGE CALCULATIONS

WATER QUANTITY – PREDEVELOPMENT

PROJECT AREA =	0.195 Ac
PERVIOUS AREA =	0.016 Ac
IMPERVIOUS AREA =	0.179 Ac
% IMPERVIOUS =	91.9%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 In.

DEPTH TO WATER TABLE =	2 Ft.
DEVELOPED AVAILABLE STORAGE =	3.4 In.
SOIL STORAGE (S) =	0.26 In.
$Qpre = \frac{(P-0.25)^2}{(P+0.85)} =$	8.68 In.

WATER QUANTITY – POSTDEVELOPMENT

PROJECT AREA =	0.195 Ac
PERVIOUS AREA =	0.017 Ac
IMPERVIOUS AREA =	0.178 Ac
% IMPERVIOUS =	91.4%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 In.

DEPTH TO WATER TABLE =	2 Ft.
DEVELOPED AVAILABLE STORAGE =	3.4 In.
SOIL STORAGE (S) =	0.29 In.
$Qpost = \frac{(P-0.25)^2}{(P+0.85)} =$	8.68 In.

POSTDEVELOPMENT – PREDEVELOPMENT

Qpost – Qpre =	(–) 0.02 In
VOLUME = QA =	0.0 Ac–In

WATER QUALITY

PROJECT AREA =	0.195 Ac
ROOF AREA =	0.097 Ac
IMPERVIOUS =	0.081 Ac

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.195 Ac–In

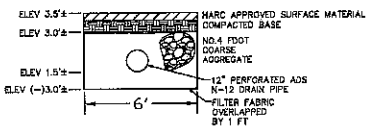
B) 2.6 INCHES TIMES PERCENT IMPERVIOUS = 0.40 Ac–In

DRY RETENTION VOLUME REQUIRED

VOLUME REQUIRED = 0.40 * 3630 = 1,452 CF
SWALE VOLUE = 92 CF
EXFILTRATION TRENCH REQUIRED = 1452 – 92 = 1360 CF/3630 = 0.374 Ac–In

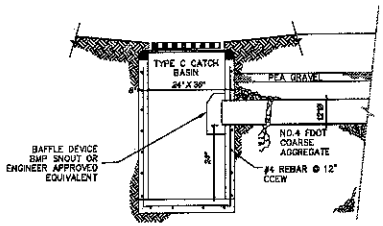
EXFILTRATION TRENCH PROVIDED

EXFILTRATION TRENCH VOLUME CALCULATED USING SFWMD EQUATION (PG F–10 OF THE ERP INFORMATION MANUAL)
VARIABLES K=0.0001; H=3.25; W=6; Du=3.25; Ds=2.75
VOLUME = 0.374 Ac–In
REQUIRED LENGTH = 50 Ft
REQUIRED LENGTH = 50 Ft



EXFILTRATION TRENCH
NTS

NOTES:
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. ELEVATION DERIVED FROM SURVEY.



EXFILTRATION TRENCH
NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

LEGEND

- DRAINAGE FLOW
- NEW PARKING LOT SURFACE MATERIAL TO BE COMPLIANT WITH KW CODE SEC 108–611 AND APPROVED BY HARC
- EXFILTRATION TRENCH
- SWALE AREA
- (3.1) EXISTING ELEVATION
- 3.75 PROPOSED ELEVATION

ARCHITECT:
mbi | k2m
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PROF. REG. AA26001069
Building Relationships Based on Trust and Results

Seal:

Consultants:

Submissions:

SCOTT SAUNDERS
313 Margaret and 908 James Street, Key West, Florida 33040
BUILDING RENOVATION AND ADDITION

Drawing Size	Project #: 305-11284
Drawn By:	Checked By:

Title: DRAINAGE PLAN

Sheet Number: C-1

Date: February 8, 2012

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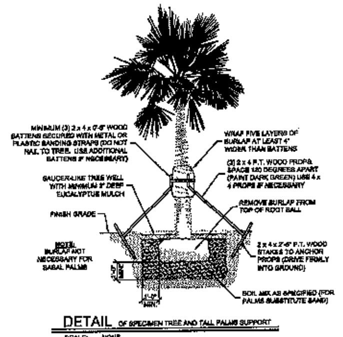
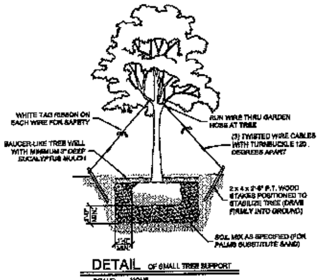
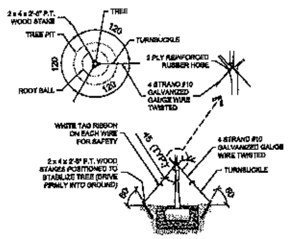


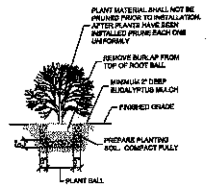
DETAIL OF SPECIMEN TREE AND TALL PALMS SUPPORT
SCALE: NONE



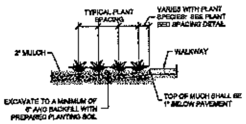
DETAIL OF SMALL TREE SUPPORT
SCALE: NONE



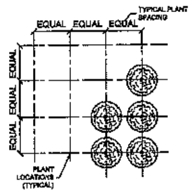
DETAIL OF TYPICAL TREE GUYING
SCALE: NONE



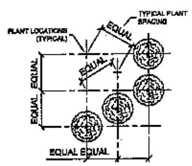
DETAIL OF TYPICAL SHRUB PLANTING
SCALE: NONE



DETAIL OF TYPICAL PLANTING BED
SCALE: NONE



DETAIL OF TYPICAL SQUARE PLANT SPACING
SCALE: NONE



DETAIL OF TYPICAL TRIANGULAR PLANT SPACING
SCALE: NONE

03 L1.1.1 LANDSCAPE DETAILS

SCALE: N.T.S.

313 MARGARET STREET PLANT LIST					
Qty.	Botanical Name	Common Name	Caliper Inches per plant (DBH)	Specifications	Total
2	*Simarouba glauca*	Paradise Tree	2	12' PH, FF #1	4
6	*Coccoloba diversifolia*	Pigeon Plum	2	8' PH x 3' Spread minimum, FF#1	12
20	*Psychotria nervosa*	Wild Coffee		1 gallon	
4	*Capparis cynophallophora*	Jamaica Caper		4' PH	
30	*Borrichia arborescens*	Sea Oxeye Daisy		1 gallon	
20	*Psychotria ligustrifolia*	DWARF Wild Coffee		1 gallon	
	Total Caliper Inches				16
ADDITIONAL ITEMS					
TBD	*Planting Soil as needed*			50/50 sand/soil mix	
TBD	*Eucalyptus Mulch*			2" minimum thickness	

NOTE: PLAN TAKES PRECEDENCE OVER PLANT LIST - BID and INSTALL ACCORDINGLY

02 L1.1.1 PLANT LIST

SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

1. 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.
2. AUTOMATIC IRRIGATION IS NOT INCLUDED IN THE PROJECT. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL OWNER HAS CONFIRMED THEY WILL COORDINATE. *THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.*
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
6. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
7. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
8. 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)
9. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
10. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
11. 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.
12. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
13. NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
14. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT
15. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR.
16. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
17. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
18. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
19. ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 3' IN DIAMETER TYPICAL.
20. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
21. ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
22. <u>LANDSCAPE CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMAN'S' 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.</u>

TREE BRACING NOTES:
2" AND LARGER CALIPER TREES BRACED BY GUYING:

1. 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.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. 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 6 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. 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.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. 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.
9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"X4", 4"X4").
2. 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.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"X4"X12"-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"X4"X30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 45 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

CRAIG REYNOLDS
landscape architecture
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T 305 292 7243 F 305 768 0325 CRAIGREYNOLDS.NET

01 L1.1.1 LANDSCAPE NOTES AND SPECIFICATIONS

SCALE: N.T.S.

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mbi | k2m
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Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting
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313 Margaret and 908 James Street, Key West, Florida 33040
BUILDING RENOVATION AND ADDITION

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Drawing Size	Project #:
24x36	MK-11084
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Title: LANDSCAPE DETAILS AND NOTES

Sheet Number: L1.1.1

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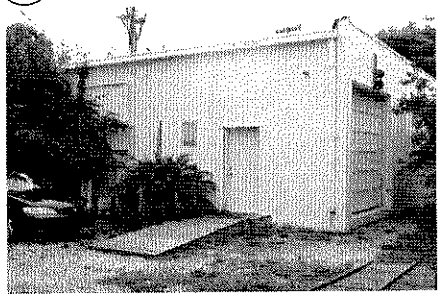
QC 2.22.12 RMK

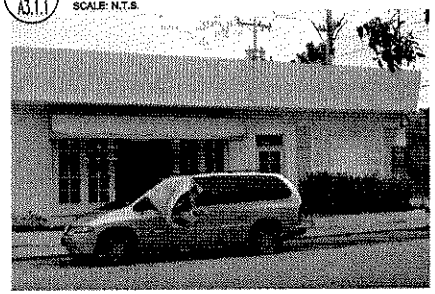
QC 22212 RMK

08 A3.1.1 HISTORIC WEST/NORTH ELEVATIONS
SCALE: N.T.S.

07 A3.1.1 EXISTING NORTH ELEVATION
SCALE: N.T.S.



06 A3.1.1 EXISTING EAST ELEVATION
SCALE: N.T.S.



05 A3.1.1 EXISTING WEST ELEVATION
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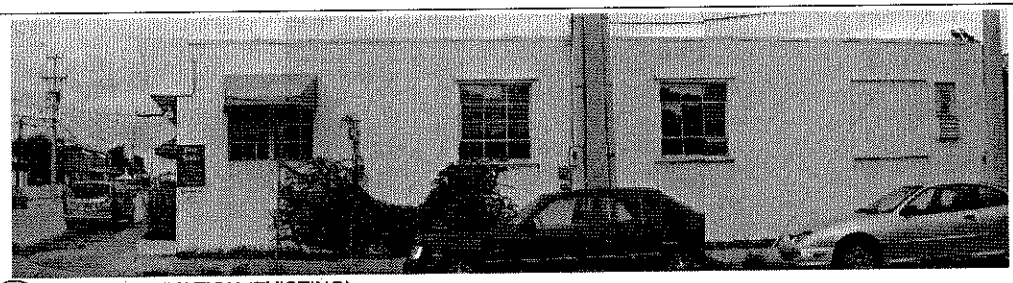
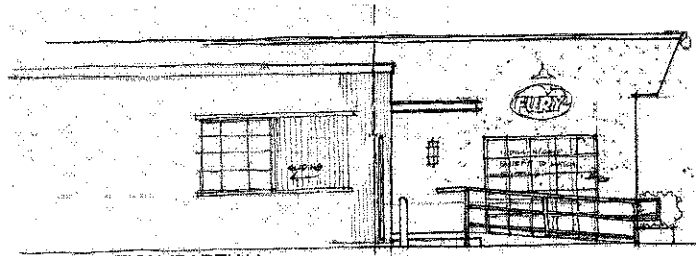
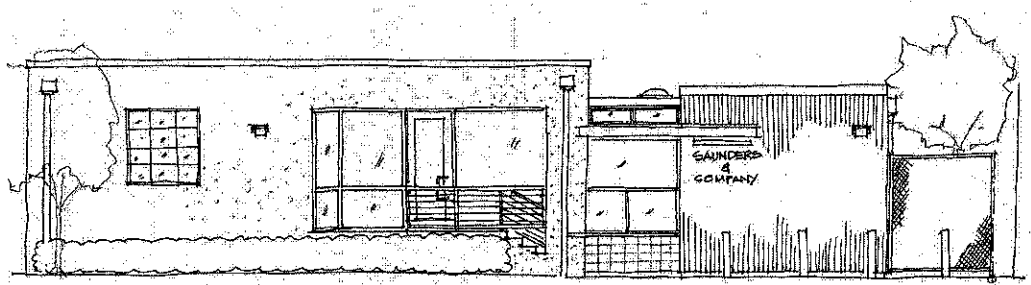


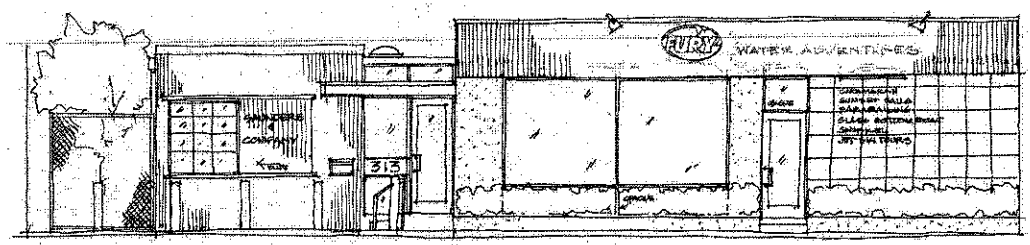
04 A3.1.1 SOUTH ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



03 A3.1.1 NORTH ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



02 A3.1.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



01 A3.1.1 WEST ELEVATION - MARGARET STREET
SCALE: 1/4" = 1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

ARCHITECT:
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BUILDING RENOVATION AND ADDITION

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EXTERIOR ELEVATIONS

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A3.1.1

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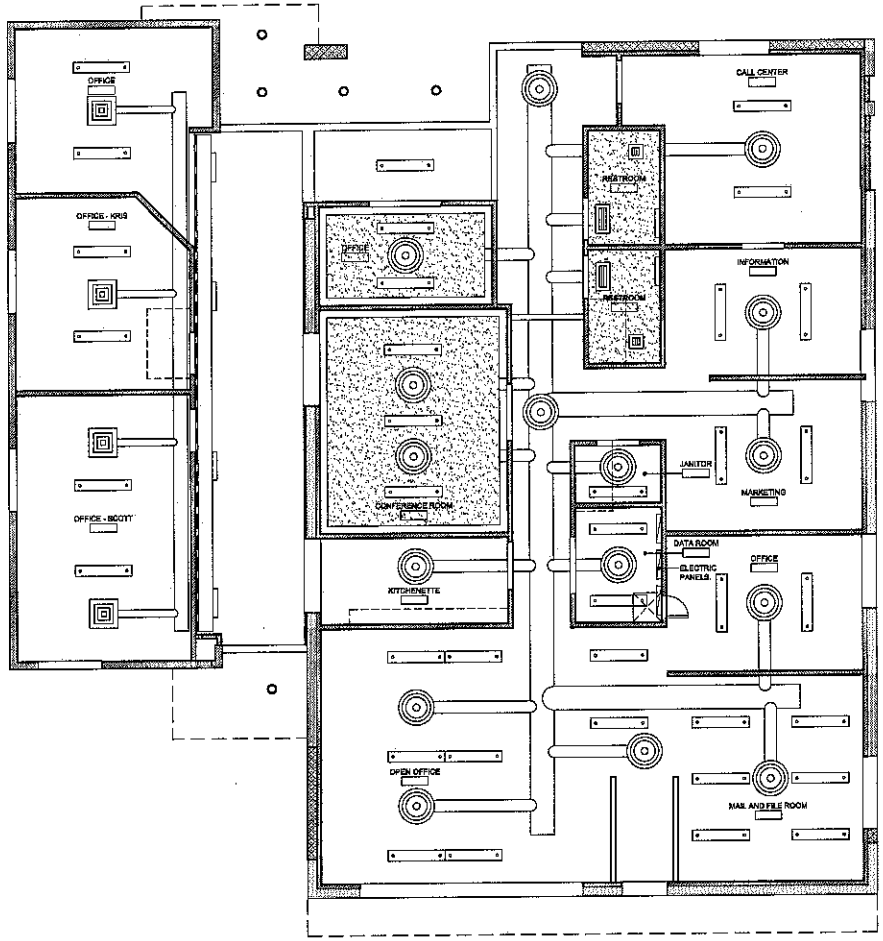
GC 2221 RWK



N

01 A2.2.1 FIRST FLOOR CEILING PLAN

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

0 4 8 12

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

ARCHITECT:

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941.692.5019

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Submissions:

October 18, 2011 - Design Review
October 26, 2011 - HARC Design Review
HARC Approval 11-01-1049
November 18, 2011 - Permit Set Submittal

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Drawing Size	Project #:
24x36	MK-11034
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Title: FIRST FLOOR CEILING PLAN

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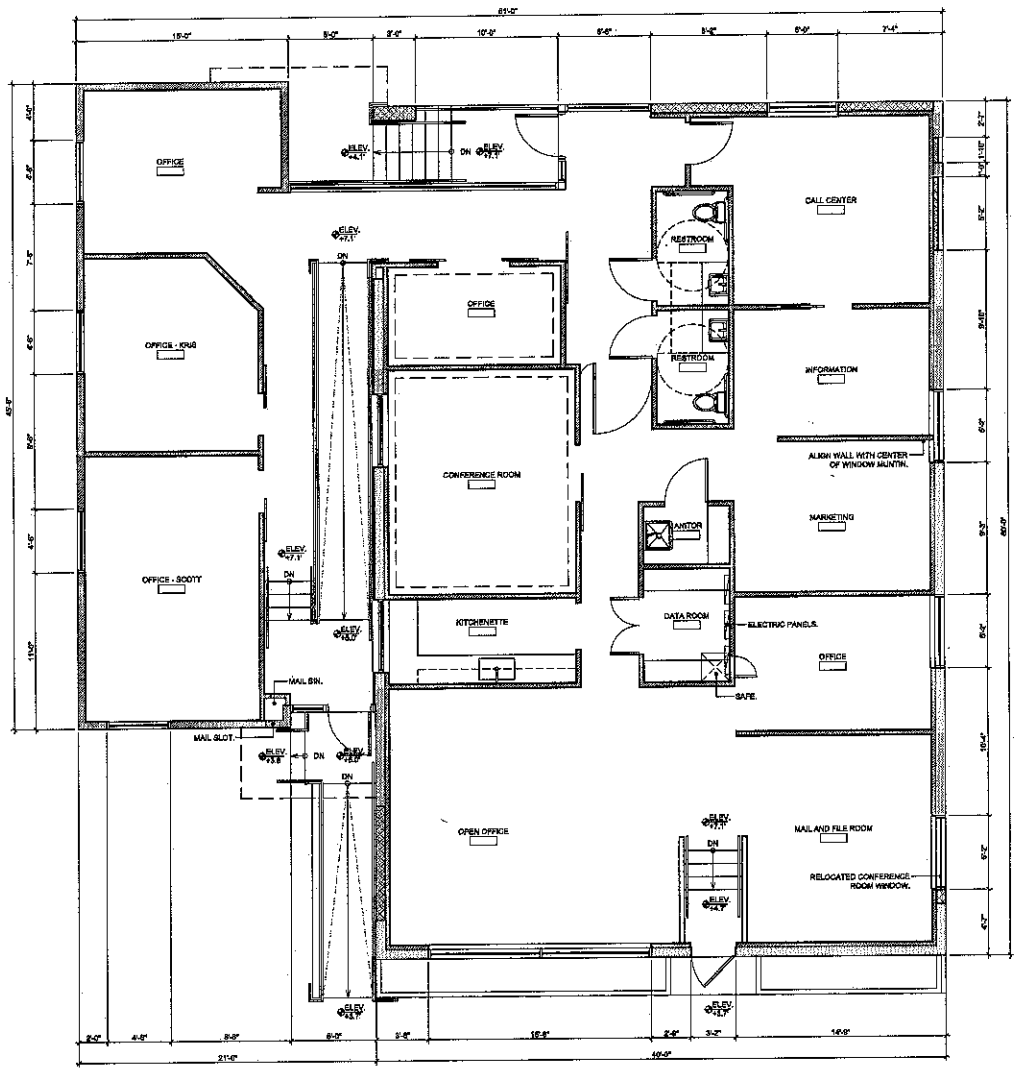

N

01 A2.1.1 **FIRST FLOOR PLAN**

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

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)

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305.295.7255

Submissions:

October 14, 2011 - Historic HRC Review

October 28, 2011 - HARC / Special Submission

HARC Approval 2011-01-1344

December 14, 2011 - Planning Board Submission

SCOTT SAUNDERS

313 Margaret and 309 James Street, Key West, Florida 33040

BUILDING RENOVATION AND ADDITION

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FIRST FLOOR PLAN

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