PLANNING BOARD
RESOLUTION No. 2012-27

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE COASTAL CONSTRUCTION CONTROL LINE SETBACK REQUIREMENTS FOR A MINOR DEVELOPEMNT PLAN FOR A FEMA COMPLIANT BUILDING PER SECTION 122-1148(2) FOR PROPERTY LOCATED AT 202 WILLIAM STREET (RE# 00072082-003900), UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Code Section 90-391 allows applicants to request variances from the Planning Board; and

WHEREAS, Section 122-1148(2) of the Code of Ordinances provides that the maximum dimensional requirements for the Coastal Control Line setback requirements at 202 William Street is 30 feet; and

WHEREAS, the applicant requested a variance to Coastal Control Line setback requirements to allow redevelopment of proposed leasehold portions of the Key West Bight; and

WHEREAS, this matter came before the Planning Board at a special public hearing on May 31, 2012; and

RWK Chairman

oc Planning Director

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that the literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will

_____Chairman

_____Planning Director

not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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 the variance to the Coastal Construction Control Line setback requirement for 17' from the 30' required for the redevelopment of an office associated with a Minor Development Plan located at 202 William Street (RE# 00072082-003900) in the Key West Bight per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown on the attached plan date stamped May 2012, with the following condition:

1. That the application for a Minor Development Plan with conditions is approved.

Section 3. It is a condition of this variance that full, complete, and final application for all

_____Chairman

_____Planning Director

permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. 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 7. 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

_____Chairman

_____Planning Director

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 appeal is resolved by agreement or order.

Read and passed on first reading at a special meeting held this 31st day of May, 2012.

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

6/6/2012

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

6-5-12

Donald L. Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith

6-6-12

Cheryl Smith, City Clerk

Date

_____Chairman

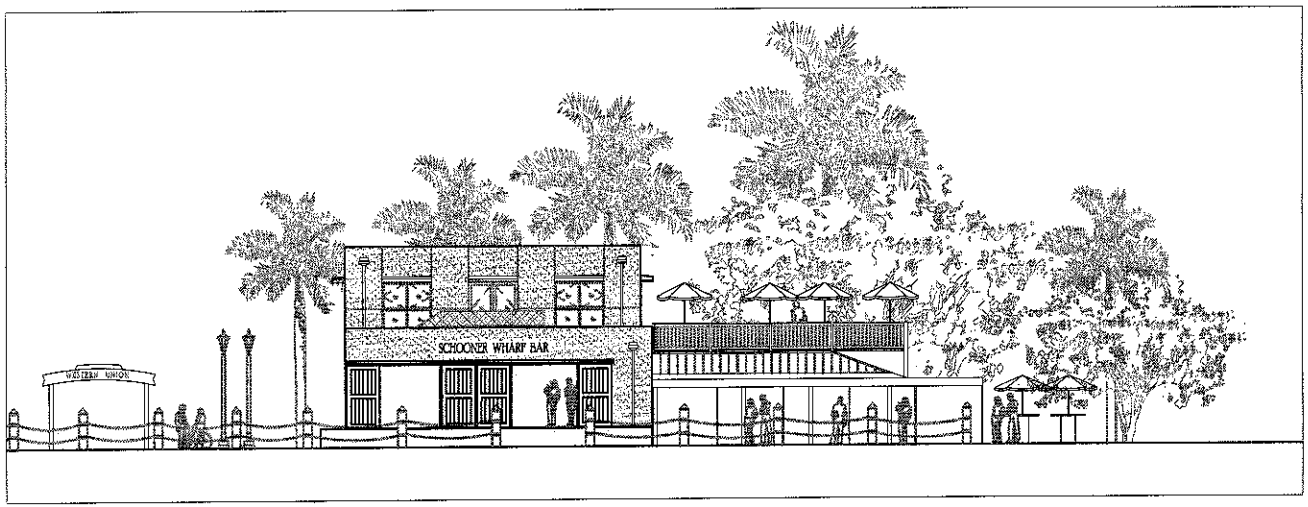
_____Planning Director

SCHOONER WHARF BUILDING

202 WILLIAM STREET

CITY OF KEY WEST, FLORIDA 33043

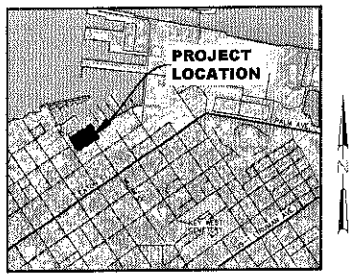
May 2012



OWNER:
CITY OF KEY WEST
201 WILLIAM STREET
KEY WEST, FL 33040
OWNER'S AUTHORIZED AGENT:
MARILYN WILBARGER

MAYOR
CRAIG CATES

CITY COMMISSIONERS
JIMMY WEEKLEY - DISTRICT I
MARK ROSSI - DISTRICT II
BILLY WARDLOW - DISTRICT III
TONY YANIZ - DISTRICT IV
TERI JOHNSTON - DISTRICT V
CLAYTON LOPEZ - DISTRICT VI



VICINITY MAP
NTS

Prepared for the
City of Key West
Monroe County, Florida

SEAL OF THE CITY OF KEY WEST, FLORIDA

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CIVIL & LANDSCAPE

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EB 0004593
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Certificate of Authorization No. 7184

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CONSULTING ENGINEERS
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Miami, Florida 33155
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Fax: 305.665.5891

NOT FOR CONSTRUCTION

Y:\1107\107.006\011-107.006 KW Schooner Wharf\CAD\107.006-ENG.dwg last edited on May 17, 2012 3:00 PM by jwilliams

PAVING NOTES

1. UNDERGROUND UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.
2. ALL PAVEMENT SUBGRADE MATERIAL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D" AND SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 120. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
3. IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SHELLROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 230. THE SHELLROCK BASE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D". THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO APPLICATION OF THE PRIME AND TACK COATS.
4. THE PRIME AND TACK COAT CONSTRUCTION AND MATERIALS FOR THE PRIME AND TACK COATS SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 300. THE PRIME AND TACK COATS SHALL BE APPLIED PRIOR TO CONSTRUCTION OF THE ASPHALT SURFACE COURSE AND SHALL BE SANDED AND ROLLED IN ACCORDANCE WITH SECTION 300. APPLICATION RATES SHALL BE 0.15 GAL/SY FOR LIMEROCK BASE AND 0.25 GAL/SY FOR SHELLROCK BASE.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE AS SHOWN ON THE PLANS. THE MATERIALS FOR THE ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 331.
6. THE MATERIAL TO BE USED AS A STABILIZER SHALL BE SOIL OF HIGH BEARING VALUE SUCH AS SAND-CLAY, GROUND LIMESTONE, CRUSHED LIMEROCK, OYSTER SHELL, COQUINA SHELL, ROCK SCREENINGS, OR ANY OTHER MATERIAL WHICH IS SUITABLE FOR STABILIZATION. ORGANIC MATERIAL SHALL NOT BE USED AS STABILIZING MATERIAL.
7. ALL GRADE SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.
8. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A 3-1/2 INCH RING.
9. WHERE THE BEARING VALUE OF THE EXISTING SUBGRADE IS ADEQUATE WITHOUT ADDITION OF STABILIZING MATERIAL, THE SUBGRADE SHALL BE SCARIFIED AND DICED, HARROWED, BLADED, OR TILLED FOR REMOVAL OF BOULDERS, ROOTS, ETC. TO ASSURE UNIFORMITY AND THOROUGH MIXING OF MATERIAL TO THE FULL WIDTH AND DEPTH OF REQUIRED STABILIZATION. THE COMPACTED SUBGRADE SHALL CONFORM TO THE LINES, GRADES AND CROSS-SECTION SHOWN ON THE PLANS.
10. THE SUBGRADE TO BE STABILIZED MAY BE PROCESSED IN ONE COURSE, UNLESS THE EQUIPMENT AND METHODS BEING USED DO NOT PROVIDE THE REQUIRED UNIFORMITY, PARTICLE SIZE LIMITATION, COMPACTION AND OTHER DESIGNED RESULTS IN WHICH CASE, THE ENGINEER WILL DIRECT OTHER DESIGNED RESULTS IN WHICH CASE, THE ENGINEER WILL DIRECT THAT THE PROCESSING BE DONE IN MORE THAN ONE COURSE.
11. PRIOR TO THE BEGINNING OF STABILIZING OPERATIONS, THE AREA TO BE STABILIZED SHALL HAVE BEEN CONSTRUCTED TO AN ELEVATION SUCH THAT UPON COMPLETION OF STABILIZING OPERATIONS, THE COMPLETED STABILIZED SUBGRADE SHALL CONFORM TO THE LINES, GRADES AND CROSS-SECTION SHOWN IN THE PLANS, PRIOR TO THE SPREADING OF ANY ADDITIVE STABILIZING MATERIAL THE SURFACE OF THE ROADBED SHALL BE BROUGHT TO A PLACE APPROXIMATELY PARALLEL TO THE PLANE OF THE PROPOSED FINISHED SURFACE.
12. THE STABILIZING MATERIAL SHALL BE APPLIED IN SUCH QUANTITY AS IS NECESSARY TO PRODUCE THE REQUIRED BEARING VALUE. IT SHALL BE INCORPORATED WITH THE SUBGRADE BY FLOWING, DICING, HARROWING, BLADING OR MIXING WITH ROTARY TILLERS UNTIL THE MIXED MATERIALS ARE OF A UNIFORM BEARING VALUE FOR THE FULL WIDTH AND DEPTH OF THE COURSE BEFORE COMPACTION, REGARDLESS OF THE CHARACTER OR BEARING VALUE. ALL MATERIALS IN THE STABILIZING COURSE THAT WILL NOT PASS A 3-1/2" RING SHALL BE REMOVED OR BROKEN DOWN TO A SIZE NOT LARGER THAN 3-1/2 INCHES
13. COMPACTION SHALL BE ACCOMPLISHED BY ROLLING WITH ANY TYPE OF EQUIPMENT WHICH WILL PRODUCE THE REQUIRED DENSITY. COMPACTION SHALL CONTINUE UNTIL THE ENTIRE DEPTH TO BE STABILIZED HAS A DENSITY OF NOT LESS THAN 98 PERCENT OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180, FIELD DENSITY TESTS SHALL BE MADE AT INTERVALS NOT GREATER THAN 500 FEET IN EACH COURSE OR LAYER.
14. THE LIMEROCK SHALL BE TRANSPORTED TO THE POINT WHERE IT IS TO BE USED OVER BASE PREVIOUSLY PLACED, IF PRACTICABLE, AND DUMPED ON THE END OF THE PROCEEDING SPREAD, HAULING OVER THE SUBGRADE AND DUMPING ON THE SUB GRADE WILL BE PERMITTED ONLY WHEN IN THE ENGINEER'S OPINION THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE BASE.
15. THE LIMEROCK SHALL BE SPREAD UNIFORMLY, WITH EQUIPMENT ACCEPTABLE TO THE ENGINEER, ALL SEGREGATED OR OTHERWISE UNACCEPTABLE AREAS SHALL BE REMOVED AND REPLACED WITH PROPERLY GRADED ROCK, AFTER SPREADING IS COMPLETED, THE ENTIRE SURFACE SHALL BE SCARIFIED AND THEN SHAPED SO AS TO PRODUCE THE REQUIRED GRADE, THICKNESS AND CROSS-SECTION AFTER COMPACTION. LIFTS SHALL HAVE A MAXIMUM COMPACTED THICKNESS OF TWELVE INCHES.
16. COMPACTION SHALL BE ACCOMPLISHED AT OPTIMUM MOISTURE. WHEN THE MATERIAL DOES NOT HAVE THE PROPER MOISTURE CONTENT TO INSURE THE REQUIRED DENSITY, WETTING OR DRYING WILL BE REQUIRED. ADDED WATER SHALL BE UNIFORMLY MIXED TO THE FULL DEPTH OF THE COURSE WHICH IS BEING COMPACTED.
17. BEFORE ANY BITUMINOUS MATERIAL IS APPLIED, ALL LOOSE MATERIAL, DUST, DIRT, CAKED SLAY AN FOREIGN MATERIAL WHICH MIGHT PREVENT PROPER BOND WITH EXISTING SURFACE SHALL REMOVED FOR THE FULL WIDTH OF THE APPLICATION, PARTICULAR CARE SHALL BE TAKEN TO CLEAN THE OUTER EDGE OF THE STRIP TO BE TREATED IN ORDER TO ENSURE THAT THE PRIME WILL ADHERE, WHERE THE PRIME IS APPLIED ADJACENT TO CURB AND GUTTER OR VALLEY GUTTER, SUCH CONCRETE SURFACES ARE TO BE PROTECTED AND KEPT FREE OF BITUMINOUS MATERIAL.
18. NO BITUMINOUS MATERIAL SHALL BE APPLIED WHEN THE TEMPERATURE OF THE AIR IS LESS THAN 40 DEGREES F IN THE SHADE AND FALLING, OR WHEN IN THE OPINION OF THE ENGINEER, THE WEATHER CONDITIONS OR THE CONDITION OF THE EXISTING SURFACE IS UNSUITABLE.
19. THE SURFACE TO BE PRIMED SHALL BE CLEAN AND DRY FOR LIMEROCK BASES. THE GLAZED FINISH SHALL BE REMOVED BEFORE THE APPLICATION OF PRIME COAT.

PRE-CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION NUMBER AT LEAST TWO (2) BUSINESS DAYS PRIOR TO BEGINNING AN EXCAVATION, CALL 811.
2. CONTRACTOR TO CONTACT LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AND PAY FOR ALL APPLICABLE CONSTRUCTION PERMITS PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL IDENTIFY, LOCATE AND PROTECT ALL REFERENCE MONUMENTS WITHIN THE WORK AREA. TEMPORARILY RELOCATE DURING CONSTRUCTION AND RESTORE TO ORIGINAL POSITION UPON COMPLETION. FOLLOW FLORIDA STATUTES FOR RECORD KEEPING AND NOTIFICATION.
5. THE CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN, FILE COPY OF PLAN AND IMPLEMENT PLAN DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE DEWATERING AS REQUIRED TO CONSTRUCT THE WORK. DEWATERING PERMIT SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

EARTHWORK NOTES

1. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRICTION IS UNSUITABLE IN ITS ORIGINAL POSITION THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL MUCK, YIELDING MATERIAL ROOTS, VEGETATION AND OTHER DEGRADABLE MATERIAL IN ITS ENTIRETY, WITHIN THE PAVEMENT UNITS AND BELOW ALL STRUCTURES AND UTILITIES TO FULL EXCAVATED TRENCH WIDTH. SAID MATERIAL SHALL BE REPLACED WITH CLEAN ORGANIC FREE MATERIAL.
4. WITH ROCKS SMALLER THAN THREE INCHES IN DIAMETER COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180 METHOD "D" WITH MAXIMUM LIFTS OF TWELVE INCHES COMPACTED THICKNESS.
5. TRENCH BACKFILL AND COMPACTION SHALL FOLLOW THE CONTRACT SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
7. THIS WORK SHALL INCLUDE THE EXCAVATION OF WHATEVER SUBSTANCES THAT SHALL BE ENCOUNTERED TO THE DEPTHS AS SHOWN ON THE PLANS. EXCAVATED MATERIALS NOT REQUIRED FOR FILL OR BACKFILL SHALL BE REMOVED FROM THE WORK SITE AS DIRECTED BY THE ENGINEER AND SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT.
8. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE EXCAVATED AREA. IT SHALL BE REMOVED BY PUMPING OR OTHER MEANS AS APPROVED BY THE ENGINEER. THE REMOVAL OF WATER SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT.
9. IF THE BOTTOM OF THE TRENCH IS ROCK, THE EXCAVATION SHALL BE CARRIED EIGHT INCHES BELOW THE INVERT OF THE PIPE AND BACKFILLED WITH THOROUGHLY COMPACTED SHARP SAND, GRAVEL, OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER.
10. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE OR SHORE THE SIDES OF THE TRENCH, SUCH BRACING OR SHORING SHALL BE COMPLETED.
11. THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING, BRACING, AS MAY BE REQUIRED TO SUPPORT THE SIDE OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES.
12. IF FIELD CONDITIONS, TYPE OF SHEETING OR CONSTRUCTION METHODS MAKE REMOVAL OF SHEETING IMPRACTICABLE, AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR MAY LEAVE ALL SHEETING IN PLACE. THE ENGINEER MAY REQUIRE SHEETING TO BE CUT OFF AT ANY SPECIFIED ELEVATION BUT IN NO CASE WILL ANY SHEETING BE LEFT CLOSER THAN TWO (2) FEET BELOW THE NATURAL SURFACE, NOR CUT OFF BELOW THE ELEVATION OF THE TOP OF THE PIPE.
13. AFTER PIPES, STRUCTURES, AND OTHER APPURTENANCES HAVE BEEN INSTALLED, THE TRENCH OR OPENING SHALL BE BACKFILLED WITH MATERIAL IN CONFORMANCE WITH THE SPECIFICATION.
14. IN AREAS WHERE PAVEMENTS ARE TO BE CONSTRUCTED OVER THE PIPE, THE REMAINDER OF THE TRENCH BELOW SUBGRADE SHALL BE PLACED IN TWELVE INCH LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 85 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING DAMAGE FROM SETTLEMENT IN THE BACKFILLED AREAS WHETHER UNDER THE PAVEMENT OR OTHERWISE.
15. IN AREAS WHERE NO PAVEMENT IS TO BE CONSTRUCTED, THE BACKFILL ABOVE THE TWELVE INCH LINE ABOVE THE PIPE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE SOIL ADJACENT TO THE PIPE TRENCH.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED SAFETY BARRIER AND PROTECTIVE STEEL PLATE COVERINGS FOR OPEN TRENCHES.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS APPLICABLE UNDER THE CITY OF KEY WEST & FKAA.
2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES WHETHER SHOWN OR NOT.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF MAKING ANY CONNECTION TO AN ACTIVE PIPELINE OR UTILITY SYSTEM.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE IN WRITING BY THE UTILITY OWNERS.
5. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NGVD 1929 DATUM. A COPY OF THE SITE-SPECIFIC SURVEY SHOWING PROJECT BENCHMARKS WILL BE PROVIDED UPON REQUEST.
6. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION.
7. ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.
8. THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE FOR ALL INSPECTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
10. EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND/OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A FLORIDA REGISTERED SURVEYOR.
11. THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY OTHER POINT OTHER THAN THAT SHOWN.
12. TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS ARE TAKEN FROM SURVEY PREPARED BY R.E. REECE, P.A. DATED 8/25/05 PHONE: (305) 872-1348.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BENCHMARK
CB	CATCH BASIN/INLET
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
EOP	EDGE OF PAVEMENT
EL	ELEVATION
(SCREENED)	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
GC	GRADE CHANGE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IE	INVERT ELEVATION
JNT	JOINT
MH	MANHOLE
PVM	PAVEMENT
PC	POINT OF HORIZONTAL CURVATURE OR BEGINNING OF CURVE
PI	POINT OF HORIZONTAL INTERSECTION
PT	POINT OF HORIZONTAL TANGENT OR END OF CURVE
℞	PROPERTY LINE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT OR END OF VERTICAL TANGENT
PVC	POLYVINYL CHLORIDE PIPE
e	PVI TO POINT ON VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE
RDG	RIDGE
TE	RIM OF TOP ELEVATION OF CATC
SHLDR	SHOULDER
TBM	TEMPORARY BENCHMARK
BOS	BOTTOM OF SLOPE
TOC	TOP OF CONCRETE
TOS	TOP OF SLOPE
TC	TOP OF CURVE
TW	TOP OF WALL ELEVATION

CURVE DATA:

R	RADIUS
Δ	DELTA
L	LENGTH
T	TANGENT

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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Suite 204
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EB 0004593

Project Nº : 107.006
Date: 3/29/12

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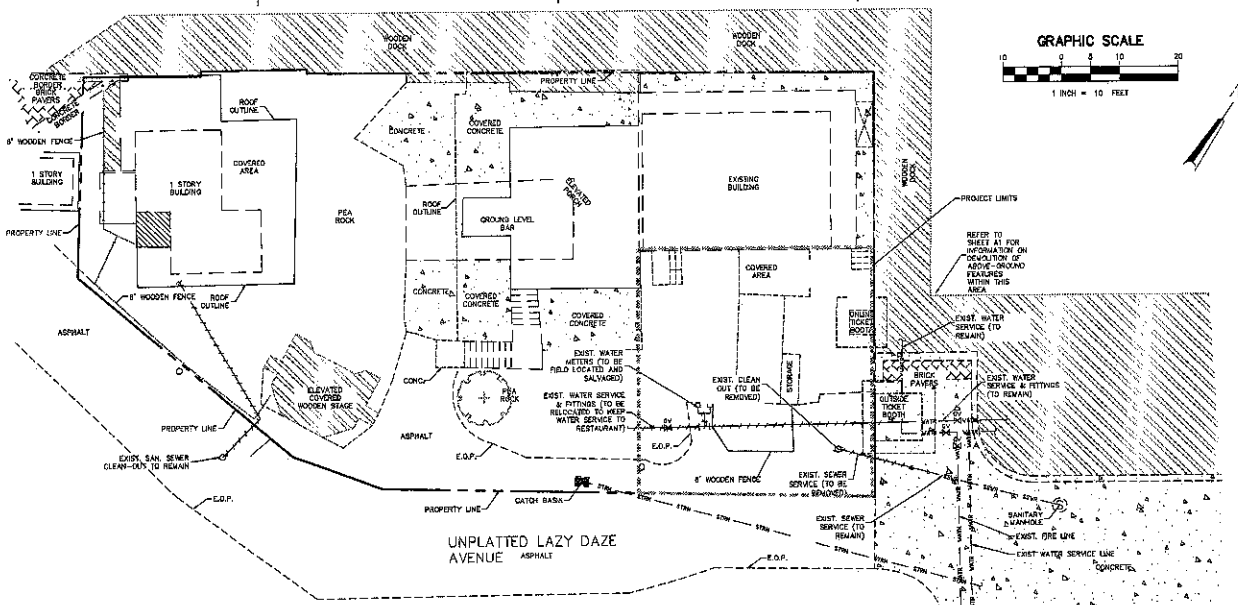
2 of 28



EXISTING CONDITIONS PLAN

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING WOOD DECK
- EXISTING CONCRETE
- EXISTING BRICK PAVERS

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY R.E. REECE, P.A. DATED 8/25/05.
2. EXISTING UTILITIES SHOWN BASED ON UTILITY AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD LOCATE AND CONFIRM ALL UTILITIES, WHETER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION.

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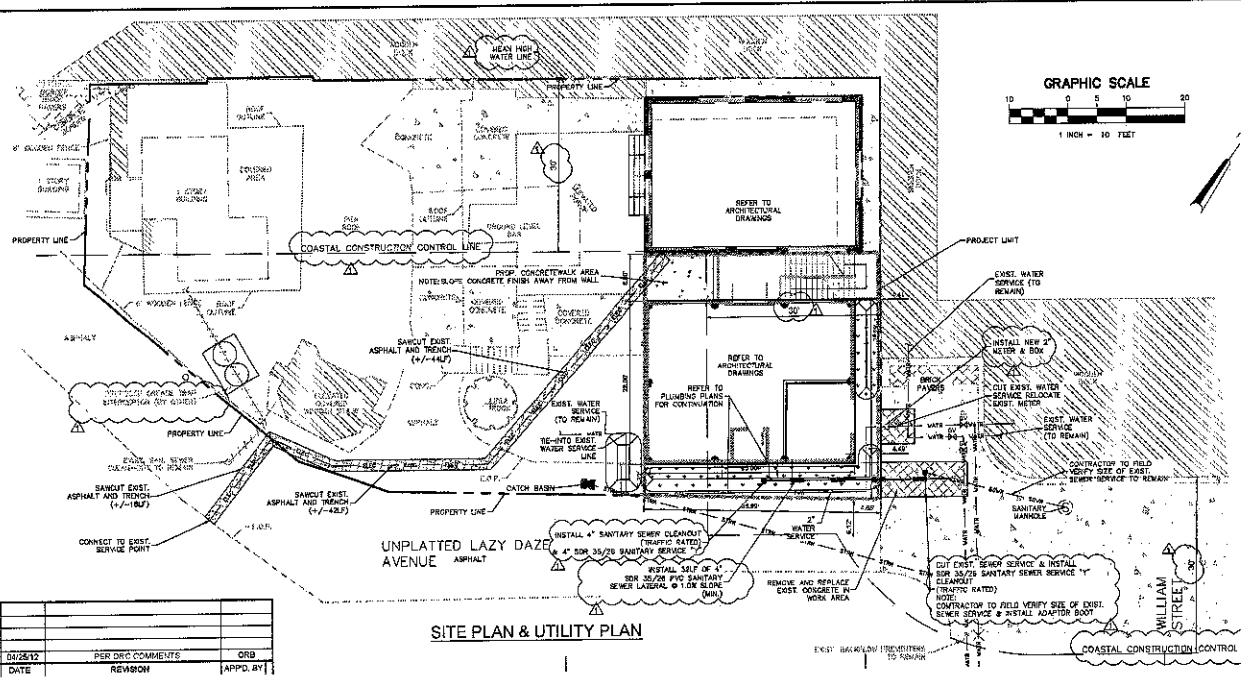

SITE PLAN & UTILITY PLAN

NO	DATE	REVISION	APPD. BY
5			
4			
3			
2			
1	04/25/12	PER DRC COMMENTS	ORB

SITE DATA

ADDRESS:	202 WILLIAM STREET KEY WEST FLORIDA 33040
PROPERTY INFO.:	SCHOONER WHARF BAR
OWNER AND CONTACT PERSON	CITY OF KEY WEST P.O. BOX 1409 KEY WEST, FLORIDA 33041
EXISTING ZONING:	HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) NAVAL STREET GULFSIDE DISTRICT
USE:	(1000) COMMERCIAL
FLOOD ZONE	VE10

ITEM	EXISTING	PROVIDED	REQUIRED	COMMENTS
PROJECT AREA	1871 SF	1871 SF	-	NO CHANGE
MIN. FRONT SETBACK	4.41 FT	4.41 FT	NONE	EXISTING/TO REMAIN
MIN. REAR SETBACK	10 FT	10 FT	10 FT	EXISTING/TO REMAIN
MIN. SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	EXISTING/TO REMAIN
MAX. DENSITY	22 du/acre	NO CHANGE	-	EXISTING/TO REMAIN
MAX. FLOOR AREA RATIO	1.0	1.0	1.0	COMPLIES
MAX. HEIGHT	w/+15 FT	27.83 FT	38 FT	COMPLIES
MAX. BUILDING COVERAGE	50%	50%	-	EXISTING/TO REMAIN
IMPERVIOUS SURFACE RATIO	87	74	-	EXISTING/TO REMAIN
PARKING	0	0	-	EXISTING/TO REMAIN

LAND COVERAGE SUMMARY

ITEM	PRE-DEVELOPMENT	POST-DEVELOPMENT
TOTAL AREA	1871 SF	1871 SF
IMPERVIOUS AREA	1828 SF	1398 SF
PERVIOUS AREA	44 SF	473 SF

LEGEND

- REMOVE & REPLACE CONCRETE/ASPHALT
- PROPERTY LINE
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- ELECTRICAL SERVICE LINE
- SANITARY SEWER CLEANOUT
- WATER METER
- PROPOSED CONCRETE
- RETENTION AREA

UTILITY NOTES:

1. ALL POTABLE WATER WORK TO BE DONE IN ACCORDANCE WITH 2011 FKAA MINIMUM CONSTRUCTION STANDARDS
2. CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER SYSTEM PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL CONTACT THE CITY OF KEY WEST GENERAL SERVICES DEPARTMENT FOR INSPECTION OF ANY/ALL WORK RELATING TO CITY SEWER SYSTEMS. NO WORK SHALL BE COMPLETED ON A CITY OF KEY WEST SANITARY SEWER SYSTEM WITHOUT A REPRESENTATIVE FROM THE GENERAL SERVICES DEPARTMENT PRESENT.

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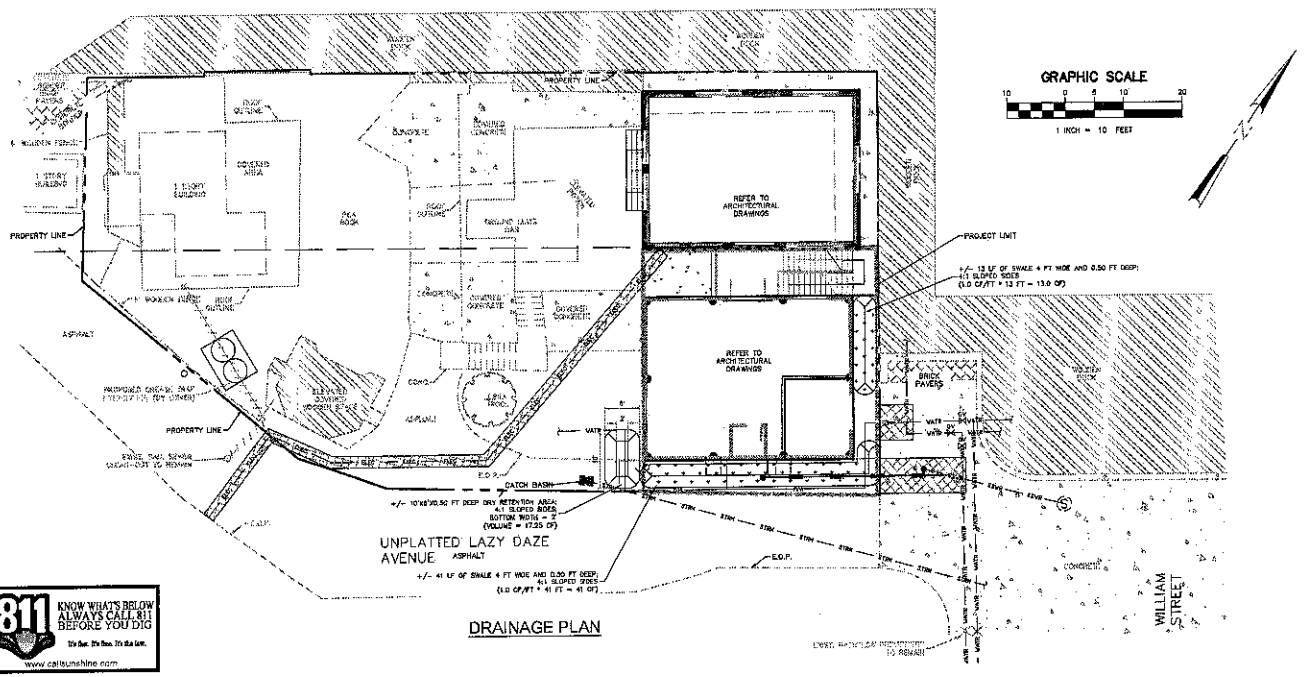
OSCAR BELLO, P.E.
CIVIL ENGINEER
1444 Biscayne Blvd., Suite 204
Miami, Florida 33132
Tel: 786.497.1500
Fax: 786.497.1503
EB 0004593
CHIEF MOORE & ASSOCIATES

Project N°: 107.006

Date: 3/29/12

C2



DRAINAGE PLAN

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

DRAINAGE CALCULATIONS

Water Quantity - Predevelopment				
Project Area	0.038	ac	1,672	sf
Pervious Area	0.001	ac	44	sf
Impervious Area	0.037	ac	1,628	sf
% Impervious	97%			
Rainfall for 25yr/24hr event (P)	9	in		
Rainfall for 25yr/3day event (P)	12.231	in		
Depth to Water Table	2	ft		
Predeveloped Available Storage	1.880	in		
Soil Storage (S)	0.049	in		
Qpre = (P - 0.2S)^2 / (P + 0.8S)	12.172	in		
Water Quantity - Postdevelopment				
Project Area	0.038	ac	1,672	sf
Pervious Area	0.010	ac	433	sf
Impervious Area	0.028	ac	1,238	sf
% Impervious	74%			
Rainfall for 25yr/24hr event (P)	9	in		
Rainfall for 25yr/3day event (P)	12.23	in		
Depth to Water Table	2	ft		
Developed Available Storage	1.880	in		
Soil Storage (S)	0.488	in		
Qpost = (P - 0.2S)^2 / (P + 0.8S)	11.665	in		
Runoff Volume from 25 year/ 3 day storm	0.448	ac-in		
Postdevelopment - Predevelopment				
Qpost - Qpre	-0.508	in		
Volume = QA	0.000	ac-in		
Water Quality				
Drainage Basin Area	0.038	ac		
Surface Water	0.000	ac		
Roof Area	0.023	ac		
Pavement/Walkways	0.008	ac		
Pervious area	0.010	ac		
Site area for Water Quality (Total area- (water surface + roof area))	0.015	ac		
Impervious area for water Quality (Site area for water Quality - pervious area)	0.005	ac		
% Impervious	35%			
A) One inch of runoff from drainage basin	0.038	ac-in		
B) 2.5 Inches times percent Impervious	0.033	ac-in		
Pretreatment Required	0.038	>	0.033	
50% reduction due to dry retention	0.019	ac-in	71.25	CF
Volume Provided	70.50	CF		

LEGEND

- REMOVE & REPLACE CONCRETE/ASHPALT
- PROPOSED CONCRETE
- PROPOSED RETENTION AREA

DRAINAGE NOTES:

1. ROOF DOWN SPOUTS DIRECTED TO DISCHARGE INTO DRY RETENTION/LANDSCAPE AREAS WITH SPLASH BLOCKS TO PREVENT EROSION
2. LANDSCAPING FOR DRY RETENTION AREAS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS
3. THE LANDSCAPING AND DRY RETENTION AREAS SHALL NOT BE CONSTRUCTED TO CREATE STORMWATER FLOW TO ADJACENT PROPERTIES

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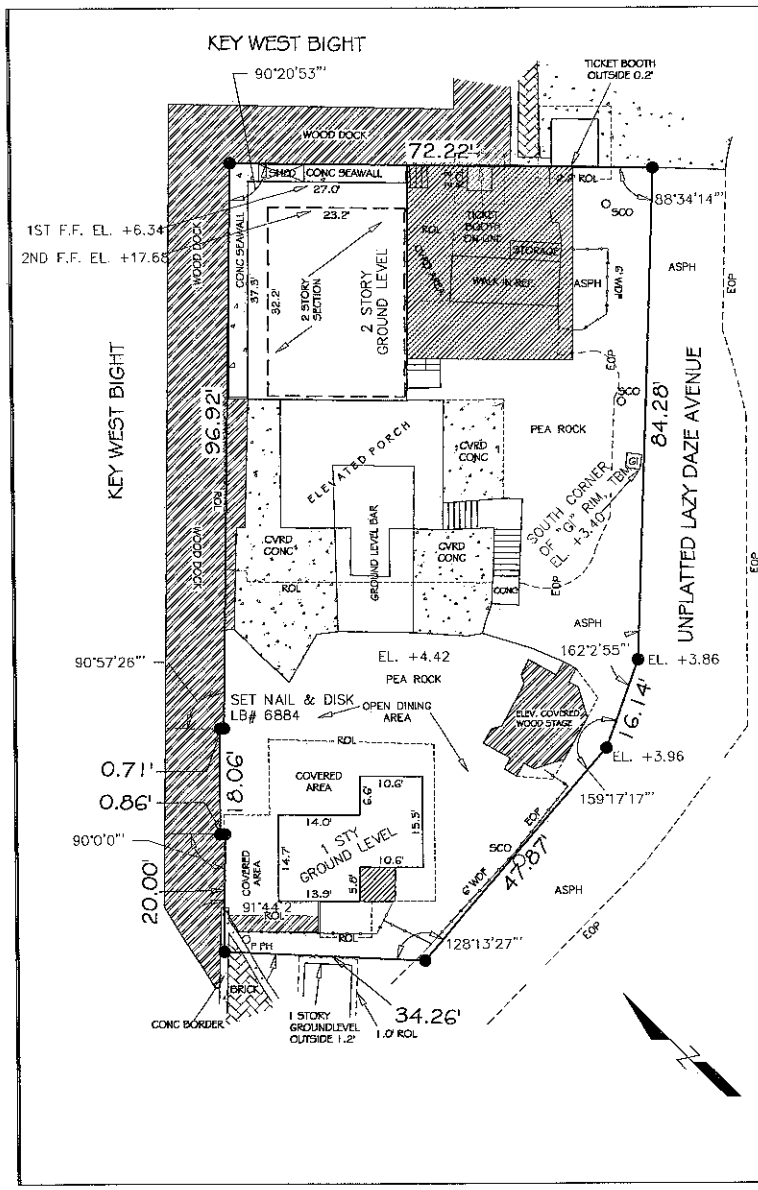
Project N°: 107.006

Date: 3/29/12

C3



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
202 WILLIAM STREET
KEY WEST, FL
33043

SQ. FT. APPROXIMATES
RETAIL AREA
1,386
STORAGE / PARKING
3,282
OUTSIDE DINING
2,004
COVERED AREA
2,200

PROPOSED ADDITIONS
974 SQ. FT.

SET NAIL & DISK
LB #6884

ELEVATIONS SHOWN AS
-.-- REFER TO NGVD
1929 VERTICAL DATUM
FEET ABOVE SEALEVEL

SU-1

Date: 3/29/12

Project N°: 107.008

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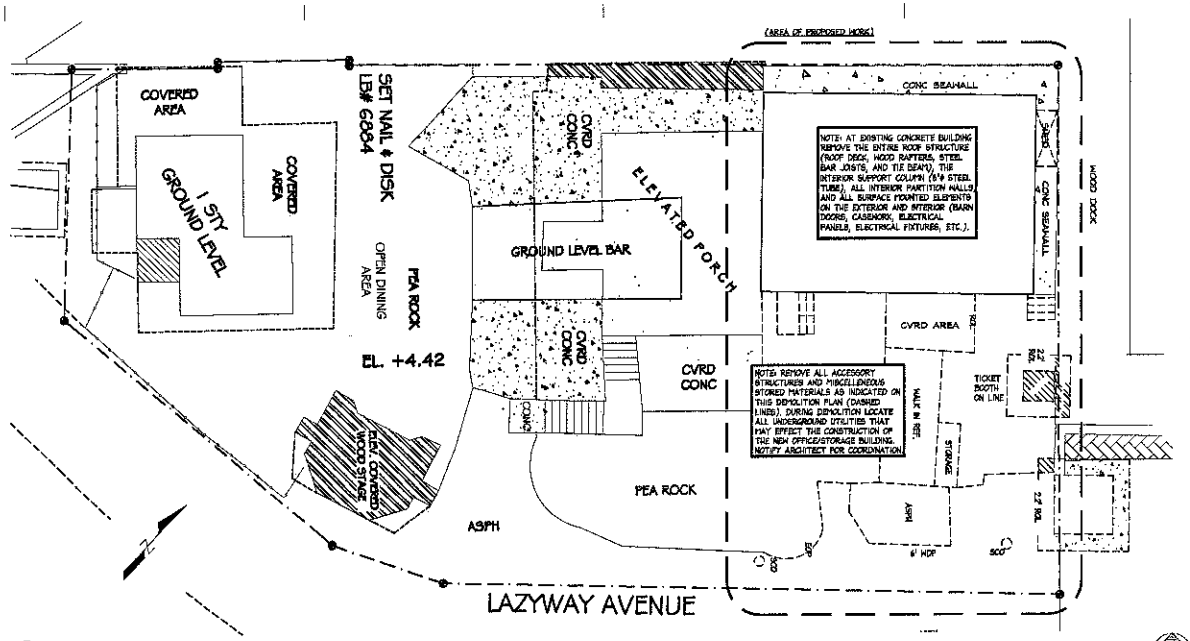
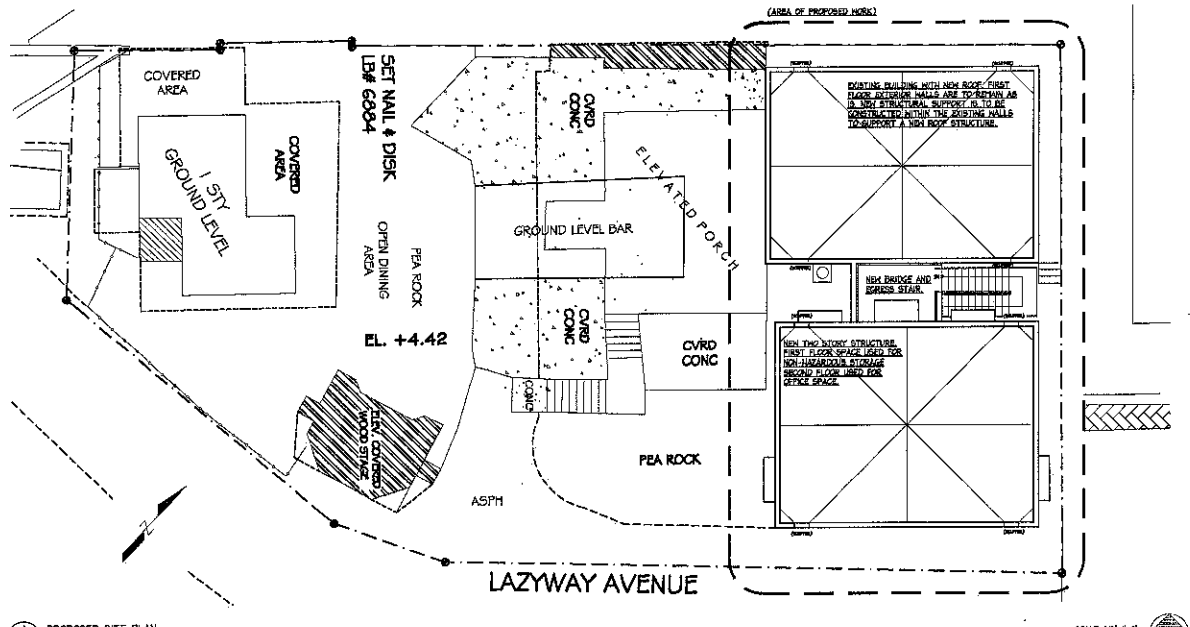


2 A1 PROPOSED DEMOLITION PLAN

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



1 A1 PROPOSED SITE PLAN

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

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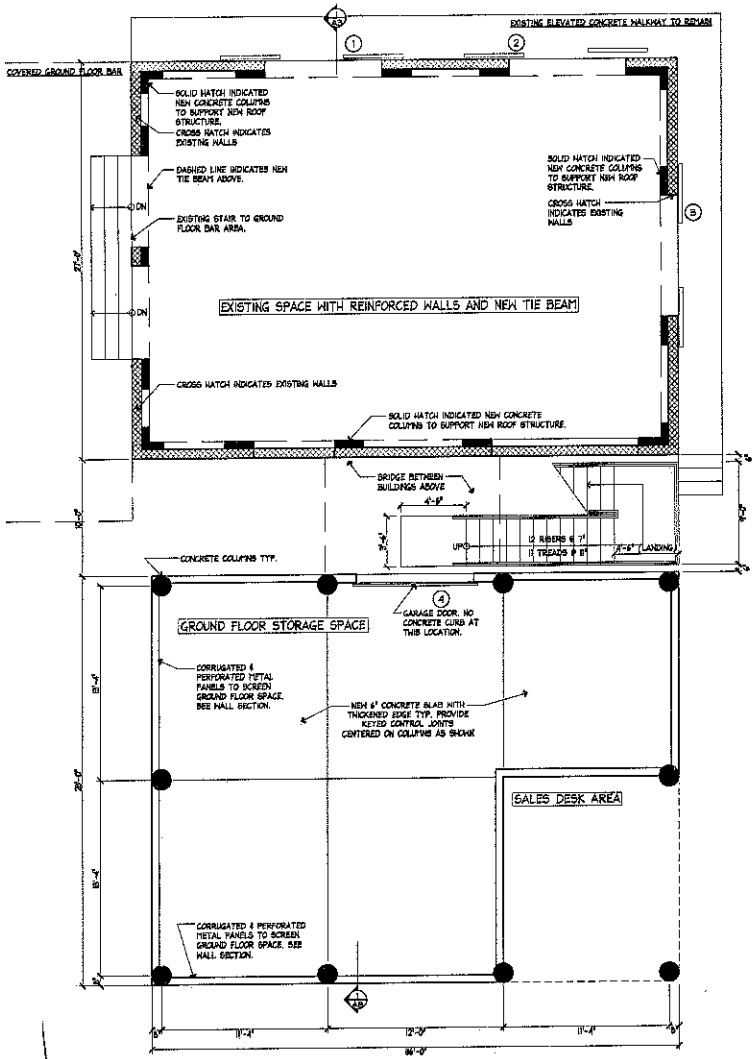
Project No.: 109

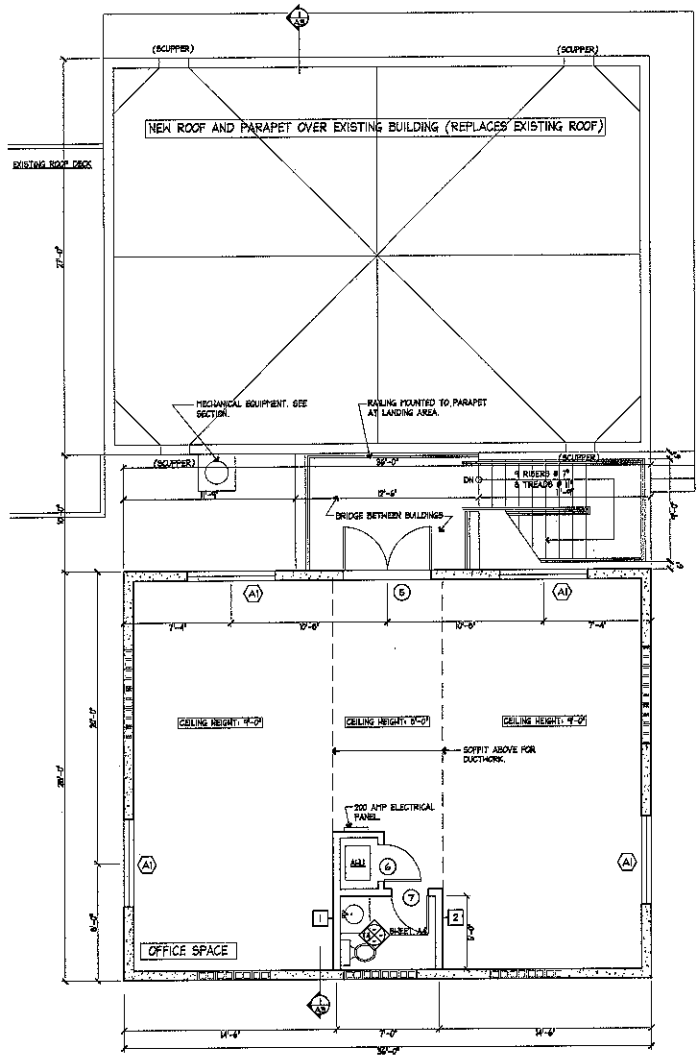
Date: 03/26/12

A1



2 A2 PROPOSED GROUND FLOOR PLAN

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



1 A2 PROPOSED SECOND FLOOR PLAN

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

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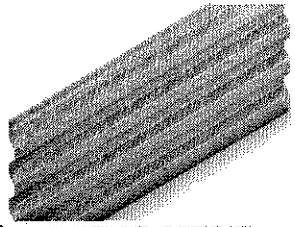
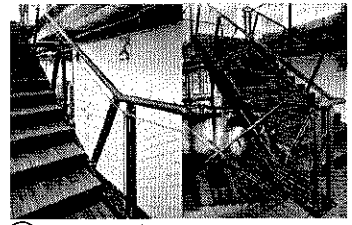
Project No. 1108

Date 03/28/02

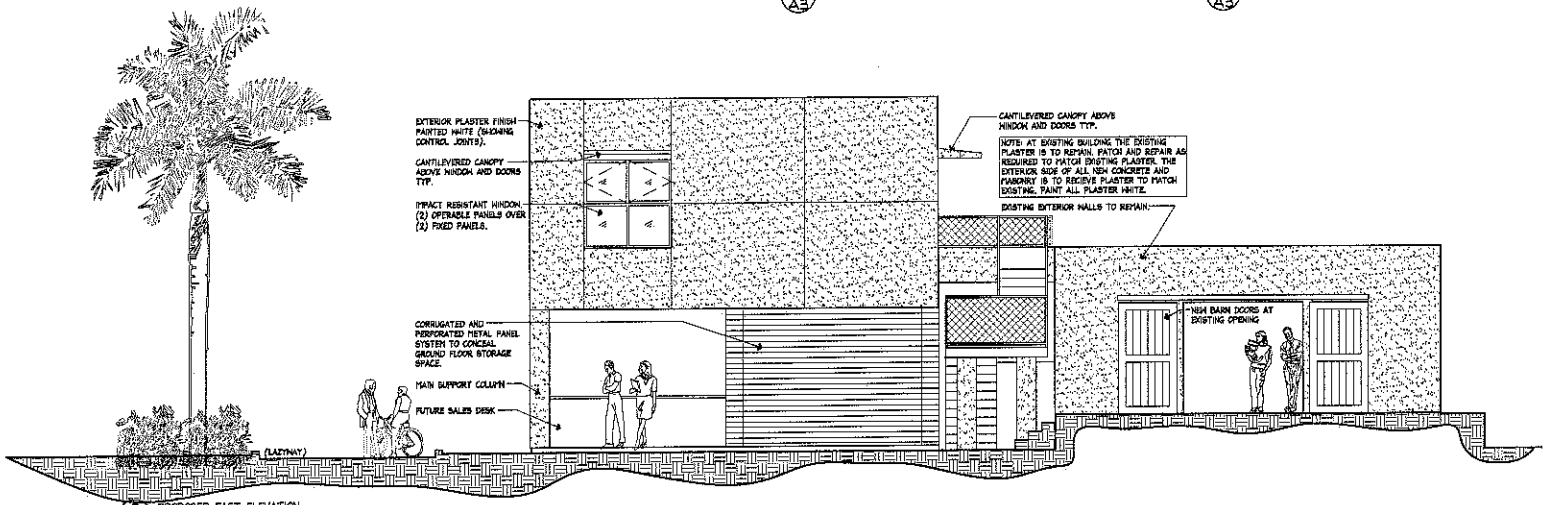
A2



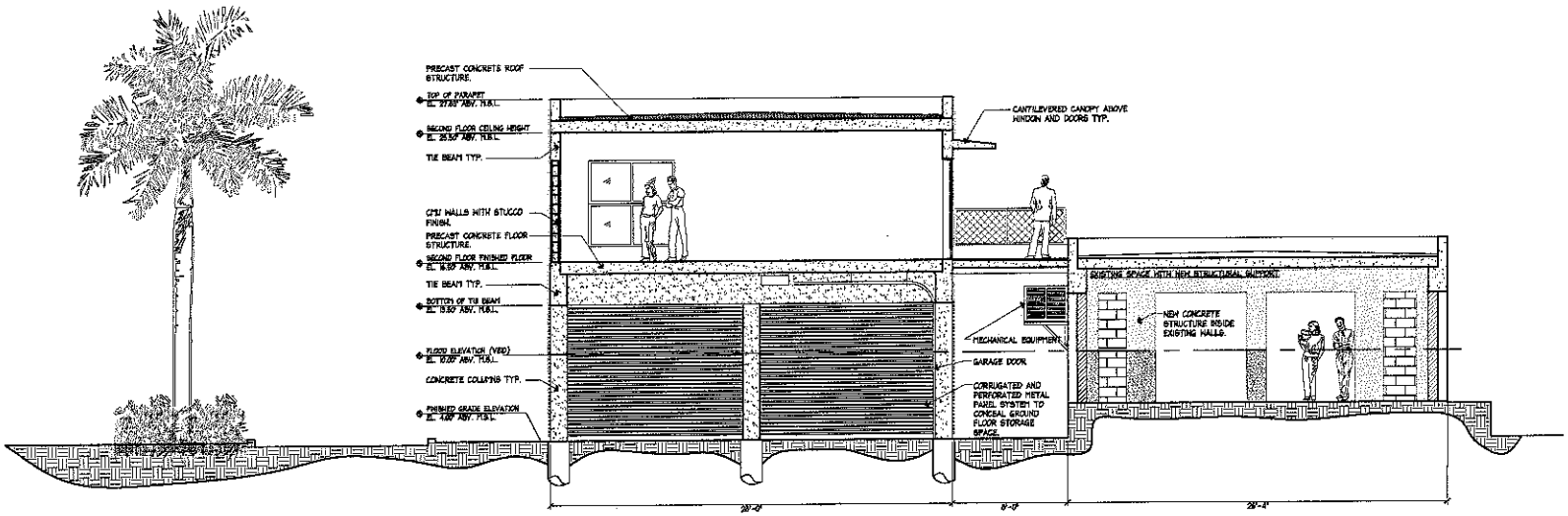
4 A3 EXAMPLE OF METAL PANEL AT STORAGE AREA SCALE: NTS



3 A3 EXAMPLE OF RAILING MATERIAL SCALE: NTS



2 A3 PROPOSED EAST ELEVATION SCALE: 1/4"=1'-0"



1 A3 PROPOSED LONGITUDINAL SECTION SCALE: 1/4"=1'-0"

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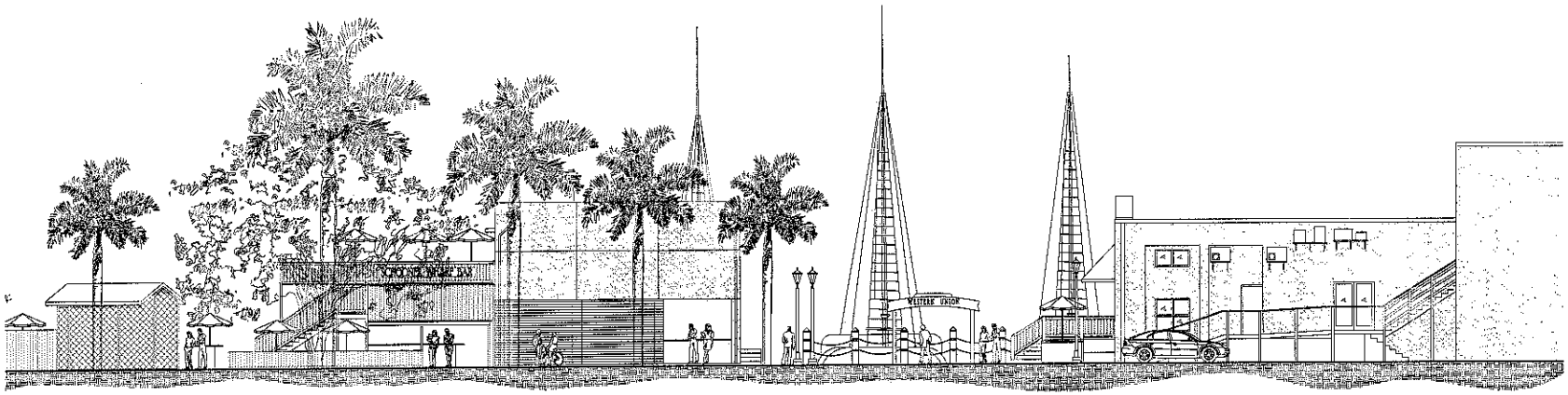
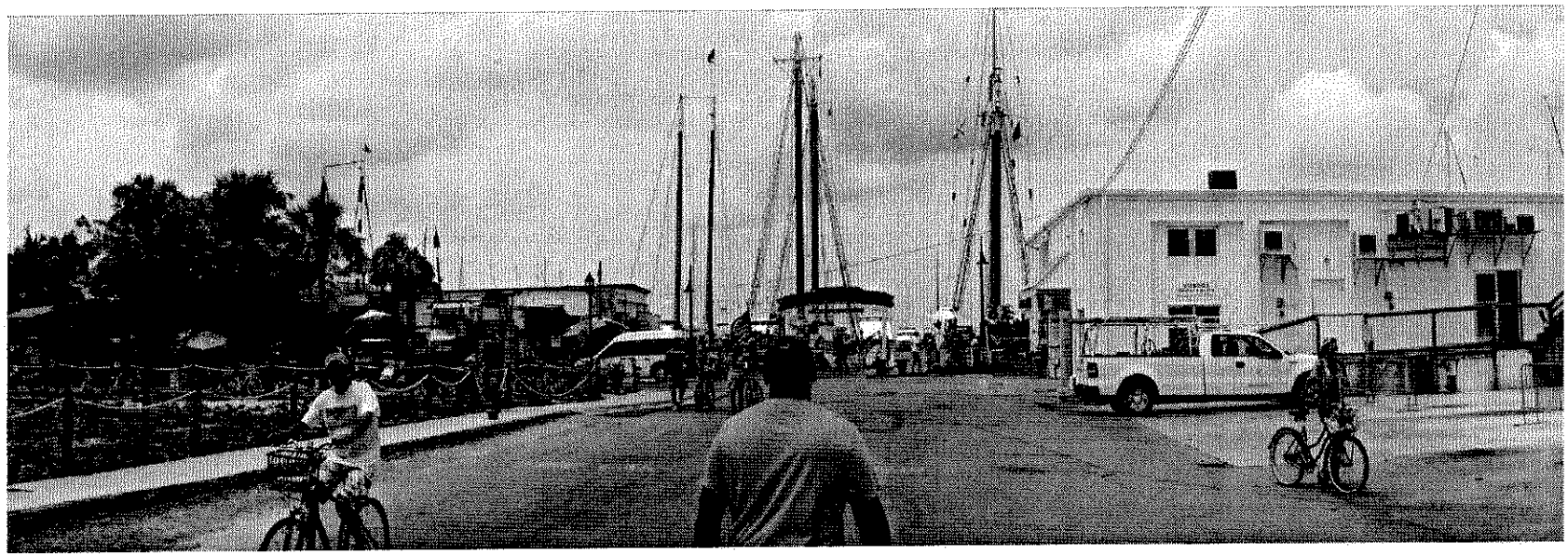
Date: 03/25/2

A3



2 A4 PROPOSED SOUTH ELEVATION (LOOKING FROM WILLIAM STREET)

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



1 A4 PHOTOGRAPH OF SITE (FROM WILLIAM STREET)

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

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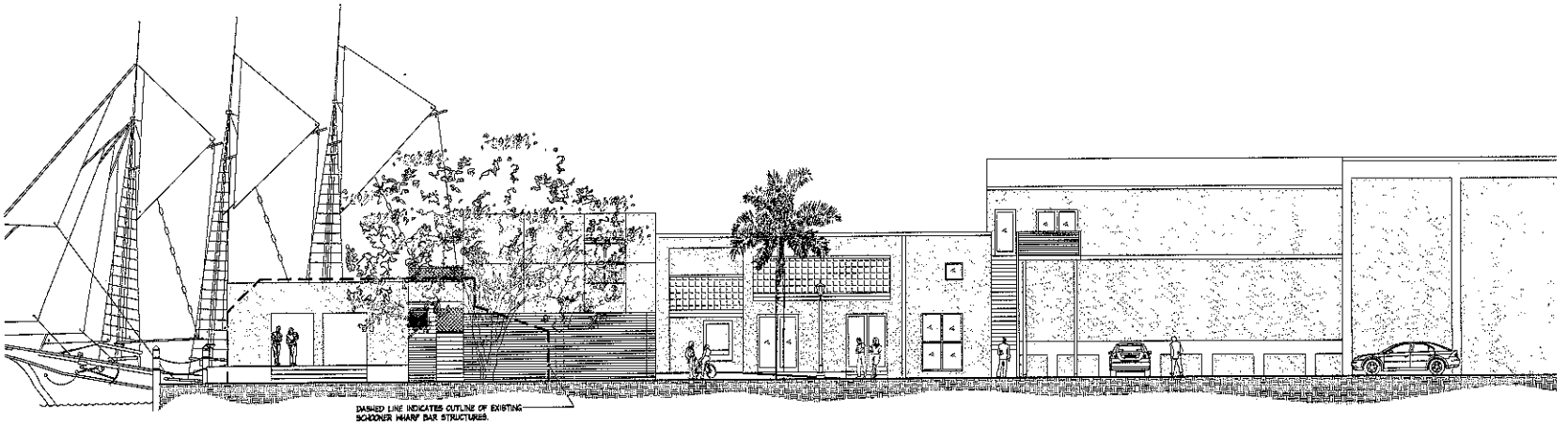
Project No. 109

Date: 09/26/12

A4



2 / A5 PROPOSED WEST ELEVATION (LOOKING FROM LAZYWAY)

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

1 / A5 PHOTOGRAPH OF SITE (LOOKING FROM LAZYWAY)

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

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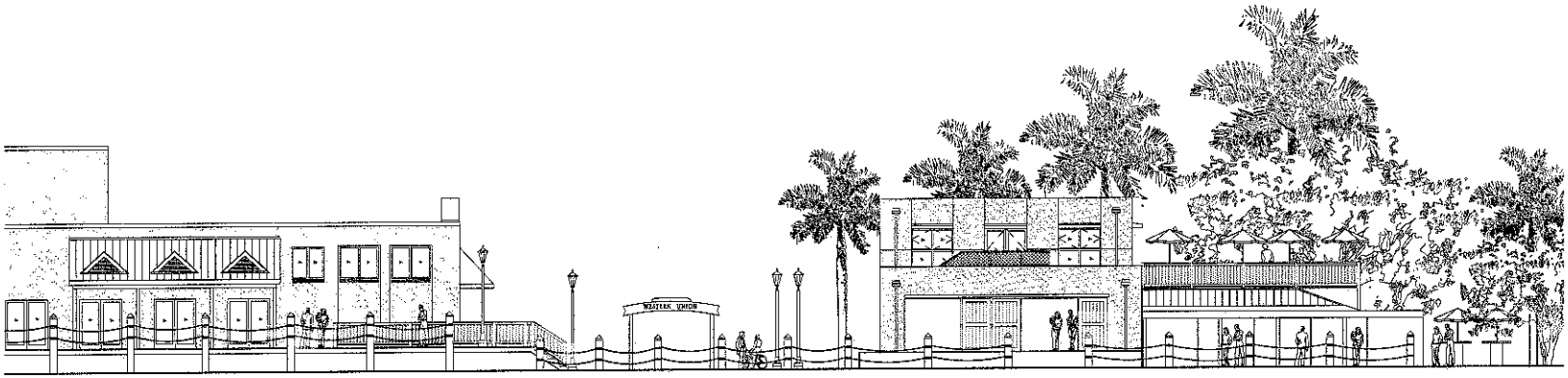
Project No. 109

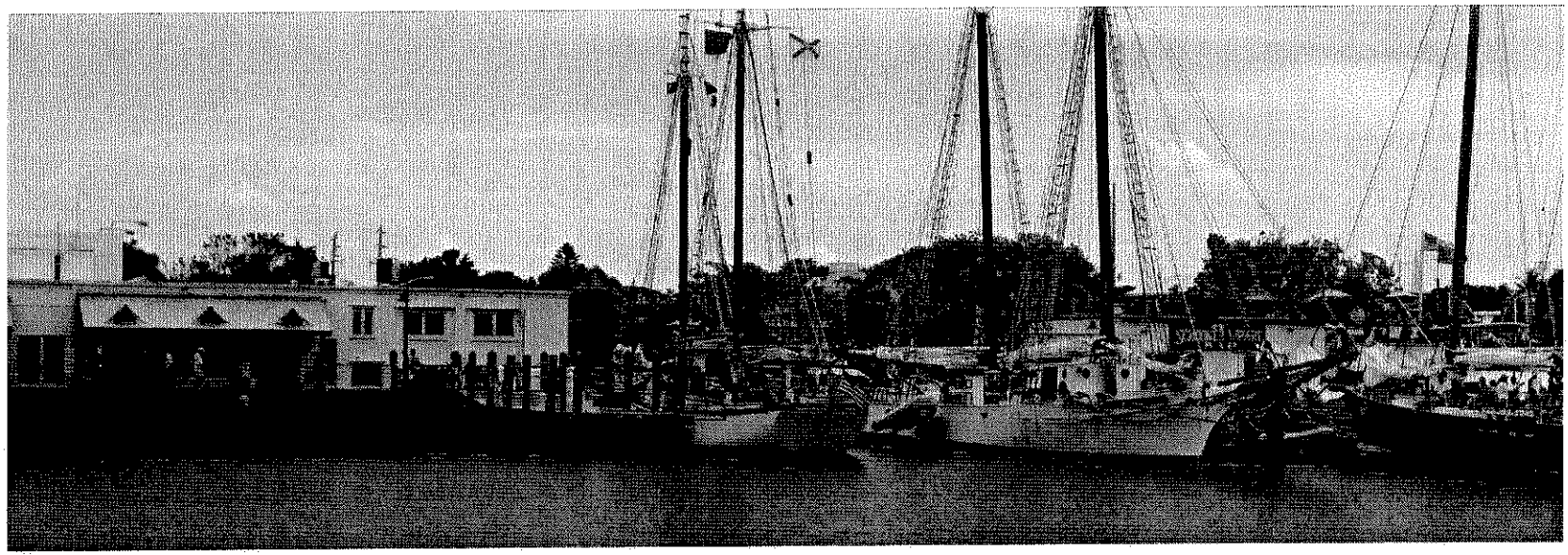
Date: 03/30/12

A5



2 / A5 PROPOSED NORTH ELEVATION (LOOKING FROM LOOK AREA)

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



1 / A5 PROPOSED NORTH SIDE (LOOKING FROM DRAMA AREA)

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

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Project No.

Date 03/28/12

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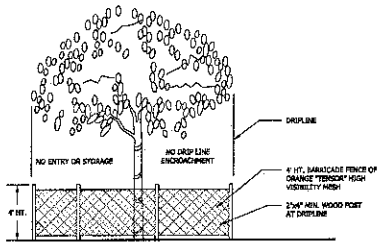


7 TREE PRESERVATION BARRICADE FENCING

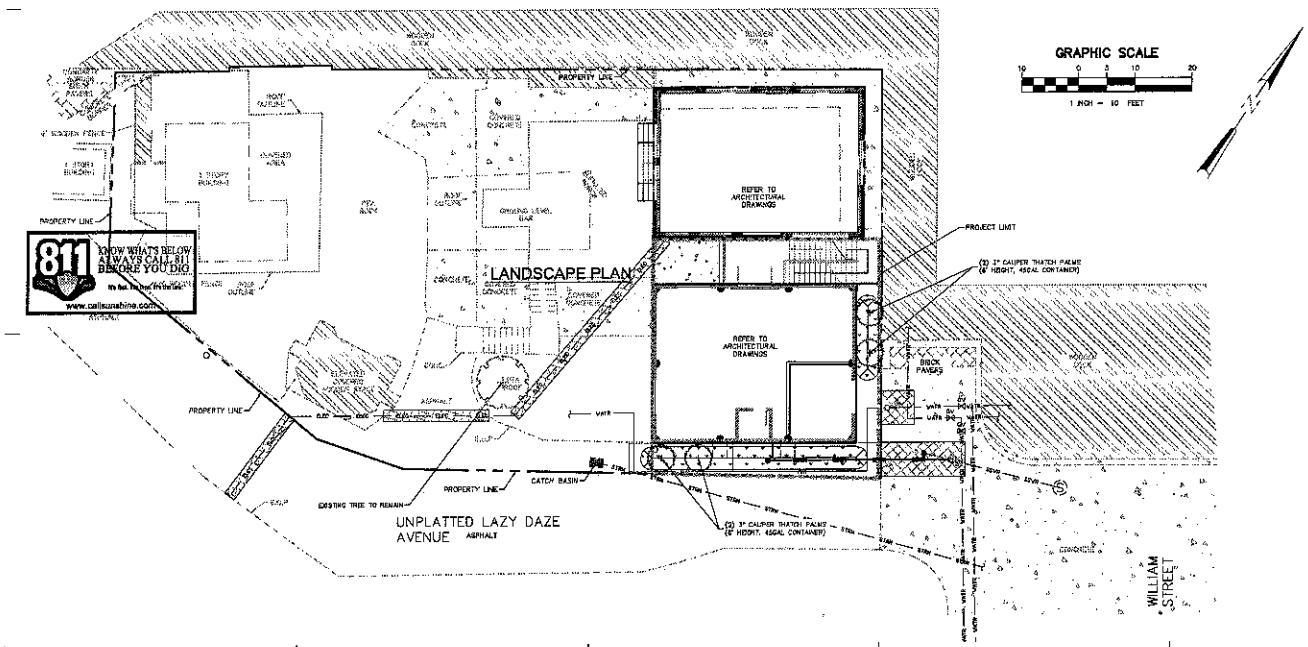
3/8" = 1'-0" 329343-06

GENERAL NOTES

1. THIS PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITES TO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. THE WORK AND MATERIALS NECESSARY FOR MEETING THESE SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF TREE AND/OR PALM RELOCATION.
4. THE CONTRACTOR SHALL PERFORM ALL TREE REMOVAL AND PRESERVATION ACTIVITIES IN COMPLIANCE WITH ALL FEDERAL AND STATE LAWS AND LOCAL CODE REQUIREMENTS.

LANDSCAPE SPECIFICATIONS

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL TREES SHALL BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED EUCALYPTUS GRADE 'B' OR BETTER.
6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 811 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
10. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS.
12. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
13. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
14. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.
15. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 3 MONTHS.
16. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
19. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
20. ROOT-PRUNE ALL TREES A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
22. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 5 FEET OF A LIGHT POLE.
23. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.



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Bender & Associates ARCHITECTS p.a.

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KEY WEST, FLORIDA

CRISTOBAL BETANCOURT, ALA
LANDSCAPE ARCHITECT
Florida Registration Number: LA0001411

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Project N° : 107.008

Date: 3/29/12

L-1