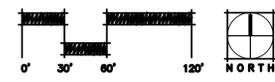
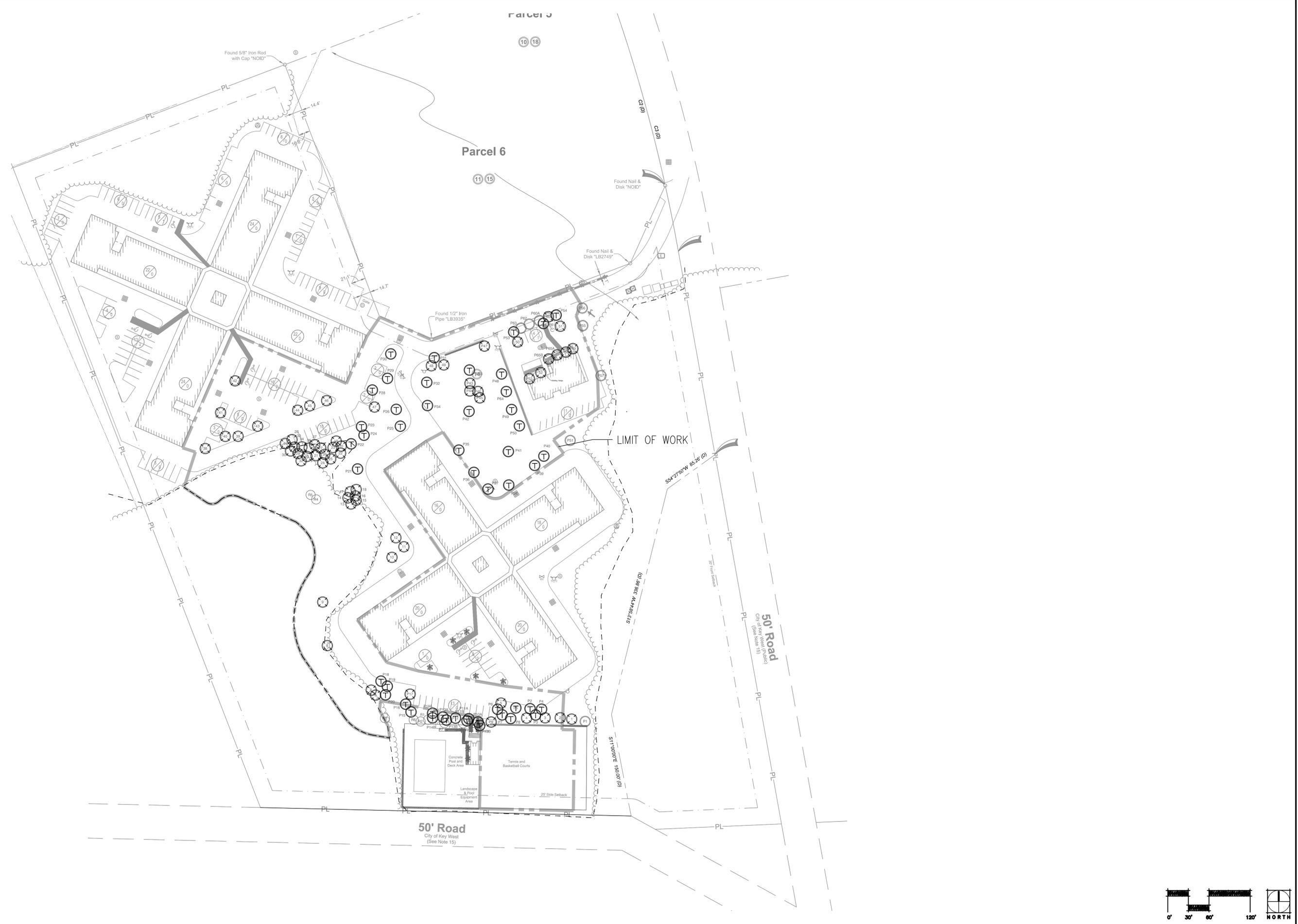


G:\Projects\2016\527116021\dwg_Construction\527116021-10.01.dwg--L0.00 Jan 06, 2017 - 5:05pm imaranon



Littlejohn
 An S&ME Company
 1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
 T 407.975.1273 F 407.975.1278 www.littlejohn.com
 Leonard E. Arnold, Jr. P.E. 55241
 Bruce C. Hill, P.L.A. LA0001367
 Florida Firm Registration No. 28050

OCEAN WALK
 KEY WEST, FL



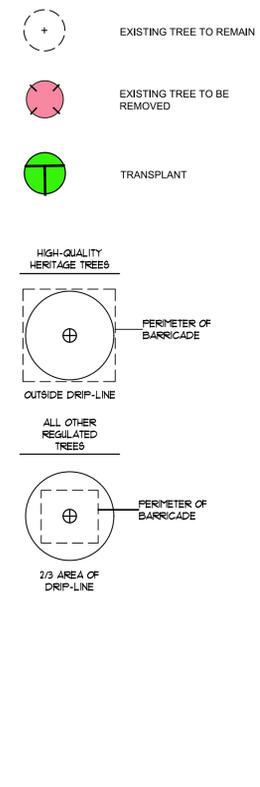
DATE	REVISIONS
01.06.17	PER CITY COMMENTS
12.30.16	

L0.00
 SITE PLAN

G:\Projects\2016\527116021.dwg_Construction\527116021-10.01.dwg-LO.01 Jan 09, 2017 - 12:37pm cead



LEGEND & SYMBOLS



MAP ID	Latin Name	Common Name	DBH / Clear Wood (ft)	Regulated	Impact
P1	Coccothrinax	Coconut Palm	16.1	REG	Remove
P2	Coccothrinax	Coconut Palm	4	REG	Transplant
P3	Coccothrinax	Coconut Palm	G2	REG	Transplant
P4	Coccothrinax	Coconut Palm	J	REG	Transplant
P5	Phoenix canariensis	Century Island Date Palm	2	REG	Transplant
P6	Coccothrinax	Coconut Palm	7	REG	Transplant
P7	Coccothrinax	Coconut Palm	2.5	REG	Transplant
P8	Coccothrinax	Coconut Palm	6.7	REG	Transplant
P9	Phoenix roebelinii	Pygmy Date Palm	6.2	REG	Remove
P10A	Adiantum merriamii	Christmas Palm	11.8	RFG	Transplant
P10B	Adiantum merriamii	Christmas Palm	11.8	RFG	Transplant
P11A	Adiantum merriamii	Christmas Palm	11.8	RFG	Transplant
P11B	Adiantum merriamii	Christmas Palm	11.8	RFG	Transplant
P12	Phoenix canariensis	Century Island Date Palm	11.2	REG	Transplant
P13A	Adiantum merriamii	Christmas Palm	11.1	RFG	Transplant
P13B	Adiantum merriamii	Christmas Palm	11.1	RFG	Transplant
P14A	Adiantum merriamii	Christmas Palm	11.1	RFG	Transplant
P14B	Adiantum merriamii	Christmas Palm	11.1	RFG	Transplant
P15	Coccothrinax	Coconut Palm	2	REG	Transplant
P16	Coccothrinax	Coconut Palm	4	REG	Transplant
P17	Phoenix canariensis	Century Island Date Palm	4	REG	Remove
P18	Coccothrinax	Coconut Palm	1	REG	Transplant
P19	Coccothrinax	Coconut Palm	1	REG	Transplant
P20	Coccothrinax	Coconut Palm	J	REG	Transplant
P21	Coccothrinax	Coconut Palm	11.4	RFG	Transplant
P22	Coccothrinax	Coconut Palm	11.6	RFG	Transplant
P23	Coccothrinax	Coconut Palm	15.0	RFG	Transplant
P24	Coccothrinax	Coconut Palm	15.0	RFG	Transplant
P25	Coccothrinax	Coconut Palm	13.2	RFG	Transplant
P26	Coccothrinax	Coconut Palm	24.2	RFG	Transplant
P27	Coccothrinax	Coconut Palm	18.5	RFG	Transplant
P28	Coccothrinax	Coconut Palm	15.4	RFG	Transplant
P29	Coccothrinax	Coconut Palm	11.2	RFG	Transplant
P30	Coccothrinax	Coconut Palm	21.4	RFG	Transplant
P31	Coccothrinax	Coconut Palm	21	RFG	Transplant
P32	Coccothrinax	Coconut Palm	17.0	RFG	Transplant
P33	Coccothrinax	Coconut Palm	15.11	RFG	Transplant
P34	Coccothrinax	Coconut Palm	16.1	RFG	Transplant
P35	Coccothrinax	Coconut Palm	20.11	RFG	Transplant
P36	Coccothrinax	Coconut Palm	24.4	RFG	Transplant
P37	Coccothrinax	Coconut Palm	20.6	RFG	Transplant
P38	Coccothrinax	Coconut Palm	18.7	RFG	Transplant
P39	Coccothrinax	Coconut Palm	15.4	RFG	Transplant
P40	Coccothrinax	Coconut Palm	18.1	RFG	Transplant
P41	Coccothrinax	Coconut Palm	19.7	RFG	Transplant
P42	Coccothrinax	Coconut Palm	11	RFG	Transplant
P43	Humulus nobilis	Humulus Palm	1	REG	Remove
P44	Humulus nobilis	Humulus Palm	2	REG	Remove
P45	Humulus nobilis	Humulus Palm	2	REG	Remove
P46	Humulus nobilis	Humulus Palm	2	REG	Remove
P47	Phoenix canariensis	Century Island Date Palm	17.2	RFG	Remove
P48	Coccothrinax	Coconut Palm	14.7	RFG	Transplant
P49	Coccothrinax	Coconut Palm	20.0	RFG	Transplant
P50	Coccothrinax	Coconut Palm	18.1	RFG	Transplant
P51	Coccothrinax	Coconut Palm	18.1	RFG	Transplant
P52	Phytelepsma elegans	Alexander Palm	10.11	REG	Remove
P53	Phoenix canariensis	Century Island Date Palm	4.1	REG	Transplant
P54	Coccothrinax	Coconut Palm	10.8	REG	Transplant
P55	Coccothrinax	Coconut Palm	17.6	REG	Transplant
P56	Phoenix canariensis	Century Island Date Palm	4	REG	Transplant
P57	Coccothrinax	Coconut Palm	17.2	RFG	Transplant
P58	Phytelepsma elegans	Alexander Palm	10	REG	Remove
P59	Phytelepsma elegans	Alexander Palm	15	REG	Remove
P60A	Phytelepsma elegans	Alexander Palm	15.5	REG	Remove
P60B	Phytelepsma elegans	Alexander Palm	14.2	REG	Remove
H1	Humulus nobilis	Humulus Palm	2	REG	Transplant
P62	Phytelepsma elegans	Alexander Palm	15	REG	Remove
P63	Coccothrinax	Coconut Palm	17.11	REG	Transplant
P64A	Phoenix roebelinii	Pygmy Date Palm	6	REG	Remove
H101	Phoenix roebelinii	Pygmy Date Palm	6	REG	Remove

Total regulated Palms	37
Existing Regulated Palms to Remain	4
Existing Regulated Palms to be Transplanted	33
Total Existing Regulated Palms Provided	37

MAP ID	Latin Name	Common Name	DBH / Clear Wood (ft)	Existing Condition	Impact	Regulated	Location	Species	Condition	Value	Total
1	Clusia rosea	Autograph Tree	2.2	Good	Remove	REG	90	100	80	90	2.0
2	Clusia rosea	Autograph Tree	2.2	Good	Remove	REG	90	100	80	90	2.0
3	Clusia rosea	Autograph Tree	2.5	Good	Remove	REG	90	100	80	90	2.3
4	Clusia rosea	Autograph Tree	2.8	Good	Remove	REG	90	100	80	90	2.5
5	Pongamia pinnata	Pongam Tree	10	Good	Remove	REG	50	50	80	73	7.3
6	Conocarpus erectus	Buttonwood	26.6	Good	Remove	REG	100	100	80	93	24.7
7	Conocarpus erectus	Buttonwood	13.5	Good	Remove	REG	100	100	80	93	12.6
8	Pithecellobium keyense	Blackbead	10	Good	Remove	REG	100	100	80	93	17.7
9	Conocarpus erectus	Buttonwood	66.3	Good	Remove	REG	100	100	80	93	61.7
10	Pongamia pinnata	Pongam Tree	12.1	Good	Remove	REG	90	50	80	73	8.8
11	Pongamia pinnata	Pongam Tree	10.3	Good	Remove	REG	90	50	80	73	7.5
12	Pongamia pinnata	Pongam Tree	19.4	Good	Remove	REG	90	50	80	73	14.2
13	Pithecellobium keyense	Blackbead	0.2	Good	Remove	REG	100	100	80	93	0.2
14	Entolas fruticosa	Blacktooth	1.8	Fair	Remove	---	---	---	---	---	0.0
15	Pithecellobium keyense	Blackbead	0.8	Good	Remove	REG	100	100	80	93	0.7
16	Conocarpus erectus	Buttonwood	38.6	Good	Remove	REG	100	100	80	93	35.9
17	Guajira discolor	Bleiv	1	Good	Remove	REG	100	100	80	93	0.9
18	Legumin ferida	Spanish Stopper	2	Good	Remove	REG	100	100	80	93	1.9
19	Conocarpus erectus	Buttonwood	13.3	Good	Remove	REG	100	100	80	93	12.0
20	Pithecellobium keyense	Blackbead	9	Good	Remove	REG	100	100	80	93	8.4
21	Guajira discolor	Bleiv	14	Good	Remove	REG	100	100	80	93	13.0
22	Pongamia pinnata	Pongam Tree	3	Good	Remove	---	---	---	---	---	0.0
23	Ficus citrifolia	Shortleaf fig	4	Good	Remove	REG	100	100	80	93	3.7
24	Conocarpus erectus	Buttonwood	52	Good	Remove	REG	100	100	80	93	48.4
25	Conocarpus erectus	Buttonwood	20	Poor	Remove	REG	100	100	40	80	16.0
26	Bursera simaruba	Gumbo Limbo	4.8	Good	Remove	REG	100	100	80	93	4.7
27	Metopium toxiferum	Poisenwood	5	Good	Remove	REG	100	100	80	93	4.7
28	Pongamia pinnata	Pongam Tree	6	Good	Remove	REG	100	50	80	77	4.6
29	Metopium toxiferum	Poisenwood	5	Good	Remove	REG	100	100	80	93	4.7
30	Conocarpus erectus	Buttonwood	32.8	Good	Remove	REG	100	100	80	93	30.5
31	Conocarpus erectus	Buttonwood	13	Good	Remove	REG	100	100	80	93	12.1
32	Conocarpus erectus	Buttonwood	3.5	Good	Remove	REG	100	100	80	93	3.3
33	Conocarpus erectus	Buttonwood	13.5	Good	Remove	REG	100	100	80	93	12.6
34	Conocarpus erectus	Buttonwood	14.5	Good	Remove	REG	100	100	80	93	13.5
35	Conocarpus erectus	Buttonwood	14.5	Good	Remove	REG	100	100	80	93	13.5
36	Conocarpus erectus	Buttonwood	11.5	Good	Remove	REG	100	100	80	93	10.7
37	Pithecellobium keyense	Blackbead	1	Good	Remove	REG	100	100	80	93	0.9
38	Swietenia mahagoni	Mahogany	10.2	Poor	Remove	REG	80	100	40	73	7.4
39	Swietenia mahagoni	Mahogany	12.6	Good	Remove	REG	80	100	80	87	11.0
40	Swietenia mahagoni	Mahogany	14.9	Good	Remove	REG	80	100	80	87	13.0
41	Swietenia mahagoni	Mahogany	13.6	Good	Remove	REG	80	100	80	87	11.8
42	Conocarpus erectus	Buttonwood	15.6	Good	Remove	REG	80	100	80	87	13.6
43	Swietenia mahagoni	Mahogany	29.5	Good	Remove	REG	80	100	40	73	15.0
44	Swietenia mahagoni	Mahogany	11.4	Poor	Remove	REG	80	100	40	73	8.5
45	Swietenia mahagoni	Mahogany	15.7	Fair	Remove	REG	80	100	60	80	12.6
46	Swietenia mahagoni	Mahogany	11.2	Fair	Remove	REG	80	100	60	80	9.0
47	Pongamia pinnata	Pongam Tree	28.2	Good	Remove	REG	80	50	80	70	19.7
48	Conocarpus erectus	Buttonwood	71.5	Good	Remove	REG	90	100	80	90	64.4
49	Conocarpus erectus	Buttonwood	52.7	Good	Remove	REG	90	100	80	90	47.4
50	Bulnesia arborea	Verawood	5.5	Good	Remove	REG	80	50	80	70	3.9
51	Bulnesia arborea	Verawood	6.5	Good	Remove	REG	80	50	80	70	4.6
52	Coccoloba diversifolia	Pigeon Plum	6.5	Good	Remove	REG	80	100	80	70	4.6
52	Coccoloba diversifolia	Pigeon Plum	6.5	Good	Remove	REG	80	100	80	70	4.6
Total "Poor/Fair" Inches Removed											91
Total "Good" Inches Removed											677
Total Mitigation Required											664
Total Inches Provided											249
Total Inches to Mitigate											415

PROVIDED CALCULATIONS (See Plant Schedule) LB 80

QTY	Latin Name	Common Name	Caliper (Inches)	Inches Provided
17	Bursera simaruba	Gumbo Limbo	4.0	68
68	Conocarpus erectus	Buttonwood	2.0	136
15	Piscidia piscipula	Jamaican Dogwood	3.0	45

MAP ID	Latin Name	Common Name	Caliper (Inches)	Condition	Impact
R1	Clusia rosea	Autograph Tree	3.2	Good	Remain
R2	Clusia rosea	Autograph Tree	3.1	Good	Remain
R3	Conocarpus erectus	Buttonwood	5.8	Good	Remain
R4	Conocarpus erectus	Buttonwood	6	Good	Remain
R5	Conocarpus erectus	Buttonwood	6	Good	Remain
R6	Clusia rosea	Autograph Tree	3.2	Good	Remain
R7	Viburnum sp	Viburnum	4	Good	Remain
R8	Viburnum sp	Viburnum	4	Good	Remain

Littlejohn
An S&ME Company

1635 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
T 407.975.1273 F 407.975.1278 www.littlejohn.com

Lecorad E. Arnold, Jr. P.E. 55241
Bruce C. Hall P.L.A. LA0001367
Florida Firm Registration No. 28050

OCEAN WALK
KEY WEST, FL

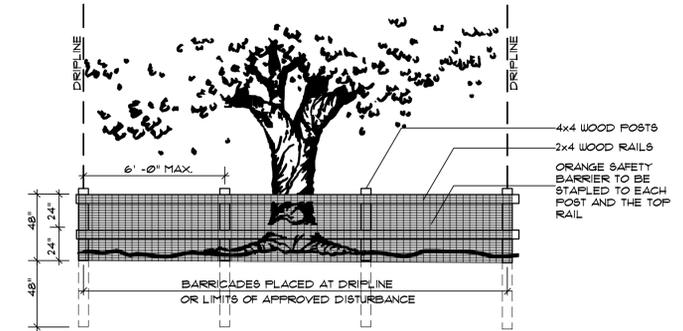


DATE	REVISIONS
01.06.17	PER CITY COMMENTS

L0.01
DEMOLITION PLAN

G:\Projects\2016\527116021\dwg\Construction\527116021-10.01.dwg--L0.02 Jan 06, 2017 -- 12:26pm incaranan

TREE PROTECTION- BARRIER PLACEMENT



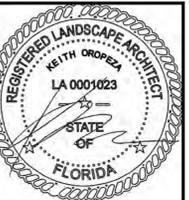
TREE PROTECTION & BARRICADE ELEVATION

PROTECTIVE BARRIER REQUIREMENTS FOR EXISTING TREES TO REMAIN

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN
2. CALL PLANNING SERVICES AT (352) 393-8188 TO SCHEDULE A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK COMMENCES.
3. AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROVIDED FOR THE DEVELOPMENT AND PROVIDED BUBBLERS BY EACH TREE TO BE INSTALLED FOR THE DEVELOPMENT.
4. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY WOOD CHIPS AT LEAST 8 INCHES COVER THE SOIL WITHIN THE BARRICADE.
5. HIGH QUALITY HERITAGE TREES SHALL BE PROTECTED BY GALVANIZED CHAIN LINK FENCING A MINIMUM OF 48 INCHES HIGH, 11-GAUGE WIRE, AND 2 INCH MESH SIZE SECURED WITH 1-7/8" LINE POSTS NO FURTHER THAN 10 FEET APART SECURED AT A DEPTH OF 3 FEET BELOW SOIL LINE. CORNERS SHALL BE SECURED WITH 2-3/8" LINE POSTS SECURED TO A DEPTH OF 4 FEET BELOW SOIL LINE.
6. FOR ALL OTHER TREES TO BE PRESERVED, SEE DETAIL THIS SHEET
7. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.
8. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
9. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

Littlejohn
 An S&ME Company
 1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
 T. 407.975.1273 F. 407.975.1278 www.littlejohn.com
 Leonard E. Arnold, Jr., P.E. 55241
 Bruce C. Hill, P.L.A. LA0001367
 Florida Firm Registration No. 28050

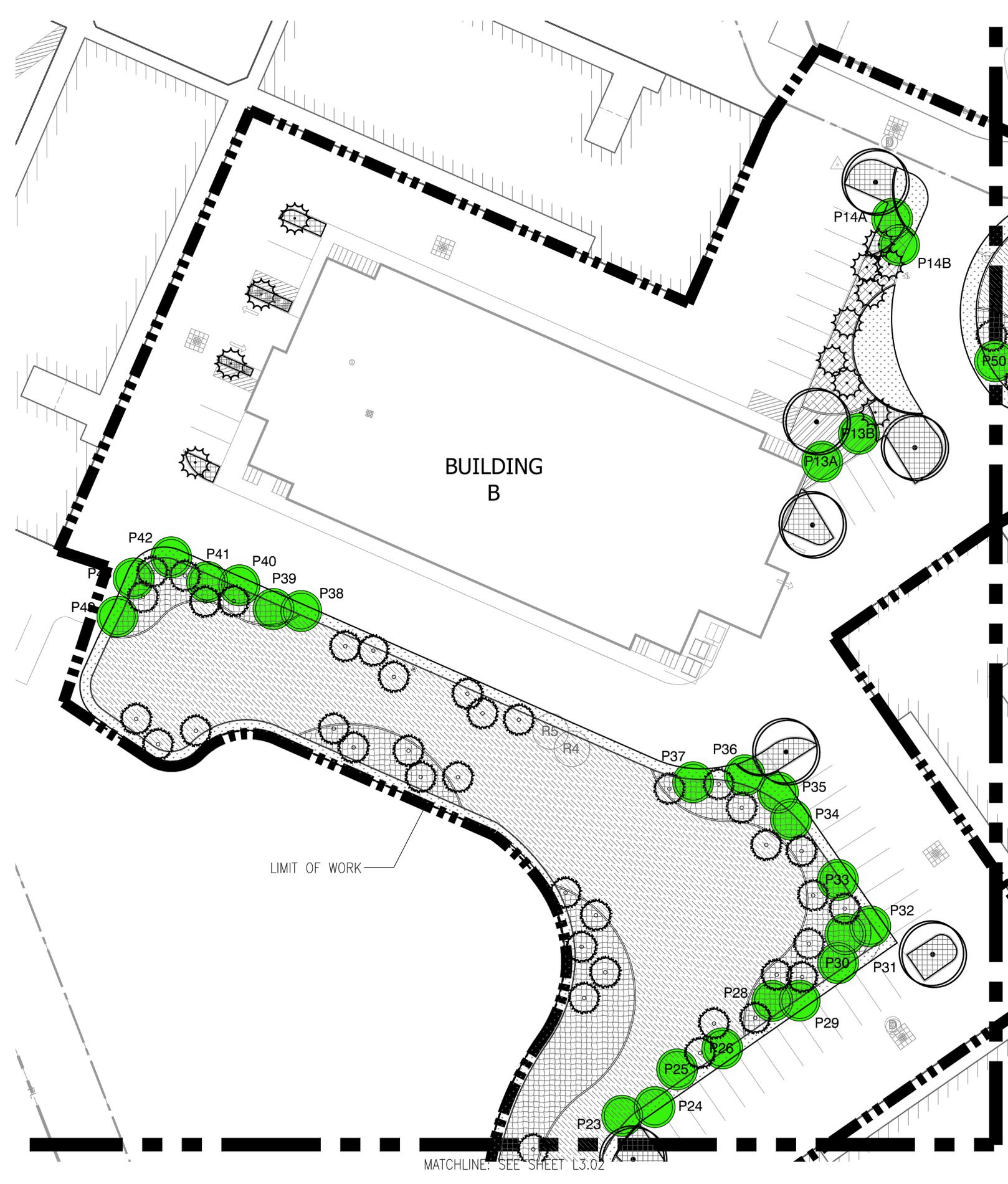
OCEAN WALK
 KEY WEST, FL



DATE	PER CITY COMMENTS
01.06.17	PER CITY COMMENTS
12.30.16	REVISIONS

L0.02
 TREE PROTECTION
 DETAILS & NOTES

G:\Projects\2016\527116021\dwg_Construction\527116021-L3.00.dwg - L3.00 on 09/20/2017 - 12:41 pm created



LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided
Native Plants	5109	80%
Exotic Plants	1255	20%
Total Native & Exotic Plants	6364	
Minimum Parking Lot Perimeter Landscaping		
10' Perimeter Landscape Width Buffer		
856 LF Parking Lot Buffer/35 LF= 25		
1 Canopy Tree x 25	Total Required	Total Provided
10 Shrubs x 25	25 Canopy Trees	25 Canopy
	250 Shrubs	735 Shrubs
Nonvehicular Open Space (NOS) Landscape Requirements		
34% or 17,085 SF of Site Nonvehicular Open Space		
Requires 4 Trees/2,500 SF of NOS		
17,085 SF/2,500=6.83 SF X 4 Trees	Total Required	Total Provide
	27.3	29

IRRIGATION REQUIREMENTS:
 1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle

- Water Source: 2- 12,096 gallon cisterns
- Water Available: 24,192 gallons
- Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk

PLANT SCHEDULE

TRANSPLANT: SEE L0.01 FOR IDENTIFICATION INFORMATION

#	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FLORIDA NATIVE	
1	BU	17	BURSERIA SIMARUBA	GUMBO LIMBO	45 GAL., 14"-16" HT X 6'-8" SPRD. 4" CAL	YES	
2	CE	68	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8"-10" HT. MT., 2" CAL	YES	
3	PI	15	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14"-16" HT., 6" CT., 3" CAL	YES	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	FLORIDA NATIVE	DROUGHT TOLERANT
4	CS2	127	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"-36" X 24"-36"	NO	YES
5	MC	1,748	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"-30" OA. FULL	YES	YES
6	SB2	2,787	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"-30" OA. FULL	YES	YES
7	TD2	99	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL., 24"-30" OA	YES	YES
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	FLORIDA NATIVE	DROUGHT TOLERANT
8	CB	375	CANAVALIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.	YES	YES
9	FG	1,128	FICUS MICROCARPA "GREEN ISLAND"	GREEN ISLAND FICUS	1 GAL., 18"-24" OA	NO	YES
10	PA	12,676 SF	PANICUM VIRGATUM	SWITCH GRASS	SOD	YES	YES

Littlejohn
 An S&ME Company

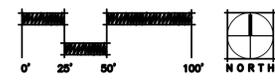
1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
 T: 407.975.1273 F: 407.975.1278 www.littlejohn.com
 Leonard E. Arnold, Jr., P.E. 55241
 Bruce C. Hall, P.L.A. LA0001367
 Florida Firm Registration No. 28050

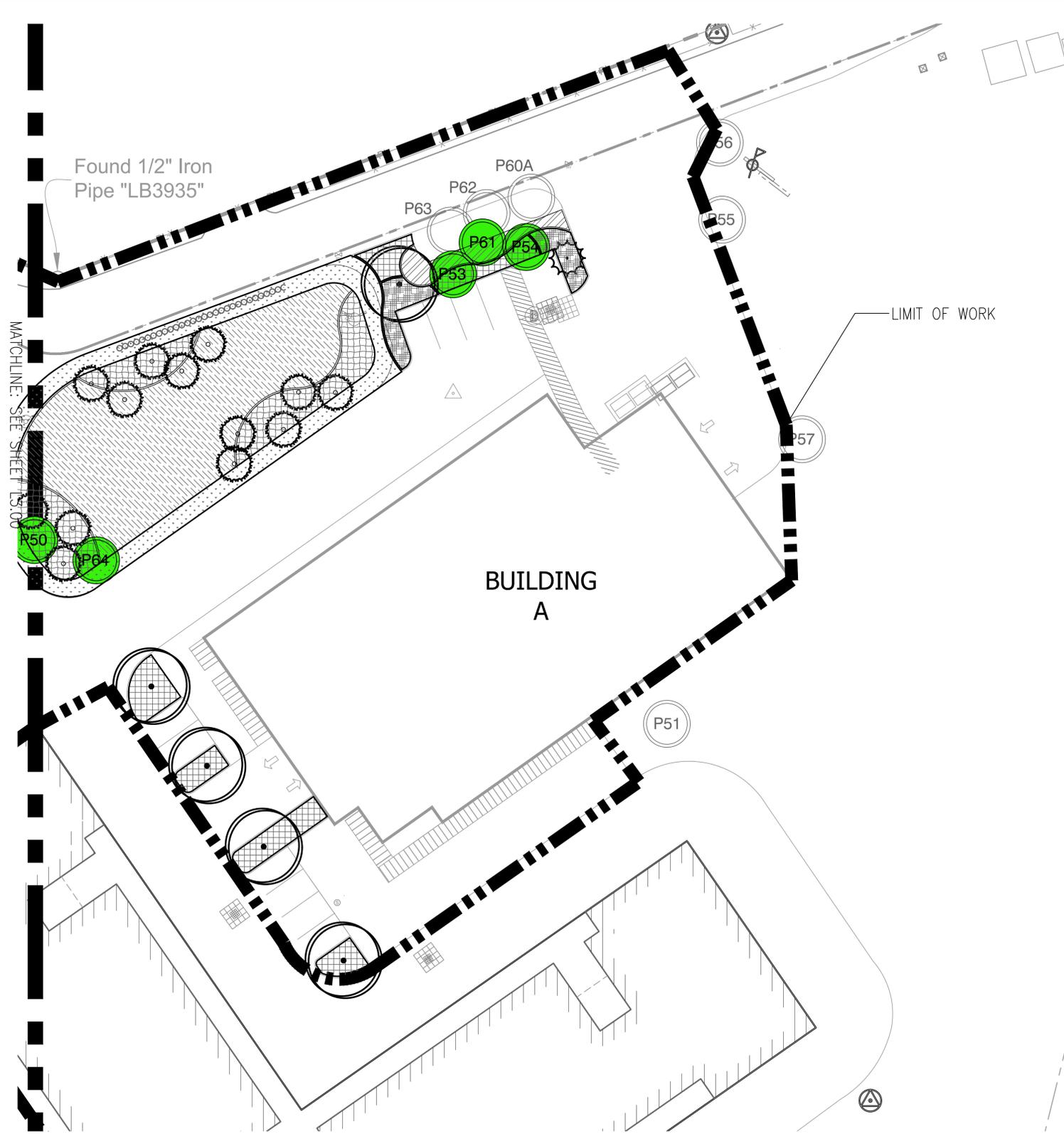
OCEAN WALK
 KEY WEST, FL



DATE	REVISIONS	PER CITY COMMENTS
01.06.17		
12.30.16		

L3.00
 LANDSCAPE PLAN





LANDSCAPE REQUIREMENTS			
Minimum Landscape Areas	Required	Provided	
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%	
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided	
Native Plants	5109	80%	
Exotic Plants	1255	20%	
Total Native & Exotic Plants	6364		
Minimum Parking Lot Perimeter Landscaping			
10' Perimeter Landscape Width Buffer			
856 LF Parking Lot Buffer/35 LF= 25			
1 Canopy Tree x 25	Total Required	Total Provided	
10 Shrubs x 25	25 Canopy Trees	25 Canopy	
	250 Shrubs	735 Shrubs	
Nonvehicular Open Space (NOS) Landscape Requirements			
34% or 17,085 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2,500 SF of NOS			
	Total Required	Total Provide	
17,085 SF/2,500=6.83 SF X 4 Trees	27.3	29	

- IRRIGATION REQUIREMENTS:**
 1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle
1. Water Source: 2- 12,096 gallon cisterns
 2. Water Available: 24,192 gallons
 3. Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk

PLANT SCHEDULE

TRANSPLANT: SEE L0.01 FOR IDENTIFICATION INFORMATION

#	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FLORIDA NATIVE	DROUGHT TOLERANT
TREES	BU	17	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL., 14"-16" HT X 6"-8" SPRD. 4" CAL	YES	
	CE	68	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8"-10' HT. MT., 2" CAL	YES	
	PI	15	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14"-16" HT., 6" CT., 3" CAL	YES	
SHRUB AREAS	CS2	127	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"-36" X 24"-36"	NO	YES
	MC	1,748	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"-30" OA. FULL	YES	YES
	SB2	2,787	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"-30" OA. FULL	YES	YES
	TD2	99	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL., 24"-30" OA	YES	YES
GROUND COVERS	CB	375	CANAVALIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.	YES	YES
	FG	1,128	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	1 GAL., 18"-24" OA	NO	YES
	PA	12,676 SF	PANICUM VIRGATUM	SWITCH GRASS	SOD	YES	YES

Littlejohn
 An S&ME Company

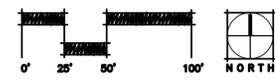
1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
 T 407.975.1273 F 407.975.1278 www.littlejohn.com
 Leonard E. Arnold, Jr., P.E. 55241
 Bruce C. Hill, P.L.A. LA0003367
 Florida Firm Registration No. 28050

OCEAN WALK
 KEY WEST, FL



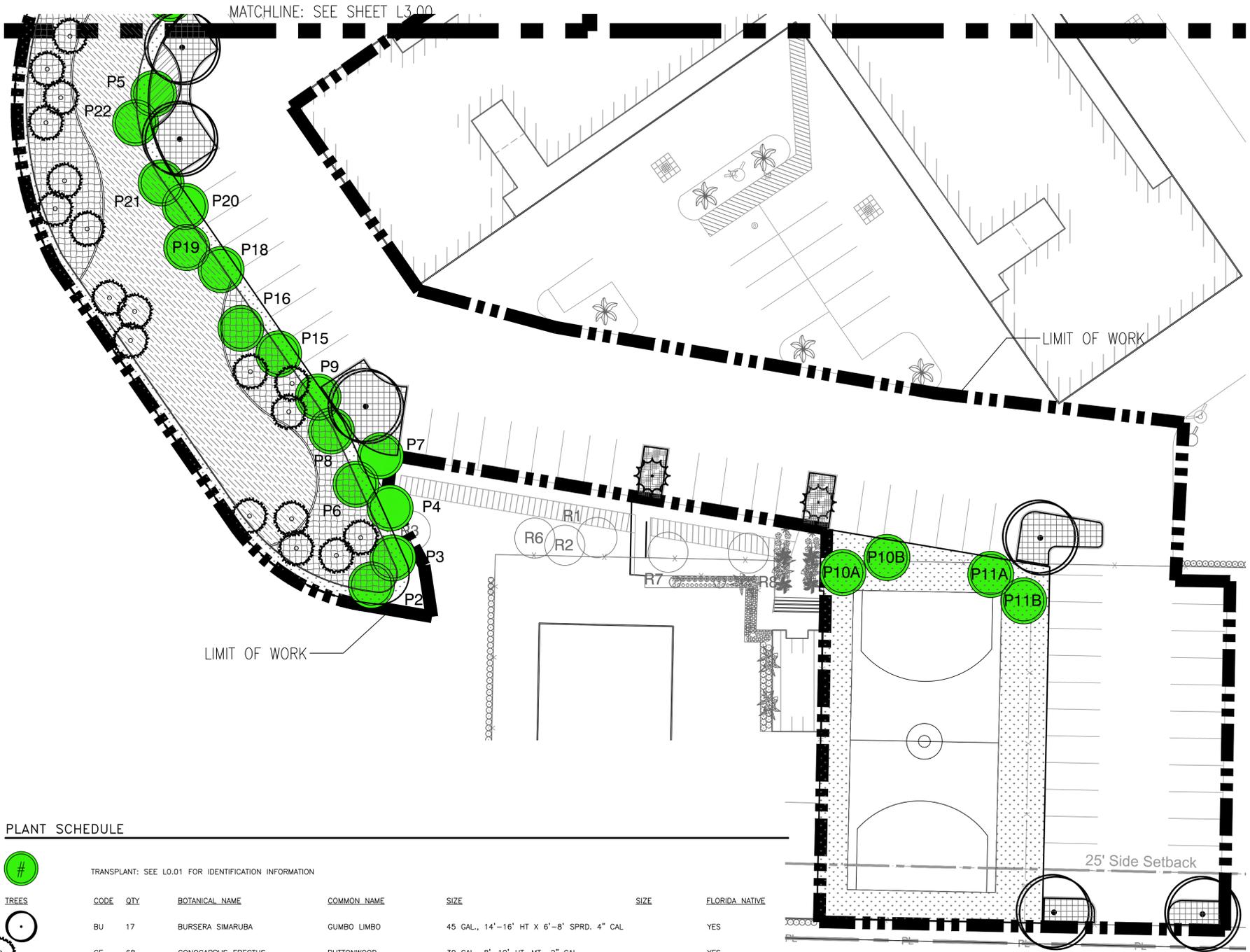
DATE	PER CITY COMMENTS
01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

L3.01
 LANDSCAPE PLAN



G:\Projects\2016\527116021\dwg_Construction\527116021-L3.00.dwg-L3.01 van 09, 2017 - 12:42pm creed

G:\Projects\2016\527116021\dwg_Construction\527116021-L3.00.dwg - L3.02 Jan 09, 2017 - 12:43pm creed



PLANT SCHEDULE

TRANSPLANT: SEE L0.01 FOR IDENTIFICATION INFORMATION							
#	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	FLORIDA NATIVE
	BU	17	BURSERIA SIMARUBA	GUMBO LIMBO	45 GAL., 14"-16" HT X 6'-8" SPRD, 4" CAL		YES
	CE	68	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8"-10" HT. MT., 2" CAL		YES
	PI	15	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14"-16" HT., 6" CT., 3" CAL		YES
SHRUB AREAS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FLORIDA NATIVE	DROUGHT TOLERANT	
	CS2	127	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"-36" X 24"-36"	NO	YES
	MC	1,748	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"-30" OA. FULL	YES	YES
	SB2	2,787	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"-30" OA. FULL	YES	YES
	TD2	99	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL., 24"-30" OA	YES	YES
GROUND COVERS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FLORIDA NATIVE	DROUGHT TOLERANT	
	CB	375	CANAVIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.	YES	YES
	FG	1,128	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	1 GAL., 18"-24" OA	NO	YES
	PA	12,676 SF	PANICUM VIRGATUM	SWITCH GRASS	SOD	YES	YES

LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided
Native Plants	5109	80%
Exotic Plants	1255	20%
Total Native & Exotic Plants	6364	
Minimum Parking Lot Perimeter Landscaping		
10' Perimeter Landscape Width Buffer		
856 LF Parking Lot Buffer/35 LF=25		
	Total Required	Total Provided
1 Canopy Tree x 25	25 Canopy Trees	25 Canopy
10 Shrubs x 25	250 Shrubs	735 Shrubs
Nonvehicular Open Space (NOS) Landscape Requirements		
34% or 17,085 SF of Site Nonvehicular Open Space		
Requires 4 Trees/2,500 SF of NOS		
17,085 SF/2,500=6.83 SF X 4 Trees	Total Required	Total Provide
	27.3	29

IRRIGATION REQUIREMENTS:
 1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle

- Water Source: 2- 12,096 gallon cisterns
- Water Available: 24,192 gallons
- Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk



Littlejohn
 An S&ME Company
 1615 Edgewater Drive, Suite 200, ORLANDO, FLORIDA 32804
 T 407.975.1273 F 407.975.1278 www.littlejohn.com
 Leonard E. Arnold, Jr. P.E. 55241
 Bruce C. Hill P.L.A. LA0001367
 Florida Firm Registration No. 28050

OCEAN WALK
 KEY WEST, FL



DATE	PER CITY COMMENTS	REVISIONS
01.06.17		
12.30.16		

L3.02
 LANDSCAPE PLAN
 & PLANT LIST

Application



8214

Tree Permit Application

Date: 11/11/2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3900 S. Roosevelt Boulevard, Key West, Florida 33040

Cross/Corner Street _____

List Tree Name(s) and Quantity See attached Tree Inventory and Landscape Plans

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 Branch Removal Crown Cleaning/Thinning Crown Reduction

Other/Explain Overall landscape plan providing for new landscaping to Code in addition to existing landscaping on site. Application includes mitigation plan for trees proposed to be removed.

Reason for Request Applicant is seeking approval for a Major Development Plan to add 24 affordable and 56 market rate dwelling units to the site.

Property Owner Name Ocean Walk Key West Owner, LLC

Property Owner eMail Address cresnick@mastcapital.com

Property Owner Mailing Address 119 Washington Avenue, Suite 505

Property Owner Mailing City Miami Beach **State** FL **Zip** 33139

Property Owner Phone Number (305) 531 - 2426

Property Owner Signature , by Camilo Miguel, Jr.,
Keith Oropeza, Littlejohn; Jeff Stotts; Authorized Person

Representative Name Kurt Kenyon, Mast Capital; Critical Concern Consultants/James Hendrick, Donna Bosold;

Representative eMail Address ccckw@hotmail.com

Representative Mailing Address 317 Whitehead Street

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

Representative Phone Number (305) 942 - 1064

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

See attached Tree Inventory and Landscape Plans

Donna. Bosold @ att.net

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

✓B

✓PA



Tree Representation Authorization

Date: 11/11/2016

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.

Tree Address 3900 S. Roosevelt Boulevard, Key West, Florida 33040

Property Owner Name Ocean Walk Key West Owner, LLC
Property Owner eMail Address cresnick@mastcapital.com
Property Owner Mailing Address 119 Washington Avenue, Suite 505
Property Owner Mailing City Miami Beach State FL Zip 33139
Property Owner Phone Number (305) 531 - 2426
Property Owner Signature _____

Representative Name Keith Oropeza, Littlejohn; Jeff Stotts;
Representative eMail Address Kurt Kenyon, Mast Capital; Critical Concern Consultants/James Hendrick, Donna E
Representative Mailing Address ccckw@hotmail.com
Representative Mailing City 317 Whitehead Street
Representative Phone Number Key West State FL Zip 33040
(305) 942 - 1064
Owner, LLC

I Camilo Miguel, Jr., Authorized Person of Ocean Walk Key West, 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 is any questions or need access to my property.

Property Owner Signature

The forgoing instrument was acknowledged before me on this 11th day of November, 2016,

Camilo Miguel, Jr., authorized person

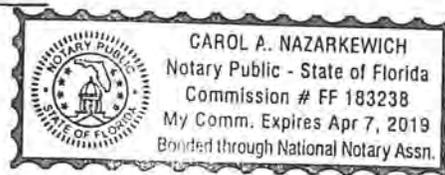
By (Print name of Affiant) for Ocean Walk Key West Owner, LLC who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____ Notary Public - State of Florida (seal)

Print Name: Carol A. Nazarkewich

My Commission Expires: 04/07/2019





Summary

Parcel ID 00066180-000200
Alternate Key 8749996
Property Address 3900 S ROOSEVELT BLVD
Key Name KEY WEST
Sec/Twp/Rng 3-68-25
Legal Description KW 2 SHEETS PB4-69 PLAT OF SURVEY ON TWO SHEETS PA
 RT OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT
 INC PT PARCEL 38 (17.11 AC) OR980-645/46 OR1079-2
 (Note: Not to be used on legal documents or any document to be recorded)
Neighborhood 31100
Subdivision
Millage Group 10KW
Affordable Housing No
Class 0300 - MULTI FAMILY (10 UNITS OR MORE)

Owner

Primary Owner
 Ocean Walk Key West Owner LLC
 C/O Rockpoint Group LLC
 3953 Maple Ave Ste 300
 Dallas, TX 75219-3228

Map



Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$36,550,320	\$37,410,328	\$37,410,328	\$37,840,330	\$29,288,601
+ Misc Improvement Value	\$438,148	\$345,596	\$320,385	\$326,639	\$332,893
+ Land Value	\$18,543,216	\$18,543,216	\$17,833,378	\$17,833,378	\$21,927,347
= Just (Market) Value	\$60,372,586	\$60,372,586	\$27,900,000	\$27,900,000	\$21,000,000