

DEVELOPMENT DOCUMENTS for:
MARTY'S PLACE
AH of MONROE COUNTY INC
KEY WEST FL 33040

DESIGN BUILD CONTRACTOR:

KENMAR GENERAL CONTRACTING, LLC

SBA Certified 8(a) WOSB Design/Build Construction Company
Jacksonville Office: 31 W. Adams Street, Suite 102, Jacksonville, FL 32202
Key West Office: 923 White Street, Key West, FL 33040
www.kenmargc.com
PHONE: 305-797-5344 Fax: 866-941-6701

CONSTRUCTION DOCUMENTS

FEBRUARY 17, 2014

DEVELOPMENT CONSULTANT:

TREPANIER & ASSOCIATES

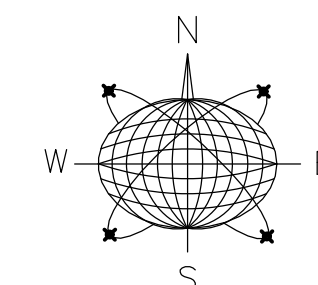
402 APPLEROOTH LANE, Key West Florida 33040 PHONE: 305-293-8983
Fax: 305-293-8748

INTERIOR DESIGN:

M INTERIOR DESIGN

923 White Street, Key West Florida 33040
PHONE: 305-509-2659 Fax: 305-320-0521

RICHARD J. MILELLI
FL PE # 58315

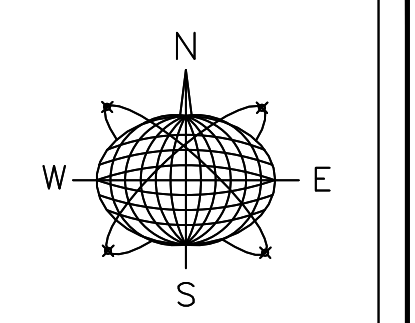
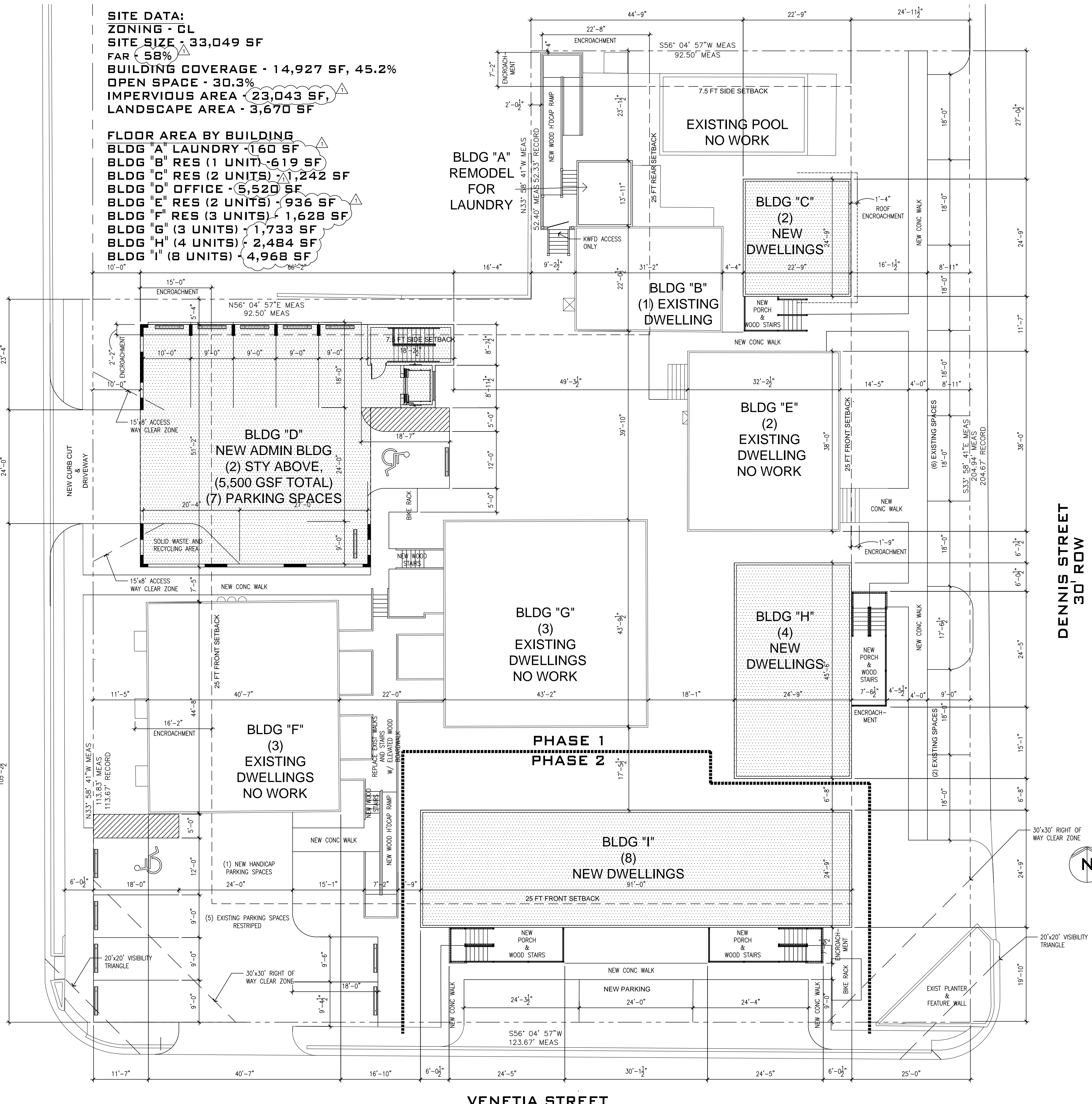


MERIDIAN ENGINEERING, LLC

201 FRONT STREET, SUITE 209, KEY WEST FL 33040, PHONE 305-293-3263, FAX 305-293-4899, AUTHORIZATION NO. 29401

SITE DATA:
ZONING - CL
SITE SIZE - 33,049 SF
FAR - 58%
BUILDING COVERAGE - 14,927 SF, 45.2%
OPEN SPACE - 30.3%
IMPERVIOUS AREA - 23,043 SF
LANDSCAPE AREA - 3,670 SF

FLOOR AREA BY BUILDING
BLDG "A" LAUNDRY - 160 SF
BLDG "B" RES (1 UNIT) - 619 SF
BLDG "C" RES (2 UNITS) - 1,242 SF
BLDG "D" OFFICE - 5,520 SF
BLDG "E" RES (2 UNITS) - 936 SF
BLDG "F" RES (3 UNITS) - 1,628 SF
BLDG "G" (3 UNITS) - 1,733 SF
BLDG "H" (4 UNITS) - 2,484 SF
BLDG "I" (8 UNITS) - 4,968 SF



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #56315

General Notes:

AH of MONROE COUNTY INC.
 P.O. BOX 4374
 KEY WEST, FL 33040

Drawn By: MT
 Checked By: RJM
 Project No. 11-0102
 Scale: AS NOTED
 HTA AutoCad File No.

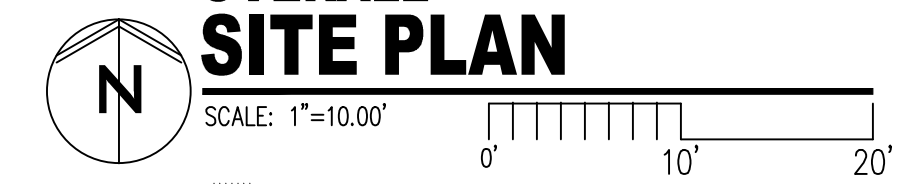
Revisions:
1/27/24 - ISSUED IN RESPONSE TO CITY REVIEW

Title: **FIRST FLOOR PLAN**

Sheet Number: **1**

Date: 04.14.24

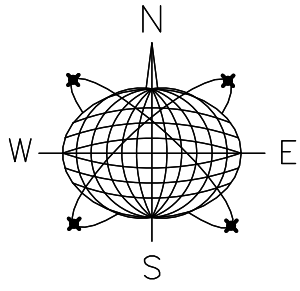
OVERALL SITE PLAN



**BERTHA STREET
50' ROW**

**DENNIS STREET
30' ROW**

VENETIA STREET



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE DESIGNER
RICHARD J. MILELLI
PE #55315

General Notes:

AH of MONROE COUNTY INC.
P.O. BOX 4374
KEY WEST, FL 33040

Drawn By: MT
Checked By: RJM

Project No. 11-0102
Scale: AS NOTED

HTA AutoCad File No.

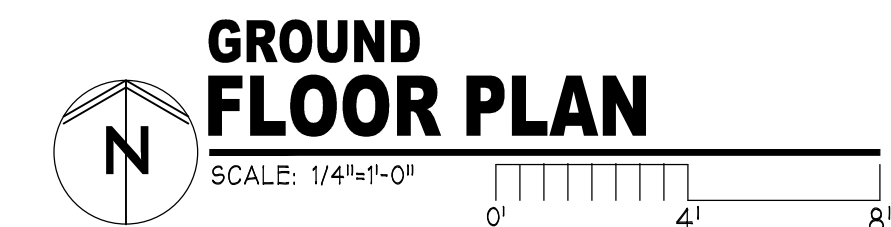
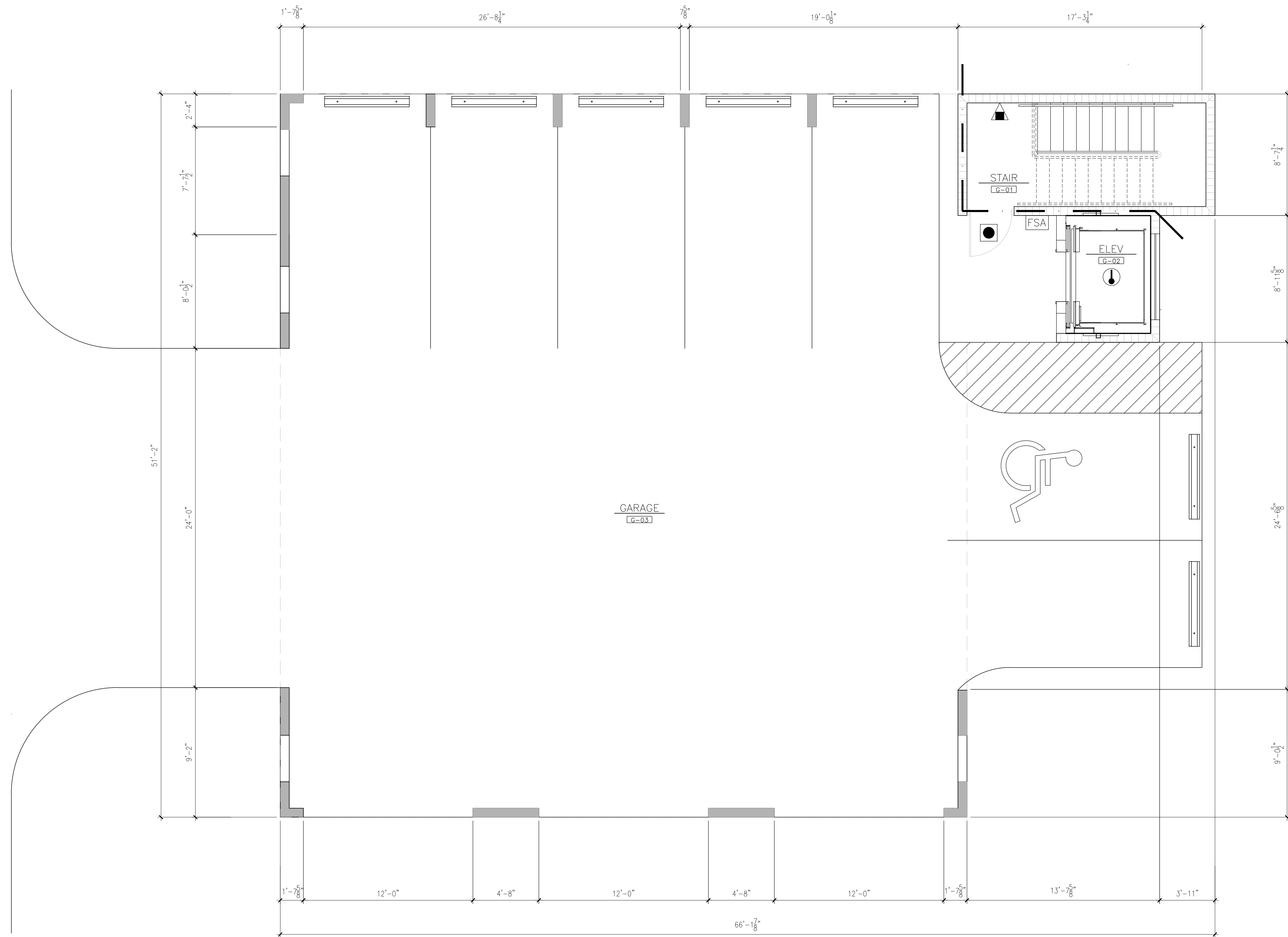
Revisions:

Title:
GROUND FLOOR PLAN

Sheet Number:

2

Date: 02.18.14



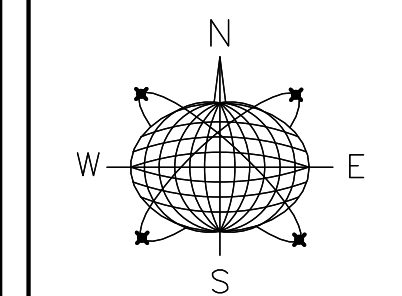
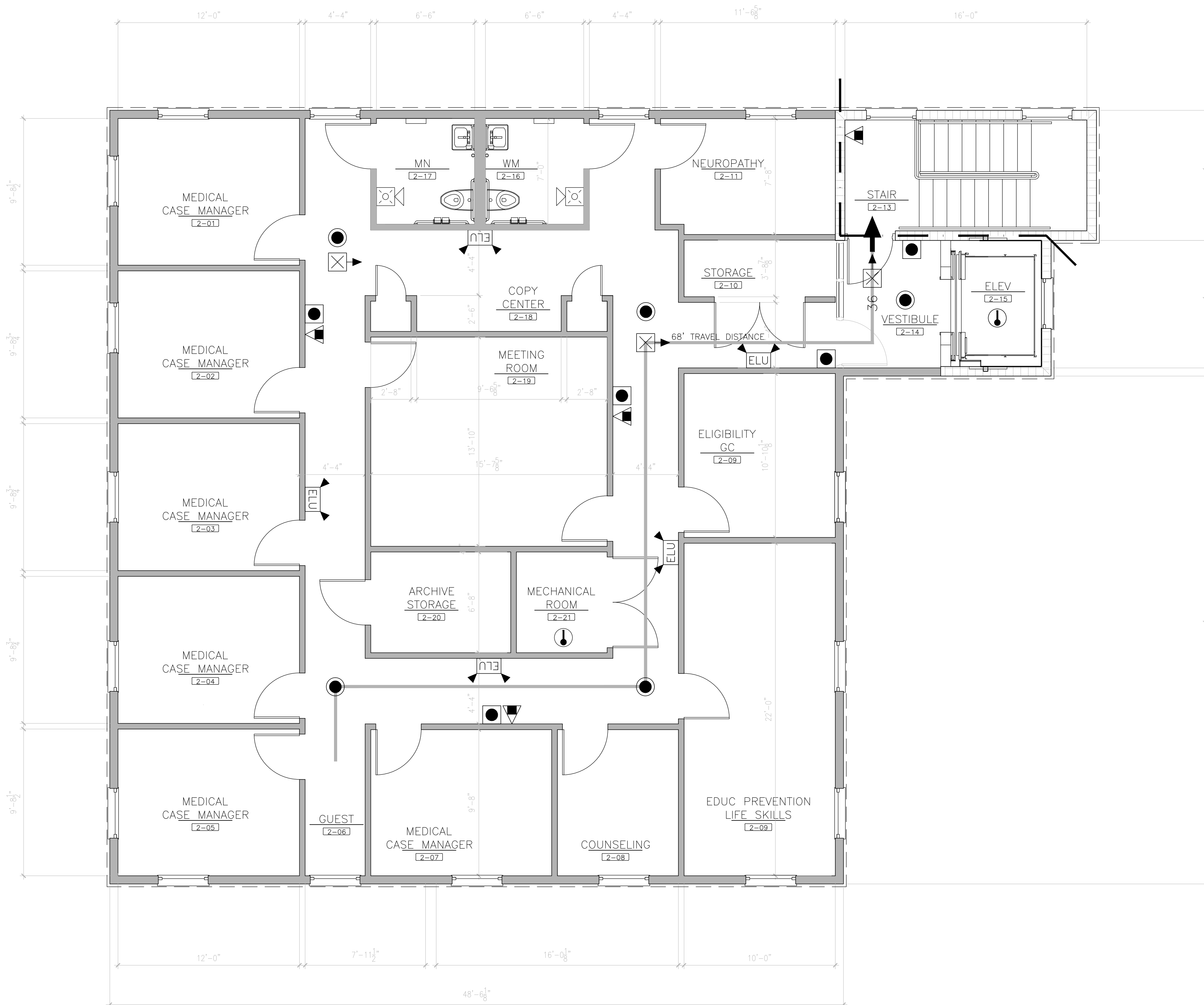
LIFE SAFETY LEGEND

- FOUR HOUR FIRE / SMOKE
- FOUR HOUR FIRE
- THREE HOUR FIRE / SMOKE
- THREE HOUR FIRE
- TWO HOUR FIRE / SMOKE
- TWO HOUR FIRE
- ONE HOUR FIRE / SMOKE
- ONE HOUR FIRE
- SMOKE RESISTANT TO DECK
- SMOKE RESISTANT TO 4" ABOVE CLG.

- EMERGENCY LIGHT
- HEAT DETECTOR
- PULL STATION
- HEAT DETECTOR
- HORN WITH STROBE
- ILLUMINATED EXIT SIGN WITH DIRECTION
- EXIT WIDTH
- FIRE ALARM CONTROL PANEL
- FIRE SYSTEM ANNUCIATOR
- DOOR HOLDER
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET RECESS WITH RED PANEL BEHIND 6" OUTSIDE CABINET
- SMOKE COMPARTMENT
- PRIMARY EXIT
- SECONDARY EXIT

GENERAL NOTES

- REFER TO A7'S SHEETS FOR SIGN LOCATIONS



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #55315

General Notes:

AH of MONROE COUNTY INC.
 P.O. BOX 4374
 KEY WEST, FL 33040

Drawn By: MT	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

HTA AutoCad File No.

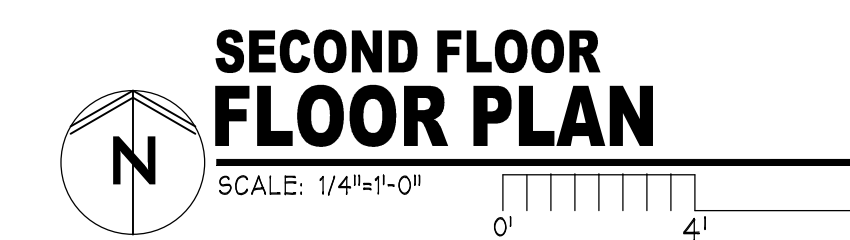
Revisions:

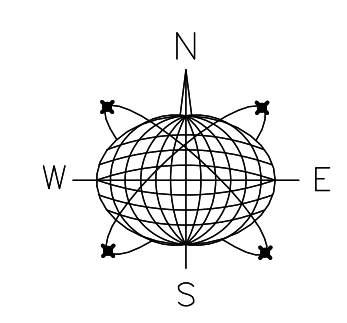
Title:
SECOND
FLOOR PLAN

Sheet Number:

4

Date: 02.18.14





Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

AH of MONROE COUNTY INC.
 P.O. BOX 4374
 KEY WEST, FL 33040

Drawn By: MT	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

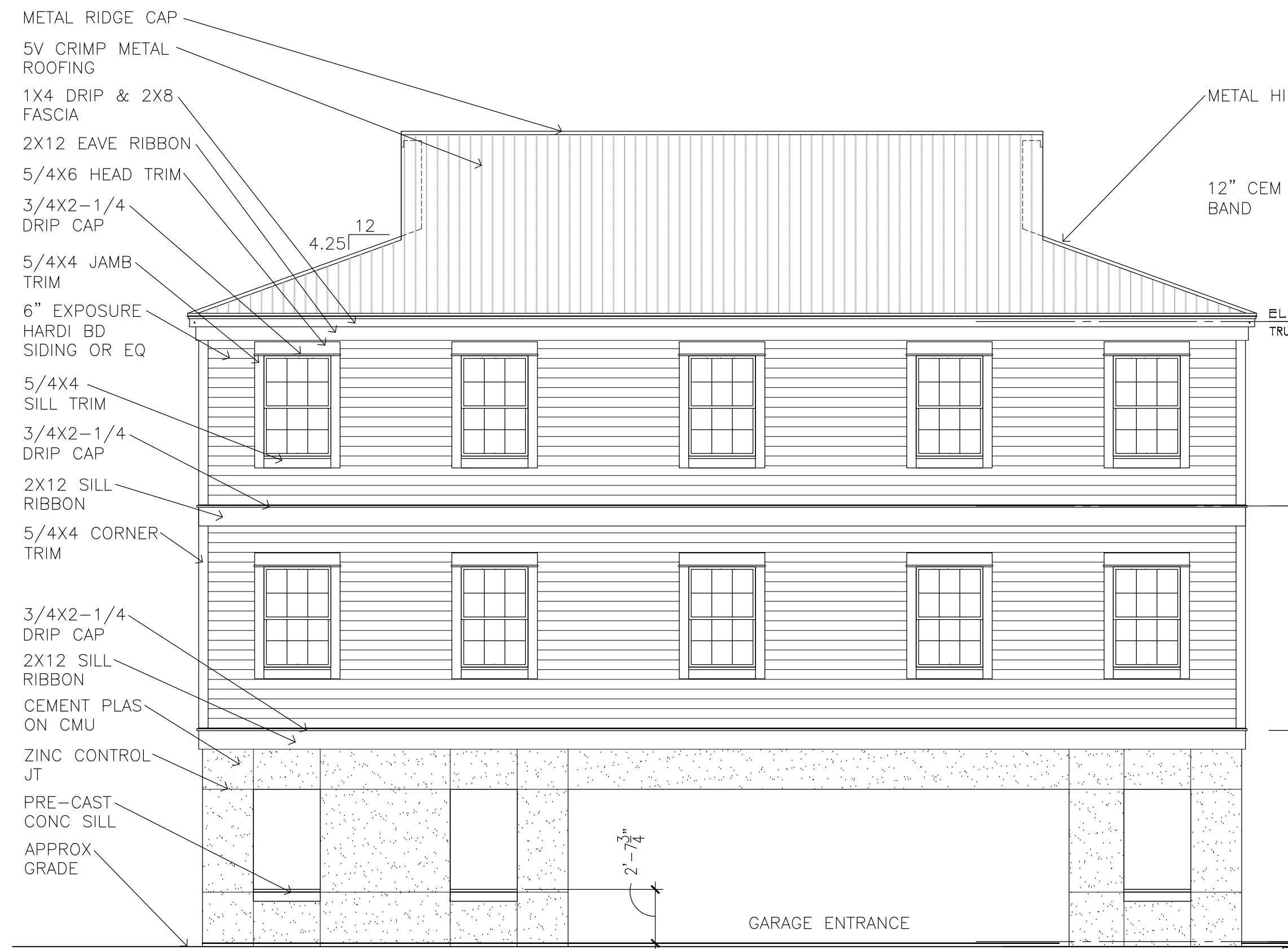
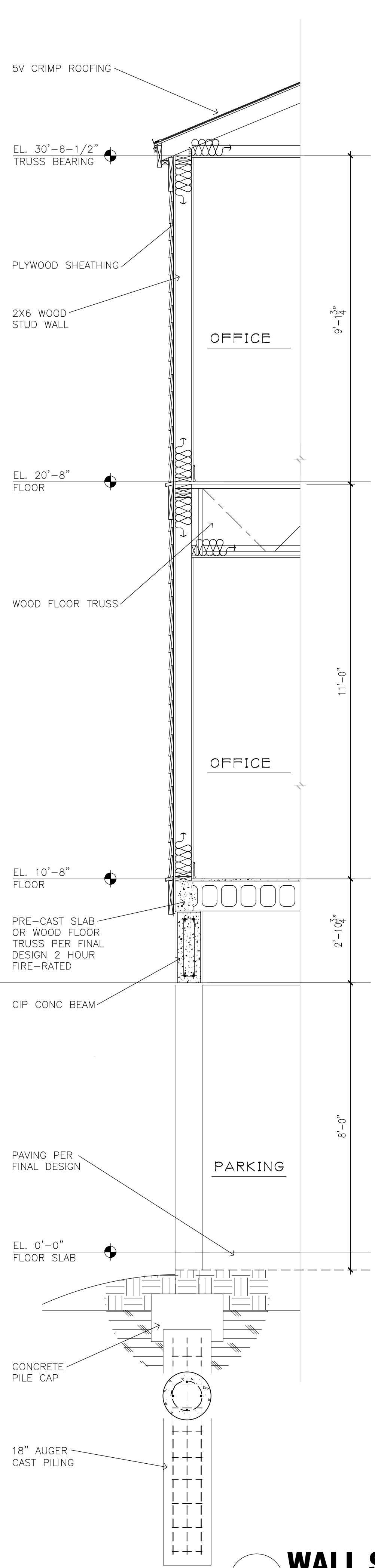
HTA AutoCad File No.

Revisions:			

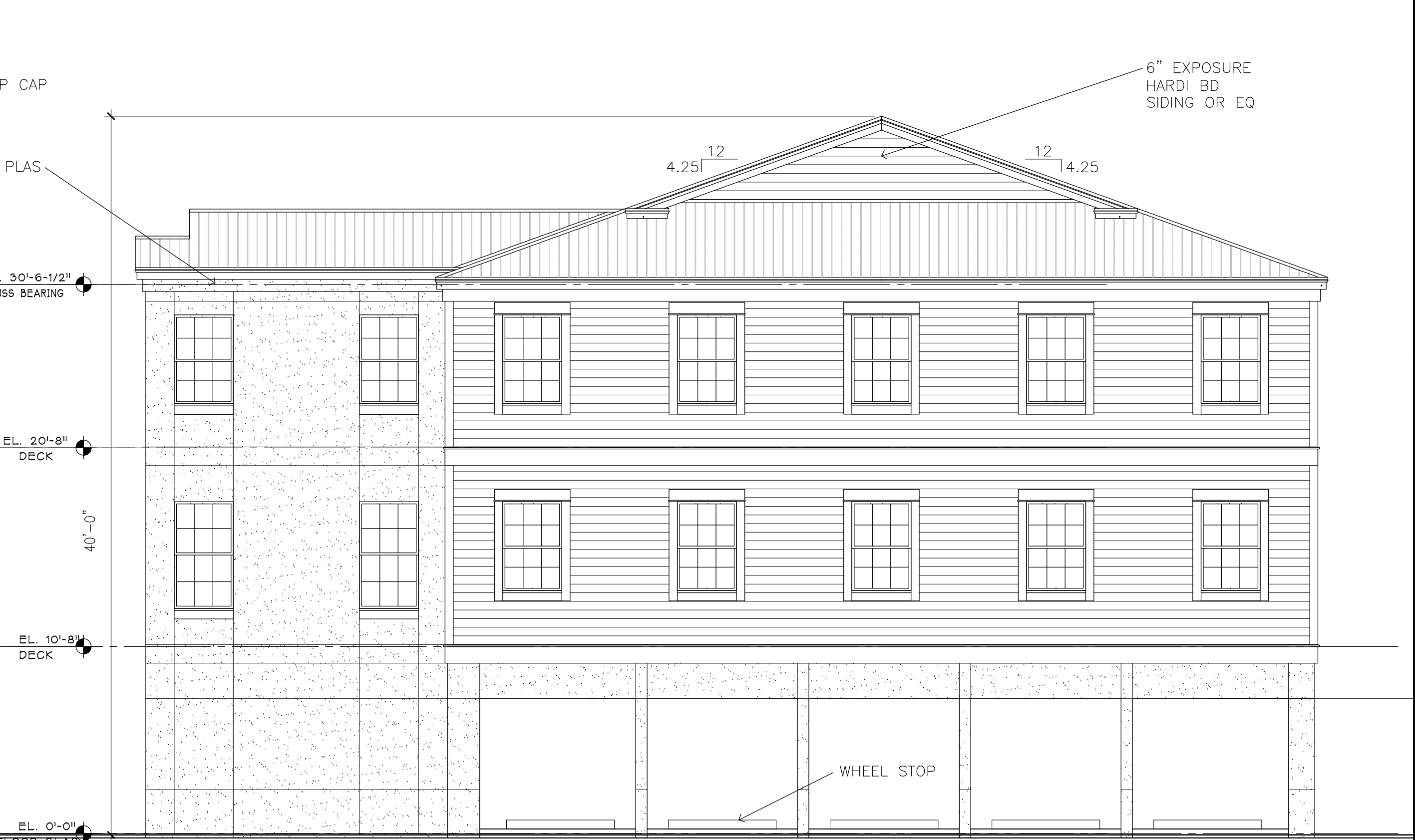
Title:
EXTERIOR ELEVATIONS

Sheet Number:
5

Date: 02.18.14



WEST ELEVATION
 SCALE: 3/16"=1'-0"



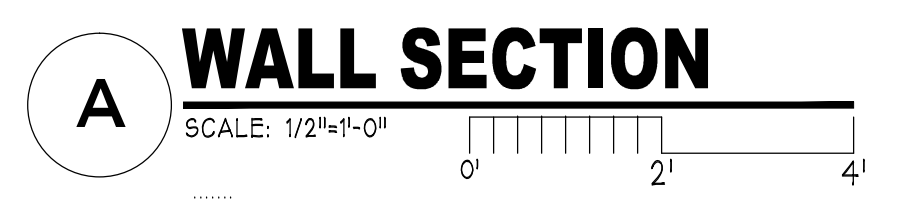
NORTH ELEVATION
 SCALE: 3/16"=1'-0"

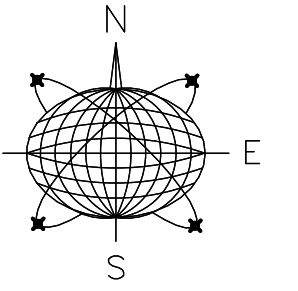


EAST ELEVATION
 SCALE: 3/16"=1'-0"



SOUTH ELEVATION
 SCALE: 3/16"=1'-0"





Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE ENGINEER
RICHARD J. MILELLI
PE #58315

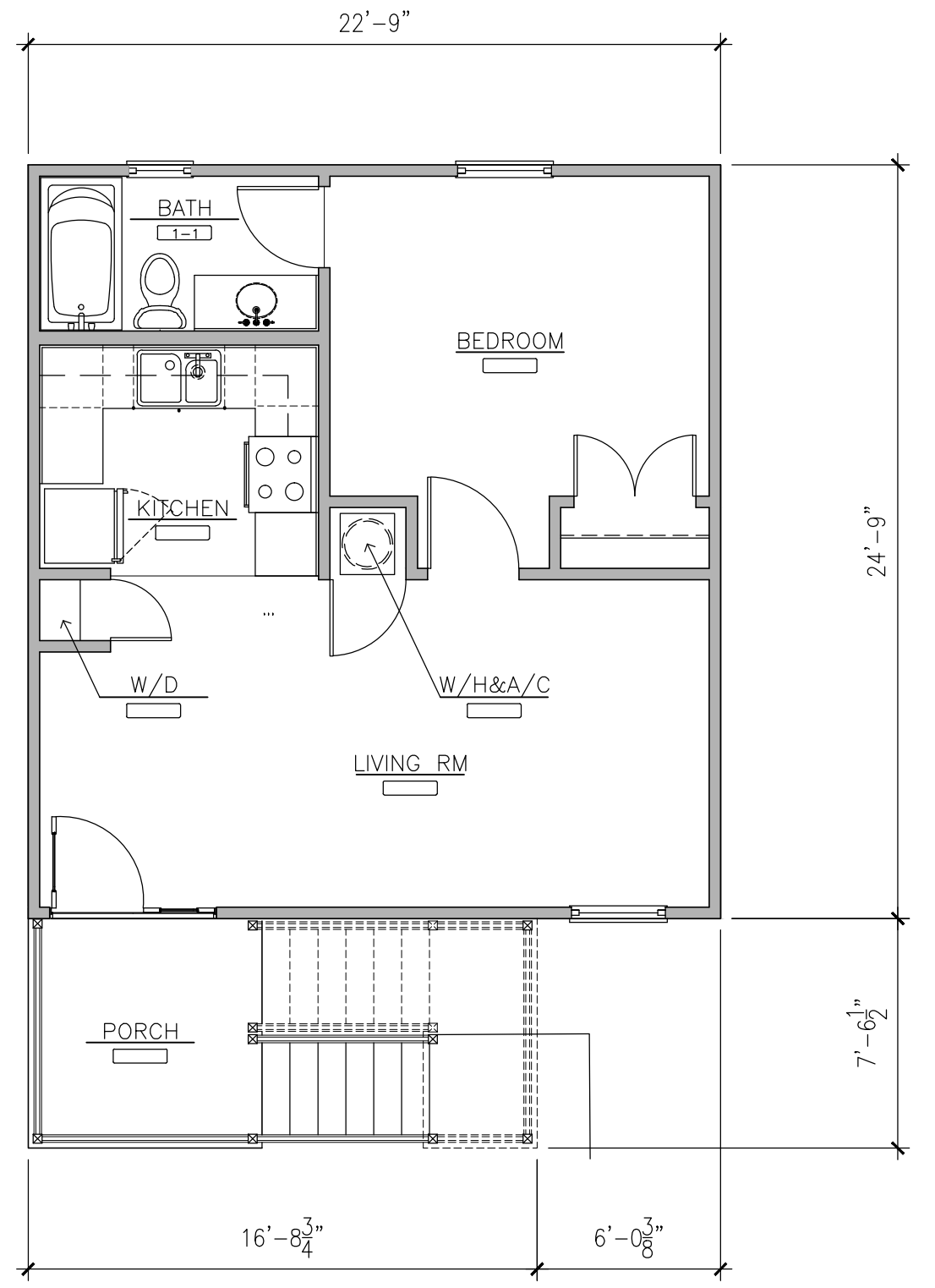
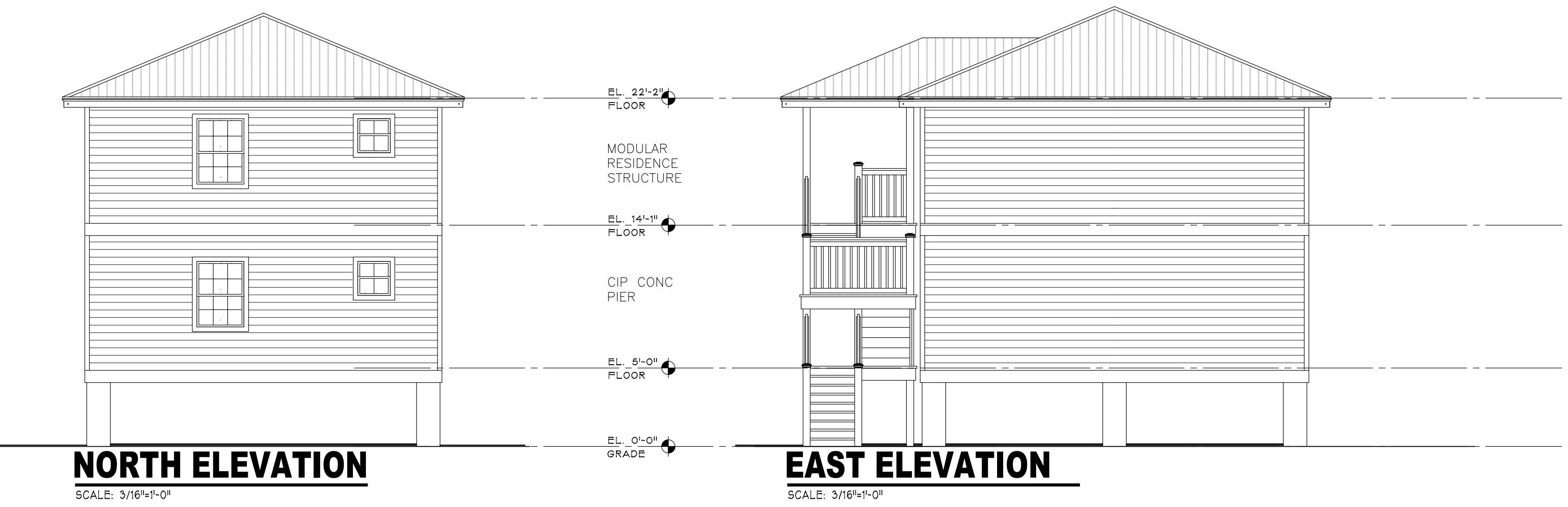
General Notes:

AH of MONROE COUNTY INC.
P.O. BOX 4374
KEY WEST, FL 33040

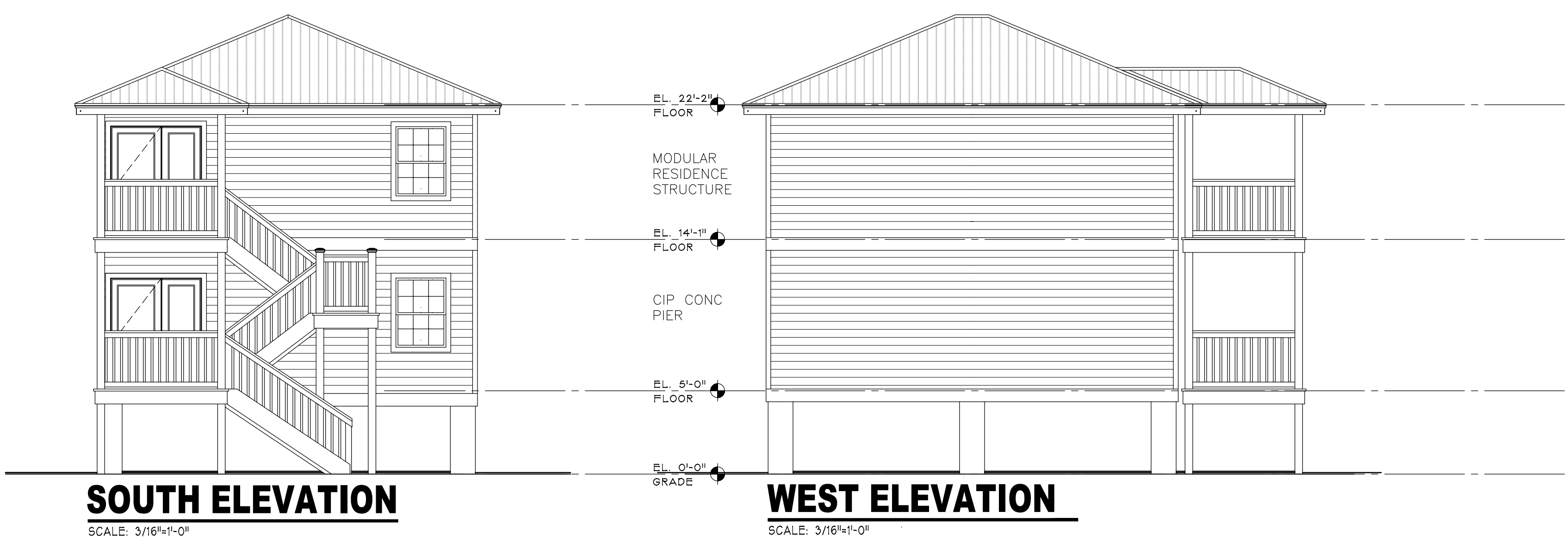
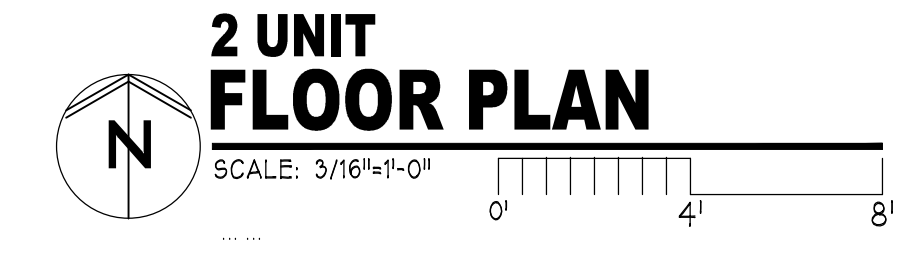
Drawn By: MT Checked By: RJM
Project No: 11-0102 Scale: AS NOTED
HTA AutoCad File No.

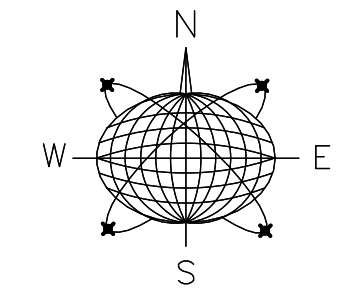
Revisions:

Title:
2 UNIT
FLOOR PLAN
&
ELEVATIONS
Sheet Number:
6
Date: 02.18.14



SEE 4 UNIT PLAN SHEET 7
FOR DIMENSIONS,
INFORMATION AND DETAILS





Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

AH of MONROE COUNTY INC.
 P.O. BOX 4374
 KEY WEST, FL 33040

Drawn By: MT Checked By: RJM

Project No. 11-0102 Scale: AS NOTED

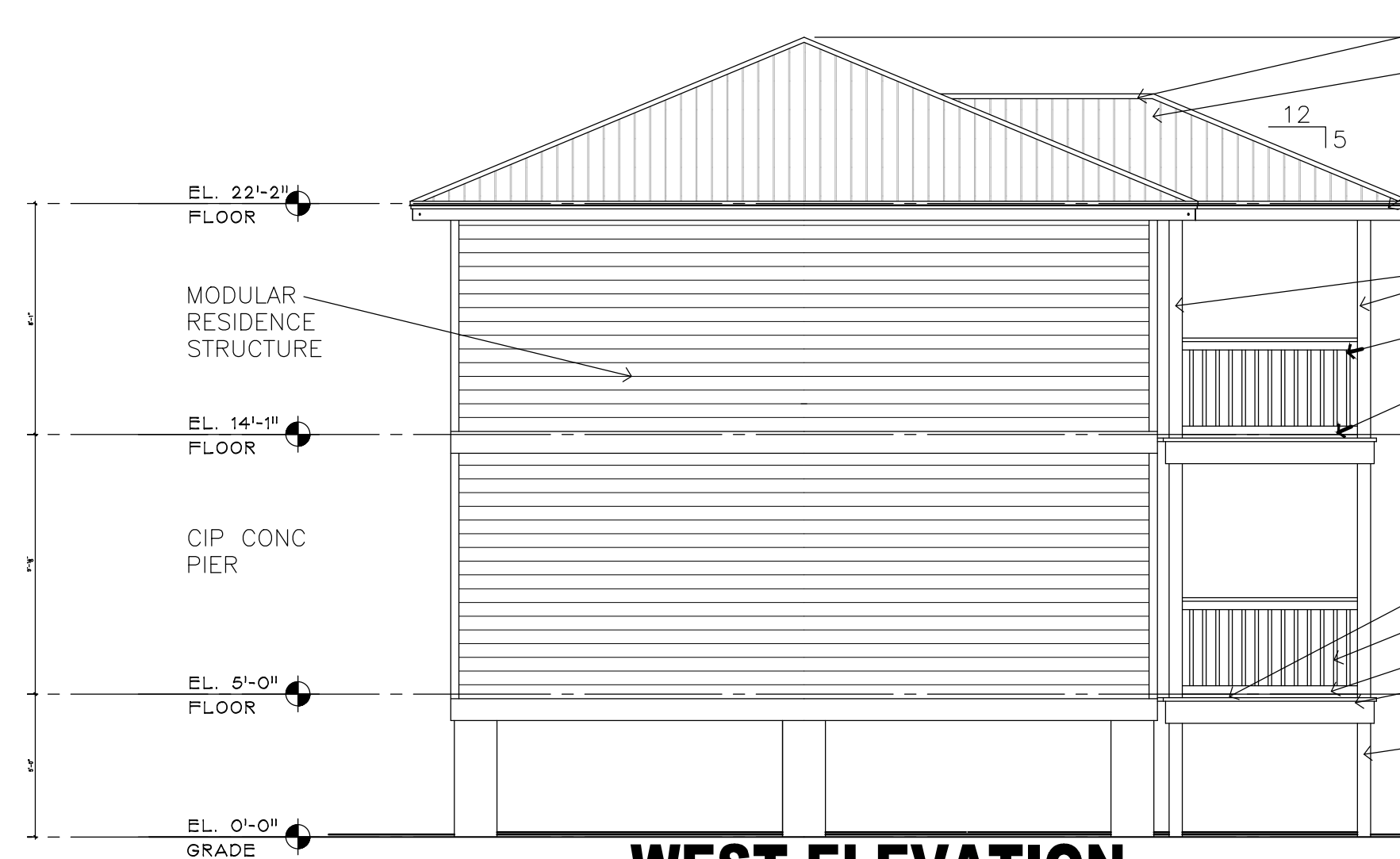
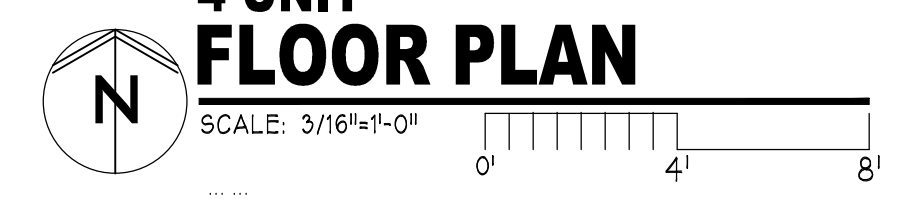
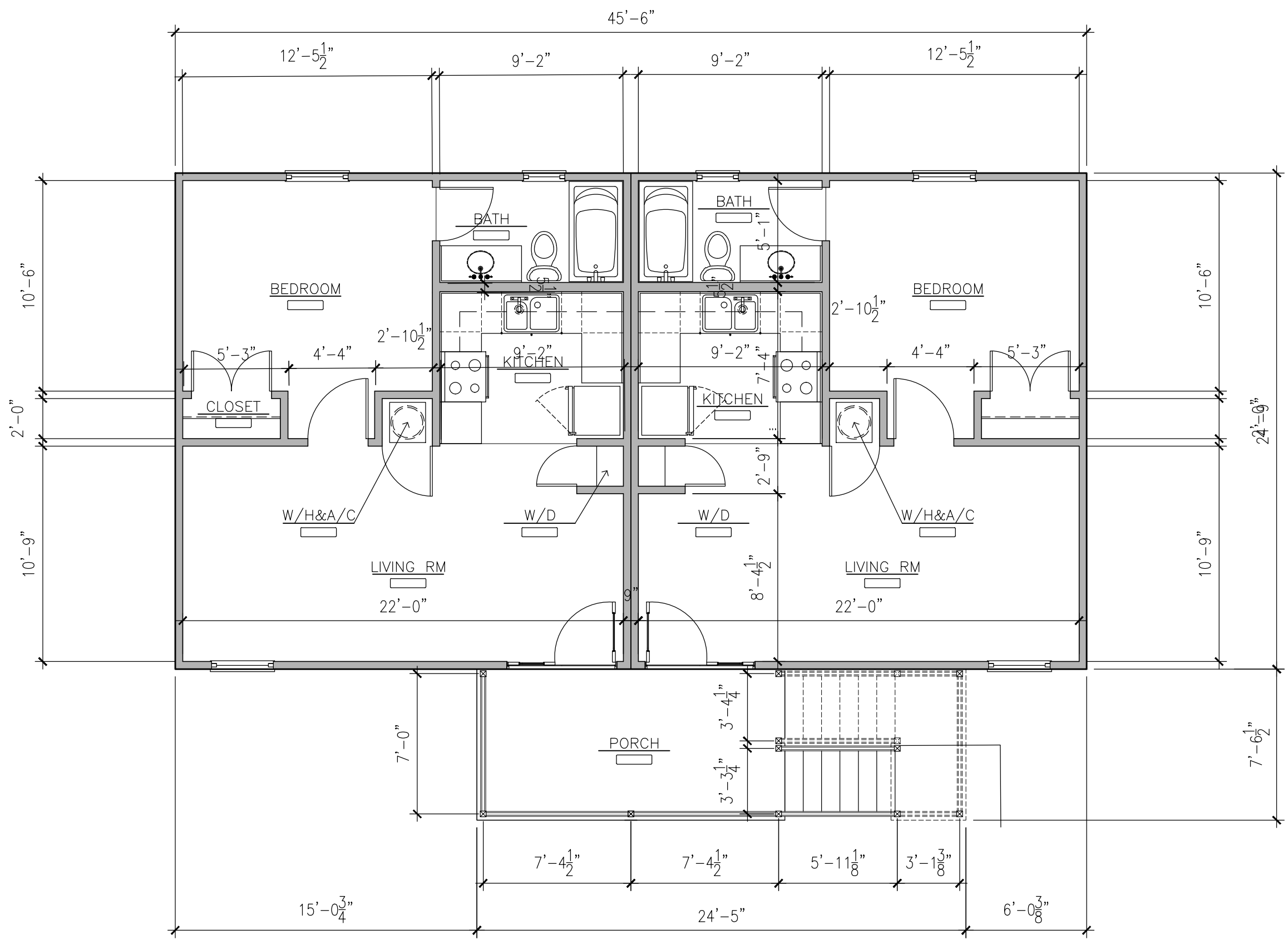
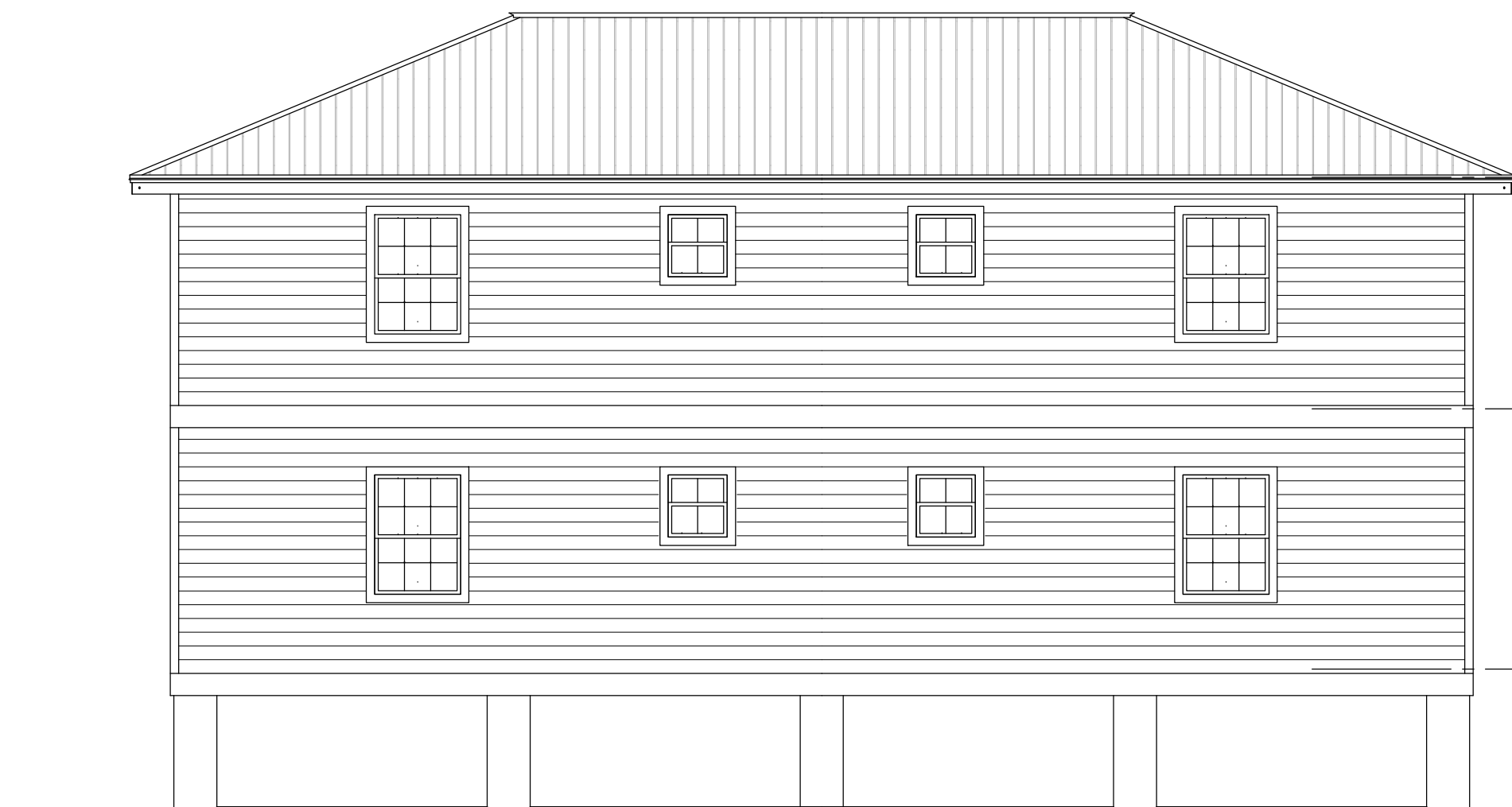
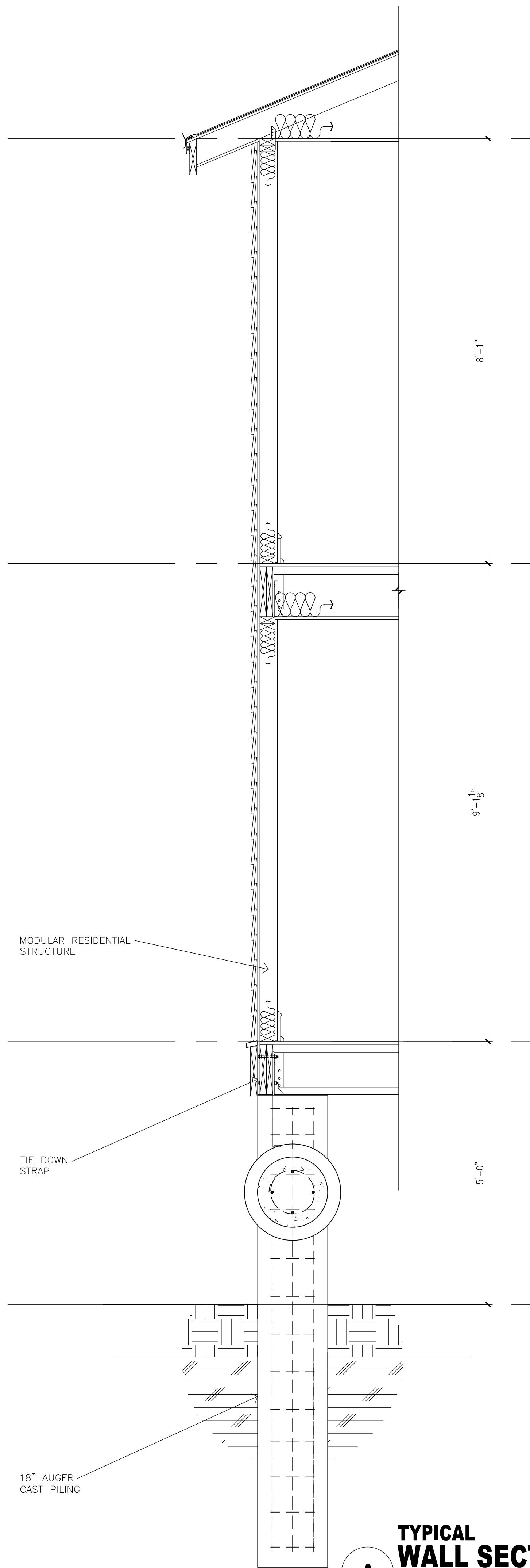
HTA AutoCad File No.

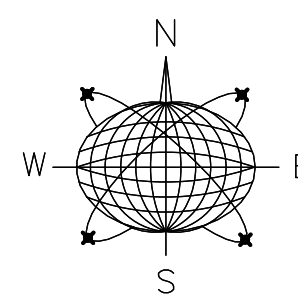
Revisions:

Title:
 4 UNIT
 FLOOR PLAN
 &
 ELEVATIONS

Sheet Number:
 7

Date: 02.18.14





Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-9263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE BLOCK
 RICHARD J. MILELLI
 PE #55315

General Notes:

AH of MONROE COUNTY INC.
 P.O. BOX 4374
 KEY WEST, FL 33040

Drawn By: MT	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED
HTA AutoCad File No.	

Revisions:

Title:
8 UNIT
FLOOR PLAN
&
ELEVATIONS

Sheet Number:

8

Date: 02.18.14



NORTH ELEVATION

SCALE: 3/16"=1'-0"

EL. 22'-2"
FLOOR

MODULAR
RESIDENCE
STRUCTURE

EL. 14'-11"
FLOOR

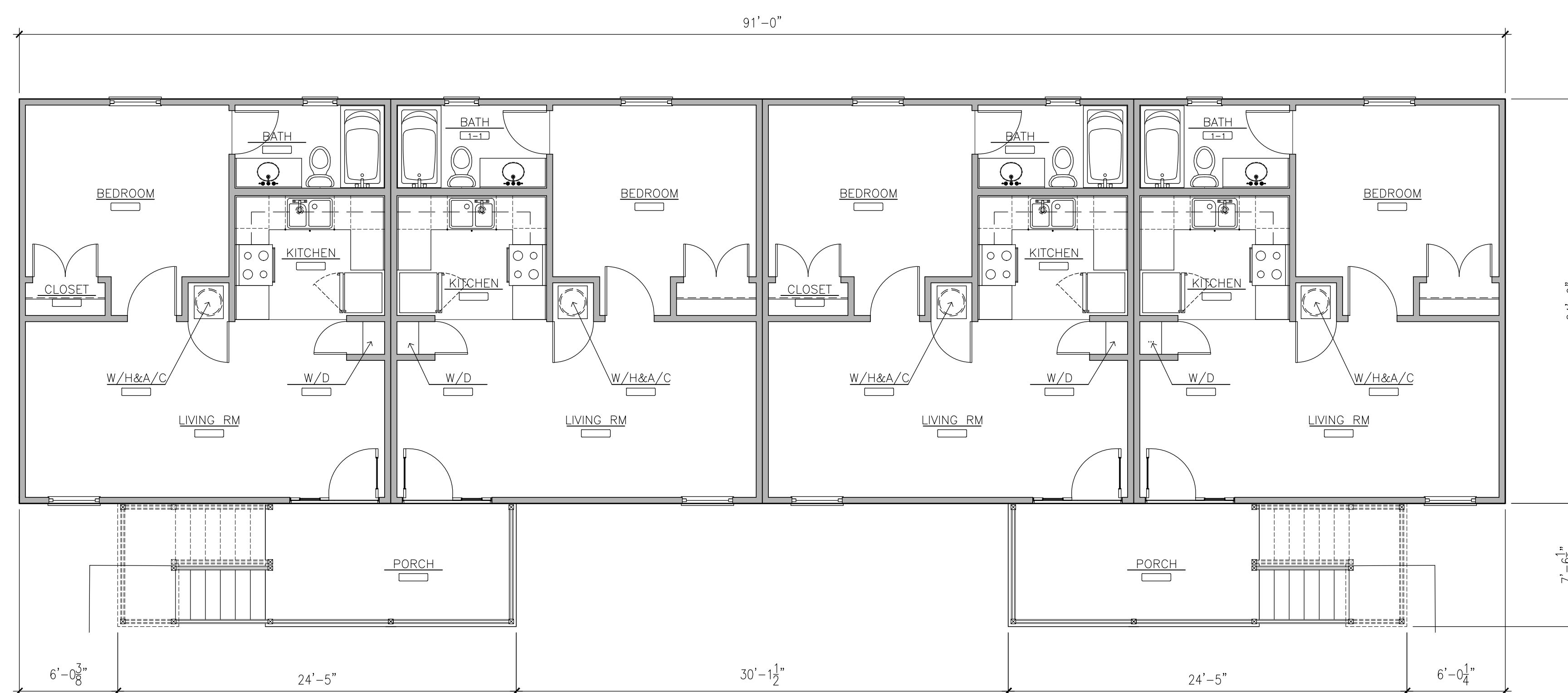
CIP CONC
PIER

EL. 5'-0"
FLOOR

EL. 0'-0"
GRADE

EAST ELEVATION

SCALE: 3/16"=1'-0"



**8 UNIT
FLOOR PLAN**

SCALE: 3/16"=1'-0"
0' 4' 8'



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EL. 22'-2"
FLOOR

MODULAR
RESIDENCE
STRUCTURE

EL. 14'-11"
FLOOR

CIP CONC
PIER

EL. 5'-0"
FLOOR

EL. 0'-0"
GRADE

WEST ELEVATION

SCALE: 3/16"=1'-0"

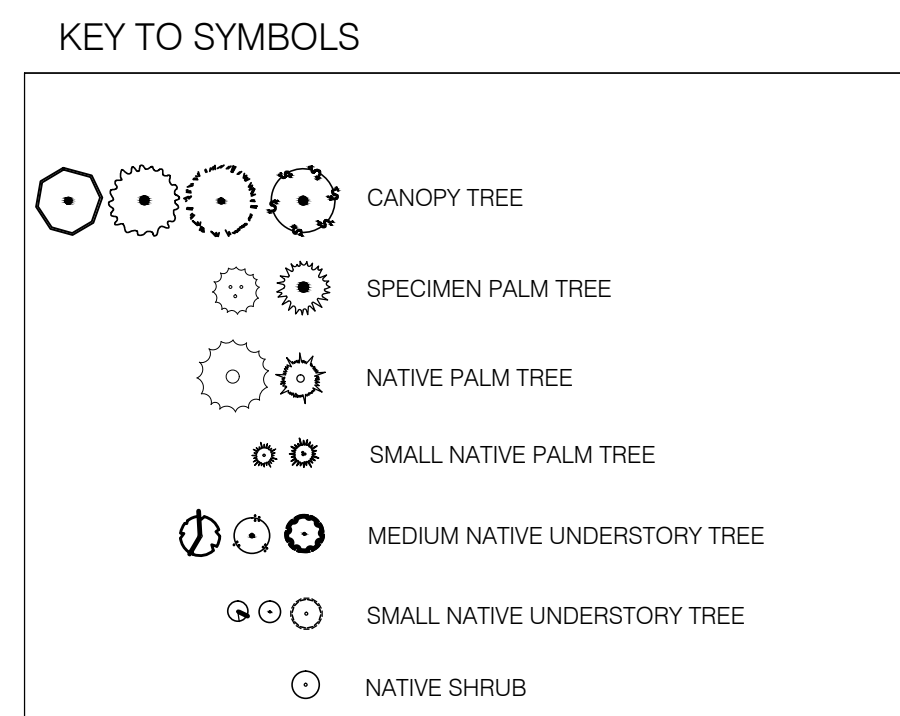
SUGGESTED PLANT MATERIAL

* DENOTES NATIVE SPECIES

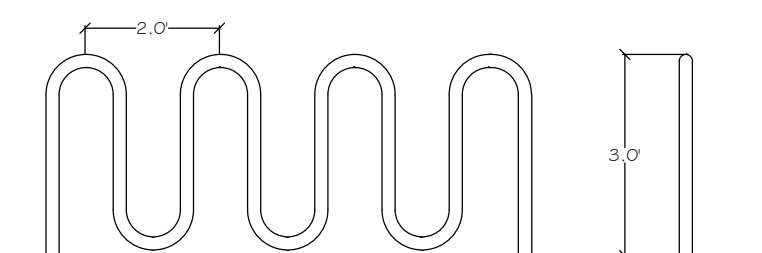
BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS		
* <i>Acroelornaphe wrightii</i>	Paurotis Palm	18-20' FG
* <i>Coccolthrinax argenteata</i>	Florida Silver Palm	15g 36" PH
<i>Copernicia baileyana</i>	Bailey Palm	45g 10' PH
<i>Copernicia macroglossa</i>	Cuban Petticoat Palm	25g 48" PH
* <i>Pseudophoenix sargentii</i>	Buccaneer Palm	15g 5-6 PH
* <i>Roystonea elata</i>	Florida Royal Palm	4-6' GW FG
* <i>Sabal palmetto</i>	Same	(see plan)
* <i>Serenoa repens 'Silver'</i>	Saw Palmetto	24"X24"SPR 25g
* <i>Thrinax morrisii</i>	Keys Thatch Palm	4' PH
* <i>Thrinax radiata</i>	Green Thatch Palm	4-6' PH,multi
LARGE TREES 40'+		
* <i>Bursera simaruba</i>	Gumbo Limbo	12-14' FG BB 4'Ø
<i>Butea monosperma</i>	Flame of the Forest	45g 10-12' PH
<i>Cananga odorata</i>	Ylang-Ylang Tree	45g 10-12' PH
* <i>Clusia rosea</i>	Autograph Tree	10-12' PH
* <i>Conocarpus erectus</i>	Green Buttonwood	25-45g 10'+ PH
* <i>Lysiloma sabicu</i>	Sabicu	12-14' PH FG
* <i>Simarouba glauca</i>	Paradise Tree	12-14' PH FG
* <i>Swietenia mahogani</i>	Mahogany	12-14' PH FG 4'Ø
MEDIUM TREES 25-40'		
* <i>Amphiteca latifolia</i>	Black Calabash	8-10' FG
* <i>Canella winterana</i>	Cinnamon Bark	8-10' FG
* <i>Coccoloba diversifolia</i>	Pigeon Plum	10-14' PH FG
* <i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	8-10'
* <i>Cordia sebestena</i>	Orange Gieger Tree	10-12' PH
* <i>Chrysophyllum oliviforme</i>	Satin Leaf	10-12' PH FG
* <i>Drypetes diversifolia</i>	Milk Bark	10-12' PH FG
SMALL TREES 15-25'		
* <i>Ardisia escallonioides</i>	Marlberry	6-8' FG
* <i>Bourneria succulenta, ovata</i>	Bahama Strongbark	10-12' FG
* <i>Bulnesia arborea</i>	Verawood	12-14' PH
* <i>Eugenia foetida</i>	Spanish Stopper	10g 5-6' PH
* <i>Eugenia thombea</i>	Red Stopper	7g 3' PH
* <i>Guaiaacum santum</i>	Lignum Vitae	25g
* <i>Gymnanthes lucida</i>	Crabwood	7g 4-5' PH
* <i>Krugiodendron ferreum</i>	Black Ironwood	15g 5-6' PH
* <i>Myrcianthes fragrans</i>	Simpson Stopper	20g 6' PH
* <i>Pithecellobium guadalupense</i>	Blackbead	10g 5-6' PH
* <i>Schaefferia frutescens</i>	Florida Boxwood	10g 5-6' PH
<i>Senna polyphylla</i>	Desert Cassia	7g 5' PH
<i>Tabebuia bahamensis</i>	Dwarf White	20g
* <i>Zanthoxylum flavum</i>	Yellow Heart	15g
SHRUBS		
* <i>Borreria arborescens</i>	Silver Sea Ox-eye Daisy	1g
* <i>Byrsonima lucida</i>	Locust-berry	3g
* <i>Capparis cynophallophora</i>	Jamaica Caper	4-6' PH
* <i>Casasia clusiifolia</i>	Seven-year Apple	7g
* <i>Chrysobalanus icaco 'Horizontal'</i>	Same	7g
* <i>Eriosema littoralis</i>	Golden Creeper	1g
* <i>Hamelia cupra</i>	Bahama Firebush	7g
* <i>Hamelia patens</i>	Firebush	7g
* <i>Lantana sp.</i>	Same	1g
* <i>Mallotia gnaphalodes</i>	Sea Lavender	1g
* <i>Myrsine guianensis</i>	Myrsine	3g
* <i>Muhlenbergia capillaris</i>	Muhly Grass	3g
* <i>Pyschotria ligustrifolia</i>	Bahama Coffee	7g
* <i>Pyschotria nervosa</i>	Wild Coffee	3g
* <i>Savina bahamensis</i>	Maidenbush	3g
* <i>Sophora tomentosa</i>	Necklace Pod	3g
* <i>Stachytarpheta jamaicensis</i>	Key Porterweed	1g
* <i>Suriana maritima</i>	Bay Cedar	7g
* <i>Tripsacum dactyloides</i>	Faxhatchee grass	7g
* <i>Tripsacum florinada</i>	Gama Grass	3g
* <i>Zamia florinada</i>	Same	3g
GROUNDCOVERS		
* <i>Acrostichum danaeifolium</i>	Leather Fern	7g
<i>Barleria repens</i>	Coral Creeper	1g
<i>Liriope muscari</i>	Giant Liriope	1g
<i>Neprolepsis exalta</i>	Boston Fern	1g
<i>Polypodium aureum</i>	Wart Fern	1g

LANDSCAPE CALCULATIONS

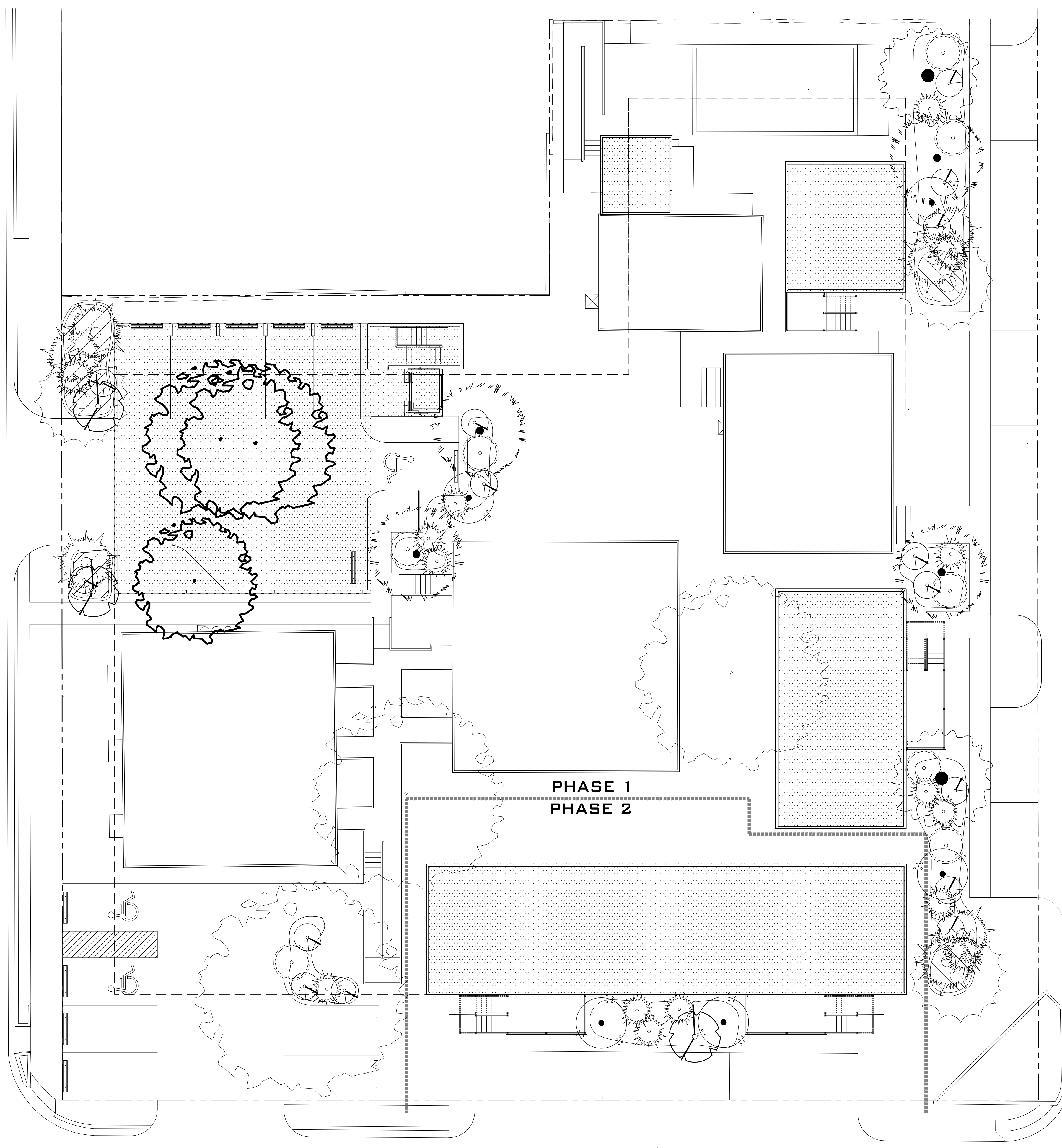
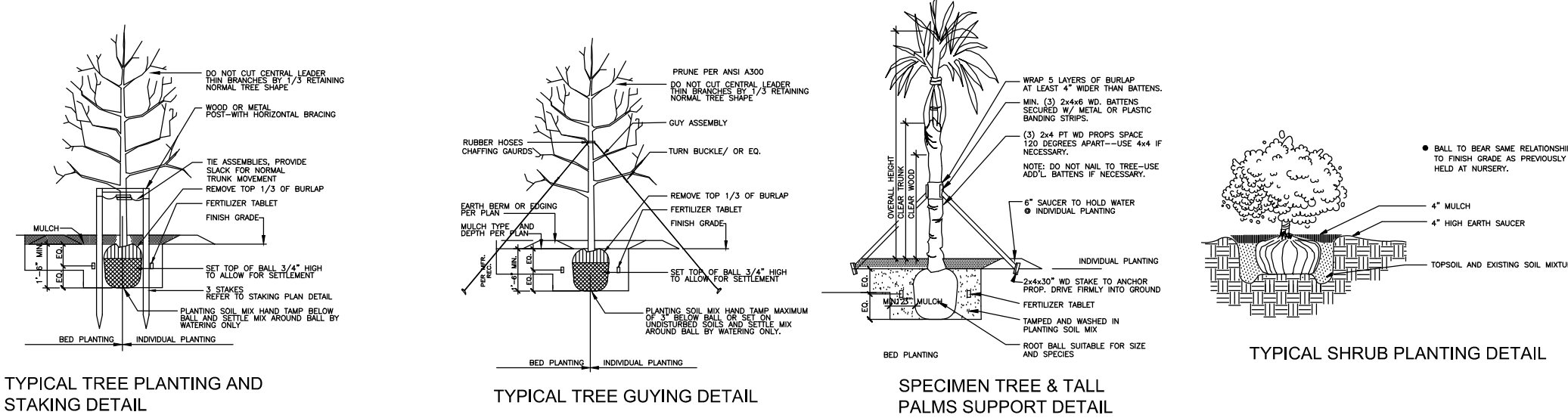
	REQUIRED	PROVIDED
FRONT BUFFERYARD (ON BERTHA) 10 FOOT CLASS B BUFFER		
CANOPY TREE	X	10
NATIVE PALM TREE	0	X
SMALL NATIVE PALM TREE	0	X
MEDIUM NATIVE UNDERSTORY TREE	X	8
SMALL NATIVE UNDERSTORY TREE	X	X
NATIVE SHRUB	X	15
EASTERN BUFFERYARD (ON DENNIS) 10 FOOT CLASS B BUFFER		
CANOPY TREE	X	15
NATIVE PALM TREE	0	0
SMALL NATIVE PALM TREE	0	X
MEDIUM NATIVE UNDERSTORY TREE	X	10
SMALL NATIVE UNDERSTORY TREE	0	X
NATIVE SHRUB	X	19
NORTHERN BUFFERYARD- 5 FOOT CLASS B BUFFER		
CANOPY TREE	X	8
NATIVE PALM TREE	0	X
SMALL NATIVE PALM TREE	0	X
MEDIUM NATIVE UNDERSTORY TREE	X	X
SMALL NATIVE UNDERSTORY TREE	0	X
NATIVE SHRUB	X	X
SOUTHERN BUFFERYARD (ON VENETIA)- 20 FOOT CLASS B BUFFER		
CANOPY TREE	X	X
NATIVE PALM TREE	0	X
SMALL NATIVE PALM TREE	0	0
MEDIUM NATIVE UNDERSTORY TREE	0	X
SMALL NATIVE UNDERSTORY TREE	0	X
NATIVE SHRUB	X	X



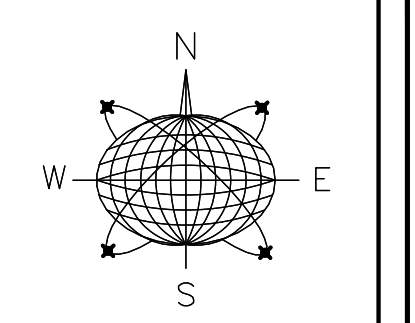
- NOTES:
- THREE (3) ? TO BE REMOVED.
 - AT LEAST 70% NATIVE OF ALL LANDSCAPING WILL BE NATIVE.
 - GROUND COVER WILL BE USED IN BUFFERYARDS AND PARKING LOT PLANTING AREAS.
 - DWELLINGS SHALL HAVE MINIMUM THREE (3) MEDIUM NATIVE TREES, ONE (1) NATIVE PALM AND TEN (10) SHRUBS.



- NOTES:
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



**BERTHA STREET
50FT ROW**



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE BLOCK
RICHARD J. MILLELLI
PE #56315

General Notes:

AH of MONROE COUNTY INC.
P.O. BOX 4374
KEY WEST, FL 33040

Drawn By: MT	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

HTA AutoCad File No.

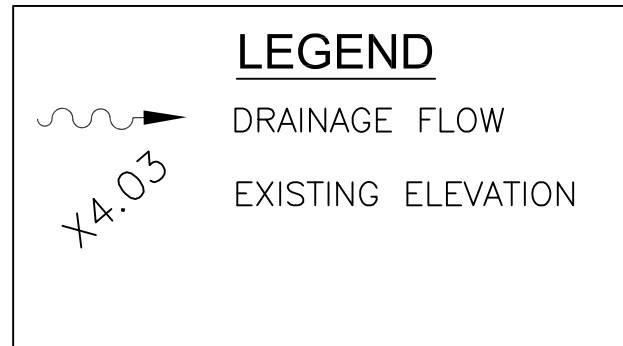
Revisions:

No.	Description

Title:
LANDSCAPE PLAN

Sheet Number:
9

Date: 02.18.14



DRAINAGE CALCULATIONS

WATER QUANTITY - PREDEVELOPMENT

PROJECT AREA = 0.759 Ac.
PERVIOUS AREA = 0.332 Ac.
IMPERVIOUS AREA = 0.427 Ac.
% IMPERVIOUS = 56.2%
RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.
RAINFALL FOR 25yr/3 DAY EVENT (P) = 12.23 in.
DEPTH TO WATER TABLE = 3 Ft.
DEVELOPED AVAILABLE STORAGE = 4.95 in.
SOIL STORAGE (S) = 2.17 in.
 $O_{pre} = \frac{(P - (S))}{(P + 0.85)}$ = 9.97 in.

WATER QUANTITY - POSTDEVELOPMENT

PROJECT AREA = 0.759 Ac.
PERVIOUS AREA = 0.259 Ac.
IMPERVIOUS AREA = 0.500 Ac.
% IMPERVIOUS = 65.89%
RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.
RAINFALL FOR 25yr/3 DAY EVENT (P) = 12.23 in.
DEPTH TO WATER TABLE = 3 Ft.
DEVELOPED AVAILABLE STORAGE = 4.95 in.
SOIL STORAGE (S) = 1.89 in.
 $O_{post} = \frac{(P - (S))}{(P + 0.85)}$ = 10.41 in.

POSTDEVELOPMENT - PREDEVELOPMENT

$O_{post} - O_{pre} = 0.45$ in.
VOLUME = 0A = 0.34 Ac-in

WATER QUALITY

PROJECT AREA = 0.759 Ac.
PERVIOUS = 0.259 Ac.
IMPERVIOUS = 0.500 Ac.
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.759 Ac-in
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS = 0.78 Ac-in
ROOF AREA = 0.316 Ac.
IMPERVIOUS AREA, EXCLUDING ROOF = 0.182 Ac.
% IMPERVIOUS = 41.2%

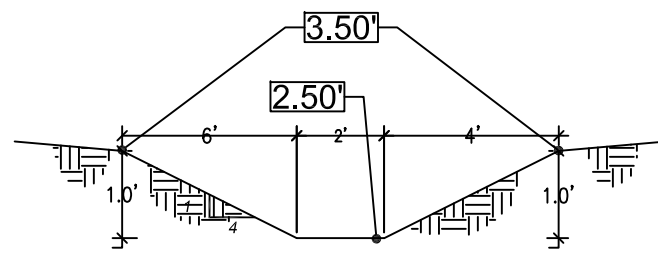
0.34 Ac-in < 0.78 Ac-in WATER QUALITY CONTROLS
RETENTION REQUIRED = $0.78 \cdot 3630 = 2,831$ CF

SWALE CALCULATIONS

SWALE VOLUME PROVIDED = 102 LF * 6 CF/LF = 612 CF
DRY RETENTION CREDIT = $612 \cdot 2 = 1224$ CF

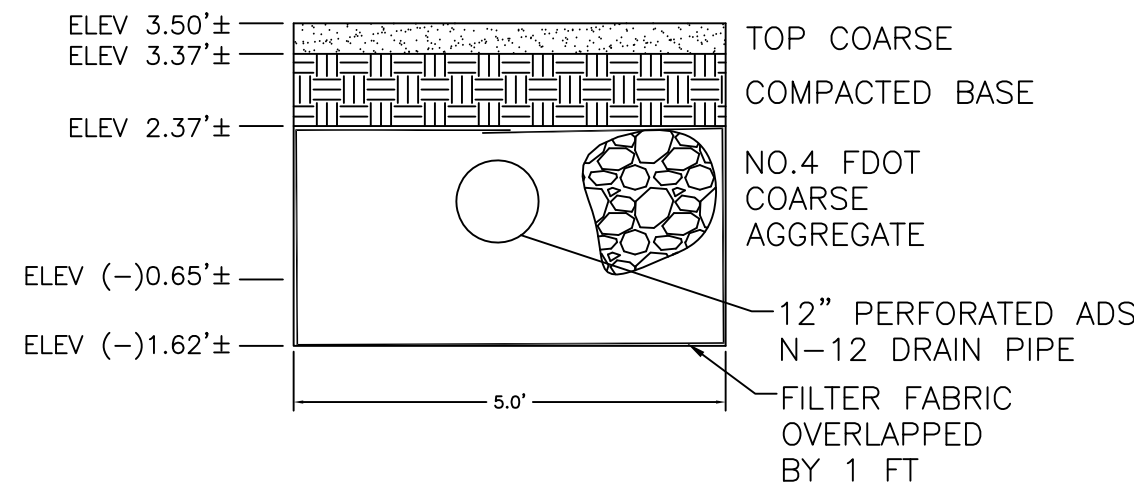
EXFILTRATION TRENCH PROVIDED

EXFILTRATION TRENCH REQUIRED = $(2831 - 1224)/3630 = 0.443$ Ac-in
TRENCH LENGTH REQUIRED = 78 FT
EXFILTRATION TRENCH VOLUME CALCULATED USING SWMD EQUATION (PG F-10 OF THE ERP INFORMATION MANUAL)
VARIABLES: $K=0.0001$; $H=3$; $W=5$; $Du=3$; $De=2$
EXFILTRATION TRENCH PROVIDED = 86 FT
VOLUME = 0.49 Ac-in



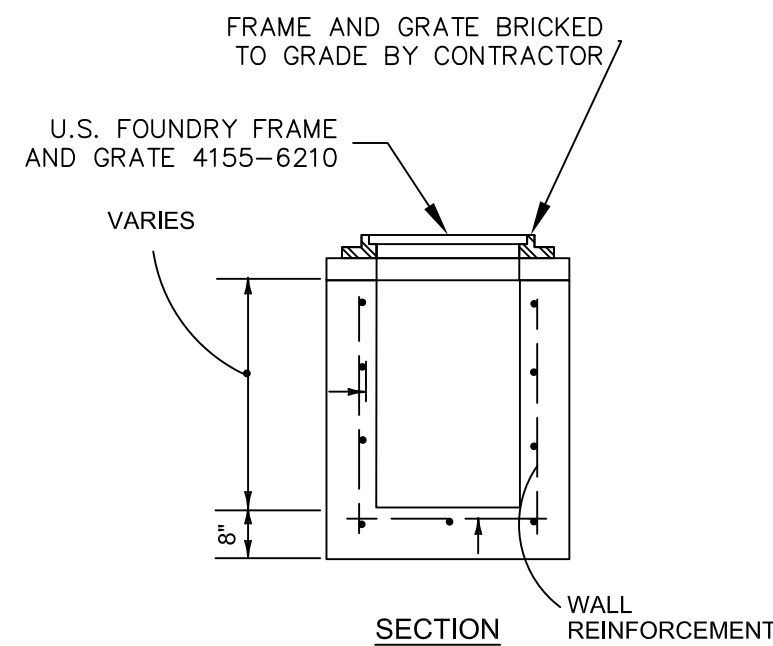
A SWALE DETAIL
NTS

SWALE A = TOP OF SWALE AREA = 4,188 SF
BOTTOM OF SWALE AREA = 2,712 SF
VOLUME = $\frac{(TOP + BOTTOM)}{2} \cdot (0.15') = 517$ CF



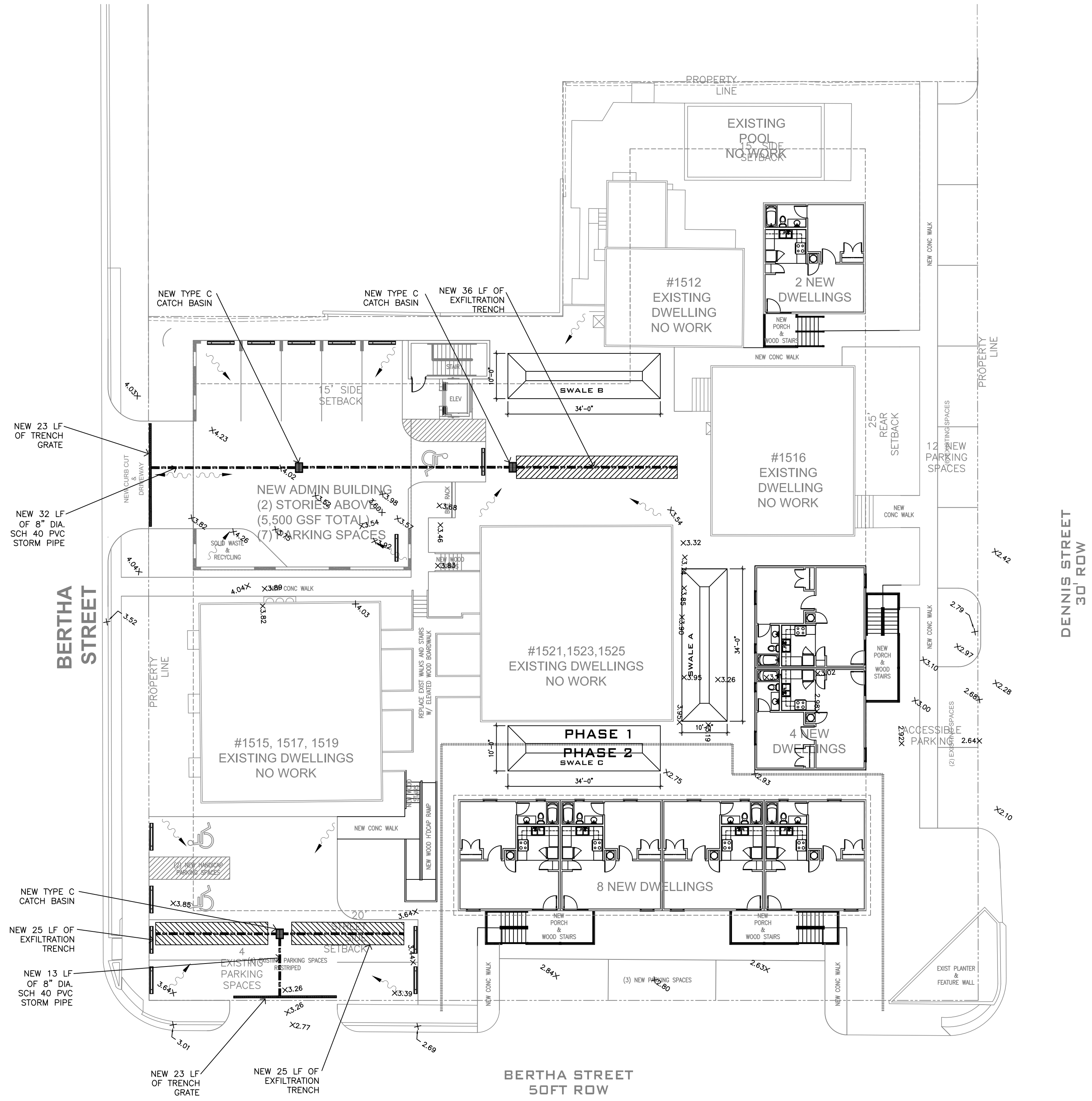
NOTES:
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

EXFILTRATION TRENCH
N.T.S.

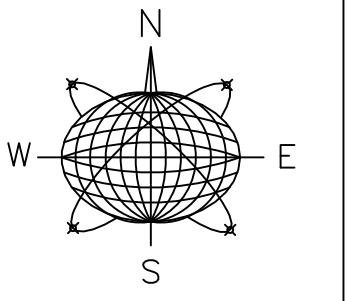


NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
2. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
3. BOTTOM INLETS SHALL BE USP PRODUCT NO. 3-3.0 OR EQUAL.
4. STRUCTURES TO BE SET ON COARSE AGGREGATE BEDDING

TYPE C CATCH BASIN
N.T.S.



CONCEPTUAL DRAINAGE PLAN
SCALE: 1/16" = 1'-0"
0 16' 32'



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-9263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

AH of MONROE COUNTY INC.
P.O. BOX 4374
KEY WEST, FL 33040

Drawn By: MT
Checked By: RJM
Project No. 11-0102
Scale: AS NOTED
HTA AutoCad File No.

Revisions:	

Title:
CONCEPTUAL DRAINAGE PLAN

Sheet Number:
C-1

Date: 02.18.14