

RESIDENTIAL NEW CONSTRUCTION

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FLORIDA 33040

DEVELOPMENT AGREEMENT APPLICATION

FEBRUARY 16, 2016 (Revised Date: April 15, 2016)

PROJECT TEAM

OWNER / DEVELOPER:
Ocean Walk Key West Owner, LLC
119 Washington Ave., Suite 505
Miami Beach, Florida 33033

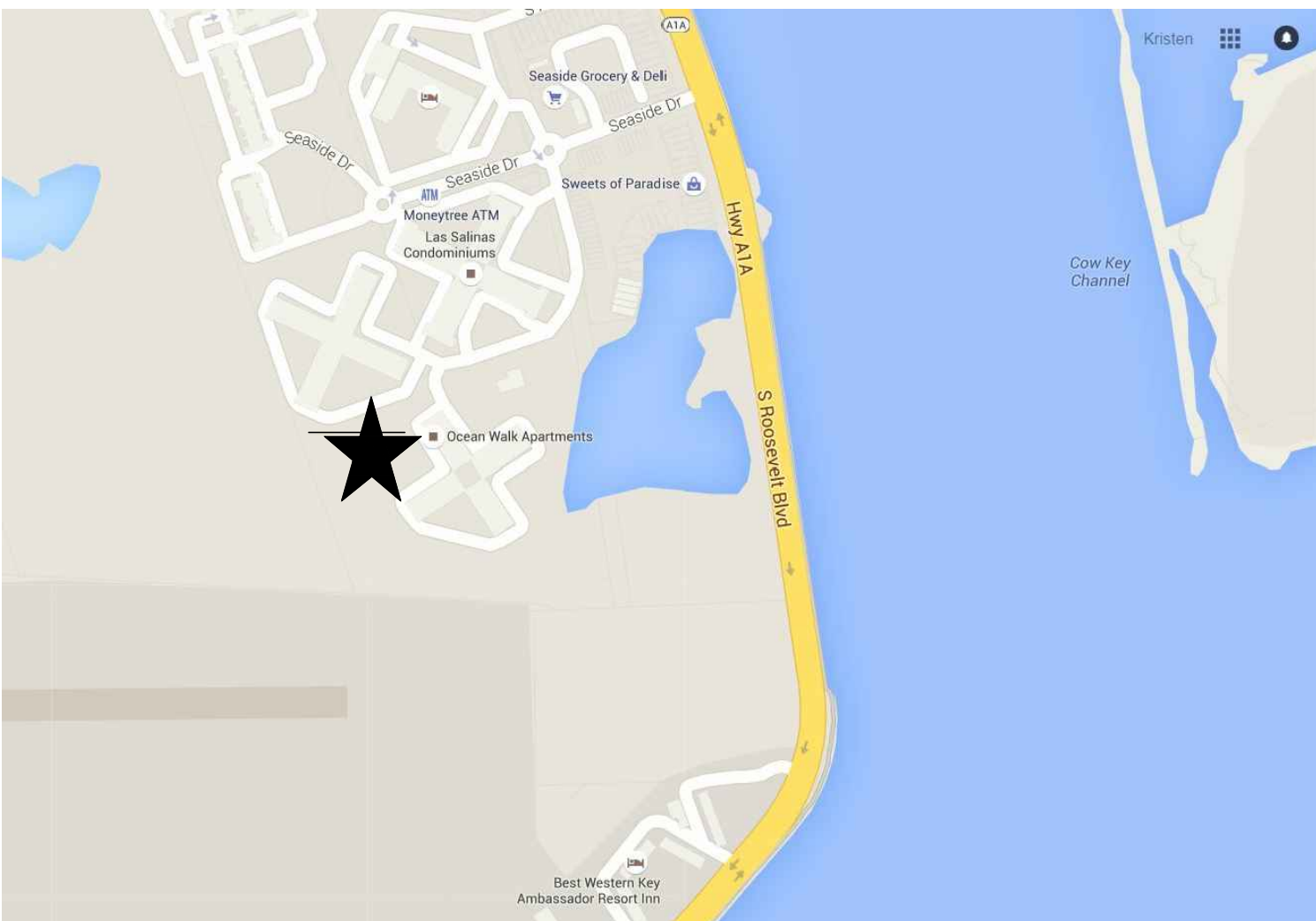
ARCHITECT:
K2M Design, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040
305.292.7722
Scott C. Maloney, R.A.
Phill Badalamenti, R.A.

ENGINEER:
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Key West, Florida 33040
305.292.7722
Steven Grasley, P.E.

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1 TITLE DESCRIPTION

Parcel 1

Phase I -

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 20 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road South 21 degrees 22 minutes 20 seconds East 1451.53 feet according to Deed as recorded in Official Records Book 564, pages 581 through 584, Public Records of Monroe County, Florida to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 454.00 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 288.34 feet, thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 88 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38, thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 14 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point; thence run North 28 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel 2 -

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence run South 21 degrees 22 minutes 20 seconds East 1451.55 feet, according to a Deed as recorded in Official Records Book 564, pages 581 through 584, Public Records of Monroe County, Florida, to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence run Southeast along the arc of said curve 454.00 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 543.82 feet to a point on a line, said line lying 250.00 feet (as measured at right angles) Northerly of a parallel with the centerline of the Main Runway of the Key West International Airport, thence leaving the said Westerly boundary of a proposed road, run South 87 degrees 33 minutes 24 seconds West 183.92 feet to a point on the Northerly boundary line of a proposed road; thence run North 61 degrees 15 minutes 57 seconds West 40.14 feet; thence leaving said Northerly boundary of a proposed road, North 11 degrees 00 minutes 00 seconds West 150.00 feet; thence run North 13 degrees 58 minutes 44 seconds East 336.86 feet; thence run North 54 degrees 27 minutes 50 seconds East 85.26 feet to the Point of Beginning.

Parcel 2

A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, page 695, of the Public Records of Monroe County, Florida:

(a)

From the Northeast corner of Parcel 34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35 of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point, thence run along the Easterly property line of Parcel 38, North 21 degrees 22 minutes 20 seconds East 868.79 feet to the Point of Beginning of the following described parcel of land:

Thence continue South 21 degrees 22 minutes 20 seconds East 464.32 feet to a point of curvature with a horizontal curve concave to the West, having for its elements a central angle of 3 degrees 00 minutes 00 seconds and a radius of 2339.93 feet; thence run along the arc of said curve 122.5 feet to a point; said point being a corner common to Tracts 3 and 4; thence run along the division line between Tracts 3 and 4, South 69 degrees 18 minutes 46 seconds West 478.10 feet to a corner common to Tracts 3, 4 and 5; thence run along the division lines between Tracts 3 and 5, North 20 degrees 41 minutes 14 seconds West 100.00 feet; thence South 69 degrees 18 minutes 46 seconds East 423.26 feet to a point on the westerly boundary of Tract 38; thence run along said westerly boundary of Tract 38, North 21 degrees 14 minutes 20 seconds West 841.42 feet to a point; thence leaving said westerly boundary run North 70 degrees 01 minutes 10 seconds East 34.53 feet to a point on the Mean High Water Line as shown on the attached sketch defined by elevation +0.84 feet N.G.V.D.; thence run along the said Mean High Water Line with the following, 18 courses:

1. North 37 degrees 08 minutes 36 seconds East 45.30 feet;
2. North 64 degrees 59 minutes 46 seconds East 67.63 feet;
3. North 79 degrees 44 minutes 27 seconds East 57.30 feet;
4. North 84 degrees 05 minutes 02 seconds East 46.68 feet;
5. North 83 degrees 57 minutes 40 seconds East 93.71 feet;
6. South 74 degrees 40 minutes 50 seconds East 89.22 feet;
7. South 29 degrees 14 minutes 20 seconds East 92.50 feet;
8. South 37 degrees 36 minutes 35 seconds East 56.18 feet;
9. North 74 degrees 36 minutes 43 seconds East 95.07 feet;
10. North 82 degrees 31 minutes 17 seconds East 62.11 feet;
11. South 52 degrees 45 minutes 10 seconds East 46.17 feet;
12. South 48 degrees 21 minutes 29 seconds East 69.84 feet;
13. South 65 degrees 05 minutes 17 seconds East 62.11 feet;
14. North 71 degrees 23 minutes 36 seconds East 76.29 feet;
15. North 51 degrees 54 minutes 45 seconds East 52.29 feet;
16. North 61 degrees 17 minutes 37 seconds East 44.02 feet;
17. South 80 degrees 30 minutes 14 seconds East 34.19 feet;
18. North 60 degrees 26 minutes 12 seconds East 43.34 feet to the Point of Beginning.

AND

(b)

From the Northeast corner of Parcel #34 as shown on "Plat Survey of Lands on Island of Key West, Monroe County, Florida" recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 3 degrees 00 minutes 00 seconds and a radius of 2339.93 feet; thence run Southeast along the arc of said curve 122.55 feet to the Point of Beginning of the following described parcel of land; thence continue southeasterly along the arc of a circular curve concave to the west having for its elements a central angle of 8 degrees 05 minutes 57 seconds and a radius of 2339.93 feet to a distance of 331.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

Parcel 3

A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, page 647, and recorded July 11, 1988, in Official Records Book 980, page 2432, of the Public Records of Monroe County, Florida across the following:

A strip of land sixty feet in width as described below:

From the Northeast corner of Parcel #34 as shown on the "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida", recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence South 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning; continue South 21 degrees 22 minutes 20 seconds East a distance of 80 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.

Parcel 4:

A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 30 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes 20 seconds East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 09 seconds for 362.83 feet to a point on the arc of said curve bearing North 77 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 feet and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 28 degrees 20 minutes 29 seconds West for 150.42 feet; thence South 66 degrees 14 minutes 20 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 5:

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:

A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 68, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hitherto) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, Public Records of Monroe County, Florida.

Parcel 6

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:

A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35 Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hitherto) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

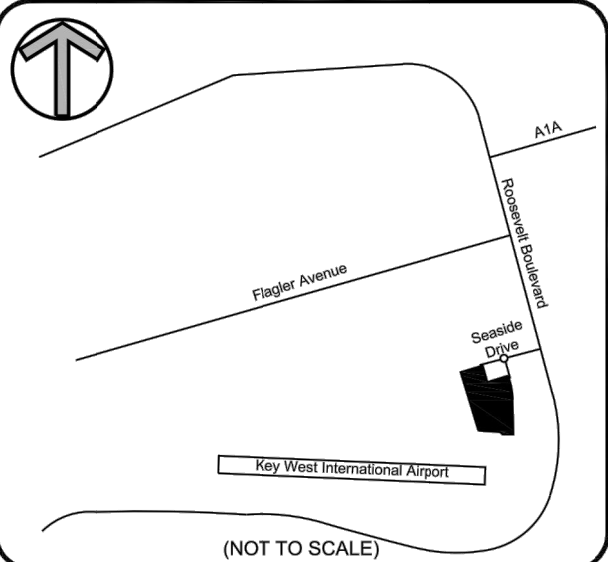
The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.

****Possible Sorters Error****
1451.53 should read 1451.55; 305.65 should read 304.64

Surveyor's Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps gores or overlaps the intent of said easements has been plotted and shown hereon.

Found 5/8" Iron Rod
with Cap "NOID"

16 VICINITY MAP



6 CEMETERY

At the time of survey there was no visible evidence of cemeteries or burial grounds on the subject property.

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5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property appears to lie within Zone(s) AE (EL. 8) of the Flood Insurance Rate Map for Monroe County, Florida, Community-Panel or Map Number 12087C1517K, bearing an effective date of 2/18/2005. No field survey was performed to determine this zone and a elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:

AE (Special Flood Hazard Area: Base flood elevations determined.)

8 ZONING INFORMATION

Zoning Verification provided by: Kevin Bond, Planning Dept., City of Key West Building and Zoning, Monroe County Phone: 1-305-809-3720

Zone: HDR (High Density Residential District)

Maximum Density: 22 dwelling units per acre
Maximum Far: Not Applicable
Maximum Height: 40 feet
Maximum Lot Coverage: Building: 40%
Impervious Surface: 60%
Minimum Lot Size: 1 acre
Minimum Lot Width: 80' (Multi-family)
Minimum Lot Depth: 100'

Setbacks (Multi-Family and Community Facilities):

Front: 30'

Side: 25'

Rear: 25'

All setback lines graphically depicted hereon are oriented with the assumption that the front of the property faces the road that corresponds with the street address. All zoning information should be verified with the appropriate zoning officials before being used.

4 SURVEYOR CERTIFICATION

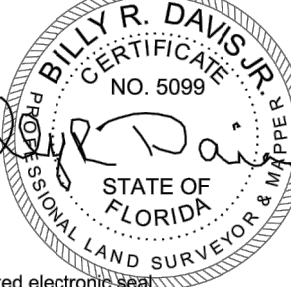
To: Ocean Walk Key West Owner, L.L.C., and its successors and assigns and any entity in which it owns a direct or indirect legal or beneficial ownership interest, their Landlords and their successors and assigns, and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 7/14/14.

Date of Plat or Map: July 25, 2014

Billy R. Davis, Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB #7761

Not valid without an authenticated electronic signature and authenticated electronic seal.



2 TITLE INFORMATION

The Title Description and the Schedule B Items hereon are from a title commitment prepared by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.

11 SURVEYOR'S NOTES

1. This survey is based on information shown on a title commitment prepared by Chicago Title Insurance Company, Commitment Number 4887118, effective date June 26, 2014, and all Schedule B exceptions in said title commitment have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
2. The subject property has direct access to South Roosevelt Boulevard, a public right-of-way via an Ingress, Egress and Utility Easement recorded in O.R. Book 980, Page 695.
3. There was no observable surface evidence of earth moving work, building construction or building additions within recent months.
4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
5. No observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
6. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
7. All rebar set are 30" X 5/8" rebar with a plastic cap labeled "LB7761", unless otherwise specified hereon.
8. This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
9. Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
10. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
11. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
12. At the time of this survey, there was no observable evidence of any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
13. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
14. There are apparent offsite easements or servitudes benefitting the surveyed property listed in the above referenced title commitment.

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
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- 20 PROJECT ADDRESS

18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888-457-7878

Drwn By: RLJ
Surveyor Ref.No: 14-07-0182
Aprvd By: BRD
Field Date: 7/14/14
Scale: 1" = 60'

Date: 7/21/2014
Revision: QC Remarks
Date: 7/25/2014
Revision: C.C. & CTP's
Date:
Revision:
Date:
Revision:

Prepared For:

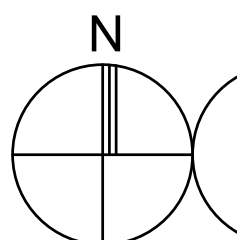
Ocean Walk Apartments

Client Ref: 401400775CT
Commitment No: 4887118

20 PROJECT ADDRESS

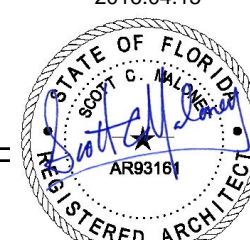
3900 South Roosevelt Boulevard,
Key West, Florida

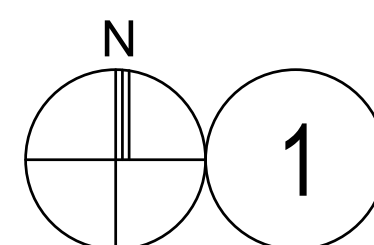
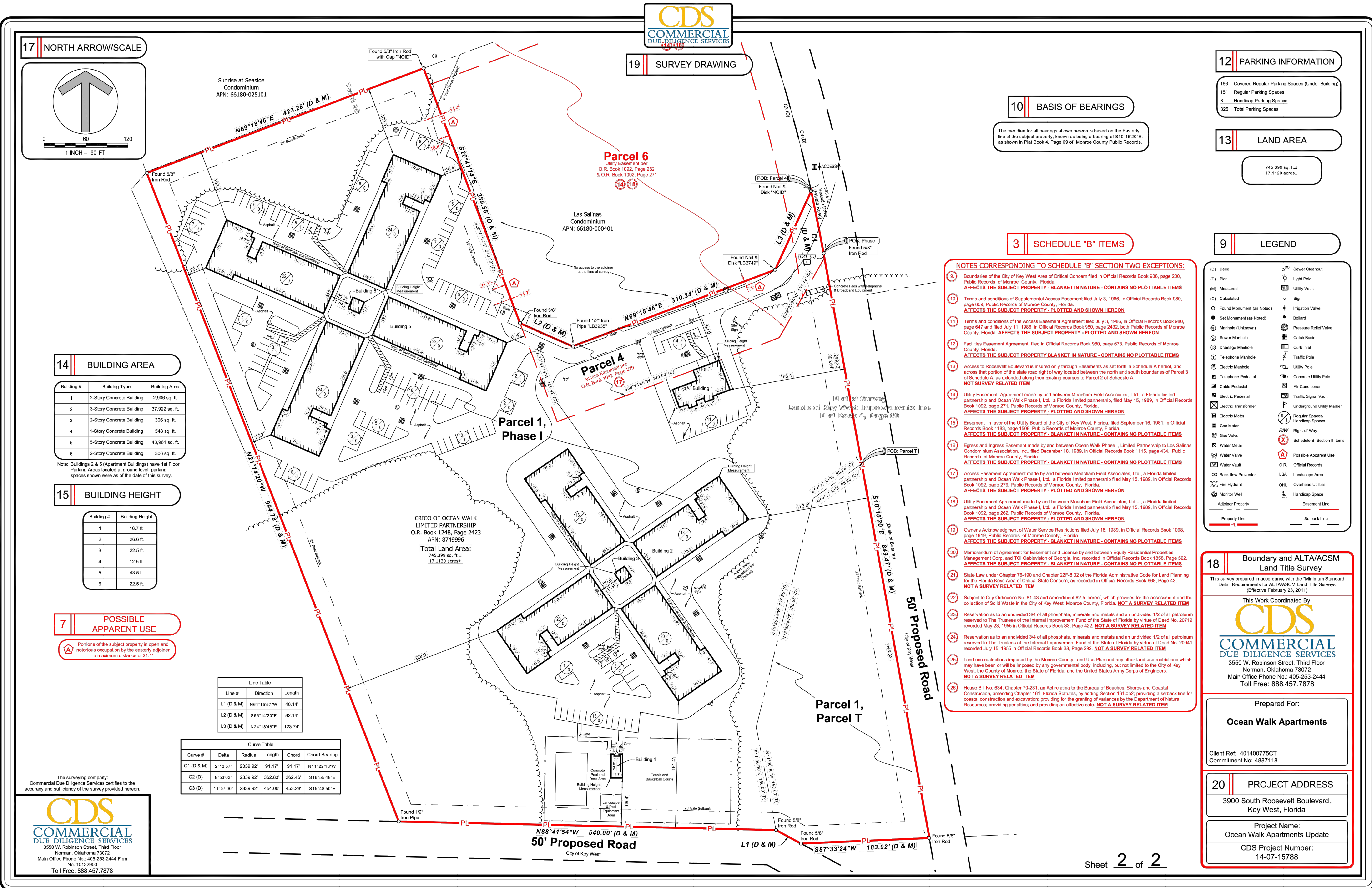
Project Name:
Ocean Walk Apartments Update
CDS Project Number:
14-07-15788



1 SITE SURVEY COPY

SCALE: NTS





SITE SURVEY COPY

SCALE: NTS

OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

AE1.1.2 K2M DESIG

REVISED DATE: APRIL 15, 2016

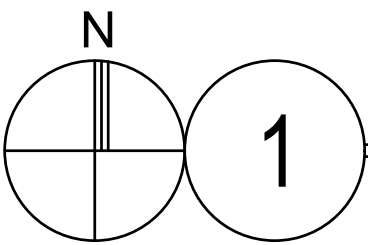
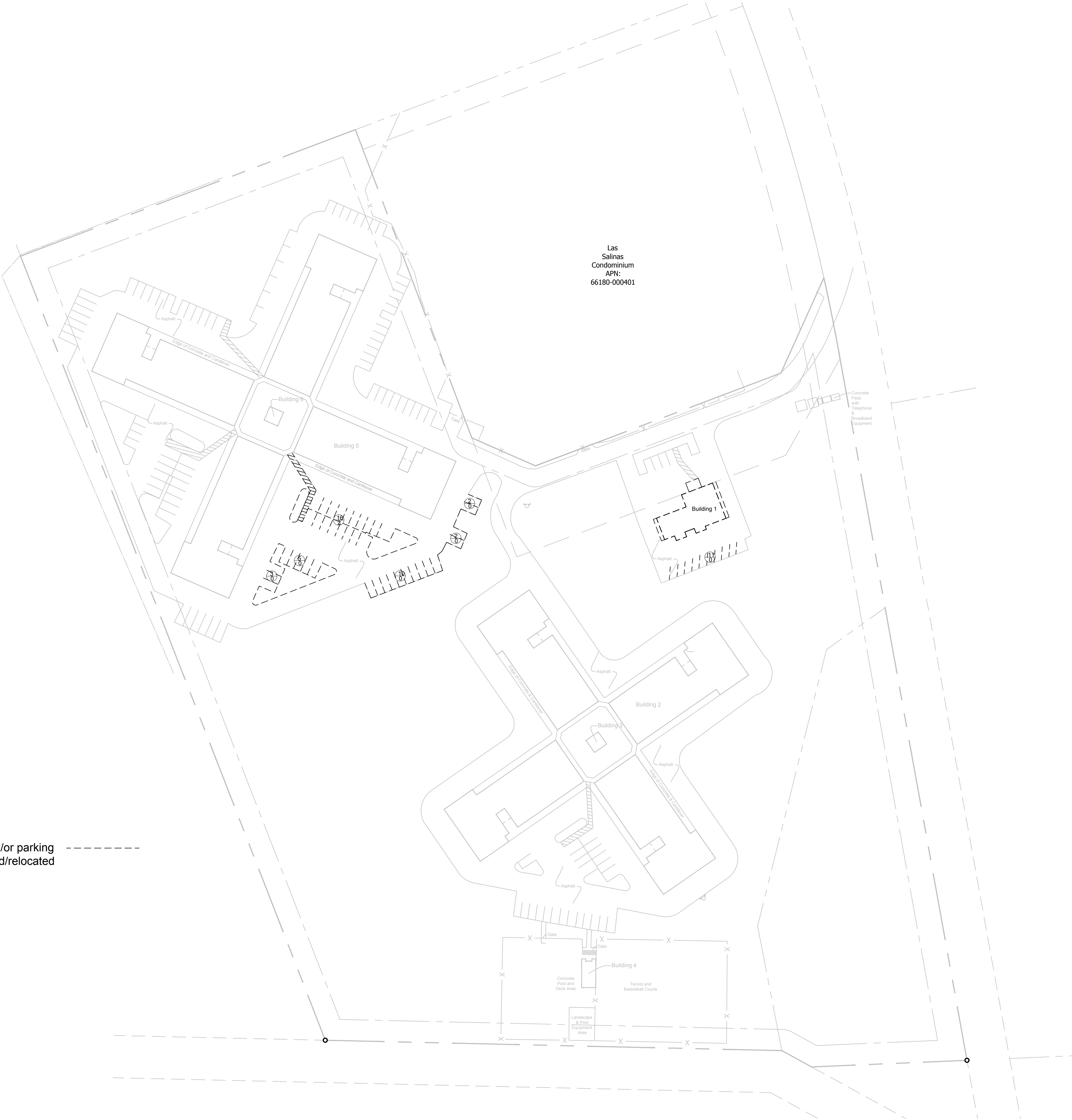


SITE DEMOLITION DATA

Buildings Demolished			
Building 1			
	Building Area	2,906 sf	(per existing condition survey)
	Building height	16.7 sf	(per existing condition survey)
Demolished Parking Spaces			
	Regular Spaces Demolished	49	
	ADA Spaces Demolished	2	

Note: The parking spaces being removed is being relocated and compensated for in the new layout

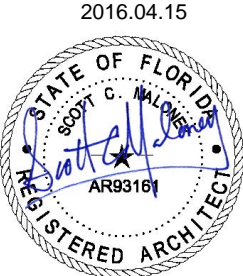
Represents building and/or parking
being demolished/relocated



SITE DEMOLITION PLAN

SCALE: 1/64" = 1'-0"

0 60 120 180
GRAPHIC SCALE: 1" = 60'-0"



OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

AD1.1.1 K2M DESIGN

REVISED DATE: APRIL 15, 2016

SITE DATA TABLE					
Ocean Walk- 3900 S. Roosevelt Blvd.					
GENERAL		CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING		High Density Residential District (HDR)			
FLOOD ZONE		ZONE AE EL 8			
SIZE OF SITE		43,560.00 SF (1.00 ACRE) MIN	745,312.00 SF (17.11 ACRES)	745,312.00 SF (17.11 ACRES)	NONE
MINIMUM LOT WIDTH		80'-0"	634'-8"	634'-8"	NONE
MINIMUM LOT DEPTH		100'-0"	691'-0"	691'-0"	NONE
IMPERVIOUS SURFACE		60% MAX	44.5% (332,171 SQ FT)	49.8% (371,238 SQ FT)	NONE
OPEN SPACE LANDSCAPING		35% MIN	56% (417,630 SQ FT)	50.1% (386,584 SQ FT)	NONE
					40 UNITS AWARDED DURING YEAR 2 BPAS. ADDITIONAL 40 UNITS WILL BE SUBMITTED FOR YEAR 4 BPAS APPLICATION
DENSITY		22 DU PER ACRE	296 UNITS (17.30 PER ACRE)	376 UNITS (21.97 PER ACRE)	

SITE SETBACKS (Existing and proposed setback numbers based on worst case scenario)					
SETBACK 1: FRONT		30'-0"	166'-3.5"	140'-10"	NONE
SETBACK 2: SIDE		25'-0"	30'-5"	30'-5"	NONE
SETBACK 3: STREET SIDE		25'-0"	92'-11"	92'-11"	NONE
SETBACK 4: REAR		25'-0"	29'-2"	29'-2"	NONE

HEIGHTS					
		CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
HEIGHT OF EXISTING BUILDINGS				TO BE DEMOLISHED	
	BUILDING 1	40'-0"	16.7 FT		
	BUILDING 2	40'-0"	26.6 FT	N/A	NONE
	BUILDING 3	40'-0"	22.5 FT	N/A	NONE
	BUILDING 4	40'-0"	12.5 FT	N/A	NONE
	BUILDING 5	40'-0"	43.5 FT	N/A	NONE
	BUILDING 6	40'-0"	22.5 FT	N/A	NONE
HEIGHTS OF PROPOSED BUILDINGS (MEASURED FROM CROWN OF ROAD. CROWN OF ROAD MEASURED TO BE 3'-0" BASED ON AVERAGE OF SPOT ELEVATIONS TOWARDS THE CENTER OF THE ROAD)					
	BUILDING A	40'-0"	N/A	40'-0"	NONE
	BUILDING B	40'-0"	N/A	40'-0"	NONE

BUILDING COVERAGE EXISTING					
		CODE REQUIREMENT	EXISTING (*A)	PROPOSED DEMOLITION	VARIANCE REQUESTED
	BUILDING 1		2,906 SQ. FT	2,906 SQ. FT	
	BUILDING 2		37,922 SQ.FT		
	BUILDING 3		306 SQ. FT		
	BUILDING 4		548 SQ. FT		
	BUILDING 5		43,961 SQ. FT		
	BUILDING 6		306 SQ. FT		
	TOTAL	40% MAX	11.5 % (85,949 SQ.FT)		NONE

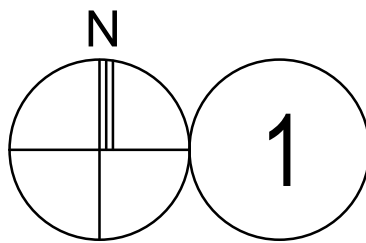
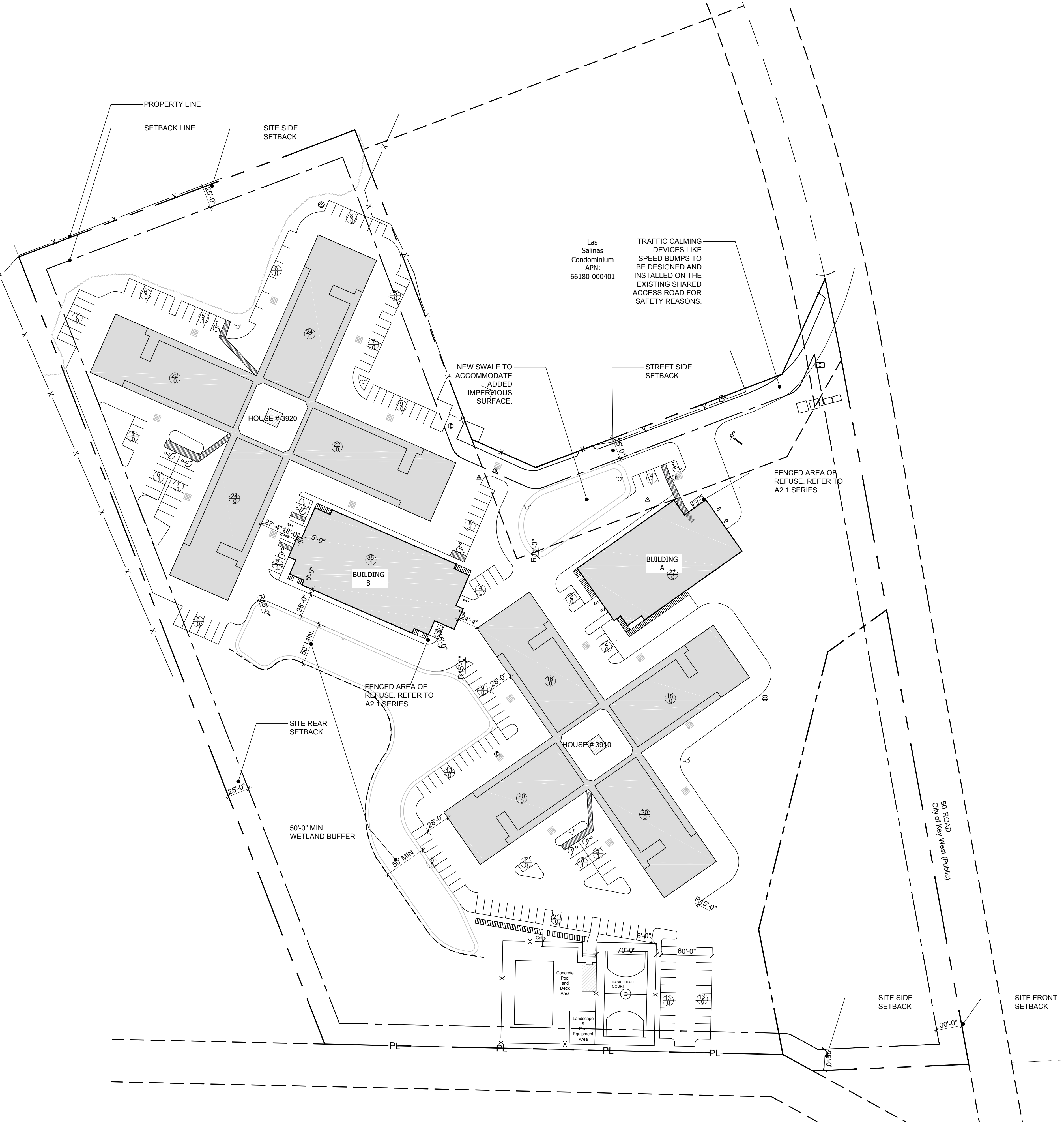
BUILDING COVERAGE PROPOSED					
		CODE REQUIREMENT	PROPOSED		VARIANCE REQUESTED
	BUILDING A		15,261.1 SQ FT		
	BUILDING B		18,361.5 SQ FT		
	TOTAL	40% MAX	4.5 % (33,622.6 SQ FT)		NONE
TOTAL BUILDING COVERAGE: EXISTING - DEMOLISHED + PROPOSED =		40% MAX	15.6% (116,665.6 SQ FT)		NONE

PARKING DATA TABLE

Existing Buildings	Existing Parking	Demolished	Proposed
Auto	317	49	48
H-Cap	8	2	3
Bike	0	0	0
Scooter	0	0	0
Ratio (Car Parking/Unit) = 325/296 = 1.09			

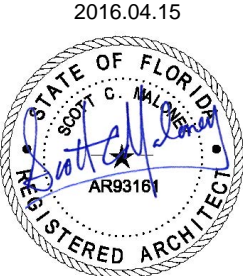
New Buildings (A & B)	
	Proposed
Auto	100
H-Cap	1
Bike	167
Scooter	0

TOTAL PROPOSED PARKING		
	Code Required	Proposed
Auto	796 (780 standard + 16 ADA)	426 (416 standard + 10 ADA)
Bike	137	173
Scooter	0	0
Ratio (Car Parking/Unit) = 426/376 = 1.13 along with additional 138 bike parking spots.		



PROPOSED SITE PLAN

SCALE: 1/64" = 1'-0"



OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A1.1.1K2M DESIGN
REVISED DATE: APRIL 15, 2016

FIRE PROTECTION SYSTEM REQUIREMENTS

Section 903: Automatic Sprinkler Systems

- 903.2.1 Group A - An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies.
- 903.2.11.5 Commercial Cooking Operations - An automatic sprinkler system shall be installed in commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.
- 903.3.1.1 NFPA 13 Sprinkler System - Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.
- 903.4 Sprinkler System Monitoring and Alarms - All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Shop Drawings

- Contractor shall submit sprinkler shop drawings compliant with all local, state, and federal regulations.

LIFE SAFETY - GENERAL NOTES:

- FINAL LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE MARSHAL.
- CONTRACTOR TO PROVIDE FIRE ALARM SHOP DRAWINGS FOR COMPLIANT SYSTEM.
- CONTRACTOR TO PROVIDE FIRE PROTECTION SHOP DRAWINGS FOR COMPLIANT SYSTEM.

LIFE SAFETY - CODE REFERENCES:

Chapter 10: Means of Egress

Section 1004: Occupant Load

- Max floor area per occupant:
 - Refer to Occupancy Zone Legend
- Every room or space as an assembly occupant load shall have the number posted
- The outdoor area occupant load shall be assigned by the building official

Section 1005: Egress Width

- .3 inches per occupant stairs
 - XX occupants / X stairs = XX" per stair
- .2 inches per occupant for other components

Section 1009: Stairways

- Stairway width shall be per 1005 but not less than 44 inches.
- A flight of stairs shall not have a vertical rise greater than 12 feet between floors or landings.

Section 1011: Exit Signs

- Exits shall be marked with readily visible sign from any direction of egress travel. Sign placement shall be such that no point in an exit corridor or passageway is more than 100 feet from the nearest visible sign.
 - Signs are not required in rooms or areas that only require one exit.

Section 1014: Exit Access

- Common path of egress travel shall not exceed 100 feet for B occupancy with sprinklers per 903.3.1.1.
- Common path of egress travel for A occupancies shall comply with 1028.8.
- Common path of egress travel for S-2 shall not be limited.

Section 1015: Exit and Exit Access Doorways

- Two exits shall be provided where:
 - Occupant load exceeds 49 for A and B occupancies and 29 for S occupancies.
 - Common path of egress travel exceeds 1014.
 - Where required by 1015.3, 1015.4, 1015.5, 1015.6, or 1015.6.1.

Section 1016: Exit Access Travel Distance

- Travel distances shall not exceed values in Table 1016.1:

OCCUPANCY		SPRINKLED
A		250 FEET
B		300 FEET
S-1		400 FEET

Section 1022: Exit Enclosures

- Means of egress stairs required by 410.5.3 and 1015.6.1 are not required to be enclosed.

Section 1026: Exterior Exit Ramps and Stairways

- For occupancies in other than Group I-2, exterior exit stairways shall be permitted as an element of a required means of egress for buildings not exceeding four stories above grade plane of having occupied floors more than 75 feet above lowest level of fire department access.
- Stairs shall not be less than 50 percent open on one side and arranged to restrict the accumulation of smoke.
- Exterior stairs shall be separated from the interior of the building as required by 1022.1.

Section 1027: Exit Discharge

- Exits shall discharge directly to the exterior of the building.

LIFE SAFETY - FINISH RATINGS:

Chapter 8: Interior Finishes

Section 803: Wall and Ceiling Finishes

- Class A: Flame spread 0-25; smoke developed 0-450.
- Class B: Flame spread 26-75; smoke developed 0-450.
- Class C: Flame spread 76-200; smoke developed 0-450.

OCCUPANCY	EXITS - SPRINKLED	CORRIDOORS - SPRINKLED	ROOMS - SPRINKLED
R-2	B	B	C
A-3	B	B	C
B	B	C	C
S	C	C	C

Section 804: Interior Floor Finish

- Class I materials: 0.45 watts/cm2 or greater
- Class II materials: 0.22 watts/cm2 or greater
- Where sprinkled per 903.3.1.1, Class II materials are permitted anywhere Class I materials are required.

LIFE SAFETY PLAN LEGEND:

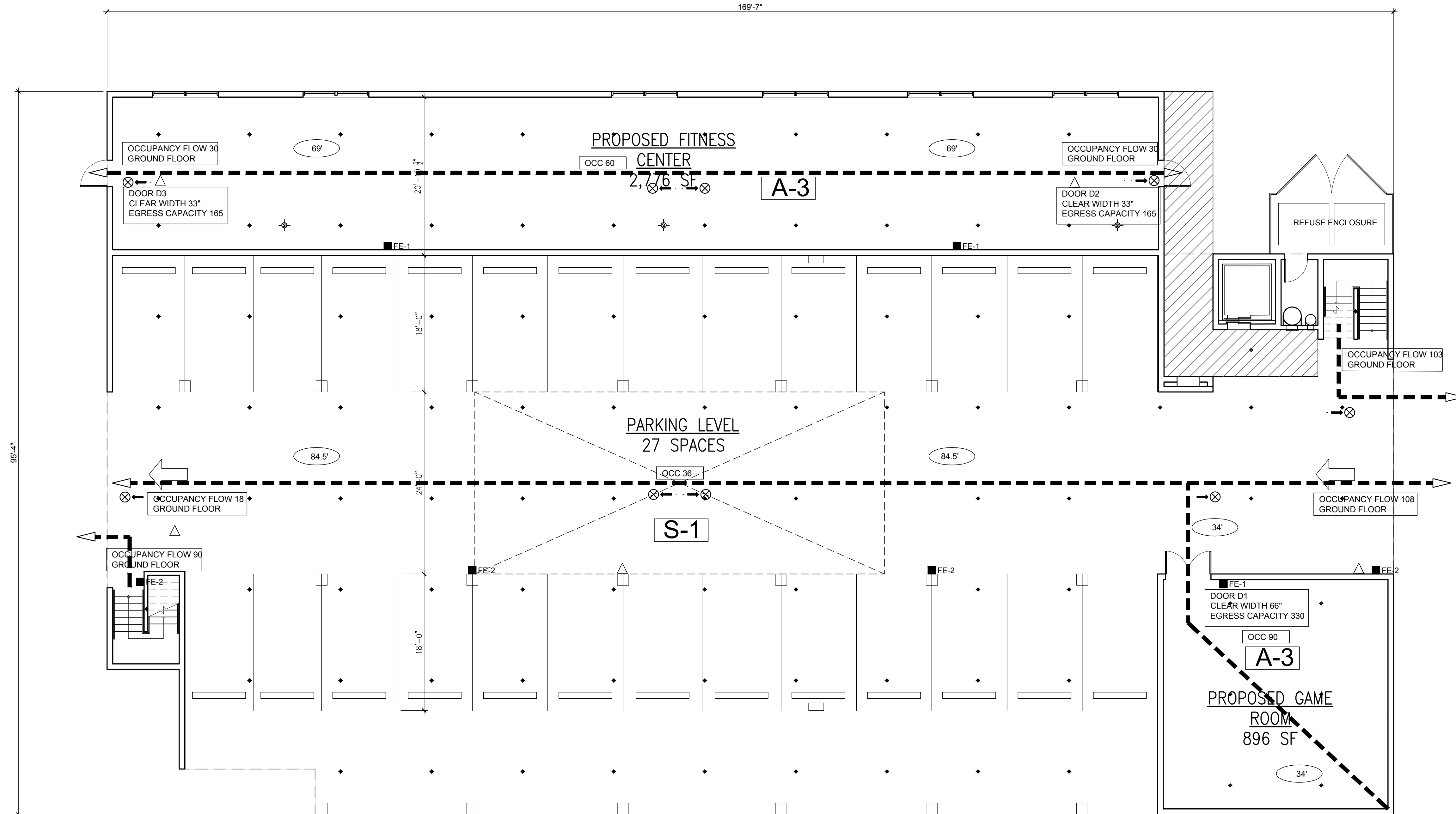
◆	SPRINKLER	WALL OR CEILING MOUNTED BY SEPARATE SUB-CONTRACTOR
△	HORN / STROBE	WALL MOUNTED FIRE ALARM COMBINATION AUDIBLE/VISUAL SIGNALING NIT. HORN/FLASHING "FIRE" LIGHT MIN. 75CD. MOUNTED AT 80" A.F.F.
⬤	SMOKE DETECTOR	CEILING MOUNTED SMOKE / CARBON DIOXIDE DETECTOR. WIRED AND CIRCUITED.
⊗←	EXIT SIGN	INTERIOR RECESSED EDGE LIT LED EXIT SIGN. DIRECTION AS SHOWN ON PLAN. WIRED & CIRCUITED TO UPS SYSTEM. BASIS OF DESIGN: CURVA-CRV-HT-LR-1/2-M-AL
■ FE-1	FIRE EXTINGUISHER	INTERIOR MULTI-PURPOSE CLASS K CHEMICAL FIRE EXTINGUISHER, INSTALLED ON WALL BRACKET. LOCATE 48" A.F.F. TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.
■ FE-2	FIRE EXTINGUISHER	INTERIOR MULTI-PURPOSE CLASS A, B, AND C CHEMICAL FIRE EXTINGUISHER, INSTALLED ION WALL BRACKET. LOCATE 48" AFF TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.
➡		EXIT ACCESS TRAVEL DISTANCES (FBC 1016)
— — —	SHAFT ENCLOSURE (FBC 708)	1 HOUR FIRE BARRIER.

OCCUPANCY LEGEND:

A-3	ASSEMBLY - FITNESS 50/SF GROSS GAMING 11/SF GROSS
B-1	BUSINESS AREA - 100 GROSS
A-2	APARTMENT RESIDENTIAL - 200 GROSS
S-1	GARAGE -300 SF GROSS GENERAL STORAGE -300 SF

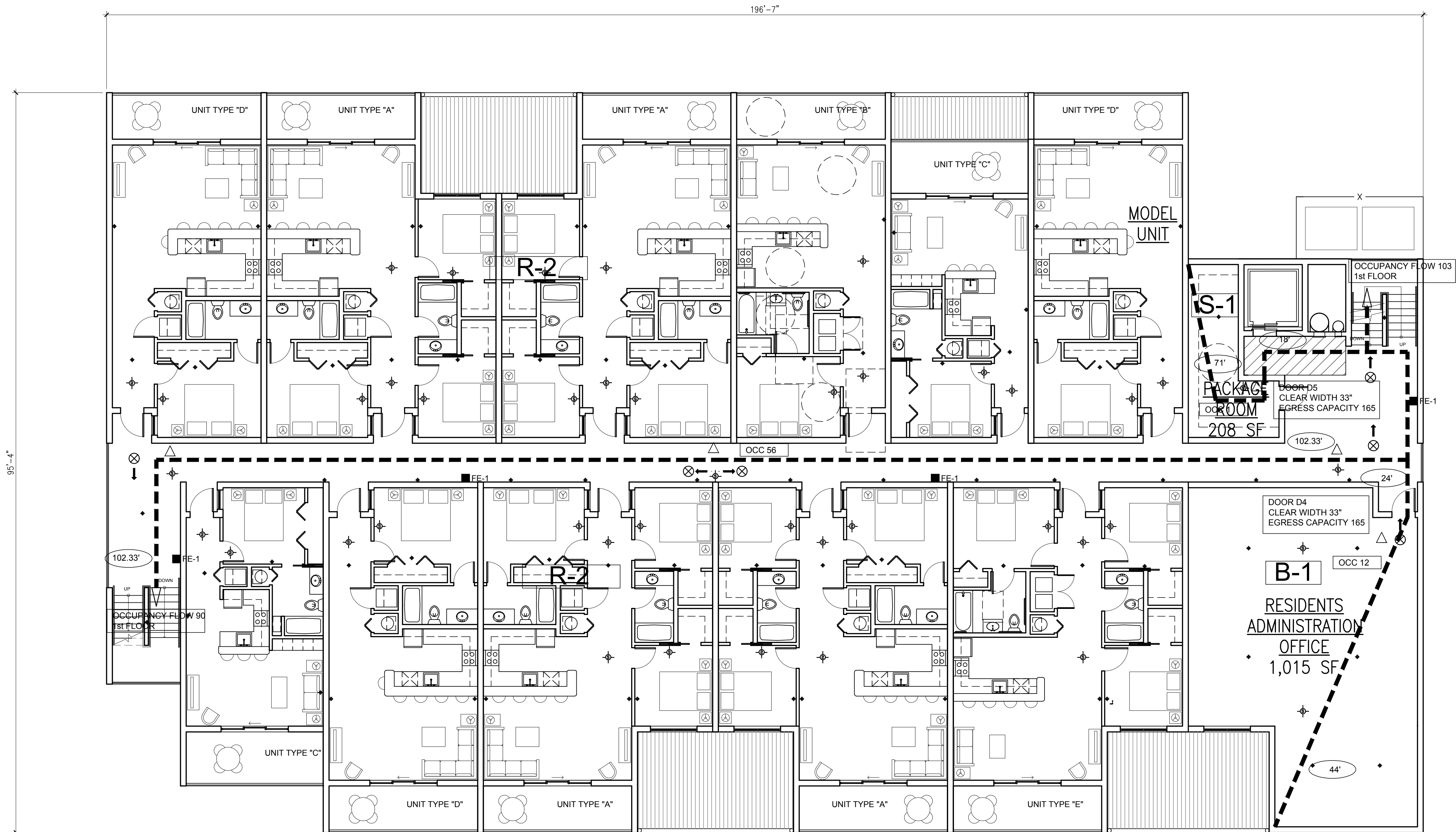
LIFE SAFETY - OCCUPANCY CALCULATIONS

BUILDING A		
GROUND FLOOR		
S-1 / GARAGE 10738 SF / 300 = 36 OCCUPANCY		
A-3 / FITNESS 2983 SF / 50 = 60 OCCUPANCY		
A-3 / GAME ROOM 986 SF / 11 = 90 OCCUPANCY		
FIRST FLOOR		
R-2 / RESIDENTIAL APARTMENT 11085 SF / 200 = 56 OCCUPANCY		
S-1 / STORAGE 217 SF / 300 = 1 OCCUPANCY		
B-1/ ADMINISTRATIVE 1209 SF / 100 = 12 OCCUPANCY		
SECOND FLOOR		
R-2 / RESIDENTIAL APARTMENT 12204 SF / 200 = 61 OCCUPANCY		
THIRD FLOOR		
R-2 / RESIDENTIAL APARTMENT 12204 SF / 200 = 61 OCCUPANCY		
TOTAL BUILDING A OCCUPANCY		
GROUND FLOOR	14707 SF =	186 PERSONS
FIRST FLOOR	12511 SF =	69 PERSONS
SECOND FLOOR	12204 SF =	61 PERSONS
THIRD FLOOR	12204 SF =	61 PERSONS
BUILDING TOTAL OCCUPANCY:		50200 SF = 377 PERSONS
BUILDING B		
GROUND FLOOR		
S-1 / GARAGE 14131 SF / 300 = 48 OCCUPANCY		
S-1/ STORAGE 3635 SF / 300 = 12 OCCUPANCY		
FIRST FLOOR		
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY		
SECOND FLOOR		
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY		
THIRD FLOOR		
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY		
TOTAL BUILDING B OCCUPANCY		
GROUND FLOOR	17766 SF =	60 PERSONS
FIRST FLOOR	15268 SF =	76 PERSONS
SECOND FLOOR	15268 SF =	76 PERSONS
THIRD FLOOR	15268 SF =	76 PERSONS
BUILDING TOTAL OCCUPANCY:		63570 SF = 288 PERSONS



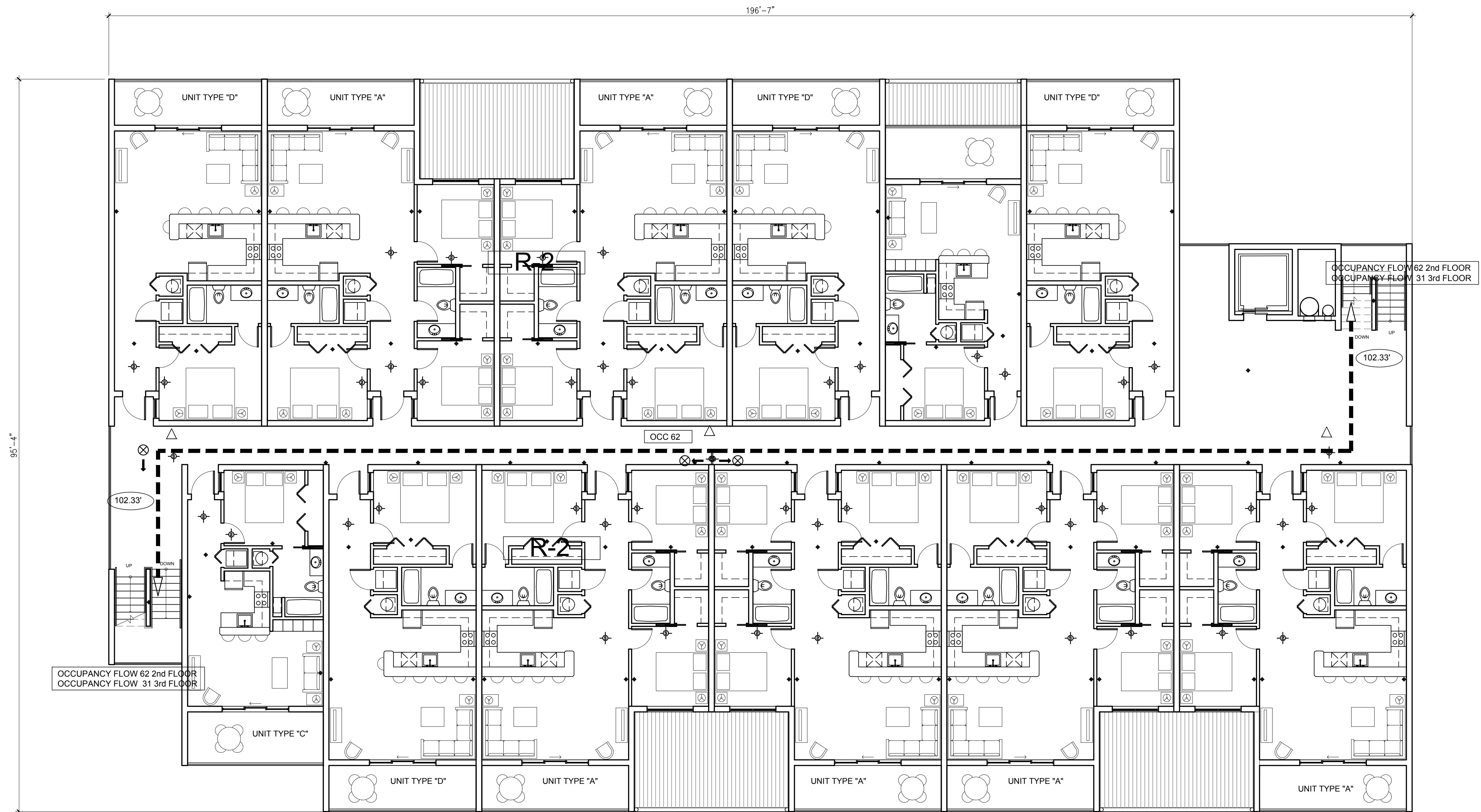
1 BUILDING "A" GROUND FLOOR LIFE SAFETY PLAN - PARKING LEVEL
SCALE: 1/8"=1'-0"





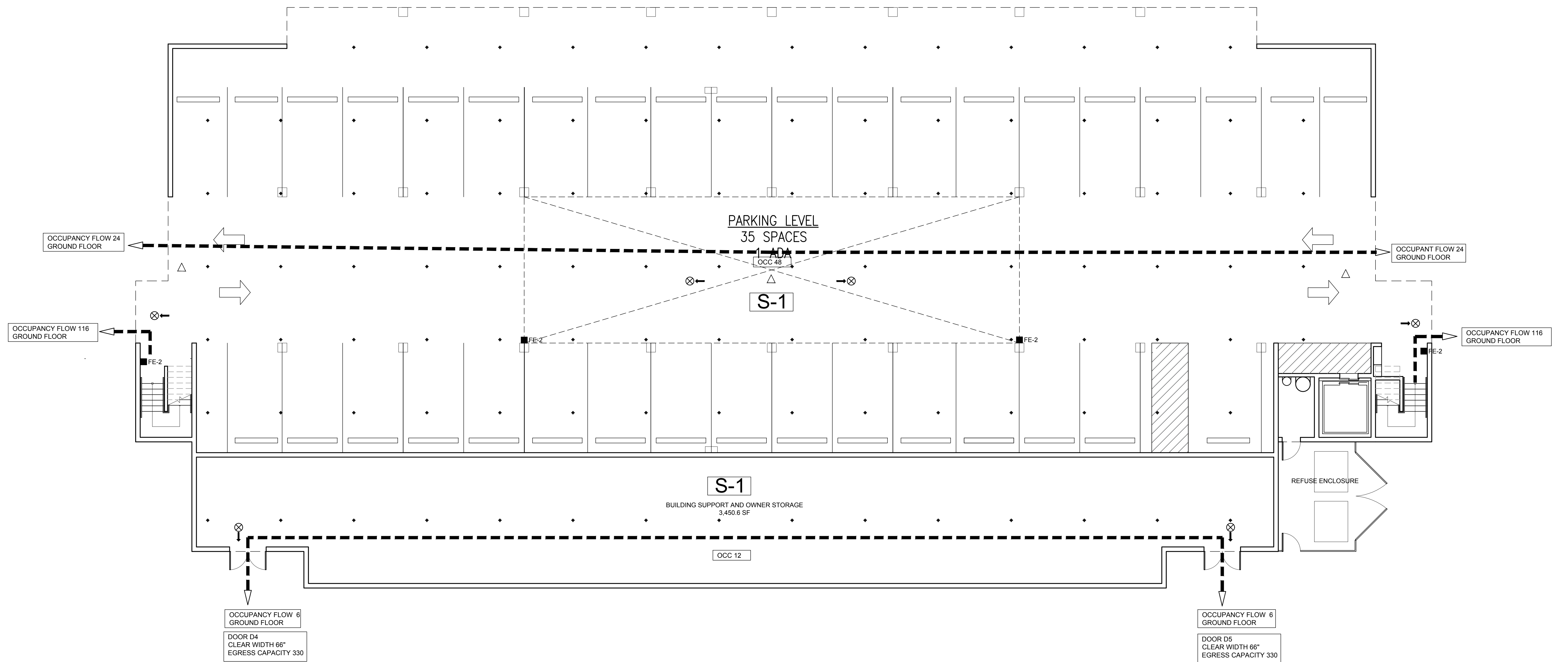
1 BUILDING "A" FIRST FLOOR LIFE SAFETY PLAN
 SCALE: 1/8"=1'-0"





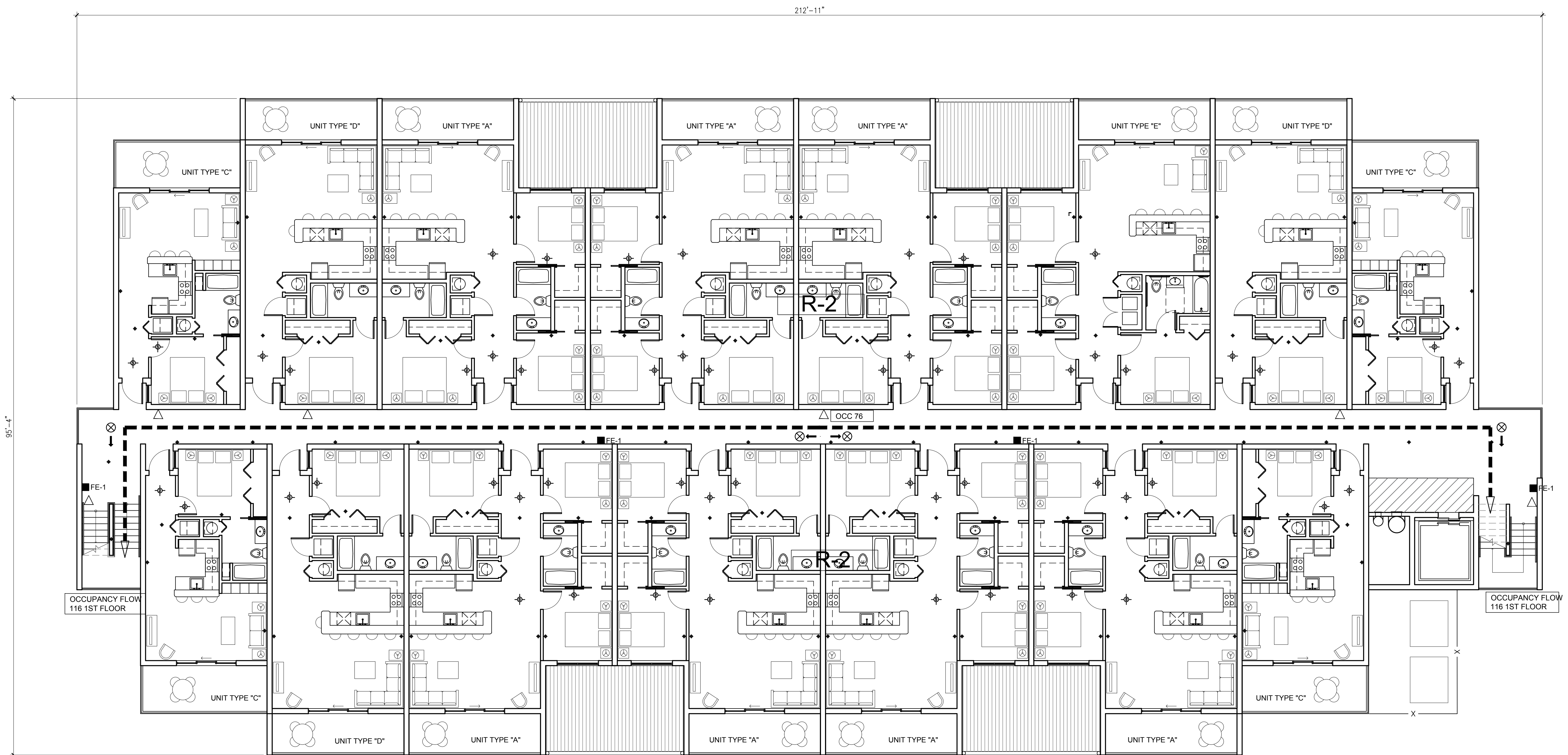
1 BUILDING "A" SECOND AND THIRD FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"



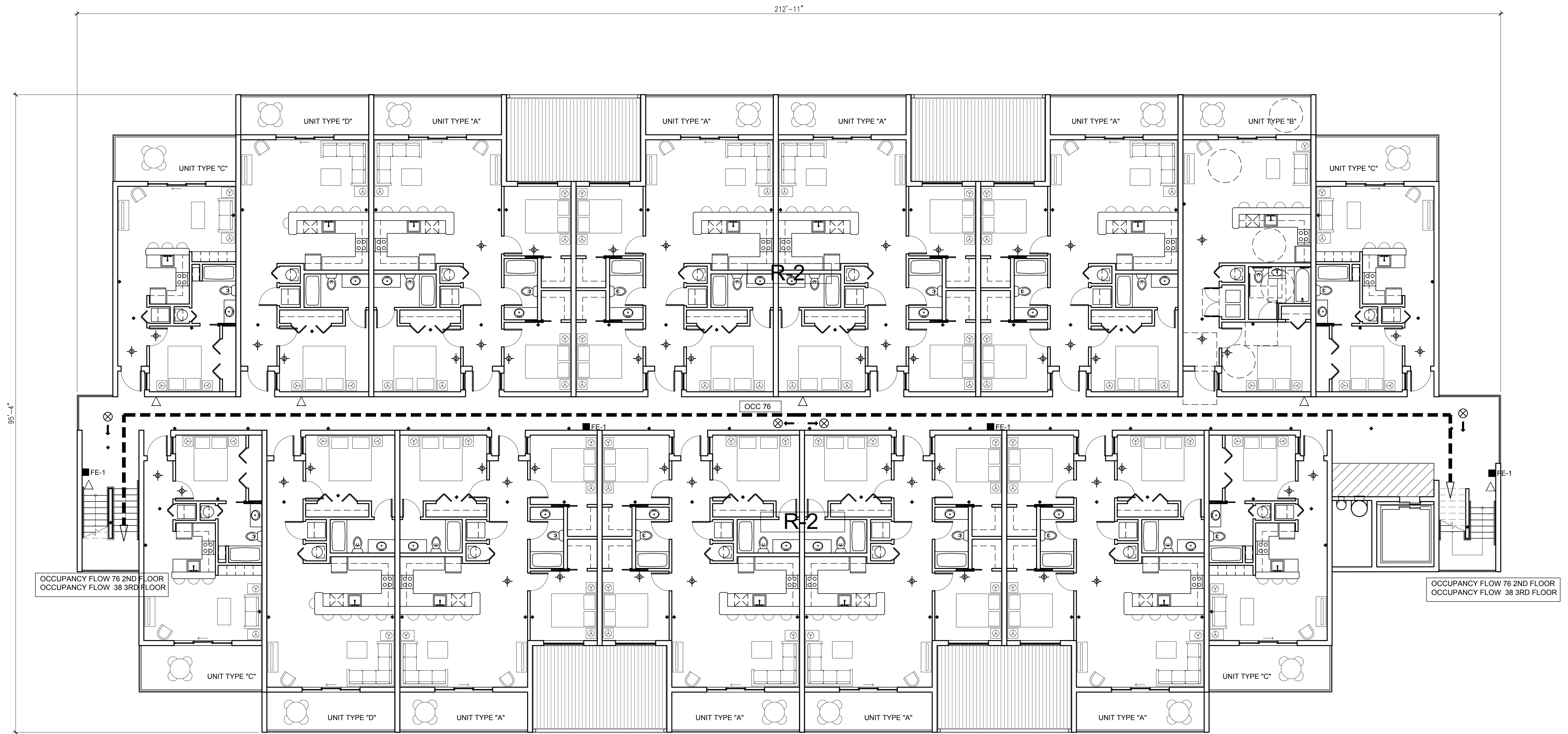
1 BUILDING "B" GROUND FLOOR LIFE SAFETY PLAN - PARKING LEVEL
SCALE: 1/8"=1'-0"





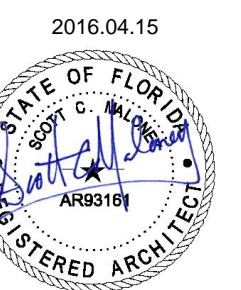
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SCALE: 1/8"=1'-0"

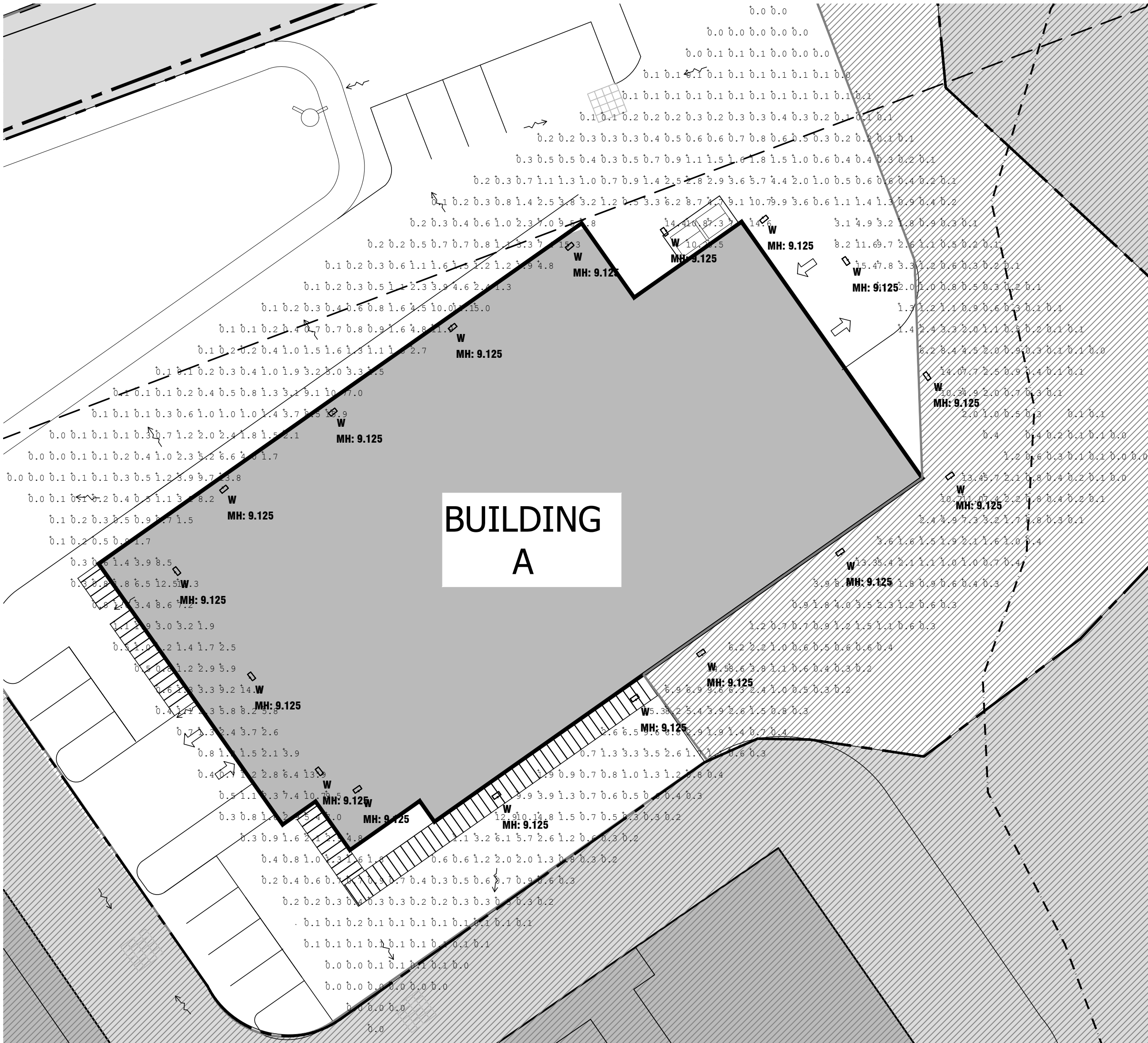
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GRAPHIC SCALE: 1/8" = 1'-0"



1 BUILDING "B" SECOND AND THIRD FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"

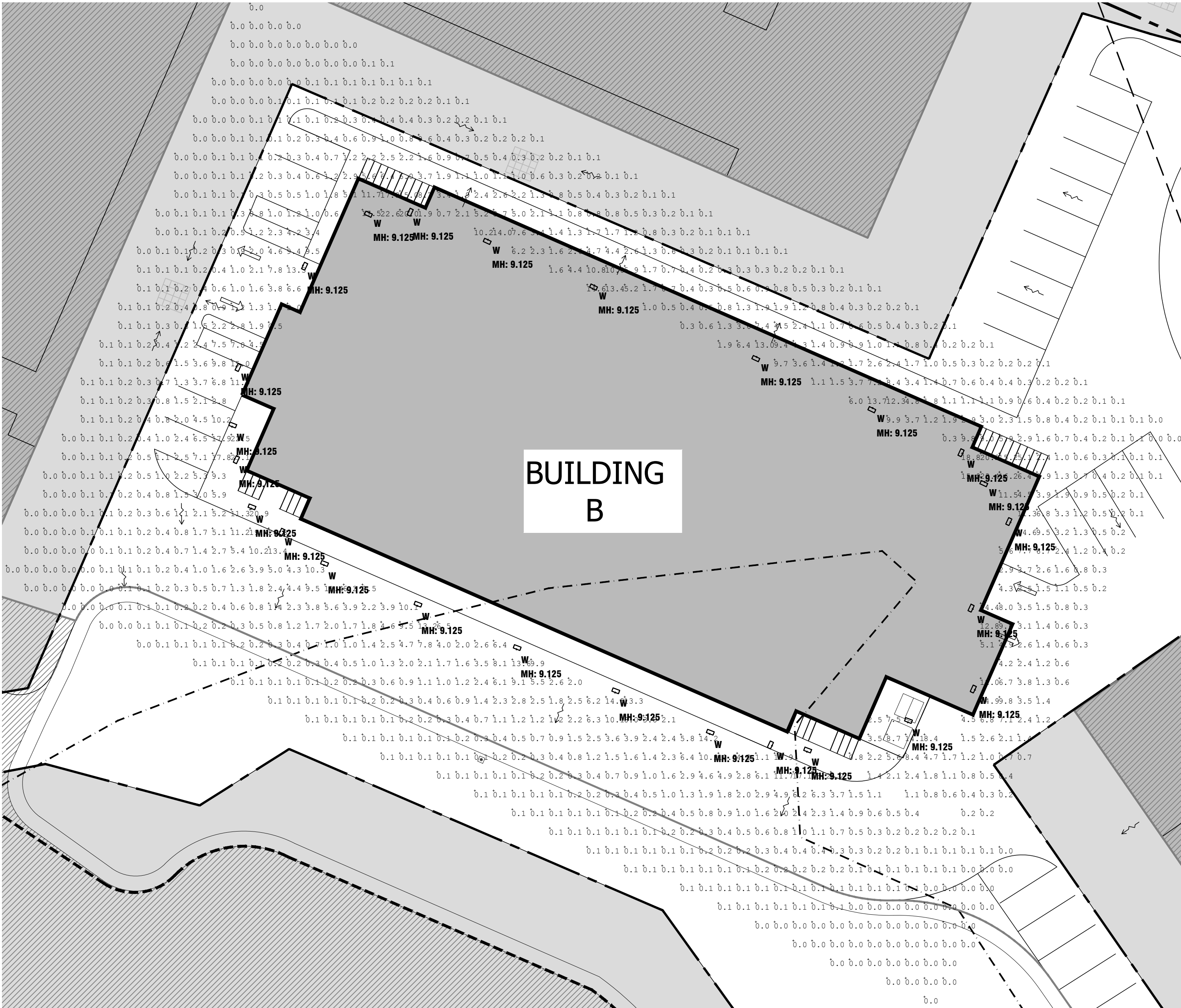




BUILDING A

BUILDING A SITE LIGHTING AND PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"




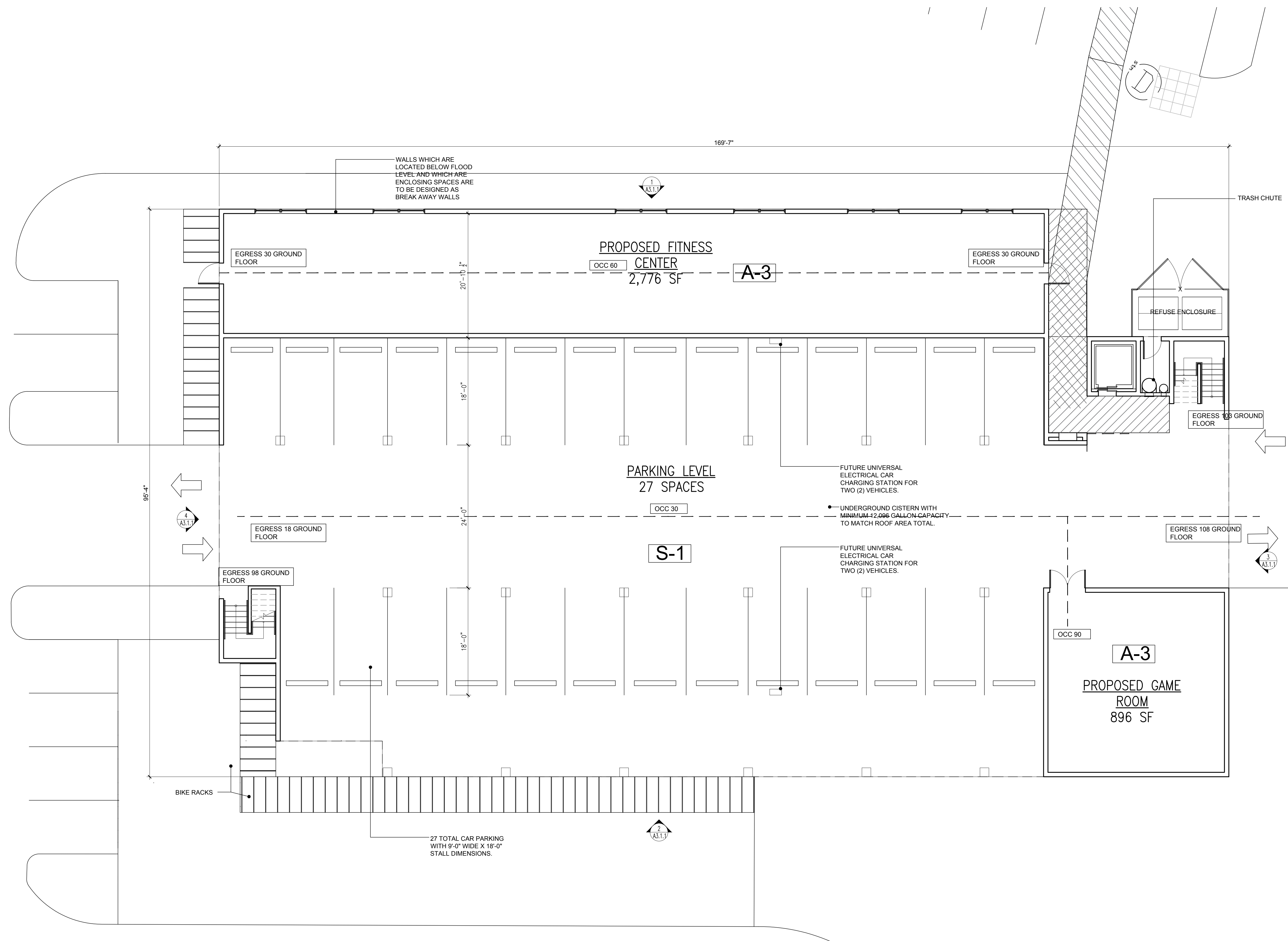
BUILDING B

BUILDING B SITE LIGHTING AND PHOTOMETRIC PLAN

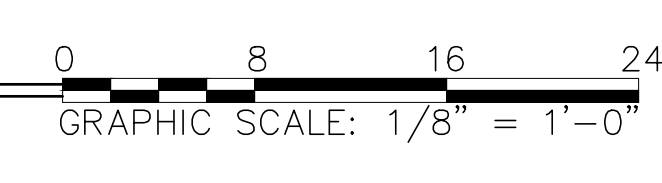
SCALE: 1" = 20'-0"

Calculation Summary					
Project: OCEAN WALK APTS - BLDGS A & B - EXTERIOR - REV1					
Label	Avg	Max	Min	Avg Min	Max Min
BLDG A EXTERIOR	2.00	15.9	0.0	N.A.	N.A.
BLDG B EXTERIOR	2.02	25.1	0.0	N.A.	N.A.

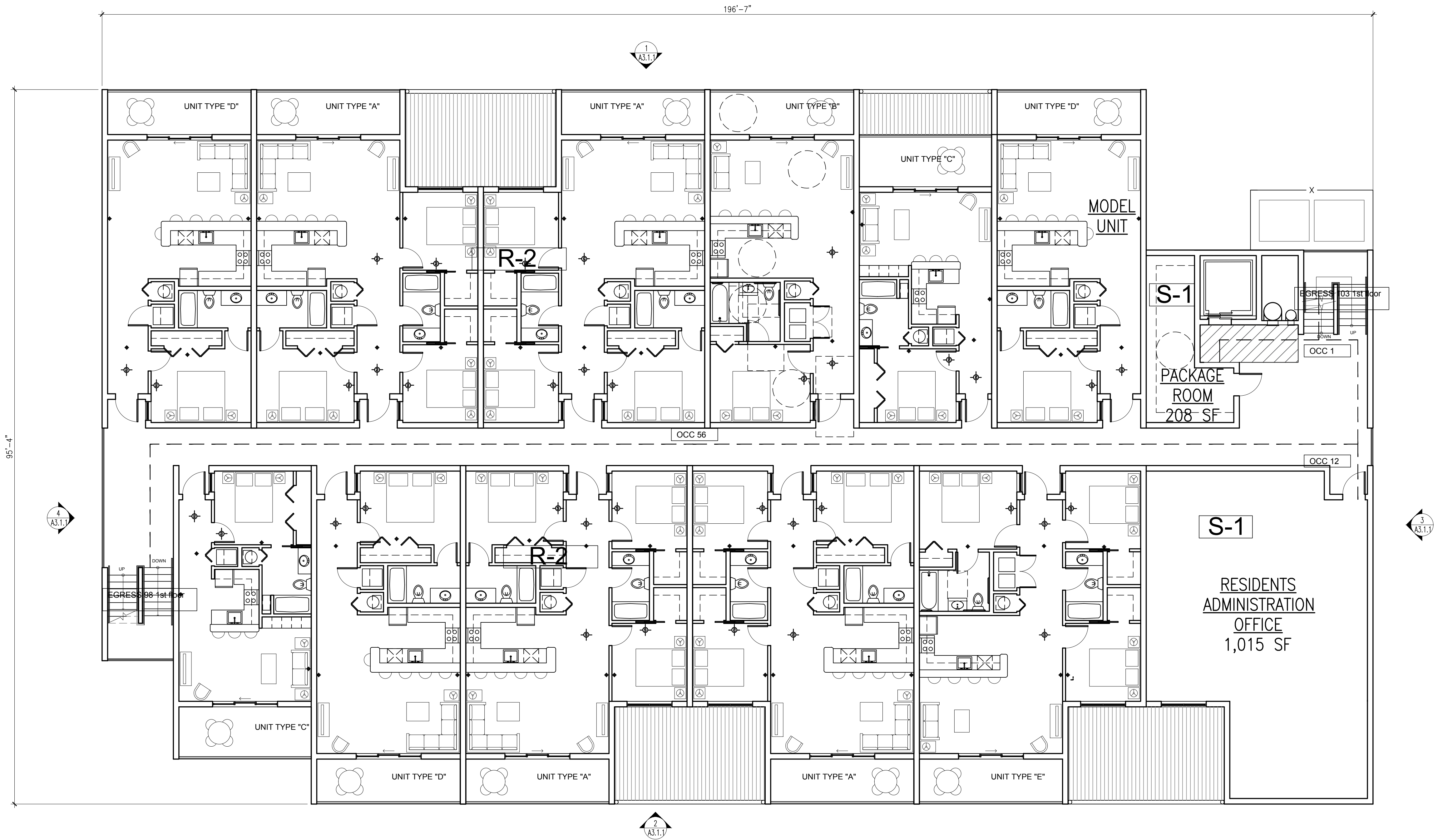
Luminaire Schedule										
Project: OCEAN WALK APTS - BLDGS 1 & B - EXTERIOR - REV1 --- JAN - 12 - 2016										
Symbol	Qty	Label	Description	Lumens Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	42	W	LUMINOSO SWPK2-65W	4367	0.900	0.900	1.000	0.810	59.5	2499



1 BUILDING "A" GROUND FLOOR PLAN - PARKING LEVEL
SCALE: 1/8"=1'-0"



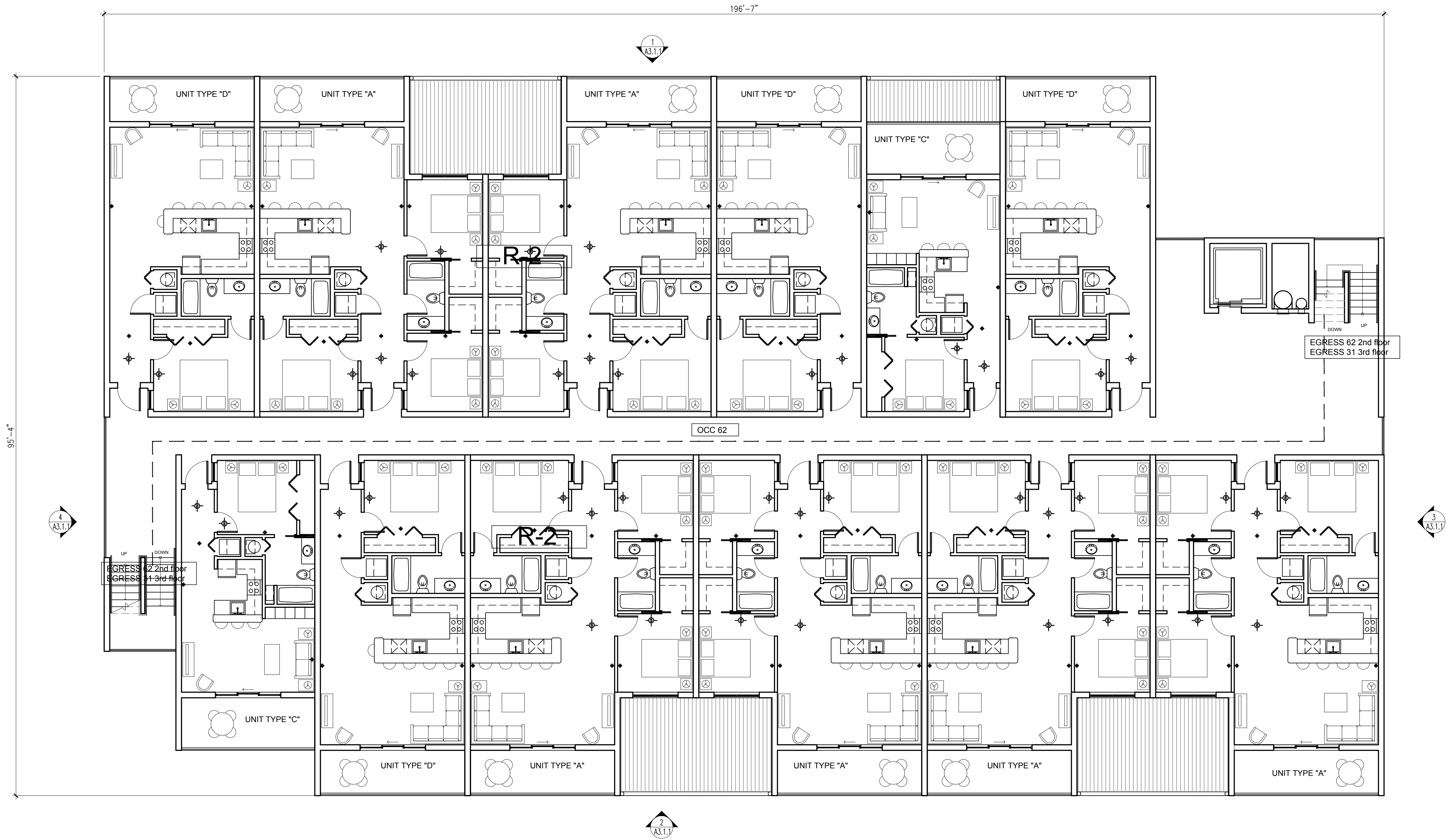
BUILDING "A" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	16	3 BEDROOM 2 BATH UNIT	1,015 SF
B	1	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	6	1 BEDROOM 1 BATH UNIT	524 SF
D	11	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	35 UNITS		



1 BUILDING "A" FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING "A" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOORTAGE
A	16	3 BEDROOM 2 BATH UNIT	1,015 SF
B	1	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	6	1 BEDROOM 1 BATH UNIT	524 SF
D	11	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	35 UNITS		

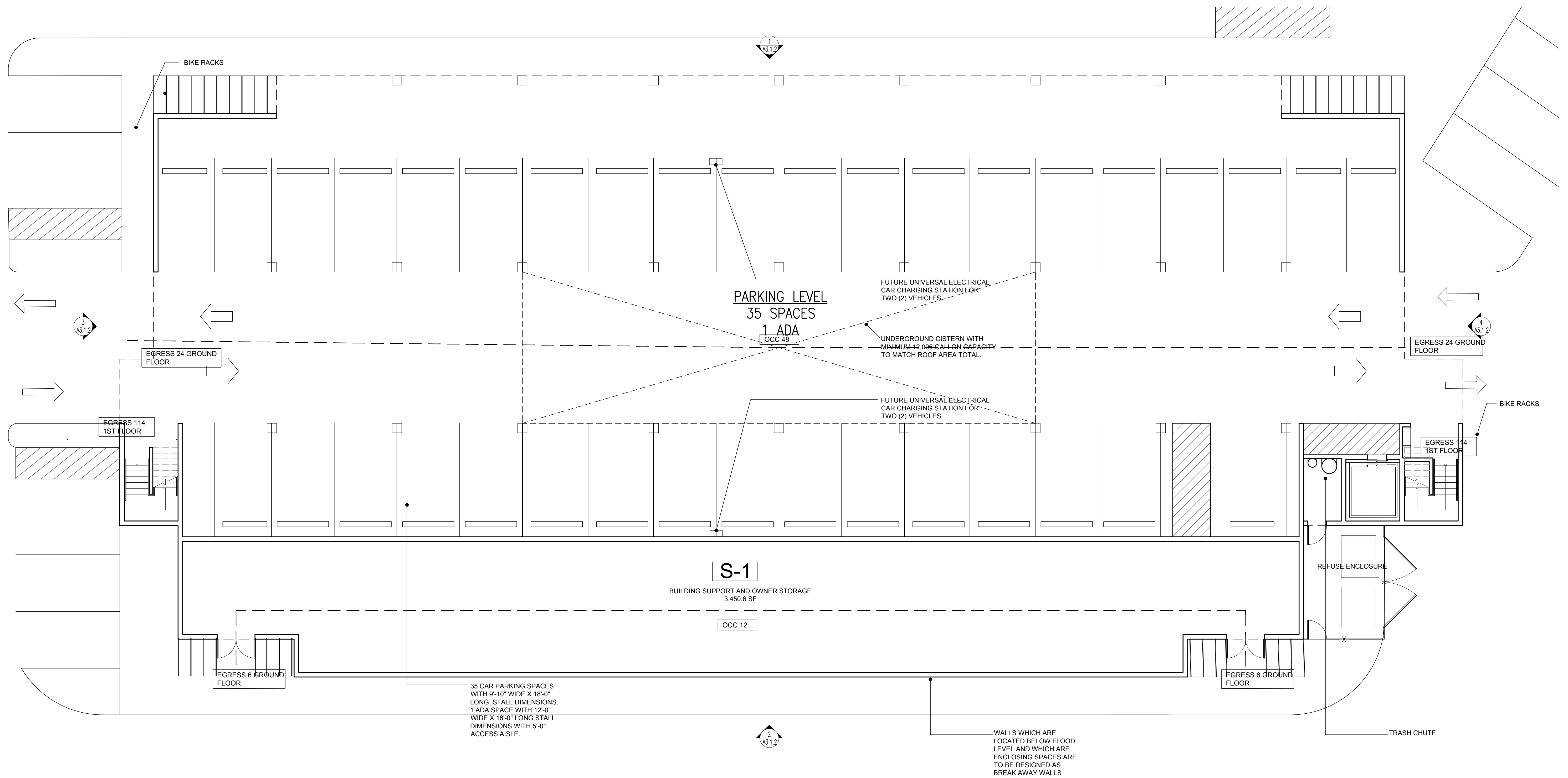


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BUILDING "A" SECOND AND THIRD FLOOR PLANS

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



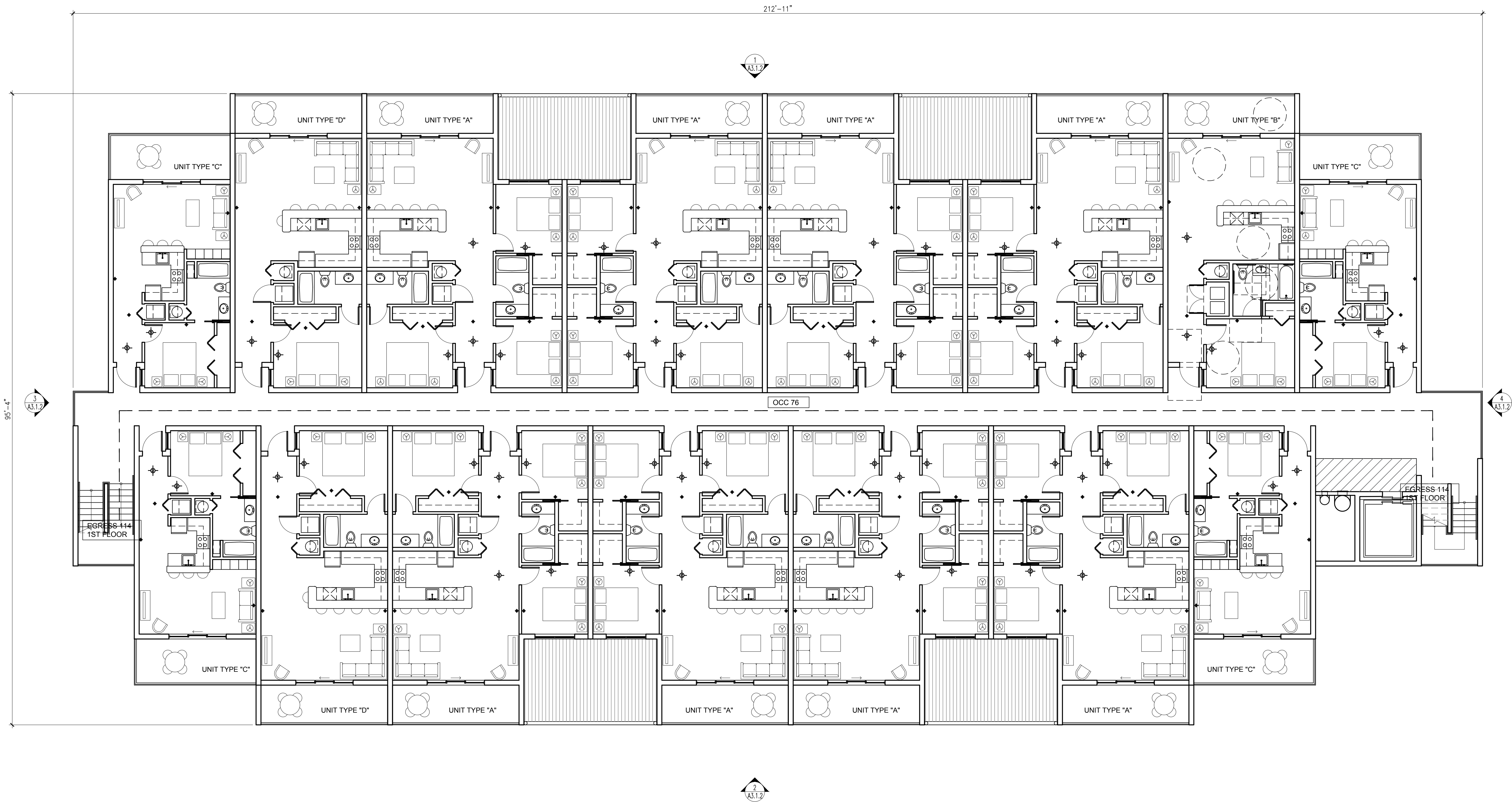


1 BUILDING "B" GROUND FLOOR PLAN - PARKING LEVEL
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"

BUILDING "B" UNIT KEY

TYPE	QUANTITY	DESCRIPTION	SQUARE FOORTAGE
A	23	3 BEDROOM 2 BATH UNIT	1,015 SF
B	2	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	12	1 BEDROOM 1 BATH UNIT	524 SF
D	7	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	45 UNITS		



1

BUILDING "B" FIRST FLOOR PLAN

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



OCEAN WALK APARTMENTS

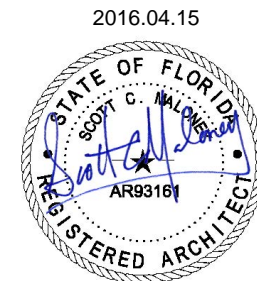
3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

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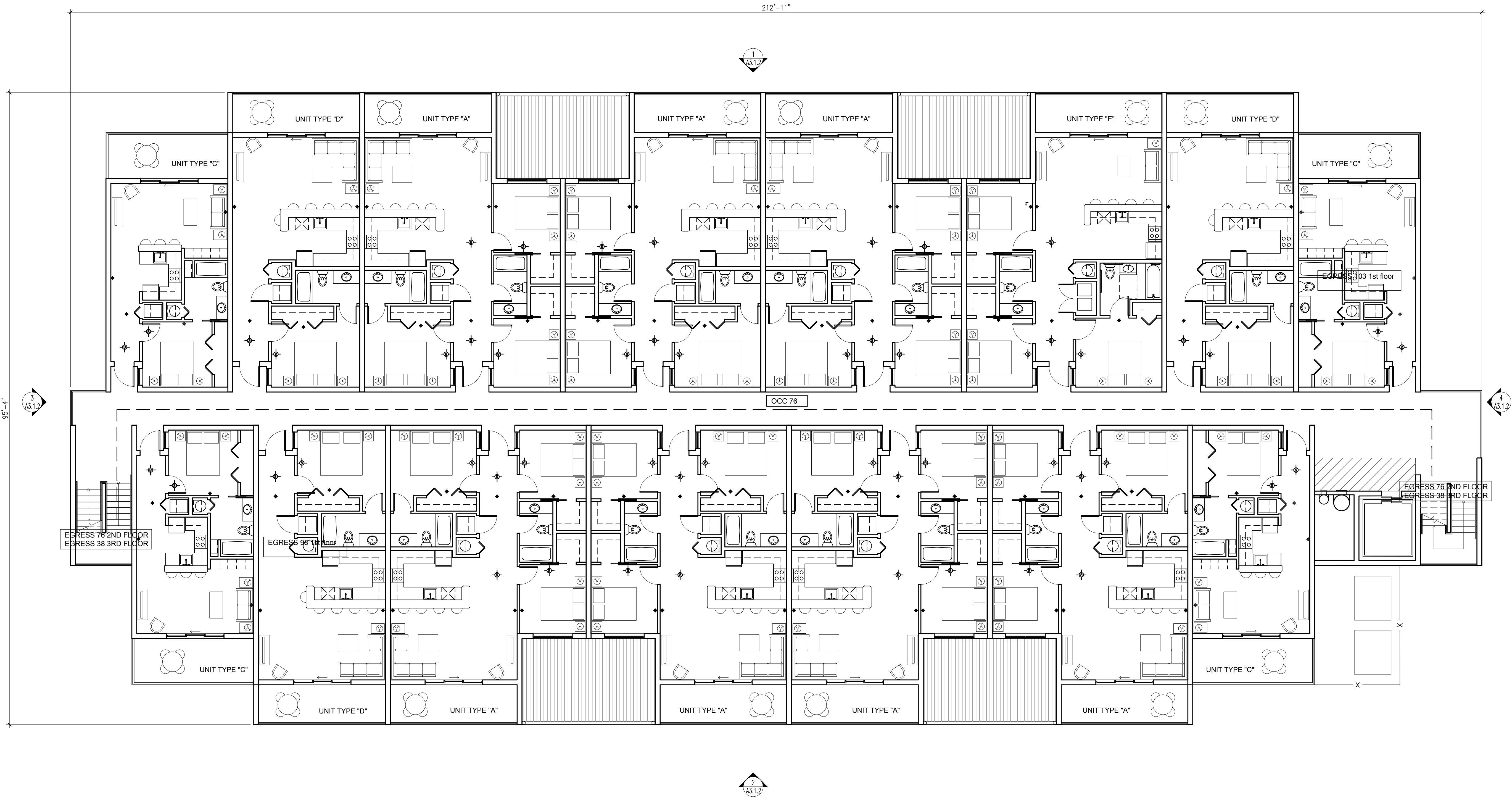
A2.1.5

REVISED DATE: APRIL 15, 2016

K2M DESIGN



BUILDING "B" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	23	3 BEDROOM 2 BATH UNIT	1,015 SF
B	2	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	12	1 BEDROOM 1 BATH UNIT	524 SF
D	7	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL		45 UNITS	

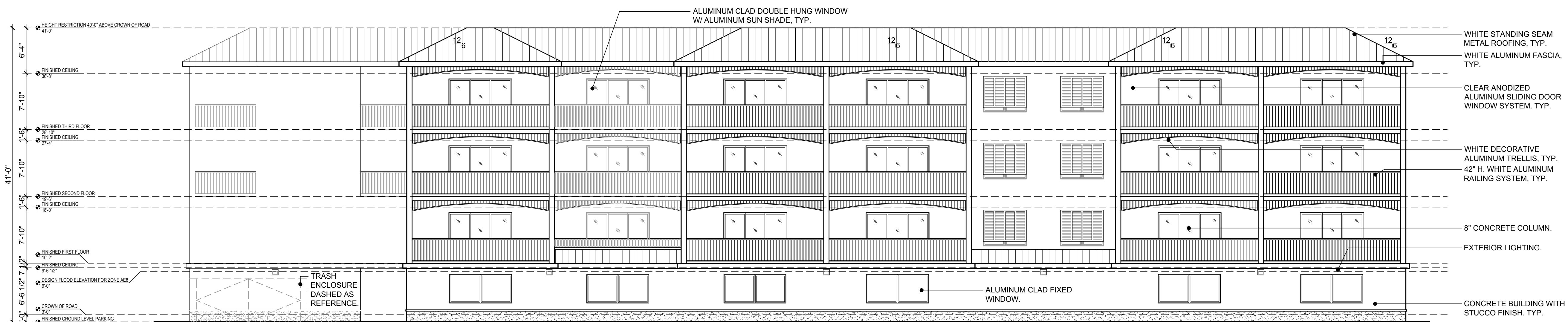
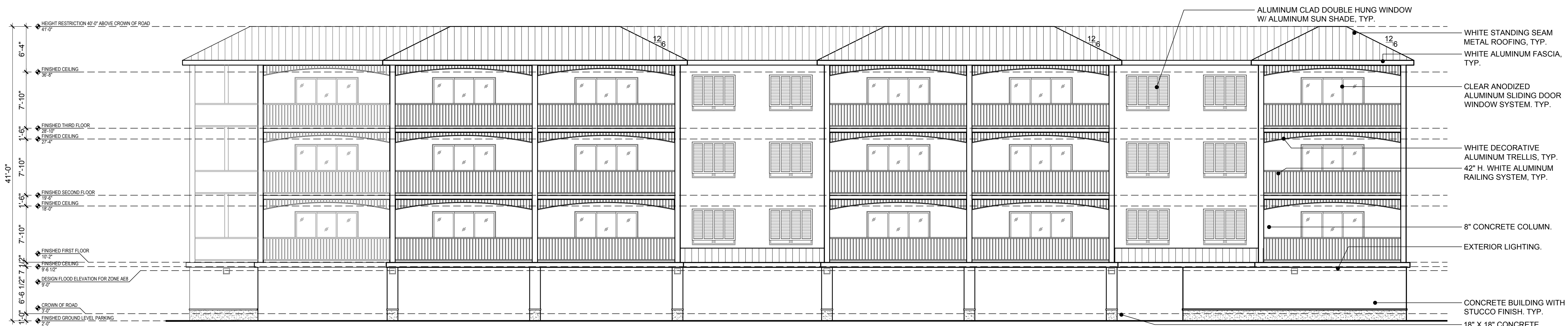
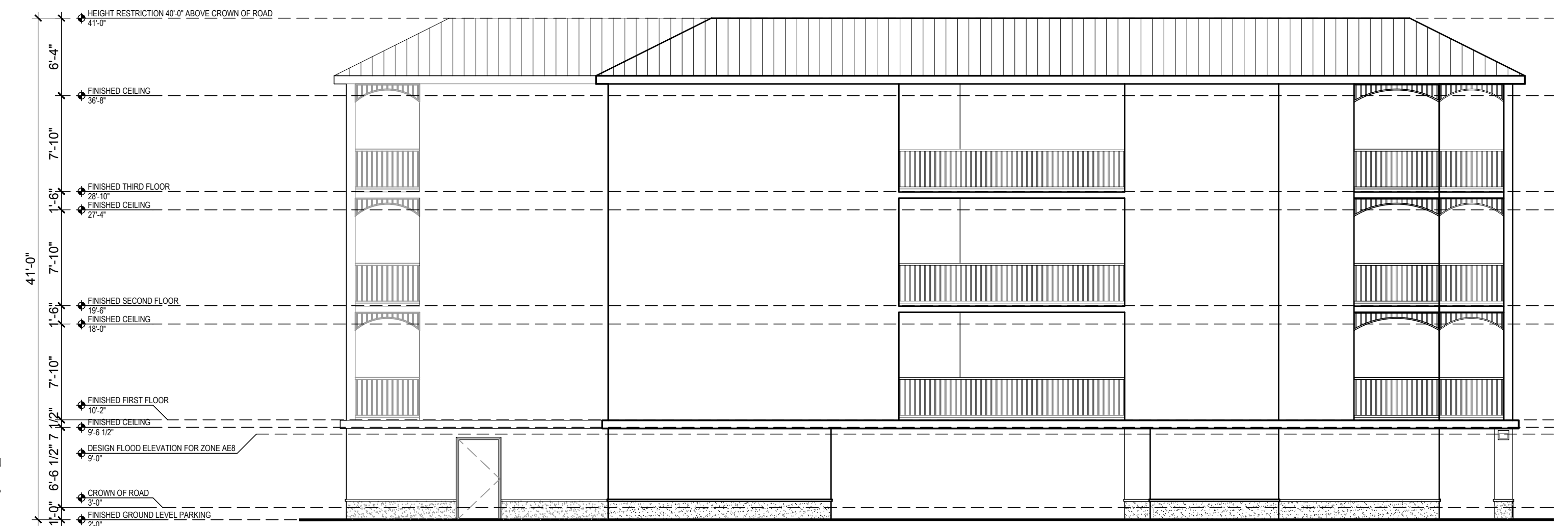
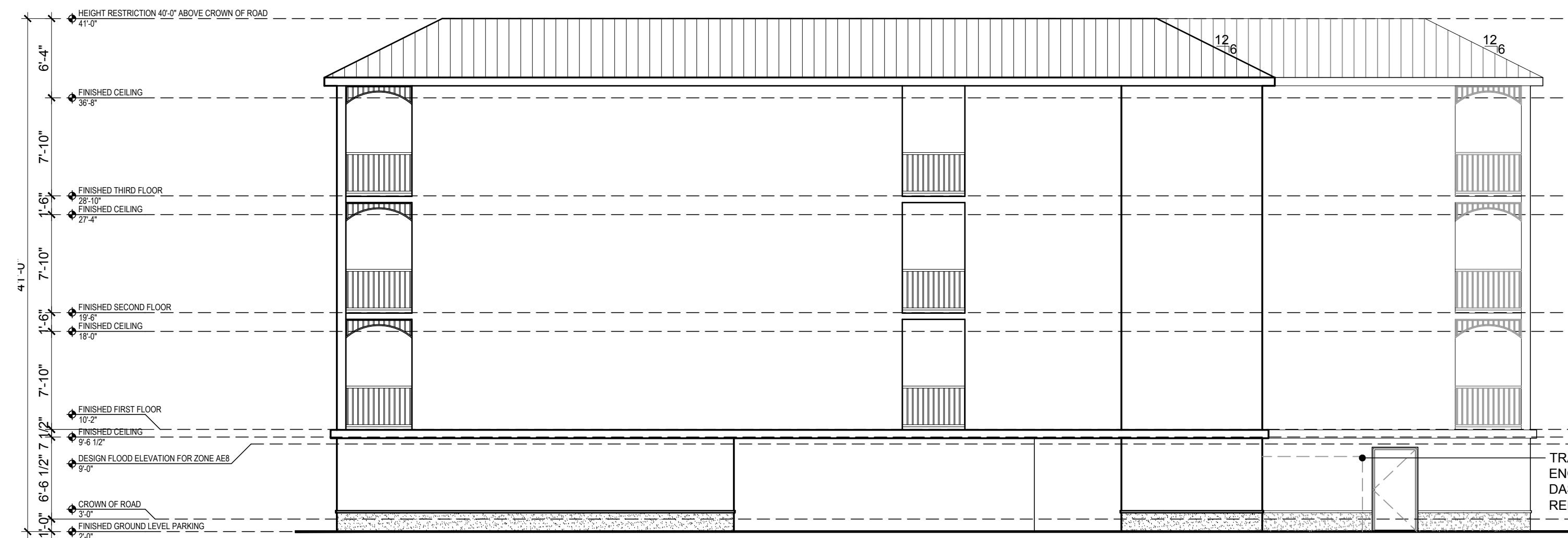


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BUILDING "B" SECOND AND THIRD FLOOR PLANS

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





OCEAN WALK APARTMENTS

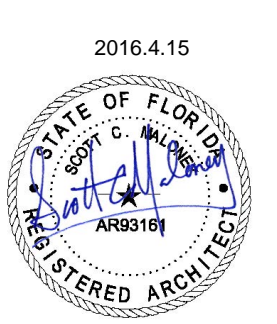
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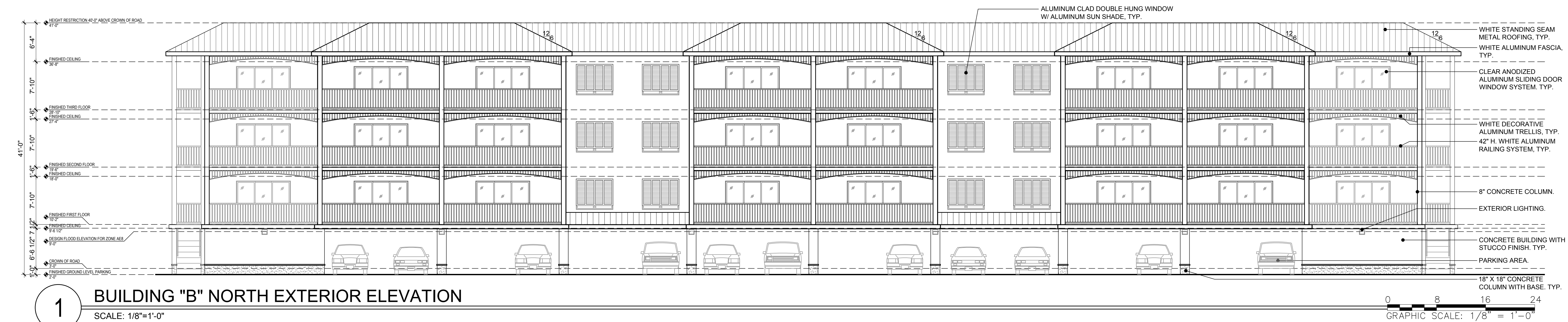
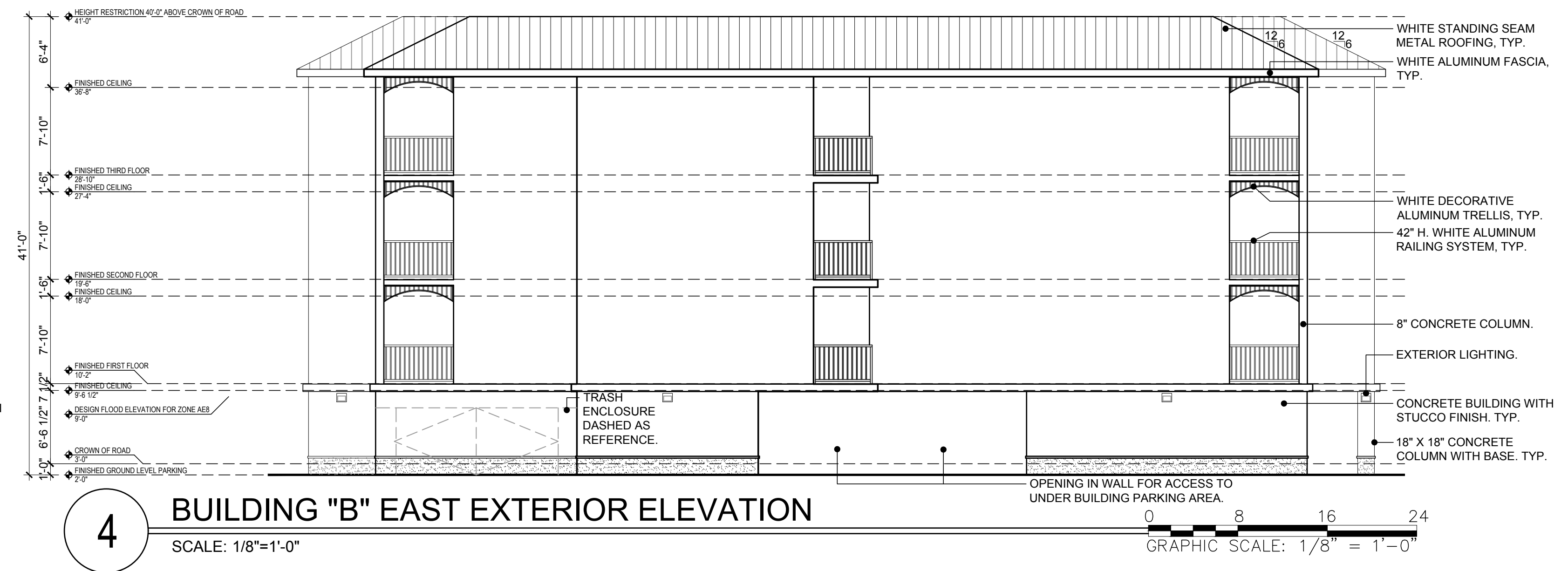
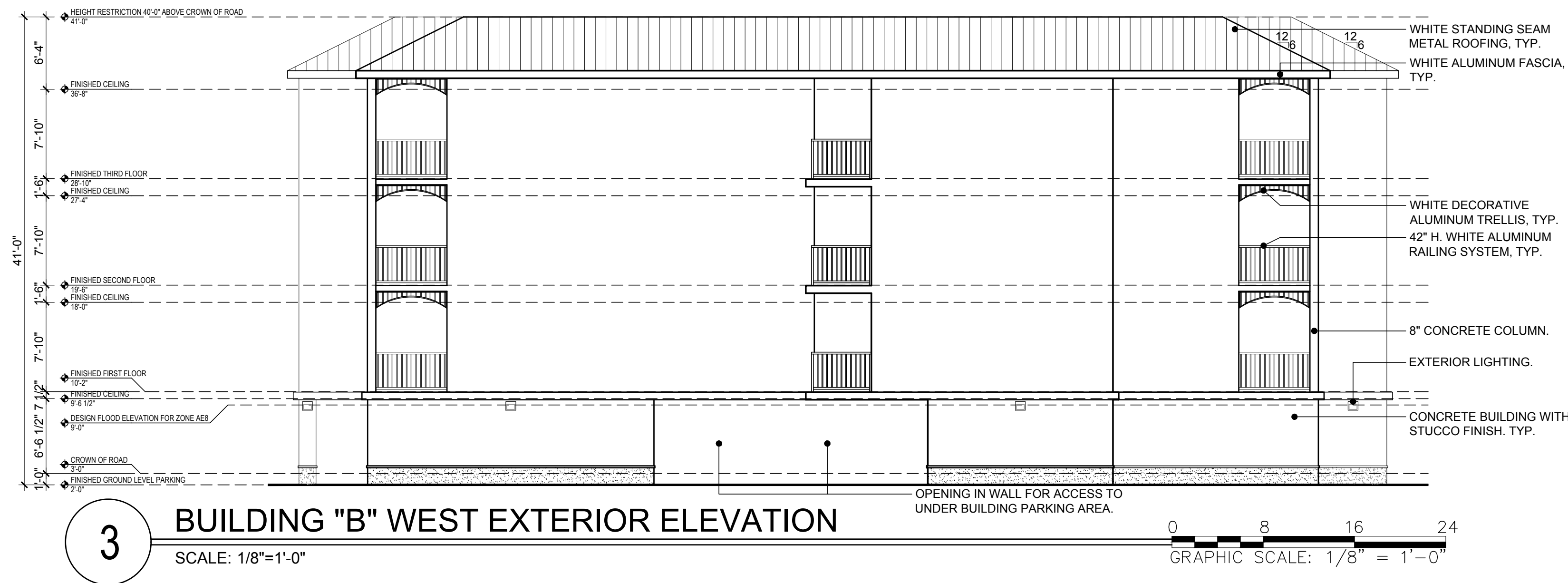
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K2M DESIGN





OCEAN WALK APARTMENTS

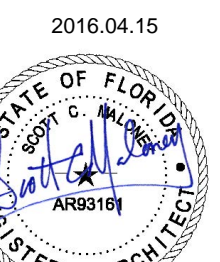
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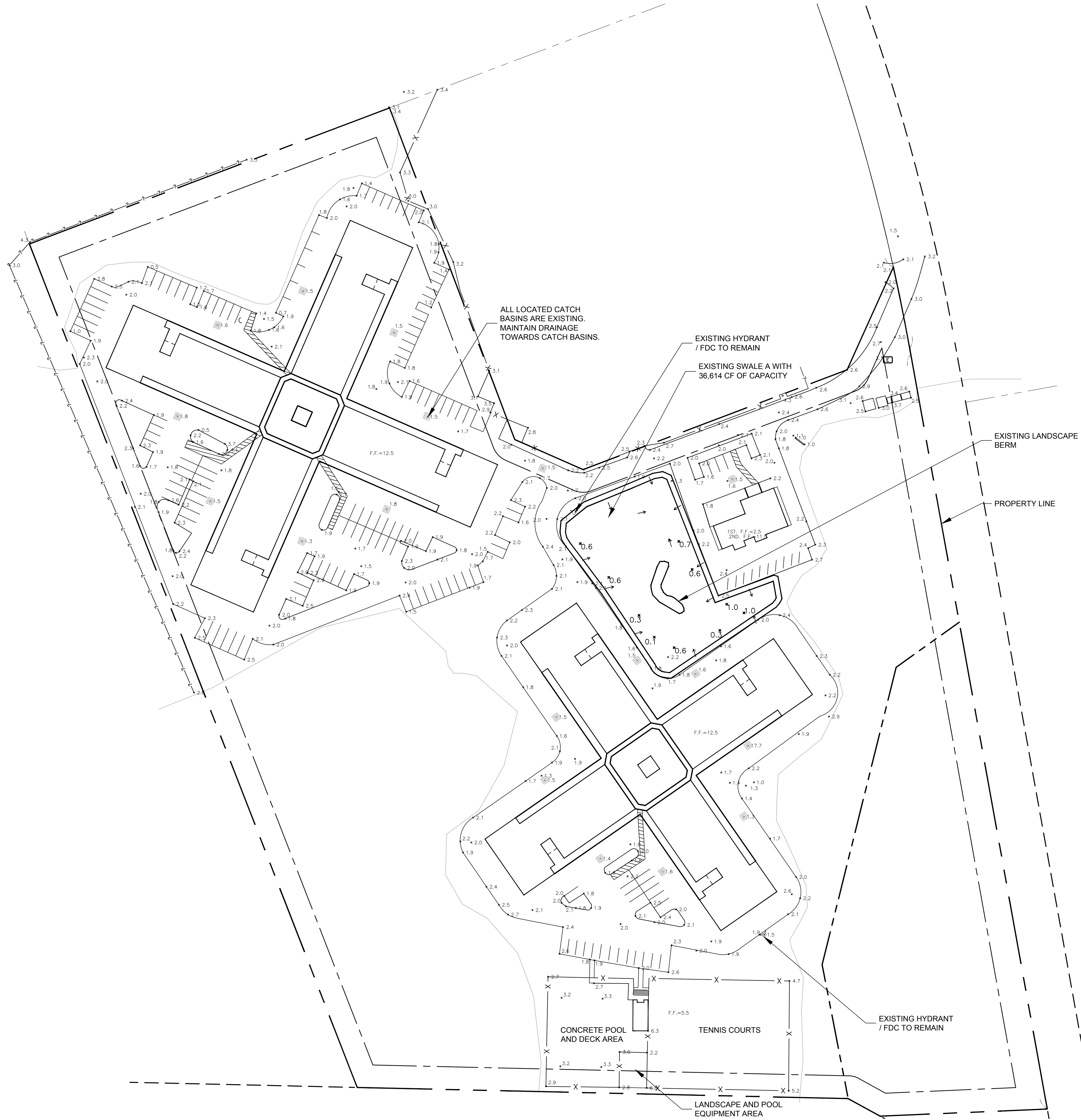
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A3.1.2

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K2M DESIGN



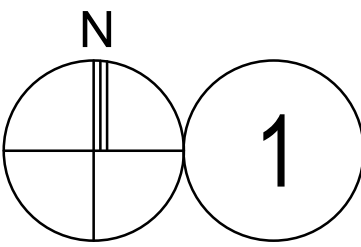


LEGEND	
✕ 2.4	SPOT ELEVATIONS PER SURVEY PROVIDED BY OWNER
⊗ 0.6	ASSUMED SPOT ELEVATIONS PER FIELD CONDITIONS

Existing Swale Calculation

	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)		Volume (CF)
Swale A	26,968	21,852	1.5		36,615
Total					36,615

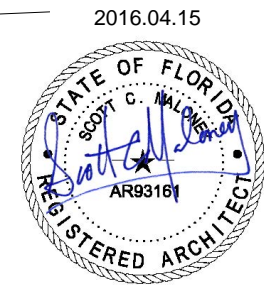
NOTE:
ALL EXISTING DRAINAGE AREAS ARE ASSUMED
AND BASED OFF OF SITE VISITS, PHOTOGRAPHS,
SURVEYS, AND AERIAL DATABASES.



EXISTING GRADING & DRAINAGE PLAN

SCALE: 1/60" = 1'-0"

0 60 120 180
GRAPHIC SCALE: 1" = 60'-0"



Land Use	Area sf	Area ac	Imperv ac
Total Acreage	745312	17.11	
Existing Impervious Area	332171	7.63	7.63
Proposed Impervious Area	371238	8.52	8.52
Percent Impervious	49.81%		

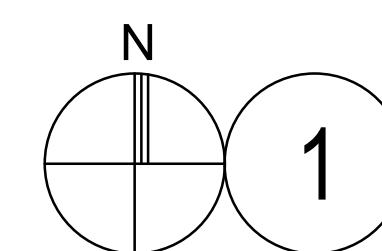
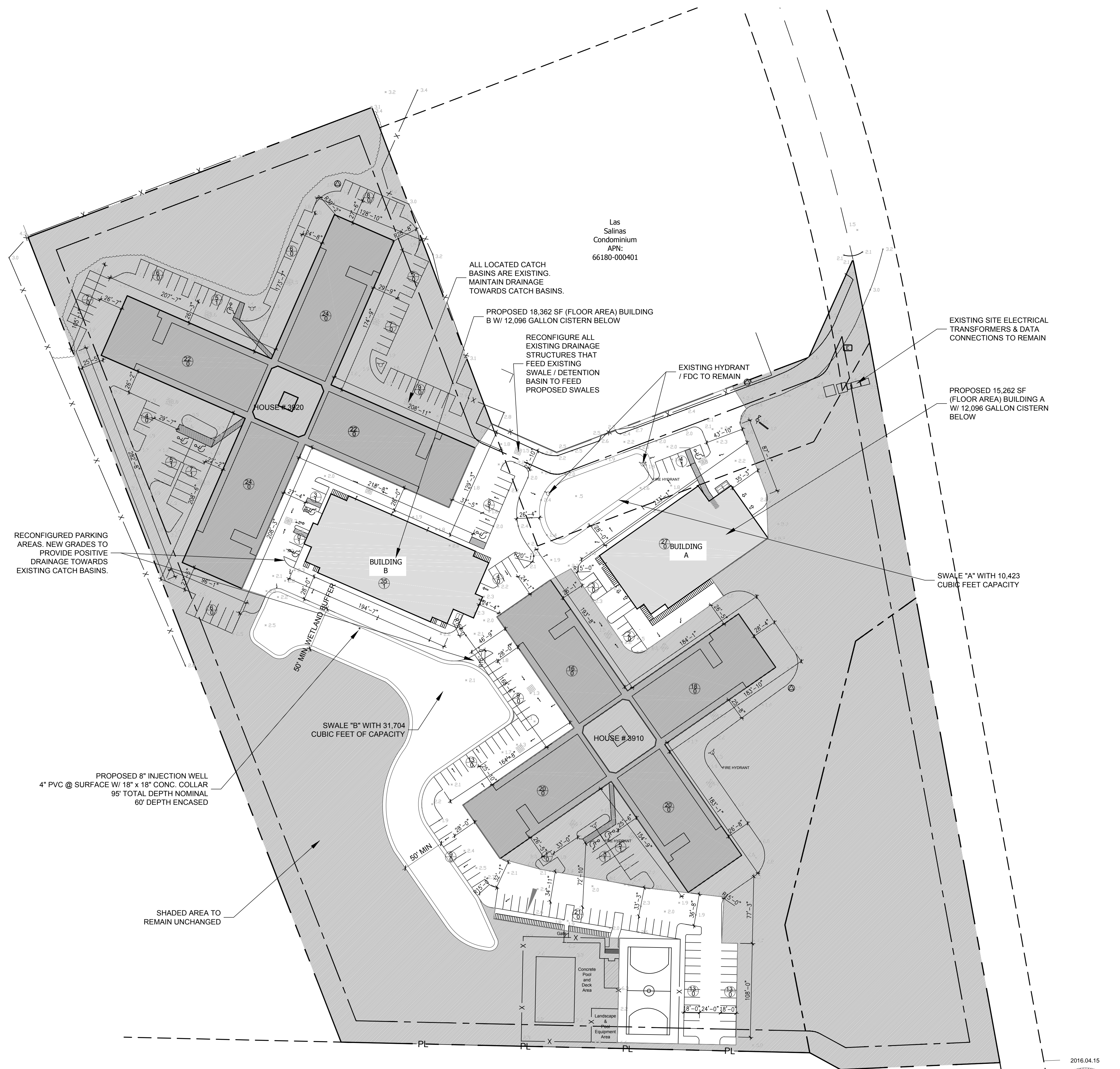
Volume of Water That needs to be Treated			
2.5" over impervious surface =	77,341	cf	<---- Base Requirement
1" over entire site =	62,109	cf	

Amount of Water to be Treated by Proposed Swales	42,127 cf
Amount of Water to be Held for Irrigation Use by Proposed Cisterns	3,234
Amount of Water to be Treated by Proposed Injection Well	31,980 cf
Total amount of water treated	77,341 cf

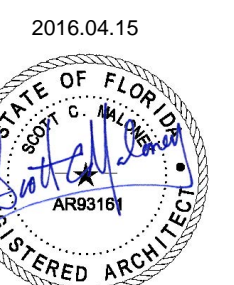
Well Flow Capacity (CFS) = $\pi \times \text{Well Diameter} \times \text{Exposed Well Length} \times k$	
Well Flow Capacity (CFS)	0.3701 Req'd CF / 24 hours
Exposed Well Length	35 ft
k, Per Monroe County Geotechnical Design Data	0.03 CFS/SF
Well Diameter (min. required)	1.35 in
Proposed Well Diameter	8 in
Proposed Well Depth, total	95 ft
Proposed Exposed Well Length	35 ft
Proposed Encased Well Length	60 ft

	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)	Volume (CF)
Swale B	34268.4	29139.6	1	31,704
Swale A	7995.5	5901.7	1.5	10,423
Total				42,127

	Proposed Gallons			Volume (CF)
Cistern A	12096			1,617
Cistern B	12096			1,617
Total				3,234



SCALE: 1" = 60'-0"



OCEAN WALK APARTMENTS

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

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

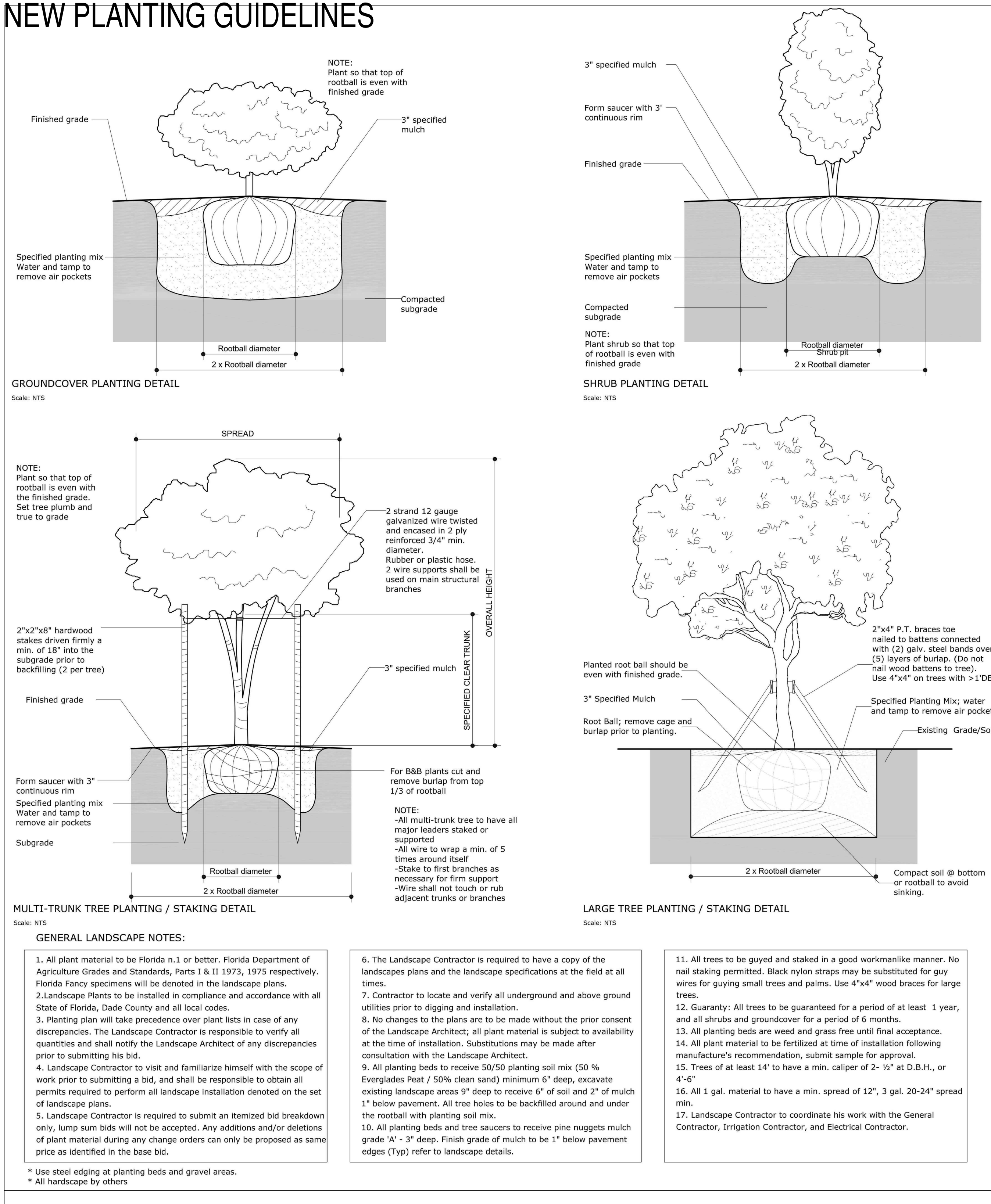
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

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



LANDSCAPE PLAN

NEW PLANTING GUIDELINES



OCEAN WALK APARTMENTS

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KEY WEST, FL 33040

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EXISTING TREE LEGEND		
001		EXTRA LARGE PALM - ROYSTONEA OLERACEA - ROYAL PALM
002		LARGE PALM TREE - COCCOS NUCIFERA - COCONUT PALM
003		LARGE PALM - SABAL PALMETTO - CABBAGE PALM
004		DOUBLE PALM - PITCHOSPERMA ELEGANS - ALEXANDER PALM
005		MEDIUM SIZED TREE - PONGAM TREE
006		MEDIUM SIZED TREE - BULNESIA ARBOREA - VERAWOOD TREE
007		MISCELLANEOUS SHRUBBERY
008		MISCELLANEOUS GROUNDCOVER

OCEAN WALK
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LANDSCAPE:
EXISTING TREE PLAN



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LANDSCAPE:
DEMOLITION PLAN

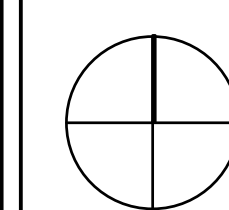


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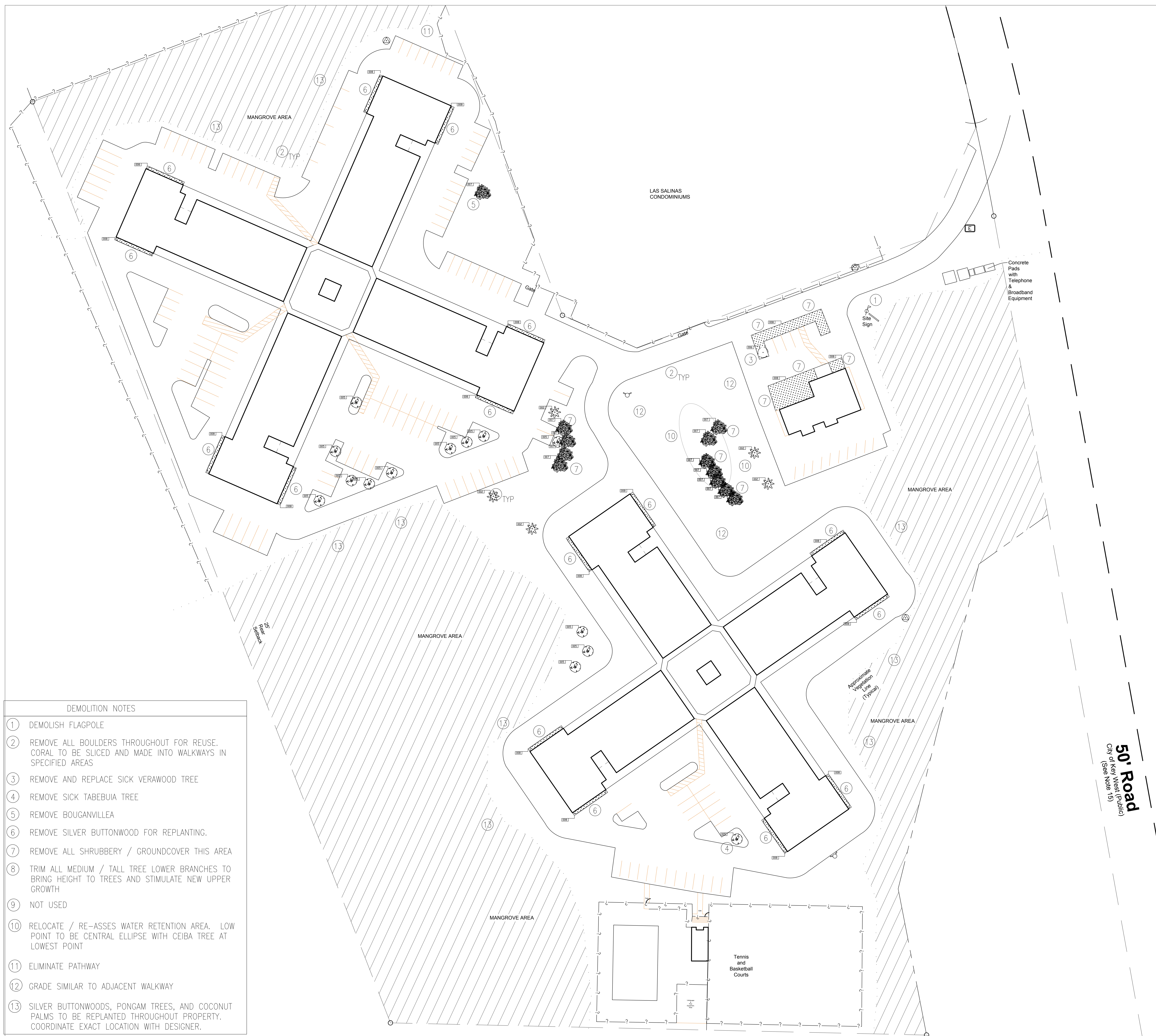


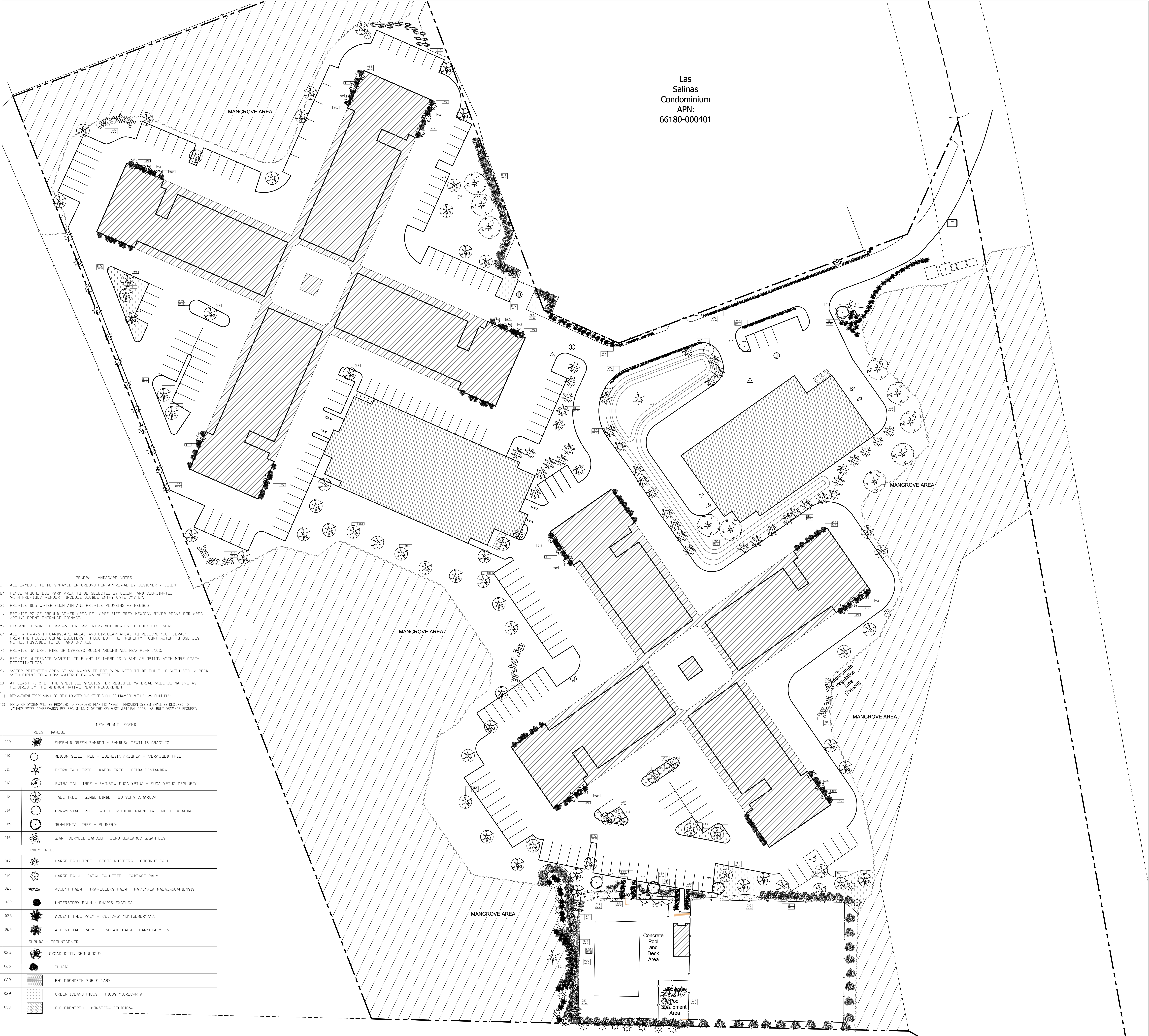
L.101

SCALE
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15.024

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Las
Salinas
Condominium
APN:
66180-000401

- GENERAL LANDSCAPE NOTES
- 1) ALL LAYOUTS TO BE SPRAYED ON GROUND FOR APPROVAL BY DESIGNER / CLIENT
 - 2) FENCE AROUND DOG PARK AREA TO BE SELECTED BY CLIENT AND COORDINATED WITH PREVIOUS VENDOR. INCLUDE DOUBLE ENTRY GATE SYSTEM
 - 3) PROVIDE DOG WATER FOUNTAIN AND PROVIDE PLUMBING AS NEEDED
 - 4) PROVIDE 25 SF GROUND COVER AREA OF LARGE SIZE GREY MEXICAN RIVER ROCKS FOR AREA AROUND FRONT ENTRANCE SIGNAGE
 - 5) FIX AND REPAIR SOD AREAS THAT ARE WORN AND BEATEN TO LOOK LIKE NEW
 - 6) ALL PATHWAYS IN LANDSCAPE AREAS AND CIRCULAR AREAS TO RECEIVE "CUT CORAL" FROM THE REQUIRED CORAL BOULDERS THROUGHOUT THE PROPERTY. CONTRACTOR TO USE BEST METHOD POSSIBLE TO CUT AND INSTALL
 - 7) PROVIDE NATURAL PINE OR CYPRESS MULCH AROUND ALL NEW PLANTINGS
 - 8) PROVIDE ALTERNATE VARIETY OF PLANT IF THERE IS A SIMILAR OPTION WITH MORE COST-EFFECTIVENESS
 - 9) WATER RETENTION AREA AT WALKWAYS TO DOG PARK NEED TO BE BUILT UP WITH SOIL / ROCK WITH PIPING TO ALLOW WATER FLOW AS NEEDED
 - 10) AT LEAST 70 % OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS REQUIRED BY THE MINIMUM NATIVE PLANT REQUIREMENT
 - 11) REPLACEMENT TREES SHALL BE FIELD LOCATED AND SMF SHALL BE PROVIDED WITH AN AS-BUILT PLAN
 - 12) IRRIGATION SYSTEM WILL BE PROVIDED TO PROPOSED PLANTING AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN WATER CONSERVATION PER SEC. 5-15.12 OF THE KEY WEST MUNICIPAL CODE. 40-INCH DRAWINGS REQUIRED

NEW PLANT LEGEND		
TREES + BAMBOO		
009		EMERALD GREEN BAMBOO - BAMBUA TEXTILIS GRACILIS
010		MEDIUM SIZED TREE - BULNESIA ARBorea - VERAVOOD TREE
011		EXTRA TALL TREE - KAPOK TREE - CEIBA PENTANDRIA
012		EXTRA TALL TREE - RAINBOW EUCALYPTUS - EUCALYPTUS DEGLUPTA
013		TALL TREE - GUMBO LIMBO - BURSERIA SIMARUBA
014		ORNAMENTAL TREE - WHITE TROPICAL MAGNOLIA - MICHELIA ALBA
015		ORNAMENTAL TREE - PLUMERIA
016		GIANT BURMESE BAMBOO - BENDROCALAMUS GIGANTEUS
PALM TREES		
017		LARGE PALM TREE - COCOS NUCIFERA - COCONUT PALM
019		LARGE PALM - SABAL PALMETTO - CABBAGE PALM
021		ACCENT PALM - TRAVELLERS PALM - RAVENALA MADAGASCARIENSIS
022		UNDERSTORY PALM - RHAPIS EXCELSA
023		ACCENT TALL PALM - VEITCHIA MONTGOMERYANA
024		ACCENT TALL PALM - FISHTAIL PALM - CARYOTA MITIS
SHRUBS + GROUNDCOVER		
025		CYCAD DIODON SPINULOSUM
026		CLUSIA
028		PHILODENDRON BURLE MARX
029		GREEN ISLAND FIGUS - FIGUS MICROCARPA
030		PHILODENDRON - MONSTERA DELICIOSA

OCEAN WALK
APARTMENTS

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OWNER / CLIENT

MAST CAPITAL

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LANDSCAPE:
OVERALL PLANTING PLAN

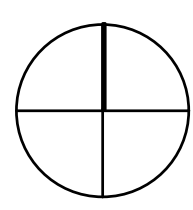


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NORTH



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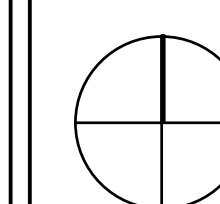
ENLARGED LANDSCAPE:
PLANTING PLAN A



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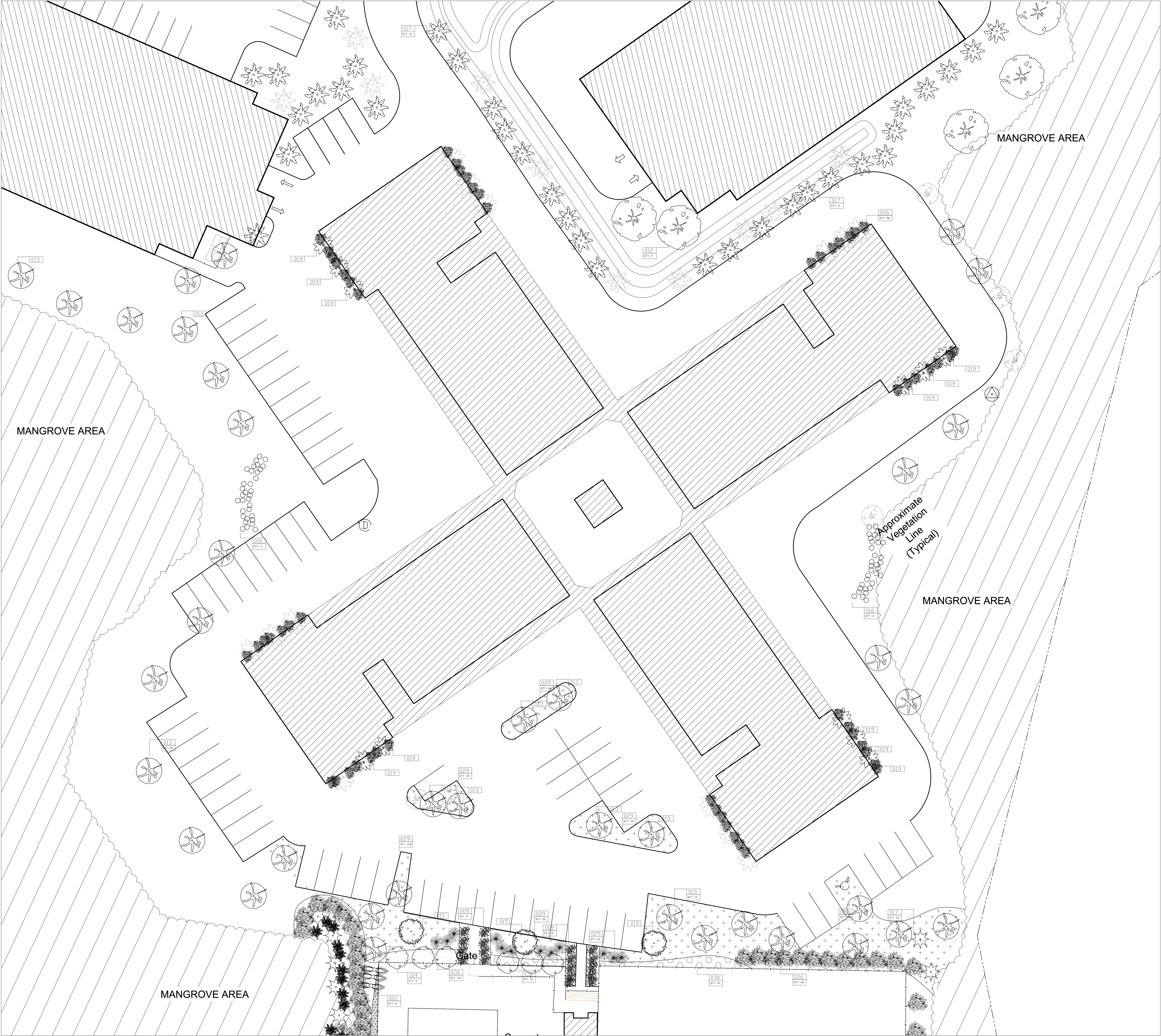
SCALE
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ENLARGED LANDSCAPE:
PLANTING PLAN B



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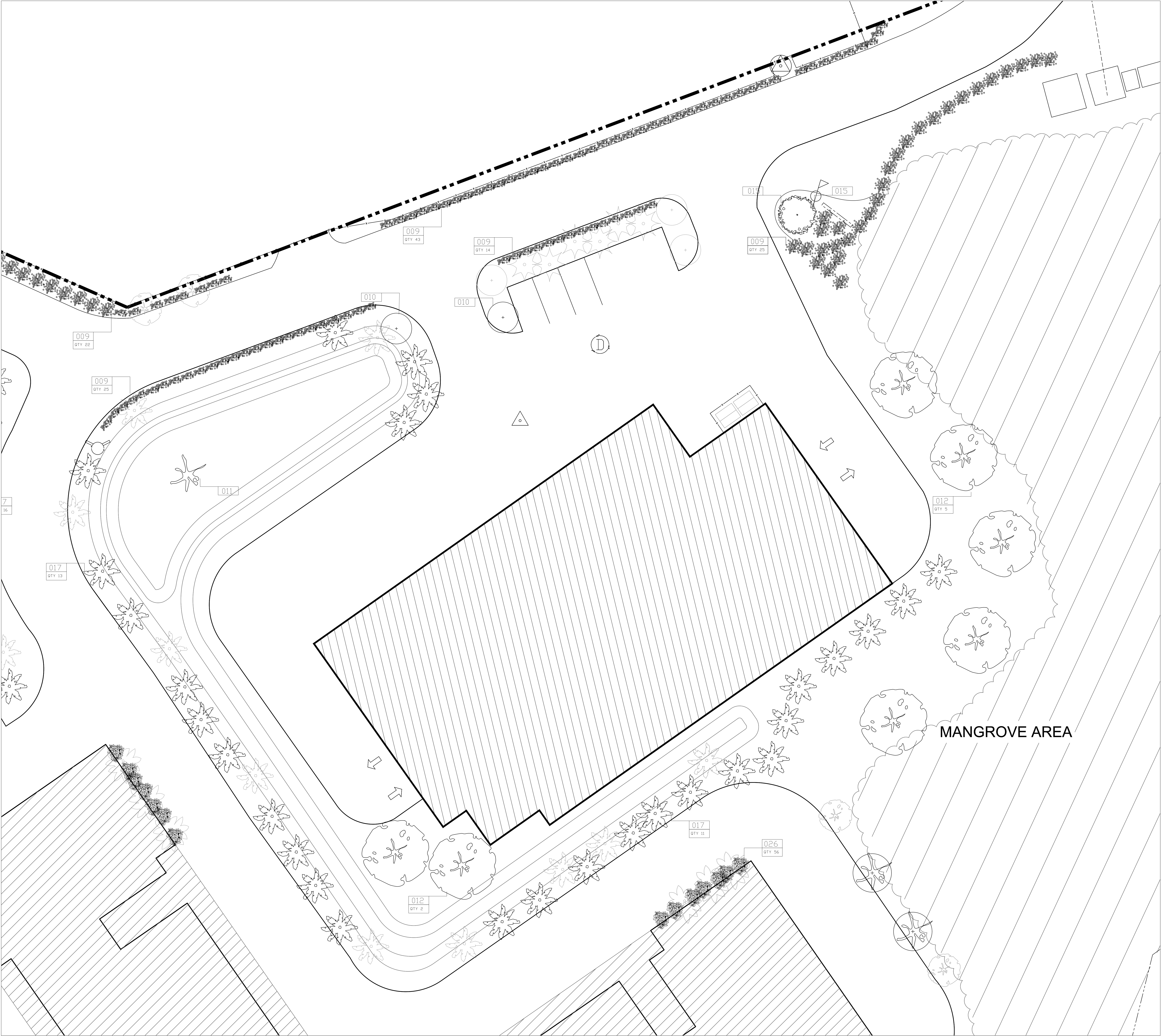
SHEET NUMBER

L.201b

SCALE
1/8" = 1'-0"

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ENLARGED LANDSCAPE:
PLANTING PLAN C



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NORTH SHEET NUMBER

L.201c

SCALE PROJECT NO
3/32" = 1'-0" 15.024

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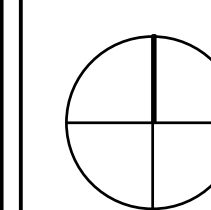
ENLARGED LANDSCAPE:
PLANTING PLAN D



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SCALE
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ROVE AREA

MANGRO

Gate

Concrete
Pool
and
Deck
Area

**Landscape
&
Pool
Equipment
Area**

GENERAL NOTES	
1)	AT LEAST 70 % OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS REQUIRED BY THE MINIMUM NATIVE PLANT REQUIREMENT.
2)	REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN.
3)	IRRIGATION SYSTEM WILL BE PROVIDED TO PROPOSED PLANTING AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION PER SEC. 3-13.12 OF THE KEY WEST MUNICIPAL CODE. AS-BUILT DRAWINGS REQUIRED.
4)	EXISTING CALIPER INCH TO REMAIN.
5)	ALL PLANTS RELOCATED AND REMOVED – COCUNT PALMS, PONGAM TREES, AND SILVER BUTTONWOOD TO BE RELOCATED ON SITE. TEAM TO BE ON SITE FOR COORDINATION OF NEW LOCATION OF RELOCATED PLANTS.

NEW PLANT LEGEND			QTY	SIZE:	NATIVE/END.
TREES + BAMBOO					
009		EMERALD GREEN BAMBOO - BAMBUSA TEXTILIS GRACILIS	147	15 GAL. MIN HT 12'	
010		MEDIUM SIZED TREE - BULNESIA ARBOREA - VERAWOOD TREE	2	15 GAL. MIN HT 12'	
011		EXTRA TALL TREE - KAPOK TREE - CEIBA PENTANDRA	1	15 GAL. MIN HT 12'	
012		EXTRA TALL TREE - RAINBOW EUCALYPTUS - EUCALYPTUS DEGLUPTA	10	15 GAL. MIN HT 12'	
013		TALL TREE - GUMBO LIMBO - BURSERA SIMARUBA	63	15 GAL. MIN HT 12'	NATIVE
014		ORNAMENTAL TREE - LIGNUM VITAE	6	15 GAL. MIN HT 12'	ENDANGERED
015		ORNAMENTAL TREE - PLUMERIA	5	15 GAL. MIN HT 12'	NATIVE
016		GIANT BURMESE BAMBOO - DENDROCALAMUS GIGANTEUS	15	15 GAL. MIN HT 12'	
PALM TREES					
017		LARGE PALM TREE - COCOS NUCIFERA - COCONUT PALM	58	15 GAL. MIN HT 6'	NATIVE
019		LARGE PALM - SABAL PALMETTO - CABBAGE PALM	25	15 GAL. MIN HT 6'	NATIVE
021		ACCENT PALM - TRAVELLERS PALM - RAVENALA MADAGASCARIENSIS	27	15 GAL. MIN HT 7'	NATIVE
023		ACCENT TALL PALM - VEITCHIA MONTGOMERYANA	14	15 GAL. MIN HT 6'	
024		ACCENT TALL PALM - FISHTAIL PALM - CARYOTA MITIS	53	15 GAL. MIN HT 6'	
SHRUBS + GROUNDCOVER					
025		CYCAD DIDDN SPINULOSUM	12	7 GAL. MIN HT 2'	
026		CLUSIA	172	3 GAL. MIN HT 15'	
028		PHILODENDRON BURLE MARX	138	15 GAL. MIN HT 6'	
029		GREEN ISLAND FICUS - FICUS MICROCARPA	880	15 GAL. MIN HT 6'	
030		PHILODENDRON - MONSTERA DELICIOSA	132	15 GAL. MIN HT 6'	

MISCELLANEOUS PLANT LIST - TO BE HAND PLACED BY DESIGNER AT TIME OF INSTALL			
TREES + BAMBOO		QTY	
001a	ALOCASIA PORTORA	7	7 GAL. MIN HT 3'
001b	ALOCASIA MACRORRHIZA 'BORNEO GIANT'	7	7 GAL. MIN HT 3'
002a	CORDYLINE FRUTICOSA	25	3 GAL. MIN HT 2'
002b	CORDYLINE FRUTICOSA 'JACKIE'	22	3 GAL. MIN HT 2'
003	HELICONIA STRICTA 'SHARONII'	5	10 GAL. MIN HT 4'
004	CODIAEUM VARIAGATUM - MAMMEY, MAGNIFICENT, DREADLOCKS	25	3 GAL. MIN HT 2'
005	MIHCAELIA ALBA	5	15 GAL. MIN HT 3'
006	MISCELLANEOUS ORCHIDS TO BE TIED ON TREES	45	4' POTS
007	AGLAIA DDDRATA	5	15 GAL. MIN HT 6'
008	CONFEDERATE JASMINE - TRACHELOSPERMUM JASMINOIDES	35	3 GAL. MIN HT 6'

OCEAN WALK
APARTMENTS

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PETER OLECK

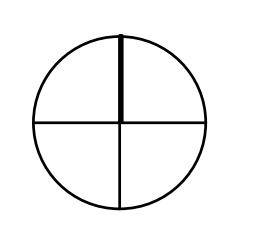
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