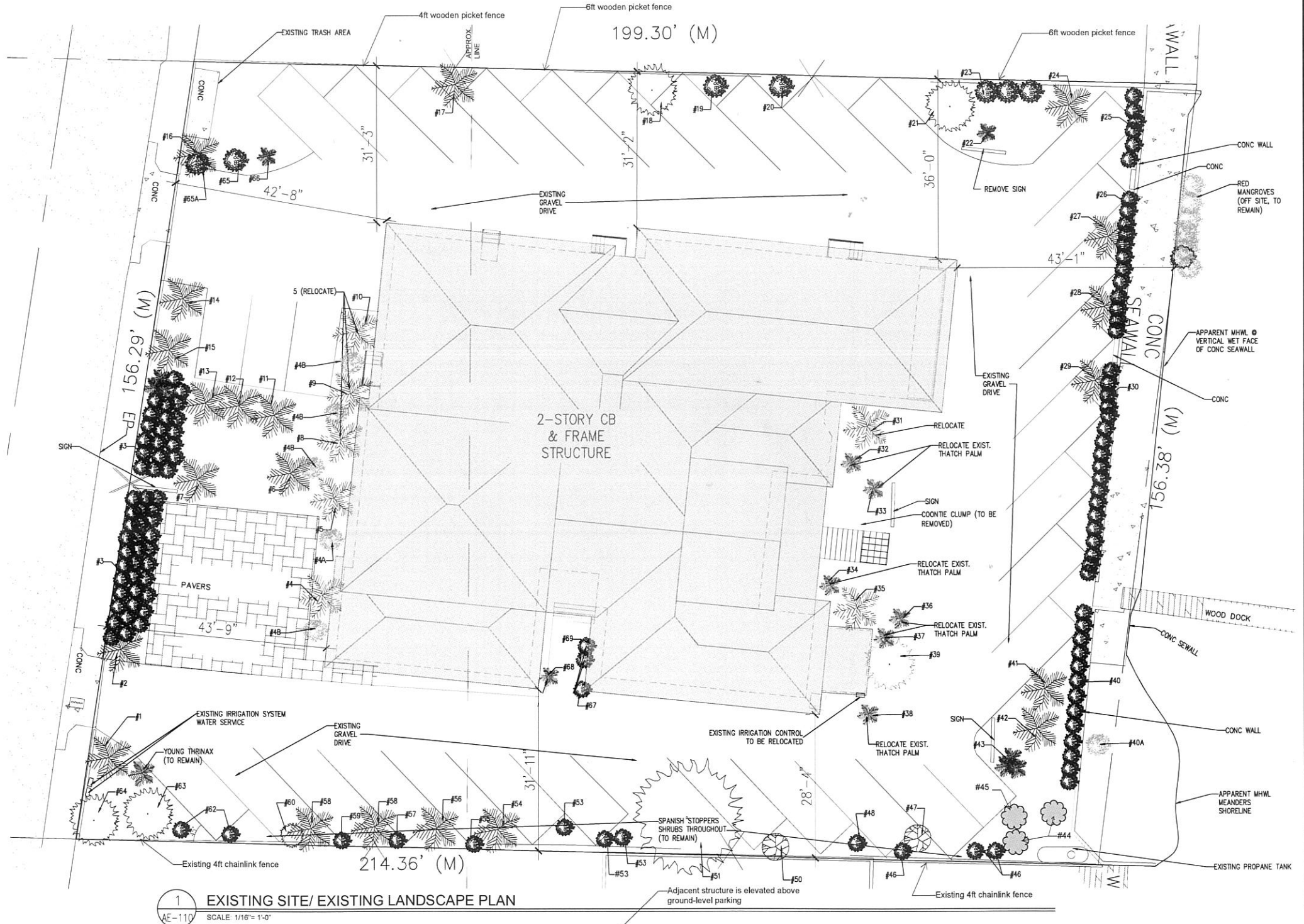


#	Species	DBH/Height	Native	Disposition
1	Cocos nucifera (Coconut Palm)	25ft	No	To remain
2	Cocos nucifera (Coconut Palm)	20ft	No	To remain
3	Ficus microcarpa (Green Islam, Chinese banyan...)	55 shrubs	Yes	43 to remain
4	Sabal palmetto (Cabbage Palm)	12ft	Yes	Relocate
4a	Eugenia foetida (Spanish Stoppers)	6ft	Yes	Relocate
4b	Eugenia foetida (Spanish Stoppers)	4 shrubs	Yes	Relocate
5	Sabal palmetto (Cabbage Palm)	11ft	Yes	Relocate
6	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
7	Sabal palmetto (Cabbage Palm)	12ft	Yes	To remain
8	Sabal palmetto (Cabbage Palm)	11ft	Yes	Relocate
9	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
10	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
11	Sabal palmetto (Cabbage Palm)	10ft	Yes	Remain
12	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
13	Sabal palmetto (Cabbage Palm)	12ft	Yes	Remain
14	Cocos nucifera (Coconut Palm)	27ft	No	Remain
15	Phoenix dactylifera (Date Palm)	12ft clump	No	Remain
16	Cocos nucifera (Coconut Palm)	25ft	No	Remain
17	Sabal palmetto (Cabbage Palm)	9ft	Yes	Remain
18	Tabebuia impetiginosa (Pink Tabebuia)	9in	No	Remain
19	Capparis cynophallophora (Jamaican Caper)	Shrub	Yes	Remain
20	Sabal palmetto (Cabbage Palm)	9ft	Yes	Remain
21	Bursera simaruba (Gumbo Limbo)	13.5in	Yes	Remain
22	Washingtonian robusta (Washingtonian Palm)	10ft	No	Remain
23	Capparis cynophallophora (Jamaican Caper)	3 shrubs	Yes	Remain
24	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
25	Chrysobalanus icaco (Coco Plum)	6 shrubs	Yes	1 to Remain
26	Chrysobalanus icaco (Coco Plum)	12 shrubs	Yes	4 to Remain
27	Cocos nucifera (Coconut Palm)	15ft	No	Remain
28	Cocos nucifera (Coconut Palm)	13ft	No	Remain
29	Cocos nucifera (Coconut Palm)	15ft	No	Remain
30	Chrysobalanus icaco (Coco Plum)	18 shrubs	Yes	Remain
31	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
32	Thrinax radiata (Thatch Palm)	4ft	Yes	Relocate
33	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
34	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
35	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
36	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
37	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
38	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
39	Bursera simaruba (Gumbo Limbo)	15in	Yes	Remain
40	Chrysobalanus icaco (Coco Plum)	13 shrubs	Yes	Remain
40a	Conocarpus erectus (Buttonwood)	Shrub	Yes	Relocate
41	Cocos nucifera (Coconut Palm)	12ft	No	Remain
42	Cocos nucifera (Coconut Palm)	15ft	No	Relocate
43	Sernoa repens (Saw Palmetto)	shrub	Yes	Remain
44	Capparis cynophallophora (Jamaican Caper)	2 shrubs	Yes	1 to remain, 1 to relocate
45	Bursera simaruba (Gumbo Limbo)	11in	Yes	Relocate
46	Eugenia foetida (Spanish Stoppers)	3 shrubs	No	Remain
47	Tabebuia impetiginosa (Pink Tabebuia)	9in: stem 1 4.5in: stem 2 4.5in: stem 3	No	Remain
48	Coccoloba diversifolia (Pigeon Plum)	1.5in	Yes	Remain
50	Bursera simaruba (Gumbo Limbo)	4in: stem 1 5in: stem 2	Yes	Remain
51	Ficus aurea (Strangler Fig)	52in	Yes	Remain
52	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
53	Coccoloba diversifolia (Pigeon Plum)	3 shrubs	Yes	Remain
54	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
55	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
56	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
57	Forestier segregate (Florida Privet)	shrub	No	Remain
58	Sabal palmetto (Cabbage Palm)	2 @ 15ft	Yes	Remain
59	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
60	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
62	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
63	Swietenia mahagoni (Mahogany)	13.5in	Yes	Remain
64	Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system	9in 5.5in	Yes	Remain
65	Capparis cynophallophora (Jamaican Caper)	shrub	Yes	Remain
65a	Olea capensis (Black Ironwood)	Shrub	Yes	Remain
66	Sernoa repens (Saw Palmetto)	shrub	Yes	Remain
67	Guaiacum sanctum (Lignumvitea)	1.5in: stem 1 2in: stem 2	Yes	Relocate
68	Wodyetia bifurcata (Fox Tail Palm)	9ft	No	Remove
69	Codiaeum variegatum (Croton)	2 shrubs	No	Remove

SITE DATA	
SITE ADDRESS: 801 EISENHOWER DRIVE KEY WEST, FL 33040	
RE: 00023190-000000	
ZONING: CG (GENERAL COMMERCIAL)	
FLOOD ZONE: AEB / AE7	
F.I.R.M. - COMMUNITY #12087C, MAP & PANEL #1516 SUFFIX K, DATE 02-18-05	
SECTION/TOWNSHIP/RANGE: 5-68-25	
LEGAL DESCRIPTION: KW BENJ ALBURY'S SUBD PB1-3 LOT 7-8 OF TR 7	
SETBACKS: FRONT 25 FT, SIDE 15 FT, STREET SIDE N/A FT, REAR 25 FT	
OCCUPANCY: _____	
TYPE OF CONSTRUCTION: VB	
INDEX OF DRAWINGS	
AE-110 - EXISTING SITE/LANDSCAPE PLAN	
A-110 - PROPOSED SITE PLAN	
A-120 - PROPOSED SITE LIGHTING PLAN	
C-110 - PROPOSED SITE DRAINAGE PLAN	
L-110 - LANDSCAPE PLAN	
L-111 - LANDSCAPE DETAILS	
AE-210 - EXISTING FIRST FLOOR PLAN	
AE-220 - EXISTING SECOND FLOOR PLAN	
A-210 - PROPOSED FIRST FLOOR PLAN	
A-220 - PROPOSED SECOND FLOOR PLAN	
AE-310 - EXISTING ELEVATIONS	
AE-320 - EXISTING ELEVATIONS	
A-310 - PROPOSED ELEVATIONS	
A-320 - PROPOSED ELEVATIONS	
LS-210 - LIFE SAFETY 1ST FLOOR	
LS-220 - LIFE SAFETY SECOND FLOOR	

PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO:	00023190-000000			
SETBACKS:				
FRONT	36'-3"	43'-6"	25'	NONE
STREET SIDE	N/A	N/A	20'	NONE
SIDE	28'-4"	28'-4"	15'	NONE
REAR	43'-1"	43'-1"	25'	NONE
LOT SIZE	NO CHANGE	31,726.03 SQ. FT.	15,000 SQ. FT.	NONE
BUILDING COVERAGE	10,017 SQ. FT. 31%	9,248 SQ. FT. 29%	40% MAX	NONE
FLOOR AREA	14,414 SQ. FT. 45	12,291 SQ. FT. 38	0.8	NONE
BUILDING HEIGHT	29'-0"	27'-0"	40' MAX	NONE
IMPERVIOUS AREA	24,500 SQ. FT. 77.6%	24,822 SQ. FT. 77.6%	60% MAX	YES
OPEN SPACE	7,136 SQ. FT. 22.4%	7,104 SQ. FT. 21.7%	20% MIN	NONE



1 EXISTING SITE/ EXISTING LANDSCAPE PLAN
 AE-110 SCALE: 1/16" = 1'-0"

wsa
 william shepler & associates
 architecture

Tel: 305-890-8191
 Email: info@wsaarchitect.com

Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph 305-293-0283 fax 293-4800

Seal: _____

Consultants: _____

Submissions / Revisions:

B.P.A.S. - 9.30.16
DEV. PLAN - 12.15.16
REV.1 - 2.9.17
REV.2 - 4.3.17
REV.3 - 6.20.17

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

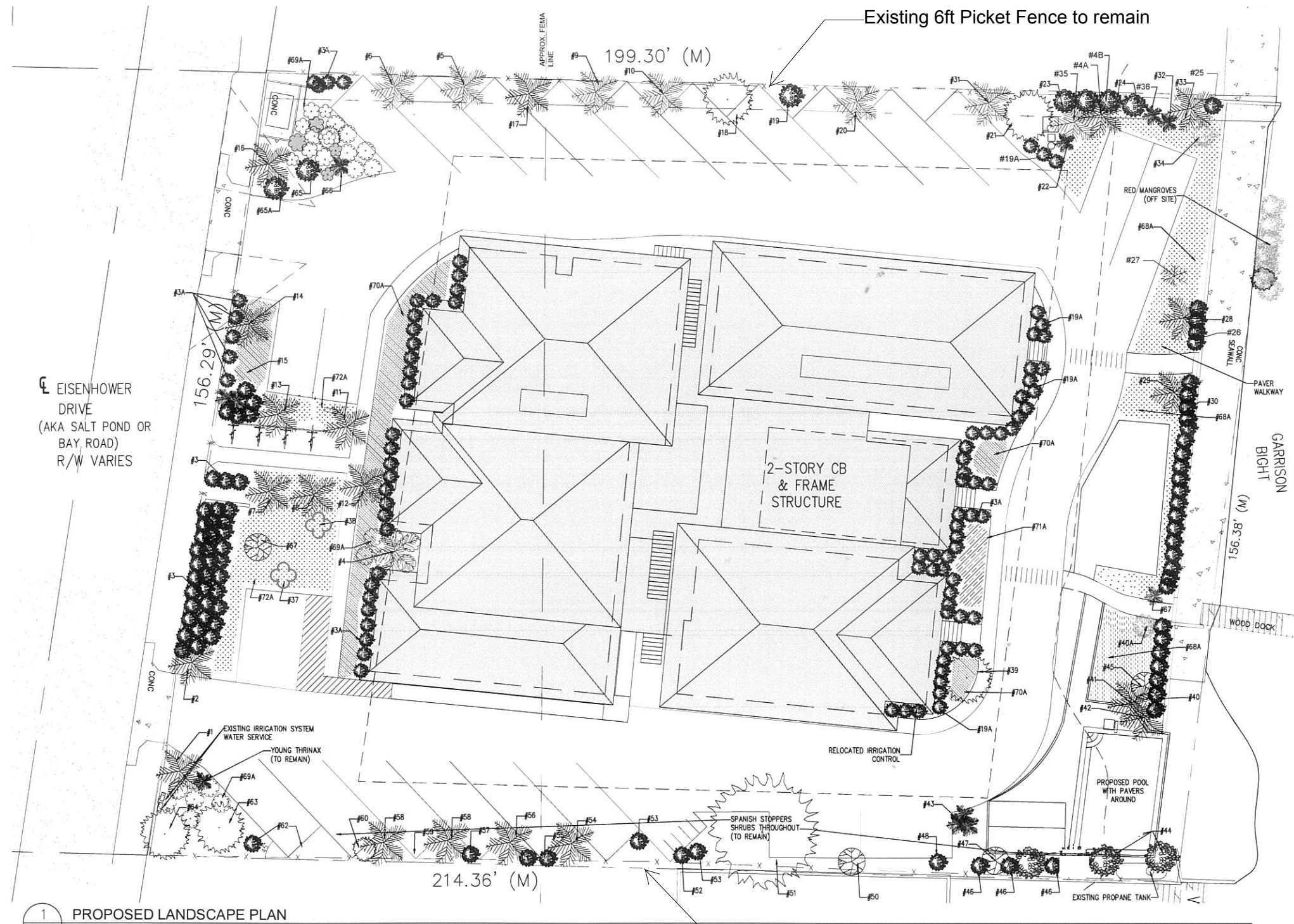
Drawing Size: 24x36 | Project #: 10016

Title: COVER SHEET AND EXISTING SITE PLAN AND EXISTING LANDSCAPE PLAN

Sheet Number: **AE-110**

Date: - SEPTEMBER 30, 2016
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Proposed Tree Inventory					
#	Species	Native	Existing DBH/Height	Proposed No.	Proposed Size
1	Cocos nucifera (Coconut Palm)	No	25ft	1	To remain
2	Cocos nucifera (Coconut Palm)	No	20ft	1	To remain
3	Ficus microcarpa (Green Islam/ Ficus)	Yes	55 shrubs	43	To remain
3A	Chrysobalanus icaco (Coco Plum)	Yes	--	27	1 gal
4	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	Relocate as depicted
4a	Eugenia foetida (Spanish Stoppers)	Yes	6ft	1	Relocate as depicted
4b	Eugenia foetida (Spanish Stoppers)	Yes	4 shrubs	4	Relocate as depicted
5	Sabal palmetto (Cabbage Palm)	Yes	11ft	1	Relocate as depicted
6	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted
7	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	To remain
8	Sabal palmetto (Cabbage Palm)	Yes	11ft	1	Relocate as depicted
9	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted
10	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted
11	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	To remain
12	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted
13	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	To remain
14	Cocos nucifera (Coconut Palm)	No	27ft	1	To remain
15	Phoenix dactylifera (Date Palm)	No	12ft clump	Clump	To remain
16	Cocos nucifera (Coconut Palm)	No	25ft	1	To remain
17	Sabal palmetto (Cabbage Palm)	Yes	9ft	1	To remain
18	Tabebuia impetiginosa (Pink Tabebuia)	No	9in	1	To remain
19	Capparis cynopallophora (Jamaican Caper)	Yes	Shrub	1	To remain
19a	Capparis cynopallophora (Jamaican Caper)	Yes	--	30	7 gal
20	Sabal palmetto (Cabbage Palm)	Yes	9ft	1	To remain
21	Bursera simaruba (Gumbo Limbo)	Yes	13.5in	1	To remain
22	Washingtonian robusta (Washingtonian Palm)	No	10ft	1	To remain
23	Capparis cynopallophora (Jamaican Caper)	Yes	3 shrubs	3	To remain
24	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain
25	Chrysobalanus icaco (Coco Plum)	Yes	6 shrubs	1	To remain
26	Chrysobalanus icaco (Coco Plum)	Yes	12 shrubs	4	To remain
27	Cocos nucifera (Coconut Palm)	No	15ft	1	To remain
28	Cocos nucifera (Coconut Palm)	No	13ft	1	To remain
29	Cocos nucifera (Coconut Palm)	No	15ft	1	To remain
30	Chrysobalanus icaco (Coco Plum)	Yes	18 shrubs	18	To remain
31	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted
32	Thrinax radiata (Thatch Palm)	Yes	4ft	1	Relocate as depicted
33	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted
34	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted
35	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted
36	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted
37	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted
38	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted
39	Bursera simaruba (Gumbo Limbo)	Yes	15in	1	To remain
40	Chrysobalanus icaco (Coco Plum)	Yes	13 shrubs	13	To remain
40a	Conocarpus erectus (Buttonwood)	Yes	Shrub	1	Relocate as depicted
41	Cocos nucifera (Coconut Palm)	No	12ft	1	To remain
42	Cocos nucifera (Coconut Palm)	No	15ft	1	Relocate as depicted
43	Sernoa repens (Saw Palmetto)	Yes	shrub	1	To remain
44	Capparis cynopallophora (Jamaican Caper)	Yes	2 shrubs	2	1 to remain, 1 to relocate
45	Bursera simaruba (Gumbo Limbo)	Yes	11in	1	Relocate as depicted
46	Eugenia foetida (Spanish Stoppers)	Yes	shrubs	3	2 to remain, 1 to relocate
47	Tabebuia impetiginosa (Pink Tabebuia)	No	9in: stem 1 4.5in: stem 2 4.5in: stem 3	1	To remain
48	Coccoloba diversifolia (Pigeon Plum)	Yes	1.5in	1	To remain
50	Bursera simaruba (Gumbo Limbo)	Yes	4in: stem 1 5in: stem 2	1	To remain
51	Ficu benamina (Ficus)	No	52in	1	To remain
52	Coccoloba diversifolia (Pigeon Plum)	Yes	shrub	1	To remain
53	Coccoloba diversifolia (Pigeon Plum)	No	3 shrubs	2	To remain
54	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain
55	Coccoloba diversifolia (Pigeon Plum)	No	2 shrubs	2	To remain
56	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain
57	Forestier segregate (Florida Privet)	No	shrub	1	To remain
58	Sabal palmetto (Cabbage Palm)	Yes	2 @ 15ft	1	To remain
59	Coccoloba diversifolia (Pigeon Plum)	No	shrub	1	To remain
60	Coccoloba diversifolia (Pigeon Plum)	No	shrub	1	To remain
62	Coccoloba diversifolia (Pigeon Plum)	Yes	2 shrubs	1	To remain
63	Swietenia mahagoni (Mahogany)	Yes	13.5in	1	To remain
64	Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system	Yes	9in 5.5in	1	To remain
65	Capparis cynopallophora (Jamaican Caper)	Yes	shrub	1	To remain
65a	Olea capensis (Black Ironwood)	Yes	shrub	1	To remain
67	Guaicum sanctum (Lignumvitea)	Yes	1.5in: stem 1 2in: stem 2	1	Relocate as depicted
68	Wodyetia bifurcata (Fox Tail Palm)	No	9ft	1	Remove
68a	Zoysia	Yes	--	4	pallets
69a	Psychotria nervosa (Wild Coffee)	Yes	--	21	3 gal
70a	Stachytarpheta jamaicensis (Blue Porterweed)	Yes	--	96	1 gal
71a	Gaillardia (Blanket Flower)	No	--	77	1 gal
72a	Muhlenbergia capillaris (Muhly Grass)	Yes	--	20	1 gal



1 PROPOSED LANDSCAPE PLAN
L-110 SCALE NTS

NOTE:
CONTRACTOR IS TO REUSE
EXISTING IRRIGATION SYSTEM
AND MODIFY AS NEEDED FOR
NEW PLANT MATERIAL

wsa
william shepler & associates
architecture

Tel: 305-850-6191
Email: info@wsaarch.com

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-269-3293 fax:262-4890

Seal:

Consultants:
LANDSCAPE ARCHITECT:
LANDWISE DESIGN
1936 San Marco Blvd. Ste 101
Jacksonville, FL 32207
904.343.4191

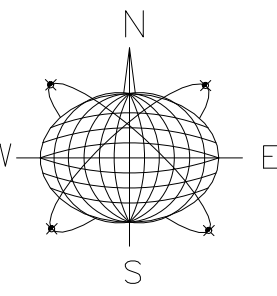
Submissions / Revisions:
E.P.A.S. - 9.30.16
REV. PLAN - 12.19.16
REV.1 - 2.9.17
REV.2 - 4.3.17
REV.3 - 6.20.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 Project #: 16016

Title:
PROPOSED LANDSCAPE PLAN

Sheet Number:
L-110
Date: - SEPTEMBER 30, 2016
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Seal:

Consultants:

Submissions / Revisions:

B.P.A.S.	- 9.30.16
DEV. PLAN	- 12.19.16
REV.1	- 2.9.17
REV.2	- 4.3.17
REV.3	- 6.20.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size 24x36 Project #: 16018

Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-110

Date: - SEPTEMBER 30, 2016

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POSTDEVELOPMENT - PREDEVELOPMENT

QPOST - QPRE [25YR/72HR]	-0.22 IN
VOLUME = QA [25YR/72HR]	-0.16 AC-IN
	-0.013 AC-FT

WATER QUALITY

ROOF AREA	0.23 AC
PROJECT AREA (EXCLUDING ROOF)	0.50 AC
IMPERVIOUS AREA	0.16 AC
% IMPERVIOUS	32.35%

TRENCH DESIGN

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN	0.061 AC-FT
B) 2.5 INCHES * % IMPERVIOUS * TOT. PROJ. AREA	0.049 AC-FT

WATER QUANTITY VS. WATER QUALITY

NOTE: BASED ON STORMWATER RUNOFF CALCULATIONS A GRAVITY INJECTION WELL WILL HANDLE THE POSTDEVELOPMENT RUNOFF QUANTITY.	QUANTITY	QUALITY
	-0.013 AC-FT	< 0.061 AC-FT x 1.5 = 0.091 AC-FT

TRENCH DESIGN
TRENCH LENGTH REQUIRED

Required Trench Length, $L = \frac{V}{K(H_1W + 2H_2 - Du^2 + 2H_3D_s) + (1.39 \times 10^{-4})(W)(Du)}$

HYDRAULIC CONDUCTIVITY, K=	0.00044
DEPTH TO WATER TABLE, H ₁ =	3.0
TRENCH WIDTH, W=	5.0
NON-SATURATED TRENCH DEPTH, Du=	2.2
SATURATED TRENCH DEPTH, D _s =	2.8
VOLUME TO BE EXFILTRATED, V=	1.09 AC-IN

REQUIRED TRENCH LENGTH, L=	56.90
PROVIDED TRENCH LENGTH, L=	60.00

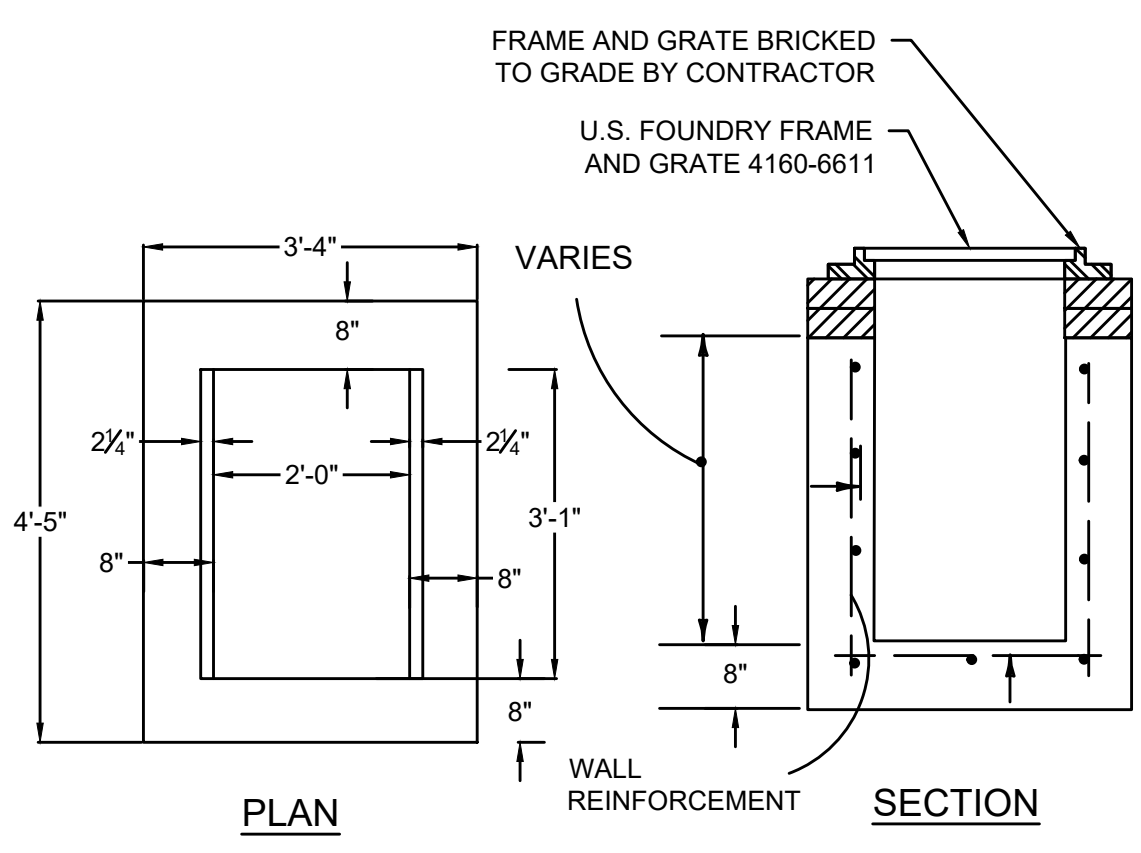
NOTE:
50% ADDITIONAL WATER QUALITY TREATMENT SHALL BE PROVIDED DUE TO CLOSE PROXIMITY TO OFW.

WATER QUANTITY - PREDEVELOPMENT

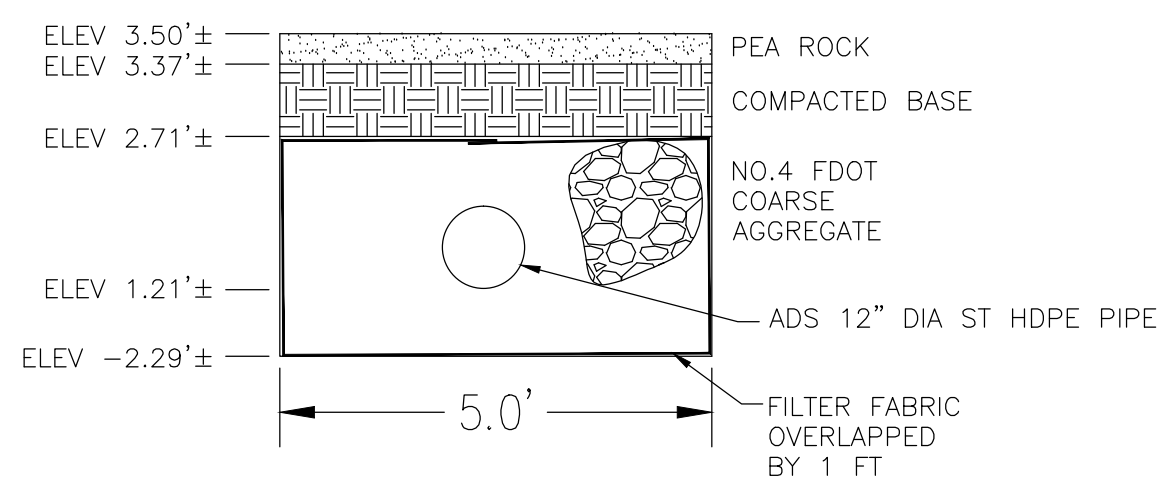
PROJECT AREA	0.73 AC
PERVIOUS AREA	0.30 AC
IMPERVIOUS AREA	0.43 AC
% IMPERVIOUS	58.75%
RAINFALL FOR 25YR/72HR EVENT (P)	11.00 IN
DEPTH TO WATER TABLE	3 FT
UNDEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	2.04 IN
QPRE = (P - 0.2S)^2 / (P + 0.8S) [25YR/72HR]	8.88 IN

WATER QUANTITY - POSTDEVELOPMENT

PROJECT AREA	0.73 AC
PERVIOUS AREA	0.34 AC
IMPERVIOUS AREA	0.39 AC
% IMPERVIOUS	53.71%
RAINFALL FOR 25YR/72HR EVENT (P)	11.00 IN
DEPTH TO WATER TABLE	3 FT
DEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	2.29 IN
QPOST = (P - 0.2S)^2 / (P + 0.8S) [25YR/72HR]	8.66 IN



- NOTES:
- CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
 - ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12" O.C.E.W.
 - FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
 - BOTTOM INLETS SHALL BE USP PRODUCT NO. 3-3 OR E-UAL.
 - STRUCTURES TO BE SET ON COARSE AGGREGATE BEDDING.

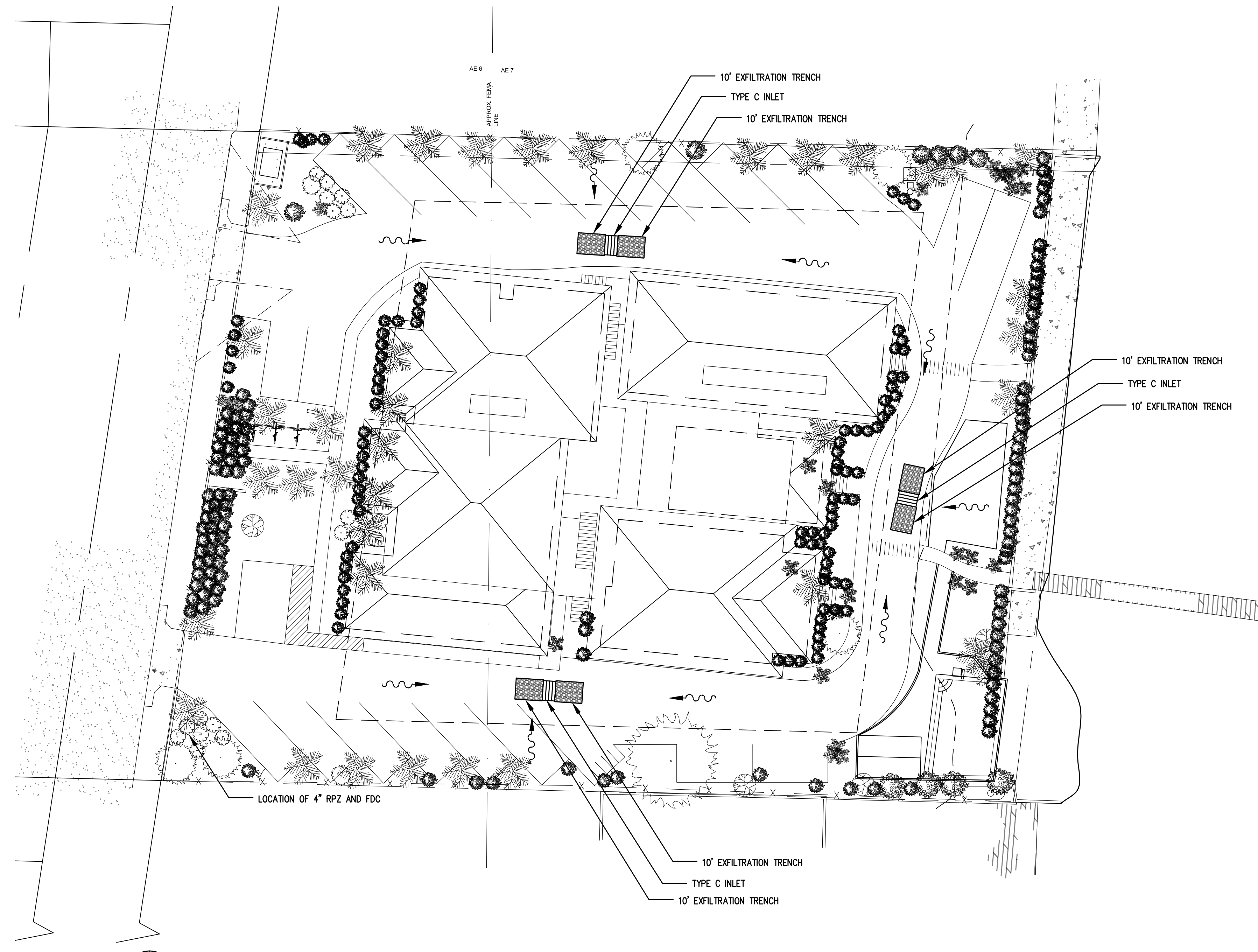


- NOTES:
- FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - MHWL= 0.53'±

2 DRAINAGE CALCULATIONS
SCALE: NTS

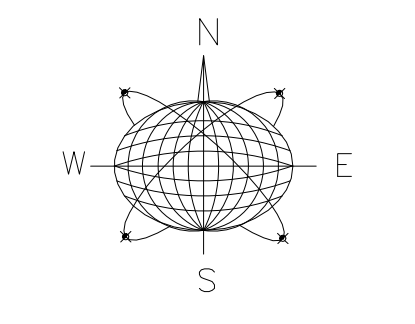
3 TRENCH DETAIL
SCALE: NTS

4 CATCH BASIN DETAIL
SCALE: NTS



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

C-110



Seal:

Consultants:

LANDSCAPE ARCHITECT:
LANDWISE DESIGN
1936 San Marco Blvd., Ste 101
Jac. Sonville, FL 32207
904.343.4191

Submissions / Revisions:

B.P.A.S. - 9.30.16
REV. PLAN - 12.19.16
REV.1 - 2.9.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size | Project #:
24x36 | 16018

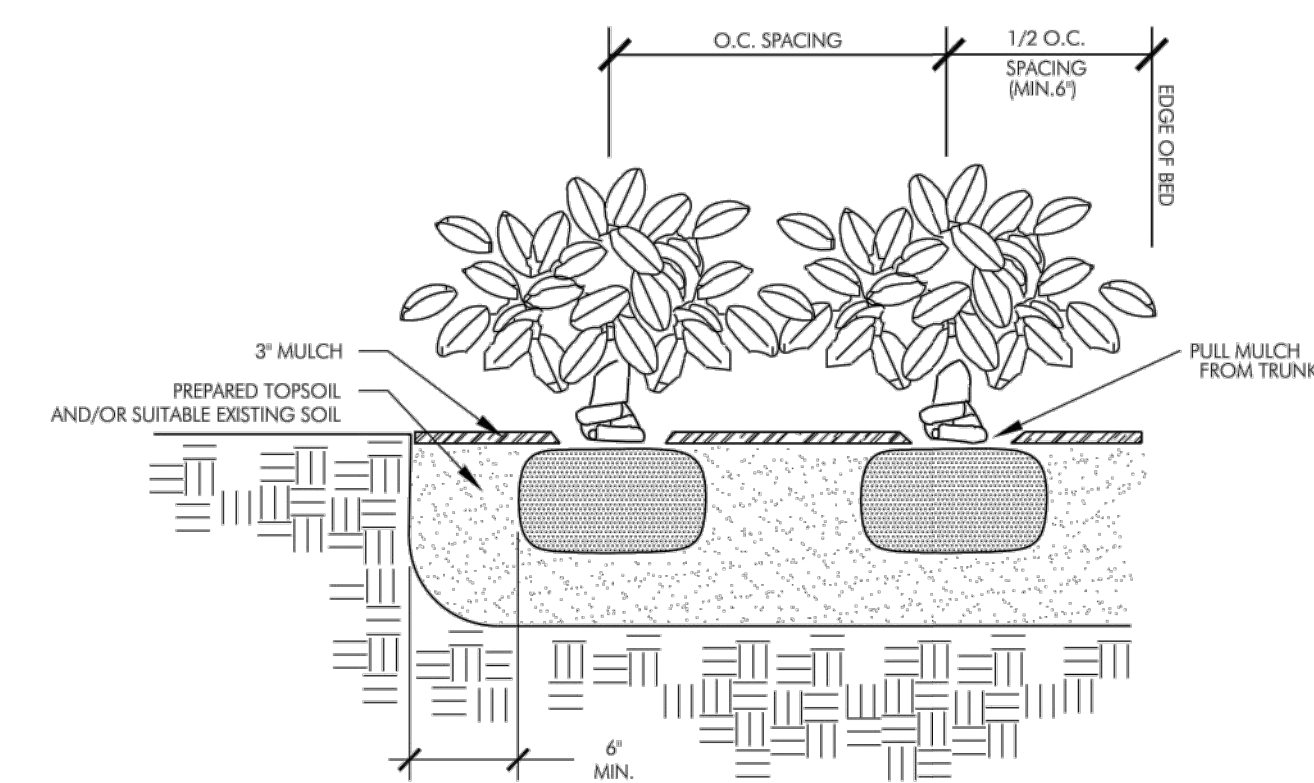
Title:

LANDSCAPE
PROTECTION
PLAN

Sheet Number:

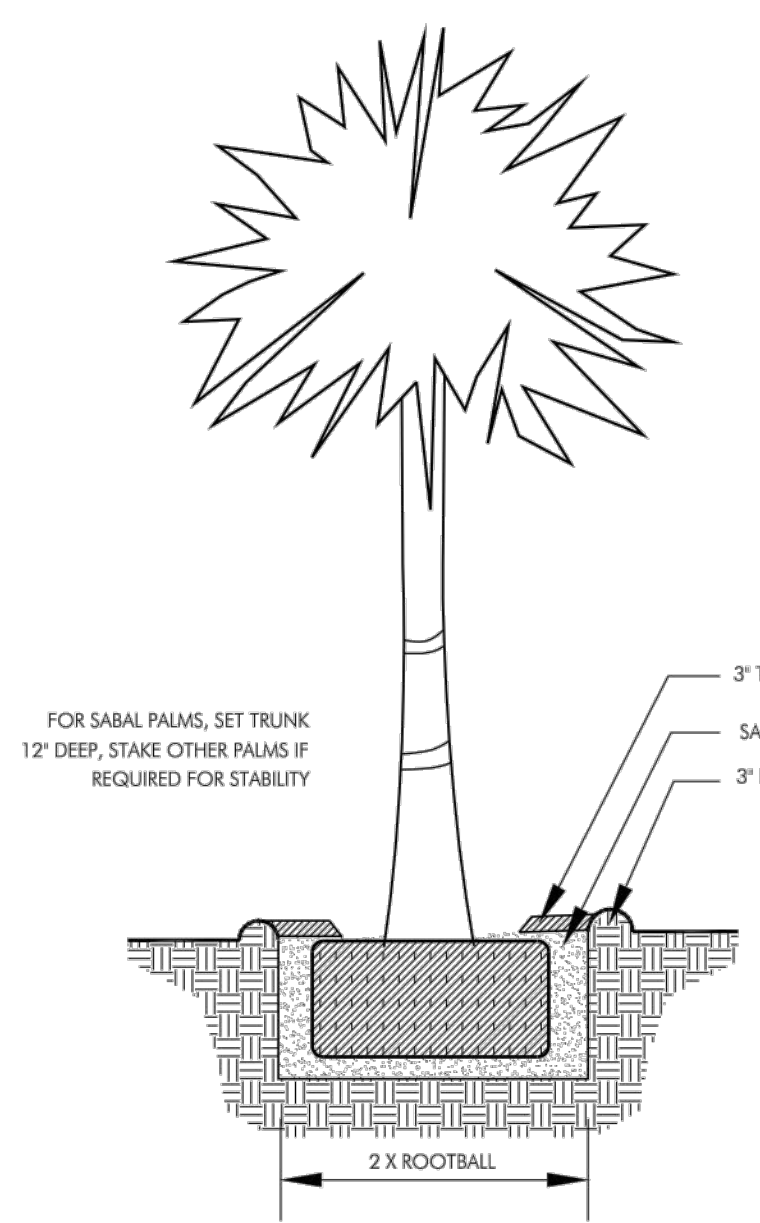
L-111

Date: - SEPTEMBER 30, 2016
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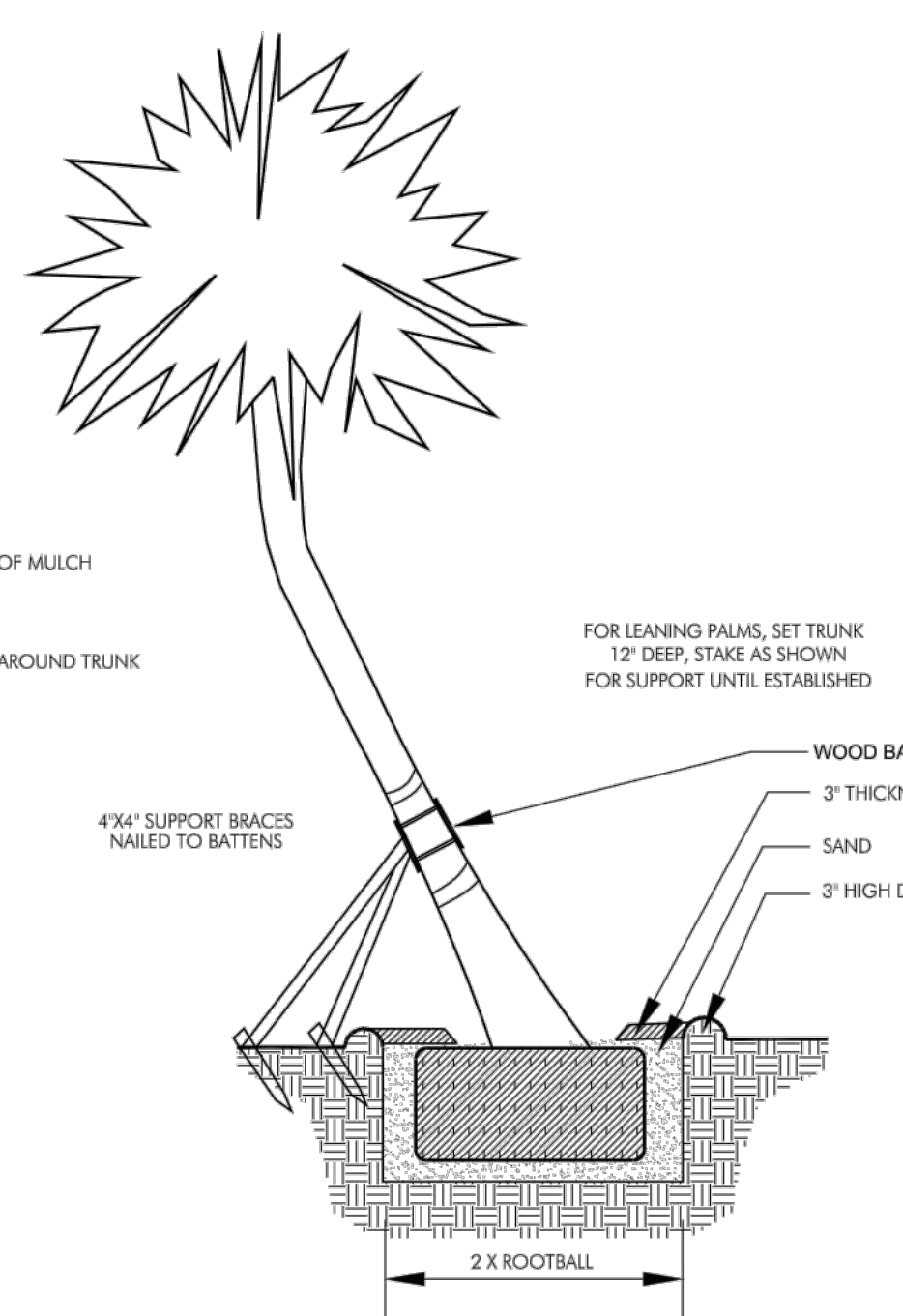


SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

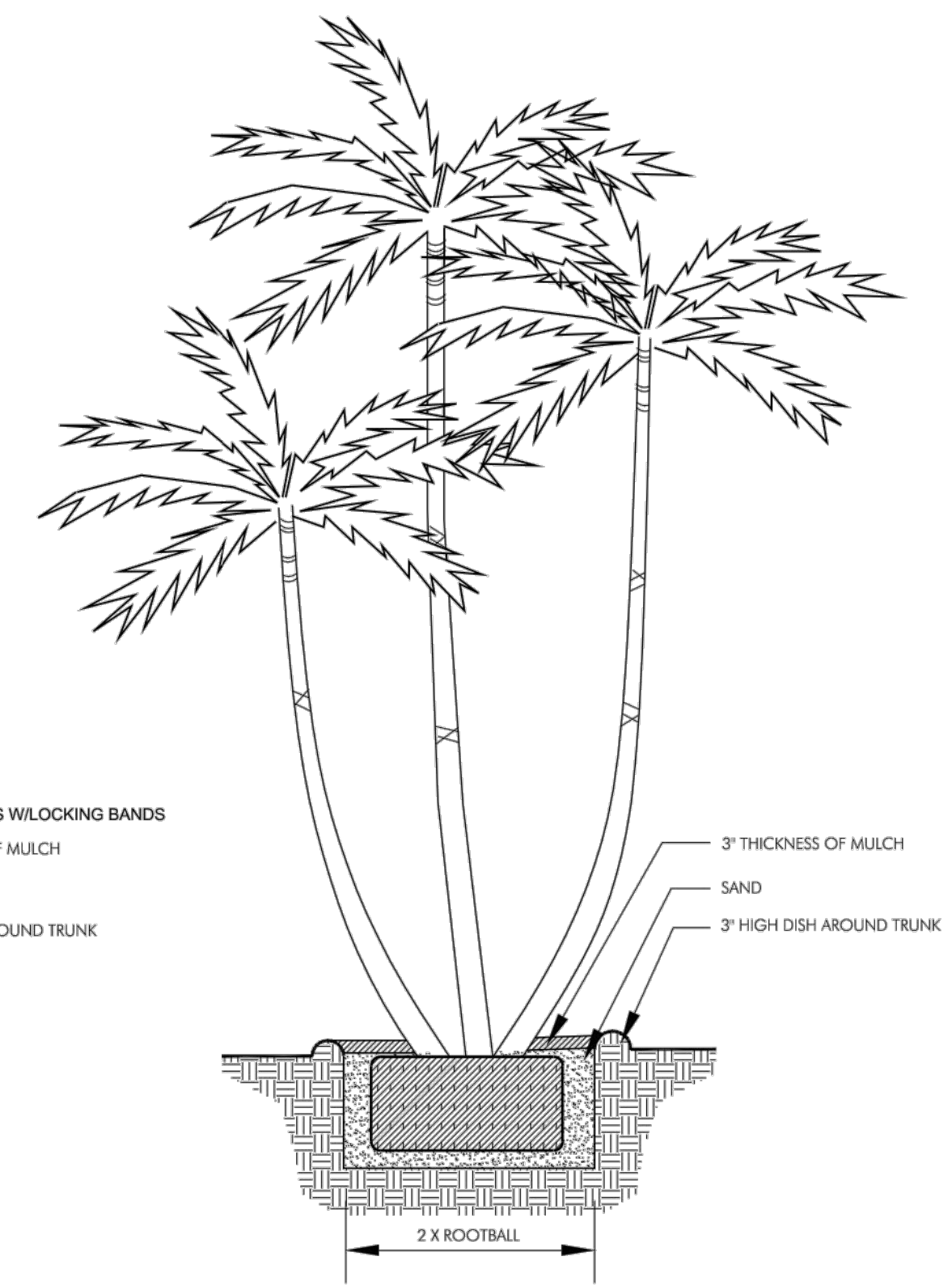


PALM PLANTING DETAIL

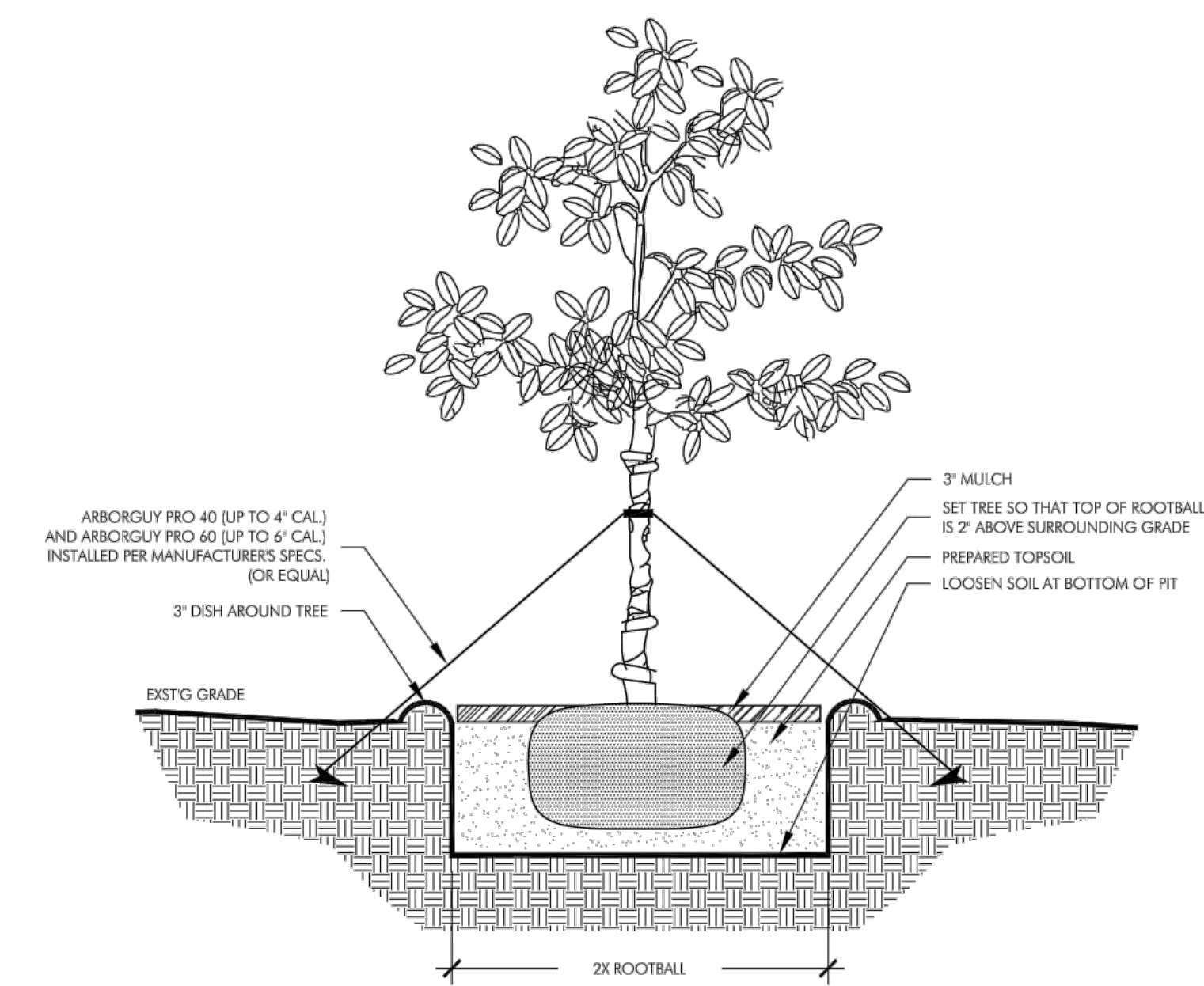


LEANING PALM PLANTING DETAIL

DO NOT LEAN MORE THAN 35 DEGREES.



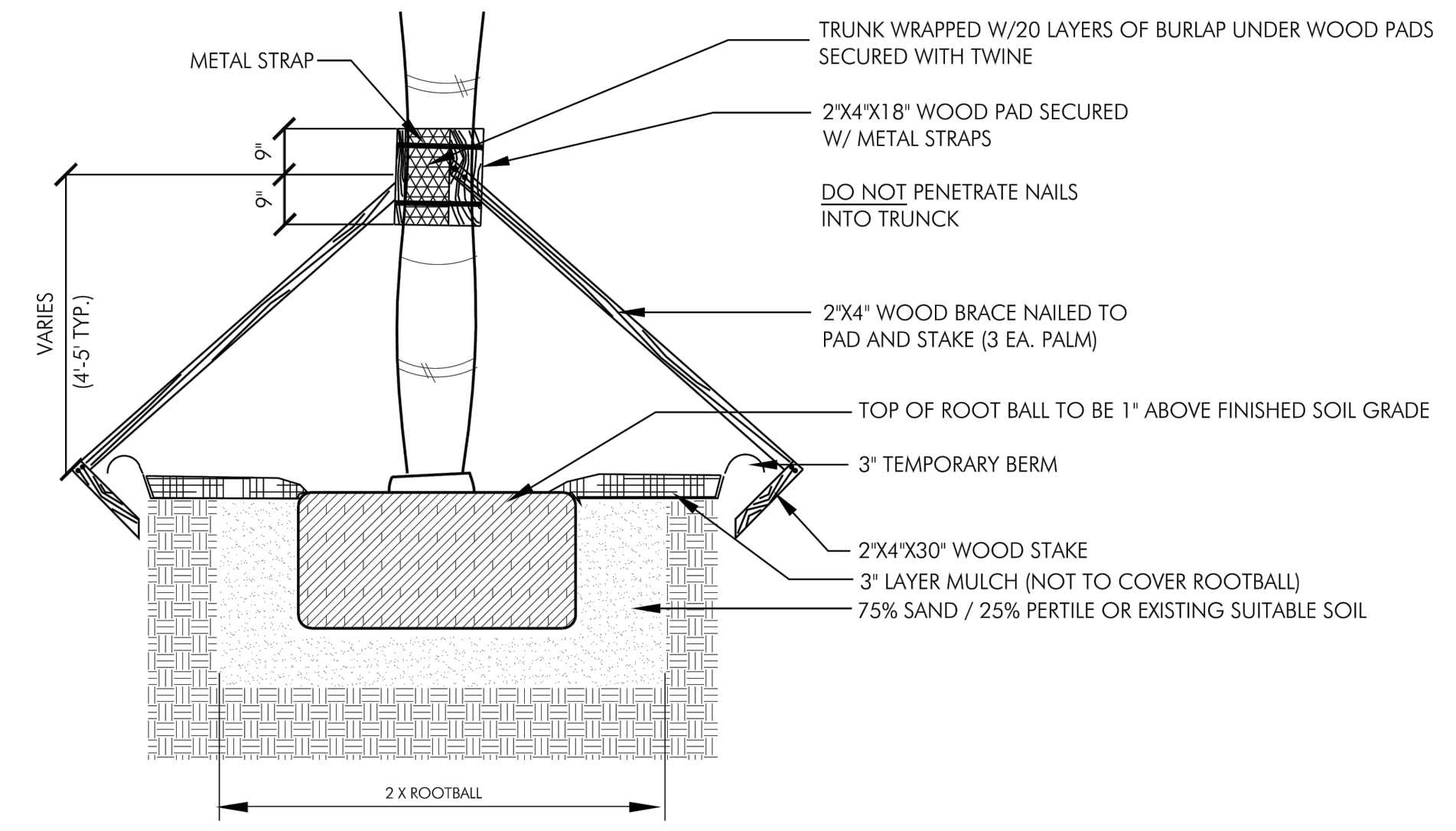
MULTI-TRUNK PALM PLANTING DETAIL



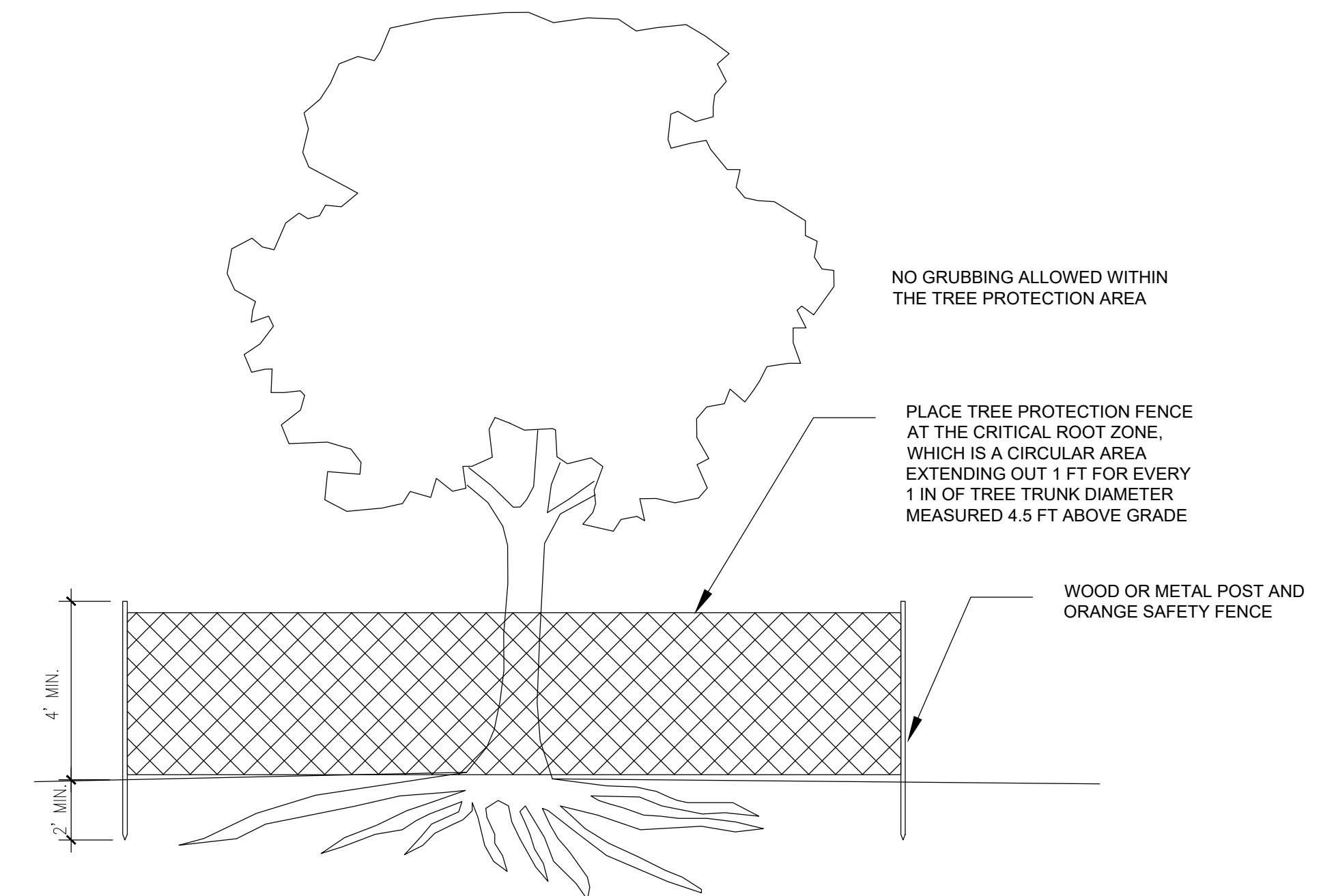
TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2\"/>

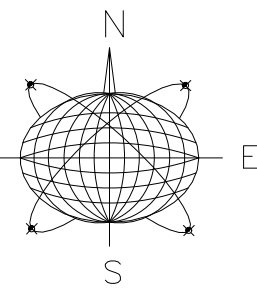


LARGE PALM PLANTING DETAIL



LANDSCAPE PROTECTION DETAIL

SCALE: NTS



Seal:

Consultants:

Submissions / Revisions:

B.P.A.S.	- 9.30.16
DEV. PLAN	- 12.19.16
REV.1	- 2.9.17
REV.2	- 4.3.17
REV.3	- 6.20.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 Project #: 16018

Title:

PROPOSED SITE LIGHTING PLAN

Sheet Number:

A-120

Date: - SEPTEMBER 30, 2016

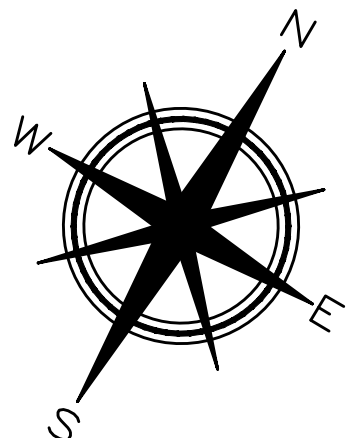
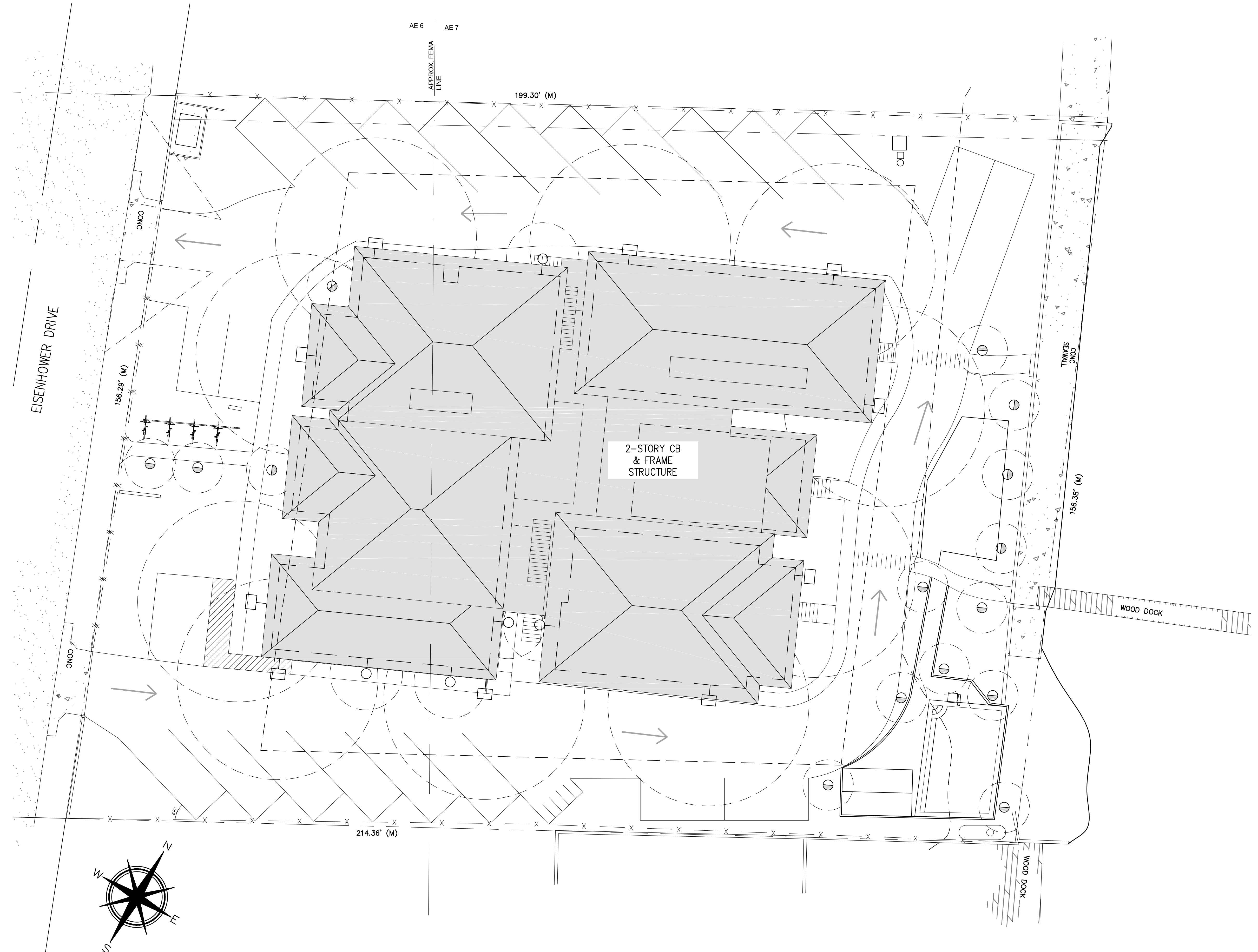
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SITE LIGHTING SYMBOL KEY

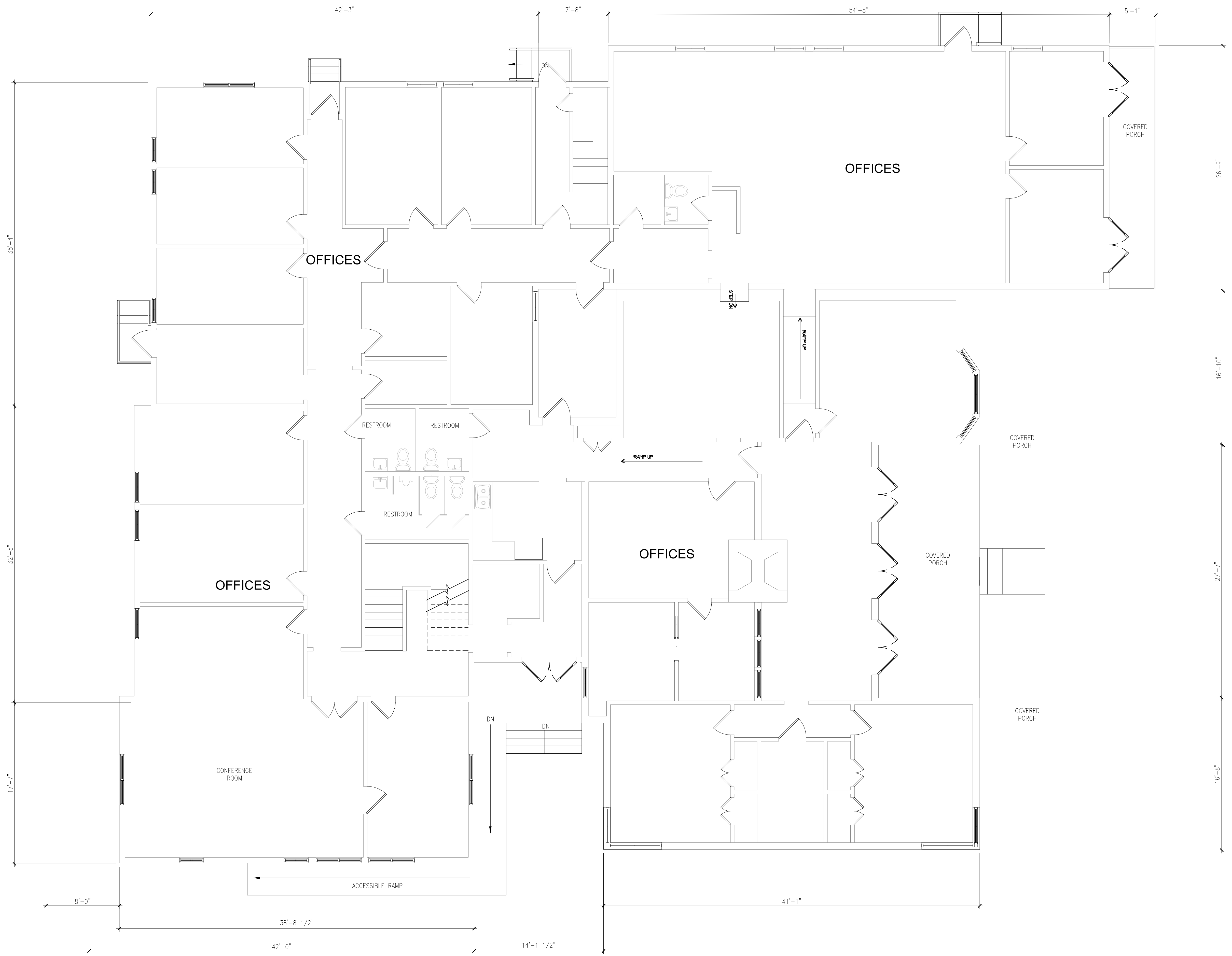
- PEDESTRIAN PATH GROUND POLE DOWN-LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN-LIGHT
- WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

1. ALL LIGHTING FIXTURES TO BE L.E.D., FULL CUT OFF
2. ALL LIGHTING TO BE DARK SKY COMPLIANT
3. THERE SHALL BE NO LIGHT SPILL ONTO ADJACENT PROPERTIES
4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
 - 4.1. PARKING AREAS TO BE .3 F.C. AT GROUND LEVEL
 - 4.2. PEDESTRIAN WALKWAYS TO BE .2 F.C. AT GROUND LEVEL
 - 4.2. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL



1 PROPOSED SITE LIGHTING PLAN
A-110 SCALE: 3/32"=1'-0"

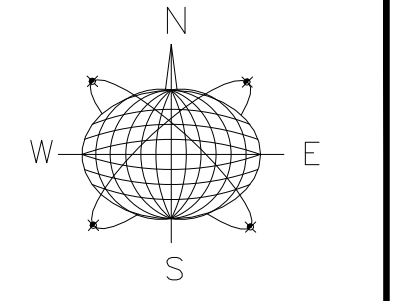


1 EXISTING FIRST FLOOR PLAN
 AE-210 SCALE: 3/16" = 1'-0"



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Seal:

Consultants:

Submissions / Revisions:
 R.P.A.S. - 9.30.16
 DEV. PLAN - 12.19.16

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size | Project #:
 24x36 | 16018

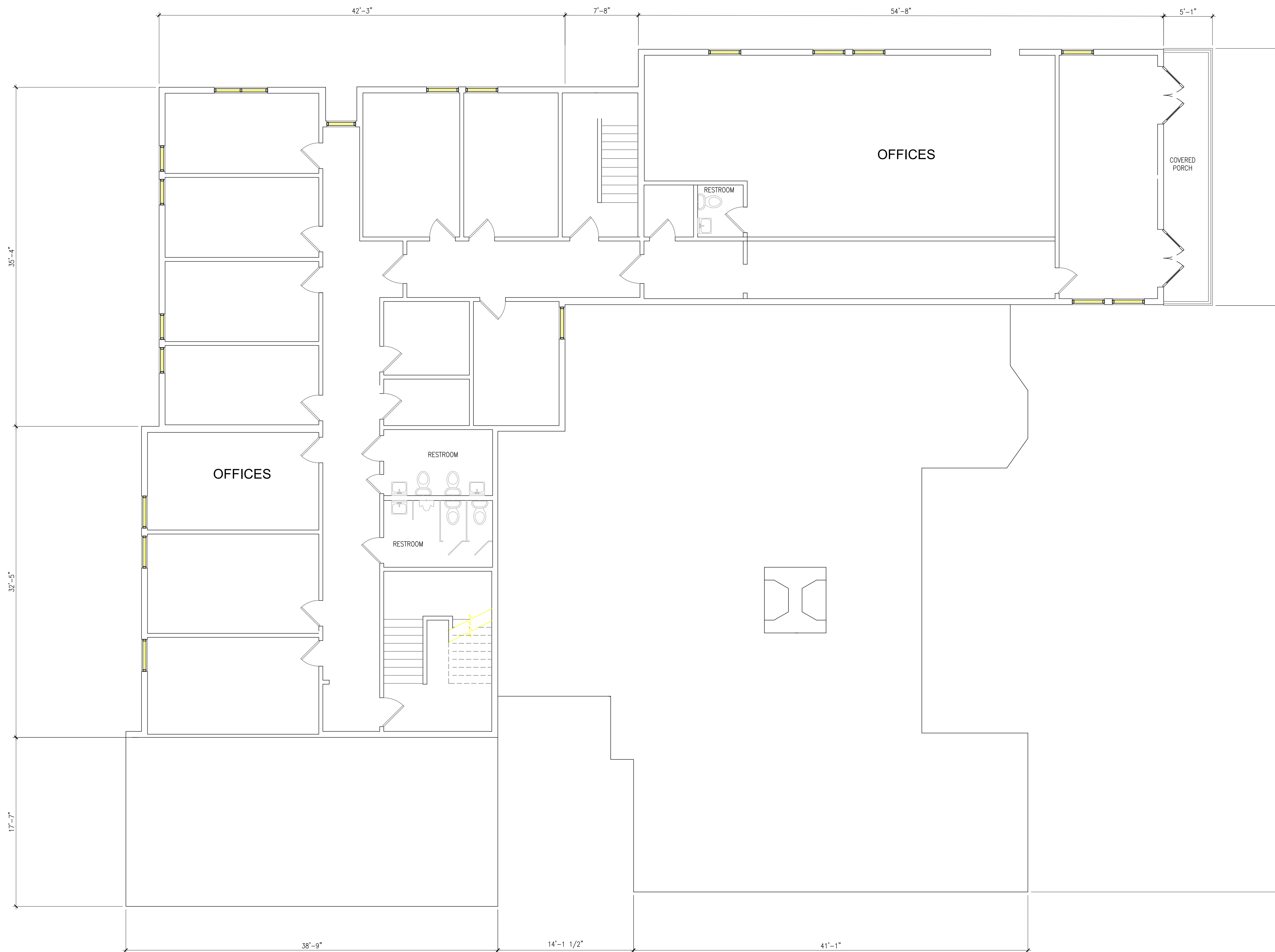
Title:

EXISTING
 FIRST FLOOR
 PLAN

Sheet Number:

AE-210

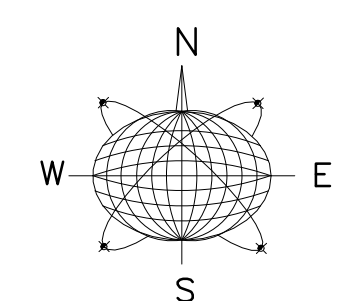
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1
AE220

EXISTING SECOND FLOOR PLAN

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



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Seal:

Consultants:

Submissions / Revisions:
B.P.A.S. - 9.30.16
DEV. PLAN - 12.19.16

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

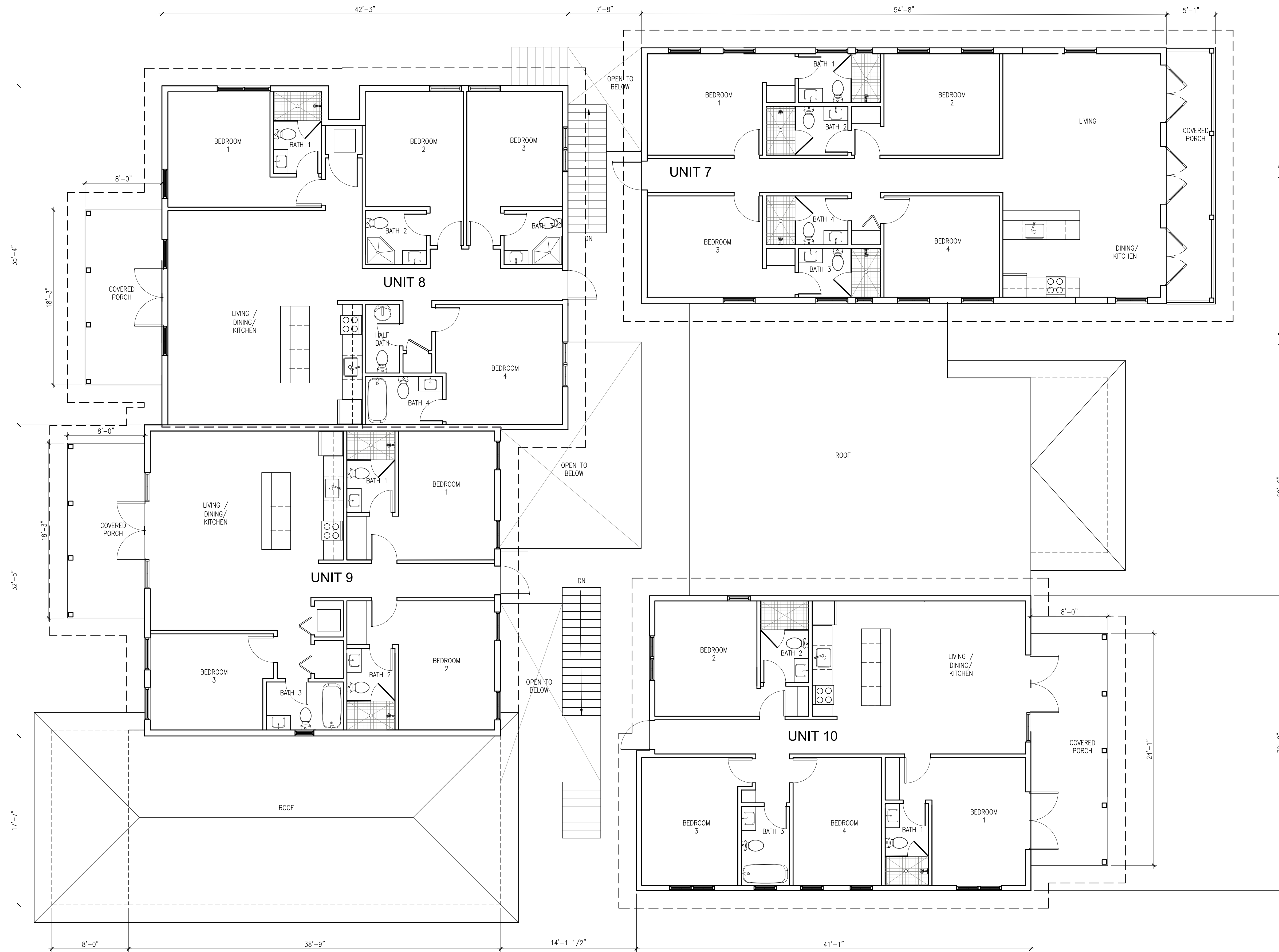
EXISTING SECOND FLOOR PLAN

Sheet Number:
AE-220



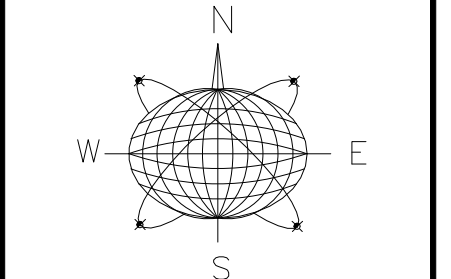
1 FIRST FLOOR PLAN
 A210 SCALE: 3/16"=1'-0"

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT



1 SECOND FLOOR PLAN
 A220 SCALE: 3/16"=1'-0"

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT



Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. - 9.30.16
DEV. PLAN - 12.19.16

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

EXISTING ELEVATIONS

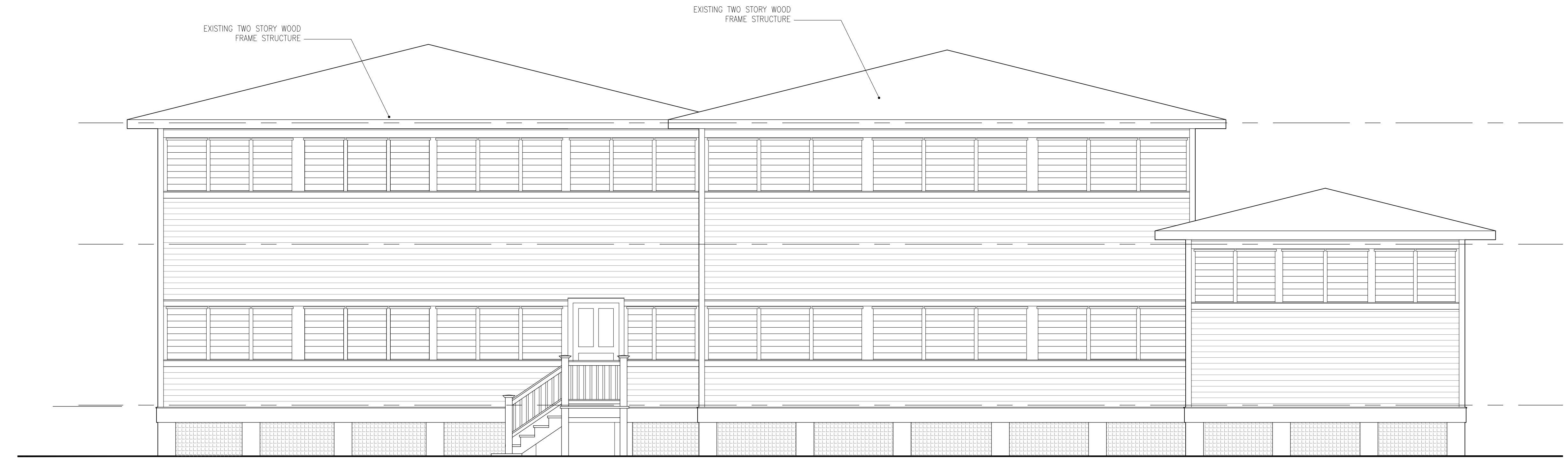
Sheet Number:

AE-310

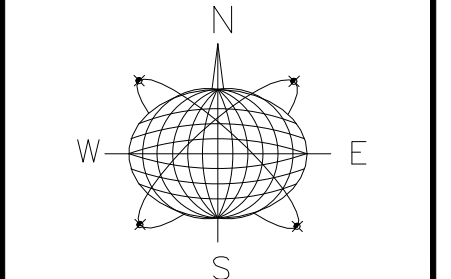
Date: - SEPTEMBER 30, 2016
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1 EXISTING SOUTH ELEVATION
AE310 SCALE 1/4"=1'-0"



1 EXISTING WEST ELEVATION
AE310 SCALE 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. - 9.30.16
DEV. PLAN - 12.19.16

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

EXISTING ELEVATIONS

Sheet Number:

AE-320

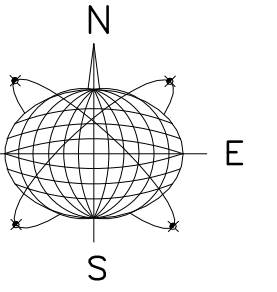
Date: - SEPTEMBER 30, 2016
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1
AE320 **EXISTING NORTH ELEVATION**
SCALE 1/4"=1'-0"



1
AE320 **EXISTING EAST ELEVATION**
SCALE 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:
BPAS - 9.30.16
DEV. PLAN - 12.19.16
REV1 - 2.9.17
REV2 - 4.3.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

ELEVATIONS

Sheet Number:

A-310

Date: - SEPTEMBER 30, 2016

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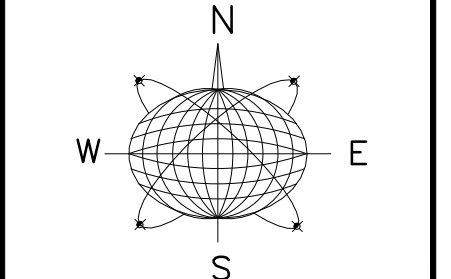
NOTE:
PROVIDE GUTTERS & LEADER SYSTEMS AT ALL
ROOFS - DIVERT ALL ROOF DRAINAGE TO CISTERNS



2
A310 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



1
A310 **PROPOSED WEST ELEVATION**
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:
 B.P.A.S. - 9.30.16
 DEV. PLAN - 12.19.16
 REV1 - 2.9.17
 REV2 - 4.3.17

NOTE:
 PROVIDE GUTTERS & LEADER SYSTEMS AT ALL
 ROOFS - DIVERT ALL ROOF DRAINAGE TO CISTERNS



2 PROPOSED NORTH ELEVATION
 A320 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION
 A320 SCALE: 1/4"=1'-0"

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

ELEVATIONS

Sheet Number:

A-320

SYMBOL KEY

- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- SMOKE DETECTOR- CEILING MOUNTED
- P.F.E. PORTABLE MULTI USE A-C-B FIRE EXTINGUISHER, PROVIDE MAINT. SCHEDULES REQ'D BY CODE (TYP.)

- NOTES:
1. SMOKE DETECTORS THROUGHOUT
 2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

FIRST FLOOR - OCCUPANCY & EGRESS CALCULATIONS

USE AND OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)

OCCUPANT LOAD: 32 (6,402 S.F. / 200)

EGRESS WIDTH REQUIRED:
 .2 X 32 = 6.4", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR)

STAIR EGRESS WIDTH REQUIRED:
 .3 X 32 = 9.6", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR)

MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:

MAX. EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 F.T.
 PROPOSED MAX. TRAVEL DISTANCE = 70 F.T.



1
LS210

FIRST FLOOR LIFE SAFETY PLAN

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

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Seal:





Consultants:

Submissions / Revisions:
 B.P.A.S. - 9.30.16
 DEV. PLAN - 12.19.16
 REV.1 - 2.9.17

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018
 Title:
FIRST FLOOR LIFE SAFETY PLAN
 Sheet Number:
LS-210
 Date: - SEPTEMBER 30, 2016
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SYMBOL KEY

-  EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
-  EXIT SIGN - ILLUMINATED
-  SMOKE DETECTOR- CEILING MOUNTED
-  P.F.E. PORTABLE MULTI USE A-C-B FIRE EXTINGUISHER, PROVIDE MAINT. SCHED.S AS REQ'D BY CODE (TYP.)

- NOTES:
1. SMOKE DETECTORS THROUGHOUT
 2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

SECOND FLOOR - OCCUPANCY & EGRESS CALCULATIONS

USE AND OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)

OCCUPANT LOAD: 27 (5,387 S.F. / 200)

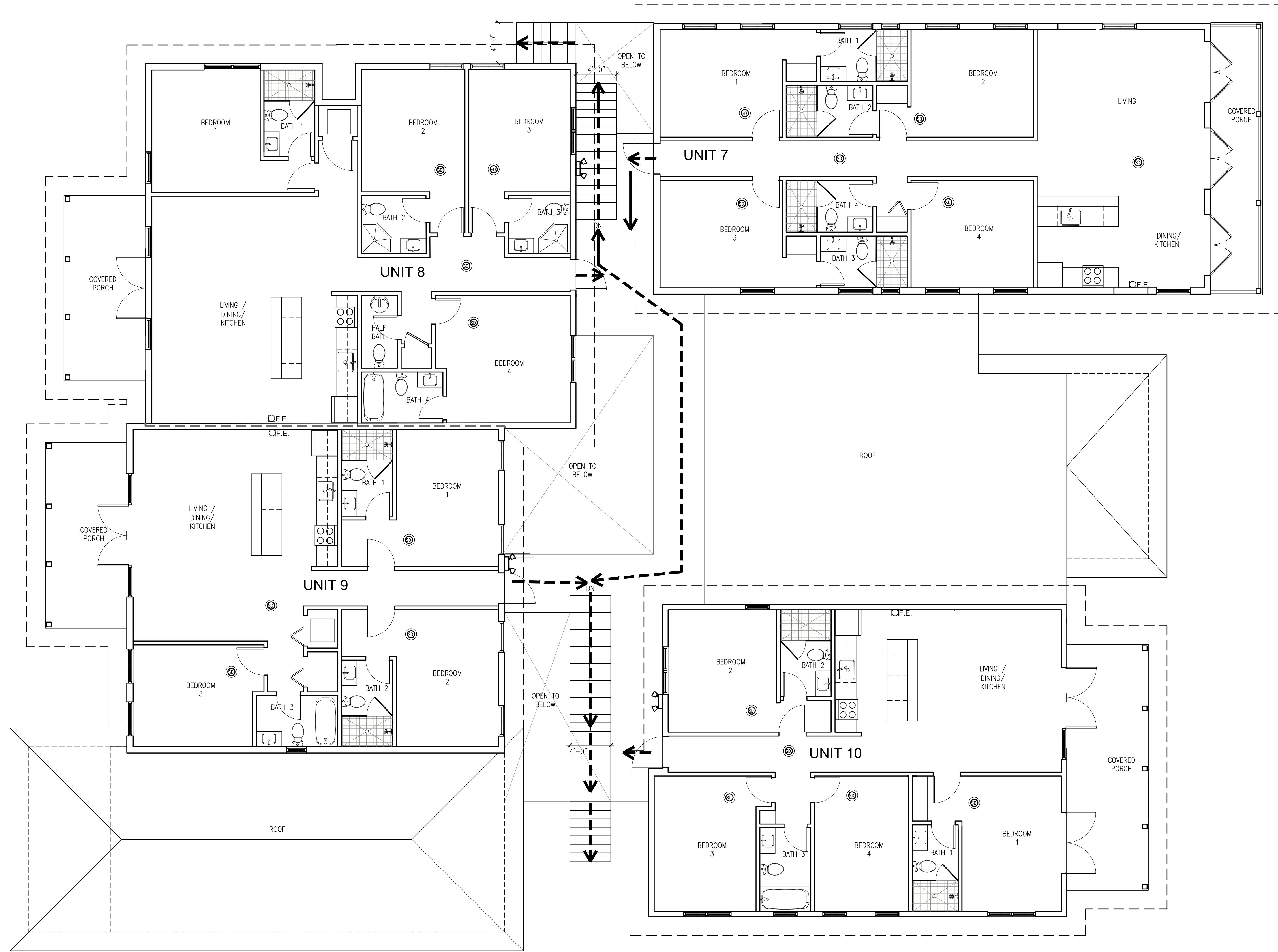
EGRESS WIDTH REQUIRED:
 .2 X 27 = 5.4", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR).

STAIR EGRESS WIDTH REQUIRED:
 .3 X 113 = 6.1", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR).


MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
 MAX. EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 F.T.
 PROPOSED MAX. TRAVEL DISTANCE = 80 F.T.

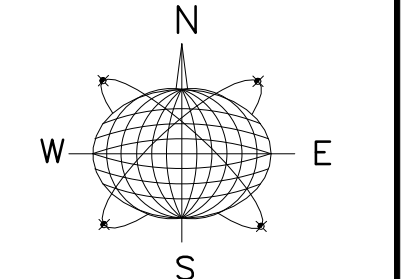


1
LS220
SECOND FLOOR LIFE SAFETY PLAN
 SCALE: 3/16"=1'-0"



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Seal:

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Submissions / Revisions:
 B.P.A.S. - 9.30.16
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 REV.1 - 2.9.17

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SECOND FLOOR LIFE SAFETY PLAN
 Sheet Number:
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