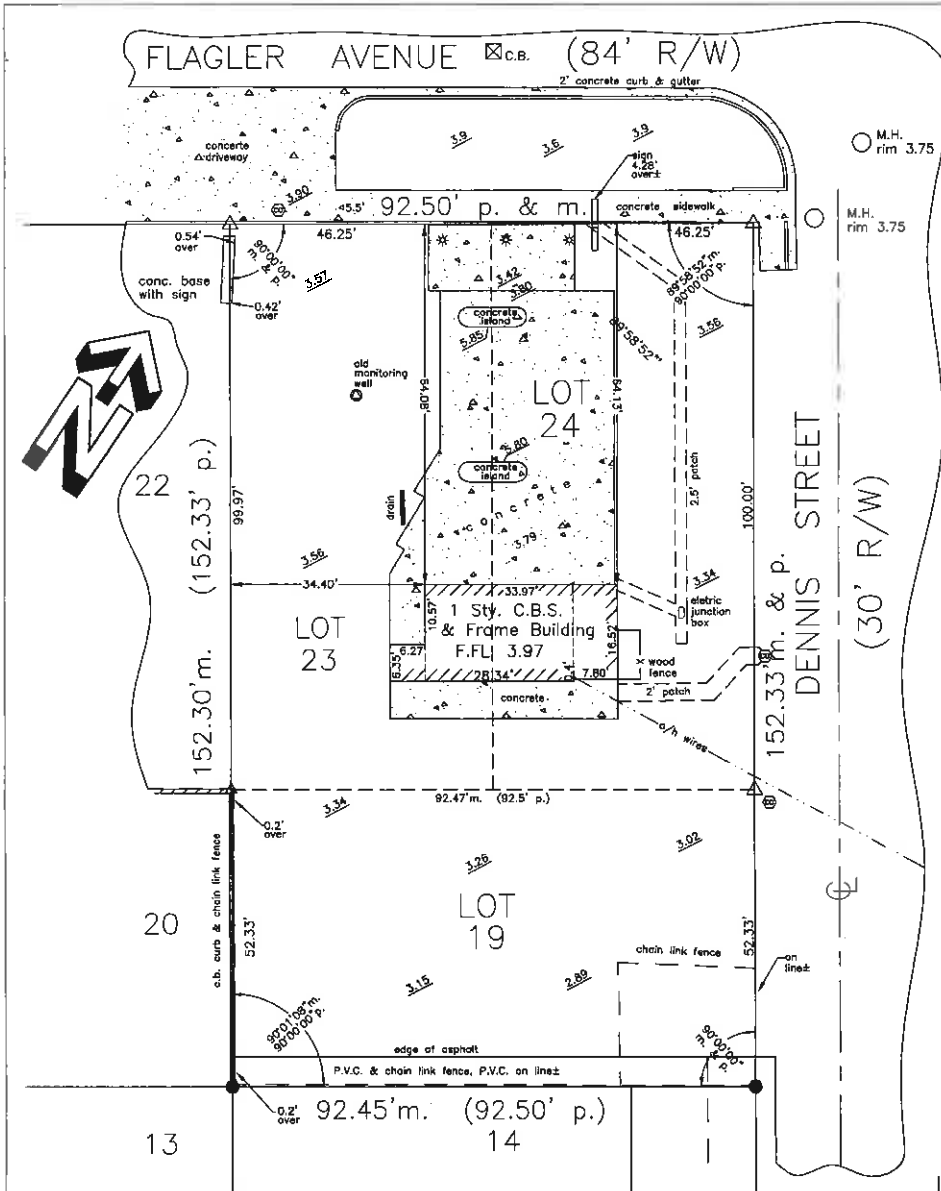


Plans



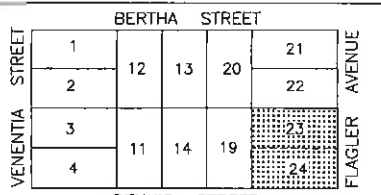
LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
ADA	Americans Disability Act	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
⊙	Center Line	OH	Over Head
CO	Clean Out	P	Plot
CONC	Concrete	PB	Plot Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COVD	Covered	R/W	Right Of Way
D	Dead	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

- ⊙ Concrete Utility Pole
- ⊕ Fire Hydrant
- ⊗ Sanitary Sewer Clean Out
- ⊙ Light
- ⊙ Wood Utility Pole
- ⊙ Water Meter

Field work performed on 9/29/14



LOCATION MAP
A portion of "W.D. CASH'S DIAGRAM of Tract 30, City of Key West"

LEGAL DESCRIPTION:

On the Island of Key West and known as Lots Nineteen (19), Twenty-three (23), and Twenty-four (24), Square Six (6), Tract Thirty (30), Cash's Diagram according to the plat thereof, as recorded in Plat Book 1 at Page 13, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Flagler Avenue
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Tital, KH-1 Elevation: 4.262
 Survey performed without benefit of title search for said and surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

CERTIFICATION: I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36610
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1908 Flagler Avenue Corporation 1908 Flagler Avenue, Key West, Fl. 33040		Dwg. No. 05-397
BOUNDARY SURVEY		Dwn. By F.H.H.
Scale 1" = 20'	Ref. 101-62 file	Flood Panel No. 1917 K Flood Zone AE
Date: 10/2/14		Flood Elev. 8'
REVISIONS AND/OR ADDITIONS		
9/2/05: Updated, owner, conc. lights, addition, Lot 19		
9/30/14: Updated, owner request, minor changes		
fred/dwg/kw/black242/1908flagler		

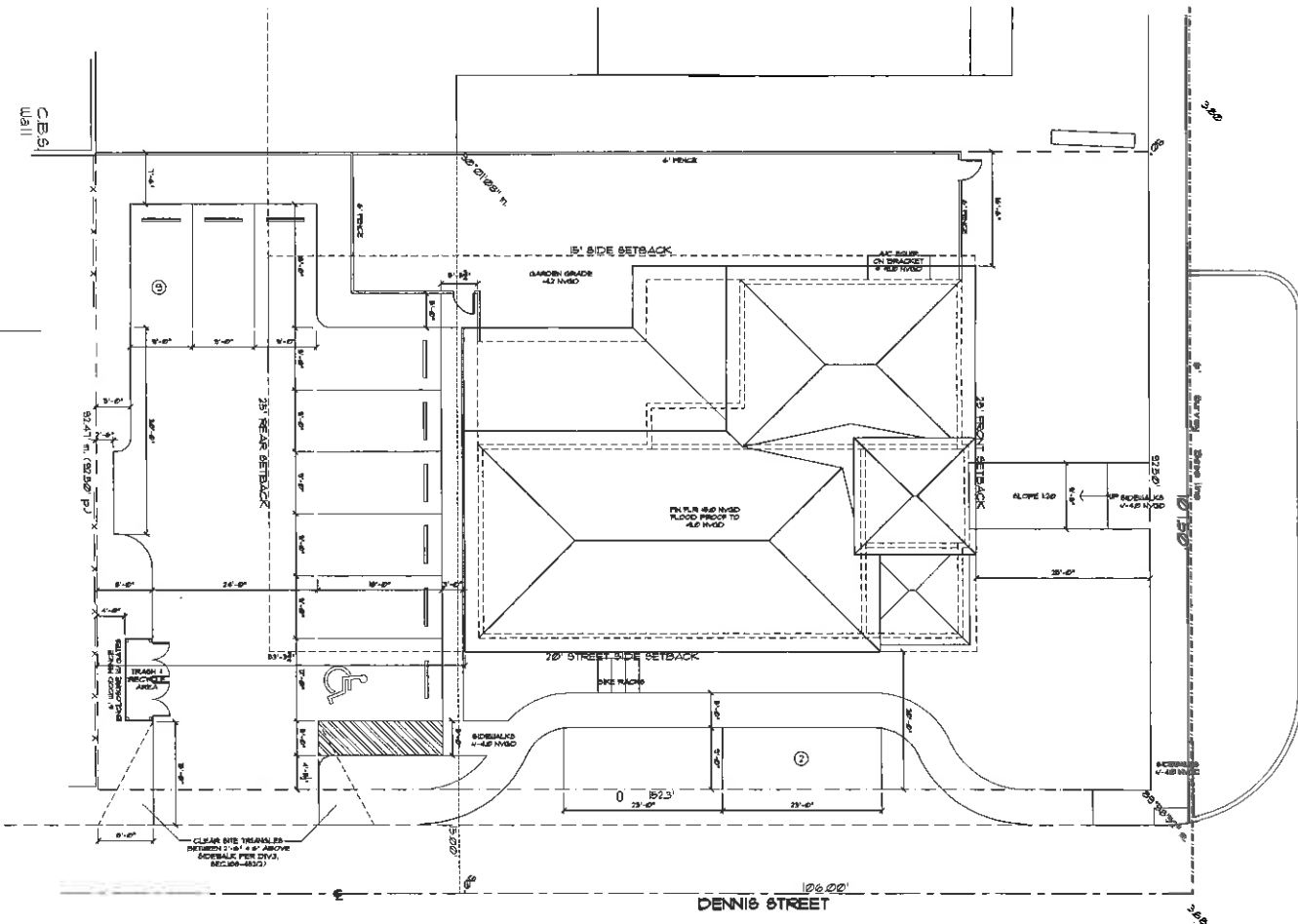
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

(305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

SITE ANALYSIS

ZONING	CL
SITE AREA	44,984 (0.32 AC)
FLOOD ZONE	AE 5
MAX LOT COVERAGE	40% (18,534 SF)
EXISTING LOT COVERAGE	43% (19,187 SF)
PROPOSED LOT COVERAGE	24% (10,738 SF)
MAX FUR	10' (14,250 SF)
PROPOSED FUR	6'24" (5,244 SF)
MAX HEIGHT	40'
SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'
STREET SIDE	20'
MAX IMPERVIOUS SURFACE	40% (18,534 SF)
EXISTING IMPERVIOUS SURFACE	43% (19,187 SF)
PROPOSED IMPERVIOUS SURFACE	34% (15,241 SF)
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	8 SPACES



Site Plan


FLAGLER AVENUE (84' R/W)

THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPopePA@aol.com

Halpern Center for Learning
 1908 Flagler Avenue
 Key West, FL

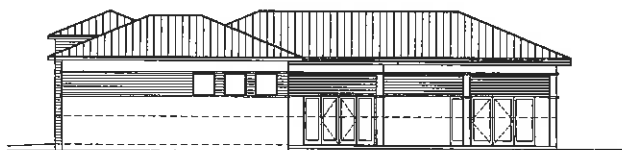
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 revision: 11/5/14
 11/7/14

Sheet: **A0.1**



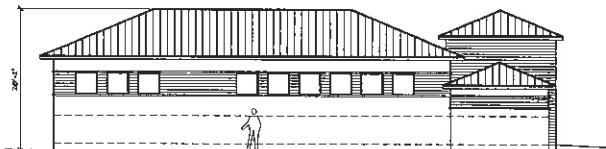
Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



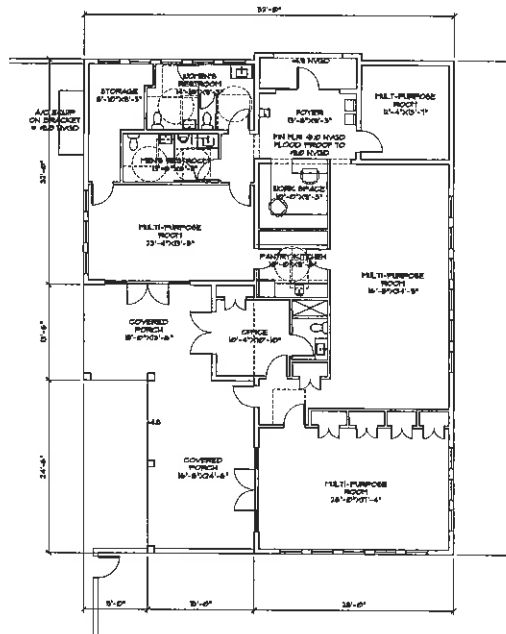
Street Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"



Halpern Center for Learning
1908 Flagler Avenue
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West, FL
TEPopePA@aol.com
(305) 296 3611

date:
02/14
revision:

sheet:
A1.1

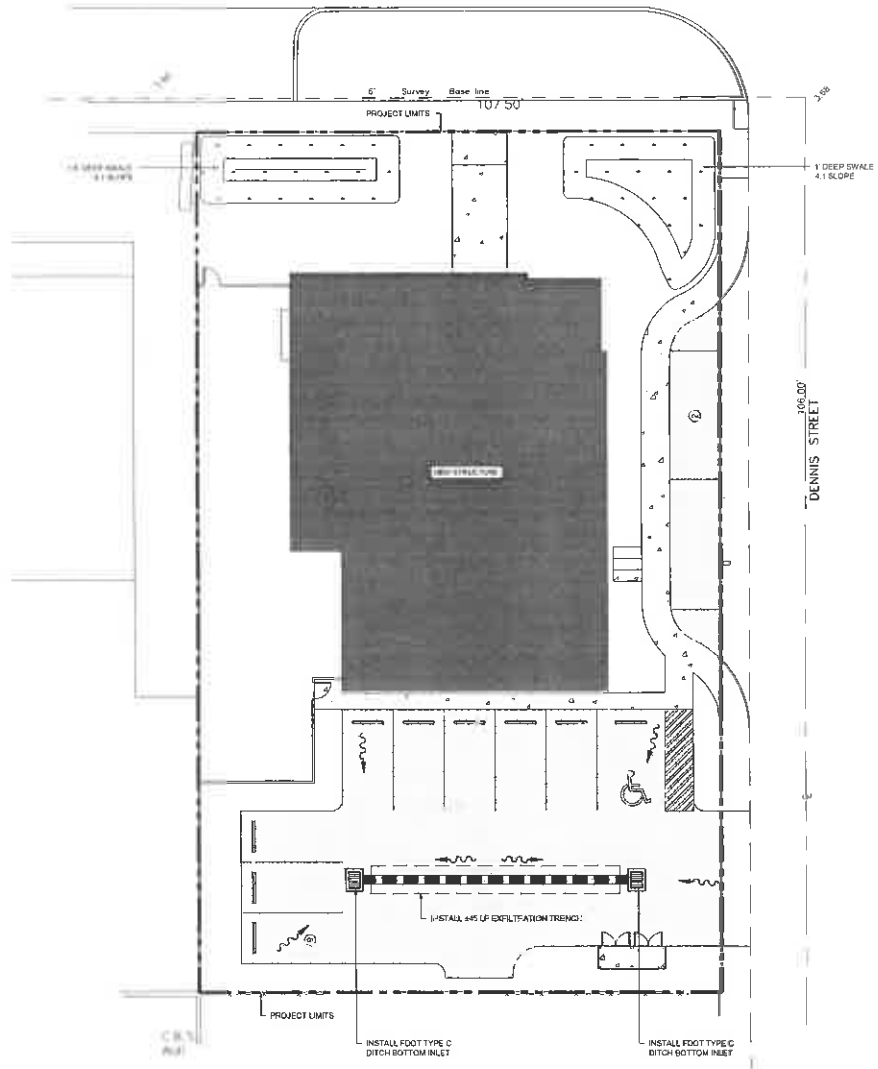


SCALE 1"=10'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

LEGEND

- PROJECT LIMITS
- ▭ NEW ASPHALT PAVEMENT
- ▭ NEW CONCRETE
- ▭ DRY RETENTION AREA
- EXISTING GRADE
- PROPOSED GRADE
- STORMWATER PIPE
- STORMWATER INLET (W/POPLAST W/INLE BASIN)
- STORMWATER INLET (FOOT DITCH BOTTOM)
- STORMWATER FLOW
- ⊙ STORMWATER MANHOLE

NOTE: CONTRACTOR TO COORDINATE
 CONVEYANCE OF ROOF DRAIN/RUNOFF TO
 DRY RETENTION POND



Water Quality Calculations - 25yr/72hr Design Storm

Flow Quality - Runoff/Stormwater

Project Area	A =	0.323	ac	14,061	sf
Permeable Area		0.000	ac	0	sf
Impervious Area		0.323	ac	14,061	sf
% Impervious		100.00%			
Rainfall for 25yr/72hr event	P_{72} =	9	in		
Rainfall for 25yr/24hr event	P_{24} =	12.23	in		
Depth to Water Table		2	ft		
Developed Available Storage	S =	0.00	in		
Soil Storage					
$Q_{100} = (P_{72} - 0.20)$	Q_{100} =	8.80	in		
$(P_{72} - 0.80)$	$(P_{72} - 0.80)$				
Rural Volume from 25 year 3 day storm	V_{100} =	3.98	ac-ft		

Flow Quality - Runoff/Stormwater

Project Area	A =	0.323	ac	14,061	sf
Permeable Area		0.103	ac	4,576	sf
Impervious Area		0.220	ac	9,485	sf
% Impervious		61.9%			
Rainfall for 25yr/72hr event	P_{72} =	9	in		
Rainfall for 25yr/24hr event	P_{24} =	12.23	in		
Depth to Water Table		2	ft		
Developed Available Storage	S =	0.00	in		
Soil Storage		0.72	in		
$Q_{100} = (P_{72} - 0.20)$	Q_{100} =	11.41	in		
$(P_{72} - 0.80)$	$(P_{72} - 0.80)$				
Rural Volume from 25 year 3 day storm	V_{100} =	3.98	ac-ft		

Stormwater - Runoff/Stormwater

$Q_{100} = Q_{100} - Q_{100}$	Q_{100} =	-0.82	in		
Drainage Volume = $Q_{100} \times A$	V_{100} =	-0.27	ac-in		

Water Quality Calculations - 25yr/72hr Design Storm

Flow Quality

Project Area	0.323	ac	14,061	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.000	ac	0.000	sf
Paved/Highways	0.111	ac	4,818	sf
Pavement area	0.122	ac	5,379	sf
Impervious area for water quality	0.111	ac	4,818	sf
(50% area for Water Quality - Permeable area)				
% Impervious	34%			
A) One inch of rainfall from project area	0.323	ac-in		
B) 2.0 inches times permeable impervious	0.276	ac-in		
(2.5 x permeable impervious x (rate area - surface water))				

Scoping of Water Quality Methods

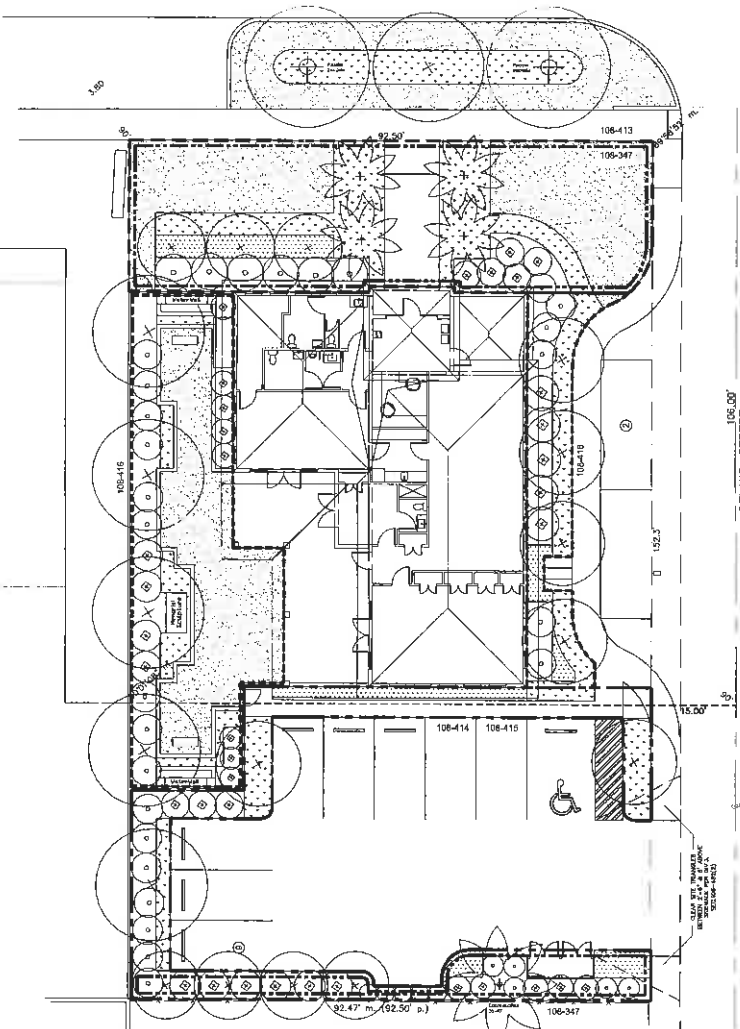
	0.323	>	0.276
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Total Volume Required: 0.323 ac-in

30% Credit for Dry Retention: 0.162 ac-in

Total Volume Provided: 0.179 ac-in

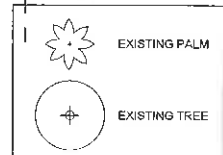
CONSTRUCTION MANAGEMENT
 PERITY ENGINEERING
 1010 EAST PALM BLVD SUITE 201
 WEST PALM BEACH, FL 33411
 TEL: (561) 833-3344 FAX: (561) 833-3345
 PERITY ENGINEERING
 1824 FLAGLER AVENUE
 KEY WEST, FL 33040
 JCD NO: 141080
 DRAWN: BGO
 DESIGNED: AEP
 CHECKED: AEP
 QC: []
 SHEET: C-1



LANDSCAPE PLAN
SCALE 1" = 10'-0"

SCALE: 1" = 10'-0"
1/8" = 1'-0" (SEE NOTES ON PLS. SHEET ADJUST SCALES ACCORDINGLY.)

NOTE: TRIANGLE INFORMATION PROVIDED BY THOMAS E. POPE ARCHITECT



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIFORNIA	WINDY	CANOPY	CONTAINER	SPACING	CONDITION
COO	19	Soursea tomentosa	Beachdune	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	Site Type
COS		Croton setosus	Croton Palm	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Condalia linearis	Coconut Palm	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	9' C/I
COO		Cordia alba	Banyan	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Chromolaena odorata	Japanese Palm	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	Site Type
COO		Cordia macrocarpa	Panama Palm	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I
COO		Cratogeomys insularis	Parakeet	Yes	3'-4"	10'-12"	2'-10"	45 Gal	As Shown	6' C/I

SEC. 10B-411/415 MINIMUM LANDSCAPE REQUIREMENTS

Minimum Landscaped Areas - Sec. 10B-412 (a)

Site Area 14,095 SF = 20% Minimum Area of Building Site

RF / % Required: 2,819 SF / 20%

RF / % Provided: 5,758 SF / 41%

Minimum Native Plant Requirement 70% - Sec. 10B-412 (b)

Native Plants	Exotic Plants	Total Plants Provided	Percent Provided
213	213	426	100%

Minimum Standards Landscaping Along Street Frontage Right-of-Way - Sec. 10B-413

Area of Site Lines: 3' x 20' = 60' (Required Landscaping 17' and 40' Plant Units / 1271 SF)

RF / % Property Line Alonging Street Frontage / 100% = 90%

Canopy / Shade Trees	Plant Units	Plant Units Provided
Canopy / Ornamental Trees	3	3
Shade	0	3
Total Plant Units Provided		308

Requirements for Interior Parking Lot Landscape Areas - Sec. 10B-414

Size and Composition of Interior Landscaping

Parking Lot Minimum Landscape Area 20%

RF / % Required: 948 SF

RF / % Provided: 1,144 SF

Pedestrian Pathways / Lot Landscape Requirements - Sec. 10B-415

5' Strip 100' x 10' SF = 1000 SF of Landscaping

Plant Units	Total Required	Total Provided
Canopy / Shade Trees	1	22
Total Plant Units Provided	1	22

Landscaping Requirements in Nonvehicular Open Space (NOS) - Sec. 10B-416

Percent of 600 sq. ft. in Low to No Traffic NOS: 4 trees / 2000 SF of NOS

17 82% of 2,000 SF of Site = Nonvehicular Open Space

2,000 SF / 2000 = 1.24 RF / 4 Trees

Total Trees Required: 8 Trees
Total Trees Provided: 8 Trees

SEC. 10B-340/353 OPEN SPACE, SCREENING AND BUFFERS

Open Space - Sec. 10B-340 (a)

Site Area 14,095 SF = 20% Minimum Area of Building Site

RF / % Required: 2,819 SF / 20%

RF / % Provided: 5,758 SF / 41%

Landscaping Areas

Acres Recreation / Permeable Areas

Plant Units	Total Required	Total Provided
Canopy Trees	4	40
Ornamental Trees	0	5
SPAs	200	1
Total Plant Units Provided	204	46

Landscaping Buffer South Property Line (Alonging West Side of)

Line 0' Buffer = 100' x 10' = 1,000 SF

22 Plant Units / 100' x 10' = 66 RF Plant Units Required

Plant Units	Total Provided	Plant Units	Plant Units Provided
Canopy Trees	4	10	40
Ornamental Trees	0	5	15
SPAs	200	1	50
Total Plant Units Provided	204	65	105

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE LLC

2625 Porca de Leon Blvd.,
Suite 200
Coral Gables, Florida 33134
305.461.5251
Enewland@elizabethnewland.com

Scale:
Elizabeth Newland
Registered Professional Landscape Architect
#14891 (FL)
State of Florida
Contractors

Revisions:
10/17/14 Design Data Tables
11/07/14 Site Plan
11/18/14 Site Plan

LEARNING CENTER
1908 FLAGLER AVENUE
KEY WEST, FLORIDA

Drawing No: 144
Project #: 144
Drawn By: [Signature]
Checked By: [Signature]

10B-1
SCHEMATIC LANDSCAPE PLAN
Sheet Number:
L-1.0

Date: 10/26/14