

**PLANNING BOARD  
RESOLUTION No. 2012-27**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING VARIANCES  
TO THE COASTAL CONSTRUCTION  
CONTROL LINE SETBACK REQUIREMENTS  
FOR A MINOR DEVELOPEMNT PLAN FOR A  
FEMA COMPLIANT BUILDING PER SECTION  
122-1148(2) FOR PROPERTY LOCATED AT 202  
WILLIAM STREET (RE# 00072082-003900),  
UNDER THE CODE OF ORDINANCES OF THE  
CITY OF KEY WEST, FLORIDA; PROVIDING  
FOR AN EFFECTIVE DATE.**

**WHEREAS**, Code Section 90-391 allows applicants to request variances from the Planning Board; and

**WHEREAS**, Section 122-1148(2) of the Code of Ordinances provides that the maximum dimensional requirements for the Coastal Control Line setback requirements at 202 William Street is 30 feet; and

**WHEREAS**, the applicant requested a variance to Coastal Control Line setback requirements to allow redevelopment of proposed leasehold portions of the Key West Bight; and

**WHEREAS**, this matter came before the Planning Board at a special public hearing on May 31, 2012; and

  
Chairman

 Planning Director

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that the literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will

  
Chairman  
  
Planning Director

not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the variance to the Coastal Construction Control Line setback requirement for 17’ from the 30’ required for the redevelopment of an office associated with a Minor Development Plan located at 202 William Street (RE# 00072082-003900) in the Key West Bight per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown on the attached plan date stamped May 2012, with the following condition:

1. That the application for a Minor Development Plan with conditions is approved.

**Section 3.** It is a condition of this variance that full, complete, and final application for all

  
Chairman  
  
Planning Director

permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

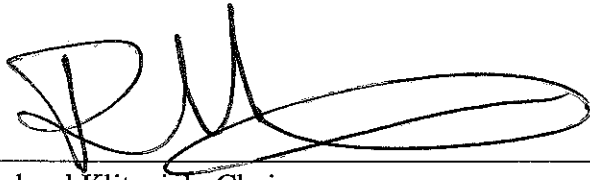
**Section 6.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty

five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a special meeting held this 31st day of May, 2012.

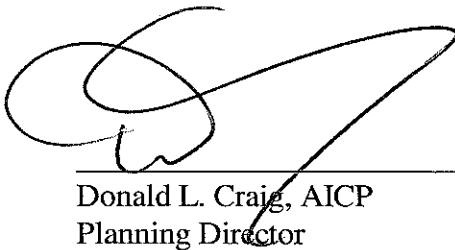
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman  
Key West Planning Board

6/6/2012  
Date

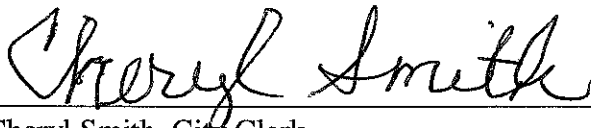
**Attest:**



Donald L. Craig, AICP  
Planning Director


6-5-12  
Date

**Filed with the Clerk:**



Cheryl Smith, City Clerk

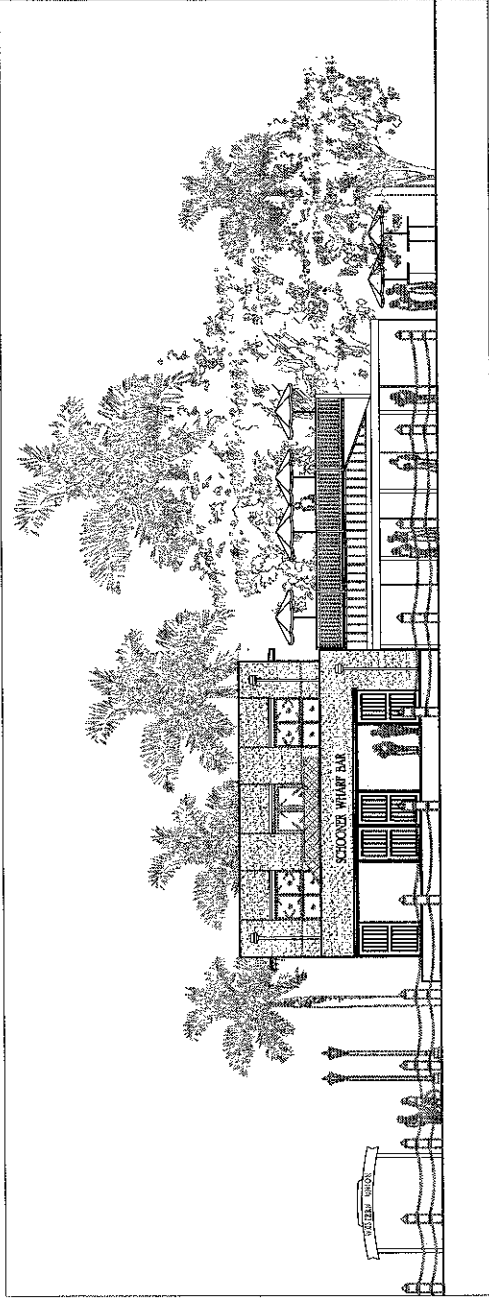
6-6-12  
Date



Chairman  
Planning Director

# SCHOONER WHARF BUILDING

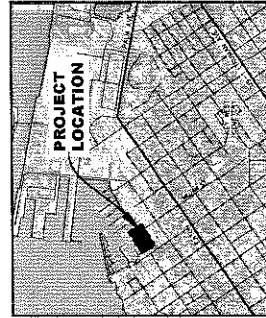
202 WILLIAM STREET  
CITY OF KEY WEST, FLORIDA 33043  
May 2012



**OWNER:**  
CITY OF KEY WEST  
201 WILLIAM STREET  
KEY WEST, FL 33040  
OWNER'S AUTHORIZED AGENT:  
MARILYN WILBARGER

**MAYOR:**  
CRAIG CATES

**CITY COMMISSIONERS**  
JIMMY WIEKLEY - DISTRICT I  
MARK ROSSI - DISTRICT II  
BILLY WARDLOW - DISTRICT III  
TONY YANIZ - DISTRICT IV  
TERI JOHNSTON - DISTRICT V  
CLAYTON LOPEZ - DISTRICT VI



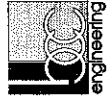
**VICINITY MAP**  
CIVIL & LANDSCAPE

**CHEN MOORE**  
& ASSOCIATES  
P.C.

1444 Biscayne Boulevard,  
Suite 204  
Miami, Florida 33132  
Tel: 786.497.1500  
Fax: 786.497.2300  
EB 0004593  
www.chenmoore.com

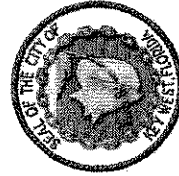
*Bender & Associates*  
**ARCHITECTS**  
P.C.

410 Argalia Street  
Key West, Florida 33040  
Tel: 305.296.1347  
Fax: 305.296.2727  
Florida License No. AAC02022



7300 North Kendall Drive,  
Suite 400  
Miami, Florida 33156  
Tel: 305.670.2350  
Fax: 305.670.2351  
www.bcseng.com  
Certificate of Authorization No. 7184

Prepared for the  
**City of Key West**  
**Monroe County, Florida**



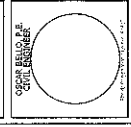
## INDEX TO DRAWINGS

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A7	PROPOSED ELEVATIONS AND SECTIONS
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LA-1	LANDSCAPE PLANS, NOTES & DETAILS

NOT FOR CONSTRUCTION

**HINZGS**  
REGISTERED PROFESSIONAL ENGINEERS  
**Hurfsey • Nicolaudes • Garcia • Suarez**  
INC.  
CONSULTING ENGINEERS

4600 SW 74 Court  
Miami, Florida 33155  
Tel: 305.270.8955  
Fax: 305.665.9891



GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS APPLICABLE UNDER THE CITY OF KEY WEST AS FOLLOWS:
2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES THAT RESULTS FROM THE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF MAKING ANY CONNECTION TO AN ACTIVE PRELINE OR UTILITY SYSTEM.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE IN WRITING BY THE UTILITY OWNER.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION OF THE SITE-SPECIFIC SURVEY TO OBTAIN PROJECT REQUIREMENTS AND TO OBTAIN A COPY OF THE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
6. ALL CONNECTIONS SHALL BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
7. THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE FOR ALL INSPECTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION TO MAINTAIN ACCESS TO ALL UTILITIES AND TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THESE PERSONS HAVING ACCESS TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES THAT RESULTS FROM THE WORK.
9. EXISTING CURBS, CONCRETE AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED UNDER CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND/OR RESET AFTER CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.
10. TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS ARE TAKEN FROM SURVEY PREPARED BY A.E. REECE, P.E. DATE 02/20/09 PHONE: (305) 872-1140.

PRE-CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA INC. CERTIFICATION NUMBER AT LEAST TWO (2) BUSINESS DAYS PRIOR TO BEGINNING AN EXCAVATION, CALL 811.
2. THE CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITIES LOCATIONS PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AND PAY FOR ALL APPLICABLE CONSTRUCTION PERMITS PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL IDENTIFY, LOCATE AND PROTECT ALL EXISTING MONUMENTS WITHIN THE WORK AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
5. THE CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN, BE COPY OF PLAN AND IMPLEMENT PLAN DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE DEMONSTRATION AS REQUIRED TO CONDUCT THE WORK. DEMONSTRATION SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

PAVING NOTES

1. UNDERGROUND UTILITIES SHALL BE COMPLETED OR STAKED PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.
2. ALL PAVEMENT SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
3. IF THE PLANS INDICATE A BUILT-UP BASE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
4. THE FINISH AND JACK CONSTRUCTION AND MATERIALS FOR THE FINISH AND JACK COURSES SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
6. THE MATERIAL TO BE USED AS A SUBGRADE SHALL BE SOIL OF FINISH GRADE VALUE SUCH AS PERMITTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
7. THE FINISH AND JACK COURSES SHALL BE COMPLETED OR STAKED PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.
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EARTHWORK NOTES

1. WHERE MIXED, GRAVEL OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSATURATED TO THE EXTENT OF THE EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN A COPY OF THE UTILITY RECORDS.
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ABBREVIATIONS

- |       |                          |
|-------|--------------------------|
| AC    | ASPHALTIC CONCRETE       |
| BM    | BENCHMARK                |
| CONC  | CONCRETE                 |
| COMP  | COMPACTED METAL PIPE     |
| EL    | ELEVATION                |
| EXIST | EXISTING GRADE           |
| FIN   | FINISHED FLOOR ELEVATION |
| FL    | FLOOR FINISH             |
| GR    | GRADE CHANGE             |
| INT   | JOINT                    |
| INVT  | INVERT ELEVATION         |
| PAYM  | PAYMENT                  |
| PC    | POINT OF CURVATURE       |
| PT    | POINT OF TANGENCY        |
| R     | RADIUS                   |
| L     | LENGTH                   |
| T     | TANGENT                  |

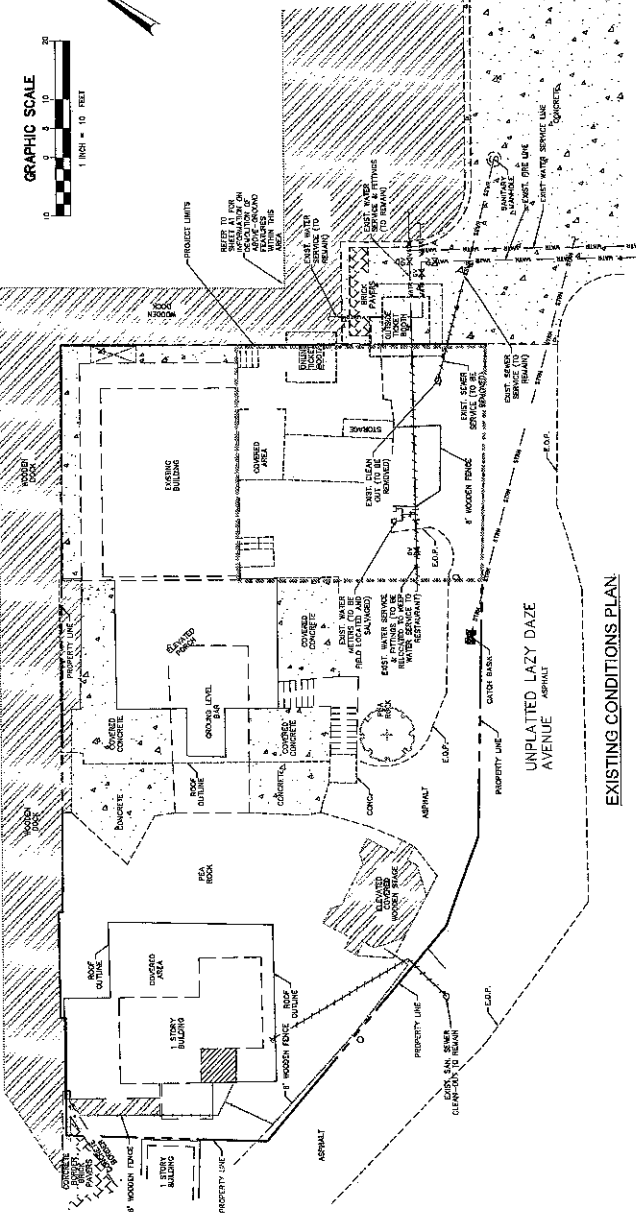
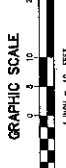
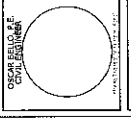
CURVE DATA:

- |      |  |
|------|--|
| FW   | POINT OF VERTICAL INTERSECTION                       |
| PVT  | POINT OF VERTICAL TANGENT OR END OF VERTICAL TANGENT |
| PC   | POINT OF CURVATURE                                   |
| REP  | REINFORCED CONCRETE PIPE                             |
| TC   | TOP OF CURVE   |
| SHOR | SHOULDER   |
| BM   | BENCHMARK  |
| TOP  | TOP OF CONCRETE                                      |
| TS   | TOP OF SLOPE   |
| TV   | TOP OF WALL ELEVATION                                |

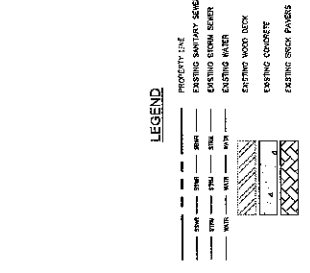
ABBREVIATIONS

- |       |                          |
|-------|--------------------------|
| AC    | ASPHALTIC CONCRETE       |
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| EL    | ELEVATION                |
| EXIST | EXISTING GRADE           |
| FIN   | FINISHED FLOOR ELEVATION |
| FL    | FLOOR FINISH             |
| GR    | GRADE CHANGE             |
| INT   | JOINT                    |
| INVT  | INVERT ELEVATION         |
| PAYM  | PAYMENT                  |
| PC    | POINT OF CURVATURE       |
| PT    | POINT OF TANGENCY        |
| R     | RADIUS                   |
| L     | LENGTH                   |
| T     | TANGENT                  |

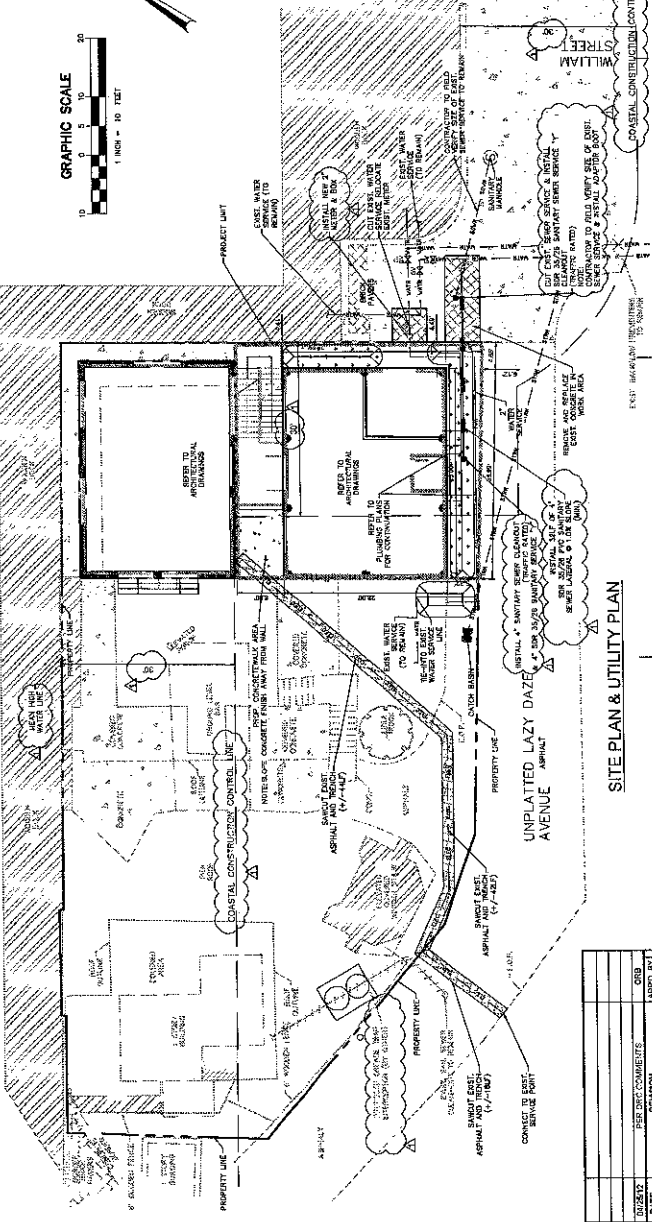
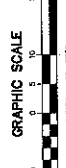




**EXISTING CONDITIONS PLAN**



- NOTES:**
1. EXISTING CONDITIONS BASED ON SURVEY BY R.E. REECE, P.A. DATED 8/25/06.
  2. EXISTING UTILITIES SHOWN BASED ON UTILITY AS-BUILTS PROVIDED AND CONFIRM ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION.



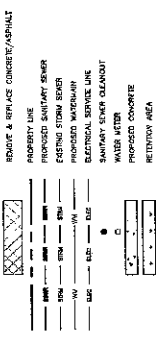
**SITE PLAN & UTILITY PLAN**

**PROPERTY INFO:**

PROPERTY INTEL: 202 WILLIAM STREET, KEY WEST, FLORIDA 33043  
 OWNER AND CONTACT PERSON: CITY OF KEY WEST, KEY WEST TOURISM DEPT  
 EXISTING ZONING: 1-15 (COMMERCIAL)  
 PROJECT NO.: 137-008

**LAND COVERAGE SUMMARY**

ITEM	PROJ. DEVELOPMENT	70% DEVELOPMENT
TOTAL AREA (SQ. FT.)	14,440	10,108
TOTAL AREA (AC.)	0.33	0.23
PERCENTAGE AREA	83.9%	70.0%

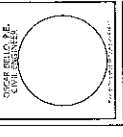


- UTILITY NOTES:**
1. ALL PROBABLE WATER WORK TO BE DONE IN ACCORDANCE WITH 2011 FPAA MINIMUM CONSTRUCTION STANDARDS.
  2. CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER SYSTEM PRIOR TO BEGINNING WORK.
  3. CONTRACTOR SHALL CONTACT THE CITY OF KEY WEST ENGINEERING DEPARTMENT FOR ASSISTANCE WITH ANY WORK RELATING TO CITY SEWER SYSTEMS. NO WORK SHALL BE COMPLETED ON A CITY OF KEY WEST SANITARY SEWER SYSTEM WITHOUT REPRESENTATIVE FROM THE ORIGINAL SERVICES DEPARTMENT PRESENT.

NO.	DATE	REVISED COMMENTS	ORIG	APP'D. BY
1	07/25/12			
2				
3				
4				
5				







**DRAINAGE CALCULATIONS**

**Water Quantity - Precipitation**

Project Area	0.038 ac	1,672 sf
Impervious Area	0.031 ac	44 sf
% Impervious	0.037 ac	1,628 sf
Rainfall for 25yr/24hr event (P)	9 in	
Rainfall for 25yr/3day event (P)	12.23 in	
Depth to Water Table	2 ft	
Permeability	1.860 in	
Soil Storage (S)	0.049 in	
Q <sub>peak</sub> = (P - 0.2S) / 2 (P + 0.8S)	12.172 in	

**Water Quantity - Evapotranspiration**

Project Area	0.038 ac	1,672 sf
Pervious Area	0.010 ac	433 sf
Impervious Area	0.028 ac	1,238 sf
% Impervious	74%	
Rainfall for 25yr/24hr event (P)	9 in	
Rainfall for 25yr/3day event (P)	12.23 in	
Depth to Water Table	2 ft	
Developed Available Storage	1.860 in	
Soil Storage (S)	0.488 in	
Q <sub>peak</sub> = (P - 0.2S) / 2 (P + 0.8S)	11.665 in	

Runoff Volume from 25 year 3 day storm

**Precipitation - Evapotranspiration**

Q <sub>peak</sub> - Q <sub>evap</sub>	-0.608 in	
Volume = Q <sub>A</sub>	0.000 ac-in	
Water Quality	0.038 ac	
Impervious Area	0.000 ac	
Surface Water	0.023 ac	
Roof Area	0.008 ac	
Pavement/Walkways	0.010 ac	
Pervious Area	0.015 ac	
Site area for Water Quality (Total area - (water surface + roof area)) Impervious area for water quality Area for water quality - pervious area)	0.005 ac	
% Impervious	35%	

A) One inch of runoff from drainage basin

B) 2.5 inches times percent impervious

Pre-treatment Required

50% reduction due to dry retention

Volume Provided

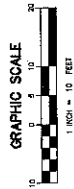
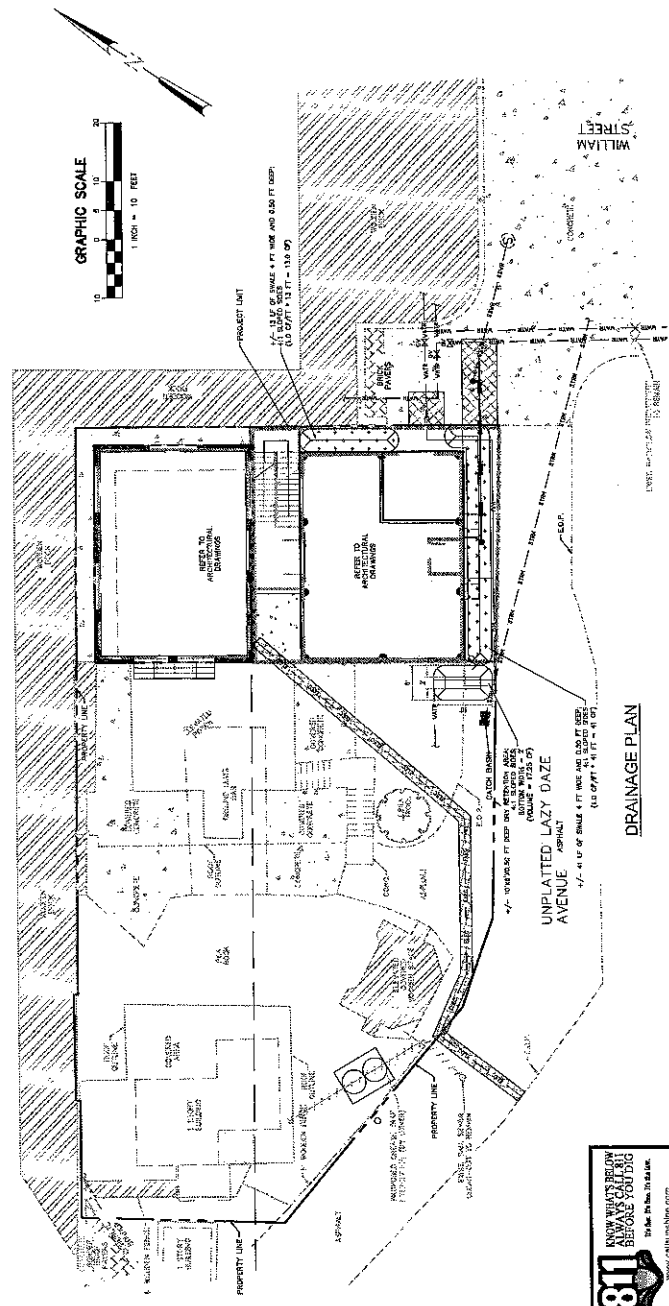
0.038	>	0.033
0.019	ac-in	71.25 CF
70.50	CF	

**LEGEND**

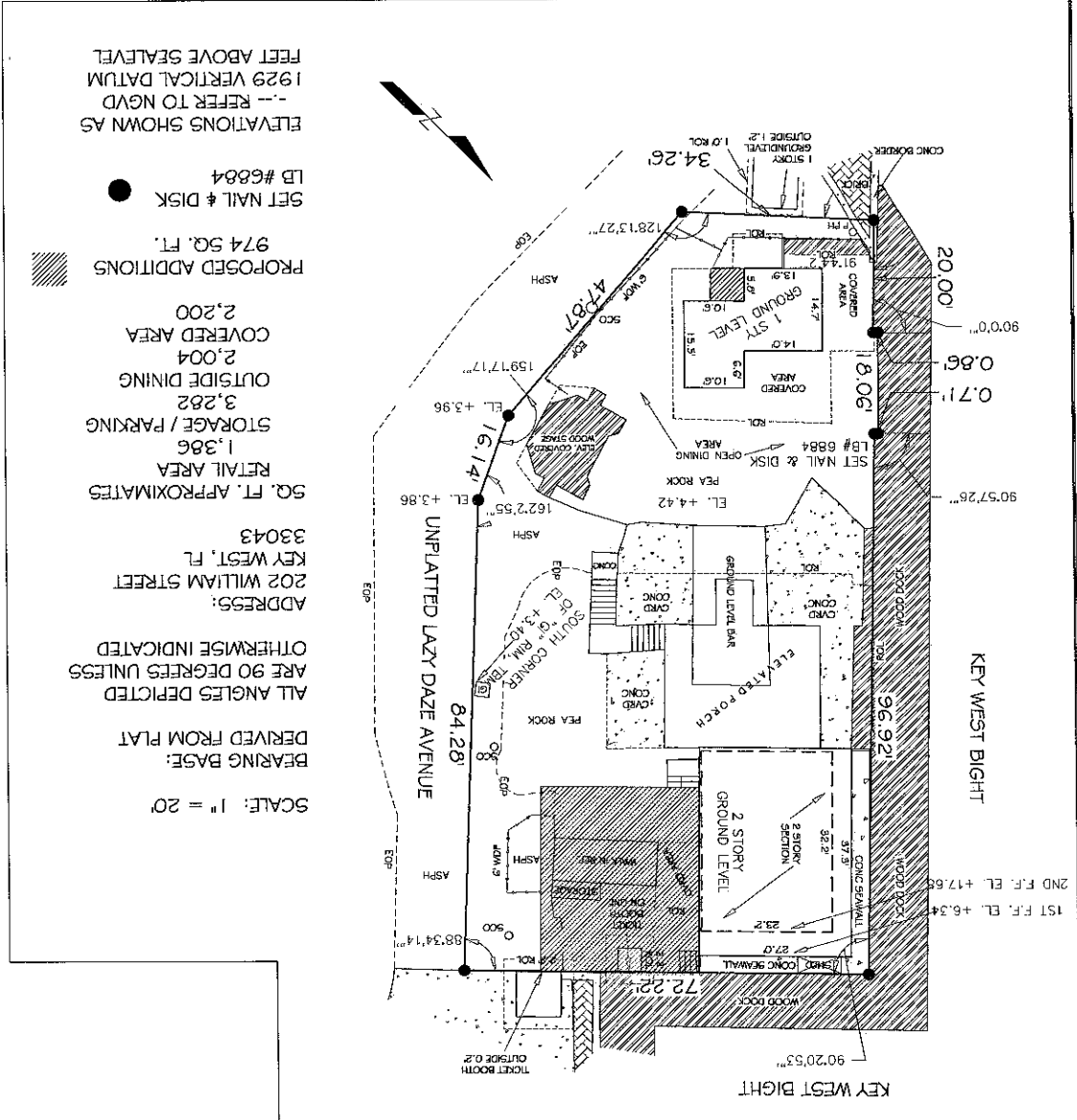
- REMOVE & REPLACE CONCRETE/ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETENTION AREA

**DRAINAGE NOTES**

- ROOF DRAIN SPACINGS DIRECTED TO DISCHARGE INTO DRY RETENTION/LANDSCAPE AREAS WITH SPASH BLOCKS TO PREVENT EROSION
- LANDSCAPE AREAS WITH RETENTION AREAS SHALL COMPLY WITH ALL CITY BEST MANAGEMENT PRACTICES
- THE LANDSCAPE AND DRY RETENTION AREAS SHALL NOT BE CONSTRUCTED TO OBSTRUCT STORMWATER FLOW TO ADJACENT PROPERTIES

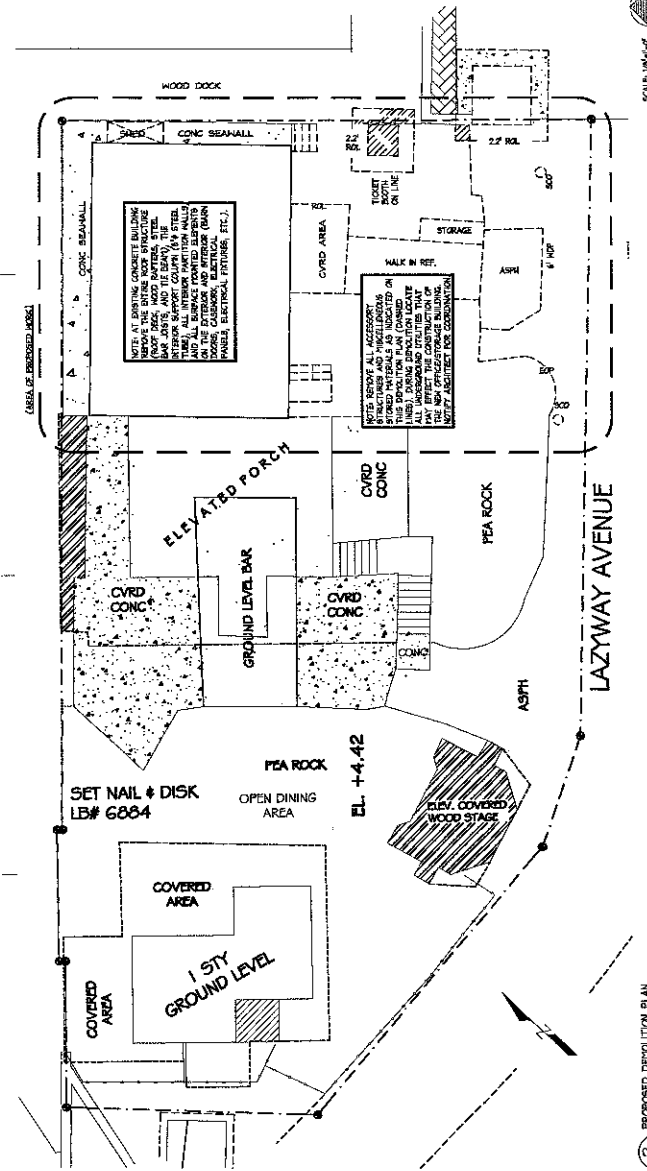
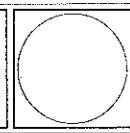


Handwritten circled number '2' with '00' written next to it.

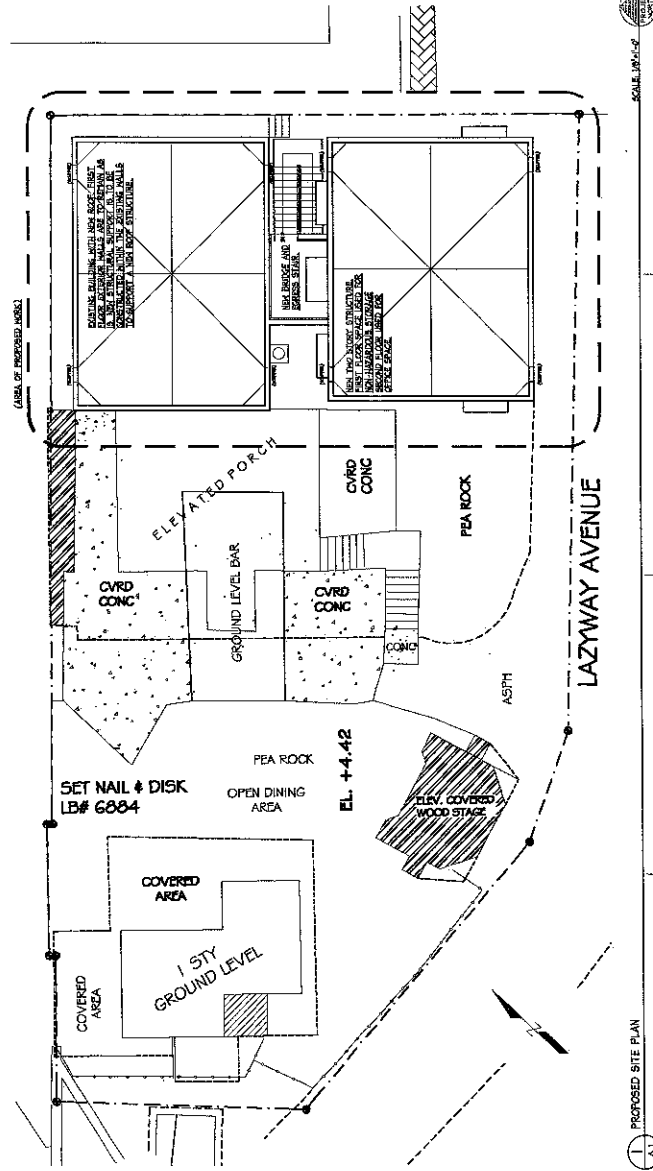


SCALE: 1" = 20'  
 BEARING BASE:  
 DERIVED FROM PLAT  
 ALL ANGLES DEFICED  
 ARE 90 DEGREES UNLESS  
 OTHERWISE INDICATED  
 ADDRESS:  
 202 WILLIAM STREET  
 KEY WEST, FL  
 33043  
 50. FT. APPROXIMATES  
 1,386  
 STORAGE / PARKING  
 3,282  
 OUTSIDE DINING  
 2,004  
 COVERED AREA  
 2,200  
 PROPOSED ADDITIONS  
 974 SQ. FT.  
 SET NAIL & DISK  
 LB #6884  
 ELEVATIONS SHOWN AS  
 --- REFER TO NGVD  
 1929 VERTICAL DATUM  
 FEET ABOVE SEALEVEL

Handwritten signature and initials.

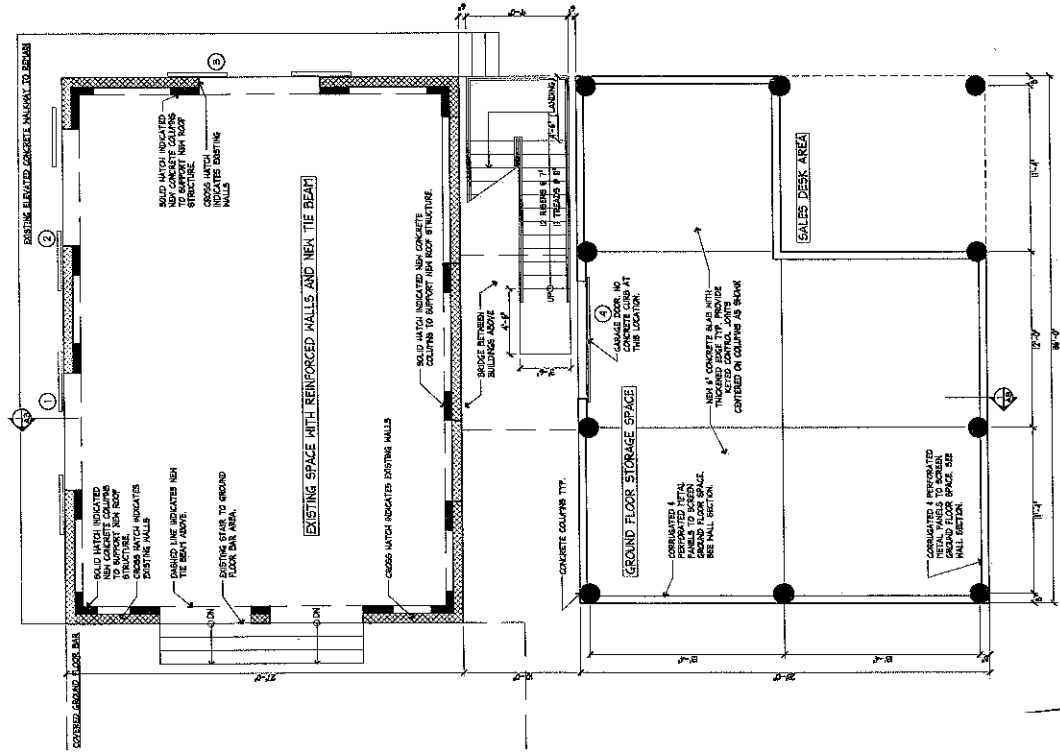
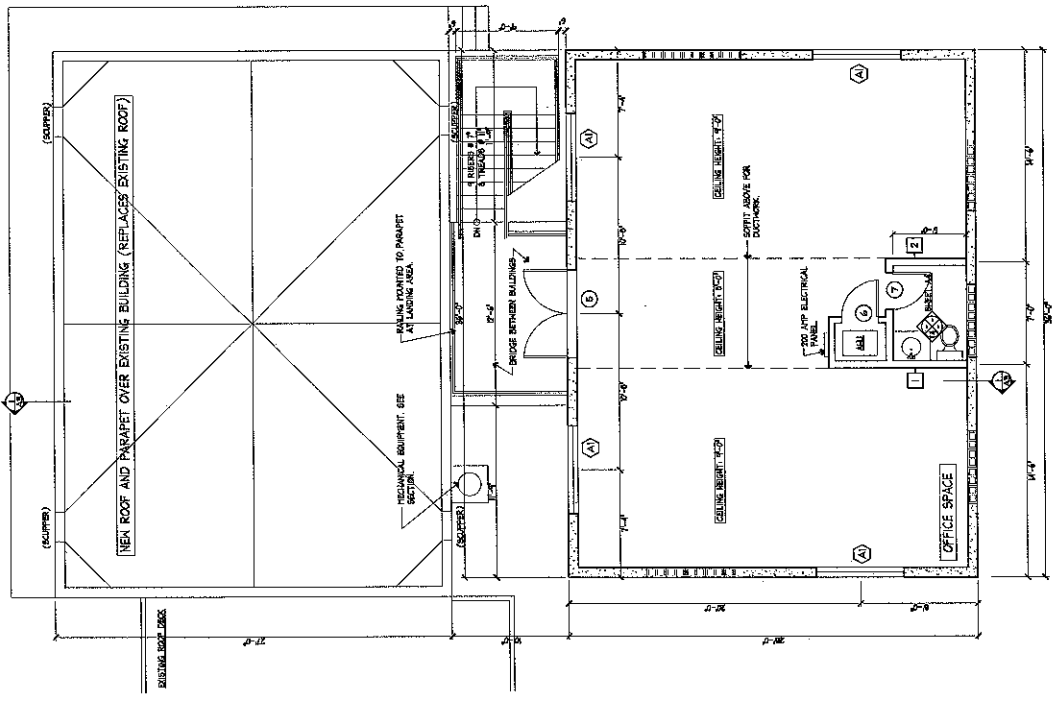


2. PROPOSED DEVOLITION PLAN

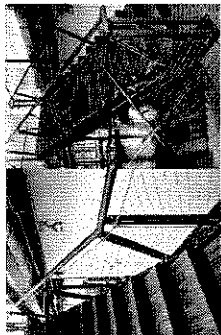


1. PROPOSED SITE PLAN

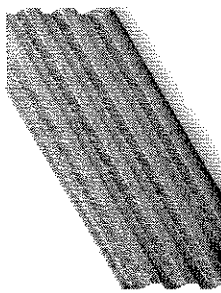
Handwritten signature or initials.



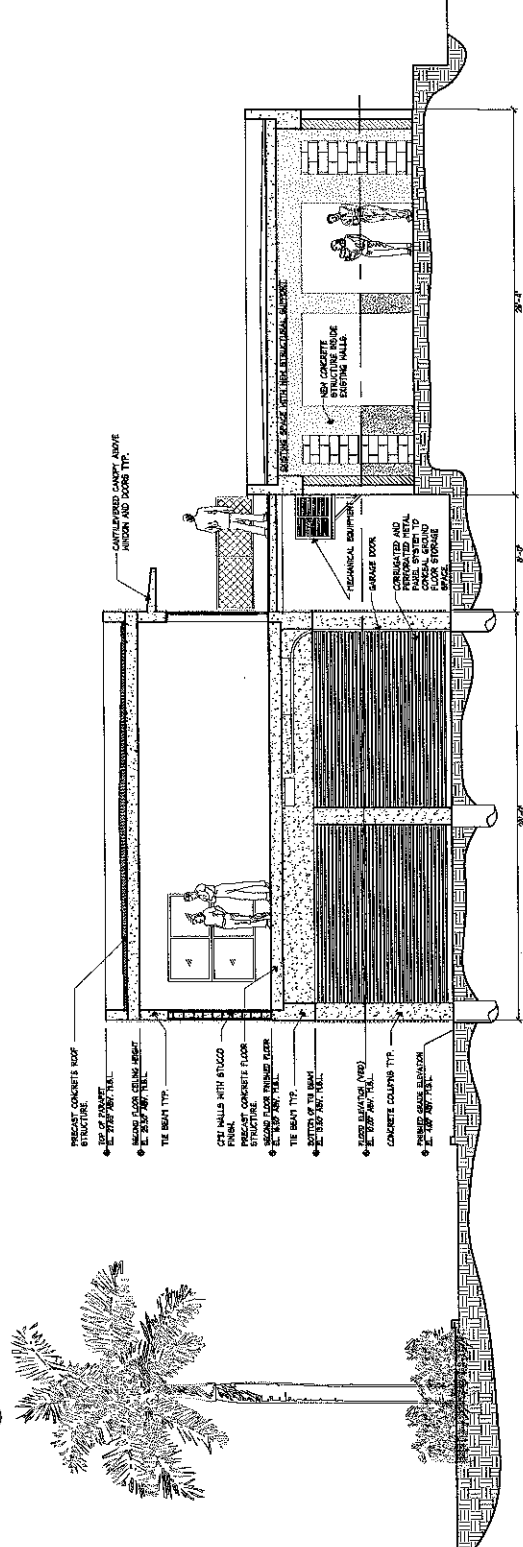
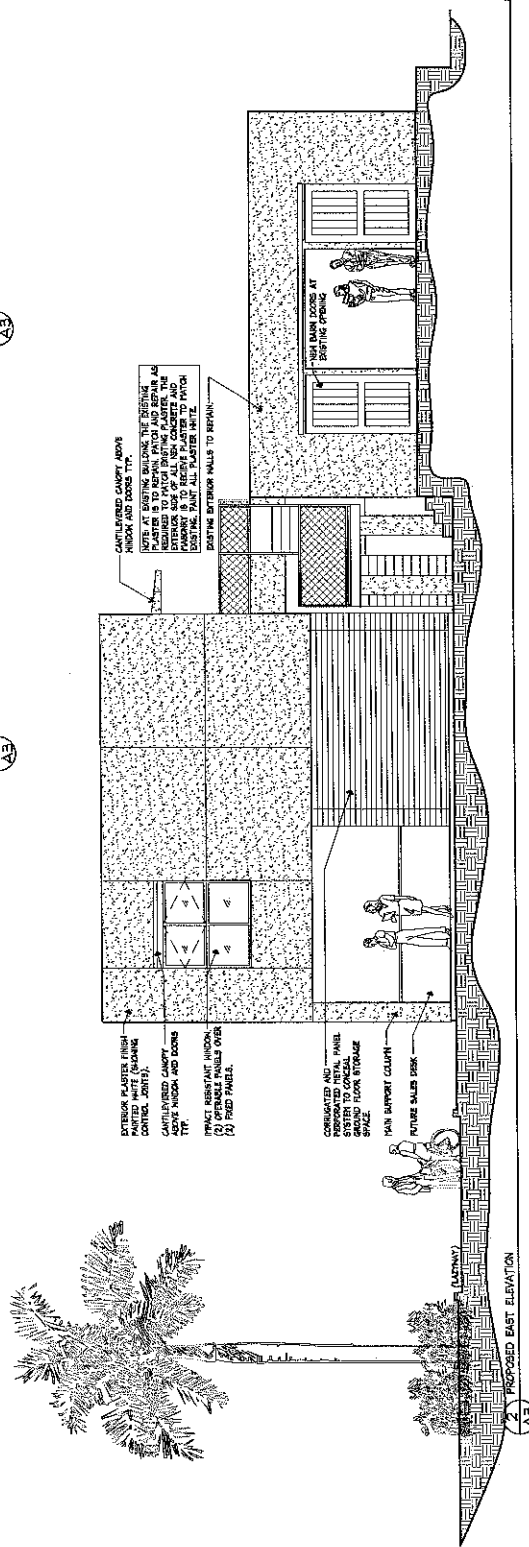
99  
 A2  
 PROPOSED GROUND FLOOR PLAN



3. EXAMPLE OF METAL PANEL AT STORAGE AREA. SCALE: 1/8" = 1'-0".



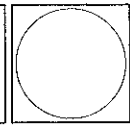
4. EXAMPLE OF RAILING MATERIAL. SCALE: 1/8" = 1'-0".



(Handwritten signature)

PROJECT NO. 2010-001  
DATE: 08/14/10  
PROJECT: SCHOONER WHARF BAR  
ARCHITECT: BENDER & ASSOCIATES, P.A.  
1000 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
Phone: 954.561.1111  
Fax: 954.561.1112  
Florida License # 11000002

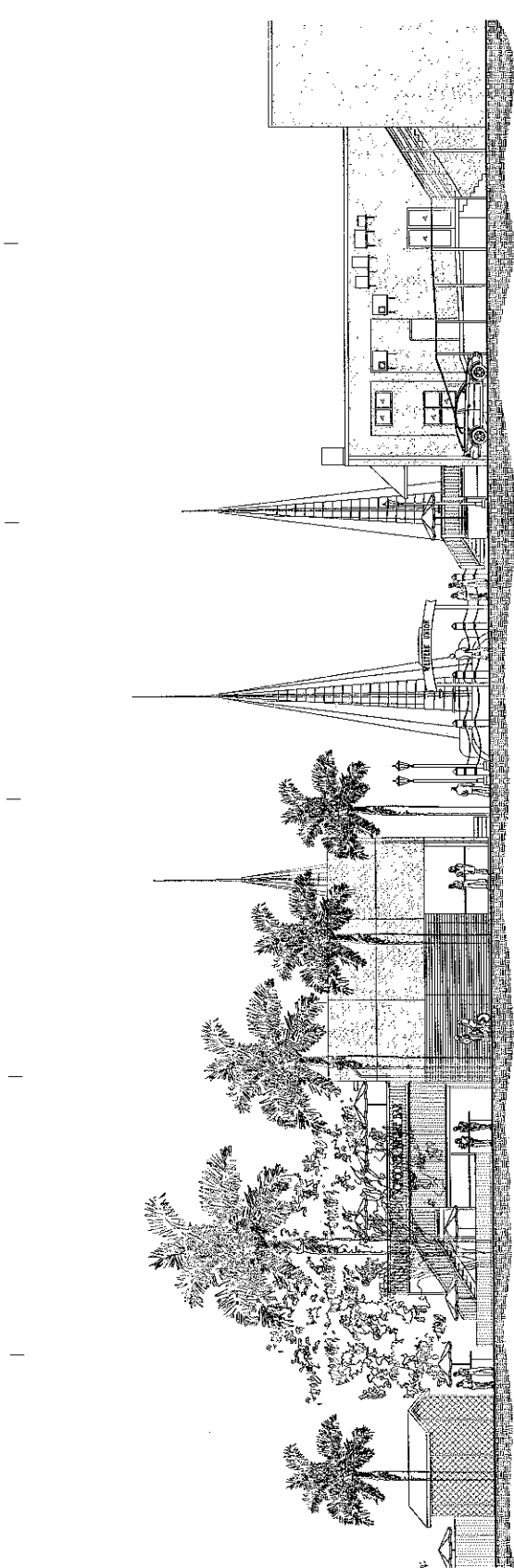
**SCHOONER WHARF BAR**  
KEY WEST, FLORIDA



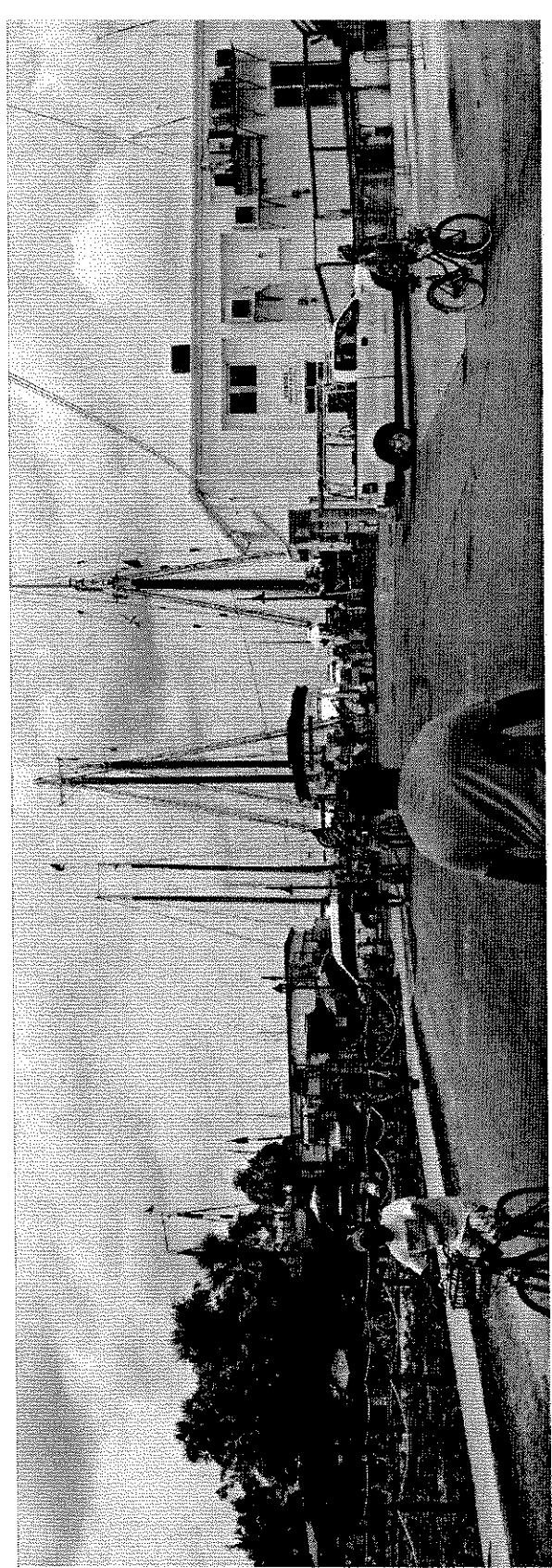
**Bender & Associates**  
ARCHITECTS  
P.A.

PROJECT NO.  
DATE

**A4**



2. PROPOSED SOUTH ELEVATION (LOOKING FROM HILLIARY STREET)

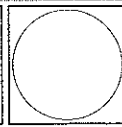


1. PHOTOGRAPH OF SITE (FROM HILLIARY STREET)

Handwritten initials and a circled 'A4'.



SCHOONER WHARF BAR  
KEY WEST, FLORIDA

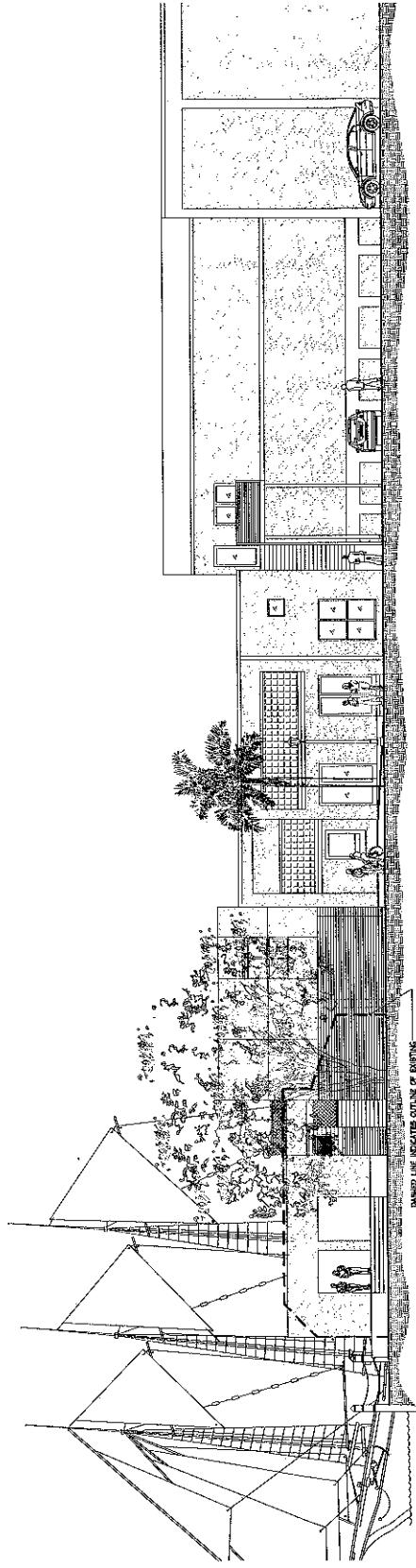


110 AVENUE SHAW  
KEY WEST, FLORIDA 33540  
ARCHITECTS  
P.A.  
PERMITS 1383 282-8787  
PERMITS 1383 282-8787  
PERMITS 1383 282-8787

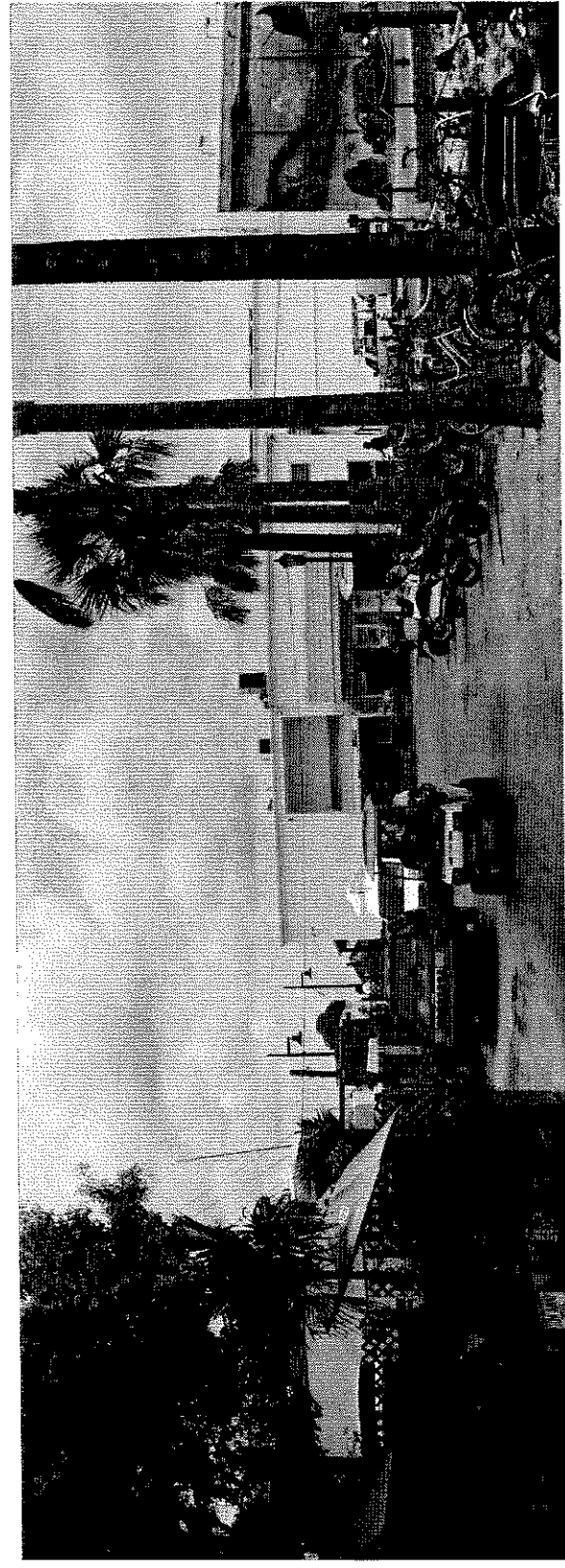
Bender & Associates  
ARCHITECTS  
P.A.

Project No.  
Date: 02/20/12

A5

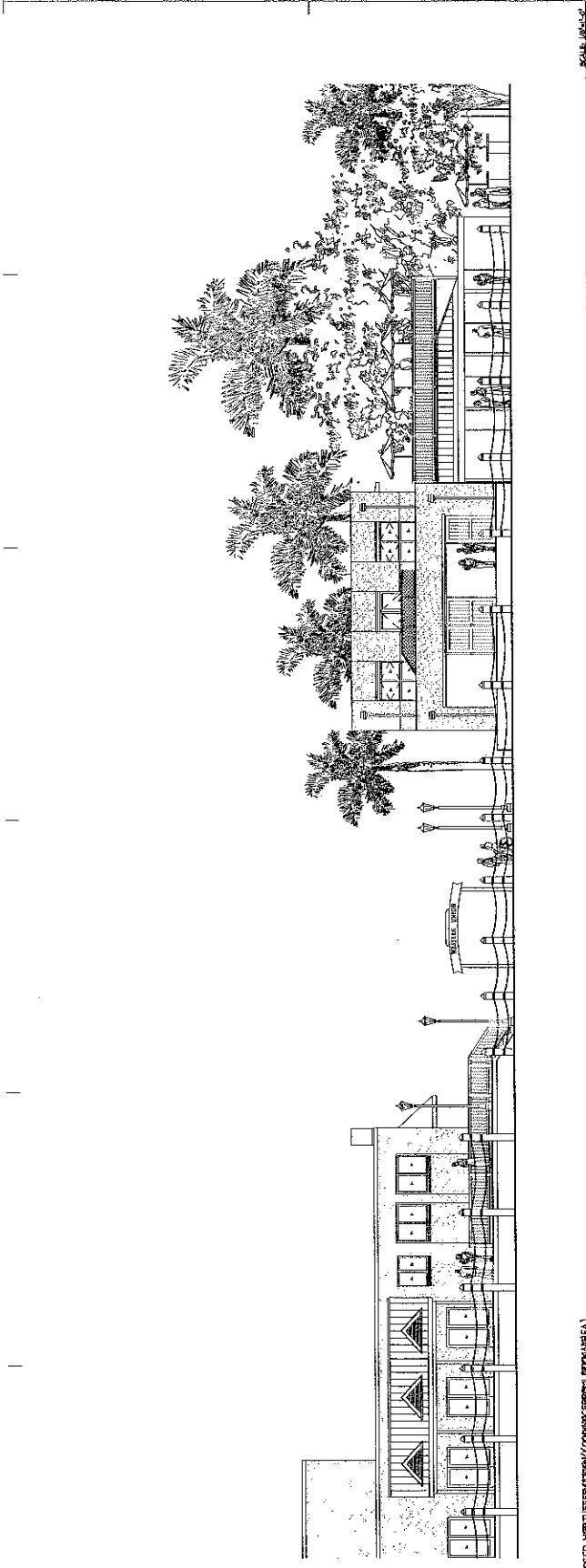


2 PROPOSED NEST ELEVATION (LOOKING FROM LAZAVAY)  
A5

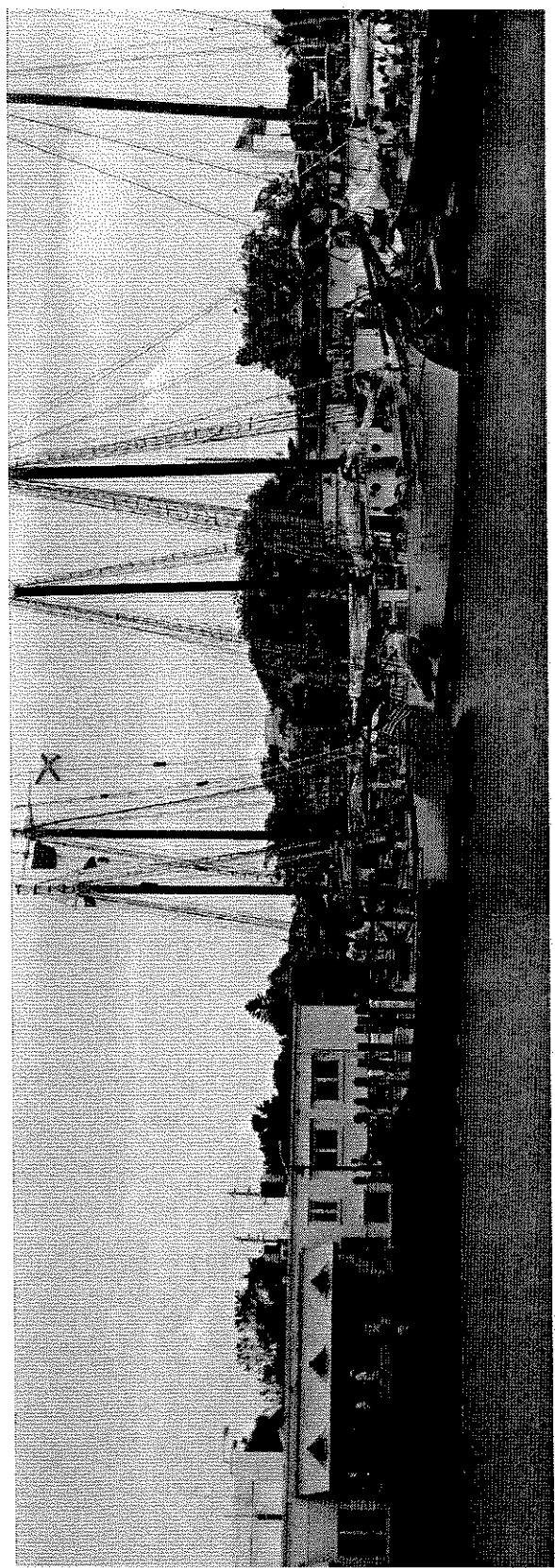


1 PHOTOGRAPH OF SITE (LOOKING FROM LAZAVAY)  
A5

Handwritten signature and initials.



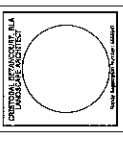
2 PROPOSED NEAR THE EXISTING (LOOKING FROM THE EXHIBIT AREA)



1 EXISTING PHOTO REFERENCE (LOOKING FROM EXHIBIT AREA)

A6



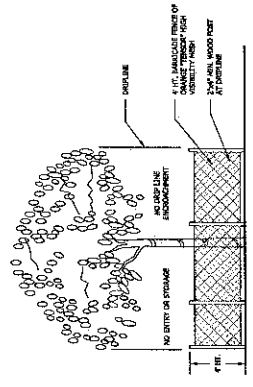


**LANDSCAPE SPECIFICATIONS**

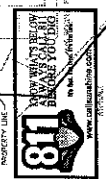
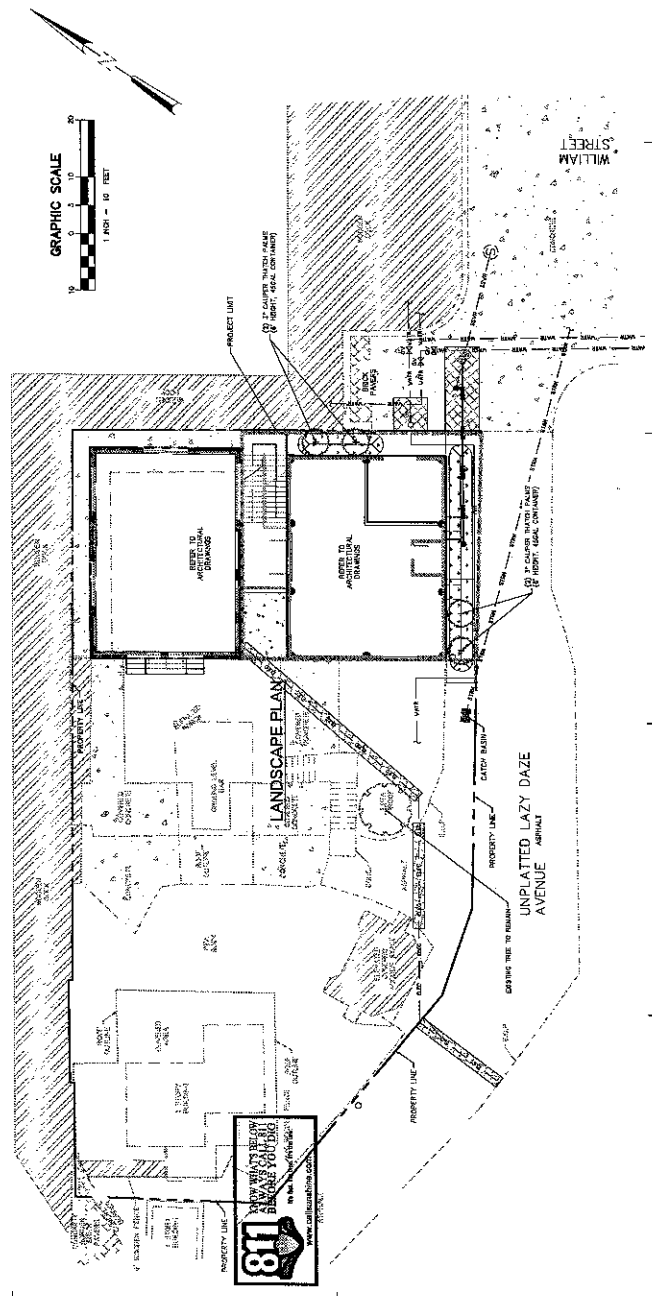
1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA OR BE FITTER AS ESTABLISHED BY "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL TREES SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. PLANTING: PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
4. WHERE THERE IS A DISCREPANCY BETWEEN THE PLANT LIST, THE PLANT TYPES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TYPES OR SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTING.
5. PLANTING: PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE CODES.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATIONS AND COORDINATING WITH ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
9. ALL TWO-TALL BARRIERS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE CODES.
10. AFTER FINAL GRADE, AREA TO BE EXCAVED TO 6" DEPTH AND ALL ROCK AND POORLY FORMING INORGANIC MATERIALS REMOVED AND DEPOSED OF PROPERLY OFF-SITE.
11. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
12. NO PLANTING SHALL BE DONE ON THE PLANT LIST. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
14. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY SUBSTITUTIONS SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. PLANTING: ALL PLANT MATERIAL SHALL BE FLORIDA OR BE FITTER AS ESTABLISHED BY "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
16. PLANTING: ALL PLANT MATERIAL SHALL BE FLORIDA OR BE FITTER AS ESTABLISHED BY "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE FOR ALL PLANTING MATERIALS, INCLUDING ALL NECESSARY PERMITS AND APPROVALS, AND ALL OTHER COSTS ASSOCIATED WITH THE PLANTING.
18. NO PLANT MATERIAL WILL BE ACCEPTED WITHOUT EVIDENCE OF QUALITY, QUANTITY, AND CONDITION. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "VARIABLES AND STANDARDS FOR NURSERY PLANTING" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
19. PLANT MATERIAL WILL NOT BE ACCEPTED WITHIN THE BALL OF DIRT UNLESS IT IS PROTECTED FROM DAMAGE BY THE CONTRACTOR.
20. PLANT MATERIAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
21. PLANT MATERIAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
22. PLANT MATERIAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
23. PLANT MATERIAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
24. PLANT MATERIAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.

**GENERAL NOTES**

1. THE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE CODES.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. THE WORK AND MATERIALS NECESSARY FOR MEETING THESE SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF THE WORK AND MATERIALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



**1 TREE PRESERVATION BARRICADE FENCING**  
 1/4" = 1'-0"



Handwritten signature or initials.