

**PLANNING BOARD
RESOLUTION NO. 2022-032**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AT 255 TRUMBO ROAD (RE# 00001720-000200) FOR CONSTRUCTION OF A TWENTY-FOUR (24) UNIT AFFORDABLE HOUSING DEVELOPMENT AND A ONE-STORY NONRESIDENTIAL STRUCTURE WITH A BUILDING AREA OF APPROXIMATELY 889 SF. ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – KEY WEST BIGHT (HRCC-2) ZONING DISTRICT; PURSUANT TO SECTION 108-91(A)(2), OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91(A)(2)(a) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic Residential Commercial Core – Key West Bight Zoning District, a Major Development Plan is required for the construction of permanent residential developments with five or more units; and

WHEREAS, the proposed use of the property consisting of a multiple-family residential dwelling and a water-related nonresidential use are permitted uses within the Historic Residential Commercial Core – Key West Bight (HRCC-2) zoning district pursuant to Code Section 122-717; and

WHEREAS, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly

USA Chairman
KPT Planning Director

noticed public hearing on May 19th, 2022; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

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

Section 2. The Major Development Plan for the construction of a twenty-four (24) unit multiple-family residential dwelling and an 889 square foot, one-story structure for a nonresidential water-related use on property located at 255 Trumbo Road (RE# 00001720-000200) in the Historic Residential Commercial Core – Key West Bight (HRCC-2) zoning district pursuant to Sections 108-91(A)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated April 21, 2022, is hereby approved with the following conditions:

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated 4/21/2022 by Gavin Wade Scarborough. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications

WBL Chairman
KPH Planning Director

may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. The City of Key West pump station along Trumbo Road shall remain accessible for maintenance.
4. In the HRCC-2 zoning district, the Code requires, “. . . only water-related uses shall be located between the 30-foot setback and the 100-foot setback from the mean high water or the bulkhead.”; *Water-related uses* means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses and/or provide supportive services to persons using a duly permitted marina.
5. All Brazilian pepper trees, an invasive exotic plant species, currently on the site will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and



Chairman



Planning Director

Australian Pine (*Casuarina equisetifolia*).

6. Plans need to show clearly curbing or parking stops being placed in the parking area to protect landscaped areas.

Conditions prior to the City Commission hearing:

8. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to issuance of a building permit:

9. The applicant shall provide a Life Safety Plan, consistent with any local, state or federal laws, for review and approval by the City's Fire Department.
10. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
11. Residential development is subject to the 2019 "Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement" between the City of Key West and Monroe County. The proposed project will comply with the terms of this agreement, and with the affordable housing requirements of Section 122-720 and the City's Workforce Housing ordinance.



Conditions prior to issuance of a Certificate of Occupancy:

12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Section 3. This resolution 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 4. 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 5. 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 shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO 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.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

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



Sam Holland, Planning Board Chair

6/21/22
Date

Attest:



Katie P. Halloran, Planning Director



6/21/2022
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

6-22-22
Date

 Chairman
 Planning Director



1 TITLE DESCRIPTION

THIS LAND REFERENCE TO THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF MONROE COUNTY, FLORIDA, WHICH IS A PUBLIC ENTITY UNDER THE CONSTITUTION AND STATUTES OF THE STATE OF FLORIDA. MONROE COUNTY, FLORIDA, IS A PUBLIC ENTITY UNDER THE CONSTITUTION AND STATUTES OF THE STATE OF FLORIDA. THIS SURVEY IS CONDUCTED FOR THE PURPOSES OF THE TITLE INSURANCE POLICY ISSUED BY THE SURVEYOR TO THE PROPERTY OWNERS...

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEME OF THE SURVEY ARE IDENTICAL TO THE TITLE DESCRIPTION AND SCHEME OF THE SURVEY PREVIOUSLY FILED WITH THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, ON 10/15/2019...

3 ZONING INFORMATION

ZONING NOT APPLICABLE

4 FLOOD INFORMATION

AS SHOWN ON THE FLOOD ZONE MAP, THE SUBJECT PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD. THE SUBJECT PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD...

5 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B' SECTION TWO EXCEPTIONS: 1. THE SUBJECT PROPERTY IS NOT SUBJECT TO A FEDERAL LENDING LAW. 2. THE SUBJECT PROPERTY IS NOT SUBJECT TO A FEDERAL LENDING LAW...

6 PARKING INFORMATION

NO PARKING OR STORAGE ON SITE

7 CEMETERY

THIS PROPERTY IS NOT SUBJECT TO ANY RIGHTS OR INTERESTS OF A CEMETERY...

8 NORTH ARROW / SCALE



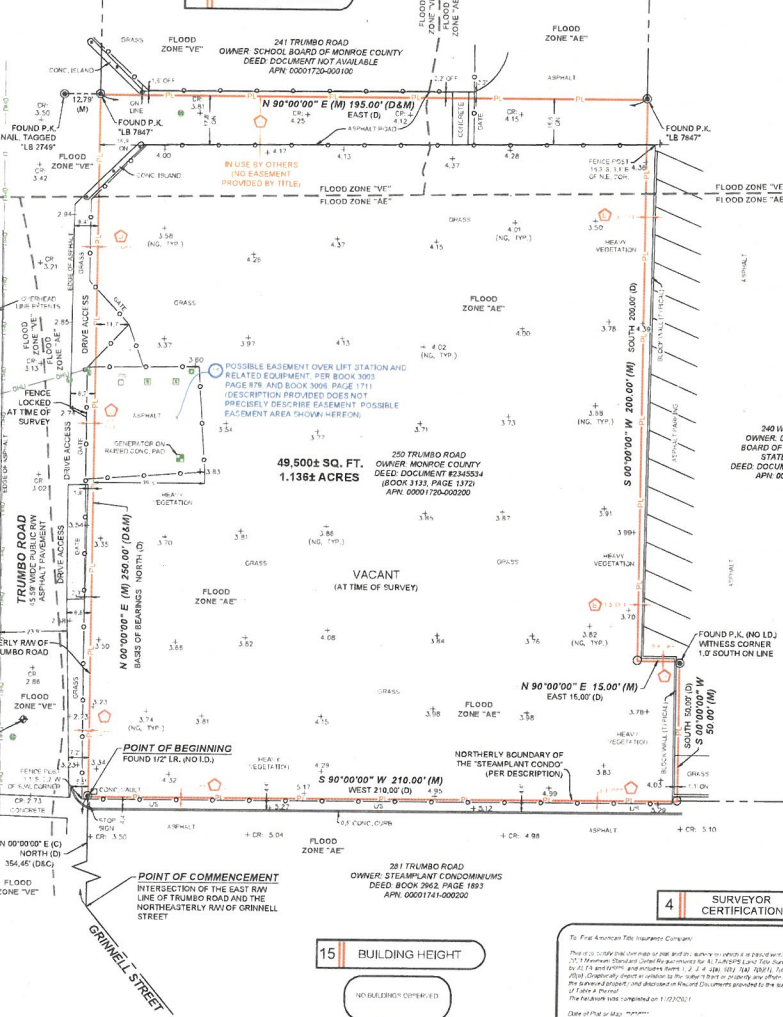
9 LEGEND

Legend key listing various symbols for: 1. COORDINATE POINT, 2. FENCE (WOODEN), 3. FENCE (CONCRETE), 4. DRIVE, 5. DRIVE ACCESS, 6. DRIVEWAY, 7. DRIVEWAY ACCESS, 8. DRIVEWAY END, 9. DRIVEWAY TURN, 10. DRIVEWAY JUNCTION, 11. DRIVEWAY CURVE, 12. DRIVEWAY CURVE CENTERLINE, 13. DRIVEWAY CURVE END, 14. DRIVEWAY CURVE BEGINNING, 15. DRIVEWAY CURVE TERMINATION, 16. DRIVEWAY CURVE INTERSECTION, 17. DRIVEWAY CURVE OFFSET, 18. DRIVEWAY CURVE CORRECTION, 19. DRIVEWAY CURVE ADJUSTMENT, 20. DRIVEWAY CURVE REVISION.

10 LAND AREA

49,500 ± SQ. FT. 1.136 ± ACRES

11 SURVEY DRAWING



12 SURVEYOR'S NOTES

- 1. THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CHARLOTTE, N.C., ON 10/15/2019. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAS RECORDED THIS REPORT FOR ALL PURPOSES. 2. SUBJECT TRACT IS A 1.136 ACRES TRACT... 3. THERE IS AN UNRECORDED EASEMENT OF EARTHWORK OVER THE SUBJECT PROPERTY... 4. NO UNRECORDED EASEMENT OF EARTHWORK OVER THE SUBJECT PROPERTY... 5. ALL REVISIONS TO THIS SURVEY DRAWING AND OTHER REVISIONS TO THE SURVEY DRAWING... 6. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 7. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 8. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 9. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 10. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 11. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY... 12. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY...

13 VICINITY MAP



14 KEY TO ALTA-SURVEY

Key to ALTA-SURVEY listing 20 items: 1. TITLE DESCRIPTION, 2. TITLE INFORMATION, 3. SURVEY DATA, 4. DRIVEWAY INFORMATION, 5. FLOOD INFORMATION, 6. CEMETERY, 7. DRIVEWAY INFORMATION, 8. ZONING INFORMATION, 9. DRIVEWAY INFORMATION, 10. DRIVEWAY INFORMATION, 11. DRIVEWAY INFORMATION, 12. DRIVEWAY INFORMATION, 13. DRIVEWAY INFORMATION, 14. DRIVEWAY INFORMATION, 15. DRIVEWAY INFORMATION, 16. DRIVEWAY INFORMATION, 17. DRIVEWAY INFORMATION, 18. DRIVEWAY INFORMATION, 19. DRIVEWAY INFORMATION, 20. DRIVEWAY INFORMATION.

15 Boundary and ALTA/NPS Land Title Survey

Boundary and ALTA/NPS Land Title Survey information including CDS Commercial Due Diligence Services logo, survey details, and project information.

16 PROJECT ADDRESS

350 Trumbo Road Key West, Florida 33040

17 SURVEYOR'S NAME

Norman, Oklahoma 73012

18 PROJECT NUMBER

21-11-0098

Handwritten notes in blue and black ink, including dates like 6/12/2023 and 6/21/23, and initials like 'CDS' and 'rele/10'.

Preliminary Statement: PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY.

ARCHITECTURE SHEETS

PROJECT DATA	A0.0
SITE PLAN	A0.1
LIFE SAFETY PLAN, FIRST FLOOR	A1.1
LIFE SAFETY PLAN, SECOND FLOOR	A1.2
EXTERIOR ELEVATIONS	A2.1
EXTERIOR ELEVATIONS	A2.2
CONTEXT SITE PLAN	A2.3

CIVIL ENGINEERING SHEETS

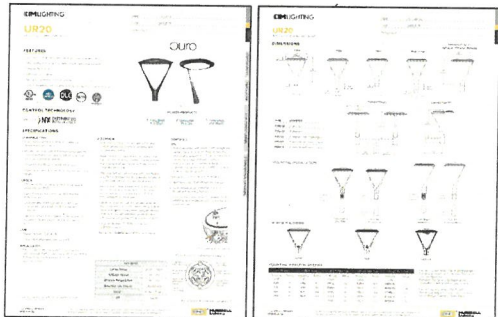
EROSION CONTROL PLAN	C-100
CONCEPTUAL GRADING AND DRAINAGE PLAN	C-200

LANDSCAPE SHEETS

LANDSCAPE PLAN	L3.00
PLANT SCHEDULE AND DETAILS	L3.01



Mailbox Spec



Site Lighting

NARRATIVE OF REVISION 1, DATED 04-21-2022
 1. 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 2. ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 3. CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
 4. NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.

PROJECT SCOPE OF WORK

A 24 UNIT RESIDENTIAL BUILDING, SINGLE STORY NON-RESIDENTIAL BUILDING, AND SITE IMPROVEMENTS DESIGNED AND TO BE BUILT IN COMPLIANCE WITH SEVENTH EDITION 2020 FLORIDA BUILDING CODE.

APPLICABLE BUILDING CODES

FAIR HOUSING ACT
 FLORIDA BUILDING CODE, 11TH EDITION (2020) BUILDING
 FLORIDA BUILDING CODE, 11TH EDITION (2020) ACCESSIBILITY
 FLORIDA BUILDING CODE, 11TH EDITION (2020) ENERGY CONSERVATION
 FLORIDA BUILDING CODE, 11TH EDITION (2020) MECHANICAL
 FLORIDA BUILDING CODE, 11TH EDITION (2020) PLUMBING
 FLORIDA FIRE PREVENTION CODE
 NFPA 70 NATIONAL ELECTRICAL CODE

BUILDING

BUILDING NOTES	PROPOSED USE OF SPACE	PROPOSED USE OF SPACE
OCCUPANCY	R-2 (APARTMENTS)	B (OFFICE)
USE	RESIDENTIAL	BUSINESS
TYPE OF CONSTRUCTION	TYPE III-B	TYPE III-B
PER TABLE 506.2	10,000 SF PER FLOOR ALLOWABLE	10,000 SF PER FLOOR ALLOWABLE
PER TABLE 504.4	4 STORY ALLOWABLE	3 STORY ALLOWABLE
FIRE RESISTANCE RATINGS	2 HOUR EXTERIOR BEARING WALL NO RATINGS AT OTHER BUILDING ELEMENTS	2 HOUR EXTERIOR BEARING WALL NO RATINGS AT OTHER BUILDING ELEMENTS
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1	SPRINKLERS PROVIDED	SPRINKLERS NOT REQUIRED
EXISTING BUILDING SF	23,368 SF (1,665 SF PER FLOOR)	536 SF
EXISTING BUILDING STORIES	2 STORY	1 STORY

AREA SUMMARY - RESIDENTIAL BUILDING

LEVEL	BUILDING (EN-CLOSED)	BUILDING (UN-EN-CLOSED)	TOTAL
LEVEL 1	1,542 SF	1,678 SF	3,220 SF
LEVEL 2	1,542 SF	1,480 SF	3,022 SF
TOTAL	3,084 SF	3,158 SF	6,242 SF

AREA SUMMARY - NON-RESIDENTIAL BUILDING

LEVEL	BUILDING (EN-CLOSED)	BUILDING (UN-EN-CLOSED)	TOTAL
LEVEL 1	766 SF	0 SF	766 SF

PARKING SUMMARY

33 SURFACE PARKING SPACES TOTAL:
 26 RESIDENTIAL PARKING SPACES
 1 ACCESSIBLE PARKING SPACE
 6 SPACES TOTAL (1 PER 20 CAR UNIT)
 7 NON-RESIDENTIAL PARKING SPACES
 1 ACCESSIBLE PARKING SPACE
 6 SPACES TOTAL (1 PER 20 CAR UNIT)
 6 BICYCLE SPACES

TRUMBO VILLAGE

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
FLORIDA BUILDING CODE 2020, BUILDING FROM TABLE 1004.5			
INTERIOR BUILDING AREAS	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS
RESIDENTIAL - FIRST FLOOR	9,967	200 GROSS	49.9
FIRST FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	14.80
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	9.967
RESIDENTIAL - SECOND FLOOR	9,967	200 GROSS	49.9
SECOND FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	14.80
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	9.967
TOTAL OCCUPANTS			100

CAPACITY OF MEANS OF EGRESS			
FLORIDA BUILDING CODE 2020, BUILDING FROM SECTION 1005.1 AND TABLE 1020.2			
AREA	OCCUPANT LOAD	EGRESS COMPONENT	REQUIRED / PROVIDED
FIRST FLOOR	49.9	MIN. NUMBER OF EXITS	2 / 2
		CORRIDOR (INCHES)	44 / 60"
		CAPACITY (INCHES)	10.0 / 30"
		STAIRS (INCHES)	15.0 / (2) 40"
SECOND FLOOR	49.9	MIN. NUMBER OF EXITS	2 / 2
		CORRIDOR (INCHES)	44 / 60"
		CAPACITY (INCHES)	10.0 / 30"
		STAIRS (INCHES)	15.0 / (2) 40"

255 Truman Road

UNIT TYPE	INTERIOR AREA (SQ FT)	15' FSK	20' FSK	TOTALS
1 BEDROOM	620	2	3	5
1 BR UNROOM	234	2	3	5
2 BR UNROOM	815	2	2	4
2 BR UNROOM	500	2	4	6
2 BR UNROOM	915	2	4	6
UNIT TOTALS		12	12	24



Trumbo Village
 255 Truman Road
 Key West, FL

THOMAS E. POPE, P.E.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 298-3811
 610 White St., Key West, FL

date: 07/07/2021
 revision: 02/14/2022
 04/21/2022

sheet:
A0.0

255 Trumbo Road		
zoning		MPCC2
Flood Zone		AF 7
Design Flood Elevation (DFE)	DFE + 1.2'	0.0' HAVT
Flood Insurance Premium		\$ 30 / YEAR
Site Area		49,300
Street Area (SA)		14
Max Lot Coverage	50%	24,750.0
Existing Lot Coverage	0.0%	0.0
Proposed Lot Coverage	25.7%	12,712.0
Max Impervious Area	50%	24,750.0
Existing Impervious Area	0.0%	0.0
Proposed Impervious Area	56.1%	27,773.0
Min Open Space Ratio	0.75	37,000.0
Existing Open Space	0.00	0.0
Proposed Open Space	0.39	19,452.0
Max Height		35'
Setbacks		
Front		10'
Side (Street)		7.5'
Side		5'
Rear		15'

BUILDING AREAS (LOT COVERAGE)		
Non-Residential Building		1,813
Non-Residential Building		497
Total Lot Coverage (SF)		2,310
Lot Coverage (%)	0.0%	4.7%

SITE AREAS (IMPERVIOUS AREA)		
Asphalt		1,471
Concrete		472
Paved		2,275
Asphalt Paving	3,272	6,540
Concrete Paving (50% impervious)		2,265
Miscellaneous		25
Total Impervious Area (SF)	4,045	11,773
Impervious Area (%)	8.2%	23.9%

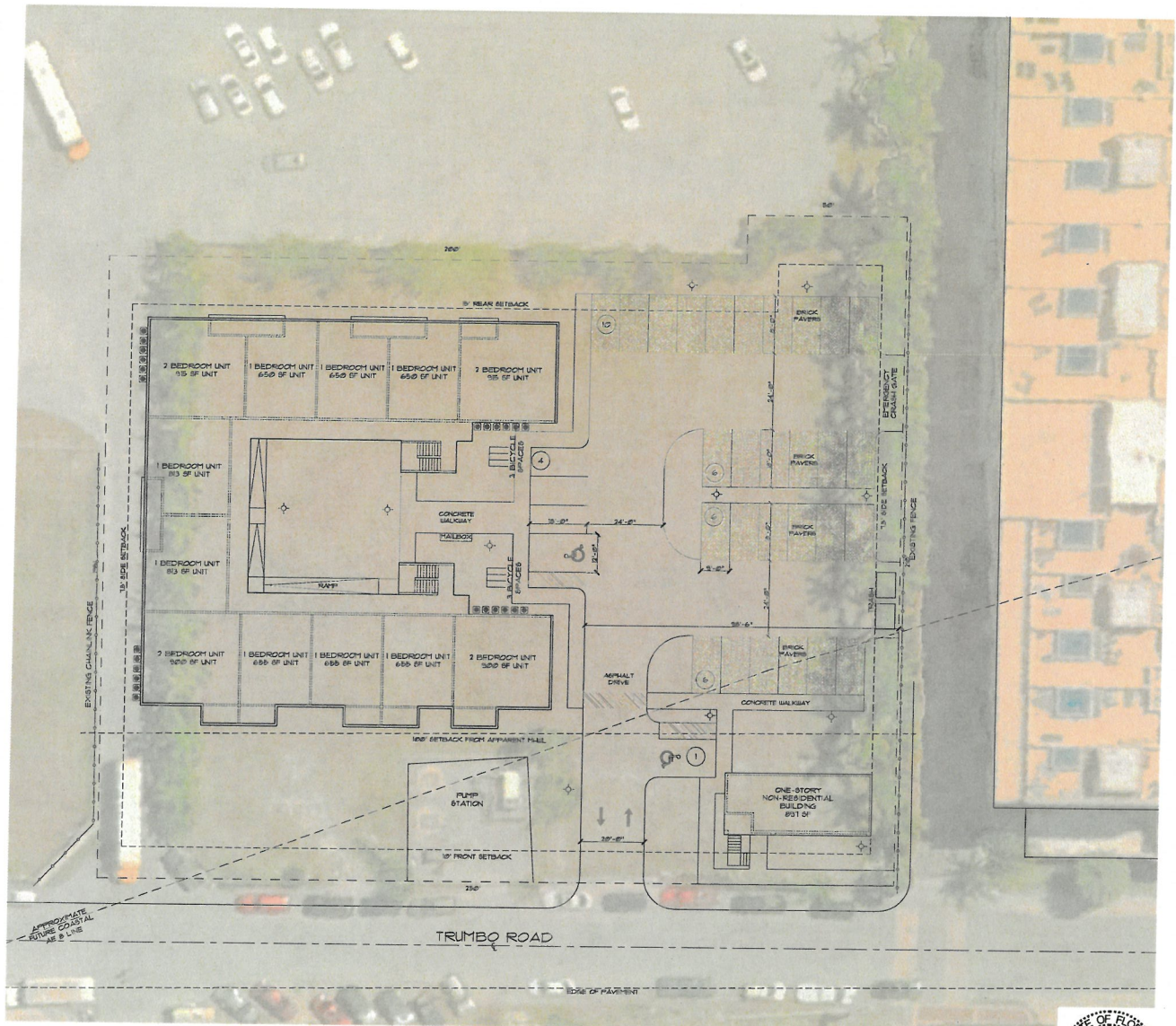
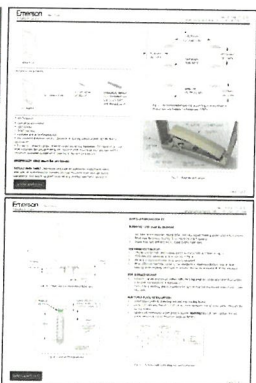
SITE AREAS (OPEN SPACE)		
Impervious Area	4,045	11,773
Proposed Paving (50% impervious)	4,045	2,265
Open Space (SF)	44,657	19,459
Open Space Ratio	0.90	0.39

100' Setback Area		1,653.0
Min Open Space Ratio (Within 100' Setback)	0.50	8,265.0
Existing Open Space	0.00	0.00
Proposed Open Space	4,254.00	0.64

SITE AREAS (OPEN SPACE) WITHIN 100' SETBACK		
Non-Residential Building		897
Concrete	1,471	1,471
Paved		22
Asphalt Paving	650	1,300
Subtotal		3,910
Open Space (SF)	Sub Totals	4,354
Open Space Ratio	0.332	7.43%
	0.80	0.64



Bike Rack



NARRATIVE OF REVISION 2, DATED 04-21-2022
 1. 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 2. ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 3. CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
 4. NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.

Site Plan

1/8" = 1' - 0"



Trumbo Village
 255 Trumbo Road
 Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 298-3611
 610 White St., Key West, FL

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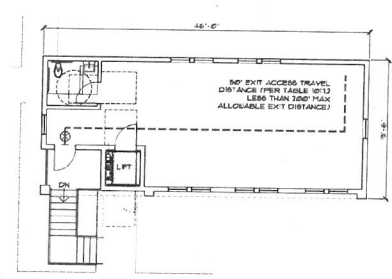
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LIFE SAFETY NOTES
 BUILDING EQUIPPED WITH FIRE SPRINKLERS
 IBC 2018 TABLE 607.3
 OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)
 HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR 1 DETENING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL BEDROOMS TO HAVE SMOKE DETECTORS. REFER TO FLOOR PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

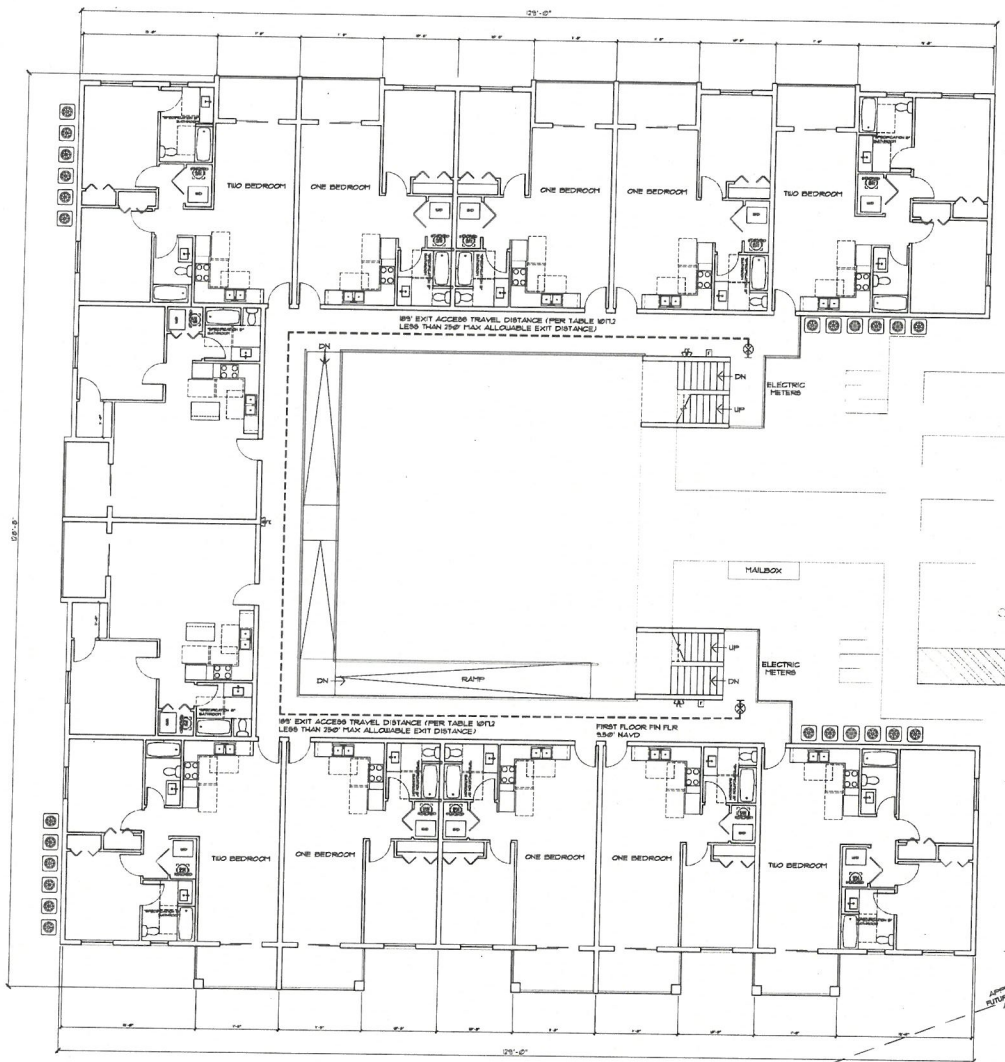
LEGEND
 REFER TO SHEET A3.0 FOR WALL DETAILS
 TWO HOUR FIRE SEPARATION
 EXIT PASSAGE
 WALL TYPE

LIFE SAFETY SYMBOLS
 SMOKE DETECTOR
 MANUAL PULL STATION
 HORN W/ STROBE
 FIRE EXTINGUISHER
 CARBON DETECTOR
 EXIT SIGN



Floor Plan
 1/8" = 1' - 0"

NARRATIVE OF REVISION 2, DATED 04-21-2022
 1. 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 2. ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 3. CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
 4. NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.



First Floor Plan
 1/8" = 1' - 0"



Trumbo Village
 255 Trumbo Road
 Key West, FL

THOMAS E. POPE, P.A.
 POPE SCARBROUGH ARCHITECTS
 (305) 296 3011
 610 White St., Key West, FL

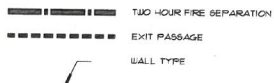
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LIFE SAFETY NOTES

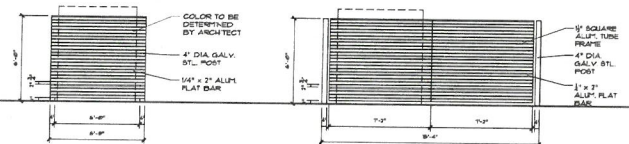
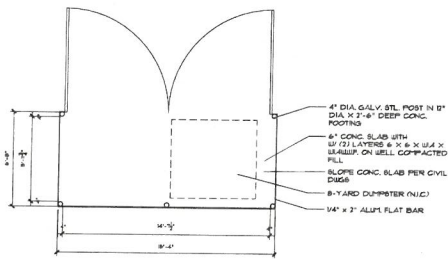
BUILDING EQUIPPED WITH FIRE SPRINKLERS
 IBC 707.2 TABLE 607.2
 OCCUPANCY TYPE R-2 750 FT TO EXIT (MAX ALLOWED)
 HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR 4 DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL BEDROOMS TO HAVE SMOKE DETECTORS. REFER TO FLOOR PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND : REFER TO SHEET A3.0 FOR WALL DETAILS

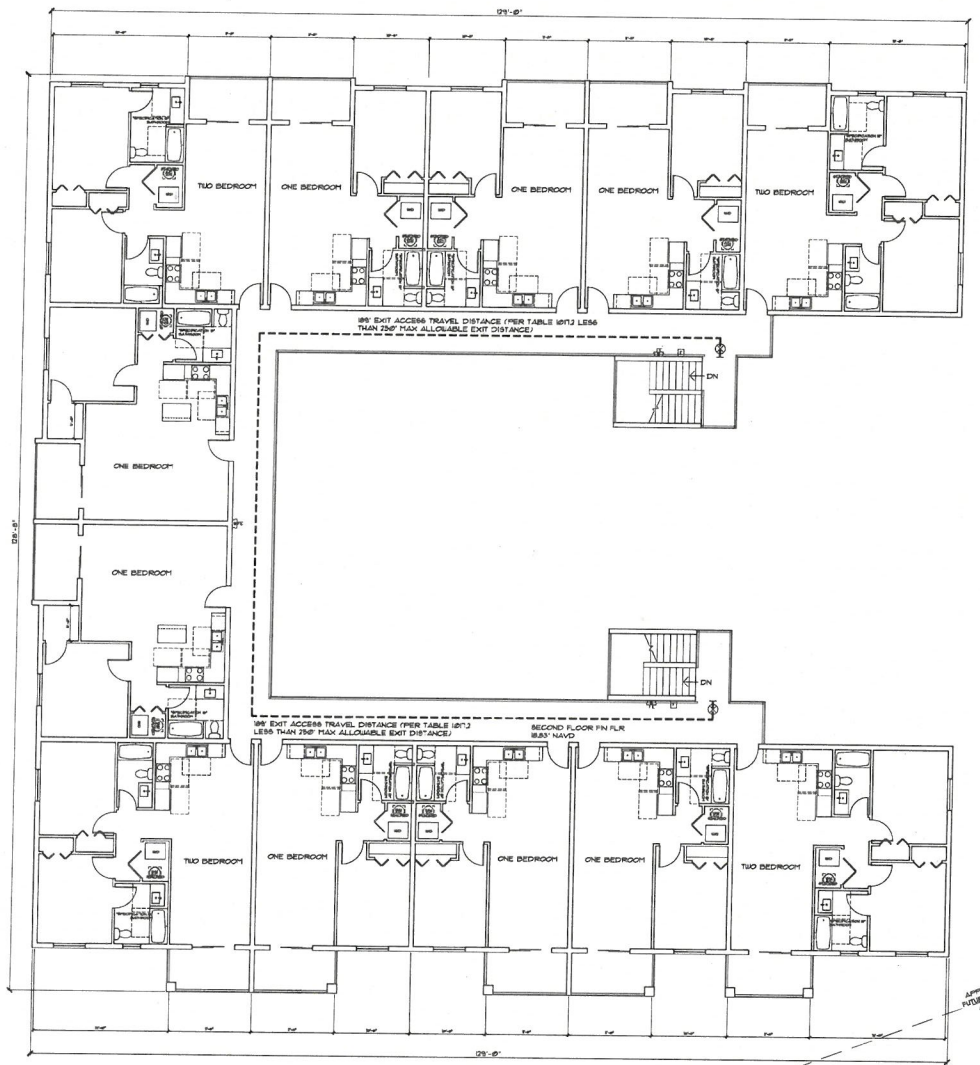


LIFE SAFETY SYMBOLS

- ⊕ SMOKE DETECTOR
- ⊞ MANUAL PULL STATION
- ⊞ HORN W/ STROBE
- ⊞ FIRE EXTINGUISHER
- ⊞ CARBON DETECTOR
- ⊞ EXIT SIGN



Trash Enclosure
 1/8" = 1' - 0"



Second Floor Plan
 1/8" = 1' - 0"

Trumbo Village
 255 Trumbo Road
 Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARROUGH-ARCHITECTS
 (305) 296-3611
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 revision: 02/11/2022

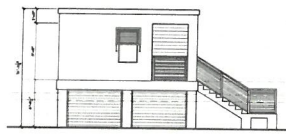
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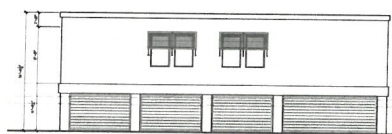
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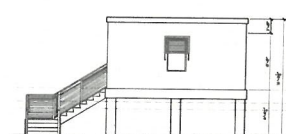
Trumbo Road Elevation
18" x 11" @



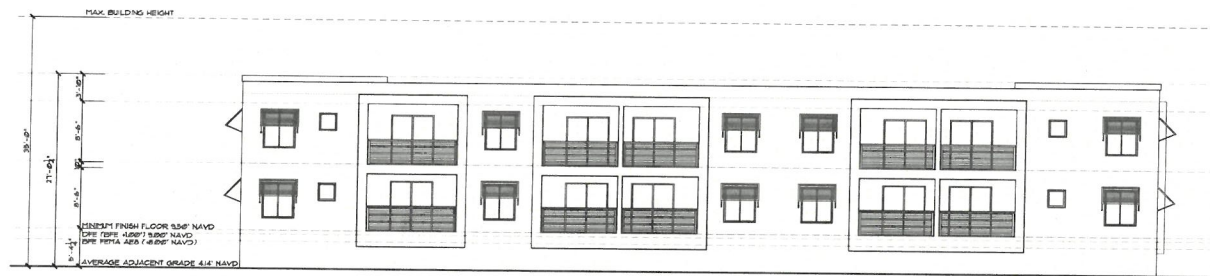
Side Elevation
18" x 11" @



Rear Elevation
18" x 11" @



Side Elevation
18" x 11" @

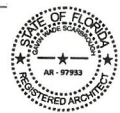


Rear Elevation
18" x 11" @



Trumbo Road Elevation
18" x 11" @

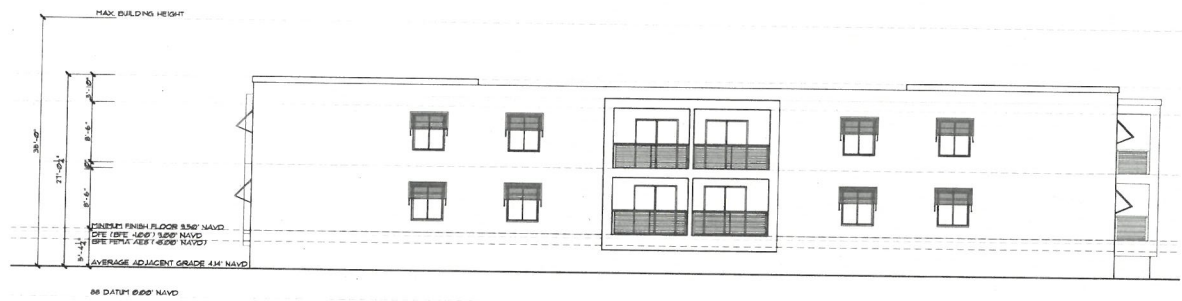
- NARRATIVE OF REVISION 2, DATED 04-21-2022
- 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 - ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 - CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
 - NON-RESIDENTIAL BUILDINGS RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.



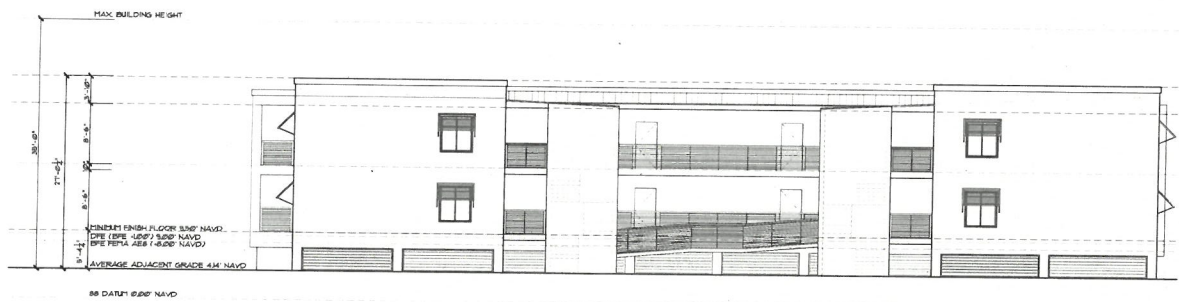
Trumbo Village
255 Trumbo Road
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611
610 White St. Key West FL

date: 01/04/2022
revision: 03/11/2022
04/21/2022
sheet: A2.1



Side Elevation
1/8" = 1' - 0"



Parking Side Elevation
1/8" = 1' - 0"

7

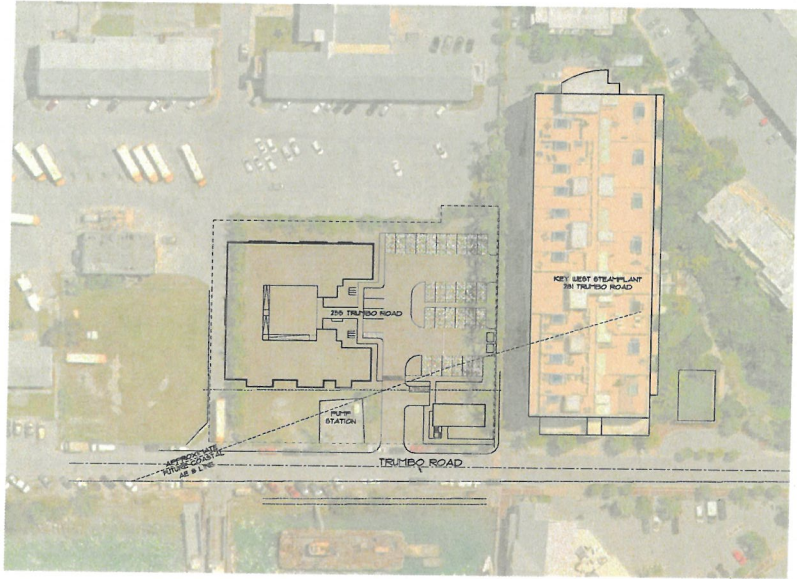


Trumbo Village
255 Trumbo Road
Key West, FL

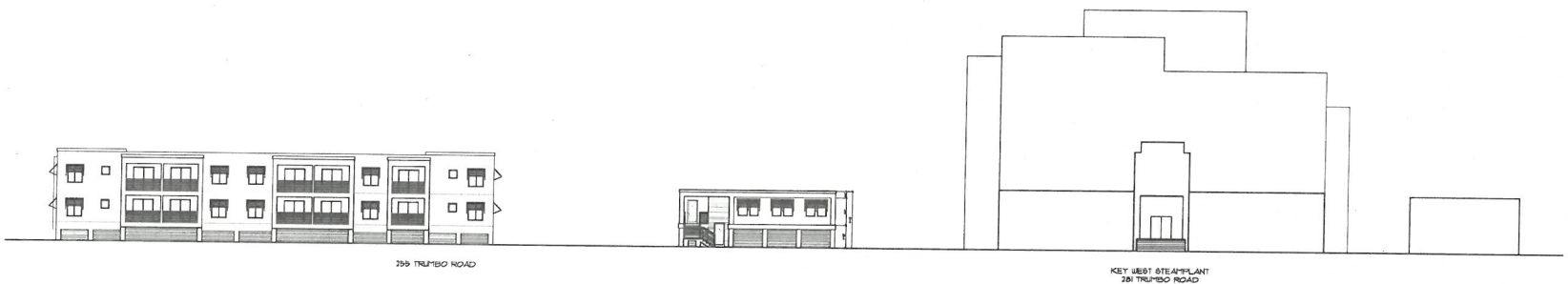
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296-3611
610 White St., Key West, FL

date: 07/02/2021
revision:

sheet:
A2.2



Site Plan



Trumbo Road Elevation

2

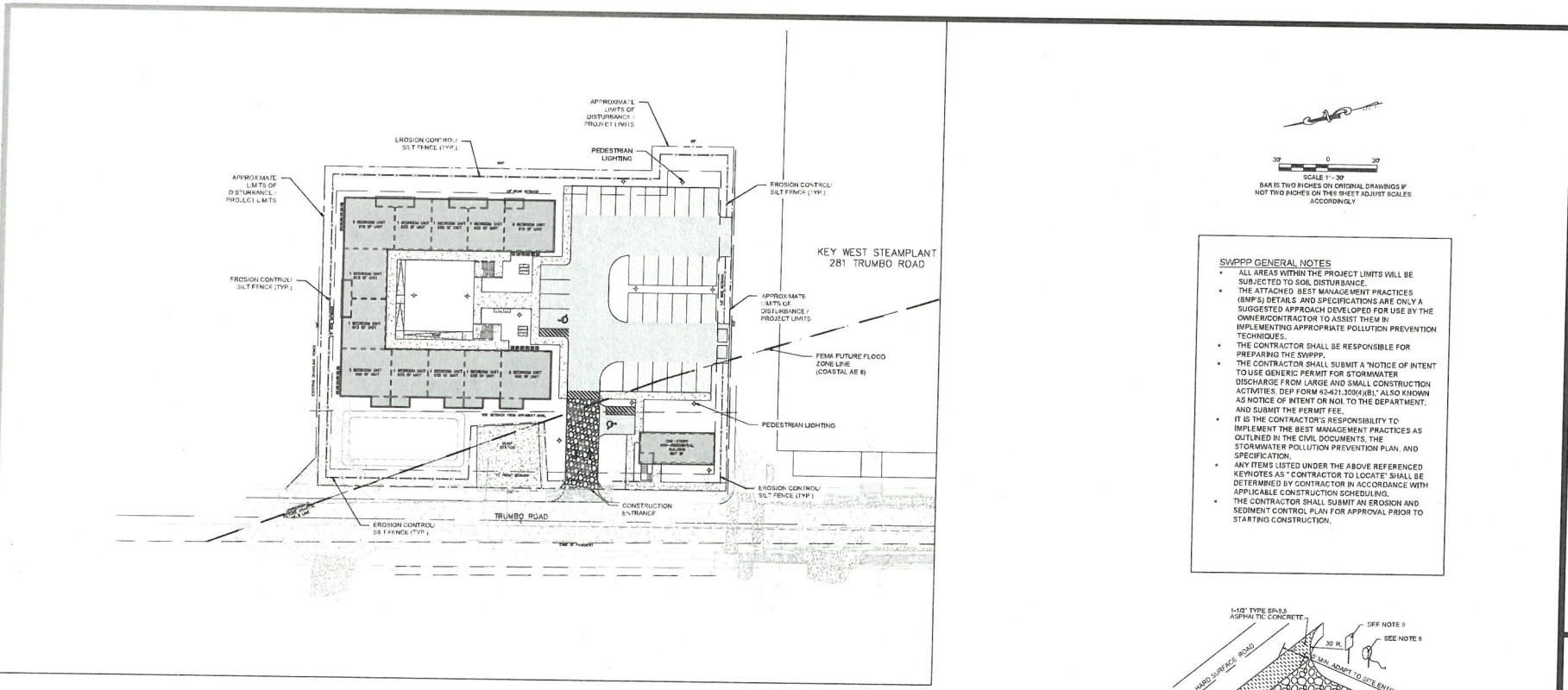


Trumbo Village
255 Trumbo Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 298-3611
610 White St., Key West, FL

date: 12/02/21
revision:

sheet:
A2.3

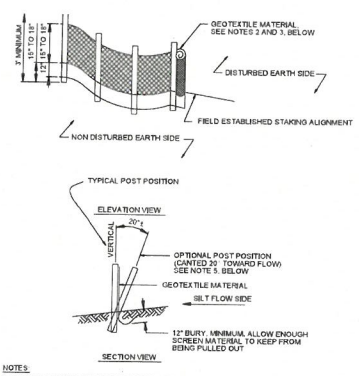


SWPPP GENERAL NOTES

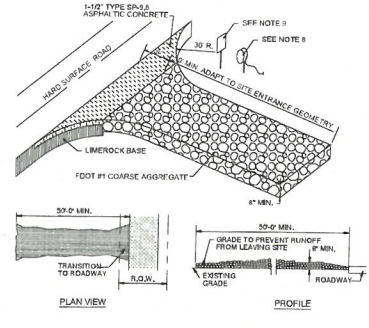
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECT TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 42421.3004 (B), ALSO KNOWN AS NOTICE OF INTENT OR NOI TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- ANY ITEMS LISTED UNDER THE ABOVE REFERENCED KEYNOTES AS "CONTRACTOR TO LOCATE" SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH APPLICABLE CONSTRUCTION SCHEDULING.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 965, FDOT SPECIFICATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ON-SITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX NO. 103.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRONMENTAL FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
- DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER) AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
- ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
- IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE CITY AND SWPMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.



1 Staked Silt Barrier Detail



- NOTES:**
- STONE SIZE: 3 TO 5 INCH OPEN GRADED AGGREGATE.
 - LENGTH AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS NOT LESS THAN 4 INCHES.
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL PORTS OF TRUCKS OR TRAILERS.
 - WARRANTY OF ALL VEHICLES UNDERCARRIAGE WHEELS AND TIRES IS MANDATORY TO REMOVE SEDIMENT FROM OFF-RoadWAYS. WHEN WARRANTY IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DOES NOT ALLOW FLOW OF SEDIMENT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON PUBLIC ROADWAYS.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPOUT AT EACH ISOLATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE

SCALE 1" = 30'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

ALVIN PEREZ P.E.
PROJECT NO. 211052
DATE: 4/21/2022

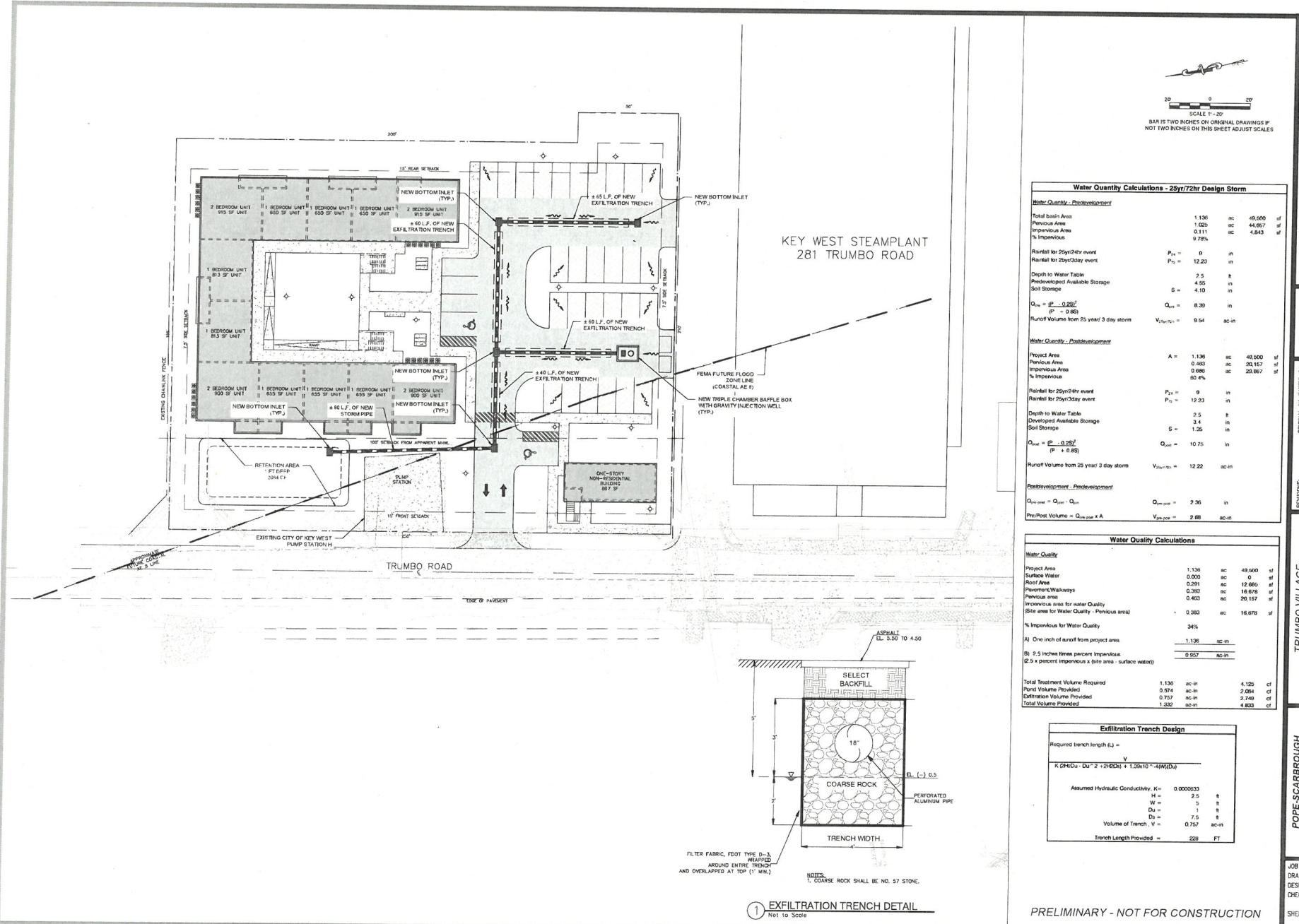
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

TRUMBO VILLAGE
255 TRUMBO ROAD
KEY WEST, FL 33040

POPE-SCARBROUGH
610 WHITE STREET
KEY WEST, FL 33040

JOB NO. 211052
DRAWN: AEP
DESIGNED: AEP
CHECKED: AEP

PRELIMINARY - NOT FOR CONSTRUCTION
SHEET C-100



Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment			
Total Basin Area	1,136	ac	49,000
Impervious Area	1,020	ac	44,867
Permeable Area	0,116	ac	4,843
% Impervious	9,07%		
Rainfall for 25yr/72hr event	P_{72}	9	in
Rainfall for 25yr/24hr event	P_{24}	12.23	in
Depth to Water Table		2.5	ft
Developed Available Storage		4.95	in
Soil Storage	S	4.10	in
$Q_{max} = \frac{P - 0.2S}{P + 0.8S}$	Q_{max}	0.30	in
Runoff Volume from 25 year 3 day storm	$V_{25yr/3d}$	9.54	ac-in
Water Quantity - Postdevelopment			
Project Area	A	1,136	ac
Impervious Area		0,463	ac
Permeable Area		0,696	ac
% Impervious		40.8%	
Rainfall for 25yr/72hr event	P_{72}	9	in
Rainfall for 25yr/24hr event	P_{24}	12.23	in
Depth to Water Table		2.5	ft
Developed Available Storage		3.4	in
Soil Storage	S	1.36	in
$Q_{max} = \frac{P - 0.2S}{P + 0.8S}$	Q_{max}	10.75	in
Runoff Volume from 25 year 3 day storm	$V_{25yr/3d}$	12.22	ac-in
Postdevelopment - Predevelopment			
$Q_{max} = Q_{max} - Q_{max}$	Q_{max}	2.36	in
Pre/Post Volume = $Q_{max} \times A$	V_{diff}	2.88	ac-in

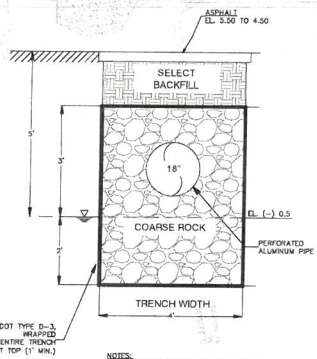
Water Quality Calculations

Water Quality			
Project Area	1,136	ac	49,000
Surface Water	0.000	ac	0
Road Area	0.281	ac	12,660
Pavement/Walkways	0.363	ac	16,676
Permeous area	0.463	ac	20,167
Impervious area for water quality			
Site area for Water Quality - Permeous area	0.363	ac	16,676
% Impervious for Water Quality		34%	
A) One inch of runoff from project area	1,136	ac-in	
B) 0.5 inches (three percent impervious, 2.5 + percent impervious x site area - surface water)	0.557	ac-in	
Total Treatment Volume Required	1,136	ac-in	4,129
Pond Volume Provided	0.574	ac-in	2,054
Diffusion Volume Provided	0.737	ac-in	2,748
Total Volume Provided	1,311	ac-in	4,802

Exfiltration Trench Design

Required trench length (L) = $\frac{V}{K(DP)D + 0.2 + 2.5ED} + 1.36 \times 10^{-4} \times (W/D)^2$

Assumed Hydraulic Conductivity, K =	0.000033
W =	2.5
D =	1
D ₁ =	1.5
Volume of Trench, V =	0.757
Trench Length Provided =	228



1 EXFILTRATION TRENCH DETAIL
Not to Scale

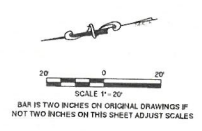
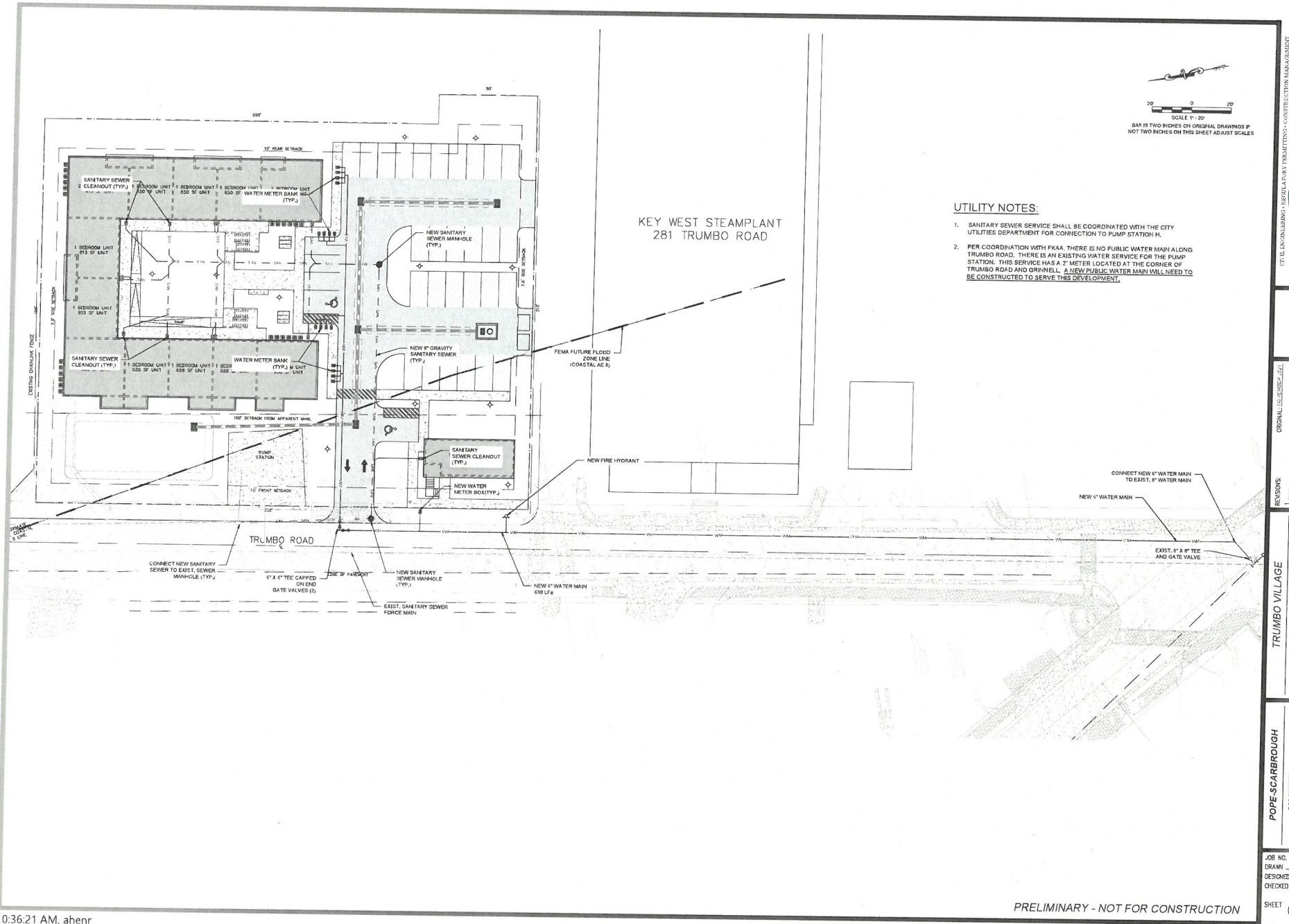
PRELIMINARY - NOT FOR CONSTRUCTION

JOB NO. 211052
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP
 SHEET C-200

TRUMBO VILLAGE
 255 TRUMBO ROAD
 KEY WEST, FL 33040
 CONCEPTUAL GRADING AND DRAINAGE PLAN

PEREZ ENGINEERING & DEVELOPMENT, INC.
 619 WHITE STREET
 KEY WEST, FL 33040

CIVIL ENGINEERING - REGULATORY / PERMITTING - CONSTRUCTION MANAGEMENT
 ALLEN E. PEREZ, P.E.
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 APRIL 2021



UTILITY NOTES:

1. SANITARY SEWER SERVICE SHALL BE COORDINATED WITH THE CITY UTILITIES DEPARTMENT FOR CONNECTION TO PUMP STATION H.
2. PER COORDINATION WITH FKA, THERE IS NO PUBLIC WATER MAIN ALONG TRUMBO ROAD. THERE IS AN EXISTING WATER SERVICE FOR THE PUMP STATION. THIS SERVICE HAS A 2\"/>

PEREZ ENGINEERING & DEVELOPMENT, INC.
 1818 EASTWAY DRIVE, SUITE 202
 KEY WEST, FL 33040
 TEL: 305.241.1989
 FAX: 305.241.1988
 WWW.PEREZENGINEERING.COM

ALBIE PEREZ, P.E.
 Project No. 1848
 April 27, 2022

NO.	DESCRIPTION
1	ORIGINAL
2	
3	
4	
5	
6	

TRUMBO VILLAGE
 285 TRUMBO ROAD
 KEY WEST, FL 33040
 CONCEPTUAL WATER AND SEWER PLAN

POPE-SCARBROUGH
 610 WHITE STREET
 KEY WEST, FL 33040

JOB NO.	211062
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-300

PRELIMINARY - NOT FOR CONSTRUCTION

TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skimming and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
- General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
- Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
- No root pruning shall be done within a distance of 3x the diameter of the tree unless authorized by the arborist.
- No more than 30% of the trees roots may be pruned.
- A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
- All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
- After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

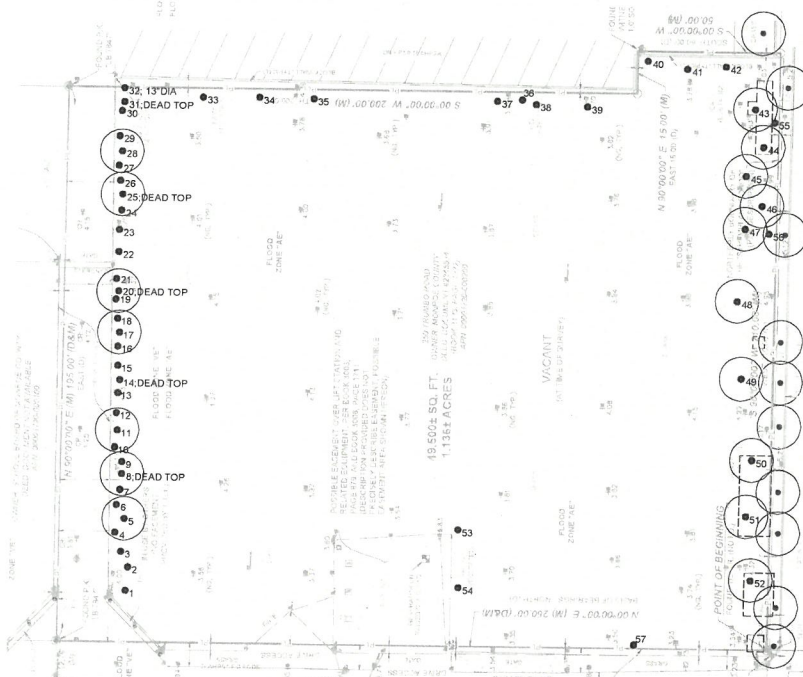
TRANSPLANTING CRITERIA

- All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
- If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regularly for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
- Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
- Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate.

LEGEND

- TREE PROTECTION BARRIER
- R = REMOVE
- T = TRANSPLANT
- S = SAVE

ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE

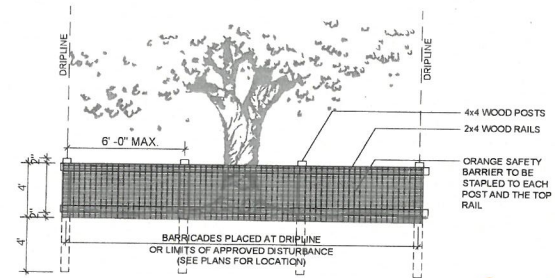


EXISTING TREE SURVEY

Tree No.	Type	DBH (in.)		Tree No.	Type	DBH (in.)	
1	Green Buttonwood	10	S	29	Green Buttonwood	9	R
2	Royal Palm	> 20 ft	S	30	Green Buttonwood	13	S
3	Green Buttonwood	10	S	31	DEAD Royal Palm	DEAD	R
4	Green Buttonwood	11	R	32	Green Buttonwood	13	S
5	Royal Palm	> 20 ft	T	33	Green Buttonwood	12	S
6	Green Buttonwood	12	R	34	Green Buttonwood	16	S
7	Green Buttonwood	11	R	35	Green Buttonwood	11	S
8	DEAD Royal Palm	DEAD	R	36	Young Sabal Palm	5 ft	S
9	Green Buttonwood	9	R	37	Green Buttonwood	9	S
10	Green Buttonwood	9	R	38	Green Buttonwood	9	S
11	Royal Palm	> 20 ft	T	39	Green Buttonwood	9	S
12	Green Buttonwood	15	R	40	Green Buttonwood	9	S
13	Green Buttonwood	11	R	41	Green Buttonwood	6	S
14	DEAD Royal Palm	DEAD	R	42	Green Buttonwood	8	S
15	Green Buttonwood	10	R	43	Royal Palm	> 20 ft	S
16	Green Buttonwood	8	R	44	Royal Palm	> 20 ft	S
17	Royal Palm	> 20 ft	T	45	Royal Palm	> 20 ft	T
18	Green Buttonwood	15	R	46	Royal Palm	> 20 ft	T
19	Green Buttonwood	11	R	47	Royal Palm	> 20 ft	T
20	DEAD Royal Palm	DEAD	R	48	Royal Palm	> 20 ft	T
21	Green Buttonwood	12	R	49	Royal Palm	> 20 ft	T
22	Green Buttonwood	8	R	50	Royal Palm	> 20 ft	S
23	Green Buttonwood	9	R	51	Royal Palm	> 20 ft	S
24	Green Buttonwood	10	R	52	Royal Palm	> 20 ft	S
25	DEAD Royal Palm	DEAD	R	53	Green Buttonwood	18	S
26	Green Buttonwood	10	R	54	Green Buttonwood	15	S
27	Green Buttonwood	12	R	55	Fiddlewood	2	S
28	Royal Palm	> 20 ft	T	56	Fiddlewood	2	R
				57	Gumbo Limbo	2.5	R

REMOVE / REPLACEMENT SUMMARY CHART

200 Cal. Inches Removed	9	R
304 Cal. Provided (19 - 4" cal. Gumbo Limbo x1)	13	S
24 Cal. Provided (12 - 2" cal. Pigeon Plum x1)	DEAD	R



TREE PROTECTION DETAIL

N.T.S.

NOT FOR CONSTRUCTION

COMMUNITY SOLUTIONS

A ICM Consultant, Inc. Service Group

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION: 888681

PROJECT
TRUMBO VILLAGE

305 TRUMBO ROAD
KISSIMEE, FL

CLIENT
POPE-SCARBROUGH ARCHITECTS

9150 WINDY HILLS
KISSIMEE, FL
3500 WINDY HILLS

OWNER

CONSULTANTS

REGISTRATION

DESIGNED FOR:

PROJECT NUMBER: R210543.00

DATE: 12.21.21

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

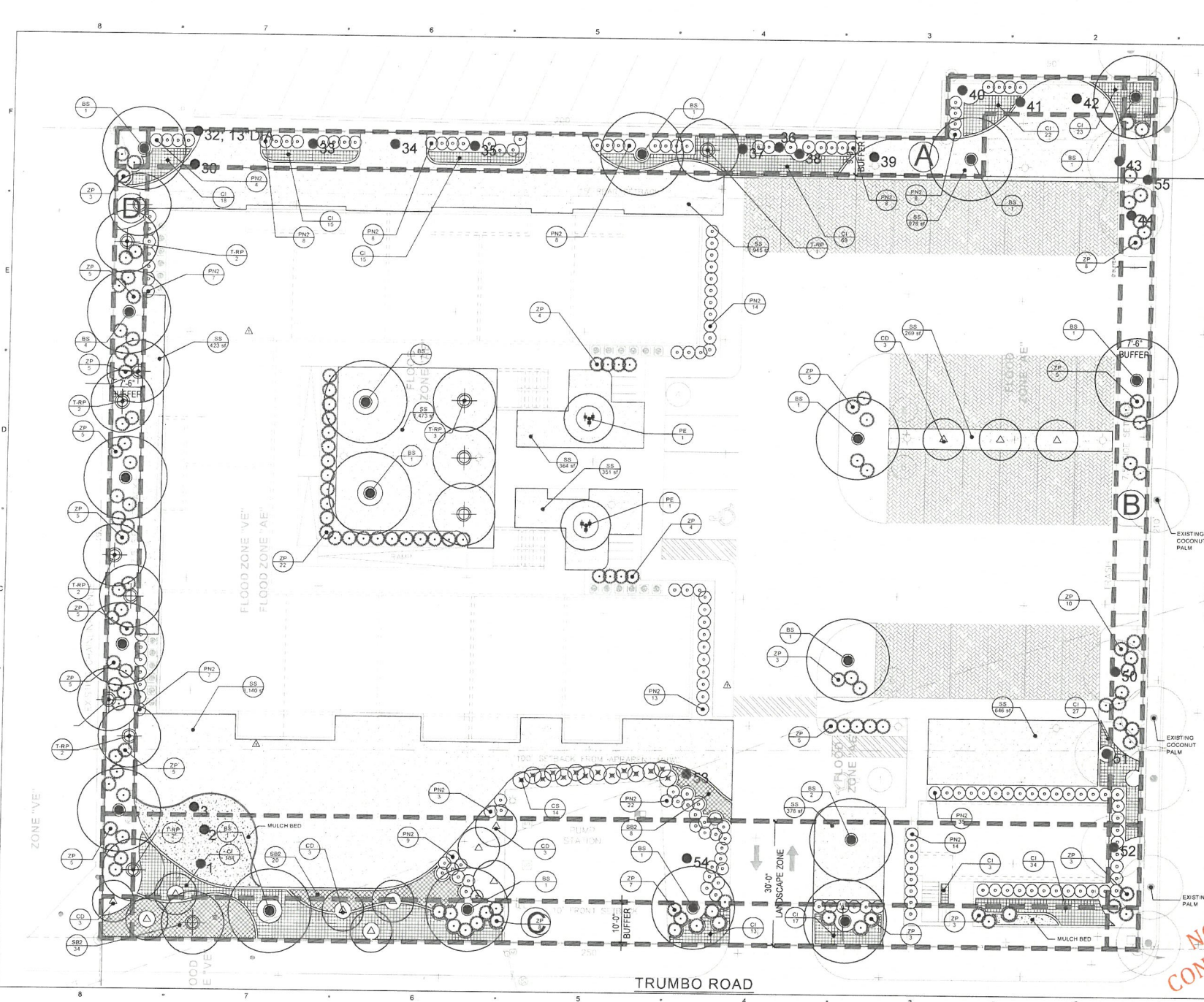
DRAWN BY: JM

CHECKED BY: JM

DRAWING SCALE AND HOW TO APPLY

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
L.O.00



LANDSCAPE CALCULATIONS

BUFFER YARD 'A'
 Required:
 40 Plant Units/100 LF
 250 LF/100 LF = 2.5 x 40 = 100 Plant Units
 Provided:
 (21) Canopy Trees = 42 Plant Units
 (21) Shrubs = 212 Plant Units
 252 Plant Units Provided
 Plan = 112 Canopy Trees of Existing Trees

BUFFER YARD 'B'
 Required:
 7.5 Plant Units/100 LF
 40 Plant Units/100 LF
 250 LF/100 LF = 2.5 x 40 = 100 Plant Units
 Provided:
 (5) Canopy Trees = 50 Plant Units
 (11) Existing Evergreen Trees = 55 Plant Units
 (11) Shrubs = 112 Plant Units
 217 Plant Units Provided

BUFFER YARD 'C'
 Required:
 40 Plant Units/100 LF
 250 LF/100 LF = 2.5 x 40 = 100 Plant Units
 Provided:
 (4) Canopy Trees = 40 Plant Units
 (8) Existing Trees = 20 Plant Units
 (14) Shrubs = 141 Plant Units
 205 Plant Units Provided

BUFFER YARD 'D'
 Required:
 7.5 Plant Units/100 LF
 40 Plant Units/100 LF
 195 LF/100 LF = 1.95 x 40 = 78 Plant Units
 Provided:
 (1) Canopy Trees = 40 Plant Units
 (4) Shrubs = 42 Plant Units
 82 Plant Units Provided

LANDSCAPE ZONE
 Required:
 30' Wide
 120 Plant Units/100 LF
 250 LF/100 LF = 2.5 x 120 = 300 Plant Units
 Provided:
 (5) Canopy Trees = 50 Plant Units
 (12) Existing Trees = 52 Plant Units
 (13) Shrubs = 318 Plant Units
 419 Plant Units Provided
 Plan = 7 Existing Waterbeds of 33 Inches

COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET
 SUITE 700
 ORLANDO, FL 32801
 407.423.8398
 CERTIFICATE OF AUTHORIZATION: 888981

PROJECT
 TRUMBO VILLAGE
 286 HILARIO ROAD
 KEY WEST, FL

CLIENT
 POPE-SCARBROUGH ARCHITECTS
 800 W. 1ST STREET
 KEY WEST, FL
 305.236.3616

OWNER

CONSULTANTS

REGISTRATION



REVISION	DATE	BY
1	12/18/21	LD
2	1/10/22	LD
3	1/10/22	LD
4	1/10/22	LD
5	1/10/22	LD
6	1/10/22	LD
7	1/10/22	LD
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9	1/10/22	LD
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54	1/10/22	LD
55	1/10/22	LD

PROJECT NUMBER R210343.00
DATE 12/18/21
SCALE SCALE 1/8"=1'-0"
DRAWN BY LD
CHECKED BY LD

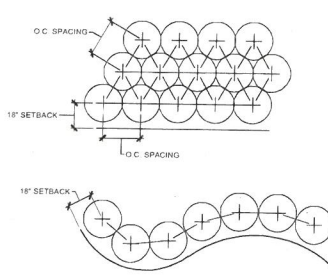
DRAWING SCALE AND NORTH ARROW
 1"=10'-0"
 LANDSCAPE PLAN

SHEET NUMBER
 L.3.00

NOT FOR CONSTRUCTION

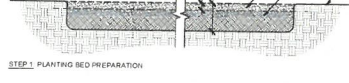
NOTES

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE WITH CABLE AGAINST ALL HARDSCAPE SURFACES AND SOO EDGES.



1 SHRUB AND GROUND COVER LAYOUT
N.T.S.

EXCAVATE AND REMOVE 3\"/>



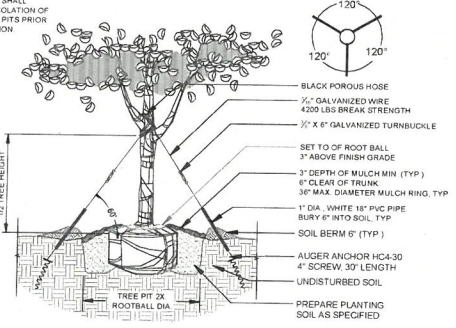
SET ROOTBALL 2\"/>



2 SHRUB AND GROUND COVER DETAIL
N.T.S.

NOTE

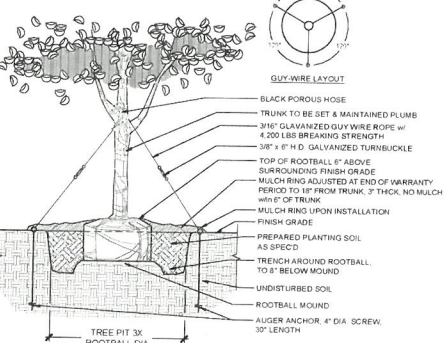
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



3 TREE PLANTING DETAIL (15-45 GAL)
N.T.S.

NOTES

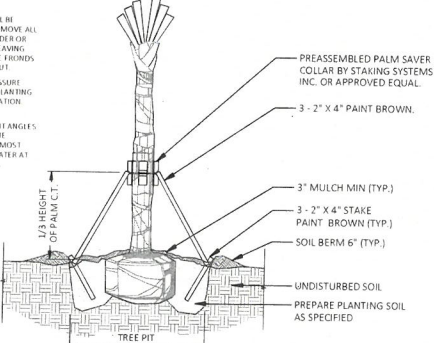
1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 4\"/>
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8\"/>
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. UPON REMOVAL OF GUY WIRE AND AUGER ANCHOR AT END OF THE WARRANTY PERIOD, PULL THE MULCH RING BACK TO 18\"/>
5. THIS INSTALLATION METHOD IS TO BE UTILIZED ONLY FOR TREES IN ROAD RIGHTS-OF-WAY.



4 TREE PLANTING DETAIL (65-300 GAL)
N.T.S.

NOTES

1. CARIBBEAN PALMS SHALL BE HURRICANE CUT TO REMOVE ALL FRONDS. CUT THE LEAF OR CENTRAL BUD BACK, LEAVING ONLY SECTIONS OF THE FRONDS CLOSE TO THE PALM NUT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SOIL BERM SHALL BE CONSTRUCTED AT RIGHT ANGLES TO THE PLANT OR IN THE DIRECTION WHICH WINDS WILL EFFECTIVELY BRING WATER AT THE BASE OF THE PLANT.



5 PALM PLANTING DETAIL
N.T.S.

NOTES

1. THE SITE WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A SEPARATE METER TO MONITOR IRRIGATION WATER USAGE. AN IRRIGATION PLAN WILL BE SUBMITTED FOR PERMITTING PRIOR TO CONSTRUCTION. BOTH SPRAY AND DRIP MAY BE UTILIZED.
2. ALL LANDSCAPE SHALL COMPLY WITH CITY OF KEY WEST LANDSCAPE CODES.
3. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
4. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON SPECIFIED SPACING AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
6. WHERE DISCREPANCIES APPEAR BETWEEN THE NUMBER OF SHRUB SYMBOLS AND PLANT TAGS ON THE PLAN SHEETS, THE PLANT TAGS RULE.
7. REMOVE SURVEY STAKES, SILT FENCE, TREE TAGGING, AND OTHER RELATED ITEMS AFTER OWNER'S FINAL ACCEPTANCE OF THE WORK.
8. ALL PLANT MATERIAL SHALL BE PROVIDED AND MAINTAINED THROUGH FINAL COMPLETION AT FL #1 OR BETTER, ACCORDING TO THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FL DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
19	19	Bursera smarula / Gumbo Limbo	65 GAL	14-16 HT	4\"/>
12	12	Coccoloba diversifolia / Pigeon Plum	45 GAL	SINGLE STD 12\"/>	
2	2	Psychopoma elegans / Alexander Palm	25 GAL	Taple	8-10\"/>
14	14	Royaltonia borinquena / Transplant Royal Palm	Transplanted		
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
12	12	Conocarpus erectus var. sericeus / Silver Buttonwood	7 GAL	3\"/>	
168	168	Psychotria nervosa / Wild Coffee	3 GAL	18\"/>	
133	133	Psychotria pumila / Cowrie	7 gal	3\"/>	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
300	300	Cyrtosperma bicolor / Coco Plum	3 GAL	18\"/>	
82	82	Stemodia bakeri / Sand Cord Grass	3 GAL	24\"/>	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
9,967 sf	9,967 sf	Photostrophium secundatum / St. Augustine Grass	600		

NOT FOR CONSTRUCTION

COMMUNITY SOLUTIONS
PLA
A GSA Contracting, Inc. Service Group
618 E. SOUTH STREET
SUITE 703
ORLANDO, FL 32801
407.423.6396
CERTIFICATE OF AUTHORIZATION: EBR001

PROJECT:
TRUMBO VILLAGE
306 THUNDER ROAD
KEY WEST, FL

CLIENT:
POPE-SCARBROUGH ARCHITECTS
610 W. 5TH STREET
KEY WEST, FL
304-296-9914

OWNER:

CONSULTANTS:

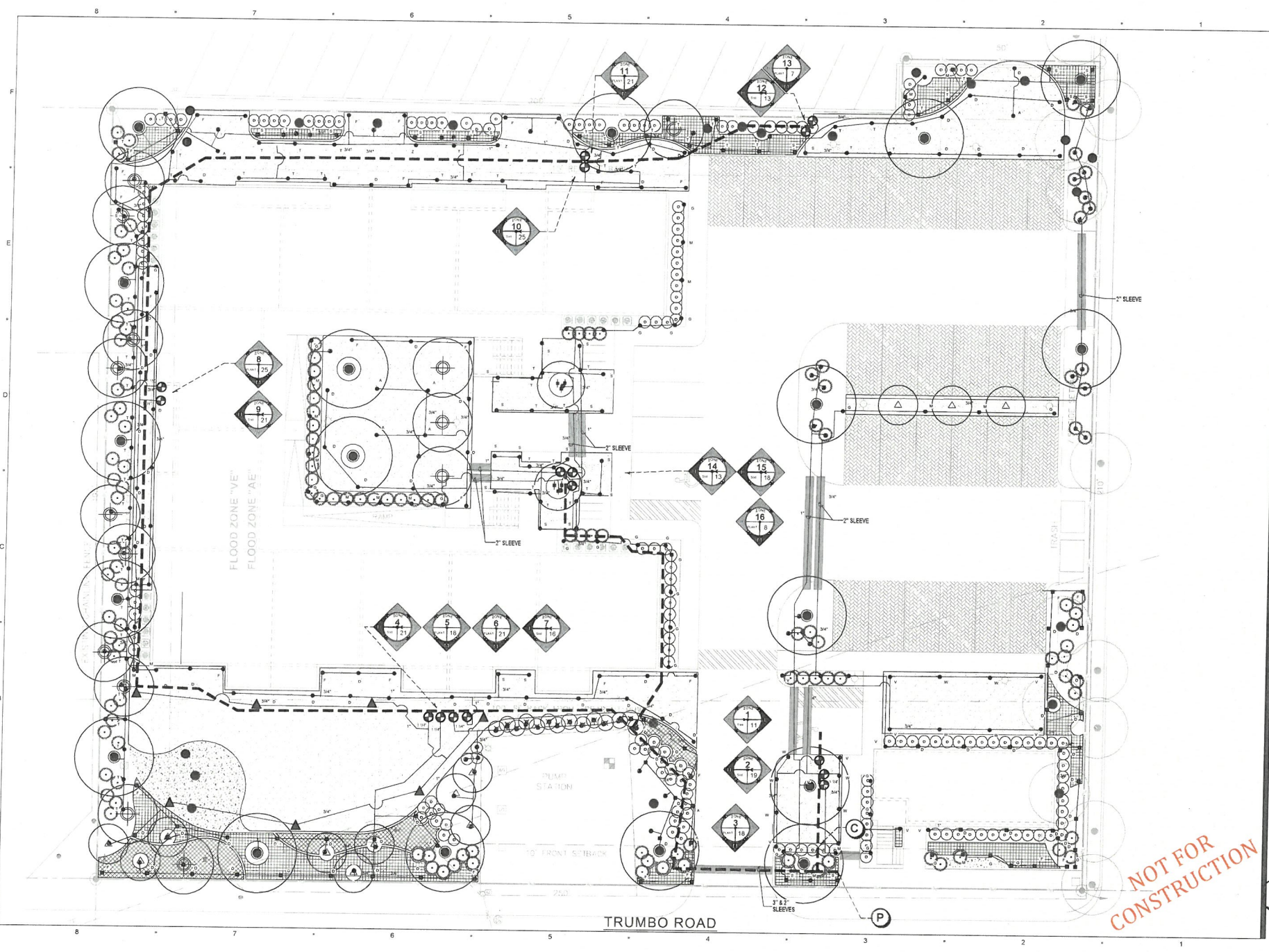


ISSUANCE FOR:	DATE
ISSUANCE	03/08/21
PER CONC COMMENTS	28 FEB 22
PER COMBINATION	17 FEB 22
PER COMMENTS	20 APR 22

PROJECT NUMBER: R210343.00
DATE: 12/01/21
SCALE: SCALE AS NOTED
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DRAWING SCALE AND NORTH ARROW:

SHEET TITLE:
PLANT SCHEDULE & DETAILS
SHEET NUMBER:
L3.01



COMMUNITY SOLUTIONS
P.A.P.

A GAI-Certified, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: E88881

PROJECT
TRUMBO VILLAGE
206 TRUMBO ROAD
KEY WEST, FL

CLIENT
POPE-SCARBROUGH
ARCHITECTS
608 WHITE STREET
KEY WEST, FL
304.296.3814

OWNER

CONSULTANTS

REGISTRATION



REVISION	DATE	BY
1	12/08/21	MM
2	01/05/22	MM
3	01/05/22	MM
4	01/05/22	MM

PROJECT NUMBER R210143.00
DATE 12/08/21
SCALE SCALE 1/4"=1'-0"
DRAWN BY MM
CHECKED BY MM



IRIGATION PLAN

L4.00

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREE. DO NOT CUT ANY ROOTS DEEPER THAN 2" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTATOR AND SPRAY HEADS SHALL BE RETAILED US80 AN 1/2" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 1/2" OR 3/4" RIBBED OR RED HOT COPPER'S BLUE GUESS ON ALL CONNECTIONS.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND SIDING WALLS. THROTTLE ALL VALVES ON SHEDS TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL HEADS SHALL BE PARTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND REQUIRED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PIPABLE ON-FULL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3/4" D.B.Y. WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL HEAVILY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL SHARING AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- SHARING PIPING OUTSIDE THE PROPERTY LINE OR BOUNDARY OF THE LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR RISES A 10% SLOPE.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 3" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. MINIMUM OF 2" WHERE THERE IS NO SLOPE. STOPS THE EXACT HEIGHT OF ANY 12" POP-UP HEADER WHERE BLOCKED BY TALL SHRUBS.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN COMPONENT AND PERFORMANCE OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- ELECTRICAL SERVICE LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- THE HEADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT ISSUES OF THE HEADS. THE CONTRACTOR SHALL NOT SCALE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGE TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOG IN THESE AREAS.
- REVISIONS BEFORE SIGNING, CALL 888.844.4747 (SIGNATURE STATE ONE CALL CENTER).
- INSTALL THREE EXTRA CONTROL WIRES TO SOG TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH 40 60# PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

LETTER	SPR	COLOR	40 PSI	GPM	RADIUS	ZONE LABELS
A	MP3000	RED	1.4	18	30'	FULL CORNER 180°
B	MP CORNER	TURBODRILL	45	14	CORNER 180°	
C	MP CORNER	TURBODRILL	18	14	CORNER 90°	
D	MP3000	BLACK	74	18	HALF 180°	
E	MP3000	BLACK	46	33	QUARTER 90°	
F	MP PRO TRIP	COPPER	22	8 X 13	END STRIP	
G	BLACK JACK	BLACK	37	4.5	END STRIP	
H	MP3000	OLIVE	187	14	END STRIP	
I	MP3000	BROWN	44	14	END STRIP	
J	MP3000	MARSHON	49	8.15	80° X 180°	
K	MP3000	BLUE	59	8.15	80° X 180°	
L	MP3000	BLUE	72	37	QUARTER 90°	
M	MP3000	YELLOW	72	37	THREE STR 180°	
N	MP3000	GRAY	3.6	37	FULL STR 180°	
O	MP3000	GREEN	1.5	37	THREE STR 180°	

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BEHIND THE HEAD ON THE PLAN. DO NOT USE MP3000 SERIES NOZZLES. THE GPM DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERSHOOT ON TO BUILDINGS, WALLS, PAVEMENT ETC. THE HEADS SHALL BE TRACED AS PER THE PLAN. CALL THE PLAN FOR DISTANCE, WALLS, PAVEMENT ETC. THE HEADS SHALL BE TRACED AS PER THE PLAN. SPRAY HEADS THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. SOURCE: SUBSTITUTED WITH STANDARD NOZZLES.

LEGEND

- HUNTER PR840 SPRAY SERIES 6" POP-UP
- HUNTER PR840 SPRAY SERIES 12" POP-UP
- TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
- HUNTER POP ULTRA ROTOR HEAD - 3 GPM
- CLASS 200 PVC MAINLINE-1 1/2"
- CLASS 200 PVC LATERAL LINE. SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
- SCH 40 SLEEVE (MINIMUM OF 2" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER CV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x11" VALVE BOX AND COVER. 5-25 GPM-1"
- CONTROLLER: HUNTER ICC2 SERIES. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINICLOCK RAIN SENSOR. GROUND WITH A MINIMUM 8 COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
- POINT OF CONNECTION TO A 1" POTABLE WATER METER AND BACKFLOW AND DETAILS.

ZONE CHART

ZONE	PLANT	IRRIGATION TYPE	WATER DEMAND (GAL)	PRECIP. (INCH)	APPLIC. RATE (INCH PER HOUR)	GPM PER CYCLE	MINUTE PER CYCLE	TOTAL GALLONS	
1	TREE	BUBBLER	LOW	1.5	0.5	11	10	110	
2	SOG	SPRAY	HIGH	0.75	1.5	19	60	1140	
3	PLANT	SPRAY	HIGH	0.75	1.5	18	40	720	
4	SOG	NOTOR	HIGH	0.5	1.5	21	90	1890	
5	PLANT	SPRAY	MEDIUM	0.75	1.5	18	40	720	
6	PLANT	SPRAY	MEDIUM	0.75	1.5	21	48	840	
7	SOG	SPRAY	HIGH	0.75	1.5	16	60	960	
8	PLANT	SPRAY	MEDIUM	0.75	1.5	25	48	1200	
9	SOG	SPRAY	HIGH	0.75	1.5	21	60	1260	
10	PLANT	SPRAY	HIGH	0.75	1.5	21	60	1260	
11	PLANT	SPRAY	HIGH	0.75	1.5	25	60	1500	
12	SOG	SPRAY	HIGH	0.75	1.5	13	60	780	
13	PLANT	SPRAY	MEDIUM	0.75	1.5	7	60	420	
14	SOG	SPRAY	HIGH	0.75	1.5	13	60	780	
15	SOG	SPRAY	HIGH	0.75	1.5	18	60	1080	
16	PLANT	SPRAY	MEDIUM	0.75	1.5	8	60	480	
TOTAL GPM PER RUN CYCLE							375	800	14,250
TOTAL GPM PER WEEK							28,440		

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEALTH REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAILY LIGHT SAVING TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

