

**DRAINAGE CALCULATIONS**

**WATER QUANTITY - PREDEVELOPMENT**

PROJECT AREA = 0.195 Ac  
PERVIOUS AREA = 0.016 Ac  
IMPERVIOUS AREA = 0.179 Ac  
% IMPERVIOUS = 91.3%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.

DEPTH TO WATER TABLE = 2 Ft.  
DEVELOPED AVAILABLE STORAGE = 3.4 in.  
SOIL STORAGE (S) = 0.28 in.  
 $Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = 8.66$  in.

**WATER QUANTITY - POSTDEVELOPMENT**

PROJECT AREA = 0.195 Ac  
PERVIOUS AREA = 0.077 Ac  
IMPERVIOUS AREA = 0.178 Ac  
% IMPERVIOUS = 91.4%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.

DEPTH TO WATER TABLE = 2 Ft.  
DEVELOPED AVAILABLE STORAGE = 3.4 in.  
SOIL STORAGE (S) = 0.29 in.  
 $Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)} = 8.66$  in.

**POSTDEVELOPMENT - PREDEVELOPMENT**

$Q_{post} - Q_{pre} = (-) 0.02$  in  
VOLUME = GA = **0.0 Ac-in**

**WATER QUALITY**

PROJECT AREA = 0.195 Ac  
ROOF AREA = 0.097 Ac  
IMPERVIOUS = 0.081 Ac

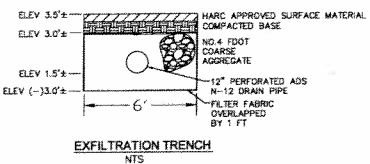
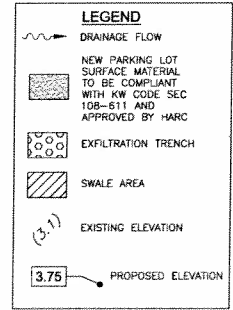
- A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.195 Ac-in
- B) 2.5 INCHES TIMES PERCENT IMPERVIOUS = **0.49 Ac-in**

**DRY RETENTION VOLUME REQUIRED**

VOLUME REQUIRED =  $0.40 * 3630 = 1,452$  CF  
SWALE VOLUME = 92 CF  
INFILTRATION TRENCH REQUIRED =  $1452 - 92 = 1360$  CF/36.30 = 0.374 Ac-in

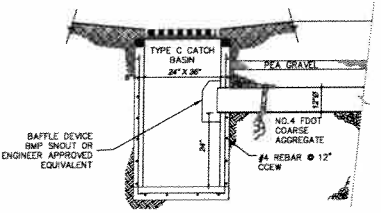
**INFILTRATION TRENCH PROVIDED**

INFILTRATION TRENCH VOLUME CALCULATED USING SF/WM EQUATION (PG F-10 OF THE ERF INFORMATION MANUAL)  
VARIABLES: K=1.000; H=3.25; W=6; D=3.25; Dm=2.75  
VOLUME = 0.374 Ac-in  
REQUIRED LENGTH = 50 FT  
REQUIRED LENGTH = 50 FT

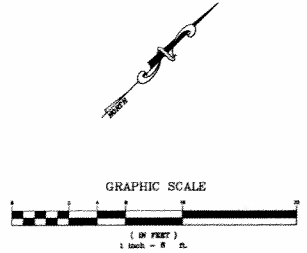


**EXFILTRATION TRENCH**  
NTS

NOTES:  
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.  
2. ELEVATION DERIVED FROM SURVEY.



**EXFILTRATION TRENCH**  
NTS



**SCOTT SAUNDERS**  
313 Maryland and 508 James Street, Key West, Florida 33040  
**BUILDING RENOVATION AND ADDITION**

Drawing Set: Project #: MC11084  
Drawn By: Checked By:

Date: February 8, 2012  
00012 by me | 160n Architecture, Inc.

Sheet Number:  
**C-1**

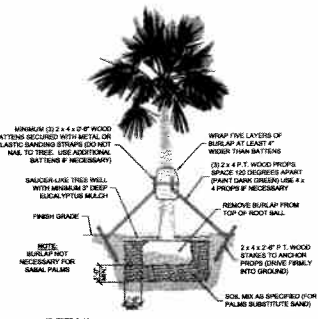
Date: February 8, 2012  
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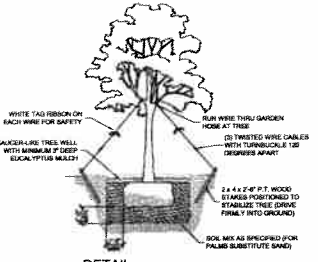
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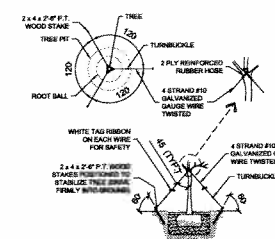
Building Reservations Based on Time and Materials  
Contract / Fee Only / Creative  
Reschedule Fee: 1000.00



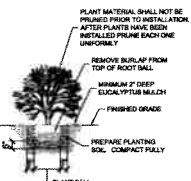
DETAIL OF SPECIMEN TREE AND TALL PALM SUPPORT  
SCALE: NONE



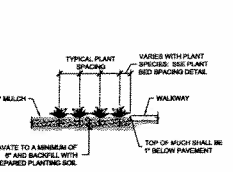
DETAIL OF SMALL TREE SUPPORT  
SCALE: NONE



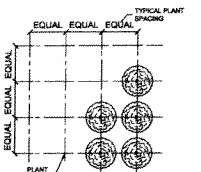
DETAIL OF TYPICAL TREE GUYING  
SCALE: NONE



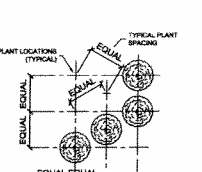
DETAIL OF TYPICAL SHRUB PLANTING  
SCALE: NONE



DETAIL OF TYPICAL PLANTING BED  
SCALE: NONE



DETAIL OF TYPICAL SQUARE PLANT SPACING  
SCALE: NONE



DETAIL OF TYPICAL TRIANGULAR PLANT SPACING  
SCALE: NONE

03 LANDSCAPE DETAILS  
SCALE: N.T.S.

Qty.	Botanical Name	Common Name	Caliper Inches per plant	Spec. Caliper	Total
2	Simulacra glauca	Fawn Leaf	2	1/2" Pr. FF #1	4
6	Coccoloba diversifolia	Pigeon Plum	2	3/8" Pr. x 3" Spread minimum, FF#1	12
20	Psychotria rosea	Wild Coffee		1 gallon	
4	Capparis cynophallophora	Jamaica Cedar		4 Pr.	
30	Bontchia effracilis	Sea Olive Daisy		1 gallon	
20	Psychotria ligustrifolia	DWARF Wild Coffee		1 gallon	
Total Caliper inches					18

ADDITIONAL ITEMS  
TBD Planting Soil as needed  
TBD 50/50 sand/soil mix  
TBD 20/20/20 fertilizer

NOTE: PLANT TAKES PRECEDENCE OVER PLANT LIST - BID AND INSTALL ACCORDINGLY

02 PLANT LIST  
SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- AUTOMATIC IRRIGATION IS NOT INCLUDED IN THE PROJECT. LANDSCAPE CONTRACTOR TO HANDLE WATER OR ARRANGE FOR WATERING DURING PLANTING UNITS. OWNER HAS CONFIRMED THEY WILL COORDINATE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DOING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BIDDING.
- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 & 6, WITH RESPECTIVE.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. REFER TO PLANTING DETAILS.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL BRUSH BEGS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVERS PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCY.
- NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES) UPON RELOCATION, TRIM CUT 30% OF THE RELOCATED TREE'S CANOPY.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOO DISTURBED AREA, IF REQUIRED.
- ALL TREES OR SOO AREA SHALL RECEIVE A MULCH 3" IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 18" HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM. ALL 3 GALLON MATERIAL TO HAVE 20-34" SPREAD MINIMUM.
- LANDSCAPE CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE HE/ SHE IS TO BE WORKING. ALL CONTRACTORS TO BE LICENSED AND REGISTERED WITH THE STATE OF FLORIDA. ALL CONTRACTORS TO BE LICENSED AND REGISTERED WITH THE STATE OF FLORIDA.

TREE BRACING NOTES:  
2" AND LARGER CALIPER TREES BRACED BY GUYING:

- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- CUT LENGTH OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
- SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNITS. 4 TO 8 INCHES ARE LEFT SHOWING.
- PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
- TREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
- TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
- PULL WIRE DOWN AND WRAP BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO TRUNK TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
- THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WINDS SHOULD NOT BE HELD TIGHT) FOR BEST ESTABLISHMENT.
- FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
- GUYE ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

- SELECT THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
- WRAP AT LEAST 3 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM BRUSH TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
- SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"X12'-18")
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP
- SECURE THE BATTENS BY PLACING WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO THE TREE.
- WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 3"x3"x30" STAKE. PROPS SHALL BE INSTALLED AT A 90 TO 45 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL. INSTANTANEOUS TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
- CUT A 45 DEGREE ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
- IF ANYWAYS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT: "DO NOT REMOVE."
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

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01 LANDSCAPE NOTES AND SPECIFICATIONS  
SCALE: N.T.S.

Sheet

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**BUILDING RENOVATION AND ADDITION**

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Drawing Size: 36x48 Project #: MKC-1102A

Drawn by: ACB Checked by: MB

Title: LANDSCAPE DETAILS AND NOTES

Sheet Number: L1.1.1

Date: December 14, 2011  
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08 HISTORIC WEST/NORTH ELEVATIONS  
A3.1.1 SCALE: N.T.S.



07 EXISTING NORTH ELEVATION  
A3.1.1 SCALE: N.T.S.



06 EXISTING EAST ELEVATION  
A3.1.1 SCALE: N.T.S.

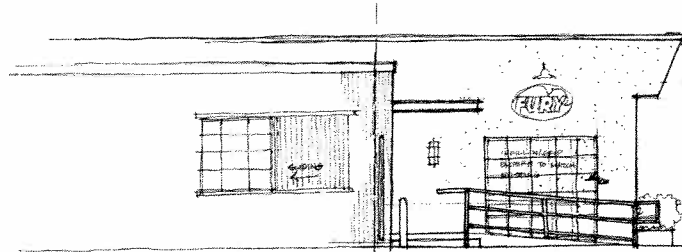


05 EXISTING WEST ELEVATION  
A3.1.1 SCALE: N.T.S.



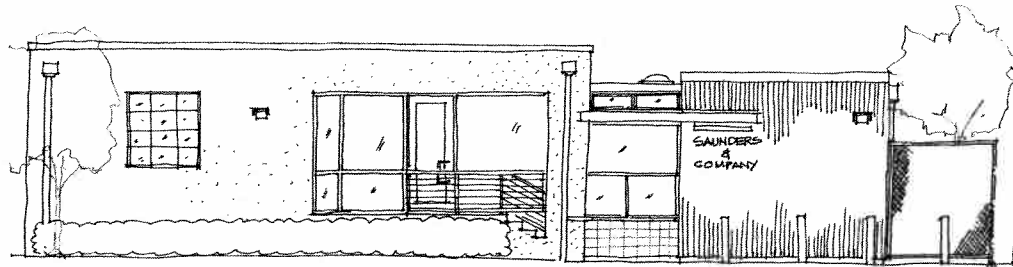
04 SOUTH ELEVATION (EXISTING)  
A3.1.1 SCALE: 1/4" = 1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



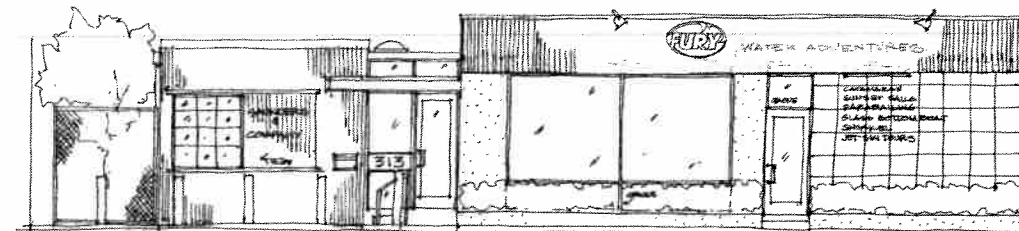
03 NORTH ELEVATION (PARTIAL)  
A3.1.1 SCALE: 1/4" = 1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



02 EAST ELEVATION  
A3.1.1 SCALE: 1/4" = 1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



01 WEST ELEVATION - MARGARET STREET  
A3.1.1 SCALE: 1/4" = 1'-0"

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

ARCHITECT:

**mbi | k2m**  
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Scale:

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02/11/11 - 02/11/11 - 02/11/11  
03/11/11 - 03/11/11 - 03/11/11  
04/11/11 - 04/11/11 - 04/11/11

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**BUILDING RENOVATION AND ADDITION**

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2405 MK-11005  
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Title:

EXTERIOR ELEVATIONS

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**A3.1.1**

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Based on Title and Records  
General | Major | Complete  
Architect/Owner | Photographer

Scale:

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**BUILDING RENOVATION AND ADDITION**

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2426 MIC-11084

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KJS SW

Title:

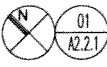
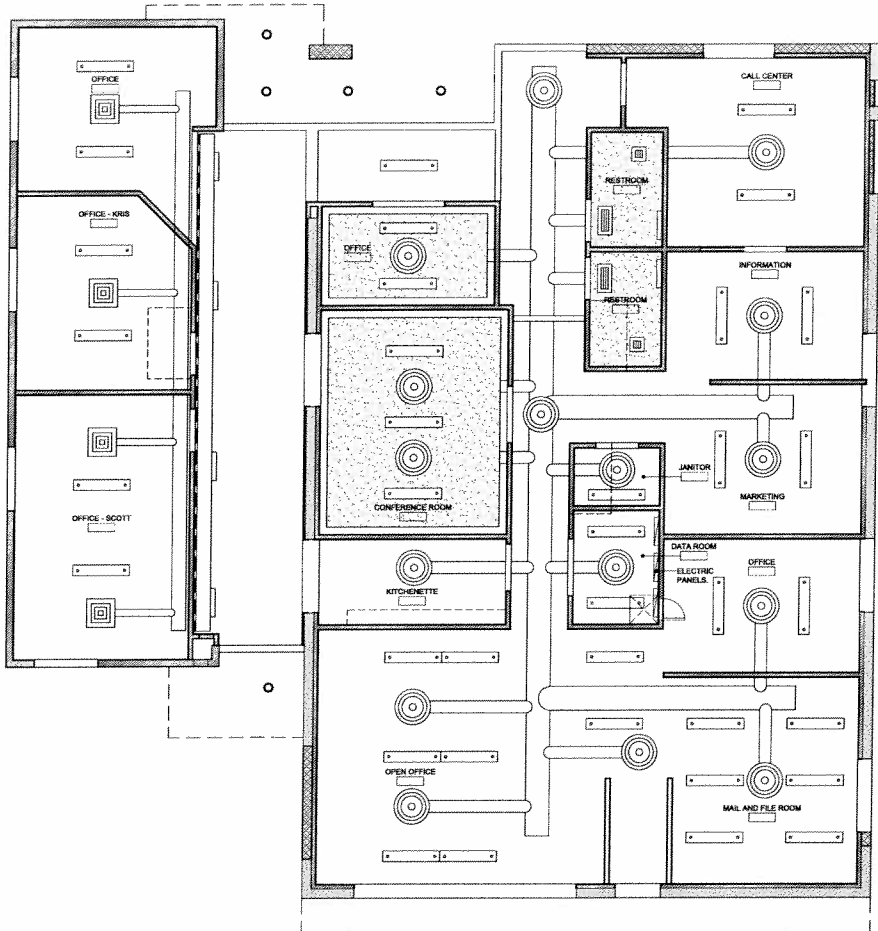
FIRST  
FLOOR  
CEILING  
PLAN

Sheet Number:

**A2.2.1**

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**FIRST FLOOR CEILING PLAN**

SCALE: 1/4" = 1'-0"

