

RESIDENTIAL NEW CONSTRUCTION

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FLORIDA 33040

DEVELOPMENT AGREEMENT APPLICATION

FEBRUARY 16, 2016 (Revised Date: April 15, 2016)

PROJECT TEAM

OWNER / DEVELOPER:

Ocean Walk Key West Owner, LLC
119 Washington Ave., Suite 505
Miami Beach, Florida 33033

ARCHITECT:

K2M Design, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040
305.292.7722
Scott C. Maloney, R.A.
Phill Badalamenti, R.A.

ENGINEER:

K2M Design, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040
305.292.7722
Steven Grasley, P.E.

DRAWING INDEX

GENERAL

A0.1.1 COVER SHEET

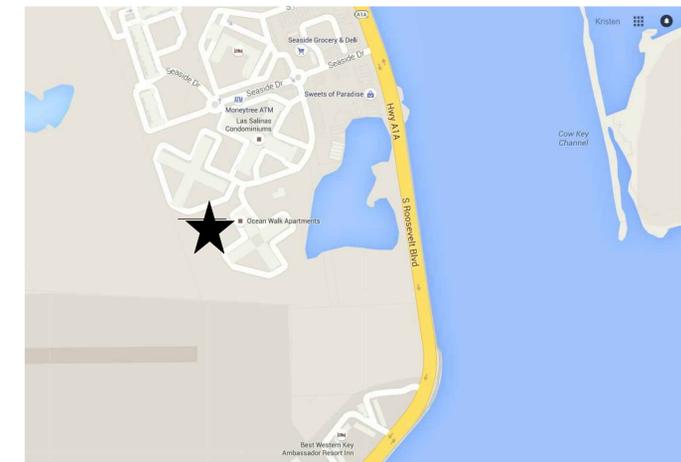
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1 TITLE DESCRIPTION

Parcel 1
Phase 1 -
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 20 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the Westerly boundary of a proposed road South 22 degrees 22 minutes 20 seconds East 1451.53 feet according to Deed as recorded in Official Records Book 564, pages 561 through 564, Public Records of Monroe County, Florida to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 454.00 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 299.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 88 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 36; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 36, North 21 degrees 14 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point; thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel 2
A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, page 698, of the Public Records of Monroe County, Florida:
(a)
From the Northeast corner of Parcel 34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35 of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point; thence run along the Easterly property line of Parcel 38, South 21 degrees 22 minutes 20 seconds East 868.79 feet to the Point of Beginning of the following described parcel of land:
Thence continue South 21 degrees 22 minutes 20 seconds East 484.32 feet to a point of curvature with a horizontal curve concave to the West, having for its elements a central angle of 3 degrees 00 minutes 00 seconds and a radius of 2339.93 feet; thence run along the arc of said curve 122.5 feet to a point, said point being a corner common to Tracts 3 and 4; thence run along the division line between Tracts 3 and 4, South 69 degrees 18 minutes 46 seconds West 478.10 feet to a corner common to Tracts 3, 4 and 5; thence run along the division lines between Tracts 3 and 5, North 20 degrees 41 minutes 14 seconds West 100.00 feet; thence South 69 degrees 18 minutes 46 seconds West 423.26 feet to a point on the westerly boundary of Tract 36; thence run along said westerly boundary of Tract 36, North 21 degrees 14 minutes 20 seconds West 841.42 feet to a point; thence leaving said westerly boundary run North 70 degrees 01 minutes 10 seconds East 34.53 feet to a point on the Mean High Water Line as shown on the attached sketch defined by elevation +0.84 feet N.G.V.D.; thence run along the said Mean High Water Line with the following 18 courses:
1. North 37 degrees 08 minutes 36 seconds East 46.30 feet;
2. North 64 degrees 59 minutes 46 seconds East 67.63 feet;
3. North 79 degrees 44 minutes 27 seconds East 57.30 feet;
4. North 84 degrees 05 minutes 02 seconds East 46.68 feet;
5. South 83 degrees 57 minutes 40 seconds East 93.71 feet;
6. South 74 degrees 40 minutes 50 seconds East 89.22 feet;
7. South 29 degrees 14 minutes 12 seconds East 91.92 feet;
8. South 37 degrees 36 minutes 35 seconds East 56.18 feet;
9. North 74 degrees 36 minutes 43 seconds East 95.07 feet;
10. North 82 degrees 31 minutes 24 seconds East 45.87 feet;
11. South 52 degrees 45 minutes 10 seconds East 46.17 feet;
12. South 48 degrees 21 minutes 29 seconds East 69.84 feet;
13. South 65 degrees 09 minutes 17 seconds East 61.11 feet;
14. North 71 degrees 23 minutes 36 seconds East 76.29 feet;
15. North 51 degrees 54 minutes 45 seconds East 52.22 feet;
16. North 81 degrees 17 minutes 37 seconds East 44.02 feet;
17. South 80 degrees 30 minutes 14 seconds East 34.19 feet;
18. North 60 degrees 26 minutes 12 seconds East 43.34 feet to the Point of Beginning.

AND
(b)
From the Northeast corner of Parcel #34 as shown on "Plat Survey of Lands on Island of Key West, Monroe County, Florida" recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 03 seconds and a radius of 2339.93 feet; thence run Southeast along the arc of said curve 122.55 feet to the Point of Beginning of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West having for its elements a central angle of 8 degrees 08 minutes 57 seconds and a radius of 2339.93 feet to a distance of 331.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 440.00 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

Parcel 3
A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, page 647, and recorded July 11, 1988, in Official Records Book 980, page 2432, of the Public Records of Monroe County, Florida across the following:
A strip of land sixty feet in width as described below:
From the Northeast corner of Parcel #34 as shown on the "Plat Survey of Lands on the Island of Key West, Monroe County, Florida", recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence South 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning; thence continue South 21 degrees 22 minutes 20 seconds East a distance of 60 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.

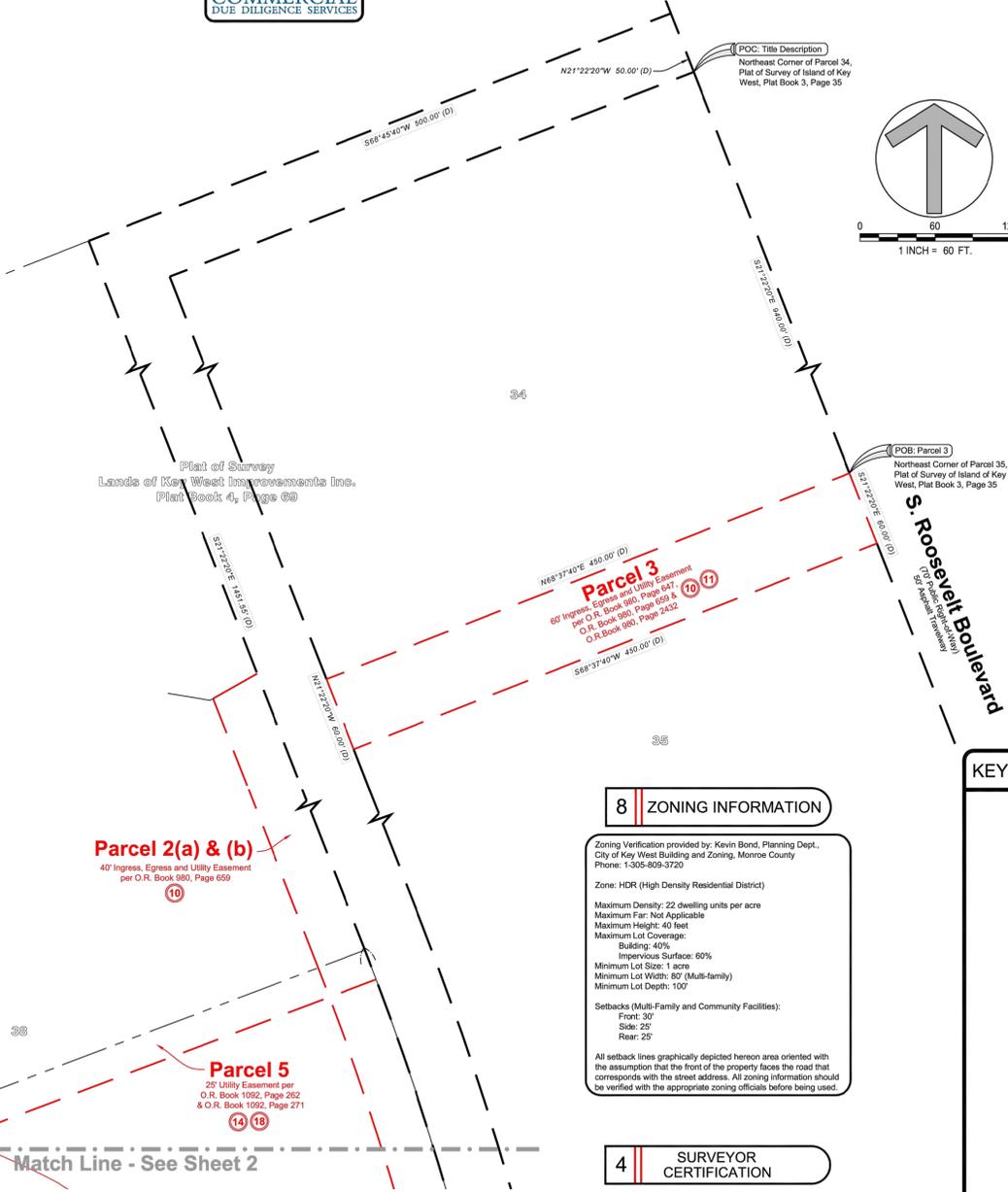
Parcel 4:
A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida, thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes 20 seconds East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southeast along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 03 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 77 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 feet and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 29 degrees 20 minutes 29 seconds East for 150.42 feet; thence South 66 degrees 12 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 20 degrees 41 minutes 14 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 5:
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0282, of the Public Records of Monroe County, Florida, over, under, upon and across the following:
A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hitherto) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, Public Records of Monroe County, Florida.

Parcel 6
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:
A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35 of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point; thence South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hitherto) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.
****Possible Scribers Errors****
1451.53 should read 1451.55; 305.65 should read 304.64

Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps goes or overlaps the intent of said easements has been plotted and shown hereon.



2 TITLE INFORMATION

The Title Description and the Schedule B Items hereon are from a title commitment prepared by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.

11 SURVEYOR'S NOTES

- This survey is based on information shown on a title commitment prepared by Chicago Title Insurance Company, Commitment Number 4887118, effective date June 26, 2014, and all Schedule B exceptions in said title commitment have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- The subject property has direct access to South Roosevelt Boulevard, a public right-of-way via an Egress, Egress and Utility Easement recorded in O.R. Book 980, Page 659.
- There was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- No observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All rebar set are 30" X 5/8" rebar with a plastic cap marked "L77761", unless otherwise specified hereon.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- At the time of this survey, there was no observable evidence of any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- There are appurtenant office easements or servitudes benefiting the surveyed property listed in the above referenced title commitment.

8 ZONING INFORMATION

Zoning Verification provided by: Kevin Bond, Planning Dept., City of Key West Building and Zoning, Monroe County Phone: 1-305-809-3720
Zone: HDR (High Density Residential District)
Maximum Density: 22 dwelling units per acre
Maximum FAR: Not Applicable
Maximum Height: 40 feet
Maximum Lot Coverage: Building: 40%; Impervious Surface: 60%
Minimum Lot Size: 1 acre
Minimum Lot Width: 80' (Adult-Family)
Minimum Lot Depth: 100'
Setbacks (Multi-Family and Community Facilities):
Front: 30'
Side: 25'
Rear: 25'
All setback lines graphically depicted hereon are oriented with the assumption that the front of the property faces the road that corresponds with the street address. All zoning information should be verified with the appropriate zoning officials before being used.

4 SURVEYOR CERTIFICATION

To: Ocean Walk Key West Owner, L.L.C., and its successors and assigns and any entity in which it owns a direct or indirect legal or beneficial ownership interest, their Lenders and their successors and assigns, and Chicago Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any office easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A hereof. The field work was completed on 7/14/14.
Date of Plat or Map: July 25, 2014
Billy R. Davis, Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB #7761
Not valid without an authenticated electronic signature and authenticated electronic seal.

KEY TO ALTA-SURVEY

1	TITLE DESCRIPTION
2	TITLE INFORMATION
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18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)
This Work Coordinated By:
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888-457-7878
Drwn By: RLJ Date: 7/21/2014
Revision: QC Remarks
Surveyor Ref No: 14-07-0182 Date: 7/25/2014
Revision: C.C. & CTP's
Apprv By: BRD Date:
Field Date: 7/14/14 Date:
Scale: 1" = 60' Date:
Revision:

Prepared For:
Ocean Walk Apartments
Client Ref: 401400775CT
Commitment No: 4887118

20 PROJECT ADDRESS
3900 South Roosevelt Boulevard,
Key West, Florida
Project Name:
Ocean Walk Apartments Update
CDS Project Number:
14-07-15788

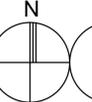
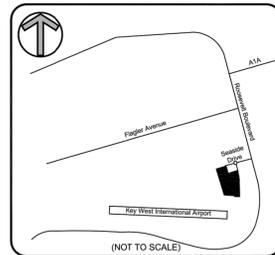
6 CEMETERY

At the time of survey there was no visible evidence of cemeteries or burial grounds on the subject property.

5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property appears to lie within Zone(s) AE (EL. 8) of the Flood Insurance Rate Map for Monroe County, Florida, Community-Panel or Map Number 12087C1517K, bearing an effective date of 2/18/2005. No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:
AE (Special Flood Hazard Area; Base flood elevations determined.)

16 VICINITY MAP



1 SITE SURVEY COPY

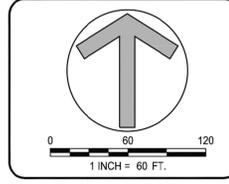
SCALE: NTS

The surveying company:
Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Fax No.: 101-529-2600
Toll Free: 888-457-7878

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17 NORTH ARROW/SCALE



14 BUILDING AREA

Building #	Building Type	Building Area
1	2-Story Concrete Building	2,906 sq. ft.
2	3-Story Concrete Building	37,922 sq. ft.
3	2-Story Concrete Building	306 sq. ft.
4	1-Story Concrete Building	548 sq. ft.
5	5-Story Concrete Building	43,961 sq. ft.
6	2-Story Concrete Building	306 sq. ft.

Note: Buildings 2 & 5 (Apartment Buildings) have 1st Floor Parking Areas located at ground level, parking spaces shown were as of the date of this survey.

15 BUILDING HEIGHT

Building #	Building Height
1	16.7 ft.
2	26.6 ft.
3	22.5 ft.
4	12.5 ft.
5	43.5 ft.
6	22.5 ft.

7 POSSIBLE APPARENT USE

Portions of the subject property in open and notorious occupation by the easterly adjoiner a maximum distance of 21.1'

Line #	Direction	Length
L1 (D & M)	N61°15'37"W	40.14'
L2 (D & M)	S66°14'20"E	82.14'
L3 (D & M)	N24°18'46"E	123.74'

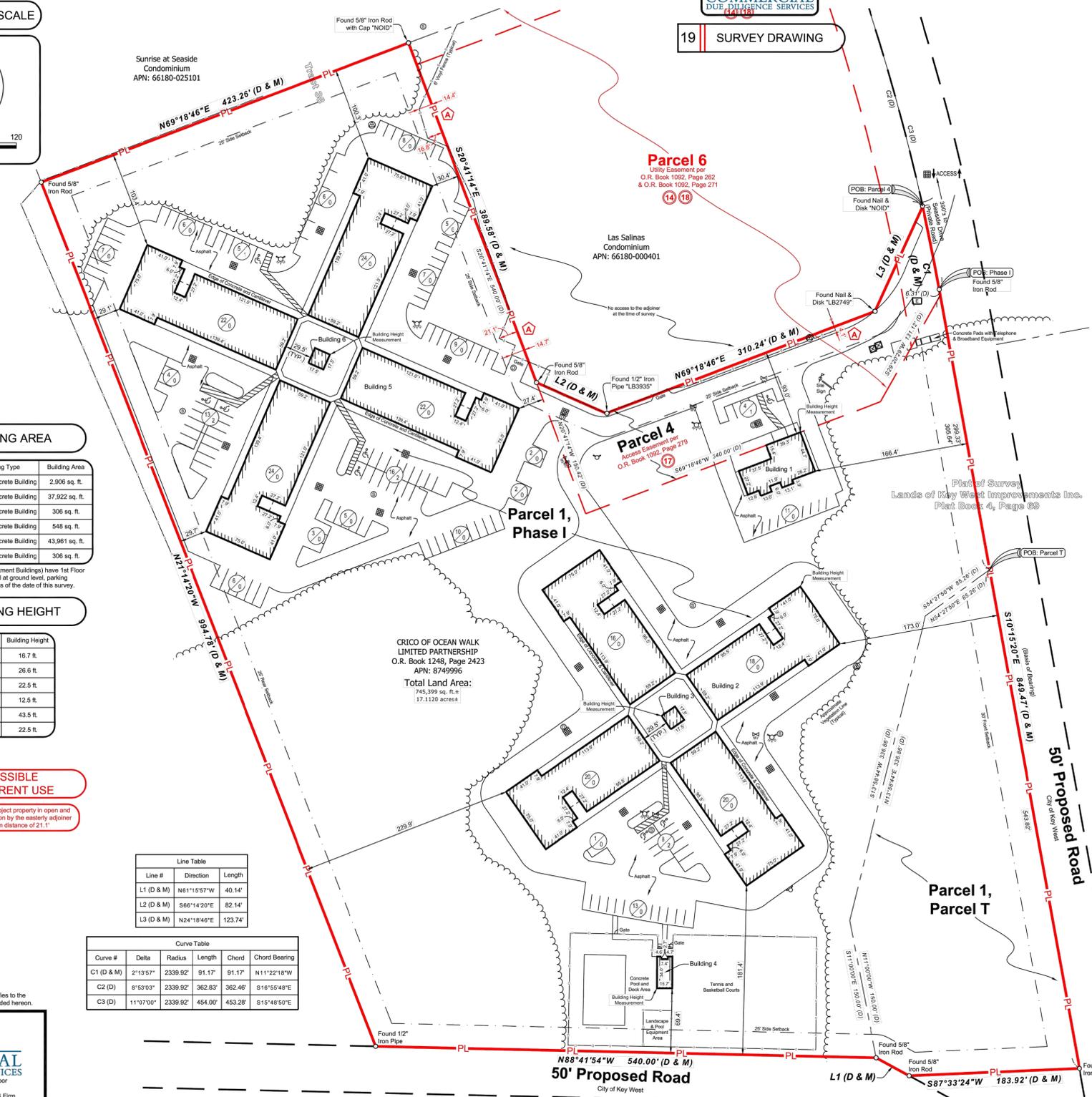
Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1 (D & M)	2°13'57"	2339.92'	91.17'	91.17'	N11°22'18"W
C2 (D)	8°53'03"	2339.92'	362.83'	362.46'	S16°55'48"E
C3 (D)	11°07'00"	2339.92'	454.00'	453.28'	S15°48'50"E

The surveying company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided herein.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Fax No.: 405-253-2444
Toll Free: 888.457.7878

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
404188

19 SURVEY DRAWING



10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is based on the Eastern line of the subject property, known as being a bearing of S10°15'20"E, as shown in Plat Book 4, Page 69 of Monroe County Public Records.

3 SCHEDULE "B" ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:
- Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, page 200, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - Terms and conditions of Supplemental Access Easement filed July 3, 1986, in Official Records Book 980, page 650, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
 - Terms and conditions of the Access Easement Agreement filed July 3, 1986, in Official Records Book 980, page 647 and filed July 11, 1986, in Official Records Book 980, page 2432, both Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
 - Facilities Easement Agreement filed in Official Records Book 980, page 673, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - Access to Roosevelt Boulevard is insured only through Easements as set forth in Schedule A hereof, and across that portion of the state road right of way located between the north and south boundaries of Parcel 3 of Schedule A, as extended along their existing courses to Parcel 2 of Schedule A. **NOT SURVEY RELATED ITEM**
 - Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 271, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
 - Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, page 1508, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, page 434, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, page 278, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
 - Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, page 292, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
 - Owner's Acknowledgment of Water Service Restrictions filed July 18, 1989, in Official Records Book 1098, page 1919, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1958, Page 522. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
 - State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43. **NOT A SURVEY RELATED ITEM**
 - Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to the Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422. **NOT A SURVEY RELATED ITEM**
 - Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to the Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292. **NOT A SURVEY RELATED ITEM**
 - Land use restrictions imposed by the Monroe County Land Use Plan and any other land use restrictions which may have been or will be imposed by any governmental body, including, but not limited to the City of Key West, the County of Monroe, the State of Florida, and the United States Army Corps of Engineers. **NOT A SURVEY RELATED ITEM**
 - House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 181, Florida Statutes, by adding Section 181.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date. **NOT A SURVEY RELATED ITEM**

12 PARKING INFORMATION

- 166 Covered Regular Parking Spaces (Under Building)
- 151 Regular Parking Spaces
- 8 Handicap Parking Spaces
- 325 Total Parking Spaces

13 LAND AREA

745,399 sq. ft.
17.1120 acres

9 LEGEND

(D) Deed	⊙ Sewer Cleanout
(P) Plat	⊙ Light Pole
(M) Measured	⊙ Utility Vault
(C) Calculated	⊙ Sign
⊙ Found Monument (as Noted)	⊙ Irrigation Valve
⊙ Set Monument (as Noted)	⊙ Bolted
⊙ Manhole (Unknown)	⊙ Pressure Relief Valve
⊙ Sewer Manhole	⊙ Catch Basin
⊙ Drainage Manhole	⊙ Curb Inlet
⊙ Telephone Manhole	⊙ Traffic Pole
⊙ Electric Manhole	⊙ Utility Pole
⊙ Telephone Pedestal	⊙ Concrete Utility Pole
⊙ Cable Pedestal	⊙ Air Conditioner
⊙ Electric Pedestal	⊙ Traffic Signal Vault
⊙ Electric Transformer	⊙ Underground Utility Marker
⊙ Electric Meter	⊙ Regular Spaces/Handicap Spaces
⊙ Gas Meter	⊙ Right-of-Way
⊙ Gas Valve	⊙ Schedule B, Section II Items
⊙ Water Meter	⊙ Concrete Utility Pole
⊙ Water Valve	⊙ Possible Apparent Use
⊙ Water Vault	⊙ Official Records
⊙ Back-flow Preventer	⊙ LSA Landscape Area
⊙ Fire Hydrant	⊙ Overhead Utilities
⊙ Monitor Well	⊙ Handicap Space
⊙ Adjoiner Property	⊙ Easement Line
⊙ Property Line	⊙ Setback Line

18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011).

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:

Ocean Walk Apartments

Client Ref: 40140075CT
Commitment No: 4887118

20 PROJECT ADDRESS

3900 South Roosevelt Boulevard,
Key West, Florida

Project Name:
Ocean Walk Apartments Update

CDS Project Number:
14-07-15788

1 SITE SURVEY COPY
SCALE: NTS

OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

AE1.1.2 K2M
DESIGN

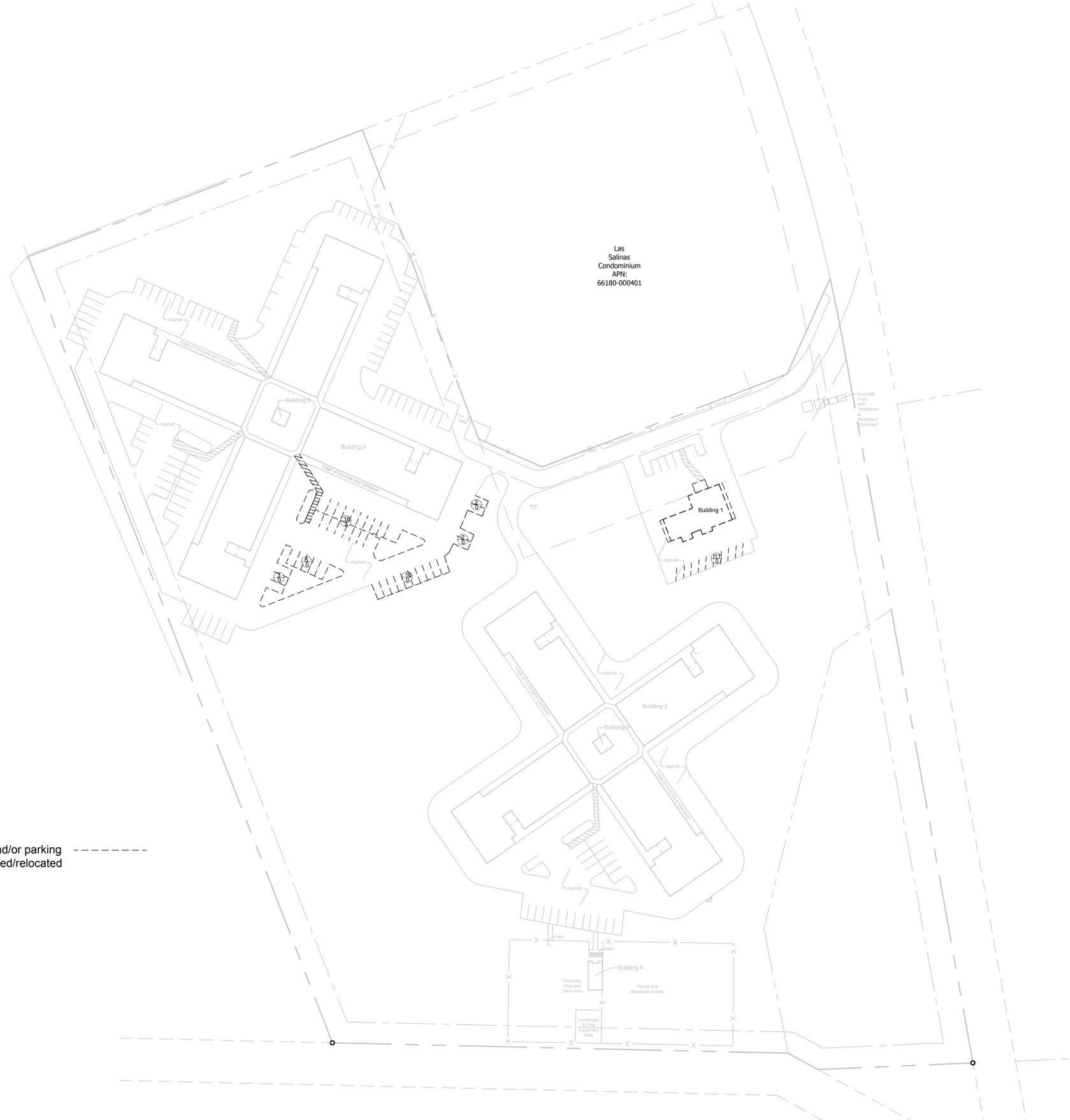
REVISED DATE: APRIL 15, 2016



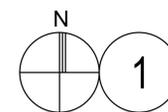
SITE DEMOLITION DATA

Buildings Demolished		
Building 1		
Building Area	2,906 sf	(per existing condition survey)
Building height	16.7 sf	(per existing condition survey)
Demolished Parking Spaces		
Regular Spaces Demolished	49	
ADA Spaces Demolished	2	

Note: The parking spaces being removed is being relocated and compensated for in the new layout



Represents building and/or parking being demolished/relocated



SITE DEMOLITION PLAN

SCALE: 1/64" = 1'-0"

GRAPHIC SCALE: 1" = 60'-0"



SITE DATA TABLE				
Ocean Walk - 3900 S. Roosevelt Blvd.				
GENERAL	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	High Density Residential District (HDR)			
FLOOD ZONE	ZONE AE EL 8			
SIZE OF SITE	43,560.00 SF (1.00 ACRE) MIN	745,312.00 SF (17.11 ACRES)	745,312.00 SF (17.11 ACRES)	NONE
MINIMUM LOT WIDTH	80'-0"	634'-8"	634'-8"	NONE
MINIMUM LOT DEPTH	100'-0"	691'-0"	691'-0"	NONE
IMPERVIOUS SURFACE	60% MAX	44.5% (332,171 SQ FT)	49.8% (371,238 SQ FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN	56% (417,630 SQ FT)	50.1% (386,584 SQ FT)	NONE
DENSITY	22 DU PER ACRE	296 UNITS (17.30 PER ACRE)	376 UNITS (21.97 PER ACRE)	40 UNITS AWARDED DURING YEAR 2 BPAS. ADDITIONAL 40 UNITS WILL BE SUBMITTED FOR YEAR 4 BPAS APPLICATION

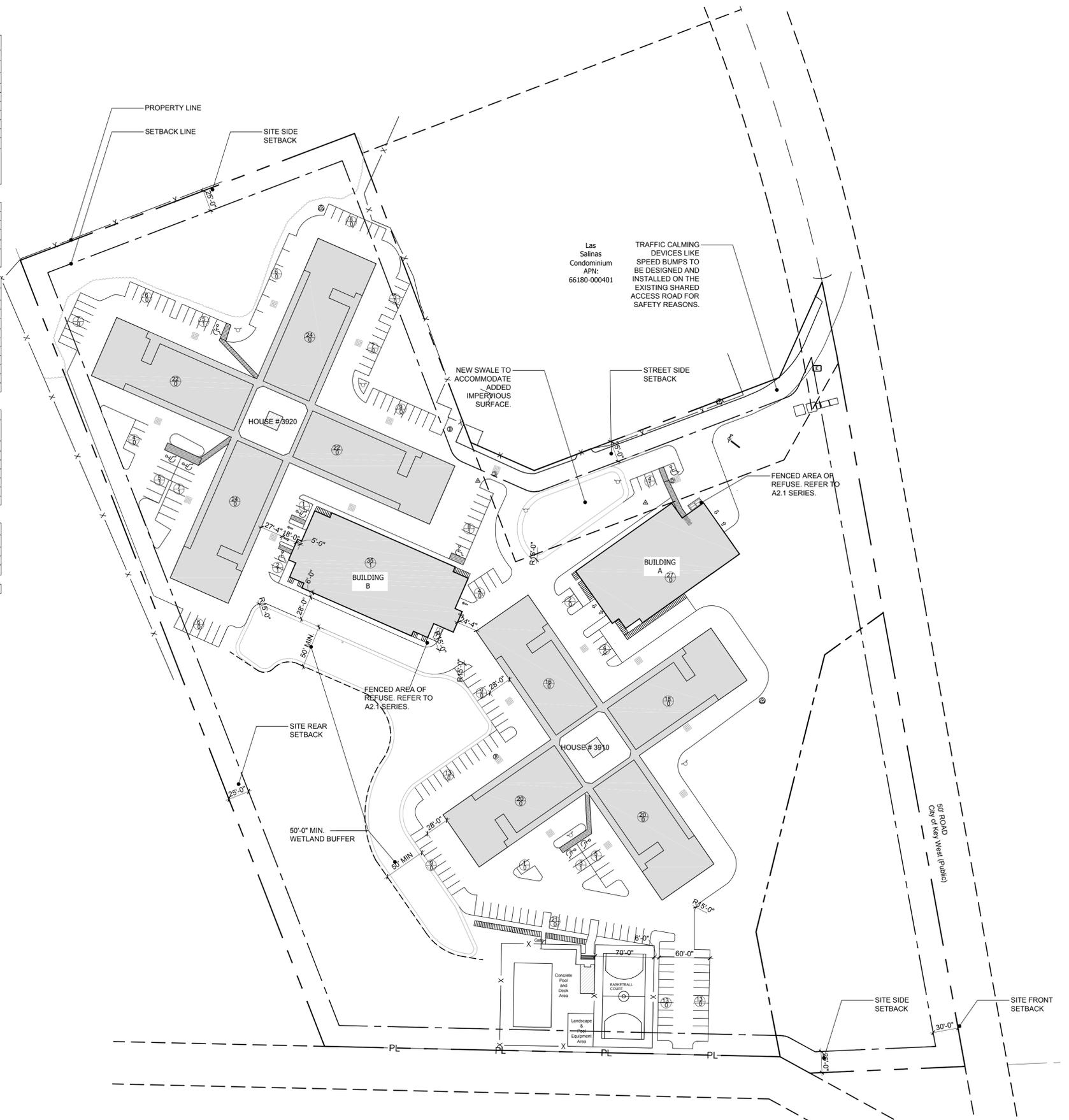
SITE SETBACKS (Existing and proposed setback numbers based on worst case scenario)				
SETBACK 1: FRONT	30'-0"	166'-3.5"	140'-10"	NONE
SETBACK 2: SIDE	25'-0"	30'-5"	30'-5"	NONE
SETBACK 3: STREET SIDE	25'-0"	92'-11"	92'-11"	NONE
SETBACK 4: REAR	25'-0"	29'-2"	29'-2"	NONE

HEIGHTS				
HEIGHT OF EXISTING BUILDINGS	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
BUILDING 1	40'-0"	15.7 FT	TO BE DEMOLISHED	
BUILDING 2	40'-0"	26.6 FT	N/A	NONE
BUILDING 3	40'-0"	22.5 FT	N/A	NONE
BUILDING 4	40'-0"	12.5 FT	N/A	NONE
BUILDING 5	40'-0"	43.5 FT	N/A	NONE
BUILDING 6	40'-0"	22.5 FT	N/A	NONE
HEIGHTS OF PROPOSED BUILDINGS (MEASURED FROM CROWN OF ROAD. CROWN OF ROAD MEASURED TO BE 3'-0" BASED ON AVERAGE OF SPOT ELEVATIONS TOWARDS THE CENTER OF THE ROAD)				
BUILDING A	40'-0"	N/A	40'-0"	NONE
BUILDING B	40'-0"	N/A	40'-0"	NONE

BUILDING COVERAGE EXISTING				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED DEMOLITION	VARIANCE REQUESTED
BUILDING 1		2,906 SQ. FT	2,906 SQ. FT	
BUILDING 2		37,922 SQ. FT		
BUILDING 3		306 SQ. FT		
BUILDING 4		548 SQ. FT		
BUILDING 5		43,961 SQ. FT		
BUILDING 6		306 SQ. FT		
TOTAL	40% MAX	11.5 % (85,949 SQ FT)		NONE

BUILDING COVERAGE PROPOSED				
	CODE REQUIREMENT	PROPOSED		VARIANCE REQUESTED
BUILDING A		15,261.1 SQ FT		
BUILDING B		18,361.5 SQ FT		
TOTAL	40% MAX	4.5 % (33,622.6 SQ FT)		NONE
TOTAL BUILDING COVERAGE: EXISTING - DEMOLISHED + PROPOSED =				
	40% MAX	15.6% (116,665.6 SQ FT)		NONE

PARKING DATA TABLE			
Existing Buildings			
	Existing Parking	Demolished	Proposed
Auto	317	49	48
H-Cap	8	2	3
Bike	0	0	0
Scooter	0	0	0
Ratio (Car Parking/Unit) = 325/296 = 1.09			
New Buildings (A & B)			
	Proposed		
Auto	100		
H-Cap	1		
Bike	167		
Scooter	0		
TOTAL PROPOSED PARKING			
	Code Required	Proposed	
Auto	796 (780 standard + 16 ADA)	426 (416 standard + 10 ADA)	
Bike	137	173	
Scooter	0	0	
Ratio (Car Parking/Unit) = 426/376 = 1.13 along with additional 138 bike parking spots.			



PROPOSED SITE PLAN

SCALE: 1/64" = 1'-0"

GRAPHIC SCALE: 1" = 60'-0"

OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT



REVISED DATE: APRIL 15, 2016



2016.04.15

FIRE PROTECTION SYSTEM REQUIREMENTS

Section 903: Automatic Sprinkler Systems

- 903.2.1 Group A - An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies.
- 903.2.11.5 Commercial Cooking Operations - An automatic sprinkler system shall be installed in commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.
- 903.3.1.1 NFPA 13 Sprinkler System - Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.
- 903.4 Sprinkler System Monitoring and Alarms - All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Shop Drawings

- Contractor shall submit sprinkler shop drawings compliant with all local, state, and federal regulations.

LIFE SAFETY - GENERAL NOTES:

- FINAL LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE MARSHAL.
- CONTRACTOR TO PROVIDE FIRE ALARM SHOP DRAWINGS FOR COMPLIANT SYSTEM.
- CONTRACTOR TO PROVIDE FIRE PROTECTION SHOP DRAWINGS FOR COMPLIANT SYSTEM.

LIFE SAFETY - CODE REFERENCES:

Chapter 10: Means of Egress

Section 1004: Occupant Load

- Max floor area per occupant:
 - Refer to Occupancy Zone Legend
- Every room or space as an assembly occupant load shall have the number posted
- The outdoor area occupant load shall be assigned by the building official

Section 1005: Egress Width

- .3 inches per occupant stairs
 - XX occupants / X stairs = XX" per stair
- .2 inches per occupant for other components

Section 1009: Stairways

- Stairway width shall be per 1005 but not less than 44 inches.
- A flight of stairs shall not have a vertical rise greater than 12 feet between floors or landings.

Section 1011: Exit Signs

- Exits shall be marked with readily visible sign from any direction of egress travel. Sign placement shall be such that no point in an exit corridor or passageway is more than 100 feet from the nearest visible sign.
 - Signs are not required in rooms or areas that only require one exit.

Section 1014: Exit Access

- Common path of egress travel shall not exceed 100 feet for B occupancy with sprinklers per 903.3.1.1.
- Common path of egress travel for A occupancies shall comply with 1028.8.
- Common path of egress travel for S-2 shall not be limited.

Section 1015: Exit and Exit Access Doorways

- Two exits shall be provided where:
 - Occupant load exceeds 49 for A and B occupancies and 29 for S occupancies.
 - Common path of egress travel exceeds 1014.
 - Where required by 1015.3, 1015.4, 1015.5, 1015.6, or 1015.6.1.

Section 1016: Exit Access Travel Distance

- Travel distances shall not exceed values in Table 1016.1:

OCCUPANCY	SPRINKLED
A	250 FEET
B	300 FEET
S-1	400 FEET

Section 1022: Exit Enclosures

- Means of egress stairs required by 410.5.3 and 1015.6.1 are not required to be enclosed.

Section 1026: Exterior Exit Ramps and Stairways

- For occupancies in other than Group I-2, exterior exit stairways shall be permitted as an element of a required means of egress for buildings not exceeding four stories above grade plane of having occupied floors more than 75 feet above lowest level of fire department access.
- Stairs shall not be less than 50 percent open on one side and arranged to restrict the accumulation of smoke.
- Exterior stairs shall be separated from the interior of the building as required by 1022.1.

Section 1027: Exit Discharge

- Exits shall discharge directly to the exterior of the building.

LIFE SAFETY - FINISH RATINGS:

Chapter 8: Interior Finishes

Section 803: Wall and Ceiling Finishes

- Class A: Flame spread 0-25; smoke developed 0-450.
- Class B: Flame spread 26-75; smoke developed 0-450.
- Class C: Flame spread 76-200; smoke developed 0-450.

OCCUPANCY	EXITS - SPRINKLED	CORRIDOORS - SPRINKLED	ROOMS - SPRINKLED
R-2	B	B	C
A-3	B	B	C
B	B	C	C
S	C	C	C

Section 804: Interior Floor Finish

- Class I materials: 0.45 watts/cm2 or greater
- Class II materials: 0.22 watts/cm2 or greater
- Where sprinkled per 903.3.1.1, Class II materials are permitted anywhere Class I materials are required.

LIFE SAFETY PLAN LEGEND:

	SPRINKLER	WALL OR CEILING MOUNTED BY SEPARATE SUB-CONTRACTOR
	HORN / STROBE	WALL MOUNTED FIRE ALARM COMBINATION AUDIBLE/VISUAL SIGNALING NIT. HORN/FLASHING "FIRE" LIGHT MIN. 75CD. MOUNTED AT 80" AF.F.
	SMOKE DETECTOR	CEILING MOUNTED SMOKE / CARBON DIOXIDE DETECTOR. WIRED AND CIRCUITED.
	EXIT SIGN	INTERIOR RECESSED EDGE LIT LED EXIT SIGN. DIRECTION AS SHOWN ON PLAN. WIRED & CIRCUITED TO UPS SYSTEM. BASIS OF DESIGN: CURVA-CRV-HT-LR-1/2-M-AL
	FIRE EXTINGUISHER	INTERIOR MULTI-PURPOSE CLASS K CHEMICAL FIRE EXTINGUISHER, INSTALLED ON WALL BRACKET. LOCATE 48" A.F.F. TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.
	FIRE EXTINGUISHER	INTERIOR MULTI-PURPOSE CLASS A, B, AND C CHEMICAL FIRE EXTINGUISHER, INSTALLED ION WALL BRACKET. LOCATE 48" AFF TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.
		EXIT ACCESS TRAVEL DISTANCES (FBC 1016)
	SHAFT ENCLOSURE (FBC 708)	1 HOUR FIRE BARRIER.

OCCUPANCY LEGEND:

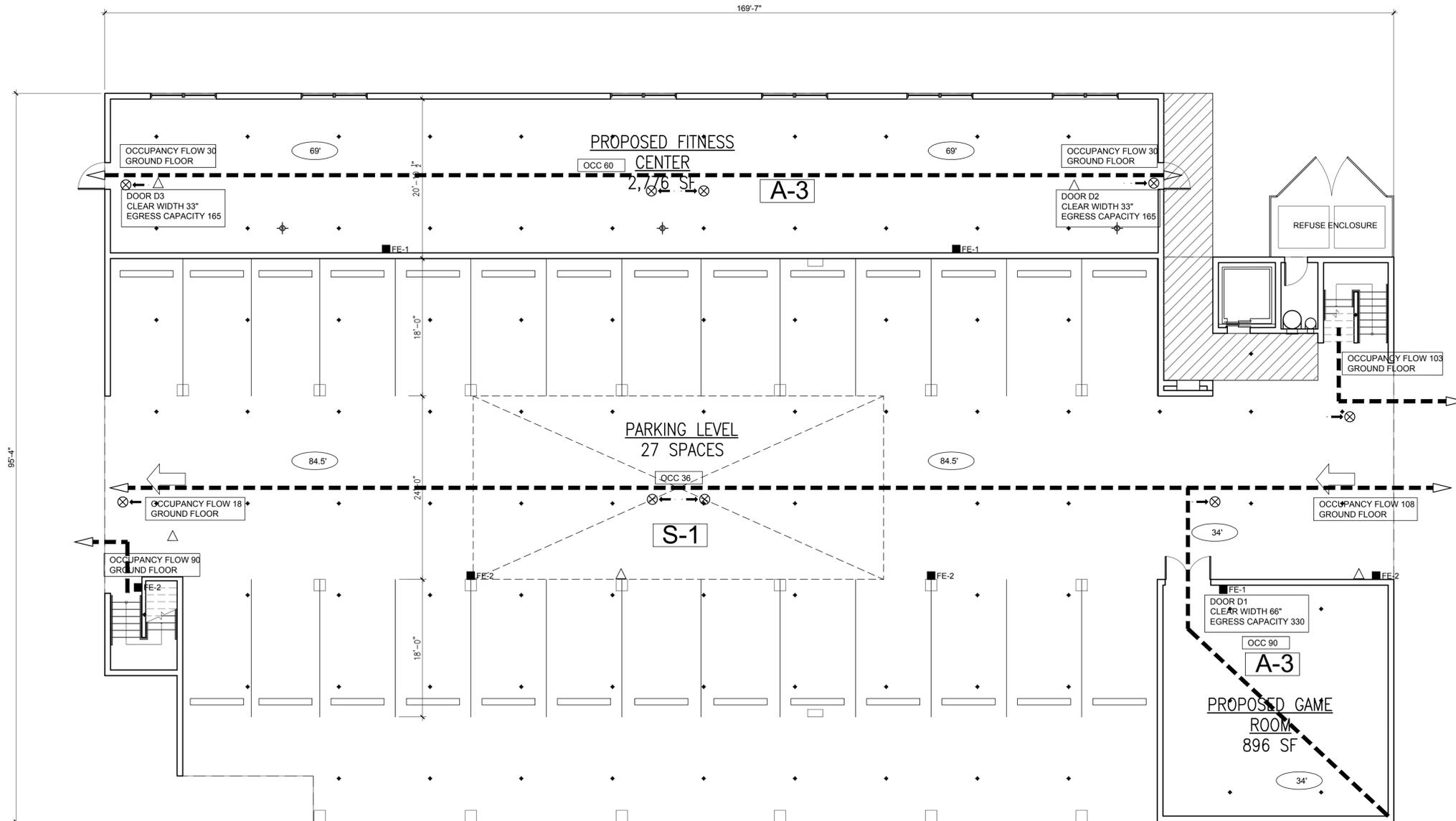
A-3	ASSEMBLY - FITNESS 50/SF GROSS GAMING 11/SF GROSS
B-1	BUSINESS AREA - 100 GROSS
A-2	APARTMENT RESIDENTIAL - 200 GROSS
S-1	GARAGE -300 SF GROSS GENERAL STORAGE -300 SF

LIFE SAFETY - OCCUPANCY CALCULATIONS

BUILDING A	
GROUND FLOOR	
S-1 / GARAGE 10738 SF / 300 = 36 OCCUPANCY	
A-3 / FITNESS 2983 SF / 50 = 60 OCCUPANCY	
A-3 / GAME ROOM 986 SF / 11 = 90 OCCUPANCY	
FIRST FLOOR	
R-2 / RESIDENTIAL APARTMENT 11085 SF / 200 = 56 OCCUPANCY	
S-1 / STORAGE 217 SF / 300 = 1 OCCUPANCY	
B-1/ ADMINISTRATIVE 1209 SF / 100 = 12 OCCUPANCY	
SECOND FLOOR	
R-2 / RESIDENTIAL APARTMENT 12204 SF / 200 = 61 OCCUPANCY	
THIRD FLOOR	
R-2 / RESIDENTIAL APARTMENT 12204 SF / 200 = 61 OCCUPANCY	
TOTAL BUILDING A OCCUPANCY	
GROUND FLOOR	14707 SF = 186 PERSONS
FIRST FLOOR	12511 SF = 69 PERSONS
SECOND FLOOR	12204 SF = 61 PERSONS
THIRD FLOOR	12204 SF = 61 PERSONS
BUILDING TOTAL OCCUPANCY:	50200 SF = 377 PERSONS
BUILDING B	
GROUND FLOOR	
S-1 / GARAGE 14131 SF / 300 = 48 OCCUPANCY	
S-1/ STORAGE 3635 SF / 300 = 12 OCCUPANCY	
FIRST FLOOR	
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY	
SECOND FLOOR	
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY	
THIRD FLOOR	
R-2 / RESIDENTIAL APARTMENT 15268 SF / 200 = 76 OCCUPANCY	
TOTAL BUILDING B OCCUPANCY	
GROUND FLOOR	17766 SF = 60 PERSONS
FIRST FLOOR	15268 SF = 76 PERSONS
SECOND FLOOR	15268 SF = 76 PERSONS
THIRD FLOOR	15268 SF = 76 PERSONS
BUILDING TOTAL OCCUPANCY:	63570 SF = 288 PERSONS

1 LIFE SAFETY LEGENDS AND NOTES

SCALE: NONE

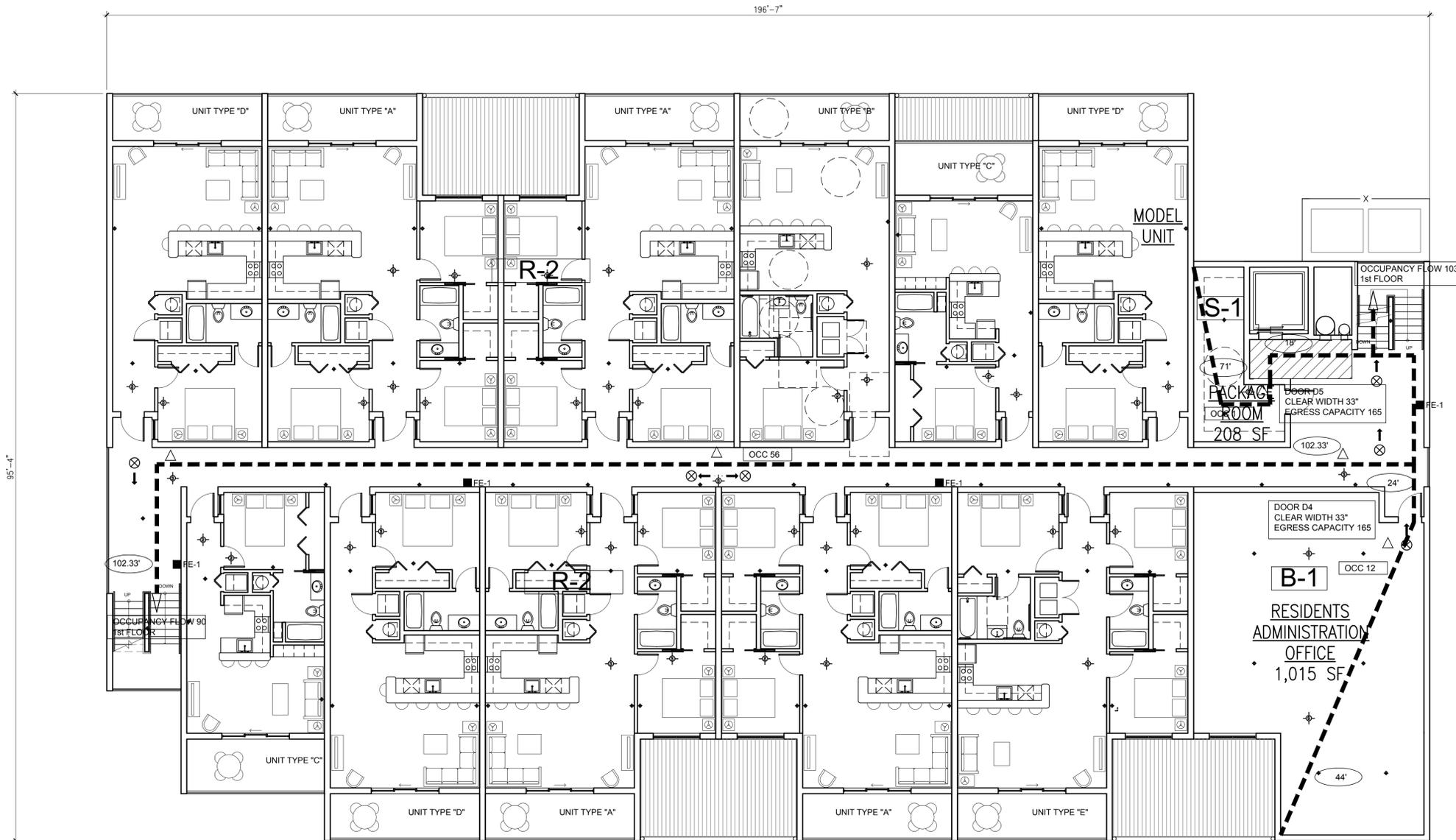


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BUILDING "A" GROUND FLOOR LIFE SAFETY PLAN - PARKING LEVEL

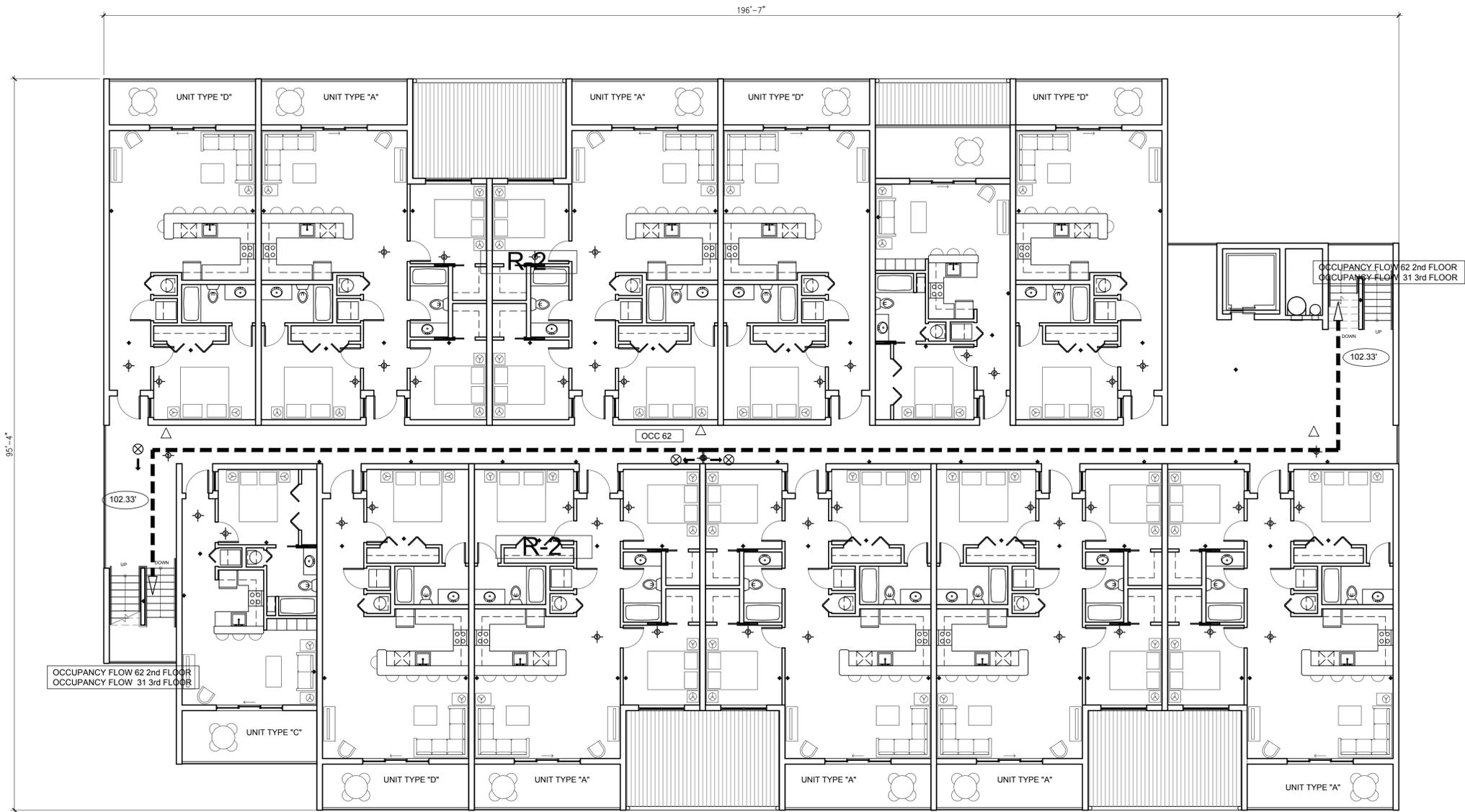
SCALE: 1/8" = 1'-0"





1 BUILDING "A" FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"



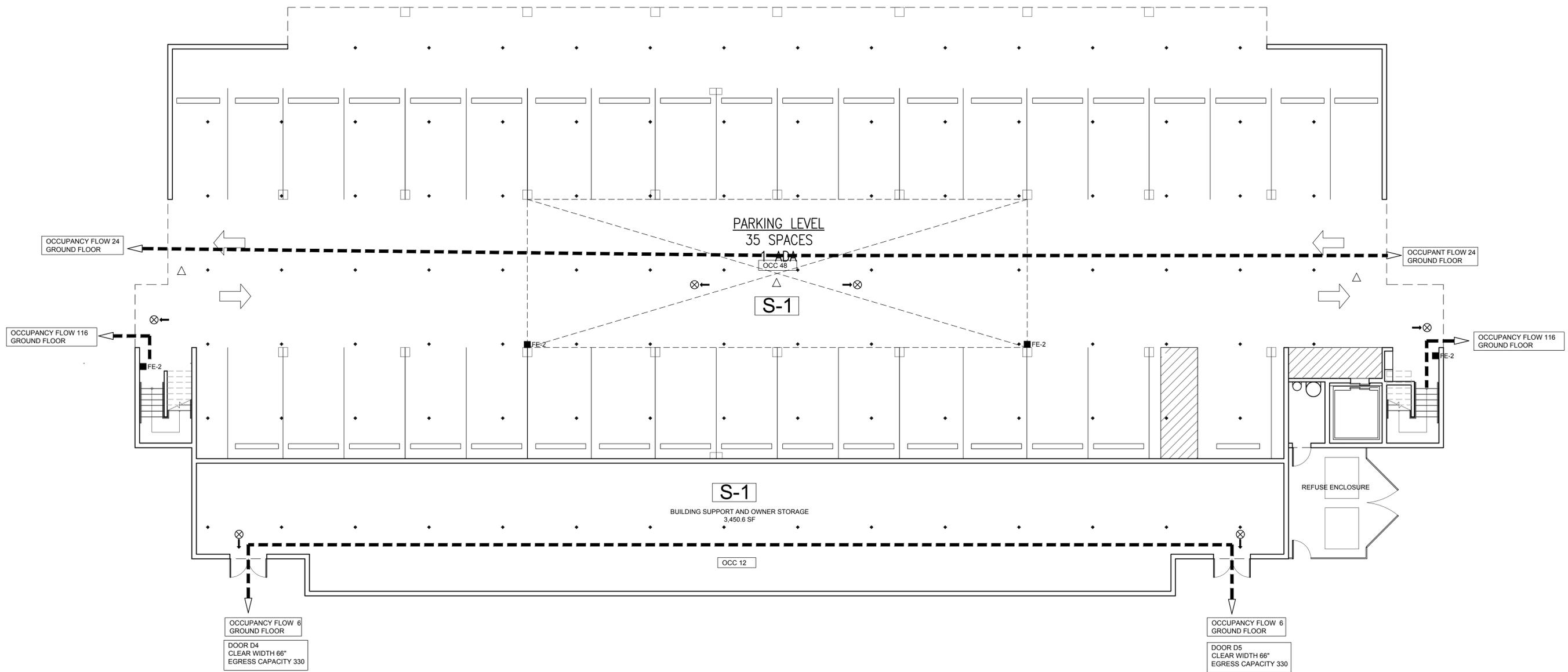


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BUILDING "A" SECOND AND THIRD FLOOR LIFE SAFETY PLAN

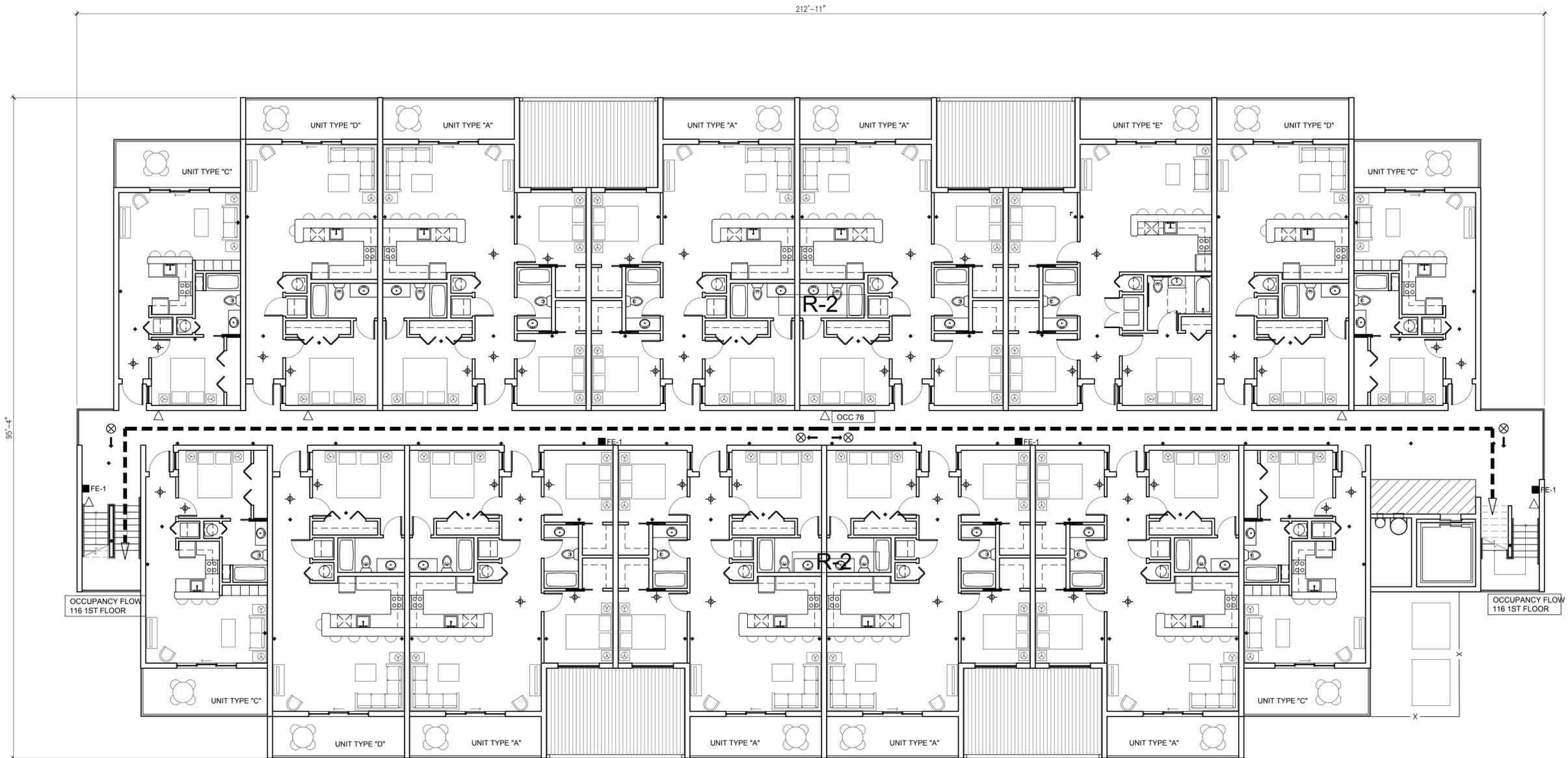
SCALE: 1/8"=1'-0"





1 BUILDING "B" GROUND FLOOR LIFE SAFETY PLAN - PARKING LEVEL
 SCALE: 1/8"=1'-0"





1

BUILDING "B" FIRST FLOOR LIFE SAFETY PLAN

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



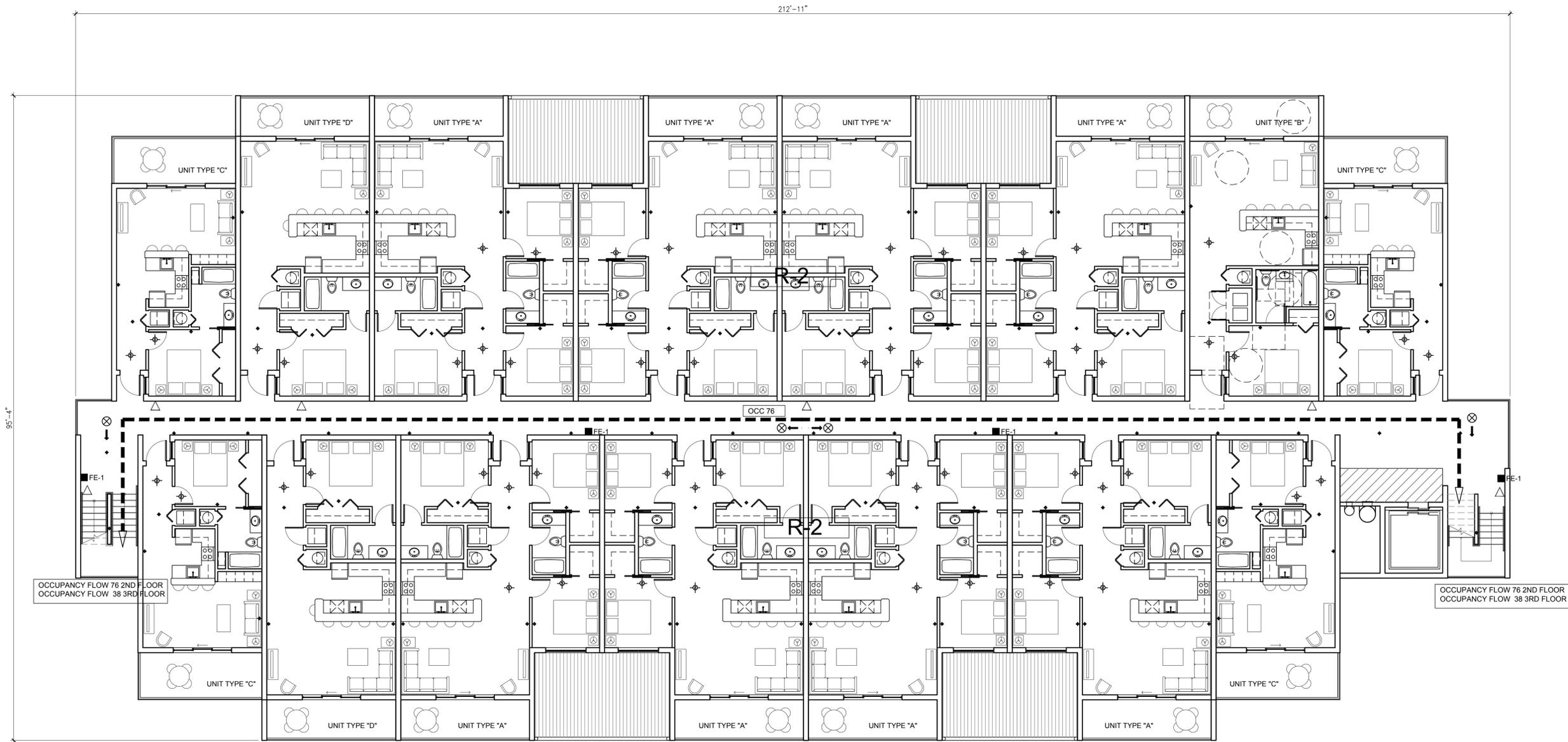
OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

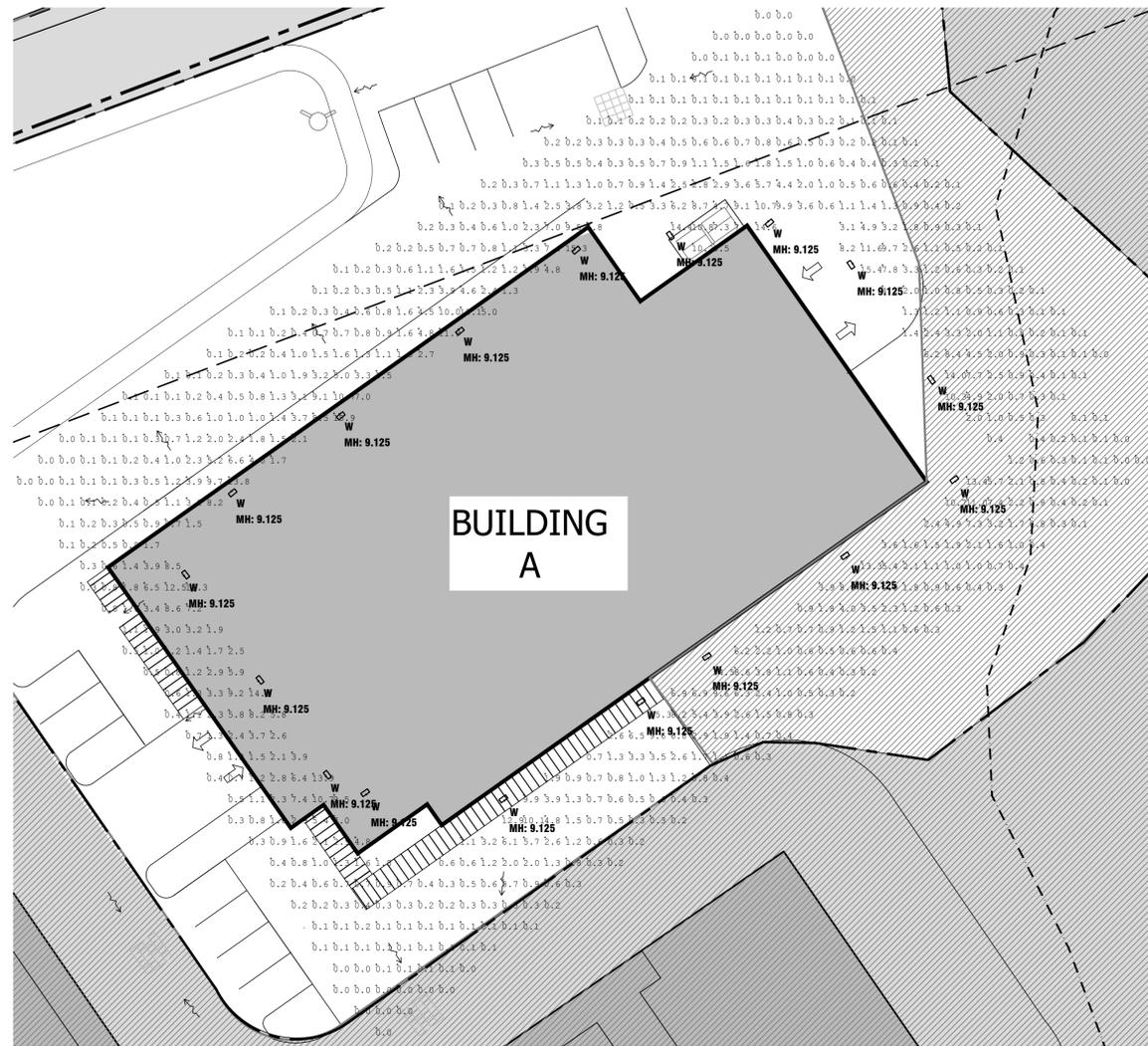
ALS2.1.5 **K2M** DESIGN

REVISED DATE: APRIL 15, 2016

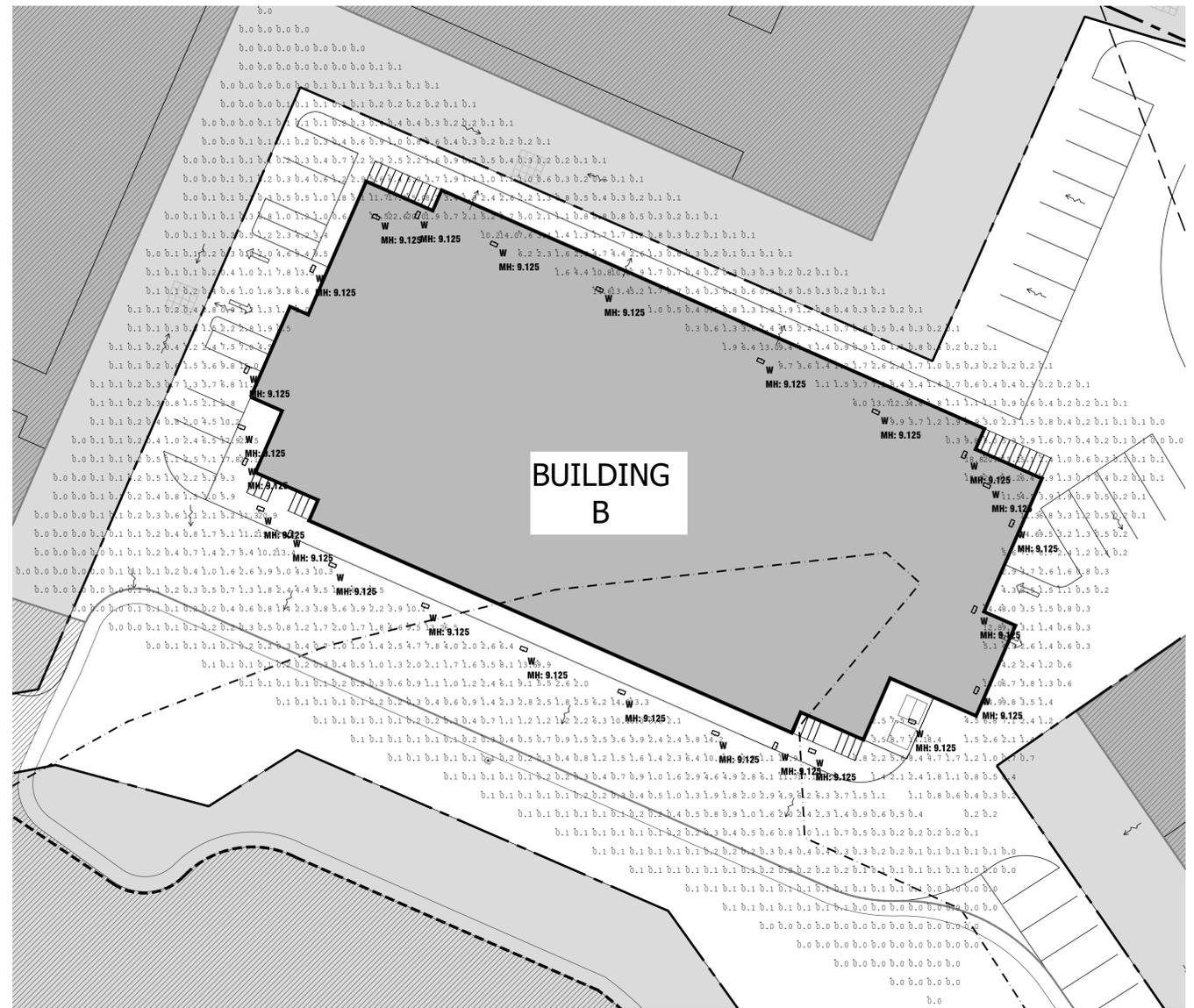


1 BUILDING "B" SECOND AND THIRD FLOOR LIFE SAFETY PLAN
 SCALE: 1/8"=1'-0"





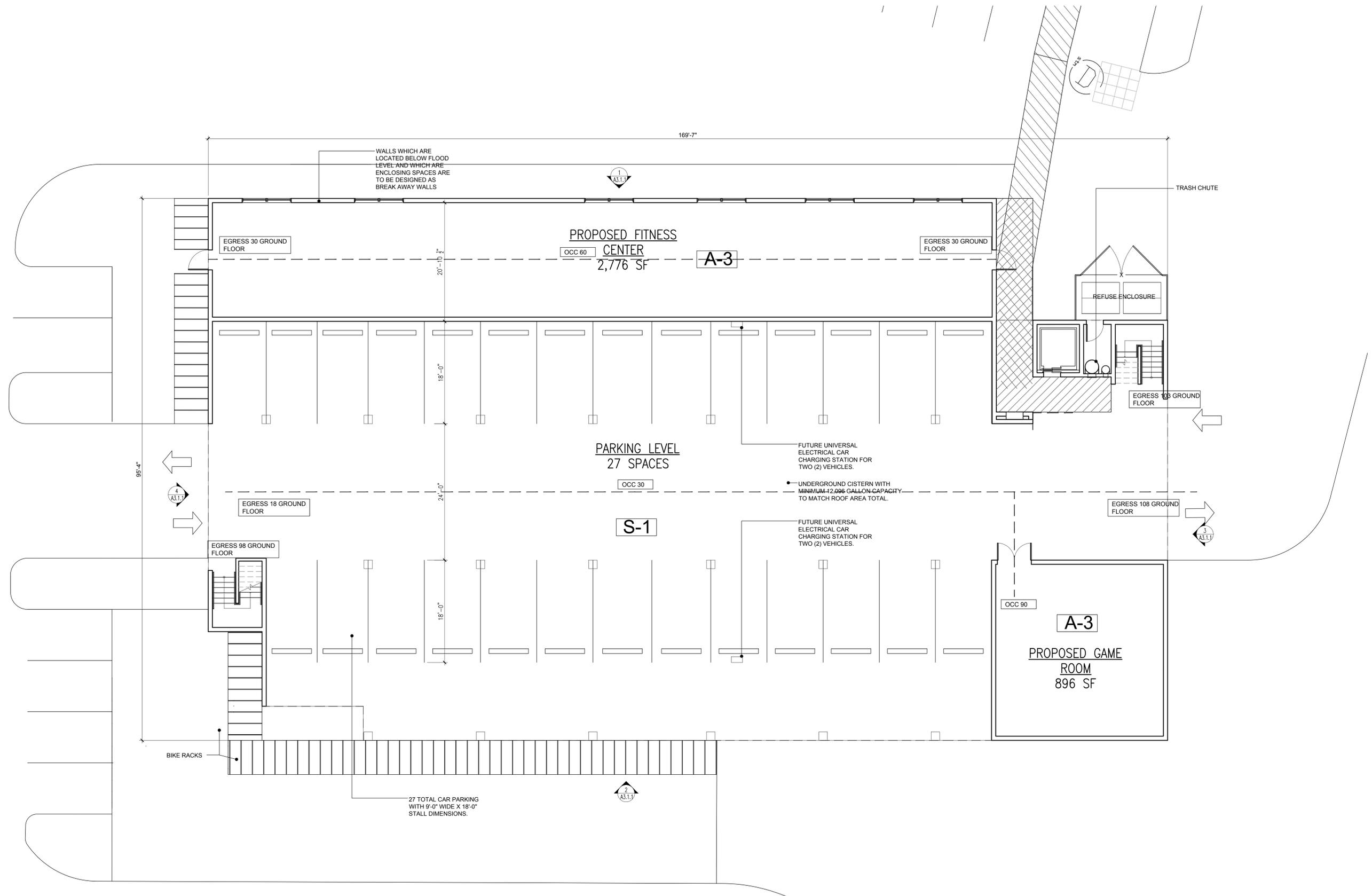
2 BUILDING A SITE LIGHTING AND PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



1 BUILDING B SITE LIGHTING AND PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Calculation Summary					
Project: OCEAN WALK APTS - BLDGS A & B - EXTERIOR - REV1					
Label	Avg	Max	Min	Avg Min	Max Min
BLDG A EXTERIOR	2.00	15.9	0.0	N.A.	N.A.
BLDG B EXTERIOR	2.02	25.1	0.0	N.A.	N.A.

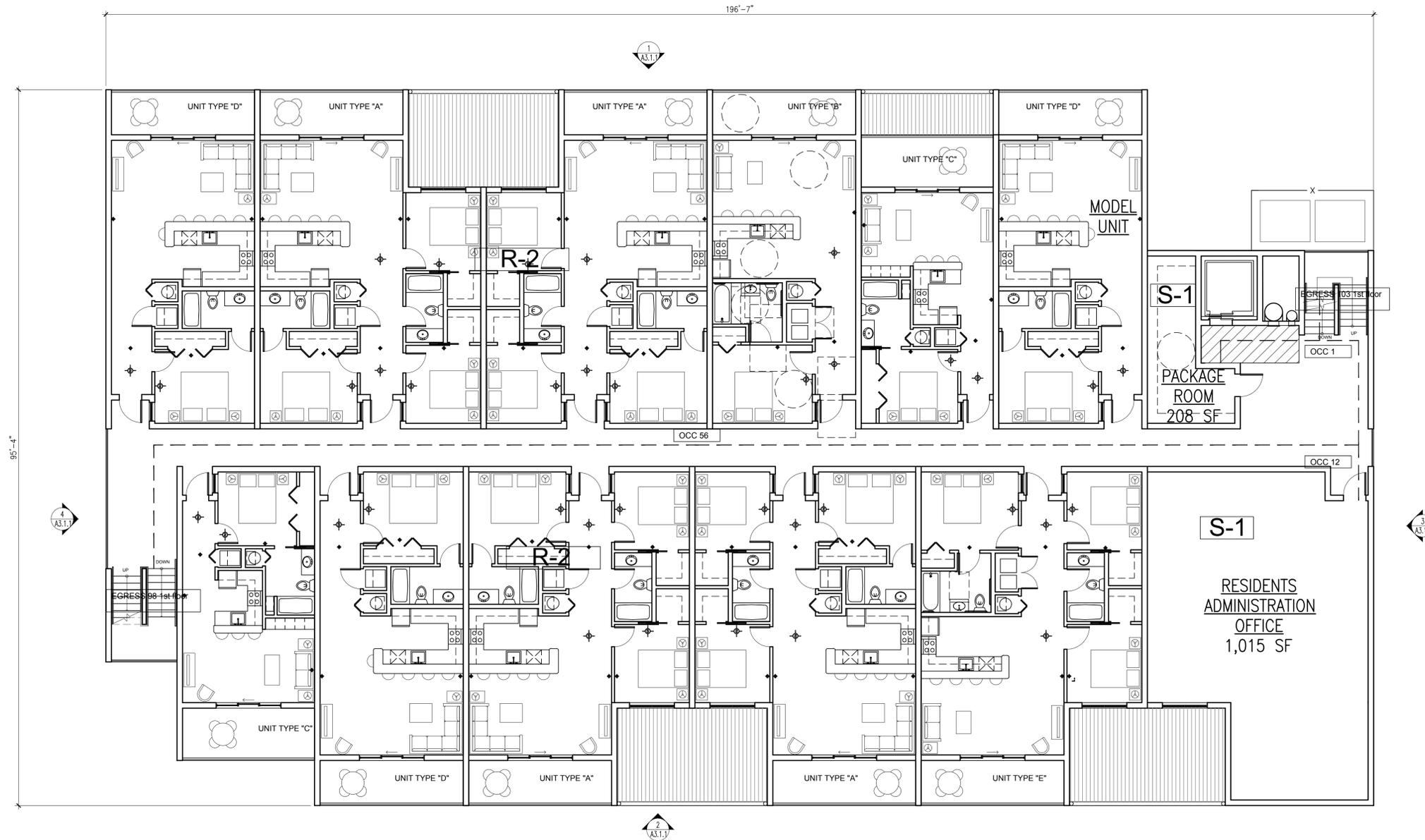
Luminaire Schedule										
Project: OCEAN WALK APTS - BLDGS 1 & B - EXTERIOR - REV1 --- JAN - 12 - 2016										
Symbol	Qty	Label	Description	Lumens Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	42	W	LUMINOSO SWPK2-65W	4367	0.900	0.900	1.000	0.810	59.5	2499



1 BUILDING "A" GROUND FLOOR PLAN - PARKING LEVEL
SCALE: 1/8"=1'-0"



BUILDING "A" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	16	3 BEDROOM 2 BATH UNIT	1,015 SF
B	1	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	6	1 BEDROOM 1 BATH UNIT	524 SF
D	11	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	35 UNITS		



1 BUILDING "A" FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



OCEAN WALK APARTMENTS

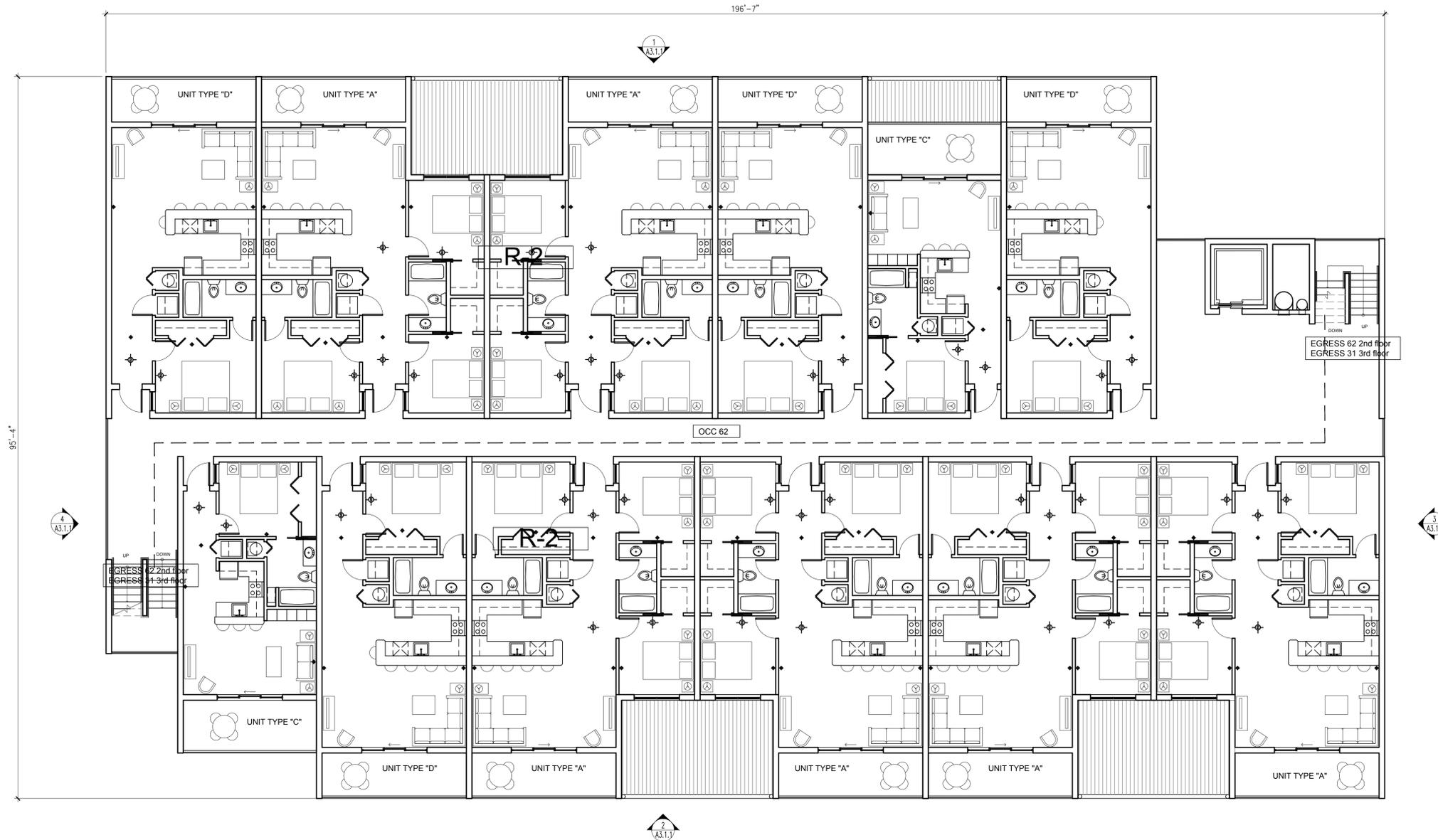
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A2.1.2

REVISED DATE: APRIL 15, 2016



BUILDING "A" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	16	3 BEDROOM 2 BATH UNIT	1,015 SF
B	1	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	6	1 BEDROOM 1 BATH UNIT	524 SF
D	11	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	35 UNITS		



1 BUILDING "A" SECOND AND THIRD FLOOR PLANS
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"



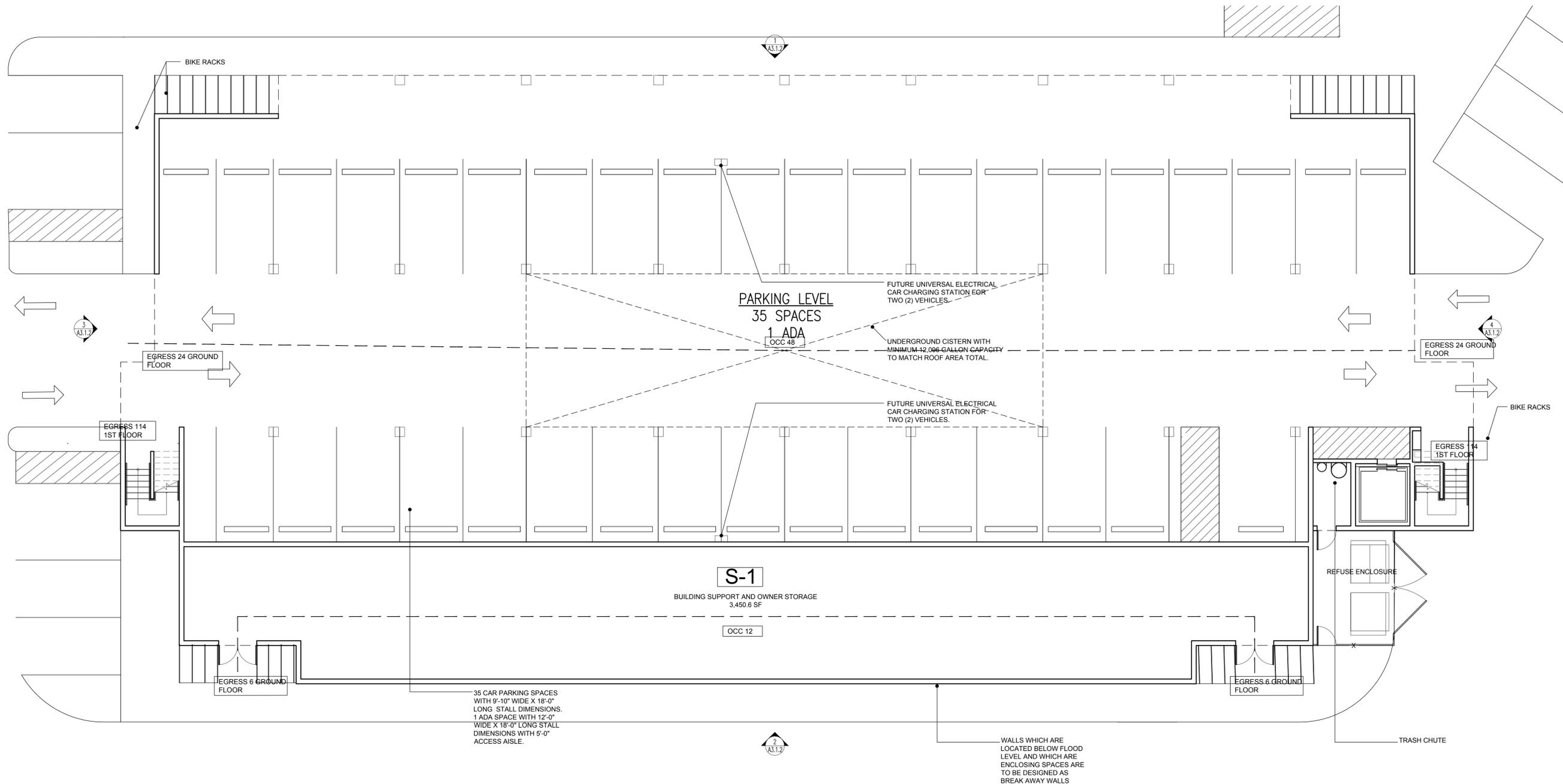
OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A2.1.3

REVISED DATE: APRIL 15, 2016





1 BUILDING "B" GROUND FLOOR PLAN - PARKING LEVEL
 SCALE: 1/8"=1'-0"



OCEAN WALK APARTMENTS

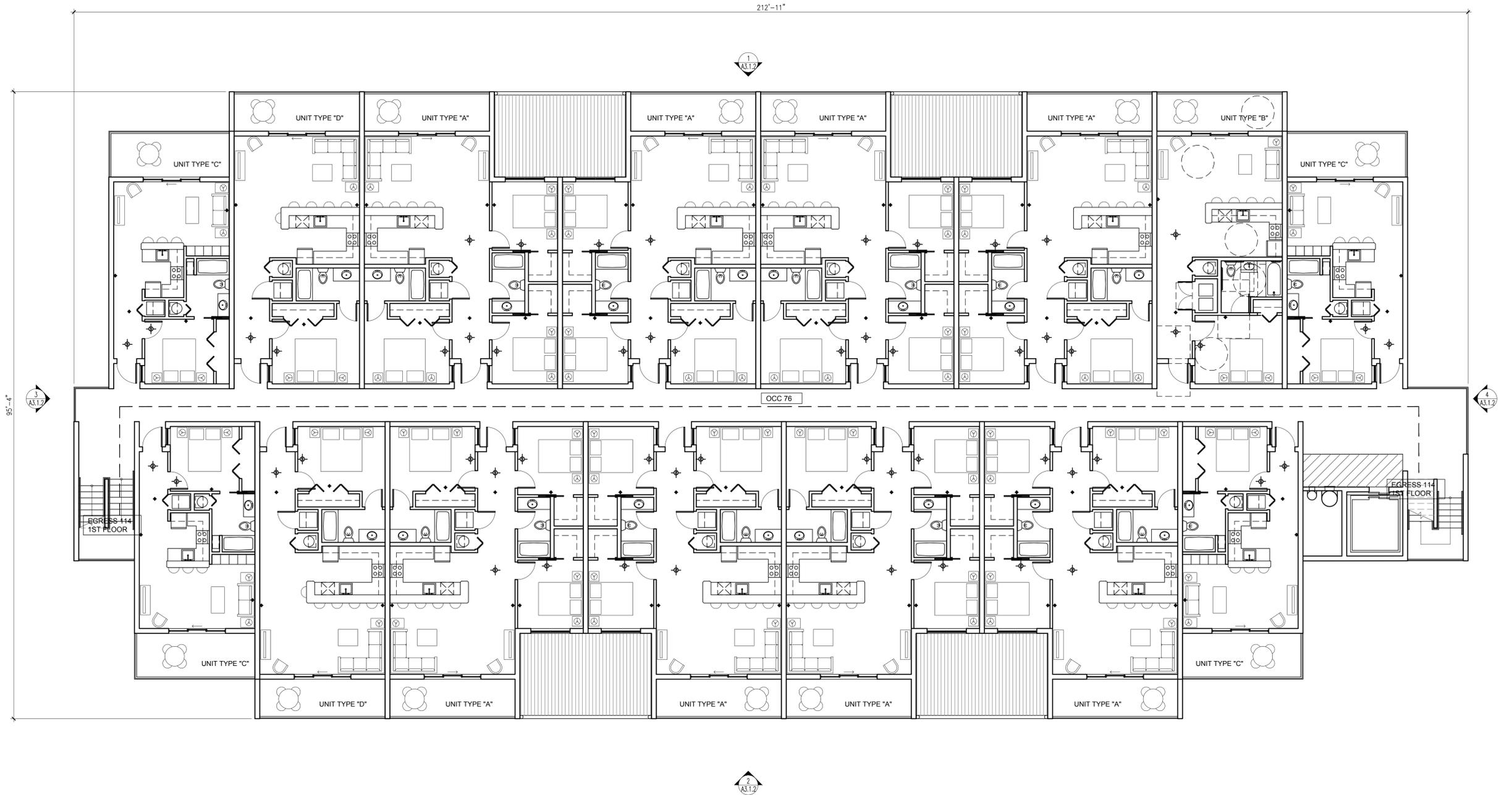
3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A2.1.4

REVISED DATE: APRIL 15, 2016



BUILDING "B" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	23	3 BEDROOM 2 BATH UNIT	1,015 SF
B	2	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	12	1 BEDROOM 1 BATH UNIT	524 SF
D	7	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL	45 UNITS		



1 BUILDING "B" FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"



OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

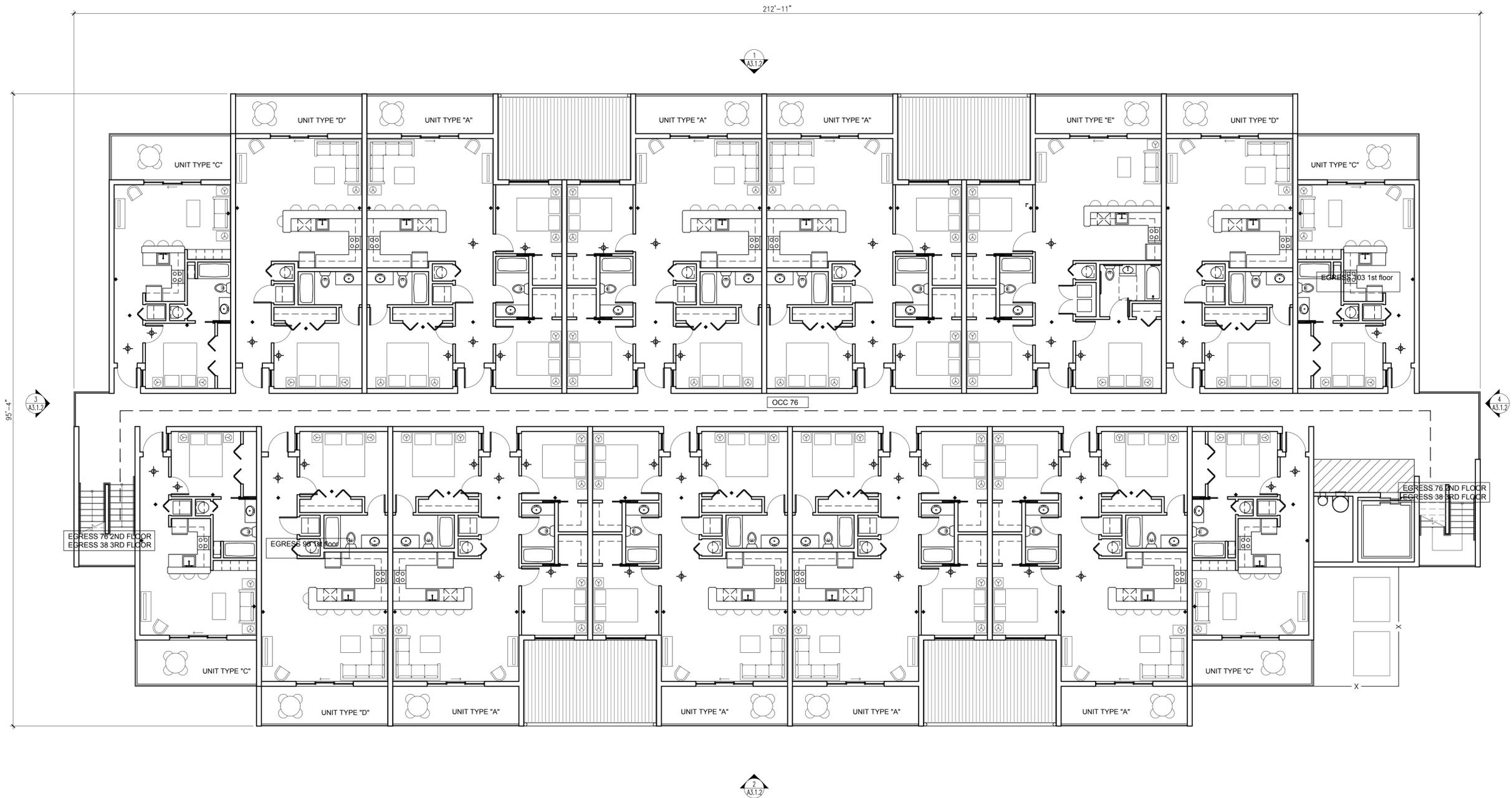
RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A2.1.5

REVISED DATE: APRIL 15, 2016

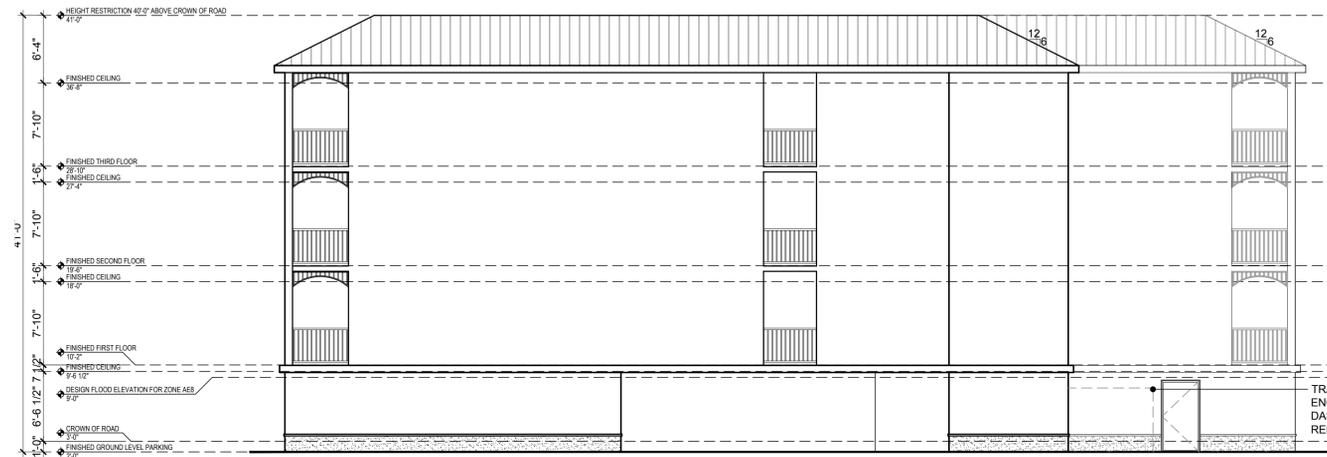


BUILDING "B" UNIT KEY			
TYPE	QUANTITY	DESCRIPTION	SQUARE FOOTAGE
A	23	3 BEDROOM 2 BATH UNIT	1,015 SF
B	2	ADA 1 BEDROOM 1 BATH UNIT	699 SF
C	12	1 BEDROOM 1 BATH UNIT	524 SF
D	7	1 BEDROOM 1 BATH UNIT	699 SF
E	1	ADA 3 BEDROOM 2 BATH UNIT	1,015 SF
TOTAL			45 UNITS

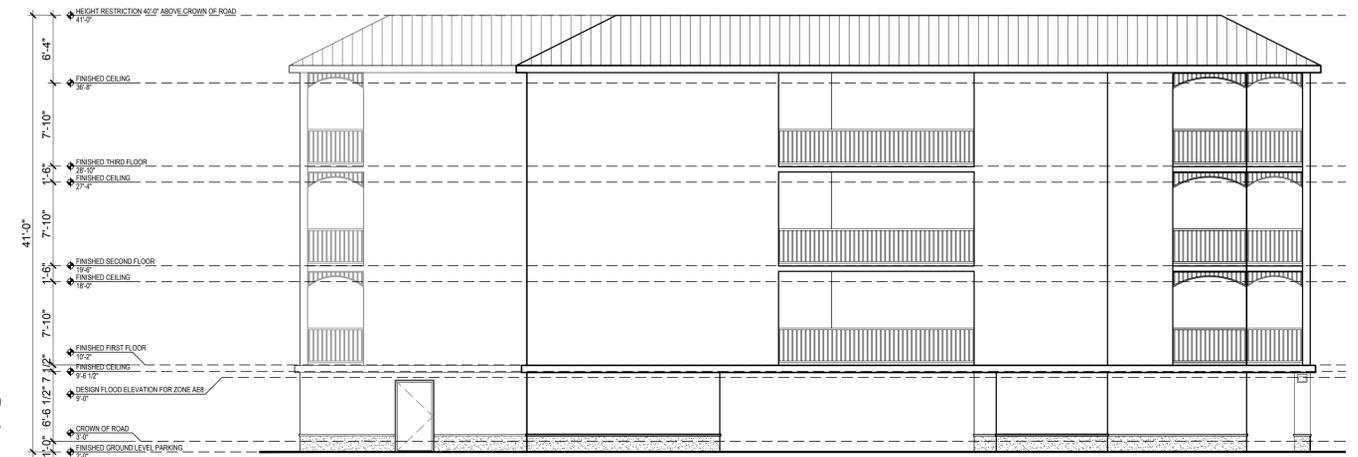


1 BUILDING "B" SECOND AND THIRD FLOOR PLANS
SCALE: 1/8"=1'-0"





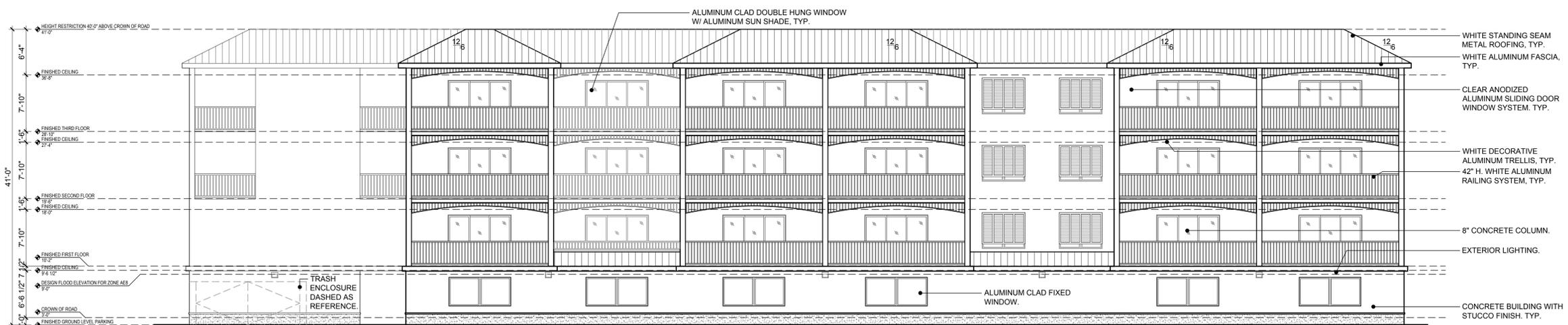
3 BUILDING "A" EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING "A" WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING "A" SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



1 BUILDING "A" NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



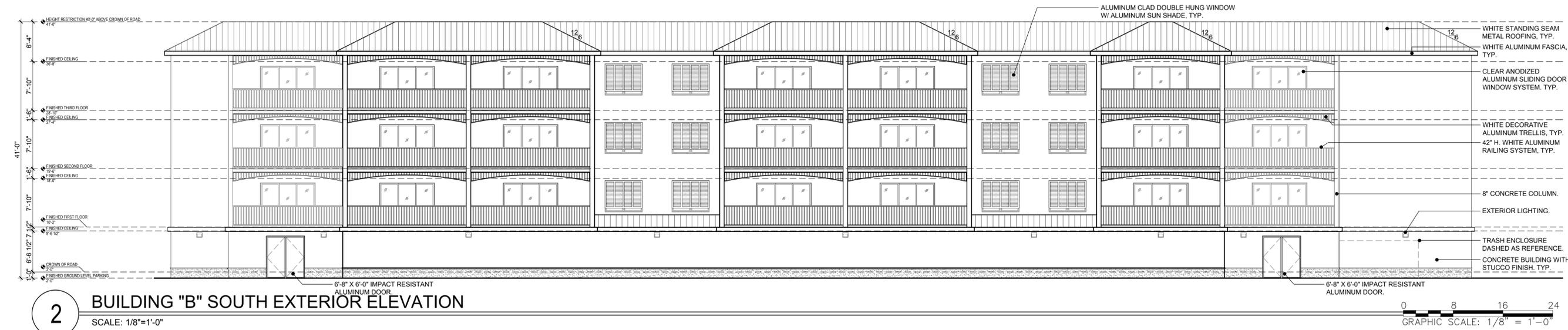
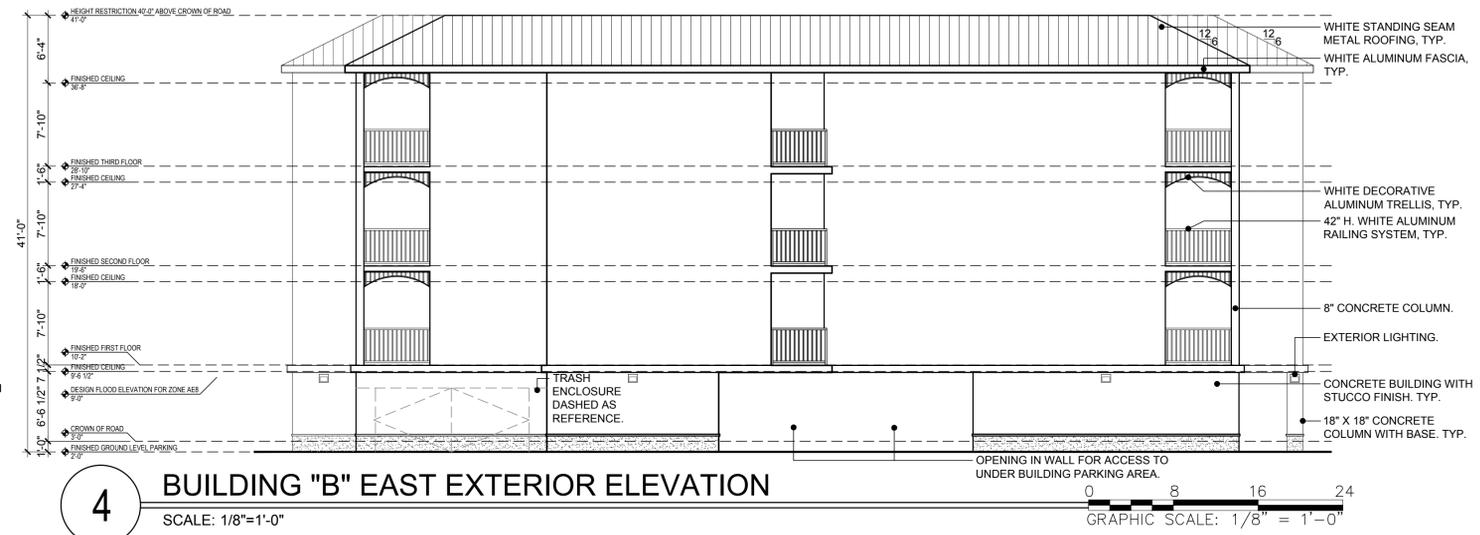
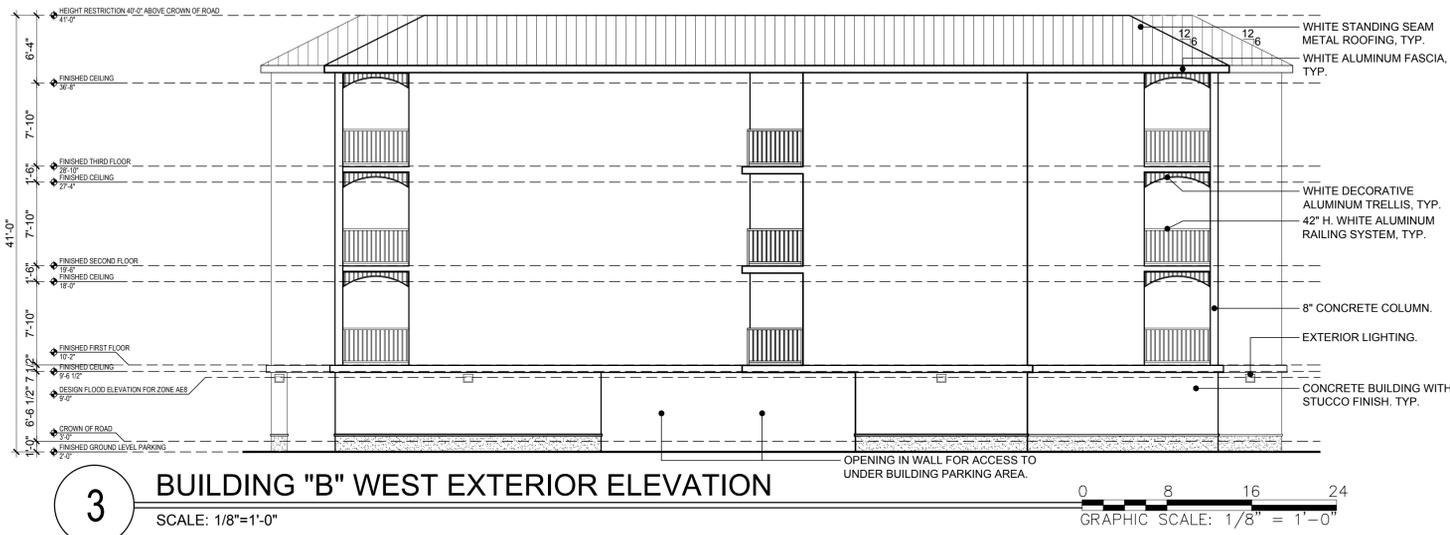
OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 RESIDENTIAL NEW CONSTRUCTION-DEVELOPMENT AGREEMENT

A3.1.1

REVISED DATE: APRIL 15, 2016





1

BUILDING "B" NORTH EXTERIOR ELEVATION

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



2

BUILDING "B" SOUTH EXTERIOR ELEVATION

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



3

BUILDING "B" WEST EXTERIOR ELEVATION

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



4

BUILDING "B" EAST EXTERIOR ELEVATION

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



OCEAN WALK APARTMENTS

3900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

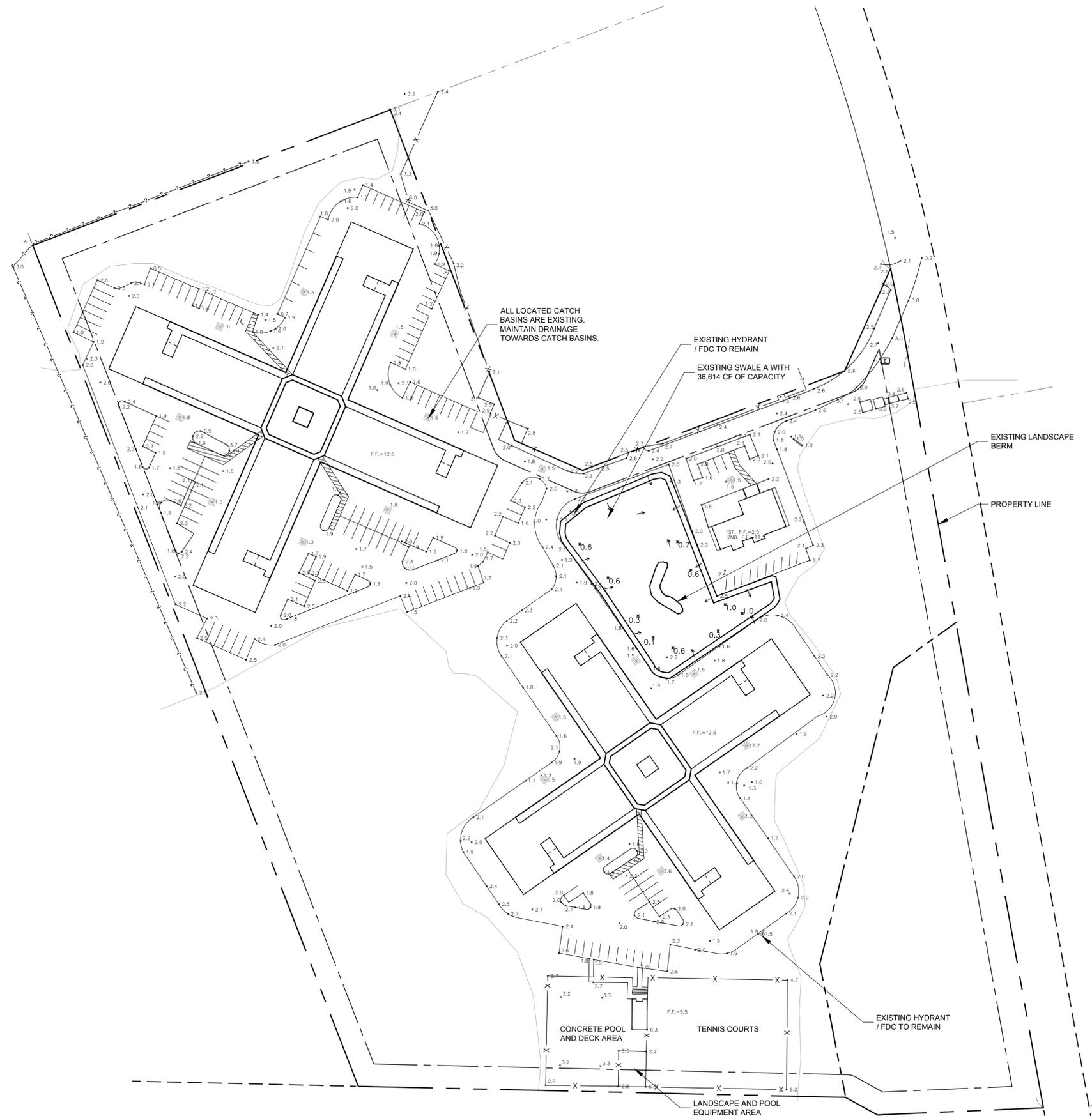
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A3.1.2

REVISED DATE: APRIL 15, 2016

K2M
DESIGN



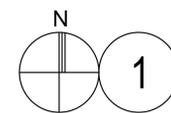


LEGEND	
x 2.4	SPOT ELEVATIONS PER SURVEY PROVIDED BY OWNER
x 0.6	ASSUMED SPOT ELEVATIONS PER FIELD CONDITIONS

Existing Swale Calculation

	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)	Volume (CF)
Swale A	26,968	21,852	1.5	36,615
Total				36,615

NOTE:
ALL EXISTING DRAINAGE AREAS ARE ASSUMED
AND BASED OFF OF SITE VISITS, PHOTOGRAPHS,
SURVEYS, AND AERIAL DATABASES.



EXISTING GRADING & DRAINAGE PLAN

SCALE: 1/60" = 1'-0"

0 60 120 180
GRAPHIC SCALE: 1" = 60'-0"



Proposed Site

Land Use	Area sf	Area ac	Imperv ac
Total Acreage	745312	17.11	
Existing Impervious Area	332171	7.63	7.63
Proposed Impervious Area	371238	8.52	8.52
Percent Impervious	49.81%		

Volume of Water That needs to be Treated		
2.5" over impervious surface =		77,341 cf
1" over entire site =		62,109 cf

Amount of Water to be Treated by Proposed Swales	42,127 cf
Amount of Water to be Held for Irrigation Use by Proposed Cisterns	3,234
Amount of Water to be Treated by Proposed Injection Well	31,980 cf
Total amount of water treated	77,341 cf

Injection Well Capacity Calculation

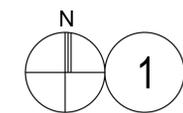
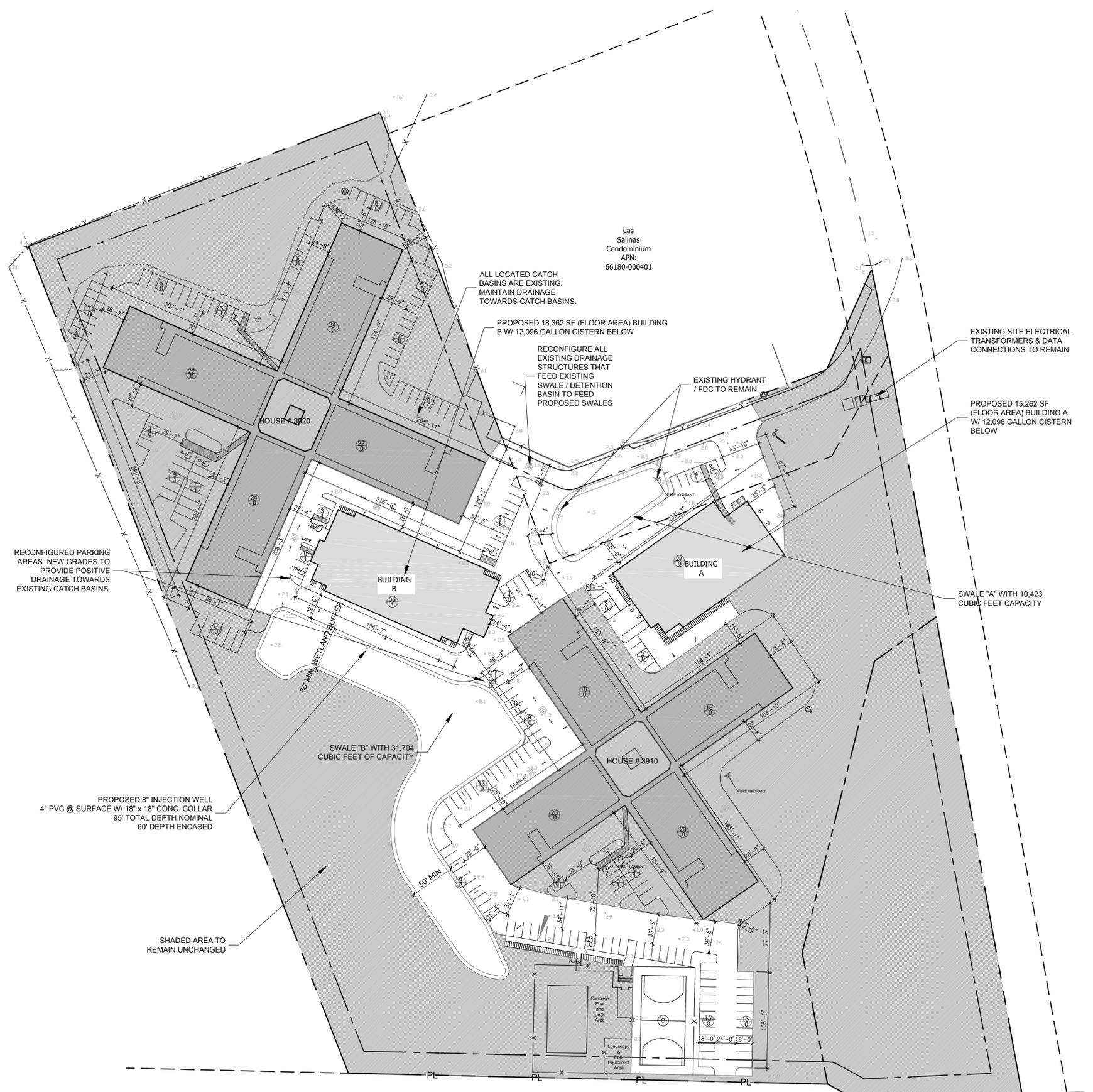
Well Flow Capacity (CFS) = $\pi \times \text{Well Diameter} \times \text{Exposed Well Length} \times k$	
Well Flow Capacity (CFS)	0.3701 Req'd CF / 24 hours
Exposed Well Length	35 ft
k, Per Monroe County Geotechnical Design Data	0.03 CFS/SF
Well Diameter (min. required)	1.35 in
Proposed Well Diameter	8 in
Proposed Well Depth, total	95 ft
Proposed Exposed Well Length	35 ft
Proposed Encased Well Length	60 ft

Proposed Swale Capacity

	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)	Volume (CF)
Swale B	34268.4	29139.6	1	31,704
Swale A	7995.5	5901.7	1.5	10,423
Total				42,127

Proposed Cistern Capacity

	Proposed Gallons	Volume (CF)
Cistern A	12096	1,617
Cistern B	12096	1,617
Total		3,234



PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1" = 60'-0"





EXISTING TREE LEGEND

001		EXTRA LARGE PALM - ROYSTONIA OLERACEA - ROYAL PALM
002		LARGE PALM TREE - COCCOS NUCIFERA - COCONUT PALM
003		LARGE PALM - SABAL PALMETTO - CABBAGE PALM
004		DOUBLE PALM - PTCHOSPERMA ELEGANS - ALEXANDER PALM
005		MEDIUM SIZED TREE - PONGAM TREE
006		MEDIUM SIZED TREE - BULNESIA ARBOREA - VERAWOOD TREE
007		MISCELLANEDUS SHRUBBERY
008		MISCELLANEDUS GROUNDCOVER

OCEAN WALK APARTMENTS

3900 S ROOSEVELT BLVD
KEY WEST, FL 33040

OWNER / CLIENT

MAST CAPITAL
CASSIE RESNICK
119 WASHINGTON AVE
SUITE 505
MIAMI BEACH, FL 33139
305.531.2426

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
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**LANDSCAPE:
EXISTING TREE PLAN**



ARCHITECTURE INTERIORS LANDSCAPE

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www.osdesigngroup.org

NORTH SHEET NUMBER

L.100

SCALE PROJECT NO
1/32" = 1'-0" 15.024

50' Road
City of Key West (Public)
(See Note 15)



OCEAN WALK APARTMENTS

3900 S ROOSEVELT BLVD
KEY WEST, FL 33040

OWNER / CLIENT

MAST CAPITAL
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305.531.2426

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**LANDSCAPE:
DEMOLITION PLAN**



ARCHITECTURE INTERIORS LANDSCAPE

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786.294.3826
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NORTH	SHEET NUMBER
	L.101
SCALE 1/32" = 1'-0"	PROJECT NO 15.024
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- DEMOLITION NOTES
- ① DEMOLISH FLAGPOLE
 - ② REMOVE ALL BOULDERS THROUGHOUT FOR REUSE. CORAL TO BE SLICED AND MADE INTO WALKWAYS IN SPECIFIED AREAS
 - ③ REMOVE AND REPLACE SICK VERAWOOD TREE
 - ④ REMOVE SICK TABEBUIA TREE
 - ⑤ REMOVE BOUGANVILLEA
 - ⑥ REMOVE SILVER BUTTONWOOD FOR REPLANTING.
 - ⑦ REMOVE ALL SHRUBBERY / GROUNDCOVER THIS AREA
 - ⑧ TRIM ALL MEDIUM / TALL TREE LOWER BRANCHES TO BRING HEIGHT TO TREES AND STIMULATE NEW UPPER GROWTH
 - ⑨ NOT USED
 - ⑩ RELOCATE / RE-ASSESS WATER RETENTION AREA. LOW POINT TO BE CENTRAL ELLIPSE WITH CEIBA TREE AT LOWEST POINT
 - ⑪ ELIMINATE PATHWAY
 - ⑫ GRADE SIMILAR TO ADJACENT WALKWAY
 - ⑬ SILVER BUTTONWOODS, PONGAM TREES, AND COCONUT PALMS TO BE REPLANTED THROUGHOUT PROPERTY. COORDINATE EXACT LOCATION WITH DESIGNER.

50' Road
City of Key West (Public)
(See Note 15)

OCEAN WALK
APARTMENTS

3900 S ROOSEVELT BLVD
KEY WEST, FL 33040

Las Salinas
Condominium
APN:
66180-000401

OWNER / CLIENT

MAST CAPITAL
CASSIE RESNICK
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305.531.2426

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LANDSCAPE:
OVERALL PLANTING PLAN



ARCHITECTURE INTERIORS LANDSCAPE

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SUITE 17
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NORTH SHEET NUMBER

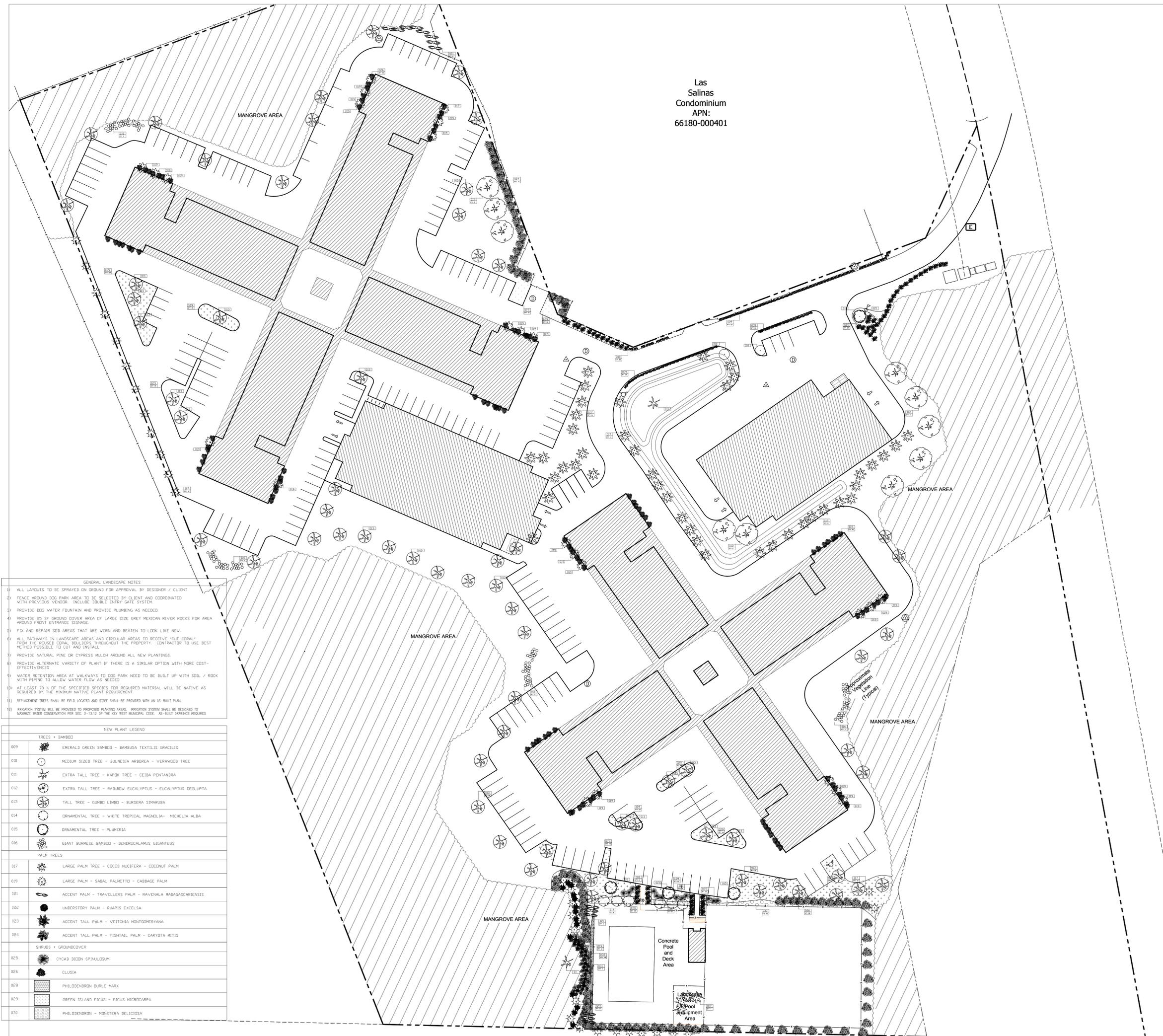


L.200a

SCALE
1/32" = 1'-0"

PROJECT NO
15.024

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- GENERAL LANDSCAPE NOTES
- ALL LAYOUTS TO BE SPRAYED ON GROUND FOR APPROVAL BY DESIGNER / CLIENT
 - FENCE AROUND DOG PARK AREA TO BE SELECTED BY CLIENT AND COORDINATED WITH PREVIOUS VENDOR. INCLUDE DOUBLE ENTRY GATE SYSTEM
 - PROVIDE DOG WATER FOUNTAIN AND PROVIDE PLUMBING AS NEEDED
 - PROVIDE 25% GROUND COVER AREA OF LARGE SIZE GREY MEXICAN RIVER ROCKS FOR AREA AROUND FRONT ENTRANCE SIGNAGE
 - FIX AND REPAIR SOIL AREAS THAT ARE WORN AND BEATEN TO LOOK LIKE NEW
 - ALL PATHWAYS IN LANDSCAPE AREAS AND CIRCULAR AREAS TO RECEIVE "CUT CORAL" FROM THE REQUIRED CORAL BOLLARDS THROUGHOUT THE PROPERTY. CONTRACTOR TO USE BEST METHOD POSSIBLE TO CUT AND INSTALL
 - PROVIDE NATURAL PINE OR CYPRESS MULCH AROUND ALL NEW PLANTINGS
 - PROVIDE ALTERNATE VARIETY OF PLANT IF THERE IS A SIMILAR OPTION WITH MORE COST-EFFECTIVENESS
 - WATER RETENTION AREA AT WALKWAYS TO DOG PARK NEED TO BE BUILT UP WITH SOIL / ROCK WITH PIPING TO ALLOW WATER FLOW AS NEEDED
 - AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS REQUIRED BY THE MINIMUM NATIVE PLANT REQUIREMENT
 - REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN
 - IRRIGATION SYSTEM WILL BE PROVIDED TO PROPOSED PLANTING AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN WATER CONSERVATION PER SEC. 5-13.12 OF THE KEY WEST MUNICIPAL CODE. AS-BUILT DRAWINGS REQUIRED

NEW PLANT LEGEND

TREES + BAMBOO	
009	EMERALD GREEN BAMBOO - BAMBUSA TEXTILIS GRACILIS
010	MEDIUM SIZED TREE - BULNESIA ARBorea - VERAWOOD TREE
011	EXTRA TALL TREE - KAPOK TREE - CEIBA PENTANDRA
012	EXTRA TALL TREE - RAINBOW EUCALYPTUS - EUCALYPTUS DEOCLUPTA
013	TALL TREE - GUMBO LIMBO - BURSERIA SIMARUBA
014	ORNAMENTAL TREE - WHITE TROPICAL MAGNOLIA - MICHELIA ALBA
015	ORNAMENTAL TREE - PLUMERIA
016	GIANT BURMESE BAMBOO - DENDROCALAMUS GIGANTEUS
PALM TREES	
017	LARGE PALM TREE - COCOS NUCIFERA - COCONUT PALM
019	LARGE PALM - SABAL PALMETTO - CABBAGE PALM
021	ACCENT PALM - TRAVELLERS PALM - RAVENALA MADAGASCARIENSIS
022	UNDERSTORY PALM - RHAPIS EXCELSA
023	ACCENT TALL PALM - VETICHA MONTGOMERYANA
024	ACCENT TALL PALM - FISHTAIL PALM - CARYOTA MITIS
SHRUBS + GROUNDCOVER	
025	CYCAD DIDON SPINULOSUM
026	CLUSIA
028	PHILODENDRON BURLE MARX
029	GREEN ISLAND FIGUS - FIGUS MICROCARPA
030	PHILODENDRON - MONSTERA DELICIOSA



**OCEAN WALK
APARTMENTS**

3900 S ROOSEVELT BLVD
KEY WEST, FL 33040

OWNER / CLIENT

MAST CAPITAL
CASSIE RESNICK
119 WASHINGTON AVE
SUITE 505
MIAMI BEACH, FL 33139
305.531.2426

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NO.	DESCRIPTION	ISSUE DATE
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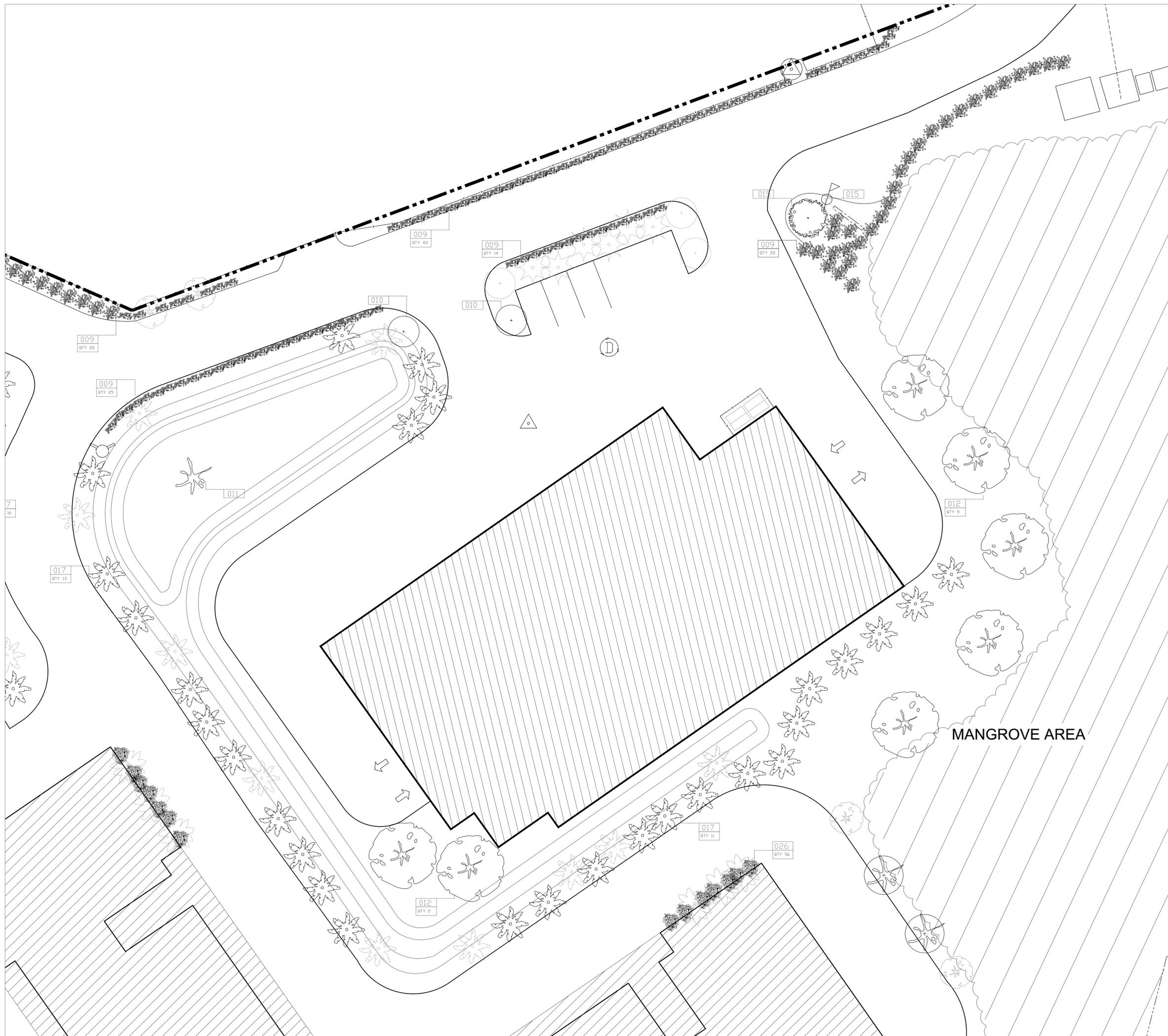
**ENLARGED LANDSCAPE:
PLANTING PLAN A**



ARCHITECTURE INTERIORS LANDSCAPE

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200 COLLINS AVE
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NORTH	SHEET NUMBER
	L.201a
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KEY WEST, FL 33040

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MAST CAPITAL
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305.531.2426

REVISIONS

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**ENLARGED LANDSCAPE:
PLANTING PLAN C**



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NORTH



SHEET NUMBER

L.201c

SCALE
3/32" = 1'-0"

PROJECT NO
15.024

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GENERAL NOTES

- 1) AT LEAST 70 % OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS REQUIRED BY THE MINIMUM NATIVE PLANT REQUIREMENT.
- 2) REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN.
- 3) IRRIGATION SYSTEM WILL BE PROVIDED TO PROPOSED PLANTING AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION PER SEC. 3-13.12 OF THE KEY WEST MUNICIPAL CODE. AS-BUILT DRAWINGS REQUIRED.
- 4) EXISTING CALIPER INCH TO REMAIN.
- 5) ALL PLANTS RELOCATED AND REMOVED - COCONUT PALMS, PONGAM TREES, AND SILVER BUTTWOOD TO BE RELOCATED ON SITE. TEAM TO BE ON SITE FOR COORDINATION OF NEW LOCATION OF RELOCATED PLANTS.

NEW PLANT LEGEND		QTY	SIZE	NATIVE/END.
TREES + BAMBOO				
009	 EMERALD GREEN BAMBOO - BAMBUSIA TEXTILIS GRACILIS	147	15 GAL. MIN HT 12'	
010	 MEDIUM SIZED TREE - BULNESIA ARBOREA - VERAWOOD TREE	2	15 GAL. MIN HT 12'	
011	 EXTRA TALL TREE - KAPOK TREE - CEIBA PENTANDRA	1	15 GAL. MIN HT 12'	
012	 EXTRA TALL TREE - RAINBOW EUCALYPTUS - EUCALYPTUS DEGLUPTA	10	15 GAL. MIN HT 12'	
013	 TALL TREE - GUMBO LIMBO - BURSERIA SIMARUBA	63	15 GAL. MIN HT 12'	NATIVE
014	 ORNAMENTAL TREE - LIGNUM VITAE	6	15 GAL. MIN HT 12'	ENDANGERED
015	 ORNAMENTAL TREE - PLUMERIA	5	15 GAL. MIN HT 12'	NATIVE
016	 GIANT BURMESE BAMBOO - DENDROCALAMUS GIGANTEUS	15	15 GAL. MIN HT 12'	
PALM TREES				
017	 LARGE PALM TREE - COCOS NUCIFERA - COCONUT PALM	58	15 GAL. MIN HT 6'	NATIVE
019	 LARGE PALM - SABAL PALMETTO - CABBAGE PALM	25	15 GAL. MIN HT 6'	NATIVE
021	 ACCENT PALM - TRAVELLERS PALM - RAVENALA MADAGASCARIENSIS	27	15 GAL. MIN HT 7'	NATIVE
023	 ACCENT TALL PALM - VEITCHIA MONTGOMERYANA	14	15 GAL. MIN HT 6'	
024	 ACCENT TALL PALM - FISHTAIL PALM - CARYOTA MITIS	53	15 GAL. MIN HT 6'	
SHRUBS + GROUND COVER				
025	 CYCAD DIDDN SPINULOSUM	12	7 GAL. MIN HT 2'	
026	 CLUSIA	172	3 GAL. MIN HT 1.5'	
028	 PHILODENDRON BURLE MARX	138	15 GAL. MIN HT 6'	
029	 GREEN ISLAND FIGUS - FIGUS MICROCARPA	880	15 GAL. MIN HT 6'	
030	 PHILODENDRON - MONSTERA DELICIOSA	132	15 GAL. MIN HT 6'	

MISCELLANEOUS PLANT LIST - TO BE HAND PLACED BY DESIGNER AT TIME OF INSTALL				
TREES + BAMBOO		QTY		
001a	ALOCASIA PORTORA	7	7 GAL. MIN HT 3'	
001b	ALOCASIA MACRORRHIZA 'BORNEO GIANT'	7	7 GAL. MIN HT 3'	
002a	CORDYLINE FRUTICOSA	25	3 GAL. MIN HT 2'	
002b	CORDYLINE FRUTICOSA 'JACKIE'	22	3 GAL. MIN HT 2'	
003	HELICONIA STRICTA 'SHARDNII'	5	10 GAL. MIN HT 4'	
004	CODIAEUM VARIAGATUM - MAMMEY, MAGNIFICENT, BREADLOCKS	25	3 GAL. MIN HT 2'	
005	MIHCAELIA ALBA	5	15 GAL. MIN HT 3'	NATIVE
006	MISCELLANEOUS ORCHIDS TO BE TIED ON TREES	45	4" POTS	
007	AGLAIA ODDRATA	5	15 GAL. MIN HT 6'	
008	CONFEDERATE JASMINE - TRACHELOSPERMUM JASMINOIDES	35	3 GAL. MIN HT 6'	

**OCEAN WALK
APARTMENTS**

3900 S ROOSEVELT BLVD
KEY WEST, FL 33040

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LANDSCAPE SCHEDULE



ARCHITECTURE INTERIORS LANDSCAPE

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NORTH	SHEET NUMBER
	L.202
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