

**PLANNING BOARD  
RESOLUTION NO. 2019-47**



**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPLICATION FOR PERMANENT RESIDENTIAL DEVELOPMENT OF 104 WORKFORCE AFFORDABLE HOUSING UNITS ON PROPERTIES LOCATED AT 5220, 5224, 5228, & 5230 COLLEGE ROAD (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) WITHIN THE HIGH DENSITY RESIDENTIAL COLLEGE ROAD DISTRICT (HDR-1) ZONING DISTRICT PURSUANT TO 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 B. 2. (a) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that outside of the Historic District, a major development plan is required for permanent residential development: addition of eleven or more units; and

**WHEREAS**, Section 108-196 (a) provides that the planning board’s decision on a major development plan shall be advisory to the city commission; and

**WHEREAS**, Chapter 108 Article VI provides for landscaping requirements for a proposed development plan; and

**WHEREAS**, Section 108-517 provides that an applicant may request a waiver or modification of the standards of Chapter 108 Article VI; and

  
\_\_\_\_\_  
  
\_\_\_\_\_  
Chairman  
Planning Director

**WHEREAS**, Section 108-517 provides that the planning board shall render the final action for an application for a waiver or modification to the standards of Chapter 108 Article VI; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2019; and

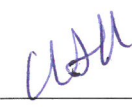

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver 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:

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

**Section 2.** The Major Development Plan and Landscape Modification / Waiver application to develop 104 workforce affordable housing units on property located at 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400) within the High Density Residential College Road District (HDR-1) zoning district pursuant to Section 108-91 B. 2 (a) and Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached

  
Chairman  
  
Planning Director



plans, is hereby approved with the following conditions:

**General conditions:**

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the "Affordable – Early Evacuation Pool" it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units.

**Conditions prior to placement on a City Commission agenda:**

5. An irrigation plan with location and specifications for irrigation equipment must be submitted pursuant to Section 108-243 (d).
6. The applicant shall obtain final landscape plan approval from the Tree Commission.

**Conditions prior to issuance of a building permit:**

7. Applicant shall coordinate with Keys Energy Services a full project review.
8. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
9. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.

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.

**Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:**

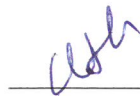

11. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** 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 Board.

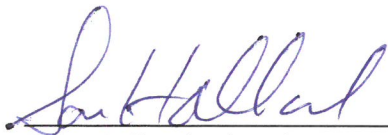
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. 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

  
Chairman  
  
Planning Director

by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of June 2019.

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

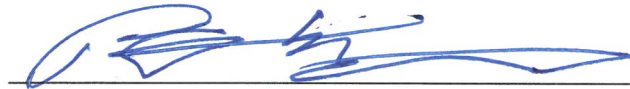


Sam Holland, Planning Board Chairman

6-25-19

Date

**Attest:**

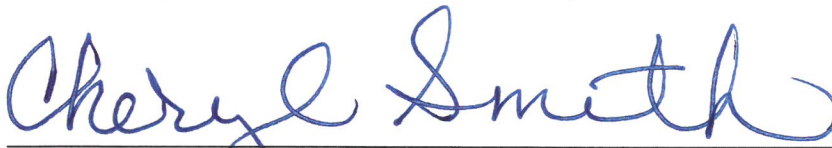


Patrick Wright, Planning Director

6-25-19

Date

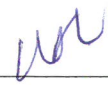

**Filed with the Clerk:**



Cheryl Smith, City Clerk

6-25-19

Date

 Chairman  
 Planning Director



# COLLEGE ROAD AFFORDABLE HOUSING

5220, 5224, 5228, 5230 COLLEGE ROAD  
STOCK ISLAND, FL

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

COLLEGE ROAD  
AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230  
College Road  
STOCK ISLAND, FLORIDA



PROPERTY LINE



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## BUILDING DATA

### FLORIDA BUILDING CODE INFORMATION

OCCUPANCY TYPE: R-2 APARTMENTS  
CONSTRUCTION TYPE: TYPE III B, SPRINKLERED  
ALLOWABLE HEIGHT: 60' (SPRINKLERED)  
ALLOWABLE NUMBER OF STORIES = 4 STORIES  
ALLOWABLE AREA/FLOOR = 16,000 S.F./FLOOR (S13R)  
48,000 S.F./FLOOR (SM)

	ENCLOSED	COVERED
<b>BUILDING A</b>		
GROUND FLOOR:		
FIRST FLOOR:	3,084 S.F.	861 S.F.
SECOND FLOOR:		
THIRD FLOOR:		
<b>BUILDING B</b>		
GROUND FLOOR:	213 S.F.	16,820 S.F.
FIRST FLOOR:	13,759 S.F.	3,271 S.F.
SECOND FLOOR:	13,759 S.F.	3,271 S.F.
THIRD FLOOR:	13,759 S.F.	3,271 S.F.
<b>BUILDING C</b>		
GROUND FLOOR:	213 S.F.	9,071 S.F.
FIRST FLOOR:	6,982 S.F.	2,378 S.F.
SECOND FLOOR:	6,982 S.F.	2,378 S.F.
THIRD FLOOR:	6,982 S.F.	2,378 S.F.
TOTAL:	65,733 S.F.	43,699 S.F.

## RESIDENTIAL UNIT COUNT

104 - 1 BEDROOM UNITS		
	ENCLOSED	COVERED
W/BALCONY	611 S.F.	49 S.F.
(6 OF THE UNITS ARE FULLY HANDICAP COMPLIANT)		

## SITE DATA

SITE AREA: 116,024.8 S.F. (2.66 ACRES)  
LAND USE: HDR-1 (HIGH DENSITY RESIDENTIAL 1)  
FLOOD ZONE: AE EL. +9.0', AE EL. +10.0', VE EL. 11.0'  
FAR: N/A  
DENSITY: ALLOWED = 40 UNITS/ACRE  
2.66 ACRES x 40 UNITS/ACRE = 106.4 UNITS ALLOWED  
104.0 UNITS PROVIDED  
HEIGHT: ALLOWED = 40' + 4" MAX. IF OVER FLOOD  
PROPOSED = 44' MAX.  
= 43'-11"  
SETBACKS:  
FRONT SETBACK: REQUIRED = 20'-0"  
EXISTING = 6'-2"  
PROPOSED = 20'-0"  
SOUTH SIDE SETBACK: REQUIRED = 10'-0"  
EXISTING = 53'-6"  
PROPOSED = 13'-0"  
NORTH SIDE SETBACK: REQUIRED = 10'-0"  
EXISTING = 31'-10"/5'-3"  
PROPOSED = 10'-0"  
REAR SETBACK: REQUIRED = 10'-0"  
EXISTING = 4'-10"  
PROPOSED = 10'-6"

BUILDING COVERAGE AREA:  
ALLOWED: 46,409.79 S.F. (40% MAX.)  
EXISTING: 18,535 S.F. (16%)  
PROPOSED: 38,724.8 S.F. (33.3%)  
IMPERVIOUS AREA:  
ALLOWED: 69,614.68 S.F. (60% MAX.)  
EXISTING: 57,481.48 S.F. (49.54%)  
PROPOSED: 90,406 S.F. (77.9%)  
(VARIANCE REQUIRED)  
LANDSCAPE AREA:  
REQUIRED: 40,608.56 S.F. (35% MIN.)  
EXISTING: 58,543 (50.46%)  
PROPOSED: 25,618.8 S.F. (22.1%)  
(VARIANCE REQUIRED)  
OPEN SPACE AREA:  
REQUIRED: 40,608.56 S.F. (35% MIN.)  
EXISTING: 58,543 (50.46%)  
PROPOSED: 25,618.8 S.F. (22.1%)  
(VARIANCE REQUIRED)  
PARKING:  
REQUIRED: 2 SPACES PER UNIT  
104 UNITS x 2 = 208 REQUIRED  
PROPOSED: 125 SPACES PROVIDED  
95 REGULAR 9'x18' SPACES  
22 COMPACT 7.5'x15' SPACES  
8 HANDICAP 12'x21' SPACES  
(VARIANCE OR BIKE SUBSTITUTION REQUIRED)  
BIKE:  
REQUIRED: 10% OF REQUIRED CAR SPACES  
208 x 0.10 = 20.8 (21 SPACES)  
PROPOSED: 75 SPACES PROVIDED

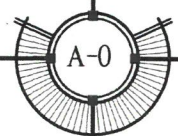
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03-20-19 TREE COMMISSION  
04-05-19 DEMO SUBMISSION  
04-15-19 PL. BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL  
06-03-19 PL. BD. REVISION

REVISIONS

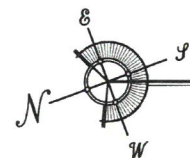
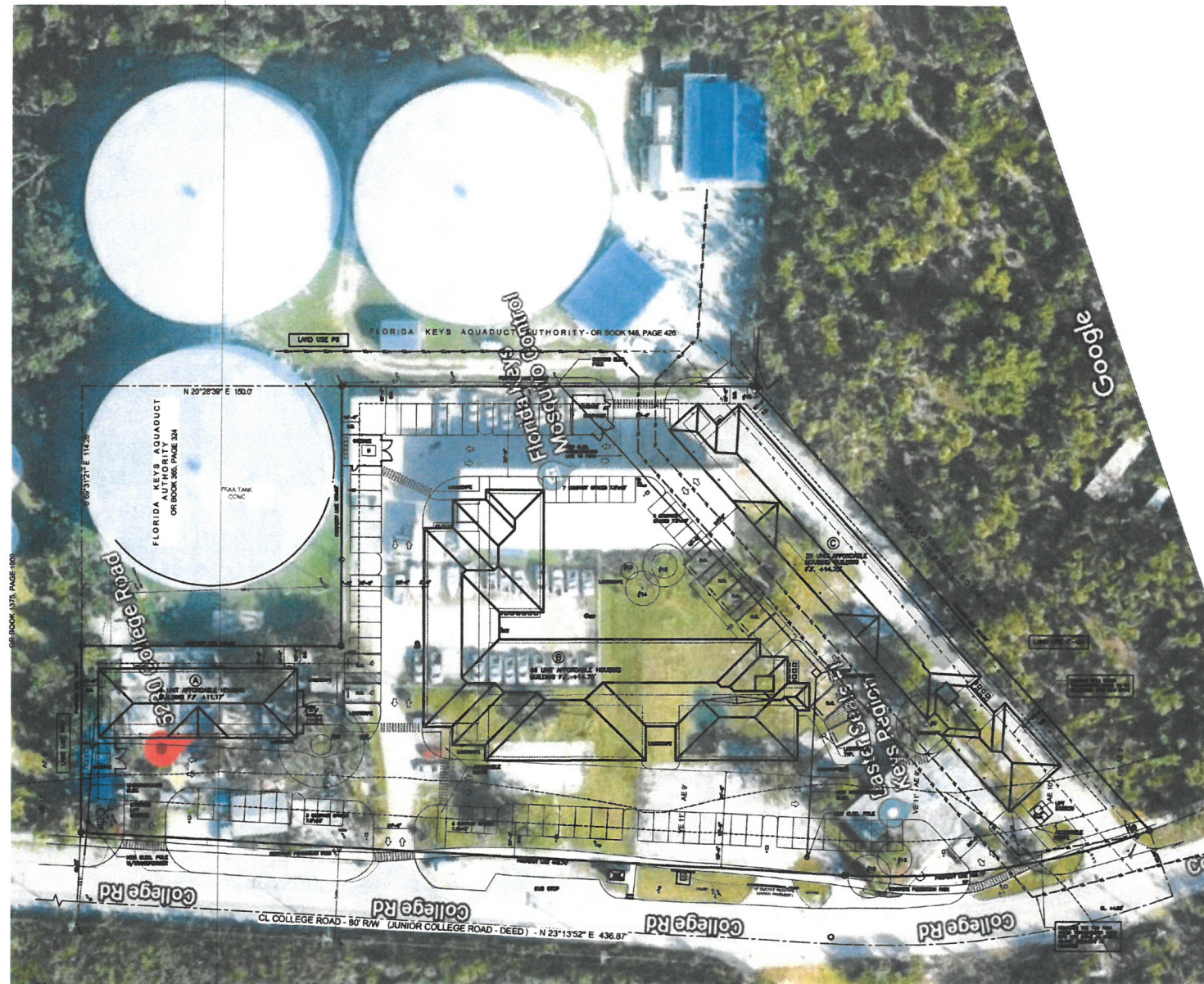
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NUMBER  
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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA





# GOOGLE AERIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
PREPARED BY FLORIDA KEYS LAND SURVEYING,  
DATED ON 10-16-18.

SCALE: 1"=40'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
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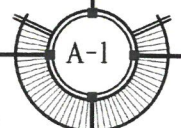
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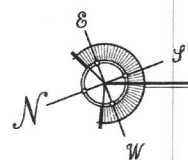
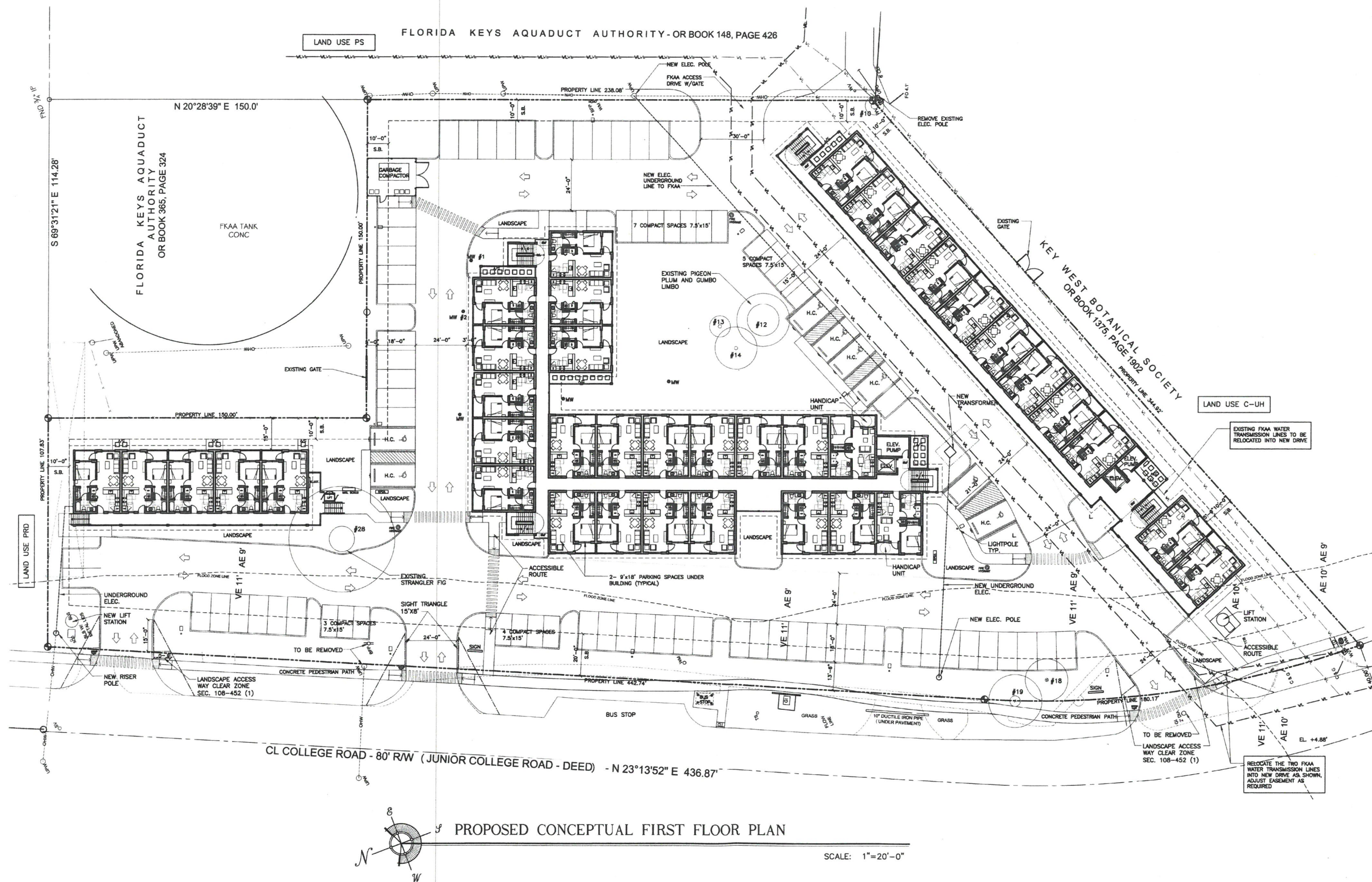






6-25-19





PROPOSED CONCEPTUAL FIRST FLOOR PLAN

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
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STOCK ISLAND, FLORIDA

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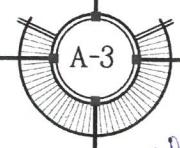
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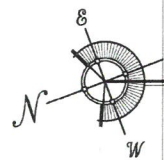
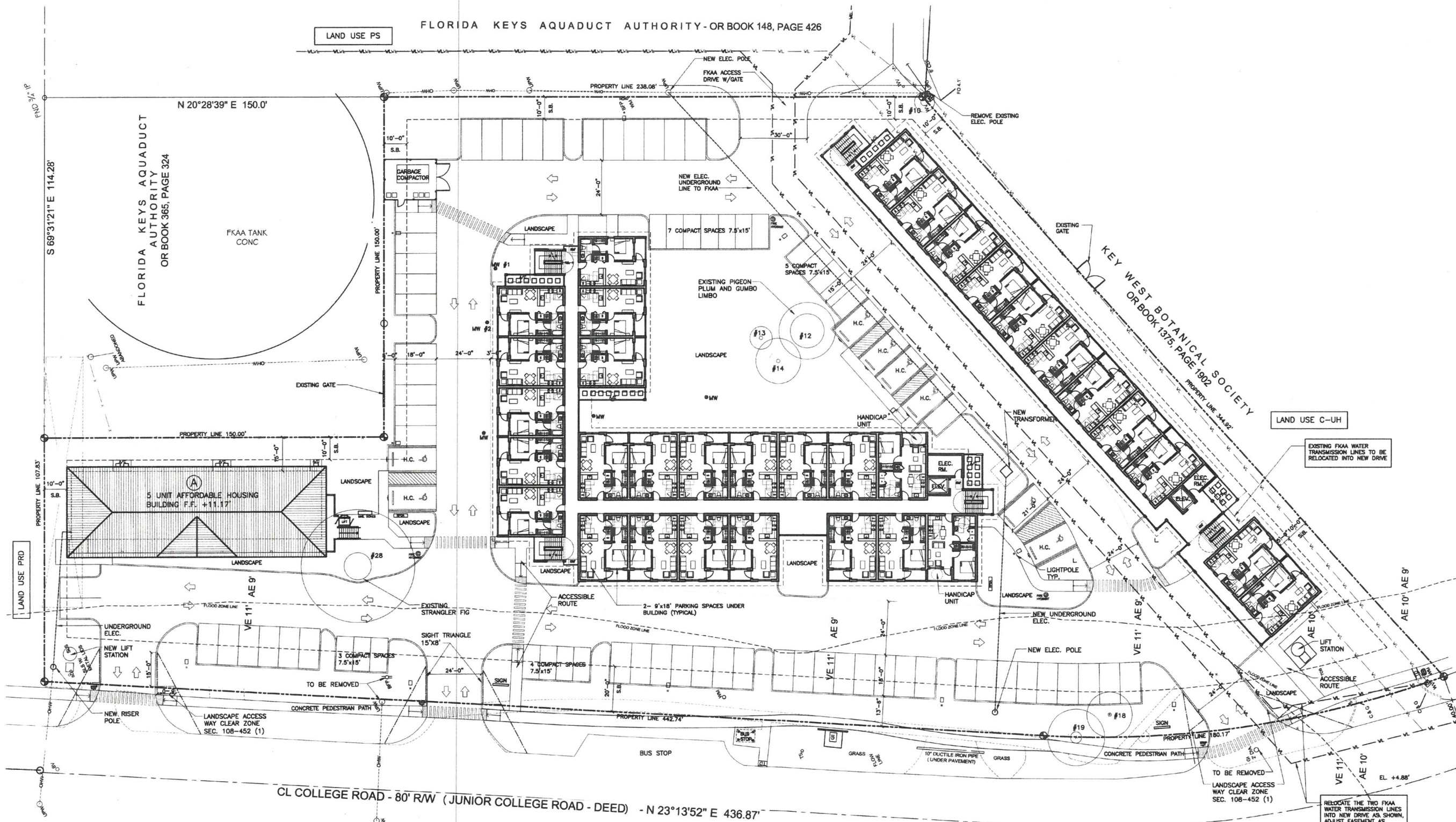


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6-25-19





PROPOSED CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA

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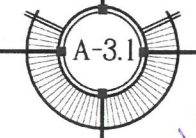
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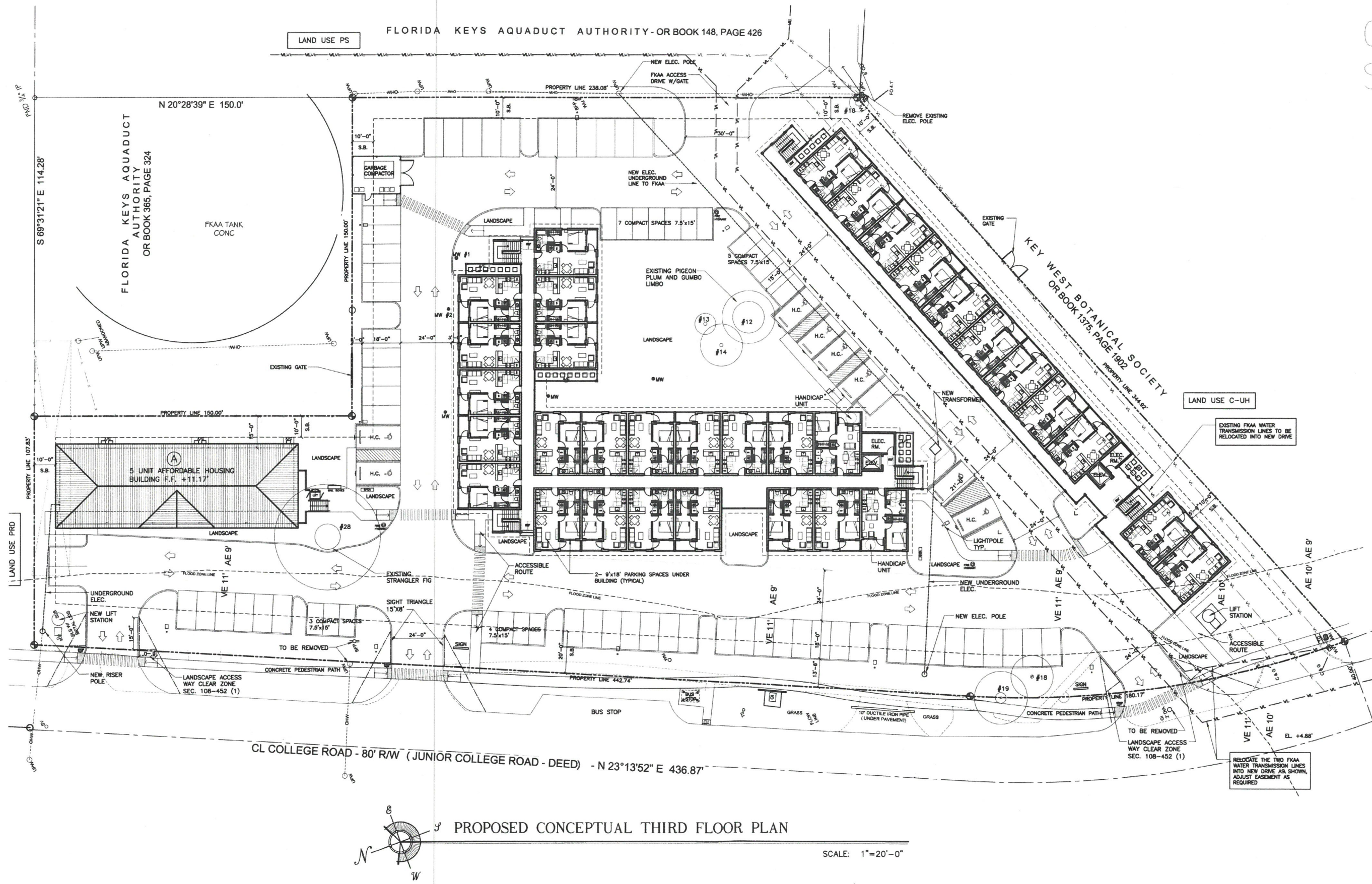


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*WPH 6-25-19*





PROPOSED CONCEPTUAL THIRD FLOOR PLAN

SCALE: 1"=20'-0"

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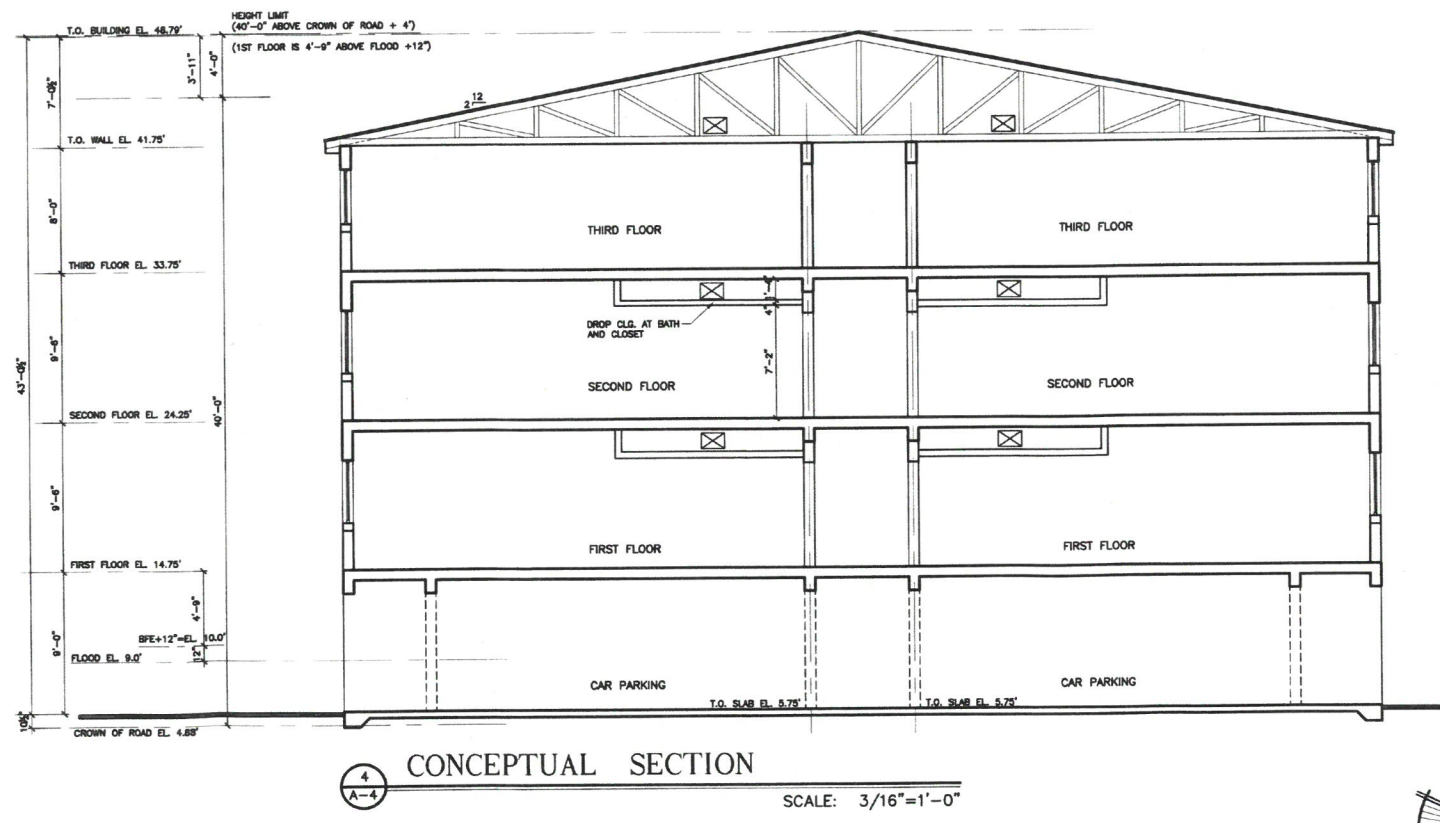
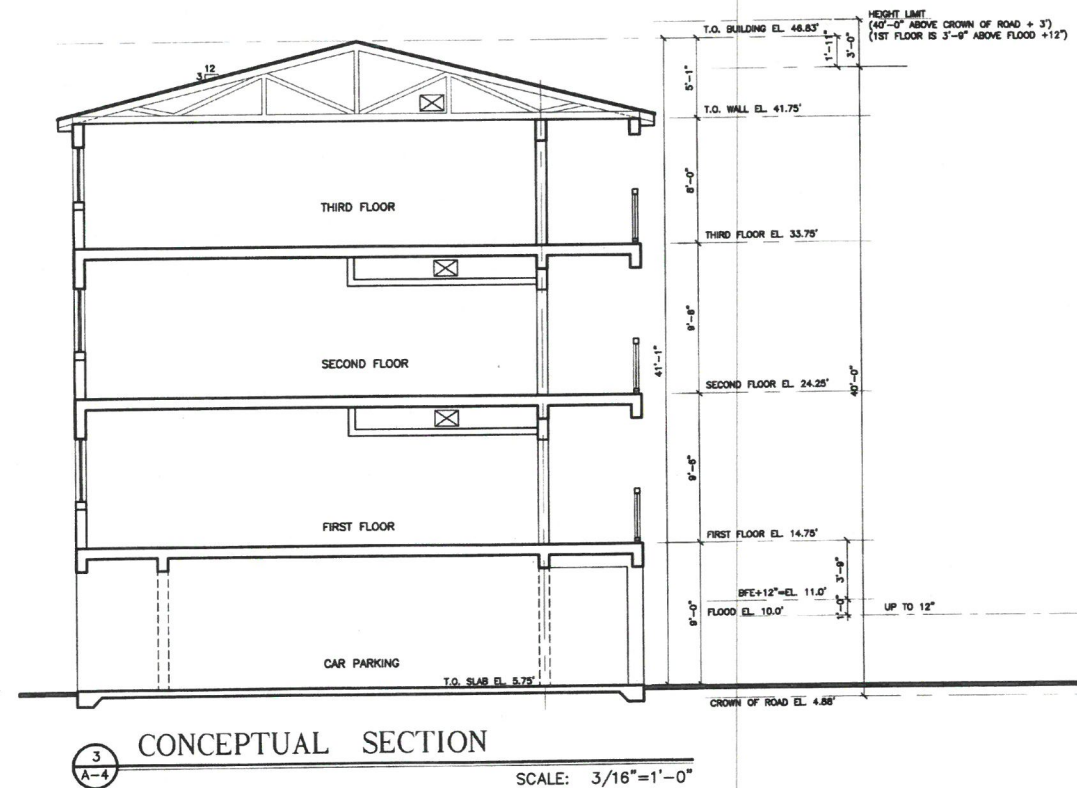
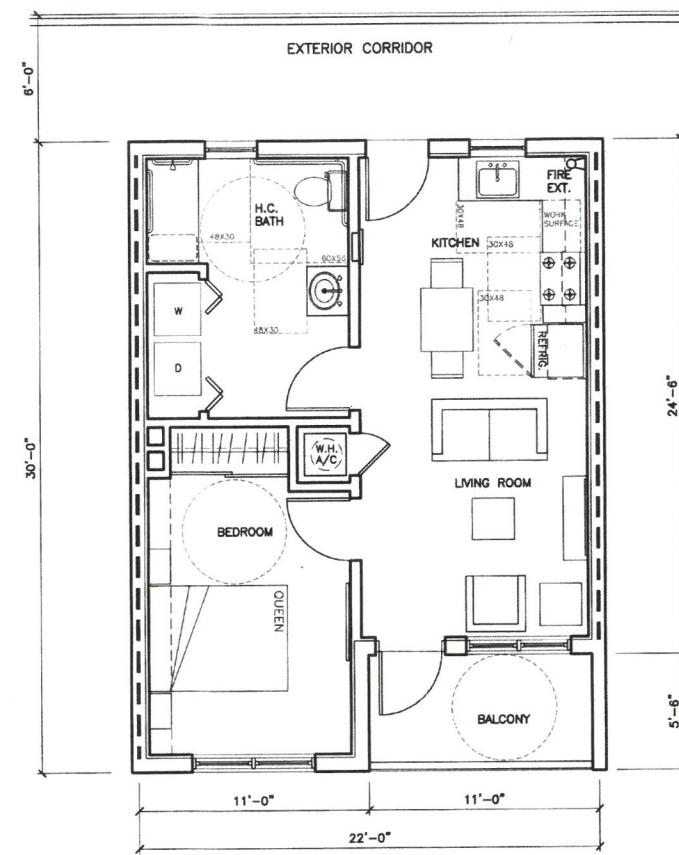
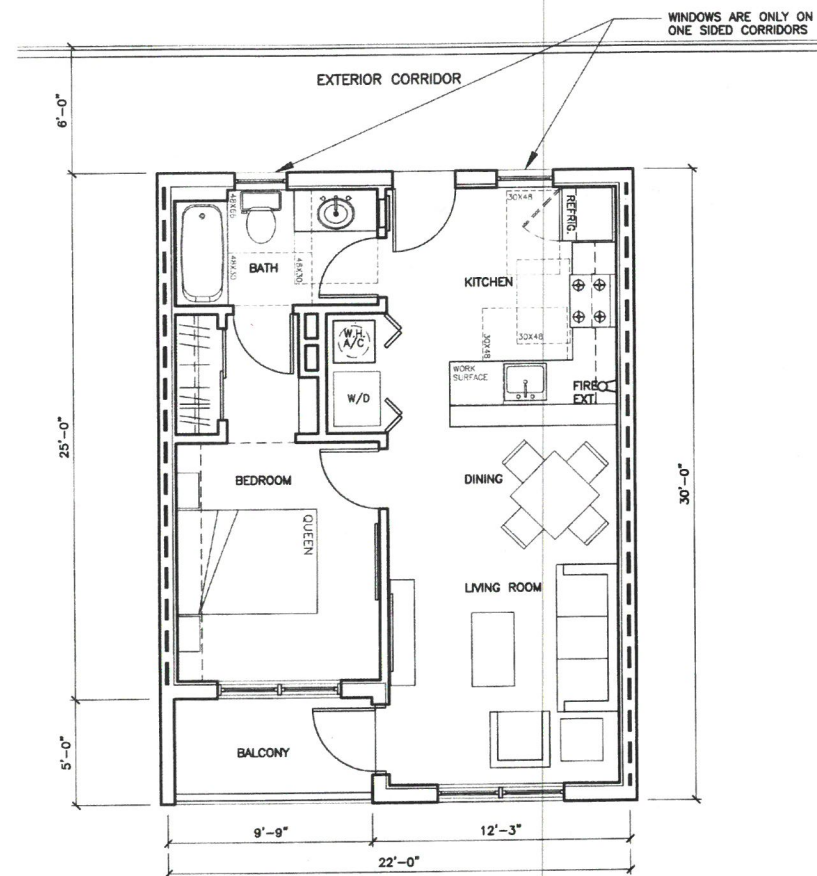
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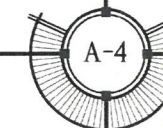
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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA



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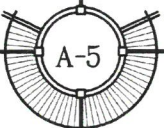
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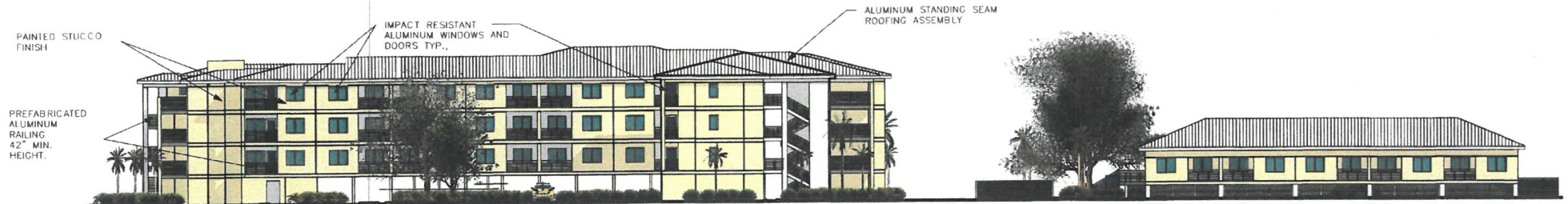
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NUMBER  
1808



COLLEGE ROAD ELEVATION

SCALE: 1"=20'-0"



BUILDINGS A' & 'B' REAR ELEVATION

SCALE: 1"=20'-0"



BUILDING 'B' SIDE ELEVATION

SCALE: 1"=20'-0"



BUILDING 'A' SIDE ELEVATION

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
Stock Island, Florida

6-5-19

PN 6-25-19

WALL  
6-25-19



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
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SEAL

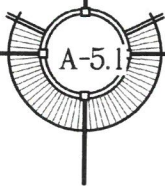
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06-03-19 PL.BD. REVISION

REVISIONS

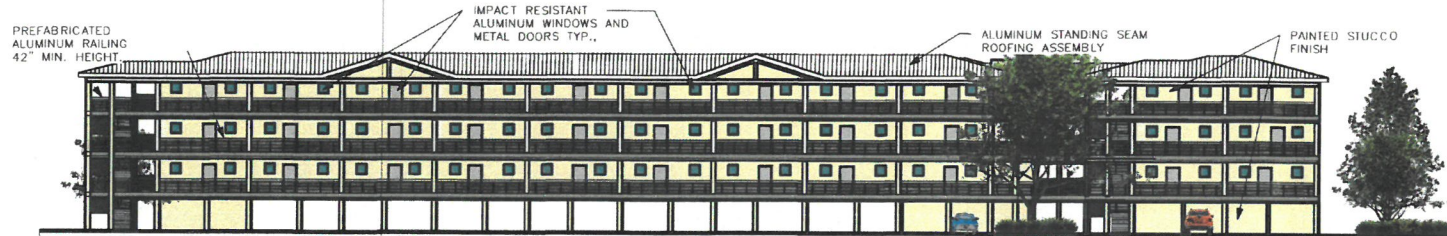
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BUILDING 'B' INNER ELEVATION

SCALE: 1"=20'-0"



BUILDING 'C' FRONT ELEVATION

SCALE: 1"=20'-0"



BUILDING 'C' REAR ELEVATION

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
Stock Island, Florida

6-25-19

6-25-19





① RENDERING 1



② RENDERING 2

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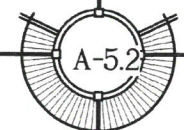
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DATE  
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04-05-19 DEMO SUBMISSION  
04-15-19 PLBD. SUBMISSION  
06-03-19 PLBD. REVISION

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① RENDERING 3



③ RENDERING 4

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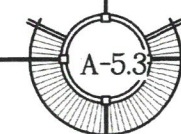
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### LIFE SAFETY REFERENCES

FIRE SPRINKLER SYSTEM PROVIDED TO BE TYPE S13R IN ACCORD W/ FBC SECTIONS 903.2.8 AND 903.3  
 EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED) = 250'  
 100' INCREASE ALLOWED FOR OPEN BALCONIES (TABLE 1017.2 AND SECTION 1017.2.1)  
 MAX. DEAD END (SPRINKLERED) FBC 1020.4.2 = 50'  
 FIRE SEPARATION OF UNITS (SPRINKLERED) = 1/2 HR. FBC 708.3.2.  
 FIRE SEPARATION FROM EXTERIOR EXIT ACCESS BALCONY TO UNITS NOT REQUIRED (FBC 1021.2)  
 FIRE SEPARATION FROM OPEN ENDED CORRIDOR TO EXTERIOR STAIRS NOT REQUIRED (FBC 1027.6 EXCEPTION 3.1 AND 3.5)  
 PERCENTAGE OF EXTERIOR WALL OPENINGS (15' TO 20' SEPARATION) TABLE 705.8 = 75%  
 EMERGENCY EGRESS OPENINGS SHALL BE PROVIDED AT ALL SLEEPING ROOMS BELOW THE 4th STORY ABOVE GRADE (FBC 1030.1)

### BUILDING DATA

FLORIDA BUILDING CODE INFORMATION			
OCCUPANCY TYPE: R-2 APARTMENTS			
CONSTRUCTION TYPE: TYPE III B, SPRINKLERED			
ALLOWABLE HEIGHT: 60' (SPRINKLERED)			
ALLOWABLE NUMBER OF STORIES = 4 STORIES			
ALLOWABLE AREA/FLOOR = 18,000 S.F./FLOOR (S13R)			
BLDG 'B' ALLOWABLE AREA = 25,820 S.F./FL (W/AN AREA INCREASE FACTOR OF 0.62 BASED ON PERCENTAGE OF FRONTAGE IN EXCESS OF 30'-0" ; FBC 506.2.3)			
		ENCLOSED	COVERED
BUILDING A TOTAL =		3,084 S.F.	861 S.F.
GROUND FLOOR:		3,084 S.F.	861 S.F.
FIRST FLOOR:			
SECOND FLOOR:			
THIRD FLOOR:			
BUILDING B TOTAL =		41,480 S.F.	26,633 S.F.
GROUND FLOOR:		213 S.F.	16,820 S.F.
FIRST FLOOR:		13,759 S.F.	3,271 S.F.
SECOND FLOOR:		13,759 S.F.	3,271 S.F.
THIRD FLOOR:		13,759 S.F.	3,271 S.F.
BUILDING C TOTAL =		31,159 S.F.	16,205 S.F.
GROUND FLOOR:		213 S.F.	9,071 S.F.
FIRST FLOOR:		6,982 S.F.	2,378 S.F.
SECOND FLOOR:		6,982 S.F.	2,378 S.F.
THIRD FLOOR:		6,982 S.F.	2,378 S.F.
TOTAL A, B, C =		75,733 S.F.	43,699 S.F.

### RESIDENTIAL UNIT COUNT

104 - 1 BEDROOM UNITS	ENCLOSED	COVERED
W/BALCONY	611 S.F.	49 S.F.
(6 OF THE UNITS ARE FULLY HANDICAP COMPLIANT)		

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 06-03-19 PL. BD. REVISION

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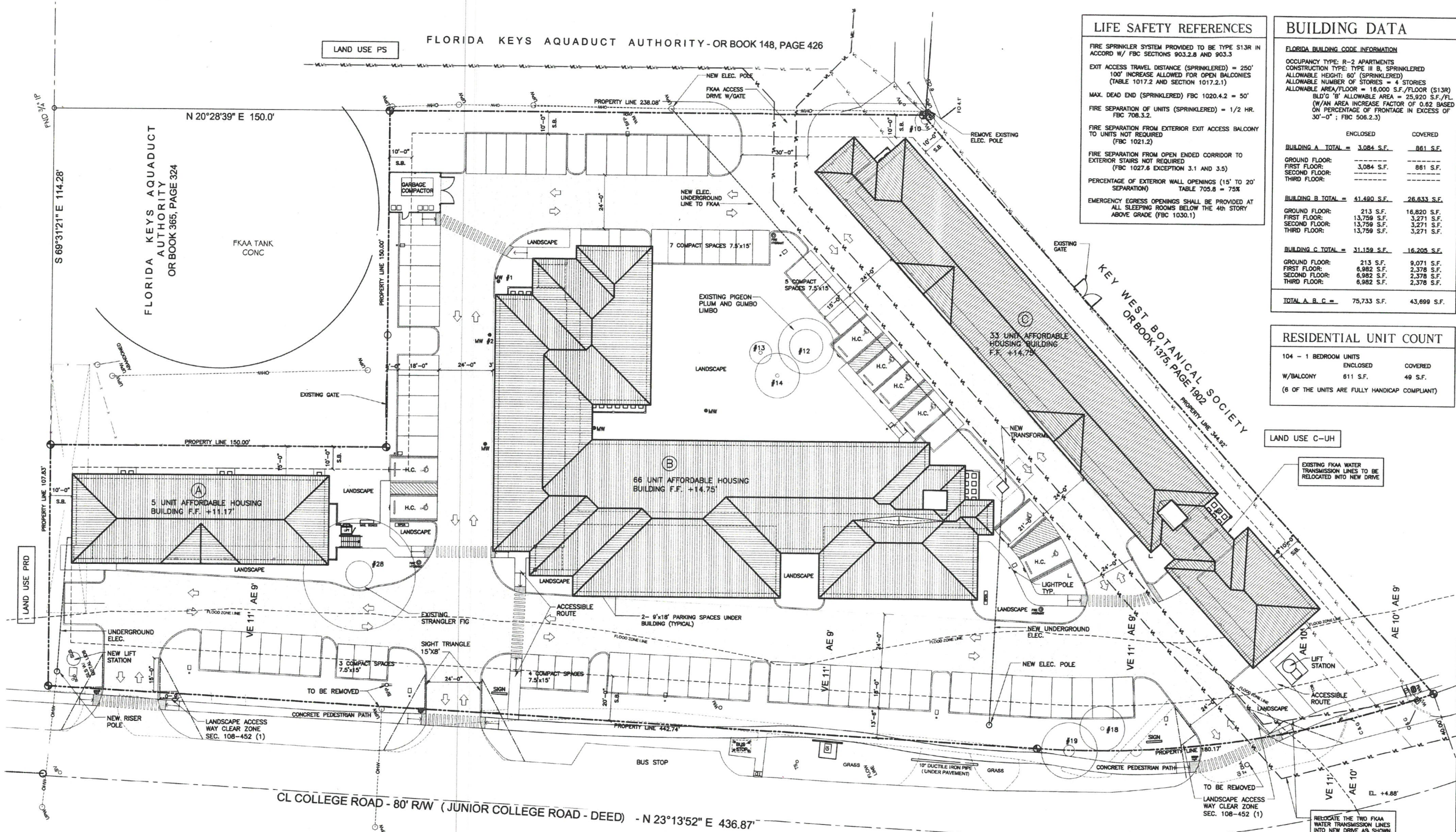
LS-1

### PROPOSED CONCEPTUAL ROOF PLAN

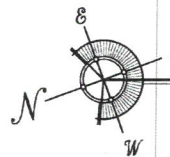
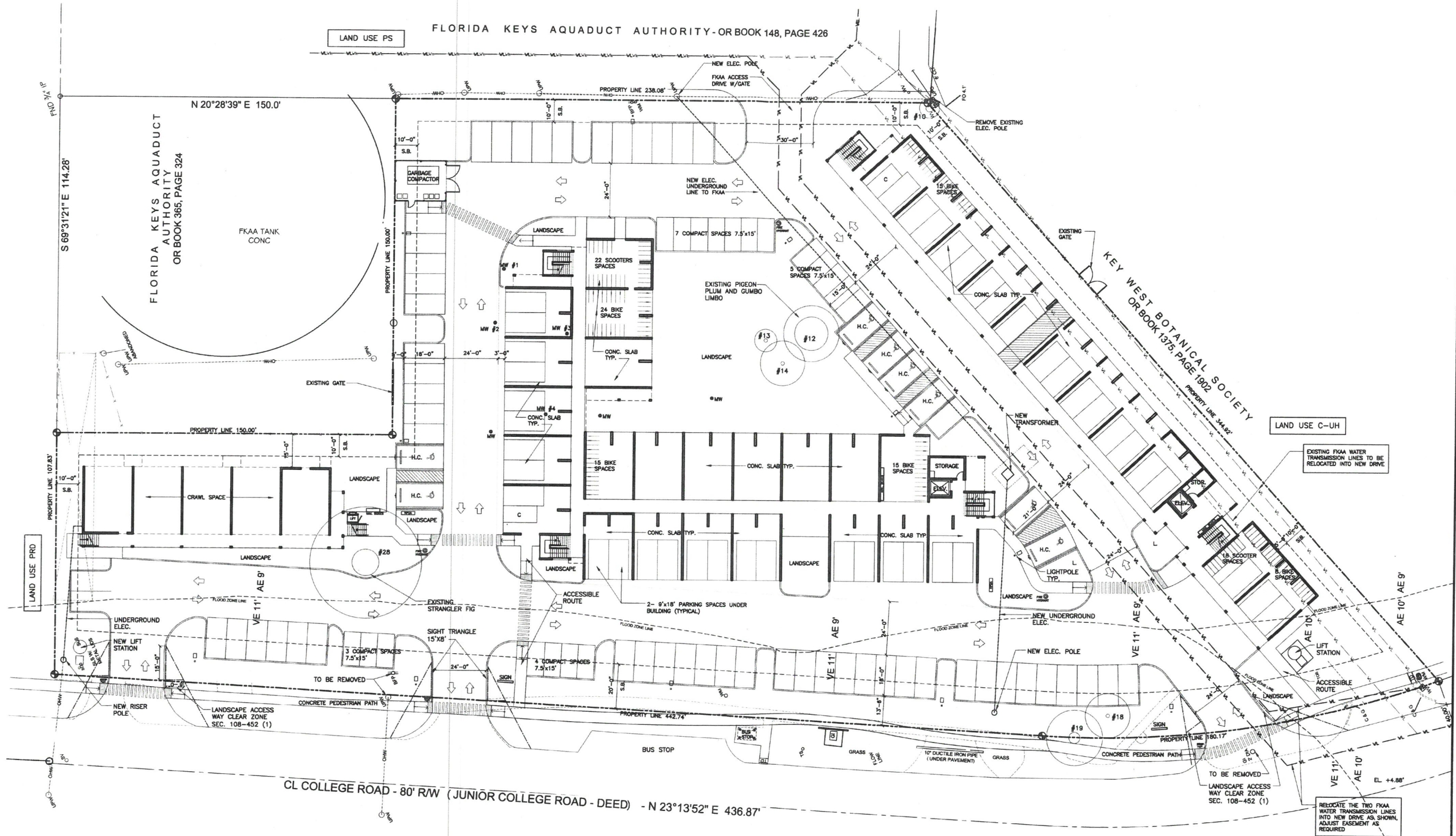
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
 PREPARED BY FLORIDA KEYS LAND SURVEYING,  
 DATED ON 10-16-18.

SCALE: 1"=20'-0"

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PROPOSED CONCEPTUAL GROUND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
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SCALE: 1"=20'-0"

SEAL

DATE

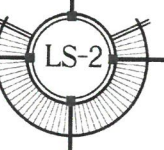
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04-23-19 TREE CONCEPTUAL  
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6-27-19



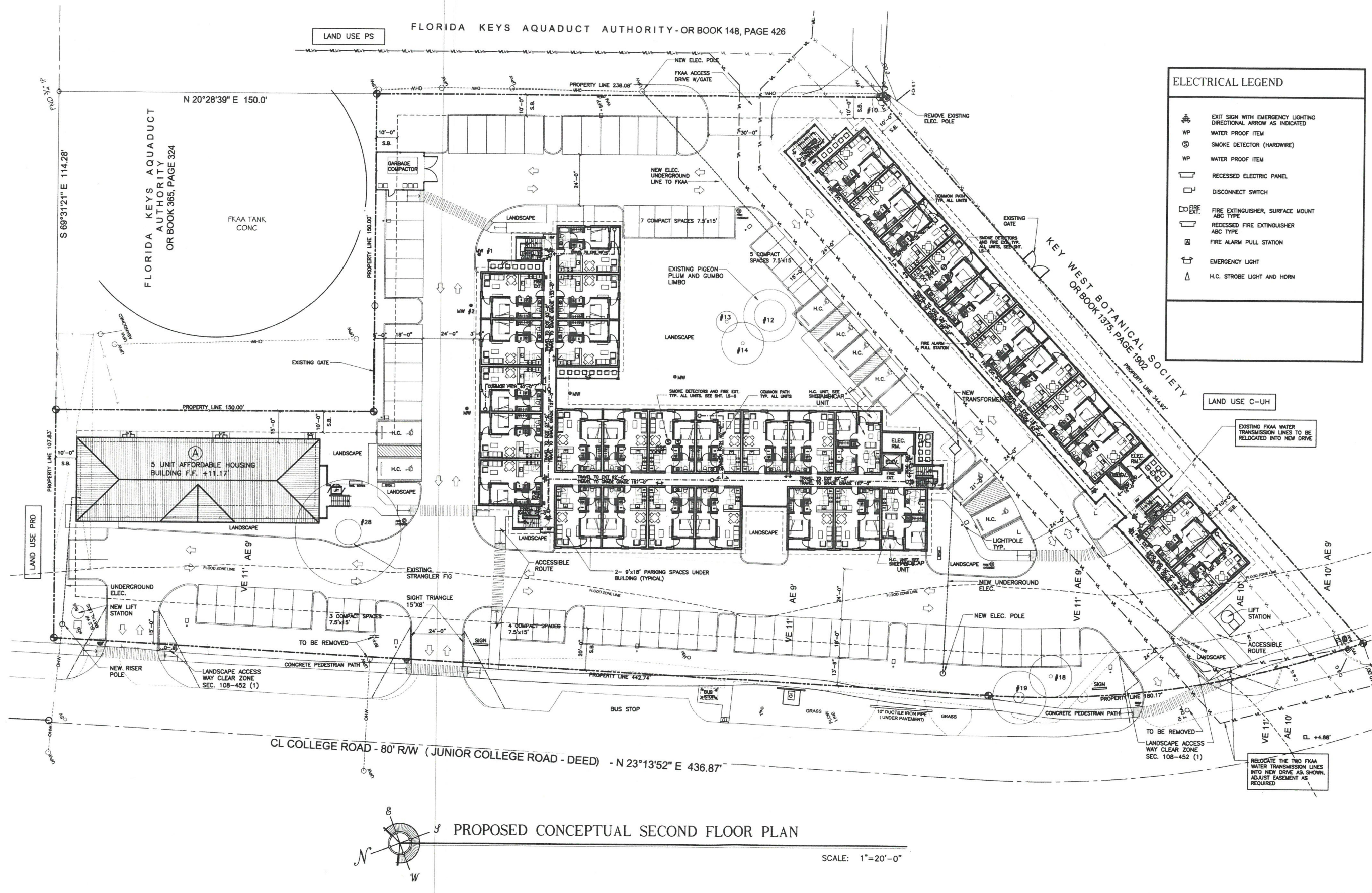
COLLEGE ROAD AFFORDABLE HOUSING  
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STOCK ISLAND, FLORIDA



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Walt 6-25-19

LS-3)





ELECTRICAL LEGEND	
	EXIT SIGN WITH EMERGENCY LIGHTING DIRECTIONAL ARROW AS INDICATED
WP	WATER PROOF ITEM
	SMOKE DETECTOR (HARDWIRED)
WP	WATER PROOF ITEM
	RECESSED ELECTRIC PANEL
	DISCONNECT SWITCH
	FIRE EXTINGUISHER, SURFACE MOUNT ABC TYPE
	RECESSED FIRE EXTINGUISHER ABC TYPE
	FIRE ALARM PULL STATION
	EMERGENCY LIGHT
	H.C. STROBE LIGHT AND HORN

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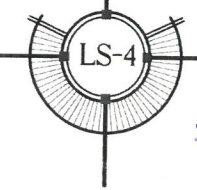
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04-23-19 TREE CONCEPTUAL  
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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA

6-5-19

6-25-19

6-25-19



# ELECTRICAL LEGEND

- EXIT SIGN WITH EMERGENCY LIGHTING  
DIRECTIONAL ARROW AS INDICATED
- WP WATER PROOF ITEM
- SMOKE DETECTOR (HARDWARE)
- WP WATER PROOF ITEM
- RECESSED ELECTRIC PANEL
- DISCONNECT SWITCH
- FIRE EXTINGUISHER, SURFACE MOUNT  
ABC TYPE
- RECESSED FIRE EXTINGUISHER  
ABC TYPE
- FIRE ALARM PULL STATION
- EMERGENCY LIGHT
- H.C. STROBE LIGHT AND HORN

## LAND USE C-UH

SEAL

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1808

LS-5

LAND USE PS

N 20°28'39" E 150.0'

FLORIDA KEYS AQUADUCT  
AUTHORITY  
OR BOOK 365, PAGE 324

FKAA TANK  
CONC

S 69°31'21" E 114.28'

PROPERTY LINE 107.83'

LAND USE PRD

CL COLLEGE ROAD - 80' RW (JUNIOR COLLEGE ROAD - DEED) - N 23°13'52" E 436.87'

PROPOSED CONCEPTUAL THIRD FLOOR PLAN

SCALE: 1"=20'-0"

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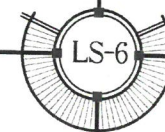
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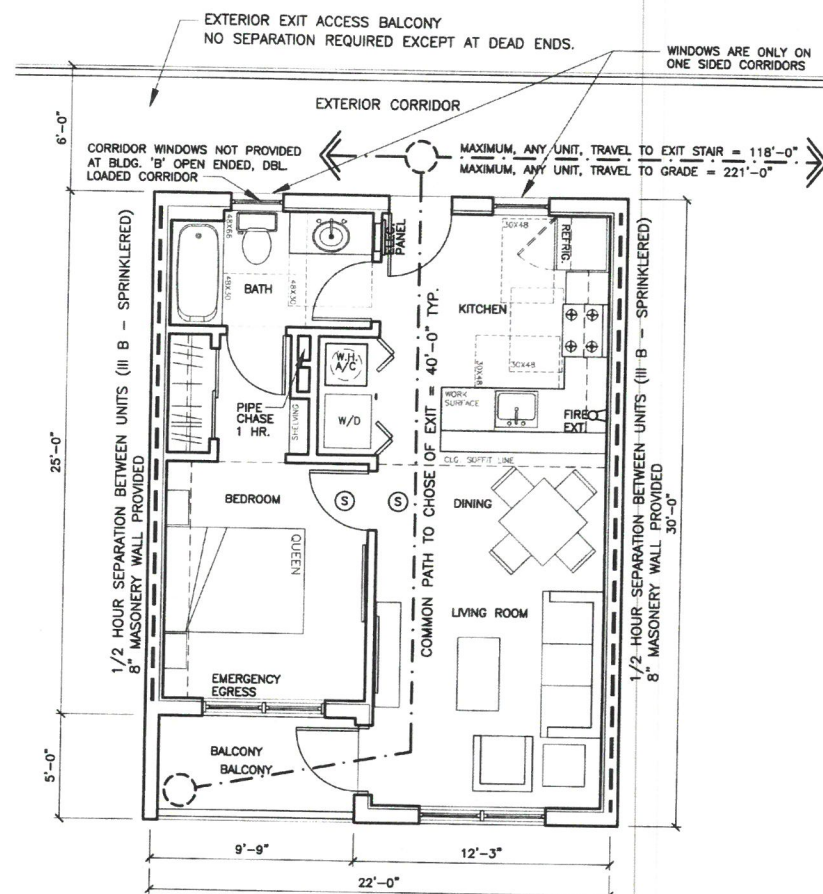
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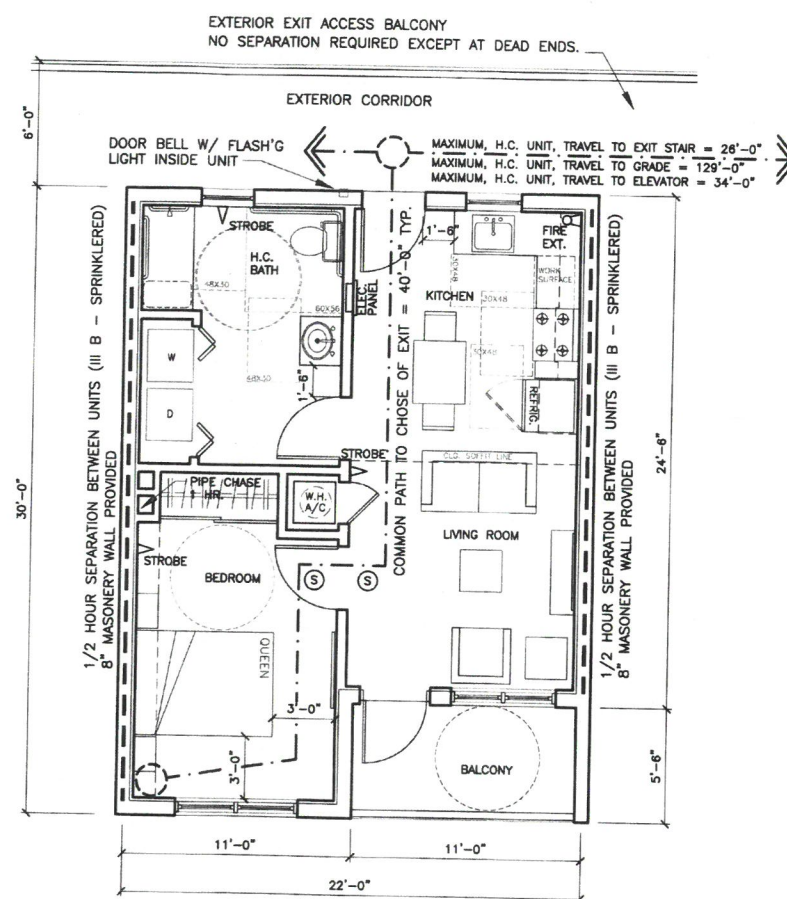


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WPH  
6-25-19



PROPOSED TYPICAL UNIT LIFE SAFETY PLAN

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



PROPOSED HANDICAPPED UNIT LIFE SAFETY PLAN

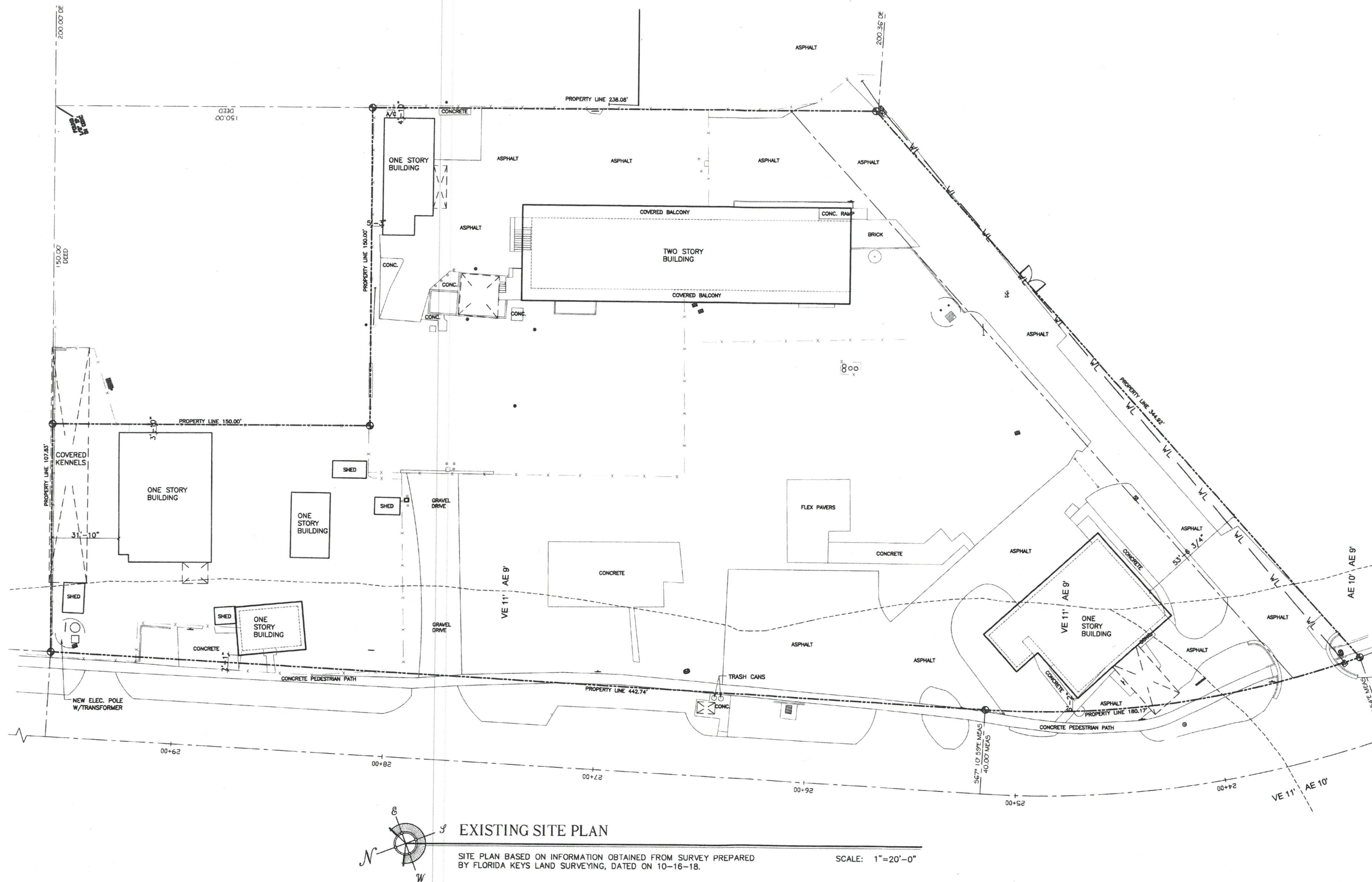
SCALE: 1/4"=1'-0"

### ELECTRICAL LEGEND

- EXIT SIGN WITH EMERGENCY LIGHTING DIRECTIONAL ARROW AS INDICATED
- WP WATER PROOF ITEM
- SMOKE DETECTOR (HARDWIRE)
- WP WATER PROOF ITEM
- RECESSED ELECTRIC PANEL
- DISCONNECT SWITCH
- FIRE EXTINGUISHER, SURFACE MOUNT ABC TYPE
- RECESSED FIRE EXTINGUISHER ABC TYPE
- FIRE ALARM PULL STATION
- EMERGENCY LIGHT
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# EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 10-16-18.

SCALE: 1"=20'-0"

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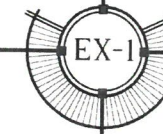
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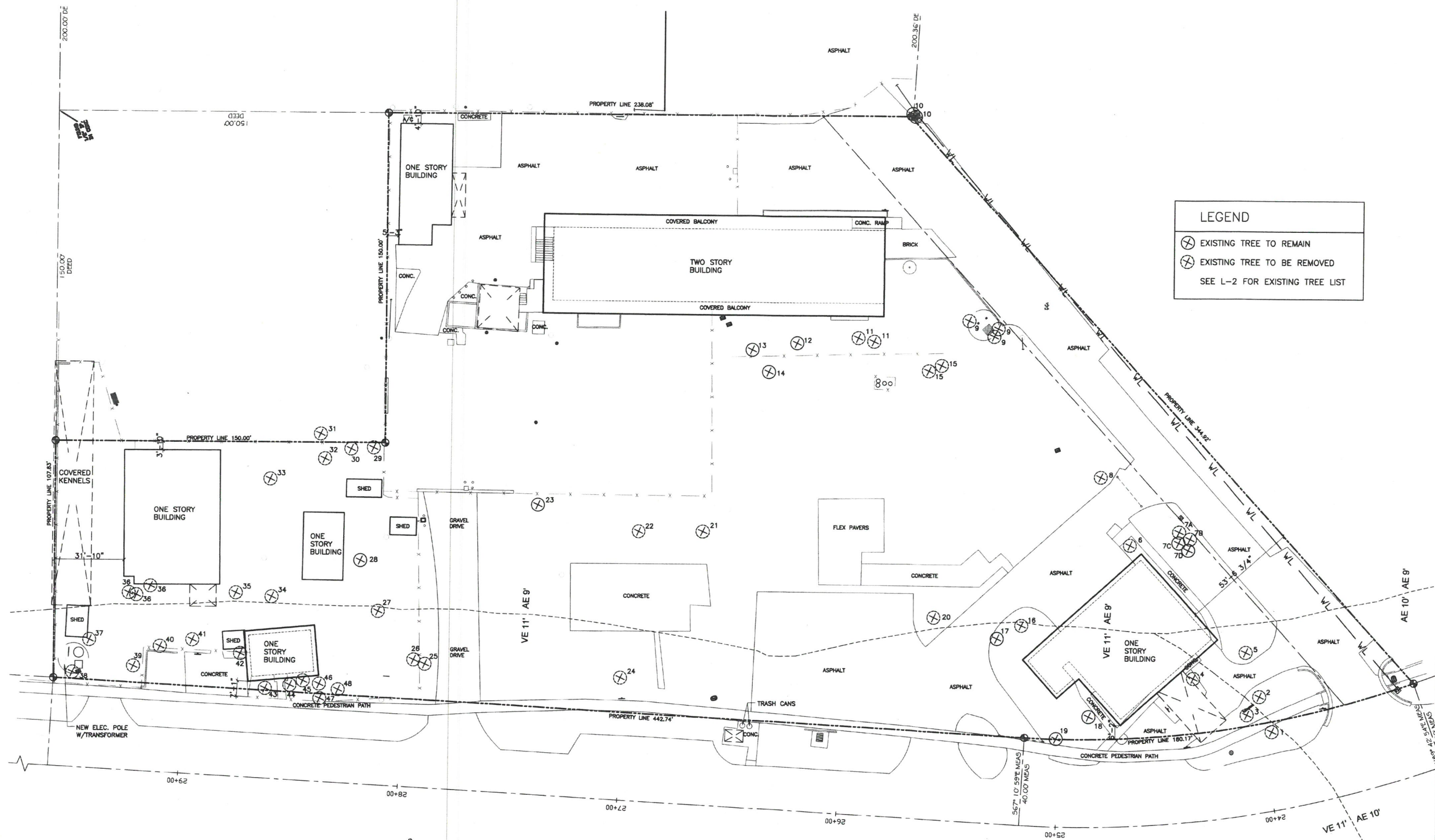
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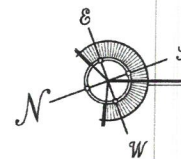


**LEGEND**

⊗ EXISTING TREE TO REMAIN

⊗ EXISTING TREE TO BE REMOVED

SEE L-2 FOR EXISTING TREE LIST



**EXISTING SITE PLAN/EXISTING TREE SURVEY**

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 10-16-18.

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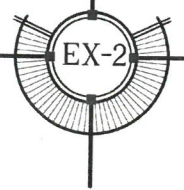
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*Handwritten notes and signatures:*  
 6-25-19  
 PW  
 6-25-19  
 WJ  
 6-25-19



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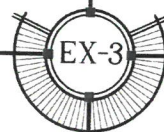
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COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
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Tree #	Common Name	Scientific Name	TC Status	Size	Project Status	Condition
1	Pink Tabebuia	Tabebuia heterophylla	NPR	18.1" dbh	Remove-NPR	Good, double trunk, along ROW
2	Silver Buttonwood	Conocarpus erectus	Protected	19.1" dbh	Remove-TC	Fair, low multitrunked
3	Pink Tabebuia	Tabebuia heterophylla	NPR	1.5" dbh	Remove-NPR	Good
4	Coconut Palm	Cocos nucifera	Protected	10 ft tall	Remove-TC	very close to building, transplant?
5	Jamaican Dogwood	Piscidia picipula	Protected	3.5" dbh	Remove-TC	Poor
6	Mahogany	Swietenia mahagoni	Protected	29.2" dbh	Remain	Good
7a	African Tulip Clump	Spathodea campanulata	Regulated	22.6" dbh	Remove-TC	Fair-4 trunks in one rootball with Mahogany #7b-Canopy in utility lines growing in African Tulip rootball clump
7b	Mahogany	Swietenia mahagoni	Protected	5" dbh	Remove-TC	#7a-canopy in utility lines
7c	Thatch Palm Clump	Thrinax sp.	Protected		Transplant	3 trunks
7d	Thatch Palm	Thrinax sp.	Protected		Transplant	1 trunk
7e	African Tulip	Spathodea campanulata	Regulated	6.3" dbh	Remove-TC	Fair to poor
8a	Jamaican Dogwood	Piscidia picipula	Protected	21.9" dbh	Remove-TC	Poor
8b	Brazilian Pepper	Schinus terebinthifolius	NPR	20.7" dbh	Remove-NPR	Invasive
8c	Mahogany	Swietenia mahagoni	Protected	20.7" dbh	Remove-TC	Poor-growing in Jamaican Dogwood and Brazilian pepper rootballs
9a	Silver Buttonwood Clump	Conocarpus erectus	Protected	7" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9b	Silver Buttonwood Clump	Conocarpus erectus	Protected	9.5" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9c	Silver Buttonwood Clump	Conocarpus erectus	Protected	16" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9d	Jamaica Caser	Cynophallophora	Protected	20" dbh	Remove-TC	Fair-multi trunked large overground hedge
10a	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-in corner, out of proposed work area
10b	Bolly	Guzmania dicalcar	Protected		Remain	Good-in corner, out of proposed work area
11a	Alexander Palm	Archontophoenix alexandrinae	Regulated	plus 10 ft	Remove-TC	
11b	Banana Plants	Musa sp.	NPR		Remove-NPR	
12a	Dead Tree	NA	NPR		NA	Dead
12b	Limbao Caper	Capparis flexuosa	Protected	9" dbh	Remain	Good-overgrown shrub
12c	Gumbo Limbo	Bursera simaruba	Protected	10" dbh	Remain	Fair-multi trunked, poor structure
12d	Pigeon Plum	Coccoloba diversifolia	Protected	10.5" dbh	Remain	Good-multi trunked
13	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-3 Clumps (4 trunks)
14	Gumbo Limbo	Bursera simaruba	Protected	17.5" dbh	Remain	Good
15a	Mahogany	Swietenia mahagoni	Protected	31.8" dbh	Remove-TC	Fair-canopy heavily impacted by hurricane
15b	Banana Plants	Musa sp.	NPR		Remove-NPR	
16	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remove-NPR	Fair to good-transplant?
17	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good
18	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remain	Fair-surface root and strong lean
19	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.1" dbh	Remain	Fair-close to sidewalk
20	Tropical Almond	Terminalia catappa	Regulated	36.9" dbh	Remove-TC	Fair-strong trunk lean
21	Coconut Palm	Cocos nucifera	Protected	25 ft tall	Remove-TC	Fair to poor-multi trunked
22a	Bottlebrush	Callistemon sp.	Regulated	37.8" dbh	Remove-TC	Fair-poor structure
22b	Gumbo Limbo	Bursera simaruba	Protected	5" dbh	Remove-TC	Fair-poor structure
23	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good-growing with a clump including hibiscus and Brazilian Pepper (NPR)
24	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.7" dbh	Remove-TC	Poor-multi trunked, ficus growing in it
25a	Silver Buttonwood	Conocarpus erectus	Protected	9" dbh	Remove-TC	Fair-overgrown shrubs
25b	Silver Buttonwood	Conocarpus erectus	Protected	25" dbh	Remove-TC	Fair-overgrown shrubs
25c	Silver Buttonwood	Conocarpus erectus	Protected	4" dbh	Remove-TC	Fair-overgrown shrubs
25d	Bougainvillea	Bougainvillea sp.	NPR		Remove-NPR	Poor
26	Tropical Almond	Terminalia catappa	NPR	11.4"	Remove-NPR	Fair to good
27	Coconut Palm	Cocos nucifera	Protected	30 ft tall	Remove-TC	Poor-heavy lean
28	Strangler Fig	Ficus aurea	Protected	?	Remain	Fair-very large diameter
29	Tropical Almond	Terminalia catappa	NPR	20.7" dbh	Remove-NPR	Fair to poor
30	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor
31	Banana Plants	Musa sp.	NPR		Remove-NPR	
32	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor-canopy cut off-sprouts
33	Tropical Almond	Terminalia catappa	NPR	21.9" dbh	Remove-NPR	Good
34	Tropical Almond	Terminalia catappa	Regulated	28.9" dbh	Remove-TC	Poor
35	Tropical Almond	Terminalia catappa	NPR	9.8" dbh	Remove-NPR	Fair to poor
36a	Ficus Benjamin	Ficus benjamina	NPR		Remove-NPR	Poor
36b	African Tulip	Spathodea campanulata	Regulated	7.9" dbh	Remove-TC	Fair-double trunk
36c	African Tulip	Spathodea campanulata	NPR	3.1" dbh	Remove-NPR	Poor-stump that has resprouted
36d	African Tulip	Spathodea campanulata	Regulated	7.3" dbh	Remove-TC	Poor
37	Fiddlewood	Citharexylum fruticosum	Protected	5.3"	Remove-TC	Fair
38	Tropical Almond	Terminalia catappa	NPR	10.1" dbh	Remove-NPR	Fair-canopy one sided
39	Tropical Almond	Terminalia catappa	NPR	14" dbh	Remove-NPR	Fair
40	Young Tropical Almond	Terminalia catappa	NPR		Remove-NPR	
41	Royal Palm	Roystonea elata	Protected	30 ft tall	Remove-TC	Good
42	Ornamental Shrubs and Banana Trees	NA	NPR		Remove-NPR	
43	Simpson Stopper Shrubs, Bougainvillea, & Other	NA	NPR		Remove-NPR	Maintained as shrubs
44	Ornamental Shrubs	NA	NPR		Remove-NPR	Maintained as shrubs
45	Jatropha	Jatropha sp.	Regulated	7.6"	Remove-TC	Poor-crack in main trunk
46	Numerous Simpson	NA	NPR		Remove-NPR	Maintained as shrubs
47	Silver Buttonwood	Conocarpus erectus	Protected	7.6" dbh	Remove-TC	Fair
48	Silver Buttonwood	Schefflera actinophylla	NPR		Remove-NPR	
49	Umbrella Tree	NA	NPR		Remove-NPR	
50	Silver Buttonwood	Conocarpus erectus	Protected	7.2"	Remove-TC	Fair

AW  
6-25-19

WHL  
6-25-19



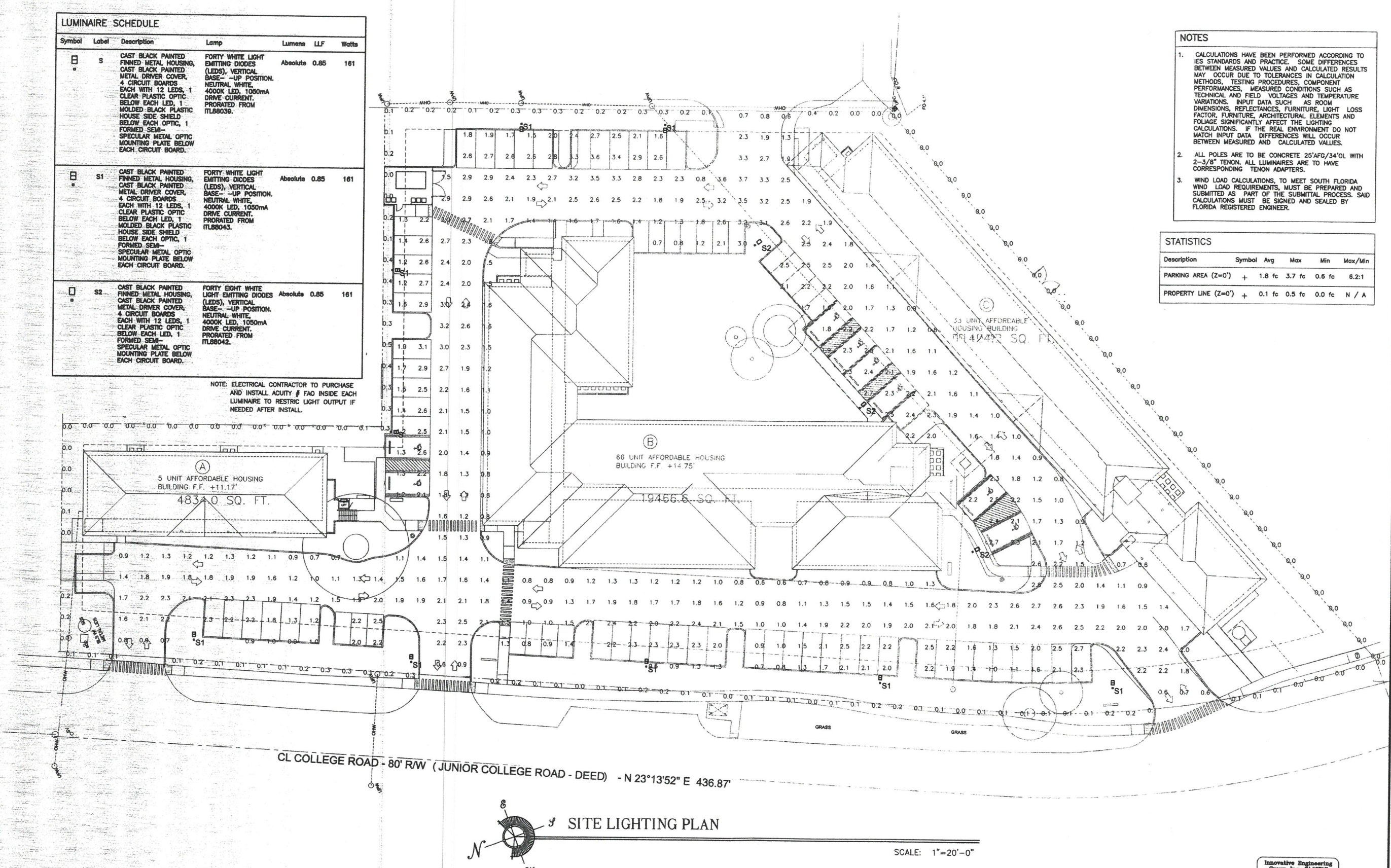
LUMINAIRE SCHEDULE					
Symbol	Label	Description	Lamp	Lumens	LLF Watts
	S	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 12 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE--UP POSITION, NEUTRAL WHITE, 4000K LED, 1050mA DRIVE CURRENT, PRORATED FROM ILL88039.	Absolute 0.85	161
	S1	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 12 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE--UP POSITION, NEUTRAL WHITE, 4000K LED, 1050mA DRIVE CURRENT, PRORATED FROM ILL88043.	Absolute 0.85	161
	S2	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 12 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY EIGHT WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE--UP POSITION, NEUTRAL WHITE, 4000K LED, 1050mA DRIVE CURRENT, PRORATED FROM ILL88042.	Absolute 0.85	161

NOTE: ELECTRICAL CONTRACTOR TO PURCHASE AND INSTALL ACUTY # FAO INSIDE EACH LUMINAIRE TO RESTRICT LIGHT OUTPUT IF NEEDED AFTER INSTALL.

- NOTES**
1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
  2. ALL POLES ARE TO BE CONCRETE 25'AFG/34'OL WITH 2-3/8" TENON. ALL LUMINAIRES ARE TO HAVE CORRESPONDING TENON ADAPTERS.
  3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.

**STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min
PARKING AREA (Z=0')	+	1.8 fc	3.7 fc	0.6 fc	6.2:1
PROPERTY LINE (Z=0')	+	0.1 fc	0.5 fc	0.0 fc	N / A

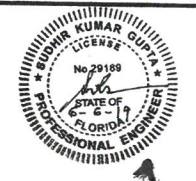


**SITE LIGHTING PLAN**

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230 College Road  
STOCK ISLAND, FLORIDA

Innovative Engineering  
Group Inc. CA#6717  
2500 NW 79th Ave. #240  
Doral, FL 33122  
305-468-1783  
Sudhir K. Gupta, P.E.  
Fla. Reg. No. 29189



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

COLLEGE ROAD  
AFFORDABLE HOUSING  
5220, 5224, 5228 & 5230  
College Road  
STOCK ISLAND, FLORIDA.

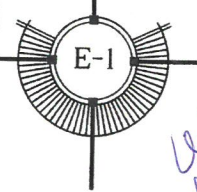
SEAL

DATE  
03-15-19 DRC  
03-20-19 TREE COMMISSION  
04-05-19 DEMO SUBMISSION  
04-15-19 PL BD. SUBMISSION  
04-23-19 TREE CONCEPTUAL

REVISIONS

DRAWN BY  
JW

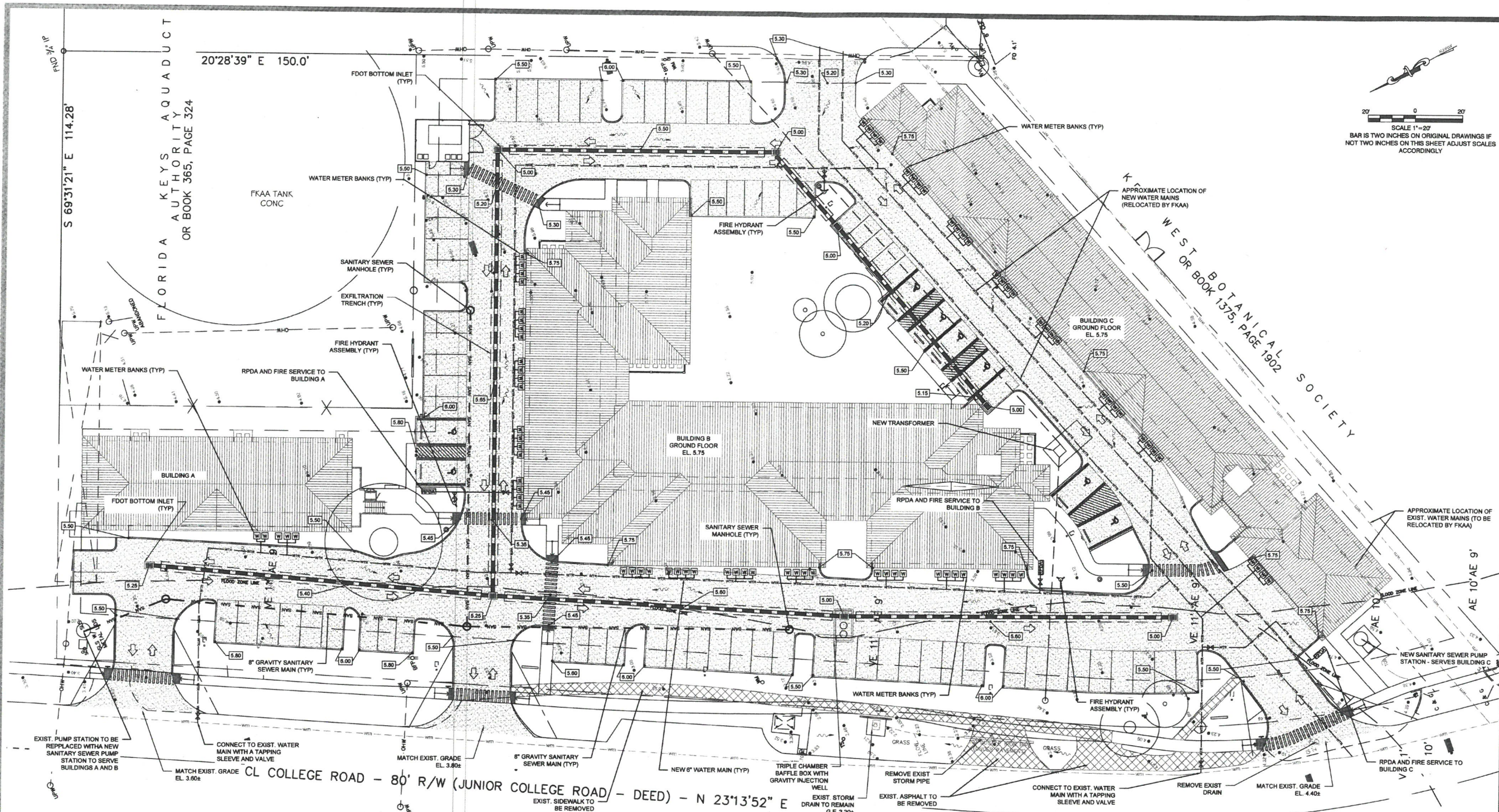
PROJECT  
NUMBER  
1808



PW 6-25-19

WPH  
6-25-19





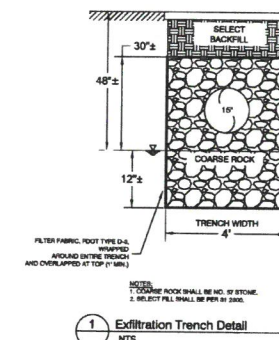
### WATER QUANTITY CALCULATIONS

Water Quantity - Predevelopment			
Project Area	2.664	ac	116,025
Pervious Area	1.480	ac	64,453
Impervious Area	1.184	ac	51,572
% Impervious	44.45%		
Rainfall for 25yr/24hr event	$P_{24} = 8$	in	
Rainfall for 25yr/3day event	$P_{72} = 10.87$	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	4.54	in	
$Q_{pre} = \frac{(P_{72} - 0.25)^2}{(P_{72} + 0.85)}$	$Q_{pre} = 6.84$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h} = 18.23$	ac-in	

Water Quantity - Postdevelopment			
Project Area	A = 2.664	ac	116,025
Pervious Area	0.588	ac	25,619
Impervious Area	2.075	ac	90,406
% Impervious	77.9%		
Rainfall for 25yr/24hr event	$P_{24} = 8$	in	
Rainfall for 25yr/3day event	$P_{72} = 10.87$	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	1.81	in	
$Q_{post} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.85)}$	$Q_{post} = 8.97$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h} = 23.89$	ac-in	
Postdevelopment - Predevelopment	$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = 2.13$	in
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = 5.67$	ac-in	

Water Quality Calculations			
Water Quality			
Basin Area	2.664	ac	116,025
Surface Water	0.000	ac	0
Roof Area	0.889	ac	38,725
Pavement/Walkways	1.186	ac	51,681
Pervious area	0.588	ac	25,619
Impervious area for water Quality (Site area for Water Quality - Pervious area)	1.186	ac	51,681
% Impervious for Water Quality	45%		
A) One inch of runoff from project area	2.664	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	2.986	ac-in	
Comparison of Water Quality Methods	2.664	<	2.986
	ac-in		ac-in
Total Retention Volume Required	2.986	ac-in	10,767
Exfiltration Volume Provided	3.193	ac-in	11,592
Swale Volume Provided	0.000	ac-in	0
Total Retention Volume Provided	3.193	ac-in	11,592

Exfiltration Trench Design			
Required trench length (L) =			
$\frac{V(FS)}{K(H_2W + 2H_2Du - Du^2 + 2H_2Ds) + 1.39x10^{-4}(W)(Du)}$			
Assumed Hydraulic Conductivity, K = 0.000131			
$H_2$	4	ft	
W	4	ft	
$Du$	2.5	ft	
$Ds$	2	ft	
FS	2		
Volume of Trench, V	3.193	ac-in	
Trench Length Provided	865	FT	



CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

CERTIFICATE OF AUTHORIZATION No. 6579

Key West Office  
1010 East Kennedy Drive, Suite 202  
Key West, Florida 33040  
Tel: (305) 293-9440

APRIL 2019 ORIGINAL

1 Plotting Board Revisions

2

3

4

5

6

ALLEN PEREZ P.E.  
Florida P.E. NO. 51468  
June 5, 2019

CITY OF KEY WEST  
1300 WHITE STREET  
KEY WEST, FL 33040

COLLEGE ROAD  
AFFORDABLE HOUSING PROJECT  
CONCEPTUAL  
DRAINAGE/UTILITY PLAN

JOB NO. 191017  
DRAWN AEP  
DESIGNED AEP  
CHECKED AEP

SHEET C-100



LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 23,204.9 SF	27% / 31,370 SF	
GROSS SITE AREA: 116,024.48 SF or 2.66 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	X	70%	
EXOTIC PLANTS (30% Maximum)	X	30%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN 1.3 ACRES = 30' WIDTH / 120 PLANT UNITS PER 100 LF)			
542 LF Street Frontage / 100 LF = 5.42 x 120 PU's = 650 PU's REQUIRED			
VARIANCE REQUEST REDUCTION TO 30' WIDTH / 40 PU's PER 100 LF			
542 LF Street Frontage / 100 LF = 5.42 x 40 PU's = 216.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	12	10	120
Understory Trees	2	3	6
Shrubs	100	1	100
TOTAL PU's PROVIDED			226
108.414 INTERIOR LANDSCAPE REQUIREMENT			
VEHICULAR USE AREA (VUA) 30,416 SF			
20% MINIMUM LANDSCAPE AREA: 6,083 SF	6,083 SF	7,750 SF	
LANDSCAPE AREA PROVIDED			
1 TREE per 100 SF of MIN. REQ. LS AREA (100 / 6,083 = 60.83)	60.83		
TREES PROVIDED		23	
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
OVER 50,000 SF SITE AREA = 10' PERIMETER LS WIDTH			
1 Tree / 10 Shrubs per 35 lf (Total Parking Area Perimeter = 755 lf)	TREES REQ.	TREES PROVIDED	
(35 / 755 = 21.85 x 1 = 21.85 TREES)	21.85	28	
(35 / 755 = 21.85 x 10 = 218.5 SHRUBS)	SHRUBS REQ.	SHRUBS PROVIDED	
	218.5	224	
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
5,760 SF < 30% OF SITE REQUIRES 4 Trees / 2,000 SF of NOS	11.52	12	
5,760 SF / 2,000 = 2.88 x 4 Trees = 11.52 Trees Required		7-Trees / 5-Palms	

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (116,024)	35% / 40,608.4 SF	27.03% / 31,370 SF	
(Referenced from Architectural Drawings)			
108.347 REQUIRED SCREENING			
WEST ADJACENCY = Street Frontage			
SOUTH ADJACENCY - LOW INTENSITY 5'-9.99" Buffer @ 40 PU's per 100'			
345 LF Requires 138 PU's (3.45 x 40 = 138)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	7	10	70
Understory Trees	6	5	30
Shrubs	104	1	104
TOTAL PU's PROVIDED			204
EAST ADJACENCY - LOW INTENSITY 5'-9.99" Buffer @ 40 PU's per 100'			
450 LF Requires 180 PU's (4.5 x 40 = 180)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	3	10	30
Understory Trees	8	5	40
Shrubs	121	1	121
TOTAL PU's PROVIDED			191
NORTH ADJACENCY - LOW INTENSITY 5'-9.99" Buffer @ 40 PU's per 100'			
225 LF Requires 90 PU's (2.25 x 40 = 90)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	6	5	30
Shrubs	75	1	75
TOTAL PU's PROVIDED			105

GENERAL INFORMATION & TREE MITIGATION	
ZONING / LAND USE	HDR-1
GROSS SITE AREA	116,024.48 or 2.66ac
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE ARCH/CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REQUIRED
TREES IMPACTED	
25 REGULATED TREES REMOVED	
REPLACEMENT INCHES REQUIRED	225.8"
REPLACEMENT INCHES PROVIDED	226"

1. 4.23.19 Rm'd #6 Mahogany/83% Mit. Added

Spanish Stopper, Maidenbush, Locustberry,  
Small Scale Understory Trees  
Thatch Palms

UNDERSTORY TREES

LAND USE C-UH

EXISTING FKAA WATER  
TRANSMISSION LINES TO BE  
RELOCATED INTO NEW DRIVE

DATE: 4.23.19

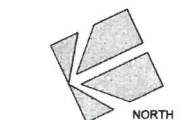
REVISIONS:	
No.	Notes
1.	4.23.19 Rm'd #6 Mahogany/83% Mit. Added
2.	6.2.19 Updated Base Plan
3.	
4.	

SHEET NUMBER:  
L-1

JOB #: 19003 DRAWN BY: LBR  
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LANDWISE  
DESIGN

COLLEGE  
ROAD  
AFFORDABLE  
HOUSING  
STOCK ISLAND, FL 33040



SCALE: 1" = 30'

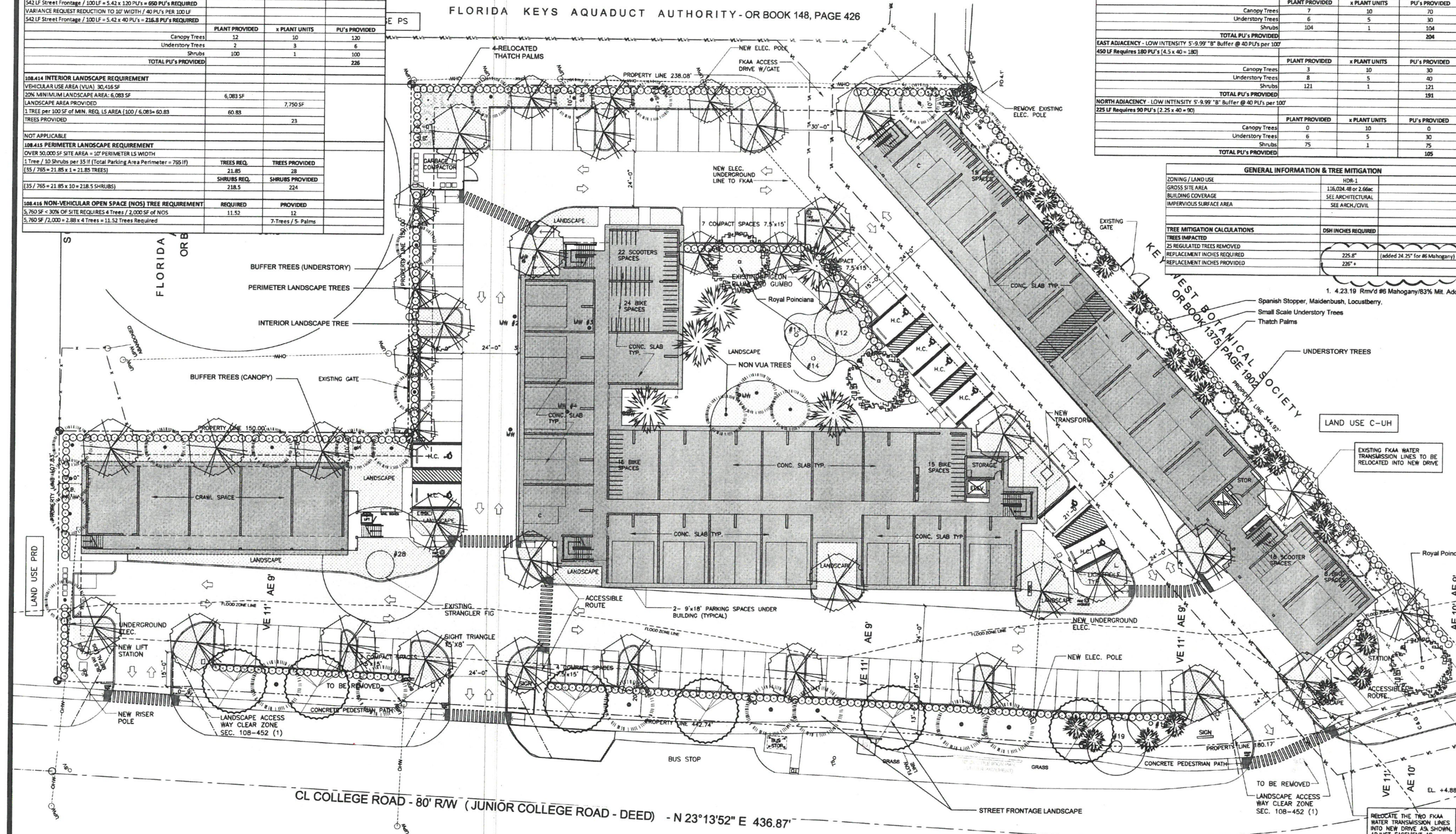


CONCEPT DOCUMENTS

LANDSCAPE PLAN

CONCEPT PLAN (Code Compliance)

FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426





GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

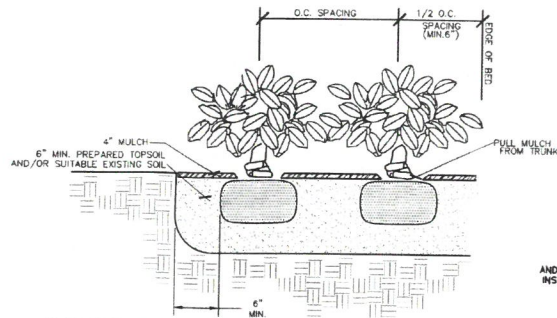
PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

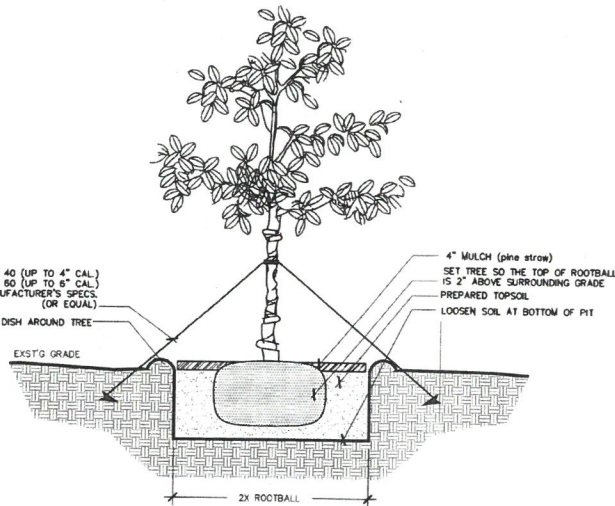
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.



SHRUB PLANTING DETAIL

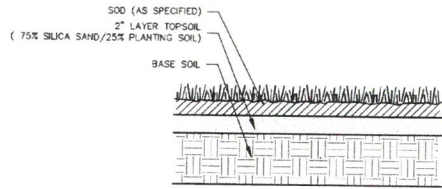
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

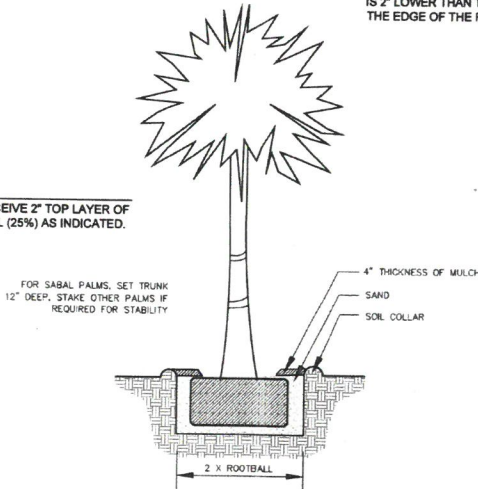
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) / PLANTING SOIL (25%) AS INDICATED.



PALM PLANTING DETAIL

GENERAL NOTES:

100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE and IN ACCORDANCE WITH SECTION 114-105.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKw CODE.

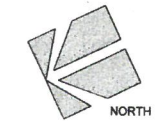
ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 8" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS</b>						<b>SHRUBS</b>					
5 - Provided	SABAL PALM	Sabal palmetto	12-18 dr. trnk			750 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6' o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd/hgt.	FL #1	NATIVE
	SAW PALMETTO	Serenoa repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
<b>TREES</b>							DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
55 - Provided	SPANISH LIME	Melicoccus bijugatus	3" cal., 12-14' o.h.	FL #1	NATIVE		SPARTINA	Spartina bakeri	3 gal., full	FL #1	NATIVE
	MAHOGANY	Sweetenia mahogany	4" cal., 14-16' o.h.	FL #1	NATIVE	<b>GROUND COVER</b>					
	WILD TAMARIND	Lysiloma latissilicium	4" cal., 12-14' o.h.	FL #1	NATIVE	3,750 - Provided	MUHLER GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	PIDGEON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE		WART FERN	Microsorium scolopendrium	3 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		GOLDEN CREEPER	Emodea littoralis	1 gal., full	FL #1	NATIVE
	GREEN BUTTWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis eliotii	1 gal., full	FL #1	NATIVE
	SILVER BUTTWOOD	Silver buttonwood	2" cal., 10'-12' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp Dwarf	1 gal., full	FL #1	NATIVE
	CINNAMON BARK	Canella Winterana	1.5" cal., 6'-8' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	ROYAL POINCIANA	Delonix regia	3" cal., 12-14' o.h.	FL #1	NATIVE						
<b>UNDERSTORY</b>											
33- Provided	LIGNUM VITAE	Gualicum sandrum	1.5" cal., 6'-8' o.h.	FL #1	NATIVE		RELOCATED KEY THATCH PALM	Thrinax sp.	4-6' o.h.	FL #1	NATIVE
	CRABWOOD	Gymnathes lucida	1.5" cal., 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5" cal., 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal., 6'-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal., 5-6 o.h.	FL #1	NATIVE						

COLLEGE ROAD AFFORDABLE HOUSING

STOCK ISLAND, FL 33040



SCALE 1" = 20'



CONCEPT DOCUMENTS

PLANT SCHEDULE & DETAILS

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.	5.6.19	Rmv'd Redundant Tables / Adj Qty's
2.	6.2.19	Updated Base Plan
3.		
4.		

SHEET NUMBER:

L-2

JOB #: 19003 DRAWN BY: LBR

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