

(R) TC 2022-0012



Final Landscape Plan Tree Permit Application Approval

Please Clearly Print All Information unless indicated otherwise. Date: 05/24/2022

Tree Address 1618 N Roosevelt Boulevard

Cross/Corner Street N/A

List Tree Name(s) and Quantity Schefflera (1), Brazilian Pepper (4) Bismarkia Palms (6)

Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade (x) Unsure

Reason(s) for Application:

(x) Remove () Tree Health () Safety (x) Other/Explain below

(x) Transplant () New Location (x) Same Property () Other/Explain below

() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Removal of Schefflera and Brazilian Pepper along south property line and Transplanting of 6 Small (Max 6-8') Bismarkia Palms)

Property Owner Name Keys Auto Center

Property Owner email Address eday@warrenhenryauto.com

Property Owner Mailing Address 2300 NW 151st Street , North Miami , FL 33181

Property Owner Phone Number 305 691 6073

Property Owner Signature

Representative Name Javier F. Salman

Representative email Address javier@salmanarchitects.com

Representative Mailing Address 1235 Coral Way, Miami FL 33145

Representative Phone Number 786 493 8691

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape

Plans submitted under separate cover.

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 05/24/2022

Tree Address 1618 Roosevelt Boulevard

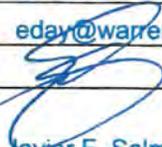
Property Owner Name Keys Auto Center

Property Owner Mailing Address 2300 NW 151st Street , North Miami FL 33181

Property Owner Mailing City, State, Zip _____

Property Owner Phone Number 305 690 6073

Property Owner email Address eday@warrenhenryauto.com

Property Owner Signature 

Representative Name Javier F. Salman

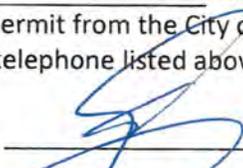
Representative Mailing Address 1235 Coral Way,

Representative Mailing City, State, Zip Miami FLorida 33145

Representative Phone Number 786 493 8691

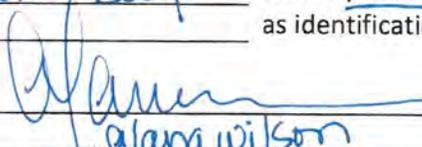
Representative email Address javier@salmanarchitects.com

I Erik Day hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

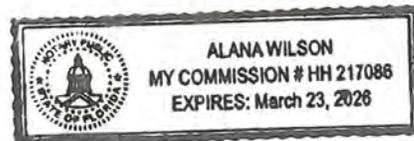
Property Owner Signature 

The forgoing instrument was acknowledged before me on this 24 day May 2022.
By (Print name of Affiant) Erik Day who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: 
Print name: alana wilson

My Commission expires: March 23, 2026 Notary Public-State of Florida (Seal)



Karen DeMaria

From: Javier Salman <Javier@salmanarchitects.com>
Sent: Tuesday, May 24, 2022 2:10 PM
To: Karen DeMaria
Subject: [EXTERNAL] Fwd: Tree Application
Attachments: image001.jpg; TREE PERMIT APPLICATION.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is the executed application.

Sent from my iPhone

Begin forwarded message:

From: Alana Wilson <awilson@warrenhenryauto.com>
Date: May 24, 2022 at 2:08:17 PM EDT
To: Javier Salman <Javier@salmanarchitects.com>
Cc: Erik Day <eday@warrenhenryauto.com>, Jose Solares <josesolares0@gmail.com>, Lee Holt <lholt@keysautocenter.com>
Subject: RE: Tree Application

Good afternoon Javier,

Please find attached executed applications.

Best Regards,

Alana Wilson

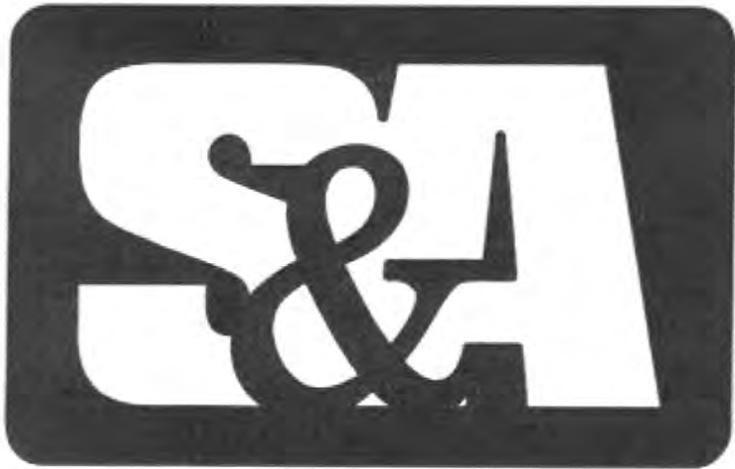
Corporate Administration Director

Office: (305) 690-6010 • **Fax:** (305) 768-0799

2300 NE 151st Street, North Miami, FL 33181



From: Javier Salman <Javier@salmanarchitects.com>
Sent: Tuesday, May 24, 2022 12:01 PM



**SALMAN
& ASSOCIATES**

Javier F. Salman AIA, LEED AP

Principal

(786) 493-8691

1235 SW 22nd St Miami FL, 33145

javier@salmanarchitects.com

Karen DeMaria

From: Javier Salman <Javier@salmanarchitects.com>
Sent: Thursday, June 2, 2022 5:23 PM
To: Karen DeMaria
Subject: [EXTERNAL] FW: Full Set_Keys Auto Plans_05.31.22
Attachments: Set_Keys Auto Plans_05.31.22-01.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Karen,

Attached is the revised landscape drawings per your latest comments regarding counts locations etc.

We will insert a separate general notes and planting details to the set shortly but didn't want to wait on them before putting the plans in front of you.

From your comments, it also looks like we will need waivers for a few of the items you noted. Will you be taking care of these as part of the Tree commission or will these require some form of separate application for them?

Please let me know if there is anything further as we look to bring this to a close.

Thanks,

Javier

From: Laura Abad <laura.abad@salmanarchitects.com>
Sent: Tuesday, May 31, 2022 4:59 PM
To: Javier Salman <Javier@salmanarchitects.com>
Subject: Full Set_Keys Auto Plans_05.31.22

Hi Javier,

Find attached the Full set of Keys Auto Center and the link to access the folder of the CAD dwg files.

<https://we.tl/t-xrD8xeTXn>

Best,



Laura Abad, MA. Architecture

Design Associate

(786) 537-1949

1235 SW 22nd St Miami FL, 33145

laura.abad@salmanarchitects.com

KEYS AUTO CENTER



MAIN ENTRANCE VIEW



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1534 Mantua Avenue
Coral Gable, FL 33146
305 - 542-0142

Proposed:
**KEYS AUTO CENTER
AUTODEALERSHIP**

Project Address:
1618 N.Roosevelt Blvd
Key West, FL
33040

TEAM

Architect	Surveyor
Salman & Associates Javier F. Salman AR0014410	Florida Keys Land Surveying
(1)786 493 8691	(1)305 3943690
Javier@salmanarchitects.com	FKL.Semail@gmail.com
	Eric A. Isaacs PSM # 6703

Laura Abad
Design Associate
laura.abad@salmanarchitects.com

Job # 2048

SCOPE OF WORK

REVISION LIST

PROJECT SCOPE:
DEMOLITION OF EXISTING SALES
BUILDING (IN CURRENT USE)
PARTS,SERVICE BAYS (ALREADY
DEMOLISHED)TO BE REPLACED WITH
NEW SALES/SERVICE OFFICES ,PARTS
STORAGE AND 2 UNITS OF MODERATE
INCOME HOUSING.

ISSUE DATE: 05.02.22
DCR - KEY WEST

INDEX

ARCHITECTURAL

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- SURVEY
- SP1.0 ARCHITECTURAL SITE PLAN
- A1.1 FLOOR PLAN BUILDING 1618
- A1.2 FLOOR PLAN BUILDING 1622 -1/2
- A1.3 FLOOR PLAN SERVICE DRIVE 1618
- A1.4 FLOOR PLAN PARTS BUILDING 1618
- A1.5 FLOOR PLAN SALES BUILDING 1618
- A2.0 LIGHTING PLAN
- A4.0 RENDERINGS
- A4.1 RENDERINGS
- A5.0 ELEVATIONS

CIVIL

- C-1 CIVIL DRAINAGE 01
- C-1.1 PERVIOUS /IMPERVIOUS AREAS
- C-2 CIVIL DRAINAGE 02

LANDSCAPE

- LS1.0 LANDSCAPE PROPOSAL OVERALL
- LS1.1 LANDSCAPE PLAN 02
- LS-A LANDSCAPE AREA A
- LS-B LANDSCAPE AREA B
- LS-C LANDSCAPE AREA C
- LS-D LANDSCAPE AREA D

LIFE SAFETY

- F-1 FIRE EQUIPMENT CIRCULATION PLAN



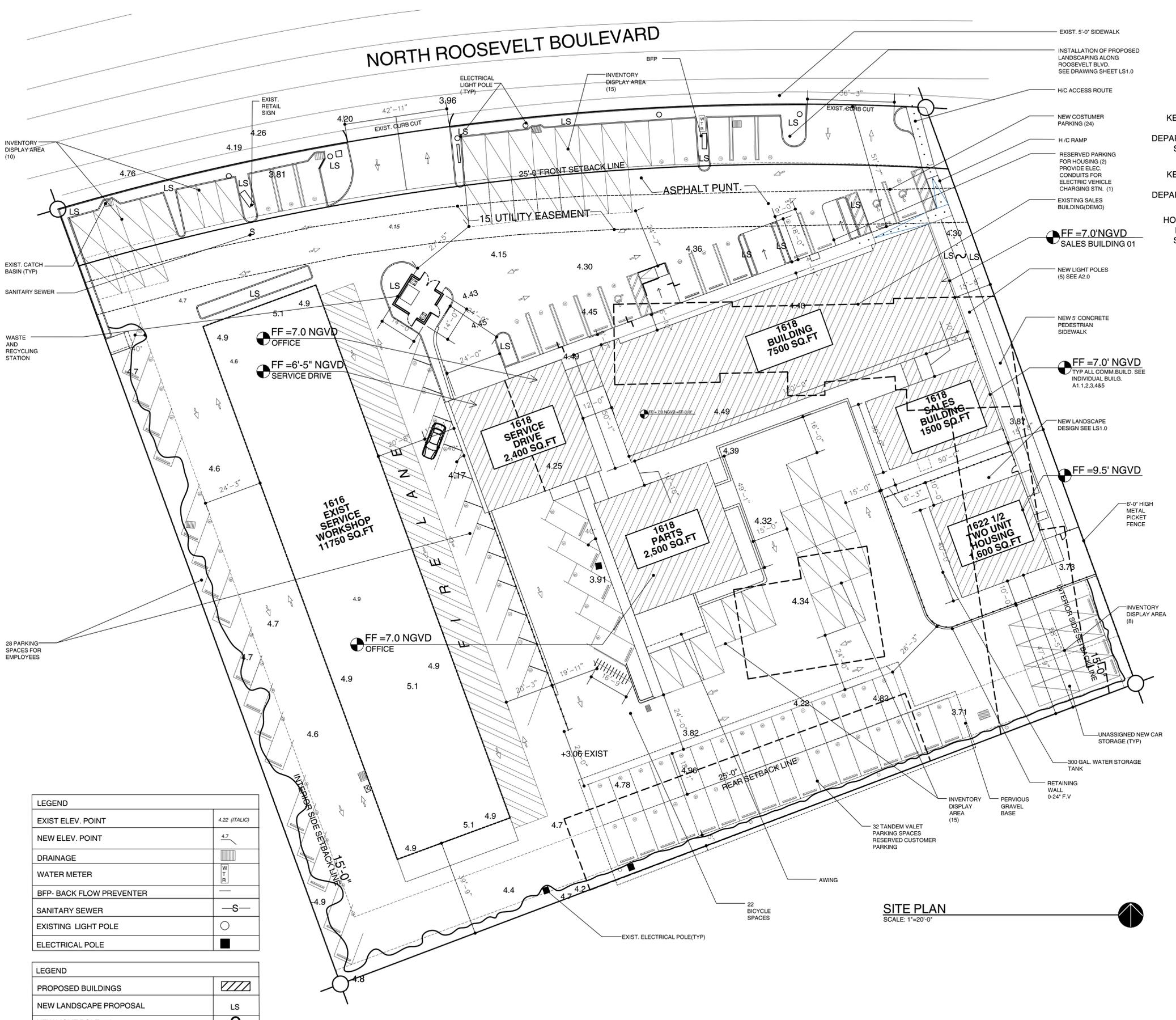
LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

ZONING INFORMATION/ SITE DATA TABLE

ZONING DESCRIPTION:			
KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/65 OR772-1866/67 OR824-311/12 OR997-1300E OR2573-1294/95 OR2749-1992/94 OR2943-1923			
FOLIO: 00064910-000100	LOT AREA:	120,321 sf	2.76 acres
JURISDICTION: --	AREA TO		
ZONING: Commercial General	CENTERLINE OF STREET:	0 sf	0.00 acres
FLOOD ZONE: --	DENSITY:	125.00 u/ac	
BASE FLOOD ELEVATION: 6.00ft			
FFI: 5.07' NGVD			
CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
LOT OCCUPATION			
BUILDING LOT COVERAGE FF (MAX 40 %)	120,321	48,128.40	23%
DENSITY	16 (du/acre)	0	2 sf
OPEN SPACE	20157	60%	20157
LANDSCAPE			
LANDSCAPE IMPERVIOUS AREA		20,157 sf	17%
PAVED IMPERVIOUS AREA		72,814	61%
TOTAL NEW BUILDING AREAS		15,500	13%
EXISTING BUILDING AREA		11750	10%
TOTAL AREA		120,321 sf	100%
SET BACKS			
FRONT	25'-0"	N/A	49'-11"
INTERIOR SIDE	15'-0"	N/A	15'-8"
REAR	25'-0"	25'-0"	39'-9"
SITE BUILDING SCHEDULE/SF.			
BUILDING 1618		N/A	1600 sf
BUILDING 1620		N/A	7506 sf
BUILDING 1620 A		N/A	1500 sf
BUILDING 1620 B		N/A	2500 sf
BUILDING 1620 C		N/A	2442 sf
BUILDING 1616 (EXISTING)			11750 sf
BUILDINGS HEIGHT			
EXISTING SERVICE WORKSHOP	MAX 40'-0"	23'-69"	23'-69"
SERVICE DRIVE BUILDING	MAX 40'-0"	N/A	27'-19"
PARTS BUILDING	MAX 40'-0"	N/A	26'-19"
SALES BUILDING 01	MAX 40'-0"	N/A	23'-69"
SALES BUILDING 02	MAX 40'-0"	N/A	26'-19"
TWO UNIT HOUSING	MAX 40'-0"	N/A	15'-11"
PARKING	USE/SF	REQUIRED	PROVIDED
COMMERCIAL			
1618 BUILDING	7500SF/3000	25	24
1618 SALES BUILDING	1500SF/300	5	0
1618 SERVICE DRIVE	2400SF/2500	4	0
1618 PARTS	2500SF/600	4	0
BUILDING 1616 (EXISTING TIKI)	11750/1600	19	30
SUBTOTAL PARKING FOR COMMERCIAL		57	54
RESIDENTIAL			
1622 1/2 HOUSING	2 UNITS/1 PER UNIT	2	2
SUBTOTAL PARKING FOR RESIDENTIAL		2	2
SUBSUMMARY OF TOTAL PARKING			
TOTAL EXISTING PARKING SPACES FOR EMPLOYEES			28
TOTAL CUSTOMER SERVICE SPACES			24
TOTAL VALET PARKING SPACES			32
TOTAL OF HANDICAP SPACES			3
TOTAL			87
MISCELLANEOUS			
BICYCLE PARKING SPACES	25% OF TOTAL PK	14%	12

NOTE:
-SEE CIVIL SHEET C-1 FOR ELEV. & GRADE INFO.
-SEE CIVIL SHEET C-1.1 FOR PERVIOUS/IMPERVIOUS AREAS INFO.
-FINISH FLOOR ELEVATION FOR COMMERCIAL - BUILDINGS (EXCLUDING DRIVE-THRU PORTIONS) SHALL BE 1'-0 FEET NGVD WITH 1'-0" FLOOD BARRIER AT ALL ENTRANCES.
-ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION (CODE 2020 EDITION) AND SPRINKLER FIRE SUPPRESSION SYSTEMS.
-SEE LS-DWGS FOR LANDSCAPE PLAN.

EXISTING BUILDINGS TO BE DEMOLISHED (AREA 17,691 SF)



SITE PLAN
SCALE: 1"=20'-0"

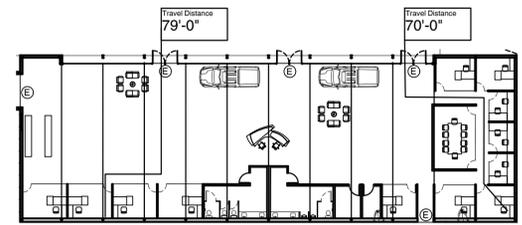
LEGEND	
EXIST ELEV. POINT	4.22 (ITALIC)
NEW ELEV. POINT	4.7
DRAINAGE	[Symbol]
WATER METER	[Symbol]
BFP- BACK FLOW PREVENTER	[Symbol]
SANITARY SEWER	[Symbol]
EXISTING LIGHT POLE	[Symbol]
ELECTRICAL POLE	[Symbol]

LEGEND	
PROPOSED BUILDINGS	[Symbol]
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	[Symbol]

BUILDING TYPE II B PROTECTED

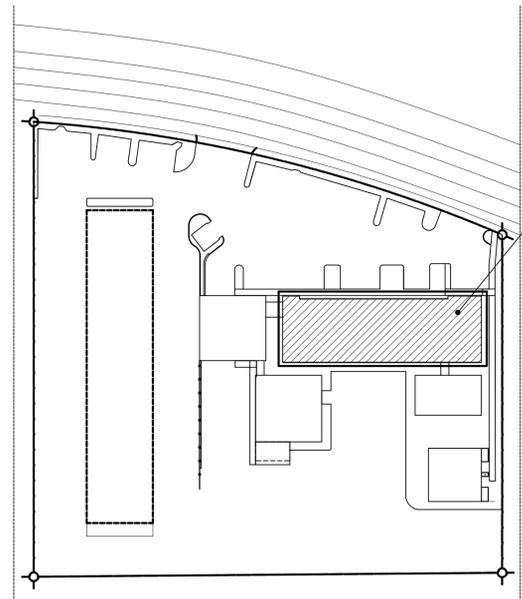
LIFE SAFETY NOTES

- 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
- COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:
 - SPRINKLERED M
 - B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES

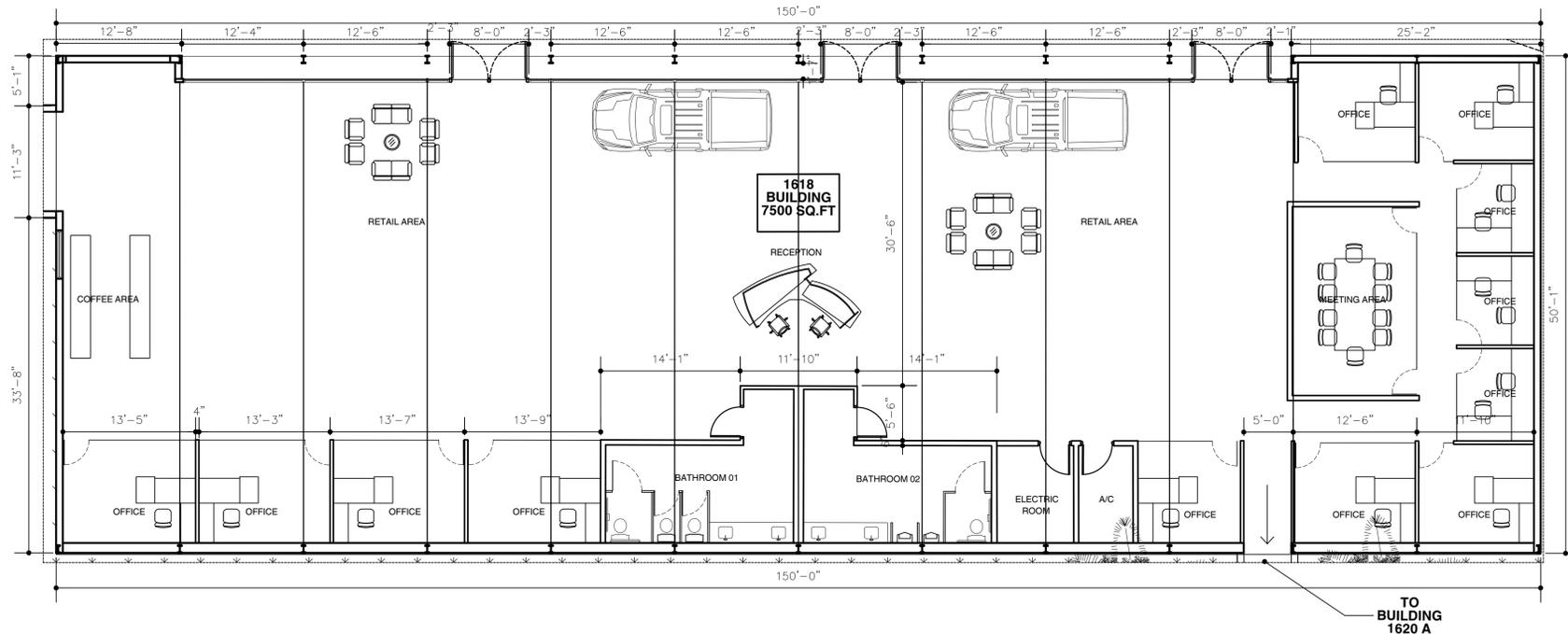


LIFE SAFETY FLOOR PLAN
SCALE: NTS

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	4860 SF / 30 PPL	161 PPL
OFFICES	2640SF /30PPL	87 PPL
TOTAL	7500 S.F	248 PPL



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



FLOOR PLAN BUILDING 1618
SCALE: 1/8" = 1'-0"

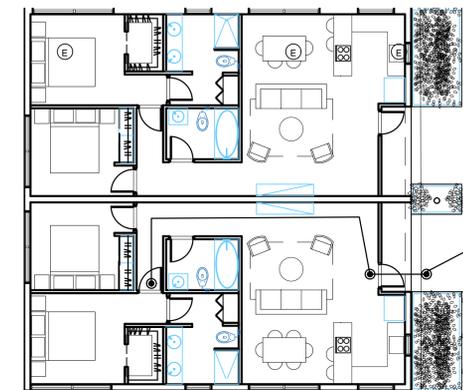
NOTE:
- ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

TO BUILDING 1620 A

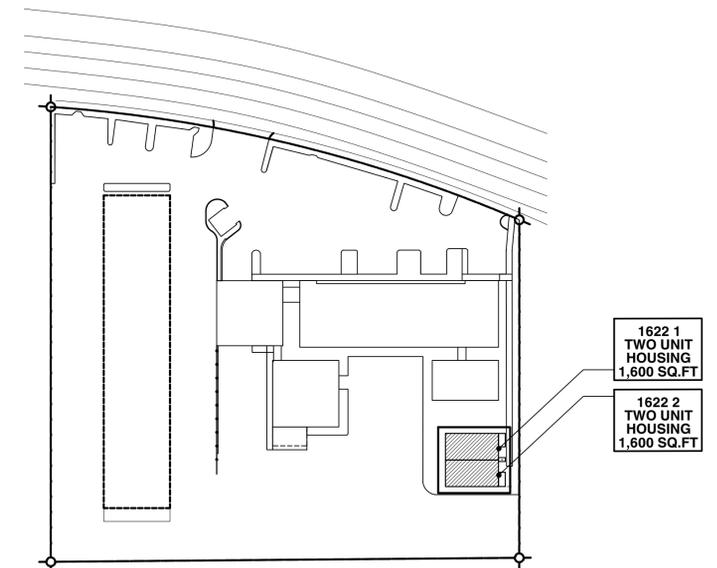
BUILDING TYPE II B
BUILDING TO BE SPRINKLERED
NEW / EXISTING ONE AND TWO FAMILY DWELLINGS (R-3)

1. IN NEW NON SPRINKLERED BUILDINGS, EVERY STORY MORE THAN 2,000 SQFT SHALL HAVE (2) PRIMARY MEANS OF ESCAPE.
2. ANY REQUIRED PATH OF TRAVEL IN A MEANS OF ESCAPE SHALL NOT PASS THROUGH ANOTHER ROOM OR APARTMENT NOT UNDER THE IMMEDIATE CONTROL OF THE FIRST ROOM OR THROUGH A BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.
3. DOORS IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE, OTHER THAN BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL NOT BE LESS THAN 28".
4. INTERIOR FINISH REQUIREMENTS:
 - a. SPRINKLERED R-3
 - i. C FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES

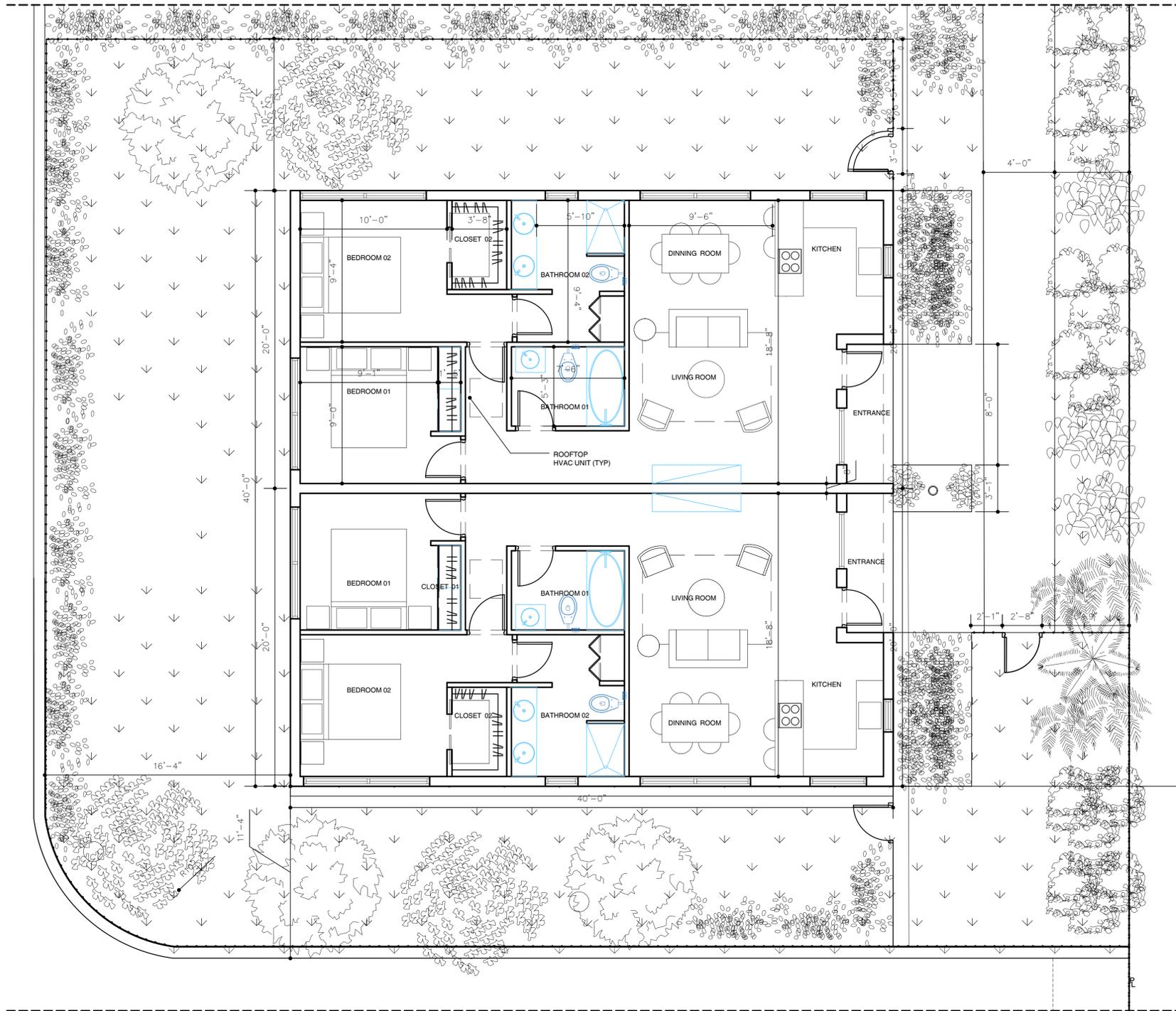
NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH AUDIBLE AND VISUAL FIRE
ALARM SYSTEM WITH ALL THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.



LIFE SAFETY FLOOR PLAN
SCALE: NTS



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

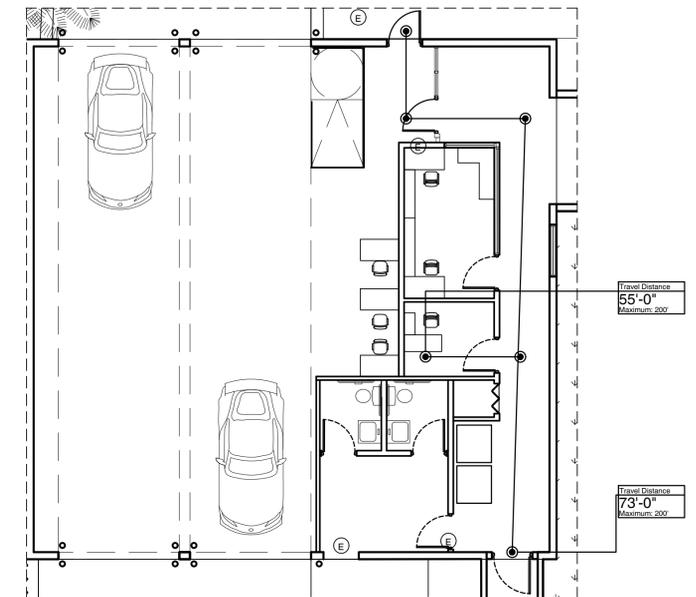


FLOOR PLAN 1622 1/2
SCALE: 1/4" = 1'-0"

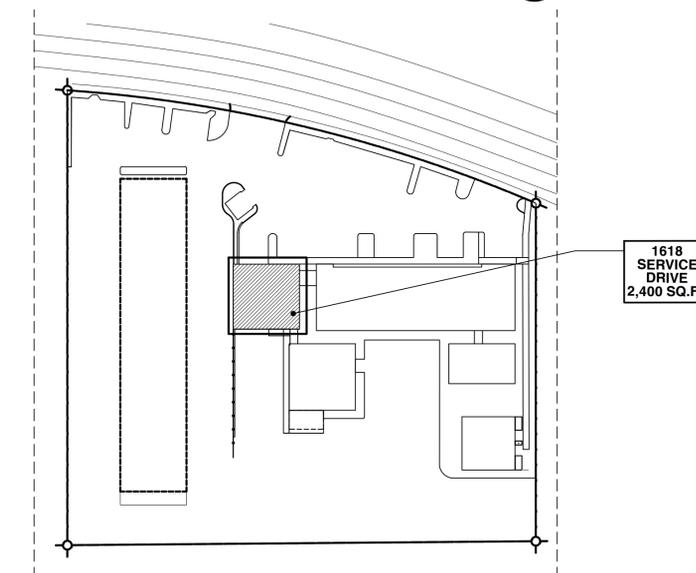
**BUILDING TYPE II B PROTECTED
 NEW / EXISTING WAREHOUSE (M)**

BUILDING TO BE SPRINKLERED

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101.37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101.38.2.6.2)
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - a. 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - b. 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - c. 75'-0" MAX WITH SPRINKLER SYSTEM
4. INTERIOR FINISH REQUIREMENTS:
 - a. C FOR ROOMS AND ENCLOSED SPACES
 - b. SPRINKLERED M
 - i. B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGeways
 - ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES



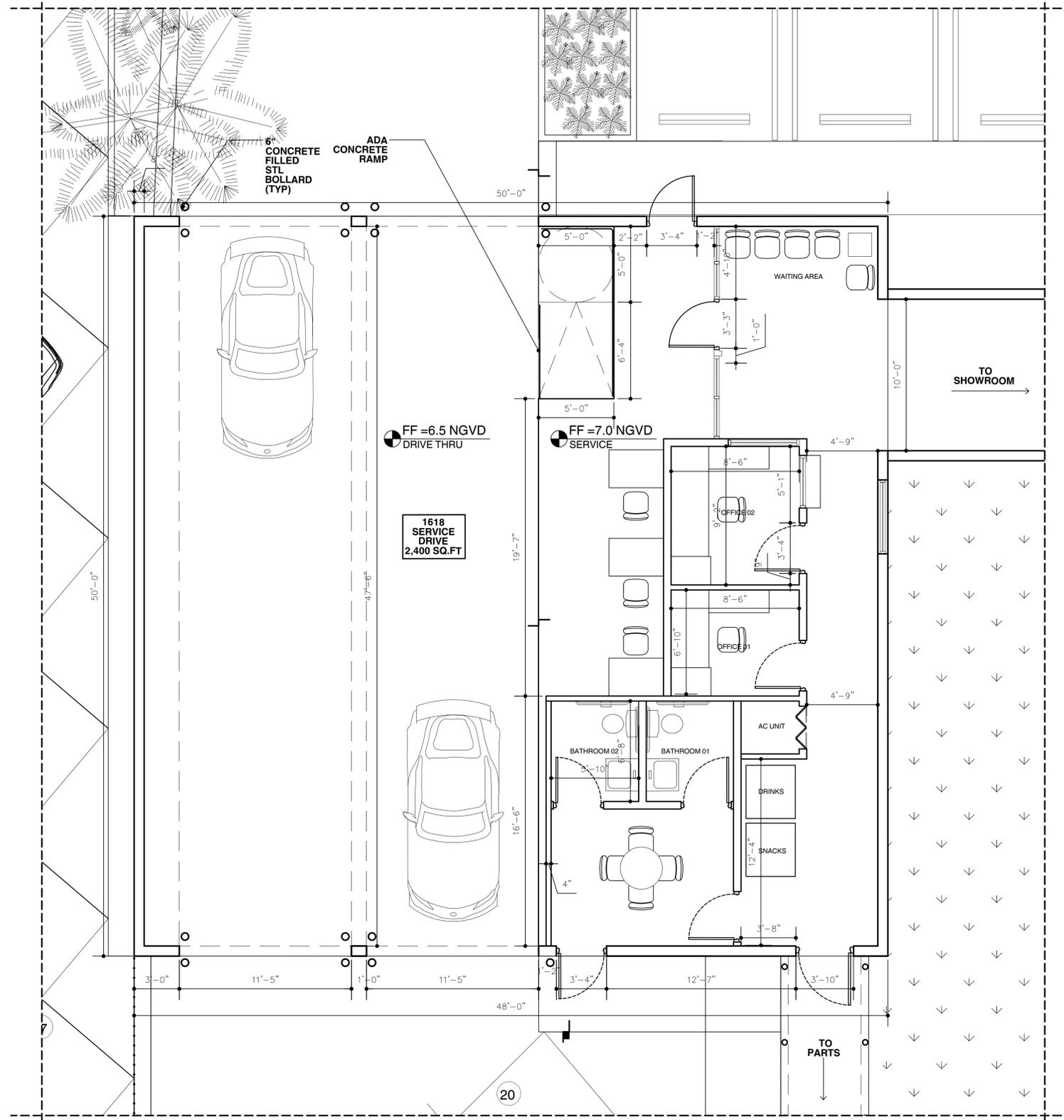
LIFE SAFETY FLOOR PLAN
 SCALE: NTS



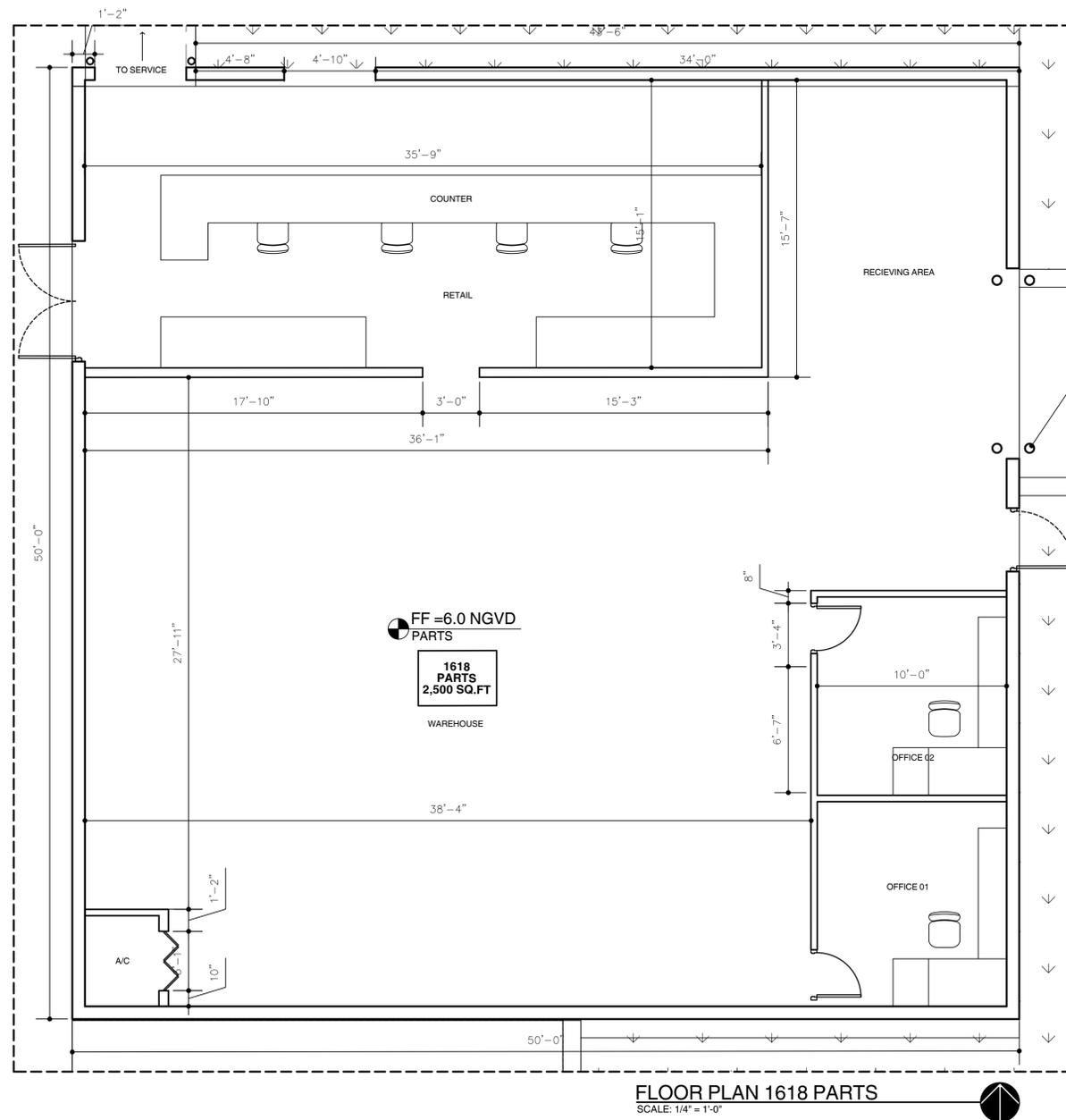
KEY PLAN
 SCALE: 1/64" = 1'-0"

OCCUPANCY		
USE	SF.	SF/PPL
DRIVE THRU	1330 SF / 30 PPL	45 PPL
RETAIL	1070 SF /30PPL	36 PPL
TOTAL	2400 S.F	81 PPL

NOTE:
 ALL BUILDINGS TO BE PROTECTED
 WITH AUDIBLE AND VISUAL FIRE
 ALARM SYSTEM WITH ALL THE
 REQUIRED DEVICES AND PULL
 STATIONS PER FLORIDA FIRE
 PREVENTION CODE 2020 EDITION AND
 SPRINKLER FIRE SUPPRESSION
 SYSTEMS.



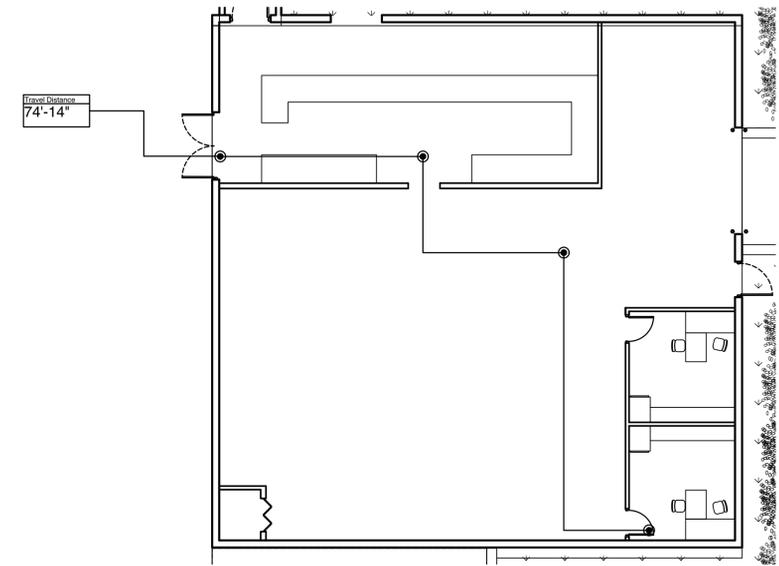
FLOOR PLAN 1618 SERVICE DRIVE
 SCALE: 1/4" = 1'-0"



BUILDING TYPE II B PROTECTED
 NEW / EXISTING WAREHOUSE (M)

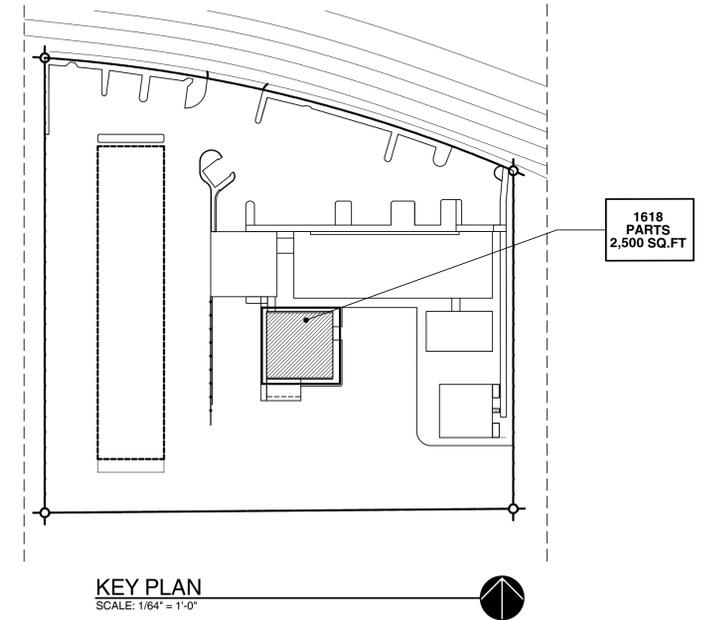
BUILDING TO BE SPRINKLERED

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101.37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101.38.2.6.2)
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 - c. 75'-0" MAX WITH SPRINKLER SYSTEM
4. INTERIOR FINISH REQUIREMENTS:
 - a. SPRINKLERED M
 - i. B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES



NOTE:
 ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	785 SF / 30 PPL	26 PPL
OFFICES	715SF /30PPL	23 PPL
WAREHOUSE	1594 SF /30PPL	53 PP
TOTAL	2500 S.F	102 PPL



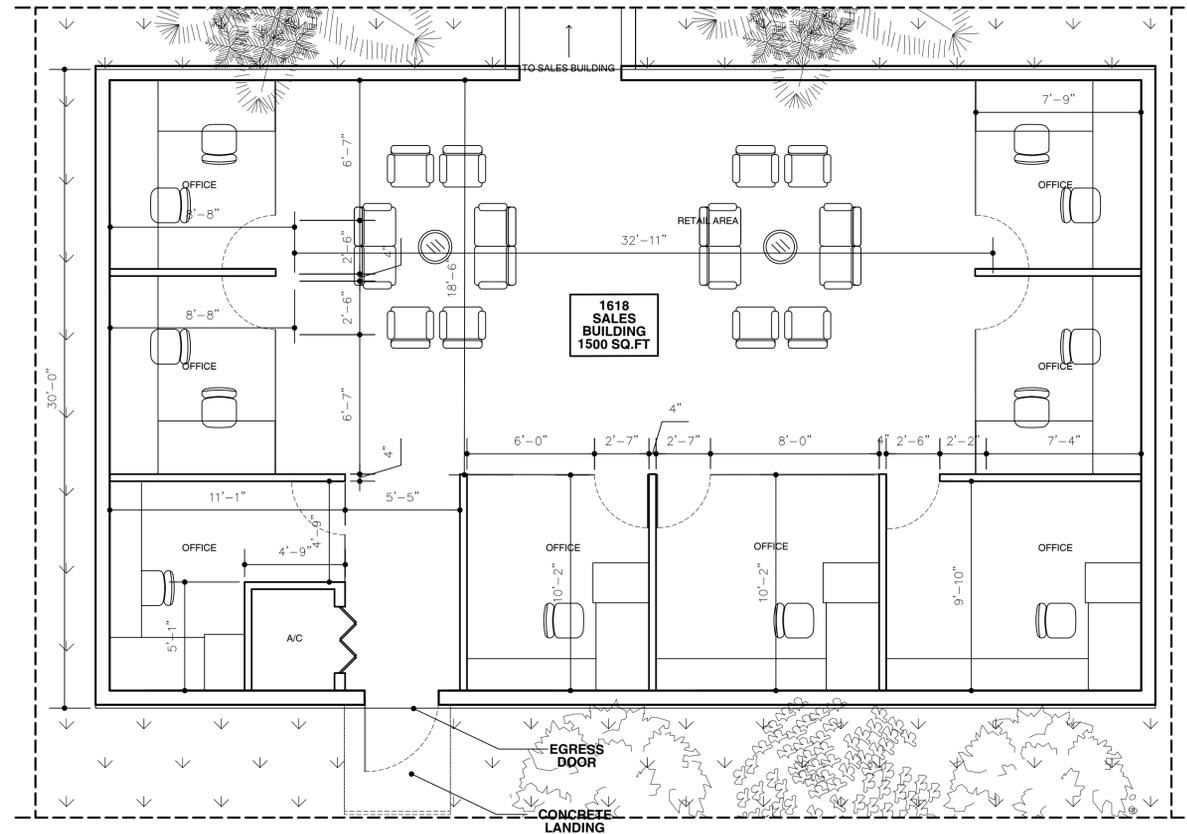
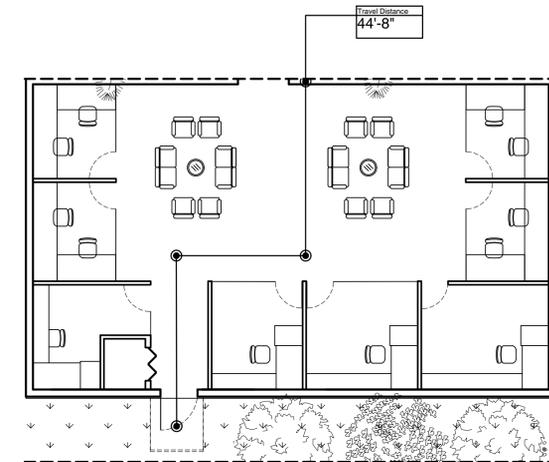
BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

BUILDING TO BE SPRINKLERED

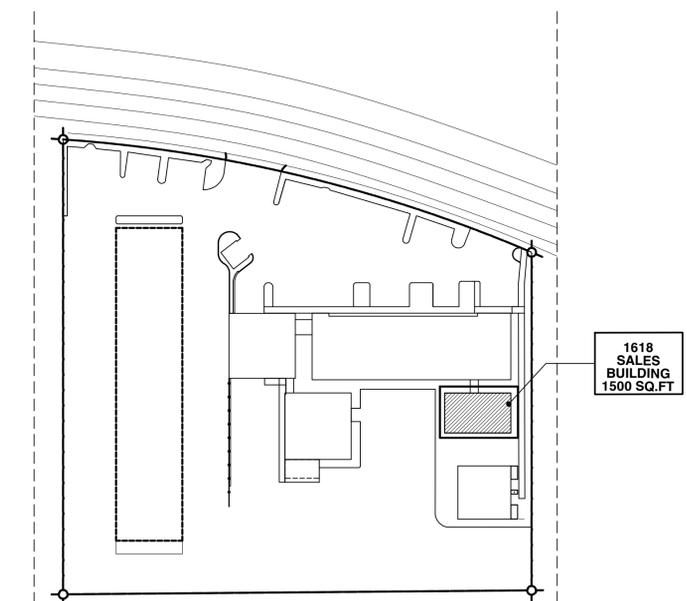
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OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	785 SF / 30 PPL	26 PPL
OFFICES	715SF /30PPL	23 PPL
TOTAL	1500 S.F	49 PPL

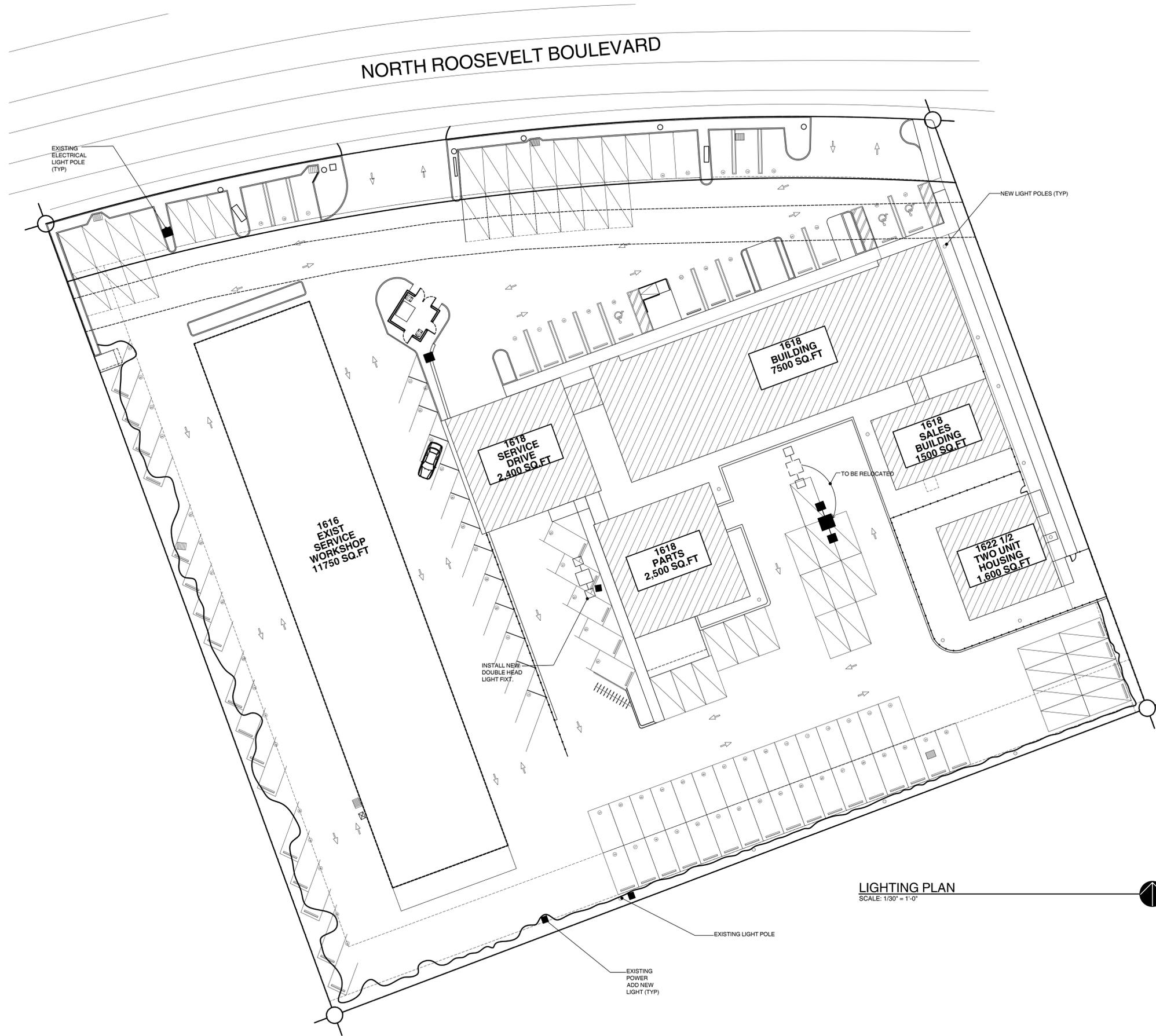
NOTE:
ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.



FLOOR PLAN 1618 SALES BUILDING
SCALE: 1/4" = 1'-0"



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



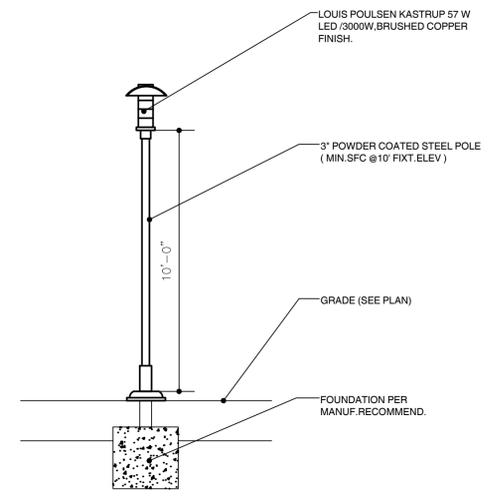
LIGHTING PLAN
SCALE: 1/80" = 1'-0"



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

NOTE : UNLESS OTHERWISE SHOWN, ALL POLE MOUNTED LIGHTS ARE EXISTING

LIGHTING LEGEND	
EXISTING LIGHT POLE	
ELECTRICAL POLE	
NEW LIGHT POLE 10'	
PROPOSED BUILDINGS	
EXISTING STRUCTURE	
EXIST.POWER POLE WITH LIGHTS	



PEDESTRIAN SIDEWALK LIGHTS (5)
SCALE: N/A



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1235 Coral Way
Miami, FL 33145
305-542-0142

AA2603307

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Proposed

Keys Auto
Center

Auto
Dealership

Address:
1618 N.Roosevelt
Blvd
Key West, FL
33040

ISSUE DATE: 05.02.22
DCR - KEY WEST

Job Date: 04.04.22
Start 09.23.21

A2.0



EAST HOUSE ELEVATION
SCALE: N/A



NORTH-EAST HOUSE ELEVATION
SCALE: N/A



SOUTH -EAST HOUSE ELEVATION
SCALE: N/A



NORTH-WEST HOUSE ELEVATION
SCALE: N/A



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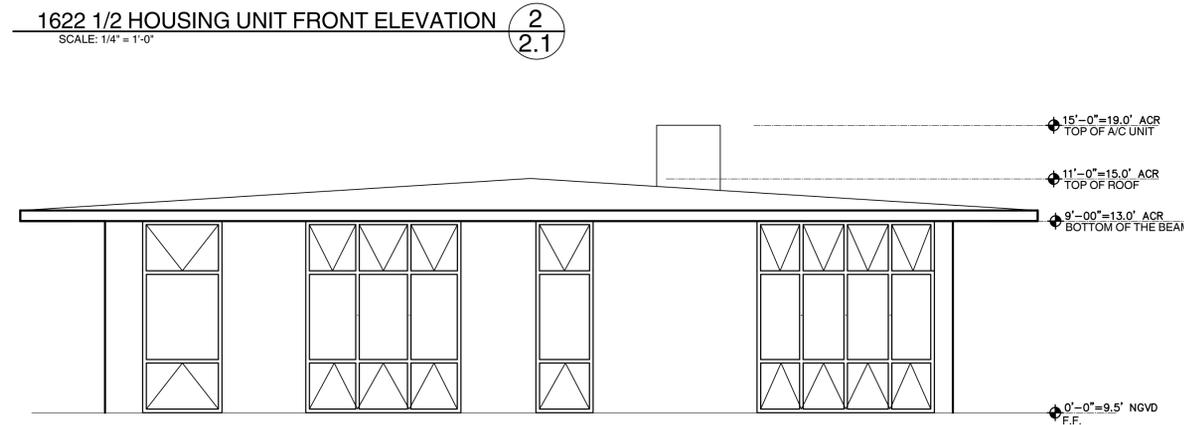
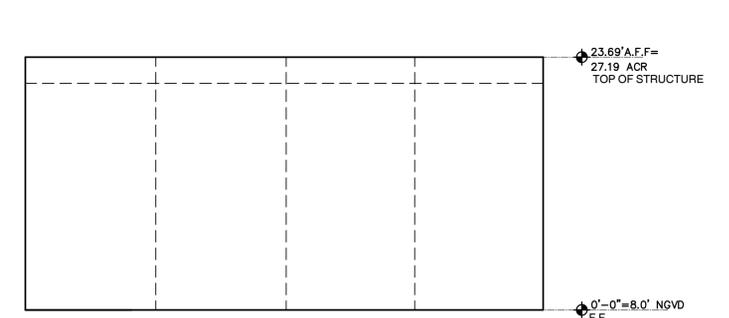
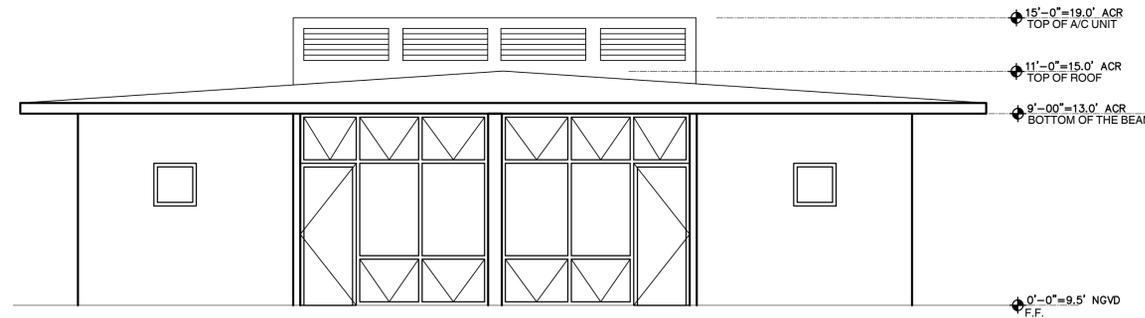
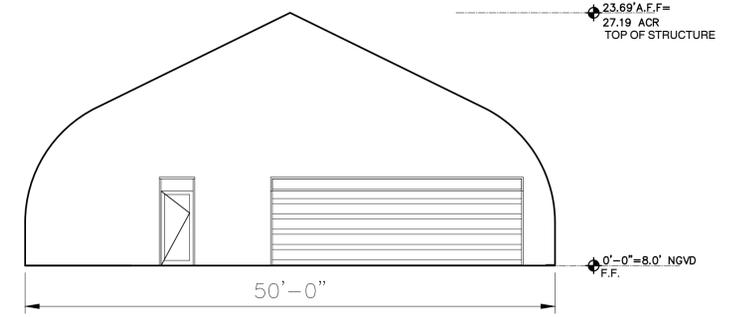
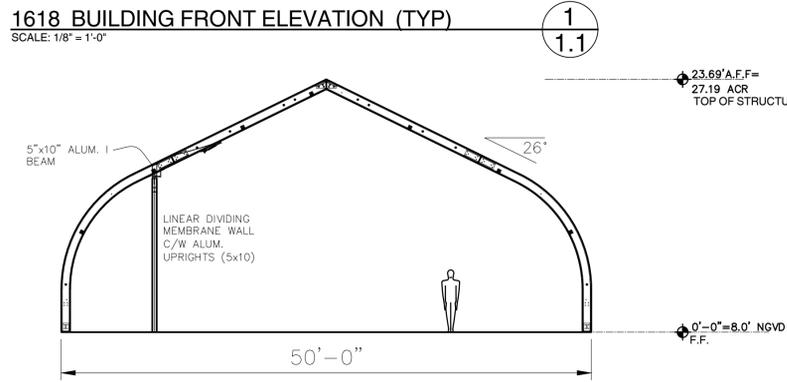
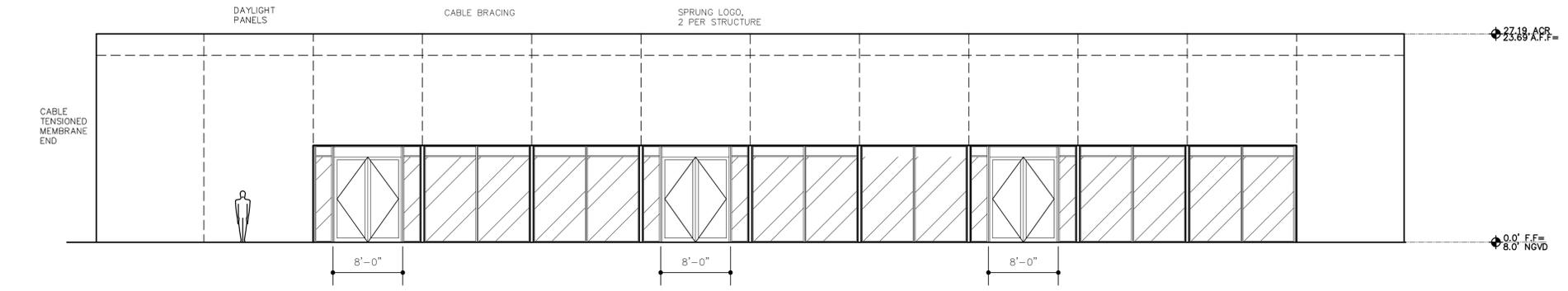
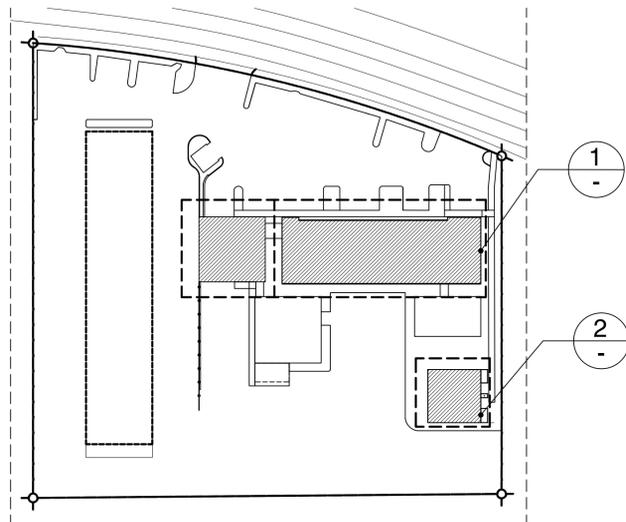
**Auto
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Address:
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Key West, FL
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ISSUE DATE: 05.02.22
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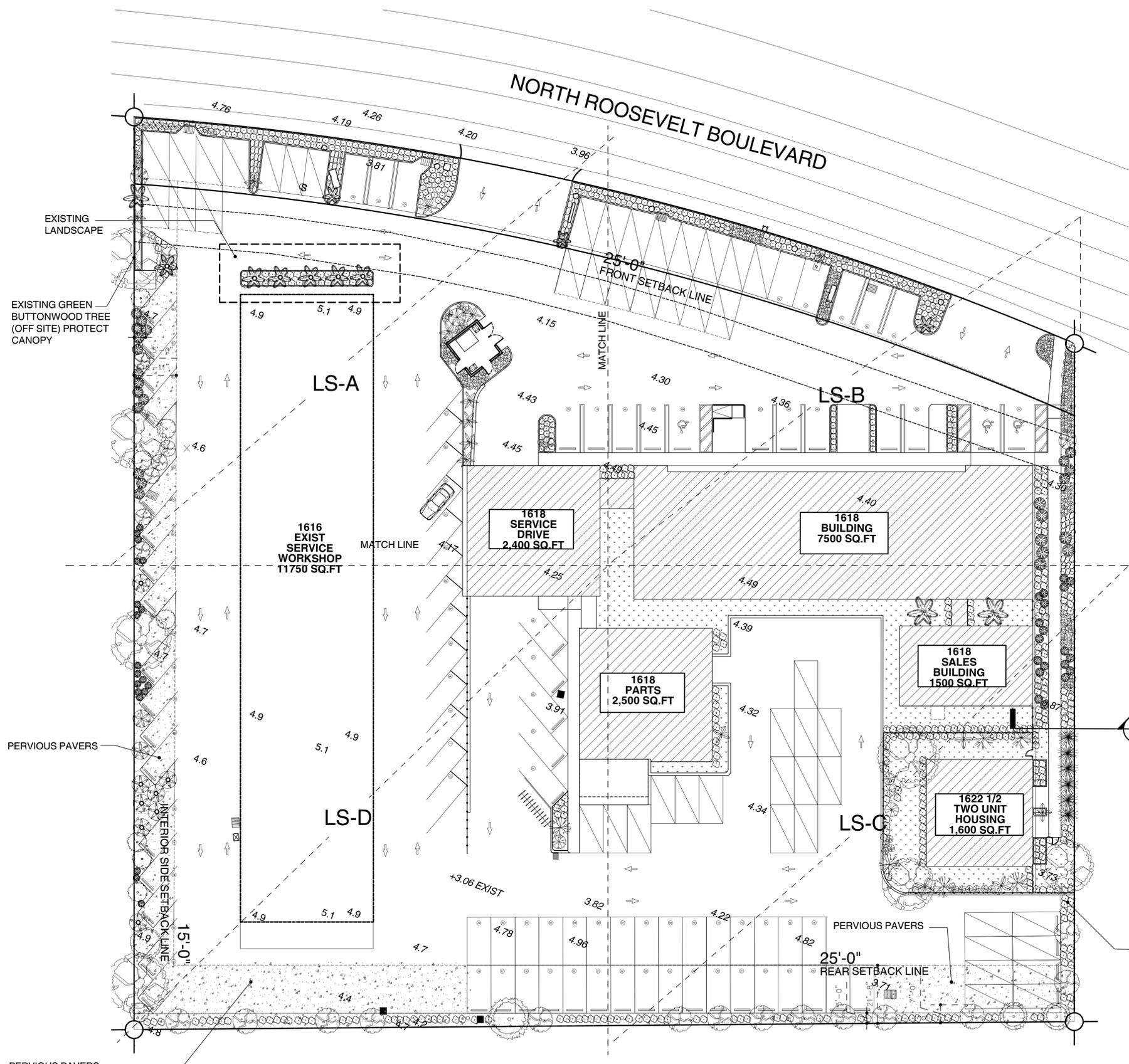
A4.1



LEGEND:
 AFF = ABOVE FINISH FLOOR
 FF = FINISH FLOOR
 ACR = ABOVE CROWN OF ROAD
 NGVD = NATIONAL GEODETIC VERTICAL DATUM

SUMMARY LANDSCAPE SCHEDULE				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Fp	FAN PALM TREE NEW	LIVISTONA SPECIOSA	5	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	115	3 GAL 6'-0" & 8'-0"
Ss	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	83	3 GAL, 18"
Sb	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	56	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	331	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM	CHRYSOBALANUS ICACO	344	3 GAL, 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	8400 SF.
Gl	GUMBO LIMBO TREE	BURSERIA SIMARUBA	23	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	8	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		SF/A	9,706.19 SF.
Bt	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	6	12'-14" TRUNK
SUB. CANOPY TREES				
Sp	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	5	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRIX MORRISII	2	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	3	10'-15' HEIGHT
EXISTING LANDSCAPE				
Rpe	EXISTING PALM TREE (REMAIN IN PLACE)	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp0	ROYAL PALM TREE (TRANSPLANTED, SEE LS1.1)	ROYSTONEA ARECACEAE	9	12'-15' HEIGHT
Bmp	BISMARCKIA PALM (TRANSPLANTED, SEE LS1.1)	BISMARCKIA NOBILIS	6	12'-14' HEIGHT, EXIST
Sf	STRANGLER FIG	FICUS AUREA	3	12'-14' HEIGHT, EXIST.
Gbe	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	1	12'-14" TRUNK
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1	EXIST.
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.

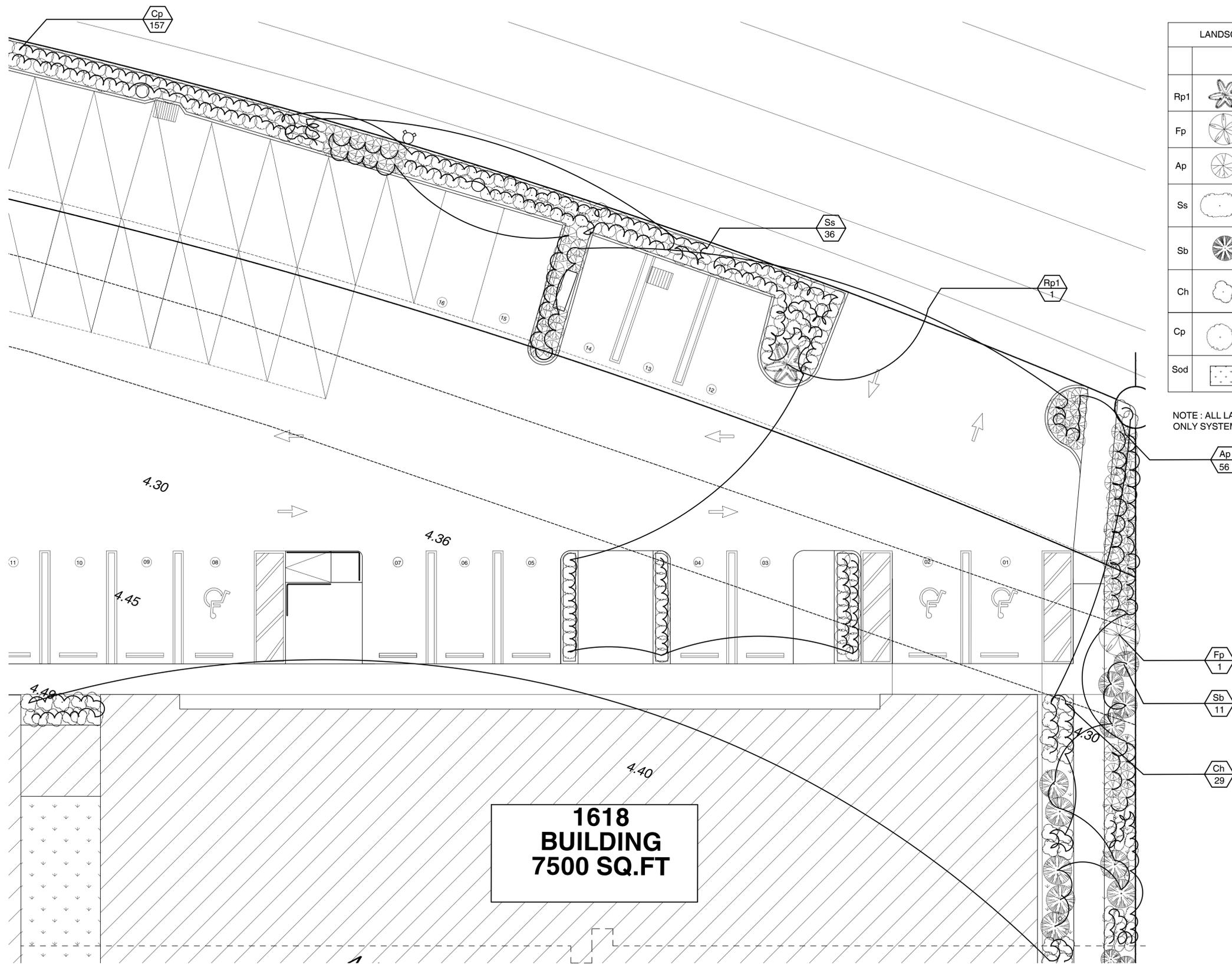
EDGE OF 6" TOPSOIL BED W/3" MULCH MIN 5' FROM LINE & EXTENDING TO NO MORE THAN 1'-0" BEYOND DRIP LINE OF INSTALLED TREES AS SHOWN



LANDSCAPE PLAN PROPOSAL OVERALL

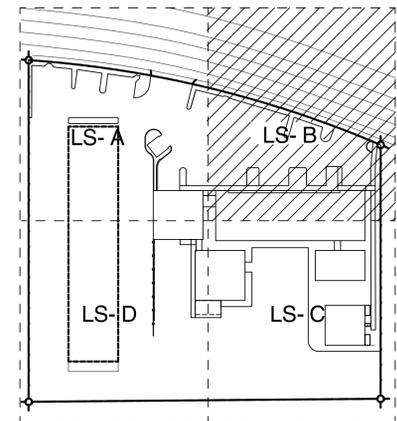


NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-SEE SHEETS LS-A,LS-B,LS-C,LS-D FOR DETAIL PLANS.



LANDSCAPE SCHEDULE FOR AREA B				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	1	12-14' GREY TRUNK
Fp	FAN PALM TREE	LIVISTONA SPECIOSA	1	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	72	3 GAL 6'-0" & 8-0"
Ss	SILVER BUTTONWOOD (SMALL BUSH)	CONOCARPUS ERECTUS	36	3 GAL , 18"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	11	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	29	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM SHRUB	CHRYSOBALANUS ICACO	157	3 GAL , 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	2994 SF.

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



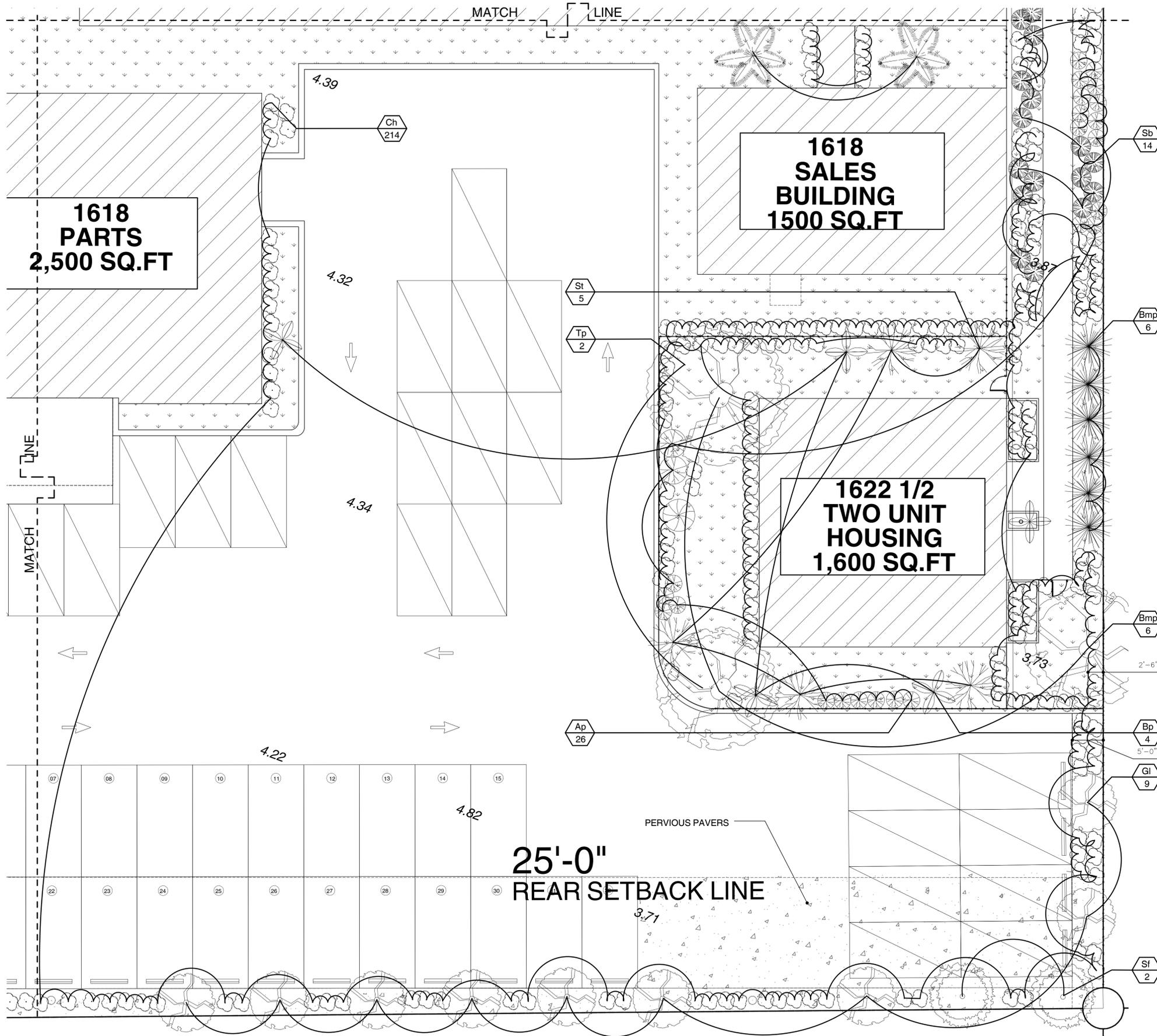
KEY PLAN
SCALE: N/A

LANDSCAPE PLAN AREA - B

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



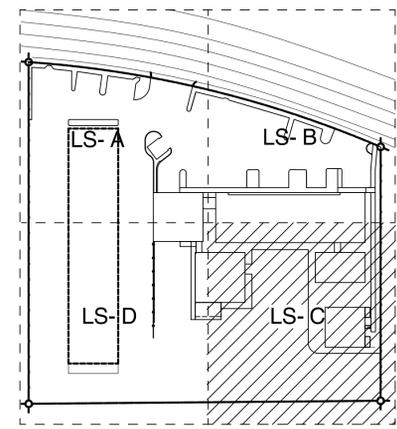
**1618
BUILDING
7500 SQ.FT**



LANDSCAPE PLAN AREA - C
 SCALE: 1/8" = 1'-0"

LANDSCAPE SCHEDULE FOR AREA C				
	COMMON NAME	BOTANICAL NAME	N _o	TYPE
Ap	ARECA PALM	DYPSIS LUTESCENS	26	3 GAL 6'-0" & 8'-0"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	14	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	214	7 GAL (4'-0" HIGH) @24" STAGGERED
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	N/A	5,086 SF.
Gl	GUMBO LIMBO TREE	BURSERIA SIMARUBA	9	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	2091.50 SF.
Bmp	BISMARCKIA PALM (TRANSPLANTED)	BISMARCKIA NOBILIS	6	12'-14' TRUNK
Sf	STRANGLER FIG EXIST.	FICUS AUREA	2	12'-14' TRUNK
SUB. CANOPY TREES				
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	5	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRIX MORRISII	2	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	3	10'-15' HEIGHT
Bt	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	3	12'-14' TRUNK

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
 SCALE: N/A



ARCHITECTS
 PLANNERS
 INTERIORS
 DESIGNERS

1235 Coral Way
 Miami, FL 33145
 305-542-0142

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Proposed

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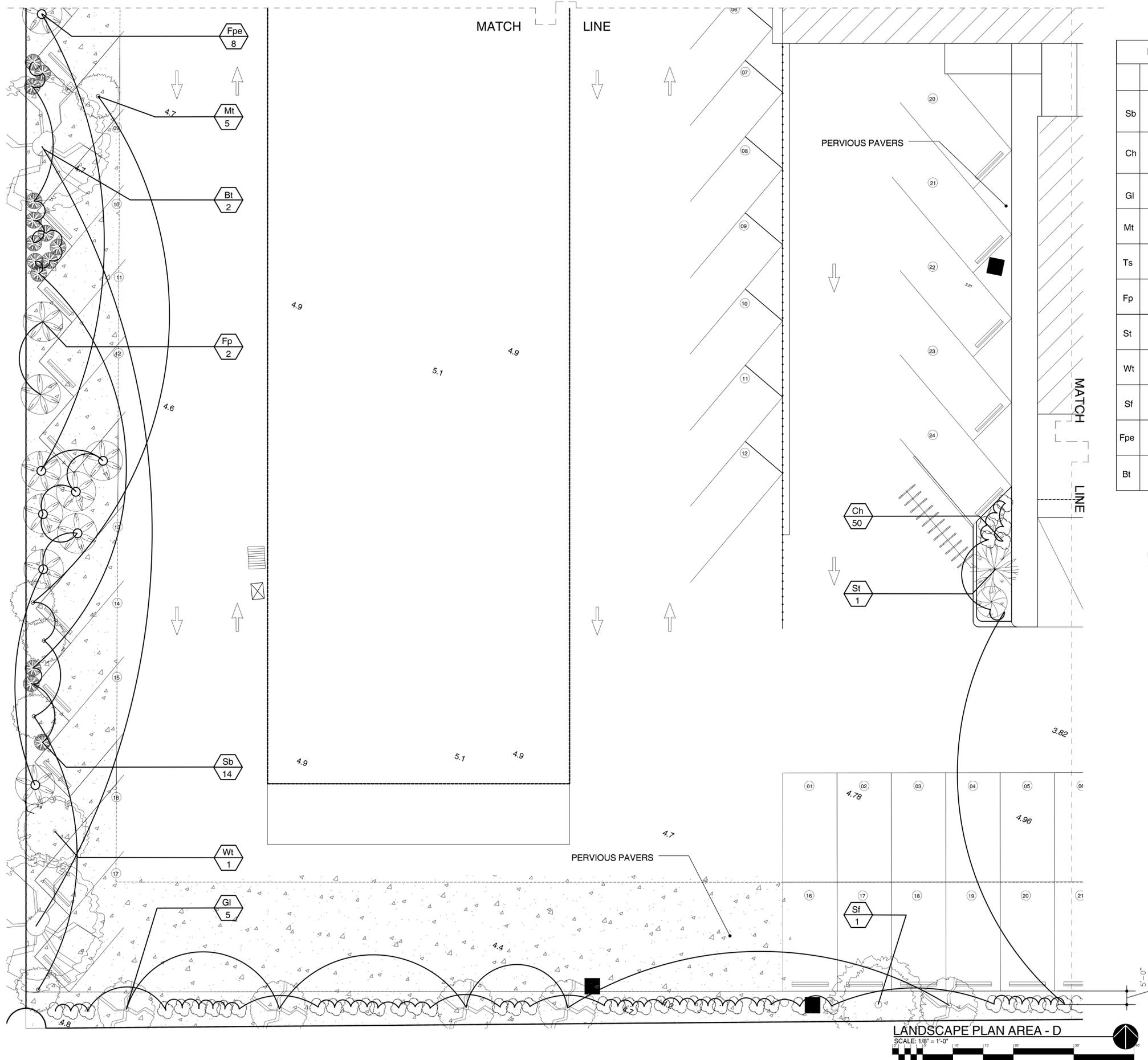
Auto
 Dealership

Address:
 1618 N. Roosevelt
 Blvd
 Key West, FL
 33040

ISSUE DATE: 05.31.22
 DCR - KEY WEST

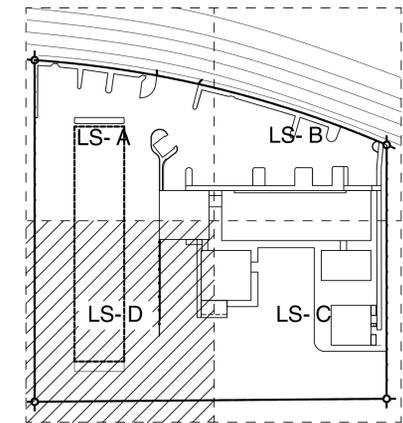
Job Date: 04.04.22
 Start: 09.23.21

LS-C



LANDSCAPE SCHEDULE FOR AREA D				
	COMMON NAME	BOTANICAL NAME	No	TYPE
Sb	SILVER BUTTWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	14	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	48	7 GAL (4'-0" HIGH) @24" STAGGERED
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	5	4" DBH
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	5	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	5,619.32 SF.
Fp	FAN PALM NEW	LIVISTONA SPECIOSA	2	8'-12' HEIGHT
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	1	5' HEIGHT, 3" DBT
Wt	WOMAN'S TONGUE TREE, EXIST.	ALBIZIA LEBBECK	1	12' HEIGHT
Sf	STRANGLER FIG, EXIST.	FICUS AUREA	1	8'-12' HEIGHT
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.
Bt	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	2	12'-14" TRUNK

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A

LANDSCAPE PLAN AREA - D

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



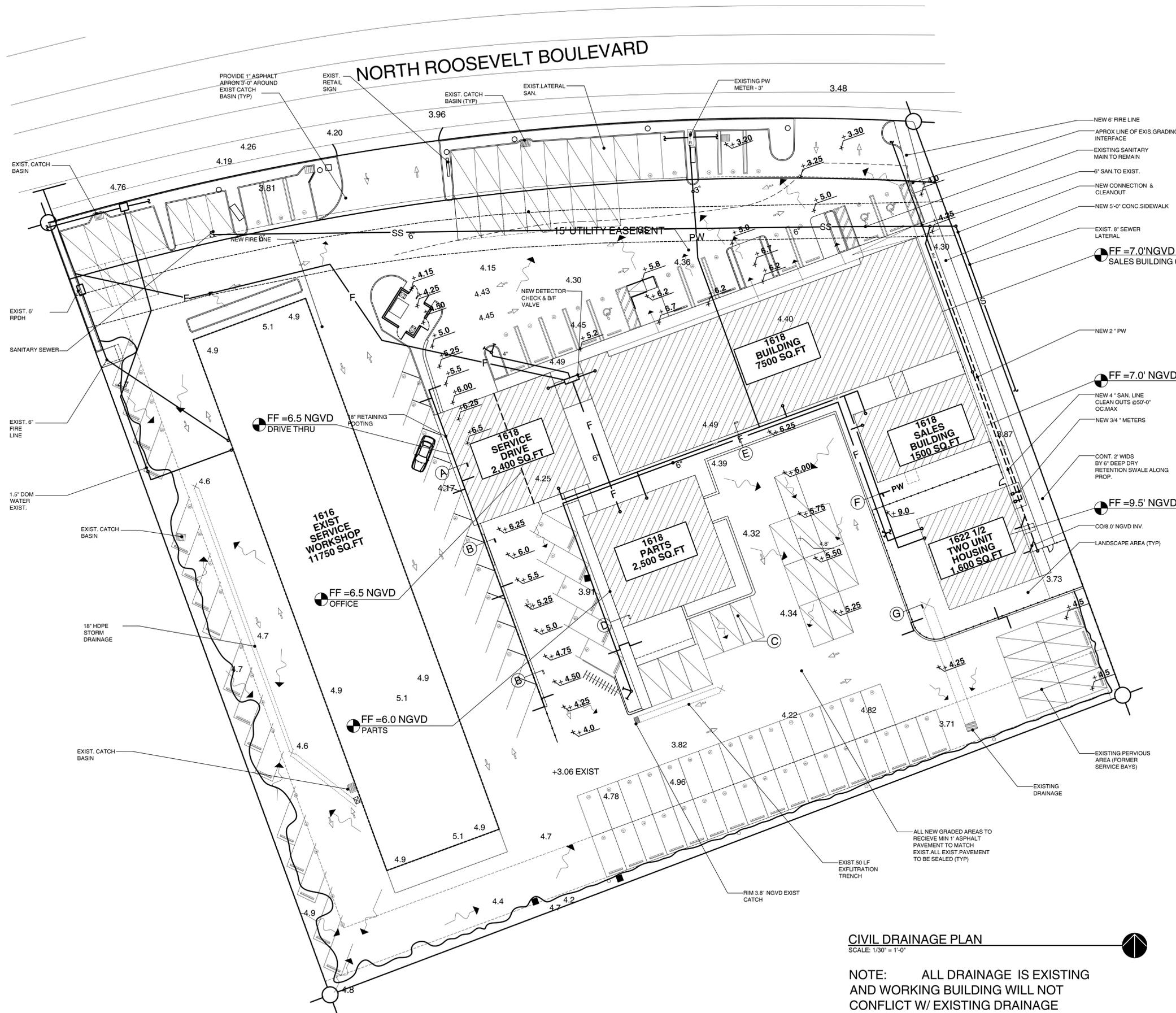


LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

NOTE: ALL EXIST DRAINAGE SYSTEMS IS EXISTING TO REMAIN ,PROPOSED BUILDINGS LOCATED TO AVOID CONFLICT.

EXISTING LEGEND	
EXIST ELEV. POINT	4.22
DRAINAGE (ALL EXISTING) CATCH BASIN	[Symbol]
WATER METER	[Symbol]
BFP- BACK FLOW PREVENTER	[Symbol]
SANITARY SEWER (MAN HOLE)	[Symbol]

PROPOSAL LEGEND	
NEW ELEV. POINT	+4.25
EXISTING BUILDINGS	[Symbol]
PROPOSED BUILDINGS	[Symbol]
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	[Symbol]
NEW SIAMESE FIRE CONNECTION VALVE	[Symbol]
NEW FIRE LINE 6"	[Symbol]
POTABLE WATER LINE (SIZE AS NOTED)	[Symbol]
EXISTING SEWER MAIN (SIZE AS NOTED)	[Symbol]



CIVIL DRAINAGE PLAN
SCALE: 1/30" = 1'-0"

NOTE: ALL DRAINAGE IS EXISTING AND WORKING BUILDING WILL NOT CONFLICT W/ EXISTING DRAINAGE

Proposed

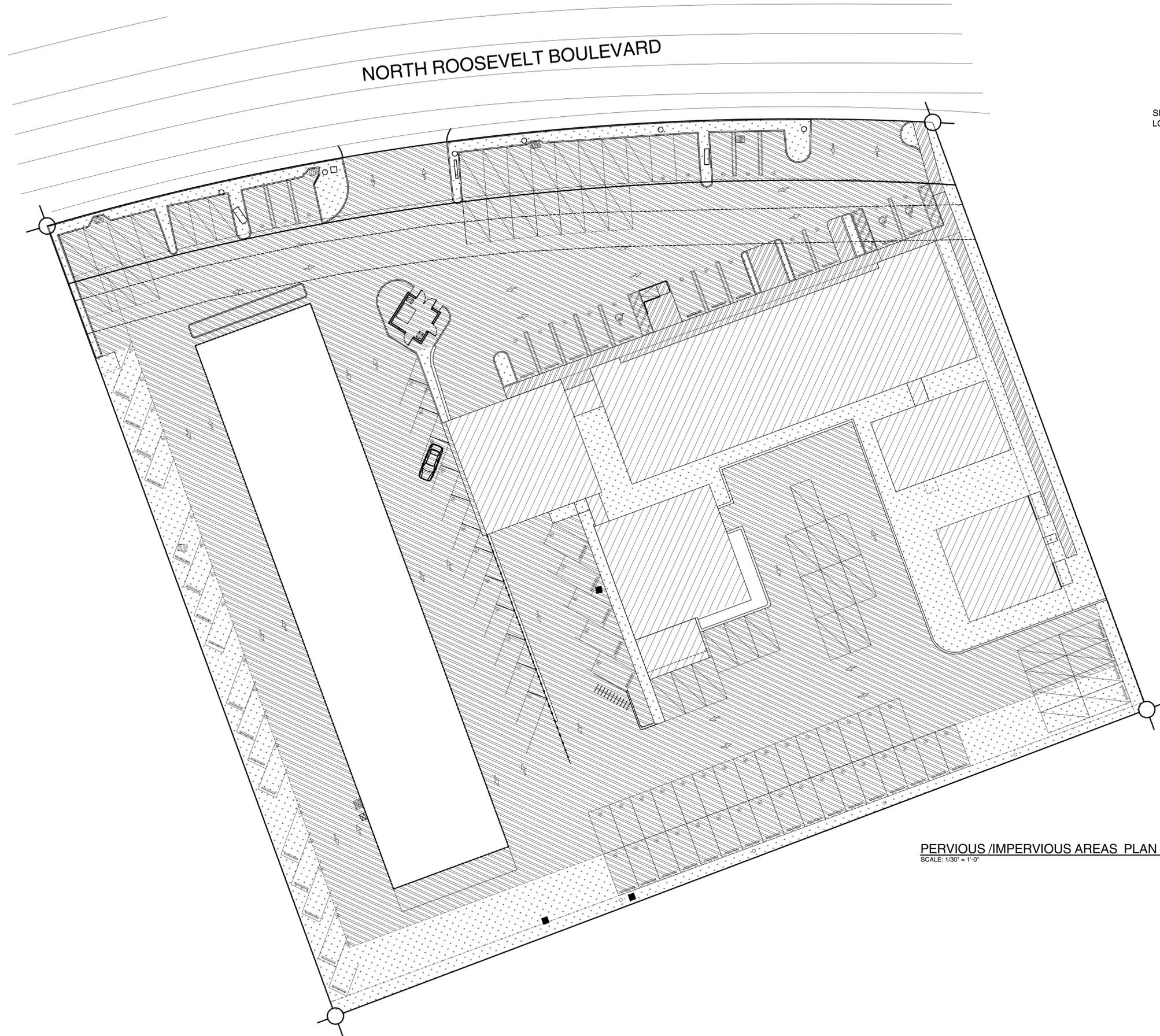
Keys Auto Center

Auto Dealership

Address:
1618 N.Roosevelt Blvd
Key West, FL 33040

ISSUE DATE: 05.02.22
DCR - KEY WEST

Job Date: 04.04.22
Start 09.23.21



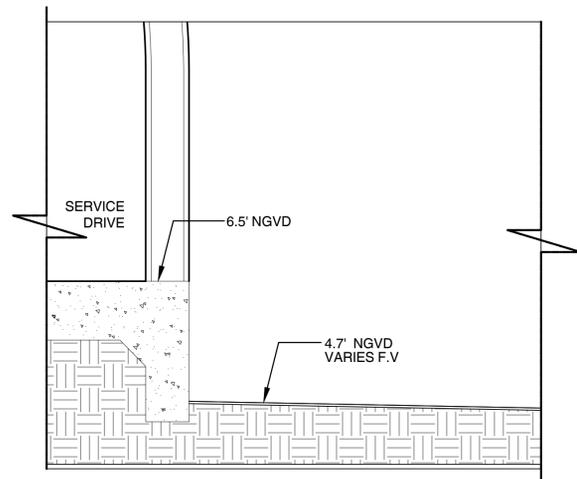
SITE
 LOCATION

LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

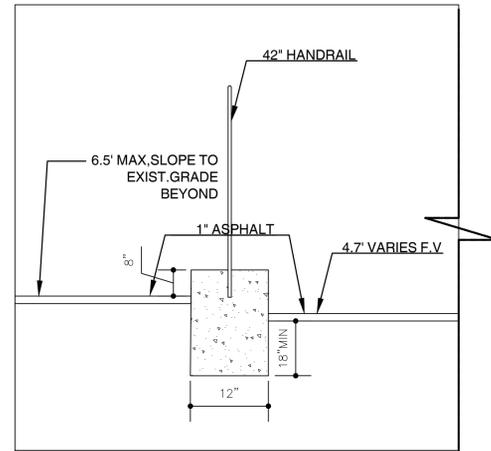
PERVIOUS/IMPERVIOUS AREAS LEGEND		
	PAVED/BUILDING IMPERVIOUS AREA	88.414 SF
	LANDSCAPE/PERVIOUS AREA	20.156 SF
	NEW BUILDINGS AREAS	15.500 SF
	EXISTING BUILDING AREA	11.750 SF
TOTAL LOT AREA		120.321 SF

PERVIOUS /IMPERVIOUS AREAS PLAN
 SCALE: 1/30" = 1'-0"

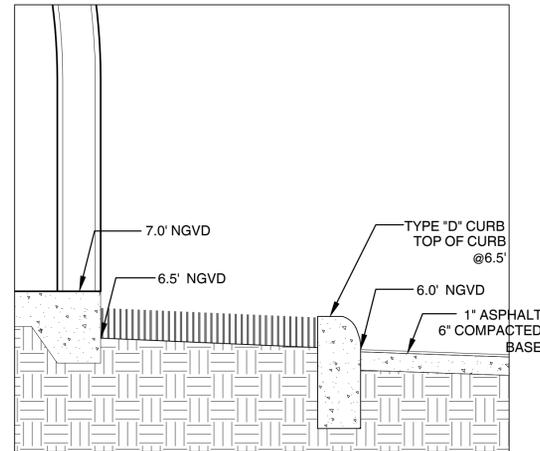




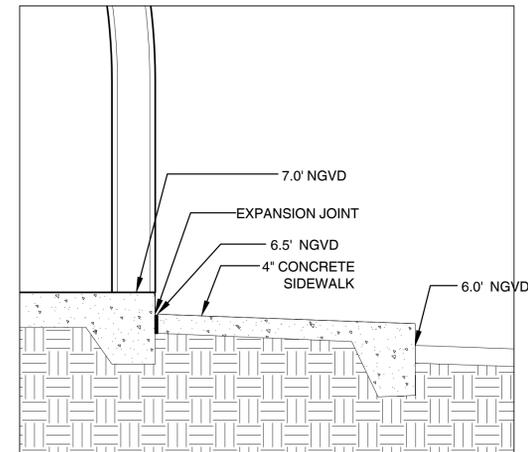
SECTION DETAIL A
 SCALE: N/A



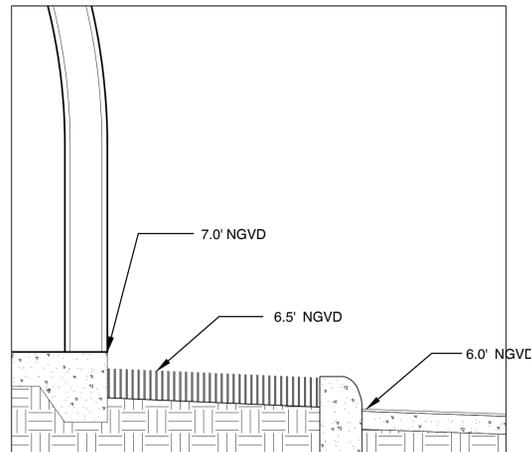
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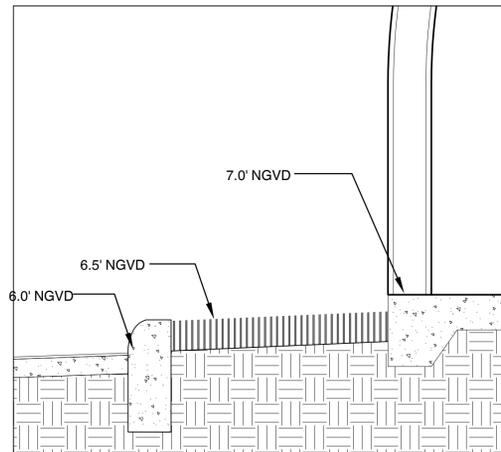
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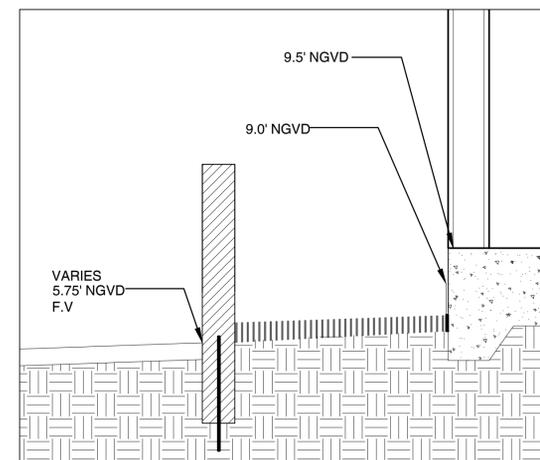
SECTION DETAIL D
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SECTION DETAIL E
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SECTION DETAIL F
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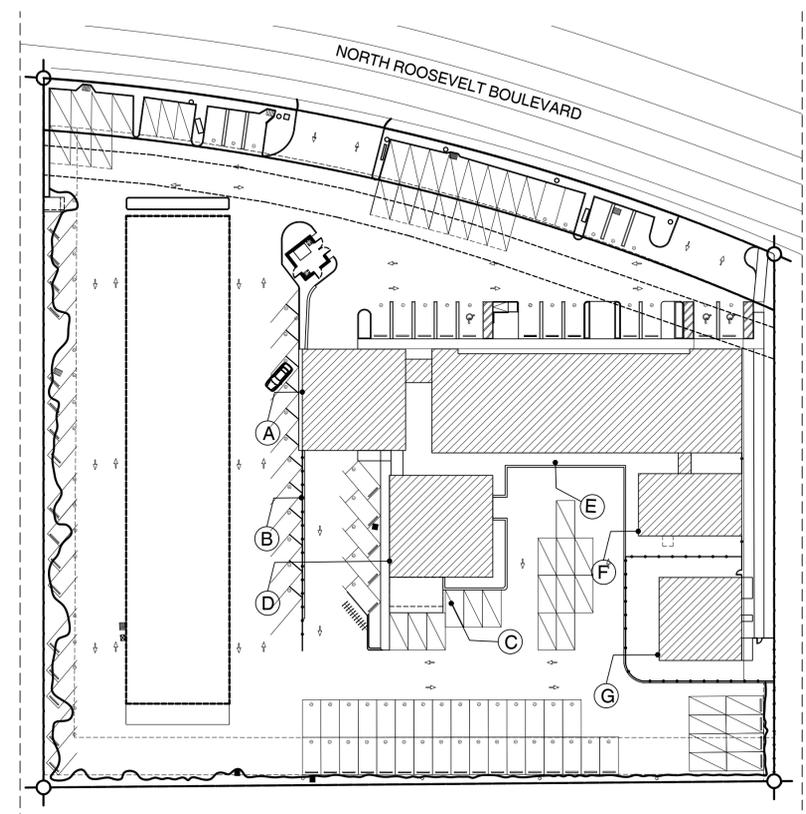


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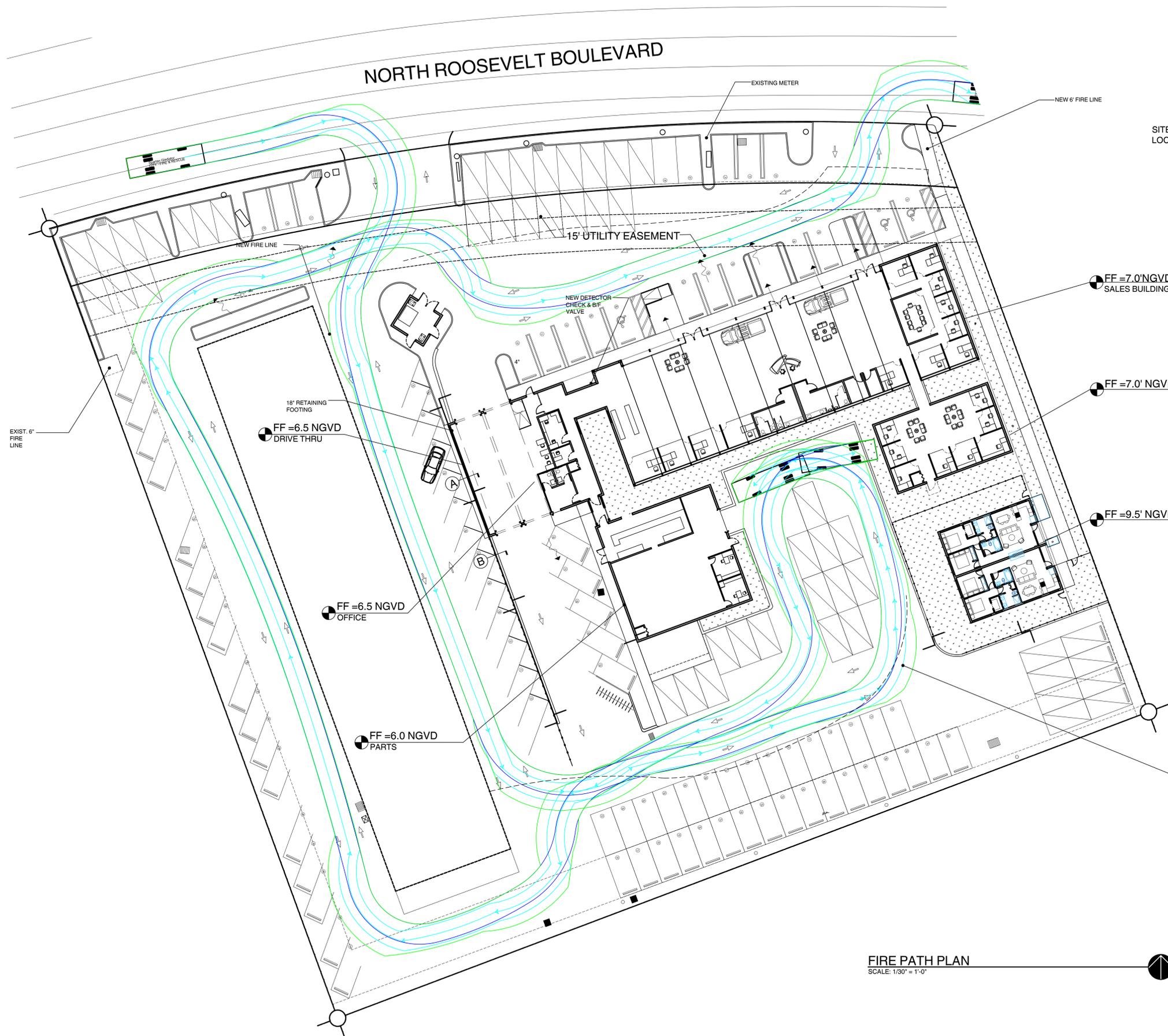


SITE
 LOCATION

LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND



LEVEL LOCATION
 SCALE: N/A



LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND

TURNING PERFORMANCE ANALYSIS

PARAMETERS

INSIDE CRAMP ANGLE	45°
AXLE TRACK	82.92 in.
WHEEL OFFSET	4.68 in.
TREAD WIDTH	15.9 in.
CHASSIS OVERHANG	78 in.
ADDITIONAL BUMPER DEPTH	19 in.
FRONT OVERHANG	97 in.
WHEELBASE	177.5 in.

CALCULATED TURNING RADII

INSIDE TURN	13 ft.9in.
CURB TO CURB	27 ft.4 in.
WALL TO WALL	32 ft.3 in.

FIRE PATH PLAN
 SCALE: 1/32" = 1'-0"



PIERCE
 WHEELBASE