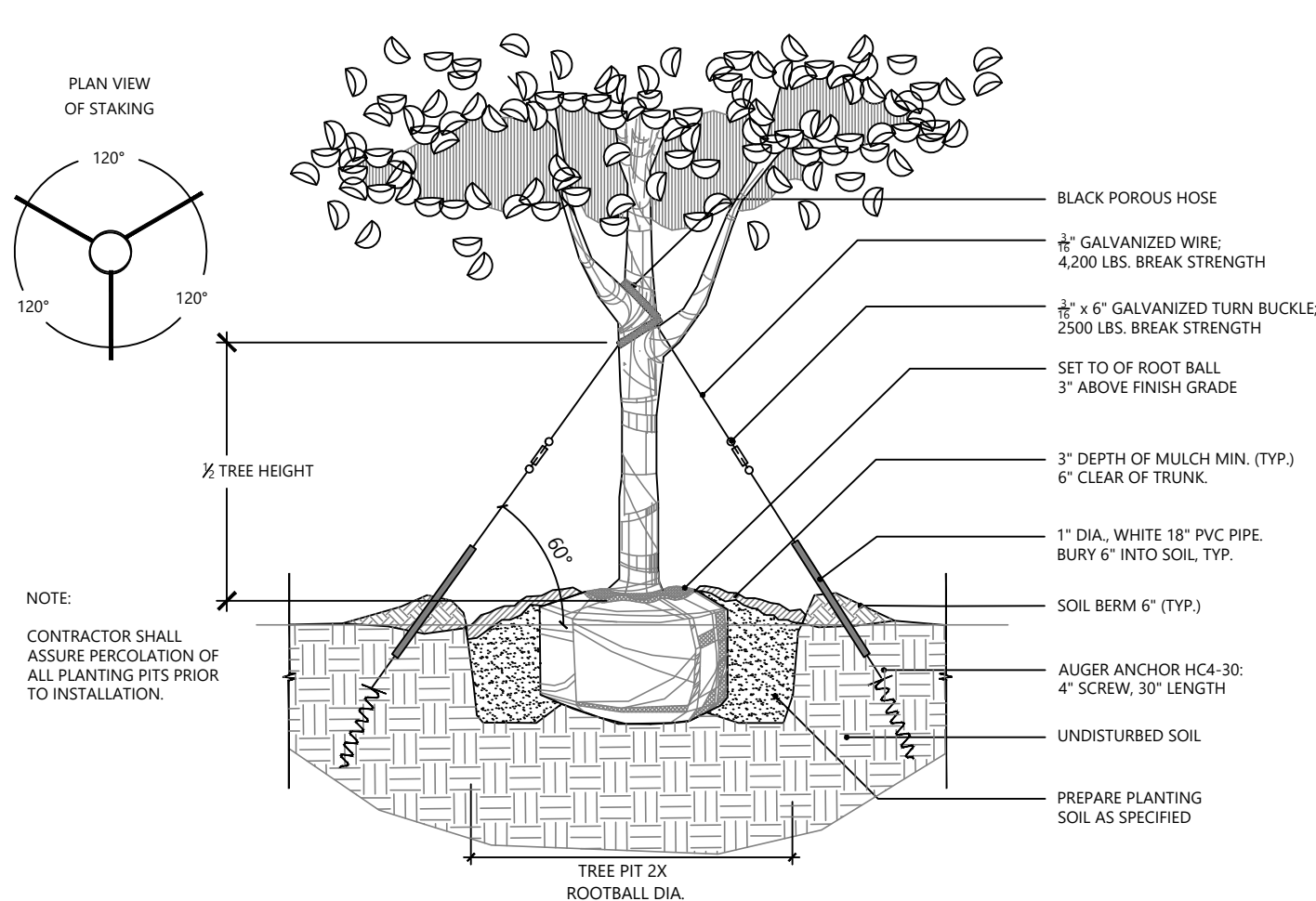
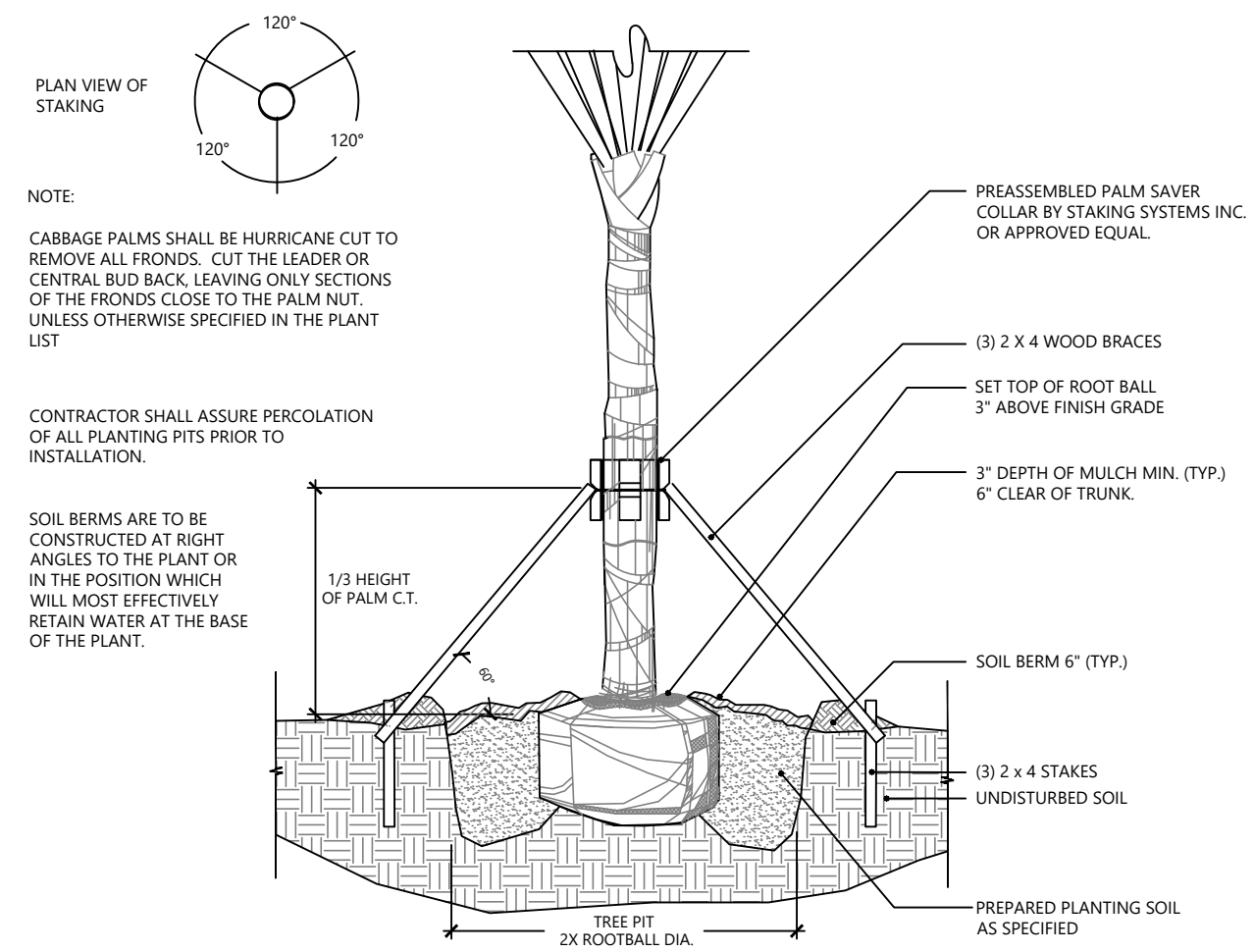


PLANT SCHEDULE

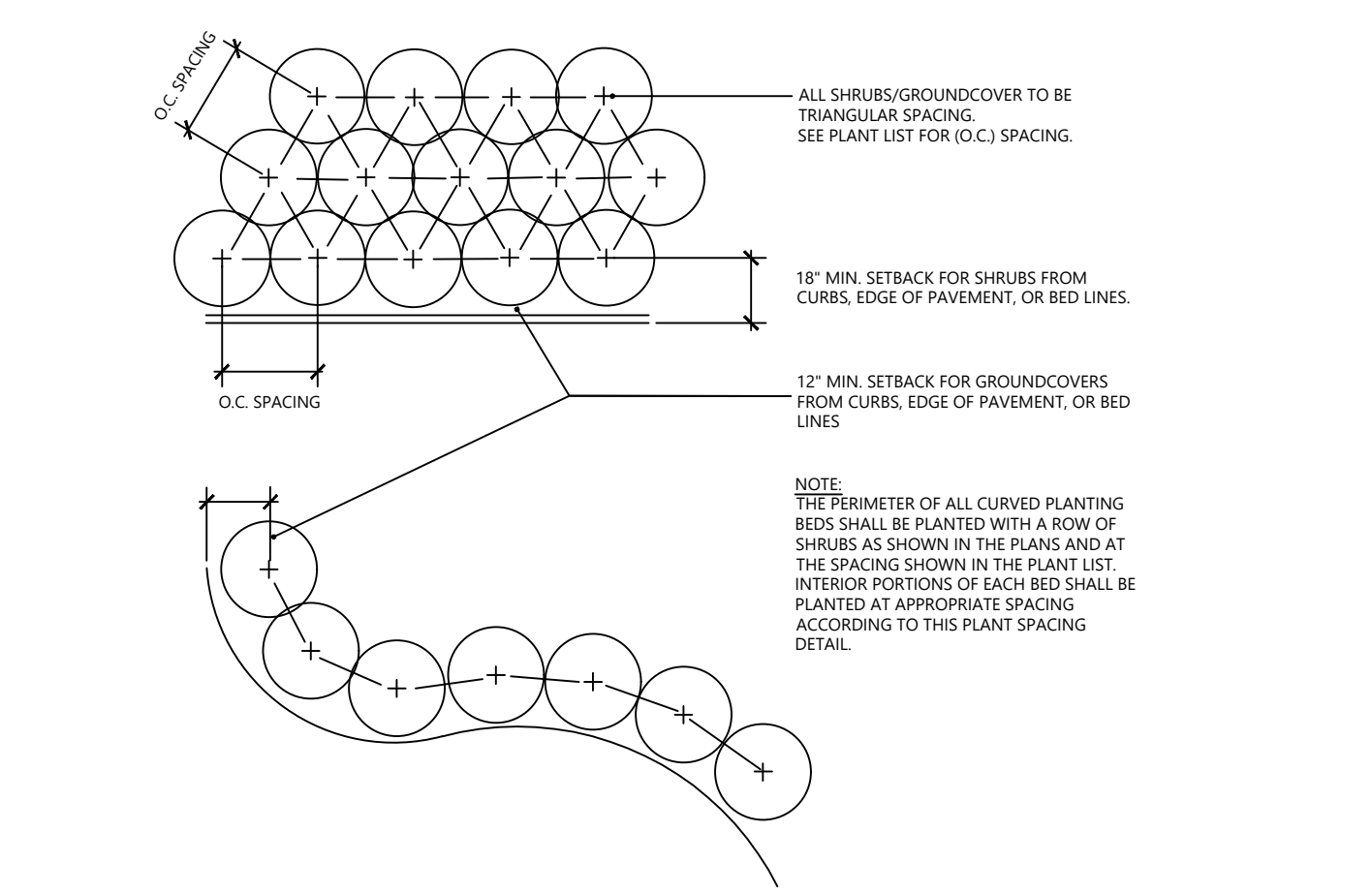
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
	BS	1	BURSERIA SIMARUBA	GUMBO LIMBO	---	12'-14' HT., MULTI TRUNK 3" AGGREGATE CALIPER	
	CZ	4	CALYPTRANTHES ZUZYGIUM	MYRTLE OF THE RIVER	---	8'-10' HT.	
	CD	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	---	12'-14' HT., 3" CAL.	
	SG	1	SIMAROUBA GLAUCA	PARADISE TREE	---	12'-14' HT., 3" CAL.	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
	TR	5	THRINAX RADIATA	FLORIDA THATCH PALM	---	6' C.T.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	CI	249	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL.	24" o.c.	
	CA	83	COFFEA ARABICA	ARABIAN COFFEE	3 GAL.	24" o.c.	
	FM	317	FICUS MICROCARPA	GREEN ISLAND FICUS	1 GAL.	18" o.c.	
	IC	39	IXORA X 'CORAL FIRE' TM	WEST INDIAN JASMINE	3 GAL.	24" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	PN	177 SF	PASPALUM NOTATUM	BAHIA GRASS	---		



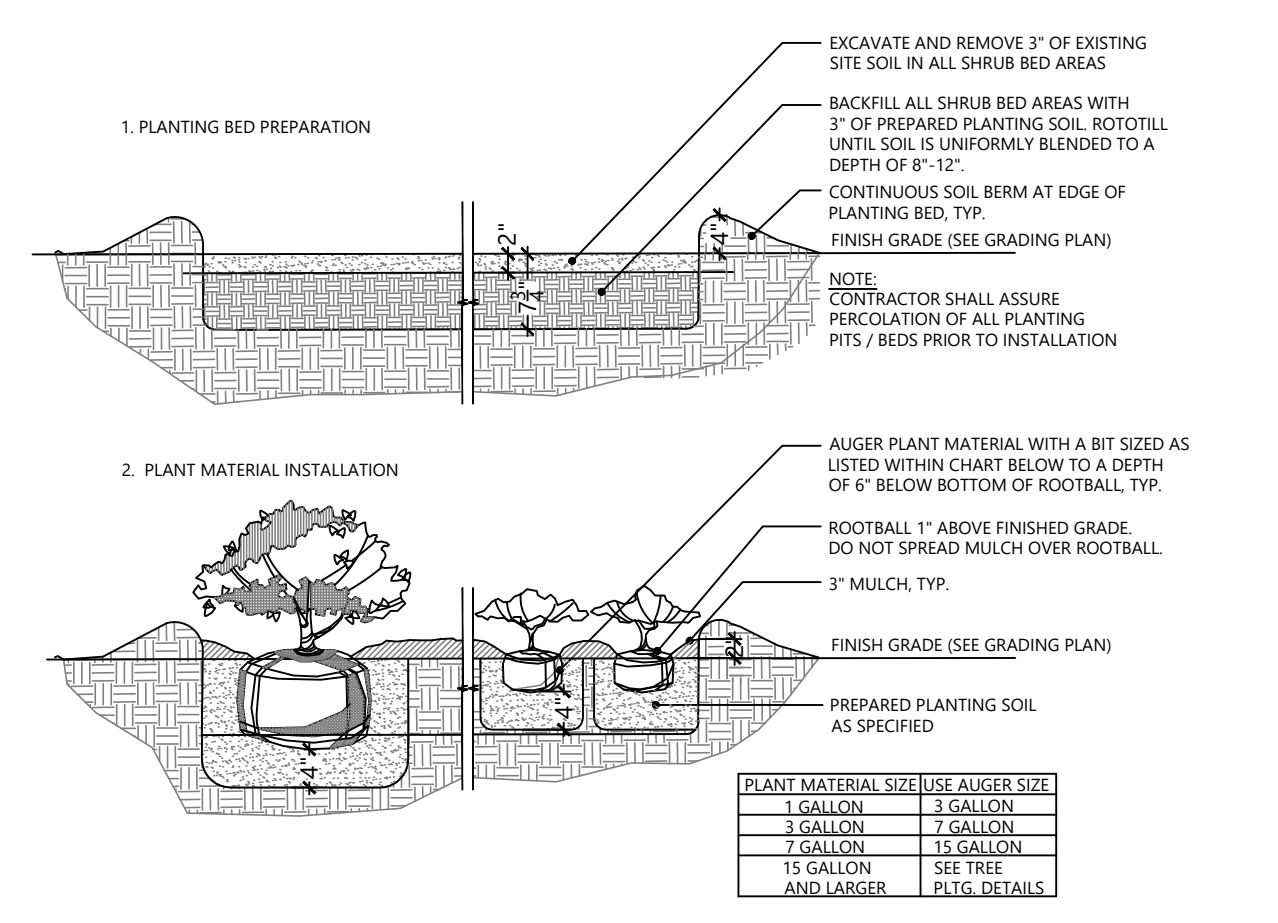
1 Canopy Tree Planting Detail
SCALE: NTS



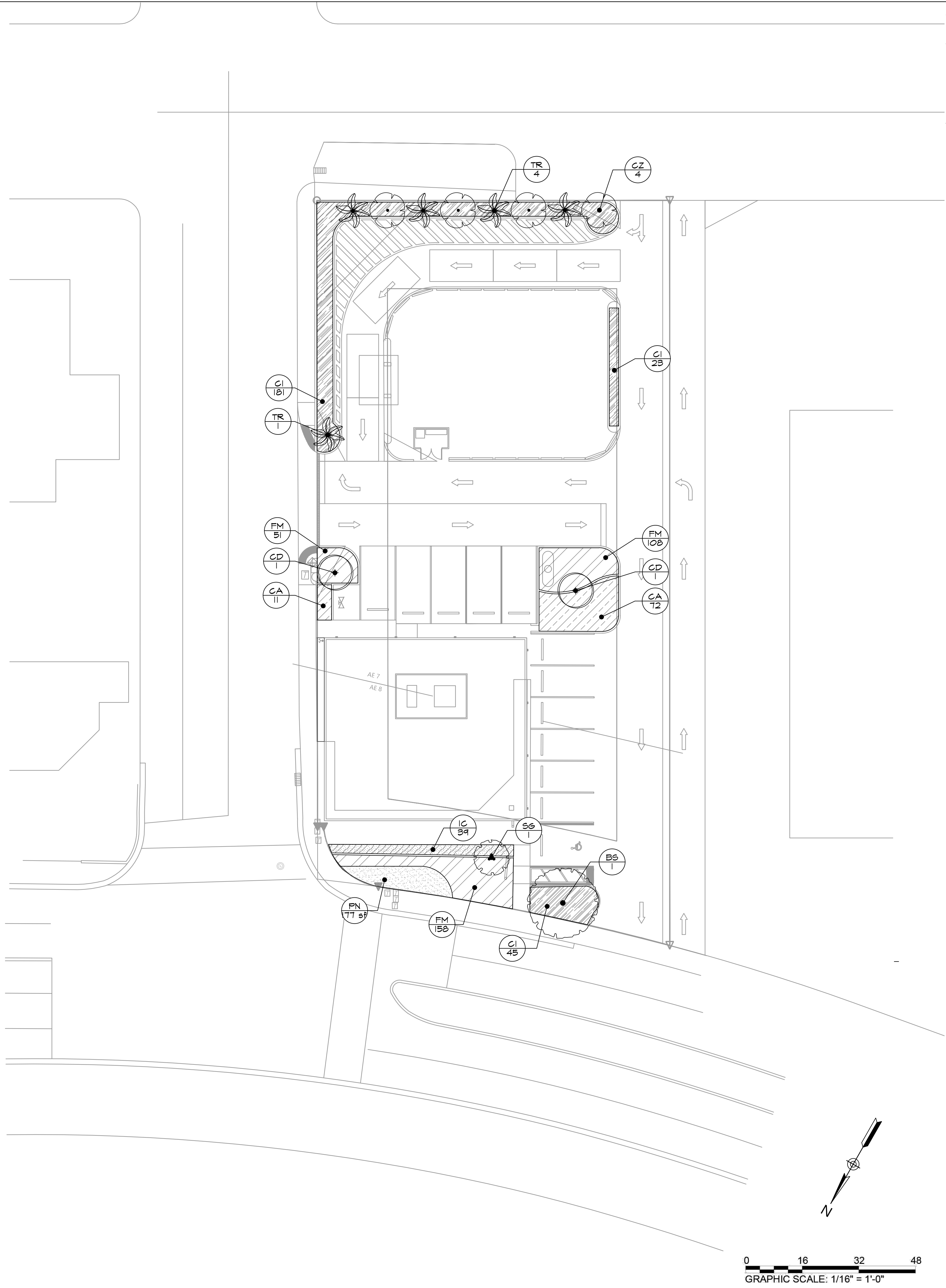
2 Palm Planting Detail
SCALE: NTS



3 Shrub Spacing Detail
SCALE: NTS



4 Shrub Planting Detail
SCALE: NTS

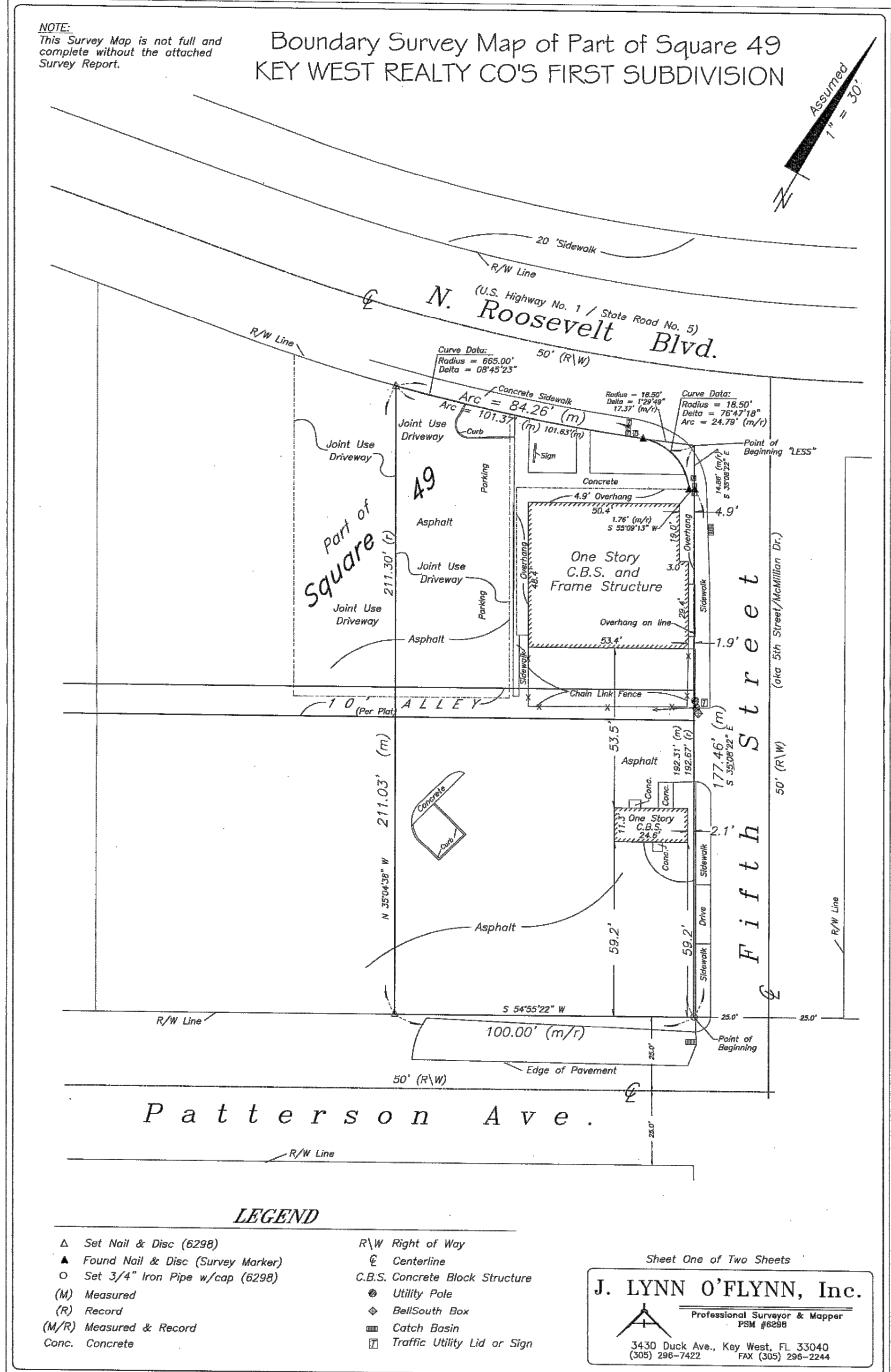


A2O ARCHITECTURE
Landscape Architect
LA 0001023

DE NOVO KEY WEST HOLDINGS INC.
2222 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040

CONCEPTUAL LANDSCAPE PLAN
PROJECT #: 18-48

JAN. 10, 2019



1 COPY OF SURVEY
SCALE AS SHOWN. REFER TO SEALED COPY PROVIDED.



2 LOCATION MAP
SCALE: NOT TO SCALE

2222 N. ROOSEVELT BLVD.
KEY WEST, FL 33040
COMMERCIAL RENOVATION

RE: 0051100-000000

PLANNING REVIEW

SCOPE OF WORK

- A. RENOVATION OF EXISTING COMMERCIAL STRUCTURE.
- B. DEMOLITION OF EXISTING STORAGE BUILDING [277.98 SF].
- C. REALLOCATION OF BUILDING AREA FOR DRIVE-UP TELLER AWNING [240.9 SF].
- D. [1]-NEW HANDICAP PARKING SPACE, AND [11]-STANDARD PARKING SPACES.
- E. [2]-ADA RESTROOMS
- F. NEW ELECTRICAL SERVICE PANEL, AND METER [LOCATION].

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 6TH EDITION 2017; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA
ACSE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION
ASCE 7-10 WIND LOADS
NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

USE AND OCCUPANCY CLASSIFICATION
BUSINESS GROUP B

EXISTING BUILDINGS
ALTERATION LEVEL 3

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE AE 8

DESIGN CRITERIA
WIND LOADS: 180 MPH ULTIMATE; 139.4 MPH NOMINAL
WIND EXPOSURE: B
FLOOR LOADS: 40 PSF LL - 20 PSF DL
ROOF LOADS: 20 PSF LL - 15 PSF DL
SEISMIC LOAD: 0

PROJECT TEAM

ARCHITECTURE
A2O ARCHITECTURE LLC
A: 1107 KEY PLAZA #130, KEY WEST, FL, 33040
E: A2OARCHITECTURE@GMAIL.COM
P: 305-360-8644

ENGINEERING
MERIDIAN ENGINEERING
A: 201 FRONT ST. SUITE #203, KEY WEST, FL 33040
E: RMILELL@MEFLKEYS.COM
P: 305.293.3263

LANDSCAPE ARCHITECTURE
KEITH OROPEZA
A: 1815 EDGEWATER DRIVE, ORLANDO FL, 32804
E: KORPEZA@SMEINC.COM
P: 407.222.9583

NOTES:
1. CLARIFICATIONS ARE PROVIDED FOR INCLUSION INTO PERMIT DRAWINGS, AND SHALL REPLACE PREVIOUSLY SUBMITTED SHEET.

DATE	DESCRIPTION
02.08.2019 - PLANNING	
01.11.2019 - DRG PLANS	

DRAWING INDEX

GENERAL	ARCHITECTURAL	CIVIL	LANDSCAPE	SAFETY
G1.0	AE1.1 EXISTING SITE PLAN AE2.1 EXISTING FLOOR PLAN AE3.1 EXISTING ELEVATIONS A1.1 PROPOSED SITE PLAN AND DATA A2.1 PROPOSED FLOOR PLAN A3.1 PROPOSED ELEVATIONS	C-1 CIVIL PLAN AND DETAILS	L-1 CONCEPTUAL LANDSCAPE PLAN	LFS-1 LIFE SAFETY PLAN AND CODE REFERENCES

A2O ARCHITECTURE
1107 KEY PLAZA #130, KEY WEST, FL, 33040
PH: 305-360-8644
WWW.A2OARCHITECTURE.COM
PROJ. REF: A20R2019

ARCHITECT:

CONSULTANTS:
SEE PROJECT TEAM ON G1.0

2222 NORTH INC.
COMMERCIAL RENOVATION
2222 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040

SUBMISSIONS:
DATE: 02/08/2019
TIME: 02:18:20 PM
FILE: 2019-02-08-18-20-19-000000

TITLE:
COVER, INDEX SCOPE, & SURVEY

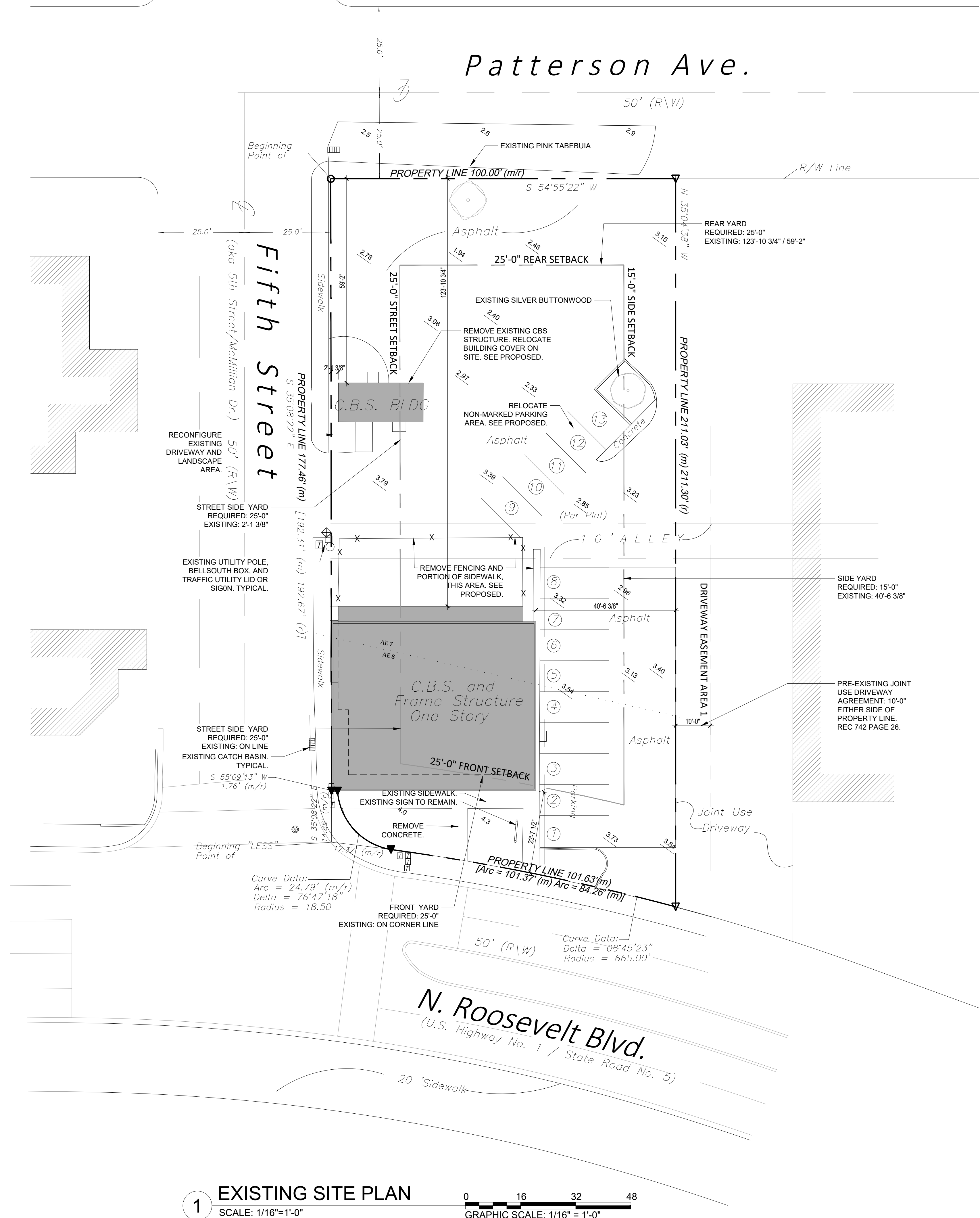
PROJECT #: 18-48

SHEET:
G1.0

FEB. 8, 2019

© 2019 BY A2O ARCHITECTURE, LLC

PROJECT SITE DATA		
2222 N. ROOSEVELT BLVD., KEY WEST, FLORIDA 33040		
REAL ESTATE NO.: 00051100-000000		
ZONING DISTRICT / LAND USE	CG COMMERCIAL GENERAL	
FLOOD ZONE	AE 7 / AE8	
CODE REQUIREMENTS:	REQUIRED	EXISTING
LOT SIZE [TOTAL]	15,000 SF	19,934 SF
HEIGHT		
PRINCIPLE STRUCTURE	30'-0"	12'-11 3/4"
ACCESSORY STRUCTURE	30'-0"	9'-2"
SETBACKS [PRINCIPLE STRUCTURE]		
FRONT YARD	25'-0"	0'-0" / 23'-7 1/2"
STREET SIDE YARD	20'-0"	0'-0"
SIDE YARD	15'-0"	40'-6 3/8"
REAR YARD	25'-0"	123'-10 3/4"
SETBACKS [ACCESSORY STRUCTURE]		
FRONT YARD	25'-0"	N/A
STREET SIDE YARD	20'-0"	2'-1 3/8"
SIDE YARD	15'-0"	N/A
REAR YARD	5'-0"	59'-2"
FLOOR AREA RATIO	0.8	0.17
BUILDING COVERAGE [TOTAL]	40% [7,973.6 SF]	17.2% [3,429.4 SF]
PRINCIPLE STRUCTURE	-	3,151.1 SF
ACCESSORY STRUCTURE	-	278.3 SF
IMPERVIOUS COVERAGE [TOTAL]	60% [11,960.4 SF]	93.8% [18,698.7 SF]
OPEN SPACE / LANDSCAPE [TOTAL]	20% [3,986.8 SF]	6.2% [1,235.3 SF]
PARKING AREA [SEC 108-607]	10% PARKING AREA [512 SF]	6.9% [354.9 SF]
ADDITIONAL / BUFFER [SEC.108-347]	NOT REQUIRED	880.4 SF
PARKING [TOTAL]	9 VEHICLE/ 3 BICYCLE	13/0
CAR [STANDARD] SEC 108-572 (15)	1:300 SF GROSS=9	13
CAR [ACCESSIBLE] SEC 108-650	UP TO 25 STANDARD=1	0
BICYCLE SEC 108-572	25% OF TOTAL REQ. VEH.=3	0



1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"

1101 KEYWAY BLVD. KEY WEST, FL 33040
 PH: 305-858-0000
 WWW.A2OARCHITECTURE.COM
 PROF. REG. ARCHITECT

ARCHITECT:

ALEXIA C. CORBIN, A.S.
LICENSE NO. AP07903
DEPARTMENT OF REGULATION

CONSULTANTS:

SEE PROJECT TEAM ON FILE

SUBMISSIONS:

02/18/2019 - PLANNING

TITLE:

EXISTING SITE PLAN

SHEET:

AE7.7

PROJECT #:

18-48

DATE:

FEB. 8, 2019

DRAWING SET:

PROJECT / SCALE / DRAWING SET / FOOTING: 20/2019 / 13 / 17/19

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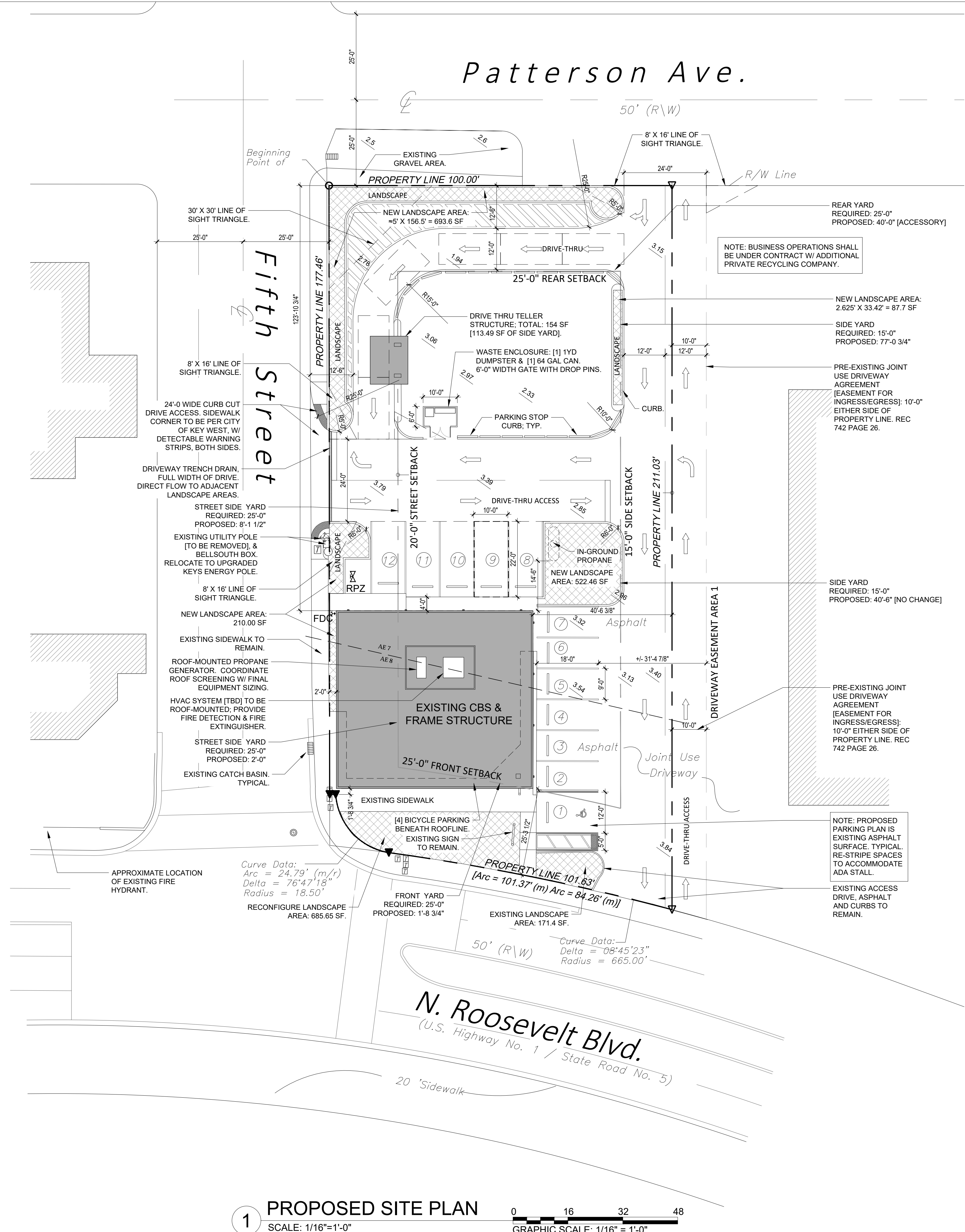
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PROJECT SITE DATA				
2222 N. ROOSEVELT BLVD., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00051100-000000				
ZONING DISTRICT / LAND USE	CG COMMERCIAL GENERAL			
FLOOD ZONE	AE 7 / AE8			
CODE REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	15,000 SF	19,934 SF	NO CHANGE	YES
HEIGHT				
PRINCIPLE STRUCTURE	30'-0"	12'-11 3/4"	14'-0"	YES
ACCESSORY STRUCTURE	30'-0"	9'-2"	11'-6"	YES
SETBACKS [PRINCIPLE STRUCTURE]				
FRONT YARD	25'-0"	0'-0" / 23'-7 1/2"	1'-8 3/4" / 25'-3 1/2"	IMPROVE
STREET SIDE YARD	20'-0"	0'-0"	2'-0"	IMPROVE
SIDE YARD	15'-0"	40'-6 3/8"	NO CHANGE	YES
REAR YARD	25'-0"	123'-10 3/4"	NO CHANGE	YES
SETBACKS [ACCESSORY STRUCTURE]				
FRONT YARD	25'-0"	N/A	N/A	N/A
STREET SIDE YARD	20'-0"	2'-1 3/8"	8'-1 1/2"	IMPROVE
SIDE YARD	15'-0"	N/A	N/A	YES
REAR YARD	5'-0"	59'-2"	40'-0"	YES
FLOOR AREA RATIO	0.8	0.17	0.15	YES
BUILDING COVERAGE [TOTAL]	40% [7,973.6 SF]	17.2% [3,429.4 SF]	15.7% [3,125.8 SF]	YES
PRINCIPLE STRUCTURE	-	3,151.1 SF	2,971.8 SF	
ACCESSORY STRUCTURE	-	278.3 SF	154 SF	
IMPERVIOUS COVERAGE [TOTAL]	60% [11,960.4 SF]	93.8% [18,698.7 SF]	88.1% [17,566.5 SF]	IMPROVE
OPEN SPACE / LANDSCAPE [TOTAL]	20% [3,986.8 SF]	6.2% [1,235.3 SF]	11.9% [2,367.5 SF]	IMPROVE
PARKING AREA [SEC 108-607]	10% PARKING AREA [512 SF]	6.9% [354.9 SF]	17.6% [900.5 SF]	YES
ADDITIONAL / BUFFER [SEC.108-347]	NOT REQUIRED	880.4 SF	1,467 SF	YES
PARKING [TOTAL]	9 VEHICLE/ 3 BICYCLE	13/0	12/4	YES
CAR [STANDARD] SEC 108-572 (15)	1:300 SF GROSS=9	13	11	YES
CAR [ACCESSIBLE] SEC 108-650	UP TO 25 STANDARD=1	0	1	YES
BICYCLE SEC 108-572	25% OF TOTAL REQ. VEH.=3	0	4	YES



1 PROPOSED SITE PLAN
 SCALE: 1/16"=1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"

A2O ARCHITECTURE
 1107 KEY PALM BLVD. KEY WEST, FLORIDA 33040
 PH: 305.856.4070 FAX: 305.856.4071
 WWW.A2OARCHITECTURE.COM
 PLS. SEE: 2008110007 SCALE EXAMINER'S PHOTO: 2/6/2019 12:17 PM

ARCHITECT: A2O ARCHITECTURE
 CONSULTANTS: SEE PROJECT TEAM ON CD

2222 NORTH INC.
 COMMERCIAL RENOVATION
 2222 NORTH ROOSEVELT BLVD.
 KEY WEST, FLORIDA 33040

SUBMISSIONS: 02/08/2019 9:41 AM
 02/08/2019 9:41 AM

TITLE: **PROPOSED SITE PLAN**
 PROJECT #: 18-48

SHEET: **A7.1**
 FEB. 8, 2019
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