GARRISON BIGHT MARINA TRANSIENT RESTROOMS / DOCK MASTER BUILDINGS CITY OF KEY WEST



KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES	
COMMISSIONER JIMMY WEEKLEY,	DISTRICT
COMMISSIONER MARK ROSSI,	DISTRICT
COMMISSIONER BILLY WARDLOW,	DISTRICT I
COMMISSIONER TONY YANIZ,	DISTRICT
COMMISSIONER TERI JOHNSTON,	DISTRICT
COMMISSIONER CLAYTON LOPEZ,	DISTRICT
CITY MANAGER BOB VITAS	

INDEX OF SHEET							
PAGE	DESCRIPTION	PAGE	DE				
A-0.1 A-1	COVER SHEET PROPOSED SITE PLAN	C-1	CO				
A-2	PROPOSED FLOOR PLAN	L-1	EX				
A-3	ELEVATIONS	L-2	LA				
A-4	PERSPECTIVE						
A-5	PERSPECTIVE	SU-1	SU				
EX-1	EXISTING SITE PLAN						



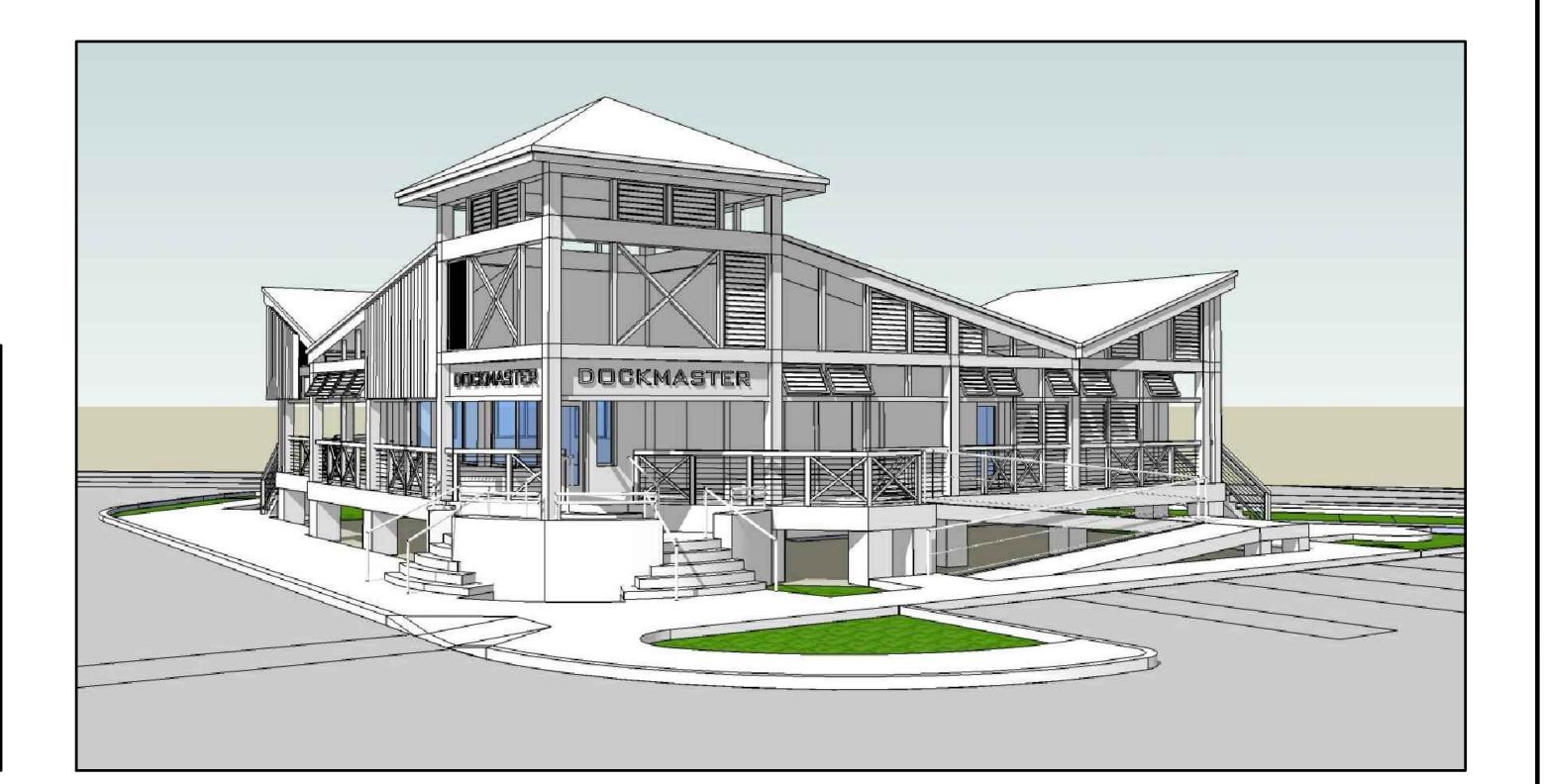
- _____
- []
- III
- [V
- V
- . VI

DESCRIPTION

CONCEPTUAL DRAINAGE PLAN

EXISTING TREE DISPOSITION PLAN ANDSCAPE PLAN

URVEY



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

TRANSIENT RESTROOMS / DOCK MASTER BUILDING

CITY MARINA GARRISON BIGHT 1801 N. ROOSEVELT BLVD. KEY WEST, FL. 33040

SEAL

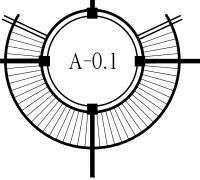
THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE 02-14-13 D.R.C. 05-14-13 PL. BD.

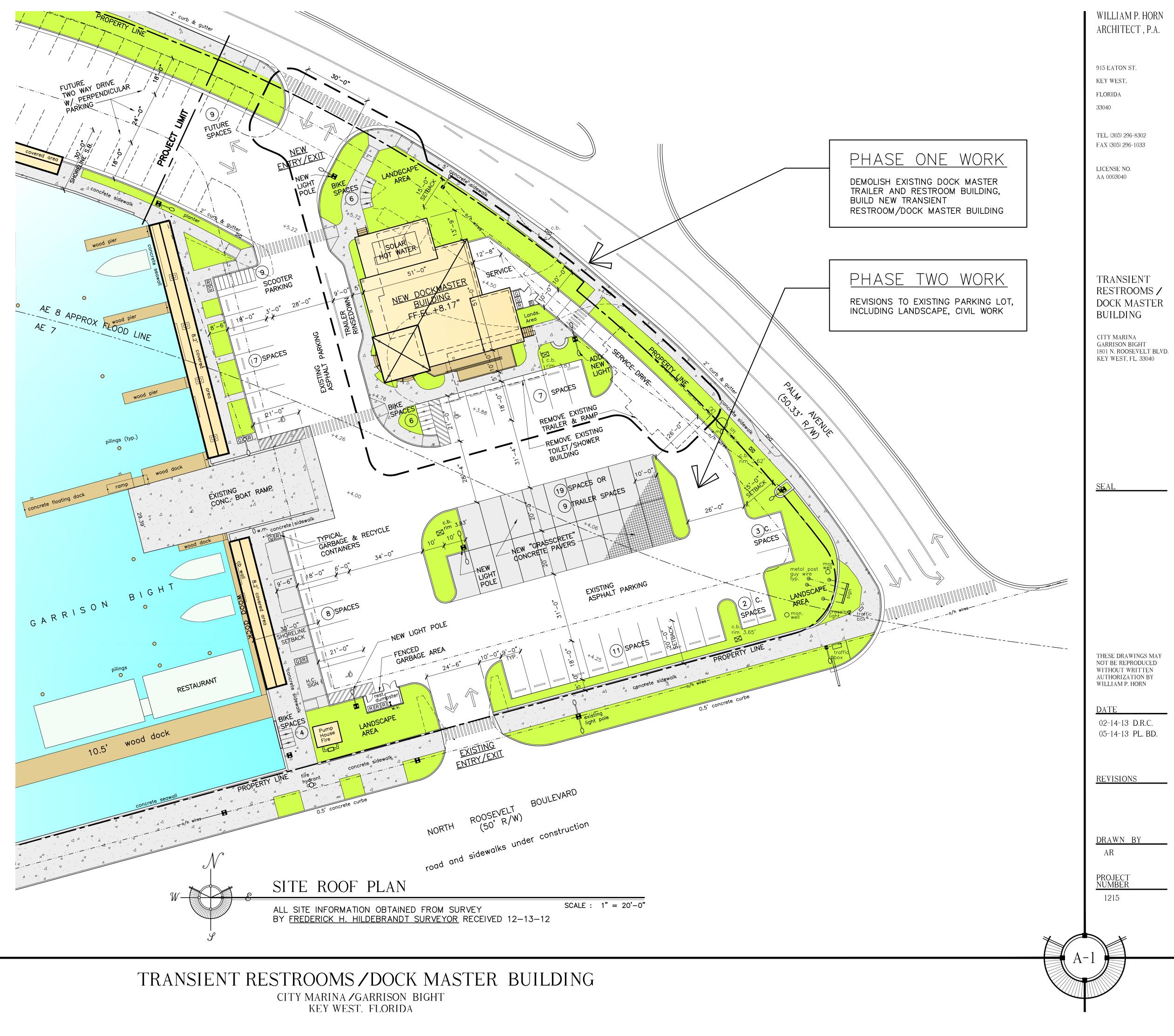
REVISIONS

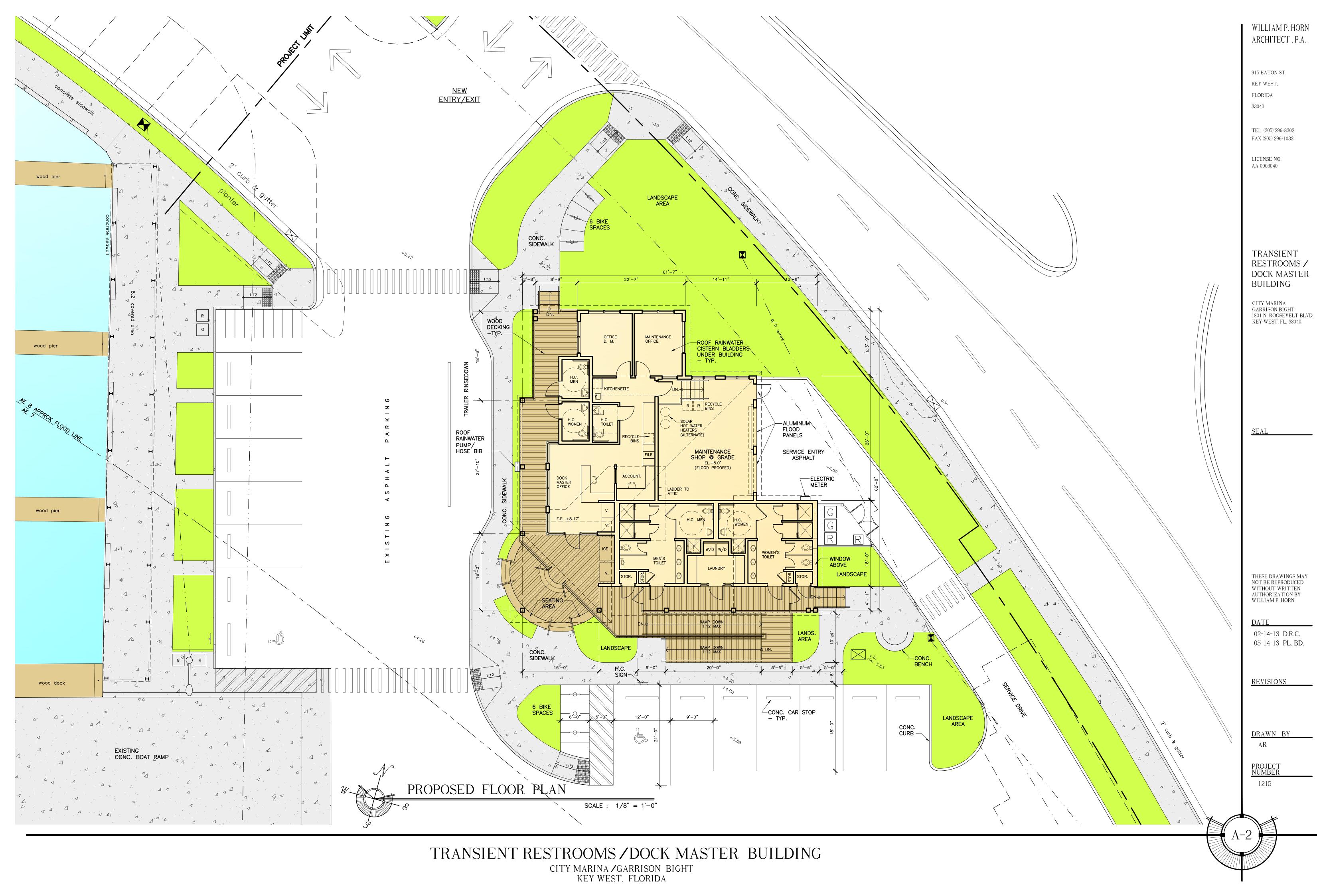
DRAWN BY

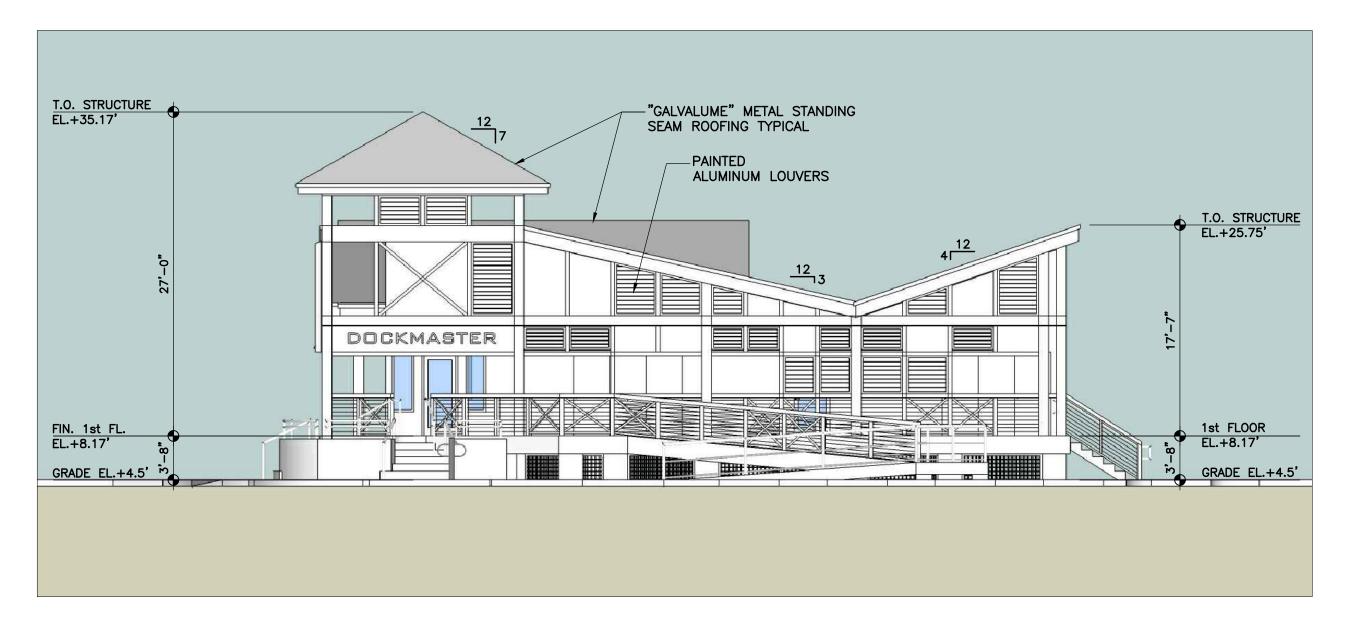
PROJECT NUMBER 1215



SITE DATA						
SITE AREA: 55,589.32 S.F. (1.28 ACRES)						
LAND USE: HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)						
FLOOD ZONE: AE+7.0'+8.0'						
SETBACKS: FRONT SETBACK: SHORE LINE SETBACK:						
$\begin{array}{rcl} \text{REQUIRED} = 20.0' & \text{REQUIRED} = 30.0' \\ \text{EXISTING} = 93.0' & \text{EXISTING} = 0.0' \\ \text{PROPOSED} = 148.0' & \text{PROPOSED} = 0.0' \end{array}$						
SIDE SETBACK: REQUIRED = 15.0' EXISTING = 0.0' PROPOSED = 15.0'						
FAR:						
ALLOWABLE: 1.0 MAX. (55,589.32 S.F.) EXISTING: 0.065 (3,635.55 S.F.) PROPOSED: 0.097 (5,397.54 S.F.)						
HEIGHT: ALLOWABLE: 25.0'						
EXISTING: ±16.0' PROPOSED: 30.67' (ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')						
LOT COVERAGE AREA: REQUIRED: 22,235.73 S.F. (40% MAX.)						
EXISTING: 3,635.55 S.F. (6.54%) PROPOSED: 5,397.54 S.F. (9.71%)						
IMPERVIOUS AREA: REQUIRED: 27,794.66 S.F. (50% MAX.)						
EXISTING: 51,736.98 S.F. (93.07%) PROPOSED: 46,311.02 S.F. (83.31%)						
LANDSCAPE AREA / OPEN SPACE:						
REQUIRED: 11,117.86 S.F. (20% MIN.) EXISTING: 3,853.74 S.F. (6.93%) PROPOSED: 9,278.30 S.F. (16.69%)						
CAR PARKING: EXISTING: 67 SPACES PROPOSED: 61 SPACES						
NOTE : REDUCTION IN PARKING IS FOR ADDING HANDICAP PARKING (2), LANDSCAPE ISLANDS, SCOOTER PARKING, AND WIDEN DRIVES.						
BICYCLE PARKING: EXISTING: 10 SPACES PROPOSED: 16 SPACES						
SCOOTER PARKING: EXISTING: 0 SPACES						
PROPOSED: 9 SPACES						
BUILDING DATA						
EXISTING BUILDING DATA						
EXISTING FIRE PUMP HOUSE 109.25 S.F.						
EXISTING COVERED CANOPY 1,633.83 S.F. EXISTING DOCKMASTER BUILDING 1,064.20 S.F. EXISTING BATHROOM BUILDING 828.27 S.F.						
TOTAL EXISTING 3,635.55 S.F.						
PROPOSED BUILDING DATA						
1st. FLOOR ENCLOSED 2,333.83 S.F. 1st. FLOOR COVERED 1,320.63 S.F.						
TOTAL PROPOSED 3,654.46 S.F.						



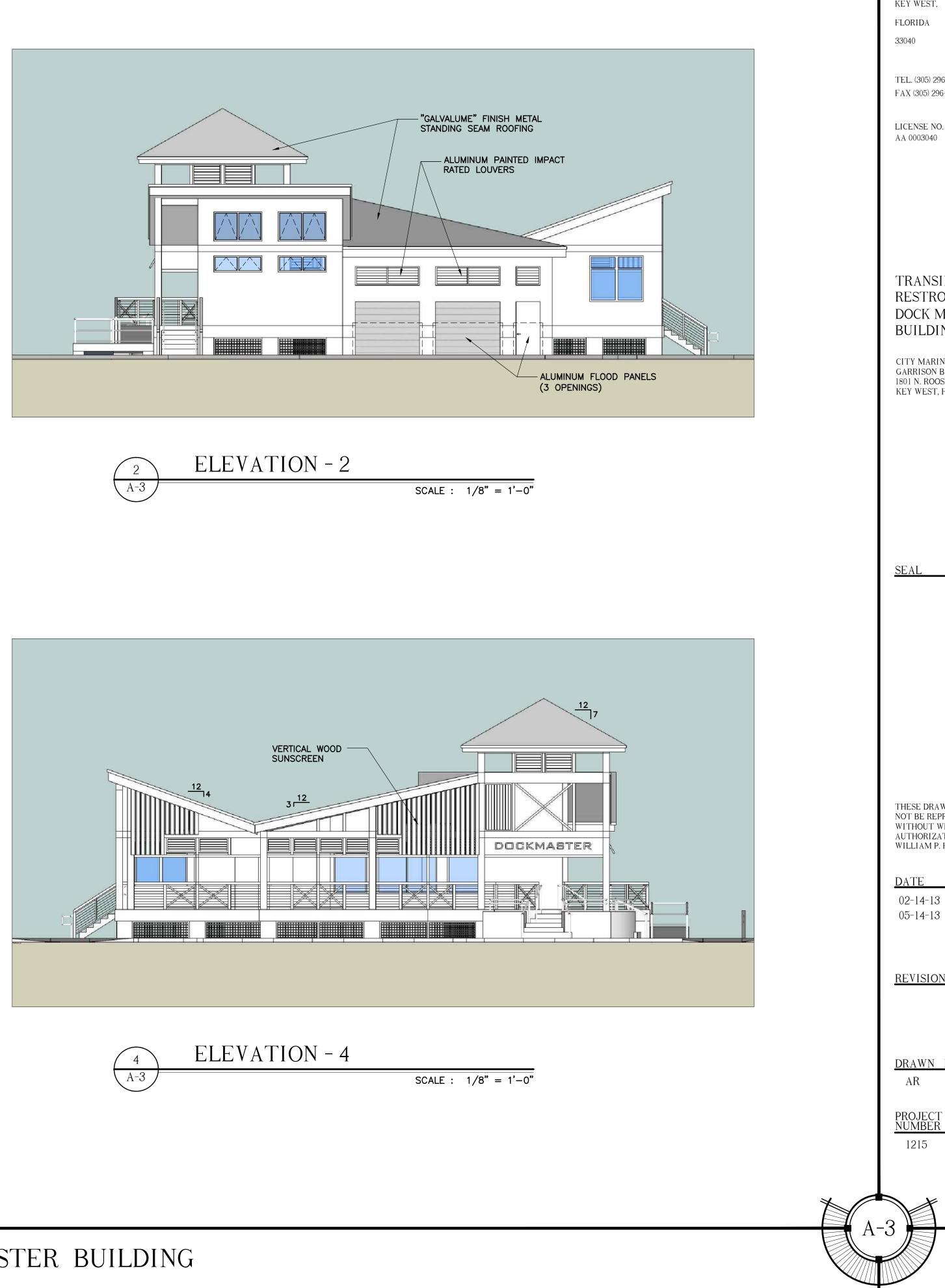


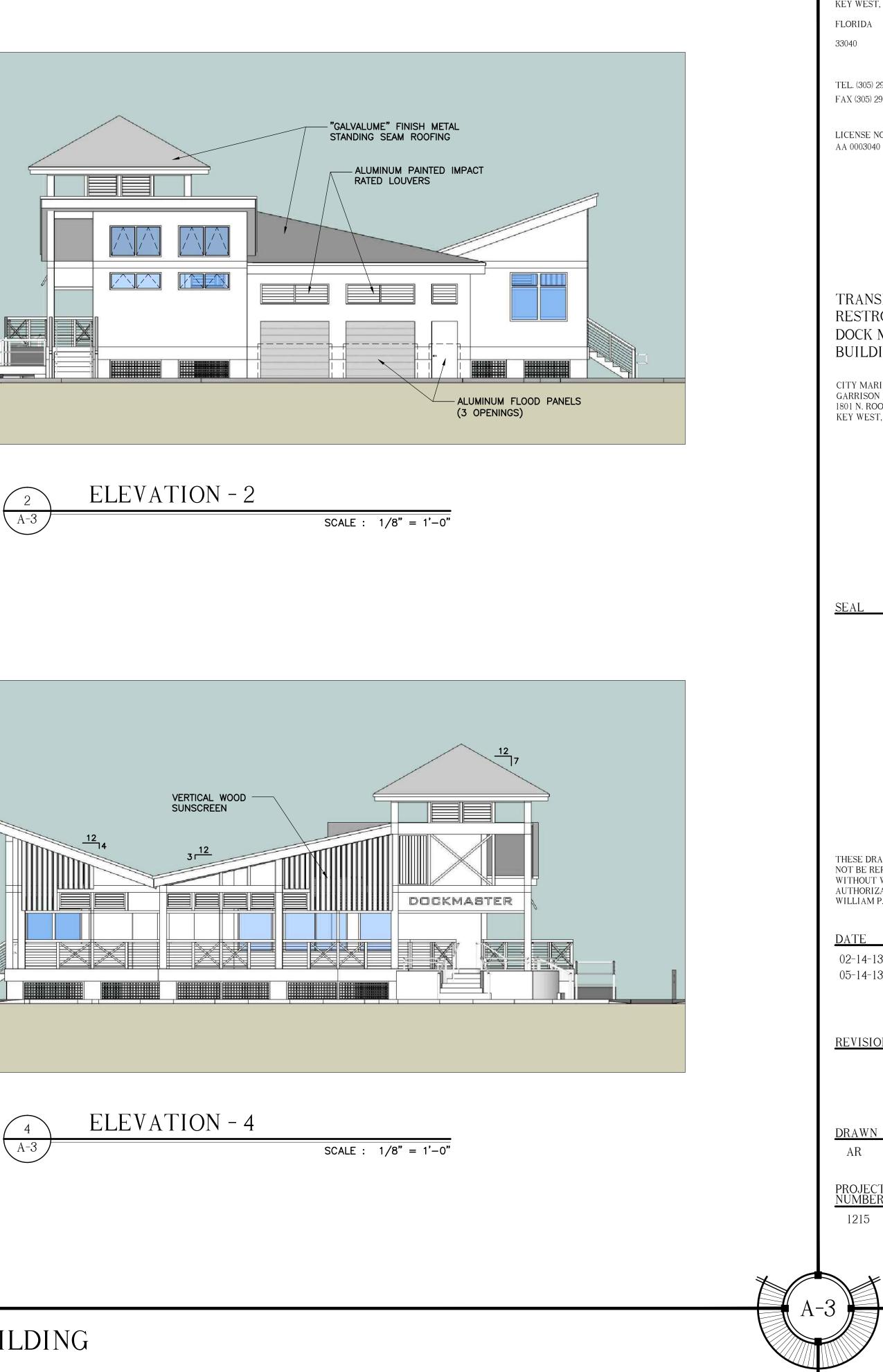


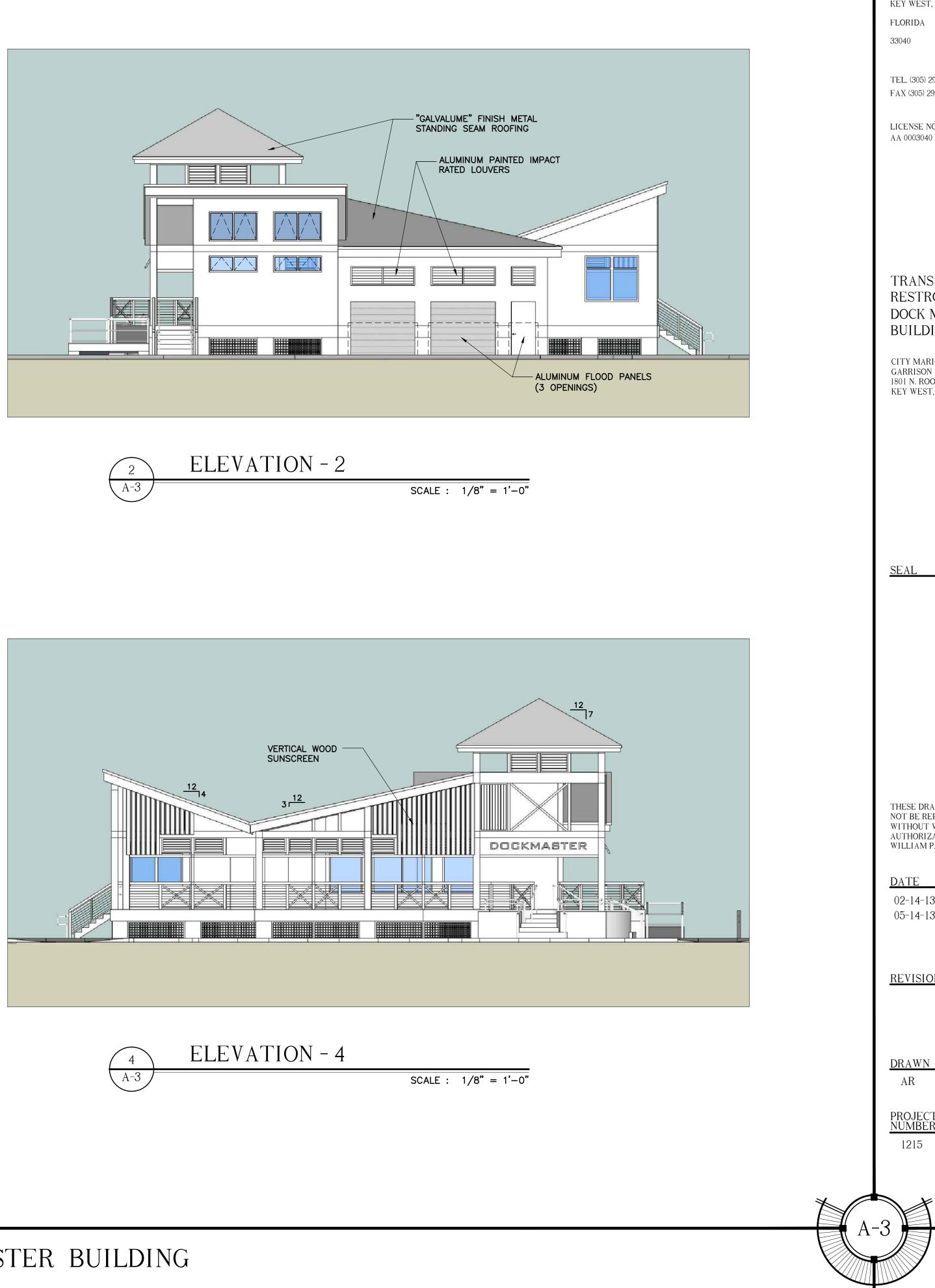


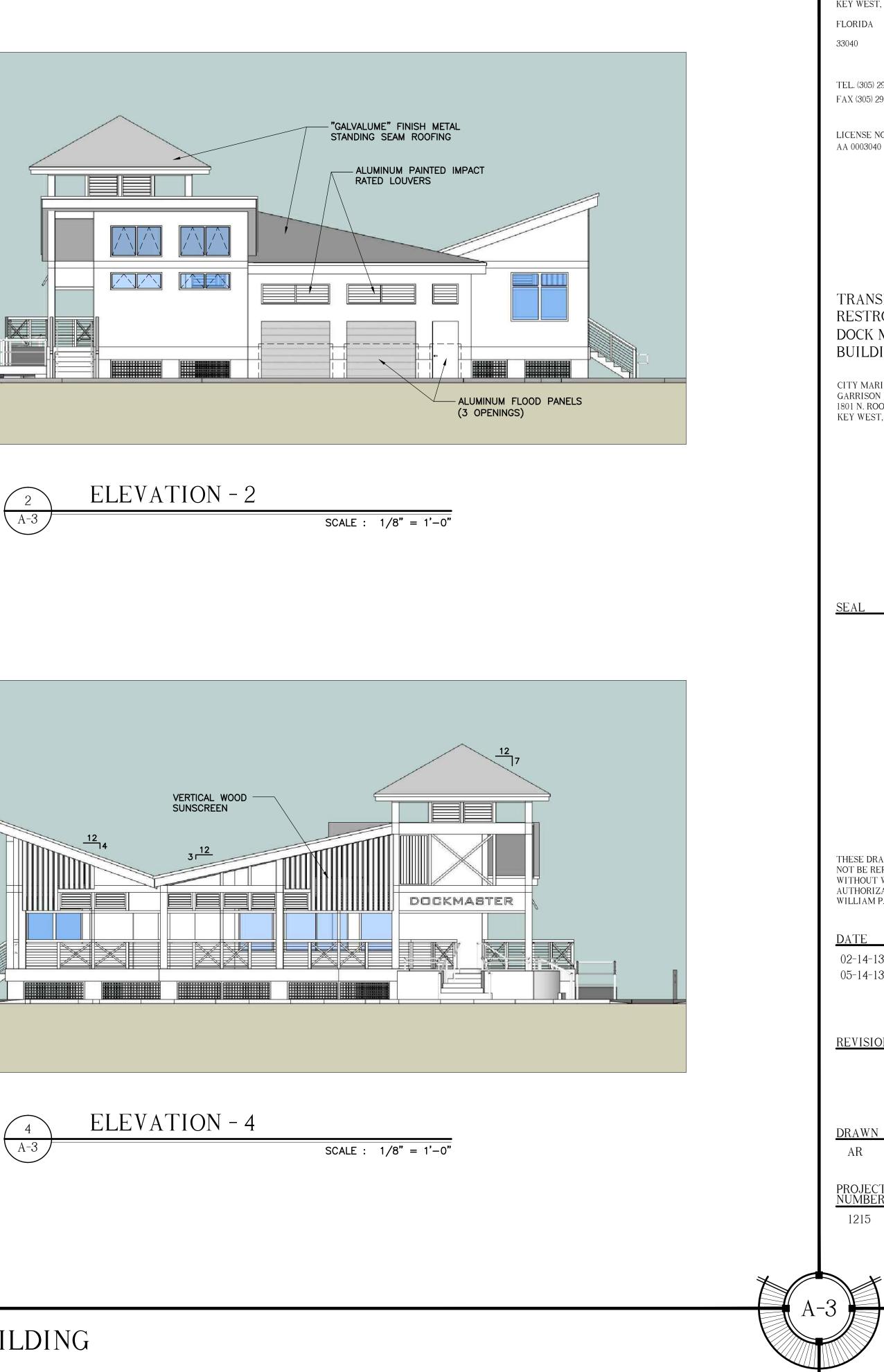












TRANSIENT RESTROOMS / DOCK MASTER BUILDING CITY MARINA / GARRISON BIGHT KEY WEST. FLORIDA

WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST. KEY WEST,

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

TRANSIENT RESTROOMS / DOCK MASTER BUILDING

CITY MARINA GARRISON BIGHT 1801 N. ROOSEVELT BLVD. KEY WEST, FL. 33040

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

02-14-13 D.R.C. 05-14-13 PL. BD.

REVISIONS

DRAWN BY





3

A-4









4

 $\sqrt{A-4}$







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

TRANSIENT RESTROOMS 🖊 DOCK MASTER BUILDING

CITY MARINA GARRISON BIGHT 1801 N. ROOSEVELT BLVD. KEY WEST, FL. 33040

SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE 02-14-13 D.R.C. 05-14-13 PL. BD.

REVISIONS

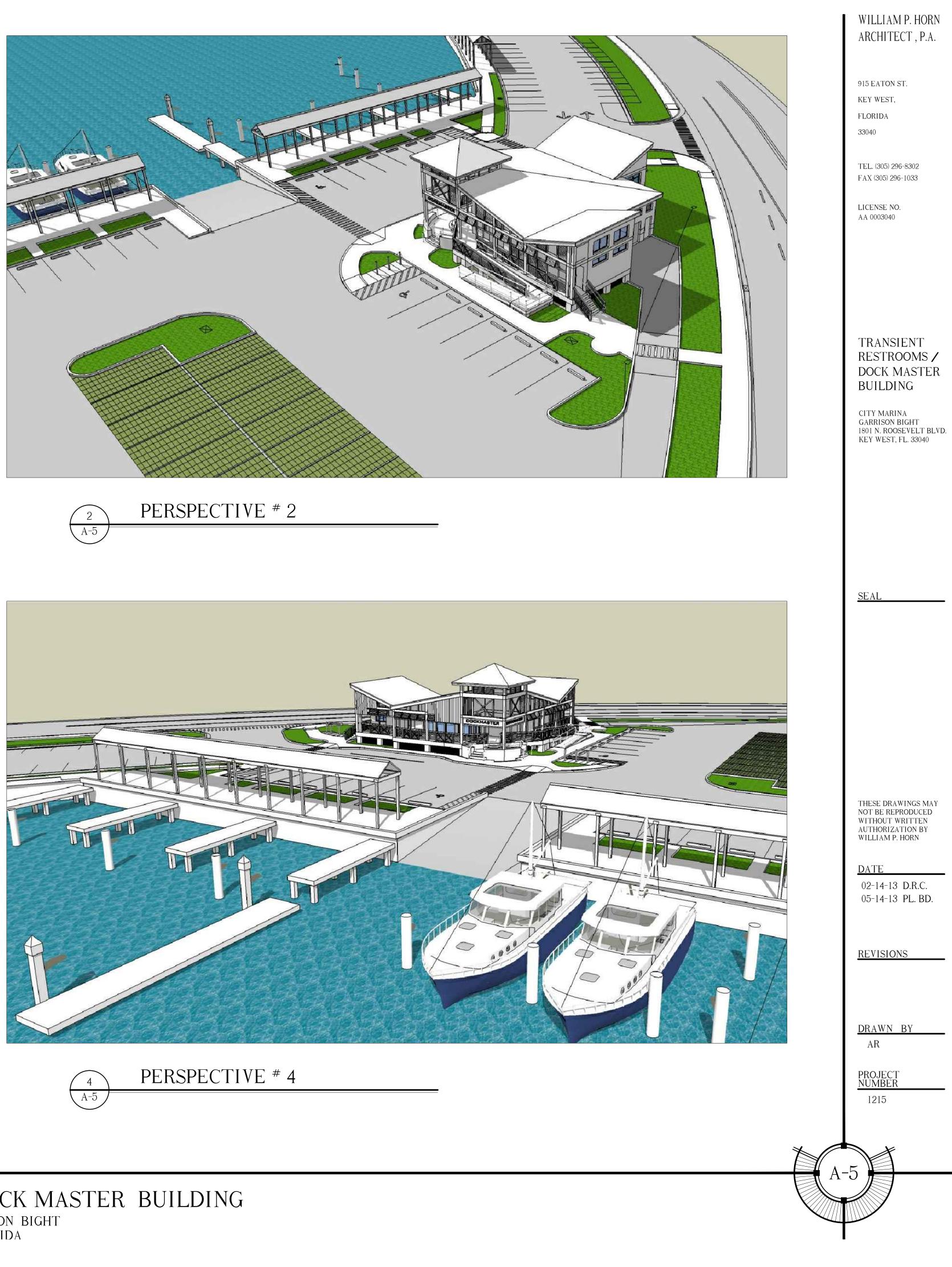
DRAWN BY AR

PROJECT NUMBER 1215





PERSPECTIVE # 3 3 A-5

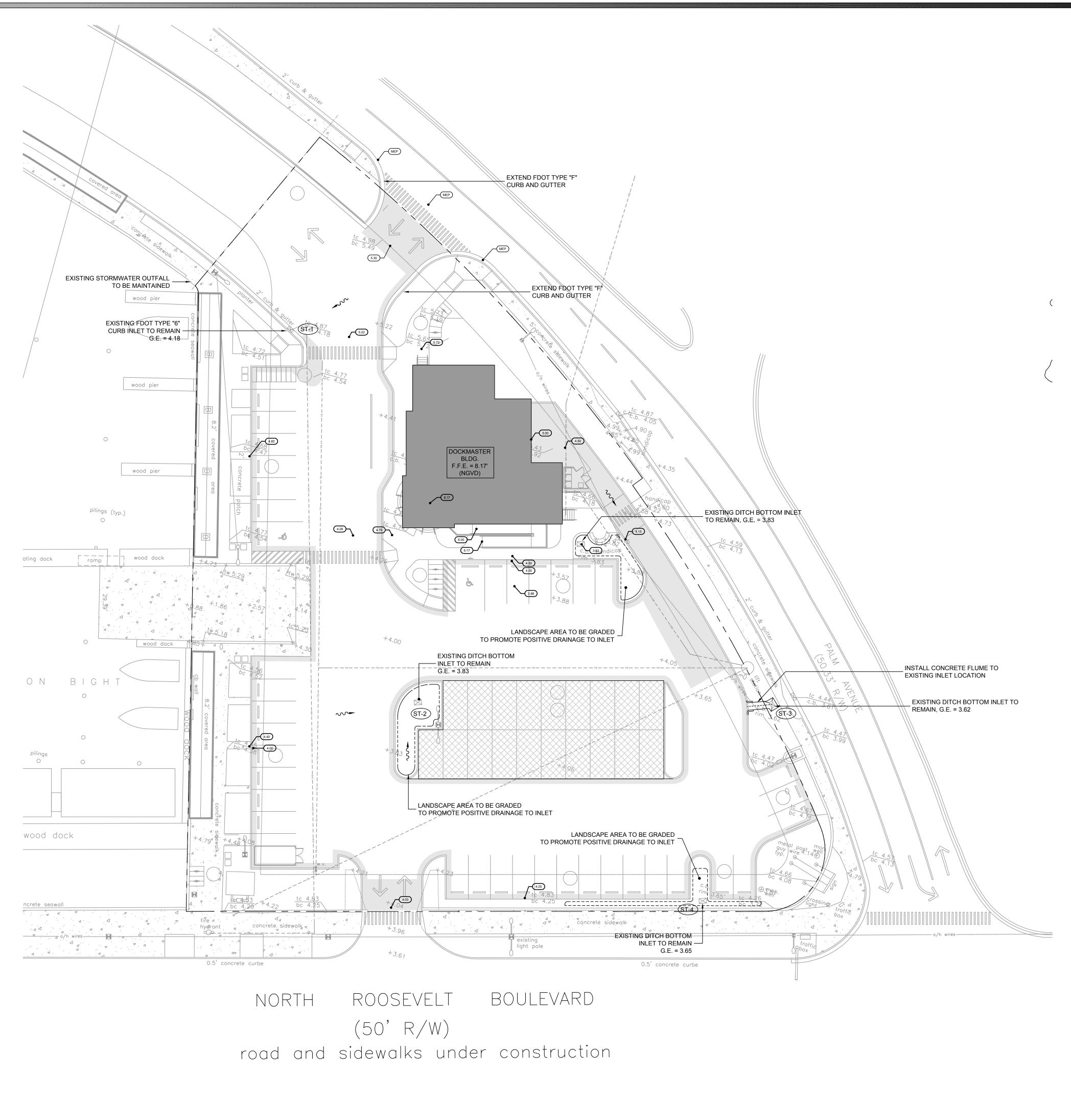


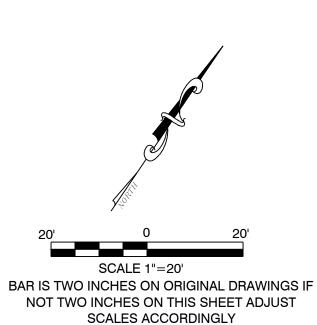






TRANSIENT RESTROOMS / DOCK MASTER BUILDING CITY MARINA /GARRISON BIGHT Key West. Florida



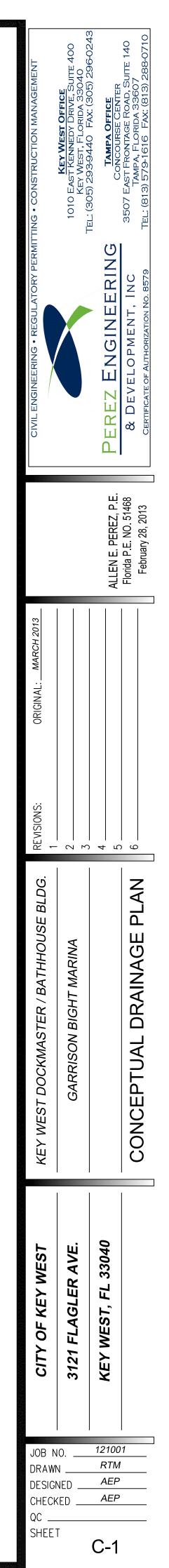


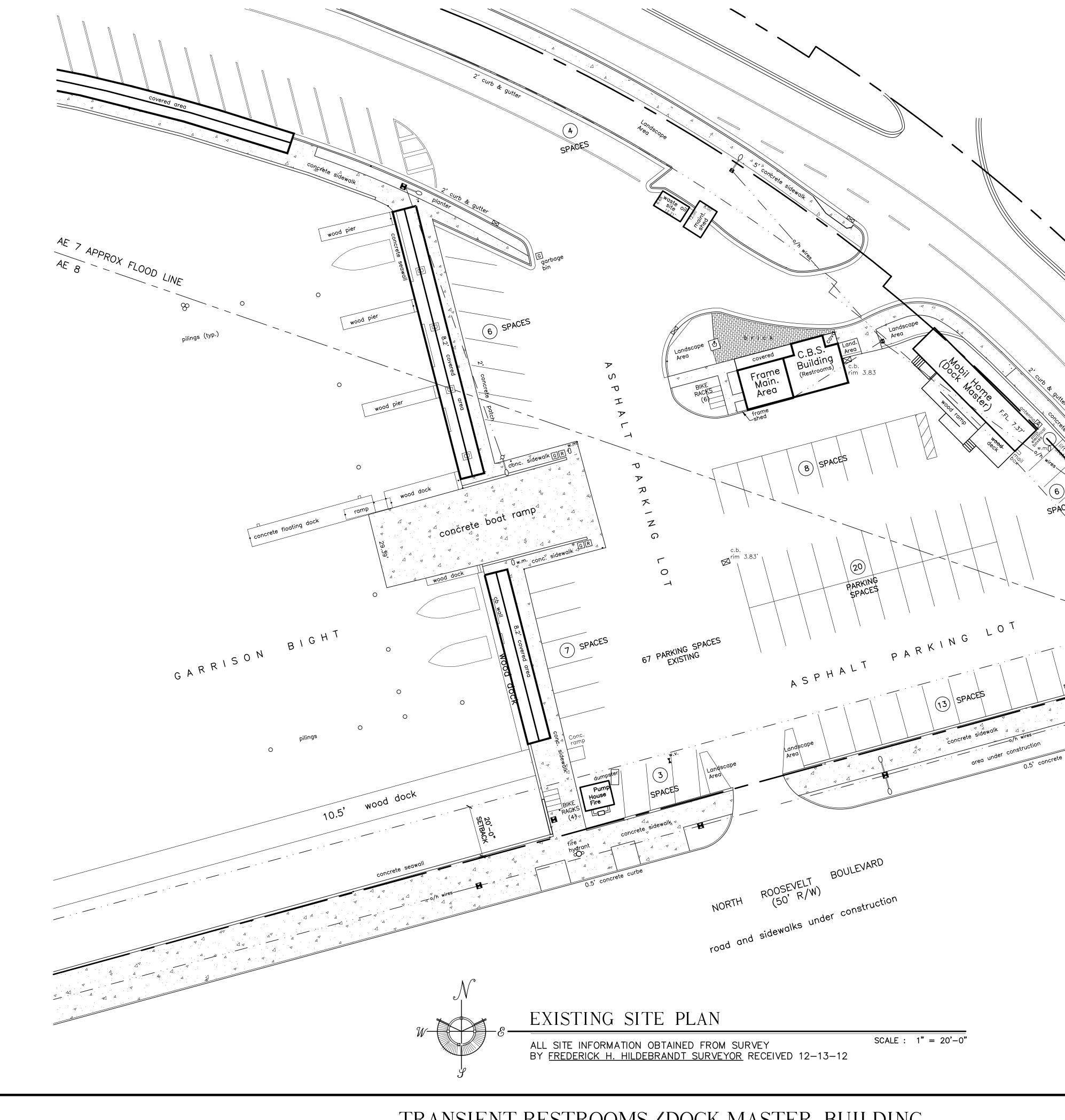
Water Quantity and Water Quality Calculations Water Quantity - Predevelopment Project Area A = 1.276 ac 55,589 0.088 ac 3,853 Pervious Area Impervious Area 1.188 ac 51,736 sf % Impervious 93.07% Rainfall for 25yr/24hr event $P_{24} =$ 9 in Rainfall for 25yr/3day event P₇₂ = 12.23 in Depth to Water Table з ft Predeveloped Available Storage 4.95 in Soil Storage S = 0.34 in $Q_{pre} = (P_{24} - 0.2S)^2$ 11.83 in $Q_{\text{pre}} =$ (P₂₄ + 0.8S) Runoff Volume from 25 year/ 3 day storm $V_{25yr/24h} = 15.10$ ac-in Water Quantity - Postdevelopment A = 1.276 ac 55,589 s Project Area 0.206 Pervious Area ac 8,978 Impervious Area 1.070 ac 46,611 sf 83.8% % Impervious Rainfall for 25yr/24hr event P₂₄ = 9 in Rainfall for 25yr/3day event P₇₂ = 12.23 in Depth to Water Table з ft Developed Available Storage 4.95 in Soil Storage S = 0.80 in $Q_{post} = (P_{24} - 0.2S)^2$ $Q_{\text{post}} = 11.32$ in (P₂₄ + 0.8S) V_{25yr/24h} = 14.45 ac-in Runoff Volume from 25 year/ 3 day storm Postdevelopment - Predevelopment $Q_{pre-post} = Q_{post} - Q_{pre}$ -0.51 Q_{pre-post} = in V_{pre-post} = <mark>-0.65</mark> ac-in Pre/Post Volume = Q_{pre-post} x A

CONCEPTUAL DRAINAGE NOTES:

- 1. THE EXISITNG STORMWATER MANAGEMENT SYSTEM SHALL REMAIN UNALTERED, EXCEPT FOR MODIFICATIONS TO ACCOUNT FOR CONSTRUCTION OF THE BUILDING.
- 2. CONTRACTOR SHALL VERIFY THAT EXACT LOCATION OF SOURCE DISCHARGE AND SERVICE THE ENTIRE EXISITING STORMWATER SYSTEM PRIOR TO PLACING THE BUILDING INTO OPERATION.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING / RETURNING TO EXISTING CONDITION ANY PORITION OF STORMWATER SYSTEM THAT IS DAMAGED DURING CONSTRUCTION.

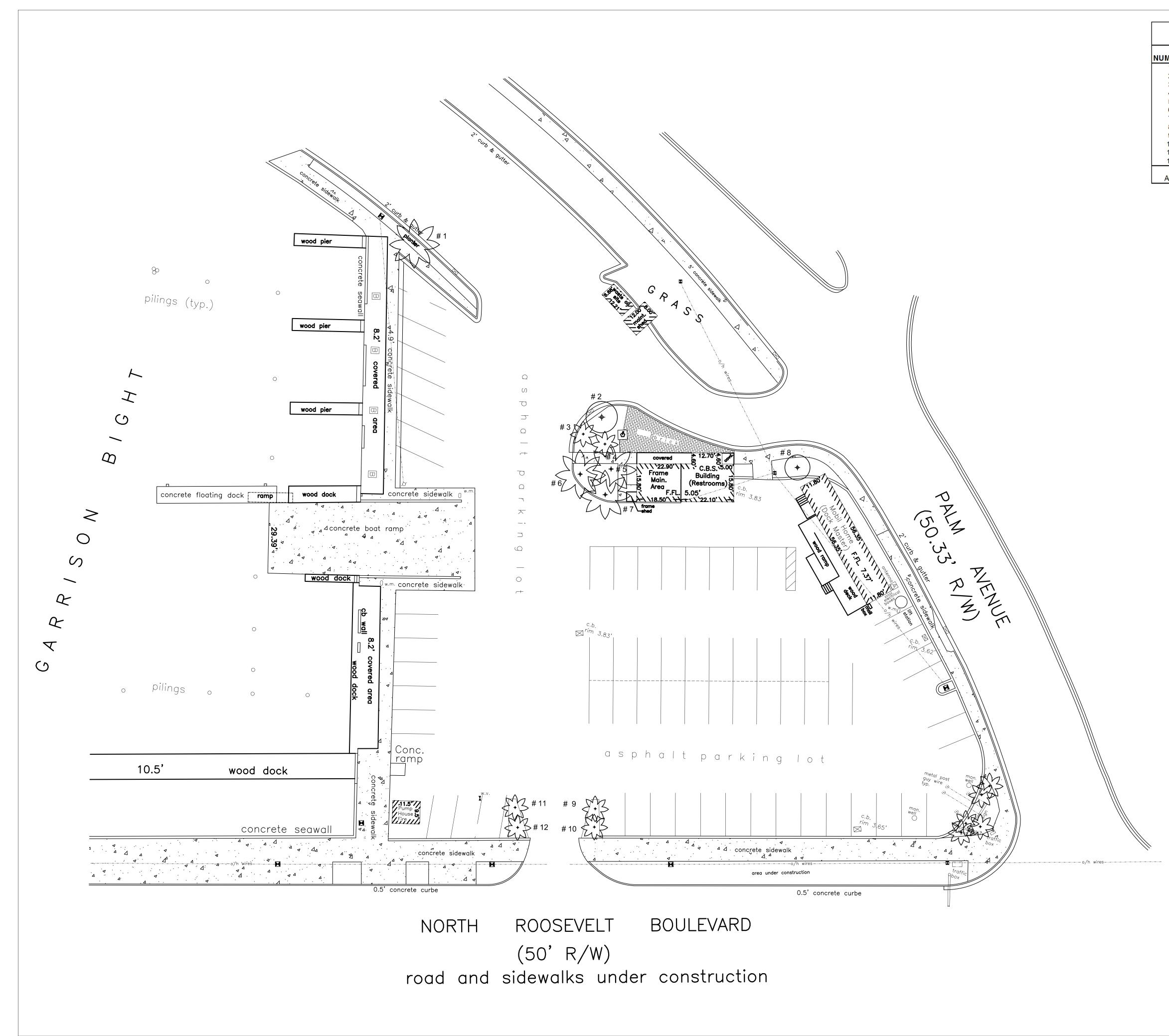
LEGEND					
PROJECT LIMITS					
BUILDING EXTENTS (ROOF AREA)					
NEW ASPHALT PAVEMENT					
GRASSCRETE CONCRETE PAVERS					
^{パラ} EXISTING GRADE					
PROPOSED GRADE					
EXISTING STORM INLET					
STORMWATER FLOW					
NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE					





TRANSIENT RESTROOMS / DOCK MASTER BUILDING CITY MARINA /GARRISON BIGHT Key West. Florida

	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
	TRANSIENT RESTROOMS / DOCK MASTER BUILDING
STATE AND	CITY MARINA GARRISON BIGHT 1801 N. ROOSEVELT BLVD. KEY WEST, FL. 33040
	<u>seal</u>
metal post mol guy wire typ.	
c.b. rim 3.65'	
4 Traffic box	
curbe	THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN
	<u>DATE</u> 12-13-12
	<u>REVISIONS</u>
	<u>DRAWN BY</u> AR
	PROJECT NUMBER
	1215
E	X-1
	1



City of Key West Dockmaster Building								
Existing Tree Disposition Schedule								
MBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	
1	Cocos nucifera	Coconut	20'-25'	15'-20'	8"-10"	Poor/Double	Remove	
2	Cordia sebestena	Geiger Tree	15'-20'	10'-15'	4"-6"	Poor/V Crotch	Remove	
3	Thrinax morrisii	Key Thatch Palm	8'-10'	4'-6'	4"-6"	Fair	Transplant	
4	Thrinax morrisii	Key Thatch Palm	8'-10'	4'-6'	4"-6"	Fair	Transplant	
5	Cocos nucifera	Coconut	20'-25'	15'-20'	8"-10"	Fair	Transplant	
6	Cocos nucifera	Coconut	25'-30'	15'-20'	8"-10"	Poor	Remove	
7	Cocos nucifera	Coconut	20'-25'	15'-20'	8"-10"	Fair	Transplant	
8	Plumeria rubra	Frangipani	10'-12'	10'-12'	4"-6"	Poor	Remove	
9	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant	
10	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant	
11	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant	
12	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant	

All Shrubs/Vegetation/Stumps Not Shown On This Schedule Within the Project Limits Are To Be Removed

ELIZABETH NEWLAND L A N D S C A P E ARCHITECTURE, LLC 2525 Ponce de Leon Blvd., Suite 300 Coral Gables, Florida 33134 305.481.6301 liznewland@bellsouth.net Seal: ELIZABETH NEWLAND Registered Landscape Architect # LA0001288 State of Florida Consultants: Revisions:

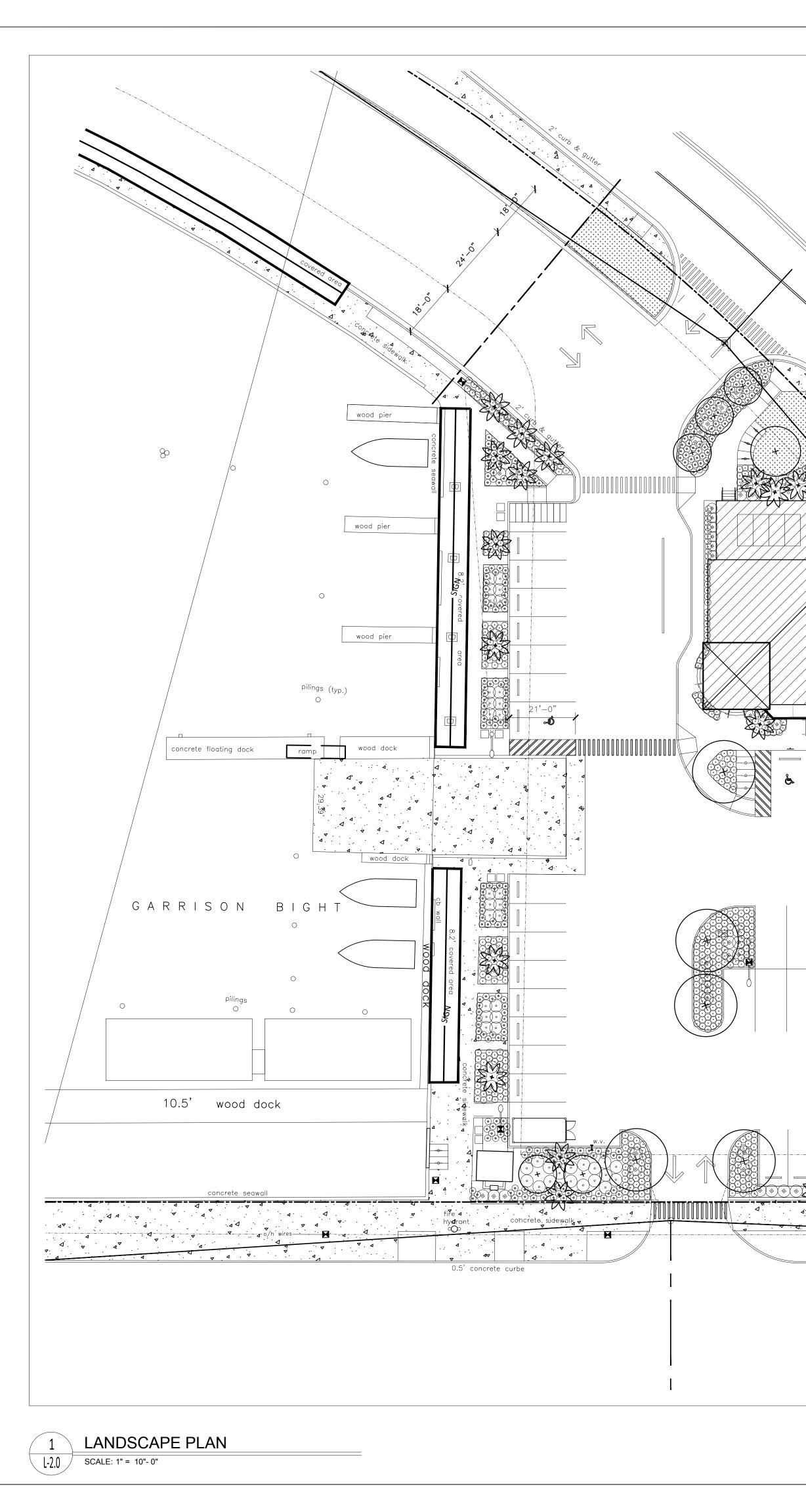
Dockmaster Building	GARRISON BIGHT KEY WEST, FLORIDA
Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN
Title: EXIST TREE & DISPOS PL/ Sheet Number: L-1.	A PALM SITION AN

Date: - FEBRUARY 28, 2013

NOTE: LOCATION OF EXISTING TREES AND PALMS ARE APPROXIMATE ONLY

1'-0"=20'-0" BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

N



· Q .

existing light pole

√ 4.

. ∕ √

. ⊲

concrete sidewalk

₄ ⊲_,,

0.5' concrete curbe

2

E,

------o/h wires------

دى: بى \\

. 4

)jjbox ''

3-D-

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	TREES										
\frown	CAW		Canella winterana	Wild Cinnamon	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
Ϋ́Υ	COD		Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
+)	GUD	16	Guapira discolor	Blolly	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	GYL	-	Gymnanthes lucida	Crabwood	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
\checkmark	KRF		Krugiodendrom ferreum	Ironwood	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	MFR	Ī	Myrcianthes fragrans	Simpson Stopper	Yes	NA	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	PALMS										
N 4	CON		Cocos nucifera	Cocnut Palm	No	12"-16"	20'-25' OA	15'-20'	B&B	As Shown	Transplant on Site
E:3	SAP	1	Sabal palmetto	Sabal Palm	Yes	12"	10'-12' OA	8'-10'	B&B	As Shown	Slick with Boots on To
$Z_{A}^{+}P$	THM	41	Thrinaxmorrisii	Key Thatch Palm	Yes	<mark>6</mark> "	8'-10'	4'-6'	B&B	As Shown	Transplant on Site
\bigvee \lor	THR		Thrinax radiata	Thatch Palm	Yes	6"	10'-12'	4'-6'	B&B	As Shown	Transplant on Site
	LARGE SHRUBS										
	CAC		Capparis cynophallophora	Jamaican Caper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
\sim	CHI	1	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
$(\circ)(\otimes)$	CLG	22	Clusia guttifera	Small Leaf Clusia	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
\bigcirc \bigcirc	EUF	1	Eugenia foetida	Spanish Stopper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	RAA	1	Randia aculeata	Indigo Berry	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	MEDIUM SHRUBS										
	BRL	-	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
	CAB	1	Cassia bahamensis	Bahama Cassia	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
(\circ) (\otimes)	PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
\bigcirc \bigcirc	SAB		Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
	SER	1	Serenoa repens	Saw Palmetto	Yes	NA	24"-36"	24"-36"	15 Gal	As Shown	
	SMALL SHRUBS										
	HAM		Hamelia patens 'compacta'	Dwarf Firebush	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
\sim	PLI	139	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
\odot	TRF		Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	ZAP	1	Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	GROUNDCOVER										
	BOA		Borrichia arborscens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	ERL	1	Ernodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	FIM	1133	Ficus microcarpa 'Green Island'	Ficus 'Green Island'	No	NA	18"-24"	18"-24"	3 Gal	As Shown	
\odot	LAD		Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	MIS		Microsorum scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	As Shown	
	STJ	1	Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	
	TURF			ner of State State State State	THE PASSAGE	RECEIPTION OF					
•••••••	*	1475	Arachis glabrata	Perennial Peanut	No	NA			SF		

ELIZABETH NEWLAND L A N D S C A P E ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300 Coral Gables, Florida 33134 305.481.6301 liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND Registered Landscape Architect # LA0001288 State of Florida

Consultants:

Revisions:

Building BIGHT LORID/ GARRISON I KEY WEST, FL ockmaste

Drawing Size 24x36	Project #:					
Drawn By: EN	Checked By: EN					
Title: LANDSCAPE PLANTING PLAN						
Sheet Number:	0					

Date: - FEBRUARY 28, 2013

