

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

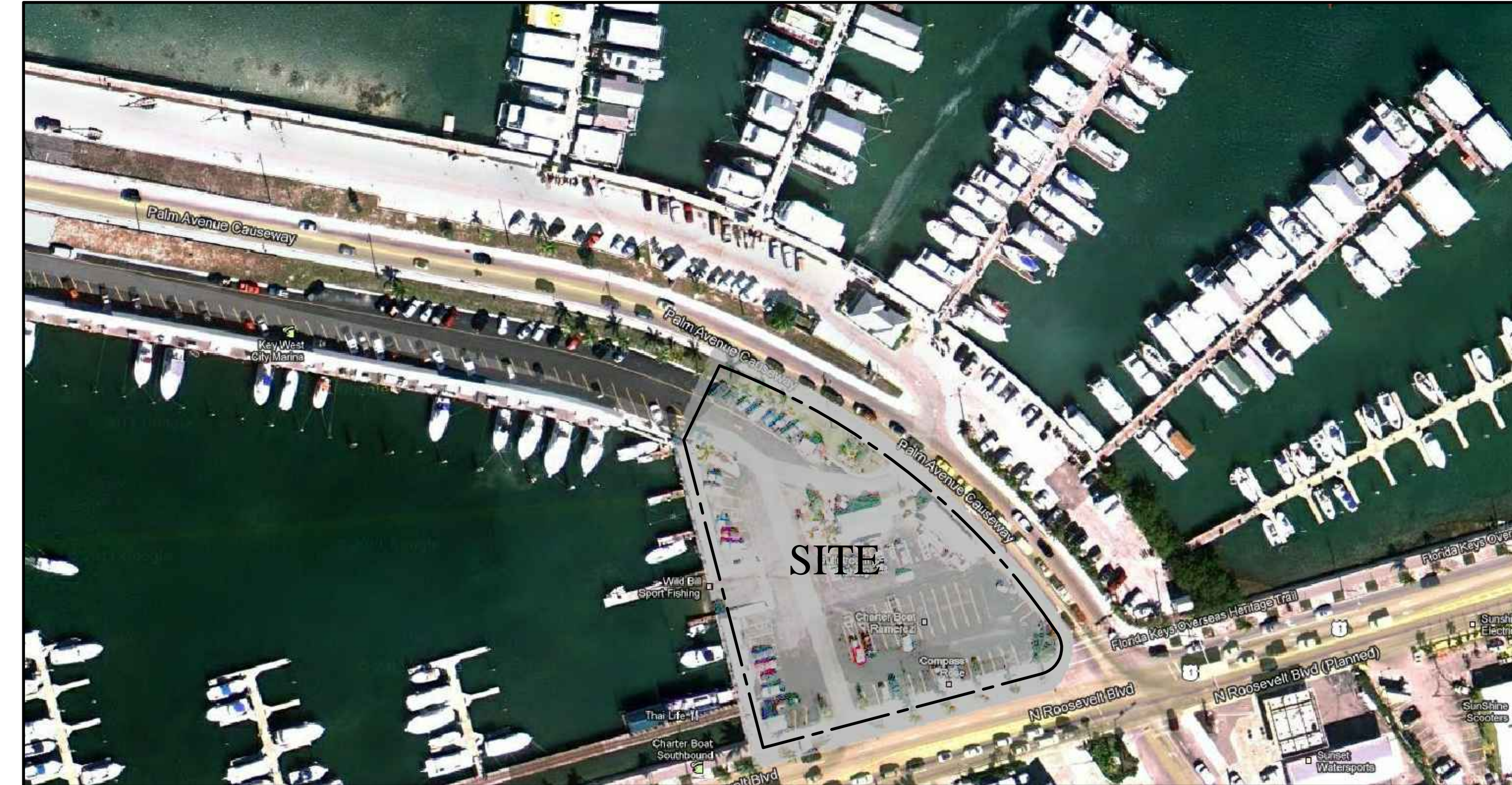


KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I
COMMISSIONER MARK ROSSI, DISTRICT II
COMMISSIONER BILLY WARDLOW, DISTRICT III
COMMISSIONER TONY YANIZ, DISTRICT IV
COMMISSIONER TERI JOHNSTON, DISTRICT V
COMMISSIONER CLAYTON LOPEZ, DISTRICT VI
CITY MANAGER BOB VITAS

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33040

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LICENSE NO.
AA 0003040

TRANSIENT
RESTROOMS /
DOCK MASTER
BUILDING

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

SEAL _____

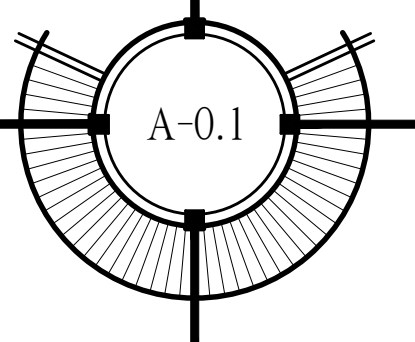
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WILLIAM P. HORN

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

REVISIONS _____

DRAWN BY
AR

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: REQUIRED = 20.0' EXISTING = 93.0' PROPOSED = 148.0'
 SHORE LINE SETBACK: REQUIRED = 30.0' EXISTING = 0.0' PROPOSED = 0.0'

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.

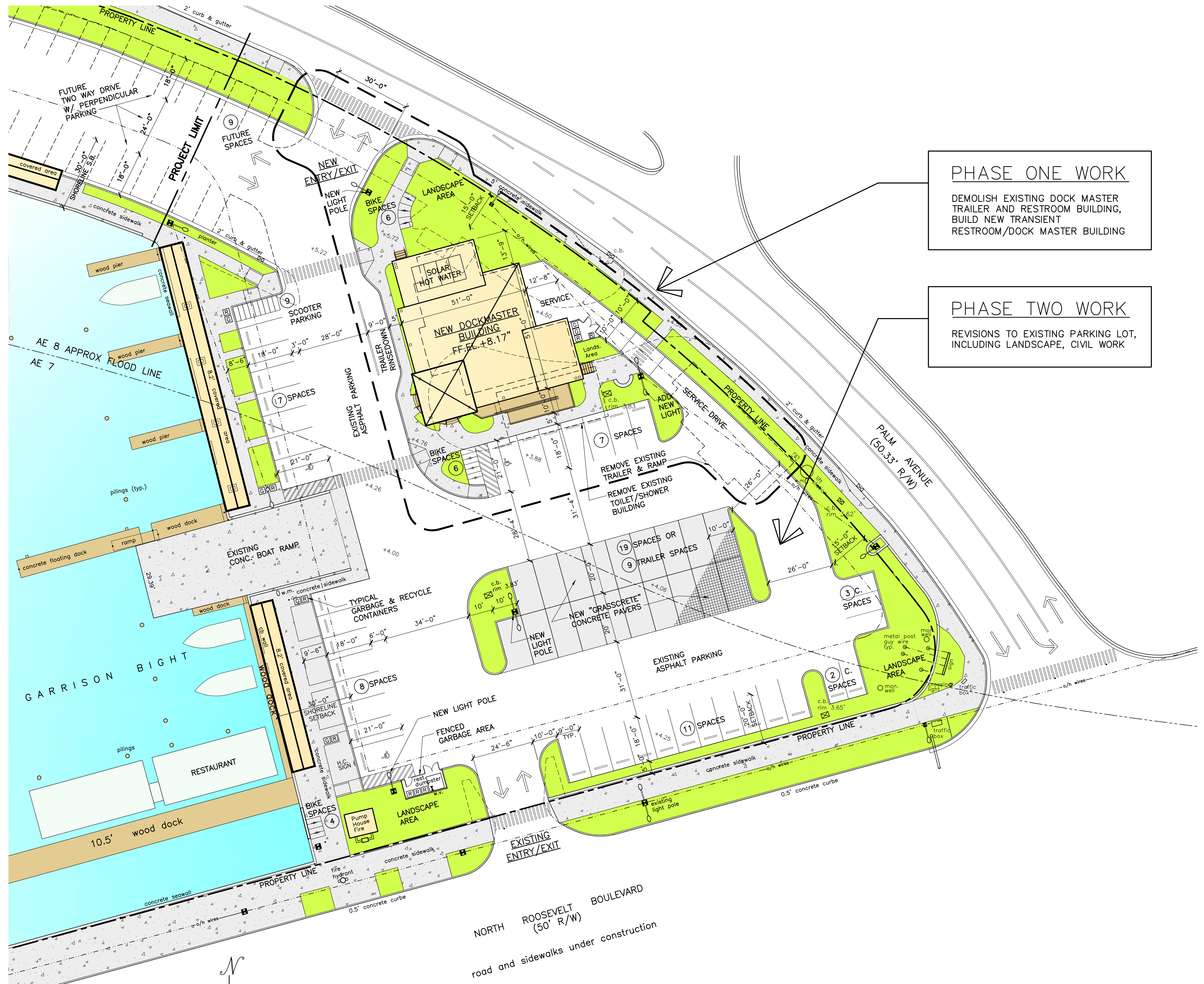
BICYCLE PARKING:
 EXISTING: 10 SPACES
 PROPOSED: 16 SPACES

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.

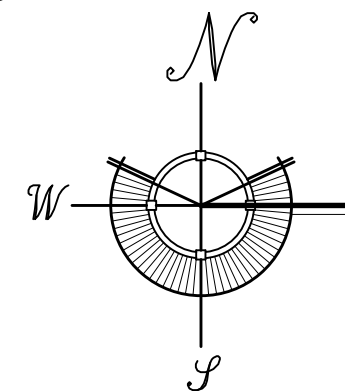


PHASE ONE WORK
 DEMOLISH EXISTING DOCK MASTER TRAILER AND RESTROOM BUILDING, BUILD NEW TRANSIENT RESTROOM/DOCK MASTER BUILDING

PHASE TWO WORK
 REVISIONS TO EXISTING PARKING LOT, INCLUDING LANDSCAPE, CIVIL WORK

SITE ROOF PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY BY FREDERICK H. HILDEBRANDT SURVEYOR RECEIVED 12-13-12 SCALE: 1" = 20'-0"



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

SEAL

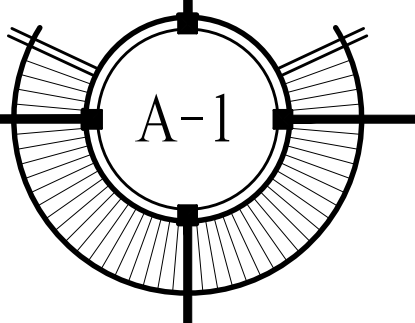
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REVISIONS

DRAWN BY: AR

PROJECT NUMBER: 1215



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 CITY MARINA / GARRISON BIGHT
 KEY WEST, FLORIDA

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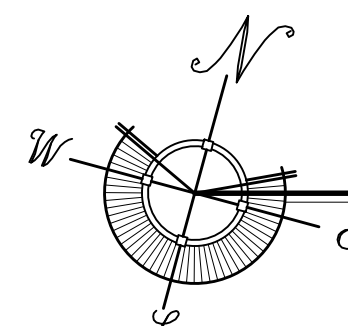
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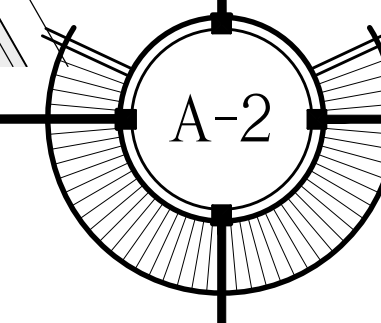
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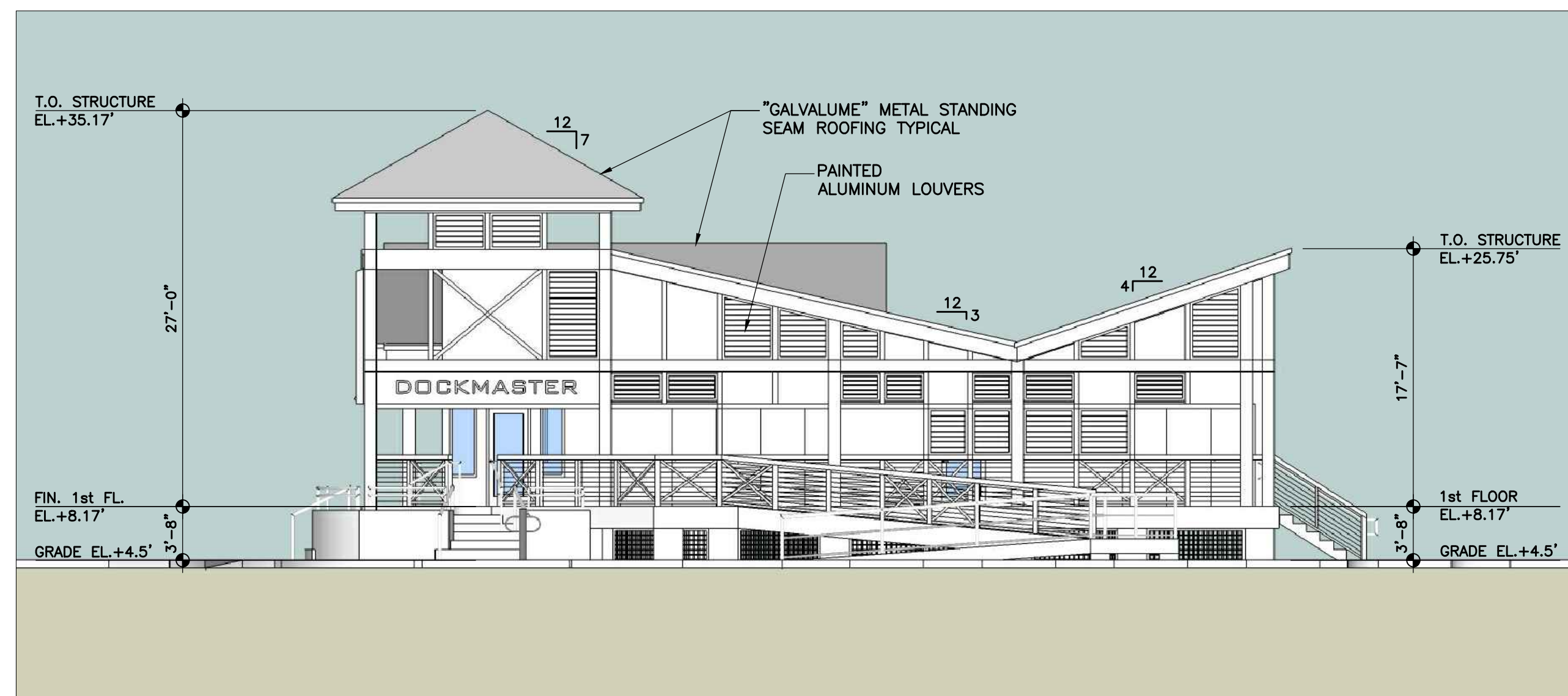


PROPOSED FLOOR PLAN

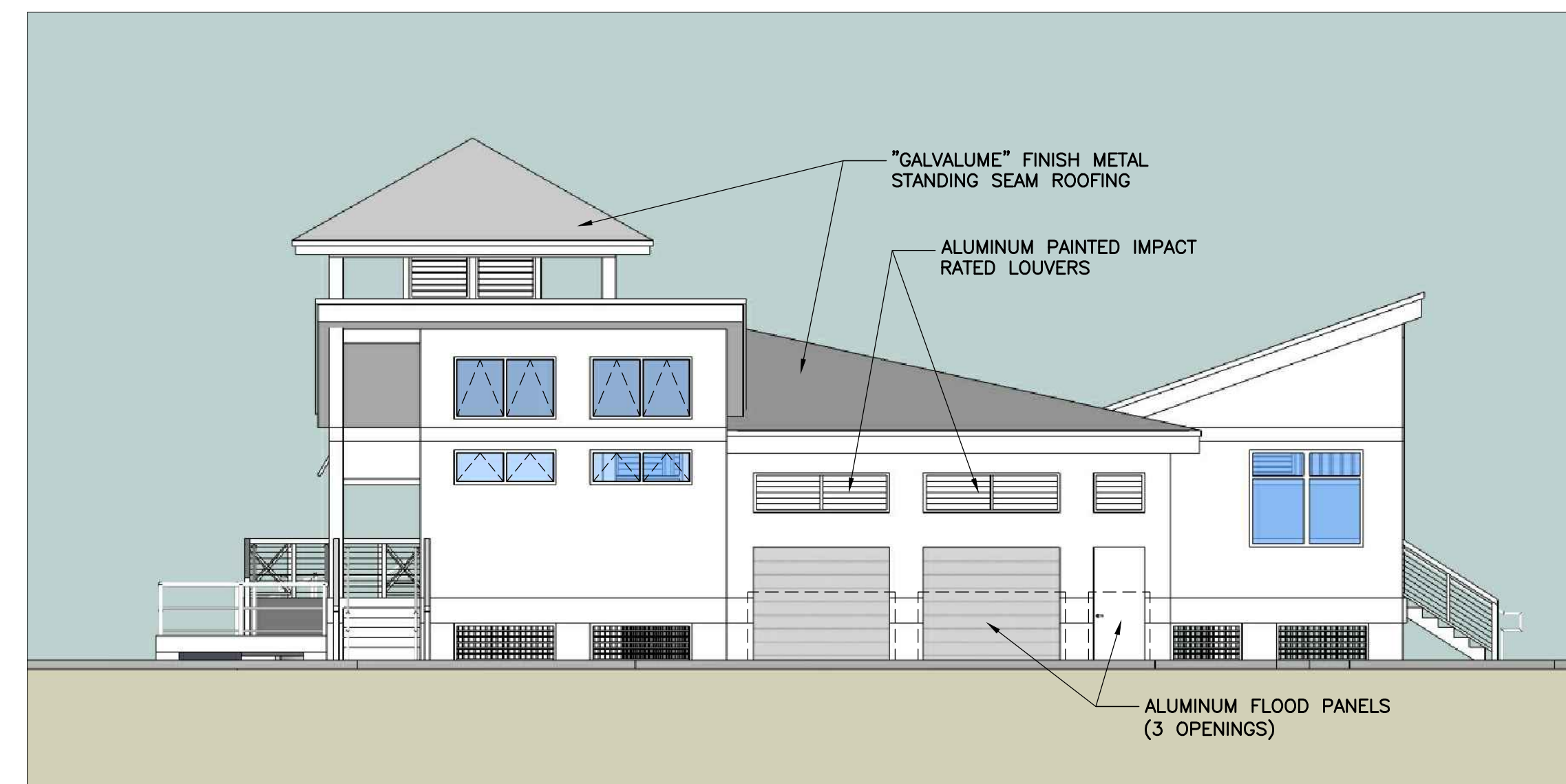
SCALE : 1/8" = 1'-0"

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





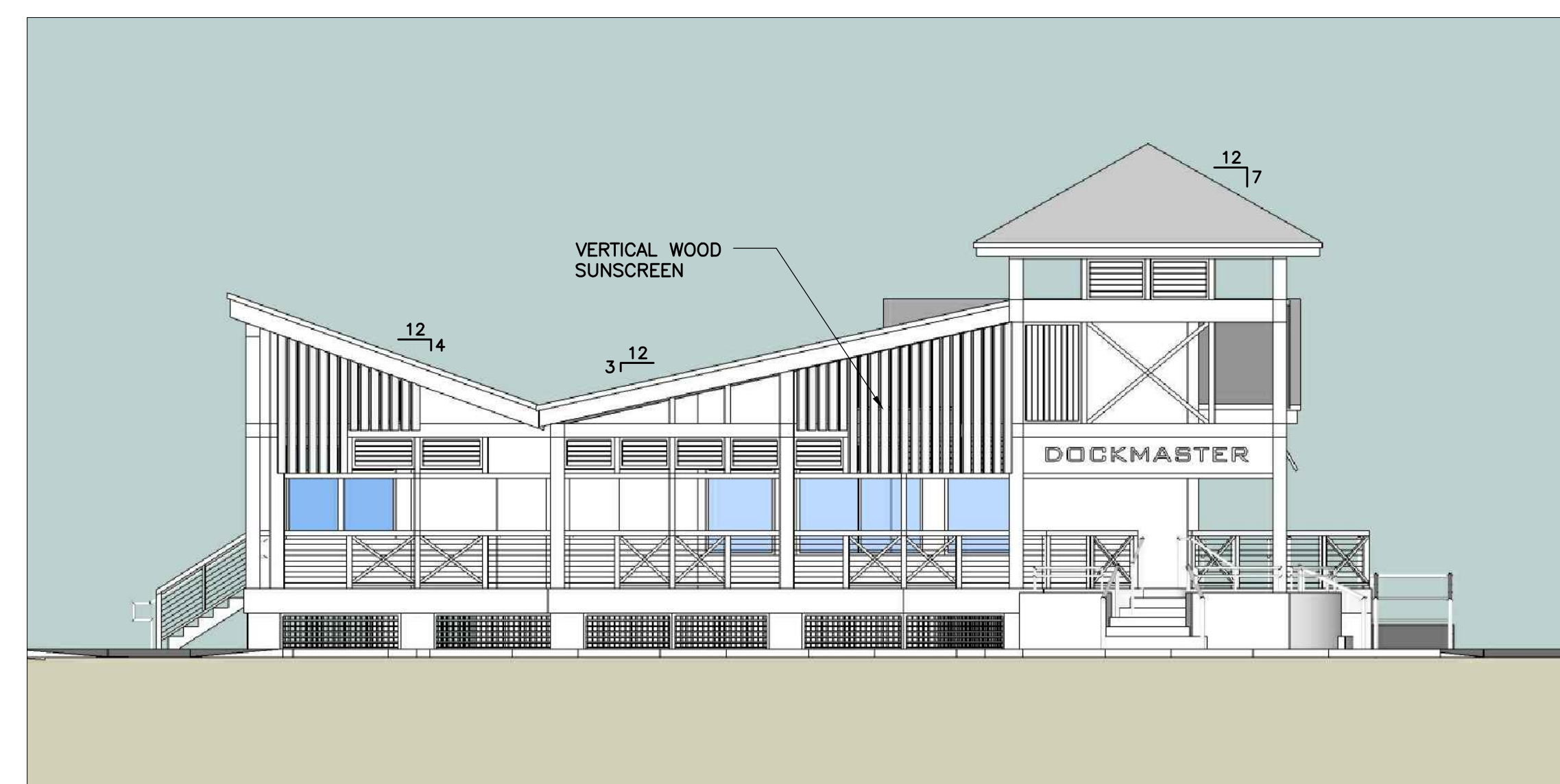
1
A-3 ELEVATION - 1
SCALE : 1/8" = 1'-0"



2
A-3 ELEVATION - 2
SCALE : 1/8" = 1'-0"



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



4
A-3 ELEVATION - 4
SCALE : 1/8" = 1'-0"

SEAL _____

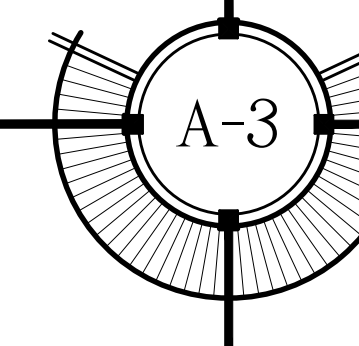
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1
A-4

PERSPECTIVE # 1



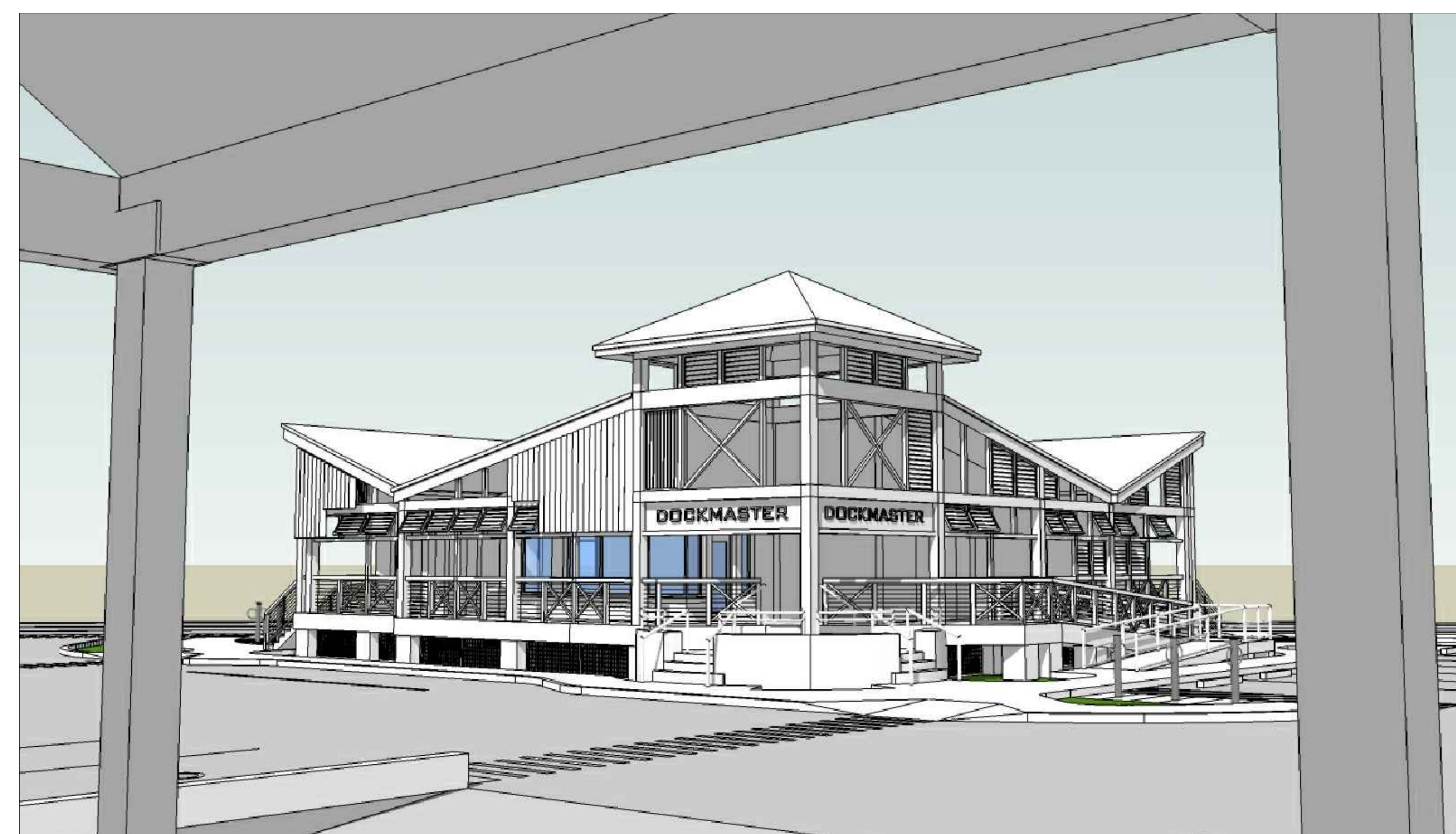
2
A-4

PERSPECTIVE # 2



3
A-4

PERSPECTIVE # 3



4
A-4

PERSPECTIVE # 4

SEAL

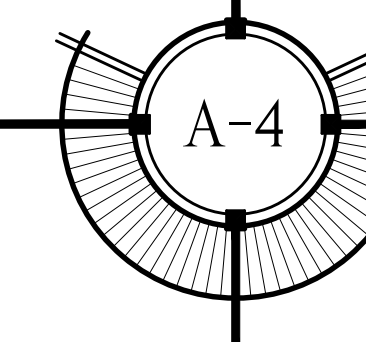
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1801 N. ROOSEVELT BLVD.
KEY WEST, FL. 33040



1
A-5
PERSPECTIVE # 1



2
A-5
PERSPECTIVE # 2



3
A-5
PERSPECTIVE # 3



4
A-5
PERSPECTIVE # 4

SEAL

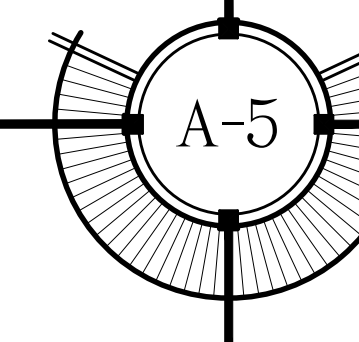
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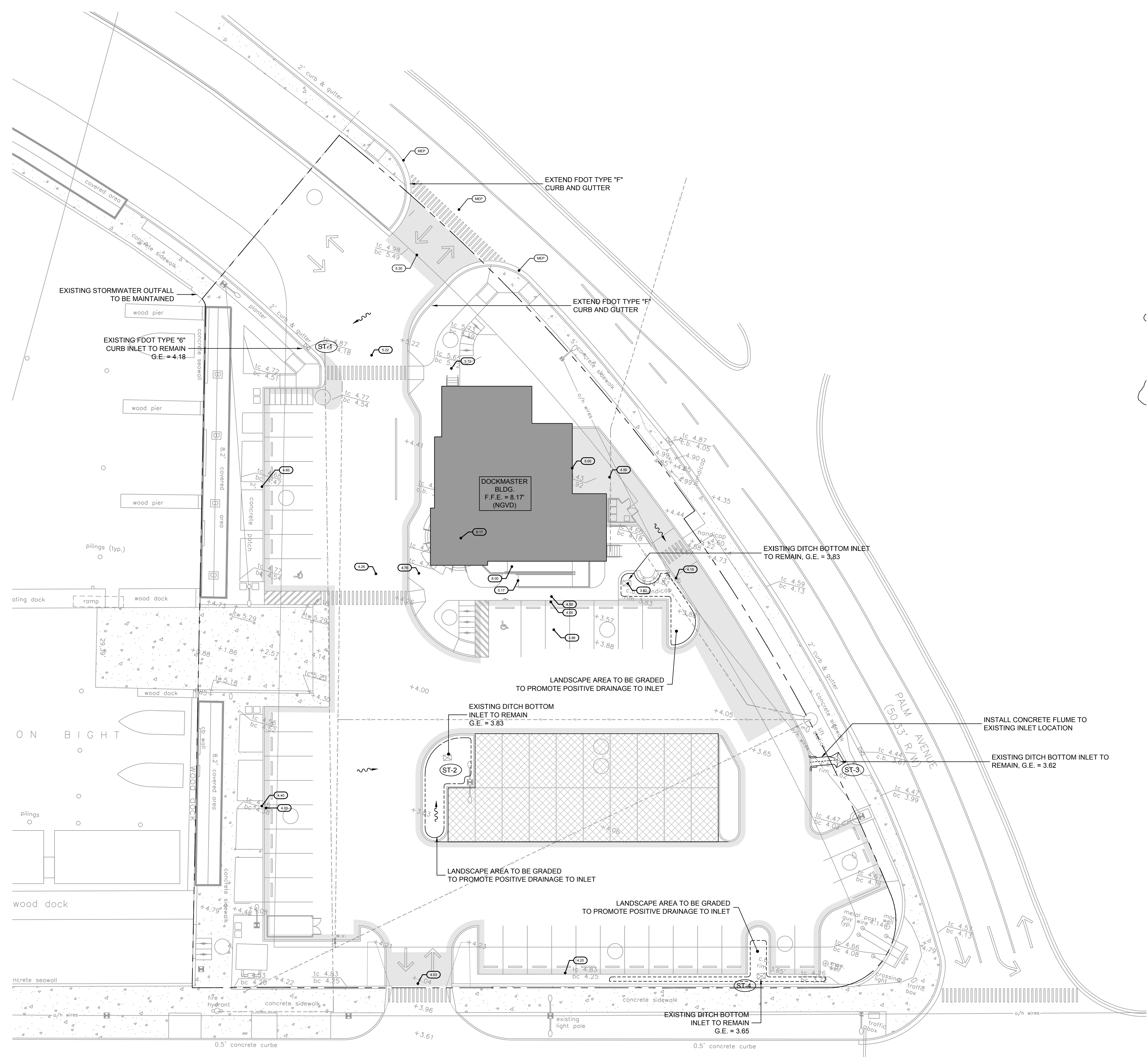
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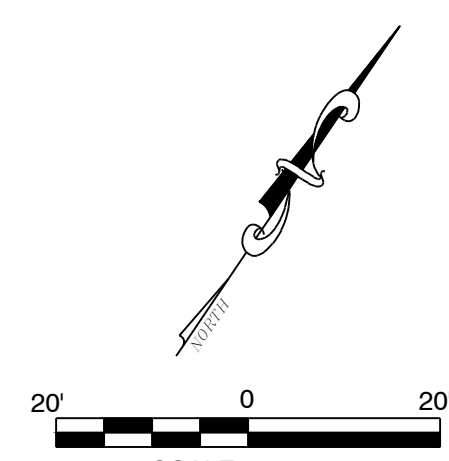
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NORTH ROOSEVELT BOULEVARD
(50' R/W)
road and sidewalks under construction



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

Water Quantity and Water Quality Calculations			
<i>Water Quantity - Predevelopment</i>			
Project Area	A =	1.276	ac 55,589 sf
PerVIOUS Area		0.088	ac 3,853 sf
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	P ₇₂ =	12.23	in
Depth to Water Table		3	ft
Predeveloped Available Storage		4.95	in
Soil Storage	S =	0.34	in
$Q_{pre} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.85)}$	Q _{pre} =	11.83	in
Runoff Volume from 25 year / 3 day storm	V _{25yr/24hr} =	15.10	ac-in
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	1.276	ac 55,589 sf
PerVIOUS Area		0.206	ac 8,978 sf
Impervious Area		1.070	ac 46,611 sf
% Impervious		83.8%	
Rainfall for 25yr/24hr event	P ₂₄ =	9	in
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in
Depth to Water Table		3	ft
Developed Available Storage		4.95	in
Soil Storage	S =	0.80	in
$Q_{post} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.85)}$	Q _{post} =	11.32	in
Runoff Volume from 25 year / 3 day storm	V _{25yr/24hr} =	14.45	ac-in
<i>Postdevelopment - Predevelopment</i>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	Q _{pre-post} =	-0.51	in
Pre/Post Volume = Q _{pre-post} × A	V _{pre-post} =	-0.65	ac-in

CONCEPTUAL DRAINAGE NOTES:

1. THE EXISTING 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 EXISTING STORMWATER SYSTEM PRIOR TO PLACING THE BUILDING INTO OPERATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING / RETURNING TO EXISTING CONDITION ANY PORTION OF STORMWATER SYSTEM THAT IS DAMAGED DURING CONSTRUCTION.

LEGEND	
	PROJECT LIMITS
	BUILDING EXTENTS (ROOF AREA)
	NEW ASPHALT PAVEMENT
	GRASSCRETE CONCRETE PAVERS
	EXISTING GRADE
	PROPOSED GRADE
	EXISTING STORM INLET
	STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 400
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TAMPA OFFICE
 3507 EAST FRUIT AVE., SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 579-1616 FAX: (813) 288-0710

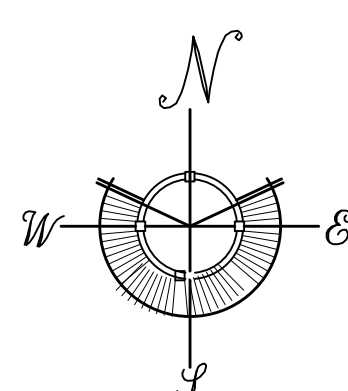
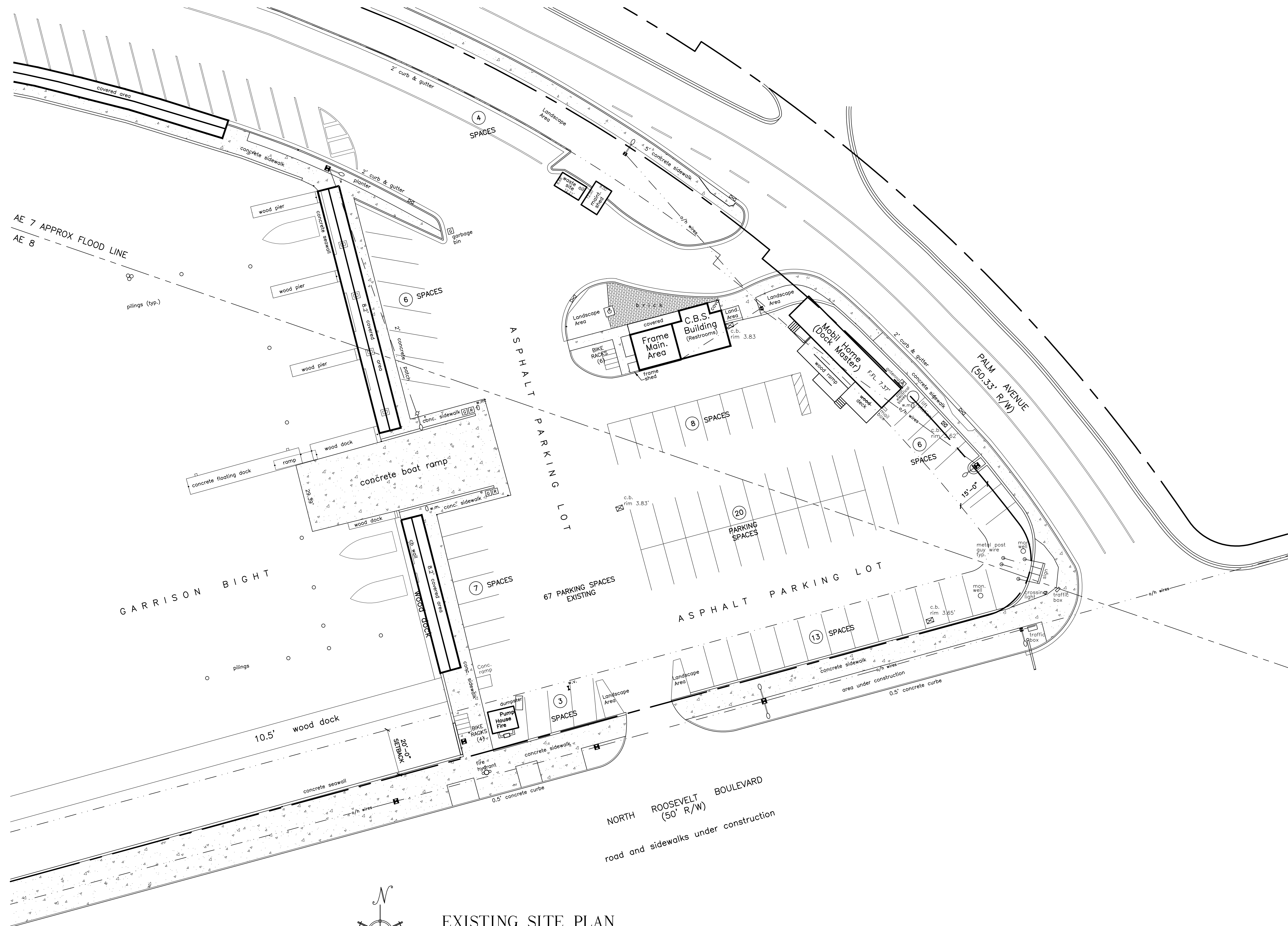
PEREZ ENGINEERING
 & DEVELOPMENT, INC
 ALLEN PEREZ P.E.
 Florida P.E. NO. 51468
 February 28, 2013

REVISIONS:	ORIGINAL:
1	MARCH 2013
2	
3	
4	
5	
6	

KEY WEST DOCKMASTER / BATHHOUSE BLDG.
 GARRISON BIGHT MARINA
CONCEPTUAL DRAINAGE PLAN

CITY OF KEY WEST
 3121 FLAGLER AVE.
 KEY WEST, FL 33040

JOB NO. 121001
 DRAWN RTM
 DESIGNED AEP
 CHECKED AEP
 QC SHEET

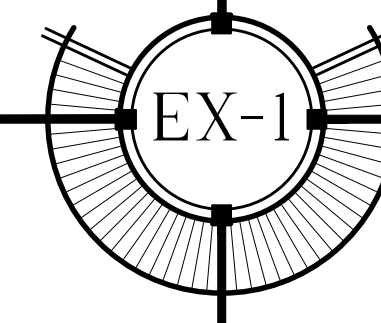


EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY FREDERICK H. HILDEBRANDT SURVEYOR RECEIVED 12-13-12

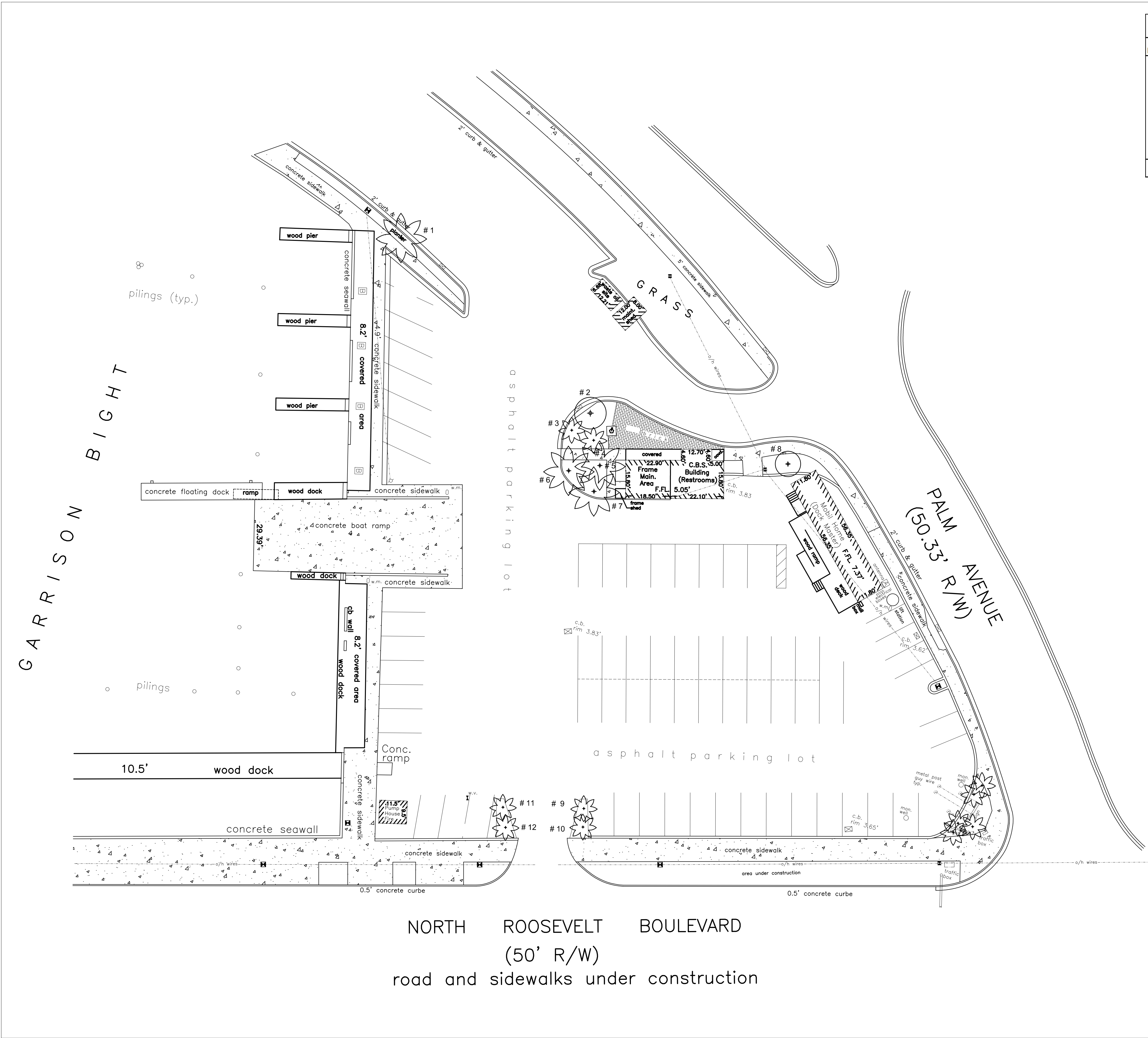
SCALE : 1" = 20'-0"

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



City of Key West Dockmaster Building Existing Tree Disposition Schedule						
NUMBER	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



NOTE: LOCATION OF EXISTING TREES AND PALMS ARE APPROXIMATE ONLY

