

GARRISON BIGHT MARINA

TRANSIENT RESTROOMS / DOCK MASTER BUILDINGS

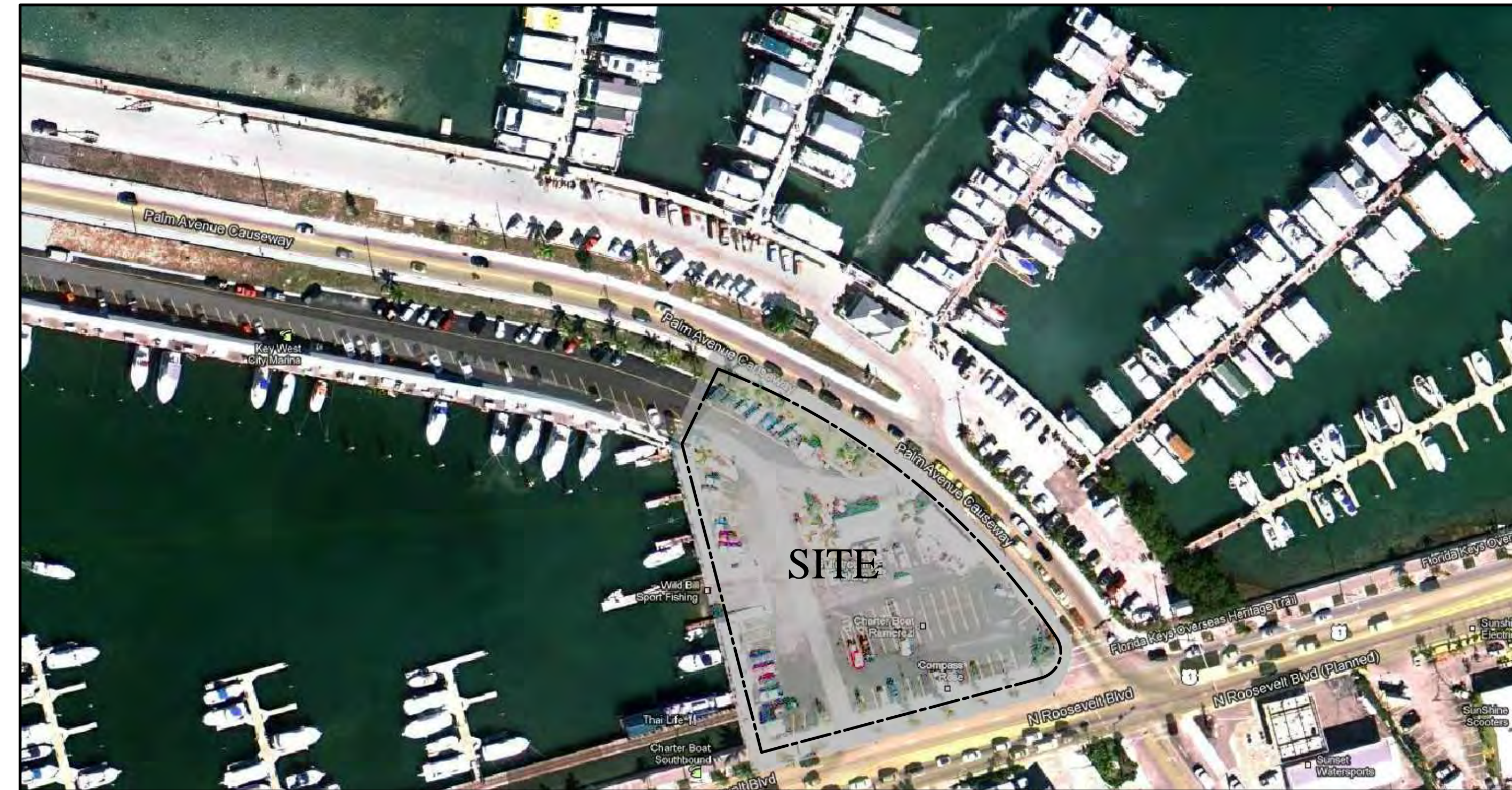
CITY OF KEY WEST



KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES
 COMMISSIONER JIMMY WEEKLEY, DISTRICT I
 COMMISSIONER SAMUEL KAUFMAN, DISTRICT II
 COMMISSIONER BILLY WARDLOW, DISTRICT III
 COMMISSIONER RICHARD PAYNE, DISTRICT IV
 COMMISSIONER MARGARET ROMERO, DISTRICT V
 COMMISSIONER CLAYTON LOPEZ, DISTRICT VI
 CITY MANAGER JAMES K. SCHOLL

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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 _____

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WILLIAM P. HORN

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02-14-13 D.R.C.
05-14-13 PL. BD.
01-12-16 PL. BD.

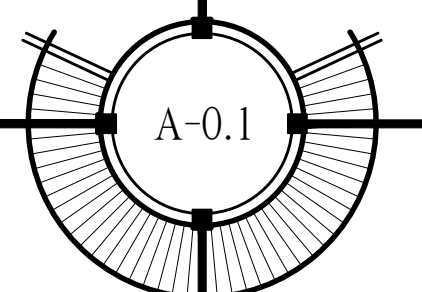
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AR
EMA

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' (ABOVE CROWN OF ROAD)
 (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: 46,602.02 S.F. (83.83%)

LANDSCAPE AREA / OPEN SPACE:
 REQUIRED: 11,117.86 S.F. (20% MIN.)
 EXISTING: 3,853.74 S.F. (6.93%)
 PROPOSED: 9,569.30 S.F. (17.21%)

CAR PARKING:
 EXISTING: 67 SPACES
 PROPOSED: 57 SPACES

NOTE: REDUCTION IN PARKING IS FOR ADDING HANDICAP PARKING (2), LANDSCAPE ISLANDS, SCOOTER PARKING, AND WIDEN DRIVES.

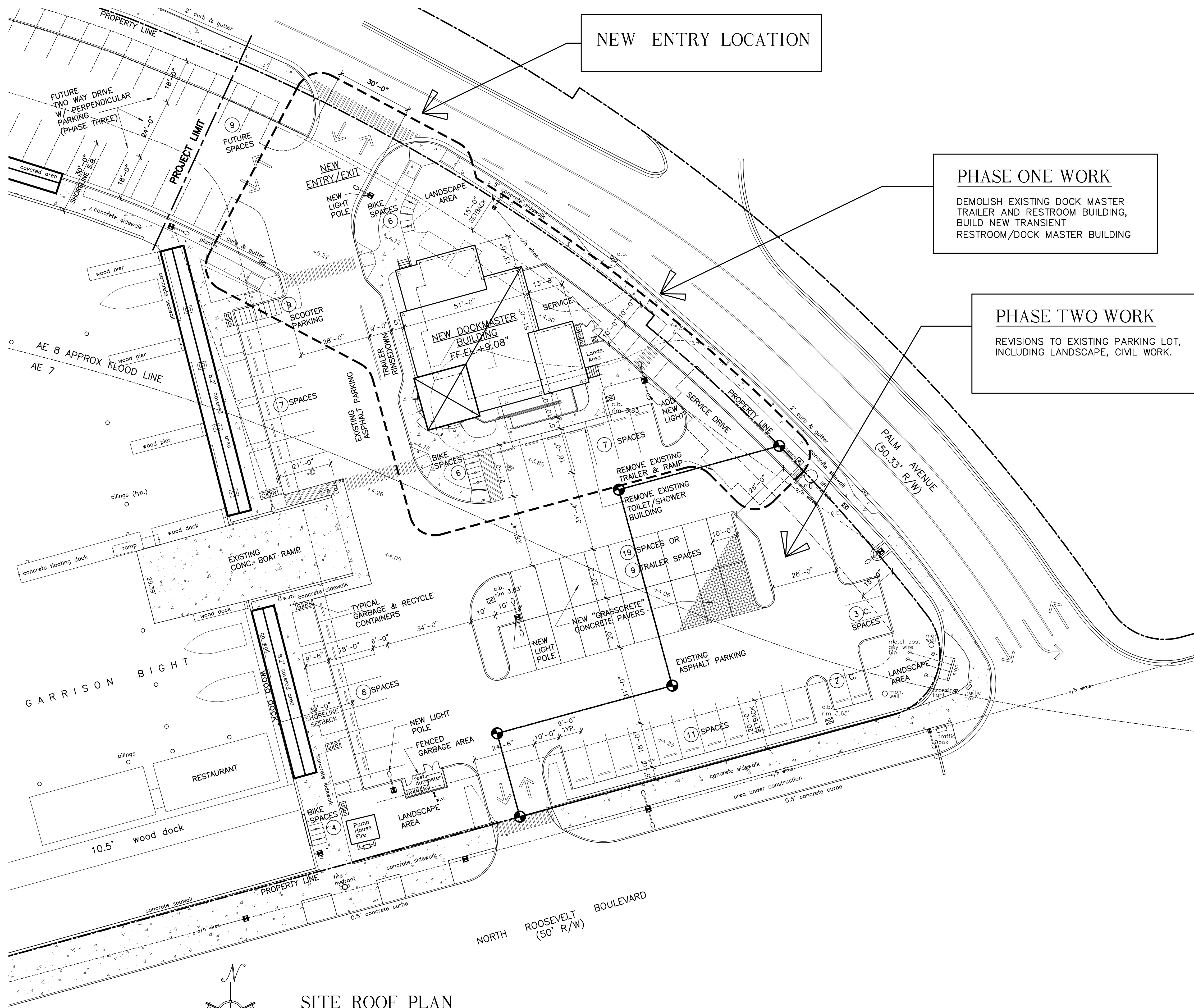
BICYCLE PARKING:
 EXISTING: 10 SPACES
 PROPOSED: 16 SPACES

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	2,310 S.F.
1st. FLOOR COVERED	849 S.F.
TOTAL PROPOSED	3,159 S.F. (FOR NEW DOCK MASTER BUILDING)



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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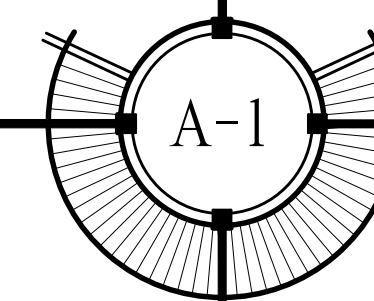
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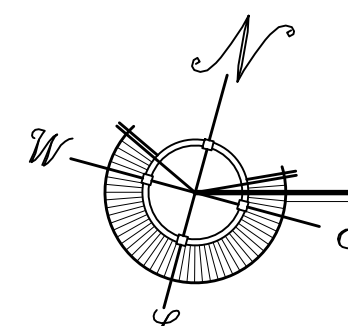
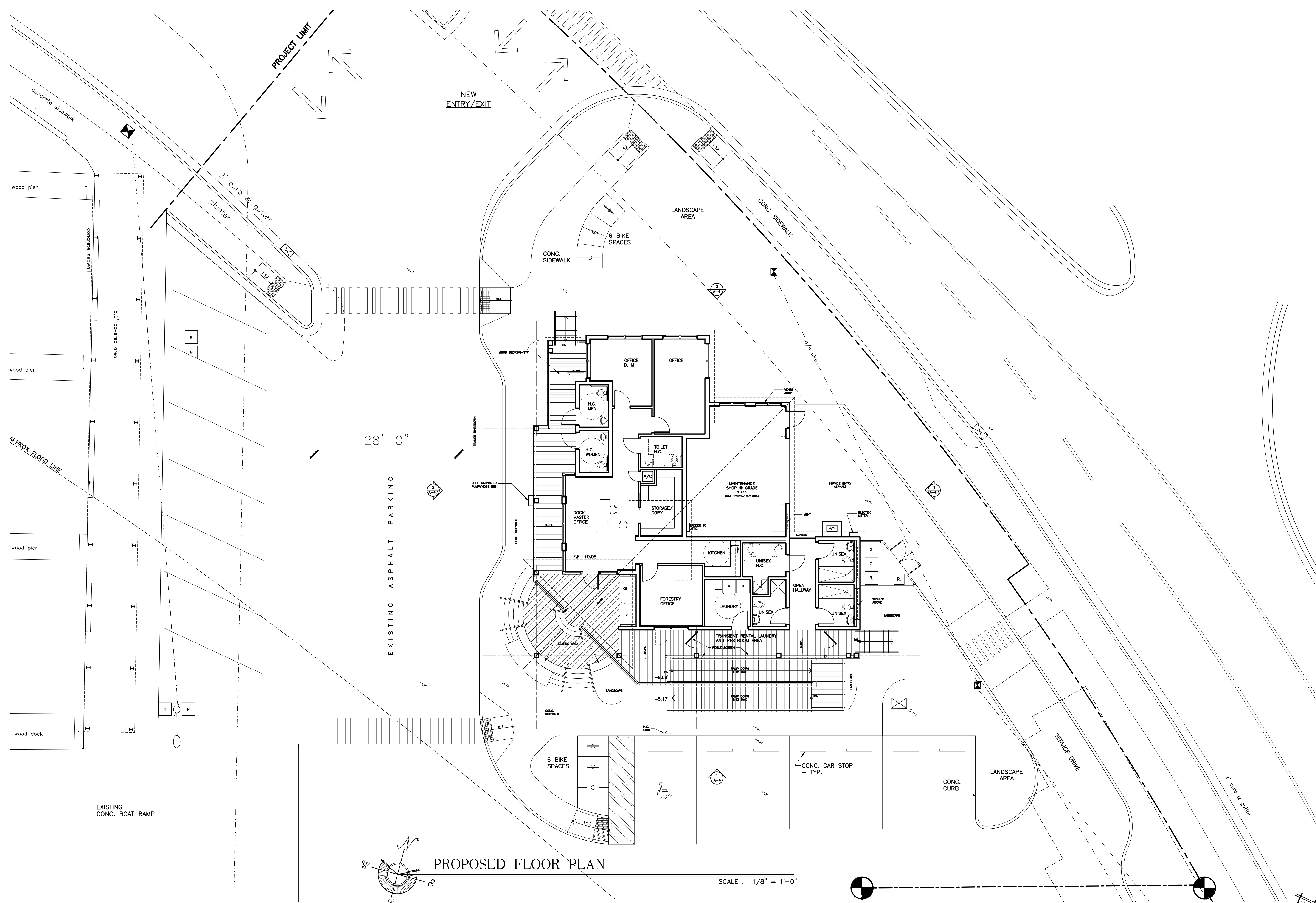
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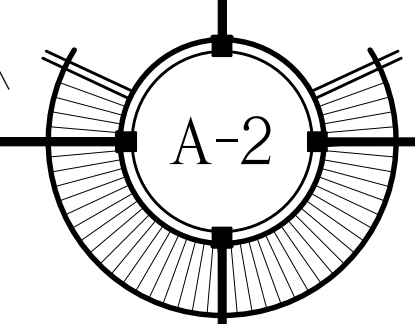
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PROPOSED FLOOR PLAN

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

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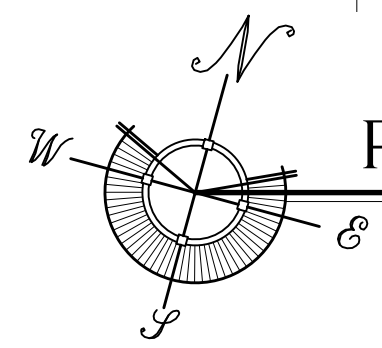
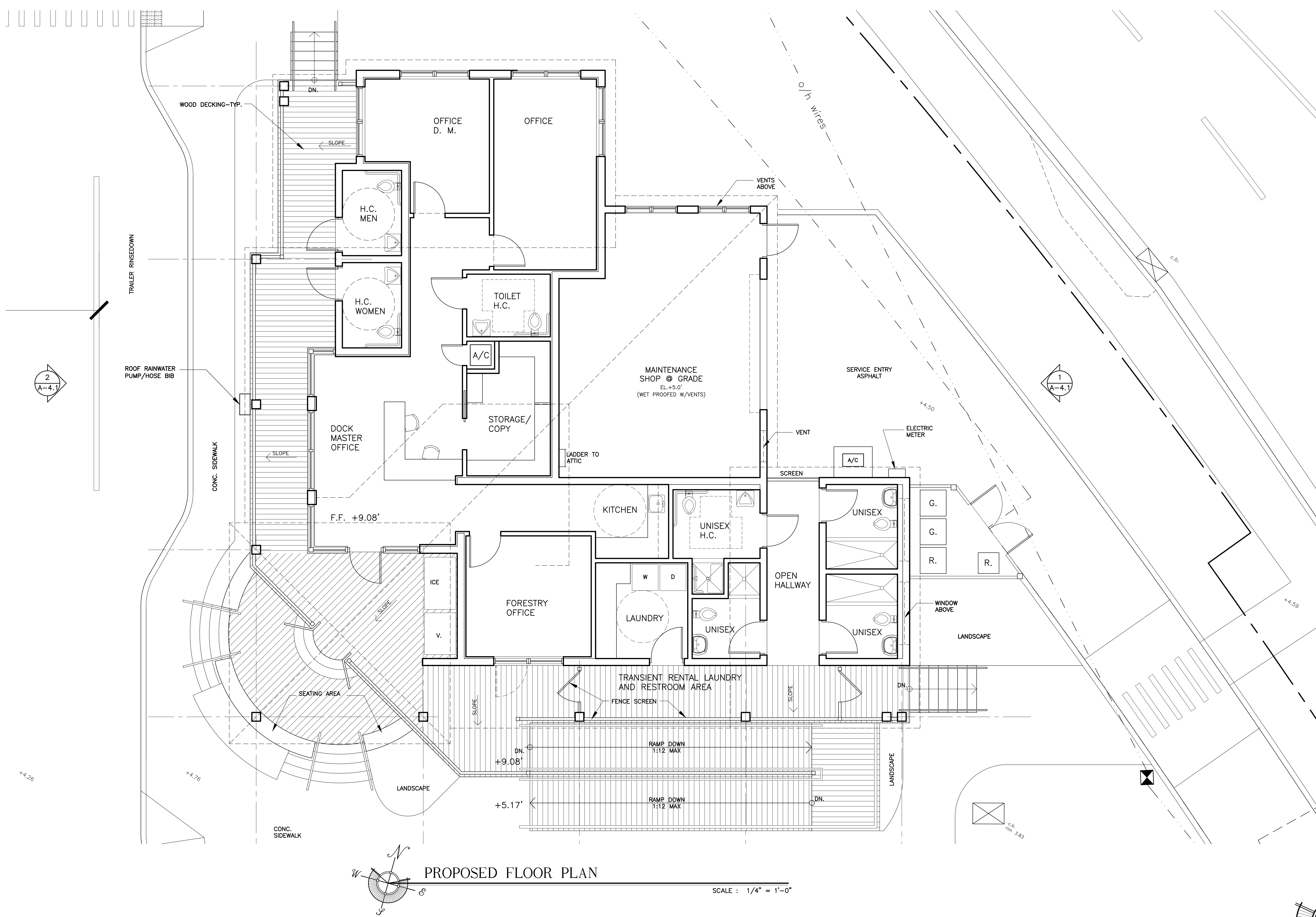
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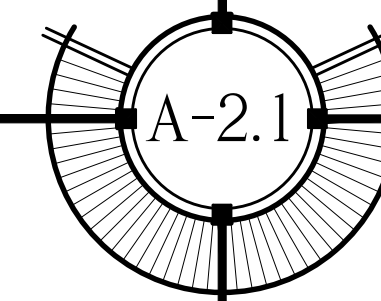
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PROPOSED FLOOR PLAN

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

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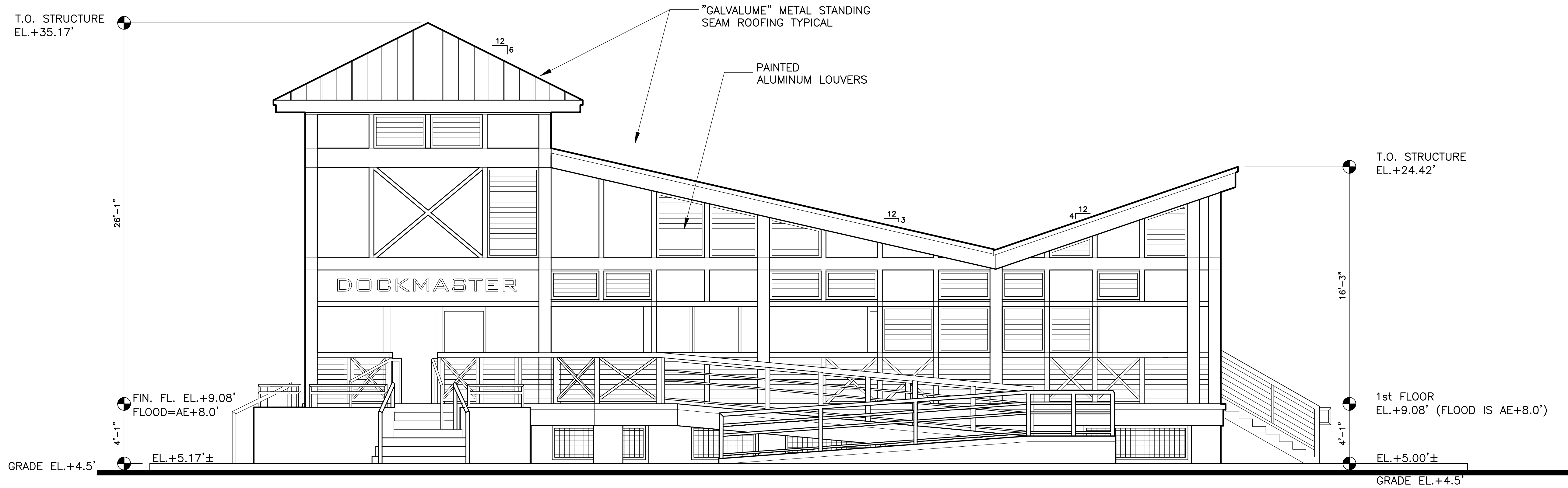
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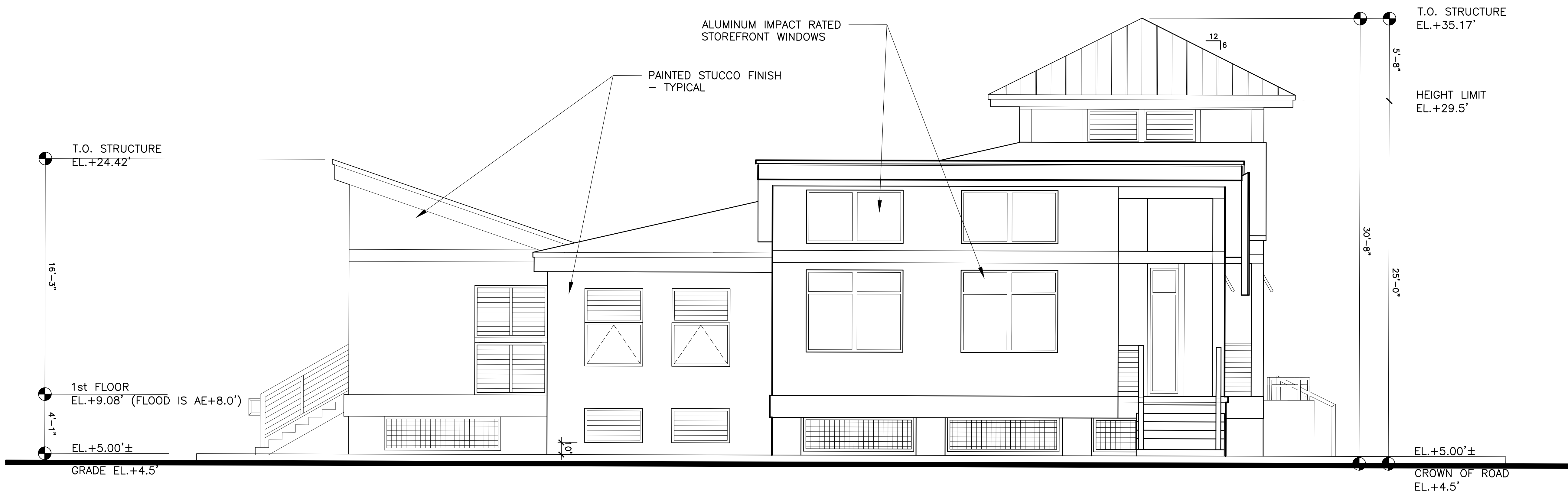
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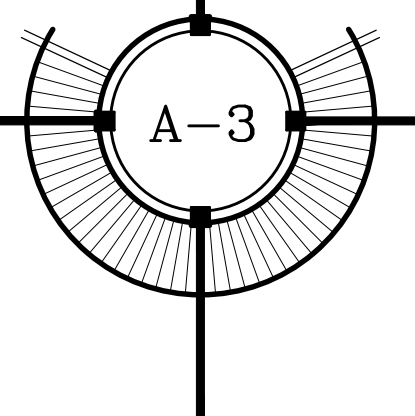
1 FRONT ELEVATION (SOUTH)
A-3 SCALE: 1/4"=1'-0"



2 REAR ELEVATION (NORTH)
A-3 SCALE: 1/4"=1'-0"

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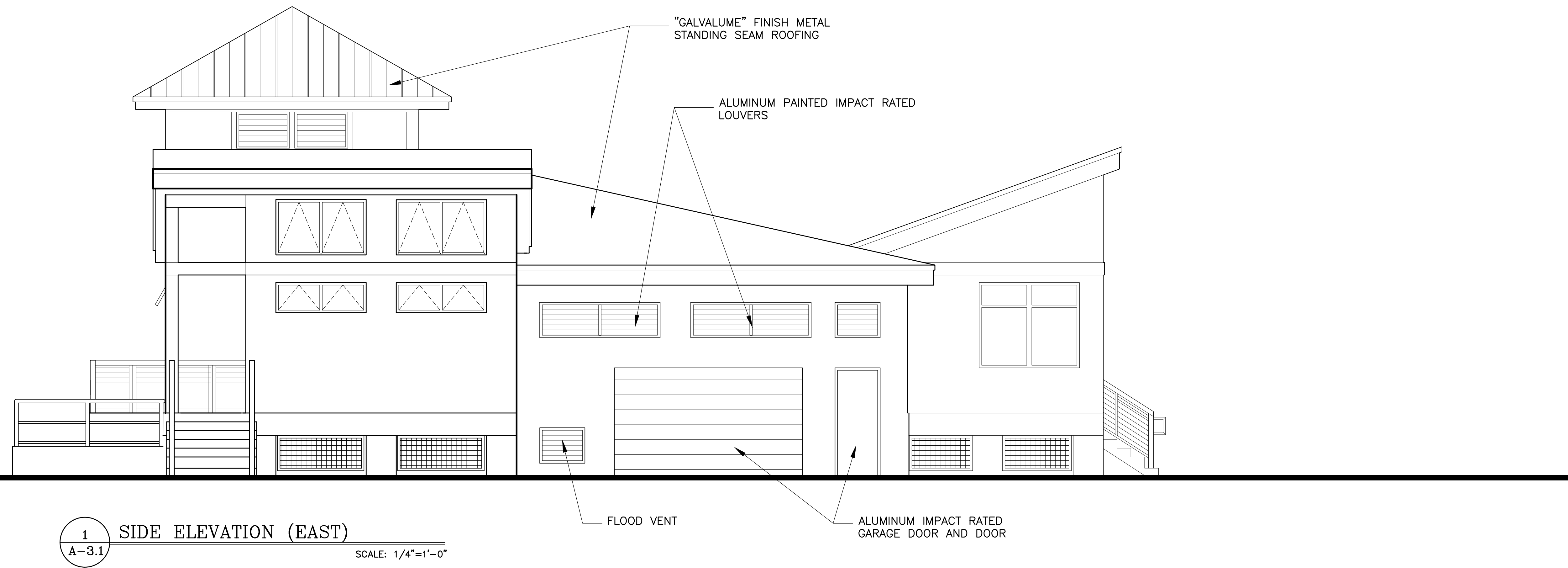
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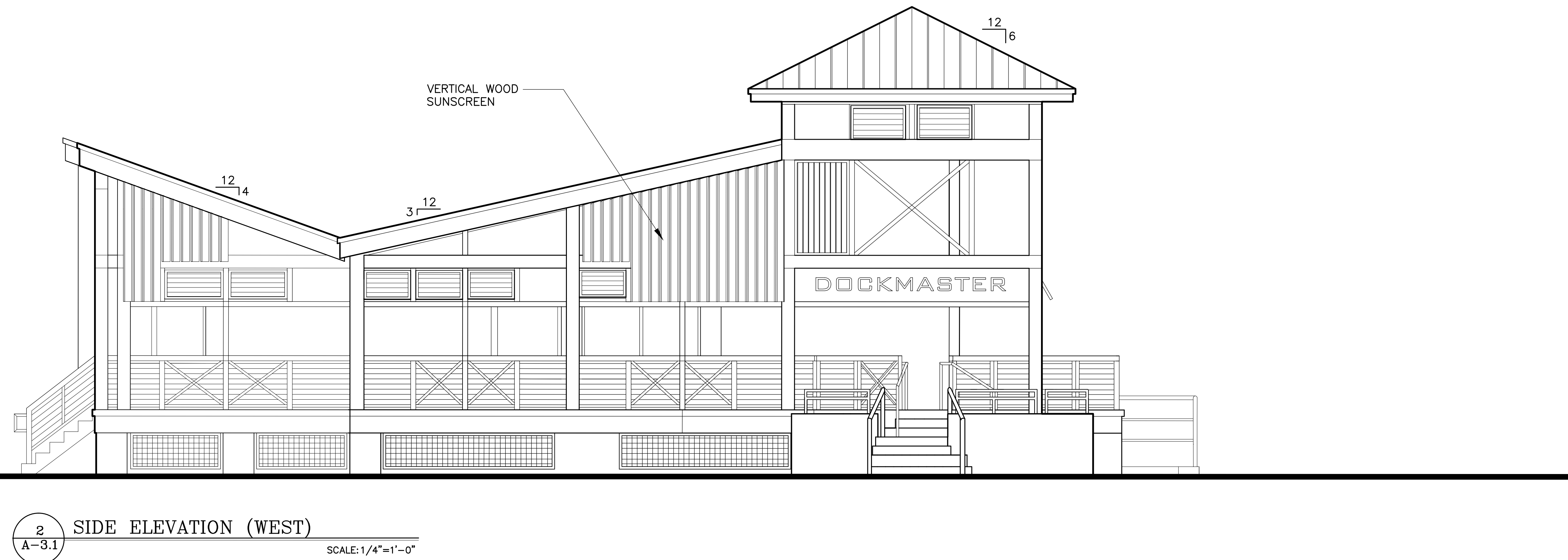
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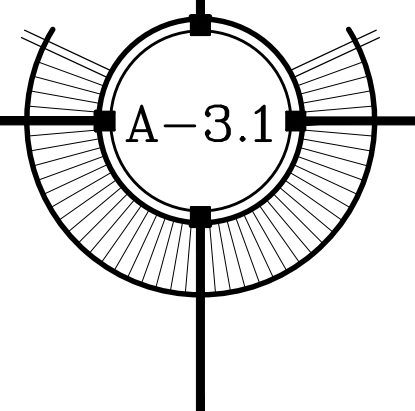
1 SIDE ELEVATION (EAST)
A-3.1 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (WEST)
A-3.1 SCALE: 1/4"=1'-0"

TRANSIENT RESTROOMS / DOCK MASTER BUILDING

CITY MARINA / GARRISON BIGHT
KEY WEST, FLORIDA





1
A-4

PERSPECTIVE # 1



2
A-4

PERSPECTIVE # 2



3
A-4

PERSPECTIVE # 3

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CITY MARINA
GARRISON BIGHT
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KEY WEST, FL. 33040



1
A-5

PERSPECTIVE # 1



2
A-5

PERSPECTIVE # 2



3
A-5

PERSPECTIVE # 3



4
A-5

PERSPECTIVE # 4

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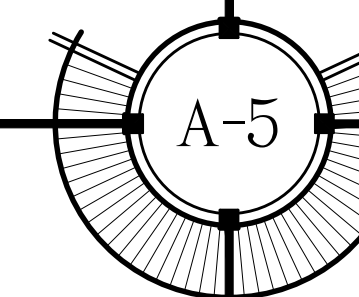
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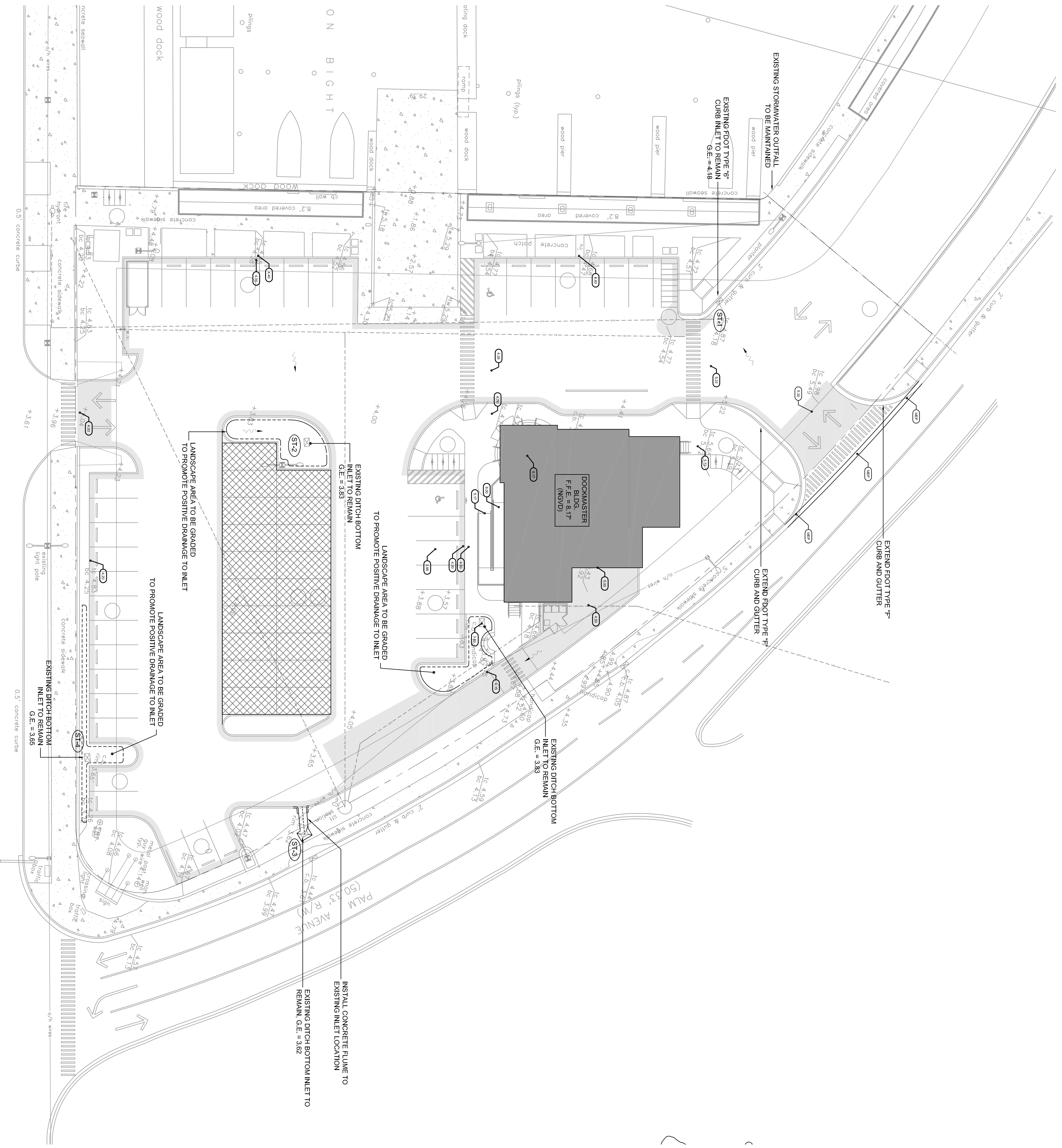
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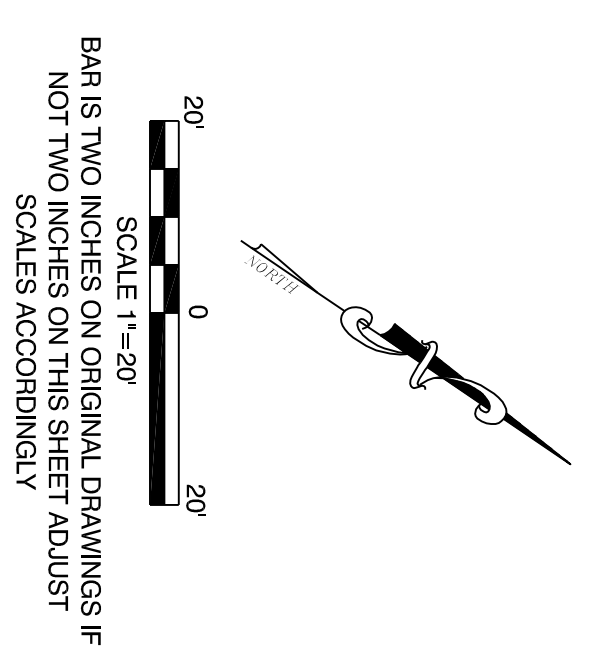
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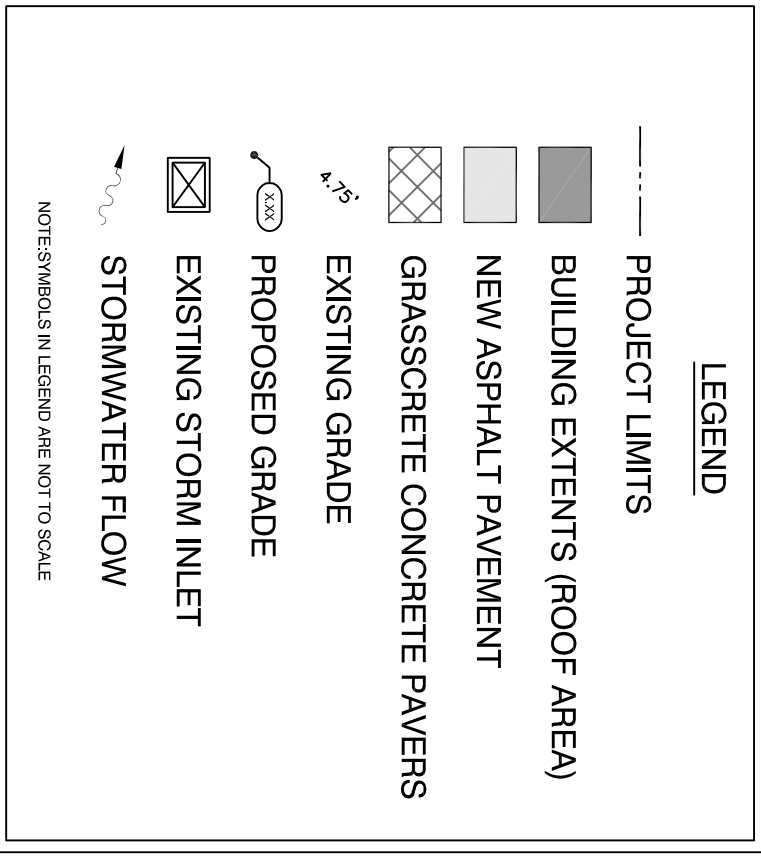


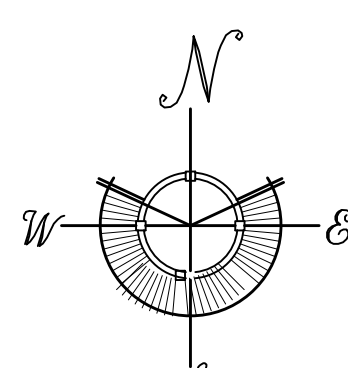
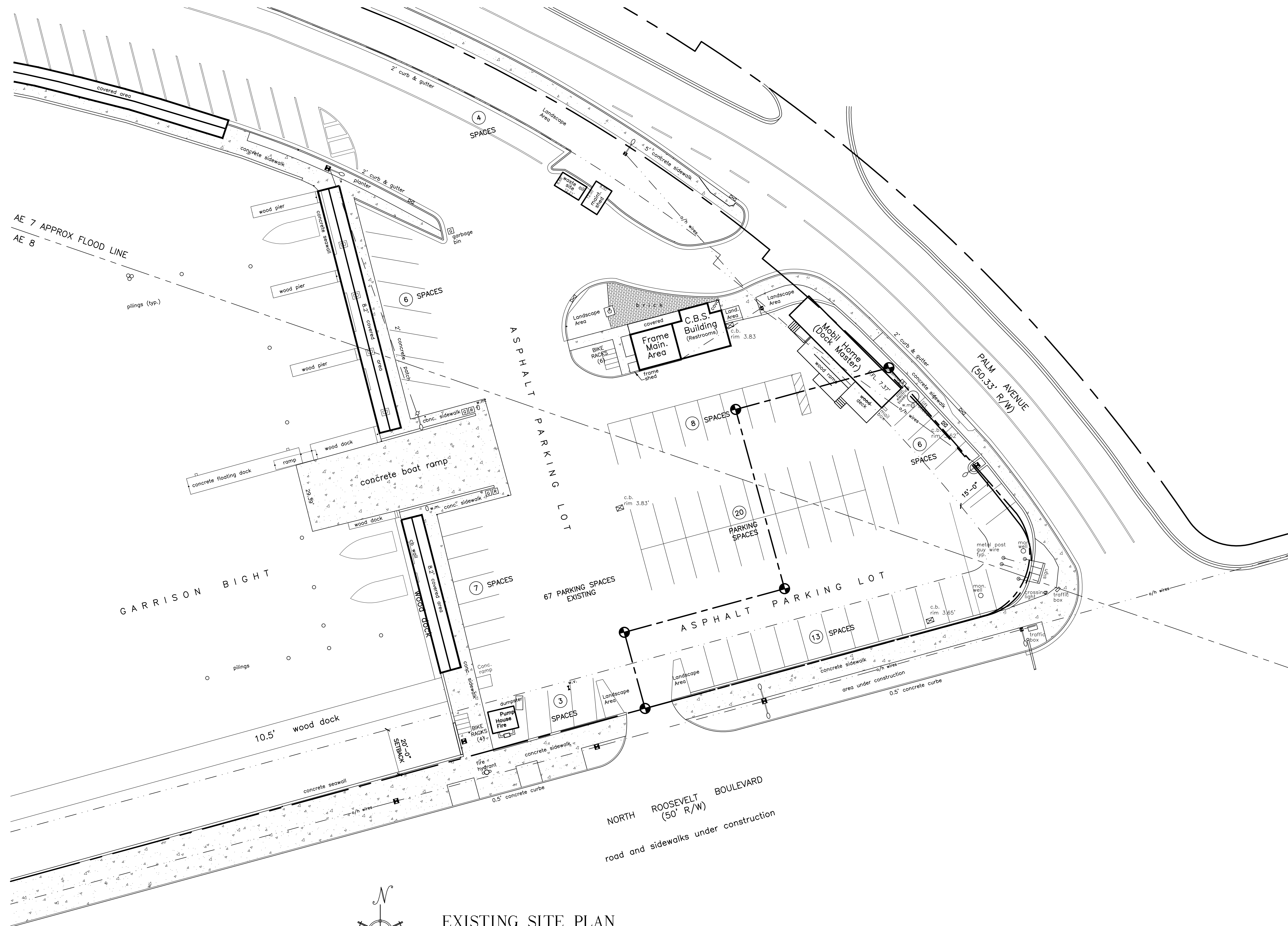
NORTH ROOSEVELT BOULEVARD
(50' R/W)
road and sidewalks under construction



Water Quantity and Water Quality Calculations			
Water Quantity - Predevelopment			
Project Area	A = 1.276 ac	55,599 sf	
Permeous Area	0.068 ac	3,653 sf	
Impervious Area	1.188 ac	51,736 sf	
% Impervious	83.07%		
Rainfall for 25yr/24hr event	$P_{24} = 9$ in		
Rainfall for 25yr/3day event	$F_{24} = 12.23$ in		
Depth to Water Table	3 ft		
Predeveloped Available Storage	4.93 in		
Soil Storage	S = 0.34 in		
$Q_{pre} = [P_{24} - 0.25]'$	$Q_{pre} = 11.83$ in		
Runoff Volume from 25 year/ 3 day storm	$V_{pre} = [P_{24} + 0.85]$	$V_{pre} = 15.10$ ac-in	
Water Quantity - Postdevelopment			
Project Area	A = 1.276 ac	55,599 sf	
Permeous Area	0.262 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	$F_{24} = 12.23$ in		
Depth to Water Table	3 ft		
Developed Available Storage	S = 4.95 in		
Soil Storage	S = 0.80 in		
$Q_{post} = [P_{24} - 0.25]'$	$Q_{post} = 11.32$ in		
$Q_{post} = [P_{24} + 0.85]$	$Q_{post} = 14.45$ ac-in		
Runoff Volume from 25 year/ 3 day storm	$V_{post} = 14.45$ ac-in		
Postdevelopment - Predevelopment			
Overpool = $Q_{post} - Q_{pre}$	Overpool = -0.51 in		
Ver/Pool Volume = $Q_{post} \times A$	Ver/Pool Volume = -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. CONTRACTOR SHALL VERIFY THAT EXACT LOCATION OF SOURCE DISCHARGE AND SERVICE THE ENTIRE EXISTING STORMWATER SYSTEM PRIOR TO PLAYING THE BUILDING INTO OPERATION.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING / RETURNING TO EXISTING CONDITION ANY PORTION OF STORMWATER SYSTEM THAT IS DAMAGED DURING CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING / RETURNING TO EXISTING CONDITION ANY PORTION OF STORMWATER SYSTEM THAT IS DAMAGED DURING CONSTRUCTION.



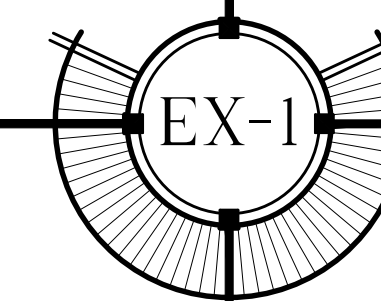


EXISTING SITE PLAN

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



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:
EXISTING
TREE & PALM
DISPOSITION
PLAN

Sheet Number:

L-1.0

Date: 1/11/16

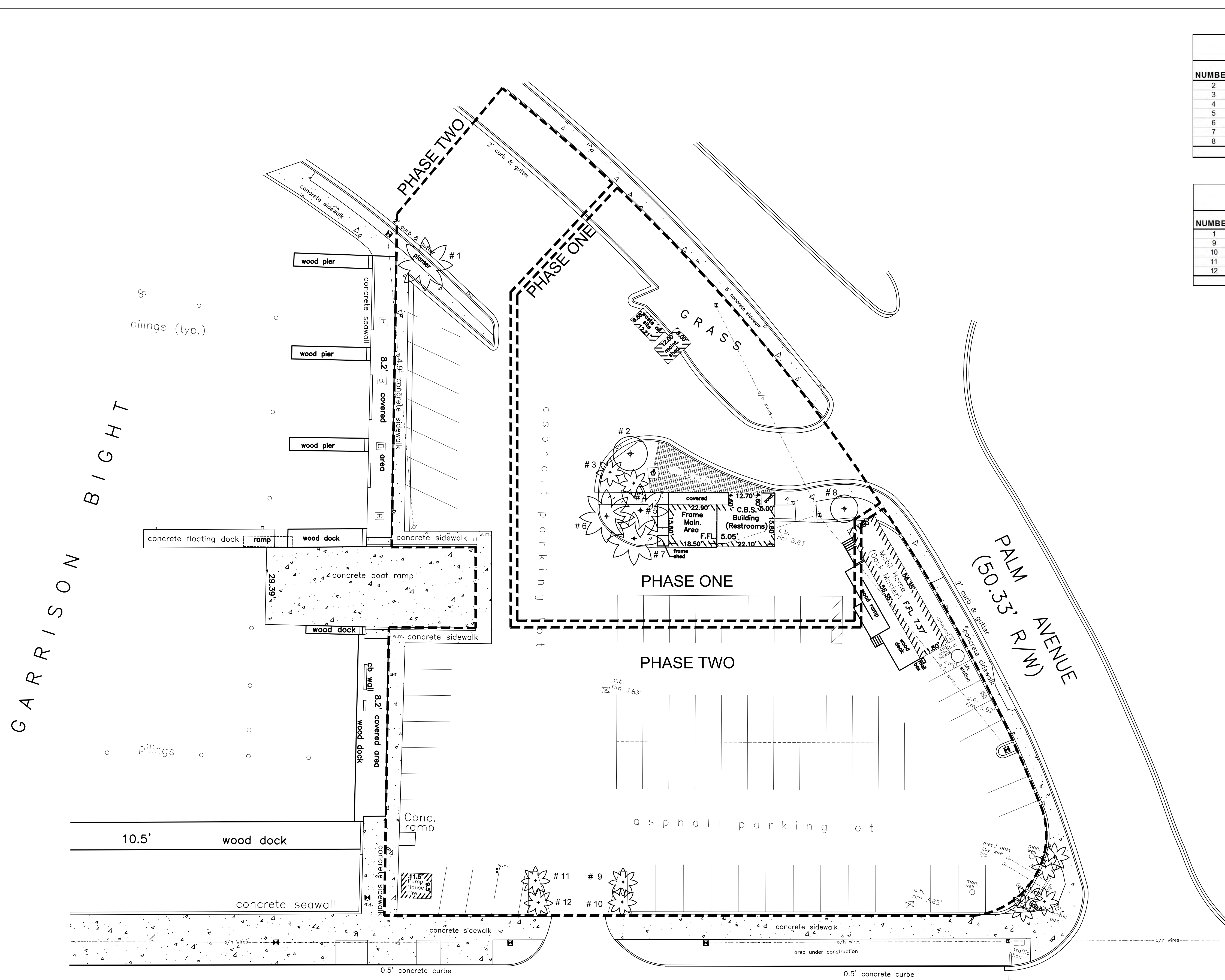
PLANNING BOARD

City of Key West Dockmaster Building							Existing	
Tree Disposition Schedule Phase One								
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	
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

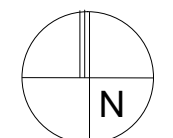
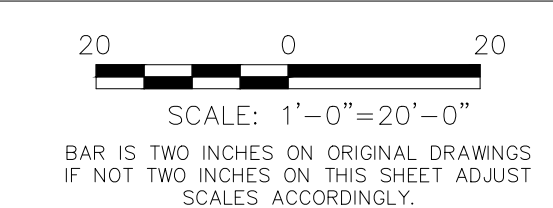
All Shrubs/Vegetation/Stumps Not Shown On This Schedule Within the Project Limits Are To Be Removed

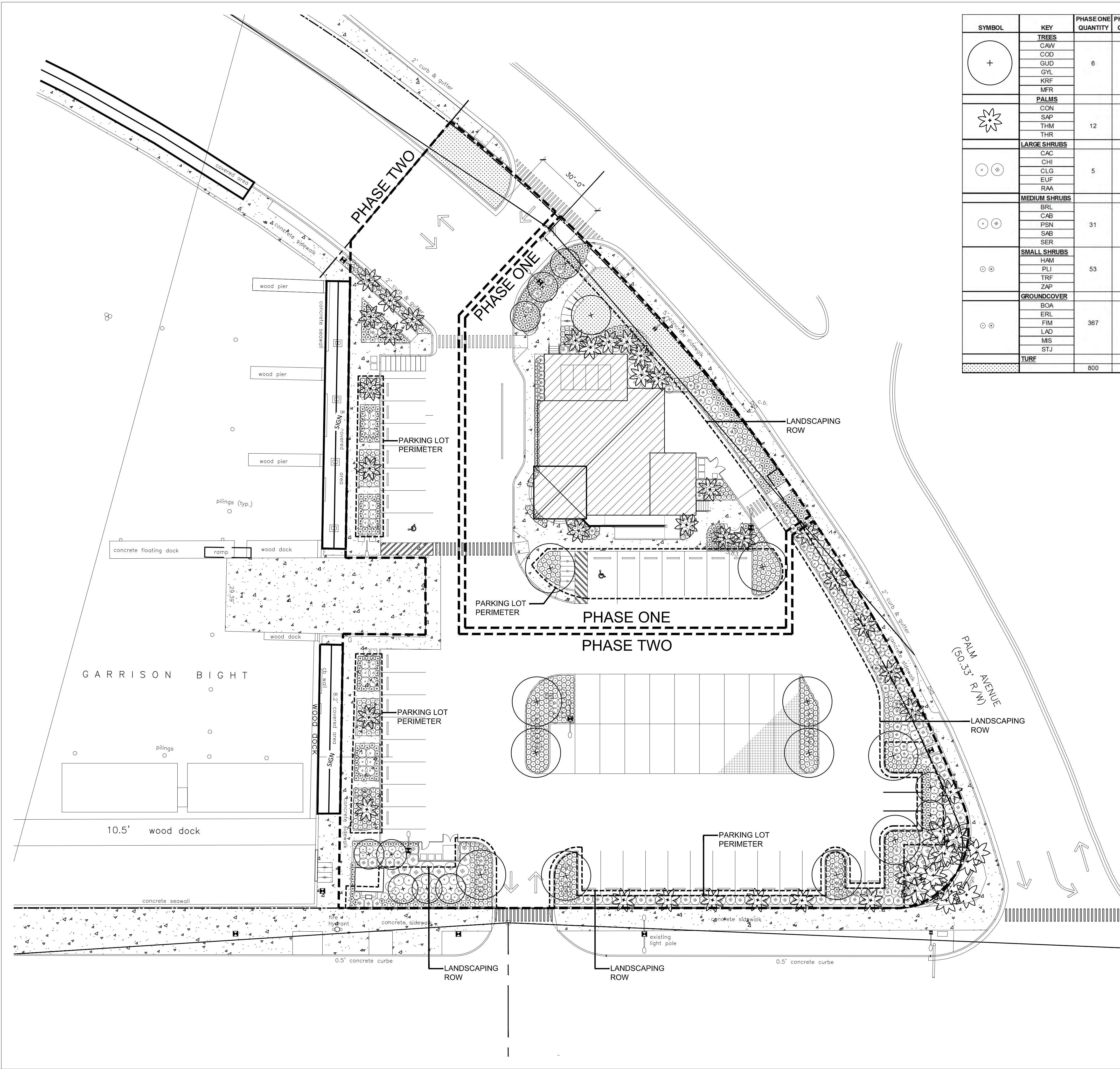
City of Key West Dockmaster Building							Existing	
Tree Disposition Schedule Phase Two								
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	
1	Cocos nucifera	Coconut	20'-25'	15'-20'	8"-10"	Poor/Double		Remove
9	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good		Transplant
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





SYMBOL	KEY	PHASE ONE QUANTITY	PHASE TWO QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
+	TREES	6	16	Canella winterana	Wild Cinnamon	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	CAW			Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	COD			Guapira discolor	Blolly	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	GUD			Gymnanthes lucida	Crabwood	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	GYL			Krugiodendrom ferreum	Ironwood	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	KRF			Myrcianthes fragrans	Simpson Stopper	Yes	NA	12'-14'	8'-10'	50 Gal	As Shown	5' CT
*	PALMS	12	29	Cocos nucifera	Coconut Palm	No	12'-18"	20'-25' OA	15'-20'	8&B	As Shown	Transplant on Site
	CON			Sabal palmello	Sabal Palm	Yes	12"	10'-12' OA	8'-10'	8&B	As Shown	Stick with Boots on Top
	SAP			Thrinax morrisii	Key Thatch Palm	Yes	8"	8'-10'	4'-6"	8&B	As Shown	Transplant on Site
	THM			Thrinax radiata	Thatch Palm	Yes	6"	10'-12'	4'-6"	8&B	As Shown	Transplant on Site
	THR											
-	LARGE SHRUBS	5	31	Capparis cynophallophora	Jamaican Caper	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	CAC			Chrysobalanus icaco	Cocoplum	Yes	NA	24'-36"	24'-36"	30 Gal	As Shown	Shrub Type
	CHI			Clusia guttifera	Small Leaf Clusia	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	CLG			Eugenia foetida	Spanish Stopper	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	EUF			Randia aculeata	Indigo Berry	Yes	NA	6'-8"	3'-4"	30 Gal	As Shown	Shrub Type
	RAA											
-	MEDIUM SHRUBS	31	151	Brysonima lucida	Locust Berry	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	
	BRL			Cassia bahamensis	Bahama Cassia	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	
	CAB			Psychotria nervosa	Wild Coffee	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	
	PSN			Savia bahamensis	Maiden Bush	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	
	SAB			Serenoa repens	Saw Palmetto	Yes	NA	24'-36"	24'-36"	15 Gal	As Shown	
	SER											
o	SMALL SHRUBS	53	116	Hamelia patens 'compacta'	Dwarf Firebush	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	HAM			Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	PLI			Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	FIM			Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	TRF											
o	GROUND COVER	367	766	Borrhichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	BOA			Ermodia litoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	ERL			Ficus microcarpa 'Green Island'	Ficus 'Green Island'	No	NA	18"-24"	18"-24"	3 Gal	As Shown	
	FIM			Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	LAD			Microsorium scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	As Shown	
	MIS			Stachytarpheta jamaicensis	Portenweed	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	
STJ												
o	TURF	800	675	Arachis glabrata	Perennial Peanut	No	NA			SF		

LANDSCAPE REQUIREMENTS PHASE ONE			
Minimum Landscape Areas	Required	Provided	
Site Area 16,826 SF x 20% Minimum Area of Building Site	3365 SF/20%	3677 SF	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	331	70%	
Exotic Plants	143	30%	
Total Native & Exotic Plants	474		

Minimum Standards Landscaping Along Right-of-Way			
148 LF Property Line Abutting Street Frontage/100 LF = 1.48			
40 Plant Units x 1.48 = 60 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	0	10	0
Ornamental Trees	0	3	0
Shrubs	97	1	97
Total Plant Units Provided	97		97
Minimum Parking Lot Perimeter Landscaping			
10' Perimeter Landscape Width Buffer			
70 LF Parking Lot Buffer/35 LF = 2.00			
	Total Plants Required	Total Plants Provided	
1 Canopy Tree x 2.00	2 Canopy Trees	2 Canopy Trees	
10 Shrubs x 2.00	20 Shrubs	97 Shrubs	
Nonvehicular Open Space (NOS) Landscape Requirements			
34% or 5814 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2500 SF of NOS			
	Total Trees Required	Total Trees Provided	
5814 SF/2500=2.32 SF x 4 Trees	9.3	6 Trees/12 Palms	

LANDSCAPE REQUIREMENTS PHASE TWO			
Minimum Landscape Areas	Required	Provided	
Site Area 38,763 SF x 20% Minimum Area of Building Site	7752 SF/20%	7986 SF	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	776	70%	
Exotic Plants	333	30%	
Total Native & Exotic Plants	1109		
Minimum Standards Landscaping Along Right-of-Way			
380 LF Property Line Abutting Street Frontage/100 LF = 3.8			
40 Plant Units x 1.48 = 60 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	5	10	50
Ornamental Trees	5	3	15
Shrubs	460	1	460
Total Plant Units Provided	470		525
Minimum Parking Lot Perimeter Landscaping			
10' Perimeter Landscape Width Buffer			
215 LF Parking Lot Buffer/35 LF = 6.00			
	Total Plants Required	Total Plants Provided	
1 Canopy Tree x 6.00	6 Canopy Trees	6 Canopy Trees/10 Palms	
10 Shrubs x 6.00	60 Shrubs	409 Shrubs	
Nonvehicular Open Space (NOS) Landscape Requirements			
20% or 7752 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS			
	Total Trees Required	Total Trees Provided	
7752 SF/2000=3.87 SF x 4 Trees	15.48	16 Trees	

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LA0001288
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Consultants:

Revisions:

Dockmaster Building
GARRISON BIGHT
KEY WEST, FLORIDA

Drawing Size: 24x36
Project #: EN
Checked By: EN

Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L-2.0

Date: 1/11/16
PLANNING BOARD

