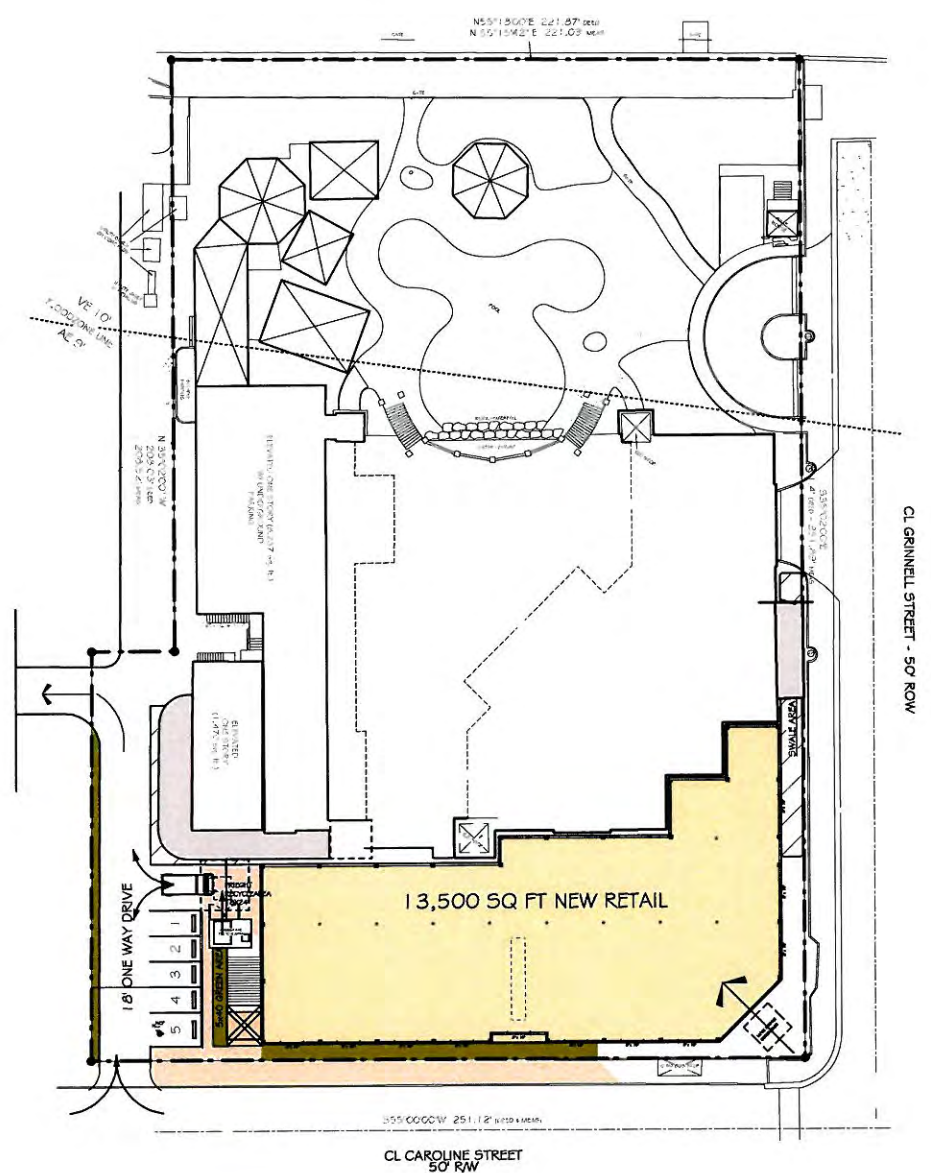


REVISIONS	DATE

West Marine
PROPOSED WEST MARINE RETAIL CENTER
 - AT CONCH HARBOR -
 ARCHITECT : PETER PIKE & ASSOCIATES
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692



SCALE: 1" = 30'
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST
 ISLAND OF KEY WEST, FLORIDA

NOTE:
 SITE PLAN BASED UPON SURVEY PERFORMED BY:
 REECE & WHITE LAND SURVEYING, INC.
 127 INDUSTRIAL RD., BIG PINE KEY, FLORIDA
 DATED, 02/20/2012

1 PROPOSED SITE PLAN
 A-1 Scale: 1" = 30 ft

INDEX OF DRAWINGS

- A-1 SITE PLAN
- A-2 FIRST LEVEL PLAN
- A-3 SECOND LEVEL PLAN
- A-4 GRADE LEVEL PLAN
- A-5 PROPOSED ELEVATIONS

PETER PIKE ARCHITECT
 COPYRIGHTED DRAWINGS
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

DRAWING TITLE:
 SITE PLAN

PROJECT NUMBER:
 11.11

DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

SHEET #
A-1
 OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA

PLANNING SET 10-25-12

D
C
B
A



APPLICANT INFORMATION

West Marine

PROPOSED WEST MARINE RETAIL CENTER

- AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

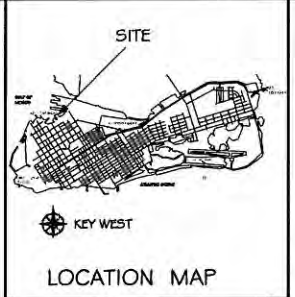
PLEASE CONTACT ARCHITECT FOR TECHNICAL QUESTIONS

SITE DATA: 09-13-12

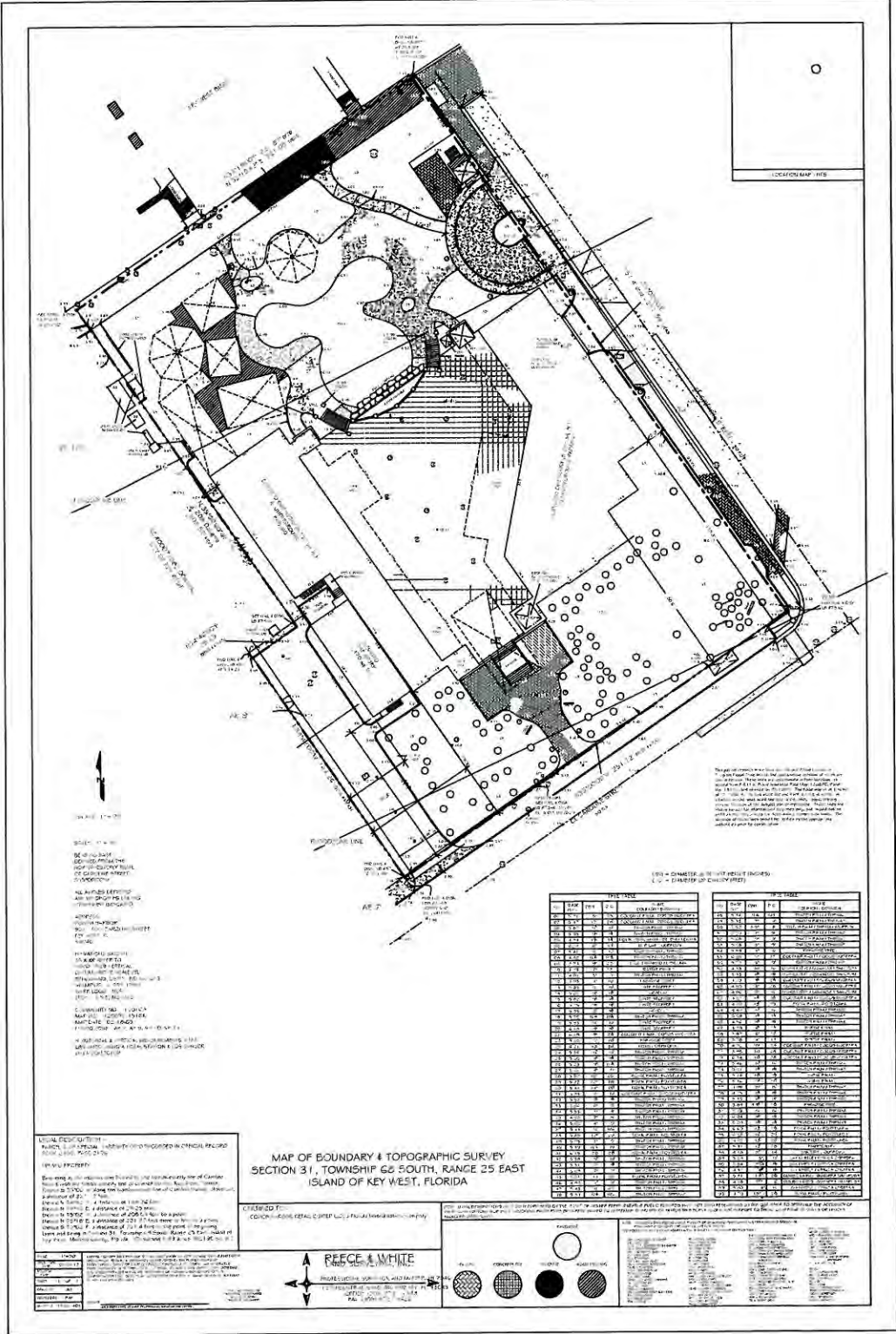
CONCH HARBOR
951 - 955 CAROLINE ST., KEY WEST, FLORIDA

SITE ANALYSIS - EXISTING		SITE ANALYSIS - REQUIRED PER L.D.R.		SITE ANALYSIS - PROPOSED		COMPLIANCE
ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	YES (NO CHANGE)
AREA (SQ.FT.)	82,210 SQ. FT. (1.89 ACRE)	MIN. AREA (SQ.FT.)	4,000 SQ. FT.	AREA (SQ.FT.)	82,210 SQ. FT. (1.89 ACRE)	YES (NO CHANGE)
WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	MIN. WIDTH (FT.)	50 FEET	WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	YES (NO CHANGE)
DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	MIN. DEPTH (FT.)	100 FEET	DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	YES (NO CHANGE)
IMPERVIOUS SURFACE RATIO	57,150 (69.53%)	IMPERVIOUS SURFACE RATIO	60%	IMPERVIOUS SURFACE RATIO	71,005 (86.4%)	VARIANCE REQ.
WOOD DECKING	945			NEW RETAIL	(+11,312)	
POOL SURFACE	3455			(13,470 TOTAL NEW RETAIL LESS 2,158 EXIST. FRONT WALK)		
REAR GAZEBOS ETC.	3,367			NEW WALK/STAIR/TOWER	(+512)	
PLAZA & STAIRS	8,370			ADDITIONAL PARKING/FREIGHT	(+560)	
STAIR/ELEVATOR WELLS	889			PLAZA ACCESS DECK	(+873)	
BUILD #1 F.F.P.	8,027			FREIGHT DECK	(+500)	
BUILD #1 O.H.	2,374			EXIST. IMPERV.	(+57,150)	
BUILD #2 F.F.P.	5,425			TOTAL PROPOSED	(+71,005)	
BUILD #2 O.H.	1,891					
BUILD #3 F.F.P.	1,502					
EXIS. BUILDING COVERAGE	32,959 SQ. FT. (40.10%) (ALL)	MAX. BUILDING COVERAGE	(50%)	PROP. BUILDING COVERAGE	48,132 SQ. FT. (58.5%)	VARIANCE REQ.
BUILD #1 F.F.P.	8,027			NEW RETAIL	(+13,470)	
BUILD #1 NEW COMMERCIAL	6469			NEW ENTRY TOWERS	(+144)	
BUILD #1 NEW FREIGHT	351			FREIGHT DECK	(+500)	
BUILD #2 F.F.P.	5,425			PLAZA ACCESS STAIR	(+187)	
BUILD #3 F.F.P.	1,502			PLAZA ACCESS DECK	(+872)	
REAR GAZEBOS ETC.	3,367			EXISTING S.C.	(+32,859)	
PLAZA & STAIRS (EXISTING)	8,370			TOTAL PROPOSED	(+48,132) (58.5%)	
PLAZA & STAIRS (REMAINING)	2,561					
STAIR/ELEVATOR WELLS	214					
PUMP HOUSE	94					
FRONT SETBACK (CAROLINE)	43.9' EXISTING	FRONT SETBACK	10'	FRONT SETBACK (CAROLINE)	5.6'	VARIANCE REQ.
SIDE SETBACK (GRINNELL)	3.0' EXISTING	SIDE SETBACK	7.5'	SIDE SETBACK (GRINNELL)	7.8'	YES
SIDE SETBACK (ALLEY)	7.8' EXISTING	STREET SETBACK	8'	STREET SETBACK (ALLEY)	48.8'	YES
REAR SETBACK	29.7' EXISTING	REAR SETBACK	18'	REAR SETBACK	29.7' EXISTING	YES (NO CHANGE)
EXISTING HT.	30' MAX. EXISTING @ CIL GRINNELL	MAXIMUM HT.	35 FEET	PROPOSED HT.	30' MAX. EXISTING @ CIL GRINNELL	YES
HEIGHT (w/in 100 FT. of MHW)	1 STORY ABOVE FLOOD	HEIGHT (w/in 100 FT. of MHW)	1 STORY ABOVE FLOOD	HEIGHT (w/in 100 FT. of MHW)	1 STORY ABOVE FLOOD	YES (NO CHANGE)
EXISTING F.A.R.	28%	MAXIMUM F.A.R.	50.0%	PROPOSED F.A.R.	41%	YES
DENSITY	0	MAXIMUM DENSITY	8.0 w/ac	PROPOSED DENSITY	0	YES (NO CHANGE)

FLOOD ZONE VE-10, AE-9, AE-7



GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 4. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 5. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
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 7. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 8. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 9. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 10. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



DESIGN NOTES:
 THIS STRUCTURE DESIGNED TO MEET
 150MPH. WIND LOADING
 A.S.C.E.02-05 REQUIREMENTS
 FLOOR LIVE LOAD 40 LB/SQ. FT

INDEX OF DRAWINGS

A-1	SITE PLAN
A-2	FIRST LEVEL PLAN
A-3	SECOND LEVEL PLAN
A-4	GRADE LEVEL PLAN
A-5	PROPOSED ELEVATIONS

SEAL - ARCHITECT

REVISIONS DATE

PETER PIKE & ASSOCIATES
 ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

DRAWING TITLE:
 SITE PLAN DATA

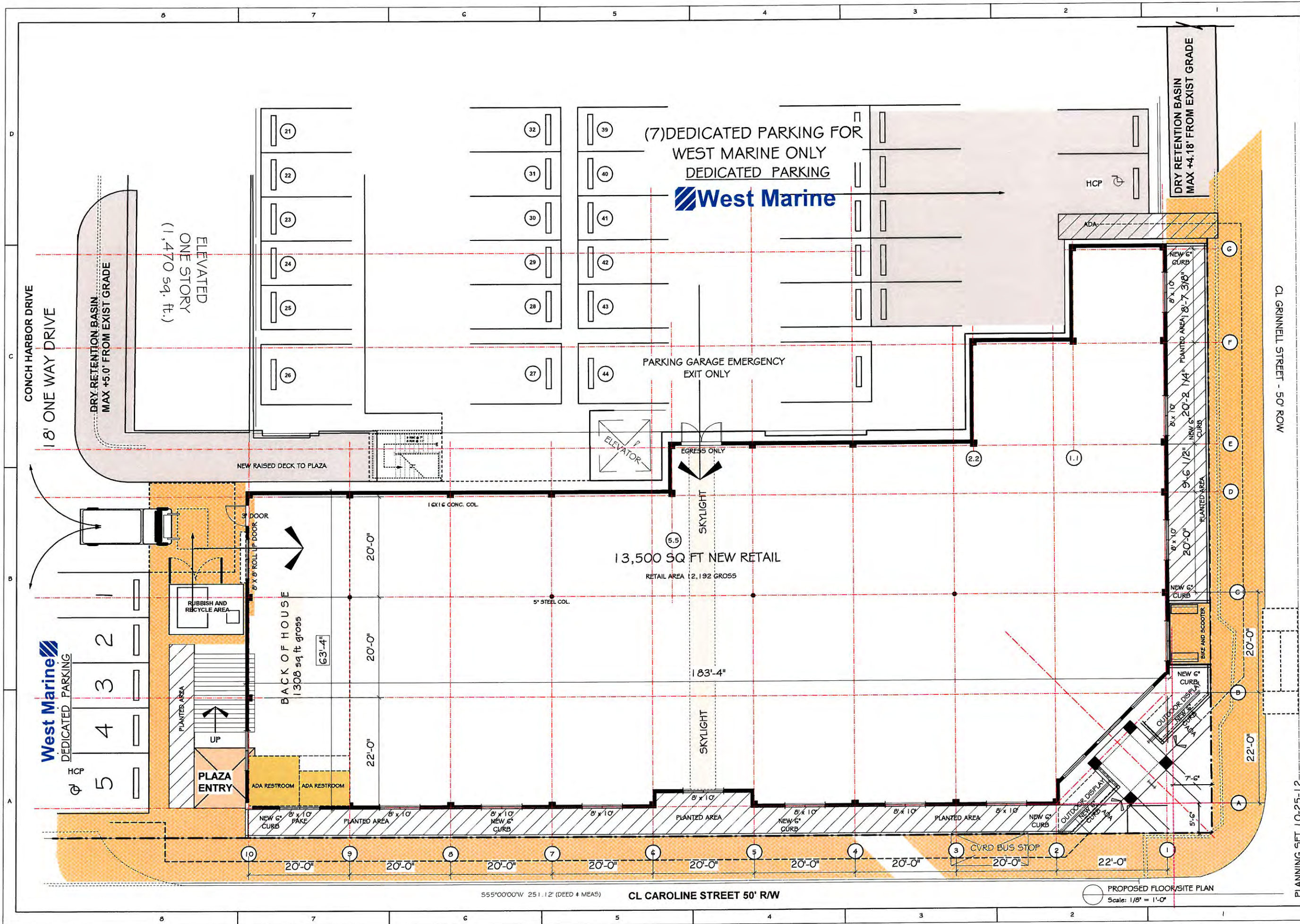
PROJECT NUMBER:
 11.11

DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

PLANNING SET 10-25-12

SHEET #
A-2
 OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!



REVISIONS	DATE

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

DRAWING TITLE:
ENLARGED PLAN

PROJECT NUMBER: 11.11
DRAWN: KSM
CHECKED: PMP
DATE: 10-25-12

SHEET #
A-3
OF

PLANNING SET 10-25-12

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!

REVISIONS	DATE



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 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

DRAWING TITLE:
 EXISTING / PROPOSED ELEVATIONS

PROJECT NUMBER:
 11.11

DRAWN: KSM
CHECKED: PMP
DATE: 10-25-12

SHEET #
A-4
 OF

NEVER, EVER SCALE REPRODUCED DRAWINGS - BAD IDEA!



CAROLINE STREET
 PROPOSED ELEVATION



GRINNELL STREET
 PROPOSED ELEVATION

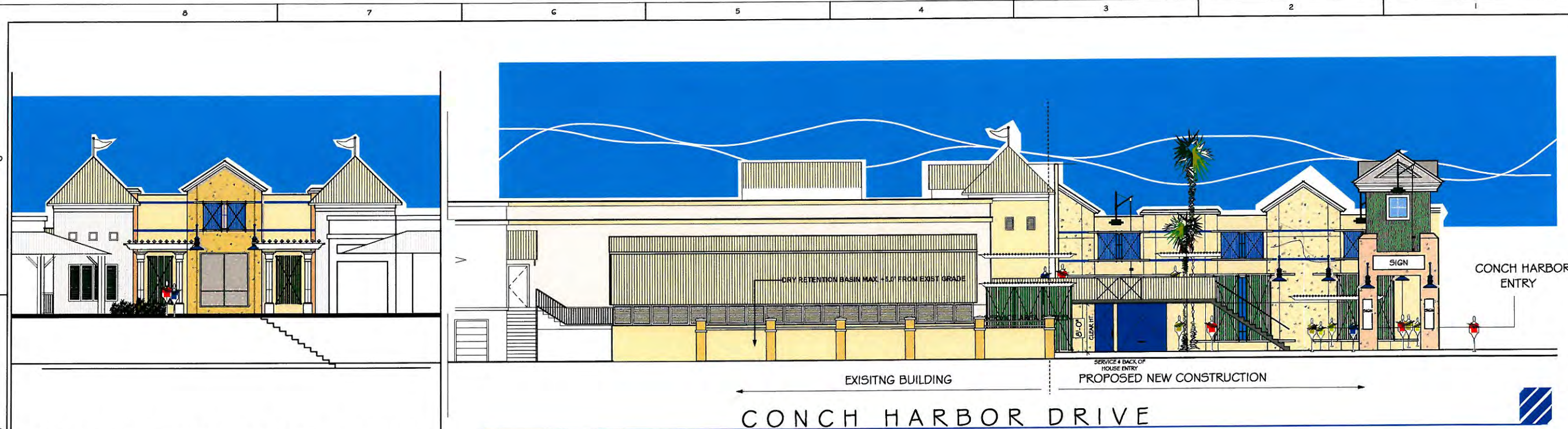


West Marine
PROPOSED WEST MARINE RETAIL CENTER
 - AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

PLANNING SET 10-25-12

REVISIONS	DATE

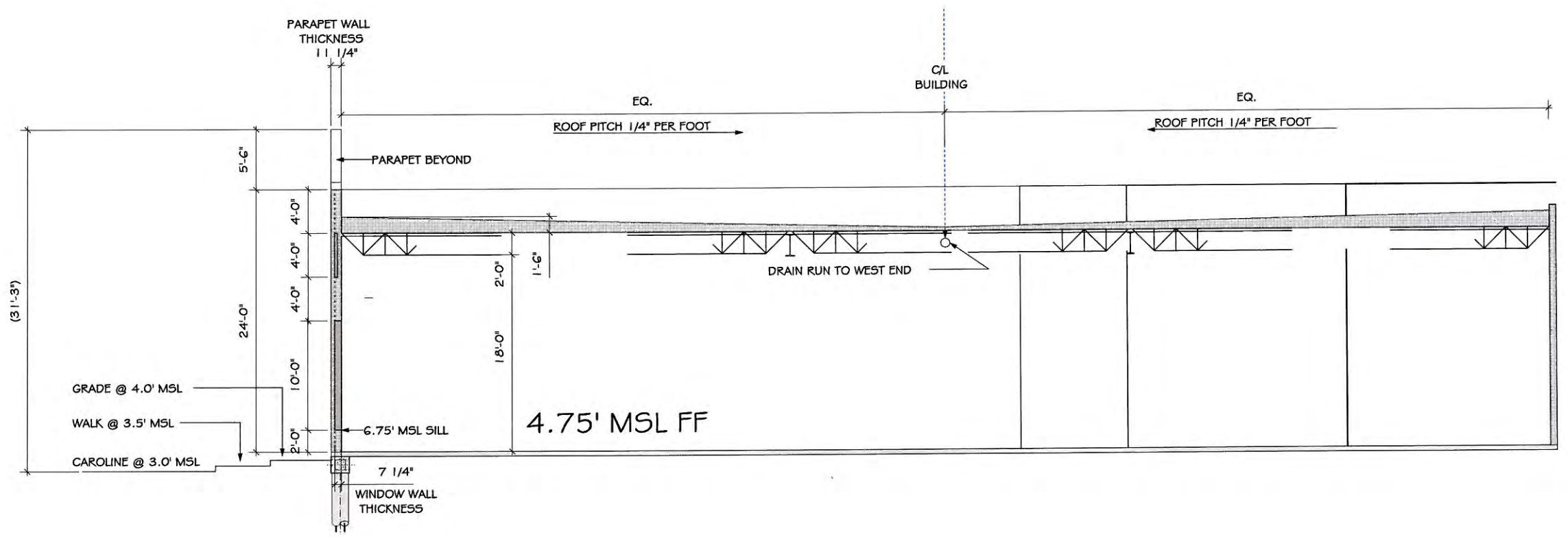


CONCH HARBOR PLAZA
PROPOSED ELEVATION

CONCH HARBOR DRIVE
PROPOSED ELEVATION

PETER PIKE ARCHITECT
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 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA



PLANNING SET 10-25-12

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT NUMBER:
11.11

DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

SHEET #
A-5
OF

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!




PROPOSED WEST MARINE RETAIL CENTER
 - AT CONCH HARBOR -
 ARCHITECT: PETER PIKE & ASSOCIATES

REVISIONS	DATE



PETER PIKE
ARCHITECT



471 US HIGHWAY 1
 SUITE 101
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 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

PROJECT: **West Marine**
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

SHEET #
A-6
 OF

PLANNING SET 10-25-12

DRAWING TITLE:
 SCHEMATIC FREIGHT
 LIFT AREA

PROJECT NUMBER:
 11.11
 DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

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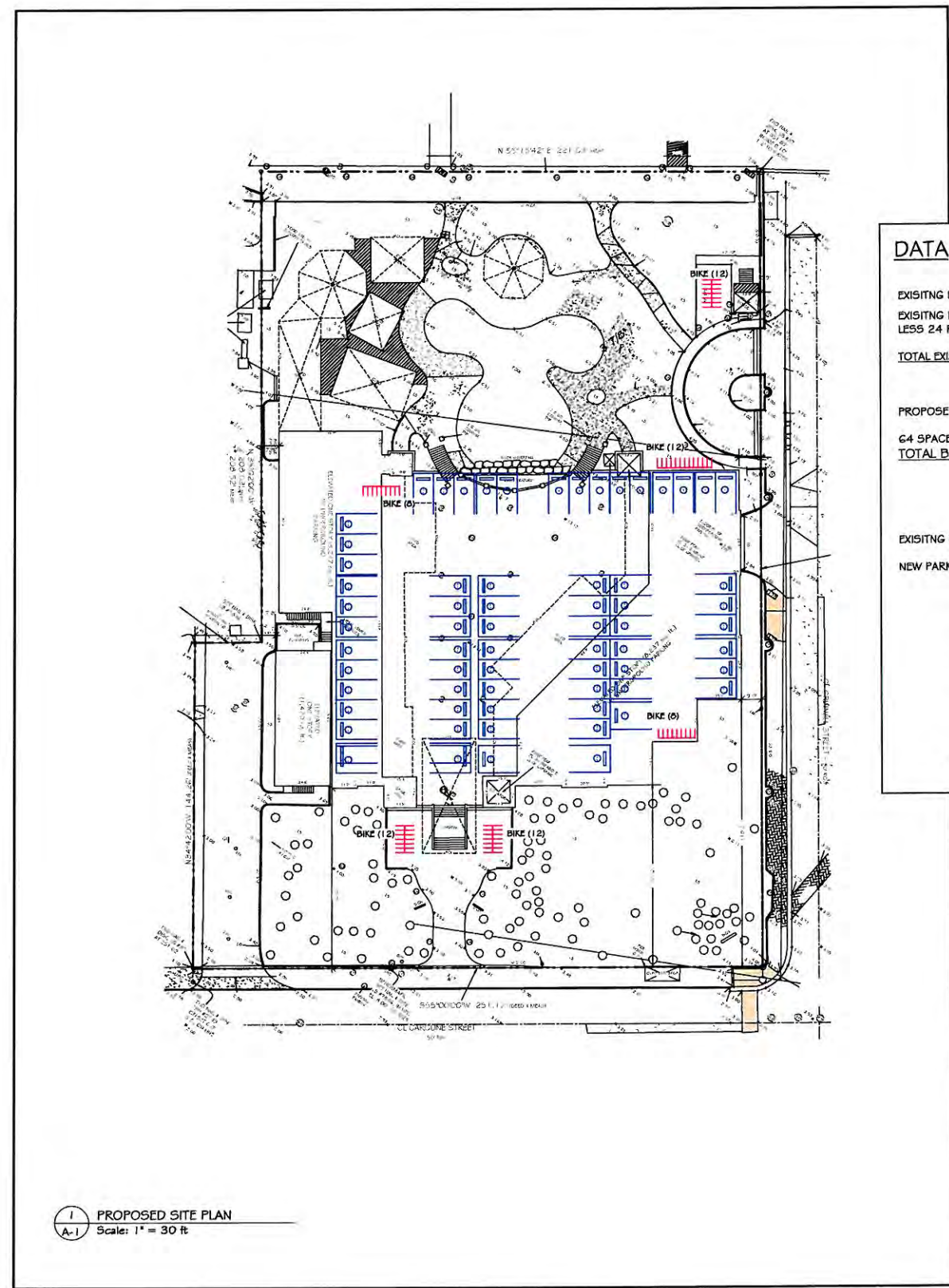
REVISIONS	DATE

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

PROJECT: **West Marine**
 DRAWING TITLE: **PARKING PLAN**
 PROJECT NUMBER: 11.11
 DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

PLANNING SET 10-25-12
 SHEET # **A-7**
 OF



1 PROPOSED SITE PLAN
 A-1 Scale: 1" = 30 ft

LEGEND

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

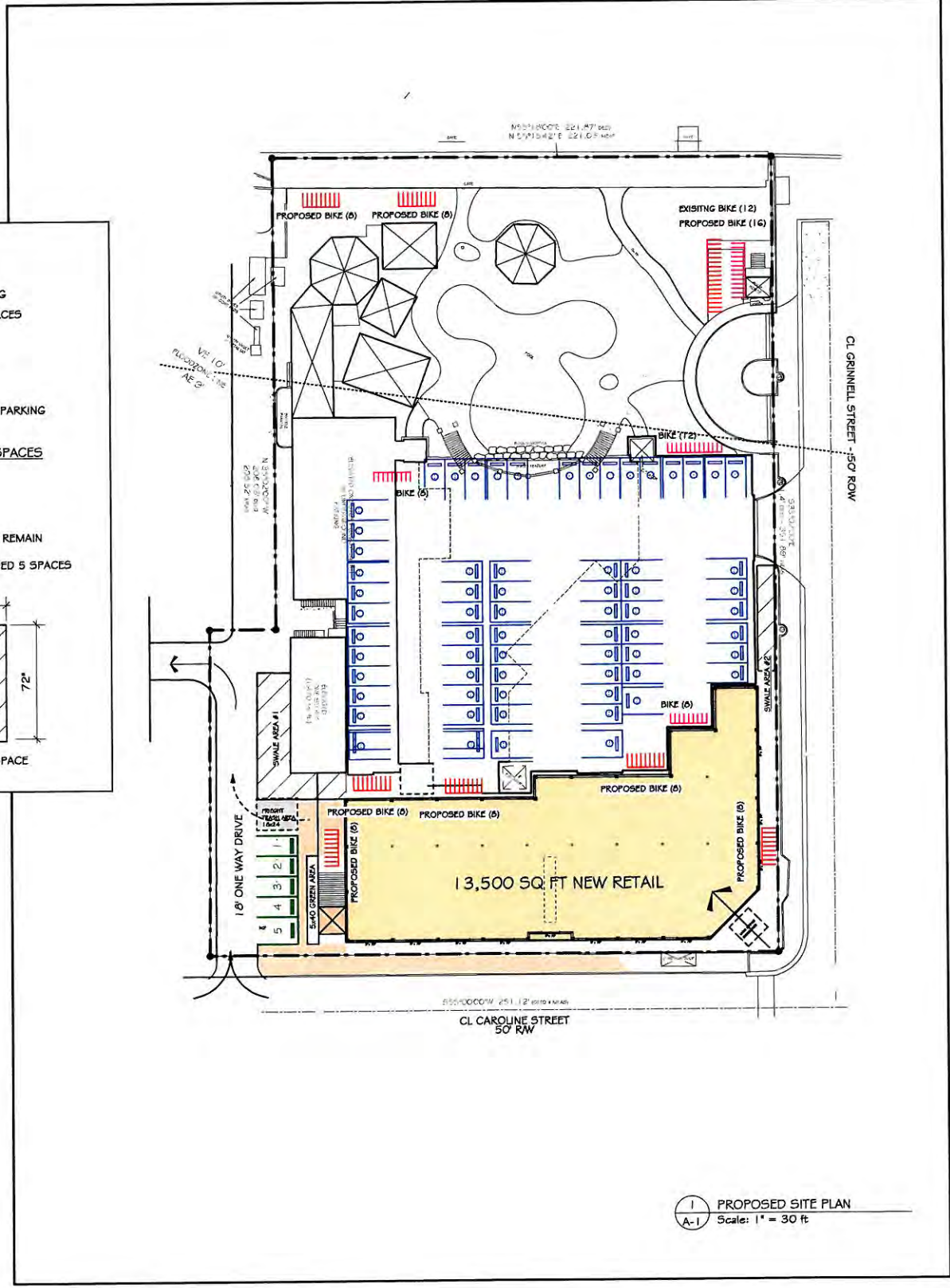
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EXISTING BIKE PARKING
 EXISTING BIKE 64 SPACES
 LESS 24 REMOVED
TOTAL EXISTING 40

PROPOSED NEW BIKE PARKING
 64 SPACES
TOTAL BIKE 104 SPACES

EXISTING PARKING TO REMAIN
 NEW PARKING PROVIDED 5 SPACES

TYP BIKE SPACE



1 PROPOSED SITE PLAN
 A-1 Scale: 1" = 30 ft

LEGEND

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

REVISIONS	DATE

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

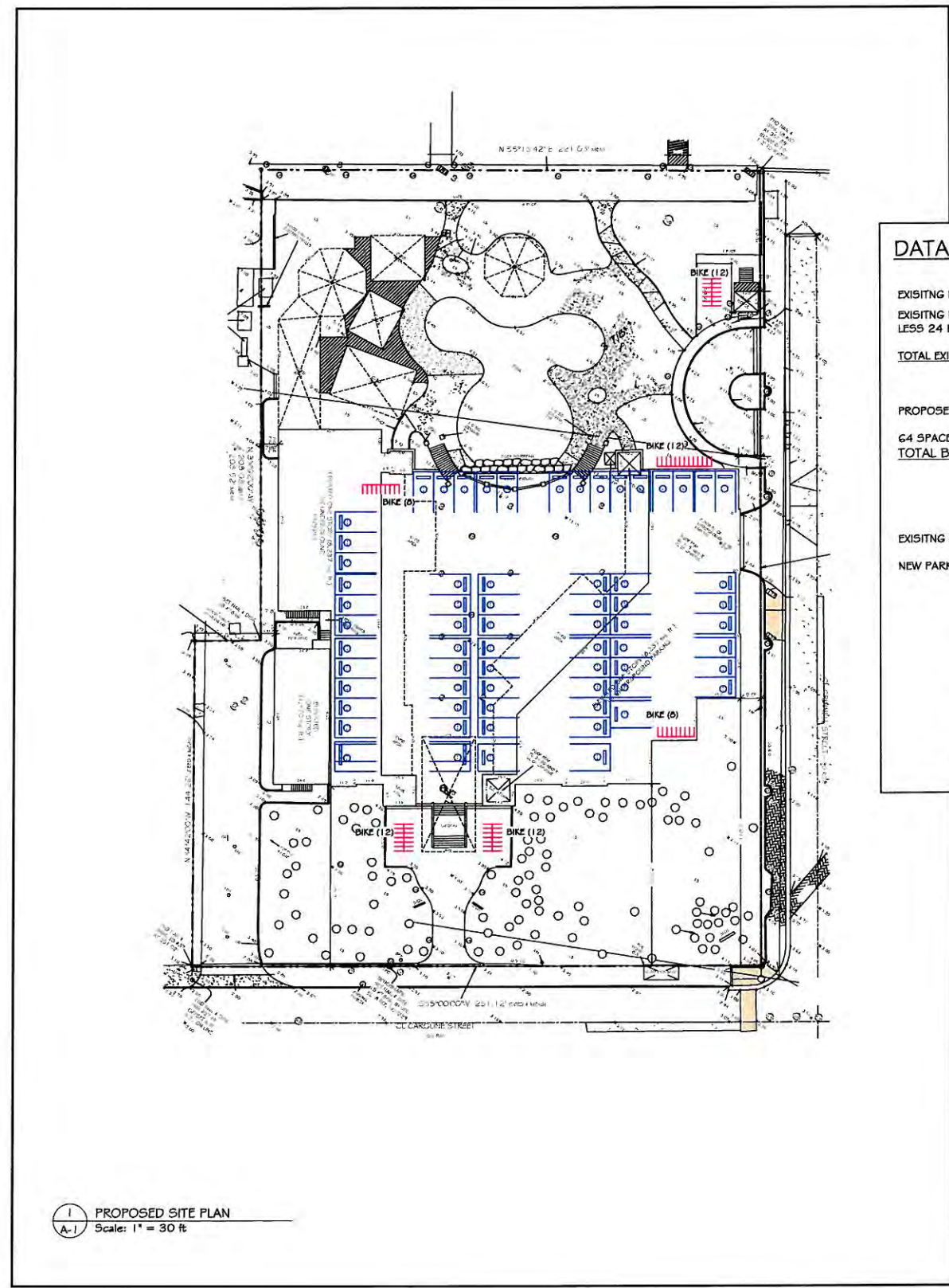
DRAWING TITLE:
 PARKING PLAN

PROJECT NUMBER:
 11.11

DRAWN: KSM
CHECKED: PMP
DATE: 09-13-12

SHEET #
A-7
 OF

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!



1 PROPOSED SITE PLAN
 A-1 Scale: 1" = 30 ft

LEGEND

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

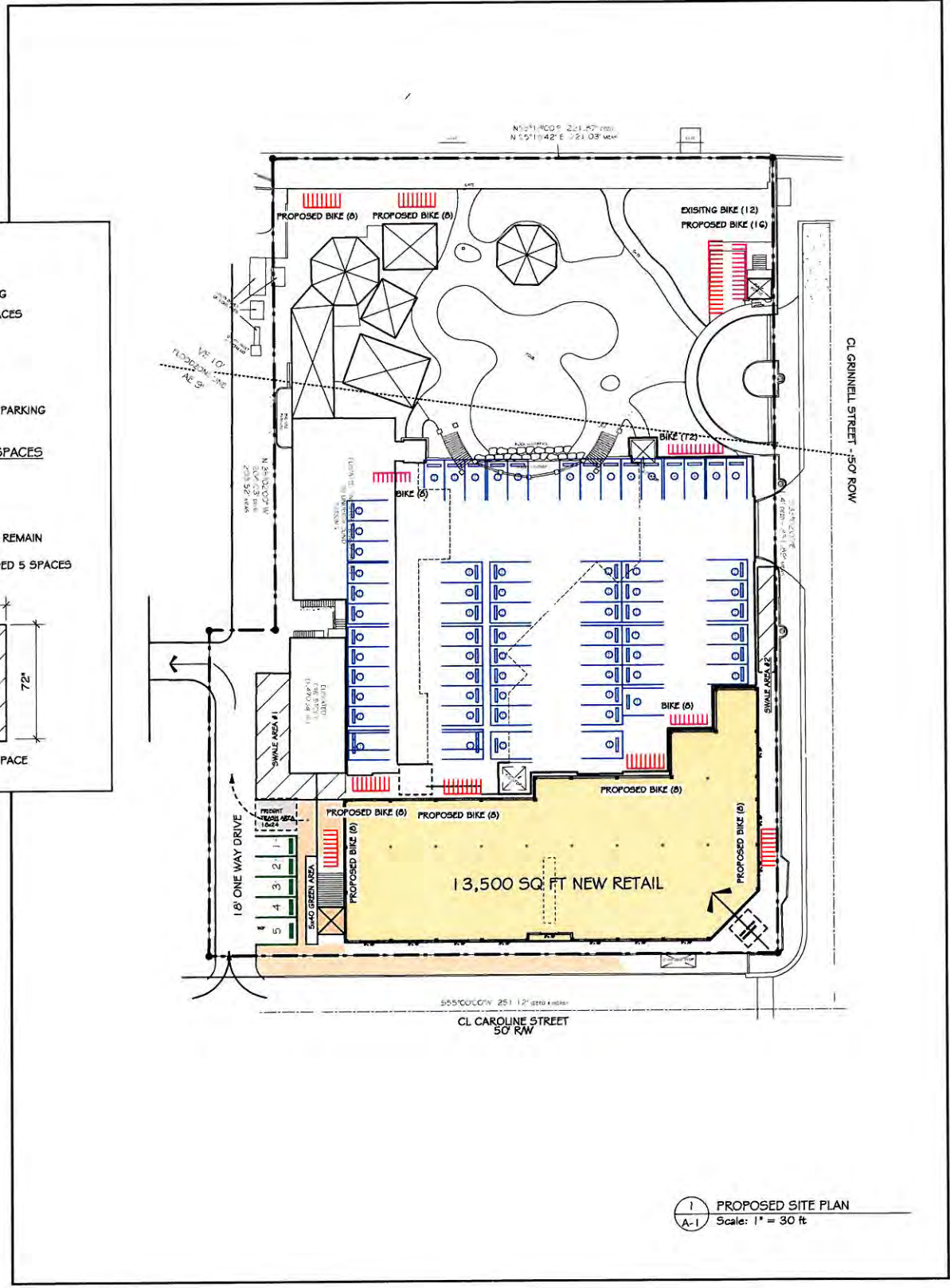
DATA

EXISTING BIKE PARKING
 EXISTING BIKE 64 SPACES
 LESS 24 REMOVED
TOTAL EXISTING 40

PROPOSED NEW BIKE PARKING
 64 SPACES
TOTAL BIKE 104 SPACES

EXISTING PARKING TO REMAIN
 NEW PARKING PROVIDED 5 SPACES

24"
 72"
 TYP BIKE SPACE



1 PROPOSED SITE PLAN
 A-1 Scale: 1" = 30 ft

LEGEND

EXISTING AUTO PARKING	EXISTING BIKE PARKING	PROPOSED AUTO PARKING	PROPOSED BIKE PARKING

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001235
State of Florida

Consultants:

Revisions:

West Marine
CONCH HARBOR 951-955 CAROLINE ST.
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: SEPTEMBER 17, 2012

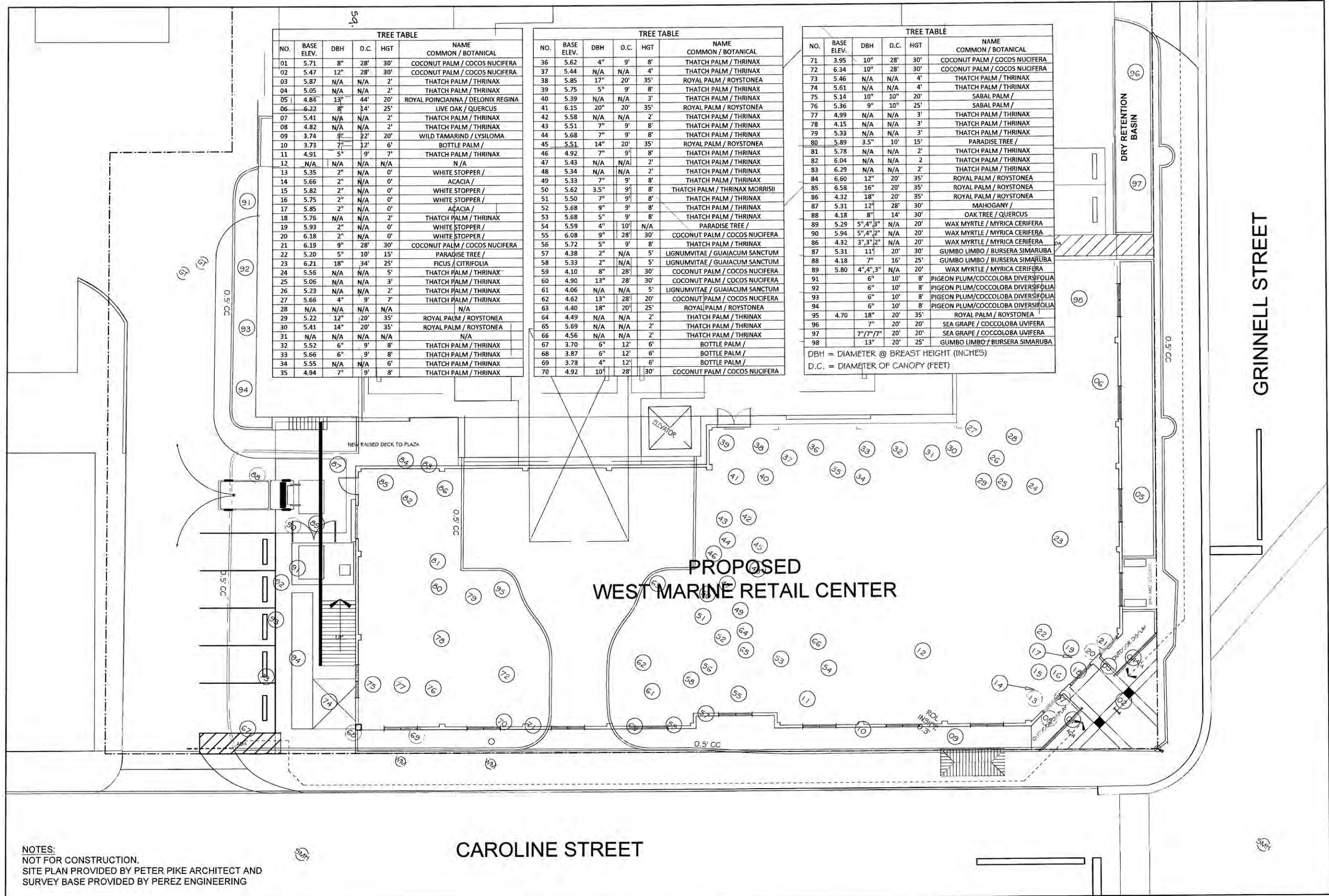
TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
01	5.71	8"	28'	30'	COCONUT PALM / COCOS NUCIFERA
02	5.47	12"	28'	30'	COCONUT PALM / COCOS NUCIFERA
03	5.87	N/A	N/A	2'	THATCH PALM / THRINAX
04	5.05	N/A	N/A	2'	THATCH PALM / THRINAX
05	4.84	13"	44'	20'	ROYAL POINCIANNA / DELONIX REGINA
06	6.22	8"	14'	25'	LIVE OAK / QUERCUS
07	5.41	N/A	N/A	2'	THATCH PALM / THRINAX
08	4.82	N/A	N/A	2'	THATCH PALM / THRINAX
09	3.74	9"	12'	20'	WILD TAMARIND / LYSILOMA
10	3.73	7"	12'	6'	BOTTLE PALM /
11	4.91	5"	9'	7'	THATCH PALM / THRINAX
12	N/A	N/A	N/A	N/A	N/A
13	5.35	2"	N/A	0'	WHITE STOPPER /
14	5.66	2"	N/A	0'	ACACIA /
15	5.82	2"	N/A	0'	WHITE STOPPER /
16	5.75	2"	N/A	0'	WHITE STOPPER /
17	5.85	2"	N/A	0'	ACACIA /
18	5.76	N/A	N/A	2'	THATCH PALM / THRINAX
19	5.93	2"	N/A	0'	WHITE STOPPER /
20	6.18	2"	N/A	0'	WHITE STOPPER /
21	6.19	9"	28'	30'	COCONUT PALM / COCOS NUCIFERA
22	5.20	5"	10'	15'	PARADISE TREE /
23	6.21	18"	34'	25'	FICUS / CITRIFOLIA
24	5.56	N/A	N/A	5'	THATCH PALM / THRINAX
25	5.05	N/A	N/A	3'	THATCH PALM / THRINAX
26	5.23	N/A	N/A	2'	THATCH PALM / THRINAX
27	5.66	4"	9'	7'	THATCH PALM / THRINAX
28	N/A	N/A	N/A	N/A	N/A
29	5.22	12"	20'	35'	ROYAL PALM / ROYSTONEA
30	5.41	14"	20'	35'	ROYAL PALM / ROYSTONEA
31	N/A	N/A	N/A	N/A	N/A
32	5.52	6"	9'	8'	THATCH PALM / THRINAX
33	5.66	6"	9'	8'	THATCH PALM / THRINAX
34	5.55	N/A	N/A	6'	THATCH PALM / THRINAX
35	4.94	7"	9'	8'	THATCH PALM / THRINAX

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
36	5.62	4"	9'	8'	THATCH PALM / THRINAX
37	5.44	N/A	N/A	4'	THATCH PALM / THRINAX
38	5.85	17"	20'	35'	ROYAL PALM / ROYSTONEA
39	5.75	5"	9'	8'	THATCH PALM / THRINAX
40	5.39	N/A	N/A	3'	THATCH PALM / THRINAX
41	6.15	20"	20'	35'	ROYAL PALM / ROYSTONEA
42	5.58	N/A	N/A	2'	THATCH PALM / THRINAX
43	5.51	7"	9'	8'	THATCH PALM / THRINAX
44	5.68	7"	9'	8'	THATCH PALM / THRINAX
45	5.51	14"	20'	35'	ROYAL PALM / ROYSTONEA
46	4.92	7"	9'	8'	THATCH PALM / THRINAX
47	5.43	N/A	N/A	2'	THATCH PALM / THRINAX
48	5.34	N/A	N/A	2'	THATCH PALM / THRINAX
49	5.33	7"	9'	8'	THATCH PALM / THRINAX
50	5.62	3.5"	9'	8'	THATCH PALM / THRINAX MORRISII
51	5.50	7"	9'	8'	THATCH PALM / THRINAX
52	5.68	9"	9'	8'	THATCH PALM / THRINAX
53	5.68	5"	9'	8'	THATCH PALM / THRINAX
54	5.59	4"	10'	N/A	PARADISE TREE /
55	6.08	9"	28'	30'	COCONUT PALM / COCOS NUCIFERA
56	5.72	5"	9'	8'	THATCH PALM / THRINAX
57	4.38	2"	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
58	5.33	2"	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
59	4.10	8"	28'	30'	COCONUT PALM / COCOS NUCIFERA
60	4.90	13"	28'	30'	COCONUT PALM / COCOS NUCIFERA
61	4.06	N/A	N/A	5'	LIGNUMVITAE / GUAIAACUM SANCTUM
62	4.62	13"	28'	20'	COCONUT PALM / COCOS NUCIFERA
63	4.40	18"	20'	25'	ROYAL PALM / ROYSTONEA
64	4.49	N/A	N/A	2'	THATCH PALM / THRINAX
65	5.69	N/A	N/A	2'	THATCH PALM / THRINAX
66	4.56	N/A	N/A	2'	THATCH PALM / THRINAX
67	3.70	6"	12'	6'	BOTTLE PALM /
68	3.87	6"	12'	6'	BOTTLE PALM /
69	3.78	4"	12'	6'	BOTTLE PALM /
70	4.92	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
71	3.95	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA
72	6.34	10"	28'	30'	COCONUT PALM / COCOS NUCIFERA
73	5.46	N/A	N/A	4'	THATCH PALM / THRINAX
74	5.61	N/A	N/A	4'	THATCH PALM / THRINAX
75	5.14	10"	10"	20'	SABAL PALM /
76	5.36	9"	10"	25'	SABAL PALM /
77	4.99	N/A	N/A	3'	THATCH PALM / THRINAX
78	4.15	N/A	N/A	3'	THATCH PALM / THRINAX
79	5.33	N/A	N/A	3'	THATCH PALM / THRINAX
80	5.89	3.5"	10'	15'	PARADISE TREE /
81	5.78	N/A	N/A	2'	THATCH PALM / THRINAX
82	6.04	N/A	N/A	2'	THATCH PALM / THRINAX
83	6.29	N/A	N/A	2'	THATCH PALM / THRINAX
84	6.60	12"	20'	35'	ROYAL PALM / ROYSTONEA
85	6.58	16"	20'	35'	ROYAL PALM / ROYSTONEA
86	4.32	18"	20'	35'	ROYAL PALM / ROYSTONEA
87	5.31	12"	28'	30'	MAHOGANY /
88	4.18	8"	14'	30'	OAK TREE / QUERCUS
89	5.29	5", 4", 3"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
90	5.94	5", 4", 2"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
91	4.32	3", 3", 2"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
92	5.31	11"	20'	30'	GUMBO LIMBO / BURSERA SIMARUBA
93	4.18	7"	16'	25'	GUMBO LIMBO / BURSERA SIMARUBA
94	5.80	4", 4", 3"	N/A	20'	WAX MYRTLE / MYRICA CERIFERA
95		6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA
96		6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA
97		6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA
98		6"	10'	8'	PIGEON PLUM / COCCOLOBA DIVERSIFOLIA
99	4.70	18"	20'	35'	ROYAL PALM / ROYSTONEA
100		7"	20'	20'	SEA GRAPE / COCCOLOBA UVIFERA
101		7", 7", 7"	20'	20'	SEA GRAPE / COCCOLOBA UVIFERA
102		13"	20'	25'	GUMBO LIMBO / BURSERA SIMARUBA

DBH = DIAMETER @ BREAST HEIGHT (INCHES)
D.C. = DIAMETER OF CANOPY (FEET)

PROPOSED WEST MARINE RETAIL CENTER



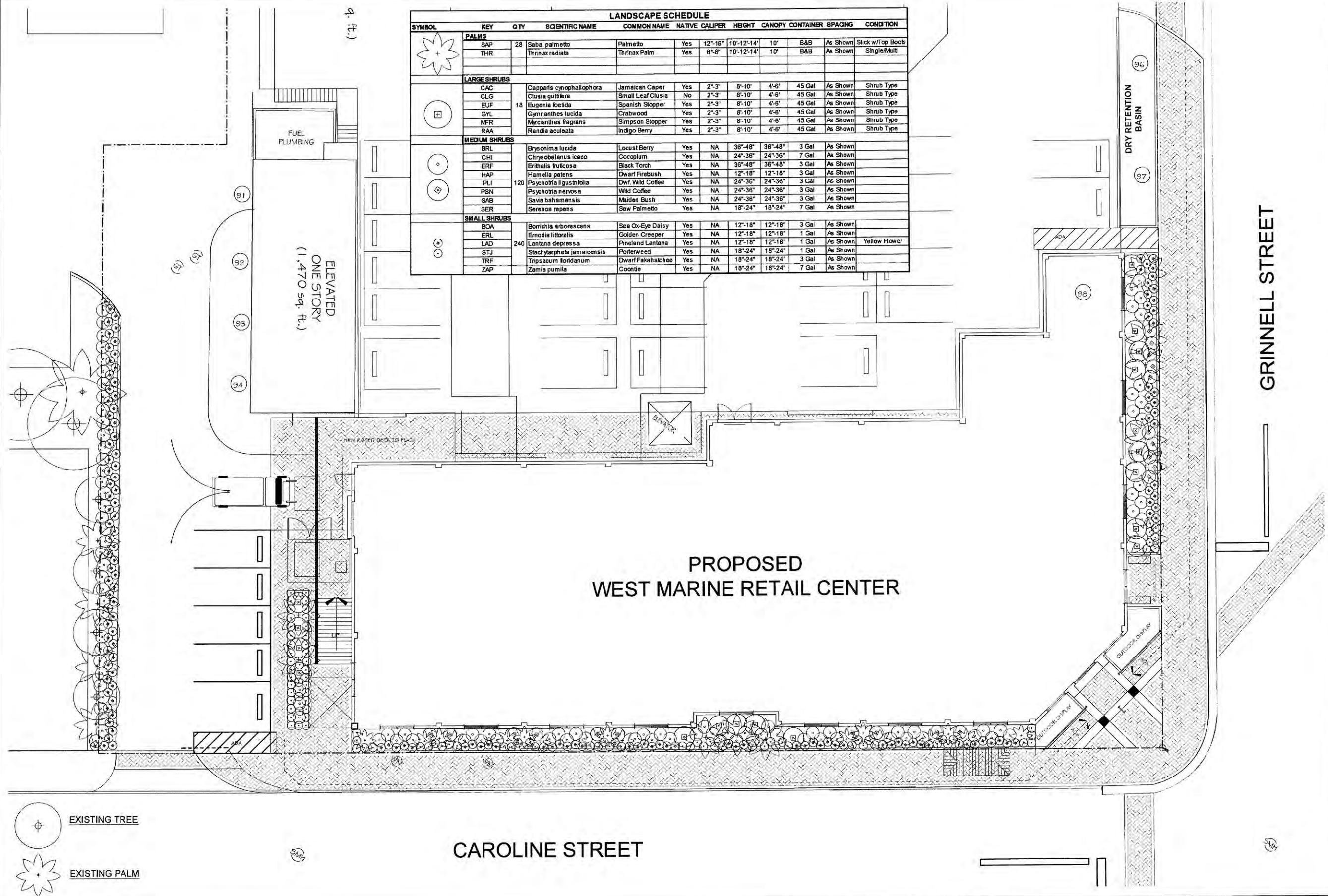
NOTES:
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SITE PLAN PROVIDED BY PETER PIKE ARCHITECT AND
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TREE DISPOSITION PLAN

1
L-1.0 SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST
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LANDSCAPE SCHEDULE											
SYMBOL	KEY	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
PALMS											
★	SAP	28	Sabal palmetto	Palmetto	Yes	12"-16"	10'-12'-14'	10'	B&B	As Shown	Stick w/Top Boots
	THR		Thrinax radiata	Thrinax Palm	Yes	6"-8"	10'-12'-14'	10'	B&B	As Shown	Single/Mults
LARGE SHRUBS											
⊕	CAC		Capparis cynophallophora	Jamaican Caper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	CLG		Clusia guttata	Small Leaf Clusia	No	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	EUF	18	Eugenia foetida	Spanish Stopper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	GYL		Gymnanthes lucida	Crabwood	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	MFR		Mycianthes fragrans	Simpson Stopper	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
	RAA		Randia aculeata	Indigo Berry	Yes	2"-3"	8'-10'	4'-6'	45 Gal	As Shown	Shrub Type
MEDIUM SHRUBS											
⊙	BRL		Brysonima lucida	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	CHI		Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
	ERF		Erithalis fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	HAP		Hamelia patens	Dwarf Firebush	Yes	NA	12"-18"	12"-18"	3 Gal	As Shown	
	PLI	120	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SAB		Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SER		Serenoe repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown	
	SMALL SHRUBS										
	⊙	BOA		Borrhchia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	3 Gal	As Shown
ERL			Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
LAD		240	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	Yellow Flower
STJ			Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	
TRF			Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
ZAP			Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown	

PROPOSED
WEST MARINE RETAIL CENTER

ELIZABETH NEWLAND
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Seal:

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Registered Landscape Architect
LA00012365
State of Florida

Consultants:

Revisions:

West Marine
CONCH HARBOR 951-955 CAROLINE ST.
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #:
Drawn By: EN Checked By: EN
Title: SCHEMATIC LANDSCAPE PLAN
Sheet Number: L-2.0
Date: SEPTEMBER 17, 2012

1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

NOTES:
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REVISIONS	DATE

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-236-1692

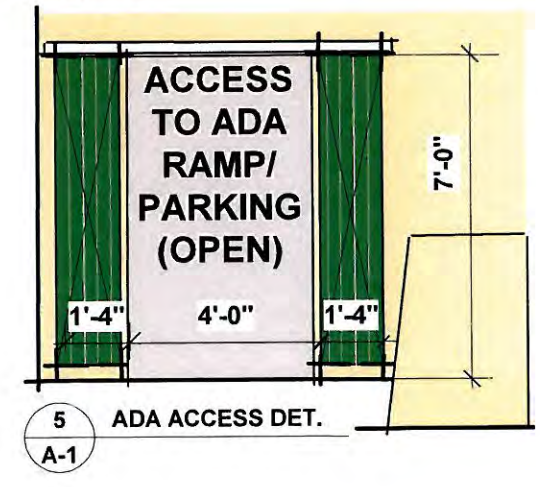
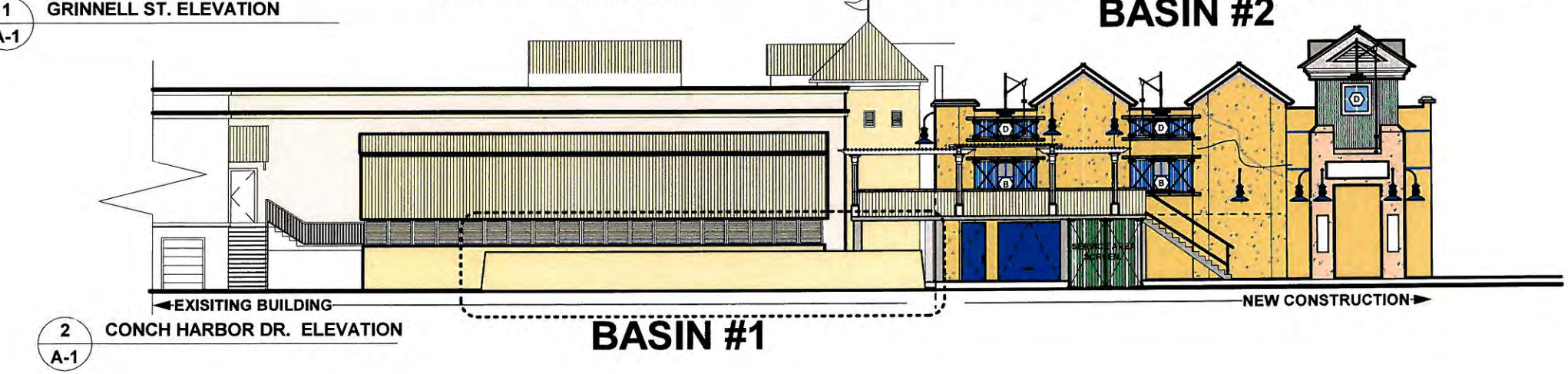
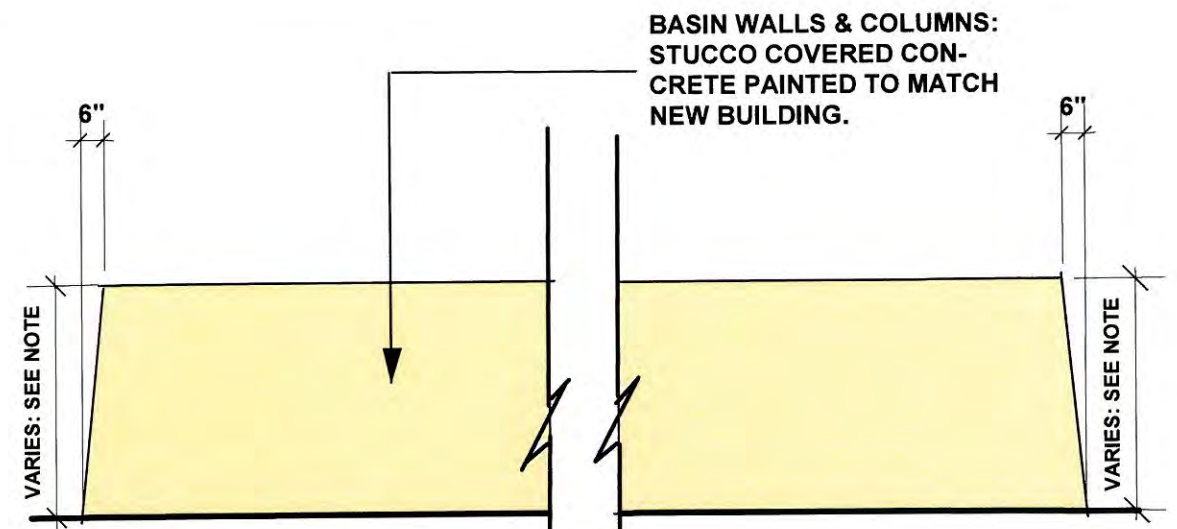
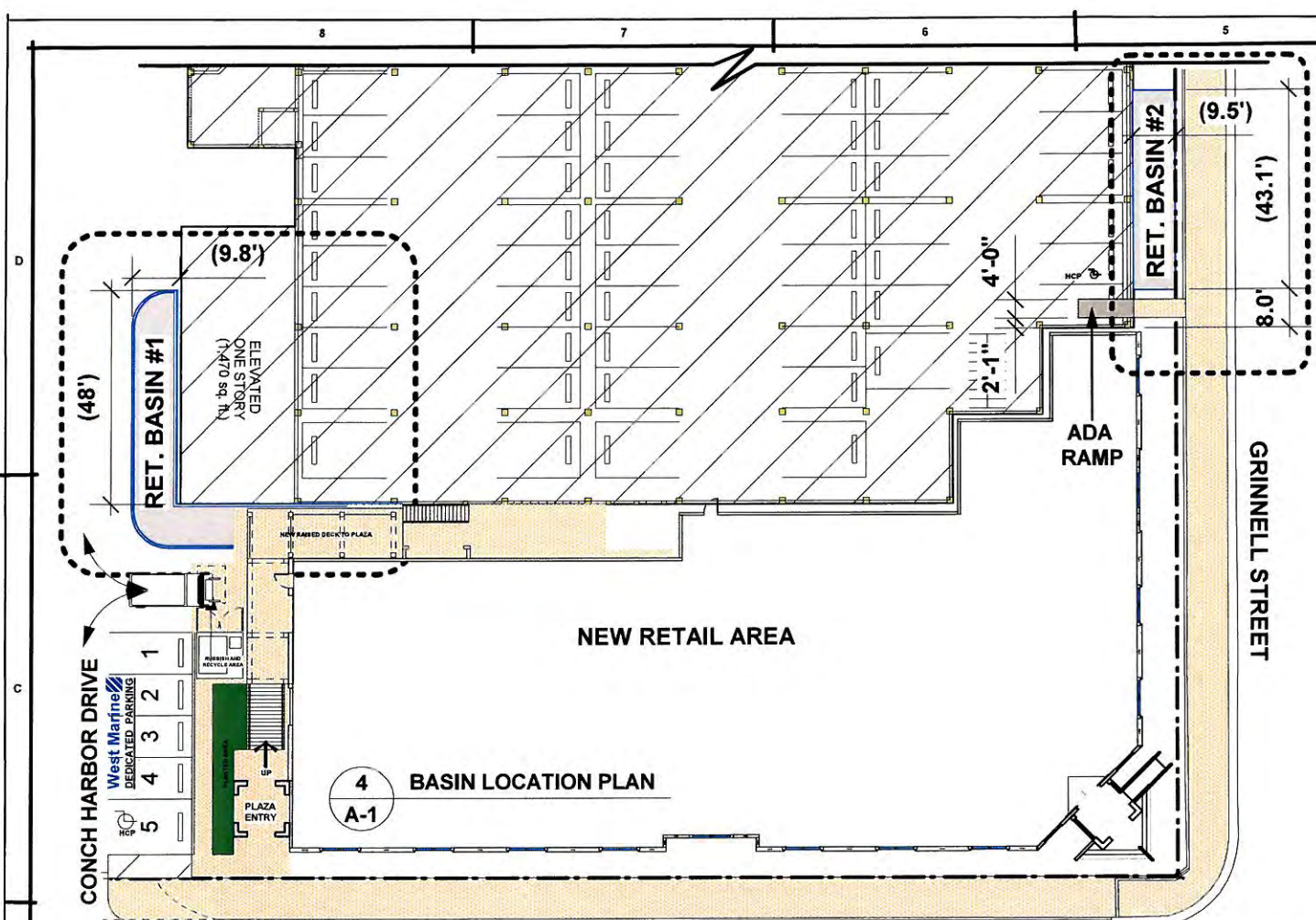
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 CONCH HARBOR - 951-955 CAROLINE ST.
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DRAWING TITLE:
 SITE PLAN/DETAILS
 RETENTION BASINS

PROJECT NUMBER:
 11.11
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 DATE: 10-26-12

SHEET # 1
A-1
 OF 1

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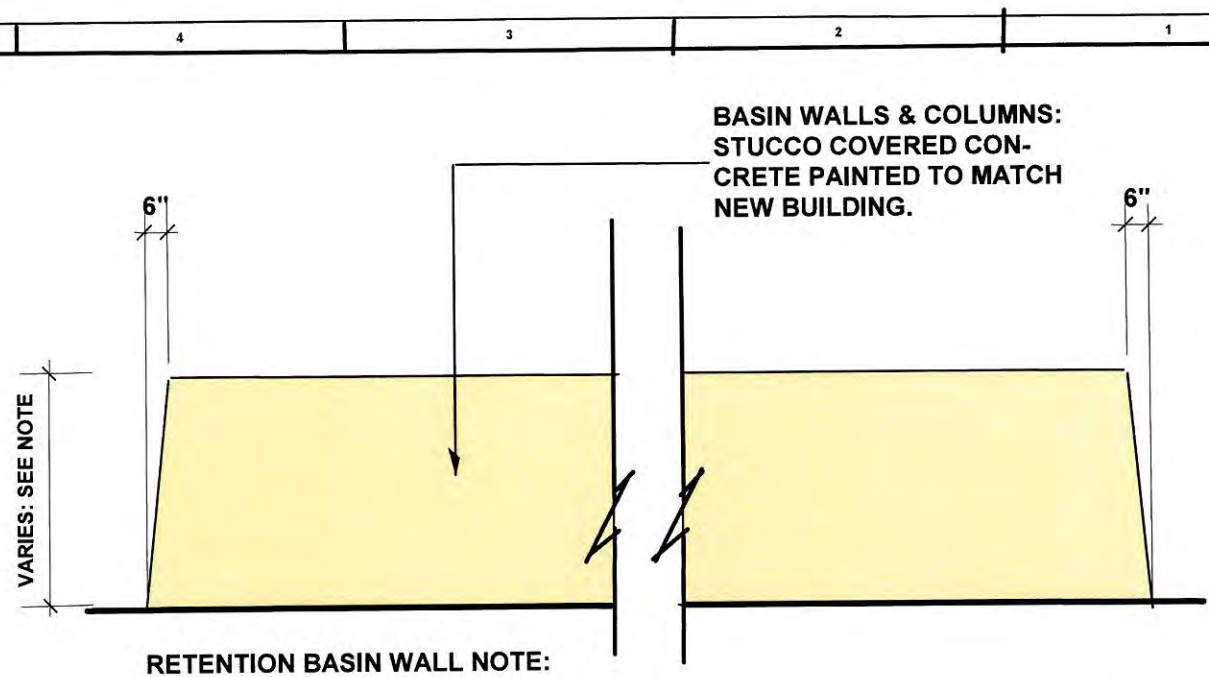
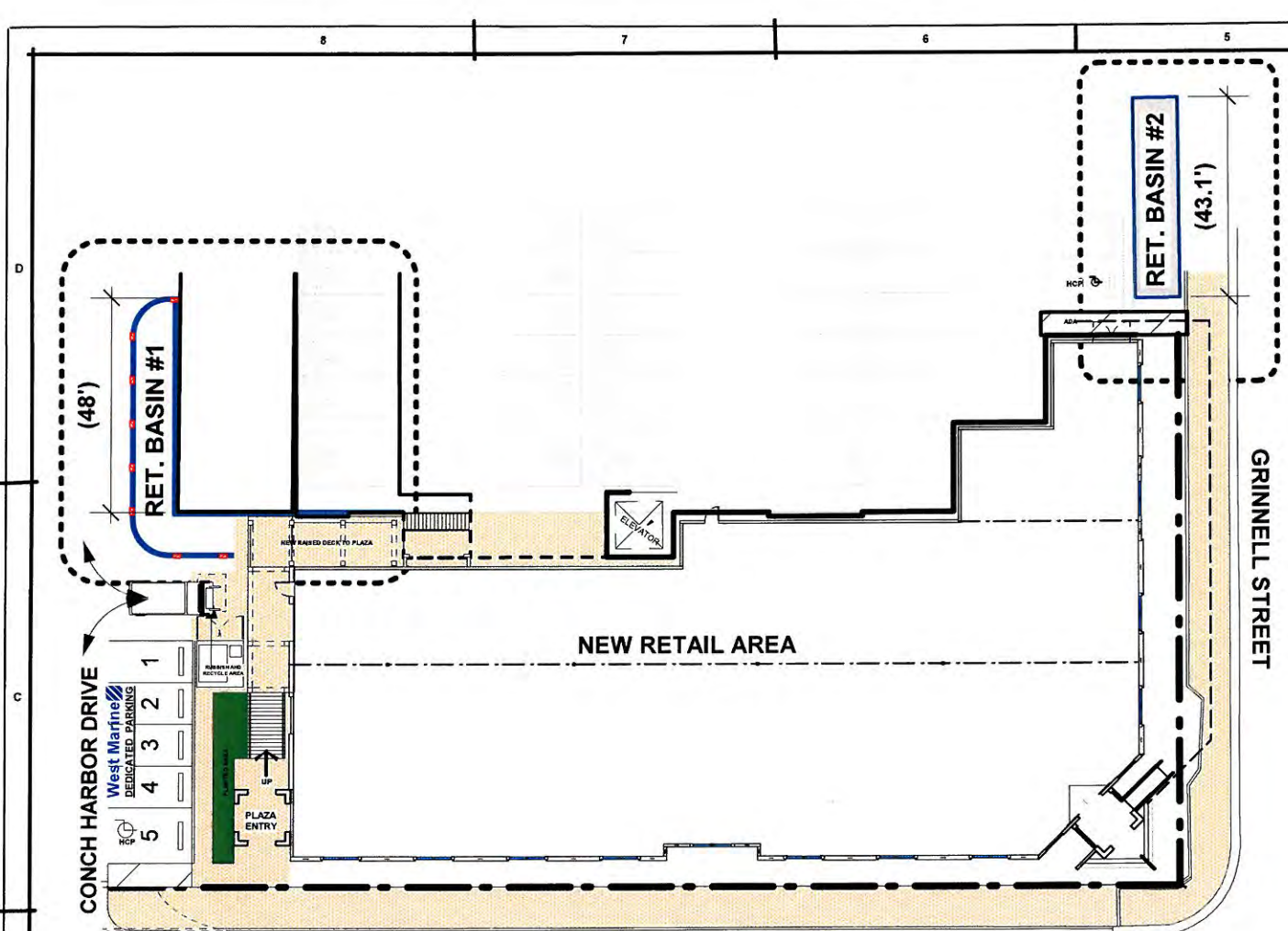
PROJECT:
West Marine
 CONCH HARBOR 951-955 CAROLINE ST.
 KEY WEST, FLORIDA

DRAWING TITLE:
 SITE PLAN
 & SITE DATA

PROJECT NUMBER:
 11.11
 DRAWN: KSM
 CHECKED: PMP
 DATE: 10-25-12

SHEET # 1
A-1
 OF 1

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!



RETENTION BASIN WALL NOTE:

"#1" BASIN WALL HT. MAX. 5.0' ABOVE EXIST. GRADE.

"#2" BASIN WALL HT. MAX. 4.18' ABOVE EXIST. GRADE.

3 **TYP. BASIN ELEVATION**
 A-1 Scale: 1/4" = 1'-0"

