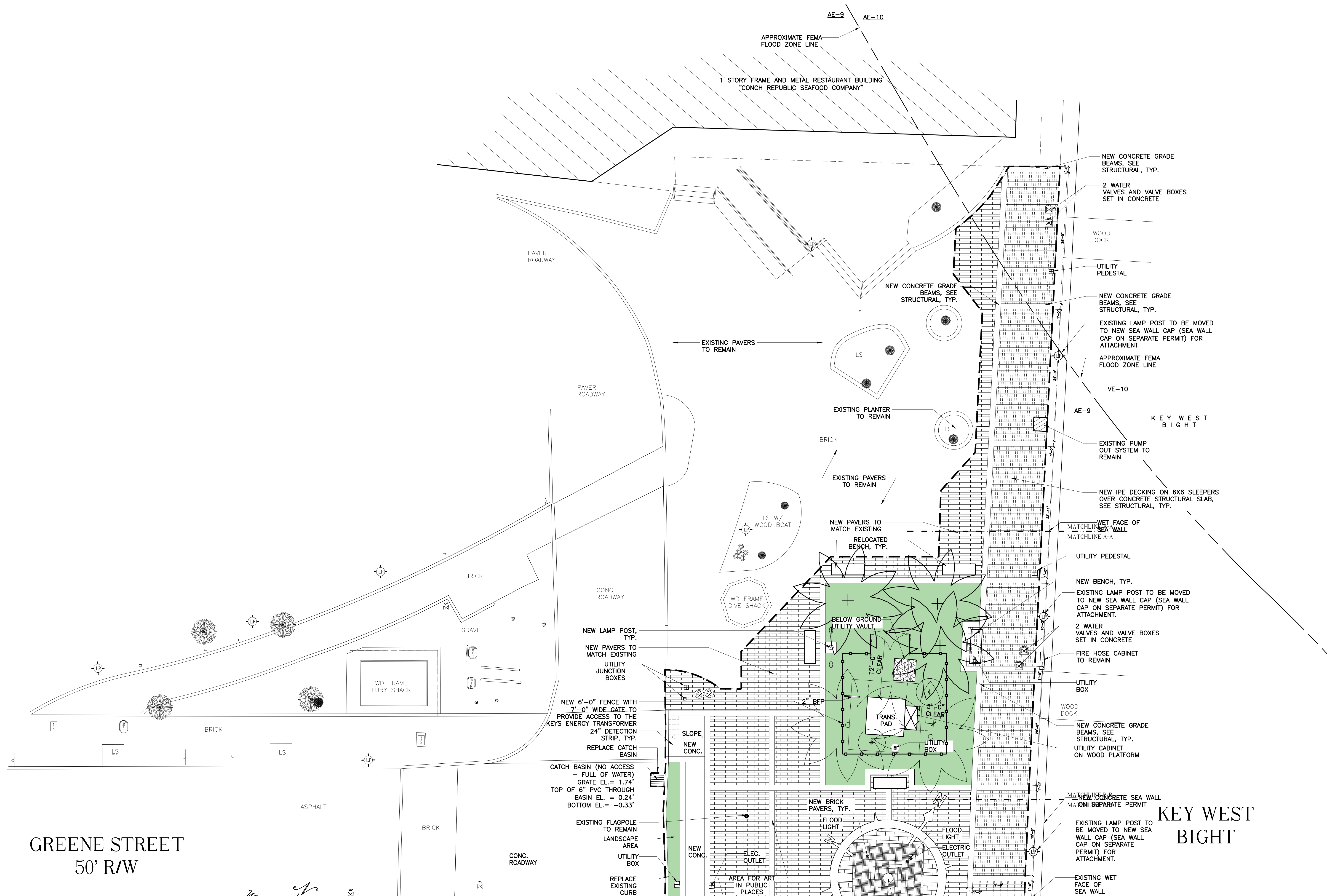




GREENE STREET
50' R/W

PROPOSED HISTORIC SEAPORT HARBOR WALK - AREA #1 ELIZABETH STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY
FLORIDA KEYS LAND SURVEYING SURVEYOR DATED ON 03/12/2019

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

KEY WEST HISTORIC SEAPORT PHASE II KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
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KEY WEST HISTORIC SEAPORT PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL

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AUTHORIZATION BY
WILLIAM P. HORN

DATE

08-24-2018 HARC SUBMITTAL
10-08-2019 FINAL TREE COMM.
12-01-2019 100% CD SUBMISSION

REVISIONS

DRAWN BY

JW

PROJECT NUMBER

1609

A-2.1

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6TH EDITION (2017) - BUILDING CODE ASCE 7-10, ASCE 24-14

CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
DESIGN VEHICLE: CLARK C25L FORKLIFT (6.2 KIP HEAVY AXLE WHEEL LOAD)
FLOOR LIVE LOAD: 100 PSF

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 6TH EDITION (2017), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 6TH EDITION (2017) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

DEMOLITION NOTES

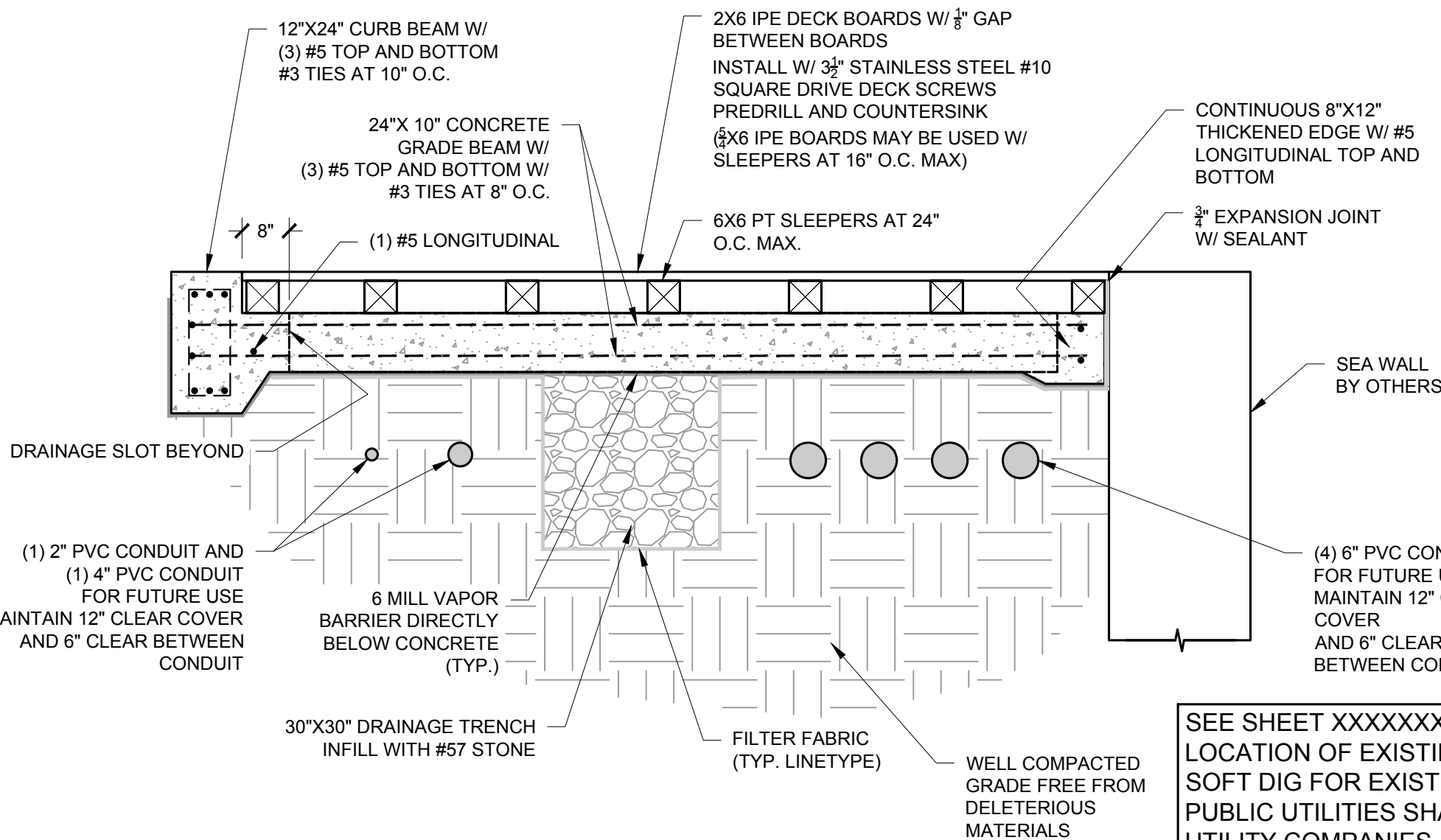
1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE.
2. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
3. WOOD FRAMING MEMBERS SHALL BE FASTENED PER F.B.C. TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
4. BOLTS SHALL BE A MINIMUM OF A307 GRADE A, GALVANIZED. UNLESS NOTED OTHERWISE.

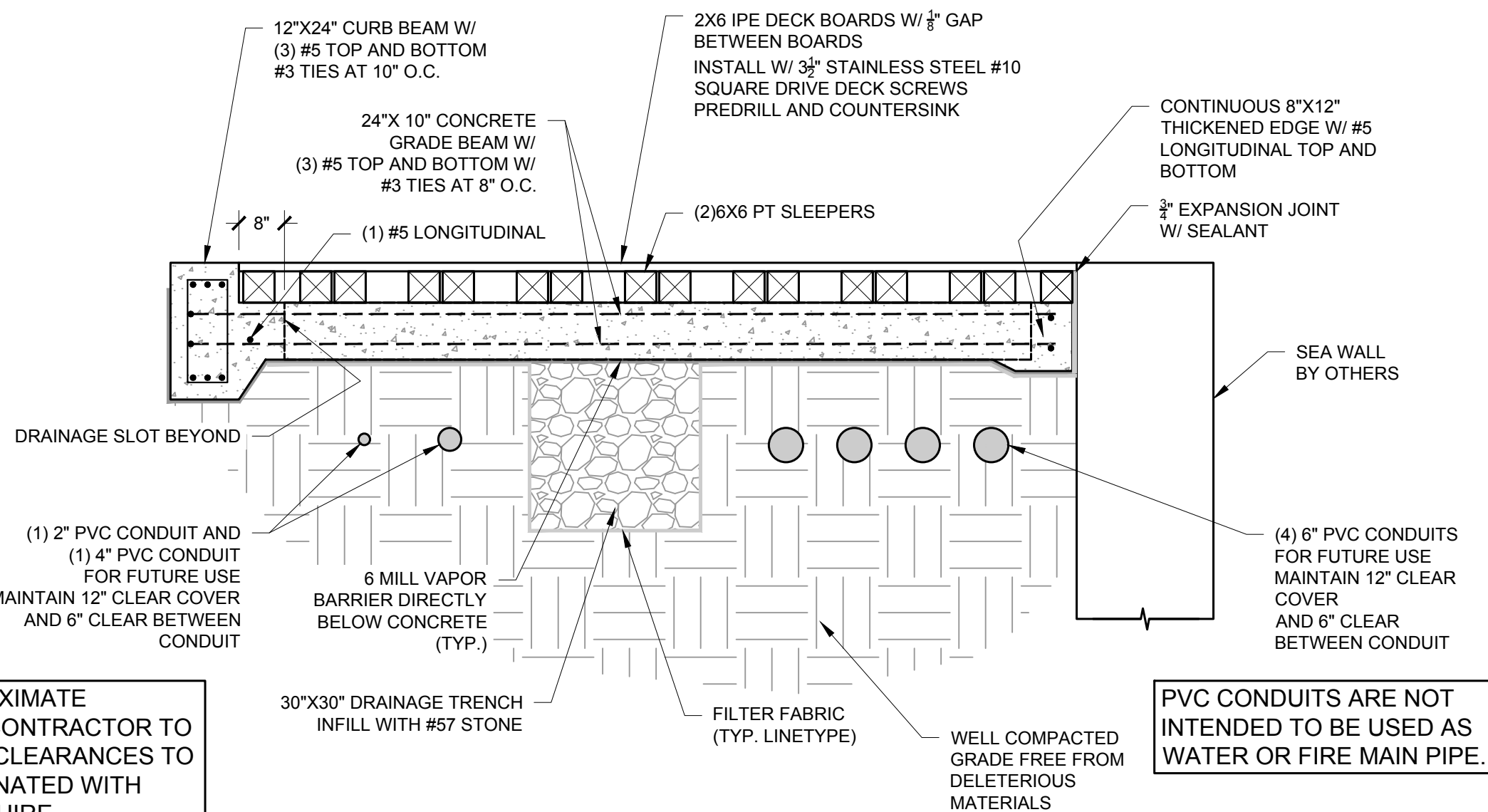
FOUNDATION & CONCRETE NOTES

1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FURNISH FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND SLABS PRIOR TO PLACING CONCRETE. A MINIMUM OF 3 REPRESENTATIVE TESTS SHALL BE TAKEN FOR EACH FOOTING AND SLAB POUR.
4. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE III PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
5. SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN THE HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THE CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE NOTED. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILLED OR OTHERWISE APPROVED BY THE ENGINEER.
6. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE $\frac{1}{2}$ " CHAMFER. USE STANDARD HOOKS ON REBAR UNLESS OTHERWISE NOTED.
7. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
8. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R. HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND AFTER THE FINISH HAS SET, OR THE CONCRETE SHALL COVERED AND WETTED.
9. PROVIDE PLASTIC SLEEVES IN MASONRY PARTITIONS AND CONCRETE FOUNDATIONS AS INDICATED AND REQUIRED FOR UTILITY SERVICES. NO OTHER PIPE, CONDUIT OR ACCESSORY SHALL BE PLACED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
10. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
11. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
12. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
13. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
14. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES THAT DO NOT MEET REINFORCEMENT COVERAGE REQUIREMENTS SHALL BE NON-METALIC.
15. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE MINIMUM $\frac{1}{2}$ " GALVANIZED STEEL AND EMBEDDED MINIMUM 7" INTO CONCRETE. UNLESS NOTED OTHERWISE.
16. ANCHOR BOLT EPOXY SHALL BE SIMPSON SET-XP OR APPROVED EQUAL. INSTALL PER MANUFACTURER SPECIFICATIONS.



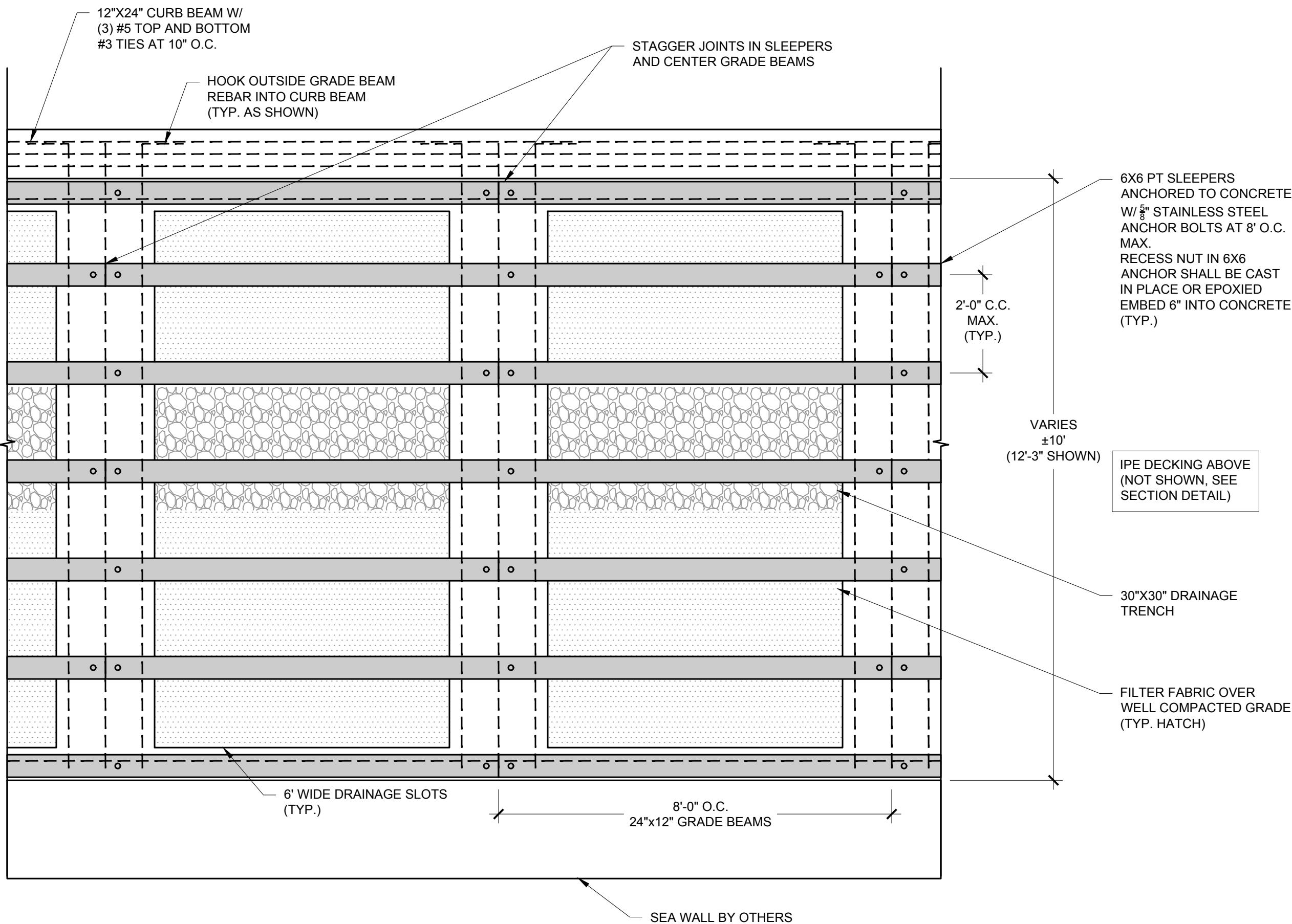
TYP. SECTION - PEDESTRIAN DECKING

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



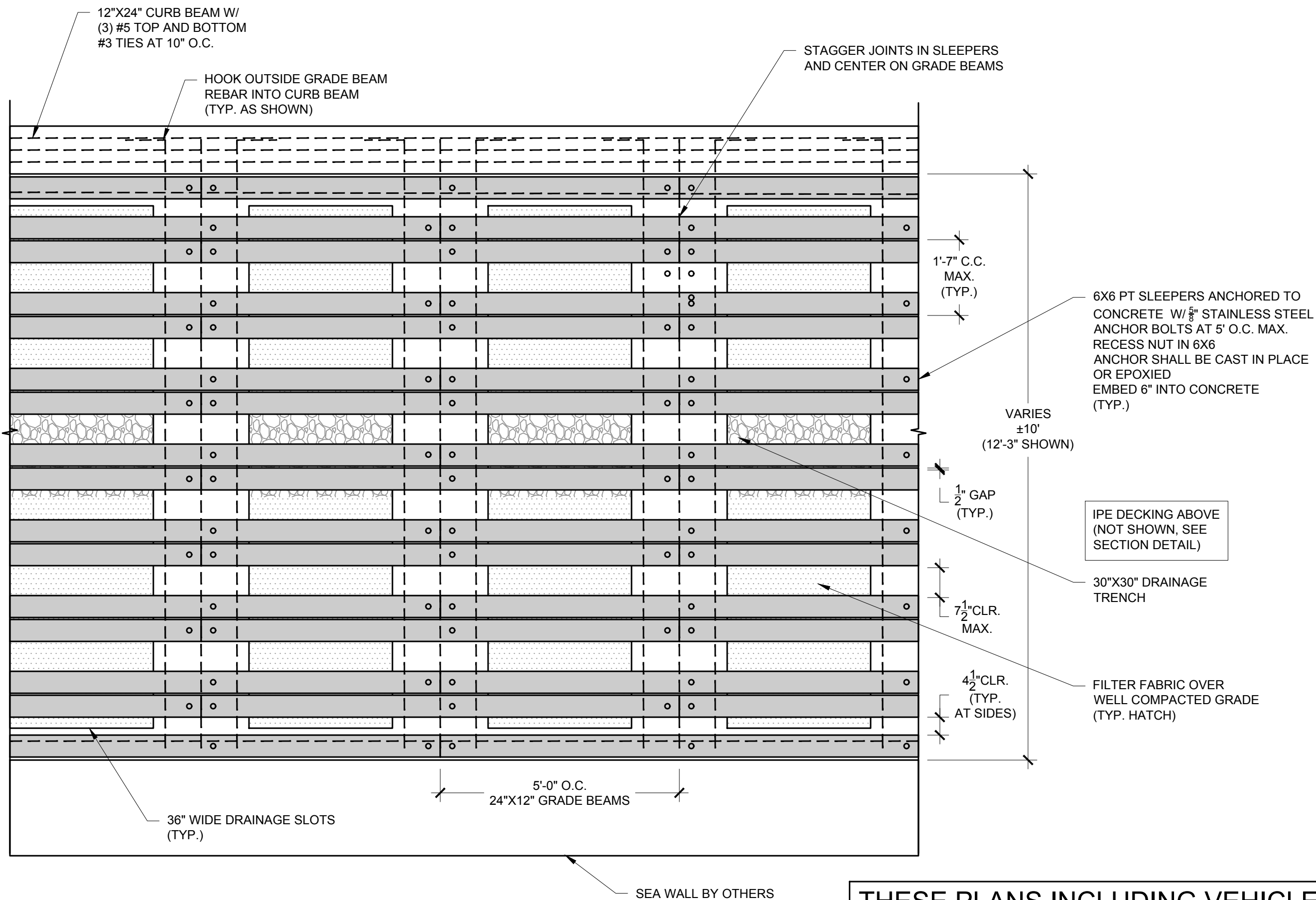
TYP. SECTION - VEHICLE DECKING

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



TYP. FOUNDATION PLAN - PEDESTRIAN DECKING

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



TYP. FOUNDATION PLAN - VEHICLE DECKING

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

THESE PLANS INCLUDING VEHICLE LOADING AND COMPACTION OF EARTH BEHIND SEA WALL MUST BE APPROVED BY SEA WALL E.O.R. PRIOR TO PERMITTING AND CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

Perez ENGINEERING & DEVELOPMENT, INC.

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, Florida 33040
Tel: (305) 292-9440

FLORIDA BUILDING CONSULTANTS, INC.

7562 NAVARRE PKWY., SUITE 7
NAPLES, FL 34109
(813) 439-3956
C.A.#26045

PAUL R. SEAMES, P.E.
Florida P.E. NO. 44137
September 6, 2019

REVISIONS:	ORIGINAL:	AUGUST 2019
1		
2		
3		
4		
5		
6		

IPe DECKING

HISTORIC SEAPORT, PHASE II

KEY WEST, FL 33040

CITY OF KEY WEST

1300 WHITE STREET

KEY WEST, FL 33040

JOB NO.	191042
DRAWN	JDH
DESIGNED	JDH
CHECKED	PRS

ELIABETH
NEWLAND

LANDSCAPE
ARCHITECT-RELLC

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DATE
08-24-2018 HARC SUBMITTAL
09-20-2019 PERMIT SUBMITTAL

REVISIONS

DRAWN BY

PROJECT
NUMBER
1609

GREEN STREET & LAZY WAY LANDSCAPE REQUIREMENTS			
Minimum Landscape Areas	Required	Provided	
Site Areas 12,417 SF x 20% Minimum Area of Building Site	2483 SF/20%	2538	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	393	71%	
Exotic Plants	162	29%	
Total Native & Exotic Plants	555		
Green Street & Elizabeth Street			
Minimum Standards Landscaping Along Right-of-Way			
112 LF Property Line Abutting Street Frontage/100 LF = 1.12			
40 Plant Units x 1.12 = 45 Plant Units Required			
Canopy Trees / Native Palms	Total Plants Provided	x Plant Units	Plant Units Provided
Ornamental Trees	0	10	0
Shrubs	0	3	0
	58	1	58
Total Plant Units Provided	58		58
Lazy Way Lane			
Minimum Standards Landscaping Along Right-of-Way			
176 LF Property Line Abutting Street Frontage/100 LF = 1.76			
40 Plant Units x 1.76 = 70.4 Plant Units Required			
Canopy Trees / Native Palms	Total Plants Provided	x Plant Units	Plant Units Provided
Ornamental Trees	18	10	180
Shrubs	0	3	0
	304	1	304
Total Plant Units Provided	322		484
Nonvehicular Open Space (NOS) Landscape Requirements			
20% or 2483 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS			
2483 SF/2000 = 1.24 x 4 Trees			
	Total Trees Required	Total Trees Provided	
	5	5	

KEY WEST HISTORIC SEAPORT LAZY WAY & GREEN STREET PLAZA											9/13/2019
KEY	QTY L-1.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION	
PALMS											
CON	3	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	48" x 48" Rootball	
CONS	4	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	12' CT	15'-20'	B&B	As Shown	Special 36" x 48" Maximum Rootball Size	
CONT	4	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	14'-16' CT	15'-20'	B&B	As Shown	Transplant from Site #1, #2, #46, # 48	
LEM	4	Leucothrinax morrisii	Keys Thatch Palm	Yes	4'-6"	6'-8" OA	6'-8"	B&B	As Shown	Single	
THR	5	Thrinax radiata	Thatch Palm	Yes	4'-6"	Varied	Varied	B&B	As Shown	Transplant from Site #36, #37, #39, #42, #44	
LARGE SHRUBS											
GYL	6	Gymnanthes lucida	Crabwood	Yes	NA	6'-8"	3'-4'	25 Gal	As Shown	Shrub Type	
EUR	6	Eugenia rhombea	Red Stopper	Yes	NA	6'-8"	3'-4'	25 Gal	As Shown	Shrub Type	
MEDIUM SHRUBS											
PLI	46	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
SAB	18	Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
CRL	30	Croton linearis	Pineland Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	As Shown	
GROUND COVER											
BOA	18	Borrichia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
ERL	100	Erodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
FIM	151	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown		
STJ	50	Stachytarpheta jamaicensis	Keys Porterweed	Yes	NA	8"-12"	8"-12"	3 Gal	As Shown		
NEP	110	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		

LEGEND

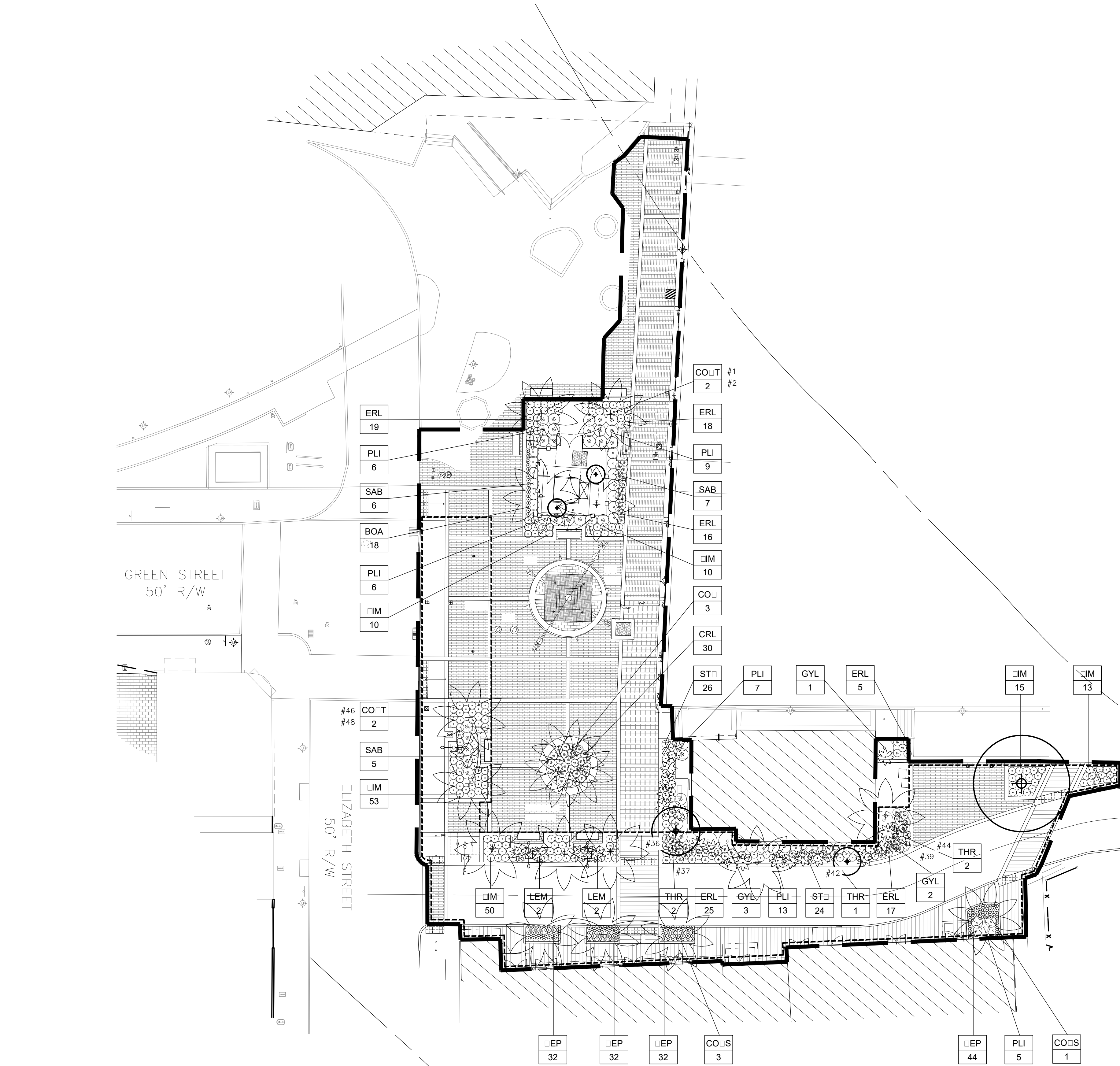
EXISTING PALM

EXISTING TREE

PROJECT LIMIT LINE

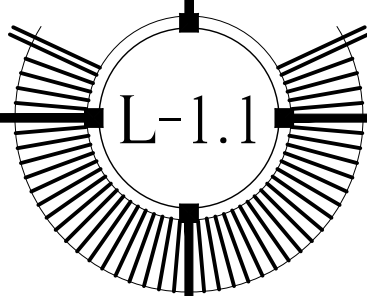
RIGHT OF WAY LANDSCAPE

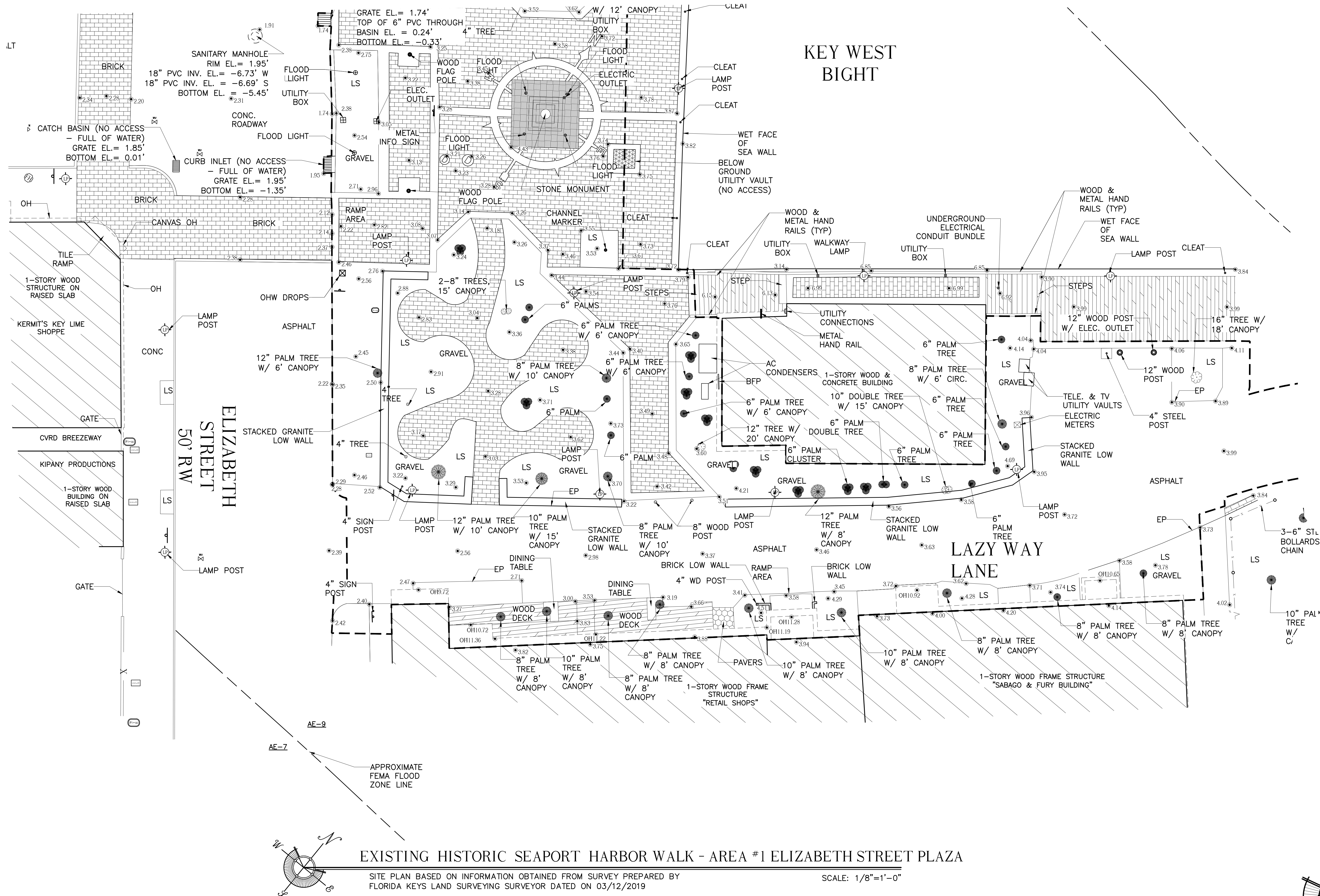
1. L. ...
2. S. ...
3. I. ...
4. L. ...



HISTORIC SEAPORT HARBORWALK - AREA #1 GREEN & LAZY WAY LANE (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"





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LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL 33040

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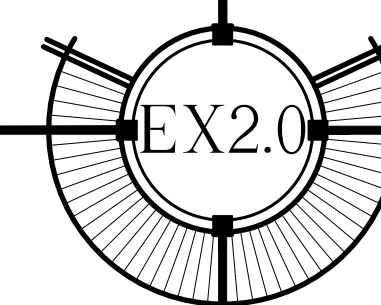
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DATE
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10-08-2019 FINAL TREE COMM.
12-01-2019 100% CD SUBMISSION

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1609



KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA

1609



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

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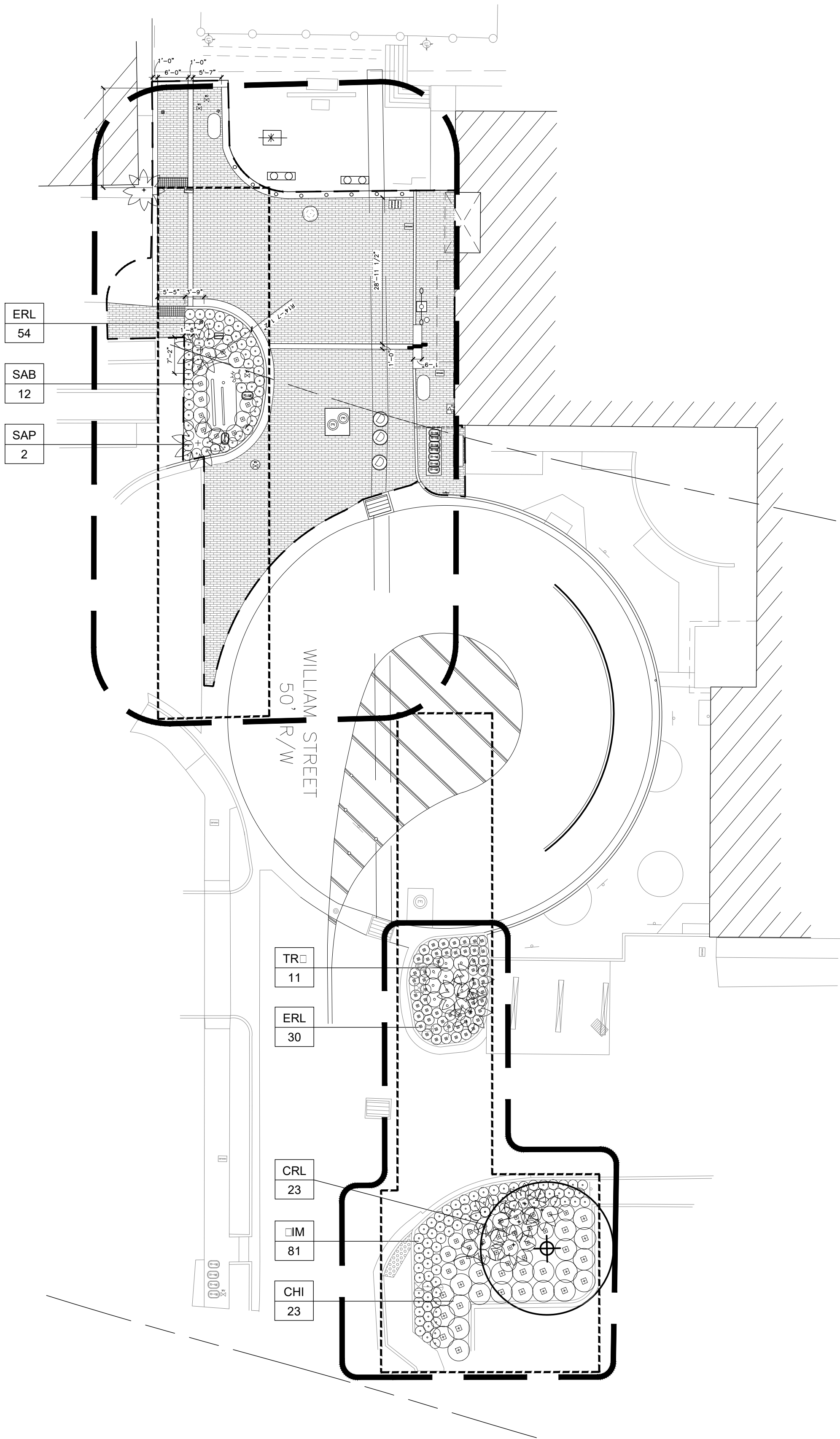
DATE

08-24-2018 HARC SUBMITTAL
09-20-2019 PERMIT SUBMITTAL

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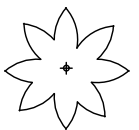
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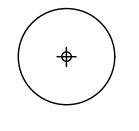
WILLIAM STREET LANDSCAPE REQUIREMENTS			
Minimum Landscape Areas		Required	Provided
Site Area 7,720 SF x 20% Minimum Area of Building Site		1544 SF/20%	1544 SF
Minimum Native Plant Requirement 70%		Total Plants Provided	Percent Provided
Native Plants		185	78%
Exotic Plants		51	22%
Total Native & Exotic Plants		236	
Minimum Standards Landscaping Along Right-of-Way			
230 LF Property Line Abutting Street Frontage/100 LF = 2.3			
40 Plant Units x 2.3 = 92 Plant Units Required			
		Total Plants Provided	x Plant Units
Canopy Trees / Native Palms		10	10
Ornamental Trees		0	3
Shrubs		234	1
Total Plant Units Provided		244	334
Nonvehicular Open Space (NOS) Landscape Requirements			
20% / 1544 SF of Site Nonvehicular Open Space			
Requires 4 Trees / 2000 SF of NOS			
1544 SF / 2000 SF = .77 x 4 Trees		Total Trees Required	Total Trees Provided
		3	1 Tree / 9 Palms

KEY WEST HISTORIC SEAPORT WILLIAM STREET PLAZA										9/10/2019
KEY	QTY L-2.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
PALMS										
SAP	2	Sabal palmetto	Sabal Palm	Yes	16"-24"	10' OA	8'-10'	85 Gal	As Shown	Regenerated w/Boots
LARGE SHRUBS										
CHI	23	Chrysobalanus icaco	Cocoplum	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Shrub Type
MEDIUM SHRUBS										
CRL	23	Croton linearis	Pineland Croton	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
SAB	12	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
TRF	11	Tripsacum floridanum	Dwarf Fakahatchee Gras	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
GROUND COVER										
ERL	114	Erodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
FIM	51	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown	

LEGEND



EXISTING PALM



EXISTING TREE

SOLID LINE - PROJECT LIMIT LINE

DASHED LINE - RIGHT OF WAY LANDSCAPE

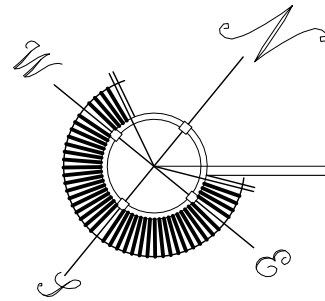


1. Landscape planting to be provided in the area of the project limit line.

2. Solid landscape planting to be provided in the area of the project limit line.

3. Irrigation system to be provided in the area of the project limit line.

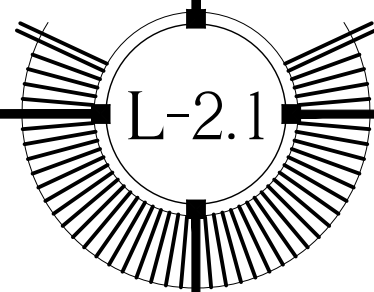
4. Landscape planting to be provided in the area of the project limit line.



HISTORIC SEAPORT HARBORWALK - AREA #2 WILLIAM STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA



LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL

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DATE _____

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10-08-2019	FINAL TREE COMM.
12-01-2019	100% CD SUBMISSION

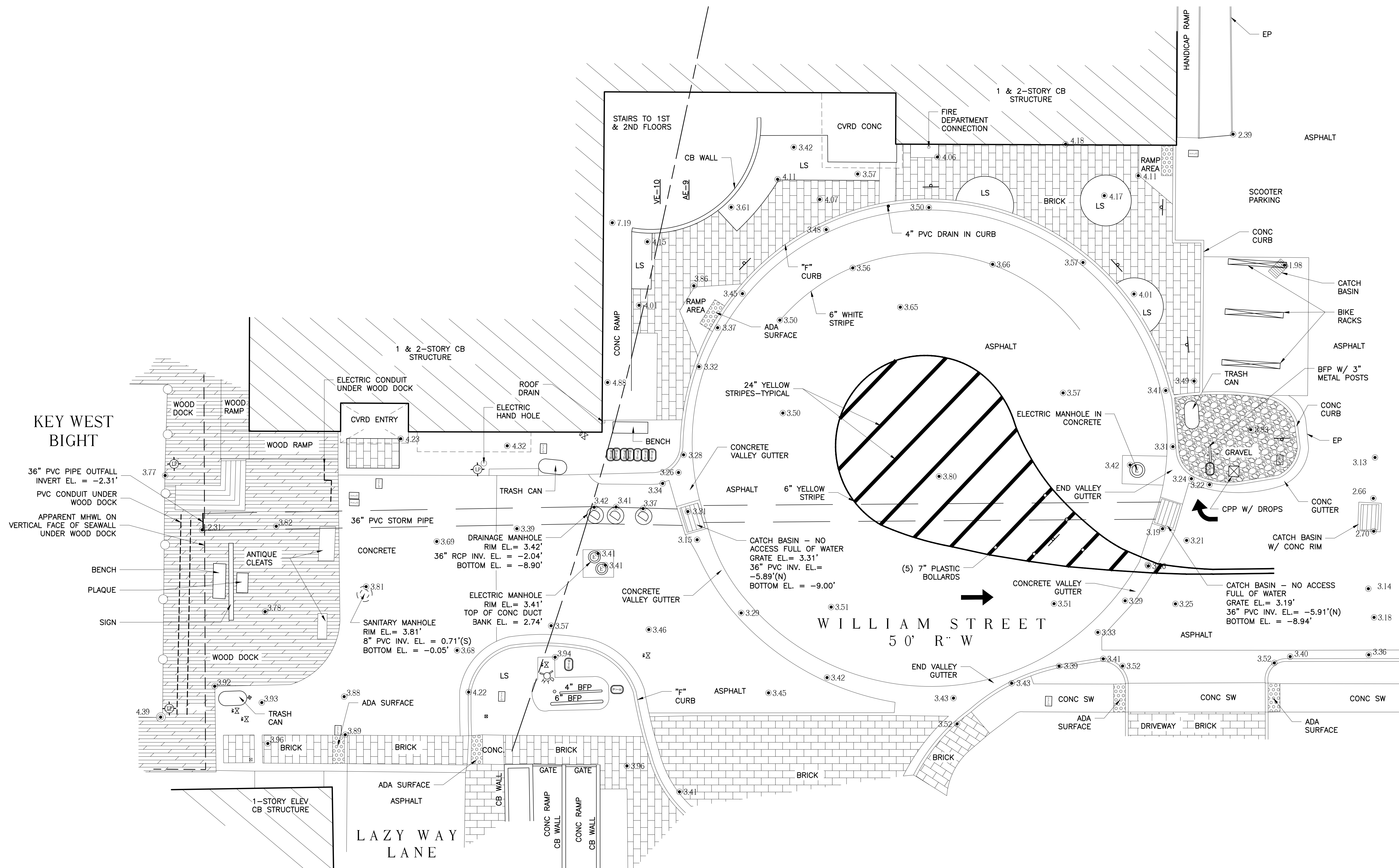
REVISIONS

DRAWN BY

JW

PROJECT
NUMBER

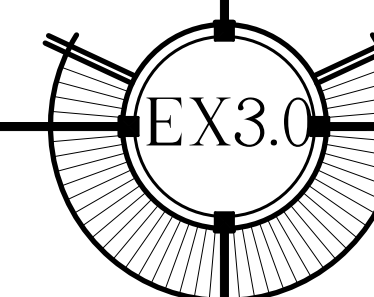
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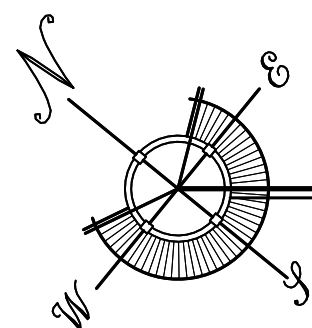
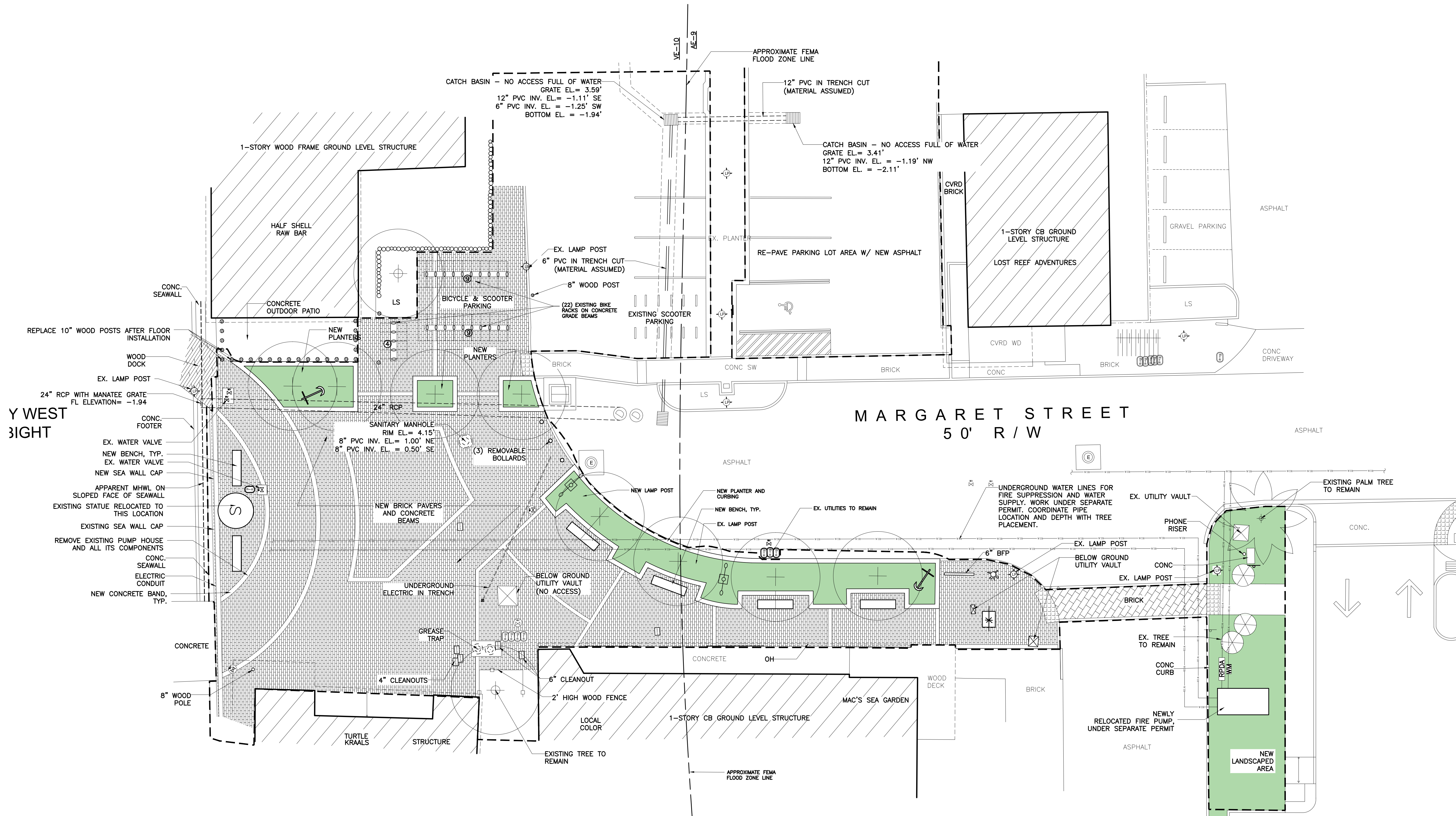


EXISTING HISTORIC SEAPORT HARBOR WALK
- AREA #2 WILLIAM STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/07/2019

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA





PROPOSED HISTORIC SEAPORT HARBOR WALK - AREA #3 MARGARET STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/08/2019

SCALE: 3/32"=1'-0"

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KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33040

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SEAL

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WILLIAM P. HORN

DATE

08-24-2018 HARC SUBMITTAL
09-20-2019 PERMIT SUBMITTAL

REVISIONS

DRAWN BY

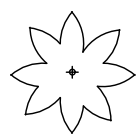
PROJECT
NUMBER
1609

L-3.1

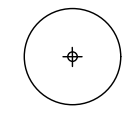
MARGARET STREET LANDSCAPE REQUIREMENTS			
Minimum Landscape Areas	Required	Provided	
Site Area 12,880 SF x 20% Minimum Area of Building Site	2576 / 20%	2576	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	395	80%	
Exotic Plants	96	20%	
Total Native & Exotic Plants	491		
Minimum Standards Landscaping Along Right-of-Way			
200 LF Property Line Abutting Street Frontage/100 LF = 1 40 Plant Units x 2 = 80 Plant Units Required	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees / Native Palms	14	10	140
Ornamental Trees	5	3	15
Shrubs	468	1	468
Total Plant Units Provided	487		623
Nonvehicular Open Space (NOS) Landscape Requirements			
20% or 2576 SF of Site Nonvehicular Open Space Requires 4 Trees/2000 SF of NOS	Total Trees Required	Total Trees Provided	
2576 SF/2000= 1.29 x 4 Trees	5	5 Trees / 14 Palms	

KEY WEST HISTORIC SEAPORT MARGARET STREET PLAZA											9/13/2019
KEY	QTY L-3.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION	
TREES											
COD	8	Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	14'-16'	8'-10'	100 Gal	As Shown	5' CT	
PALMS											
CON	1	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	14'-16' CT	15'-20'	B&B	As Shown	Transplant From Site	
LEM	12	Leucothrinax morrisii	Keys Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	B&B	As Shown	Single	
SAP	1	Sabal palmetto	Sabal Palm	Yes					As Shown	Transplant From Site	
SAP	1	Sabal palmetto	Sabal Palm	Yes	16"-24"	10' OA	8'-10'	65 Gal	As Shown	Regenerated w/Boots	
LARGE SHRUBS											
CHI	7	Chrysobalanus icaco	Cocoplum	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Shrub Type	
EUR	6	Eugenia rhombea	Red Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type	
MEDIUM SHRUBS											
PLI	10	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown		
SAB	30	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown		
TRF	15	Tripsacum floridanum	Dwarf Fakahatchee Grass	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown		
GROUND COVER											
BOA	26	Borrchia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
ERL	252	Ernodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		
FIM	95	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown		
NEP	27	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown		

LEGEND



EXISTING PALM



EXISTING TREE

SOLID LINE - PROJECT LIMIT LINE

DASHED LINE - RIGHT OF WAY LANDSCAPE



1. Landscape area 1: 1000 sq ft of 10' x 10' grid

2. 50' x 100' area of 10' x 10' grid

3. 100' x 100' area of 10' x 10' grid

4. 100' x 100' area of 10' x 10' grid

5. 100' x 100' area of 10' x 10' grid

6. 100' x 100' area of 10' x 10' grid

7. 100' x 100' area of 10' x 10' grid

8. 100' x 100' area of 10' x 10' grid

9. 100' x 100' area of 10' x 10' grid

10. 100' x 100' area of 10' x 10' grid

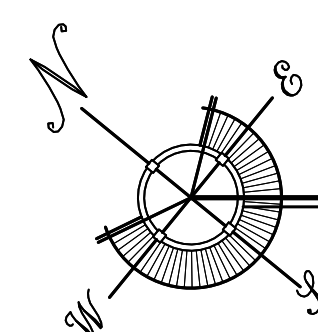
11. 100' x 100' area of 10' x 10' grid

12. 100' x 100' area of 10' x 10' grid

HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (PROPOSED LANDSCAPE PLAN)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA



SCALE: $3/32"=1'-0"$