

**PLANNING BOARD  
RESOLUTION NO. 2022-051**

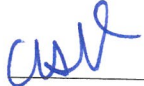

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING APPROVAL FOR MINOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN, LANDSCAPE WAIVER, AND AFFORDABLE HOUSING LINKAGE PROVISIONS, FOR PROPERTY LOCATED AT 1319 WILLIAM STREET & 1316 ROYAL STREET UNITS # 1-6 (RE #00036920-000000), TO PHASE THE CONSTRUCTION OF SIX (6) NON-TRANSIENT HOUSING UNITS LOCATED IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT, PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located within the Historic Medium Density Residential (HMDR) Zoning District; and

**WHEREAS**, pursuant to Section 108-91 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a Minor Modification to a Major Development Plan application, Landscape Waiver, and an Affordable Workforce Housing Requirement Linkage Provision to include a Construction Management Plan and Inspection Schedule for a phased development, for property located at 1319 William Street & 1316 Royal Street Units # 1-6 (RE #00036920-000000); and

**WHEREAS**, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Minor Modification to a Major Development Plan and Landscape Waivers and Affordable Housing Linkage Provision, in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly

  
Chairman  
  
Planning Director

noticed public hearing on October 25<sup>th</sup>, 2022; and

**WHEREAS**, the granting of a Minor Modification to a Major Development Plan, Landscape Waiver, and Linkage of Project Provisions for Affordable Housing application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Minor Modification to a Major Development Plan, Landscape Waiver, and Affordable Workforce Housing Requirement Linkage Provision is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW THEREFORE**, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Minor Modification to a Major Development Plan, Landscape Waiver, and Affordable Workforce Housing Requirement Linkage Provision to construct a phased development on property located at 1319 William Street & 1316 Royal Street Units # 1-6 (RE #00036920-000000) within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 11, 2020, is hereby approved with the following conditions:

**General Conditions:**

1. The proposed construction shall at 1319 Williams Street and 1316 Royal Street shall be consistent with the site plan signed, sealed and dated September 11, 2020, by Willian Byron Shepler, R.A. Construction drawings for permitting shall be

dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. All conditions in Resolution No. 2021-197 shall be incorporated into the approving resolution for the requested minor modification.
3. Applicant shall adhere to the Construction Management Plan and schedule dated 9/14/2022.

**Section 3.** This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

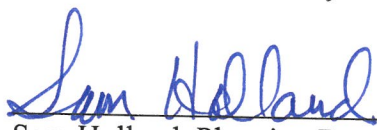
**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 25<sup>th</sup> day of October 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.

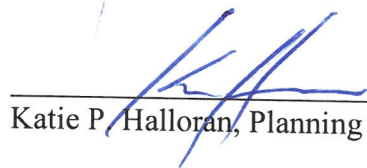


Sam Holland, Planning Board Chair

11-7-22

Date

**Attest:**



Katie P. Halloran, Planning Director

11/7/2022

Date

**Filed with the Clerk:**



Cheryl Smith, City Clerk

11-7-22

Date

 Chairman Planning Director

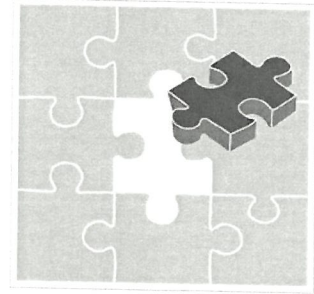


# Construction Management Plan and Inspection Schedule

1319 William & 1300 Royal Street  
(RE No. 00036920-000000)

Revised 9/14/2022

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

## Construction Management Plan and Inspection (Sec. 108-248):

### PHASING SCHEDULE

Phase	Units	ROGO		Commencement	Completion
		Type	Exp. Date		
1	1	Beneficial	NA	11/15/22 - <b>Commenced</b>	Progress and completion pursuant to the KW LDRs and Florida Building Code
	3	Beneficial	NA	11/15/22 - <b>Commenced</b>	
	5	BPAS	10/31/23	11/15/22 - <b>Commenced</b>	
2	4	BPAS	10/31/23	04/15/24 or prior to the expiration of the associated BPAS, whichever is sooner <sup>1</sup>	
	6	Beneficial	NA	04/15/24	
3	2	Beneficial	NA	04/15/26	

### PROJECT DOCUMENTATION

The contractor shall maintain all applicable local, state, and federal licenses and permits that apply to the construction project.

Compliance with any and all required public notifications shall be met.

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

### PROJECT IMPLEMENTATION

Dates of construction shall commence according to the phasing schedule.

Construction hours shall comply with all applicable Ordinances.

Project shall be constructed as three phases.

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

<sup>1</sup> Expiration dates are subject to change pursuant to F.S. 252.363 (State of Emergency Extensions)

11-2-22  
KPH

The construction project shall uphold respect to public health and welfare.

Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

The portion of any and all needed infrastructure associated with and adjacent to each individual unit shall be installed prior to the issuance of the C.O. for each individual unit.

#### PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

The project shall accommodate construction staging areas on site.

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

#### TRAFFIC CONTROL

All traffic control operations shall be managed by the designated traffic control supervisor.

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

#### SEDIMENT AND EROSION CONTROL

The project shall employ Best Management Practices, which will minimize erosion and sediment transport.

- a. Stock piles must be protected with erosion control devices.
- b. County and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

#### EMISSIONS

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

#### NOISE SUPPRESSION

The noise limit for construction shall comply with any and all requirements of the County Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

USA  
11-7-22  
KPT

RESOLUTION NO. 21-197

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING APPROVALS FOR A MAJOR DEVELOPMENT PLAN, A LANDSCAPE WAIVER AND AN AFFORDABLE WORKFORCE HOUSING REQUIREMENT LINKAGE PROVISION FOR PROPERTY AT 1319 WILLIAM STREET AND 1316 ROYAL STREET UNITS #1-6 (RE# 00036920-000000) TO CONSTRUCT AND REDEVELOP EIGHT (8) RESIDENTIAL DWELLING UNITS LOCATED WITHIN THE HISTORIC MEDIUM DENSITY (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 108-91 A.2(A), SECTION 108-517, AND SECTION 122-1467(1)(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of five or more permanent residential units; and

WHEREAS, the proposed use of the property is for the construction and redevelopment of eight residential dwelling units; and

WHEREAS, waivers to the City's landscaping requirements are pursuant to City Code Section 108-517; and

WHEREAS, requirements of the affordable work force housing ordinance and specifically, linkage of project provisions, are pursuant to 122-1467(1)(b); and

WHEREAS, Code Section 108-196(a) requires the Planning Board

Ush  
11.7.22  
KPH

to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly noticed public hearing on April 22, 2021, through Planning Board Resolution #2021-12; and

**WHEREAS**, the granting of a Major Development Plan and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the City Commission finds that the granting of a Major Development Plan and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**WHEREAS**, the City Commission finds that the project at 1319 William Street & 1316 Royal Street complies with Section 122-1467(1)(b) so long as specific proposed conditions of approval related to the linked redevelopment project at 1703 Von Phister are also adopted together with this Major Development Plan; and

**WHEREAS**, the City Commission has moved to further modify the

UDH  
11-7-22  
KPH



proposed specific conditions of approval to include a modification to the affordable housing linkage provision to specify all median income AMI rental units for the duplex at 1703 Von Phister, as also agreed at the hearing by the applicant; and

**WHEREAS**, the applicant provided revised plans for the linked redevelopment project at 1703 VonPhister, dated June 24, 2021, by William Byron Shepler, after the Planning Board approval on April 22, 2021; and

**WHEREAS**, staff has reviewed the revised plans for 1703 VonPhister and affirms they remain compliant with the required provisions of Section 122-1467(1)(b); and

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Major Development Plan, landscape waiver, and an affordable workforce housing requirement linkage provision for property at 1319 William Street and 1316 Royal Street Units #1-6 (RE# 00036920-000000) to construct and redevelop eight (8) dwellings units located within the Historic Medium Density (HMDR) zoning district pursuant to Section 108-91A.2.(A), Section 108-517, and Section 122-1467(1)(B) of the Land Development Regulations of

UWM  
11-7-22  
KPT

the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated September 10, 2020 by William Byron Shepler, R.A., for 1319 and 1316 Royal Street Units #1-6, and revised plans dated June 24, 2021 by William Byron Shepler, is hereby approved with the following conditions:

**General conditions:**

1. The proposed construction at 1319 William Street and 1316 Royal Street shall be consistent with the site plan signed, sealed, and dated September 10, 2020 by William Byron Shepler, R.A.
2. Per Fire: Shall maintain the 20-foot driveway for emergency response. The owner is currently working on a fire sprinkler solution (yard hydrants) to be depicted on the signed and sealed plans that will need to be accepted by the Fire Marshal's office before issuance of a permit.
3. Per Urban Forester: Existing Page C-10 indicates the location of several swales to be constructed within the critical root zones of existing trees/ palms that are to remain. This page must be reconciled with the final landscape plan and the swales relocated so as not to impact

CAD  
11-7-22  
KPT

the root areas of those existing trees and palms to remain onsite.

4. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
5. Per Sections 108-412 and 108-482, the development plan shall require landscape maintenance in the short term for survivability and in perpetuity. The property owner shall be responsible for the maintenance of the landscaping but the HOA will have the right to step in if it is not maintained.
6. The proposed construction at 1703 VonPhister Street to satisfy the affordable housing linkage provision in Section 122-1467(1)(b), of the new two-story structure that will consist of two affordable deed restricted units shall be consistent with the site plan signed, sealed, and dated June 24, 2021, by William Byron Shepler, R.A. These two units shall be restricted for affordable housing (median income) as defined in City of Key West Code Section 122-1467, and the developer/property owners shall not increase the sales or rental above 100% area median income.

Uth  
11-7-21

KPT

**Conditions prior to the City Commission hearing:**

7. The applicant shall obtain final landscape plan approval from the Tree Commission.
8. The Landscape and Irrigation Plans shall be signed, sealed, and dated prior to City Commission.
9. The applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

**Conditions prior to issuance of a building permit:**

10. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
11. Prior to issuance of building permits the property owner shall record a deed restriction for the two-market rate units located within the two-story duplex at 1703 Von Phister property, approved by the City Attorney, and submitted into the Records of the Monroe County Clerk of the Court.

WAV  
11-7-22

KPH



**Conditions prior to issuance of a Certificate of Occupancy:**

12. Prior to issuance of a Certificate of Occupancy for the Major Development Plan at 1319 William Street and 1316 Royal Street, the applicant shall complete all permitting, construction, inspections and receive a Certificate of Occupancy for the linked project at 1703 Von Phister Street. The two units at 1703 Von Phister shall be restricted for affordable housing (median income) as defined in City of Key West Code Section 122-1467, and the developer/property owners shall not increase the sales or rental above 100% area median income.

13. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan and Landscape Waiver and Affordable Workforce Housing Linkage Provision application

WAV  
11-7-21  
KPH

approval by the City Commission does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

WDL  
11-2-22

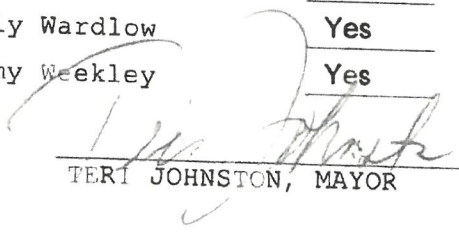
KPT

Read and passed on first reading at a regularly scheduled meeting held this 14<sup>th</sup> day of September 2021.


Authenticated by the presiding officer and Clerk of the Commission on September 21, 2021.

Filed with the Clerk this 21st day of September, 2021.

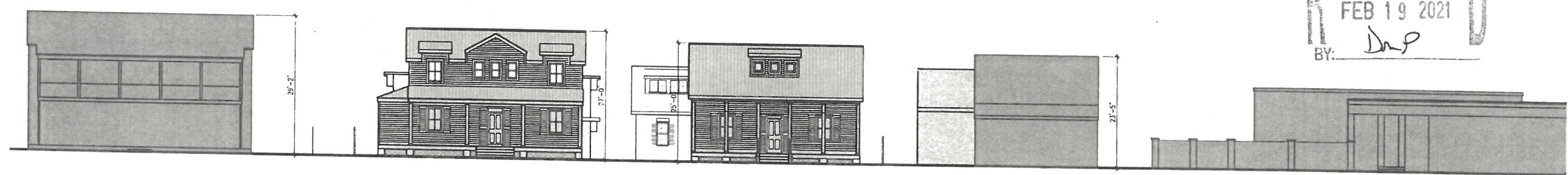
Mayor Teri Johnston	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
TERI JOHNSTON, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK

  
11-7-22  
KPH



**FILE COPY**

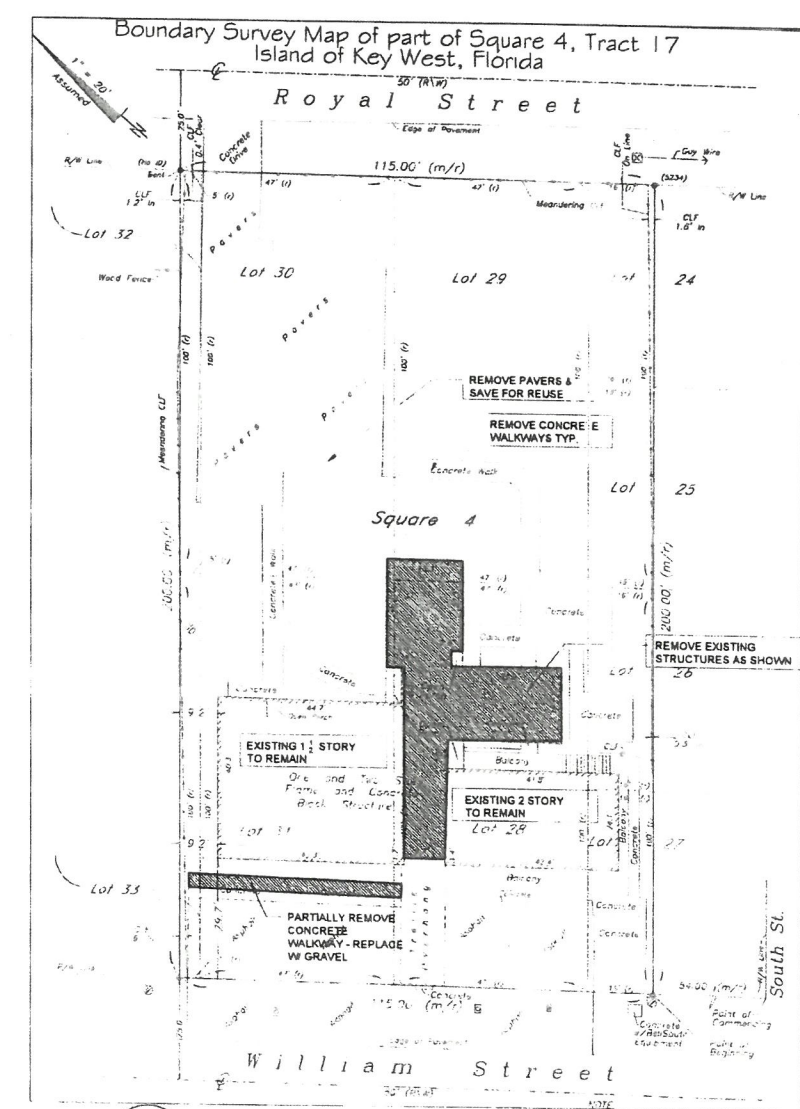
**RECEIVED**

FEB 19 2021

BY: *Dnp*

**2** PROPOSED STREETSCAPE - ROYAL STREET

AE.1.0 SCALE: 3/32"=1'-0"



**1** EXISTING SITE / DEMO PLAN

AE.1.0 SCALE: N.T.S.

**william shepler & associates**  
architecture

201 Front Street, Suite 200  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com

Seal:

Signature

Consultants:

Meridian Engineering LLC  
AUTHORIZATION #25401  
in 305-253-1213 fax 253-4899

Submissions / Revisions

PLANNING REVISION 1:	8.11.20
PLANNING REVISION 2:	8.13.20
PLANNING REVISION 3:	10.15.20
PLANNING REVISION 4:	11.11.20
PLANNING REVISION 5:	2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029

Title: EXISTING/ DEMO SITE PLAN

Sheet Number: **AE-1.0**

Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

*WSD*  
*11/7/21*

*WSD*  
*5/12/21*

*KPT*  
*5/4/2021*

*KPT*  
*11/2/2022*  
*1 of 20*



# SITE UTILITIES NOTES:

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

## SITE LIGHTING SYMBOL KEY

- ⊙ PEDESTRIAN PATH CREEPER FOR DOWNLIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN LIGHT
- ⊙ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAYS)

## EXTERIOR LIGHTING NOTES

1. ALL LIGHTING FIXTURES TO BE I.E.D. FULL CUT OFF
  2. ALL LIGHTING TO BE DARK SKY COMPLIANT
  3. THERE SHALL BE NO LIGHT SPILL INTO ADJACENT PROPERTIES
  4. LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
  - 4.1 PARKING AREAS TO BE 3 F.C. AT GROUND LEVEL
  - 4.2 PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND LEVEL
  - 4.3 ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL
- LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLARE FROM ROADSIDE AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LIVING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPTICALLY SHIELDED LIGHTING FIXTURE. LIGHT SOURCES TO BE INSTALLED ON ALL PARKING AREAS AND ALONG PEDESTRIAN WALKWAYS.
- ENTIRE PARKING AREA, INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

## SITE DATA:

ZONING HMDR  
 AUTO PARKING ALLOWED N/A  
 EXISTING 10 PROPOSED 16

BICYCLE PARKING ALLOWED N/A  
 EXISTING 4 PROPOSED 24

## SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	8,122 s.f. (35.3%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	13,977 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (William)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Royal)	Min. 10'	94.7'	10'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	5'	Yes
REAR SETBACK	Min. 15'	29.7'	31'	Yes
OPEN SPACE	Min. 35%	10,494 s.f. (45.6%)	8,240 s.f. (36%)	Yes

PROPERTY UNITS  
 THIS PROPERTY HAS BEEN ALLOCATED:  
 6 BENEFICIARY USE UNITS  
 2 BPAS UNITS  
 TOTAL 8 UNITS  
 2 UNITS FOR EXISTING BUILDINGS 1317 & 1319

**WSA**

william shepler & associates  
 architecture

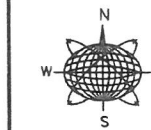
201 First Street, Suite 203  
 Key West, FL 33540  
 Tel 305-735-3131  
 Email: info@wsaplatform.com

Seal



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401

planning revision 1: 8.11.20

planning revision 2: 10.15.20

planning revision 3: 11.11.20

planning revision 4: 2.18.21

planning revision 5: 5.12.21

planning revision 6: 5.4.2021

planning revision 7: 5.4.2021

planning revision 8: 5.4.2021

planning revision 9: 5.4.2021

planning revision 10: 5.4.2021

planning revision 11: 5.4.2021

planning revision 12: 5.4.2021

planning revision 13: 5.4.2021

planning revision 14: 5.4.2021

planning revision 15: 5.4.2021

planning revision 16: 5.4.2021

planning revision 17: 5.4.2021

planning revision 18: 5.4.2021

planning revision 19: 5.4.2021

planning revision 20: 5.4.2021

planning revision 21: 5.4.2021

planning revision 22: 5.4.2021

planning revision 23: 5.4.2021

planning revision 24: 5.4.2021

planning revision 25: 5.4.2021

planning revision 26: 5.4.2021

planning revision 27: 5.4.2021

planning revision 28: 5.4.2021

planning revision 29: 5.4.2021

planning revision 30: 5.4.2021

planning revision 31: 5.4.2021

planning revision 32: 5.4.2021

planning revision 33: 5.4.2021

planning revision 34: 5.4.2021

planning revision 35: 5.4.2021

planning revision 36: 5.4.2021

planning revision 37: 5.4.2021

planning revision 38: 5.4.2021

planning revision 39: 5.4.2021

planning revision 40: 5.4.2021

planning revision 41: 5.4.2021

planning revision 42: 5.4.2021

planning revision 43: 5.4.2021

planning revision 44: 5.4.2021

planning revision 45: 5.4.2021

planning revision 46: 5.4.2021

planning revision 47: 5.4.2021

planning revision 48: 5.4.2021

planning revision 49: 5.4.2021

planning revision 50: 5.4.2021

planning revision 51: 5.4.2021

planning revision 52: 5.4.2021

planning revision 53: 5.4.2021

planning revision 54: 5.4.2021

planning revision 55: 5.4.2021

planning revision 56: 5.4.2021

planning revision 57: 5.4.2021

planning revision 58: 5.4.2021

planning revision 59: 5.4.2021

planning revision 60: 5.4.2021

planning revision 61: 5.4.2021

planning revision 62: 5.4.2021

planning revision 63: 5.4.2021

planning revision 64: 5.4.2021

planning revision 65: 5.4.2021

planning revision 66: 5.4.2021

planning revision 67: 5.4.2021

planning revision 68: 5.4.2021

planning revision 69: 5.4.2021

planning revision 70: 5.4.2021

planning revision 71: 5.4.2021

planning revision 72: 5.4.2021

planning revision 73: 5.4.2021

planning revision 74: 5.4.2021

planning revision 75: 5.4.2021

planning revision 76: 5.4.2021

planning revision 77: 5.4.2021

planning revision 78: 5.4.2021

planning revision 79: 5.4.2021

planning revision 80: 5.4.2021

planning revision 81: 5.4.2021

planning revision 82: 5.4.2021

planning revision 83: 5.4.2021

planning revision 84: 5.4.2021

planning revision 85: 5.4.2021

planning revision 86: 5.4.2021

planning revision 87: 5.4.2021

planning revision 88: 5.4.2021

planning revision 89: 5.4.2021

planning revision 90: 5.4.2021

planning revision 91: 5.4.2021

planning revision 92: 5.4.2021

planning revision 93: 5.4.2021

planning revision 94: 5.4.2021

planning revision 95: 5.4.2021

planning revision 96: 5.4.2021

planning revision 97: 5.4.2021

planning revision 98: 5.4.2021

planning revision 99: 5.4.2021

planning revision 100: 5.4.2021

planning revision 101: 5.4.2021

planning revision 102: 5.4.2021

planning revision 103: 5.4.2021

planning revision 104: 5.4.2021

planning revision 105: 5.4.2021

planning revision 106: 5.4.2021

planning revision 107: 5.4.2021

planning revision 108: 5.4.2021

planning revision 109: 5.4.2021

planning revision 110: 5.4.2021

planning revision 111: 5.4.2021

planning revision 112: 5.4.2021

planning revision 113: 5.4.2021

planning revision 114: 5.4.2021

planning revision 115: 5.4.2021

planning revision 116: 5.4.2021

planning revision 117: 5.4.2021

planning revision 118: 5.4.2021

planning revision 119: 5.4.2021

planning revision 120: 5.4.2021

planning revision 121: 5.4.2021

planning revision 122: 5.4.2021

planning revision 123: 5.4.2021

planning revision 124: 5.4.2021

planning revision 125: 5.4.2021

planning revision 126: 5.4.2021

planning revision 127: 5.4.2021

planning revision 128: 5.4.2021

planning revision 129: 5.4.2021

planning revision 130: 5.4.2021

planning revision 131: 5.4.2021

planning revision 132: 5.4.2021

planning revision 133: 5.4.2021

planning revision 134: 5.4.2021

planning revision 135: 5.4.2021

planning revision 136: 5.4.2021

planning revision 137: 5.4.2021

planning revision 138: 5.4.2021

planning revision 139: 5.4.2021

planning revision 140: 5.4.2021

planning revision 141: 5.4.2021

planning revision 142: 5.4.2021

planning revision 143: 5.4.2021

planning revision 144: 5.4.2021

planning revision 145: 5.4.2021

planning revision 146: 5.4.2021

planning revision 147: 5.4.2021

planning revision 148: 5.4.2021

planning revision 149: 5.4.2021

planning revision 150: 5.4.2021

planning revision 151: 5.4.2021

planning revision 152: 5.4.2021

planning revision 153: 5.4.2021

planning revision 154: 5.4.2021

planning revision 155: 5.4.2021

planning revision 156: 5.4.2021

planning revision 157: 5.4.2021

planning revision 158: 5.4.2021

planning revision 159: 5.4.2021

planning revision 160: 5.4.2021

planning revision 161: 5.4.2021

planning revision 162: 5.4.2021

planning revision 163: 5.4.2021

planning revision 164: 5.4.2021

planning revision 165: 5.4.2021

planning revision 166: 5.4.2021

planning revision 167: 5.4.2021

planning revision 168: 5.4.2021

planning revision 169: 5.4.2021

planning revision 170: 5.4.2021

planning revision 171: 5.4.2021

planning revision 172: 5.4.2021

planning revision 173: 5.4.2021

planning revision 174: 5.4.2021

planning revision 175: 5.4.2021

planning revision 176: 5.4.2021

planning revision 177: 5.4.2021

planning revision 178: 5.4.2021

planning revision 179: 5.4.2021

planning revision 180: 5.4.2021

planning revision 181: 5.4.2021

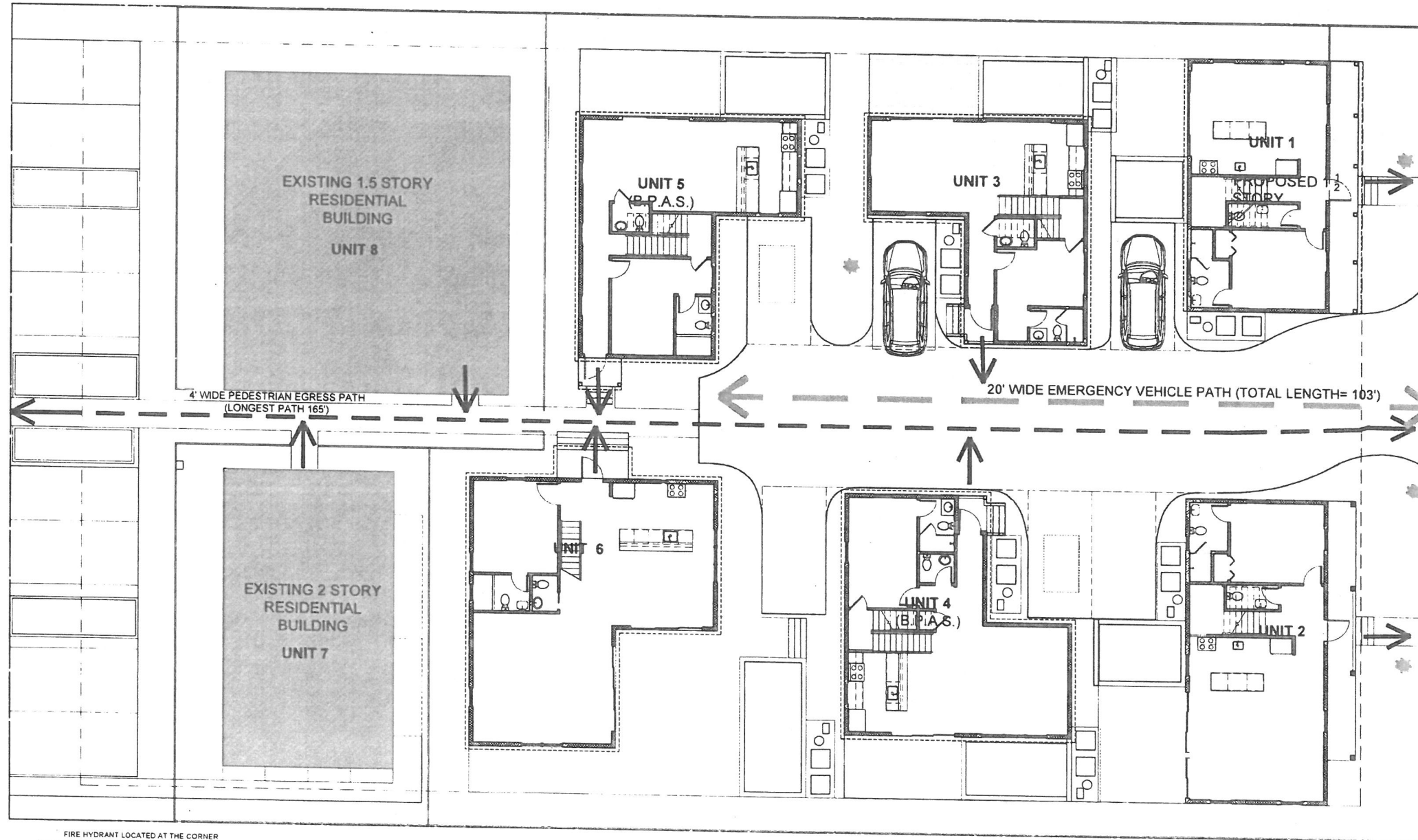
planning revision 182: 5.4.2021

planning revision 183: 5.4.2021

planning revision 184: 5.4.2021

planning revision 185: 5.4.2

2  
FIRE HYDRANT LOCATED AT THE  
CORNER OF MARGARET AND UNITED



1  
FIRE HYDRANT LOCATED AT THE CORNER  
OF WILLIAM AND SOUTH (136 FT.)

1  
A1.2 LIFE SAFETY PLAN  
SCALE 1/8"=1'-0"

WSA

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarchitect.com

Seal

Signature

Consultants

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401  
pr 305-293-2263 hr 215-4891

Submissions / Revisions

PLANNING REVISION 1: 8.11.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.18.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size: 24x36

Project #: 19029

Title

LIFE SAFETY PLAN

Sheet Number

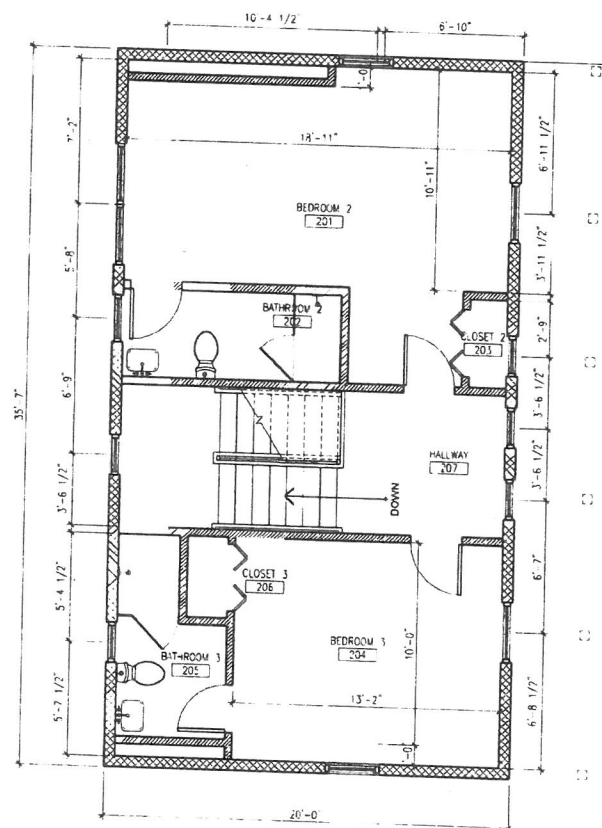
A-1.2

Date: SEPTEMBER 10, 2020

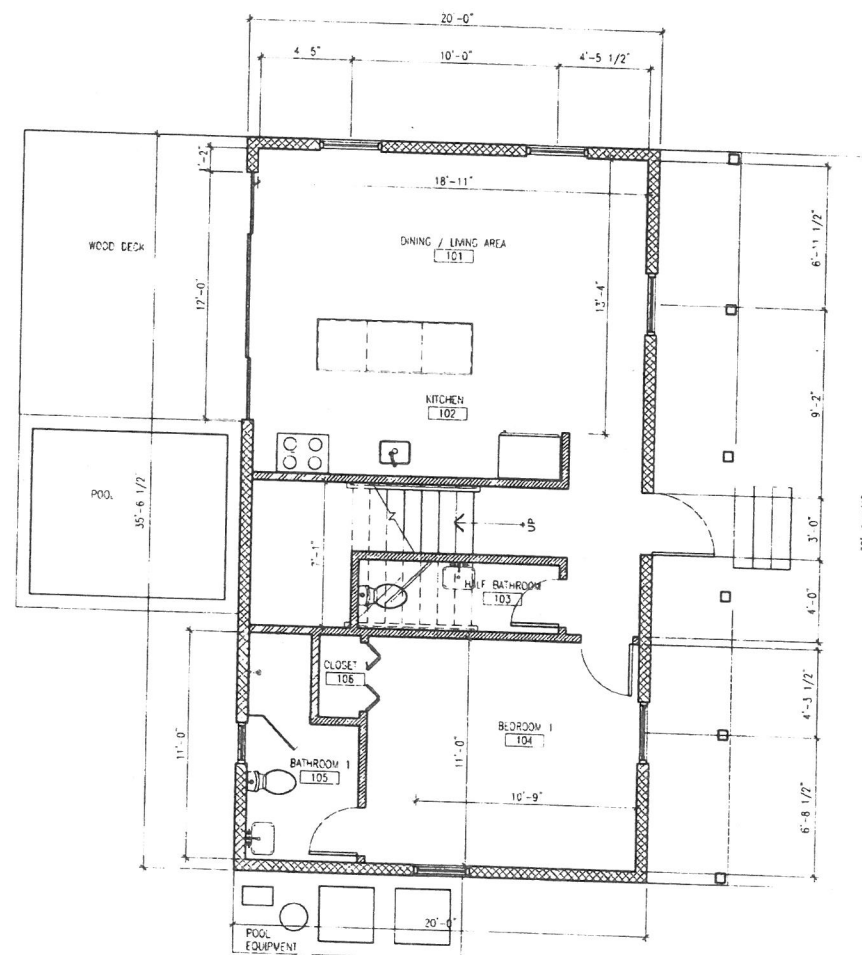
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

WWS  
5/12/21  
KPT  
5/4/2021

3d2w



2  
A1.21  
SECOND FLOOR PLAN - UNIT 1  
SCALE: 1/4"=1'-0"

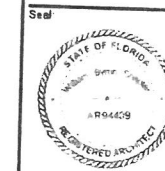


1  
A1.21  
FIRST FLOOR PLAN - UNIT 1  
SCALE: 1/4"=1'-0"

05/12/21  
LCPT  
5/4/2022

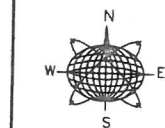
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401  
# 305-293-3283 fax 293-4497

Submissions / Revisions  
PLANNING REVISION 1: 8.11.20  
PLANNING REVISION 2: 8.13.20  
PLANNING REVISION 3: 10.13.20  
PLANNING REVISION 4: 11.11.20  
PLANNING REVISION 5: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36  
Project #: 18079

UNIT 1  
FLOOR PLANS

Sheet Number

**A1-2.1**

Date: SEPTEMBER 10, 2020  
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

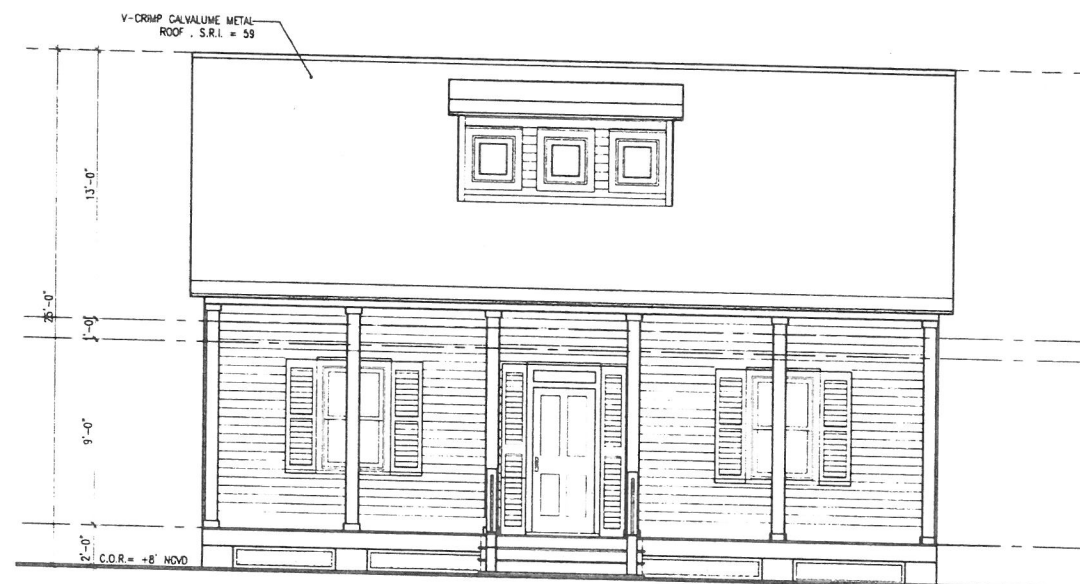
4 of 20



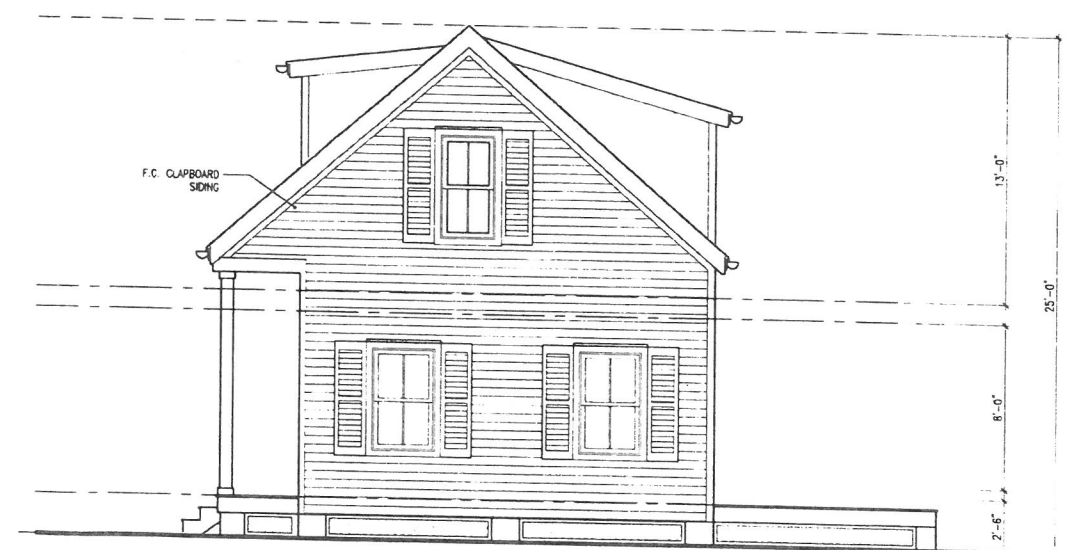
3 UNIT 1 SOUTH ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



2 UNIT 1 WEST ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



4 UNIT 1 EAST ELEVATION  
A1.31 SCALE: 1/4"=1'-0"



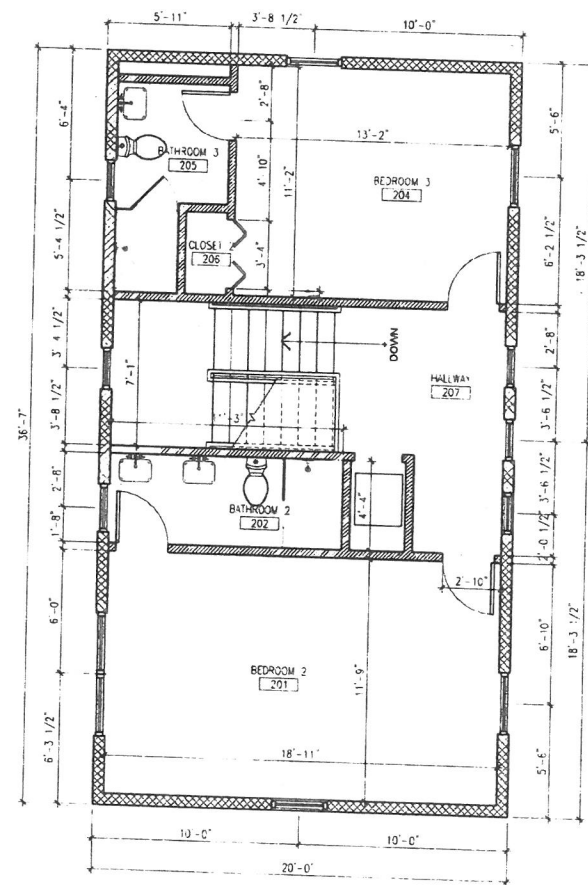
1 UNIT 1 NORTH ELEVATION  
A1.31 SCALE: 1/4"=1'-0"

USW  
5/12/21

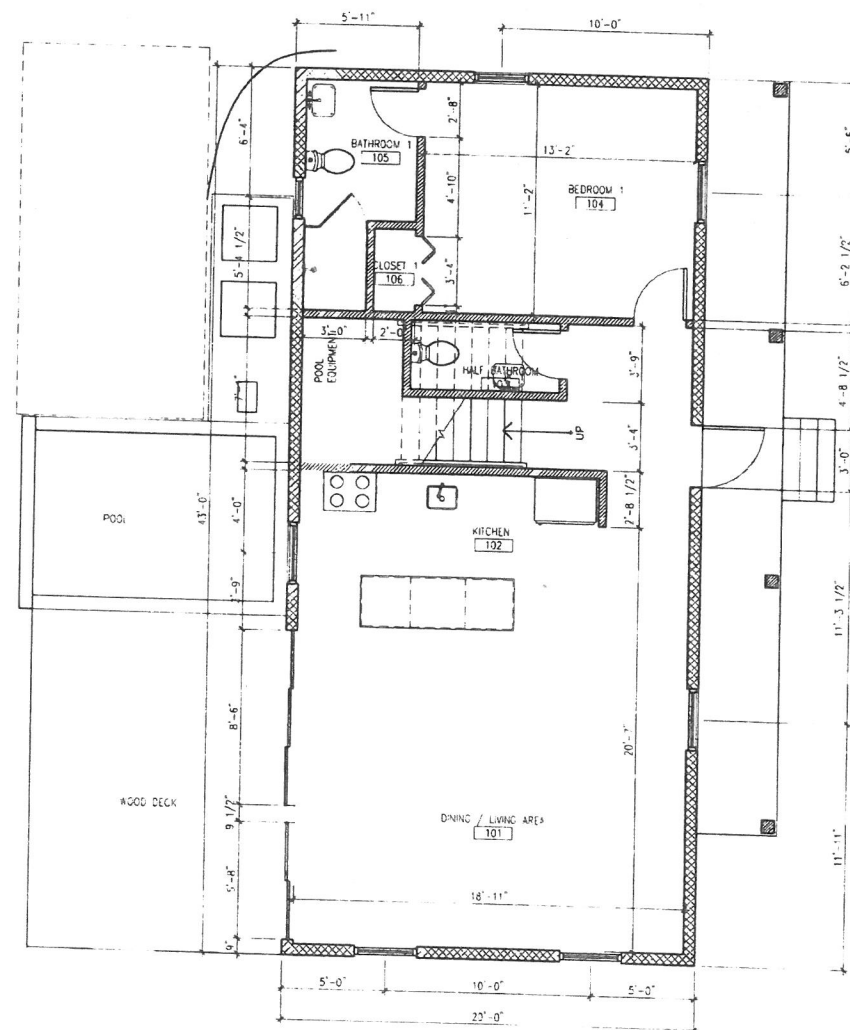
KPH  
5/11/2021

5420





2 SECOND FLOOR PLAN - UNIT 2  
A2.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 2  
A2.21 SCALE: 1/4"=1'-0"

WSA  
5/12/21  
KPT  
5/14/2021

WSA

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com

Seal

Signature

Consultants

Meridian Engineering LLC

AUTHORIZATION #23401  
on 305-293-3263 fax 293-4180

Submissions / Revisions

PURPOSE REVISION 1: 8.11.20

PURPOSE REVISION 2: 8.13.20

PURPOSE REVISION 3: 11.11.20

PURPOSE REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029

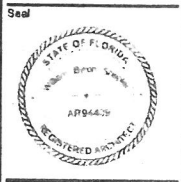
UNIT 2 FLOOR PLANS

Sheet Number: A2-2.1

Date: SEPTEMBER 10, 2020

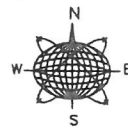
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

6/8/20



Signature

Consultants



**Meridian Engineering LLC**  
AUTHORIZATION #29401  
pm 305-293-3283 fax 293-4839

Submissions / Revisions  
PLANNING REVISION 8.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 | Project #: 180219

Title

**UNIT 2 ELEVATIONS**

Sheet Number

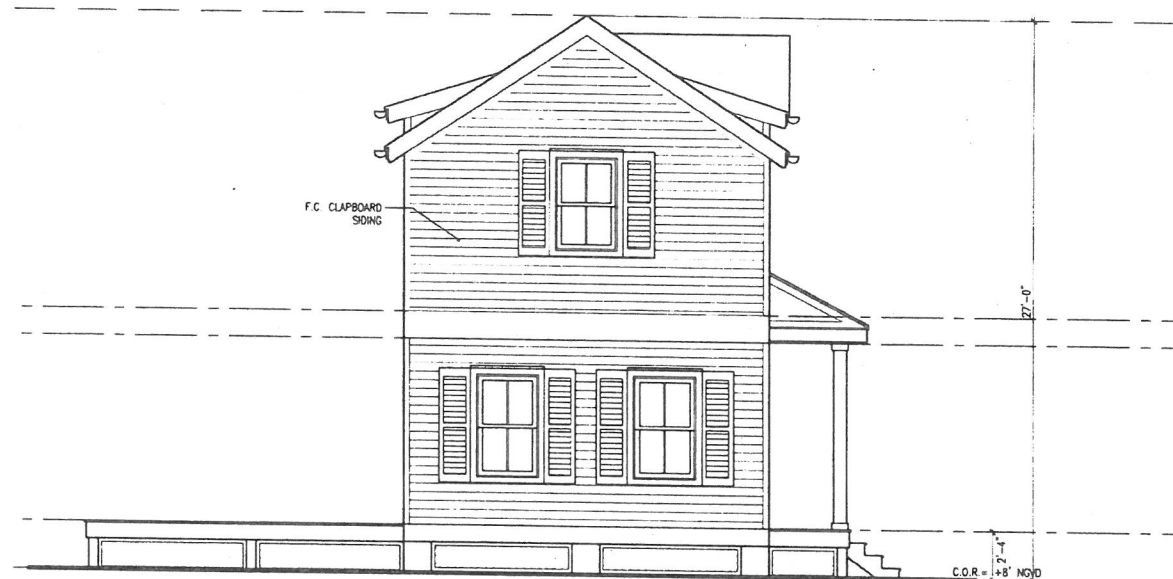
**A2-3.1**

Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

*Handwritten:*  
WSA  
5/12/21  
KPH  
5/4/2021

*Handwritten:* 7 of 20



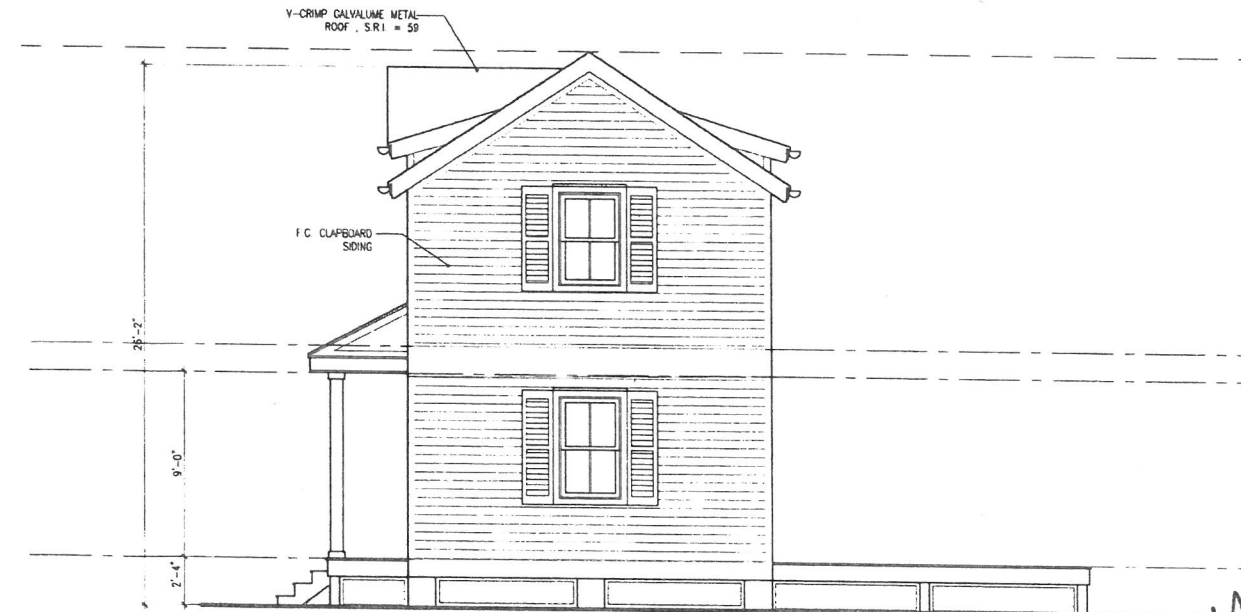
**3 UNIT 2 SOUTH ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



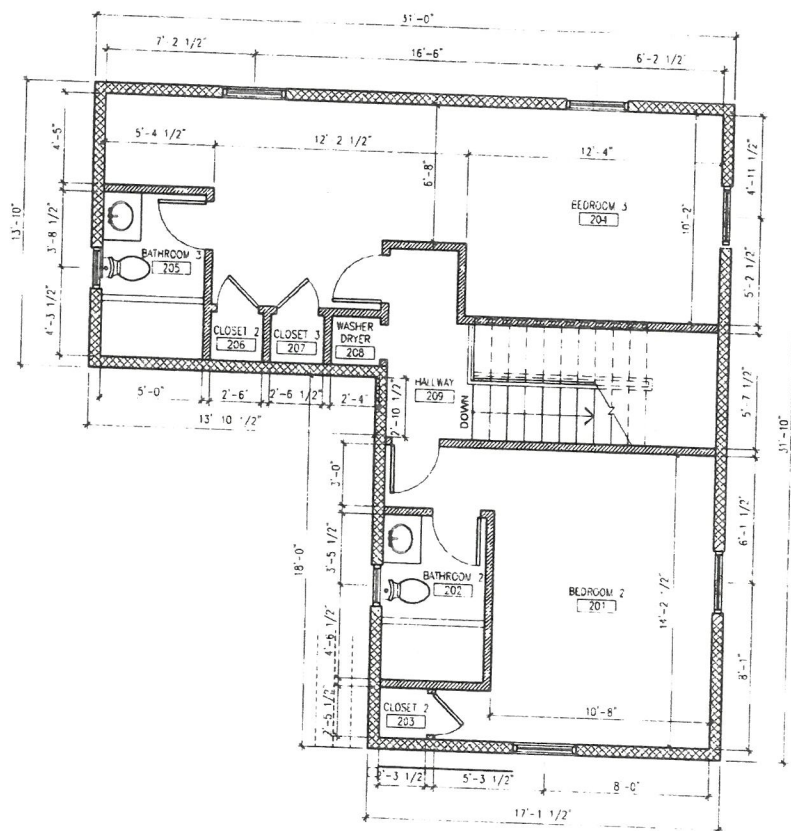
**2 UNIT 2 WEST ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



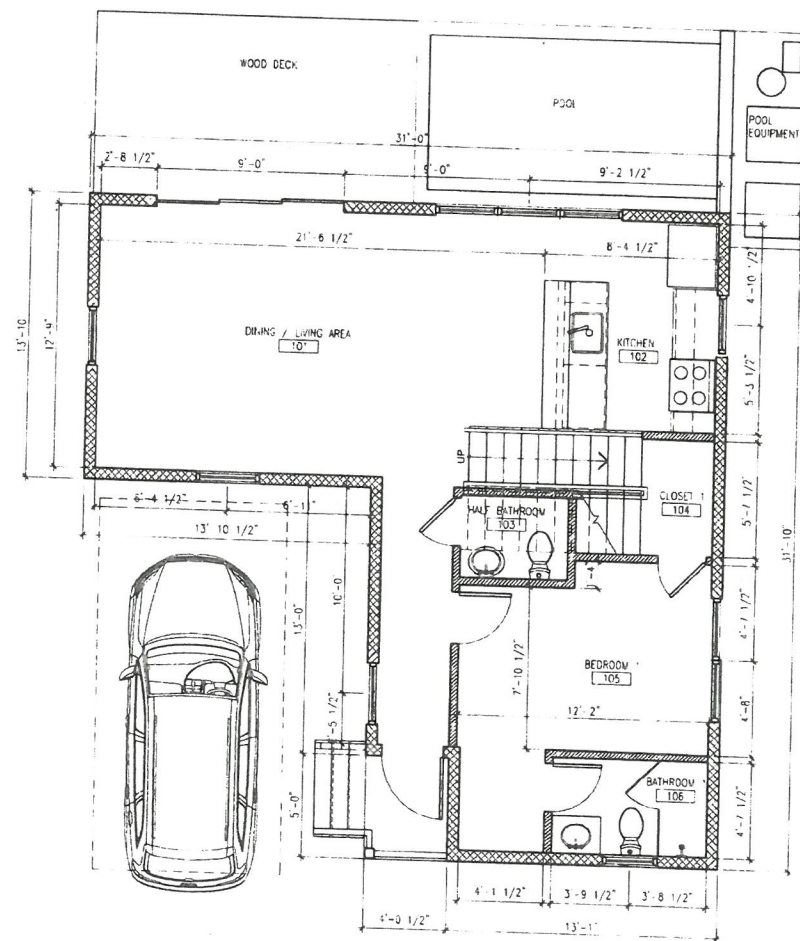
**4 UNIT 2 EAST ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



**1 UNIT 2 NORTH ELEVATION**  
A2.31 SCALE: 1/4"=1'-0"



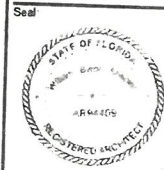
2 SECOND FLOOR PLAN - UNIT 3  
A3.21 SCALE 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 3  
A3.21 SCALE 1/4"=1'-0"

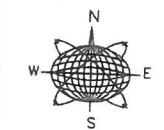
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsahepler.com



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
BY 1000-03-2003 (EX. 293-0109)

Submissions / Revisions  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029  
Title

UNIT 3  
FLOOR PLANS

Sheet Number  
**A3-2.1**

Date: SEPTEMBER 10, 2020  
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

W  
5/12/21

KPH  
5/11/2020

8 of 20



PLANNING REVISION 1:	8.13.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029

Title:

**UNIT 3  
ELEVATIONS**

Sheet Number:

**A3-3.1**

Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

*WSA  
5/12/21  
KPH  
5/4/2022*

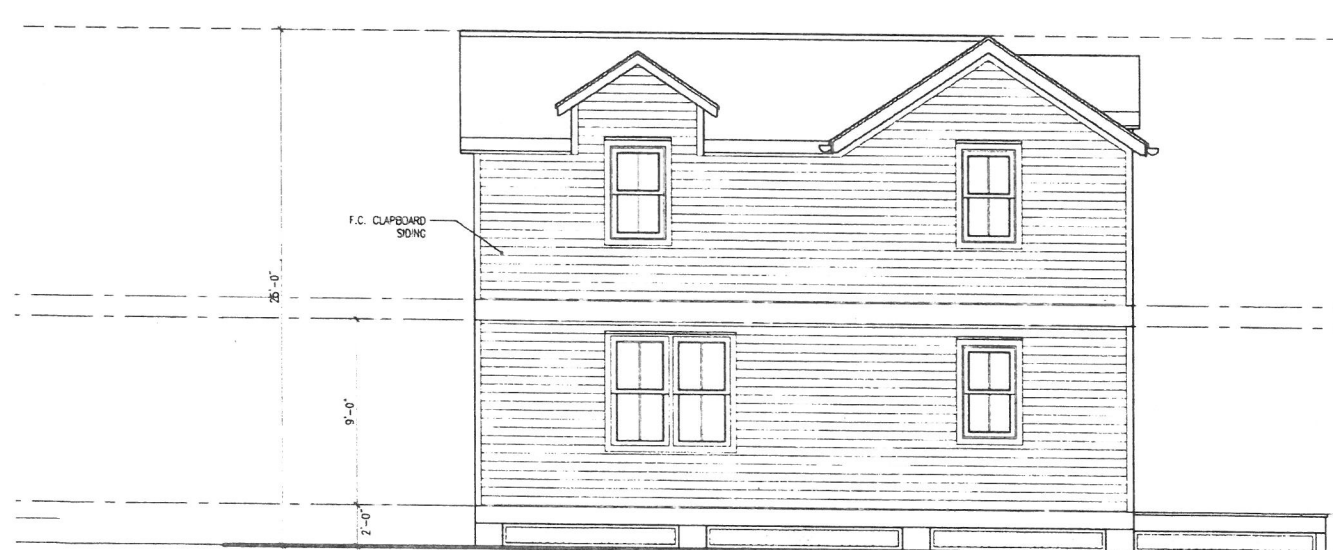
*9 of 20*



**3 UNIT 3 SOUTH ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"



**2 UNIT 3 WEST ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"

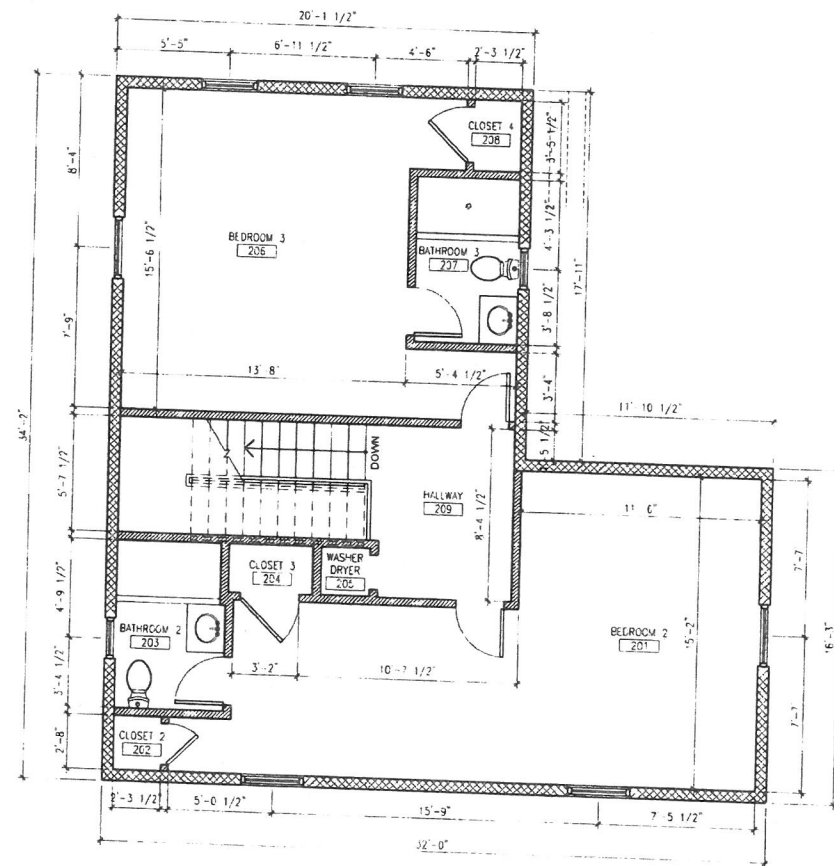


**4 UNIT 3 EAST ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"

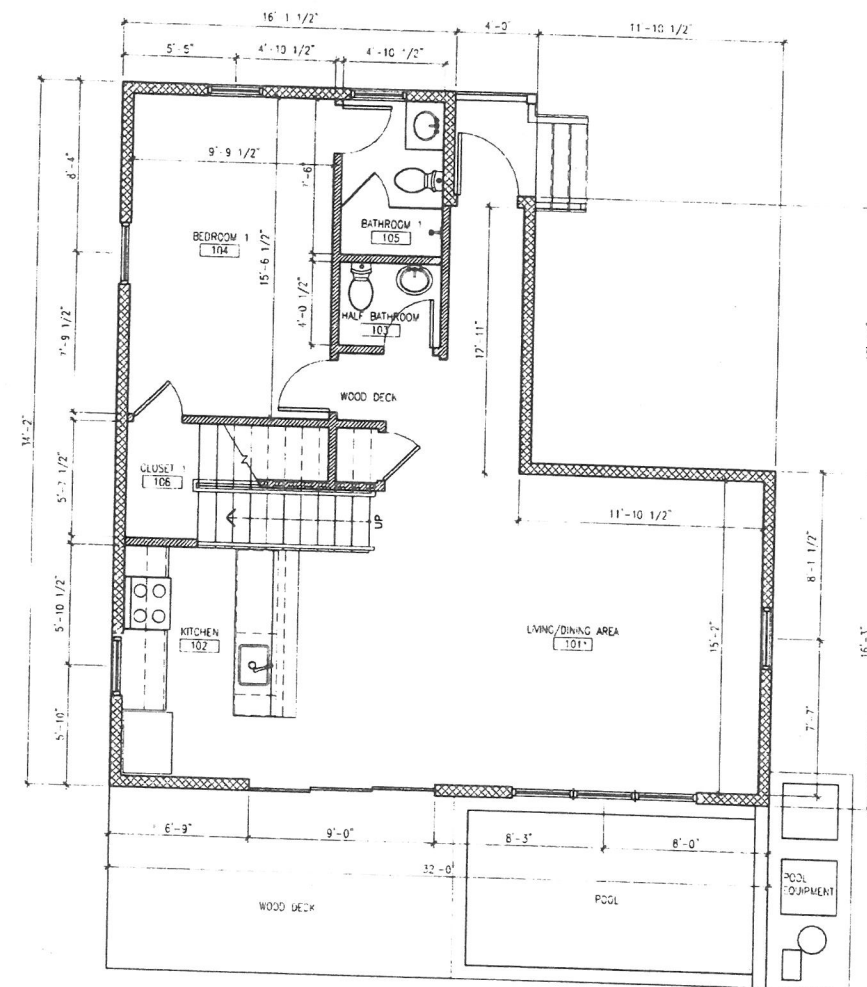


**1 UNIT 3 NORTH ELEVATION**  
A3.31 SCALE: 1/4"=1'-0"





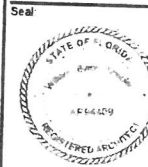
2 SECOND FLOOR PLAN - UNIT 4  
A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4  
A4.21 SCALE: 1/4"=1'-0"

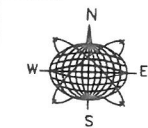
**WSA**  
william shepler & associates  
architecture

201 Front Street Suite 203  
Key West FL 33040  
Tel 305-735-3131  
Email info@wsaarchitect.com



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #29401  
ph 305-293-3261 fax 293-4698

Submissions / Revisions  
PLANNING REVISION 1: 9.11.20  
PLANNING REVISION 2: 8.13.20  
PLANNING REVISION 3: 10.15.20  
PLANNING REVISION 4: 11.11.20  
PLANNING REVISION 5: 2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size  
24x36

Project #  
19029

Title

UNIT 4  
FLOOR PLANS

Sheet Number

**A4-2.1**

Date - SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

WSA  
5/12/21

KPH  
5/4/2021

104620





3 UNIT 4 SOUTH ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



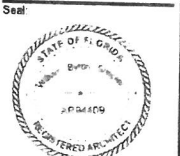
2 UNIT 4 WEST ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



4 UNIT 4 EAST ELEVATION  
A4.31 SCALE: 1/4"=1'-0"

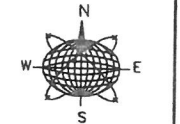


1 UNIT 4 NORTH ELEVATION  
A4.31 SCALE: 1/4"=1'-0"



Signature: \_\_\_\_\_

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401  
exp. 10/31/2021

Submissions / Revisions  
PLANNING REVISION 1: 8.11.20  
PLANNING REVISION 2: 8.13.20  
PLANNING REVISION 3: 10.15.20  
PLANNING REVISION 4: 11.11.20  
PLANNING REVISION 5: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 10029

Title:

UNIT 4  
ELEVATIONS

Sheet Number:

**A4-3.1**

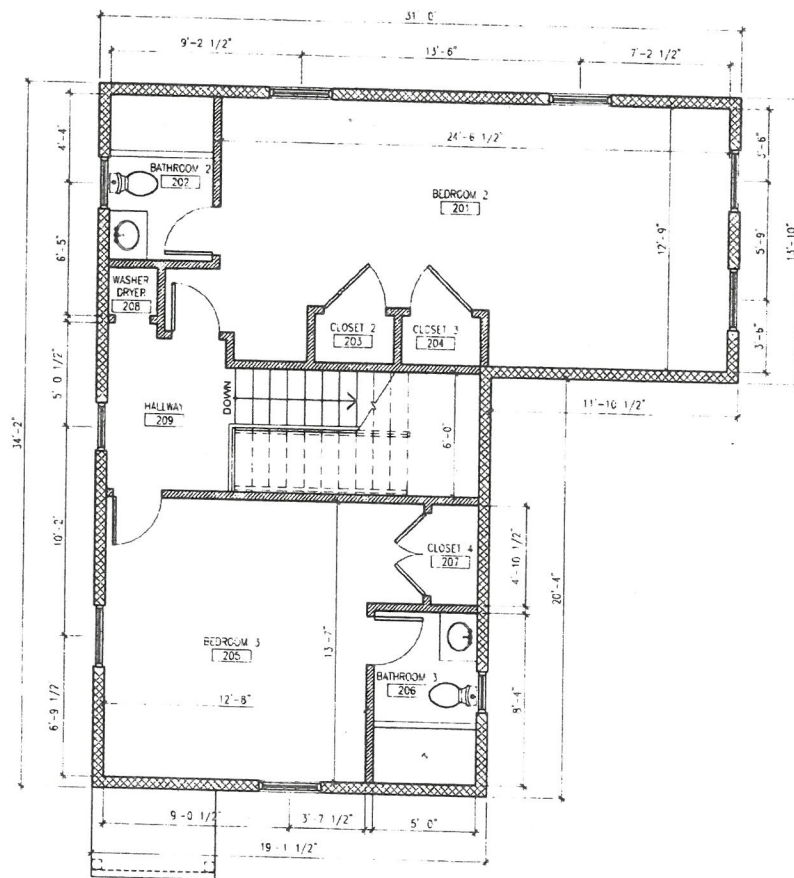
Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

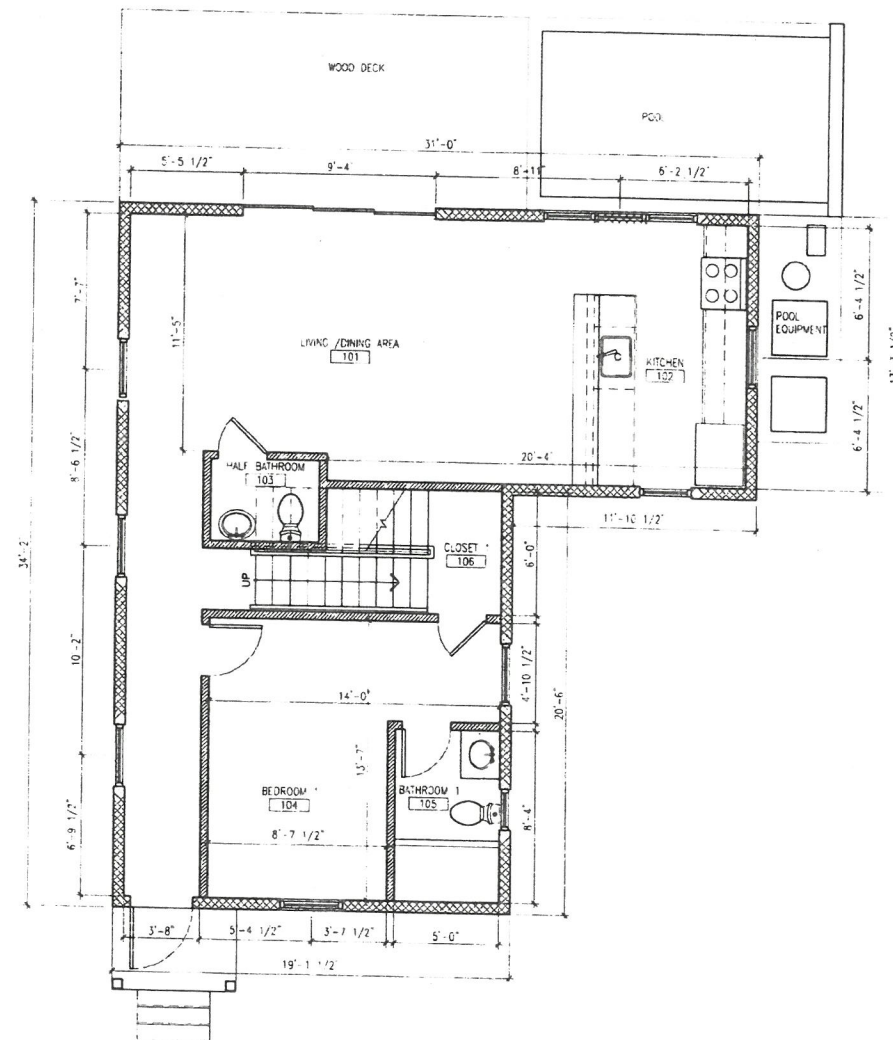
WWSU  
5/12/21

KPH  
5/4/2021

11/2/20



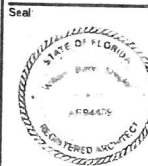
2 SECOND FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 5  
A5.21 SCALE: 1/4"=1'-0"

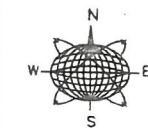
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaplus.com



Signature

Consultants



Meridian Engineering LLC

AUTHORIZATION #23401

Submissions / Revisions

PLANNING REVISION 1: 9.11.20  
PLANNING REVISION 2: 8.13.20  
PLANNING REVISION 3: 10.15.20  
PLANNING REVISION 4: 11.11.20  
PLANNING REVISION 5: 2.19.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 11029

Title

UNIT 5  
FLOOR PLANS

Sheet Number

**A5-2.1**

Date - SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

WWS  
5/12/21

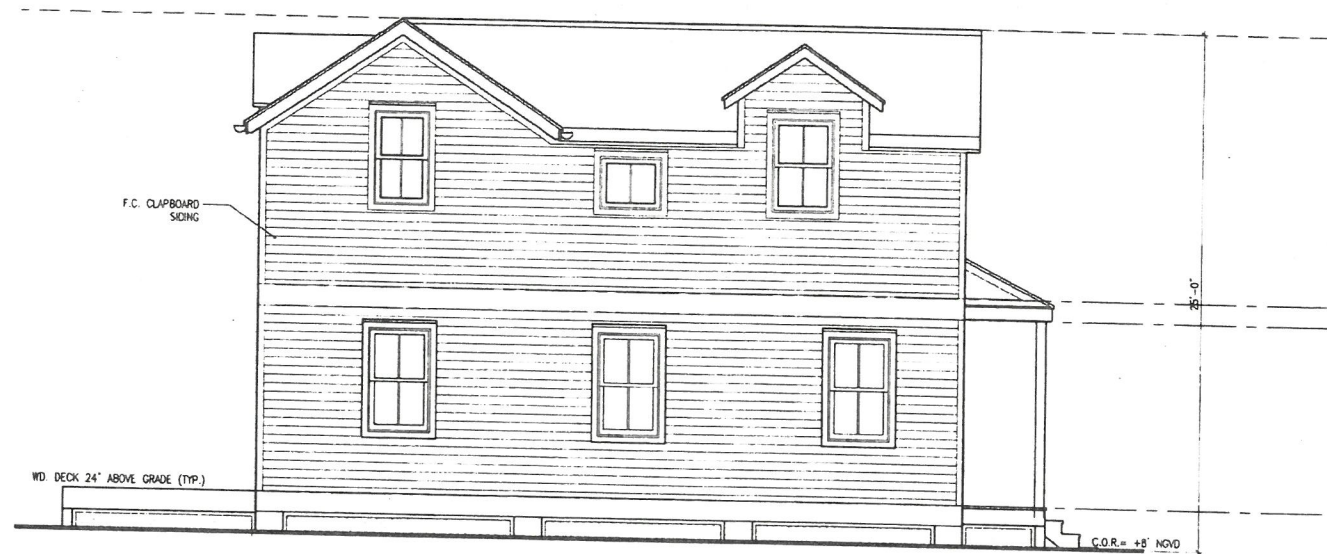
KPH  
5/4/21

120820





3 UNIT 5 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2 UNIT 5 WEST ELEVATION  
SCALE: 1/4"=1'-0"



4 UNIT 5 EAST ELEVATION  
SCALE: 1/4"=1'-0"



1 UNIT 5 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

WSA  
5/12/21  
12PT  
5/4/2022

**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com

Seal  
STATE OF FLORIDA  
Professional Engineer  
No. 12475  
REGISTERED ARCHITECT

Signature

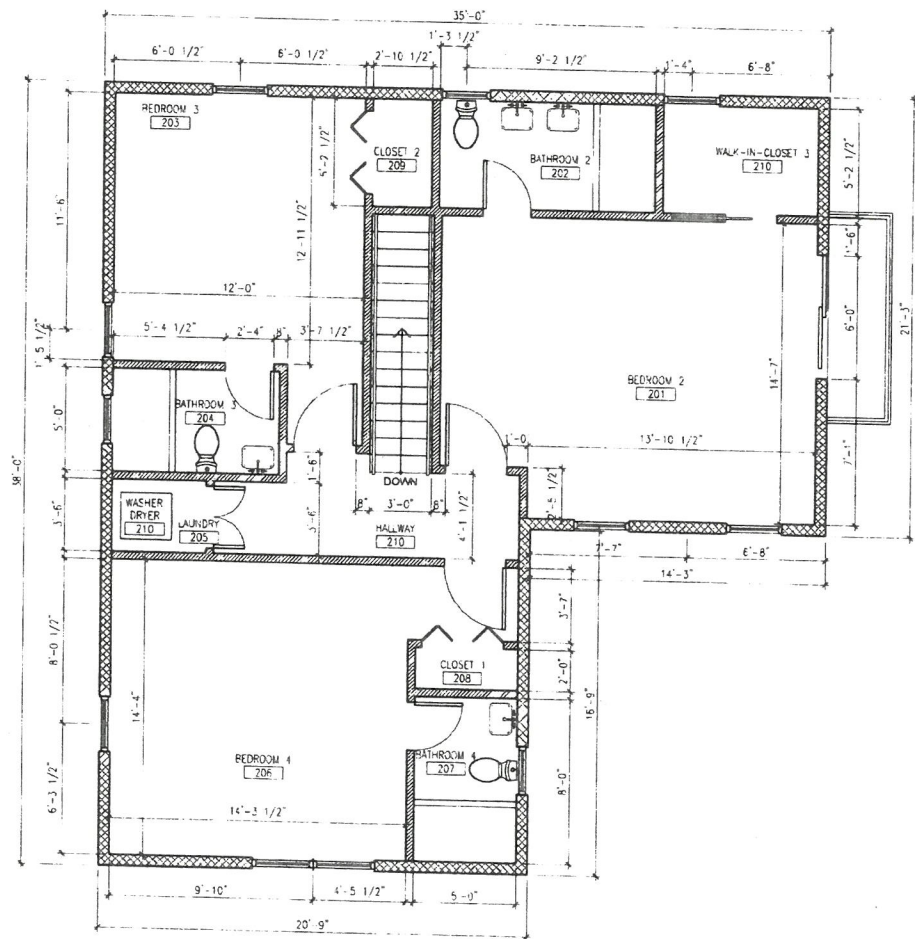
Consultants  
N  
W E S  
Meridian Engineering LLC  
AUTHORIZATION #29401  
exp 10/31/2023 for 280-4185

Submissions / Revisions  
PLUMBING REVISION 1: 8.11.20  
PLUMBING REVISION 2: 10.15.20  
PLUMBING REVISION 3: 11.11.20  
PLUMBING REVISION 4: 2.19.21

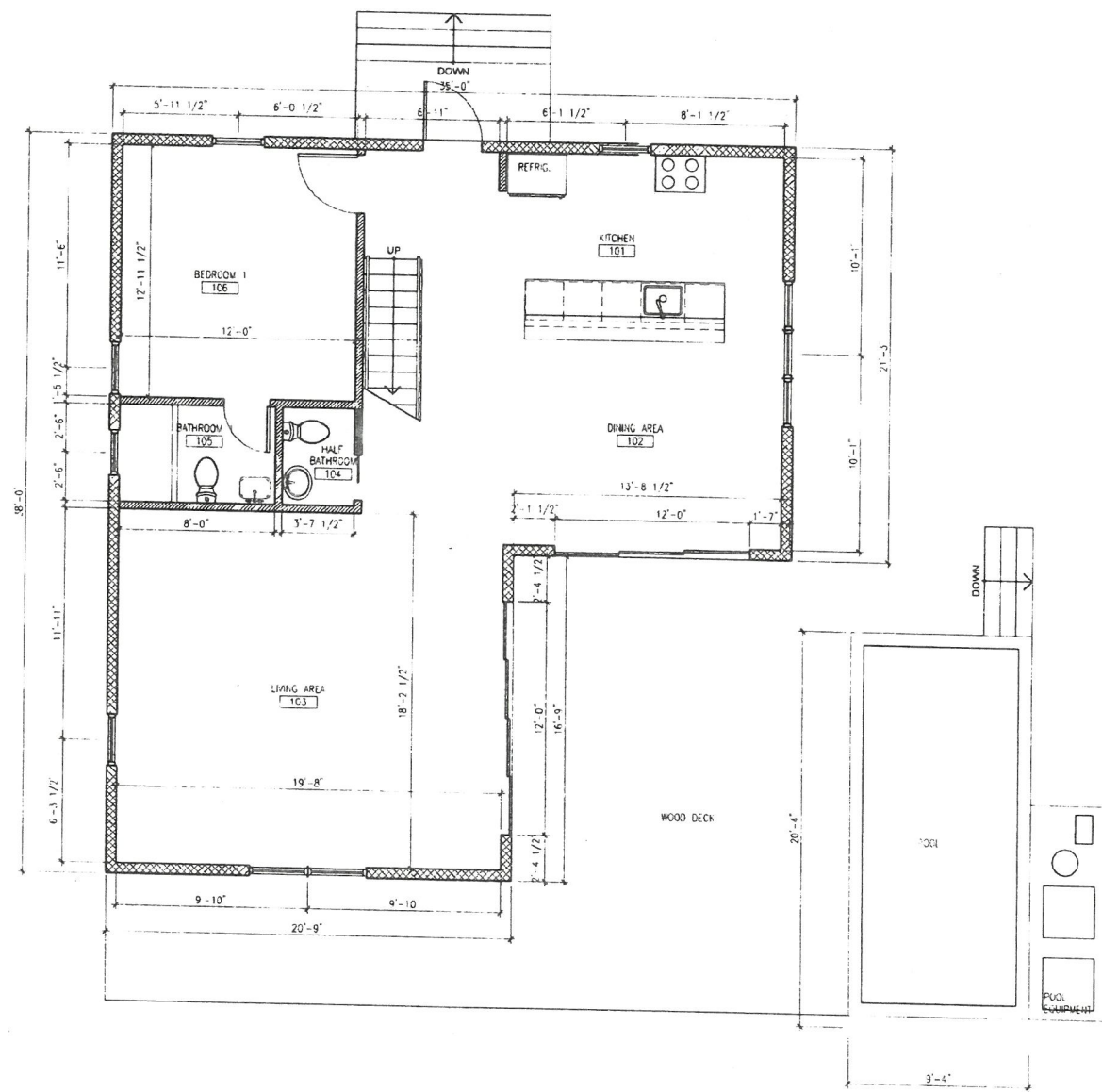
**1316 ROYAL STREET**  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 19029  
Title: UNIT 5 ELEVATIONS  
Sheet Number: **A5-3.1**  
Date: SEPTEMBER 10, 2020  
© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

13 of 20



2 SECOND FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 6  
A6.21 SCALE: 1/4"=1'-0"

WSA  
5/12/21  
KPH  
5/4/2021

WSA

william shepler & associates

architecture

201 Frost Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsahepler.com

Seal

STATE OF FLORIDA

REGISTERED ARCHITECT

Signature

Consultants

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #25401  
pm 305-293-3253 fax 293-4897

Submissions / Revisions

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.18.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size  
24x36

Project #  
19029

Title

UNIT 6  
FLOOR PLANS

Sheet Number  
A6-2.1

Date - SEPTEMBER 10 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

14 of 20





3 UNIT 6 SOUTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



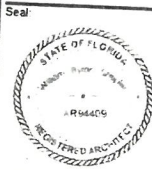
4 UNIT 6 EAST ELEVATION  
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION  
A6.31 SCALE: 1/4"=1'-0"

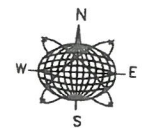
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com



Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #23401  
PH 305-293-3267 FAX 293-4491

Submissions / Revisions  
PLANNING REVISION 1: 8.11.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20  
PLANNING REVISION 4: 2.18.21

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029

Title

UNIT 6  
ELEVATIONS

Sheet Number

**A6-3.1**

Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE, LLC

WSA  
5/12/21 KPH  
5/4/2021

15420



**Water Quantity - Predevelopment**

Project Area	0.53 ac
Pervious Area	0.25 ac
Impervious Area	0.28 ac
% Impervious	52.12%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Undeveloped Available Storage	1.88 in
Soil Storage (S)	0.90 in
Qpre = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr/72hr]	10.98 in

**Water Quantity - Postdevelopment**

Project Area	0.53 ac
Pervious Area	0.21 ac
Impervious Area	0.32 ac
% Impervious	60.00%
Rainfall for 25yr/72hr event (P)	12.00 in
Depth to Water Table	2.85 ft
Developed Available Storage	1.88 in
Soil Storage (S)	0.75 in
Qpost = (P - 0.2S) <sup>2</sup> / (P + 0.8S) [25yr/72hr]	11.14 in

**Postdevelopment - Predevelopment**

Qpost - Qpre [25yr/72hr]	0.16 in
Volume = QA [25yr/72hr]	0.08 ac-in 0.007 ac-ft

**Water Quality**

Project Area	0.53 ac
Total Roof Area	0.18 ac
Adjusted Project Area	0.35 ac
Impervious Area	0.14 ac
% Impervious	39.32%

A) One inch of runoff from drainage basin	0.044 ac-ft
B) 2.5 inches * % Impervious * Tot. Proj. Area	0.043 ac-ft

**Water Quantity Vs. Water Quality**

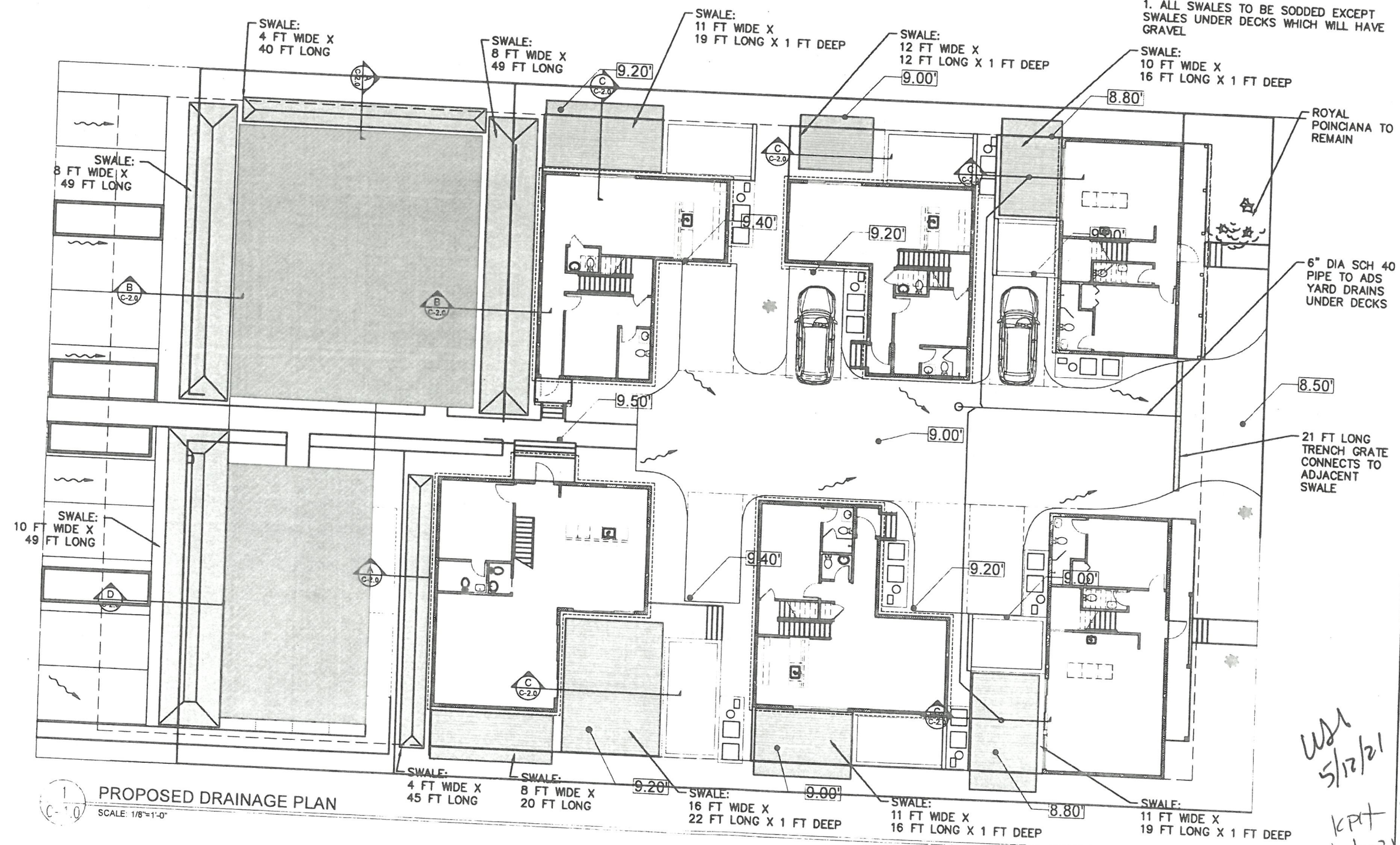
Quantity	Quality
0.007 ac-ft	< 0.04401 ac-ft

**Swale Volume Required**

Water Quality/Quantity 50%  
NOTE:  
50% CREDIT FOR DRY RETENTION

958.61 cu. ft	0.02201 ac-ft
---------------	---------------

SWALES	428 CF
SEEPAGE TRENCHES	634 CF
TOTAL =	1062.00



NOTE:  
1. ALL SWALES TO BE SODDED EXCEPT SWALES UNDER DECKS WHICH WILL HAVE GRAVEL

**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-736-3131  
Email: info@wsaarchitect.com

Seal  
RICHARD J. MUELLER  
LICENSE  
No 58315  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

Consultants  
Meridian Engineering LLC  
AUTHORIZATION #28401  
ph 305-962-3243 fax 305-462-919

Submissions / Revisions  
PLANNING REVISION 9.11.20  
PLANNING REVISION 1: 8.13.20  
PLANNING REVISION 2: 10.15.20  
PLANNING REVISION 3: 11.11.20

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 19029  
Title: PROPOSED DRAINAGE PLAN

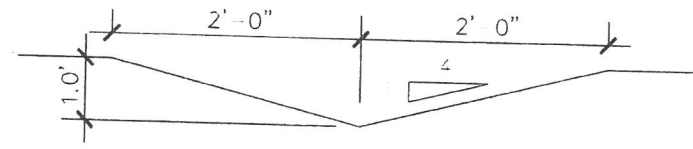
Sheet Number: **C-1.0**

Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

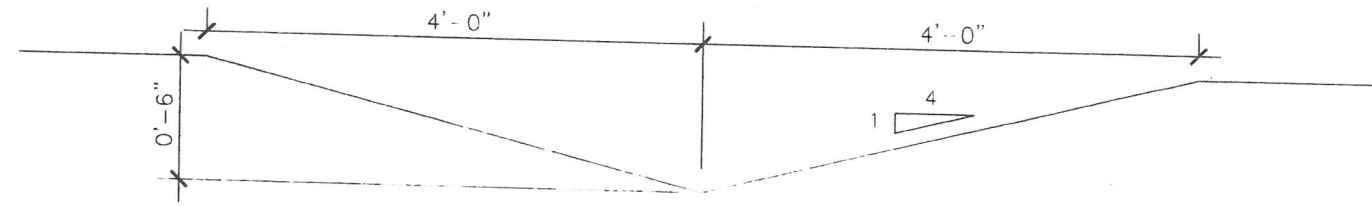
WSA  
5/12/21  
KPT  
5/4/2021

160820



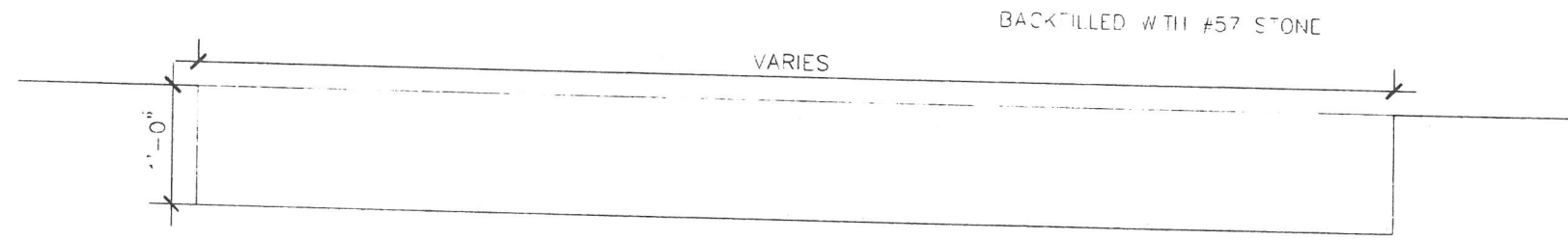
C.S. AREA = 1.00 SF

A  
C-2.0  
SWALE SECTION  
N.T.S.



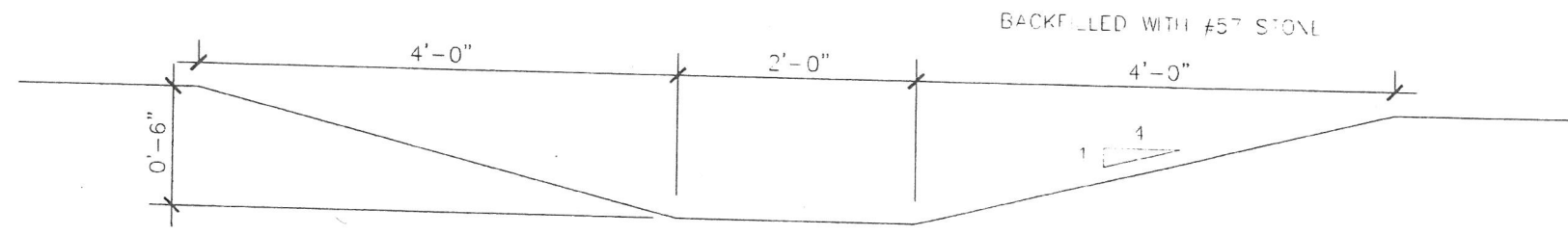
C.S. AREA = 2.00 SF

B  
C-2.0  
SWALE SECTION  
N.T.S.




POROSITY OF 57 STONE = 45%

C  
C-2.0  
SWALE SECTION  
N.T.S.



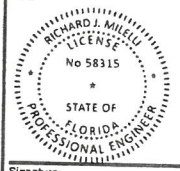
C.S. AREA = 3 SF

D  
C-2.0  
SWALE SECTION  
N.T.S.



**william shepler & associates**  
architecture

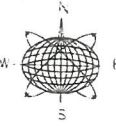
201 Front Street, Suite 201  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarch.com



Seal

Signature

Consultants



Meridian Engineering LLC  
AUTHORIZATION #25401  
exp. 12/31/2021

Submissions / Revisions

PLANNING REVISION 1	9/11/20
PLANNING REVISION 2	8/13/20
PLANNING REVISION 3	10/5/20
PLANNING REVISION 4	11/11/20

1316 ROYAL STREET  
KEY WEST, FL  
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 | Project #: 190219

Title: PROPOSED DRAINAGE PLAN

Sheet Number: C-2.0

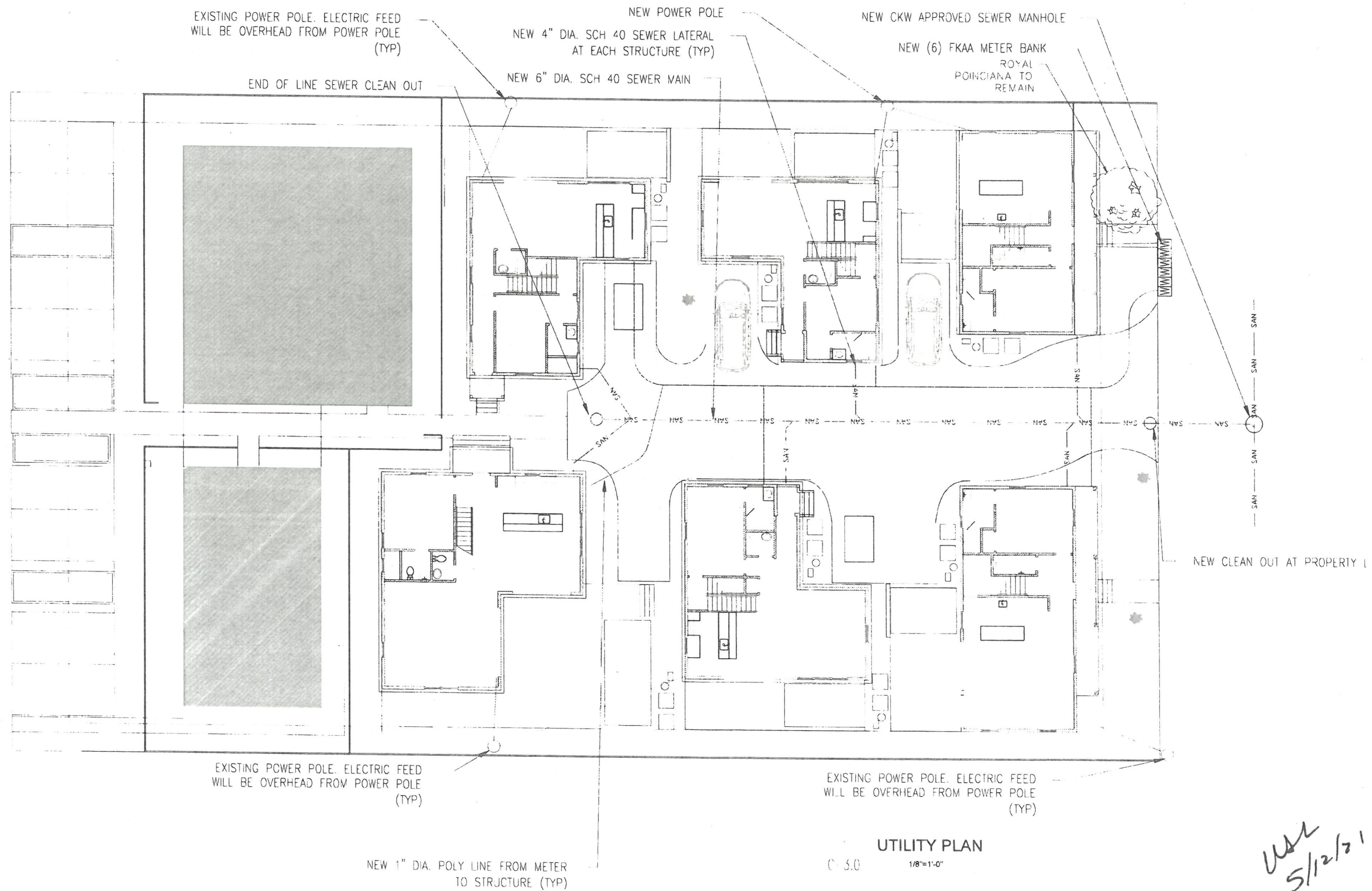
Date: SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

WLL  
5/12/21  
KPH  
5/4/2021

17 of 20





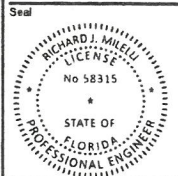
# UTILITY PLAN

C-3.0 1/8"=1'-0"

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.

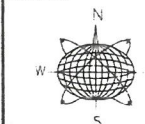
**WSA**  
william shepler & associates  
architecture

201 Front Street, Suite 203  
Key West, FL 33540  
Tel: 305-735-3131  
Email: info@wsaarch.com



Signature

Consultants



**Meridian Engineering LLC**  
AUTHORIZATION #29401  
on 305-293-3263 Fax 793-4897

Submissions / Revisions  
PLANNING REVISION 8 11 20  
PLANNING REVISION 1 8 13 20  
PLANNING REVISION 2 10 15 20  
PLANNING REVISION 3 11 11 20

**1316 ROYAL STREET**  
KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size 24x36 Project # 19029

Title

**PROPOSED  
UTILITY PLAN**

Sheet Number

**C-3.0**

Date - SEPTEMBER 10, 2020

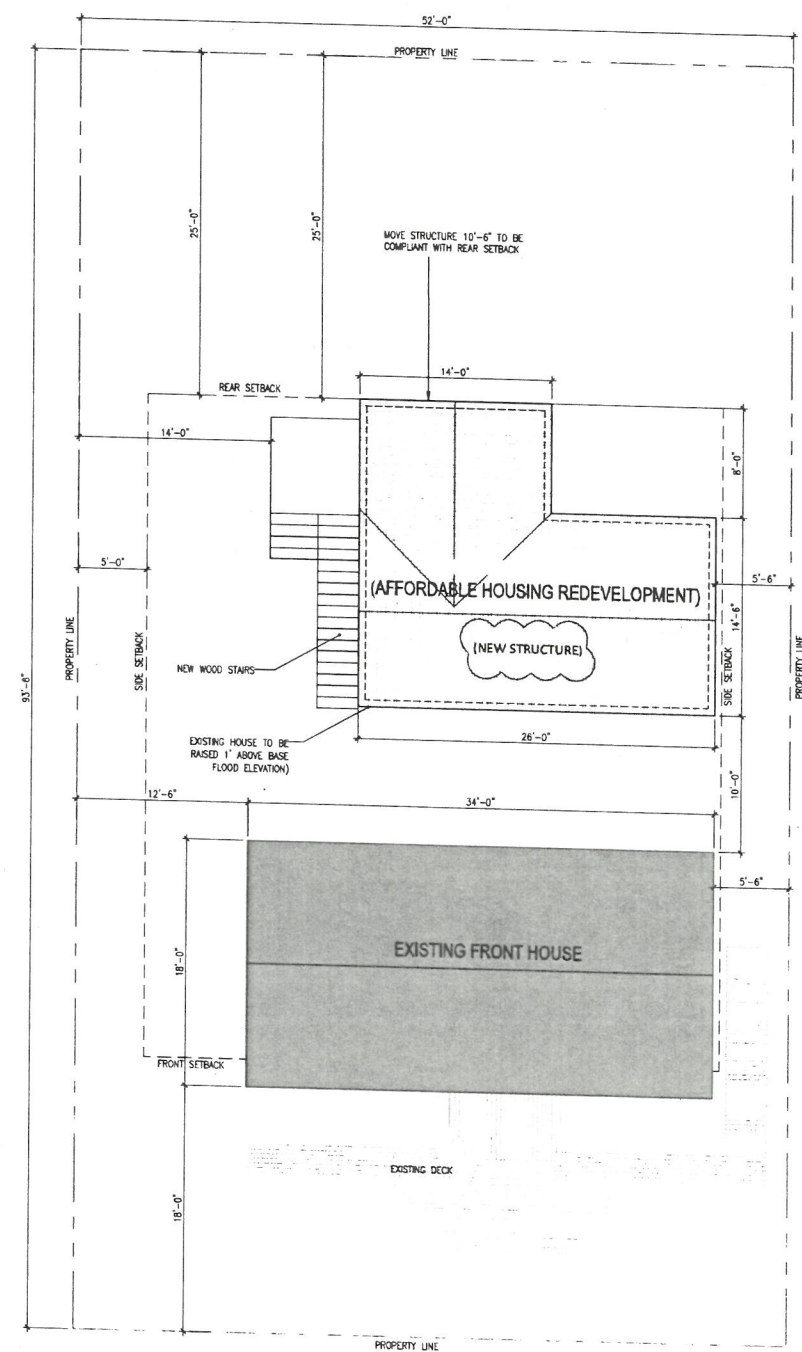
© 2020 by SHEPLER &  
ASSOCIATES ARCHITECTURE LLC

WSA  
5/12/21

LPH  
5/4/2021

18 of 20



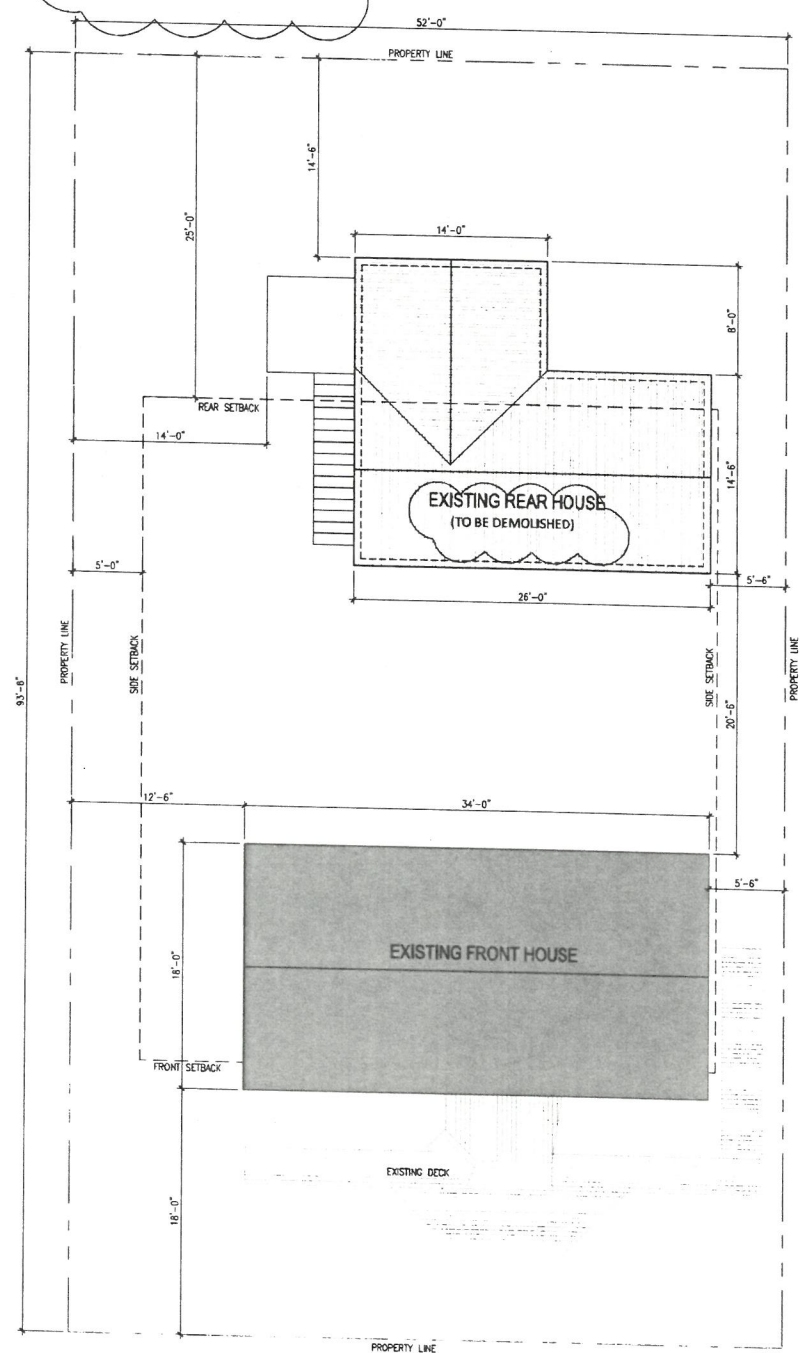


2  
A1.1  
PROPOSED SITE PLAN  
SCALE: 3/16"=1'-0"

ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,201 s.f. (24.7%)	1,201 s.f. (24.7%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5'	N/A	N/A
FRONT SETBACK	Min. 20'	18'	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	5.5'	5.5'	YES
SIDE SETBACK (EAST)	Min. 5'	5.5'	5.5'	YES
REAR SETBACK	Min. 35'	14.5'	25'	YES
OPEN SPACE	Min. 35%	3,421 s.f. (70%)	3,421 s.f. (70%)	YES

\*Existing Non-Conforming Condition  
\*\* New units as shown on plans are 44.1 sq. ft.



1  
A1.1  
EXISTING SITE PLAN  
SCALE: 3/16"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203  
Key West, FL 33040  
Tel: 305-735-3131  
Email: info@wsaarchitect.com

Seal:

Consultants:

Submissions / Revisions:

1703 VON PHISTER ST.  
REAR UNIT  
AFFORDABLE HOUSING  
REDEVELOPMENT

Drawing Size  
24x36

Project #  
190112

Title:

SITE PLANS  
AND CALCS

Sheet Number:

A-1.1

Date: - APRIL 1, 2021

© 2021 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

WSA  
5/12/21  
KPH  
5/14/2021

19d20

**1703 VON PHISTER ST.  
REAR UNIT KEY WEST, FL  
AFFORDABLE HOUSING  
REDEVELOPMENT**

Drawing Size: 24x36 Project #: 190112

Title:

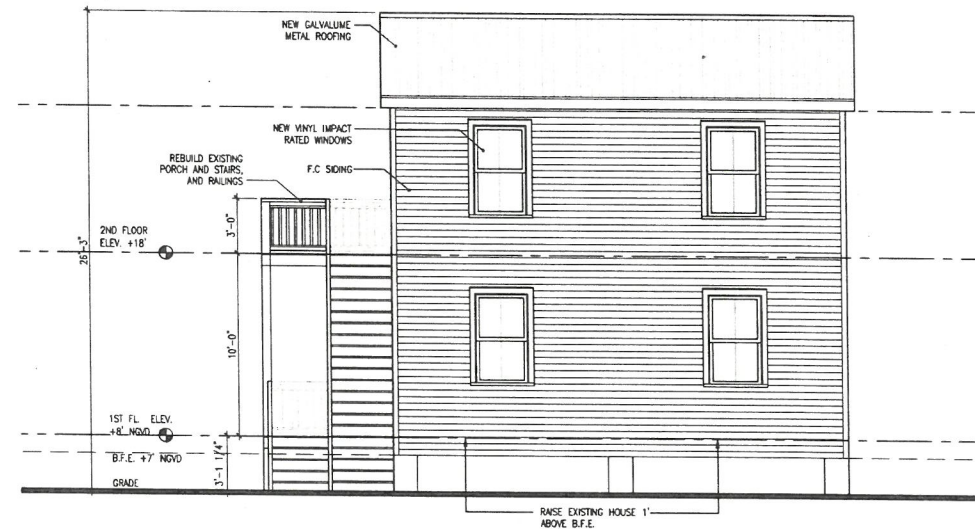
**FLOOR  
PLANS &  
FRONT  
ELEVATION**

Sheet Number:

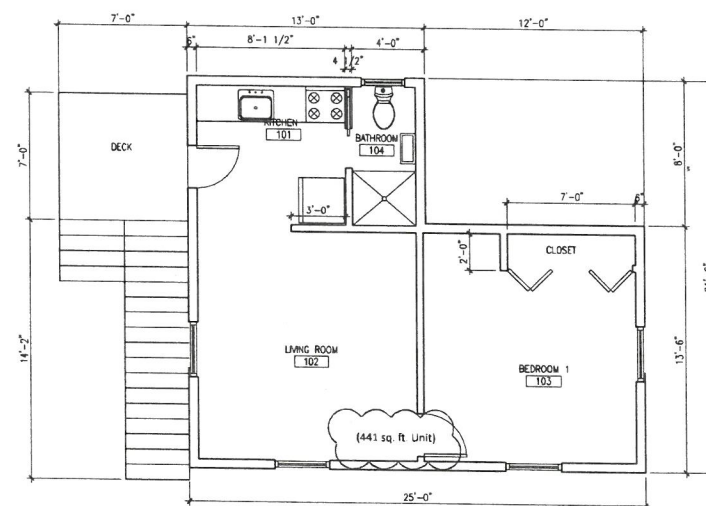
**A-2.1**

Date: - APRIL 1, 2021

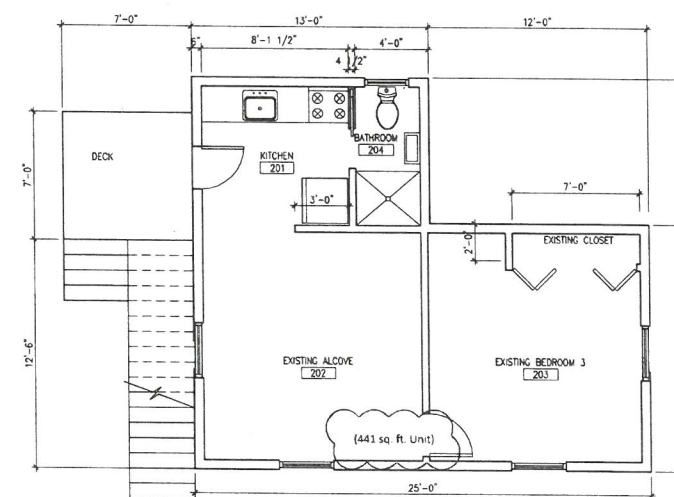
© 2021 by WILLIAM SHEPLER &  
ASSOCIATES ARCHITECTURE LLC



**3 FRONT ELEVATION**  
A2.1 SCALE: 1/4"=1'-0"



**2 SECOND FLOOR PLAN**  
A2.1 SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
A2.1 SCALE: 1/4"=1'-0"

*WSA  
5/12/21  
KPT  
5/4/2021*

*2006  
20*