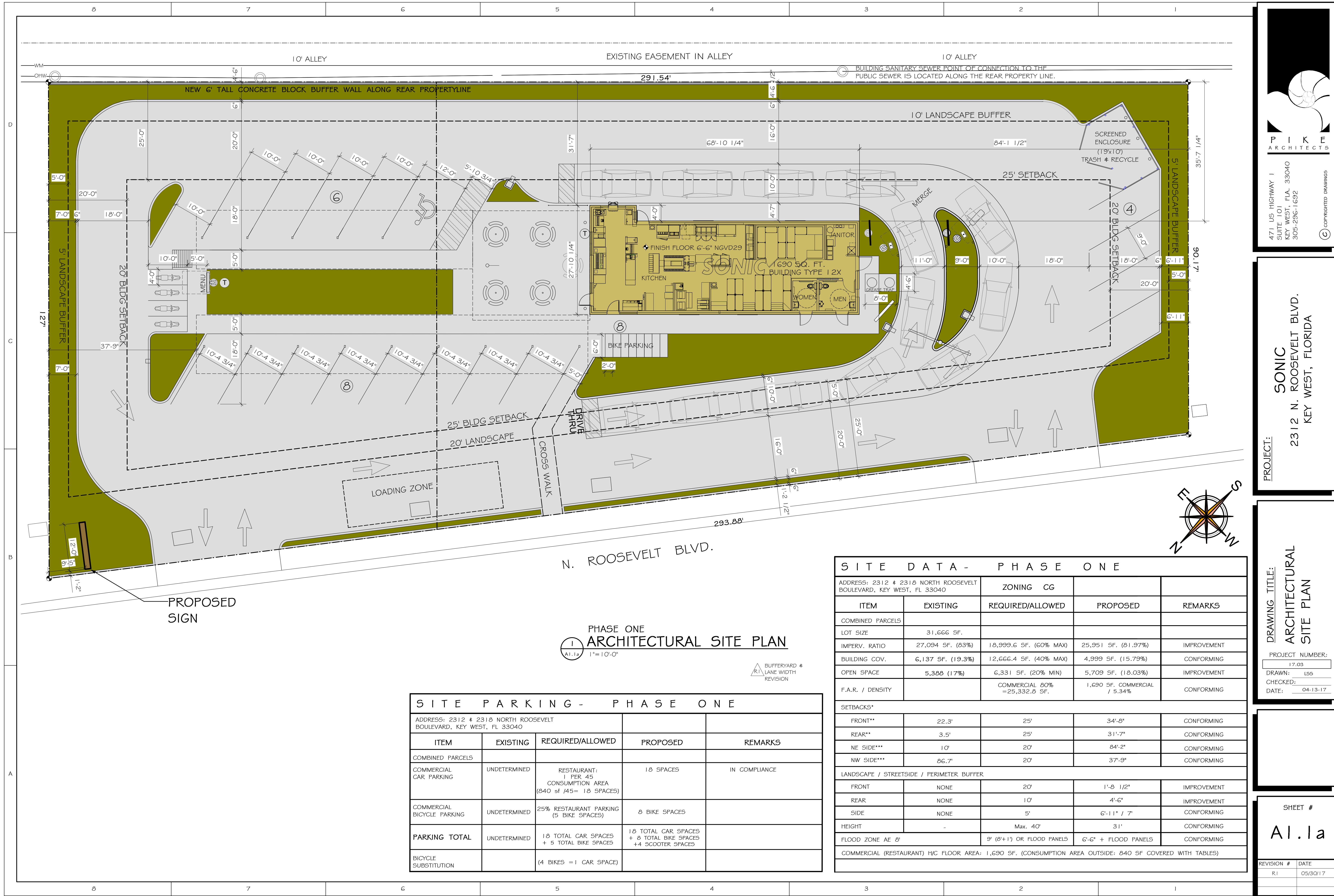
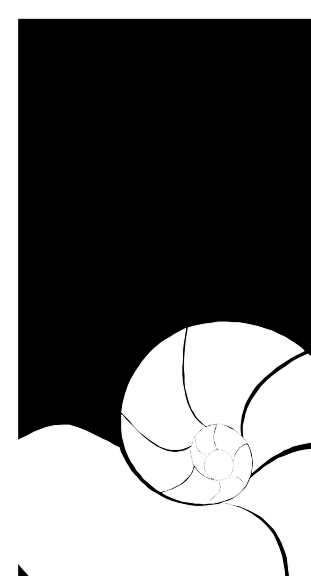






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ARCHITECTS

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

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PROJECT:

SONIC
2312 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

DRAWING TITLE:

ARCHITECTURAL
SITE PLAN

PROJECT NUMBER:
17.03

DRAWN: LSS

CHECKED:

DATE: 04-13-17

REVISION #

DATE

R1

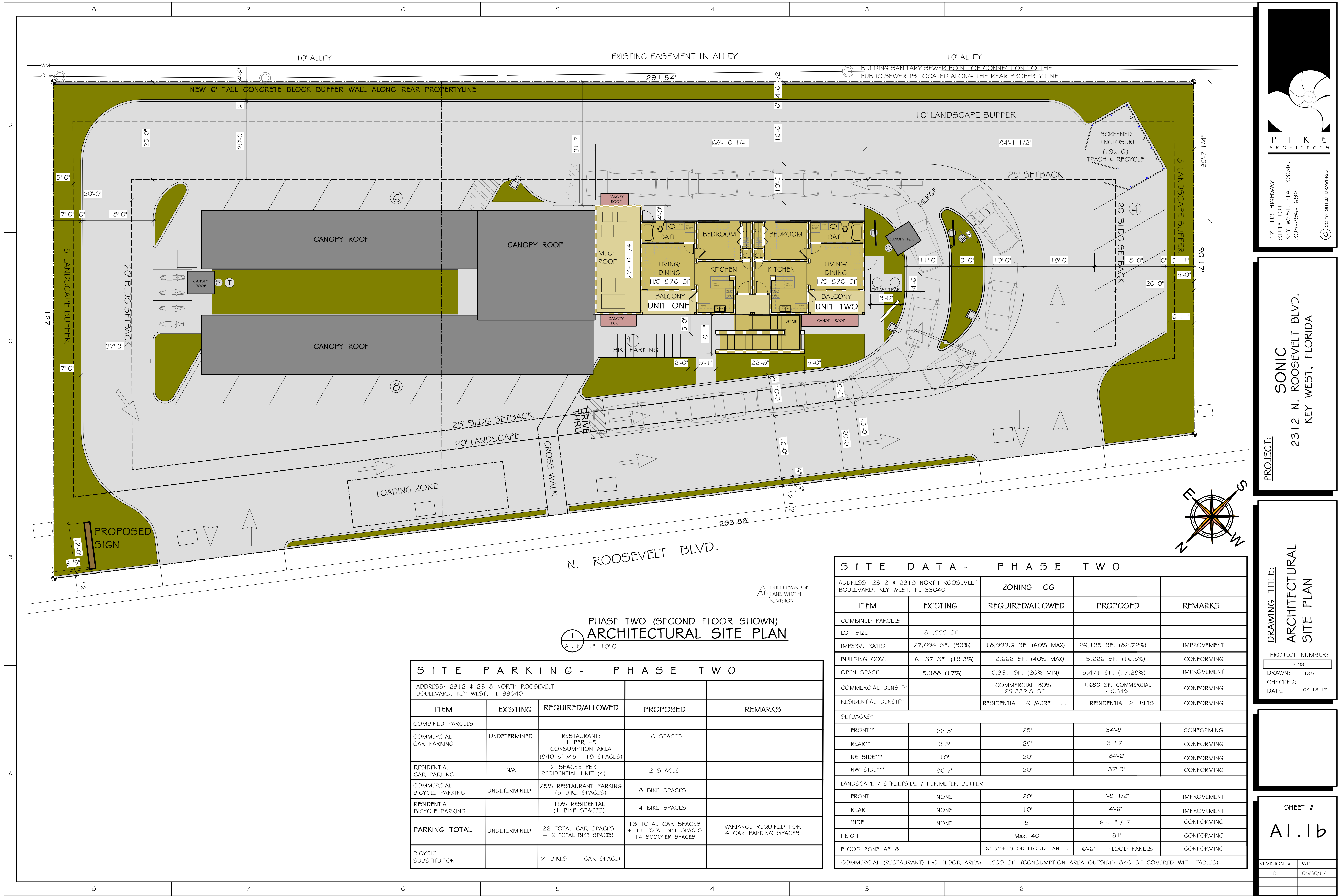
05/30/17

SHEET #

A1.1a

SITE DATA - PHASE ONE				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040		ZONING CG		
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
LOT SIZE	31,666 SF.			
IMPERV. RATIO	27,094 SF. (83%)	18,999.6 SF. (60% MAX)	25,951 SF. (81.97%)	IMPROVEMENT
BUILDING COV.	6,137 SF. (19.3%)	12,666.4 SF. (40% MAX)	4,999 SF. (15.79%)	CONFORMING
OPEN SPACE	5,388 (17%)	6,331 SF. (20% MIN)	5,709 SF. (18.03%)	IMPROVEMENT
F.A.R. / DENSITY		COMMERCIAL 80% =25,332.8 SF.	1,690 SF. COMMERCIAL / 5.34%	CONFORMING
SETBACKS*				
FRONT**	22.3'	25'	34'-8"	CONFORMING
REAR**	3.5'	25'	31'-7"	CONFORMING
NE SIDE***	10'	20'	84'-2"	CONFORMING
NW SIDE***	86.7'	20'	37'-9"	CONFORMING
LANDSCAPE / STREETSIDE / PERIMETER BUFFER				
FRONT	NONE	20'	1'-8 1/2"	IMPROVEMENT
REAR	NONE	10'	4'-6"	IMPROVEMENT
SIDE	NONE	5'	6'-11" / 7'	CONFORMING
HEIGHT	-	Max. 40'	31'	CONFORMING
FLOOD ZONE AE 8'		9' (8'-1') OR FLOOD PANELS	6'-6" + FLOOD PANELS	CONFORMING
COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES)				

SITE PARKING - PHASE ONE				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040				
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
COMMERCIAL CAR PARKING	UNDETERMINED	RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf / 45= 18 SPACES)	18 SPACES	IN COMPLIANCE
COMMERCIAL BICYCLE PARKING	UNDETERMINED	25% RESTAURANT PARKING (5 BIKE SPACES)	8 BIKE SPACES	
PARKING TOTAL	UNDETERMINED	18 TOTAL CAR SPACES + 5 TOTAL BIKE SPACES	18 TOTAL CAR SPACES + 8 TOTAL BIKE SPACES + 4 SCOOTER SPACES	
BICYCLE SUBSTITUTION		(4 BIKES = 1 CAR SPACE)		



PHASE TWO (SECOND FLOOR SHOWN)
ARCHITECTURAL SITE PLAN
1
A1.1b 1"=10'-0"

SITE PARKING - PHASE TWO				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040				
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
COMMERCIAL CAR PARKING	UNDETERMINED	RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES)	16 SPACES	
RESIDENTIAL CAR PARKING	N/A	2 SPACES PER RESIDENTIAL UNIT (4)	2 SPACES	
COMMERCIAL BICYCLE PARKING	UNDETERMINED	25% RESTAURANT PARKING (5 BIKE SPACES)	8 BIKE SPACES	
RESIDENTIAL BICYCLE PARKING		10% RESIDENTIAL (1 BIKE SPACES)	4 BIKE SPACES	
PARKING TOTAL	UNDETERMINED	22 TOTAL CAR SPACES + 6 TOTAL BIKE SPACES	18 TOTAL CAR SPACES + 11 TOTAL BIKE SPACES + 4 SCOOTER SPACES	VARIANCE REQUIRED FOR 4 CAR PARKING SPACES
BICYCLE SUBSTITUTION		(4 BIKES = 1 CAR SPACE)		

SITE DATA - PHASE TWO				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040		ZONING CG		
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
LOT SIZE	31,666 SF.			
IMPERV. RATIO	27,094 SF. (83%)	18,999.6 SF. (60% MAX)	26,195 SF. (82.72%)	IMPROVEMENT
BUILDING COV.	6,137 SF. (19.3%)	12,662 SF. (40% MAX)	5,226 SF. (16.5%)	CONFORMING
OPEN SPACE	5,388 (17%)	6,331 SF. (20% MIN)	5,471 SF. (17.28%)	IMPROVEMENT
COMMERCIAL DENSITY		COMMERCIAL 80% =25,332.8 SF.	1,690 SF. COMMERCIAL / 5.34%	CONFORMING
RESIDENTIAL DENSITY		RESIDENTIAL 16 /ACRE = 11	RESIDENTIAL 2 UNITS	CONFORMING
SETBACKS*				
FRONT**	22.3'	25'	34'-8"	CONFORMING
REAR**	3.5'	25'	31'-7"	CONFORMING
NE SIDE***	10'	20'	84'-2"	CONFORMING
NW SIDE***	86.7'	20'	37'-9"	CONFORMING
LANDSCAPE / STREETSIDE / PERIMETER BUFFER				
FRONT	NONE	20'	1'-8 1/2"	IMPROVEMENT
REAR	NONE	10'	4'-6"	IMPROVEMENT
SIDE	NONE	5'	6'-11" / 7'	CONFORMING
HEIGHT	-	Max. 40'	31'	CONFORMING
FLOOD ZONE AE 8'		9' (8'+1') OR FLOOD PANELS	6'-6" + FLOOD PANELS	CONFORMING
COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES)				

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SONIC
2312 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

DRAWING TITLE:

ARCHITECTURAL
SITE PLAN

PROJECT NUMBER:

17.03

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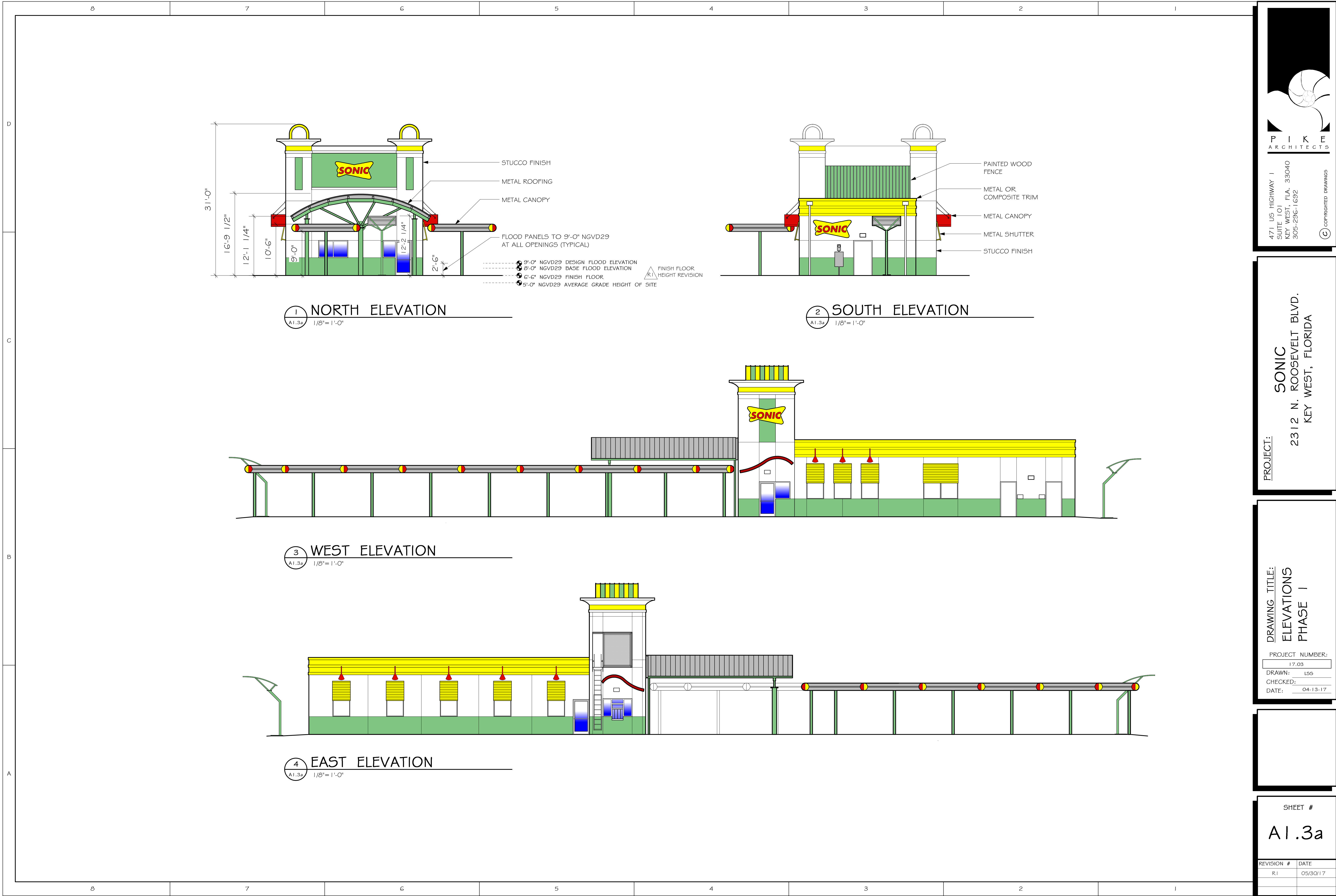
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A1.1b

REVISION #	DATE
R1	05/30/17

PETER M. PIKE FLA. REGISTRATION # ARO015198



PIKE ARCHITECTS

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PROJECT:

SONIC

2312 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

DRAWING TITLE:

**ELEVATIONS
PHASE 1**

PROJECT NUMBER:
17.03

DRAWN: LSS

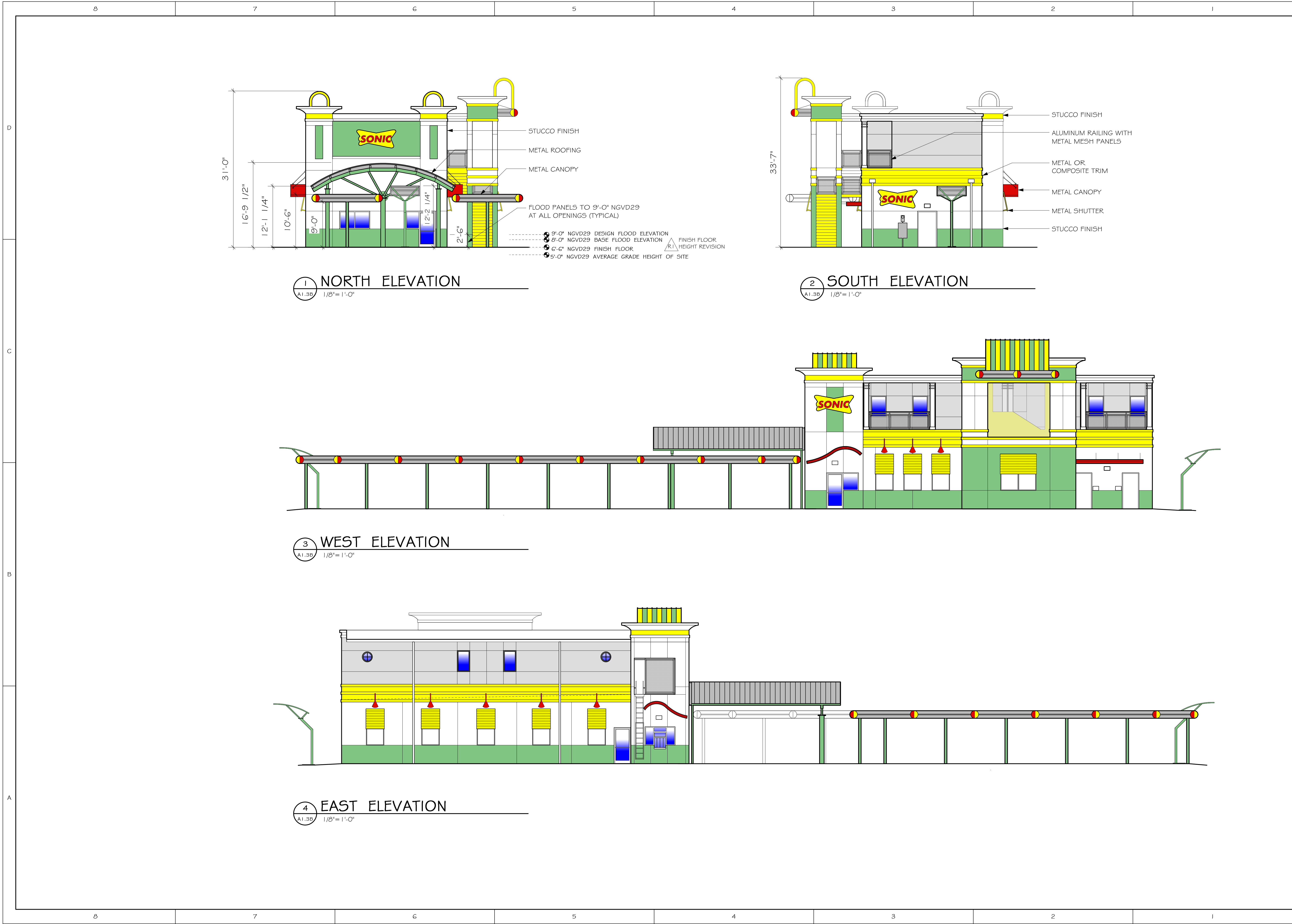
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DATE: 04-13-17

SHEET #

A1.3a

REVISION #	DATE
R1	05/30/17



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PROJECT:

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KEY WEST, FLORIDA

DRAWING TITLE:

ELEVATION
PHASE 2

PROJECT NUMBER:

17.03

DRAWN: LSS

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DATE: 04-13-17

SHEET #

A1.3b

REVISION #	DATE
R1	05/30/17