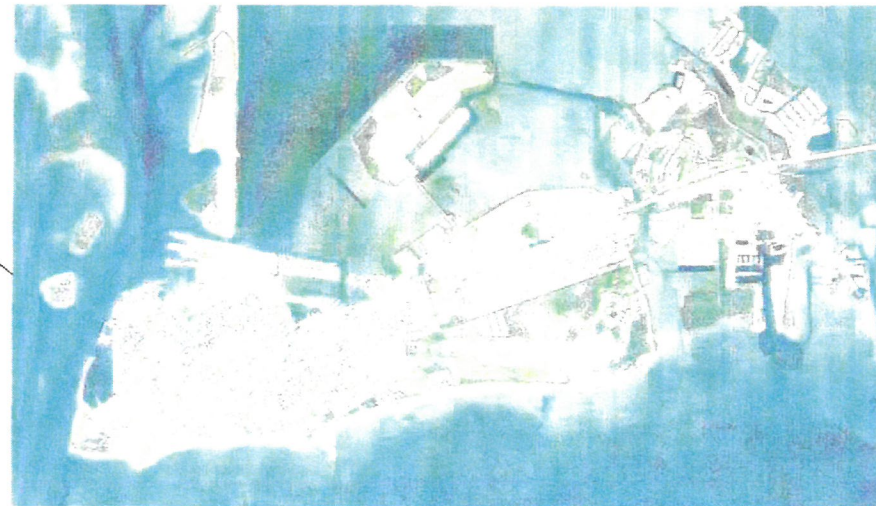


CONSTRUCTION PLANS FOR 1327 DUVAL ST ADA BATHROOMS AND BREAKFAST BAR

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1327 DUVAL ST,
KEY WEST, FL 33040

CLIENT:
SANTIAGO FAMILY PARTNERSHIP LTD

NOT FOR CONSTRUCTION
HARC AND PLANNING
REVIEW ONLY

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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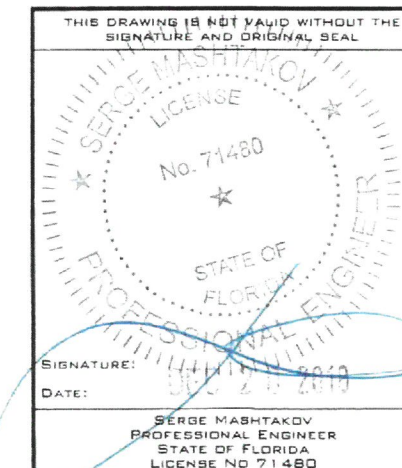
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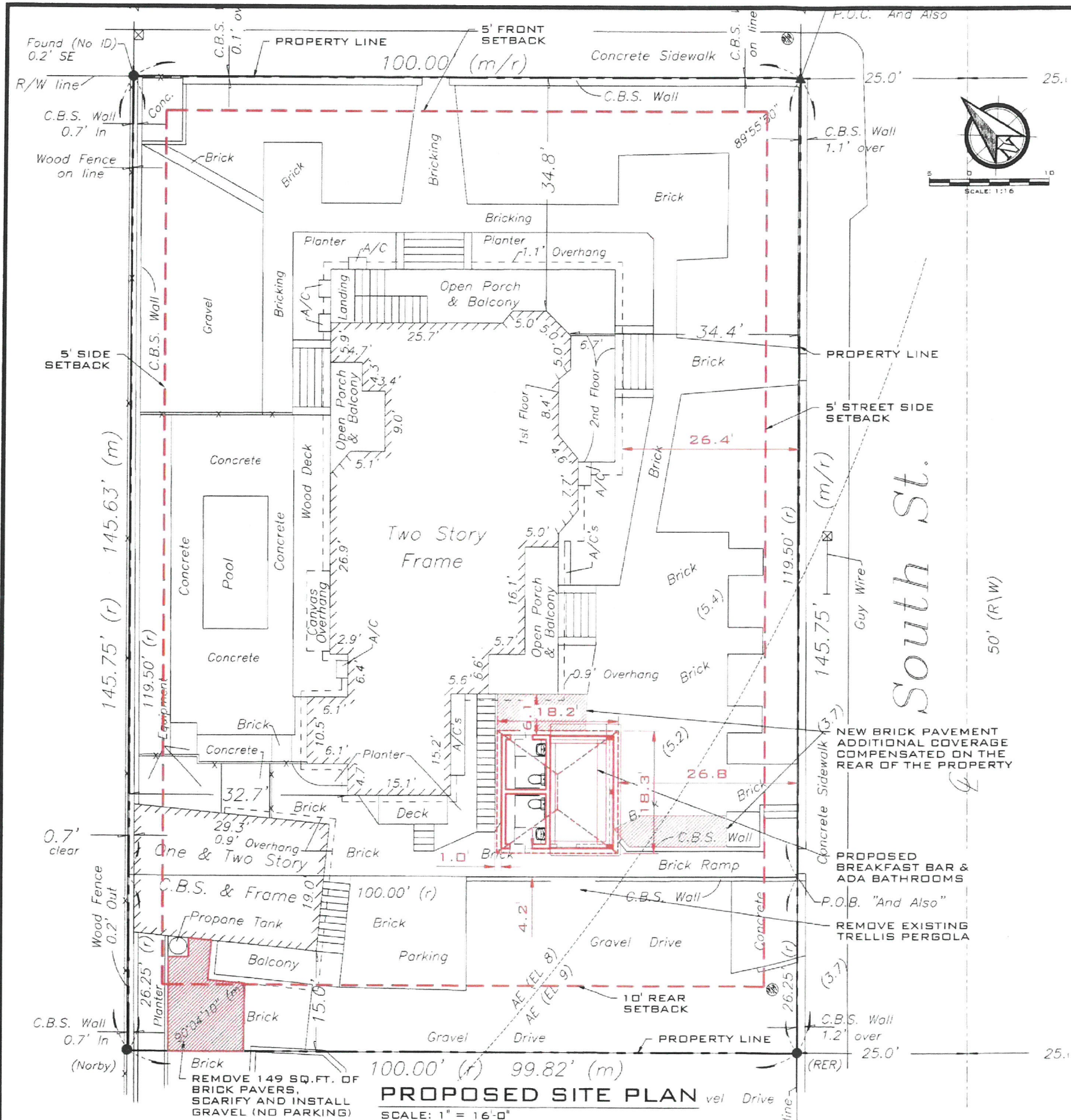
PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST,
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	G-100	1	





SITE DATA:

TOTAL SITE AREA: ±14,556.09 SQ.FT

LAND USE: HCT

FLOOD ZONE: AE8

SETBACKS

FRONT:
 REQUIRED 5 FT
 EXISTING ±27'-6" (ROOF)
 PROPOSED NO CHANGE

STREET SIDE:
 REQUIRED 5 FT
 EXISTING ±26'-4" (ROOF)
 PROPOSED NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±5'-2" (HOUSE)
 PROPOSED NO CHANGE

REAR:
 REQUIRED 10 FT
 EXISTING ±9'-9" (HOUSE)
 PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (10,189.09 SQ.FT.)
 EXISTING: 72.49% (±10,552.65 SQ.FT.)
 PROPOSED: NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50.00% (7,278.05 SQ.FT.)
 EXISTING: 25.95% (±3,778.0 SQ.FT.)
 PROPOSED: 28.24% (±4,110.9 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED: 20% (2,911.22 SQ.FT.)
 EXISTING: 27.50% (±4,003.44 SQ.FT.)
 PROPOSED: NO CHANGE

MAXIMUM HEIGHT: 35 FT

EXISTING: N/A
 PROPOSED: NO CHANGE

REV: DESCRIPTION: BY: DATE:
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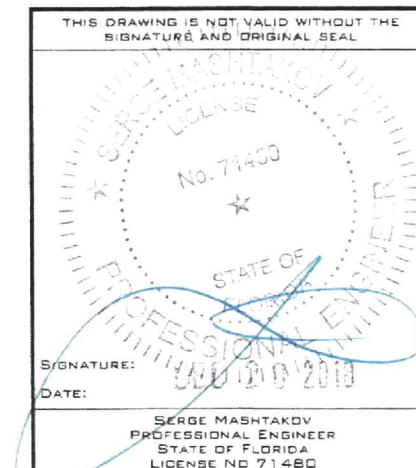
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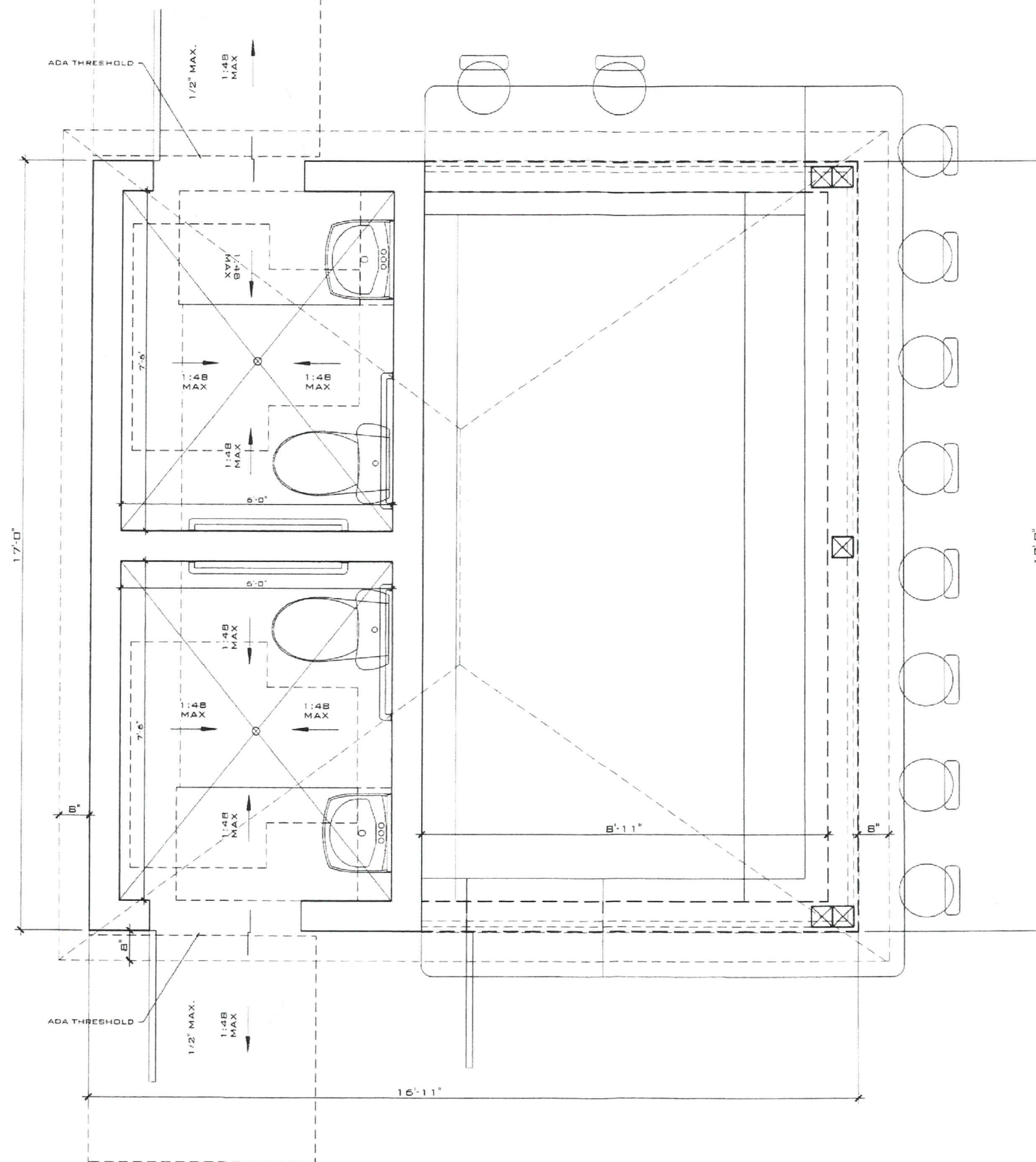
PROJECT: 1327 DUVAL ST
 ADA BATHROOMS

SITE: 1327 DUVAL ST,
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE: AS SHOWN DATE: 05/28/18 DRAWN: MNS CHECKED: SAM
 PROJECT NO: 1805-01 DRAWING NO: C-101 REVISION: 1





**PROPOSED ADA BATHROOM AND
BREAKFAST BAR FLOOR PLAN**

SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*

DATE: 07/06/18

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
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CLIENT: **SANTIAGO FAMILY
PARTNERSHIP LTD**

PROJECT: **1327 DUVAL ST
ADA BATHROOMS**

SITE: **1327 DUVAL ST,
KEY WEST, FL 33040**

TITLE: **PROPOSED FLOOR PLAN**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNE	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-101	1	



EXISTING
STREET SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BASE FLOOD AEB
EL. +8.00 (NGVD)

EXISTING GRADE
EL. +5.50 (NGVD)

CROWN OF ROAD
EL. +3.70 (NGVD)

REV. DESCRIPTION:	BY:	DATE:
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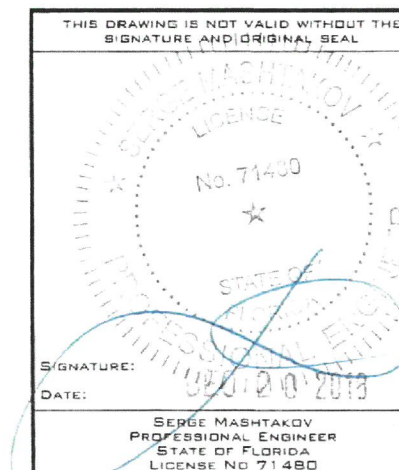
CLIENT: SANTIAGO FAMILY
PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST.
KEY WEST, FL 33040

TITLE: STREET SIDE ELEVATION

SCALE AT 1/8" = 1'-0"	DATE: 07/06/18	DRAWN: MNE	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-102	REVISION: 1	





PROPOSED
STREET SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BASE FLOOD AEB
EL. +8.00 (NBVD)
EXISTING GRADE
EL. +5.50 (NBVD)
CROWN OF ROAD
EL. +3.70 (NBVD)

REV. DESCRIPTION: BY: DATE:
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CLIENT: SANTIAGO FAMILY
PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST,
KEY WEST, FL 33040

TITLE: STREET SIDE ELEVATION

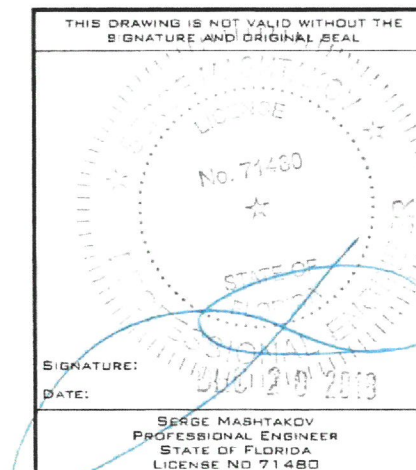
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PROJECT NO: 1805-01	DRAWING NO: A-103	REVISION: 1	

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SIGNATURE AND ORIGINAL SEAL

STATE OF FLORIDA
No. 71480
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



**EXISTING
REAR ELEVATION**
SCALE: 3/16" = 1'-0"



REV.	DESCRIPTION	BY	DATE
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PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST,
KEY WEST, FL 33040

TITLE: REAR ELEVATION

SCALE AT 1/16" = 1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1805-01	A-104	1	



BASE FLOOD AEB
EL. +8.00' (NGVD)

EXISTING GRADE
EL. ±5.50' (NGVD)

CROWN OF ROAD
EL. ±3.70' (NGVD)

**PROPOSED
REAR ELEVATION**
SCALE: 3/16" = 1'-0"

REV.	DESCRIPTION	BY	DATE
1	FINAL		



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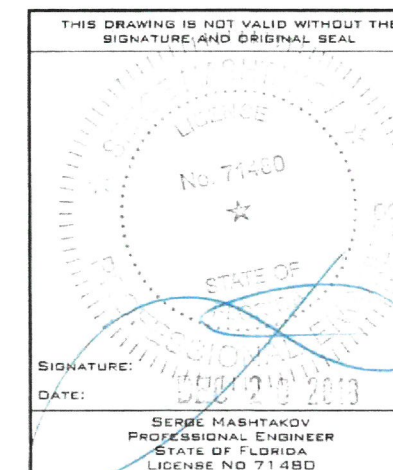
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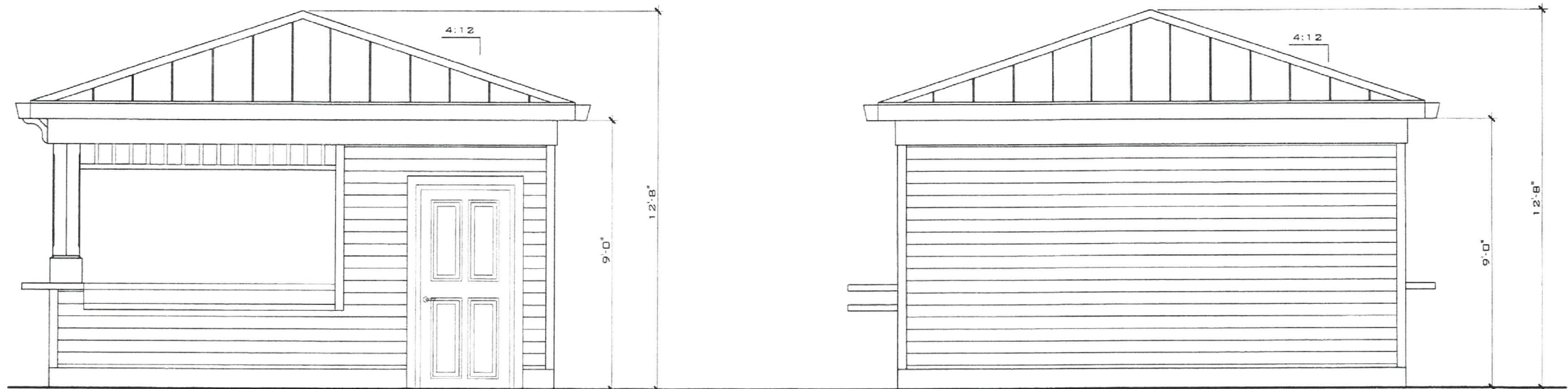
PROJECT: **1327 DUVAL ST
ADA BATHROOMS**

SITE: **1327 DUVAL ST,
KEY WEST, FL 33040**

TITLE: **REAR ELEVATION**

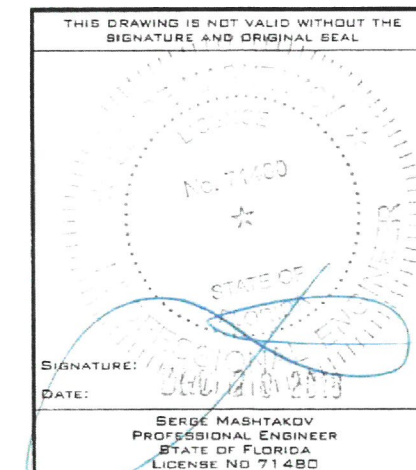
SCALE AT 1"=1'	DATE	DRAWN	CHECKED
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1805-01	A-105	1	





**PROPOSED ELEVATIONS
ADA BATHROOM AND BREAKFAST
BAR (NOT VISIBLE FROM MAIN
ELEVATIONS)**

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



REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		



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CLIENT: SANTIAGO FAMILY
PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE AT 1/4" = 1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1805-01	A-106	1	



FIG. 1 PROPOSED LOCATION



FIG. 2 STREET SIDE



FIG. 3 REAR

EXISTING CONDITIONS
SCALE: NTS