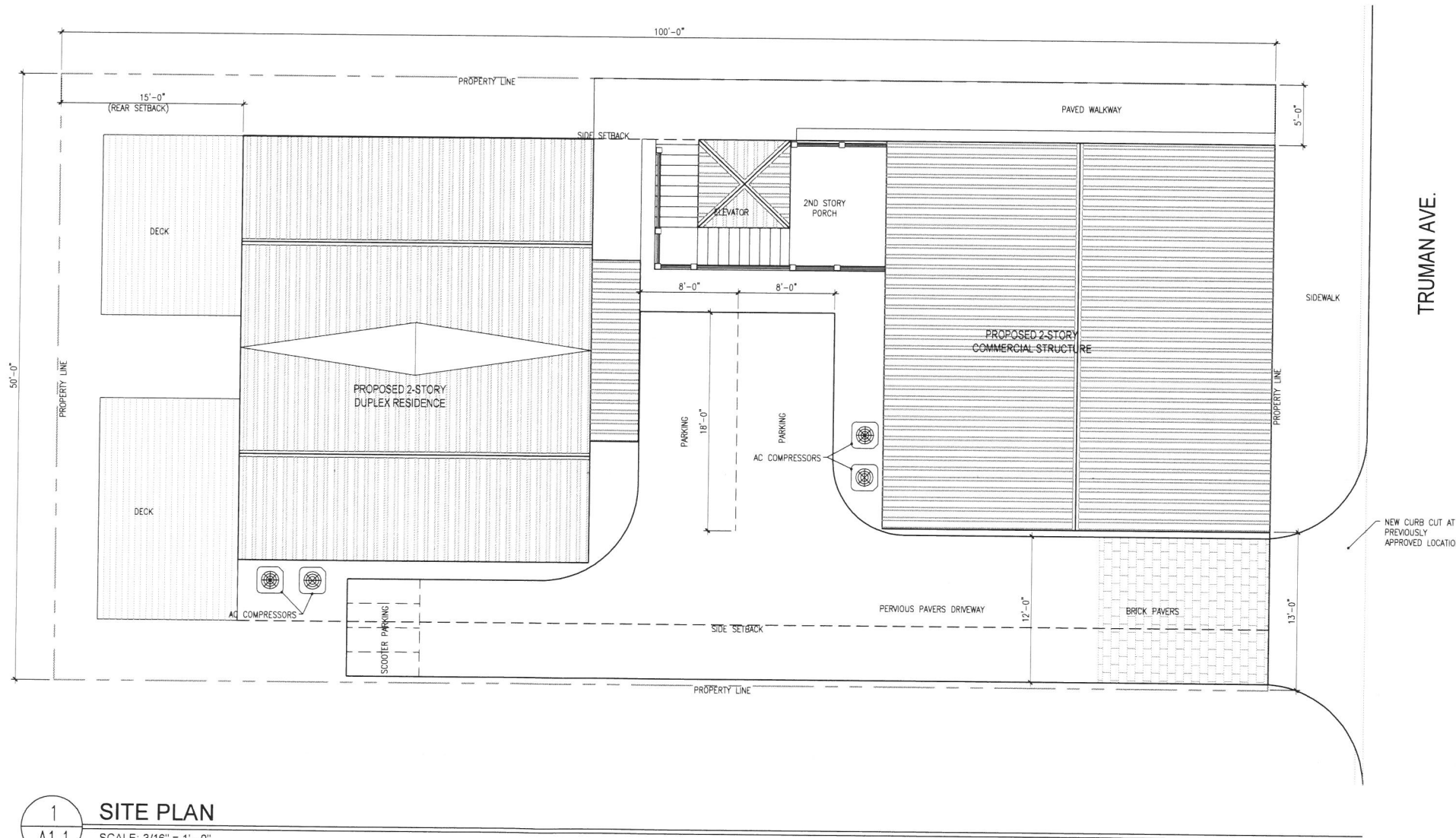




2
A1.1 **STREETSCAPE**
SCALE: 1/8" = 1' - 0"



SITE CALCULATIONS : HNC-1 ZONING DISTRICT

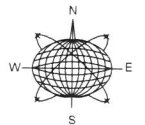
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	3,000 s.f. (60%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	12'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 35%	5,000 s.f. (100%)	1,041s.f. (35%)	Yes

* Maintain zero setback as per previous building on site

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

Seal

Consultants



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 2.26.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
NEW COMMERCIAL BUILDING & TWO RESIDENTIAL UNITS

Drawing Size: 24x36 | Project #: 18012

Title:

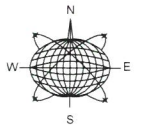
SITE PLAN / STREETSCAPE

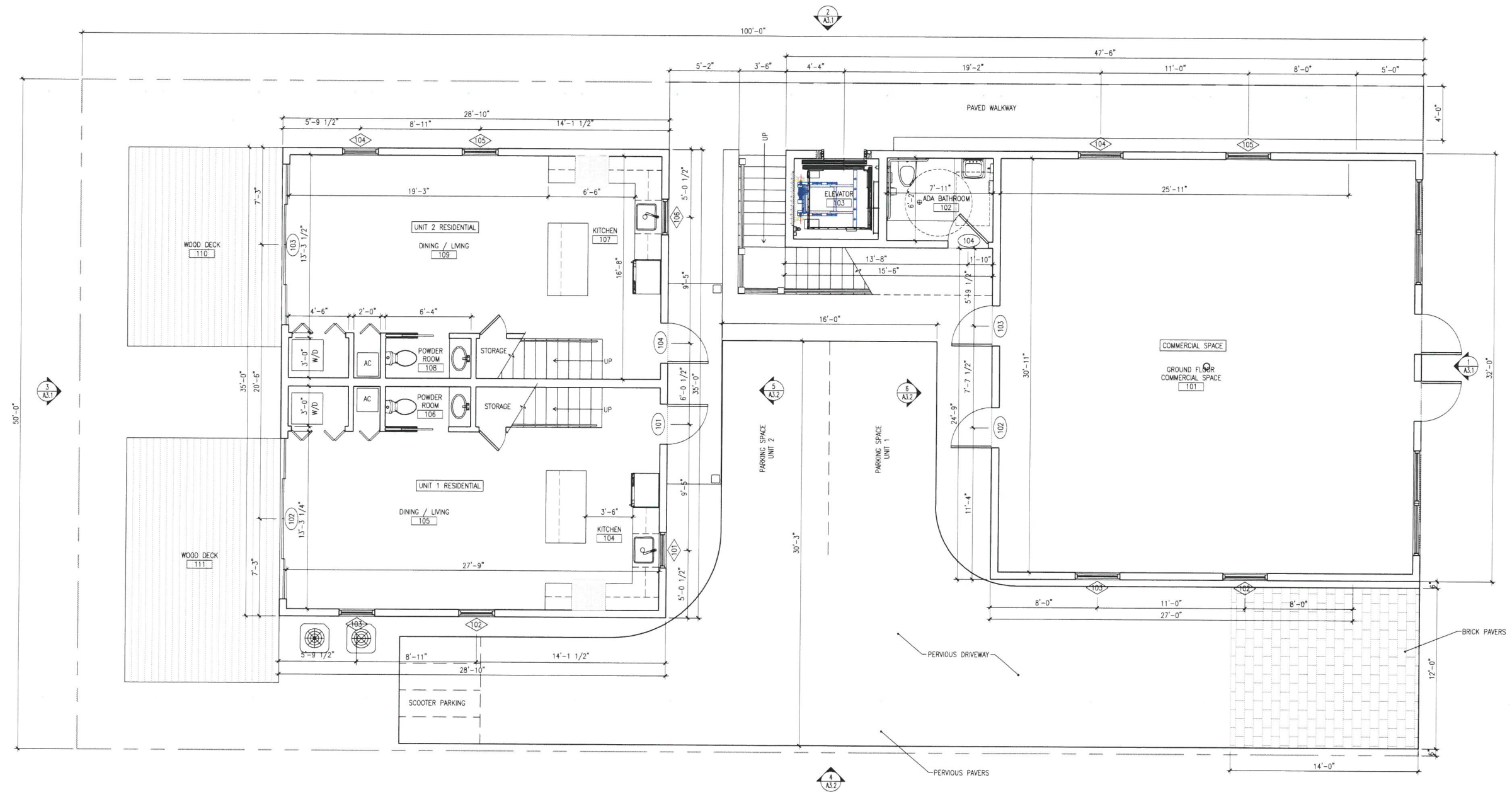
Sheet Number:

A-1.1

Date: - FEBRUARY 14, 2018

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

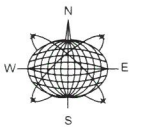
1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

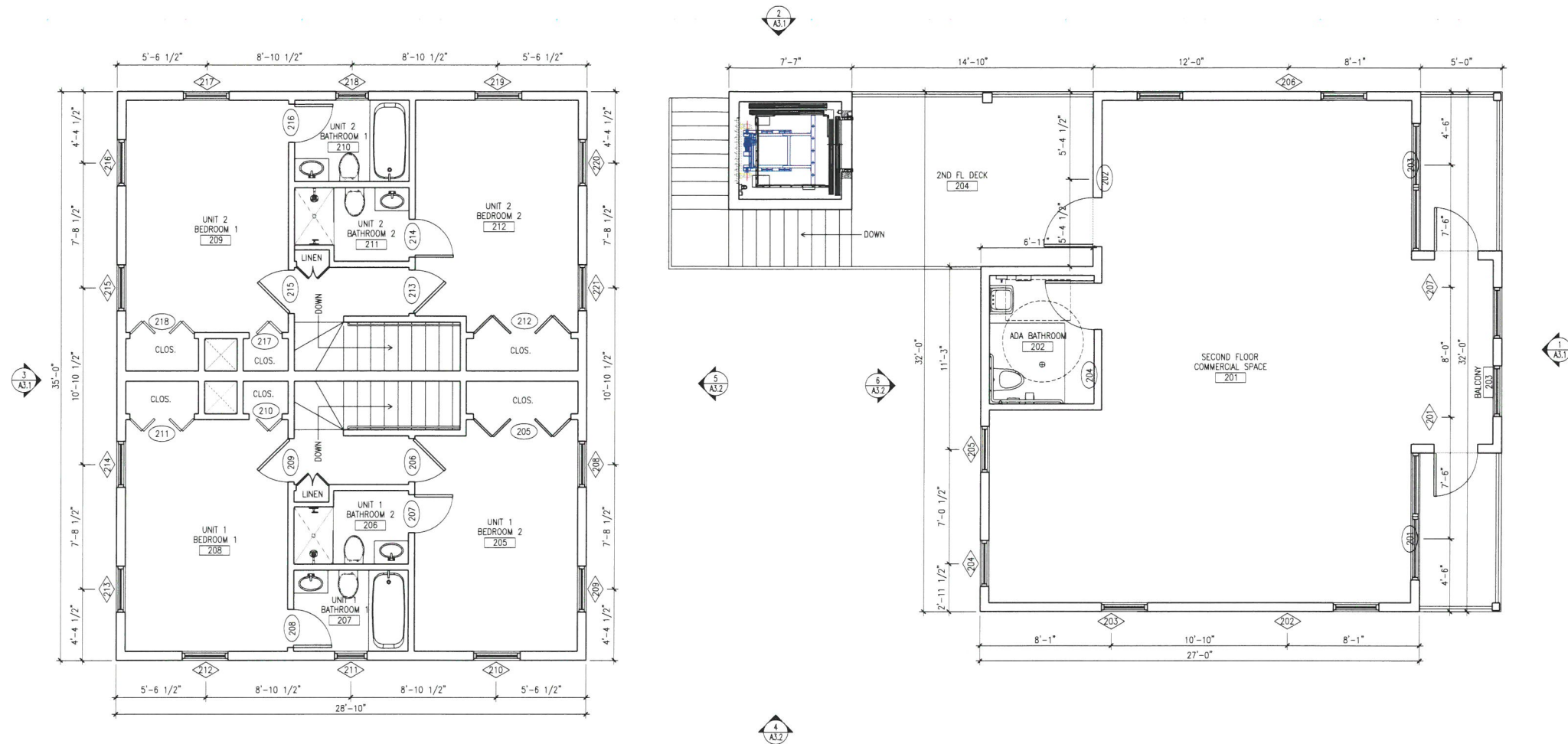
Drawing Size | Project #
24x36 | 18012

Title:
**FIRST FLOOR
PLANS
& SITE PLAN**

Sheet Number:
A-2.1

Date - FEBRUARY 14, 2018
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1 PROPOSED SECOND FLOOR PLANS
A2.2 SCALE: 1/4"=1'-0"

1028-1030 TRUMAN AVE.
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**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size 24x36	Project # 18012
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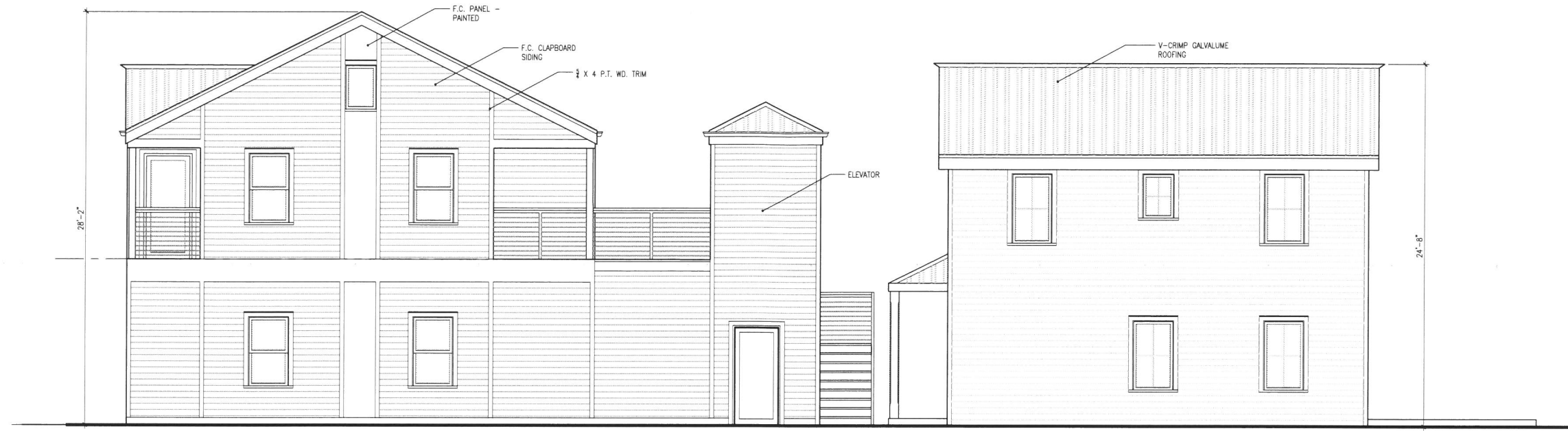
Title

FLOOR
PLANS

Sheet Number

A-2.2

Date - FEBRUARY 14, 2018



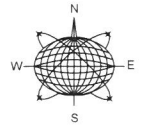
2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 COMMERCIAL - SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 COMMERCIAL - NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"





3 RESIDENTIAL SOUTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



2 RESIDENTIAL NORTH ELEVATION
A3.2 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
A3.2 SCALE: 1/4"=1'-0"

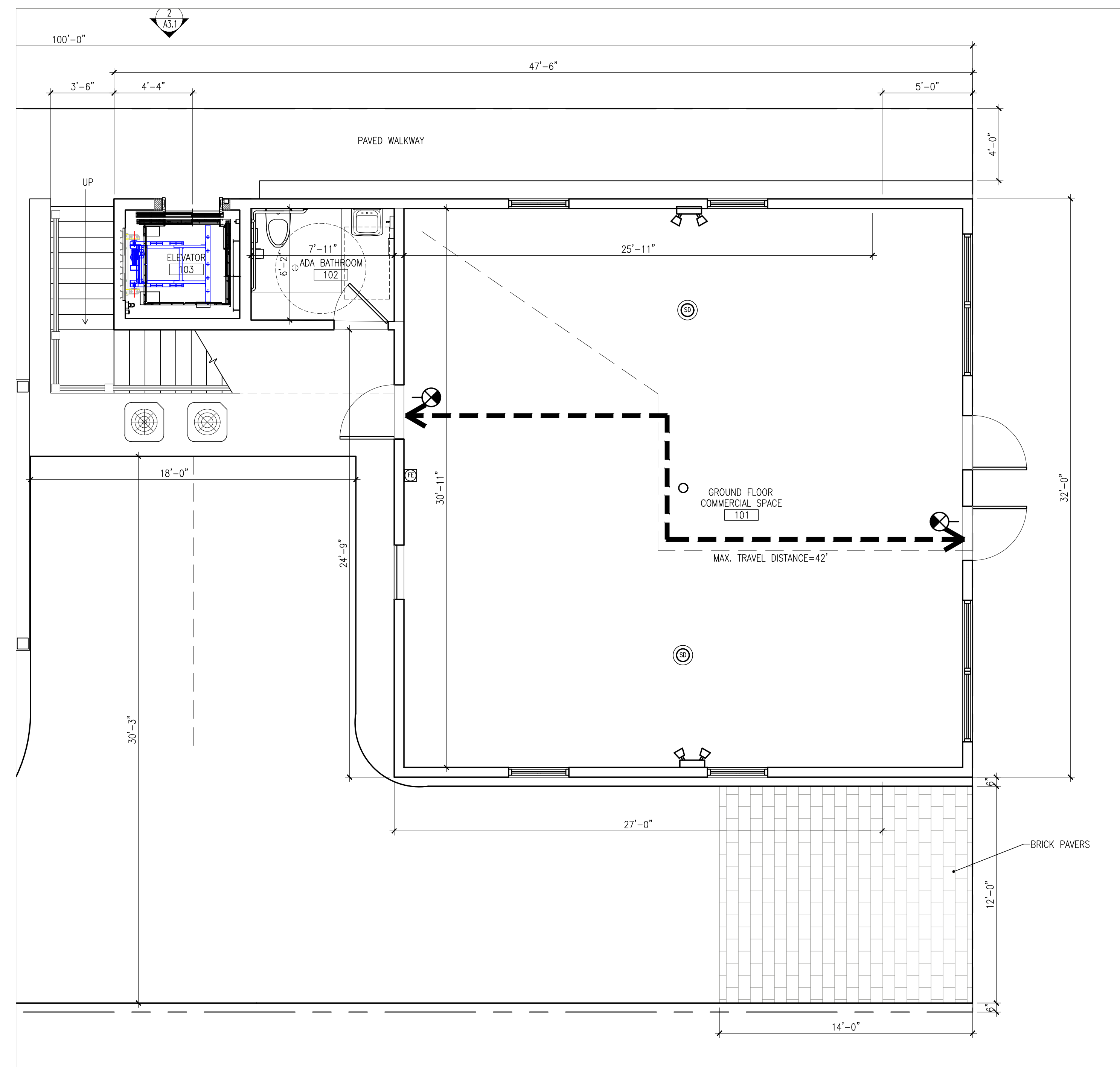
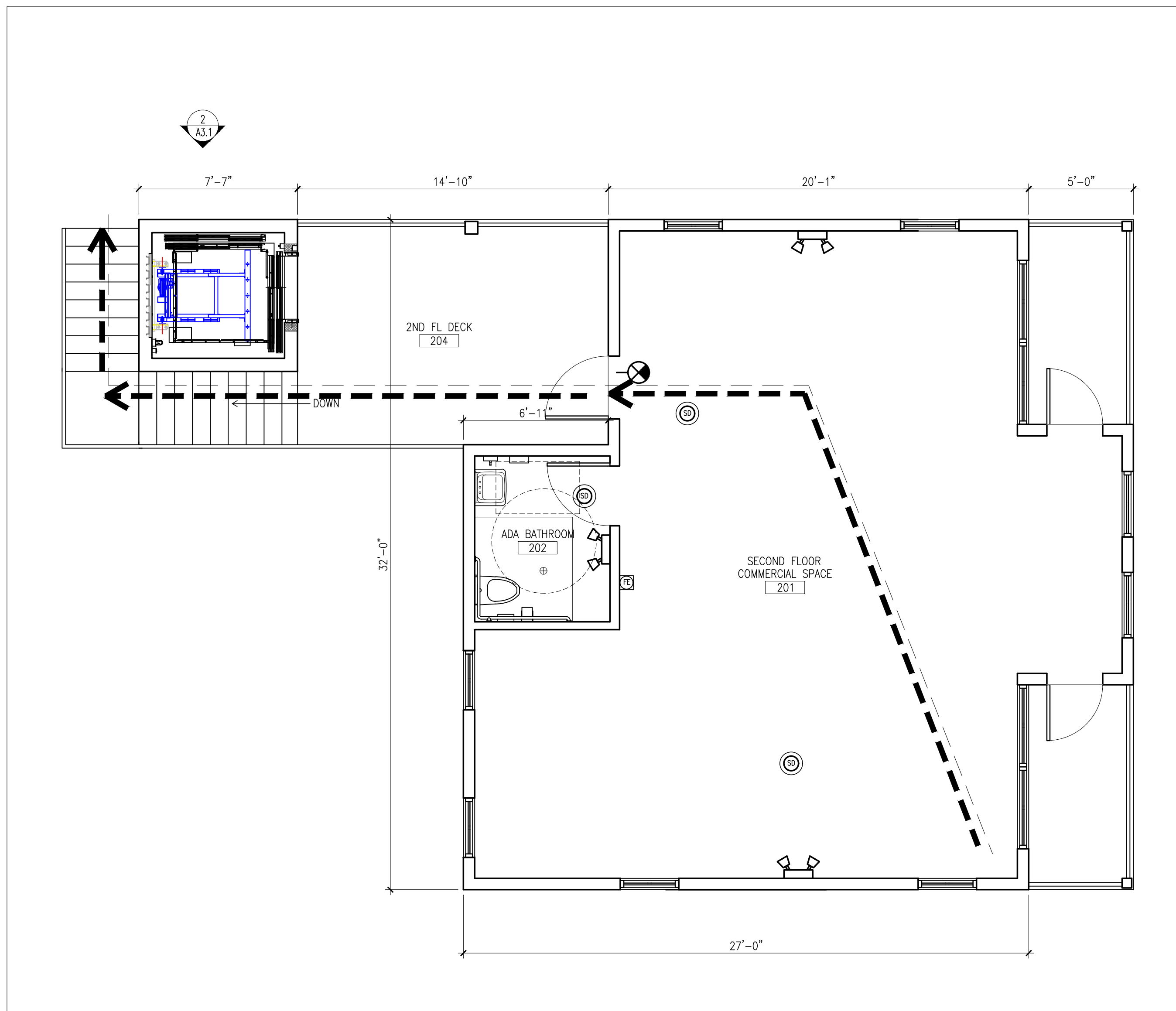
1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 Project #: 18012
Title:

ELEVATIONS

Sheet Number:

A-3.2



2
LS2.1 **SECOND FLOOR LIFE SAFETY PLAN**
SCALE: 1/4"=1'-0"

SECOND FLOOR - OCCUPANCY & EGRESS CALCULATIONS

USE AND OCCUPANCY CLASSIFICATION: BUSINESS (B)

OCCUPANT LOAD: 14 (784 S.F. / 60)

EGRESS WIDTH REQUIRED:
.2 X 14 = 8.2', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

STAIR EGRESS WIDTH REQUIRED:
.3 X 14 = 12.3', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 F.T.
PROPOSED MAX. TRAVEL DISTANCE = 86' f.t.

1
LS2.1 **FIRST FLOOR LIFE SAFETY PLAN**
SCALE: 1/4"=1'-0"

OCCUPANCY & EGRESS CALCULATIONS PER STAIR

USE AND OCCUPANCY CLASSIFICATION: MERCANTILE (M)

OCCUPANT LOAD: 17 (1008 S.F. / 60)

EGRESS WIDTH REQUIRED:
.2 X 17 = 3.4', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

STAIR EGRESS WIDTH REQUIRED:
.3 X 17 = 5.1', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 F.T.
PROPOSED MAX. TRAVEL DISTANCE = 42 f.t.

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Seal:

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Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18

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KEY WEST, FL
NEW COMMERCIAL BUILDING & TWO RESIDENTIAL UNITS

Drawing Size: 24x36 | Project #: 18012

Title:
FIRST FLOOR PLANS & SITE PLAN

Sheet Number:
LS-2.1

Date: - FEBRUARY 14, 2018
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