

WILLIAM P. HORN ARCHITECT, PA.

Lic. #0003040

915 Eaton Street Key West, Florida 33040 Phone: 305-296-8302

www.wphornarchitect.com

Date: August 22, 2023

To: Katie Halloran, City Planner

Planning Department, City of Key West

Re: KOTS Keys Overnight Temporary Homeless Shelter

5537 College Road, Key West, Florida 33040

Minor Modification to Major Development Plan Approval

As we developed the construction documents for this project we had to make three minor revisins to the project.

1. Garbage and propane tank location. We had kept the garbage area in the same existing location as it had been for years and added a fence around it and added an above ground propane tank within the fenced area. The Sheriff's department (Mike Rice) noticed that the garbage and propane tank location was not on the Cities leased area (after we obtained all of our approvals) and said we need to relocate all within the Cities leased area. The revised sheet A-3.0 shows the relocated fenced garbage area and relocates the propane tank underground, in the delivery/drop off area.
2. Handicap parking space location. We had to relocate the handicap parking space out from under the building to meet the height requirement for handicap van's, which is 98 inches (8'-2"). The height under the building is 7'-6". We located it in the closest parking space to the building that is not under the building. I went over this revision with the Building Official and Raj approved it. The revised sheet A-2.1 shows the revised location.
3. Building height. When we developed the construction documents the depth of the first floor beams grew by 6" to 2'-6" from 2'-0". That raised the floor to EL+15.0' from EL+14.5' and then we needed some more height for the package a/c units that are on the roof. With the floor going up 6' we are now able to raise our total height to 4' above the 25' height limit (from the 3'-6" we were allowed before) because we are 4' above the flood zone AE +10' plus 1'. The revised sheet A-4 & A-5 shows the revised heights.

Please call if you have any questions or need further information.

Sincerely,

William P. Horn Architect, PA

- 8/22/2023

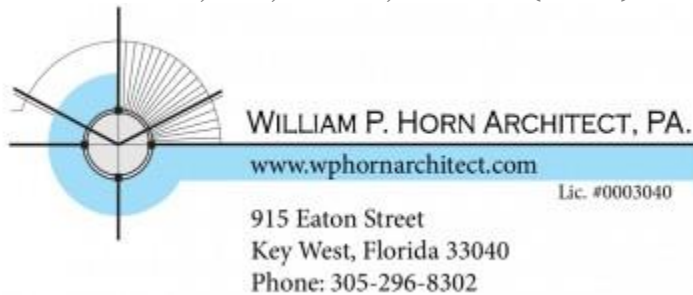
William P. Horn, Principal

From: William Horn <william@wphornarchitect.com>
Sent: Wednesday, August 23, 2023 9:46 AM
To: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Cc: Jim Bouquet <jim.bouquet@cityofkeywest-fl.gov>; Gary Volenec <gary.volenec@cityofkeywest-fl.gov>
Subject: [EXTERNAL] FW: JJNC - Revision #3 sheets

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

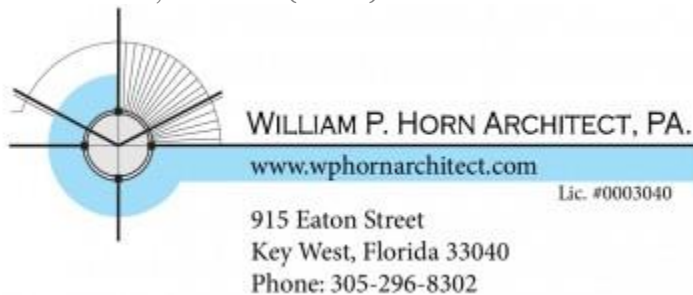
Katie,
Please see the attached letter requesting minor modifications to the project. We also attached the referenced drawings.
Please call if you have any questions or need more information.
Thanks, Bill

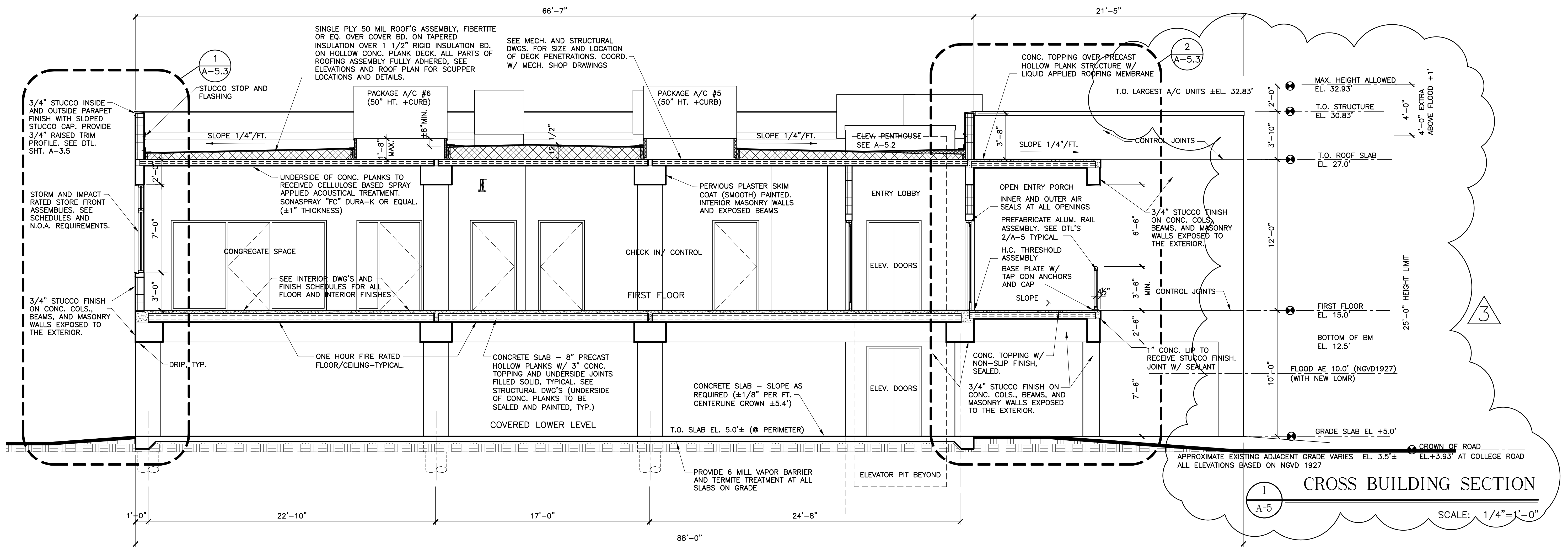
William P. Horn, R.A., NCARB, LEED AP (BD+C)



From: Evelia Medina [mailto:evelia@wphornarchitect.com]
Sent: Wednesday, August 23, 2023 9:40 AM
To: William Horn
Subject: JJNC - Revision #3 sheets

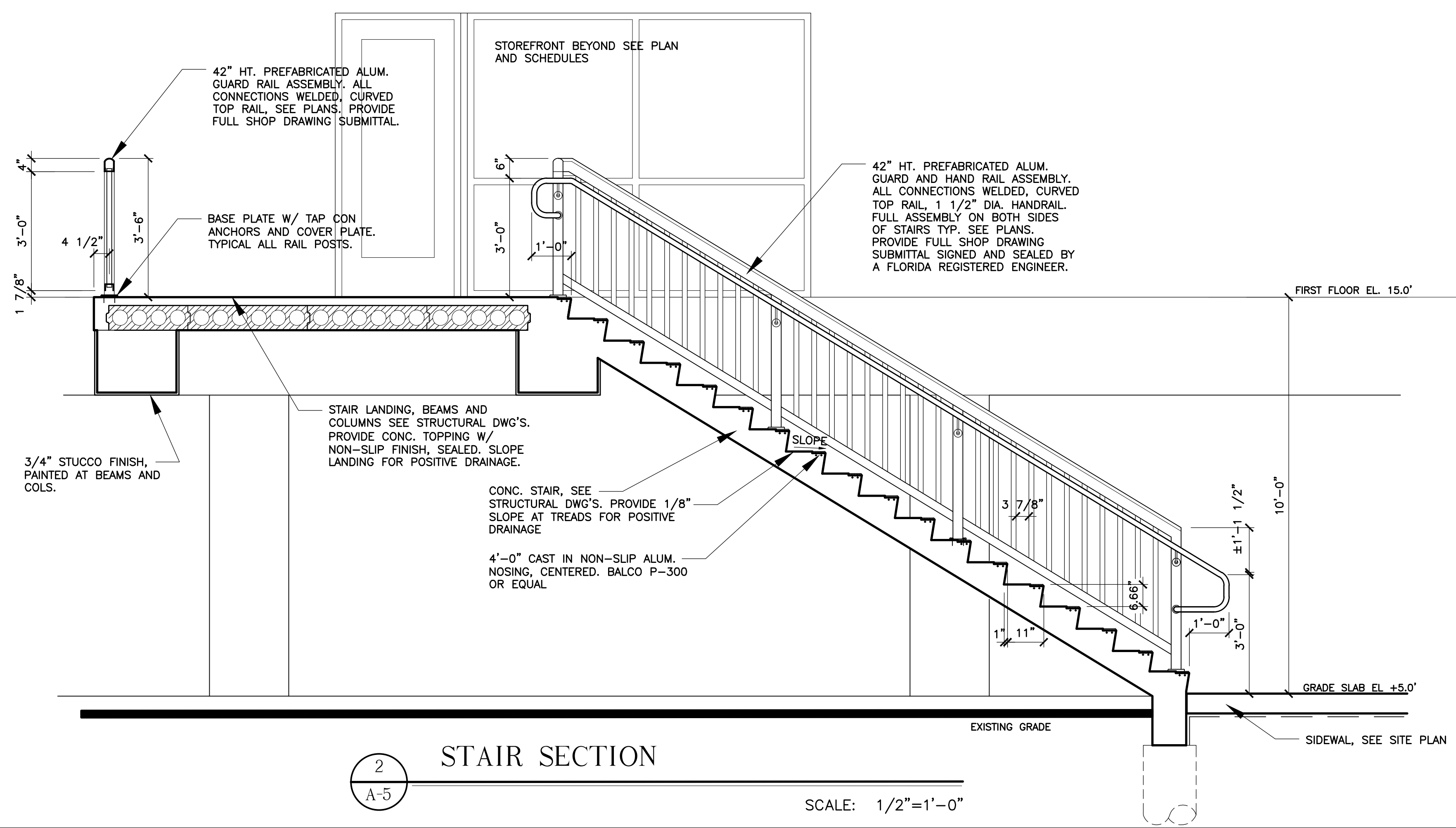
Evelia Medina, LEED AP (BD+C)





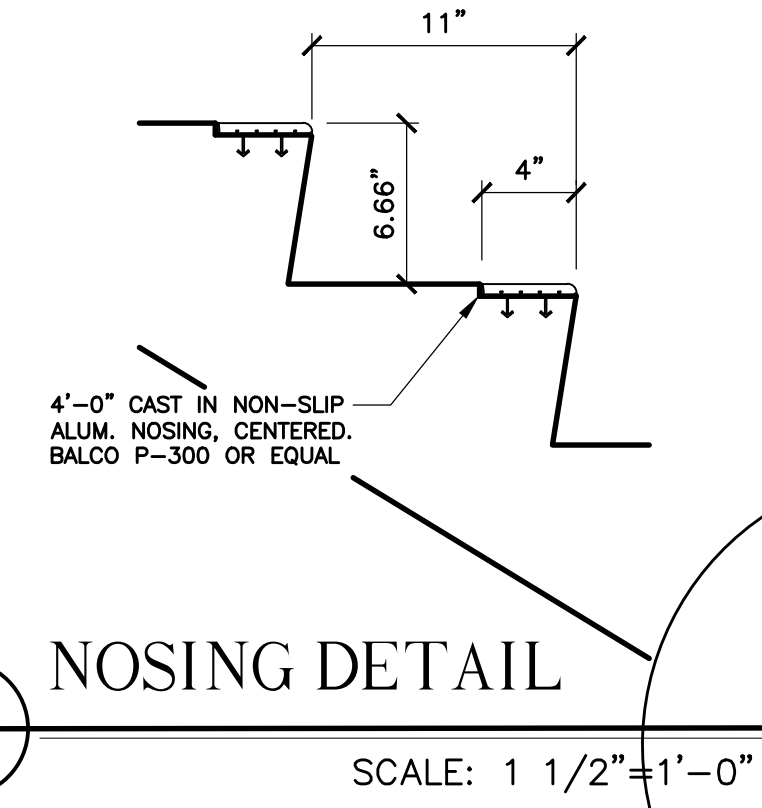
CROSS BUILDING SECTION

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



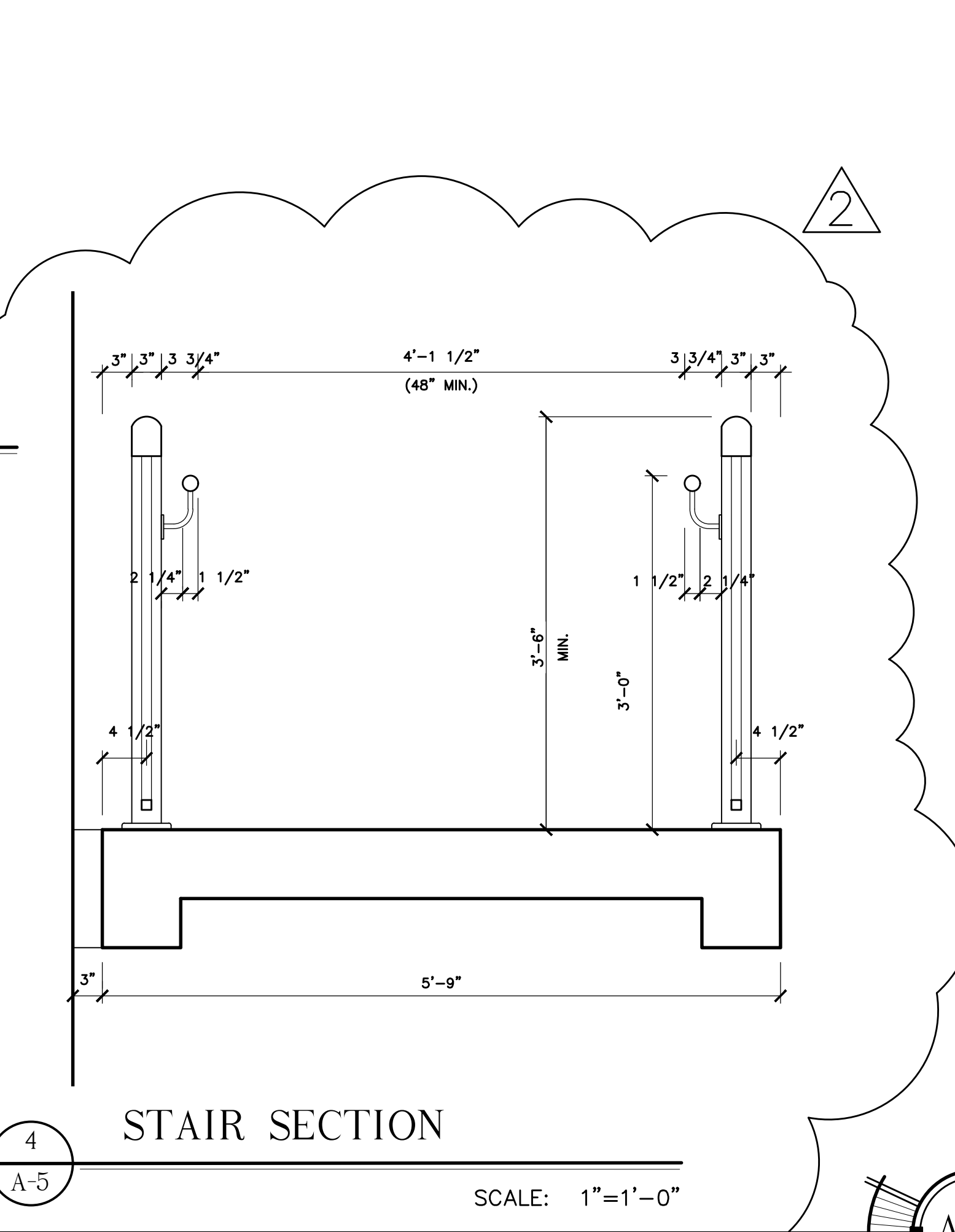
STAIR SECTION

SCALE: 1/2"=1'-0"



NOSING DETAIL

SCALE: 1 1/2"=1'-0"



STAIR SECTION

SCALE: 1"=1'-0"

SEAL

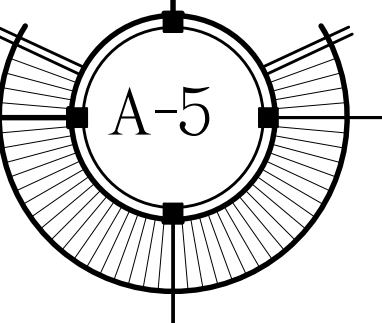
DATE

11-04-2021	D.R.C.
11-30-2021	REV A
12-09-2021	D.R.C.
02-11-2022	PL. BD.
03-03-2022	PL. BD. REV A
08-04-2022	D.D. SUBMITTAL
10-03-2022	50% CD'S SUBMITT
11-22-2022	95% CD'S SUBMITT
01-18-2023	100% CD'S SUBMITT
02-07-2023	BLDG. DEPT.

REVISIONS

05-16-2023	STAIR REV A
08-15-2023	REVISION A

DRAWN BY
EMA
JFS
CAB
PROJECT
NUMBER
2023



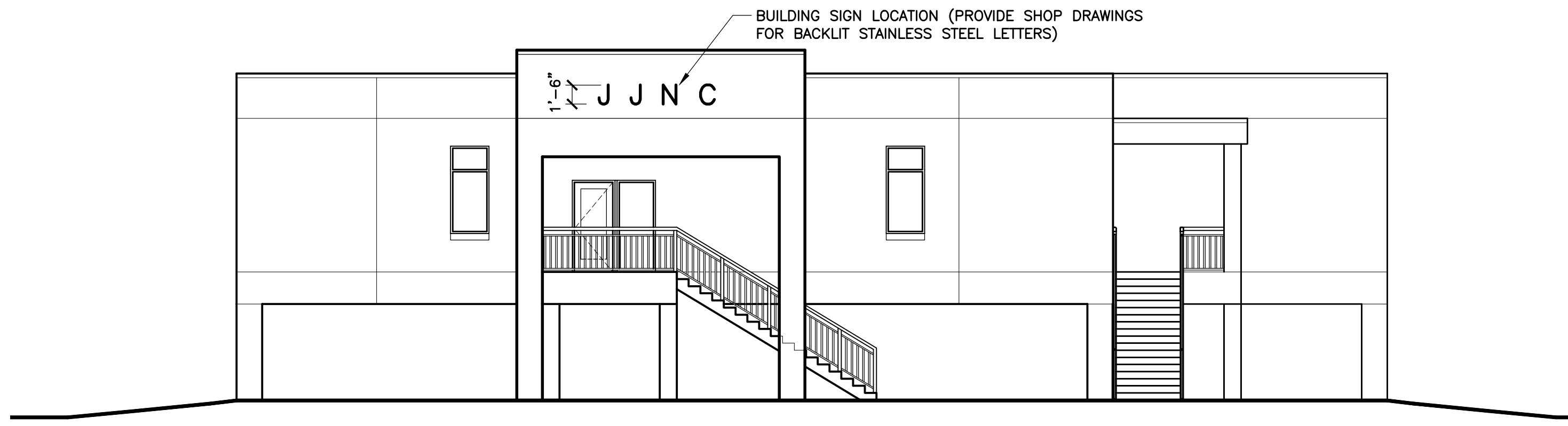
DATE

11-04-2021	D.R.C.
11-30-2021	REV Δ
12-09-2021	D.R.C.
02-11-2022	PL. BD.
03-03-2022	PL. BD. REV Δ
08-04-2022	D.D. SUBMITTAL
10-03-2022	50% CD'S SUBMITT
11-22-2022	95% CD'S SUBMITT
01-18-2023	100% CD'S SUBMITT
02-07-2023	BLDG. DEPT.

REVISIONS

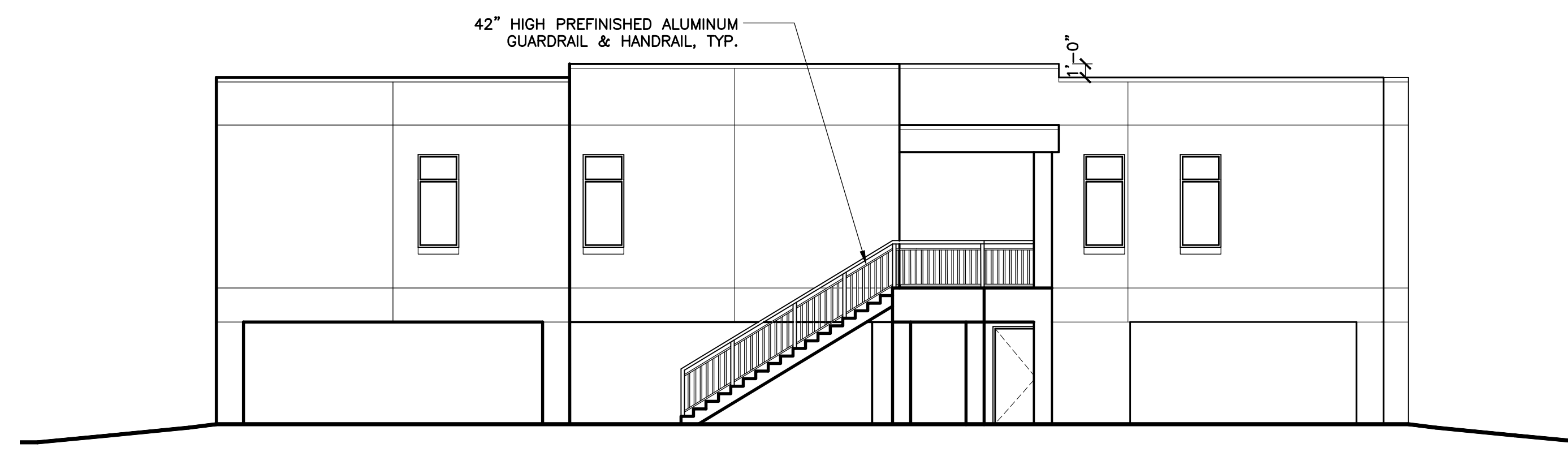
05-16-2023	STAIR REV. Δ
08-15-2023	REVISION Δ

DRAWN BY
EMA
JFS
CAB
PROJECT
NUMBER
2023



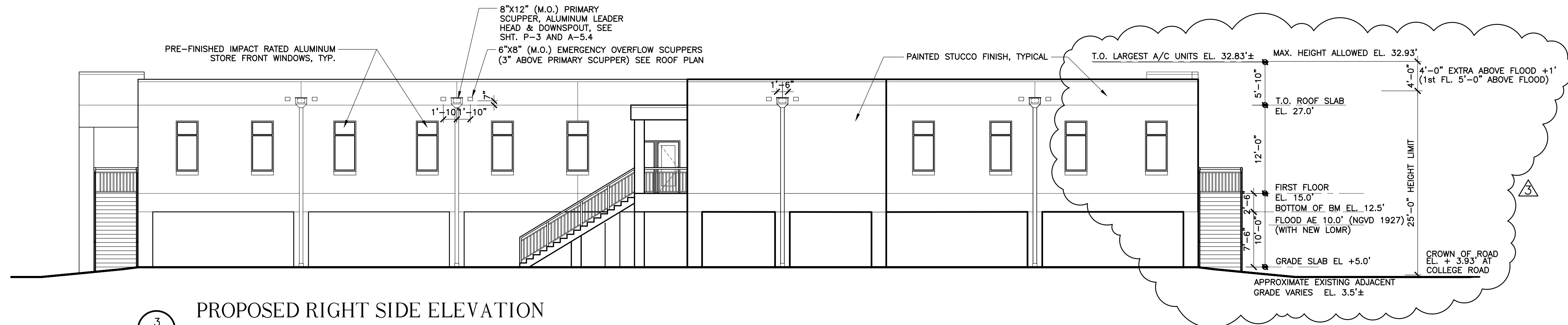
1
A-4
PROPOSED FRONT ELEVATION

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



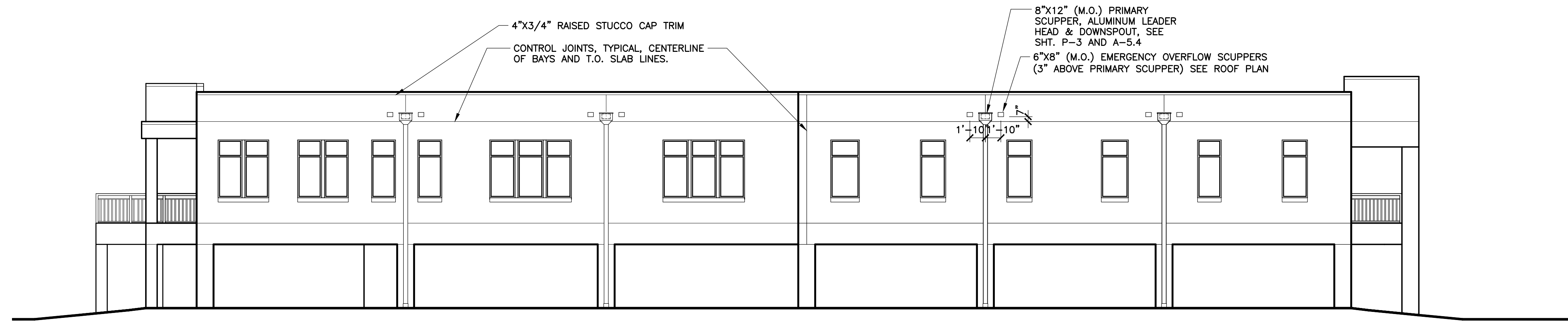
2
A-4
PROPOSED REAR ELEVATION

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



3
A-4
PROPOSED RIGHT SIDE ELEVATION

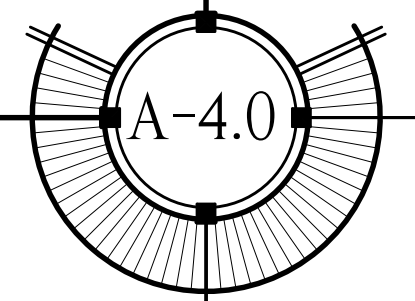
SCALE: 1/8"=1'-0"

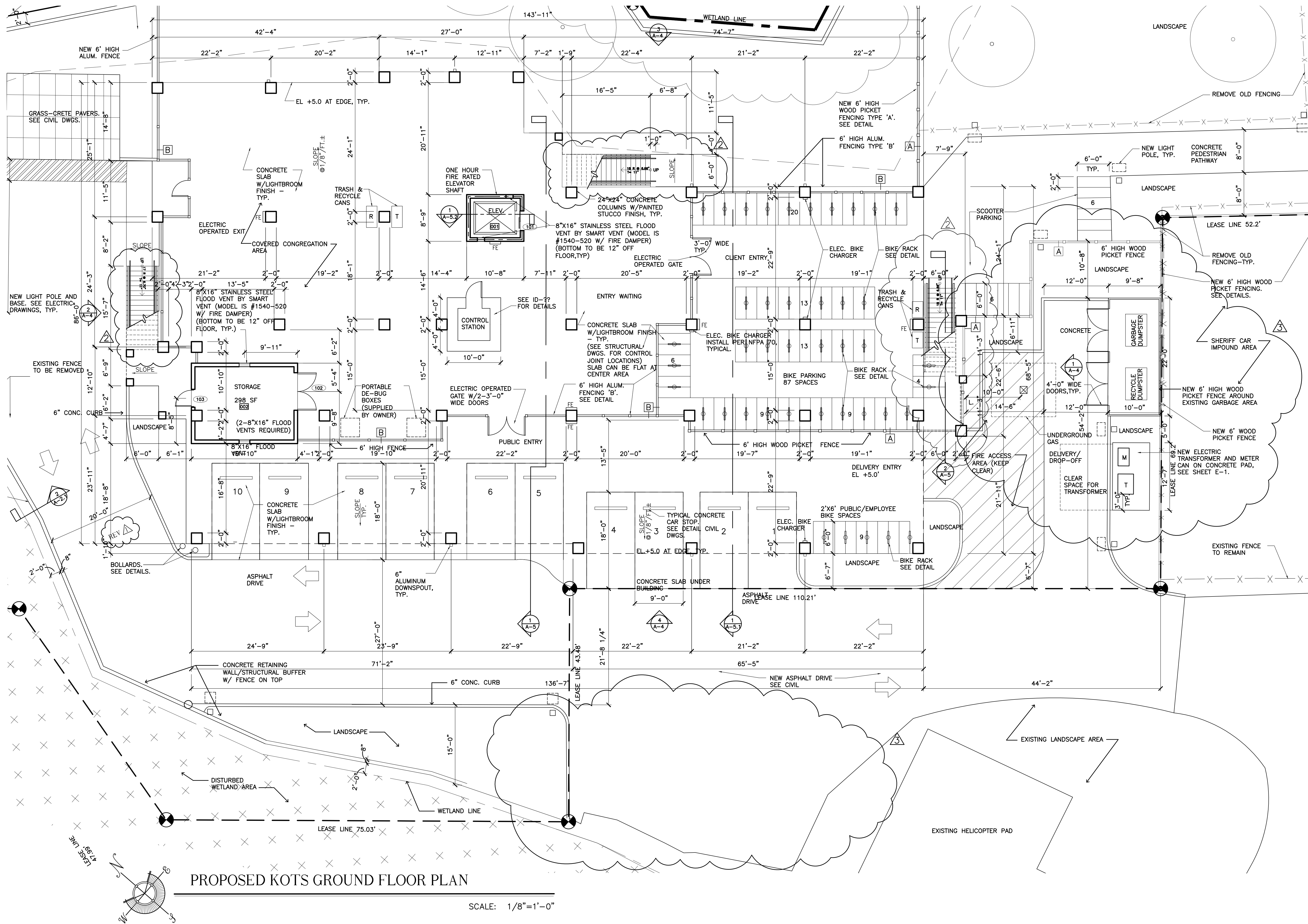


4
A-4
PROPOSED LEFT SIDE ELEVATION

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

JOHN JONES NAVIGATION CENTER (formerly KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





PROPOSED KOTS GROUND FLOOR PLAN

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

JOHN JONES NAVIGATION CENTER (formerly KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL (305) 296-8302
 FAX (305) 296-1033

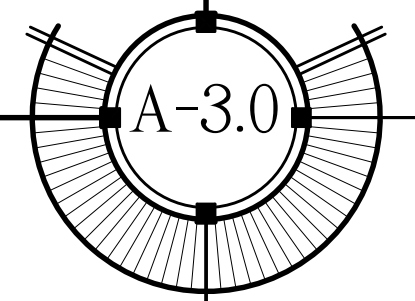
LICENSE NO.
 AR 13337

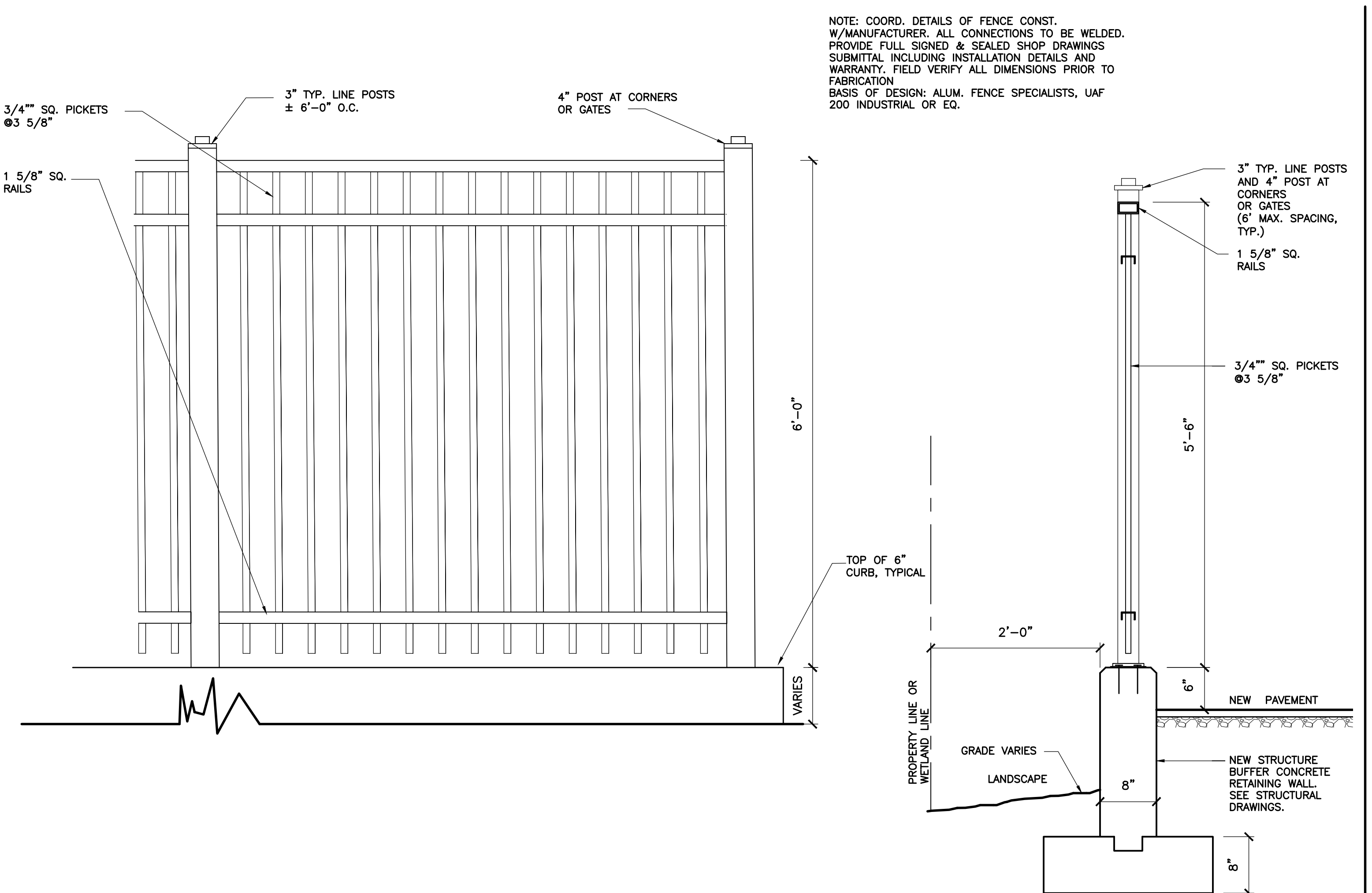
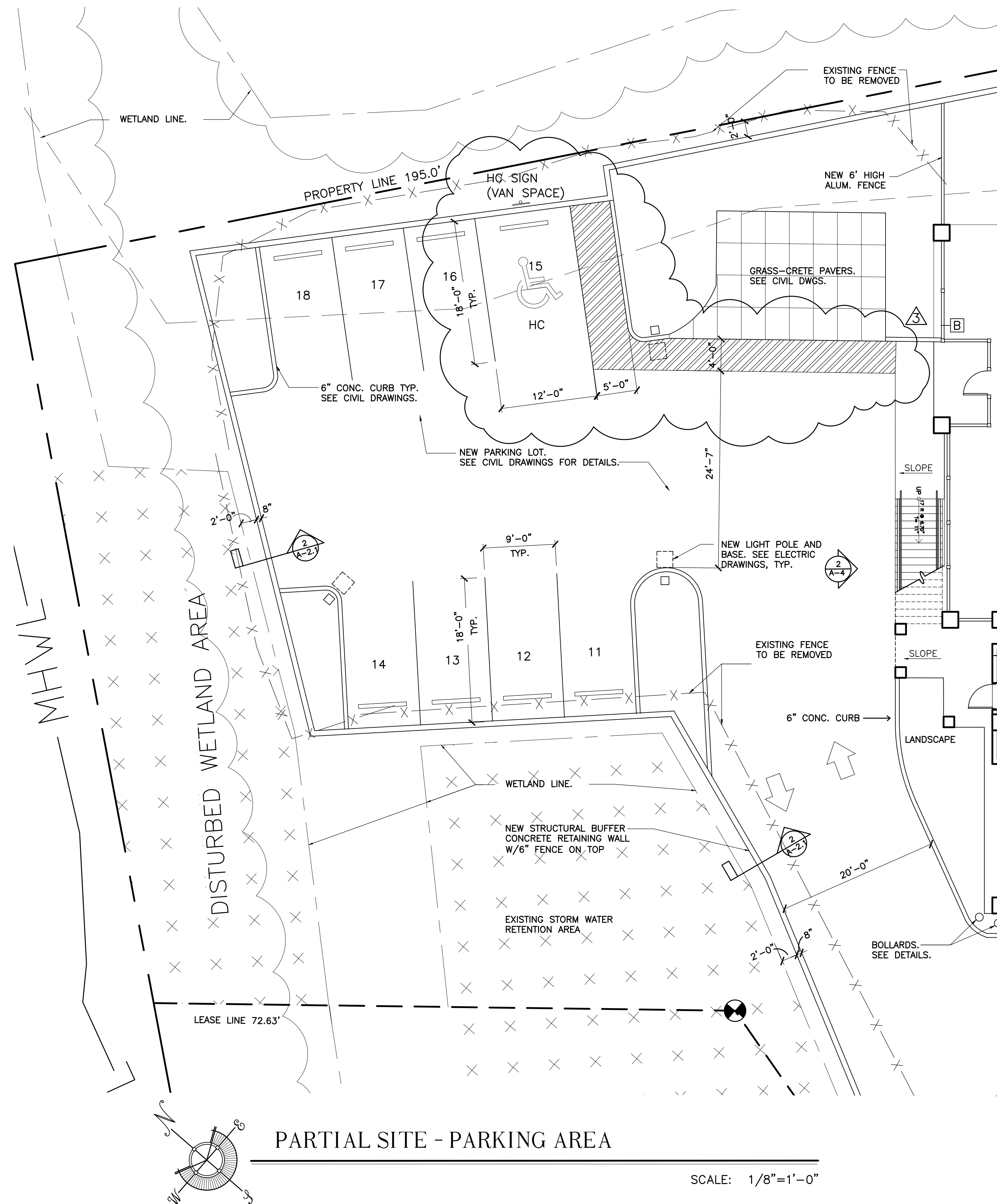
JOHN JONES
 NAVIGATION CENTER
 (formerly KOTS)
 5537 COLLEGE RD.
 KEY WEST, FLORIDA.

SEAL

DATE
 11-04-2021 D.R.C.
 11-30-2021 REV
 12-09-2021 D.R.C.
 02-11-2022 PL. BD.
 03-03-2022 PL. BD. REV
 08-04-2022 D.D. SUBMITTAL
 10-03-2022 50% CD'S SUBMITT
 11-22-2022 95% CD'S SUBMITT
 01-18-2023 100% CD'S SUBMITT
 02-07-2023 BLDG. DEPT.
 REVISIONS
 05-16-2023 STAIR REV
 08-15-2023 REVISION

DRAWN BY
 EMA
 JFS
 CAB
 PROJECT
 NUMBER
 2023





2 ALUMINUM FENCE ON RETAINING WALL
A-2.1
ALUMINUM FENCE TYPE 'B' UNDER BUILDING WILL BE SIMILAR BUT 6' HIGH AND BOLTED TO THE CONCRETE FLOOR AND/OR CONCRETE COLUMNS (THICKEN CONCRETE SLAB TO 8" MIN. WIDTH UNDER TYPE 'B' FENCING). PROVIDE SIGNED AND SEALED SHOP DRAWINGS, TYP.
SCALE 1" = 1'-0"

