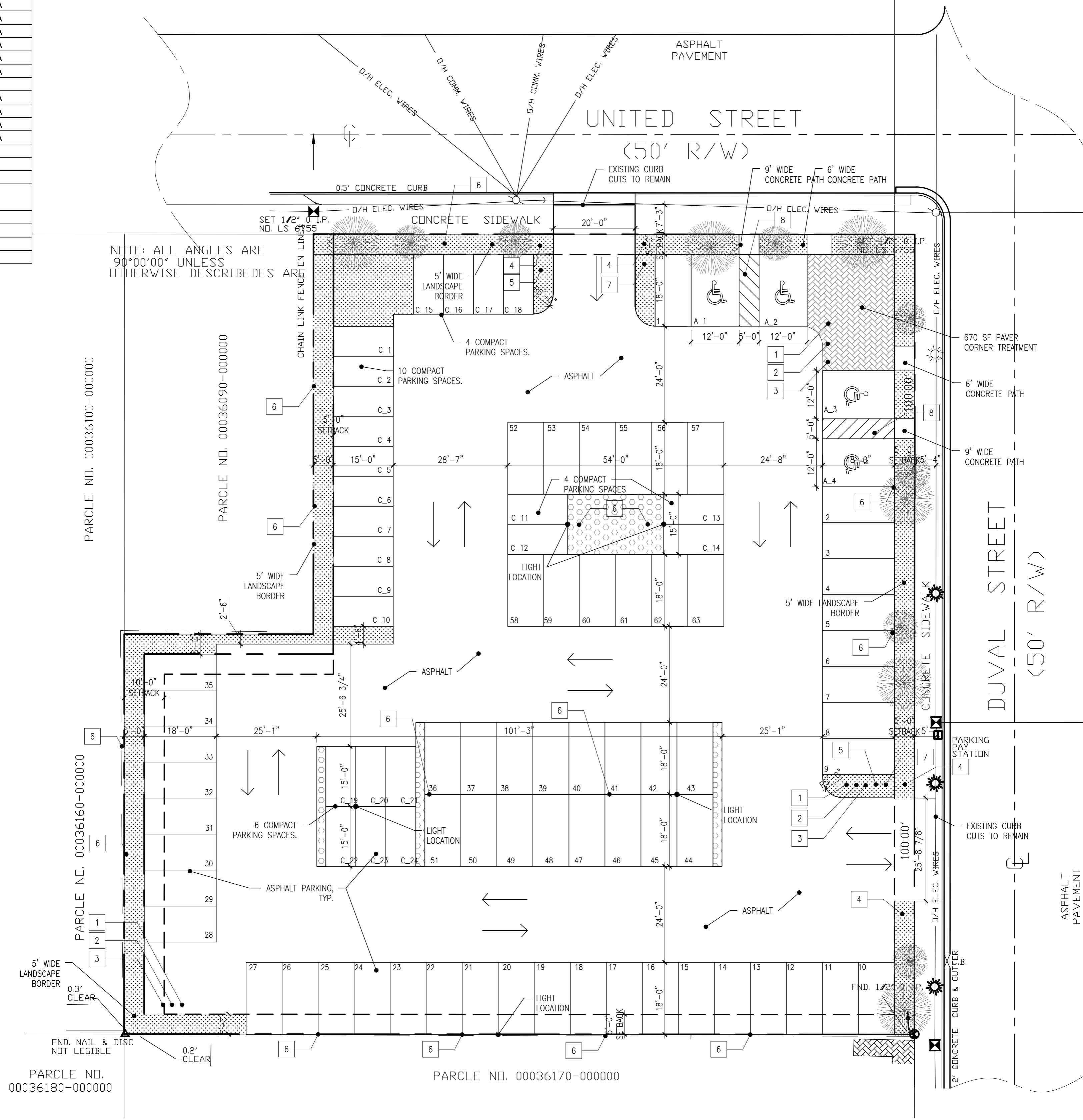


SITE DATA TABLE				
EXISTING SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HCT	HCT	HCT	N/A
Flood Zone	AE 7/8	AE 7/8	AE7/8	N/A
Size of Site	34,775	34,775	34,775	N/A
Height	35'-0"	30'-0"	-	N/A
Front Setback	5'-0"	44'-7"	5'-0"	N/A
Side Setback	5'-0"	25'-0"	5'-0"	N/A
Side Setback	5'-0"	0'-6"	5'-0"	N/A
Street Side Setback	5'-0"	67'-8"	5'-0"	N/A
Rear Setback	10'-0"	1'-4"	10'-0"	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	22 du/acre	N/A	N/A	N/A
F.A.R. (Commercial)	1	0.195	N/A	N/A
Building Coverage	50%	20%	0%	N/A
Impervious Surface	70%	96%	N/A	N/A
Parking (All)	1/300 SF	31	91	N/A
Regular Parking			63	N/A
Compact Parking			24	N/A
Handicap Parking**	2.00	2	4	N/A
Bicycle Parking	25%	24	0	N/A
Open Space/Landscaping	20%	4%	11%	
Number & Type of Units	N/A	N/A	N/A	
Consumption Area or Number of Seats	N/A	N/A	N/A	
**up to 25 - 1				

Breakdowns (SF)		
Existing Developments		Our Site
Lot Area		34,775.00
Existing Coverages		
Asphalt/Concrete	Concrete	1,245
	Asphalt 1	14,493
	Asphalt 2	10,719
Sidewalks on Back		
Sidewalks on Front/Side		
Buildings	Building - Covered Ba	4,368
	1 Story Frame Structure	2,424
Impervious Surface		33,250
Impervious Surface %		96%
Building Coverage		6,792
Building Coverage %		20%
Open Space		1,525.34
Open Space %		4%
Proposed Developments		
Lot Area		34,775.00
Coverages		76,343
Asphalt/Parking		30,941
Buildings		0
Impervious Surface		30,941
Impervious Surface %		89%
Building Coverage		0
Building Coverage %		0%
Open Space		3,834
Open Space %		11%



GENERAL NOTES

- EXISTING CURB CUTS TO REMAIN.
- NO ADDITIONAL IMPERVIOUS ARE ADDED.
- EXISTING OPEN SPACES 1,525.34 SF.
- PROPOSED OPEN SPACE 3,834.00 SF (PHASE 1 - 3,244.00 SF; PHASE 2 - 590.00 SF)

CODED NOTES

- PAY STATION
- TRASH RECEPTACLE
- 24x36 PAY METER HERE SIGN
- 24x36 PARKING WITH DIRECTION ARROW SIGN
- PARKING INSTRUCTIONS SIGN
- 24x24 PAYMENT OPTION SIGN
- 12x18 ATTENTION SIGN AT EACH ENTRANCE
- 12x18 HANDICAP MUST PAY SIGN

PHASE 1 LANDSCAPE - PLANTED WHEN PARKING LOT ESTABLISHED

PHASE 2 LANDSCAPE - DELAYED PLANTING AGREEMENT

ARCHITECT:

K2M DESIGN

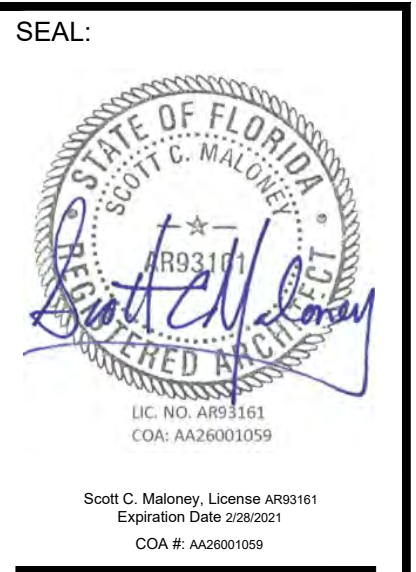
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Consultants:

Submissions:

2020.03.25 - ISSUED PERMIT SET

2020.06.05 - ISSUED CLARIFICATION "A"

1300 DUVAL DEVELOPMENT SITE STUDY

1300 DUVAL
KEY WEST, FLORIDA 33040

PLOTTED: 5/18/2020 1:44 PM

Drawing Size: 24 x 36 | Project #: 20035

Drawn By: NM | Checked By: EHP

Title:

SITE PLAN

Sheet Number:

A1.1.1

Date: 03/25/2020

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1 **PARKING LAYOUT**

SCALE: 1/16" = 1'-0"