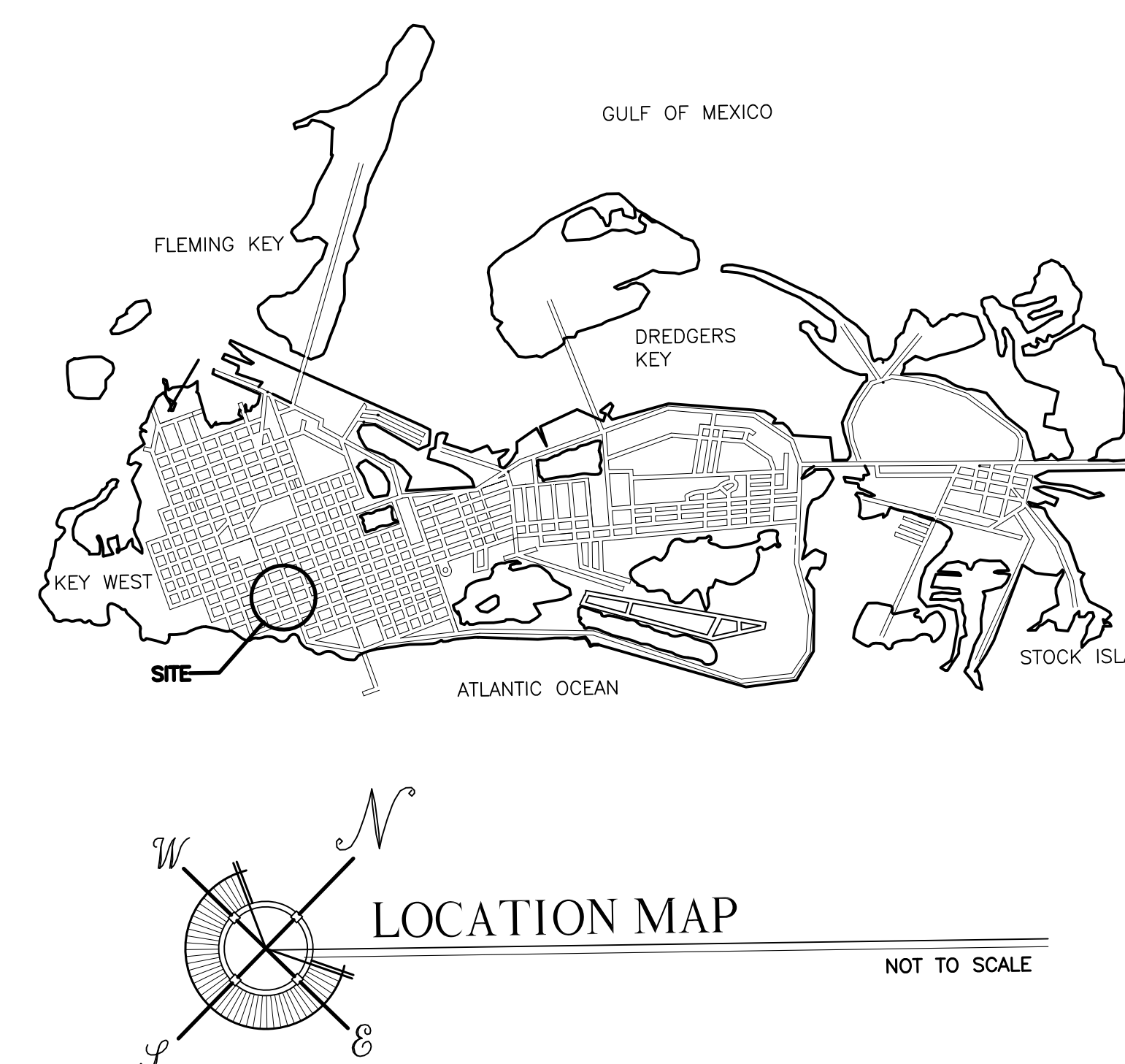




TWO OCEAN INN - KEY WEST, FLORIDA

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
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A-1	SITE PLAN - PARKING LEVEL	L-1.0	TREE DISPOSITION PLAN
A-2	FLOOR PLAN - 1ST FLOOR	L-1.1	SITE LANDSCAPE PLAN
A-3	FLOOR PLAN - 2ND FLOOR	L-1.2	ROOF LANDSCAPE PLAN
A-4	ROOF PLAN		
A-5	ELEVATION	LS-1	LIFE SAFETY - PARKING LEVEL
A-6	ELEVATION	LS-2	LIFE SAFETY - 1ST FLOOR
A-7	CONCEPTUAL SECTION	LS-3	LIFE SAFETY - 2ND FLOOR
A-8	RENDERING	LS-4	LIFE SAFETY - ROOF
A-9	RENDERING		
A-10	RENDERING	SU-1	SURVEY
E-1	CONCEPTUAL LIGHTING PLAN		
EX-1	EXISTING SITE PLAN		



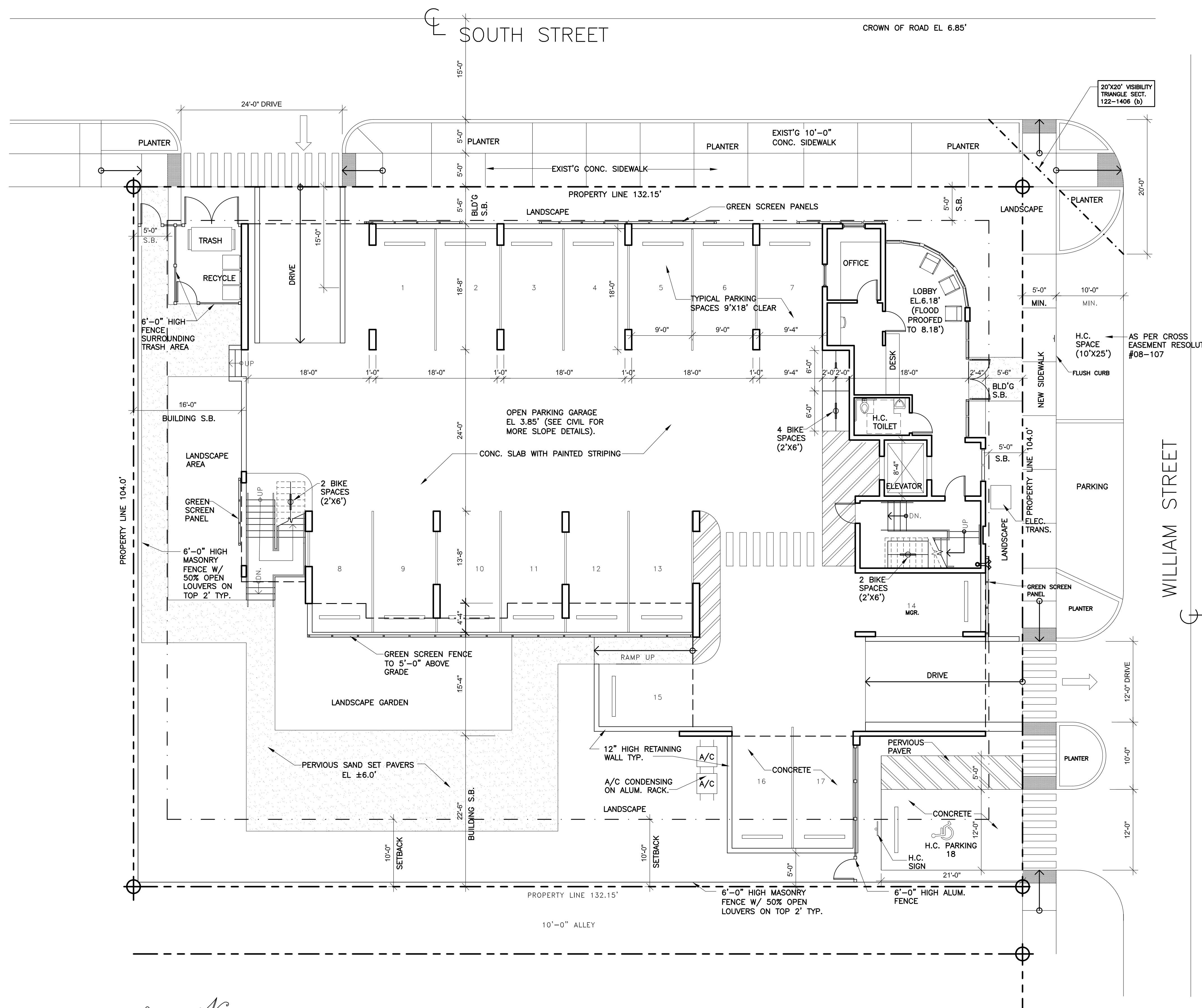
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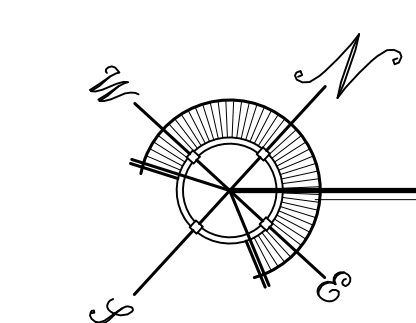
DATE
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5-12-14 PL. BD.
8-25-14 HARC

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01-30-15 HARC-PL.BD. REV

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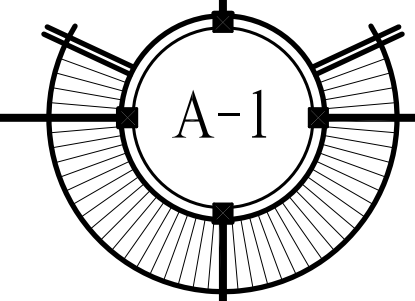


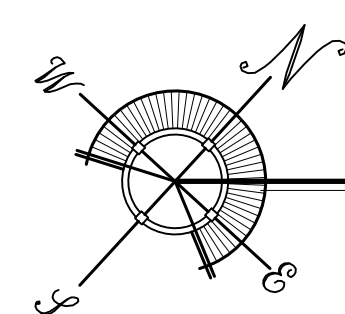
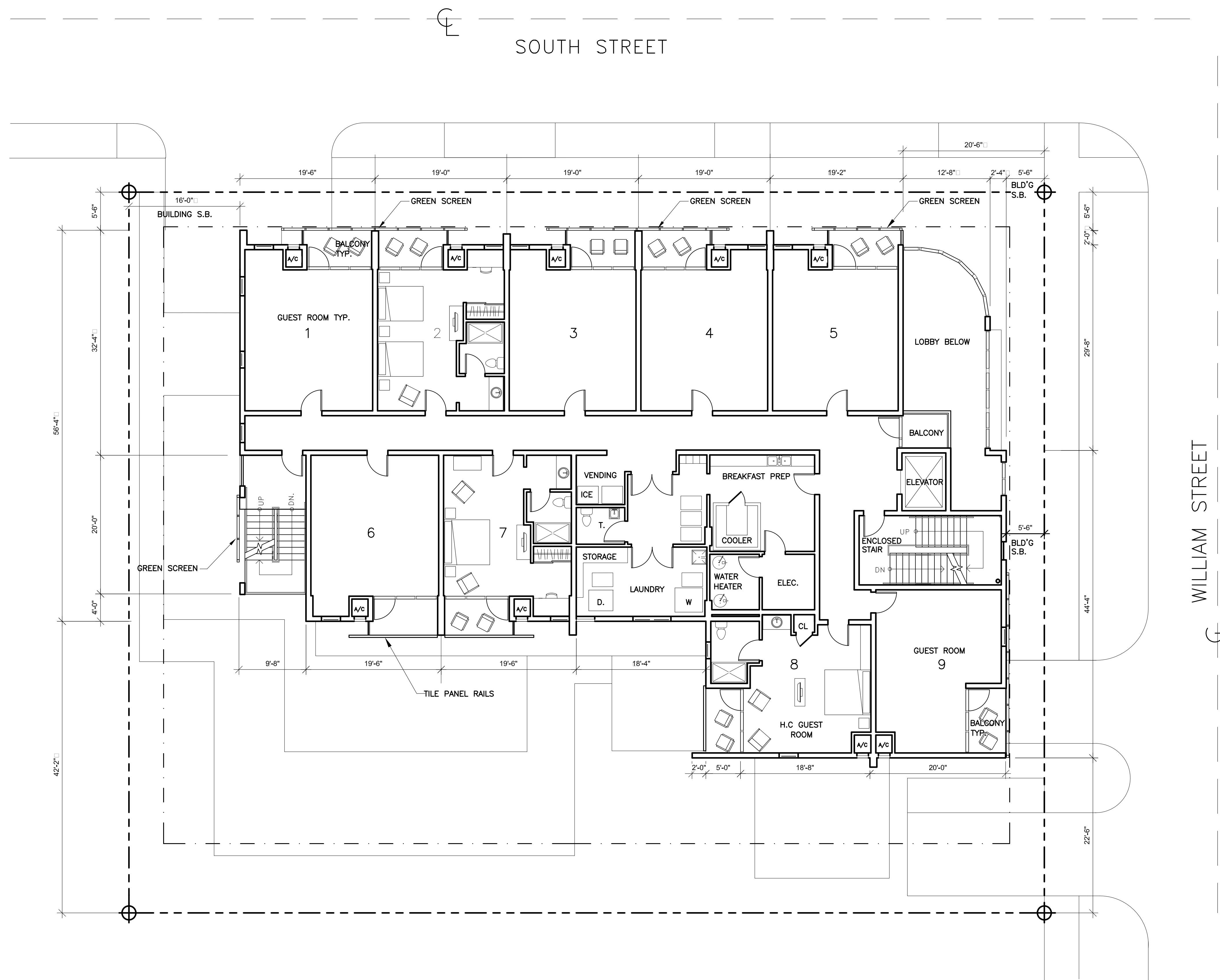
SITE DATA		
SITE AREA = 13,744 S.F.		
LAND USE = HRO (HISTORIC RESIDENTIAL / OFFICE)		
FLOOD ZONE = 'X' AND AE (EL. 6)		
LOT COVERAGE ALLOWED = 6,871 SQ.FT. = 50%		
LOT COVERAGE EXISTING = 9,305 SQ.FT. = 67.7%		
LOT COVERAGE PROPOSED = 7,126 SQ.FT. = 51.8%		
IMPERVIOUS SURFACES, ALLOWED = 8,246 SQ.FT. = 60%		
IMPERVIOUS SURFACES, PROPOSED = 8,240 SQ.FT. = 60%		
SETBACKS:		
FRONT (SOUTH ST.)	= 5'-0" REQUIRED	PROVIDED = 5'-6"
SIDE SETBACK	= 5'-0" REQUIRED	PROVIDED = 16'-0"
STREETSIDE SETBACK	= 5'-0" REQUIRED	PROVIDED = 5'-0"
REAR (ALLEY)	= 10'-0" REQUIRED	PROVIDED = 22'-0"
HEIGHT: 30'-0" ABOVE CROWN OF ROAD		
+8'-0" FOR NON-HABITABLE ROOF STRUCTURES OF ELEVATOR AND STAIRS.		
PARKING:		
1 SPACE PER UNIT X 17 UNITS	= 17 SPACES	
1 SPACE FOR MANAGER	= 1	
TOTAL REQUIRED	= 18 SPACES	
PROVIDED (INCLUDING 1H.C. SPACE)	= 18 SPACES	
BICYCLE PARKING		
REQUIRED	= 7 SPACES (18 SPACES X 35%)	
PROVIDED	= 8 SPACES	
BUILDING DATA		
OCCUPANCY = R-1 (HOTEL)		
CONSTRUCTION TYPE = TYPE 11B, SPRINKLERED PER NFPA 13R		
MAX. 16,000 S.F. PER FLOOR, 4 STORIES, 55'-0" HT.		
TRAVEL DISTANCE TO AN EXIT (SPRINKLERED) = 200 FT.		
COMMON PATH TO A CHOICE OF EXITS = 50 FT.		
GROUND FLOOR:	ENCLOSED(GROSS)	= 944 S.F.
(PARKING/LOBBY)	COVERED PARKING	= 6,018 S.F.
FIRST FLOOR	ENCLOSED	= 5,827 S.F.
(9 UNITS/SERVICE)	COVERED	= 648 S.F.
SECOND FLOOR	ENCLOSED	= 6,105 S.F.
(8 UNITS/SERVICE)	COVERED	= 620 S.F.
	ENCLOSED (STAIR/ELEVATOR)	= 293 S.F.
	TRELLIS	= 380 S.F.
BUILDING TOTALS:	ENCLOSED(GROSS)	= 13,169 S.F.
	COMMERCIAL SERVICES	= 2,881 S.F.
	CIRCULATION	= 2,189 S.F.
	HOTEL	= 8,099 S.F.
	COVERED	= 6,018 S.F.
	COVERED PARKING	= 1,848 S.F.
PREVIOUS PLANNING	ENCLOSED	= 14,346
SUBMITTAL	COVERED	= 4,593
BUILDING TOTALS	COVERED PARKING	= NOT LISTED
AS APPROVED		



SITE PLAN - PARKING LEVEL

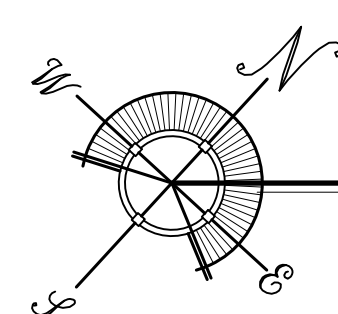
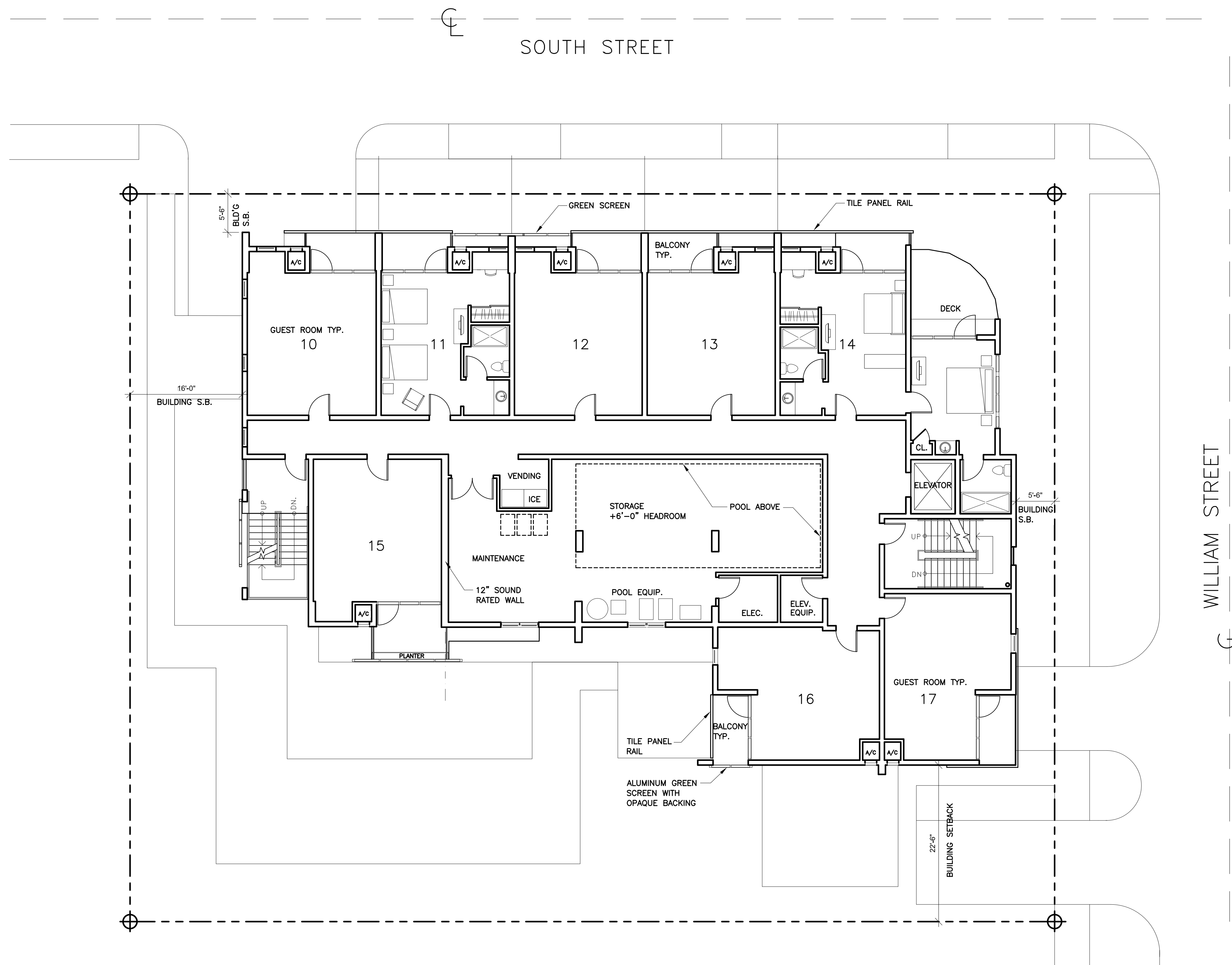
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"
PREPARED BY J. LYNN O'FLYNN, INC.
DATED ON 10/9/13





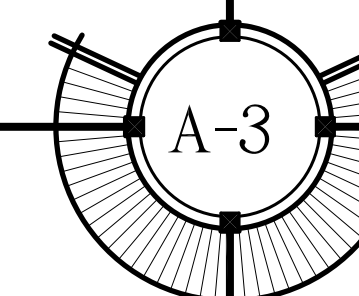
1ST LEVEL FLOOR PLAN

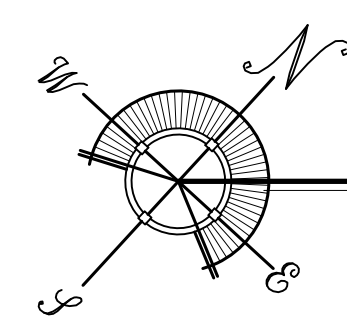
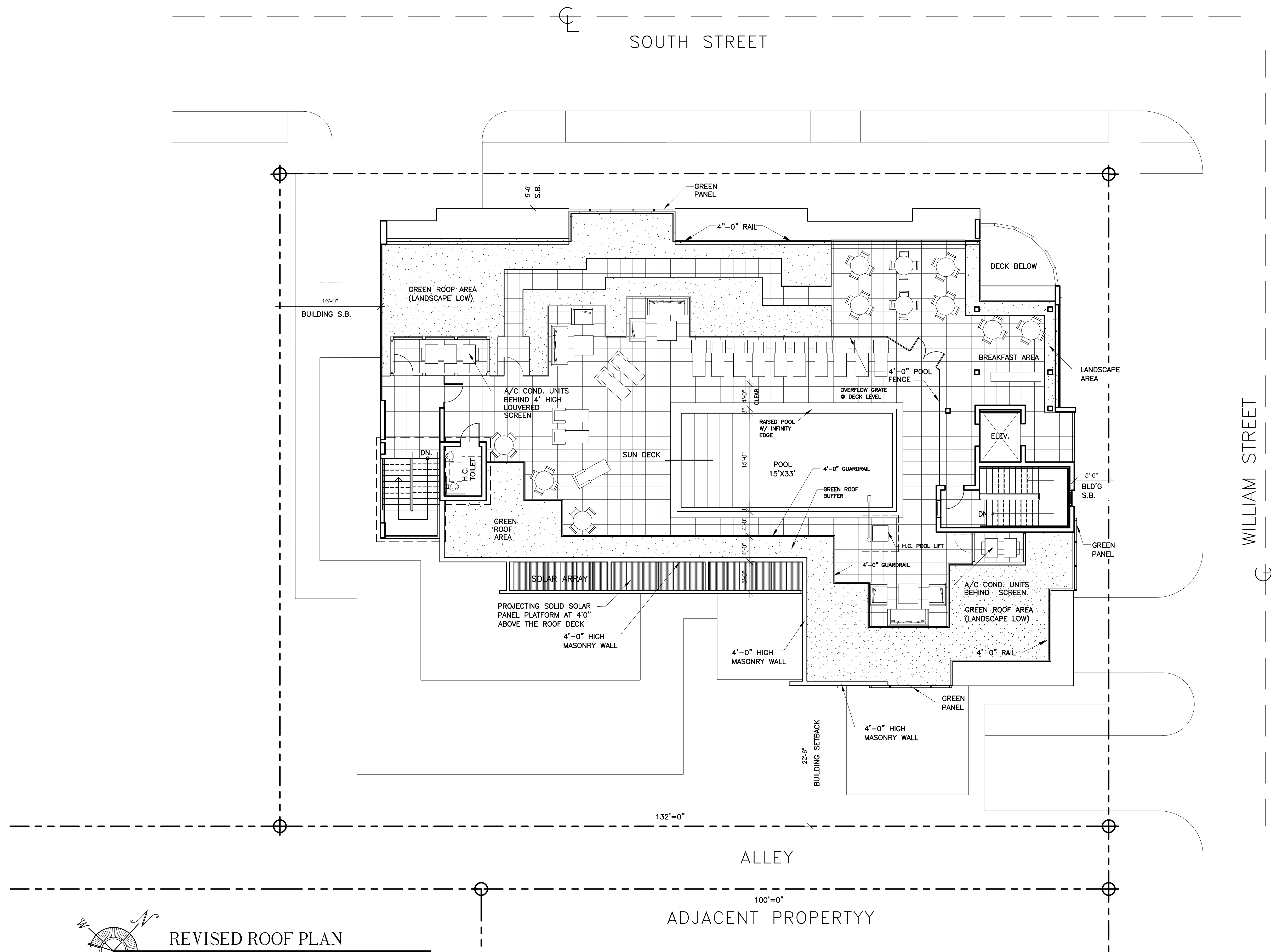
SCALE: 1/8"=1'-0"



2ND LEVEL FLOOR PLAN

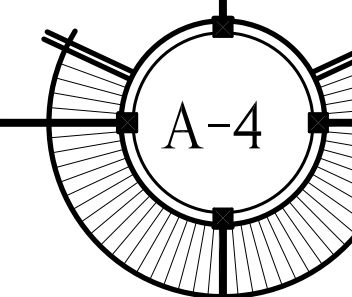
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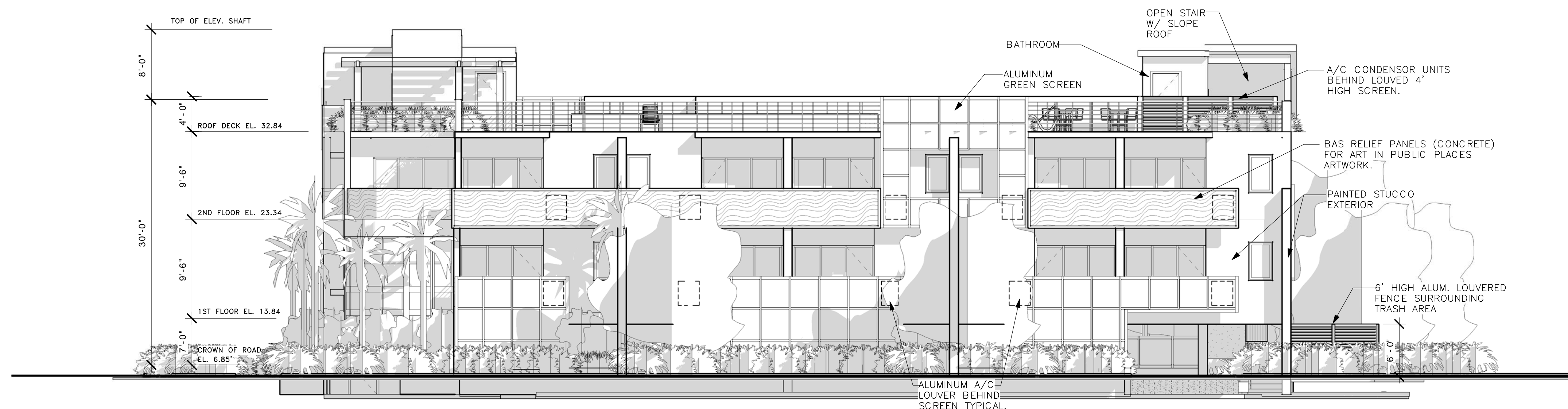




REVISED ROOF PLAN

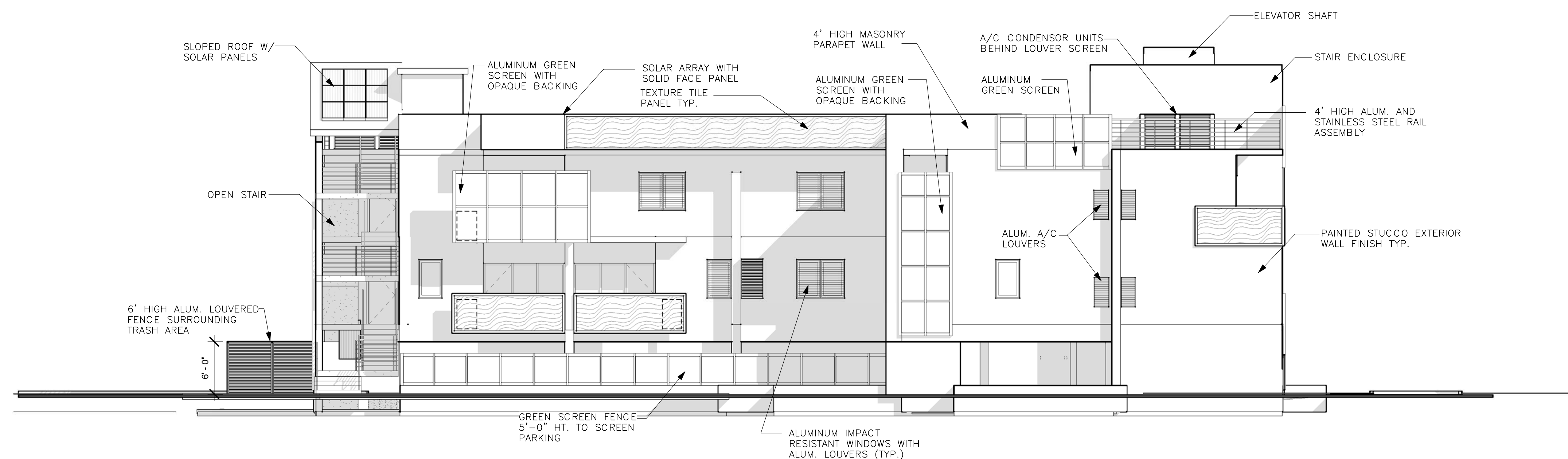
SCALE: 1/8"=1'-0"





NORTH WEST ELEVATION- SOUTH ST. SIDE

1/8" = 1'-0"



SOUTH EAST ELEVATION - GARDEN SIDE

1/8" = 1'-0"

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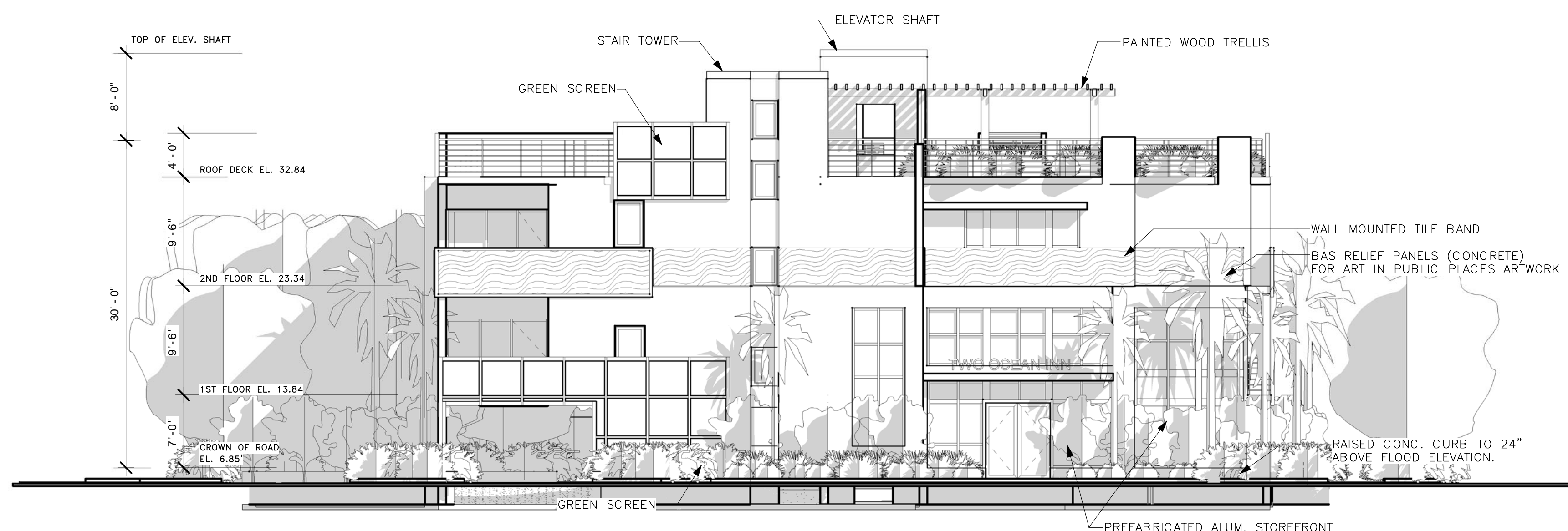
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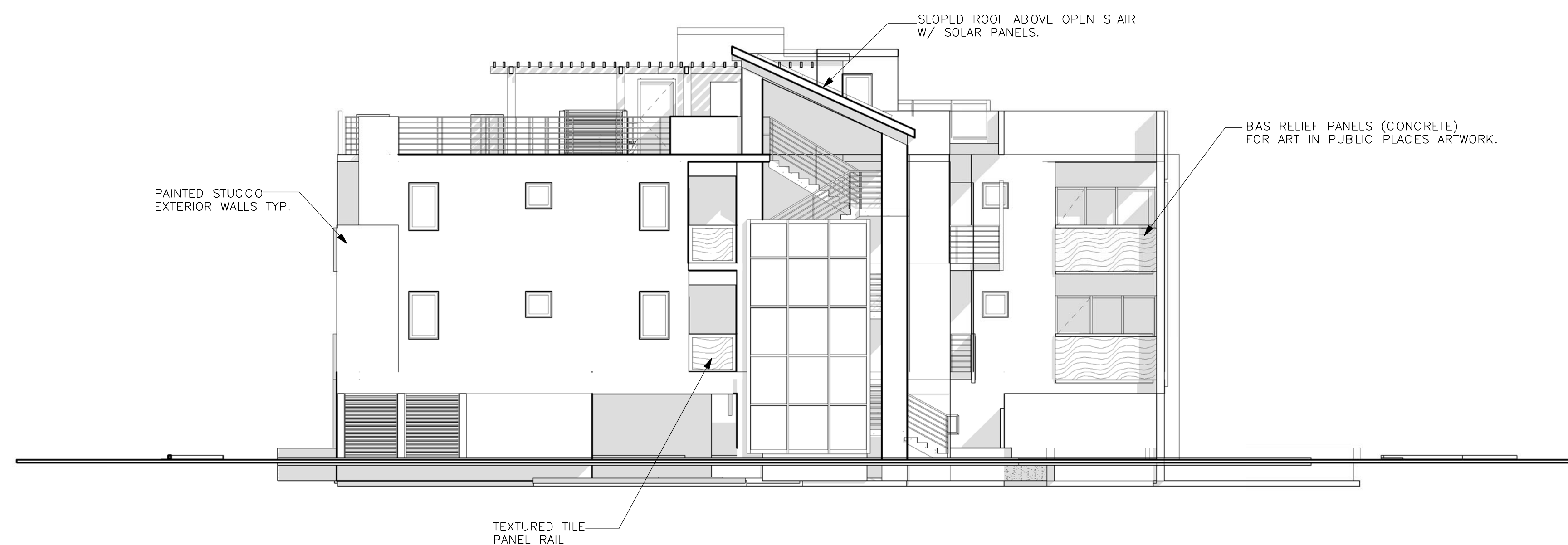
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NORTH EAST ELEVATION -WILLIAM ST. SIDE

1/8" = 1'-0"



SOUTH WEST ELEVATION

1/8" = 1'-0"

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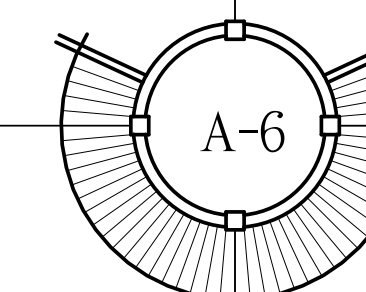
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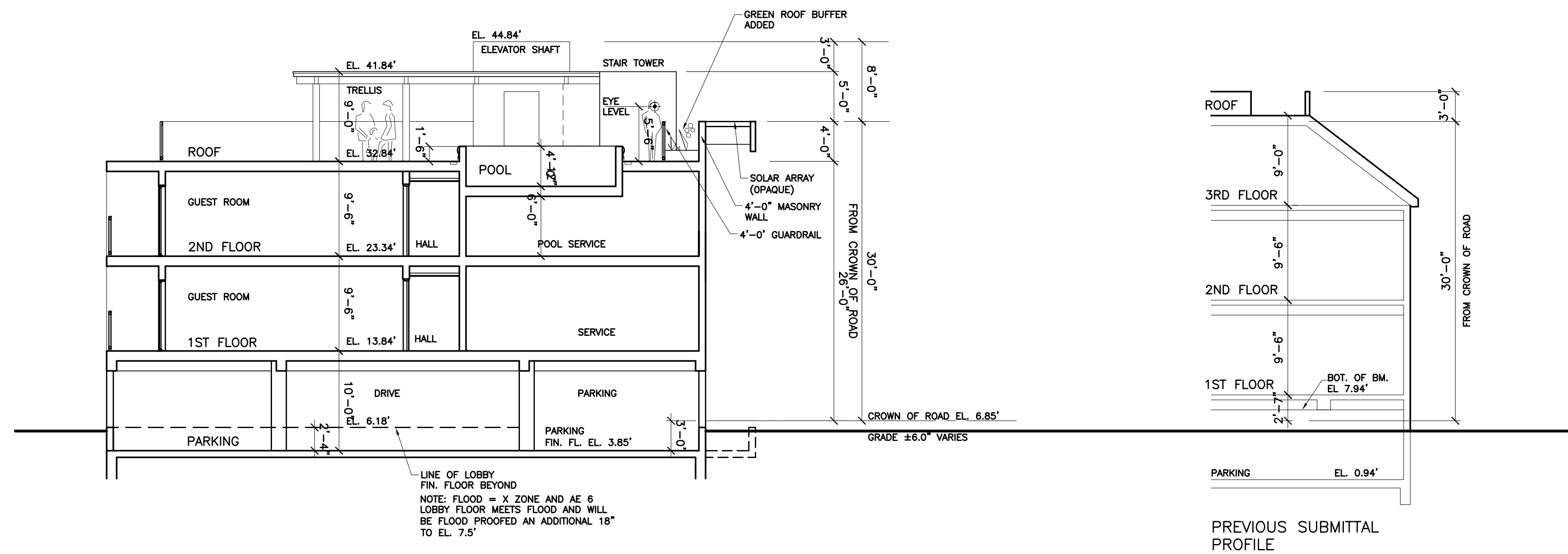
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TWO OCEAN INN

716-718 SOUTH STEET
KEY WEST, FL



CONCEPTUAL RENDERING

N.T.S

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040



CONCEPTUAL RENDERING

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716-718 SOUTH STREET
KEY WEST, FL

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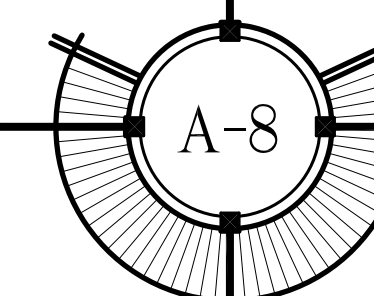
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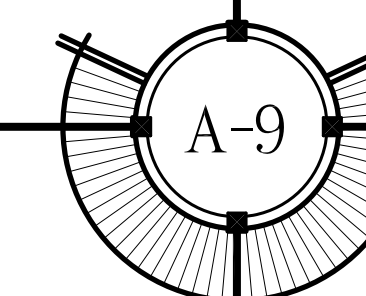
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TWO OCEAN INN
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KEY WEST, FLORIDA





CONCEPTUAL RENDERING

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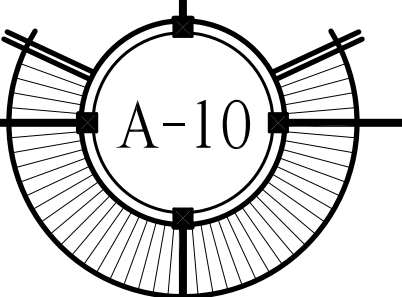
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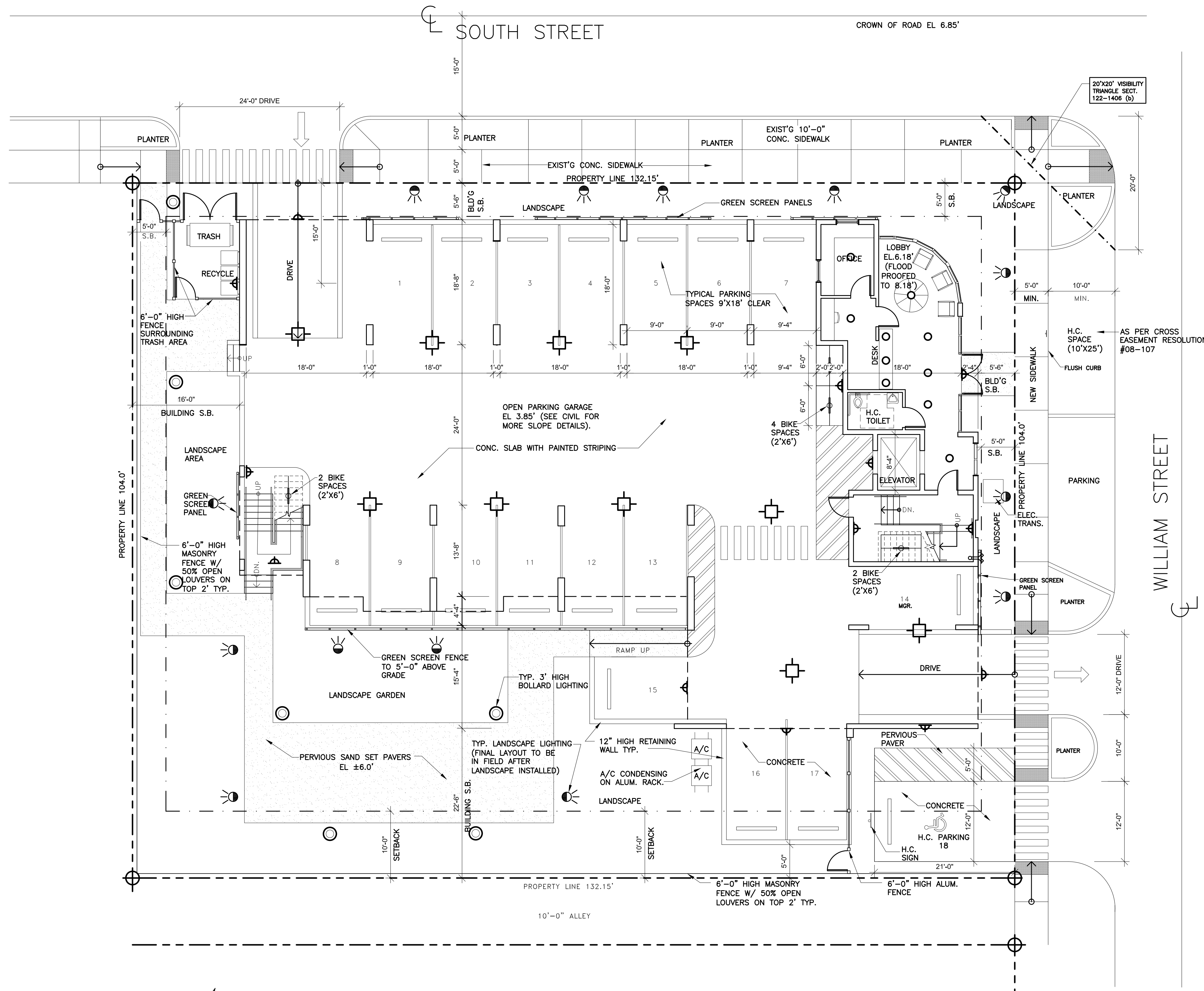
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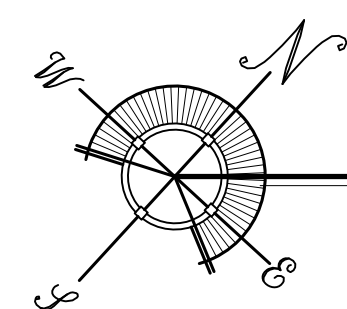
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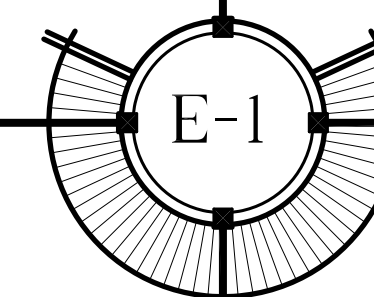
ELECTRICAL LIGHTING LEGEND	
	INTERIOR CAN LIGHTING (LED)
	CEILING MOUNTED LED DOWN LIGHTS
	WALL MOUNTED LED DOWN LIGHTS
	LANDSCAPE LED LIGHTING, LOW VOLTAGE
	BOLLARD LED LIGHTS

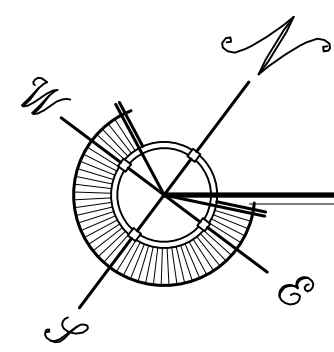
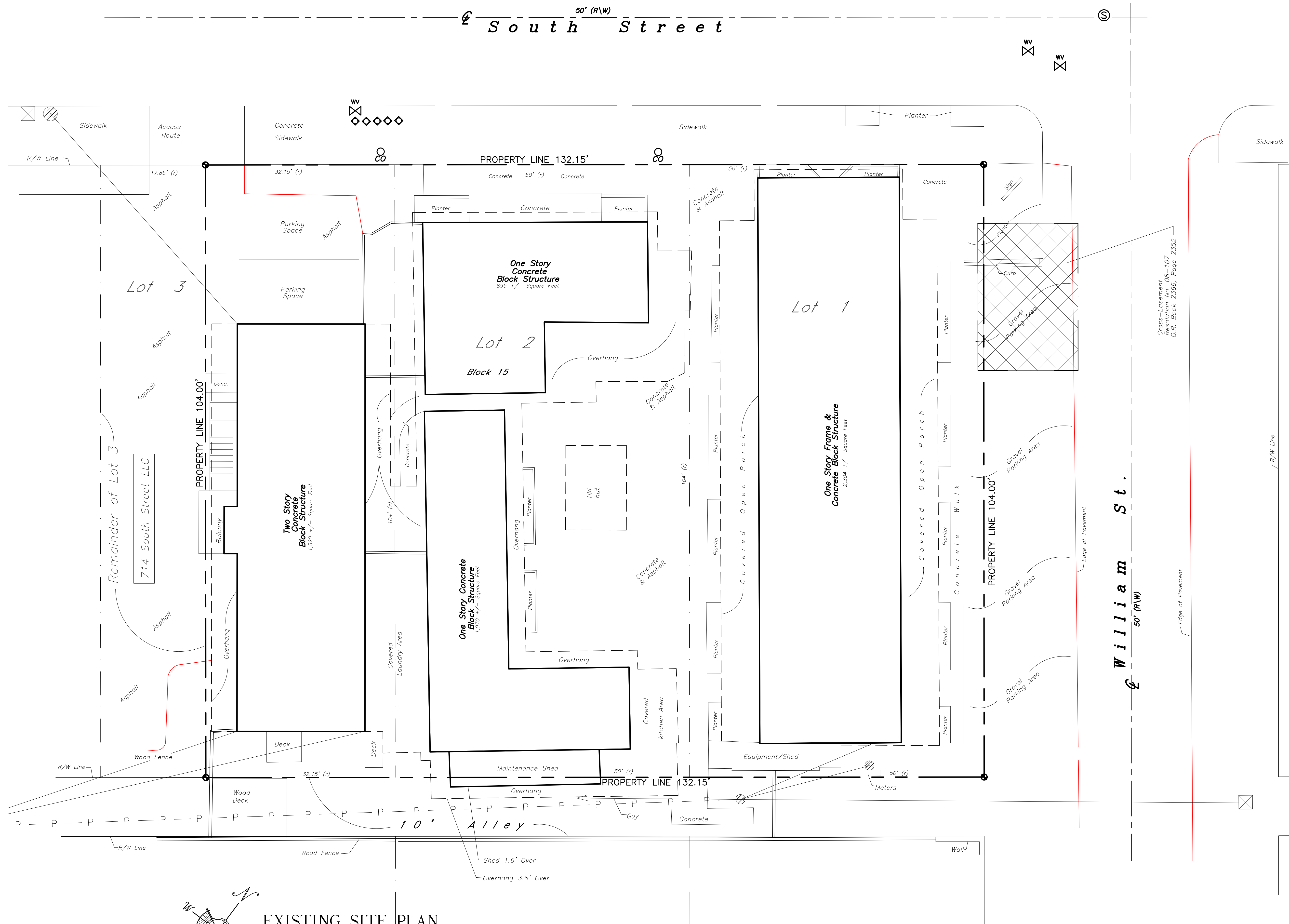
NOTE: ALL LIGHTING WILL BE LED AND MEET ALL CITY CODE REQUIREMENTS, INCLUDING BEING CUT OFF TYPE (TO NOT LIGHT OFF PROPERTY) AND WILL MEET ALL "DARK SKY REQUIREMENTS".



CONCEPTUAL LIGHTING PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"
PREPARED BY J. LYNN O'FLYNN, INC.
DATED ON 10/9/13





EXISTING SITE PLAN

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

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
 PREPARED BY J. LYNN O'FLYNN, Inc.
 DATED ON 10-09-13.

WILLIAM P. HORN
 ARCHITECT, P.A.

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LICENSE NO.
 AA 0003040

TWO OCEAN INN
 716-718 SOUTH STREET
 KEY WEST, FL

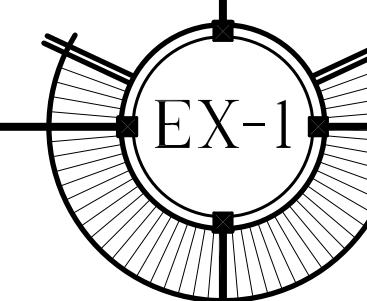
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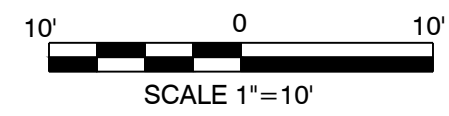
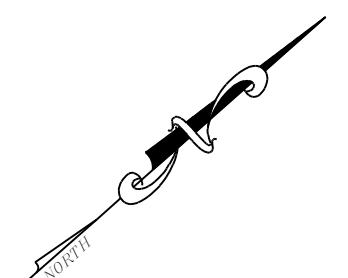
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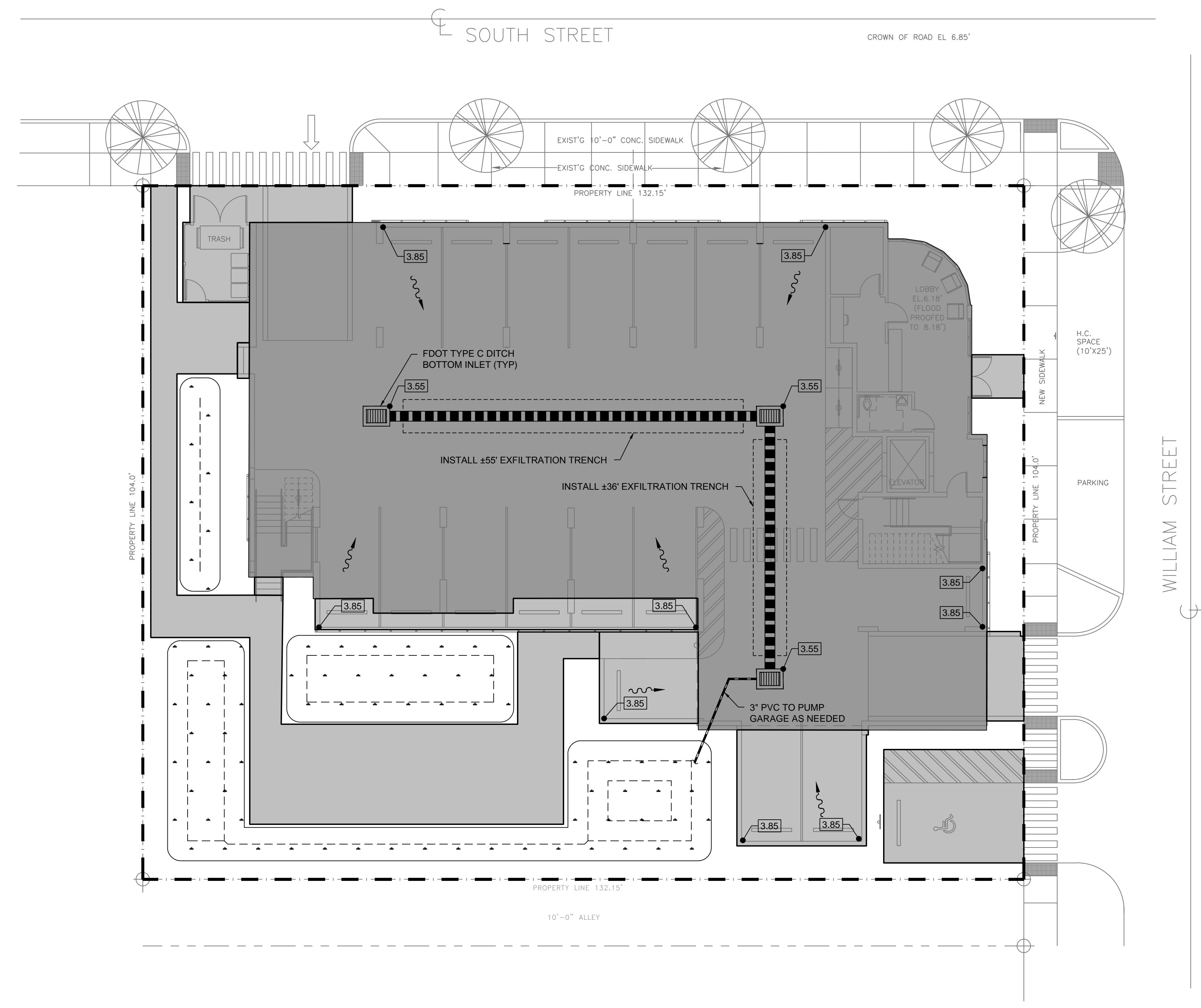
TWO OCEAN INN
 716-718 SOUTH STREET
 KEY WEST, FLORIDA



SCALE 1"=10'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

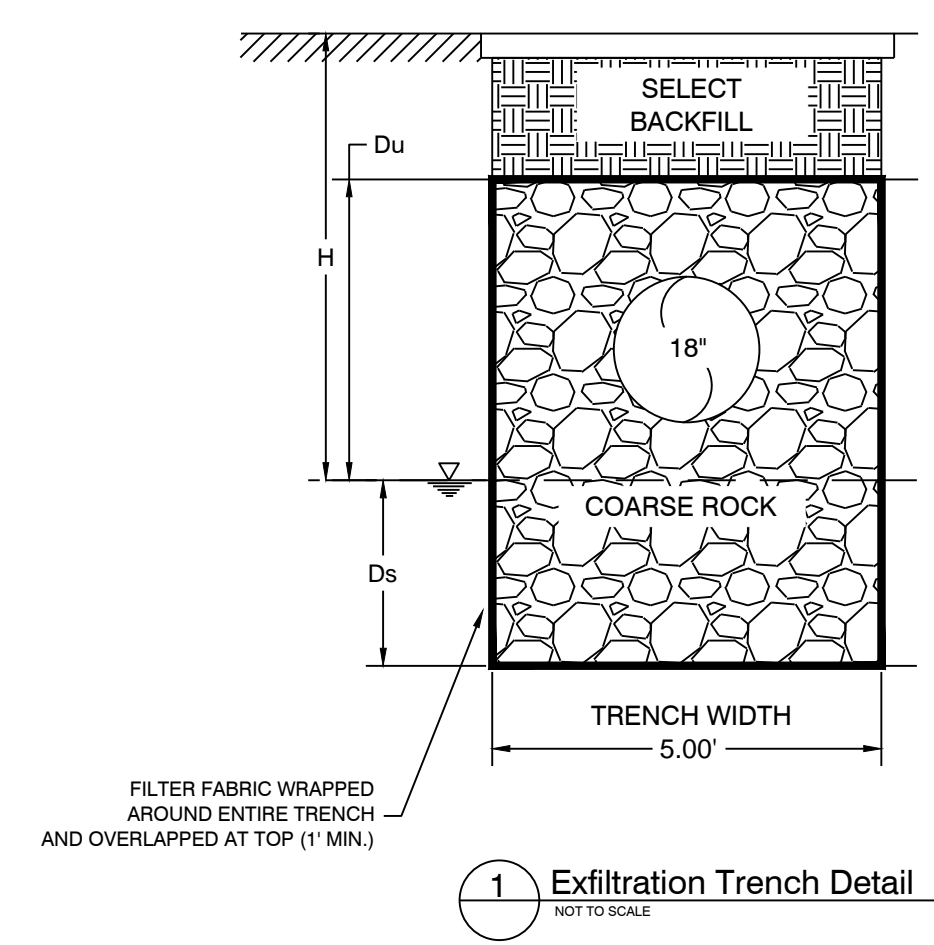
LEGEND	
[Solid line]	PROJECT LIMITS
[Hatched pattern]	ASPHALT PAVEMENT
[Dotted pattern]	CONCRETE
[Dark grey fill]	ROOF AREA
[Star symbol]	DRY RETENTION AREA
[Wavy arrow]	STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE



Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Project Area	A =	0.316	ac 13,744 sf
Pervious Area		0.033	ac 1,450 sf
Impervious Area		0.282	ac 12,294 sf
% Impervious		89.45%	
Rainfall for 25yr/24hr event	P ₂₄ =	9	in
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in
Depth to Water Table		4	ft
Predeveloped Available Storage		8.18	in
Soil Storage	S =	0.86	in
Q _{pre} = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q _{pre} =	11.25	in
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	3.55	ac-in
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	0.316	ac 13,744 sf
Pervious Area		0.089	ac 3,887 sf
Impervious Area		0.226	ac 9,857 sf
% Impervious		71.7%	
Rainfall for 25yr/24hr event	P ₂₄ =	9	in
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in
Depth to Water Table		4	ft
Developed Available Storage		8.18	in
Soil Storage	S =	2.31	in
Q _{post} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} =	9.84	in
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	3.10	ac-in
<i>Postdevelopment - Predevelopment</i>			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	-1.42	in
Pre/Post Volume = Q _{pre-post} X A	V _{pre-post} =	-0.45	ac-in

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area	0.316	ac	13,744 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.160	ac	6,978 sf
Pavement/Walkways	0.066	ac	2,879 sf
Pervious area	0.089	ac	3,887 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.066	ac	2,879 sf
% Impervious	21%		
A) One inch of runoff from project area	0.316	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.165	ac-in	
<i>Comparison of Water Quality Methods</i>			
	0.316	>	0.165
	ac-in		ac-in
Pond volume for water quality	0.316	ac-in	1,145 cf
Total Volume provided	0.332	ac-in	1,206 cf



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FL 33040 TEL: (305) 293-9440 FAX: (305) 296-0243

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION NO. 9579

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51488
 May 28, 2014

ORIGINAL: MARCH 2014

REVISIONS:

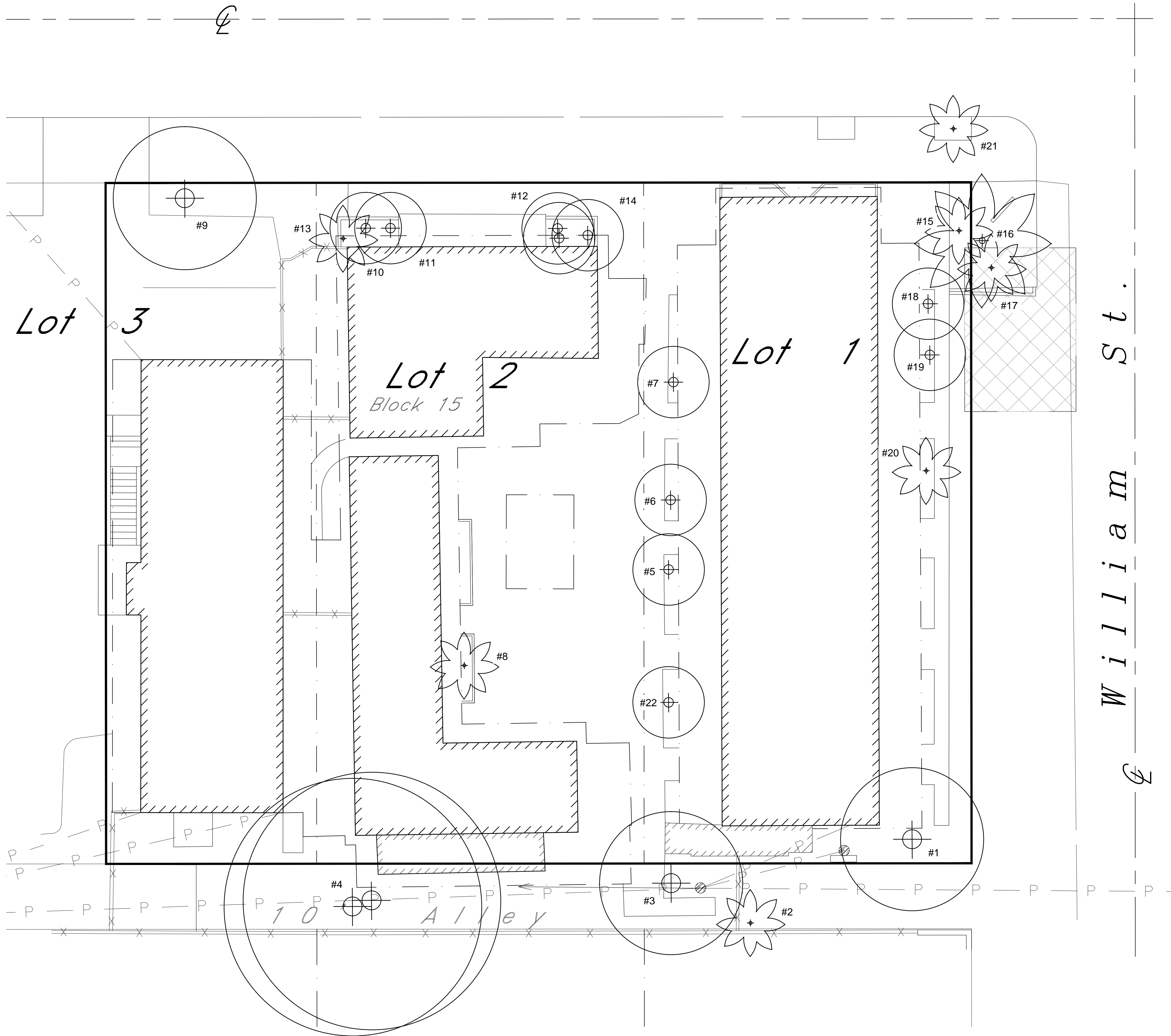
1	
2	
3	
4	
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TWO OCEAN INN
 KEY WEST, FL 33040
 CONCEPTUAL DRAINAGE PLAN

SOUTH STREET HOSPITALITY, LLC
 716-718 SOUTH STREET
 KEY WEST, 33040

JOB NO. 141008
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC
 SHEET

South Street



EXISTING TREE & PALM DISPOSITION SCHEDULE									
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	NOTES	
1	Melicoccus bijugatus	Spanish Lime	35'	30'	17 1/2"	Fair	Remove	Cavity First Crotch/Roots Around Foundation/Adjacent to OH Wires	
2	Washingtonia robusta	Washington Palm	20'	8'	11 1/2"	Fair	Remove	City Alley/Adjacent to OH Wires	
3	Tabebuia pallida	Pink Tabebuia	35'	15'	11 1/4" 12 1/2"	Poor	Remove	City Alley/Adjacent to OH Wires	
4	Delonix regia	Poinciana	35'	35'	23 1/2" 22 1/4"	Poor	Remove	Cavity in Main Crotch/ Large Rotting Stub /Adjacent to OH Wires	
5	Tabebuia pallida	Pink Tabebuia	25'	20'	17 1/4"	Poor	Remove		
6	Aracaria heterophylla	Norfolk Island Pine	25'	20'	11"	Poor	Remove		
7	Plumeria	Frangipani	15'	12'	5 3/4"	Poor	Remove		
8	Washingtonia robusta	Washington Palm	35' OA	8'	11"	Fair	Remove		
9	Bauhinia blakeana	Orchid Tree	20'	20'	19"	Poor	Remove		
10	Schefflera actinophylla	Schefflera	20'	15'	8 1/2"	Poor	Remove		
11	Schefflera actinophylla	Schefflera	15'	15'	16"	Poor	Remove		
12	Schefflera actinophylla	Schefflera	20'	15'	9 1/2"	Poor	Remove		
13	Washingtonia robusta	Washington Palm	20'	8'	13 1/2"	Fair	Remove		
14	Schefflera actinophylla	Schefflera	12'	5'	3 1/2"	Poor	Remove		
15	Psychosperma elegans	Alexander Palm	7' To Bud	8'	2' 1/2"	Fair	Remove		
16	Cocos nucifera	Coconut	35' OA	20'	10"	Fair	Remove		
17	Psychosperma elegans	Alexander Palm	7' To Bud	8'	1' 11/2" 1"	Fair	Remove		
18	Tabebuia pallida	Pink Tabebuia	25'	20'	9 3/4"	Poor	Remove		
19	Tabebuia pallida	Pink Tabebuia	20'	12'	8"	Poor	Remove		
20	Adonia Merrillii	Christmas Palm	15'	8'	6"	Fair	Remove		
21	Adonia Merrillii	Christmas Palm	20'	8'	5"	Poor	Remove	City ROW/Adjacent to OH Wires	
22	Hamelia patens	Fire Bush	10'	8'	2" 1 1/2"	Poor	Remove		

NOTE: Height, Spread, Caliper and location of vegetation is approximate.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

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Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

TWO OCEAN INN
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

Title:

EXISTING TREE DISPOSITION PLAN

Sheet Number:

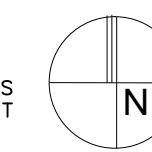
L-1.0

Date: MAY 20, 2014

NOTES:

1. Site survey provided by William P. Horn Architect, PA
2. Height, spread, caliper and location of existing vegetation is approximate.
3. All other existing vegetation not scheduled here is to be removed.

SCALE: 1/8" = 1'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST
SCALES ACCORDINGLY.



Seal:

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State of Florida

Consultants:

Revisions:
 07-10-2014 CODE REQUIREMENTS
 09-16-2014 AC STANES & TRANSFORMER
 02-02-2015 SITE PLAN REVISION

TWO OCEAN INN
KEY WEST, FLORIDA

Drawing Size
24x36 Project #:

Drawn By: EN Checked By: EN

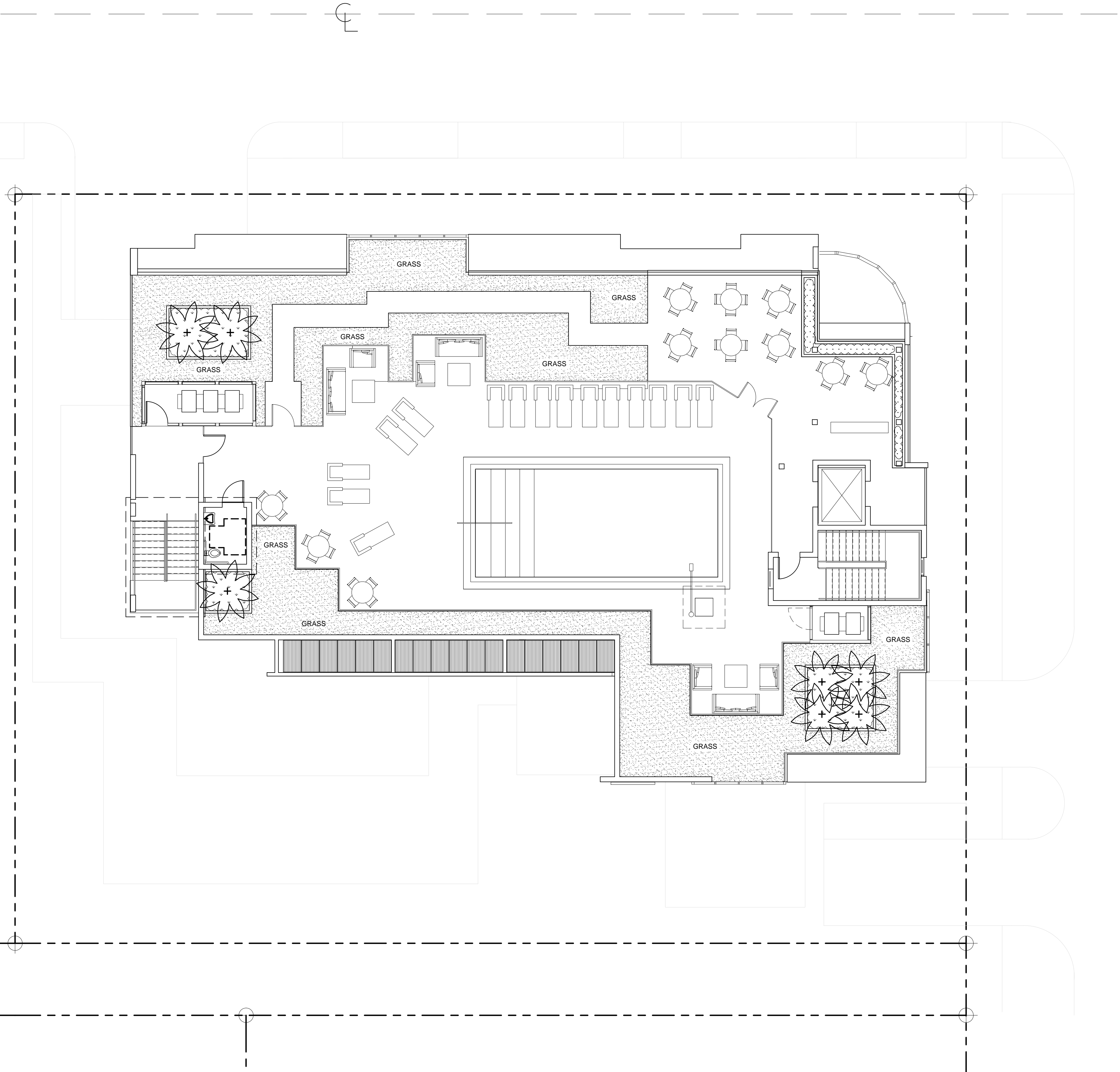
Title:

ROOF LEVEL
LANDSCAPE PLAN

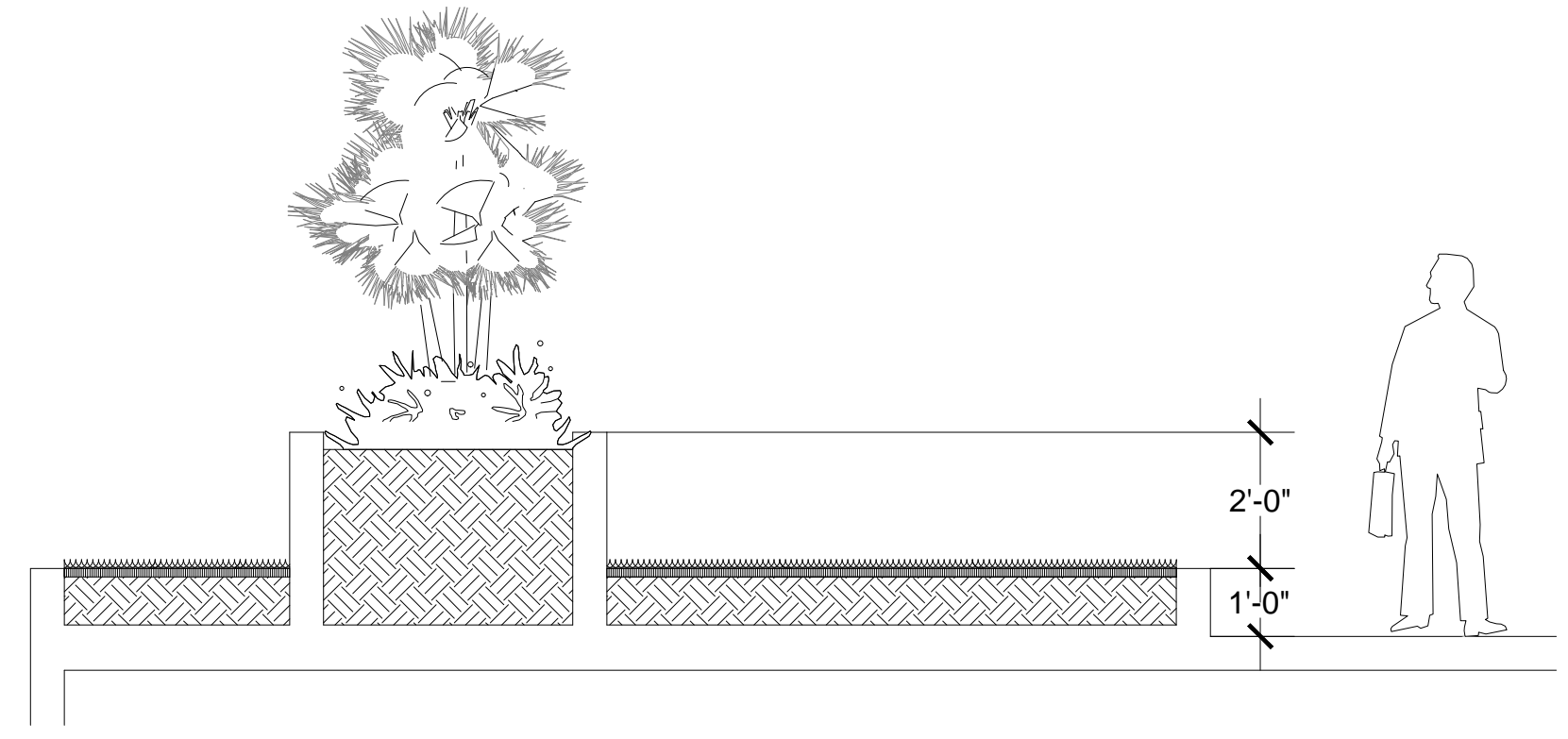
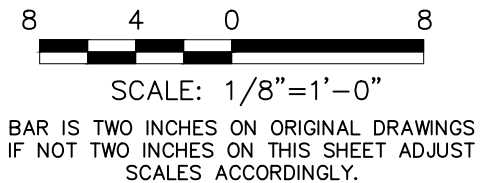
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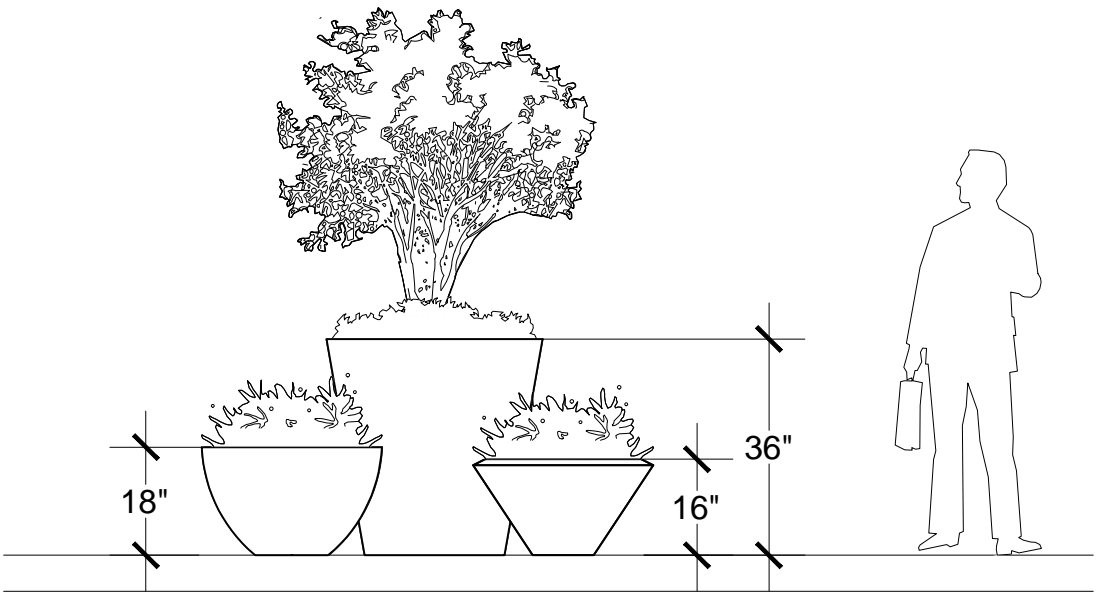
Date: - MAY 20, 2014



1 ROOF LEVEL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



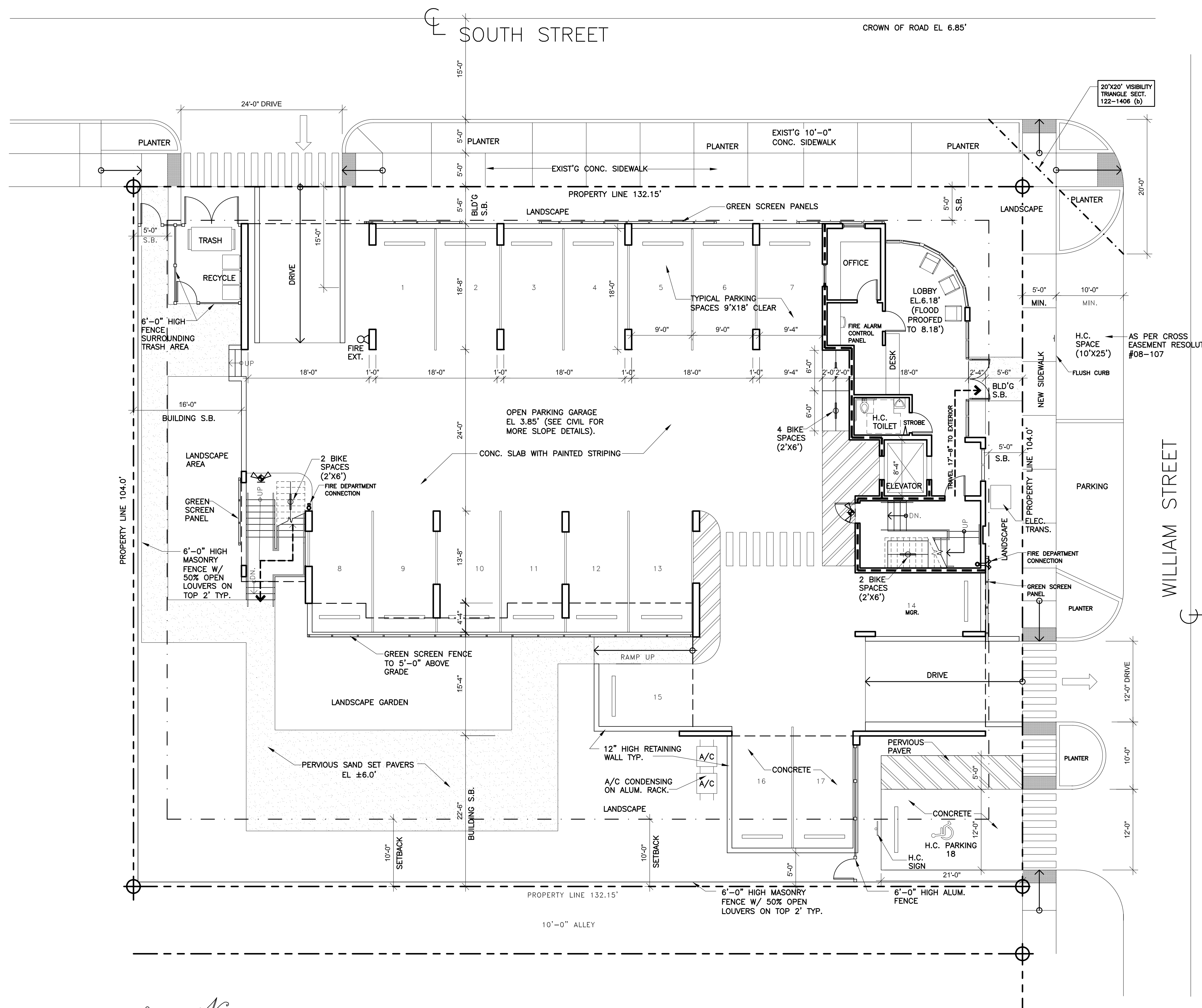
2 ROOF PLANTER SECTION (CONCEPTUAL)
SCALE: 3/8" = 1'-0"



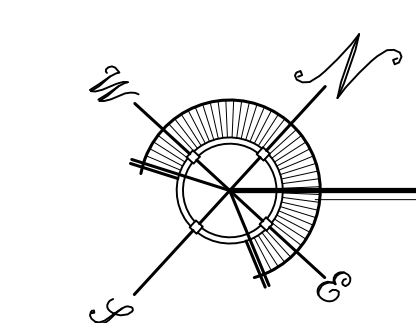
3 ROOF PLANT POT OPTION (CONCEPTUAL)
SCALE: 3/8" = 1'-0"

PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
★	7	<i>Dypsis cabada</i>	Cabada palm	No	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax morrisii</i>	Key Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax radiata</i>	Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
●	15	<i>Psychotria ligustrifolia</i>	Dwf. Wild Coffee	Yes	NA	24'-36"	24'-36"	3 Gal	24" O.C.	
		<i>Serenoa repens</i>	Saw Palmetto	Yes	NA	18'-24"	18'-24"	7 Gal	24" O.C.	
		<i>Tripsacum floridanum</i>	Dwarf Fakahatchee	Yes	NA	18'-24"	18'-24"	3 Gal	24" O.C.	
■	95	<i>Lantana depressa</i>	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Microsorium scolopendrium</i>	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nephrolepis biserrata 'Furcans'</i>	Fishtail Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nephrolepis exaltata 'Bostoniensis'</i>	Boston Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Philodendron 'Burlie Marx'</i>	Burlie Marx Philodendron	No	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
		<i>Stachytarpheta jamaicensis</i>	Porterweed	Yes	NA	18'-24"	18'-24"	1 Gal	18" O.C.	
		<i>Zamia pumila</i>	Coontie	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
■	1563	<i>Zoysia matrella 'Empire'</i>	<i>Zoysia matrella 'Empire'</i>	No	NA	NA	NA	SF	Sod	

NOTES:
 1. Site survey provided by William P. Horn Architect, PA
 2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.

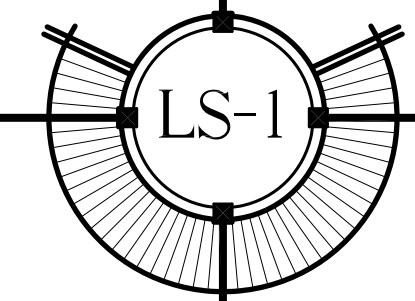


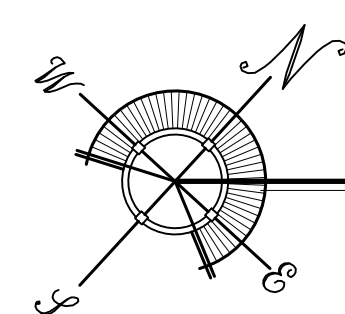
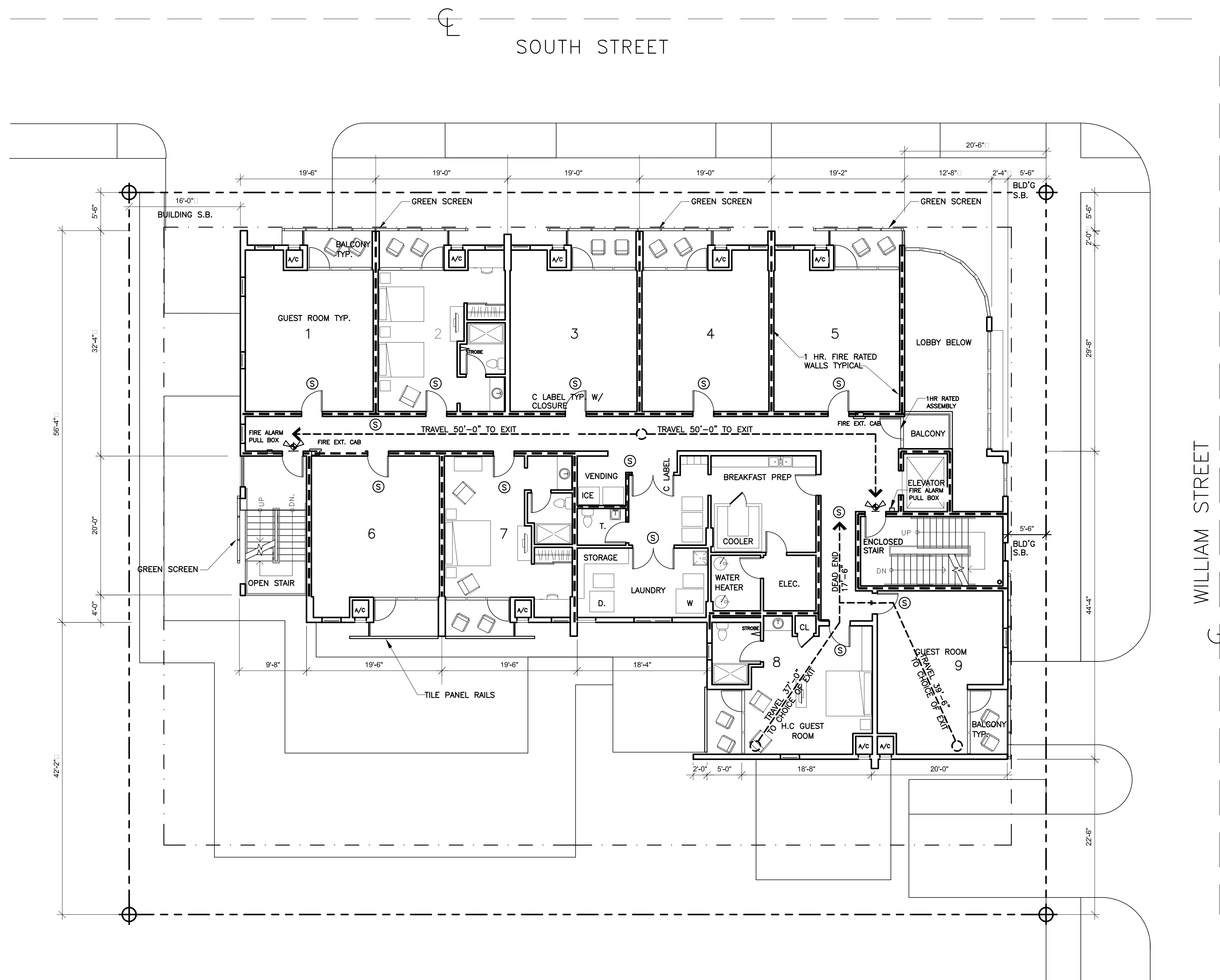
SITE DATA		
SITE AREA = 13,744 S.F.		
LAND USE = HRO (HISTORIC RESIDENTIAL / OFFICE)		
FLOOD ZONE = 'X' AND AE (EL. 6)		
LOT COVERAGE ALLOWED = 6,871 SQ.FT. = 50%		
LOT COVERAGE EXISTING = 9,305 SQ.FT. = 67.7%		
LOT COVERAGE PROPOSED = 7,126 SQ.FT. = 51.8%		
IMPERVIOUS SURFACES, ALLOWED = 8,246 SQ.FT. = 60%		
IMPERVIOUS SURFACES, PROPOSED = 8,240 SQ.FT. = 60%		
SETBACKS:		
FRONT (SOUTH ST.)	= 5'-0" REQUIRED	PROVIDED = 5'-6"
SIDE SETBACK	= 5'-0" REQUIRED	PROVIDED = 16'-0"
STREETSIDE SETBACK	= 5'-0" REQUIRED	PROVIDED = 5'-0"
REAR (ALLEY)	= 10'-0" REQUIRED	PROVIDED = 22'-0"
HEIGHT: 30'-0" ABOVE CROWN OF ROAD		
+8'-0" FOR NON-HABITABLE ROOF STRUCTURES OF ELEVATOR AND STAIRS.		
PARKING:		
1 SPACE PER UNIT X 17 UNITS = 17 SPACES		
1 SPACE FOR MANAGER = 1		
TOTAL REQUIRED = 18 SPACES		
PROVIDED (INCLUDING 1H.C. SPACE) = 18 SPACES		
BICYCLE PARKING		
REQUIRED = 7 SPACES (18 SPACES X 35%)		
PROVIDED = 8 SPACES		
BUILDING DATA		
OCCUPANCY = R-1 (HOTEL)		
CONSTRUCTION TYPE = TYPE 11B, SPRINKLERED PER NFPA 13R		
MAX. 16,000 S.F. PER FLOOR, 4 STORIES, 55'-0" HT.		
TRAVEL DISTANCE TO AN EXIT (SPRINKLERED) = 200 FT.		
COMMON PATH TO A CHOICE OF EXITS = 50 FT.		
GROUND FLOOR:	ENCLOSED(GROSS)	= 944 S.F.
(PARKING/LOBBY)	COVERED PARKING	= 6,018 S.F.
FIRST FLOOR	ENCLOSED	= 5,827 S.F.
(9 UNITS/SERVICE)	COVERED	= 648 S.F.
SECOND FLOOR	ENCLOSED	= 6,105 S.F.
(8 UNITS/SERVICE)	COVERED	= 620 S.F.
	ENCLOSED (STAIR/ELEVATOR)	= 293 S.F.
	TRELLIS	= 380 S.F.
BUILDING TOTALS:	ENCLOSED(GROSS)	= 13,169 S.F.
	COMMERCIAL SERVICES	= 2,881 S.F.
	CIRCULATION	= 2,189 S.F.
	HOTEL	= 8,099 S.F.
	COVERED	= 6,018 S.F.
	COVERED PARKING	= 1,848 S.F.
PREVIOUS PLANNING	ENCLOSED	= 14,346
SUBMITTAL	COVERED	= 4,593
BUILDING TOTALS	COVERED PARKING	= NOT LISTED
AS APPROVED		



PARKING LEVEL

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1/8"=1'-0"
PREPARED BY J. LYNN O'FLYNN, INC.
DATED ON 10/9/13

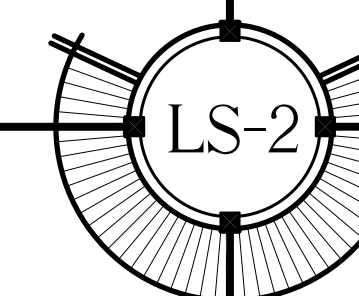


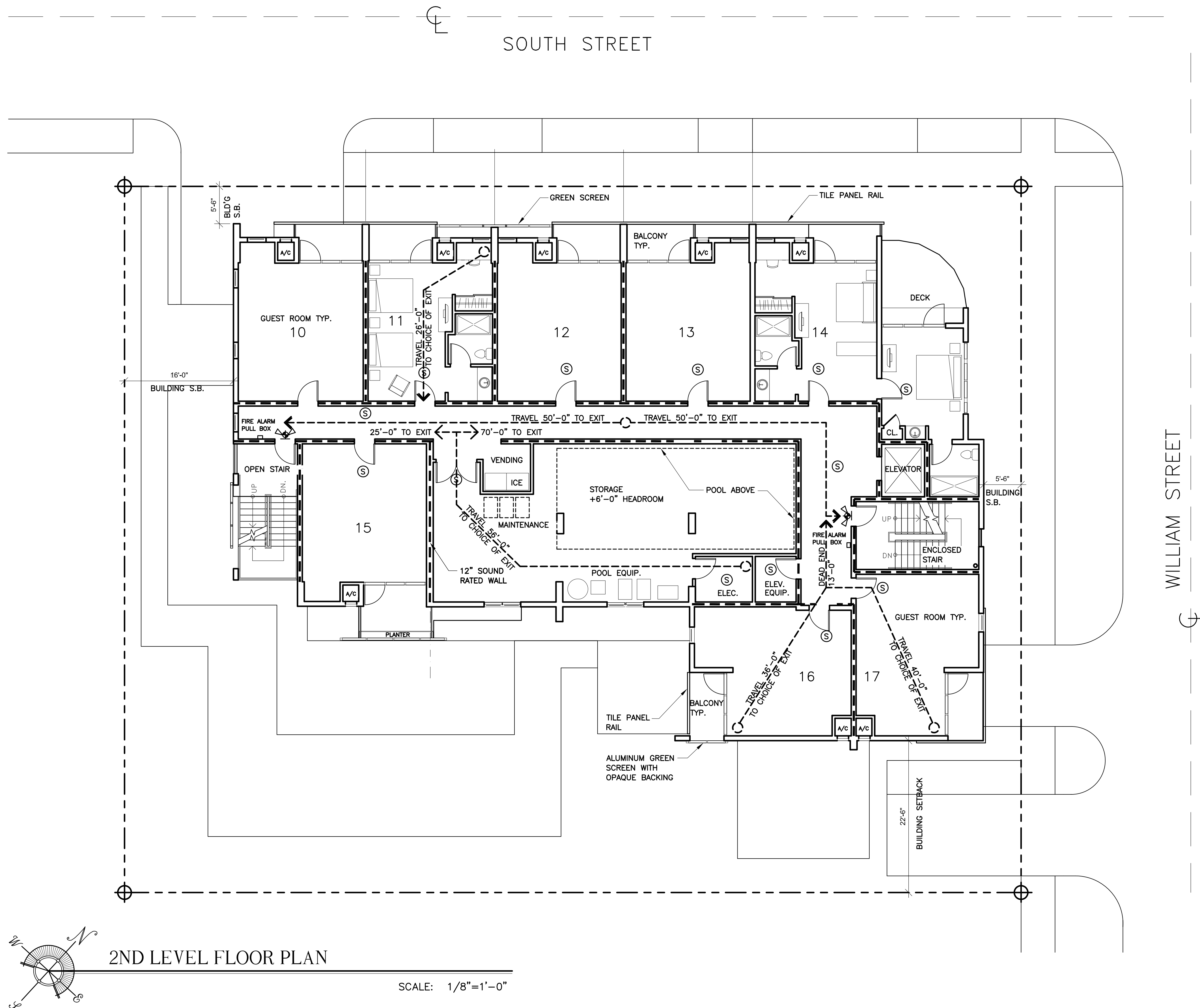


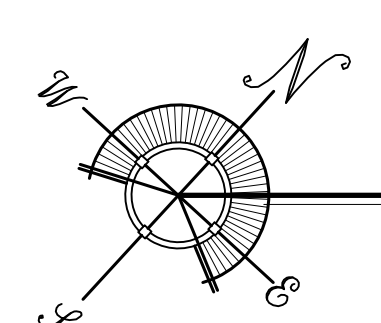
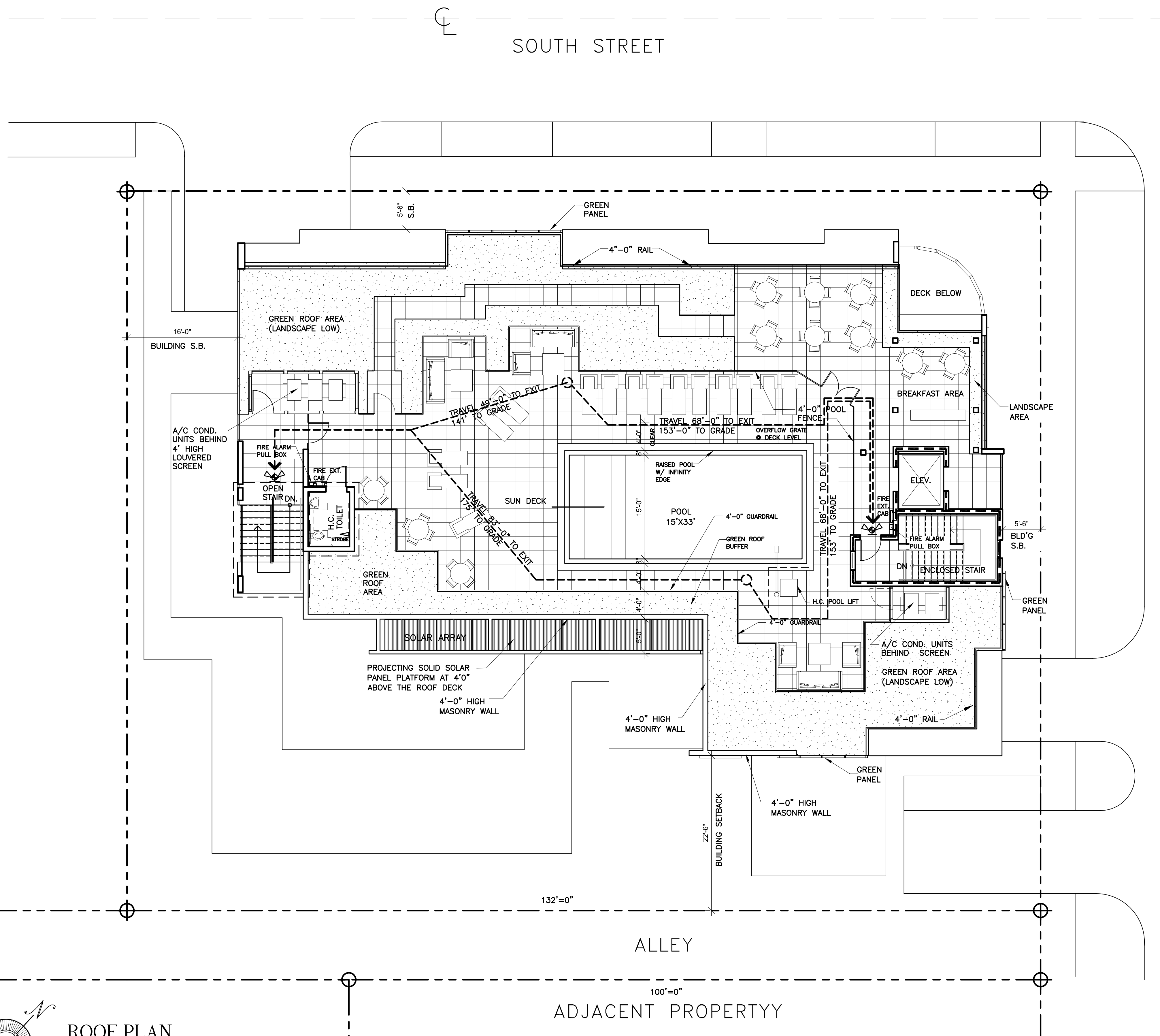
1ST LEVEL FLOOR PLAN

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

TWO OCEAN INN
716-718 SOUTH STREET
KEY WEST, FLORIDA



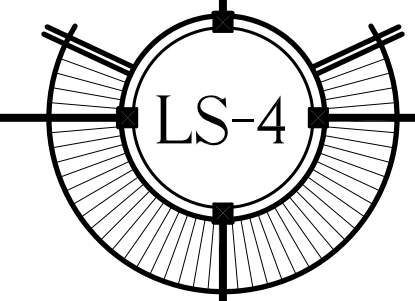


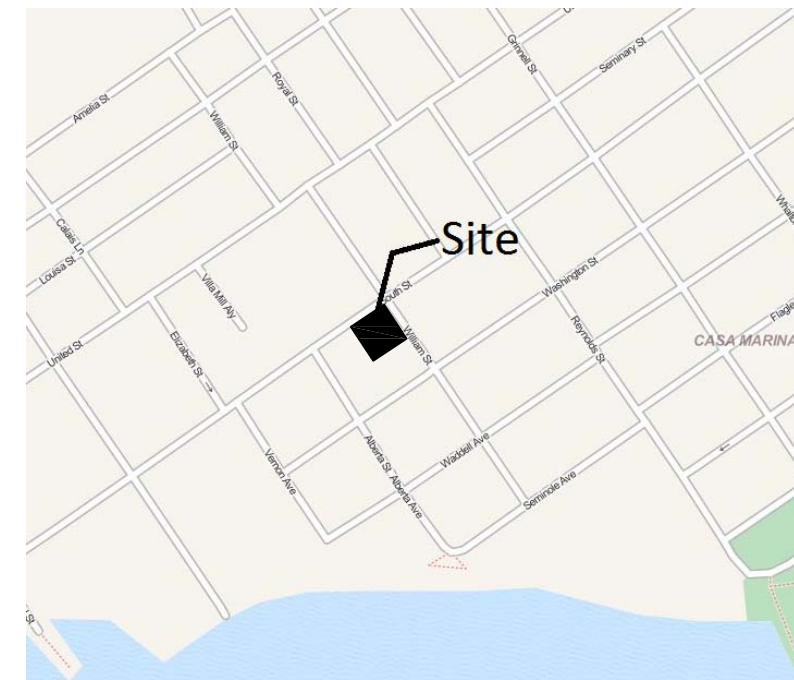


ROOF PLAN

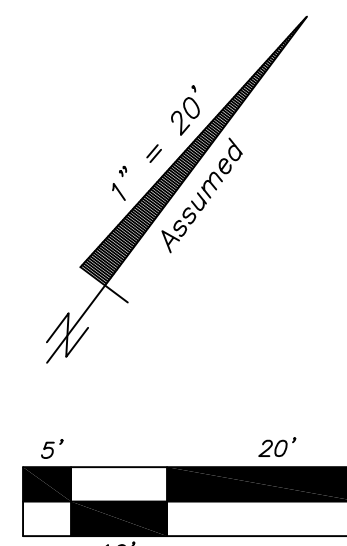
SCALE: 1/8"=1'-0"

TWO OCEAN INN
716-718 SOUTH STREET
KEY WEST, FLORIDA





Location Map - Not to Scale



LEGEND

- Found screw (Phillips head)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POC Point of Commencing
- POB Point of Beginning
- R/W Right of Way
- ⊙ Manhole
- ⊙ Light Pole
- CLF Chain Link Fence
- NSR Not Survey Related
- O.R. Official Records
- Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- Overhead Utility Lines
- ⊕ Water Valve
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Fire Hydrant
- Conc. Concrete

NOTES:

1. Said described property is located within an area having a Zone Designation of X and AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120169, with a date of identification of 2-18-05, for Community Panel No. 1516 K, in Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
2. The property has direct physical access to South Street and William Street, a dedicated public street or highway.
3. Gross Land Area: 13,744 +/- Square Feet.
4. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 4543334 with an effective date of August 6, 2013, Revised 9/26/13, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Date of field work: October 7, 2013
6. Underground foundations and utilities were not located.
7. Ownership of fences is undeterminable, unless otherwise noted.
8. All angles are 90° (Measured & Record) unless otherwise noted.
9. Street address: 716-718 South, Key West, FL.
10. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
11. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13 and Revised 9/26/13.
12. North Arrow is assumed and based on the Plat.
13. ZONING - per City of Key West Zoning Department: HRO (Historic Residential/Office District) -- Minimum Setbacks: Front= 5'; Side = 5'; Rear = 10'; Street side = 5'; Maximum height: 30'; Maximum Density: 16 Dwelling units per acre (16 du/acre); Maximum Floor Area Ratio: 1.0 (Refer to Section 122-926 for additional restrictions; Maximum lot coverage: a) Maximum building coverage: 50 percent; b) Impervious surface ratio: 60 percent; Minimum lot size: 5,000 square feet; a) minimum lot width: 50 feet; b) minimum lot depth: 100 feet
14. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
15. The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13, Revised 9/26/13). This survey does not determine or imply ownership.
16. There are no cemeteries on or within 100 feet of the property.
17. There are no watercourses or wetlands on subject property.
18. No evidence of current earth moving work, building construction or building additions.
19. No evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.
20. No observed evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.

	PLOTTED
11. Easement given to Comcast recorded in Official Records Book 1958, Page 243.	Entire Site
12. Deed for conveyance of Development Rights and Rogo Allocations filed 6/22/2007 recorded in Official Records Book 2303, Page 2055.	Entire Site
13. Resolution No 08-107, Granting Cross Easement filed 6/17/2008 recorded in Official Records Book 2366, Page 2352.	Yes

BOUNDARY SURVEY OF: Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows: Commencing at the southernmost corner of the intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows: COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning of the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

SURVEYOR'S CERTIFICATION

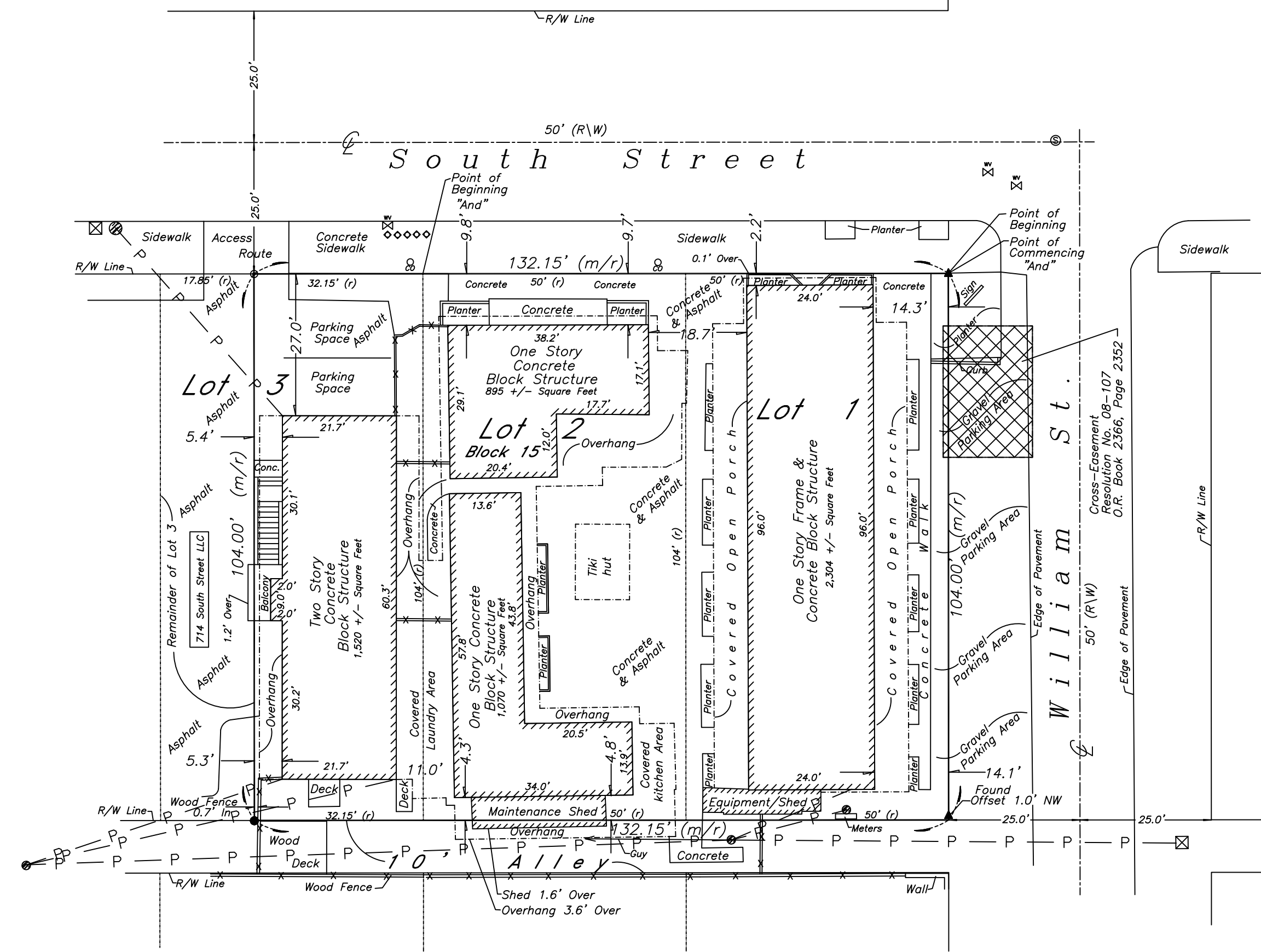
This survey is made for the benefit of: South Street Hospitality, LLC; Centennial Bank; Stones & Cardenas; and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16, of Table A thereof. The field work was completed on October 7, 2013

Date of Plat or Map: October 9, 2013

J. Lynn O'Flynn, Inc.

J. Lynn O'Flynn
Professional Surveyor & Mapper
Florida Registration #6298



SHEET: 1
OF: 1

DATE: _____
REVISIONS:
DRAWN BY: JLO
CHECKED BY: JLO
DATE: 10-9-13

ALTA/ACSM LAND TITLE SURVEY
Lots 1, 2, & Northeasterly 32.15' of Lot 3, Block 15,
KEY WEST INVESTMENT CO'S SUB

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.