Site Plans

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

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August 1, 2011
KW Planning Dpt

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C.A. #28984

TITLE SHEET

KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
ISSUE DATE: 07-28-11
DRAWN: EKM

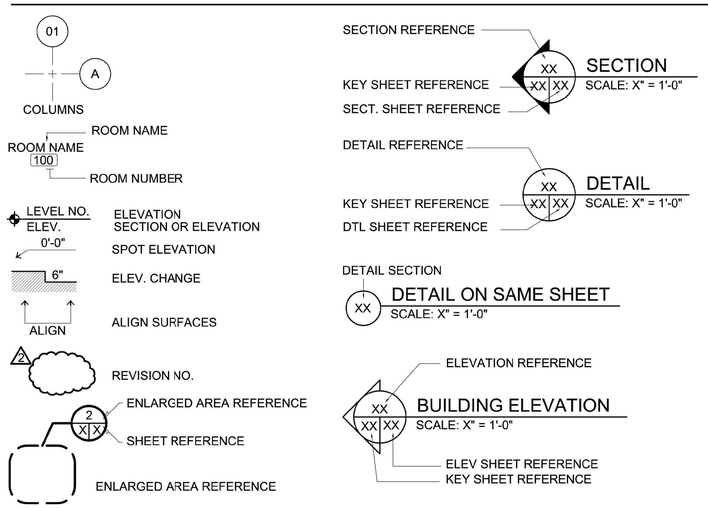
G001

7/8/2011 3:32:13 PM 1/8" = 1'-0" File Path

ABBREVIATIONS

A	&	AND
	AB	ANCHOR BOLT
	ACFL	ACCESS FLOOR
	ACOUS	ACOUSTICAL
	ACT	ACOUSTICAL CEILING TILE
	AD	AREA DRAIN
	ADD	ADDENDUM
	ADDL	ADDITIONAL
	ADJ	ADJUSTABLE
	ADJ	ADJACENT
	ADMIN	ADMINISTRATION
	AFF	ABOVE FINISH FLOOR
	AHU	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANUN	ANNUNCIATOR
	AP	ACCESS PANEL
	APC	ARCHITECTURAL PRECAST CONCRETE
	APROX	APPROXIMATE
	ARCH	ARCHITECTURAL
	AT	ACOUSTICAL TILE
	AUTO	AUTOMATIC
	AWT	ACOUSTICAL WALL TREATMENT
B	BA	BUILDING ACCESSORY
	BBD	BULLETIN BOARD
	BC	BRICK COURSES
	BD	BOARD
	BFE	BOTTOM FOOTING ELEVATION
	BG	BUMPER GUARD
	BIT	BITUMINOUS
	BKT	BRACKET
	BLDG	BUILDING
	BLKG	BLOCKING
	BLT	BORROWED LIGHT
	BLW	BELOW
	BM	BEAM
	BO	BY CONTRACTING OFFICER/COTR
	BOF	BY CONTRACTING OFFICER/ COTR FUTURE
	BOT	BOTTOM
	BR	BRICK
	BRG	BEARING
	BRL	BRICK LEDGE
	BSMT	BASEMENT
	BTWN	BETWEEN
	BUR	BUILT-UP ROOFING
C	C	CHANNEL
	C DISP	CUP DISPENSER
	CAB	CABINET
	CC	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED
	CG	CORNER GUARD
	CH	COAT HOOK
	CJT	CONTROL JOINT
	CCTV	CLOSED CIRCUIT TELEVISION
	CD	COILING DOOR
	CGR	COILING GRILLE
	CL	CENTER LINE
	CL	CLASS
	CLG	CEILING
	CLR	CLEAR
	CM	CONSTRUCTION MANAGER
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	CO	CASED OPENING
	COL	COLUMN
	COMB	COMBINATION/-ED
	CONC	CONCRETE
	CONF	CONFERENCE
	CONN	CONNECT/-ED,/-ION
	CONST	CONSTRUCTION
	CONT	CONTINUE/OUS
	CONTR	CONTRACT/OR
	COORD	COORDINATE
	CORR	CORRIDOR
	CPT	CARPET
	CT	CERAMIC TILE
	CTR	CENTER
	CTSK	COUNTERSUNK
	CUH	CABINET UNIT HEATER
	CW	CURTAIN WALL
	CW	COLD WATER
	CYL	CYLINDER
D	D	DEPTH OR DEEP
	DEMO	DEMOLITION
	DEPR	DEPRESSION
	DEPT	DEPARTMENT
	DET	DETAIL/S
	DF	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIFF	DIFFUSER
	DIM	DIMENSION
	DISP	DISPENSER
	DIST	DISTRIBUTION
	DIV	DIVISION
	DJT	DUMMY JOINT
	DN	DOWN
	DP	DEMOUNTABLE PARTITION
	DP	DATA PROCESSING
	DR	DOOR
	DS	DOWNSPOUT
	DW	DUMBWAITER
	DWG	DRAWING
	DWLS	DOWELS
E	E	EXISTING
	EC	EPOXY COATING
	EF	EPOXY FLOORING
	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
	EJT	EXPANSION JOINT
	EL	ELEVATION
	ELC	ELECTRIC CABINET
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EMERG	EMERGENCY
	ENCL	ENCLOSURE
	ENTR	ENTRANCE
	EO	ELECTRICAL OUTLET
	EP	EXPLOSION PROOF
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EWC	ELECTRIC WATER COOLER
	EXA	EXHAUST AIR
	EXC	EXCAVAT-E/-ED/-ION
	EXH	EXHAUST HOOD
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTERIOR
	EXF	EXHAUST FAN
	EC	ELECTRIC CABINET
	EF	EXHAUST FAN
	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
	EJT	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EMERG	EMERGENCY
	ENCL	ENCLOSURE
	ENTR	ENTRANCE
	EO	ELECTRICAL OUTLET
	EP	EXPLOSION PROOF
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ES	END SECTION
	EWC	ELECTRIC WATER COOLER
	EXA	EXHAUST AIR
	EXC	EXCAVATE/-ED/-ION
	EXH	EXHAUST HOOD
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTERIOR
F	FA	FIRE ALARM
	FB	FIRE BLANKET
	FD	FLOOR DRAIN
	FDN	FOUNDATION
	FDV	FIRE DEPARTMENT VALVE
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FGS	FOAM GASKET SEAL
	FH	FIRE HOSE
	FHP	FULL HEIGHT PARTITION
	FHV	FIRE HOSE VALVE
	FIN	FINISH
	FIXT	FIXTURE
	FL	FLOOR
	FL	FLOW LINE
F	FLASH	FLASHING
	FLEX	FLEXIBLE
	FLG	FLANGE
	FLUOR	FLUORESCENT
	FP	FIRE PROOFING
	FRMG	FRAMING
	FS	FULL SIZE
	FS	FLOOR SINK
	FSTOP	FIRESTOPPING
	FT	FOOT/FEET
	FTG	FOOTING
	FTR	FIN TUBE RADIATION
	FURR	FURRING
	FUT	FUTURE
G	GA	GAUGE
	GAL	GALLONS
	GALV	GALVINIZED
	GB	GRAB BAR
	GC	GENERAL CONTRACTOR
	GEN	GENERATOR
	GEN	GENERAL
	GL	GLASS
	GMU	GLASS MASONRY UNIT
	GR	GRADE
	GRB	GRADE BEAM
	GWB	GYPSUM WALLBOARD
	GYB	GYPSUM BOARD
	GYP	GYPSUM SHEATHING
H	H	HIGH
	HB	HOSE BIB
	HD	HAND DRYER
	HDCP	HANDICAP
	HDR	HEADER
	HDW	HARDWARE
	HM	HOLLOW METAL
	HORIZ	HORIZONTAL
	HPT	HIGHPOINT
	HR	HOUR
	HT	HEIGHT
	HTR	HEATER
	HVAC	HEATING, VENTILATING, AIR CONDITIONING
	HW	HOT WATER
	HWD	HARDWOOD
I	IC	INTERCOM
	ICF	ICE MAKING MACHINE WITH FILTRATION SYSTEM
	ID	INSIDE DIAMETER
	IN	INCH
	INSUL	INSULATION
	INT	INTERIOR
	ISO	ISOLATION
J	JAN	JANITOR
	JB	JUNCTION BOX
	JST	JOIST
	JT	JOINT
K	KO	KNOCK OUT
L	L	ANGLE
	L	LAVATORY
	LAV	LAVATORY
	LB	POUND
	LDRP	LABOR, DELIVERY AND PREP
	LCD	LINEAR CEILING DIFFUSER
	LF	LINE FIGURED
	LIN	LINEAR
	LKR	LOCKER
	LLH	LONG LEG HORIZONTAL
	LLV	LONG LEG VERTICAL
	LMC	LINEAR METAL CEILING
	LOC	LOCATION OR LOCATE
	LPT	LOW POINT
	LS	LAWN SPRINKLING
	LT	LIGHT
	LTG	LIGHTING
	LVR	LOUVER
	LWC	LINEAR WOOD CEILING
M	M	MIDDLE
	MAN	MANUAL
	MATL	MATERIAL
	MAX	MAXIMUM
	MBD	MARKER BOARD
	MC	MEDICINE CABINET
	MCU	MODULAR COOLING
M	MECH	MECHANICAL
	MEMB	MEMBRANE
	MET	METAL
	MEZZ	MEZZANINE
	MFR	MANUFACTURER
	MH	MANHOLE
	MHC	MATERIAL HANDLING CONVEYOR
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MO	MASONRY OPENING
	MONO	MONOLITHIC
	MPC	METAL PAN CEILING
	MPU	MULTI-PURPOSE UNIT
	MTD	MOUNTED
	MTR	MOTOR
	MULL	MULLION
N	NA	NOT APPLICABLE
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NRC	NOISE REDUCTION COEFFICIENT
	NT	NOTE
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OFF	OFFICE
	OH	OVERHEAD
	OP	OPERABLE PARTITION
	OPER	OPERATOR
	OPNG	OPENING
	OPP	OPPOSITE
	ORD	OVERFLOW ROOF DRAIN
P	PART	PARTITION
	PB	PUSH BUTTON
	PC	PRECAST CONCRETE
	PCD	PAPER CUP DISPENSER
	PED	PEDESTAL
	PL	PLATE
	PL	PROPERTY LINE
	PLAM	PLASTIC LAMINATE
	PLBG	PLUMBING
	PLS	PLASTER
	PLW	PLYWOOD
	PNL	PANEL
	PR	PAIR
	PRELIM	PRELIMINARY
	PRES	PLASTIC RESIN
	PRESS	PRESSURE
	PRIM	PRIMARY
	PROJ	PROJECTION
	PRV	POWER ROOF VENTILATOR
	PT	PAINT
	PTC	PAPER TOWEL CABINET
	PTR	PRINTER
	PVC	POLYVINYL CHLORIDE
Q	QT	QUARRY TILE
R	R	RADIUS
	R	RISER
	RA	RETURN AIR
	RAD	RADIATION
	RB	RESILIENT BASE
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	RE	RELOCATE EXISTING
	REC	RECESSED
	REF	REFERENCE
	REFR	REFRIGERATOR
	REG	REGISTER
	REINF	REINFORCE/-ED/-ING
	REM	REMOVE
	REQD	REQUIRED
	RES	RESINOUS FLOORING
	RET	RETAINING
	REV	REVERSE
	REV	REVISE
	RF	RESILIENT FLOOR
	RH	ROOF HATCH
	RM	ROOM
	RO	ROUGH OPENING
	RS	ROUGH SLAB
S	S	SINK
	SCHED	SCHEDULE
	SD	SOAP DISPENSER
	SMD	SMOKE DAMPER
	SDISP	SOAP DISPENSER
	SECT	SECTION
	SECY	SECRETARY
	SF	STORE FRONT
	SF	SQUARE FOOT
	SG	SEMI GLOSS
	SH	SHOWER
	SHD	SHOWER HEAD
	SHT	SHEET
	SHTG	SHEATHING
	SIM	SIMILAR
	SL	SEALER
	SLNT	SEALANT
	SLV	SLEEVE
	SM	SURFACE MOUNTED
	SNC	SANITARY NAPKIN CABINET
	SND	SANITARY NAPKIN DISPOSER
	SOG	SLAB ON GRADE
	SP	STANDPIPE
	SPC	SPECIMEN PASS THROUGH CABINET
	SPEC	SPECIFICATIONS
	SPR	SINGLE PLY ROOF
	SQ	SQUARE
	SQ YD	SQUARE YARD
	SR	SERVICE RECEPTOR
	SS	SERVICE SINK
	SST	STAINLESS STEEL
	ST	STREET
	ST	STONE TILE
	STC	SOUND TRANSMISSION
	STD	STANDARD
	STL	STEEL
	STN	STONE
	STNL	STONE LEDGE
	STOR	STORAGE
	STRUCT	STRUCTURAL
	STS	STEEL STRUCTURE
	SUPV	SUPERVISOR
	SUSP	SUSPENDED
	SW	STEEL WINDOWS
	SW	SWITCH
	SWD	SOFTWOOD
	SYM	SYMMETRICAL
T	T	TOP
	TAN	TANGENT
	TBD	TACKBOARD
	TC	TIME CLOCK
	TCAB	TOWEL CABINET
	TDISP	TISSUE DISPENSER
	TDR	TRENCH DRAIN
	TEL	TELEPHONE
	TEMP	TEMPERATURE
	TER	TERRAZZO
	TG	TONGUE & GROOVE
	THRES	THRESHOLD
	TPH	TOILET PAPER HOLDER
	TR	TREAD
	TRANSF	TRANSFORMER
	TS	TUBE SECTION
	TV	TELEVISION
	TYP	TYPICAL
U	U	URINAL
	UC	UNDERCUT
	UFD	UNDER FLOOR DUCT
	UG	UNDERGROUND
	UH	UNIT HEATER
	UNFIN	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	US	UTILITY SHELF
	UTIL	UTILITY
V	VC	VA SUPPLIED CONTRACTOR INSTALLED
	VCAB	VALVE CABINET
	VCT	VINYL COMPOSITION TILE
	VENT	VENTILATION
	VERT	VERTICAL
	VEST	VESTIBULE
	VR	VAPOR RETARDER
	VTR	VENT THROUGH ROOF
	VV	VA SUPPLIED VA INSTALLED
W	W	WIDTH/WIDE
	W	WIDE FLANGE
	W/	WITH
	W/O	WITHOUT
	WC	WATER CLOSET
	WC	WALL COVERING
	WD	WOOD
	WDW	WINDOW
	WG	WALL GUARD
	WH	WALL HYDRANT
	WHCH	WHEELCHAIR
	WHTR	WATER HEATER
	WP	WATERPROOF
	WR	WASTE RECEPTACLE
	WS	WEATHERSTRIP
	WSCT	WAINSCOT
	WSF	WELDED SHEET FLOORING
	WT	WINDOW TREATMENT
	WT	WEIGHT
	WW	WOOD WINDOW
	WWF	WELDED WIRE FABRIC

ARCHITECTURAL SYMBOLS



PROJECT INFORMATION

APPLICABLE GOVERNING STANDARDS

BUILDING CODE:
2007 FLORIDA BUILDING CODE

FIRE CODE:
NFPA 101, LIFE SAFETY CODE 2007

MECHANICAL CODE:
2007 FLORIDA MECHANICAL CODE

PLUMBING CODE:
2007 FLORIDA PLUMBING CODE

ELECTRICAL CODE:
2008 NATIONAL ELECTRICAL CODE

MATERIAL DESIGNATIONS

- CONCRETE
- CONCRETE MASONRY UNITS
- BRICK MASONRY
- PLASTER/SAND/GROUT
- METAL
- STONE
- SOLID WOOD
- PLYWOOD
- WOOD BLOCKING
- SHIM
- BATT OR BLANKET INSULATION
- EXPANSION MATERIAL

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PROJECT INFORMATION & GENERAL NOTES

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

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ISSUE DATE: 07.27.11
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C301 - UTILITY PLAN
C401 - LANDSCAPE PLAN
D101 - DEMOLITION PLAN
LS101 - LIFE SAFETY PLAN
A101 - FIRST & SECOND FLOOR PLANS
A102 - REFLECTED CEILING PLANS
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A201 - ELEVATIONS
A202 - ELEVATIONS
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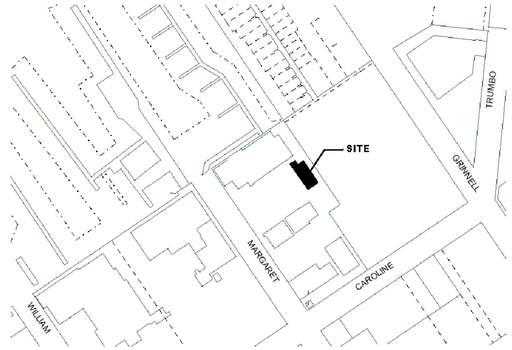

N W E S

LOCATION MAP

SITE DATA

ZONING DISTRICT: HRCC-2

FLOOD ZONE: AE 9

F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

GOVERNING STANDARDS

THIS PROJECT WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS

BUILDING CODE:
2007 FLORIDA BUILDING CODE

FIRE CODE:
NFPA 101, LIFESAFETY CODE 2007

MECHANICAL CODE:
2007 FLORIDA MECHANICAL CODE

PLUMBING CODE:
2007 FLORIDA BUILDING CODE

ELECTRICAL CODE:
2008 NATIONAL ELECTRICAL CODE

SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HRCC-2	HRCC-2	NO CHANGE	COMPLIES
LOT SIZE	59,460 SF	59,460 SF	NO CHANGE	COMPLIES
BUILDING AREA	20,518 SF	29,730 SF	21,154 SF	COMPLIES
BUILDING COVERAGE %	34.5%	50% MAX.	35.5%	COMPLIES
IMPERVIOUS COVERAGE	48,990 SF	35,676 SF	NO CHANGE [1]	COMPLIES
IMPERVIOUS COVERAGE %	82.3%	60% MAX.	NO CHANGE [1]	COMPLIES
FLOOR AREA	20,518 SF	29,730 SF	22,071 SF	COMPLIES
FLOOR AREA %	34.5%	50% MAX.	37.1%	COMPLIES
OPEN SPACE	10,470 SF	11,892 SF	NO CHANGE [1]	COMPLIES
OPEN SPACE %	17.6%	20% MIN.	NO CHANGE [1]	COMPLIES
BUILDING HEIGHT	14'-4"	35'	30'-4"	COMPLIES

[1] THE IMPERVIOUS SURFACE AND IT'S INVERSE OPEN SPACE IS CONSIDERED NON-COMPLYING STRUCTURE UNDER THE CODE. NON-COMPLYING STRUCTURES ARE REGULATED UNDER CHAPTER 122, ARTICLE II. SEC. 122-27 & 122-28 EXPRESSLY PERMIT NON-COMPLYING STRUCTURES TO BE CONTINUED AND MAINTAINED AS LONG AS THE VALUE OF ANY RECONSTRUCTIONS, RENOVATIONS, OR REPAIRS DO NOT EXCEED 50% OF THE PROPERTY'S APPRAISED OR ASSESSED VALUE. SEC. 122-27 ALSO DISCOURAGES THEIR EXPANSION. IN THIS CASE, PROPOSED WORK DOES NOT EXCEED 50% OF THE VALUE OF THE PROPERTY AND AS A RESULT OF THE WORK THE NON-COMPLYING IMPERVIOUS SURFACE WILL NOT BE EXPANDED.

ACCORDING TO THE MONROE COUNTY PROPERTY APPRAISER'S PROPERTY RECORD INFORMATION THE VALUE OF THE SITE PROPERTY IS APPROXIMATELY $26,542,944. THE ESTIMATED VALUE OF THE PROPOSED PROJECT IS EXPECTED TO BE APPROXIMATELY $_____ (APPROXIMATELY _____% OF THE ASSESSED VALUE OF MALLORY). GIVEN THE ABOVE, CHAPTER 122, ART. II CLEARLY INDICATES NO VARIANCE IS REQUIRED FOR IMPERVIOUS SURFACE.

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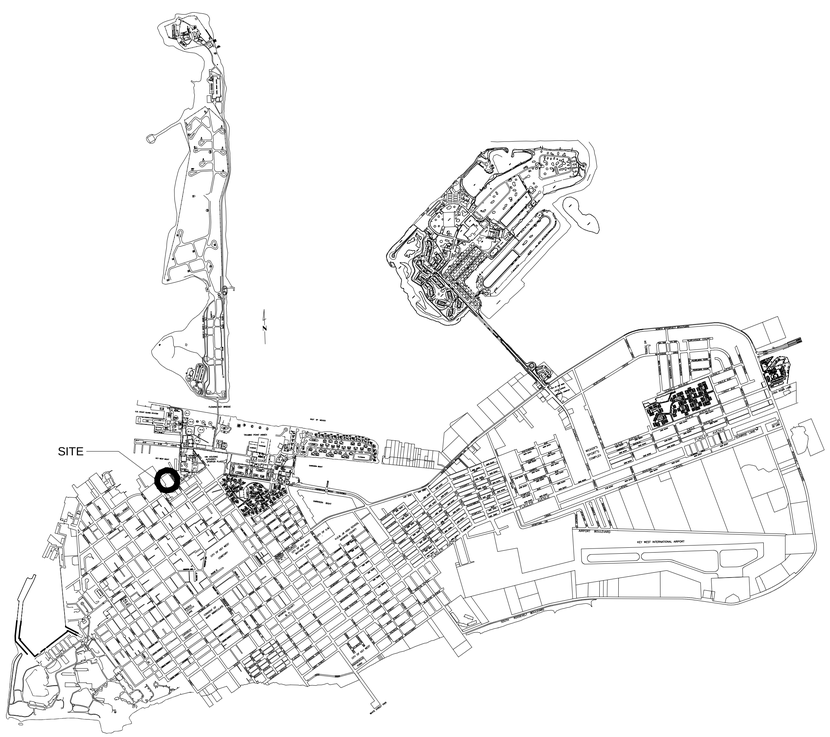
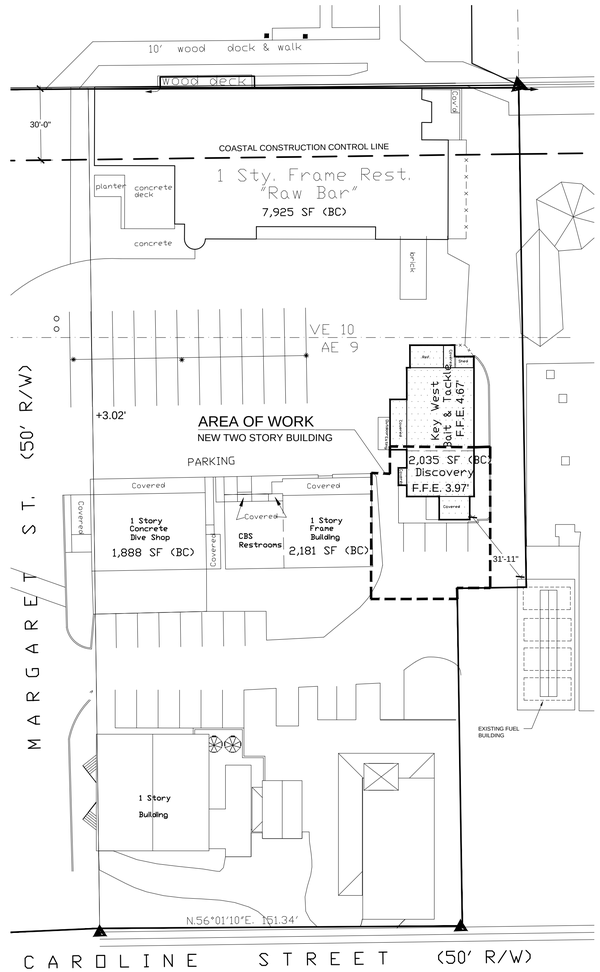


N W E S

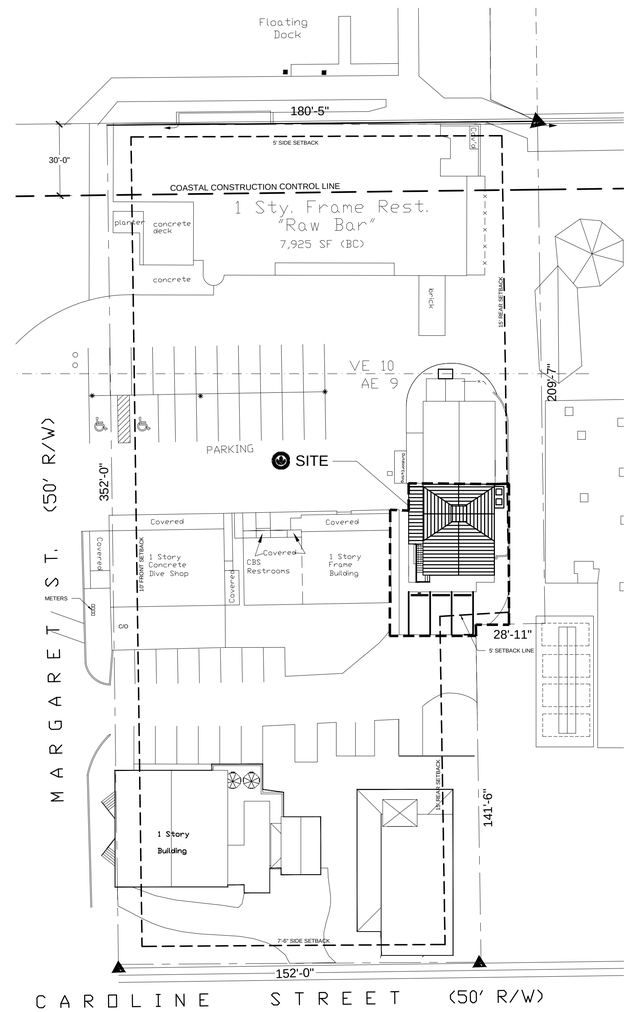
REGIONAL MAP - KEY WEST



N W E S

EXISTING SITE PLAN

SCALE:1"=30'-0"



N W E S

PROPOSED SITE PLAN

SCALE:1"=30'-0"

SeaTech Inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
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PROJECT DATA

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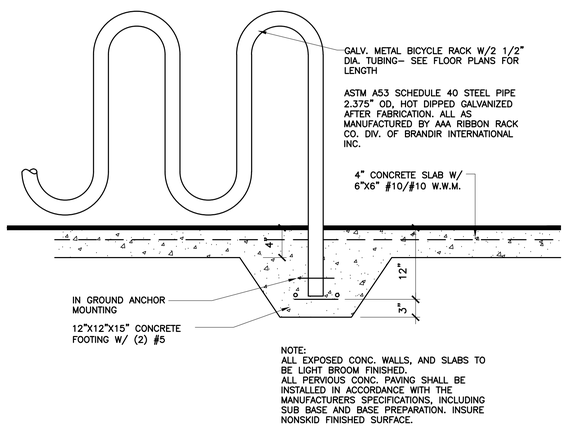
PARKING SUMMARY

REQUIRED SPACES (CURRENT USE): 100 / 3 = 33
REQUIRE SPACES (PROPOSED USE): 8

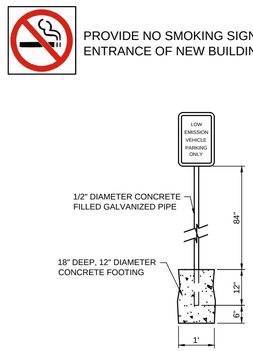
NO ADDITIONAL SPACES PROVIDED SINCE THE USAGE REDUCES THE NUMBER OF SPACES REQUIRED. NO ADDITIONAL SPACES PROVIDED IN ORDER TO SATISFY USGBC LEED CREDIT SS4.4.

TOTAL ACCESSIBLE SPACES REQUIRED: 2
TOTAL ACCESSIBLE SPACES PROVIDED : 2



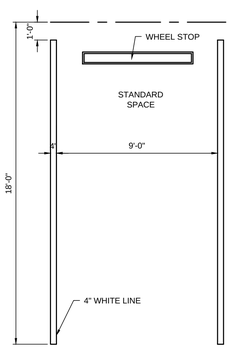
BICYCLE RACK DETAIL

SCALE:1"=1'-0"



LOW EMISSION PARKING SIGN DETAIL

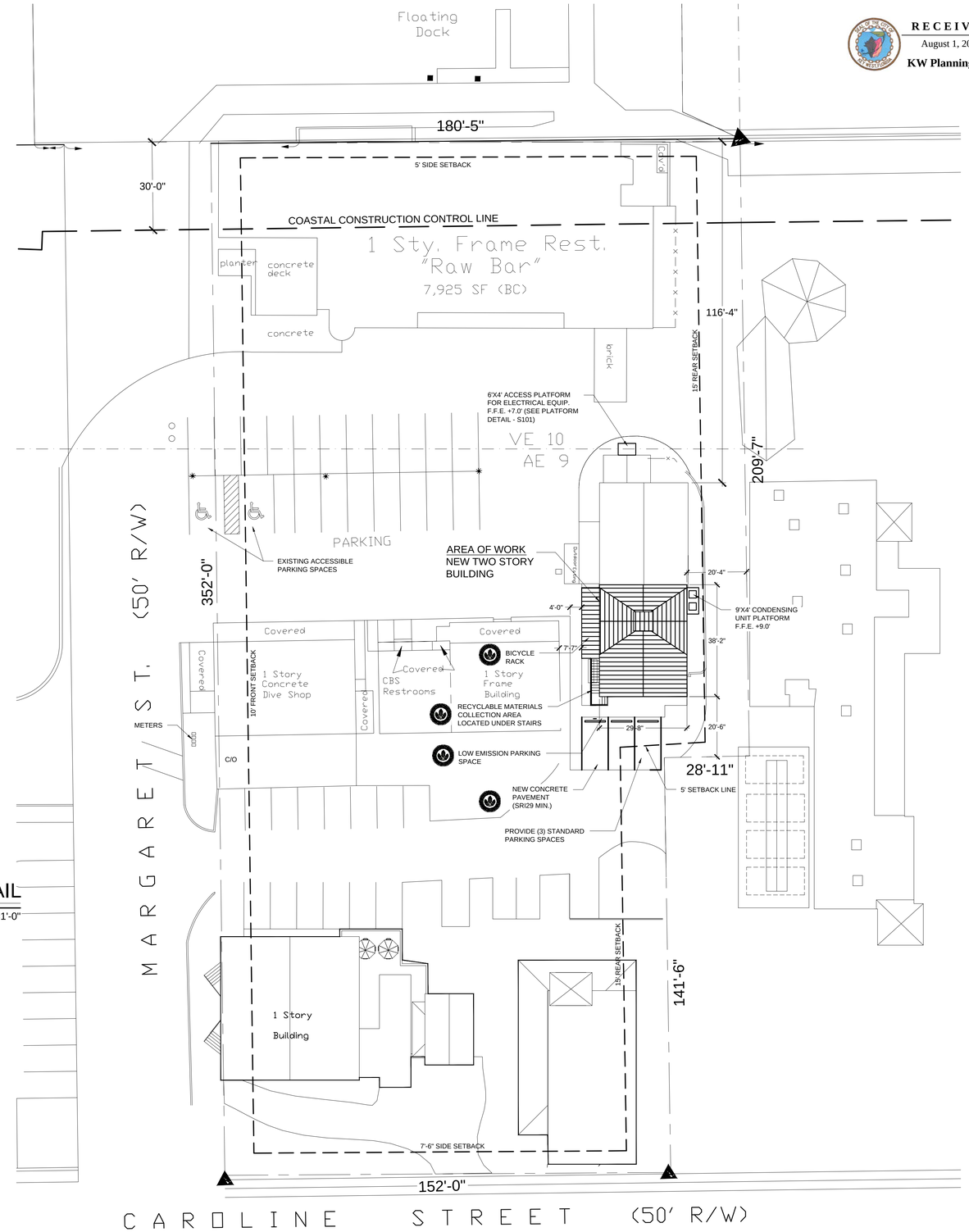
SCALE:1/4"=1'-0"



BLUE PAINT: FEDERAL STANDARD #595-A COLOR OR 15180, OR EQUAL

PARKING DETAIL

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



PROPOSED SITE PLAN

SCALE:1"=20'-0"

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PROPOSED SITE PLAN

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

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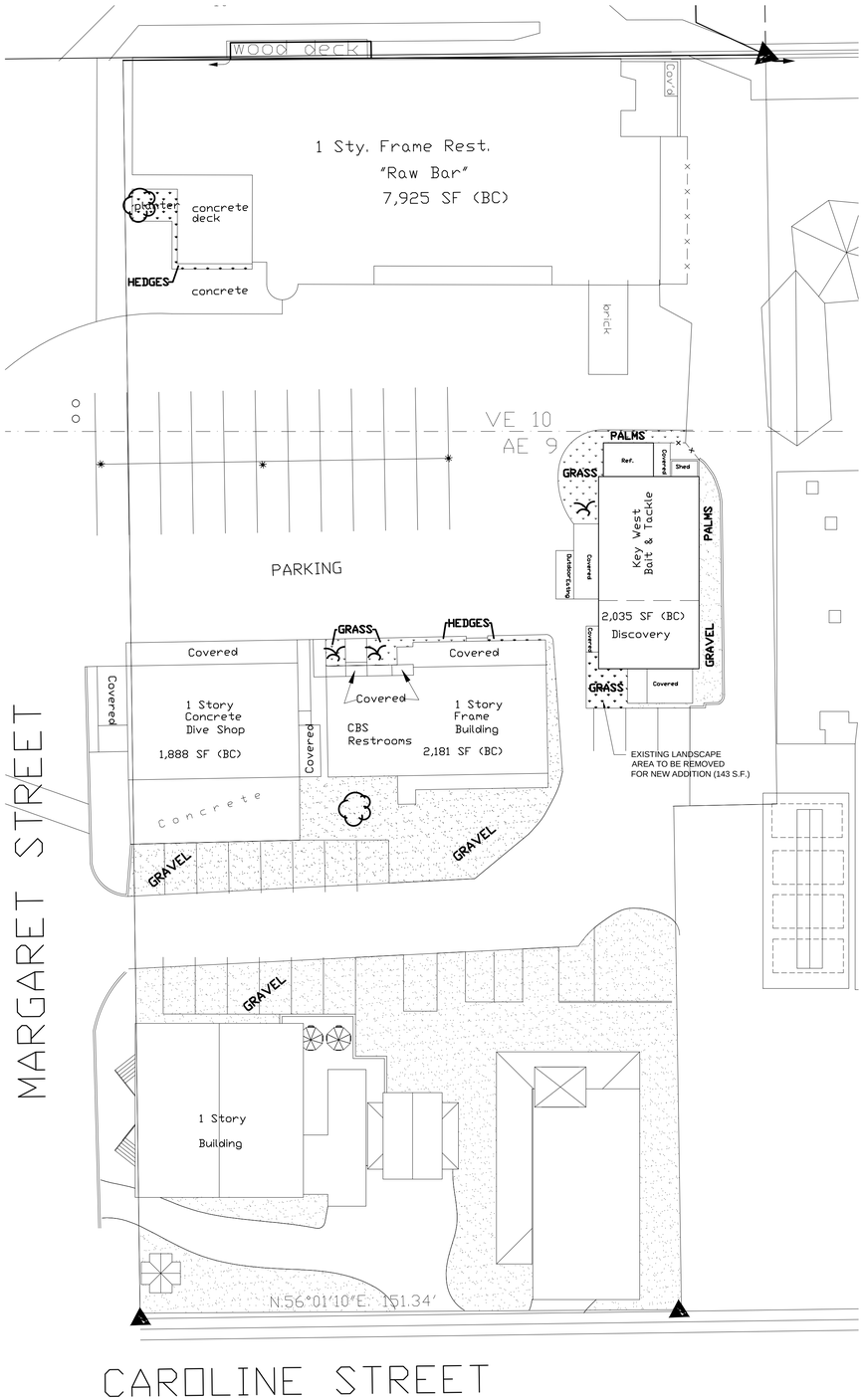
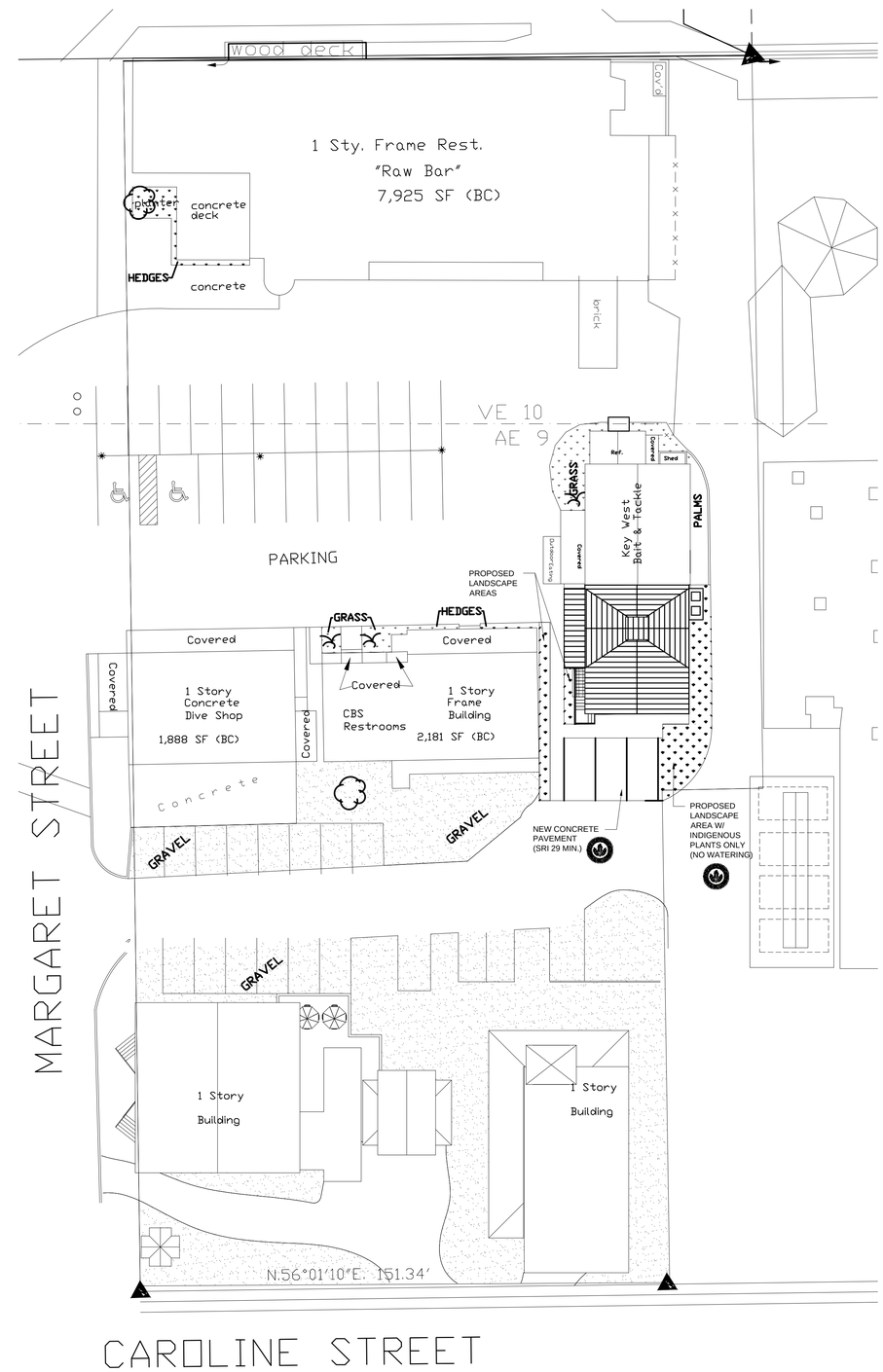


EXISTING LANDSCAPE PLAN

SCALE:1"=20'-0"



PROPOSED LANDSCAPE PLAN

SCALE:1"=20'-0"

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LANDSCAPE PLAN

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

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Water Quantity and Water Quality Calculations

Water Quantity - Predevelopment

Basin	A =	0.070	ac	3,048	sf
Pervious Area		0.012	ac	525	sf
Impervious Area		0.058	ac	2,523	sf
% Impervious		82.78%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		2	ft		
Predeveloped Available Storage		1.88	in		
Soil Storage	S =	0.32	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{pre} =	11.85	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/24h}$ =	0.83	ac-in		

Water Quantity - Postdevelopment

Basin	A =	0.070	ac	3,048	sf
Pervious Area		0.015	ac	653	sf
Impervious Area		0.055	ac	2,395	sf
% Impervious		78.6%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		2	ft		
Developed Available Storage		1.88	in		
Soil Storage	S =	0.40	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	11.76	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/24h}$ =	0.82	ac-in		

Postdevelopment - Predevelopment

$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post}$ =	-0.09	in
Pre/Post Volume = $Q_{pre-post}$ x A	$V_{pre-post}$ =	-0.01	ac-in

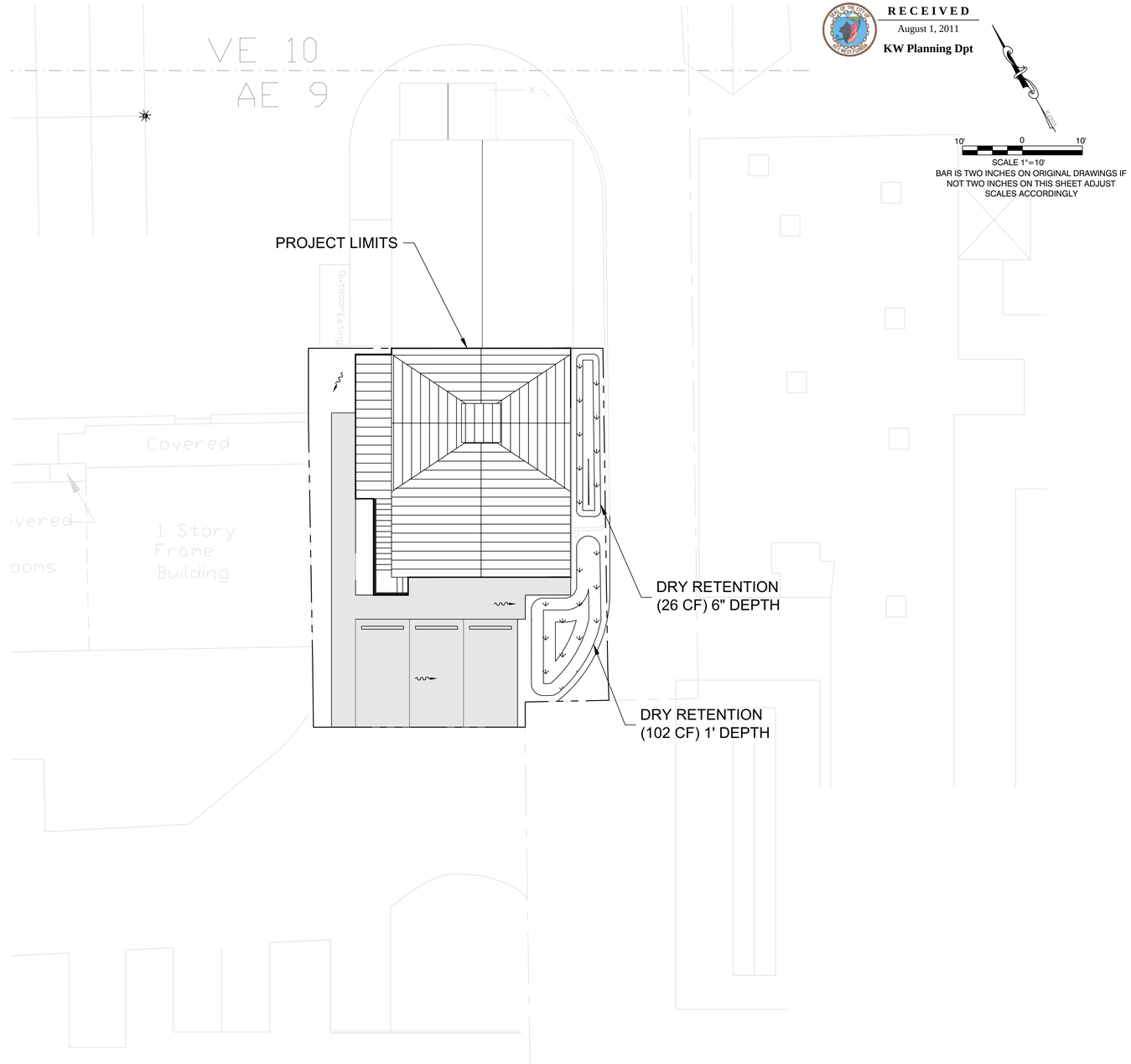
Water Quality

Basin A	0.070	ac	3,048	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.029	ac	1,284	sf
Pavement/Walkways	0.026	ac	1,111	sf
Pervious area	0.015	ac	653	sf
Site area for Water Quality (Total area- (water surface + roof area))	0.040	ac	1,764	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.026	ac	1,111	sf
% Impervious	63%			
A) One inch of runoff from project area	0.070	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.064	ac-in		

Comparision of Water Quality Methods

	0.070 ac-in	>	0.064 ac-in

Pretreament Volume Required(50% Credit)	0.035	ac-in	127	cf
Pretreatment Volume provided by Dry Retention	0.035	ac-in	128	cf



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

DRAINAGE & GRADING PLAN

DRAINAGE NOTES:

1. ROOF DOWN SPOUTS DIRECTED TO DISCHARGE INTO DRY RETENTION / LANDSCAPE AREAS OR PERVIOUS AREAS WITH SPLASH BLOCKS TO PREVENT EROSION
2. LANDSCAPING FOR DRY RETENTION AREAS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS
3. THE LANDSCAPING AND DRY RETENTION AREAS SHALL NOT BE CONSTRUCTED TO CREATE STORMWATER FLOW TO ADJACENT PROPERTIES

LEGEND
- PROJECT LIMITS
- CONCRETE PAVEMENT
- RETENTION AREA
- EXISTING GRADE
- STORMWATER FLOW

NOTE:SYMBOLS IN LEGEND ARE NOT TO SCALE

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CORCORAN CENTER
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TAMPA, FLORIDA 33610-7
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KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

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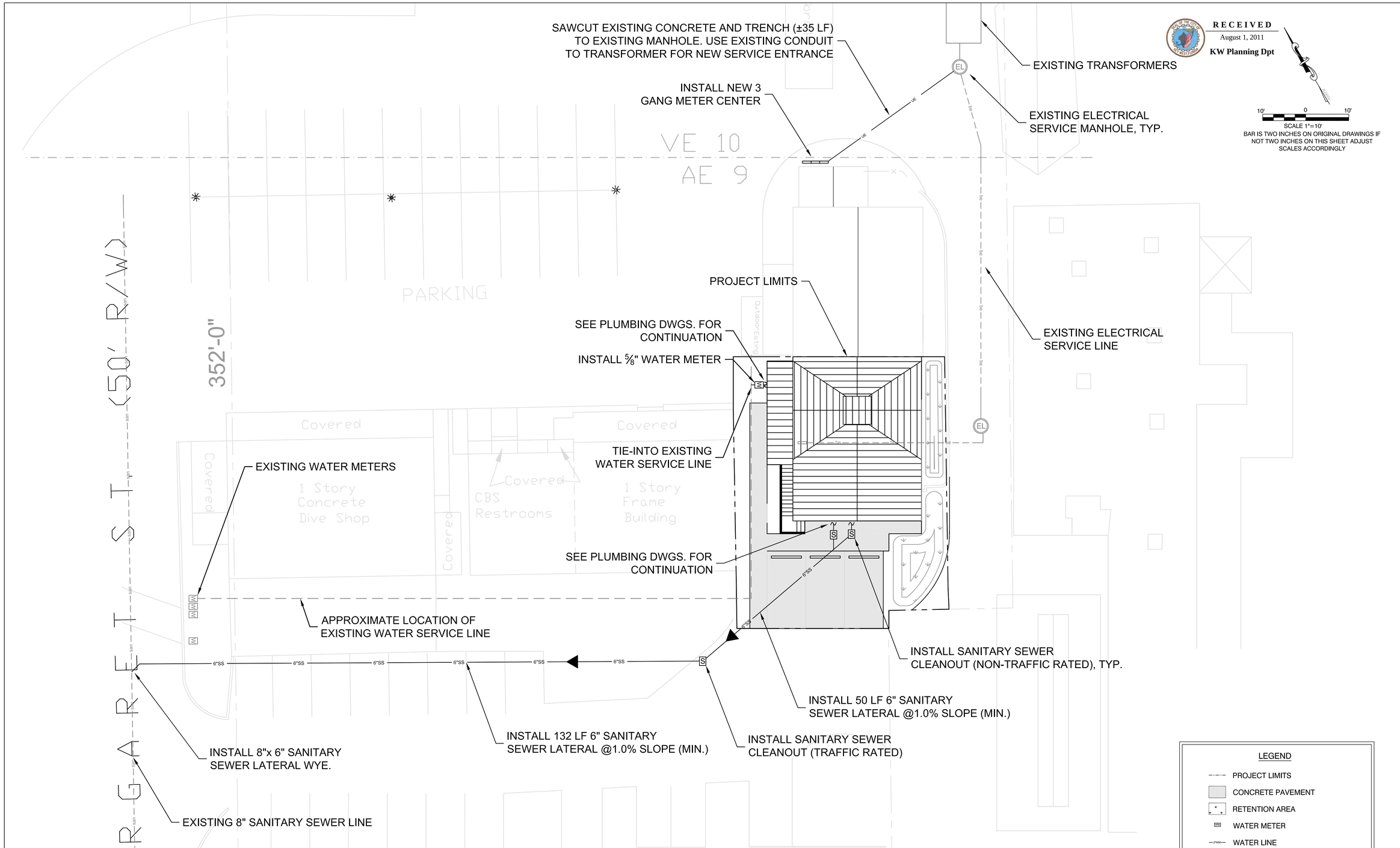

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10' 0 10'
SCALE 1"=10'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

UTILITY PLAN

UTILITY NOTES:

1. ALL POTABLE WATER WORK TO BE DONE IN ACCORDANCE WITH 2011 FKAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER SYSTEM PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL CONTACT THE CITY OF KEY WEST GENERAL SERVICES DEPARTMENT FOR INSPECTION OF ANY / ALL WORK RELATING TO CITY SEWER SYSTEM. NO WORK SHALL BE COMPLETED ON A CITY OF KEY WEST SANITARY SEWER SYSTEM WITH A REPRESENTATIVE FROM THE GENERAL SERVICES DEPARMENT PRESENT.

LEGEND

- PROJECT LIMITS
- CONCRETE PAVEMENT
- RETENTION AREA
- WATER METER
- 2"WM — WATER LINE
- 6"SS — SANITARY SEWER LINE
- SANITARY SEWER FLOW DIRECTION
- S — SANITARY SEWER CLEAN-OUT
- GATE VALVE
- WATER FITTINGS
- bd — (EXISTING) ELECTRICAL SERV. LINE
- UE — ELECTRICAL SERVICE LINE

NOTE:SYMBOLS IN LEGEND ARE NOT TO SCALE

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KEY WEST BIGHT RETAIL SHOP

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BUILDING CODE ANALYSIS:

APPLICABLE BUILDING CODES:

FLORIDA BUILDING CODE (2007)
FLORIDA FIRE PROTECTION CHAPTER 39 OR NFPA 101 AND 13, 10, ETC.
FLORIDA ACCESSIBILITY CODE

OCCUPANY CLASSIFICATION:

CLASSIFICATION OF OCCUPANCY PER FBC: 304.1 BUSINESS GROUP B
309 MERCANTILE GROUP M
311.2 MODERATE-HAZARD STORAGE, GROUP S-1

TYPE OF CONSTRUCTION:

TYPE VA (FBC 602.5) - CONSTRUCTION THAT IS ANY MATERIAL PERMITTED BY CODE.

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: (PER FBC TABLE 601)

STRUCTURAL FRAME:	1 HOUR(S)
BEARING WALLS:	1 HOUR(S)
NON-BEARING WALLS AND PARTITIONS (INTERIOR):	0 HOUR(S)
FLOOR CONSTRUCTION:	1 HOUR(S)
ROOF CONSTRUCTION:	1 HOUR(S)

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (PER FBC TABLE 602)

TYPE VA CONSTRUCTION; GROUP M + S-1 OCCUPANCY

LESS THAN 5'-0":	3 HOUR(S)
BETWEEN 5'-0" AND 10'-0":	2 HOUR(S)
BETWEEN 10'-0" AND 2'-0":	1 HOURS(S)
GREATER THAN 20'-0":	0 HOURS(S)

OCCUPANCY / TENANT SEPERATION:

TENANT SEPARATION WALL (PER FBC SECTION 708.1 FIRE PARITIONS)	1 HOUR(S)
FLOOR / CEILING ASSEMBLY (PER FBC SECTION 711 HORIZONTAL ASSEMBLIES)	1 HOUR(S)

BUILDING HEIGHT/NUMBER OF STORIES (WITHOUT SPRINKLER SYSTEM):

ALLOWED: 50'-0" MAXIMUM ABOVE FINISH GRADE / 3 STORIES (FBC TABLE 503) GROUP S-1 IS MOST RESTRICTIVE

PROPOSED: 30'-4" HIGH, 2 STORIES

MAXIMUM ALLOWABLE BUILDING AREA (WITHOUT SPRINKLER SYSTEM):

MAX ALLOWED: PER S-1 OCCUPANCY 14,000 SQ FT X 3 STORIES= 42,000 SQ FT (FBC TABLE 503)

FBC 503.1.3. BUILDINGS ON SAME LOT. 2 OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE HEIGHT OF EACH BUILDING AND THE AGGREGATE AREA OF BUILDINGS ARE WITHIN THE LIMITATIONS OF TABLE 503 AS MODIFIED BY SECTIONS 504 AND 506.

AREA TABULATION:

EXISTING BAIT AND TACKLE SHOP:	1190 SF
PROPOSED BIGHT RETAIL BUILDING:	2000 SF (1ST AND 2ND FLOOR COMBINED)
EXISTING FISH HOUSE:	2181 SF
EXISTING DIVE SHOP:	1888 SF
TOTAL AGGREGATE AREA	7259 SF

INTERIOR FINISHES:

NEW INTERIOR WALL & CEILING FINISHES (NFPA 38.3.3.2):
- EXIT ENCLOSURES & EXIT ACCESS CORRDIORS = CLASS A OR B
- ALL OTHER AREAS = CLASS A, B OR C

NEW INTERIOR FLOOR FINISHES (NFPA 38.3.3.3):
- EXIT ENCLOSURES = CLASS I OR II

CALCULATED OCCUPANT LOAD FOR EGRESS CAPACITY:

PER NFPA 101 TABLE 7.3.1.2:
BUSINESS B= 1 PERSON PER 100 GROSS SF
MERCANTILE M= 1 PERSON PER 30 GROSS SF

OCCUPANT LOAD FOR 1ST FLOOR = 1000/30= 34 OCCUPANTS
OCCUPANT LOAD FOR 2ND FLOOR = 1000 SF/100= 10 OCCUPANTS

TOTAL OCCUPANT LOAD= 44 OCCUPANTS

EMERGENCY LIGHTS MUST MEET ALL ENGINEERING TECHNICAL LETTER 99.4 REQUIREMENTS. THE LETTERING FOR THE EXIT LIGHTS MUST BE RED IAW ETL 99.4 CH. 6.

ILLUMINATED EXIT LIGHT LOCATIONS ARE DESIGNATED BY THE FOLLOWING SYMBOL:

INDICATES SURFACE MOUNTED ILLUMINATED EXIT LIGHT

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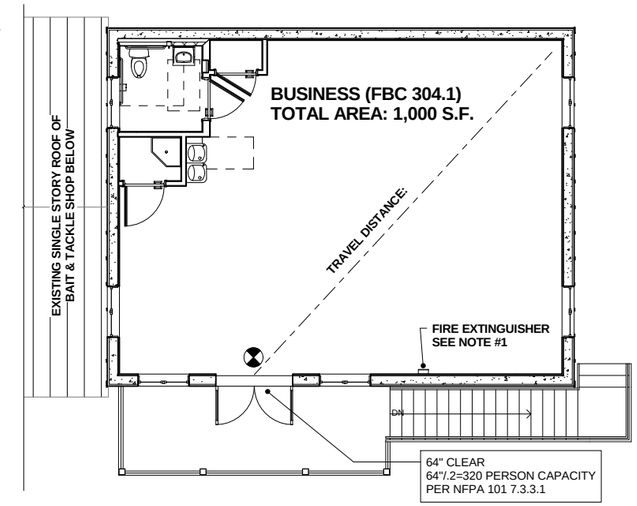
NOTES: THIS SHEET ONLY

NOTE #1: SEMI- RECESSED FIRE EXTINGUISHER
10# ABC MULTI-PURPOSE FIRE DRY CHEMICAL EXTINGUISHERS BY AMEREX.

FIRE EXTINGUISHER SIZE & PLACEMENT:
- MINIMUM RATED SINGLE EXTINGUISHER= 2-A
- MAXIMUM FLOOR AREA PER UNIT= 3,000 S.F. & 1,000 S.F. ACTUAL
- MAXIMUM FLOOR AREA FOR EXTINGUISHER= 11,250 S.F. & 1,000 S.F. ACTUAL
- MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER= 75 FT

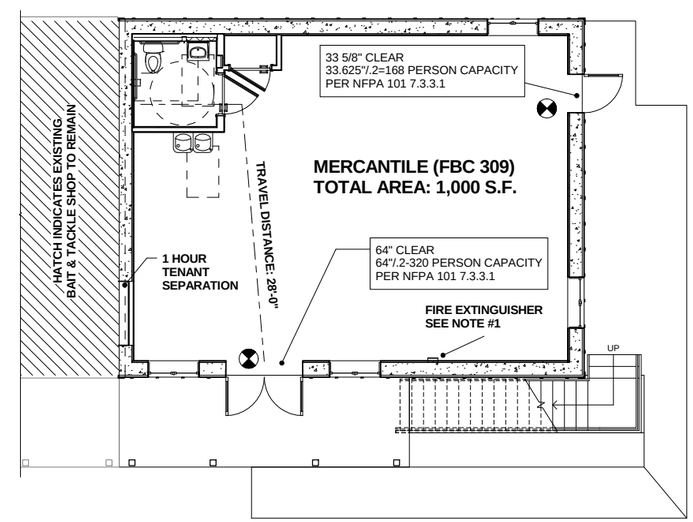
ELEVATORS:
FBC 2007 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION

EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3,000 SQUARE FEET (279 SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER, A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE US ATTORNEY GENERAL.



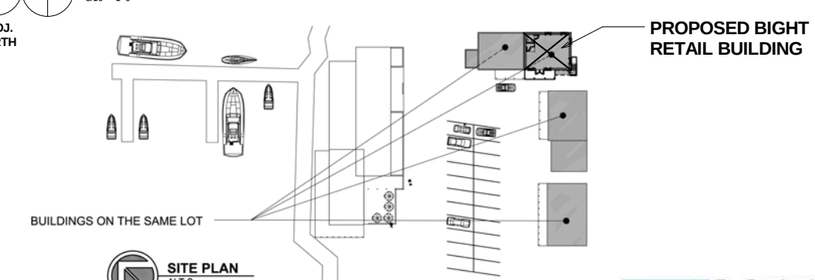
TRUE NORTH PROJ. NORTH 2 A201|LS101

SECOND FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"



TRUE NORTH PROJ. NORTH 1 A201|LS101

FIRST FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"



SITE PLAN
N.T.S.
TRUE NORTH

FRANK DAUGHTRY
Architect P.L
200 E GOVERNMENT ST STE 240A
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Voice: 850.433.3023
Lic: AA26002048

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FIRST + SECOND FLOOR LIFE SAFETY PLAN

KEY WEST BIGHT RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

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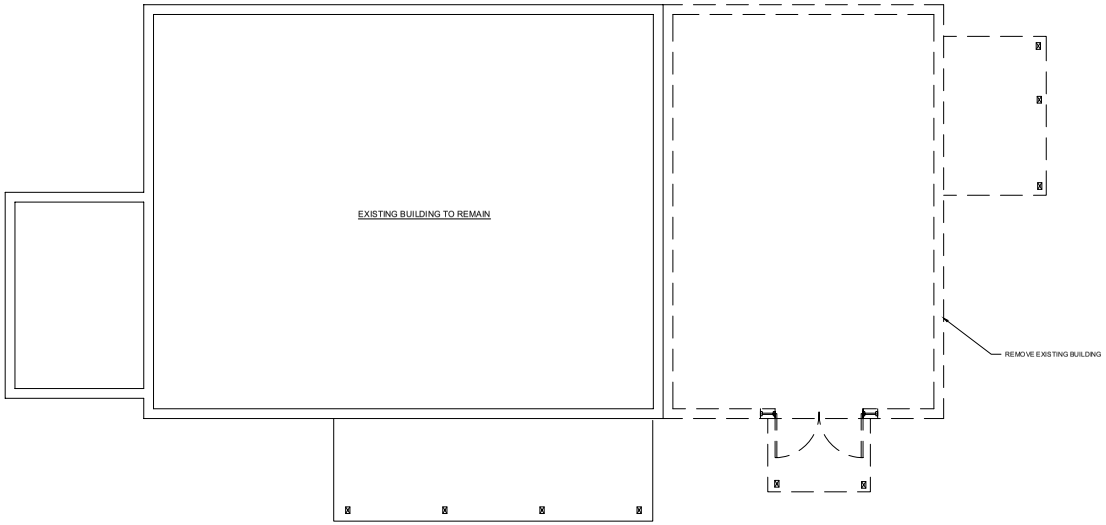
MONROE COUNTY



EXISTING FLOOR PLAN

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

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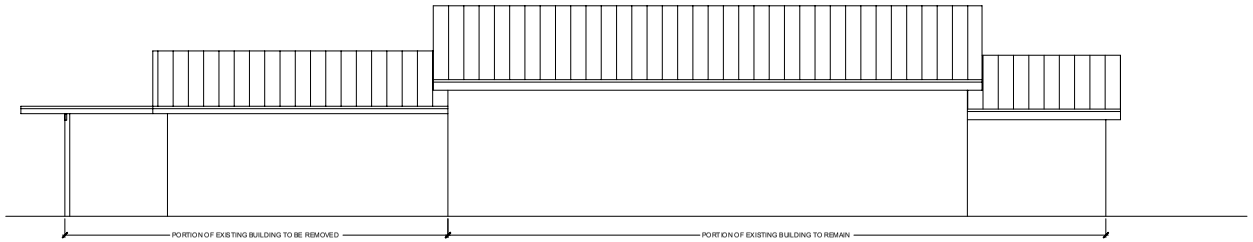

EXISTING NORTH ELEVATION

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

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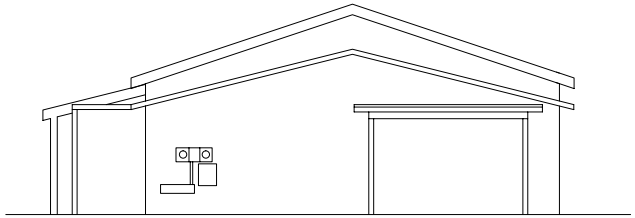

EXISTING EAST ELEVATION

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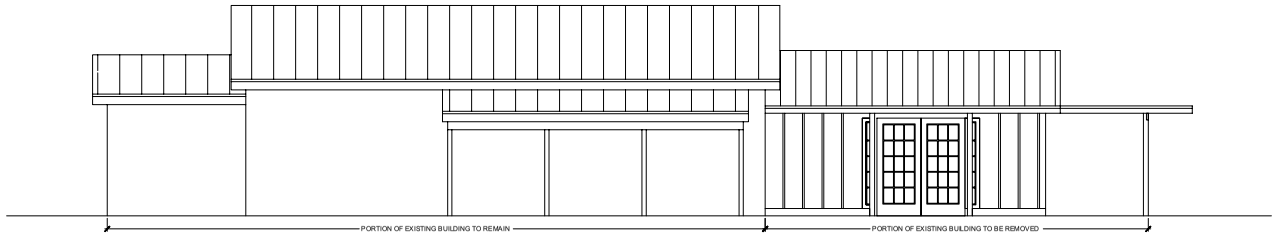

EXISTING SOUTH ELEVATION

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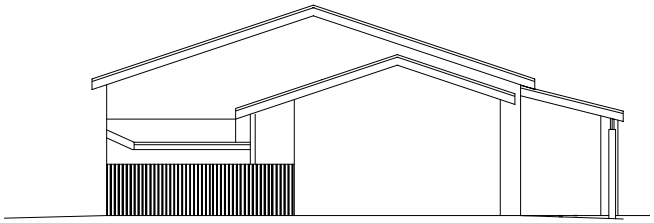

EXISTING WEST ELEVATION

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

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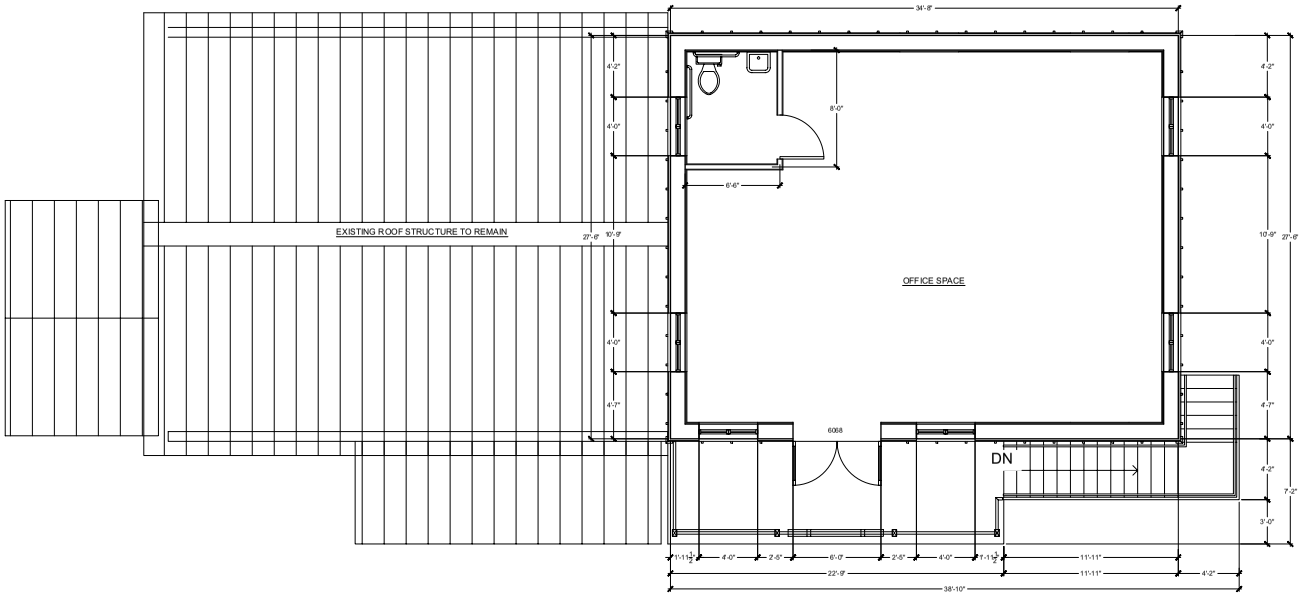
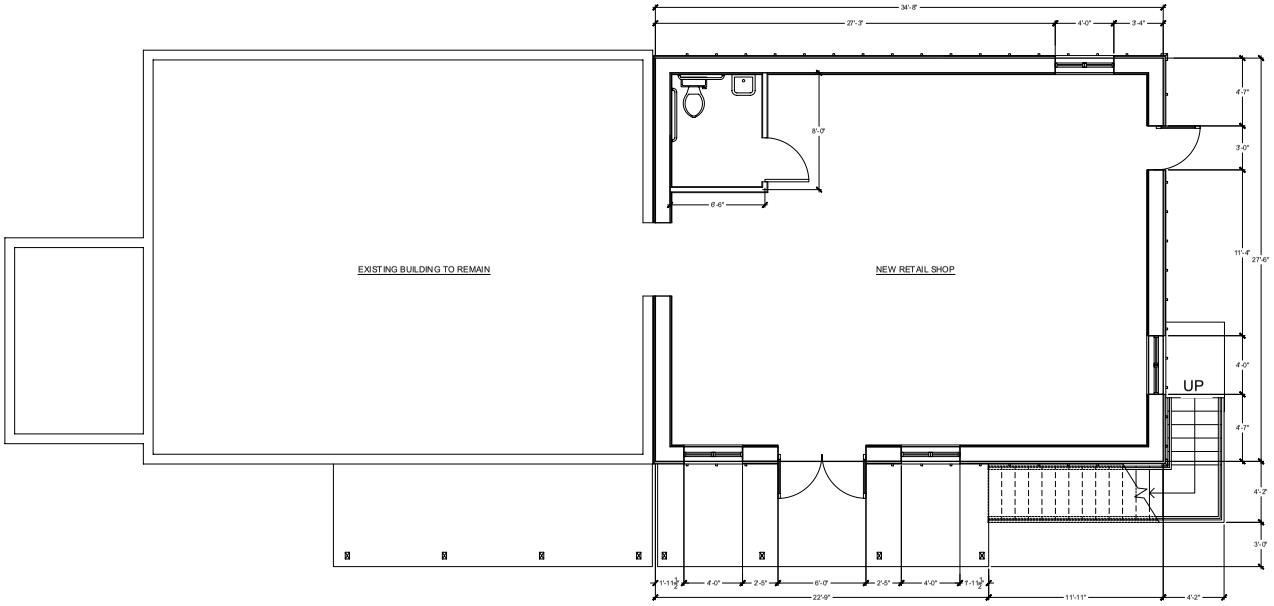


PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

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PROPOSED SOUTH ELEVATION

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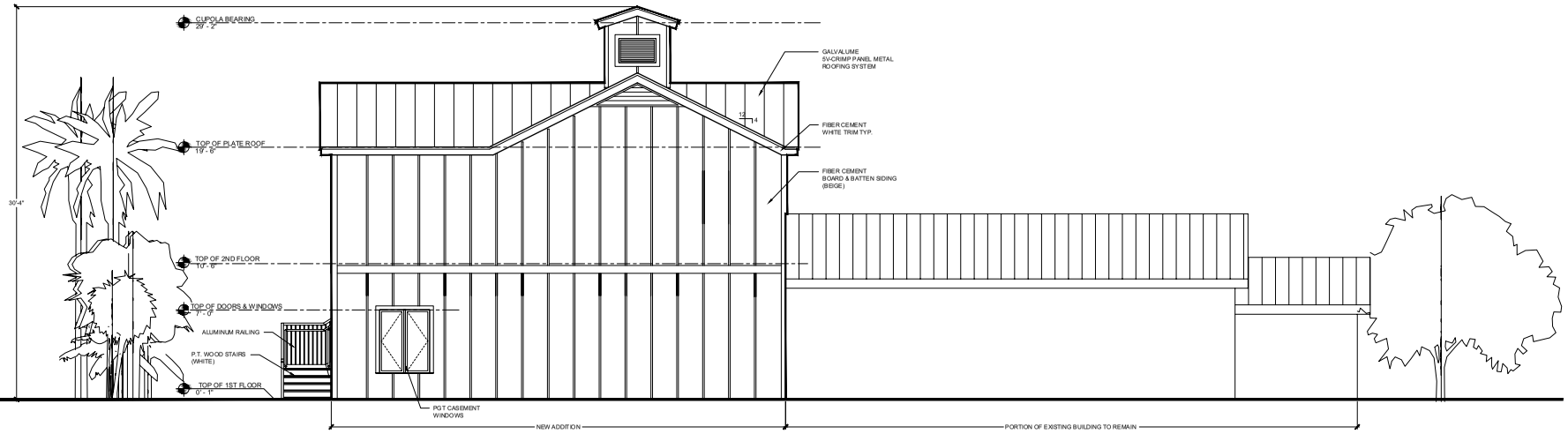

PROPOSED NORTH ELEVATION

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

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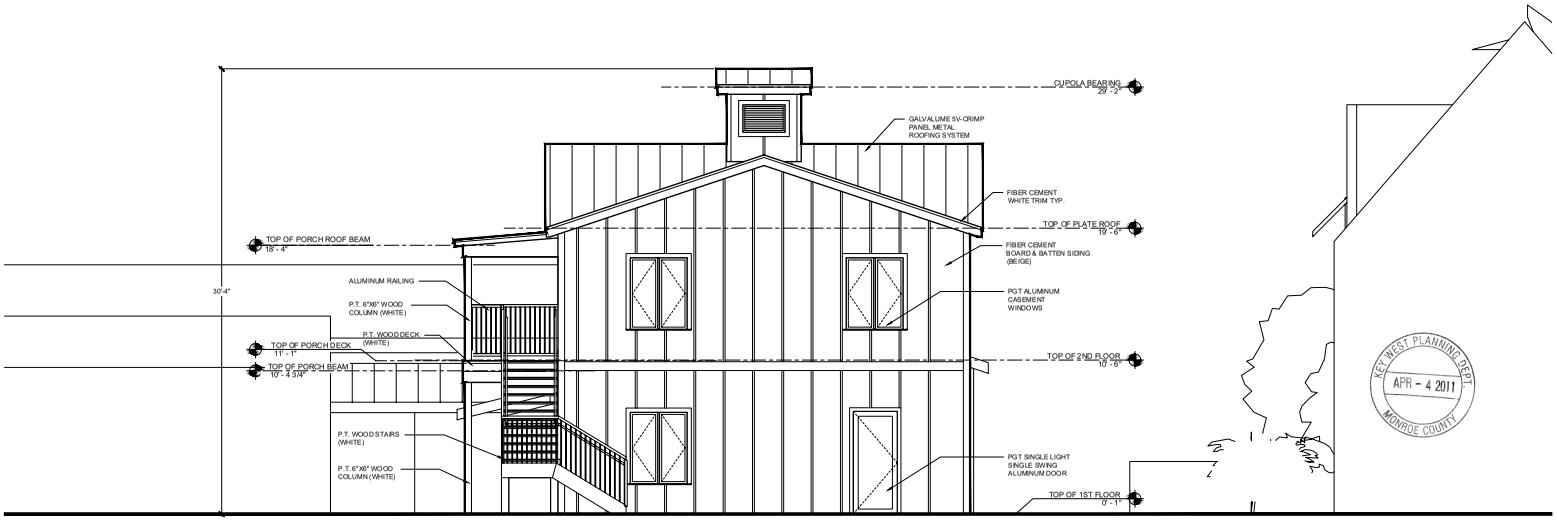
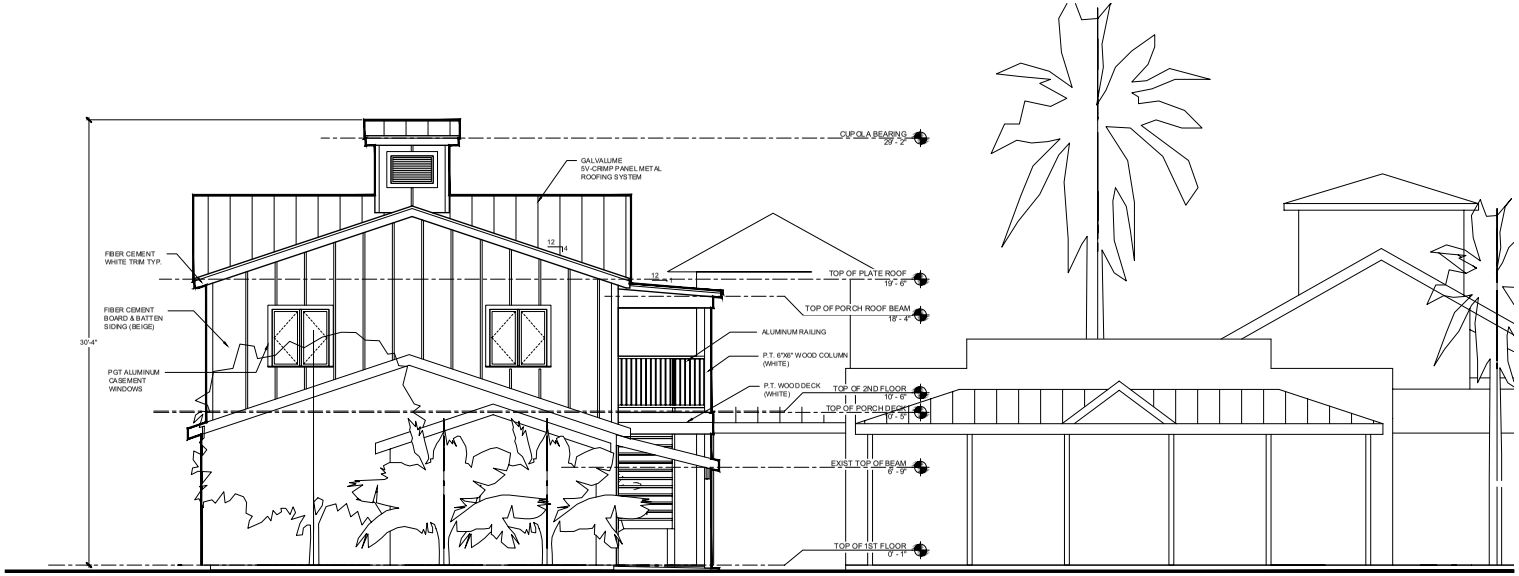


PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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

ScaTech Inc.
830 CRANE BOULEVARD
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C.A. #26984

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KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

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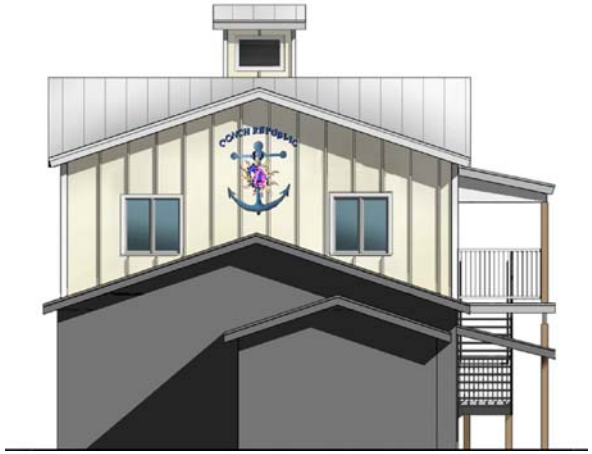

PROPOSED WEST ELEVATION

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

PROPOSED SOUTH ELEVATION

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

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PROPOSED EAST ELEVATION

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

PROPOSED NORTH ELEVATION

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

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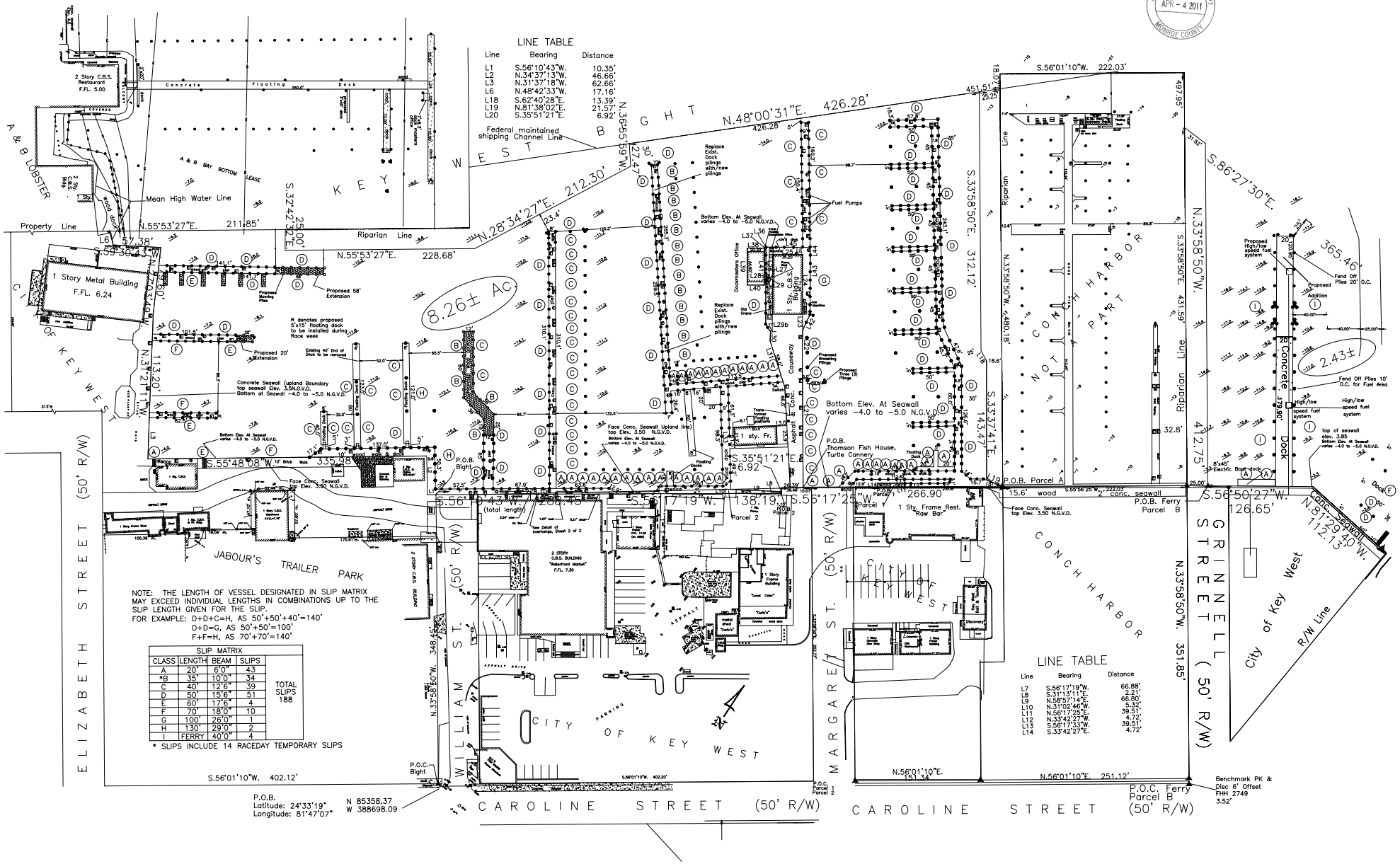
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