

Site Plans


MICHAEL AND ROB RESIDENCE

RESIDENTIAL RENOVATION

1008 WATSON STREET, KEY WEST, FLORIDA 33040

VARIANCE APPLICATION

SEPTEMBER 16, 2013

| | |
|--|---|
| <p>DESIGN TEAM</p> <p>ARCHITECT: mbi k2m Architecture, Inc. Michael B. Ingram, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> | <p>SCOPE OF WORK</p> <p>GENERAL</p> <p>A0.1.1 COVER SHEET</p> <p>ARCHITECTURAL</p> <p>AE1.0.1 SITE SURVEY AE1.1.1 EXISTING SITE PLAN</p> <p>AD2.1.1 FIRST FLOOR DEMOLITION PLAN AD2.1.2 SECOND FLOOR DEMOLITION PLAN AD3.1.1 EXTERIOR ELEVATIONS - DEMOLITION</p> <p>A1.1.1 SITE PLAN A2.1.1 FIRST FLOOR PLAN A2.1.2 SECOND FLOOR PLAN A3.1.1 EXTERIOR ELEVATIONS A3.1.2 EXTERIOR ELEVATIONS</p> |
| <p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p> | <p>CODE INFORMATION</p> <p>APPLICABLE CODES 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p>FEMA REQUIREMENTS FLOOD ZONE: X</p> <p>GENERAL BUILDING HEIGHTS AND AREAS MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE MAX STORIES - 3 ACTUAL - 2 MAX AREA PER FLOOR - UNLIMITED</p> |

MICHAEL AND ROB RESIDENCE
1008 WATSON STREET
VARIANCE APPLICATION

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PROF. REG. AA26001059

SUBMISSIONS

| |
|---|
| July 19, 2013- Existing Conditions |
| September 16, 2013 - Variance Application |
| |
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| | |
|-----------------------|--------------------|
| Project No. 13 080 | Phase: VARIANCE |
|-----------------------|--------------------|

COVER SHEET

A0.1.1

DATE: Sept. 16, 2013

Seal:

Consultants:

Submissions:

June 19, 2013 - Filing Conditions
September 16, 2013 - Variance Application

MICHAEL AND ROB RESIDENCE
RESIDENTIAL RENOVATION
1008 Watson Street, Key West, Florida 33040

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|--------------|-------------|
| Drawing Size | Project #: |
| 24x36 | MK-13 080 |
| Drawn By: | Checked By: |
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Title:
EXISTING SITE PLAN

Sheet Number:

AE1.1.1

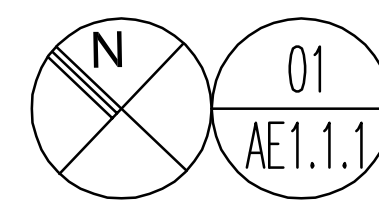
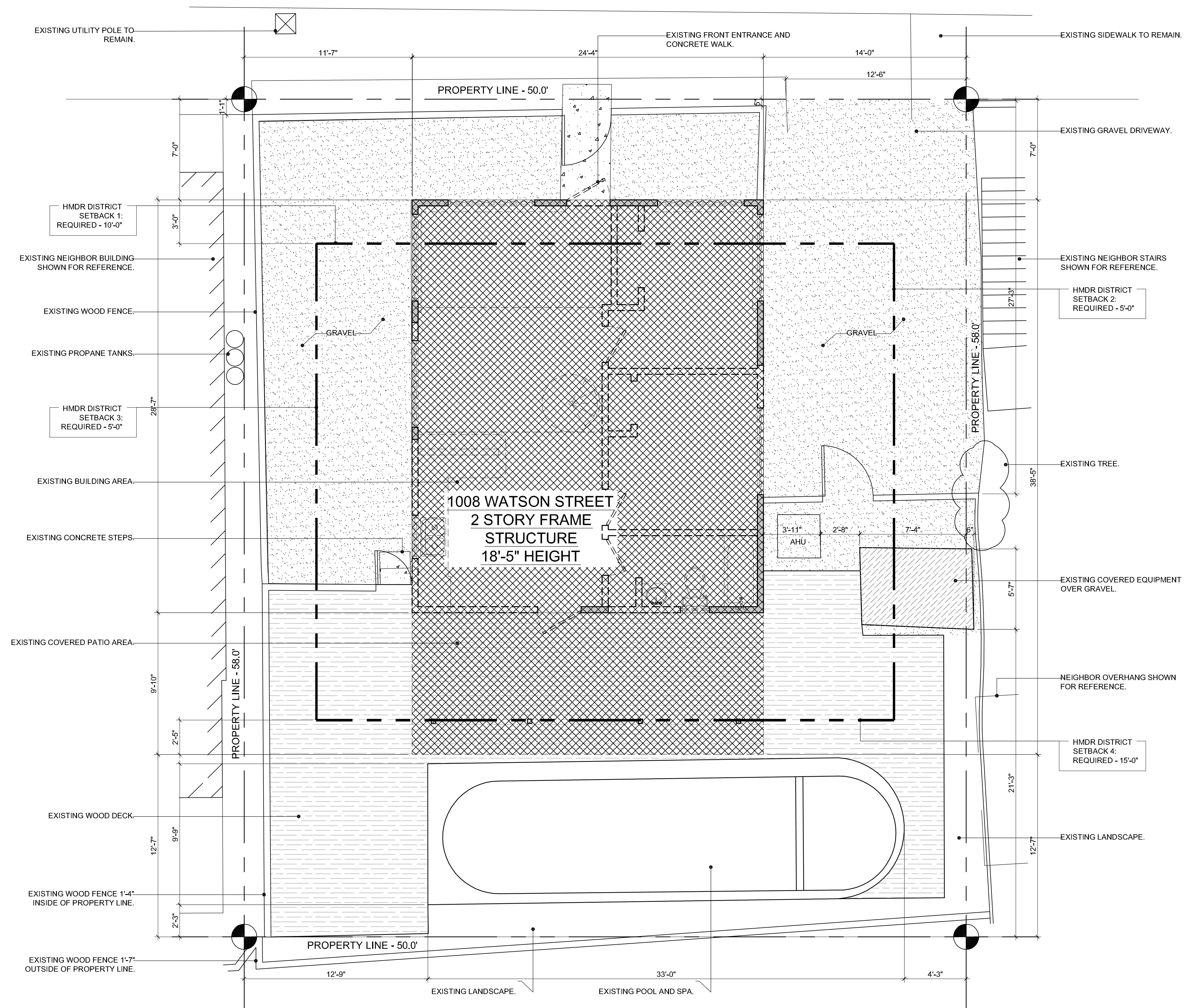
Date: September 16, 2013

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WATSON STREET

| PROJECT STATISTICS: | | |
|-------------------------|------------------|----------------|
| | CODE REQUIREMENT | EXISTING |
| ZONING | HMDR | |
| FLOOD ZONE | X | |
| SIZE OF SITE | 2,900 SF | |
| HEIGHT | 30'-0" MAX | 18'-5" |
| SETBACK 1: FRONT | 10'-0" | 7'-0" |
| SETBACK 2: SIDE SETBACK | 5'-0" | 11'-7" |
| SETBACK 3: SIDE SETBACK | 5'-0" | 14'-0" |
| SETBACK 4: REAR SETBACK | 15'-0" | 12'-7" |
| FLOOR AREA RATIO | 1.0 MAX | .24 |
| BUILDING COVERAGE | 40% (1,160 SF) | 34 % (977 SF) |
| IMPERVIOUS SURFACE | 60% (1,740 SF) | 91% (2,638 SF) |

| SITE PLAN LEGEND | |
|------------------|-----------------------------|
| | EXISTING BUILDING COVERAGE |
| | EXISTING WOOD DECK |
| | EXISTING GRAVEL |
| | EXISTING CONCRETE WALKWAY |
| | EXISTING EQUIPMENT COVERAGE |



EXISTING SITE PLAN

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

Seal:

Consultants:

Submissions:

June 19, 2013 - Filing Conditions

September 16, 2013 - Variance Application

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Title:
**FIRST FLOOR
DEMOLITION
PLAN**

Sheet Number:

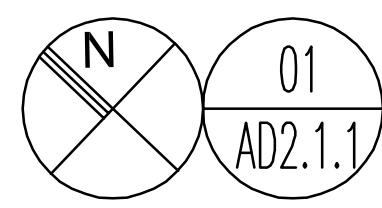
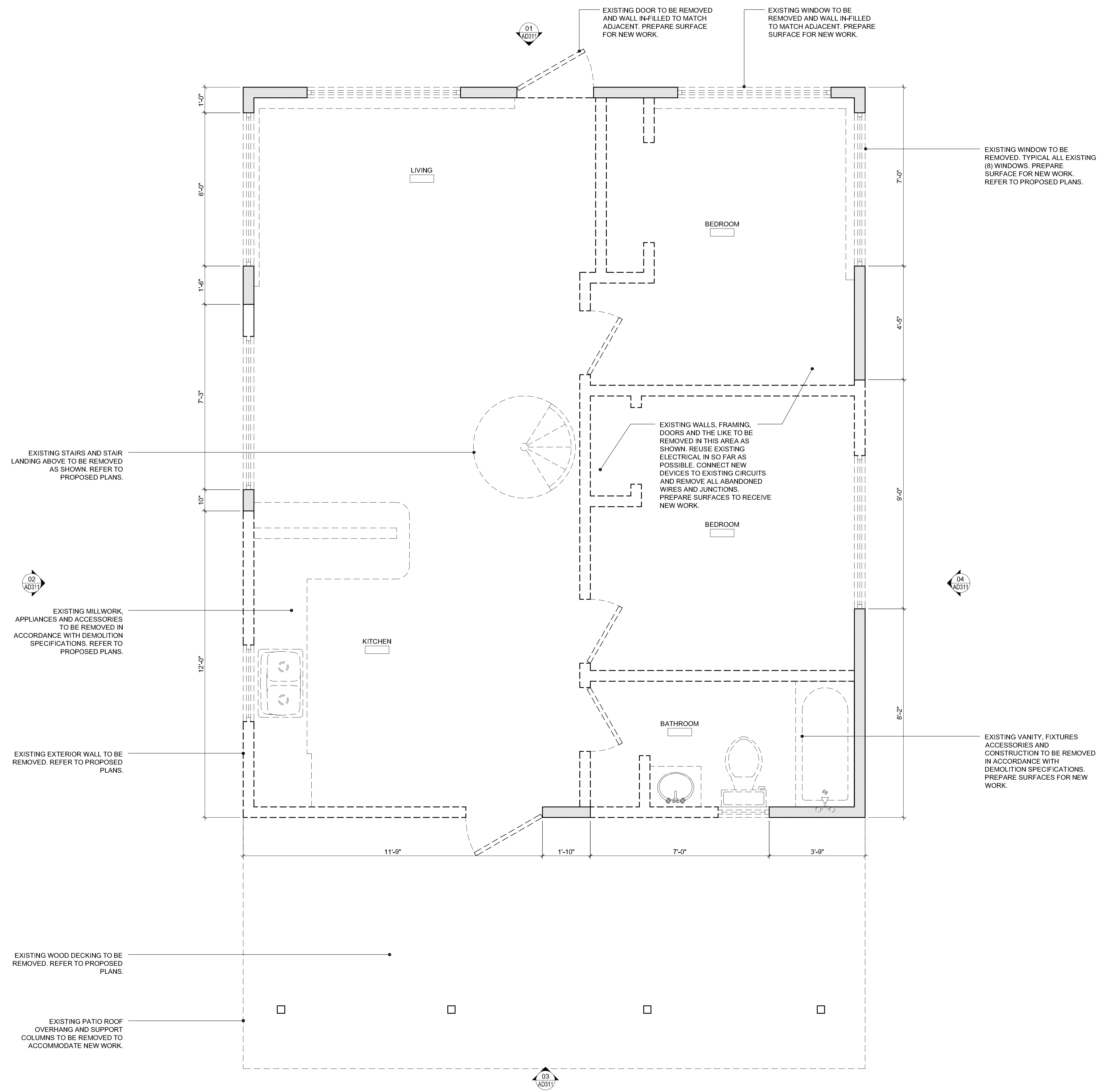
AD2.1.1

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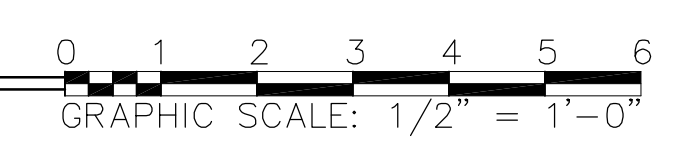
DEMOLITION PLAN LEGEND:

| | |
|--|--------------------------------|
| | EXISTING WALL TO REMAIN. |
| | EXISTING WALLS TO BE REMOVED. |
| | EXISTING WINDOW TO BE REMOVED. |
| | EXISTING DOOR TO BE REMOVED. |



FIRST FLOOR DEMOLITION PLAN

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



Seal:

Consultants:

Submissions:

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Title:
**SECOND FLOOR
DEMOLITION
PLAN**

Sheet Number:

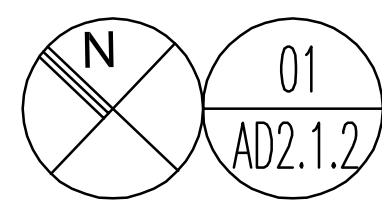
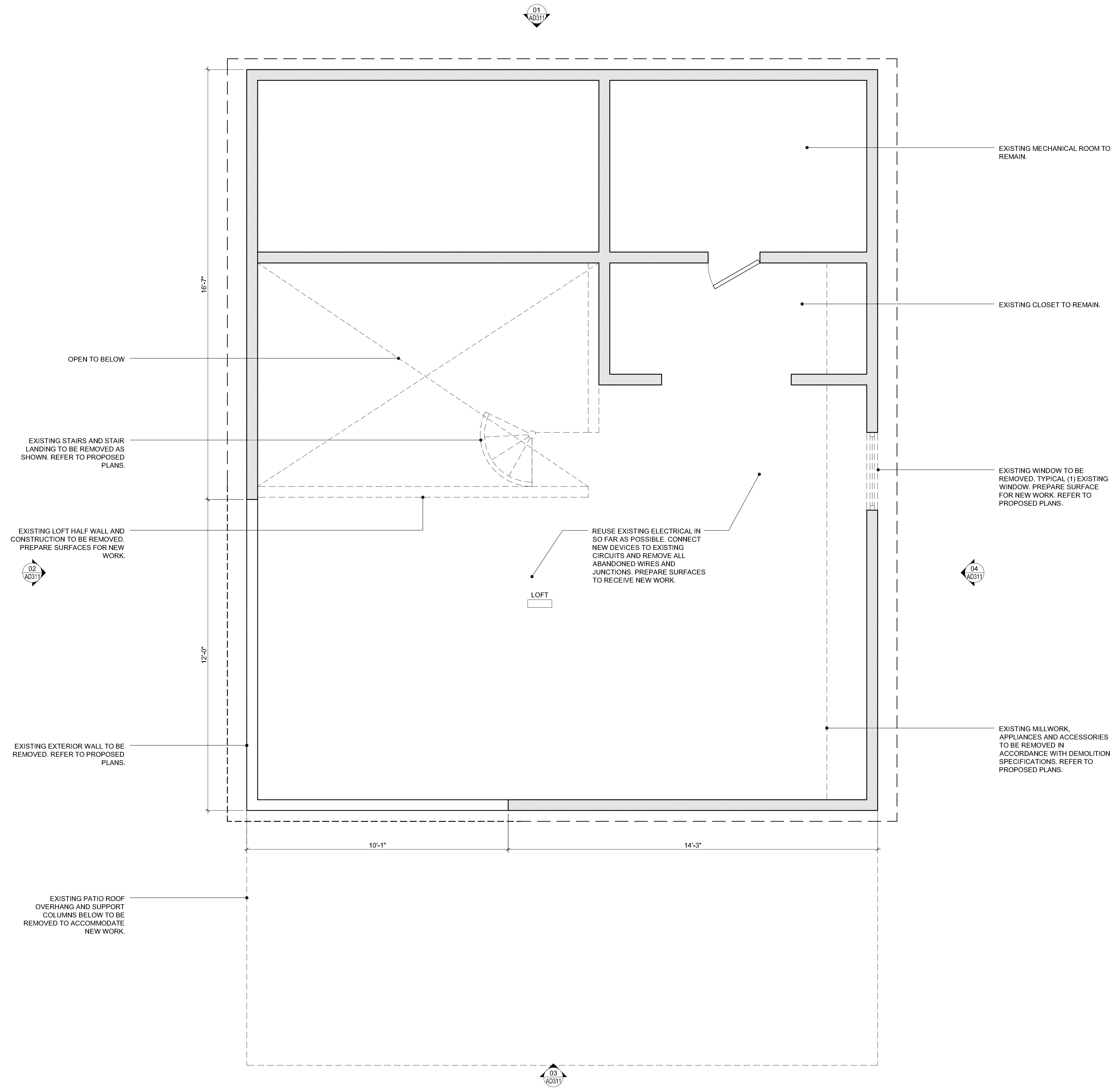
AD2.1.2

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DEMOLITION PLAN LEGEND:

| | |
|--|--------------------------------|
| | EXISTING WALL TO REMAIN. |
| | EXISTING WALLS TO BE REMOVED. |
| | EXISTING WINDOW TO BE REMOVED. |
| | EXISTING DOOR TO BE REMOVED. |



SECOND FLOOR DEMOLITION PLAN

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



Seal:

Consultants:

Submissions:

June 19, 2013 - Existing Conditions
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michael and rob residence
RESIDENTIAL RENOVATION
1008 Watson Street, Key West, Florida 33040

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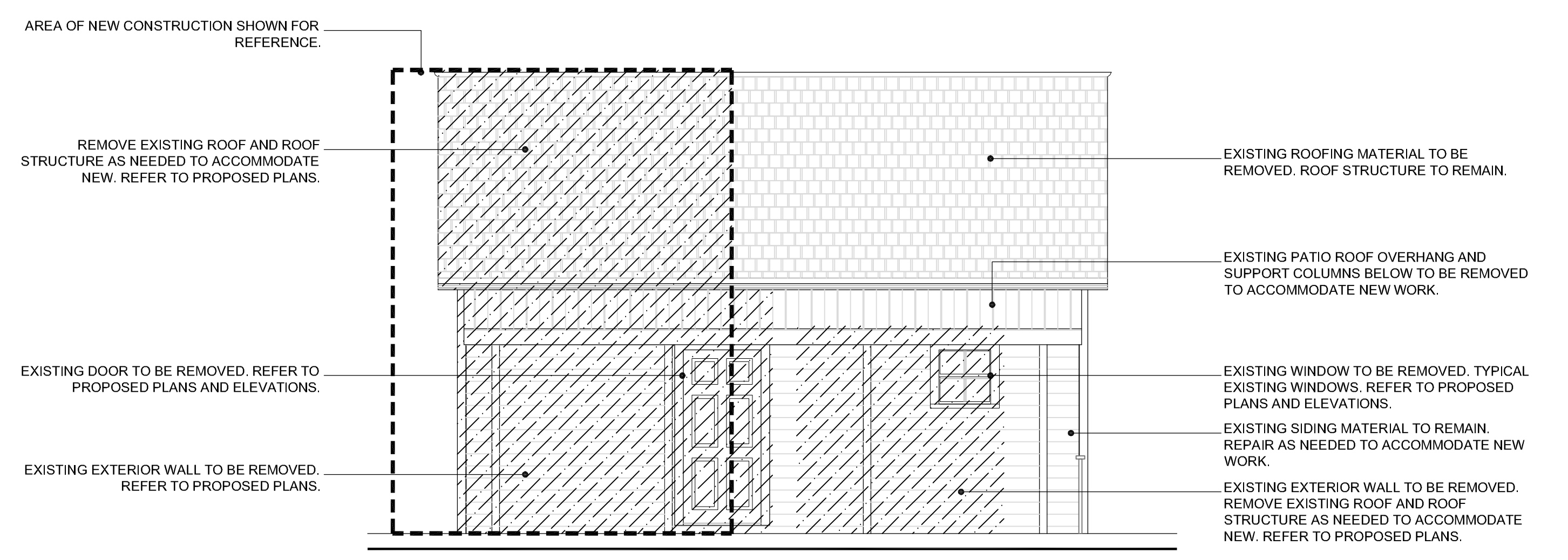
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| Drawing Size | Project #: |
| 24x36 | MK-13 080 |
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| AAG | MBI |

Title:
**EXTERIOR
ELEVATIONS -
DEMOLITION**

Sheet Number:

AD3.1.1

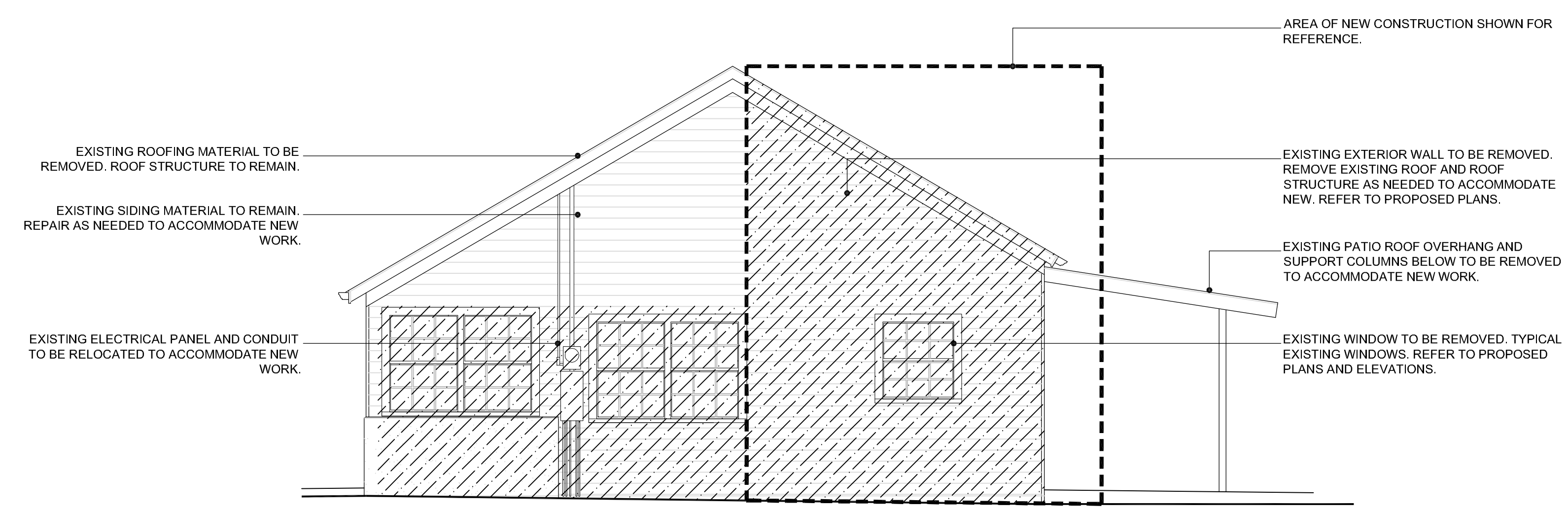
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01 SOUTH ELEVATION DEMOLITION

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

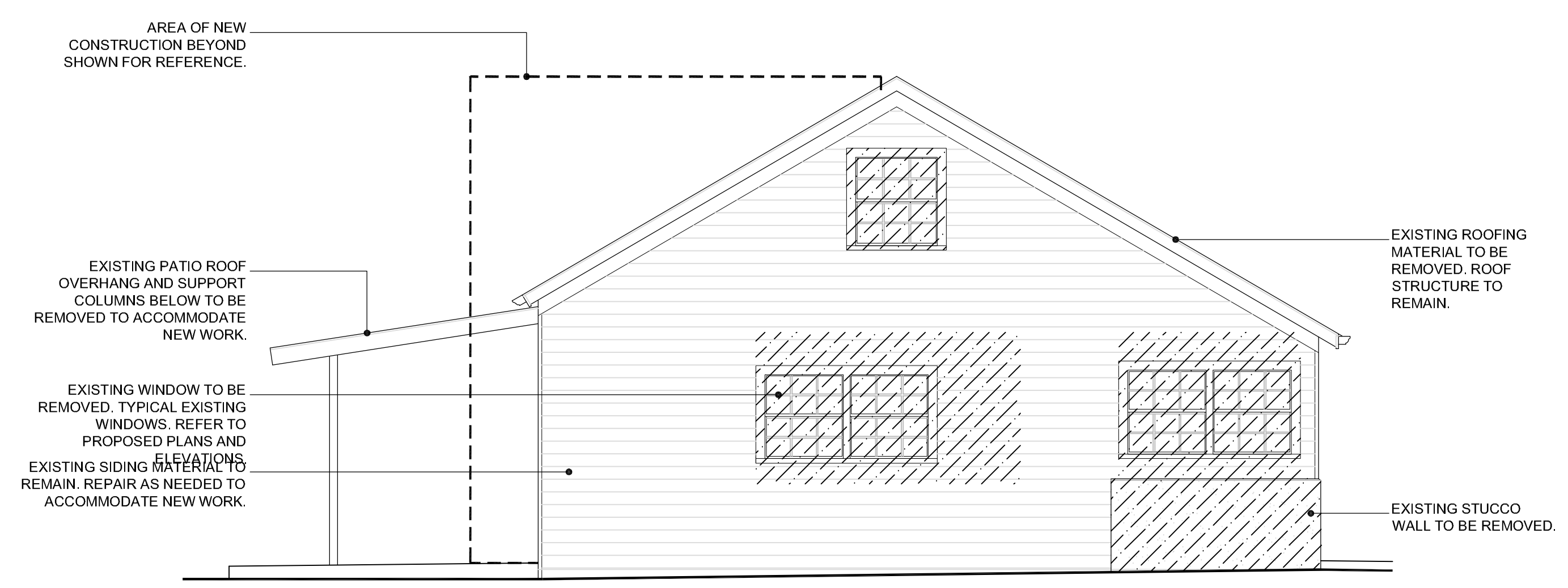
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03 WEST ELEVATION DEMOLITION

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

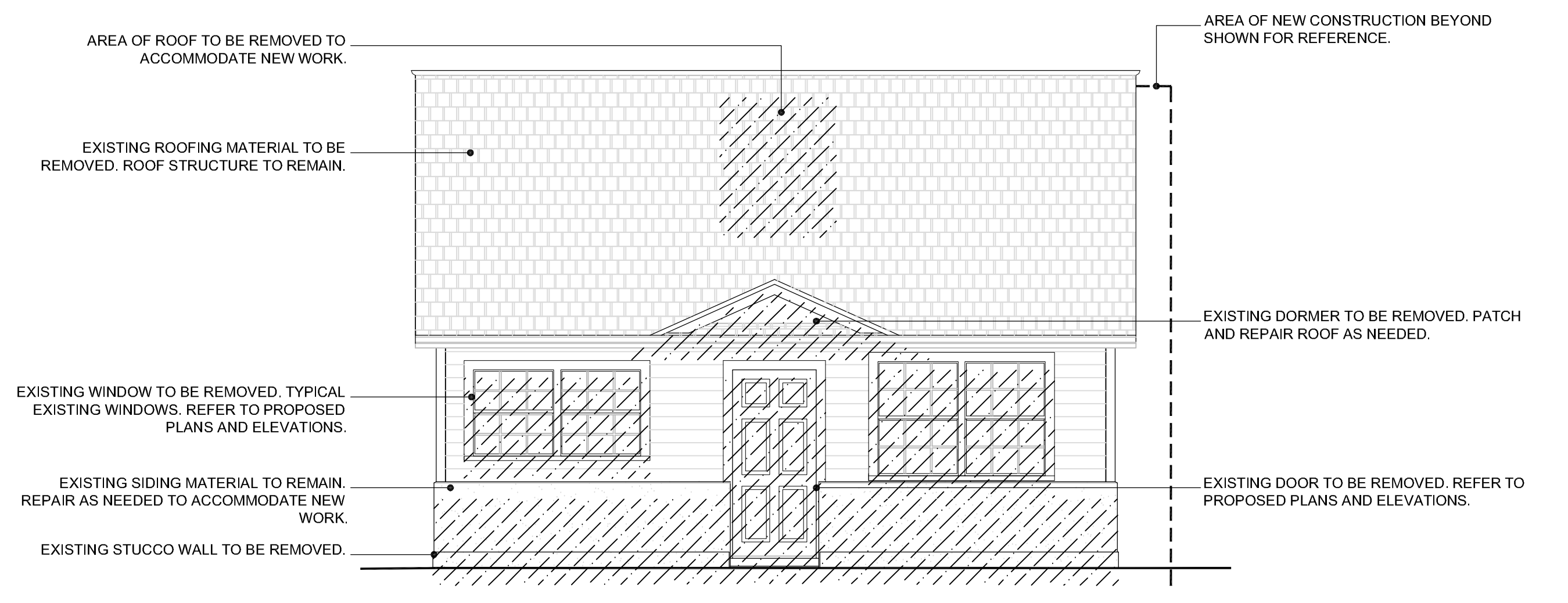
GRAPHIC SCALE: 1/4" = 1'-0"



02 EAST ELEVATION DEMOLITION

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

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



02 NORTH ELEVATION DEMOLITION

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

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

Seal:

Consultants:

Submissions:

June 19, 2013 - Filing Conditions
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MICHAEL AND ROB RESIDENCE
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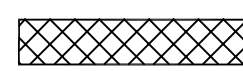
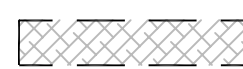
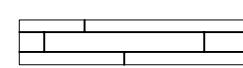
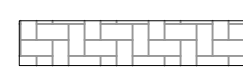
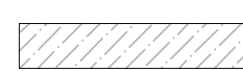
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SITE PLAN

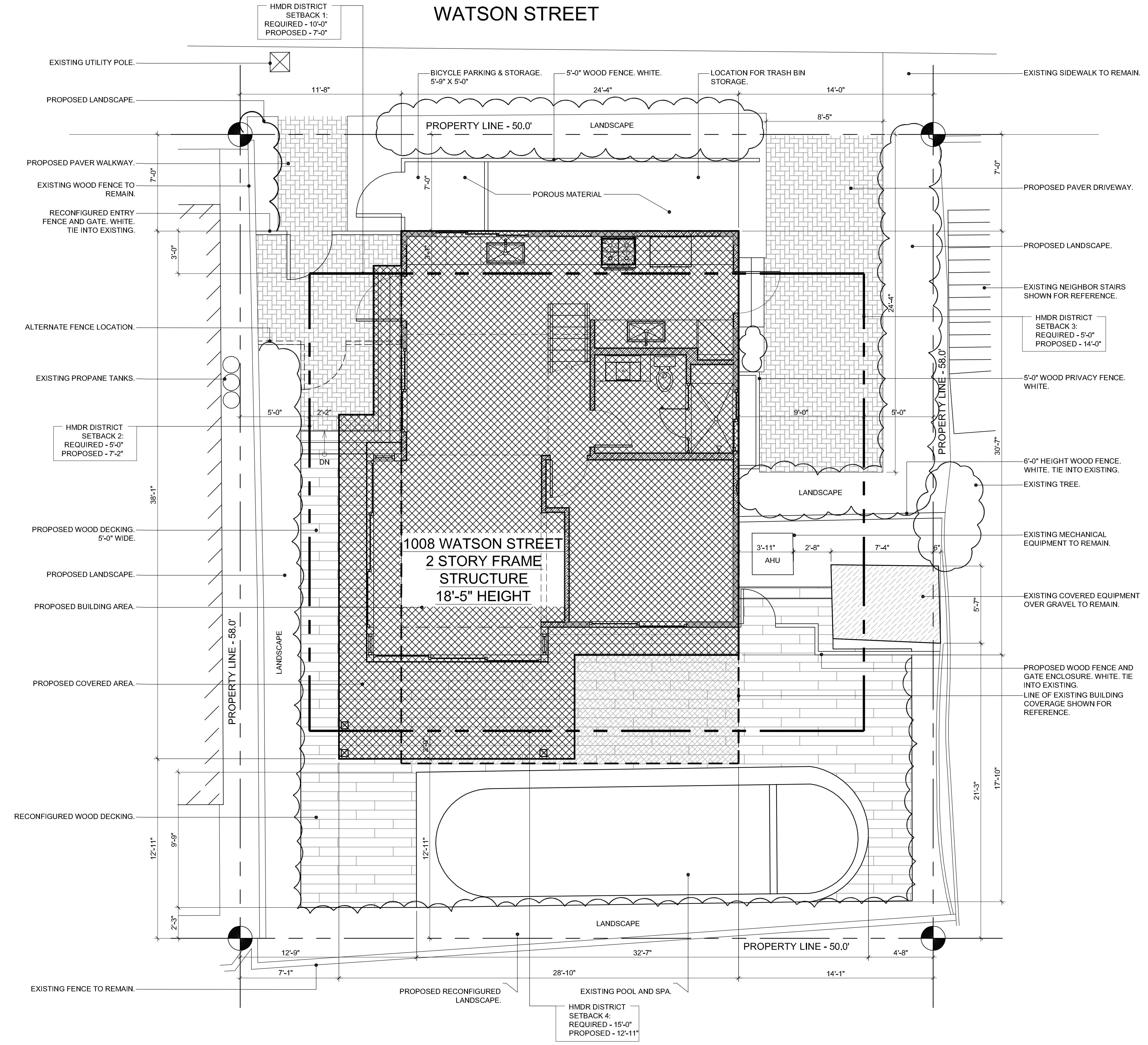
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A1.1.1

Date: September 16, 2013
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| PROJECT STATISTICS: | | | | |
|-------------------------|------------------|----------------|-----------------|------------------------|
| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUESTED |
| ZONING | HMDR | | | |
| FLOOD ZONE | X | | | |
| SIZE OF SITE | 4,000 SF MIN | 2,900 SF | | |
| HEIGHT | 30'-0" MAX | 18'-5" | 18'-5" | NONE |
| SETBACK 1: FRONT | 10'-0" | 7'-0" | 7'-0" | EXISTING (3'-0") |
| SETBACK 2: SIDE SETBACK | 5'-0" | 11'-7" | 7'-2" | NONE |
| SETBACK 3: SIDE SETBACK | 5'-0" | 14'-0" | 14'-0" | NONE |
| SETBACK 4: REAR SETBACK | 15'-0" | 12'-7" | 12'-11" | IMPROVING (2'-1") |
| FLOOR AREA RATIO | 1.0 MAX | .30 | .35 | NONE |
| BUILDING COVERAGE | 40% (1,160 SF) | 34 % (977 SF) | 35 % (1,011 SF) | NONE |
| IMPERVIOUS SURFACE | 60% (1,740 SF) | 91% (2,638 SF) | 75% (2,184 SF) | IMPROVING 15% (444 SF) |

| SITE PLAN LEGEND | |
|---|--|
|  | PROPOSED BUILDING COVERAGE |
|  | EXISTING BUILDING COVERAGE TO BE REMOVED |
|  | WOOD DECK |
|  | BRICK PAVERS |
|  | EXISTING EQUIPMENT COVERAGE |



01 SITE PLAN
SCALE: 1/4" = 1'-0"



Seal:

Consultants:

Submissions:

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Title:

FIRST FLOOR PLAN

Sheet Number:

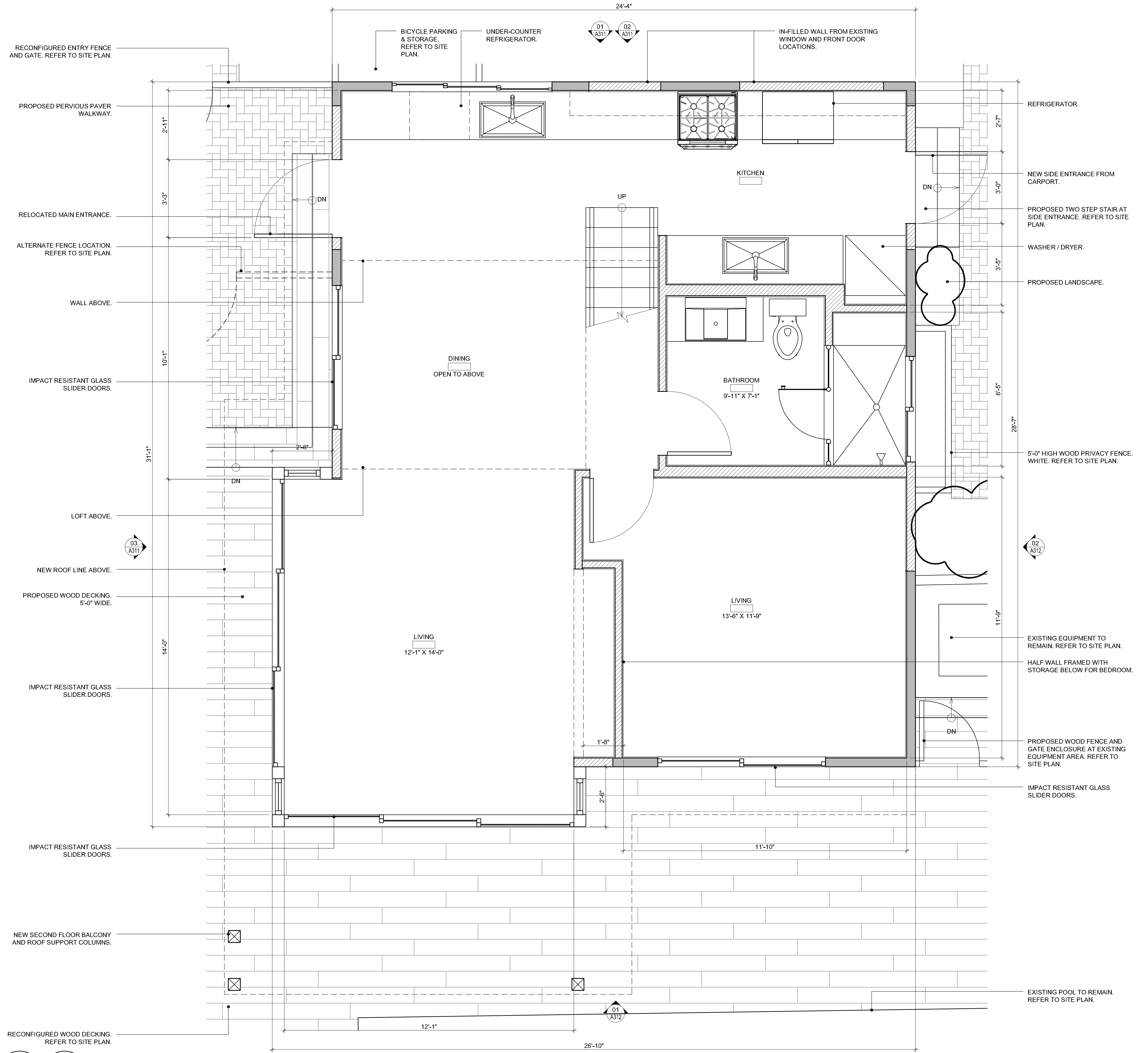
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Date: September 16, 2013

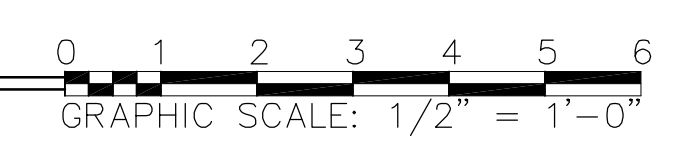
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FLOOR PLAN LEGEND

| | |
|---------------|---------------------|
| XXXX | ROOM NAME |
| XXX | ROOM DIMENSION |
| [Hatched Box] | NEW FRAME WALL |
| [Solid Box] | EXISTING FRAME WALL |
| [Arc] | DOOR |



FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



Seal:

Consultants:

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Title:

SECOND FLOOR PLAN

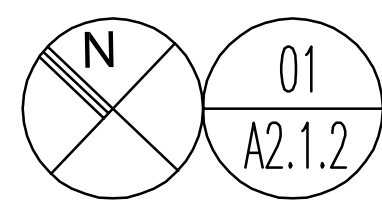
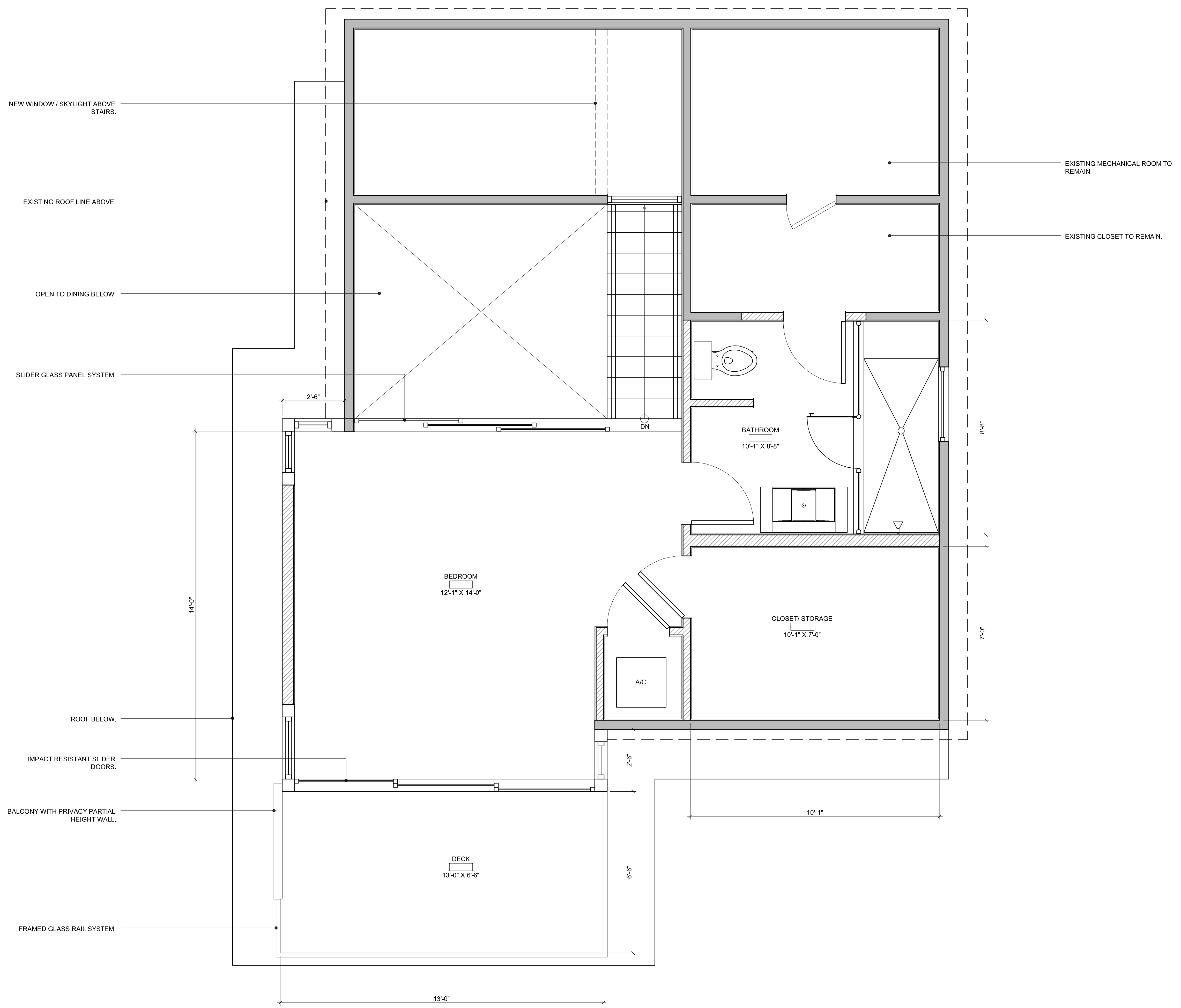
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A2.1.2

Date: September 16, 2013

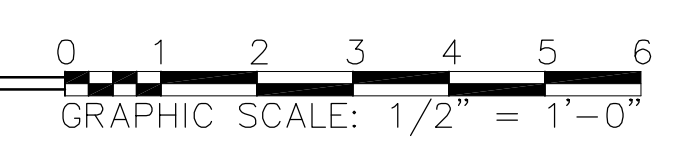
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| FLOOR PLAN LEGEND | |
|-------------------|--------------------------|
| XXXX XXX | ROOM NAME ROOM NUMBER |
| [Hatched Box] | NEW FRAME WALL |
| [Dotted Box] | EXISTING FRAME WALL |
| [Door Symbol] | DOOR |



SECOND FLOOR PLAN

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



Seal:

Consultants:

Submissions:

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1008 Watson Street, Key West, Florida 33040

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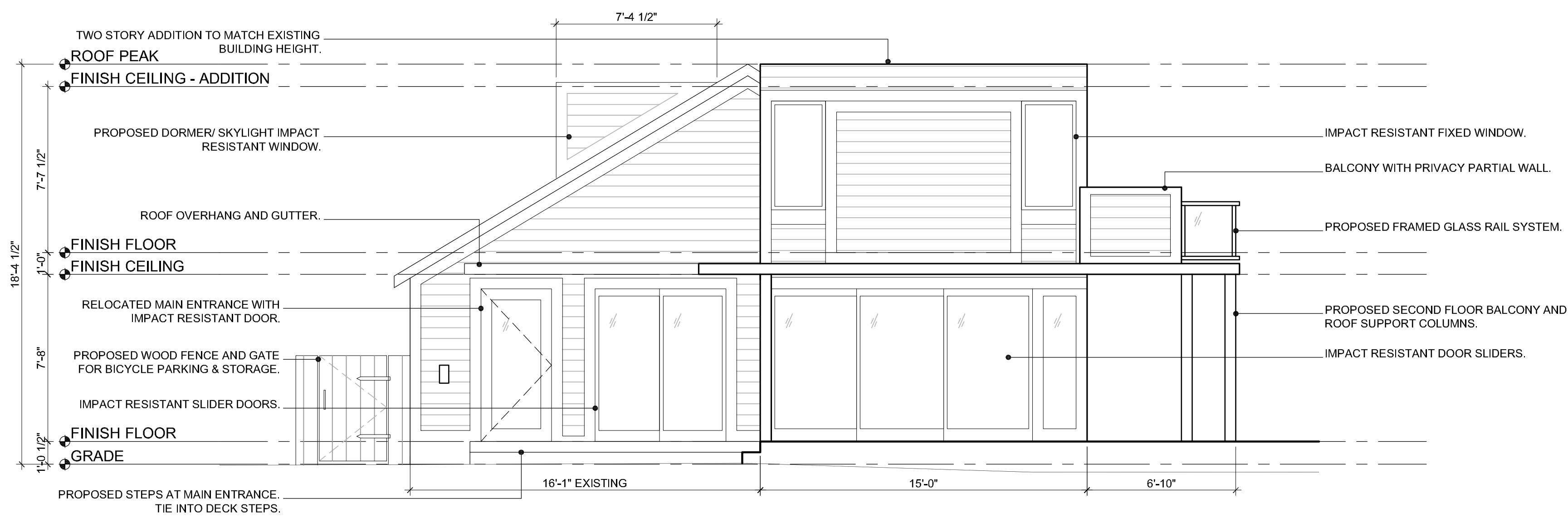
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EXTERIOR ELEVATIONS

Sheet Number:

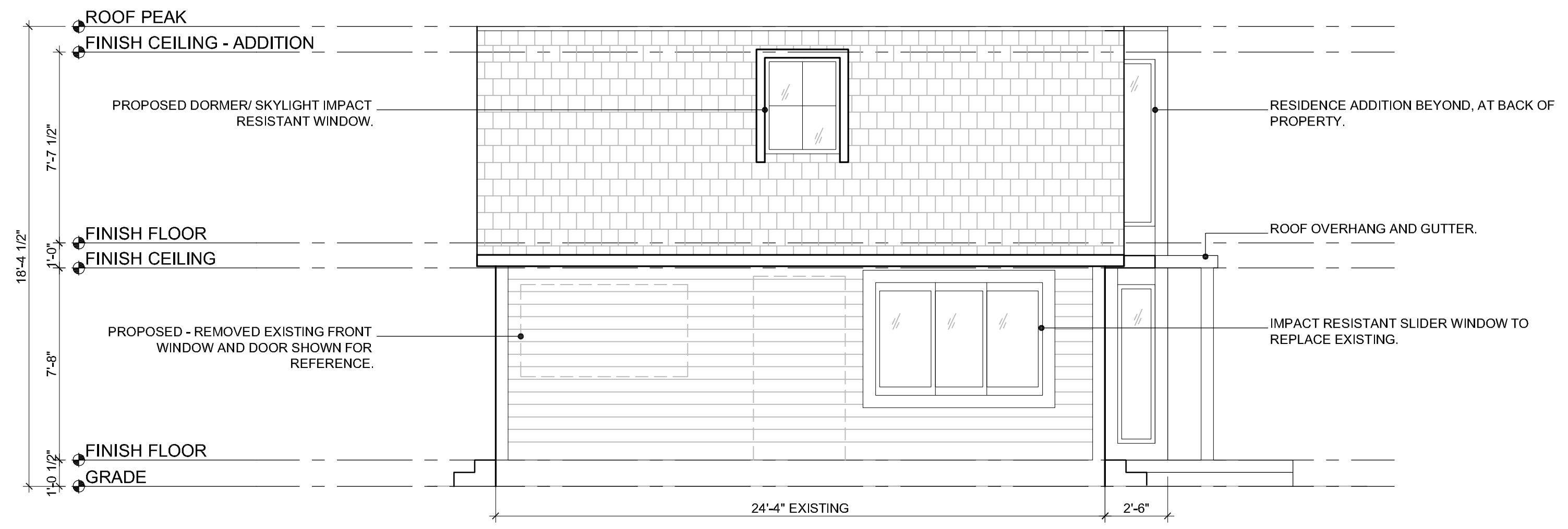
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Date: September 16, 2013

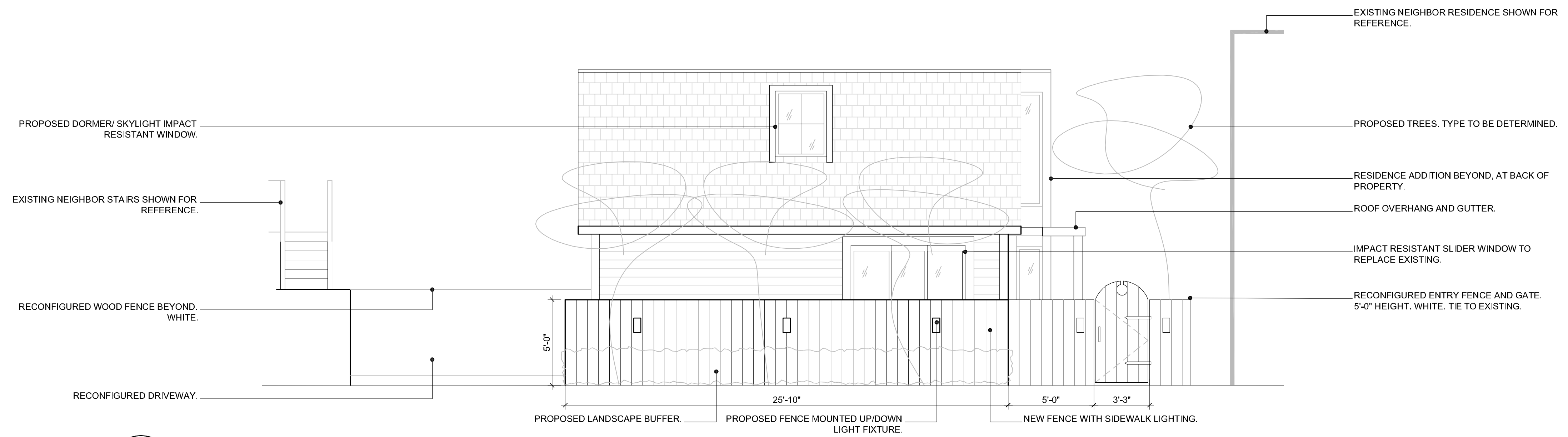
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03
A3.1.1
WEST ELEVATION
SCALE: 1/4" = 1'-0"



02
A3.1.1
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01
A3.1.1
NORTH ELEVATION - FROM WATSON STREET
SCALE: 1/4" = 1'-0"

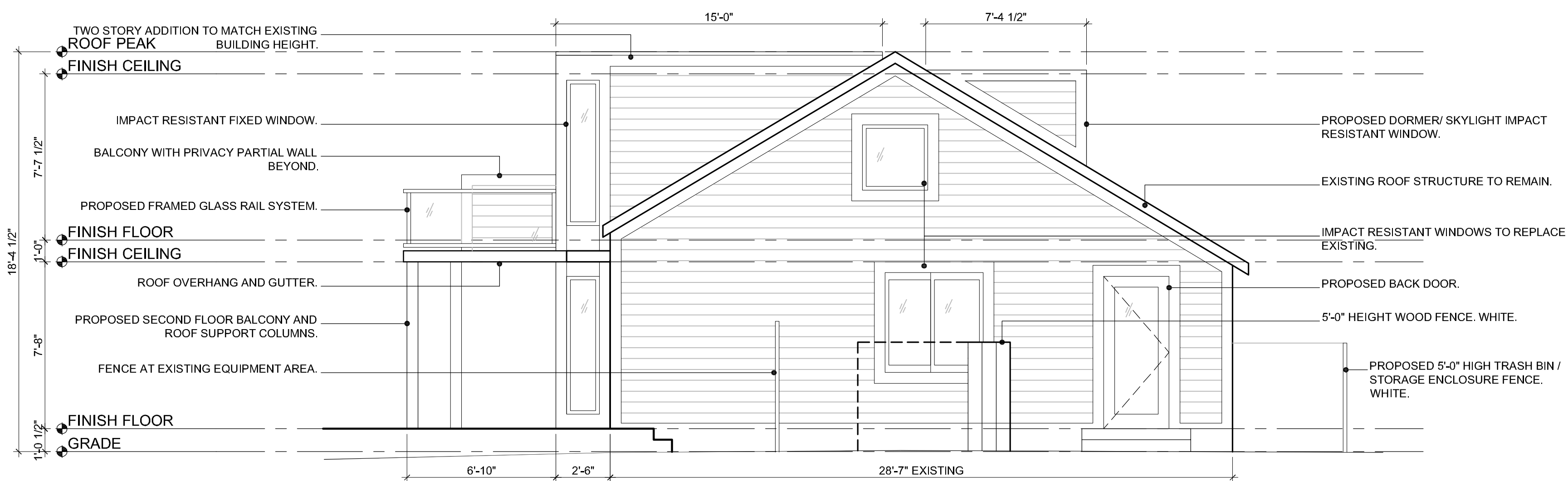


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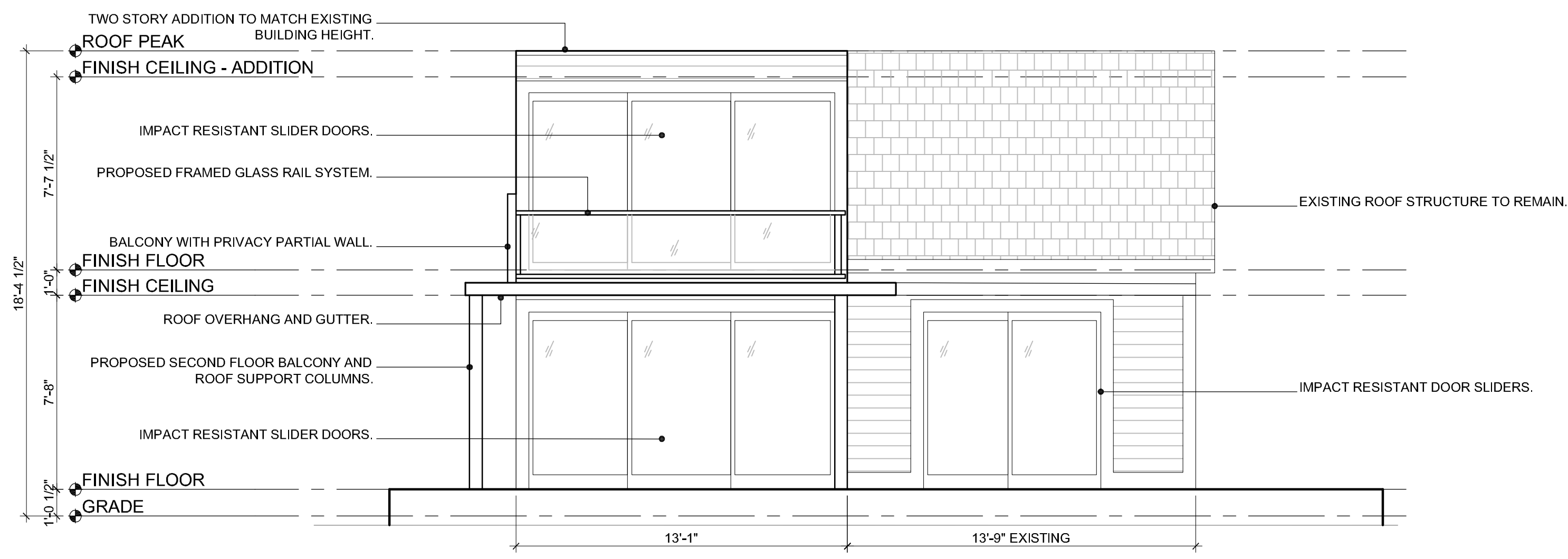
Consultants:

Submissions:

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02
A3.1.2
EAST ELEVATION
SCALE: 1/4" = 1'-0"



01
A3.1.2
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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