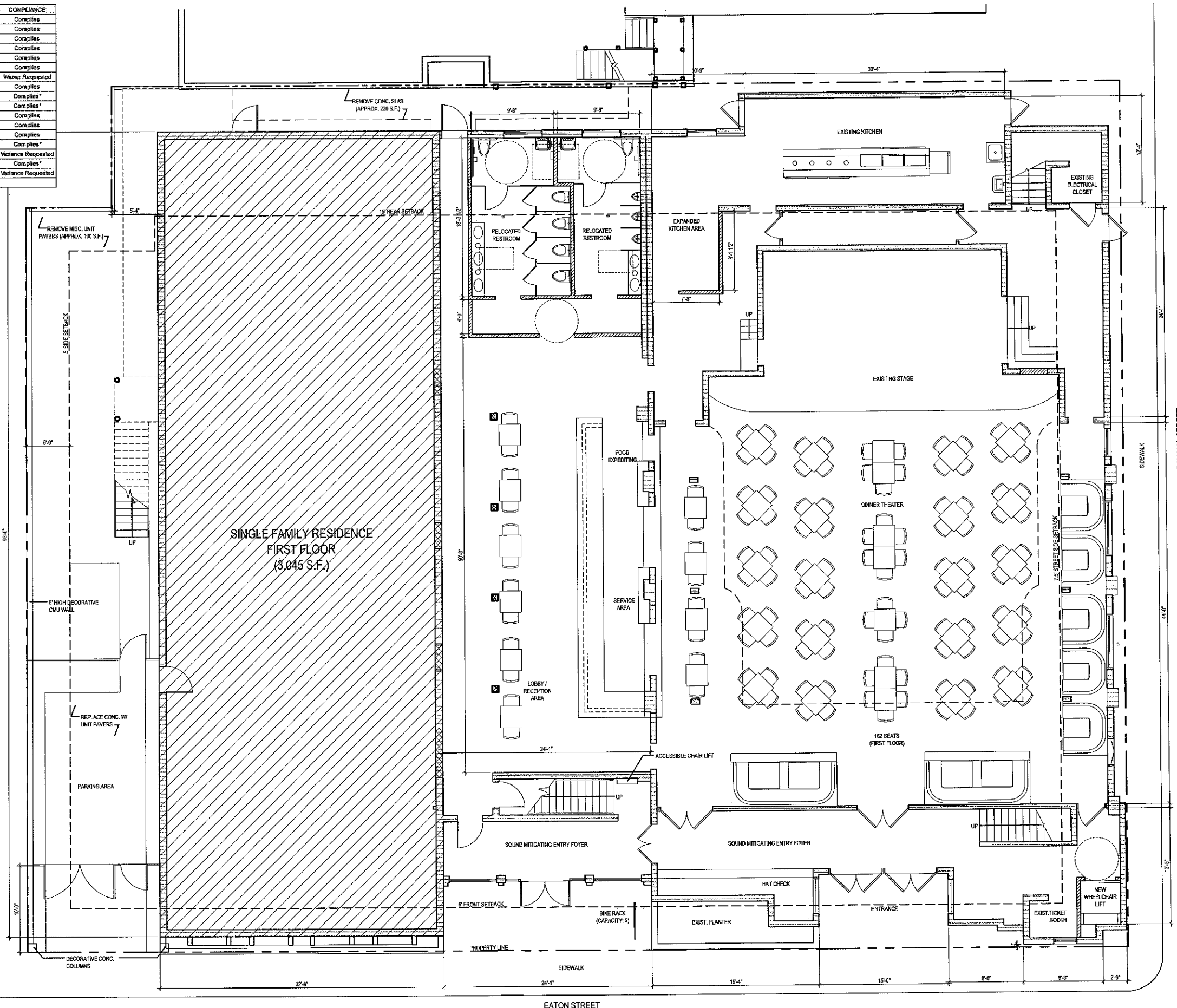


SITE DATA	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HNC-1	HNC-1	HNC-1	Complies
SITE SIZE	12,584 s.f.	12,584 s.f.	12,584 s.f.	Complies
FEMA FLOOD ZONE	Zone X	Zone X	Zone X	Complies
FAR	1	1.46	0.97	Complies
DENSITY	4.6	6	1	Complies
COMMERCIAL FLOOR AREA	12,584 s.f.	18,418 s.f.	12,198 s.f.	Complies
LANDSCAPING/OPEN SPACE	27% (3,397 s.f.)	4% (517 s.f.)	6% (703 s.f.)	Waiver Requested
HEIGHT	30'	52'-8"	42'-6"	Complies
BUILDING COVERAGE	40%	10,608 s.f. (81%)	No Change	Complies*
PERVIOUS SURFACE RATIO	0.6	0.98 (12,067 s.f.)	0.94 (11,881 s.f.)	Complies*
LOT SIZE	Min. 4,000 s.f.	12,584 s.f.	No Change	Complies
LOT WIDTH	Min. 40'	127.25'	No Change	Complies
LOT DEPTH	Min. 90'	100'	No Change	Complies
FRONT SETBACK	Min. 10'	4'	No Change	Complies*
SIDE SETBACK	Min. 5'	5'	4'	Variance Requested
STREET SIDE SETBACK	Min. 7.5'	1.5'	No Change	Complies*
REAR SETBACK	Min. 15'	0'	3'	Variance Requested

*Existing non-compliance pursuant Sec. 122-27



see 12914
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1 FIRST FLOOR / SITE PLAN
A-2.1 SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16"=1'-0"

WSA
william shepler
architect

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Email: info@wsaarchitect.com
Seat:

Consultants:
Meridian Engineering
201 Front Street, Key West FL
Tel: 305-293-3283

Submissions / Revisions:
REV PLAN APP. - 2013.09.05
REV PLAN APP. REV 1 - 2013.12.27

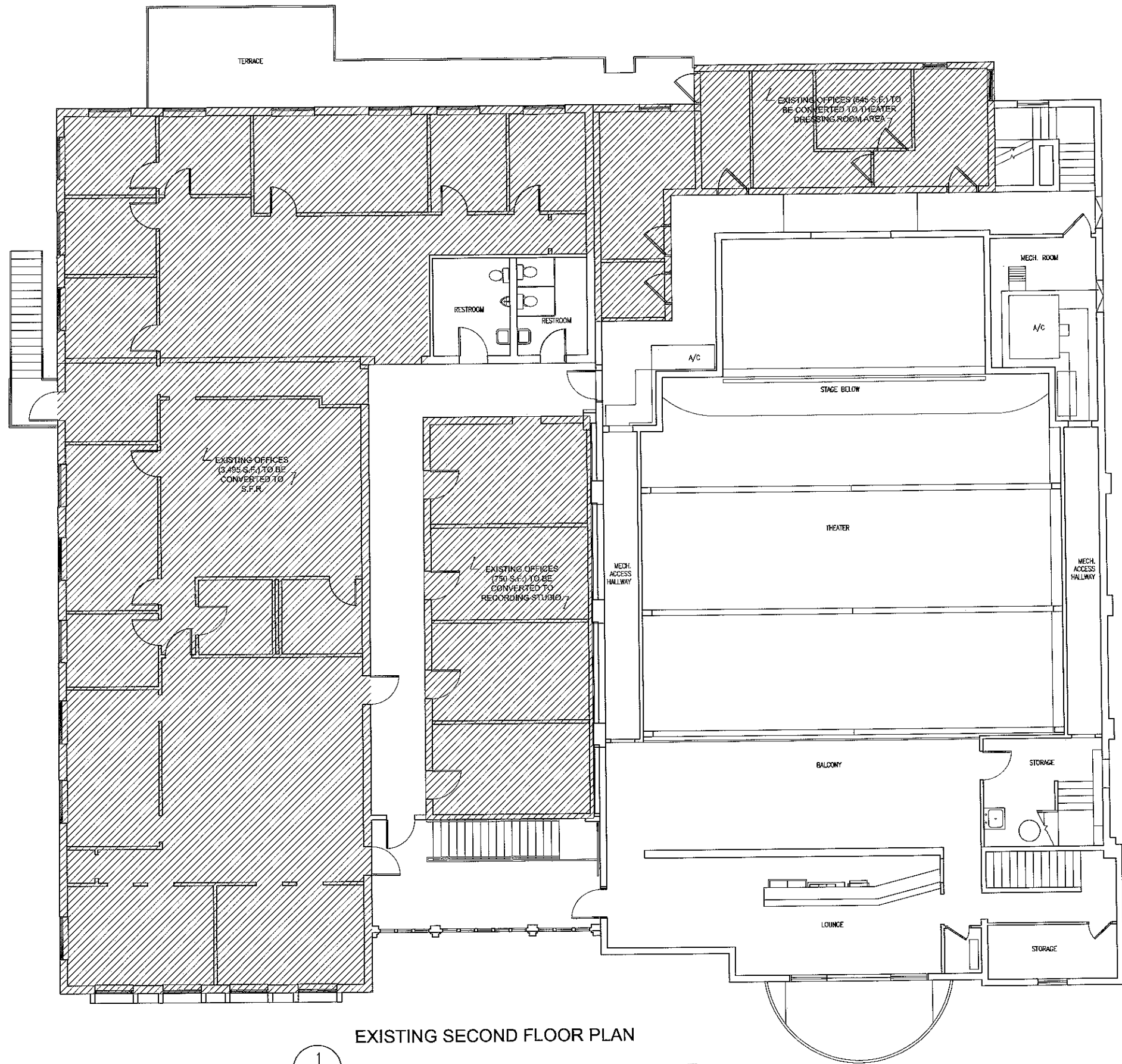
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017
Title:

FIRST FLOOR / SITE PLAN

Sheet Number:
A-2.1

Date: - JANUARY 14, 2014
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EXISTING SECOND FLOOR PLAN

1
AE-22 SCALE: 3/16"=1'-0"

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Seal:

**PROGRESS SET
NOT FOR CONSTRUCTION**

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Tel: 305-295-3263

Submissions / Revisions:

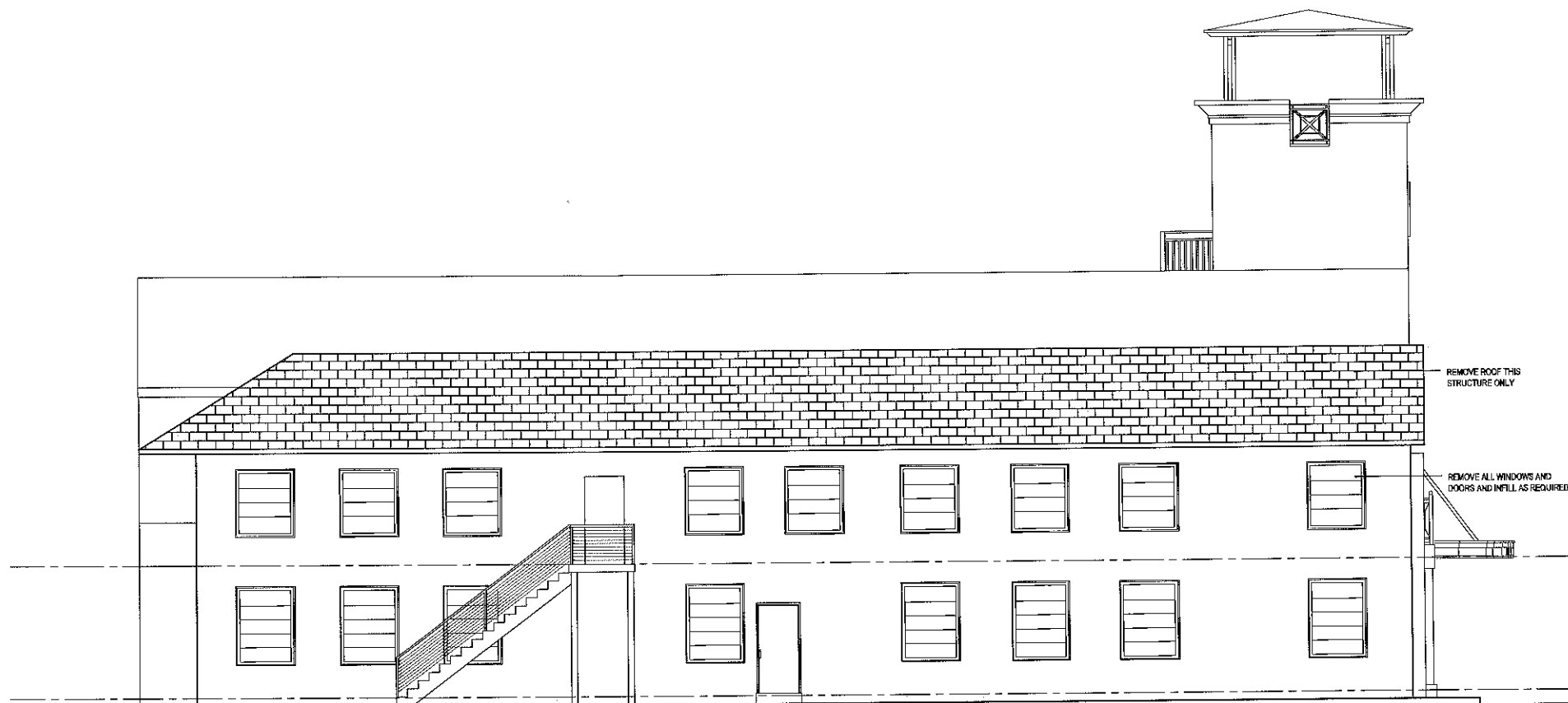
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size | Project #:
24x36 | 13017

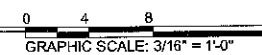
Title:
EXISTING SECOND FLOOR PLAN

SCALE: AS NOTED
Sheet Number:
AE-2.2

Date: - AUGUST 23, 2013
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2 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING NORTH (EATON ST.) ELEVATION
SCALE: 3/16" = 1'-0"



see 12/1/14
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Seal:
**PROGRESS SET
NOT FOR
CONSTRUCTION**

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Submissions / Revisions:

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

Title:
**EXISTING
ELEVATIONS**

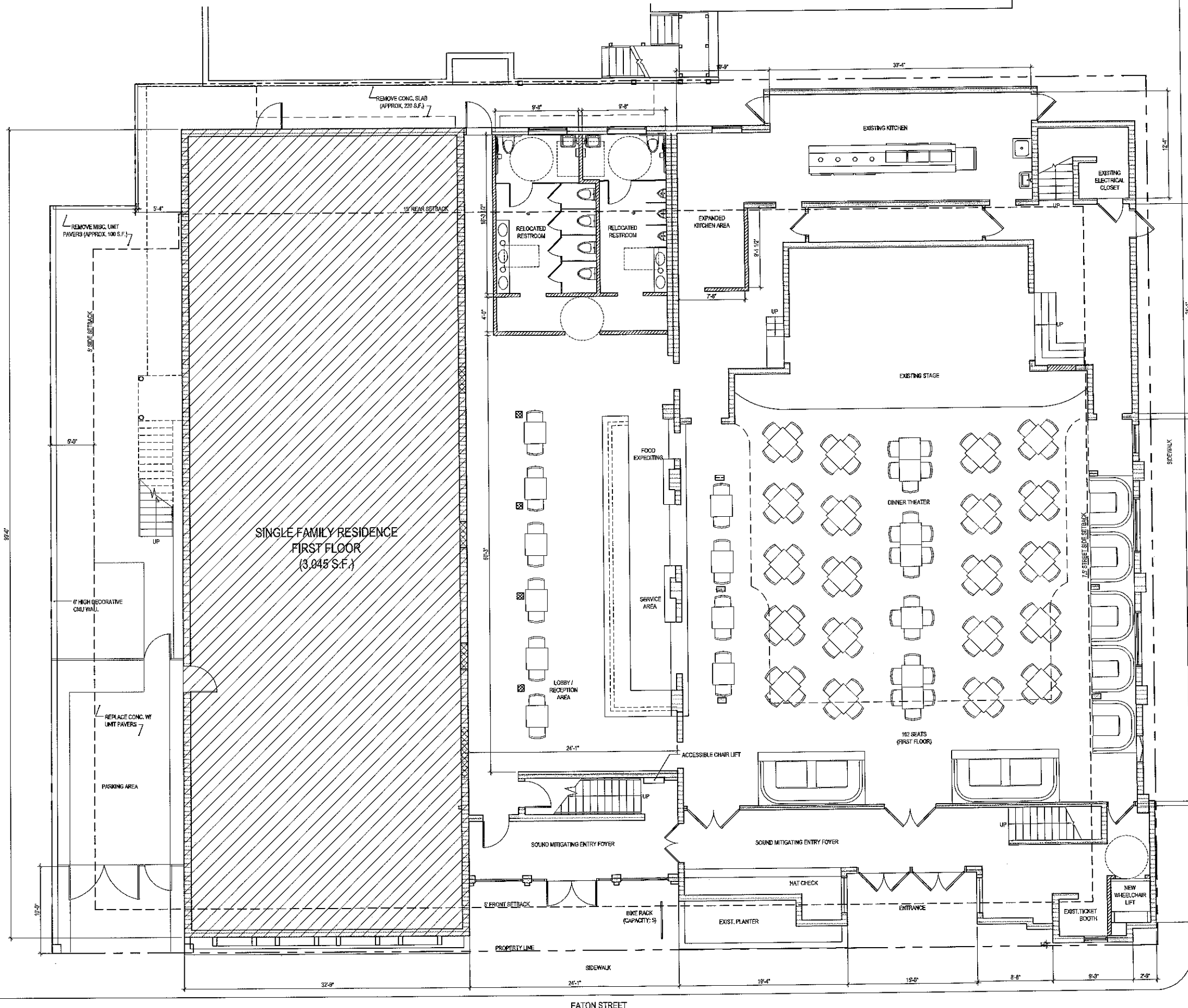
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AE-3.1

Date: - AUGUST 23, 2013
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Consultants:
Meridian Engineering
 201 Front Street, Key West, FL
 Tel: 305-293-3263

Submissions / Revisions:
 REV PLAN APP - 2013.09.05
 REV PLAN APP, REV 1 - 2013.12.27

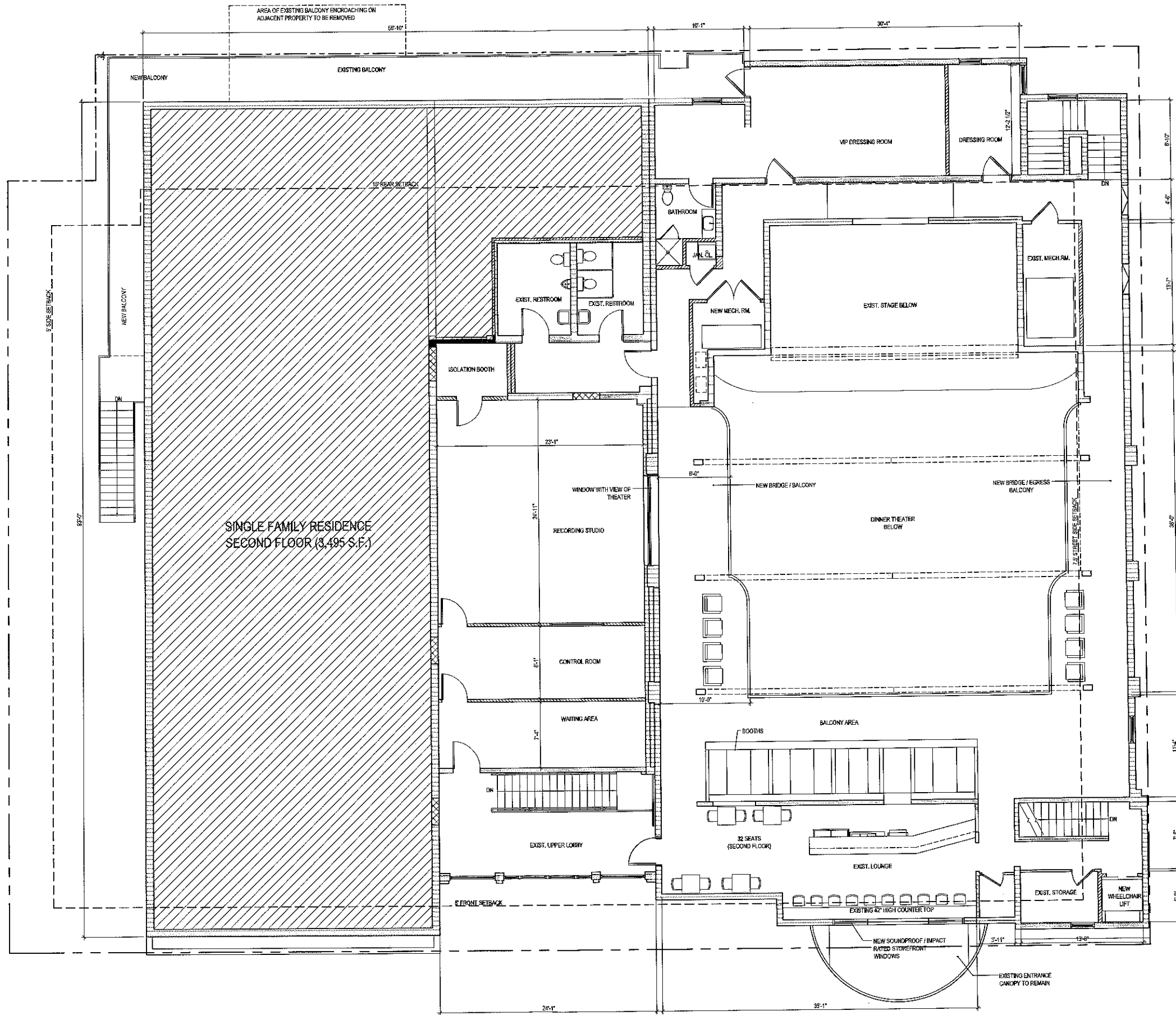


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512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

1 **FIRST FLOOR / SITE PLAN**
 A-2.1 SCALE: 3/16" = 1'-0"

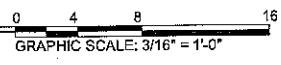
0 4 8 16
 GRAPHIC SCALE: 3/16" = 1'-0"



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A-2.2

SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



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Submissions / Revisions:
REV PLAN APP - 2013.09.05
REV PLAN APP, REV 1 - 2013.12.27

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 130017

SECOND FLOOR PLAN

Sheet Number:
A-2.2

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Consultants:
Meridian Engineering
 201 Front Street, Key West FL
 Tel: 305-293-3203

Submissions / Revisions:
 REV PLAN #01 - 2013.09.05
 REV PLAN #02, REV 11 - 2013.12.27

512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

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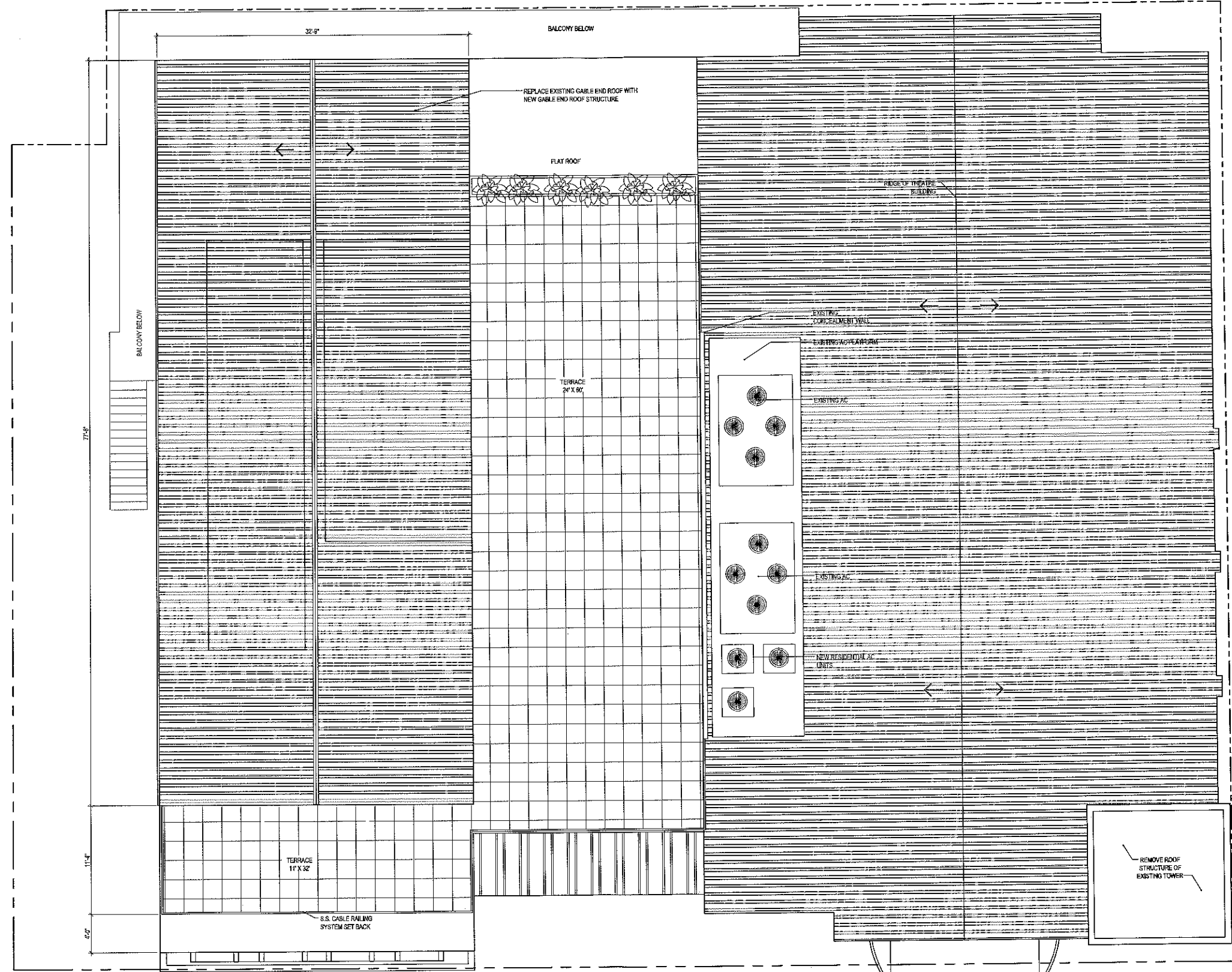
Title:

ROOF PLAN

Sheet Number:

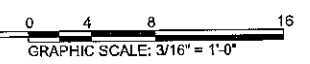
A-2.3

Date: DECEMBER 27, 2013
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1
 A23 **LOFT & TERRACE PLAN**
 SCALE: 3/16"=1'-0"



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 Tel: 305-293-3263

Submissions / Revisions:
 REV PLAN APP - 2013.04.05
 REV PLAN APP REV 1 - 2013.12.27

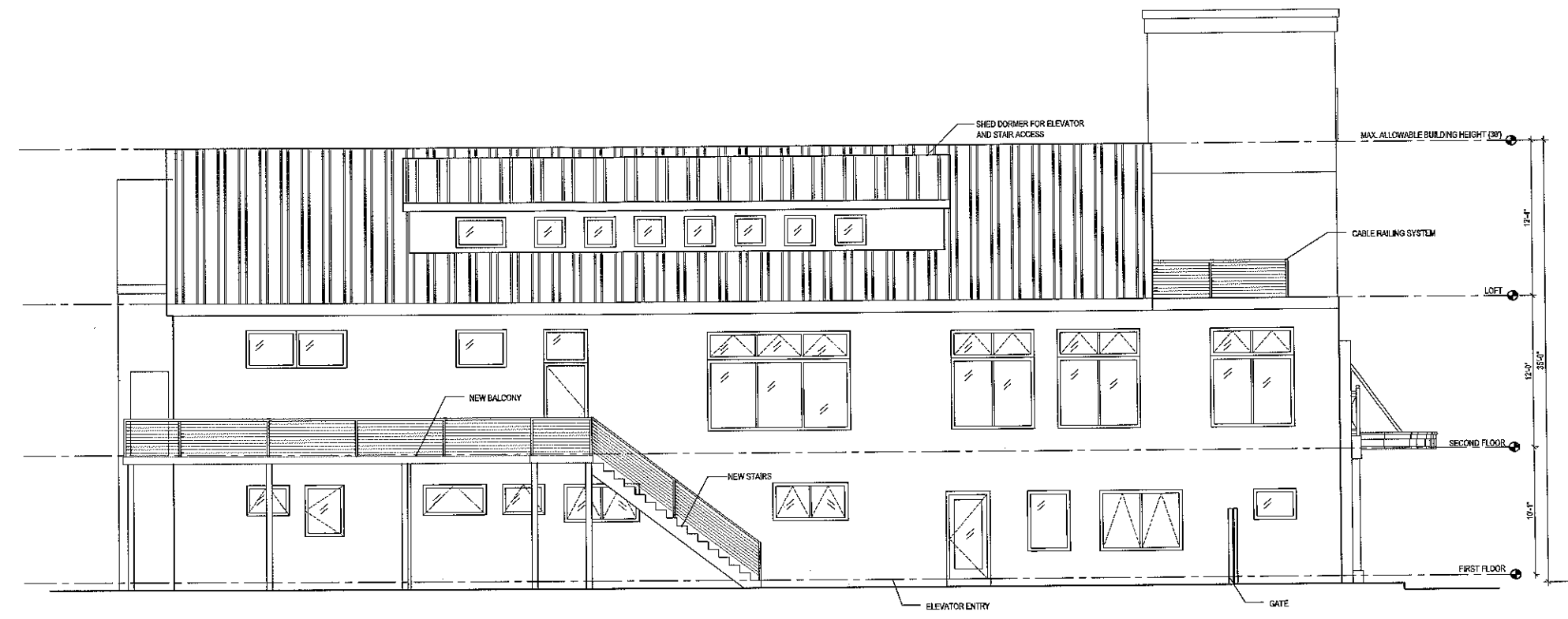
512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017

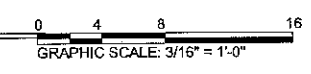
ELEVATIONS

Sheet Number:
A-3.1

Date: - DECEMBER 27, 2013
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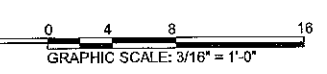
2 EAST ELEVATION
 A-3.1 SCALE: 3/16" = 1'-0"



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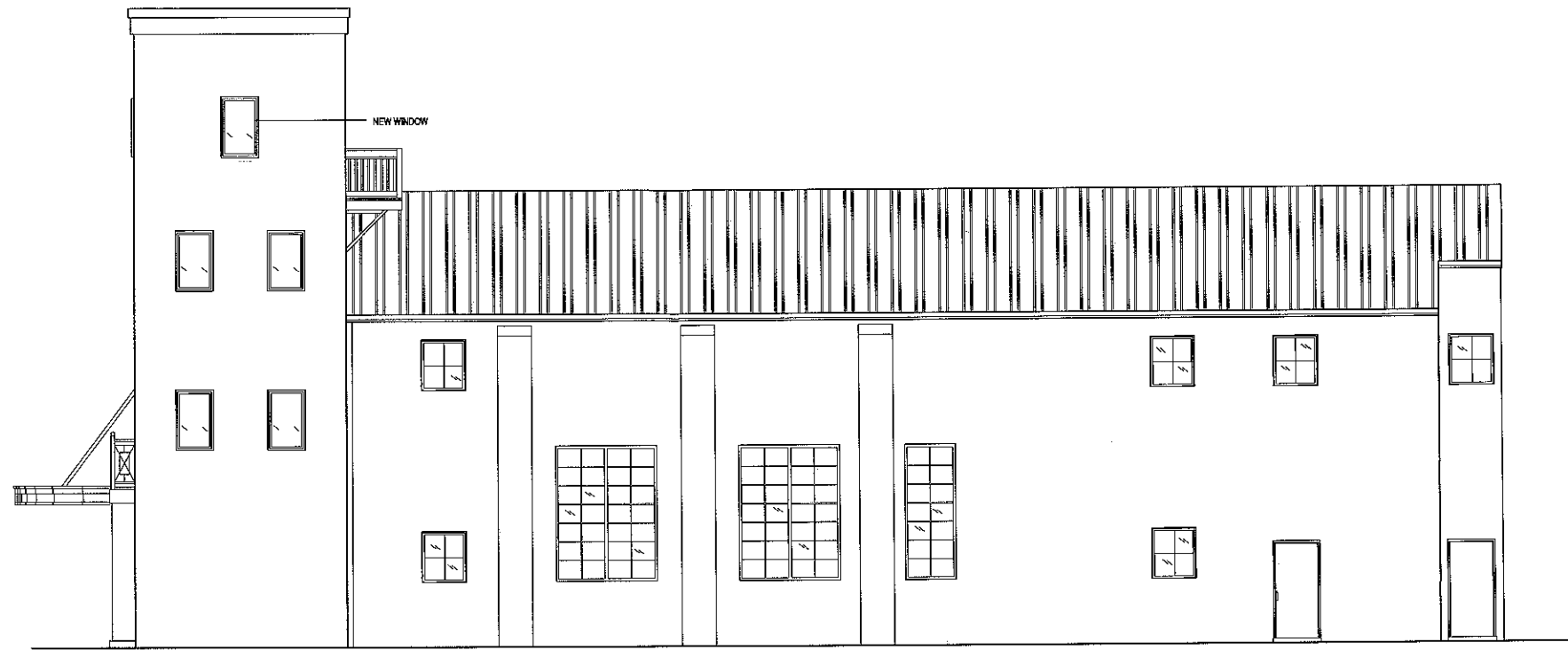
1 NORTH (EATON ST.) ELEVATION
 A-3.1 SCALE: 3/16" = 1'-0"



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Consultants:
Meridian Engineering
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 Tel: 305-293-3263

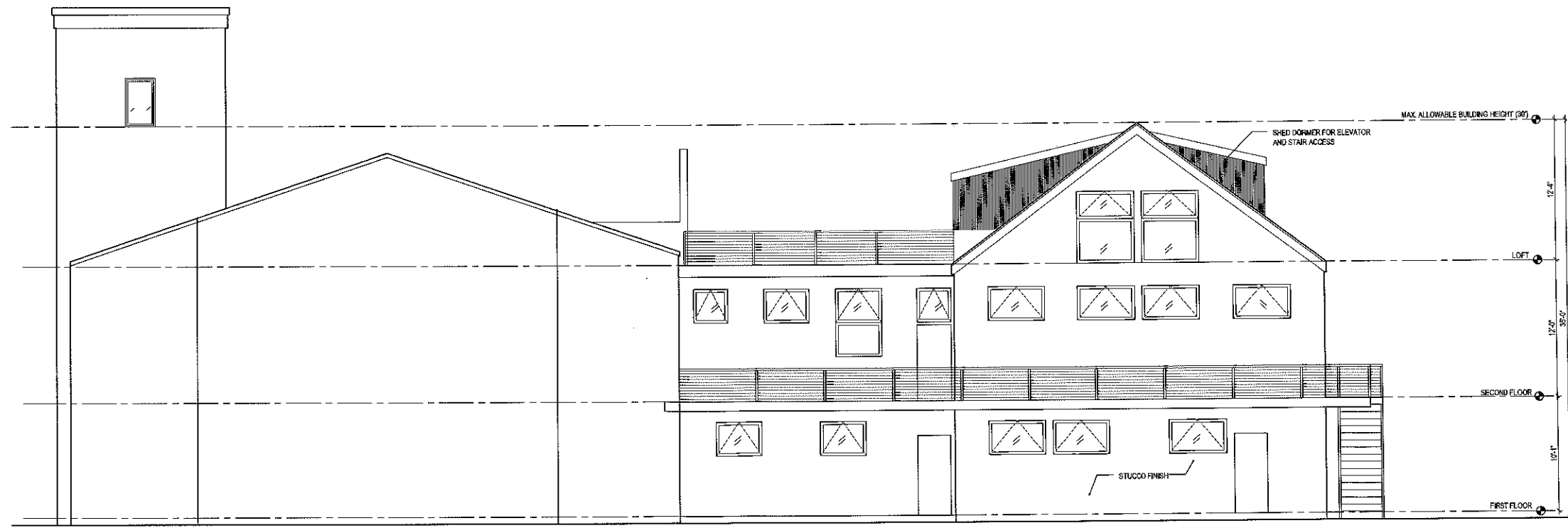
Submissions / Revisions:
 REV PLAN SET - 2013.09.05
 REV PLAN SET REV 1 - 2013.12.27



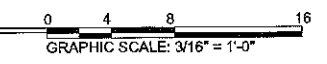
2 WEST ELEVATION
 A-3.2 SCALE: 3/16" = 1'-0"



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1 SOUTH ELEVATION
 A-3.2 SCALE: 3/16" = 1'-0"



512-524 EATON STREET
 KEY WEST, FL
 MIXED USE REMODELING PROJECT

Drawing Size: 24x36 | Project #: 13017

ELEVATIONS

Sheet Number:
A-3.2

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Consultants:
Meridian Engineering
 291 Front Street, Key West FL
 Tel: 305-293-3263

Submissions / Revisions:
 DEV. PLAN APP. - 2013.09.06
 DEV. PLAN APP. REV. 1 - 2013.12.27

512-524 EATON STREET
 KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

Title:

FIRST FLOOR
 LIFE SAFETY
 PLAN

Sheet Number:

LS-1

Date: JANUARY 14, 2014
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SYMBOL KEY

- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- FIRE STROBE - CEILING MOUNTED
- 2-HOUR FIRE SEPARATION

USE AND OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)

CONSTRUCTION CLASSIFICATION: II (concrete walls are of noncombustible masonry and the interior building elements are of any material permitted by this code. fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.)

OCCUPANT LOAD: 285 (+ 12 EMPLOYEES) 297 TOTAL

EGRESS WIDTH REQUIRED:
 2 X 34.5" 28.5 IN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)

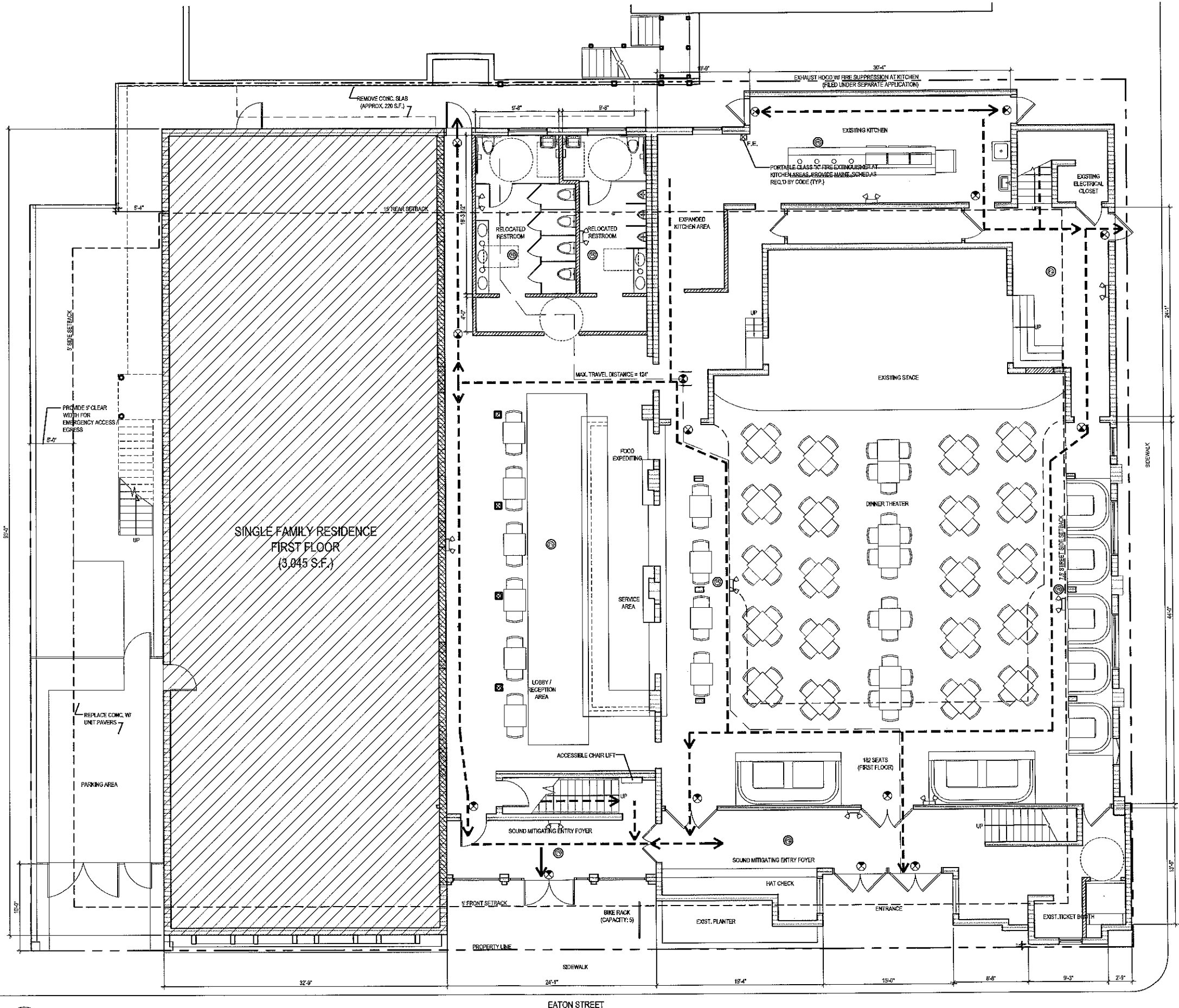
MIN. NUMBER OF EXITS REQUIRED: 2 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1010.1 EXIT ACCESS TRAVEL DISTANCE:

MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 300 FT.
 PROPOSED MAX. TRAVEL DISTANCE = 124 FT.

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

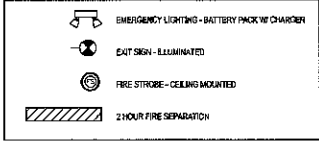


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 A-2.1 **FIRST FLOOR / SITE PLAN**
 SCALE: 3/16"=1'-0"

0 4 8 16
 GRAPHIC SCALE: 3/16" = 1'-0"

SYMBOL KEY



USE AND OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2)

CONSTRUCTION CLASSIFICATION: II (retain walls are of noncombustible materials and the interior building elements are of any material permitted by this code. fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.)

OCCUPANT LOAD: 265 (+ 12 EMPLOYEES) 297 TOTAL

EGRESS WIDTH REQUIRED: 2' X 14.5', 29.5 IN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)

MIN. NUMBER OF EXITS REQUIRED: 2 (1-400 PERSONS 1STORY)

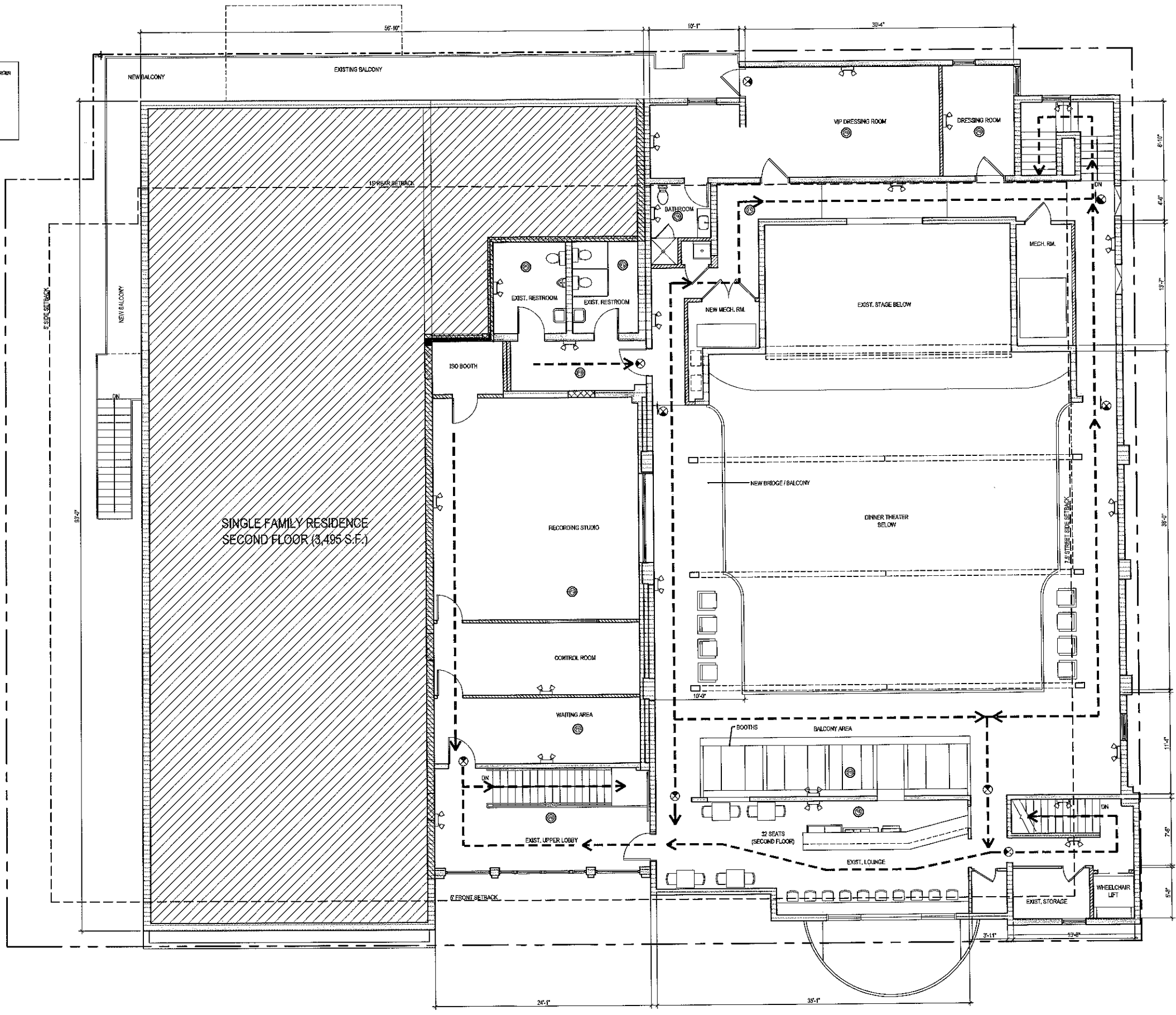
ACCESSIBLE ROUTE WIDTH REQUIRED: 48" (DOORS MIN. 32" CLEAR)

TABLE 1018.1 EXIT ACCESS TRAVEL DISTANCE:

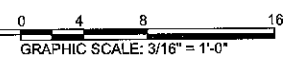
MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 FT.
PROPOSED MAX. TRAVEL DISTANCE = 124 FT.

Every room or space that is an assembly occupancy shall have the required level of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

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1 SECOND FLOOR PLAN
A-2.2 SCALE: 3/16"=1'-0"



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Submissions / Revisions:
REV. PLAN APP. - 2013.09.05
REV. PLAN APP. REV. 1 - 2013.12.27

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24x36 Project #: 13017

SECOND FLOOR LIFE SAFETY PLAN

Sheet Number:
LS-2