



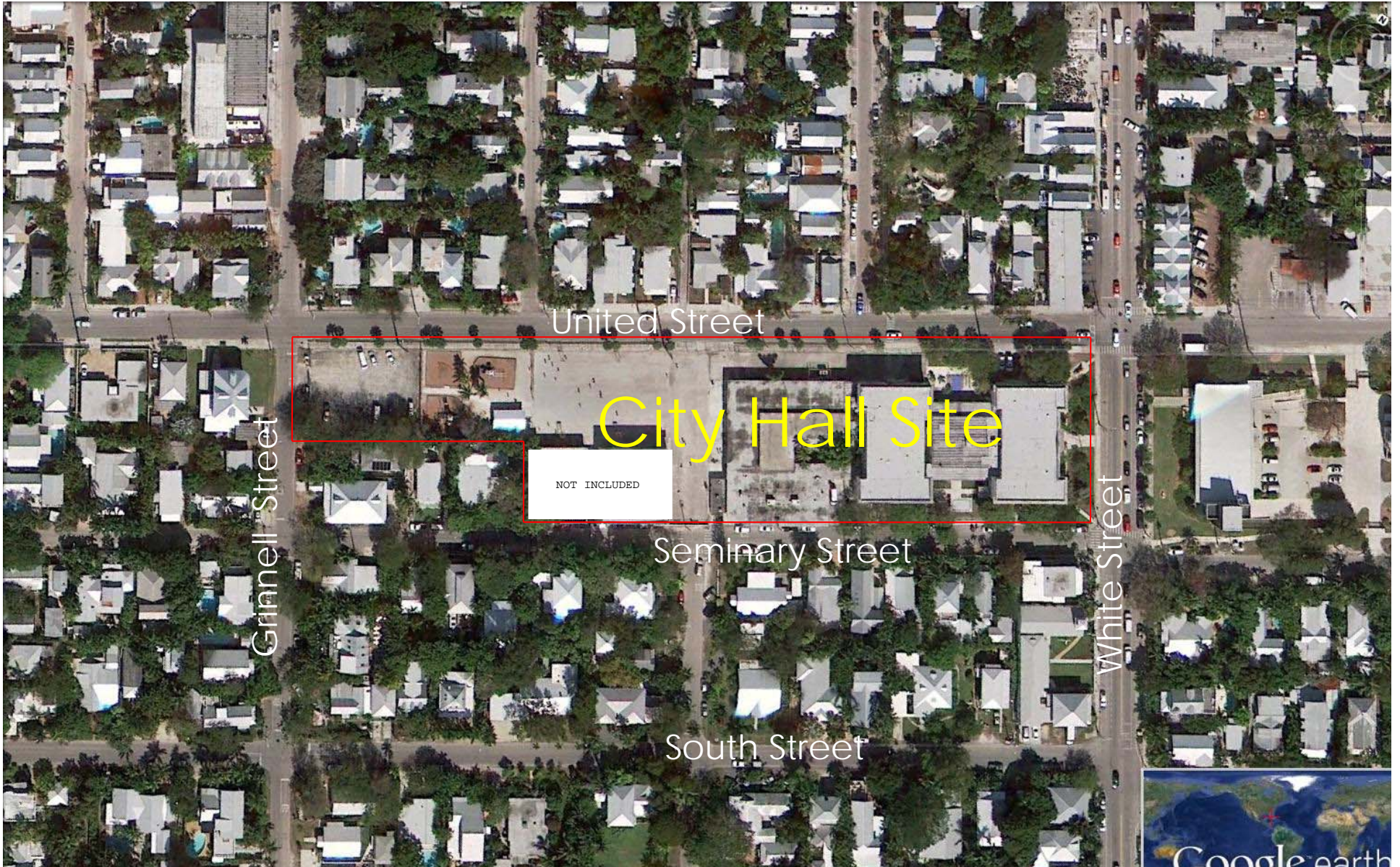
Key West City Hall

Site & Landscape Design June 22, 2013

Presentation

Bender & Associates
ARCHITECTS





Key West City Hall

Site & Landscape Design June 22, 2013

Site Aerial

Bender & Associates
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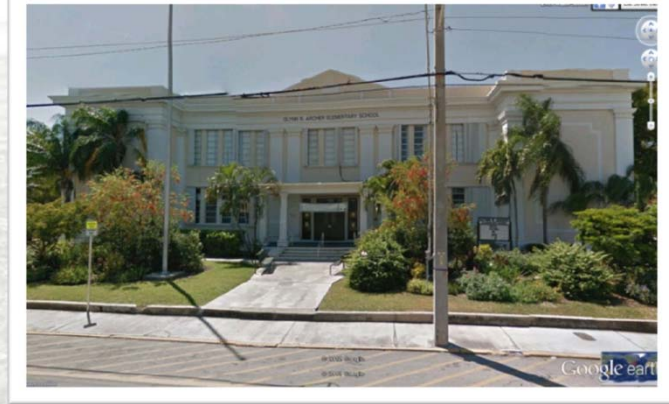
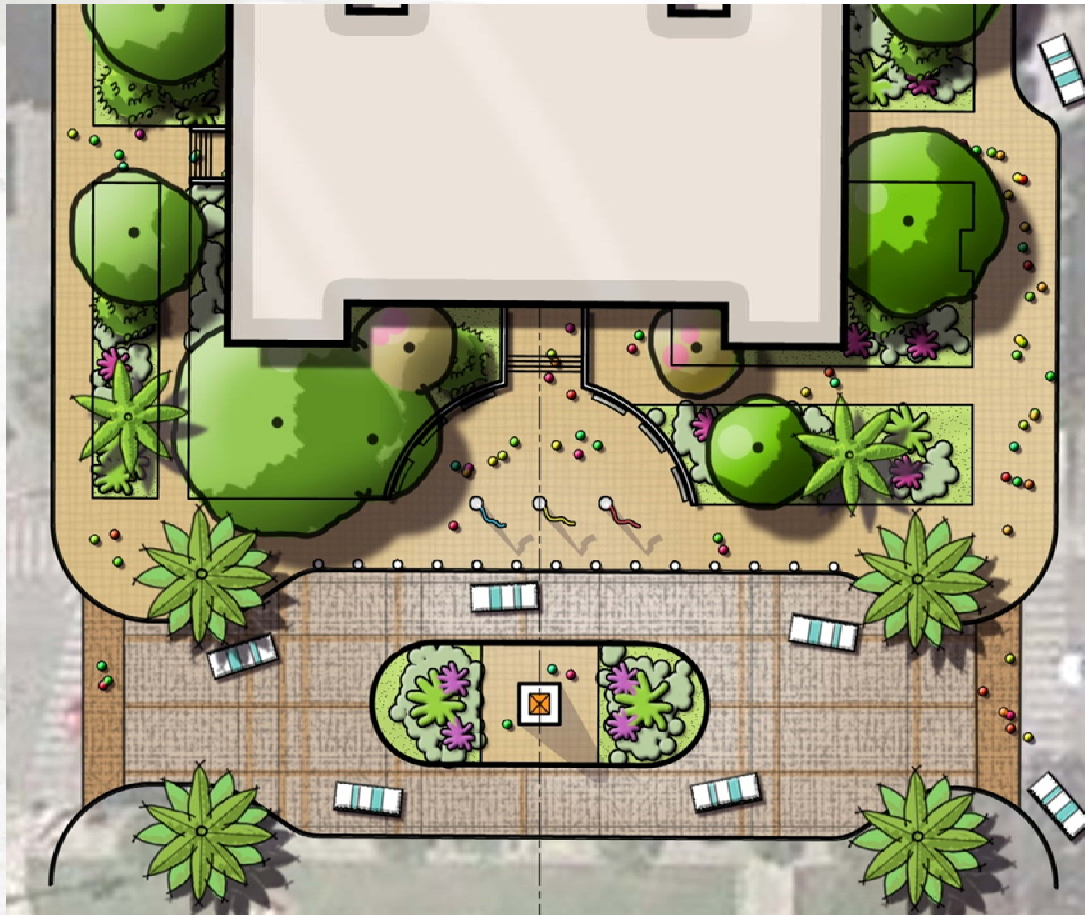
Key West City Hall

Site & Landscape Design June 22, 2013

Site Plan

Bender & Associates
ARCHITECTS





Existing Condition

Summary

1. Relocate butterfly garden
2. Open views to building
3. Create City Hall Plaza
4. Traffic calming street
5. White Street iconic sculpture
6. Low shrubs and over story landscaping



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White Street Plaza

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E Sciences

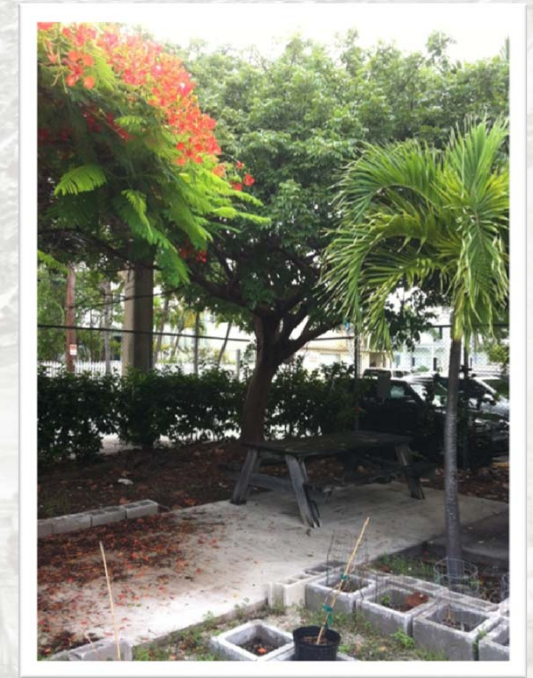


Summary

1. Vehicular drop off
2. Pocket Park open to public
3. Foyer to functions
4. Shaded seating
5. Heavily landscaped
6. Chain link fence removed



Existing Condition



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United Street
Park Entrance

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E Sciences



Existing Condition

SCHOOL DISTRICT
PROPERTY NOT INCLUDED

Summary

1. Vehicular entrances on United Street only
2. Grinnell Street Access removed
3. Spaces for 100 cars
4. Heavy landscape screening
5. New 7' sidewalk on United Street



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Parking Circulation

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Summary

1. Vehicular entrances on United Street only
2. Grinnell Street Access removed
3. Butterfly garden relocated to neighborhood
4. Shade structure and bicycle parking
5. Excellent buffer of parking lot



Existing Condition

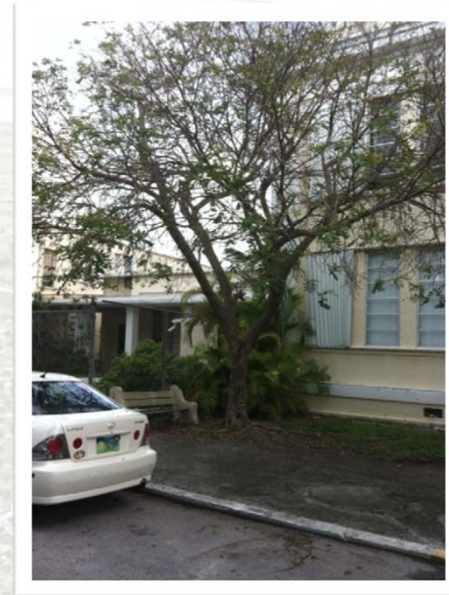


Key West City Hall
Site & Landscape Design June 22, 2013

Butterfly
Garden

Bender & Associates
ARCHITECTS

E Sciences



Existing Condition

Summary

1. Discrete architectural addition
2. Bicycle and pedestrian entrance
3. Foyer to functions
4. Shaded seating
5. Heavily landscaped
6. Chain link fence removed



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Seminary Street Entrance

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Palms - Native

Sabal Palm
Royal Palm
Thatch Palm – Green and Silver
Buccaneer Palm
Saw palmetto

Palms – nonnative

Alexander

Over Story Trees

Gumbo Limbo
Mahogany
Tamarind
Jamaica Dogwood
Paradise Tree
Signature Tree

Understory Tree

Pigeon Tree
Satin Leaf
Acacia
Myrtle of the River
West Indian Cherry
Buttonwood
Wax Myrtle
Simpson Stopper
Bridle Vail Tree

Shrubs

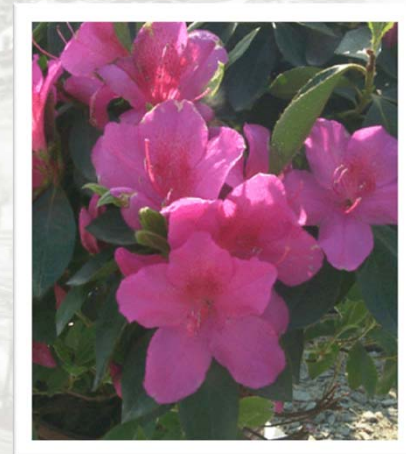
Fiddle Wood
Crab Wood
Jamaica Caper
Coco Plum
Croton
Native Coffee

Ground Cover

Asian Jasmine
Zamia

Accent Materials

Firecracker
Crinum Lily
Bougainvillea
Bird of Paradise
Heliconia
Bromeliad



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Potential
Plant Materials

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E
Sciences



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Site Plan

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SITE DATA TABLE

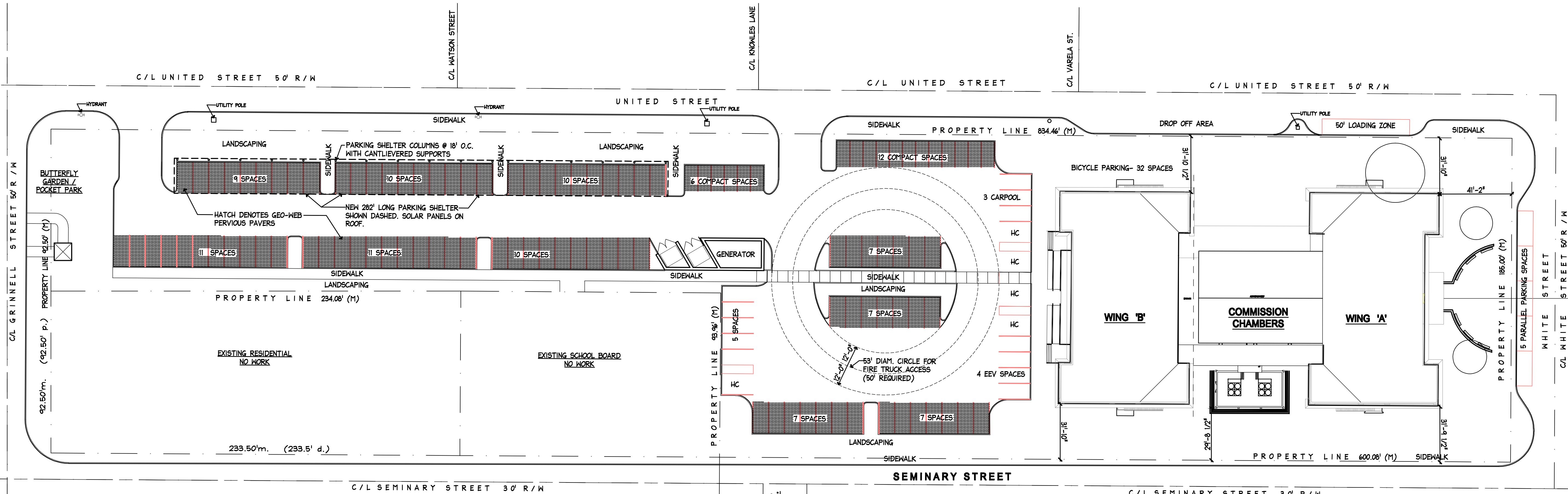
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HPS			
FLOOD ZONE	ZONE X			
SIZE OF SITE	118,491 S.F. (2.72 ACRES)			
HEIGHT	25' MAX.	46.7' (FROM SURVEY)		
FRONT SETBACK	20'	41.4'		
SIDE SETBACK	5' OR 10% OF WIDTH TO 15'	31.79' (SOUTH SIDE)		
SIDE SETBACK	5' OR 10% OF WIDTH TO 15'	31.77' (NORTH SIDE)	29.71' (SOUTH SIDE)	
STREET SIDE SETBACK	10'	24.58' (SOUTH), 31.74' (NORTH)		
REAR SETBACK	20'	442.41'		
F.A.R.	1.0 MAX.	57.9% / 118,491 = .49	39.497 / 118,491 = .33	
BUILDING COVERAGE	40% MAXIMUM	43,117 / 118,491 = 36.4%		
IMPERVIOUS SURFACE	50% MAXIMUM	92,658 / 118,491 = 78.2%		
PARKING	37122 / 300 = 124 SPACES	30 SPACES	124 SPACES	
HANDICAP PARKING	5 SPACES	0 SPACES	5 SPACES	
BICYCLE PARKING	32 SPACES	0 SPACES	32 SPACES	
OPEN SPACE / LANDSCAPING				
NUMBER & TYPE OF UNITS				
CONSUMPTION AREAS				

PARKING SPACE COUNT:

REGULAR (9' X 18') PARKING SPACES:	97 SPACES
COMPACT (7.5' X 15') PARKING SPACES:	18 SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	5 SPACES
EVV PARKING SPACES:	4 SPACES
TOTAL PARKING SPACES:	124 SPACES

GROSS FLOOR AREA (MEASURED TO INSIDE OF EXTERIOR WALLS):

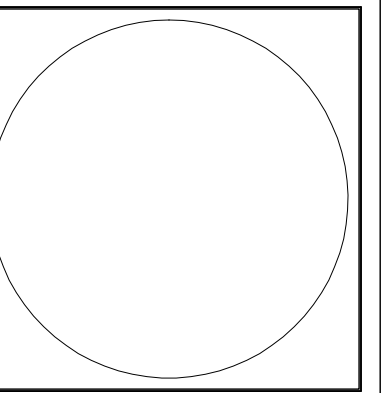
BUILDING A + AUDITORIUM, FIRST FLOOR:	14,088 S.F.
BUILDING A + UPPER WALKWAY, SECOND FLOOR:	7966 S.F.
BUILDING B, FIRST FLOOR:	7534 S.F.
BUILDING B, SECOND FLOOR:	7534 S.F.
TOTAL GROSS BUILDING AREA:	37,122 S.F.



1 ARCHITECTURAL SITEPLAN
A1.1 1" = 30'-0"

REVISIONS:

**KEY WEST CITY HALL
AT GLYNN ARCHER**
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST



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ARCHITECTURE / ENGINEERING / INTERIORS
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2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305) 445-3745
WWW.MCHARRY.COM

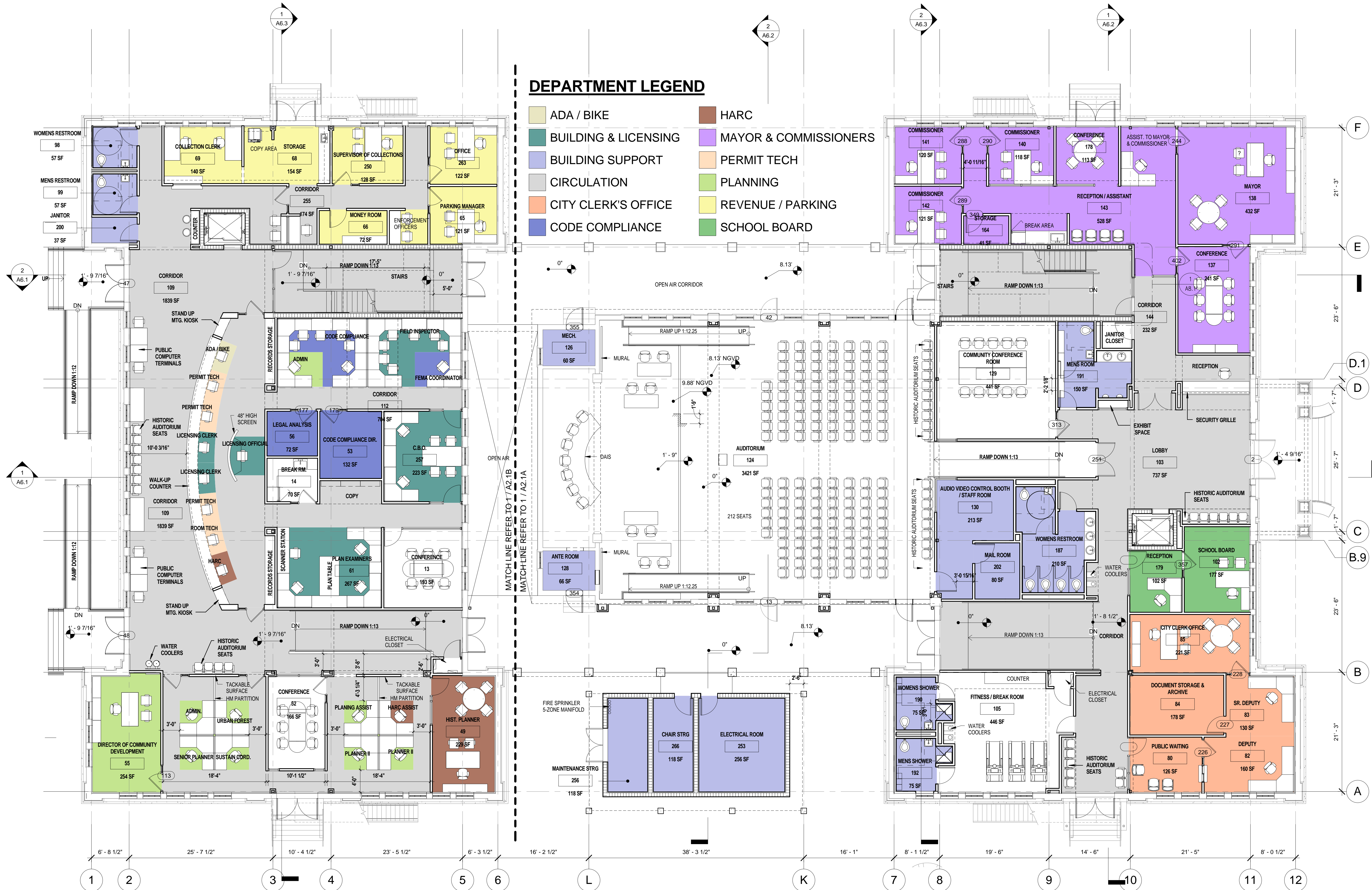
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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.C.

Project No: 1305
PROPOSED ARCHITECTURAL SITEPLAN
Date: 11/6/13

A1.1
1 OF --

SIGNATURE
DEPARTMENT
APPROVALS



DEPARTMENT LEGEND

- ADA / BIKE
- BUILDING & LICENSING
- BUILDING SUPPORT
- CIRCULATION
- CITY CLERK'S OFFICE
- CODE COMPLIANCE
- HARC
- MAYOR & COMMISSIONERS
- PERMIT TECH
- PLANNING
- REVENUE / PARKING
- SCHOOL BOARD

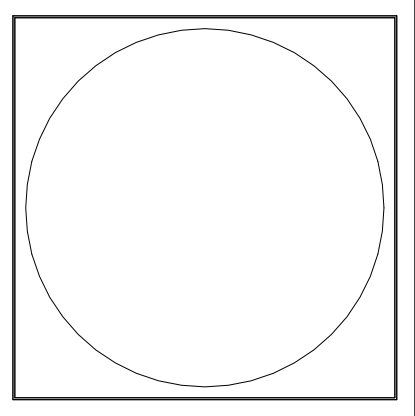
1 1st floor

1/8" = 1'-0"



REVISIONS

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AT GLYNN ARCHER**
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST



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ARCHITECTS

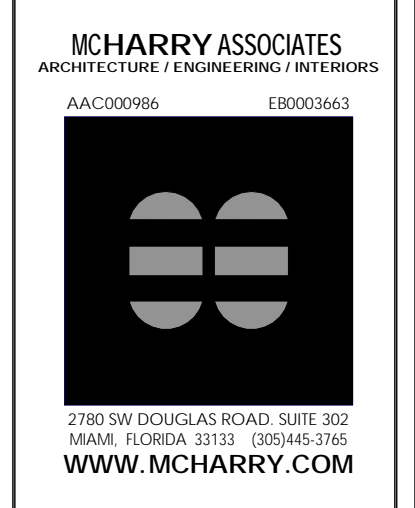
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**10/31/2013
12:18:05 PM**
Date: Issue Date

A1
OF

SIGNATURE: _____
DEPARTMENT: _____
APPROVALS

REVISIONS

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CITY OF KEY WEST



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Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
10/31/2013
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Date: Issue Date

A2
OF

DEPARTMENT LEGEND

- BUILDING SUPPORT
- CIRCULATION
- CITY ATTORNEY / LEGAL DIVISION
- CITY MANAGER
- EMERGENCY OPERATION CENTER
- ENGINEERING
- FINANCE
- HUMAN RESOURCES
- INFORMATION TECH.



1 2nd Floor Plan

1/8" = 1'-0"



SIGNATURE: _____
DEPARTMENT: _____
APPROVALS