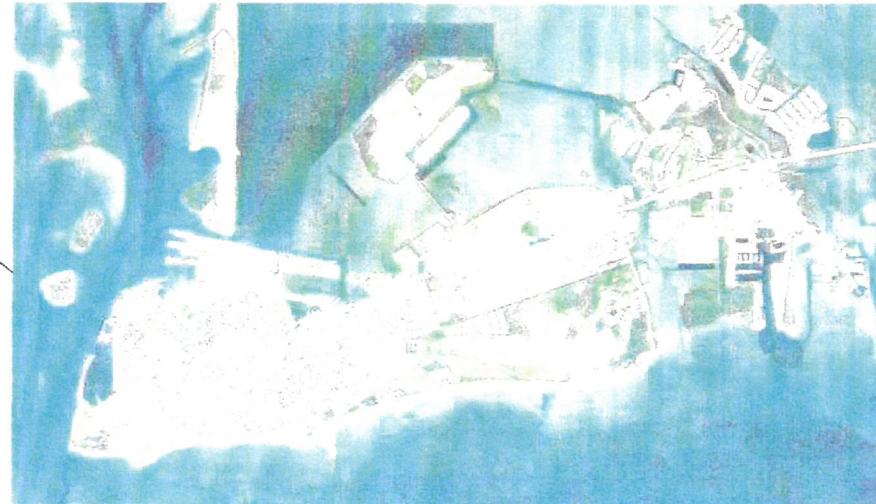


CONSTRUCTION PLANS FOR 1327 DUVAL ST ADA BATHROOMS AND BREAKFAST BAR

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1327 DUVAL ST,
KEY WEST, FL 33040

CLIENT:
SANTIAGO FAMILY PARTNERSHIP LTD

NOT FOR CONSTRUCTION
HARC AND PLANNING
REVIEW ONLY

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CA # 30835

CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST,
KEY WEST, FL 33040

TITLE: COVER

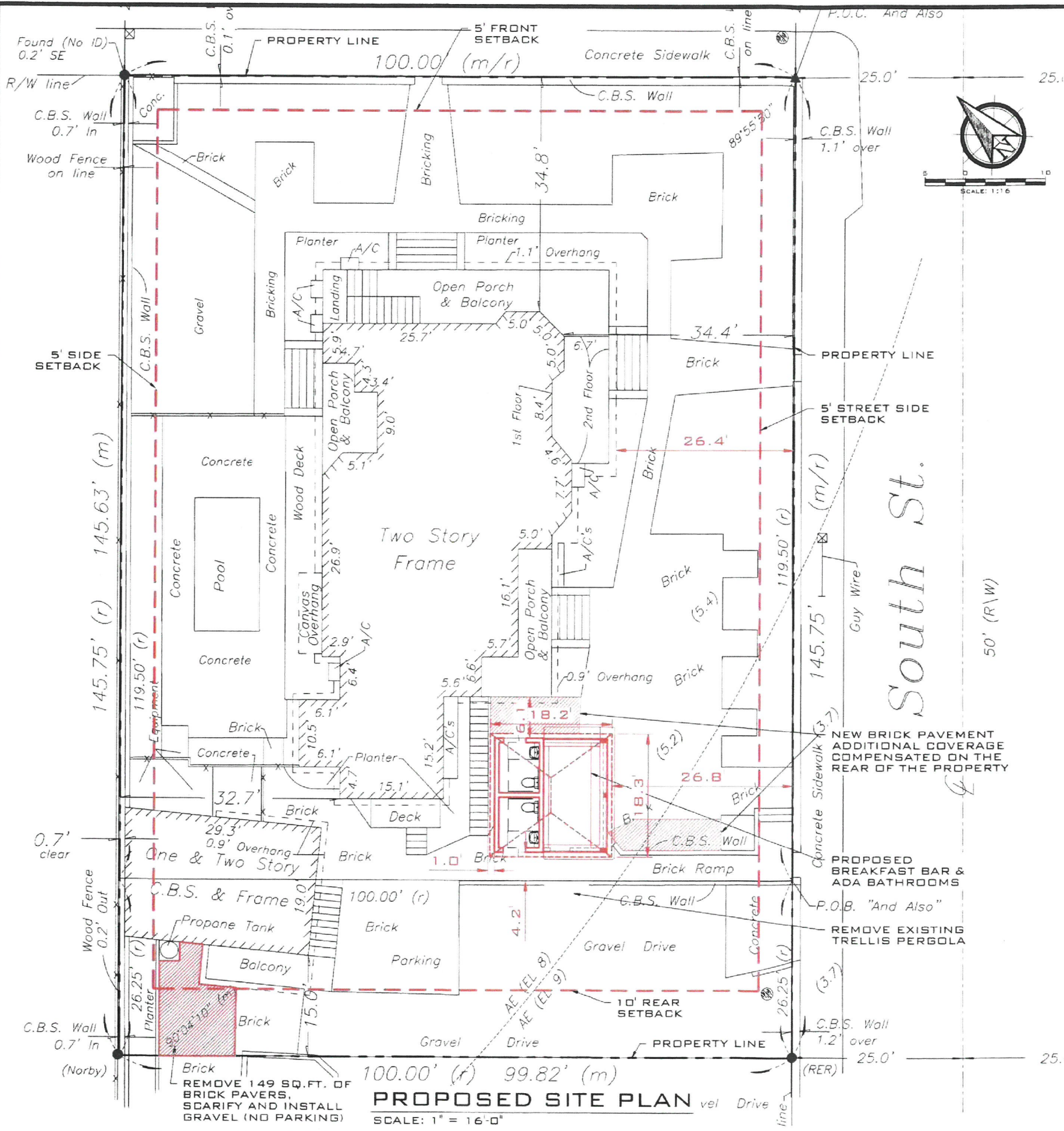
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*

DATE: 07/06/18

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	G-100	1	



SITE DATA:

TOTAL SITE AREA: ±14,556.09 SQ.FT

LAND USE: HGT

FLOOD ZONE: AEB

SETBACKS

FRONT:
 REQUIRED: 5 FT
 EXISTING: ±27'-6" (ROOF)
 PROPOSED: NO CHANGE

STREET SIDE:
 REQUIRED: 5 FT
 EXISTING: ±26'-4" (ROOF)
 PROPOSED: NO CHANGE

SIDE:
 REQUIRED: 5 FT
 EXISTING: ±5'-2" (HOUSE)
 PROPOSED: NO CHANGE

REAR:
 REQUIRED: 10 FT
 EXISTING: ±9'-9" (HOUSE)
 PROPOSED: NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (10,189.09 SQ.FT.)
 EXISTING: 72.49% (±10,552.65 SQ.FT.)
 PROPOSED: NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50.00% (7,278.05 SQ.FT.)
 EXISTING: 25.95% (±3,778.0 SQ.FT.)
 PROPOSED: 28.24% (±4,110.9 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED: 20% (2,911.22 SQ.FT.)
 EXISTING: 27.50% (±4,003.44 SQ.FT.)
 PROPOSED: NO CHANGE

MAXIMUM HEIGHT: 35 FT

EXISTING: N/A
 PROPOSED: NO CHANGE

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CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 1"=16'-0"	DATE: 05/28/18	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: C-101	REV. NO: 1	

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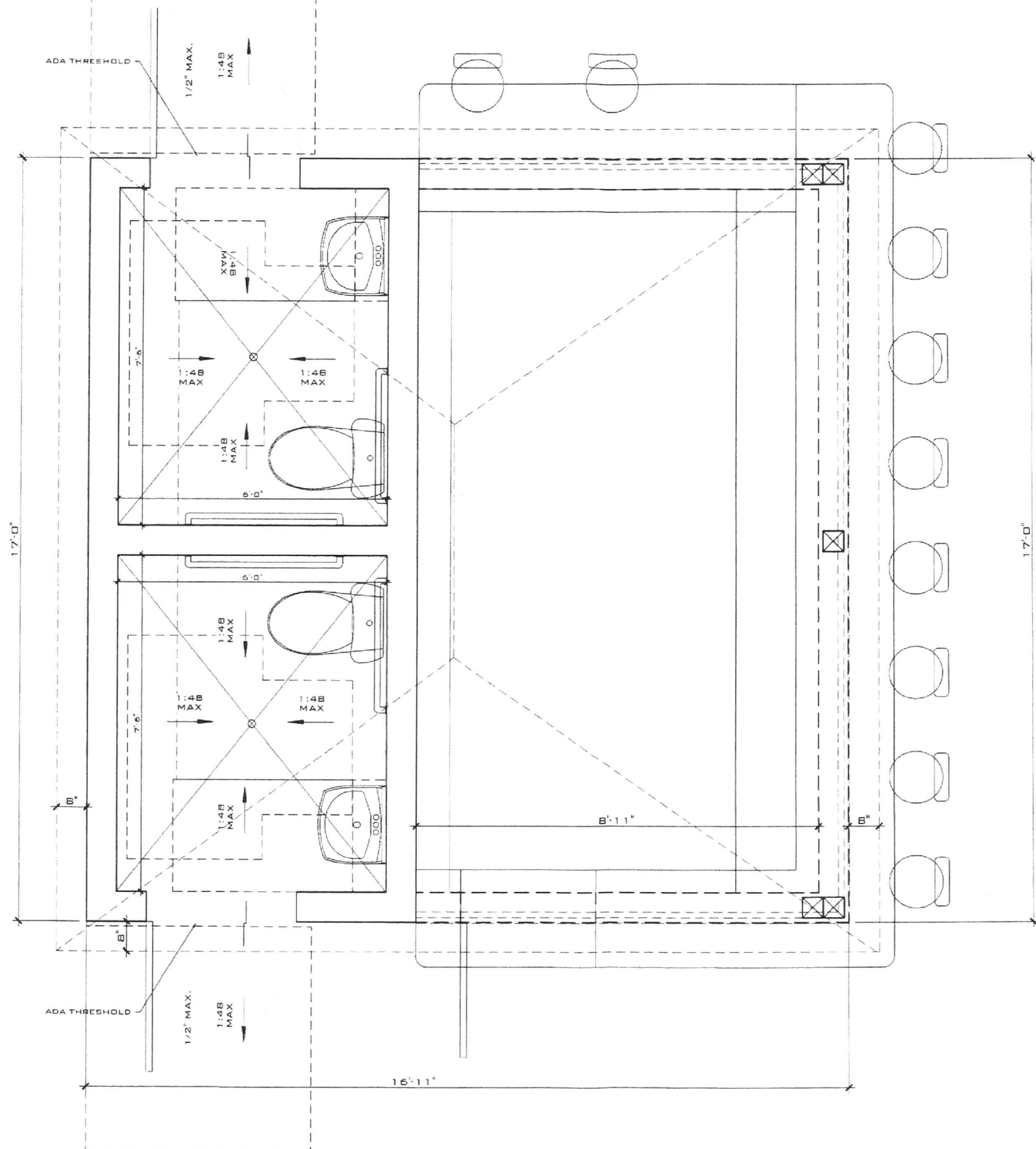
SIGNATURE: SERGE MASHTAKOV
 DATE: 05/28/2018

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REMOVE 149 SQ.FT. OF BRICK PAVERS, SCARIFY AND INSTALL GRAVEL (NO PARKING)

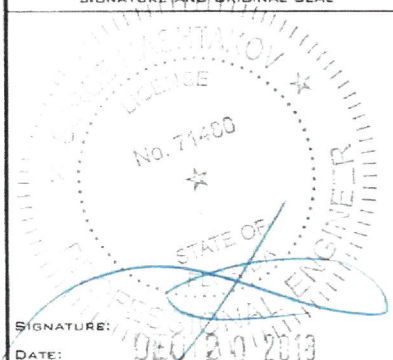
PROPOSED SITE PLAN

SCALE: 1" = 16'-0"



**PROPOSED ADA BATHROOM AND
BREAKFAST BAR FLOOR PLAN**
SCALE: 3/8" = 1'-0"

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 SIGNATURE: *Serge Mashtakov*
 DATE: 07/20/18
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

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PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 1/16" = 1'-0"	DATE: 07/06/18	DRAWN: MNE	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-101	REVISION: 1	



- ◆ BASE FLOOD AEB
EL. +8.00 (INGVD)
- ◆ EXISTING GRADE
EL. +5.50 (INGVD)
- ◆ CROWN OF ROAD
EL. +3.70 (INGVD)

**EXISTING
STREET SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: STREET SIDE ELEVATION

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: 07/06/18

SERGEI MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

SCALE AT 1/8" = 1'-0"	DATE: 07/06/18	DRAWN: MNE	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-102	REVISION: 1	



**PROPOSED
STREET SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

- ◆ BASE FLOOD AEB
EL. = 8.00 (NGVD)
- ◆ EXISTING GRADE
EL. = 5.50 (NGVD)
- ◆ CROWN OF ROAD
EL. = 3.70 (NGVD)

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST
ADA BATHROOMS

SITE: 1327 DUVAL ST.
KEY WEST, FL 33040

TITLE: STREET SIDE ELEVATION

SCALE AT 1/8" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNE	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-103	1	

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DATE: 07/06/2018

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



BASE FLOOD AEB
EL. +8.00' (NGVD)

EXISTING GRADE
EL. ±5.50' (NGVD)

CROWN OF ROAD
EL. ±3.70' (NGVD)

**EXISTING
REAR ELEVATION**
SCALE: 3/16" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: REAR ELEVATION

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SIGNATURE: *[Signature]*
DATE: 07/06/18
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 1/4" = 1'-0"	DATE: 07/06/18	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-104	REVISION: 1	



BASE FLOOD AEB
EL. +8.00' (NGVD)

EXISTING GRADE
EL. ±5.50' (NGVD)

CROWN OF ROAD
EL. ±3.70' (NGVD)

**PROPOSED
REAR ELEVATION**
SCALE: 3/16" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

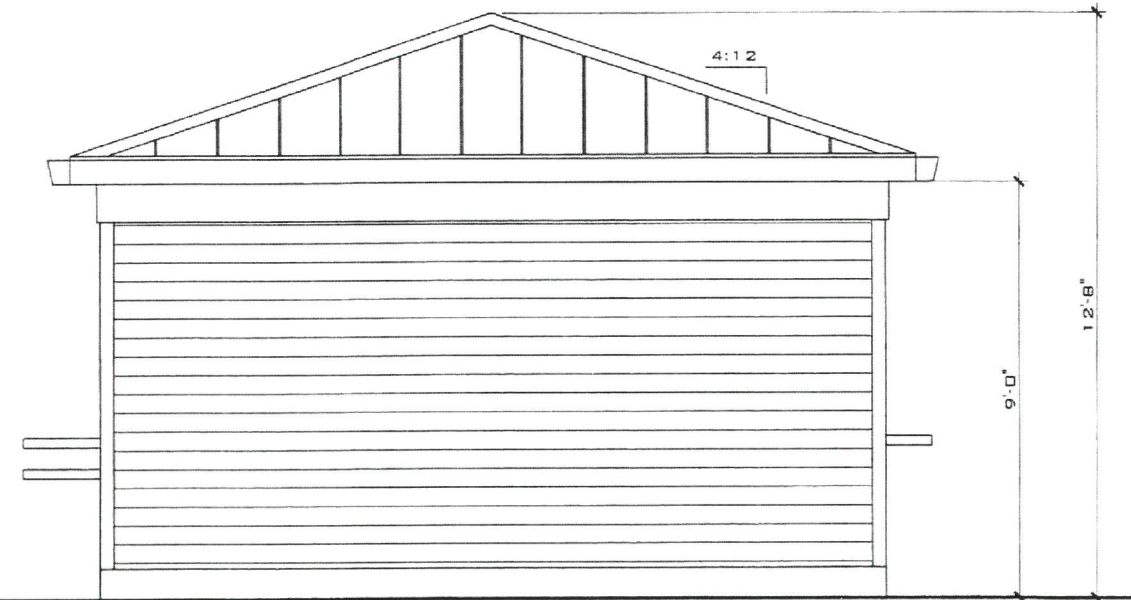
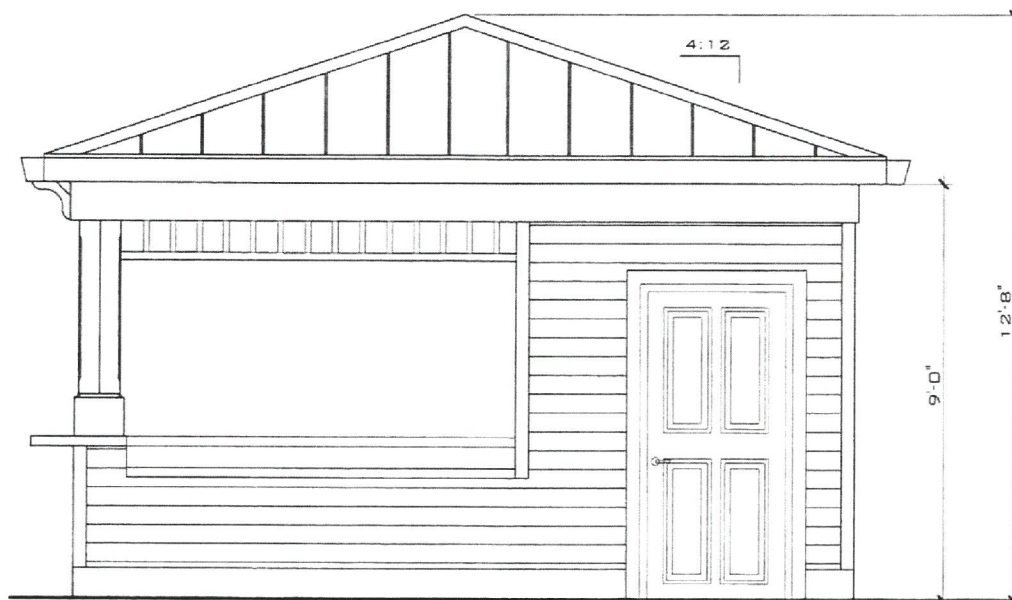
TITLE: REAR ELEVATION

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/06/18	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1805-01	A-105	1	

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SIGNATURE: SERGE MASHTAKOV
DATE: 07/06/18

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



**PROPOSED ELEVATIONS
 ADA BATHROOM AND BREAKFAST
 BAR (NOT VISIBLE FROM MAIN
 ELEVATIONS)**

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

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE AT 1/4" = 1'-0"	DATE: 07/06/18	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1805-01	DRAWING NO: A-106	REVISION: 1	

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SIGNATURE: *[Handwritten Signature]*
 DATE: 07/06/2018

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



FIG. 1 PROPOSED LOCATION



FIG. 2 STREET SIDE



FIG. 3 REAR

EXISTING CONDITIONS
SCALE: NTS