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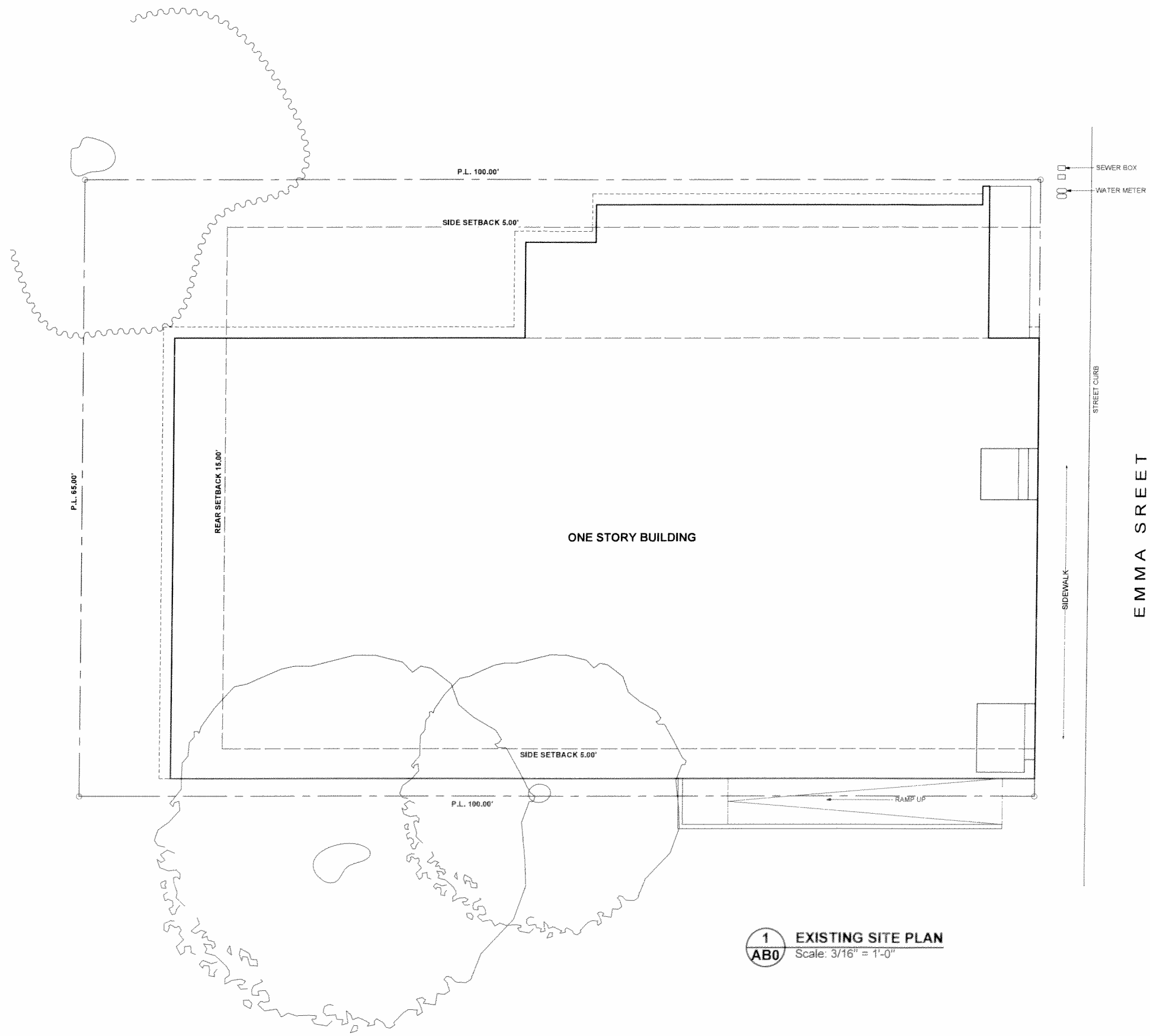
Michael Miller
8/11/10

RESTORATION OF AMERICAN LEGION POST 168 AND HISTORIC VFW POST 6021
BAHAMA VILLAGE KEY WEST, FLORIDA

VARIANCE APPLICATION

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1 EXISTING SITE PLAN
 ABO Scale: 3/16" = 1'-0"

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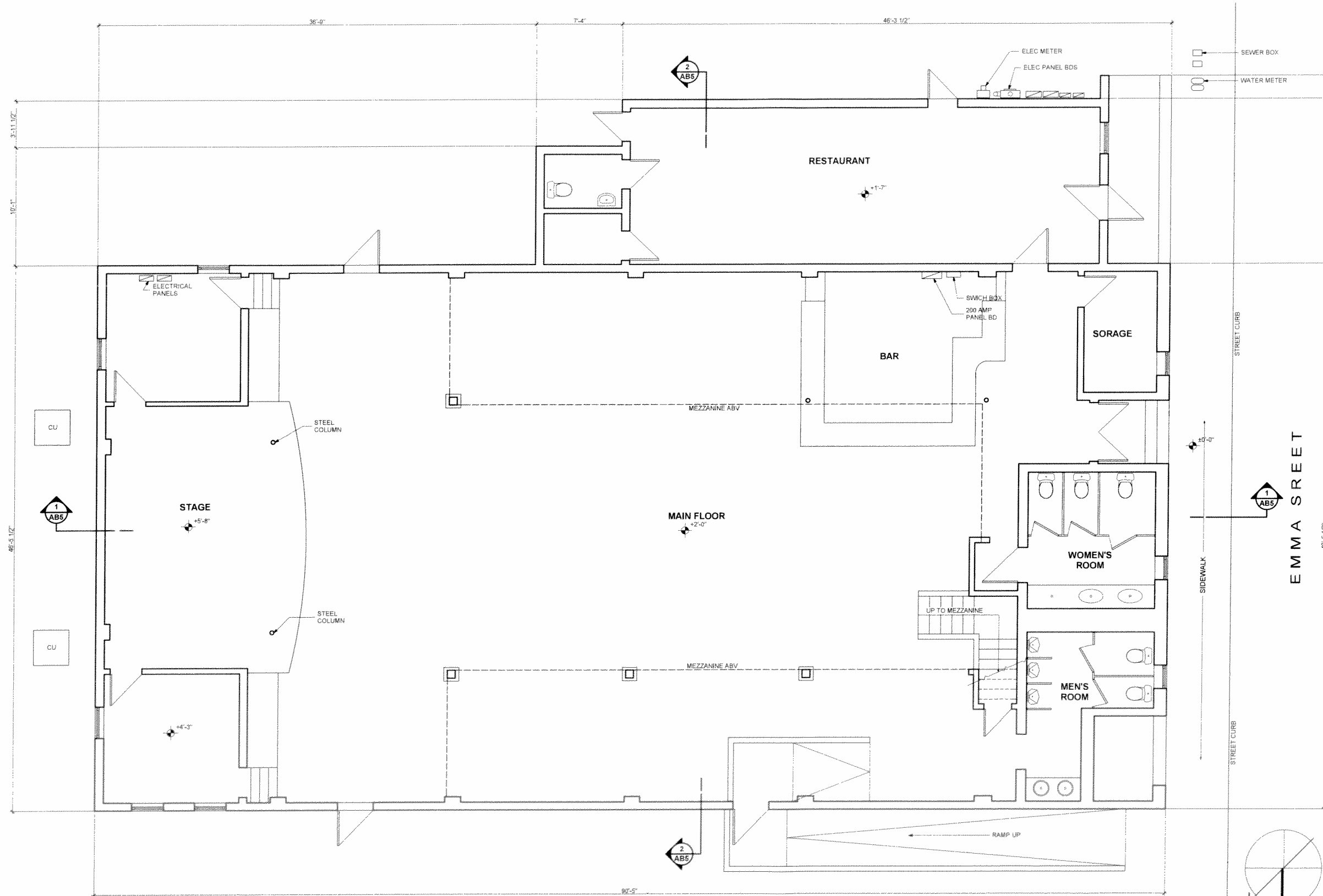
**RESTORATION OF
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803 Emma Street
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 DRAWN BY: ES
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EXISTING
 SITE PLAN

ABO



1 EXISTING FIRST FLOOR PLAN
AB1 Scale: 1/4" = 1'-0"

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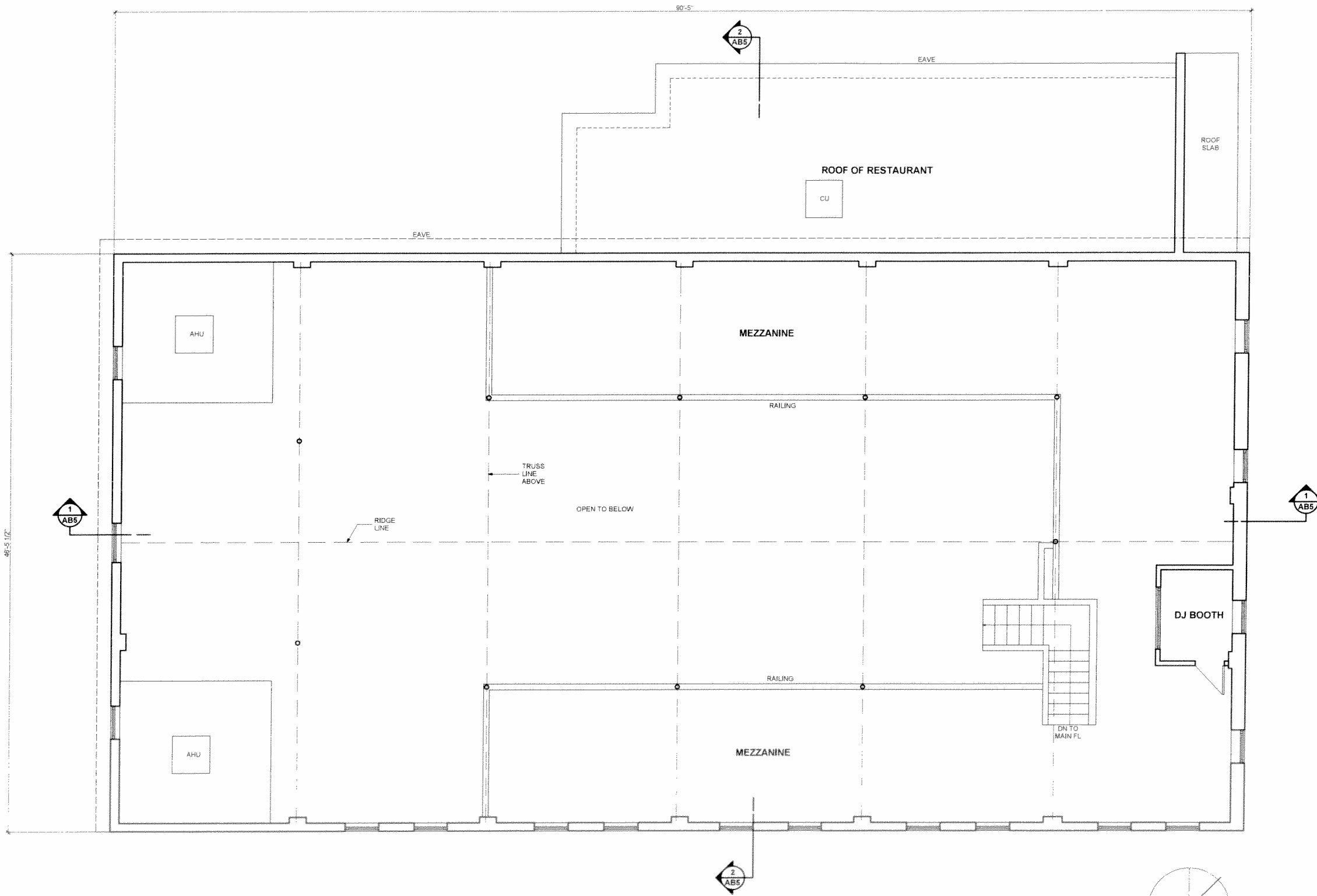
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**EXISTING
 FIRST FLOOR PLAN**

AB1



1 EXISTING MEZZANINE PLAN
AB2 Scale: 1/4" = 1'-0"

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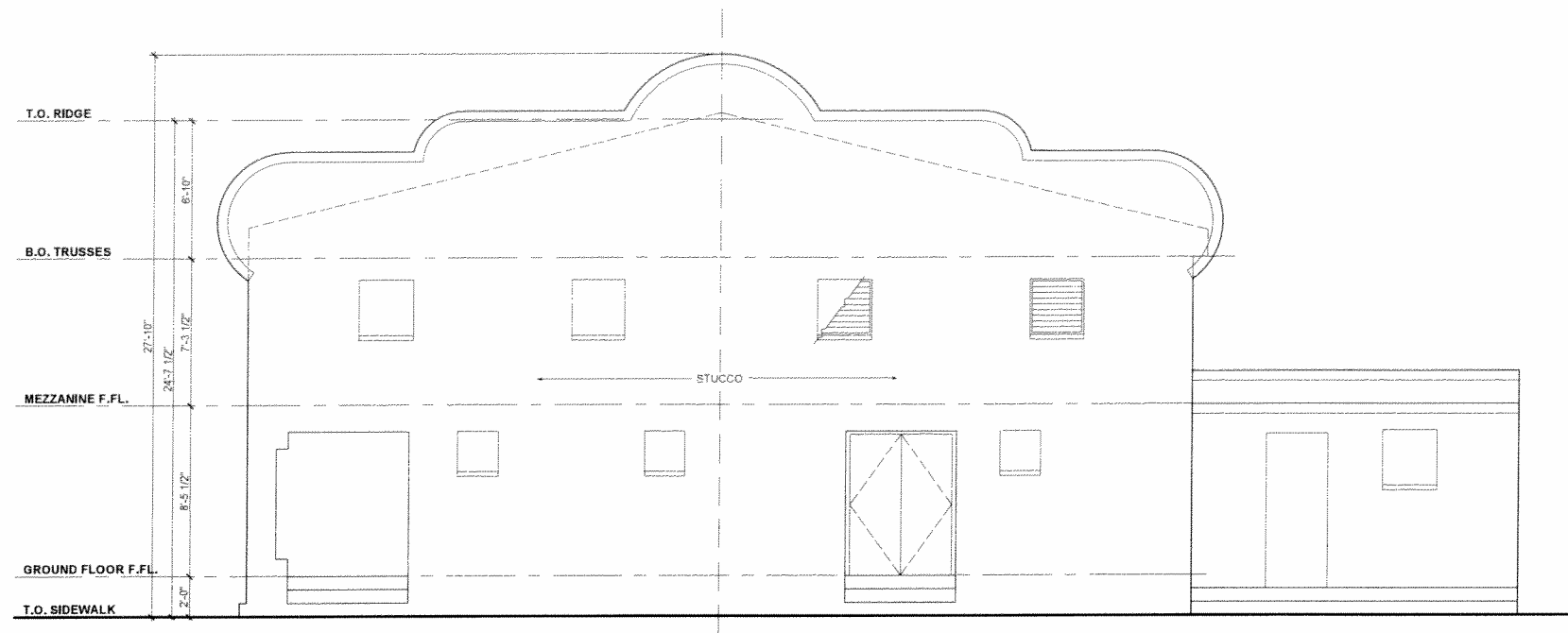
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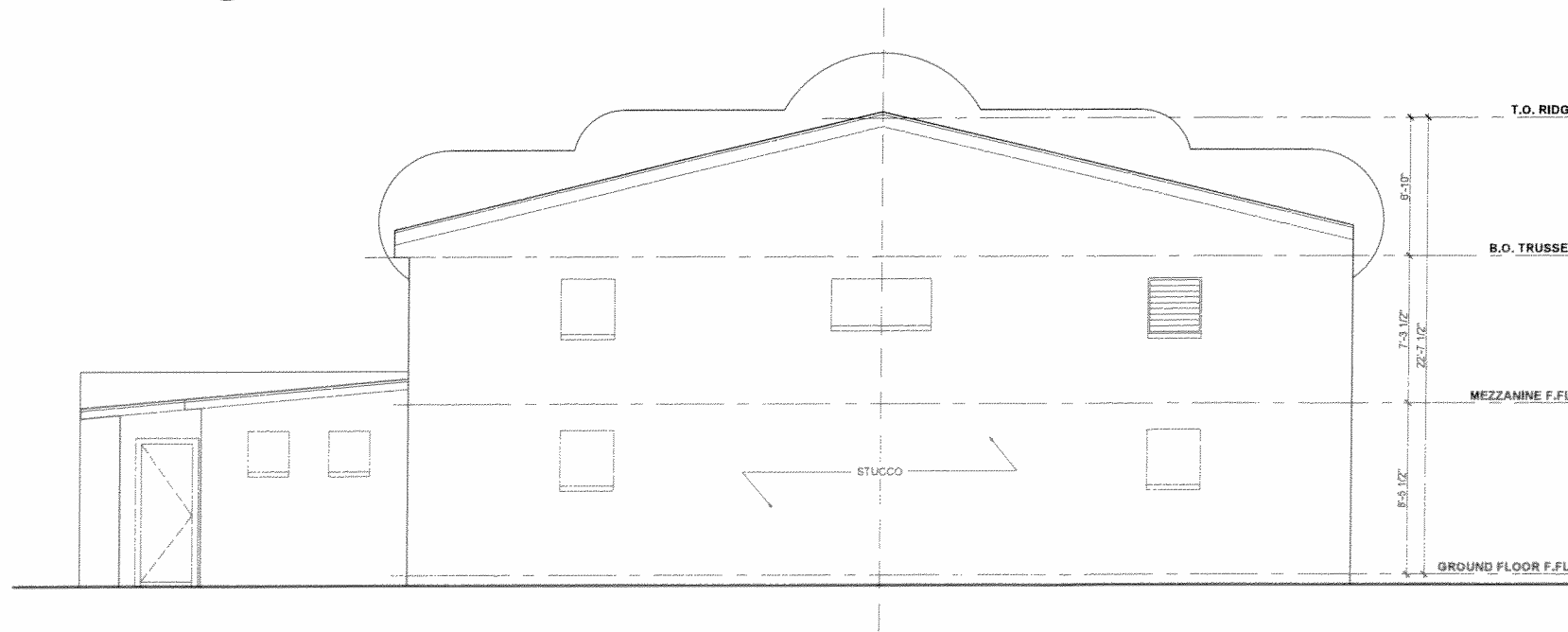
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**EXISTING
 MEZZANINE PLAN**

AB2



1 WEST ELEVATION
AB3 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
AB3 Scale: 1/4" = 1'-0"

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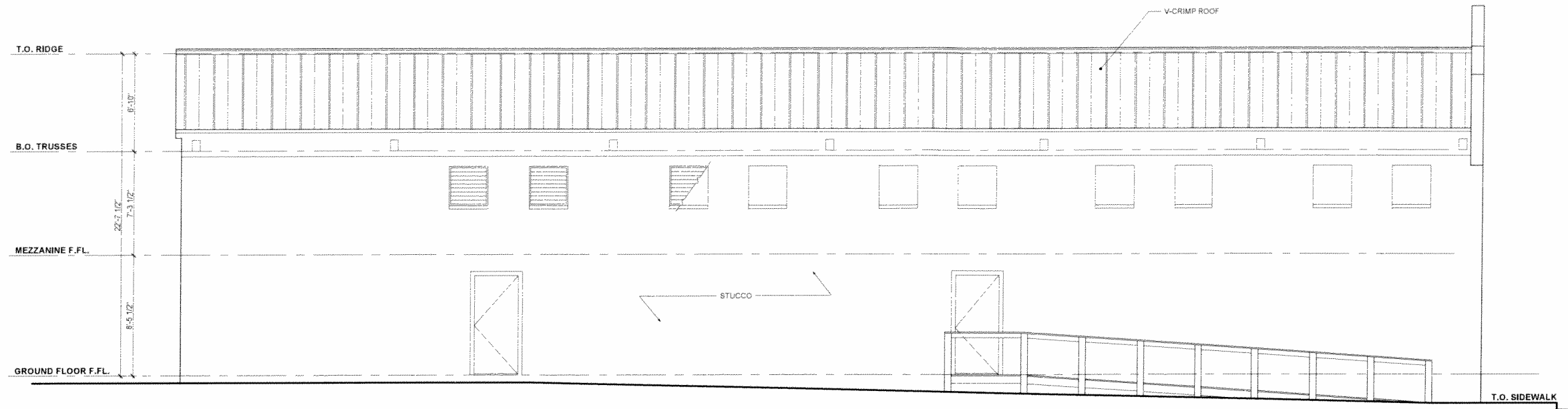
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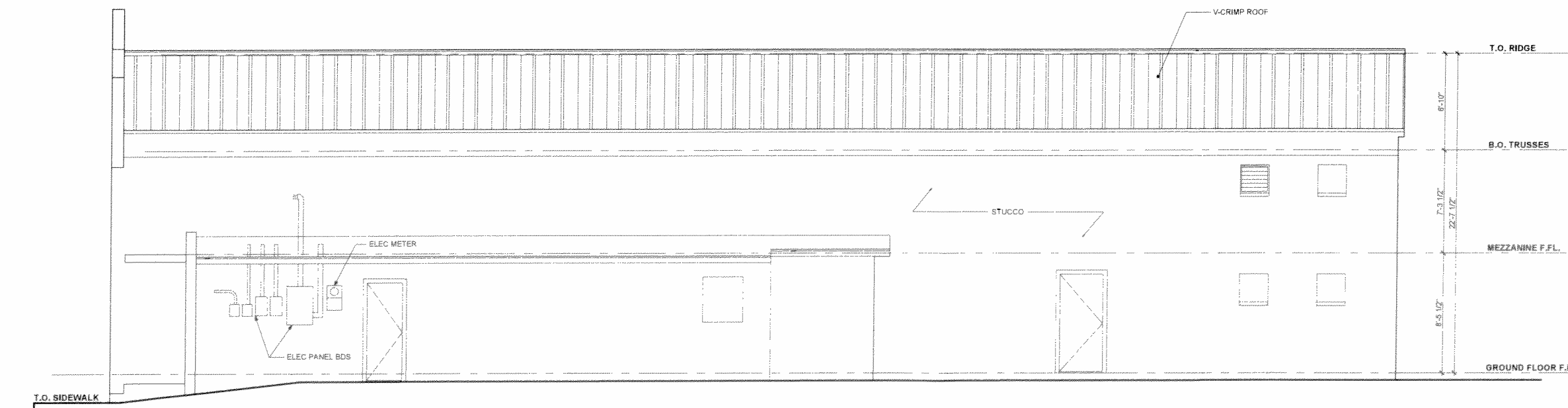
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**EXISTING
 ELEVATIONS**

AB3



1 NORTH ELEVATION
AB4 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
AB4 Scale: 1/4" = 1'-0"

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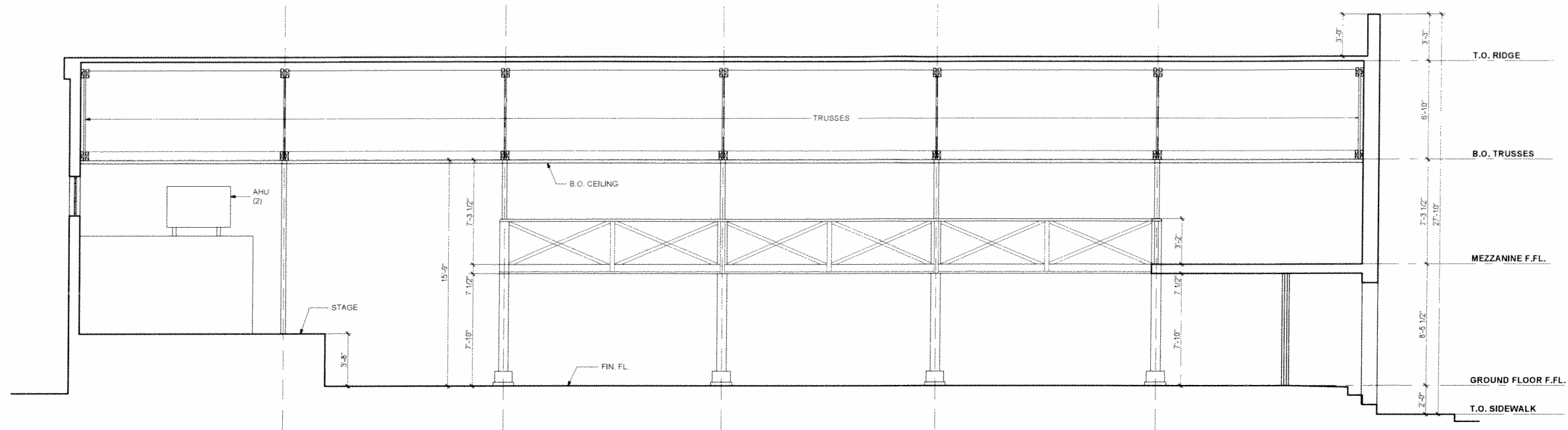
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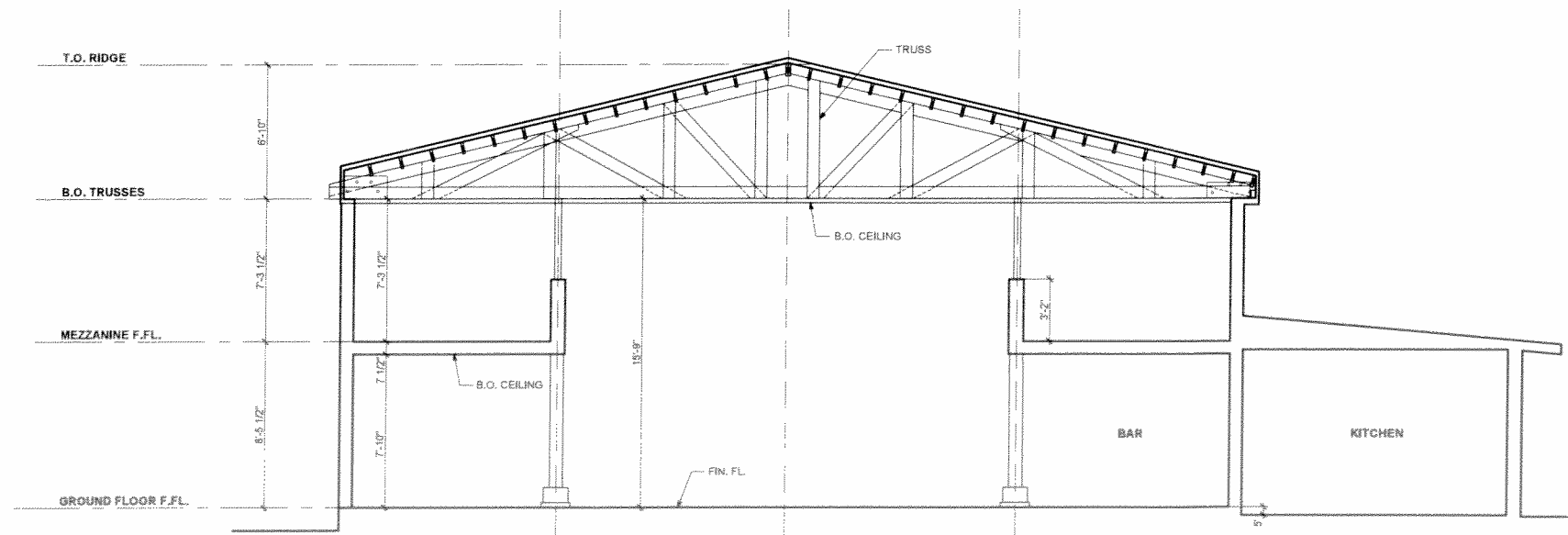
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**EXISTING
 ELEVATIONS**

AB4



1 LONGITUDINAL SECTION
AB5 Scale: 1/4" = 1'-0"



2 CROSS SECTION
AB5 Scale: 1/4" = 1'-0"

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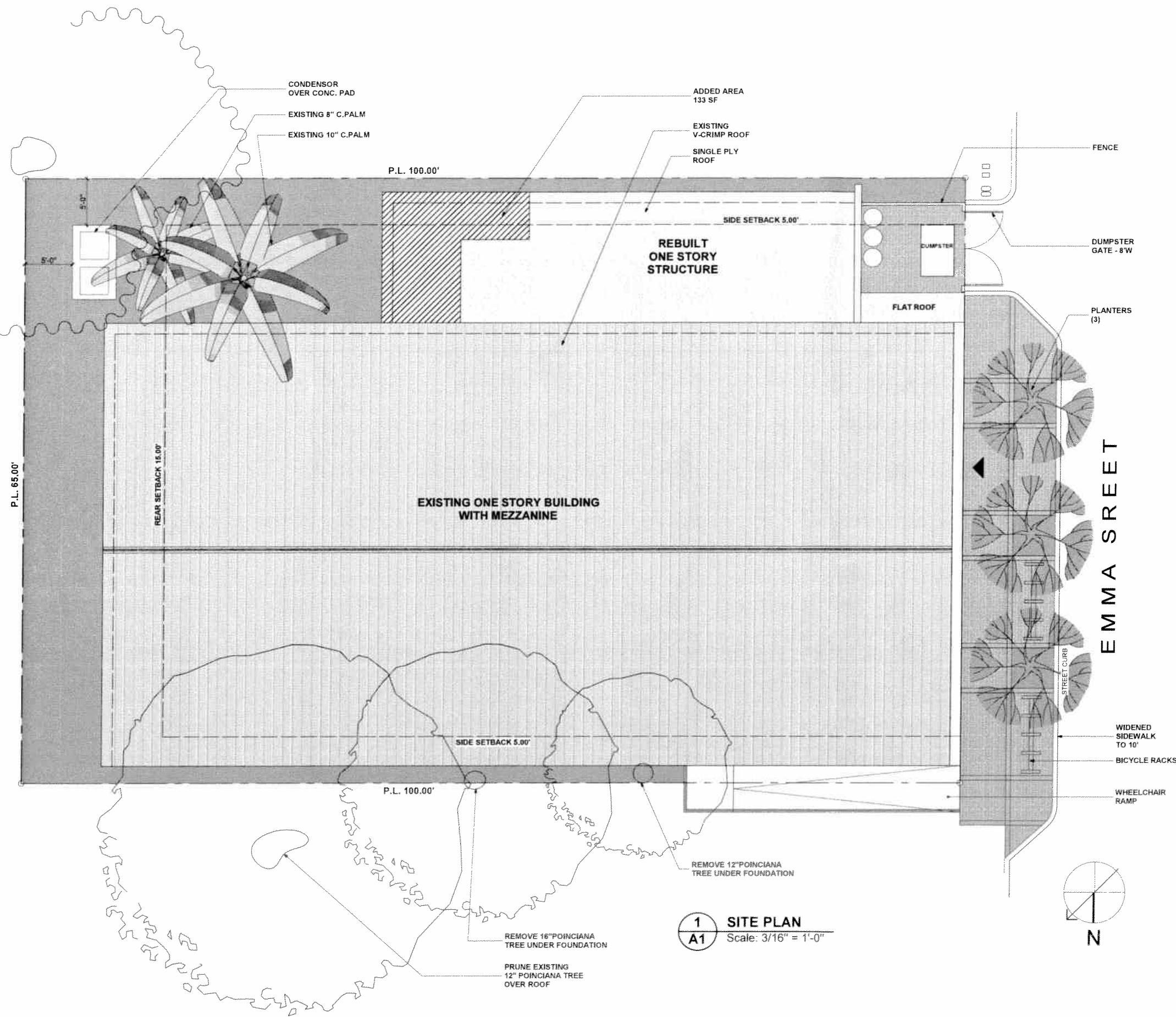
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**EXISTING
 SECTIONS**

AB5



SITE DATA

1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: 40%
 - b. Allowable Building Coverage: 2,600 SF
 - c. Existing Building Coverage: 4,850 (74%)
 - d. Proposed Building Coverage: 5,015 (77%)
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: 60%
 - b. Allowable Impervious Coverage: 3,900 SF (60% of 1,250 SF)
 - c. Existing Impervious Coverage: 5,155 SF (79%)
 - d. Proposed Impervious Coverage: 5,323 SF (81%)
5. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: 1.0
 - b. Existing FAR: .97
 - c. Proposed FAR: .98
6. BUILDING HEIGHT
 - a. Allowable Building height: 30' - 0"
 - b. Existing Building Height: 27' - 10"
 - c. Proposed Building Height: 27' - 10"

1 SITE PLAN
 A1 Scale: 3/16" = 1'-0"

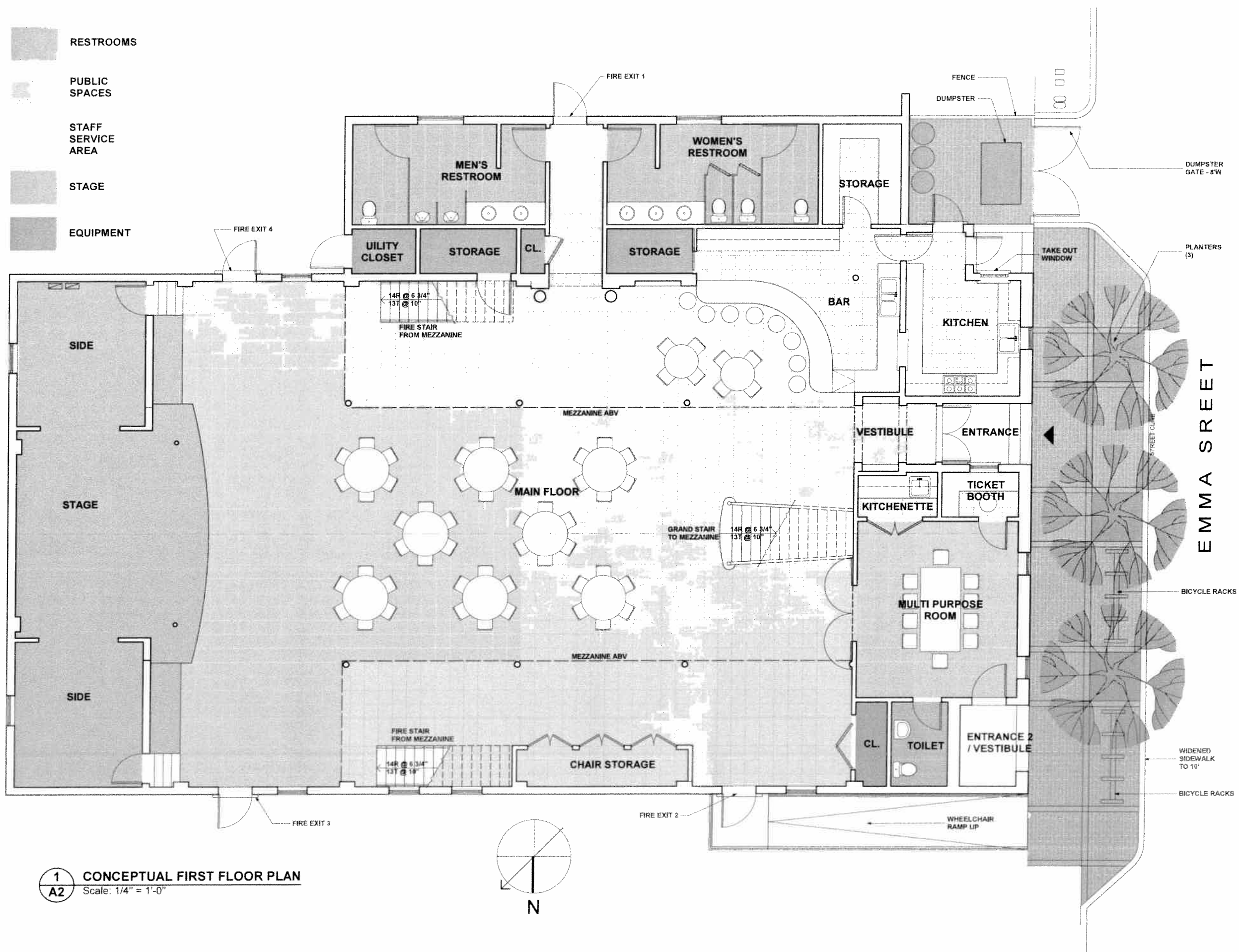
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SITE PLAN

A1



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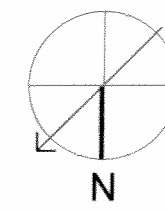
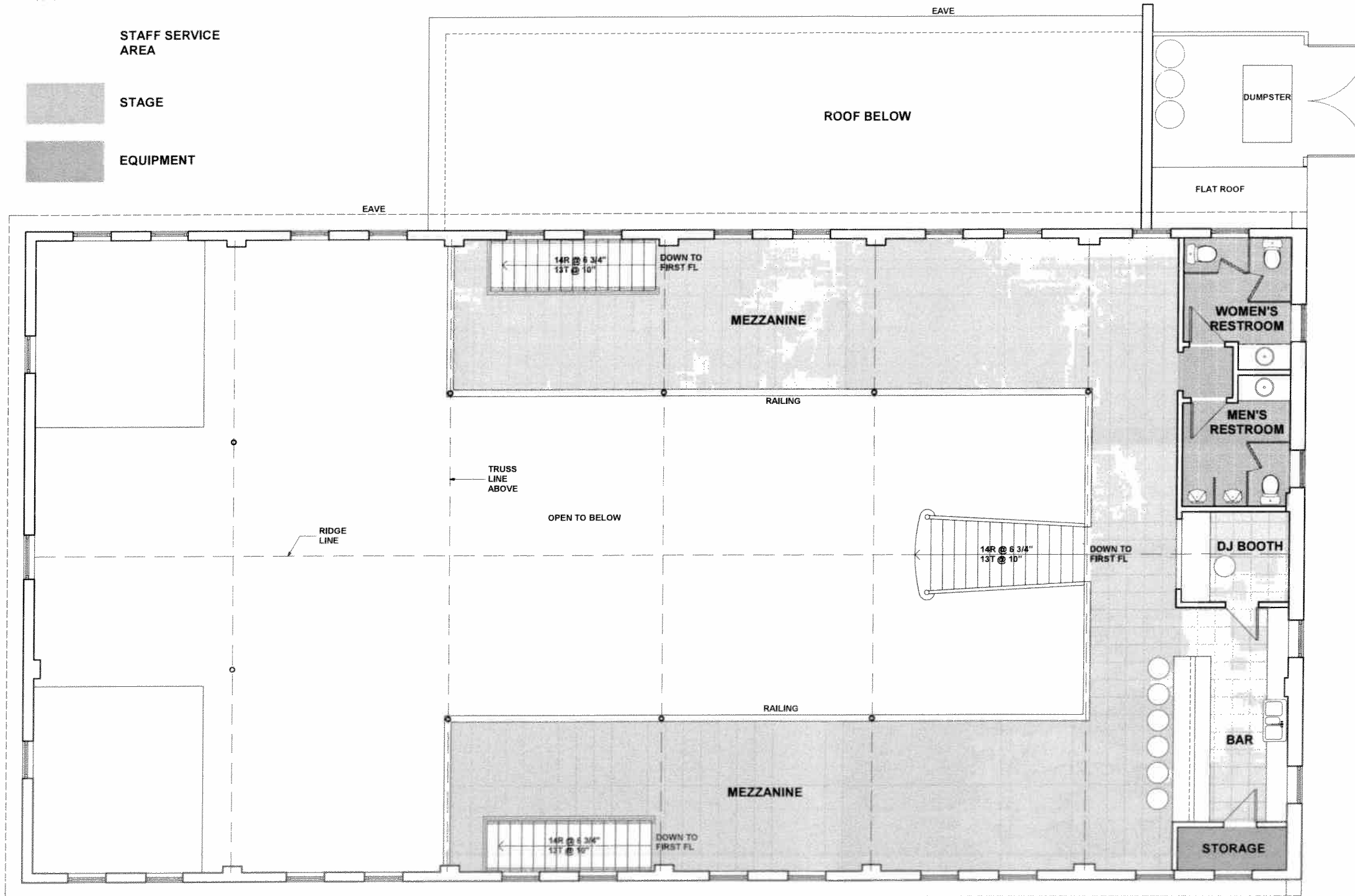
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PROJECT NO: 0995

**CONCEPTUAL
FIRST FLOOR PLAN**

A2

1
A2 **CONCEPTUAL FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

-  RESTROOMS
-  PUBLIC SPACES
-  STAFF SERVICE AREA
-  STAGE
-  EQUIPMENT



1 CONCEPTUAL MEZZANINE PLAN
A3 Scale: 1/4" = 1'-0"

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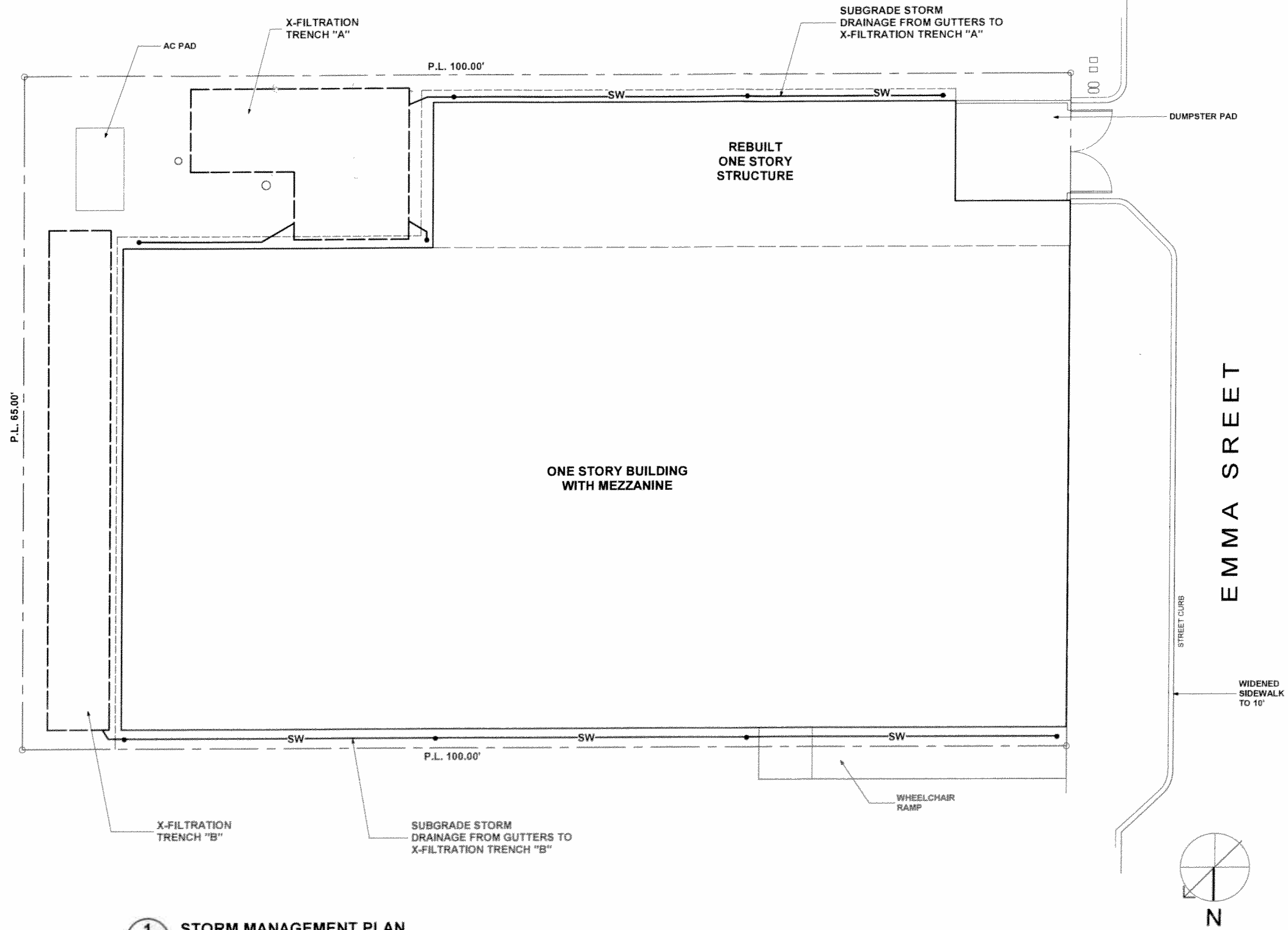
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**CONCEPTUAL
 MEZZANINE PLAN**

A3



1 STORM MANAGEMENT PLAN
SM1 Scale: 3/16" = 1'-0"

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**STORM MANAGEMENT
 PLAN**

SM1

STORM WATER DATA

LOT AREA: 6,500 SF

IMPERVIOUS COVERAGE:

Allowable 60% = 3,900 SF
Existing 79% = 5,155 SF
Proposed 81% = 5,323 SF

DRAINAGE CALCULATIONS

Disturbed Areas = 5,323 SF (81% of Lot Area)

Building 5,103 SF
Pads 40 SF
Paving 80 SF
5,323 SF

Rainfall: 2.5" x .81 = 2.03"

Cubic Feet of Retention Required

Disturbed Area (SF) X Rainfall (IN)
12

5,323 SF X 2.03" = 900.5 CF
12

Retention Provided

X-Filtration Trench "A" = 396 SF X 2 FT Deep = 592 CF

X-Filtration Trench "B" = 276 SF X 2 FT Deep = 552 CF
1,144 CF

Retention Required: 900.5 CF
Retention Supplied: 1,144 CF

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STORM WATER DATA

SM2