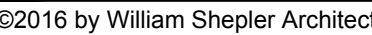


SITE DATA	
SITE ADDRESS: 801 EISENHOWER DRIVE KEY WEST, FL 33040	
RE: 00023190-00000	
ZONING: CG GENERAL COMMERCIAL	
FLOOD ZONE: A6 / AE	
F.I.R.M.- COMMUNITY #1208 C MAP PANEL #1516 SUFFIX K DATE:02-18-05	
SECTION/TOWNSHIP/RANGE: 5-68-25	
LEGAL DESCRIPTION: KW BENJ ALBURYS SUBD PB1-3 LOT 8 OF TR	
SETBACKS: FRONT 25 FT. SIDE 15 FT. STREET SIDE N/A FT REAR 25 FT	
OCCUPANCY:	
TYPE OF CONSTRUCTION: VB	
INDEX OF DRAWINGS	
AE-110 - EXISTING SITE PLAN	
A-110 - PROPOSED SITE PLAN	
C-110 - PROPOSED SITE DRAINAGE PLAN	
L-110 - LANDSCAPE PLAN	
AE-210 - EXISTING FIRST FLOOR PLAN	
AE-220 - EXISTING SECOND FLOOR PLAN	
A-210 - PROPOSED FIRST FLOOR PLAN	
A-220 - PROPOSED SECOND FLOOR PLAN	
AE-310 - EXISTING ELEVATIONS	
AE- 320 - EXISTING ELEVATIONS	
A-310 - PROPOSED ELEVATIONS	
A-320 - PROPOSED ELEVATIONS	

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00023190-000000					
SETBACKS:						
FRONT	36'-3"		43'-8"		25'	NONE
STREET SIDE	N/A		N/A		20'	NONE
SIDE	28'-4"		28'-4"		15'	NONE
REAR	43'-1"		43'-1"		25'	NONE
LOT SIZE	NO CHANGE		31', ±26.03 S.D., FT.		15,000 S.D., FT.	NONE
BUILDING COVERAGE	10.01% S.D., FT.	31%	9,248 S.D., FT.	29%	40% MAX	NONE
FLOOR AREA	14,414 S.D., FT.	.45	12,261 S.D., FT.	.38	0.8	NONE
BUILDING HEIGHT	29'-0"		2'-40"		40' MAX	NONE
IMPERVIOUS AREA	25,468 S.D., FT.	80%	25, ±56 S.D., FT.	81%	60% MAX	NONE
OPEN SPACE	6,258 S.D., FT.	20%	6,114 S.D., FT.	19%	20% MIN	NONE

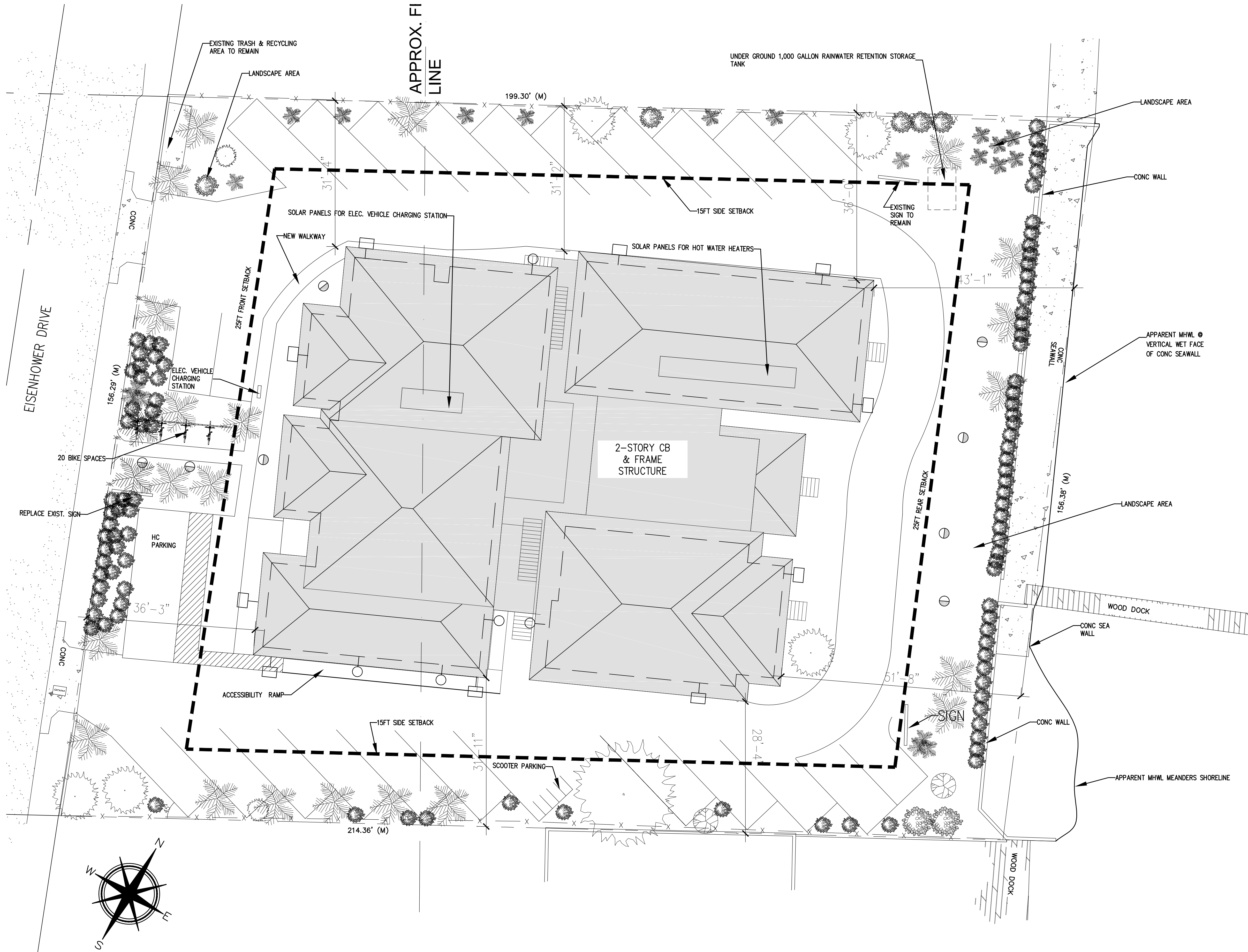


SITE LIGHTING SYMBOL KEY

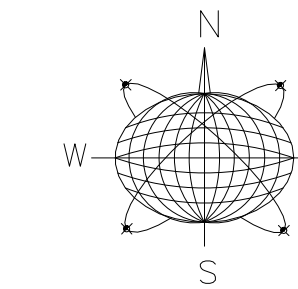
- PEDESTRIAN PATH GROUND POLE DOWN-LIGHT
- PEDESTRIAN PATH WALL MOUNTED DOWN-LIGHT
- WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

EXTERIOR LIGHTING NOTES:

- ALL LIGHTING FIXTURES TO BE L.E.D., FULL CUT OFF
- ALL LIGHTING TO BE DARK SKY COMPLIANT
- THERE SHALL BE NO LIGHT SPILL ONTO ADJACENT PROPERTIES
- LIGHT LEVELS TO BE MINIMUM F.C. FOR SITE SAFETY
 - 4.1. PARKING AREAS TO BE .3 F.C. AT GROUND LEVEL
 - 4.2. PEDESTRIAN WALKWAYS TO BE .2 F.C. AT GROUND LEVEL
 - 4.2. ACTIVE ENTRANCES TO BE 2 F.C. AT GROUND LEVEL



1
A-110
PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

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801 EISENHOWER DRIVE
KEY WEST , FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size 24x36 Project #: 16018

Title:

PROPOSED SITE PLAN
WITH LIGHTING

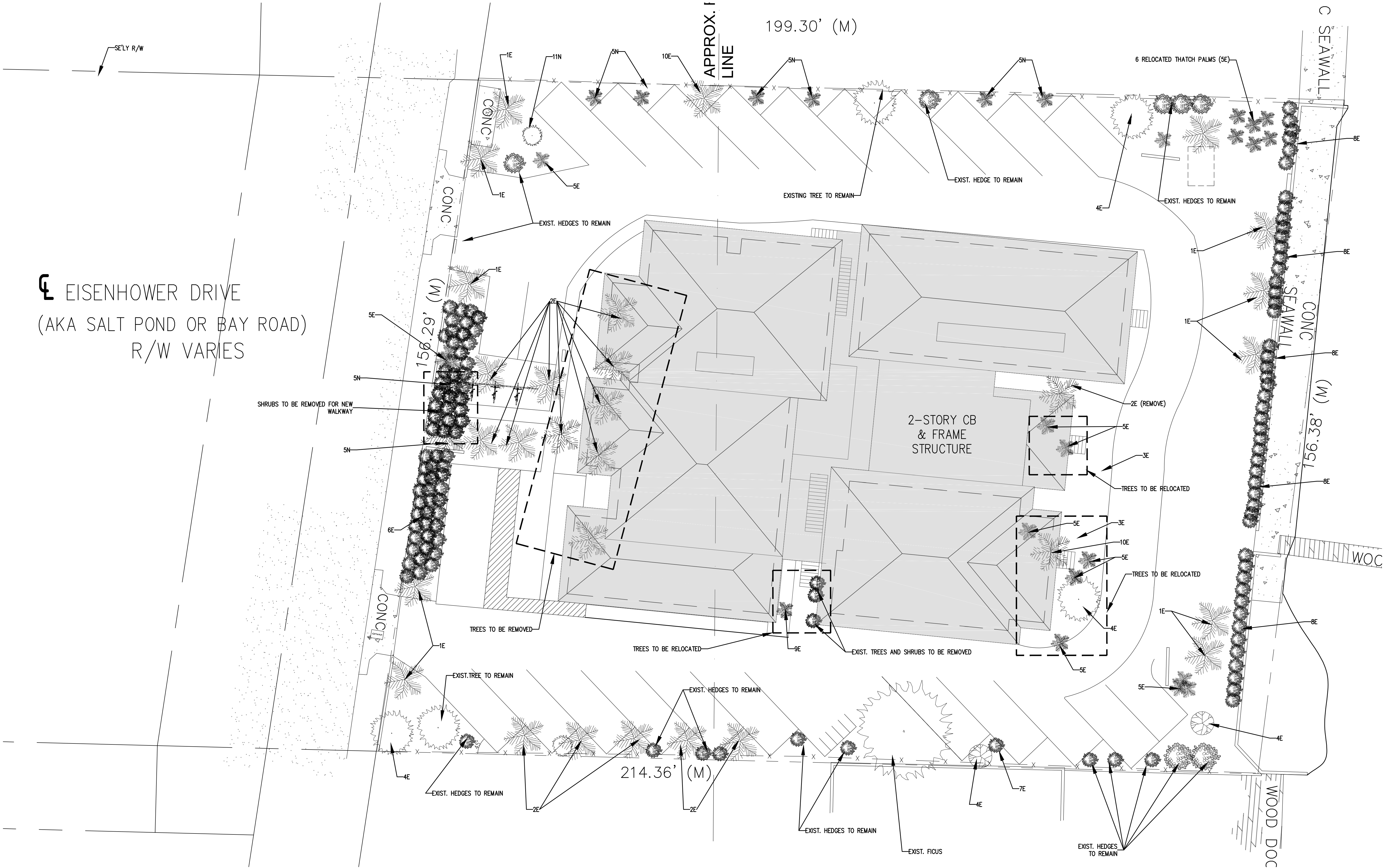
Sheet Number:

A-110

Date: - SEPTEMBER 30, 2016

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LANDSCAPE							
KEY	NEW IN	EXISTING E	BOTANICAL NAME	COMMON NAME	NATIVE YES	NATIVE NO	HEIGHT MATURITY
1		X	COCOS NUCIFERA	COCONUT PALM		NO	50'
2		X	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		NO	40'
3		X		FICUS			
4		X	BURSERA SIMARUBA	GUMBO LIMBO	YES		30'
5	X	X	COCCOTHRINAX BARBADENSIS	THATCH PALM		NO	30'
6		X	FICUS MICROCARPA	FICUS GREEN ISLAND		NO	
		X	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	YES		18'
8		X	CHRYSOBALANUS ICACO	COCO PLUM	YES		10'
9		X	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		NO	25'
10		X	SABAL PALMETTO	CABBAGE PALM	YES		40'
11	X		CORDIA SEBESTIANA	ORANGE GEIGER	YES		15'



1
L-110

PROPOSED SITE PLAN

SCALE: NTS

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801 EISENHOWER DRIVE

KEY WEST , FL

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24x36

Project #:
16018

Title:

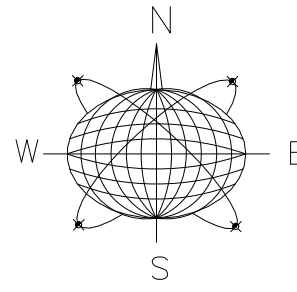
LANDSCAPE PLAN

Sheet Number:

L-110

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KEY WEST, FL
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Project #:
16018

Title:

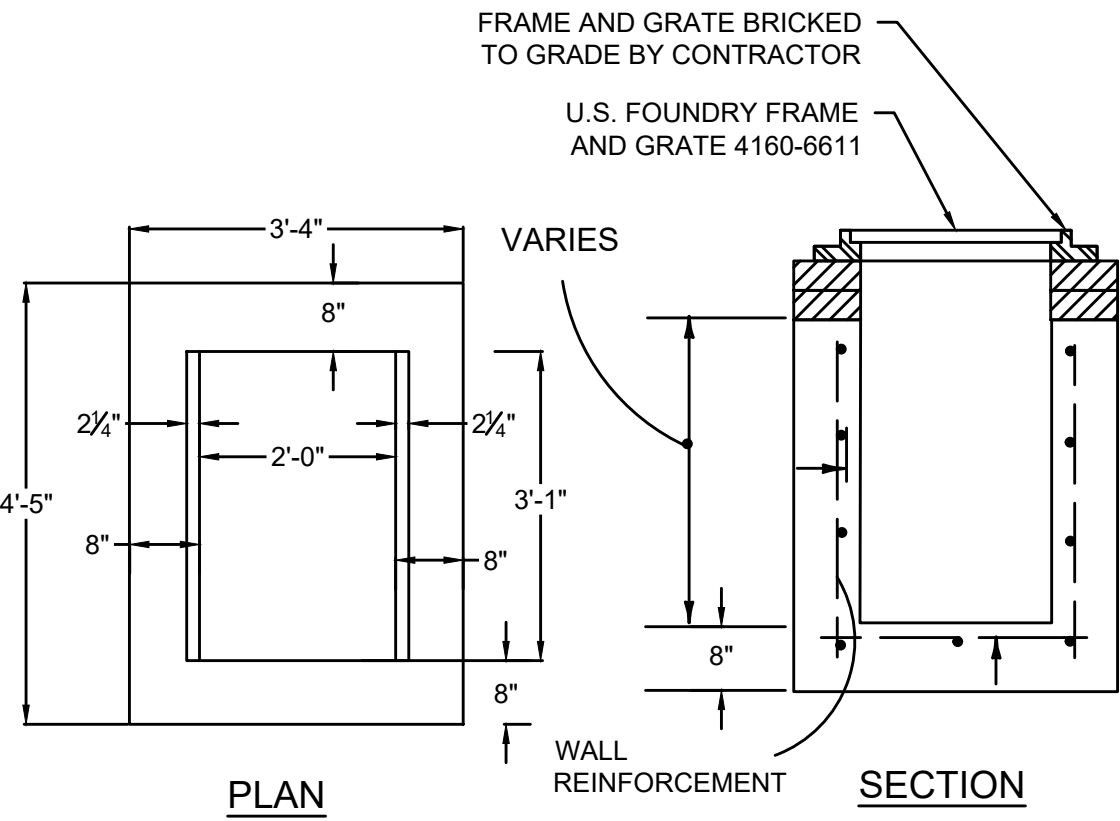
CONCEPTUAL
DRAINAGE PLAN

Sheet Number:

C-110

Date: - SEPTEMBER 30, 2016

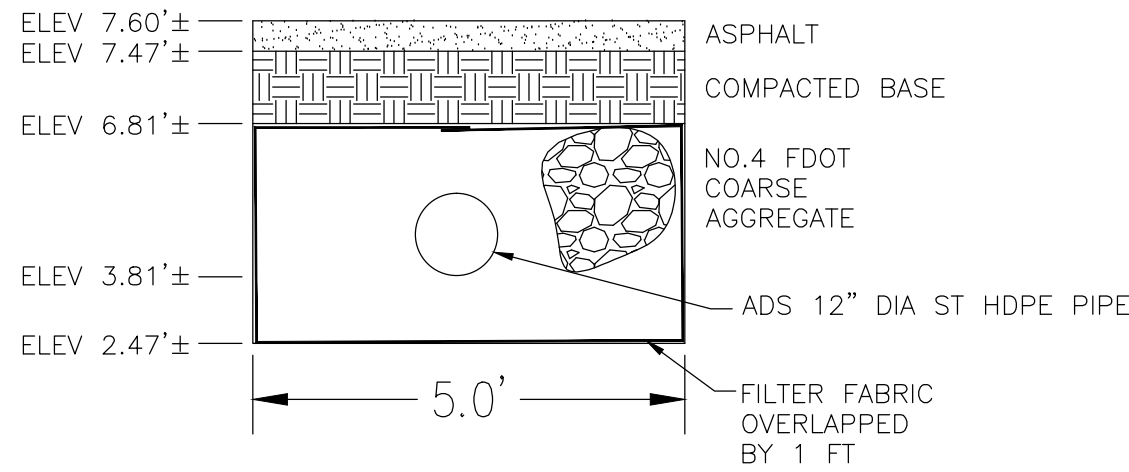
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- NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
 2. ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-413, #4 @ 12" O.C.E.W.
 3. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
 4. BOTTOM INLETS SHALL BE USP PRODUCT NO. 3-3 OR E-UAL.
 5. STRUCTURES TO BE SET ON COARSE AGGREGTE BEDDING.

4 CATCH BASIN DETAIL

SCALE: NTS



- NOTES:
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

3 TRENCH DETAIL

SCALE: NTS

WATER QUANTITY - PREDEVELOPMENT

PROJECT AREA 0.73 AC
PERVIOUS AREA 0.14 AC
IMPERVIOUS AREA 0.59 AC
% IMPERVIOUS 81.18%
RAINFALL FOR 25YR/72HR EVENT (P) 11.00 IN
DEPTH TO WATER TABLE 3 FT
UNDEVELOPED AVAILABLE STORAGE 4.95 IN
SOIL STORAGE (S) 0.93 IN
QPRE = (P - 0.2S)*2 / (P + 0.8S) [25YR/72HR] 9.96 IN

WATER QUANTITY - POSTDEVELOPMENT

PROJECT AREA 0.73 AC
PERVIOUS AREA 0.14 AC
IMPERVIOUS AREA 0.58 AC
% IMPERVIOUS 80.27%
RAINFALL FOR 25YR/72HR EVENT (P) 11.00 IN
DEPTH TO WATER TABLE 3 FT
DEVELOPED AVAILABLE STORAGE 4.95 IN
SOIL STORAGE (S) 0.98 IN
QPOST = (P - 0.2S)*2 / (P + 0.8S) [25YR/72HR] 9.91 IN

POSTDEVELOPMENT - PREDEVELOPMENT

QPOST - QPRE [25YR/72HR] -0.05 IN
VOLUME = QA [25YR/72HR] -0.03 AC-IN -0.003 AC-FT

WATER QUALITY

PROJECT AREA 0.50 AC
IMPERVIOUS AREA 0.35 AC
% IMPERVIOUS 71.17%

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN 0.061 AC-FT
B) 2.5 INCHES * % IMPERVIOUS * TOT. PROJ. AREA 0.108 AC-FT

WATER QUANTITY VS. WATER QUALITY

NOTE:
BASED ON STORMWATER RUNOFF CALCULATIONS, A GRAVITY INJECTION WELL WILL HANDLE THE POSTDEVELOPMENT RUNOFF QUANTITY.

QUANTITY -0.003 AC-FT
QUALITY < 0.122 AC-FT

TRENCH DESIGN

TRENCH LENGTH REQUIRED |

EXFILTRATION TRENCH

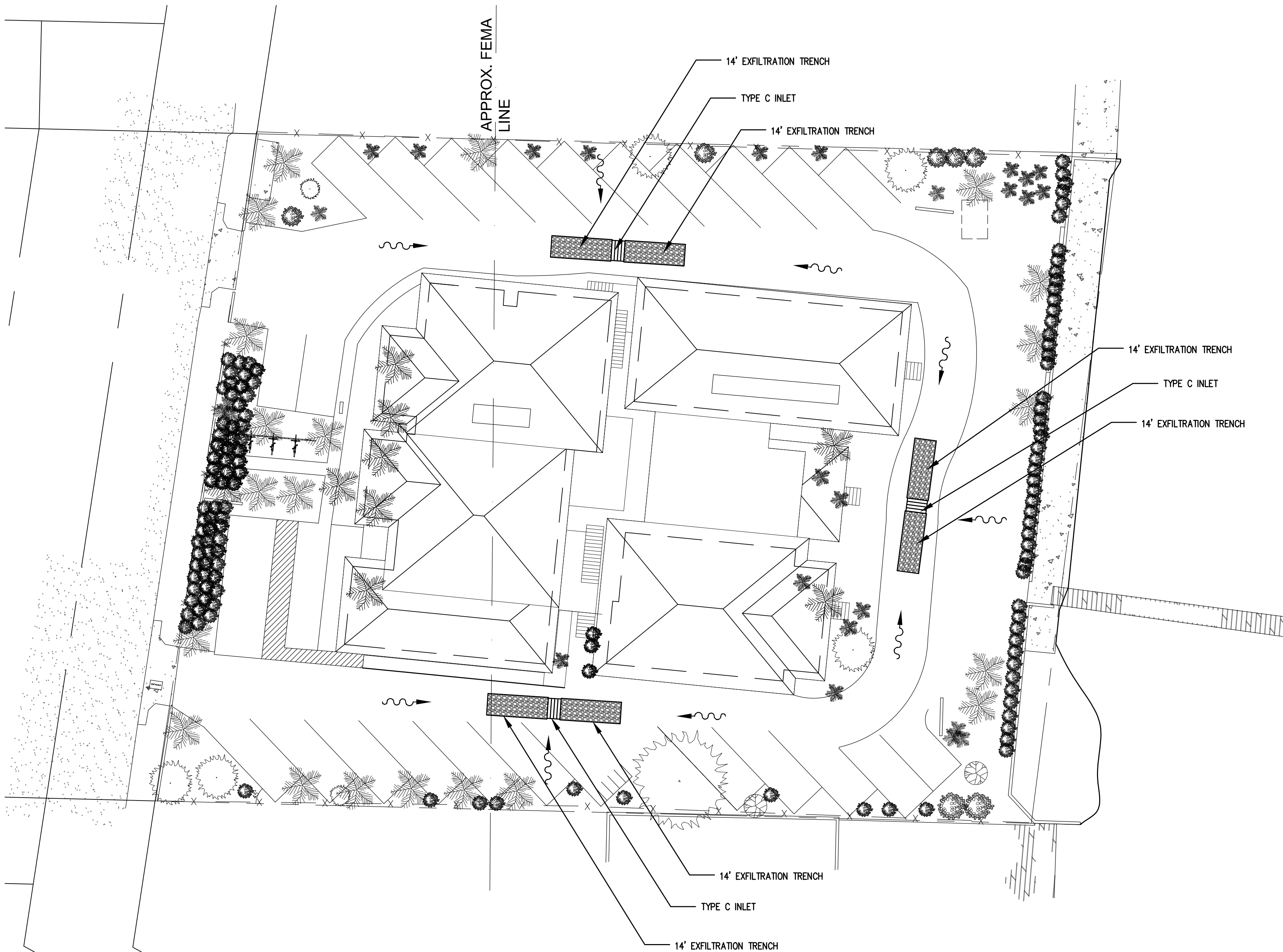
Required Trench Length, $L = \frac{V}{K(H_2W + 2H_2 - Du^2 + 2H_2D_s) + (1.39 \times 10^{-4})(W)(Du)}$

HYDRAULIC CONDUCTIVITY, K= 0.00044
DEPTH TO WATER TABLE, H₂= 2.5
TRENCH WIDTH, W= 5
NON-SATURATED TRENCH DEPTH, Du= 2.5
SATURATED TRENCH DEPTH, Ds= 2.5
VOLUME TO BE EXFILTRATED, V= 1.30 AC-IN
NOTE: K VALUE DETERMINED FROM GEOTECH REPORT BY TERRACON DATED 9/13/2016

REQUIRED TRENCH LENGTH, L= 83.68
PROVIDED TRENCH LENGTH, L= 84.00

2 DRAINAGE CALCULATIONS

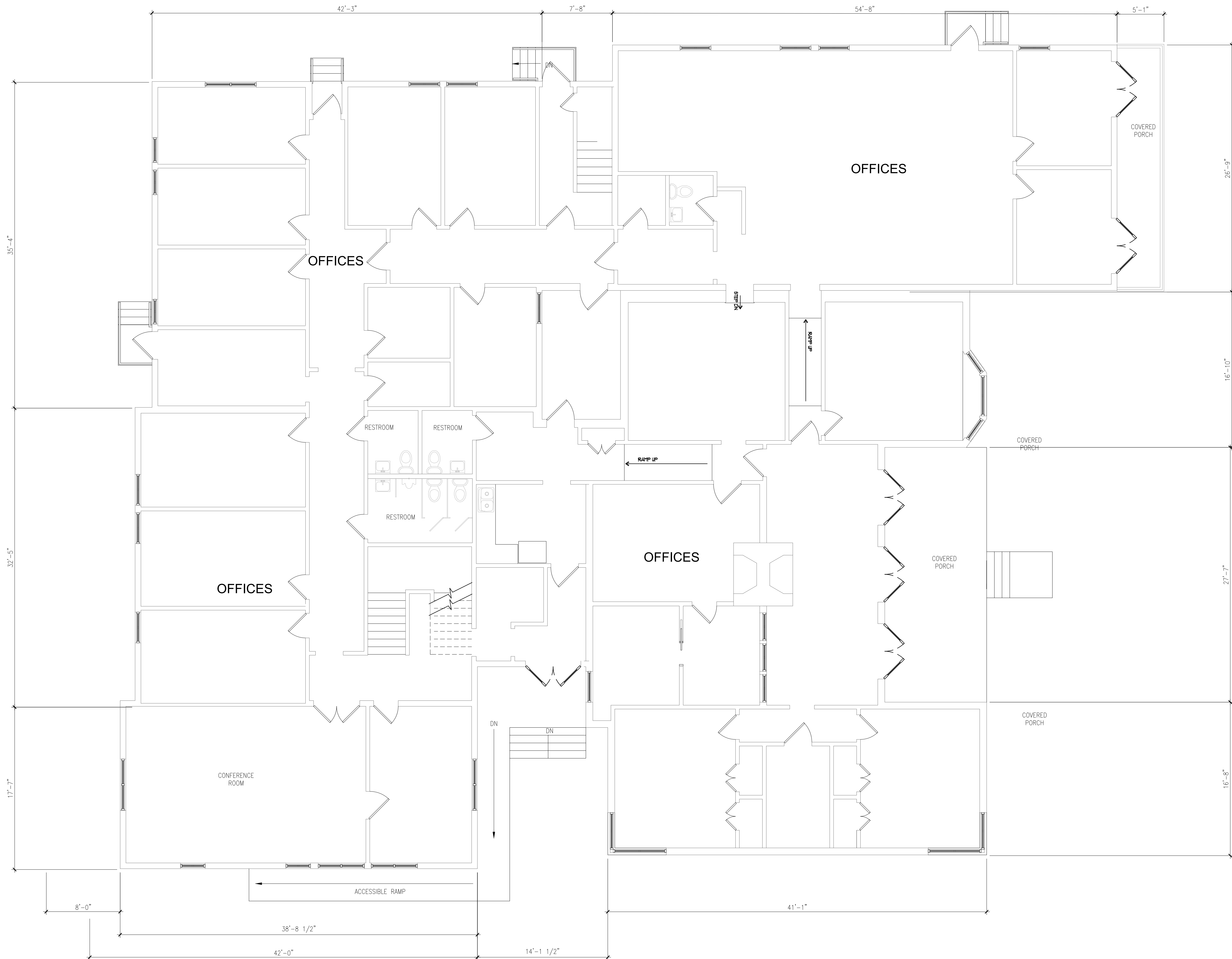
SCALE: NTS



1 CONCEPTUAL DRAINAGE PLAN

SCALE: 1/16"=1'-0"

C-110

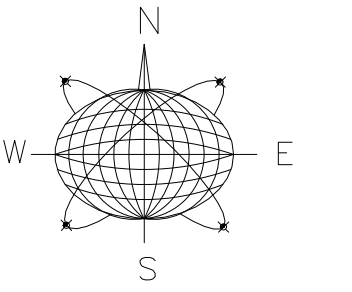


1 EXISTING FIRST FLOOR PLAN
AE-210 SCALE: 3/16"= 1'-0"

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Consultants:

Submissions / Revisions:

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801 EISENHOWER DRIVE
KEY WEST, FL
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**EXISTING
FIRST FLOOR
PLAN**

Sheet Number:

AE-210

Date: - SEPTEMBER 30, 2016

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1
AE220

EXISTING SECOND FLOOR PLAN

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

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EXISTING

SECOND

FLOOR PLAN

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1
A210

FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

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Title:

FIRST FLOOR
PLAN

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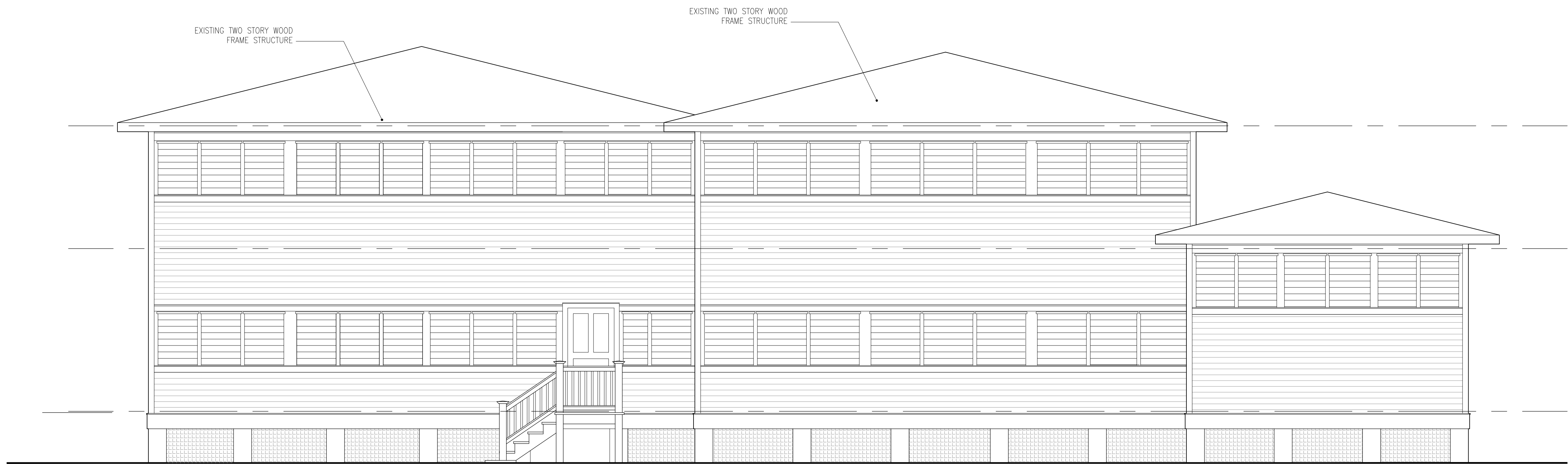
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1
AE310

EXISTING SOUTH ELEVATION

SCALE 1/4"=1'-0"



1
AE310

EXISTING WEST ELEVATION

SCALE 1/4"=1'-0"

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EXISTING ELEVATIONS

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AE-310

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1
AE320

EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



1
AE320

EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"

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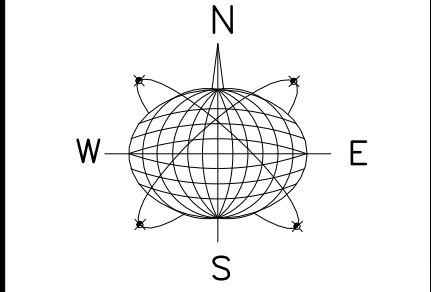
EXISTING ELEVATIONS

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AE-320

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KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 16018

Title:

ELEVATIONS

Sheet Number:

A-310

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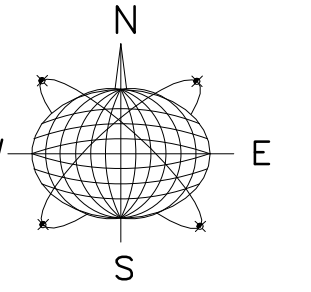
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2
A310 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



1
A310 **PROPOSED WEST ELEVATION**
SCALE: 1/4"=1'-0"



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Consultants:

Submissions / Revisions:

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DEV. PLAN- 12.19.16

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size 24x36	Project #: 16018
-----------------------	---------------------

Title:

ELEVATIONS

Sheet Number:

A-320

Date: - SEPTEMBER 30, 2016



2
A320

PROPOSED NORTH ELEVATION

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



1
A320

PROPOSED EAST ELEVATION

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