

# SOUTHERNMOST CABANA RESORT

## Redevelopment Project

SOUTHERNMOST CABANA RESORT L.L.C.  
1015 - 1027 SIMONTON STREET KEY WEST,  
FLORIDA 33040

### HARC REVIEW 30 APRIL 2013

#### INDEX OF DRAWINGS

A0.0.1	COVER	A1.2.1	PAVING PLAN
AE1.1.1	AREA PLANS	A2.1.1	FLOOR PLANS
AE1.1.2	EXISTING SITE PLAN	A3.1.1	ELEVATIONS
AE1.1.3	EXISTING TREE PLAN	A3.1.2	ELEVATIONS
A1.1.1	PROPOSED SITE PLAN	A3.1.3	ELEVATIONS
A1.1.3	SITE AND MASS DIAGRAM		
A1.1.4	AREA ELEVATION DIAGRAM		

#### TEAM

ARCHITECT:  
Thomas E. Pope P.A. Architect  
610 White Street  
Key West, Florida 33040  
305.296.3611

CIVIL ENGINEER:  
Annalise Mannix  
Engineering & Consulting LLC  
3739 Paula Avenue  
Key West, Florida 33040  
305.292.5299

LANDSCAPE ARCHITECT:  
Ladd E. Roberts  
Ecoscapes  
1120 Seminary Street  
Key West, Florida 33040  
305.294.7013

#### SUBMISSIONS

- DRC PLANNING REVIEW - 1 MARCH 2013 FOR REVIEW NOT FOR CONSTRUCTION
- DRC PLANNING REVIEW - 10 APRIL 2013 FOR REVIEW NOT FOR CONSTRUCTION
- HARC REVIEW - 30 APRIL 2013 FOR REVIEW NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.

SIGNATURE: \_\_\_\_\_  
ANNALISE MANNIX  
DATE: \_\_\_\_\_

LICENSE RENEWAL DATE: 2/28/2015

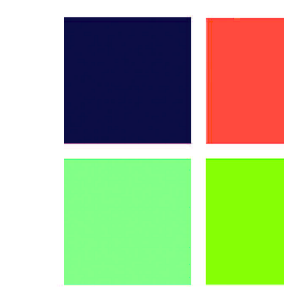


THESE PLANS ARE DESIGNED TO CONFORM WITH THE 2010 FLORIDA BUILDING CODE W/REVISIONS. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH ASCE 7-10 WIND LOAD PROVISIONS AND ASCE 24-05 FLOOD PROVISIONS.

## SOUTHERNMOST CABANA RESORT

### REDEVELOPMENT PROJECT

### HARC REVIEW 30 APRIL 2013



**Annalise Mannix**  
Engineering & Consulting, LLC

Home Design - Sustainability - Wind Mitigation - Inspections - Project Management

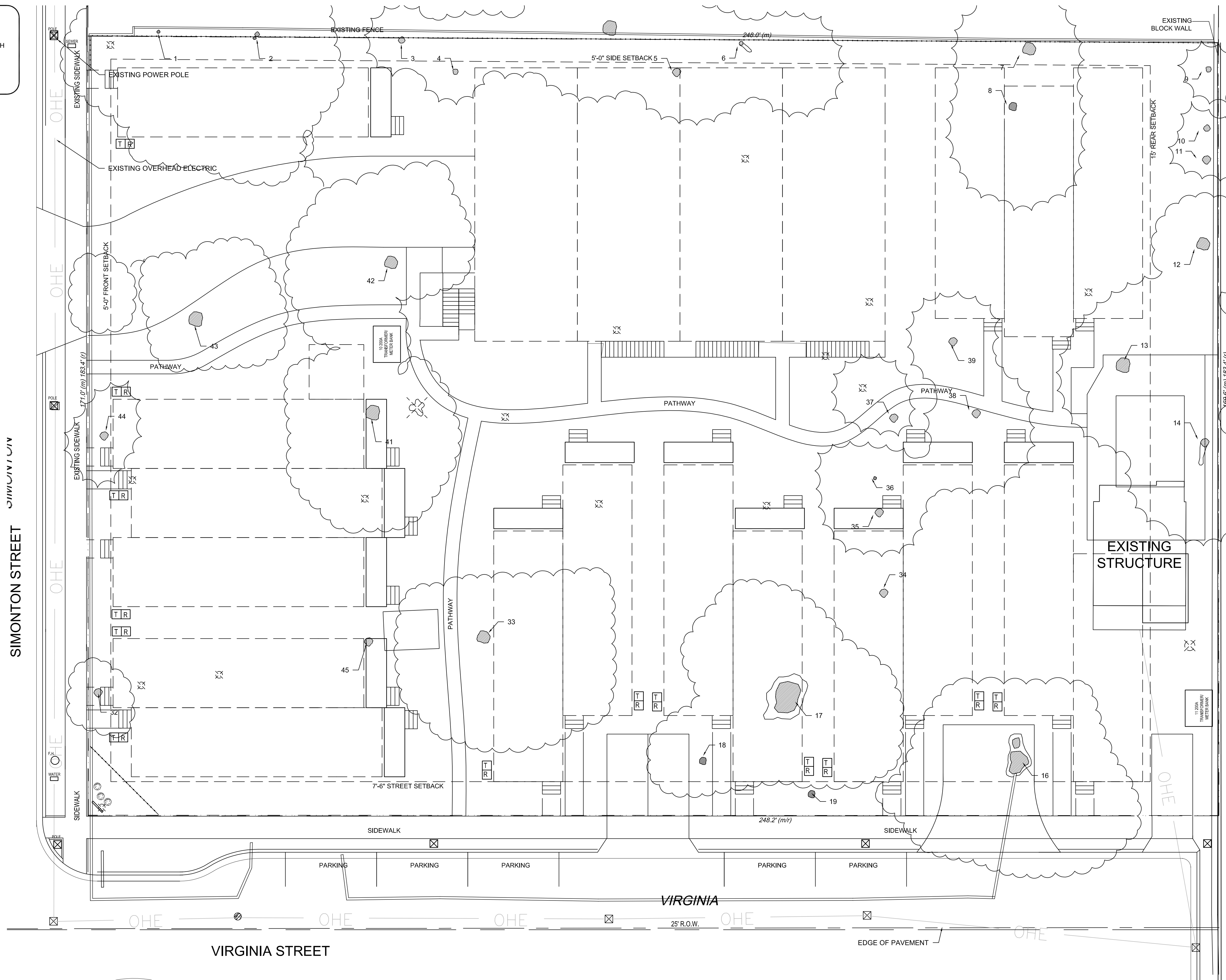
mannixengineering.com

305-797-0463

3739 Paula avenue  
Key West, Florida 33040  
Florida Reg. P.E. #57533  
CA # 27779

**NOTES**

1. SEE REPORT FOR KEY TO TREE NUMBERS
2. DRAWING SHOWS EXISTING TREES WITHIN LOT WITH PROPOSED SITE PLAN.
3. BUILDING OUTLINES SHOWN FOR CLARITY.



**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

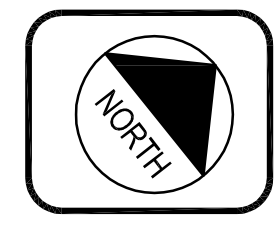
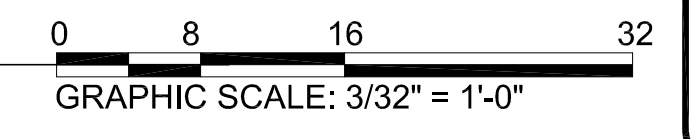
Submissions:  
DRC PLANNING REVIEW 10 APR 2013  
FOR REVIEW  
NOT FOR CONSTRUCTION  
FARC REVIEW 30 APR 2013

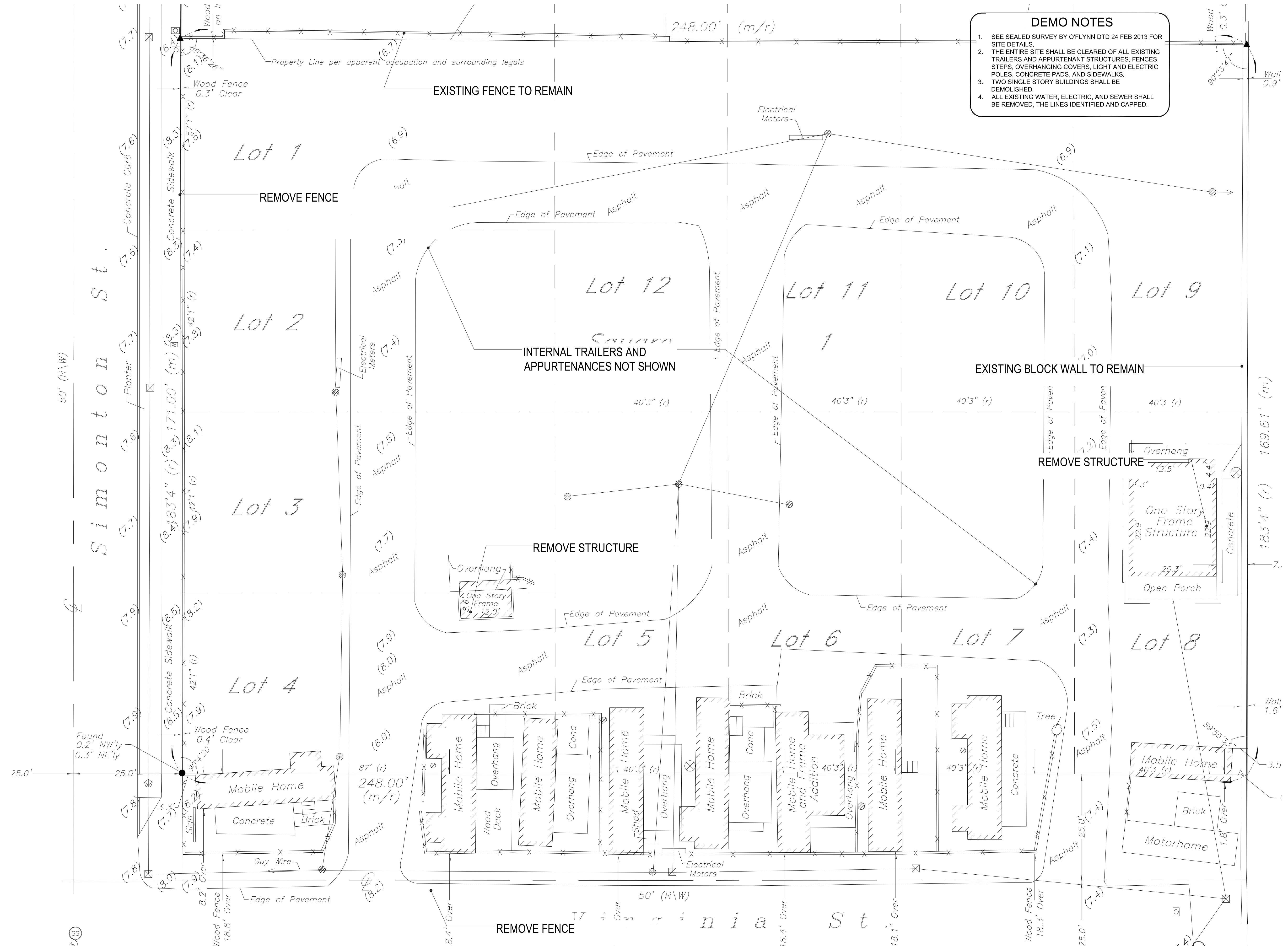
**SOUTHERNMOST CABANA RESORT  
SOUTHERNMOST CABANA RESORT L.L.C.**  
1015 - 1027 Simonton Street  
Key West 33040

Title:  
**EXISTING  
TREE PLAN**

Sheet Number:  
**AE1.1.3**  
Date: 30 APRIL 2013

**1** EXISTING TREE PLAN AND PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"





**DEMO NOTES**

1. SEE SEALED SURVEY BY OFLYNN DTD 24 FEB 2013 FOR SITE DETAILS.
2. THE ENTIRE SITE SHALL BE CLEARED OF ALL EXISTING TRAILERS AND APPURTENANT STRUCTURES, FENCES, STEPS, OVERHANGING COVERS, LIGHT AND ELECTRIC POLES, CONCRETE PADS, AND SIDEWALKS.
3. TWO SINGLE STORY BUILDINGS SHALL BE DEMOLISHED.
4. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE REMOVED, THE LINES IDENTIFIED AND CAPPED.

**ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC**  
 3739 Paula Avenue  
 Key West, Florida 33040  
 Tel: 305-797-0463  
 Email: amannix@aol.com  
 FLORIDA REG. P.E. #57533  
 CA #27779

Submissions:  
 DRC PLANNING REVIEW 10 APR 2013  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 HARC REVIEW 30 APR 2013

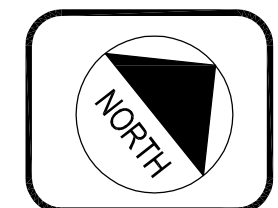
**SOUTHERNMOST CABANA RESORT**  
**SOUTHERNMOST CABANA RESORT L.L.C.**  
 1015 - 1027 Simonton Street  
 Key West 33040

Title:  
**EXISTING SITE PLAN**

Sheet Number:  
**AE1.1.2**  
 Date: 30 APRIL 2013

**1** EXISTING SITE PLAN  
 SCALE: 3/32" = 1'-0"

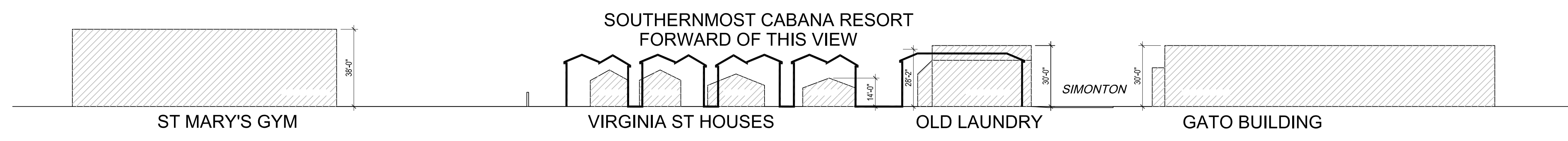
0 8 16 32  
 GRAPHIC SCALE: 3/32" = 1'-0"



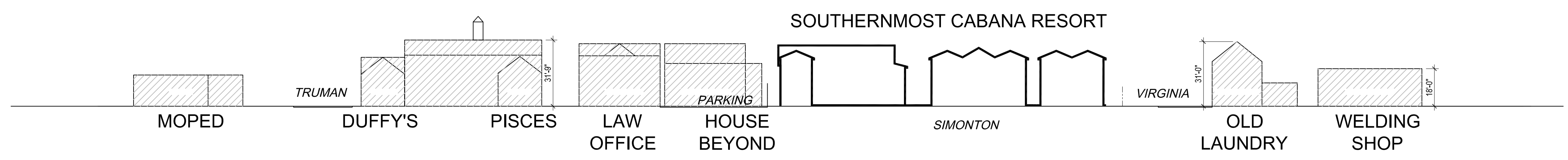
NOTES:  
 1. REFER TO SITE AND MASS DIAGRAM DRAWING A1.1.3 FOR CUT LINE LOCATIONS.  
 2. THE PROPOSED SOUTHERNMOST CABANA RESORT BUILDINGS ARE SHOWN IN OUTLINE EITHER FORWARD OR BEHIND THE CUT LINE FOR RELATIVE ELEVATION REFERENCE ONLY.

**ANNALISE MANNIX  
 ENGINEERING  
 AND CONSULTING, LLC**  
 3739 Paula Avenue  
 Key West, Florida 33040  
 Tel: 305-797-0463  
 Email: amannix@aol.com  
 FLORIDA REG. P.E. #57533  
 CA #27779

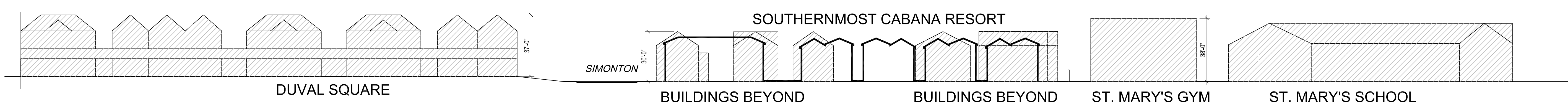
Submissions:  
 DRC PLANNING REVIEW 10 APR 2013  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 HARC REVIEW 30 APR 2013



**3** SECTION LINE 3  
 SCALE: 1/32" = 1'-0"



**2** SECTION LINE 2  
 SCALE: 1/32" = 1'-0"



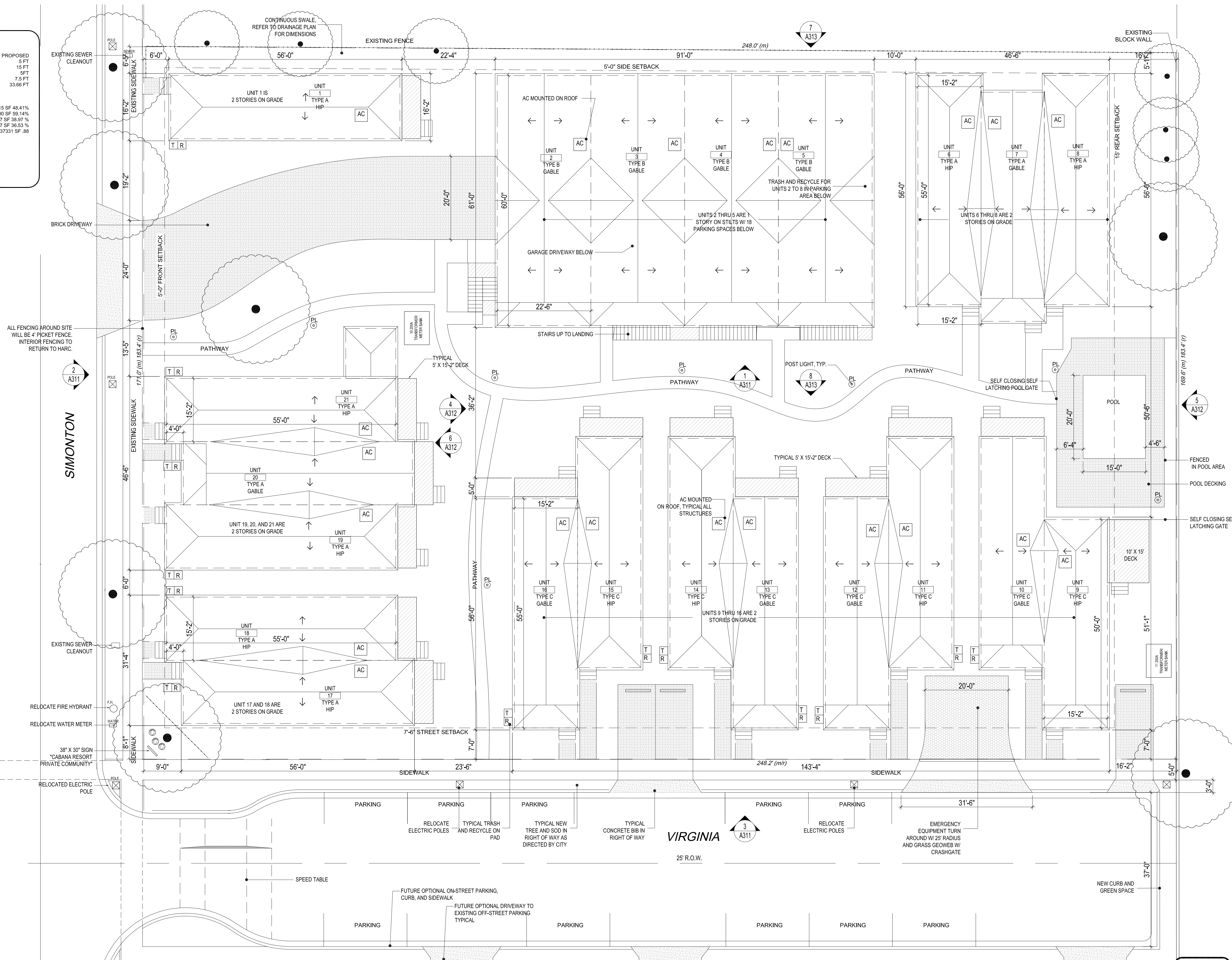
**1** SECTION LINE 1  
 SCALE: 1/32" = 1'-0"

**SOUTHERNMOST CABANA RESORT  
 SOUTHERNMOST CABANA RESORT L.L.C.  
 1015 - 1027 Simonton Street  
 Key West 33040**

Title:  
**AREA  
 ELEVATION  
 DIAGRAM**

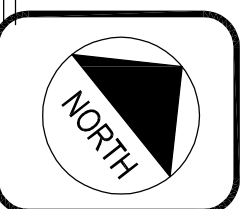
Sheet Number:  
**A1.1.4**  
 Date: 30 APRIL 2013

ZONING		
ZONE	HNC-1	
SETBACKS	REQUIRED	PROPOSED
FRONT	5 FT	5 FT
REAR	15 FT	15 FT
SIDE	5 FT	5 FT
STREET SIDE	7.5	7.5 FT
MAX. HEIGHT	35 FT	33.66 FT
LOT CALCULATIONS		
LOT SIZE	42224.67 FT	
BLDG. COVERAGE	50% MAX	20443.15 SF 48.41%
IMPERV. SURFACE	60% MAX	24871.00 SF 58.14%
OPEN SPACE	35% MIN	14854.27 SF 35.37%
LANDSCAPE AREA	20% MIN	15424.27 SF 36.53%
FLOOR AREA RATIO	1	37331 SF .88
UNITS		
EXISTING	44	PROPOSED 21
PARKING		
REQUIRED	21	PROVIDED
BIKE PARKING IN OWNER YARDS		



**1** PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0" ARCH D

0 8 16 32  
GRAPHIC SCALE: 3/32" = 1'-0"



**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

Submissions:  
DRC PLANNING REVIEW 10 APR 2013  
FOR REVIEW  
NOT FOR CONSTRUCTION  
HARC REVIEW 30 APR 2013

**SOUTHERNMOST CABANA RESORT  
SOUTHERNMOST CABANA RESORT L.L.C.**  
1015 - 1027 Simonton Street  
Key West 33040

Title:  
**PROPOSED  
SITE PLAN**

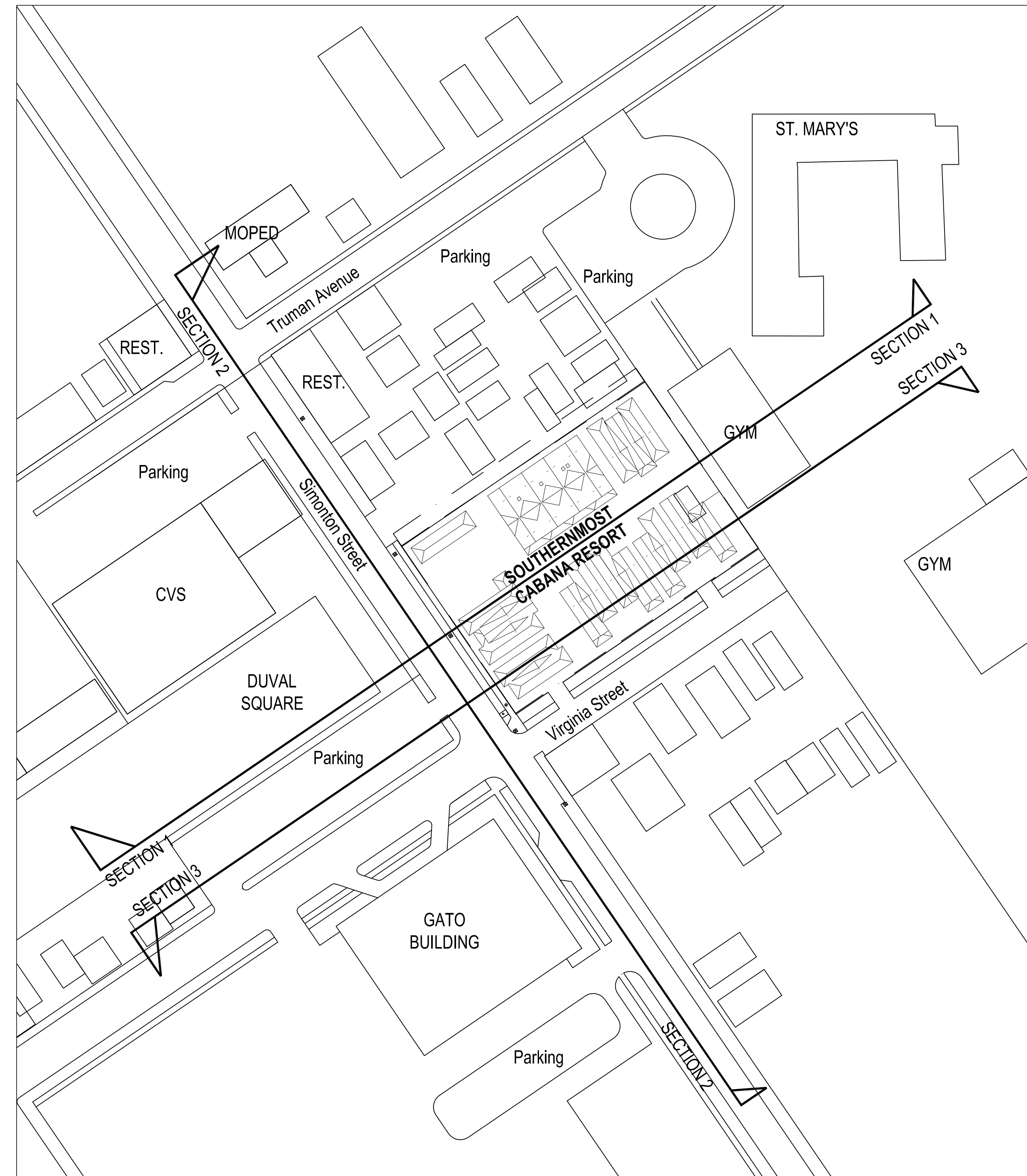
Sheet Number:  
**A1.1.1**  
Date: 30 APRIL 2013

- NOTES:
1. THE SITE DIAGRAM SHOWS THE LOCATION AND DIRECTION OF THE CUT LINES ILLUSTRATED ON THE AREA ELEVATIONS DRAWING A1.1.4.
  2. THE AREA MASS DIAGRAM IS INTENDED TO SHOW THE RELATIONSHIP BETWEEN THE PROPOSED SOUTHERNMOST CABANA RESORT BUILDINGS AND THE SURROUNDING STRUCTURES.

**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33040

Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533  
CA #27779

Submissions:  
DRC PLANNING REVIEW 10 APR 2013  
FOR REVIEW  
NOT FOR CONSTRUCTION  
FARC REVIEW 30 APR 2013

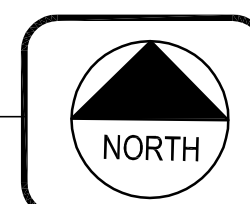


**SOUTHERNMOST CABANA RESORT  
SOUTHERNMOST CABANA RESORT L.L.C.  
1015 - 1027 Simonton Street  
Key West 33040**

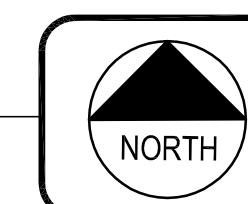
Title:  
**SITE AND  
MASS  
DIAGRAM**

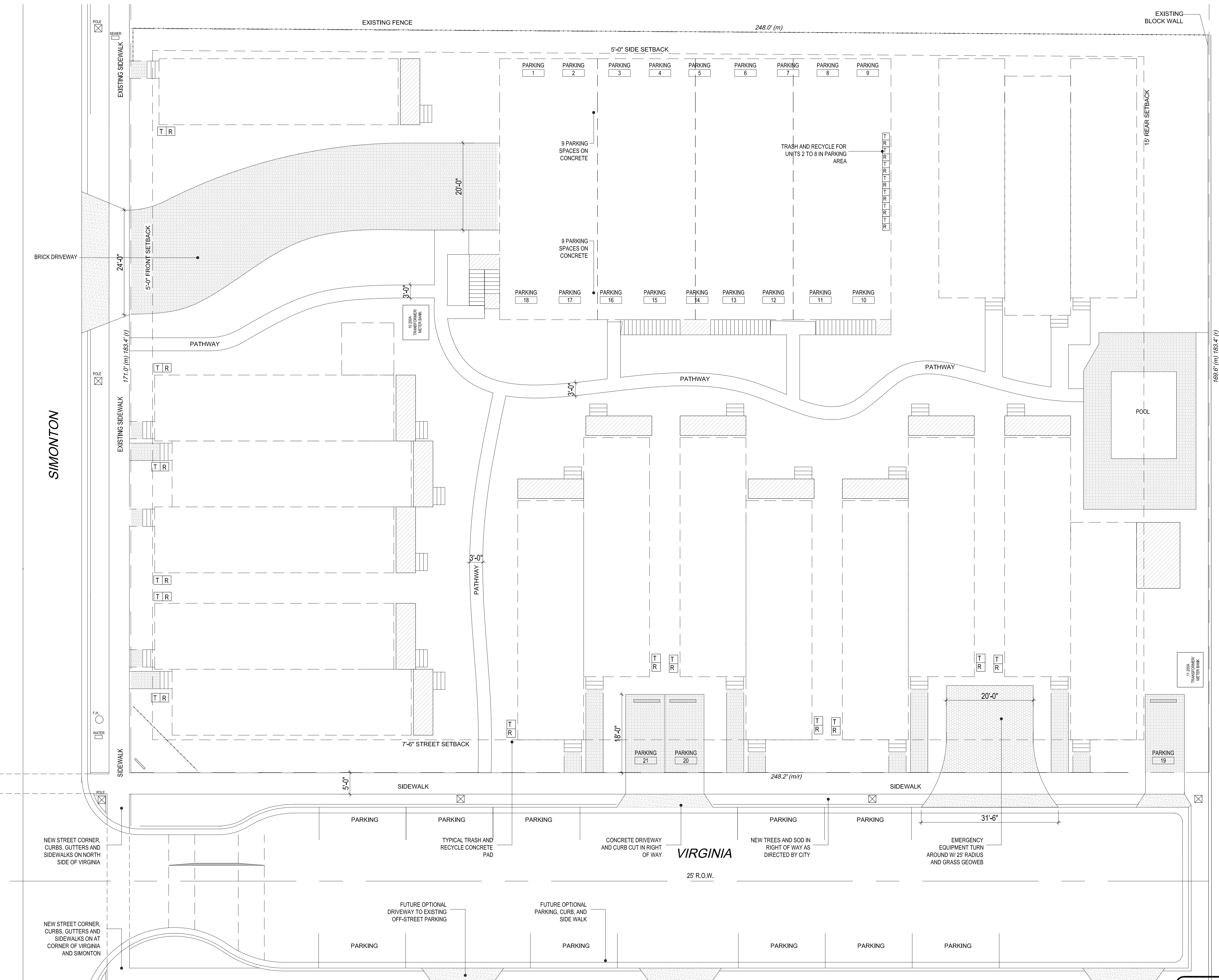
Sheet Number:  
**A1.1.3**  
Date: 30 APRIL 2013

**2** AREA MASS DIAGRAM  
SCALE: 1/64" = 1'-0"

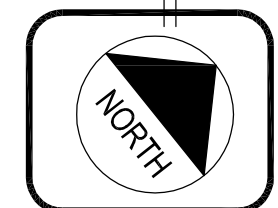
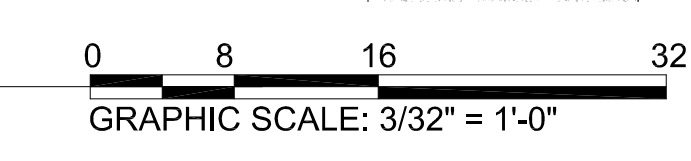


**1** SITE DIAGRAM  
SCALE: 1/64" = 1'-0"





**1** PAVING PLAN  
 SCALE: 3/32" = 1'-0" ARCH D



**ANNALISE MANNIX  
 ENGINEERING  
 AND CONSULTING, LLC**  
 3739 Paula Avenue  
 Key West, Florida 33040  
  
 Tel: 305-797-0463  
 Email: amannix@aol.com  
 FLORIDA REG. P.E. #57533  
 CA #27779

Submissions:  
 DRC PLANNING REVIEW 10 APR 2013  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 HARC REVIEW 30 APR 2013

**SOUTHERNMOST CABANA RESORT  
 SOUTHERNMOST CABANA RESORT L.L.C.**  
 1015 - 1027 Simonton Street  
 Key West 33040

Title:  
**PAVING  
 PLAN**

Sheet Number:  
**A1.2.1**  
 Date: 30 APRIL 2013