

"the Spindrifft"

PROPOSED HOTEL

- AT 1212 SIMONTON STREET -

ARCHITECTS : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

ARCHITECTS : GONZALEZ ARCHITECTS HOSPITALITY
14 NE 1ST AVE., SUITE 500, MIAMI, FLORIDA 305-455-4216

SITE DATA 01-20-15

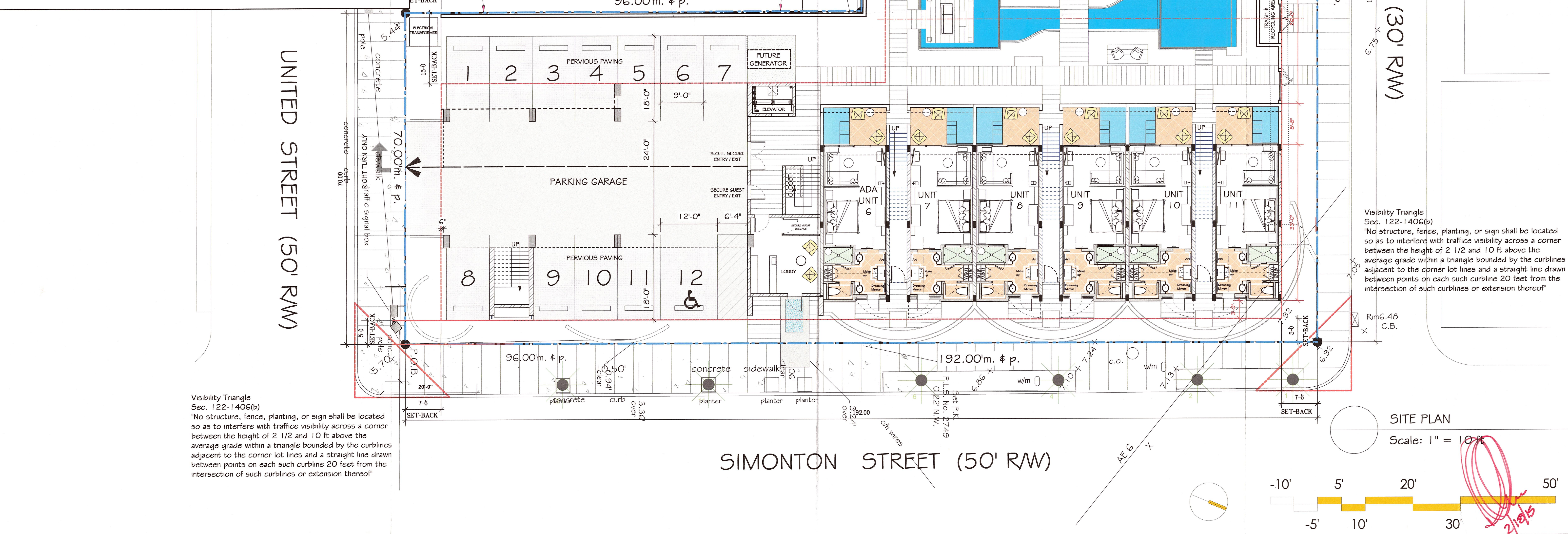
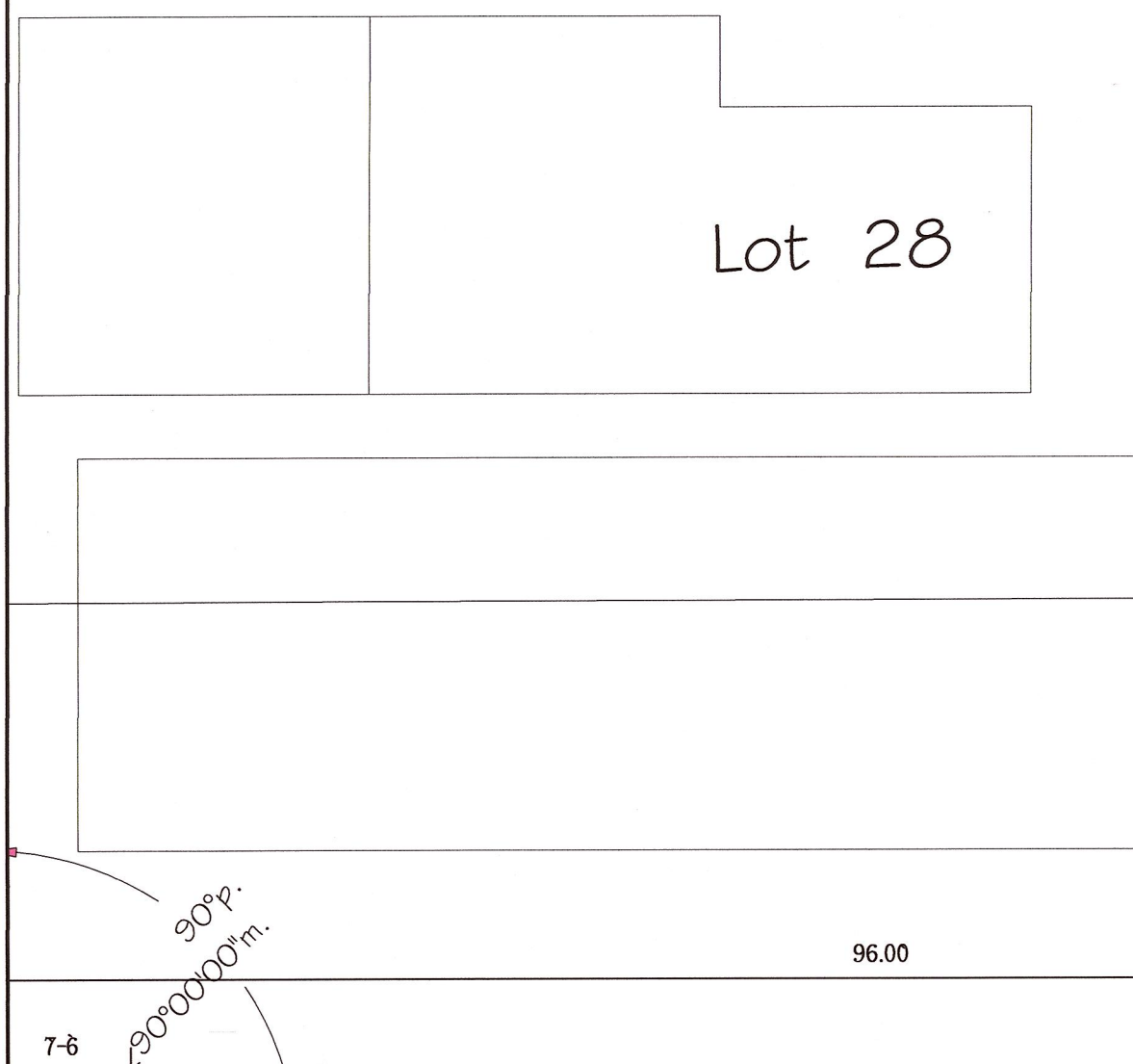
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HNC-1	HNC-1	HNC-1	CONFORMS
SITE AREA	20,857 SQ. FT.	4,000 SQ.FT MIN	20,857 SQ. FT.	CONFORMS
MINIMUM WIDTH	+40' (VARIABLE)	40FT	+40' (VARIABLE)	CONFORMS
MINIMUM DEPTH	+100' (VARIABLE)	100FT	+100' (VARIABLE)	CONFORMS
BUILDING COVERAGE	41 % (8,572 SQ. FT.)	50 % (10,429 SQ. FT.)	49% (10,183 SQ. FT.)	CONFORMS
SETBACKS				
FRONT (SIMONTON)	3.3'	5' REQUIRED	5'	CONFORMS
REAR	0.6'	15' REQUIRED	15'	CONFORMS
SIDE (UNITED)	7.5'	7.5' REQUIRED	7.5'	CONFORMS
SIDE (LOUISA)	5.0'	7.5' REQUIRED	7.5'	CONFORMS
SIDE (NON STREET) SETBACK	3.5'	5' REQUIRED	5'	CONFORMS
BUILDING HEIGHT	28' +/-	35' MAXIMUM	40'-2"	VARIANCE REQUESTED
F. A. R.		1.0	.40	CONFORMS
DENSITY	22 TRANSIENT UNITS 1 NON-TRANSIENT	16 DU / ACRE	22 TRANSIENT UNITS 1 NON-TRANSIENT	CONFORMS

AREAS USED FOR F.A.R. CALCULATION	GRADE LEVEL	2ND LEVEL	3RD LEVEL
UNITS (not calculated for residential)			
LOBBY / ELEVATOR AREA / COMMON AREA	686	686	686
COVERED GARAGE	2139	0	0
OFFICE / B.O.H. / APARTMENT	0	2139	0
POOL / CONCIERGE STATION	0	0	2139
TOTALS 8,475 LOT AREA/IMPACTED AREA FAR = .40	2,825	2,825	2,825

Parking - Existing, Required, # Proposed Parking					
EXISTING AUTO		REQUIRED AUTO		PROPOSED AUTO	
9 SPACES	NONCONFORMING	9 SPACES	NONCONFORMING	12 SPACES	CONFORMING
EXISTING BICYCLE		REQUIRED BICYCLE		PROPOSED BICYCLE	
0 SPACES	NONCONFORMING	0 SPACES	NONCONFORMING	5 SPACES	CONFORMING

NOTES:

1. OUTDOOR LIGHTING WILL COMPLY WITH SECTION 108-284
2. ALL SIGNAGE WILL COMPLY WITH CODE AND HARC GUIDELINES.
3. ALL HIGH VOLTAGE DISTRIBUTION LINES WILL BE UNDERGROUND TO THE PAD MOUNTED TRANSFORMER.



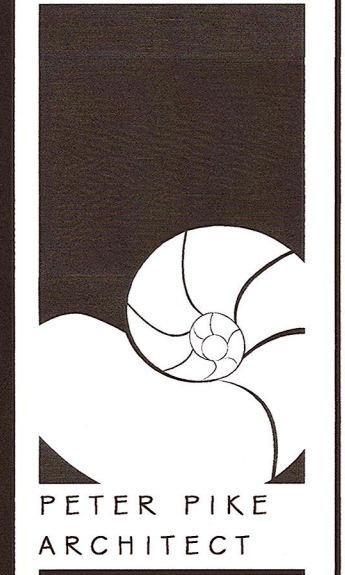
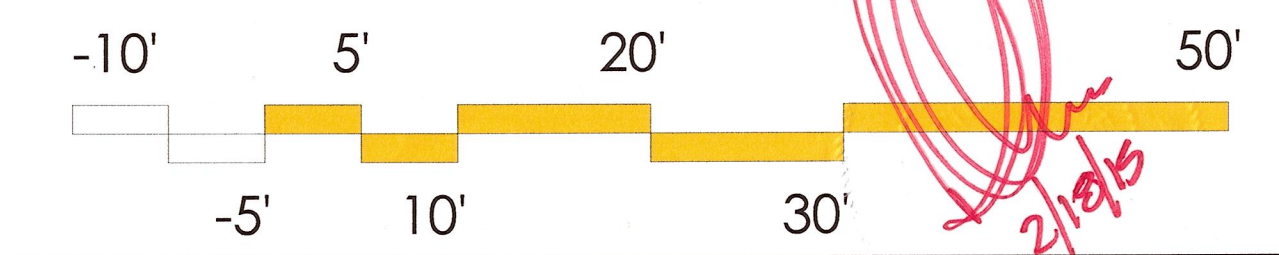
Visibility Triangle
Sec. 122-1406(b)
"No structure, fence, planting, or sign shall be located so as to interfere with traffic visibility across a corner between the height of 2 1/2 and 10 ft above the average grade within a triangle bounded by the curblines adjacent to the corner lot lines and a straight line drawn between points on each such curbline 20 feet from the intersection of such curblines or extension thereof"

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SIMONTON STREET (50' RW)

SITE PLAN

Scale: 1" = 10'



PETER PIKE ARCHITECT
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

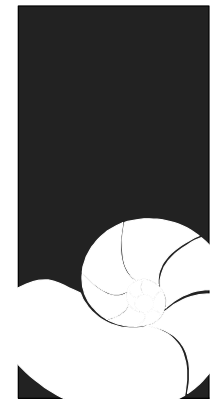


PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
ARCHITECTURAL
SITE PLAN

PROJECT NUMBER:
14.12
DRAWN: TSN/KMP/MFP
CHECKED: PMP
DATE: 10-24-14

SHEET #
A1.1



"the Spindrift"

PROPOSED HOTEL

- AT 1212 SIMONTON STREET -

ARCHITECTS : PETER PIKE & ASSOCIATES

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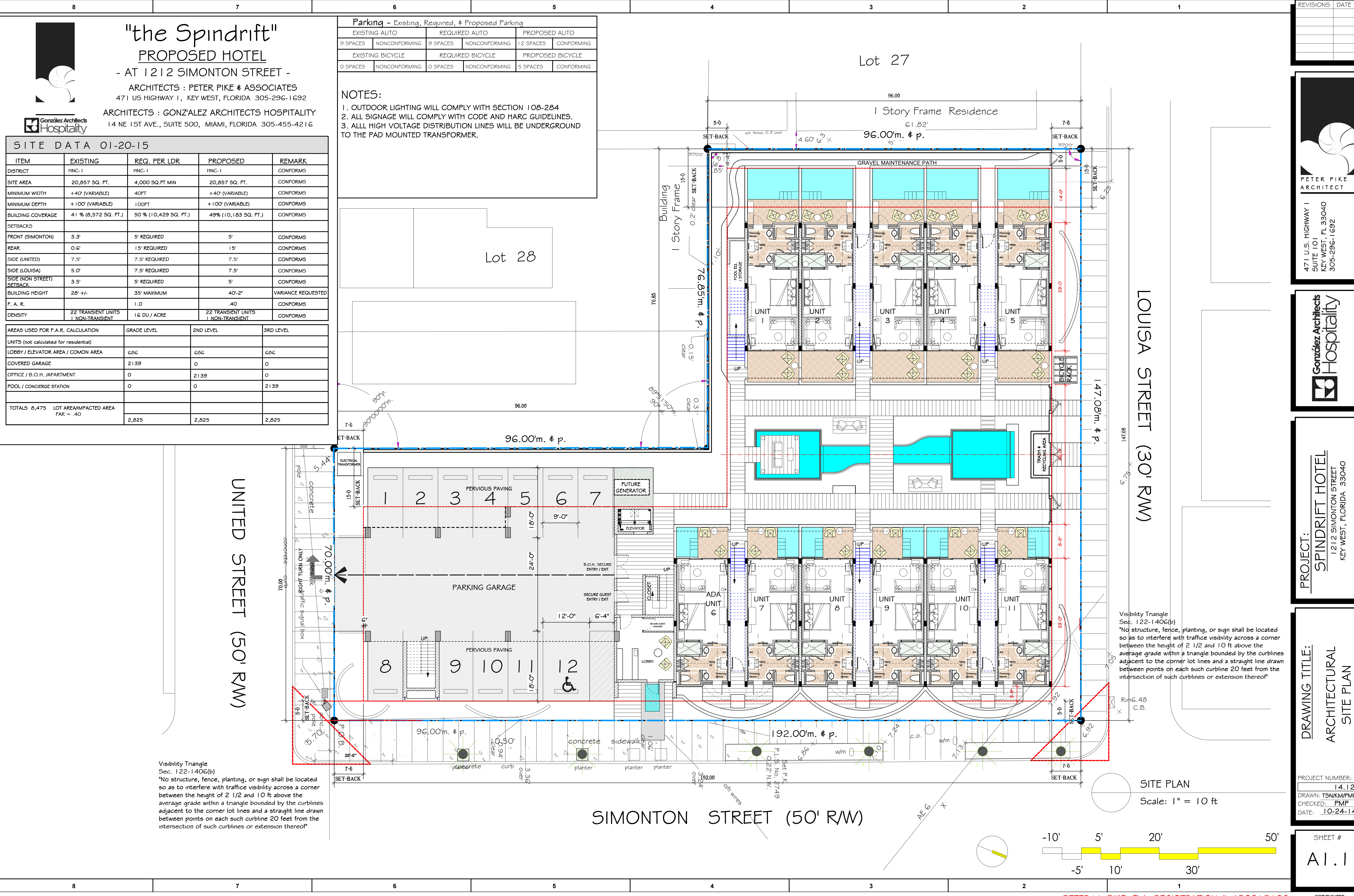
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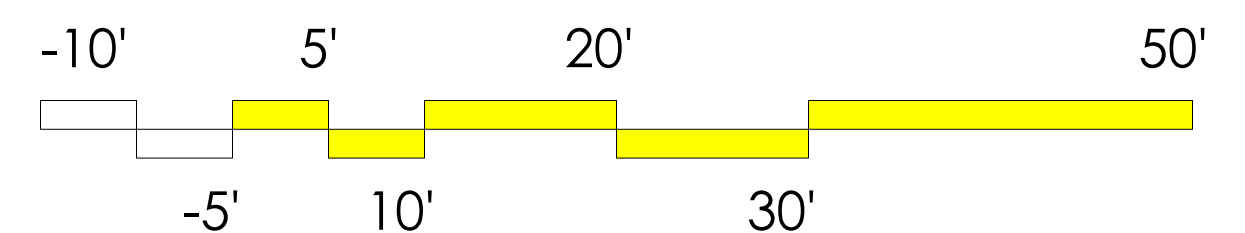
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SIMONTON STREET (50' RW)

LOUISA STREET (30' RW)

UNITED STREET (50' RW)



REVISIONS	DATE

PETER PIKE ARCHITECT
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

Gonzalez Architects Hospitality

PROJECT: SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

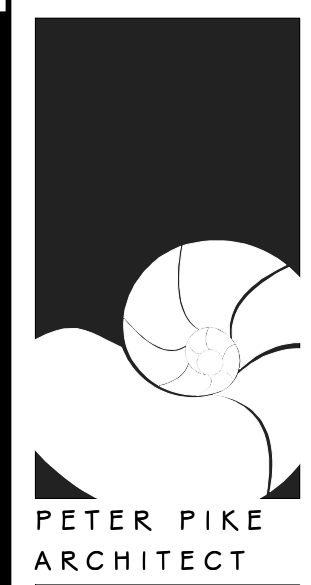
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PROJECT NUMBER: 14.1.2
DRAWN: TSN/KM/PMP
CHECKED: PMP
DATE: 10-24-14

SHEET # A1.1

PETER M. PIKE FLA. REGISTRATION # ARO015198

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KEY WEST, FL 33040
305-296-1692



PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
FIRST FLOOR PLAN

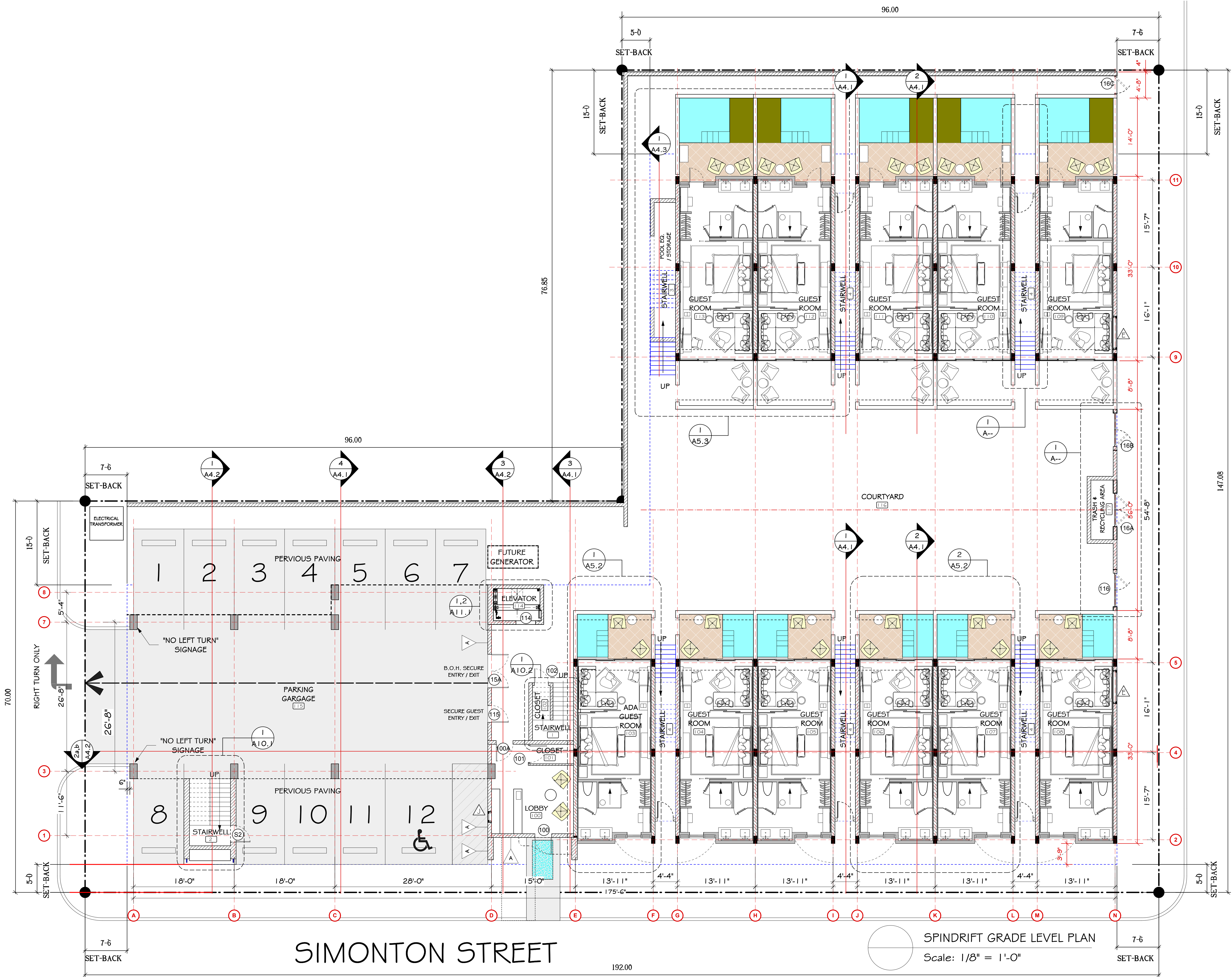
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14.12
DRAWN: TSN/KMP/MP
CHECKED: PMP
DATE: 10-24-14

SHEET #
A2.1

UNITED STREET

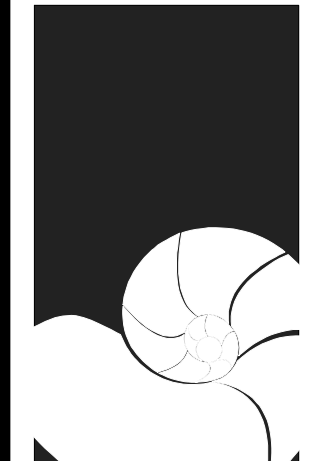
LOUISA STREET

SIMONTON STREET



SPINDRIFT GRADE LEVEL PLAN
Scale: 1/8" = 1'-0"

REVISIONS	DATE



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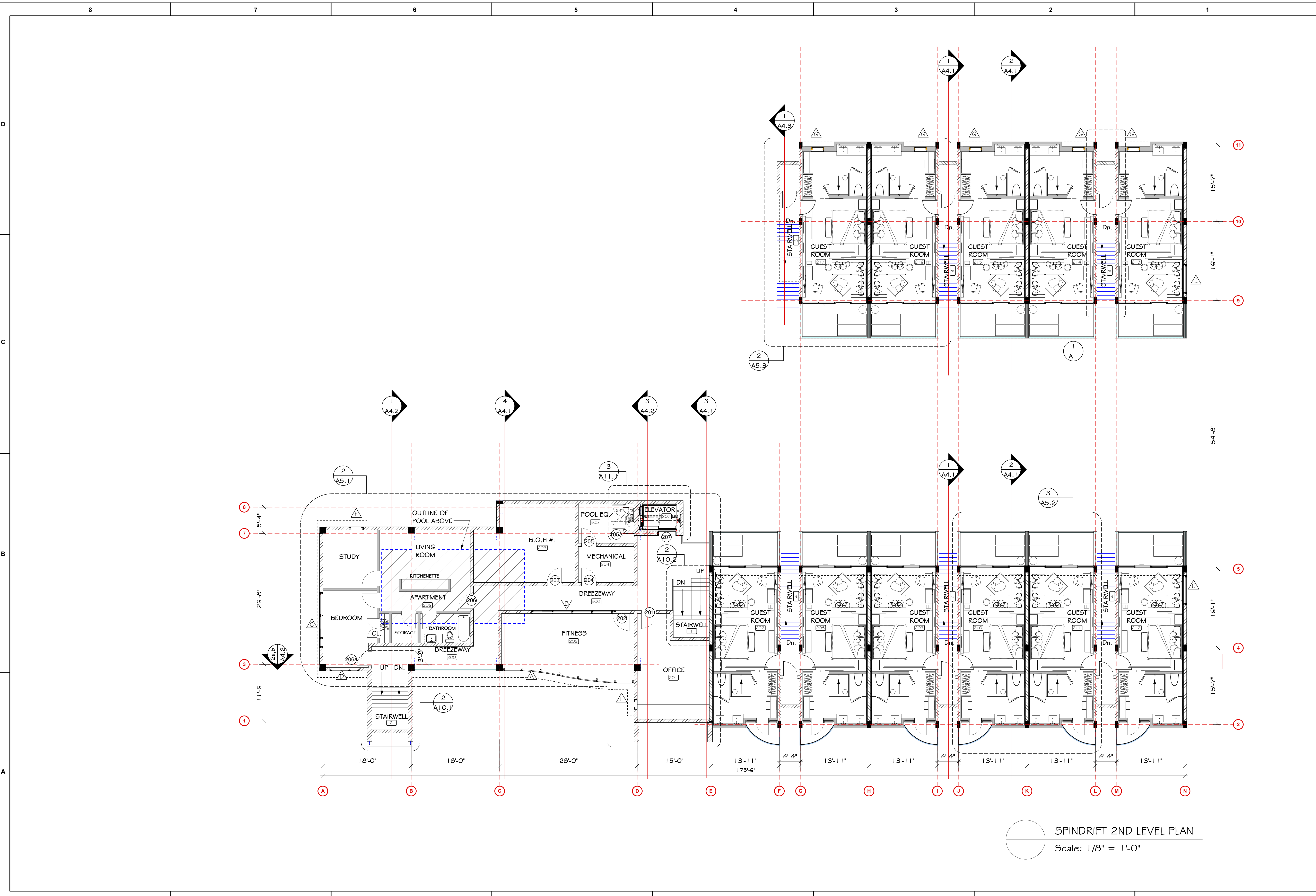
González Architects
Hospitality

PROJECT:
SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE:
SECOND FLOOR PLAN

PROJECT NUMBER:
14.1.2
DRAWN: TSN/KM/PMP
CHECKED: PMP
DATE: 10-24-14

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A2.2



SPINDRIFT 2ND LEVEL PLAN
Scale: 1/8" = 1'-0"

REVISIONS	DATE

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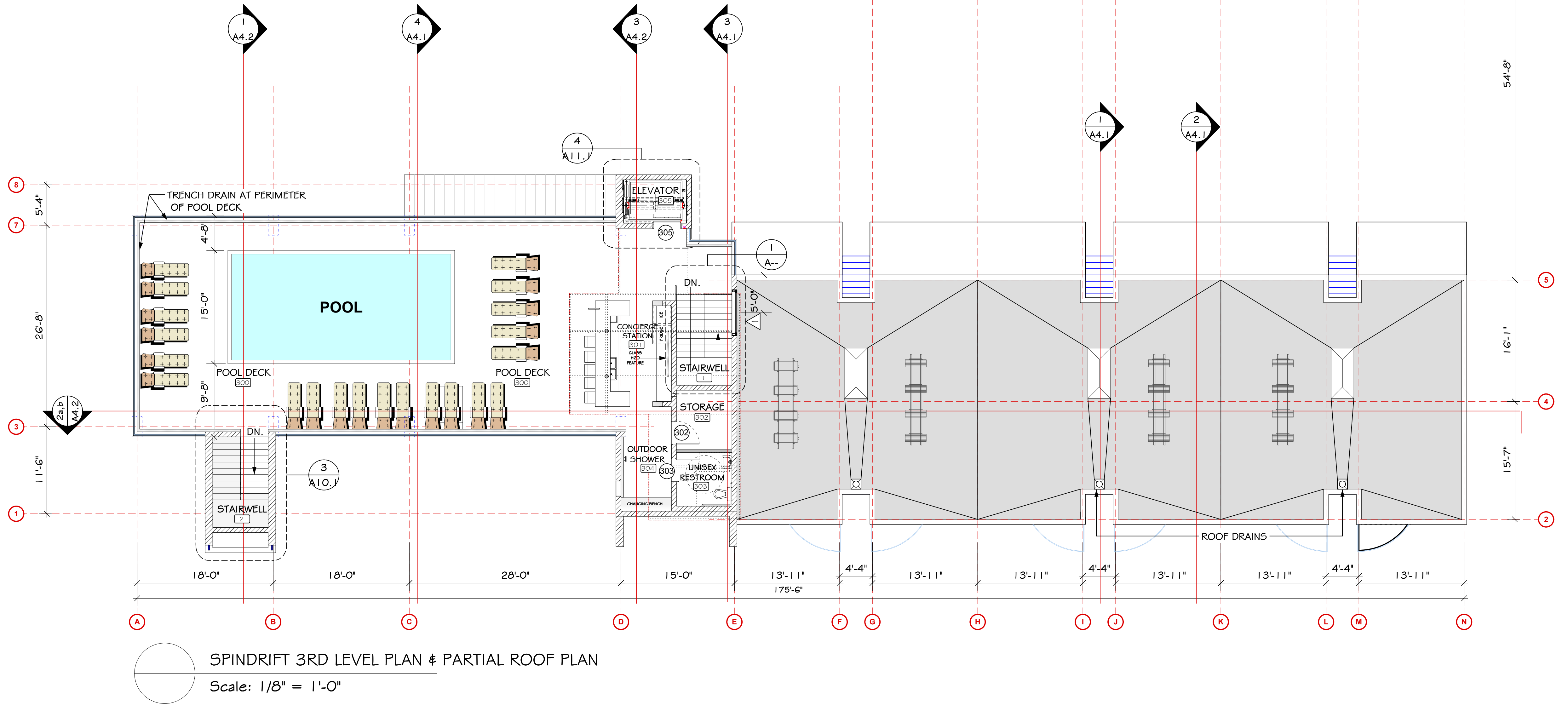
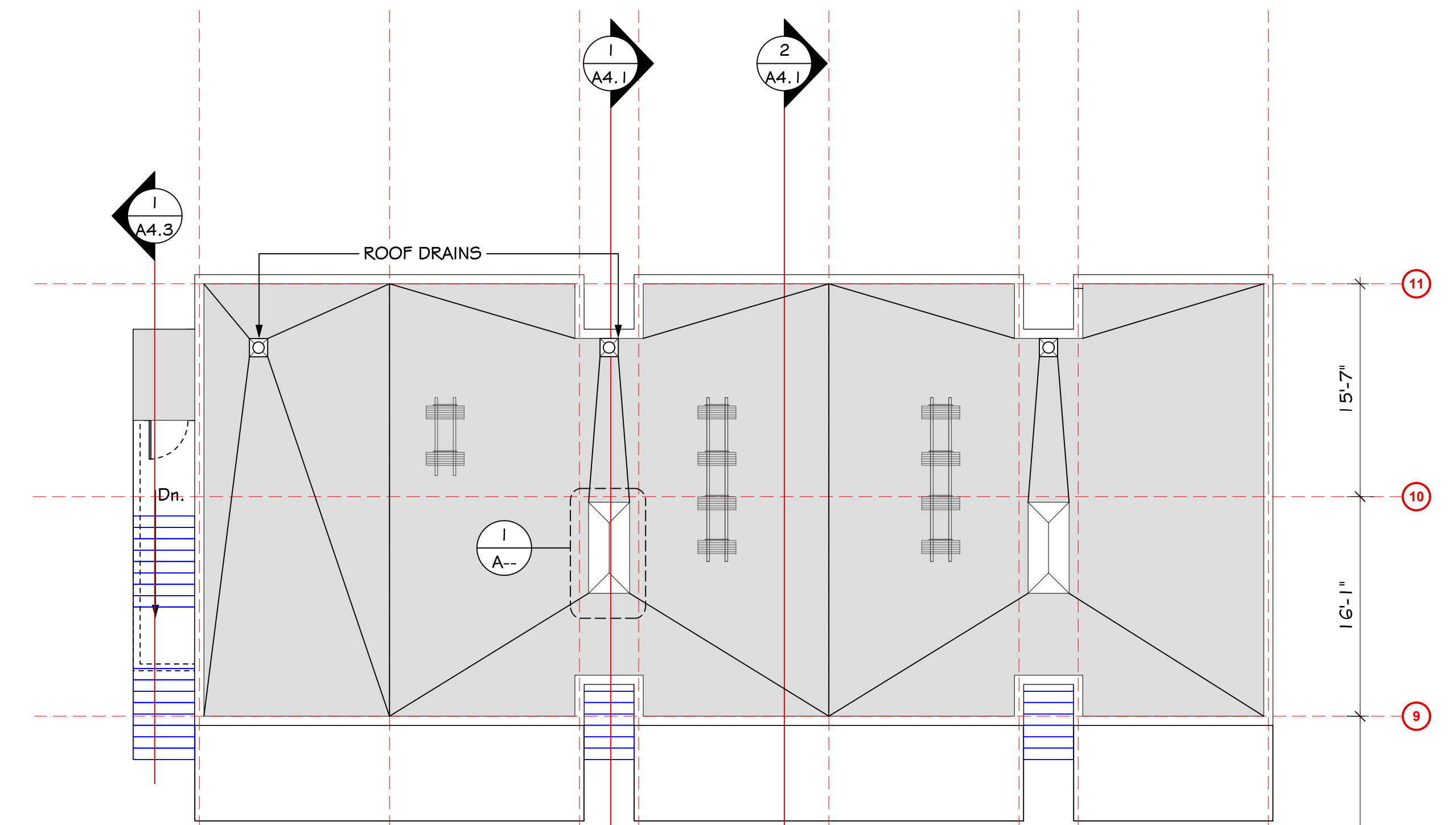
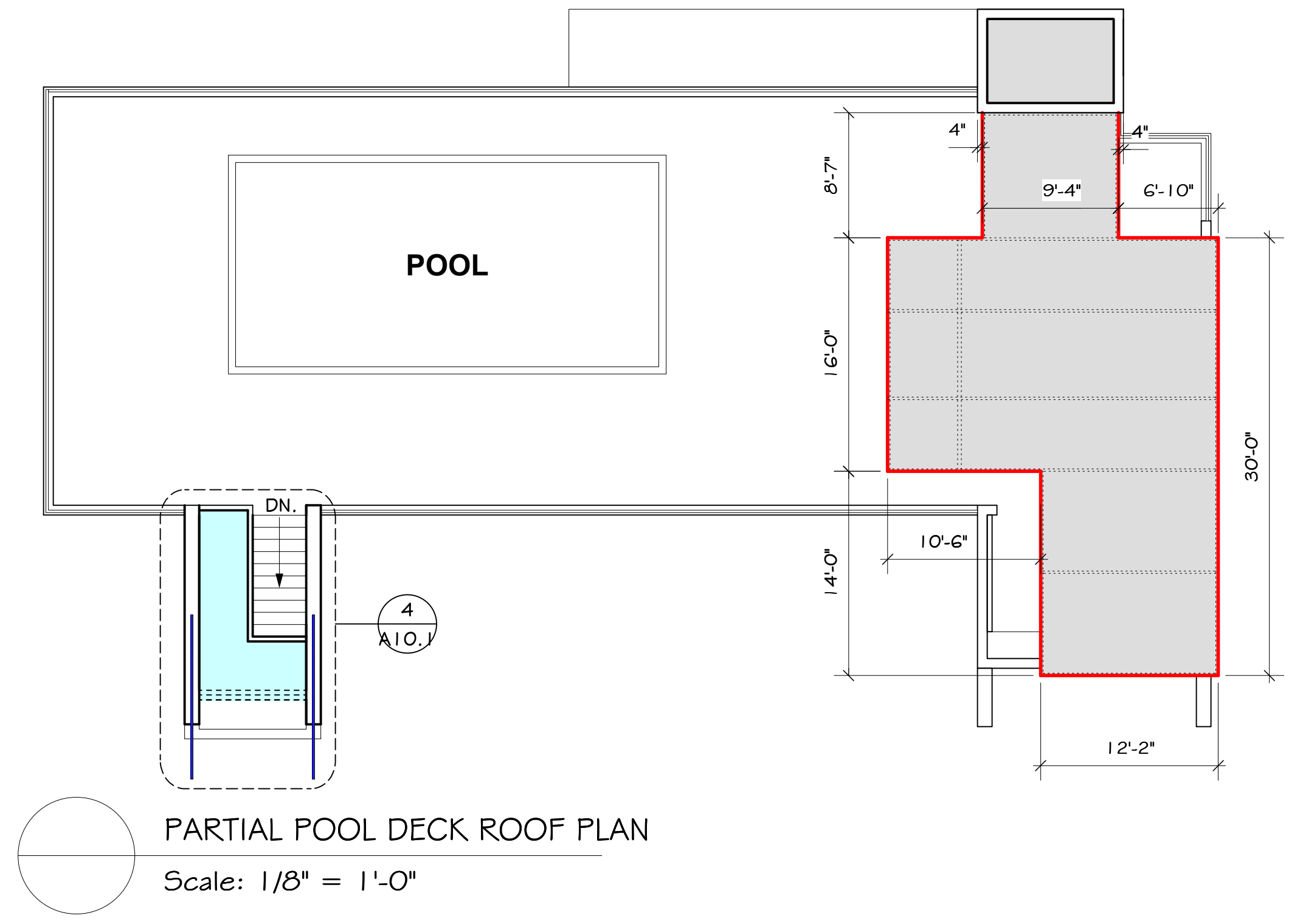
González Architects Hospitality

PROJECT: SPINDRIFT HOTEL
 1212 SIMONTON STREET
 KEY WEST, FLORIDA 33040

DRAWING TITLE: ROOF DECK PLAN & ROOF PLANS

PROJECT NUMBER: 14.12
 DRAWN: TSN/KM/PMP
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SHEET #
A2.3



REVISIONS	DATE

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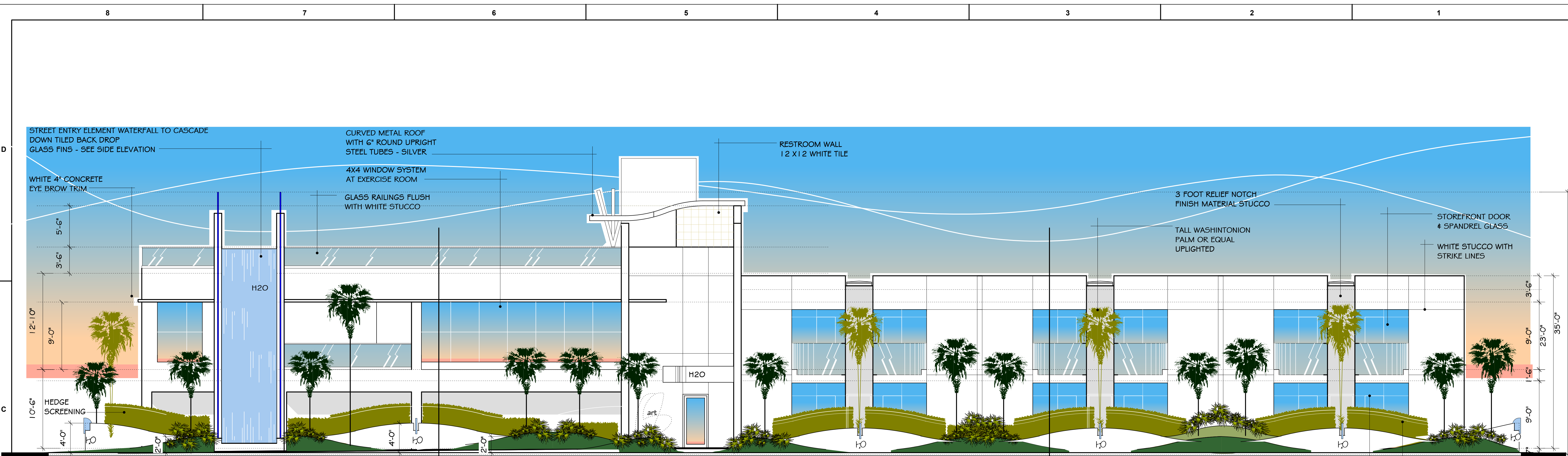
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PROJECT: SPINDRIFT HOTEL
1212 SIMONTON STREET
KEY WEST, FLORIDA 33040

DRAWING TITLE: ELEVATIONS

PROJECT NUMBER: 14.12
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CHECKED: PMP
DATE: 12-09-14

SHEET #
A3.1



1 SIMONTON STREET
A3.1 Scale: 1:75

2 A3.2

3 A3.2

HEDGE SCREENING
STOREFRONT DOOR
SPANDREL GLASS



2 LOUISA STREET
A3.1 Scale: 1:75

METAL GATE, SILVER

REVISIONS	DATE

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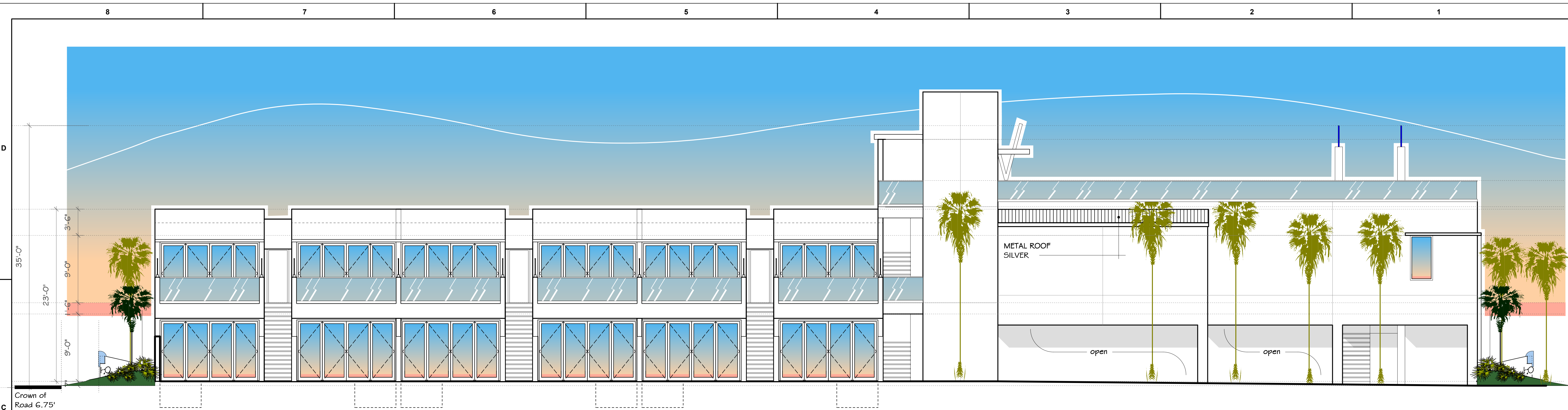
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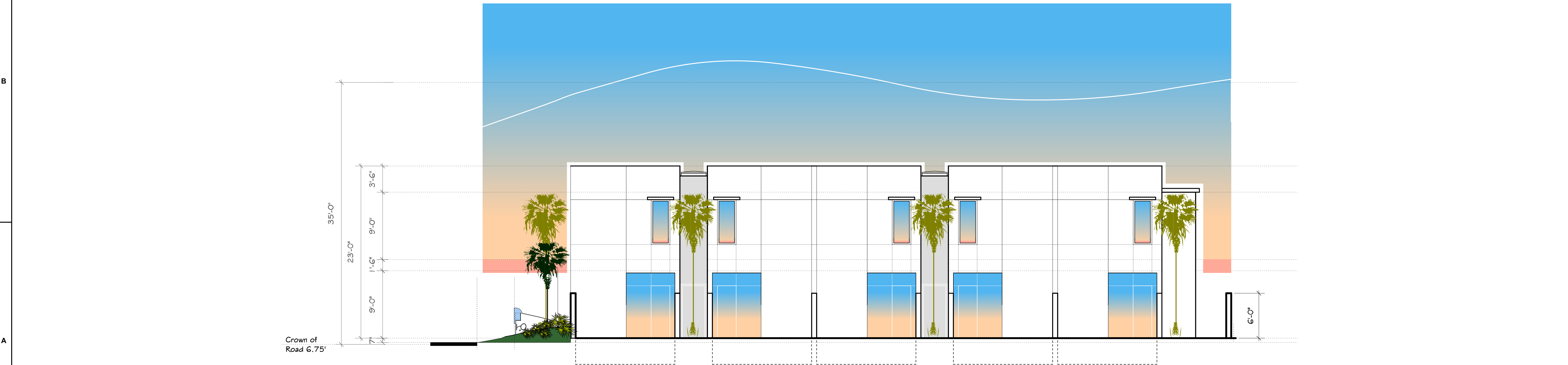
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ELEVATIONS

PROJECT NUMBER:
 14.12
 DRAWN: TSN/KMP/MMP
 CHECKED: PMP
 DATE: 12-09-14

SHEET #
A3.2

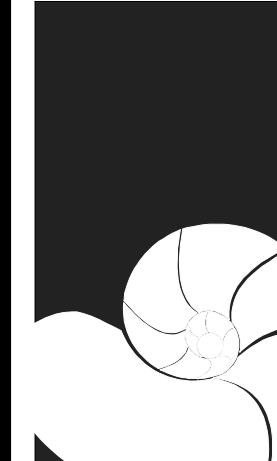


1 COURTYARD / BACK ELEVATION
 A3.2 Scale: 1:75



2 BACK ELEVATION
 A3.2 Scale: 1:75

REVISIONS	DATE



**PETER PIKE
ARCHITECT**

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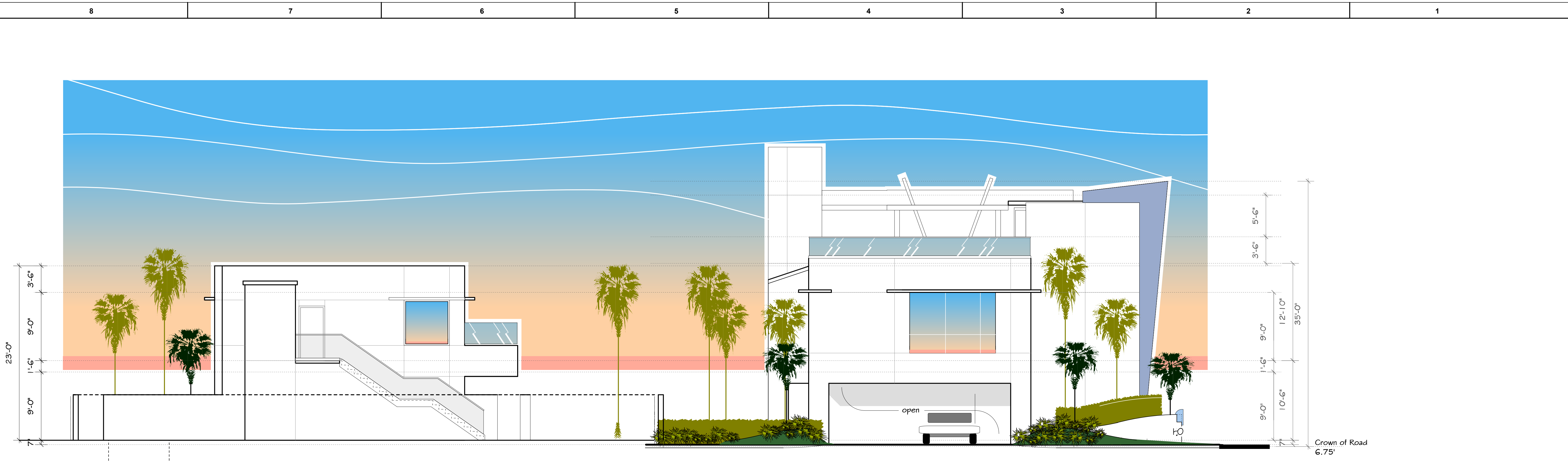
**González Architects
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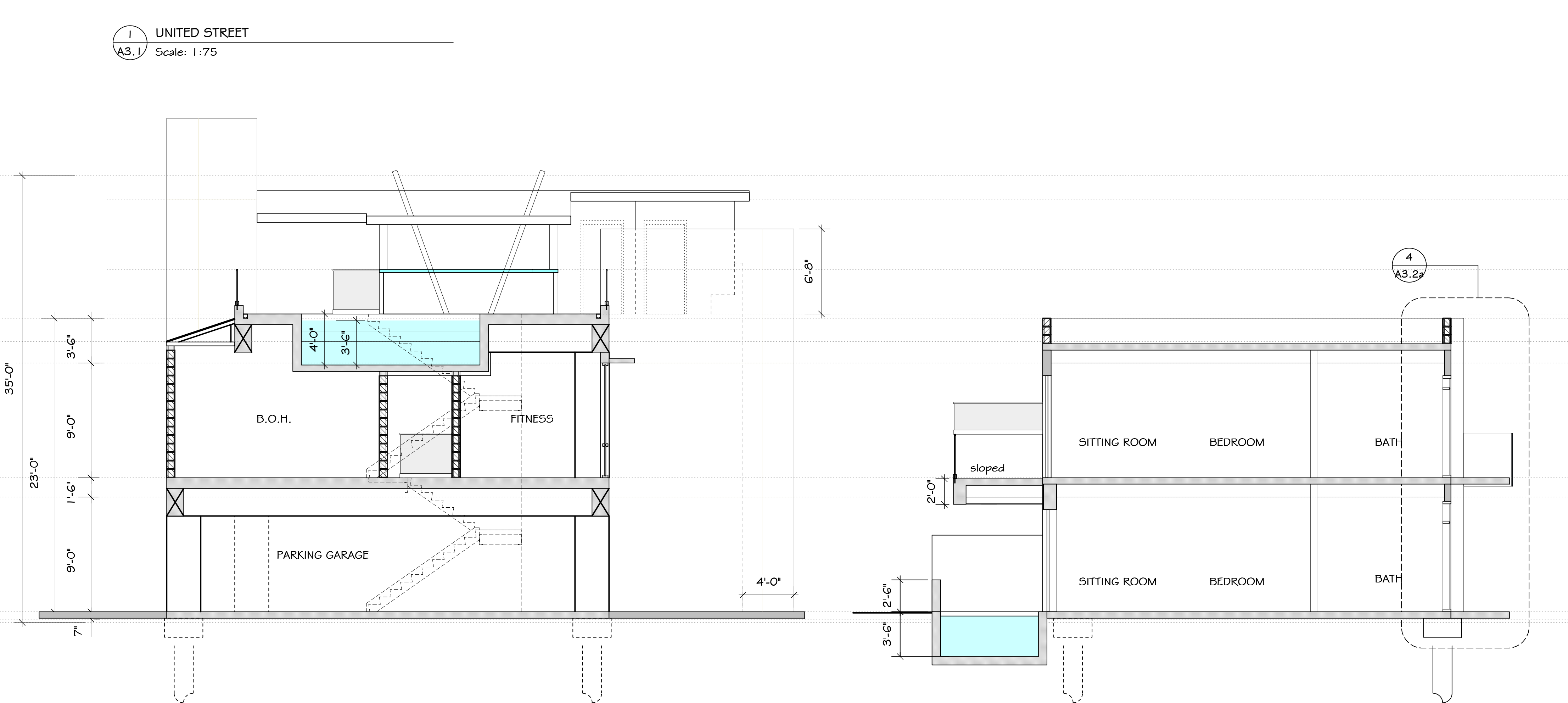
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SHEET #
A3.2A

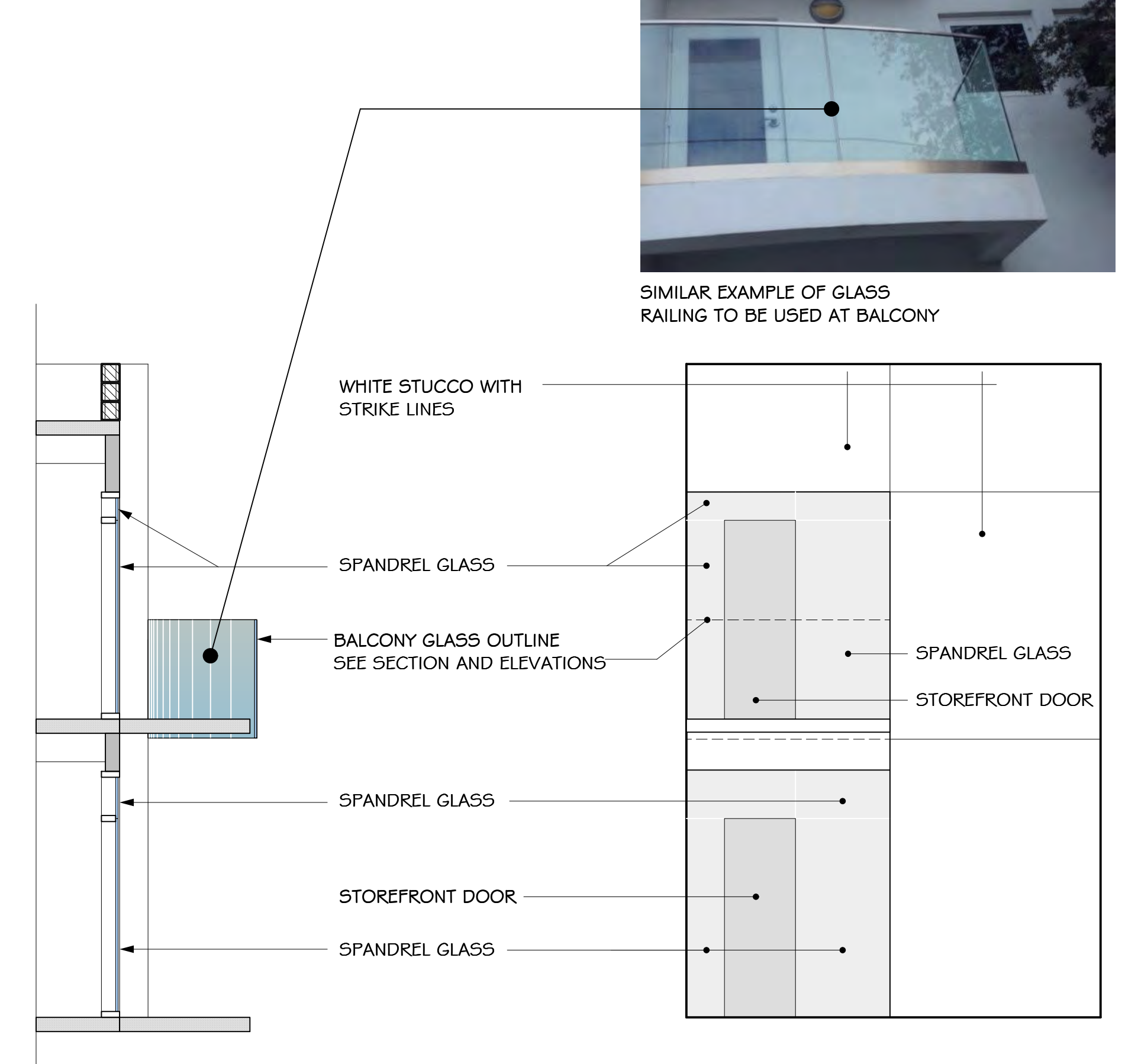


1 UNITED STREET
A3.1 Scale: 1:75



2 BUILDING SECTION
A3.2 Scale: 3/16" = 1'-0"

3 BUILDING SECTION
A3.2a Scale: 3/16" = 1'-0"

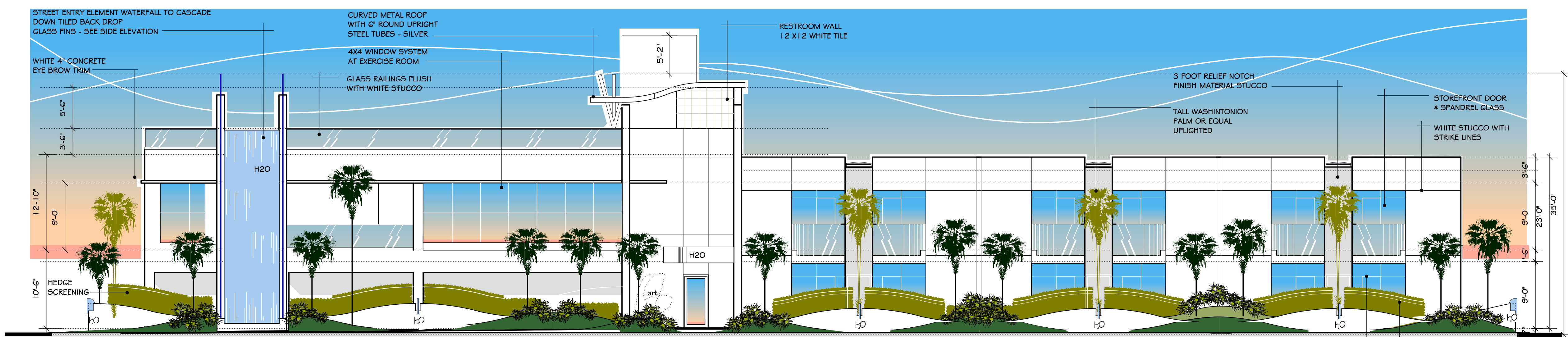


Wall Section

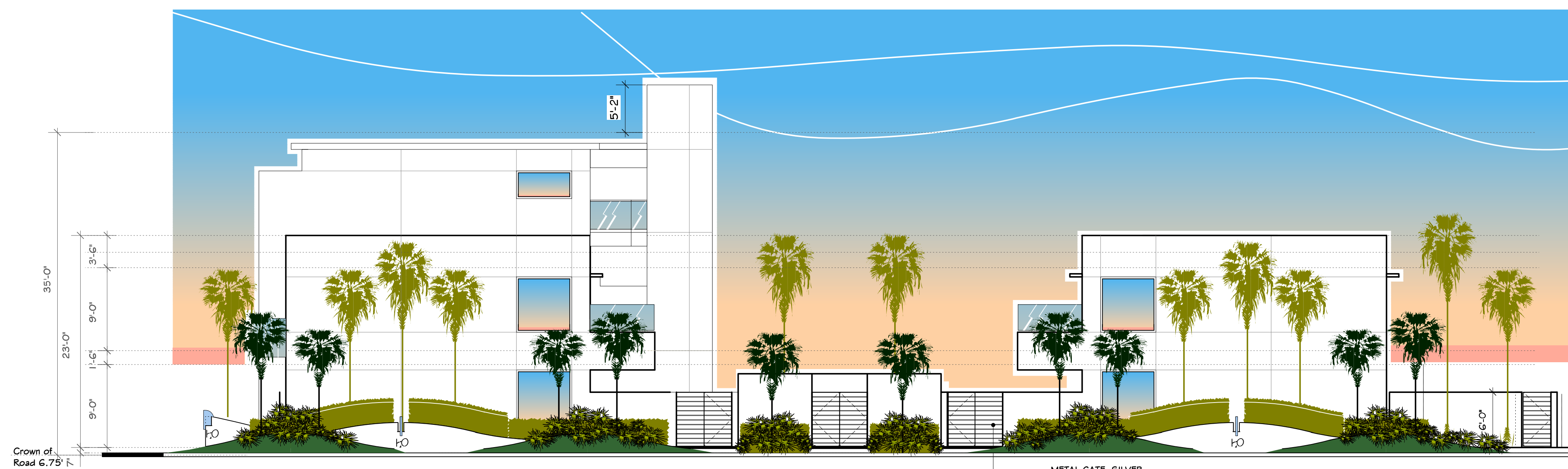
Elevation Glass Detail
SEE GLASS SAMPLES

4 WALL SECTION & PARTIAL ELEVATION
A3.2a Scale: 1/4" = 1'-0"

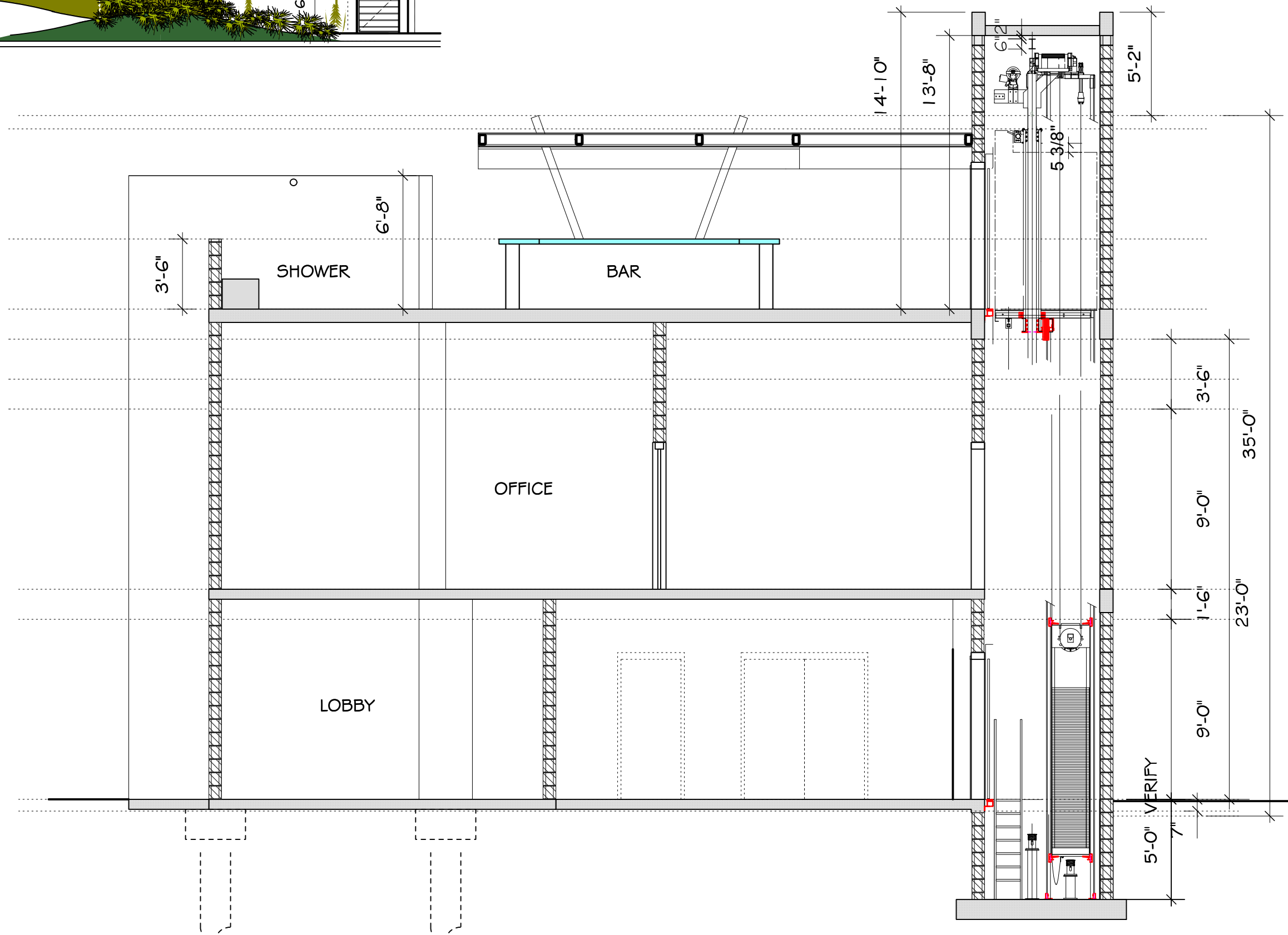
REVISIONS	DATE



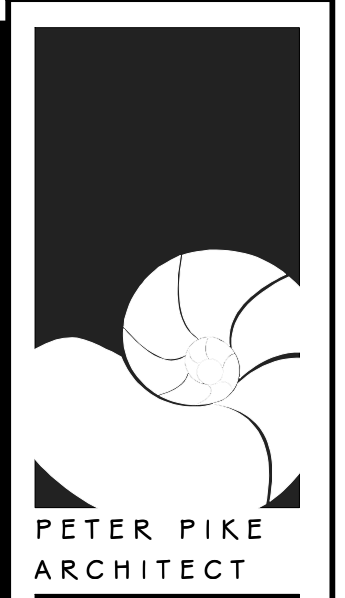
1 SIMONTON STREET
A4.1 Scale: 1/8" = 1'-0"



2 LOUISA STREET
A4.1 Scale: 1/8" = 1'-0"



3 BUILDING SECTION
A4.2 Scale: 3/16" = 1'-0"



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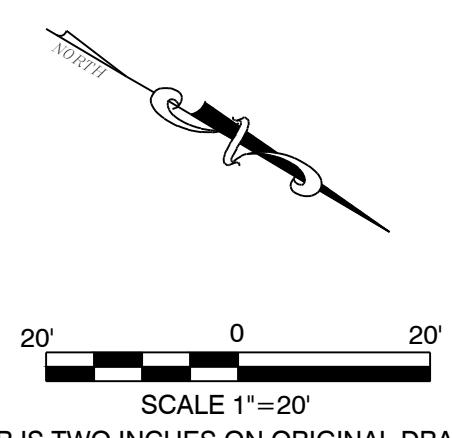


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SPINDRIFT HOTEL
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DRAWING TITLE:
SECTIONS

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SHEET #
A4.1

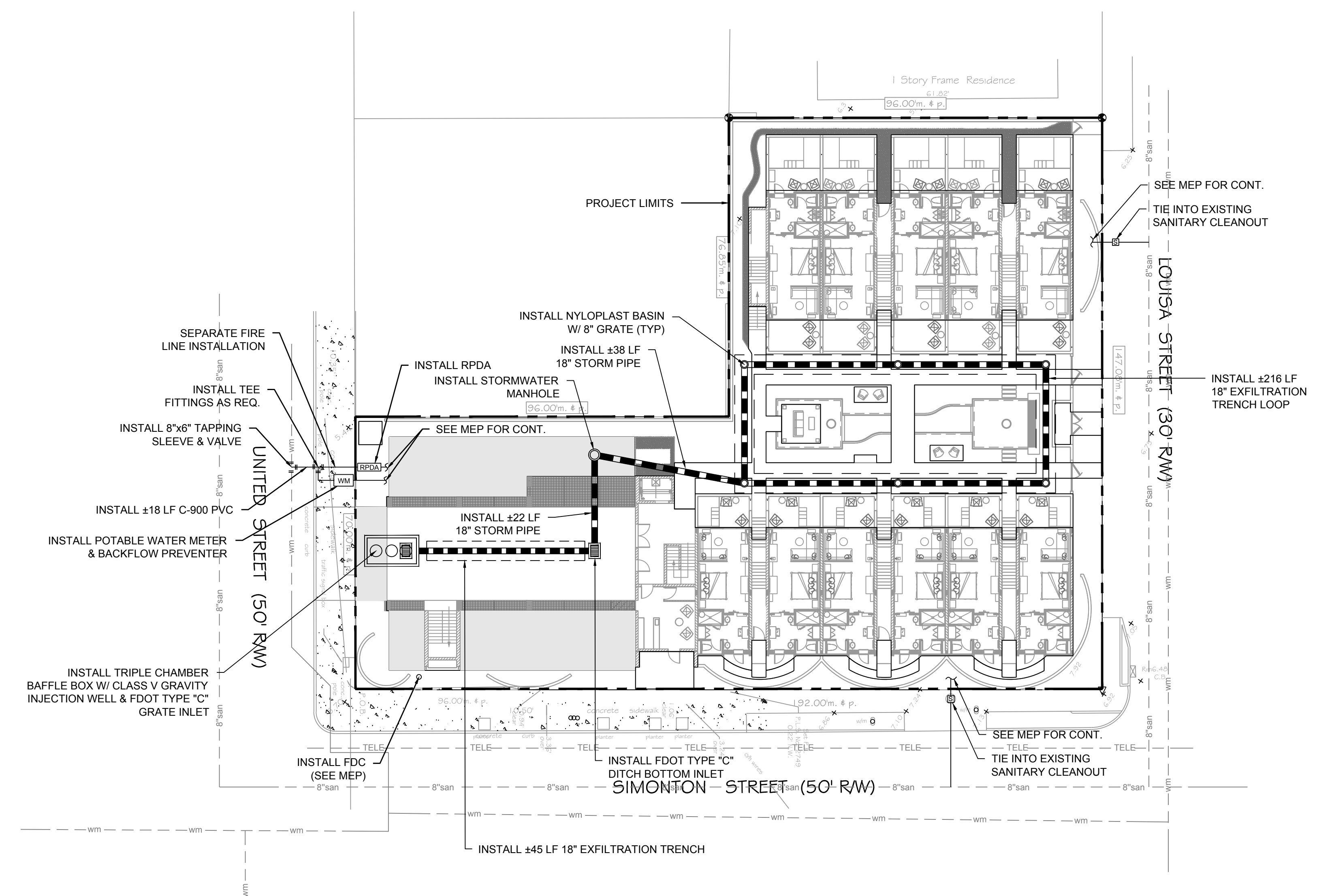


SCALE 1"=20'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

LEGEND	
---	PROJECT LIMITS
■	ROOF AREA
■	IMPERVIOUS SURFACE
□	RETENTION AREA
→	STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE

- UTILITY PLAN NOTES:
- ALL WORK MUST CONFORM TO FKA MINIMUM DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS.
 - NO WORK SHALL BE COMPLETED ON ANY PORTION OF THE FKA WATER MAIN SYSTEM WITHOUT A FKA REPRESENTATIVE ON-SITE.

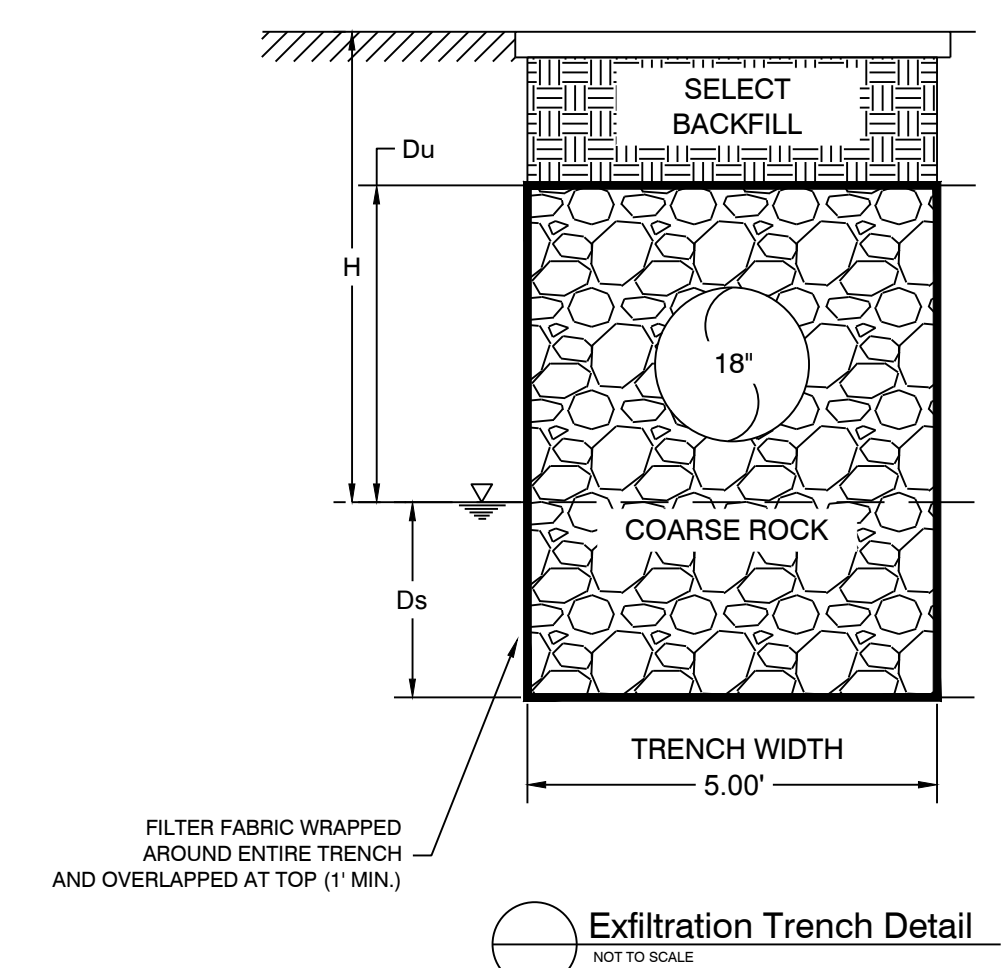


Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quantity - Predevelopment			
Project Area	A = 0.478	ac	20,818
Pervious Area	0.060	ac	2,611
Impervious Area	0.418	ac	18,207
% Impervious	87.46%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	S = 1.03	in	
Q _{pre} = (P ₇₂ - 0.2S) / (P ₇₂ + 0.8S)	Q _{pre} = 11.08	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 5.30	ac-in	
Water Quantity - Postdevelopment			
Project Area	A = 0.478	ac	20,818
Pervious Area	0.149	ac	6,506
Impervious Area	0.329	ac	14,312
% Impervious	68.7%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	S = 2.56	in	
Q _{post} = (P ₂₄ - 0.2S) / (P ₂₄ + 0.8S)	Q _{post} = 9.62	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 4.60	ac-in	
Postdevelopment - Predevelopment			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} = -1.46	in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} = -0.70	ac-in	

Water Quality Calculations - 25yr/72hr Design Storm			
Water Quality			
Project Area	0.478	ac	20,818
Surface Water	0.000	ac	0
Roof Area	0.204	ac	8,868
Pavement/Walkways	0.125	ac	5,444
Pervious area	0.149	ac	6,506
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.125	ac	5,444
% Impervious	26%		
A) One inch of runoff from project area	0.478	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.312	ac-in	
Comparison of Water Quality Methods			
	0.478	>	0.312
	ac-in		ac-in
Total Volume Required	0.478	ac-in	1,735
Exfiltration Volume Provided	0.872	ac-in	3,167
Total Volume provided	0.872	ac-in	3,167

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

Exfiltration Trench Design	
Required trench length (L) =	$\frac{V}{K(H^2W + 2H^2Du - Du^2 - 2H^2Ds) - 1.39x10^{-4}(W)(Du)}$
Assumed Hydraulic Conductivity, K =	0.0000145
H =	5 ft
W =	5 ft
Du =	3.5 ft
Ds =	1.5 ft
Volume of Trench, V =	0.672 ac-in
Trench Length Provided =	261 FT



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST KENNEDY DRIVE, SUITE 201
 AUSTIN, TEXAS 78754
 TEL: (502) 252-9440 FAX: (502) 296-0243

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 January 26, 2015

ORIGINAL: DECEMBER 2015

REVISIONS:

1	
2	
3	
4	
5	
6	

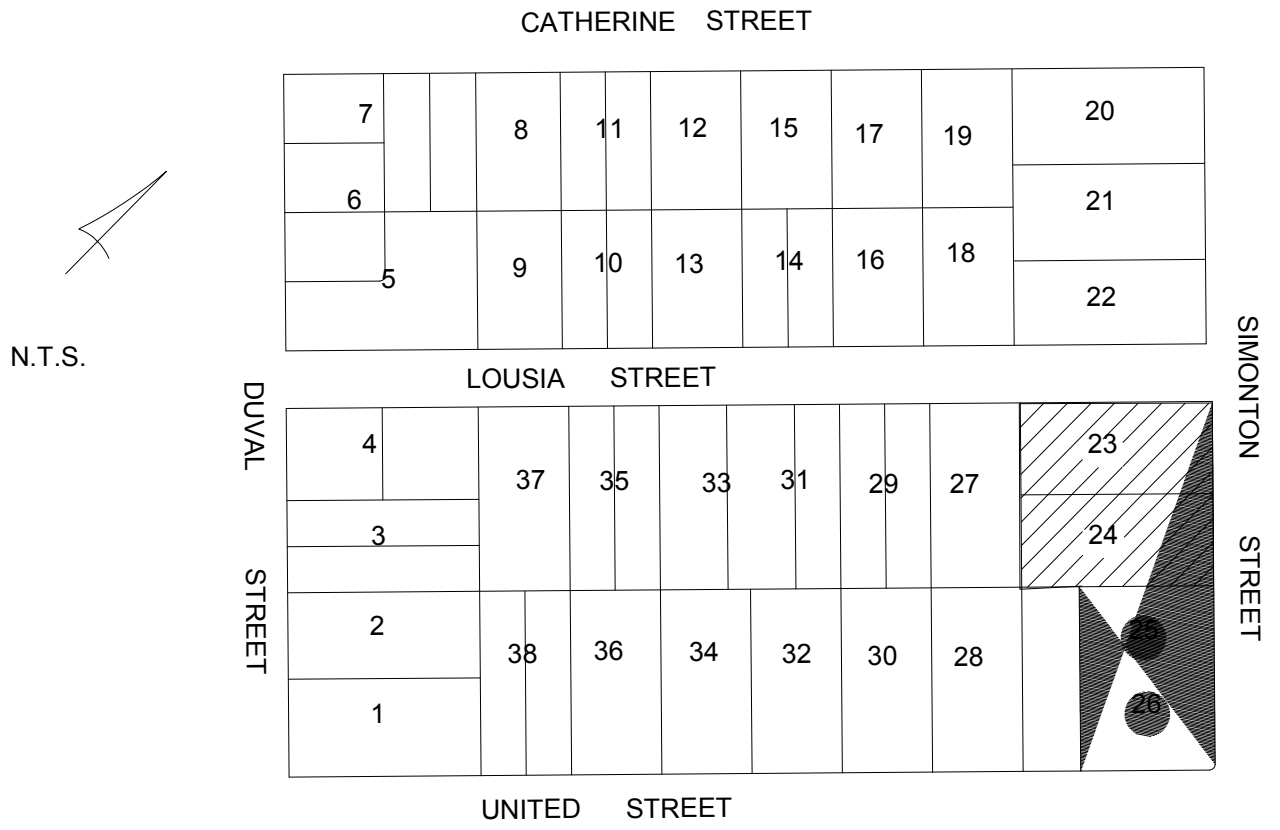
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 1212 SIMONTON STREET
 KEY WEST, FL 33040

SPINDRIFT HOTEL
 1212 SIMONTON STREET
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

JOB NO. 141052
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC
 SHEET

C-1



LOCATION MAP
Square 8, Tract 11, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, 1829 as part of Track 11, but better known according to D.T. Sweeney's Subdivision of Lots 1, 2, 3, and 4, in Square 8, of Track 11, recorded in Book "L" Deeds, Page 215, Monroe County Records as part of Lots 25 and 26 described by metes and bounds as follows: Commencing at the Westerly corner of Simonton and United Streets, and running thence Northwesterly along the Southwesterly side of Simonton Street 96 feet; thence at right angles in a Southwesterly direction 70 feet; thence at right angles in a Southeasterly direction 96 feet to United Street; thence at right angles in a Northeasterly direction along the Northeasterly side of United Street 70 feet to the Point of Beginning.

AND

On the Island of Key West and is part of Tract Eleven (11) according to W.A. Whitehead's Map of said Island delineated in February 1829, better known according to D.T. Sweeney's Subdivision of Lot One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book "L" Deeds, Page 215 of Monroe County Records as Lots Twenty-three (23), Twenty-four (24), and Twenty-five (25).

AND

On the Island of Key West and on W.A. Whitehead's Map, delineated in February 1829, as part of Tract Eleven (11), but better known according to D.T. Sweeney's Subdivision of Lot One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11), recorded in Book "L" Deeds, Page 215 of Monroe County Records as Lots Twenty-four (24), having a front on Simonton Street of 48 feet and extending back at right angles with Simonton Street 100 feet.

CERTIFICATION made to:
Meisel Holdings Fl. LLC
Stones & Cardenas
Chicago Title Insurance Company
Spottswood, Spottswood & Spottswood

SURVEYOR'S NOTES:

North arrow based on plat assumed median
Reference Bearing: R/W Simonton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: **Basic** 14.324

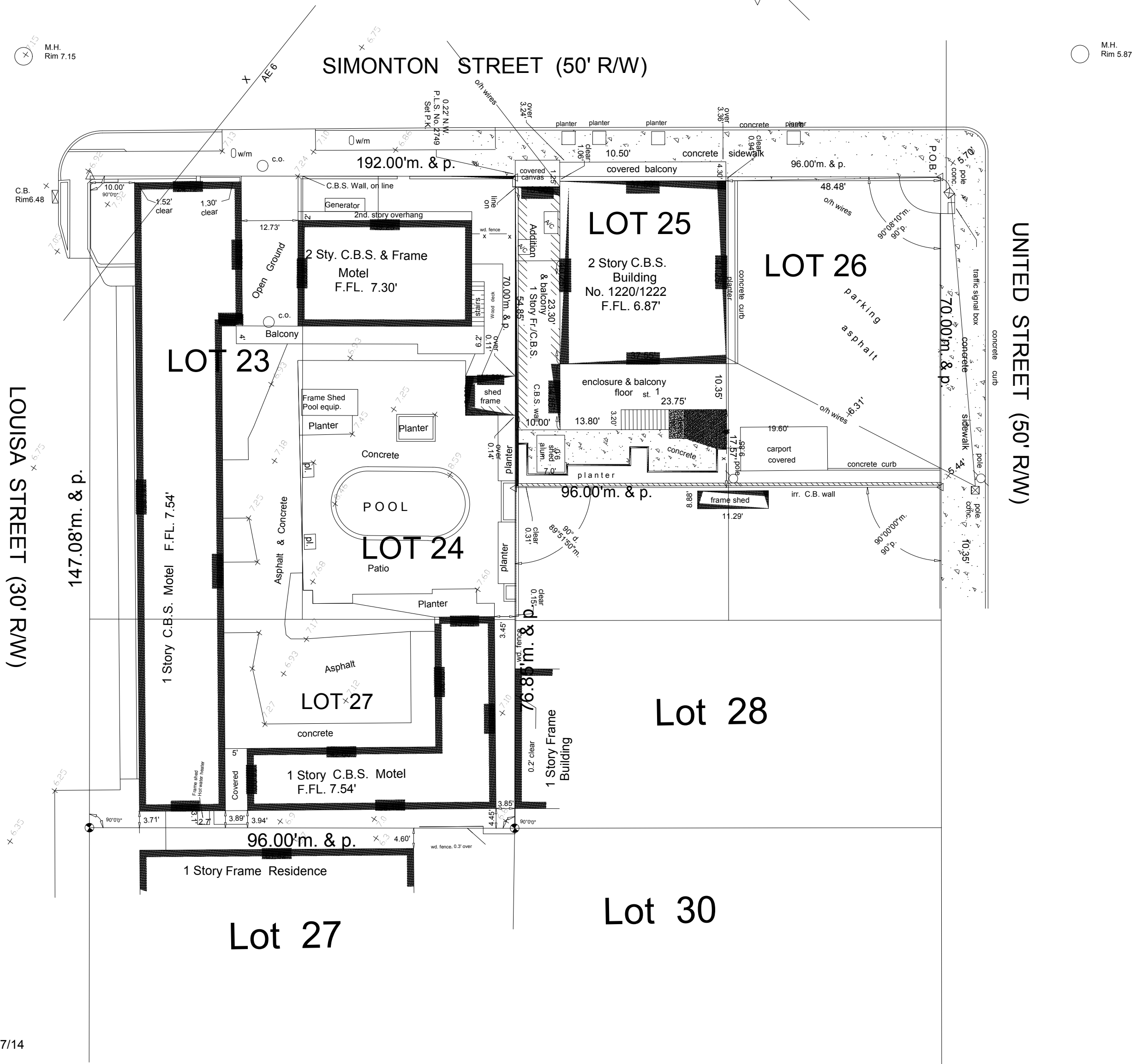
Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1 1/2" Pipe
- = Found 1 1/2" Bar
- △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- M.H.W. = Mean High Water
- O.R. = Official Records
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale
- ⊕ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- A/C = Air Conditioner
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- L.B. = Low Beam
- Rad. = Radial
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- ⊕ = Baseline
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R = Radius
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hydt. = Fire Hydrant
- F.W. = Fire Well
- C.B. = Catch Basin
- ⊕ = pole
- ⊕ = light

Field Work performed on: 3/7/14



CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Meisel Holdings Fl., Inc. (Spindrift Motel) 1212-1222 Simonton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.:	14-174
Scale: 1"=20'	Ref. 124-56 172-53	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/19/14		Flood Zone: X-AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f:\data\fred\dwg\keywest\block117\1212simonton			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

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