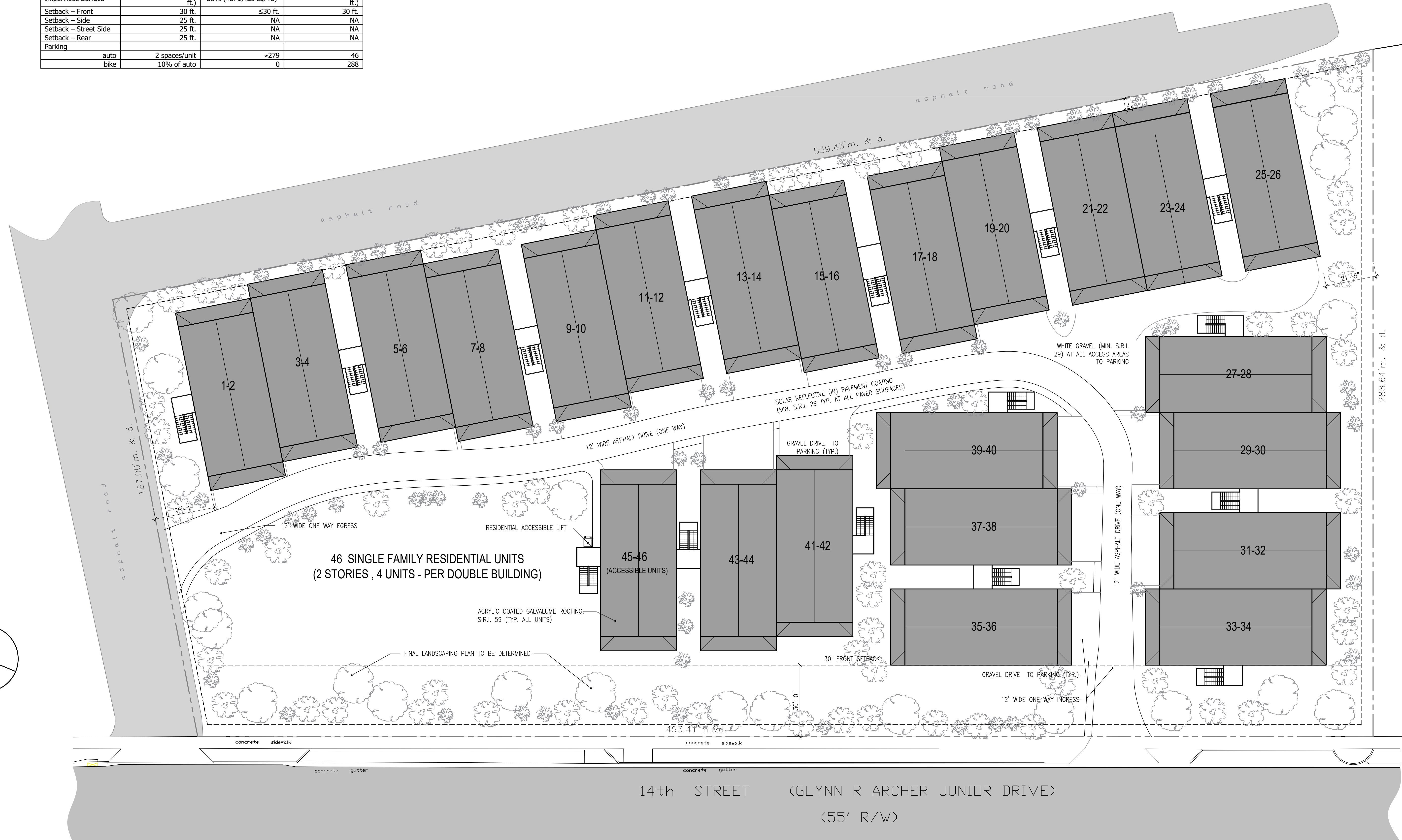


Site Data	Permitted/ Required MDR	Existing MDR	Proposed
Zoning			
Height	35 ft.		35 ft.
Site Size <sup>1</sup>	1 ac (43,560 sq. ft.)	22.38 ac (974,872.8 sq. ft.)	22.38 ac (974,872.8 sq. ft.)
Density	16 u/a (358)	279 units <sup>2</sup>	323 units
Floor Area Ratio Total	NA	1,880 sq. ft. <sup>3</sup>	No change
Building Coverage	40% (389,949.12 sq. ft.)	20% (≈201,428 sq. ft.) <sup>4</sup>	26% (257,364 sq. ft.)
Impervious Surface	60% (584,923.68 sq. ft.)	38% (≈371,428 sq. ft.) <sup>5</sup>	≈45% (≈446,150 sq. ft.)
Setback - Front	30 ft.	≤30 ft.	30 ft.
Setback - Side	25 ft.	NA	NA
Setback - Street Side	25 ft.	NA	NA
Setback - Rear	25 ft.	NA	NA
Parking			
auto	2 spaces/unit	≈279	46
bike	10% of auto	0	288



1 SITE PLAN  
A2.1 SCALE: 1"=20'

**wsa**  
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architecture

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Seal:

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Consultants:

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Submissions / Revisions:  
B.P.A.S. SUBMISSION: 10.31.17  
MAJOR DEV. SUBMISSION: 12.18.17

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**1213 14th STREET**  
KEY WEST, FL  
**RESIDENTIAL DEVELOPMENT**

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Drawing Size | Project #:  
24x36 | 17034

Title:  
**PROPOSED SITE PLAN**

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Sheet Number:  
**A-1.1**

Date: - DECEMBER 15, 2017  
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