

ABBREVIATIONS

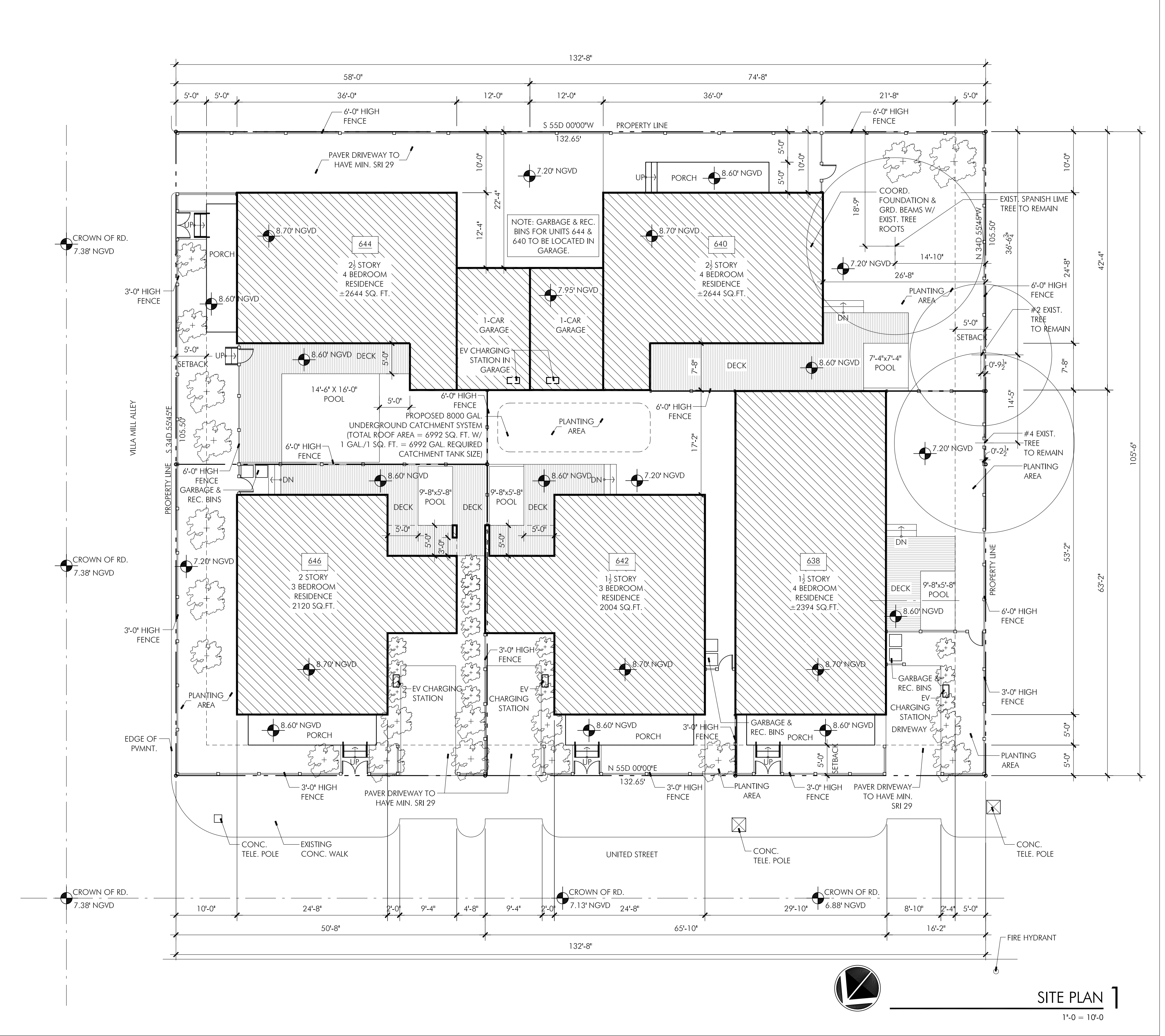
A.B.	ANCHOR BOLT	MECH.	MECHANICAL
ACC.	ACCESSORY	MTL.	METAL
A.C.T.	ACOUSTICAL CEILING TILE	MFR.	MANUFACTURER
A.D.	AREA DRAIN/ACCESS DOOR	MIN.	MINIMUM
ADJ.	ADJACENT	MISC.	MISCELLANEOUS
A.F.F.	ABOVE FINISH FLOOR	M.O.	MASONRY OPENING
AL.	ALUMINUM	MOD.	MODULE, (AR)
ALT.	ALTERNATE	MUL.	MULLION
APPROX.	APPROXIMATE	N.	NORTH
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
AUTO.	AUTOMATIC/AUTOMOBILE	No.	NUMBER
		N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	OFF.	OFFICE
BOT.	BOTTOM	OH.	OVERHEAD
BRK.	BRICK	OPG.	OPENING
BRDM.	BEDROOM	PERP.	PERPENDICULAR
BRG.	BEARING	PL.	PLATE
BSMT.	BASEMENT	PLAM.	PLASTIC LAMINATE
		PLAS.	PLASTER/PLASTIC
CAB.	CABINET	PLBG.	PLUMBING
C.C.	CENTER TO CENTER	PLYWD.	PLYWOOD
CLG.	CEILING	PNT.	PAINT
CEM.	CEMENT	PTD.	PARTITION
CER.	CERAMIC	PTM.	PAINTED
C.F.	CUBIC FEET	PREFAB.	PREFABRICATED
C.F.M.	CUBIC FEET PER MINUTE	PROJ.	PROJECT
C.Y.	CUBIC YARD	P.S.F.	POUNDS PER SQUARE
C.I.	CAST IRON	FOOT	FOOT
C.J.	CONTROL JOINT	P.O.I.	POUNDS PER SQUARE INCH
C.L.	CENTER LINE	P.T.D.	PAPER TOWEL DISPENSER
C.M.U.	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
CONC.	CONCRETE	QTR.	QUARTER
CONT.	CONTINUOUS	R.	RADIUS/RISER
CORR.	CORRIDOR	R.D.	ROOF DRAIN
C.T.	CERAMIC TILE	REF.	REFERENCE
CTR.	CENTER	REFR.	REFRIGERATOR
		REIN.	REINFORCE
DBL.	DOUBLE	REQD.	REQUIRED
D.F.	DRINKING FOUNTAIN	RES.	RESILIENT
DIA.	DIAMETER	REV.	REVISED/REVERSE
DIAG.	DIAGONAL	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	R.O.W.	RIGHT OF WAY
DR.	DOOR	S.C.	SOLID CORE
DS.	DOWNSPOUT	SCH.	SCHEDULE(D)
DTL.	DETAIL	SEAL.	SEALANT
DWG.	DRAWING	SECT.	SECTION
		S.A.	SOAP DISPENSER
EA.	EACH	S.F.	SQUARE FEET
E.J.	EXPANSION JOINT	SFL.	SHIELD
EL.	ELEVATION	S&R	SHIELD & ROD
ELEV.	ELEVATOR	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ENGR.	ENGINEER	S.M.	SHEET METAL
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXH.	EXHAUST	S.S.	STAINLESS STEEL
EXIST.	EXISTING	STD.	STANDARD
		STL.	STEEL
EXP.	EXPANSION	STO.	STORAGE
EXT.	EXTERIOR	SUP.	SUPPLY
		SUSP.	SUSPENDED
F.B.O.	FINISHED BY OWNER	SW.	SWITCH
F.D.	FLOOR DRAIN	SYM.	SYMMETRICAL
FENL.	FOUNDATION	SYS.	SYSTEM
F.A.	FIRE EXTINGUISHER	T.	TREAD
F.A.C.	FIRE EXTINGUISHER CABINET	T&B	TOP & BOTTOM
FIN.	FINISH	T&G	TONGUE & GROOVE
FIXT.	FIXTURE	TOWEL BAR	TOWEL BAR
FLR.	FLOOR	T.O.F.	TOP OF FOOTING
FLUOR.	FLUORESCENT	T.O.S.	TOP OF SLAB
F.P.M.	FEET PER MINUTE	T.O.W.	TOP OF WALL
FR.	FRAME	TYP.	TYPICAL
FT.	FOOT/FEET	TEMP.	TEMPERED
FTG.	FOOTING	THK.	THICKNESS
FUR.	FURRING	T.O.B.	TOP OF BLOCK
FURN.	FURNITURE	T.O.F.	TOP OF FOOTING
		T.O.S.	TOP OF SLAB
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
G.A.	GAUGE	UL.	UNIT HEAT UNDERWRITERS LABORATORIES
GAL.	GALLON	V.	VOLT/VINYL
GALV.	GALVANIZED	VAR.	VARNISH/VARIES
G.A.	GRAB BAR	V.C.T.	VINYL COMPOSITION TILE
G.B.	GENERAL CONTRACTOR	VERT.	VERTICAL
GEN.	GENERAL	VEST.	VESTIBULE
GL.	GLASS	V.S.	VENT STACK
GR.	GRADE	W/	WITH
GYP.	GYPSONUM	W/O	WITHOUT
		W.C.	WATER CLOSET
		WD.	WOOD
H.	HANDICAP	WDW.	WINDOW
H.B.	HOSE BIB	W.H.	WATER HEATER
HD.BD.	HARD BOARD	W.W.F.	WELDED WIRE FABRIC
HDWR.	HARDWARE	YD.	YARD
H.M.	HOLLOW METAL	@	AT
HOR.	HORIZONTAL	#	NUMBER
H.P.	HIGH POINT	/	PER
HT.	HEIGHT		
HTR.	HEATER		
H.W.	HOT WATER		
I.D.	INSIDE DIAMETER		
IN.	INCH		
INC.	INCLUDE, (ING)		
INST.	INSTALLED		
INSUL.	INSULATE, (ING), (ION)		
INT.	INTERIOR		
J.C.	JANITOR CLOSET		
JT.	JOINT		
JST.	JOIST		
KIT.	KITCHEN		
LAM.	LAMINATE(D)		
LAV.	LAVATORY		
LB.	POUND		
LOC.	LOCATION		
LT.	LIGHT		
L.W.	LIGHT WEIGHT		
MIR.	MIRROR		
MAS.	MASONRY		
MAT.	MATERIAL		
MAX.	MAXIMUM		

SYMBOLS

	DETAIL MARK
	WALL SECTION MARK
	BUILDING ELEVATION MARK
	INTERIOR ELEVATION MARK
	ROOM IDENTIFICATION MARK
	DOOR IDENTIFICATION MARK
	WINDOW IDENTIFICATION MARK
	ELEVATION HEIGHT DATUM
	PARTITION/WALL MARK
	GRID IDENTIFICATION MARK & CENTERLINE

MATERIALS

	EARTH
	GRAVEL
	CONCRETE
	C.M.U.
	BRICK
	SAND, MORTAR OR GYPSUM
	STEEL
	ALUMINUM
	RIGID INSULATION
	PLYWOOD
	FINISH WOOD
	CONTINUOUS WOOD BLOCKING
	INTERMITTENT WOOD BLOCKING
	GLASS (ENLARGED)
	BATT INSULATION



SITE PLAN
1"=10'-0"

SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HRO	HRO	HRO	COMPLIES
MIN. LOT SIZE	> 5,000 SF	13,996 SF	NO CHANGE	COMPLIES
COMMERCIAL FAR	1.0 (13,926 SQ. FT.)	0.34 (4,745 SQ. FT.)	0.0 (0 SQ. FT.)	COMPLIES
MR. DENSITY	5.1 @ 16/ ACRE	1 UNITS	5 UNITS	COMPLIES
AH - COMPACT INFILL BONUS	1 MR, 3 AH UNITS	0 UNITS	0 UNITS	COMPLIES
TOTAL RESIDENTIAL UNITS	5	0 UNITS	5	COMPLIES
MAX HEIGHT	30'	<20'	29' 10-1/2"	COMPLIES
OPEN SPACE RATIO	35% (4,899 SQ. FT.)	< 5%	33.21% (4,649 S.F.)	COMPLIES
LANDSCAPE	20% (2,799 SQ. FT.)	< 5%	31.83% (4,455 SQ. FT.)	COMPLIES
BUILDING COVERAGE	50% (6,998 SQ. FT.)	34% (4,745 SQ. FT.)	49.89% (6,983 SQ. FT.)	COMPLIES
IMPERVIOUS SURFACE RATIO	0.60 (8,398 SQ. FT.)	~ 98%	0.63 (8,821 SQ. FT.)	COMPLIES
SETBACK:				
FRONT	5 FT.	33 FT.	5 FT.	COMPLIES
SIDE	5 FT.	50 FT.	5 FT.	COMPLIES
STREET SIDE	5 FT.	10 FT.	5 FT.	COMPLIES
REAR	10 FT.	11 FT.	10 FT.	COMPLIES

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR. AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE, CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITERS CODES AND ALL LOCAL CODES IN JURISDICTION.

DRAWING INDEX

A101	PROJECT DATA, SITE PLAN & NOTES
A201	FIRST FLOOR PLAN - UNIT 638
A202	2ND FLOOR & ROOF PLANS - UNIT 638
A301	EXTERIOR ELEVATIONS - UNIT 638
A201	FIRST FLOOR PLAN - UNIT 640
A202	2ND FLOOR PLAN - UNIT 640
A301	EXTERIOR ELEVATIONS - UNIT 640
A201	FIRST FLOOR PLAN - UNIT 642
A202	2ND FLOOR & ROOF PLANS - UNIT 642
A301	EXTERIOR ELEVATIONS - UNIT 642
A201	FIRST FLOOR PLAN - UNIT 644
A202	2ND FLOOR PLAN - UNIT 644
A301	EXTERIOR ELEVATIONS - UNIT 644
A201	FIRST FLOOR PLAN - UNIT 646
A202	2ND FLOOR & ROOF PLANS - UNIT 646
A301	EXTERIOR ELEVATIONS - UNIT 646
A302	UNITED ST., & VILLA MILL ALLEY ELEVATIONS

BUILDING DATA

LOCATION
638 - 646 UNITED STREET
KEY WEST, FLORIDA

BUILDING CODE
2014 FLORIDA BUILDING CODE

ZONING
KEY WEST
HRO (Historical Residential Office)

SETBACK REQUIREMENTS:

FRONT	5'
SIDE	5'-2"
STREET SIDE	5'-2"
REAR YARD	10'

SQUARE FOOTAGE:

638		
1ST FLR.	1,307 SQ. FT.	
2ND FLR.	1,087 SQ. FT.	
TOTAL:	2,394 SQ. FT.	
PORCH:	105 SQ. FT.	
DECK:	174 SQ. FT.	
640		
1ST FLR.	947 SQ. FT.	
2ND FLR.	1,156 SQ. FT.	
3RD FLR.	541 SQ. FT.	
TOTAL:	2,644 SQ. FT.	
GARAGE:	240 SQ. FT.	
1ST FLR. DECK:	449 SQ. FT.	
1ST FLR. PORCH:	92 SQ. FT.	
642		
1ST FLR.	1,032 SQ. FT.	
2ND FLR.	972 SQ. FT.	
TOTAL:	2,004 SQ. FT.	
PORCH:	105 SQ.	
DECK:	294 SQ. FT.	
644		
1ST FLR.	947 SQ. FT.	
2ND FLR.	1,156 SQ. FT.	
3RD FLR.	541 SQ. FT.	
TOTAL:	2,644 SQ. FT.	
GARAGE:	240 SQ. FT.	
1ST FLR. DECK:	550 SQ. FT.	
1ST FLR. PORCH:	105 SQ. FT.	
2ND FLR. PORCH:	105 SQ. FT.	
646		
1ST FLR.	1,032 SQ. FT.	
2ND FLR.	1,088 SQ. FT.	
TOTAL:	2,120 SQ. FT.	
1ST FLR. DECK:	316 SQ. FT.	
1ST FLR. PORCH:	105 SQ. FT.	
2ND FLR. PORCH:	105 SQ. FT.	

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



FOR ORDINARY ARCHITECTURE
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JOB NO: 16.012
DATE: 06.26.18

PROJECT DATA
SITE PLAN
NOTES

A101

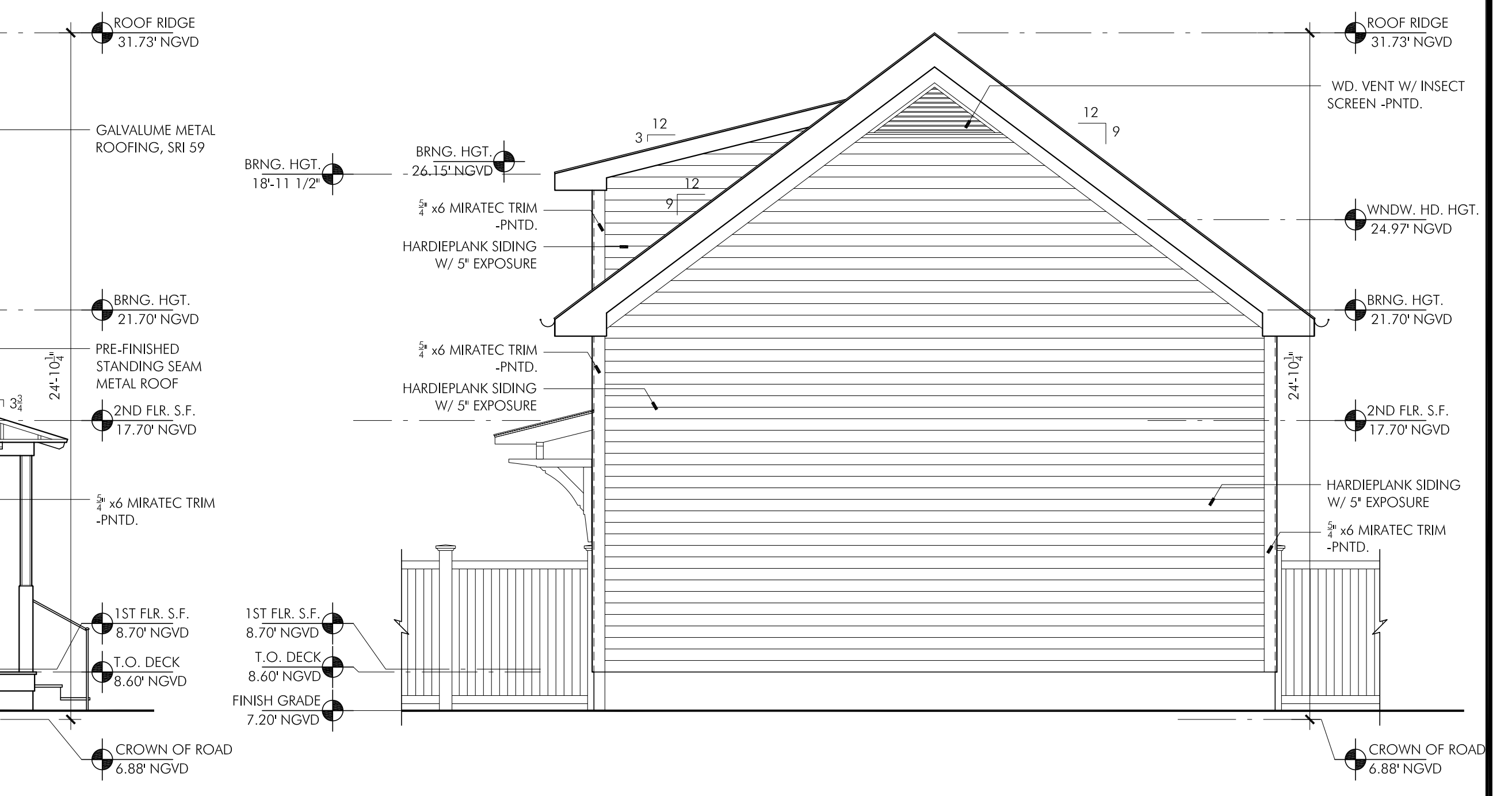
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SIDE ELEVATION - UNIT 638 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 638 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 638 2
1/4" = 1'-0"

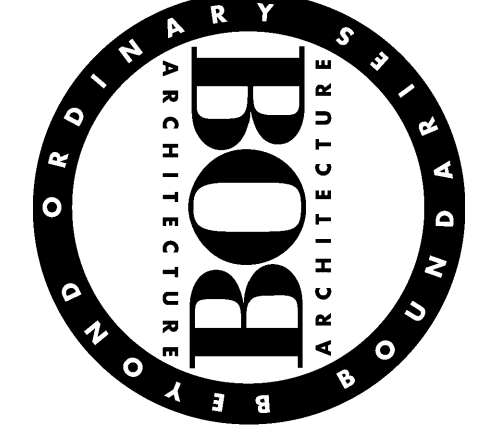


FRONT ELEVATION - UNIT 638 1
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - UNIT 638

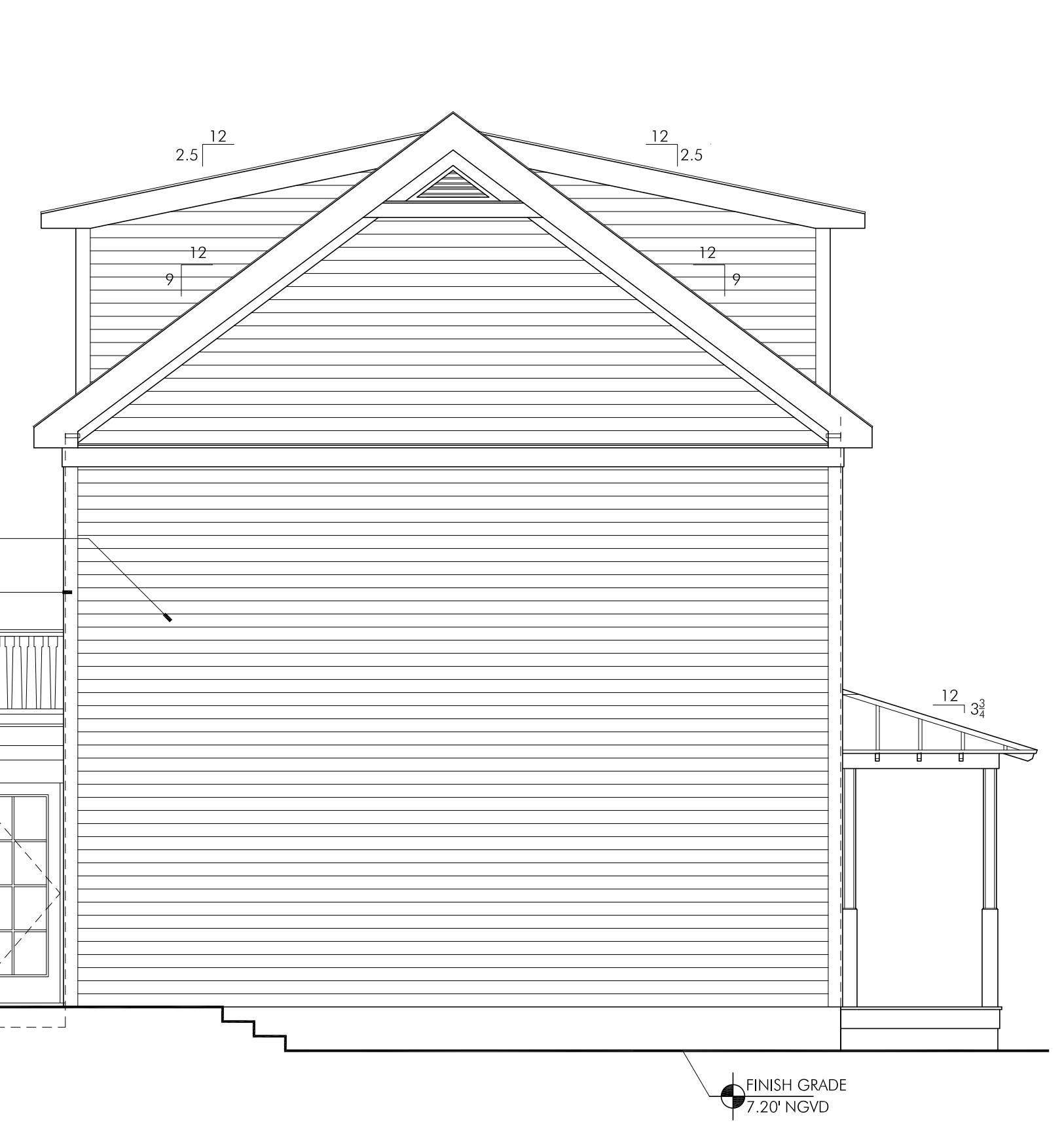
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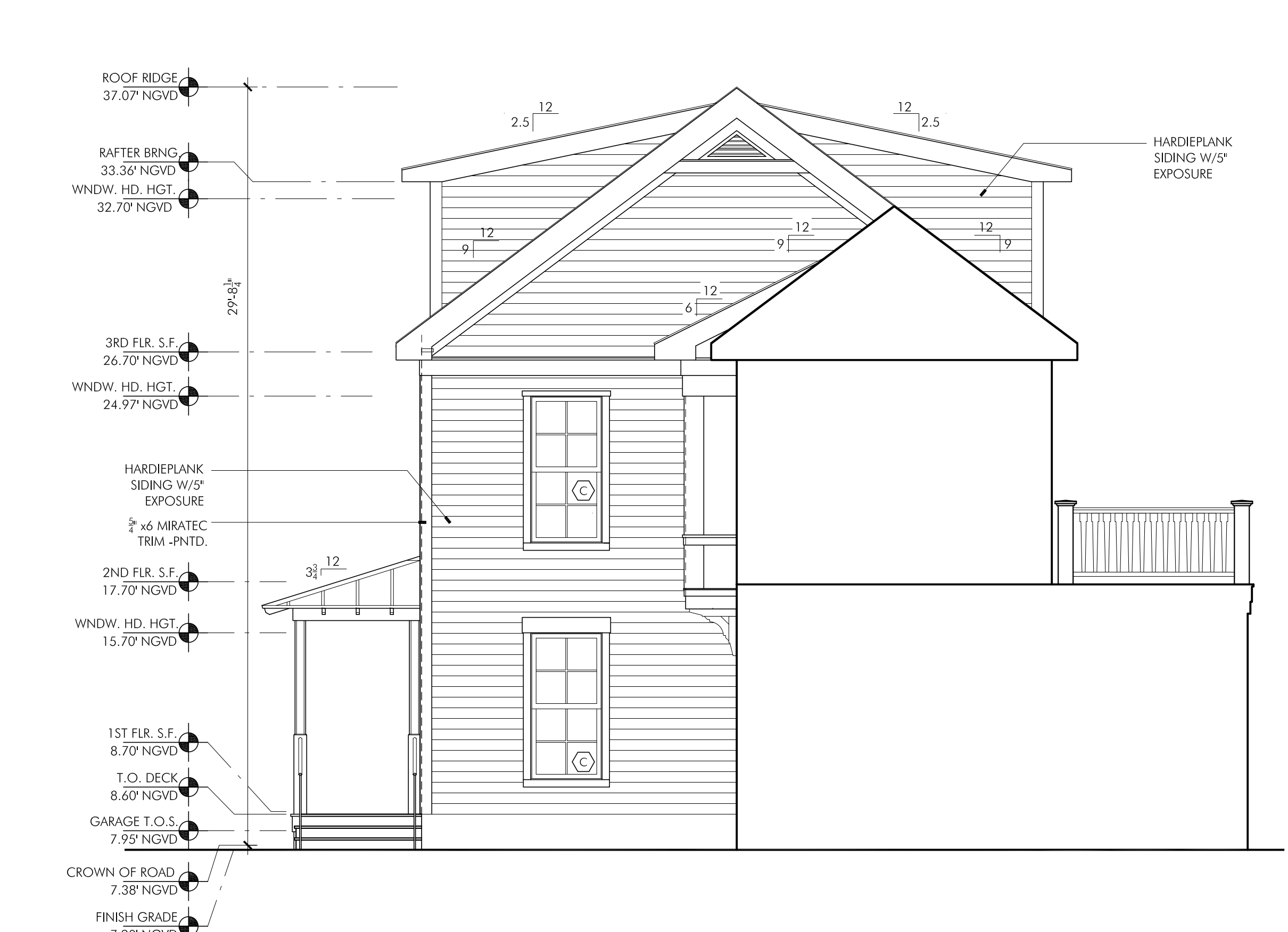
SIDE ELEVATION - UNIT 640 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 640 3
1/4" = 1'-0"

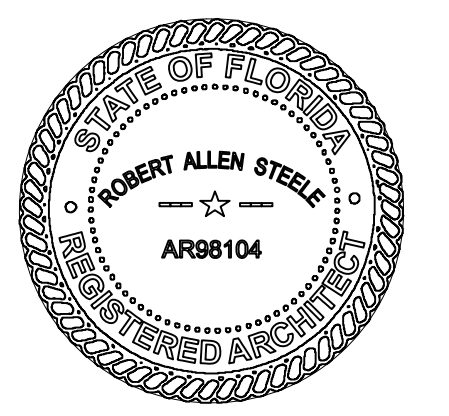


SIDE ELEVATION - UNIT 640 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 640 1
1/4" = 1'-0"

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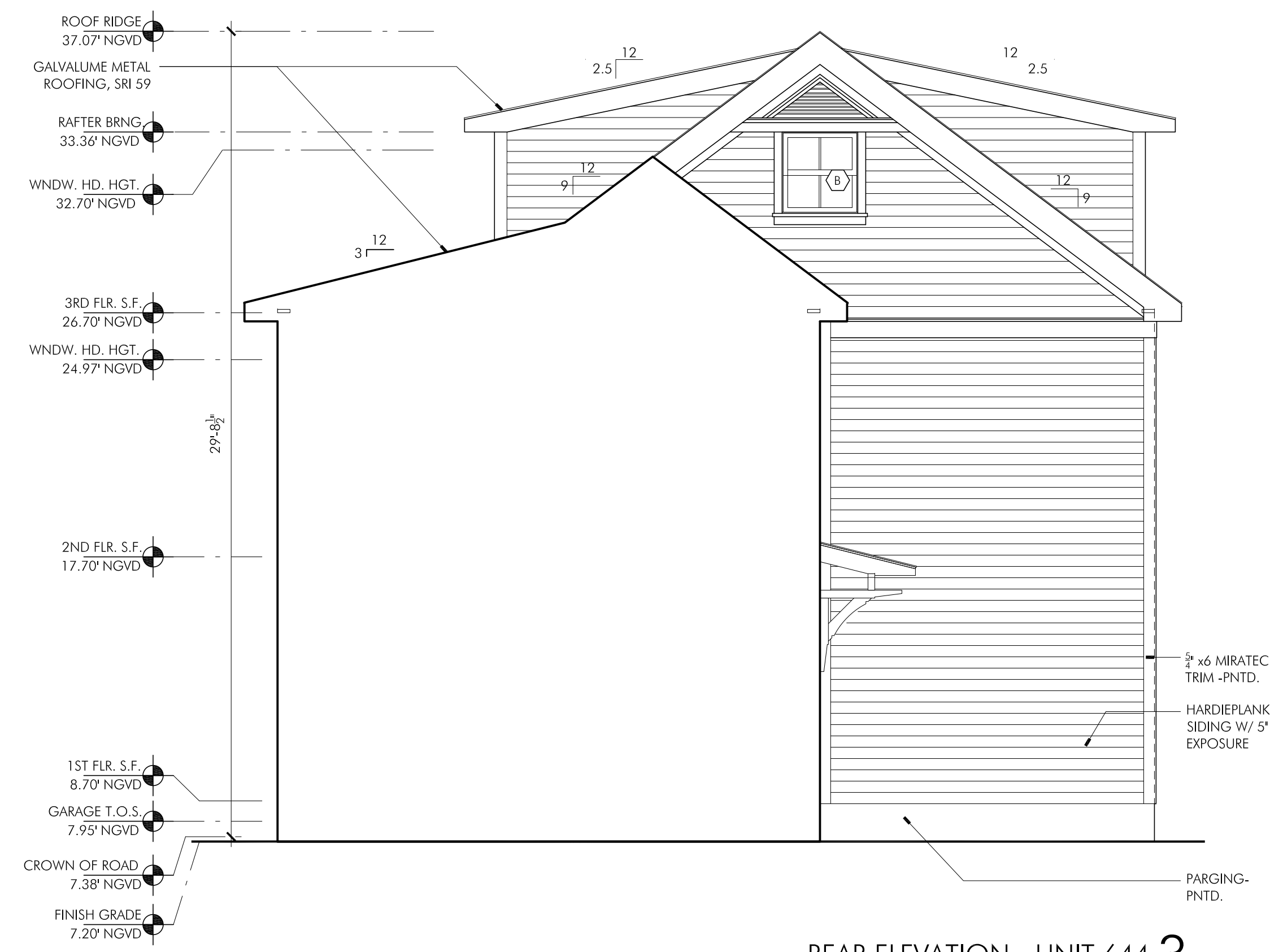
EXTERIOR ELEVATIONS - UNIT 640

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SIDE ELEVATION - UNIT 644 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 644 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 644 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 644 1
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - UNIT 644

A301

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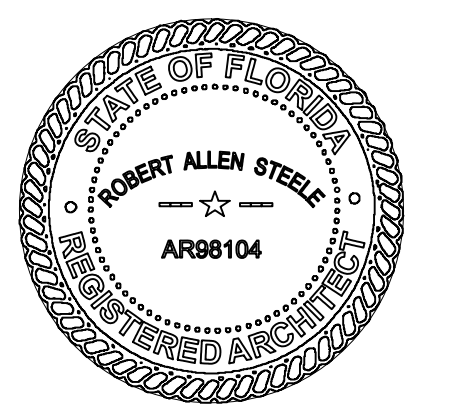


VILLA MILL ALLEY ELEVATION 2
3/32"=1'-0"



UNITED STREET ELEVATION 1
3/32"=1'-0"

UNITED STREET RESIDENCES
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UNITED ST. & VILLA
MILL ALLEY
ELEVATIONS

A302

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