

BUILDING DATA
LOCATION
 3228 FLAGLER AVE.
 KEY WEST FLORIDA
BUILDING CODE
 2014 FLORIDA BUILDING CODE
ZONING
 KEY WEST
SETBACK REQUIREMENTS:
 FRONT 44'
 SIDE 5'
 STREET SIDE 20'
 REAR YARD 25'

SQUARE FOOTAGE:
1ST FLOOR
 LOBBY - 272 SQ. FT.
 STORAGE - 547 SQ. FT.
TOTAL: 819 SQ. FT.
2ND FLOOR
 LOBBY - 460 SQ. FT.
 UNIT #201 - 558 SQ. FT.
 UNIT #202 - 558 SQ. FT.
 UNIT #203 - 227 SQ. FT.
 COMMUNAL SPACE -
 A - 378 SQ. FT.
 B - 470 SQ. FT.
 C - 364 SQ. FT.
TOTAL - 1439 SQ. FT.
 UNIT #204 - 227 SQ. FT.
 COMMUNAL SPACE -
 D - 378 SQ. FT.
 E - 470 SQ. FT.
 F - 364 SQ. FT.
TOTAL - 1439 SQ. FT.
2ND FLR. TOTAL - 4454 SQ. FT.

3RD FLOOR
 LOBBY - 394 SQ. FT.
 UNIT #301 - 558 SQ. FT.
 UNIT #302 - 558 SQ. FT.
 UNIT #303 - 227 SQ. FT.
 COMMUNAL SPACE -
 A - 378 SQ. FT.
 B - 470 SQ. FT.
 C - 364 SQ. FT.
TOTAL - 1439 SQ. FT.
 UNIT #304 - 227 SQ. FT.
 COMMUNAL SPACE -
 D - 378 SQ. FT.
 E - 470 SQ. FT.
 F - 364 SQ. FT.
TOTAL - 1439 SQ. FT.
3RD FLR. TOTAL - 4388 SQ. FT.

TOTAL NEW BUILDING:
 1ST FLOOR LOBBY - 272 SQ. FT.
 2ND FLOOR - 4454 SQ. FT.
 3RD FLOOR - 4388 SQ. FT.
TOTAL - 9114 SQ. FT.
 EXISTING C-STORE - 2807 SQ. FT.
NEW & EXISTING COMBINED TOTAL - 11,921 SQ. FT.

SITE DATA:

SITE DATA	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZONING	CL	CL	CL	COMPLIES
MIN. LOT SIZE	~ 5,000 SF	21,982 SF	NO CHANGE	COMPLIES
COMMERCIAL FAR	B	4,705 SQ. FT. = 21%	12,468 SQ. FT. = 57%	COMPLIES
MR - DENSITY	16 U./AC (8 UNITS)	0 UNITS	8 UNITS	COMPLIES
AH - COMPACT INFILL BONUS	1 MR, 3 AH UNITS	0 UNITS	0 UNITS	COMPLIES
TOTAL RESIDENTIAL UNITS	B	0 UNITS	8	COMPLIES
MAX HEIGHT	40'	~20'	39'	COMPLIES
OPEN SPACE RATIO	30% (6,725 SQ. FT.)	~ 5%	16% (3,463 SQ. FT.)	COMPLIES
LANDSCAPE/PERVIOUS	20% (4,396 SQ. FT.)	~ 5%	16% (3,535 SQ. FT.)	COMPLIES
BUILDING COVERAGE	40% (10,991 SQ. FT.)	21% (4,705 SQ. FT.)	38% (8,355 SQ. FT.)	COMPLIES
IMPERVIOUS SURFACE RATIO	60% (13,189 SQ. FT.)	100%	84% (18,477 SQ. FT.)	COMPLIES
SETBACK:				
FRONT	44 FT.	73.05 FT.	73.05 FT.	COMPLIES
SIDE	5 FT.	3.8 FT.	5 FT.	COMPLIES
STREET SIDE	20 FT.	51.9 FT.	23 FT.	COMPLIES
REAR	25 FT.	25 FT.	25 FT.	COMPLIES

NOTES: * DENOTES NEW CONSTRUCTION



SITE PLAN
 1" = 10'-0"

DIONS FLAGLER AVE MIXED
 USE
 KEY WEST, FL

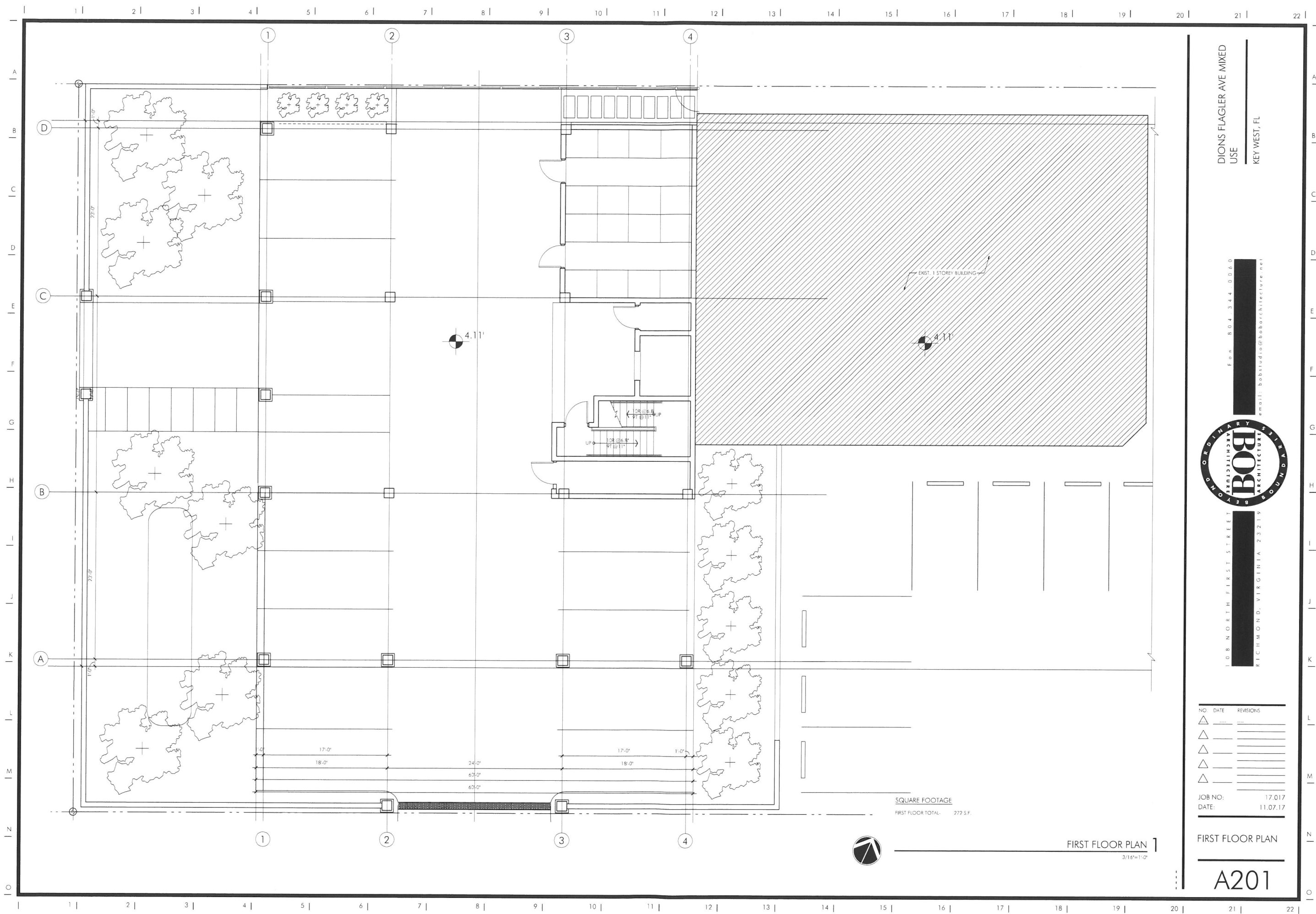
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BOB
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JOB NO: 17.017
 DATE: 12.15.17

SITE PLAN
A101



SQUARE FOOTAGE
FIRST FLOOR TOTAL: 272 S.F.

FIRST FLOOR PLAN
3/16"=1'-0"

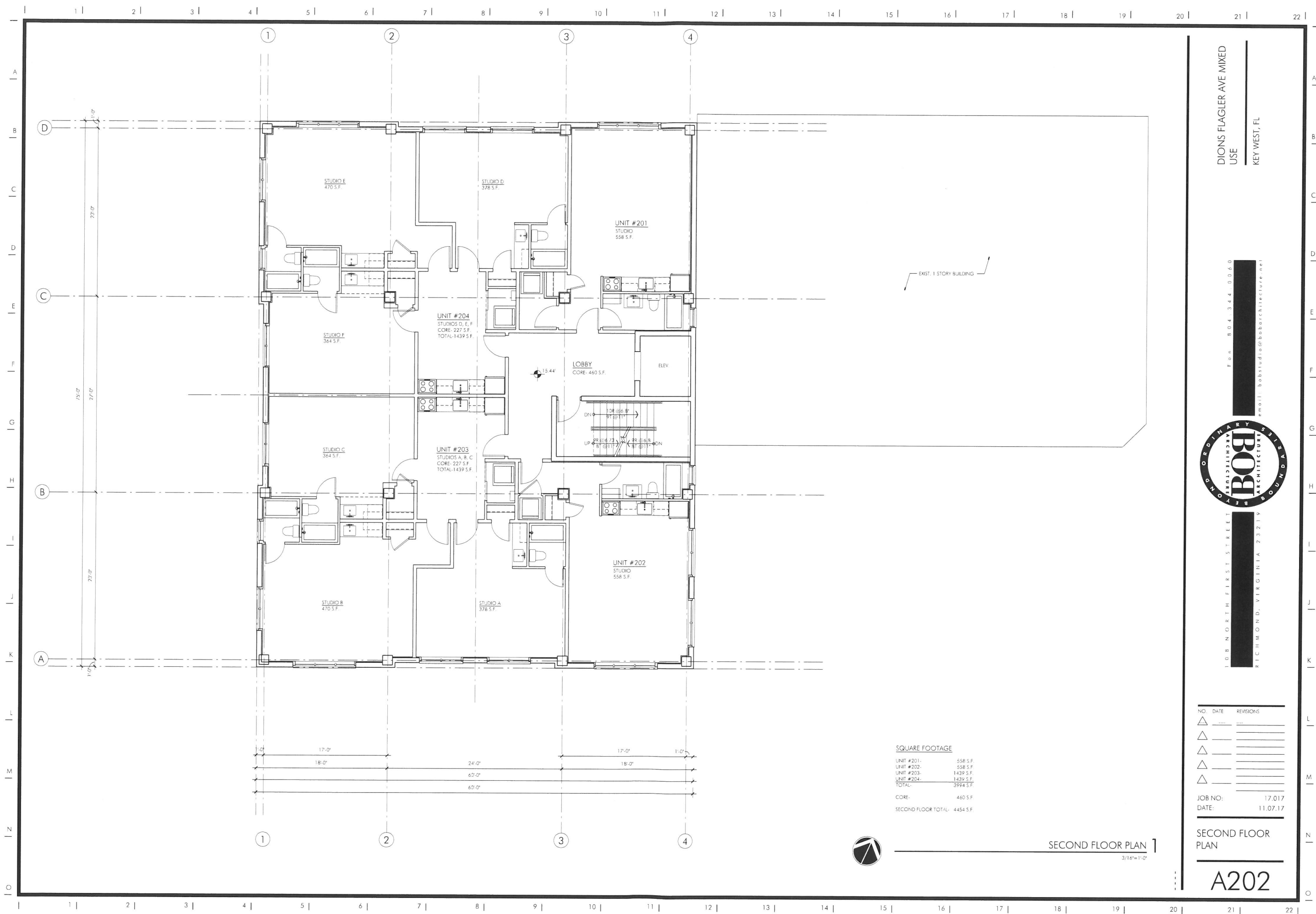
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FIRST FLOOR PLAN
A201



SQUARE FOOTAGE

UNIT #201-	558 S.F.
UNIT #202-	558 S.F.
UNIT #203-	1439 S.F.
UNIT #204-	1439 S.F.
TOTAL-	3994 S.F.
CORE-	460 S.F.
SECOND FLOOR TOTAL-	4454 S.F.



SECOND FLOOR PLAN
3/16"=1'-0"

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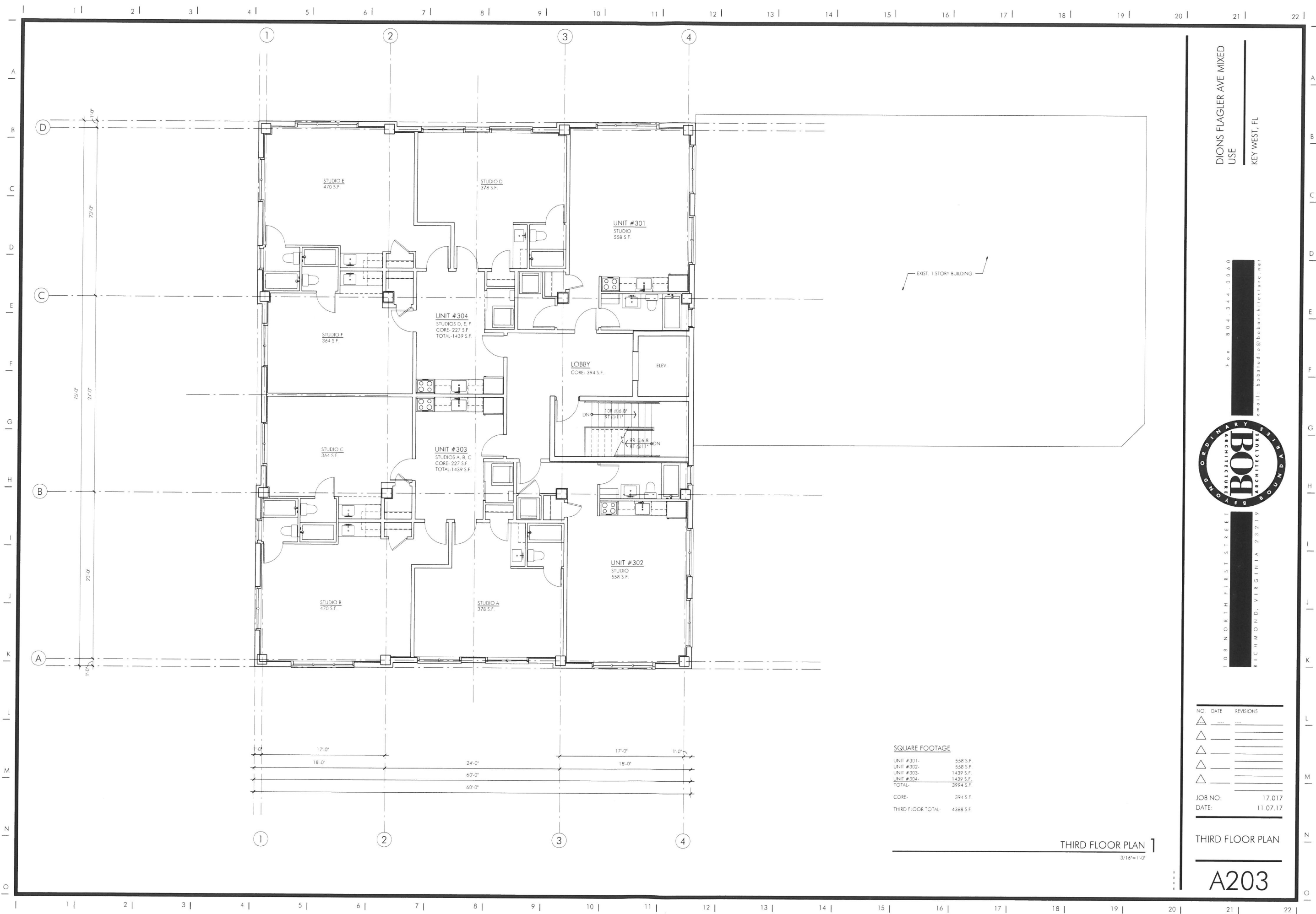
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SECOND FLOOR PLAN
A202



SQUARE FOOTAGE

UNIT #301-	558 S.F.
UNIT #302-	558 S.F.
UNIT #303-	1439 S.F.
UNIT #304-	1439 S.F.
TOTAL-	3994 S.F.
CORE-	394 S.F.
THIRD FLOOR TOTAL-	4388 S.F.

THIRD FLOOR PLAN
3/16"=1'-0"

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USE
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THIRD FLOOR PLAN
A203



SOUTH ELEVATION 2
3/16"=1'-0"



EAST ELEVATION 1
3/16"=1'-0"

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EAST & SOUTH
ELEVATIONS

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O



WEST ELEVATION 2
3/16"=1'-0"



NORTH ELEVATION 1
3/16"=1'-0"

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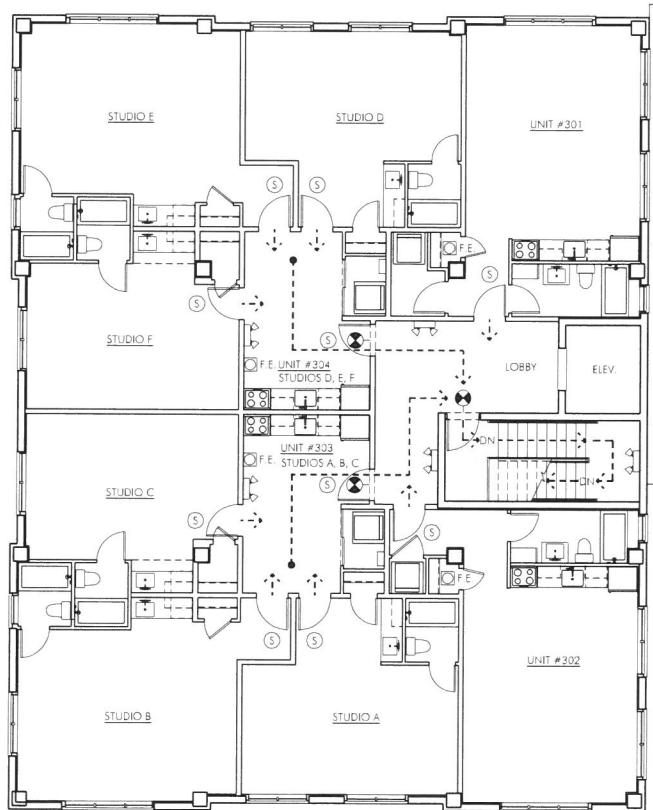
NORTH & WEST
ELEVATIONS

A302

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |

3RD FLOOR EGRESS & OCCUPANCY CALCULATIONS

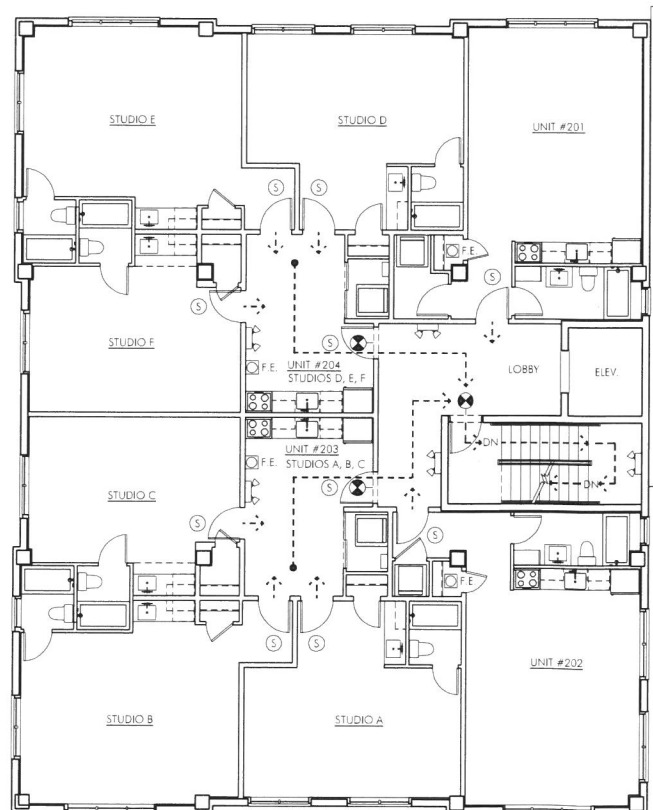
USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)
 NEPA 13R SPRINKLER SYSTEM IS PERMITTED (903.3.1.2)
 OCCUPANT LOAD: 21 (4,288 SF /200)
 EGRESS WIDTH REQUIRED:
 2 X 21 = 4'2", 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)
 STAIR EGRESS WIDTH REQUIRED:
 3 X 22 = 6'3", 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)
 MIN. NUMBER OF EXITS REQUIRED: 1 (OCCUPANT LOAD < 49 = 1 EXIT)
 ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)
 TABLE 1014.3 EXIT ACCESS TRAVEL DISTANCE:
 125' MAX. COMMON PATH OF EGRESS
 PROPOSED MAX. TRAVEL DISTANCE= 36 FT.



3RD FLR. LIFE SAFETY PLAN 3
 1/8" = 1'-0"

2ND FLOOR EGRESS & OCCUPANCY CALCULATIONS

USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)
 NEPA 13R SPRINKLER SYSTEM IS PERMITTED (903.3.1.2)
 OCCUPANT LOAD: 22 (4,454 SF /200)
 EGRESS WIDTH REQUIRED:
 2 X 22 = 4'4", 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)
 STAIR EGRESS WIDTH REQUIRED:
 3 X 22 = 6'6", 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)
 MIN. NUMBER OF EXITS REQUIRED: 1 (OCCUPANT LOAD < 49 = 1 EXIT)
 ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)
 TABLE 1014.3 EXIT ACCESS TRAVEL DISTANCE:
 125' MAX. COMMON PATH OF EGRESS
 PROPOSED MAX. TRAVEL DISTANCE= 36 FT.

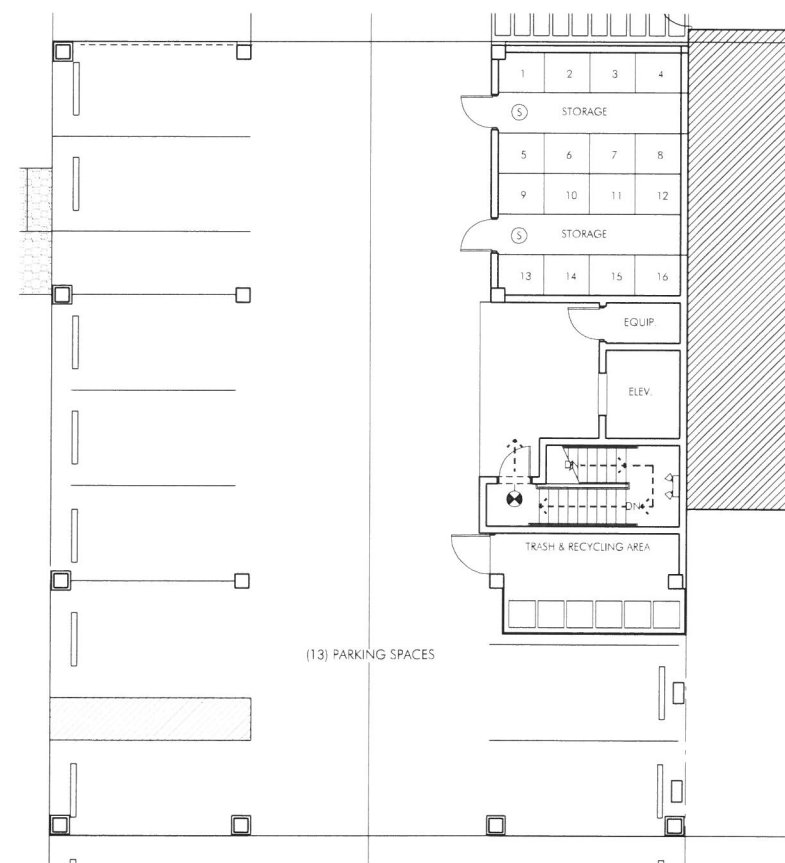


2ND FLR. LIFE SAFETY PLAN 2
 1/8" = 1'-0"

SYMBOLS

- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- SMOKE DETECTOR - CEILING MOUNTED
- F.E. PORTABLE MULTI USE A.C.-B FIRE EXTINGUISHER, PROVIDE MAINT. SCHED. AS REQ'D BY CODE (TYP.)

- NOTES:
 1 SMOKE DETECTORS THROUGHOUT
 2 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT



1ST FLR. LIFE SAFETY PLAN 1
 1/8" = 1'-0"

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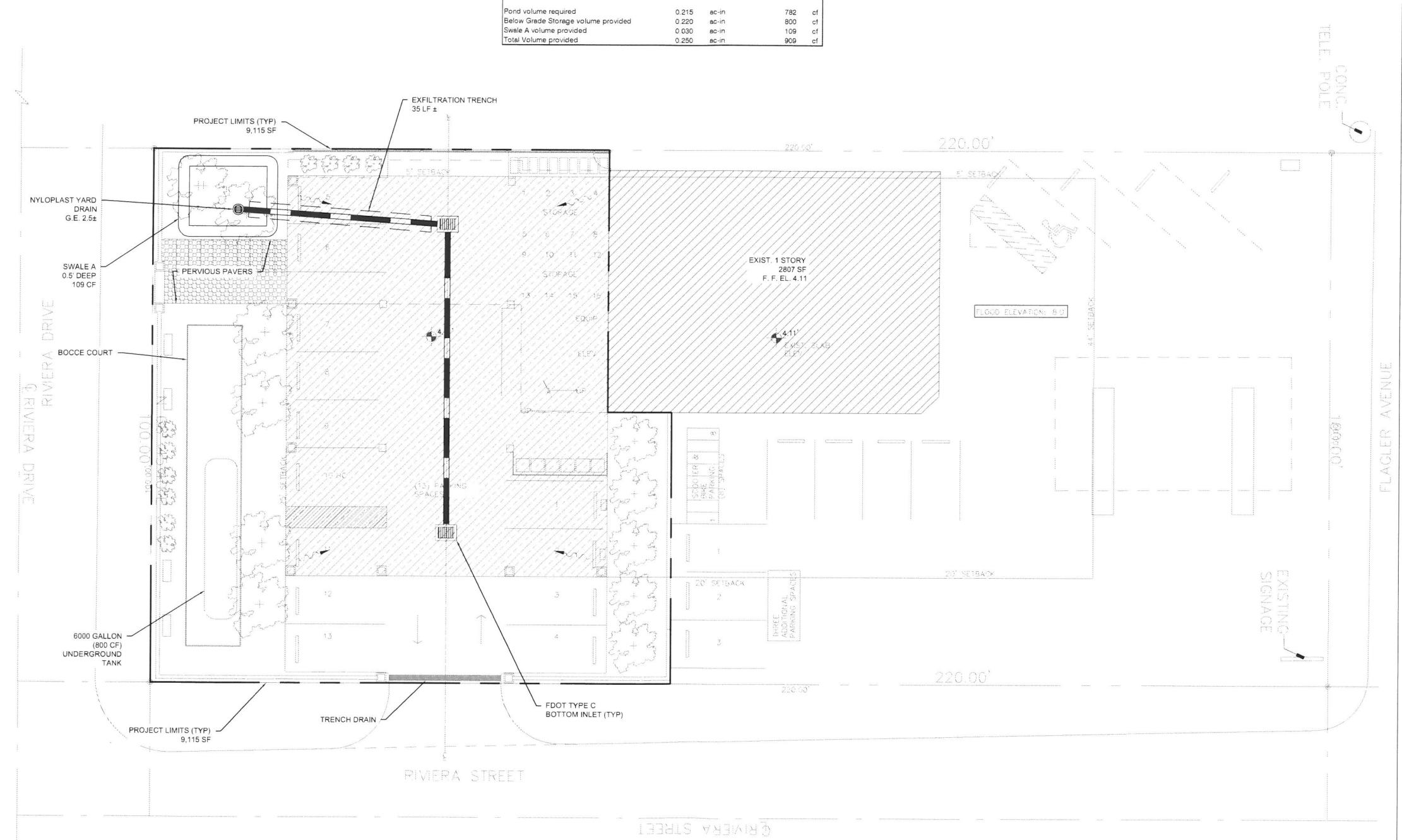
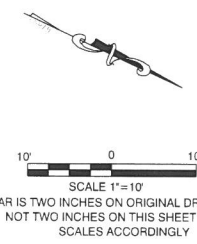
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 DATE: 12.18.17

LIFE SAFETY PLANS

A901

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	0.209	ac	9,115	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.103	ac	4,500	sf
Pavement/Walkways	0.044	ac	1,900	sf
Pervious area	0.062	ac	2,715	sf
Site area for Water Quality (Total area - (water surface + roof area))				
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.106	ac	4,615	sf
% Impervious	41%			
A) One inch of runoff from project area				
	0.209	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))				
	0.215	ac-in		
<i>Comparison of Water Quality Methods</i>				
	0.209	<	0.215	
	ac-in		ac-in	
Pond volume required				
	0.215	ac-in	782	cf
Below Grade Storage volume provided				
	0.220	ac-in	800	cf
Swale A volume provided				
	0.030	ac-in	109	cf
Total Volume provided				
	0.250	ac-in	909	cf



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

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KEY WEST, FLORIDA 33540 TEL: (305) 293-9440 FAX: (305) 294-0243

ALLEN E. PEREZ, P.E.
Florida P.E. NO. 51488
December 18, 2017

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DIONS FLAGLER AVENUE
3228 FLAGLER AVENUE
KEY WEST, FL. 33040
CONCEPTUAL DRAINAGE PLAN

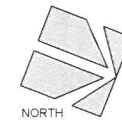
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638 UNITED STREET
KEY WEST, FL. 33040

JOB NO.	171045
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SHEET	

TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	CONDITION (%)				
								Location	Species	Condition	Mit. Req.	Total
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0
2	Washington Palm	Washingtonia robusta	NN - not protected	12"	10' oa	10'	X	0	0	0	n	0
3	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0
4	Triangle Palm	Dypsis decaryi	NN - not protected	12"	10' oa	8'	X	0	0	0	n	0
5	Gumbo Limbo	Bursea simaruba	Native - Poor Condition	4"	8'	6'	X	0	100	50	n	50
6	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	0	0	n	0
7	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	0	0	n	0
8	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	0	0	n	0
9	Stangler Fig	Ficus aurea	Native - Poor Condition	2"	6'	3'	X	0	100	50	n	50
								Total Mitigation %			50%	

FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040



SCALE 1" = 10'-0"



FLAGLER AVE MIXED USE

DATE: 2.15.18

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CONSTRUCTION DOCUMENTS

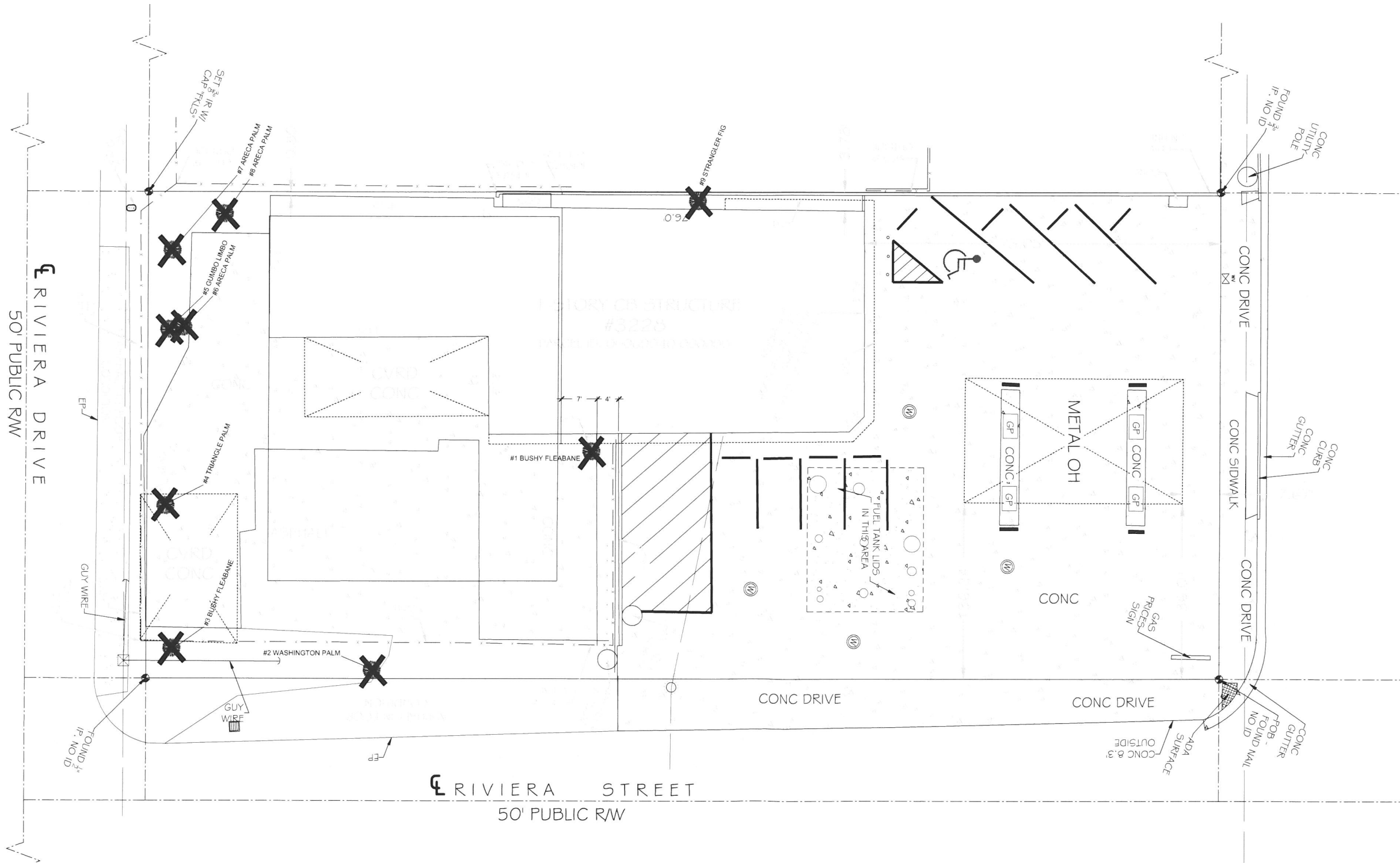
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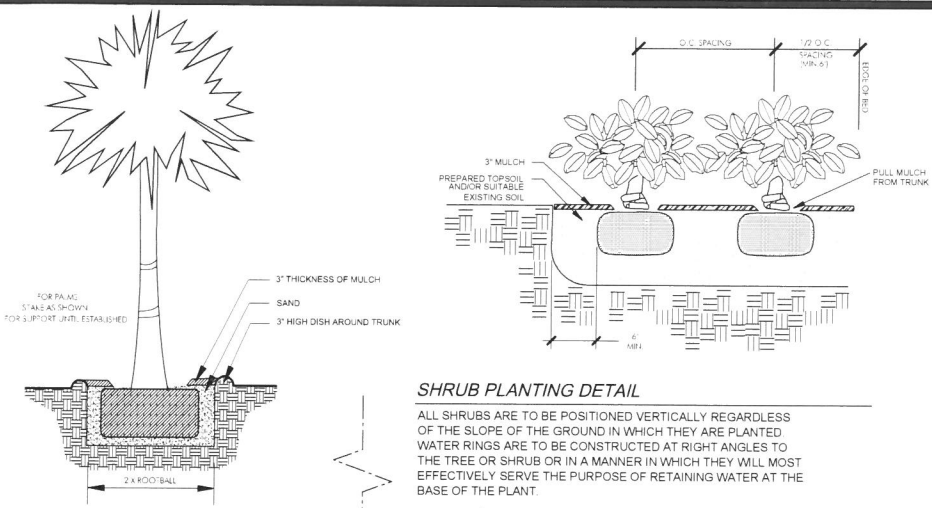
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PALM PLANTING DETAIL

SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

GENERAL NOTES

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE.

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

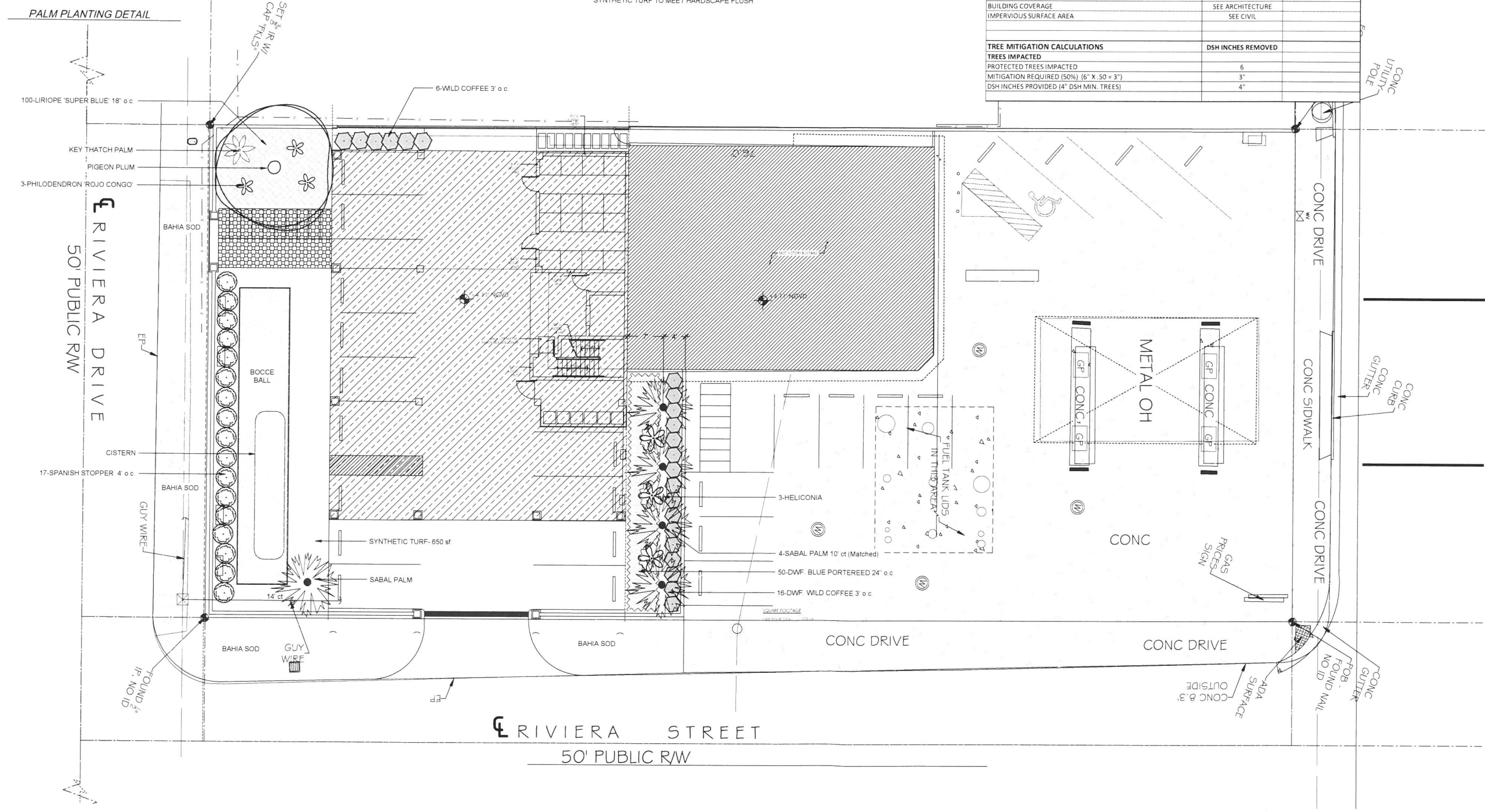
SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

SYNTHETIC TURF TO MEET HARDSCAPE FLUSH.

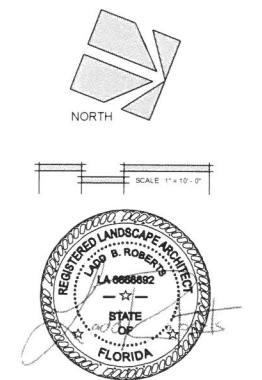
PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
5	SABAL PALM	Sabal palmetto	8'-14' cir. trnk - per plan	FL #1	NATIVE
1	KEY THATCH PALM	Thrinax morrisii	4'-6" o.h.	FL #1	NATIVE
TREES					
CANOPY					
1	PIGEON PLUM	Coccoloba diversifolia	3" cal., 10-12' o.h., 8-10' sprd	FL #1	NATIVE
SHRUBS					
17	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd	FL #1	NATIVE
21	DWARF WILD COFFEE	Psychotria ligustrifolia	3 gal., 24"-36" hgt./sprd	FL #1	NATIVE
50	DWF BLUE PORTERWEED	Stachytarpheta jamaicensis	1 gal., full, 24" o.c.	FL #1	NATIVE
3	PHILODENDRON ROJO CONGO	Philodendron Rojo Congo	15 gal., 36"-40" hgt./sprd	FL #1	
100	LIRIOPE 'SUPER-BLUE'	Liriope 'Super-Blue'	1 gal., full - 18" o.c.	FL #1	
3	HELICONIA	Heliconia x caribea	15 gal., full	FL #1	
650 sf	SYNTHETIC TURF	As indicated around Bocce Ball Court			
1,800 sf	BAHIA SOD	ROW GRASS			

GENERAL INFORMATION & TREE MITIGATION	
ZONING	CL
GROSS SITE AREA	22,000 sf or .50 acres
BUILDING COVERAGE	SEE ARCHITECTURE
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	
TREES IMPACTED	
PROTECTED TREES IMPACTED	6
MITIGATION REQUIRED (50%) (6" X .50 = 3")	3"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	4"



FLAGLER AVENUE MIXED-USE
KEY WEST, FL 33040



FLAGLER AVE MIXED USE

DATE: 2.15.18

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