

Site Data	
Site Area:	82,558 S.F. (1.89 ACRES)
Land Use:	HROC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET GULFSIDE DISTRICT)
Flood Zone:	VE-10 / AE-9 / AE-7 / AE-6
Setbacks:	
Front Setback:	Required: NONE Provided: 5.0'
Side Setback:	Required: 2.5' Provided: 5.0'
Rear Setback:	Required: 10.0' Provided: 15.0'
Street side Setback:	Required: NONE Provided: 5.0'
F.A.R.:	Allowable: 1.0 (82,558 S.F.) Provided: 0.76 (63,400 S.F.)
Height:	Allowable: 35.0' + 5.0' (PITCHED ROOF) Provided: 35.0' + 5.0'
Lot Coverage Area:	
Building Coverage:	Allowable: 41,279 S.F. (50% MAX) Provided: 38,901 S.F. (47.1%)
Impervious Surface Ratio:	Allowable: 57,791 S.F. (70% MAX) Provided: 53,410 S.F. (64.8%)
Open Space Area:	Required: 16,511 S.F. (20%) Provided: 29,145 S.F. (35.0%)
Settlement Agreement	
Total Enclosed Area:	Allowable: 63,950 S.F. Provided: 63,400 S.F.
Parking:	
Vehicle Spaces:	Required: 63 Provided: 50 (Std.), 3 (HCP.), 13 (Compact)
Bicycle Spaces:	Required: 70 Provided: 70

ELIZABETH STREET

WILLIAMS STREET

CAROLINE STREET (50' R/W)

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

KEY WEST OFFICE
1010 EAST KENNEDY DRIVE, SUITE 400
TAMPA, FLORIDA 33607
TEL: (805) 293-9440 FAX: (805) 296-0243

TAMPA OFFICE
3507 EAST FRONTAGE ROAD, SUITE 140
TAMPA, FLORIDA 33607
TEL: (813) 572-1616 FAX: (813) 289-0710

PEREZ ENGINEERING & DEVELOPMENT, INC.
CERTIFICATE OF AUTHORIZATION NO. 9579

ALLEN E. PEREZ, P.E.
Florida P.E. NO. 51468
April 19, 2012

REVISIONS:	ORIGINAL:
1	APRIL 2012
2	
3	
4	
5	
6	

KEY WEST SEAPORT HOTEL
229 ELIZABETH ST.
KEY WEST, FL 33040

HARBORSIDE, LLC
P.O. BOX 2039
KEY WEST, FL 33045

JOB NO. 121005
DRAWN RTM
DESIGNED AEP
CHECKED AEP
QC
SHEET C-1

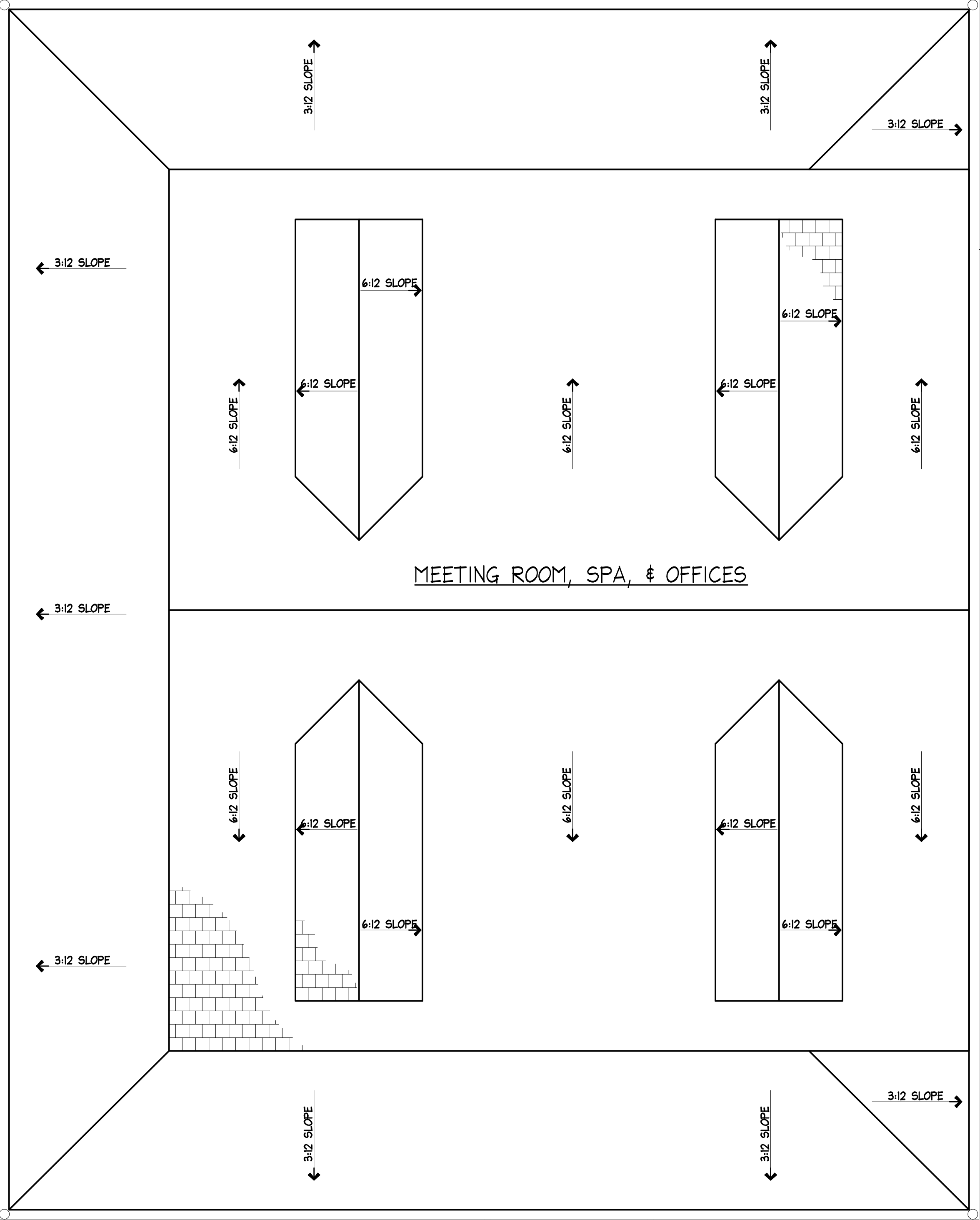
CONCEPTUAL SITE PLAN

ELIZABETH STREET

60'-0"

10'-0"
10'-0"

ELEVATED COURTYARD AT THIS LOCATION. SEE LANDSCAPE PLANS.



MEETING ROOM, SPA, & OFFICES

NOTES

THE TWO STORY BUILDING IS TO RECEIVE THE FOLLOWING FINISHES & COLORS:

ROOF: METAL SHINGLES TO MATCH HISTORIC KEY WEST SHINGLES.

EXTERIOR WALLS: CEMENTITIOUS LAP SIDING PAINTED WHITE.

WINDOWS: IMPACT RESISTANT CLAD WOOD WINDOWS IN WHITE WITH WOOD SHUTTERS IN WHITE.

DOORS: IMPACT RESISTANT CLAD WOOD DOORS IN WHITE.

RAILING: WOOD RAILING PAINTED WHITE.

TRIM: ALL TRIM PAINTED WHITE.

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ROOF: METAL SHINGLES TO MATCH HISTORIC KEY WEST SHINGLES.

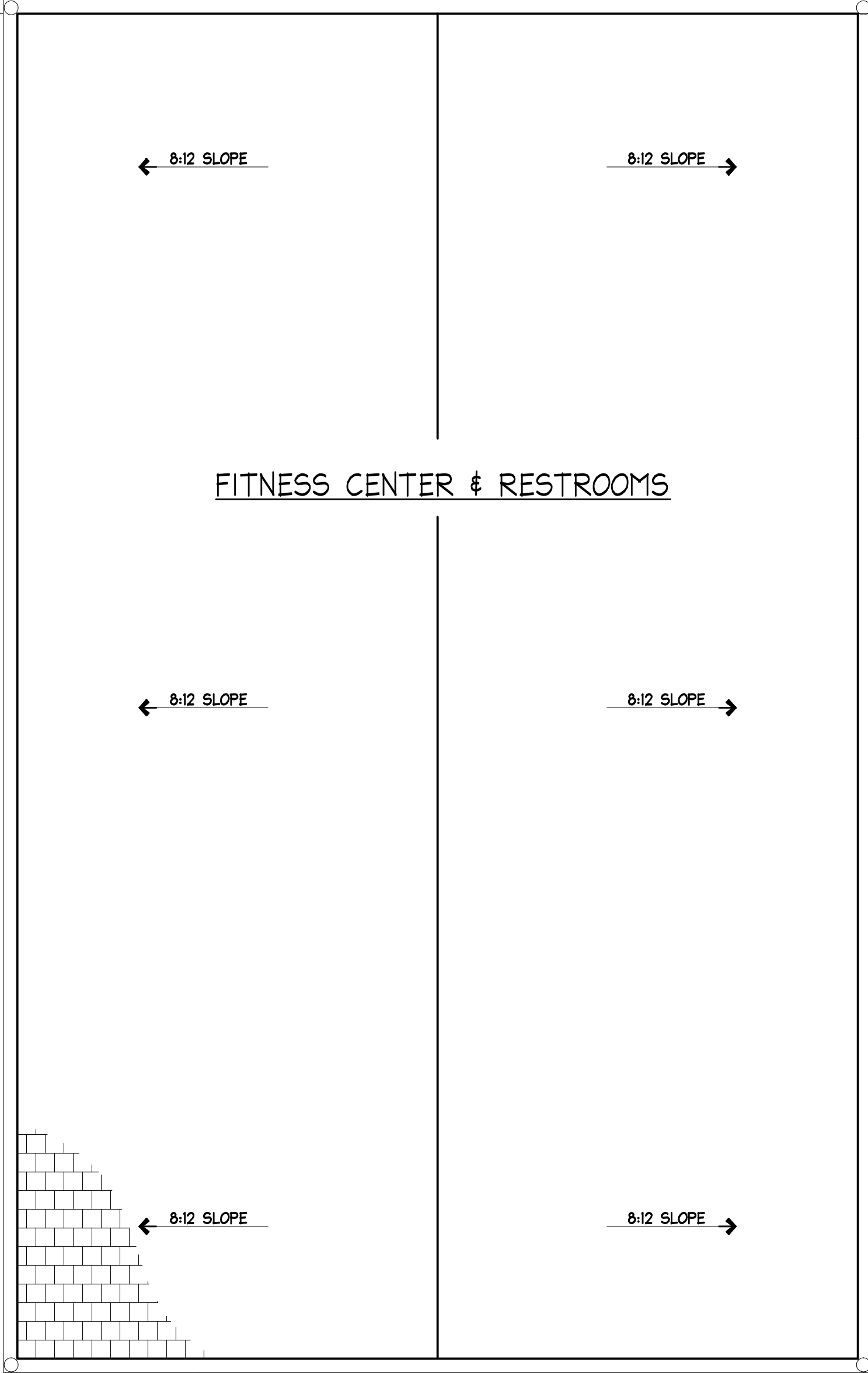
EXTERIOR WALLS: CEMENTITIOUS BOARD & BATTEN SIDING PAINTED WHITE.

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FITNESS CENTER & RESTROOMS

48'-0"

30'-0"
10'-0"
10'-0"

CAROLINE STREET

(PROPERTY LINE)

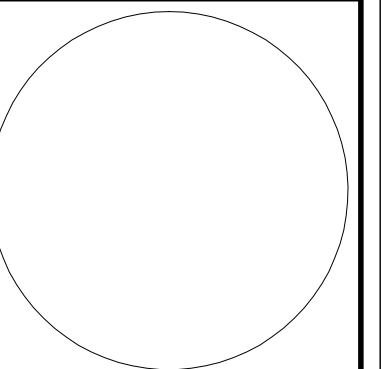
(PROPERTY LINE)

1 ROOF PLAN
A1

SCALE: 1/4"=1'-0"



KEY WEST SEAPORT HOTEL
 223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
 OWNER: HARBORSIDE, LLC
 P. O. BOX 2039, KEY WEST, FLORIDA 33045

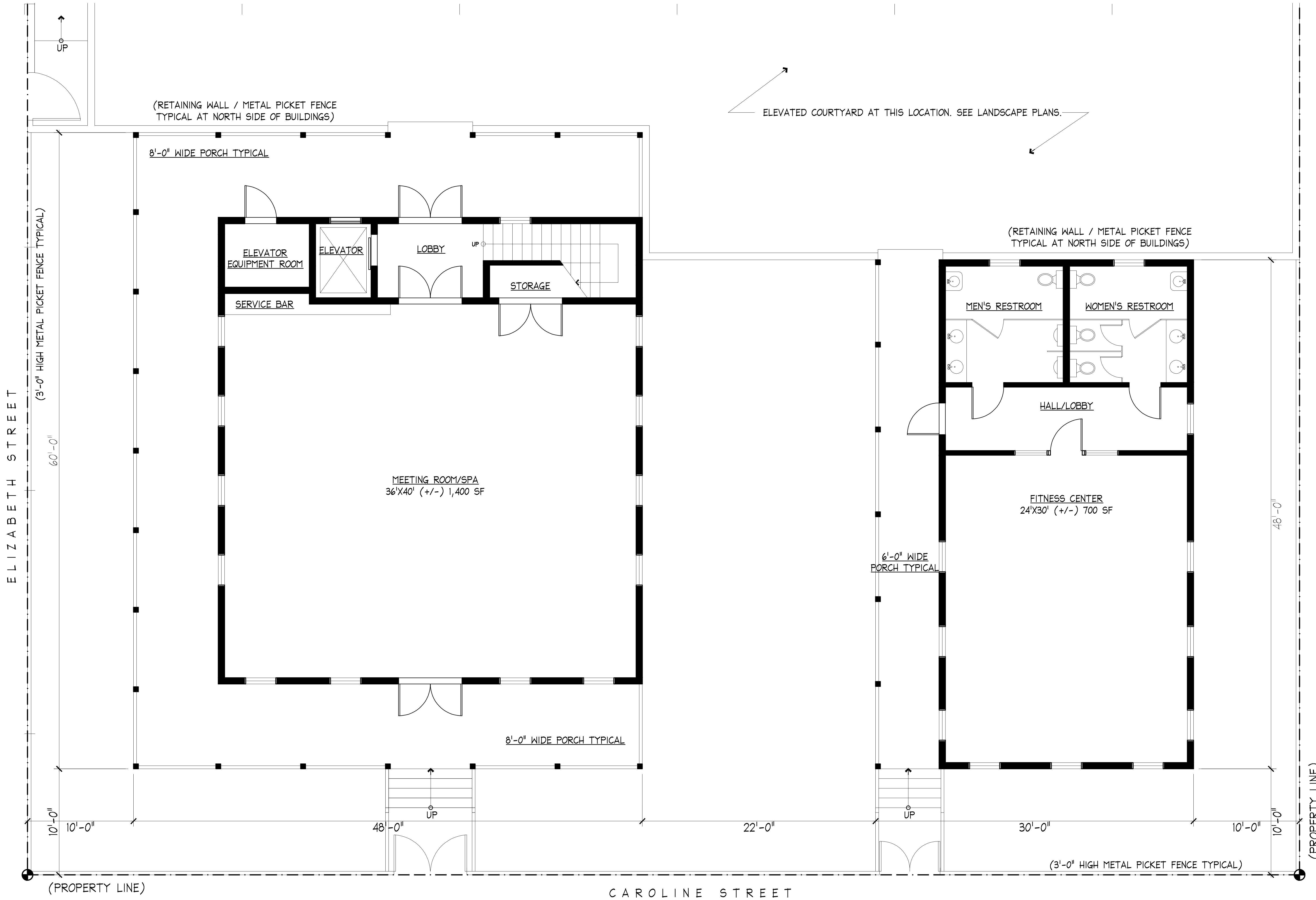


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project N° : 1104
 Date: 4.17.12

A1



(RETAINING WALL / METAL PICKET FENCE TYPICAL AT NORTH SIDE OF BUILDINGS)

ELEVATED COURTYARD AT THIS LOCATION. SEE LANDSCAPE PLANS.

(RETAINING WALL / METAL PICKET FENCE TYPICAL AT NORTH SIDE OF BUILDINGS)

ELIZABETH STREET

CAROLINE STREET

KEY WEST SEAPORT HOTEL
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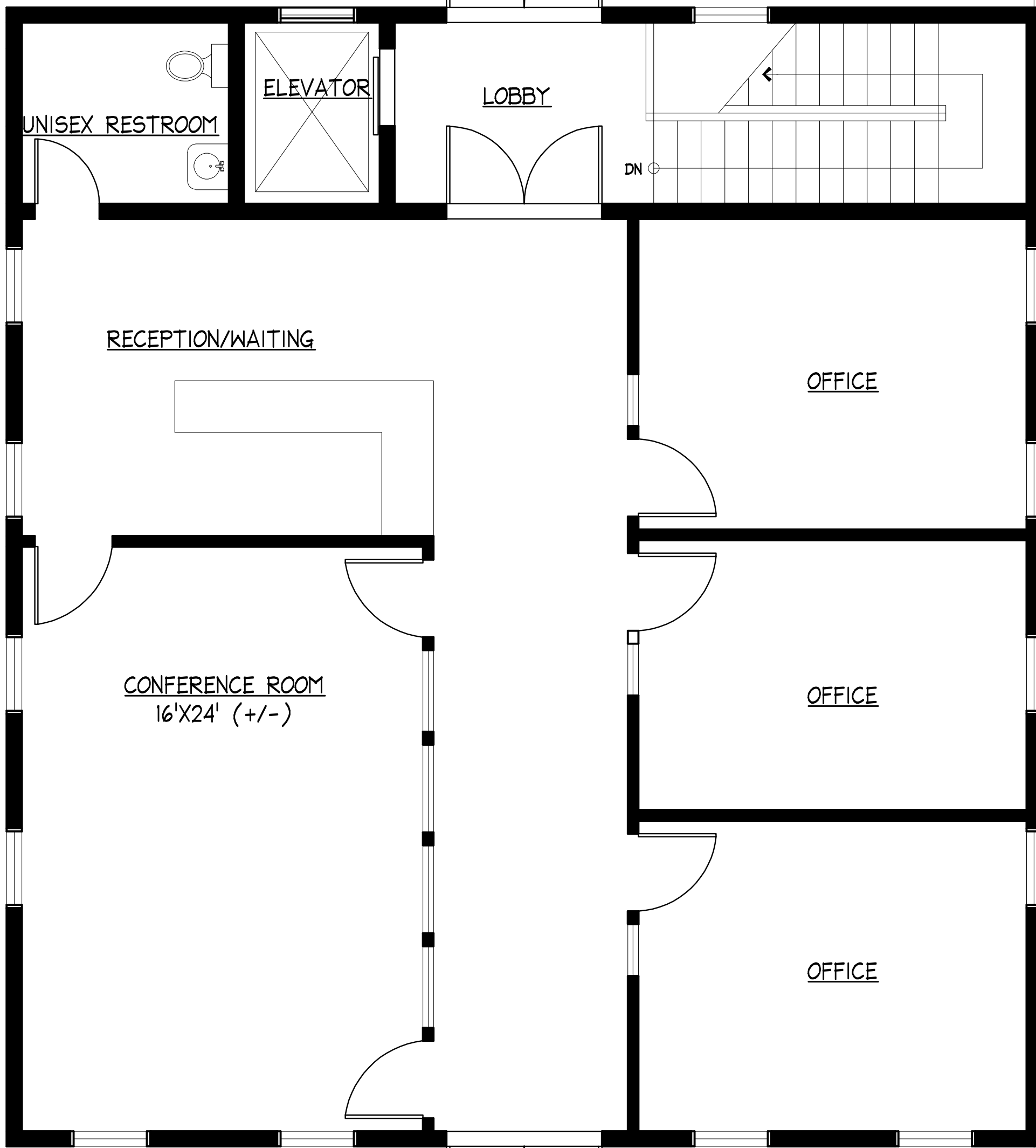
Project No: 1104
 Date: 4.17.12

A2

ELIZABETH STREET

60'-0"

8'-0" WIDE PORCH TYPICAL

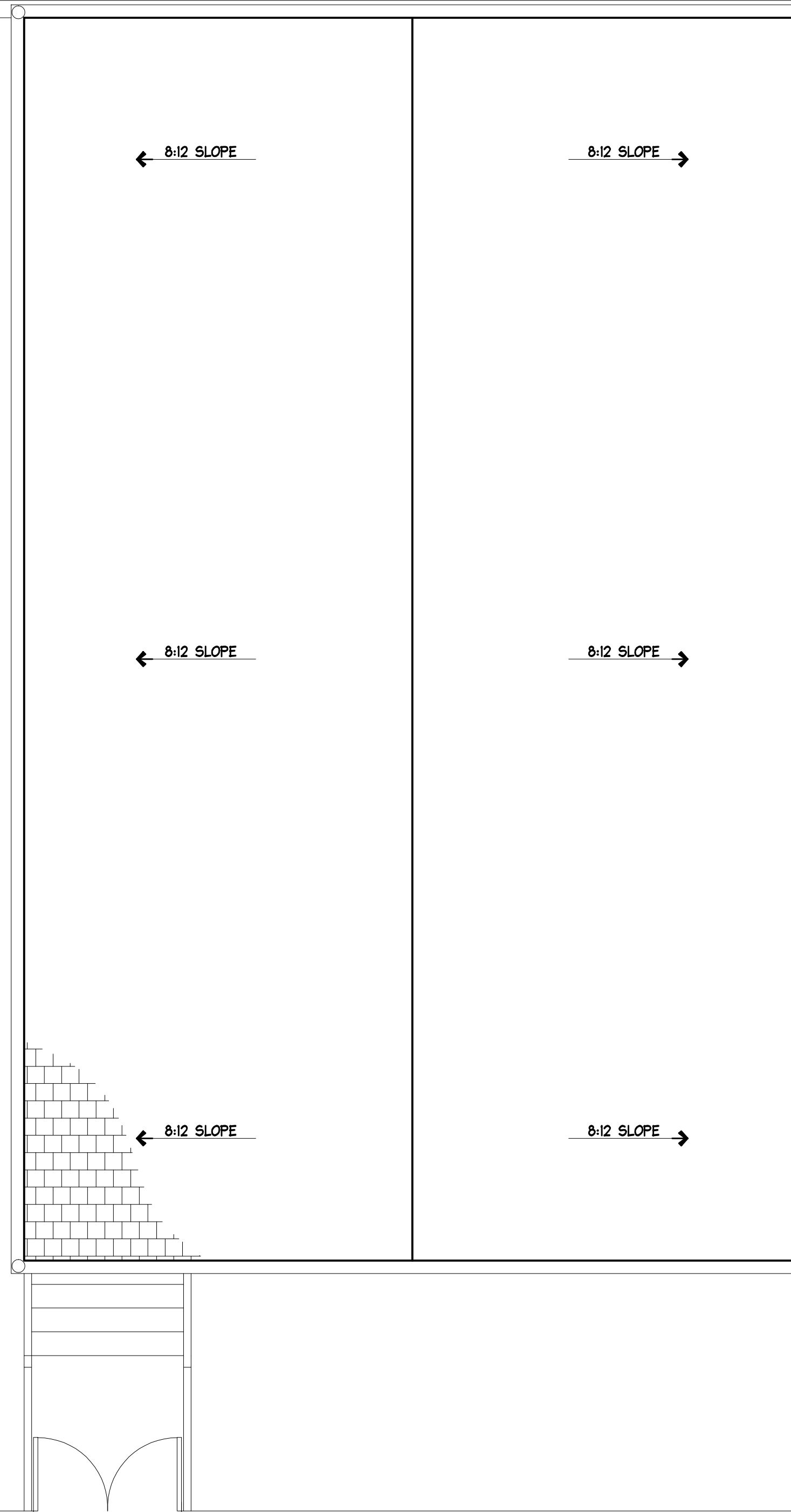


8'-0" WIDE PORCH TYPICAL

48'-0"

(PROPERTY LINE)

CAROLINE STREET



(PROPERTY LINE)

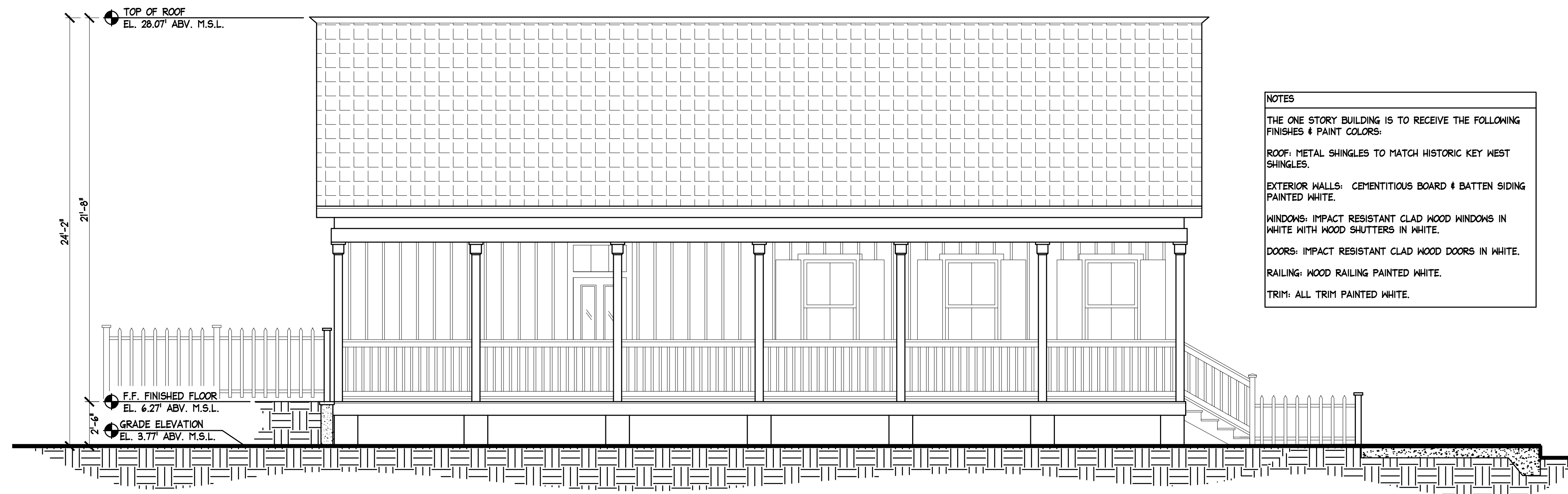
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Bender & Associates
ARCHITECTS
 p.a.

Project No. 104
 Date: 4.17.12

A3



NOTES

THE ONE STORY BUILDING IS TO RECEIVE THE FOLLOWING FINISHES & PAINT COLORS:

ROOF: METAL SHINGLES TO MATCH HISTORIC KEY WEST SHINGLES.

EXTERIOR WALLS: CEMENTITIOUS BOARD & BATTEN SIDING PAINTED WHITE.

WINDOWS: IMPACT RESISTANT CLAD WOOD WINDOWS IN WHITE WITH WOOD SHUTTERS IN WHITE.

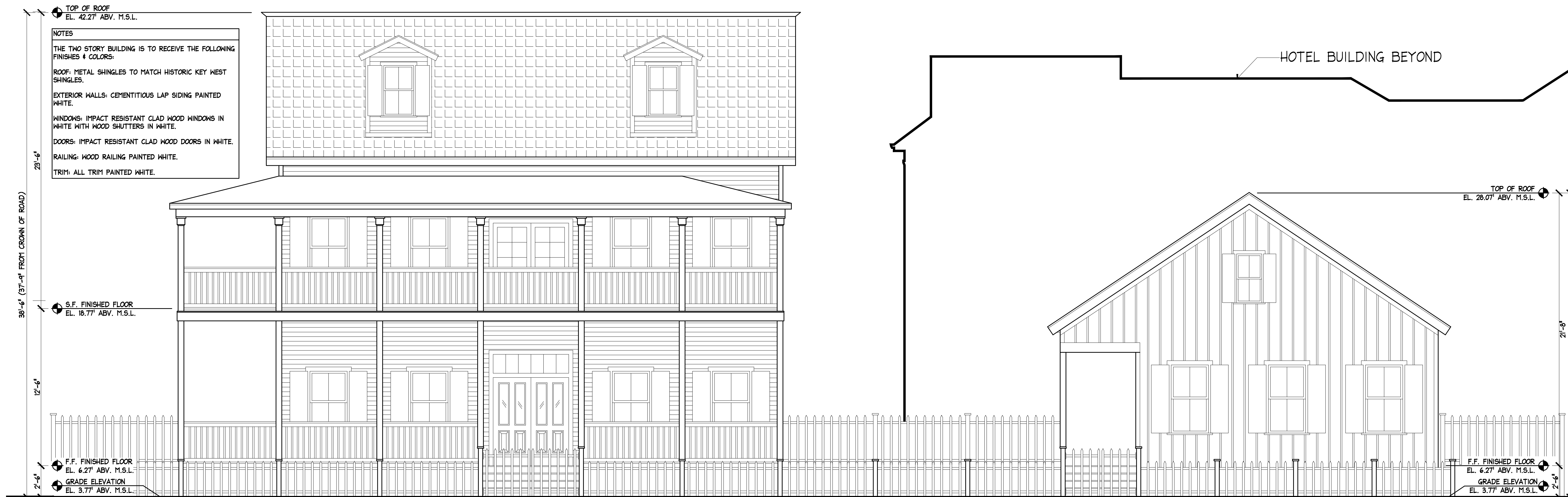
DOORS: IMPACT RESISTANT CLAD WOOD DOORS IN WHITE.

RAILING: WOOD RAILING PAINTED WHITE.

TRIM: ALL TRIM PAINTED WHITE.

2 WEST ELEVATION (FITNESS FACILITY ONLY)

SCALE: 1/4"=1'-0"



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1 SOUTH ELEVATION (CAROLINE STREET)

SCALE: 1/4"=1'-0"

KEY WEST SEAPORT HOTEL
 223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
 OWNER: HARBORSIDE, LLC
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ARCHITECTS
p.a.

Project No: 1104
 Date: 4.17.12

A4

NOTES

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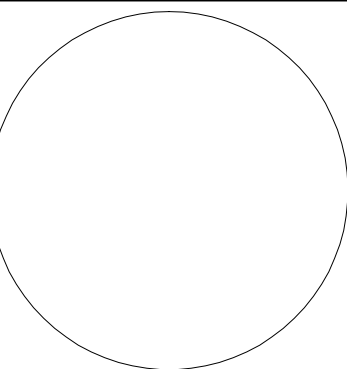
TRIM: ALL TRIM PAINTED WHITE.



1 NORTH ELEVATION
A5

SCALE: 1/4"=1'-0"

KEY WEST SEAPORT HOTEL
 223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
 OWNER: HARBORSIDE, LLC
 P. O. BOX 2039, KEY WEST, FLORIDA 33045

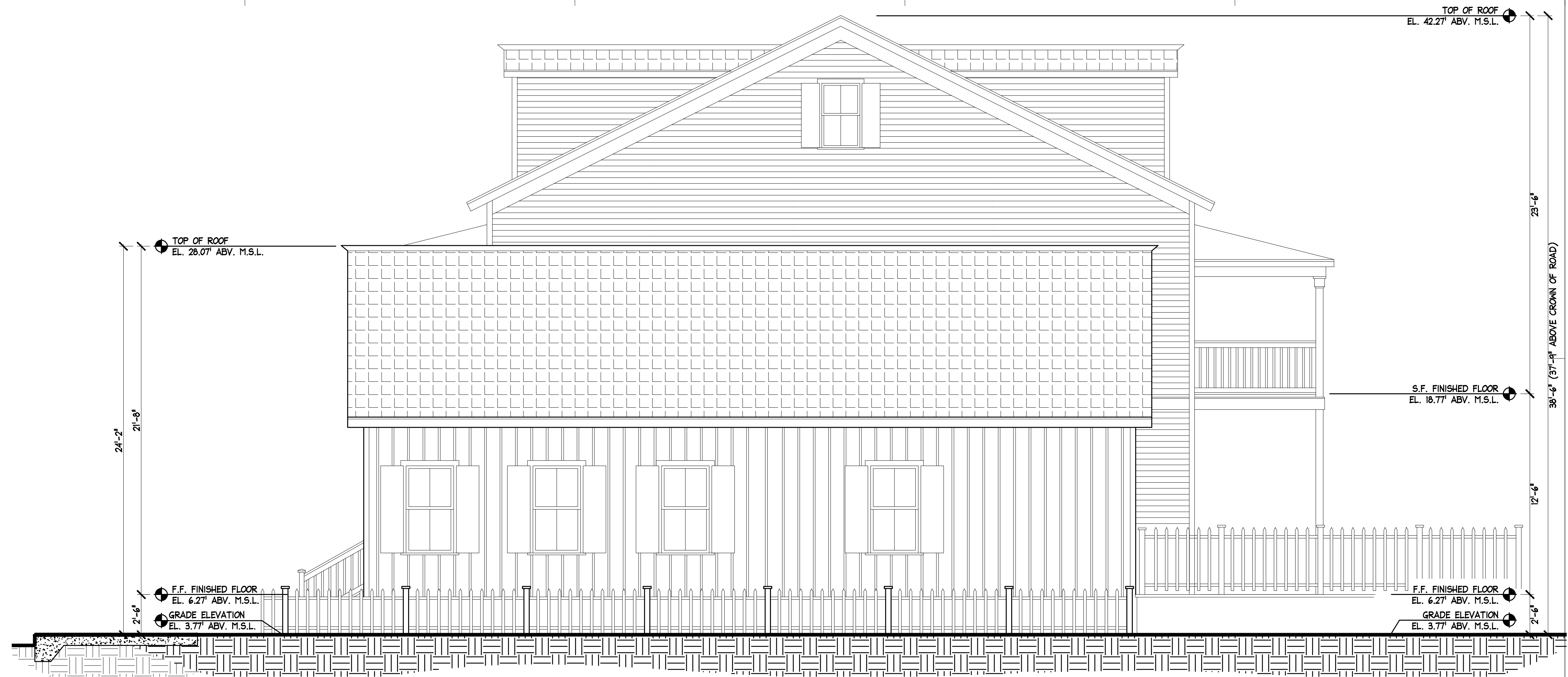


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Project No: 1104
 Date: 4.17.12

A5

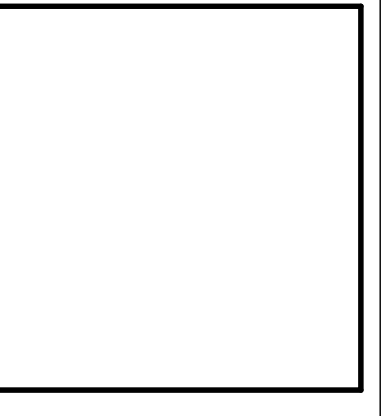
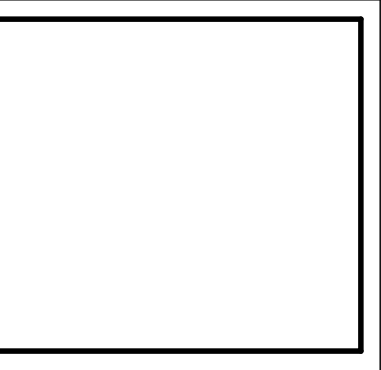


2 EAST ELEVATION

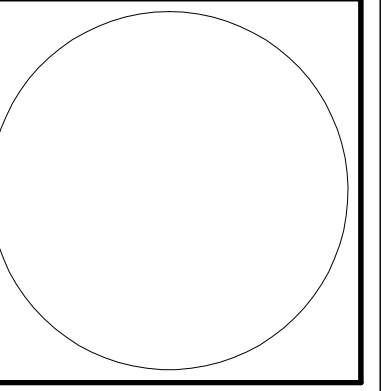
SCALE: 1/4"=1'-0"



1 WEST ELEVATION (ELIZABETH STREET)



KEY WEST SEAPORT HOTEL
 223 ELIZABETH STREET, KEY WEST, FLORIDA 33040
 OWNER: HARBORSIDE, LLC
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Project No: 1104
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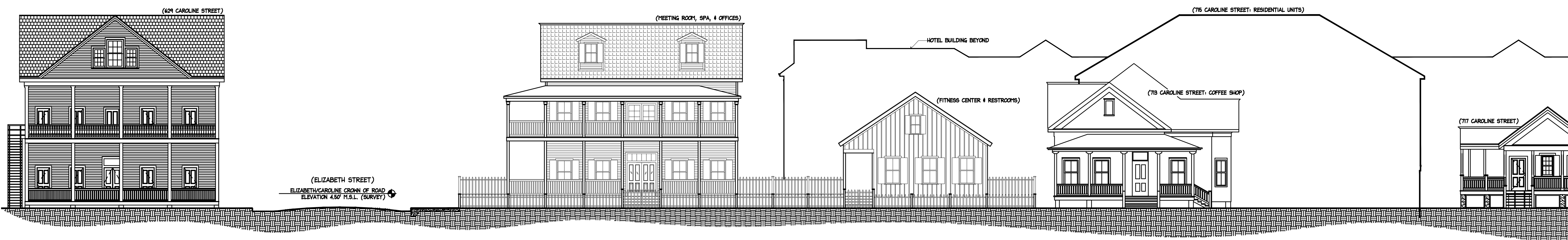
A6

SCALE: 1/4"=1'-0"



2 ELIZABETH STREET ELEVATION EXPANDED

SCALE: 3/32"=1'-0"



1 CAROLINE STREET ELEVATION EXPANDED

SCALE: 3/32"=1'-0"

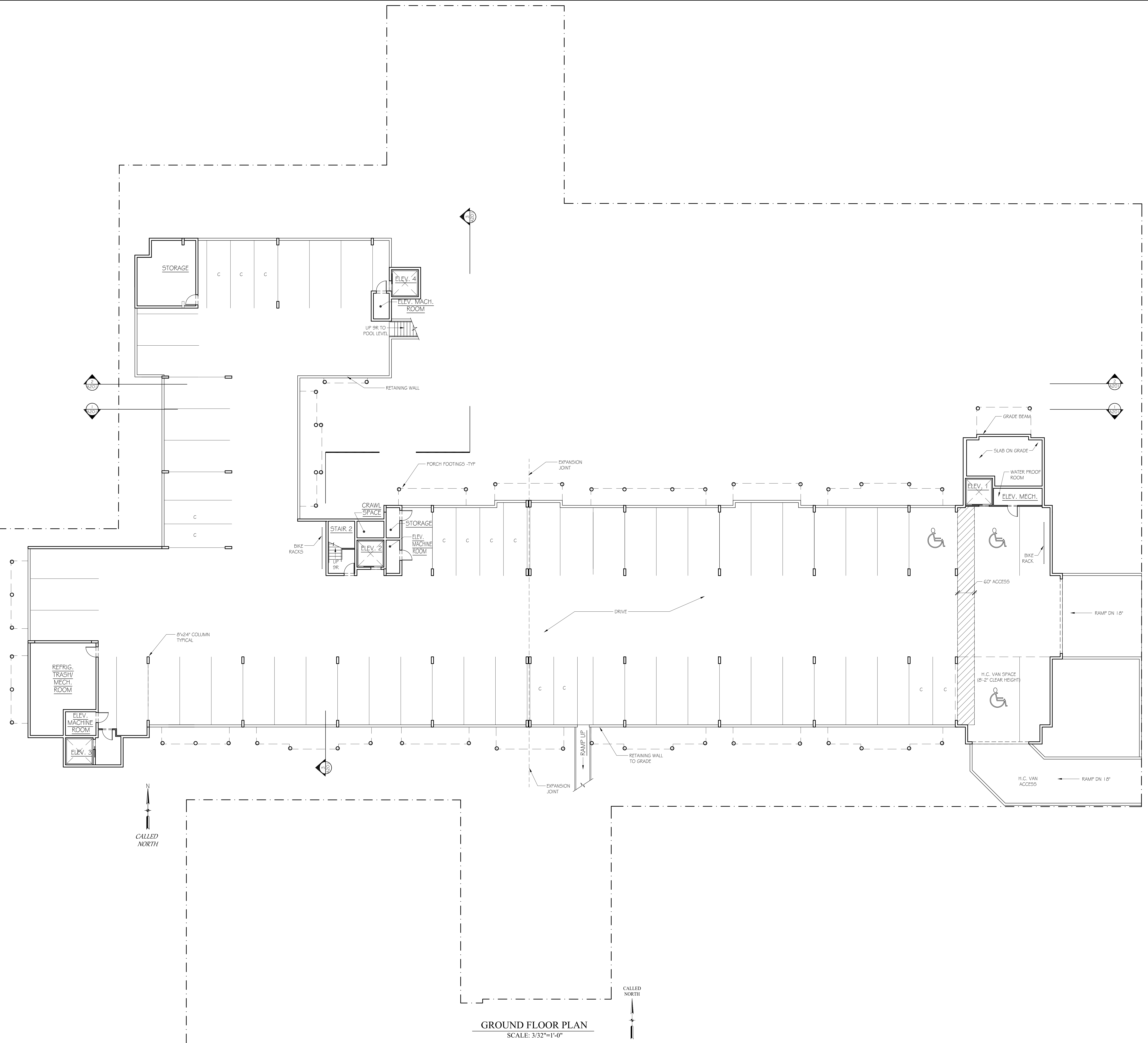
KEY WEST SEAPORT HOTEL
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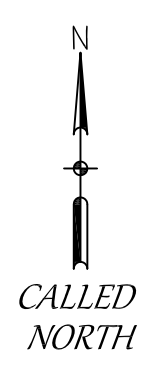
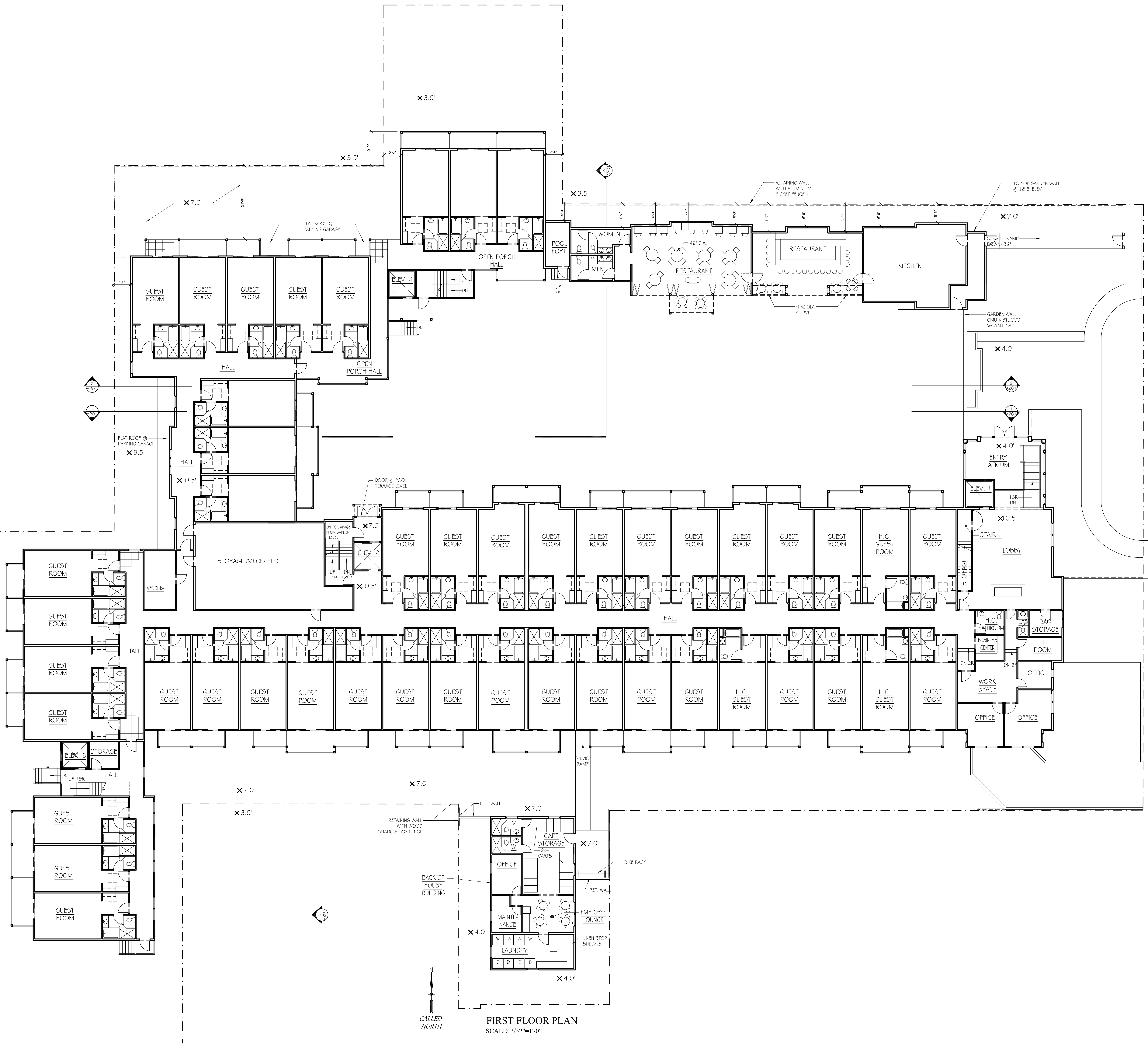
Project No: 1104
 Date: 4.17.12

A7



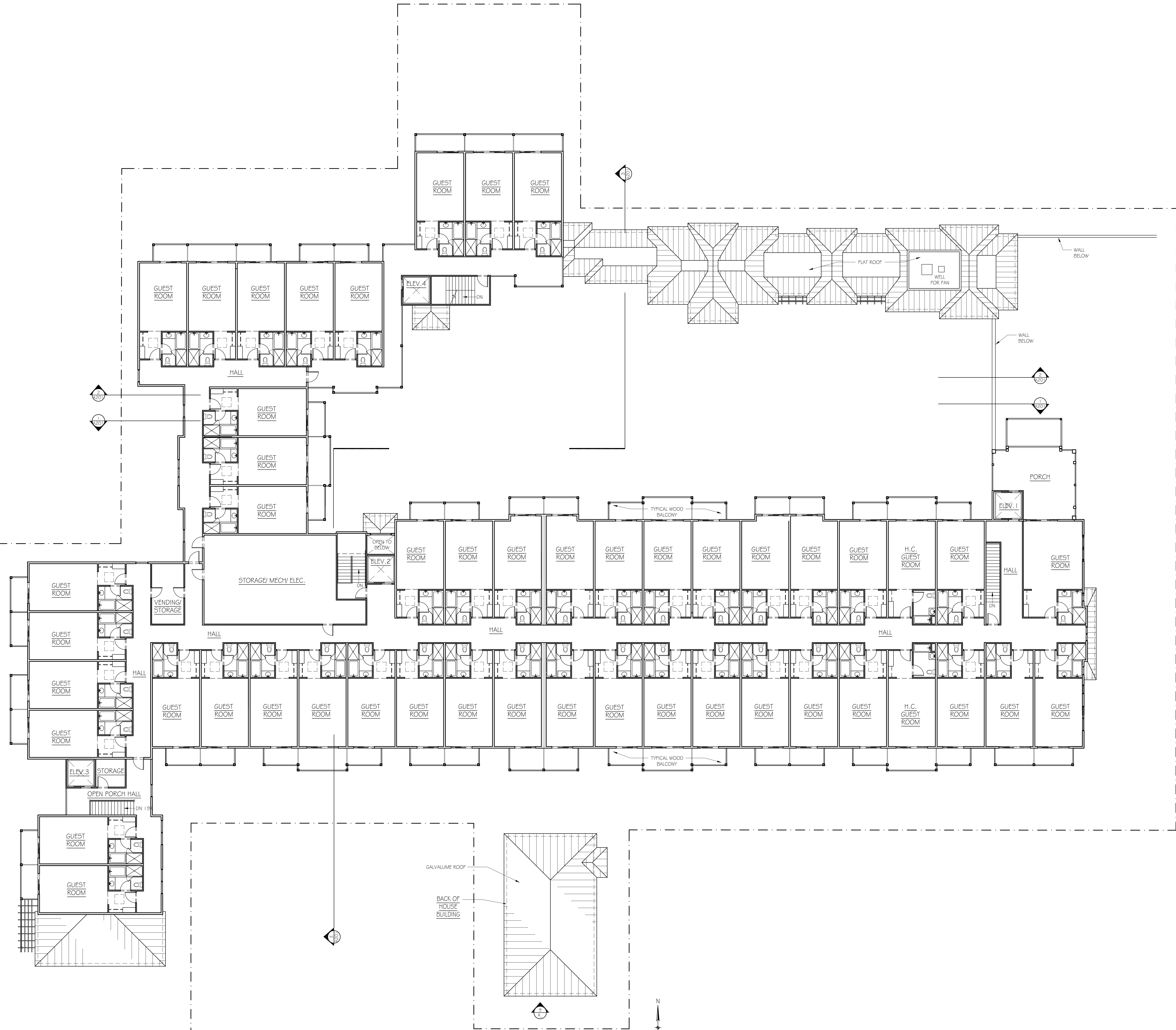
GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

JOB NO: 0821	REVISIONS
SCALE: 3/32"=1'-0"	
DATE: 04.18.2012	

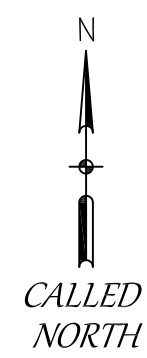


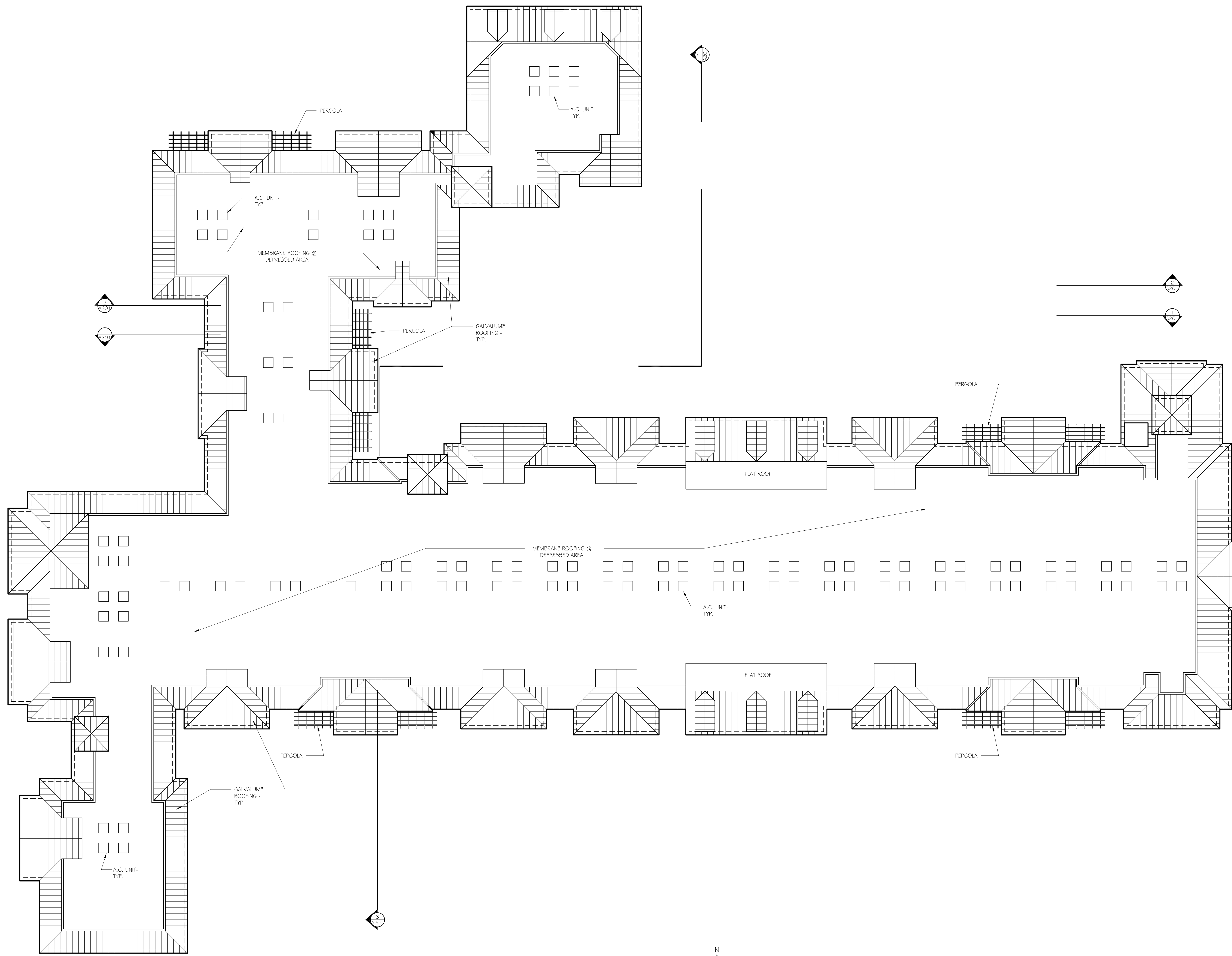
FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

JOB NO: 0821	REVISIONS
SCALE: 3/32"=1'-0"	DATE: 04-18-2012
DATE: 04-18-2012	REVISED



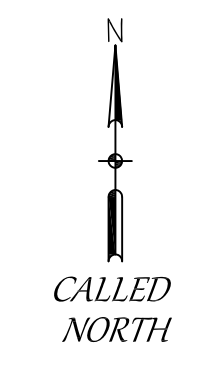
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"





ROOF PLAN
SCALE: 3/32"=1'-0"

ROOF PLAN
SCALE: 3/32"=1'-0"



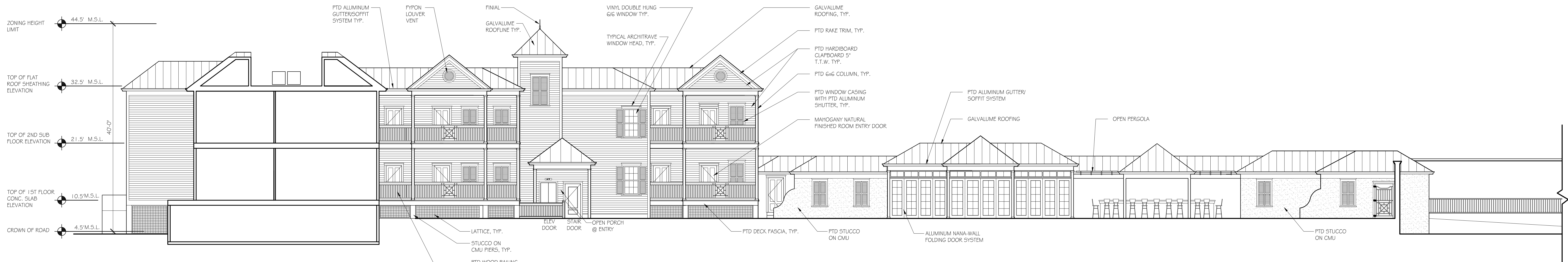
JOB NO: 0821
SCALE: 3/32"=1'-0"
DATE: 04-18-2012
REVISED



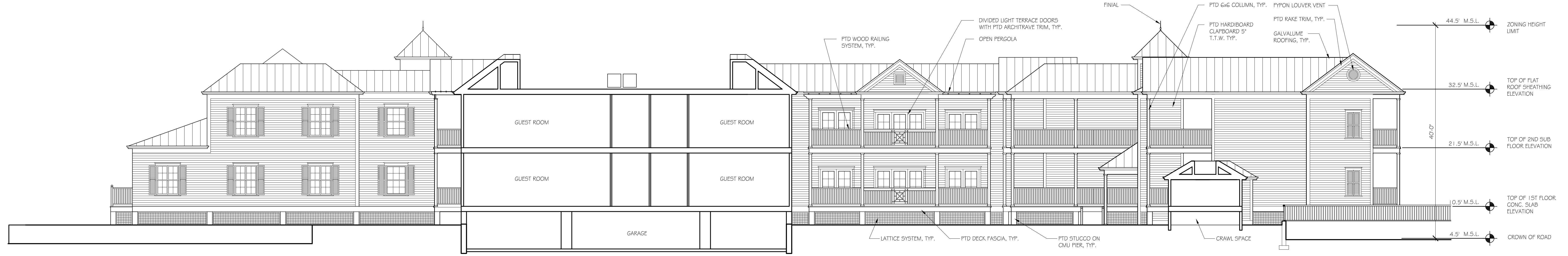
① SOUTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"



① SOUTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"

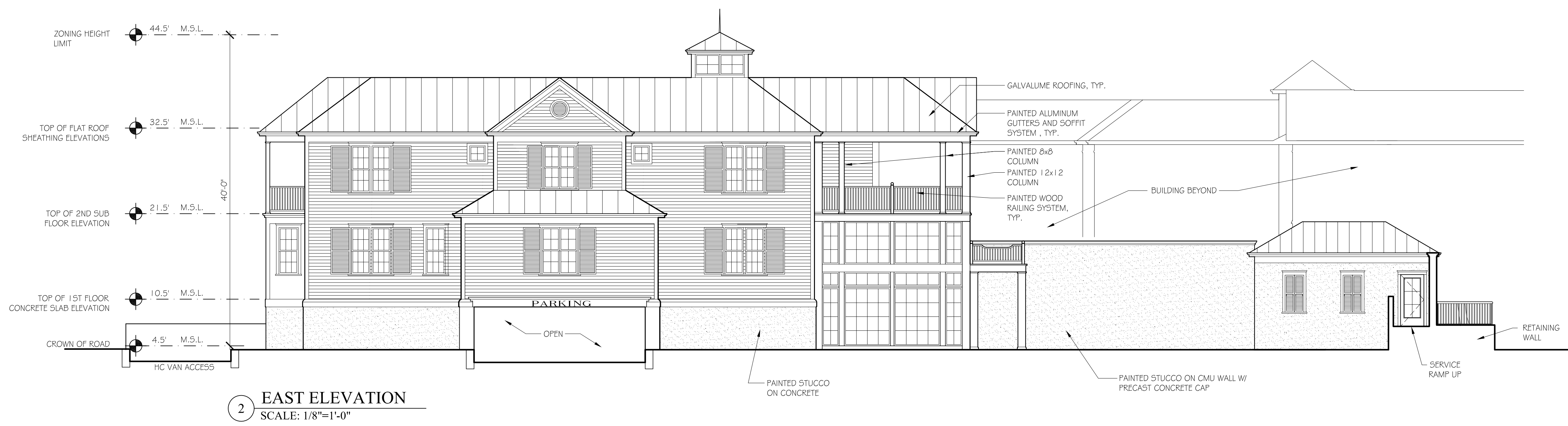


② NORTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"



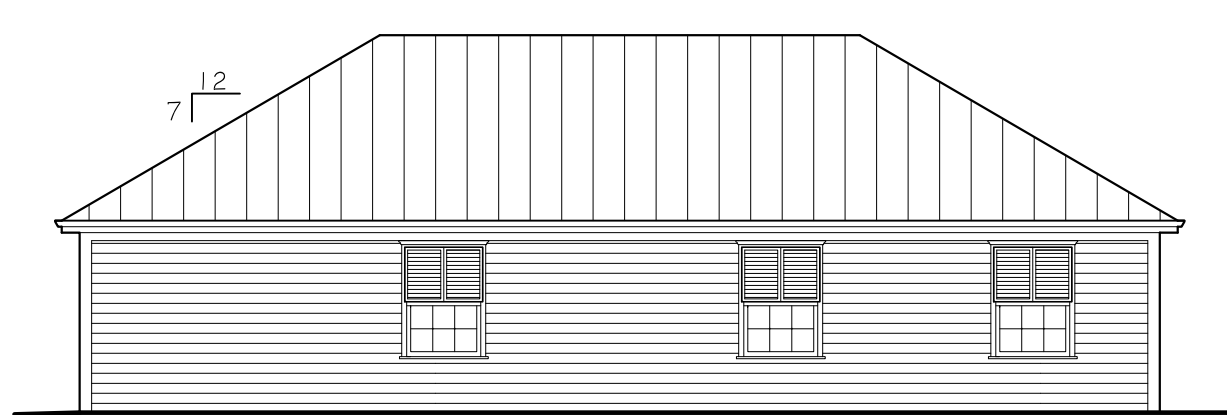
③ WEST COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"

JOB NO: 0821	SCALE: 1/8"=1'-0"
DATE: 04-18-2012	REVISED

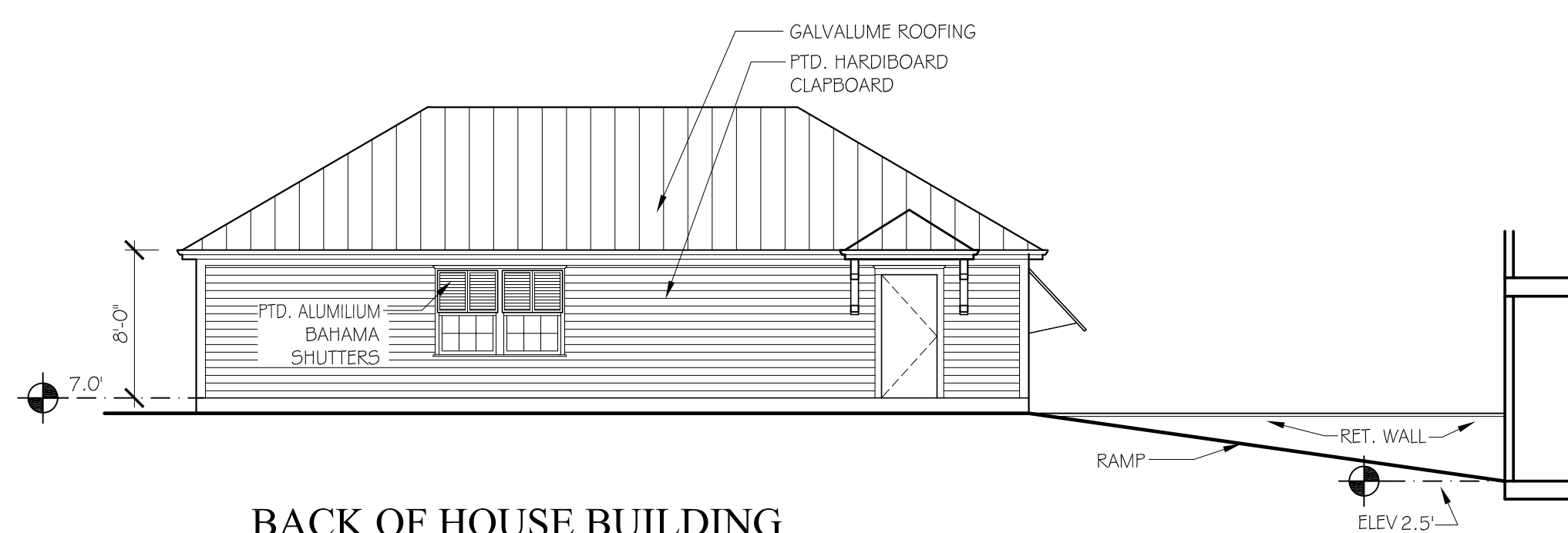




NORTH ELEVATION -
SCALE: 1/8"=1'-0"



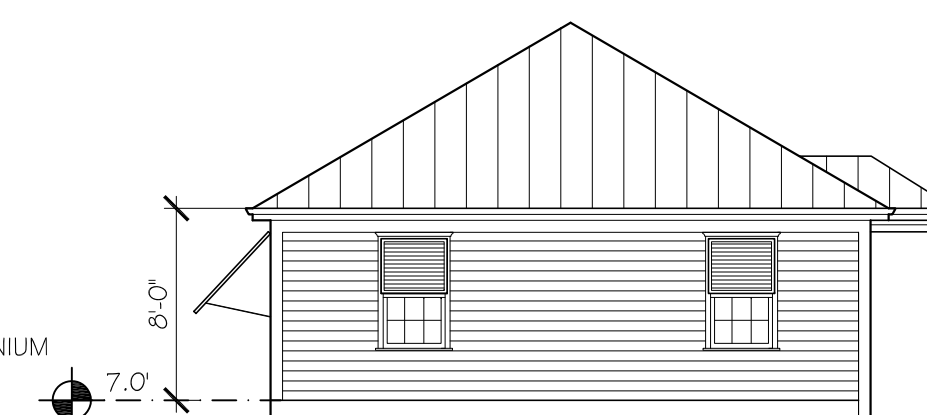
BACK OF HOUSE BUILDING
WEST ELEVATION
SCALE: 1/8"=1'-0"



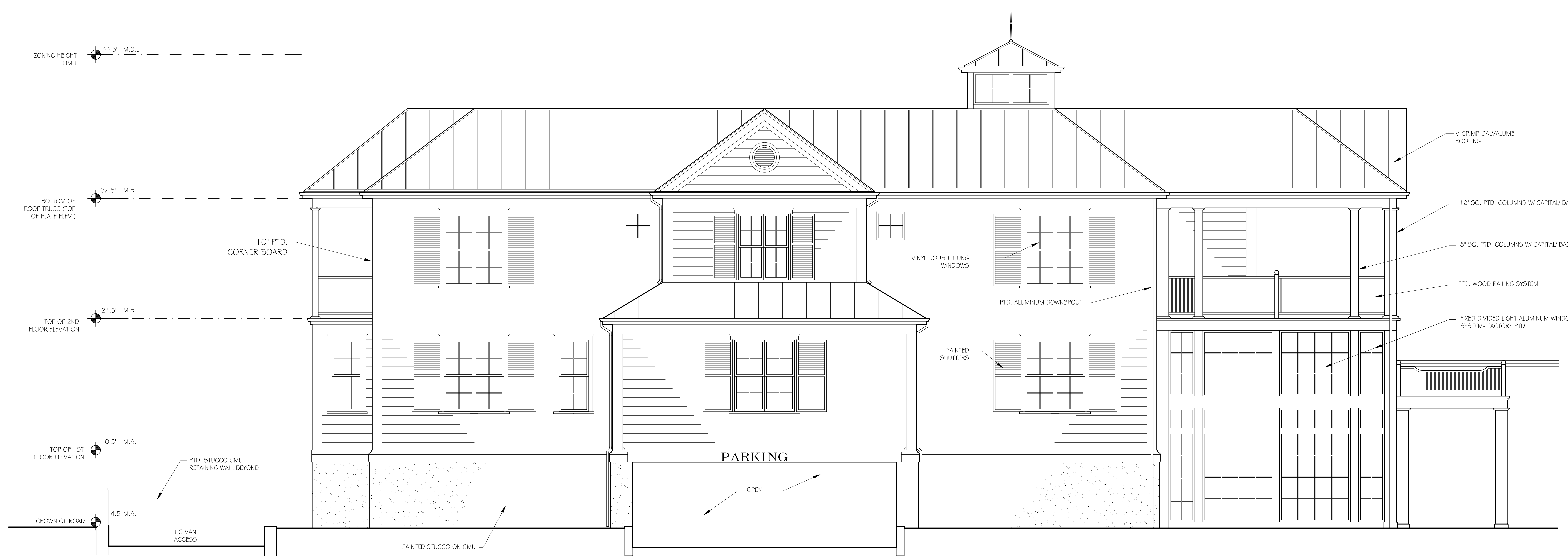
BACK OF HOUSE BUILDING
EAST ELEVATION
SCALE: 1/8"=1'-0"



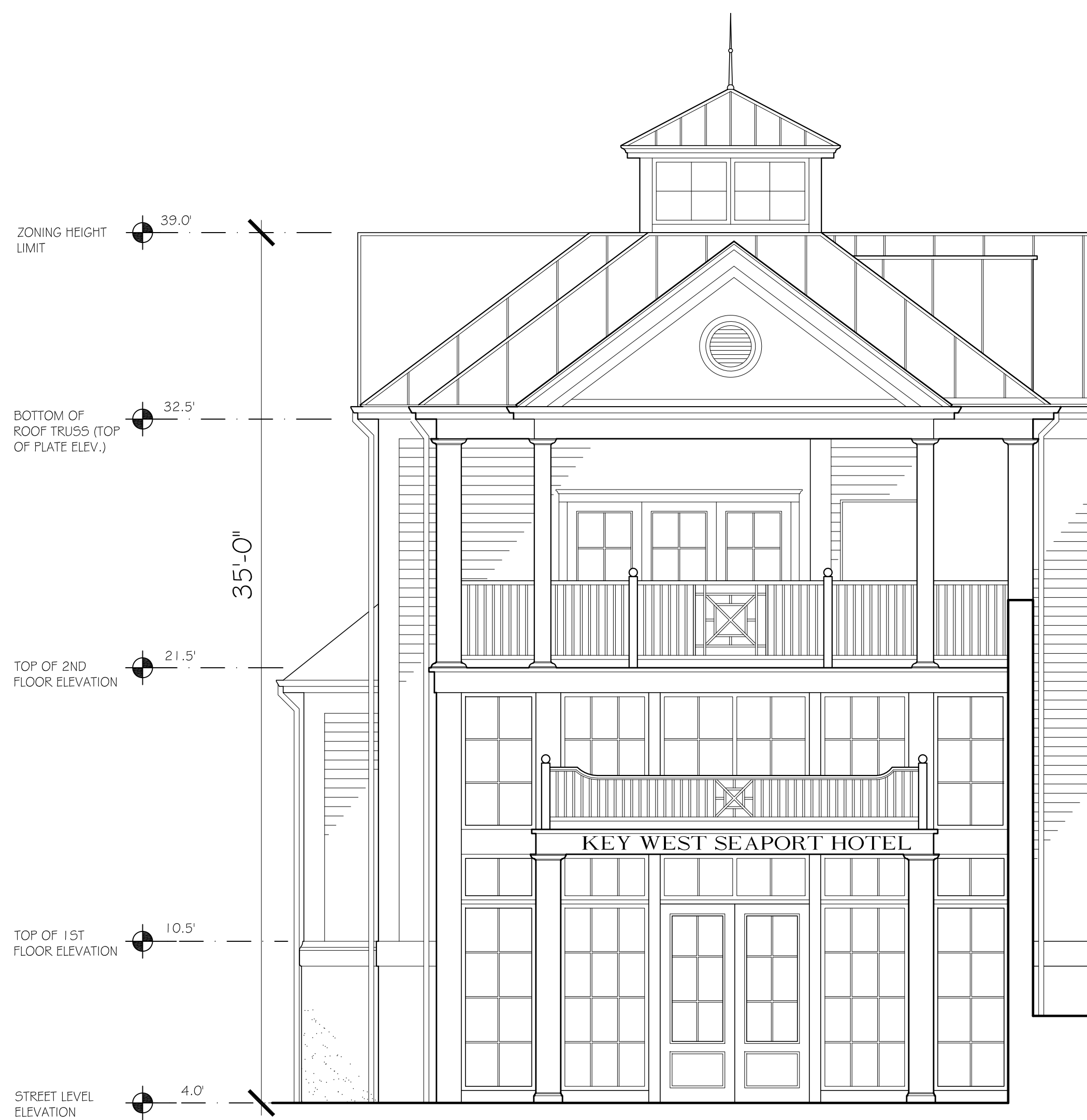
BACK OF HOUSE BUILDING
NORTH ELEVATION
SCALE: 1/8"=1'-0"



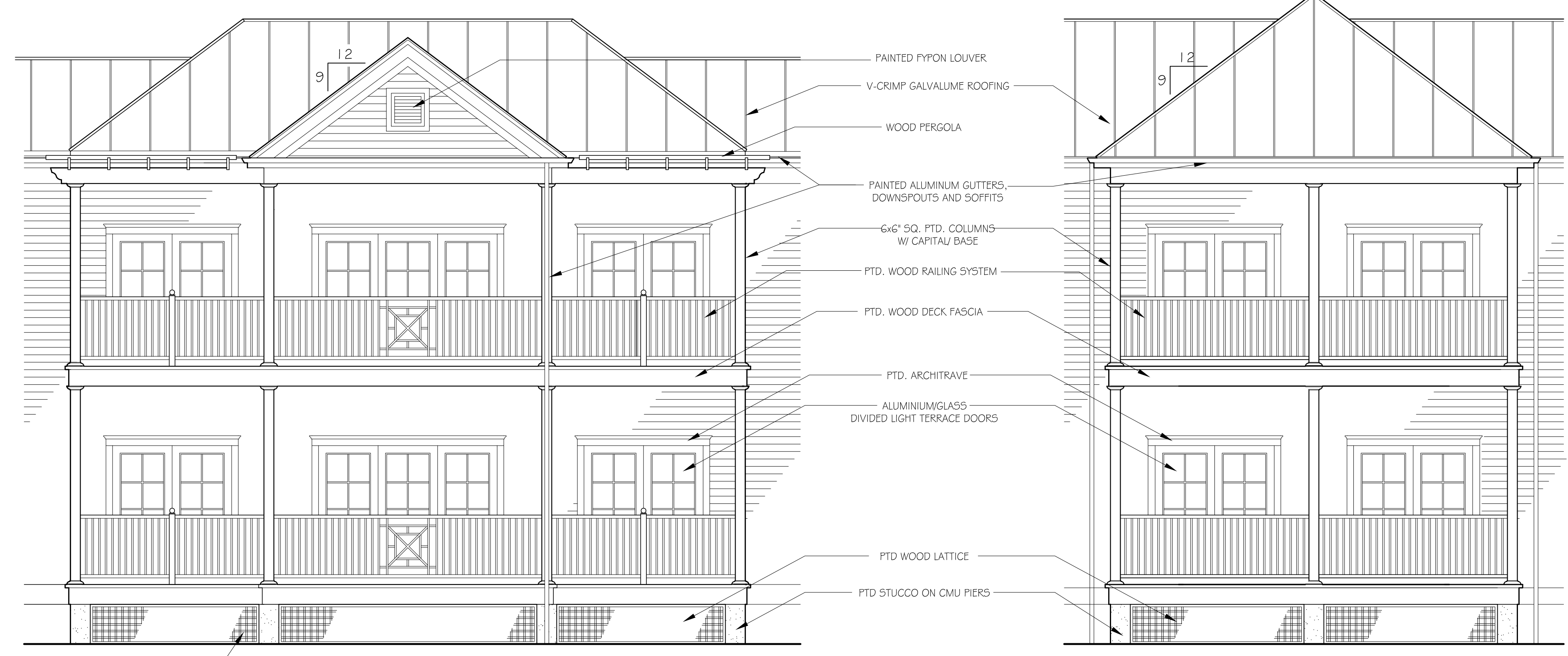
BACK OF HOUSE BUILDING
SOUTHELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



MAIN ENTRY ELEVATION
SCALE: 1/4"=1'-0"



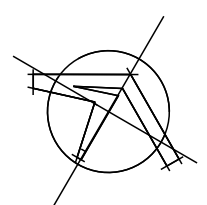
3-UNIT BALCONY
SCALE: 1/4"=1'-0"

2-UNIT BALCONY
SCALE: 1/4"=1'-0"

KEY WEST SEAPORT HOTEL

HARBORSIDE, LLC - KEY WEST, FLORIDA

SITE PLAN



ELIZABETH STREET

WILLIAMS STREET

CAROLINE STREET

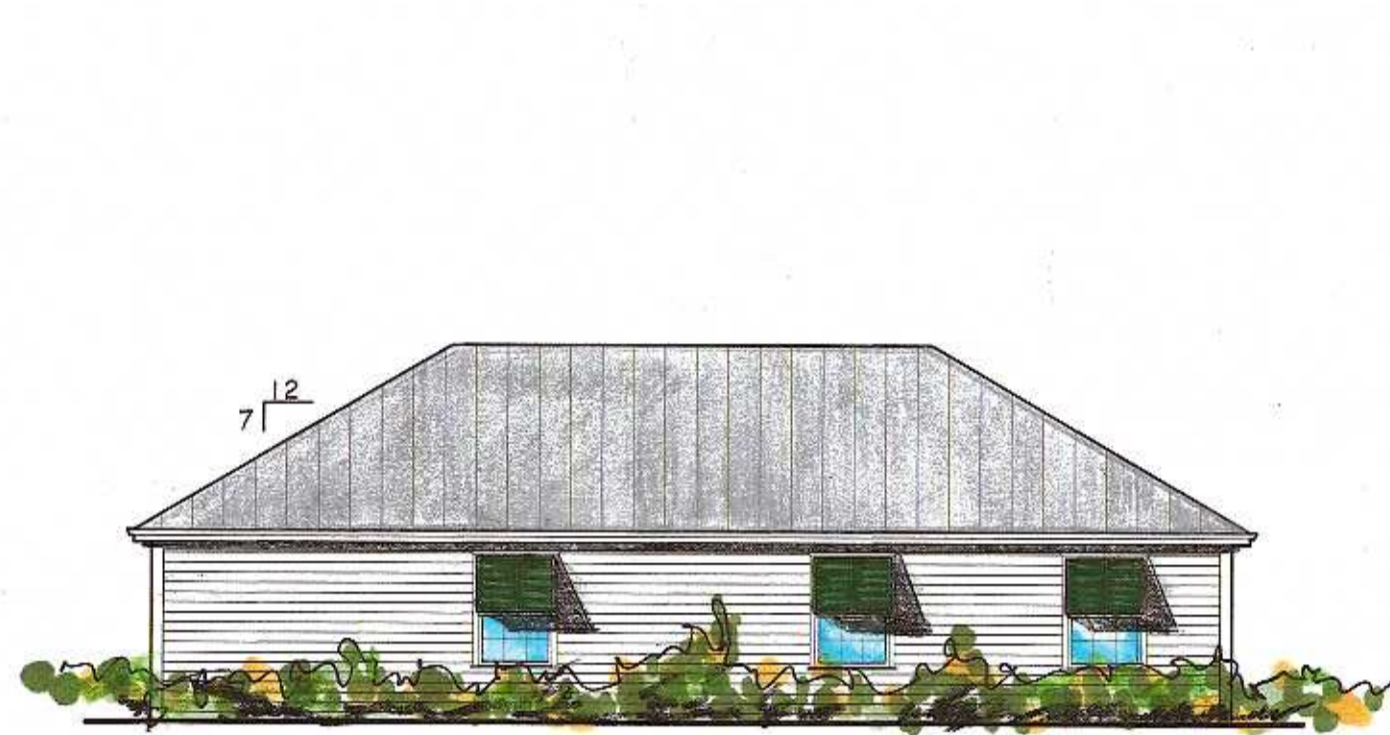
KEY WEST BIGHT

LAZY WAY

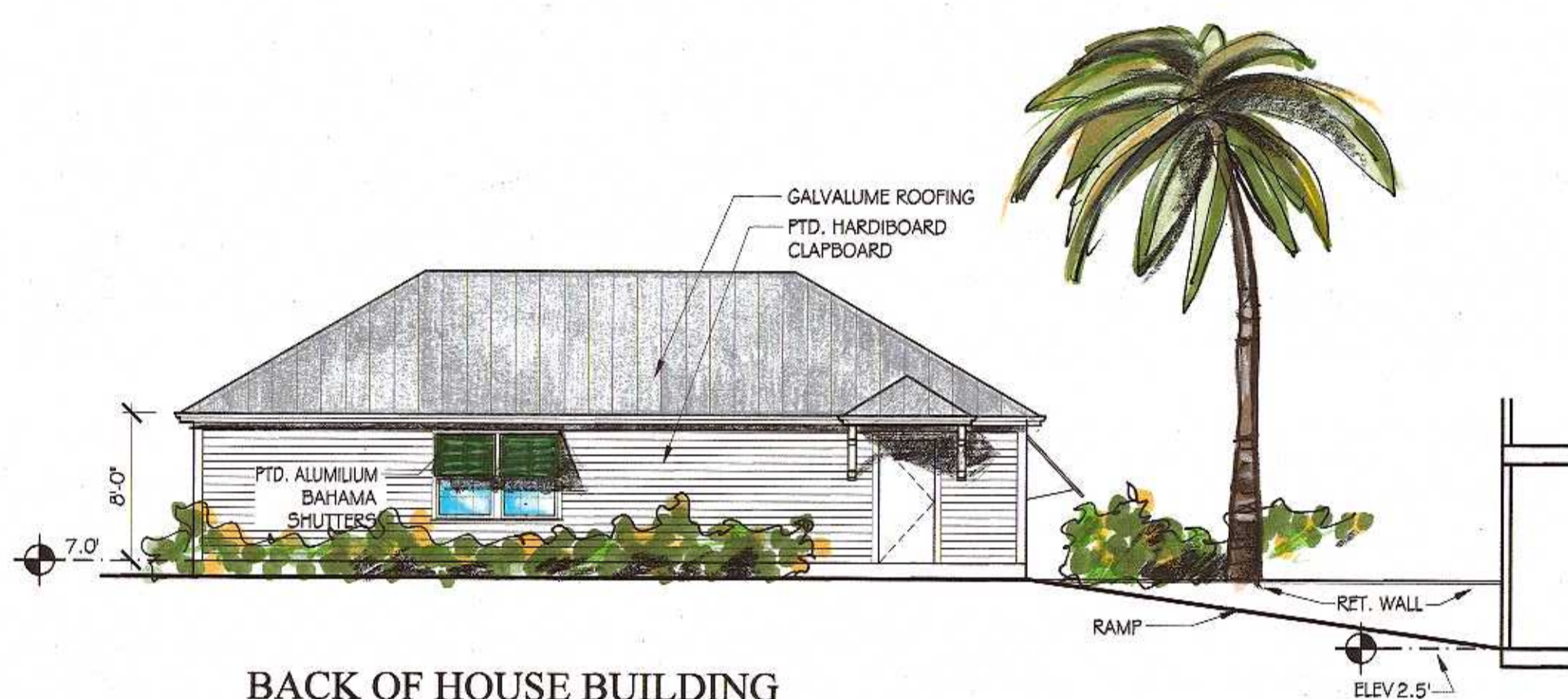




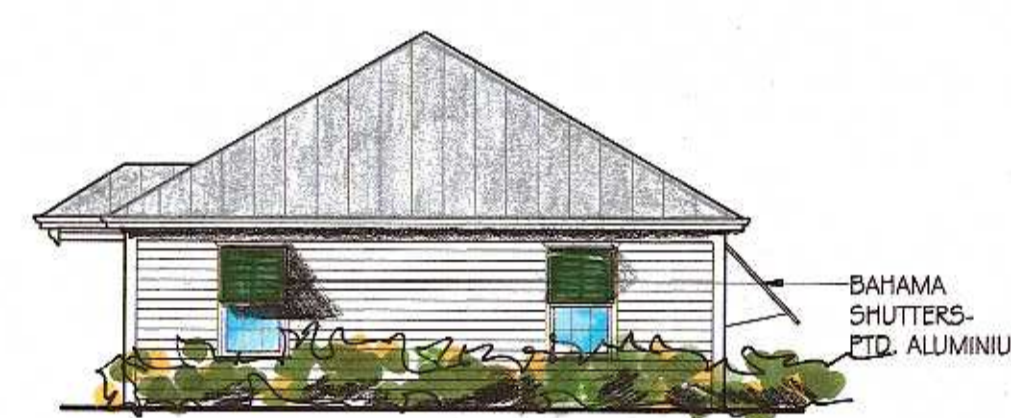
NORTH ELEVATION -
SCALE: 1/8"=1'-0"



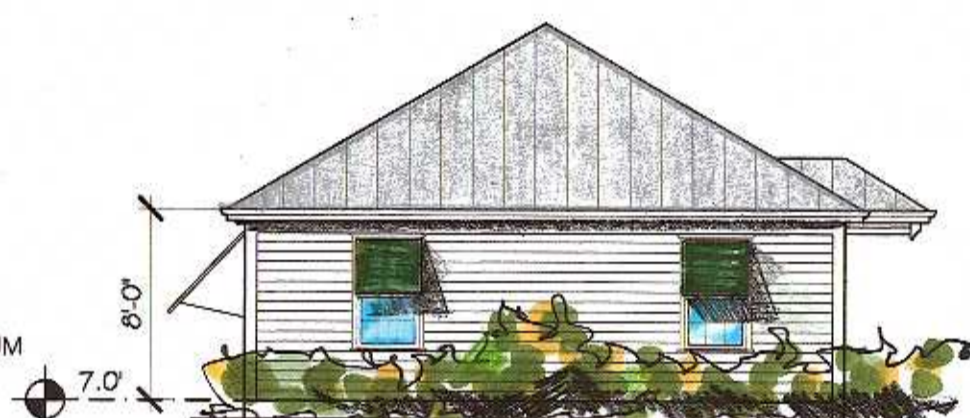
BACK OF HOUSE BUILDING
WEST ELEVATION
SCALE: 1/8"=1'-0"



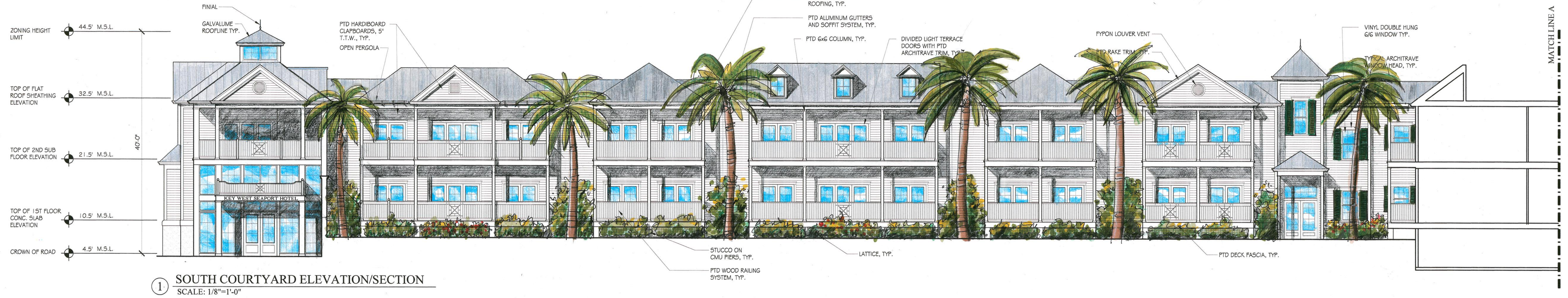
BACK OF HOUSE BUILDING
EAST ELEVATION
SCALE: 1/8"=1'-0"



BACK OF HOUSE BUILDING
NORTH ELEVATION
SCALE: 1/8"=1'-0"



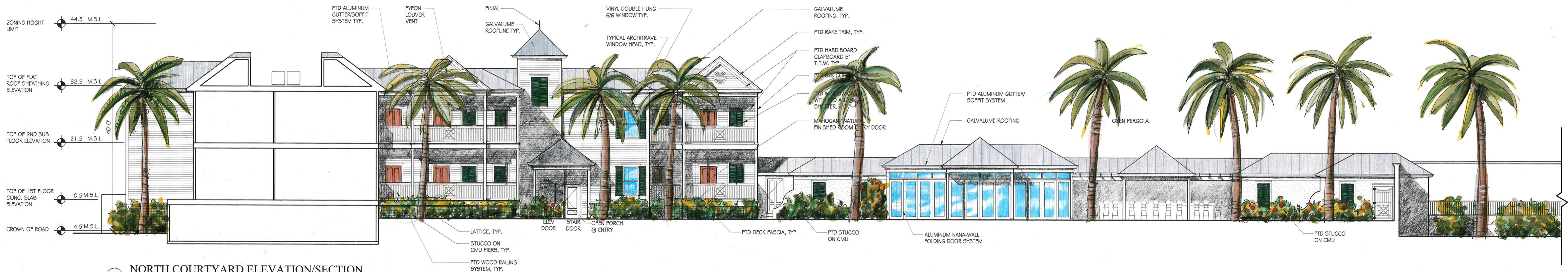
BACK OF HOUSE BUILDING
SOUTHELEVATION
SCALE: 1/8"=1'-0"



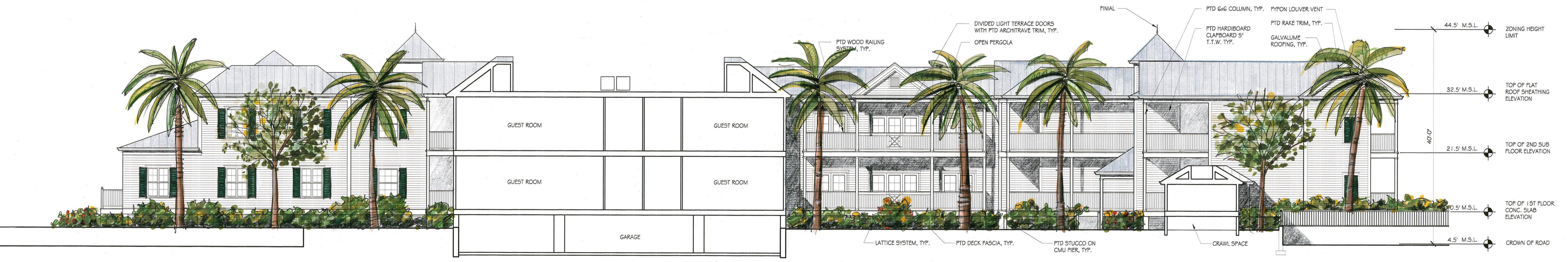
① SOUTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"



① SOUTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"



② NORTH COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"



③ WEST COURTYARD ELEVATION/SECTION
SCALE: 1/8"=1'-0"