

SITE DATA

SITE DATA	=	2,418 S.F.
FLOOD ZONE	=	X
ZONING	=	HRCC-1
FAR	=	1.0 (0.302 PROVIDED)
HEIGHT LIMIT	=	35' (16'-10" PROVIDED)
SETBACKS:		
FRONT	=	0'-0" (0'-0" PROVIDED)
SIDE	=	2'-6" (2'-6" PROVIDED)
STREET SIDE	=	0'-0" (1'-4 3/4" PROVIDED)
REAR	=	10'-0" (19'-4" PROVIDED)
MIN. LOT AREA	=	4,000 S.F. (40'X100')
LOT COVERAGE	:	50% ALLOWABLE (1,206 S.F.), EXISTING 6% (147 SQ.FT.), PROVIDED 30.2% (730.8 SQ.FT)
IMPERVIOUS AREA	:	70% ALLOWABLE (1,692.6 S.F.), EXISTING 100% (2,418 SQ.FT.), PROVIDED 82.6% (1,996.7 SQ.FT.)
LANDSCAPE	:	20% MINIMUM (483.6 S.F.), EXISTING 0% (0 SQ.FT.), PROVIDED 13.1% (316.3 SQ.FT.)
OPEN SPACE	:	20% MINIMUM (483.6 S.F.), EXISTING 0% (0 SQ.FT.), PROVIDED 17.4% (421.3 SQ.FT.)

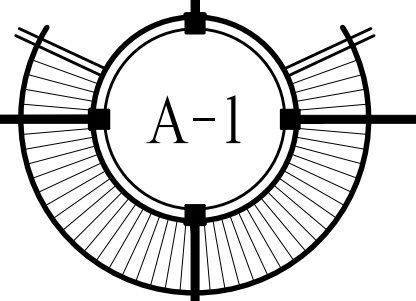
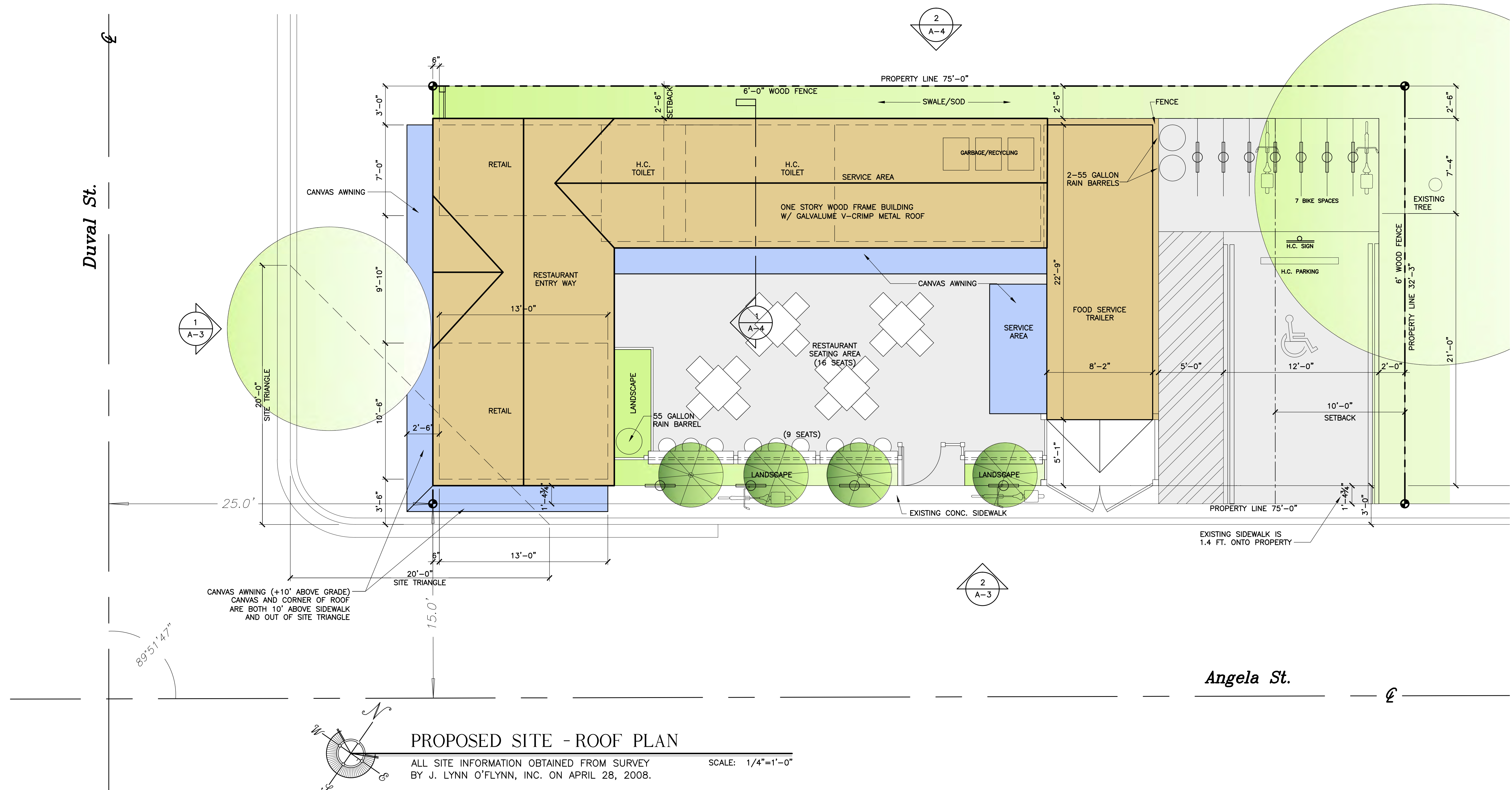
NOTE: THE 1.4 FT. FROM CITY SIDEWALK ON OUR PROPERTY IS BEING COUNTED AS OPEN SPACE, PREVIOUS AND LANDSCAPE AREA.

PARKING

REQUIRED PARKING (AUTO)			
RESTAURANT CONSUMPTION AREA	25 SEATS X 15 SQ.FT. = 375 SQ.FT. + 45 SQ.FT.	=	8.33
RETAIL	224 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	0.75
PARKING WAIVER	147 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	(0.49)
TOTAL AUTO PARKING REQUIRED		=	8.6
REQUIRED PARKING (BICYCLE AS A % OF AUTO PARKING)			
RESTAURANT CONSUMPTION AREA	25% X 8.33	=	2.08
RETAIL	25% X 0.75	=	0.19
PARKING WAIVER	25% X 0.49	=	(0.12)
TOTAL BICYCLE PARKING REQUIRED		=	2.15
PROPOSED PARKING			
AUTO SPACE (ADDED ONE HANDICAP SPACE)		=	1
BICYCLE / SCOOTER SPACES (ADDED 11 BIKE/SCOOTER SPACES)		=	11

LIST OF DRAWINGS

A-1	PROPOSED SITE - ROOF PLAN
A-2	PROPOSED FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
L-1	LANDSCAPE PLAN
D-1	DRAINAGE PLAN



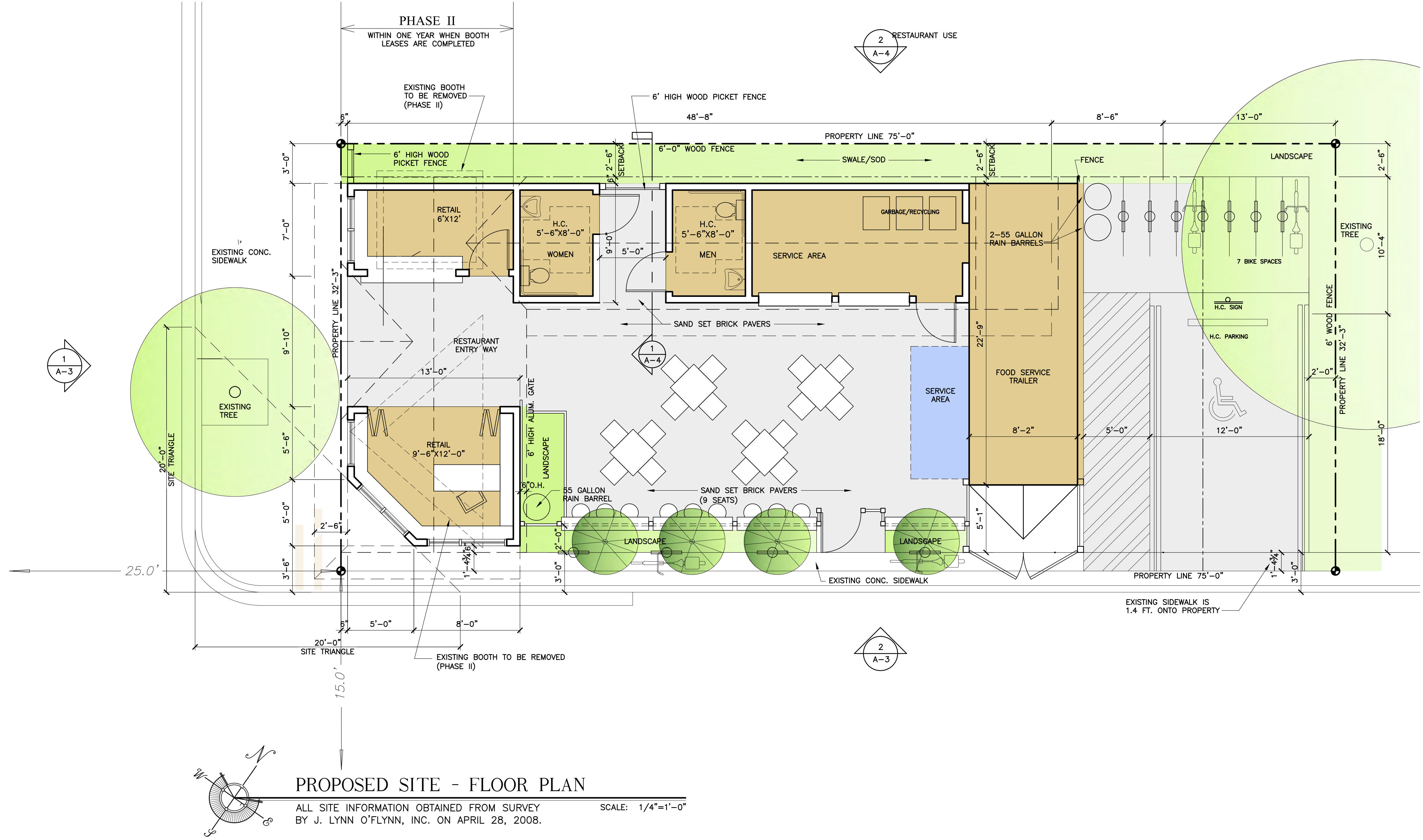
BUILDING DATA			
ZONING	=	HRCC-1	
FLOOD ZONE	=	X	
CONSTRUCTION		TYPE V	
SQUARE FOOTAGE			
ENCLOSED	=	475.9	SQ.FT.
COVERED	=	170.2	SQ.FT.
TOTAL	=	754.3	SQ.FT.
FOOD TRAILER	=	185.8	SQ.FT.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
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FLORIDA
33040

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LICENSE NO.
AA 0003040



PROPOSED SITE - FLOOR PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

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629 DUVAL ST.
KEY WEST, FLORIDA.

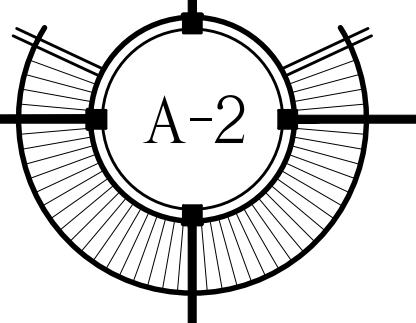
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12-12-12 PLBD.

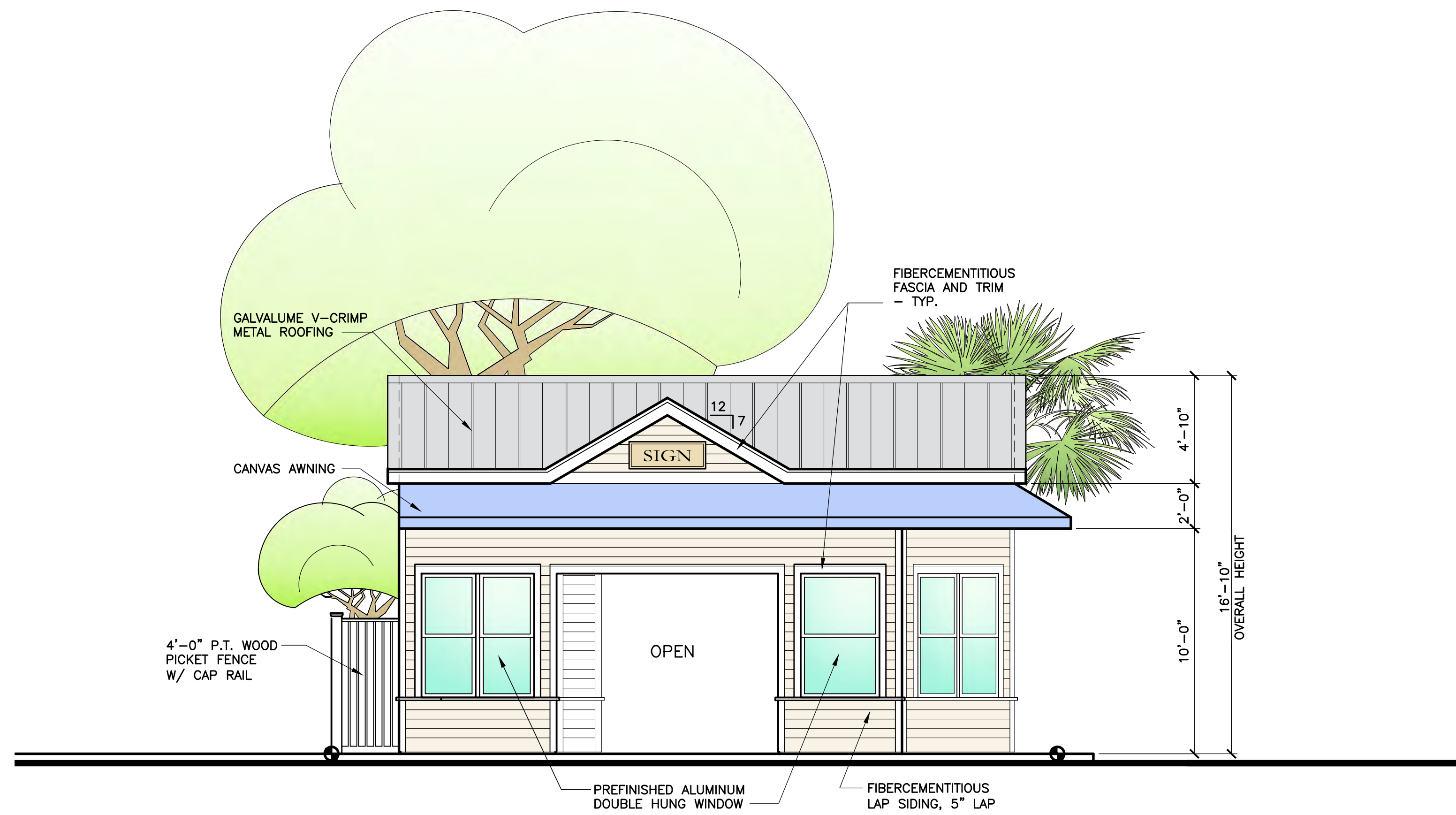
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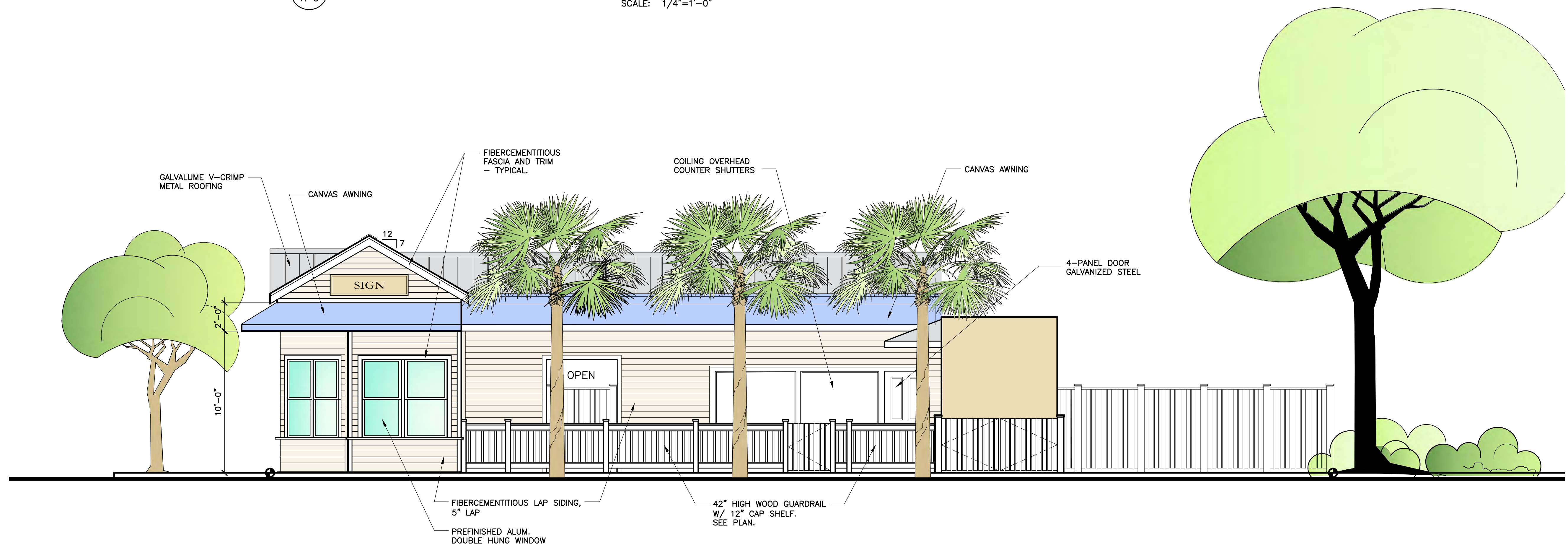
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1
A-3
DUVAL ST. FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-3
ANGELA ST. SIDE ELEVATION
SCALE: 1/4"=1'-0"

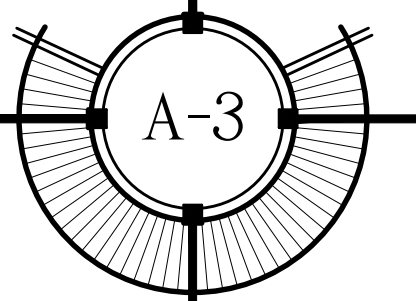
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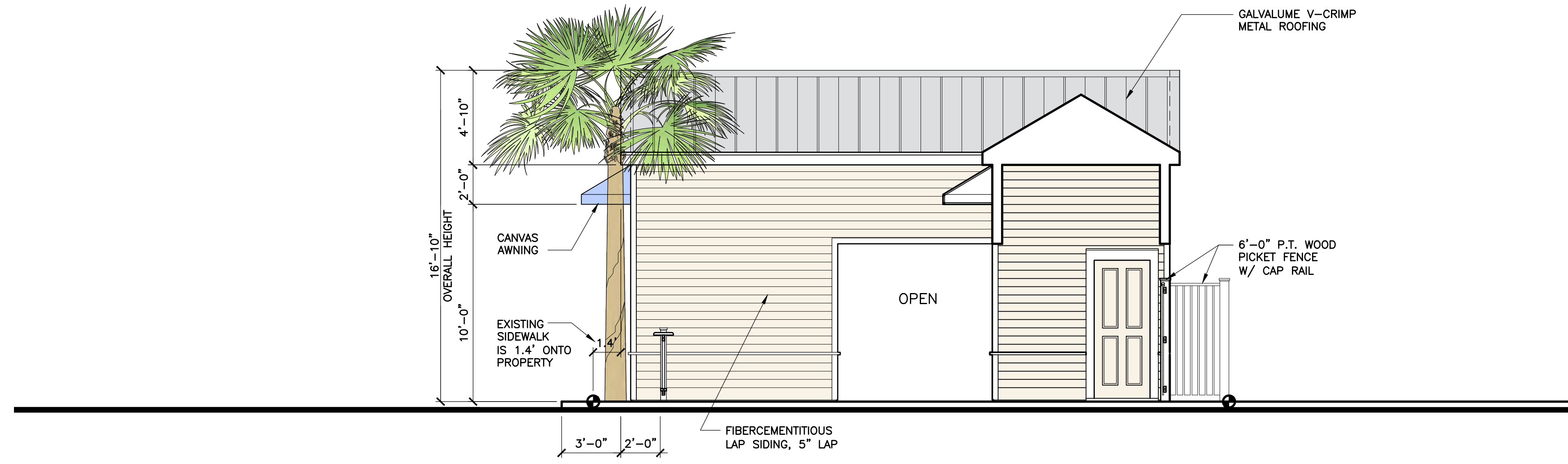
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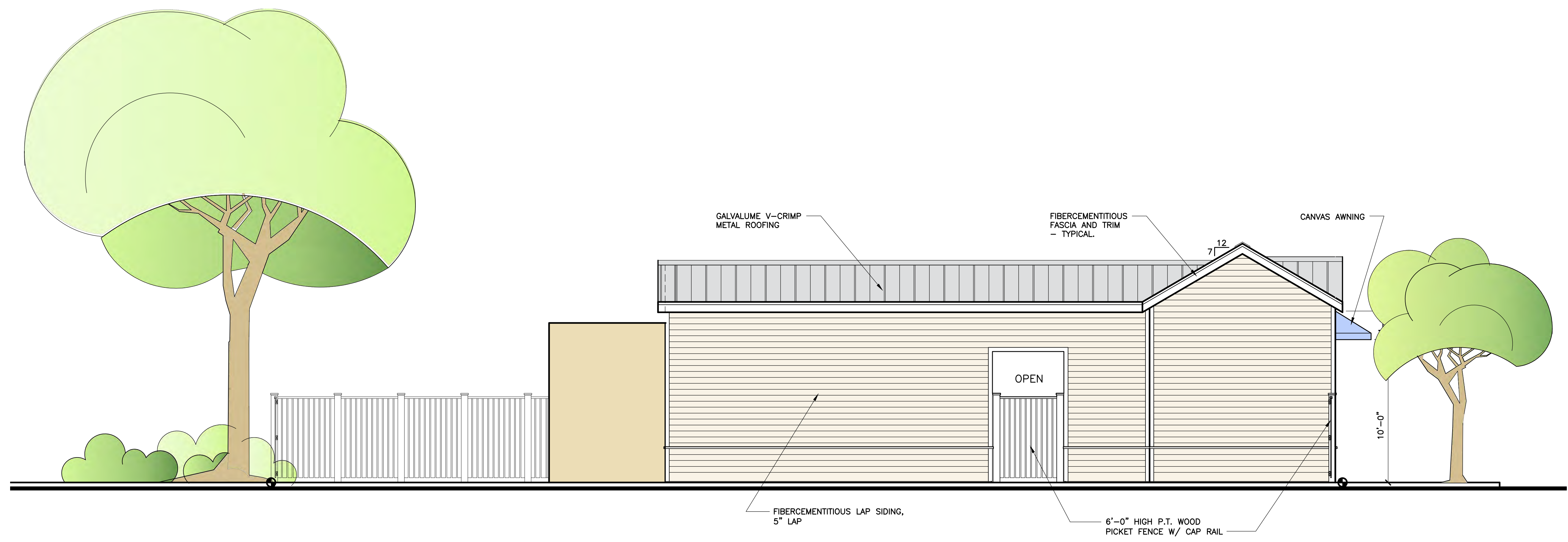
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1
A-4
REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
SIDE ELEVATION
SCALE: 1/4"=1'-0"

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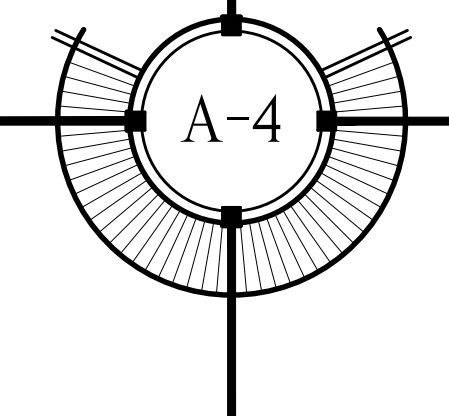
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PLANT SCHEDULE

(4) SABAL PALM FIELD GROWN	-	SABAL PALMETTO 16-18"
(5) SPANISH STOPPER 7 GALLON	-	EUGENIA FOETIDA ±5'
(6) FLORIDA BOXWOOD 7 GALLON	-	SCHAEFFERIA FRUSTESCENS ±5'
(1) SIMPSON'S STOPPER 7 GALLON	-	MYRCIANTHES FRAGANS 4-5'
(19) BAHAMA COFFEE 3 GALLON	-	PSYCHOTRIA LIGUSTRIFOLIA 2'
(4) COONTIE 3 GALLON	-	ZAMIA PUMIVA 18"

LANDSCAPE REQUIREMENTS

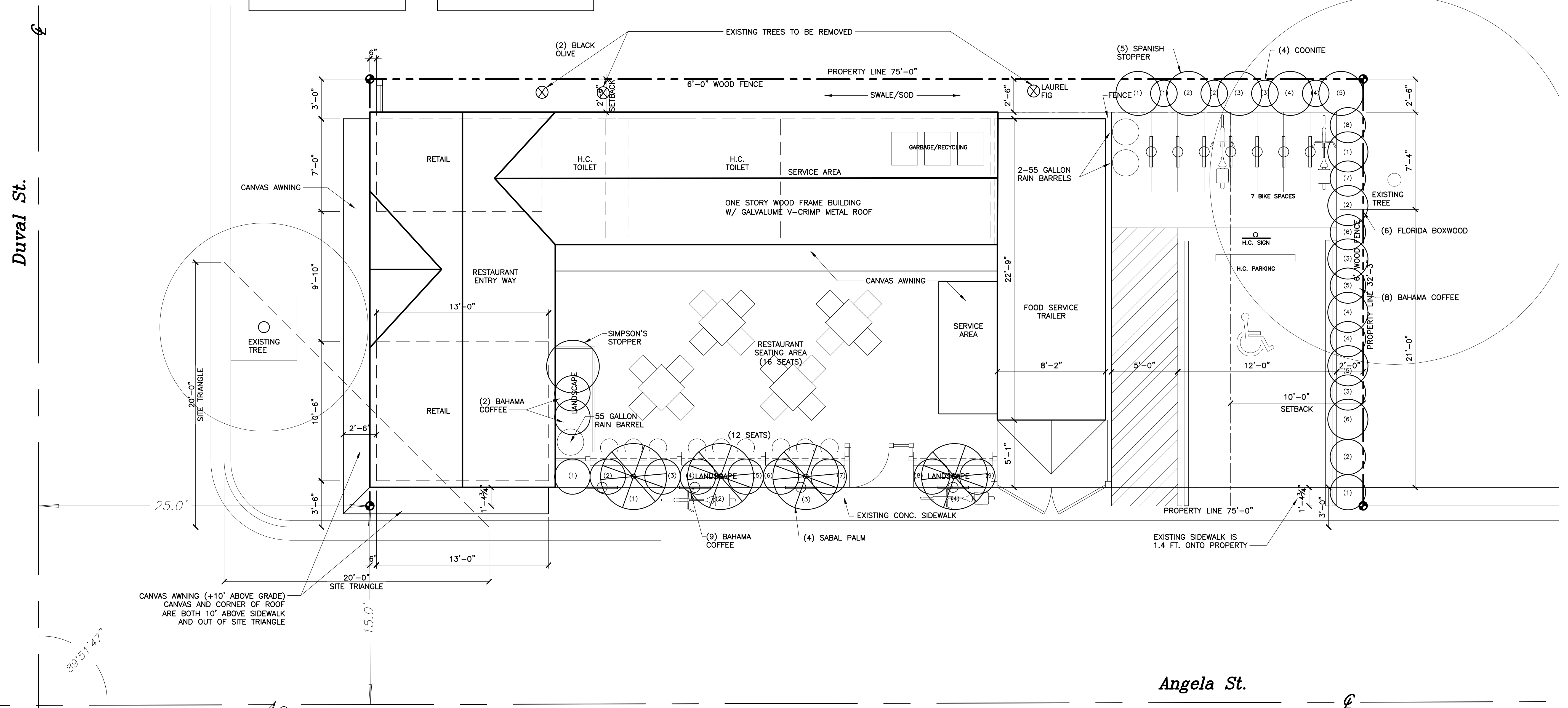
*** MINIMUM LANDSCAPE AREA SEC. 108-412	=	20% (483.6 SQ.FT.)
PROVIDED	=	13.1% (316.3 SQ.FT.)
*** R.O.W. - 40 PLANT UNITS PER 100 L.F. SEC. 108-413	=	40 p.u. REQUIRED
PROVIDED	=	23 p.u.
*** BUFFERYARD / SCREENING SEC. 108-347	=	HIGH IMPACT = NONE REQUIRED
PROPOSED USE	=	HIGH IMPACT = 44 p.u. PROVIDED
ADJOINING USE	=	HIGH IMPACT = 44 p.u. PROVIDED
*** 70% NATIVE SPECIES REQUIRED SEC. 108-412	=	100% PROVIDED

TREE REMOVAL

- (2) BLACK OLIVE
 - (1) LAUREL FIG
- NO PERMIT REQUIRED
SEC. 110-322 "EXCEPTIONS"

NOTES

1. ALL PLANTS "FLORIDA #1"
2. IRRIGATION PROVIDED
3. DECORATIVE STONE (RIVER ROCK) USED AS MULCH IN ROW PLANTINGS.



LANDSCAPE PLAN

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NATIVE LANDSCAPE
DESIGN
SCOTT MONTGOMERY
LANDSCAPE DESIGNER

P.O. BOX 2847
KEY WEST, FL 33045
(305) 303-5025

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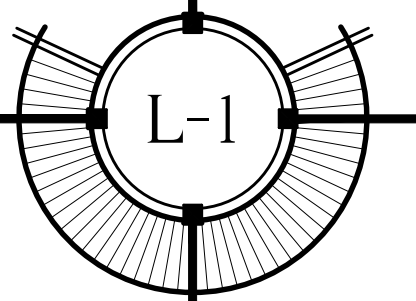
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