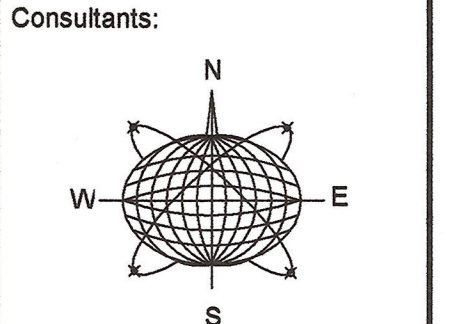


1-15-19



Meridian Engineering LLC

AUTHORIZATION #26401
ph:305-293-3263 fax:293-4999

Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18
REV. H.A.R.C. SUBMISSION: 9.3.18
REV. 2: 9.7.18
REV. 3: 11.12.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 | Project #: 18012

Title:
**SITE PLAN /
SITE CALCS
STREETSCAPE**

Sheet Number:

A-1.1

Date: - DECEMBER 30, 2018
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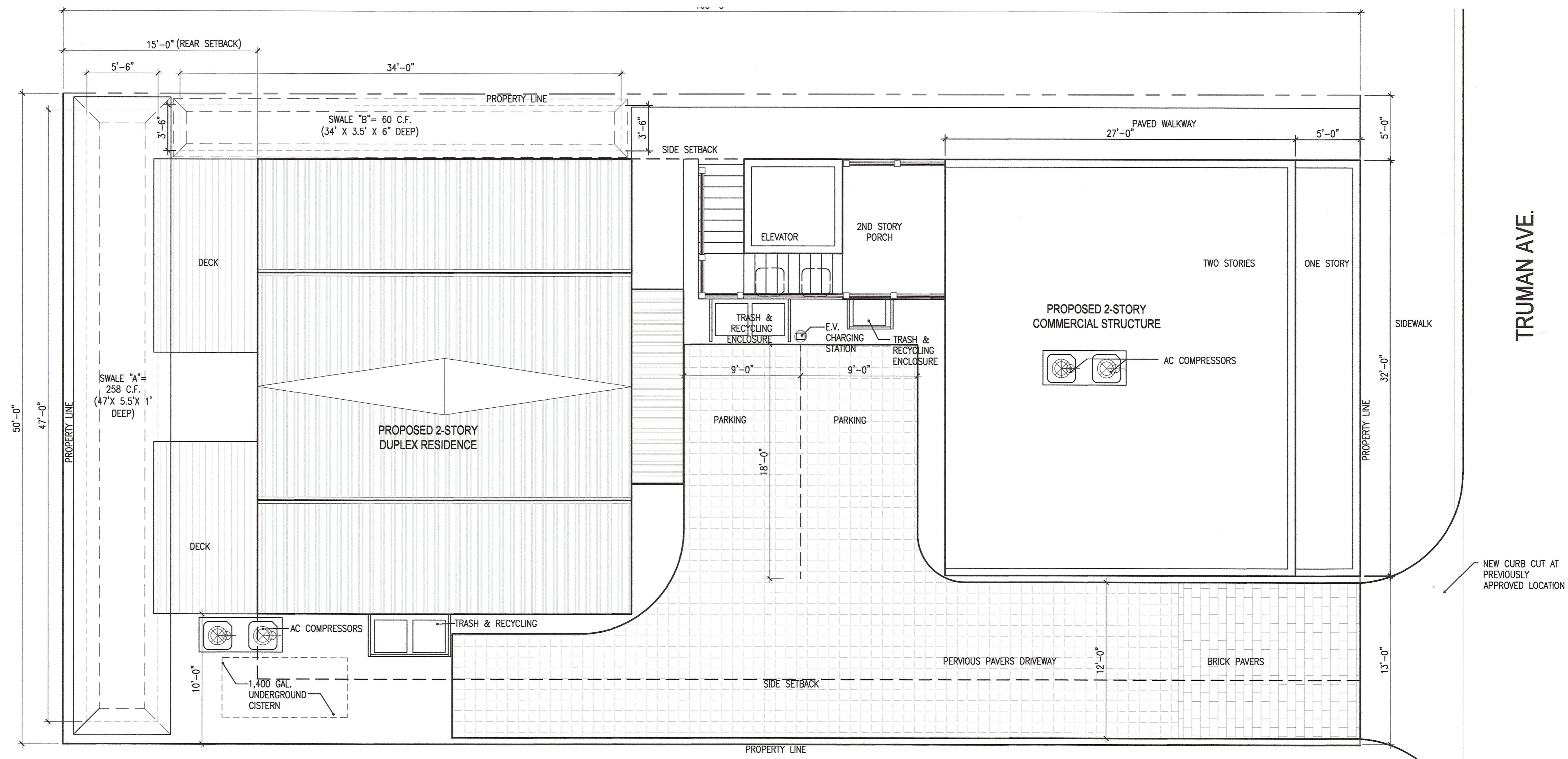
DRAINAGE CALCS

REQUIRED INFORMATION:	
TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA= ALL	3,000 S.F.
% IMPERVIOUS = 3,000/ 5,000=	60%
SWALE VOLUME REQUIRED:	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME 5000 * 0.104 * .60 = 312 C.F.	
SWALES PROVIDED:	
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

SITE CALCULATIONS : HNC-1 ZONING DISTRICT

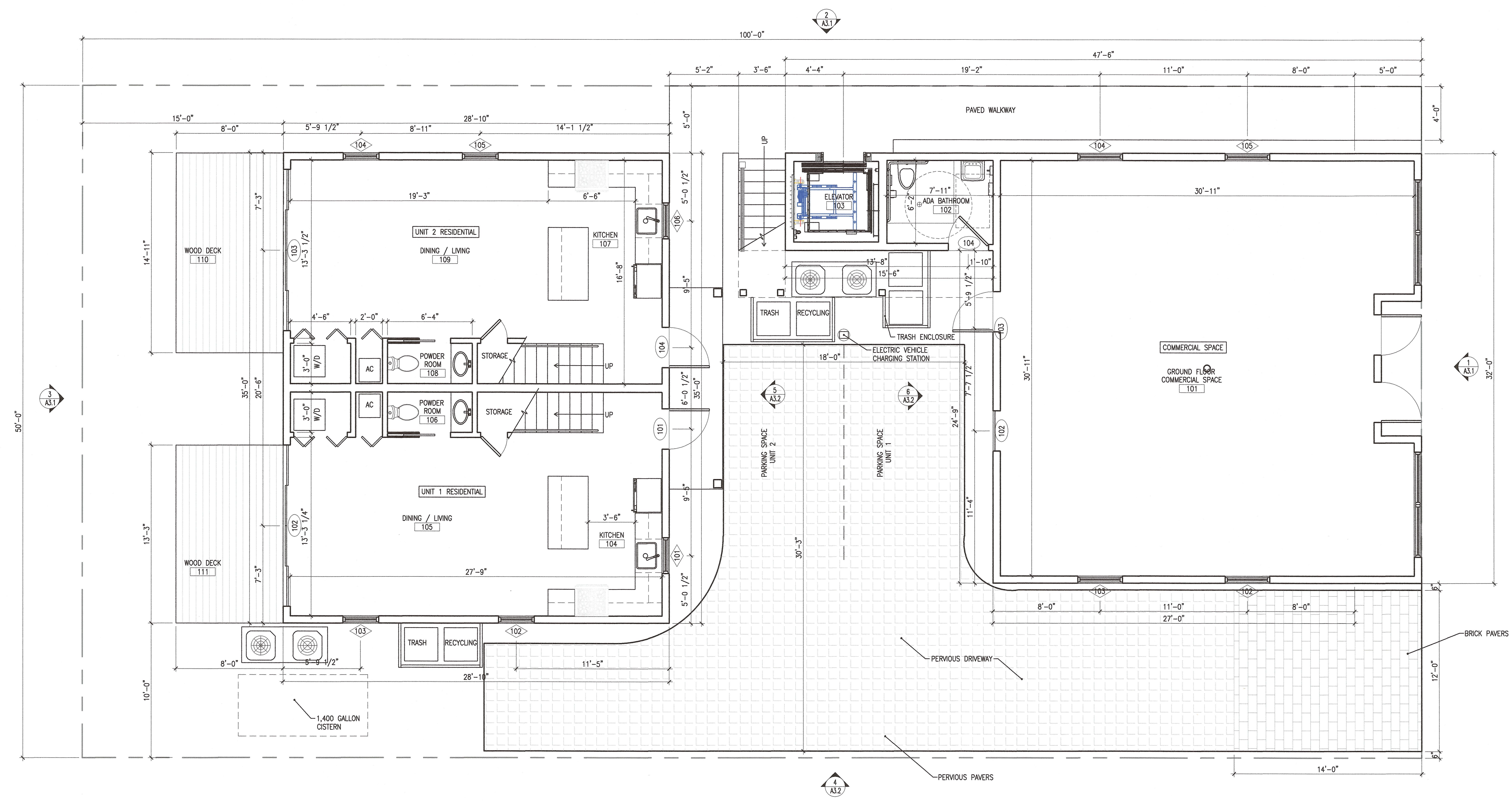
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	10'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041s.f. (21%)	No

* Maintain zero setback as per previous building on site

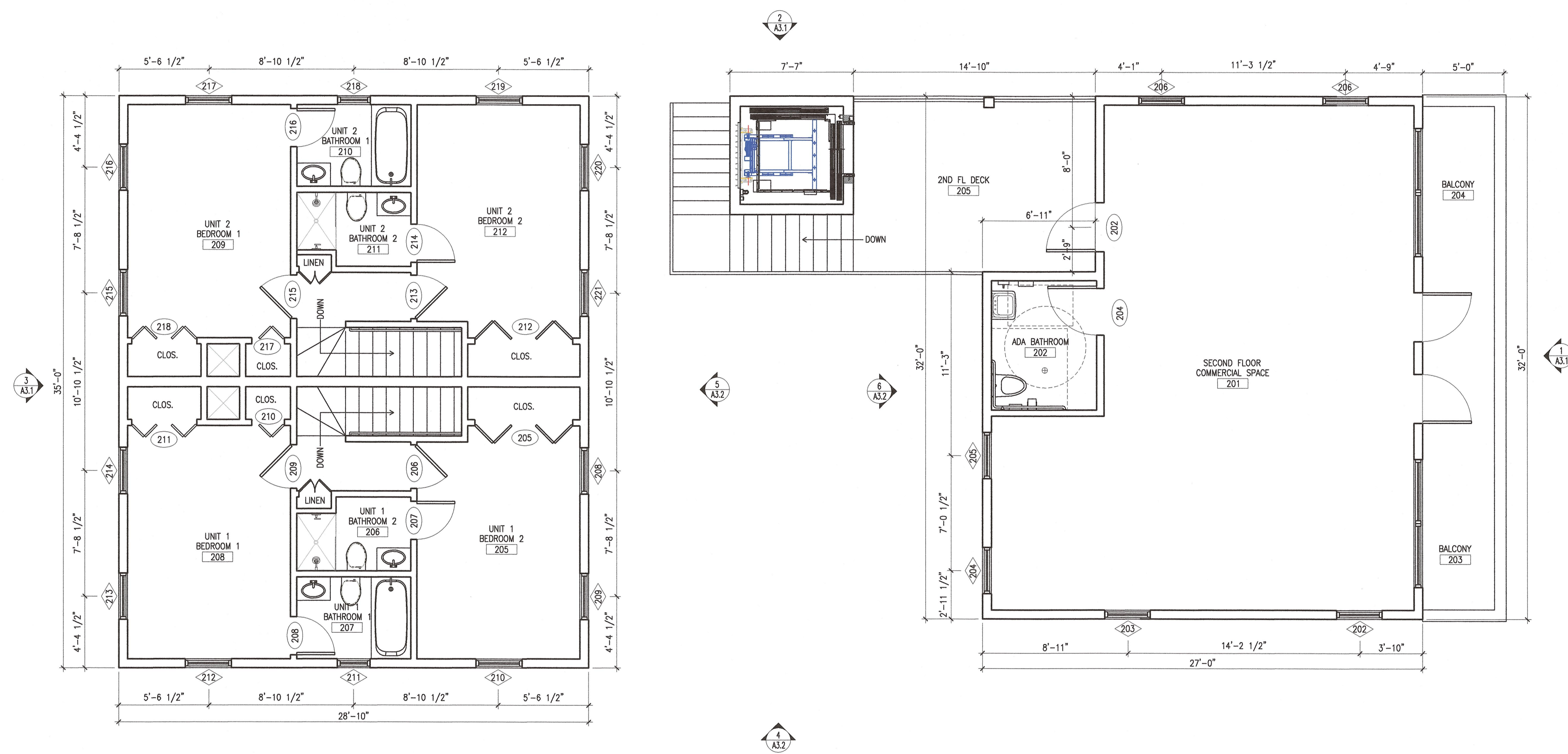


1
A1.1 **SITE PLAN**
SCALE: 3/16" = 1' - 0"

1028-1030 TRUMAN AVE.
 KEY WEST, FL
**NEW COMMERCIAL BUILDING &
 TWO RESIDENTIAL UNITS**



1
 A2.1 **PROPOSED FIRST FLOOR PLAN - SITE PLAN**
 SCALE: 1/4"=1'-0"



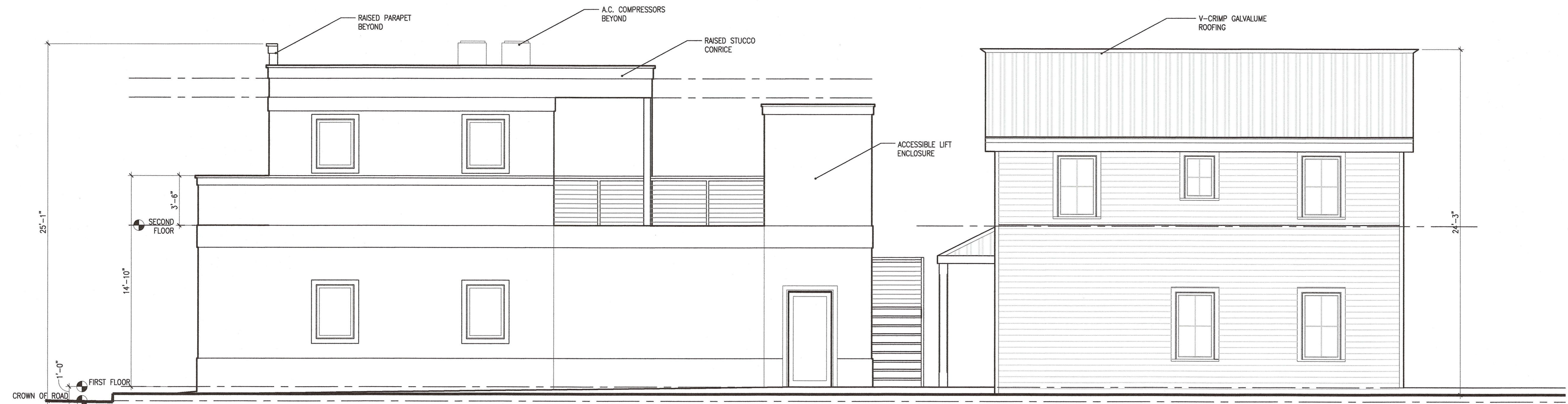
1 PROPOSED SECOND FLOOR PLANS
 A2.2 SCALE: 1/4"=1'-0"

1028-1030 TRUMAN AVE.
 KEY WEST, FL
**NEW COMMERCIAL BUILDING &
 TWO RESIDENTIAL UNITS**

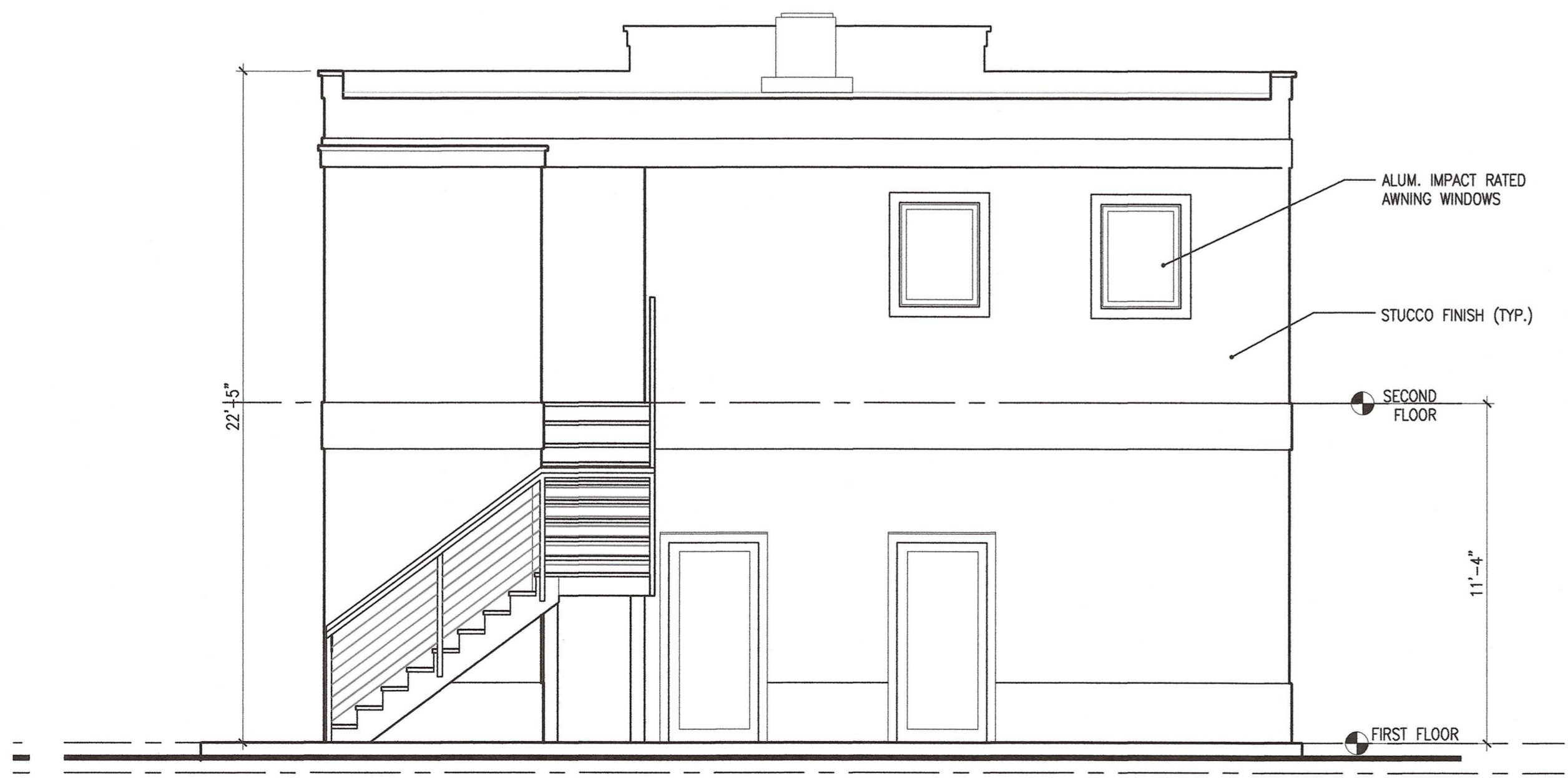
Drawing Size | Project #:
 24x36 | 18012

Title:
SECOND FLOOR PLANS

Sheet Number:
A-2.2



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 COMMERCIAL - SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 COMMERCIAL - NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

WSA
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wsahepler.com

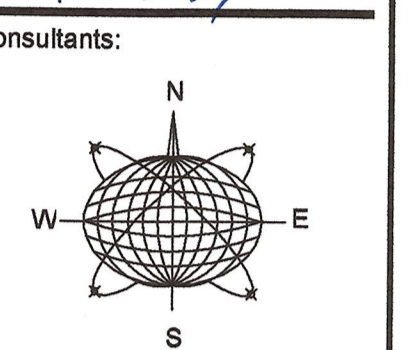
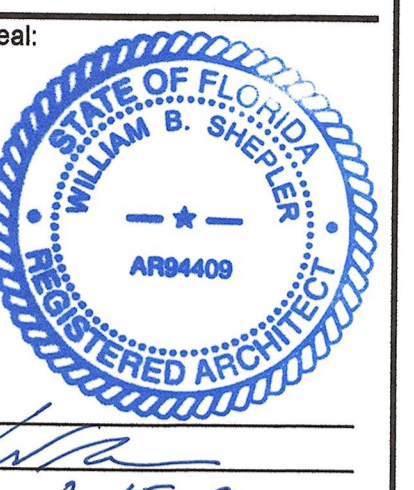
Seal:
STATE OF FLORIDA
WILLIAM B. SHEPLER
REGISTERED ARCHITECT
AR94409
1-15-19

Consultants:
Meridian Engineering LLC
AUTHORIZATION #29401
ph:305-283-3283 fax:239-4899

Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.28.18
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REV. 2: 9.7.18
REV. 3: 11.12.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 | Project #: 18012
Title: ELEVATIONS
Sheet Number: **A-3.1**
Date: - SEPTEMBER 24, 2018
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AUTHORIZATION #28401
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Submissions / Revisions:
H.A.R.C. SUBMISSION: 2.26.18
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REV. 2: 9.7.18
REV. 3: 11.12.18

1028-1030 TRUMAN AVE.
KEY WEST, FL
**NEW COMMERCIAL BUILDING &
TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 | Project #: 16012

Title:
ELEVATIONS

Sheet Number:
A-3.2

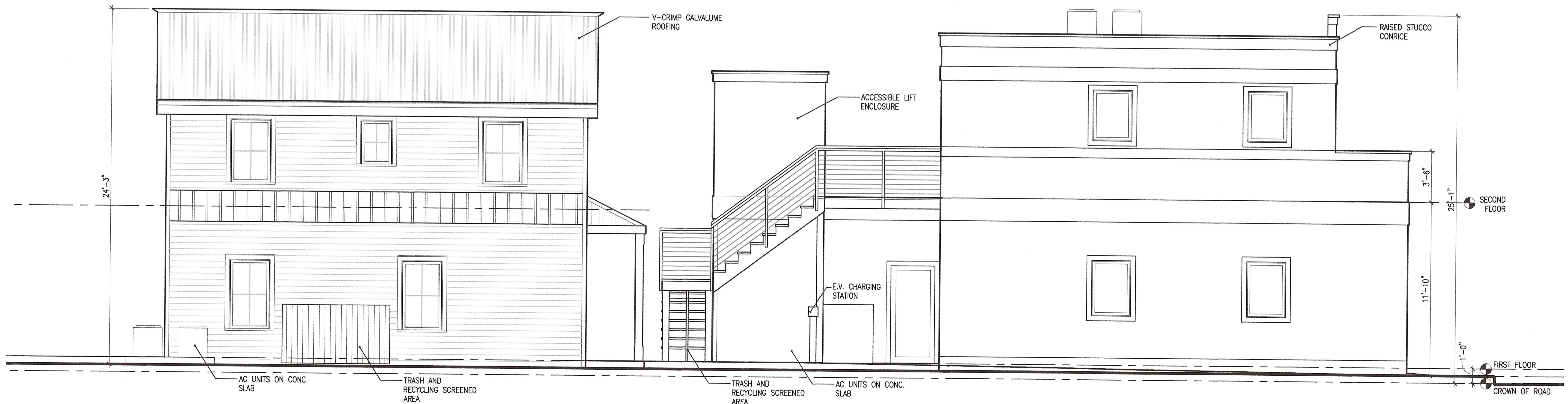
Date: - SEPTEMBER 24, 2018
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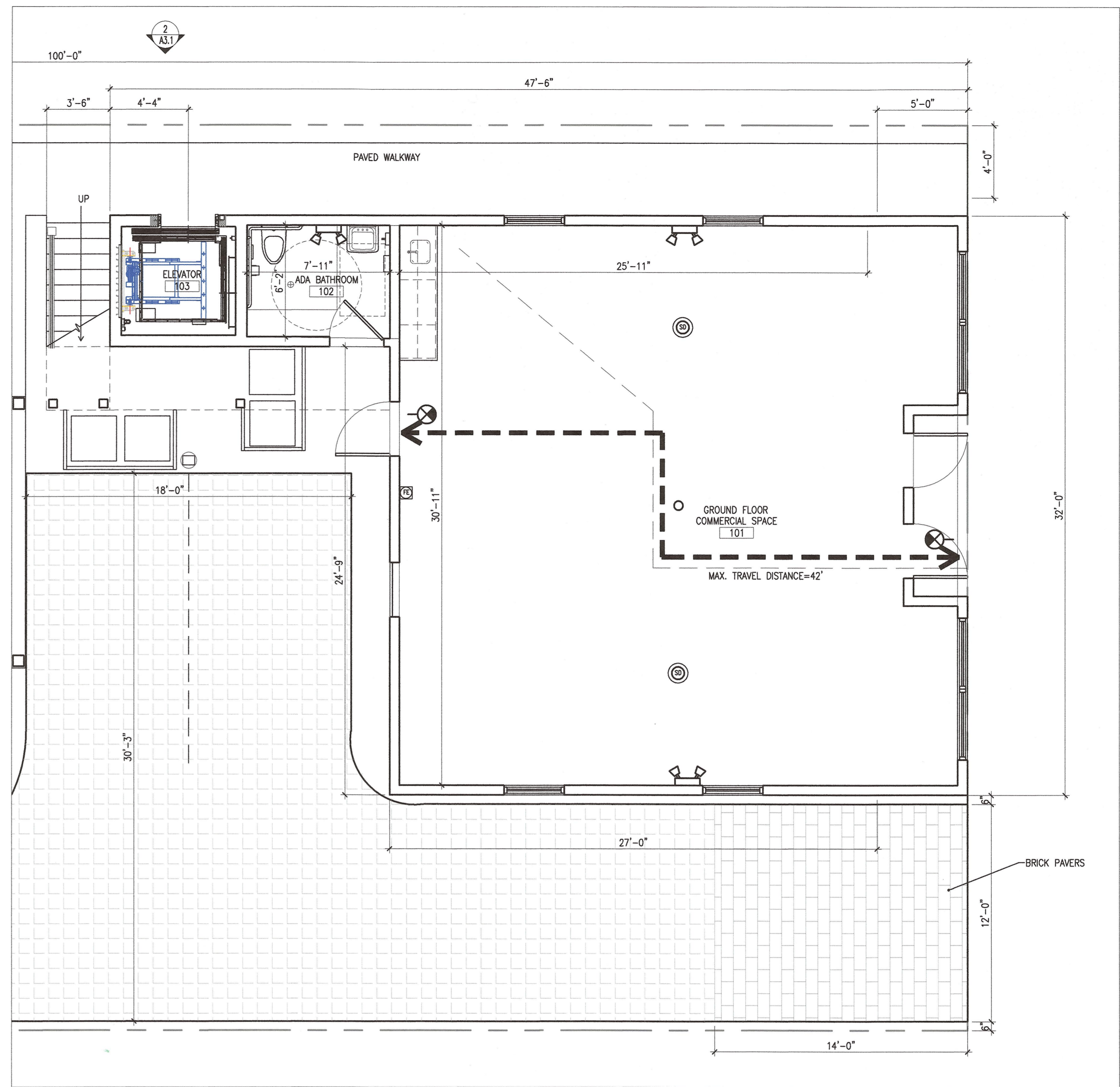
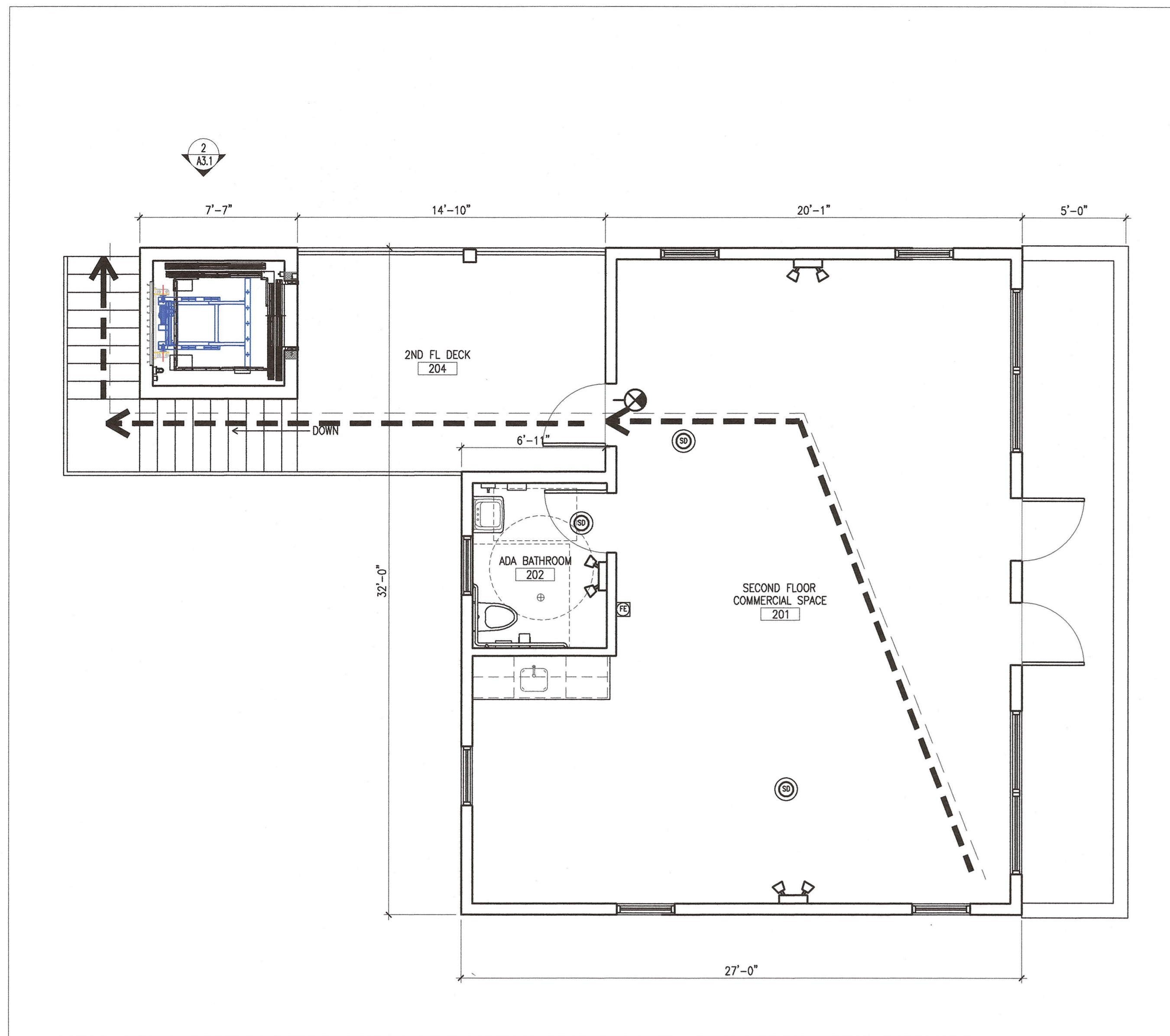
3 RESIDENTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"
A3.2



2 RESIDENTIAL NORTH ELEVATION
SCALE: 1/4"=1'-0"
A3.2



1 EAST ELEVATION
SCALE: 1/4"=1'-0"
A3.2



2 SECOND FLOOR LIFE SAFETY PLAN
 LS2.1 SCALE: 1/4"=1'-0"

1 FIRST FLOOR LIFE SAFETY PLAN
 LS2.1 SCALE: 1/4"=1'-0"

SECOND FLOOR - OCCUPANCY & EGRESS CALCULATIONS

USE AND OCCUPANCY CLASSIFICATION: BUSINESS (B)

OCCUPANT LOAD: 14 (784 S.F. / 60)

EGRESS WIDTH REQUIRED:
 .2 X 14 = 8.2', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

STAIR EGRESS WIDTH REQUIRED:
 .3 X 14 = 12.3', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
 MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 F.T.
 PROPOSED MAX. TRAVEL DISTANCE = 66' F.T.

OCCUPANCY & EGRESS CALCULATIONS PER STAIR

USE AND OCCUPANCY CLASSIFICATION: MERCANTILE (M)

OCCUPANT LOAD: 17 (1008 S.F. / 60)

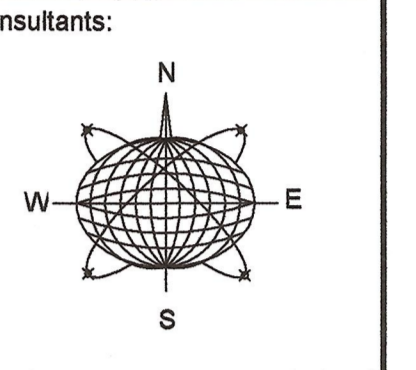
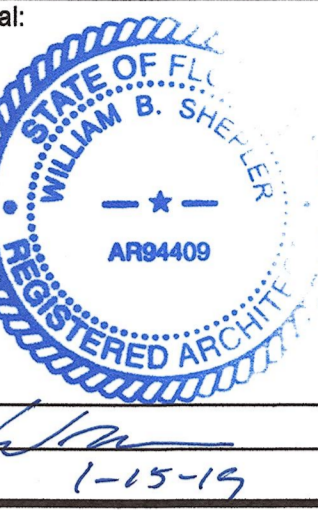
EGRESS WIDTH REQUIRED:
 .2 X 17 = 3.4', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

STAIR EGRESS WIDTH REQUIRED:
 .3 X 17 = 5.1', 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),

MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS /STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:
 MAX. EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200 F.T.
 PROPOSED MAX. TRAVEL DISTANCE = 42' F.T.



Meridian Engineering LLC
 AUTHORIZATION #29401
 ph:305-293-3283 fax:293-4859

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1028-1030 TRUMAN AVE.
 KEY WEST, FL
**NEW COMMERCIAL BUILDING &
 TWO RESIDENTIAL UNITS**

Drawing Size: 24x36 | Project #: 18012

Title:
**FIRST FLOOR
 PLANS
 & SITE PLAN**

Sheet Number:
LS-2.1