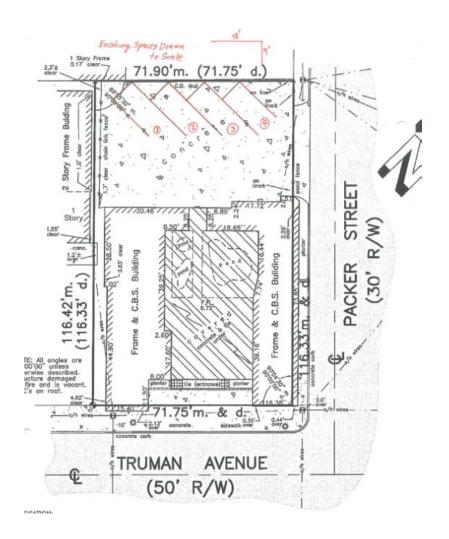
MEMORANDUM

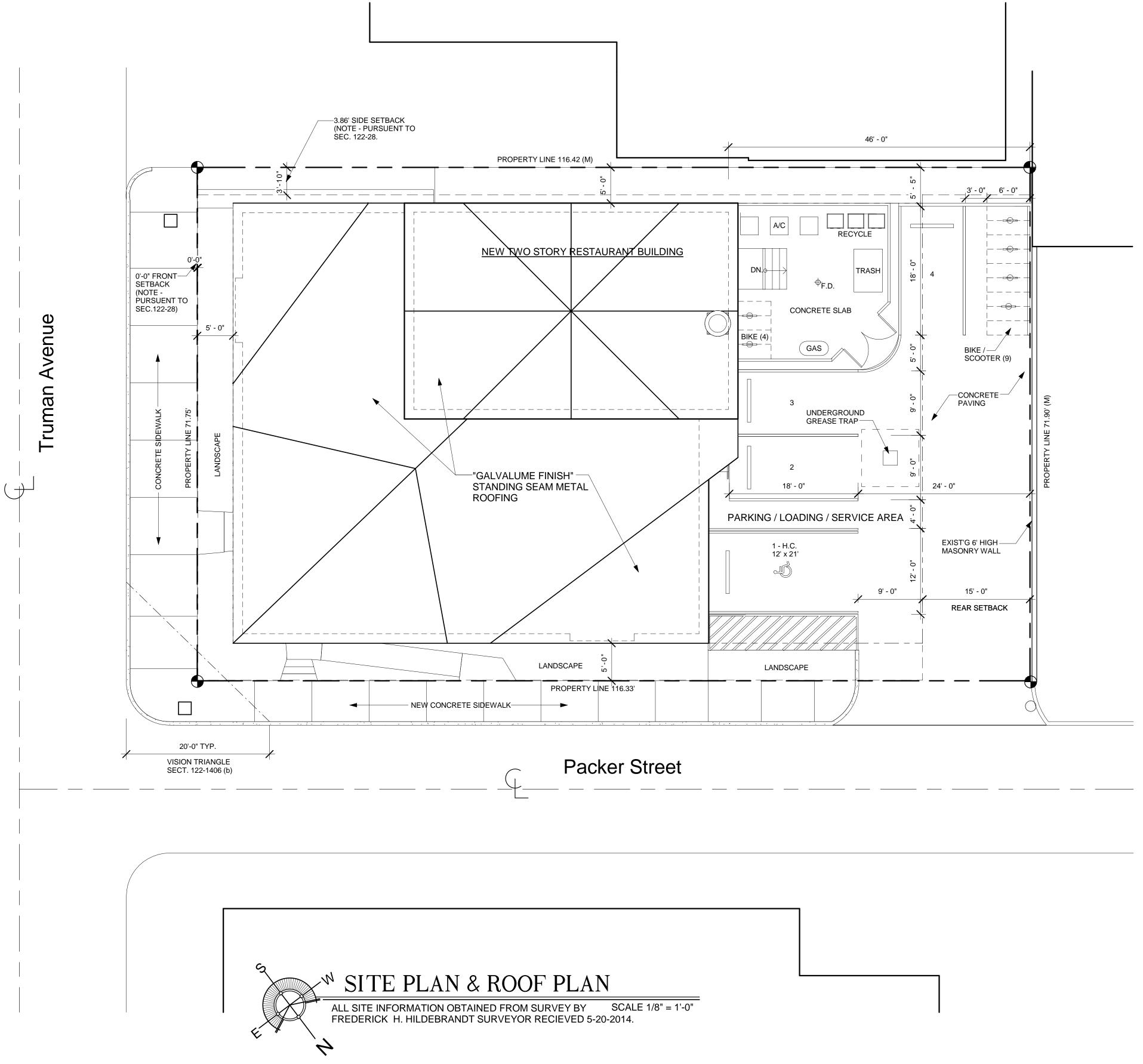
Re:	921 Truman – Existing Nonconforming Parking
	Mr. Owen Trepanier
CC:	Mr. Robert Pollman
From:	Lori Thompson
To:	Mr. Kevin Bond, AICP, Acting Planning Director
Date:	November 25, 2014

TREPANIER



The parking lot at 921 Truman has an existing nonconforming layout as depicted below. Our research of the City's records shows no approval was granted for the nonconforming layout. The proposed conforming layout, as depicted in the attached site plan will allow 4 auto spaces and 13 bike/scooter spaces.







SITE DATA LAND USE : HNC-1 SITE AREA : 8,360 S.F. (.19 ACRE) FLOOD ZONE : X (SEE SURVEY) F.A.R. : EXISTING: 0.593 (4,954 S.F.) PROPOSED: 0.570 (4,765 S.F.) MAX HEIGHT : ALLOWABLE = 35'-0" MAX. EXISTING = 25'-0"PROPOSED = 34' - 3" LOT COVERAGE EXISTING = 56% = 4,696 S.F. PROPOSED = 51% = 4,279 S.F. **IMPERVIOUS AREA** EXISTING = 95% = 7,957 S.F. PROPOSED = 84% = 7,059 S.F. LANDSCAPE AREA EXISTING = 5% = 403 S.F. PROPOSED = 16% = 1,301 S.F. * 8% (689 S.F.) IS ADDITIONAL LANDSCAPE AREA UNDER OVERHANGS AND ENTRY. SETBACKS FRONT: EXISTING = 0'-0" PROPOSED = 5'-0" SIDE: EXISTING = 3'-10" PROPOSED = 5'-0" STREET SIDE: EXISTING = 0'-0" PROPOSED= 5'-0" REAR: EXISTING = 43'-0" $\mathsf{PROPOSED} = 44'-10"$ PARKING REQUIRED = MATCH EXISTING (4 SPACES) PROPOSED = 4 SPACES INCLUDING 1 H.C. SPACE BIKE PARKING = 4 SPACES (EMPLOYEE) 9 SPACES (PUBLIC) **BUILDING DATA** OCCUPANCY = A2 RESTAURANTCONSTRUCTION TYPE = V-B ; SPRINKLERED ALLOWED SQ. FOOTAGE = 12,000 (W/ SPRINKLER INCREASE) MAX. NO. OF STORIES = 2 (W/ SPRINKLER INCREASE) FIRST FLOOR ENCLOSED = 3,544 S.F.

ENTRY CANOPY = 329 S.F. SECOND FLOOR ENCLOSED = 1,221 S.F.

TOTAL ENCLOSED = 4,765 S.F.

CONSUMPTION AREA EXISTING = 2,315 S.F. PROPOSED = 2,250 S.F.

WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST. KEY WEST, FLORIDA 33040

TEL. (305) 296-8302 FAX (305) 296-1033

LICENSE NO. AA 0003040

SEVEN FISH 921 TRUMAN AVENUE. KEY WEST, FLORIDA

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN SEAL

DATE 5 . 28 . 2014 DRC 7 . 25 . 2014 PL. BD. 9.29.2014 HARC 11.14.2014 C.C.

REVISIONS

DRAWN BY OCE

PROJECT NUMBER 1404

A-2