

1015 CASA MARINA CT. - NEW SINGLE FAMILY HOME

SCOPE OF WORK:
NEW ELEVATED CONCRETE SINGLE FAMILY RESIDENCE WITH CARPORT

PROJECT LOCATION:
1015 CASA MARINA CT.
KEY WEST, FL 33040

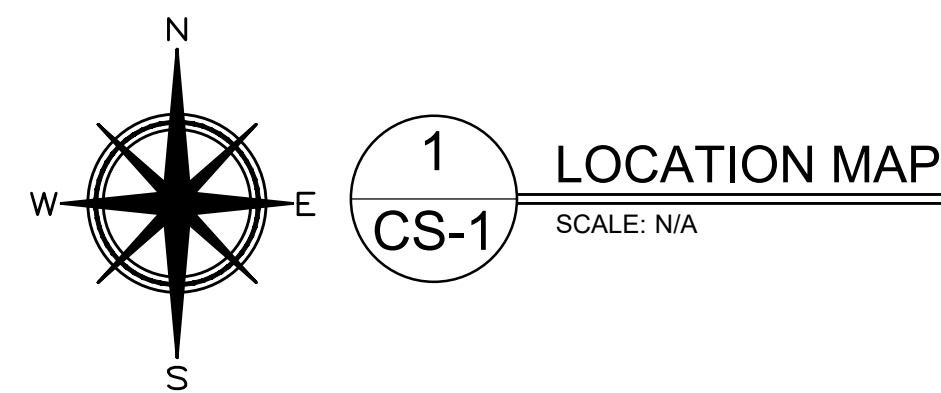
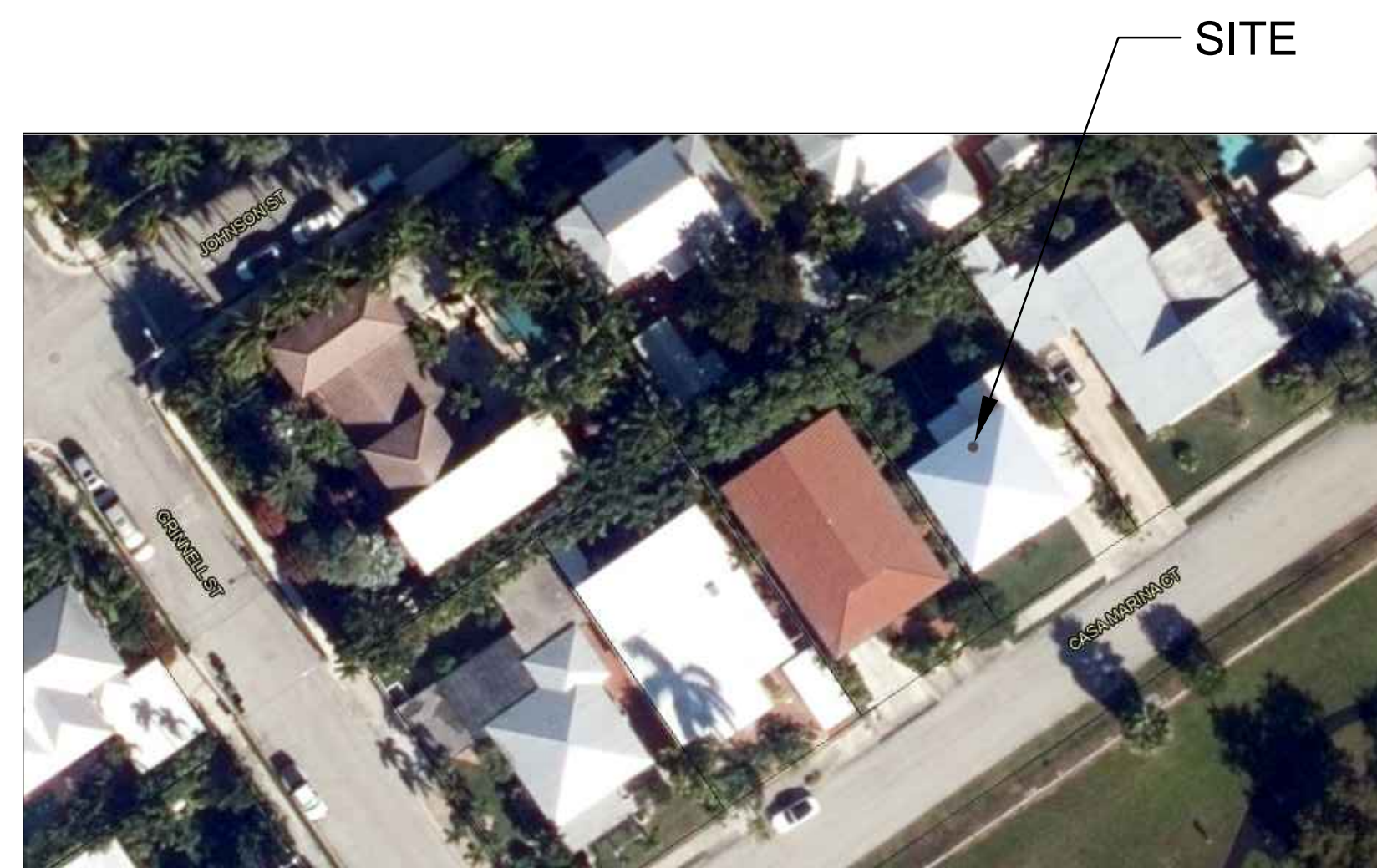
LEGAL DESCRIPTION:
KW MARTELLO TOWERS PB1-140 LOT 11 SQR 5 TR 27 OR302-452

SEC/TWP/RANGE:
05/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-7/AE-8
BASED UPON N.G.V.D. 1929

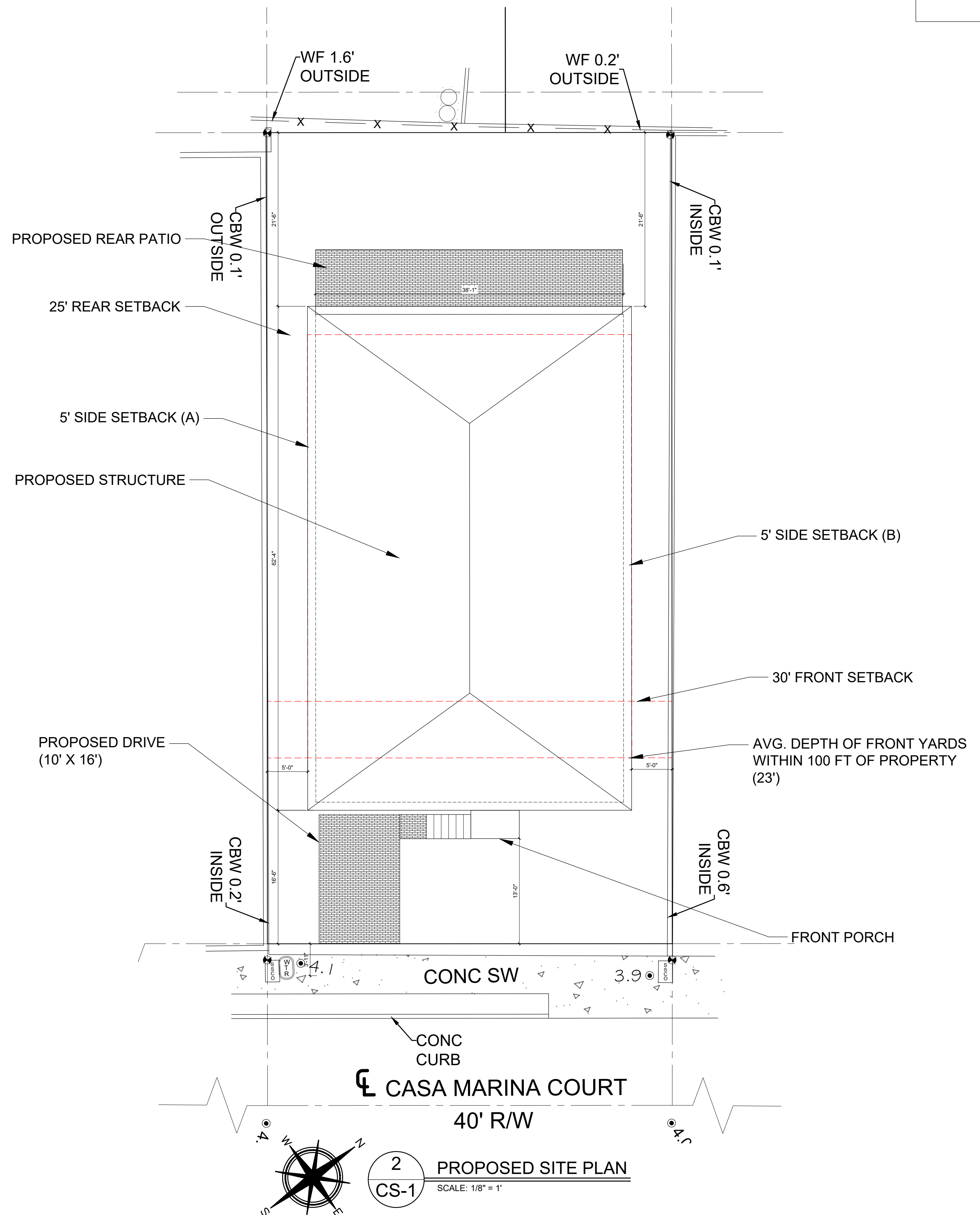
SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
A-1 ORIGINAL SURVEY
A-2 PROPOSED ELEVATIONS
A-3 SITE PLAN

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.

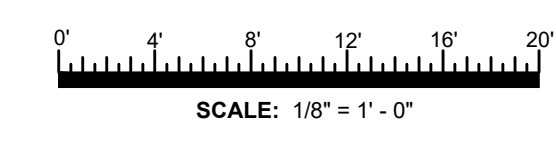


SITE DATA TABLE				
	CODE REQUIREMENT	ORIGINAL	PROPOSED	VARIANCE REQUEST
ZONING		SF		N/A
FLOOD ZONE		AE-8/AE-7		N/A
SIZE OF SITE		5,000		N/A
FRONT SETBACK	30'-0"	16'-7"	16'-6"	YES
SIDE SETBACK A	5'-0"	6'-9"	5'-0"	N/A
SIDE SETBACK B	5'-0"	3'-3"	5'-0"	IMPROVEMENT
REAR SETBACK	25'-0"	39'-3"	21'-6"	YES
BUILDING COVERAGE	35%	31%	46%	YES
IMPERVIOUS SURFACE	50%	39%	17%	IMPROVEMENT
OPEN SPACE/LANDSCAPING	35%	61%	36%	NO

ORIGINAL COVERAGES		PROPOSED COVERAGES	
BUILDING			
MAIN HOUSE	1,053 SF	MAIN HOUSE	2,300 SF
REAR COVERED PORCH	172 SF	CARPORT	0 SF
SHED	26 SF	FRONT PORCH	21
FRONT COVERED PORCH	70 SF		
CARPORT	227 SF		
TOTAL	1,548 SF	TOTAL	2,321 SF
	31.0%		46.4%
IMPERVIOUS			
STRUCTURES	1,548 SF	GRADE BEAMS (EST.)	378 SF
CONCRETE PADS	418 SF	FRONT WALK/STAIRS	27 SF
		DRIVE	160 SF
		REAR PATIO	304 SF
TOTAL	1,966 SF	TOTAL	869 SF
	39.3%		17.4%



NOTE: EXISTING STRUCTURE HAS BEEN DEMOLISHED UNDER SEPARATE PERMIT



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ROBERT HULEC, P.E.
LIC # 96937

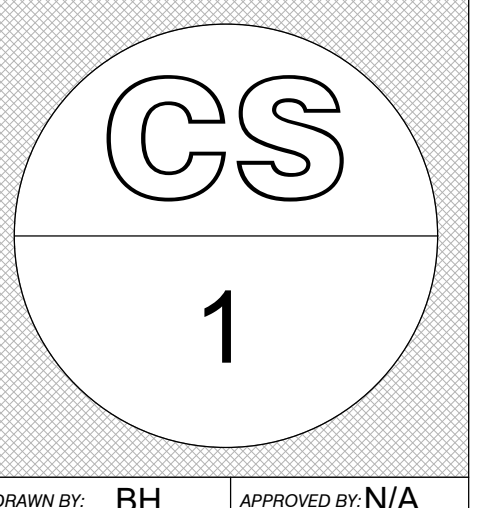


LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE:	REV.	SET	DESCRIPTION
4/19/24	1		FOR PLANNING REVIEW
5/27/24	A		UPDATED - PLANNING COMMENTS
1/9/25	B		LOC. OF HOUSE, CARPORT

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SHEET TITLE: COVER & SITE PLAN



DRAWN BY: BH APPROVED BY: N/A