

SOUTHERNMOST CABANA RESORT

Redevelopment Project

SOUTHERNMOST CABANA RESORT L.L.C.
1015 - 1027 SIMONTON STREET KEY WEST,
FLORIDA 33040

HARC REVIEW 30 APRIL 2013

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TEAM

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Key West, Florida 33040
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Engineering & Consulting LLC
3739 Paula Avenue
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LANDSCAPE ARCHITECT:
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SUBMISSIONS

- DRC PLANNING REVIEW - 1 MARCH 2013 FOR REVIEW NOT FOR CONSTRUCTION
- DRC PLANNING REVIEW - 10 APRIL 2013 FOR REVIEW NOT FOR CONSTRUCTION
- HARC REVIEW - 30 APRIL 2013 FOR REVIEW NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.

SIGNATURE: _____

ANNALISE MANNIX

DATE: _____

LICENSE RENEWAL DATE: 2/28/2015

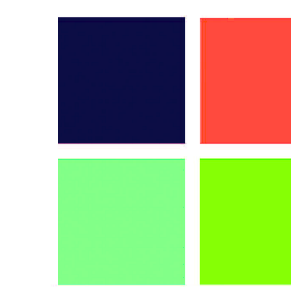


THESE PLANS ARE DESIGNED TO CONFORM WITH THE 2010 FLORIDA BUILDING CODE W/REVISIONS. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH ASCE 7-10 WIND LOAD PROVISIONS AND ASCE 24-05 FLOOD PROVISIONS.

SOUTHERNMOST CABANA RESORT

REDEVELOPMENT PROJECT

HARC REVIEW 30 APRIL 2013



Annalise Mannix
Engineering & Consulting, LLC

Home Design - Sustainability - Wind Mitigation - Inspections - Project Management

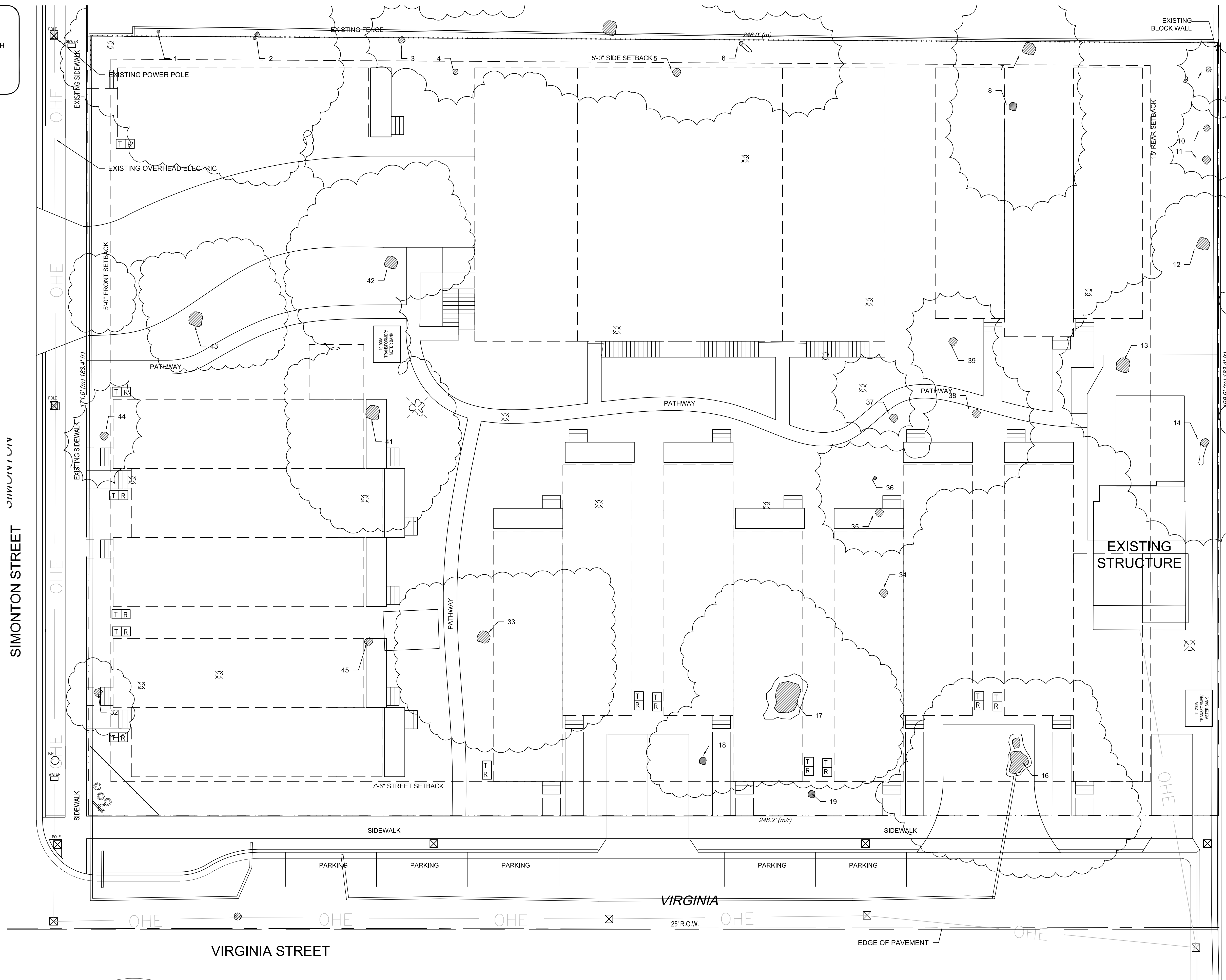
mannixengineering.com

305-797-0463

3739 Paula avenue
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CA # 27779

NOTES

1. SEE REPORT FOR KEY TO TREE NUMBERS
2. DRAWING SHOWS EXISTING TREES WITHIN LOT WITH PROPOSED SITE PLAN.
3. BUILDING OUTLINES SHOWN FOR CLARITY.



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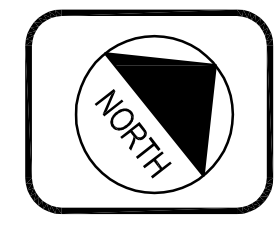
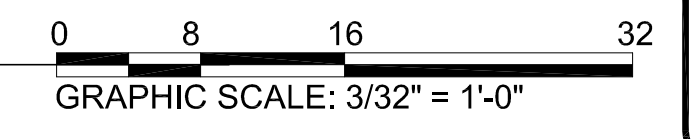
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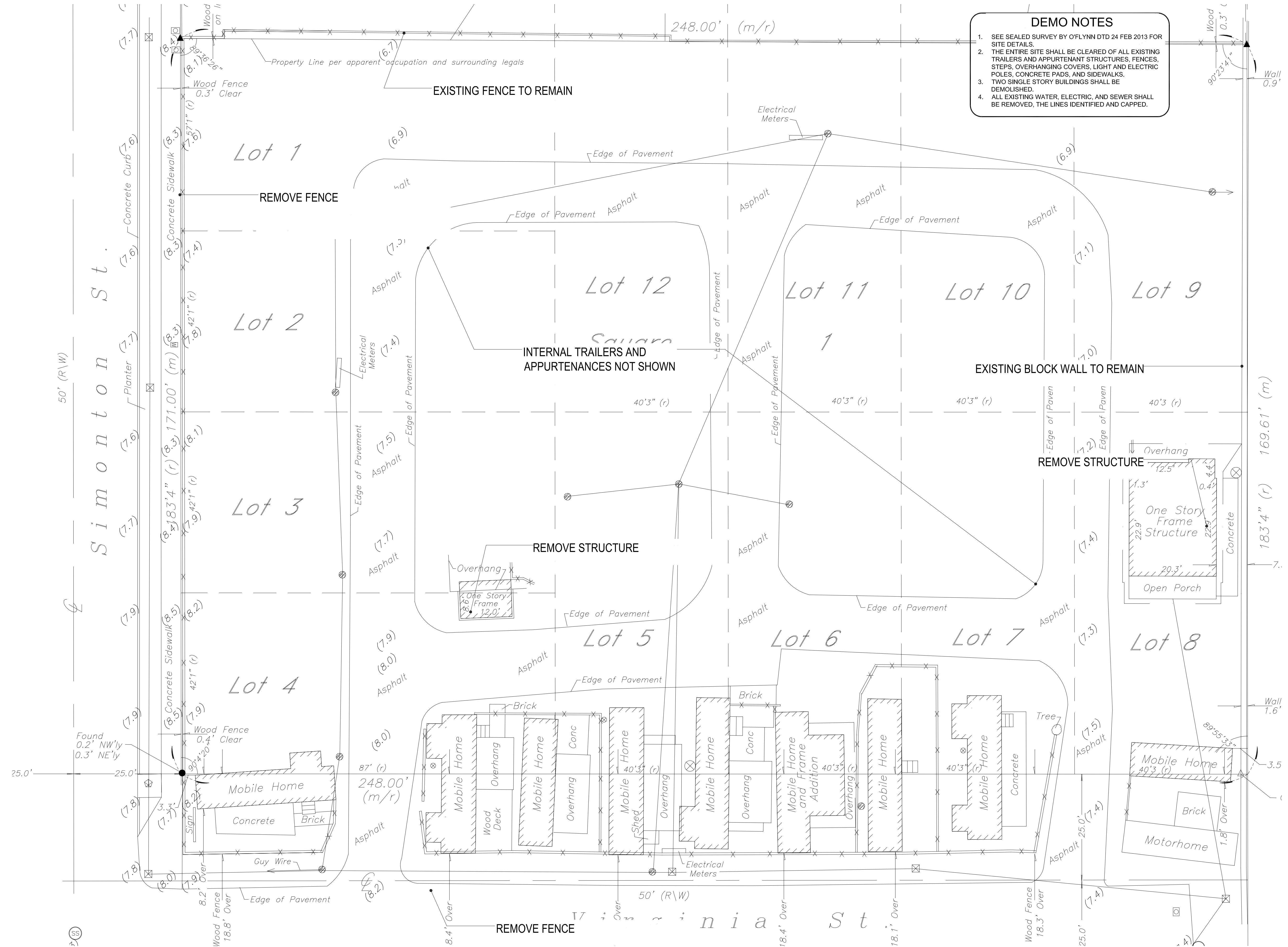
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Title:
**EXISTING
TREE PLAN**

Sheet Number:
AE1.1.3
Date: 30 APRIL 2013

1 EXISTING TREE PLAN AND PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"





DEMO NOTES

1. SEE SEALED SURVEY BY OFLYNN DTD 24 FEB 2013 FOR SITE DETAILS.
2. THE ENTIRE SITE SHALL BE CLEARED OF ALL EXISTING TRAILERS AND APPURTENANT STRUCTURES, FENCES, STEPS, OVERHANGING COVERS, LIGHT AND ELECTRIC POLES, CONCRETE PADS, AND SIDEWALKS.
3. TWO SINGLE STORY BUILDINGS SHALL BE DEMOLISHED.
4. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE REMOVED, THE LINES IDENTIFIED AND CAPPED.

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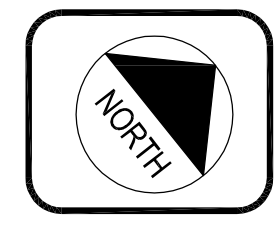
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Title:
EXISTING SITE PLAN

Sheet Number:
AE1.1.2
 Date: 30 APRIL 2013

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

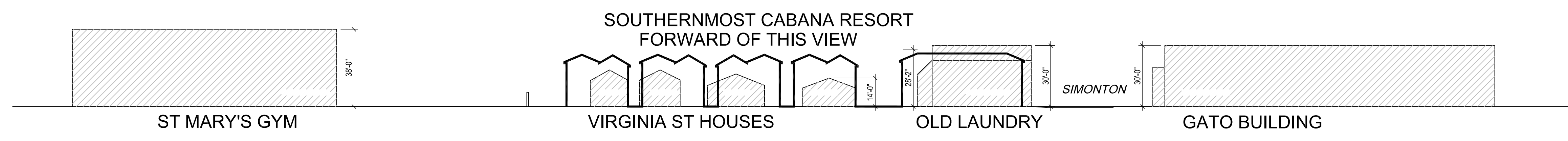
0 8 16 32
 GRAPHIC SCALE: 3/32" = 1'-0"



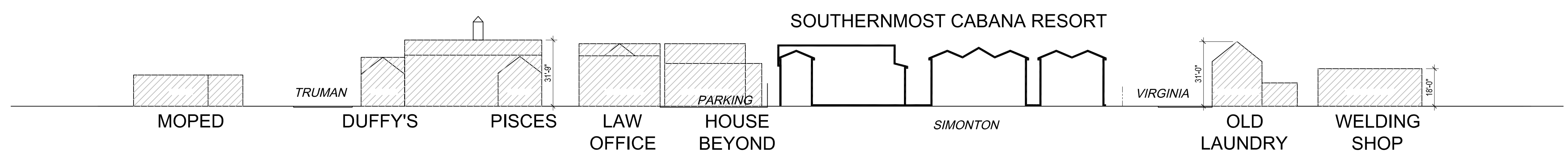
NOTES:
 1. REFER TO SITE AND MASS DIAGRAM DRAWING A1.1.3 FOR CUT LINE LOCATIONS.
 2. THE PROPOSED SOUTHERNMOST CABANA RESORT BUILDINGS ARE SHOWN IN OUTLINE EITHER FORWARD OR BEHIND THE CUT LINE FOR RELATIVE ELEVATION REFERENCE ONLY.

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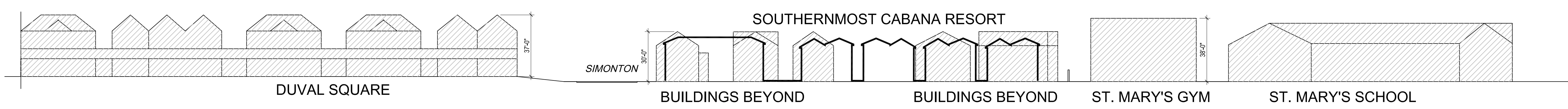
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3 SECTION LINE 3
 SCALE: 1/32" = 1'-0"



2 SECTION LINE 2
 SCALE: 1/32" = 1'-0"



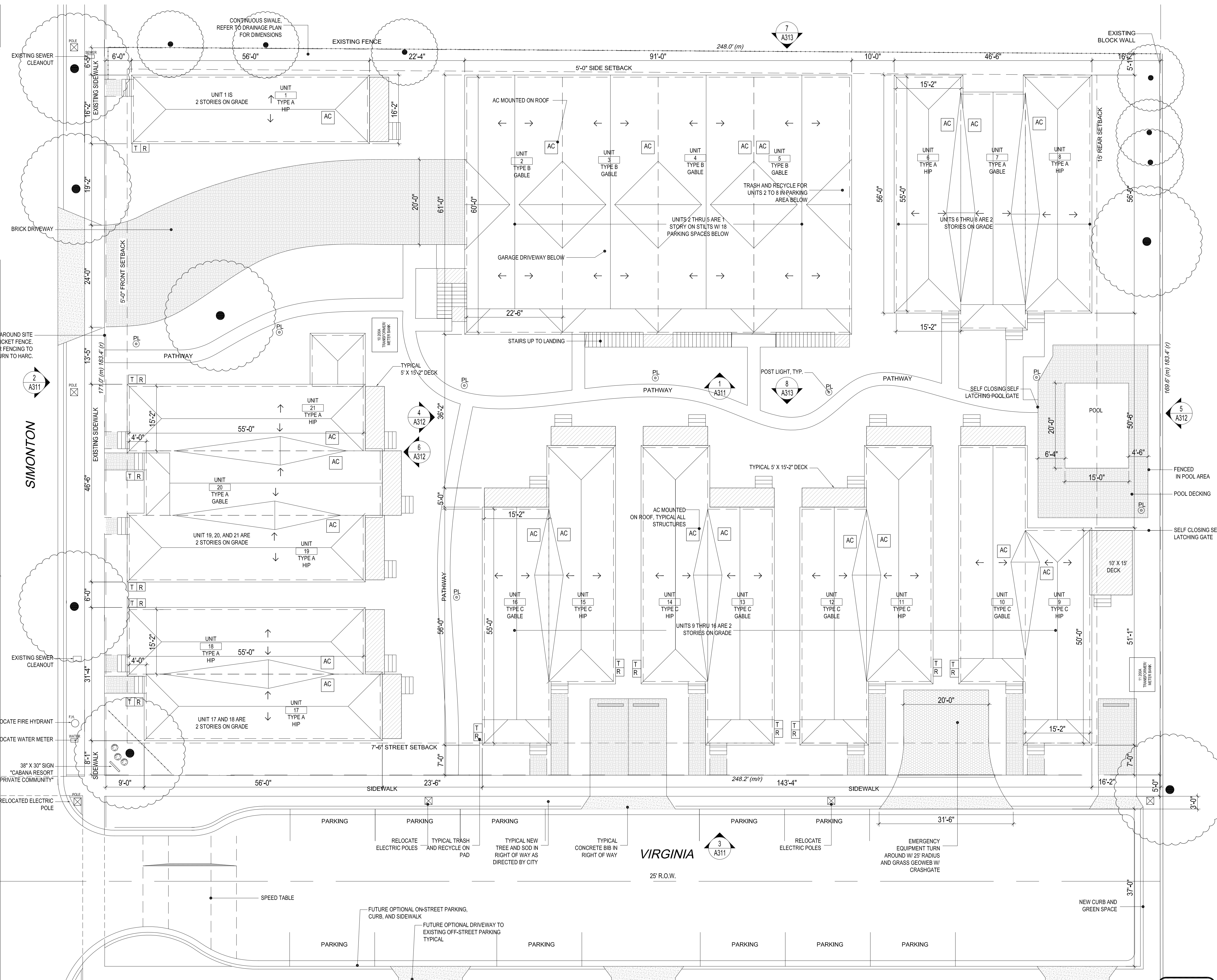
1 SECTION LINE 1
 SCALE: 1/32" = 1'-0"

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Title:
**AREA
 ELEVATION
 DIAGRAM**

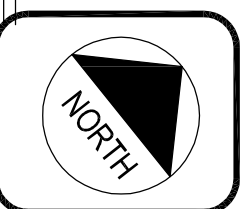
Sheet Number:
A1.1.4
 Date: 30 APRIL 2013

ZONING		
ZONE	HNC-1	
SETBACKS	REQUIRED	PROPOSED
FRONT	5 FT	5 FT
REAR	15 FT	15 FT
SIDE	5 FT	5 FT
STREET SIDE	7.5	7.5 FT
MAX. HEIGHT	35 FT	33.66 FT
LOT CALCULATIONS		
LOT SIZE	42224.67 FT	
BLDG. COVERAGE	50% MAX	20443.15 SF 48.41%
IMPERV. SURFACE	60% MAX	24871.00 SF 58.14%
OPEN SPACE	35% MIN	14854.27 SF 35.37%
LANDSCAPE AREA	20% MIN	15424.27 SF 36.53%
FLOOR AREA RATIO	1	37331 SF .88
UNITS	EXISTING 44	PROPOSED 21
PARKING	21 REQUIRED	21 PROVIDED
	BIKE PARKING IN OWNER YARDS	



1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0" ARCH D

0 8 16 32
GRAPHIC SCALE: 3/32" = 1'-0"



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Title:
**PROPOSED
SITE PLAN**

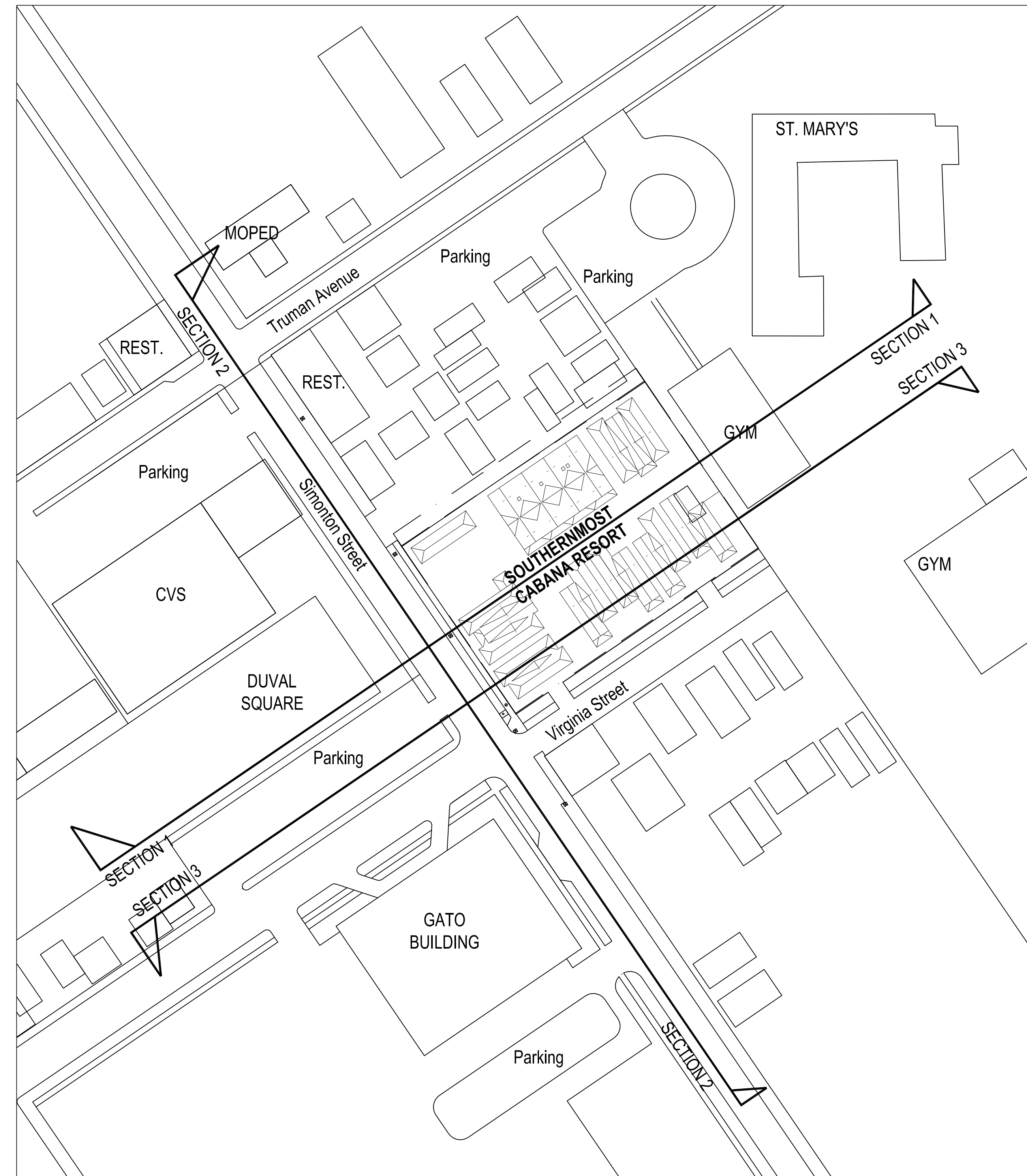
Sheet Number:
A1.1.1
Date: 30 APRIL 2013

- NOTES:
1. THE SITE DIAGRAM SHOWS THE LOCATION AND DIRECTION OF THE CUT LINES ILLUSTRATED ON THE AREA ELEVATIONS DRAWING A1.1.4.
 2. THE AREA MASS DIAGRAM IS INTENDED TO SHOW THE RELATIONSHIP BETWEEN THE PROPOSED SOUTHERNMOST CABANA RESORT BUILDINGS AND THE SURROUNDING STRUCTURES.

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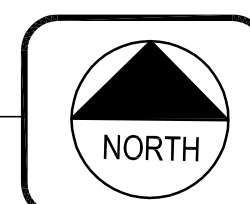


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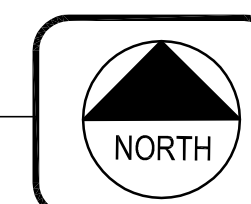
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**SITE AND
MASS
DIAGRAM**

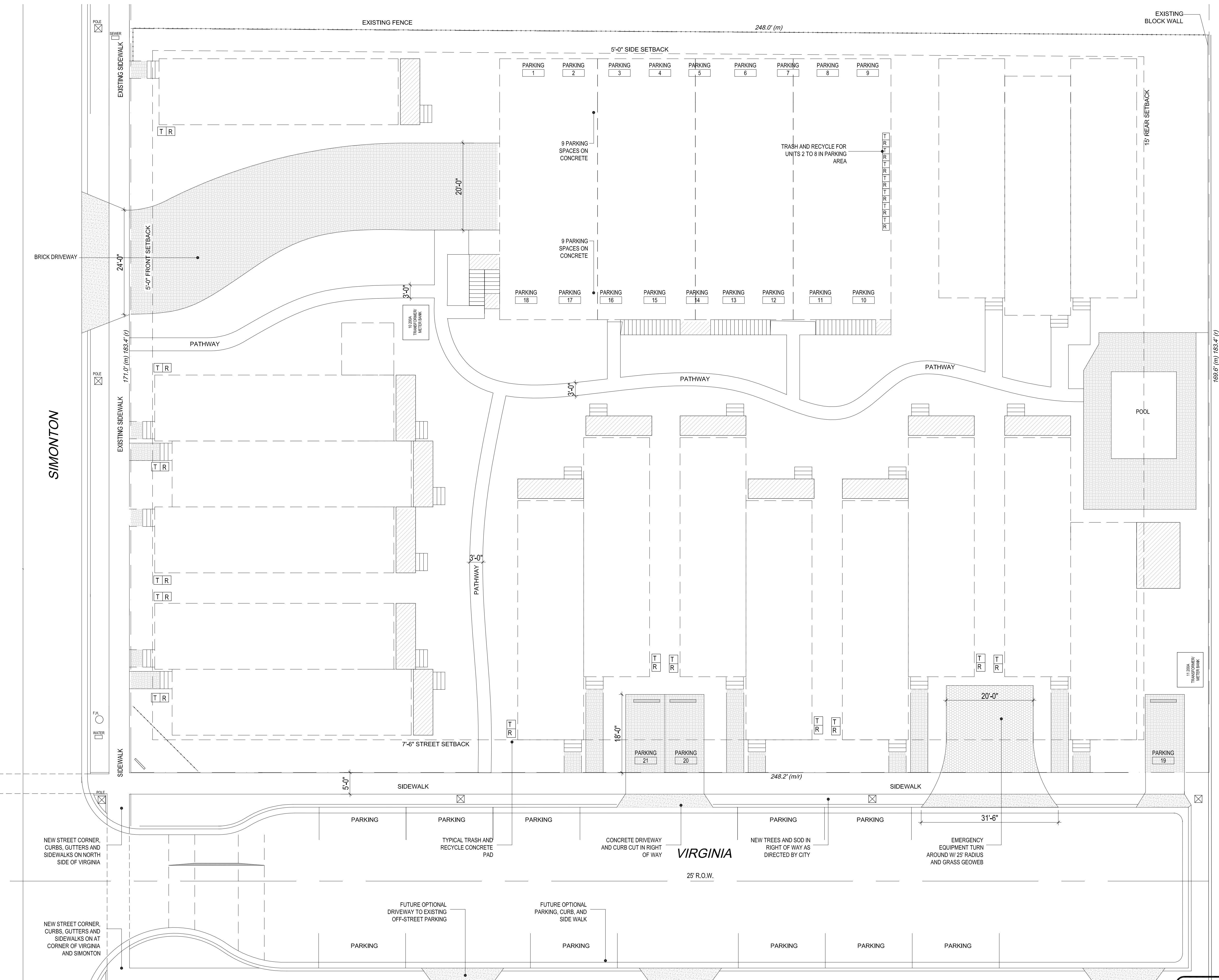
Sheet Number:
A1.1.3
Date: 30 APRIL 2013

2 AREA MASS DIAGRAM
SCALE: 1/64" = 1'-0"

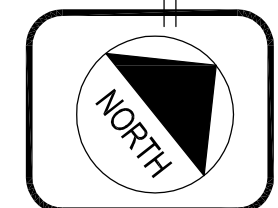
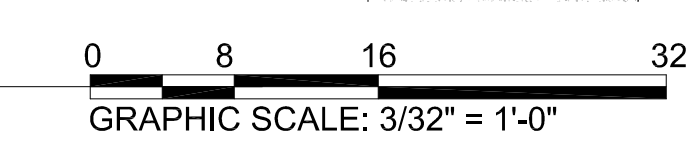


1 SITE DIAGRAM
SCALE: 1/64" = 1'-0"





1 PAVING PLAN
 SCALE: 3/32" = 1'-0" ARCH D



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Title:
**PAVING
 PLAN**

Sheet Number:
A1.2.1
 Date: 30 APRIL 2013