
Somerset College Prep

From Owen Trepanier <owen@owentrepanier.com>

Date Mon 11/4/2024 4:36 PM

To Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>

Cc Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Nick,

Here is a link to the height variance separated out. It's too big to attach.  [Height Variance - Submission.pdf](#)

The school is writing a check. We will bring that to the city as soon as we have it.

Owen

Trepanier & Associates, Inc.

1421 First Street, KW, FL 33040

305-293-8983



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1904 / 1906 / 1908 Flagler Avenue, Key West, FL 33040

Zoning District: CL

Real Estate (RE) #: 00063480-000000 / 00063450-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Trepanier & Associates Inc Mailing Address: 1421 First Street, Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 293-8983 Fax: (305) 293-8748

Email: owen@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 1908 Flagler Avenue Corp Mailing Address: 209 Duval Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: c/o (305) 293-8983 Fax: c/o (305) 293-8748

Email: owen@owentrepanier.com

Description of Proposed Construction, Development, and Use: Somerset Island Prep

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop

List and describe the specific variance(s) being requested:

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		See Attached Plans		
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Site Data

Site Data	Required per Statute: City's Comp Plan	LDRs	Existing	Proposed	Compliance	
					Statute	LDRs
Zoning District	CL		CL	No Change	Complies	Complies
FLUM District	CG		CG	No Change	Complies	Complies
FEMA Flood District	AE-8		AE-E	No Change	Complies	Complies
BFE	N/A		5' NGVD	5' NGVD	N/A	Complies
Site Size	N/A	10,000 sq ft	18,710 sq ft	No Change	N/A	Complies
Lot width	N/A	70 ft	138'-9"	No Change	N/A	Complies
Lot depth	N/A	100 ft	152'-4"	No Change	N/A	Complies
Density	N/A	16 du/ac (6.9 du)	0 du	No Change	N/A	Complies
Building Coverage	N/A	40% (7,484 sq ft)	5,318 sq ft (28%)	6,705 sq ft (36%)	N/A	Complies
Open Space	N/A	20% (3,742 sq ft)	5,940 sq ft (32%)	3,607 sq ft (19.3%)	N/A	Variance: 0.7%
Impervious Surface	N/A	60% (11,226 sq ft)	12,775 sq ft (68%)	6,660 sq ft (35%)	N/A	Complies
Landscaping	N/A	20% (3,742 sq ft)	5,940 sq ft (32%)	3,607 sq ft (19.3%)	N/A	Variance: 0.7%
FAR	0.8 (14,968 sq ft)	0.8 (14,968 sq ft)	5,318 sq ft (28%)	12,048 sq ft (64%)	N/A	Complies
Height	N/A	40 ft	20'-2"	36 ft + nonhabitable roof terrace (46 ft)	N/A	Variance: 6ft nonhabitable
Front Setback	N/A	25 ft	19'-6"	0'-0"	N/A	Variance: 25ft
Rear Setback	N/A	25 ft	18'-2"	0'-0"	N/A	Variance: 25ft
Side Setback	N/A	15 ft	0'-9"	0'-0"	N/A	Variance: 15ft
Street Side Setback	N/A	20 ft	20'-9"	No Change	N/A	Complies
Auto Parking	N/A	1 sp/5 seats (new 55 spaces)	11 spaces (1 ADA)	No Change	N/A	Variance: 55 spaces
Bicycle-Scooter Parking	N/A	10% auto (new 5.5 spaces)	3 spaces	≥11 spaces	N/A	Complies

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Special conditions exist. The Lower Keys student population is a relatively fixed number. Facilities do not exist to adequately support the needs of the student population. Zoning district restrictions and limitations do not contemplate facility needs of the Lower Keys student population.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions are not created by applicant or property owner. The Lower Keys student population is a relatively fixed number. Facilities do not exist to adequately support the needs of the student population. Zoning district restrictions and limitations do not contemplate facility needs of the Lower Keys student population.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Special privileges are not conferred. The variance process is available to anyone seeking to rebuild a school space to be specific-use designed for the children of the Lower Keys

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The literal interpretation of the provisions of the LDRs deprive Somerset Island Prep from providing adequate school facilities for the children of the Lower Keys.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum number of variance(s) are sought that would make reasonable use of the land as an adequate school facility for children of the Lower Keys.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting of the variance(s) will not be injurious to the public welfare.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

An existing nonconforming use of another property is not the basis for the requested variance(s).

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 10/11/23 & 3/27/24 Zoning District: CL

Address/Location: 1904 / 1906 / 1908 Flagler Avenue, Key West, FL 33040

Request: Rebuild the 1904/1906 Flagler Ave building of Somerset Island Prep to be specific use-designed.

Type of Application: Variance

Attendees: 10/11/23 - Katie Halloran, City Planner
Todd German, Director, Somerset Academy
Tom Rompella, Principal, Somerset Island Prep
Owen Trepanier & Thomas Francis-Siburg, Trepanier & Associates

Notes: 3/27/24 - Todd Stoughton, Assistant City Manager
Tom Rompella, Principal, Somerset Island Prep
Owen Trepanier & Thomas Francis-Siburg, Trepanier & Associates

No meeting notes were provided from the city.

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☒ Correct application fee, made payable to "City of Key West."
- ☒ Pre-application meeting form
- ☒ Notarized verification form signed by property owner or authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Monroe County Property record card
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☒ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Any additional supplemental information necessary to render a determination related to the variance request

Variance(s) Being Requested:

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop appurtenances.

[remainder of page intentionally left blank]



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)

of Trepanier & Associates Inc
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1904 / 1906 / 1908 Flagler Avenue, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11/18/23 by
date

Owen Trepanier
Name of Applicant

He/She is personally known to me or has presented NA as identification.

Notary's Signature and Seal

Name of Applicant Jeffrey A. Burgess
Commission # HH 140043
Expires June 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Michael Halpern as
Please Print Name of person with authority to execute documents on behalf of entity

President of 1908 Flagler Avenue Corp
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this April 16, 2024
Date

by Michael Halpern
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented N/A as identification.

[Signature]
Notary's Signature and Seal

JEFFREY A. BURGESS
Name of Notary Public
Commission # HH 140043
Expires June 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any

MONROE COUNTY
OFFICIAL RECORDSFILE #1357882
BK#1869 PG#409RCD Mar 21 2003 10:42AM
DANNY L KOLHAGE, CLERKDEED DOC STAMPS 3024.00
03/21/2003 *OK* DEP CLK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Marci L. Rose, Esq.
818 White Street
Key West, Florida 33040

Property Appraisers Parcel Identification (Folio) Numbers:

0063480-000000

Grantee SS #: XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19th day of March, A.D. 2003 by **BETTY L. CRUSOE, AN UNREMARIED WIDOW**, herein called the grantor, to **1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION** whose post office address is **209 DUVAL STREET, KEY WEST, FLORIDA**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

**1906 Flagler Avenue
On the Island of Key West and known as Lot 22, Square 6, Tract 30, CASH'S DIAGRAM, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monore County, Florida.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Roberta S. Fine

Witness #1 Printed Name

Marci L. Rose

Witness #2 Signature

MARCI L. ROSE

Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF MONROE**MONROE COUNTY
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 19th day of March, 2003 by BETTY L. CRUSOE who is personally known to me or has produced Valid FLDL as identification.

SEAL

My Commission Expires:

Marci L. Rose
My Commission CC924008
Expires May 28, 2004*Betty L. Crusoe* L.S.
BETTY L. CRUSOE
10 ALLAMANDA TERRACE, KEY WEST, FLORIDA 33040MONROE COUNTY
OFFICIAL RECORDS*Marci L. Rose*
Notary Signature
MARCI L. ROSE
Printed Notary Signature

MONROE COUNTY
OFFICIAL RECORDS

This form prepared by and return to
 Marci L. Rose, Esq.
 818 White Street
 Key West, Florida 33040
 R.E. Parcel No.: 00063450-000000

FILE #1357880
 BK#1869 PG#406

This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 19TH day of MARCH, A.D. 2003, by HILARIO RAMOS JR., A SINGLE MAN, Grantor, to 1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION, Grantee, whose address is 209 DUVAL STREET, Key West, Florida 33040:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

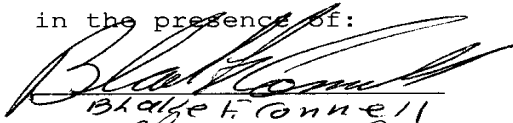
On the Island of Key West and known as Lots Nineteen (19), Twenty-Three (23) and Twenty-Four (24), Square Six (6), Tract thirty (30), Cash's Diagram, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monroe County, Florida.

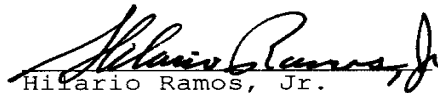
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

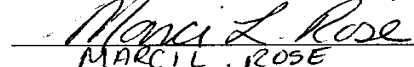
IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered

in the presence of:


 Blake F. Connell


 Hilario Ramos, Jr.

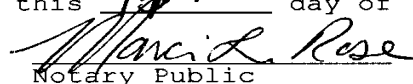

 MARCIL L. ROSE

STATE OF FLORIDA
 COUNTY OF MONROE

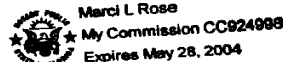


BEFORE ME, the undersigned authority, this day personally appeared HILARIO RAMOS JR. to me well known who, after being duly sworn, and identified by Valid FLOL acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and official seal this 19th day of March, 2003.


 Notary Public

C:\client\RAMOS\QUITCLAI.1908.wpd



MONROE COUNTY
 OFFICIAL RECORDS

RCD Mar 21 2003 10:41AM
 DANNY L KOLHAGE, CLERK

DEED DOC STAMP 0.70
 03/21/2003
 DEP CLK

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00063480-000000
Account# 1063916
Property ID 1063916
Millage Group 10KW
Location Address 1906 FLAGLER Ave, KEY WEST
Legal Description KW DIAG PB 1-13 LOT 22 SQR 6 TR 30 OR309-523/525 OR487-399 OR1869-409
(Note: Not to be used on legal documents.)
Neighborhood 31050
Property Class ONE STORY OFFICE (1700)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

[1908 FLAGLER AVENUE CORP](#)
 209 Duval St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$197,127	\$201,267	\$201,267	\$212,768
+ Market Misc Value	\$7,131	\$7,131	\$7,131	\$7,131
+ Market Land Value	\$350,344	\$98,096	\$98,096	\$98,096
= Just Market Value	\$554,602	\$306,494	\$306,494	\$317,995
= Total Assessed Value	\$337,143	\$306,494	\$306,494	\$317,995
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$554,602	\$306,494	\$306,494	\$317,995

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$98,096	\$201,267	\$7,131	\$306,494	\$306,494	\$0	\$306,494	\$0
2021	\$98,096	\$201,267	\$7,131	\$306,494	\$306,494	\$0	\$306,494	\$0
2020	\$98,096	\$212,768	\$7,131	\$317,995	\$317,995	\$0	\$317,995	\$0
2019	\$98,096	\$212,768	\$7,131	\$317,995	\$317,995	\$0	\$317,995	\$0
2018	\$98,096	\$202,235	\$4,236	\$304,567	\$304,567	\$0	\$304,567	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	4,625.00	Square Foot	46.3	100

Buildings

Building ID	40291	Exterior Walls	C.B.S.	
Style		Year Built	1973	
Building Type	OFF BLDG 1 STY-A / 17A	EffectiveYearBuilt	1998	
Building Name		Foundation		
Gross Sq Ft	2040	Roof Type		
Finished Sq Ft	1870	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	178	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	2	
Depreciation %	33	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,870	1,870	0
OPF	OP PRCH FIN LL	170	0	0
TOTAL		2,040	1,870	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	0 x 0	1	2585 SF	2
WALL AIR COND	1984	1985	0 x 0	1	2 UT	1
WALL AIR COND	1984	1985	0 x 0	1	2 UT	3
CH LINK FENCE	1996	1997	8 x 85	1	680 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/19/2003	\$432,000	Warranty Deed		1869	0409	Q - Qualified	Improved		
2/1/1971	\$8,000	Conversion Code		487	399	Q - Qualified	Improved		

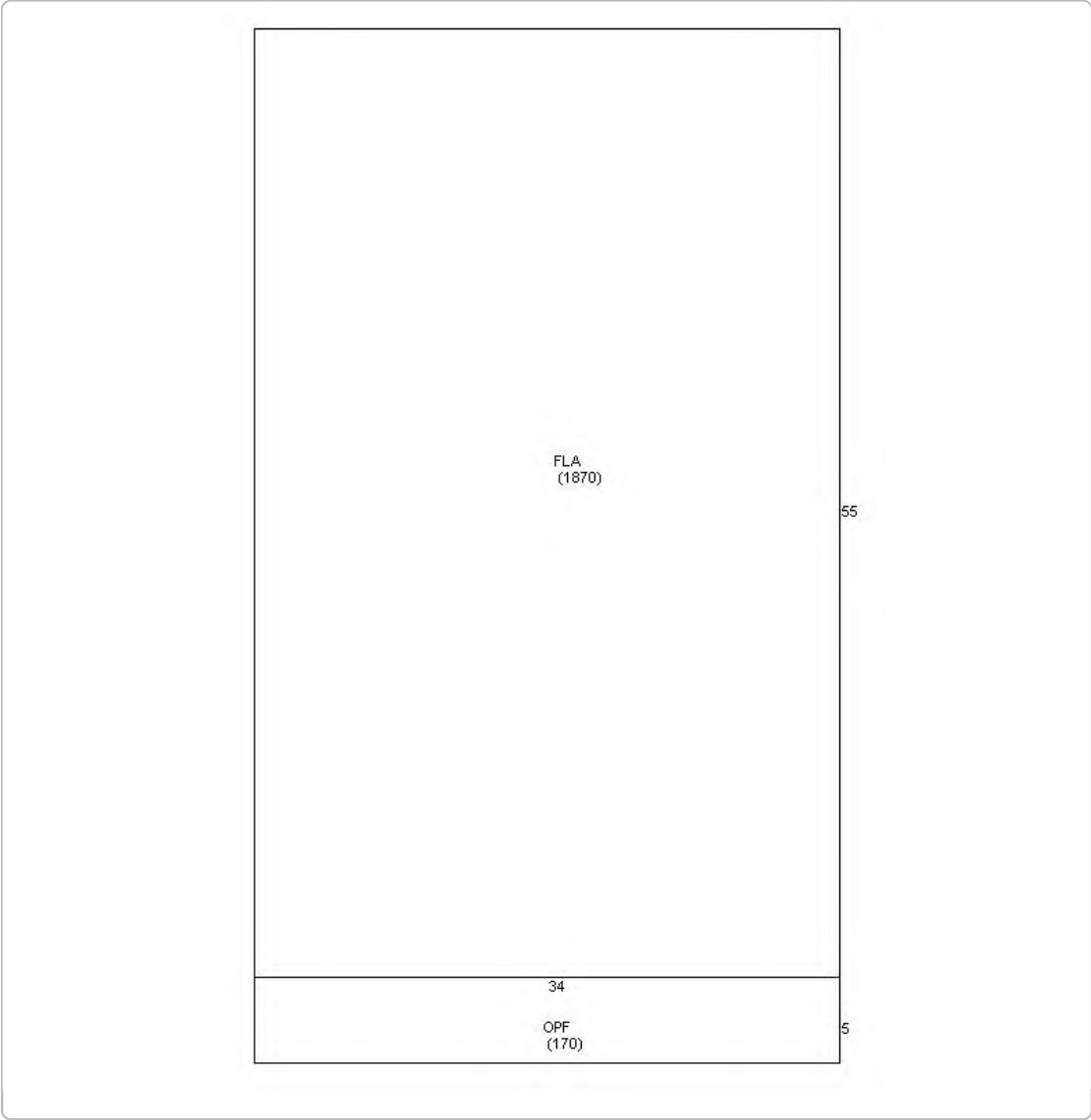
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4063	1/27/2016		\$4,800	Commercial	INSTALL ONE 3 TON DUAL ZONE DUCTLESS SPLIT SYSTEM
06-2065	3/29/2006	7/26/2006	\$250	Commercial	MOVE AIR HANDLER FROM ONE SIDE TO THE OTHER SIDE
05-5301	11/23/2005	7/26/2006	\$17,942	Commercial	INSTALL COOLEY C-3 WHITE ROOFING
05-3437	8/16/2005	9/30/2005	\$11,500	Commercial	REPLUMB
05-3331	8/8/2005	9/30/2005	\$2,200	Commercial	INSTALL 7 20 AMP CIRCUITS
05-2939	7/15/2005	9/30/2005	\$2,400	Commercial	UPGRADE 2 GANG METER CAN
04-1554	5/13/2004	8/10/2004	\$2,900	Commercial	NEW A/C
04-0120	1/16/2004	8/10/2004	\$1,200	Commercial	ADD ELECT METER
02/0685	3/21/2002	10/24/2002	\$2,350	Commercial	CHANGE CEN.A/C
9703011	9/1/1997	11/1/1997	\$1,500	Commercial	CHAIN LINK FENCE
9702158	7/1/1997	11/1/1997	\$3,000	Commercial	CANVAS AWNINGS
M943576	10/1/1994	12/1/1994	\$2,500	Commercial	ALTERATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/16/2023, 4:04:17 AM

Contact Us



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00063450-000000
Account# 1063886
Property ID 1063886
Millage Group 10KW
Location 1908 FLAGLER Ave, KEY WEST
Address
Legal KW DIAG PB1-13 LOTS 19 23 24 SQR 6 TR 30 OR322-110/113 OR366-34/37
Description OR373-910/913 OR579-309/11 OR835-2012Q/C OR935-645 OR980-180 OR1219-2239/40 OR1273-788/89 OR1342-861/2 OR1869-406Q/C
(Note: Not to be used on legal documents.)
Neighborhood 31050
Property Class PRIVATE SCHOOL (7200)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[1908 FLAGLER AVENUE CORP](#)
 209 Duval St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$621,769	\$634,998	\$648,227	\$648,227
+ Market Misc Value	\$30,484	\$31,682	\$32,881	\$34,079
+ Market Land Value	\$612,915	\$171,616	\$171,616	\$171,616
= Just Market Value	\$1,265,168	\$838,296	\$852,724	\$853,922
= Total Assessed Value	\$922,125	\$838,296	\$852,724	\$853,922
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,265,168	\$838,296	\$852,724	\$853,922

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$171,616	\$634,998	\$31,682	\$838,296	\$838,296	\$0	\$838,296	\$0
2021	\$171,616	\$648,227	\$32,881	\$852,724	\$852,724	\$0	\$852,724	\$0
2020	\$171,616	\$648,227	\$34,079	\$853,922	\$853,922	\$0	\$853,922	\$0
2019	\$171,616	\$0	\$0	\$171,616	\$171,616	\$0	\$171,616	\$0
2018	\$171,616	\$56,995	\$26,491	\$255,102	\$255,102	\$0	\$255,102	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	14,090.00	Square Foot	92.6	152.3

Buildings

Building ID	63957	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	2019
Building Type	PRIVATE SCHOOL B / 72B	EffectiveYearBuilt	2019
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3359	Roof Type	GABLE/HIP
Finished Sq Ft	2686	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	603	0	124
FLA	FLOOR LIV AREA	2,686	2,686	250
OPF	OP PRCH FIN LL	70	0	38
TOTAL		3,359	2,686	412

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	2020	Roll Year	0 x 0	1	1034 SF	2
ASPHALT PAVING	2020	Roll Year	80 x 45	1	3600 SF	2
WATER FEATURE	2020	Roll Year	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1995	\$238,000	Warranty Deed		1342	0861	Q - Qualified	Improved		
9/1/1993	\$163,000	Warranty Deed		1273	0788	B - Unqualified	Improved		
7/1/1992	\$159,600	Warranty Deed		1219	2239	U - Unqualified	Improved		
6/1/1986	\$210,000	Warranty Deed		980	180	U - Unqualified	Improved		
2/1/1985	\$177,500	Warranty Deed		935	645	U - Unqualified	Improved		

Permits

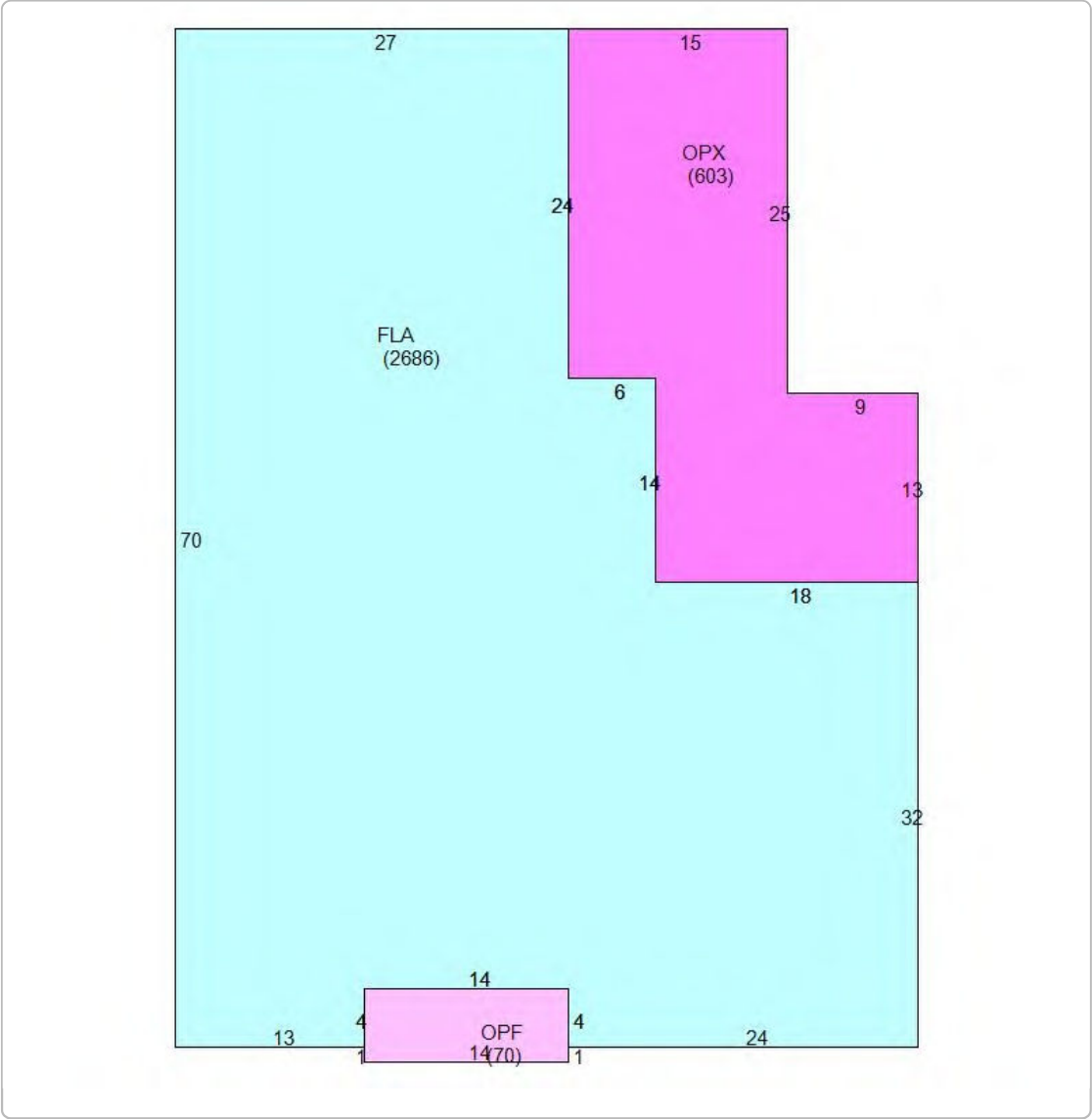
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4841	2/6/2017	2/6/2019	\$23,500	Commercial	
17-445	2/6/2017	3/8/2017	\$24,000	Commercial	
15-1984	4/4/2016	1/31/2023	\$750,000	Commercial	
16-1162	3/24/2016	3/24/2018	\$30,000	Commercial	PROVIDE ROUGH IN AND SET OF 4 TOILETS, 4 LAVATORIES, 1 URINAL, 1 DRINKING FOUNTAIN, 1 SERVICE BASIN, 1 SHOWER, 1 SERVICE SINK, 1 FLOOR DRAIN, 3 HOSE BIBBS, 1 ICE MAKER BOX AND 1 WATER HEATER. NOC REQUIRED.
16-1163	3/24/2016	3/8/2017	\$32,000	Commercial	WIRE NEW BUILDING INCLUDING TEMPORARY POWER POLE AS PER ATTACHED DRAWINGS BY POLE, SHEETS #E0.1, E0.2, E1.0, E2.1 AND E3.1.
13-4536	10/29/2013	10/29/2015	\$2,000	Commercial	DEMO STRUCTURE ONLY
11-2932	8/11/2011	9/9/2011	\$2,000	Commercial	REPAIR 8 X 5 OF EXTERIOR WALL
10-354	2/4/2010	4/5/2010	\$500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
10-354	2/4/2010	4/12/2010	\$500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
10-145	1/26/2010	3/29/2010	\$8,100	Commercial	INSTALL FRAME AND AWNING
09-00004322	12/22/2009	3/29/2010	\$525	Commercial	SIGN
09-00004226	12/16/2009	3/29/2010	\$850	Commercial	RECONSTRUCT COUNTER
09-00003711	12/2/2009	3/29/2010	\$1,000	Commercial	STREET DRAINS
08-4144	11/7/2008	3/29/2010	\$600	Commercial	COMPLETE ELECTRICAL INSTALLATION FOR CENTRAL A/C.
08-4117	11/5/2008	3/29/2010	\$2,200	Commercial	AFTER THE FACT: INSTALL 4 TON SPLIT SYSTEM, CONDENSOR ON ROOF, MOVE AIR HANDLER 6'.
06-5443	11/8/2006	9/26/2006	\$500	Commercial	INSTALL GAS LINE FROM TANKS TO GENERATOR
06-4743	8/10/2006	9/26/2006	\$1,000	Commercial	FORM & POUR 40'x' CONCETE WALK
06-2493	4/21/2006	7/26/2006	\$1,500	Commercial	REPLACE CHINKLINK IN REAR OF PROPERTY
06/0820	2/8/2006	7/28/2006	\$500	Commercial	INSTALL SECURITY
06-0137	1/13/2006	7/26/2006	\$1,800	Commercial	SEAL AND RE-LINE PARKING LOT
05-2633	6/29/2005	9/30/2005	\$2,155	Commercial	RELOCATE EXISTING TOILET
05-2636	6/29/2005	9/30/2005	\$1,200	Commercial	ELECTRIC FOR TOILET
05-1680	5/5/2005	9/30/2005	\$3,500	Commercial	INSTALL 3PHASE 400AMP SERVICE
05-0880	3/23/2005	9/30/2005	\$9,000	Commercial	POUR CONCRETE SLAB
05-0526	2/16/2005	9/30/2005	\$3,950	Commercial	INSTALL 16 CHANNEL INTERCOM SYSTEM

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05-0428	2/11/2005	9/30/2005	\$1,900	Commercial	REMOVE 3 INTERIOR WALS
03-1946	5/30/2003	8/4/2003	\$2,000	Commercial	REPLACE SEWER LINE
98-0647	3/10/1998	12/12/1998	\$2,000	Commercial	INSTALL VINYL AWNING
9700115	1/1/1997	7/1/1997	\$100	Commercial	SIGN
B953820	11/1/1995	11/1/1995	\$2,500	Commercial	BUILD FENCE/TRELLIS
I954049	11/1/1995	11/1/1995	\$1	Commercial	IMPACT FEES
A953484	10/1/1995	11/1/1995	\$500	Commercial	INSTALL STEEL HOOD
A953509	10/1/1995	11/1/1995	\$1,800	Commercial	6 SQS GLASS FELT ROOF
M953603	10/1/1995	11/1/1995	\$2,275	Commercial	INSTALL HOOD/EXHAUST
M953655	10/1/1995	11/1/1995	\$1,100	Commercial	ANSUL SYSTEM
P953532	10/1/1995	11/1/1995	\$1,100	Commercial	INSTALL 3 NEW FIXTURES
B952745	8/1/1995	11/1/1995	\$250	Commercial	INSTALL STORAGE SHED
B952210	7/1/1995	11/1/1995	\$1,200	Commercial	ENCLOSE STORAGE AREA
P951872	6/1/1995	11/1/1995	\$500	Commercial	SEWER EXTENSION
A951619	5/1/1995	11/1/1995	\$80	Commercial	REPAINT SIGN
E951481	5/1/1995	11/1/1995	\$1	Commercial	ELECTRICAL
B951351	4/1/1995	11/1/1995	\$4,000	Commercial	AWNING ON FRONT BLDG.
E951314	4/1/1995	11/1/1995	\$2,000	Commercial	ELECTRICAL UPGRADE
A950879	3/1/1995	11/1/1995	\$1,500	Commercial	CHAIN LINK FENCE
B950823	3/1/1995	11/1/1995	\$8,000	Commercial	PARTITION OFFICE/COFFE SH
B950562	2/1/1995	11/1/1995	\$8,600	Commercial	PAVE PARKING LOT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



2023 TRIM Notice (PDF)

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
1908 FLAGLER AVENUE CORP.

Filing Information

Document Number	P01000106208
FEI/EIN Number	01-0561321
Date Filed	11/02/2001
State	FL
Status	ACTIVE

Principal Address

209 DUVAL STREET
2ND FLOOR
KEY WEST, FL 33040

Mailing Address

PO BOX 1736
KEY WEST, FL 33041

Changed: 03/15/2019

Registered Agent Name & Address

HALPERN, MICHAEL
209 DUVAL STREET, 2ND FLOOR
KEY WEST, FL 33040

Name Changed: 04/01/2002

Address Changed: 01/14/2010

Officer/Director Detail

Name & Address

Title P

HALPERN, MICHAEL
209 DUVAL STREET, 2ND FLOOR
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
--------------------	-------------------

202101/29/2021

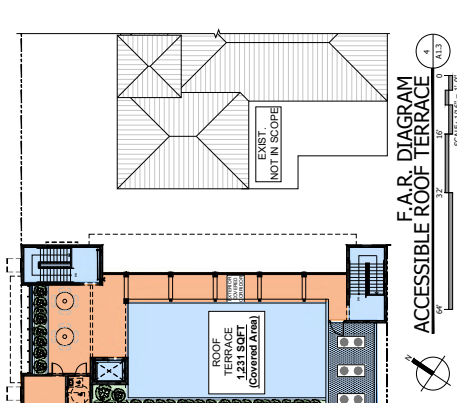
202202/23/2022

202301/20/2023

Document Images

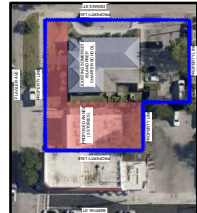
01/20/2023 -- ANNUAL REPORT	View image in PDF format
02/23/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
03/15/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/24/2017 -- ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
01/13/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
11/02/2001 -- Domestic Profit	View image in PDF format

N. I. S.



FAR DIAGRAMS (LEGEND)

	INCLUDED FLOOR AREA COUNTED IN CALCULATIONS
	EXCLUDED FLOOR AREA NOT COUNTED IN CALCULATION





PROP. GND FLOOR PLAN

45'-4"

22'-8"

11'-4"

11'-4"

11'-4"

11'-4"

0 20'

1

A2.0




SITE PLAN DIAGRAM

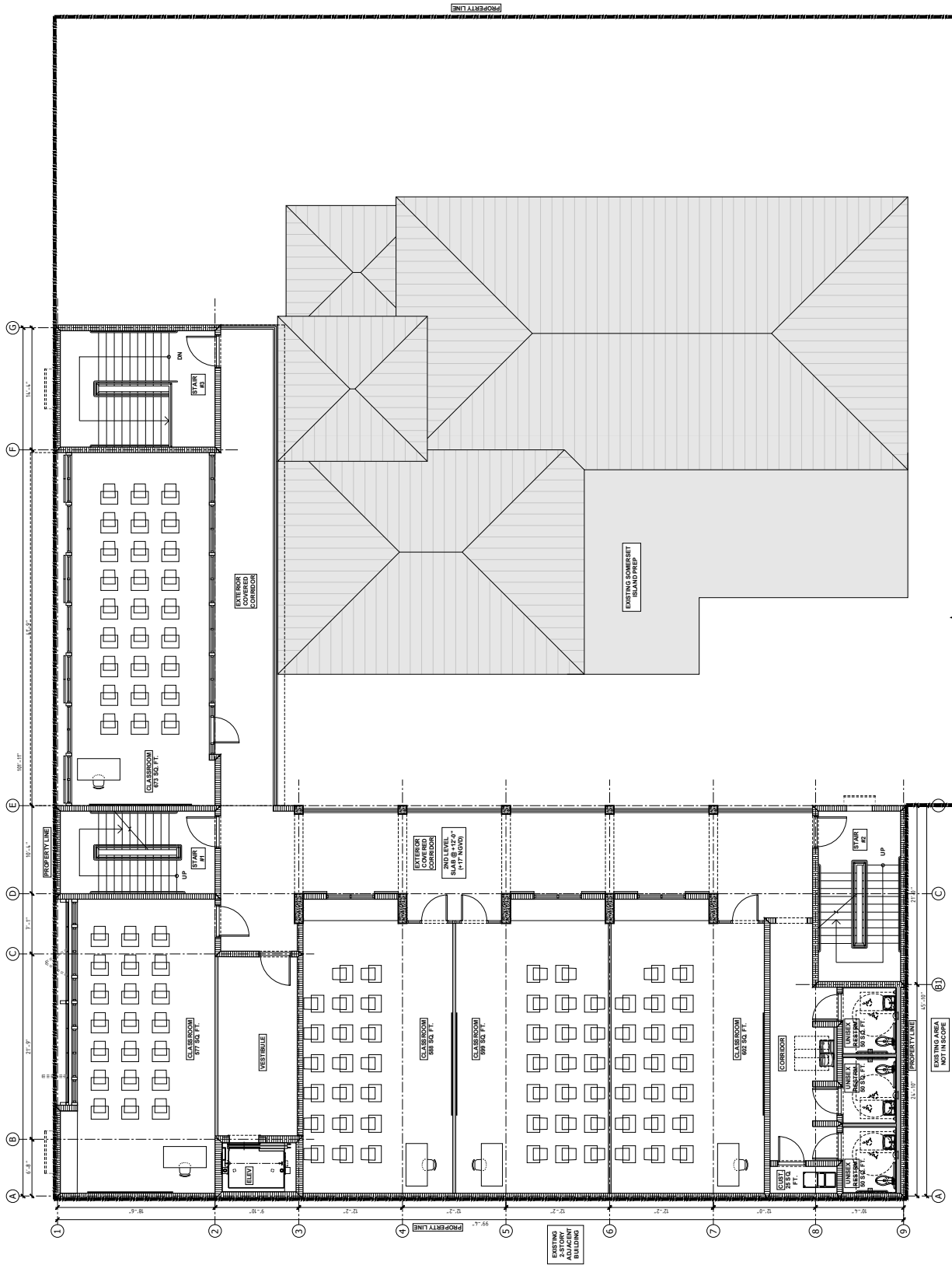
SCALE: 1" = 10'-0"
 SHEET NO. 2 OF 2





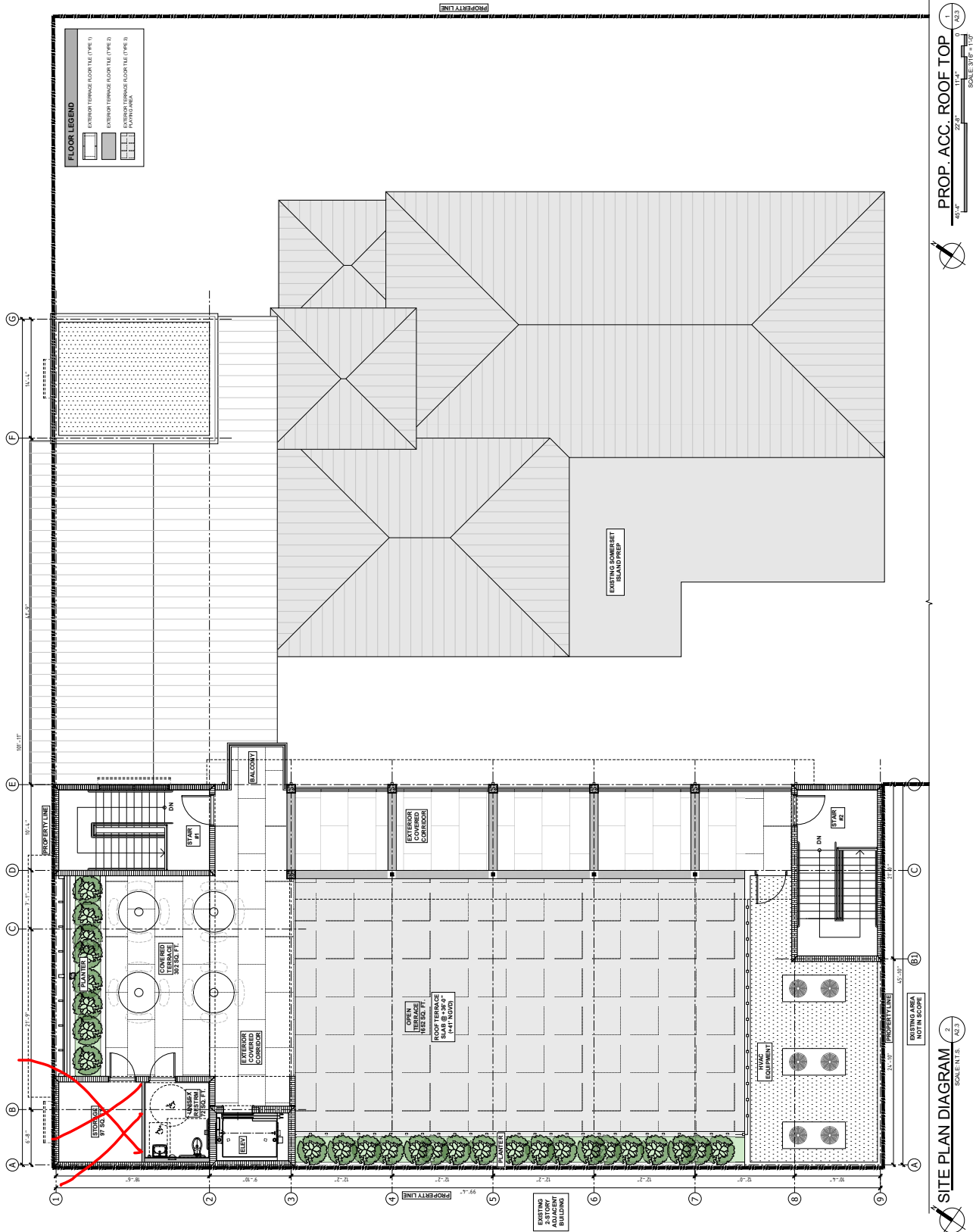
NO.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
JP	RL
DATE	SCALE
07/2024	3/8" = 1'-0"
SIGNATURE	



SITE PLAN DIAGRAM
SCALE: 1/8" = 1'-0"
EXISTING AND NOT IN SCOPE
PROP. 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"
A2.1







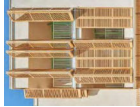
SPANDREL GLASS TILE
(W11)



BELL BARS
TYPE TO BE SELECTED
(B3)



BLUE MESH VERTICAL
TYPE TO BE SELECTED
(B2)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(W5)



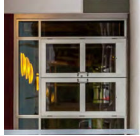
WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(W3)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(W4)



ALUMINUM ROOF PANEL OVER WOOD
ROOF SYSTEM
(A1)



SIZE 8X10X16 ALUMINUM CLEAR GLASS
CLEAR ANODIZED ALUMINUM CLEAR GLASS

MATERIALS TO BE USED / LEGEND			
WOOD	WALL FINISH	ALUMINUM	OTHERS
(W1) (WOOD TRILLES) ROOF DECORATIVE ELEMENTS	(F1) (PAINT) ANNUBUTY COLOR	(A1) ALUM. ROOF SYSTEM 1ST LEVEL FRONT FACADE	(E1) BIKE RACKS VERTICAL & HORIZ.
(W2) (WOOD SHUTTERS) ANN ELEVATION	(F2) (PAINT) BLK. STUCCO BASE	(A2) ALUM. RAILING SIDE ELEVATION	(E2) (RLAS) 1ST LEU/FRONT FACADE
(W3) (WOOD SHUTTERS) ANN ELEVATION	(F3) (PAINT) BLK. STUCCO BASE	(A3) ALUM. FENCING SIDE ELEVATION	(E3) (RLAS) 1ST LEU/FRONT FACADE

CIVICA
ARCHITECTURAL DESIGN & DESIGN
8320 S. STATE AVE. SUITE 106
DALLAS, TX 75243
TEL: 305.593.9959
INFO@CIVICADESIGN.COM
WWW.CIVICADESIGN.COM
AA #260089

**SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX**

PROJECT NO. 230119
00063450-00000
00063450-00000



NAME OF DEVELOPER:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS / ENGINEERS:
CIVICA ARCHITECTURAL DESIGN & DESIGN

RECE & ASSOCIATES
ARCHITECTS

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

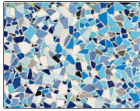
DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"

DATE: 07/2024
SCALE: 3/16" = 1'-0"



MULTI-COLOR TILE
TYPE TO BE SELECTED
(M11)



RAILINGS
TYPE TO BE SELECTED
(R1)



BRICK MASONRY
TYPE TO BE SELECTED
(B1)



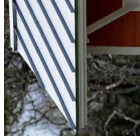
WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS1)



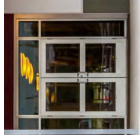
WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS2)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS3)



ALUMINUM ROOF PANEL OVER WOOD
ROOF SYSTEM
(AL1)



SIZE-BOOSTED ALUMINUM CLEAR GLASS
CLEAR ANODIZED ALUMINUM CLEAR GLASS

MATERIALS TO BE USED/LEGEND				
WOOD	WALL FINISH	ALUMINUM	OTHERS	
(W11) (WOOD TRUSS)	(W12) (WOOD SHUTTERS)	(AL1) ALUM. ROOF SYSTEM	(E1) BRICK MASONRY	
ROOF DECORATIVE ELEMENTS	PAINT COLOR	1ST LEVEL FRONT FACADE	1ST LEVEL FRONT FACADE	
(WS1) (WOOD SHUTTERS)	(W13) (PAINT)	(AL2) ALUM. RAILING	1ST LEVEL FRONT FACADE	
AWN ELEVATION	BLIND, STUCCO BASE	2ND LEVEL FRONT FACADE	1ST LEVEL FRONT FACADE	
(WS2) (WOOD SHUTTERS)	(W14) (PAINT)	(AL3) ALUM. FENCING	1ST LEVEL FRONT FACADE	
AWN & SIDE ELEVATIONS	BLIND, ENTRANCE	2ND LEVEL FRONT FACADE	1ST LEVEL FRONT FACADE	
(WS3) (WOOD SHUTTERS)	(W15) (PAINT)	(AL4) ALUM. FENCING	1ST LEVEL FRONT FACADE	

CIVICA
ARCHITECTURAL DESIGN & DESIGN
8325 N. W. 11TH AVE. SUITE 106
DADE CITY, FL 33625
TEL: 305.593.9959
INFO@CIVICADESIGN.COM
WWW.CIVICADESIGN.COM
AA #2680393

PROJECT:
SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX



NAME OF DEVELOPER:
SOMERSET ISLAND PREP
CHARTER SCHOOL

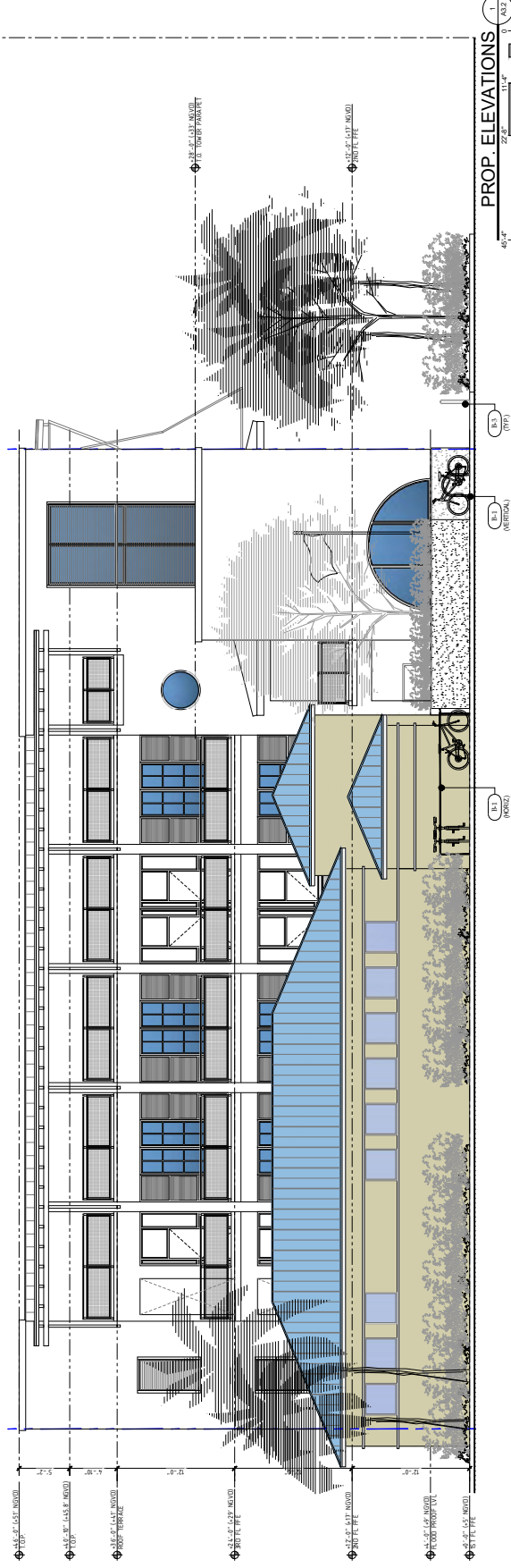
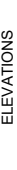
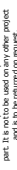
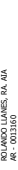
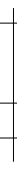
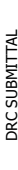
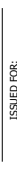
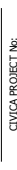
LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:



PROP. ELEVATIONS
1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

1 45'-0"
2 22'-0"
3 11'-0"
4 5'-0"
5 3'-0"
6 1'-0"
7 1'-0"
8 1'-0"
9 1'-0"
10 1'-0"
11 1'-0"
12 1'-0"
13 1'-0"
14 1'-0"
15 1'-0"
16 1'-0"
17 1'-0"
18 1'-0"
19 1'-0"
20 1'-0"
21 1'-0"
22 1'-0"
23 1'-0"
24 1'-0"
25 1'-0"
26 1'-0"
27 1'-0"
28 1'-0"
29 1'-0"
30 1'-0"
31 1'-0"
32 1'-0"
33 1'-0"
34 1'-0"
35 1'-0"
36 1'-0"
37 1'-0"
38 1'-0"
39 1'-0"
40 1'-0"
41 1'-0"
42 1'-0"
43 1'-0"
44 1'-0"
45 1'-0"
46 1'-0"
47 1'-0"
48 1'-0"
49 1'-0"
50 1'-0"
51 1'-0"
52 1'-0"
53 1'-0"
54 1'-0"
55 1'-0"
56 1'-0"
57 1'-0"
58 1'-0"
59 1'-0"
60 1'-0"
61 1'-0"
62 1'-0"
63 1'-0"
64 1'-0"
65 1'-0"
66 1'-0"
67 1'-0"
68 1'-0"
69 1'-0"
70 1'-0"
71 1'-0"
72 1'-0"
73 1'-0"
74 1'-0"
75 1'-0"
76 1'-0"
77 1'-0"
78 1'-0"
79 1'-0"
80 1'-0"
81 1'-0"
82 1'-0"
83 1'-0"
84 1'-0"
85 1'-0"
86 1'-0"
87 1'-0"
88 1'-0"
89 1'-0"
90 1'-0"
91 1'-0"
92 1'-0"
93 1'-0"
94 1'-0"
95 1'-0"
96 1'-0"
97 1'-0"
98 1'-0"
99 1'-0"
100 1'-0"

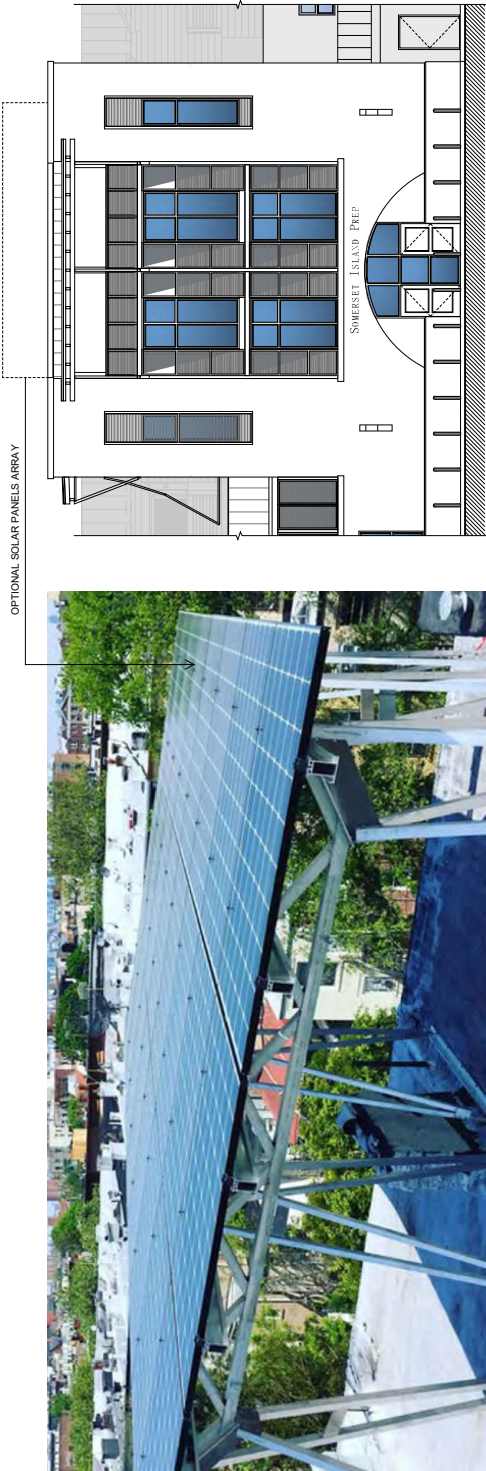
DESIGNED BY: JAMES BA, AA
DATE: 07/2024
SCALE: 3/8" = 1'-0"
SHEET NUMBER: 1 OF 30 SHEETS
SHEET TITLE: PROPOSED ELEVATIONS

THIS DRAWING IS THE PROPERTY OF CIVICA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CIVICA. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CIVICA IS TO BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

PROJECT: SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
SHEET NUMBER: A3.2 OF 30 SHEETS

DATE: 07/2024

GENERAL NOTE
SOLAR PANEL
OPTIONAL USE OF PANELS ARRAY TO BE PROVIDED FOR FUTURE
AS REQUIRED BY PROJECT



CIVICA
ARCHITECTURE & DESIGN
8322 NW 11th Street, Suite 106
Davie, FL 33126
Tel: 305.593.9959
info@civicaarch.com
www.civicaarch.com
FLA #22601083

PROJECT:
SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX
SOMERSET ISLAND PREP
CHARTER SCHOOL
00063450-000000
00063450-000000
00063450-000000
SOMERSET ISLAND PREP
CHARTER SCHOOL

NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL
LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040
OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS / ENGINEERS:
CIVICA ARCHITECTURE & DESIGN
8322 NW 11th Street, Suite 106
Davie, FL 33126
Tel: 305.593.9959
info@civicaarch.com
www.civicaarch.com
FLA #22601083

RECE & ASSOCIATES
ARCHITECTS & ENGINEERS
1906 FLAGLER AVE
KEY WEST, FL 33040
Tel: 305.593.9959
info@civicaarch.com
www.civicaarch.com
FLA #22601083

TRIPANIER & ASSOCIATES
ARCHITECTS & ENGINEERS
1906 FLAGLER AVE
KEY WEST, FL 33040
Tel: 305.593.9959
info@civicaarch.com
www.civicaarch.com
FLA #22601083

CIVICA PROJECT NO:
230119

ISSUED FOR:
DRC SUBMITTAL

NO.	DATE	REVISION	BY

DRAWN BY:
APPROVED BY:
DATE: 07/2024
SCALE: N.T.S.
SIGNATURE:

DAVID JAMES, DA, AIA
AL #00031660
This drawing is the property of CIVICA and is
not to be reproduced or copied in whole or
part without the written consent of CIVICA.
ANY USE OF THIS DRAWING WITHOUT THE
WRITTEN CONSENT OF CIVICA IS
CONSIDERED A VIOLATION.

SHEET TITLE:
PROPOSED
SITE
ELEVATION

SHEET NUMBER:
A3.3
OF 30 SHEETS



PROP. FRONT SITE ELEVATION
SCALE: N.T.S.
A3.3

CIVICA
ARCHITECTURE & INTERIOR DESIGN
8325 NW 11th Street, Suite 106
Davie, FL 33328
Tel: 305.533.9959
info@civicadef.com
www.civicadef.com
AA #26803893

PROJECT:
**SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX**
Project No.:
00063450-00000
00063450-000000


NAME OF DEVELOPER:
**SOMERSET ISLAND PREP
CHARTER SCHOOL**

LOCATION:
**1906 FLAGLER AVE
KEY WEST, FL 33040**

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS / ENGINEERS:




REECE & ASSOCIATES
ARCHITECTS
1908 FLAGLER AVE CORP.
1908 FLAGLER AVE
KEY WEST, FL 33040
Tel: 305.533.9959
www.reeceandassociates.com

CIVICA PROJECT INC.
230119
ISSUED FOR:
DRC SUBMITTAL

NO.	DATE	REVISION	BY

DRAWN BY
RP

APPROVED BY
RL

DATE
07/2024

SCALE:
N.T.S.

SEALED SIGNATURE

AL JACOB JAMES, RA, AA
AL 00031600
This drawing is the property of CIVICA and is
not to be reproduced or copied in whole or
part without the written consent of CIVICA. This
drawing is to be returned on request.

SHEET TITLE:
**PROPOSED
RENDERS/
PERSPECTIVE**

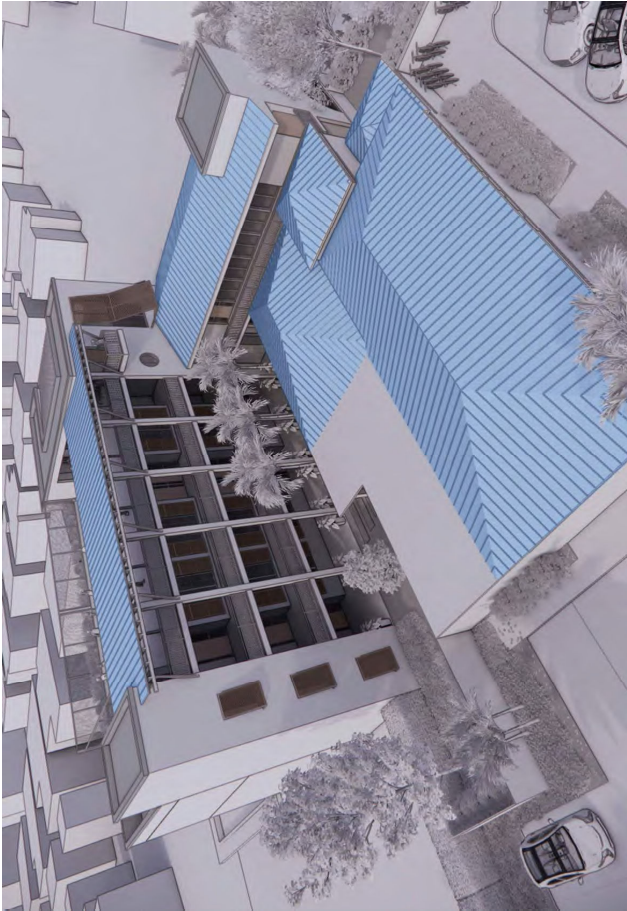
SHEET NUMBER
A4.1
OF 30 SHEETS



PERSPECTIVE
SCALE: N.T.S.







EXTERIOR PERSP. 4
SCALE: N.T.S.



INTERIOR PERSP. 3
SCALE: N.T.S.



INTERIOR PERSP. 1
SCALE: N.T.S.



INTERIOR PERSP. 1
SCALE: N.T.S.

CIVICA
ARCHITECTURE & DESIGN
8325 NW 11th Ave, Suite 106
Davie, FL 33126
Tel: 305.533.9959
info@civicadp.com
www.civicadp.com
FL #12601083

PROJECT:
**SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX**
No. 00063450-00000
00063450-000000
00063450-000000



NAME OF DEVELOPMENT:
**SOMERSET ISLAND PREP
CHARTER SCHOOL**

LOCATION:
**1906 FLAGLER AVE
KEY WEST, FL 33040**

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS / ENGINEERS:
RECEE & ASSOCIATES
ARCHITECTS
1906 FLAGLER AVE
KEY WEST, FL 33040
Tel: 305.533.9959
www.recee.com



RECEE & ASSOCIATES
ARCHITECTS
1906 FLAGLER AVE
KEY WEST, FL 33040
Tel: 305.533.9959
www.recee.com

DATE:
07/2024

SCALE:
N.T.S.

STATUS:
230119

ISSUED FOR:
DRC SUBMITTAL

NO. **DATE** **REVISION** **BY**

APPROVED BY:
REL

DATE:
07/2024

SCALE:
N.T.S.

STATUS:
230119

PROJECT NAME:
SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX

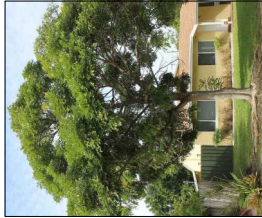
THIS DRAWING IS THE PROPERTY OF CIVICA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CIVICA. CIVICA IS TO BE REFERRED TO AS THE PROJECT ARCHITECT.

SHEET TITLE:
**PROPOSED
RENDERS/
PERSPECTIVE**

SHEET NUMBER:
A4.6

OF 30 SHEETS

TREES



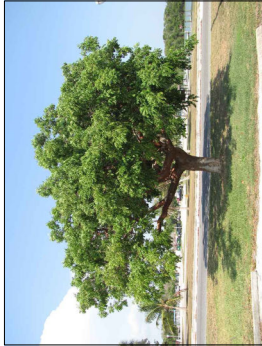
Paradise Tree



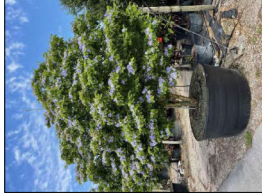
Mahogany



Coffee Tree



Gumbo Limbo



Lignum Vitae



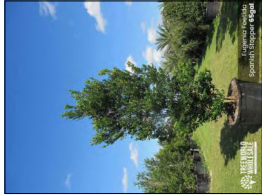
Cabada Palm



Christmas Palm



Wax Myrtle



Spanish Stopper



Bayrum

SHRUBS



Saw Palmetto



Golden Creeper



Green Island Fig



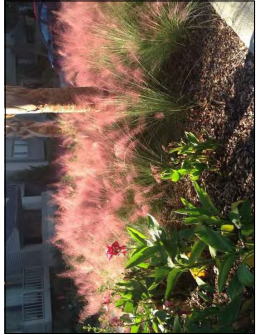
Firebush



Ixora



Plumeria



Muhly



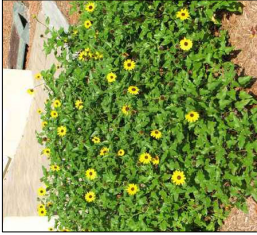
Coontie



Fakahatchee



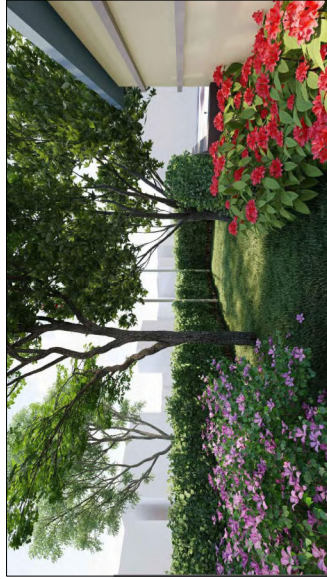
Sand Cordgrass



Dune Sunflower



CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
info@civicagroup.com
www.civica-group.com
AA # 26001093



<u>CWCA PROJECT No:</u>					
230119					
<u>ISSUED FOR:</u>					
DRC SUBMITTAL					
No.	DATE	REVISION	BY		
<u>DRAWN BY</u>			<u>APPROVED BY</u>		
IM			KO		
<u>DATE</u>			<u>SCALE:</u>		
03/7/24					
<u>SEAL SIGNATURE</u>					

ROLANDO LLANES, RA, AIA
AR - 0013160

SHEET TITLE
LANDSCAPE
RENDERINGS

SHEET NUMBER
LA2.2
OF XX SHEETS



NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL
LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040
OWNER:
1906 FLAGLER AVE CORP.
OWNER'S AUTHORIZED AGENT:
TRIPANER & ASSOCIATES INC.
DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANT'S ENGINEERS:
CIVICA PROJECT INC.
230119
ISSUED FOR:
DRC SUBMITTAL
No. DATE REVISION BY

DATE: 01/20/2024
BY: [Signature]
DRAWN BY: [Signature]
APPROVED BY: [Signature]
SCALE: [Blank]
SEALED SIGNATURE: [Blank]

ALLEN E. REEZ, P.E.
P.E. 35460
I am a duly Licensed Professional Engineer in the State of Florida, License No. 35460, and I am the author of the design shown on this drawing. I am not responsible for the design of any other part of the project. It is not to be used on any other project without my written consent.

SHEET TITLE
CONCEPTUAL
DRAINAGE PLAN

SHEET NUMBER
C-200

DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/24hr Design Storm	
Water Quantity - 25yr/24hr Design Storm	
Total Impervious Area	13,715 sf
Impervious Area	13,715 sf
% Impervious	70.50%
Runoff Coefficient (Cp)	0.9
Depth to Water Table	12.25 in
Soil Storage	3 ft
Soil Storage	1.47 in
Q ₁₀ = (Cp * S * 1.47)	10.60 in
Q ₁₀ = (Cp * S * 1.47)	4.57 ac-in
Runoff Volume from 25 year 2 day storm	
Water Quantity - 25yr/24hr Design Storm	
Project Area	13,715 sf
Impervious Area	13,715 sf
% Impervious	70.50%
Runoff Coefficient (Cp)	0.9
Depth to Water Table	12.25 in
Soil Storage	3 ft
Soil Storage	1.47 in
Q ₁₀ = (Cp * S * 1.47)	10.60 in
Q ₁₀ = (Cp * S * 1.47)	4.57 ac-in
Runoff Volume from 25 year 2 day storm	
Water Quantity - 25yr/24hr Design Storm	
Project Area	13,715 sf
Impervious Area	13,715 sf
% Impervious	70.50%
Runoff Coefficient (Cp)	0.9
Depth to Water Table	12.25 in
Soil Storage	3 ft
Soil Storage	1.47 in
Q ₁₀ = (Cp * S * 1.47)	10.60 in
Q ₁₀ = (Cp * S * 1.47)	4.57 ac-in
Runoff Volume from 25 year 2 day storm	

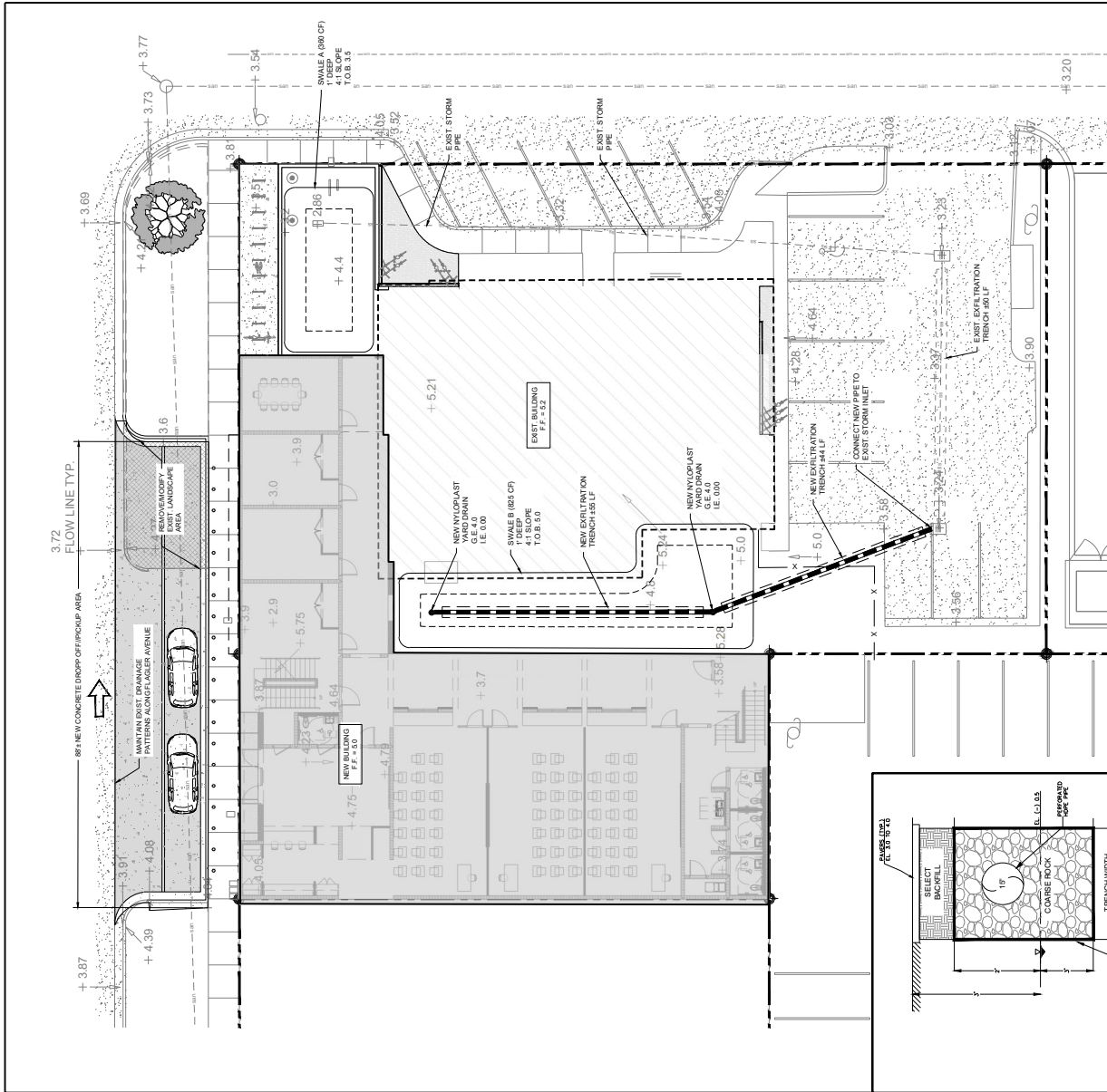
Water Quality Calculations	
Water Quality	
Project Area	13,715 sf
Impervious Area	13,715 sf
% Impervious	70.50%
Runoff Coefficient (Cp)	0.9
Depth to Water Table	12.25 in
Soil Storage	3 ft
Soil Storage	1.47 in
Q ₁₀ = (Cp * S * 1.47)	10.60 in
Q ₁₀ = (Cp * S * 1.47)	4.57 ac-in
Runoff Volume from 25 year 2 day storm	
Water Quantity - 25yr/24hr Design Storm	
Project Area	13,715 sf
Impervious Area	13,715 sf
% Impervious	70.50%
Runoff Coefficient (Cp)	0.9
Depth to Water Table	12.25 in
Soil Storage	3 ft
Soil Storage	1.47 in
Q ₁₀ = (Cp * S * 1.47)	10.60 in
Q ₁₀ = (Cp * S * 1.47)	4.57 ac-in
Runoff Volume from 25 year 2 day storm	

Exfiltration Trench Design	
Required trench length (L) =	V
V (GSDO) = D ² * 252000 + 1.36107 * 400(DO)	
Assumed Hydraulic Conductivity, K =	0.000053
W =	4 ft
D =	2 ft
Volume of Trench, V =	0.411 ac-in
Trench Length Provided =	149 ft

NOTE: EXFILTRATION TRENCH CALCULATIONS ARE BASED ON AN ASSUMED HYDRAULIC CONDUCTIVITY VALUE.

NOTE: CONFORMANCE TO COORDINATE CONVEYANCE OF ROOF DRAINAGE TO NEW STORMWATER MANAGEMENT SYSTEM.

CONCEPTUAL GRADING AND DRAINAGE PLAN



1 EXFILTRATION TRENCH DETAIL
NOT TO SCALE

