

COLLEGE ROAD AFFORDABLE HOUSING

5220, 5224, 5228, 5230 COLLEGE ROAD
STOCK ISLAND, FL



PROPERTY LINE



BUILDING DATA

FLORIDA BUILDING CODE INFORMATION
OCCUPANCY TYPE: R-2 APARTMENTS
CONSTRUCTION TYPE: TYPE III B, SPRINKLERED
ALLOWABLE HEIGHT: 60' (SPRINKLERED)
ALLOWABLE NUMBER OF STORIES = 4 STORIES
ALLOWABLE AREA/FLOOR = 16,000 S.F./FLOOR (S13R)
48,000 S.F./FLOOR (SM)

	ENCLOSED	COVERED
<u>BUILDING A</u>		
GROUND FLOOR:	-----	-----
FIRST FLOOR:	3,084 S.F.	861 S.F.
SECOND FLOOR:	-----	-----
THIRD FLOOR:	-----	-----
<u>BUILDING B</u>		
GROUND FLOOR:	213 S.F.	16,820 S.F.
FIRST FLOOR:	13,759 S.F.	3,268 S.F.
SECOND FLOOR:	13,759 S.F.	3,268 S.F.
THIRD FLOOR:	13,759 S.F.	3,268 S.F.
<u>BUILDING C</u>		
GROUND FLOOR:	213 S.F.	9,071 S.F.
FIRST FLOOR:	6,981 S.F.	2,401 S.F.
SECOND FLOOR:	6,981 S.F.	2,401 S.F.
THIRD FLOOR:	6,981 S.F.	2,401 S.F.
TOTAL:	65,730 S.F.	43,759 S.F.

RESIDENTIAL UNIT COUNT

104 - 1 BEDROOM UNITS	ENCLOSED	COVERED
W/BALCONY	611 S.F.	49 S.F.
(6 OF THE UNITS ARE FULLY HANDICAP COMPLIANT)		

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SITE DATA

SITE AREA: 116,024.48 S.F. (2.66 ACRES)
LAND USE: HDR-1 (HIGH DENSITY RESIDENTIAL 1)
FLOOD ZONE: AE EL. +9.0', AE EL. +10.0', VE EL. 11.0'
FAR: N/A
DENSITY: ALLOWED = 40 UNITS/ACRE
2.639 ACRES x 40 UNITS/ACRE = 105.56 UNITS ALLOWED
104.0 UNITS PROVIDED

HEIGHT: ALLOWED = 40' + 4'MAX. IF OVER FLOOD
= 44' MAX.
PROPOSED = 43'-11"

SETBACKS:
FRONT SETBACK: REQUIRED = 20'-0"
PROPOSED = 20'-0"
SOUTH SIDE SETBACK: REQUIRED = 10'-0"
PROPOSED = 13'-0"
NORTH SIDE SETBACK: REQUIRED = 10'-0"
PROPOSED = 10'-0"
REAR SETBACK: REQUIRED = 10'-0"
PROPOSED = 13'-0"

BUILDING COVERAGE AREA:
ALLOWED: 46,409.79 S.F. (40% MAX.)
PROPOSED: 35,212 S.F. (30.34%)

IMPERVIOUS AREA:
ALLOWED: 69,614.68 S.F. (60% MAX.)
PROPOSED: 84,653.83 S.F. (72.9%)
(VARIANCE REQUIRED)

LANDSCAPE AREA:
REQUIRED: 40,608.56 S.F. (35% MIN.)
PROPOSED: 31,370.65 S.F. (27.03%)
(VARIANCE REQUIRED)

OPEN SPACE AREA:
REQUIRED: 40,608.56 S.F. (35% MIN.)
PROPOSED: 31,370.65 S.F. (27.03%)
(VARIANCE REQUIRED)

PARKING:
REQUIRED: 2 SPACES PER UNIT
104 UNITS x 2 = 208 REQUIRED
PROPOSED: 122 SPACES PROVIDED
92 REGULAR 9'x18' SPACES
22 COMPACT 7.5'x15' SPACES
8 HANDICAP 12'x21' SPACES
(VARIANCE OR BIKE SUBSTITUTION REQUIRED)

BIKE:
REQUIRED: 10% OF REQUIRED CAR SPACES
208 x 0.10 = 20.8 (21 SPACES)
PROPOSED: 75 SPACES PROVIDED

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

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5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA.

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DATE
08-24-18 PRELIM. DESIGN

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A-0

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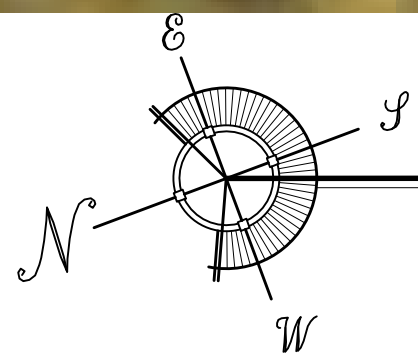
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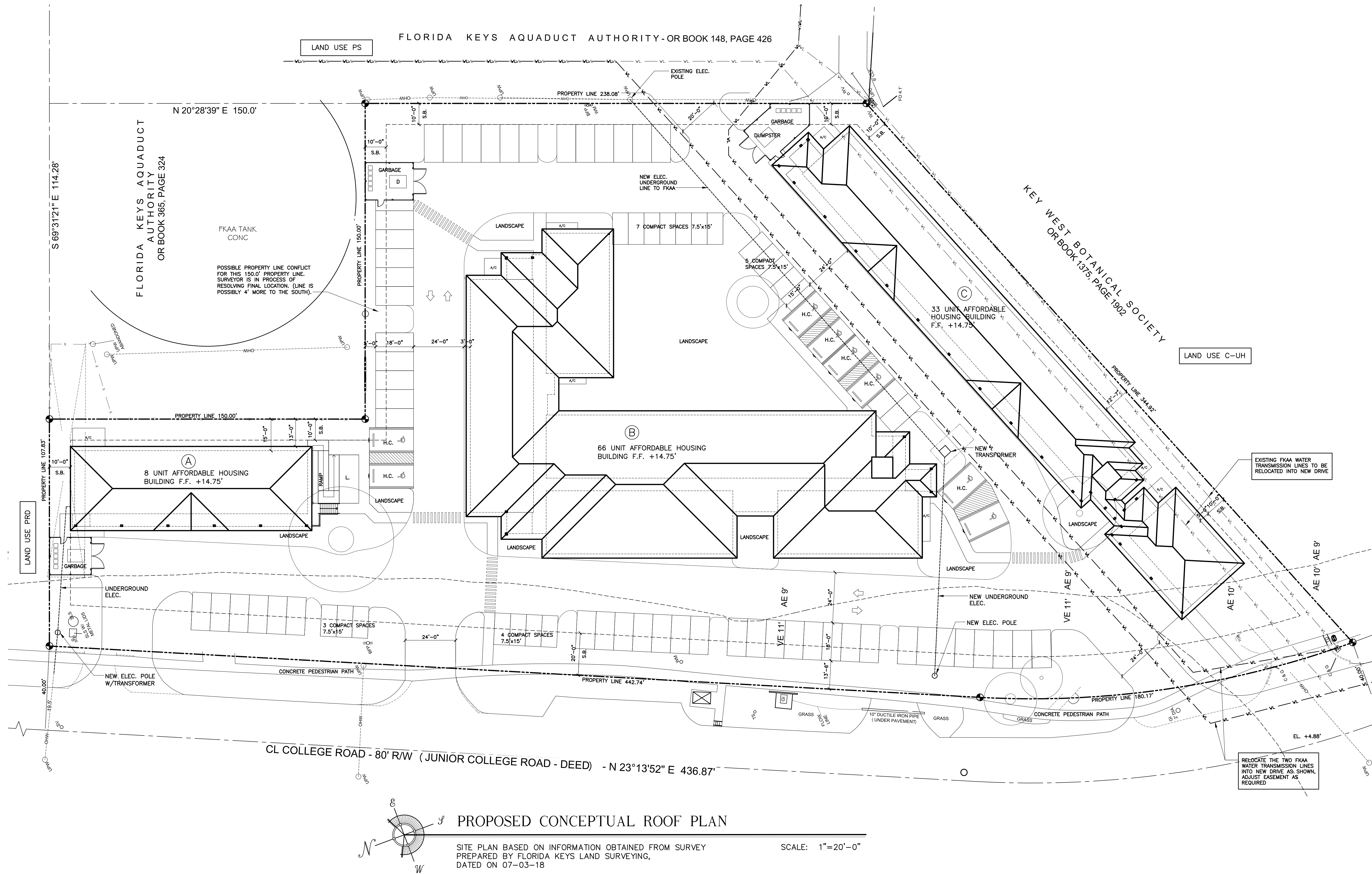


GOOGLE AERIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING,
DATED ON 07-03-18

SCALE: 1"=40'-0"

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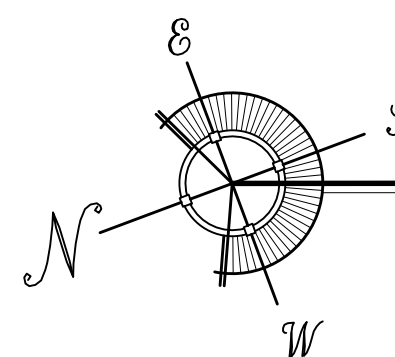
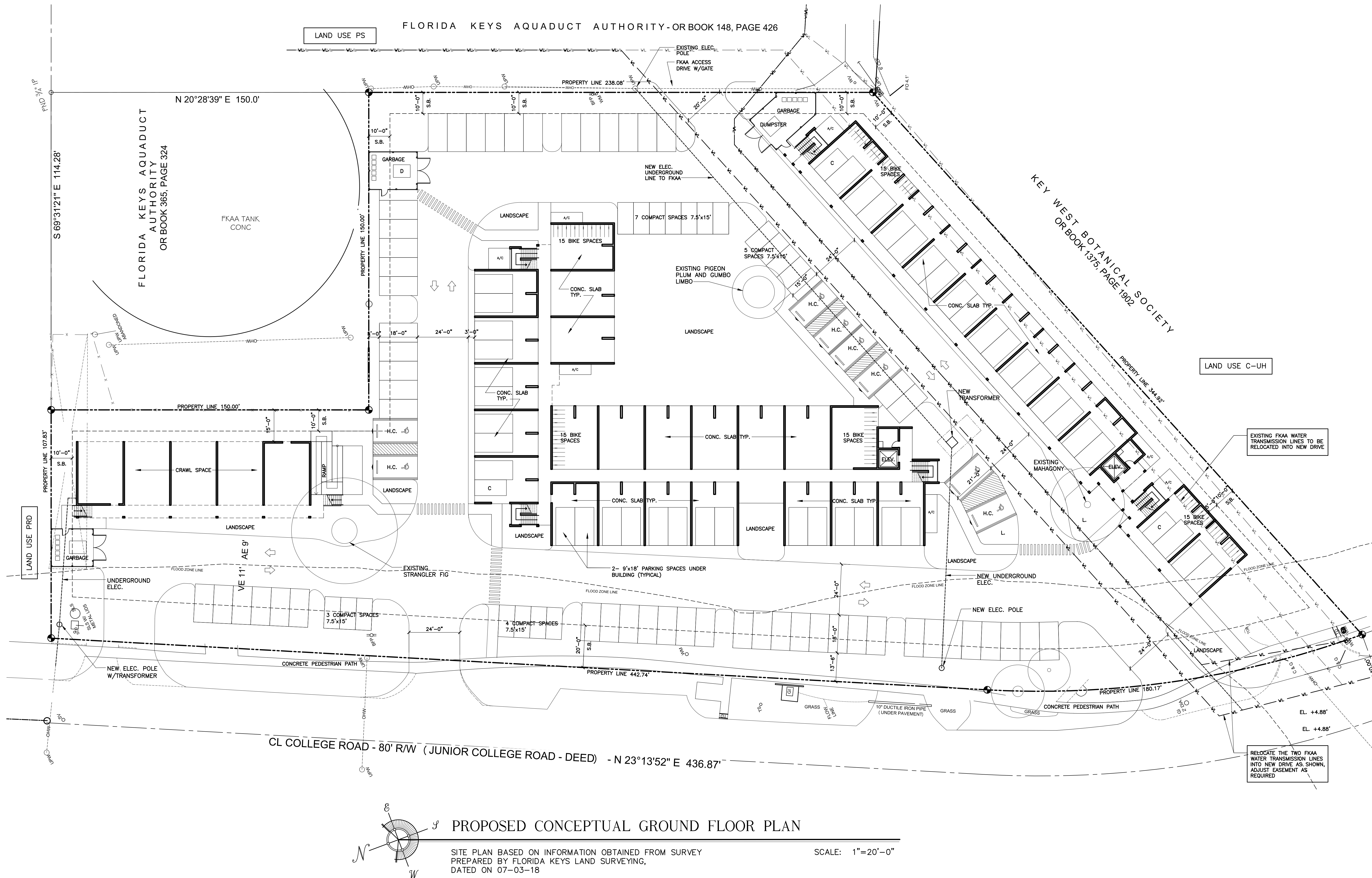
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PROPOSED CONCEPTUAL GROUND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING,
DATED ON 07-03-18

SCALE: 1"=20'-0"

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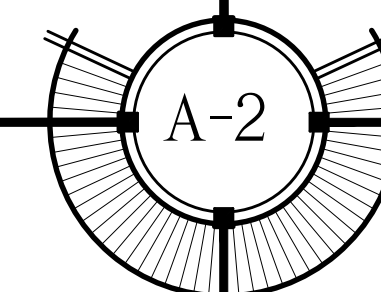
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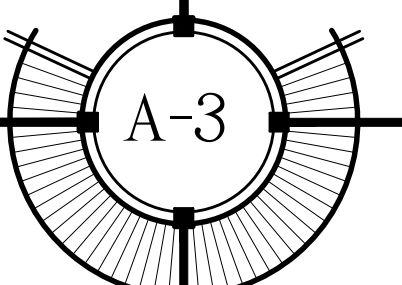
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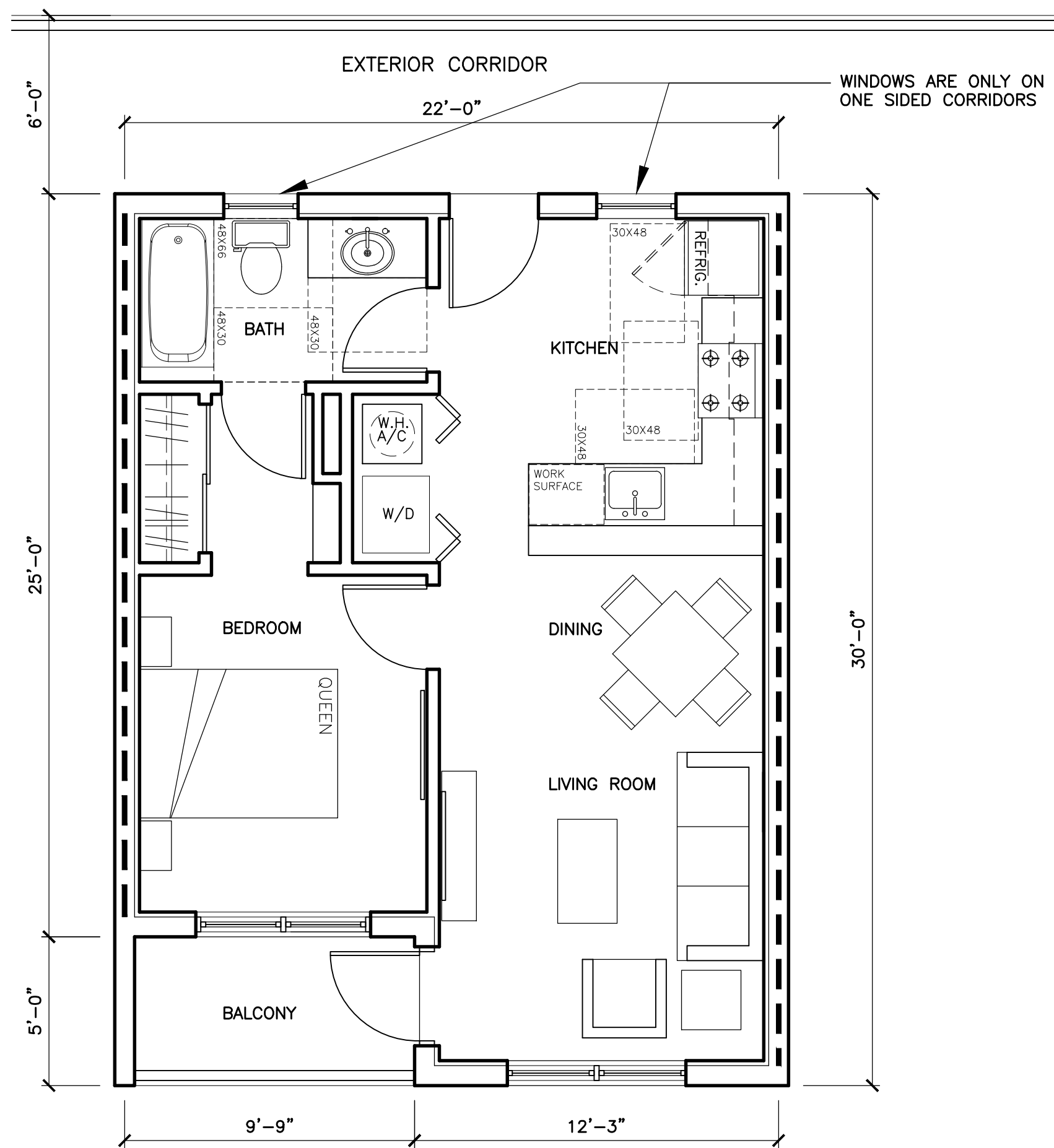
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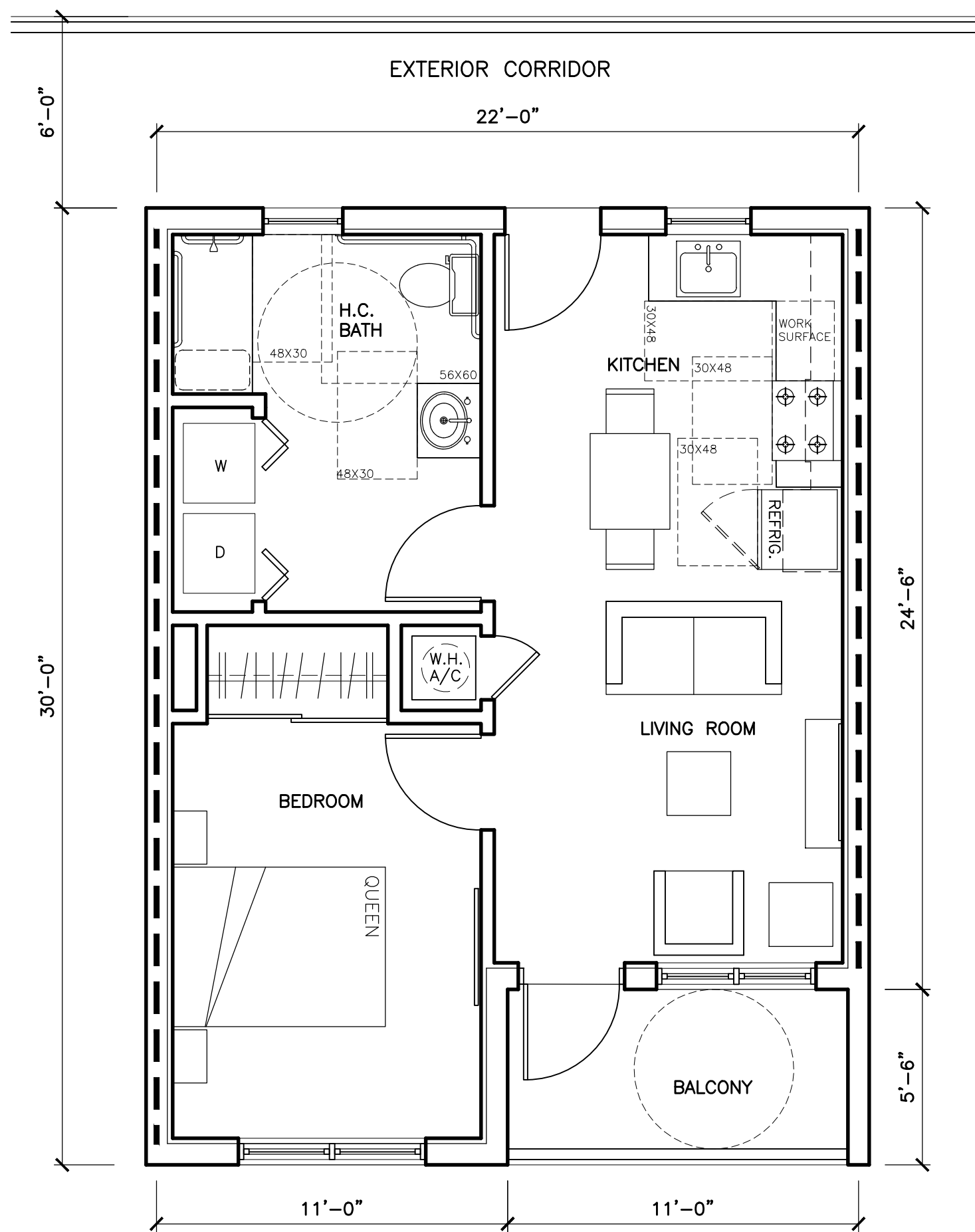


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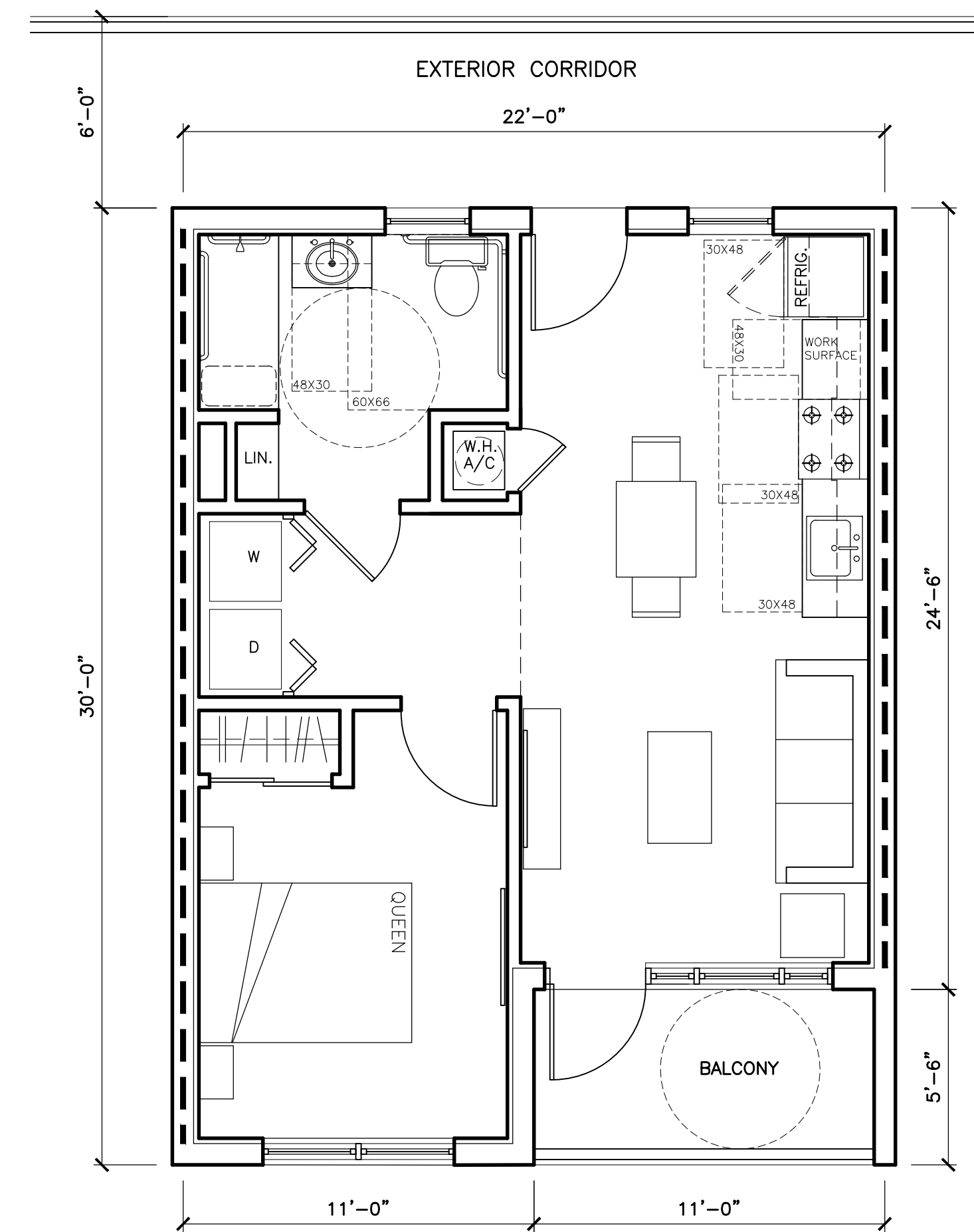




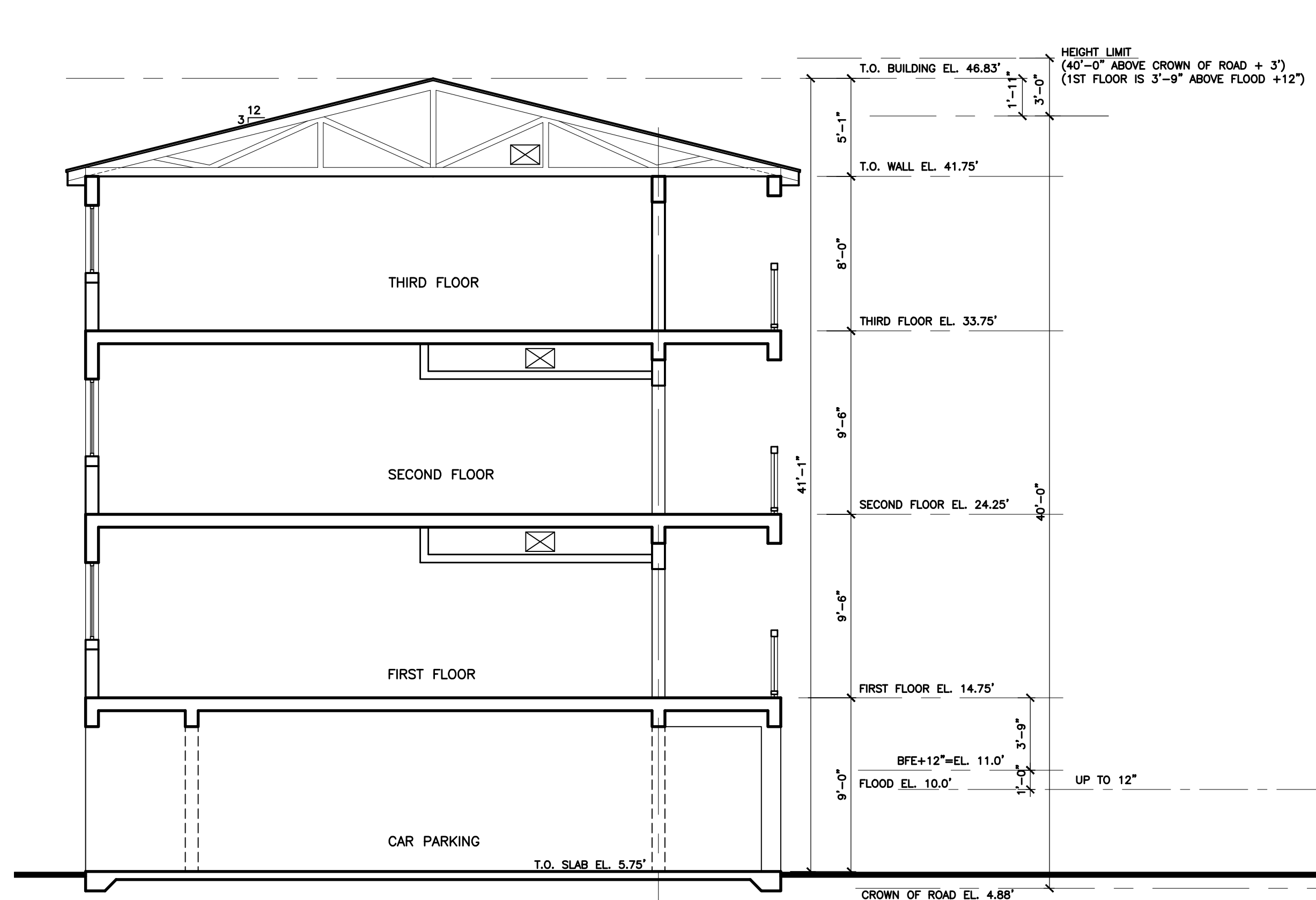
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A-4 UNIT PLAN #1
(611 S.F. ENCLOSED AREA) SCALE: 1/4"=1'-0"



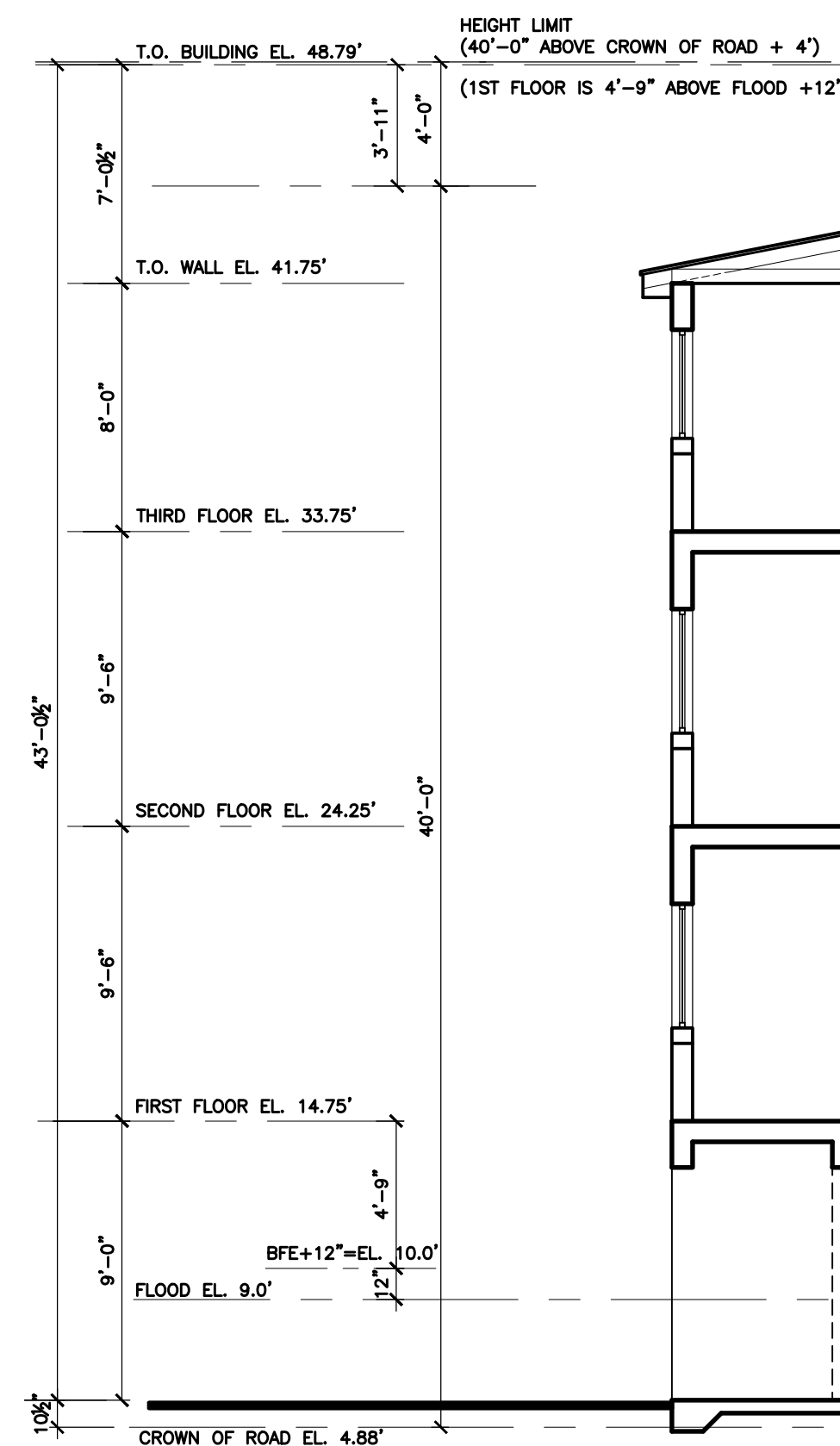
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A-4 UNIT PLAN #4 - H.C. UNIT - OPTION #1
(600 S.F. ENCLOSED AREA) SCALE: 1/4"=1'-0"



3
A-4 UNIT PLAN #4 - H.C. UNIT - OPTION #2
(600 S.F. ENCLOSED AREA) SCALE: 1/4"=1'-0"



4
A-4 CONCEPTUAL SECTION
SCALE: 3/16"=1'-0"



5
A-4 CONCEPTUAL SECTION
SCALE: 3/16"=1'-0"

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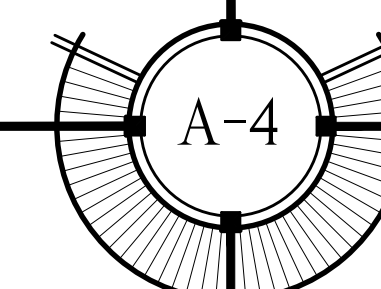
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COLLEGE RD.
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COLLEGE ROAD ELEVATION

SCALE: 1"=20'-0"



BUILDINGS A' & 'B' REAR ELEVATION

SCALE: 1"=20'-0"

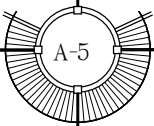


BUILDING 'C' REAR ELEVATION

SCALE: 1"=20'-0"

COLLEGE RD. HOUSING

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① RENDERING 1



② RENDERING 2

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33040

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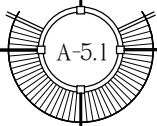
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① RENDERING 3



② RENDERING 4

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