PLANNING BOARD RESOLUTION
NUMBER 2011-43

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MINOR DEVELOPMENT PLAN APPROVAL PER SECTIONS 108-91(A).1(b) AND SECTIONS 108-96 THROUGH 108-957 OF THE CODE OF ORDINANCES FOR THE RECONSTRUCTION OF A COMMERCIAL STRUCTURE FOR PROPERTY LOCATED AT 241 MARGARET STREET (RE# 00072082-004501) IN THE HRCC-2 ZONING DISTRICT, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core-Bight District (HRCC-2) zoning district; and

WHEREAS, Section 108-91(A).1.(b) of the Code of Ordinances provides that within the HRCC-2 District a Minor Development Plan is required for the addition or reconstruction of non-residential floor area of 500 to 2,499 square feet of gross floor area; and

WHERAS, the applicant proposed a Minor Development to reconstruct 2,000 square feet of commercial floor area; and

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Minor Development Plan; and

_____ Chairman

_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 18, 2011; and

WHEREAS, the Planning Board found that granting of a Minor Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the granting of a Minor Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Minor Development Plan for the reconstruction of a two-storey commercial structure of approximately 2,000 square feet for property located at 241 Margaret Street (RE# 00072082-004501) in the HRCC-2 zoning district per Section 108-91(A.)(1)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is approved as shown in the attached plans dated August 1, 2011 with the following conditions of approval:

_____ Chairman

_____ Planning Director

Conditions to be completed prior to the issuance of building permits:

1. That a signed and sealed elevation certificate, is presented to the planning and building departments
2. The building is constructed according to ADA exempted Building Plans (LS101).

Conditions to be completed prior to the issuance of certificate of occupancy:

3. Development will meet LEED silver certification requirements
4. All lighting fixtures shall meet "Dark Sky" lighting standards

General Conditions:

5. Eight (8) parking spaces are required, three (3) of which shall be provided within the demised lease area (RE# 00072082-004501) to meet LEED Certification requirements, and five (5) of which shall be provided in the adjacent shared-use parking lot.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

RMK Chairman

OC Planning Director

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of August,

_____ Chairman

_____ Planning Director

2011.

Authenticated by the Chairman of the Planning Board and the Planning Director.

8/26/2011

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

8/30/11

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith

8/30/2011

Cheryl Smith, City Clerk

Date

_____Chairman

_____Planning Director

Site Plans

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

PLANNER
TREPANIER & ASSOCIATES, INC.
402 APPELROUTH LANE, P.O. BOX 2155
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(305)293-8983

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200 EAST GOVERNMENT STREET #240A
PENSACOLA, FLORIDA 32502
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ARCHITECTS
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830 CRANE BOULEVARD
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(305)294-9993

CIVIL ENGINEER
PEREZ ENGINEERING & DEVELOPMENT, INC.
1010 KENNEDY DRIVE, SUITE #400
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LEED COMMISSIONING AUTHORITY
BUILDING ENERGY SCIENCES
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PACE, FLORIDA 32571
(850)995-2548

MECHANICAL ENGINEER
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329 BROOKS STREET SE
FORT WALTON BEACH, FLORIDA 32548
(305)244-6189

SeaTech INC.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

TITLE SHEET

KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

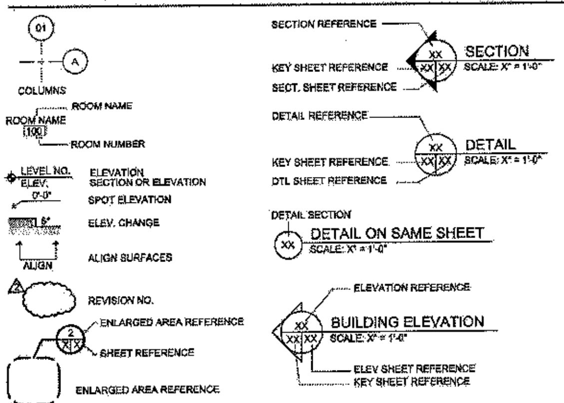
JOB: 11-217
ISSUE DATE: 07-26-11
DRAWN: EKM

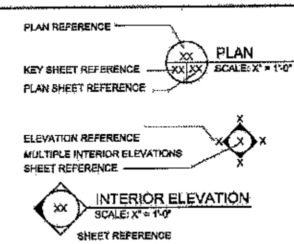
G001

ABBREVIATIONS

A	
&	AND
AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUST/ABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AT	ACOUSTICAL TILE
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT
B	
BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY CONTRACTING OFFICER/COTR
BOF	BY CONTRACTING OFFICER/ COTR FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
C	
C	CHANNEL
C DISP	CUP DISPENSER
CAB	CABINET
CC	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION
CD	COILING DOOR
CGR	COILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/-ED/-ION
CONST	CONSTRUCTION
CONT	CONTINUE/OUS
CONTR	CONTRACT/OR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER
D	
D	DEPTH OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAILS
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS
E	
E	EXISTING
EC	EPOXY COATING
EF	EPOXY FLOORING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELC	ELECTRIC CABINET
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVAT-E/-ED/-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EXF	EXHAUST FAN
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-ED/-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
F	
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE
G	
GA	GAUGE
GAL	GALLONS
GALV	GALVINIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GRB	GRADE BEAM
GWB	GYPSUM WALLBOARD
GYB	GYPSUM BOARD
GYP	GYPSUM SHEATHING
H	
H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD
I	
IC	INTERCOM
ICF	ICE MAKING MACHINE WITH FILTRATION SYSTEM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION
J	
JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
K	
KO	KNOCK OUT
L	
L	ANGLE
L	LAVATORY
LAV	LAVATORY
LB	POUND
LDRP	LABOR, DELIVERY AND PREP
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING
M	
M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	METAL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
P	
PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRES	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE
Q	
QT	QUARRY TILE
R	
R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	RELOCATE EXISTING
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/-ED/-ING
REM	REMOVE
REQD	REQUIRED
RES	RESINOUS FLOORING
RET	RETAINING
REV	REVERSE
REV	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
S	
S	SINK
SCHED	SCHEDULE
SD	SOAP DISPENSER
SMD	SMOKE DAMPER
SDISP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SG	SEMI GLOSS
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPC	SPECIMEN PASS THROUGH CABINET
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL
STS	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL
T	
T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL
U	
U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY
V	
VC	VA SUPPLIED CONTRACTOR INSTALLED
VCAB	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
VV	VA SUPPLIED VA INSTALLED
W	
W	WIDTH/WIDE
W	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WSF	WELDED SHEET FLOORING
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

ARCHITECTURAL SYMBOLS





PROJECT INFORMATION

APPLICABLE GOVERNING STANDARDS

BUILDING CODE:
2007 FLORIDA BUILDING CODE

FIRE CODE:
NFPA 101, LIFE SAFETY CODE 2007

MECHANICAL CODE:
2007 FLORIDA MECHANICAL CODE

PLUMBING CODE:
2007 FLORIDA PLUMBING CODE

ELECTRICAL CODE:
2008 NATIONAL ELECTRICAL CODE

MATERIAL DESIGNATIONS

- CONCRETE
- CONCRETE MASONRY UNITS
- BRICK MASONRY
- PLASTER/SAND/GROUT
- METAL
- STONE
- SOLID WOOD
- PLYWOOD
- WOOD BLOCKING
- SHIM
- BATT OR BLANKET INSULATION
- EXPANSION MATERIAL

FRANK DAUGHTRY

SeaTech inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

PROJECT INFORMATION &
GENERAL NOTES

KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
ISSUE DATE: 07.27.11
DRAWN:

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LS101 - LIFE SAFETY PLAN
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P102 - PLUMBING DETAILS
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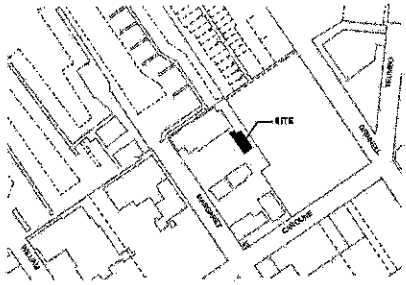


LOCATION MAP

SITE DATA

ZONING DISTRICT: HRCC-2

FLOOD ZONE: AE 9

F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

GOVERNING STANDARDS

THIS PROJECT WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS

BUILDING CODE:
2007 FLORIDA BUILDING CODE

PLUMBING CODE:
2007 FLORIDA BUILDING CODE

FIRE CODE:
NFPA 101, LIFESAFETY CODE 2007

ELECTRICAL CODE:
2009 NATIONAL ELECTRICAL CODE

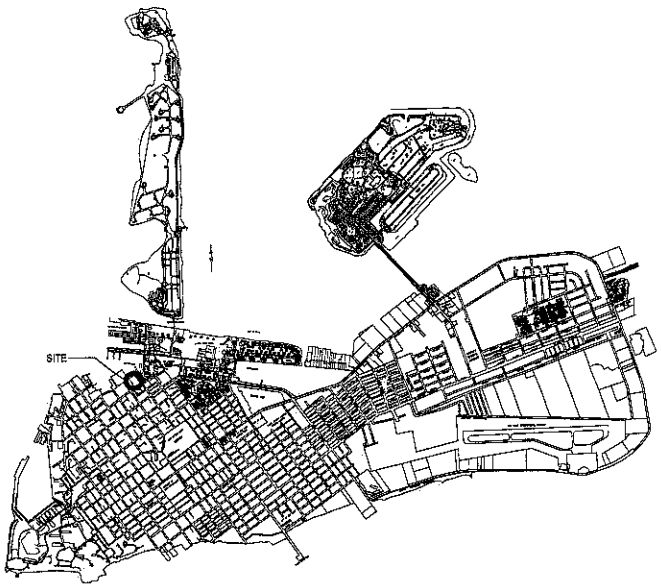
MECHANICAL CODE:
2007 FLORIDA MECHANICAL CODE

SITE DATA TABLE

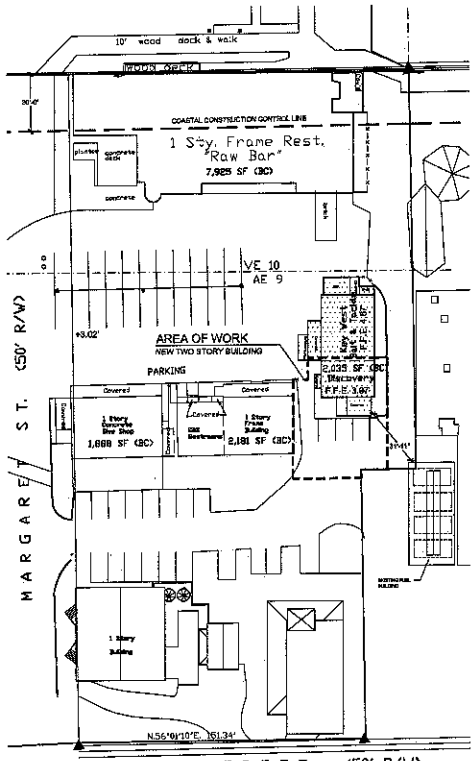
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HRCC-2	HRCC-2	NO CHANGE	COMPLIES
LOT SIZE	69,460 SF	69,460 SF	NO CHANGE	COMPLIES
BUILDING AREA	30,648 SF	35,730 SF	31,154 SF	COMPLIES
BUILDING COVERAGE %	44.0%	50% MAX.	44.8%	COMPLIES
IMPERVIOUS COVERAGE	43,958 SF	35,675 SF	NO CHANGE[1]	COMPLIES
IMPERVIOUS COVERAGE %	63.3%	60% MAX.	NO CHANGE[1]	COMPLIES
FLOOR AREA	30,648 SF	39,730 SF	32,079 SF	COMPLIES
FLOOR AREA %	44.0%	60% MAX.	57.1%	COMPLIES
OPEN SPACE	10,470 SF	11,492 SF	NO CHANGE[1]	COMPLIES
OPEN SPACE %	17.6%	20% MIN.	NO CHANGE[1]	COMPLIES
BUILDING HEIGHT	14'-4"	30'	30'-4"	COMPLIES

[1] THE IMPERVIOUS SURFACE AND ITS INVERSE OPEN SPACE IS CONSIDERED NON-COMPLYING STRUCTURE UNDER THE CODE. NON-COMPLYING STRUCTURES ARE REGULATED UNDER CHAPTER 122, ARTICLE II, SEC. 122-27 & 122-28 EXPRESSLY PERMIT NON-COMPLYING STRUCTURES TO BE CONTINUED AND MAINTAINED AS LONG AS THE VALUE OF ANY RECONSTRUCTIONS, RENOVATIONS, OR REPAIRS DO NOT EXCEED 50% OF THE PROPERTY'S APPRAISED OR ASSESSED VALUE. SEC. 122-27 ALSO ENCOURAGES THEIR EXPANSION. IN THIS CASE, PROPOSED WORK DOES NOT EXCEED 50% OF THE VALUE OF THE PROPERTY AND AS A RESULT OF THE WORK THE NON-COMPLYING IMPERVIOUS SURFACE WILL NOT BE EXPANDED.

ACCORDING TO THE MONROE COUNTY PROPERTY APPRAISERS PROPERTY RECORD INFORMATION THE VALUE OF THE SITE PROPERTY IS APPROXIMATELY $35,540,444. THE ESTIMATED VALUE OF THE PROPOSED PROJECT IS EXPECTED TO BE APPROXIMATELY $ (APPROXIMATELY % OF THE ASSESSED VALUE OF MALLORY). GIVEN THE ABOVE, CHAPTER 122, ART. II CLEARLY INDICATES NO VARIANCE IS REQUIRED FOR IMPERVIOUS SURFACE.

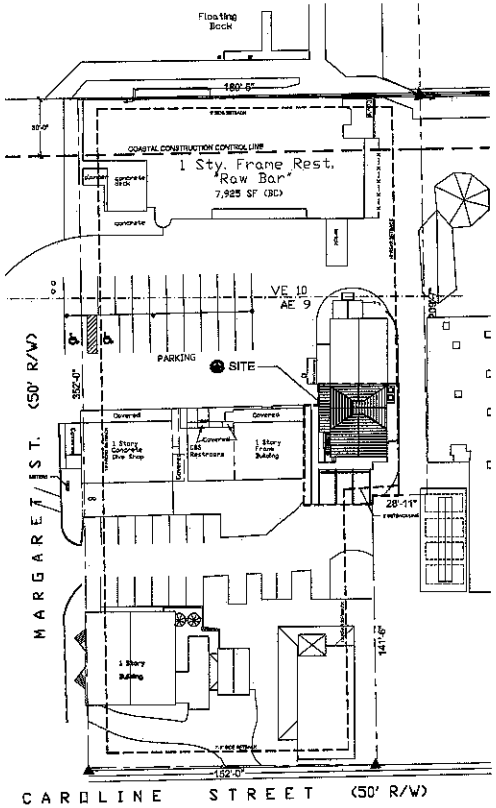


REGIONAL MAP - KEY WEST



EXISTING SITE PLAN

SCALE: 1"=30'-0"



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

SeaTech Inc.
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(305) 294-9963
C.A. #26964

PROJECT DATA

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
ISSUE DATE: 07-28-11
DRAWN: EKM

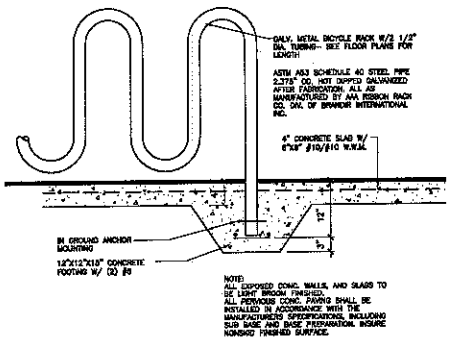
G003

PARKING SUMMARY

REQUIRED SPACES (CURRENT USE): 100 / 3 = 33
REQUIRE SPACES (PROPOSED USE): 8

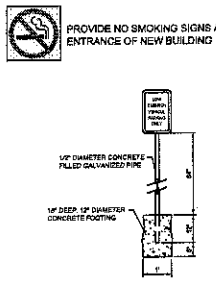
NO ADDITIONAL SPACES PROVIDED SINCE THE USAGE REDUCES THE NUMBER OF SPACES REQUIRED. NO ADDITIONAL SPACES PROVIDED IN ORDER TO SATISFY USGBC LEED CREDIT SS4.4.

TOTAL ACCESSIBLE SPACES REQUIRED: 2
TOTAL ACCESSIBLE SPACES PROVIDED : 2



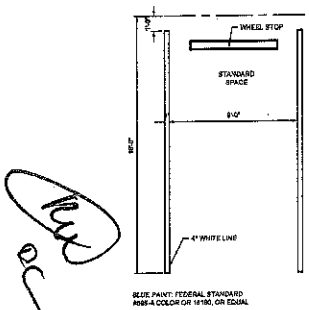
BICYCLE RACK DETAIL

SCALE:1"=1'-0"



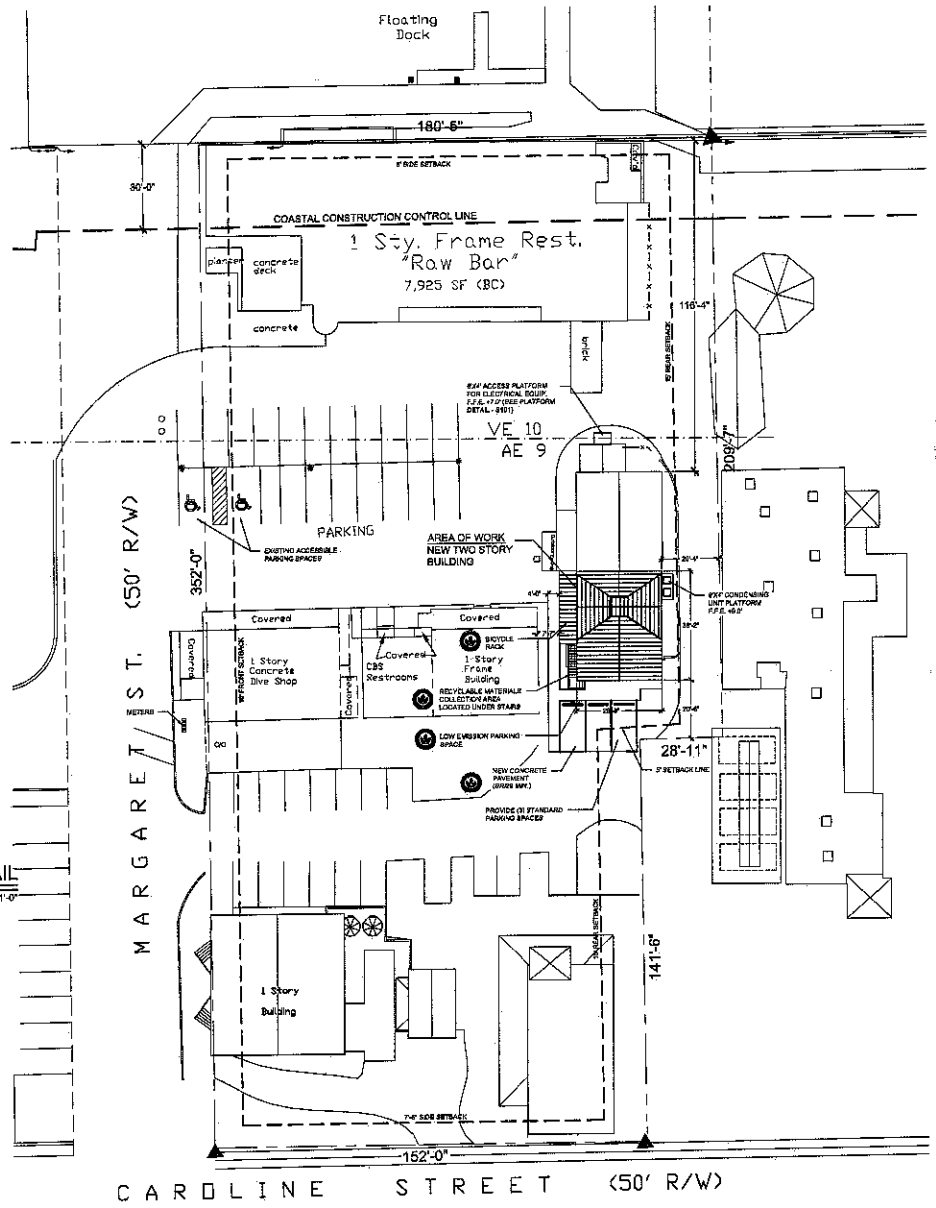
LOW EMISSION PARKING SIGN DETAIL

SCALE:1/4"=1'-0"



PARKING DETAIL

SCALE:1/4"=1'-0"



PROPOSED SITE PLAN

SCALE:1"=20'-0"

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PROPOSED SITE PLAN

KEY WEST BIGHT RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

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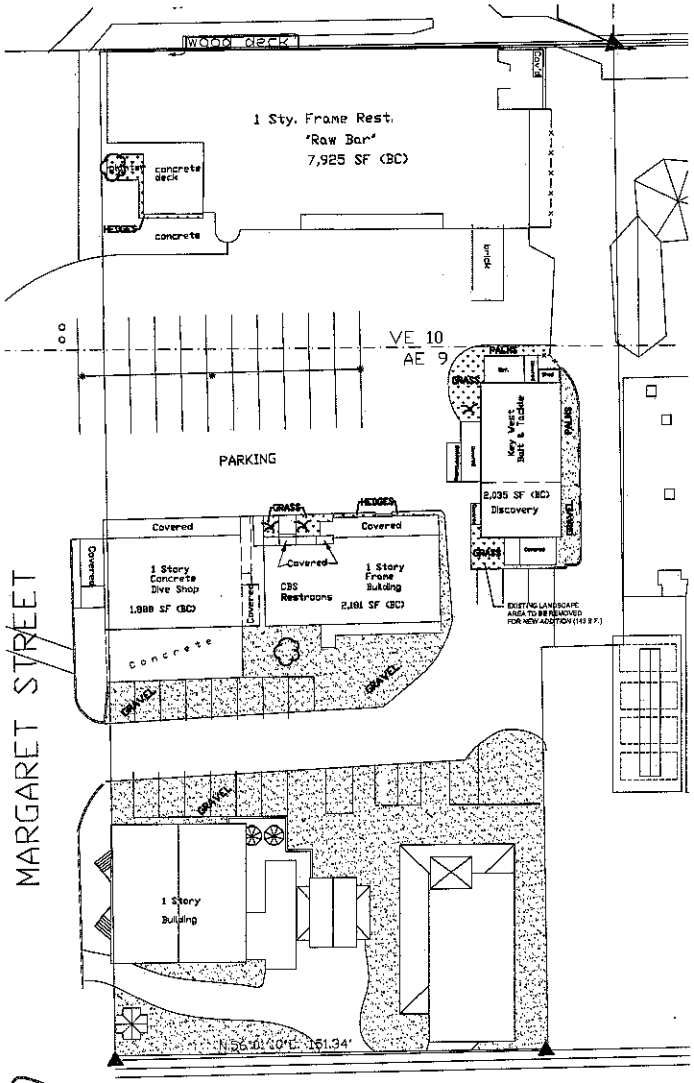
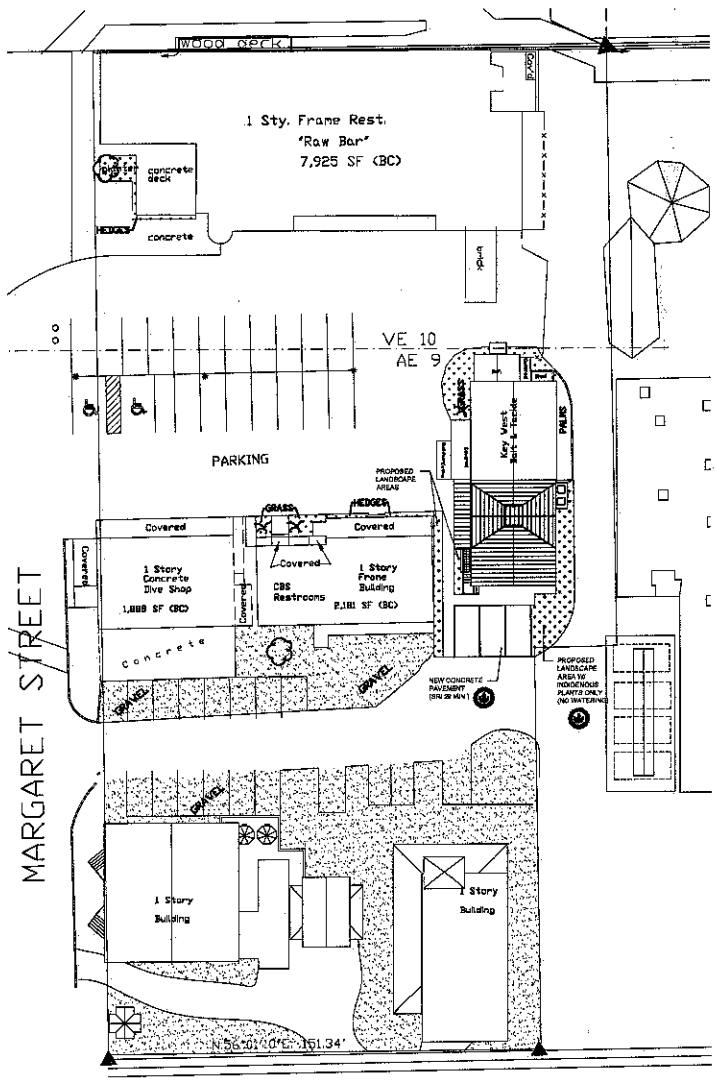


EXISTING LANDSCAPE PLAN

SCALE:1"=20'-0"



PROPOSED LANDSCAPE PLAN

SCALE:1"=20'-0"

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LANDSCAPE PLAN

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

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C401

7/28/2011 3:32:13 PM 1/8" = 1'-0" File Path

Water Quantity and Water Quality Calculations

Water Quantity - Predevelopment

Basin	A =	0.070	ac	3,048	sf
Pervious Area		0.012	ac	525	sf
Impervious Area		0.058	ac	2,523	sf
% Impervious		82.76%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		2	ft		
Predeveloped Available Storage		1.88	in		
Soil Storage	S =	0.32	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{pre} =	11.85	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3day}$ =	0.83	ac-in		

Water Quantity - Postdevelopment

Basin	A =	0.070	ac	3,048	sf
Pervious Area		0.015	ac	658	sf
Impervious Area		0.055	ac	2,395	sf
% Impervious		78.6%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		2	ft		
Developed Available Storage		1.88	in		
Soil Storage	S =	0.40	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	11.76	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3day}$ =	0.82	ac-in		

Postdevelopment - Predevelopment

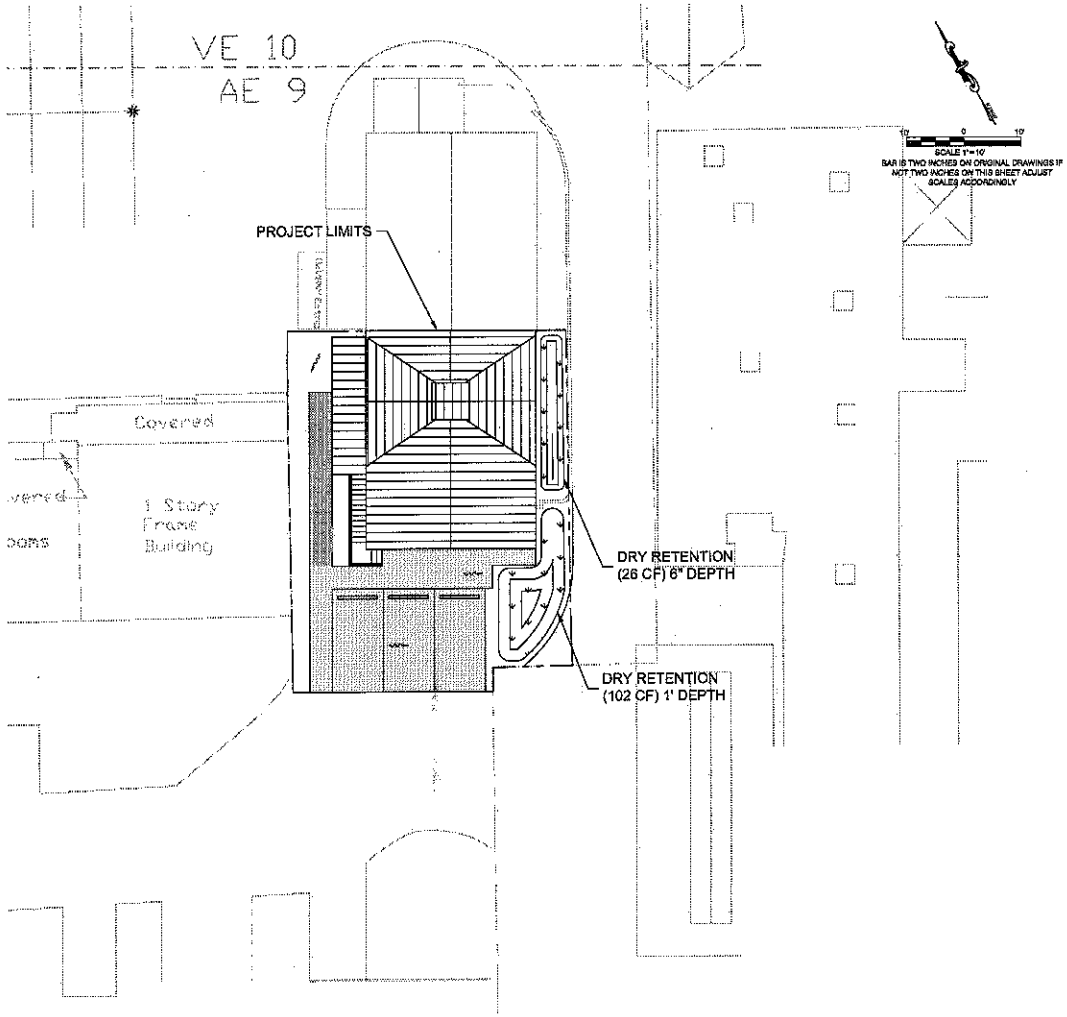
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post}$ =	-0.09	in
Pre/Post Volume = $Q_{pre-post}$ x A	$V_{pre-post}$ =	-0.01	ac-in

Water Quality

Basin A	0.070	ac	3,048	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.029	ac	1,264	sf
Pavement/Walkways	0.026	ac	1,111	sf
Pervious area	0.015	ac	653	sf
Site area for Water Quality (Total area- (water surface + roof area))	0.040	ac	1,764	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.026	ac	1,111	sf
% Impervious	65%			
A) One inch of runoff from project area	0.070	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.094	ac-in		

Comparision of Water Quality Methods

	0.070 ac-in	>	0.094 ac-in		
Pretreatment Volume Required(50% Credit)	0.035	ac-in		127	cf
Pretreatment Volume provided by Dry Retention	0.036	ac-in		156	cf



DRAINAGE & GRADING PLAN

LEGEND

- PROJECT LIMITS
- CONCRETE PAVEMENT
- RETENTION AREA
- EXISTING GRADE
- STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE

DRAINAGE NOTES:

1. ROOF DOWN SPOUTS DIRECTED TO DISCHARGE INTO DRY RETENTION / LANDSCAPE AREAS OR PERVIOUS AREAS WITH SPLASH BLOCKS TO PREVENT EROSION
2. LANDSCAPING FOR DRY RETENTION AREAS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS
3. THE LANDSCAPING AND DRY RETENTION AREAS SHALL NOT BE CONSTRUCTED TO CREATE STORMWATER FLOW TO ADJACENT PROPERTIES

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PEREZ ENGINEERING & DEVELOPMENT, INC.

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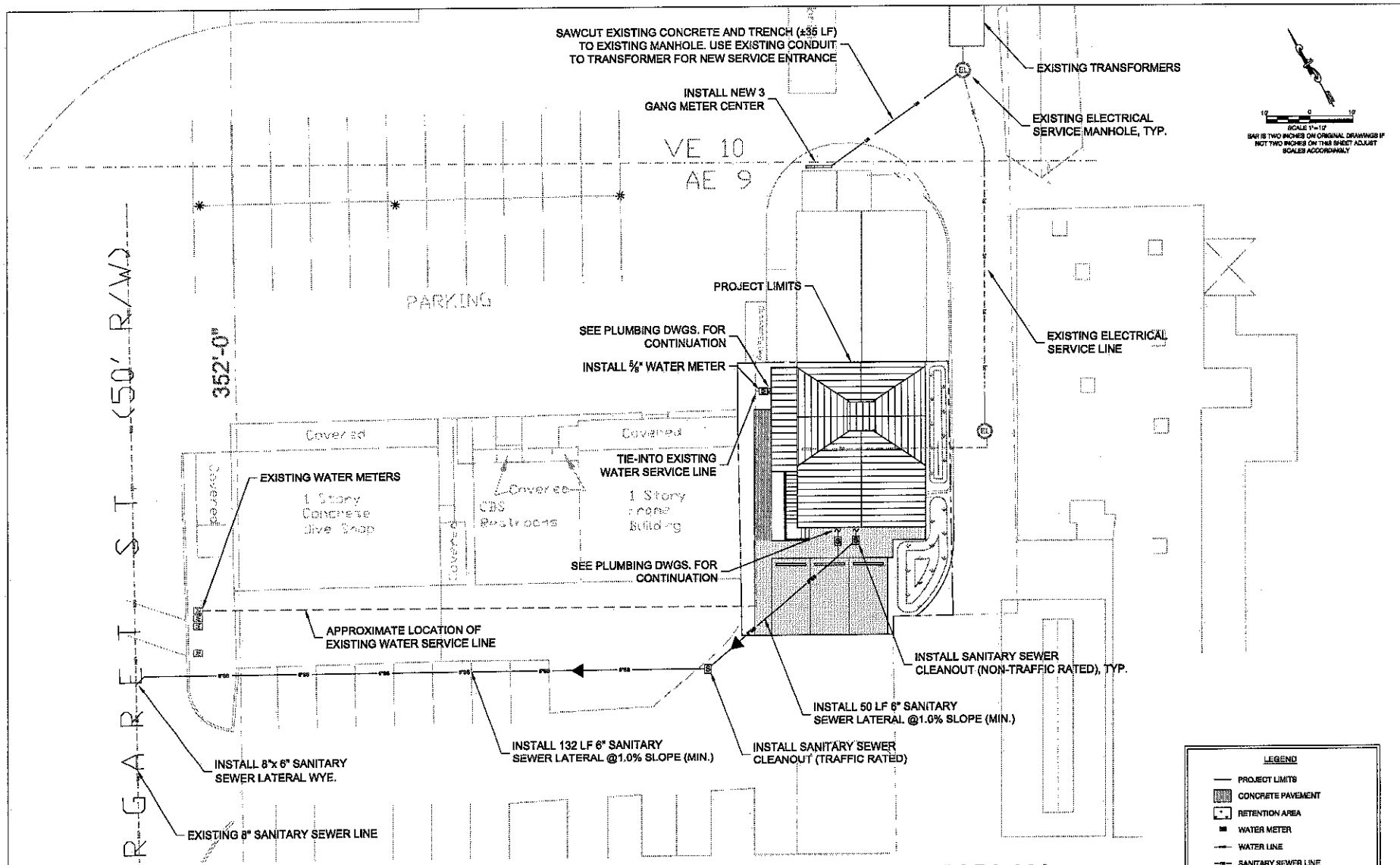
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
ISSUE DATE: 12.12.12
DRAWN:

C-201



UTILITY PLAN

UTILITY NOTES:

1. ALL POTABLE WATER WORK TO BE DONE IN ACCORDANCE WITH 2011 FKAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER SYSTEM PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL CONTACT THE CITY OF KEY WEST GENERAL SERVICES DEPARTMENT FOR INSPECTION OF ANY / ALL WORK RELATING TO CITY SEWER SYSTEM. NO WORK SHALL BE COMPLETED ON A CITY OF KEY WEST SANITARY SEWER SYSTEM WITH A REPRESENTATIVE FROM THE GENERAL SERVICES DEPARMENT PRESENT.

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Perry Engineering & Development, Inc.

KEY WEST BIGHT RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
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C-301

BUILDING CODE ANALYSIS:

APPLICABLE BUILDING CODES:

FLORIDA BUILDING CODE (2007)
FLORIDA FIRE PROTECTION CHAPTER 39 OR NFPA 101 AND 13, 10, ETC.
FLORIDA ACCESSIBILITY CODE

OCCUPANY CLASSIFICATION:

CLASSIFICATION OF OCCUPANCY PER FBC: 304.1 BUSINESS GROUP B
309 MERCANTILE GROUP M
311.2 MODERATE-HAZARD STORAGE, GROUP S-1

TYPE OF CONSTRUCTION:

TYPE VA (FBC 602.5) - CONSTRUCTION THAT IS ANY MATERIAL PERMITTED BY CODE.

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: (PER FBC TABLE 601)

STRUCTURAL FRAME:	1 HOUR(S)
BEARING WALLS:	1 HOUR(S)
NON-BEARING WALLS AND PARTITIONS (INTERIOR):	0 HOUR(S)
FLOOR CONSTRUCTION:	1 HOUR(S)
ROOF CONSTRUCTION:	1 HOUR(S)

FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (PER FBC TABLE 602)

TYPE VA CONSTRUCTION; GROUP M + S-1 OCCUPANCY

LESS THAN 5'-0":	3 HOUR(S)
BETWEEN 5'-0" AND 10'-0":	2 HOUR(S)
BETWEEN 10'-0" AND 2'-0":	1 HOURS(S)
GREATER THAN 20'-0":	0 HOURS(S)

OCCUPANCY / TENANT SEPERATION:

TENANT SEPARATION WALL (PER FBC SECTION 708.1 FIRE PARITIONS)	1 HOUR(S)
FLOOR / CEILING ASSEMBLY (PER FBC SECTION 711 HORIZONTAL ASSEMBLIES)	1 HOUR(S)

BUILDING HEIGHT/NUMBER OF STORIES (WITHOUT SPRINKLER SYSTEM):

ALLOWED: 50'-0" MAXIMUM ABOVE FINISH GRADE / 3 STORIES (FBC TABLE 503) GROUP S-1 IS MOST RESTRICTIVE

PROPOSED: 30'-4" HIGH, 2 STORIES

MAXIMUM ALLOWABLE BUILDING AREA (WITHOUT SPRINKLER SYSTEM):

MAX ALLOWED: PER S-1 OCCUPANCY 14,000 SQ FT X 3 STORIES= 42,000 SQ FT (FBC TABLE 503)

FBC 503.1.3. BUILDINGS ON SAME LOT. 2 OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE HEIGHT OF EACH BUILDING AND THE AGGREGATE AREA OF BUILDINGS ARE WITHIN THE LIMITATIONS OF TABLE 503 AS MODIFIED BY SECTIONS 504 AND 506.

AREA TABULATION:

EXISTING BAIT AND TACKLE SHOP:	1190 SF
PROPOSED BIGHT RETAIL BUILDING:	2000 SF (1ST AND 2ND FLOOR COMBINED)
EXISTING FISH HOUSE:	2151 SF
EXISTING DIVE SHOP:	1888 SF
TOTAL AGGREGATE AREA	7229 SF

INTERIOR FINISHES:

NEW INTERIOR WALL & CEILING FINISHES (NFPA 38.3.3.2):
- EXIT ENCLOSURES & EXIT ACCESS CORRIDORS = CLASS A OR B
- ALL OTHER AREAS = CLASS A, B OR C

NEW INTERIOR FLOOR FINISHES (NFPA 38.3.3.3):
- EXIT ENCLOSURES = CLASS I OR II

CALCULATED OCCUPANT LOAD FOR EGRESS CAPACITY:

PER NFPA 101 TABLE 7.3.1.2:
BUSINESS B= 1 PERSON PER 100 GROSS SF
MERCANTILE M= 1 PERSON PER 30 GROSS SF

OCCUPANT LOAD FOR 1ST FLOOR = 1000/30= 24 OCCUPANTS
OCCUPANT LOAD FOR 2ND FLOOR = 1000 SF/100= 10 OCCUPANTS

TOTAL OCCUPANT LOAD= 34 OCCUPANTS

EMERGENCY LIGHTS MUST MEET ALL ENGINEERING TECHNICAL LETTER 99.4 REQUIREMENTS.
THE LETTERING FOR THE EXIT LIGHTS MUST BE RED IAW ETL 99.4 CH. B.

ILLUMINATED EXIT LIGHT LOCATIONS ARE DESIGNATED BY THE FOLLOWING SYMBOL:

INDICATES SURFACE MOUNTED ILLUMINATED EXIT LIGHT

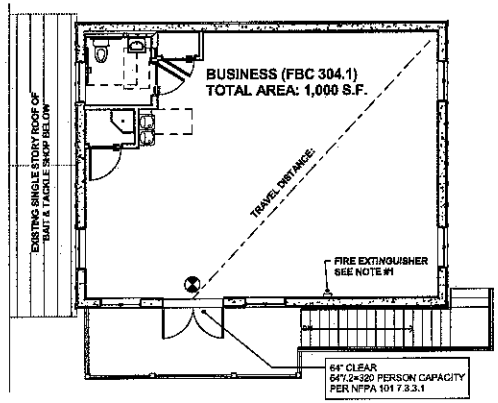
NOTES: THIS SHEET ONLY

NOTE #1: SEMI- RECESSED FIRE EXTINGUISHER
10# ABC MULTI-PURPOSE FIRE DRY CHEMICAL
EXTINGUISHERS BY AMEREX.

FIRE EXTINGUISHER SIZE & PLACEMENT:
- MINIMUM RATED SINGLE EXTINGUISHER= 2-A
- MAXIMUM FLOOR AREA PER UNIT= 3,000 S.F. & 1,000 S.F. ACTUAL
- MAXIMUM FLOOR AREA FOR EXTINGUISHER= 11,250 S.F. & 1,000 S.F. ACTUAL
- MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER= 75 FT

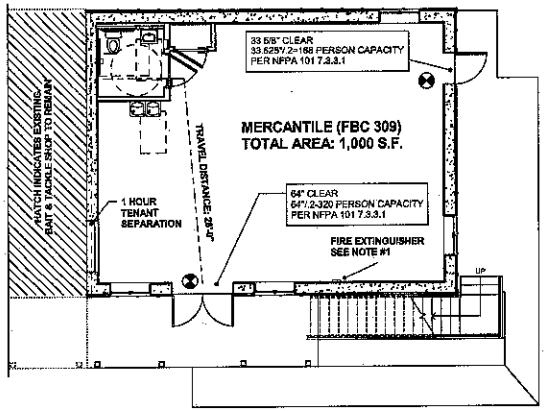
ELEVATORS:
FBC 2007 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION

EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3,000 SQUARE FEET (279 SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER, A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE US ATTORNEY GENERAL.



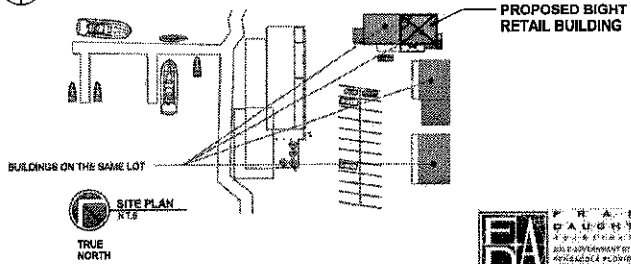
2 A201.1.516 3/16" = 1'-0" SECOND FLOOR LIFE SAFETY PLAN

TRUE NORTH PROJ. NORTH



1 A201.1.516 3/16" = 1'-0" FIRST FLOOR LIFE SAFETY PLAN

TRUE NORTH PROJ. NORTH



SITE PLAN N.T.S.

TRUE NORTH

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FIRST + SECOND FLOOR LIFE SAFETY PLAN

KEY WEST BIGHT RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

JOB: 11-217
ISSUE DATE: 07.27.11
DRAWN:

LS101

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KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

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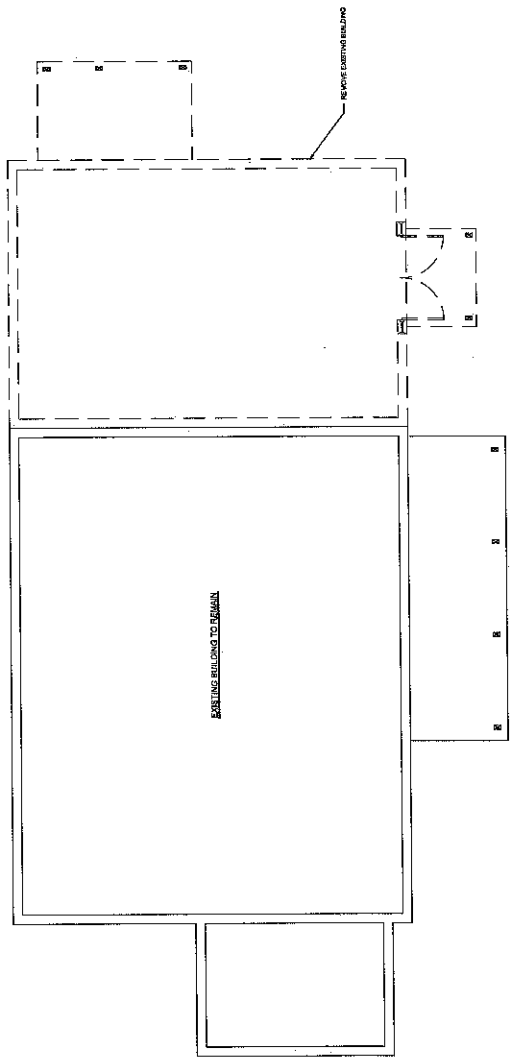
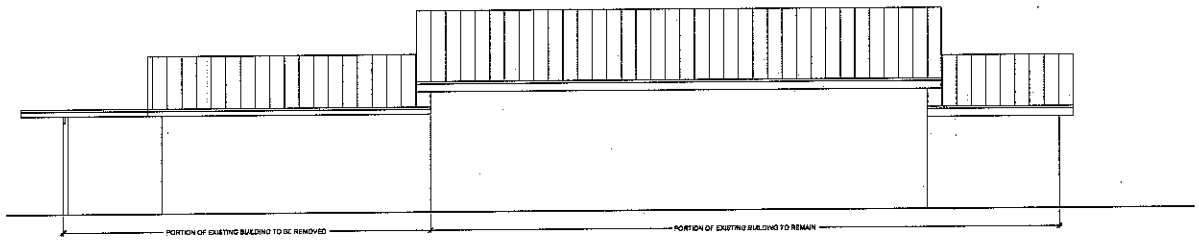
EX-2

KEY WEST PLANNING DEPT.
APR - 4 2011
MONROE COUNTY



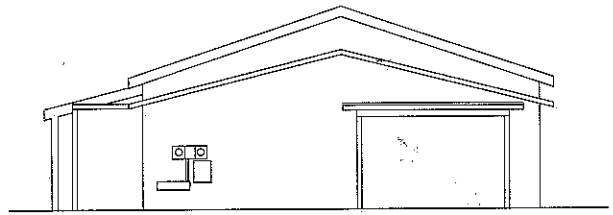
EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION

SCALE:1/4"=1'-0"



EXISTING EAST ELEVATION

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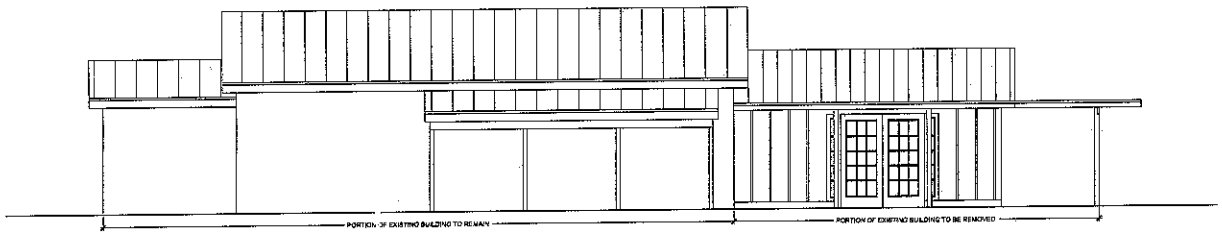

EXISTING SOUTH ELEVATION

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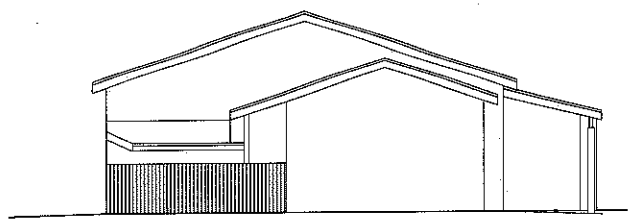

EXISTING WEST ELEVATION

SCALE:1/4"=1'-0"

KEY WEST PLANNING DEPT.
APR - 4 2011
MONROE COUNTY

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KEY WEST BIGHT
RETAIL SHOP
MARGARET STREET PLAZA
KEY WEST, FLORIDA

REVISIONS

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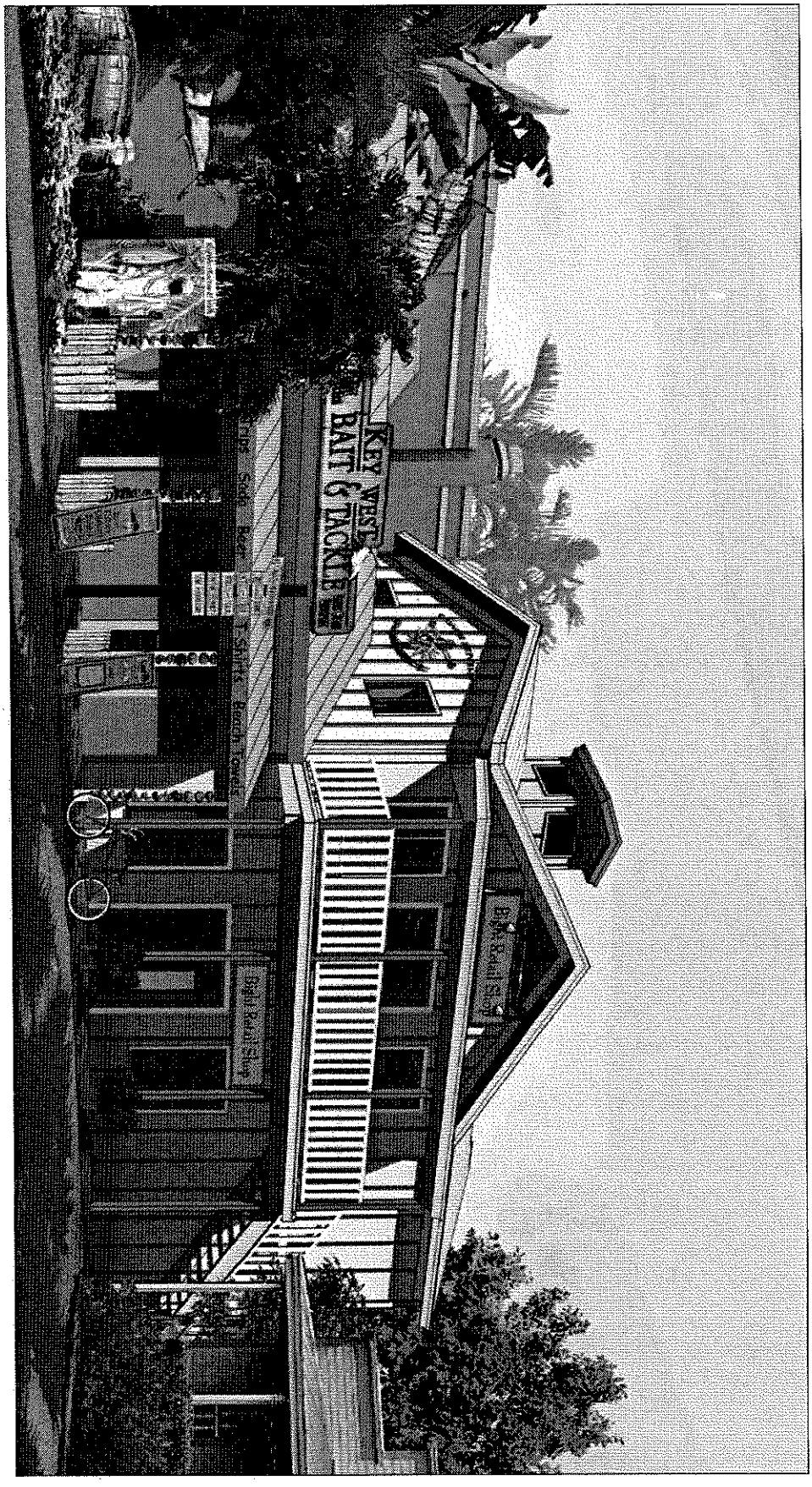
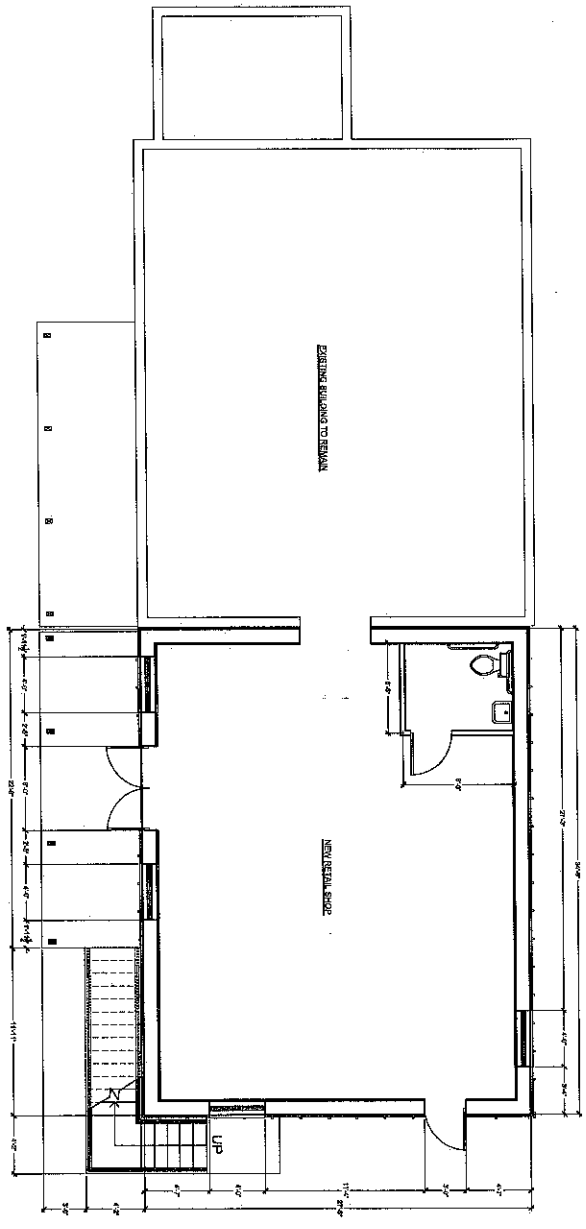
EX-3

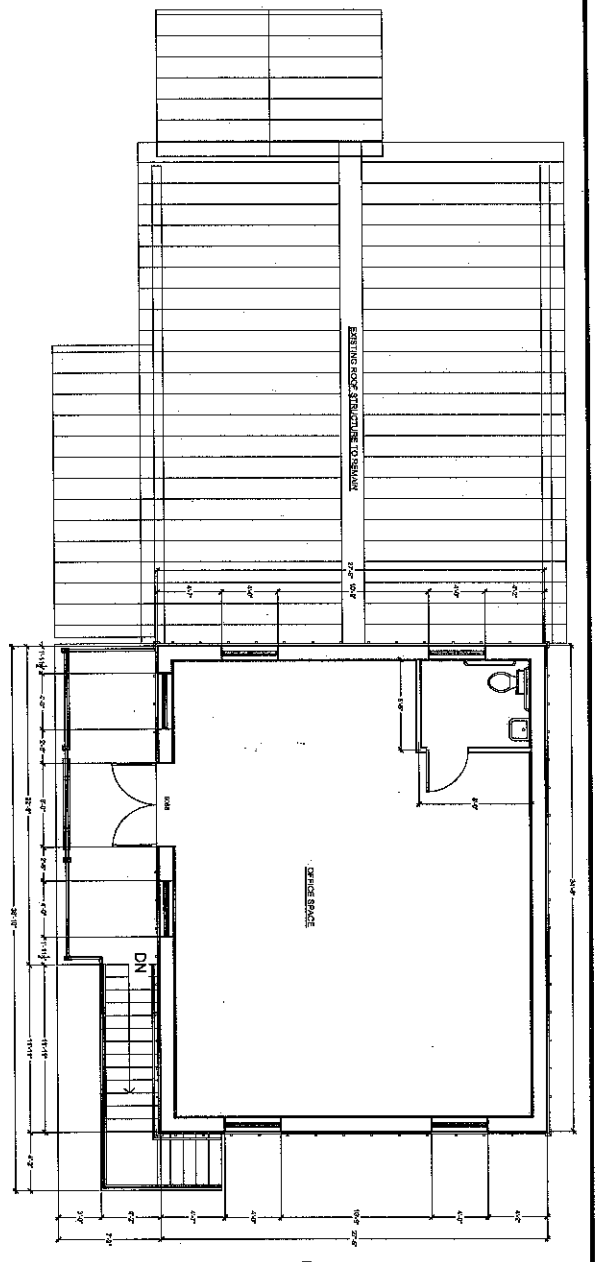


KEY WEST PLANNING DEPT
APR - 4 2011
MONROE COUNTY

A-1	DRAWN:	ISSUE DATE: —	JOB:
REVISIONS	KEY WEST BIGHT RETAIL SHOP MARGARET STREET PLAZA KEY WEST, FLORIDA	WILLIAM P. HORN ARCHITECT, P.A. 815 EATON ST. KEY WEST, FLORIDA 33040 TEL. (305) 296-8302 FAX (305) 296-1033 AA 0000040	SeaTech inc. 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA (305) 294-9993 C.A. #28984



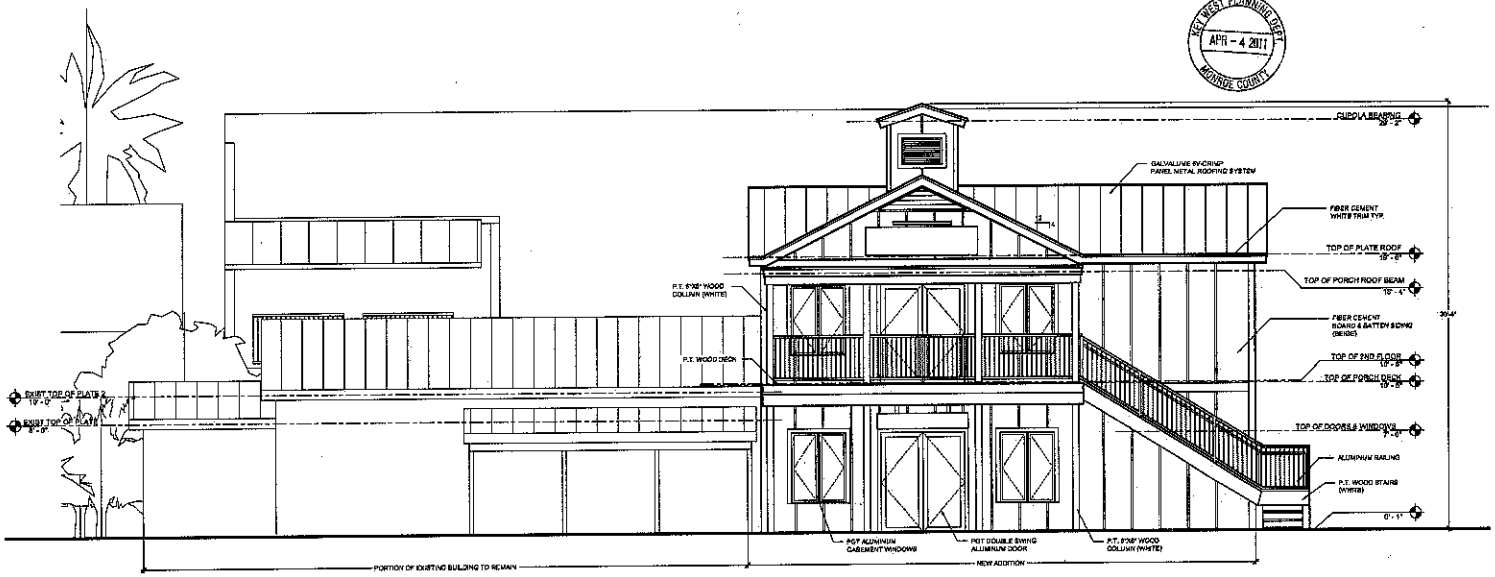
PROPOSED FIRST FLOOR PLAN
SCALE:1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE:1/4"=1'-0"

KEY WEST PLANNING DEPT.
APR - 4 2011
MODIFIED COUNTY

A-4	DRAWN: EKM	ISSUE DATE: —	JOB:						REVISIONS	KEY WEST BIGHT RETAIL SHOP MARGARET STREET PLAZA KEY WEST, FLORIDA	WILLIAM P. HORN ARCHITECT, P.A. 915 EATON ST. KEY WEST, FLORIDA 33040 TEL: (305) 296-8302 FAX (305) 296-1033 AA 0003040	SeaTech Inc. 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA (305) 294-9993 C.A. #28984



PROPOSED SOUTH ELEVATION

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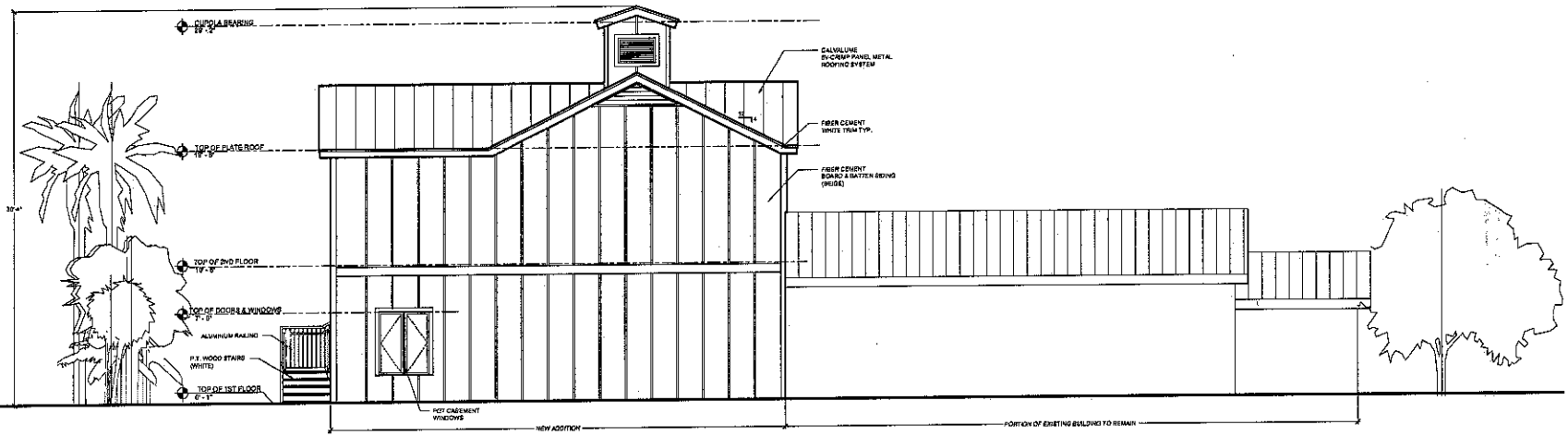

PROPOSED NORTH ELEVATION

SCALE:1/4"=1'-0"

KEY WEST PLANNING DEPT. APR - 4 2011 MONROE COUNTY

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KEY WEST BIGHT RETAIL SHOP
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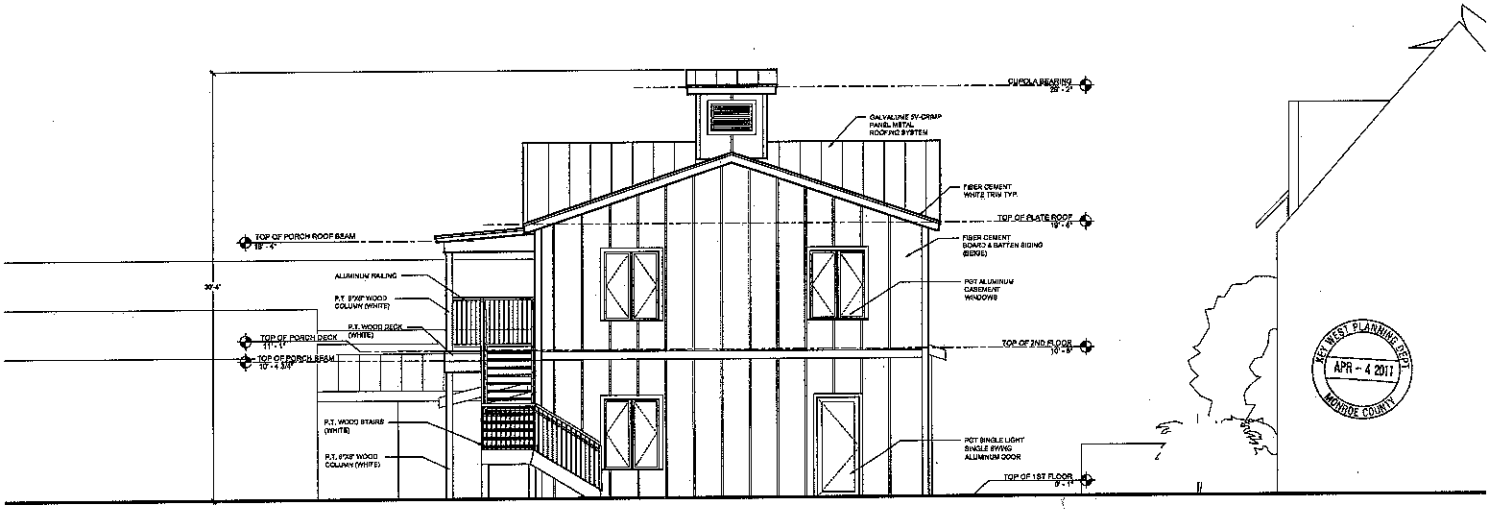

PROPOSED EAST ELEVATION

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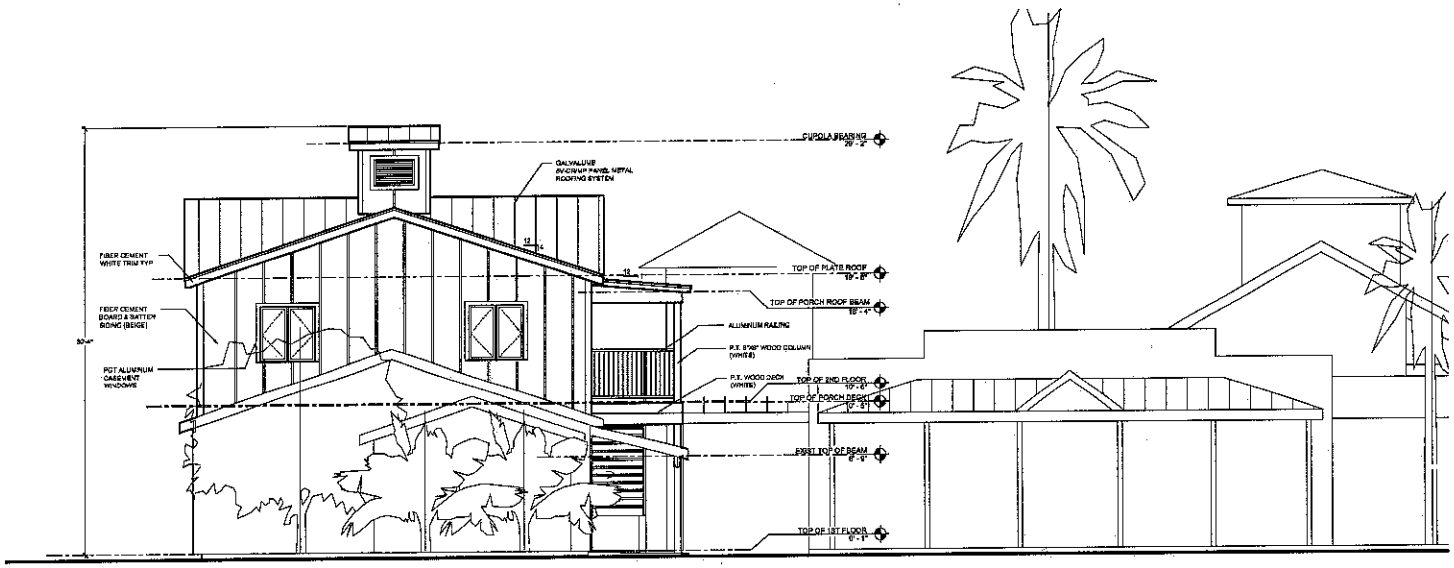

PROPOSED WEST ELEVATION

SCALE:1/4"=1'-0"

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KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

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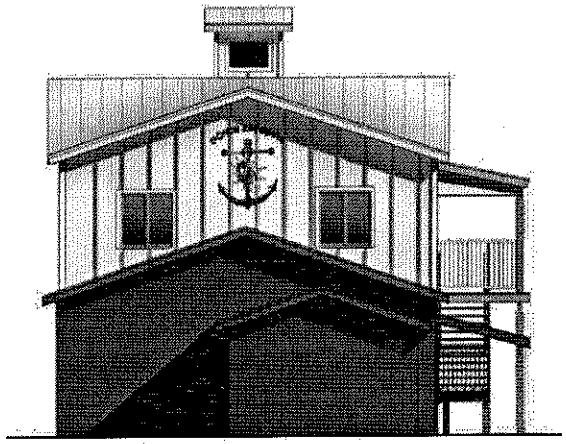


PROPOSED WEST ELEVATION

SCALE:1/4"=1'-0"

PROPOSED SOUTH ELEVATION

SCALE:1/4"=1'-0"

KEY WEST PLANNING DEPT.
APR - 4 2011
MONROE COUNTY

SeaTech inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

WILLIAM P. HORN
ARCHITECT, P.A.
915 EATON ST.
KEY WEST, FLORIDA 33040
TEL (305) 295-9092
FAX (305) 295-1033 AA 0003049

KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

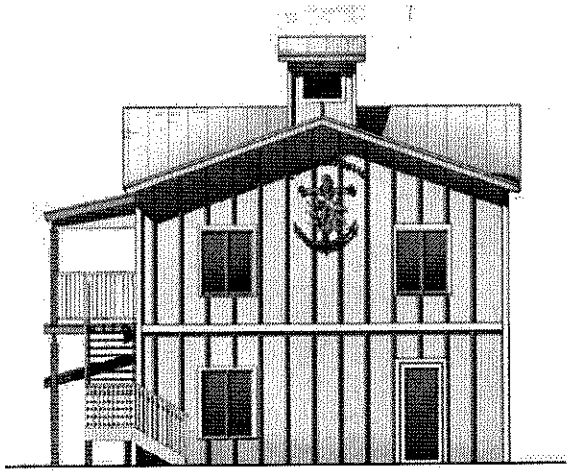
REVISIONS

JOB:

ISSUE DATE: ---

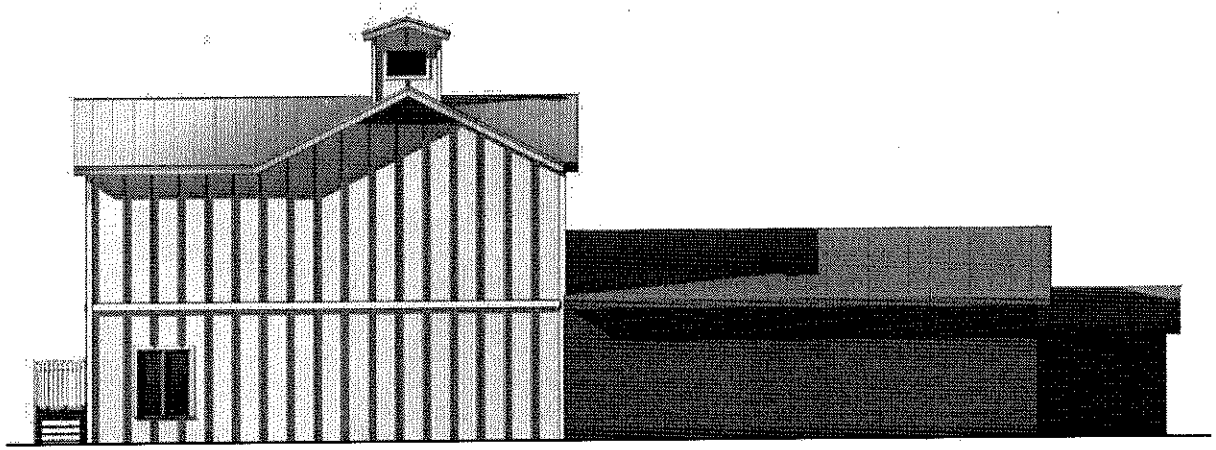
DRAWN: DB

A-7



PROPOSED EAST ELEVATION

SCALE:1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE:1/4"=1'-0"

KEY WEST PLANNING DEPT.
APR - 4 2011
MONROE COUNTY

SeaTech inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
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KEY WEST BIGHT RETAIL SHOP

MARGARET STREET PLAZA
KEY WEST, FLORIDA

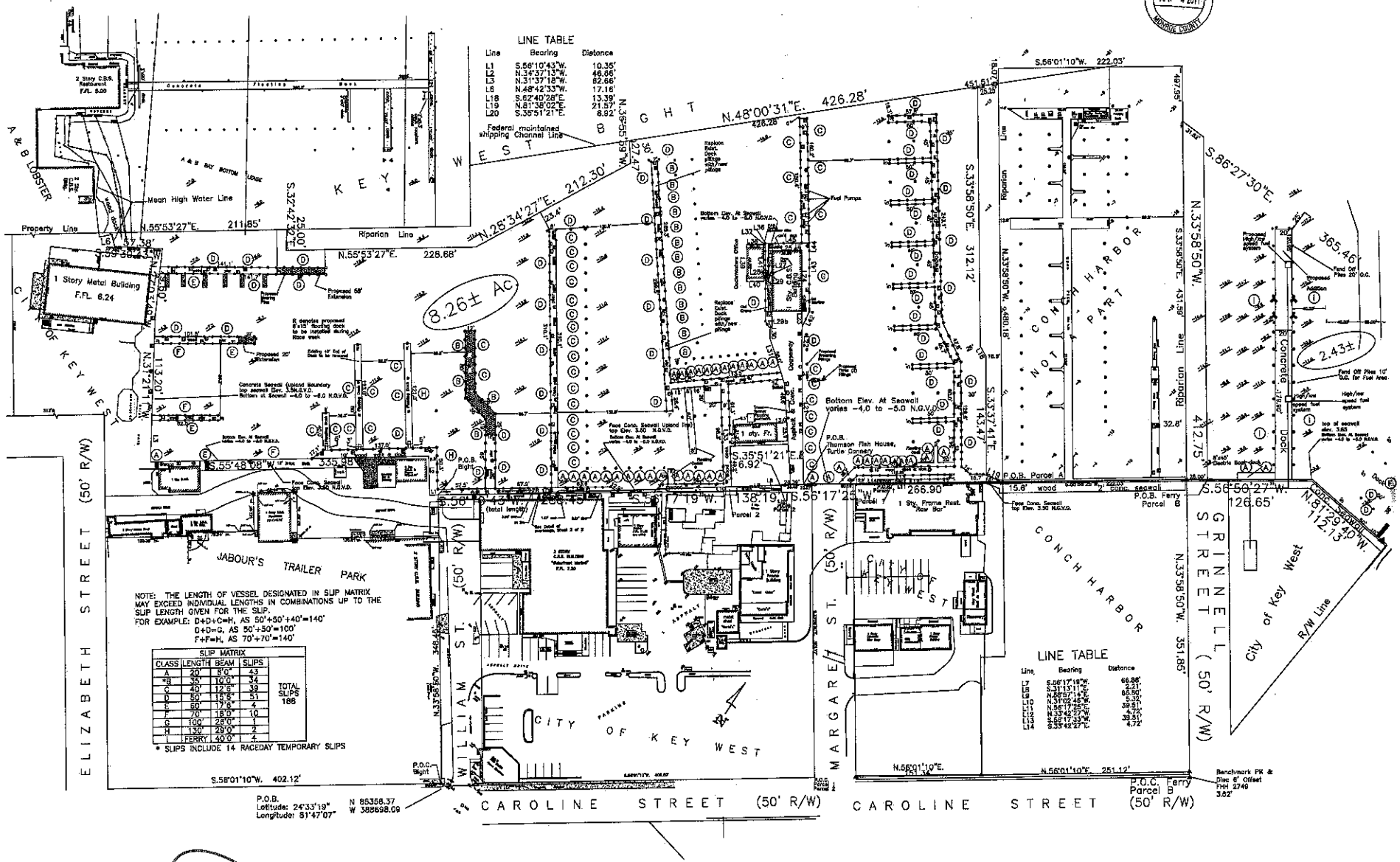
REVISIONS

JOB:

ISSUE DATE: —

DRAWN: DB

A-8


KEY WEST PLANNING DEPT.
APR - 4 2011
MONROE COUNTY
LINE TABLE
Line Bearing Distance
L1 S.56°10'43"W. 10.35'
L2 N.34°37'13"W. 46.66'
L3 N.31°37'18"W. 62.66'
L6 N.48°42'33"W. 17.16'
L18 S.62°40'28"E. 13.39'
L19 N.81°38'02"E. 21.57'
L20 S.35°51'21"E. 6.92'
Federal maintained shipping Channel Line
KEY WEST BIGHT
N.48°00'31"E. 426.28'
N.28°34'27"E. 212.30'
S.56°01'10"W. 222.03'
S.86°27'30"E. 365.46'
N.33°58'50"W. 412.75'
S.56°50'27"W. 126.65'
N.81°29'40"W. 112.13'
S.33°58'50"E. 312.12'
S.33°37'41"E. 143.47'
S.35°51'21"E. 6.92'
S.56°17'19"W. 138.19'
S.56°17'25"W. 266.90'
N.33°58'50"W. 351.85'
N.56°01'10"E. 251.12'
S.56°01'10"W. 402.12'
N.55°53'27"E. 211.85'
N.55°53'27"E. 228.68'
S.32°42'32"E. 25.00'
N.36°55'59"W. 27.47'
N.31°21'11"W. 113.20'
S.55°48'08"W. 335.98'
S.56°13'43"W. 288.49'
S.56°17'19"W. 138.19'
S.56°17'25"W. 266.90'
N.33°58'50"W. 480.18'
S.33°58'50"E. 431.59'
N.33°58'50"W. 351.85'
8.26± Ac
2.43±
CONCH HARBOR NOT A PART
CONCH HARBOR
CITY OF KEY WEST
JABOUR'S TRAILER PARK
CITY OF KEY WEST
ELIZABETH STREET (50' R/W)
WILLIAM ST. (50' R/W)
MARGARET ST. (50' R/W)
GRINNELL STREET (50' R/W)
CAROLINE STREET (50' R/W)
CAROLINE STREET (50' R/W)
City of Key West
R/W Line
Concrete Dock
Riparian Line
Property Line
Mean High Water Line
A & B LOBSTER
1 Story Metal Building F.FL. 6.24
2 Story C.B.S. Restaurant F.FL. 5.00
Concrete Floating Dock
Bottom Elev. At Seawall varies -4.0 to -5.0 N.G.V.D.
P.O.B. Thomson Fish House, Turtle Cannery
P.O.B. Parcel A
P.O.B. Ferry Parcel B
P.O.B. Lotitude: 24°33'19" Longitude: 81°47'07"
N 85358.37 W 388698.09
Benchmark PK & Disc 6' Offset FHH 2749 3.62'
P.O.C. Ferry Parcel B
NOTE: THE LENGTH OF VESSEL DESIGNATED IN SLIP MATRIX MAY EXCEED INDIVIDUAL LENGTHS IN COMBINATIONS UP TO THE SLIP LENGTH GIVEN FOR THE SLIP.
FOR EXAMPLE: D+D+C=H, AS 50'+50'+40'=140'
D+D=G, AS 50'+50'=100'
F+F=H, AS 70'+70'=140'
SLIP MATRIX
CLASS LENGTH BEAM SLIPS
A 20' 8'0" 43
*B 35' 10'0" 34
C 40' 12'6" 39
D 50' 15'5" 51
E 60' 17'6" 4
F 70' 18'0" 10
G 100' 26'0" 1
H 130' 29'0" 2
I FERRY 40'0" 4
TOTAL SLIPS 186
* SLIPS INCLUDE 14 RACEDAY TEMPORARY SLIPS
LINE TABLE
Line Bearing Distance
L7 S.56°17'19"W. 66.88'
L8 S.31°13'11"E. 2.21'
L9 N.56°57'14"E. 65.50'
L10 N.31°02'46"W. 5.32'
L11 N.56°17'25"E. 39.51'
L12 N.33°42'27"W. 4.72'
L13 S.56°17'33"W. 39.51'
L14 S.33°42'27"E. 4.72'