

**PLANNING BOARD  
RESOLUTION NO. 2014-16**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-808 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADAPTIVE REUSE OF A FORMER SCOTTISH RITE MASONIC CLUB/LODGE BUILDING INTO NEW ART STUDIO CLASSROOMS, OFFICES AND EXHIBITION SPACES ON PROPERTY LOCATED AT 533 EATON STREET (RE # 00004130-000000, AK # 1004294) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the applicant proposes to use the property for new art studio classrooms, offices and exhibition spaces, which are considered cultural and civic activities and are conditional uses within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Code Section 122-808(3); and

WHEREAS, the applicant has requested waivers to the City’s landscaping requirements pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review

  
\_\_\_\_\_ Chairman

  
\_\_\_\_\_ Planning Director

and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 13, 2014; and

**WHEREAS**, the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver 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.

**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.** The Major Development Plan, Conditional Use and Landscape Waiver for the adaptive reuse of a former Scottish Rite Masonic club/lodge into new art studio classrooms, offices and exhibition spaces on property located at 533 Eaton Street (RE # 00004130-000000, AK # 1004294) in the HNC-1 Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 4, 2014, is hereby approved with the following

RWK Chairman

DC Planning Director

conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent applications for height variance and easement are approved and effective.
2. The roof shall not be used for any commercial activities that are unrelated to the principal uses, but may serve as an accessory use. ✓
3. The new storage attic on the second floor mezzanine shall have a floor-to-ceiling height less than seven (7) feet so as not to increase the nonconforming floor area ratio of the property.
4. The proposed trash bin area shall be screened pursuant to Code Section 108-279. If front-end loaded dumpsters are used, they shall comply with Code Section 108-280.
5. Any new exterior lighting shall be designed to "Dark Sky" lighting standards and comply with City Code Section 108-284.
6. All signs shall comply with City Code Chapter 114 and Historic Architectural Guidelines.
7. A full traffic study shall be submitted to the Planning Department by Monday, March 17, 2014.

**Conditions prior to issuance of a building permit:**

8. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

**Conditions prior to issuance of a Certificate of Occupancy:**

9. On-site artwork shall be installed and inspected by the City pursuant to Section 2-487.

10. The portion of the existing mezzanine level shall be modified or demolished, as indicated on the floor plans, so that portion of the mezzanine shall not be including in the gross floor area or floor area ratio of the property.

11. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

**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 Major Development Plan, Conditional Use and Landscape Waiver 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.

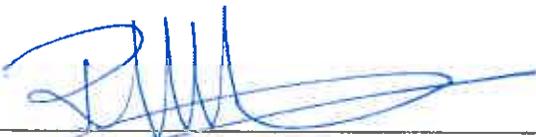
**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**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 shall be rendered to the Florida Department of Economic

Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO 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.

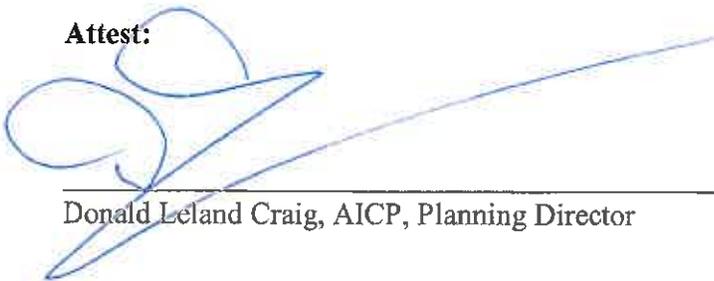
Read and passed on first reading at a regularly scheduled meeting held this 13th day of March, 2014.

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

  
Richard Kiitenick, Planning Board Chairman

3/19/2014  
Date

Attest:

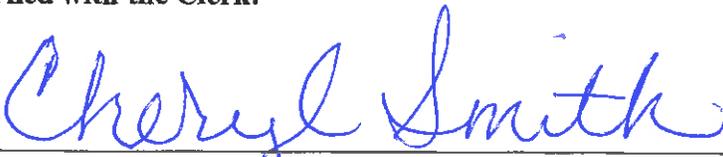


Donald Leland Craig, AICP, Planning Director

3.19.14

Date

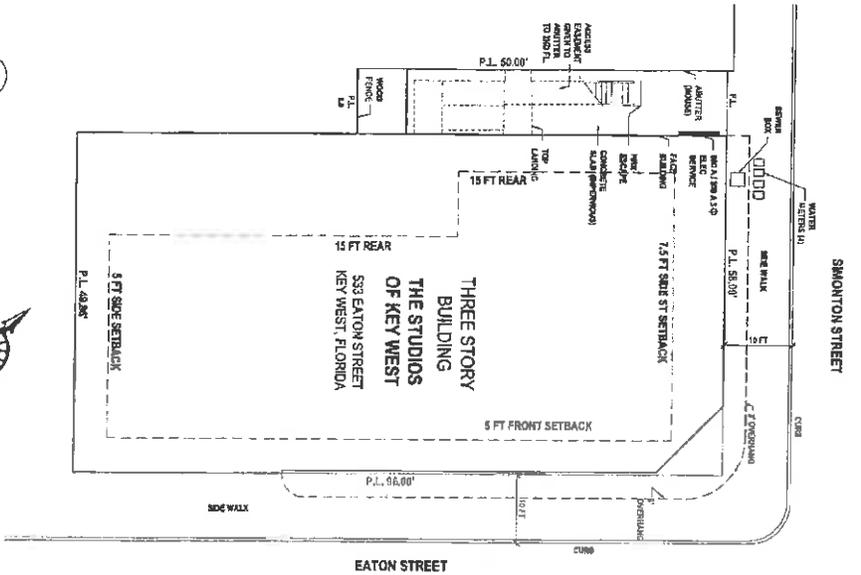
Filed with the Clerk:

  
Cheryl Smith, City Clerk

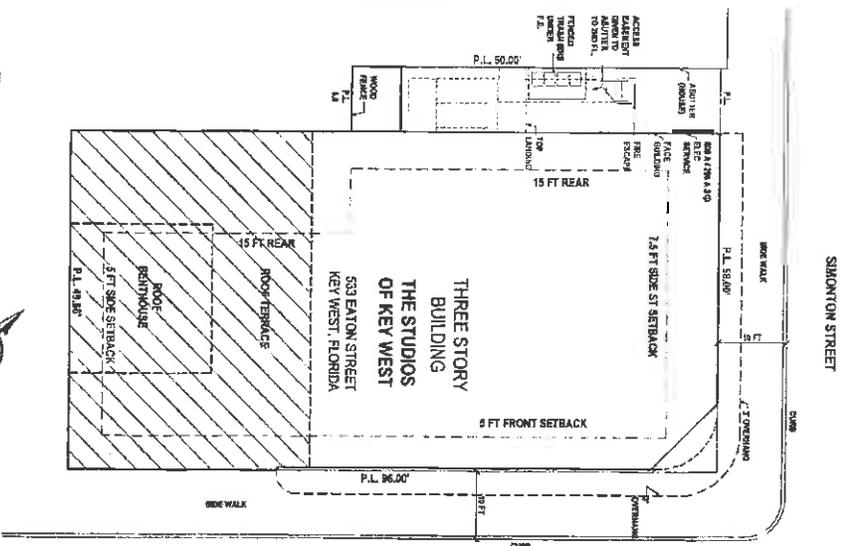
3-20-14

Date

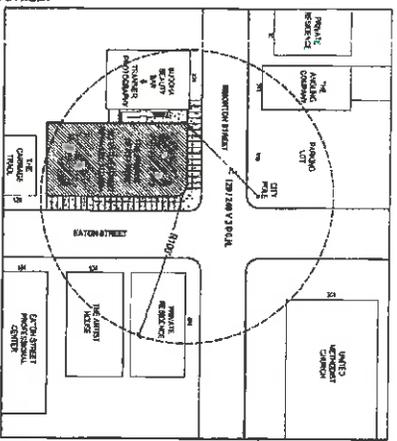
\_\_\_\_\_  
Chairman  
 Planning Director



1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



3 NEIGHBORHOOD PLAN  
SCALE: 1/8" = 1'-0"

**EXISTING STORMWATER RETENTION CALCULATIONS**

STORMWATER RETENTION	
A. LOT AREA: 1,744.1 SF	E. ROAD = 40' x 1.5' = 60 SF
B. DISTURBED IMPERVIOUS AREAS	F. CURB FOOT OF ROADWAY IMPERVIOUS =
1. Paved Structures: 4,714.9 SF	Let Area in RT: 2,500.0 SF
2. Parking: 400.0 SF	Let Area in LT: 2,500.0 SF
Total: 5,114.9 SF	Total: 5,000.0 SF
3. Proposed Lot Coverage Percentage: 29.3%	4. Retention Area Provided Using Existing Property: None
C. STORM DRAINAGE CALCULATIONS	
1. Impervious Coverage = 29.3%	

**PROPOSED STORMWATER RETENTION CALCULATIONS (NO CHANGE)**

STORMWATER RETENTION	
A. LOT AREA: 1,744.1 SF	2. ROAD = 40' x 1.5' = 60 SF
B. DISTURBED IMPERVIOUS AREAS	F. CURB FOOT OF ROADWAY IMPERVIOUS =
1. Paved Structures: 4,714.9 SF	Let Area in RT: 2,500.0 SF
2. Parking: 400.0 SF	Let Area in LT: 2,500.0 SF
Total: 5,114.9 SF	Total: 5,000.0 SF
3. Proposed Lot Coverage Percentage: 29.3%	4. Retention Area Provided Using Existing Property: None
C. STORM DRAINAGE CALCULATIONS	
1. Impervious Coverage = 29.3%	

**CITY ZONING REQUIREMENTS**

ZONE	MIN. LOT SIZE	MIN. LOT AREA
RESIDENTIAL SINGLE-FAMILY	4,000 SF	10,000 SF
RESIDENTIAL MEDIUM-DENSITY	4,000 SF	10,000 SF
RESIDENTIAL HIGH-DENSITY	4,000 SF	10,000 SF
COMMERCIAL	4,000 SF	10,000 SF
INDUSTRIAL	4,000 SF	10,000 SF

**LOT COVERAGE**

LOT COVERAGE	MINIMUM	MAXIMUM
Residential Single-Family	15%	35%
Residential Medium-Density	15%	35%
Residential High-Density	15%	35%
Commercial	15%	35%
Industrial	15%	35%

**PLANNING**

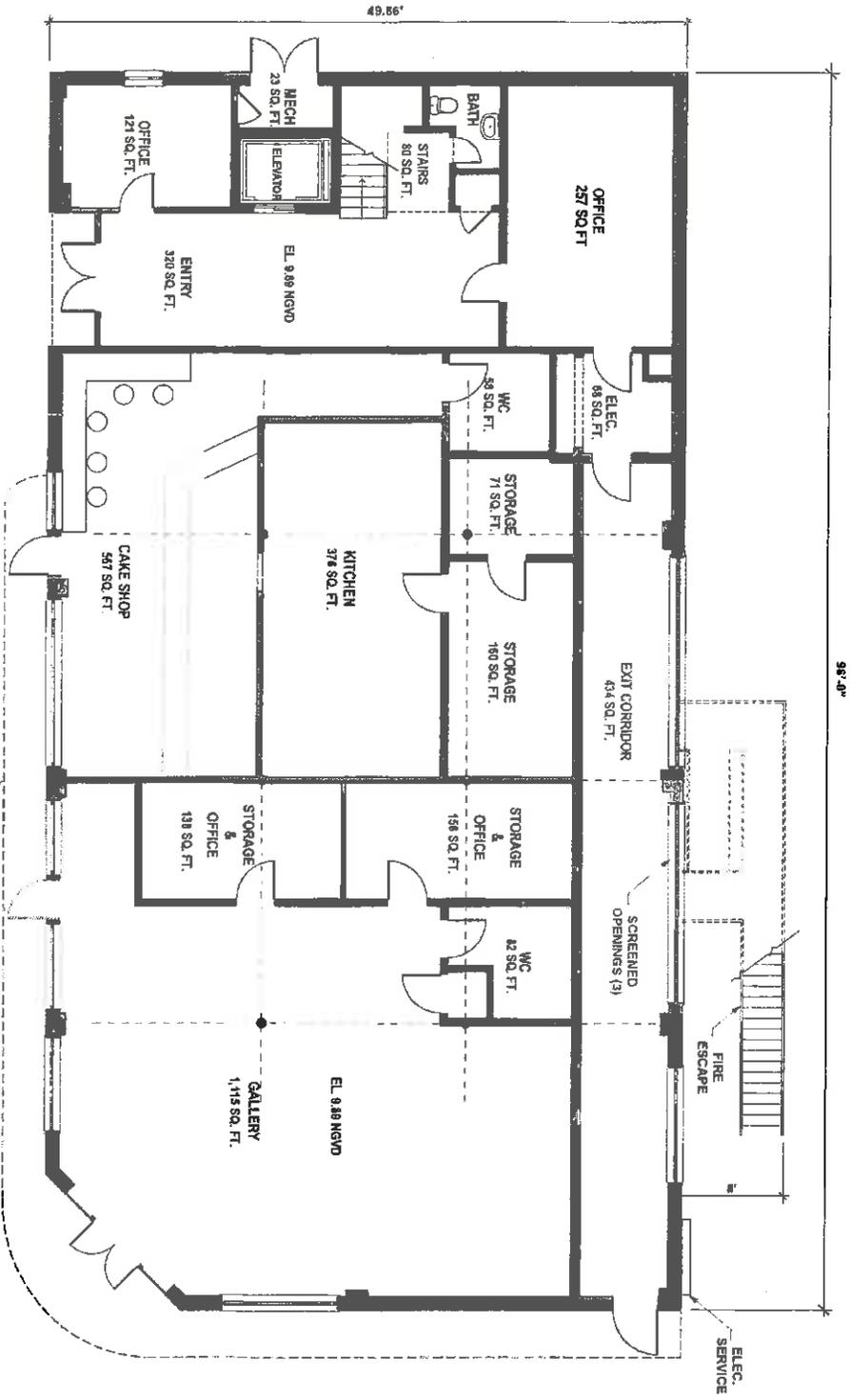
PLANNING	MINIMUM	MAXIMUM
Residential Single-Family	15%	35%
Residential Medium-Density	15%	35%
Residential High-Density	15%	35%
Commercial	15%	35%
Industrial	15%	35%

**THE STUDIOS OF KEY WEST**  
533 EATON STREET  
KEY WEST, FLORIDA

**MICHAEL MILES ARCHITECTS**  
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SUITE 100  
MIAMI, FL 33136  
TEL: 305.375.1111  
WWW.MICHAELMILESARCHITECTS.COM

*Handwritten notes:*  
Ruk  
3-15-14

**C1**



**EXISTING FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,638 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*ARC*  
 3/19-14

**THE STUDIOS OF KEY WEST**

829 EXTON STREET  
 KEY WEST, FL 33413

MICHAEL WILDER ARCHITECTS

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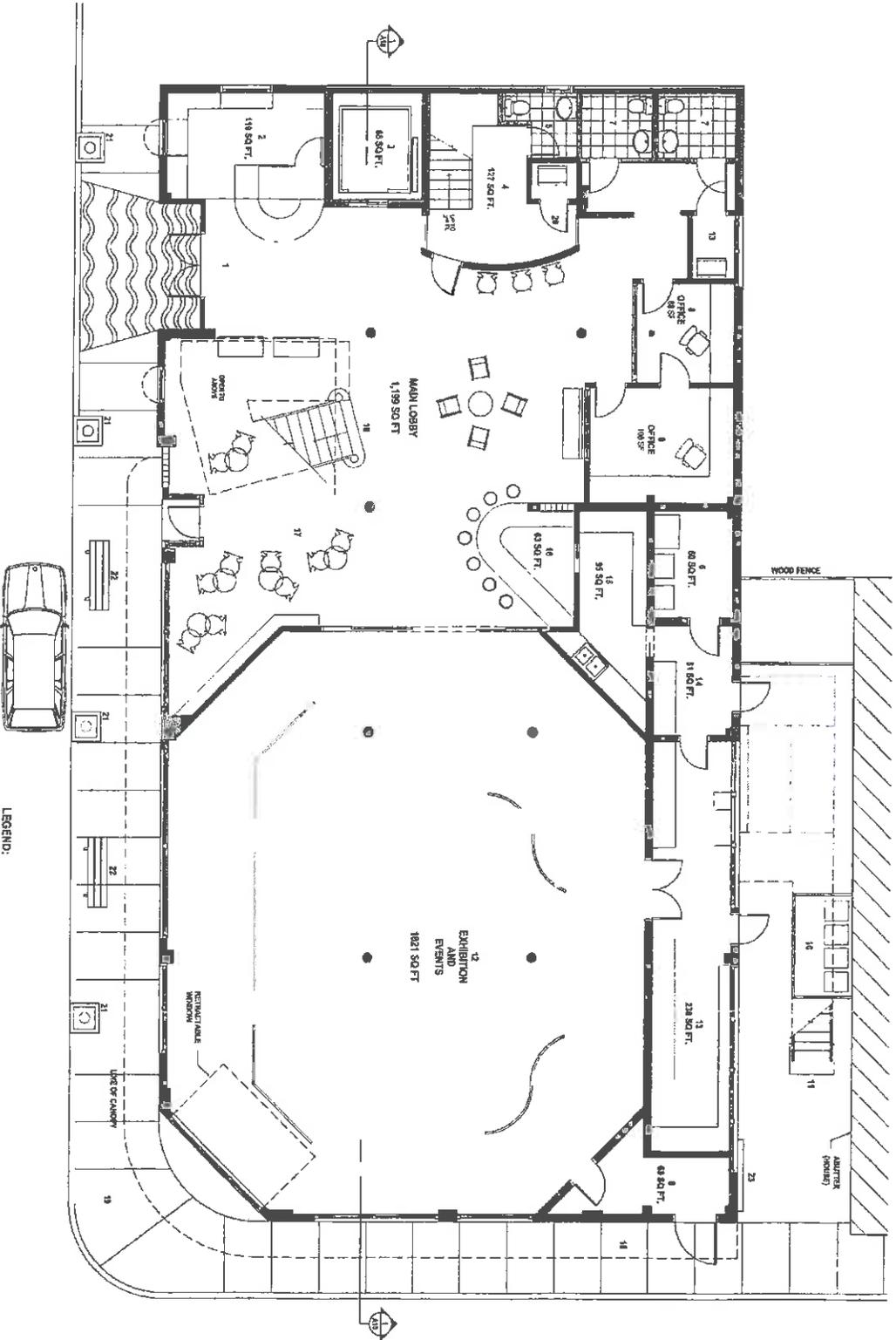
PROJECT NO. 14-001  
 DATE: 03/19/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**EXISTING FIRST FLOOR PLAN**

EX1

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**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,638 GROSS SQUARE FEET



- LEGEND:**
- 1 ENTRANCE
  - 2 RECEPTION BOX
  - 3 OFFICE AND ELEVATOR
  - 4 EGRESS STAIR
  - 5 BATHROOM
  - 6 ELECTRICAL CLOSET
  - 7 BATHROOMS
  - 8 OFFICE
  - 9 FIRE EXIT
  - 10 TINKER BINS
  - 11 FIRE ESCAPE (UP)
  - 12 EXHIBITION AND EVENTS
  - 13 STORAGE
  - 14 OFFICE
  - 15 CATERING KITCHEN
  - 16 BAR
  - 17 BAR SEATING AND STAIR TO LOBBY
  - 18 SIDEWALK
  - 19 SIDEWALK
  - 20 JANITORS CLOSET
  - 21 PLANTER
  - 22 BENCHES
  - 23 ELEC SERVICES

*RWK*  
*RC*  
*3.9.14*

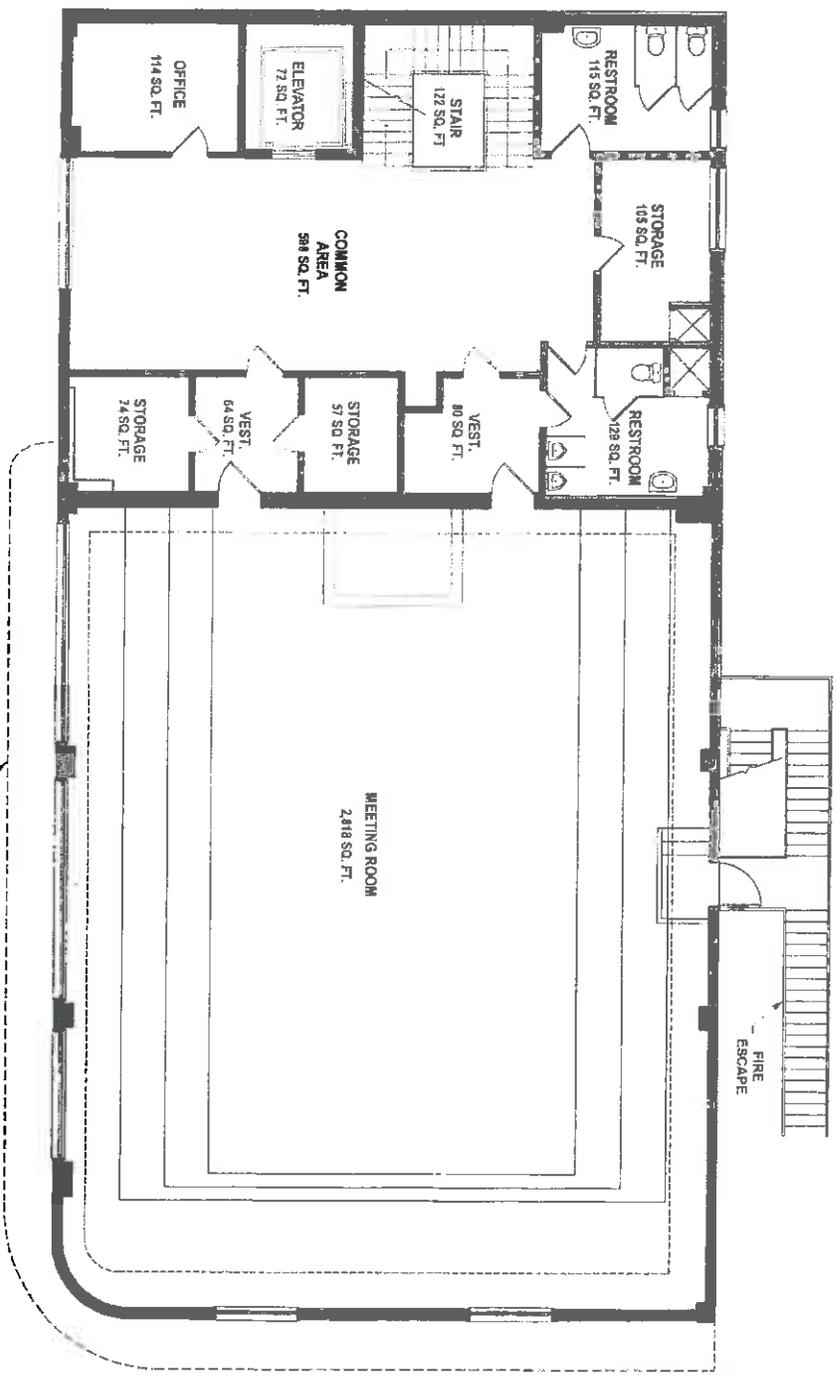
**THE STUDIOS OF KEY WEST**  
 620 BAYTON STREET  
 KEY WEST, FLORIDA

**PROPOSED FIRST FLOOR PLAN**

**A1**

PROJECT NO. 11-13  
 DATE OF PLAN  
 SCALE  
 DRAWN BY  
 CHECKED BY  
 PROJECT LOCATION

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**EXISTING SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4,713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*RWK*  
*DC*  
*3.19.14*

MONIQUE MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

631 DIXON STREET  
KEY WEST, FLORIDA

PROJECT NO. 14-01-14

DATE: 01.28.13

SHEET NUMBER

NUMBER OF SHEETS

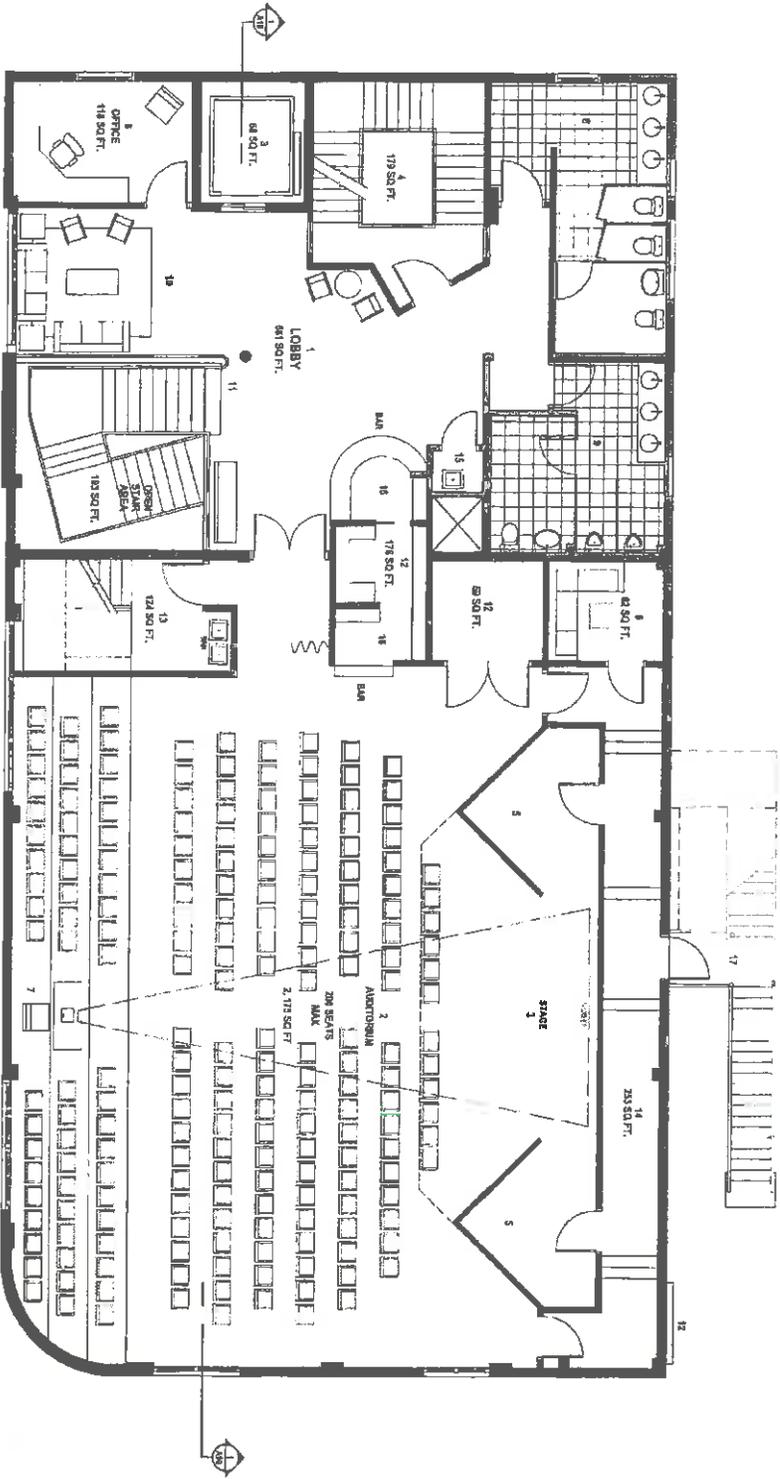
DATE OF ISSUE

PROJECT NO. 14

**EXISTING SECOND  
FLOOR PLAN**

**EX2**

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**SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,713 GROSS SQUARE FEET

- LEGEND:**
- 1 LOBBY
  - 2 AUDITORIUM
  - 3 STAGE
  - 4 EGRESS STAIR
  - 5 SIDE STAGE
  - 6 GREEN ROOM
  - 7 CONTROL PANEL
  - 8 WOMEN'S BATHROOM
  - 9 MEN'S BATHROOM
  - 10 DUNGEON SEATING
  - 11 STAIR TO PENNY FLOOR
  - 12 STORAGE BAR TO MEZZANINE STORAGE
  - 13 EGRESS CORRIDOR
  - 14 EGRESS CORRIDOR
  - 15 MEN'S BATHROOM
  - 16 BAR
  - 17 FIRE ESCAPE

*RMK*

*OC*

*2.19.14*

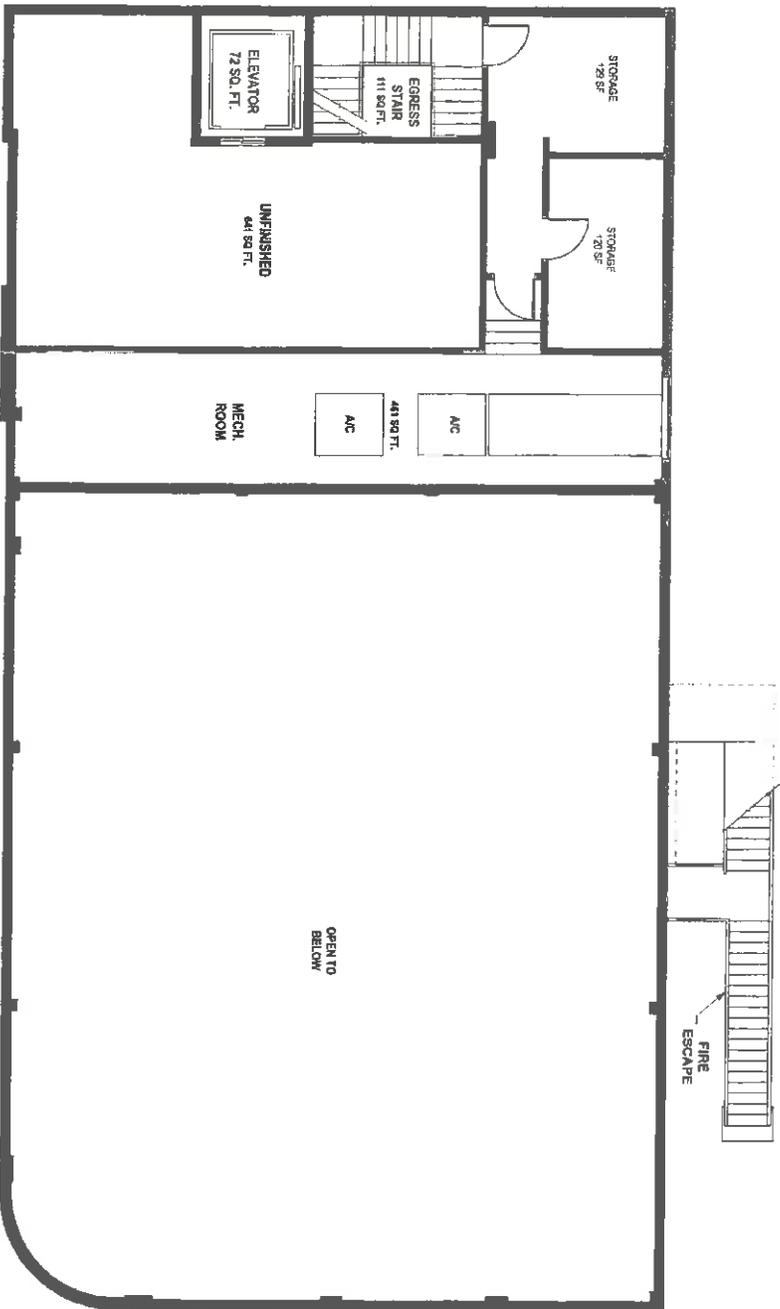
**MICHAEL MILLER ARCHITECTS**  
 1100 N. MIAMI AVENUE  
 MIAMI, FL 33136  
 PHONE: 305.371.1111

**THE STUDIOS OF KEY WEST**  
 802 BAYTON STREET  
 KEY WEST, FLORIDA

**PROPOSED SECOND FLOOR PLAN**

**A2**

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**EXISTING SECOND FLOOR MEZZANINE PLAN**

SCALE 1/4" = 1'-0"

1,772 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*RWK*  
*2*  
*3.9.14*

MICHAEL MULLER ARCHITECTS

**THE STUDIOS  
 OF KEY WEST**

403 EASTON STREET  
 KEY WEST, FLORIDA

ARCHITECTS

DATE: 7.1.13

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

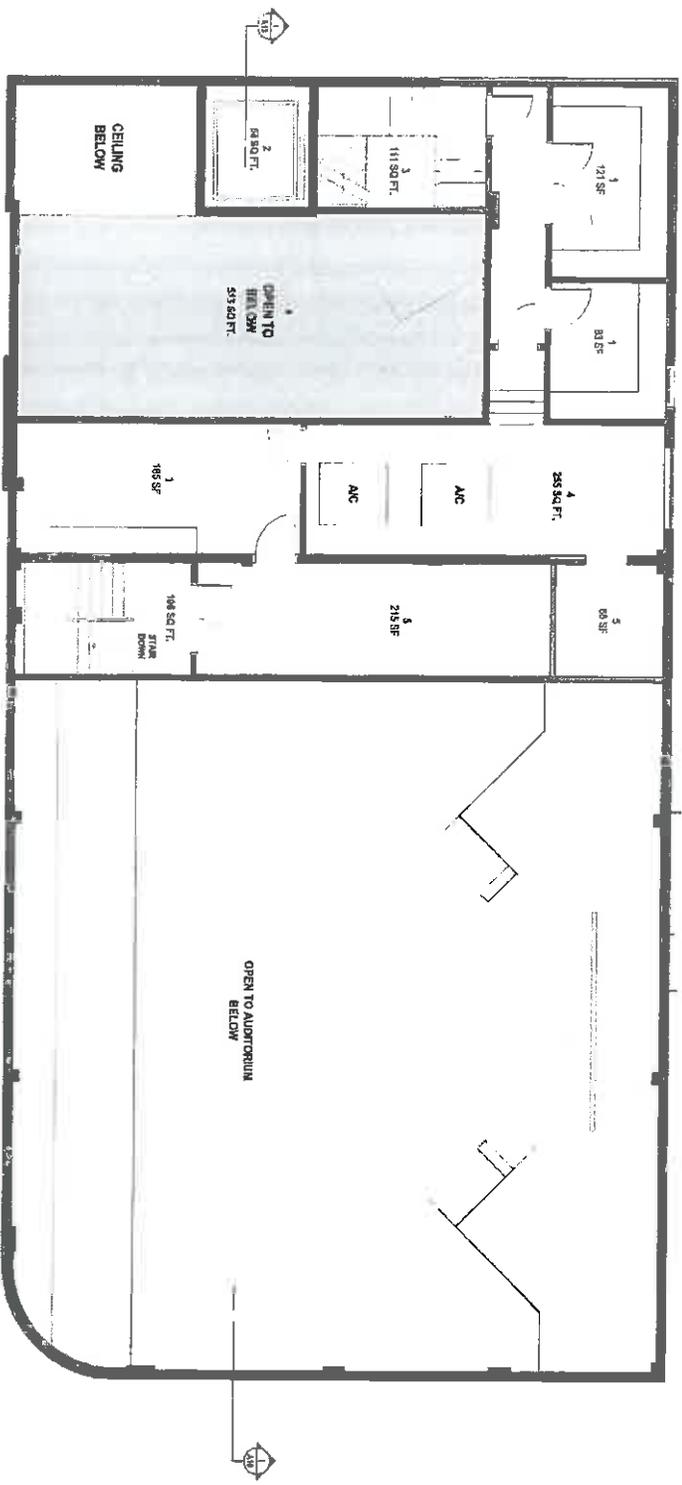
PROJECT NO.

WORKING TITLE

**EXISTING  
 SECOND FLOOR  
 MEZZANINE PLAN**

**EX3**

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**SECOND FLOOR MEZZANINE PLAN**  
 SCALE 1/4" = 1'-0"  
 2,195 GROSS SQUARE FEET

513 SQ. FT. ADDED TO FLOOR AREA

- LEGEND:
- 1 STORAGE
  - 2 ELEVATOR
  - 3 EGRESS STAIR
  - 4 MECHANICAL ROOM
  - 5 STORAGE ATTIC

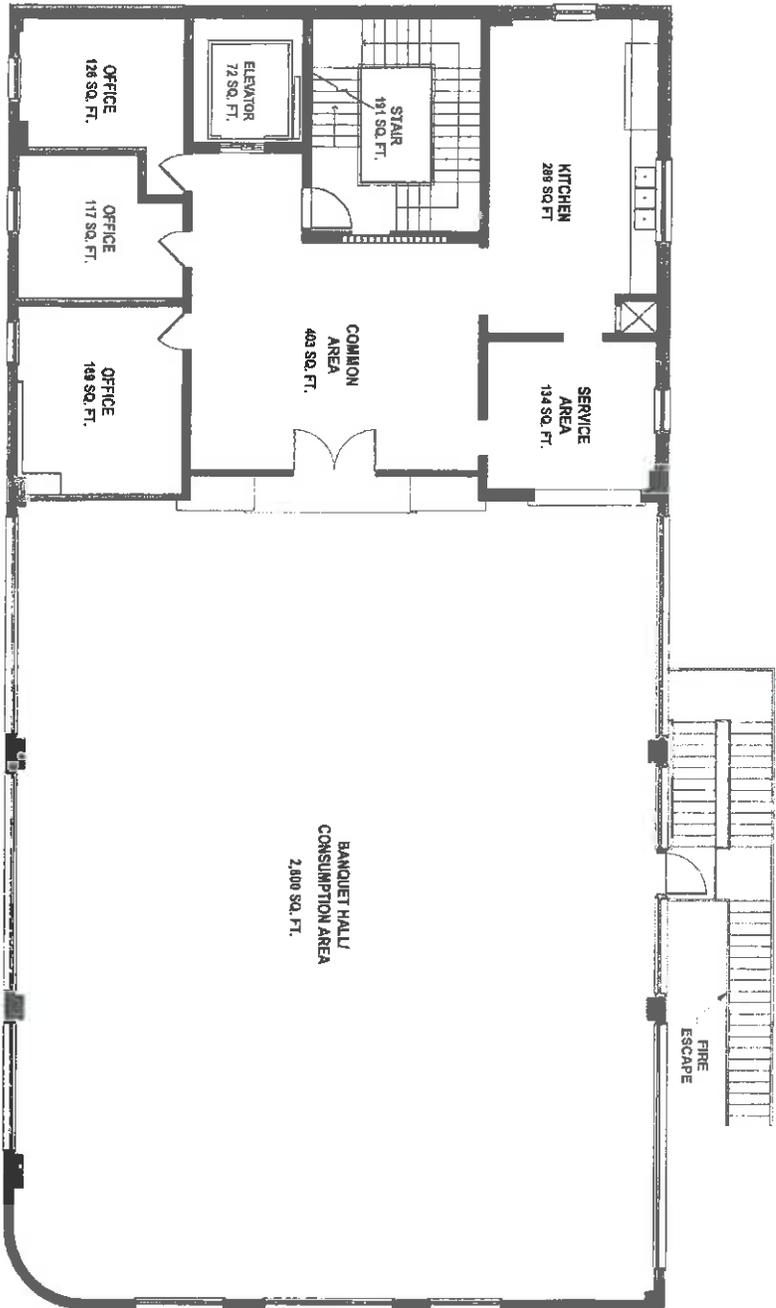
*RAW*

*RE*

*J. R. 19*

<p><b>MICHAEL WILNER ARCHITECTS</b></p> <p>1000 N. W. 10th Street        Fort Lauderdale, FL 33304</p>	<p><b>THE STUDIOS OF KEY WEST</b></p> <p>625 BAYTON STREET        KEY WEST, FLORIDA</p>
<p>DATE: 01/11/11</p> <p>BY: J. R.</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO: 1100000000</p> <p>REVISION NO: 00</p>	<p><b>SECOND FLOOR MEZZANINE PLAN</b></p>
<p><b>A3</b></p>	

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**EXISTING THIRD FLOOR PLAN**

SCALE 1/4" = 1'-0"

4,713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*Handwritten signature*

*Handwritten notes: 00 3.14.14*

WILLIAM MILLER ARCHITECTS  
 100 EAST BAY STREET  
 MIAMI BEACH, FLORIDA 33139

**THE STUDIOS  
 OF KEY WEST**

303 BAYTON STREET  
 KEY WEST, FLORIDA

PHONE 305.854.1114

FAX 305.854.1113

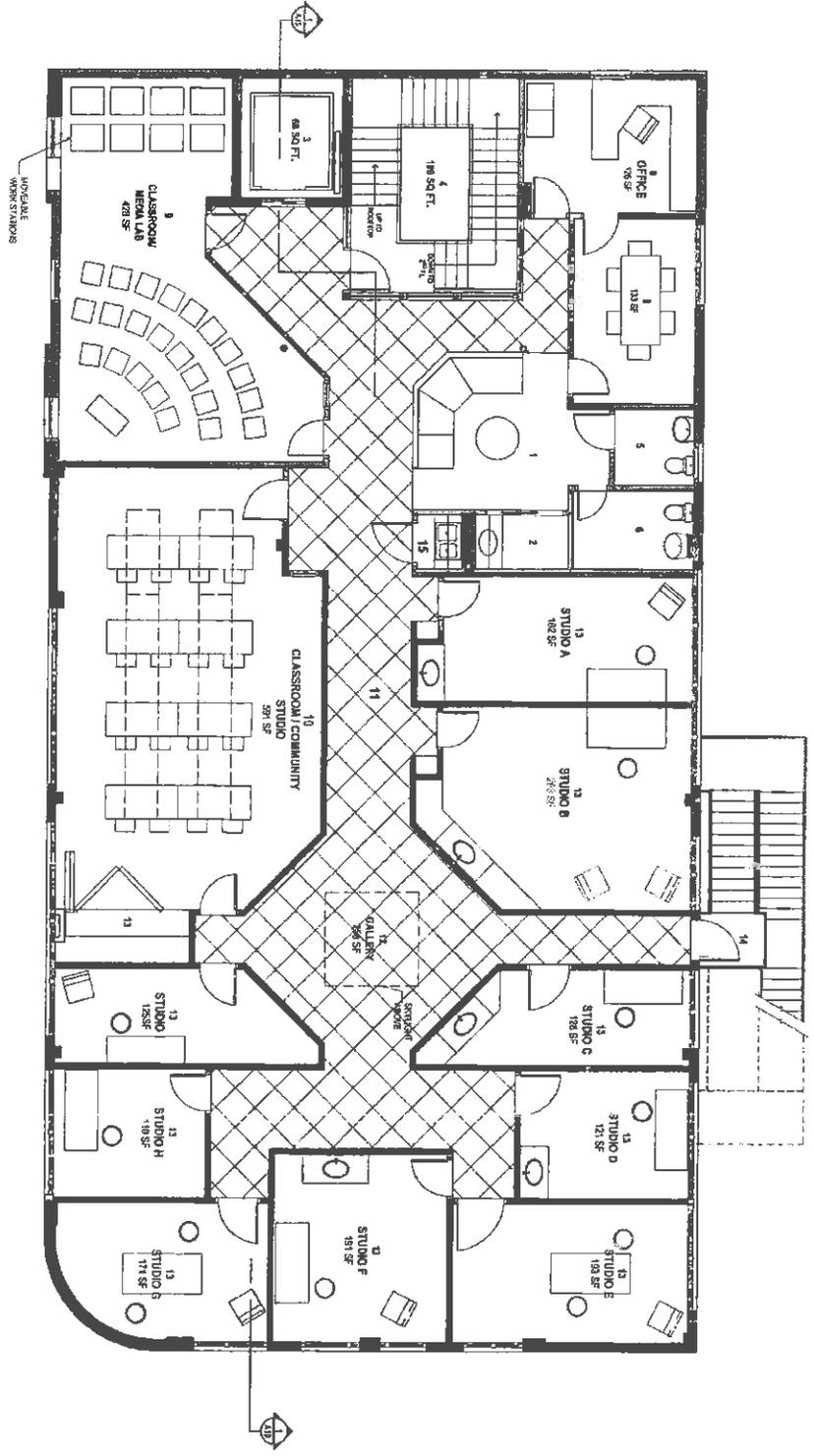
EMAIL INFO@THESTUDIOSOFKEYWEST.COM

WWW.THESTUDIOSOFKEYWEST.COM

**EXISTING THIRD  
 FLOOR PLAN**

**EX4**

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**THIRD FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,719 GROSS SQUARE FEET

- LEGEND:**
- 1 LOUNGE
  - 2 KITCHENETTE
  - 3 ELEVATOR
  - 4 EXPRESS STAIR
  - 5 MEN'S BATHROOM
  - 6 WOMEN'S BATHROOM
  - 7 MEETING ROOM
  - 8 OFFICE AND MEDIA LAB
  - 9 CLASSROOM
  - 10 CLASSROOM/COMMUNITY STUDIO
  - 11 GALLERY
  - 12 STUDIO A
  - 13 STUDIO B
  - 14 STUDIO C
  - 15 STUDIO D
  - 16 STUDIO E
  - 17 STUDIO F
  - 18 STUDIO G
  - 19 STUDIO H
  - 20 STUDIO I
  - 21 CORRIDOR
  - 22 GALLERY
  - 23 STORAGE
  - 24 FIRE ESCAPE
  - 25 JANITORS' CLOSET

*OC*

*J. G. H.*

*RMK*

**THE STUDIOS OF KEY WEST**

433 BENTON STREET  
 KEY WEST, FLORIDA

DATE: 11/11

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

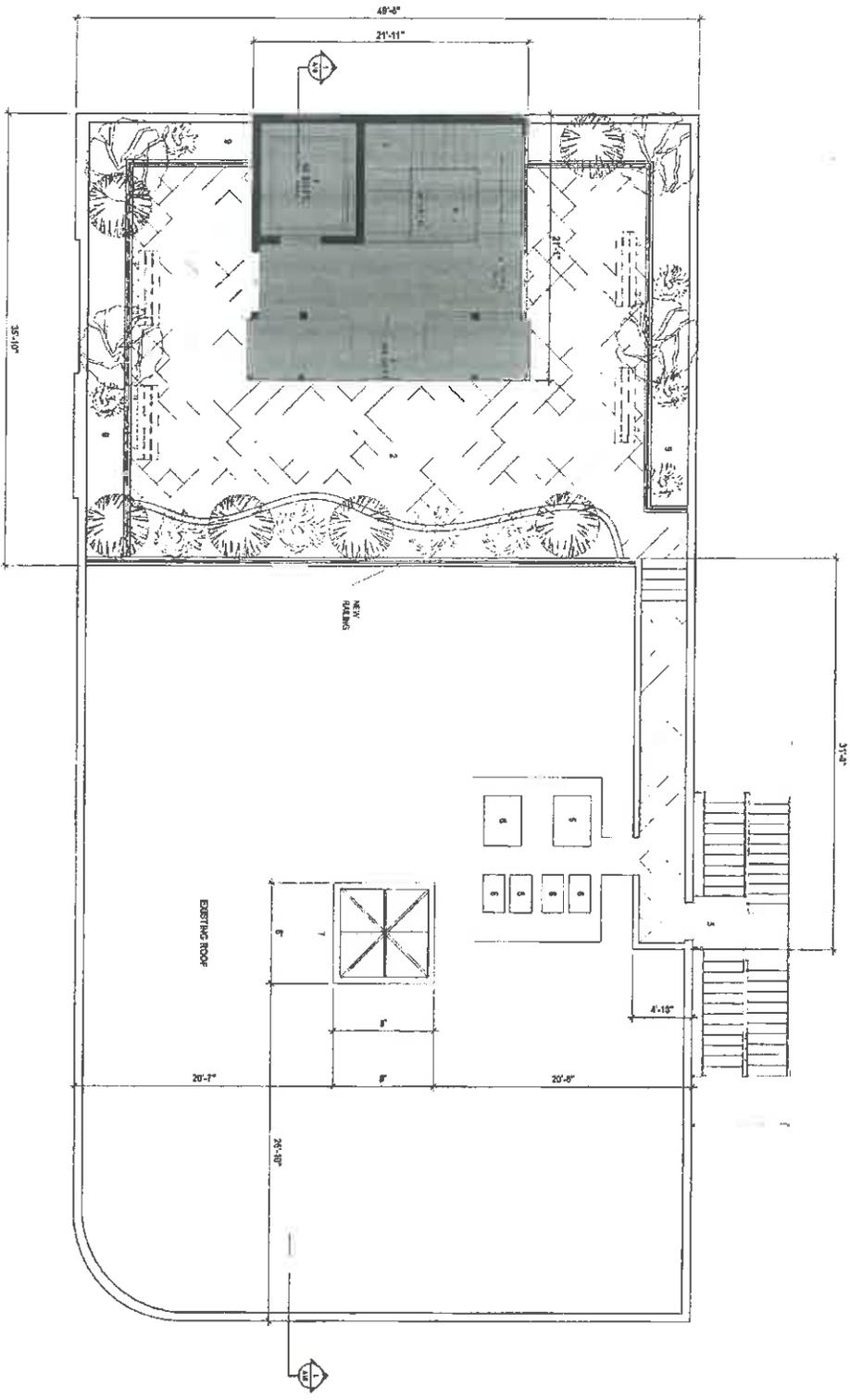
CONTRACT NO.

PROJECT NO.

**PROPOSED THIRD FLOOR PLAN**

A4

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**ROOF GARDEN FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 455 GROSS SQUARE FEET

- LEGEND:
- 1 ELEVATOR
  - 2 TERRACE
  - 3 PORCH
  - 4 EGRESS STAIR
  - 5 FIRE ESCAPE

455 SQ FT ADDED TO FLOOR AREA

*RMK*

*OC*  
*3.19.14*

**MICHAEL WILLER ARCHITECTS**  
ARCHITECTS

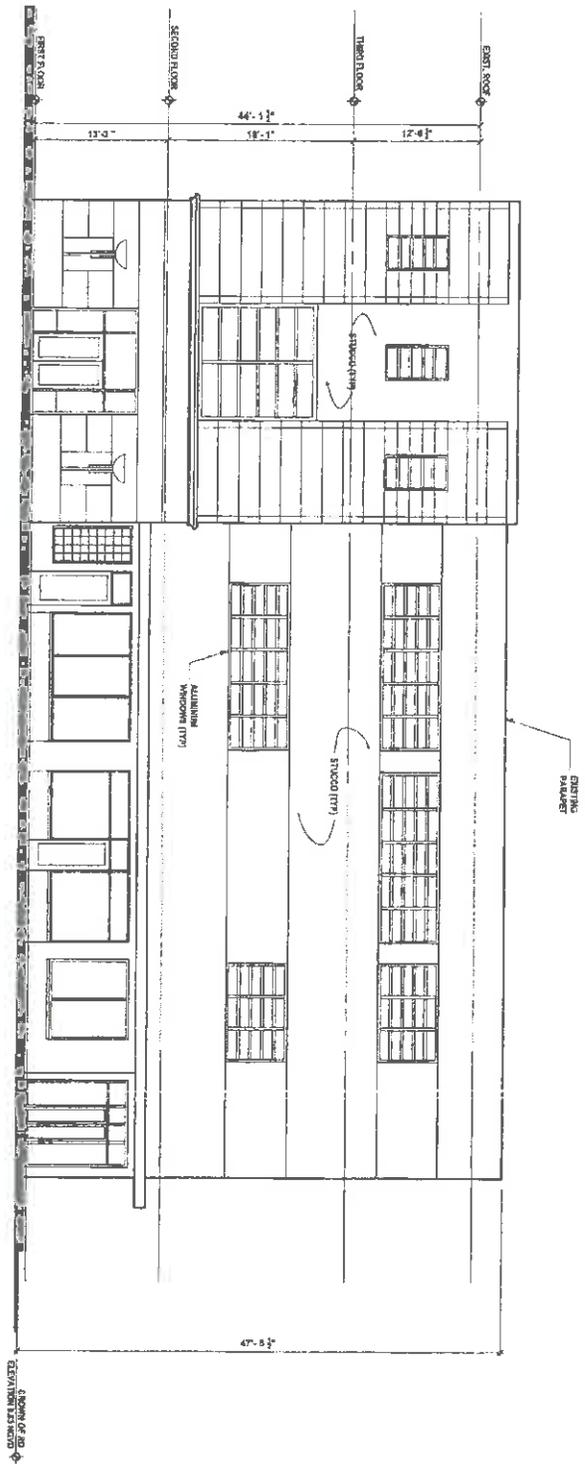
**THE STUDIOS OF KEY WEST**  
 824 BAYTON STREET  
 KEY WEST, FLORIDA

OWNER: [unreadable]  
 DATE: 01/14/14  
 SCALE: AS SHOWN  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 PROJECT NO.: [unreadable]

**PROPOSED ROOF GARDEN FLOOR PLAN**

**A5**

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EXISTING SOUTH ELEVATION  
SCALE 3/16" = 1'-0"

MCHELL MILLER ARCHITECTS  
 10000 N. W. 11th Ave.  
 Suite 100  
 Miami, FL 33150  
 Phone: 305.444.1111  
 Fax: 305.444.1112  
 www.mchellmiller.com

**THE STUDIOS  
 OF KEY WEST**  
 838 EATON STREET  
 KEY WEST, FLORIDA

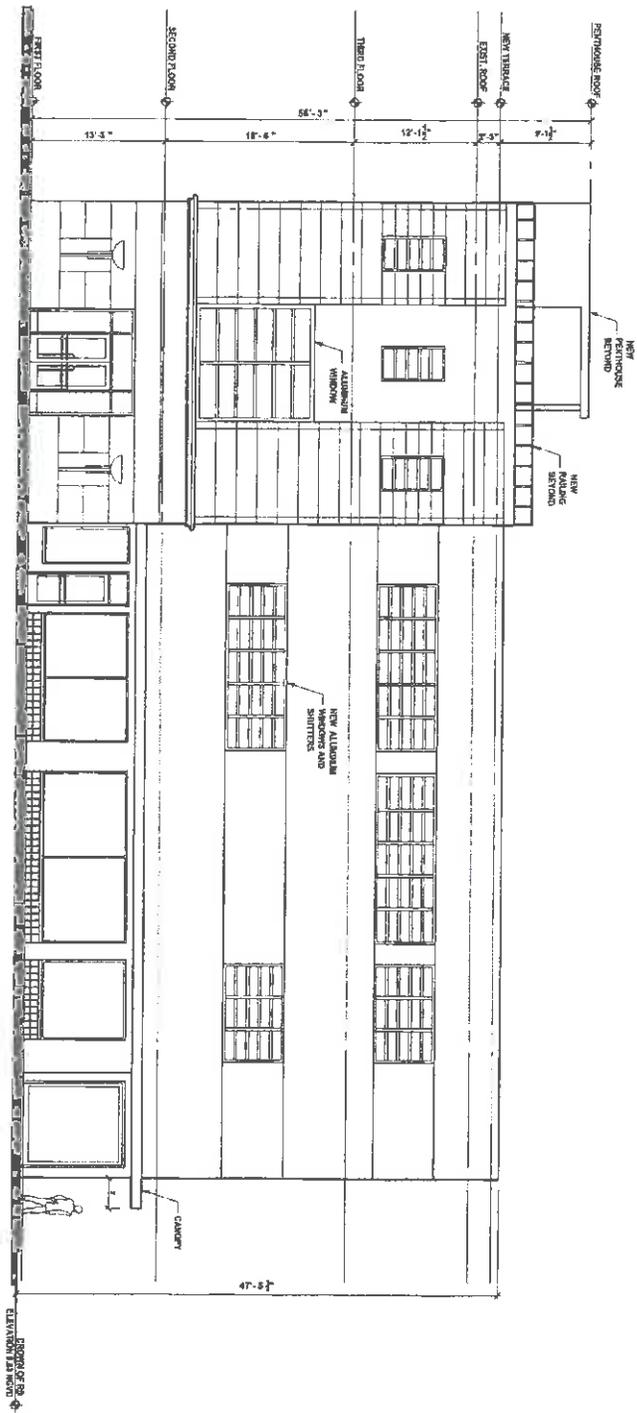
DRAWING NO. SK-14-14  
 DATE: 11-14-13  
 SCALE: AS SHOWN  
 DRAWN BY: JAV  
 CHECKED BY: JAM  
 PROJECT NO.: 134

**EXISTING SOUTH  
 ELEVATION**

EX5

OC  
 3.19.14  
 Rmk

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**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

*2*  
*J.K. 14*  
*RMK*

**MICHAEL MILLER ARCHITECTS**  
 ARCHITECTS  
 435 BAYVIEW AVENUE  
 SUITE 100  
 WEST PALM BEACH, FLORIDA 33411

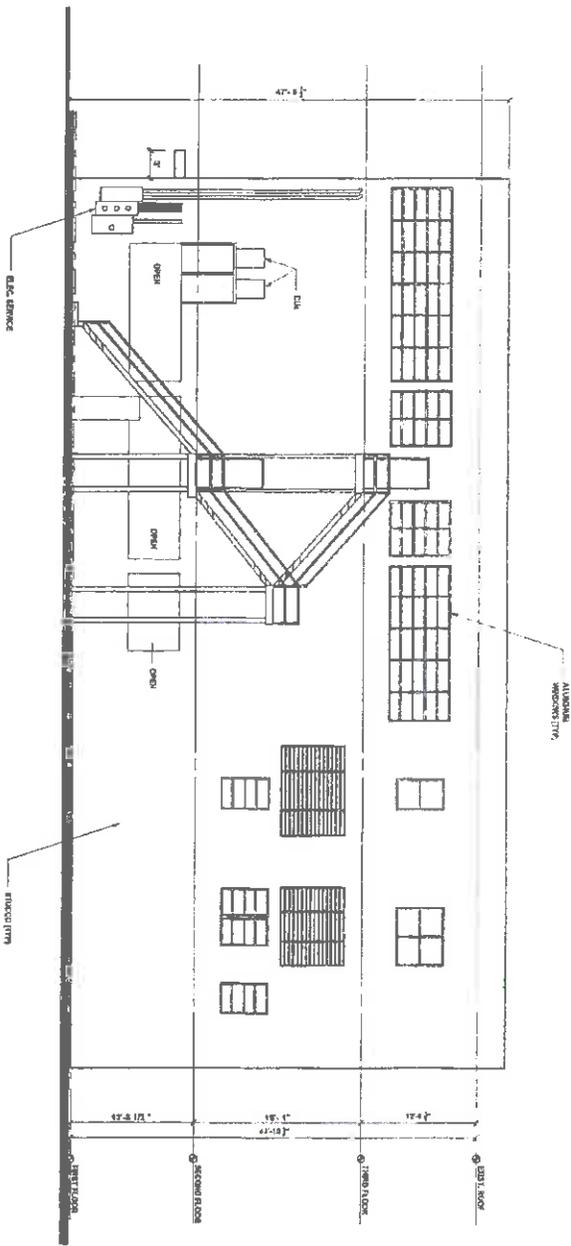
**THE STUDIOS  
 OF KEY WEST**

NUMBER: 20-00-01  
 DATE: 07/24/14  
 SCALE: AS SHOWN  
 DRAWN BY: JAK  
 CHECKED BY: JAK  
 PROJECT NO: 1401

**PROPOSED SOUTH  
 ELEVATION**

**A6**

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EXISTING NORTH ELEVATION  
SCALE 3/16" = 1'-0"

*Handwritten:* OK  
3.19.14

**WILLIAMS WALKER ARCHITECTS**  
ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

125 NATION STREET  
KEY WEST, FLORIDA

OWNER: EX-117  
 ARCHITECT: WILLIAMS WALKER ARCHITECTS  
 DATE: 01/11/14  
 PROJECT NO: 148

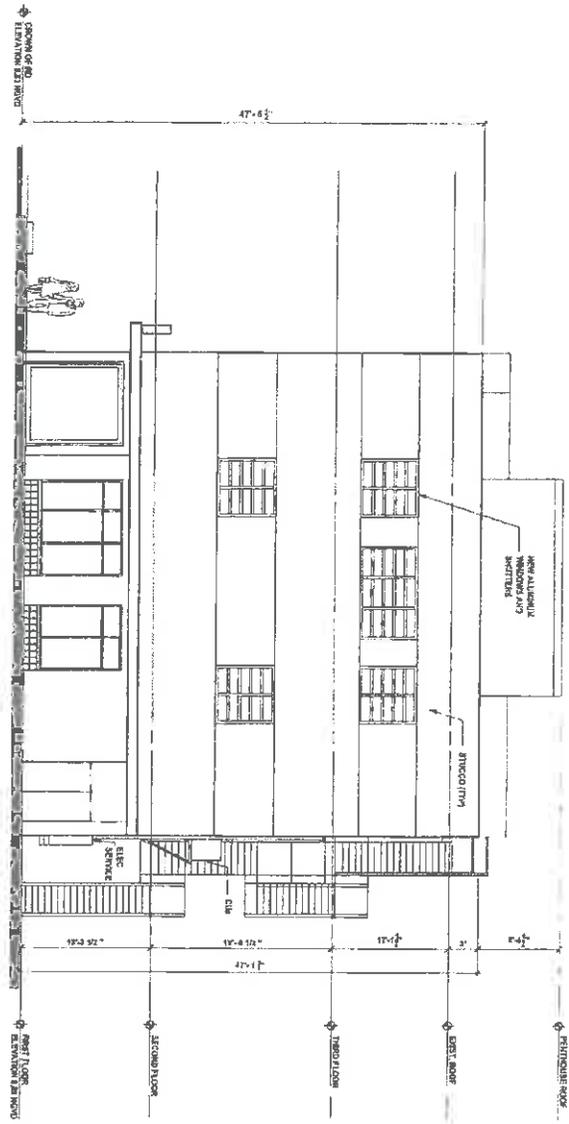
**EXISTING NORTH  
ELEVATION**

EX6

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**EAST ELEVATION**  
SCALE 3/8" = 1'-0"

*Handwritten:* J. S. H.

*Handwritten:* Mark

**MICHAEL WILLES ARCHITECTS**  
 1000 BAY STREET  
 MIAMI, FL 33131

**THE STUDIOS  
 OF KEY WEST**  
 832 BAYTON STREET  
 KEY WEST, FLORIDA

OWNER: J. S. H.

DATE: 12/20/11

DRAWN BY: AW

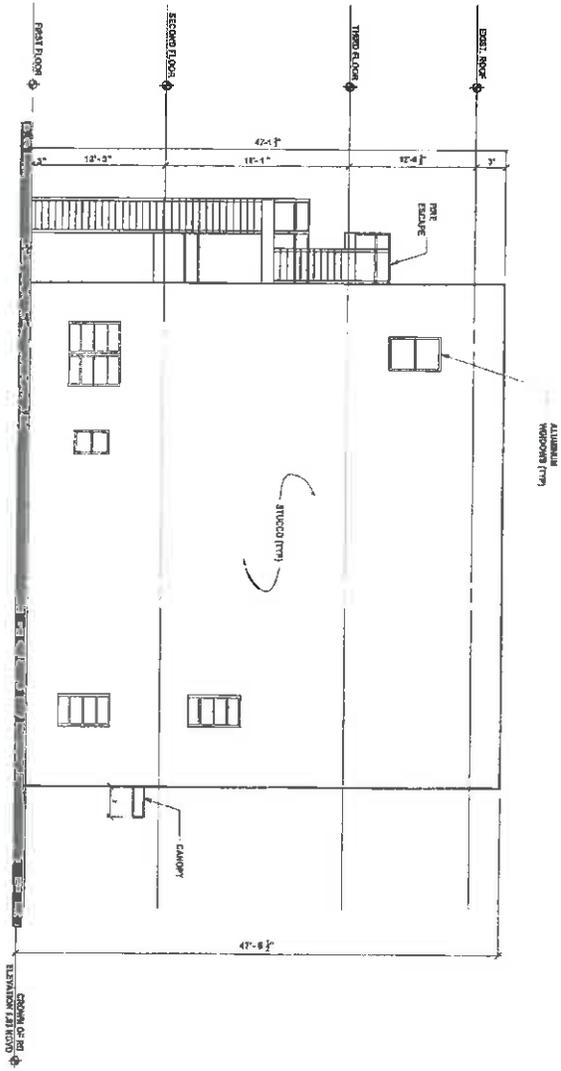
CHECKED BY: MW

PROJECT NO.: 1101

**PROPOSED EAST  
 ELEVATION**

A9

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EXISTING WEST ELEVATION  
SCALE 3/16" = 1'-0"

JC  
 3.17.19  
 CLK

**MICHAEL WILHE ARCHITECTS**  
 11111 1st Street, Suite 100  
 Miami, FL 33150

**THE STUDIOS  
 OF KEY WEST**  
 103 EASTON STREET  
 KEY WEST, FLORIDA

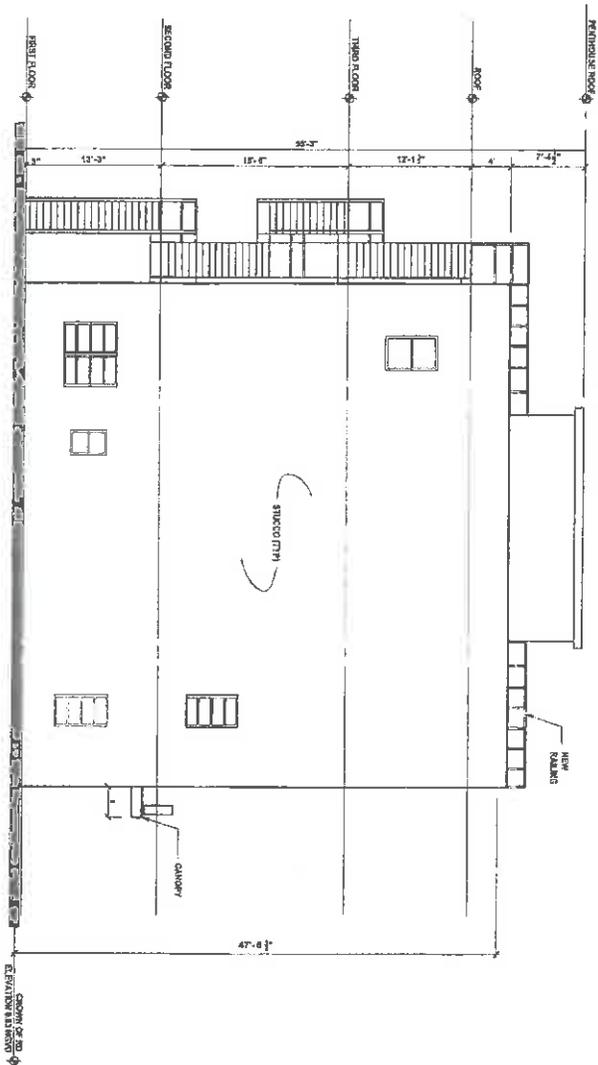
NUMBER: 21-04-14  
 DATE: 11.20.13  
 SCALE: AS SHOWN  
 DRAWN BY: JMK  
 CHECKED BY: MBE  
 PROJECT NO: 124

**EXISTING WEST  
 ELEVATION**

**EX8**

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**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

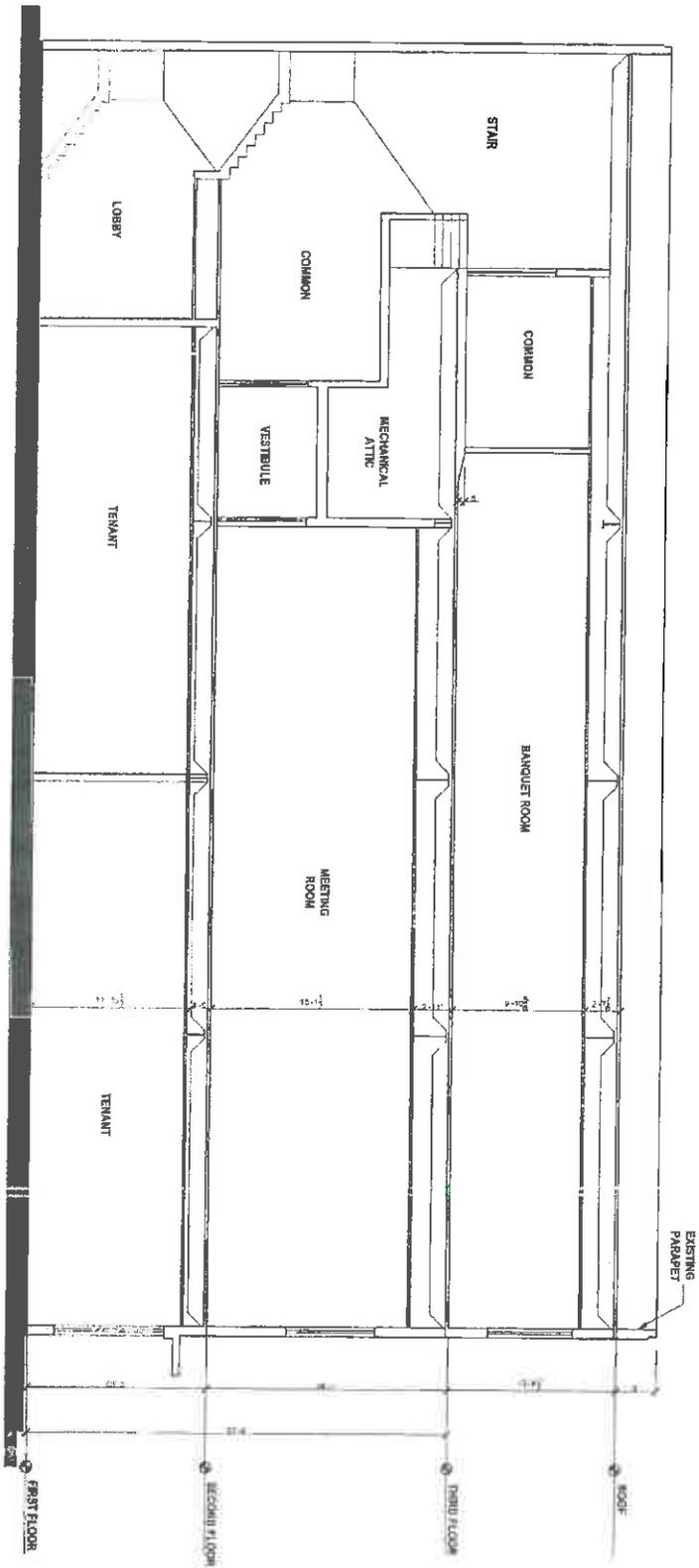


*RWK*

*2  
3.15.14*

<p>MINIEMULWALTER ARCHITECTS 100 WEST 17TH STREET NEW YORK, NY 10011 TEL: 212 255 1234</p>	
<p><b>THE STUDIOS OF KEY WEST</b></p>	
<p>432 BAYVIEW STREET WEST PALM BEACH, FLORIDA</p>	
<p>ARCHITECT: MINIEMULWALTER ARCHITECTS</p>	<p>DATE: 12/2013</p>
<p>SCALE: AS SHOWN</p>	<p>PROJECT NO. 1488</p>
<p><b>PROPOSED WEST ELEVATION</b></p>	
<p><b>A8</b></p>	

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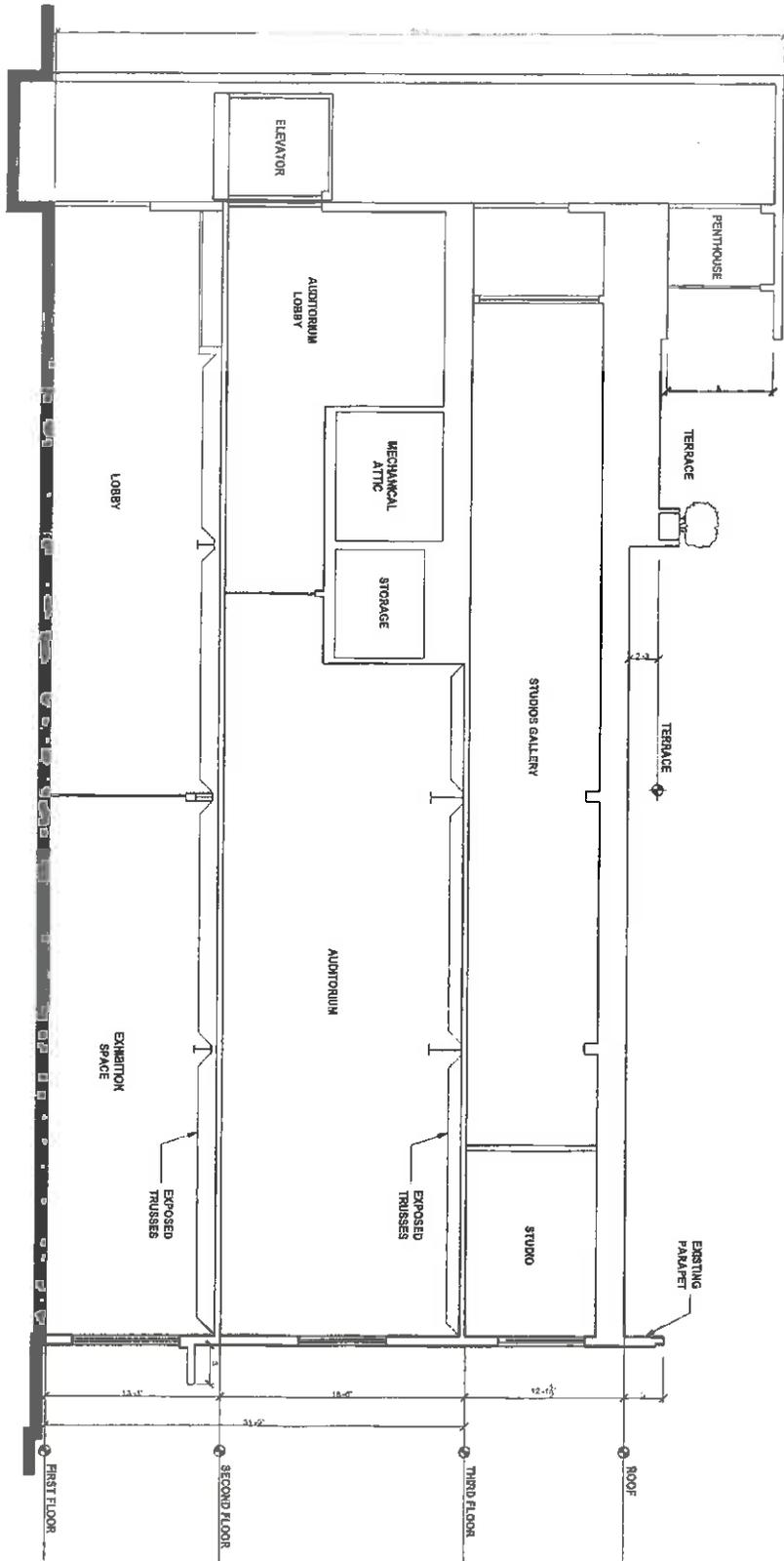


EXISTING BUILDING SECTION  
SCALE 1/4" = 1'-0"

*Cux*

*OC  
J-F-19.*

<p>MICHAEL MILLER ARCHITECTS 1000 N. GULF BLVD. SUITE 100 KEY WEST, FLORIDA 34631</p>	
<p><b>THE STUDIOS OF KEY WEST</b> 433 GARDIN STREET KEY WEST, FLORIDA</p>	
<p>DATE: 01.11.14</p>	<p>SCALE: 1/4" = 1'-0"</p>
<p>DRAWN BY: JFM</p>	<p>CHECKED BY: JFM</p>
<p>PROJECT NO.: 1002</p>	<p>PROJECT NO.: 1002</p>
<p>EXISTING BUILDING SECTION</p>	
<p><b>EX9</b></p>	



**PROPOSED BUILDING SECTION**  
SCALE 1/4" = 1'-0"

*PKC*

*BC  
3.19.14*

<p>MICHAEL MILLER ARCHITECTS</p>	
<p><b>THE STUDIOS OF KEY WEST</b></p>	
<p>422 BAYVIEW AVENUE KEY WEST, FLORIDA</p>	
<p>ARCHITECT</p>	<p>DATE: 01.15.14</p>
<p>SCALE: AS SHOWN</p>	<p>NO. OF SHEETS: 14</p>
<p>DRAWN BY: JMB</p>	<p>CHECKED BY: RMB</p>
<p>PROJECT NO.: 1344</p>	<p>PROJECT NO.: 1344</p>
<p><b>PROPOSED BUILDING SECTION</b></p>	
<p><b>A10</b></p>	

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