

(R) TC 2022-0012



Final Landscape Plan
Tree Permit Application Approval

Please Clearly Print All Information unless indicated otherwise. Date: 05/24/2022

Tree Address	1618 N Roosevelt Boulevard
Cross/Corner Street	N/A
List Tree Name(s) and Quantity	Schefflera (1), Brazilian Pepper (4) Bismarkia Palms (6)
Species Type(s) check all that apply	() Palm () Flowering () Fruit () Shade (x) Unsure
Reason(s) for Application:	
(x) Remove	() Tree Health () Safety (x) Other/Explain below
(x) Transplant	() New Location (x) Same Property () Other/Explain below
() Heavy Maintenance Trim	() Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Additional Information and Explanation	Removal of Schefflera and Brazilian Pepper along south property line and Transplanting of 6 Small (Max 6-8') Bismarkia Palms
Property Owner Name	Keys Auto Center
Property Owner email Address	eday@warrenhenryauto.com
Property Owner Mailing Address	2300 NW 151st Street, North Miami, FL 33181
Property Owner Phone Number	305 691 6073
Property Owner Signature	[Signature]
Representative Name	Javier F. Salman
Representative email Address	javier@salmanarchitects.com
Representative Mailing Address	1235 Coral Way, Miami FL 33145
Representative Phone Number	786 493 8691

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street

Please identify tree(s) with colored tape

Plans submitted under separate cover.

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 05/24/2022
Tree Address 1618 Roosevelt Boulevard
Property Owner Name Keys Auto Center
Property Owner Mailing Address 2300 NW 151st Street , North Miami FL 33181
Property Owner Mailing City, State, Zip _____
Property Owner Phone Number 305 690 6073
Property Owner email Address eday@warrenhenryauto.com
Property Owner Signature [Signature]
Representative Name Javier F. Salman
Representative Mailing Address 1235 Coral Way,
Representative Mailing City, State, Zip Miami FLorida 33145
Representative Phone Number 786 493 8691
Representative email Address javier@salmanarchitects.com

I Erik Day hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature [Signature]

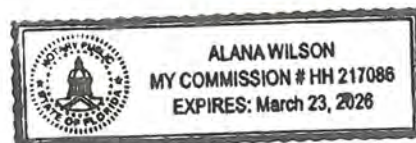
The forgoing instrument was acknowledged before me on this 24 day May 2022.
By (Print name of Affiant) Erik Day who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: Alana Wilson

My Commission expires: March 23, 2026 Notary Public-State of Florida (Seal)



Karen DeMaria

From: Javier Salman <Javier@salmanarchitects.com>
Sent: Tuesday, May 24, 2022 2:10 PM
To: Karen DeMaria
Subject: [EXTERNAL] Fwd: Tree Application
Attachments: image001.jpg; TREE PERMIT APPLICATION.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is the executed application.

Sent from my iPhone

Begin forwarded message:

From: Alana Wilson <awilson@warrenhenryauto.com>
Date: May 24, 2022 at 2:08:17 PM EDT
To: Javier Salman <Javier@salmanarchitects.com>
Cc: Erik Day <eday@warrenhenryauto.com>, Jose Solares <josesolares0@gmail.com>, Lee Holt <lholt@keysautocenter.com>
Subject: RE: Tree Application

Good afternoon Javier,

Please find attached executed applications.

Best Regards,

Alana Wilson

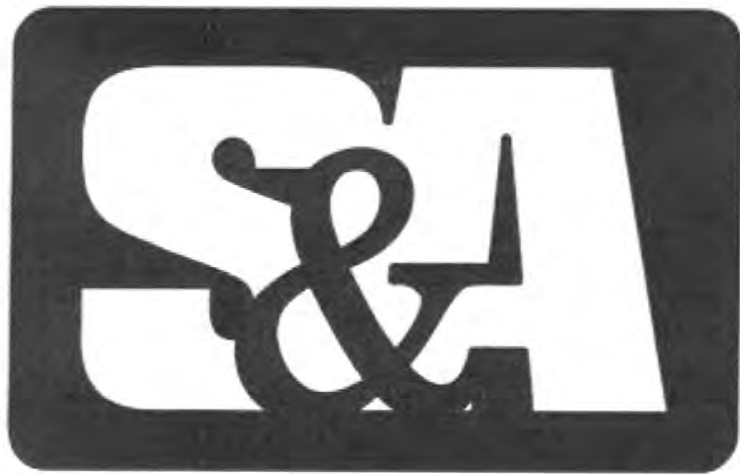
Corporate Administration Director

Office: (305) 690-6010 • **Fax:** (305) 768-0799

2300 NE 151st Street, North Miami, FL 33181



From: Javier Salman <Javier@salmanarchitects.com>
Sent: Tuesday, May 24, 2022 12:01 PM



**SALMAN
& ASSOCIATES**

Javier F. Salman AIA, LEED AP

Principal

(786) 493-8691

1235 SW 22nd St Miami FL, 33145

javier@salmanarchitects.com

Karen DeMaria

From: Javier Salman <Javier@salmanarchitects.com>
Sent: Thursday, June 2, 2022 5:23 PM
To: Karen DeMaria
Subject: [EXTERNAL] FW: Full Set_Keys Auto Plans_05.31.22
Attachments: Set_Keys Auto Plans_05.31.22-01.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Karen,

Attached is the revised landscape drawings per your latest comments regarding counts locations etc.

We will insert a separate general notes and planting details to the set shortly but didn't want to wait on them before putting the plans in front of you.

From your comments, it also looks like we will need waivers for a few of the items you noted. Will you be taking care of these as part of the Tree commission or will these require some form of separate application for them?

Please let me know if there is anything further as we look to bring this to a close.

Thanks,

Javier

From: Laura Abad <laura.abad@salmanarchitects.com>
Sent: Tuesday, May 31, 2022 4:59 PM
To: Javier Salman <Javier@salmanarchitects.com>
Subject: Full Set_Keys Auto Plans_05.31.22

Hi Javier,

Find attached the Full set of Keys Auto Center and the link to access the folder of the CAD dwg files.

<https://we.tl/t-xrD8xeTXYn>

Best,



Laura Abad, MA, Architecture

Design Associate

(786) 537-1949

1235 SW 22nd St Miami FL, 33145

laura.abad@salmanarchitects.com

KEYS AUTO CENTER



MAIN ENTRANCE VIEW

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- F-1 FIRE EQUIPMENT CIRCULATION PLAN



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1534 Mantua Avenue
Coral Gable , FL 33146
3 0 5 - 5 4 2 - 0 1 4 2

Proposed:

KEYS AUTO CENTER AUTODEALERSHIP

Project Address:
1618 N.Roosevelt Blvd
Key West, FL
33040

TEAM

Architect	Surveyor
Salman & Associates Javier F. Salman AR0014410 (1)786 493 8691 Javier@salmanarchitects.com	Florida Keys Land Surveying (1)305 3943690 FKLSemail@gmail.com Eric A. Isaacs PSM # 6703
Laura Abad Design Associate laura.abad@salmanarchitects.com	

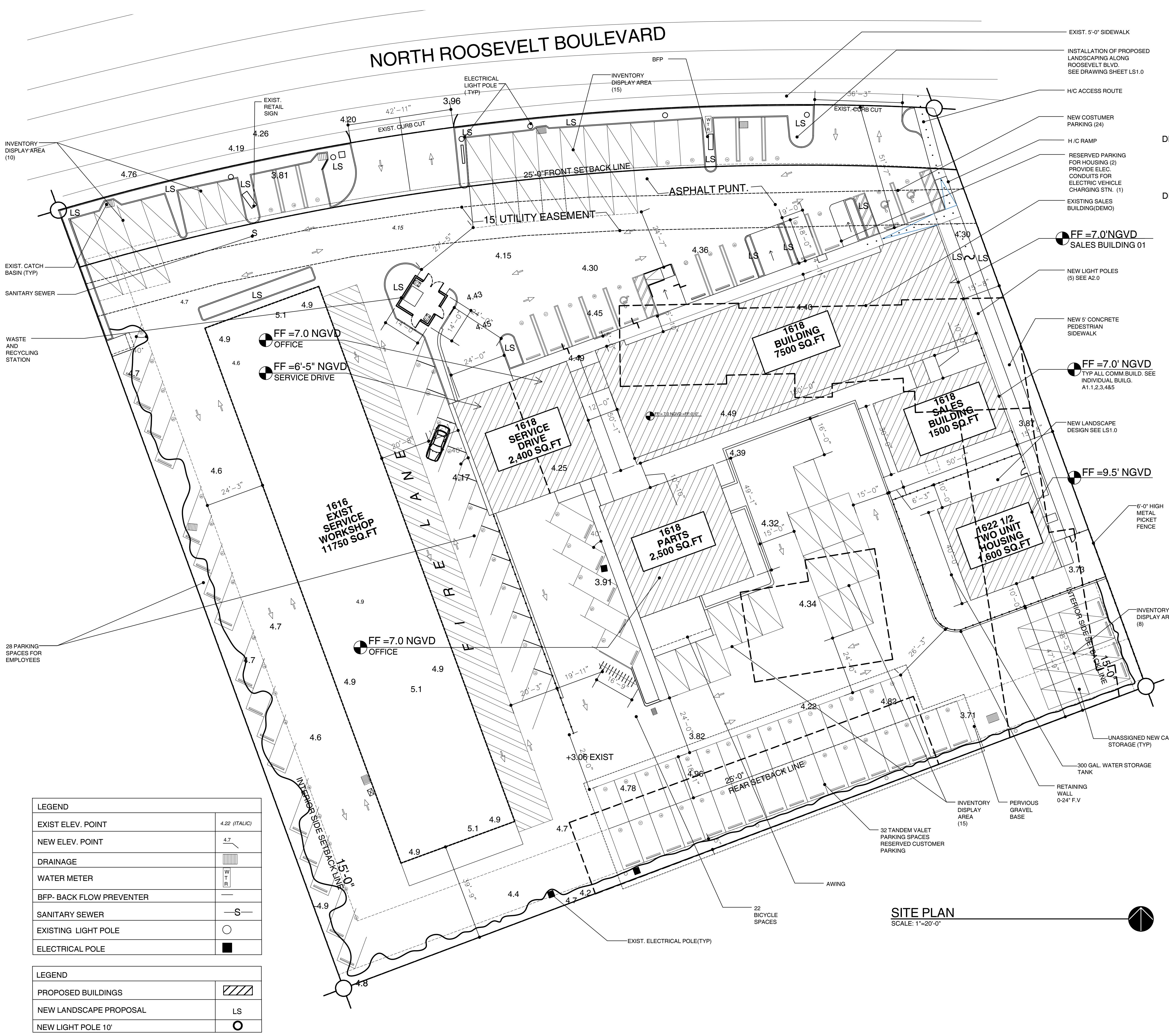
Job # 2048

SCOPE OF WORK

PROJECT SCOPE:
DEMOLITION OF EXISTING SALES
BUILDING (IN CURRENT USE)
PARTS,SERVICE BAYS (ALREADY
DEMOLISHED)TO BE REPLACED WITH
NEW SALES/SERVICE OFFICES ,PARTS
STORAGE AND 2 UNITS OF MODERATE
INCOME HOUSING.

REVISION LIST

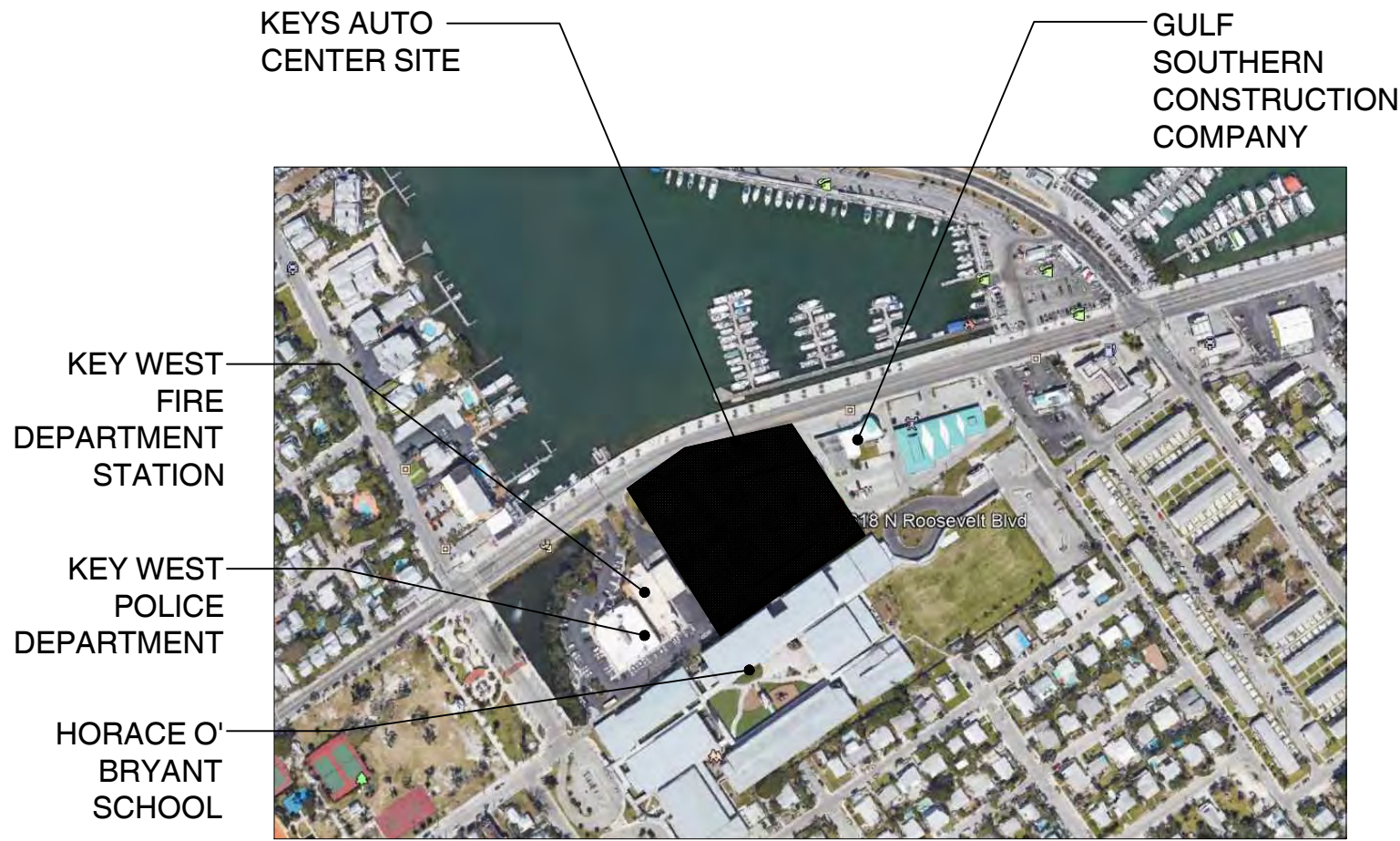
ISSUE DATE: 05.02.22
DCR - KEY WEST



LEGEND	
EXIST ELEV. POINT	4.22 (ITALIC)
NEW ELEV. POINT	4.7
DRAINAGE	
WATER METER	
BFP- BACK FLOW PREVENTER	
SANITARY SEWER	-S-
EXISTING LIGHT POLE	
ELECTRICAL POLE	

LEGEND	
PROPOSED BUILDINGS	
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	

SITE PLAN
SCALE: 1"=20'-0"



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

ZONING INFORMATION/ SITE DATA TABLE				
LEGAL DESCRIPTION: KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/65 OR772-1866/67 OR824-311/12 OR997-1300E OR2573-1294/95 OR2749-1992/94 OR2943-1923				
FOLIO: 00064910-000100	LOT AREA:	120,321 sf	2.76 acres	
JURISDICTION: --	AREA TO			
ZONING: Commercial General	CENTERLINE OF STREET:	0 sf	0.00 acres	
FLOOD ZONE: --	DENSITY:	125.00 u/ac		
BASE FLOOD ELEVATION: 6.00ft				
FFI 5.07' NGVD				
CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED	
LOT OCCUPATION				
BUILDING LOT COVERAGE F ² (MAX 40 %)	120,321	48,128.40		23%
DENSITY	(16 du/acre)	0	2 sf	23%
OPEN SPACE	20157	60%	20157	17%
LANDSCAPE				
LANDSCAPE IMPERVIOUS AREA			20,157 sf	17%
PAVED IMPERVIOUS AREA			72,914	61%
TOTAL NEW BUILDING AREAS			15,500	13%
EXISTING BUILDING AREA		11750		10%
TOTAL AREA			120,321 sf	100%
SET BACKS				
FRONT	25'-0"	N/A	49'-11"	
INTERIOR SIDE	15'-0"		15'-8"	
REAR	25'-0"		25'-0"	39'-9"
SITE BUILDING SCHEDULE/SF.				
BUILDING 1618		N/A	1600 sf	
BUILDING 1620		N/A	7506 sf	
BUILDING 1620 A		N/A	1500 sf	
BUILDING 1620 B		N/A	2500 sf	
BUILDING 1620 C		N/A	2442 sf	
BUILDING 1616 (EXISTING)		11750 sf	n/a	
BUILDINGS HEIGHT				
EXISTING SERVICE WORKSHOP	MAX 40'-0"		23'-69"	23'-69"
SERVICE DRIVE BUILDING	MAX 40'-0"		N/A	27'19"
PARTS BUILDING	MAX 40'-0"		N/A	26'-19"
SALES BUILDING 01	MAX 40'-0"		N/A	23'-69"
SALES BUILDING 02	MAX 40'-0"		N/A	26'-19"
TWO UNIT HOUSING	MAX 40'-0"		N/A	15'-11"
PARKING				
USE/SF	REQUIRED	PROVIDED		
COMMERCIAL				
1618 BUILDING	7500SF/300	25	24	n/a
1618 SALES BUILDING	1500SF/300	5	0	n/a
1618 SERVICE DRIVE	2400SF/2500	4	0	n/a
1618 PARTS	2500SF/600	4	0	n/a
BUILDING 1616 (EXISTING TIKI)	11750 / 600	19	30	n/a
SUBTOTAL PARKING FOR COMMERCIAL				
		57	54	
RESIDENTIAL				
1622 1/2 HOUSING	2 UNITS/ 1 PER UNIT	2	2	2
SUBTOTAL PARKING FOR RESIDENTIAL				
		2	2	n/a
SUBSUMMARY OF TOTAL PARKING				
TOTAL EXISTING PARKING SPACES FOR EMPLOYEES			28	
TOTAL CUSTOMER SERVICE SPACES			24	
TOTAL VALET PARKING SPACES			32	
TOTAL OF HANDICAP SPACES			3	
TOTAL			59	87
MISCELLANEOUS				
BICYCLE PARKING SPACES	25% OF TOTAL PK 14%	N/A	22	N/A

NOTE:
-SEE CIVIL SHEET C-1 FOR ELEV. & GRADE INFO.
-SEE CIVIL SHEET C-1.1 FOR PERVIOUS/IMPERVIOUS AREAS INFO.
-FINISH FLOOR ELEVATION FOR COMMERCIAL BUILDINGS (EXCLUDING DRIVE-THRU PORTIONS) SHALL BE 1'-0 FEET NGVD WITH 1'-0" FLOOD BARRIER AT ALL ENTRANCES.
-ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION (CODE 2020 EDITION) AND SPRINKLER FIRE SUPPRESSION SYSTEMS.
-SEE LS-DWGS FOR LANDSCAPE PLAN.

EXISTING BUILDINGS TO BE DEMOLISHED (AREA 17,691 SF)



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1235 Coral Way
Miami, FL 33145
305-542-0142

AA2603307

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Proposed

Keys Auto
Center

Auto
Dealership

Address:
1618 N.Roosevelt
Blvd
Key West, FL
33040

ISSUE DATE: 05.02.22
DCR - KEY WEST

Job Date: 04.04.22
Start 09.23.21

SP1.0



AA2603307

Javier Salman
Florida Registration:
AR0014410

**Keys Auto
Center**

Auto Dealership

ISSUE DATE: 05.02.22

DCR - KEY WEST

A1.1

LIFE SAFETY NOTES

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - a. 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - b. 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - c. 75'-0" MAX WITH SPRINKLER SYSTEM
4. INTERIOR FINISH REQUIREMENTS:

-

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	4860 SF / 30 PPL	161 PPL
OFFICES	2640SF /30PPL	87 PPL
TOTAL	7500 S.F	248 PPL

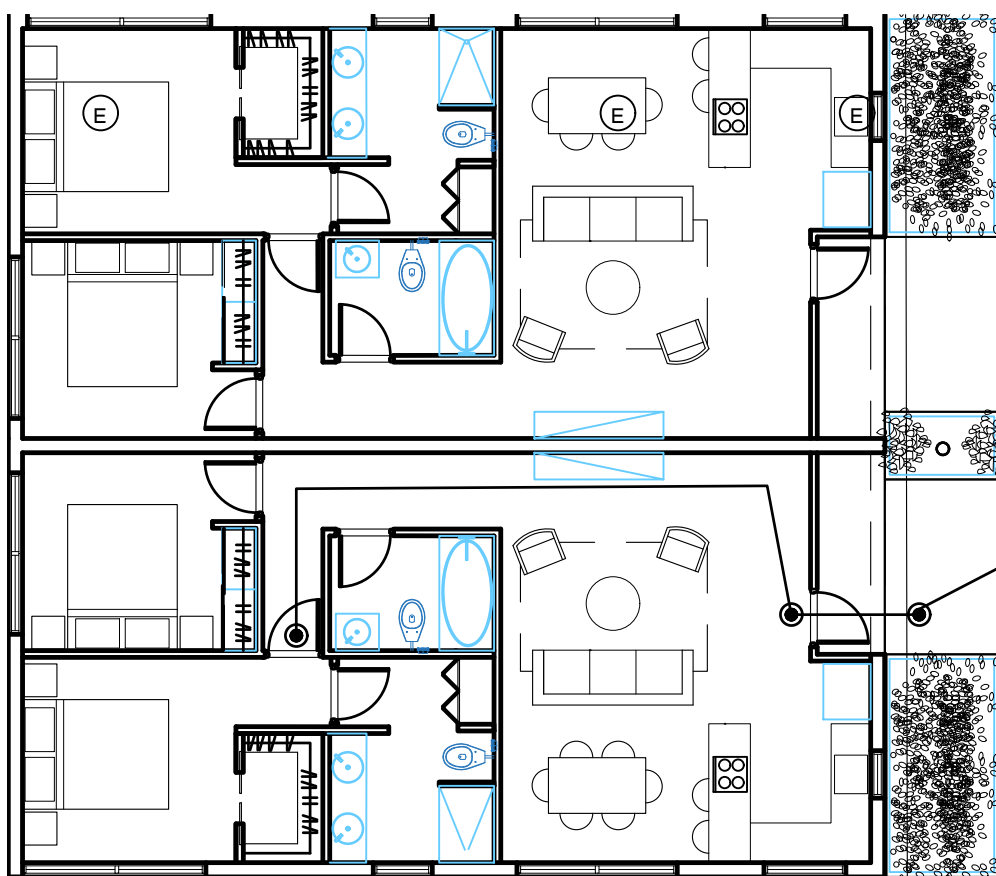
NOTE:

- ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

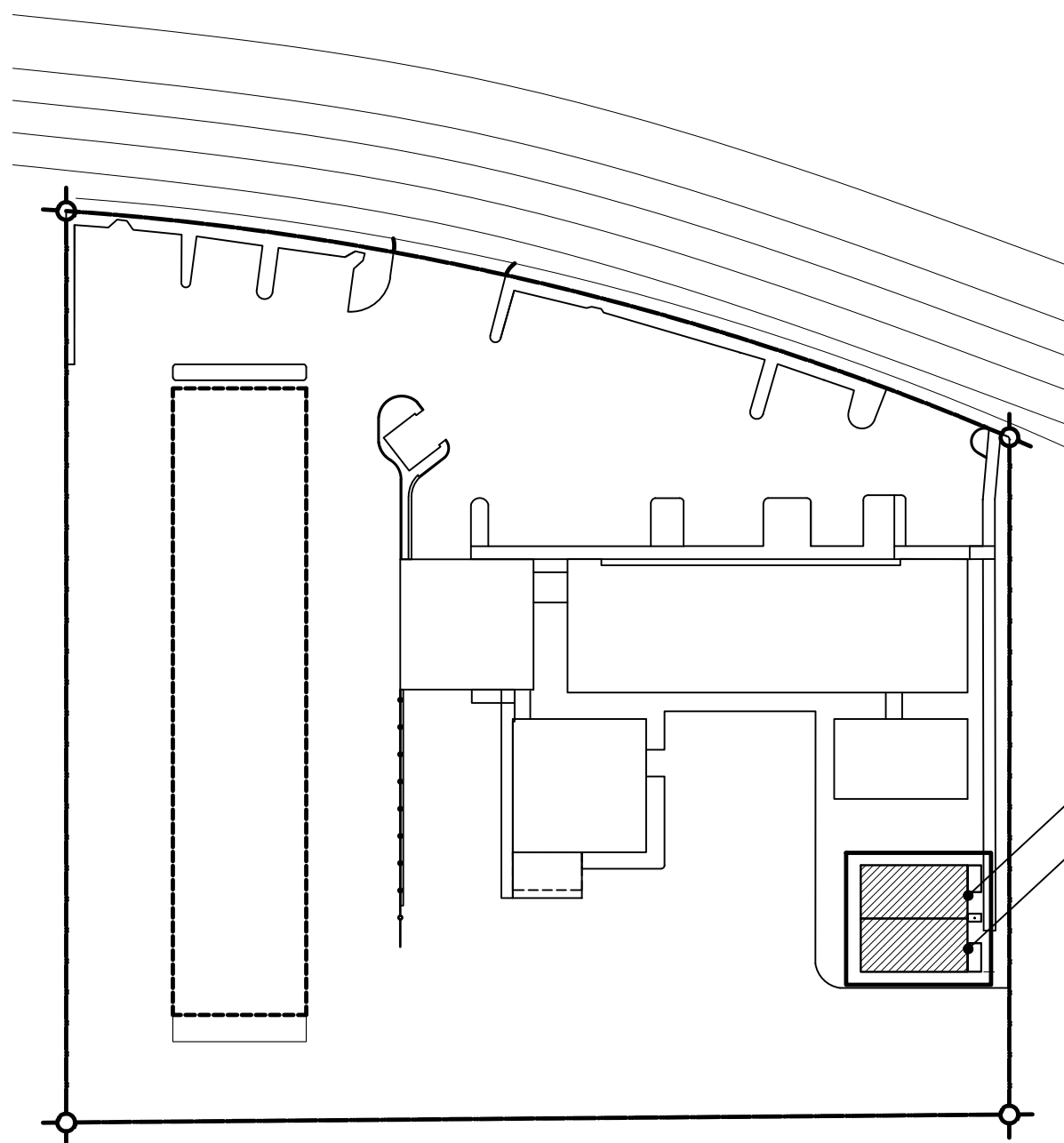
BUILDING TYPE II B
BUILDING TO BE SPRINKLERED
NEW / EXISTING ONE AND TWO FAMILY DWELLINGS (R-3)

1. IN NEW NON SPRINKLERED BUILDINGS, EVERY STORY MORE THAN 2,000 SQFT SHALL HAVE (2) PRIMARY MEANS OF ESCAPE.
2. ANY REQUIRED PATH OF TRAVEL IN A MEANS OF ESCAPE SHALL NOT PASS THROUGH ANOTHER ROOM OR APARTMENT NOT UNDER THE IMMEDIATE CONTROL OF THE FIRST ROOM OR THROUGH A BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.
3. DOORS IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE, OTHER THAN BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL NOT BE LESS THAN 28".
4. INTERIOR FINISH REQUIREMENTS:
 - a. SPRINKLERED R-3
 - i. C FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES

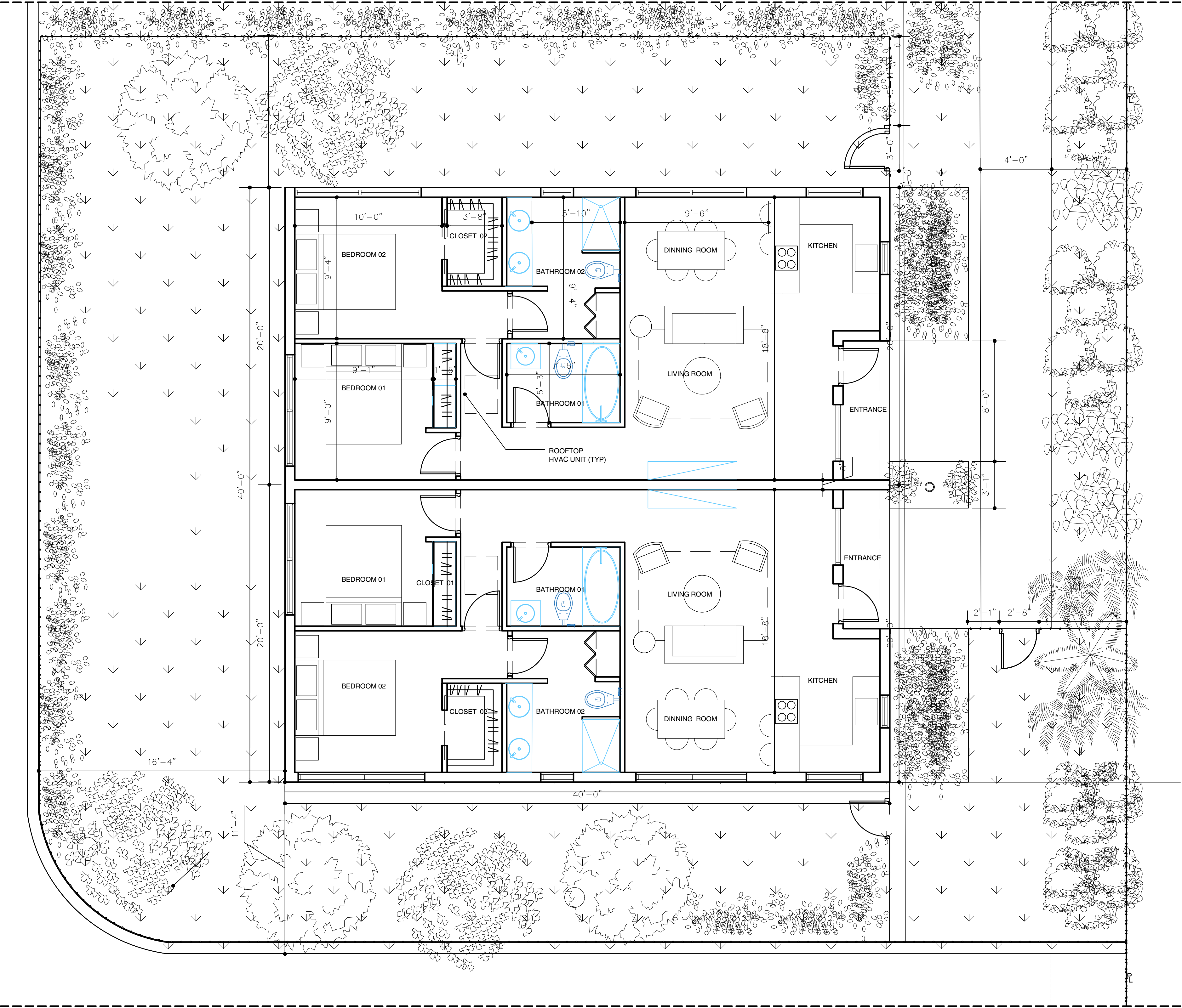
NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH AUDIBLE AND VISUAL FIRE
ALARM SYSTEM WITH ALL THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.



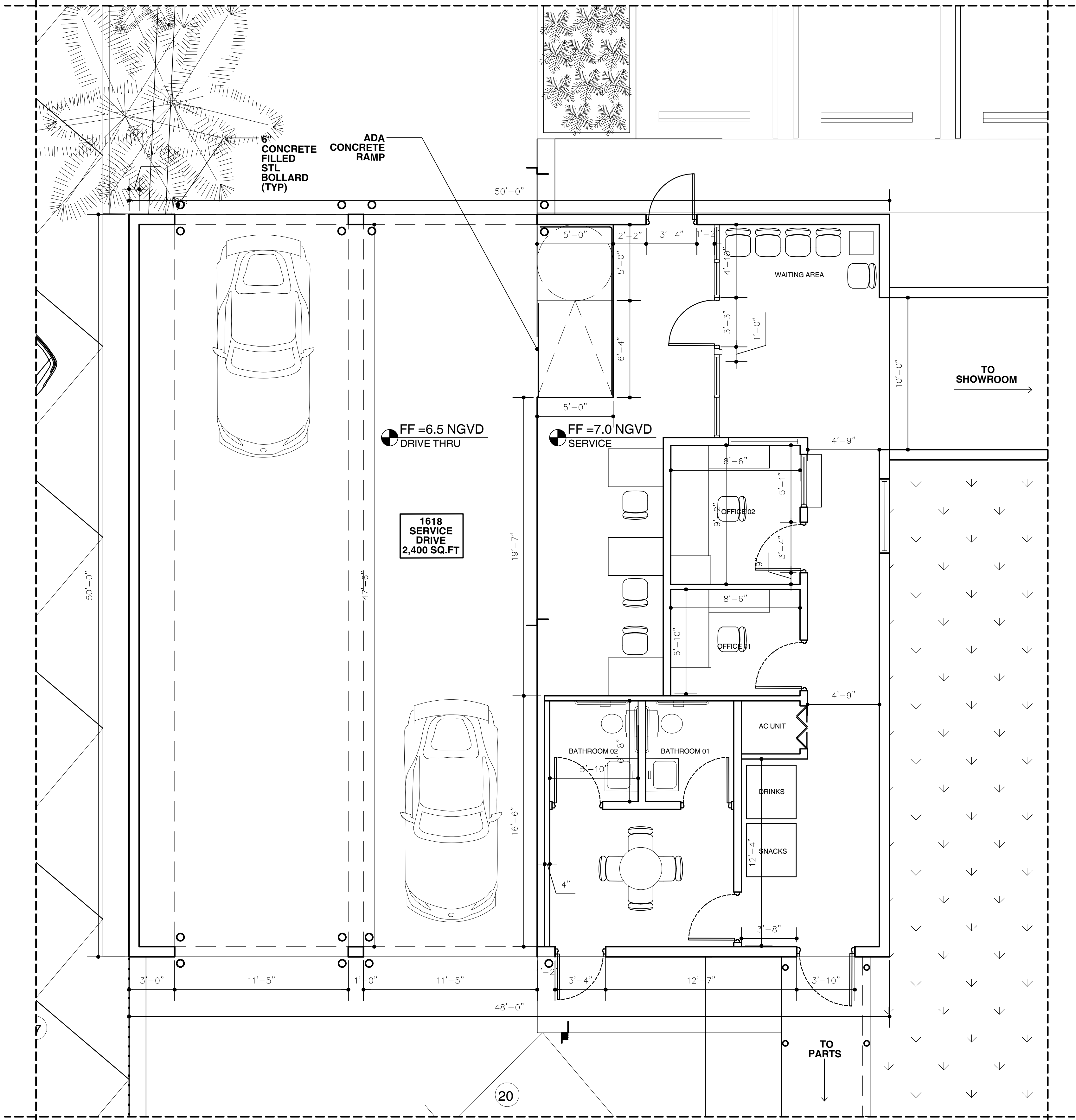
LIFE SAFETY FLOOR PLAN
SCALE: NTS



KEY PLAN
SCALE: 1/64" = 1'-0"



FLOOR PLAN 1622 1/2
SCALE: 1/4" = 1'-0"



FLOOR PLAN 1618 SERVICE DRIVE
SCALE: 1/4" = 1'-0"

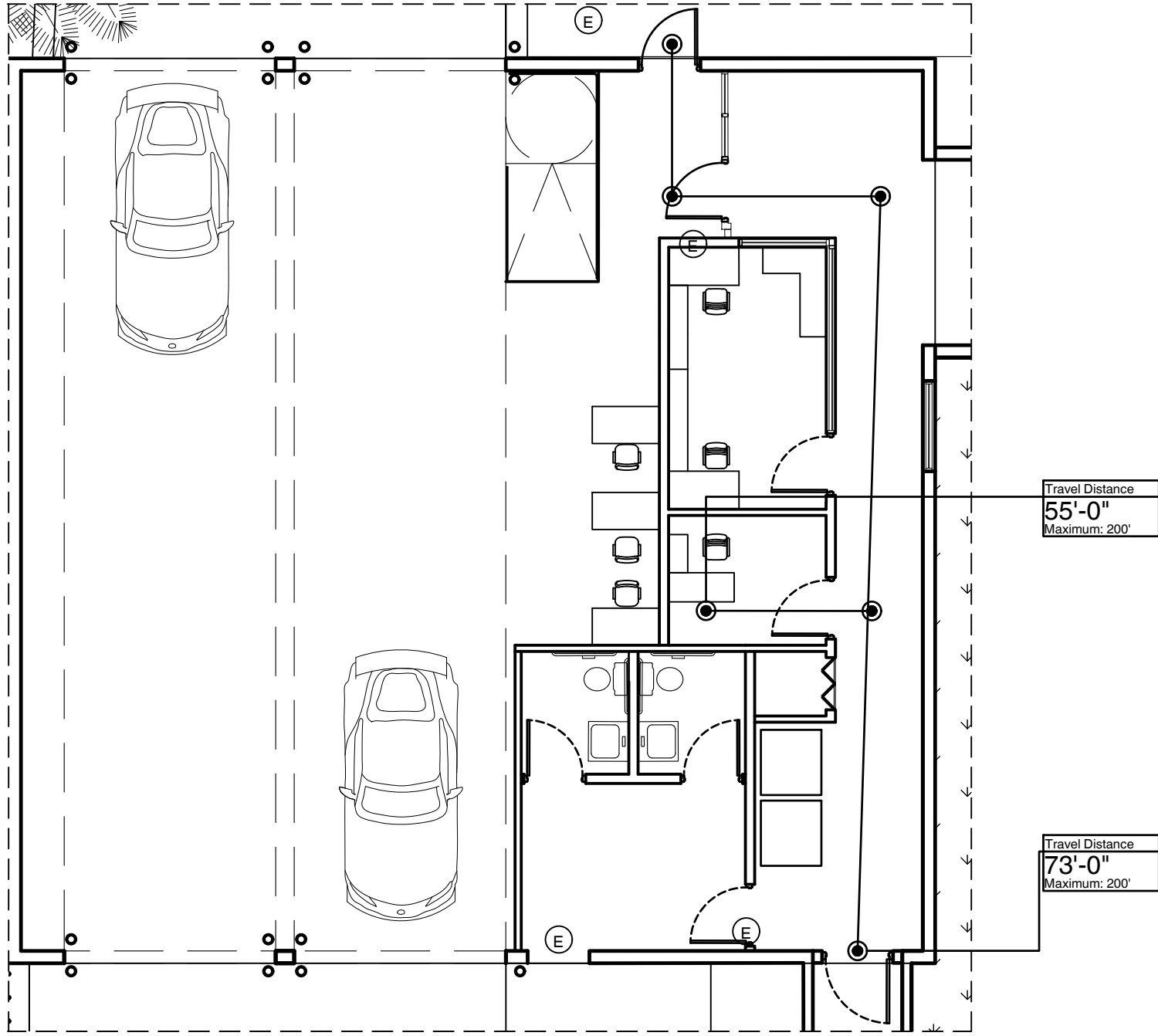
OCCUPANCY		
USE	SF.	SF/PPL
DRIVE THRU	1330 SF / 30 PPL	45 PPL
RETAIL	1070 SF /30PPL	36 PPL
TOTAL	2400 S.F	81 PPL

NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH AUDIBLE AND VISUAL FIRE
ALARM SYSTEM WITH ALL THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.

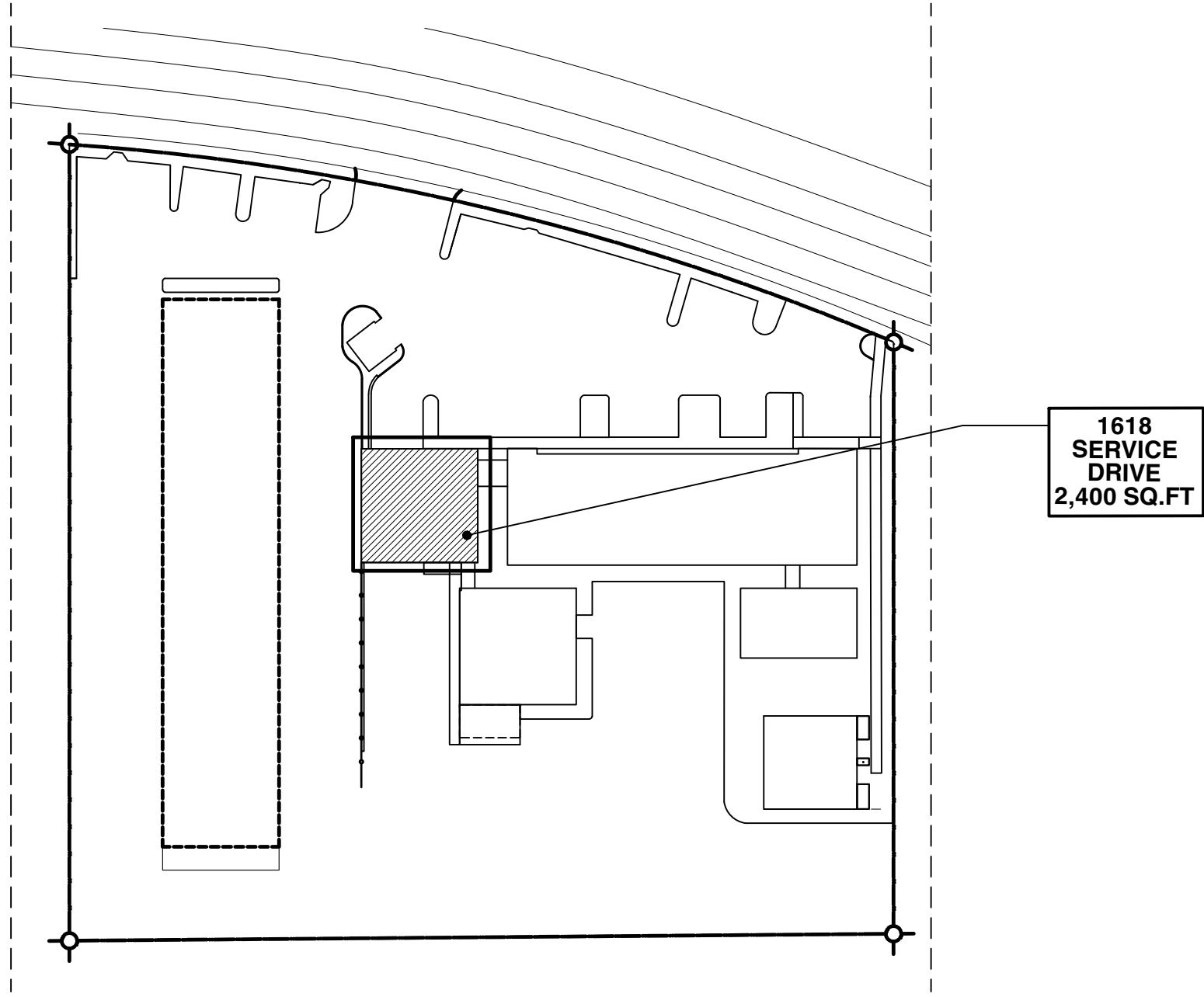
BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

BUILDING TO BE SPRINKLERED

- 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
- COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:
 - C FOR ROOMS AND ENCLOSED SPACES
 - SPRINKLERED M
 - B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES



LIFE SAFETY FLOOR PLAN
SCALE: NTS



KEY PLAN
SCALE: 1/64" = 1'-0"

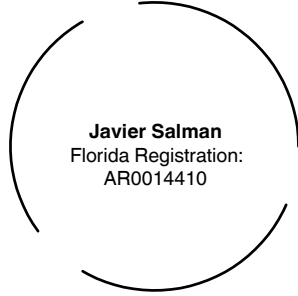


ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1235 Coral Way
Miami, FL 33145
305-542-0142

AA2603307

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Proposed

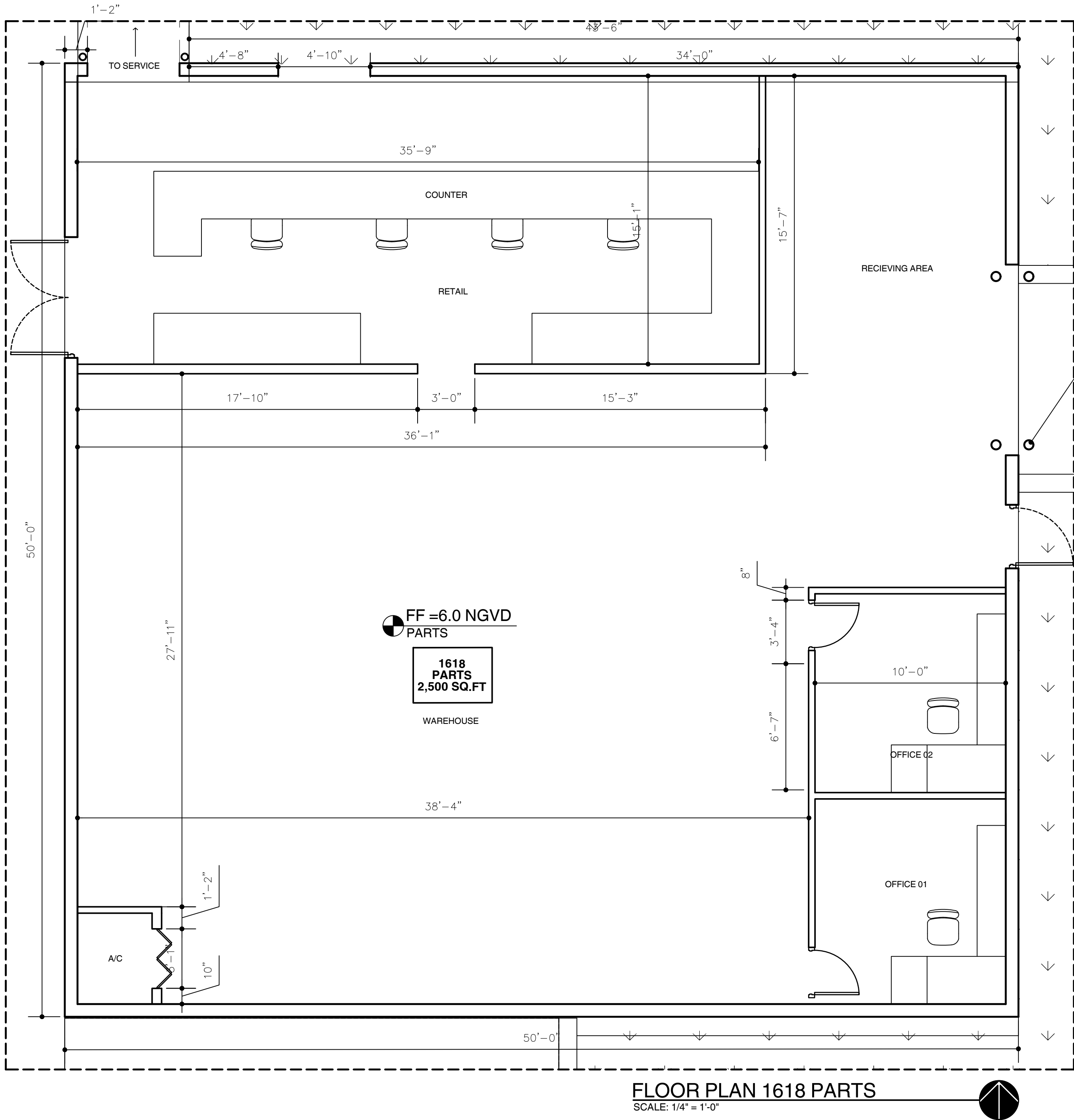
Keys Auto
Center

Auto
Dealership

Address:
1618 N.Roosevelt
Blvd
Key West, FL
33040

ISSUE DATE: 05.02.22
DCR - KEY WEST

Job Date: 04.04.22
Start 09.23.21



NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH AUDIBLE AND VISUAL FIRE
ALARM SYSTEM WITH ALL THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	785 SF / 30 PPL	26 PPL
OFFICES	715SF /30PPL	23 PPL
WAREHOUSE	1594 SF /30PPL	53 PP
TOTAL	2500 S.F	102 PPL

BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

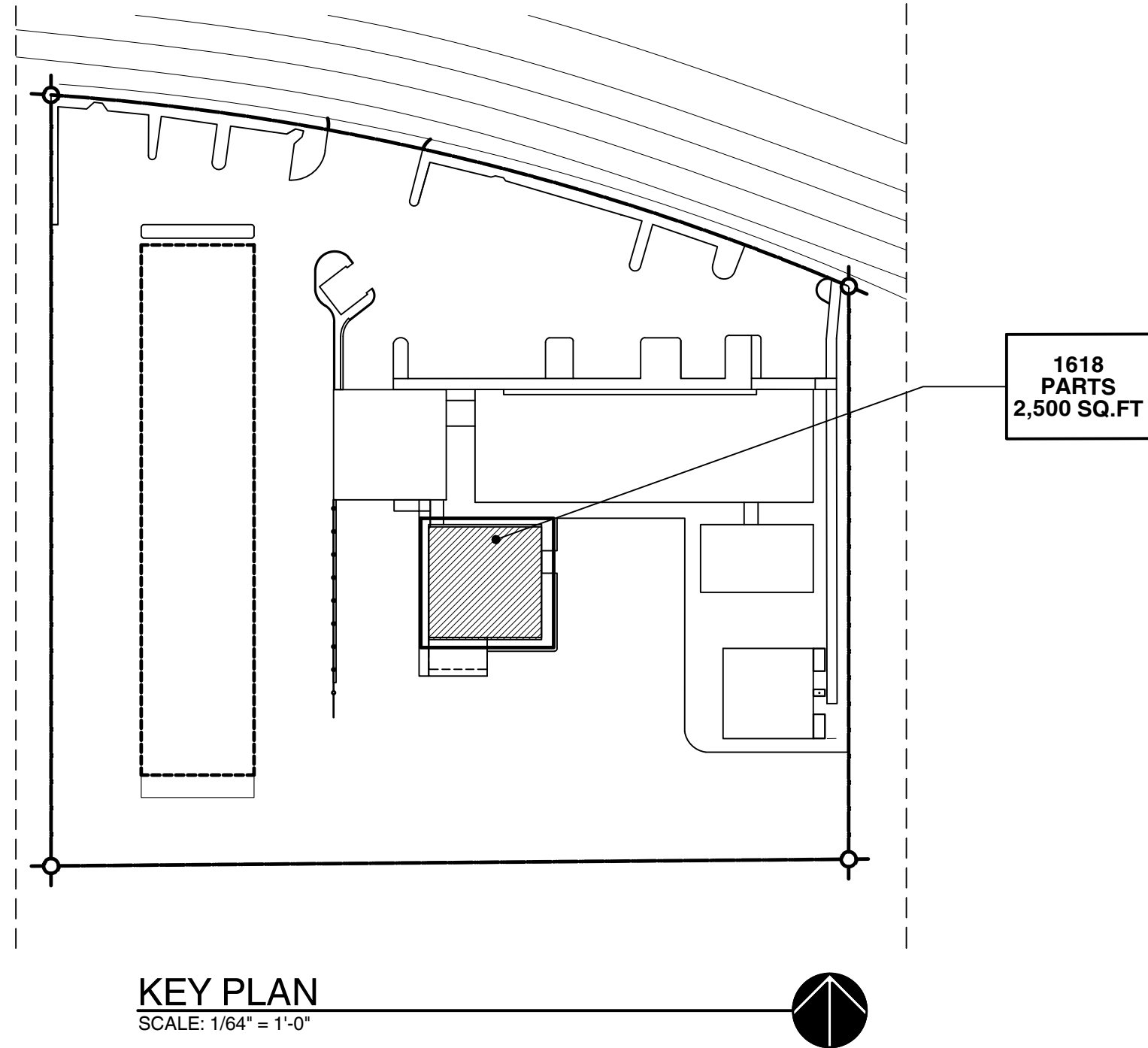
BUILDING TO BE SPRINKLERED

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- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101.38.2.6.2)
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 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:
 - SPRINKLERED M
 - B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES

6" CONCRETE
FILLED
STL
BOLLARD
(TYP)

Travel Distance
74'-14"

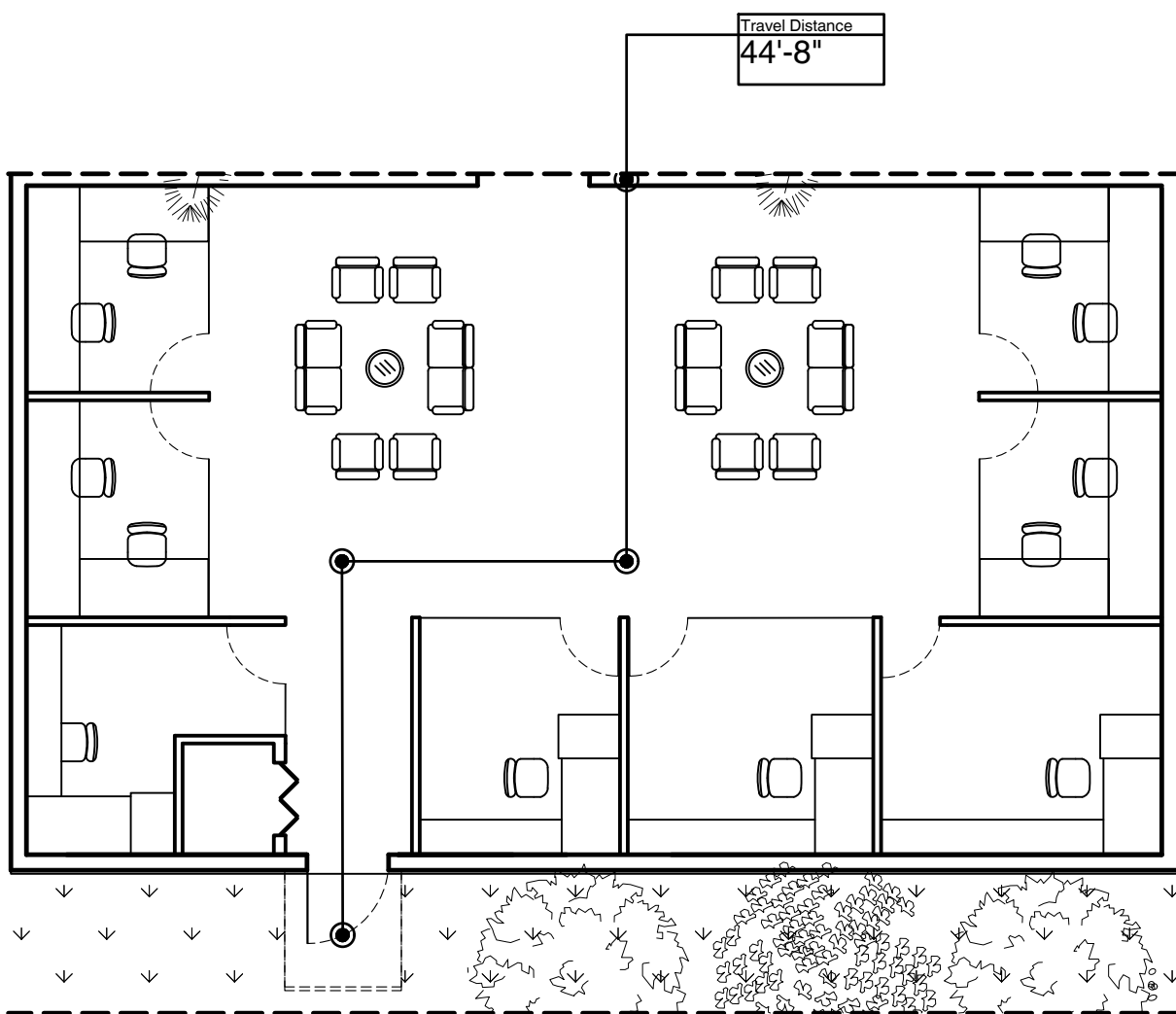
LIFE SAFETY FLOOR PLAN
SCALE: NTS



BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

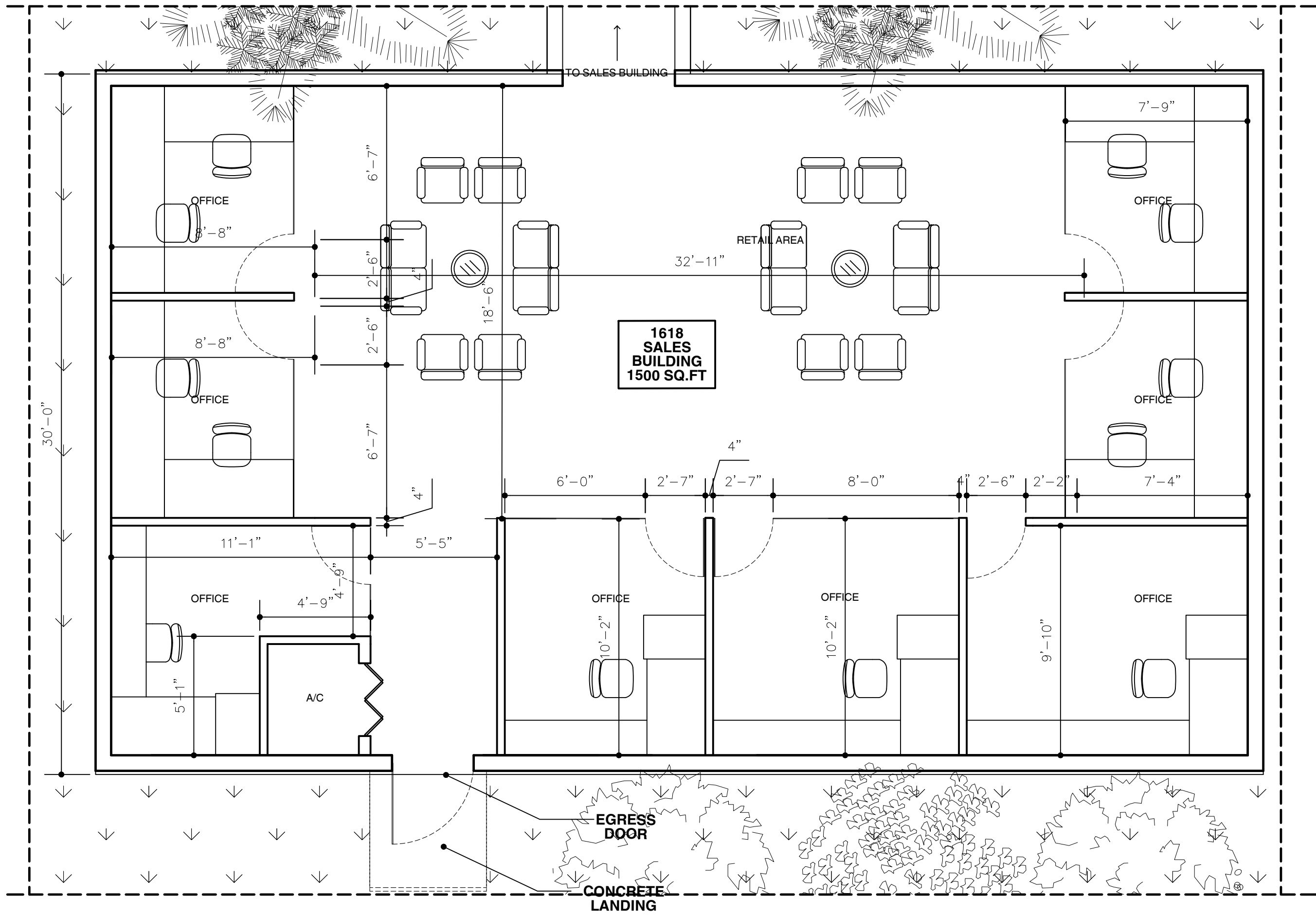
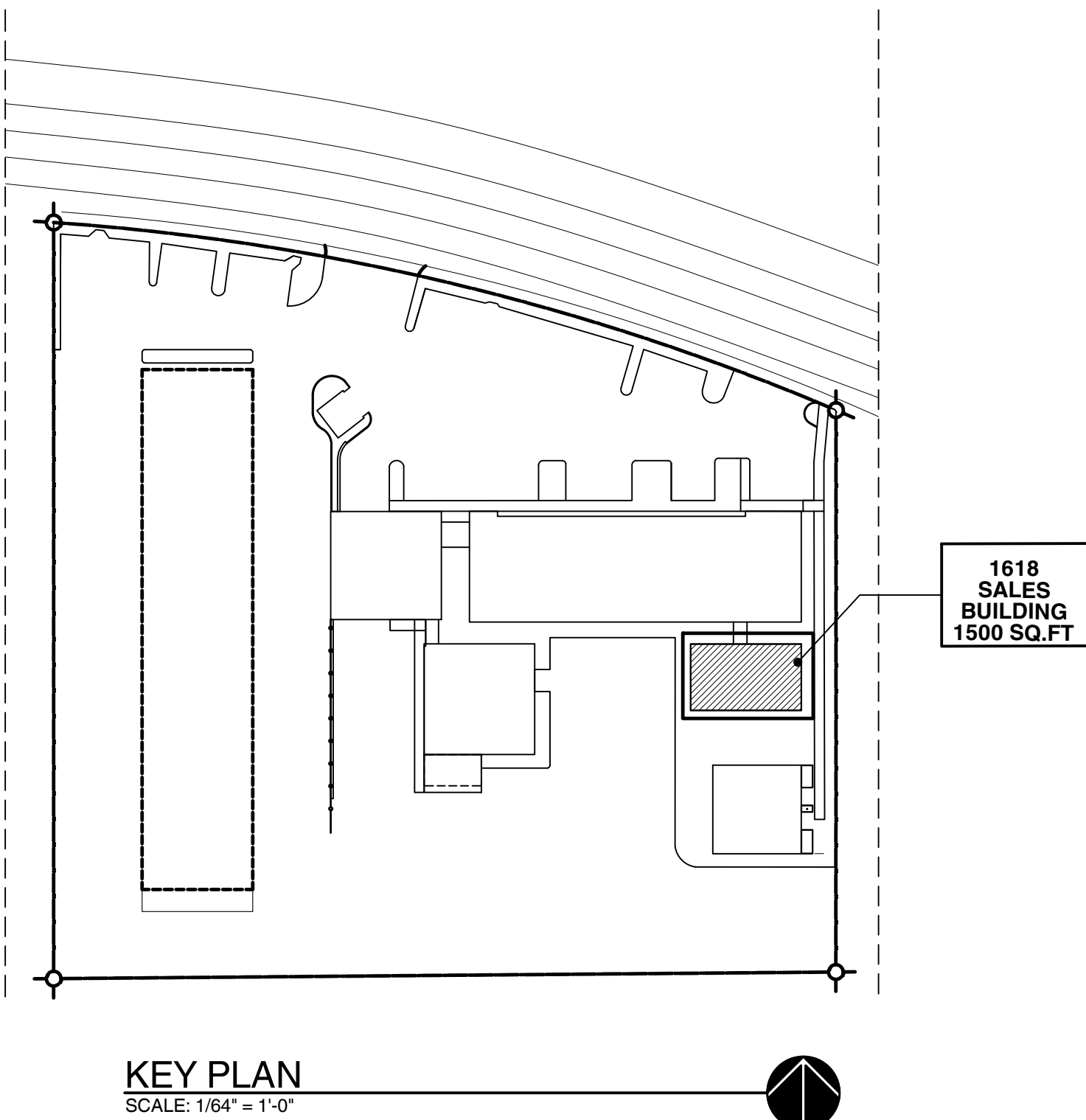
BUILDING TO BE SPRINKLERED

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4. INTERIOR FINISH REQUIREMENTS:
- SPRINKLERED M
 - B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES

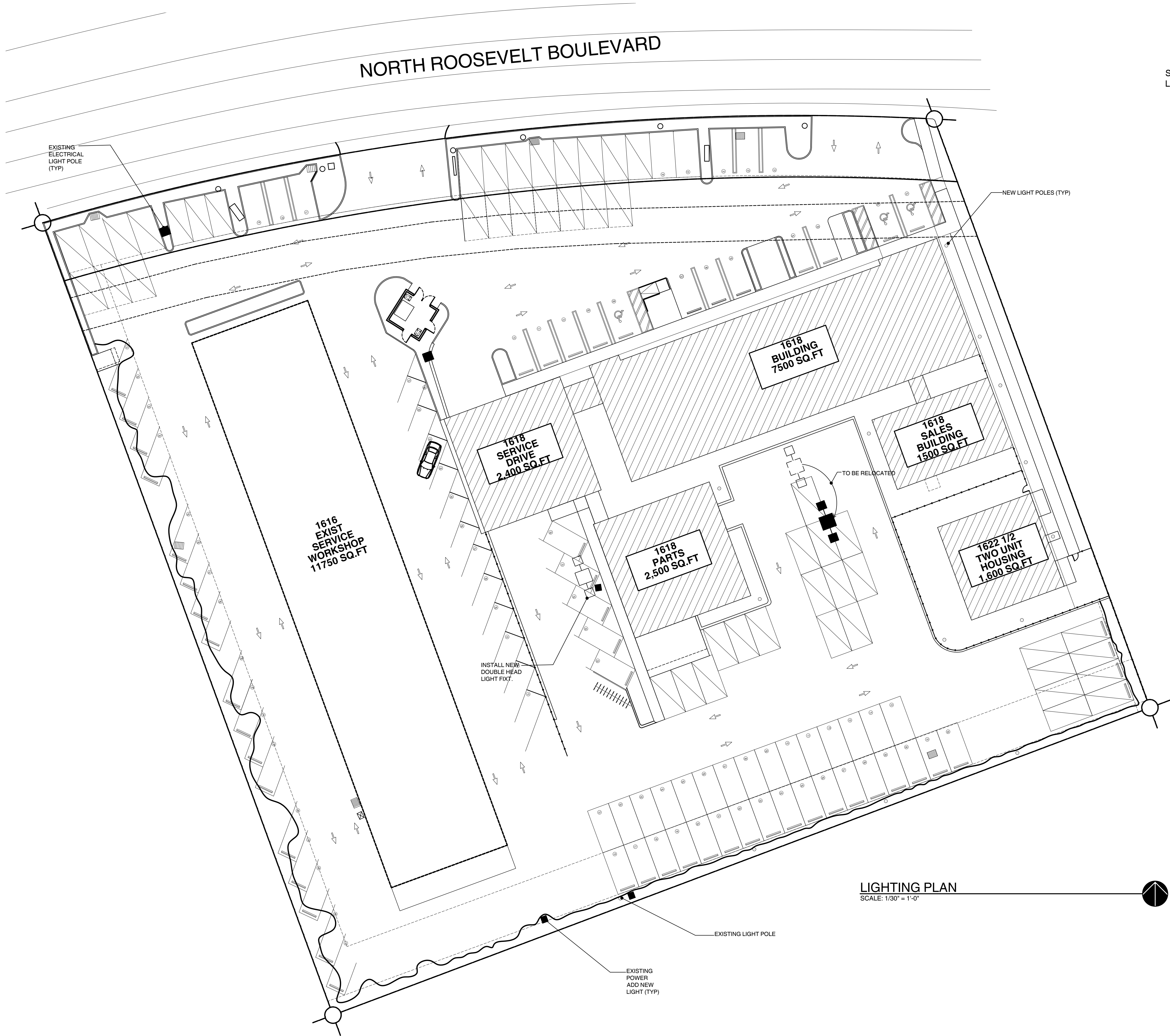


OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	785 SF / 30 PPL	26 PPL
OFFICES	715SF /30PPL	23 PPL
TOTAL	1500 S.F	49 PPL

NOTE:
ALL BUILDINGS TO BE PROTECTED WITH
AUDIBLE AND VISUAL FIRE ALARM SYSTEM
WITH ALL THE REQUIRED DEVICES AND
PULL STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION SYSTEMS.



FLOOR PLAN 1618 SALES BUILDING
SCALE: 1/4" = 1'-0"



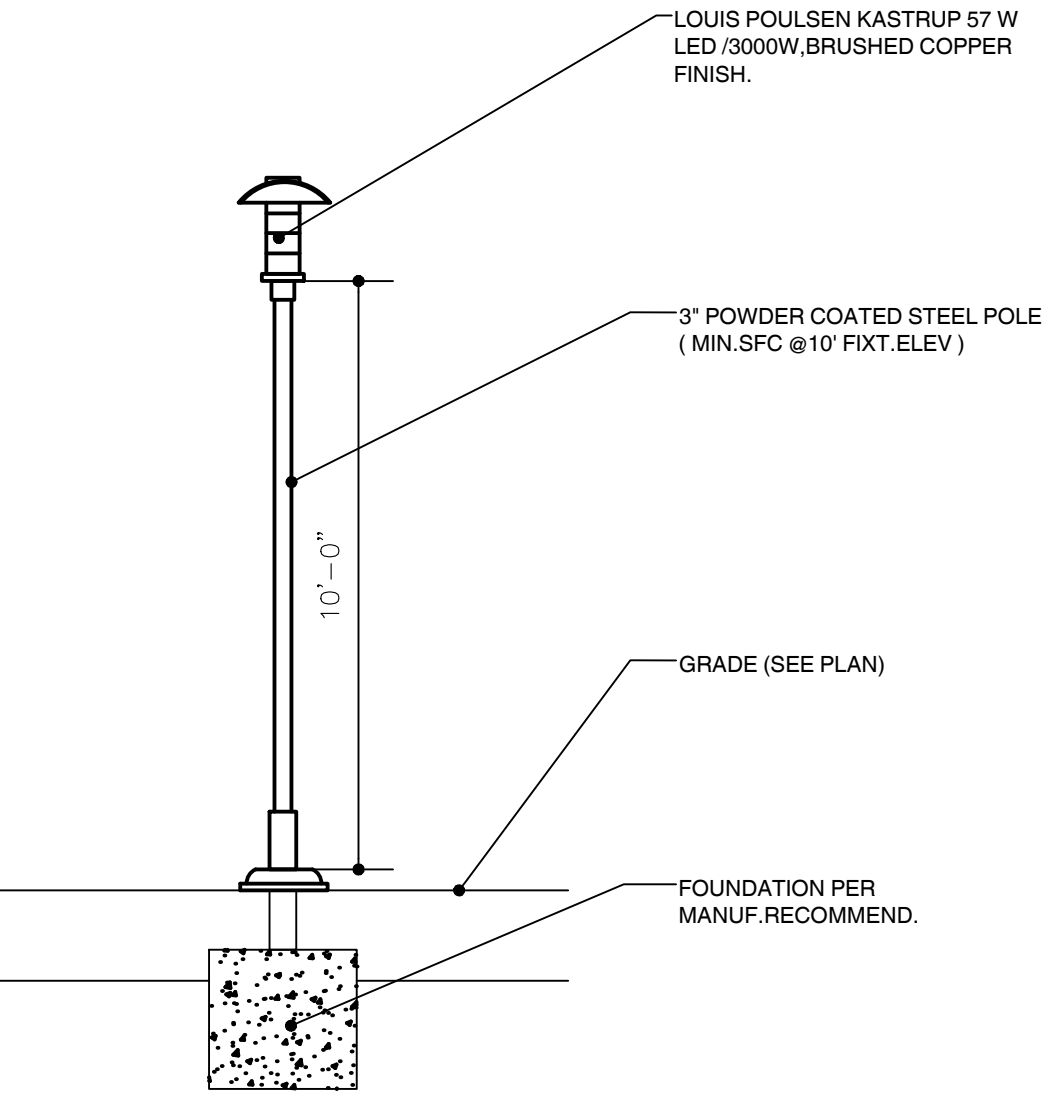
LIGHTING PLAN
SCALE: 1/30" = 1'-0"



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

NOTE : UNLESS OTHERWISE SHOWN,ALL POLE MOUNTED LIGHTS ARE EXISTING

LIGHTING LEGEND	
EXISTING LIGHT POLE	
ELECTRICAL POLE	
NEW LIGHT POLE 10'	
PROPOSED BUILDINGS	
EXISTING STRUCTURE	
EXIST.POWER POLE WITH LIGHTS	



PEDESTRIAN SIDEWALK LIGHTS (5)
SCALE: N/A



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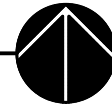
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A2.0



RENDER IMAGE 01
SCALE: N/A



RENDER IMAGE 02
SCALE: N/A



RENDER IMAGE 03
SCALE: N/A

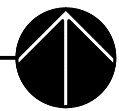


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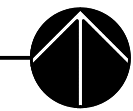




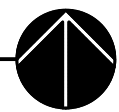
EAST HOUSE ELEVATION
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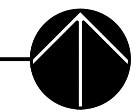
NORTH-EAST HOUSE ELEVATION
SCALE: N/A



SOUTH -EAST HOUSE ELEVATION
SCALE: N/A



NORTH-WEST HOUSE ELEVATION
SCALE: N/A



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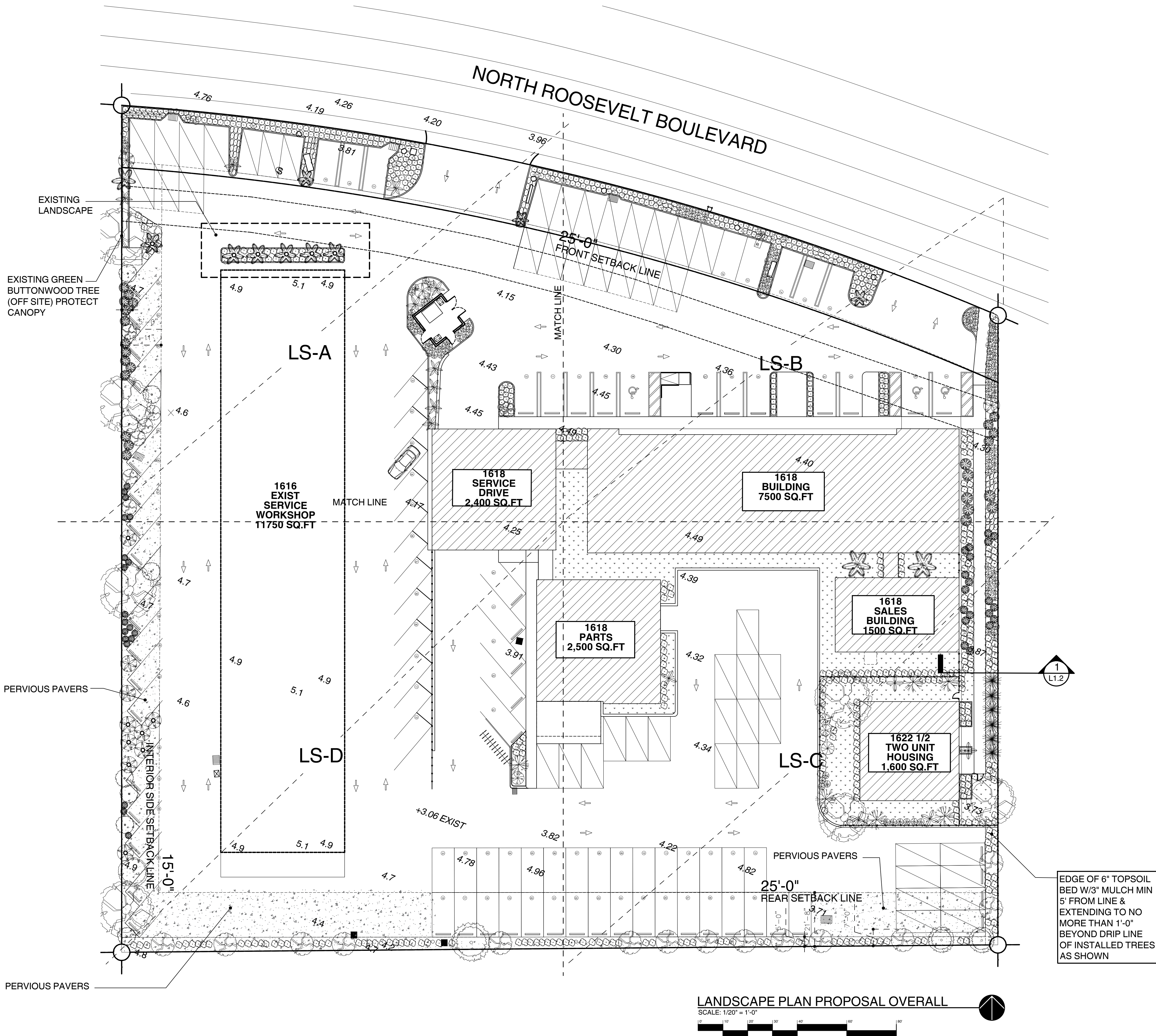
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A4.1



SUMMARY LANDSCAPE SCHEDULE				
COMMON NAME		BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Fp	FAN PALM TREE NEW	LIVISTONA SPECIOSA	5	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	115	3 GAL 6'-0" & 8'-0"
Ss	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	83	3 GAL , 18"
Sb	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	56	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	331	7 GAL (4'-0"HIGH) @24"STAGGERED
Cp	COCOPLUM	CHRYSOBALANUS ICACO	344	3 GAL , 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	8400 SF.
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	23	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	8	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		SF/A	9,706.19 SF.
Bt	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	6	12'-14' TRUNK
SUB. CANOPY TREES				
Sp	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	5	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRINAX MORRISII	2	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	3	10'-15' HEIGHT
EXISTING LANDSCAPE				
Rpe	EXISTING PALM TREE (REMAIN IN PLACE)	ROYSTONEA ARECACEAE	6	12-14' GREY TRUNK
Rp0	ROYAL PALM TREE (TRANSPLANTED, SEE LS1.1)	ROYSTONEA ARECACEAE	9	12'-15' HEIGHT
Bmp	BISMARCKIA PALM (TRANSPLANTED, SEE LS1.1)	BISMARCKIA NOBILIS	6	12'-14' HEIGHT, EXIST
Sf	STRANGLER FIG	FICUS AUREA	3	12'-14' HEIGHT, EXIST.
Gbe	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	1	12'-14' TRUNK
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1	EXIST.
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-SEE SHEETS LS-A,LS-B,LS-C,LS-D FOR DETAIL PLANS.



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LS1.0



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Javier Salman
Florida Registration:
AR0014410

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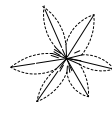
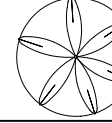
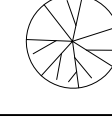
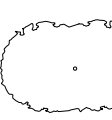
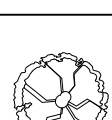
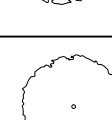
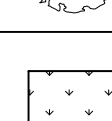
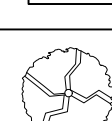
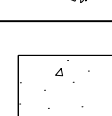
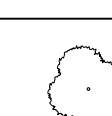
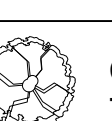
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LOA

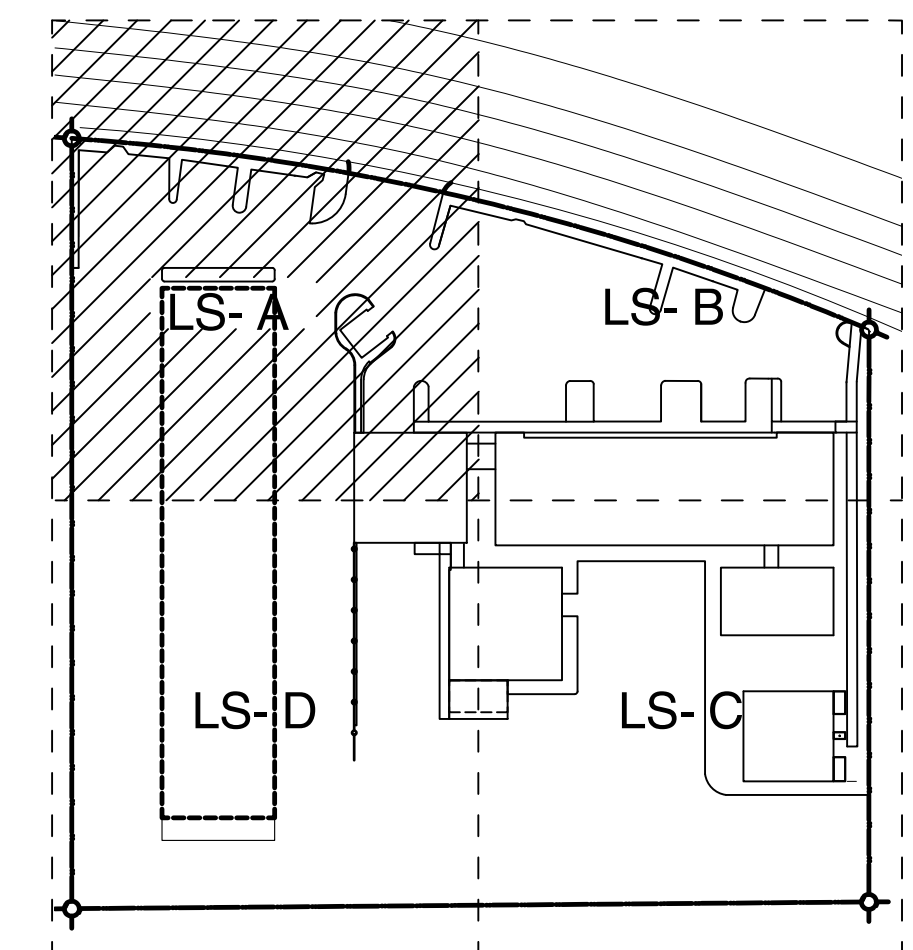
S-A

LCR

LANDSCAPE SCHEDULE FOR AREA A					
BOTANICAL NAME			No	SIZE / NOTES	
Rp0		EXISTING ROYAL PALM TREE (TRANSPLANTED)	ROYSTONEA ARECACEAE	9	12'-14" GREY TRUNK
Rpe		EXISTING PALM TREE	ROYSTONEA ARECACEAE	6	12'-14" GREY TRUNK
Rp1		NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	3	12'-14" GREY TRUNK
Fp		NEW FAN PALM TREE	LIVISTONA SPECIOSA	2	12'-14" GREY TRUNK
Ap		ARECA PALM	DYPsis LUTESCENS	33	3 GAL 6'-0" & 8'-0"
Mf		SILVER BUTTONWOOD (SMALL BUSH)	CONOCARPUS ERECTUS	47	3 GAL , 18"
Sb		SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	17	7 GAL(24"-30")
Gbe		GREEN BUTTONWOOD	CONOCARPUS ERECTUS	1	12'-14" TRUNK, 4" DBH
Cp		COCOPLUM	CHRYSOBALANUS ICACO	187	3 GAL, 24"
Sod		SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	250 SF.
Gl		GUMBO LIMBO TREE	BURSERIA SIMARUBA	7	4" DBH, 10'-0", SINGLE TRUNK
Mt		MAHOGANY TREE	SWIETENIA MAHAGONY	3	4" DBH, 10'-0", SINGLE TRUNK
Ts		6" TOPSOIL & 3" MULCH BED		N/A	1,995.37SF.
Ch		CLUSIA HEDGE	CLUSIA ROSEA	31	7 GAL (4'-0" HIGH) @24" STAGGERED
Gb		GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	1	12'-14" TRUNK

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.

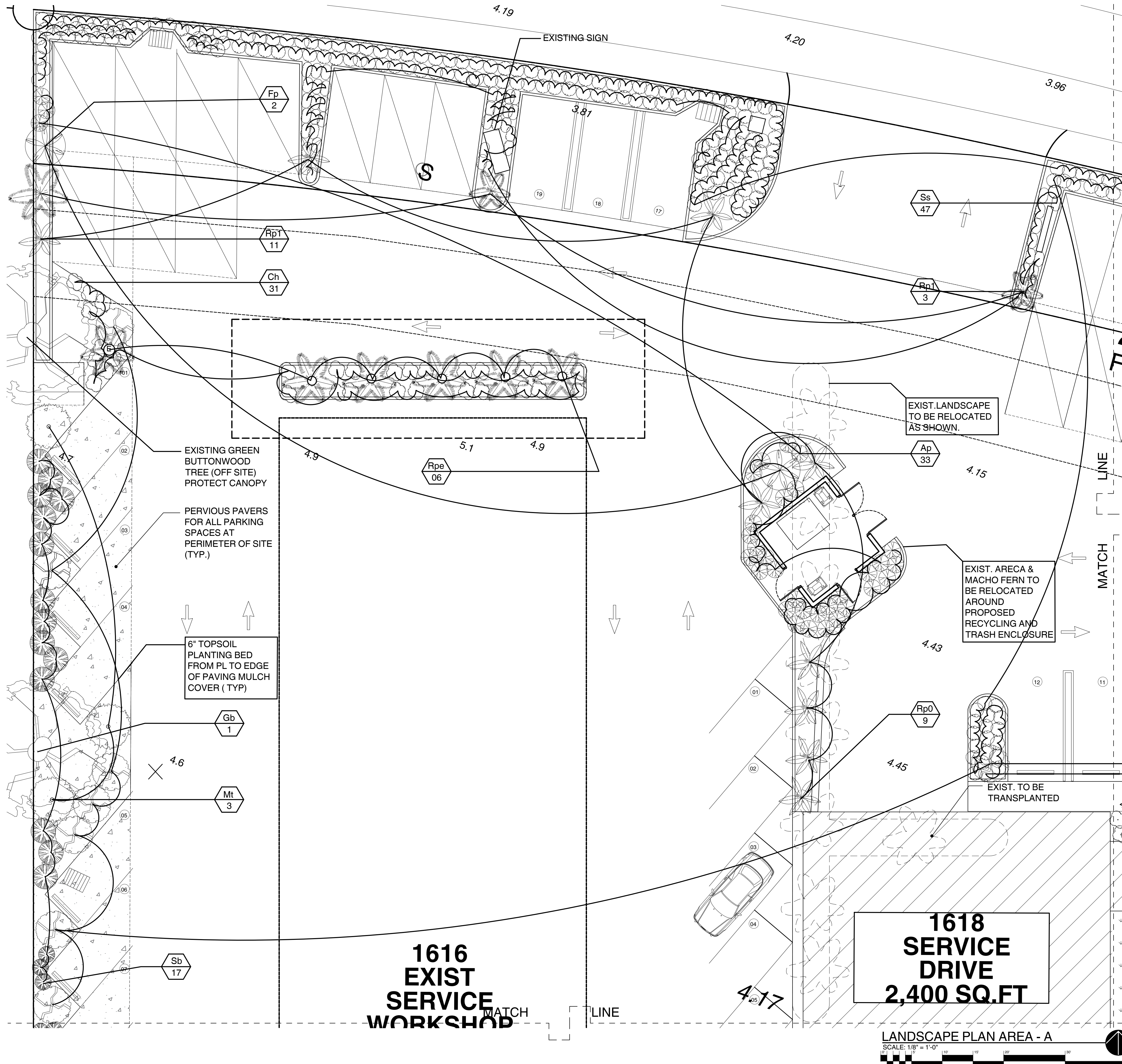
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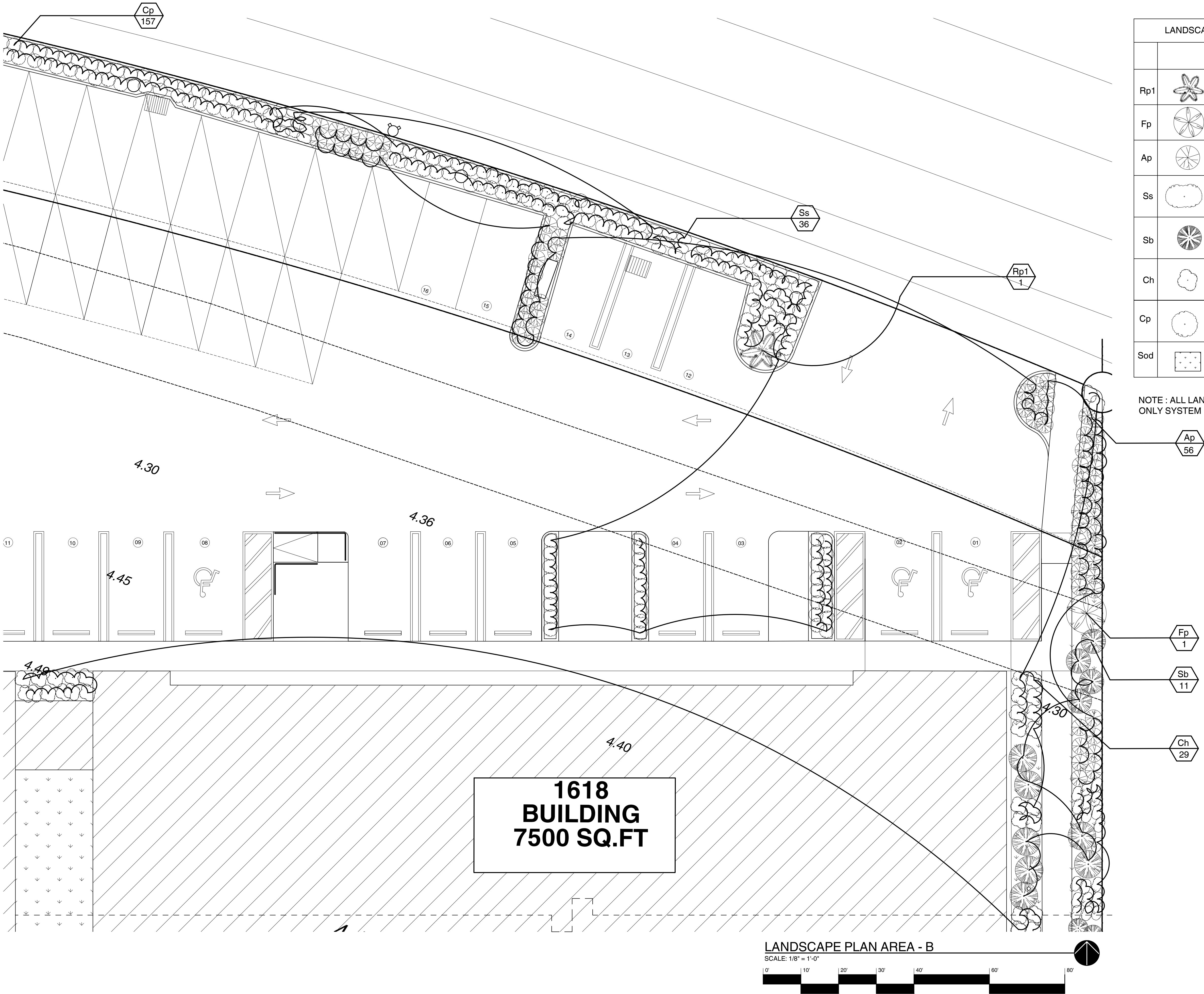


KEY PLAN

SCALE: N/A

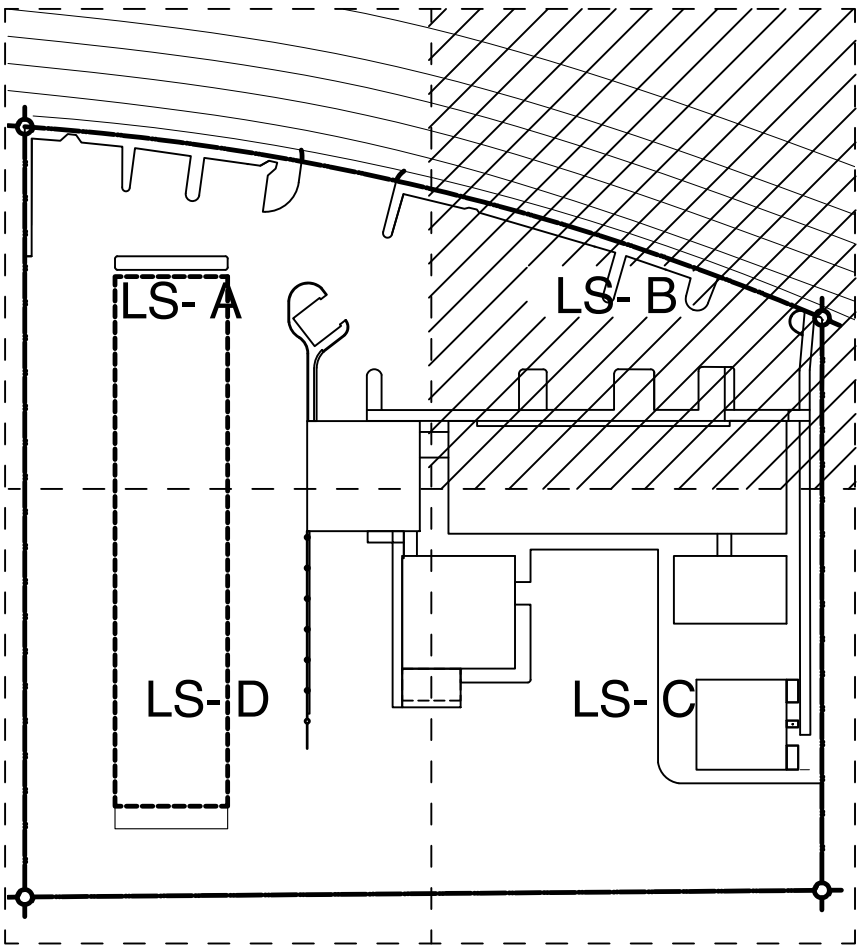
LS-A





LANDSCAPE SCHEDULE FOR AREA B				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	1	12-14' GREY TRUNK
Fp	FAN PALM TREE	LIVISTONA SPECIOSA	1	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	72	3 GAL 6'-0" & 8-0"
Ss	SILVER BUTTONWOOD (SMALL BUSH)	CONOCARPUS ERECTUS	36	3 GAL , 18"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	11	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	29	7 GAL (4'-0"HIGH) @24"STAGGERED
Cp	COCOPLUM SHRUB	CHRYSOBALANUS ICACO	157	3 GAL , 24"
Sod	SAINT AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SF/A	2994 SF.

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A



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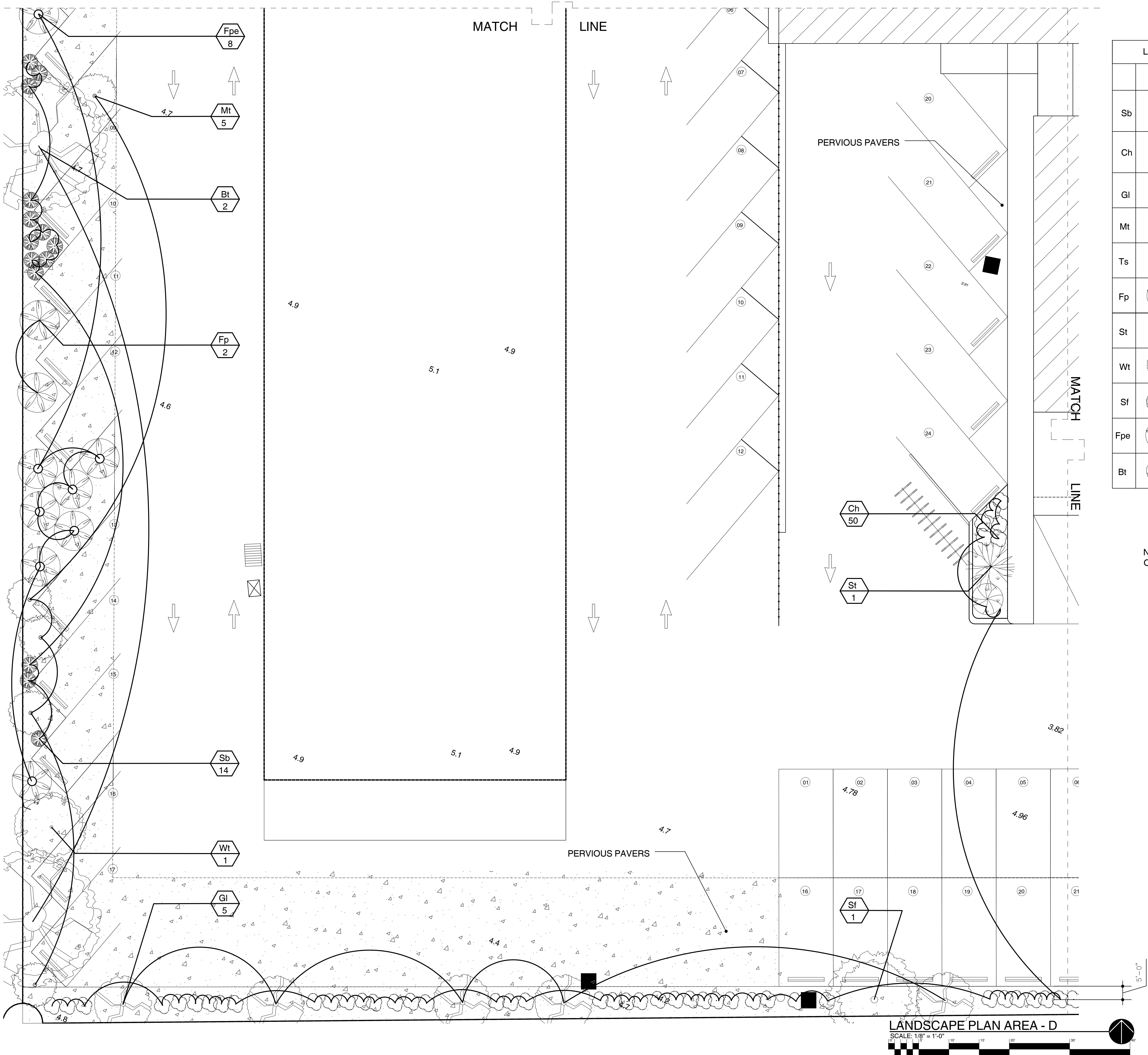
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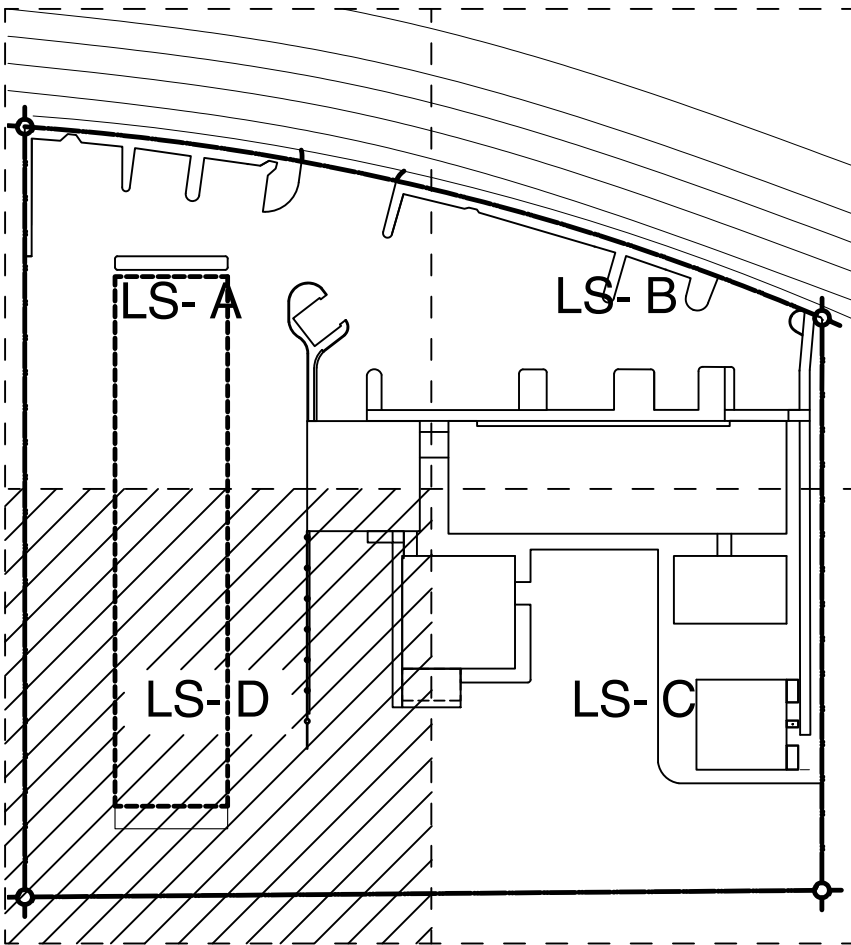
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Start 09.23.21

LS-B



LANDSCAPE SCHEDULE FOR AREA D				
	COMMON NAME	BOTANICAL NAME	N _o	TYPE
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	14	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	48	7 GAL (4'-0" HIGH) @24" STAGGERED
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	5	4" DBH
Mt	MAHOGANY TREE	SWIETENIA MAHAGONY	5	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	5,619.32 SF.
Fp	FAN PALM NEW	LIVISTONA SPECIOSA	2	8'-12' HEIGHT
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	1	5' HEIGHT, 3" DBT
Wt	WOMAN'S TONGUE TREE, EXIST.	ALBIZIA LEBBECK	1	12' HEIGHT
Sf	STRANGLER FIG, EXIST.	FICUS AUREA	1	8'-12' HEIGHT
Fpe	FAN PALM TREE EXISTING	LIVISTONA SPECIOSA	8	EXIST.
Bt	GREEN BUTTONWOOD TREE	CONOCARPUS ERECTUS	2	12'-14' TRUNK

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A



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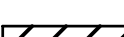
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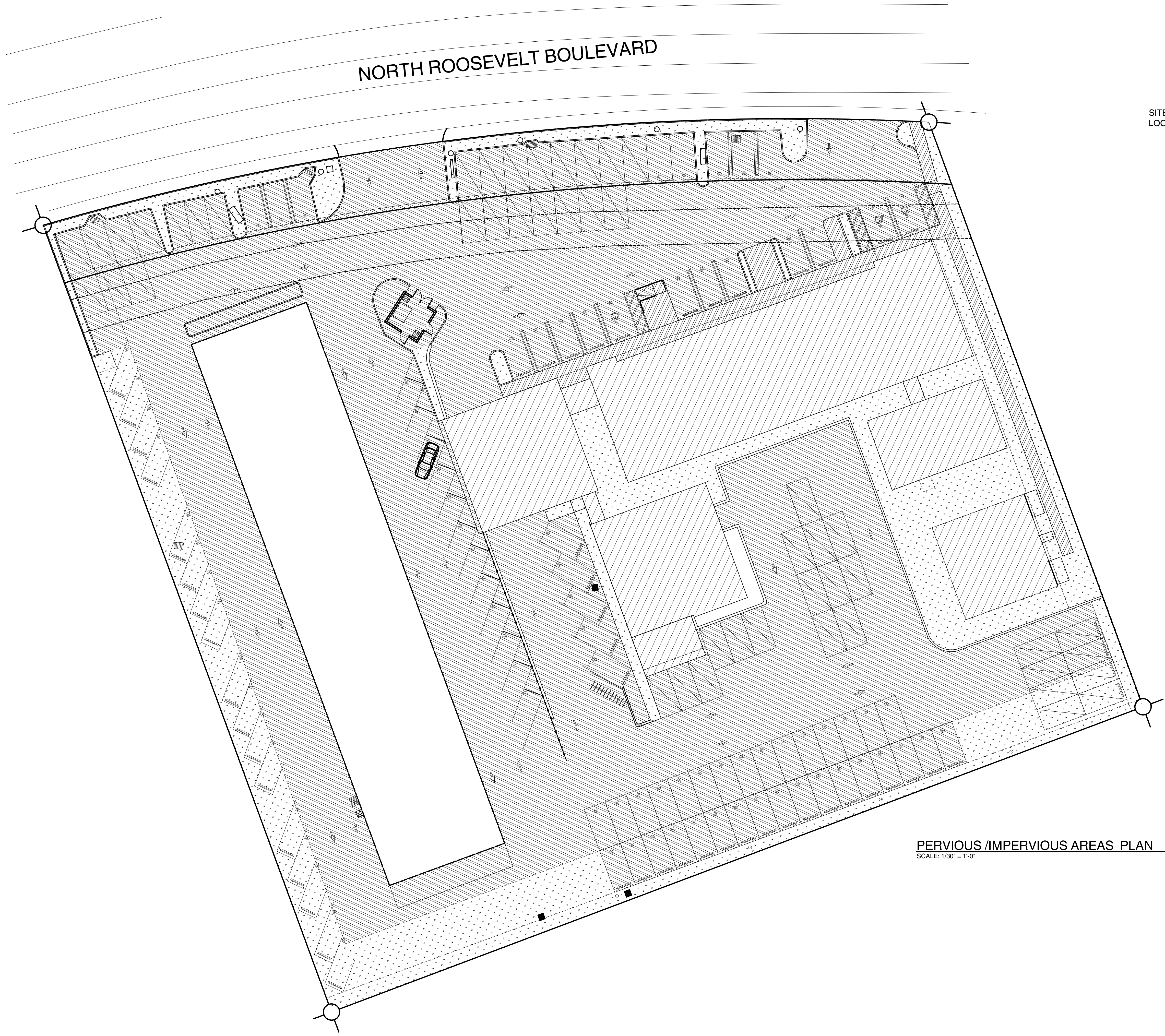
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LS-D

PROPOSAL LEGEND	
NEW ELEV. POINT	 ± 4.25
EXISTING BUILDINGS	
PROPOSED BUILDINGS	
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	
NEW SIAMESE FIRE CONNECTION VALVE	
NEW FIRE LINE 6"	
POTABLE WATER LINE (SIZE AS NOTED)	
EXISTING SEWER MAIN (SIZE AS NOTED)	



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

PERVIOUS/IMPERVIOUS AREAS LEGEND		
	PAVED/BUILDING IMPERVIOUS AREA	88.414 SF
	LANDSCAPE/PERVIOUS AREA	20.156 SF
	NEW BUILDINGS AREAS	15.500 SF
	EXISTING BUILDING AREA	11.750 SF
TOTAL LOT AREA		120.321 SF

PERVIOUS /IMPERVIOUS AREAS PLAN
SCALE: 1/30" = 1'-0"



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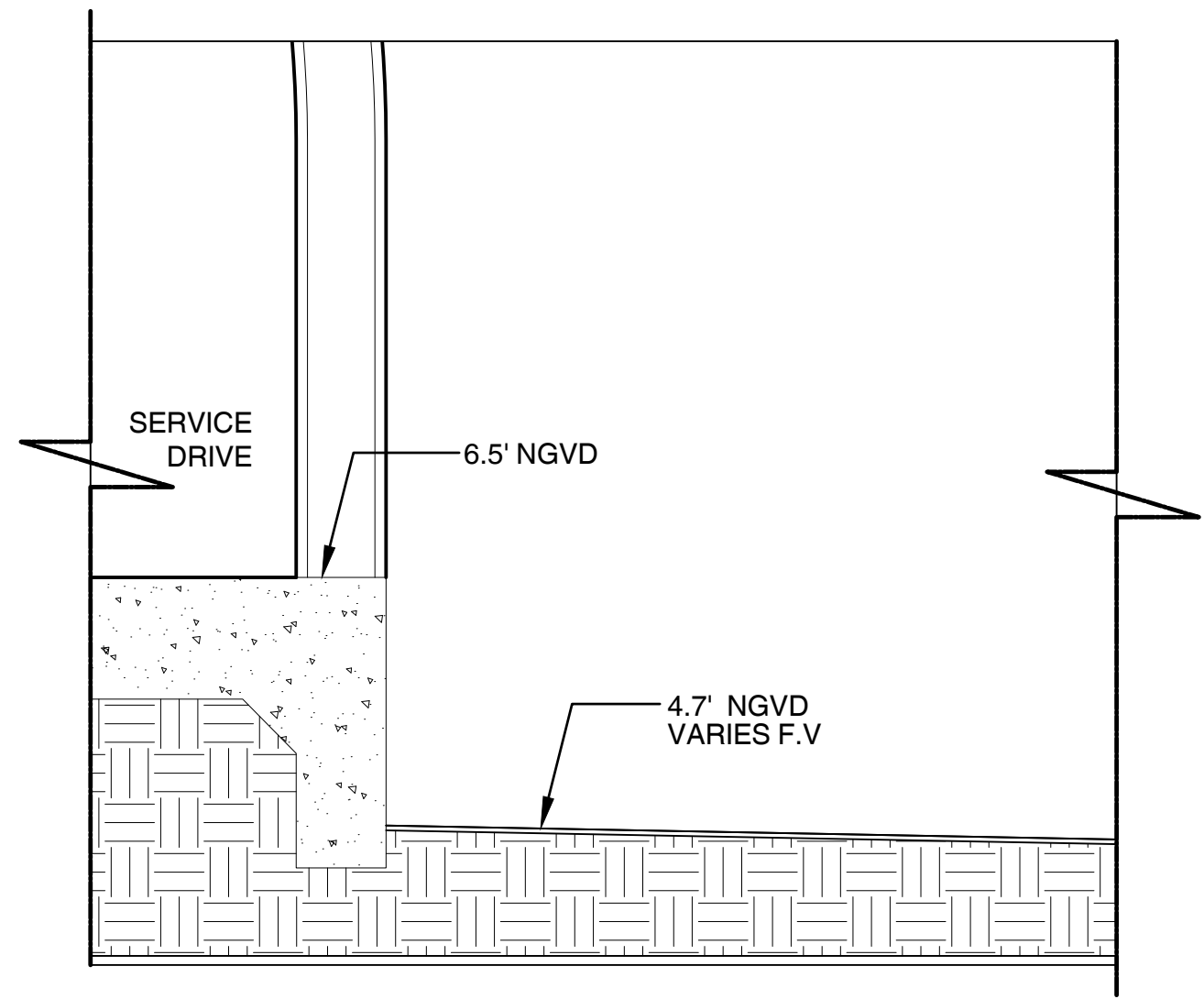
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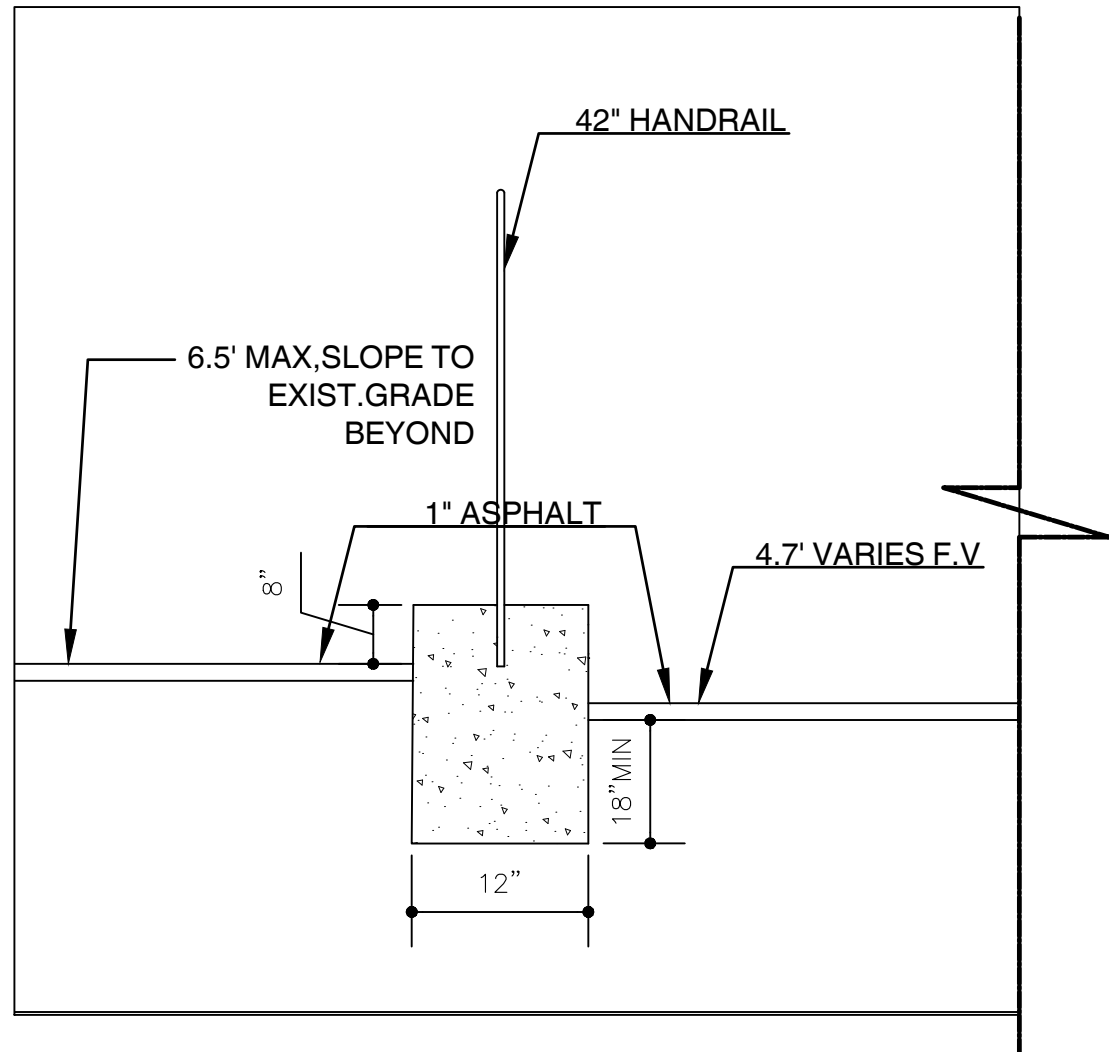
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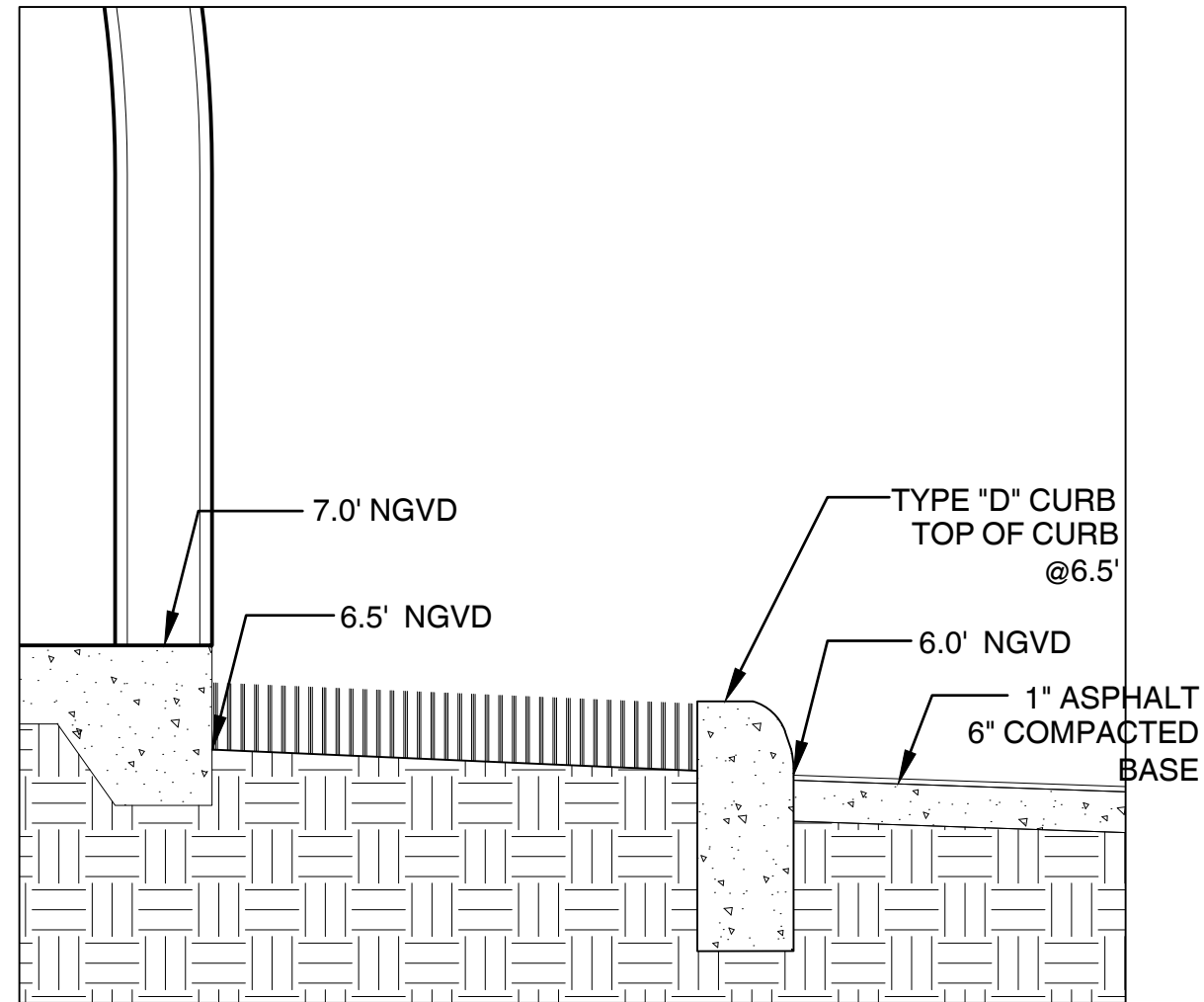
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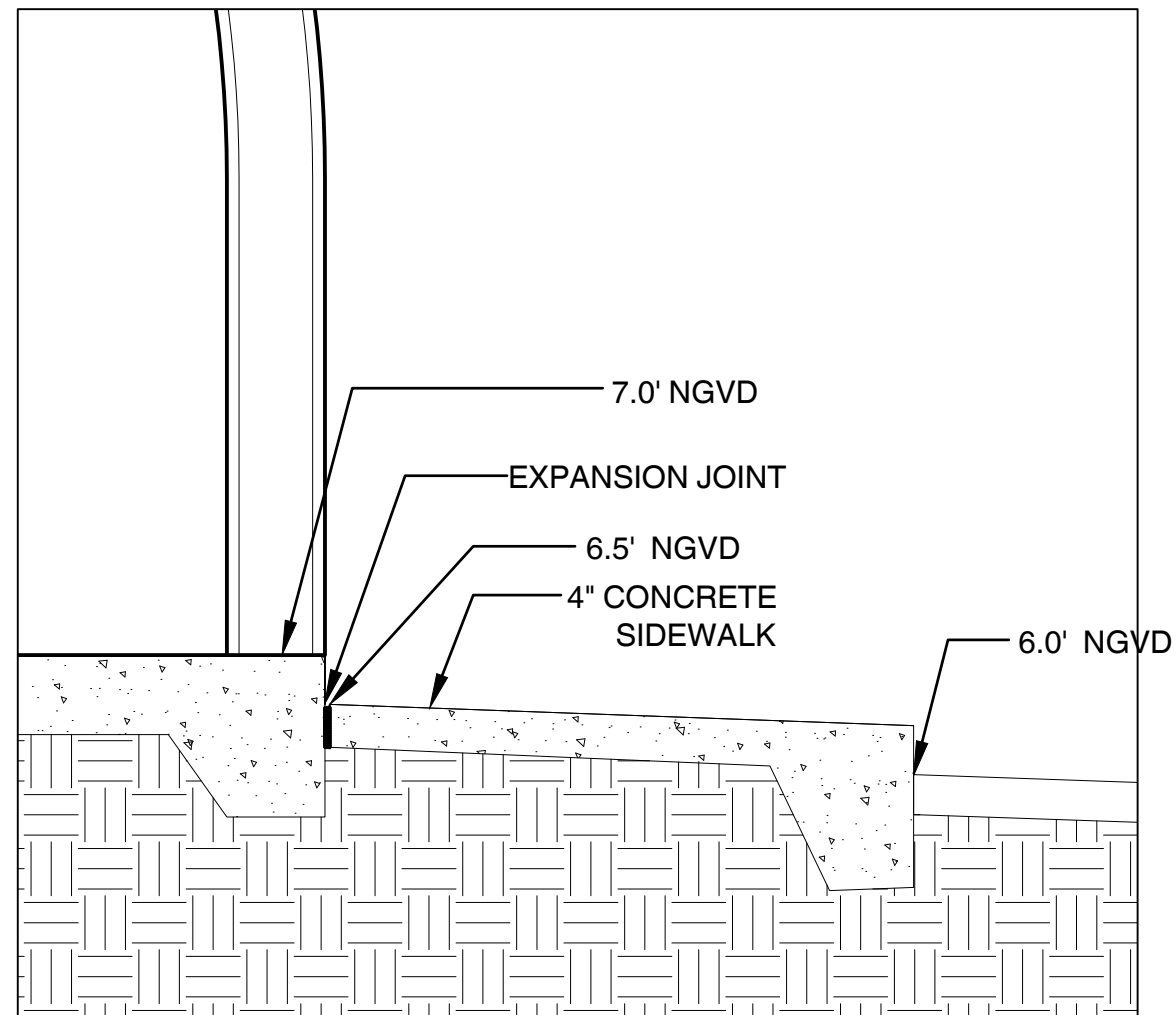
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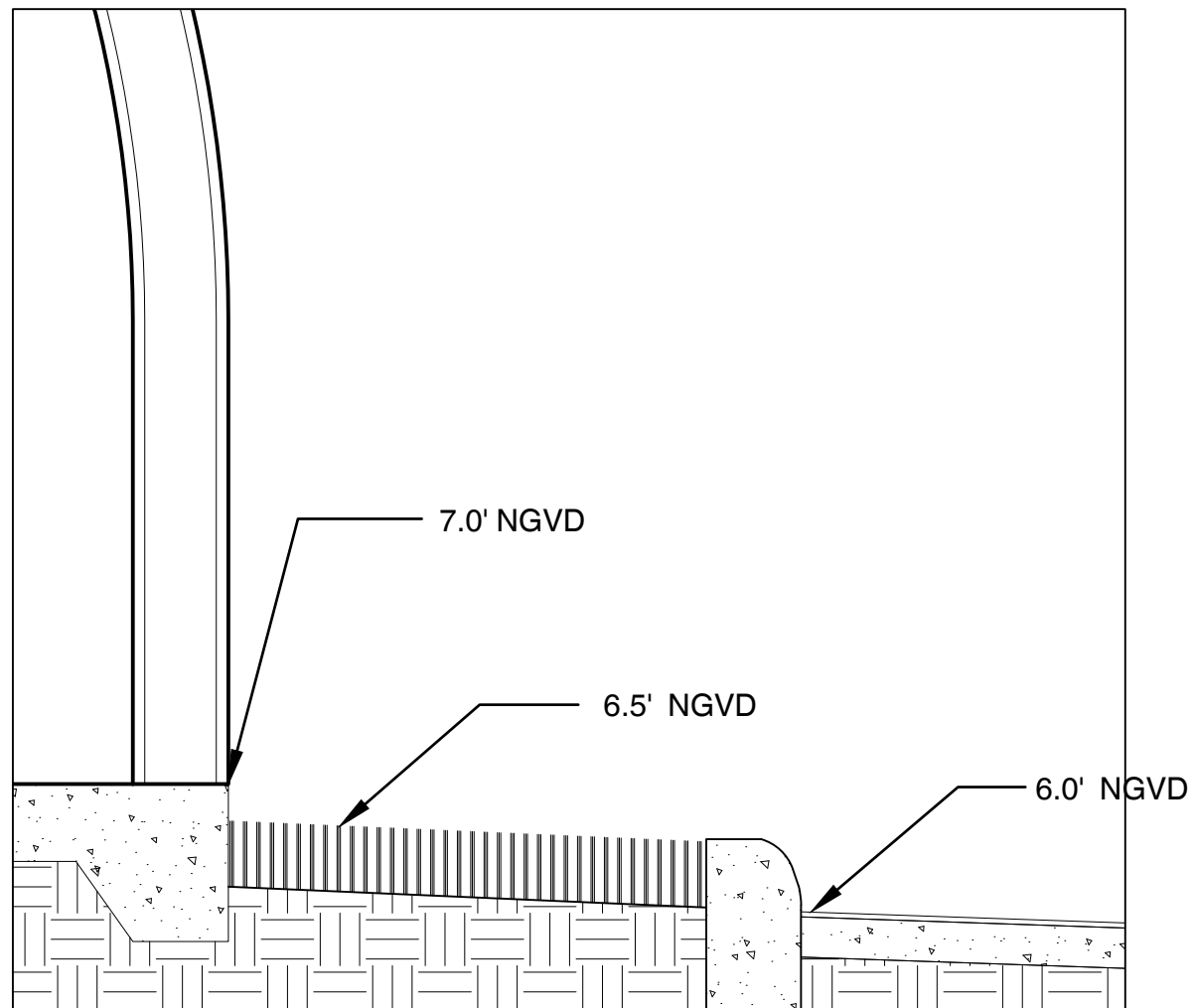
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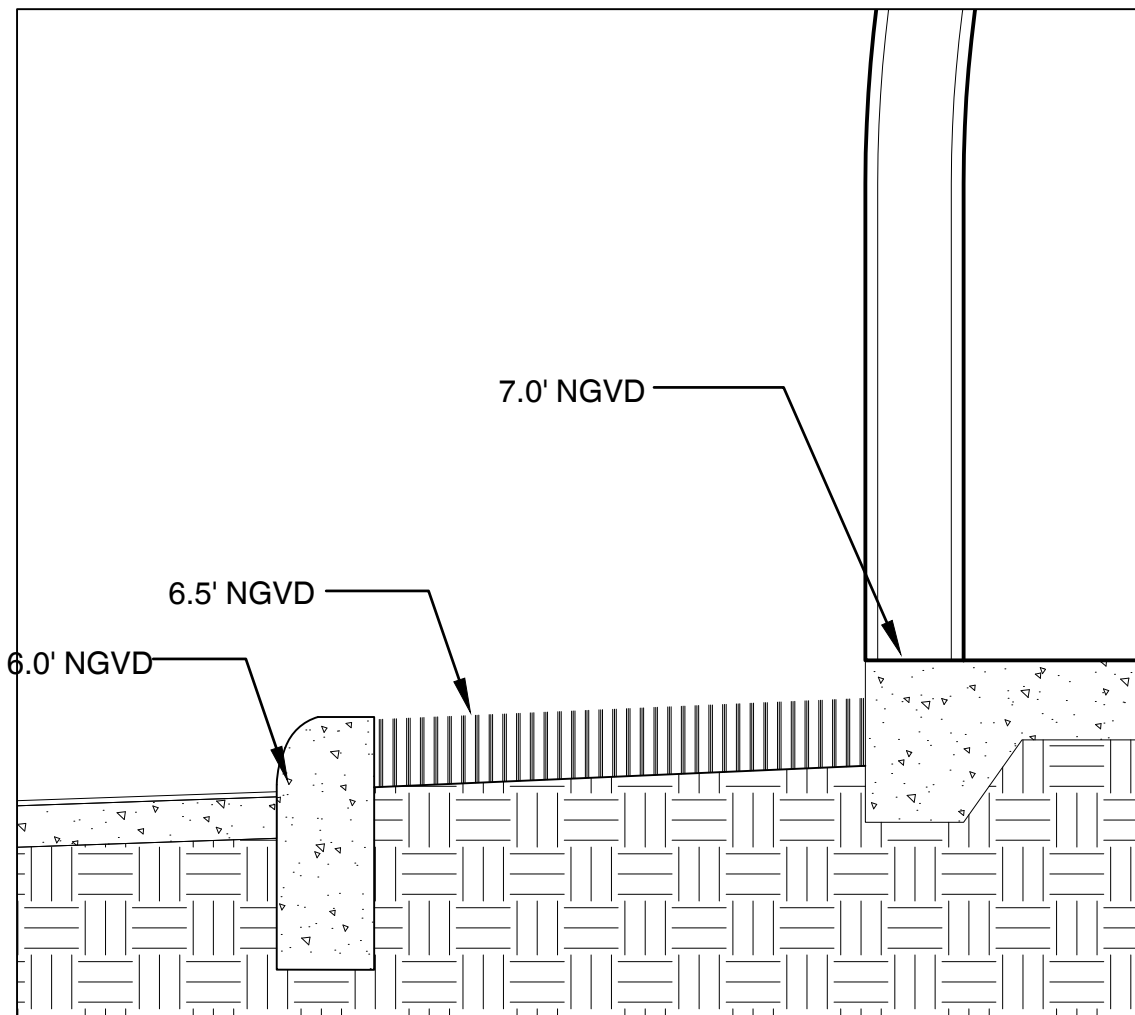
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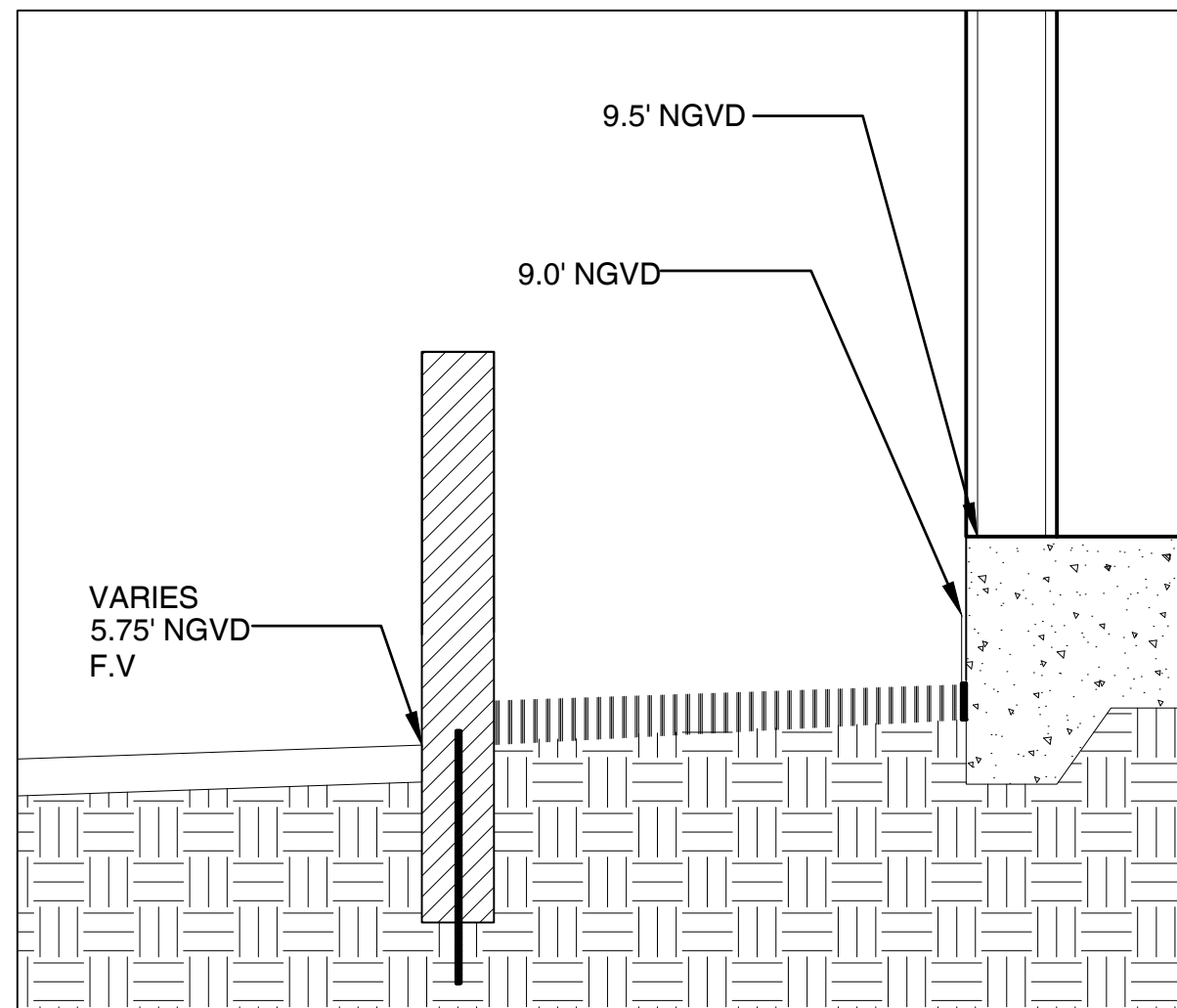
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SCALE: N/A



SECTION DETAIL F

SCALE: N/A



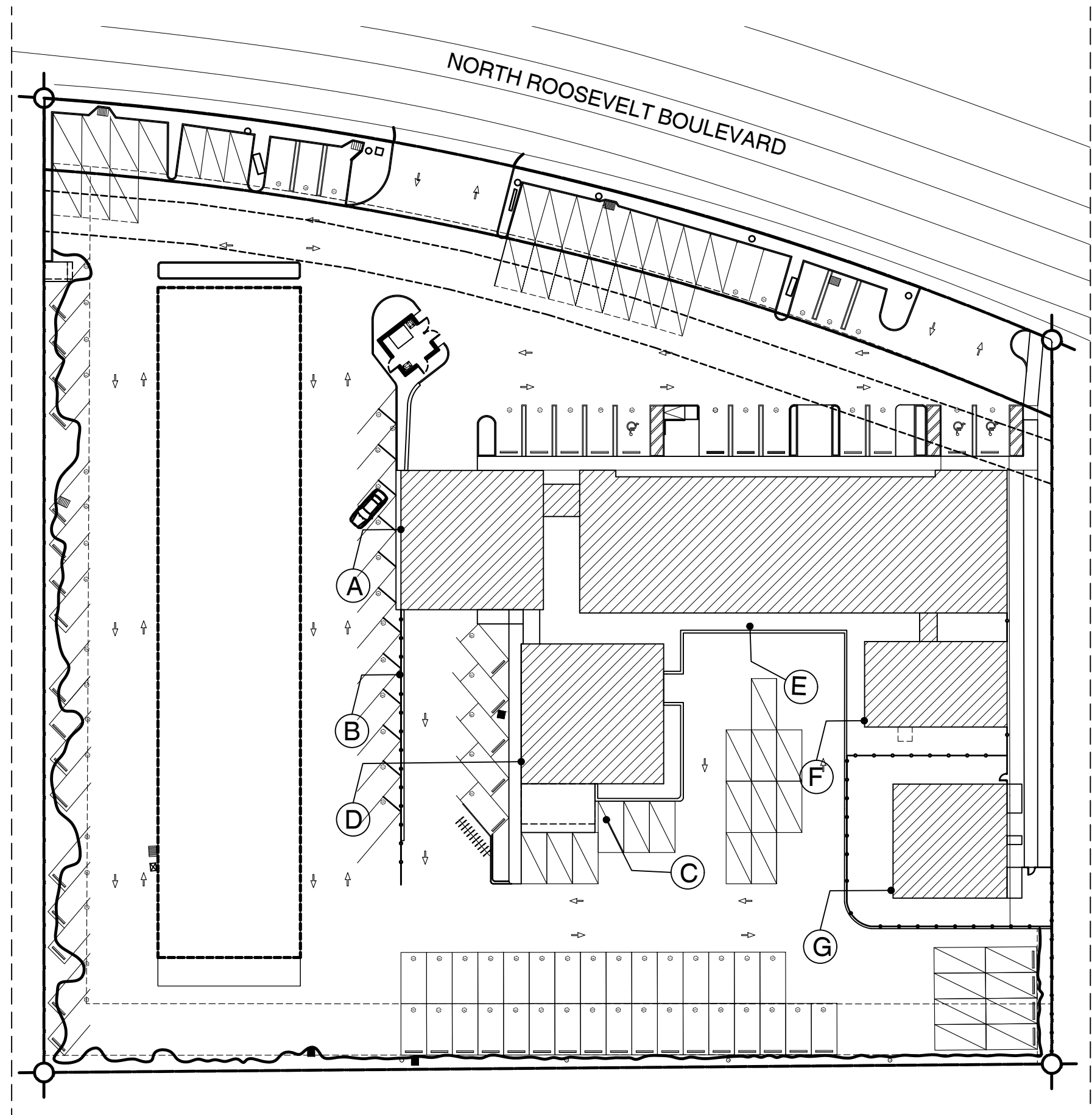
SECTION DETAIL G

SCALE: N/A



SITE LOCATION

LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND



LEVEL LOCATION

SCALE: N/A



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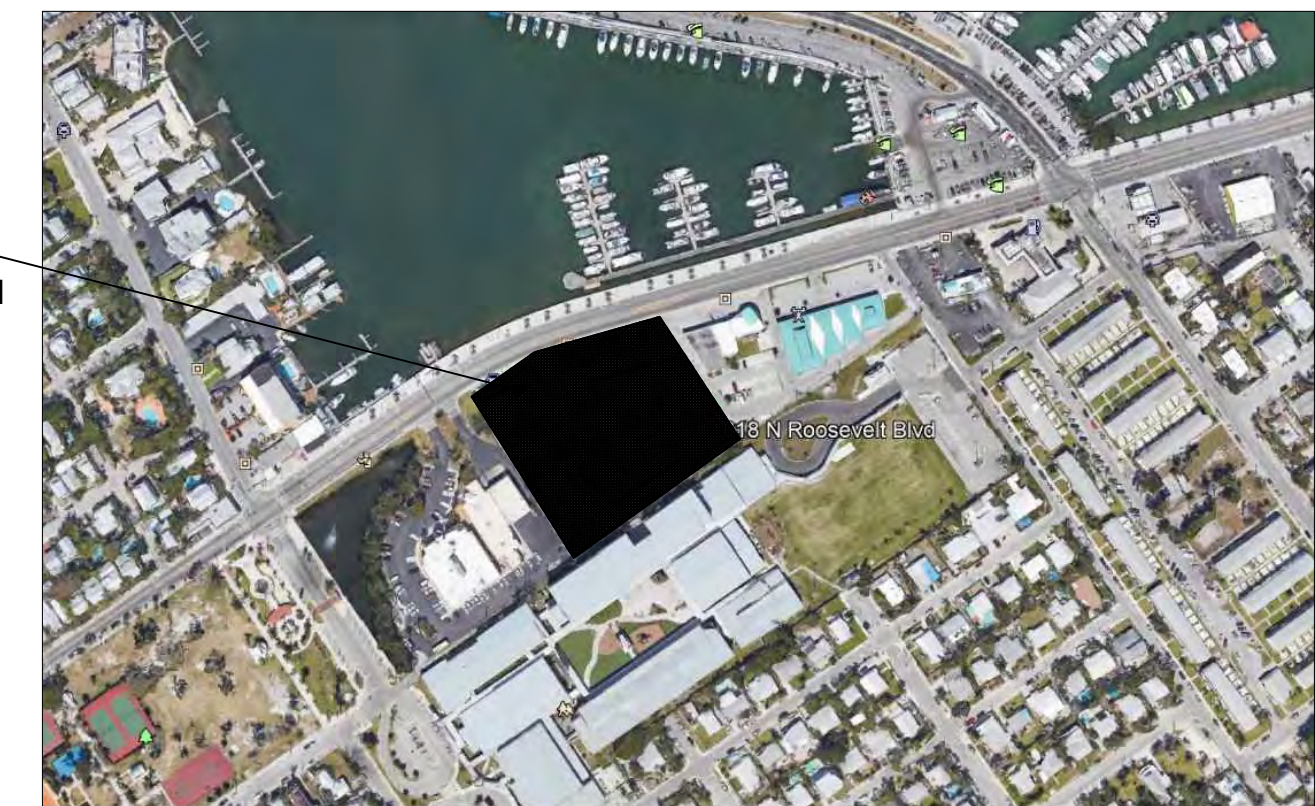
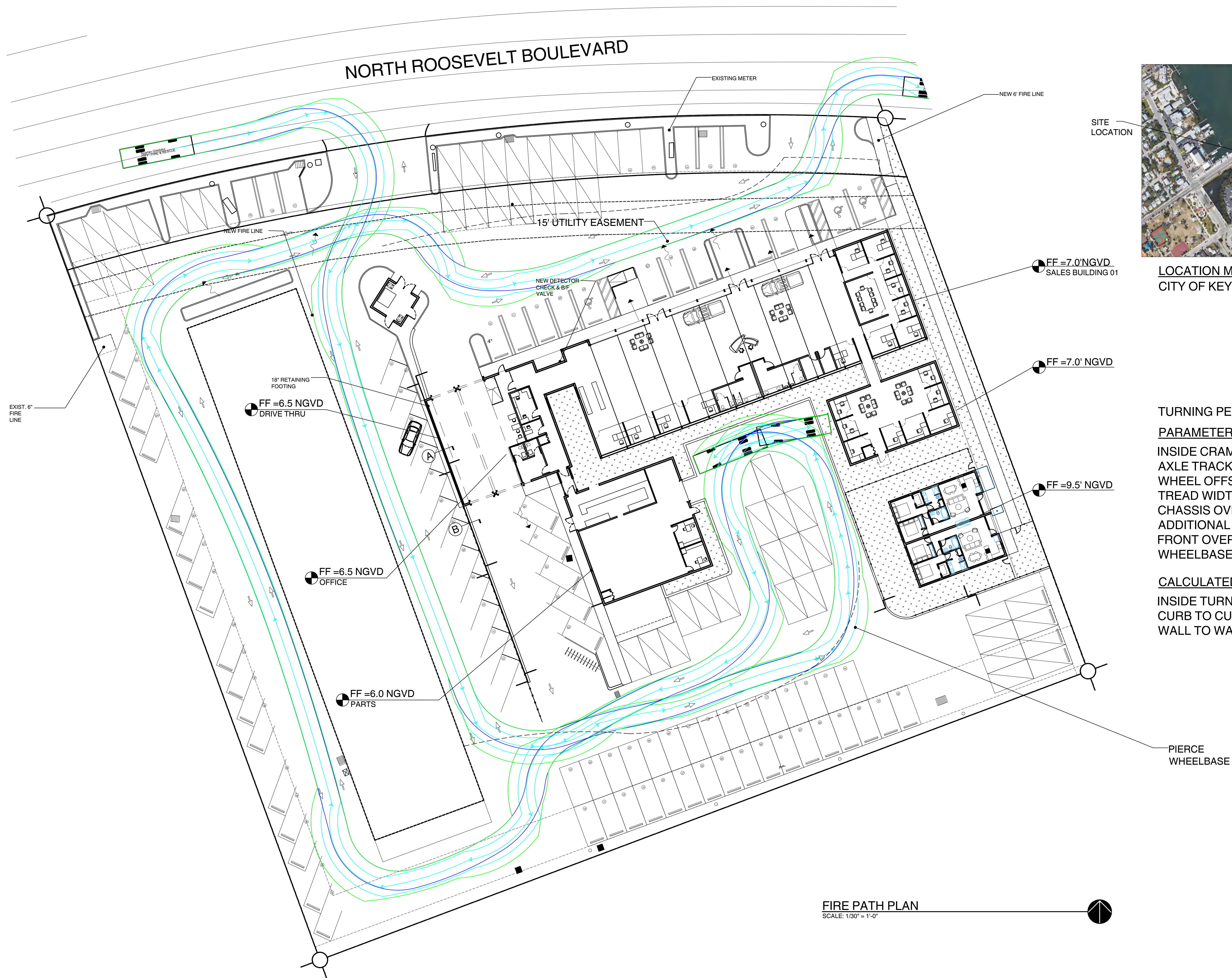
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C-2



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

TURNING PERFORMANCE ANALYSIS

PARAMETERS	
INSIDE CRAMP ANGLE	45°
AXLE TRACK	82.92 in.
WHEEL OFFSET	4.68 in.
TREAD WIDTH	15.9 in.
CHASSIS OVERHANG	78 in.
ADDITIONAL BUMPER DEPTH	19 in.
FRONT OVERHANG	97 in.
WHEELBASE	177.5 in.

CALCULATED TURNING RADIL

INSIDE TURN	13 ft.9in.
CURB TO CURB	27 ft.4 in.
WALL TO WALL	32 ft.3 in.

PIERCE
WHEELBASE

FIRE PATH PLAN
SCALE: 1/30" = 1'-0"