

*901 Fleming Street, ATF VARIANCE*



# APPLICATION



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

### **Please read the following carefully before filling out the application**

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

### **Application Process**

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



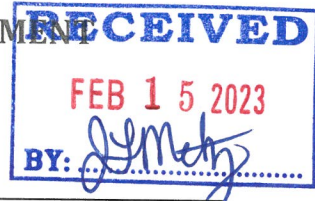
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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 901 Fleming St, Key West, FL 33040

Zoning District: HNC-2

Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Jacqueline Rusher Mailing Address: 843 Miramar St

City: Cape Coral State: FL Zip: 33904

Home/Mobile Phone: 239-333-9627 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: jacqueline@kavaculture.com

### PROPERTY OWNER: (if different than above)

Name: 901 Fleming Street LLC Mailing Address: 45 NW 21ST STREET

City: Miami State: FL Zip: 33127

Home/Mobile Phone: 305-532-6992 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: accounting@cohensorganization.com

Description of Proposed Construction, Development, and Use: No proposed changes

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

Parking Variance

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

If yes, please describe and attach relevant documents: See attached Survey

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

Yes  No

Yes  No

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

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

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

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

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

## Standards for Considering Variances

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

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

There are no special conditions or circumstances that are peculiar to this property.

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

These conditions were not created by the applicant. They requested assistance from the city before signing the lease, and during permit to construct the countertop, to ensure the use was ok before opening. There are 2 other Kava Culture stores (Fort Myers FL, Bonita Springs FL) that fall under retail use designation. They were lead to believe they were under the correct occupancy with no variance needed at the time.

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

Granting the variance request will not confer any special privilege on the applicant that is denied to others.

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

There would be major hardship to applicant as it would deprive them of continuing to operate, causing them to default on their lease. They had been in operation for 6 months before the code officer requested the change of use. Which has already caused undue financial hardship as the fees were doubled for after the fact applications for both the occupancy change and parking Variance.

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

Only requesting the minimum to allow us to continue to operate. Parking/Traffic has not been a concern since we opened (May 2022)

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

There will be no injurious to public welfare. This is mainly a walking /biking area. Min parking/traffic

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

This is not being proposed

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

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

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

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



# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Meeting Date: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Address/Location: \_\_\_\_\_

Request: \_\_\_\_\_

Type of Application: \_\_\_\_\_

Attendees: \_\_\_\_\_

Notes: Donna Phillips  
Feb 3, 2023, 8:12 AM (4 days ago)  
to me, Mario, Cathy, Todd, Jenny, Sean

Good morning and happy Friday!

You can leave the pre-application meeting notes blank since the variance was discussed during the Development Review Committee meeting and via email with Mario.

All the best,

Donna

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# **AUTHORIZATION & VERIFICATION FORMS**



City of Key West  
Planning Department

Authorization Form  
(Individual or Joint Owner)

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

I, Joseph Cohen authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Jacqueline Busher  
*Please Print Name of Representative*

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

[Signature] Signature of Owner  
[Signature] Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 09/14/2022  
*Date*

by Joseph Cohen  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Levana Markhoff  
*Name of Acknowledger typed, printed or stamped*





**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

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

901 Fleming Street, Key West, FL 33040  
*Street address of subject property*

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

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

J. Rusher  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 11/9/22 by  
*date*

Jacqueline Rusher  
*Name of Authorized Representative*

He/She is personally known to me or has presented FLDL exp 5/27 as identification.

[Signature]  
*Notary's Signature and Seal*

Erich Fahrner  
*Name of Acknowledger typed, printed or stamped*

HH 234471  
*Commission Number, if any*



*901 Fleming Street, ATF VARIANCE*



# **BOUNDARY SURVEY**



*901 Fleming Street, ATF VARIANCE*



# WARRANTY DEED

JOHN M. SPOTTSWOOD, JR., ESQ.  
500 FLEMING STREET  
KEY WEST, FL 33040  
(305) 294-9556

RCD Jan 14 2002 10:06AM  
DANNY L KOLHAGE, CLERK

Parcel ID Number: 00005650-000000

Grantee #1 TIN:

Grantee #2 TIN:

DEED DOC STAMPS 5215.00  
01/14/2002 FP DEP CLK

# Warranty Deed

This Indenture, Made this 8th day of January, 2002 A.D., Between  
KARL HAFENREFFER, a married man

of the County of MONROE, State of Florida, grantor, and  
901 FLEMING, INC., a corporation existing under the laws of the State  
of Florida

whose address is:

of the County of \_\_\_\_\_, State of FLORIDA, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MONROE State of FLORIDA to wit:

Part of Lot 4, Square 33, William A. Whitehead's Map of the Island of  
Key West, Florida, delineated 1829. Commencing at the corner of  
Fleming and Margaret Streets and running thence along Fleming Street  
Northeasterly 50 feet, 3 inches; thence Northwesterly 88 feet; thence  
Southwesterly 50 feet, 3 inches to Margaret Street; thence along  
Margaret Street Southeasterly 88 feet to the place of beginning

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor. The Grantor's HOMESTEAD address is 525  
Frances Street, Key West, FL 33040.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JOHN M. SPOTTSWOOD, JR.

Witness

PATRICIA WEECH

Witness

KARL HAFENREFFER

(Seal)

P.O. Address: 525 FRANCES STREET, KEY WEST, FL 33040

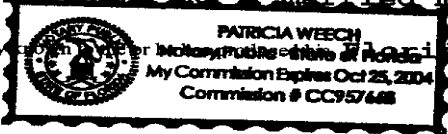
MONROE COUNTY  
OFFICIAL RECORDS

STATE OF Florida  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this  
KARL HAFENREFFER, a married man

8th day of January, 2002 by

he is personally known to me or Notary Public in the State of Florida driver's license as identification.



Printed Name:

Notary Public

My Commission Expires:



*901 Fleming Street, ATF VARIANCE*



# PROPERTY RECORD CARD

**Disclaimer**

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

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

**Summary**

Parcel ID 00005650-000000  
 Account# 1005843  
 Property ID 1005843  
 Millage Group 10KW  
 Location 901 FLEMING ST, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR857-2359 OR880-339 OR1059-111  
 Description OR1086-2048/50 OR1383-1575 OR1502-2248/49 OR1502-2250/52 OR1752-1525 OR1752-1526 OR2894-487/89  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

901 FLEMING STREET LLC  
 45 NW 21st St  
 Miami FL 33127

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$290,165	\$304,205	\$304,205	\$313,565
+ Market Misc Value	\$4,047	\$4,047	\$4,047	\$4,047
+ Market Land Value	\$724,651	\$690,144	\$586,622	\$698,360
= Just Market Value	\$1,018,863	\$998,396	\$894,874	\$1,015,972
= Total Assessed Value	\$1,018,863	\$984,361	\$894,874	\$1,015,972
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,018,863	\$998,396	\$894,874	\$1,015,972

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
{1200}	4,108.00	Square Foot	50.3	88

**Buildings**

Building ID 39360  
 Style  
 Building Type OFF BLDG MULT STY FP / 18C  
 Gross Sq Ft 4776  
 Finished Sq Ft 3010  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 354  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 38  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Year Built 1918  
 Effective Year Built 1993  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 1  
 Half Bathrooms 1  
 Grade 400  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	1,500	0	0
FLA	FLOOR LIV AREA	3,010	3,010	0
OUU	OP PR UNFIN UL	206	0	0
OPF	OP PRCH FIN LL	60	0	0
<b>TOTAL</b>		<b>4,776</b>	<b>3,010</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1985	1986	1	460 SF	1
FENCES	1985	1986	1	864 SF	2
AIR COND	1997	1998	1	1 UT	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/2/2018	\$1,150,000	Warranty Deed	2157691	2894	487	01 - Qualified	Improved	901 FLEMING INC	
1/10/2002	\$745,000	Warranty Deed		1752	1526	Q - Qualified	Improved		
3/1/1998	\$259,500	Quit Claim Deed		1502	2250	P - Unqualified	Improved		
5/1/1983	\$81,000	Warranty Deed		880	339	Q - Qualified	Improved		

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2830	10/12/2021		\$100,000	Commercial	AUGERS PIERS AND BEAMS. DRAWINGS ATTACHED.
BLD2021-1939	7/12/2021		\$1,500	Commercial	OPENING UP WALLS CEILING AND FLOOR TO DETERMINE STRUCTURAL INEFFICIENCIES.
15-0819	1/29/2015		\$1,800		REPAIR 40 SF OF SIDING
14-0522	2/26/2014		\$9,500	Commercial	SECOND FLOOR COMPLETE INSTALLATION OF A 4-TON SYSTEM DUCT WORK 3RD FLOOR CHANGE OUT 3 TON A/H AND CONDENSER.
03-4078	1/28/2004	8/20/2004	\$3,900		AWNINGS
02-3258	11/6/2003	11/24/2003	\$13,100		RENOVATIONS
03-2831	8/19/2003	11/24/2003	\$2,400		REPLACE WINDOWS
02-3296	2/5/2003	11/24/2003	\$2,900		UPGRADE PERMIT-PLUMBING
03-0250	1/27/2003	11/24/2003	\$5,500		CHANGE 4-TON A/C
98-0006	4/7/1998	11/4/1998	\$30,000	Commercial	ADD DORMER/RENO ATTIC/BED
B933189	11/1/1993	11/1/1994	\$700		REPLACE 6 WDW CASING

### View Tax Info

[View Taxes for this Parcel](#)

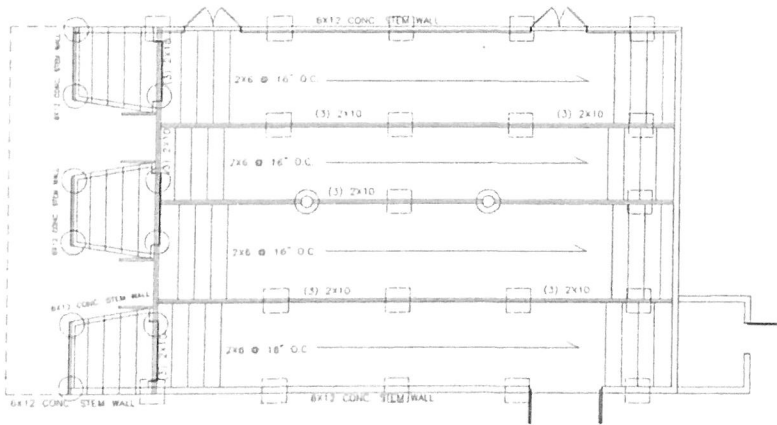
Sketches (click to enlarge)

*901 Fleming Street, ATF VARIANCE*

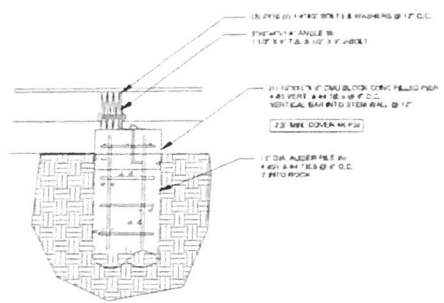


# SITE PLAN

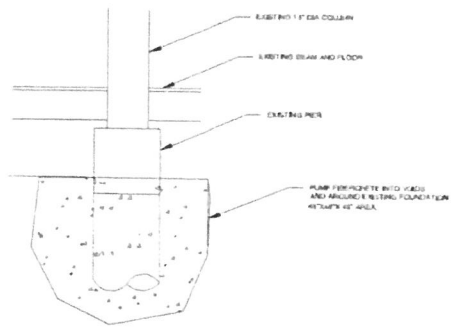
- FLORIDA BUILDING CODE 2020  
 WINDS DESIGN PROVISIONS FOR HOOD  
 COMPARE THE CLAUSE IN THIS PLAN  
 WITH THE CLAUSE IN THE CODE  
 AND IN THE CASE OF CONFLICT, THE  
 MORE STRINGENT SHALL GOVERN.
- 1 POSITIVE PRESSURES: +30.41  
 NEGATIVE PRESSURES: -30.41
  - 2 POSITIVE PRESSURES: +30.21  
 NEGATIVE PRESSURES: -30.21
  - 3 POSITIVE PRESSURES: +24  
 NEGATIVE PRESSURES: -24
  - 4 POSITIVE PRESSURES: +30.3  
 NEGATIVE PRESSURES: -27.7
  - 5 POSITIVE PRESSURES: +30.9  
 NEGATIVE PRESSURES: -27.7



**GROUND FLOOR FRAMING PLAN**  
 1/4" = 1'-0"



**FOOTER/PIER**  
 3/4" = 1'-0"



**CENTER PIER REPAIR**  
 3/4" = 1'-0"



Carlos O. Rojas, Architect  
 901 Fleming Street  
 Key West, FL 33440  
 (305) 284-4872  
 (305) 953-3867  
 c.orojas@comcast.net

Revisions


**Carlos O. Rojas, Architect**  
 901 Fleming Street  
 Key West, Florida

Project Number: 161521  
 Date: 06/15/21  
 Drawn By: CCR  
 CCR

**S2**



Carlos O. Rojas, Architect  
 AR 0016754  
 2012 Roosevelt Drive  
 Key West, FL 33040  
 (305) 292-4870  
 (305) 923-3567  
 ArchitectKW@hotmail.com

### GENERAL NOTES BAR/ GROUND FLOOR PLAN

THIS PROJECT CONSISTS OF LEVELING THE FLOOR OF THE BUILDING AND REPAIRING, REPLACING, AND ADDING OF NEW FOUNDATIONS AS NOTED ON THE PLANS. THE STRUCTURE SHALL BE LEVELED, NEW CARRYING BEAMS ADDED, AND ANCHORED TO ITS NEW OR REPAIRED FOUNDATIONS AND AS A RESULT SHALL BE MUCH STRONGER AND MORE HURRICANE RESISTANT.

CARE SHALL BE TAKEN TO LOOSEN DOORS AND WINDOWS, REMOVE THEM, OR OTHERWISE PROTECT THEM WHILE THE BUILDING IS LEVELED SO THAT THEY DO NOT BREAK.

ALL DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE FLORIDA BUILDING CODE 2020, CITY OF KEY WEST STANDARDS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

CONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CARLOS O. ROJAS. DO NOT SCALE OFF THESE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE ARCHITECT.

PLUMBER TO SUBMIT WATER SUPPLY AND WASTEWATER PLUMBING DIAGRAM.

ALL ELECTRICAL IS EXISTING UNLESS SHOWN. CONNECT NEW ELECTRICAL TO EMPTY CIRCUITS ON THE EXISTING PANEL.

HVAC IS EXISTING. THERE IS NO HVAC AS PART OF THIS PERMIT.

ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW. ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.

BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.

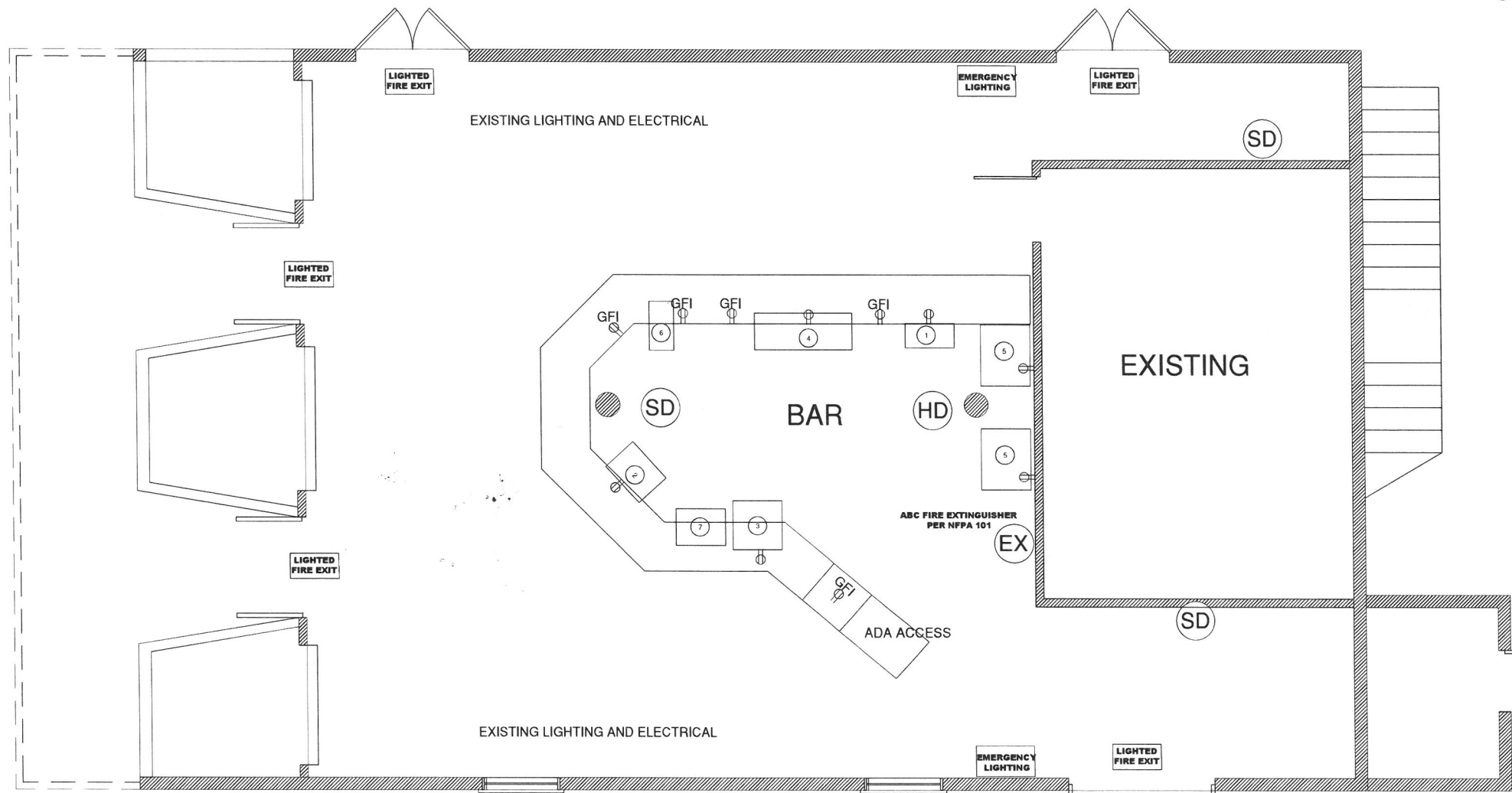
NO ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT UNLESS APPROVED BY THE ARCHITECT.

**LEGEND**

- EMERGENCY LIGHTING
- HEAT DETECTOR
- SMOKE DETECTOR
- FIRE PULL
- LIGHTED FIRE EXIT
- EXIT PATHWAY
- ABC FIRE EXTINGUISHER PER NFPA 101

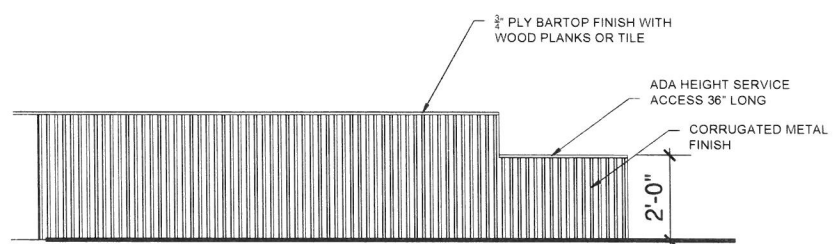
**DESIGN DATA:**

WIND VELOCITY: 150 MPH ASCE 7 - 10  
 WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10  
 VELOCITY PRESSURE: 48.1 P.S.F.  
 WIND IMPORTANCE: 1.0  
 BUILDING CONDITION: ENCLOSED  
 EXPOSURE CATEGORY: "C"  
 SOIL BEARING 2000 PSF (ASSUMED)  
 COMPACT & TEST ALL FOOTINGS  
 CONC. @ 28 DAYS 2900 PSI  
 REINF. STL. ASTM A615 GR 40  
 MORTAR TYPE "S"  
 CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
 GROUT - 3/8" MIN. AGGREGATE 2,000 PSI  
 ROOF: LIVE LOAD - 40 PSI  
 DEAD LOAD - 25 PSI  
 FLOOR LOADING:  
 LIVING AREAS - 50 PSF (LIVE LOAD)  
 DECKS/ENTRYS - 40 PSF (LIVE LOAD)  
 ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE  
 LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

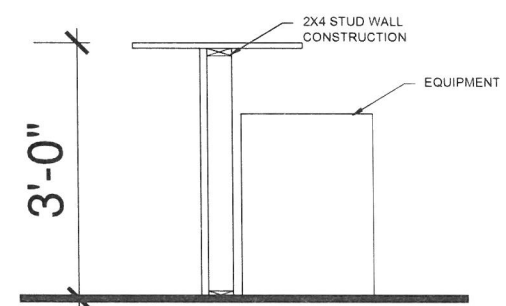


**GROUND FLOOR PLAN**  
 3/8" = 1'-0"

EQUIPMENT SCHEDULE		EQUIPMENT SIZES IN INCHES		BAR
1	DRAFT BEER W/ WATER AND DRAIN	16	24	
2	POINT OF SALE	24	30	
3	ICE BIN	24	24	
4	3 COMPARTMENT SINK	48	18	
5	FRIDGE/ COOLER	24	36	
6	TRASH	12	24	
7	HAND SINK	24	24	



**BAR ELEVATION**  
 1/2" = 1'-0"



**BAR SECTION**  
 1" = 1'-0"

**Electrical Legend**

- switch
- 3-way switch
- switch with dimmer
- 110 v outlet
- waterproof 110 v
- ground fault interrupt
- cable tv
- telephone line
- service disconnect
- panel box
- ceiling fixture
- recessed ceiling fixture
- wall mounted fixture
- surface fluorescent fixture
- suspended track light
- ceiling fan
- exhaust fan

Revisions


**Carlos O. Rojas, Architect**  
 901 Fleming Street  
 Key West, Florida

Project Number  
 081921  
 Date  
 08/18/21  
 Drawn By  
 COR

**R1**

*901 Fleming Street, ATF VARIANCE*



# FLOOR PLAN

Margaret St

Sidewalk

82.5'

50'

32'

Fence

Parking

Bike & Sports

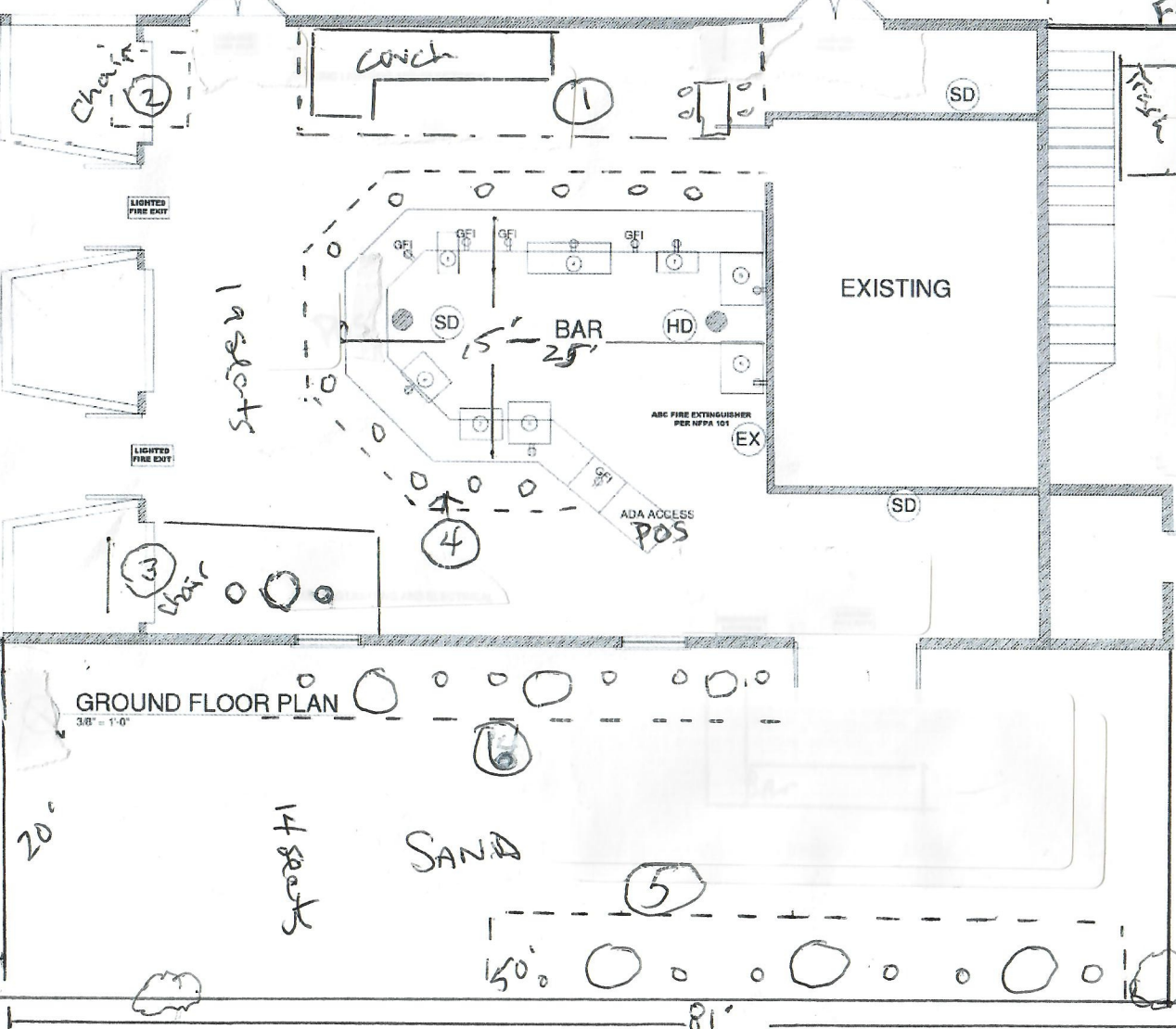
Sidewalk

50.3'

Fleming St

GROUND FLOOR PLAN

3/8" = 1'-0"



- Seating area
- ① 4x25 100 sqft
  - ② 3x3 9 sqft
  - ③ 4x10 40 sqft
  - ④ 4x13 126
  - ⑤ 2x3 78
  - ⑥ 20x3 60

Total Seating Area 413

Bike Rack 15 Spots

50.2'

Trees