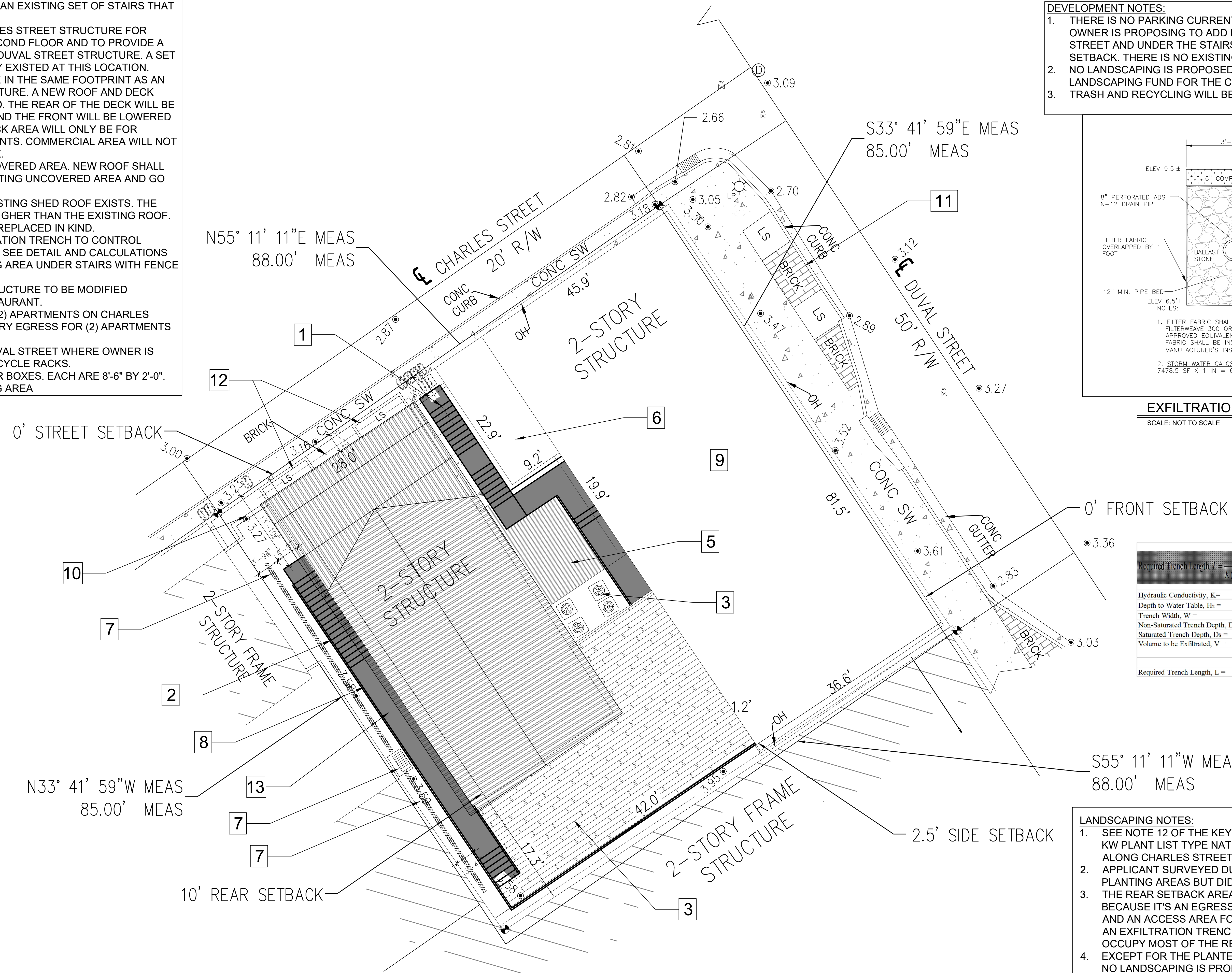
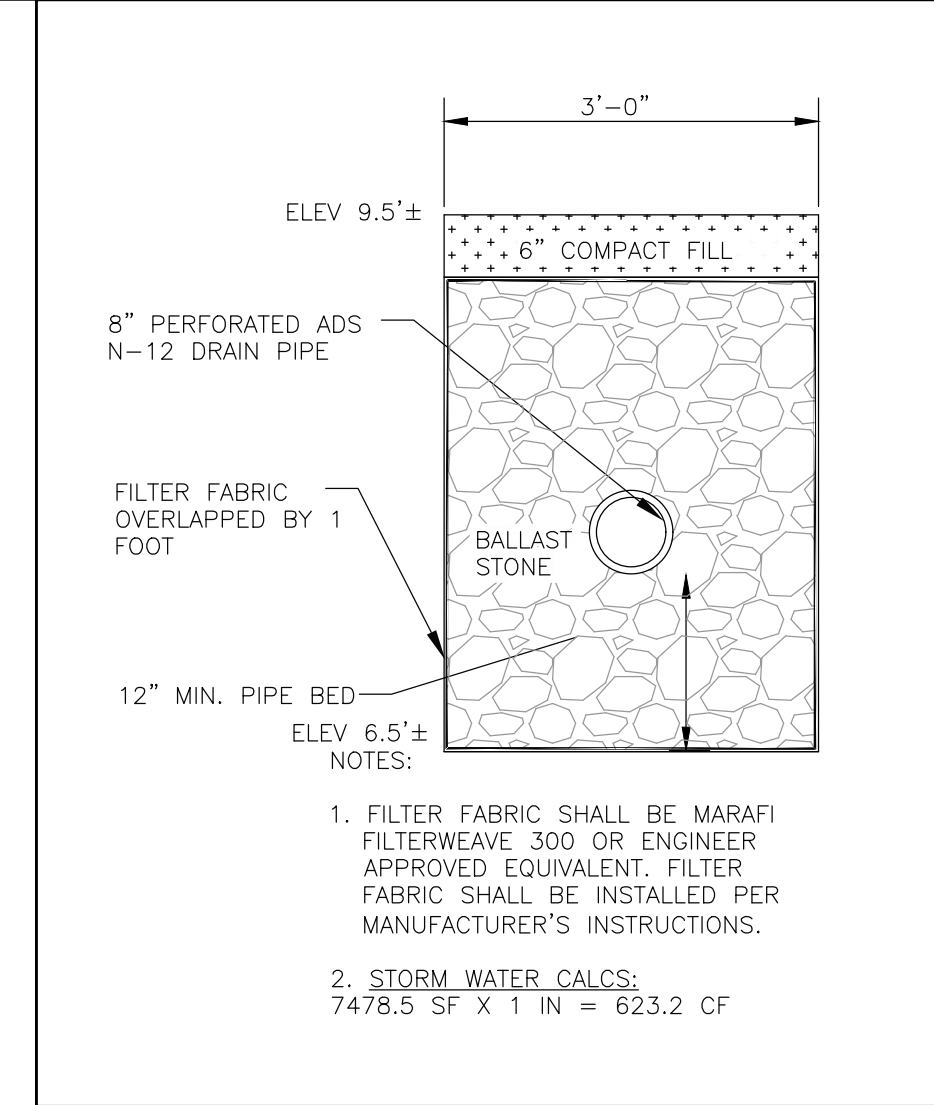




- KEY NOTES:**
1. NEW STAIRS FROM THE SECOND FLOOR OF 210 DUVAL STREET BUILDING TO CHARLES STREET. THE STAIRS WOULD BE REPLACING AN EXISTING SET OF STAIRS THAT ARE DAMAGED.
  2. NEW STAIRS ON CHARLES STREET STRUCTURE FOR EGRESS FROM THE SECOND FLOOR AND TO PROVIDE A SECOND EGRESS FOR DUVAL STREET STRUCTURE. A SET OF STAIRS PREVIOUSLY EXISTED AT THIS LOCATION.
  3. NEW DECK STRUCTURE IN THE SAME FOOTPRINT AS AN EXISTING ROOF STRUCTURE. A NEW ROOF AND DECK WILL BE CONSTRUCTED. THE REAR OF THE DECK WILL BE RAISED APPROX. 2FT AND THE FRONT WILL BE LOWERED APPROX. 1FT. NEW DECK AREA WILL ONLY BE FOR RESIDENTIAL APARTMENTS. COMMERCIAL AREA WILL NOT HAVE ACCESS TO DECK.
  4. NEW ROOF OVER UNCOVERED AREA. NEW ROOF SHALL INCORPORATE AN EXISTING UNCOVERED AREA AND GO UNDER THE STAIRS.
  5. NEW ROOF WHERE EXISTING SHED ROOF EXISTS. THE NEW ROOF SHALL BE HIGHER THAN THE EXISTING ROOF.
  6. EXISTING ROOF TO BE REPLACED IN KIND.
  7. NEW 64 LF OF EXFILTRATION TRENCH TO CONTROL STORMWATER RUNOFF SEE DETAIL AND CALCULATIONS
  8. TRASH AND RECYCLING AREA UNDER STAIRS WITH FENCE AROUND THE AREA.
  9. EXISTING 2-STORY STRUCTURE TO BE MODIFIED INTERNALLY FOR RESTAURANT.
  10. ENTRANCE GATE FOR (2) APARTMENTS ON CHARLES STREET AND SECONDARY EGRESS FOR (2) APARTMENTS ON DUVAL.
  11. GENERAL AREA ON DUVAL STREET WHERE OWNER IS PROPOSING TO ADD BICYCLE RACKS.
  12. LANDSCAPING PLANTER BOXES. EACH ARE 8'-6" BY 2'-0".
  13. TRASH AND RECYCLING AREA

- DEVELOPMENT NOTES:**
1. THERE IS NO PARKING CURRENTLY ON THE SITE. THE OWNER IS PROPOSING TO ADD BIKE RACKS ON DUVAL STREET AND UNDER THE STAIRS IN THE REAR YARD SETBACK. THERE IS NO EXISTING DRIVEWAY.
  2. NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.
  3. TRASH AND RECYCLING WILL BE ON CHARLES STREET.



Required Trench Length, L =	63.97
Hydraulic Conductivity, K =	0.0001
Depth to Water Table, H <sub>2</sub> =	2.5
Trench Width, W =	3
Non-Saturated Trench Depth, D <sub>u</sub> =	2
Saturated Trench Depth, D <sub>s</sub> =	1
Volume to be Exfiltrated, V =	0.1717

- LANDSCAPING NOTES:**
1. SEE NOTE 12 OF THE KEY NOTES. TWO (2) PLANTERS WITH KW PLANT LIST TYPE NATIVE SHRUBS ARE PROPOSED ALONG CHARLES STREET.
  2. APPLICANT SURVEYED DUVAL STREET FOR ADDITIONAL PLANTING AREAS BUT DID NOT DISCOVER ANY.
  3. THE REAR SETBACK AREA CANNOT BE LANDSCAPED BECAUSE IT'S AN EGRESS LANE FOR THE APARTMENTS AND AN ACCESS AREA FOR THE FIRE DEPARTMENT. ALSO, AN EXFILTRATION TRENCH IS PROPOSED THAT WILL OCCUPY MOST OF THE REAR SETBACK.
  4. EXCEPT FOR THE PLANTER BOXES ON CHARLES STREET, NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.

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

Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph: 305-293-3263 fax: 293-4899

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RICHARD J. MILELLI  
PE #58315

General Notes:

Revisions:

**COMMERCIAL REMODEL**

210-216 DUVAL ST.  
KEY WEST, FL 33040

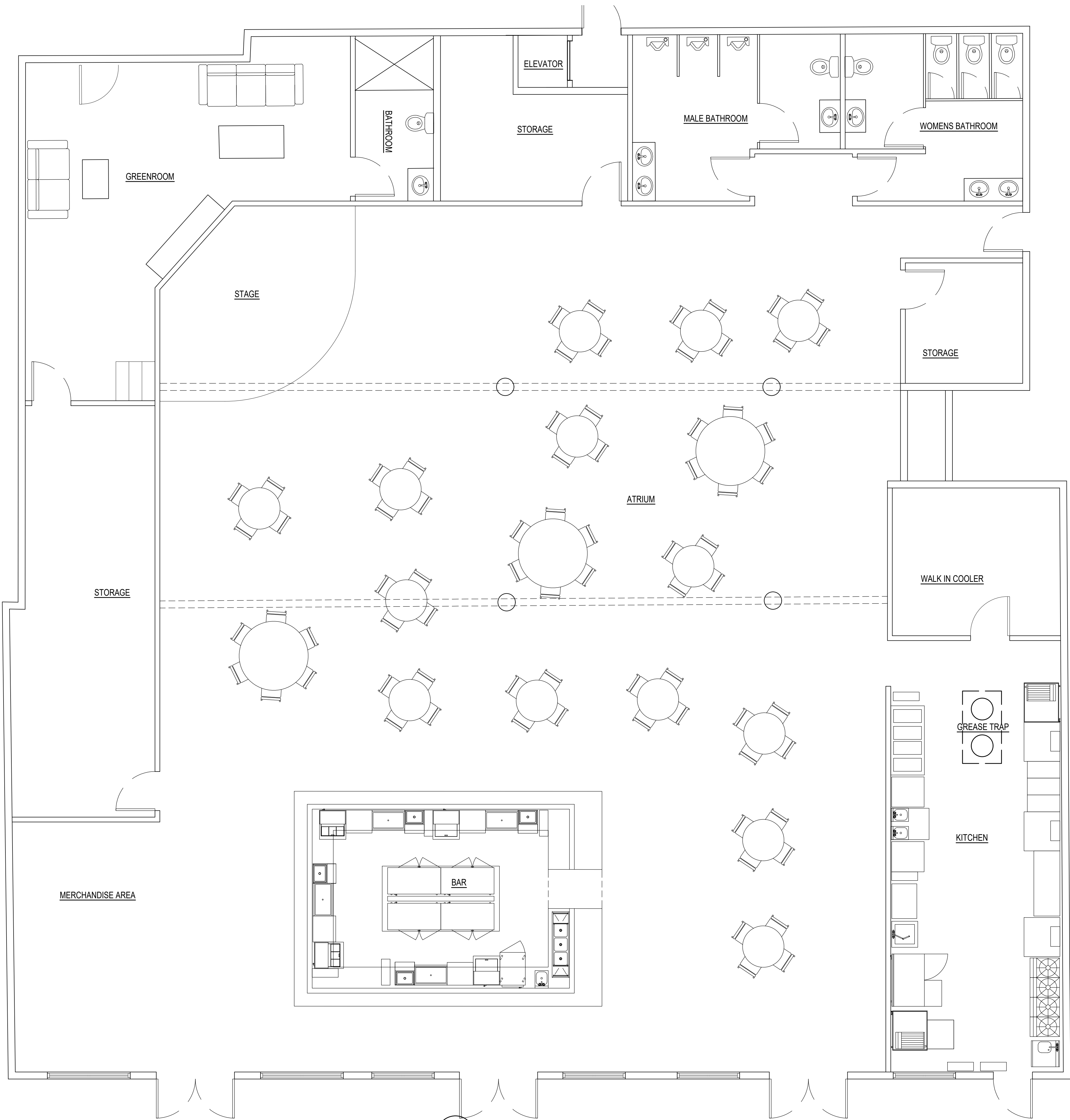
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Project No.	Scale: AS NOTED
AutoCad File No.	

Title:  
PROPOSED SITE, LANDSCAPING AND DRAINAGE PLAN

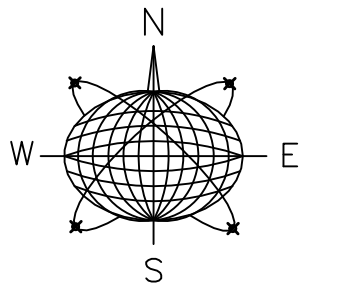
Sheet Number:  
**C-1**

Date: DECEMBER 10, 2020





**NOTES:**  
 1. CONSUMPTION AREA APPROXIMATELY 3,656 SF, INCLUDES RESTAURANT AND BAR AREA.



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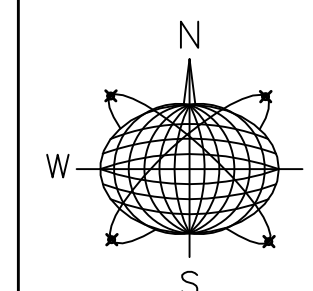
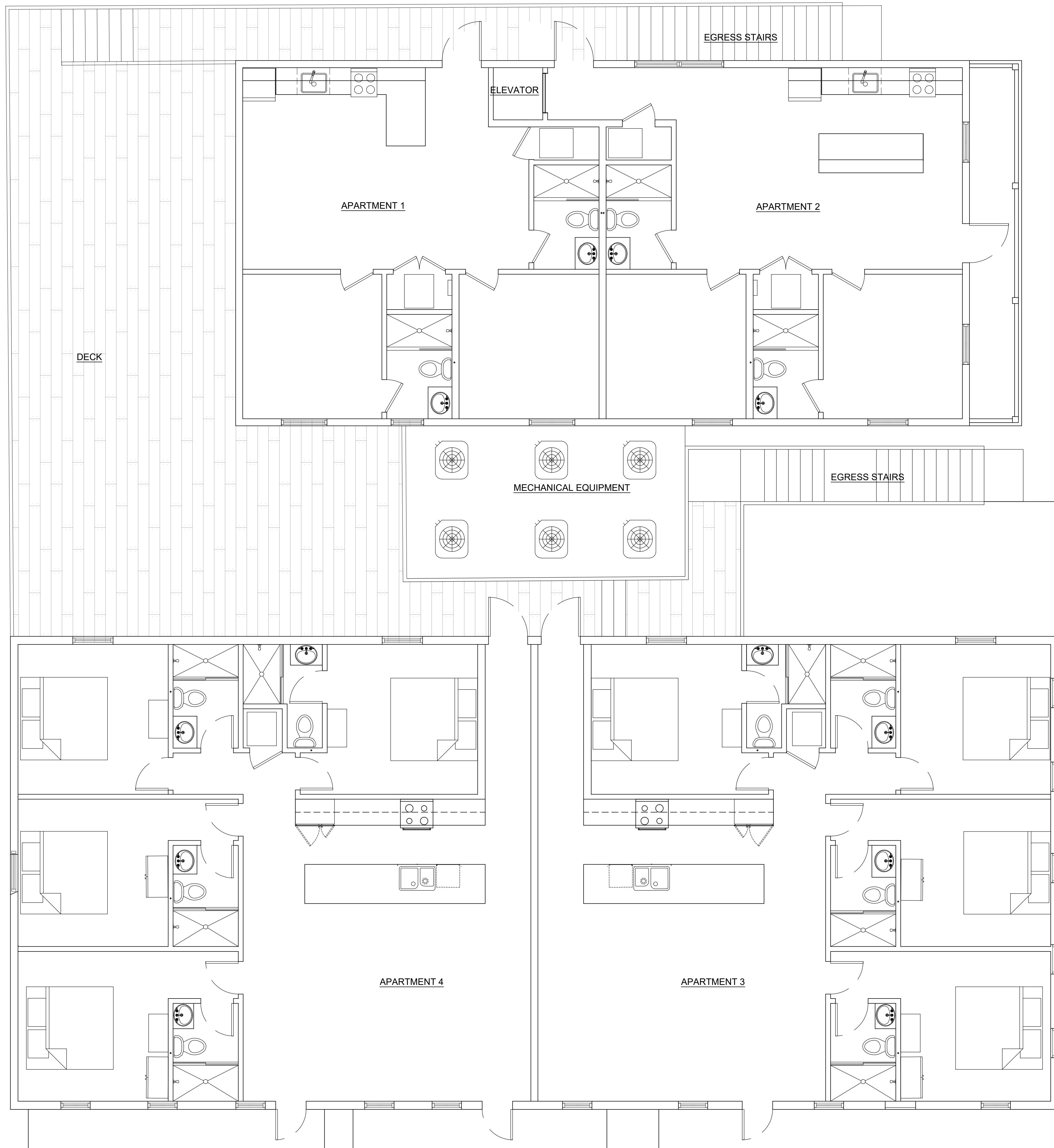
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Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:  
**PROPOSED FLOOR PLAN**

Sheet Number:  
**A-1**  
 Date: DECEMBER 10, 2020

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



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**COMMERCIAL REMODEL**

210-216 DUVAL ST.  
 KEY WEST, FL 33040

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Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

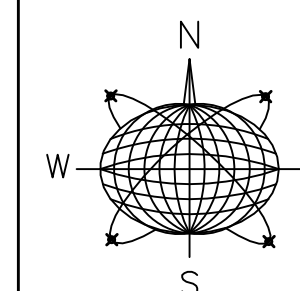
Title:  
SECOND FLOOR PLAN

Sheet Number:  
**A1.1**  
 Date: DECEMBER 10, 2020

**1** SECOND FLOOR PLAN  
 A1.1 SCALE: 1/4"=1'-0"







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 KEY WEST, FL 33040

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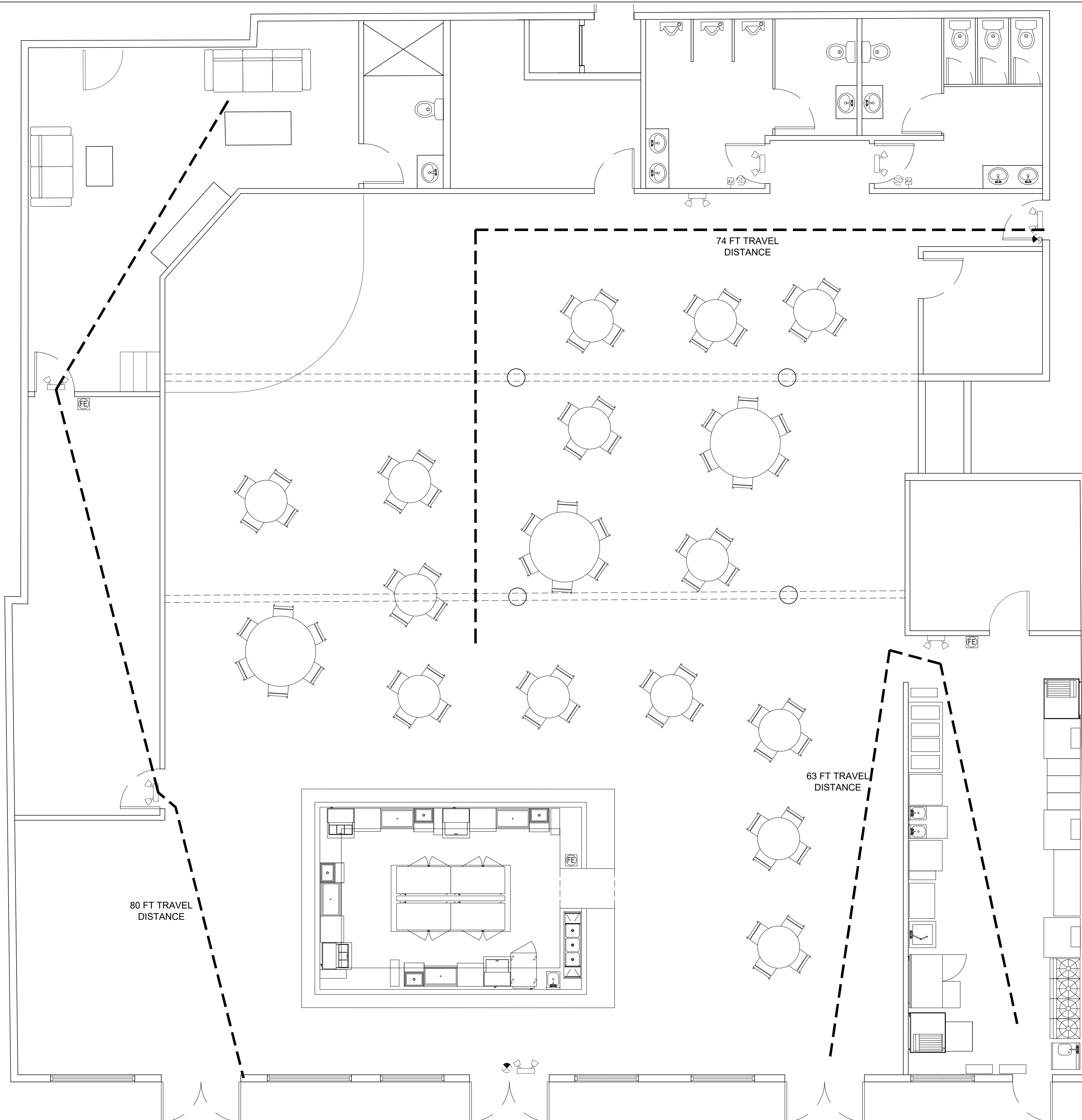
Title:  
PROPOSED  
ELEVATION

Sheet Number:  
**A-4**  
Date: DECEMBER 10, 2020



1  
A-4 **PROPOSED DUVAL ELEVATION**  
SCALE: 1/4"= 1'-0"





**LIFE SAFETY SYMBOL KEY**

	EMERGENCY LIGHT
	EXIT SIGN
	SMOKE DETECTOR
	AUDIO/VISUAL ALARM
	HEAT DETECTOR
	FIRE EXTINGUISHER
	PULL STATION

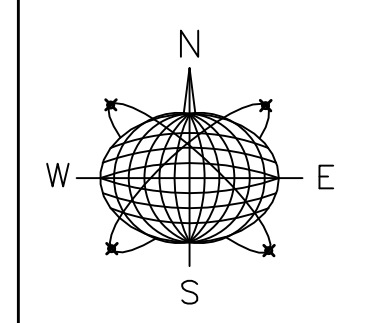
**LIFE SAFETY NOTES:**

- BUILDING CODES: 2017 FLORIDA BUILDING CODE, NFPA 101 AND NFPA 10
- BUILDING FLOOR AREA: 1ST FLOOR 6,226 SF
- OCCUPANCY: ASSEMBLY A-2
- FIRE PROTECTION: SPRINKLER SYSTEM
- FIRE RATING: 2 HR FIRE SEPARATION
- EGRESS LIMIT: COMMON PATH LESS THAN 100 FT; CORRIDOR MIN WIDTH 42 INCHES
- EXIT WIDTH CAPACITY: 0.2 INCHES/PERSON; ASSUMED OCCUPANT LOAD 415 PERSONS = 83 INCHES
- OCCUPANT LOAD IS ONLY CALCULATED FOR 1ST FLOOR

CAPACITY PROVIDED: MIN. 36" AT EACH EXIT

- EACH LAYER OF TYPE X DRYWALL SHALL BE TAPED AND JOINTS SHALL BE OFFSET.
- ALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE CAULK OR FIRE COLLAR.
- SPRINKLER SYSTEM, SMOKE DETECTORS AND FIRE EXTINGUISHERS.

NOTE ENTIRE BUILDING WILL HAVE A SPRINKLER SYSTEM



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General Notes:

**COMMERCIAL REMODEL**  
 210-216 DUVAL ST.  
 KEY WEST, FL 33040

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Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:  
LIFE SAFETY PLAN  
FIRST FLOOR

Sheet Number:  
**LS-1**  
Date: DECEMBER 10, 2020

**1** LIFE SAFETY PLAN  
 LS-1 SCALE: 1/4"=1'-0"