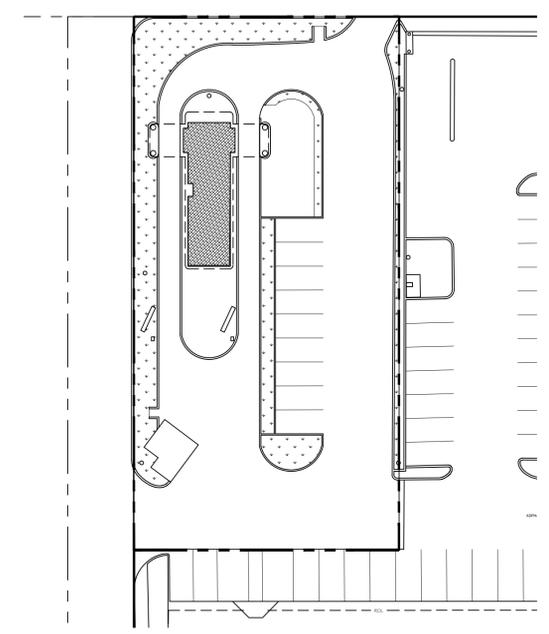


2 Location Map
A-1 NTS



3 Existing Site
A-1 Scale: 1" = 32'-0"

Existing Site Data:

Lot Area:	20,000sf
Building Area:	1,378sf
Paving Area:	14,592sf
Landscape Area:	4,030sf
Pervious Area:	20%
Impervious Area:	80%

NB: The previous outdoor seating plan that was approved for Checker's had (8) four tops, 32 seats.

1 Conch Plaza Site Plan - Proposed Starbucks Site
A-1 See Survey by R.E. Reece

Scale: 1/16" = 1'-0"

Site / Building Data

Proposed Site Data:	Site Data:
Lot Area: 20,000sf	Zoning: CG - General Commercial
Building Area: 2,334sf	Use: 100H - Commercial HWY (Restaurant)
Interior Area: 2,200sf	Setbacks:
Paving Area: 11,319sf	Front/Street: 20'
Landscape Area: 5,343sf	Side/Street: 20'
Pervious Paving: 1,138sf	Side: 15'
Pervious Area: 32%	Rear: None
Impervious Area: 68%	Max Bldg Coverage: 40% / 12% Proposed
	Max Bldg Height: 40' / 18'-6" Proposed

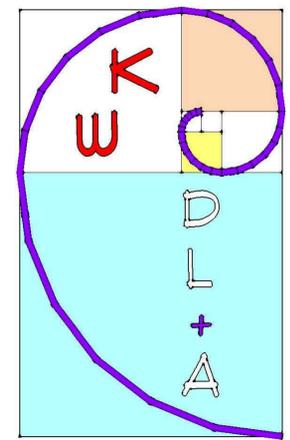
Parking Calculation:

Restaurant:	
(1) Space / 45sf of Consumption Area	
Consumption Area Interior:	830sf
Consumption Area Exterior:	250sf
Spaces Required:	24
Car Spaces Provided On-site:	9
Car Spaces Adjacent Provided by Lease:	15
Bike Spaces Required:	6
Bike Racks Provided: (2) 5' = 10 Bikes	10
Moped Parking Provided:	4

Seating Calculation:

Restaurant:	
Seating Inside:	31 Shown / 56 Max
Seating Outside:	12 Shown / 16 Max
Maximum Seating @ (1) per 15sf CA	72 Max

No.:	Revision:	Date:	Initial:
1	Added Sidewalk Off-Site along NRB - Added Off-Site Notes - Duplicated Notes that are on A-2	11/2/14	KMK
2	KB Comments 1/12/15	1/13/15	JMH
3	Added Notes - Building Area & Previous Outdoor Seating	1/19/15	BDB



KEY WEST DESIGN LAB + ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960



JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

Shopping Center Site Plan

PN: 13011517.3
09/29/2014

A-1

Sheet 01 of 09

SCALE: 1" = 30'

BEARING BASE:
DERIVED FROM LEGAL
DESCRIPTION

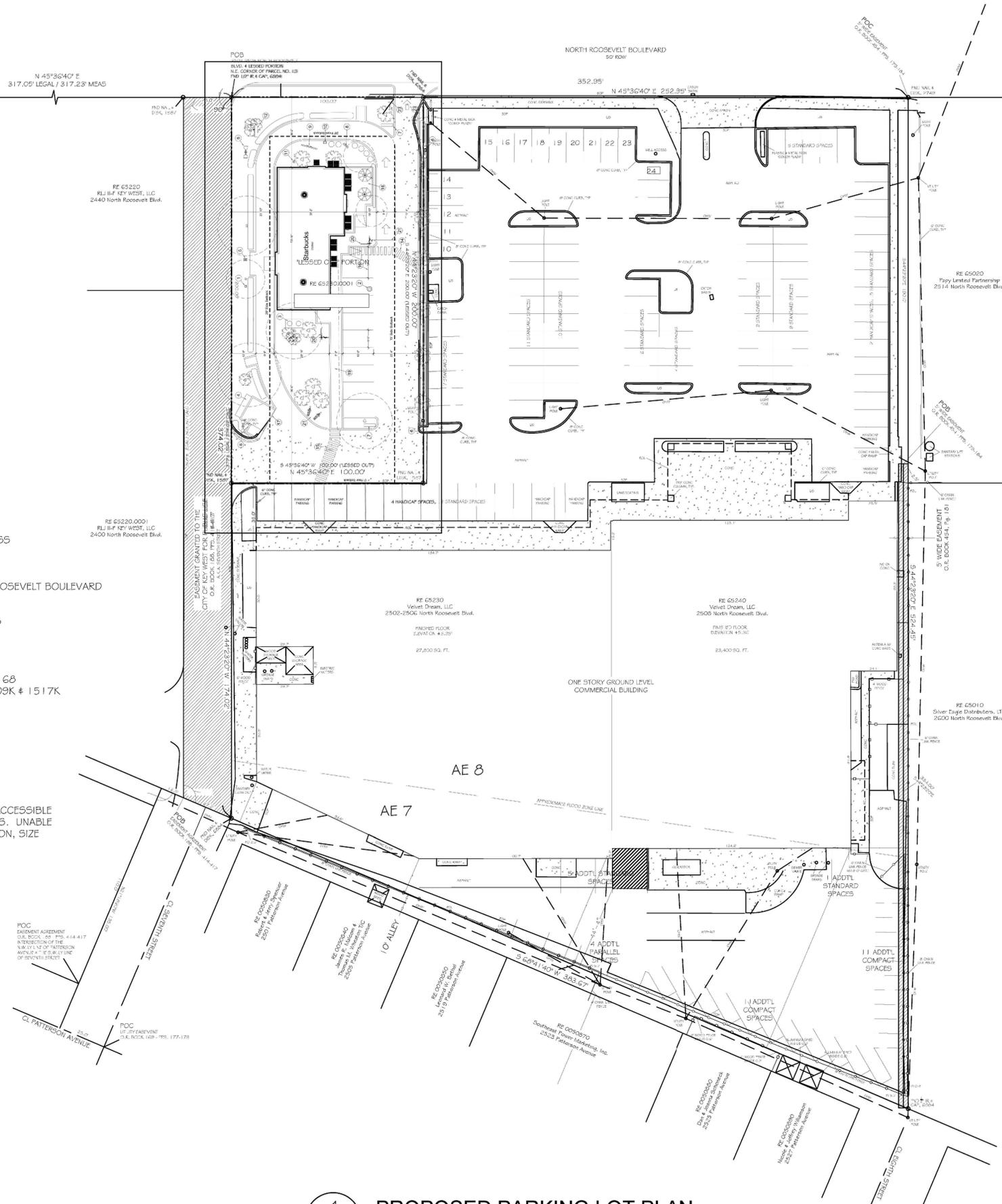
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
2502-2508 NORTH ROOSEVELT BOULEVARD
KEY WEST, FL 33040

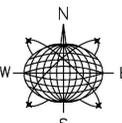
ELEVATIONS SHOWN AS
+X.XX' REFER TO NGVD
1929 VERTICAL DATUM
ABOVE SEALEVEL

COMMUNITY NO.: 120168
MAP NO.: 12087C-1509K & 1517K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE EL.: 7' & 8'

SURVEYOR'S NOTE:
CATCH BASINS ARE INACCESSIBLE
DUE TO WATER & DEBRIS. UNABLE
TO SHOW PIPE DIRECTION, SIZE
OR TYPE.



1 PROPOSED PARKING LOT PLAN
C-1 SCALE: 1" = 30'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE ENGINEER
RICHARD J. MILELLI
PE #58315

General Notes:

**CONCH PLAZA
PROPOSED STARBUCKS**

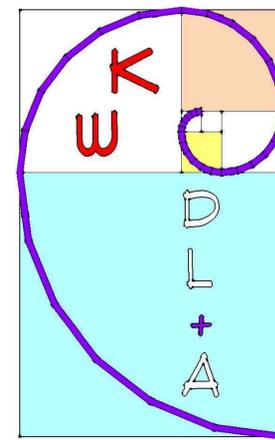
2506 N. ROOSEVELT BLVD
KEY WEST, FLORIDA

Drawn By: pcs
Checked By: RJM
Project No.:
Scale:
AutoCad File No.:

Revisions:

Title:
PARKING LOT
PLAN

Sheet Number:
C-1
Date: SEPTEMBER 5, 2014

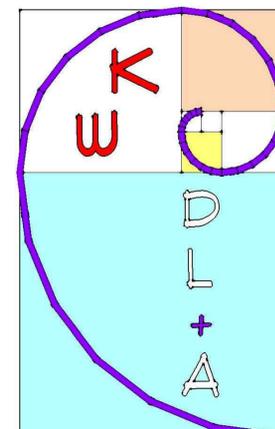
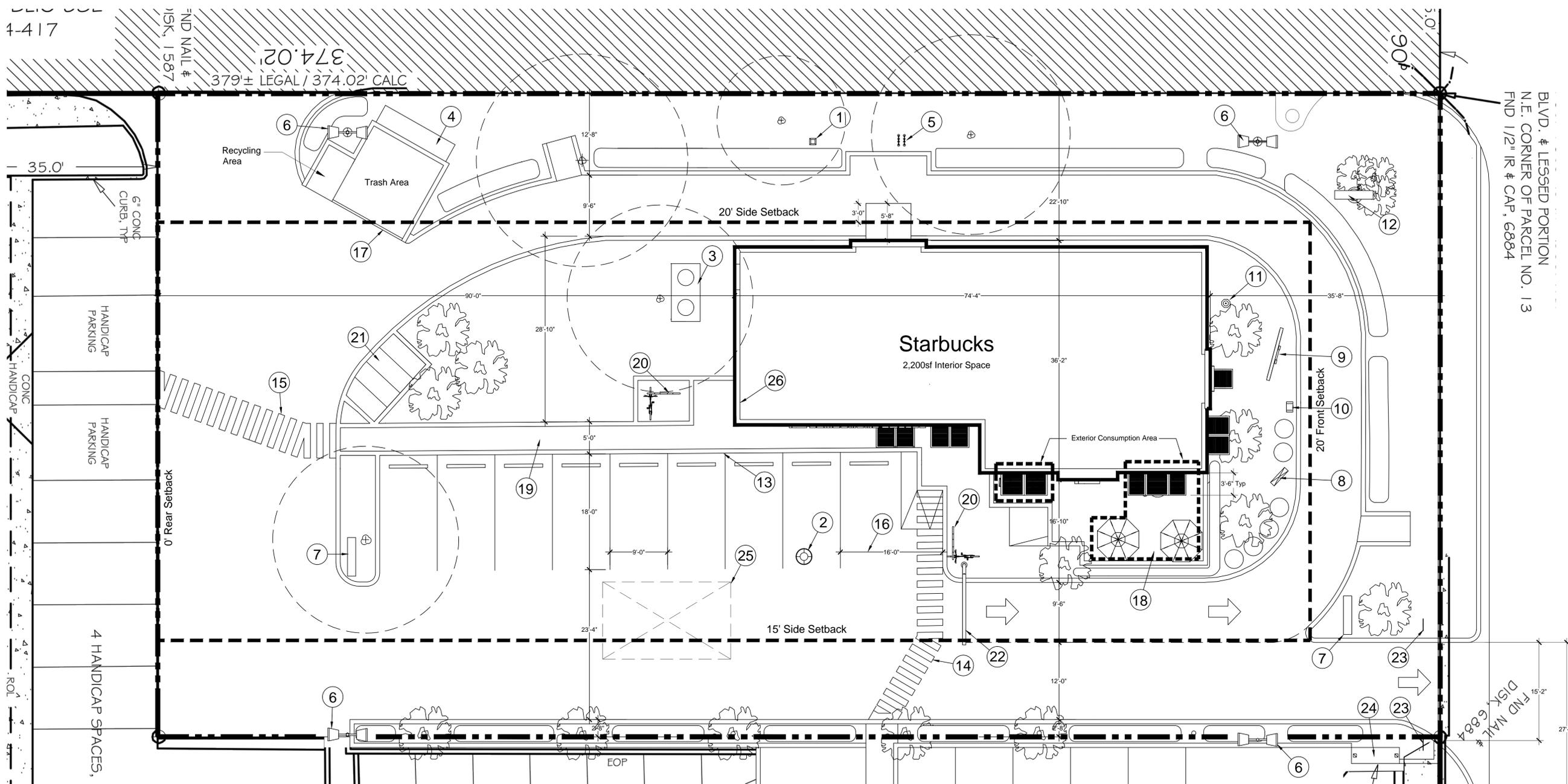


KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd.,
Key West, FL 33040

**Existing Parking
Study**
PN: 13011517.3
09/29/2014

C-1
Sheet 02 of 09



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960



JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

Scale: 1/8" = 1'-0"

1 Starbucks Site Plan
See Survey by R.E. Reece

Site Plan Notes

- | | |
|---|--|
| ① Existing Concrete Pole w/ Existing Electric Meter - | ⑭ 4' Crosswalk to Adjacent Parking & NRB Sidewalk - |
| ② Existing Sanitary Sewer - | ⑮ 4' Crosswalk to Shopping Center - |
| ③ Existing Grease Interceptor - | ⑯ Proposed Accessible Parking - |
| ④ Existing Propane Tank Pad - | ⑰ Existing Dumpster Enclosure - |
| ⑤ Existing Water Service Back Flows - | ⑱ Proposed Patio w/ Pervious Pavers - |
| ⑥ Existing Parking Lot Lighting - | ⑲ Proposed Walk w/ Pervious Pavers - |
| ⑦ Proposed Drive Thru Sign w/ Arrow w/ Yield to Parked Cars Below - | ⑳ Proposed Bike Racks (2) 5' = 10 Bikes - |
| ⑧ Proposed Pre-menu Board - | ㉑ Proposed Scooter Parking - |
| ⑨ Proposed Menu Board - | ㉒ Proposed Drive Thru Canopy Warning Bar - |
| ⑩ Proposed Drive Thru Speaker Post - | ㉓ Proposed Do Not Enter Signs w/ Right Turn Only on Back - |
| ⑪ Existing Flag Pole - | ㉔ Existing Conch Plaza Monument Sign - |
| ⑫ Proposed Replacement Pylon Sign - | ㉕ Loading Area in Parking Isle on Off Hours - |
| ⑬ 5' Sidewalk - 9' x 18' Space w/ Wheel Stop | ㉖ Door to Back of House - |



2 Site Details / Scooter Parking / Bike Racks / Ped Walkways

NTS

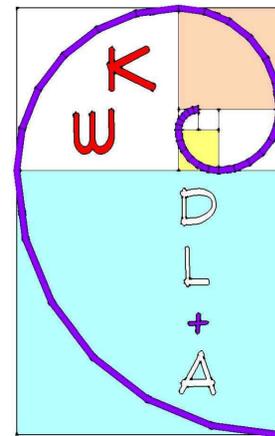
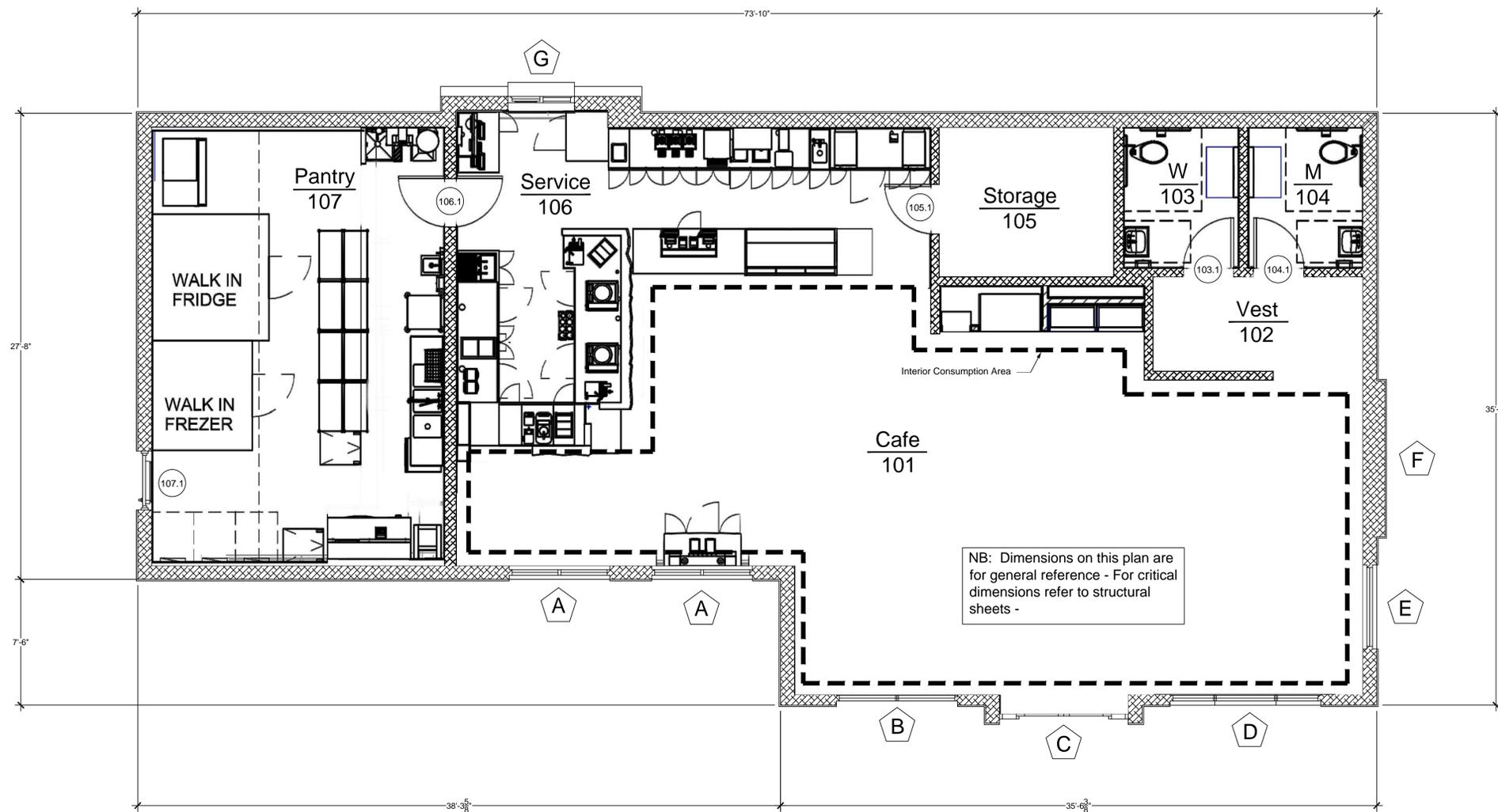
ONE CALL CONSTRUCTION, INC.
One Call Does It All!

Starbucks Site Plan

PN: 13011517.3
09/29/2014

A-2

Sheet 03 of 09



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960



JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

1 Starbucks Proposed Floor Plan

A-3

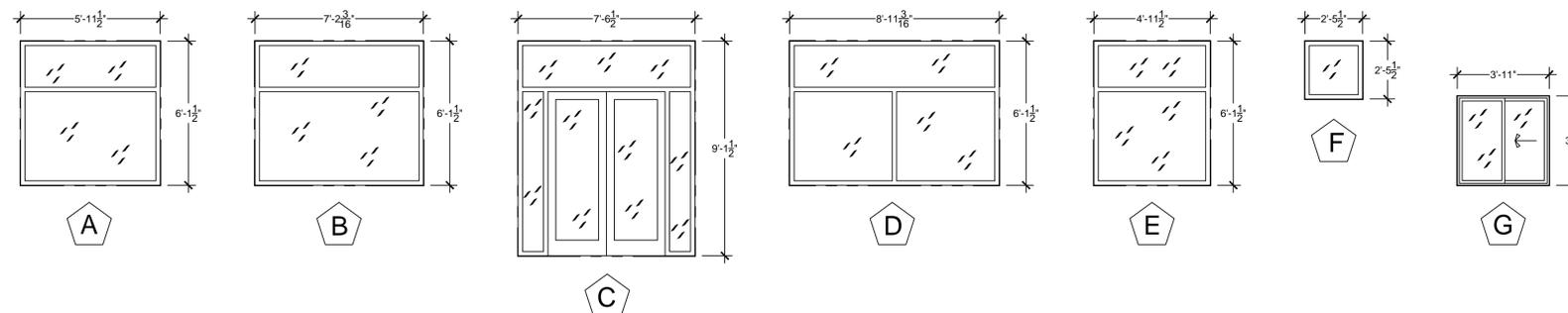
Scale: 1/4" = 1'-0"

Building Data

Proposed Site Data:		Building Data:	
Lot Area:	20,000sf	Cafe Interior CA:	830sf
Building Area:	2,200sf	Vestibule:	70sf
Paving Area:	11,319sf	Women:	57sf
Landscape Area:	5,343sf	Men:	57sf
Pervious Paving:	1,138sf	Storage:	355sf
Pervious Area:	32%	Service:	377sf
Impervious Area:	68%	Pantry:	454sf

Storefront & Window Schedule

(BoD) Trulite Storefront System - Impact Resistant - NOA#14-0203.02 / AWP Impact Slider - NOA#13-0326.09



Door Schedule

- 103.1 & 104.1 - SC, stain grade 36" x 84" door in 16ga welded metal frame - Provide door closer, privacy lock, floor bumper, coat hook & silencers -
- 105.1 - SC, stain grade 36" x 84" door in 16ga welded metal frame - Provide door closer, storeroom lock & silencers -
- 106.1 - Double action pantry door by others -
- 107.1 - 16ga metal 42" x 84" door in 16ga welded metal frame w/ saddle type threshold coordinated w/ interior tenant finish - Provide door closer w/ hold open, entry lock mechanism with panic device, peep hole & silencers -

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

Starbucks
Floor Plan

PN: 13011517.3
09/29/2014



1 Northeast Elevation

A-4

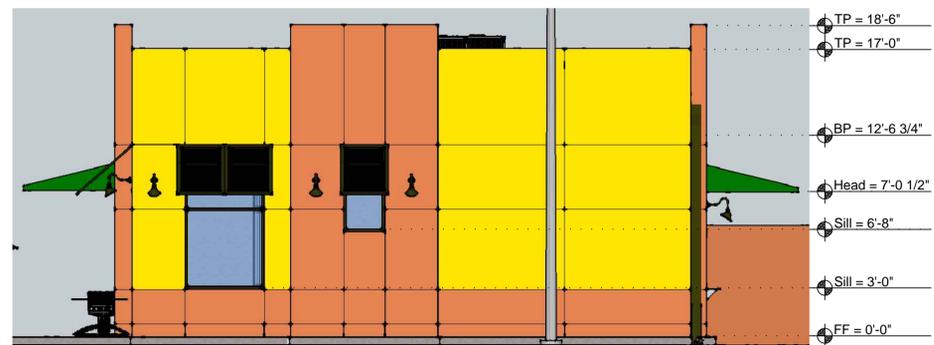
Scale: 3/16" = 1'-0"



2 Southwest Elevation

A-4

Scale: 3/16" = 1'-0"



3 Northwest Elevation

A-4

Scale: 3/16" = 1'-0"



4 Southeast Elevation

A-4

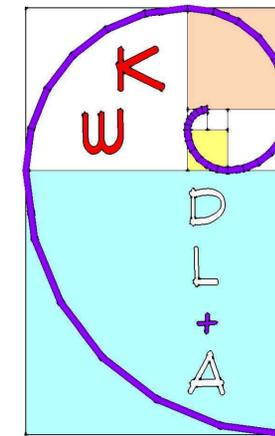
Scale: 3/16" = 1'-0"



5 Entrance Patio

A-4

NTS



KEY WEST DESIGN LAB

+ ASSOCIATES, LLC

AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960



JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

Starbucks
Elevations

PN: 13011517.3
09/29/2014

A-4

Sheet 05 of 09



1 Looking South on NRB
A-5

NTS



2 Looking South
A-5

NTS



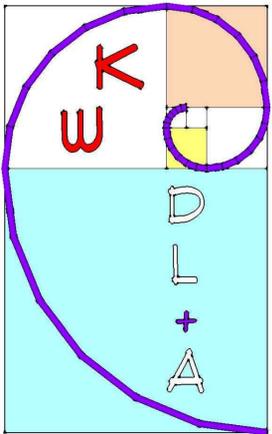
3 Looking West on NRB
A-5

NTS



4 Looking West
A-5

NTS



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960



JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

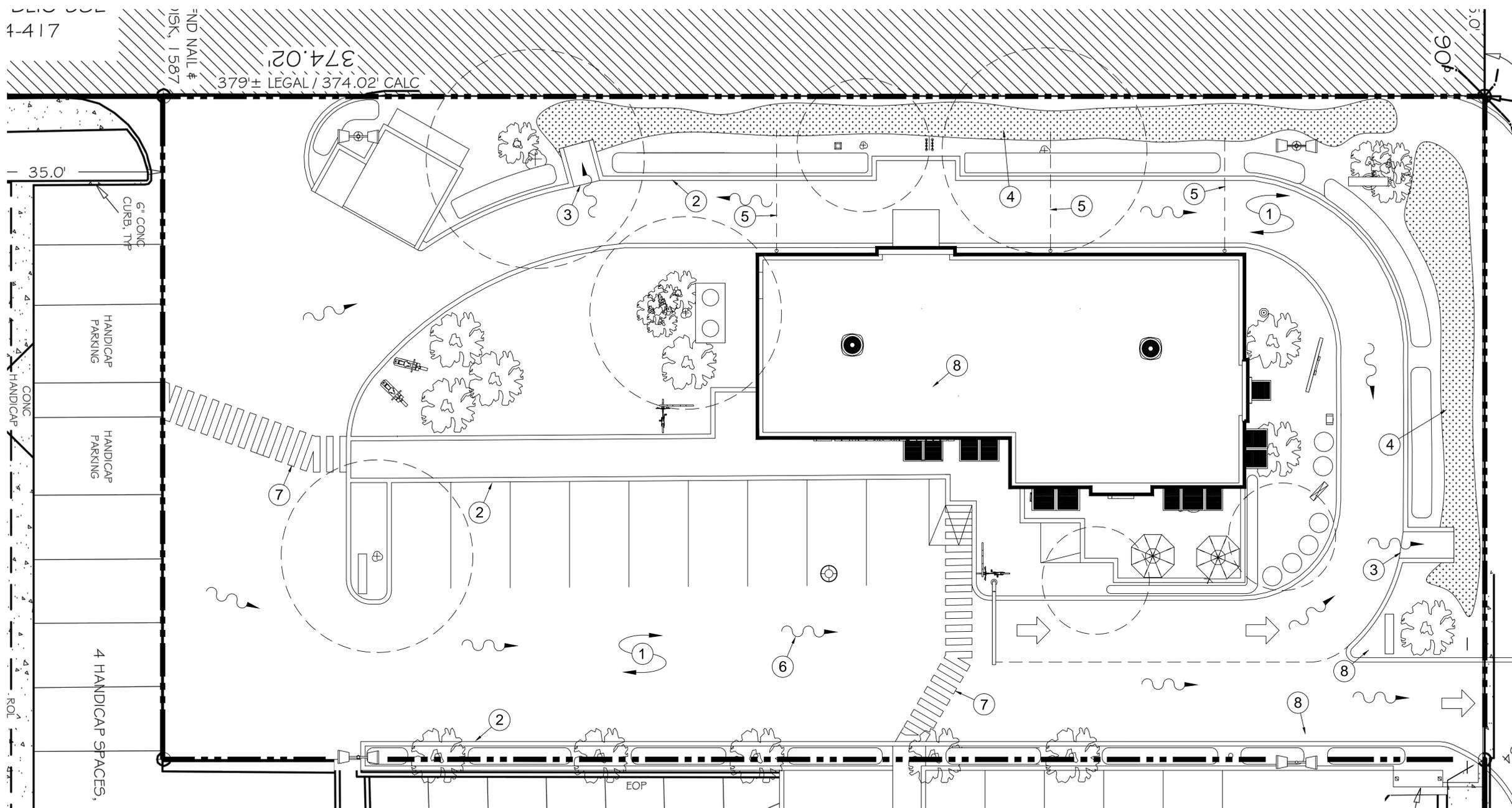
Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

Starbucks
Site Rendering

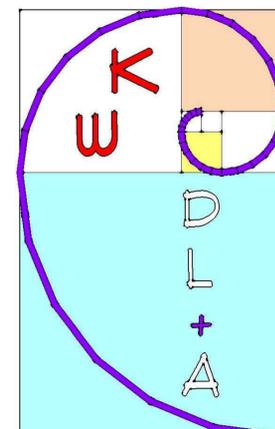
PN: 13011517.3
09/29/2014

A-5

Sheet 06 of 09



BLVD. # LESSED PORTION
 N.E. CORNER OF PARCEL NO. 13
 FND 1/2" IR # CAP, 6884



KEY WEST DESIGN LAB
 +
 ASSOCIATES, LLC
 AA26002848
 1901 FLAGLER AVENUE
 KEY WEST, FL 33040
 (305) 440-3960

Planning Board Plans
 Feb. 4, 2015
 2500 N Roosevelt LLC
 2500 N Roosevelt Blvd,
 Key West, FL 33040

1 Paving & Drainage Plan
 PD-1

Scale: 1/8" = 1'-0"

Site Data

- 1 Existing Paving to Remain -
- 2 Existing Curbs to Remain -
- 3 Existing Drainage Spillways to Remain -
- 4 Existing Retention Areas to be Reconditioned -
- 5 Proposed 6" Leaders from Building 16" x 16" Leaderheads with 6" x 6" downspouts, Under Existing Driveway to Daylite in Retention Area -
- 6 Existing Drainage Pattern -
- 7 Proposed 4' Crosswalks -
- 8 Paving and Curbs to be Removed -

WATER QUANTITY - PREDEVELOPMENT	
PROJECT AREA	0.46 AC
PERVIOUS AREA	0.10 AC
IMPERVIOUS AREA	0.36 AC
% IMPERVIOUS	79.01%
RAINFALL FOR 25YR/72HR EVENT (P)	12.23 IN
DEPTH TO WATER TABLE	4 FT
UNDEVELOPED AVAILABLE STORAGE	8.18 IN
SOIL STORAGE (S)	1.72 IN
QPRE = (P - 0.2S) ² / (P + 0.8S) [25YR/72HR]	10.39 IN

WATER QUANTITY - POSTDEVELOPMENT	
PROJECT AREA	0.46 AC
PERVIOUS AREA	0.12 AC
IMPERVIOUS AREA	0.34 AC
% IMPERVIOUS	73.47%
RAINFALL FOR 25YR/72HR EVENT (P)	12.23 IN
DEPTH TO WATER TABLE	4 FT
DEVELOPED AVAILABLE STORAGE	8.18 IN
SOIL STORAGE (S)	2.17 IN
QPOST = (P - 0.2S) ² / (P + 0.8S) [25YR/72HR]	9.96 IN

POSTDEVELOPMENT - PREDEVELOPMENT	
QPOST - QPRE [25YR/72HR]	-0.42 IN
VOLUME = QA [25YR/72HR]	-0.19 AC-IN 0.016 AC-FT

WATER QUALITY	
ROOF AREA	0.05 AC
PROJECT AREA (EXCLUDING ROOF)	0.41 AC
IMPERVIOUS AREA (EXCLUDING ROOF)	0.28 AC
% IMPERVIOUS (EXCLUDING ROOF)	69.96%

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN	0.038 AC-FT
B) 2.5 INCHES * % IMPERVIOUS * TOT. PROJ. AREA	0.067 AC-FT

WATER QUANTITY Vs. WATER QUALITY		
TOTAL SITE AREA =	QUANTITY	QUALITY
SWALE TREATMENT BASIN ONLY =	-0.016 AC-FT	< 0.067 AC-FT
EXISTING SYSTEM TREATMENT BASIN ONLY =	-0.011 AC-FT	< 0.033 AC-FT
	-0.005 AC-FT	< 0.034 AC-FT

SWALE VOLUME REQUIRED	
WATER QUALITY/QUANTITY * 50%	720 CU. FT

NOTE: A 50% CREDIT WAS TAKEN BECAUSE THE BOTTOM OF THE SWALE SHALL BE AT LEAST 1 FT ABOVE THE WATER TABLE (APPROX. 2.0 FT).

SWALE VOLUME PROVIDED	
SWALE A =	754 CU. FT
TOTAL =	754 CU. FT

REMAINING TREATMENT REQUIRED BY EXISTING SYSTEM	
	1481 CU. FT

Revisions:

Starbucks
 Paving & Drainage Plan

PN: 13011517.3
 09/8/2014

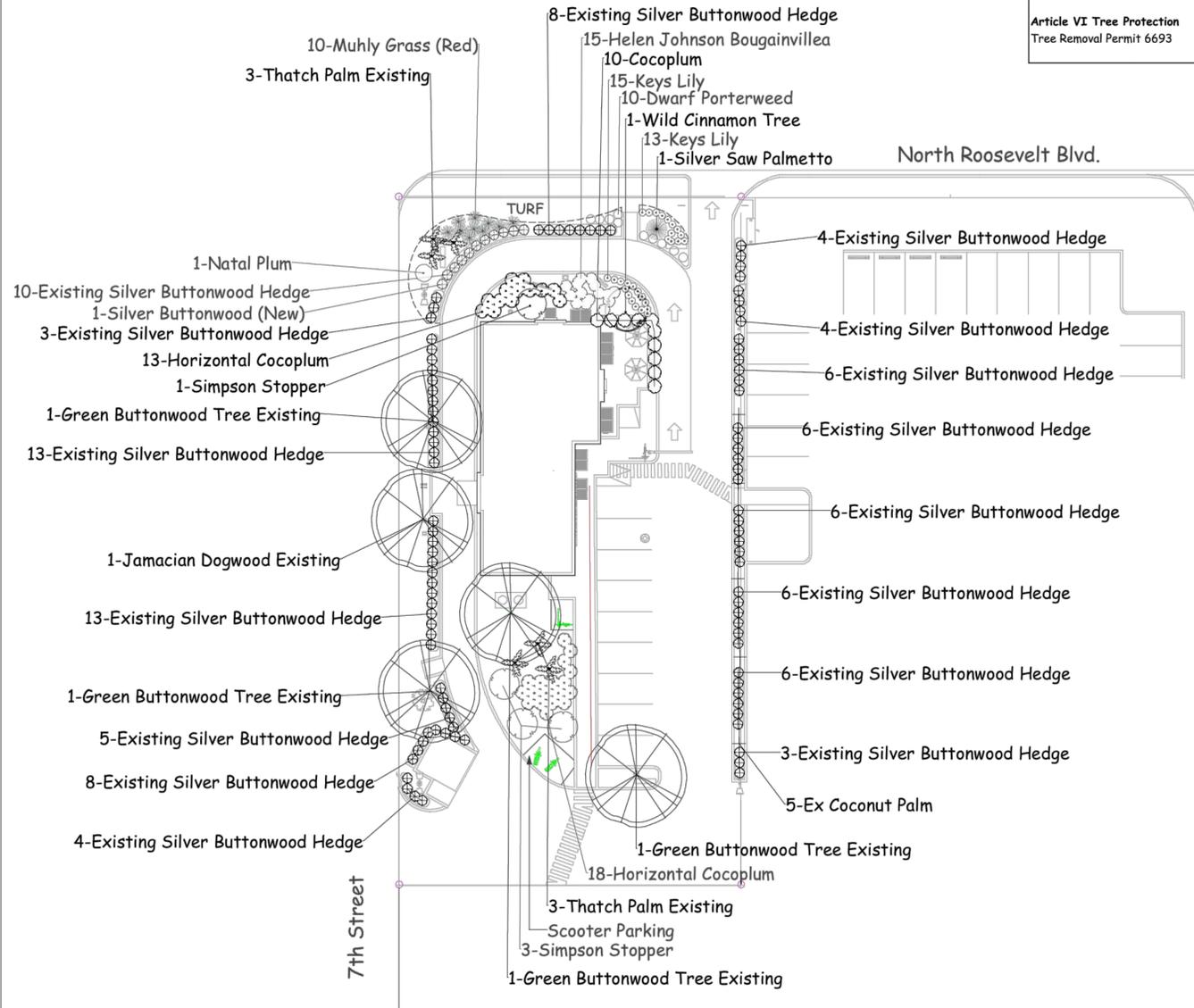
PD-1

Sheet 07 of 09



CITY REQUIREMENTS:

Section 108.413 Road Frontage					
Roosevelt Blvd	100 feet	Plant Units Required: 40	Plant Units Provided: 59	3 Canopy @ 10 = 30	0 Ornamental Tree @ 3= 0
7th Street	177 feet	Plant Units Required: 71	Plant Units Provided: 78	3 Canopy @ 10 = 30	0 Ornamental Tree @ 3= 0
Section 108.414 Interior Landscape Area					
20% of Total Parking Area		4,246 s.f parking area @ 20% = 849 s.f. required	Provided: 1,547 s.f.		
Section 108.415 Parking Lot Perimeter Landscape Area					
131' LF (East Property Line)		Trees Required: 4 Trees	Material Provided: 5 Coconut Palms (Existing) 41 Silver Buttonwood Shrubs (Existing)		
Article VI Tree Protection					
Tree Removal Permit 6693		Requires Replacement of 10.5 Caliper Inches	Provided: 11 Caliper Inches as noted on Plant List		



CONCEPTUAL PLANTING PLAN

SCALE: 1"=20'

PROPOSED PLANT LIST

CANOPY TREES				
COMMON NAME	Botanical Name	Status	Type	Qty/Size
CANELLA WINTERANA	Wild Cinnamon	Native	Proposed	1 @ 3" DBH - Mitigation Tree Permit #6693
GREEN BUTTONWOOD	Conocarpus erectus	Native	Existing	4/Existing to Remain
SIMPSON STOPPER	Myrcianthes fragrans	Native	Proposed	4 @ 2" DBH - Mitigation Tree Permit #6693
JAMAICAN DOGWOOD	Piscidia piscipula	Native	Existing	1/Existing to Remain
PALMS				
COCONUT PALM	Cocos nucifera	Non-native	Existing	5/Existing to Remain
THATCH PALM	Thrinax radiata	Native	Existing	6/Existing to Remain
SHRUBS/GROUNDCOVERS				
COMMON NAME	Botanical Name	Status	Type	Qty/Size
BOUGAINVILLEA DWARF	Bougainvillea cv Helen Johnson	Exotic - flower	Proposed	15 @ 3 gal
SILVER BUTTONWOOD	Conocarpus erectus sericeus	Native	Existing	105/Existing to Remain
SILVER BUTTONWOOD	Conocarpus erectus sericeus	Native	Proposed	1 @ 3 gal
COCOPLUM	Chrysobalanus icaco	Native	Proposed	10 @ 3 gal
COCOPLUM (dwarf)	Chrysobalanus icaco "Horizontal"	Native	Proposed	31 @ 3 gal
NATAL PLUM	Carissa macrocarpa	Native - flower	Proposed	1 @ 3 gal
KEYS LILY	Hymenocallis latifolia	Native - flower	Proposed	28 @ 2 gal
MUHLY GRASS	Muhlenbergia capillaris	Native - flower	Proposed	10 @ 2 gal
SAW PALMETTO	Serenoa repens	Native	Proposed	1 @ 7 gal
PROSTRATE PORTERWEED	Stachytarpheta jamaicensis	Native - flower	Proposed	10 @ 1 gal

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMAN STANDARDS.
- ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
- REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- IRRIGATION PLAN BY OTHERS. HOWEVER, IRRIGATION SHALL BE A DRIP SYSTEM THAT CAN BE REMOVED AFTER PLANT MATERIAL ESTABLISHMENT PERIOD - APPROX 6 TO 12 MONTHS DEPENDING UPON THE MONTH OF INSTALLATION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
- ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

Revisions:

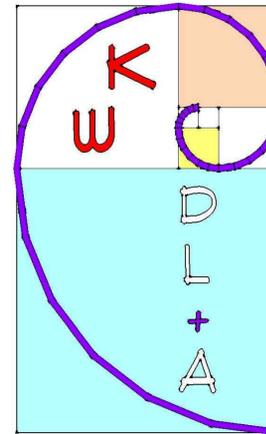
12.29.14: Correct Tree Permit Reference

Date:	10.27.14
Scale:	As Noted
File:	14-DO-001
Drawn:	BM
Sheet:	PC:01

Mitchell Planning & Design, Inc.

15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

STARBUCKS
2500 NORTH ROOSEVELT BLVD
KEY WEST, FLORIDA



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

Planning Board Plans
Feb. 4, 2015
2500 N Roosevelt LLC
2500 N Roosevelt Blvd,
Key West, FL 33040

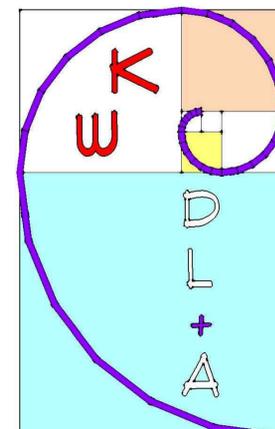
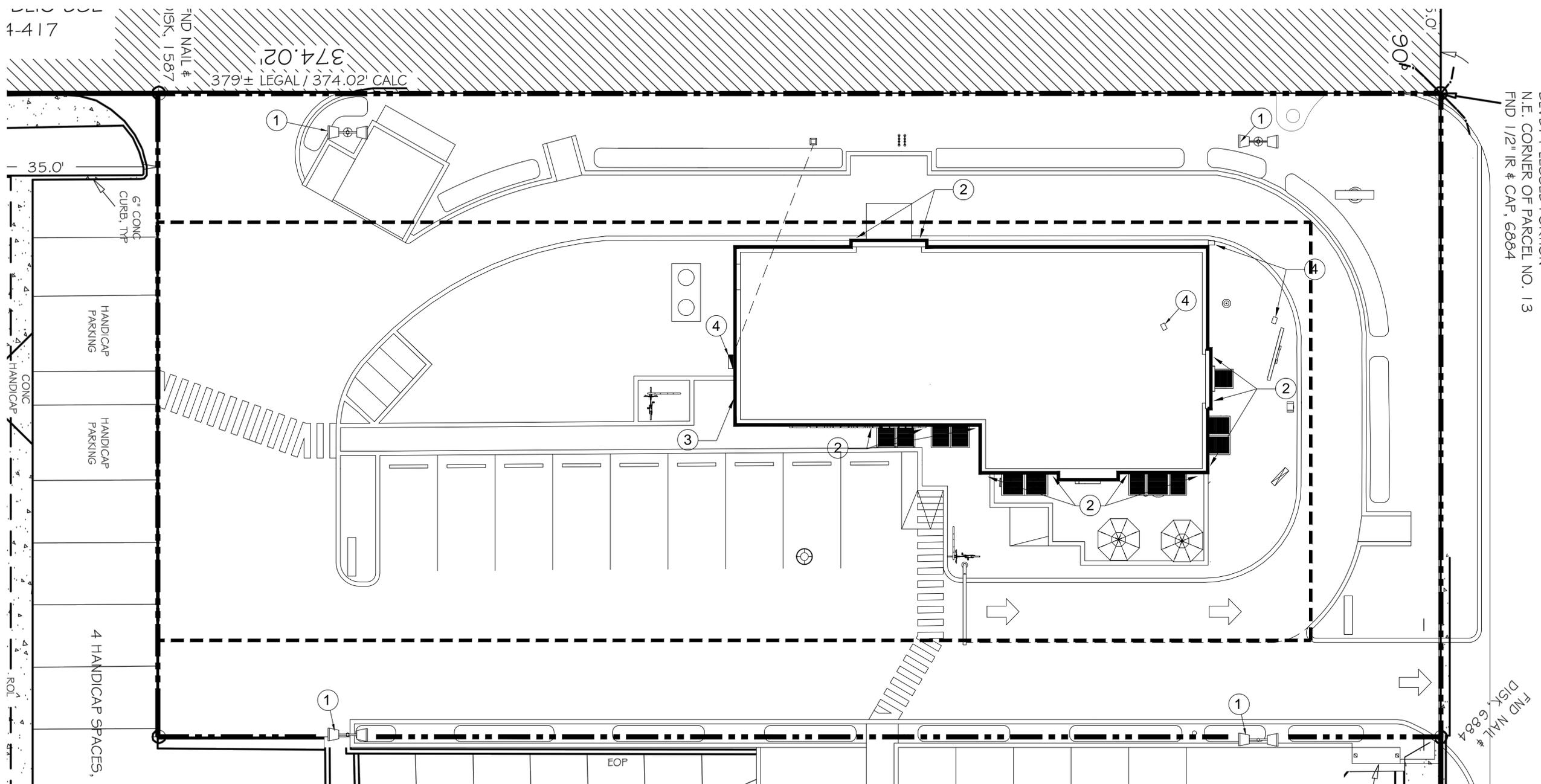
Revisions:

Starbucks
Landscape Plan

PN: 13011517.3
09/8/2014

L-1

Sheet 08 of 09



KEY WEST DESIGN LAB
 +
ASSOCIATES, LLC
 AA26002848
 1901 FLAGLER AVENUE
 KEY WEST, FL 33040
 (305) 440-3960

Planning Board Plans
 Feb. 4, 2015
 2500 N Roosevelt LLC
 2500 N Roosevelt Blvd,
 Key West, FL 33040

1 Site Lighting Plan

SL-1

Scale: 1/8" = 1'-0"

Site Lighting & Electrical Distribution

- ① Existing Poles, Fixtures & Lamps to Remain -
- ② Exterior Building Fixtures - Gooseneck Barn Light - Item #ADLXN925-BRZ -
- ③ Exterior Building Fixtures - Warehouse-Lighting.com Item # WP9L08NZ -
- ④ Flag Lighting - Lithonia Lighting TFR -
- ⑤ 400amp, 3 Ph, 208v Building Service - Service underground from existing pole & meter -

Revisions:

**Site Electric
 Site Lighting Plan**

PN: 13011517.3
 09/29/2014

**SL-1
 E-1**

Sheet 09 of 09