

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



RECEIVED

JUL 31 2014

CITY OF KEY WEST
PLANNING DEPT.

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X

Historic District

Yes X
No _____

Please print or type:

- 1) Site Address 503 GREENE STREET, KEY WEST, FL 33040
- 2) Name of Applicant BLAKE FELDMAN
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 417 ANGELA STREET
KEY WEST, FLORIDA 33040
- 5) Applicant's Phone # 561.373.9724 Email _____
- 6) Email Address: BLAKE.FELDMAN.1986@GMAIL.COM
- 7) Name of Owner, if different than above DUVAL GROUP
- 8) Address of Owner 423 FRONT STREET, KEY WEST, FLORIDA 33040
- 9) Owner Phone # 305.294.2905 Email IDUVALCO@AOL.COM
- 10) Zoning District of Parcel HRCC-1 RE# 00000520-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
SEE (PLEASE) THE ATTACHED SHEET.

1

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City of Key West Planning Department
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(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

CONDITIONAL USE APPLICATION – 503 Green St., Key West, FL

BACKGROUND:

The Property is located at 503 Green Street. Currently there is an existing 650 s.f. commercial space inside a single story commercial structure on the south end of the Property. It is within a series of connected one and two story structures that all sit on the south end of the site. The rest of the site is mostly paved with asphalt, concrete and pavers.

REQUEST:

This application is proposing to replace an existing retail store with a drinking establishment in the existing 650 sf one story commercial space. The request is for the conditional use of the new space. The applicant is proposing a green/environmentally friendly drinking establishment. The proposed hours of operation are to be determined.

USE PERMITTED PER SECTION 122-687, CODE OF ORDINANCES:

Uses permitted in the Historic Residential Commercial Core -- 1 Duval Street gulfside district (HRCC-1) are as follows:

1. Single-family and two-family residential dwellings.
2. Multiple-family residential dwellings.
3. Group homes with less than or equal to six residents
4. Places of worship.
5. Business and professional offices.
6. Commercial retail low and medium intensity less than or equal to 5,000 square feet.
7. Commercial retail high intensity less than or equal to 2,500 square feet.
8. Hotels, motels, and transient lodging.
9. Medical services.
10. Parking lots and facilities.
11. Restaurants, excluding drive-through.
12. Veterinary medical services without outside kennels.
13. Adult entertainment establishments.

CONDITIONAL USES PERMITTED PER SECTION 122-688, CODE OF ORDINANCES:

Conditional uses in the Historic Residential Commercial Core – 1 Duval Street gulfside district (HRCC-1 are as follows:

1. Group homes with seven to 14 residents.
2. Cultural and civic activities.
3. Community centers, clubs and lodges.
4. Educational institutions and day care.
5. Nursing homes, rest homes and convalescent homes.

6. Parks and recreation, active and passive.
7. Protective services.
8. Public and private utilities.
9. Bars and lounges, including those associated with adult entertainment establishments.
10. Boat sales and service.
11. Commercial amusement, except adult entertainment establishments.
12. Commercial low and medium intensity greater than 5,000 square feet.
13. Commercial retail high intensity greater than 2,500 square feet.
14. Funeral homes.
15. Light industrial.
16. Marinas.
17. Small recreational power-driven equipment rentals.

CONDITIONAL USE CRITERIA

Characteristics of use described:

The applicant is proposing a green/environmentally friendly drinking establishment.

1. Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio: *there will be no increase of floor area.*
 - b. Traffic generation: *the proposed use as compared to the existing use should produce similar traffic.*
 - c. Square feet of enclosed building for each specific use; *the enclosed square footage for the proposed commercial space shall be 650 s.f.*
 - d. Proposed employment; *there will be an additional 1-2 employees working on site at any given time.*
 - e. Proposed number and type of service vehicles; *the applicant is expecting deliveries 3 to 4 days per week. All deliveries will be made to the rear of the property and should not create congestion on the surrounding street.*
 - f. Off-street parking needs: *there are currently no off-street parking spaces for the commercial space since it is located within the historic commercial pedestrian-oriented area per section 108-573 subsection (a) of the city code. Also, per subsection (c), there will be no increase in the nonresidential floor area.*

2. On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities; *All existing services will be reused at the existing structure. Improvements to existing services will be made as required. Coordination letters will be provided by the utility service companies as needed.*
 - b. Public facilities; *All improvements will be minimal in terms of impact and shall be in compliance with concurrency management as provided in chapter 94.*
 - c. Roadway or signalization improvements, or other similar improvements; *There are no roadway or signalization or other similar improvements proposed with this application.*
 - d. Accessory structures or facilities; *a walk-in cooler and freezer are proposed in the concrete pad area*
 - e. Other unique facilities/structures proposed as part of site improvements; *There are no unique facilities/structures proposed with this application.*

3. On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space; 20% is required: *The site is 100% impervious. No change is proposed to the open space.*
 - b. Setbacks from adjacent properties; *this space is located in a building/s shared by other businesses on the same property, there will be no change in terms of setback distances.*
 - c. Screening and buffers; *The site is 100% impervious with no areas for landscaping.*
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; *because of the location of the space in a high density area this item would not apply.*
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts. *The hours of operation our similar to those of surrounding commercial operations. Other noxious impacts are not anticipated work expected as a result of the proposed conditional use.*

CRITERIA FOR THE CONDITIONAL USE REVIEW AND APPROVAL:

1. Land use compatibility: *the proposed conditional use is compatible and harmonious is with adjacent land uses and will not adversely impact land use activities in the immediate vicinity.*
2. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. *The proposed change to access and internal circulation would be an improvement.*
3. Proper Use of Mitigative Techniques: *the requested conditional use will not adversely impact the adjacent land uses. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.*
4. Hazardous waste: *The proposed use will not have or require any hazardous waste.*
5. Compliant with applicable laws and ordinances: *the applicant will comply with all applicable laws and regulations as a condition of approval.*
6. Additional criteria applicable to specific land uses. The applicant shall demonstrate the proposed conditional use satisfies the following criteria:
 - a. *Land uses within a conservation area: not applicable. The site is not located in a conservation area.*
 - b. *Residential development: not applicable. There is no residential development proposed.*
 - c. *Commercial or mixed use development: this is a minor redevelopment proposed for an existing commercial space which shall comply with all applicable laws and ordinances.*
 - d. *Development within or adjacent to historic districts: the proposed site is within the city's historic district which shall comply with all applicable laws and ordinances.*
 - e. *Public facilities or institutional development: not applicable. No public facilities or institutional developments are being proposed.*
 - f. *Commercial structures use and related activities of entitled waters: not applicable. This site is not located within tidal waters.*
 - g. *Adult entertainment establishments: not applicable.*

Description of Proposed Development Use

503 Greene Street is currently a mercantile shop selling Key West merchandise and prints t-shirts in the back room of the property. Their current merchandise is priced on the lower end of the tourist market, and you can see a “hawker” or door promoter standing in the doorway calling out to passerby’s, “\$5 t-shirts”. There is flashing lights in the window, next to their displayed tourist novelty clothing, directing traffic to the ATM in the wall between the t-shirt shop and Paradise Pizza that is next door. Right now the exterior of the t-shirt shop does not support or enhance the historic appearance of downtown Key West at the corner of Greene and Duval Street.

The Green Room intends to fill a void in the Key West bar market with a fresh, inventive and eco-friendly bar, focusing on organic frozen cocktails executed with environmental sustainability and total efficiency in mind. By engaging service in a unique, first floor, accessible from the higher traffic, shaded side of Green Street, on the intersection of Greene Street and Duval Street, attracting foot traffic off the island’s busiest intersection with a Tree House themed, nature-inspired and organic space, The Green Room will be designed for the optimal eco-conscious, green guest experience. The 14 seat bar plans operate from 10am-2am, 7 days a week, and aims to have the lowest carbon foot print of any bar on the island. All the cups used will be novelty souvenir cups that come with the drinks, with the exception of the one disposable cup used for beer, which is made of cornstarch and completely biodegradable. The proposed use behind the bar will include two soda guns, two ice bins, 6 frozen drink machines, 3 beers on tap, and a full liquor bar. There will rotating specials on digital menu boards behind the bar, updated frequently to be aligned with events and holidays celebrated on the island.

To adults 21+ who want to feel as though they’re on vacation while still being environmentally responsible and are looking to have a lot more fun than they would at home, The Green Room is the Frozen Bar and Eco-Lounge that is “The only GREEN experience at Ground Zero – the corner of Green and Duval Street”, offers great drinks (all natural, one-of-a-kind concoctions), offered eco-consciously (sustainable design, energy efficient delivery of environmentally friendly products), great prices (up to 24oz frozen refills for under \$10, domestic drafts for \$4, wells for \$6 and specialty drinks available for \$8) while setting a new bar for environmental responsibility among the Key West Business community (pledging 5-10% of proceeds from different to specific community initiatives that best align with that particular drink), all served by high-spirited team members exuding real customer care and showmanship not typically found in Key West bars and restaurants. The menu offerings for The Green Room will be 6 frozen drinks, 3 beers on tap, and a variety of concoctions out of the liquor full bar. Additional product offerings will be bar related merchandise printed with eco-friendly ink on t-shirts manufactured completely out of recycled plastics, which will each donate a portion of the proceeds to initiatives in Key West, such as the Turtle Hospital, Reef Relief, and The Mark House.

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, CHARLES ITTAH as
Please Print Name of person with authority to execute documents on behalf of entity

President of 135 Duval Company
Name of office (President, Managing Member) *Name of owner from deed*

authorize BLAKE FELDMAN.
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 7/31/2014
Date

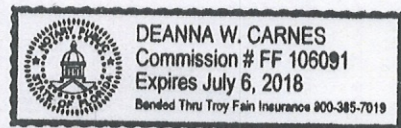
by CHARLES ITTAH
Name of person with authority to execute documents on behalf on entity owner

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

Deanna W. Carnes
Notary's Signature and Seal

Deanna W. Carnes
Name of Acknowledger typed, printed or stamped

FF 106091
Commission Number, if any



**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, CHARLES ITTAH as
Please Print Name of person with authority to execute documents on behalf of entity

President of 135 Duval Co Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Timothy W Root
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 7/31/2014
Date

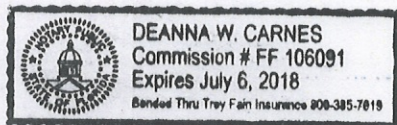
by CHARLES ITTAH
Name of person with authority to execute documents on behalf on entity owner

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

Deanna W. Carnes
Notary's Signature and Seal

Deanna W. Carnes
Name of Acknowledger typed, printed or stamped

FF 106091
Commission Number, if any



Verification Form

City of Key West Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, BLAKE FELDMAN, 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:

135 DUVAL STREET, KEY WEST, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

Blake Feldman
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 28 2014 by
date

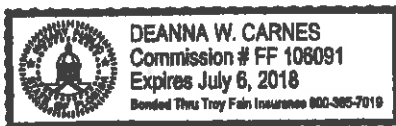
BLAKE FELDMAN
Name of Authorized Representative

He/She is personally known to me or has presented Florida Driver's Lic as identification.

Deanna W. Carnes
Notary's Signature and Seal

Deanna W. Carnes
Name of Acknowledger typed, printed or stamped

FF 106091
Commission Number, if any



**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Timothy Root, 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:

135 Duval St Key West FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 30, 2014 by

Timothy W Root
Name of Authorized Representative

He/She is personally known to me or has presented FL Driver's Lic as identification.

[Signature]
Notary's Signature and Seal

Deanna W. Carnes
Name of Acknowledger typed, printed or stamped

FF 106091
Commission Number, if any



Deed

Name: Keys Title & Abstract Company
 Address: 631 Whitehead Street
 Key West, Florida 33040
 This Instrument Prepared by: 708123
 Address: "same"
 KTAC 56582
 Grantee Name and S.S. #:
 Grantee Name and S.S. #:

DEF REC 188 PAGE 2418

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 31st day of October, A. D. 19 91

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the sex of the singular number shall include the plural, and the plural the singular; the sex of any gender shall include all genders.

Between RAMLO CONSTRUCTION CORPORATION
 a corporation existing under the laws of the State of Florida, having its principal
 place of business in the County of Monroe and State of Florida
 party of the first part, and

135 DUVAL COMPANY,
 400 Duval Street, Key West, Florida 33040
 of the County of Monroe and State of Florida party of
 the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of
 TEN AND OTHER GOOD AND VALUABLE CONSIDERATION ~~(210,000)~~ ^(10,000) Dollars,
 to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted,
 bargained and sold to the said party of the second part forever, the following described land, situate, lying and
 being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Taxes and assessments for the year 1991 and subsequent years
 SUBJECT TO: Limitations, conditions, restrictions and easements of record, if any.

DE Paid 9600.00 Date 11-1-91
 MONROE COUNTY
 DANNY L. KOLHAGE, CLERK
 By [Signature]

Property Appraiser's Parcel Identification Number: RE 52

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

In Witness Whereof, the said party of the first part has caused these presents
 to be signed in its name by its President, and its corporate seal to be affixed,
 attested by its

the day and year first above written.

RAMLO CONSTRUCTION CORPORATION

By [Signature] President.

Witnessed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]
 State of Florida
 County of Monroe

I Hereby Certify, That on this 31st day of October, A. D. 19 91,
 before me personally appeared _____ and
 _____ President and

respectively of RAMLO CONSTRUCTION CORPORATION, a corporation
 under the laws of the State of Florida, to me known to be the persons described
 in and who executed the foregoing conveyance to

135 Duval Company, Inc.
 and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and
 purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said
 instrument is the act and deed of said corporation.

Witness my signature and official seal at
 in the County of Monroe, Florida
 Notary Public, State of Florida
 My Commission Expires FEB 14, 1993

and State of Florida, the day and year last aforesaid.

Notary Public
 My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
 W. A. PERKINS, III
 KEYS TITLE & ABSTRACT COMPANY
 631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040
 THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT
 (305) 264-2559

708124

tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:

Monroe

PARCEL B

On the Island of Key West and known on the Map or Plan of said City, delineated by W. A. Whitehead in February 1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

MORRIS

91 NOV -1 P 2:17

REC'D 17+250

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

135 DUVAL COMPANY

Filing Information

Document Number	S76076
FEI/EIN Number	650284562
Date Filed	08/27/1991
State	FL
Status	ACTIVE

Principal Address

135 DUVAL STREET
KEY WEST, FL 33040

Changed: 04/28/1995

Mailing Address

423 FRONT ST 2ND FL
KEY WEST, FL 33040

Changed: 03/09/1998

Registered Agent Name & Address

ITTAH, CHARLES
423 FRONT ST.
2ND FLOOR
KEY WEST, FL 33040

Name Changed: 04/26/2004

Address Changed: 04/26/2004

Officer/Director Detail

Name & Address

Title PSD

ITTAH, CHARLES
423 FRONT STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2012	04/10/2012
2013	04/18/2013
2014	04/22/2014

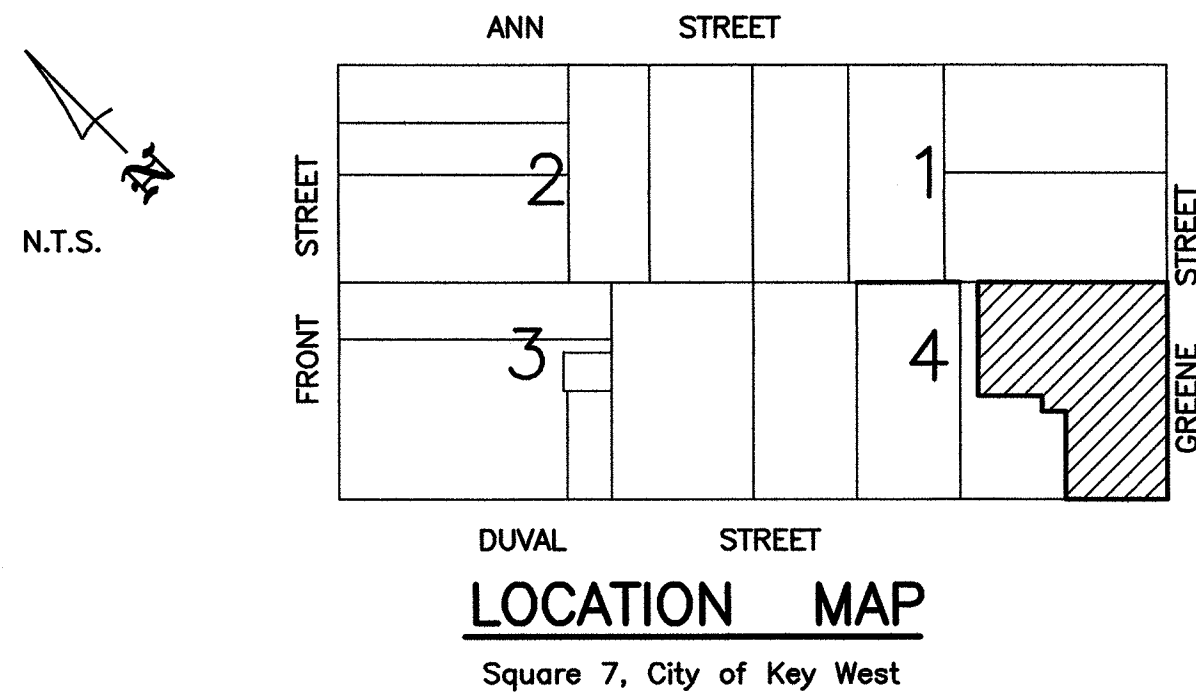
Document Images

04/22/2014 -- ANNUAL REPORT	View image in PDF format
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04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
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03/21/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
03/09/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
04/02/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

[Frs|wtkwE #dqg#Subydf|#SrofIny](#)

Vwdwh#:#|arubgd/#Ghsdwp hqwh#:#|wdb

Survey



LEGAL DESCRIPTION:
 On the Island of Key West and known on the Map or Plan of said City, delineated by W.A. Whitehead in February 1829, as part of Lot number four (4) in Square number seven (7), said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Greene Street and running thence in a Northwesterly direction along the said Northeasterly right of way line of Duval Street for a distance of 49.18 feet; thence Northeasterly and at right angles for a distance of 60.5 feet; thence Northwesterly and at right angles for a distance of 12.7 feet; thence Northeasterly and at right angles for a distance of 8.5 feet; thence Northwesterly and at right angles for a distance of 43.5 feet; thence Northeasterly and at right angles for a distance of 44.0 feet; thence Southeasterly and at right angles for a distance of 105.38 feet to the said Northwesterly right of way line of Greene Street; thence Southwesterly and at right angles along the said Northwesterly right of way line of Greene Street for a distance of 113.0 feet back to the Point of Beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed median Reference Bearing: R/W Duval Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: No.25 Elevation: 5.292

Monumentation:
 ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 Δ = Found P.K. Nail

Abbreviations:

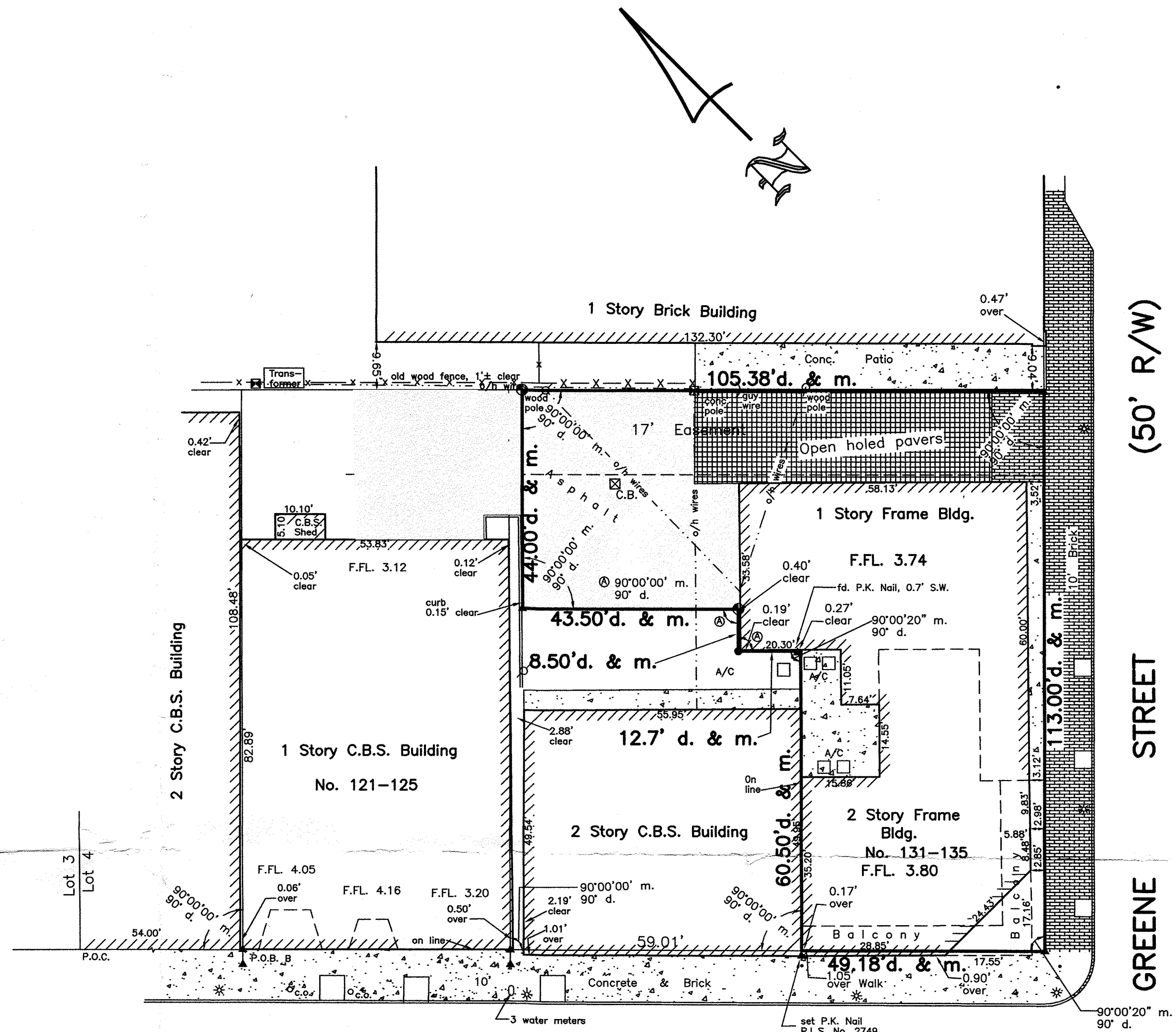
Sty. = Story	o/h = Overhead	☒ = Concrete Utility Pole
R/W = Right-of-Way	u/g = Underground	⊙ = Wood utility Pole
fd. = Found	F.F.L. = Finish Floor Elevation	⊙ = Wood Utility Pole with Guy wire
p. = Plat	conc. = concrete	○ M.H. = Man Hole
m. = Measured	C.B.S. = Concrete Block Stucco	☒ C.B. = Storm Water Catch Basin
d. = Deed	cov'd. = Covered	
N.T.S. = Not to Scale	wd. = Wood	
Elev. = Elevation	Bal. = Balcony	
B.M. = Bench Mark	Pl. = Planter	
P.O.C. = Point of Commence	A/C = Air Conditioner	
P.O.B. = Point of Beginning		
P.B. = Plat Book		
pg. = page		

Field Work performed on: 3/2/00 & 8/30/01, 4/3/02, 5/22/14

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



DUVAL STREET (50' R/W)

GREENE STREET (50' R/W)

135 Duval Company 135 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-261	
Scale: 1"=20'	Ref. 162-30 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/16/00		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
9/28/01: Added 121-125 Duval			
4/23/02: Updated, 135 Only, new cert.			
5/22/14: Updated			
f:/datafred/dwg/keywest/block7/133 duval			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

Plans

COMMERCIAL RENOVATION

503 GREENE STREET
KEY WEST, FLORIDA 33040

SITE DATA

OWNER: BLAKE FELDMAN (AUTHORIZED REP.)
OWNERS ADDRESS: 423 FRONT ST., KEY WEST, FL 33040
SITE ADDRESS: 503 GREENE ST., KEY WEST, FL 33040
RE: 00000520-000000
ZONING: HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE- 1)
FLOOD ZONE: AE6
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 4 SQR 7 H2-442
OCCUPANCY: MERCANTILE
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET CS-1: COVER SHEET, SITE PLAN, PROJECT DATA & SURVEY
SHEET A-1: FLOOR PLANS, ELEVATIONS & REFLECTIVE CEILING/MECHANICAL PLAN
SHEET A-2: ELECTRICAL & PLUMBING
SHEET A-3: LIFE SAFETY PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

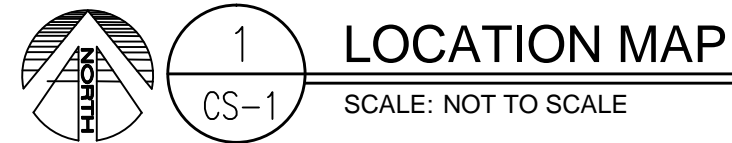
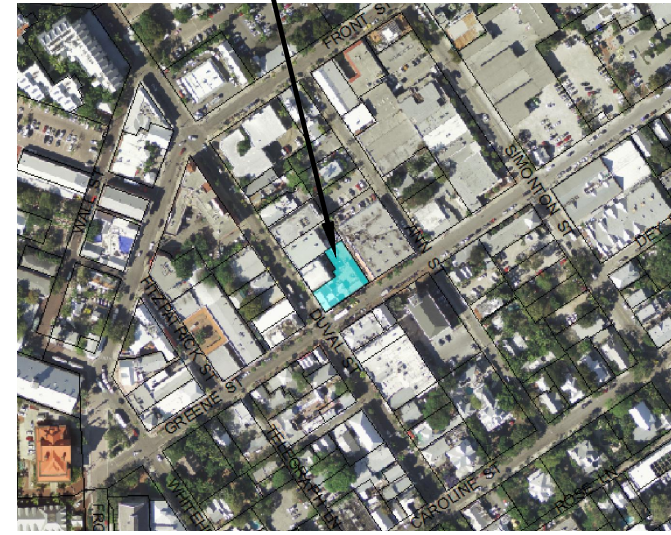
LEGEND

SYMBOLS		MATERIAL INDICATIONS		LIST OF ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATE(LY)
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	GARAGE		BRICK	F.F.L.	FINISH FLOOR LEVEL
	DETAIL OR SECTION AREA		BATT INSULATION	IN.	INCH
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MAX.	MAXIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	MIN.	MINIMUM
	DETAIL OR SECTION NUMBER		GRAVEL	#	NUMBER
	SHEET# WHERE DETAIL IS SHOWN		CONTINUOUS WOOD FRAMING	O.C.	ON CENTER
	SHEET# WHERE DETAIL IS SHOWN		WOOD BLOCKING	LB.	POUND
	SHEET# WHERE DETAIL IS TAKEN		PLYWOOD	PSI	POUND PER SQUARE INCH
			FINISH WOOD	PT	PRESSURE TREATED
				SF	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

PROJECT DATA

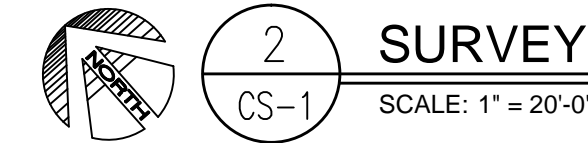
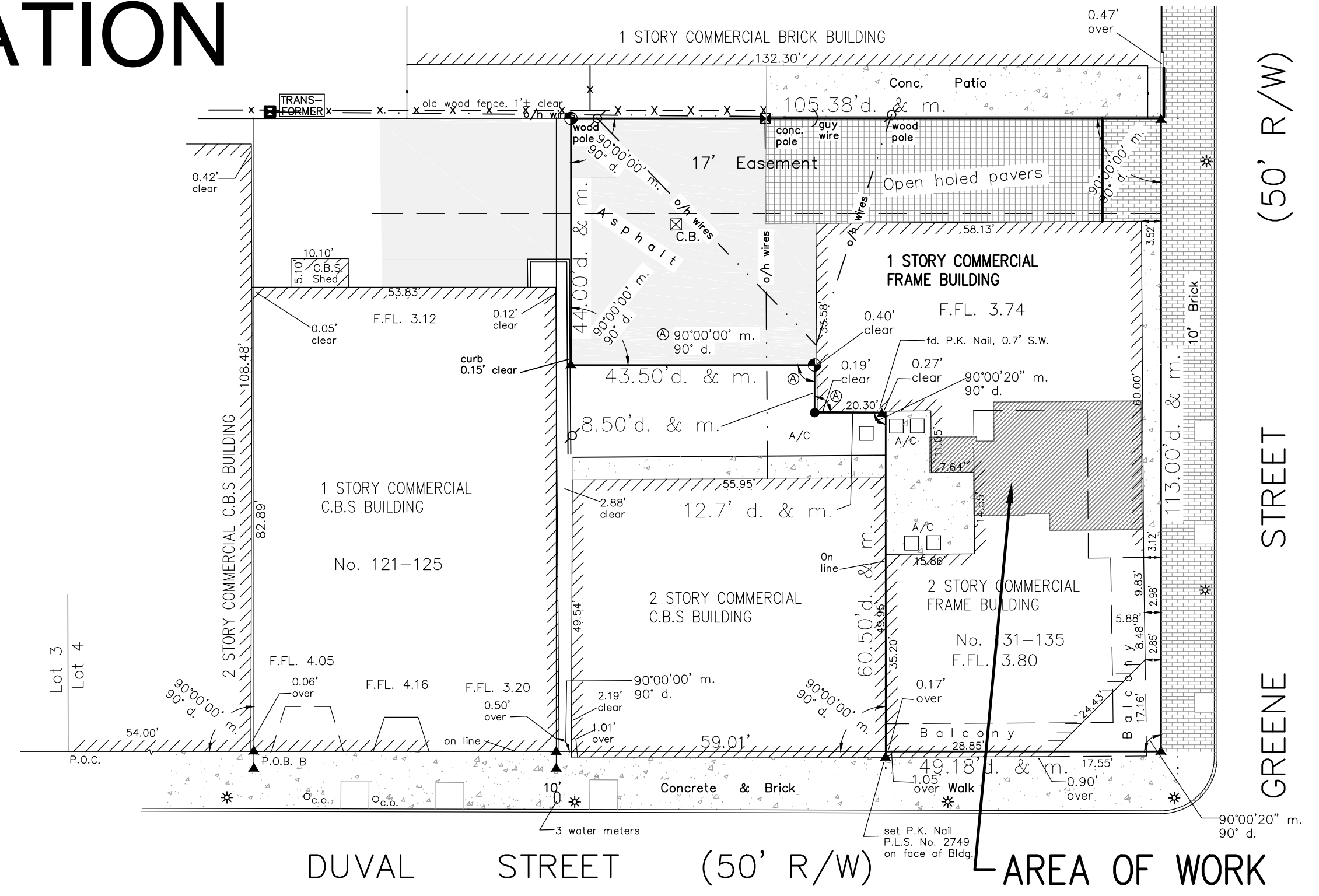
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00000520-000000			
SETBACKS:				
FRONT	NO CHANGE	-1.05'	0'	NONE
STREET SIDE	NO CHANGE	2.6'	0'	NONE
SIDE	NO CHANGE	0'	2.5'	NONE
REAR	NO CHANGE	19'	10'	NONE
LOT SIZE	NO CHANGE	8,138 SQ. FT.	4,000 SQ. FT.	NONE
BUILDING COVERAGE	NO CHANGE	4,335 SQ. FT.	50% MAX	NONE
FLOOR AREA	NO CHANGE	5,859 SQ. FT.	1.0	NONE
BUILDING HEIGHT	NO CHANGE	32'	35' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	8,138 SQ. FT.	100%	70% MAX

SITE



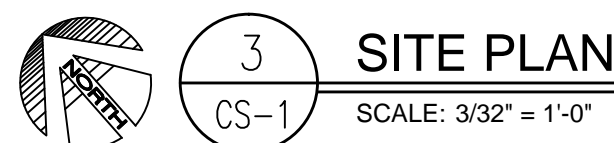
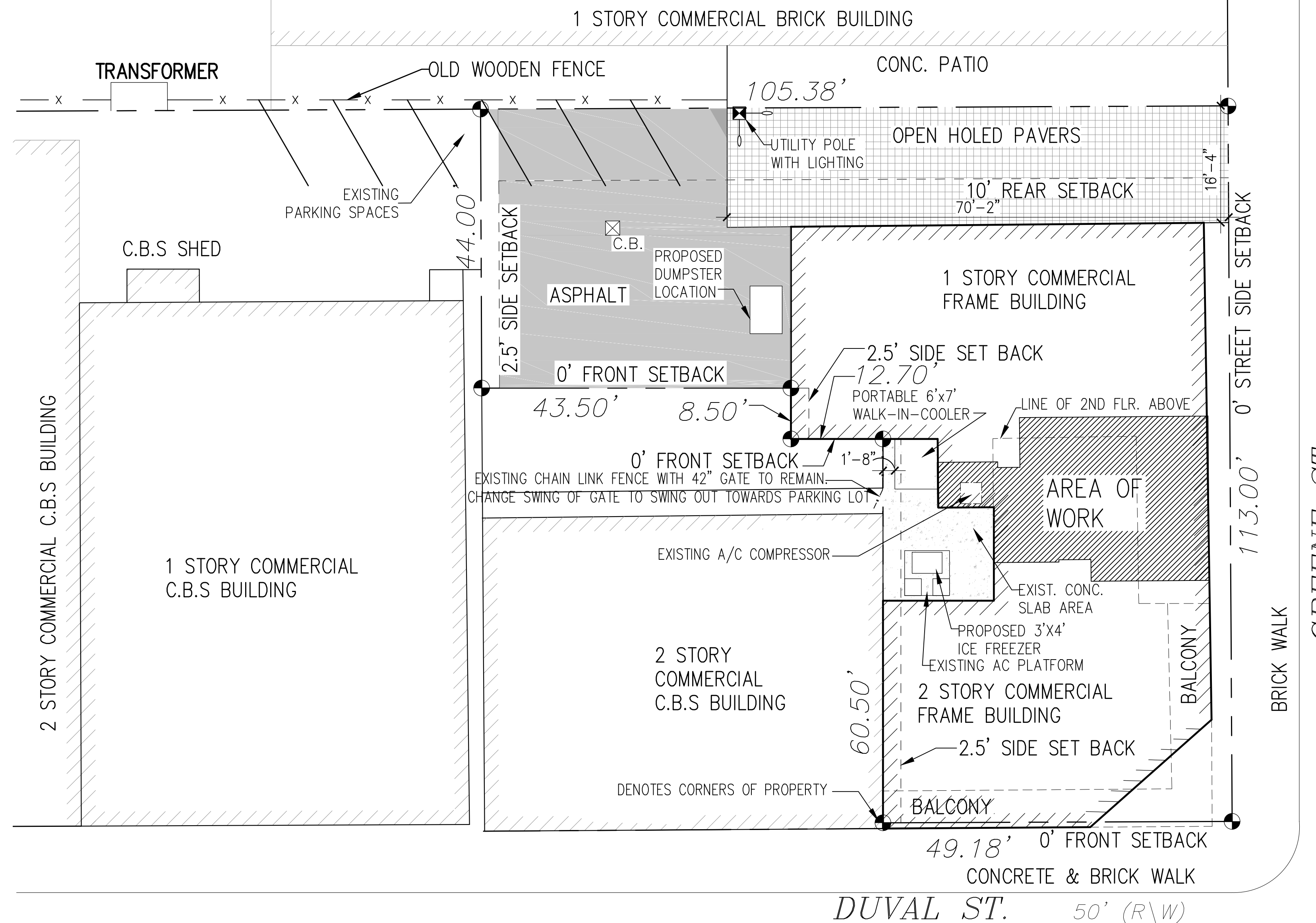
LOCATION MAP

SCALE: NOT TO SCALE



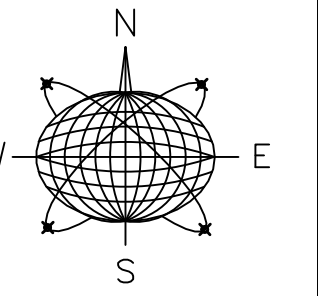
SURVEY

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 3/32" = 1'-0"



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

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL RENOVATION

503 GREENE STREET
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No.:
Scale:

AutoCad File No.

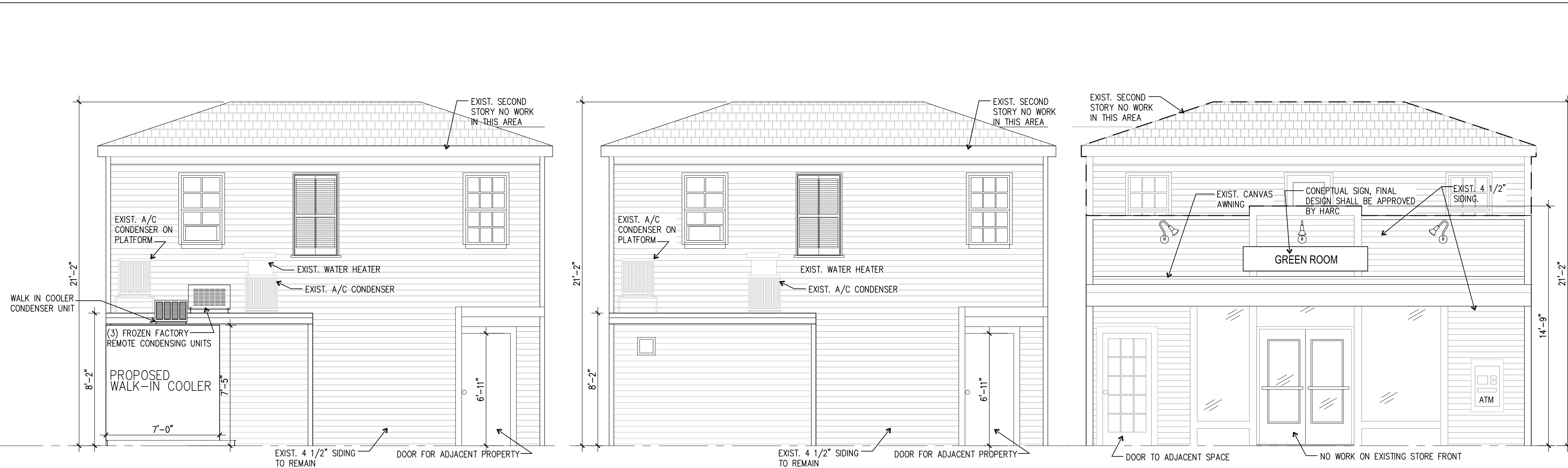
Revisions:

Title:
COVER SHEET,
SITE PLAN,
PROJECT DATA &
SURVEY

Sheet Number:

CS-1

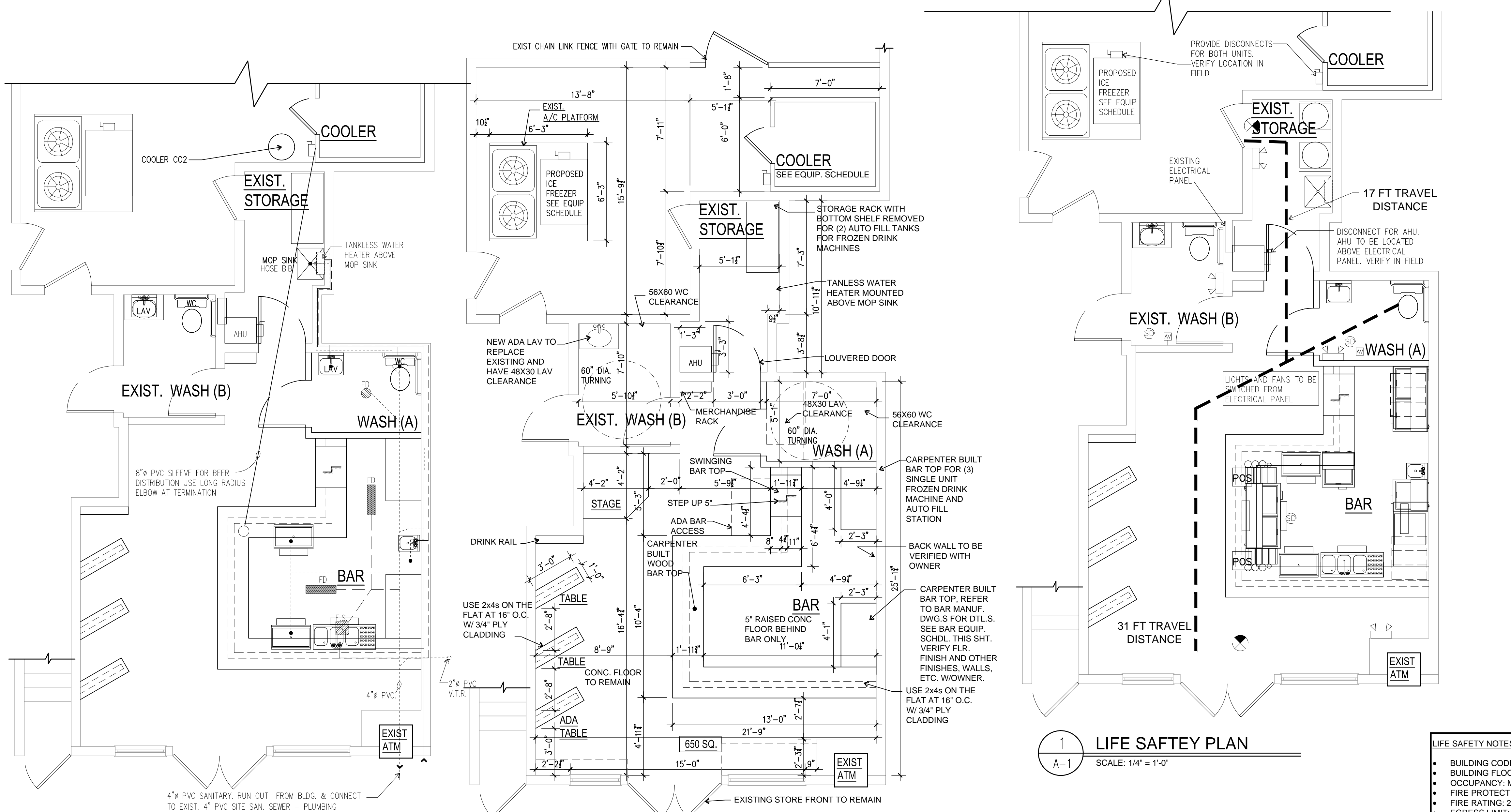
Date: NOVEMBER 19, 2014



6 PROPOSED REAR ELEVATION
A-1 SCALE: 1/4" = 1'-0"

5 EXISTING REAR ELEVATION
A-1 SCALE: 1/4" = 1'-0"

4 EXISTING/PROPOSED FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"



3 PLUMBING PLAN
A-1 SCALE: 1/4" = 1'-0"

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

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

WOOD AND FRAMING NOTES

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
- ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
- ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRD'S MOUTH CUTS).
 - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
- HOLE'S BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
- HOLE'S BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM) .
- ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
- SEE PLANS FOR WALL STUD SIZE AND SPACING.
- ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
- ALL LINTELS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - (2) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
 - (2) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - (2) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
- EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
- WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
- PLYWOOD SHEATHING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 5/8" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
- FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETRY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.
- WOOD SHELVING SHALL BE 3/4" PLYWOOD WITH EDGE BANDING AND PAINTED.

FINISH NOTES

- PROVIDE GYPSUM DRYWALL ON ALL WALLS UNLESS OTHERWISE NOTED AND AS FOLLOWS:
 - STEEL FURRING CHANNELS, ASTM C-645, WITH FLANGE EDGES BENT BACK 90 DEGREES AND DOUBLED OVER TO FORM 3/8" MINIMUM LIP. MINIMUM THICKNESS OF BASE (UNCOATED) METAL, GALVANIZED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS: THICKNESS IS 0.0329 INCH, DEPTH IS 1-3/8".
 - GYPSUM BOARD, 5/8" THICKNESS (UNLESS OTHERWISE INDICATED). ASTM C-840 AND ASTM C-36. USE TYPE X FOR FIRE RESISTANCE-RATED ASSEMBLIES. PROVIDE TAPERED EDGES. USE WATER-RESISTANT GYPSUM BOARD, ASTM C-630 WHERE INDICATED FOR ALL AREAS SUBJECT TO MOISTURE. PROVIDE GALVANIZED METAL TRIM ACCESSORIES COMPLYING WITH ASTM C-1047. PROVIDE TAPE AND THREE COATS SPACKLE, SCREW GYPSUM BOARD TO METAL FRAMING.
 - AT FIRE RATED WALL ASSEMBLIES, TYPE X SHALL BE INSTALLED CONTINUOUS PAST ANY INTERSECTING PARTITIONS. SHEET INSTALLATION LAYERING, PENETRATIONS, AND TREATMENT OF RECESSED ELECTRICAL BOXES, ETC. SHALL BE IN ACCORDANCE WITH ASSEMBLY GUIDELINES.
- CERAMIC TILE SHALL BE FURNISHED AND INSTALLED WHERE INDICATED. TILE GROUTING PRODUCTS SHALL BE AS MANUFACTURED BY AMERICAN ORGANIC DAL-TILE CORPORATION OR APPROVED EQUAL. FLOOR TILE SHALL BE 12X12 UNGLAZED FLOOR TILE, 3/16" CUSHION EDGE AND NON-SLIP SURFACE. WALL TILE SHALL BE 4X4, 3/16" CUSHION EDGE. PROVIDE ALL TRIM AND ACCESSORIES NECESSARY TO PROVIDE A COMPLETE INSTALLATION INCLUDING BULLNOSE, COVE, BASE, BEADS, ETC. USE BONSAI MULTIPURPOSE PREMIUM THIN-SET GROUT W/ LATEX ADDITIVE B-730 OR EQUAL (ANSI A118.4). USE MOISTURE RESISTANT, 3/8" THICK CONCRETE BACKER BOARD UNDER ALL TILE.
- EXISTING WOOD FLOOR RESTORATION: REMOVE ALL EXISTING CARPET, LINOLEUM AND OTHER EXISTING FLOORING MATERIALS INCLUDING GLUE, ADHESIVES, ETC. REPLACE ALL ROTTED OR TERMITE DAMAGED BOARDS. (NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING IF ROTTED OR DAMAGED WOOD IS ENCOUNTERED.) SAND EXISTING FLOORING SMOOTH WITH SANDING MACHINE USING A MINIMUM OF COARSE MEDIUM AND FINE SANDING LAYERS. FILL ALL HOLES AND GAPS WITH ZAR LATEX PATCHING COMPOUND, COLOR TINT TO MATCH EXISTING. HOLES OR VOIDS OVER 1/2" IN DEPTH SHALL BE FILLED IN SUCCESSIVE LAYERS OF 3/4" EACH. ALLOW DRYING BETWEEN APPLICATIONS. SAND SMOOTH AND STAIN FILL MATERIAL AS REQUIRED TO MATCH EXISTING. APPLY (2) COATS OF ZAR QUICK DRY GLOSS PRIMER/SEALER POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (LIGHTLY SAND BETWEEN COATS) APPLY (2) FINISH COATS OF ZAR GLOSS POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (SAND LIGHTLY BETWEEN COATS)
- CARPETING AND PADDING SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE \$25 PER SQUARE YARD ALLOWANCE FOR PURCHASE DELIVERY AND INSTALLATION OF NEW CARPETING AND PADDING.
- PROVIDE PAINTING FOR ALL EXPOSED INTERIOR AND EXTERIOR SURFACES UNLESS NOTED OTHERWISE OR INDICATED TO REMAIN NATURAL. ALL SURFACES TO BE PAINTED OR OTHERWISE FINISHED SHALL BE PROPERLY PREPARED AND PRIMED PRIOR TO PAINTING OR OTHERWISE FINISHING. IF A SURFACE IS NOT SPECIFICALLY INDICATED TO BE PAINTED, MATCH ADJACENT SURFACES. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OPERATING PARTS AND LABELS. (DO NOT PAINT OVER UL, FACTORY MUTUAL, OR OTHER CODE-REQUIRED LABELS OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE DATA OR NOMENCLATURE SAMPLES.) PROVIDE SAMPLES OF EACH COLOR, TEXTURE AND FINISH TO BE APPLIED. RESUBMIT UNTIL ALL COLORS, TEXTURES AND FINISHES ARE APPROVED BY OWNER.
- REMOVE AND REPLACE ALL ROTTED OR DAMAGED WOOD AND REPLACE WITH SIMILAR WOOD TO MATCH EXISTING SURFACES. USE PRESSURE TREATED WOOD. SPLICE NEW BOARDS INCONSPICUOUSLY AND STAGGER JOINTS AS REQUIRED. SCRAPE LOOSE PAINT OFF EXISTING WOOD SURFACES, SAND SMOOTH AND APPLY PRIMER. CAULK ALL SEAMS, JOINTS AND HOLES PRIOR TO APPLYING FINISH COAT.
- WALL COVERINGS INDICATED SHALL BE FURNISHED BY OWNER. CONTRACTOR TO PROVIDE WALL SURFACES THAT HAVE BEEN TAPED, FLOATED AND SANDED TO PROPERLY RECEIVE WALL COVERINGS.

MECHANICAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2007 MECHANICAL CODE, FLORIDA ENERGY EFFICIENCY CODE AND ALL LOCAL ORDINANCES.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, PERMITS, FEES AND INSPECTIONS NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OR PIPING.
- PRIMARY DUCTWORK SHALL BE CONSTRUCTION OF ONE INCH HALF-INCH THICK (R-6 MINIMUM) FIBERGLASS DUCTBOARD WITH REINFORCED ALUMINUM FOIL FACED COVERING FABRICATED AND INSTALLED PER SMACNA RECOMMENDATIONS.
- ALL VENTILATION AND EXHAUST DUCTWORK SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION PER SMACNA RECOMMENDATIONS.
- REFRIGERANT PIPING SHALL BE TYPE "L" COPPER TUBING SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSULATED SUCTION AND CONDENSATE PIPING WITH 1/4" THICK FOAM PLASTIC OF FIRE RETARDANT TYPE 25/30 MAXIMUM SMOKE DEVELOPED AND FLAME SPREAD RATING RESPECTIVELY PER TESTS IN MFPA-255. FINISH WHERE EXPOSED WITH TWO COATS OF ACRYLIC LACQUER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. COMPRESSORS SHALL CARRY A FIVE-YEAR FACTORY GUARANTEE.
- AIR CONDITION SYSTEM SHALL BE BALANCED TO OBTAIN COMFORT CONDITIONS IN ALL AREAS WITHOUT DRAFTING.
- THERMOSTATS SHALL BE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB BASE. MOUNT FIVE FEET ABOVE FINISHED FLOOR WHERE SHOWN.
- ALL DUCT ELBOWS GREATER THAN FORTY FIVE (45) DEGREES SHALL BE FITTED WITH TURNING VANES.
- PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
- VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
- VIBRATION ISOLATION SHALL BE PROVIDED FOR ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND FORCES GENERATED BY 150 MPH WINDS.
- FLEXIBLE DUCT SHALL BE FACTORY FABRICATED ROUND DUCTWORK COMPOSED OF CORROSION-RESISTANT REINFORCING WITH HELIX PERMANENTLY BONDED AND ENCLOSED IN POLYESTER FILM THEN COVERED WITH 1-1/2 INCH THICK 1/4 PCF (R-6 MINIMUM) DENSITY FIBERGLASS INSULATION BLANKET SHEATHED IN A VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, ELASTOMER BACK COATED. THE DUCT SHALL COMPLY WITH MFPA BULLETIN 90-A AND BE LISTED A CLASS 1 AIR DUCT. UL 181 DUCT SHALL BE "WIRE HOLD" TYPE W6 OR EQUAL.

LIFE SAFETY NOTES:

- BUILDING CODES: 2010 FLORIDA BUILDING CODE, NFPA 101 AND NFPA 10
- BUILDING FLOOR AREA: 1439 SF
- OCCUPANCY: MERCANTILE GROUP M
- FIRE PROTECTION: SMOKE ALARMS THROUGHOUT
- 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 30 PERSONS = 6 INCHES
- CAPACITY PROVIDED: 120 INCHES
- 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.
- EXISTING SMOKE DETECTORS AND FIRE EXTINGUISHERS.

SYMBOL KEY

- EMERGENCY LIGHT
- EXIT SIGN
- SMOKE DETECTOR
- AUDIO/VISUAL ALARM
- HEAT DETECTOR

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

COMMERCIAL RENOVATION

503 GREENE STREET
KEY WEST, FLORIDA

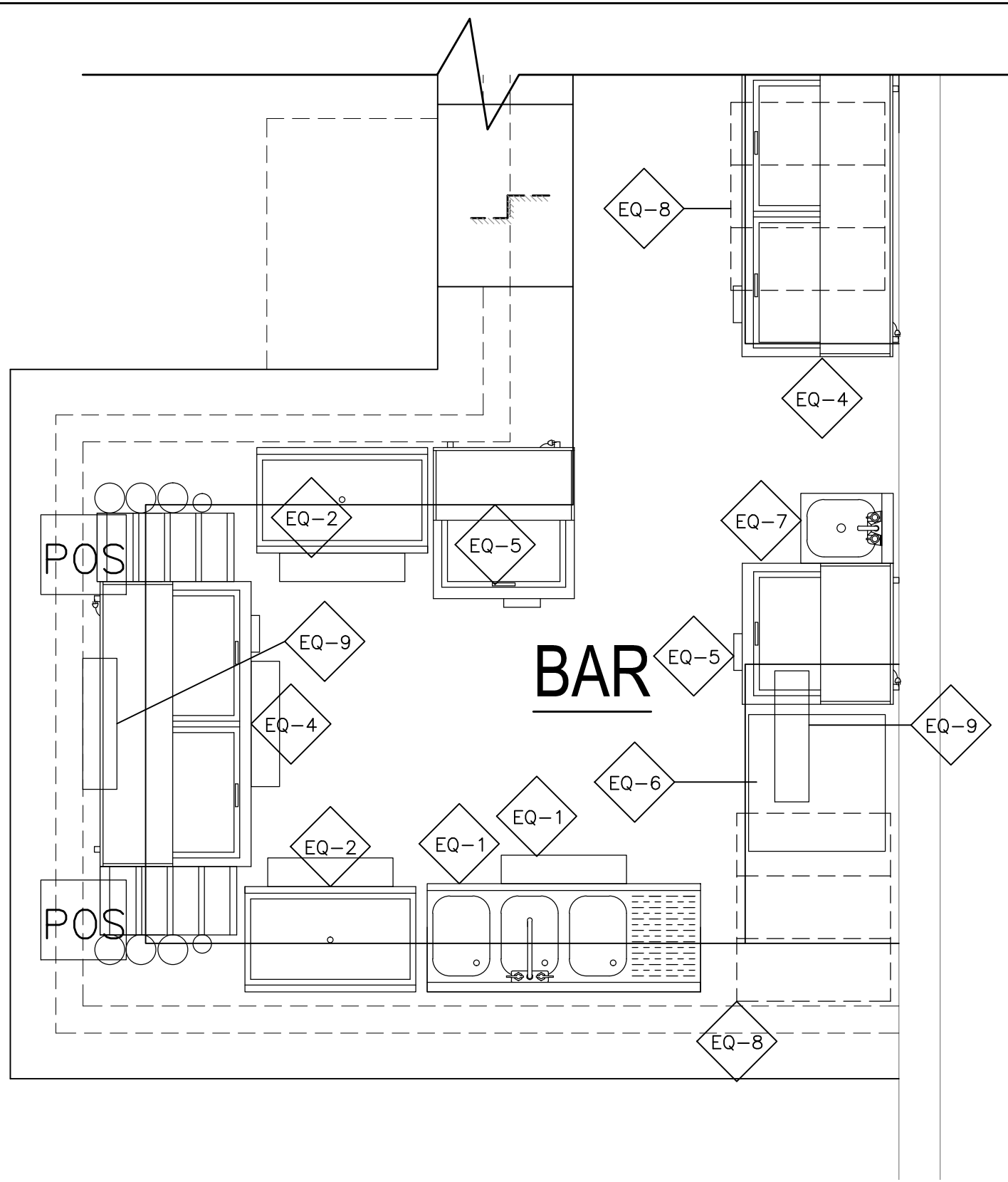
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Revisions:

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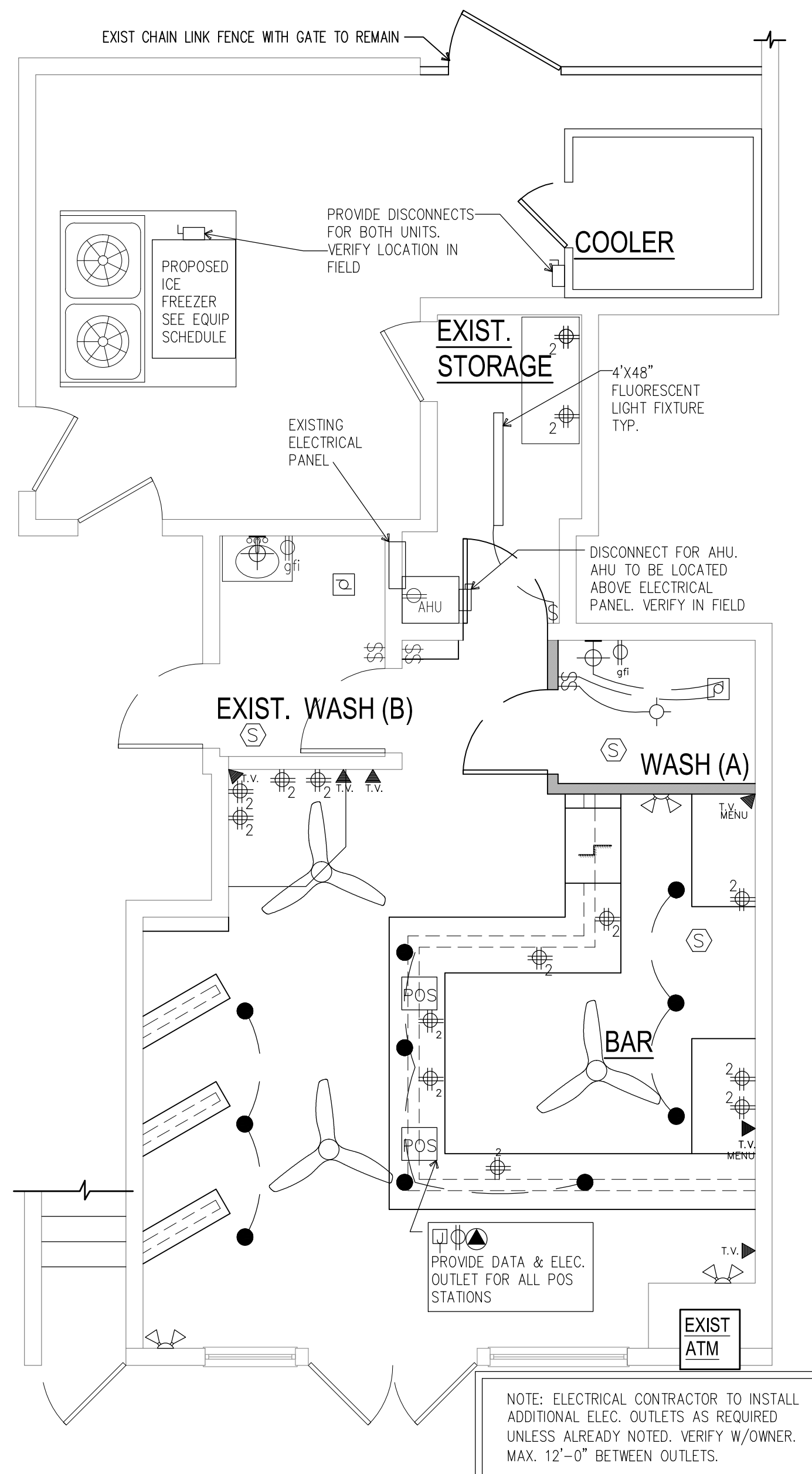
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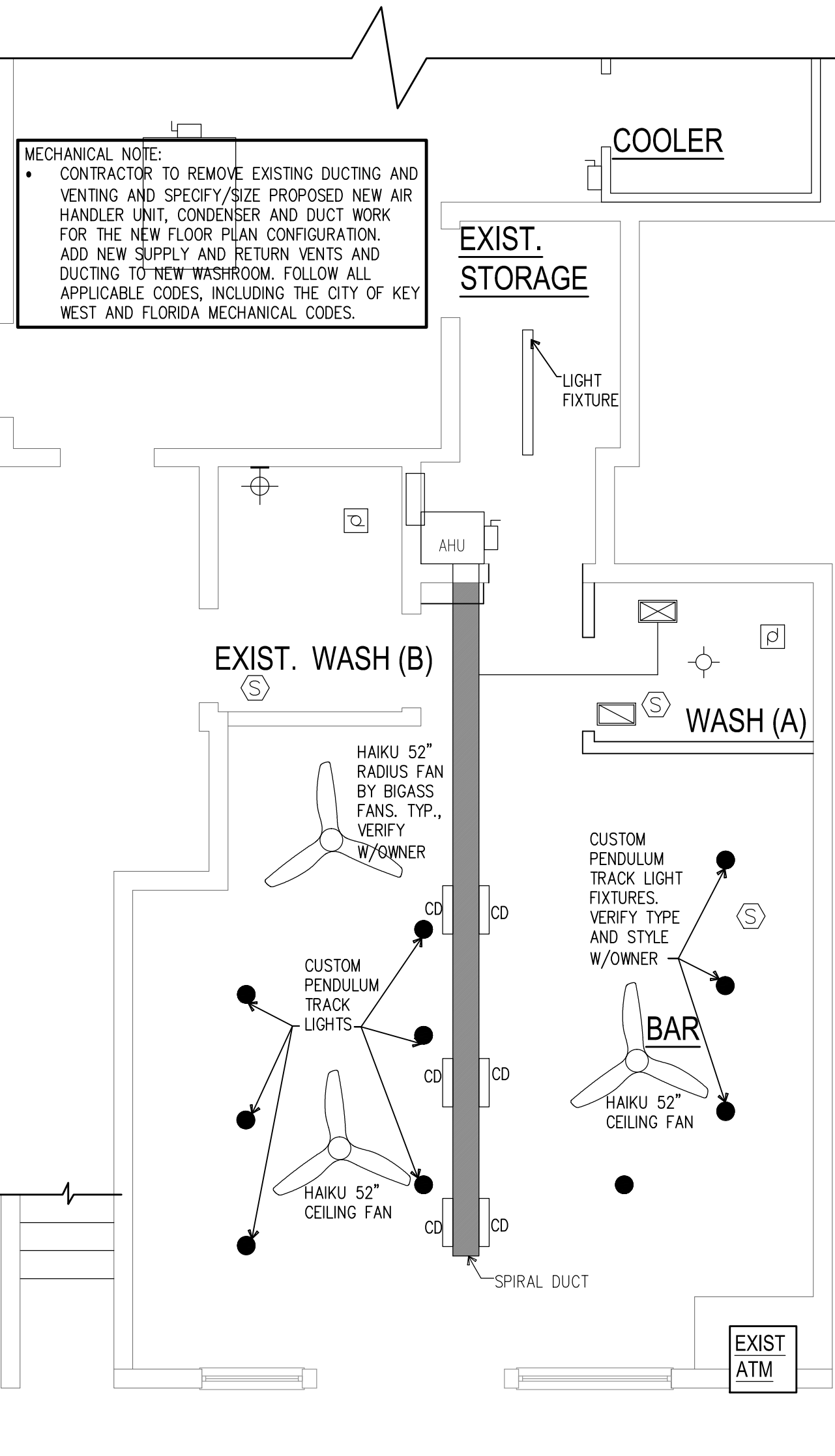


4 EQUIPMENT PLAN
SCALE: 1/2" = 1'-0"

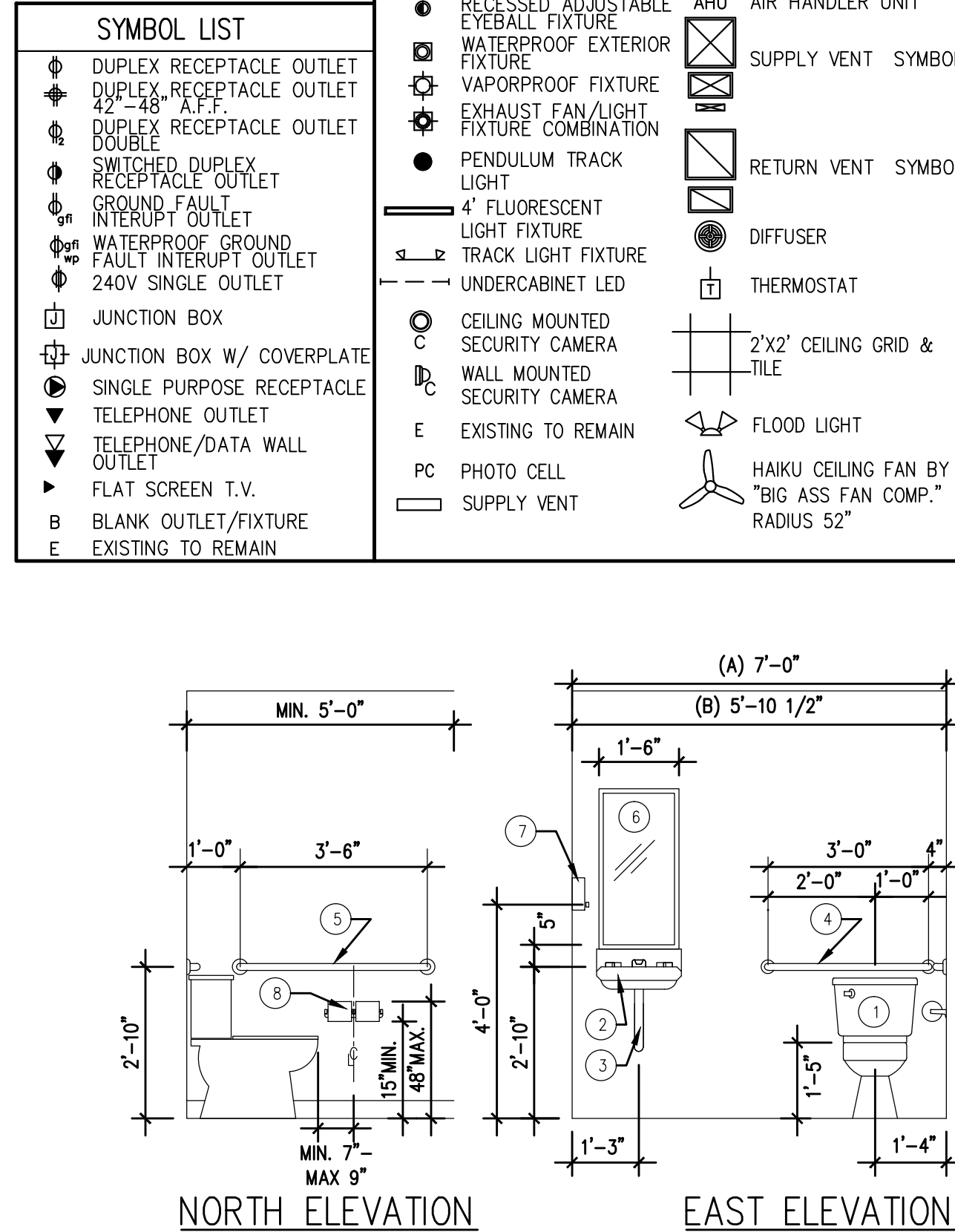
EQUIPMENT SCHEDULE		
TAG	DESCRIPTION	MANUFACTURER
EQ-1	KROWNE KR18-43R/L, 4'-0", HOT/COLD WATER 1/2" IPS, DRAIN 1" IPS	KROWNE
EQ-2	KROWNE 18-30DP, 2'-0" COLD PLATE: 1/2" IPS DRAIN CONNECTION. 4" TAILPIECE PROVIDED NO COLD PLATE: 1" IPS DRAIN CONNECTION	KROWNE
EQ-3	KROWNE LIQUOR DISPLAY KR-18-12RD, HOLDS 20 BOTTLES	KROWNE
EQ-4	TRUE TD50, 4'-2", HOLDS 12 OZ. BOTTLES 16.5 CASES OR 12 OZ. CAN 24 CASES	TRUE
EQ-5	TRUE TD24, 2'-0", HOLDS 12 OZ. BOTTLES 4.5 CASES OR 12 OZ. CAN 6 CASES	TRUE
EQ-6	PEL BABY JAWS GLASS CRUSHER REDUCES GLASS 5:1	PEL
EQ-7	KROWNE HS9 HAND SINK, 1/2" IPS HOT AND COLD WATER, 1 1/2" IPS DRAIN OUTLET. INSTALL AT 36" WORKING HEIGHT. 1/2" FAUCET SUPPLY 12" FROM FLOOR. 1 1/2" DRAIN LINE 23 1/4" FROM FLOOR.	KROWNE
EQ-8	7 QUART CYLINDER, 12 QUART HOPPER, UP TO 320 10 OZ. DRINK PER HOUR	FROZEN FACTORY MODEL 115
EQ-9	PERLUCK TEE TOWER 8 BEER DISPENSER	PERLUCK
	AUTO FILL TANK KIT, 115V/60/1-PH, 2.0AMP 30 GAL. (FOR LOCATION SEE SHEET A1-2)	FROZEN FACTORY AFT-1
	COOLER CONSIST OF PANELS MADE WITH INNER AND OUTER METAL SKINS, A 4" INSULATION CORE, AND EQUIPPED WITH CAM-ACTION LOCKING DEVICES. (FOR LOCATION SEE SHEET A1-2)	US COOLER WALK IN COOLER
	ICE FREEZER, 24 GAUGE STEEL PANEL CONSTRUCTION WITH ANTI-SAG SUPPORT CHANNEL. REFRIGERANT R-404A, SELF CONTAINED REFRIGERATION SYSTEM. (FOR LOCATION SEE SHEET A1-2)	MB MASTER-BILT



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



3 REFLECTIVE CEILING/ MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



1 WASHROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

ELECTRICAL NOTE:
 • ELECTRICAL CONTRACTOR TO VERIFY ALL WORK WITH OWNER.
 • ALL WORK TO FOLLOW THE MOST CURRENT NATIONAL ELECTRICAL CODE.
 • CONTRACTOR TO VERIFY ALL EXISTING WIRING, CONDUIT AND JUNCTION BOXES MEET CURRENT ELECTRICAL AND LOCAL CODES. REPAIR OR REPLACE AS REQUIRED.

KEYED NOTES	
1.	TANK STYLE TOILET: KOHLER HIGHLINE PRESSURE LITE ELONGATED FRONT TOILET K3493, K4304 BOWL, K4645 TANK LEFT HAND FLUSH.
2.	WALL MOUNTED LAVATORY AMERICAN STANDARD REGALYN 19"x17" CAST IRON WALL SINK WITH DELTA LAHARA 2 HANDLE WIDESPREAD LAV FAUCET WITH WRIST BLADES MO. 3538 MPU-DST (OR EQUAL)
3.	PIPE INSULATION: TRUEBRO #103 E-2 (OR EQUAL)
4.	GRAB BAR: BOBRICK #B-6806x36.99. (OR EQUAL)
5.	GRAB BAR: BOBRICK #B-6806x42.99. (OR EQUAL)
6.	MIRROR: BOBRICK #B-165-1830. (OR EQUAL)
7.	SOAP DISPENSER: BOBRICK #B-2111. (OR EQUAL)
8.	TOILET PAPER DISPENSER: BOBRICK #B-7686 (OR EQUAL)
9.	FLOOR DRAIN: WADE 1100 SERIES. (OR EQUAL)
10.	PAPER TOWEL DISPENSER: BOBRICK #B-2620. (OR EQUAL)
11.	COAT HOOK: BOBRICK #B-682. (OR EQUAL)
12.	SIGNAGE PER 2012 FLORIDA ACCESSIBILITY CODE.
13.	PRIVACY SET: SCHLAGE "RHODES" W/ LEVER HANDLE #ND405-8R0-625-RHO-625-RRB (OR EQUAL)
14.	DOOR CLOSER: LCN 4010 SERIES. (OR EQUAL)
15.	THE FORCE FOR PUSHING OR PULLING OPEN A OR GATE SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM 2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM 3. EXTERIOR HINGED DOORS TO BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 POUNDS

SYMBOL LIST			
⊞	TOGGLE SWITCH	⊞	COMBO SMOKE/CO DETECTOR
⊞	DIMMER SWITCH	⊞	EMERGENCY LIGHT FIXTURE
⊞	3-WAY TOGGLE SWITCH	⊞	WALL MOUNTED HORN/STROBE
⊞	4-WAY TOGGLE SWITCH	⊞	EXIT SIGN / SINGLE FACE
⊞	CEILING MOUNTED FIXTURE	⊞	PADDLE FAN
⊞	PULL-CHAIN FIXTURE	⊞	PADDLE FAN WITH LIGHT
⊞	WALL MOUNTED FIXTURE	⊞	EXHAUST FAN
⊞	FLUSH RECESSED FIXTURE	⊞	AHU AIR HANDLER UNIT
⊞	CEILING MOUNTED DECORATIVE FIXTURE	⊞	SUPPLY VENT SYMBOLS
⊞	CLOSED LIGHT FIXTURE WITH COVERED LENS	⊞	RETURN VENT SYMBOLS
⊞	RECESSED INCANDESCENT FIXTURE	⊞	DIFFUSER
⊞	RECESSED ADJUSTABLE EYEBALL FIXTURE	⊞	THERMOSTAT
⊞	WATERPROOF EXTERIOR FIXTURE	⊞	FLOOD LIGHT
⊞	VAPORPROOF FIXTURE	⊞	HAIKU CEILING FAN BY "BIG ASS FAN COMP." RADIUS 52"
⊞	EXHAUST FAN/LIGHT FIXTURE COMBINATION		
⊞	PENDULUM TRACK LIGHT FIXTURE		
⊞	4" FLUORESCENT TRACK LIGHT FIXTURE		
⊞	UNDERCABINET LED		
⊞	CEILING MOUNTED SECURITY CAMERA		
⊞	WALL MOUNTED SECURITY CAMERA		
⊞	EXISTING TO REMAIN		
⊞	PHOTO CELL		
⊞	SUPPLY VENT		

ELECTRICAL NOTES

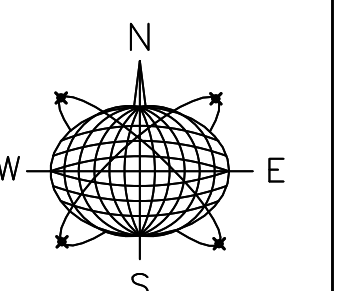
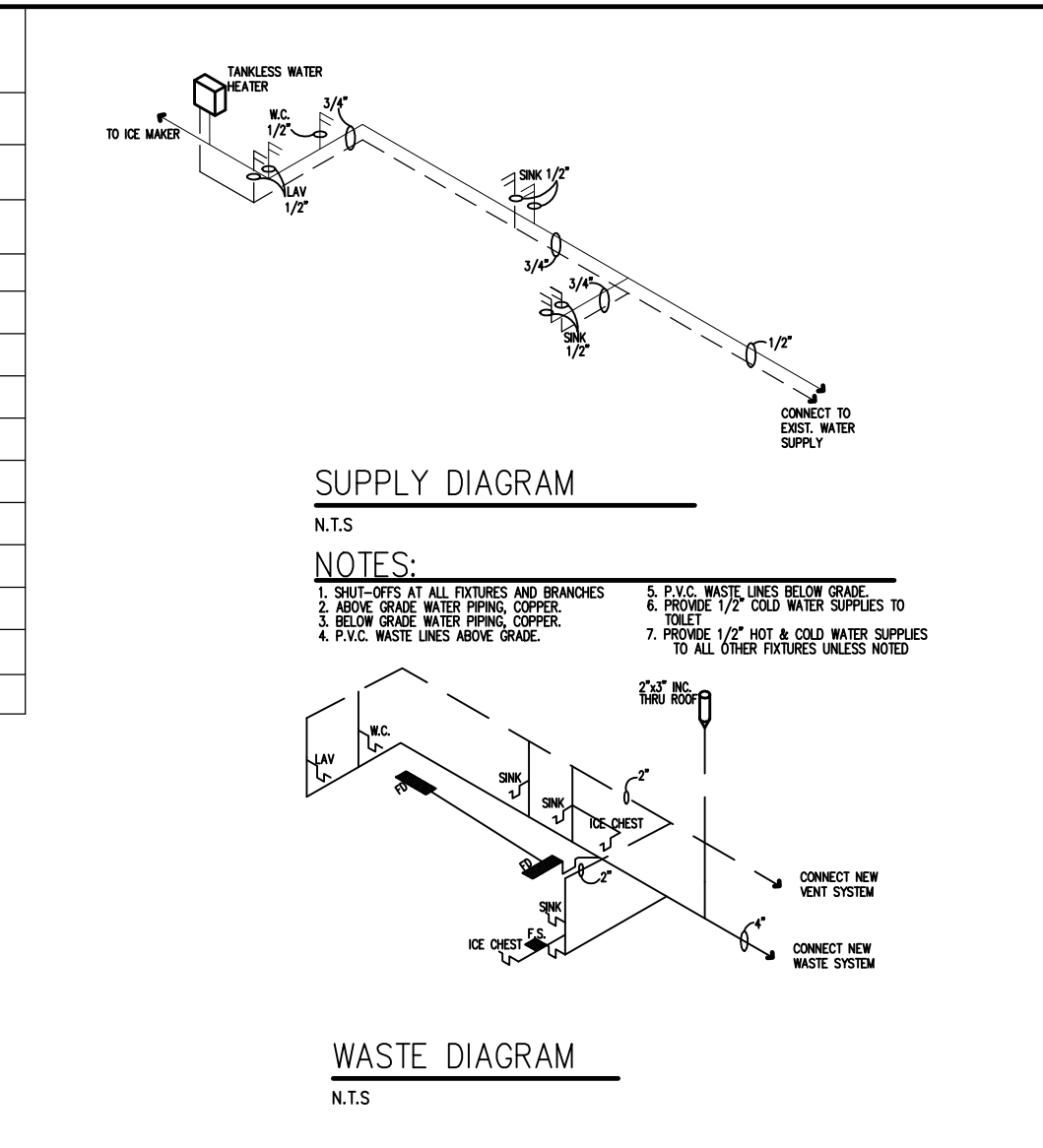
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.
- ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
- ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
- EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL MATERIAL SHALL BE UL APPROVED.
- A TYPED PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO "OZ" FLAMESEAL.
- ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 5350/5252 SERIES OR EQUAL.
- ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
- ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
- PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
- ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL BEDROOM RECEPTACLE OUTLETS SHALL BE ARC FULT PROTECTED IN ACCORDANCE WITH NEC 210-12.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
- ALL SMOKE DETECTORS SHALL BE WIRED IN TANDEM.

PLUMBING NOTES

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.
- PLUMBING DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED NOR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT.
- THE OWNER WILL NOT BE HELD LIABLE FOR ANY CHANGES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER OR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATING.
- VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.
- THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO BID AND BECOME FAMILIAR WITH THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. (PLUMBING FIXTURES INDICATED ON DRAWING ARE FOR REFERENCE ONLY, FIXTURES OF EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS DIRECTED).
- ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. (JOSAN OR EQUAL)
- PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT. CONTROL VALVES SHALL BE CAST BRASS OR BRONZE GATE VALVES.
- PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY PIPING AT THE BASE OF EACH SOIL AND WASTE PIPE AND AT EVERY CHANGE OF DIRECTION.
- PROVIDE MINIMUM PITCH OF 1/4" PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRADES.
- ALL WATER PIPING SHALL BE TYPE M COPPER WITH WROUGHT COPPER SOLDERED JOINT FITTINGS.
- PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.
- SANITARY DRAIN PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 PVC.
- WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 2" MIN. SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 3/4" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P&T RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.
- UNDERGROUND PIPING SHALL BE PROTECTED WITH A COAT OF BITUMENOUS COMPOUND.
- ALL FLOOR DRAINS SHALL HAVE BRAP PRIMERS TO PROTECT TRAP SEAL.
- ALL VENTS THROUGH ROOF SHALL MAINTAIN MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.
- ALL PIPING SHALL BE SUPPORTED RIGIDLY.
- ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
- WATER USAGE FOR PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING:
 WATER CLOSETS: 1.6 GALLONS PER FLUSH
 SHOWERS: 2.5 GALLONS PER MINUTE
 FAUCETS: 2.0 GALLONS PER MINUTE
- HOSE BIBS SHALL BE PROTECTED BY APPROVED BACK-SIPHONAGE BACKFLOW PREVENTERS.
- TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS.
- TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10" HEAD OF WATER. WATER LEVEL TO REMAIN UNCHANGED FOR 2 HOURS MINIMUM.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

KITCHEN SUPPLIER PLUMBING LEGEND
PLEASE REFER TO THEIR DRAWING K-2 FOR ADDITIONAL INFORMATION

⊞	FLOOR SINK 8" X 8" W/ HALF GRATE COVER
⊞	FLOOR SINK 12" X 12" W/ HALF GRATE COVER
⊞	FLOOR SINK 12" X 12" W/ 3/4 GRATE COVER
⊞	DIRECT DRAIN
⊞	HUB DRAIN
⊞	FLOOR DRAIN
⊞	GAS
⊞	HOT AND COLD WATER
⊞	HOT AND COLD WATER W/ DIRECT DRAIN
⊞	HOT WATER
⊞	COLD WATER
⊞	FILTERED WATER
⊞	INDIRECT DRAIN RUN MARKER
⊞	INDIRECT DRAIN RUN



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 BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL RENOVATION
503 GREENE STREET
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. Scale:

AutoCad File No.

Revisions:

Title:
ELECTRICAL & MECHANICAL PLAN

Sheet Number:

A-2

Date: NOVEMBER 19, 2014

Site Photos



\$5.00

ATM

ATM

KEYNOTER

KEY WEST

Help Wanted



DRC Minutes/Comments

Development Review Committee Minutes August 28, 2014 **FINAL**

FIRE: Mr. Barroso asked that the applicant please make an appointment with the fire department to ensure no setback concerns/accessibility issues.

ENGINEERING: Ms. Ignaffo directed the applicant to direct the downspouts back onto property, into landscaped areas.

BUILDING: No comments

TREE: Ms. DeMaria reminded the applicant that any trees within the work area must be protected during demolition and construction. Watch out for height of building and the canopy of the existing large tree in the area. Any tree being removed or any heavy maintenance trimming may require permitting from the Tree Commission.

HARC: Ms. Torregrosa reminded the applicant there is to be no changes in the roofline.

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- 2. Conditional Use – 503 Greene Street (RE # 00000520-000000, AK # 1000515) - A request for conditional use approval for the renovation of 650 square feet of existing commercial space for a bar and lounge use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Bond gave members an overview of the conditional use request. He also requested clarification regarding the number of seats.

The applicant, Rick Milleli, Meridian Engineering LLC., gave members an overview of the conditional use request.

PLANNING DIRECTOR: No comments

FIRE: Mr. Barroso asked that the applicant please make an appointment with the Fire department to ensure no setback concerns/accessibility issues.

ENGINEERING: Ms. Igaffo ask the applicant to please contact Will Thompson, Solid Waste Coordinator at 809-3776, to assist with setting up the recycling account and please provide a plumbing plan that includes a grease interceptor for the sinks and floor drains.

BUILDING: Mr. Wampler noted that with the change of use from a mercantile to a bar and you have seating for more than 10 people you must have both a male and female restroom which is ADA approved. You must also have ADA seating at the bar which is lowered for accessibility. At the entry any

Development Review Committee Minutes August 28, 2014 **FINAL**

architectural barrier must be removed. He also stated that air conditioners can be problematic in the setback.

TREE: No comment

HARC: Ms. Torregroso stated that the new walk-in cooler in the rear of the property may require a 5 ft. setback. She is also concerned about the door signage and colors and wanted to know if there was an easement because the building is encroaching on Duval Street.

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- 3. Variance – 1618 North Roosevelt Boulevard** (RE # 00064910-000100, AK # 1065421) – A request for variance to maximum sign area in order to replace an existing freestanding sign on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 114-140 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the variance request.

The applicant, Randall Mearns, Marathon Electric Sign & Light, Inc., gave members an overview of the variance request.

PLANNING DIRECTOR: Mr. Craig stated that the sign dimensions are 6'5"X8'4", 20 ft. tall and is 48 sq. ft. and the maximum is 32 sq. ft.

FIRE: Mr. Barroso reminded the applicant that the sign should not block the line of sight and make sure it doesn't block the intersection.

ENGINEERING: No comments

BUILDING: No comments

TREE: No comment

HARC: No comments

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- 4. Change of Nonconforming Use – 1103-1105 Whitehead Street** (RE # 00028130-000000, AK # 1028908) – A request for a change of nonconforming use from dog grooming to retail on property located within the

Other Information

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Beach on Duval, LLC	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 503 Greene Street	Company NAIC Number	
City Key West	State Fl	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A portion of Lot 4, Square 7, W. A. Whitehead's Map of Key West, 1829, Parcel No. 00000520-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential		
A5. Latitude/Longitude: Lat. 24 33'33.1"N Long. 81 48'18.1"W		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 1A		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) n/a sq ft	a) Square footage of attached garage n/a sq ft	
b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade n/a	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a	
c) Total net area of flood openings in A8.b n/a sq in	c) Total net area of flood openings in A9.b n/a sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Basic Vertical Datum: NGVD 1929
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	3.74	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	13.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	n/a	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	3.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	3.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

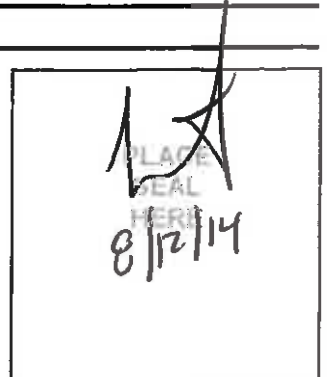
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State Fl ZIP Code 33040
Signature	Date 8/12/14 Telephone 305-293-0466



IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 503 Greene Street		Policy Number:
City Key West	State Fl ZIP Code 33040	Company NAIC Number

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A5. Lat. and Long. obtained using hand held G.P.S. C2.e) A/C Unit at elevation 7.3'

Signature  Date 8/12/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
503 Greene Street

Policy Number

City Key West

State FL

ZIP Code 33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View (8/12/14)



Rear View (8/12/14)

**Property Appraiser
Record Card**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1000515** Parcel ID: **00000520-000000**

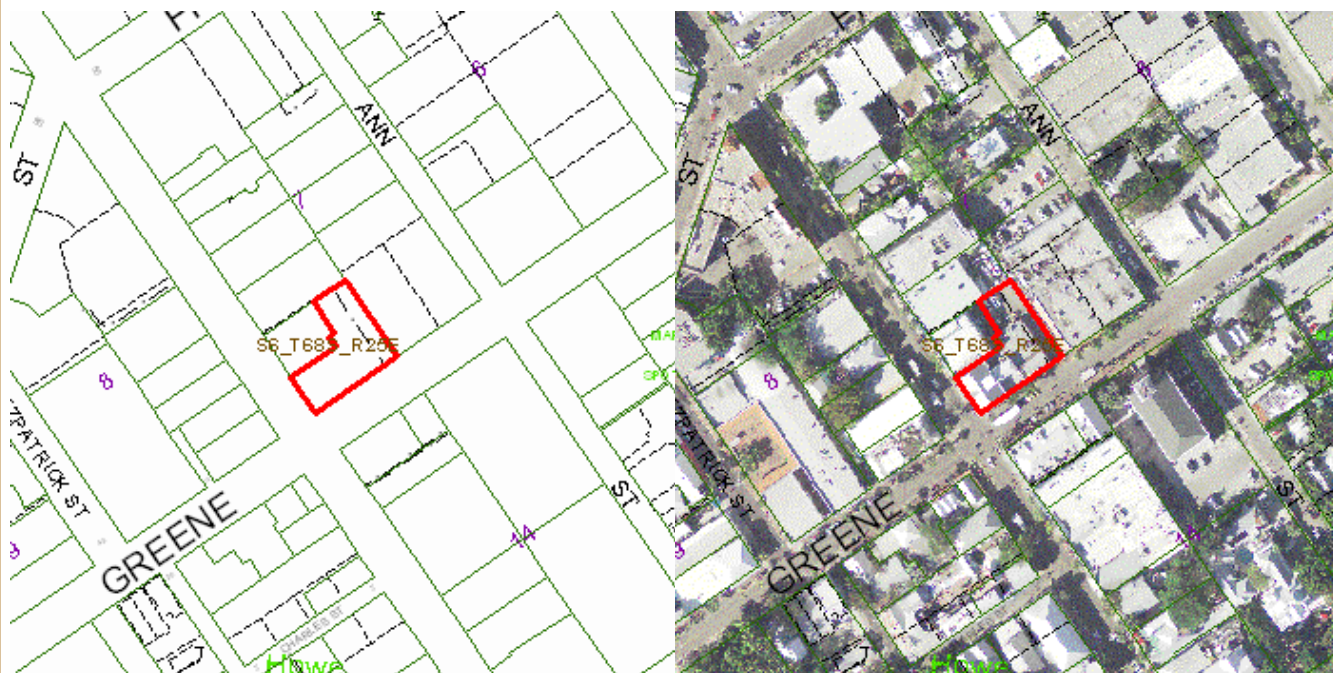
Ownership Details

Mailing Address:
 135 DUVAL COMPANY
 423 FRONT ST STE 2
 KEY WEST, FL 33040-6638

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 501 - 505 GREENE ST KEY WEST
Legal Description: KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			8,138.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 5859
 Year Built: 1928

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1928
 Functional Obs 0

Condition G
 Perimeter 554
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 20
 Grnd Floor Area 5,859

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

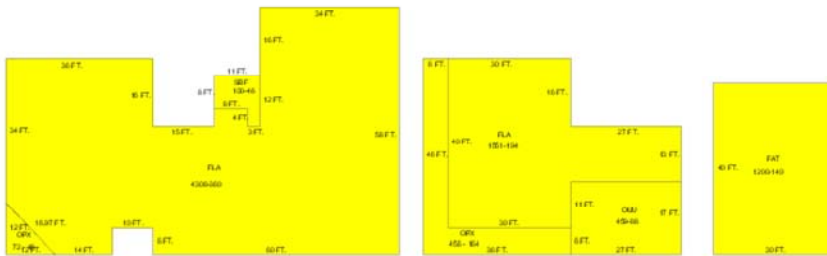
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 2
 3 Fix Bath 3
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,308
2	SBF		1	1999					100
3	FLA		1	2000					1,551
4	OUU		1	1990					459
5	FAT		1	1990					1,200
6	OPX		1	1990					72
7	OPX		1	1990					456

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	225	1 STY STORE-A	100	Y	Y
	226	APTS-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
83	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	1,296 SF	36	36	2002	2003	1	25
2	PT2:BRICK PATIO	1,900 SF	100	19	2002	2003	2	50

Appraiser Notes

2002-01-09 (041) 1 TRANSIENT RENTAL UNITS
 TPP8929128-RENTAL 8928210-CONVIENCE STORE 8720777-LAST FLIGHT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5239	11/30/2007	04/16/2008	800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
1	07-5187	11/27/2007	04/16/2008	2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
1	07-5369	01/08/2008	09/18/2008	12,500	Commercial	INTERIOR REPAIRS ,SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
1	08-0180	01/24/2008	09/18/2008	1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES,LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
1	08-1121	04/15/2008	11/28/2008	2,000	Commercial	ELECTRICAL WORK
1	08-1069	04/10/2008	11/26/2009	2,450	Commercial	BUILD WALL & DRYWALL
1	07-5187	03/20/2008	11/20/2008	7,500	Commercial	BUILD PARTITION WALL
1	08-1085	04/15/2008	12/10/2008	2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
1	08-1583	05/07/2008	10/15/2008	600	Commercial	INSTALL GAS LINE
1	08-2361	07/02/2008	10/23/2008	670	Commercial	ELECTRICAL WORK FOR HOOD FANS
1	08-2215	06/24/2008	09/18/2008	50	Commercial	SIGN
1	09-00004210	12/14/2009	03/19/2010	3,800	Commercial	SLAB & DOORS
1	09-00003899	11/16/2009	03/19/2010	2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
1	9-2342	08/03/2009	08/15/2009	1,200	Commercial	TROUBLE SHOOT LOSS OF POWER. RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
1	9-1934	06/30/2009	08/15/2009	2,500	Commercial	RELOCATE AWNING. DRYWALL REPAIRS. PAINT. INSTALL PLATE GLASS.
1	6770	07/16/2008		0	Commercial	ISSUED C/O
1	8-1777	05/27/2008	07/23/2009	1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD
1	8-1776	05/27/2008	10/22/2008	1,500	Commercial	HOOD INSTALLATION
1	09-1689	06/05/2009	07/15/2009	6,000	Commercial	RE-ROOF

1	09-1685	06/05/2009	07/15/2009	2,400	Commercial	REMOVE DECK FROM ROOF
1	13-0424	04/03/2013		0	Commercial	MOBILE CART. (JOB) INSIDE PROPERTY & MORE THAN 5' SETBACK FROM FRONT PROPERTY. NO ELECTRICAL ELEMENTS OF CART.
	10-2409	07/23/2010		2,300	Commercial	REPLACE EXISTING FANS, EXISTING TPAK LIGHTS, RECEPTACLES AND COVER PLATES, SWITCHES AND COVER PLATES AND LIGHT FIXTURES.
	10-2566	08/03/2010		4,900	Commercial	INSTALL 200SF OF DISPLAY SLAT WALL. INSTALL NEW BASE BOARDS, REPLACE/INSTALL 150SF OF NEW CARPETING. INSTALL SIGN
	10-1337	05/04/2010		9,500	Commercial	INSTALLATION OF 25LF 36" KNEE WALL, 4' PLYWOOD CABINETS, 50LF OF 42" H BOARD, INSTALLATION OF 6X8 NON-STRUCTURAL WALL WITH 5/8 SHEETROCK, 60LF CROWN MOLDING
	10-1338	04/30/2010		500	Commercial	INSTALLATION OF 5 SF DOUBLE SIDED SIGN AND 5SF WALL SIGN
	08-3923	10/20/2008		400	Commercial	INSTALL TWO FLOOD LIGHTS ON FRONT OF BUILDING FRO SIGN
	08-3443	09/21/2008		450	Commercial	INSTALL WOOD HANGHING SIGN
	09-3392	10/02/2009		3,580	Commercial	WATER AND DRAIN LINES TO CONNECT TO ESIXTING AND SERVICE; 1 COMPARTMENT SINK, 1 WALL MOUNT WATER HEATER, 1 GREASE TRAP, 1 HAND SINK, 1 FLOOR DRAIN
	09-3459	10/07/2009		1,900	Commercial	INSTALL SEVEN OUTLETS
	13-0424	04/03/2013		0	Commercial	MOBILE CART
1	B93-3405	12/01/1993	11/01/1994	550	Commercial	CHANGE WINDOW SIZE/GLASS
1	96-02408	06/01/1996	08/01/1996	1,890	Commercial	ELECTRICAL
1	97-00513	02/01/1997	07/01/1997	2,000	Commercial	REPAIR & REMODELING
1	97-01011	04/01/1997	07/01/1997	2,000	Commercial	BUILD OUT
1	97-01304	05/01/1997	07/01/1997	10,000	Commercial	EXTERIOR FACADE RENOVATIO
1	97-*01640	05/01/1997	08/01/1997	25,000	Commercial	EXTERIOR FACADE RENOVATIO
1	97-01826	06/01/1997	08/01/1997	1,200	Commercial	ROOFING
1	97-01863	06/01/1997	08/01/1997	5,700	Commercial	CENTRAL AC SYSTEM
1	97-1834	06/01/1997	08/01/1997	250	Commercial	TEMP SERVICE
1	97-2015	07/01/1997	08/01/1997	1,500	Commercial	INTERIOR RENOVATIONS
1	97-2207	07/01/1997	08/01/1997	2,500	Commercial	REPLACE FABRIC AWNING
1	97-2598	08/01/1997	11/01/1997	5,000	Commercial	UPGRADE ELECTRICAL
1	97-2649	08/01/1997	11/01/1997	385	Commercial	SECURITY ALARM
1	97-3812	11/01/1997	11/01/1997	100	Commercial	REPLACE LIGHTS
1	97-3992	12/04/1997	01/01/1999	3,200	Commercial	ELECTRICAL
1	98-2155	07/13/1998	01/01/1999	600	Commercial	ELECTRICAL
1	00-0309	02/04/2000	07/28/2000	199	Commercial	INSTALL SECURITY ALARM
1	00-0518	03/01/2000	07/28/2000	4,500	Commercial	5 TON AC
1	00-0711	04/04/2000	12/15/2000	3,500	Commercial	STRUCTURAL BEAMS PLACED
1	00-0859	03/31/2000	12/15/2000	2,400	Commercial	ROOFING
1	00-0853	04/03/2000	12/15/2000	2,500	Commercial	REPLACE ROOF DRAINS
1	00-1833	07/28/2000	12/15/2000	100,000	Commercial	PHASE 1 REPAIR FIRE DAMAG
1	00-2817	09/12/2000	01/10/2001	109,000	Commercial	PHASE 2 RENOVATIONS
1	00-3975	11/17/2000	12/15/2000	4,000	Commercial	CENTRAL AC
1	00-0518	11/01/2000	11/16/2001	4,500	Commercial	INSTALL C/AC
1	01-3009	08/28/2001	11/16/2001	12,000	Commercial	HOOD & C/AC
1	02-2791	11/14/2002	11/14/2002	500	Commercial	2-AIR CURTAINS
1	01-3993	02/11/2002	05/08/2002	25,000	Commercial	INTERIOR RENOVATIONS
1	02-1005	04/19/2002	05/08/2002	21,000	Commercial	3 PHASE WIRING
1	02-631	03/13/2002	05/08/2002	1,000	Commercial	NEW SINKS
1	02-0731	04/22/2002	05/08/2002	63,000	Commercial	PAVE PARKING LOT
1	02-1387	05/24/2002	05/08/2002	2,661	Commercial	ROOF

1	02-185	03/13/2002	05/08/2002	25,000	Commercial	ELECT
1	02-2791	11/14/2002	09/16/2003	500	Commercial	INSTALL AIR CURTAINS
1	03-2335	07/31/2003	09/16/2003	2,200	Commercial	REMOVE OLD POWER LIGHTS
1	03-3083	09/02/2003	09/16/2003	500	Commercial	HAND SIGN 30X24
1	04-0736	03/10/2004	10/06/2004	5,500	Commercial	R&R SEWER LINE
1	05-1160	05/16/2005	11/08/2005	10,000	Commercial	IINTERIOR WORK ONLY RENOVATIONS
1	05-2083	05/29/2005	11/08/2005	6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
1	05-2149	06/03/2005	11/08/2005	1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
1	06-5973	11/03/2006	12/28/2006	2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
1	05-3260	08/03/2005	09/27/2006	0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION
1	07-0450	01/29/2007	05/29/2008	2,000	Commercial	TEST,MAKE NECESSARY REPAIRS TO SEWER LINE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	682,647	12,276	941,754	1,636,677	1,636,677	0	1,636,677
2013	699,713	12,644	902,261	1,614,618	1,614,618	0	1,614,618
2012	725,312	13,012	902,261	1,640,585	1,640,585	0	1,640,585
2011	702,269	13,380	1,002,512	1,718,161	1,710,797	0	1,718,161
2010	729,631	13,748	811,891	1,555,270	1,555,270	0	1,555,270
2009	729,631	14,116	835,557	1,579,304	1,579,304	0	1,579,304
2008	747,871	14,484	2,235,010	2,437,005	2,437,005	0	2,437,005
2007	549,414	14,852	2,235,010	2,437,005	2,437,005	0	2,437,005
2006	475,707	15,220	927,740	2,437,005	2,437,005	0	2,437,005
2005	483,908	15,588	843,400	2,385,752	2,385,752	0	2,385,752
2004	517,419	15,956	843,400	2,385,752	2,385,752	0	2,385,752
2003	483,901	16,324	691,588	2,385,752	2,385,752	0	2,385,752
2002	481,545	0	691,588	2,385,752	2,385,752	0	2,385,752
2001	481,545	0	691,588	1,988,722	1,988,722	0	1,988,722
2000	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1999	441,961	0	522,908	1,937,371	1,937,371	0	1,937,371
1998	294,640	0	522,908	1,218,689	1,218,689	0	1,218,689
1997	294,640	0	506,040	1,218,689	1,218,689	0	1,218,689
1996	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1995	248,722	0	506,040	1,047,931	1,047,931	0	1,047,931
1994	248,722	0	506,040	992,777	992,777	0	992,777
1993	248,722	0	506,040	856,066	856,066	0	856,066
1992	248,722	0	506,040	856,066	856,066	0	856,066
1991	247,803	0	506,040	856,066	856,066	0	856,066
1990	142,407	0	440,677	856,066	856,066	0	856,066
1989	142,407	0	438,568	580,975	580,975	0	580,975
1988	131,360	0	385,856	517,216	517,216	0	517,216
1987	128,903	0	253,020	461,522	461,522	0	461,522
1986	129,640	0	253,020	463,131	463,131	0	463,131

1985	205,887	0	304,612	672,597	672,597	0	672,597
1984	135,655	0	146,448	401,077	401,077	0	401,077
1983	114,175	0	109,348	223,523	223,523	0	223,523
1982	106,065	0	109,348	215,413	215,413	0	215,413

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1991	1188 / 2418	1,600,000	<u>WD</u>	<u>U</u>
10/1/1983	894 / 2021	246,300	<u>WD</u>	<u>Q</u>

This page has been visited 166,910 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Public Notice

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM on November 20, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 503 Greene Street (RE # 00000520-000000, AK # 1000515) – A request for conditional use approval for the renovation of 650 square feet of existing commercial space for a bar and lounge use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Bond, Senior Planner; E-mail: kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Conditional Use –A request for conditional use approval for the renovation of 650 square feet of existing commercial space for a bar and lounge use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Blake Feldman Owner: Duval Group

Locations: 503 Greene Street (RE # 00000520-000000, AK # 1000515)

Date of Hearing: November 20, 2014 Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

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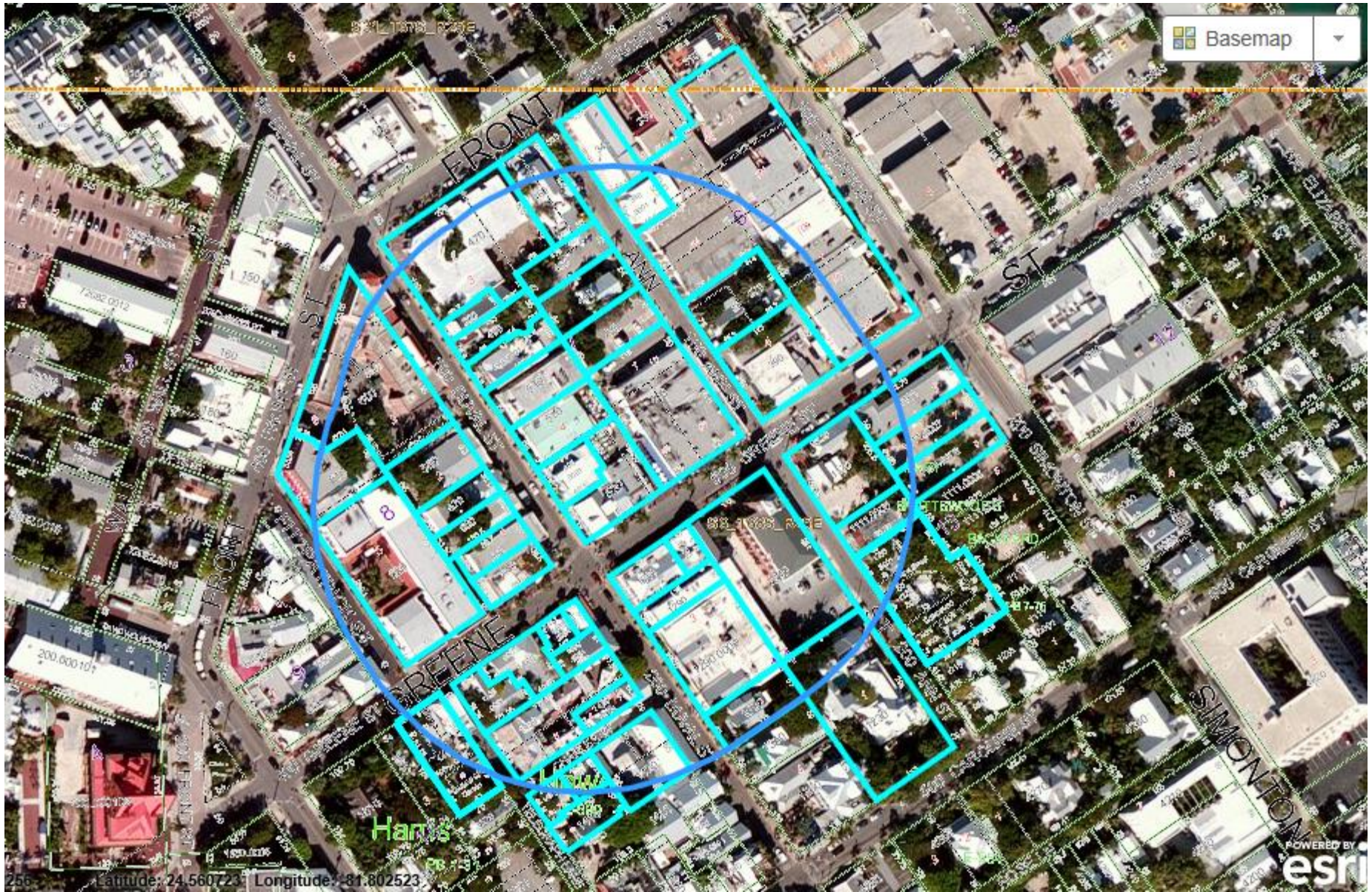
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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 117 DUVAL LLC		423 FRON	KEY WEST	FL	33040-6638	
2 121 DUVAL COMPANY		423 FRON	KEY WEST	FL	33040-6638	
3 123 125 ANN STREET LLC		123 ANN S	KEY WEST	FL	33040-6601	
4 126 DUVAL COMPANY	C/O ITTAH CHARLIE	423 FRON	KEY WEST	FL	33040-6638	
5 130 DUVAL STREET INC		19707 TUF	MIAMI	FL	33180-2502	
6 135 DUVAL COMPANY		423 FRON	KEY WEST	FL	33040-6638	
7 206 DUVAL LLC		24 HILTON	KEY WEST	FL	33040-3833	
8 208 DUVAL LLC		PO BOX 1	KEY WEST	FL	33041-1527	
9 210 DUVAL STREET LLC		PO BOX 2	KEY WEST	FL	33045-2068	
10 211 DUVAL COMPANY		423 FRON	KEY WEST	FL	33040-6638	
11 213 TELEGRAPH LANE LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
12 217 TELEGRAPH LANE LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
13 220 SIMONTON STREET LLC		1413 SOU	KEY WEST	FL	33040	
14 220 SIMONTON STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
15 4 AND 6 CHARLES STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
16 511 GREENE STREET LLC	C/O RE-MAX SOUTHERNMOST	219 SIMON	KEY WEST	FL	33040-6653	
17 512 GREENE STREET LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
18 AMSTERDAM EDITH REV TR 3/14/94		511 CARO	KEY WEST	FL	33040-6604	
19 ANN STREET LLC		4750 CAMICHESAPEAKE BE	MD		20732	
20 BAHAMA MAMA OF KEY WEST LLC		18381 LON	BOCA RATON	FL	33496-1932	
21 CARLSON 1989 TRUST	C/O RENT KEY WEST VACATION	1075 DUV	KEY WEST	FL	33040-3195	
22 CARLSON 1989 TRUST DTD 10/26/89 TRUST A	C/O CARLSON DEAN A CO-TRU	5714 WIND	KEY WEST	FL	33040-6415	
23 FAVELLI GEORGEANN MARION LIVING TRUST 1/19/06		1523 PATF	KEY WEST	FL	33040-5034	
24 FOSTER WILLIAM AND BARBARA		504 S LAK	LANTANA	FL	33462-3229	
25 G AND S KEY WEST LLC		20 AZALE	KEY WEST	FL	33040-6206	
26 GAGEL MICHAEL T		1327 PUEF	APOLLO BEACH	FL	33572-2923	
27 GRAHAM BOB		205 TELE	KEY WEST	FL	33040-6563	
28 GREENE STREET CONDOS LLC		301 WHITE	KEY WEST	FL	33040-6542	
29 GRIFFITH RICHARD P LIV TR 8/29/2005		717 FLEM	KEY WEST	FL	33040-6827	
30 HAYES PAUL N	C/O RENT KEY WEST VACATION	1075 DUV	KEY WEST	FL	33040-3195	
31 HILARIO RAMOS CORP		209 DUVA	KEY WEST	FL	33040-6507	
32 HISTORIC TOURS OF AMERICA INC		201 FRON	KEY WEST	FL	33040-8348	
33 HUGHES KEY WEST HOLDINGS LLC		512 FRON	KEY WEST	FL	33040-6619	
34 HUNTER BRUCE	C/O RENT KEY WEST VACATION	1075 DUV	KEY WEST	FL	33040-3195	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 JOHNSON RICHARD MD		38 PORTS	FT LAUDERDALE	FL	33316-3008	
36 KEYS ISLAND PROPERTIES LLC		1201 SIMC	KEY WEST	FL	33040-3162	
37 KEYS PRODUCTIONS INC		PO BOX 11	KEY WEST	FL	33041-1527	
38 LA MER ENTERPRISES INC		20201 E C	MIAMI	FL	33180-3277	
39 LOVE MILE MARKER I LLC	C/O LOVE REALTY	PO BOX 21	PALM BEACH	FL	33480-2528	
40 NEW IDEAS INC		1512 S RO	KEY WEST	FL	33040-4514	
41 QS KWA GREENE LLC		13095 N T	TEMPLE TERRAC	FL	33637-0926	
42 R N J KEY WEST LLC		9629 PAR	BOCA RATON	FL	33428-2919	
43 RAMLO CONSTRUCTION CORPORATION		209 DUVAI	KEY WEST	FL	33040-6507	
44 SLOPPY JOE'S ENTERPRISES INC		101 ANN S	KEY WEST	FL	33040-6601	
45 SLOPPY JOE'S ENTERPRISES INC		201 DUVAI	KEY WEST	FL	33040-6507	
46 STEELE JESSICA		3729 CIND	KEY WEST	FL	33040-4407	
47 SUNSET PLAZA INC	C/O HAMUY	PO BOX 11	HALLANDALE	FL	33008-1268	
48 TEMECULA ENTERPRISES LLC		3624 SUN	KEY WEST	FL	33040-4636	
49 TIITF	C/O DEP	3900 COM	TALLAHASSEE	FL	32399-3000	
50 TIKAL REAL ESTATE HOLDING I LLC		PO BOX 11	KEY WEST	FL	33041-1778	
51 TWO FRIENDS REALTY HOLDING LLC	C/O DIVERSIFIED GROUP	5801 CITR	NEW ORLEANS	LA	70123-1680	
52 US FOODS INC		12178 4TH	RANCHO CUCAM	CA	91730-6127	
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