

1 DUVAL STREET KEY WEST, FL 33040 PARCEL ID: 00000070-000000

GOLF CART PARKING

SCOPE OF WORK

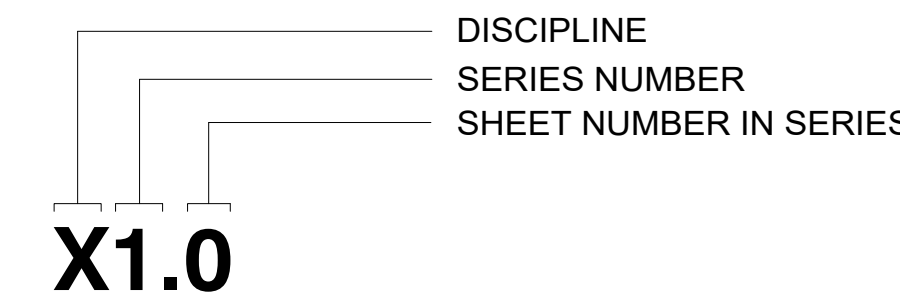
PARKING LAYOUT FOR GOLF CARTS, SCOOTERS, AND BICYCLES.
NO CONSTRUCTION PROPOSED IN THIS DOCUMENT SET.

CODE INFORMATION

APPLICABLE CODES
-FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
-CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA.
-LAND DEVELOPMENT REGULATIONS CITY OF KEY WEST, FLORIDA.

USE AND OCCUPANCY CLASSIFICATION
STORAGE S-2

SHEET NUMBERING SYSTEM



SHEET INDEX

GENERAL
G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL
A1.1 SITE PLANS & DATA TABLE

BEARING BASE:
ALL BEARINGS ARE BASED
ON N34°07'02"W ASSUMED
ALONG THE CENTERLINE
DUVAL STREET

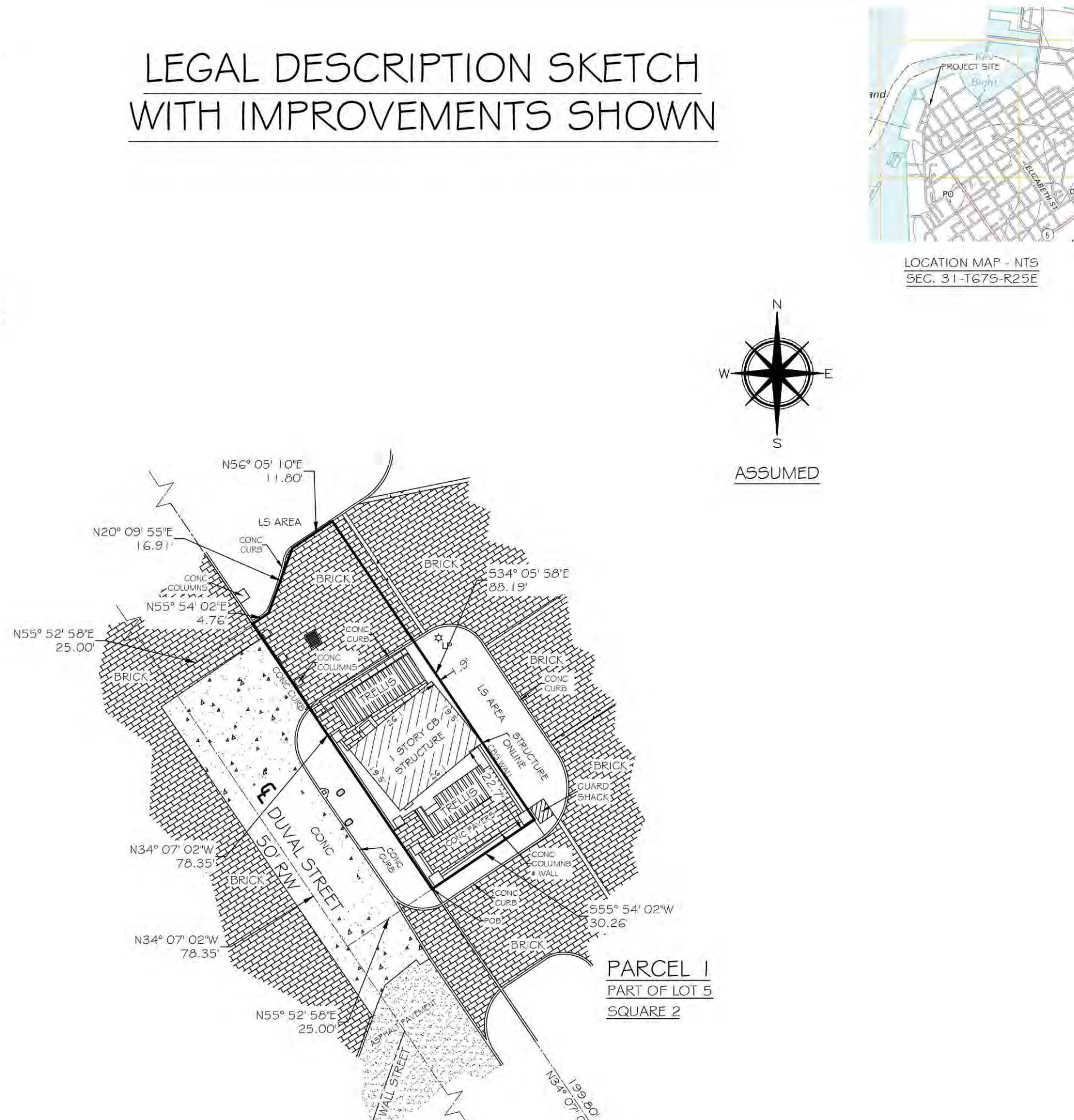
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1 DUVAL STREET,
KEY WEST, FL 33040

THIS IS NOT A BOUNDARY
SURVEY, ANY BOUNDARY OR
RIGHT OF WAY LINES SHOWN
HEREON ARE FOR REFERENCE
PURPOSES ONLY.

LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN



CERTIFIED TO -
Oropeza Sirones & Cardenas, PLLC

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR OTHER REPRESENTATIVE PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE INFORMATION NOR HAVE ANY RECORDS BEEN RESEARCHED TO DETERMINE THE EXISTENCE OF ANY ENCUMBRANCES OR INTERESTS IN THE PROPERTY. THE SURVEYOR'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS SURVEY AND THE INFORMATION HEREON IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

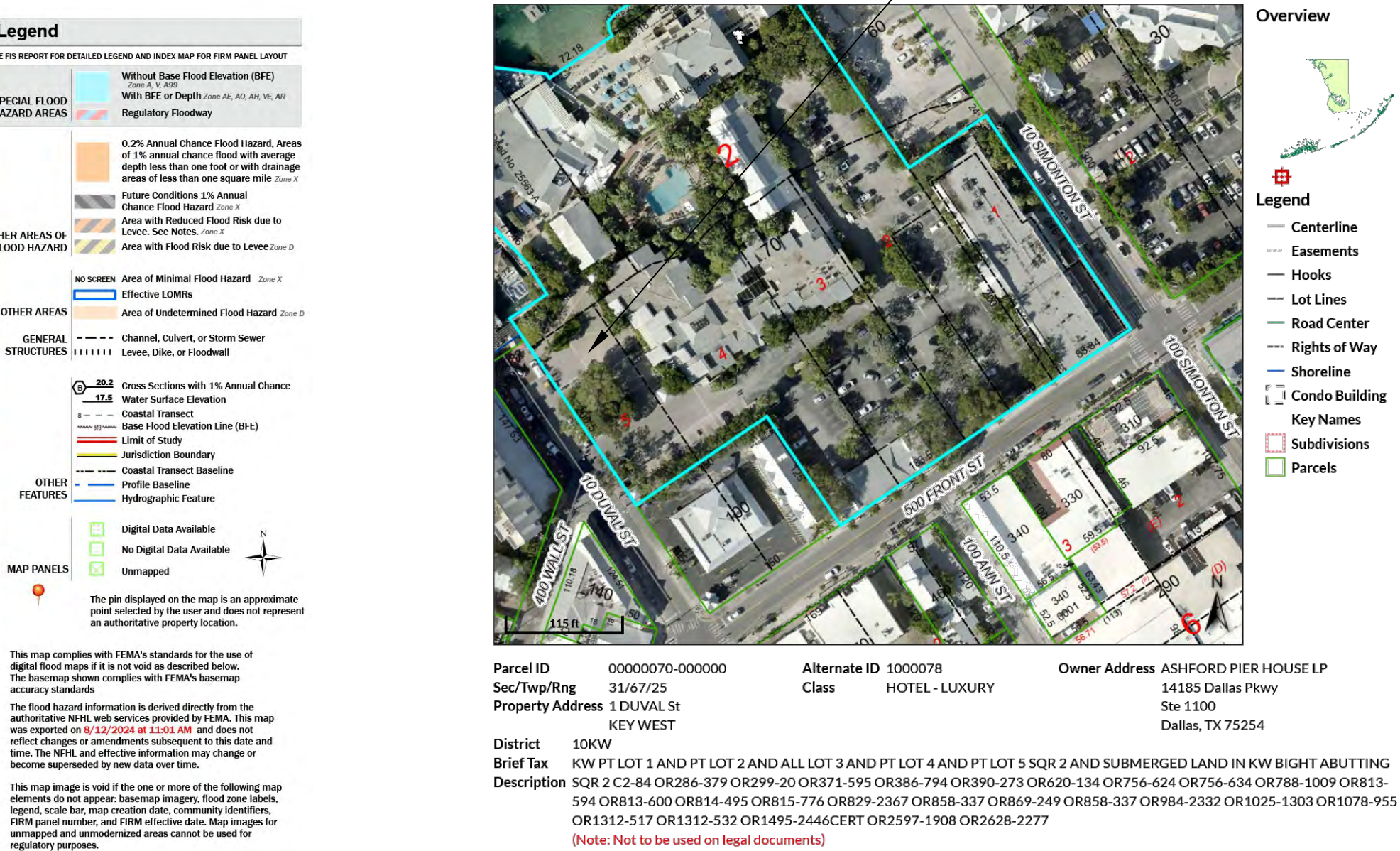
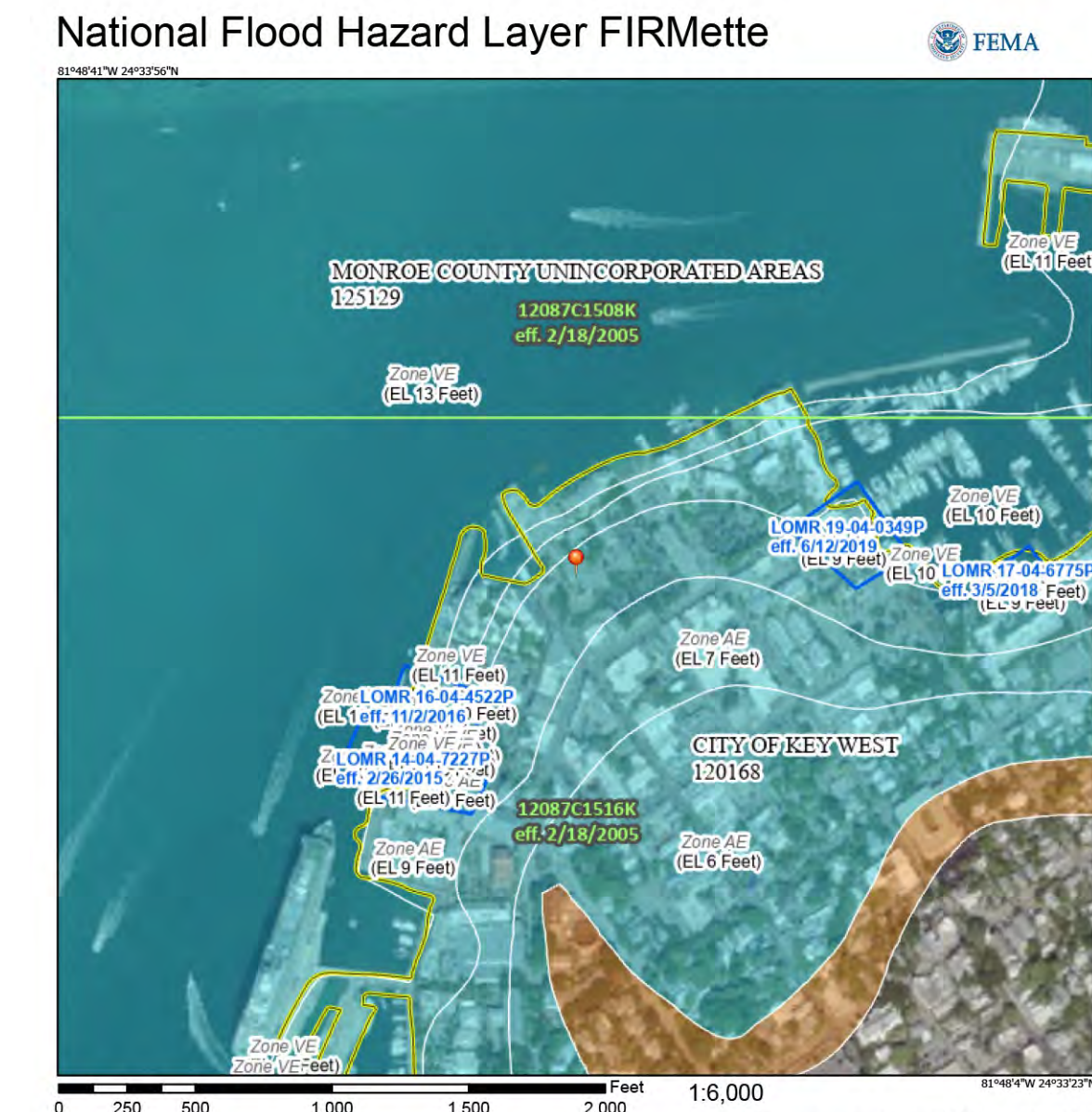
SCALE: 1"=20'
DATE: 02/20/2024
PROJECT: 0000000070-000000
SHEET: 1 OF 1
DRAWN BY: KPS
CHECKED BY: DA
DATE: 01-20-2024

FLORIDA KEYS
LAND SURVEYING
13900 OVERSEAS HIGHWAY
SEAGROVE, FL 33042
PHONE: (305) 334-3630
EMAIL: FKL3@aol.com

LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)

A parcel of land, a portion of which is filled sovereignty land, in Key West Harbor on the island of Key West, Section 31, Township 67 South, Range 25 East, Monroe County, Florida, and being a parcel of land formerly submerged northerly of and adjacent to Square 2 of William A. Whiteaker's map delineated in February 1, 1929, and being more specifically described as follows:

Commencing at the point of intersection of the Northeastly right of way line of Front Street and the Northeastly right of way line of Duval Street, thence N34°07'02"W along the said Northeastly right of way line of Duval Street for a distance of 139.20 feet to the Point of Beginning; thence continue N34°07'02"W along the said Northeastly right of way line of Duval Street for a distance of 78.35 feet to a point; thence N55°54'02"E for a distance of 4.76 feet to a point; thence N20°09'55"E for a distance of 16.91 feet to a point; thence N55°52'58"E for a distance of 25.00 feet to a point; thence S34°05'58"E for a distance of 38.19 feet to a point; thence S54°02'19"W for a distance of 30.26 feet to a point; thence S55°54'02"W for a distance of 30.26 feet back to the Point of Beginning. Said parcel contains 2,556.36 Square Feet, more or less.



Parcel ID: 00000070-000000
Property Address: 1 DUVAL ST, KEY WEST
Alternate ID: 1000078
Class: HOTEL-LUXURY
Owner Address: ASHFORD PIER HOUSE LP, 14185 Dallas Pkwy, Ste 1100, Dallas, TX 75254

District: 10KW
Brief Tax: KW PF LOT 1 AND PT LOT 2 AND ALL LOT 3 AND PT LOT 4 AND PT LOT 5 SQR 2 AND SUBMERGED LAND IN KW BIGHT ABUTTING SQR 2 C2-84 OR286-379 OR299-20 OR371-595 OR836-794 OR390-273 OR620-134 OR756-624 OR756-634 OR788-1009 OR813-594 OR813-600 OR814-495 OR815-776 OR829-2367 OR858-337 OR869-249 OR858-337 OR984-2332 OR1025-1303 OR1078-955 OR1312-517 OR1312-532 OR1495-2446 OR1957-1908 OR2628-2277
(Note: Not to be used on legal documents)

Date created: 7/29/2024
Last Data Updated: 7/29/2024 4:00:36 AM
Developed by: Schreiner

3 COPY OF SURVEY
SCALE: NOT TO SCALE

2 FEMA FLOOD MAP
SCALE: NOT TO SCALE

1 LOCATION MAP
SCALE: NOT TO SCALE

A2O ARCHITECTURE
P: 305.241.1071
F: 305.241.1072
E: info@a2oarch.com
1000 N. MIAMI AVENUE, SUITE 1000, MIAMI, FL 33136

ARCHITECT:
CONSULTANTS:
HYDRO THUNDER, LLC

GOLF CART PARKING

1 DUVAL STREET
KEY WEST, FLORIDA 33040

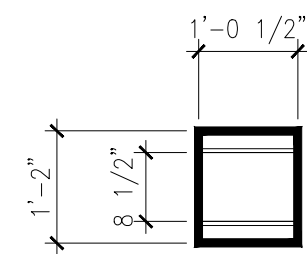
SUBMISSIONS:
APPROVALS:

TITLE:
COVER, SCOPE OF WORK

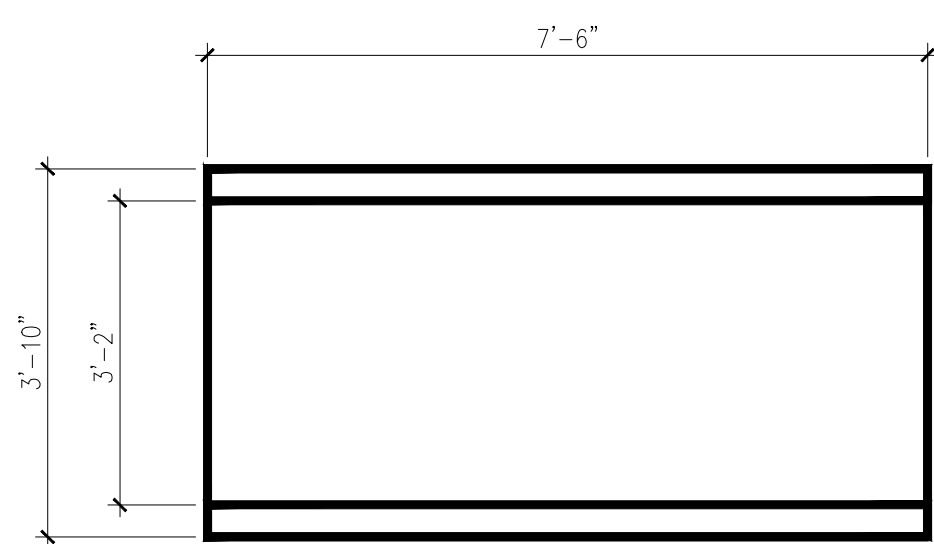
PROJECT #: 22-22

SHEET:
G7.0

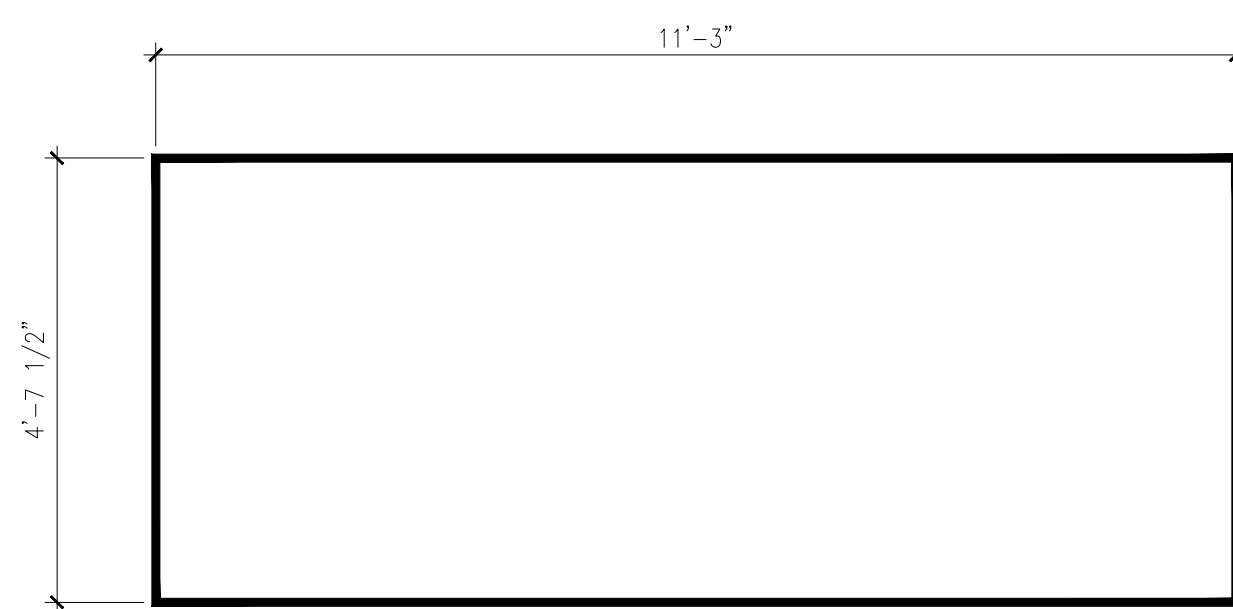
DATE: DECEMBER 17, 2024



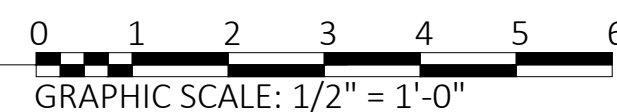
4 BICYCLE RACK DETAIL
SCALE: 1/2"=1'-0"



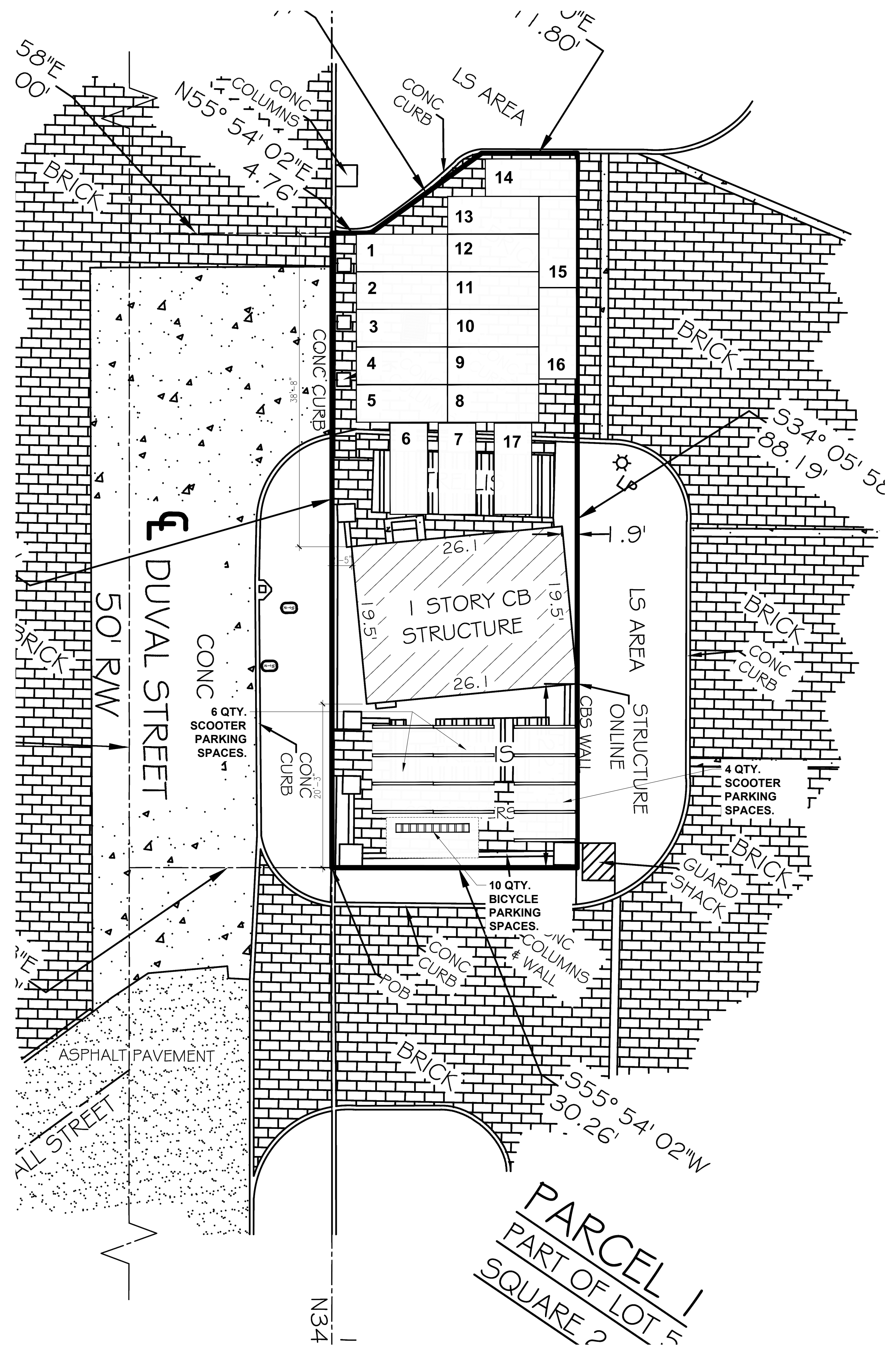
3 SCOOTER SPACES
SCALE: 1/2"=1'-0"



2 GOLF CART DETAIL
SCALE: 1/2"=1'-0"



PROJECT SITE DATA				
1 DUVAL STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00000070-000000				
ZONING DISTRICT	HRCC-1			
FLOOD ZONE	AE [EL9 / EL10]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	2554.41 SF	2554.41 SF	NO CHANGE
SETBACKS				
FRONT YARD	NONE	20'-3"	20'-3"	NO CHANGE
SIDE YARD 1	2'-6"	2'-5"	2'-5"	NO CHANGE
STREET SIDE YARD 2	NONE	NONE	NONE	NO CHANGE
REAR YARD	10'-0"	38'-8"	38'-8"	NO CHANGE
BUILDING COVERAGE	50% MAX [1,277.20 SF]	19.9% [508.86 SF]	19.9% [508.86 SF]	NO CHANGE
IMPERVIOUS COVERAGE	70% MAX [1,788.08 SF]	91.2% [2,331.69 SF]	91.2% [2,331.69 SF]	NO CHANGE
OPEN SPACE	35% MIN [894.04 SF]	8% [222.72 SF]	8% [222.72 SF]	NO CHANGE



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0" [ROTATED] GRAPHIC SCALE: 1/8"=1'-0"

GENERAL NOTE: NO CONSTRUCTION, NOR DEMOLITION IS PROPOSED FOR THIS PROJECT. THE SITE PLAN PROVIDED IS INTENDED TO DEMONSTRATE THE ABILITY OF THE APPLICANT TO PARK GOLF CARTS IN THE SPACE PROVIDED BY THE PROPERTY OWNER.