

RESOLUTION NO. 2025-008

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING MINOR DEVELOPMENT PLAN TO ALLOW FOR THE EXPANSION OF FOOD SERVICE TO THE EXISTING REAR YARD CONSUMPTION AREA AND CONSTRUCTION OF A WOOD-FRAMED PAVILION, LOCATED IN THE HRCC-1 ZONING DISTRICT, PURSUANT TO SECTION 108-91 AND CHAPTER 122, ARTICLE IV, DIVISION 7, SUBDIVISION II OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA.; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91(a) (1), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, Minor Development Plan is required for the construction of commercial floor area of 500 to 2,499 square feet of gross floor area; and

WHEREAS, the subject property is located at 218 Duval Street (RE# 00001400-000000) and is located in the HRCC-1 Duval Street Gulfside zoning district, and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Minor Development Plan;

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on February 20, 2025; and

WHEREAS, the granting of the proposed Minor Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Minor Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The request for a Minor Development Plan to construct a rear yard pavilion to allow for outdoor food service, located in the HRCC-1 zoning district, pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated December 6, 2024, by Lakewood Engineering Design and Construction Services.
2. The applicant/owner agrees to comply in all respects with the City of Key West Noise Ordinance.
3. Solid waste dumpsters shall be stored pursuant to City of Key West Land Development Regulations, Sec. 108-279.
4. Building plans shall be subject to the review and approval of the Historic Architectural Review Commission (HARC) prior to the issuance of any permits.

5. The hours of construction shall follow City Code.
6. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless the required right-of-way permit is obtained.
7. Minimum 289 cubic feet of stormwater retention capacity beneath the artificial turf areas consistent with the “Artificial Turf Permeability” detail sheet provided by the applicant and dated January 14, 2025.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and




Chairman
Planning Director


applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of February, 2025.

Authenticated by the Chairman of the Planning Board and the Planning Director.

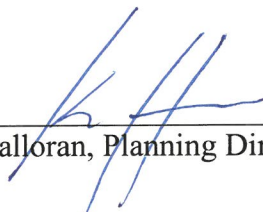


Peter Batty, Planning Board Chairman

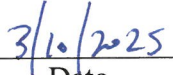


Date

Attest:



Katie Halloran, Planning Director



Date

Filed with the Clerk:



Keri O'Brien, City Clerk



Date



KPH Chairman
Planning Director

218 DUVAL ST. - NEW PAVILION, BAR, DECK & PAVERS

SCOPE OF WORK:
 - CONSTRUCTION OF WOOD FRAMED PAVILION -
 - INSTALLATION OF PAVERS/CONCRETE (700 SF),
 AND ARTIFICIAL TURF
 - CONSTRUCTION OF PRIVACY FENCE AND GATES

PROJECT LOCATION:
 218 DUVAL ST.
 KEY WEST, FL 33040

LEGAL DESCRIPTION:
 KW PT LOT 1 SQR 15 D2-550 G3-130 G4-491
 OR672-429

SEC/TWP/RANGE:
 06/68/25

ZONING:
 HRCC1

FLOOD CRITERIA:
 FLOOD ZONE - AE-6
 BASED UPON N.G.V.D. 1929

- SHEET LIST:**
- CS-1 COVER SHEET & SITE PLAN
 - A-1 CURRENT SURVEY
 - A-2 DEMO & SITE PLAN
 - A-3 SITE SW ELEVATION
 - A-4 SW ELEVATION -WITH BAR
 - A-5 PAVILION ELEVATIONS
 - A-6 BAR PLAN
 - A-7 FOOD TRUCK DETAIL
 - S-1 STRUCTURAL PLAN - FENCE & CONCRETE
 - S-2 STRUCTURAL PLAN - PAVILION

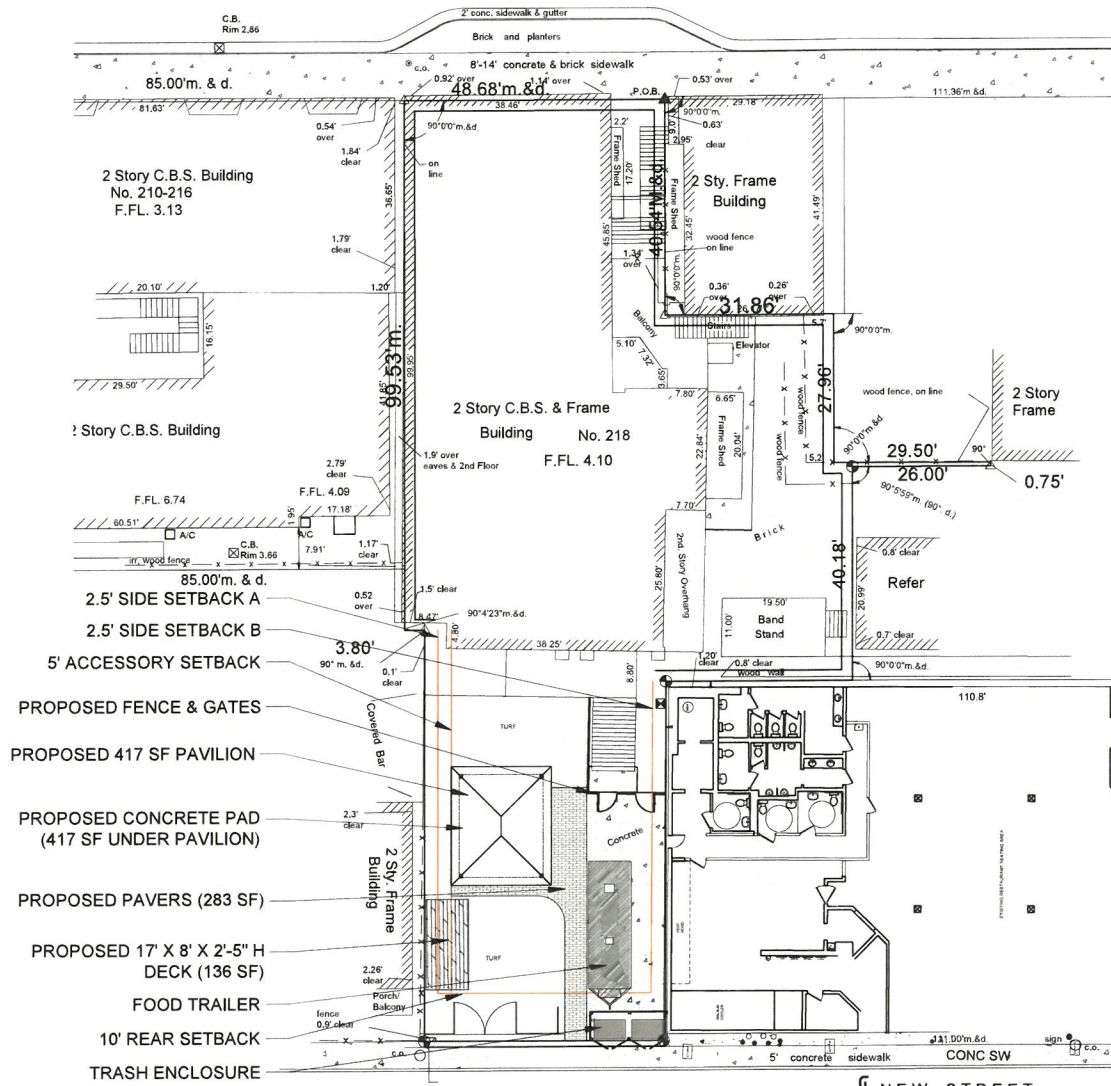
GENERAL NOTES:
 CONTRACTOR TO NOTIFY ENGINEER OF ANY
 FIELD CHANGES OR UNFORSEEN CONDITIONS.
 ALL WORK TO BE PERFORMED IN ACCORDANCE
 WITH APPLICABLE CODES.

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	NOTES
ZONING		HRCC1		N/A
FLOOD ZONE		AE-6		N/A
SIZE OF SITE		9,191		N/A
FRONT SETBACK	0'-0"	1'-1" OVER	UNCHANGED	N/A
SIDE SETBACK A	2'-6"	0'-6" OVER	UNCHANGED	N/A
SIDE SETBACK B	2'-6"	0'-0"	UNCHANGED	N/A
STREET SIDE SETBACK	0'-0"	N/A	N/A	N/A
REAR SETBACK	10'-0"	10'-0"	UNCHANGED	N/A
BUILDING COVERAGE	50%	85.3%	74.5%	10.8% IMPROVEMENT
IMPERVIOUS SURFACE	70%	100.0%	69.3%	30.7% IMPROVEMENT
OPEN SPACE	20%	0.0%	13.9%	13.9% IMPROVEMENT
PROPOSED PAVILION SIDE SETBACK	5'-0"	N/A	5'-0"	N/A
PROPOSED PAVILION REAR SETBACK	5'-0"	N/A	29'-3"	N/A

SITE CALCULATIONS NOTE: EXISTING BUILDING COVERAGE INCLUDED 1600 SF OF PREVIOUSLY PERMITTED 'HIDEAWAY BAR'

STORMWATER MANAGEMENT NOTE: PROJECT REDUCES IMPERVIOUS SURFACES BY 13.3%, AND A STORMWATER MANAGEMENT PLAN IS NOT NECESSARY

DUVAL STREET (50' R/W)



TELEGRAPH LANE (20' R/W)



1 SITE PLAN
 SCALE 1/16" = 1'

FIRE SPRINKLER NOTE: A NFPA 13 COMPLIANT FIRE SPRINKLER PLAN IS REQUIRED AND WILL BE SUBMITTED SEPARATELY BY LICENSED CONTRACTOR

GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS
 1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
 2. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
 3. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA
 APPLICABLE CODES: FLORIDA BUILDING CODE (2023), ANSI/APSP/ICC-5 2011, NFPA 70 (NEC), ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ACI 318 LATEST EDITION AND ACI 301, AND ALL REFERENCED STANDARDS.

DESIGN LOADS PER ASCE/SEI 7-22
 FLOOR LIVE LOAD 40 PSF
 ROOF LIVE LOAD 20 PSF (300 LB CONC.)
 BASIC WIND SPEED 180 MPH
 EXPOSURE C
 STRUCTURAL CAT II

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN WITH A LOAD FACTOR OF 0.6

SOILS AND FOUNDATIONS
 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT. ADDITIONALLY:

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

- CONCRETE**
1. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
 2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS.
 3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
 4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
 5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 6. TESTING ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY, PER ACI AND ASTM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY. THE RESULTS SHOULD BE DELIVERED TO THE ENGINEER.
 7. THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME. THE MINIMUM SAMPLING FREQUENCY:
 - A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX
 - B) EVERY 50 CUBIC YARDS
 - C) EVERY 2000 SQ.FT. OF SLAB AREA
 8. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

- REINFORCEMENT**
1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 OR ASTM A1035 GRADE 100 (MMFX2) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
 3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
 4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT

HARDWARE
 HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON-EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

- STRUCTURAL LUMBER**
1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/APA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
 2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER, KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
 3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
 4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
 5. NAILING SHALL BE IN ACCORDANCE WITH FBC 7TH EDITION (2023). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACO APPROVED TREATED.
 6. SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

- STRUCTURAL STEEL**
1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 360 OR LATER EDITION.
 2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
 3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
 4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
 5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

- STRUCTURAL STEEL COATING**
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10)
 2. NON-EXPOSED STEEL SHALL BE COATED WITH 2 COATS OF A UNIVERSAL COMPATIBLE PRIMER
 3. EXPOSED STEEL
 - A. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
 - B. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
 - C. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
 - D. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.

- REINFORCED MASONRY (CMU)**
 ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
1. INSTALL ALL BLOCKS IN RUNNING BOND.
 2. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (FM) BE 2000 PSI.
 3. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
 4. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
 5. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C475) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019).
 6. TARGETED SLUMP SHALL BE 8"-11".
 7. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

- WINDOWS & DOORS**
1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
 2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
 3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

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ROBERT HULEC, P.E.
 LIC # 96937



DATE	REV SET	DESCRIPTION
11/20/24	1	ISSUED CONSTRUCTION DOCS
12/15/24	A	UPDATED BAR & TRASH AREAS

BAR BUILDOUT/RENOVATION
 218 DUVAL ST.
 KEY WEST, FL 33040

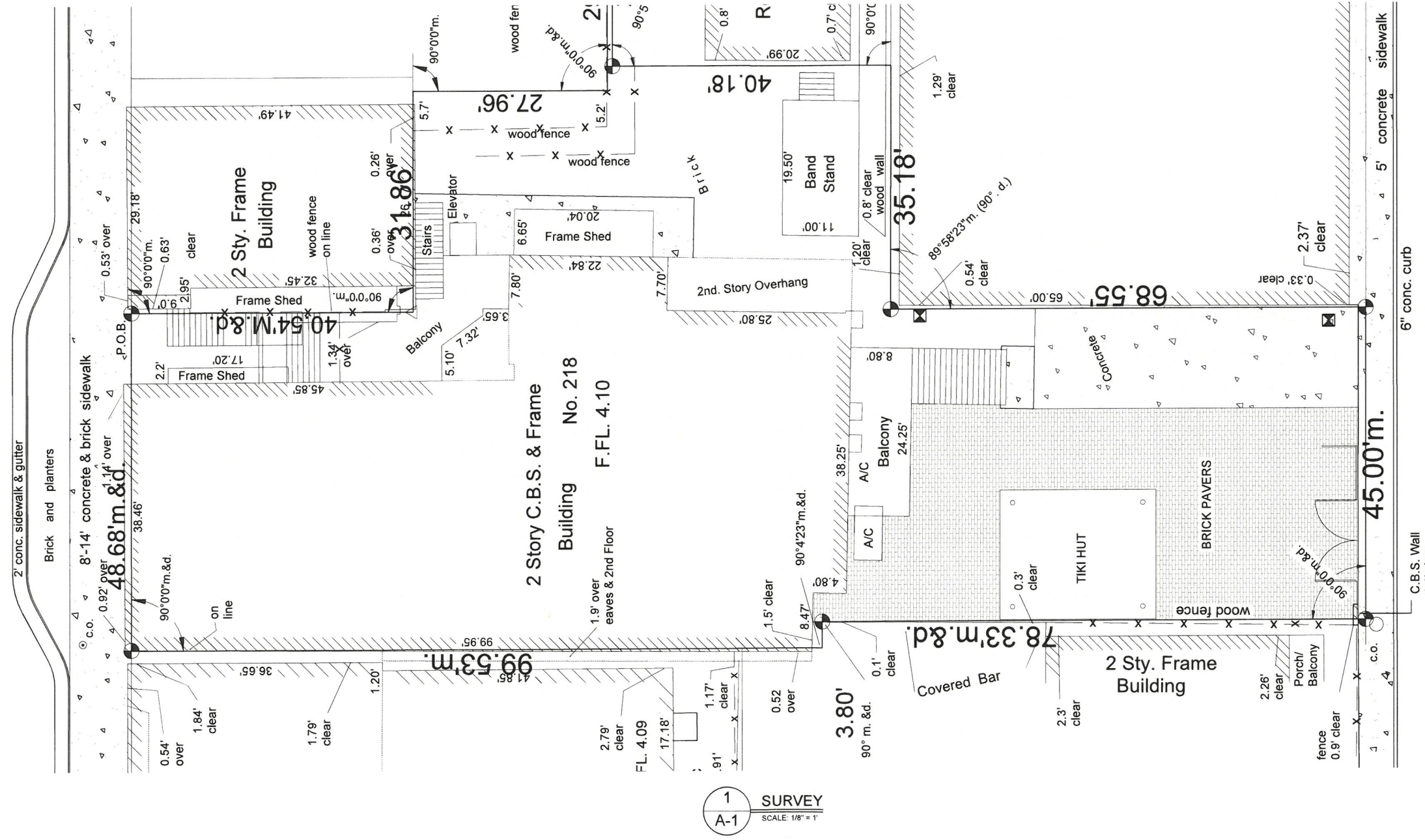
SHEET TITLE
 COVER & SITE PLAN

SCALE 1/16" = 1'

0' 4' 8' 12' 16' 20' 24' 28' 30'

DESIGNED BY: BH APPROVED BY: DB

DUVAL STREET (50' RM)



1 SURVEY
A-1 SCALE: 1/8" = 1'

SCALE 1/8" = 1'

SHEET TITLE: EXISTING SURVEY

A

1

DRAWN BY: BH APPROVED BY: DB

BAR BUILDOUT/RENOVATION

218 DUVAL ST.
KEY WEST, FL 33040

DATE	REV SET	DESCRIPTION
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LAKEWOOD ENGINEERING
DESIGN & CONSTRUCTION SERVICES

LAKEWOOD ENGINEERING
1211 WILKINSON ST
KEY WEST, FL 33040
305-890-0284

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LIC # 96937

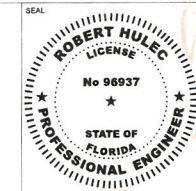
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ROBERT HULEC
LICENSE
No 96937
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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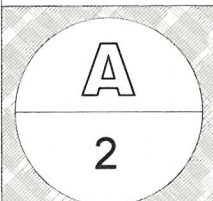


LAKWOOD ENGINEERING
231 WILSON ST
KEY WEST, FL 33040
305-890-4284

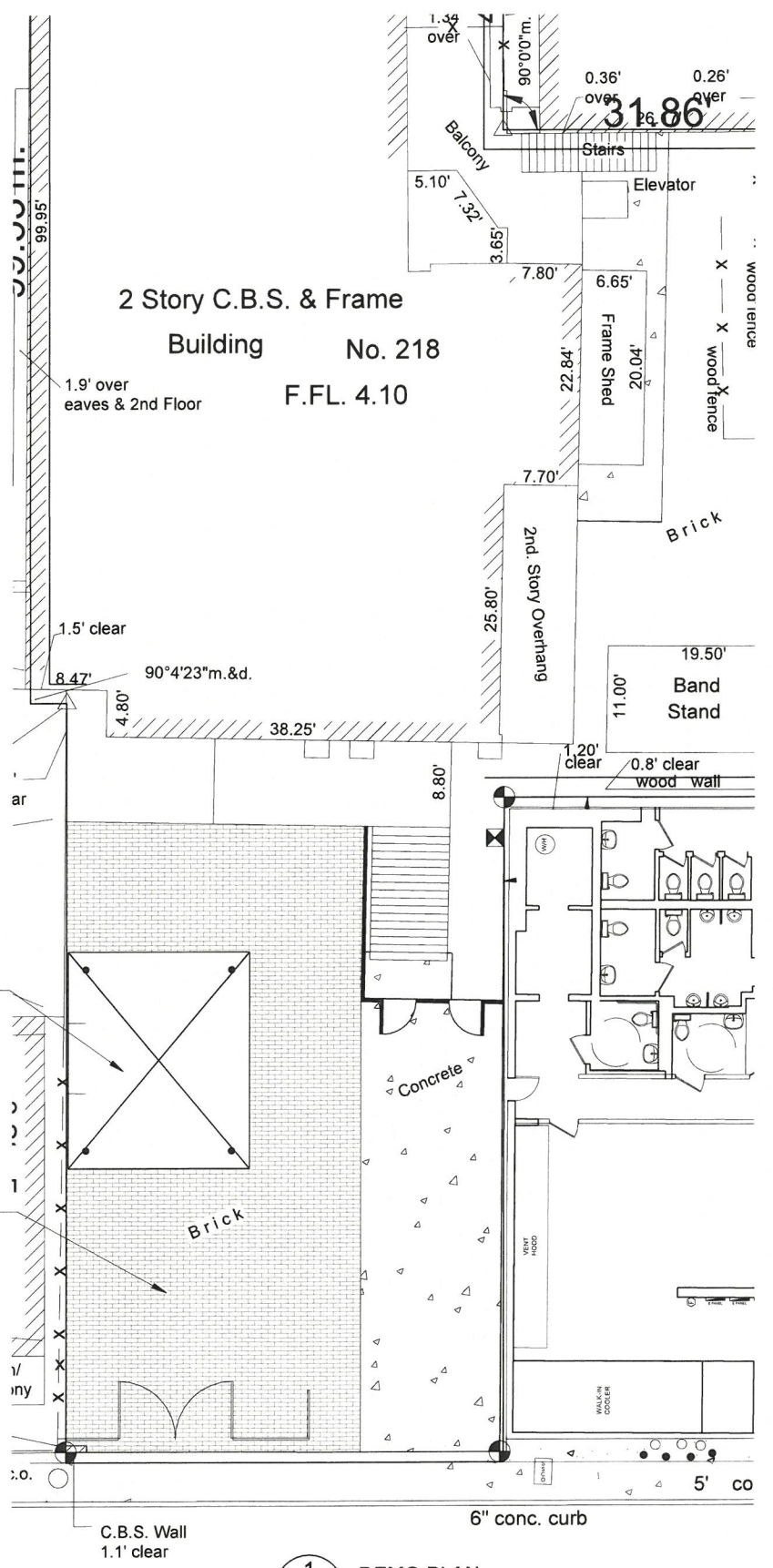
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KEY WEST, FL 33040

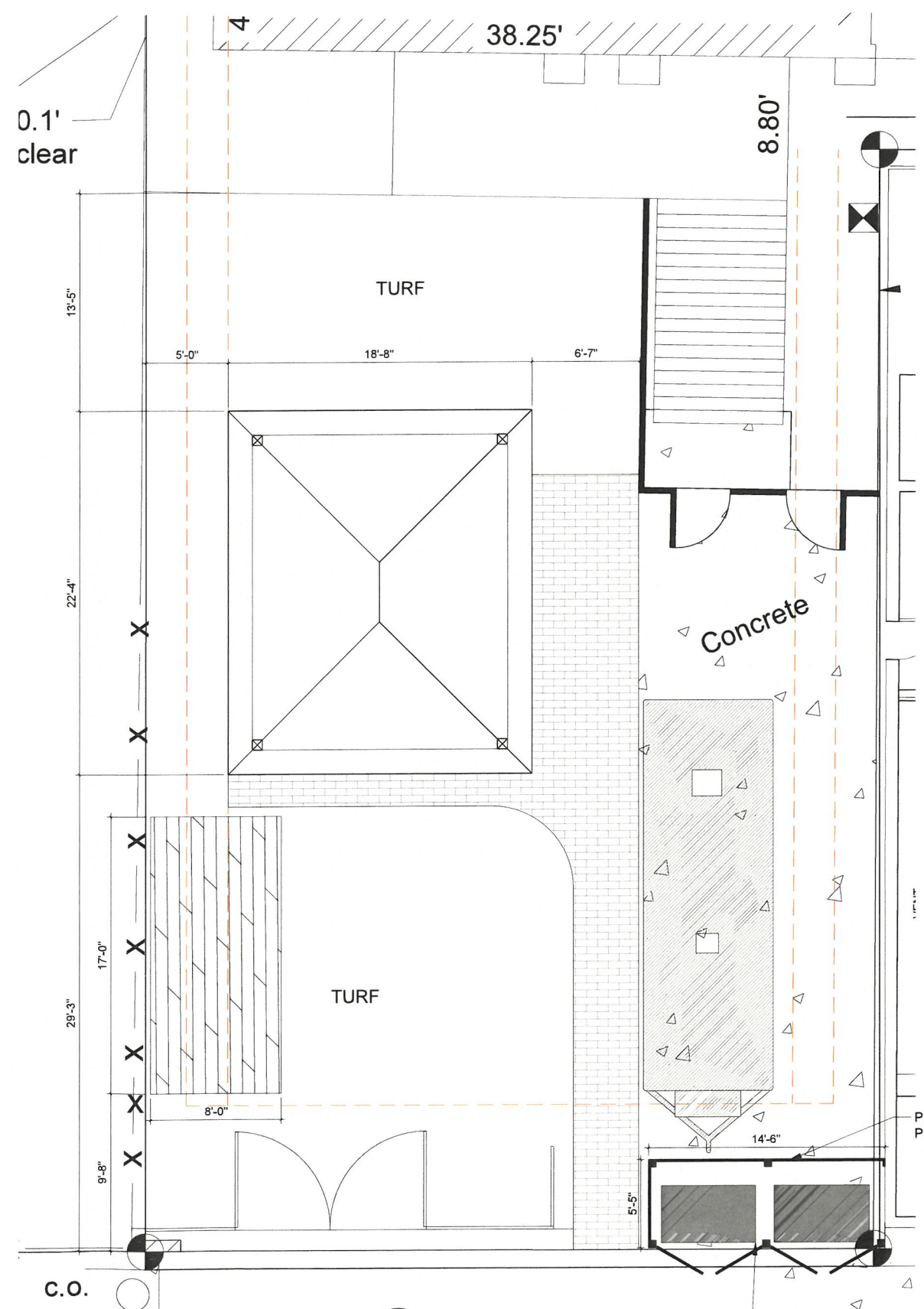
SHEET TITLE: DEMO & SITE PLAN



DESIGNED BY: BH APPROVED BY: DB

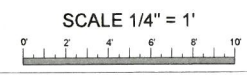


1 DEMO PLAN
SCALE: 1/8" = 1'



2 SITE PLAN
SCALE: 1/4" = 1'

(2) 3-YD COMMERCIAL DUMPSTERS
(5'-10" L X 3'-6" D X 4'-5" H)

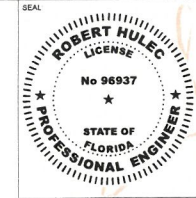


PREVIOUS CHICKEE HUT
(DEMOLITION PERMIT ISSUED)

DEMO EXISTING PAVERS

PROPOSED PICKET FENCE & GATES

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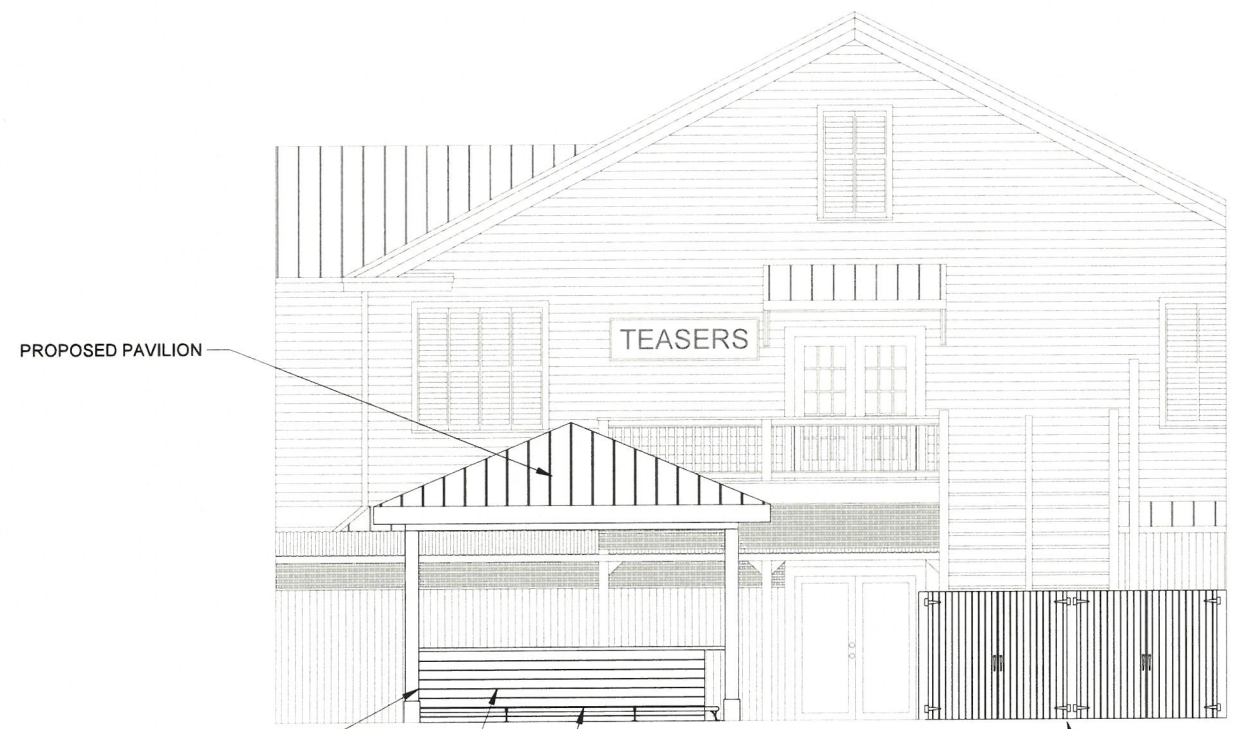


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305-890-4294

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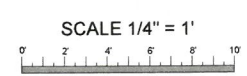
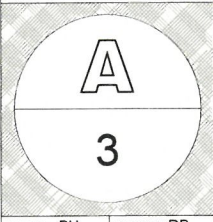
1 EXISTING SW ELEVATION
A-3 SCALE: 1/4" = 1'



2 PROPOSED SW ELEVATION
A-3 SCALE: 1/4" = 1'

BAR BUILDOUT/RENOVATION
218 DUVAL ST.
KEY WEST, FL 33040

SHEET TITLE
ELEVATIONS



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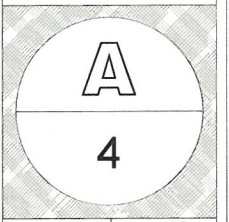
ROBERT HULEC, P.E.
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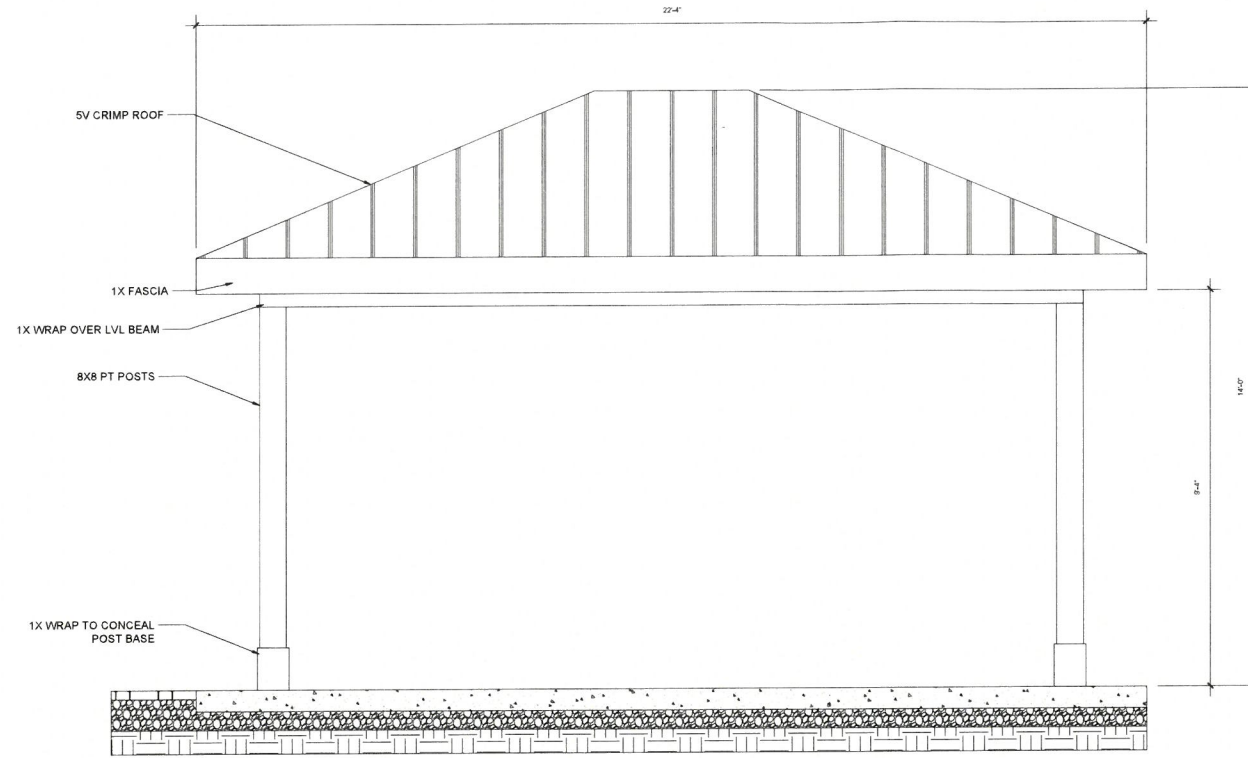
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KEY WEST, FL 33040

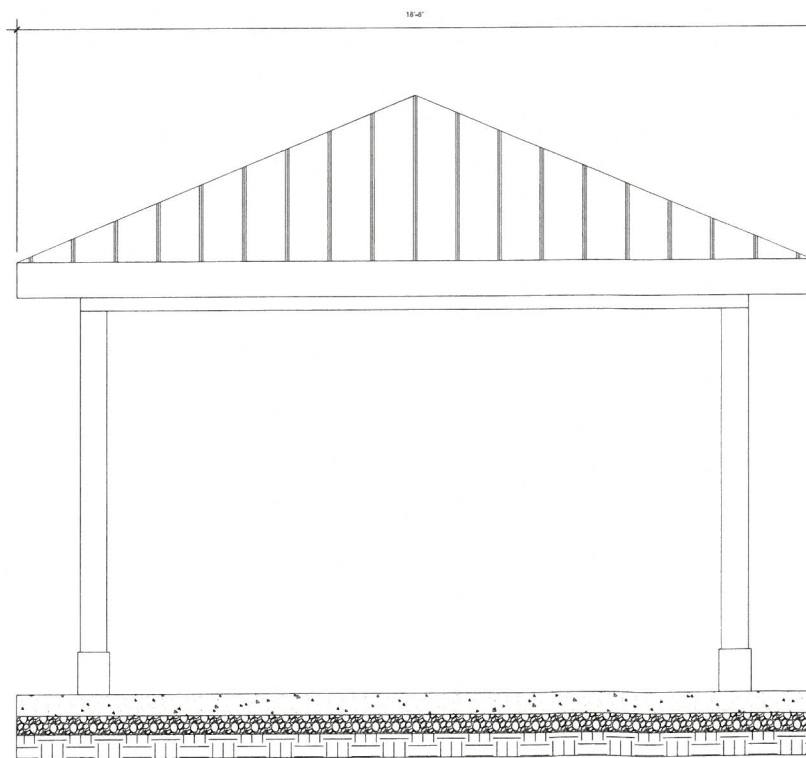
SHEET TITLE: PAVILION PLAN



DRAWN BY: BH APPROVED BY: DB



1
A-4 **SOUTHEAST ELEVATION**
SCALE 1/2" = 1'

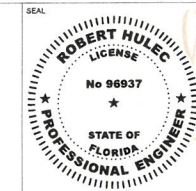


2
A-4 **NORTHEAST ELEVATION**
SCALE 1/2" = 1'

SCALE 1/2" = 1'



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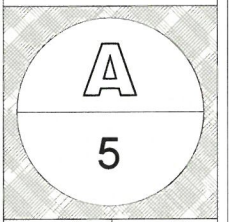
ROBERT HULEC, P.E.
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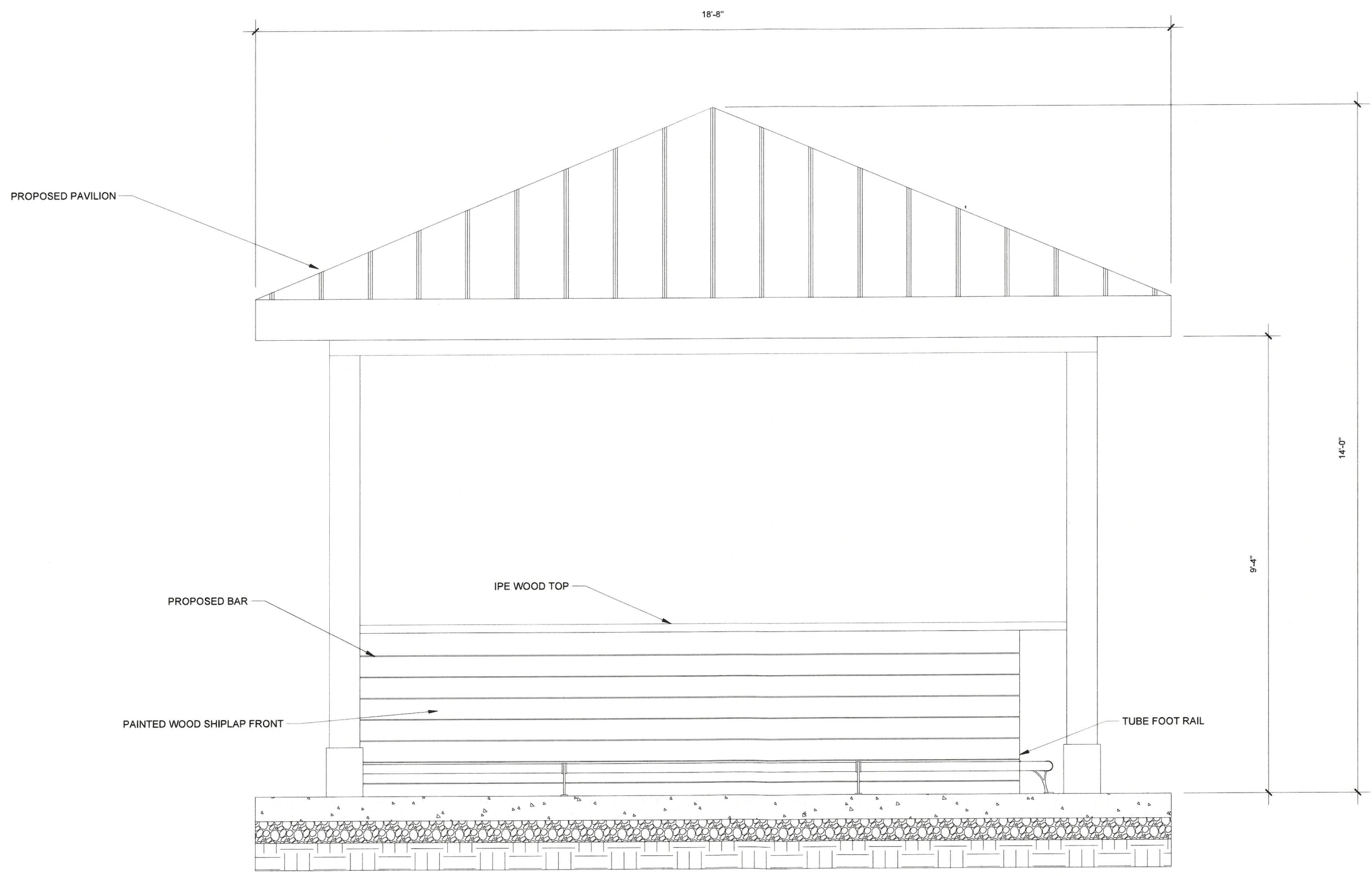
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KEY WEST, FL 33040

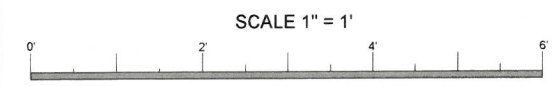
SHEET TITLE
BAR ELEVATION



DRAWN BY: BH APPROVED BY: DB



1
A-4
NORTHEAST ELEVATION (W/ BAR)
SCALE: 1" = 1'



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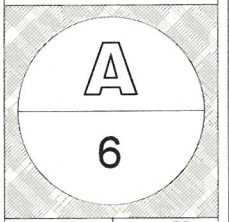
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 LIC # 96937



DATE	REV SET	DESCRIPTION
11/20/24	1	ISSUED CONSTRUCTION DOCS
12/5/24	A	UPDATED BAR & TRASH AREAS

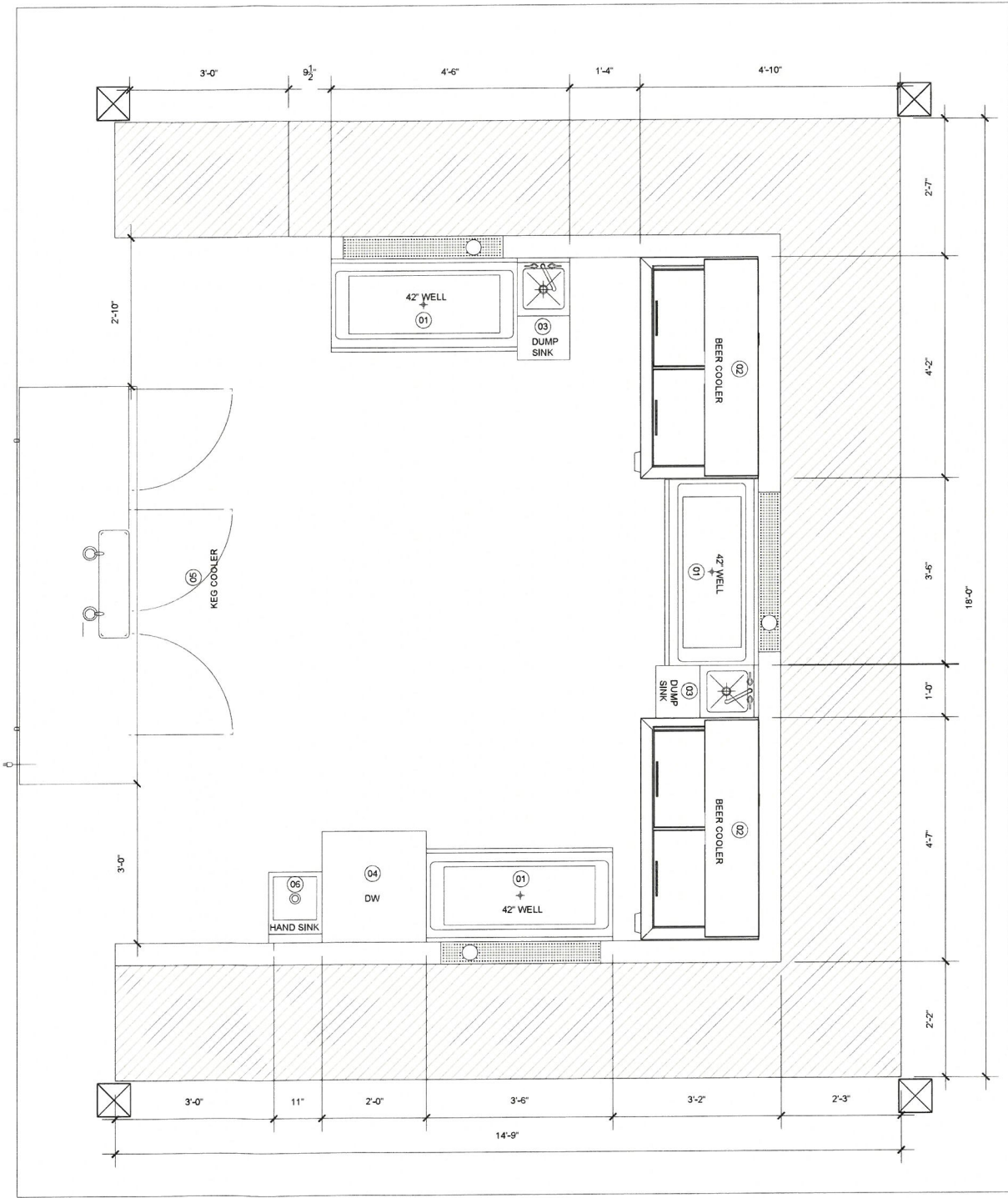
BAR BUILDOUT/RENOVATION
 218 DUVAL ST.
 KEY WEST, FL 33040

SHEET TITLE: BAR PLAN



DRAWN BY: BH APPROVED BY: DB

EQUIPMENT DATA						UTILITIES REQ			
TAG	NAME	MFG	WIDTH	DEPTH	HEIGHT	CW	HW	SAN	ELEC
01	42" WELL	REGENCY	42"	21"	33"	-	-	X	-
02	BOTTLE COOLER	BEVERAGE-AIR	50"	28"	34"	-	-	-	X
03	DUMP SINK	REGENCY	12"	23"	33"	X	X	X	-
04	DISHWASHER	MAIN STREET EQUIPMENT	24"	25"	33"	-	X	X	X
05	KEG COOLER	TRUE REFRIDGERATION	91"	27"	37"	-	-	-	X
06	HAND SINK	REGENCY	12"	16"	10"	X	X	X	-



1 BAR & EQUIPMENT LAYOUT
 A-6 SCALE: 3/4" = 1'

SCALE 3/4" = 1'



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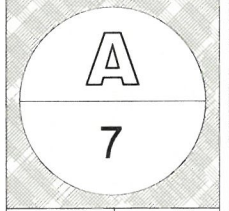


LAKESWOOD ENGINEERING
1231 WILSON ST
KEY WEST, FL 33040
305-890-4284

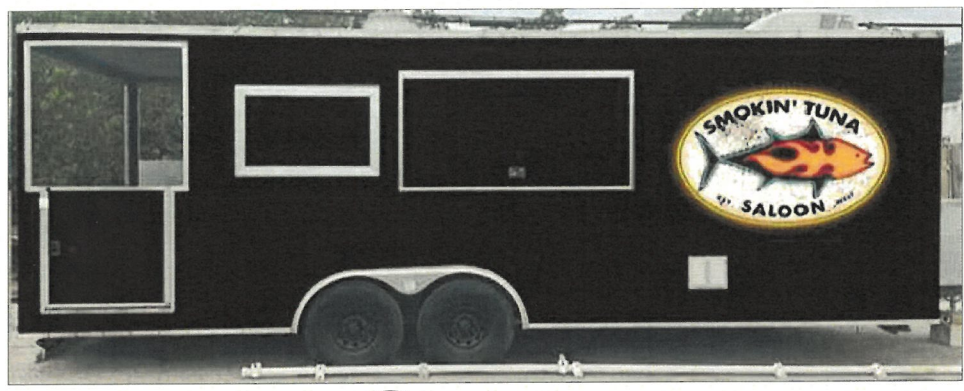
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BAR BUILDOUT/RENOVATION
218 DUVAL ST.
KEY WEST, FL 33040

SHEET TITLE: FOOD TRAILER PLAN



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2 PROPOSED TRAILER
A-7 SCALE: N/A

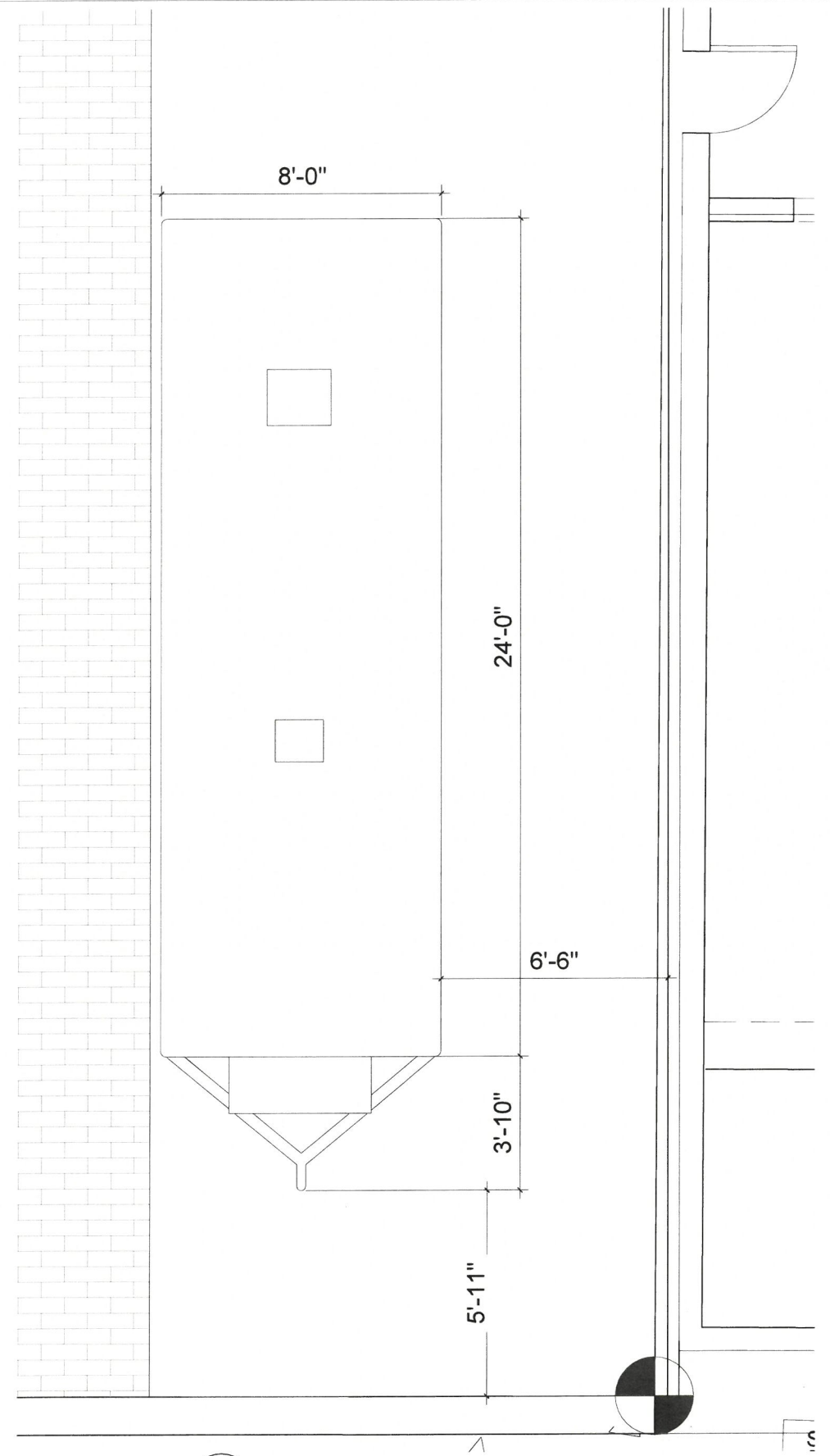
FOOD TRAILER NOTES

- FEATURES:**
1. SUB-PANEL WITH BREAKERS FOR INDIVIDUAL EQUIPMENT
 2. 42 GAL FRESHWATER TANK
 3. 58 GAL WASTE WATER TANK
 4. CITY WATER CONNECTION
 5. EXHAUST HOOD W/FAN
 6. PRO FIRE SUPPRESSION SYSTEM

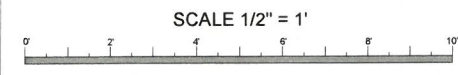
- INCLUDED EQUIPMENT:**
1. (2) REFRIGERATORS
 2. UPRIGHT FREEZER
 3. 4 BURNER STOVETOP
 4. OVEN
 5. FLAT GRILL
 6. (2) FRYERS
 7. FOOD WARMER
 8. BROILER

- SAFETY FEATURES**
1. CONDITIONED MAKEUP AIR
 2. 8' EXHAUST HOOD
 3. PRO FIRE SUPPRESSION SYSTEM

- FEMA NOTE:**
1. PER FEMA REQUIREMENTS, TRAILER WILL MOVED EVERY 180 DAYS



1 FOOD TRAILER LOC.
A-7 SCALE: 1/2" = 1'



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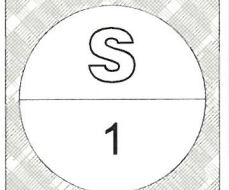


LAKEWOOD ENGINEERING
3211 WILLOW ST
KEY WEST, FL 33040
305-850-4284

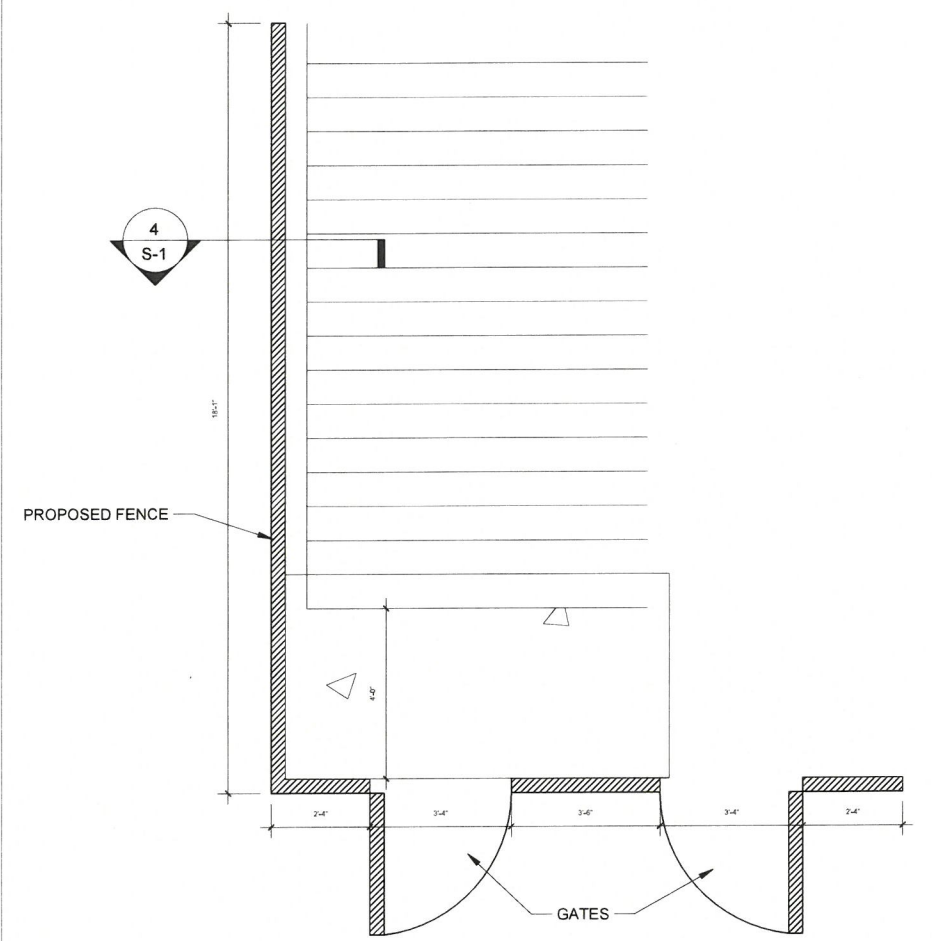
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BAR BUILDOUT/RENOVATION
218 DUVAL ST.
KEY WEST, FL 33040

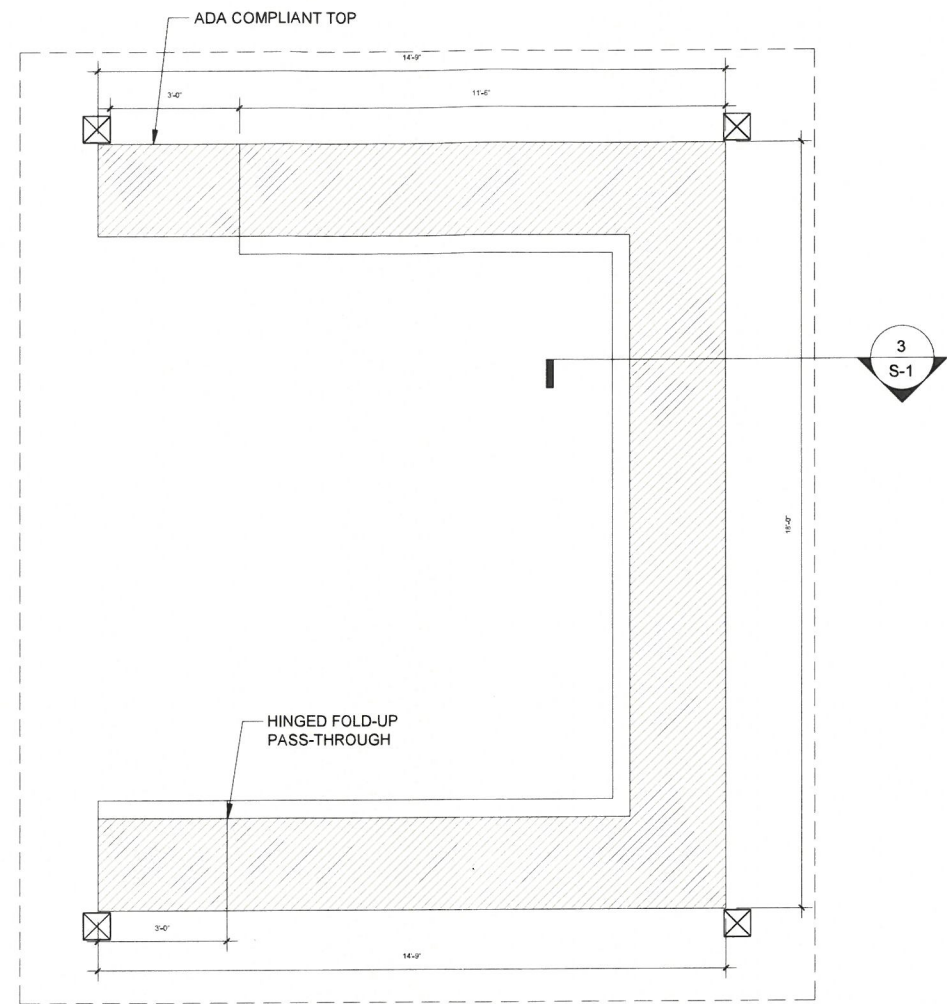
SHEET TITLE: NOTES & FOUNDATIONS



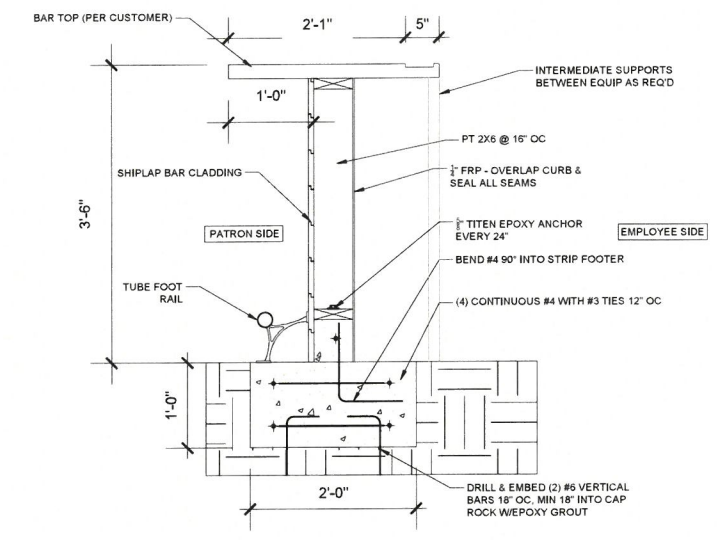
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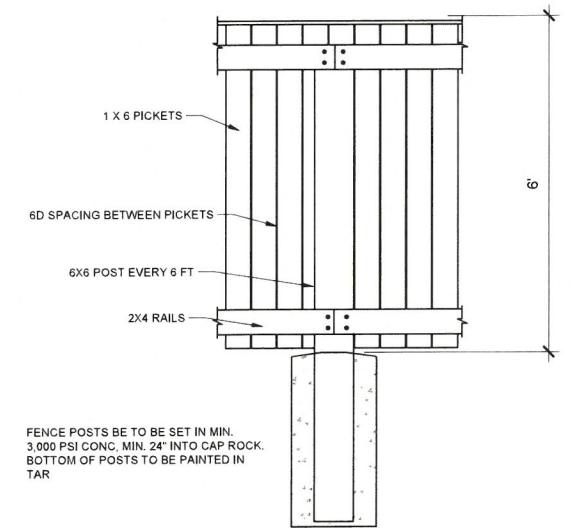
1 FENCE LAYOUT
SCALE: 1/2" = 1'



2 BAR LAYOUT
SCALE: 1/2" = 1'

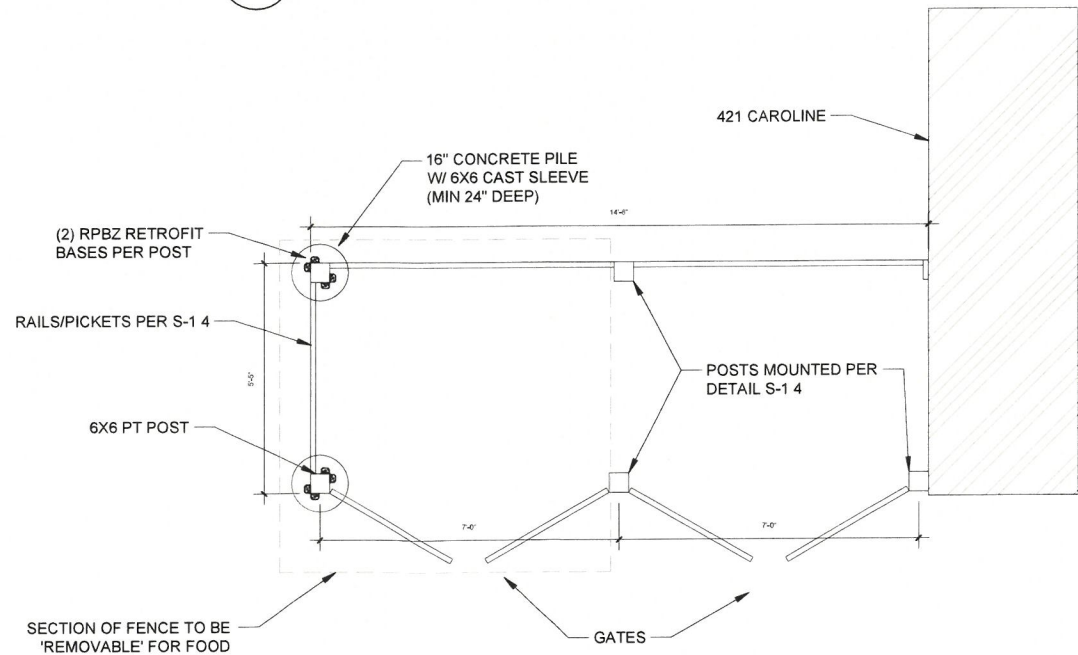


3 BAR SECTION DETAIL
SCALE: 1" = 1'

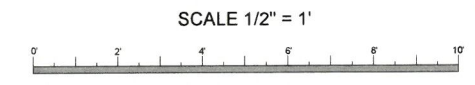


4 FENCE DETAIL
SCALE: N/A

FENCE POSTS BE TO BE SET IN MIN.
3,000 PSI CONG. MIN. 24" INTO CAP ROCK.
BOTTOM OF POSTS TO BE PAINTED IN
TAR



5 TRASH ENCLOSURE FENCE LAYOUT
SCALE: 1/2" = 1'



APPROVED BY DB BH

2

NOTES & FOUNDATIONS

BAR BUILDOUT/RENOVATION

218 DUVAL ST.
KEY WEST, FL 33040

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LAKEWOOD ENGINEERING

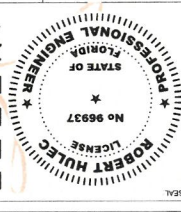
DESIGN & CONSTRUCTION SERVICES

2711 WEST 11TH AVENUE
KEY WEST, FL 33040

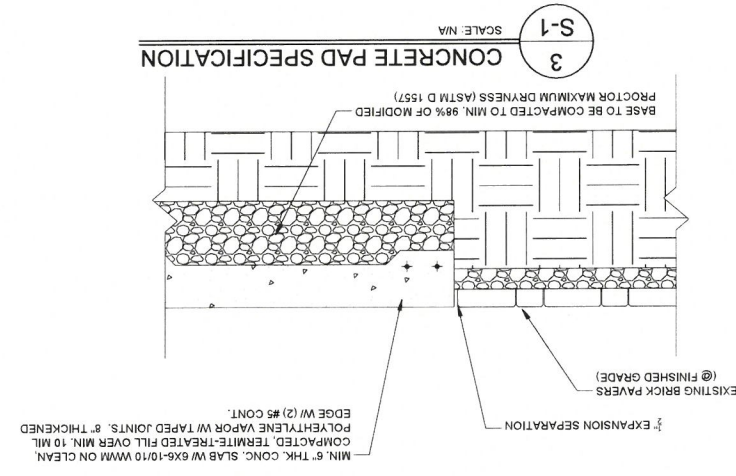
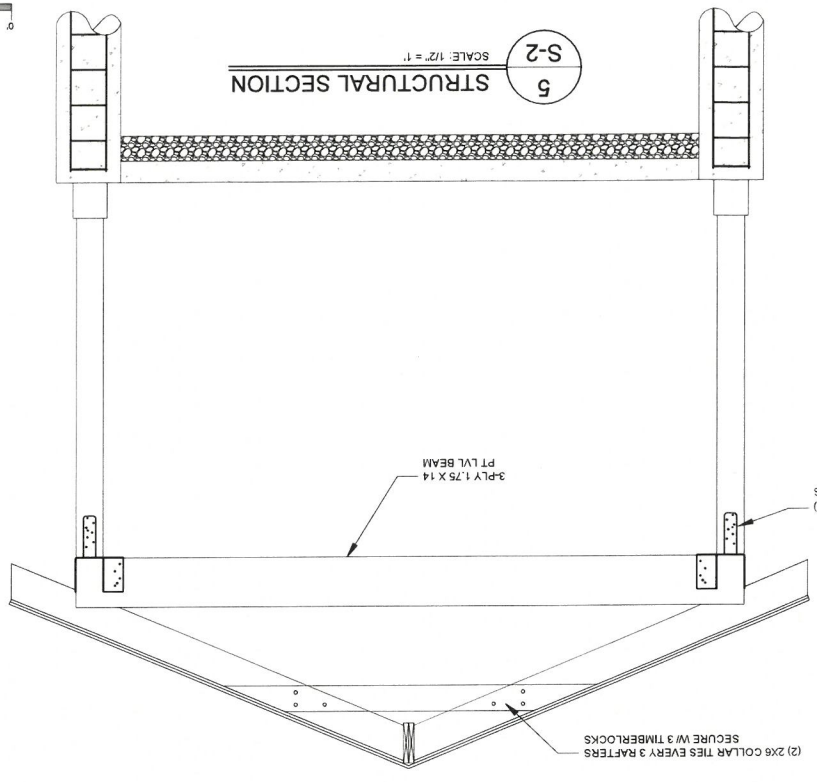
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SCALE 1/2" = 1'



2 STRUCTURAL SECTION
SCALE 1/2" = 1'

