



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume MFA
Historic Preservation Manager

Meeting Date: November 18, 2025

Applicant: Richard McChesney

Application Number: C2025-0095

Address: 1202 Simonton Street

Description of Work:

Raising existing flat roof and extension of existing gable roof. Relocation of AC units and screening addition. Demolition of existing flat roof.

Site Facts:

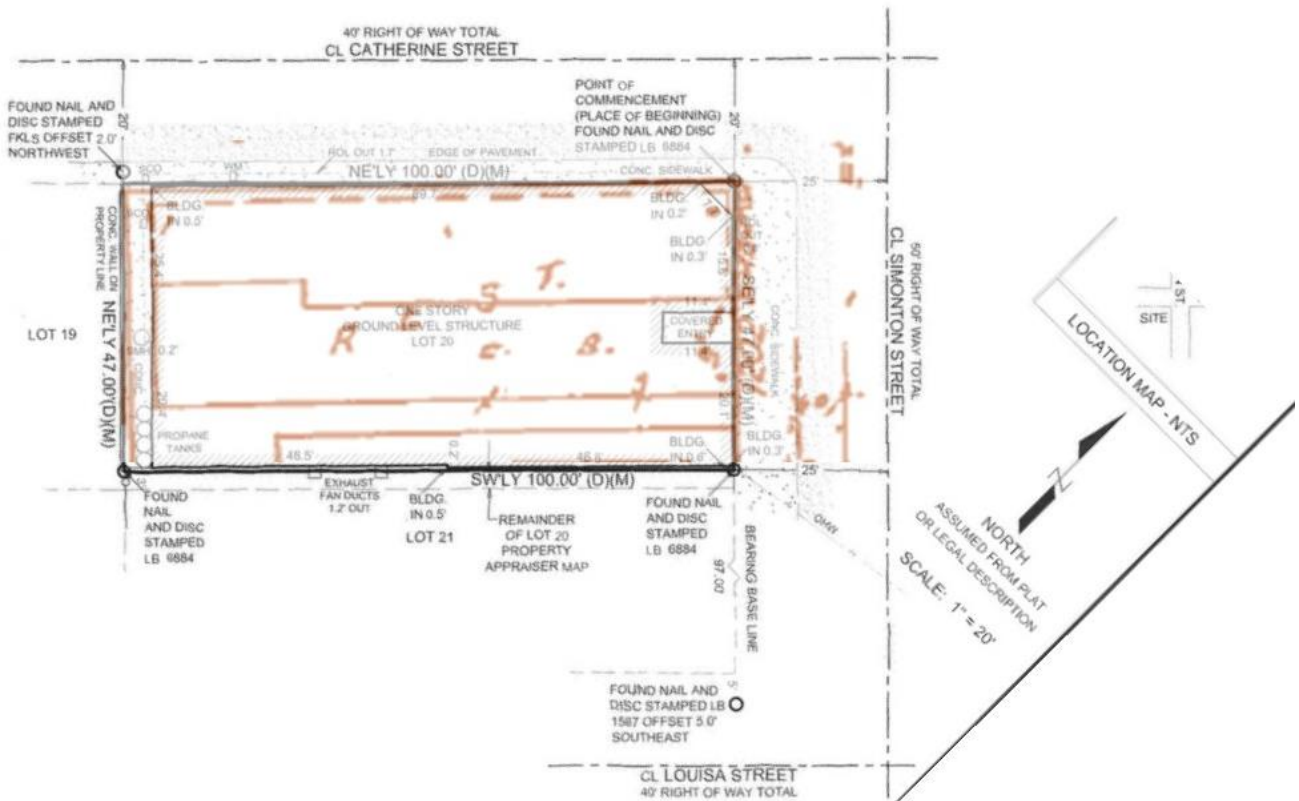
The site under review contains a commercial building listed as a contributing resource, located on the corner of Simonton and Catherine Streets. The CMU structure has been heavily altered over time and features a flat roof with parapet walls on the east and north elevations. A remnant gable roof, likely from a former residential structure previously on the site, remains within the principal roof. The southern portion dates to around 1953, as shown in a circa 1965 photo of Luigi's Restaurant. Based on aerials and permit records, the current building form and façades were constructed between 2000 and 2004, making most of the existing structure non-historic.



Photo taken by Property Appraiser's office c1965. Monroe County Library.



Photo of property under review.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Roofing (page 24), specifically guidelines 2, 3, 4 (first sentence), and 6.
- Guidelines for Additions and alterations (pages 37a -k), specifically guidelines 1, 2, 5 (first sentence), 6, 8, 11, 12, 13, 14, 17, 19, 20, 23, 24, 25, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-q), specifically guidelines 1, 2, 7 (last sentence), 11, 12, 13, 14, 18, 19, and 22.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1, 4, 5, 6, and 7.

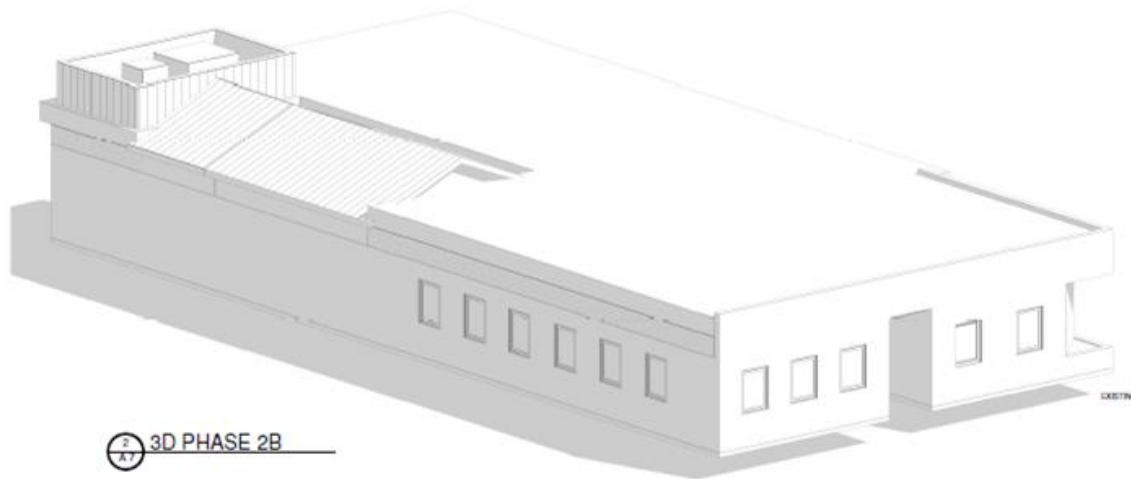
Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

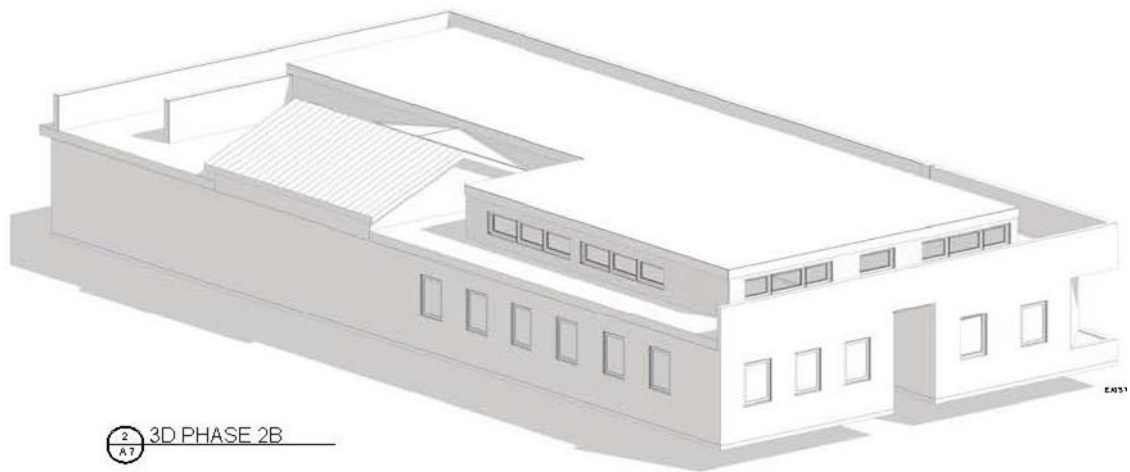
Staff Analysis:

The Certificate of Appropriateness under review proposes to raise the existing flat roof by 2'10" that will require the demolition of the existing flat roof. The application also includes the extension of the existing historic gable roof on the southern portion. Previously, the parapet wall was approved to be raised on the northwest elevation to match the existing parapet on July 23, 2024 but now that the flat roof is being raised, the ac units will be visible therefore the plans propose to relocate the units and add screening to block visibility from the street. The proposed screening is shown with vertical slats, but using horizontal louvers painted white would be a more appropriate appearance. Additionally, the existing overhang along the Catherine Street elevation extends over the public sidewalk and, since it is being raised in height, will require an easement.

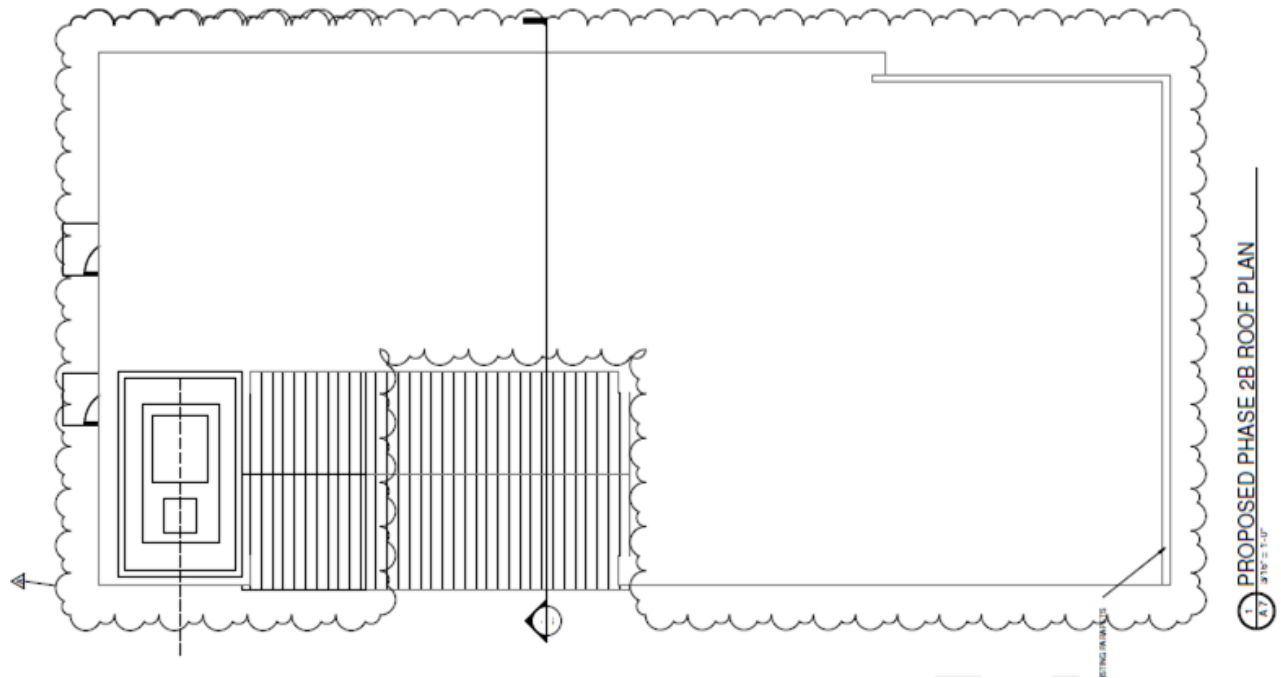
As for demolition, the existing flat roof will be demolished along with the existing overhang on Catherine Street in order to increase its height. It is the staff's opinion that the proposed demolition will be done on a non-historic portion of a building that has been significantly altered over time.



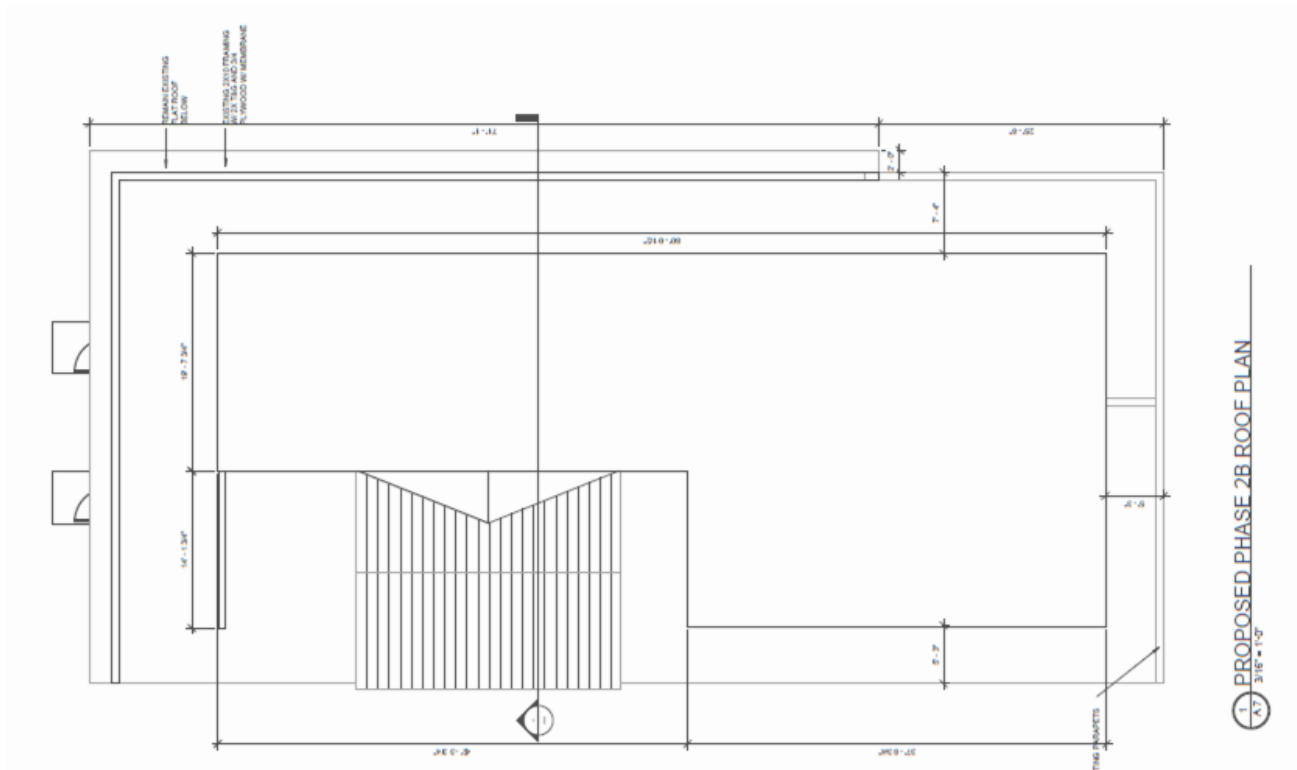
Proposed axonometric model.



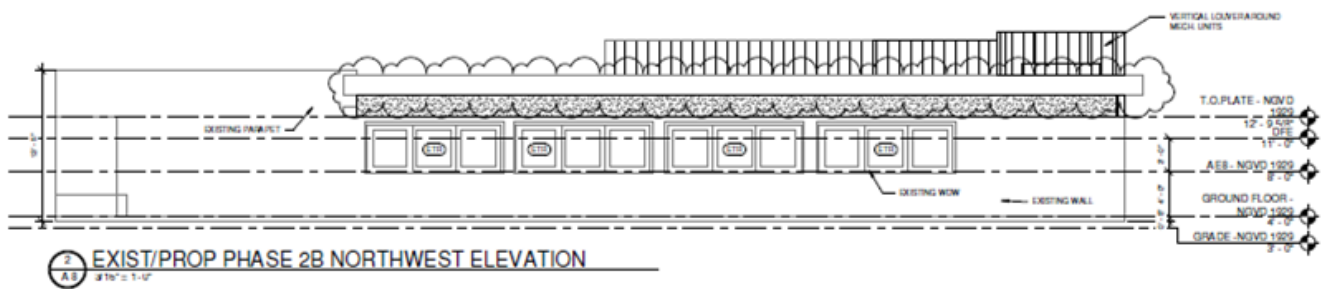
Previous approved axonometric model from July 23, 2024.



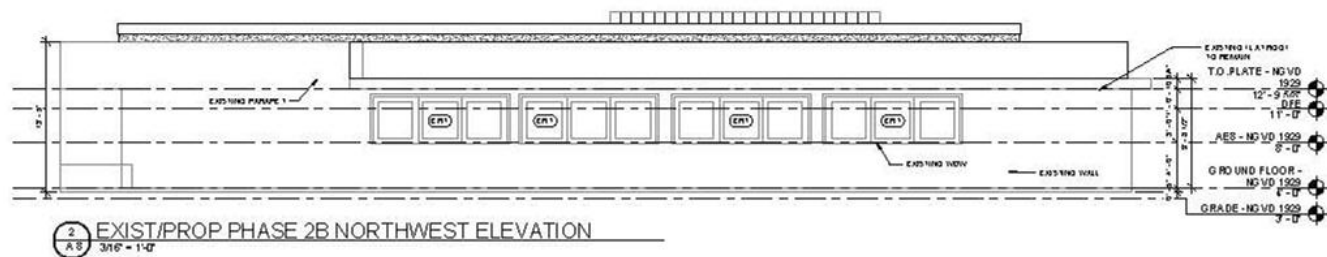
Proposed Roof Plan.



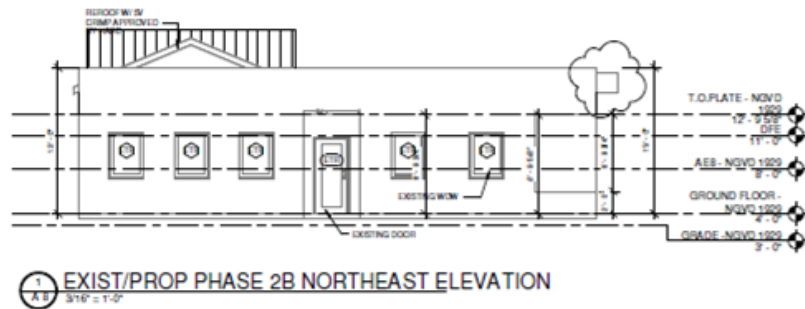
Previous approved Roof Plan from July 23, 2024.



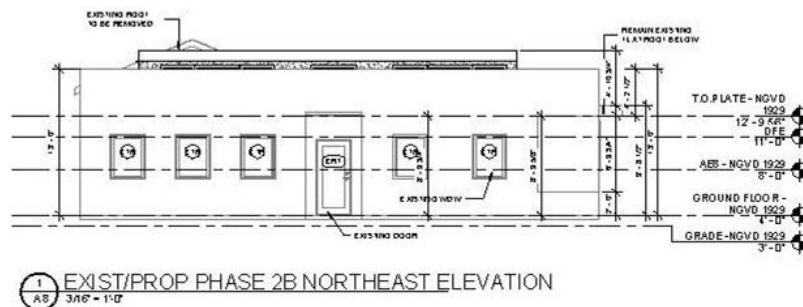
Proposed Northwest Elevation (Catherine St).



Previous approved Northwest Elevation from July 23, 2024 (Catherine St).



Proposed Northeast Elevation (Simonton St).



Previous approved Northeast Elevation from July 23, 2024 (Simonton St).

Consistency with Cited Guidelines:

Although this building was identified as contributing, staff finds that the current form and architectural features were constructed at least 24 years ago, meaning that more than 55 percent of the structure consists of newer fabric. As such, the proposed increase in height is compatible with the existing CMU building and consistent with the HARC Guidelines for alterations to non-historic portions of contributing structures. The proposed relocation and screening of the A/C units appropriately address visibility concerns; however, staff recommends using horizontal louvers painted white instead of vertical slats to better align with the architectural character of the district. The demolition is limited to non-historic elements, including the existing flat roof and overhang along Catherine Street, both of which have been extensively altered over time. Staff also recognizes that the roof overhang extends over the sidewalk, and approval should be conditioned upon the applicant taking the necessary steps to obtain the required easement.

Per Guideline 11 of Additions, *"The addition shall be lower than the original building height."* Therefore, the proposed extension of the gable roof on the southeast elevation should be reduced in height about 3"-6" to remain subordinate to the existing structure and consistent with the guidelines.

Criteria for Demolition:

Since the portion of the roof under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

Staff finds that the proposed design will retain the overall form and appearance of the flat roof, therefore it will not diminish the character of the surrounding context.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The existing flat roof is not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff finds that the building has been significantly altered over time and does not retain sufficient integrity to justify contributing status.

Staff recommends that the Commission consider approval of this request for demolition, as the removal and reconstruction of the flat roof will have no adverse impact on the structure or adjacent properties. If the Commission determines that the proposed design is appropriate, this will be the only required reading for demolition.

Doc # 2449975 Bk# 3261 Pg# 536 Recorded 2/5/2024 at 10:48 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:
Richard J. McChesney
Attorney at Law
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 1189-24.0058 RJ
Will Call No.:

10

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of February, 2024 between Pamela Stephenson Connolly, a married woman whose post office address is 1107 Key Plaza, #517, Key West, FL 33040, grantor, and Pasion Project, LLC, a Florida limited liability company whose post office address is 1107 Key Plaza, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West in Tract 11, Square 8, according to Whitehead's Plan of said Island of Key West in 1819, but better known and described as Lot 20, according to a diagram made of said Square 8 by Douglas T. Sweeney, and which diagram is recorded in Deed Book L, Page 215, of the Public Records of Monroe County, Florida. Commencing at the corner of Simonton and Catherine Streets and numing thence aloog said Simonton Street in a Southeasterly dlrectfon 47 feet; thence in a Southwest direction 100 feet; thence at right angles in 3 Northwest direction 47 feet out to Catherine Street; thence along Catheriue Street in a Northeast direction 100 feet back to the place of beginning.

Parcel Identification Number: 00028700-000000

SUBJECT TO: Taxes for the current and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This instrument was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his or her agent.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Richard McChesney
Witness Address: 618 Petronia St
Key West, FL 33040

Witness Name: Julie Betz
Witness Address: 500 Fleming St
Key West, FL 33040

Pamela Stephenson Connolly (Seal)
Pamela Stephenson Connolly

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of February, 2024 by Pamela Stephenson Connolly, who ☐ is personally known or ☒ has produced a driver's license as identification.



Julie Betz
Notary Public
Printed Name: Julie Betz
My Commission Expires: 3/22/26

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1202 Simonton Street, Key West, Florida 33040	
NAME ON DEED:	Pasion Project LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1107 Key Plaza #517	EMAIL
	Key West, Florida 33040	
APPLICANT NAME:	Richard McChesney	PHONE NUMBER (305) 293-8791
APPLICANT'S ADDRESS:	500 Fleming Street	EMAIL richard@spottswoodlaw.com
	Key West, Florida 33040	
APPLICANT'S SIGNATURE:		DATE 10/22/25

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X NO___ INVOLVES A HISTORIC STRUCTURE: YES X NO___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Proposal to raise existing walls to increase roof height. Extension of existing gable roof.
	Relocation of HVAC units. Addition of screening to block view of HVAC units
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolition of existing roof	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1202 Simonton Street, Key West, Florida 33040
PROPERTY OWNER'S NAME:	Pasion Project LLC
APPLICANT NAME:	Richard McChesney - Spottswood & Sterling PLLC

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	10/27/25 Richard McChesney Authorized Representative DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of portions of existing flat roof per the submitted plans to allow for construction of new, elevated roof structure.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The structure embodies no distinctive characteristics of a type, period, or method of construction or aesthetic, or historic significance in the City and, due to the alterations of the original structure, it is not a significant and distinguishable building.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

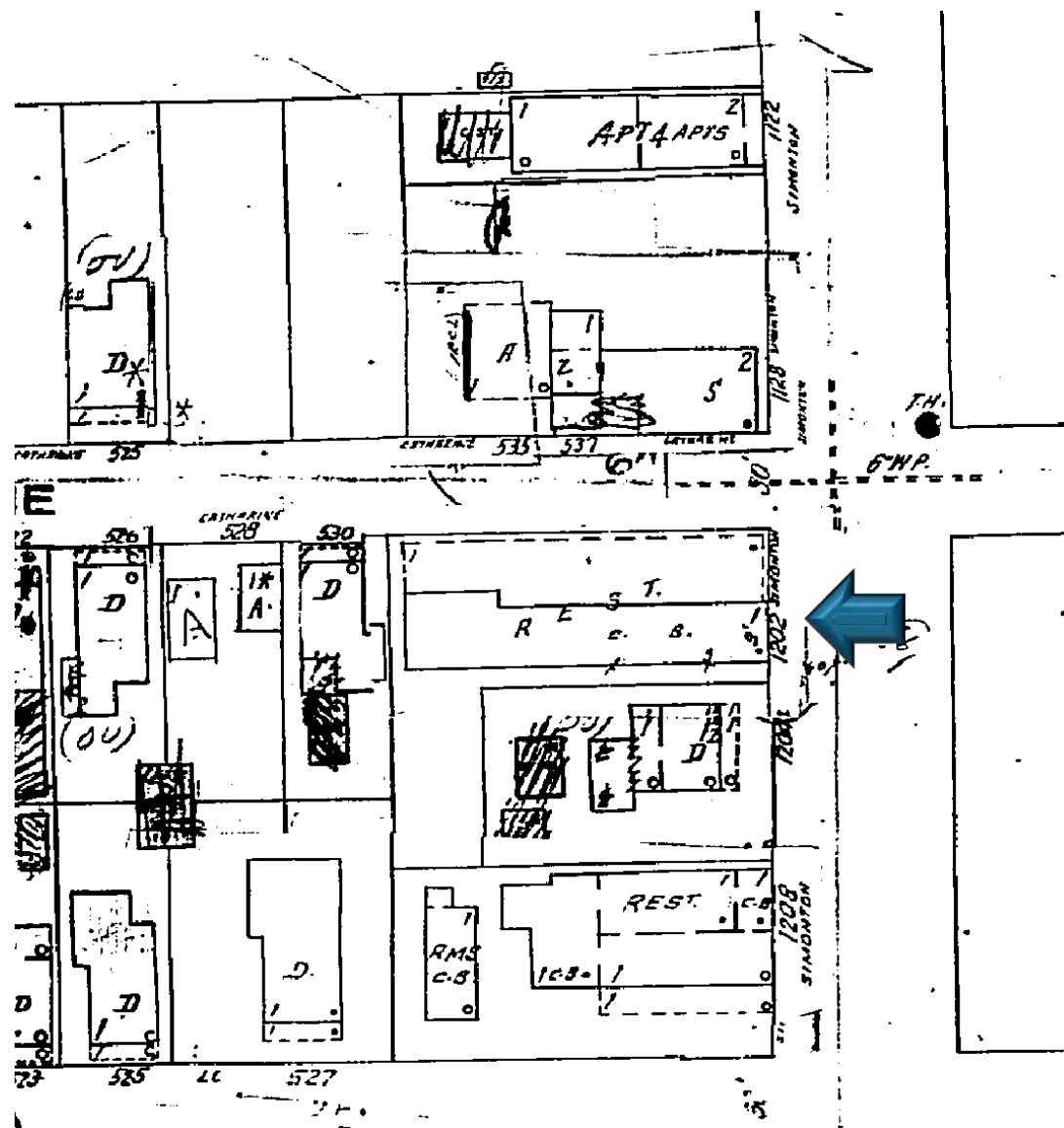
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
We are not aware of any historic events that the building would be associated with.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The building has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State, or Nation. Nor is it associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
The building is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The building does not exemplify the cultural, political, economic, social, or historic heritage of the City.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The building does not portray the environment in an era of history characterized by a distinctive architectural style
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
The building is not a part of or related to a square, park, or other distinctive area.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
The building does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or the City and definitely does not exemplify the best remaining architectural style in the neighborhood or City.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

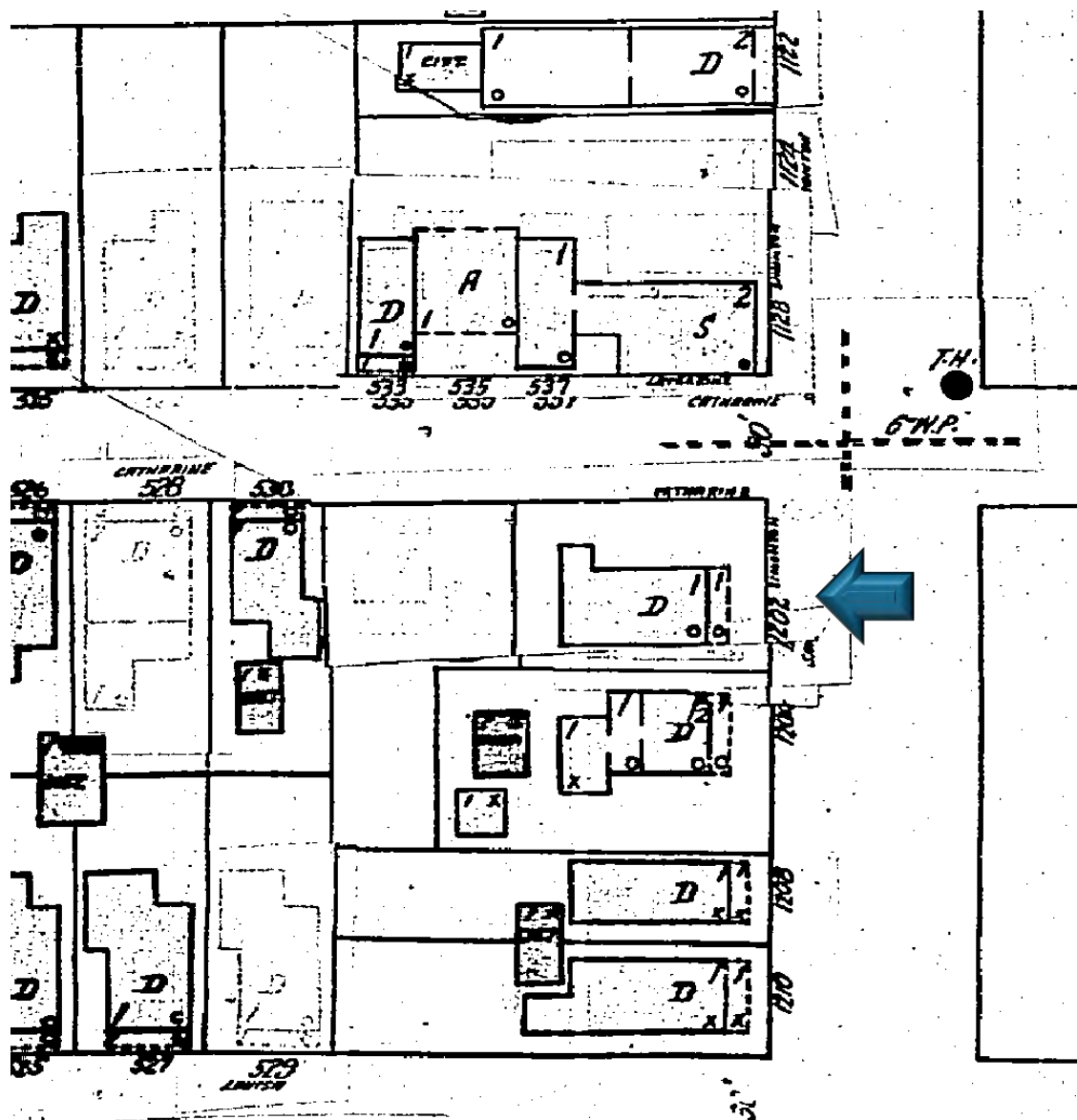
(i) Has not yielded, and is not likely to yield, information important in history,
The structure has not and is not likely to yield information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



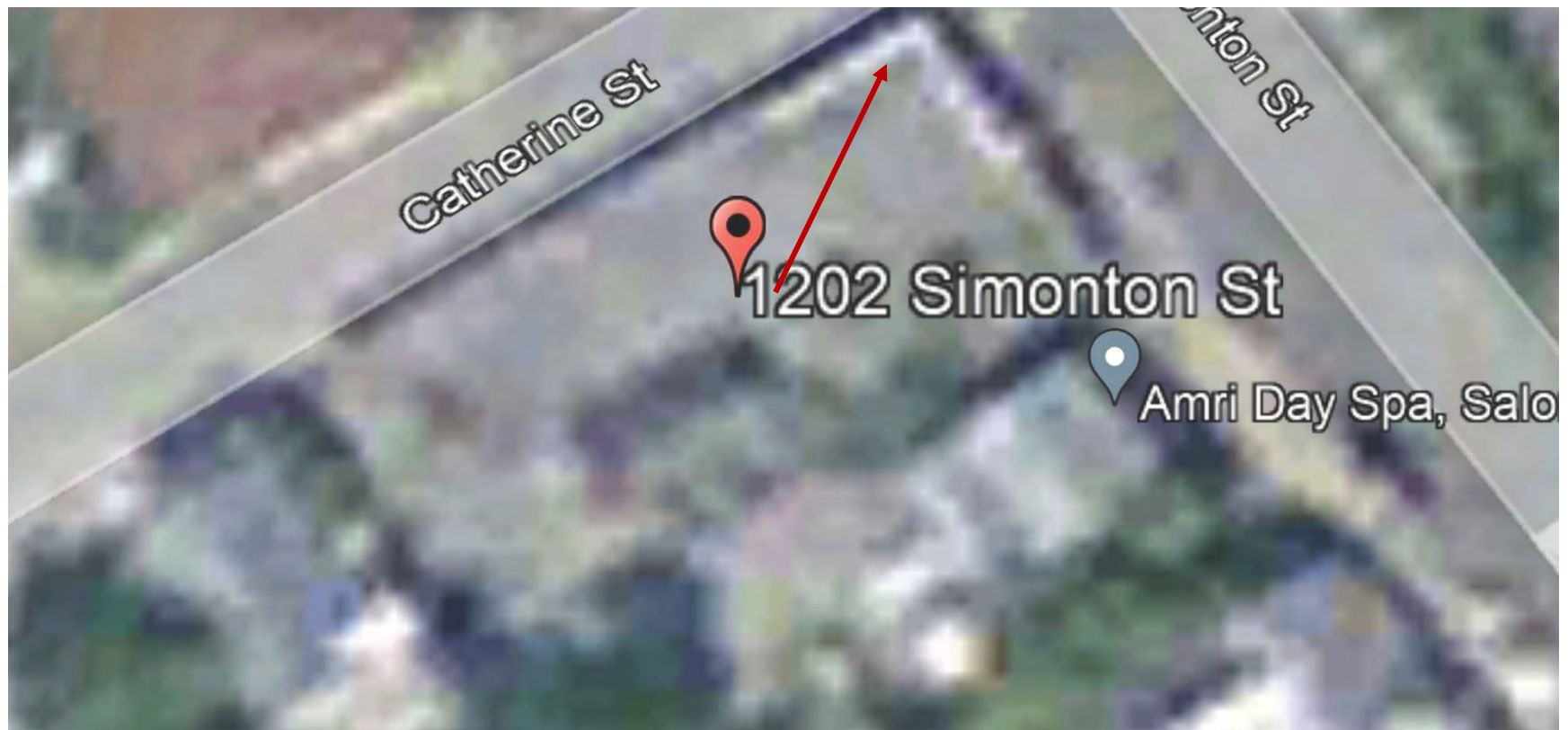
1202 Simonton Street ca. 1965. Monroe County Library.



Interior of sitting area Luigi's. Monroe County Library.



Aerial from 1994. Still parapet wall only on the southeast portion of the building.

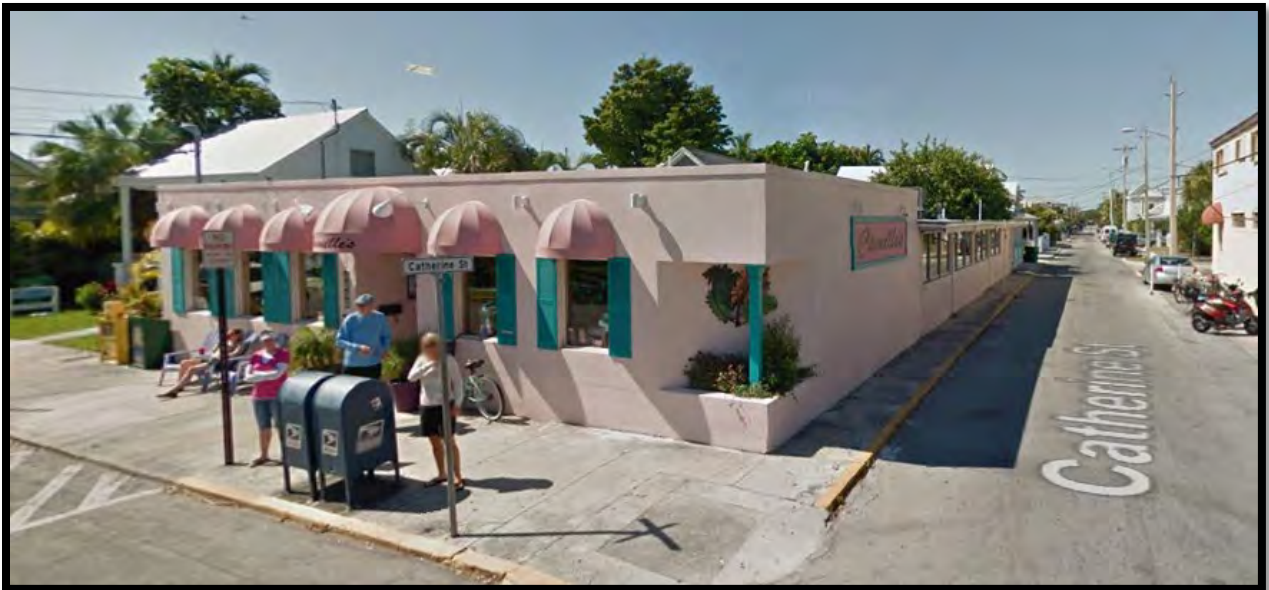


2004 Google earth aerial. Notice parapet walls on entire front and partial on street side elevation.

1202 Simonton Street



Front (Northeast) Elevation



Looking north – Intersection of Simonton and Catherine streets.

1202 Simonton Street



Streetside (Catherine) & Rear (Southwest) Elevation













SURVEY

MAP OF BOUNDARY SURVEY

LOT 20
DIAGRAM OF SQUARE 8
DOUGLAS T. SWEENEY
DEED BOOK "L", PAGE 215
MONROE COUNTY, FLORIDA

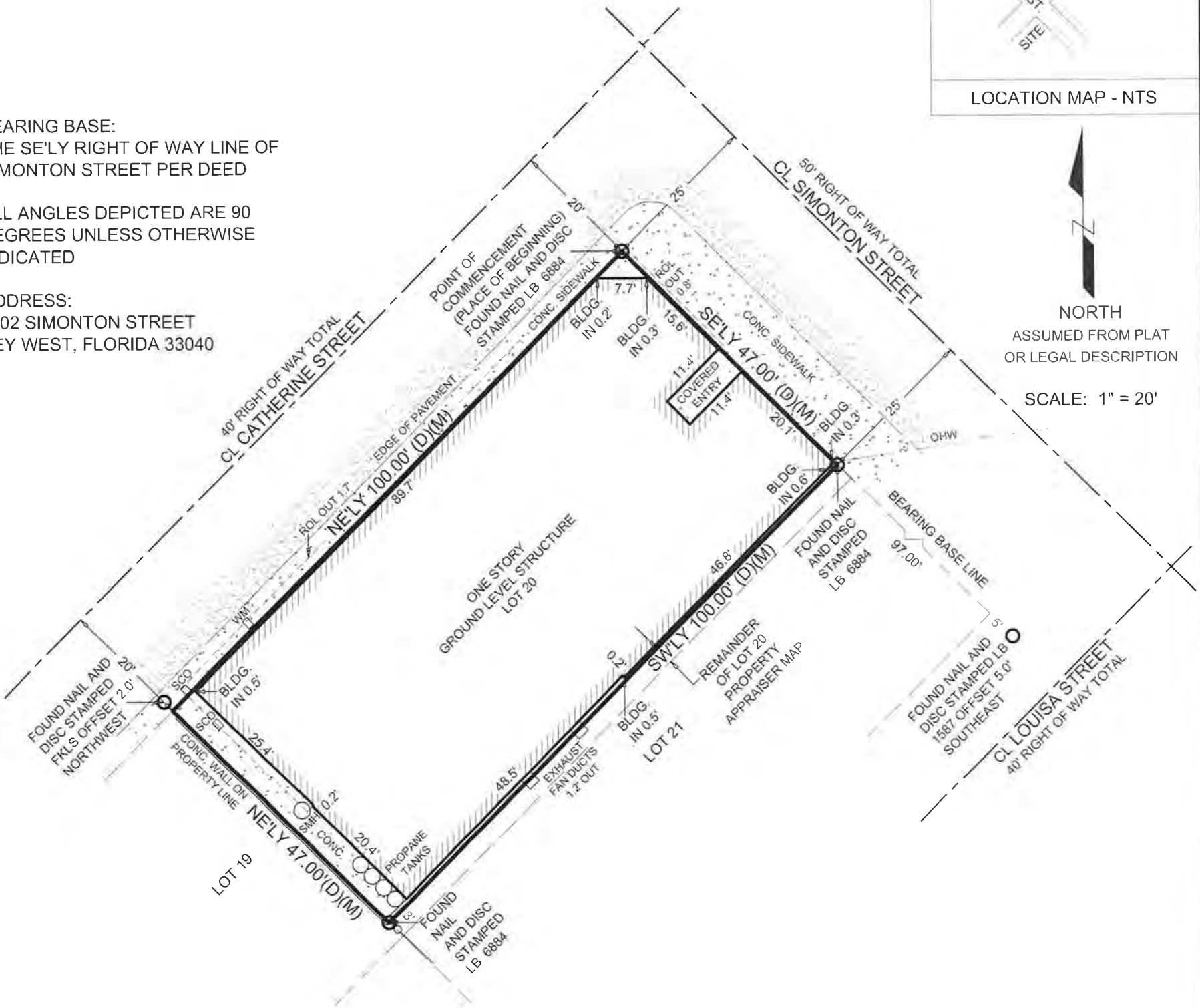
BEARING BASE:
THE SE'LY RIGHT OF WAY LINE OF
SIMONTON STREET PER DEED

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ADDRESS:
1202 SIMONTON STREET
KEY WEST, FLORIDA 33040



SCALE: 1" = 20'



LEGAL DESCRIPTION:

On the Island of Key West in Tract 11, Square 8, according to Whitehead's plan of said Island of Key West in 1829, but better known and described as Lot 20, according to a diagram made of said Square 8 by Douglas T. Sweeney, and which diagram is recorded in Book "L" of Deeds, Page 215, of the Public Records of Monroe County, Florida.

Commencing at the corner of Simonton and Catherine Streets and running thence along said Simonton Street in a Southeastery direction 47 feet; thence in a Southwest direction 100 feet; thence at right angles in a Northwest direction 47 feet out to Catherine Street; thence along Catherine Street in a Northeast direction 100 feet back to the place of beginning.

CERTIFIED TO:

1202 Simonton, LLC, a Florida limited liability company
Centennial Bank, its successors and/or assigns as their interest may appear
Spottswood, Spottswood, Spottswood & Sterling
Chicago Title Insurance Company

NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BFP	= BACK-FLOW PREVENTER	OHV	= OVERHEAD WIRES
BO	= BLOW OUT	P	= PLAT
C	= CALCULATED	PC	= POINT OF CURVE
CB	= CONCRETE BLOCK	PCC	= POINT OF COMPOUND CURVE
CBW	= CONCRETE BLOCK WALL	PCP	= PERMANENT CONTROL POINT
CBRW	= CONCRETE BLOCK RETAINING WALL	PI	= POINT OF INTERSECTION
CI	= CURB INLET	POB	= POINT OF BEGINNING
CL	= CENTERLINE	POC	= POINT OF COMMENCEMENT
CLF	= CHAINLINK FENCE	PRC	= POINT OF REVERSE CURVE
CM	= CONCRETE MONUMENT	PRM	= PERMANENT REFERENCE MONUMENT
CONC	= CONCRETE	PI	= POINT OF TANGENT
CVRD	= COVERED	R	= RADIUS
D	= DEED	ROL	= ROOF OVERHANG LINE
DELTA	= DELTA ANGLE	ROWL	= RIGHT OF WAY LINE
DMH	= DRAINAGE MANHOLE	R/W	= RIGHT OF WAY
EB	= ELECTRIC BOX	SCO	= SANITARY CLEAN-OUT
EL	= ELEVATION	SMH	= SANITARY MANHOLE
ELEV	= ELEVATED	SV	= SEWER VALVE
EM	= ELECTRIC METER	TB	= TELEPHONE BOX
ENCL	= ENCLOSURE	TBM	= TIDAL BENCHMARK
FFE	= FINISHED FLOOR ELEVATION	TOS	= TOP OF BANK
FH	= FIRE HYDRANT	TOS	= TOE OF SLOPE
FI	= FENCE INSIDE	TYP	= TYPICAL
FND	= FOUND	UPC	= CONCRETE UTILITY POLE
FO	= FENCE OUTSIDE	UPM	= METAL UTILITY POLE
FOL	= FENCE ON LINE	UPW	= WOOD UTILITY POLE
GB	= GRADE BREAK	WD	= WOOD DECK
GI	= GRATE INLET	WDF	= WOOD FENCE
GL	= GROUND LEVEL	WL	= WOOD LANDING
GW	= GUY WIRE	WM	= WATER METER
IP	= IRON PIPE	WV	= WATER VALVE
IR	= IRON ROD	TYP	= TYPICAL
L	= ARC LENGTH	UPC	= CONCRETE UTILITY POLE
LE	= LOWER ENCLOSURE	UPM	= METAL UTILITY POLE
LP	= LIGHT POLE	UPW	= WOOD UTILITY POLE
LS	= LANDSCAPING	WD	= WOOD DECK
M	= MEASURED	WDF	= WOOD FENCE
MHWL	= MEAN HIGH WATER LINE	WL	= WOOD LANDING
NAVD	= NORTH AMERICAN VERTICAL DATUM (1988)	WM	= WATER METER
NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)	WV	= WATER VALVE
NTS	= NOT TO SCALE		

SCALE:	1"=20'
FIELD WORK DATE	08/24/17
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17082103

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.827, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

STATE OF FLORIDA

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

INTERIOR RENOVATION 1202 SIMONTON ST, KEY WEST FL 33040

USE GROUP:
BUSINESS B

OCCUPANCY CALCULATIONS:
B 100 SF/ASSEMBLY A-2 (SEE BOX ON THE RIGHT)

NUMBER OF EXITS:
REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE VB

BUILDING IS NOT SPRINKLED

FIRE RESISTANCE RATINGS:
SHAFT WALLS 0 HR
FIRE STAIR WALLS 0 HR
FIRE STAIR DOORS/WINDOWS 0 HR
FIRE SEPARATION @ LOBBY 0 HR
FIRE SEPARATION @ MAIN HALL 0 HR
LOBBY INTERIOR DOORS 0 HR
NON-LOAD BEARING EXT WALLS 0 HR

BUILDING SQUARE FOOTAGE:

TOTAL (EXISTING): 4306 SF

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
FLOOD ZONE ZONE X

LEGAL DESCRIPTION:
KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262.2
OR1279-373OR1292-2455 OR1292-2458 OR2073-1588 OR2871-2202 OR3112-2004
OR3245-0027

RE #: 00028700-000000

ADDRESS: 1202 SIMONTON ST, KEY WEST, FL, 33040, USA

TYPE OF CONSTRUCTION: RESTRNT/CAFETR-VB
SQUARE FOOTAGES PER FLOOR:
GROUND FLOOR (EXISTING) 4306 SF

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SCOPE OF WORK:

DEMO: DEMO OF INTERIOR FRAME WALLS, KITCHEN EQUIPMENT AND HOODS. CAP ALL LINES AS REQUIRED. DEMO FINISHES, FLOORS, AND CEILINGS AS REQUIRED.

RENOVATION: INTERIOR RENOVATION OF FULL SPACE. NEW BATHROOM FIXTURES, NEW BAR FIXTURES, NEW ELECTRICAL PER PLAN, NEW BATHROOM AT REAR. NEW MECHANICAL PER PLAN. NEW PLUMBING PER PLAN. INTERIOR FINISHED TBD BY CLIENT / CONTRACTOR.

NO FOOTPRINT INCREASE WITH THIS PERMIT. NO GAS PER THIS PERMIT.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTIONNUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER TITLE SCALE

ACCESSIBILITY

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE 2020 FLORIDA ACCESSIBILITY CODE.

CODE INFORMATION

BUILDING CODE
MECHANICAL CODE:
PLUMBING CODE
ELECTRICAL CODE:
FUEL GAS CODE
ENERGY CODE:
ADA ACCESSIBILITY CODE:
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2020 NATIONAL ELECTRIC CODE (NEC) NFPA
2023 FLORIDA FUEL GAS CODE
2023 FLORIDA ENERGY CONSERVATION CODE
2023 FLORIDA ACCESSIBLTY CODE
ASCE 7-22

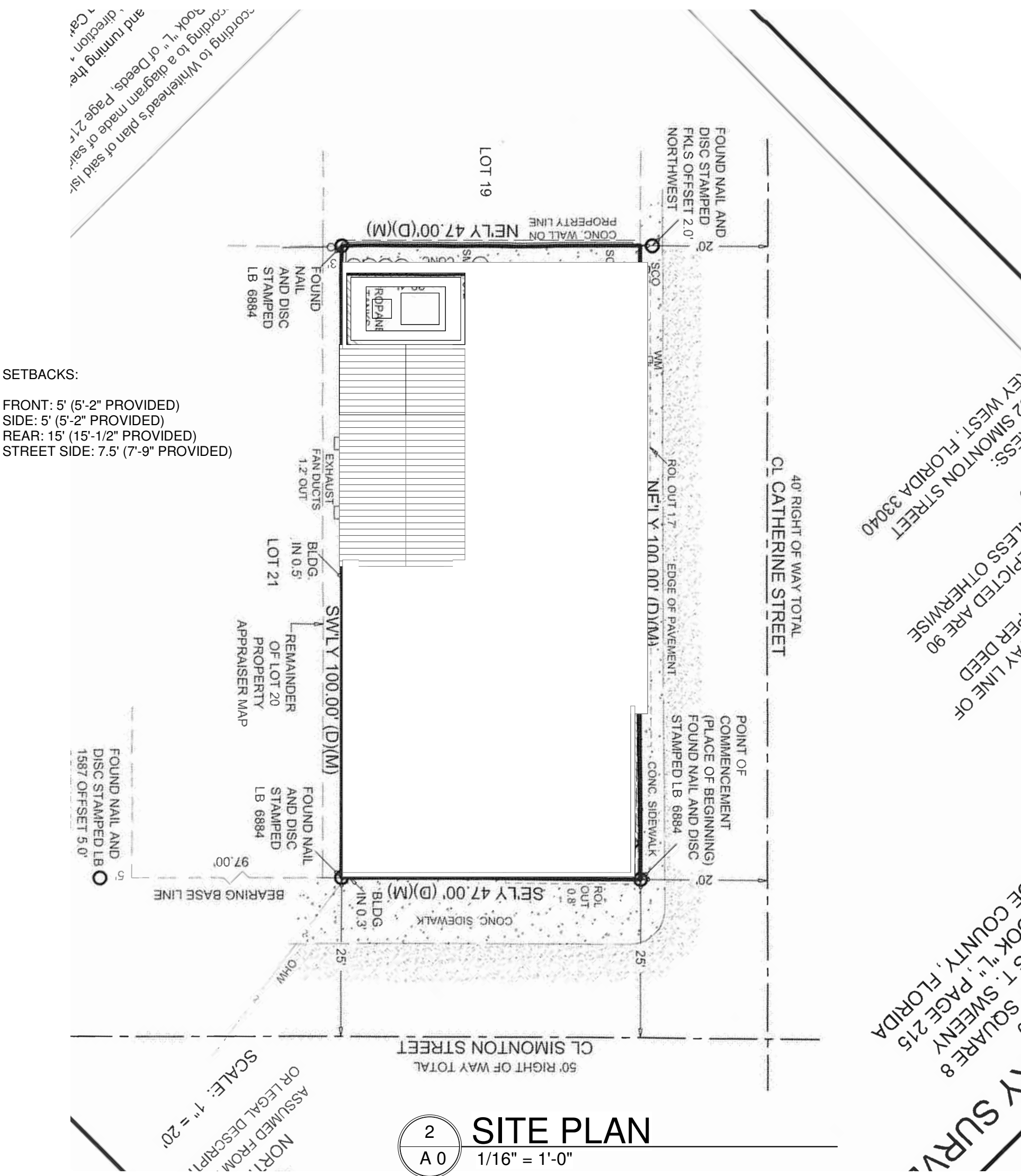
LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION:
CURRENT ZONING
MAX BUILDING HEIGHT:
FLORIDA GREEN BUILDING:
USE GROUP:

CITY OF KEY WEST CODES AND ORDINANCES
FLOOD ZONE: X-ZONE NGVD 1929
FLOOD ZONE: X-ZONE NGVD 1929
NHC1 COMMERCIAL/URBAN COMMERCIAL
35' FROM COR/LAG
MIN REQUIREMENTS TO BE MET
ASSEMBLY A-2

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER



2 SITE PLAN
A 0 1/16" = 1'-0"

A 0	COVER SHEET
A 1	ACCESSIBILITY GUIDELINES
A 2	ACCESSIBILITY GUIDELINES
A 6	EXIST/DEMO/PROP PHASE 2B FLOOR PLANS
A 7	EXIST/ PROP. 3D & ROOF FLOOR PLAN PHASE B
A 8	EXIST/ PROP. PHASE 2B ELEVATIONS & SECTION
A 9	EXIST/ PROP. RCP PHASE 2A & 2B
E1	ELECTRICAL NOTES
E2	GROUND FLOOR ELECTRICAL PLAN
M1	MECHANICAL NOTES
M2	GROUND FLOOR MECHANICAL PLAN
P1	PLUMBING NOTES
P2	GROUND FLOOR PLUMBING PLAN
P3	RISER DIAGRAMS/ NOTES

TABLE 1004.5 MAXIMUN FLOOR AREA ALLOWANCES PER OCCUPANT

Assembly without fixed seats
Concentrated (chairs only - not fixed)
7net
5net

Standing space
Unconcentrated (tables and chairs)
15 net

[F] 903.2.1.2 Group A-2

An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exist:

1. The fire area exceeds 5000 square feet (464.5m2).
2. The fire area has an occupant load of 100 or more
Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a fire area occupancy load of 200 patrons or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

DATE: 2025.07.16

REV. SET DESCRIPTION

REVISION A - RE-ROOF

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
#AR98525

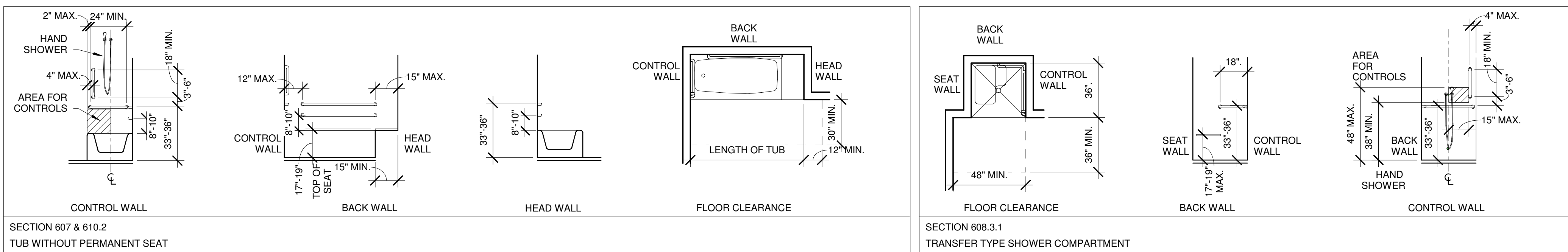
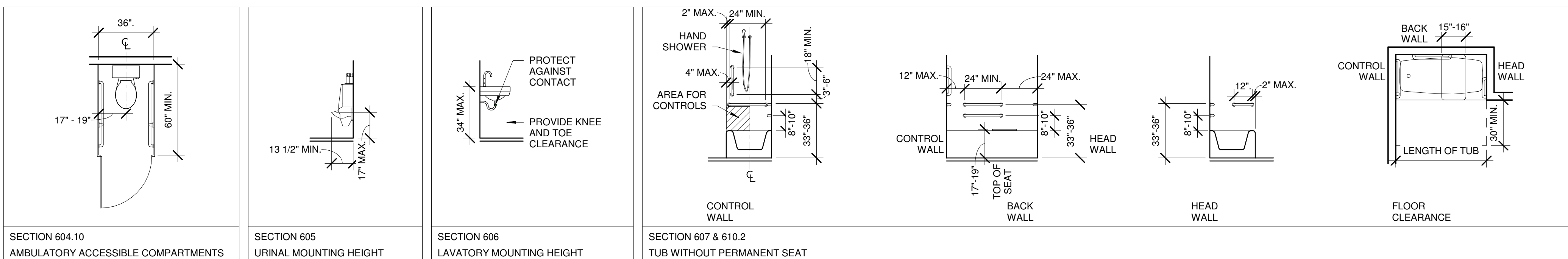
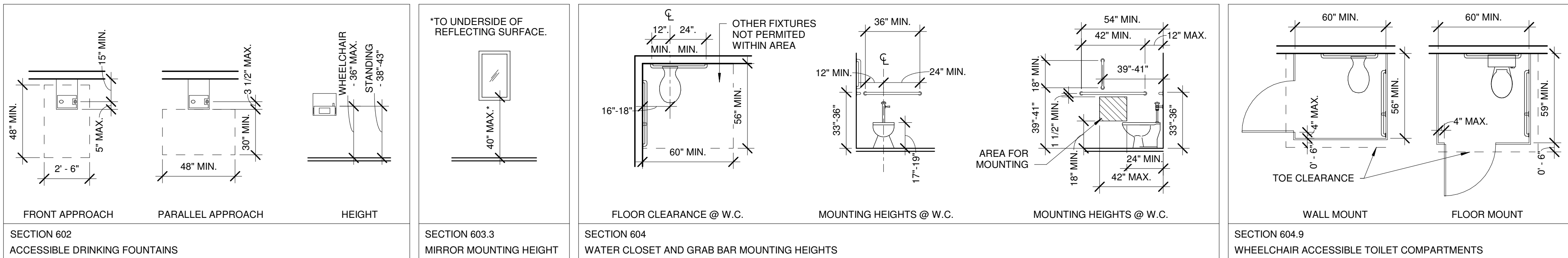
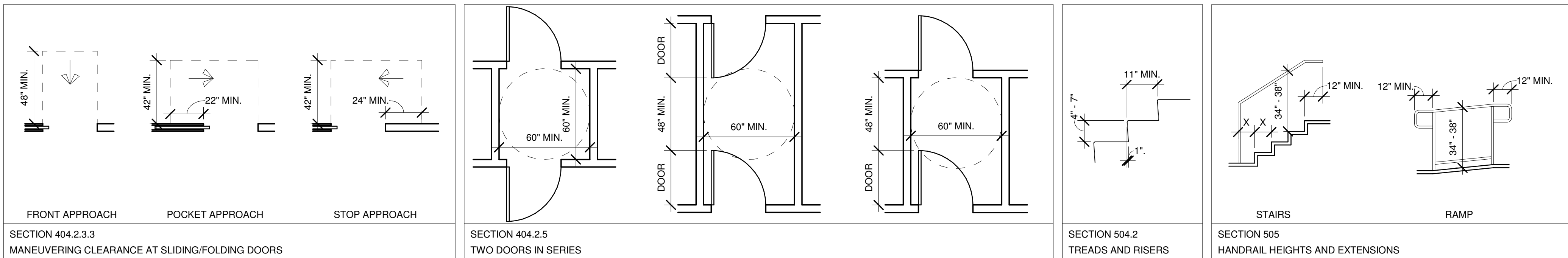
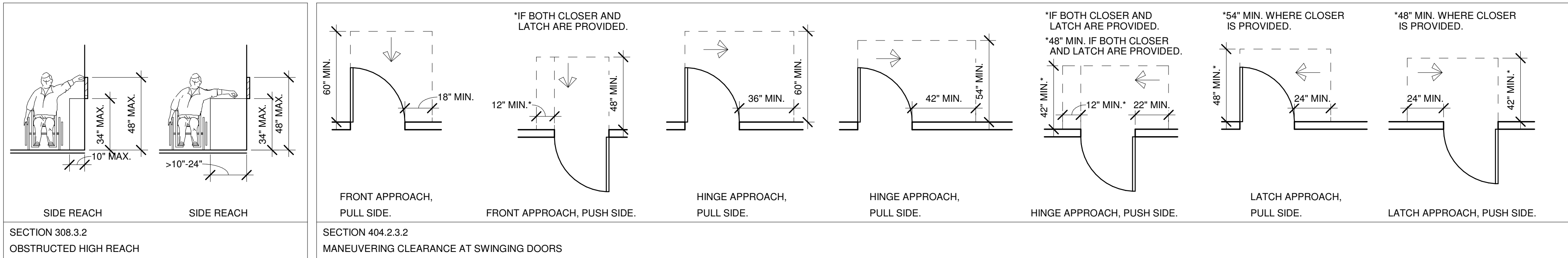
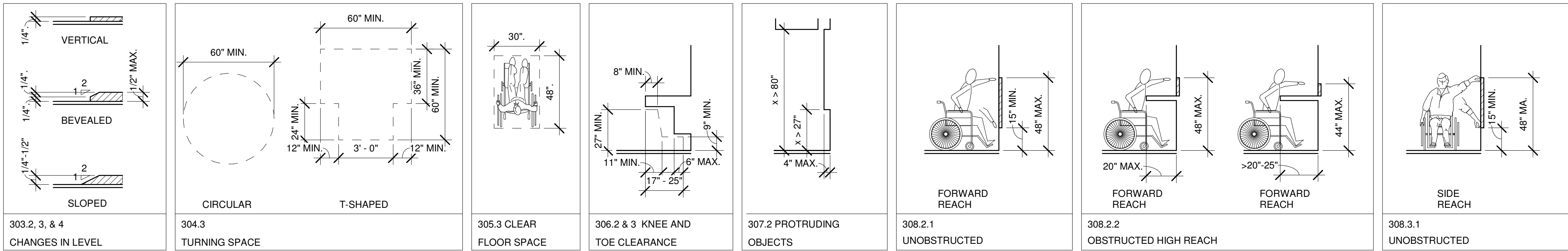
Re-Roof
1202 Simonton Street
Key West, FL 33040

SHEET
COVER SHEET

PROJECT NO: PSC2023

DRAWN BY: M4E LLC

APPROVED BY: EHP



NOTES

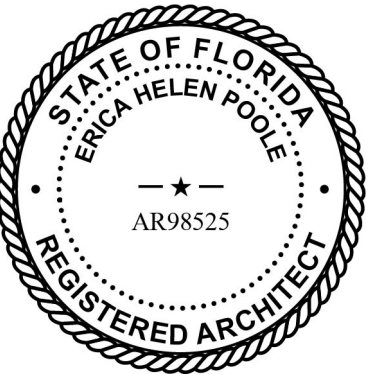
- GENERAL NOTES:
- THESE DETAILS GOVERN IN THE EVENT OF ANY DISCREPANCIES ELSEWHERE IN THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY ITEMS.
 - INCLUDED DETAILS MAY OR MAY NOT BE USED ON THIS PROJECT.
 - DO NOT SCALE DRAWINGS.
- ADDITIONAL ICC 117.1-2009 CODE REFERENCES:
- 301.2 OVERLAP: UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, MANEUVERING CLEARANCES AT DOORS, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP.
 - 302.3 OPENINGS: OPENINGS IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" DIAMETER SPHERE, EXCEPT AS ALLOWED ELSEWHERE IN THIS CODE. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.
 - 304.4 DOOR SWING: UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
 - 306.1 GENERAL: WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT AN ELEMENT, OR A TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306.
 - 307.4 VERTICAL CLEARANCE: VERTICAL CLEARANCE SHALL BE 80 INCHES MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES. THE LEADING EDGE OF SUCH RAILS OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR.
 - 309.4 OPERATION: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
 - 403.5 CLEAR WIDTH: THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES MINIMUM. EXCEPTION: THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES MINIMUM IN LENGTH AND 36 INCHES MINIMUM IN WIDTH.
 - 404.2.4 THRESHOLDS: IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.
 - EXCEPTION: AN EXISTING OR ALTERED THRESHOLD SHALL BE PERMITTED TO BE 3/4 INCH MAXIMUM IN HEIGHT PROVIDED THAT THE THRESHOLD HAS A BEVELED EDGE ON EACH SIDE WITH A MAXIMUM SLOPE OF 1:2 FOR THE HEIGHT EXCEEDING 1/4 INCH.
 - 404.2.6 DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
 - 404.2.7.1 DOOR CLOSERS: DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
 - 404.2.8 DOOR OPENING FORCE: FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM
 - SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUMTHESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
 - 405.2 SLOPE: RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.
 - 405.3 CROSS SLOPE: CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
 - 504.5 NOSINGS: THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1/2 INCHES MAXIMUM OVER THE TREAD OR FLOOR BELOW.
 - 504.5.1 VISUAL CONTRAST: THE LEADING 2 INCHES (51 MM) OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK ON LIGHT OR LIGHT ON DARK FROM THE REMAINDER OF THE TREAD.
 - 604.6 FLUSH CONTROLS: FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
 - 604.9.3 DOORS: TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404, EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR. CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR I PULL COMPLYING WITH SECTION 404.2.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.
 - 604.9.5.1 TOILET CLEARANCES: THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FLOOR AND EXTENDING 6 INCHES BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.
 - 604.9.6 GRAB BARS: GRAB BARS SHALL COMPLY WITH SECTION 609. SIDE WALL GRAB BARS COMPLYING WITH SECTION 604.5.1 LOCATED ON THE WATER CLOSET, AND A REAR WALL GRAB BAR COMPLYING WITH SECTION 604.5.2, SHALL BE PROVIDED.
 - 604.10.3 DOORS: TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404, EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR. THE CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR I PULL COMPLYING WITH SECTION 404.2.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.
 - 604.10.4 GRAB BARS: GRAB BARS SHALL COMPLY WITH SECTION 609. SIDE WALL GRAB BARS COMPLYING WITH SECTION 604.5.1 SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.
 - 607.5 CONTROLS: CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH SECTION 309.4.
 - 607.6 HAND SHOWER: A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
 - 607.7 BATHTUB ENCLOSURES: ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

SYMBOL LEGEND

- | | | | |
|----------------|---|----------|---|
| 36" MIN. | MINIMUM CLEAR DIMENSION. | 48" MAX. | MAXIMUM DIMENSION. |
| 33" - 36" | DIMENSION INDICATING A RANGE FROM MINIMUM TO MAXIMUM. | 48" | ABSOLUTE DIMENSION. |
| x > 24" | DIMENSION GREATER THAN INDICATED DIMENSION. | x < 24" | DIMENSION GREATER THAN INDICATED DIMENSION. |
| x ≥ 24" | DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION. | x ≤ 24" | DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION. |
| - - - | BOUNDARY OF CLEAR FLOOR SPACE OR MANEUVERING CLEARANCE | → | DIRECTION OF TRAVEL OR APPROACH. |
| [Hatched Area] | LOCATION ZONE OF ELEMENT, CONTROL, OR FEATURE. | ⌒ | CENTERLINE. |

DATE:	REV. SET DESCRIPTION	REVISION A - REROOF
2025 07 16		

SEAL:



NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

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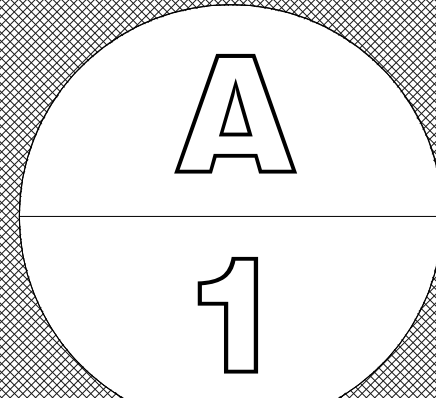
ERICA HELEN POOLE - ARCHITECT
#AR98525



SANDBAR DESIGN STUDIO
29185 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
9417953554

Re-Roof
1202 Simonton Street
Key West, FL 33040

SHEET
ACCESSIBILITY GUIDELINES



PROJECT NO:
PSC2023

DRAWN BY:
M4E LLC

APPROVED BY:
EHP

1. THE DEMO PLANS ARE INTENDED TO ASSIST IN DEMONSTRATION THE SCOPE AND GENERAL LOCATION OF DEMO WORK AND MAY NOT INDICATE ALL FEATURES TO BE REMOVED OR DEMOLISHED.
2. CONTRACTOR TO NOTIFY DESIGN PROFESSIONAL OF ANY ITEMS DISCOVERED THAT ARE NOT INDICATED ON THE PLANS AND MAY REQUIRE DEMO.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE OWNER, ARCHITECT, ENGINEER, AND ALL CONSTRUCTION PROFESSIONALS.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING TO REMAIN FEATURES AND ELEMENTS SHALL BE PROTECTED BY THE CONTRACTOR AGAINST DAMAGE AND INSPECTED REGULARLY TO ENSURE CONTINUED STABILITY AND OPERATION.
5. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS GOVERNING THE DEMOLITION AND REMOVAL OF IMPROVEMENTS AND MATERIAL.
6. CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS GOVERNING THE REMOVAL OF HAZARDOUS MATERIAL. IF HAZARDOUS MATERIAL IS DISCOVERED, NOTIFY THE OWNER, ARCHITECT, AND ENGINEER WHEN HAZARDOUS MATERIAL IS DISCOVERED. REFER TO ENVIRONMENTAL BUILDING SURVEY (EBS) WHEN PROVIDED.
7. CONTRACTOR SHALL ENSURE ADEQUATE ACCESS AND WATER SUPPLY REQUIREMENTS AS REQUIRED BY THE FIRE MARSHAL ARE APPROVED AND MAINTAINED.

1. NON-LOAD-BEARING WALLS TO BE REMOVED AS SHOWN ON PLANS.
2. REMOVE EXISTING CEILING FINISHES AS REQUIRED.
3. EXISTING SOFFITS TO BE REMOVED AS SHOWN.
4. EXISTING CASEWORK TO BE DEMOLISHED.
5. EXISTING COMMERCIAL KITCHEN EQUIPMENT TO BE REMOVED.
6. DOORS TO BE DEMOLISHED AS NOTED ON PLANS.

- NO DEMO OF EXTERIOR WALLS/WINDOWS/DOORS
- ALL DEMO IS INTERIOR
- CONTRACTOR TO CAP / REMOVE / SAFE-OFF ELECTRICAL, MECHANICAL AND PLUMBING AS REQ'D.

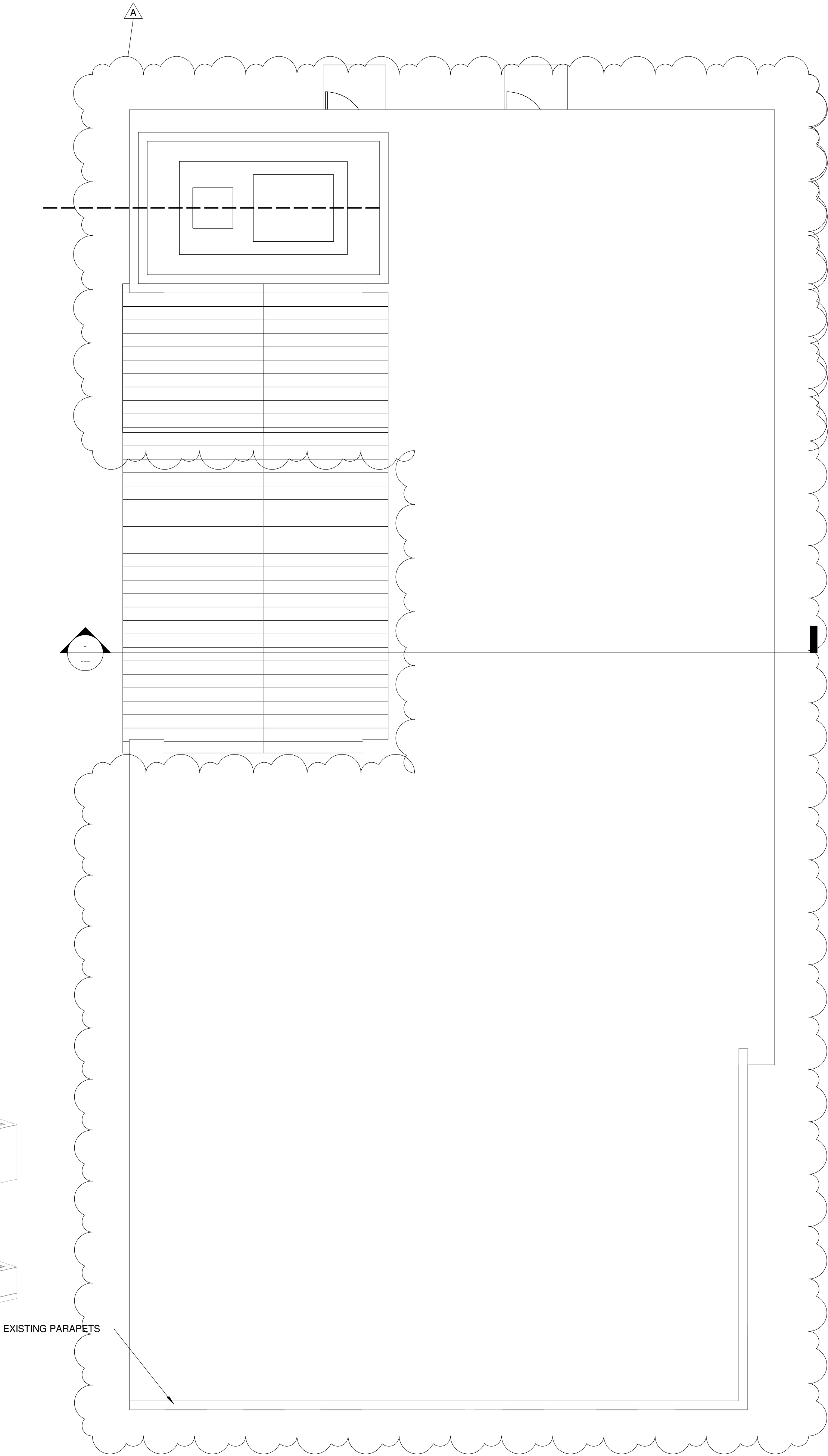
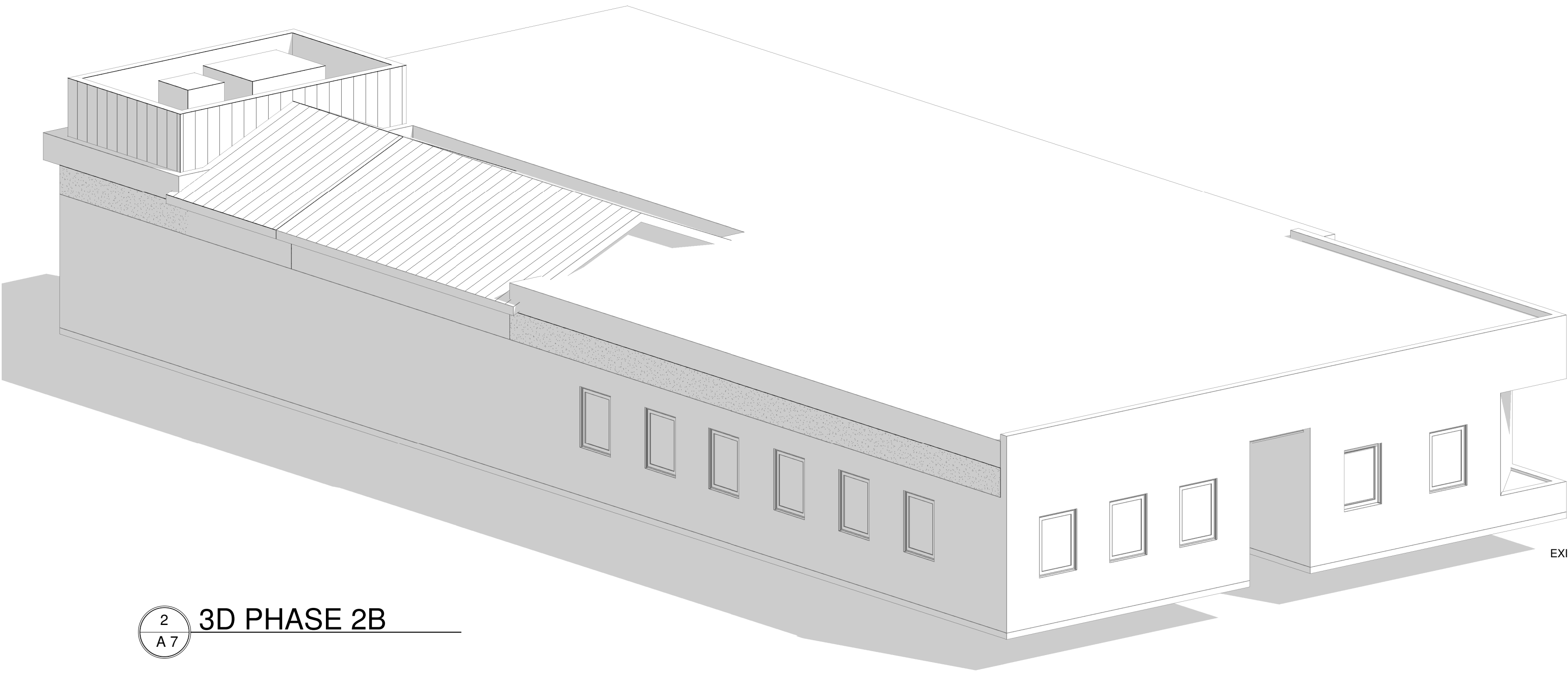
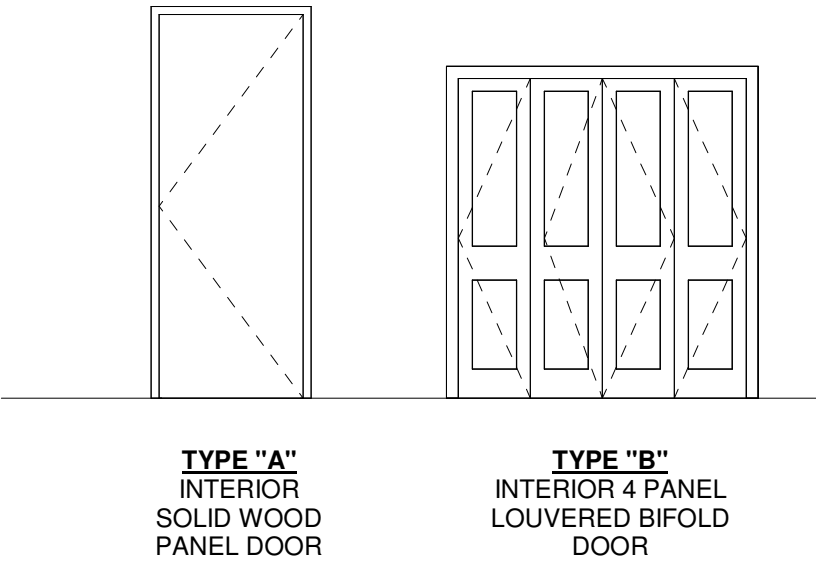


PROJECT NO. PSC2023	DRAWN BY: M4E LLC
	APPROVED BY: EHP

WALL SCHEDULE			
Mark	Type	Description	Thickness
C	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C.	0" - 4 3/4"

DOOR SCHEDULE							
Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
001	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
002	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
003	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
004	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
005	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
006	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
007	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
008	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	8' - 0"	FULL-LITE GLASS
009	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
010	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	2' - 6"	6' - 8"	FULL-LITE GLASS
011	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	INTERIOR 4 PANEL LOUVERED BIFOLD DOOR	6' - 0"	6' - 8"	

WINDOW SCHEDULE						
Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height



2
A 7

3D PHASE 2B

1
A 7

PROPOSED PHASE 2B ROOF PLAN

3/16" = 1'-0"

DATE: 2025 07 16

REV. SET DESCRIPTION

REVISION A - RE-ROOF

SEAL:

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ERICA HELEN POOLE - ARCHITECT

#AR98525

SANDBAR DESIGN STUDIO

29185 CAMELLIA LANE

BIG PINE KEY, FL 33043

WWW.SANDBARDESIGNSTUDIO.COM

847.790.0554

Re-Roof

1202 Simonton Street

Key West, FL 33040

SHEET

EXIST/ PROP, 3D & ROOF FLOOR

PLAN PHASE B

A

7

PROJECT NO.

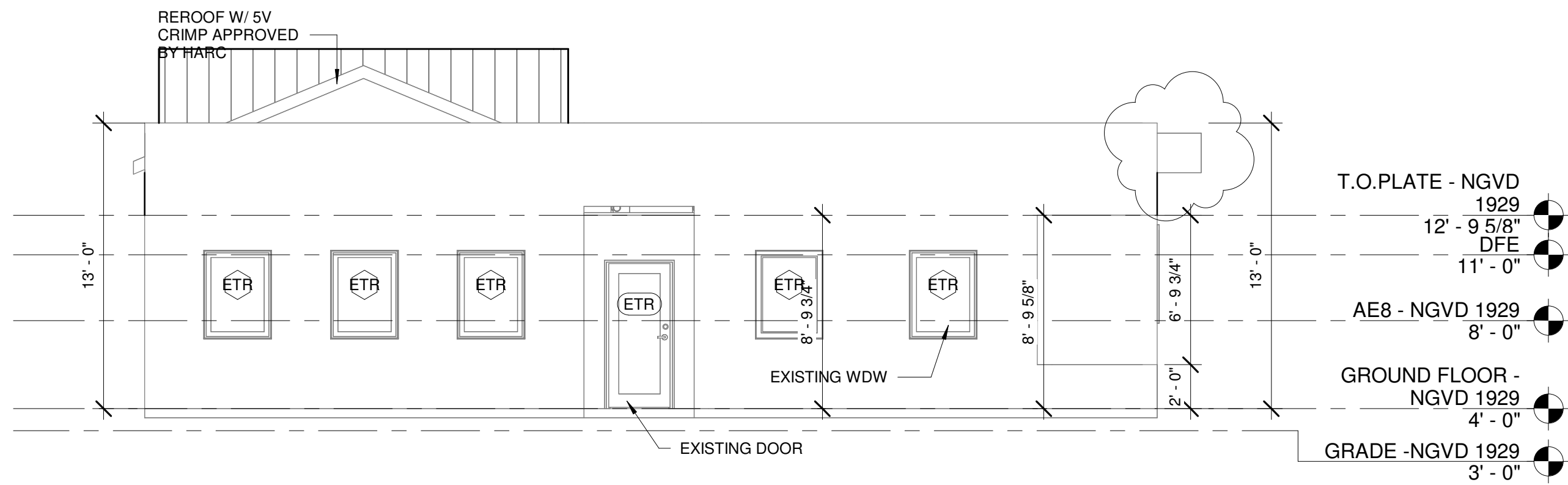
PSC2023

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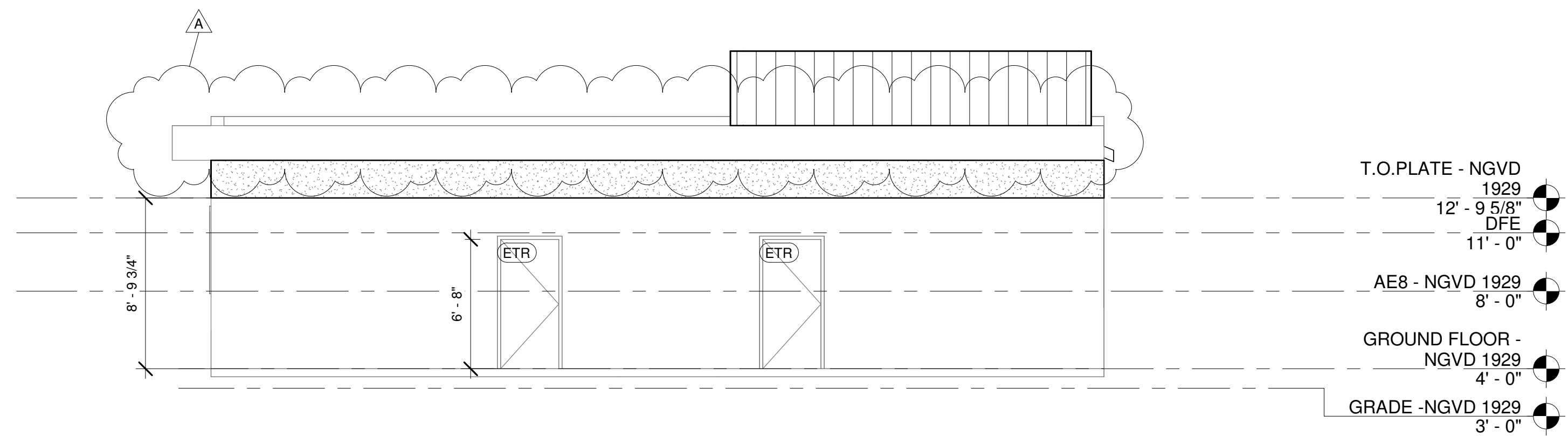
M4E LLC

APPROVED BY:

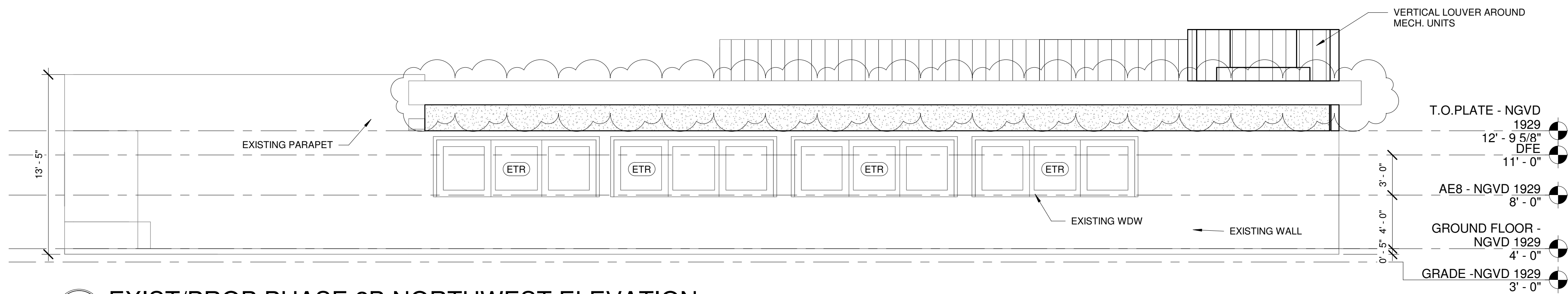
EHP



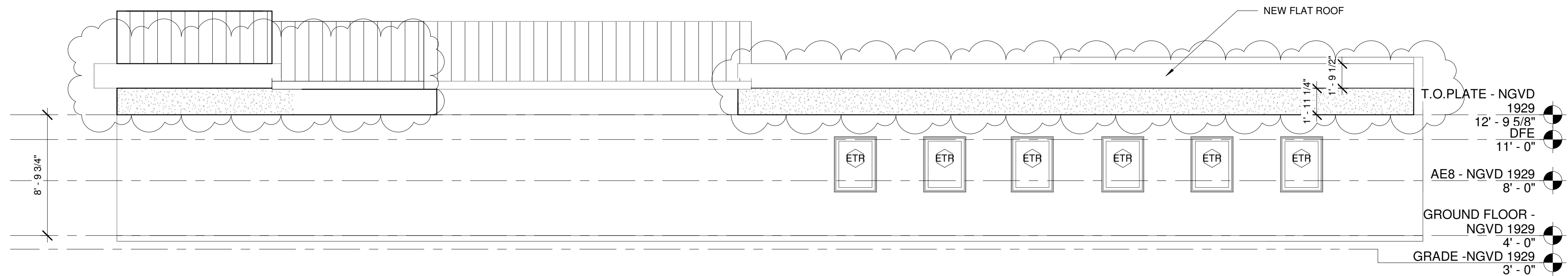
1
A 8
EXIST/PROP PHASE 2B NORTHEAST ELEVATION
3/16" = 1'-0"



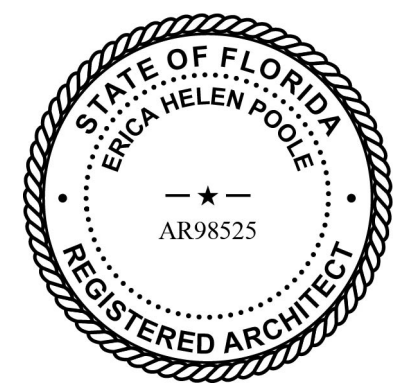
4
A 8
EXIST/PROP PHASE 2B SOUTHWEST ELEVATION
3/16" = 1'-0"



2
A 8
EXIST/PROP PHASE 2B NORTHWEST ELEVATION
3/16" = 1'-0"



3
A 8
EXIST/PROPOSED PHASE 2B SOUTHEAST ELEVATION
3/16" = 1'-0"



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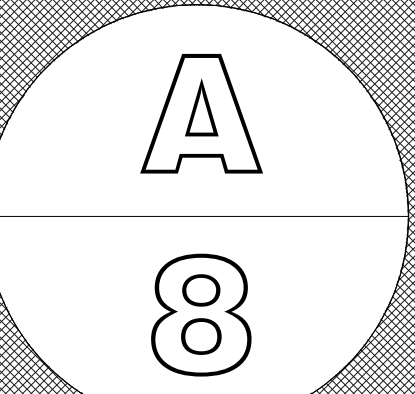
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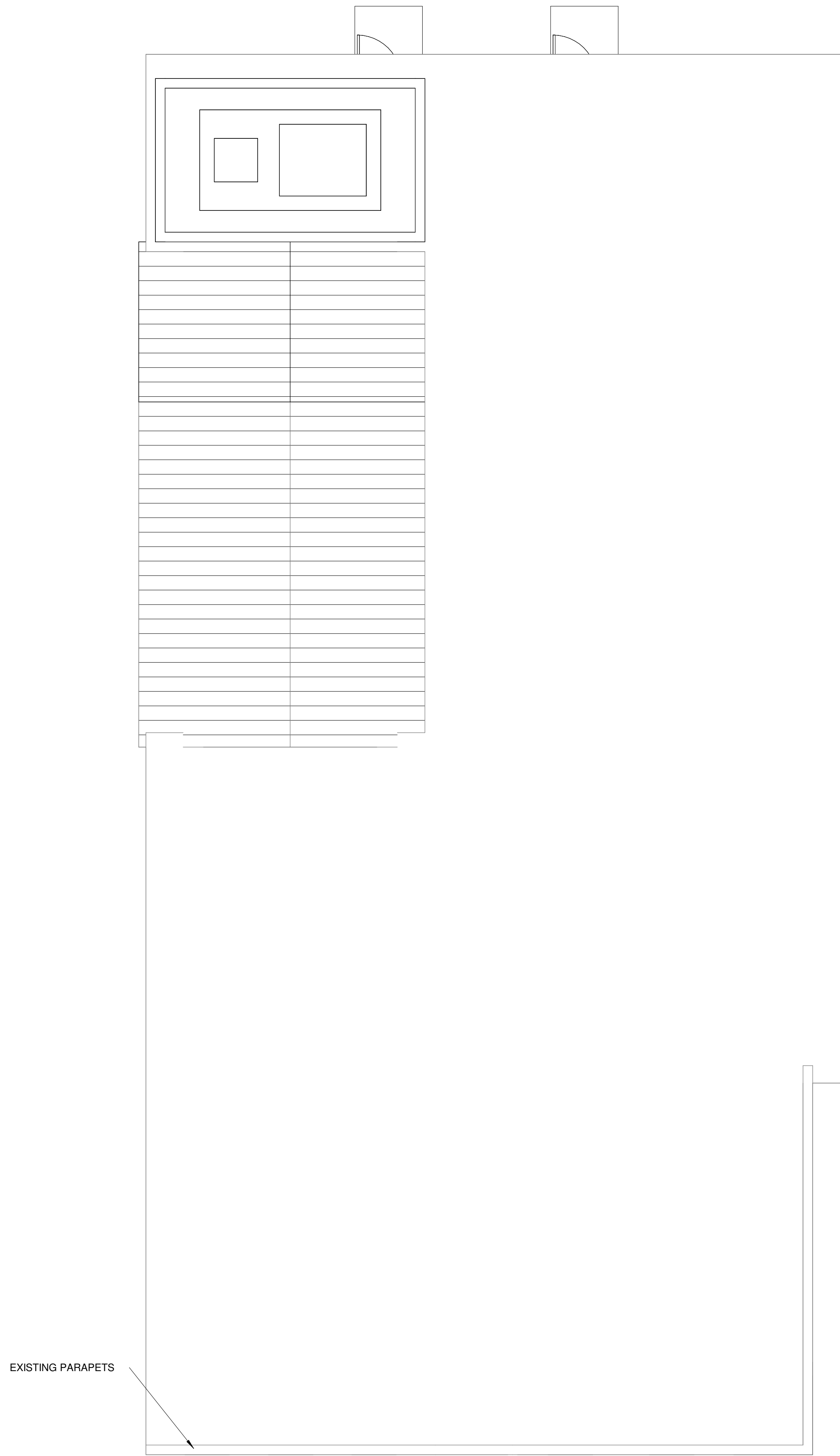


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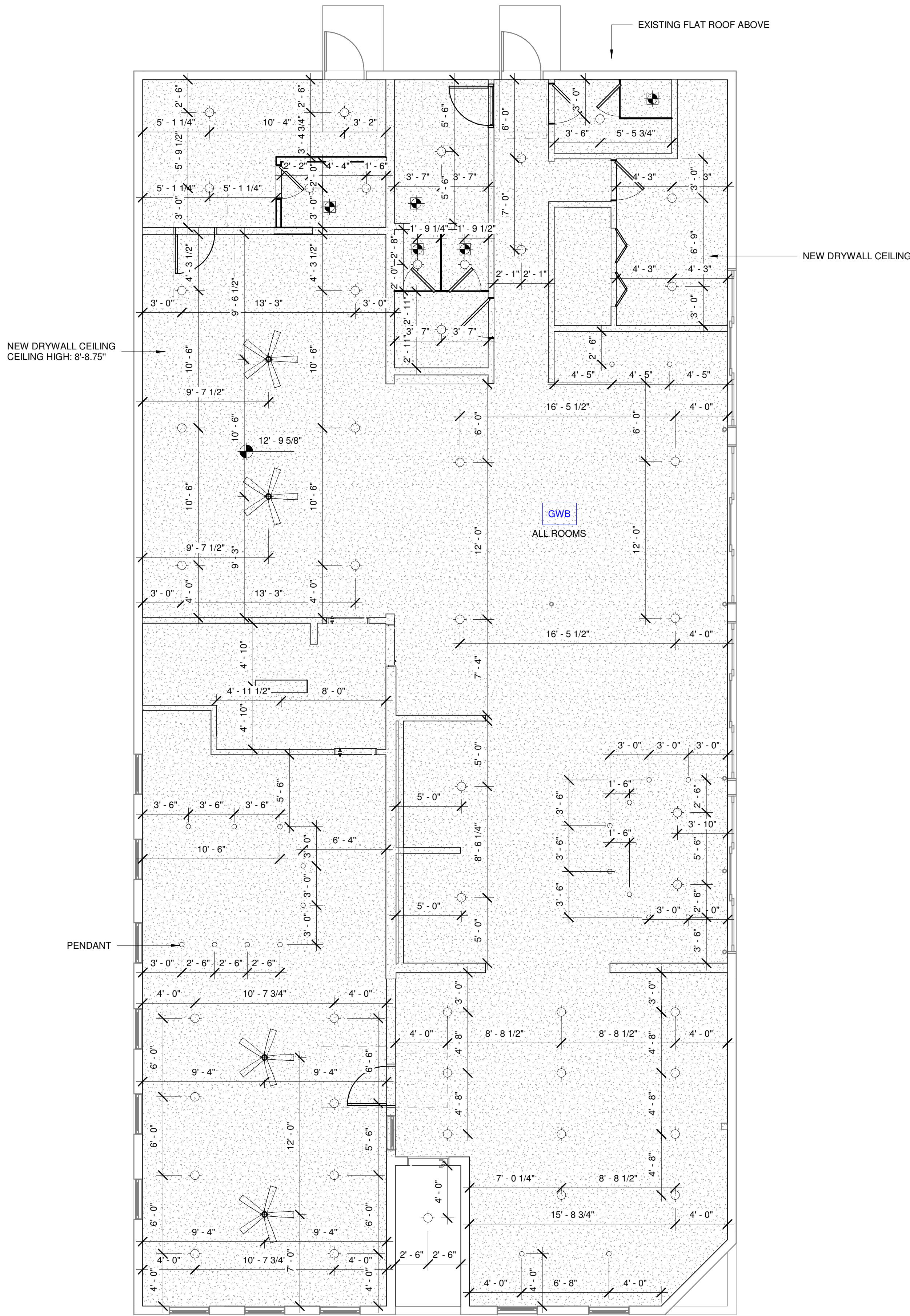
SHEET
EXIST/ PROP. PHASE 2B
ELEVATIONS & SECTION



PROJECT NO. PSC2023
DRAWN BY: M4E LLC
APPROVED BY: EHP



2
A 9
PROPOSED PHASE 2B PARAPET PLAN
3/16" = 1'-0"



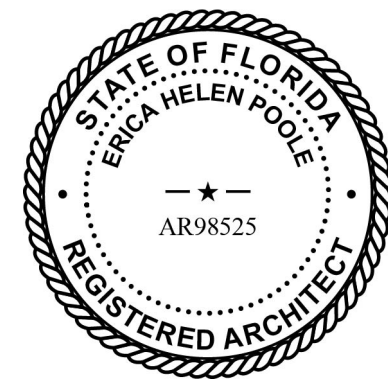
ALL SOFFITS TO BE HARDI SOFFIT, SMOOTH, UNVENTED, UNO.

NOTE: ALL FIRST AND SECOND FLOOR CEILINGS TO BE GWB. USE DURROCK IN WET LOCATIONS.

1
A 9
EXIST/ PROP. GROUND FLOOR RCP PHASE 2A&2B
3/16" = 1'-0"

DATE:	REV.	SET DESCRIPTION	REVISION A - REROOF
2025.07.16			

SEAL:



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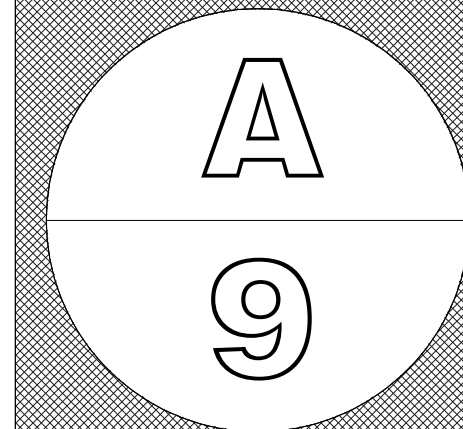
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#AR98525



Re-Roof
1202 Simonton Street
Key West, FL 33040

SHEET
EXIST/ PROP. RCP PHASE 2A &
2B



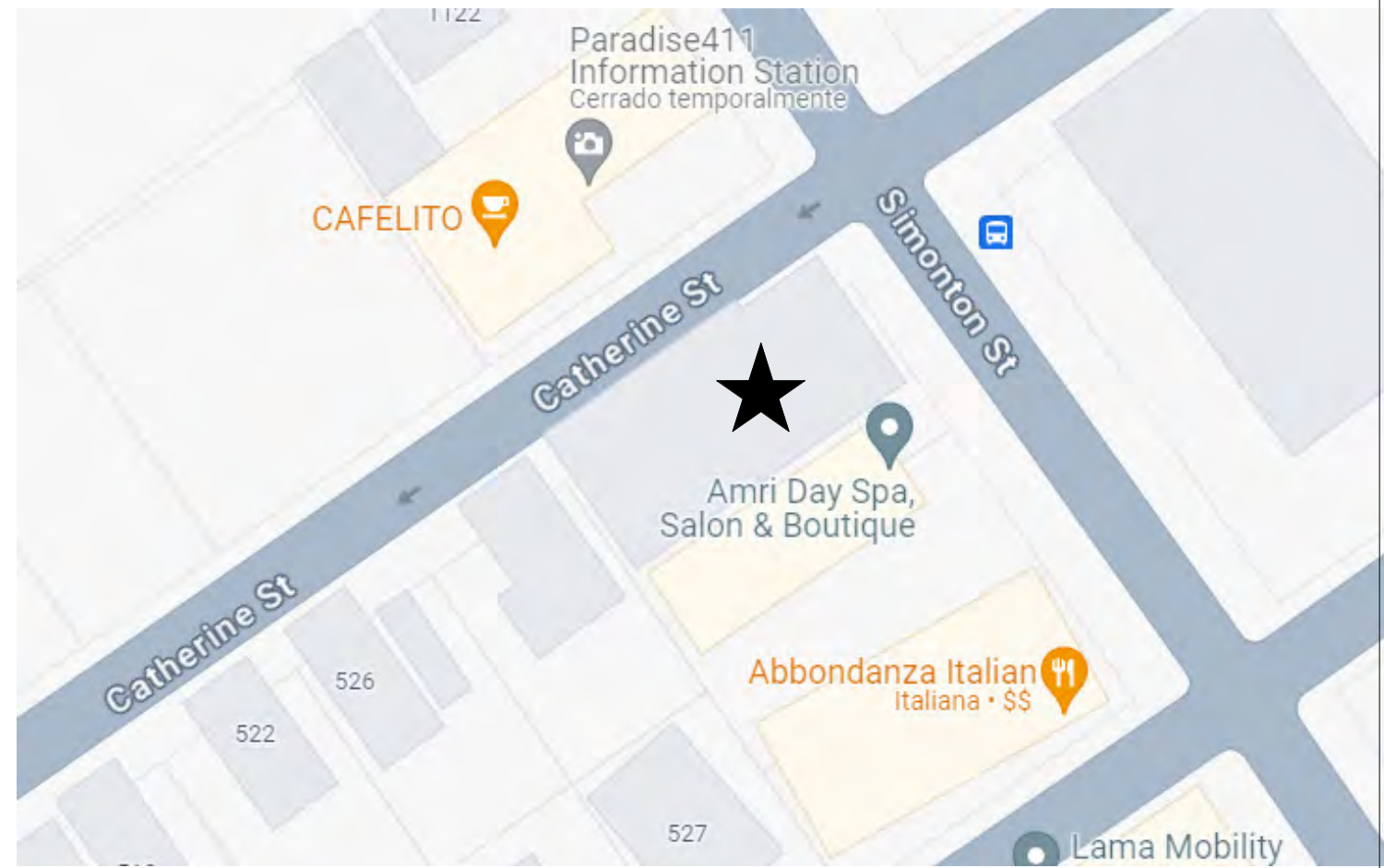
PROJECT NO.
PSC2023

DRAWN BY:
M4E LLC

APPROVED BY:
EHP

PREVIOUS APPROVED PLANS

LOCATION MAP



BUILDING DATA

INTERIOR RENOVATION 1202 SIMONTON ST, KEY WEST FL 33040

USE GROUP:
BUSINESS B

OCCUPANCY CALCULATIONS:
B 100 SF/ASSEMBLY A-2 (SEE BOX ON THE RIGHT)

NUMBER OF EXITS:
REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE VB

BUILDING IS NOT SPRINKLED

FIRE RESISTANCE RATINGS:
SHAFT WALLS 0 HR
FIRE STAIR WALLS 0 HR
FIRE STAIR DOORS/WINDOWS 0 HR
FIRE SEPARATION @ LOBBY 0 HR
FIRE SEPARATION @ MAIN HALL 0 HR
LOBBY INTERIOR DOORS 0 HR
NON-LOAD BEARING EXT WALLS 0 HR

BUILDING SQUARE FOOTAGE:

TOTAL (EXISTING): 4306 SF

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
FLOOD ZONE ZONE X

LEGAL DESCRIPTION:
KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262.2
OR1279-373OR1292-2455 OR1292-2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027

RE #: 00028700-000000

ADDRESS: 1202 SIMONTON ST, KEY WEST, FL, 33040, USA

TYPE OF CONSTRUCTION: RESTRNT/CAFETR-VB
SQUARE FOOTAGES PER FLOOR:
GROUND FLOOR (EXISTING) 4306 SF

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SCOPE OF WORK:

DEMO: DEMO OF INTERIOR FRAME WALLS, KITCHEN EQUIPMENT AND HOODS. CAP ALL LINES AS REQUIRED. DEMO FINISHES, FLOORS, AND CEILINGS AS REQUIRED.

RENOVATION: INTERIOR RENOVATION OF FULL SPACE. NEW BATHROOM FIXTURES, NEW BAR FIXTURES, NEW ELECTRICAL PER PLAN, NEW BATHROOM AT REAR. NEW MECHANICAL PER PLAN. NEW PLUMBING PER PLAN. INTERIOR FINISHED TBD BY CLIENT / CONTRACTOR.

NO FOOTPRINT INCREASE WITH THIS PERMIT. NO GAS PER THIS PERMIT.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTIONNUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER TITLE SCALE

ACCESSIBILITY

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE 2020 FLORIDA ACCESSIBILITY CODE.

CODE INFORMATION

BUILDING CODE
MECHANICAL CODE:
PLUMBING CODE
ELECTRICAL CODE:
FUEL GAS CODE
ENERGY CODE:
ADA ACCESSIBILITY CODE:
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2020 NATIONAL ELECTRIC CODE (NEC) NFPA
2023 FLORIDA FUEL GAS CODE
2023 FLORIDA ENERGY CONSERVATION CODE
2023 FLORIDA ACCESSIBLITY CODE
ASCE 7-22

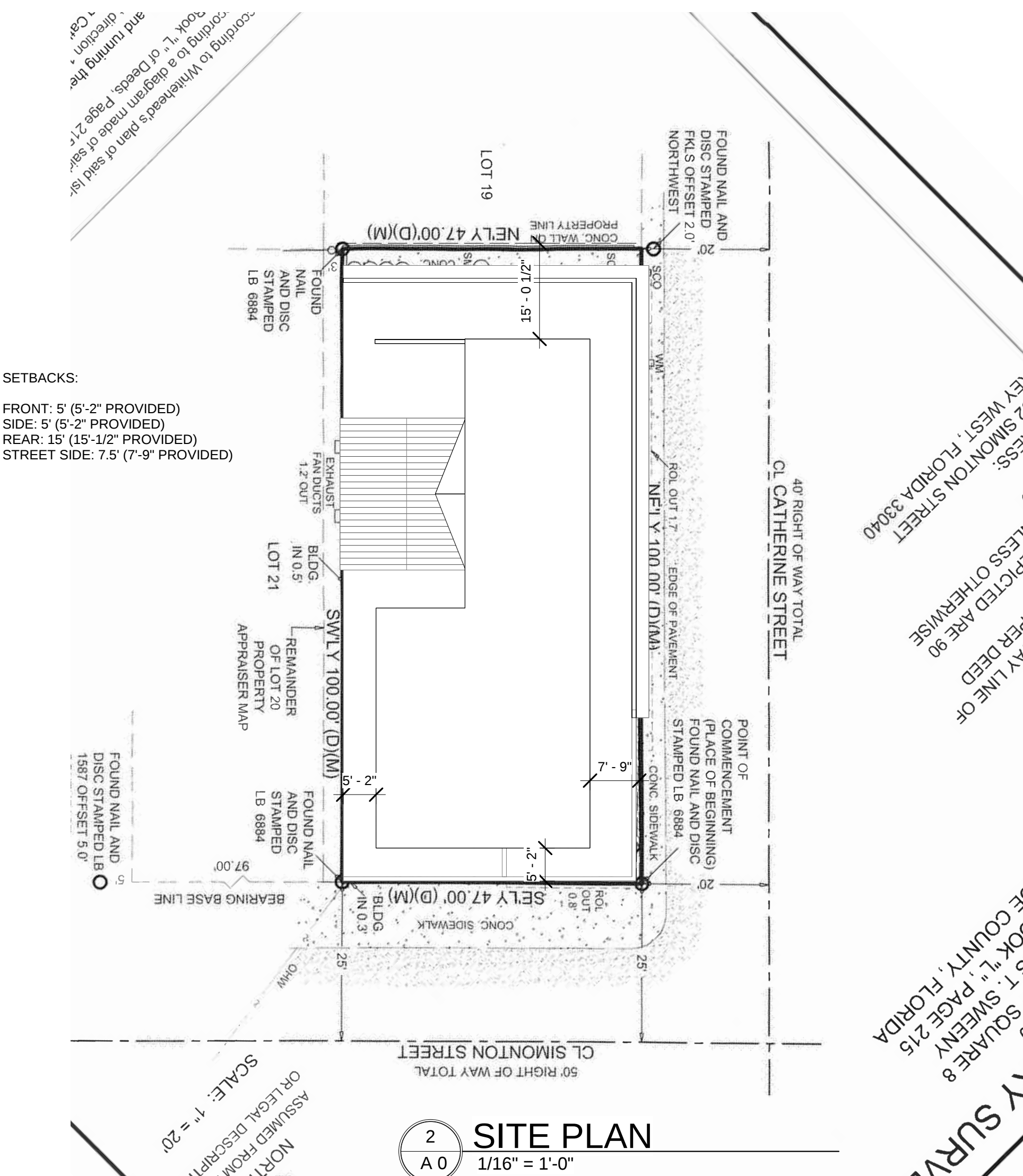
LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION:
CURRENT ZONING
MAX BUILDING HEIGHT:
FLORIDA GREEN BUILDING:
USE GROUP:

CITY OF KEY WEST CODES AND ORDINANCES
FLOOD ZONE: X-ZONE NGVD 1929
FLOOD ZONE: X-ZONE NGVD 1929
NHC1 COMMERCIAL/URBAN COMMERCIAL
35' FROM COR/LAG
MIN REQUIREMENTS TO BE MET
ASSEMBLY A-2

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYP SUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
WD	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER



2
A 0
SITE PLAN
1/16" = 1'-0"

A 0	COVER SHEET
A 1	ACCESSIBILITY GUIDELINES
A 2	ACCESSIBILITY GUIDELINES
A 3	EXIST/DEMO/PROP PHASE 2A FLOOR PLANS
A 4	PROP 3D & EXIST. ROOF FLOOR PLAN PHASE 2A
A 5	EXIST/ PROP. PHASE 2A ELEVATIONS & SECTION
A 6	EXIST/DEMO/PROP PHASE 2B FLOOR PLANS
A 7	EXIST/ PROP. 3D & ROOF FLOOR PLAN PHASE B
A 8	EXIST/ PROP. PHASE 2B ELEVATIONS & SECTION
A 9	EXIST/ PROP. RCP PHASE 2A & 2B
E1	ELECTRICAL NOTES
E2	GROUND FLOOR ELECTRICAL PLAN
M1	MECHANICAL NOTES
M2	GROUND FLOOR MECHANICAL PLAN
P1	PLUMBING NOTES
P2	GROUND FLOOR PLUMBING PLAN
P3	RISER DIAGRAMS/ NOTES

TABLE 1004.5 MAXIMUN FLOOR AREA ALLOWANCES PER OCCUPANT

Assembly without fixed seats
Concentrated (chairs only - not fixed)
7net
5net

Standing space
Unconcentrated (tables and chairs)
15 net

[F] 903.2.1.2 Group A-2

An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exist:

1. The fire area exceeds 5000 square feet (464.5m2).
2. The fire area has an occupant load of 100 or more
Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a fire area occupancy load of 200 patrons or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

DATE: 2024.04.10

REV. SET DESCRIPTION

SCHEMATIC DESIGN SET

SEAL:

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BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
9479098954

Interior Renovation
1202 Simonton Street
Key West, FL 33040

SHEET
COVER SHEET

A
0

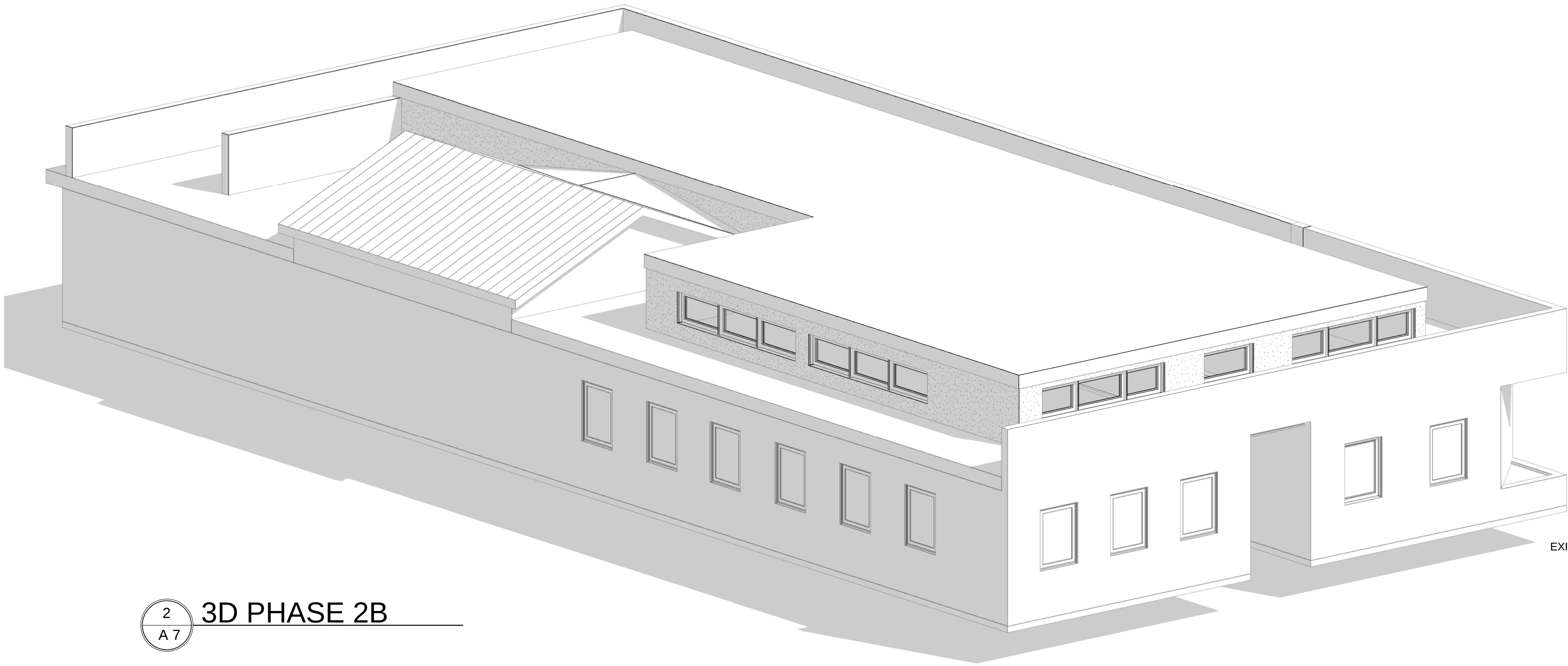
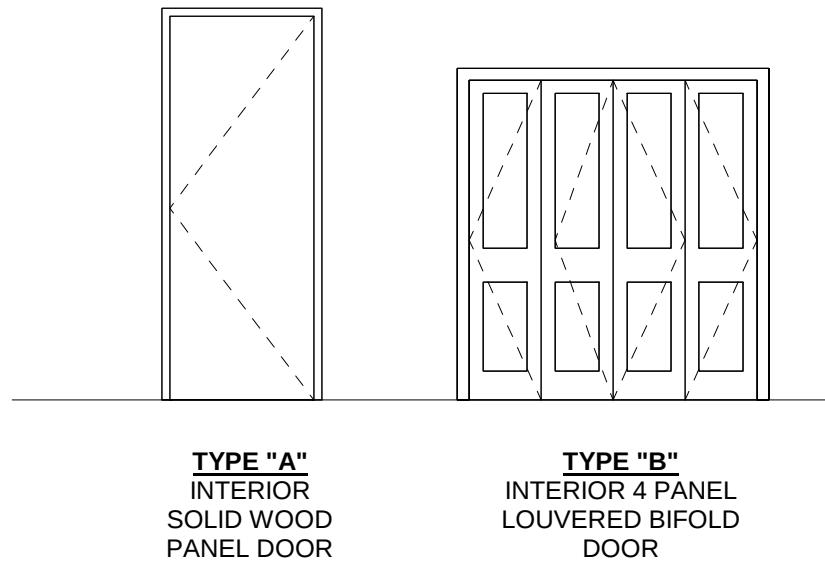
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DRAWN BY:
M4E LLC

APPROVED BY:
EHP

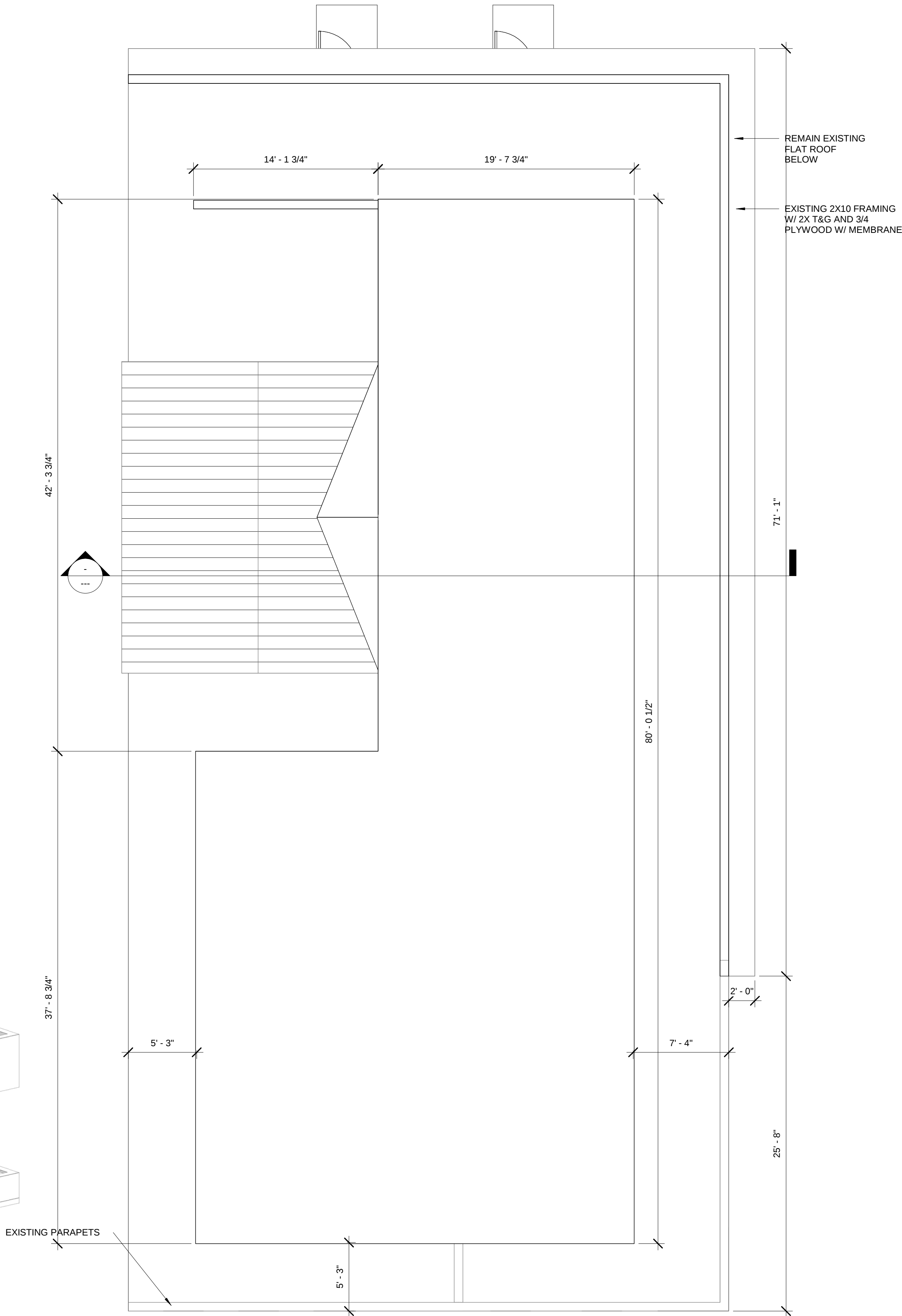
WALL SCHEDULE			
Mark	Type	Description	Thickness
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DOOR SCHEDULE							
Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
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008	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	8' - 0"	FULL-LITE GLASS
009	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS
010	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	INTERIOR SOLID WOOD PANEL DOOR	2' - 6"	6' - 8"	FULL-LITE GLASS
011	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	INTERIOR 4 PANEL LOUVERED BIFOLD DOOR	6' - 0"	6' - 8"	



2
A 7

3D PHASE 2B



1
A 7

PROPOSED PHASE 2B ROOF PLAN

3/16" = 1'-0"

DATE: 2024.04.10

REV. SET DESCRIPTION

SCHEMATIC DESIGN SET

SEAL:

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BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
847695954

Interior Renovation

1202 Simonton Street
Key West, FL 33040

SHEET

EXIST/ PROP, 3D & ROOF FLOOR

PLAN PHASE B

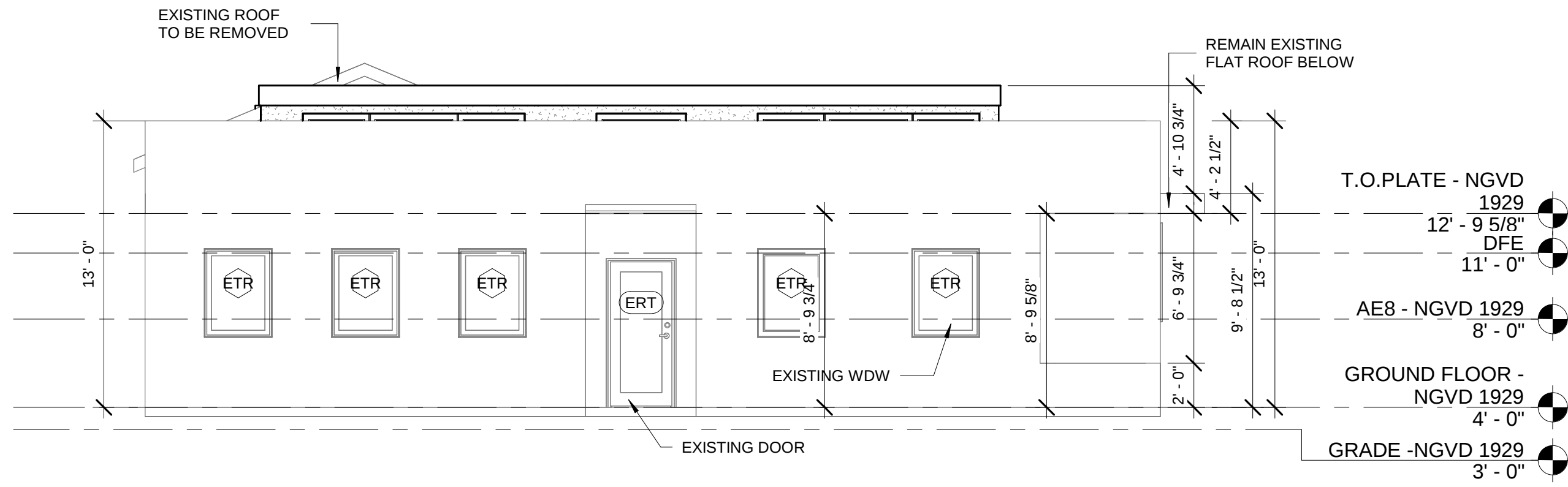
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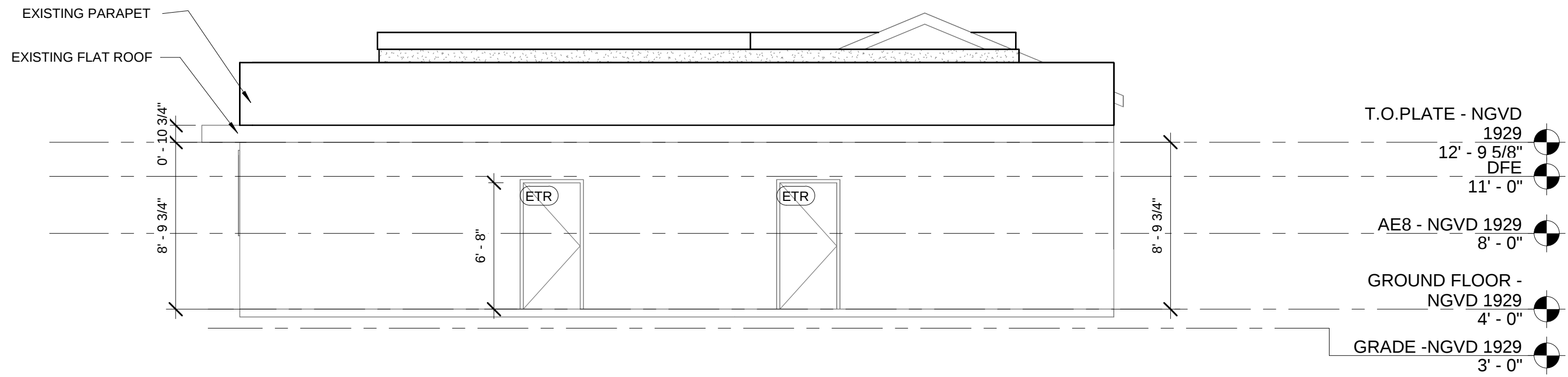
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DRAWN BY:
M4E LLC

APPROVED BY:
EHP



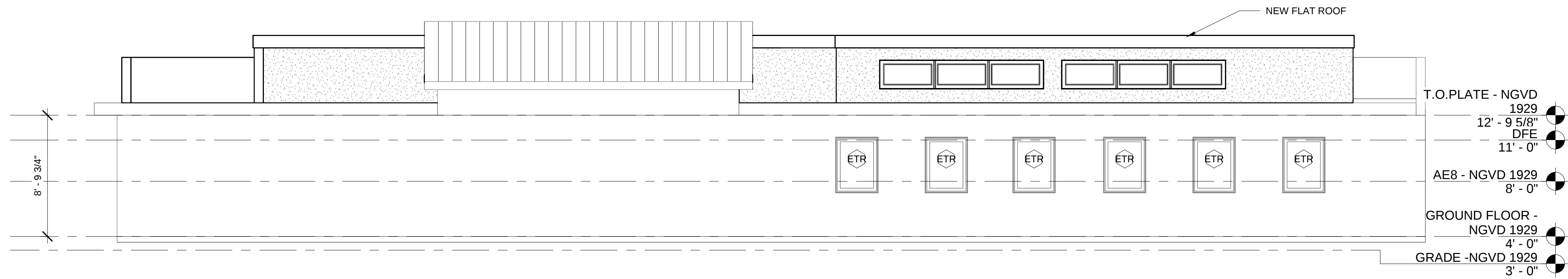
1
A 8
EXIST/PROP PHASE 2B NORTHEAST ELEVATION
3/16" = 1'-0"



4
A 8
EXIST/PROP PHASE 2B SOUTHWEST ELEVATION
3/16" = 1'-0"



2
A 8
EXIST/PROP PHASE 2B NORTHWEST ELEVATION
3/16" = 1'-0"



3
A 8
EXIST/PROPOSED PHASE 2B SOUTHEAST ELEVATION
3/16" = 1'-0"

DATE: REV. SET DESCRIPTION
2024.04.10 SCHEMATIC DESIGN SET

SEAL:

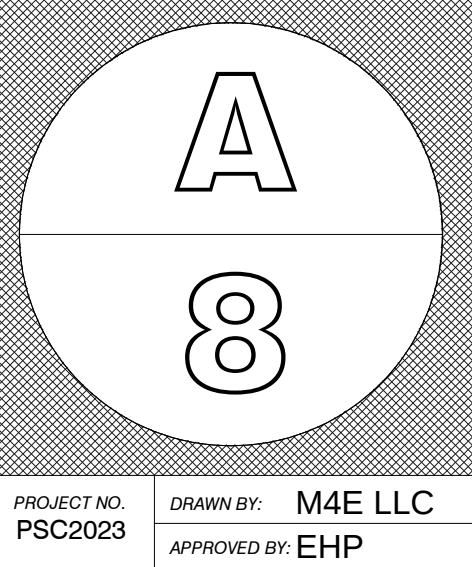
NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ERICA HELEN POOLE USING A DIGITAL
SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
#AR98525



Interior Renovation
1202 Simonton Street
Key West, FL 33040

SHEET
EXIST/ PROP. PHASE 2B
ELEVATIONS & SECTION



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISING EXISTING FLAT ROOF AND EXTENSION OF EXISTING GABLE ROOF. RELOCATION OF AC UNITS AND SCREENING ADDITION. DEMOLITION OF EXISTING FLAT ROOF.

#1202 SIMONTON STREET

Applicant – Richard McChesney Application #C2025-0095

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Richard S. McChesney, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1202 S. Monton St., Key West, FL 37040 on the 12th day of November, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on November 18th, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #C2025-0095.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

[Signature]
Date: 11/12/25
Address: 500 Fleming St.
City: Key West
State, Zip: FL 33040

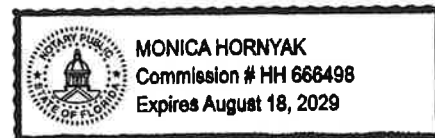
The forgoing instrument was acknowledged before me on this 12th day of November, 2025.

By (Print name of Affiant) Richard McChesney who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: monica Hornyak

Notary Public - State of Florida (seal)
My Commission Expires: 8.18.29



Public
Meeting
Notice



1
2
0
2

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00028700-000000
Account#	1029483
Property ID	1029483
Millage Group	10KW
Location	1202 SIMONTON St, KEY WEST
Address	
Legal Description	KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262-2 OR1279-373 OR1292-2455 OR1292-2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027 OR3261-0536
	(Note: Not to be used on legal documents.)
Neighborhood	32080
Property Class	RESTAURANT (2100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

PASION PROJECT LLC
1107 Key
Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$431,525	\$456,183	\$404,053	\$404,053
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,334,170	\$758,051	\$606,441	\$606,441
= Just Market Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494
= Total Assessed Value	\$1,335,657	\$1,214,234	\$1,010,494	\$1,010,494
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,765,695	\$1,214,234	\$1,010,494	\$1,010,494

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$758,051	\$456,183	\$0	\$1,214,234	\$1,214,234	\$0	\$1,214,234	\$0
2021	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2020	\$606,441	\$404,053	\$0	\$1,010,494	\$1,010,494	\$0	\$1,010,494	\$0
2019	\$695,130	\$422,145	\$0	\$1,117,275	\$1,117,275	\$0	\$1,117,275	\$0
2018	\$1,032,473	\$380,814	\$0	\$1,413,287	\$1,413,287	\$0	\$1,413,287	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	4,700.00	Square Foot	50	100

Buildings

Building ID	39970	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	4366	Roof Type	FLAT OR SHED
Finished Sq Ft	4366	Roof Coverage	MIN/PAINT CONC
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	282	Bedrooms	0
Functional Obs	35	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	300
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,366	4,366	0
TOTAL		4,366	4,366	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/2/2024	\$100	Warranty Deed	2449975	3261	0536	11 - Unqualified	Improved		
9/29/2023	\$1,700,000	Warranty Deed	2434351	3245	0027	01 - Qualified	Improved		
7/12/2021	\$1,442,000	Warranty Deed	2330310	3112	2004	03 - Qualified	Improved		
8/31/2017	\$1,800,000	Warranty Deed	2137413	2871	2202	35 - Unqualified	Improved	MARIGOLD INC	
1/4/2005	\$900,000	Warranty Deed		2073	1588	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-0531	2/28/2024		\$7,200	Commercial	Demo kitchen hood, selective removal of drywall and soffits. Construct temporary walls infill door openings. Interior work only.
HARC2021-0153	11/19/2021	8/11/2023	\$0	Commercial	CHINA WHITE. TRICORN BLACK FOR SHUTTERS.
BLD2021-2181	8/6/2021	9/5/2023	\$0	Commercial	DEMO OLD EQUIPMENT, LVT FLOORING, DRYWALL, PAINT
18-00002514	6/14/2018	7/2/2021	\$11,875	Commercial	REPLACE EXISTING 10 TO RHEEM RPWL - 120C RHGM- 120Z. **NOC REQUIRED**
14-0318	1/28/2014	5/13/2017	\$1,135	Commercial	EXISTING ROOF TOP CONDENSOR BURNED OUT AND WAS REPLACED WNEW. NEW UNIT WAS CONNECTED TEMP. ORDERED NEW EQUIP. APPLIED FOR PERMIT. EXT. ROOF TOP 100A 3-PHASE DISCONNECT SWITCH FEEDING CONDENSOR AND EQUIP. WILL BE REPLACED W/100A UP 3 PHASE BREAKER PANEL. 3-POLE 50A BREAKER FOR CONDENSOR PANEL. 3-POLE 50A BREAKER FOR EVAP. COIL.
11-3742	10/12/2011		\$0		INSTALL 700SF GALVALUME V-CRIMP METAL ROOFING
10-3583	11/10/2010		\$800		REPLACE CBS BLOCK WALL BETWEEN PROPERTIES AT REAR.
0102921	11/8/2001	10/3/2002	\$650		INSTALL SEC SYSTEM
0102879	8/17/2001	10/31/2001	\$9,500		NEW C/AC
0102706	8/1/2001	10/31/2001	\$50,000		REMODEL/RENOVATION
0102673	7/26/2001	10/31/2001	\$3,000		DEMO INTERIOR
0003418	11/28/2000	1/4/2001	\$1,300		REPAINT BUILDING
9901772	5/24/1999	11/18/1999	\$400	Commercial	BURGLAR ALARM
9901682	5/17/1999	11/18/1999	\$500	Commercial	ELECTRICAL
9901681	5/16/1999	11/18/1999	\$300	Commercial	PLUMBING
9900535	2/16/1999	11/18/1999	\$2,900	Commercial	RENOVATIONS
9702742	8/1/1997	12/1/1997	\$4,300		REPLACE EXISTING AC UNIT
9701227	4/1/1997	12/1/1997	\$250		SIGN
9700358	2/1/1997	12/1/1997	\$6,000		MECHANICAL
9700148	1/1/1997	12/1/1997	\$963		FIRE ALARM
9700188	1/1/1997	12/1/1997	\$3,500		MECHANICAL
9700189	1/1/1997	12/1/1997	\$8,800		MECHANICAL
9700210	1/1/1997	12/1/1997	\$1,160		PLUMBING
9604567	12/1/1996	12/1/1997	\$1,000		PLUMBING
9604693	12/1/1996	12/1/1997	\$9,000		REPAIR ROOF
9604748	12/1/1996	12/1/1997	\$2,000		ELECTRICAL
9604363	11/1/1996	12/1/1997	\$20,000		REPAIR/REMODELING
A953317	10/1/1995	12/1/1995	\$7,000		45 SQS BUILTUP
A953089	9/1/1995	12/1/1995	\$2,500		REPAIRS
E952927	9/1/1995	12/1/1995	\$4,000		ALTERATION TO ELECTRICAL
A951143	4/1/1995	12/1/1995	\$250		CANVAS AWNINGS
B950019	1/1/1995	12/1/1995	\$10,000		REMODEL FACADE
M941879	6/1/1994	12/1/1994	\$2,500		INSTALL 3 TON AC
B941714	5/1/1994	12/1/1994	\$1,200		PAINT EXT/REPLACE AWN/SIG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



2023 TRIM Notice (PDF)

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Developed by

The logo for Schneider Geospatial, featuring a stylized red 'S' icon to the left of the company name. The word 'Schneider' is in a large, dark blue sans-serif font, and 'GEOSPATIAL' is in a smaller, red, all-caps sans-serif font below it.