

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.

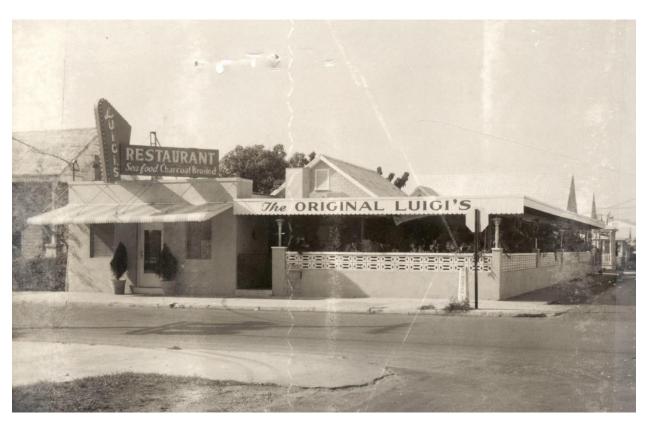
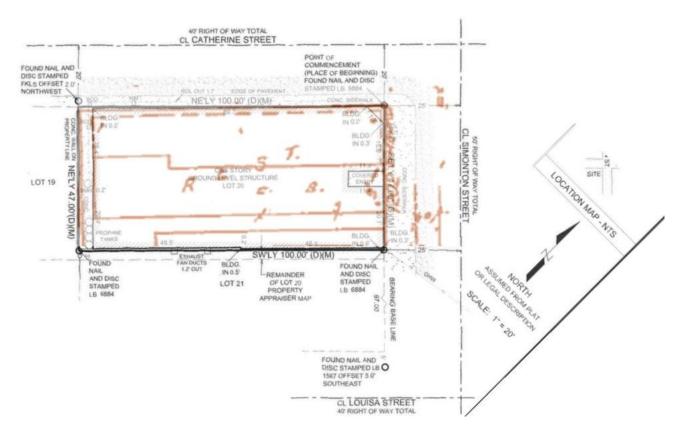


Photo taken by Property Appraiser's office c1965. Monroe County Library.



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.

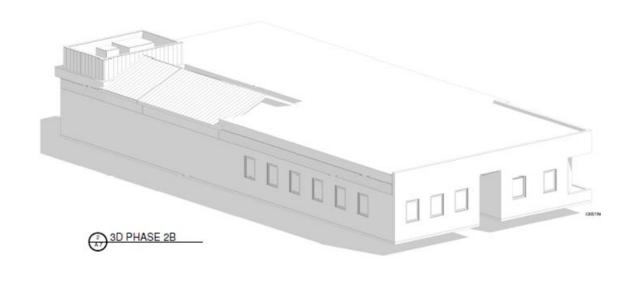
Ordinance Cited on Review:

- 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.

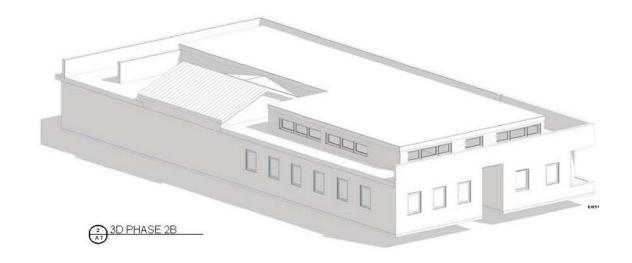
Staff Analysis:

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.

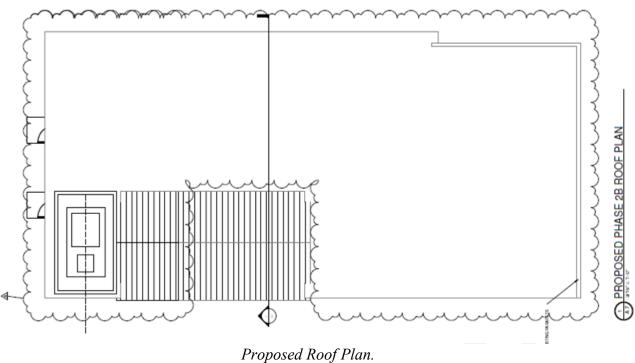
As for demolition, the existing flat roof will be demolished along with the existing overhang on Catherine Street in order to increase its height. It is the staff's opinion that the proposed demolition will be done on a non-historic portion of a building that has been significantly altered over time.

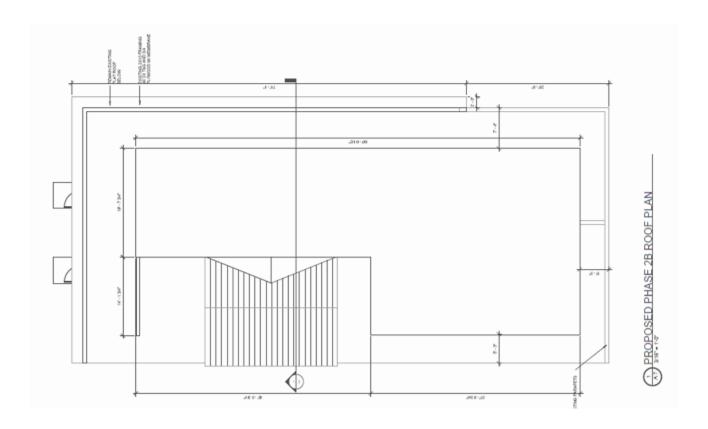


Proposed axonometric model.

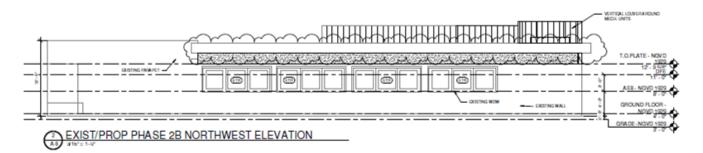


Previous approved axonometric model from July 23, 2024.

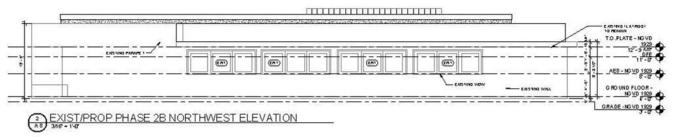




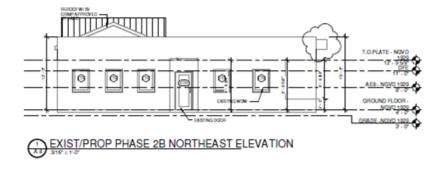
Previous approved Roof Plan from July 23, 2024.



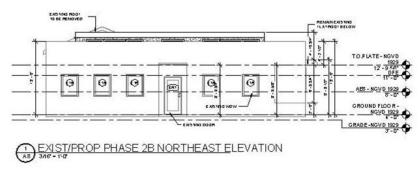
Proposed Northwest Elevation (Catherine St).



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 <u>section 102-62(3)</u>.
 - 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.

4/11/24, 2:26 PM

Landmark Web Official Records Search

10

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
Kcy West, FL 33040
305-294-9556
File Number: 1189-24,0058 RJ
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2¹ 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 1n 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 direction 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: <u>Julie Bett</u> Witness Address: Sob Fleming St Key West, FL 3364D

State of Florida County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 2 day of February, 2024 by Pamela Stephenson Connolly, who [] is personally known or [X] has produced a driver's

license as identification.

[Notary Seal]

Notary Public State of Florida Julie Betz My Commission HH 243863 Exp. 3/22/2026

Printed Name: The Bett

My Commission Expires:

Warranty Deed - Page 2

DoubleTime®

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

AND THE REAL PROPERTY.	I THE COM
1	
100	WIST. ILLEN

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	
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:	A ay i'	DATE 10/27/25
FLORIDA STATUTE 837.06: WHOEVER KN SERVANT IN THE PERFORMANCE OF HI PUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THA	TO AN APPROVED CERTIFICATE OF APPROPRIATE NEW DWINGLY MAKES A FALSE STATEMENT IN WRITING AN S OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MOTO TO THE APPLICANT FURTHER HEREBY ACKNOW. BE THE SCOPE OF WORK THAT IS CONTEMPLATED T SHOULD FURTHER ACTION BE TAKEN BY THE CITCHERIN, AND IF THERE IS CONFLICTING INFORMATION OF THE ACTION OF WORK SHALL BE CONT	D WITH THE INTENT TO MISLEAD A PUBLIC MISDEMEANOR OF THE SECOND-DEGREE MLEDGES THAT THE SCOPE OF WORK AS DIED BY THE APPLICANT AND THE CITY. THE TY FOR EXCEEDING THE SCOPE OF THE DIED BY BETWEEN THE DESCRIPTION OF WORK
AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING S PROJECT INVOLVES A STRUCTURE THA	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES_X_NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES.X NO
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing the proposal to raise existing specific proposal specific proposal to raise existing specific proposal	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES X NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ng walls to increase roof height. Extension of exis	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X NO STER: YES NO_X_ RUARE FOOTAGE, LOCATION, ETC. ting gable roof.
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing the proposal to raise existing specific proposal specific proposal to raise existing specific proposal	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES_X_NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X NO STER: YES NO_X_ RUARE FOOTAGE, LOCATION, ETC. ting gable roof.
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing the proposal to raise existing specific proposal specific proposal to raise existing specific proposal	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES X NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ng walls to increase roof height. Extension of exis	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X NO STER: YES NO_X_ RUARE FOOTAGE, LOCATION, ETC. ting gable roof.
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing the proposal to raise existing specific proposal specific proposal to raise existing specific proposal	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES X NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ng walls to increase roof height. Extension of exis	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X NO STER: YES NO_X_ RUARE FOOTAGE, LOCATION, ETC. ting gable roof.
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing Relocation of HVAC union and the substantial properties.	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES X NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ng walls to increase roof height. Extension of exis	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X NO STER: YES NO_X_ RUARE FOOTAGE, LOCATION, ETC. ting gable roof.
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing Relocation of HVAC units and the substantial properties.	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES_X_ NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ing walls to increase roof height. Extension of exis nits. Addition of screening to block view of HVAC to	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES.X NO
PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING SPROJECT INVOLVES A STRUCTURE THAT DETAILED PROJECT DESCRIPTION GENERAL: Proposal to raise existing Relocation of HVAC until MAIN BUILDING:	OF WINDOWS RELOCATION OF A STRUCTURE. STRUCTURE: YES_X_NO INVOLVES A H AT IS INDIVIDUALLY LISTED ON THE NATIONAL REGIS ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SO ING Walls to increase roof height. Extension of exis Nits. Addition of screening to block view of HVAC to	ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES.X NO

Page 1 of 2

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:	
TATELO.			
DECKS:		PAINTING:	
SITE (INCLUDING GRADIN	G, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):	
ACCESSORY FOLLOWENT	ICAR AIC VENTS ETC):	OTHER:	
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC).	OTHER.	
OFFICIAL LIGE ONLY	HARCOM	MICCION DEVIEW	EVDIDES ON-
OFFICIAL USE ONLY:	HARC COM	MISSION REVIEW	EXPIRES ON:
OFFICIAL USE ONLY: MEETING DATE:			EXPIRES ON:
MEETING DATE:		MISSION REVIEW _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
	APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	
MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS: STAFF REVIEW COMMENTS:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS:	APPROVED NOT APPROVED _ APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE: MEETING DATE: MEETING DATE: REASONS OR CONDITIONS: STAFF REVIEW COMMENTS:	APPROVEDNOT APPROVEDAPPROVEDNOT APPROVEDAPPROVEDNOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION _ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

Page 2 of 2



HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



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

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, dure to the alterations of the original structure, it is not a significant and distinguishable building.

Page 1 of 3

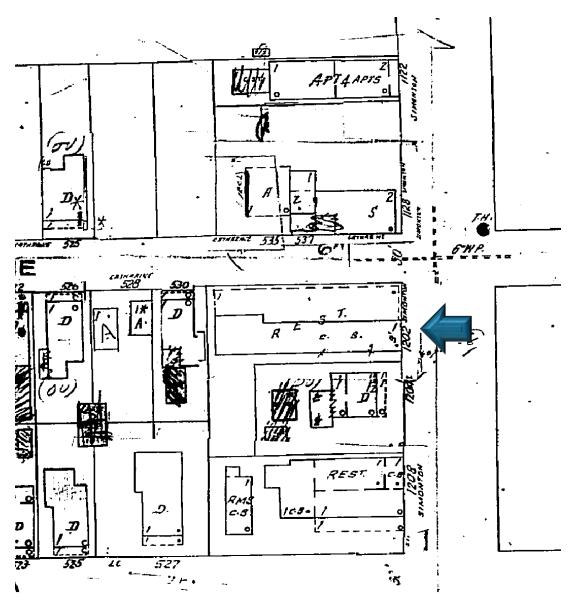
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances. (b) Is not specifically associated with events that have 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.

Page 2 of 3

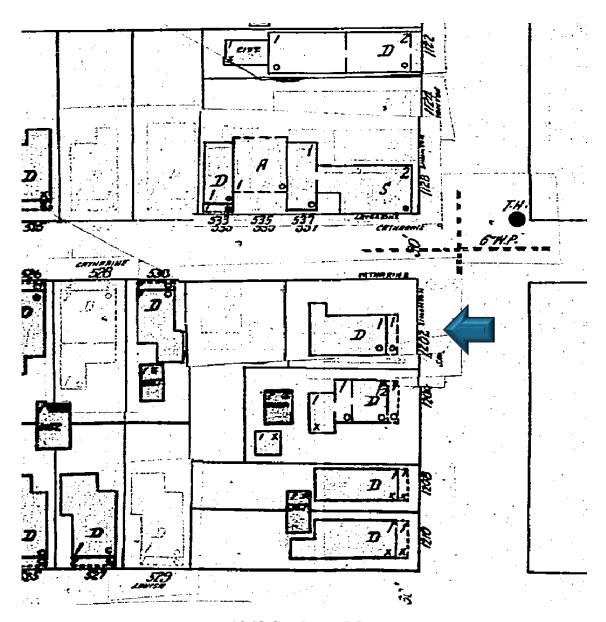
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.
(i) Has not yielded, and is not likely to yield, information 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.

Page 3 of 3





1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



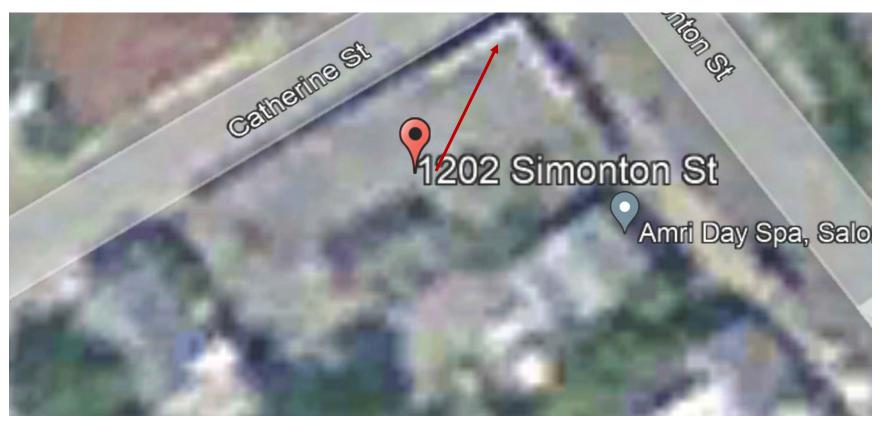
1202 Simonton Street ca. 1965. Monroe County Library.



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



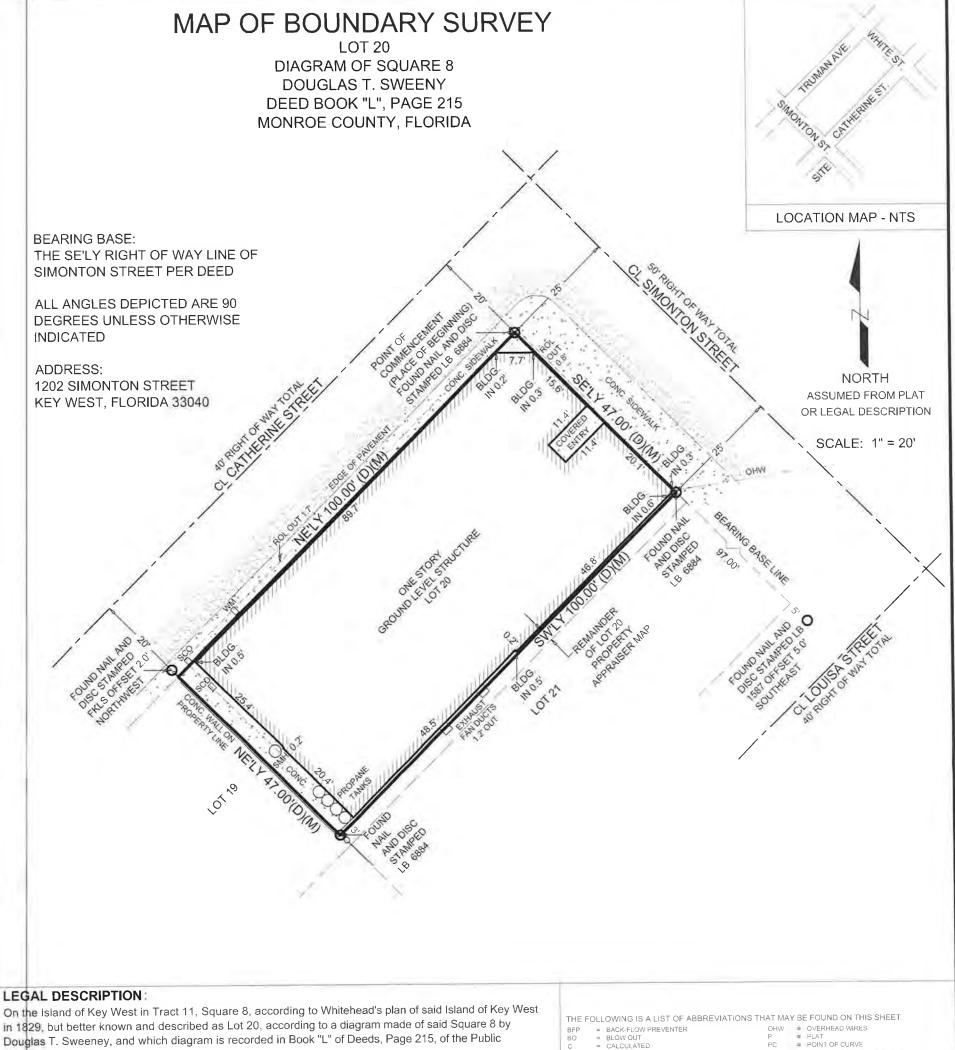












in 1829, but better known and described as Lot 20, according to a diagram made of said Square 8 by Douglas T. Sweeney, and which diagram is recorded in Book "L" of Deeds, Page 215, of the Public Records of Monroe County, Florida.

Commencing at the corner of Simonton and Catherine Streets and running thence along said Simonton Street in a Southeasterly 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

Spottswood, Spottswood & Sterling

Chicago Title Insurance Company

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.

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 4. 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 5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN

6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE

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

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 MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 SZ, FLORIDA ATATUTES THIS DIEVEY, 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.

STATE O SIGNATURE AND THE DRIGINAL RAISED BEAL OF A FLORIDA SURVEYOR AND MAPPER ROBERT E, REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER



NOTWALIB WITHOUT THE SURVEYOR AND MAPPER





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

Information S CAFELITO 😜 Amri Day Spa, Salon & Boutique Abbondanza Italian

BUILDING DATA

LOCATION MAP

INTERIOR RENOVATION 1202 SIMONTON ST, KEY WEST FL 33040

USE GROUP: **BUSINESS B**

OCCUPANCY CALCULATIONS:

100 SF/ASSEMBLY A-2 (SEE BOX ON THE RIGHT)

NUMBER OF EXITS: REQUIRED = 2PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE VB

BUILDING IS NOT SPRINKLED

FIRE RESISTANCE RATINGS: SHAFT WALLS FIRE STAIR WALLS 0 HR FIRE STAIR DOORS/WINDOWS 0 HR FIRE SEPARATION @ LOBBY FIRE SEPARATION @ MAIN HALL 0 HR LOBBY INTERIOR DOORS 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

- 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

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

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN

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.

CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT

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

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:

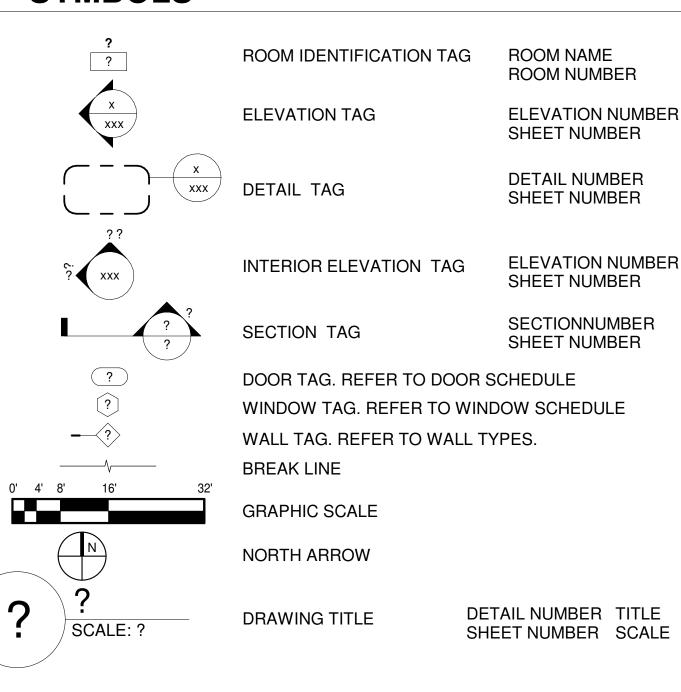
Lama Mobility

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



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

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

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 ACCESSIBILTY CODE **ASCE 7-22**

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**

SETBACKS:

FRONT: 5' (5'-2" PROVIDED)

REAR: 15' (15'-1/2" PROVIDED) STREET SIDE: 7.5' (7'-9" PROVIDED)

.00'26

BEARING BASE LINE

SIDE: 5' (5'-2" PROVIDED)

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

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

DRAWING INDEX

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

7net 5net Standing space

Unconcentrated (tables and chairs)

Concentrated (chairs only - not fixed)

15 net

Assembly without fixed seats

[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

CONC. WALL ON NE'LY 47.00'(D)(M)

25 8 SELY 47.00' (D)(M) ™ €

CL SIMONTON STREET

20. RIGHT OF WAY TOTAL

A 0 / 1/16" = 1'-0"

SITE PLAN

CONC SIDEMATK

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

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

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

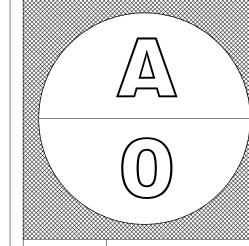
NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND

SEALED BY ERICA HELEN POOLE USING A DIGITAL

DESIGN STUDIO SANDBAR DESIGN STUDIO 29183 CAMELLIA LANE BIG PINE KEY, FL 33043 WWW.SANDBARDESIGNSTUDIO.COM 847/903/5854

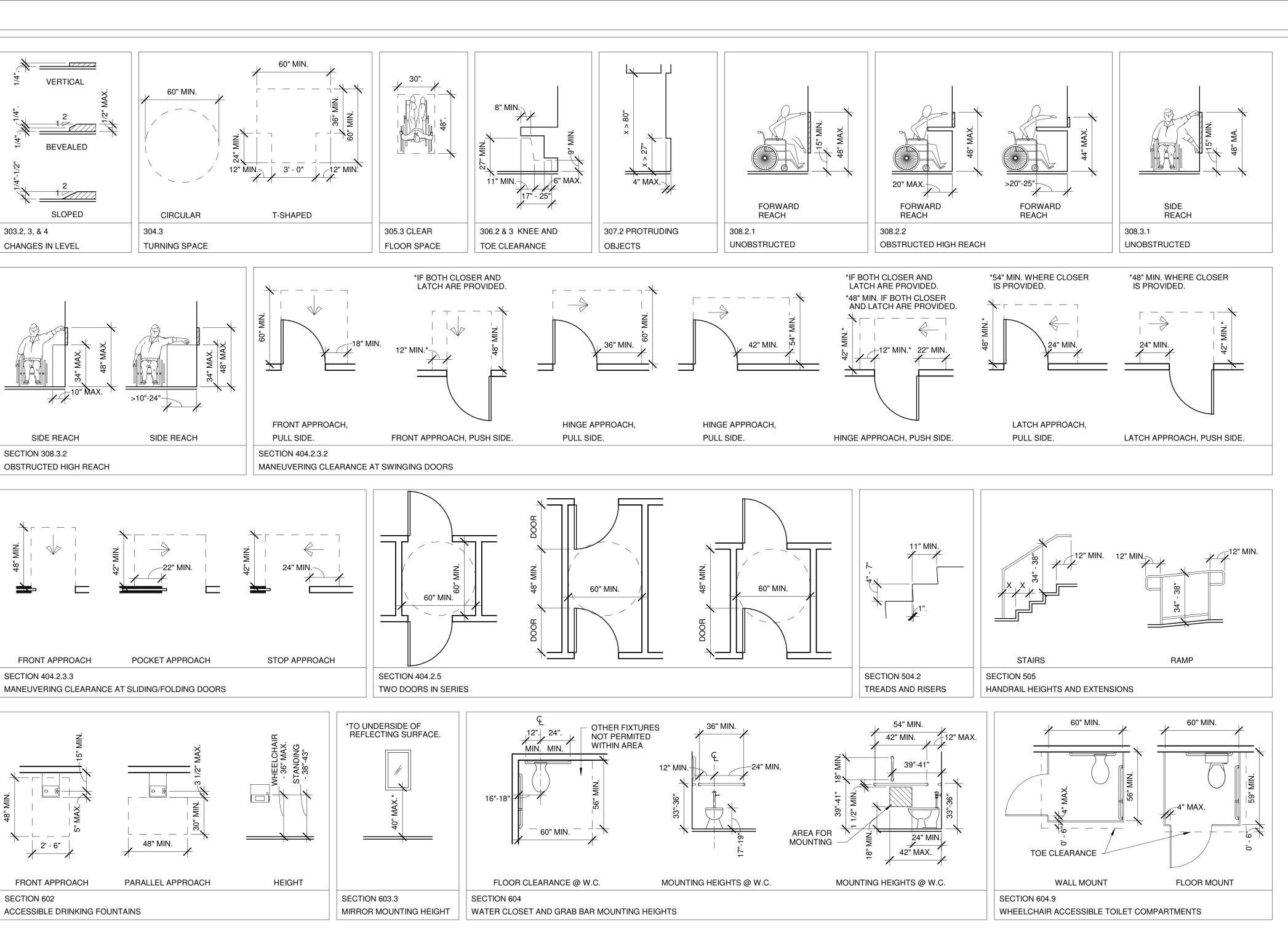
Re

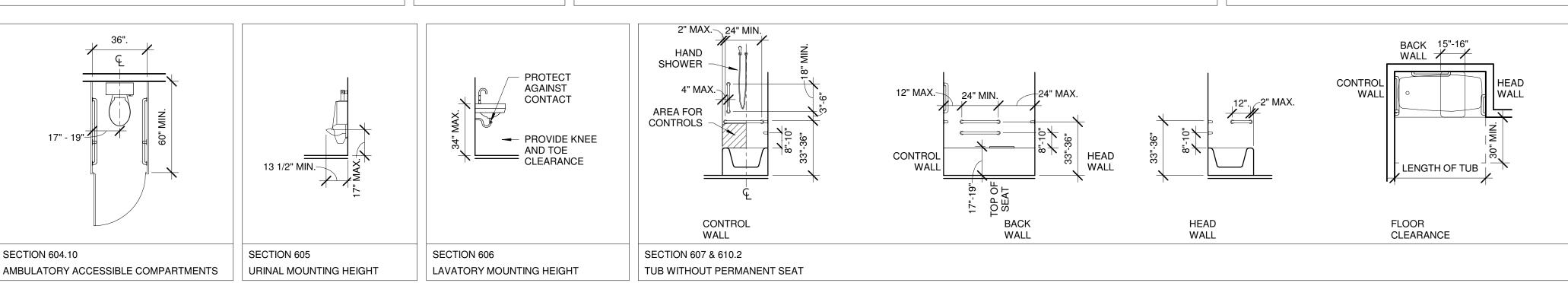


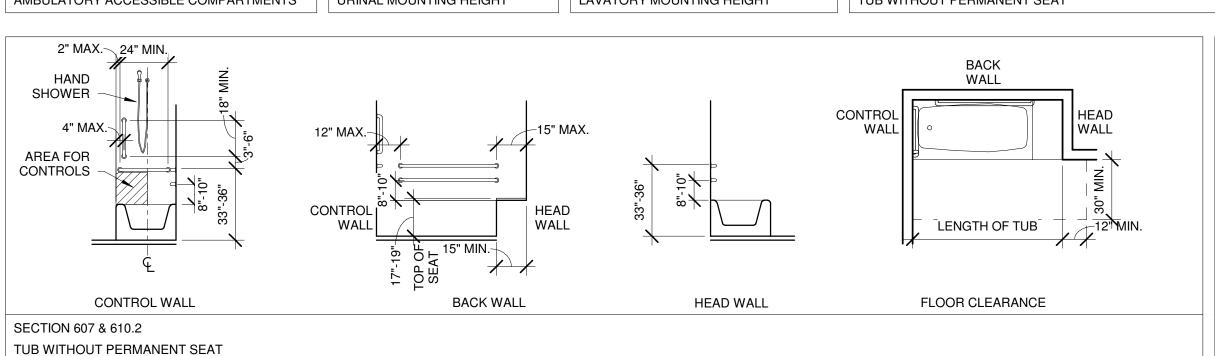
202 Key

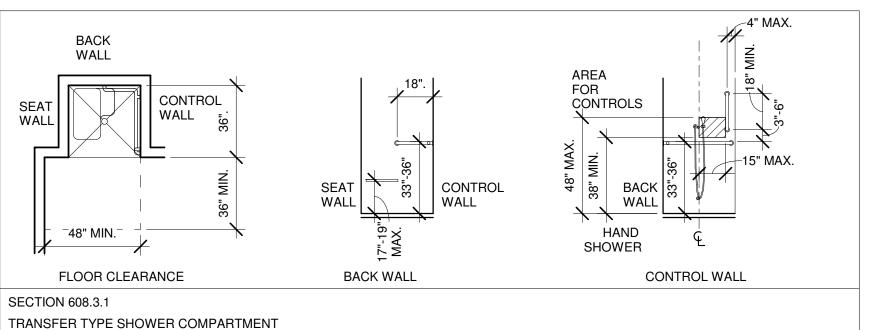
COVER SHEET

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









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.

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

304.4 DOOR SWING. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO

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

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

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 MM) 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

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 MAXIMUM

THESE 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 405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

504.5 NOSINGS. THE RADIUS OF CURVATURE AT 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 11/2 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 DARKON-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 SHALI 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 TOE CLEARANCE AT COMPARTMENTS. 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

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 WALL CLOSEST TO THE WATER CLOSET, AND A REAR WALL

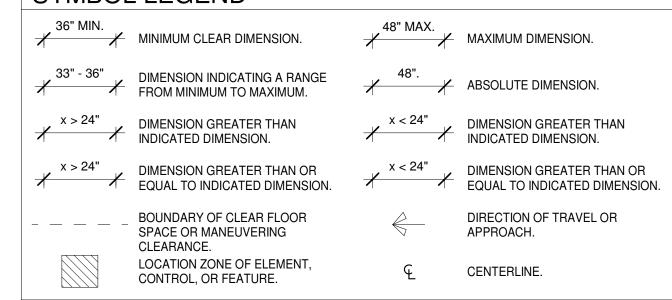
GRAB BAR COMPLYING WITH SECTION 604.5.2, SHALL BE PROVIDED. 604.10.3 DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404. EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR THE INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 404.2.6

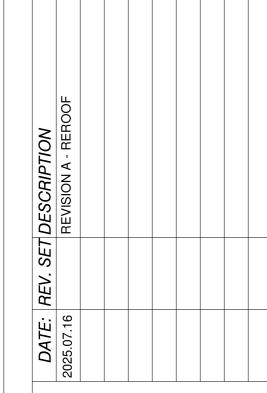
SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT 604.10.4 GRAB BARS, GRAB BARS SHALL COMPLY WITH SECTION 609, SIDE WALL GRAB BARS 607.5 CONTROLS. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE

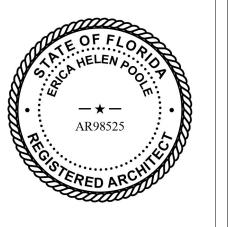
BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH SECTION 309.4. 607.6 HAND SHOWER, A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A 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 OT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

SYMBOL LEGEND







NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT #AR98525

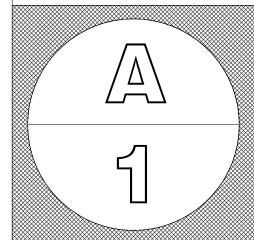


SANDBAR DESIGN STUDIO 29183 CAMELLIA LANE BIG PINE KEY, FL 33043

WWW.SANDBARDESIGNSTUDIO.COM 847|903|5854

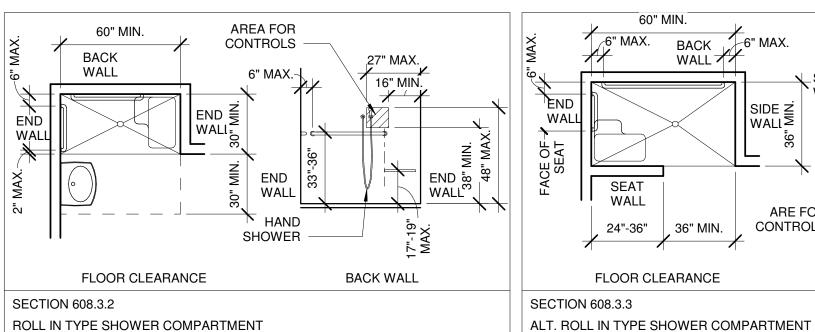
> Simonton Street West, FL 33040 le-Roof

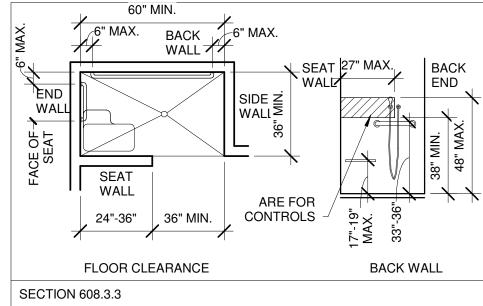
ACCESSIBILITY GUIDELINES

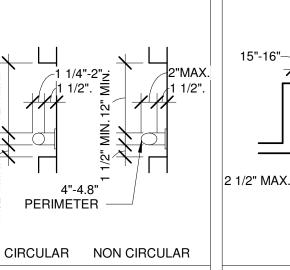


PROJECT NO. DRAWN BY: M4E LLC PSC2023

APPROVED BY: EHP





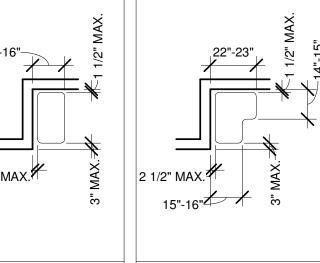


SECTION 610.3.1

RECTANGULAR SEAT

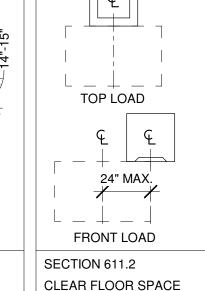
SECTION 609.2 & 3

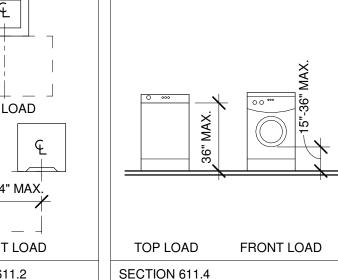
GRAB BARS



SECTION 610.3.2

L-SHAPED SEAT





HEIGHT OF LAUNDRY EQUIPMENT

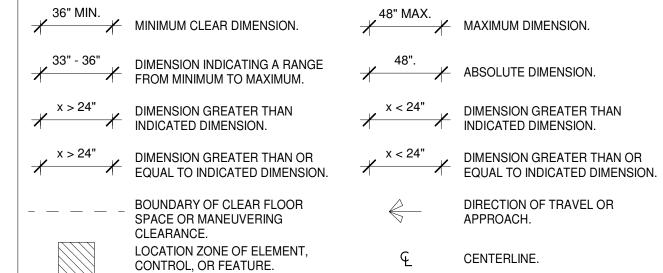
NOTES

ADDITIONAL ICC 117.1-2009 CODE REFERENCES (CONTINUED) 608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS 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.

EXCEPTION: IN OTHER THAN ACCESSIBLE UNITS AND TYPE A UNITS, A FIXED SHOWER HEAD LOCATED 48 INCHES MAXIMUM ABOVE THE SHOWER FLOOR SHALL BE PERMITTED IN LIEU OF A HAND SHOWER.

- 608.6 THRESHOLDS. THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT IN ACCORDANCE WITH SECTION 303. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2 INCH MAXIMUM IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL.
- 608.7 SHOWER ENCLOSURES. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER 609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 11/2 INCHES. THE SPACE
- BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 11/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 INCHES MINIMUM. **EXCEPTIONS:**
- 28.1.1. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB
- BARS ABOVE THE GRAB BAR SHALL BE PERMITTED TO BE 11/2 INCHES MINIMUM. 28.1.2. RECESSED DISPENSERS PROJECTING FROM THE WALL 1/4 INCH MAXIMUM MEASURED FROM THE FACE OF THE DISPENSER AND COMPLYING WITH SECTION 604.7 SHALL BE PERMITTED WITHIN THE 12-INCH SPACE ABOVE AND THE 11/2 INCH SPACES BELOW AND AT THE ENDS OF THE GRAB BAR.
- 610.2 BATHTUB SEATS. THE HEIGHT OF BATHTUB SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. REMOVABLE IN-TUB SEATS SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM IN DEPTH. REMOVABLE IN-TUB SEATS SHALL BE CAPABLE OF SECURE PLACEMENT. PERMANENT SEATS SHALL BE 15 INCHES MINIMUM IN DEPTH AND SHALL EXTEND FROM THE BACK WALL TO OR BEYOND THE OUTER EDGE OF THE BATHTUB. PERMANENT SEATS SHALL BE POSITIONED AT THE HEAD END OF THE BATHTUB.
- 610.3 SHOWER COMPARTMENT SEATS. THE HEIGHT OF SHOWER COMPARTMENT SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. IN TRANSFER-TYPE AND ALTERNATE ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. IN STANDARD ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. SEATS SHALL COMPLY WITH SECTION 610.3.1 OR 610.3.2.
- 610.4 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
- 612.2 BENCH. WHERE SEATING IS PROVIDED IN SAUNAS AND STEAM ROOMS, AT LEAST ONE BENCH SHALL COMPLY WITH SECTION 903. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED BY SECTION 903.2.
- 612.3 TURNING SPACE. A TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN SAUNAS AND STEAM ROOMS.
- 702.1 GENERAL. ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES
- ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED. 703.1 GENERAL. ACCESSIBLE SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE. WHERE SIGNS WITH BOTH VISUAL AND RAISED CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND RAISED CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH RAISED CHARACTERS, SHALL BE PROVIDED.
- 704.1 GENERAL. ACCESSIBLE PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704. 705.1 GENERAL. DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 70S. 706.1 GENERAL. ACCESSIBLE ASSISTIVE LISTENING SYSTEMS IN ASSEMBLY AREAS SHALL COMPLY WITH
- SECTION 706. 707.1 GENERAL. ACCESSIBLE AUTOMATIC TELLER MACHINES AND FARE MACHINES SHALL COMPLY WITH
- 708.1 GENERAL. ACCESSIBLE TWO-WAY COMMUNICATION SYSTEMS SHALL COMPLY WITH SECTION 70B.
- 1104.1 CLEAR FLOOR SPACE. ACCESSIBLE EXERCISE MACHINES AND EQUIPMENT SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEELCHAIR. CLEAR FLOOR SPACES REQUIRED AT EXERCISE MACHINES AND EQUIPMENT SHALL BE PERMITTED TO OVERLAP.
 - 1109.1 GENERAL. SWIMMING POOLS, WADING POOLS, HOT TUBS AND SPAS SHALL COMPLY WITH SECTION

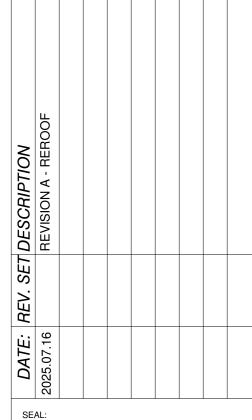
SYMBOL LEGEND

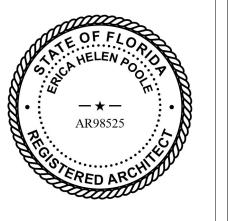


DWELLING UNIT NOTES

SECTION 10 ICC 117.1-2009 CODE REFERENCES:

1. 608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS 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.





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

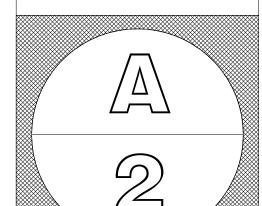
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT #AR98525



Re-Roof

ACCESSIBILITY GUIDELINES



PROJECT NO. DRAWN BY: M4E LLC PSC2023

APPROVED BY: EHP

GENERAL DEMOLITION NOTES

- 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. CONTRACTOR TO NOTIFY DESIGN PROFESSIONAL OF ANY ITEMS DISCOVERED THAT ARE NOT INDICATED ON THE PLANS AND MAY REQUIRE DEMO.
- WORK WITH THE OWNER, ARCHITECT, ENGINEER, AND ALL CONSTRUCTION DOCUMENTS. ALL EXISTING TO REMAIN FEATURES AND ELEMENTS SHALL BE PROTECTED BY THE CONTRACTOR

CONTRACTOR SHALL COORDINATE ALL DEMOLITION

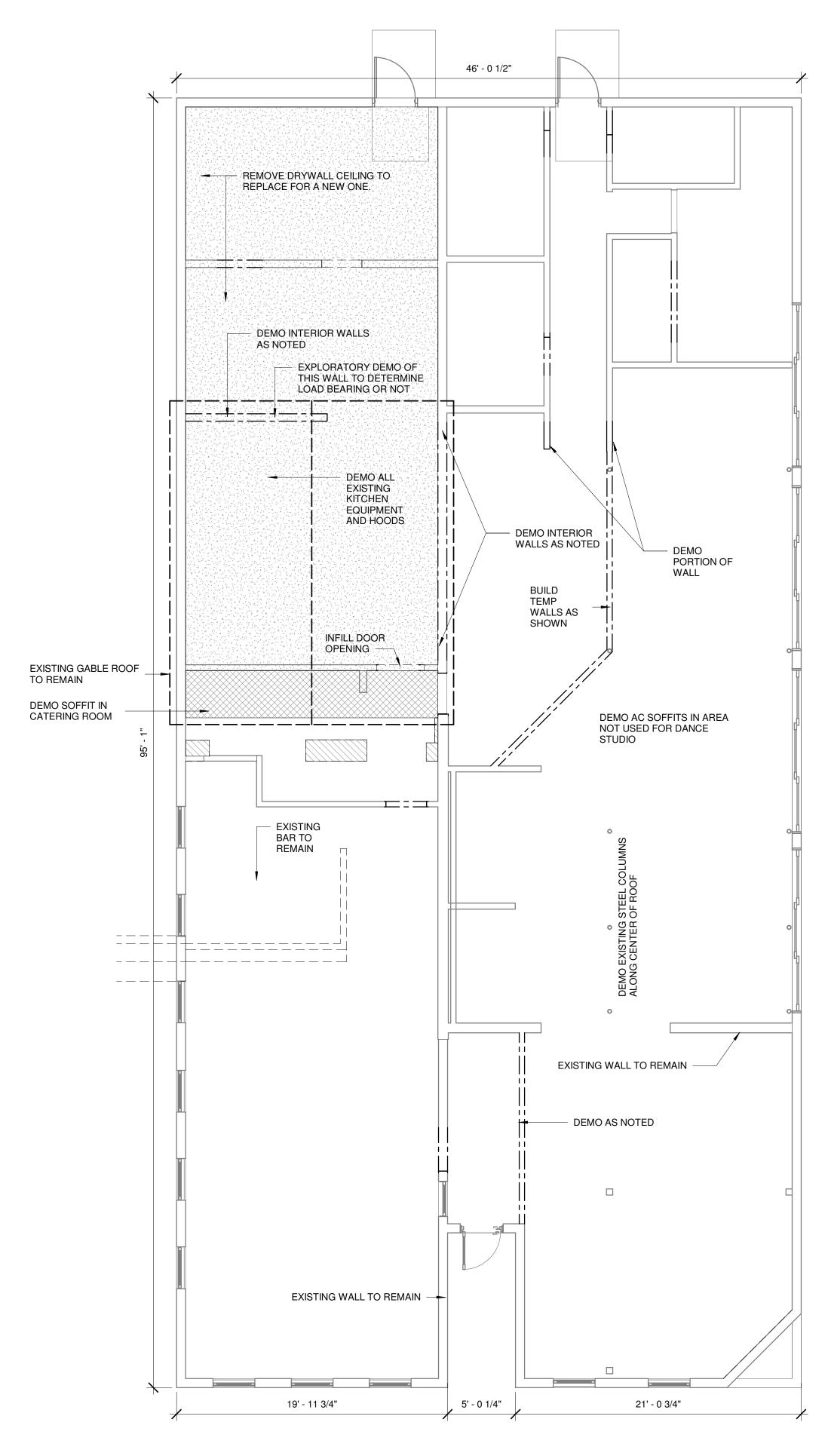
- AGAINST DAMAGE AND INSPECTED REGULARLY TO ENSURE CONTINUED STABILITY AND OPERATION. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS GOVERNING THE DEMOLITION AND REMOVAL OF IMPROVEMENTS AND
- CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS GOVERNING THE REMOVAL OF HAZARDOUS MATERIALS AND SHALL NOTIFY THE OWNER, ARCHITECT, AND ENGINEER WHEN HAZARDOUS MATERIAL IS DISCOVERED. REFER TO ENVIRONMENTAL BUILDING SURVEY (EBS) WHEN
- CONTRACTOR SHALL ENSURE ADEQUATE ACCESS AND WATER SUPPLY REQUIREMENTS AS REQUIRED BY THE FIRE MARSHAL ARE APPROVED AND MAINTAINED.

DEMOLITION NOTES

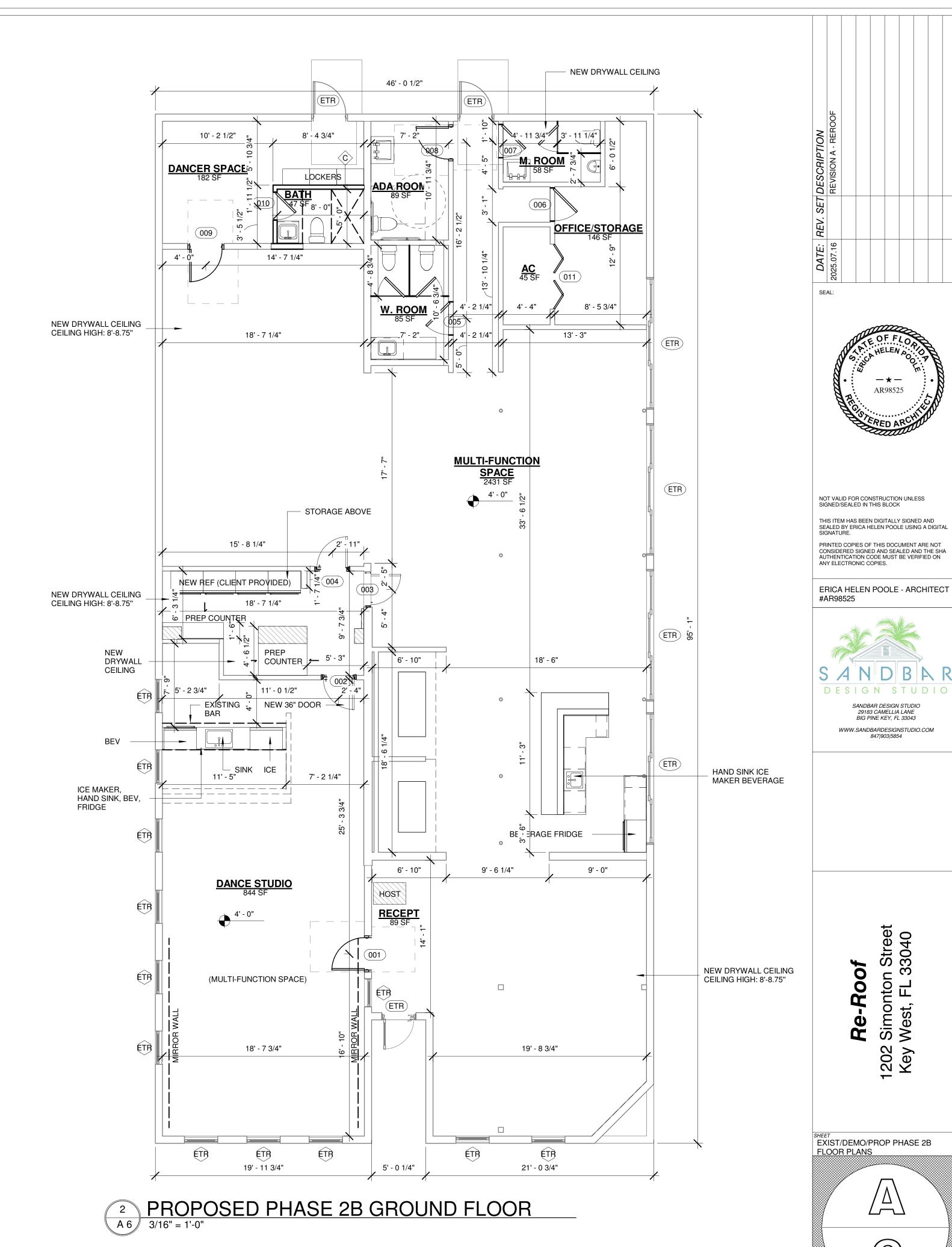
- NON-LOAD-BEARING WALLS TO BE REMOVED AS SHOWN ON PLANS.
- REMOVE EXISTING CEILING FINISHES AS REQUIRED. EXISTING SOFFITS TO BE REMOVED AS SHOWN.
- EXISTING CASEWORK TO BE DEMOLISHED. EXISTING COMMERCIAL KITCHEN EQUIPMENT TO BE
- DOORS TO BE DEMOLISHED AS NOTED ON PLANS.

DEMO NOTES:

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



1 EXISTING/DEMO PHASE 2B GROUND FLOOR
3/16" = 1'-0"



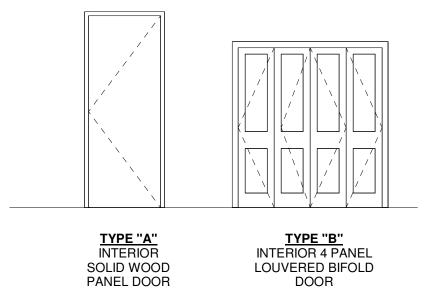
847/903/5854

PROJECT NO. DRAWN BY: M4E LLC
PSC2023

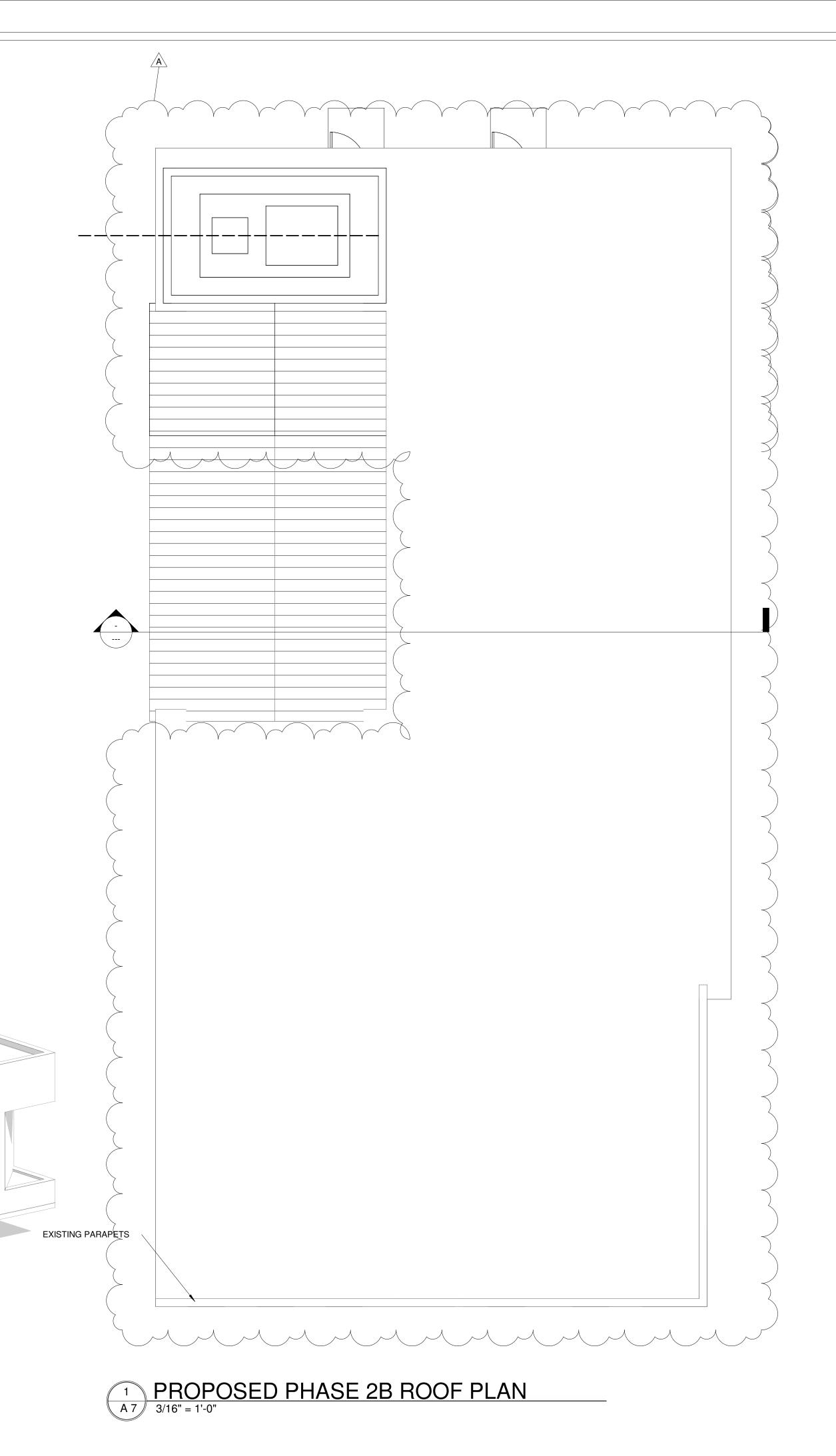
APPROVED BY: ELID APPROVED BY: EHP

WALL SCHEDULE						
Mark	Туре	Description	Thickness			
С	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	Туре	Description	Width	Height	Comments				
001	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
002	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
003	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
004	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
005	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
006	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
007	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
008	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	8' - 0"	FULL-LITE GLASS				
009	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
010	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	2' - 6"	6' - 8"	FULL-LITE GLASS				
011	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	В	INTERIOR 4 PANEL LOUVERED BIFOLD DOOR	6' - 0"	6' - 8"					



	WINDOW SCHEDULE								
Mark	Manufacturer	Model	Assembly Description	Туре	Individual Unit Width	Individual Unit Height			
IVICITY	manarastars.	Widadi	Accornary Becompain	1.700		1.0.9			





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.

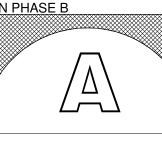
ERICA HELEN POOLE - ARCHITECT #AR98525



WWW.SANDBARDESIGNSTUDIO.COM 847/903/5854

Re-Roof 1202 Simonton Street Key West, FL 33040

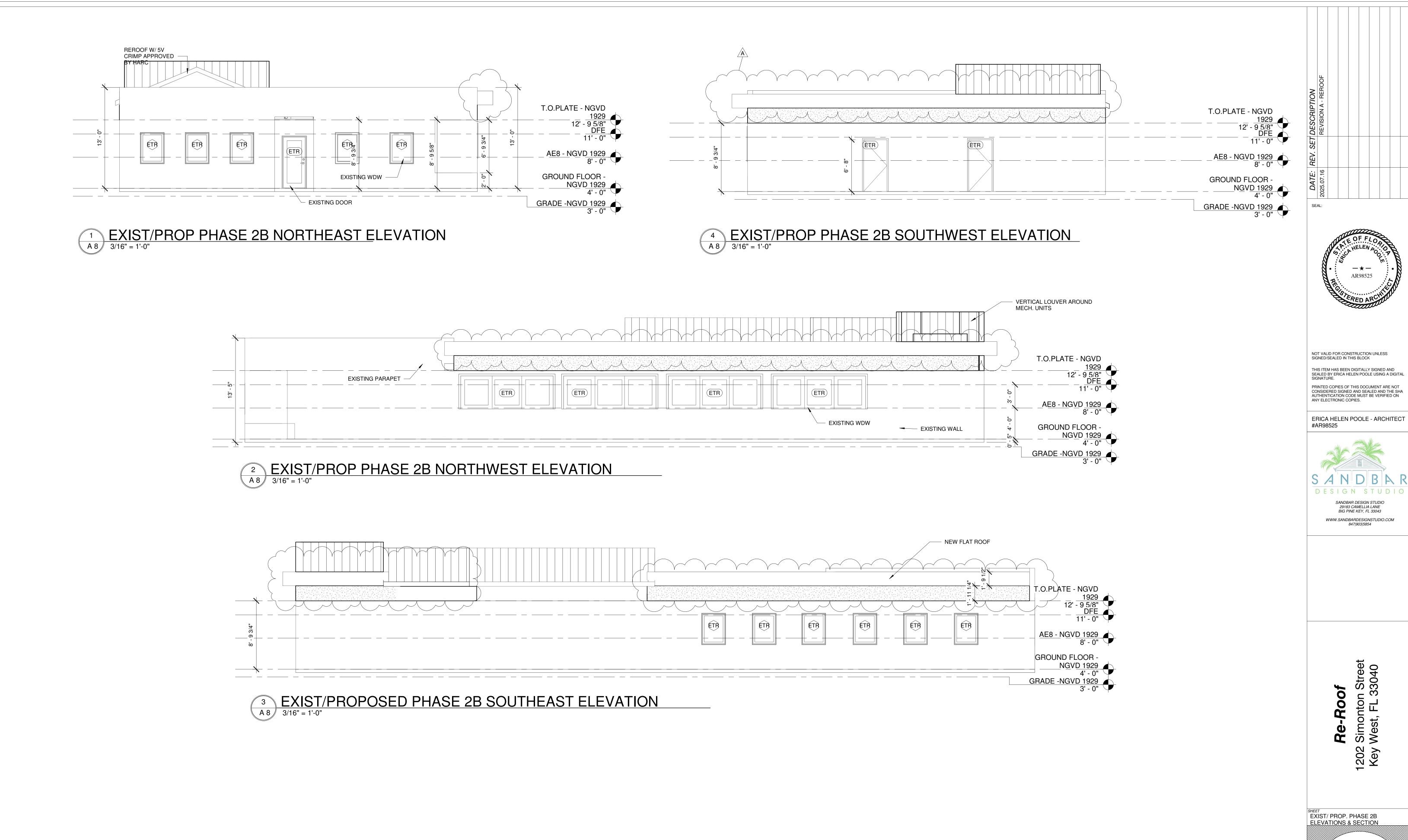
SHEET
EXIST/ PROP. 3D & ROOF FLOOR
PLAN PHASE B



PROJECT NO. PSC2023

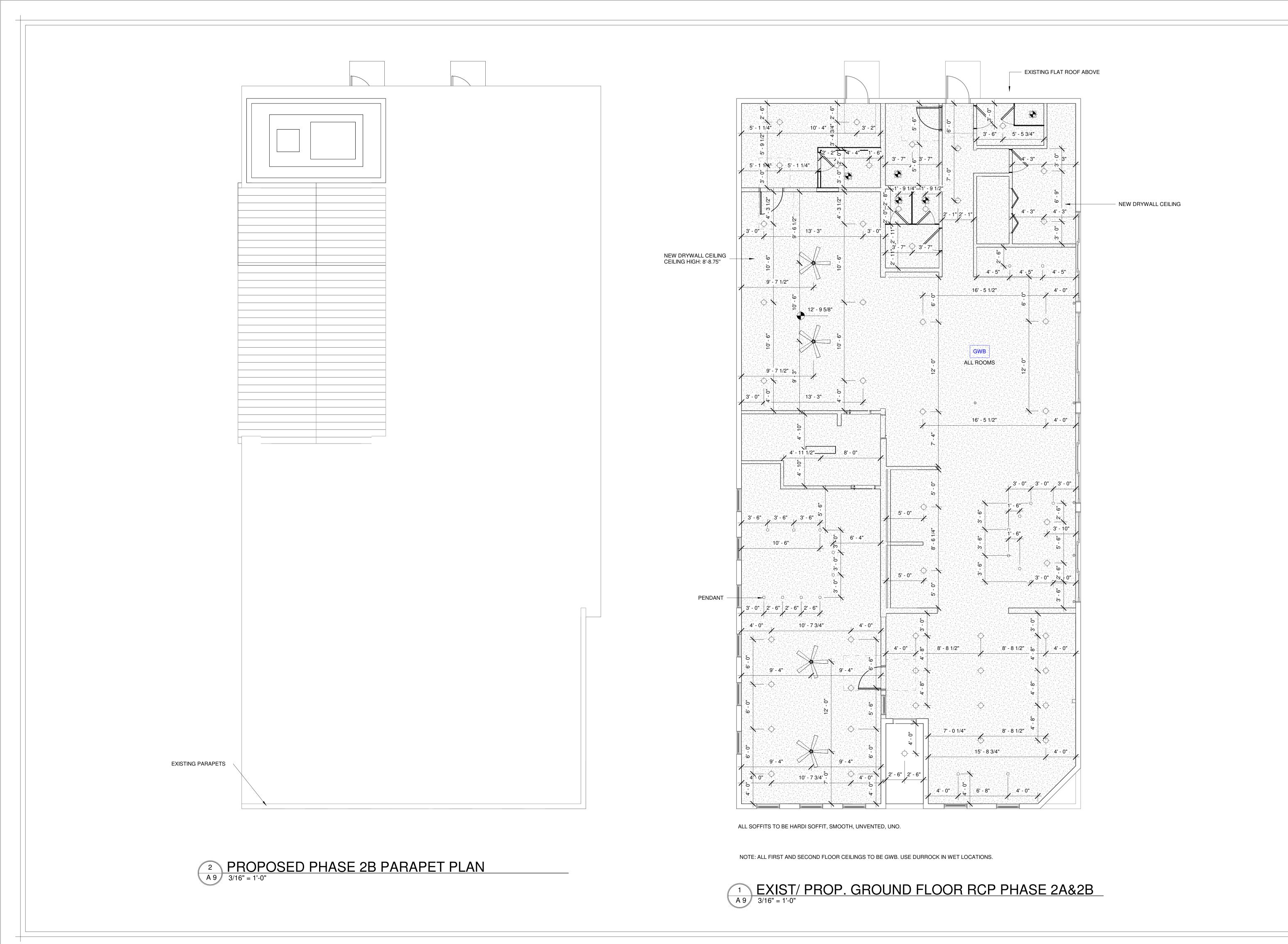
DRAWN BY: M4E LLC

APPROVED BY: EHP



EXIST/ PROP. PHASE 2B **ELEVATIONS & SECTION** PROJECT NO. DRAWN BY: M4E LLC
PSC2023

APPROVED BY: EHP



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.

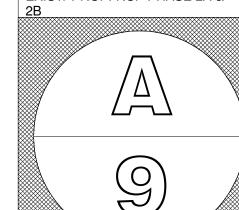
ERICA HELEN POOLE - ARCHITECT #AR98525



WWW.SANDBARDESIGNSTUDIO.COM 847|903|5854

Re-Roof

EXIST/ PROP. RCP PHASE 2A &



PROJECT NO. PSC2023

DRAWN BY: M4E LLC

APPROVED BY: EHP

PREVIOUS APPROVED PLANS

Information St CAFELITO 😅 Amri Day Spa, Salon & Boutique

Abbondanza Italian

Lama Mobility

BUILDING DATA

LOCATION MAP

INTERIOR RENOVATION 1202 SIMONTON ST, KEY WEST FL 33040

USE GROUP: BUSINESS B

OCCUPANCY CALCULATIONS:

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 FIRE STAIR WALLS 0 HR FIRE STAIR DOORS/WINDOWS 0 HR FIRE SEPARATION @ LOBBY FIRE SEPARATION @ MAIN HALL 0 HR LOBBY INTERIOR DOORS 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

- 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

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN

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

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

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.

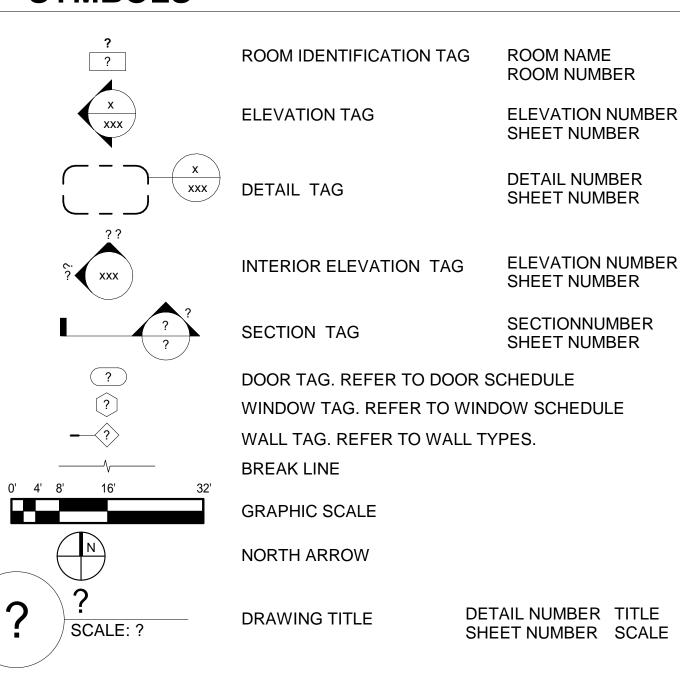
SCOPE OF WORK:

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



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

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

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 ACCESSIBILTY CODE **ASCE 7-22**

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
	ВО	BOTTOM OF
	CL	CENTERLINE
	CLG	CEILING
	CMU	CONCRETE MASONRY UNIT
	CMO	CLEAN OUT
	CONC	CONCRETE
	D	DRYER
	DIA	DIAMETER
	DTLS	DETAILS
	DVLO	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
	ı	

DRAWING INDEX

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

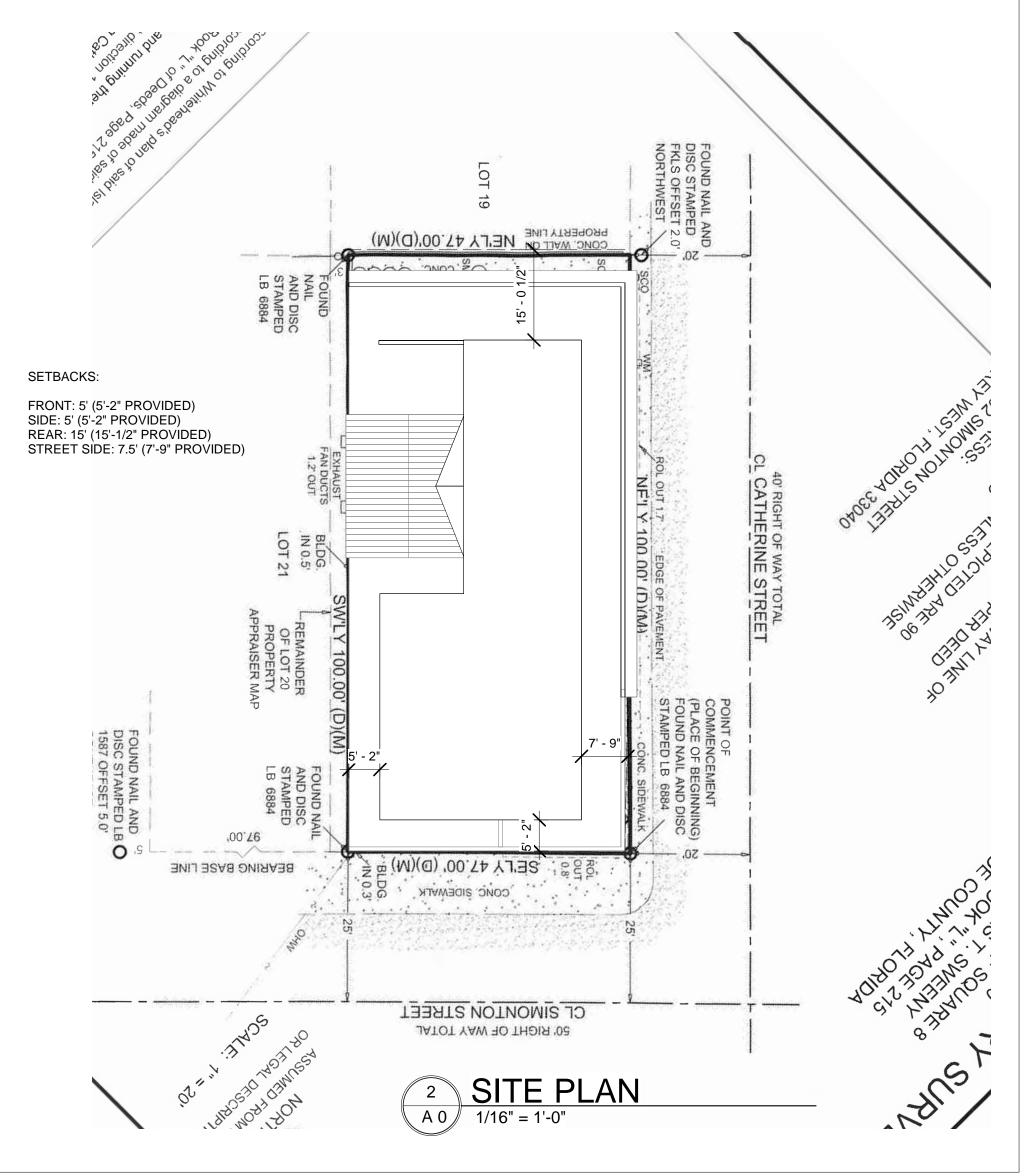
An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exist:

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

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.



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

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

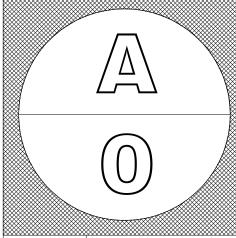
ERICA HELEN POOLE - ARCHITECT



29183 CAMELLIA LANE WWW.SANDBARDESIGNSTUDIO.COM 847190315854

Renovation imonton Street /est, FL 33040 Interior

COVER SHEET

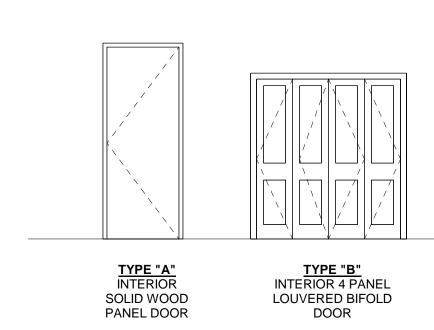


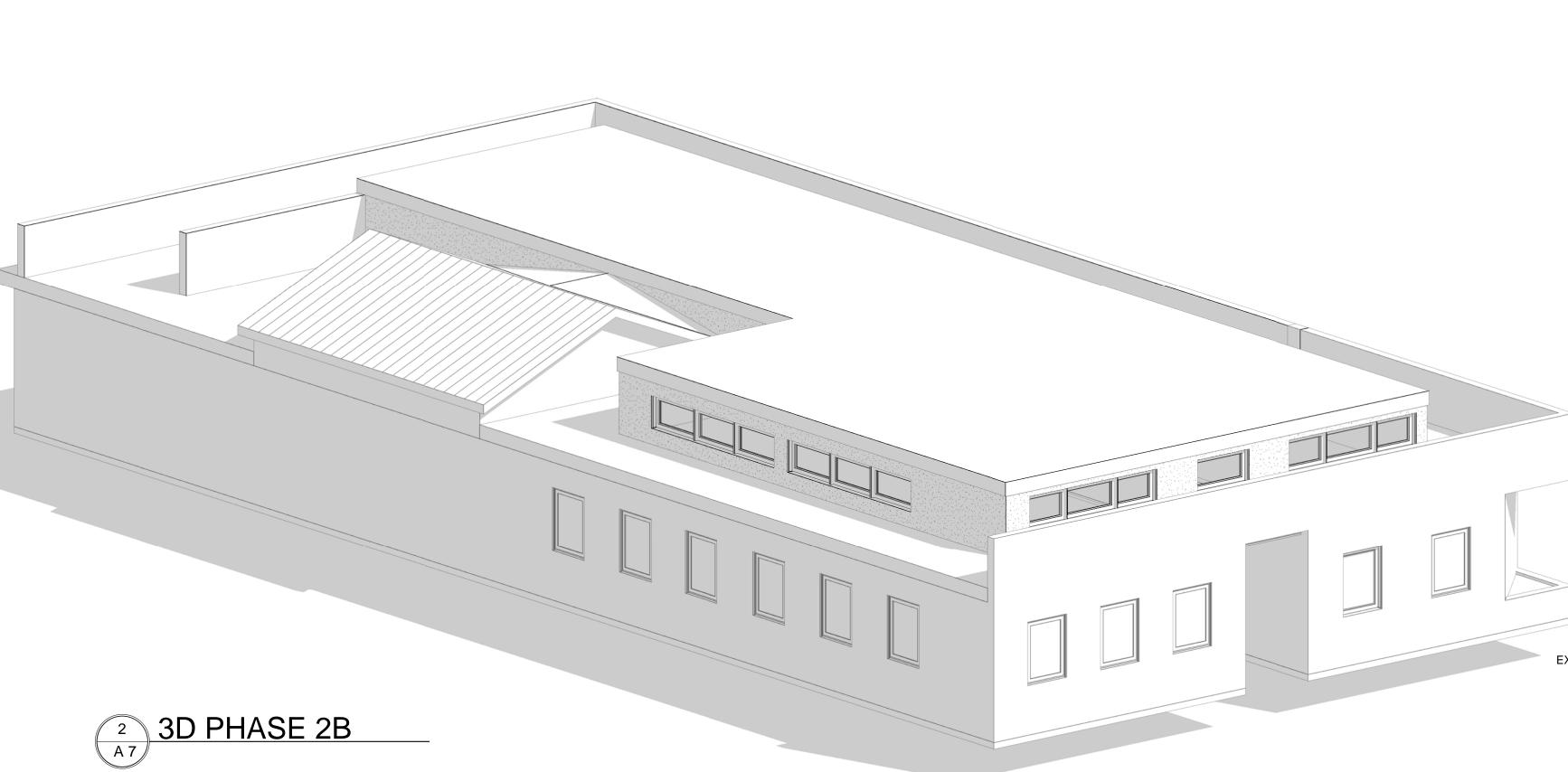
PROJECT NO. DRAWN BY: M4E LLC PSC2023

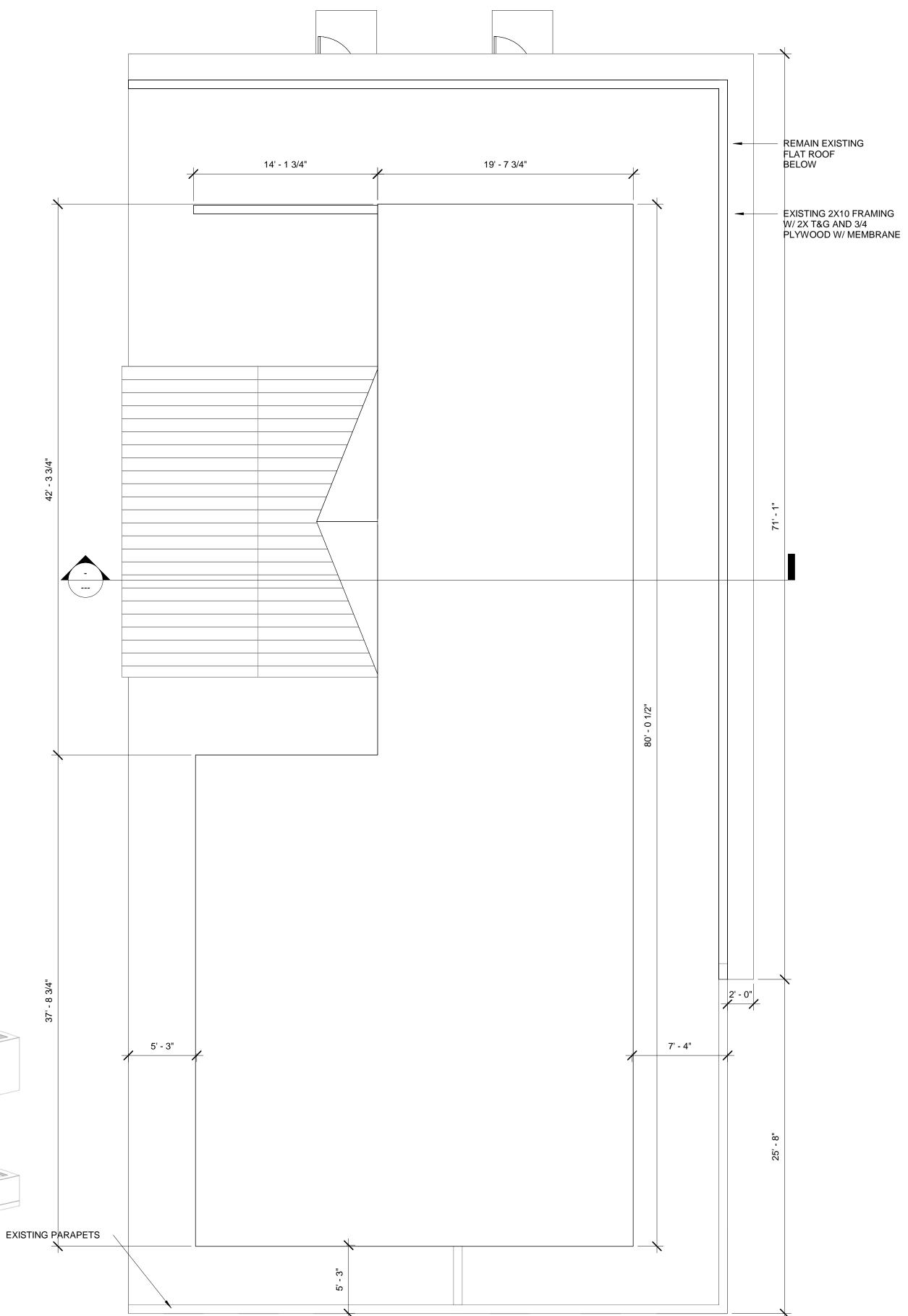
APPROVED BY: EHP

	WALL SCHEDULE						
Mark	Туре	Description	Thickness				
С	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	Туре	Description	Width	Height	Comments				
001	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	А	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
002	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
003	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
004	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
005	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	А	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
006	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
007	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
800	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	А	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	8' - 0"	FULL-LITE GLASS				
009	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	INTERIOR SOLID WOOD PANEL DOOR	3' - 0"	6' - 8"	FULL-LITE GLASS				
010	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	А	INTERIOR SOLID WOOD PANEL DOOR	2' - 6"	6' - 8"	FULL-LITE GLASS				
011	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	В	INTERIOR 4 PANEL LOUVERED BIFOLD DOOR	6' - 0"	6' - 8"					







PROPOSED PHASE 2B ROOF PLAN

3/16" = 1'-0"

Interior Renovation 1202 Simonton Street Key West, FL 33040

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.

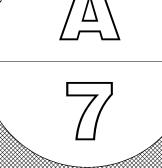
ERICA HELEN POOLE - ARCHITECT

SANDBAR DESIGN STUDIO 29183 CAMELLIA LANE BIG PINE KEY, FL 33043

WWW.SANDBARDESIGNSTUDIO.COM 847|903|5854

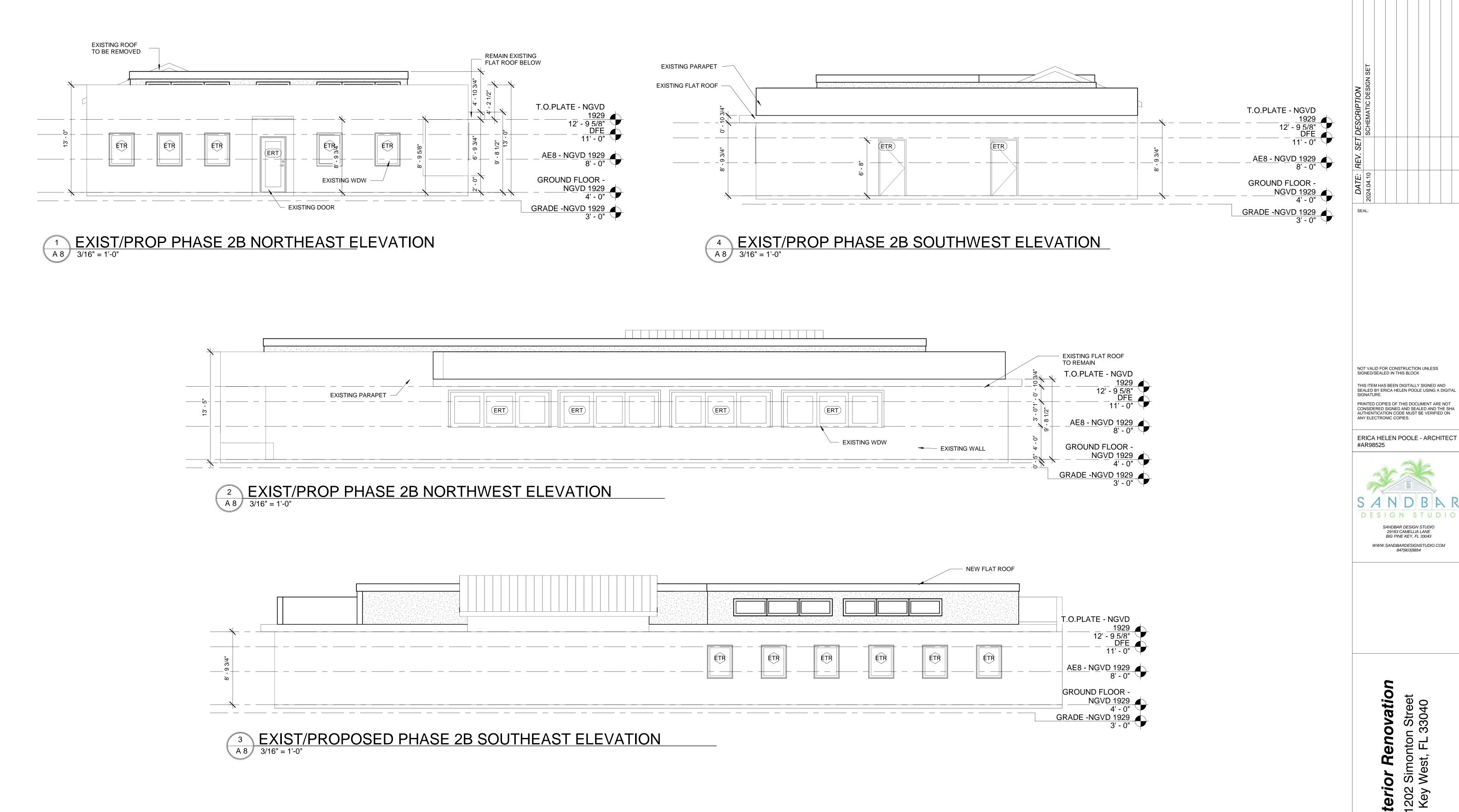
#AR98525

SHEET
EXIST/ PROP. 3D & ROOF FLOOR
PLAN PHASE B



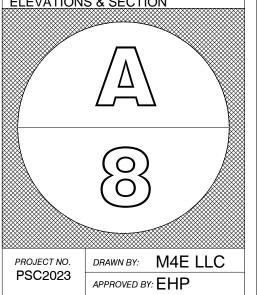
PROJECT NO. DRAWN BY: M4E LLC
PSC2023

APPROVED BY: EHP





29183 CAMELLIA LANE BIG PINE KEY, FL 33043



The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., November 18, 2025, at City Hall, 1300 White Street</u>, 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.citvofkevwest-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, 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 Simonton 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
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 <u>00 95</u> .
2. A photograph of that legal notice posted in the property is attached hereto.
Date: 4 12 23 Address: 500 Fleming St. City: Key West State, Zip: FL 33 84 8
The forgoing instrument was acknowledged before me on this 12 day of 2075.
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: Print Name: Notary Public - State of Florida (seal) My Commission Expires: Notary Public - State of Florida (seal)





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 10KW Millage Group

1202 SIMONTON St, KEY WEST Location

Address

KW LOT 20 SQR 8 TR 11 (L-215) D2-587 H2-18 OR175-379 OR262-2 OR1279-373 OR1292-2455 OR1292-Legal

2458 OR2073-1588 OR2871-2202 OR3112-2004 OR3245-0027 OR3261-0536 Description

(Note: Not to be used on legal documents.)

32080 Neighborhood

RESTAURANT (2100) **Property Class**

Subdivision

Sec/Twp/Rng 06/68/25 Affordable No

Housing



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	\$O	\$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	\$O	\$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	\$∩	\$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 Style GROUND LEVEL Building Type

RESTRNT/CAFETR-B- / 21B

DRYWALL

Building Name

Interior Walls

Gross Sq Ft Finished Sq Ft 4366 1 Floor Stories Condition AVERAGE Perimeter 282 **Functional Obs** 35 Economic Obs Depreciation % 30

Exterior Walls C.B.S. Year Built 1953 EffectiveYearBuilt 2000 Foundation

CONCRETE SLAB FLAT OR SHED Roof Coverage MIN/PAINT CONC Flooring Type CONC S/B GRND FCD/AIR DUCTED

Bedrooms 0 **Full Bathrooms** 0 **Half Bathrooms** 0 Grade 300 Number of Fire Pl 0

Roof Type

Heating Type

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

TOTAL 0 4,366 4,366

Sales

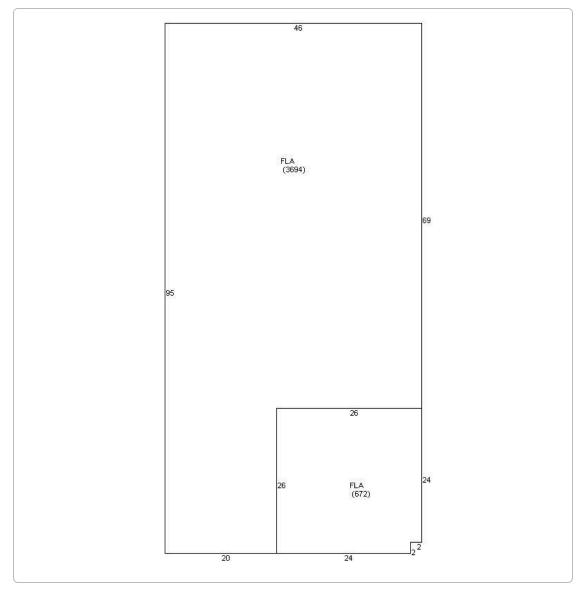
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/2/2024	\$100	Warranty Deed	2449975	3261	0536	11 - Unqualified	Improved		
9/29/2023	\$1,700,000	Warranty Deed	2434351	3245	0027	01 - Qualified	Improved		
7/12/2021	\$1,442,000	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	O - Oualified	Improved		

Permits

sued Date Amount Permit Type Completed ♦ ♦ \$	nber 🕏	Notes ≑
924 \$7,200 Commercial	0531	Demo kitchen hood, selective removal of drywall and soffits. Construct temporary walls infill door openings. Interior work only.
2021 8/11/2023 \$0 Commercial	RC2021- 3	CHINA WHITE. TRICORN BLACK FOR SHUTTERS.
21 9/5/2023 \$0 Commercial)2021- 1	DEMO OLD EQUIPMENT, LVT FLOORING, DRYWALL, PAINT
018 7/2/2021 \$11,875 Commercial	02514	REPLACE EXISTING 10 TO RHEEM RPWL - 120C RHGM- 120Z. **NOC REQUIRED**
014 5/13/2017 \$1,135 Commercial	0318	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 EQUP. WILL BE REPLACED W/100A UP 3 PHASE BREAKER PANEL. 3-POLE 50A BREAKER FOR CONDENSOR PANEL. 3-POLE 50A BREAKER FOR EVAP. COIL.
2011 \$0	3742	INSTALL 700SF GALVALUME V-CRIMP METAL ROOFING
2010 \$800	3583	REPLACE CBS BLOCK WALL BETWEEN PROPERTIES AT REAR.
001 10/3/2002 \$650	2921	INSTALL SEC SYSTEM
001 10/31/2001 \$9,500	2879	NEW C/AC
01 10/31/2001 \$50,000	2706	REMODEL/RENOVATION
001 10/31/2001 \$3,000	2673	DEMO INTERIOR
2000 1/4/2001 \$1,300	3418	REPAINT BUILDING
999 11/18/1999 \$400 Commercial	1772	BURGLAR ALARM
999 11/18/1999 \$500 Commercial	1682	ELECTRICAL
999 11/18/1999 \$300 Commercial	1681	PLUMBING
999 11/18/1999 \$2,900 Commercial	0535	RENOVATIONS
97 12/1/1997 \$4,300	2742	REPLACE EXISTING AC UNIT
97 12/1/1997 \$250	1227	SIGN
97 12/1/1997 \$6,000	0358	MECHANICAL
97 12/1/1997 \$963	0148	FIRE ALARM
97 12/1/1997 \$3,500	0188	MECHANICAL
97 12/1/1997 \$8,800	0189	MECHANICAL
97 12/1/1997 \$1,160	0210	PLUMBING
996 12/1/1997 \$1,000	4567	PLUMBING
996 12/1/1997 \$9,000	4693	REPAIR ROOF
996 12/1/1997 \$2,000	4748	ELECTRICAL
996 12/1/1997 \$20,000	4363	REPAIR/REMODELING
995 12/1/1995 \$7,000	3317	45 SQS BUILTUP
95 12/1/1995 \$2,500	3089	REPAIRS
95 12/1/1995 \$4,000	2927	ALTERATION TO ELECTRICAL
95 12/1/1995 \$250	1143	CANVAS AWNINGS
95 12/1/1995 \$10,000	0019	REMODEL FACADE
94 12/1/1994 \$2,500	41879	INSTALL 3 TON AC
94 12/1/1994 \$1,200	1714	PAINT EXT/REPLACE AWN/SIG

View Tax Info

View Taxes for this Parcel



Photos



Мар



TRIM Notice

2023 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/16/2024, 6:04:44 AM

Contact Us

