

# **Application**



# Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department  
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

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BY: DMP

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## Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,155.00
Extension	\$ 840.00
Major:	
Conditional Use	\$ 1,155.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
Conditional Use (not part of a development plan)	\$ 2,940.00 ✓
Extension (not part of a development plan)	\$ 840.00

### Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	<input checked="" type="checkbox"/>	Yes _____
Minor _____		No _____

Please print or type:

- Site Address: 1122 WATSON ST.
- Name of Applicant: MICHAEL LEVINE
- Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: X  
(attached Authorization and Verification Forms must be completed)
- Address of Applicant: 1107 Key PLAZA #247  
KW. 33040
- Applicant's Phone #: 305-304-0202 Email: \_\_\_\_\_
- Email Address: LEVINE310@GMAIL.COM
- Name of Owner, if different than above: NIM FISHER
- Address of Owner: 613 DONALD ST.
- Owner Phone #: 305-509-0816 Email: N.FISHER@M.FISHER.COM



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10) Zoning District of Parcel: HMDR RE# 00031840 - 0000000

11) Is Subject Property located within the Historic District? Yes  No

If Yes: Date of approval n/a

HARC approval # \_\_\_\_\_

OR: Date of meeting \_\_\_\_\_

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

\_\_\_\_\_  
\_\_\_\_\_

13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

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

Yes \_\_\_\_\_ No

If Yes, describe and attach relevant documents.

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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



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## Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
  - 2) Setbacks
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces
    - b. Handicapped spaces
    - c. Curbs or wheel stops around landscaping
    - d. Type of pavement
  - 4) Driveway dimensions and material
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
  - 6) Location of garbage and recycling
  - 7) Signs
  - 8) Lighting
  - 8) Project Statistics:
    - a. Zoning
    - b. Size of site
    - c. Number of units (or units and Licenses)
    - d. If non-residential, floor area & proposed floor area ratio
    - e. Consumption area of restaurants & bars
    - f. Open space area and open space ratio
    - g. Impermeable surface area and impermeable surface ratio
    - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
  - 2) Height of building.
  - 3) Finished floor elevations and bottom of first horizontal structure
  - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.



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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## Development Plan Submission Materials

### Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.



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- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

## **Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

## **Sec. 108-231. Residential developments.**

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms;
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

## **Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.



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## CONDITIONAL USE CRITERIA

### Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

### Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.



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(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
  - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.





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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# **Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Michael Legnick, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1122 WATSON  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

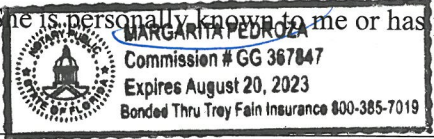
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 21<sup>st</sup> of June 2021 by

Margarita Pedroza  
Name of Authorized Representative

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



Notary's Signature and Seal



Margarita Pedroza  
Name of Acknowledger typed, printed or stamped

GG 367847  
Commission Number, if any

# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Kim Fisher \_\_\_\_\_ as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Key West Treasure Exhibit, Inc.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Michael Lepine \_\_\_\_\_  
*Please Print Name of Representative*

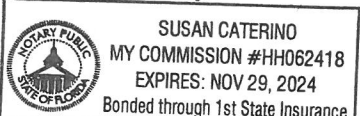
to be the representative for this application and act on my/our behalf before the City of Key West.

Kim Fisher \_\_\_\_\_  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this May 21, 2021  
*Date*

by Kim Fisher \_\_\_\_\_  
*Name of person with authority to execute documents on behalf of entity owner*

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

  
*Notary's Signature and Seal*

Susan Caterino  
*Name of Acknowledger typed, printed or stamped*

HH062418  
*Commission Number, if any*

# **Warranty Deed**

This Document Prepared By and Return to:  
JOHN M. SPOTTSWOOD, JR., ESQ.  
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
500 FLEMING STREET  
KEY WEST, FL 33040

RCD May 03 2001 11:53AM  
DANNY L KOLHAGR, CLERK

DEED DOC STAMPS 3675.00  
05/03/2001 *fp* DEP CLK

Parcel ID Number:

MONROE COUNTY  
OFFICIAL RECORDS

# Warranty Deed

This Indenture, Made this **2nd** day of **May**, 2001 A.D., **Between**  
**RAMON GOMEZ and RAQUEL GOMEZ, husband and wife**

of the County of **Miami-Dade**, State of **Florida**, grantors, and  
**KEY WEST TREASURE EXHIBIT, INC., a corporation existing under the laws**  
of the State of Florida  
whose address is: **200 Greene Street, Key West, FL 33040**

of the County of **Monroe**, State of **Florida**, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Monroe** State of **Florida** to wit:

On the island of **Key West**, known on **Wm. A. Whitehead's Map**,  
delineated in **Feb. 1829**, as a Part of **Tract 13** but now better known  
as **Lot Eleven (11) of Square Six (6) of said Tract Thirteen (13)**  
according to **Geo. G. Watson's Subdivision of Part of said Tract 13**,  
recorded in **Book "I" of Deeds of Monroe County, Fla. Records on Page**  
**209; Commencing at a point 53 feet, 4-4/5 inches from the corner of**  
**Catherine and Watson Streets, and running thence along Watson Street**  
in a **Northwesterly direction 53 feet, 4-4/5 inches; thence at right**  
**angles in Southwesterly direction 108 feet, 6 inches; thence at**  
**right angles in a Southeasterly direction 53 feet, 4-4/5 inches;**  
**thence at right angles in a Northeasterly direction 108 feet, 6**  
**inches to the place of beginning.**

Subject to conditions, limitations, restrictions and easements of  
record and taxes for the year 2001 and subsequent years.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Printed Name: **JOHN M. SPOTTSWOOD, JR.**  
Witness

*[Signature]* (Seal)  
**RAMON GOMEZ**  
P.O. Address: 12520 S.W. 249 Terrace, Miami, FL 33032

*[Signature]*  
Printed Name: **ROBIN R. GEDMIN**  
Witness

*[Signature]* (Seal)  
**RAQUEL GOMEZ**  
P.O. Address: 12520 S.W. 249 Terrace, Miami, FL 33032

STATE OF **Florida**  
COUNTY OF **Monroe**

The foregoing instrument was acknowledged before me this **2nd** day of **May**, 2001 by  
**RAMON GOMEZ and RAQUEL GOMEZ, husband and wife**

who are personally known to me or who have produced their **Florida driver's license** as identification

*[Signature]*  
Printed Name:  
Notary Public



Robin R. Gedmin  
MY COMMISSION # CC794170 EXPIRES  
April 1, 2003  
BONDED THRU TROY FAIR INSURANCE INC.

# Site Plans



**LEGAL DESCRIPTION:**

On the island of Key West, known on Wm. A. Whitehead's Map, delineated in Feb. 1829, as a Part of Tract 13 but now better known as Lot Eleven (11) of Square Six (6) of said Tract Thirteen (13) according to Geo. G. Watson's Subdivision of Part of said Tract 13, recorded in Book "1" of Deeds of Monroe County, Fla. Records on Page 209, Commencing at a point 53 feet, 4-4/5 inches from the corner of Catherine and Watson Streets, and running thence along Watson Street in a Northwesterly direction 53 feet, 4-4/5 inches; thence at right angles in a Southwesterly direction 108 feet, 6 inches; thence at right angles in a Southeasterly direction 53 feet, 4-4/5 inches; thence at right angles in a Northeasterly direction 108 feet, 6 inches to the place of beginning.

**SURVEYOR'S NOTES:**

North arrow based on plat  
Reference Bearing: R/W Watson Street  
A- denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No. V-267 Elevation: 7.215

**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- M.H.W. = Mean High Water
- O.R. = Official Records
- N.T.S. = Not to Scale
- ℄ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.B. = Plat Book
- ⊠ = Concrete Utility Pole
- ⊙ = Wood utility Pole
- a/h = Overhead
- F.F.L. = Finish Floor Elevation
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- Pl. = Planter
- A/C = Air Conditioner
- ⊕ = Wood Utility Pole with Guy wire

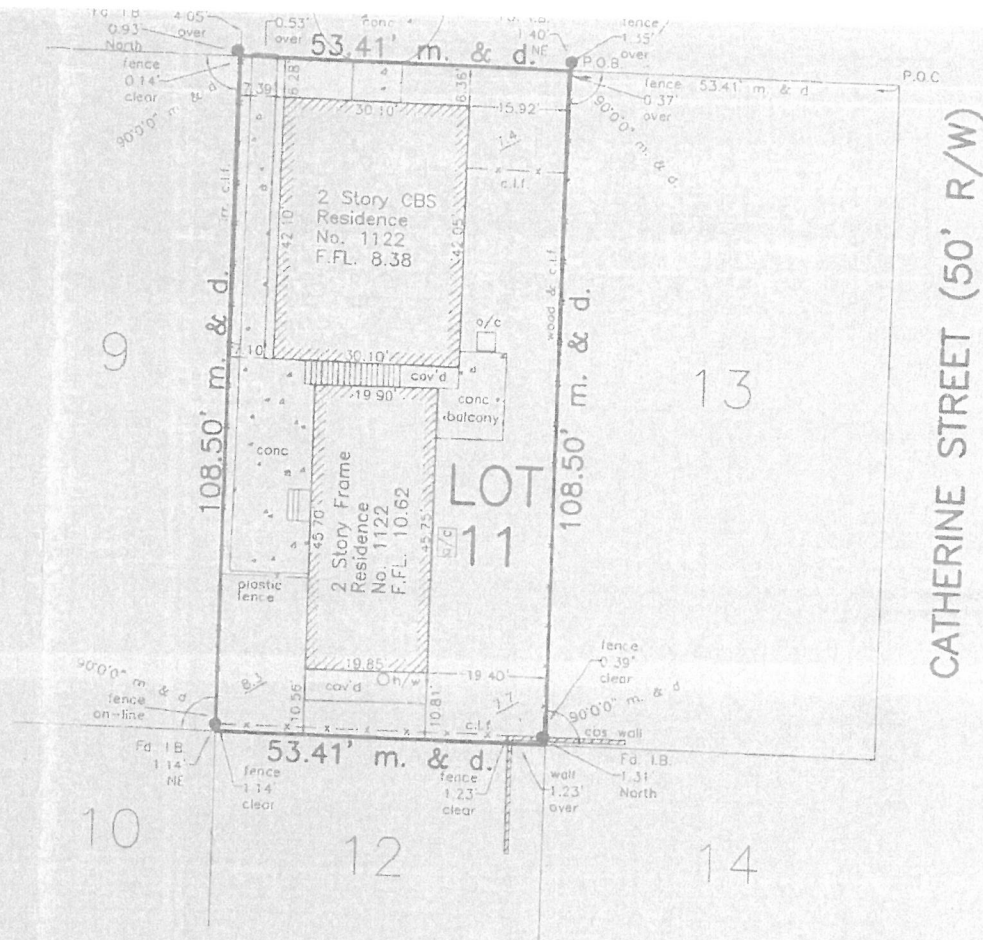
Field Work performed on: 4/11/06

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.02, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

101 SAID PRINTS EMBOSSED WITH RAISED SEAL & SIGNATURE



CATHERINE STREET (50' R/W)

Block 128

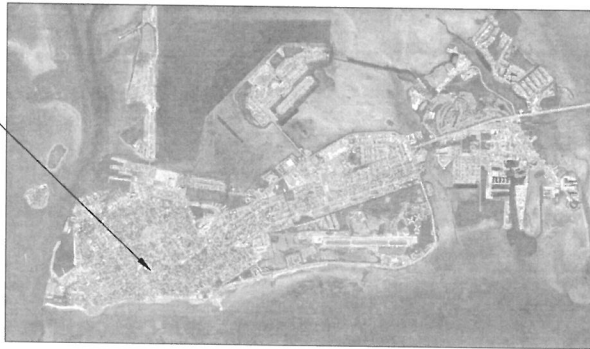
Key West Treasure Exhibit 1122 Watson Street, Key West, Florida 33040			
BOUNDARY SURVEY		Own No. 06-213	
Scale: 1"=20'	Ref. 187-12 file	Flood panel No. 1515 K	Own. By: F.H.H.
Date: 4/26/06		Flood Zone: X	Flood Elev.
REVISIONS AND/OR ADDITIONS			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237

# CONSTRUCTION PLANS FOR 1122 WATSON ST OFFICE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1122 WATSON ST,  
KEY WEST, FL 33040

CLIENT:



Digitally signed by  
Serge Mashtakov P.E.  
71480 State of Florida  
Date: 2021.03.10  
15:15:46 -05'00'

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SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11/19	DATE	DRAWN	CHECKED
AS SHOWN	03/10/21	SE	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2102-01	G-100	1	

**GENERAL REQUIREMENTS:**

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

**DESIGN DATA:**

1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 7TH EDITION (2020)
2. APPLICABLE DESIGN LOADS: PER ASCE/SEI 7-16  
FLOOR LIVE LOAD: 50 PSF  
ROOF LIVE LOAD: 20 PSF (300 LB CONC.)  
BASIC WIND SPEED: 180 MPH  
EXPOSURE: D  
STRUCTURAL CATEGORY: II

**3. ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION**

**SOILS AND FOUNDATIONS:**

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 3,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

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

**AUGERCAST PILES**

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBAR VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHAIRS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

**CONCRETE:**

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
  2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
  3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
  4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
  5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
  6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.
- THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.  
MINIMUM SAMPLING FREQUENCY:
- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
  - B) EVERY 50 CUBIC YARDS;
  - C) EVERY 2000 SQ.FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED & SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE B.2.2 OR IN SECTION B.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

**REINFORCEMENT:**

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

**ALUMINUM COMPONENTS:**

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

**HARDWARE:**

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

**STRUCTURAL LUMBER:**

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWWA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 7TH EDITION (2020). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACO APPROVED TREATED.
6. SHEATHING SHALL BE 1 5/8" ODX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

**STRUCTURAL STEEL:**

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

**STRUCTURAL STEEL COATING:**

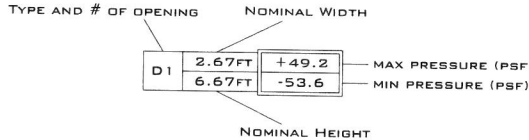
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10 EXPOSED STEEL).
2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

**REINFORCED MASONRY (CMU):**

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F<sub>m</sub>) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

**WINDOWS & DOORS:**

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



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SIGNATURE:  
DATE:  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		



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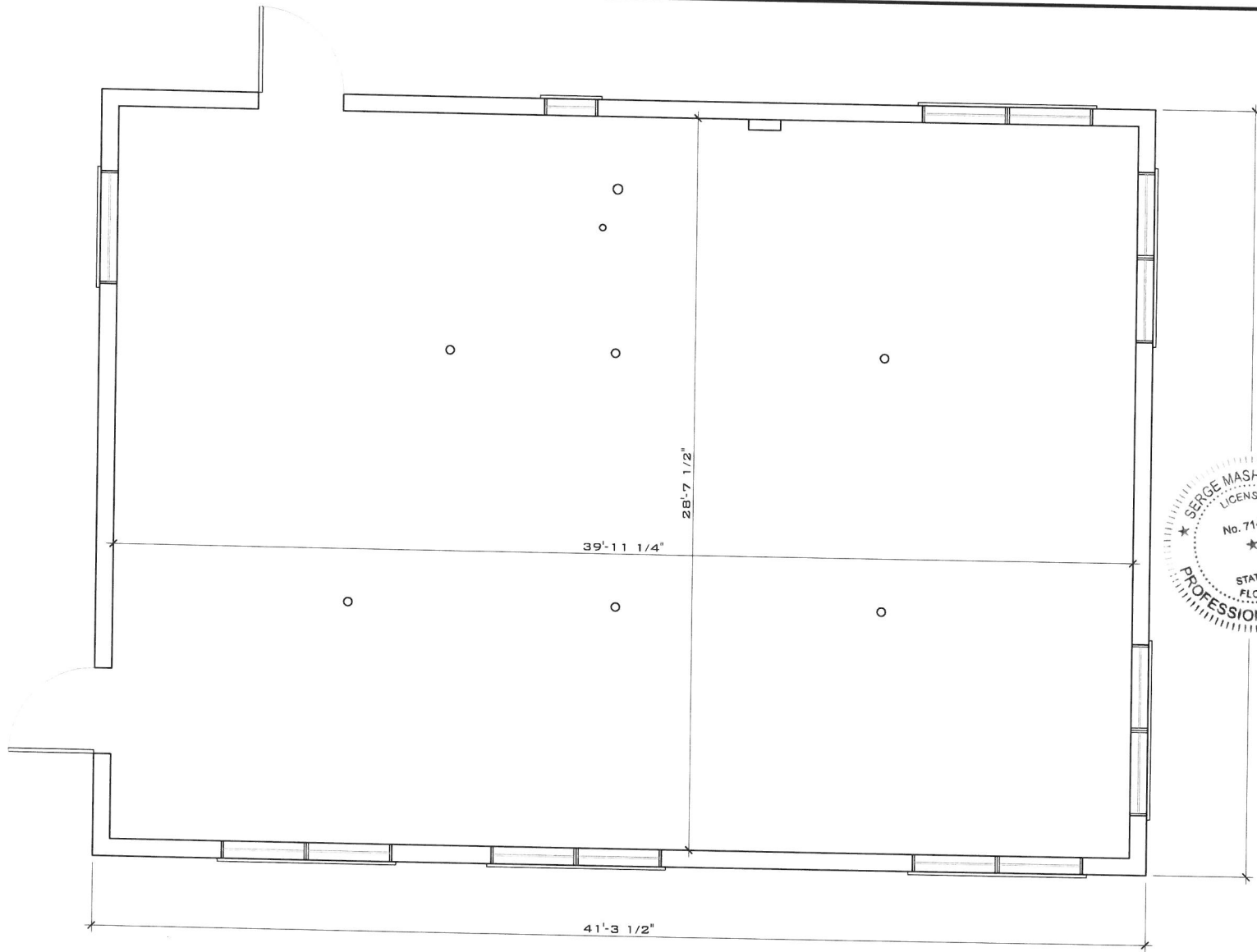
CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: NOTES

SCALE	DATE	DRAWN	CHECKED
AS SHOWN	03/10/21	SB	SBM
PROJECT NO	DRAWING NO	REVISION	
2102-01	G-101	1	



**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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Serge Mashtakov  
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Florida  
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SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV.	DESCRIPTION	BY	DATE
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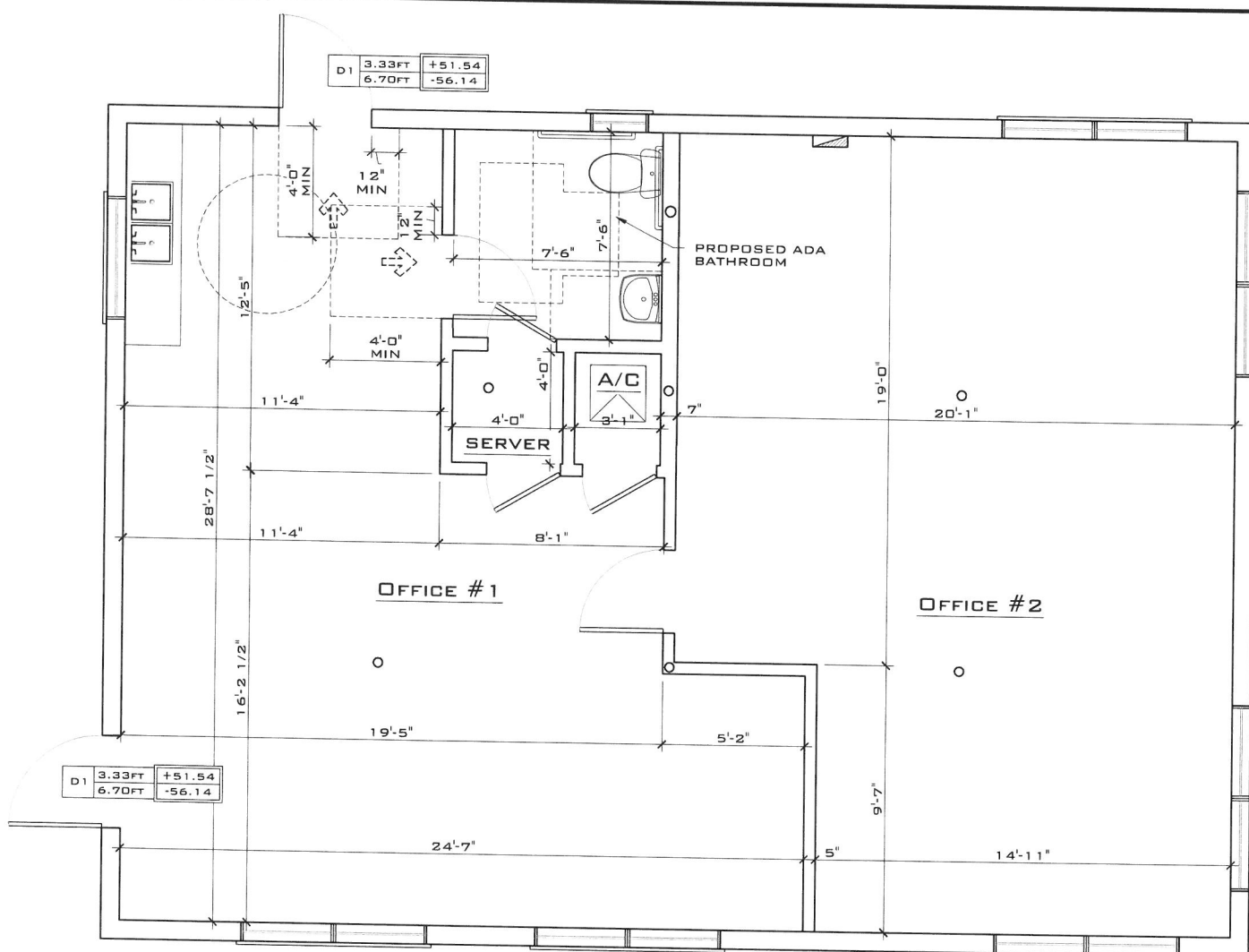
CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

SCALE AS SHOWN	DATE: 03/10/21	DRAWN: SS	CHECKED: SAM
PROJECT NO: 2102-01	DRAWING NO: A-101	REVISION: 1	



D1	3.33FT	+51.54
	6.70FT	-56.14

D1	3.33FT	+51.54
	6.70FT	-56.14

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

NOTE: FIELD COORDINATE ALL DIMENSIONS WITH EXISTING STEEL COLUMNS AND PLUMBING RISER PIPE



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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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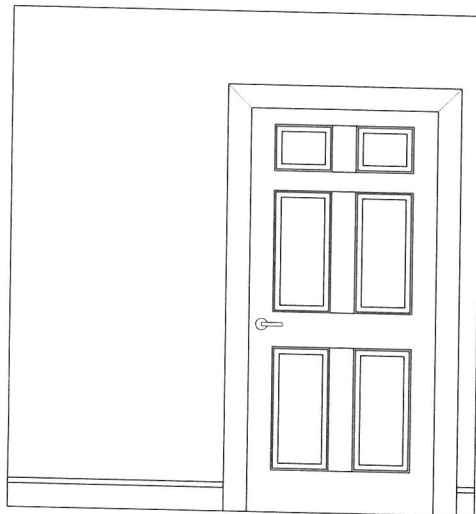
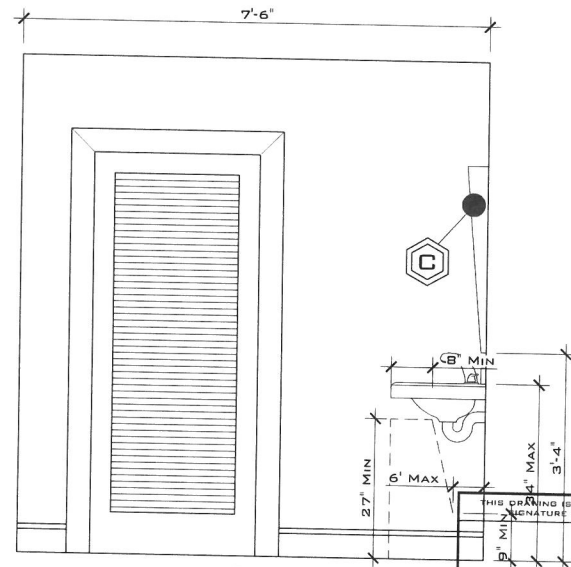
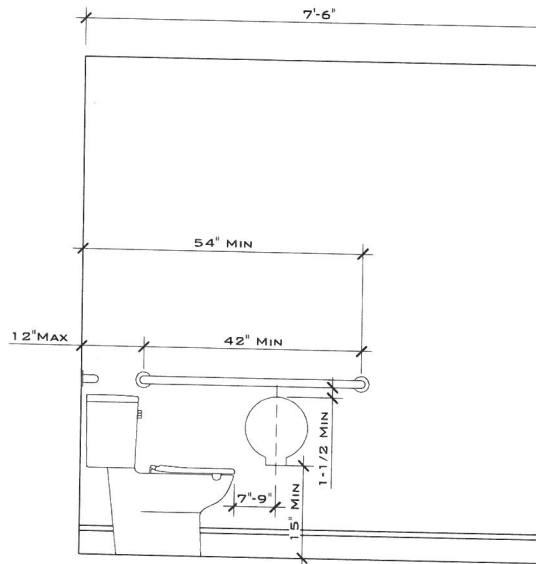
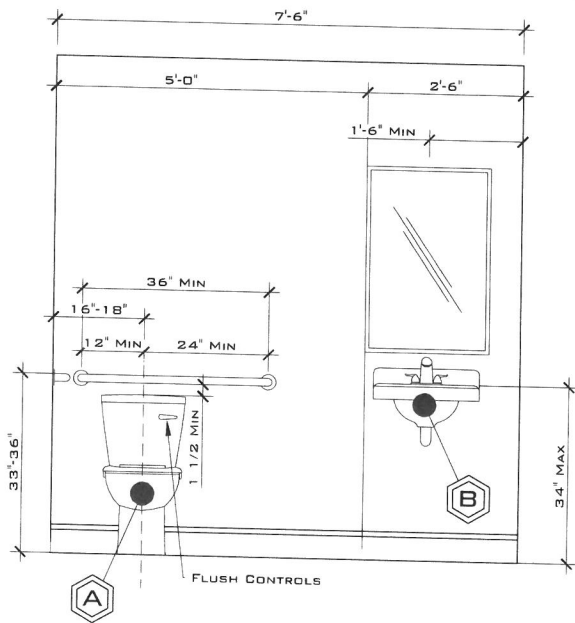
CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT TEXT:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/10/21	BS	BAM
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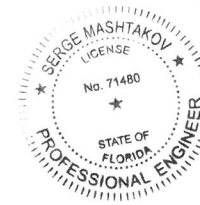
LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ADA TOILET BRAND: KOHLER MODEL # K-11451-0
	PROPOSED ADA SINK BRAND: AMERICAN STANDARD MODEL # 0356.041.020
	PROPOSED ADA MIRROR HARNEY HARDWARE PRODUCT # 19074

NOTES: THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT AS SHOWN OR ENGINEER APPROVED EQUAL

PROPOSED ADA BATHROOM ELEVATIONS

SCALE: NTS



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Mashtakov P.E.  
71480 State of  
Florida  
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STATE OF FLORIDA  
LICENSE NO 71480

REV DESCRIPTION BY DATE  
STATUS: FINAL

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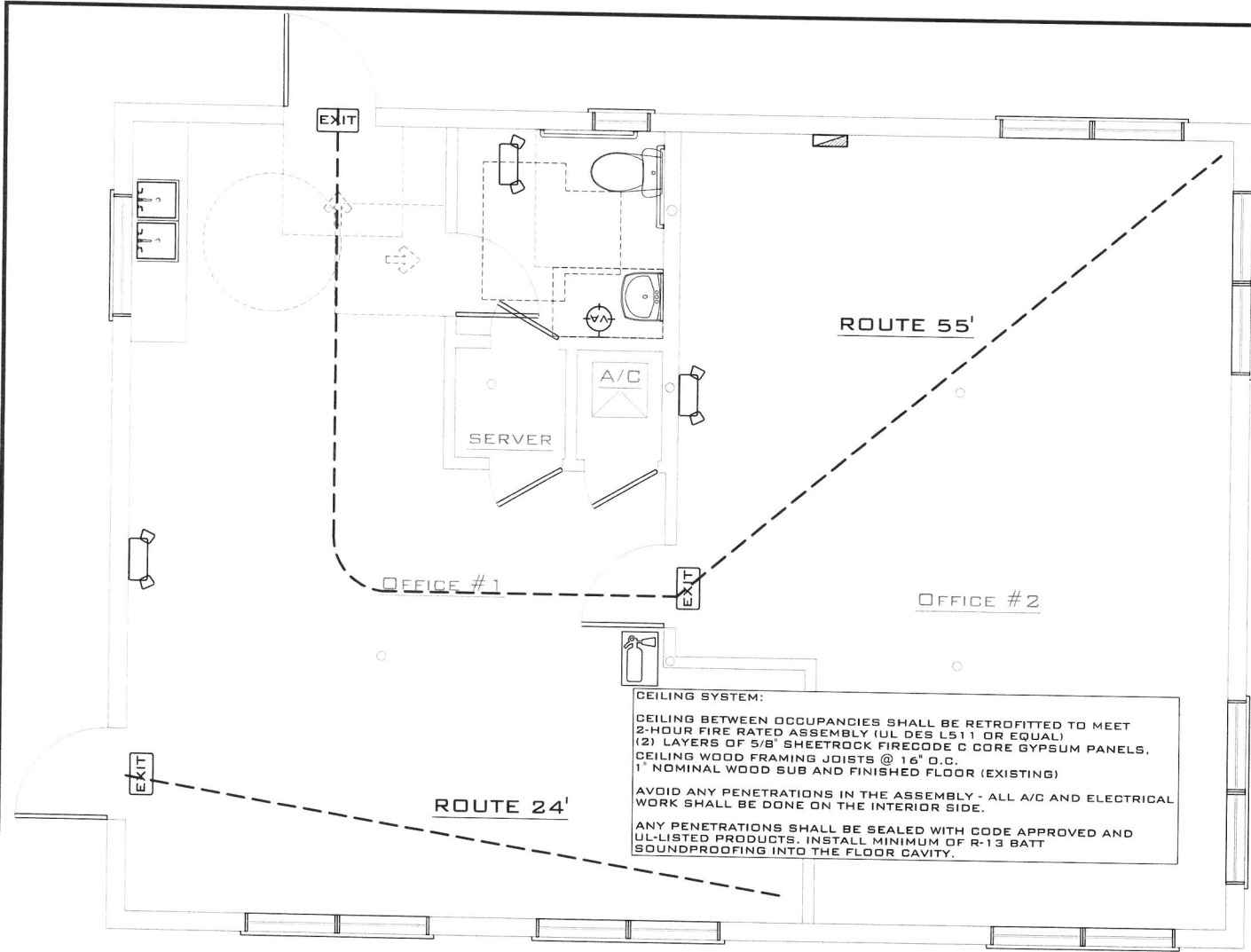
CLIENT: GARY RANDOLPH

PROJECT: OFFICE

DATE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: PROPOSED ADA  
BATHROOM ELEVATION

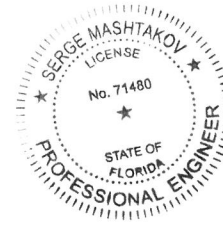
SCALE AT 1/4"=1'	DATE: 03/10/21	DRAWN: SS	CHECKED: SAM
PROJECT NO: 2102-01	DRAWING NO: A-103	REVISION: 1	



**PROPOSED LIFE SAFETY FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**SYMBOL LEGEND**

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN ON BATTERY BACKUP
	VISUAL ALARM
	CLASS 2-A FIRE EXTINGUISHERS (1) TOTAL



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 P.E. 71480 State of  
 Florida  
 Date: 2021.03.10  
 15:16:38 -05'00'

DATE: \_\_\_\_\_  
 SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

**CEILING SYSTEM:**  
 CEILING BETWEEN OCCUPANCIES SHALL BE RETROFITTED TO MEET 2-HOUR FIRE RATED ASSEMBLY (UL DES L511 OR EQUAL)  
 (2) LAYERS OF 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS,  
 CEILING WOOD FRAMING JOISTS @ 16" O.C.  
 1" NOMINAL WOOD SUB AND FINISHED FLOOR (EXISTING)  
 AVOID ANY PENETRATIONS IN THE ASSEMBLY - ALL A/C AND ELECTRICAL WORK SHALL BE DONE ON THE INTERIOR SIDE.  
 ANY PENETRATIONS SHALL BE SEALED WITH CODE APPROVED AND UL-LISTED PRODUCTS. INSTALL MINIMUM OF R-13 BATT SOUNDPROOFING INTO THE FLOOR CAVITY.

REV.	DESCRIPTION	BY	DATE
	STATUS: FINAL		

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 CA # 30835

CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
 KEY WEST, FL 33040

TITLE: PROPOSED LIFE SAFETY PLAN

SCALE	DATE	DRAWN	CHECKED
AS SHOWN	03/10/21	SS	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2102-01	A-104	1	

**DESIGN DATA:**

1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 7TH EDITION (2020)

2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-16

FLOOR LIVE LOAD: 50 PSF  
ROOF LIVE LOAD: 20 PSF (300 LB CONC.)  
BASIC WIND SPEED: 180 MPH  
EXPOSURE: D  
STRUCTURAL CATEGORY: II

ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

LEVEL 2 ALTERATIONS

OCCUPANCY: MIXED USE

MERCANTILE GROUP B (OFFICE), RESIDENTIAL R-2 (APARTMENTS UPSTAIRS)

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE

FBC TABLE 1017.2, OCCUPANCY B OR R, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±55 FT

**CONSTRUCTION TYPE:**

TYPE II - B

ITEM	EXISTING	FBC TABLE 504.3	
CONSTRUCTION TYPE	TYPE II - B	TYPE II - B	NO CHANGE
MAX HEIGHT (FEET)	<55'	55'-0"	NO CHANGE
OCCUPANCY	GROUP B	GROUP B	NO CHANGE
MAX STORIES	2.0	3.0	NO CHANGE
MAX AREA	2,472 SF	16,500 SF	NO CHANGE

**OCCUPANCY LOAD:**

PER TABLE 1004.5 FBC

AREA NET	LOAD (PER 1004.5)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
1,143 SF	MAX 7 (1 PER 150 SQ FT)	(7) X (0.20) = 1.4" WIDTH	72" (2-QTY)
<b>7 PERSONS TOTAL</b>			

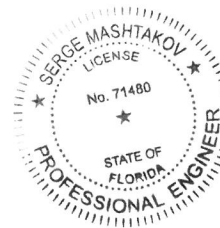
FBC TABLE 906.3(1)

FIRE EXTINGUISHERS CLASS: 2-A  
MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF  
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP B

THE BUILDING SHALL NOT BE EQUIPPED WITH A FIRE ALARM & DETECTION SYSTEM

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71480 State of Florida  
Date: 2021.03.10  
15:16:54 -05'00'

SIGNATURE: SERGE MASHTAKOV  
DATE: PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		

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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY RANDOLPH

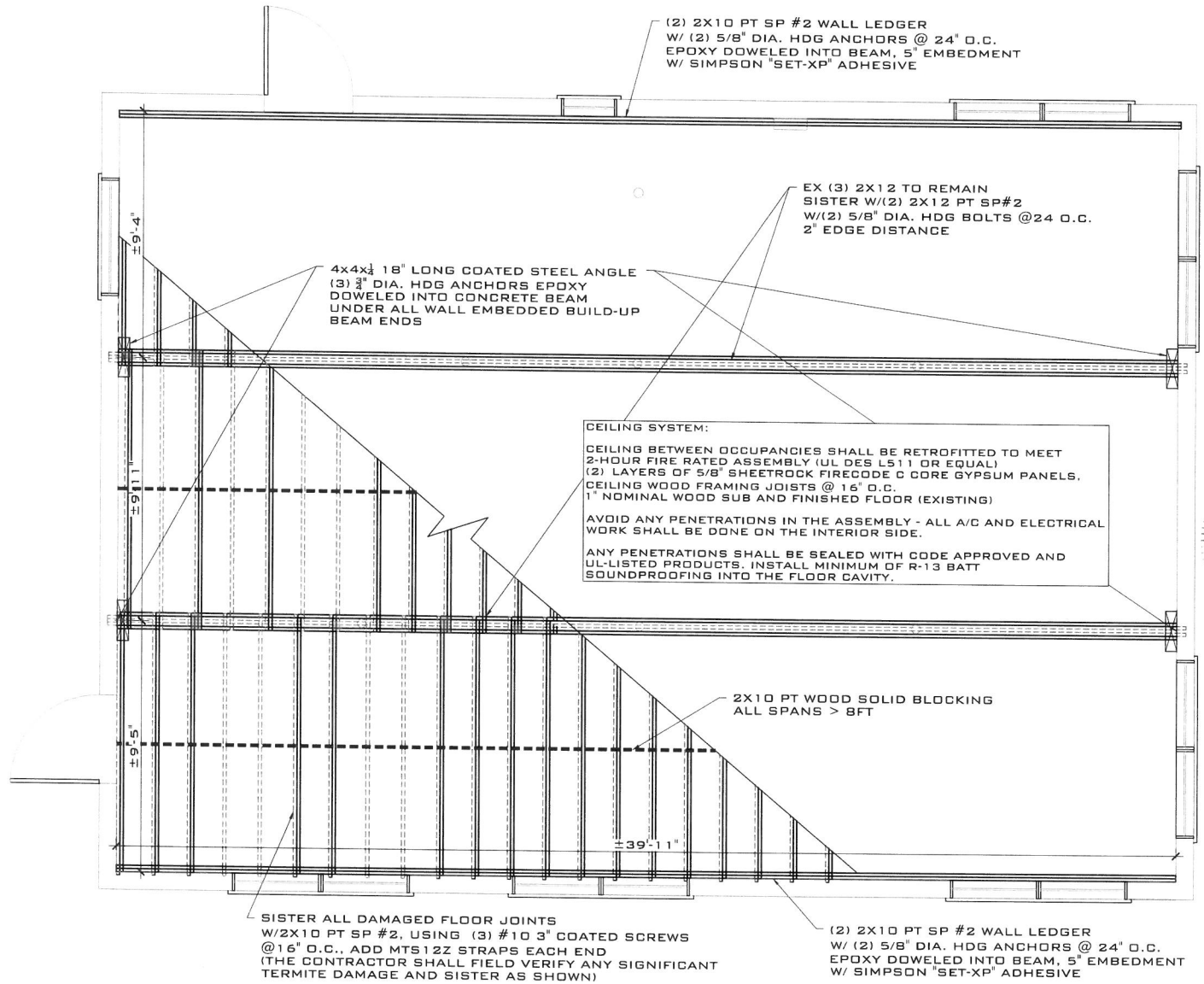
PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: PROPOSED LIFE SAFETY PLAN

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/10/21	SS	SAM
PROJECT NO.	DRAWING NO.	REVISION:	
2102-01	A-104	1	

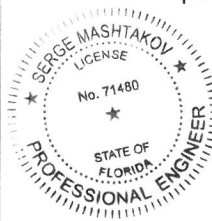




**PROPOSED FLOOR FRAMING IMPROVEMENTS PLAN**

SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.



Digitally signed by Serge Mashtakov  
 P.E. 71480 State of Florida  
 Date: 2021.03.10 15:17:10 -05'00'

DATE: SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
	STATUS: FINAL		

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

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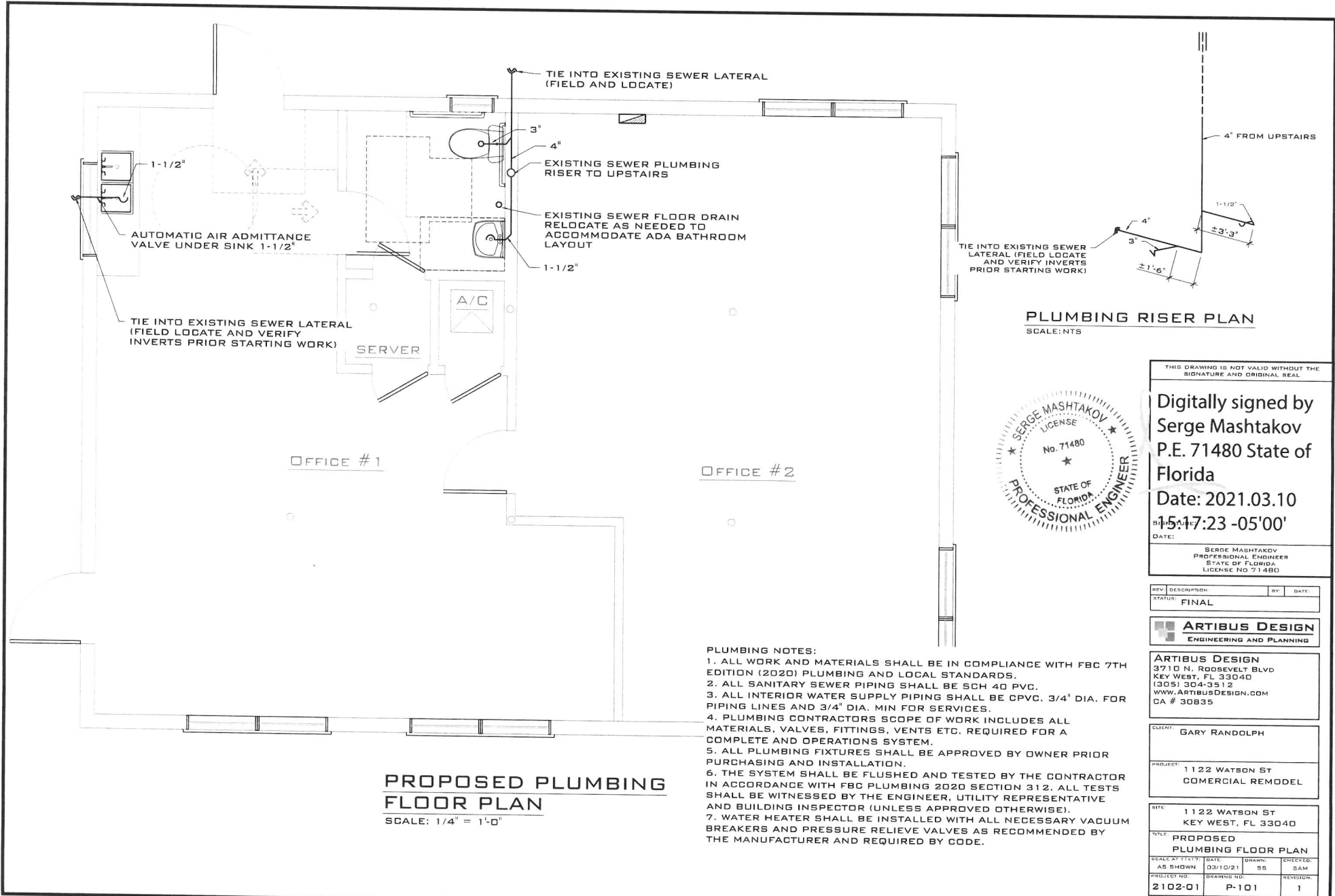
CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
 KEY WEST, FL 33040

TITLE: FRAMING FLOOR PLAN

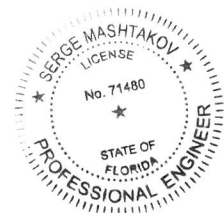
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	03/10/21		SS	SAW
PROJECT NO.	DRAWING NO.	REVISION:		
2102-01	S-101	1		



**PLUMBING RISER PLAN**  
SCALE: NTS

**PROPOSED PLUMBING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- PLUMBING NOTES:**
1. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH FBC 7TH EDITION (2020) PLUMBING AND LOCAL STANDARDS.
  2. ALL SANITARY SEWER PIPING SHALL BE SCH 40 PVC.
  3. ALL INTERIOR WATER SUPPLY PIPING SHALL BE CPVC. 3/4" DIA. FOR PIPING LINES AND 3/4" DIA. MIN FOR SERVICES.
  4. PLUMBING CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERATIONS SYSTEM.
  5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY OWNER PRIOR PURCHASING AND INSTALLATION.
  6. THE SYSTEM SHALL BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH FBC PLUMBING 2020 SECTION 312. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER, UTILITY REPRESENTATIVE AND BUILDING INSPECTOR (UNLESS APPROVED OTHERWISE).
  7. WATER HEATER SHALL BE INSTALLED WITH ALL NECESSARY VACUUM BREAKERS AND PRESSURE RELIEVE VALVES AS RECOMMENDED BY THE MANUFACTURER AND REQUIRED BY CODE.



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BY: SERGE MASHTAKOV  
DATE: PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		

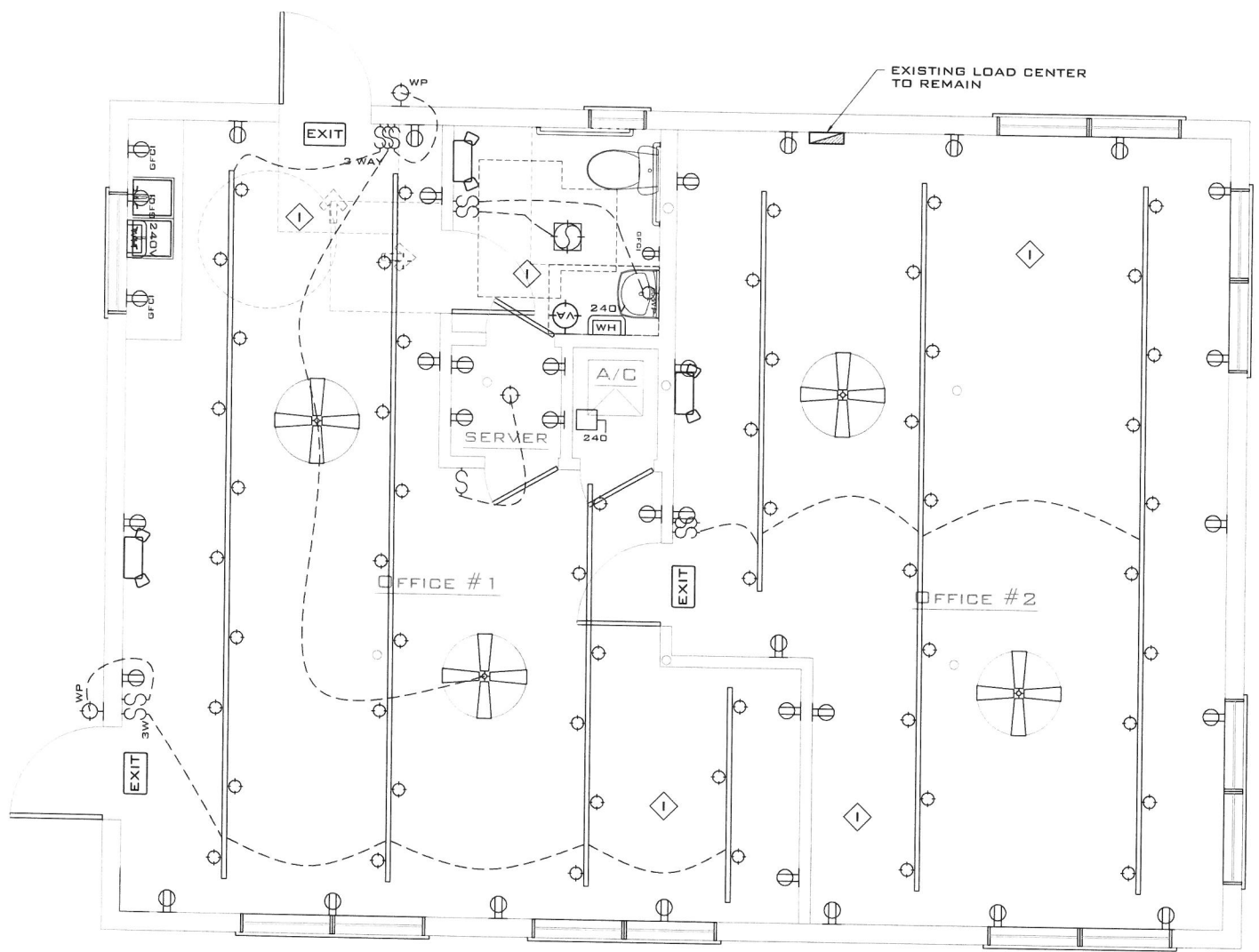
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CLIENT: GARY RANDOLPH

PROJECT: 1122 WATSON ST  
COMERCIAL REMODEL

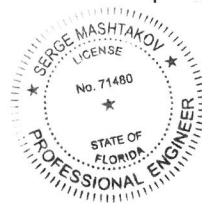
SCALE	DATE	DRAWN	CHECKED
AS SHOWN	03/10/21	SS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2102-01	P-101	1	



**PROPOSED ELECTRICAL  
FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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Florida  
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DATE: SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

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CA # 30835

CLIENT: GARY RANDOLPH

PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040

TITLE: PROPOSED  
ELECTRICAL FLOOR PLAN

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/10/21	SB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2102-01	E-101	1	

## ELECTRICAL SYMBOL LEGEND

	20A/120V DUPLEX RECEPTACLE W/ GROUNDING		PHOTOCELL		CEILING FAN
	20A/120V SINGLE RECEPTACLE W/ GROUNDING		RECESSED LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		
	20A/120V SPLIT WIRED DUPLEX RECEPTACLE W/ GROUNDING		CEILING MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		CEILING FAN W/LIGHT
	20A/120V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET		WALL MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		
	20A/120V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET W/ WATERPROOF COVER		WALL MOUNT LIGHT FIXTURE WATERPROOFED, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		POWER PANEL SWITCHBOARD
	20A/120V FLOOR DUPLEX RECEPTACLE W/ GROUNDING		EMERGENCY LIGHT FIXTURE, RECHARGEABLE BATTERY TYPE		
	SPECIAL PURPOSE OUTLET, SUBSCRIPT FOR IDENTIFICATION		CEILING MOUNT EXIT SIGN		CEILING MOUNT FLUORESCENT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	SINGLE POLE SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		WALL MOUNT EXIT SIGN		
	2-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		TWO SIDE EXIT SIGN		WALL MOUNT FLUORESCENT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	3-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN		
	4-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN W/ LIGHT		PULL BOX
	DIMMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		SERVICE RATED NON-FUSIBLE DISCONNECT SWITCH		GROUND
	TIMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		GENERATOR		IONIZATION SMOKE DETECTOR
	JUNCTION BOX, WALL MOUNT		TV CABLE OUTLET		CARBON MONOXIDE DETECTOR
	JUNCTION BOX, CEILING MOUNT		TELEPHONE OUTLET		POWER COMPANY METER
	DOOR BELL		TELEPHONE/DATA OUTLET		UTILITY POLE
	TANKLESS WATER HEATER		WATER HEATER		STAIR LIGHT W/ DUSK TO DAWN SENSOR
	TRACK LIGHTING SYSTEM LRL MONORAIL SYSTEM LAMP: "HDD" FINISH: BRONZE BULB: MR 16 LAMP (6w LED) <small>(OWNER SHALL APPROVE ALL FIXTURES PRIOR TO ORDERING AND INSTALL.)</small>		VISUAL ALARM INTERCONNECTED WITH SMOKE DETECTOR AND FIRE ALARM (IF ANY)		

**NOTES:**

1. ALL WORK SHALL BE PER NATIONAL ELECTRIC CODE, FBC 7TH EDITION (2020), LOCAL POWER COMPANY RULES AND ANY OTHER APPLICABLE STANDARDS.
2. DRAWINGS SHOWN ARE DIAGRAMMATIC IN NATURE AND WILL NOT SHOW ALL FITTINGS, BENDS AND ACCESSORIES REQUIRED FOR THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING FIELD CONDITIONS PRIOR COMMENCING THE WORK.
3. CONTRACTOR SHALL VERIFY AND TEST GROUNDING AND INSURE IT COMPLIES WITH LATEST NEC.
4. ELECTRICAL CONDUIT SHALL BE BEDDED IN COMPACTED CLEAN PEA-ROCK 6" ALL SIDES MINIMUM.
5. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR TEST.
6. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED PER NEC.
7. ALL HARDWARE AND EQUIPMENT SHALL BE UL LABELED AND UV RATED FOR EXTERIOR USE.
8. CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
9. MINIMUM WIRE SIZES SHALL BE #12 THHN/THWN UNLESS OTHERWISE IS SPECIFIED.
10. ALL CONDUCTORS SHALL BE COPPER RUN IN GALVANIZED METALLIC CONDUITS UNLESS OTHERWISE IS SPECIFIED.
11. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
12. ALL CONDUCTORS SHALL BE RAN WITHOUT SPLICES.
13. ALL FIXTURES SHALL BE SUPPORTED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND PER NEC.
14. SMOKE DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACK-UP. INTERCONNECTION OF THE DETECTORS SHALL ALLOW ALL TO SOUND AT ONCE.
15. ALL BREAKERS SHALL BE COMBINATION AFCI UNLESS OTHERWISE IS PERMITTED BY THE LATEST NEC.
16. ALL RECEPTABLES IN BATHROOMS, KITCHEN AND GARAGE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED TYPE (GFCI).
17. ALL OUTDOOR RECEPTABLES SHALL BE WATER AND TAMPERPROOF GFCI TYPE.
18. BRANCH CIRCUITS SHALL BE PROPERLY BALANCED.
19. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS AND PROVIDE FUNCTIONAL SYSTEM.
20. FOUNDATION REINFORCEMENT SHALL BE BONDED WITH GROUNDING PER NEC.
21. ALL ELECTRICAL EQUIPMENT SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
22. STYLES OF ALL ELECTRICAL FIXTURES, OUTLETS, SWITCHES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR ANY PURCHASING OR INSTALLATION.

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SIGNATURE:  
DATE:  
  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV. DESCRIPTION	BY	DATE
STATUS: FINAL		

ARTIBUS DESIGN

ENGINEERING AND PLANNING

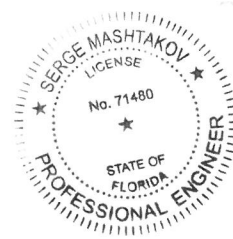
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CLIENT: GARY RANDOLPH  
PROJECT: OFFICE

SITE: 1122 WATSON ST  
KEY WEST, FL 33040  
TITLE: ELECTRICAL NOTES

SCALE AT 11/17/21	DATE: 03/10/21	DRAWN: SS	CHECKED: SAM
PROJECT NO: 2102-01	DRAWING NO: E-102	REVISION: 1	



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71480 State of Florida  
Date: 2021.03.10 15:17:53 -05'00'

**LC#, EXISTING 200 AMPS 120/240 VOLT 30 SPACE**

KVA	WIRE	POLE	BRK	DESCRIPTION	CKT	CKT	DESCRIPTION	BRK	POLE	WIRE	KVA
1.0	12	1	15	OFFICE #1 LIGHTS	01	02	EVAPORATOR (A/C)	30*	2	6	5.0*
2.0	12	1	20	OFFICE #1 REC. #1	03	04	↓	↓	↓	↓	↓
2.0	12	1	20	OFFICE #1 REC. #1	05	06	CONDENSER (A/C)	40*	2	6	8.0*
2.0	12	1	20	SERVERS REC.	07	08	↓	↓	↓	↓	↓
1.5	12	1	20	REFRIGERATOR	09	10	ECOSMART POU 3.5 WATER HEATER #1	30	1	10	3.5
1.5	12	1	20	SMALL APPLIANCE #1	11	12	ECOSMART POU 3.5 WATER HEATER #1	30	1	10	3.5
1.5	12	1	20	SMALL APPLIANCE #2	13	14	EMERGENCY LIGHTS	1.0	1	12	1.0
1.0	12	1	15	OFFICE #2 LIGHTS	15	16	EXTERIOR LIGHTS	1.0	1	12	1.0
2.0	12	1	20	OFFICE #2 REC. #1	17	18	BATHROOM LIGHTS	1.0	1	12	1.0
2.0	12	1	20	OFFICE #2 REC. #1	19	20	SPACE	-	-	-	-
-	-	-	-	SPACE	21	22	SPACE	-	-	-	-
-	-	-	-	SPACE	23	24	SPACE	-	-	-	-
-	-	-	-	SPACE	25	26	SPACE	-	-	-	-
-	-	-	-	SPACE	27	28	SPACE	-	-	-	-
-	-	-	-	SPACE	29	30	SPACE	-	-	-	-

16.5	SUBTOTAL										
							SUBTOTAL				23.0

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT (FOR EXPOSED)  
 \* ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.

29.2 KVA \* 1000 / 240V = 121.67 AMPS  
 30 CIRCUIT 200 AMP PANEL



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 Serge Mashtakov  
 P.E. 71480 State of  
 Florida  
 Date: 2021.03.10  
 15:18:08 -05'00'

FIRST 10 KVA @ 100% DEMAND	10.0
16.5 KVA @ 40% DEMAND	6.6
DEMAND	16.2
A/C DEMAND	13.0
TOTAL DEMAND	29.2

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SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		

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 CA # 30835

CLIENT: GARY RANDOLPH

PROJECT: OFFICE

DATE: 1122 WATSON ST  
 KEY WEST, FL 33040

TITLE: LOAD CENTER

SCALE AT 1/4"=1'	DATE: 03/10/21	DRAWN: BS	CHECKED: SAM
PROJECT NO: 2102-01	DRAWING NO: E-103	REVISION: 1	

# Site Visit

# **Additional Information**



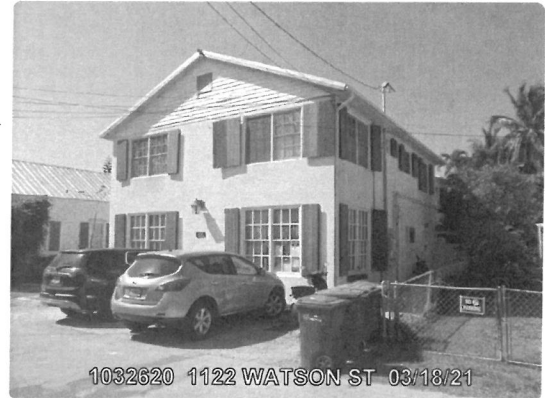
**Disclaimer**

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 00031840-000000  
 Account# 1032620  
 Property ID 1032620  
 Millage Group 10KW  
 Location Address 1122 WATSON St, KEY WEST  
 Legal Description KW G G WATSON SUB I-209 LOT 11 SQR 6 TR 13 OR86-431 OR1412-2248/49Q/C OR1693-504(LG)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

KEY WEST TREASURE EXHIBIT INC  
 1200 4th St  
 # 582  
 Key West FL 33040

**Valuation**

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$653,030	\$644,070	\$537,451	\$552,807	\$473,085
+ Market Misc Value	\$1,828	\$1,828	\$1,828	\$1,828	\$1,828
+ Market Land Value	\$425,311	\$421,279	\$374,918	\$374,918	\$555,279
= Just Market Value	\$1,080,169	\$1,067,177	\$914,197	\$929,553	\$1,030,192
= Total Assessed Value	\$1,080,169	\$1,005,617	\$914,197	\$929,553	\$874,789
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,080,169	\$1,067,177	\$914,197	\$929,553	\$1,030,192

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,678.00	Square Foot	52.3	108.5

**Buildings**

Building ID	2500	Exterior Walls	C.B.S.	
Style	2 STORY ON GRADE	Year Built	1948	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2006	
Gross Sq Ft	2520	Foundation	CONCR FTR	
Finished Sq Ft	2520	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD	
Perimeter	288	Heating Type	FCD/AIR DUCTED	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	16	Half Bathrooms	0	
Interior Walls	DRYWALL	Grade	550	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,520	2,520	0



Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		2,520	2,520	0

Building ID	2501	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2011
Gross Sq Ft	2724	Foundation	WD CONC PADS
Finished Sq Ft	1840	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	264	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	3
Depreciation %	8	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,840	1,840	264
OPU	OP PR UNFIN LL	444	0	98
OOU	OP PR UNFIN UL	108	0	46
OPF	OP PRCH FIN LL	320	0	138
OUF	OP PRCH FIN UL	12	0	14
TOTAL		2,724	1,840	560

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	1184 SF	1
CONC PATIO	1984	1985	1	192 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/2/2001	\$525,000	Warranty Deed		1693	0504	Q - Qualified	Improved

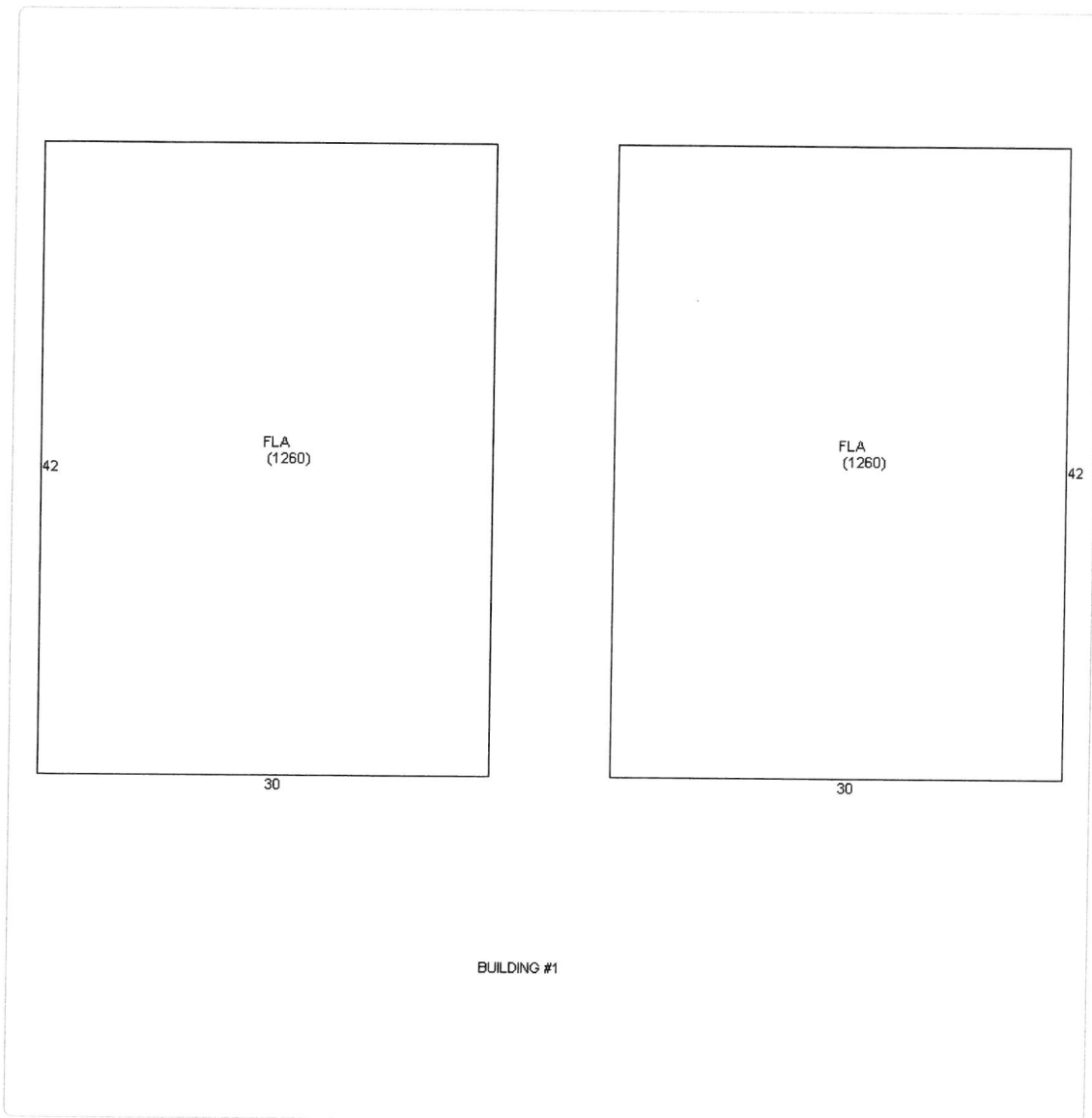
Permits

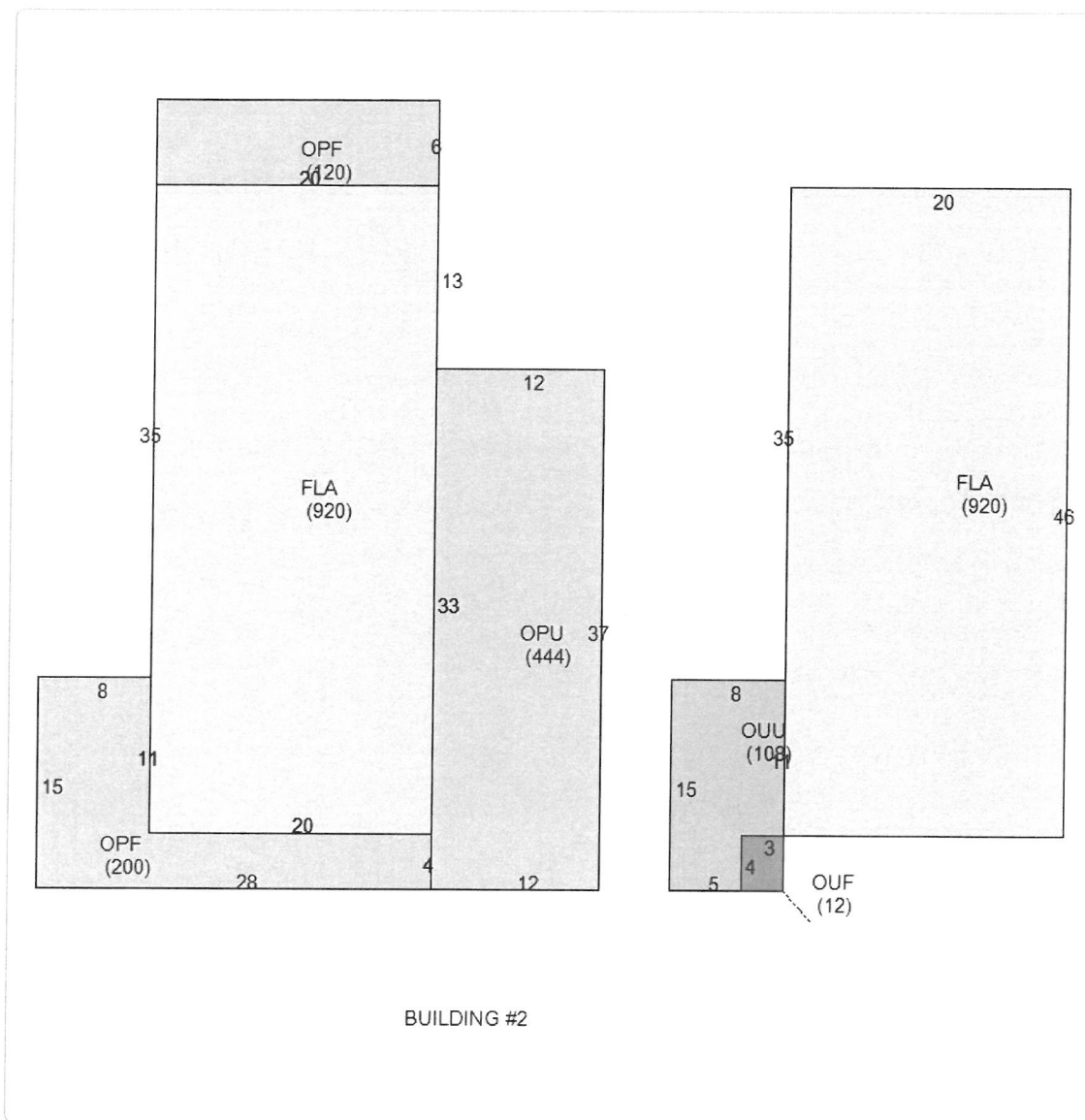
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0221	5/11/2021		\$0	Residential	Wire ground floor, install receptacles,lights,fans, a/c ground floor remodel.
21-1040	5/11/2021		\$85,000	Residential	Sister new 2 x 10 termite damaged ceiling joist ,Insulate with R 19 insulation, Fur ceiling to recive two (2) layers of 5/8 fire shield, Frame bath and office areas, paint all new work
21-1276	5/11/2021		\$0	Residential	TO ROUGH IN AND INSTALL 1-TOILET, 1-HANDSINK, 1-VANITY SINK, AND 1-TANKLESS WATER HEATER. N.O.C. REQUIRED. GH
20-2887	1/12/2021	1/5/2021	\$6,000	Residential	nstall a 4 meters Pak including a house meter. Install a new main panel for the ground floor of 150 amps/30 space disconnects - 3 - 100 amps and 1 - 150
20-3451	1/12/2021		\$16,000	Residential	Pour 3" non structural tapper to existing structural concrete slab 1200 sf -interior slab-slope to 2" @ doorway please note attached drawing. **NOC
18-484	5/20/2018	9/26/2018	\$10,500	Residential	TEAR OFF EXISTING ROOF, INSTALL PLOYGLASS PEEL AND STICK INSTALL VCRIMP METAL ROOF
11-3699	10/7/2011	4/8/2012	\$31,500	Residential	REPLACE WINDOWS W WOOD WINDOWS, REPAIR DAMAGED WOOD AROUND HOUSE REPAINT HOSUE INSTALL SHUTTES
03-2910	9/11/2003	11/22/2004	\$3,000	Residential	FOOTERS
0102890	8/22/2001	12/26/2001	\$3,500	Residential	CENTRAL AC
E951291	4/1/1995	7/1/1995	\$200	Residential	MINIMUM ELECTRIC

View Tax Info

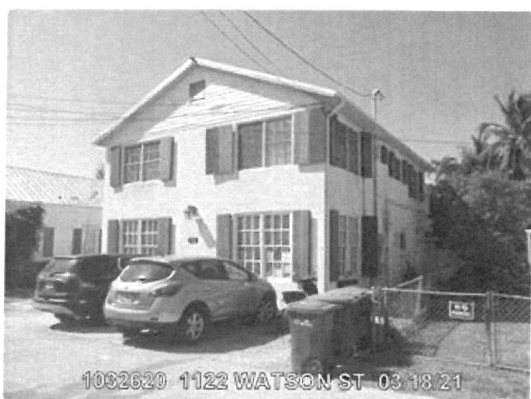
[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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