

**PLANNING BOARD  
RESOLUTION NO. 2022-31**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER AT 1618 N. ROOSEVELT BOULEVARD (RE #00064910-000100) FOR CONSTRUCTION OF 15,500 SQUARE FEET FOR AN AUTO DEALERSHIP AND TWO AFFORDABLE HOUSING UNITS LOCATED IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PURSUANT TO SECTIONS 108-91.B.2., 108-517, AND 122-417 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 108-91B.2.(b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the General Commercial Zoning District, a Major Development Plan is required for the construction of greater than 5,000 square feet of gross floor area; and

**WHEREAS**, the proposed use of the property is to continue as an auto dealership, and to add two affordable housing units to the site, both are permitted uses within the General Commercial (CG) zoning district pursuant to Code Section 122-417 and

**WHEREAS**, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly noticed public hearing on May 19, 2022; and

**WHEREAS**, the granting of a Major Development Plan and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW THEREFORE**, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

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

**Section 2.** The Major Development Plan and Landscape Waiver for the construction of 15,500 square feet for the redevelopment of an existing auto dealership and two affordable housing units on property located at 1618 N. Roosevelt Boulevard (RE #00064910-000100) in the General Commercial (CG) zoning district pursuant to Sections 108-91.B.2., 108-517, AND 122-417 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated May 6, 2022, is hereby approved with the following conditions:

**General Conditions:**

1. The variances to the following dimensional requirements must first be approved:

The required maximum impervious surface is 60%, or 72,192 square feet, existing impervious surface is 100%. Whereas, the Applicant is proposing 84%, or 100,164 square feet. The required open space for commercial is 20% or 22,801 square feet, existing open space is 0%. The applicant is proposing 17%, or 20,157 square feet.

2. Final approval of a corrected and updated landscape plan is required from the Tree

Commission to include additional plantings, as requested by the Planning Director, and Urban Forestry Manager.

3. The proposed construction shall be in substantial compliance with the site plans dated May 6, 2022, by Salman & Associates, and with Final Landscape Plans when approved by the Tree Commission. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
4. Coordinate with the City and FDOT to request an extension of the turn lane to the east (by approximately 150'). This extension would allow for left turns off westbound N. Roosevelt Boulevard onto the property for both current curb cut entrances. The coordination of this work will occur as a part of the current milling and resurfacing project programmed for N. Roosevelt Boulevard in 2024 on the FDOT project list.
5. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
6. All sidewalks and walkways shall have a minimum 36-inch width and clearance

from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.

7. Stormwater retention volume is based on land development regulations, Sec. 108-777 of the Key West Code of Ordinances water quality criteria, where paragraph (2)a states commercial projects shall provide at least one-half inch of dry retention pretreatment. Capacity of existing stormwater management system will be field tested and evaluated. Applicant will provide additional stormwater retention volume if necessary, and/or make repairs to existing exfiltration systems.

**Conditions prior to the City Commission hearing:**

8. Final Landscape approval required from the Tree Commission.
9. An irrigation plan is required to be submitted for approval prior to placement on the City Commission agenda.

**Conditions prior to issuance of a building permit:**

10. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
11. A landscape maintenance plan and palm transplantation plan is required to be submitted to the Urban Forestry Manager for approval.

**Conditions prior to issuance of a Certificate of Occupancy:**

12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
13. Prior to issuance of a Certificate of Occupancy a recorded affordable housing deed restriction for the two residential units must be submitted to the City of Key West.
14. Per City Code, Section 108-997 (e), building permits for the two affordable housing units shall be obtained within two (2) years of the BPAS final determination award date. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.
15. Prior to the issuance of a Certificate of Occupancy, the applicant must submit certification that the two affordable housing units are built to LEED standards as stated in the BPAS award application.

**Section 3.** This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

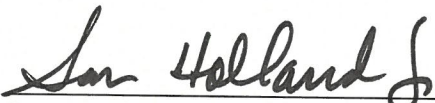
**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic

Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19<sup>th</sup> day of May 2022.

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

  
Sam Holland, Planning Board Chair

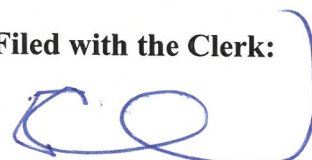
6/21/22  
Date

**Attest:**

  
Katie P. Halloran, Planning Director

6/21/2022  
Date

**Filed with the Clerk:**

  
Cheryl Smith, City Clerk

6-22-22  
Date

 Chairman  
 Planning Director

# KEYS AUTO CENTER



ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS  
1534 Mantua Avenue  
Coral Gables, FL 33146  
305 - 842-0142

## Proposed: KEYS AUTO CENTER AUTODEALERSHIP

Project Address:  
1618 N. Roosevelt Blvd  
Key West, FL  
33040

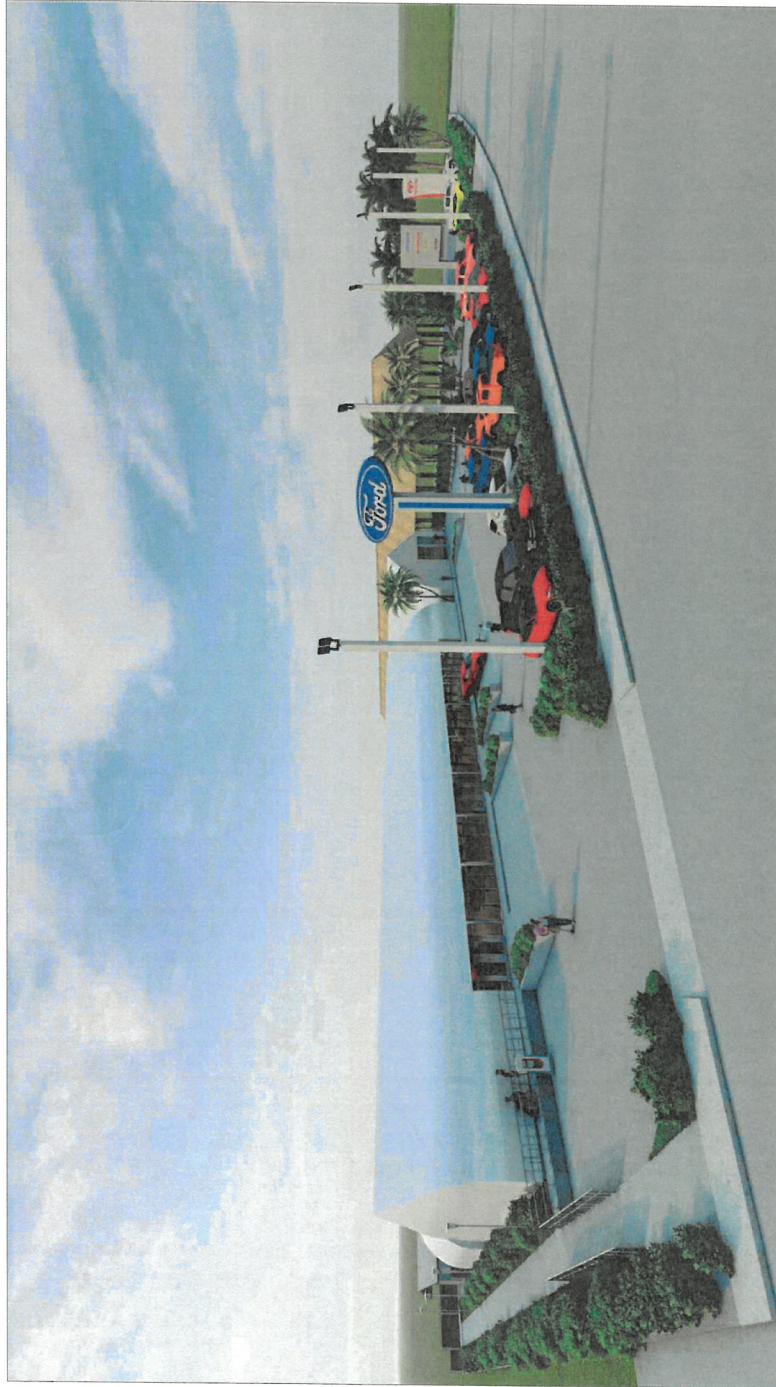
### TEAM

Architect  
Salman & Associates  
1618 N. Roosevelt Blvd  
Key West, FL 33040  
(1784) 433-1881  
j.salman@salmanca.com

Surveyor  
Florida City Land  
Surveying  
(1395) 284-2899  
FLCityLand@gmail.com

Engineer A, License  
PSSM # 1302

Design Associate  
Nara, shah@salmanca.com



### MAIN ENTRANCE VIEW

| INDEX | ARCHITECTURAL                         | CIVIL                         | LANDSCAPE                        | LIFE SAFETY                         |
|-------|---------------------------------------|-------------------------------|----------------------------------|-------------------------------------|
| CP    | COVER PAGE                            |                               |                                  |                                     |
|       | SURVEY                                |                               |                                  |                                     |
|       | SPLS ARCHITECTURAL SITE PLAN          |                               |                                  |                                     |
|       | A1.1 FLOOR PLAN BUILDING 101R         | C-1 CIVIL DRAINAGE D1         | LS1.0 LANDSCAPE PROPOSAL OVERALL | P-1 FIRE EQUIPMENT CIRCULATION PLAN |
|       | A1.2 FLOOR PLAN BUILDING 102R-102     | C-1.1 FLOODS IMPERVIOUS AREAS | LS1.1 LANDSCAPE PLAN A           |                                     |
|       | A1.3 FLOOR PLAN SERVICE DRIVE 101R    | C-2 CIVIL DRAINAGE D2         | LS4.1 LANDSCAPE AREA A           |                                     |
|       | A1.4 FLOOR PLAN PARTS BUILDING 101R   |                               | LS4.2 LANDSCAPE AREA B           |                                     |
|       | A1.5 FLOOR PLAN SALES BUILDING 101R   |                               | LS4.3 LANDSCAPE AREA C           |                                     |
|       | A1.6 FLOOR PLAN SALES BUILDING 101R   |                               | LS4.4 LANDSCAPE AREA D           |                                     |
|       | A1.7 FLOOR PLAN SALES BUILDING 101R   |                               |                                  |                                     |
|       | A1.8 FLOOR PLAN SALES BUILDING 101R   |                               |                                  |                                     |
|       | A1.9 FLOOR PLAN SALES BUILDING 101R   |                               |                                  |                                     |
|       | A1.10 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.11 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.12 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.13 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.14 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.15 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.16 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.17 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.18 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.19 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.20 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.21 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.22 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.23 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.24 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.25 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.26 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.27 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.28 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.29 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.30 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.31 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.32 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.33 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.34 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.35 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.36 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.37 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.38 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.39 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.40 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.41 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.42 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.43 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.44 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.45 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.46 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.47 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.48 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.49 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.50 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.51 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.52 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.53 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.54 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.55 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.56 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.57 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.58 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.59 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.60 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.61 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.62 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.63 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.64 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.65 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.66 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.67 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.68 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.69 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.70 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.71 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.72 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.73 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.74 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.75 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.76 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.77 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.78 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.79 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.80 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.81 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.82 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.83 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.84 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.85 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.86 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.87 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.88 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.89 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.90 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.91 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.92 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.93 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.94 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.95 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.96 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.97 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.98 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.99 FLOOR PLAN SALES BUILDING 101R  |                               |                                  |                                     |
|       | A1.100 FLOOR PLAN SALES BUILDING 101R |                               |                                  |                                     |

WAW  
6/21/22  
KPH  
(6/21/2022  
10 of 20)

| SCOPE OF WORK                                                                                                                                                                                                                             | REVISION LIST                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| PROJECT SCOPE<br>DEMOLITION OF EXISTING SALES<br>BUILDING (IN CURRENT USE )<br>PARTS SERVICE BAYS (ALREADY<br>DEMOLISHED) TO BE REPLACED WITH<br>NEW SALES SERVICE OFFICES PARTS<br>SERVICE BAYS AND UNITS OF MODERATE<br>INCOME HOUSING. | REVISION DATE<br>REVISION DESCRIPTION |





ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS

1235 Coral Way  
Miami, FL 33134  
305-542-0142  
AA2603307

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Proposed

Keys Auto  
Center

Auto  
Dealership

Address:  
1618 N. Roosevelt  
Bld  
Key West, FL  
33040

ISSUE DATE: 05.04.22

DOCL:KEY.BEST

1618  
N. ROOSEVELT  
BLVD  
KEY WEST, FL  
33040

JAF: 04/14/22  
Rev: 04/23/21

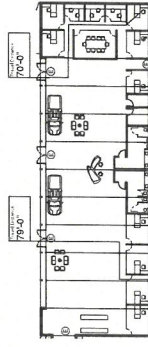
A1.1

# BUILDING TYPE II B PROTECTED

## LIFE SAFETY NOTES

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (IFPC 6TH EDITION (2020) 101 37.2.6.2).
2. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (IFPC 6TH EDITION (2020) 101 38.2.6.2).
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING 6TH EDITION (2020) 1106.2.1.1).
4. INTERIOR FINISH REQUIREMENTS:
  - a. 75'-0" MAX WITH SPRINKLER SYSTEM
  - b. 75'-0" MAX WITH SPRINKLER SYSTEM
  - c. 75'-0" MAX WITH SPRINKLER SYSTEM

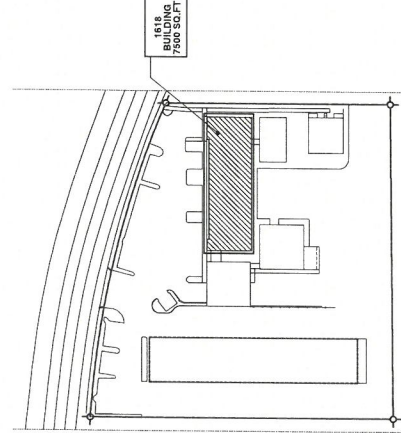
- a. SPRINKLERED M
- b. FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT
- c. PASSAGEWAYS
- d. ENCLOSURES AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS
- e. AND RAMPS
- f. III. C FOR ROOMS AND ENCLOSED SPACES



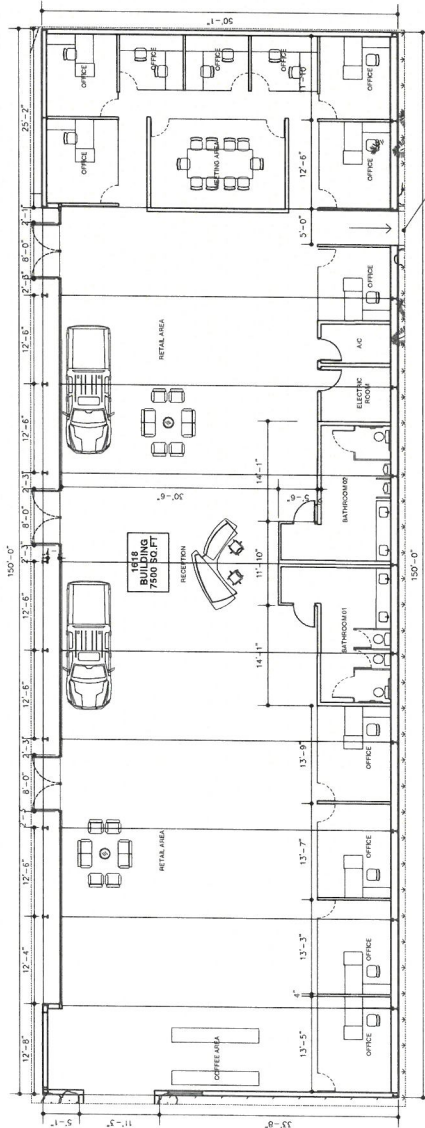
LIFE SAFETY FLOOR PLAN

SCALE: 1/8" = 1'-0"

| OCCUPANCY | USE              | SF      | SF/PPL |
|-----------|------------------|---------|--------|
| RETAIL    | 4860 SF / 30 PPL | 161 PPL |        |
| OFFICES   | 2840 SF / 30 PPL | 87 PPL  |        |
| TOTAL     | 7700 S.F.        | 248 PPL |        |



KEY PLAN  
SCALE: 1/8" = 1'-0"



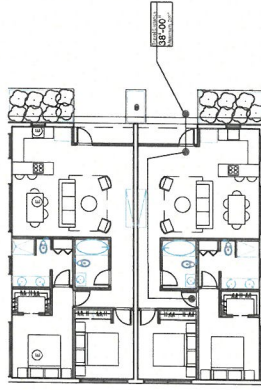
FLOOR PLAN BUILDING 1618  
SCALE: 1/8" = 1'-0"

NOTE: ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

3

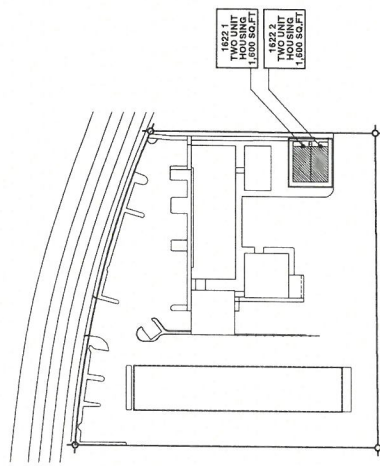
**BUILDING TYPE II B**  
**NEW / EXISTING ONE AND TWO FAMILY DWELLINGS (R-3)**

1. IN NEW, NON-SPRINKLERED BUILDINGS, EVERY STORY MORE THAN 2,000 SQ FT SHALL HAVE (2) PRIMARY MEANS OF ESCAPE.
2. ANY REQUIRED PATH OF TRAVEL IN A MEANS OF ESCAPE SHALL NOT PASS THROUGH ANOTHER ROOM OR APARTMENT NOT SERVING THE MEANS OF ESCAPE FROM THAT ROOM OR THROUGH A BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.
3. DOORS IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE, OTHER THAN BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 100 SQ FT, SHALL BE PROTECTED BY SPRINKLERED INTERIOR FINISH REQUIREMENTS.
4. INTERIOR FINISH REQUIREMENTS:
  - a. SPRINKLERED R-3
  - b. C FOR INTERIOR EXIT STAIRWAYS AND RAMP ACCESS
  - c. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP
  - d. C FOR ROOMS AND ENCLOSED SPACES

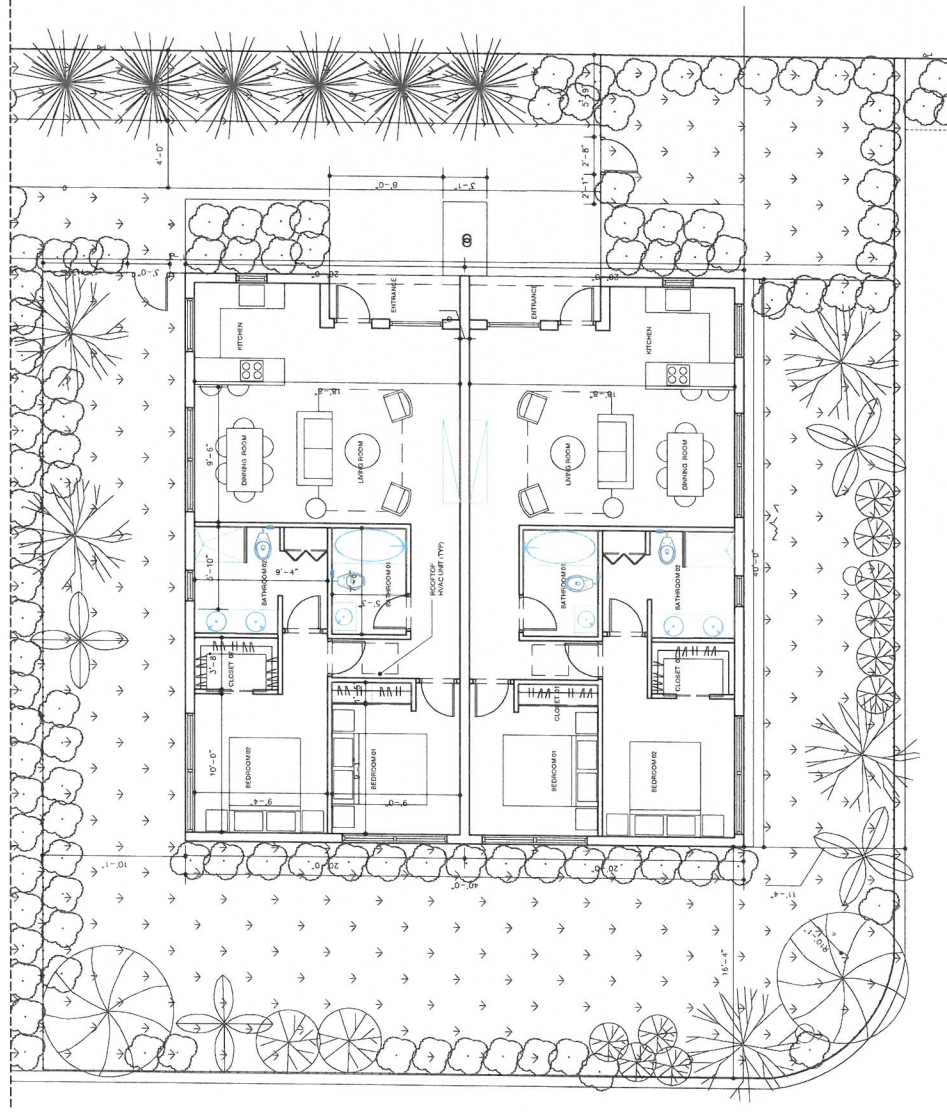


**LIFE SAFETY FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**NOTE:**  
ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.



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

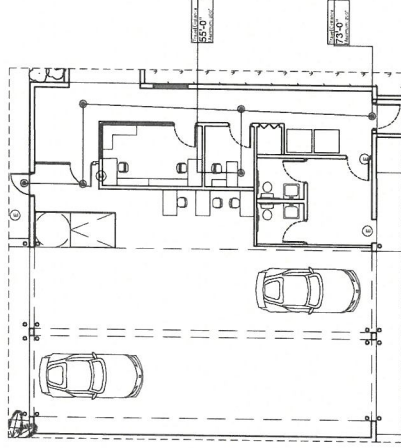


**FLOOR PLAN 1622 1/2**  
SCALE: 1/8" = 1'-0"

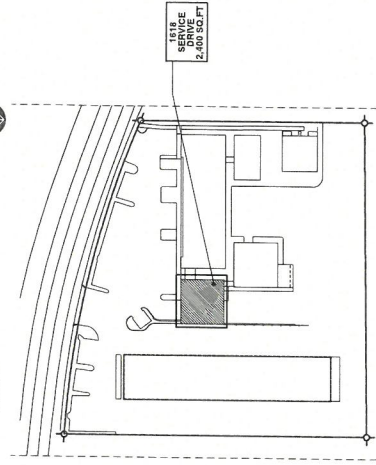
BUILDING TYPE (B) PROTECTED  
NEW / EXISTING WAREHOUSE (M)

BUILDING TO BE SPRINKLERED

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 350'-0" IF SPRINKLERED IN NEW OCCUPANCIES (IFPC 6<sup>TH</sup> EDITION (2020) 101.37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (IFPC 6<sup>TH</sup> EDITION (2020) 101.38.2.6.2)
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC BUILDING, 6<sup>TH</sup> EDITION (2020) 1006.2.1):  
a. 5'-0" MAX PER OCCUPANT LOAD OF 30 OR LESS  
b. 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE  
c. 75'-0" MAX WITH SPRINKLER SYSTEM
4. INTERIOR FINISH REQUIREMENTS:  
a. C FOR ROOMS AND ENCLOSED SPACES  
b. SPRINKLERED M  
i. B FOR INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGeways  
ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND  
iii. C FOR ROOMS AND ENCLOSED SPACES



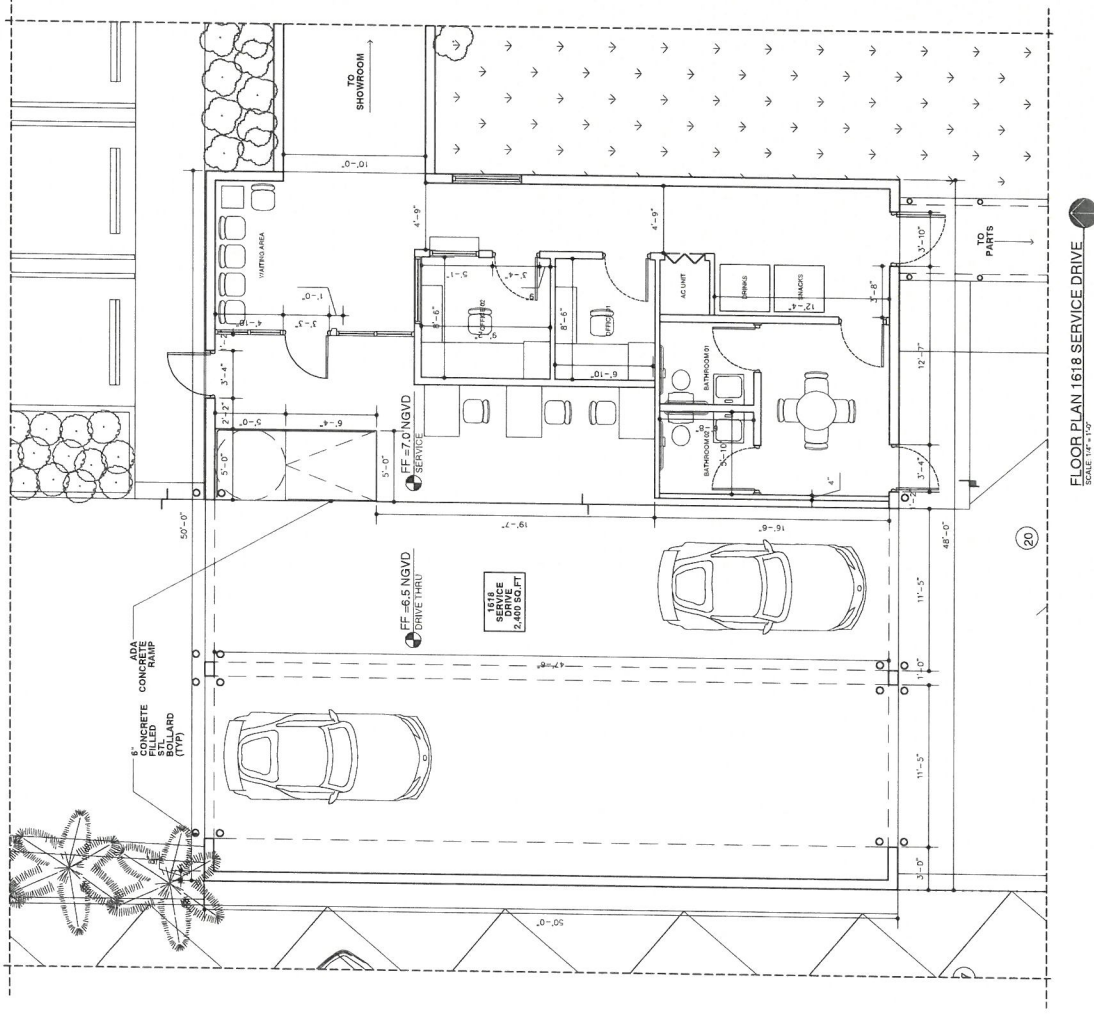
LIFE SAFETY FLOOR PLAN  
SCALE 1/8" = 1'-0"



KEY PLAN  
SCALE 1/8" = 1'-0"

| OCCUPANCY<br>USE | SF.              | SF/PPL |
|------------------|------------------|--------|
| DRIVE THRU       | 1330 SF / 30 PPL | 45 PPL |
| RETAIL           | 1070 SF / 20 PPL | 36 PPL |
| TOTAL            | 2400 SF          | 81 PPL |

NOTE:  
ALL BUILDINGS TO BE PROTECTED  
WITH A VISIBLE AND VISUAL FIRE  
ALARM SYSTEM AND THE  
REQUIRED DEVICES AND PULL  
STATIONS PER FLORIDA FIRE  
PREVENTION CODE 2020 EDITION AND  
SPRINKLER FIRE SUPPRESSION  
SYSTEMS.



FLOOR PLAN 1618 SERVICE DRIVE  
SCALE 1/4" = 1'-0"



ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS

1255 Central Ave.  
Miami, FL 33135  
305-542-0142  
AA2603307

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Proposed  
Keys Auto  
Center  
Auto  
Dealership

Address:  
1618 N. Roosevelt  
Bldg  
Key West, FL  
33040

ISSUE DATE: 05.06.22  
DRAWN BY: JMS  
CHECKED BY: JMS  
APPROVED BY: JMS

APR 06/24/22  
JMS

A1.5

BUILDING TYPE II B PROTECTED  
NEW / EXISTING WAREHOUSE (M)  
BUILDING TO BE SPRINKLERED

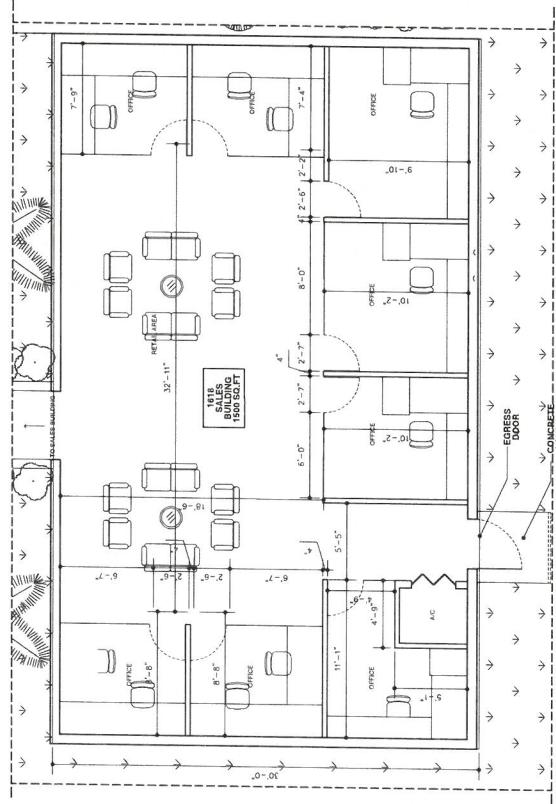
1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED.
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 200'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (IFPC 6TH EDITION (2020) 101.38.2.6.2).
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (IFC, BUILDING, 6TH EDITION (2020) 1006.2.1):
  - a. 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
  - b. 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
  - c. 75'-0" MAX WITH SPRINKLER SYSTEM

4. INTERIOR FINISH REQUIREMENTS:

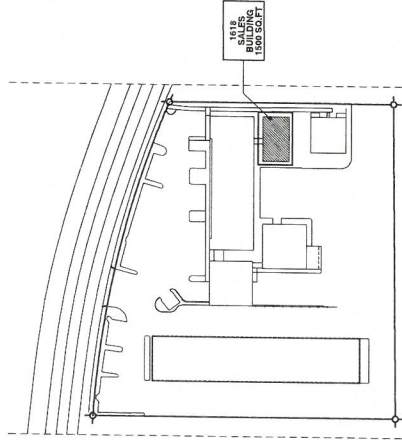
- a. SPRINKLERED IN EXISTING OCCUPANCIES
- b. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
- c. C FOR ROOMS AND ENCLOSED SPACES

| OCCUPANCY<br>USE | SF.             | SF/PPL |
|------------------|-----------------|--------|
| RETAIL           | 785 SF / 30 PPL | 26 PPL |
| OFFICES          | 715 SF / 30 PPL | 23 PPL |
| TOTAL            | 1500 S.F.       | 49 PPL |

NOTE:  
ALL BUILDINGS TO BE PROTECTED WITH  
AUDIBLE AND VISUAL FIRE ALARM SYSTEM  
WITH ALL THE REQUIRED DEVICES AND  
PULL STATIONS PER FLORIDA FIRE  
PREVENTION CODE 2020 EDITION AND  
SPRINKLER FIRE SUPPRESSION SYSTEMS.



FLOOR PLAN 1618 SALES BUILDING  
SCALE: 1/4" = 1'-0"



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

6



SITE  
LOCATION

LOCATION MAP  
CITY OF KEY WEST & STOCK ISLAND  
NOTE: UNLESS OTHERWISE  
SHOWN ALL POLE MOUNTED LIGHTS  
ARE EXISTING

| LIGHTING LEGEND               |   |
|-------------------------------|---|
| EXISTING LIGHT POLE           | ○ |
| ELECTRICAL POLE               | ■ |
| NEW LIGHT POLE 10'            | ○ |
| PROPOSED BUILDINGS            | ▨ |
| EXISTING STRUCTURE            | ▤ |
| EXIST. POWER POLE WITH LIGHTS | ⊞ |

EXIST. POWER POLE WITH LIGHTS  
10' LED DOWN BRUSHED COPPER  
FINISH



10' LED DOWN BRUSHED COPPER  
FINISH

10' LED DOWN BRUSHED COPPER  
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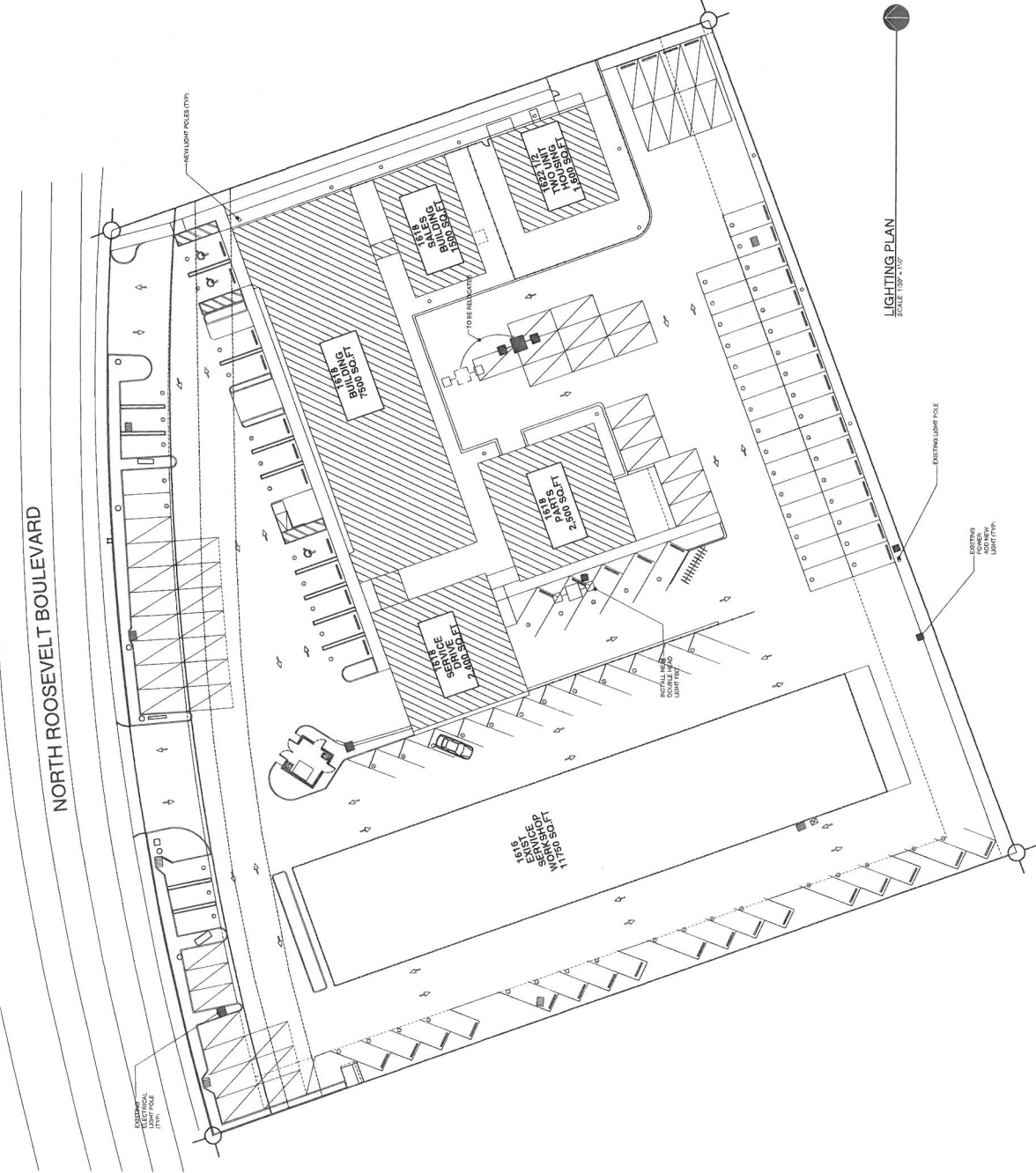
10' LED DOWN BRUSHED COPPER  
FINISH

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10' LED DOWN BRUSHED COPPER  
FINISH

10' LED DOWN BRUSHED COPPER  
FINISH



LIGHTING PLAN  
SCALE: 1/8"=1'-0"

EXISTING LIGHT POLE

EXISTING POWER  
POLE WITH  
LIGHT (TYP.)



SALMAN  
& ASSOCIATES

ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS

2755 Central Expressway  
Miami, FL 33155  
305-542-0142

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Proposed

Keys Auto  
Center

Auto  
Dealership

Address:  
1616 N. Roosevelt  
Bldg  
Key West, FL  
33040

ISSUE DATE: 05/14/20

DOCS: KEY WEST

Auto Date: 04/14/20  
Sheet: 04.04.01

A4.0



RENDER IMAGE 01  
SCALE: 1/8"



RENDER IMAGE 03  
SCALE: 1/8"



RENDER IMAGE 02  
SCALE: 1/8"



RENDER IMAGE 04  
SCALE: 1/8"



**SALMAN  
& ASSOCIATES**

ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS

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Proposed

NORTH-EAST HOUSE ELEVATION  
SCALE: 1/8" = 1'-0"



EAST HOUSE ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH-EAST HOUSE ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH-WEST HOUSE ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH-WEST HOUSE ELEVATION  
SCALE: 1/8" = 1'-0"

Keys Auto  
Center

Auto  
Dealership

Address:  
1618 N. Roosevelt  
Key West, FL  
33040

ISSUE DATE: 04.04.22  
SHEET NO. 001

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DATE: 04.04.22  
SHEET NO. 001

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7



Proposed

**Keys Auto  
Center**

Auto  
Dealership

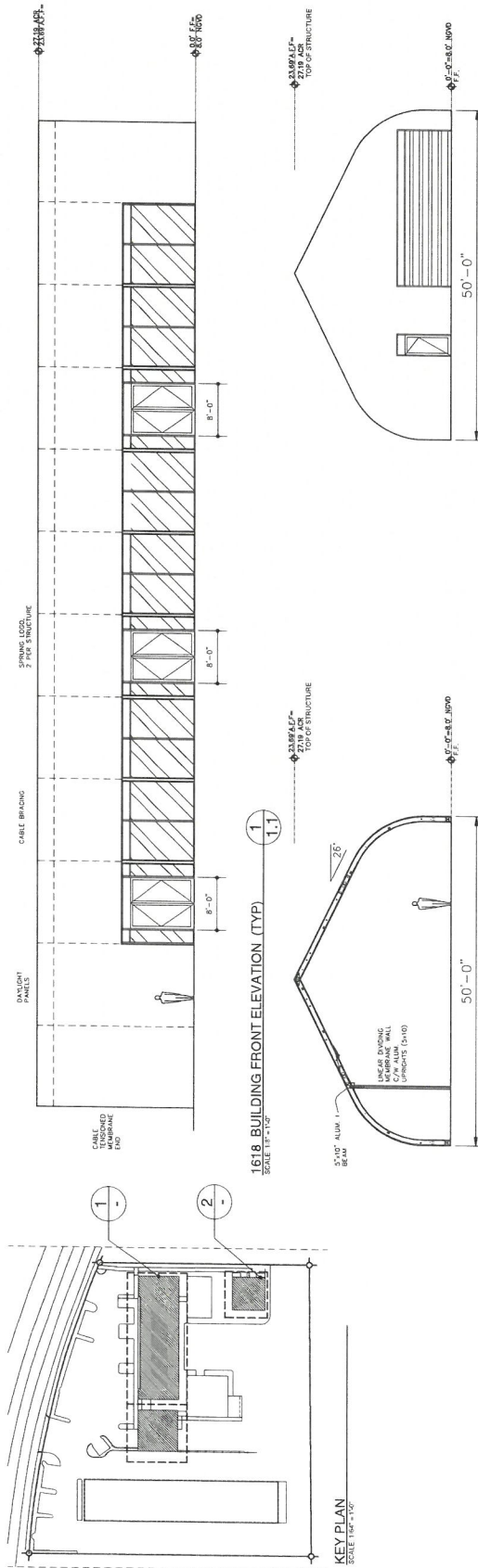
Address:  
1618 N. Roosevelt  
Bldg  
Key West, FL  
33040

ISSUE DATE: 05.06.22

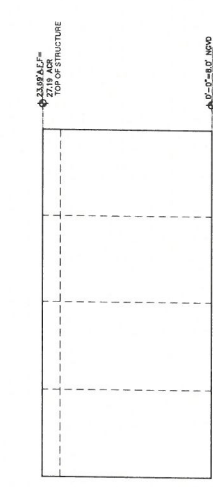
DCR - NEW WEST

Job Date: 04.04.22  
Time: 09.23.21

A5.0

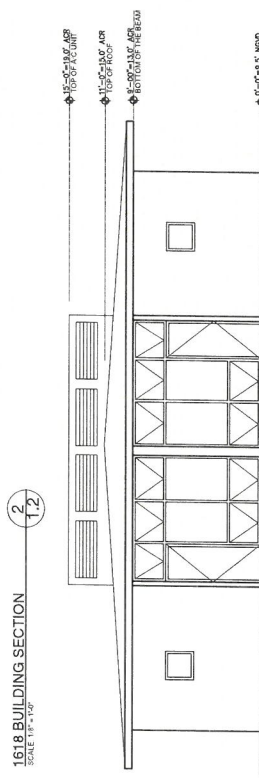


1618 SERVICE DRIVE FRONT ELEV.

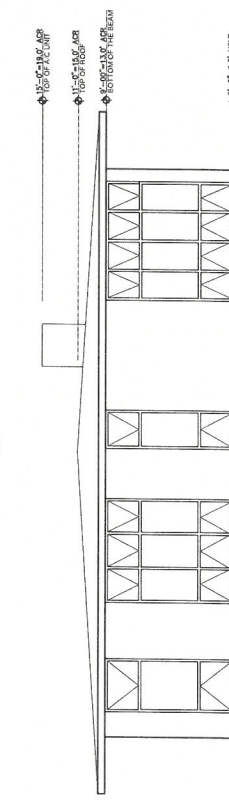


1618 SERVICE DRIVE SIDE ELEV. 2  
12

**LEGEND:**  
 AFF = ABOVE FINISH FLOOR  
 FF = FINISH FLOOR  
 ACR = ABOVE CROWN OF ROAD  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM



1622 1/2 HOUSING UNIT FRONT ELEVATION 2 21  
SCALE 1/4" = 1'-0"



1622 1/2 HOUSING UNIT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"  
 22 (OPPOSITE SIDE)



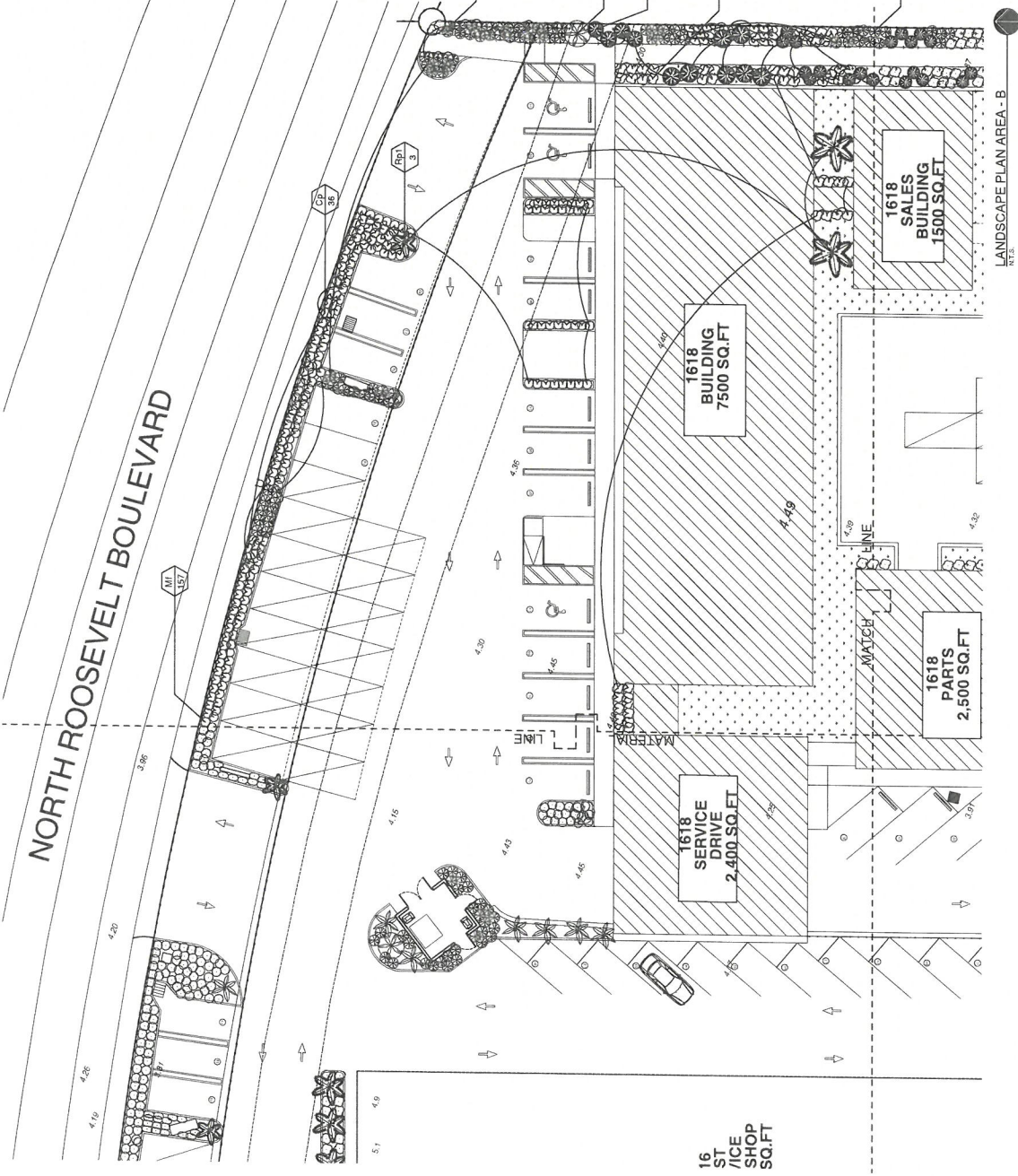






| LANDSCAPE SCHEDULE FOR AREA B |                              |      |                   |
|-------------------------------|------------------------------|------|-------------------|
| COMMON NAME                   | BOTANICAL NAME               | No.  | SIZE / NOTES      |
| Rp1                           | NEW ROYAL PALM TREE          | 3    | 12-14' GREY TRUNK |
| Fp                            | FAN PALM TREE                | 1    | 12-14' GREY TRUNK |
| Ap                            | ARECA PALM                   | 72   | 3 GAL 6-8" & 6-8" |
| Mf                            | SILVER BUTTWOOD (SMALL BUSH) | 157  | 3 GAL. 18"        |
| Sb                            | SILVER BUTTWOOD (LARGE BUSH) | 20   | 7 GAL (24"-30")   |
| Ch                            | CLUBM HEDGE                  | 38   | 7 GAL (4-5' HIGH) |
| Sod                           | SOD                          | SF/A | 2994 SF.          |

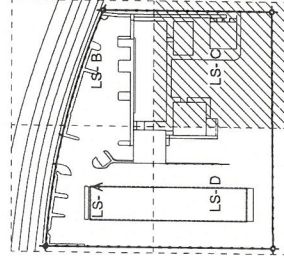
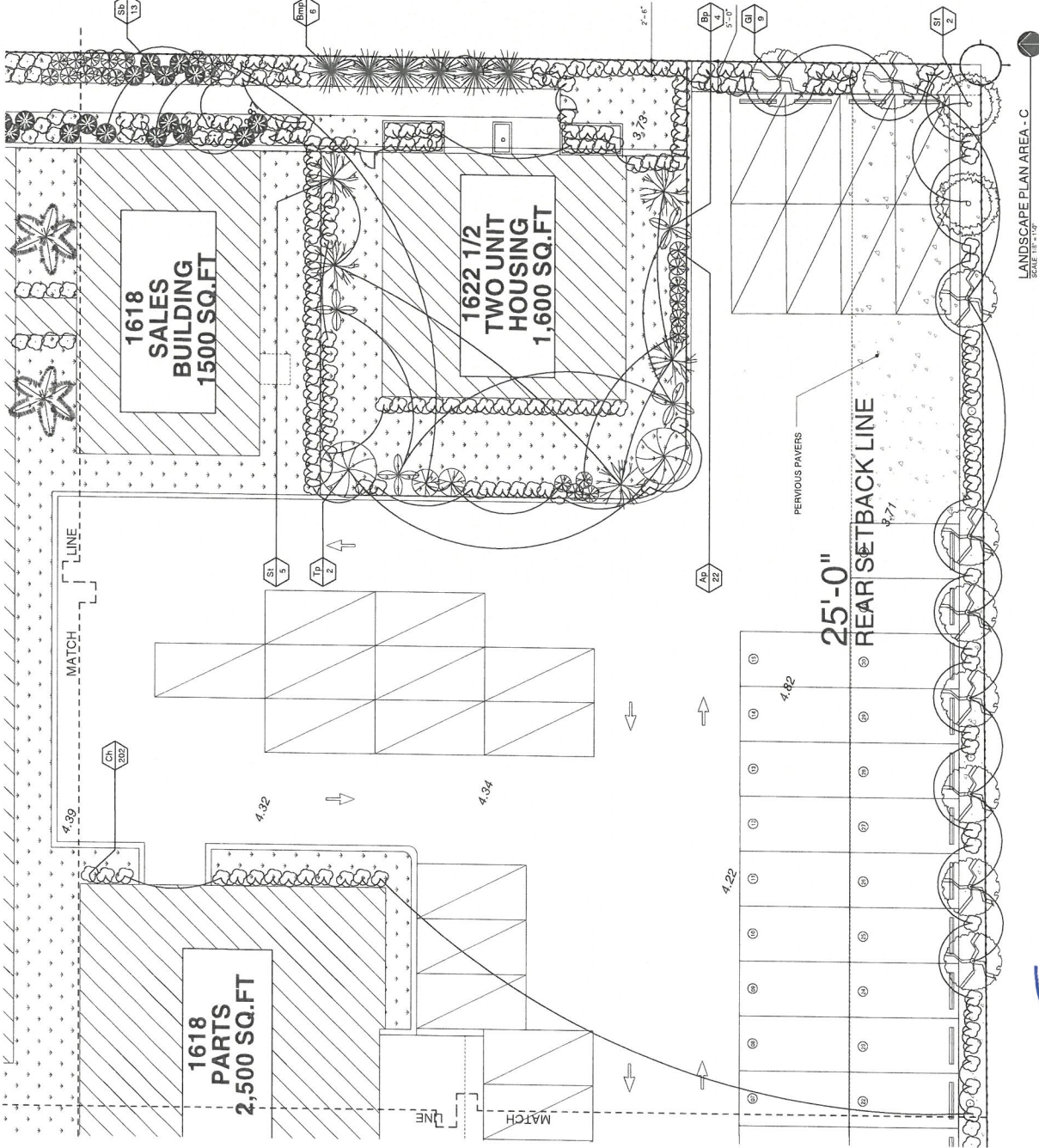
NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



15

| LANDSCAPE SCHEDULE FOR AREA C      |                         |                                    |                     |  |
|------------------------------------|-------------------------|------------------------------------|---------------------|--|
| COMMON NAME                        | BOTANICAL NAME          | No                                 | TYPE                |  |
| ARECA PALM                         | DYSPIS LUTESCENS        | 22                                 | 3 GAL 6'-0" & 8'-0" |  |
| SILVER BUTTONWOOD (LARGE BUSH)     | CONOCARPUS ERECTUS      | 12                                 | 7 GAL (24"-30")     |  |
| CLUSIA HEDGE                       | CLUSIA ROSEA            | 7 GAL (4'-0" HIGH) @ 24" STAGGERED |                     |  |
| SOD                                | STENOCHORDUM SECUNDATUM | N/A                                | 5,086 SF.           |  |
| GUMBO LIMBO TREE                   | BURSERA SIMARUBA        | 9                                  | 4" DBH              |  |
| 8" TOPSOIL & 3" MULCH BED SEE PLAN |                         | N/A                                | 2097.50 SF.         |  |
| BISMARCKIA PALM (TRANSPLANTED)     | BISMARCKIA ARECALES     | 6                                  | 12'-14" TRUNK       |  |
| STRANGLER FIG                      | FIGUS AUPEA             | 2                                  | 12'-14" TRUNK       |  |
| SUB. CANOPY TREES                  |                         |                                    |                     |  |
| MYRTANTHES FRAGRANS                |                         | 5                                  | 5' HEIGHT           |  |
| LEUCOTHRIX MORINDA                 |                         | 2                                  | 5'-10" HEIGHT       |  |
| BUCCANEER PALM                     | PSEUDOPHOENIX SARGENTI  | 4                                  | 10'-15" HEIGHT      |  |

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



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

LANDSCAPE PLAN AREA - C  
SCALE: 1/4" = 1'-0"



**SALMAN & ASSOCIATES**

**ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS**

1235 Coral Way  
Apt. 111  
Miami, FL 33134  
305-545-0142  
AA2603307

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Proposed

Keys Auto  
Center

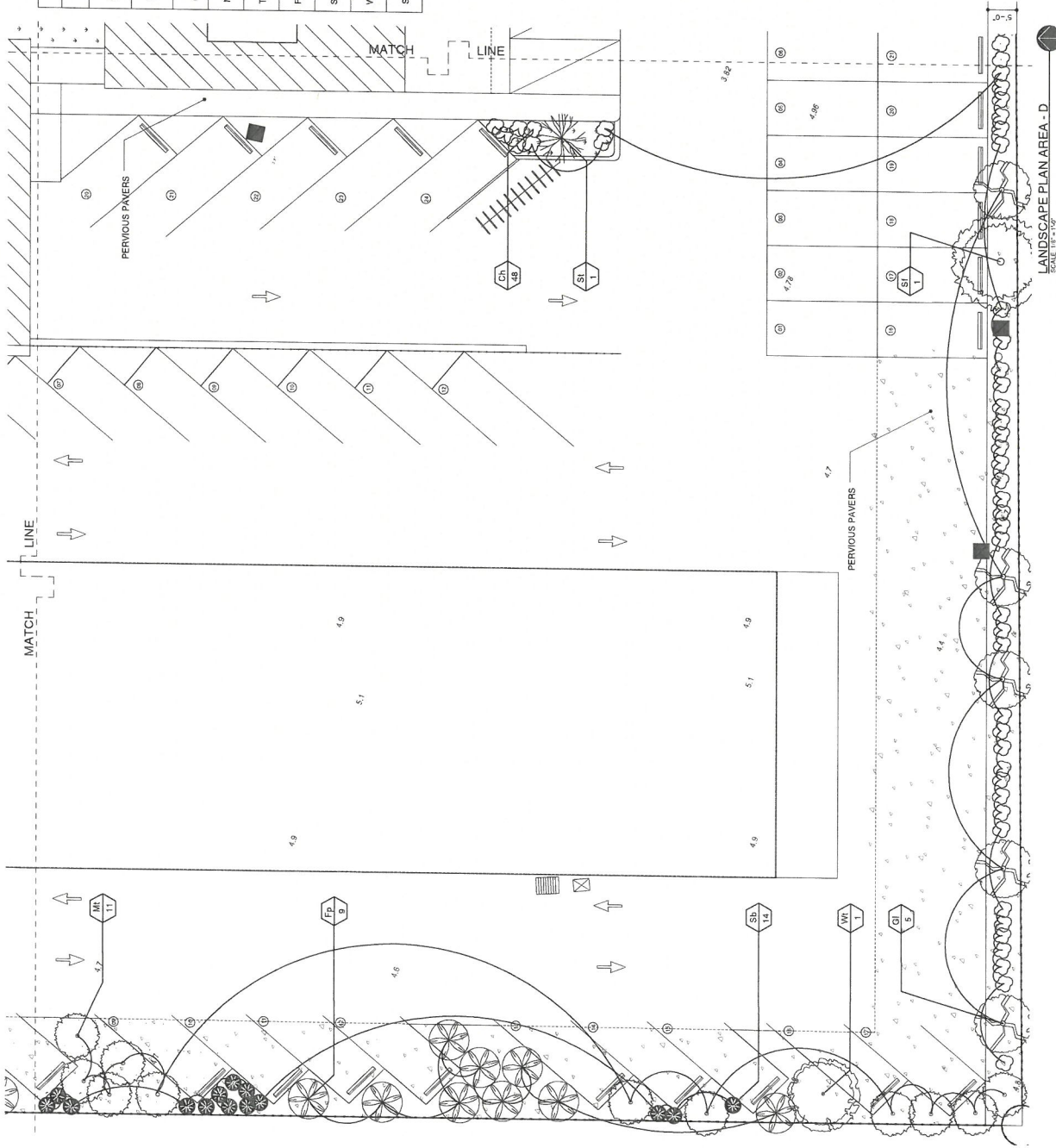
Auto  
Dealership

Address:  
1618 N. Roosevelt  
Bld  
Key West, FL  
33940

ISSUE DATE: 05.14.22  
JOB NO.: 1618  
SHEET NO.: 1618-01

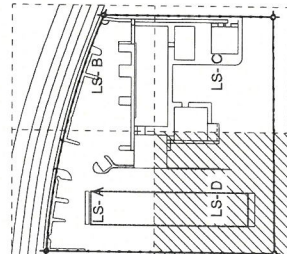
JOB NO.: 1618-01  
SHEET NO.: 1618-01

LS-D



| COMMON NAME                        | BOTANICAL NAME          | N <sub>6</sub> | TYPE                             |
|------------------------------------|-------------------------|----------------|----------------------------------|
| SILVER BUTTWOOD (LARGE BUSH)       | CONDICARPUS ERECTUS     | 14             | 7 GAL (24" x 30")                |
| CLUSIA HEDGE                       | CLUSIA ROSEA            | 315            | 7 GAL (40" HIGH) @ 24" STAGGERED |
| GUMBO LIMBO TREE                   | BURSERA SIMARUBA        | 5              | 4" DBH                           |
| MAHOGANY TREE                      | SWIETENIA MACROPHYLLA   | 11             | 4" DBH                           |
| 6" TOPSOIL & 3" MULCH BED SEE PLAN |                         | N/A            | 5,619.32 SF.                     |
| FAN PALM                           | WASHINGTONIA LIVISTONAE | 9              | 8'-12" HEIGHT                    |
| SIMPSON'S STOPPER TREE             | MYRCANTHES FRAGRANS     | 1              | 5" HEIGHT, 3" DBT                |
| WOMAN'S TONGUE TREE, EXIST.        | ALBIZIA LEBBECK         | 1              | 12" HEIGHT                       |
| STRANGLER FIG, EXIST.              | FICUS AUREA             | 1              | 8'-12" HEIGHT                    |

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN  
SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN AREA - D  
SCALE: 1/8" = 1'-0"

5



ARCHITECTS  
PLANNERS  
INTERIORS  
DESIGNERS  
12335 Coral Way  
Miami, FL 33195  
305-542-0142  
AA2803307

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Proposed  
Keys Auto  
Center  
Auto  
Dealership

Address:  
1618 N. Roosevelt  
Bkcd  
Key West, FL  
33040

ISSUE DATE: 06.08.22  
DOWNSHEET  
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JED Rev. 04.02.22  
Date: 04.02.22

C-1.1

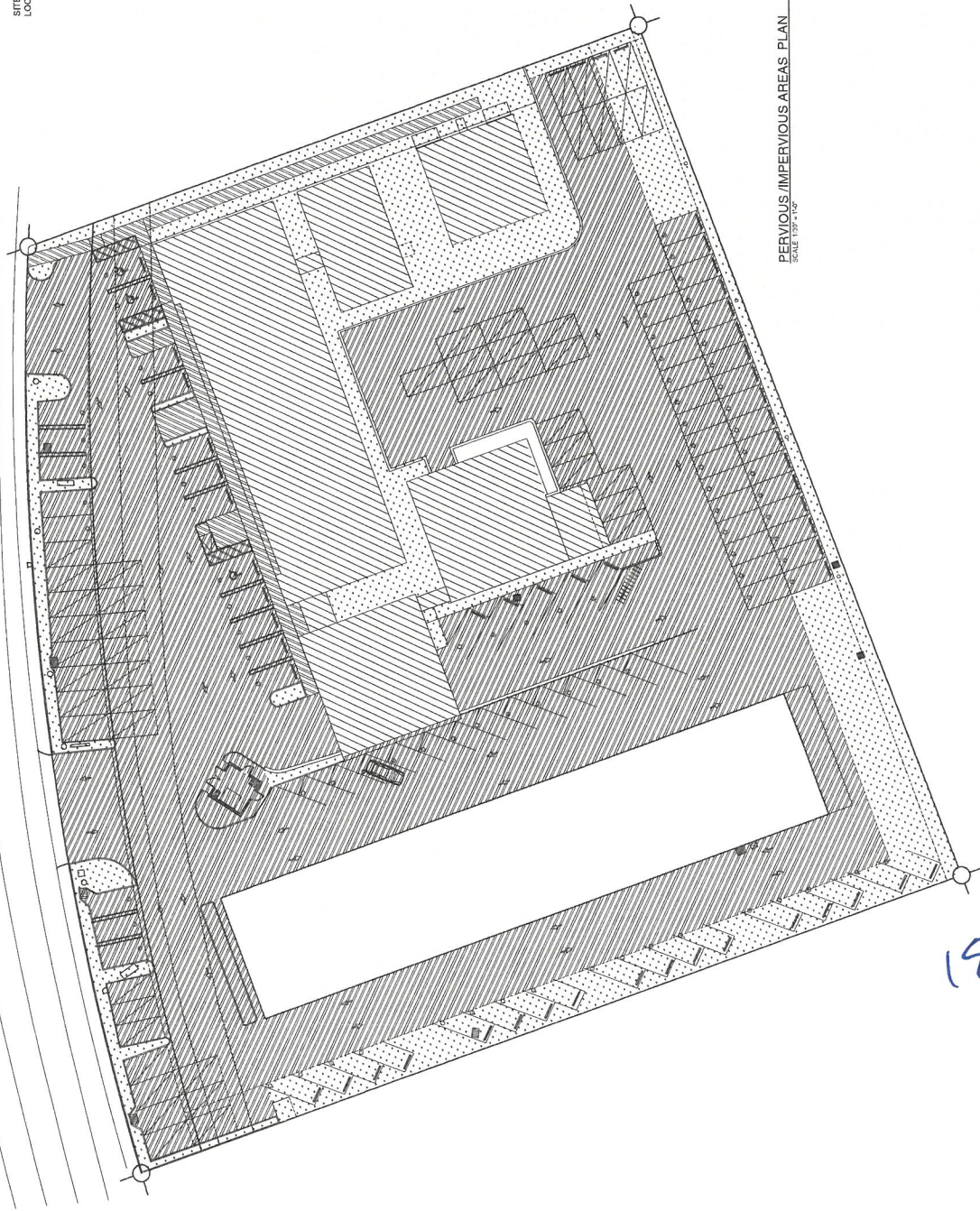


SITE  
LOCATION

LOCATION MAP  
CITY OF KEY WEST & STOCK ISLAND

| PERVIOUS/IMPERVIOUS AREAS LEGEND |                                          |
|----------------------------------|------------------------------------------|
|                                  | PAVED BUILDING IMPERVIOUS AREA 88,414 SF |
|                                  | LANDSCAPE/PERVIOUS AREA 20,156 SF        |
|                                  | NEW BUILDINGS AREAS 15,200 SF            |
|                                  | EXISTING BUILDING AREA 11,750 SF         |
| TOTAL LOT AREA                   |                                          |
| 120,321 SF                       |                                          |

NORTH ROOSEVELT BOULEVARD



PERVIOUS/IMPERVIOUS AREAS PLAN  
SCALE: 1/32" = 1'-0"

18



| Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Keys Auto Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auto Dealership                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. The proposed Keys Auto Center is located on the east side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> <p>2. The proposed Auto Dealership is located on the west side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> | <p>1. The proposed Keys Auto Center is located on the east side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> <p>2. The proposed Auto Dealership is located on the west side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> | <p>1. The proposed Keys Auto Center is located on the east side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> <p>2. The proposed Auto Dealership is located on the west side of the property, adjacent to the existing parking lot. It is a single-story building with a flat roof and a concrete foundation. The building is approximately 10,000 square feet in size and is surrounded by a chain-link fence. The building is currently under construction and is expected to be completed by the end of the year.</p> |

Address:  
1618 N. Roosevelt  
Blvd  
Key West, FL  
33040

ISSUE DATE 05.04.22

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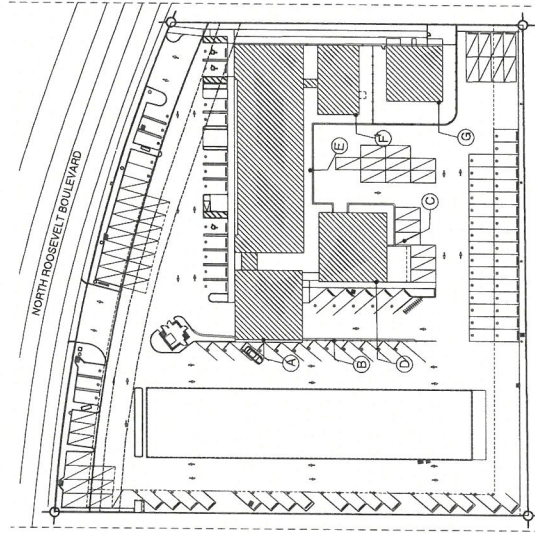
Doc Date: 04.04.22  
Sheet: 09.33.21

C-2

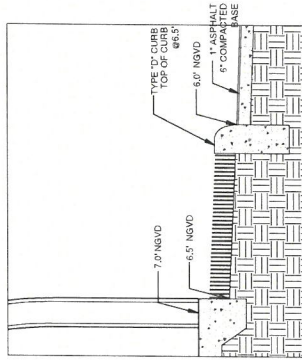


SITE LOCATION

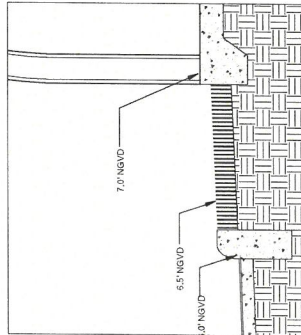
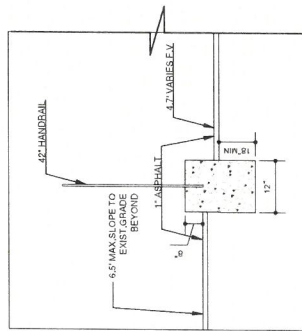
LOCATION MAP  
CITY OF KEY WEST & STOCK ISLAND



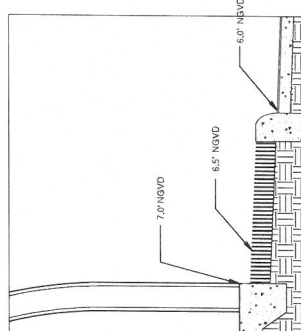
| LEVEL | LOCATION | SCALE   | N/A |
|-------|----------|---------|-----|
| 1     | 1000     | 1:1000  |     |
| 2     | 2000     | 1:2000  |     |
| 3     | 3000     | 1:3000  |     |
| 4     | 4000     | 1:4000  |     |
| 5     | 5000     | 1:5000  |     |
| 6     | 6000     | 1:6000  |     |
| 7     | 7000     | 1:7000  |     |
| 8     | 8000     | 1:8000  |     |
| 9     | 9000     | 1:9000  |     |
| 10    | 10000    | 1:10000 |     |
| 11    | 11000    | 1:11000 |     |
| 12    | 12000    | 1:12000 |     |
| 13    | 13000    | 1:13000 |     |
| 14    | 14000    | 1:14000 |     |
| 15    | 15000    | 1:15000 |     |
| 16    | 16000    | 1:16000 |     |
| 17    | 17000    | 1:17000 |     |
| 18    | 18000    | 1:18000 |     |
| 19    | 19000    | 1:19000 |     |
| 20    | 20000    | 1:20000 |     |
| 21    | 21000    | 1:21000 |     |
| 22    | 22000    | 1:22000 |     |
| 23    | 23000    | 1:23000 |     |
| 24    | 24000    | 1:24000 |     |
| 25    | 25000    | 1:25000 |     |
| 26    | 26000    | 1:26000 |     |
| 27    | 27000    | 1:27000 |     |
| 28    | 28000    | 1:28000 |     |
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| 30    | 30000    | 1:30000 |     |
| 31    | 31000    | 1:31000 |     |
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| 40    | 40000    | 1:40000 |     |
| 41    | 41000    | 1:41000 |     |
| 42    | 42000    | 1:42000 |     |
| 43    | 43000    | 1:43000 |     |
| 44    | 44000    | 1:44000 |     |
| 45    | 45000    | 1:45000 |     |
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| 47    | 47000    | 1:47000 |     |
| 48    | 48000    | 1:48000 |     |
| 49    | 49000    | 1:49000 |     |
| 50    | 50000    | 1:50000 |     |
| 51    | 51000    | 1:51000 |     |
| 52    | 52000    | 1:52000 |     |
| 53    | 53000    | 1:53000 |     |
| 54    | 54000    | 1:54000 |     |
| 55    | 55000    | 1:55000 |     |
| 56    | 56000    | 1:56000 |     |
| 57    | 57000    | 1:57000 |     |
| 58    | 58000    | 1:58000 |     |
| 59    | 59000    | 1:59000 |     |
| 60    | 60000    | 1:60000 |     |
| 61    | 61000    | 1:61000 |     |
| 62    | 62000    | 1:62000 |     |
| 63    | 63000    | 1:63000 |     |
| 64    | 64000    | 1:64000 |     |
| 65    | 65000    | 1:65000 |     |
| 66    | 66000    | 1:66000 |     |
| 67    | 67000    | 1:67000 |     |
| 68    | 68000    | 1:68000 |     |
| 69    | 69000    | 1:69000 |     |
| 70    | 70000    | 1:70000 |     |
| 71    | 71000    | 1:71000 |     |
| 72    | 72000    | 1:72000 |     |
| 73    | 73000    | 1:73000 |     |
| 74    | 74000    | 1:74000 |     |
| 75    | 75000    | 1:75000 |     |
| 76    | 76000    | 1:76000 |     |
| 77    | 77000    | 1:77000 |     |
| 78    | 78000    | 1:78000 |     |
| 79    | 79000    | 1:79000 |     |
| 80    | 80000    | 1:80000 |     |
| 81    | 81000    | 1:81000 |     |
| 82    | 82000    | 1:82000 |     |
| 83    | 83000    | 1:83000 |     |
| 84    | 84000    | 1:84000 |     |
| 85    | 85000    | 1:85000 |     |
| 86    | 86000    | 1:86000 |     |
| 87    | 87000    | 1:87000 |     |
| 88    | 88000    | 1:88000 |     |
| 89    | 89000    | 1:89000 |     |
| 90    | 90000    | 1:90000 |     |
| 91    | 91000    | 1:91000 |     |
| 92    | 92000    | 1:92000 |     |
| 93    | 93000    |         |     |



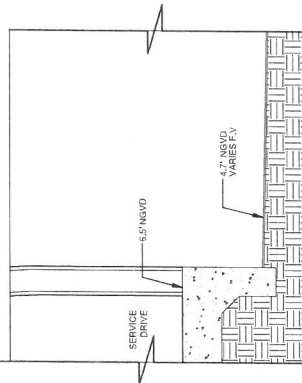
SECTION DETAIL C

SECTION DETAIL F  
SCALE: N/A

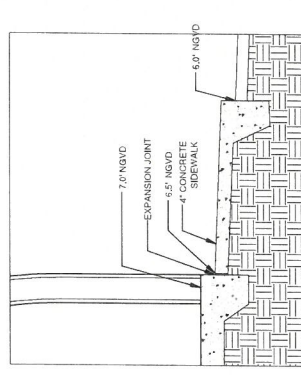
**SECTION DETAIL B**



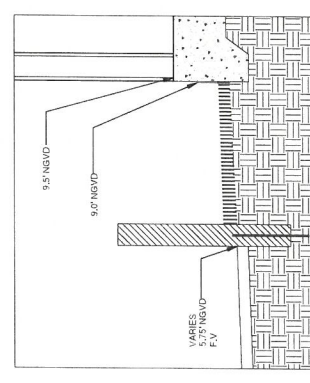
SECTION DETAIL E



SECTION DETAIL A



SECTION DETAIL D



SECTION DETAIL G





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|----------|------------------|-----------------|
|----------|------------------|-----------------|

Address:  
518 N. Roosevelt  
Blvd  
Key West, FL  
33040

ISSUE DATE 05.06.22  
DOH - KEY WEST

Date: 04.04.22  
at 09:23:21

E-1



LOCATION MAP  
CITY OF KEY WEST & STOCK ISLAND

## TURNING PERFORMANCE ANALYSIS

## PARAMETERS

|                         |           |
|-------------------------|-----------|
| INSIDE CRAMP ANGLE      | 45°       |
| AXLE TRACK              | 82.92 in. |
| WHEEL OFFSET            | 4.68 in.  |
| TREAD WIDTH             | 15.9 in.  |
| CHASSIS OVERHANG        | 78 in.    |
| ADDITIONAL BUMPER DEPTH | 19 in.    |
| FRONT OVERHANG          | 97 in.    |
| WHEELBASE               | 177.5 in. |

## CALCULATED TURNING RADIL

|              |             |
|--------------|-------------|
| INSIDE TURN  | 13 ft.9in.  |
| CURB TO CURB | 27 ft.4 in. |
| WALL TO WALL | 32 ft.3 in. |

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| FIRE HYDRANT |  |
|--------------|-------------------------------------------------------------------------------------|

PIERCE  
WHEELBASE

FIRE PATH PLAN  
SCALE 1/32" = 1'-0"

20