

901 Fleming Street, CUP



APPLICATION

Application - 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

RECEIVED
NOV 14 2022
BY: [Signature]

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)
Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	
Conditional Use	\$ 4,499.50
Extension	\$ 1,212.75
Administrative Modification	\$ 971.50
Minor Modification	\$ 800.00
Major Modification	\$ 1,525.00
Conditional Use (not part of a development plan)	\$ 2,155.00
Extension (not part of a development plan)	\$ 3,176.50
Revision or Addition (not part of a development plan)	\$ 971.50
	\$ 2,000.00

Applications will not be accepted unless complete

Development Plan

Major N/A

Minor N/A

Conditional Use

✓

Historic District

Yes ✓

No

Please print or type:

- 1) Site Address: 901 Fleming Street
- 2) Name of Applicant: Kava Culture
- 3) Applicant is:
Property Owner:
Authorized Representative: ✓
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 843 Miramar Street, Cape Coral, FL 33904
- 5) Applicant's Phone #: 239-333-9627 Email: ja.equeline@kavaculture.com
- 6) Email Address:
- 7) Name of Owner, if different than above: 901 Fleming Street LLC
- 8) Address of Owner: 45 NW 21st St, Miami, FL 33127

Development Plan & Conditional Use app.

Revised 9/21/21

1 | Page

Application - 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

9) Owner Phone #: 305-532-6992 Email: accounting@cohensorganization.com

10) Zoning District of Parcel: HNC-2 RE# _____

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

If Yes: Date of approval _____

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).

Kava Bar selling non-alcoholic beverages + related merchandise.

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.

Conditional Use Criteria Section 122-61 and 122-62:

A. Findings.

The Planning Board may find that the application meets the Code purpose of ensuring 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.” Kava Culture has been operating consistent with the proposed use under a Specialty Retail business license without any adverse impacts on the public’s interest or on properties in the immediate vicinity. The Conditional Use Application is being made to obtain a Food Service Establishment License now required by the City of Key West Code and Licensing Departments.

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:** Unchanged.
 - b. **Traffic generation:** As the proposed conditional use is consistent with the current Specialty Retail use it is unlikely that the proposed use will generate any additional vehicle traffic above and beyond the current allowable traffic demands and intensity.
 - c. **Square feet of enclosed building for each specific use:** 1570
 - d. **Proposed employment:** Kava Culture currently employs 6 individuals, which will remain the same under the proposed use.
 - e. **Proposed number and type of service vehicles:** Applicant is not proposing and service vehicles.
 - f. **Off-street parking needs:** Additional parking not required.
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:** The property has adequate utilities to support the proposed use.
 - b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
 - c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
 - d. **Accessory structures or facilities:** Not applicable.
 - e. **Other unique facilities/structures proposed as part of site improvements.** None.
3. On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. **Open space:** Current use includes square footage of open space.

b. **Setbacks from adjacent properties:** Not applicable.

c. **Screening and buffers:** Not applicable.

d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** Not applicable.

e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:**
The proposed use does not seem to create any issues that would require mitigation. However, the Applicant is willing to entertain mitigative techniques should they be warranted.

C. Criteria for conditional use review and approval.

1. **Land use compatibility.** The conditional use as a Kava Bar selling non-alcoholic beverages in ready-to-consume state is compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity. The neighborhood contains multiple bars, cafes and retail shops and is also made up of commercial and transient/residential uses and is heavily tourist-oriented with pedestrian traffic. Kava Culture Key West has been operating as a Kava bar at this location since May 2022 under a Special Retail Business License.
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 are 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.** Not applicable
4. **Hazardous waste.** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances.** The applicant will comply with all applicable laws and regulations as a condition of approval.
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.** Not applicable. This site is not located within a conservation area.
 - b. **Residential development.** Not applicable. This application does not include residential development.
 - c. **Commercial or mixed-use development.** This conditional use application is within the historic district. The conditional use does not require HARC approval.

d. **Development within or adjacent to historic district.** This conditional use application is within the historic district.

e. **Public facilities or institutional development.** Not applicable. Public facilities or other institutional development is not being proposed as part of this application.

f. **Commercial structures uses and related activities within tidal waters.** Not applicable. This subject property is not located within tidal waters.

g. **Adult entertainment establishments.** Not applicable.

901 Fleming Street, CUP



AUTHORIZATION & VERIFICATION FORMS



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Joseph Cohen authorize
Please Print Name(s) of Owner(s) as appears on the deed

Jacqueline Rusher
Please Print Name of Representative

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

[Signature] *Signature of Owner* [Signature] *Signature of Joint/Co-owner if applicable*

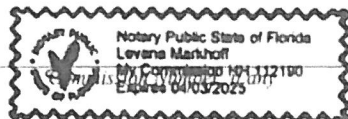
Subscribed and sworn to (or affirmed) before me on this 09/14/2022
Date

by Joseph Cohen
Name of Owner

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

[Signature]
Notary's Signature and Seal

Levana Markhoff
Name of Acknowledger typed, printed or stamped





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

KAVA CULTURE KEY WEST CO

Filing Information

Document Number	P21000041102
FEI/EIN Number	86-3547299
Date Filed	04/29/2021
Effective Date	05/01/2021
State	FL
Status	ACTIVE

Principal Address

843 MIRAMAR ST
CAPE CORAL, FL 33904

Mailing Address

843 MIRAMAR ST
CAPE CORAL, FL 33904

Registered Agent Name & Address

RUSHER, JACQUELINE L
5015 SW 22ND AVE
CAPE CORAL, FL 33914

Officer/Director Detail

Name & Address

Title P

RUSHER, JACQUELINE
5015 SW 22ND AVE
CAPE CORAL, FL 33914

Title VP

RUSHER, CAROLINE
17975 SAN CARLOS BLVD
FORT MYERS BEACH, FL 33931

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022

04/11/2022

Document Images

[04/11/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/29/2021 -- Domestic Profit](#)

[View image in PDF format](#)



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Jacqueline Rusher, 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:

901 Fleming Street, Key West, FL 33040
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.

J. Rusher
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/9/22 by
date

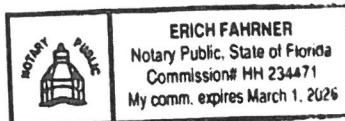
Jacqueline Rusher
Name of Authorized Representative

He/She is personally known to me or has presented FLDL exp 5/27 as identification.

[Signature]
(Notary's Signature and Seal)

Erich Fahrner
Name of Acknowledger typed, printed or stamped

HH 234471
Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
901 FLEMING STREET, LLC

Filing Information

Document Number	L18000047816
FEI/EIN Number	82-4555396
Date Filed	02/22/2018
Effective Date	02/21/2018
State	FL
Status	ACTIVE

Principal Address

901 Fleming Street
Key West, FL 33040

Changed: 01/29/2020

Mailing Address

45 NW 21ST STREET
MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Annual Reports

Report Year	Filed Date
2020	01/29/2020
2021	01/28/2021
2022	02/01/2022

Document Images

[02/01/2022 -- ANNUAL REPORT](#)

View image in PDF format

[01/28/2021 -- ANNUAL REPORT](#)

View image in PDF format

[01/29/2020 -- ANNUAL REPORT](#)

View image in PDF format

[01/22/2019 -- ANNUAL REPORT](#)

View image in PDF format

[02/22/2018 -- Florida Limited Liability](#)

View image in PDF format

901 Fleming Street, CUP



WARRANTY DEED

JOHN M. SPOTTSWOOD, JR., ESQ.
500 FLEMING STREET
KEY WEST, FL 33040
(305) 294-9556

RCD Jan 14 2002 10:06AM
DANNY L KOLHAGE, CLERK

Parcel ID Number: 00005650-000000

Grantee #1 TIN:

Grantee #2 TIN:

DEED DOC STAMPS 5215.00
01/14/2002 DEP CLK

Warranty Deed

This Indenture, Made this 8th day of January, 2002 A.D., Between

of the County of MONROE, State of Florida, grantor, and
901 FLEMING, INC., a corporation existing under the laws of the State
of Florida
whose address is:

of the County of, State of FLORIDA, grantee.

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

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
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:
Part of Lot 4, Square 33, William A. Whitehead's Map of the Island of
Key West, Florida, delineated 1829. Commencing at the corner of
Fleming and Margaret Streets and running thence along Fleming Street
Northeasterly 50 feet, 3 inches; thence Northwesterly 88 feet; thence
Southwesterly 50 feet, 3 inches to Margaret Street; thence along
Margaret Street Southeasterly 88 feet to the place of beginning

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 525
Frances Street, Key West, FL 33040.

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

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

Signed, sealed and delivered in our presence:

JOHN M. SPOTTSWOOD, JR.

Witness

PATRICIA WEECH

Witness

KARL HAFENREFFER

P.O. Address: 525 FRANCES STREET, KEY WEST, FL 33040

(Seal)

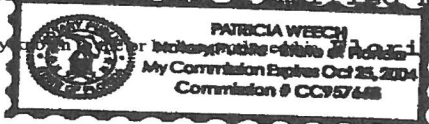
MONROE COUNTY
OFFICIAL RECORDS

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this
KARL HAFENREFFER, a married man

8th day of January, 2002 by

he is personally known to me or Notary Public of the State of Florida driver's license as identification.



Printed Name:

Notary Public

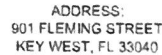
My Commission Expires:

901 Fleming Street, CUP



BOUNDARY SURVEY

A PART OF LOT 4, SQUARE 33
WILLIAM A. WHITEHEAD'S MAP
OF THE ISLAND OF KEY WEST
KEY WEST, FLORIDA



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7646
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872-1346
FAX (305) 872-5622

901 Fleming Street, CUP



PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00005650-000000
 Account# 1005843
 Property ID 1005843
 Millage Group 10KW
 Location 901 FLEMING ST, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR857-2359 OR880-339 OR1059-111
 Description OR1086-2048/50 OR1383-1575 OR1502-2248/49 OR1502-2250/52 OR1752-1525 OR1752-1526 OR2894-487/89
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

901 FLEMING STREET LLC
 45 NW 21st St
 Miami FL 33127

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$290,165	\$304,205	\$304,205	\$313,565
+ Market Misc Value	\$4,047	\$4,047	\$4,047	\$4,047
+ Market Land Value	\$724,651	\$690,144	\$586,622	\$698,360
= Just Market Value	\$1,018,863	\$998,396	\$894,874	\$1,015,972
= Total Assessed Value	\$1,018,863	\$984,361	\$894,874	\$1,015,972
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,018,863	\$998,396	\$894,874	\$1,015,972

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,108.00	Square Foot	50.3	88

Buildings

Building ID	39360	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1918
Building Type	OFF BLDG MULT STY FP / 1BC	Effective Year Built	1993
Gross Sq Ft	4776	Foundation	
Finished Sq Ft	3010	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	354	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	1
Depreciation %	38	Half Bathrooms	1
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	1,500	0	0
FLA	FLOOR LIV AREA	3,010	3,010	0
OUU	OPPR UNFIN UL	206	0	0
OPF	OPPRCH FIN LL	60	0	0
TOTAL		4,776	3,010	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1985	1986	1	460 SF	1
FENCES	1985	1986	1	864 SF	2
AIR COND	1997	1998	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/2/2018	\$1,150,000	Warranty Deed	2157691	2894	487	01 - Qualified	Improved	901 FLEMING INC	
1/10/2002	\$745,000	Warranty Deed		1752	1526	Q - Qualified	Improved		
3/1/1998	\$259,500	Quit Claim Deed		1502	2250	P - Unqualified	Improved		
5/1/1983	\$81,000	Warranty Deed		880	339	Q - Qualified	Improved		

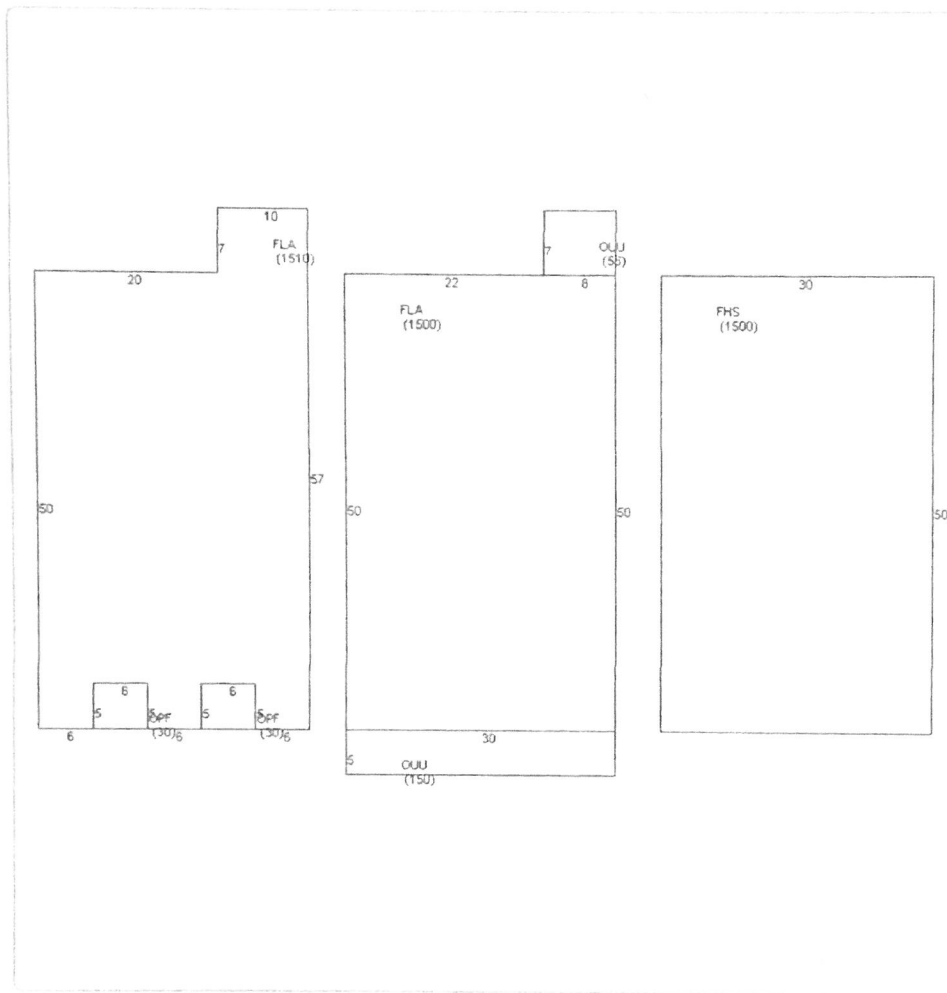
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2830	10/12/2021		\$100,000	Commercial	AUGERS PIERS AND BEAMS. DRAWINGS ATTACHED.
BLD2021-1939	7/12/2021		\$1,500	Commercial	OPENING UP WALLS CEILING AND FLOOR TO DETERMINE STRUCTURAL INEFFICIENCIES.
15-0819	1/29/2015		\$1,800		REPAIR 40 SF OF SIDING
14-0522	2/26/2014		\$9,500	Commercial	SECOND FLOOR COMPLETE INSTALLATION OF A 4-TON SYSTEM DUCT WORK 3RD FLOOR CHANGE OUT 3 TON A/H AND CONDENSER.
03-4078	1/28/2004	8/20/2004	\$3,900		AWNINGS
02-3258	11/6/2003	11/24/2003	\$13,100		RENOVATIONS
03-2831	8/19/2003	11/24/2003	\$2,400		REPLACE WINDOWS
02-3296	2/5/2003	11/24/2003	\$2,900		UPGRADE PERMIT-PLUMBING
03-0250	1/27/2003	11/24/2003	\$5,500		CHANGE 4-TON A/C
98-0006	4/7/1998	11/4/1998	\$30,000	Commercial	ADD DORMER/RENO ATTIC/BED
8933189	11/1/1993	11/1/1994	\$700		REPLACE 6 WDW CASING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

The Monroe County Property Appraiser's Office maintains data on property within the County solely for the purpose of fulfilling its public duty to assess and calculate taxes for all property within the County. The Monroe County Property Appraiser's Office cannot guarantee the accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/9/2022, 5:30:45 AM

Developed by
 **Schneider**
GEOSPATIAL

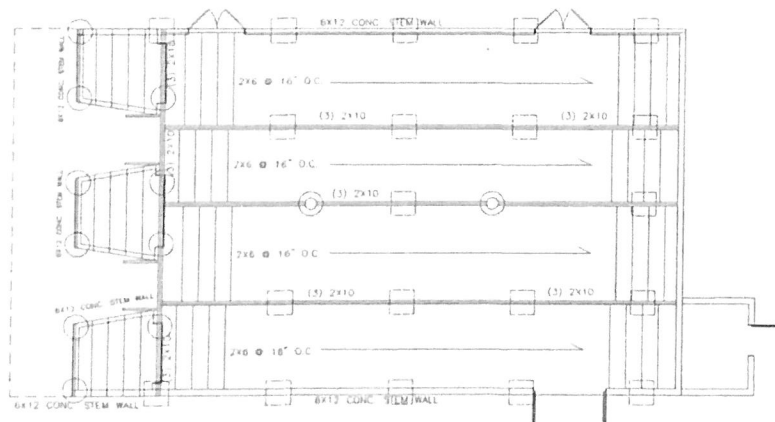
Version 2.1.2.10

901 Fleming Street, CUP

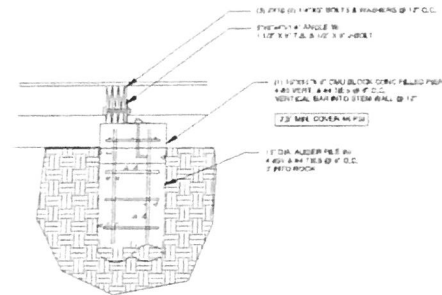


SITE PLAN

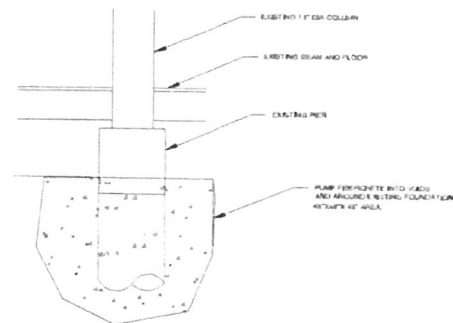
FLORIDA BUILDING CODE 2000	
WINDLOADS: PRESSURE: 150 PSF	
COMPOSITE THE CLIMATE: 30 MPH PER HOUR	
WIND: 150 MPH (150 PSF)	
1	POSITIVE PRESSURE: +30.01
2	NEGATIVE PRESSURE: -30.01
3	POSITIVE PRESSURE: +24.01
4	NEGATIVE PRESSURE: -24.01
5	POSITIVE PRESSURE: +20.01
6	NEGATIVE PRESSURE: -20.01
7	POSITIVE PRESSURE: +15.01
8	NEGATIVE PRESSURE: -15.01



GROUND FLOOR FRAMING PLAN
1/4" = 1'-0"



C FOOTER/PIER
1/4" = 1'-0"



D CENTER PIER REPAIR
1/4" = 1'-0"



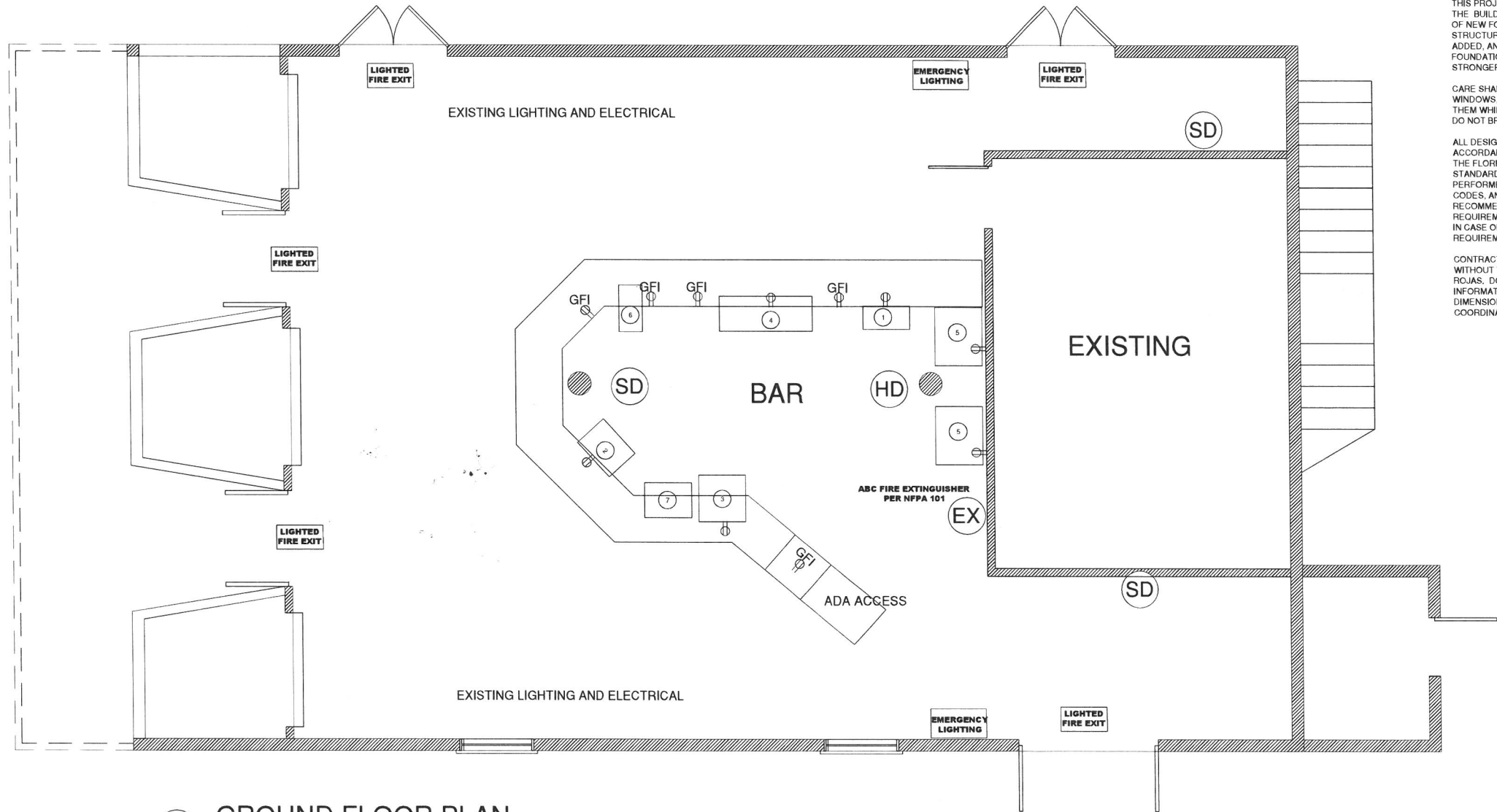
Carlos O. Rojas, Architect
2747 N.W. 11th Ave.
Fort Lauderdale, FL 33309
Phone: (954) 581-1111
Fax: (954) 581-1112
www.carlosrojas.com

Revisions	

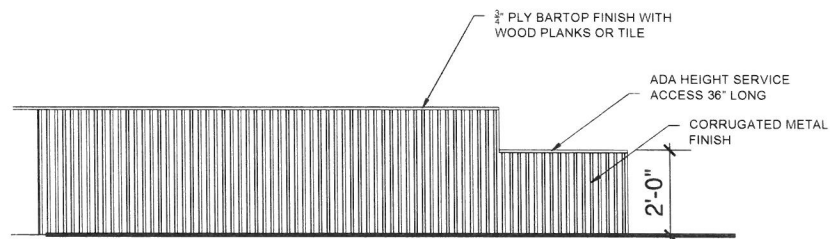
Carlos O. Rojas, Architect
901 Fleming Street
Key West, Florida

Project Number
151-021
Date
05/15/21
Drawn By
CCM

S2

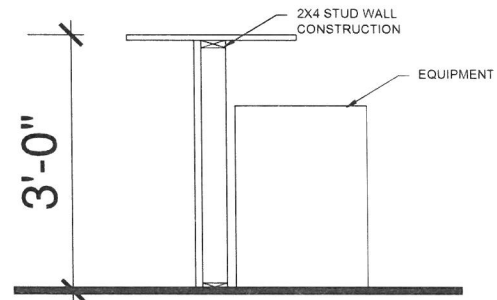


GROUND FLOOR PLAN
3/8" = 1'-0"



BAR ELEVATION
1/2" = 1'-0"

EQUIPMENT SCHEDULE		
		EQUIPMENT SIZES IN INCHES
		BAR
①	DRAFT BEER W/ WATER AND DRAIN	16X24
②	POINT OF SALE	24X30
③	ICE BIN	24X24
④	3 COMPARTMENT SINK	48X18
⑤	FRIDGE/ COOLER	24X36
⑥	TRASH	12X24
⑦	HAND SINK	24X24



BAR SECTION
1" = 1'-0"

GENERAL NOTES BAR/ GROUND FLOOR PLAN

THIS PROJECT CONSISTS OF LEVELING THE FLOOR OF THE BUILDING AND REPAIRING, REPLACING, AND ADDING OF NEW FOUNDATIONS AS NOTED ON THE PLANS. THE STRUCTURE SHALL BE LEVELLED, NEW CARRYING BEAMS ADDED, AND ANCHORED TO ITS NEW OR REPAIRED FOUNDATIONS AND AS A RESULT SHALL BE MUCH STRONGER AND MORE HURRICANE RESISTANT.

CARE SHALL BE TAKEN TO LOOSEN DOORS AND WINDOWS, REMOVE THEM, OR OTHERWISE PROTECT THEM WHILE THE BUILDING IS LEVELLED SO THAT THEY DO NOT BREAK.

ALL DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE FLORIDA BUILDING CODE 2020, CITY OF KEY WEST STANDARDS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE PLANS, CODES, AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, THE ENGINEERING REQUIREMENTS, AND ACCEPTABLE TRADE PRACTICES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

CONTRACTORS SHALL NOT DEViate FROM THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CARLOS O. ROJAS. DO NOT SCALE OFF THESE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS, DETAILS, OR SCHEDULES SHALL BE COORDINATED WITH THE ARCHITECT.

PLUMBER TO SUBMIT WATER SUPPLY AND WASTEWATER PLUMBING DIAGRAM.

ALL ELECTRICAL IS EXISTING UNLESS SHOWN. CONNECT NEW ELECTRICAL TO EMPTY CIRCUITS ON THE EXISTING PANEL.

HVAC IS EXISTING. THERE IS NO HVAC AS PART OF THIS PERMIT.

ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW. ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.

BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.

NO ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT UNLESS APPROVED BY THE ARCHITECT.

LEGEND

EMERGENCY LIGHTING	EMERGENCY LIGHTING
HD	HEAT DETECTOR
SD	SMOKE DETECTOR
FIRE PULL	FIRE PULL
LIGHTED FIRE EXIT	LIGHTED FIRE EXIT
EXIT PATHWAY	EXIT PATHWAY
EX	ABC FIRE EXTINGUISHER PER NFPA 101

DESIGN DATA:

WIND VELOCITY: 160 MPH ASCE 7 - 10
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10
VELOCITY PRESSURE: 48.1 P.S.F.
WIND IMPORTANCE: 1.0
BUILDING CONDITION: ENCLOSED
EXPOSURE CATEGORY: "C"
SOIL BEARING 2000 PSF (ASSUMED)
COMPACT & TEST ALL FOOTINGS
CONC. 8 28 DAYS 2500 PSI
REINF. STL. ASTM A615 OR 40
MORTAR TYPE "S"
CONC. MAS. - ASTM 90 OR ASTM C145 (1800 P.S.I. MIN.)
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI
ROOF: LIVE LOAD - 40 PSI
DEAD LOAD - 25 PSI
FLOOR LOADING:
LIVING AREAS - 50 PSF (LIVE LOAD)
DECKS/ENTRYS - 40 PSF (LIVE LOAD)
ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

Electrical Legend	
switch	ceiling fixture
3-way switch	recessed ceiling fixture
switch with dimmer	wall mounted fixture
110 v outlet	surface fluorescent fixture
waterproof 110 v	suspended track light
ground fault interrupt	ceiling fan
cable tv	exhaust fan
telephone line	
service disconnect	
panel box	



Carlos O. Rojas, Architect
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
(305) 923-3567
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, Architect
901 Fleming Street
Key West, Florida

Project Number
081921
Date
08/18/21
Drawn By
COR

R1

901 Fleming Street, CUP



FLOOR PLAN

margaret st

Sidewalk

82.5'

50'

32'

Fence

Parking

Bike
8
spots

EXISTING

- Seating area
- ① 4x25 100 sq ft
 - ② 3x3 9 sq ft
 - ③ 4x10 40 sq ft
 - ④ 4x3 126
 - ⑤ 2x3 78
 - ⑥ 20x3 60
- 50.2'

Total
Seating
Area
413

Bike
Rock
15 spots

Trees

GROUND FLOOR PLAN
3/8" = 1'-0"

20'

14 seats

SAND

⑤

150'

81'

Chair ②

Couch

①

SD

Stairs

LIGHTED
FIRE EXIT

LIGHTED
FIRE EXIT

19 seats

BAR
25'

AIRC FIRE EXTINGUISHER
PER NFPA 101

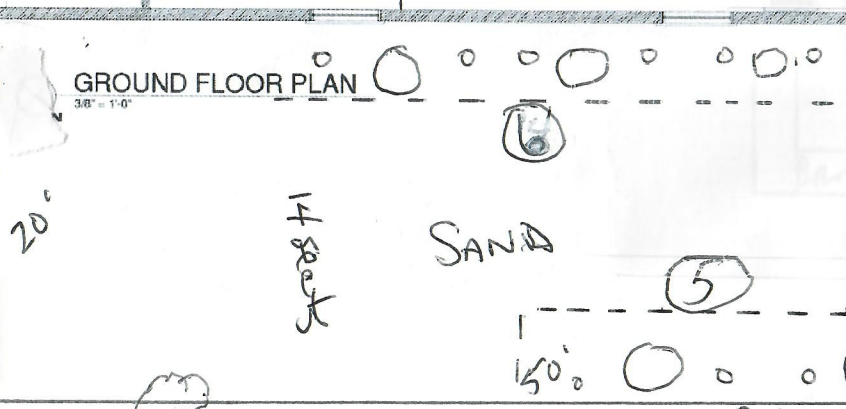
EX

ADA ACCESS
POS

SD

Chair ③

④



Sidewalk

50.3'

Fleming St