



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

SEP 30 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1500 REYNOLDS STREET

Zoning District: HCT Real Estate (RE) #: 00037160-000100

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: VERIZON WIRELESS - CHUCK FINK, SBA-AGENT

Mailing Address: 777 NW. 51ST STREET

City: BOCA RATON State: FL Zip: 33487

Home/Mobile Phone: 954-205-8932 Office: 561-226-9485 Fax: _____

Email: CFINK@SBASITE.COM

PROPERTY OWNER: (if different than above)

Name: CASA MARINA OWNER

Mailing Address: 501 E. CAMINO REAL

City: BOCA RATON State: FL Zip: 33487

Home/Mobile Phone: _____ Office: 561-447-3269 Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

Add Verizon cellular antenna and equipment shelter to the roof of the Casa Marina Hotel. Collocate with existing ATT installation at similar height.

List and describe the specific variance(s) being requested:

Variance from the HCT Zoning District height restrictions of 35'. The proposed Verizon antenna and shelter will not exceed height of 53.5' AGL. Height Variance requested of 18.5' to match existing ATT equipment.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

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Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height	35'	54'	53.5'	18.5'
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Cellular phones are considered an essential public service. In order to meet service requirements and coverage within the area of the Casa Marina hotel a height of greater than 35' is required. Verizon has determined the height of the antenna center line to be 51' AGL with the top of the antenna at approximately 53.5' which will allow coverage in the area to meet minimum service needs.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

In order to provide adequate coverage in the selected area, a certain height must be utilized in order to receive and broadcast the cellular signals. The height of the antenna is determined by conditions in the area including adjoining buildings and the desired area to be serviced. An antenna height lower than requested would eliminate the service to the selected area.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

The City of Key West approved a similar variance for ATT in 2010 therefor Verizon is seeking no special privileges.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Because cellular service is considered an essential public service technical requirements must be met or the service can not be provided. As noted below, the minimum height requirement to fill the gap in cellular service in this area is 51' for the center of the antenna with an overall height not to exceed 53.5' AGL.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Verizon is requesting the minimum height variance which is needed to provide cellular service in the immediate area of the Casa Marina Hotel. This area is a known dead zone for service and is needed to fill this gap in coverage. Verizon engineering has determined the height requested is the minimum needed.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of the variance will not have a deleterious impact to the citizens of the area or the City of Key West but will in fact be beneficial to many citizens and tourist alike. The HCT Zoning District provides for public and private utilities through a conditional use approval. The City of Key West Planning Board approved the Verizon Conditional Use request on September 18th 2014. The approval of the Conditional Use Application establishes the use of proposed site by Verizon to be in harmony with the general intent and purpose of the LDRs.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Non-conforming properties are not considered as the basis for this request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans N/A
- ☐ Stormwater management plan N/A



September 26, 2014

City of Key West
Planning Department
Donald Craig, Planning Director
3140 Flagler Avenue
Key West, FL 33040

Re: Verizon Wireless Application for Height Variance
Wireless Supported Services Facility
Property Location – 1500 Reynolds Street
Folio No. – 00037160-000100
Project name – 62335 – Casa Marina – Verizon

Dear Mr. Craig:

As you know, Verizon Wireless is proposing to collocate antenna and an unoccupied equipment shelter at 1500 Reynolds Street, Key West, Florida. Verizon's application for a conditional use was recently approved by the Planning Board with a condition that Verizon apply for a height variance as the proposed antenna and unoccupied shelter exceed the allowable height of 35' within the HCT, Historic Commercial District Zoning District. Attached hereto please find the City of Key West Application for Variance along with the application fee in the amount of \$1,150.

The proposed installation includes three antenna support tripods with three antenna each and an unoccupied equipment shelter on the west side of the Casa Marina Hotel. The proposed Verizon equipment will be located on the same roof section as the existing ATT installation. The current ATT equipment and shelter range in height from 53.5' AGL, (above grade level) for two of the antenna arrays and 53.0' AGL for the equipment shelter. The top of the existing Casa Marina hotel is 54' AGL with numerous appurtenances exceeding that height.

The proposed Verizon installation would include three antenna arrays at a height of approximately 53.3' AGL and the equipment shelter at 53.2' AGL. None of the antenna or the shelter would exceed the height of the existing ATT antenna. In addition all of the antenna and equipment will be painted to match the existing building with all support wires below the building parapet. The attached drawings show the specific rooftop location with the proposed antenna and proposed shelter. Pages A-2A through A-2G are photo simulations of the installation from numerous views.

This facility is necessary in order to provide greater reliability of service to the south area of Key West. The location selected is designed by Verizon's engineers to meet coverage requirements as there are no other tower facilities in the area to collocate to provide this level of service. As mentioned above, this is an unmanned communications facility and as a result, will not generate additional traffic that will degrade the level of service on any road nor place any additional demands on public services beyond the capacity of those services.

1. Application for Variance
2. Application fee in the amount of \$1,150.00
3. Authorization Form.
4. Justification Statement, this letter.
5. Zoning drawings pages T1-E-5, photo-sims, antenna specifications and propagation maps.
6. Field survey dated August 15th, 2014.

Summary and Conclusion

The proposed Verizon installation will have a maximum height of 53.3' AGL (above grade level) including both the antenna arrays and the equipment shelter. The specific height requested in the Variance Application is 53.5' in order to assure uniformity in measurements from the ground and to match the survey of existing rooftop equipment. The height of the equipment will not exceed the height of the existing hotel nor will it exceed the height of the existing antenna installed by ATT. There is a lack of service for Verizon customers in the area of the proposed location as evidenced by the attached back-up materials. The proposed facility will enhance the service availability in the area and is being collocated on a structure already being utilized for such use.

Based upon the forgoing, we request your favorable consideration of this application at the November 5th, 2014 Board of Adjustment. Should you have any questions regarding this application, please contact me at 561-226-9485.

Yours truly,



Chuck Fink
SBA Network Services
Agent for Verizon Wireless

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, WILLIAM J STEIN as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of CASA MARINA OWNER LLC
Name of office (President, Managing Member) Name of owner from deed

authorize ROBERT RUBENSTEIN
Please Print Name of Representative

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

(X) Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this Date

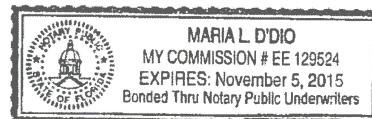
by WILLIAM J STEIN
Name of person with authority to execute documents on behalf of entity owner

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

Maria L. D'Dio
Notary's Signature and Seal

Maria L. D'Dio
Name of Acknowledger typed, printed or stamped

11/5/2015
Commission Number, if any



62335
CASA MARINA

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, ROBERT RUBENSTEIN as
Please Print Name of person with authority to execute documents on behalf of entity

SVP of CASA MARINA OWNER LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize CHARLES FINK SBA
Please Print Name of Representative

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

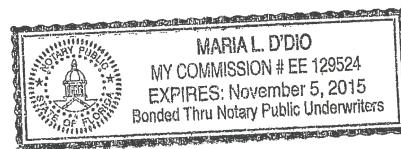
X [Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 7/1/14
Date

by ROBERT RUBENSTEIN
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

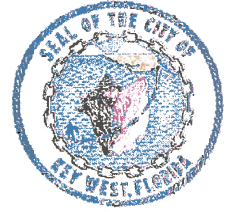


Maria L. D'Dio
Name of Acknowledger typed, printed or stamped

#EE 129524
Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, CHARLES FINK, 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:

1500 REYNOLDS STREET

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

A handwritten signature in blue ink, appearing to be "Charles F. Fink", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9-17-14 by

date

CHARLES F. FINK

Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to be "Diane Micocci", written over a horizontal line.

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Deed

130213.40
Record & Return to:
LandAmerica - Brigitte Sawicki
1302 N. 19th Street, Suite 200
Tampa, FL 33605
File # FD53331

Doc# 1517059 05/18/2005 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201-4675

Doc# 1517059
Bk# 2115 Pg# 141

GENERAL WARRANTY DEED

STATE OF FLORIDA §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF MONROE §

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 4th day of May, 2005, to be effective for all purposes
as of the 10th day of May, 2005.

GRANTOR:

CASA MARINA REALTY PARTNERSHIP, L.P., a
Delaware limited partnership

By: Casa Marina Realty Corporation, a Delaware
corporation, its general partner

Cindy Nelson
Cindy Nelson
Witness

By: [Signature]
Name: Gregory J. Moundas
Title: Vice President

Natalya Shmulevich
Natalya Shmulevich
Witness

STATE OF NY §
§
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Moundas
Vice President of Casa Marina Realty Corporation, a Delaware corporation, general partner
of CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed, in the
capacity therein stated, and as the act and deed of said corporation and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of
May, 2005.

[Signature]
Notary Public in and for the State of NY

TIFFANY KIM
Notary's Printed Name

After recording, this document should be returned to:
Akin Gump Strauss Hauer & Feld LLP
Attn: Sung Lee
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

Exhibit A

Doc# 1517059
Bk# 2115 Pg# 145

Policy Number: Proforma

Exhibit A-1:

Parcel I:

All that land in the City of Key West, Monroe County, Florida, lying and being situate within a triangle formed by Seminole Avenue, Reynolds Street and the low water mark of the shore known as South Beach, the said triangle embracing Blocks 1, 2, 3, 4, 5 and 6 and the space between them formerly laid out as streets, but heretofore vacated as streets by the City Council of the City of Key West, all shown on the Plat of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida; and also all the land under water lying in front of and all riparian rights belonging or appurtenant to the said triangle; less, however, that portion of Block 6 which is not included in Parcel II described herein and all of the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Subject to encroachment by Reynolds Street being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Block 4 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, Key West, Monroe County, Florida and recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida, said corner is also known as the Point of Beginning of the land hereinafter described:

From said Point of Beginning bear South 37°32'30" East for a distance of 706.00 feet, more or less, to the shore line of said plat; thence meander the shoreline of said plat in a Westerly direction to a point which is 10.21 feet measured at right angles to the preceeding course; thence bear North 37°32'30" West for a distance of 678.00 feet, more or less, to a point; thence continue bearing Northwesterly for a distance of 20.00 feet, more or less, to a point on the Southeasterly property line of Seminole Avenue; said point also bearing South 52°00'00" West from the Point of Beginning; thence bear North 52°00'00" East for a distance of 17.81 feet back to the Point of Beginning.

Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected $41^{\circ}09'30''$ to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected $41^{\circ}09'30''$ to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

Parcel IV:

On the island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

Doc# 1517059
Bk# 2115 Pg# 146

Exhibit B to General Warranty Deed

Permitted Encumbrances

All matters of record affecting the Property which are valid and subsisting.

MONROE COUNTY
OFFICIAL RECORDS

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

CASA MARINA OWNER, LLC

Filing Information

Document Number	M05000002214
FEI/EIN Number	N/A
Date Filed	04/28/2005
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/28/2013
Event Effective Date	NONE

Principal Address501 E. CAMINO REAL
BOCA RATON, FL 33432

Changed: 04/13/2012

Mailing Address501 E. CAMINO REAL
BOCA RATON, FL 33432

Changed: 04/13/2012

Registered Agent Name & AddressCORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525**Authorized Person(s) Detail****Name & Address**

Title MGR

BEOVICH, ANTHONY
501 EAST CAMINO REAL
BOCA RATON, FL 33432

Title MGR

GRAY, JONATHAN D

501 EAST CAMINO REAL
BOCA RATON, FL 33432

Title MGR

SUMERS, GARY M
501 E. CAMINO REAL
BOCA RATON, FL 33432

Title MGR

STEIN, WILLIAM J
501 E. CAMINO REAL
BOCA RATON, FL 33432



Title MGR

MCDONAGH, DENNIS
501 E. CAMINO REAL
BOCA RATON, FL 33432

Title MGR

CAPLAN, KENNETH A
501 E. CAMINO REAL
BOCA RATON, FL 33432

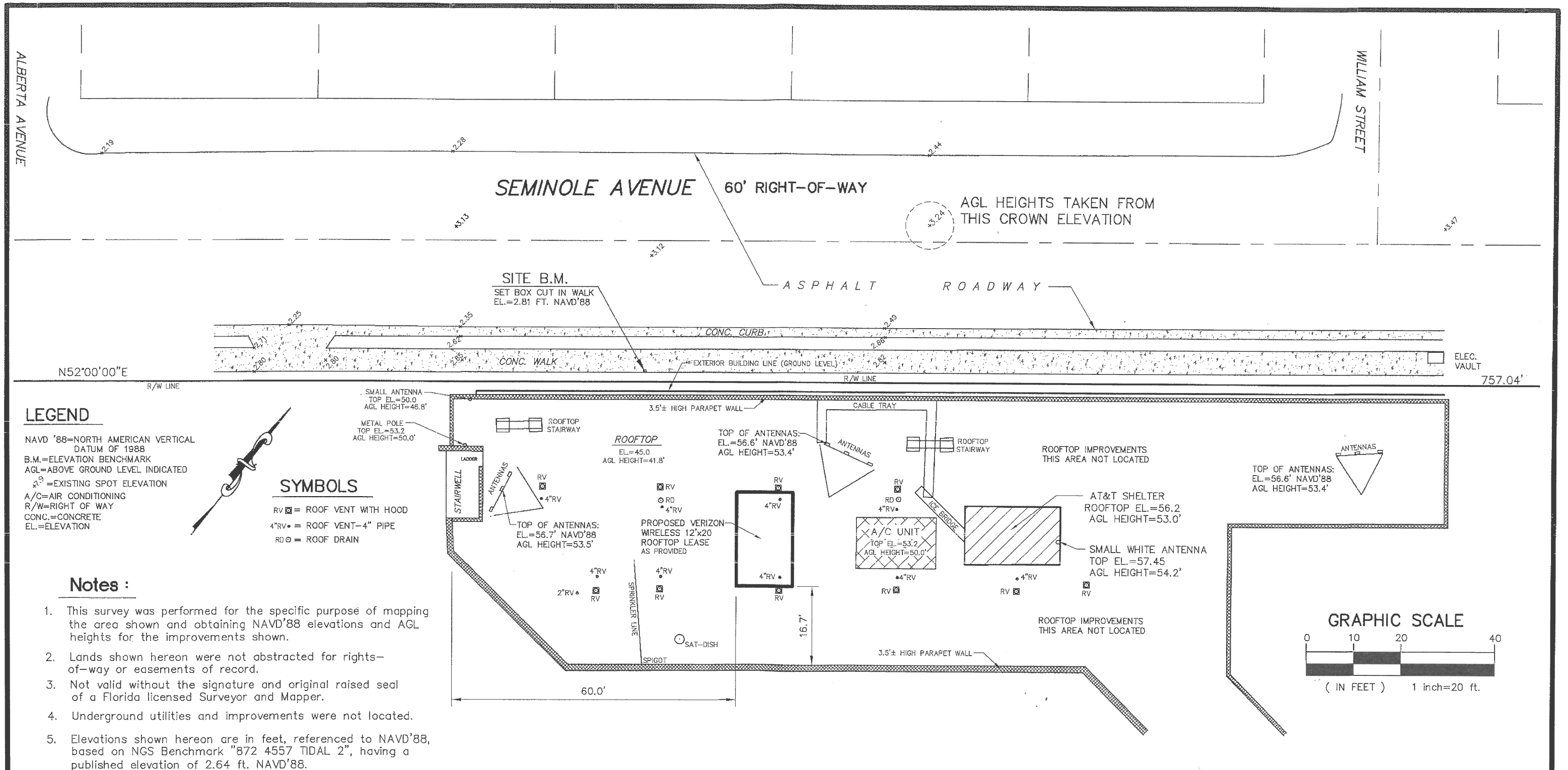
Annual Reports

Report Year	Filed Date
2012	04/13/2012
2013	04/02/2013
2014	04/18/2014

Document Images

04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- LC Amendment	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
10/03/2006 -- REINSTATEMENT	View image in PDF format
08/14/2006 -- LC Amendment	View image in PDF format
04/28/2005 -- Foreign Limited	View image in PDF format

Survey



Map Of Survey – Specific Purpose Survey

SURVEYOR'S SIGNATURE & SEAL

NOTE: THIS SURVEY WAS COMPLETED ON THE DATE OF THE LAST FIELD SURVEY (INCLUDING REVISION BLOCKS) NOT THE SIGNATURE DATE.

WILLIAM B. ZENTZ
 NO. 5276
 PROFESSIONAL SURVEYOR
 STATE OF FLORIDA

8/15/15
 DATE

William B. Zentz & Associates, Inc.



Professional Surveying & Mapping

CERTIFICATE OF AUTHORIZATION (LB) No. 6840

684 Old Dixie Highway
 Vero Beach, FL 32962

Phone: (772) 567-7552

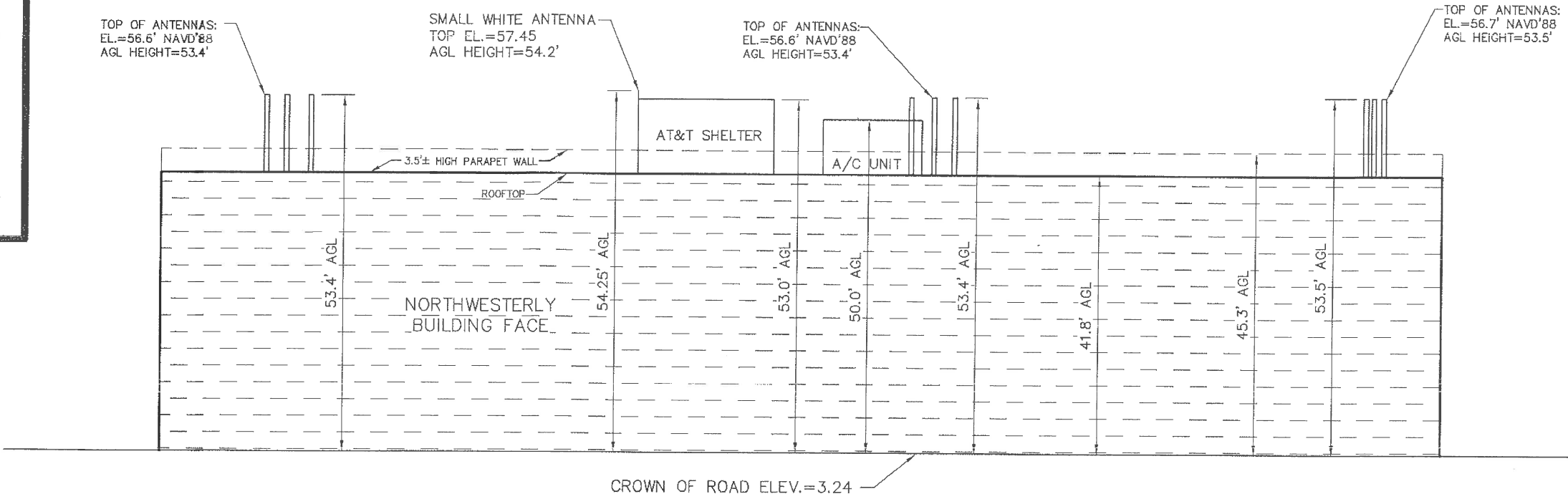
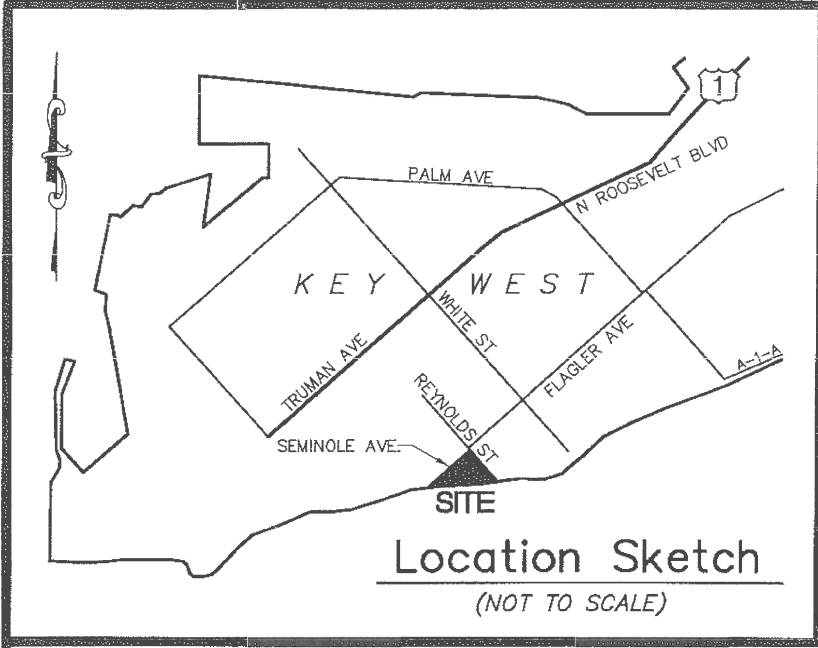
Fax : (772) 567-1751

DATE	REVISION

Verizon Wireless - #62335

Casa Marina
1500 Reynolds Street, Key West
Monroe County, Florida

DRAWN BY	FIELD BOOK / PAGE	FIELD SURVEY DATE	Job No.	SHEET OF
W.B.Z.	VER 16/27	8/14/14	114-260	1 2



Profile View - Looking Southeasterly from Seminole Avenue

SCALE:
VERTICAL: 1"=20'
HORIZONTAL: NTS

Map Of Survey — Specific Purpose Survey

William B. Zentz & Associates, Inc.
WZ
Professional Surveying & Mapping

CERTIFICATE OF AUTHORIZATION (LB) No. 6840
684 Old Dixie Highway
Vero Beach, FL 32962
Phone: (772) 567-7552
Fax : (772) 567-1751

DATE	REVISION

Verizon Wireless - #62335
Casa Marina
1500 Reynolds Street, Key West
Monroe County, Florida

DRAWN BY	FIELD BOOK / PAGE	FIELD SURVEY DATE	Job No.	SHEET	OF
W.B.Z.	VER 16/27	8/14/14	114-260	2	2

Plans



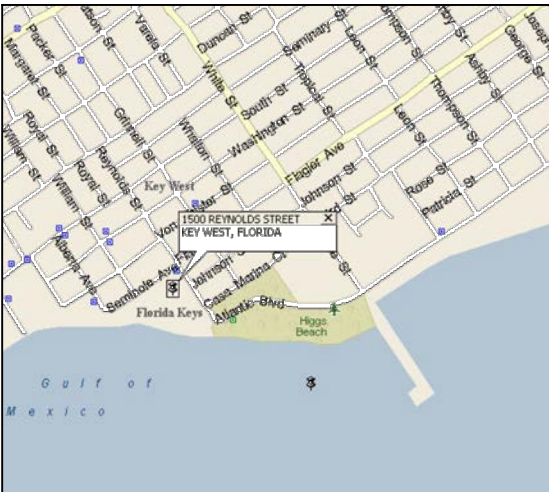
CASA MARINA

VERIZON SITE #62335

NEW PROJECT FOR WIRELESS COMMUNICATIONS SERVICE
1500 REYNOLDS STREET, KEY WEST, FLORIDA 33040



AREA MAP



LOCATION MAP

SITE NAME: CASA MARINA
SITE NUMBER: 62335

SITE ADDRESS: 1500 REYNOLDS STREET
KEY WEST, FL 33040

APPLICANT: NAME: VERIZON WIRELESS
ADDRESS: 777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

LATITUDE: 24° 32' 50.41"
LONGITUDE: -81° 47' 29.13"

SITE INFORMATION

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
G-1	GENERAL NOTES	0
A-1	ROOF PLAN	1
A-2	BUILDING ELEVATIONS	0
A-2A	NORTHWEST BUILDING ELEVATIONS	0
A-2B	SOUTHEAST BUILDING ELEVATIONS	0
A-2C	ADJACENT PROPERTIES EXHIBIT	0
A-3	RF PLAN	0
A-4	CONSTRUCTION DETAILS	0
S-1	STRUCTURAL PLATFORM PLAN AND SECTION	0
S-2	SHELTER SECTIONS AND DETAILS	0
S-3	STRUCTURAL DETAILS	0
S-4	ANTENNA FRAME PLAN AND SECTIONS	0
S-5	ANTENNA DETAILS	0
E-1	ELECTRICAL AND GROUNDING NOTES	0
E-2	ELECTRICAL SITE PLAN	0
E-3	ELECTRICAL AND TELCO RISER DIAGRAM	0
E-4	ELECTRICAL DETAILS	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

INSTALLATION OF NEW WIRELESS EQUIPMENT AND ANTENNAS FOR
ENHANCED WIRELESS COMMUNICATIONS SERVICE

PROJECT SUMMARY

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

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VERIZON SITE #62335
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PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

AUGUST 15, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

1	9-25-14	ANTENNAS MOVED 1' TO S.E.

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

COVER SHEET

SHEET NUMBER

T-1

INTENT

1. CONSTRUCTION PLANS AND SPECIFICATIONS DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS REQUIRED FOR THE PROPER CONSTRUCTION OF THE PROJECT.
2. CONSTRUCTION PLANS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. THOUGH, SHOULD ANY MATERIAL OR SPECIFICATION BE SHOWN, INDICATED OR SPECIFIED ON ONE SHEET AND NOT ANOTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.
3. THE INTENTION OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE COMPLETION OF THE WORK.
4. THE PURPOSE OF ANY SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE CONSTRUCTION PLANS AND TO DESIGNATE A PROCEDURE, TYPE OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
5. MINOR DEVIATIONS FROM THE DESIGN LAYOUT MAY OCCUR AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO CHANGES THAT ALTER THE INTENT OF THE DESIGN OF THE PROJECT WILL BE MADE OR PERMITTED WITHOUT PERMISSION OF THE OWNER AND ENGINEER.

CONFLICTS

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE PRIOR TO CONSTRUCTION AND VERIFICATION OF ALL MEASUREMENTS ON THE CONSTRUCTION PLANS BEFORE ORDERING ANY MATERIAL OR PERFORMING ANY WORK. NO EXTRA COMPENSATION SHALL BE ALLOWED DUE TO DISCREPANCIES BETWEEN THE ACTUAL DIMENSIONS IN THE FIELD AND THE DIMENSIONS INDICATED ON THE CONSTRUCTION PLANS. ANY DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
2. THE CONTRACTOR, WHEN AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER WHICH THE CONTRACTOR DID NOT REQUEST ADDITIONAL INFORMATION ON PRIOR TO THE BID.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES ENCOUNTERED OR ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE OBLIGATIONS OF THE CONSTRUCTION CONTRACT

PROTECTION OF WORK AREA

1. CONTRACTOR TO PROTECT THE WORK AREA, WHETHER INDOORS OR OUTDOORS. MAINTAIN FINISHED SURFACES CLEAN AND SUITABLY PROTECTED UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER OR OWNER’S REPRESENTATIVE.
2. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS MUST PASS.
3. PROVIDE PROTECTION OF EQUIPMENT ROOM SURFACES PRIOR TO CONSTRUCTION ACTIVITIES IN THESE AREAS.

REPAIRS AND REPLACEMENT OF DAMAGED ITEMS

1. IN THE EVENT OF DAMAGE TO EXISTING FACILITIES, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO THE OWNER OR PROPERTY OWNER.

STORAGE OF MATERIALS AND TOOLS

1. CONTRACTOR IS NOT TO UTILIZE THE EXISTING BUILDING SPACE FOR STORAGE OF MATERIALS OR TOOLS WITHOUT THE APPROVAL OF THE PROPERTY OWNER
2. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER NOT TO OBSTRUCT THE FLOW OF OTHER WORK. ALL EQUIPMENT OR MATERIAL STORAGE MUST ALSO MEET THE SPECIFICATIONS OF THE MANUFACTURER.

TEMPORARY FACILITIES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH LOCAL UTILITIES TO PROVIDE TEMPORARY ELECTRIC AND TELEPHONE SERVICE AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR MAY USE EXISTING ELECTRIC AND TELEPHONE FACILITIES ONLY WITH OWNER APPROVAL. ANY TEMPORARY POWER CORDS MUST BE STORED DURING NON WORKING HOURS.

CLEAN UP

1. CONTRACTOR SHALL KEEP THE SITE CLEAR OF DEBRIS AND TRASH DUE TO CONSTRUCTION ACTIVITIES. AT THE COMPLETION OF THE PROJECT, CONTRACTOR TO REMOVE ALL TOOLS SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE BY THE OWNER.
2. CONTRACTOR TO VISUALLY INSPECT ALL EXTERIOR SURFACES AND REMOVE SOIL, WASTE MATERIALS, AND OTHER FOREIGN MATTER. REMOVE ALL SPLASHED MATERIALS FROM ALL FINISHED AND OTHER SURFACES.
3. CONTRACTOR TO VISUALLY INSPECT ALL INTERIOR SURFACES AND REMOVE WASTE MATERIALS, FOREIGN MATTER, PAINT DROPPINGS, SPOTS, STAINS, AND SOIL FROM FINISHED SURFACES.

SHOP DRAWINGS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SPECIFICATIONS AS REQUIRED TO THE OWNER AND/OR ENGINEER FOR APPROVAL.
2. ALL SHOP DRAWINGS TO BE REVIEWED, CHECKED, AND CORRECTED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER OR CONSTRUCTION PROJECT MANAGER.

PRODUCTS AND SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

COMPLIANCE

1. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED BY THE LOCAL GOVERNING JURISDICTION) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 2010 FLORIDA BUILDING CODE WITH LATEST SUPPLEMENTS OR THE CONSTRUCTION PLAN SPECIFICATIONS, WHICHEVER IS MOST STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THAT EFFECT.
2. IT IS THE CONTRACTOR’S RESPONSIBILITY TO VERIFY COMPLIANCE WITH GOVERNING CODES AND TO NOTIFY THE OWNER IF ANY DISCREPANCIES PRIOR TO PERFORMING WORK ON THE SITE.
3. REFERENCE TO ANY STANDARD CODE OR PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO REFLECT THE MOST CURRENT EDITION AT THE TIME OF AWARD OF THE CONTRACT. IN ADDITION, LOCAL AMENDMENTS TO STANDARD CODES WILL APPLY. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION STIPULATIONS AS OUTLINED IN ANY ZONING APPROVAL OF THE PROJECT.
4. THE FOLLOWING CODES ARE THE MINIMUM THAT WILL BE REQUIRED FOR THE CONTRACTOR TO ADHERE TO THE LATEST EDITIONS OF THE:
 - 2010 FLORIDA BUILDING CODE
 - BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
 - NATIONAL ELECTRIC CODE (NEC)
 - ANSI/TIA/EIA–222–REVISION G
 - LIFE SAFETY CODE NFPA–LATEST EDITION
 - FEDERAL AVIATION REGULATIONS–LATEST EDITION
 - UNDERWRITERS LABORATORIES

COORDINATION WITH LOCAL PUBLIC UTILITIES

1. THE CONTRACTOR WILL COORDINATE WITH LOCAL UTILITIES FOR THE ELECTRIC AND TELEPHONE REQUIREMENTS OF THE SITE. THE CONTRACTOR WILL ALSO COORDINATE WITH ALL OTHER RELEVANT UTILITIES INCLUDING WATER, SEWER, STORMWATER, CABLE TELEVISION, AND ANY OTHERS TO PROTECT ANY OF THESE UTILITIES ON THE PROJECT SITE DURING THE COURSE OF CONSTRUCTION.

PERMITS AND LICENSES

1. CONTRACTOR SHALL HAVE EVIDENCE OF ALL REQUIRED PERMITS AND LICENSES AVAILABLE ON SITE AS REQUIRED FOR LOCAL INSPECTION AUTHORITIES

INSPECTIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 24 HOURS IN ADVANCE OF ALL REQUIRED INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT REQUIRED INSPECTIONS BY PERMITTING AUTHORITIES ARE CARRIED OUT IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER’S TESTING LABORATORY OR ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR IS TO PROVIDE RESULTS OF ALL TESTING TO THE OWNER.

SAFETY

1. NOISE LEVEL: THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY INCLUDING BY NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO INSTALL AND MAINTAIN ALL SAFETY DEVICES, INCLUDING, BUT NOT LIMITED TO, BARRICADES, LAMPS, SIGNS, BARRIERS, WARNING TAPES, AND OTHER ITEMS IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

ENVIRONMENTAL PROTECTION

1. NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT ALL STATE AND LOCAL REGULATIONS REGARDING ACCEPTABLE NOISE LEVELS ARE ADHERED TO DURING THE COURSE OF CONSTRUCTION ACTIVITIES.
2. DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT NECESSARY DUST CONTROL MEASURES TO LIMIT THE RELEASE OF FUGITIVE DUST DURING THE COURSE OF CONSTRUCTION ACTIVITIES.

INSURANCE AND BONDS

1. EACH CONTRACTOR AND SUB–CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AND BONDS AS REQUIRED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED ALL CERTIFICATES OF INSURANCE TO THE OWNER.

REPAIRS OF EXISTING FACILITIES

1. ANY EXISTING FACILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE OF THE FACILITIES.

AS–BUILT DRAWINGS

1. THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS–BUILT DRAWINGS IN THE FORM OF MARKED UP CONSTRUCTION PLANS THAT SHALL BE PROVIDED TO THE OWNER. AS–BUILT PLANS WILL BE PROVIDED TO THE OWNER WITHIN 2 WEEKS OF PRACTICAL COMPLETION OF THE PROJECT.

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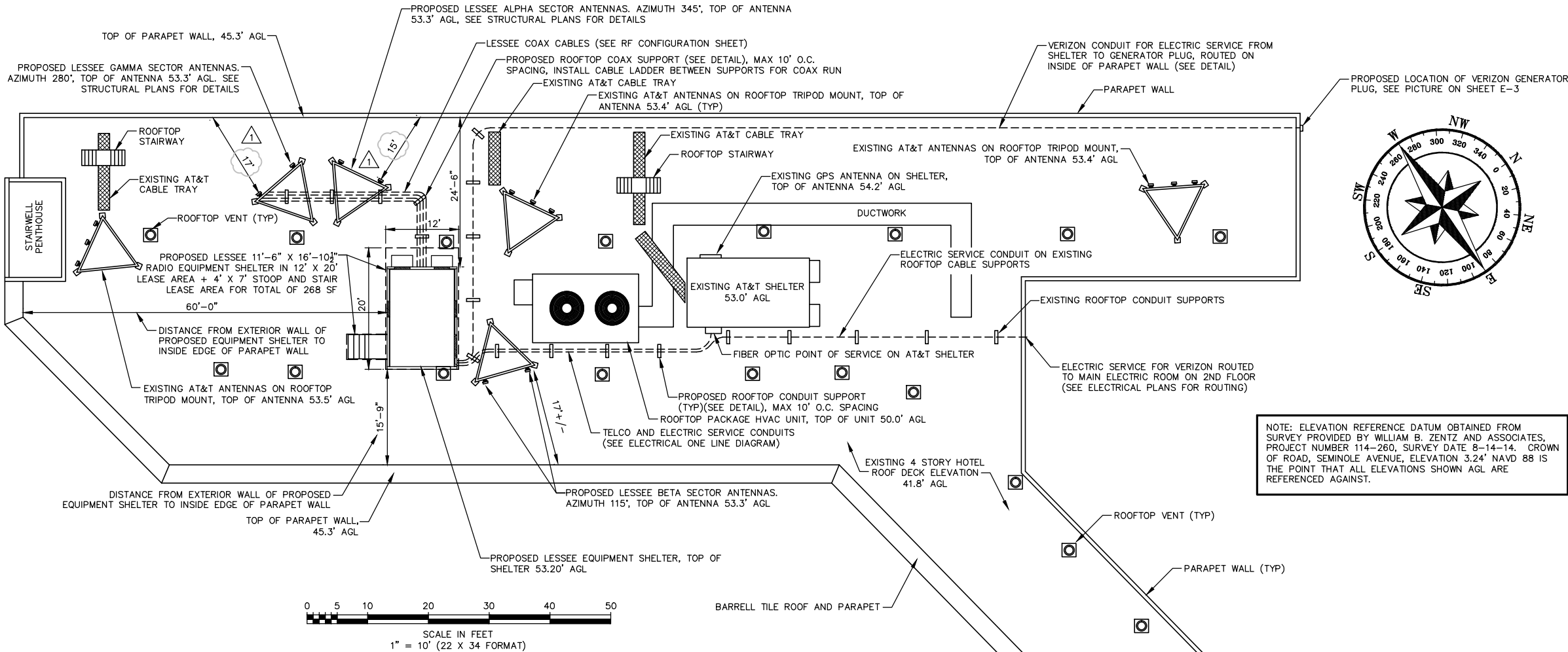
2010 FLORIDA BUILDING CODE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

G-1



GENERAL NOTES & SPECIFICATIONS

GENERAL:

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT AND MACHINERY NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.

CODES: ALL WORK PERFORMED AND MATERIALS USED SHALL MEET ALL REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE BUILDING CODE, STATE CODES, AND LOCAL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION.

THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL REQUIRED OTHER PERMITS AND FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

THE EXISTING BUILDING INFORMATION SHOWN IS DIAGRAMMATIC AND BASED UPON THE BEST INFORMATION AVAILABLE AT THIS TIME, HOWEVER, MAY NOT REFLECT ALL FIELD CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND THE COORDINATION OF THE WORK. ANY OMISSIONS OR CONFLICT IN THE WORKING DRAWINGS OR BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION AND COMPLETION OF THE DESCRIBED WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL EXISTING COLUMNS WHICH ARE DIRECTLY BELOW THE NEW WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT & ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING FIELD CONDITIONS.

CUTTING & PATCHING: WHERE EXISTING ELEMENTS OF THE BUILDING ARE REQUIRED TO BE CUT, FIT, ALTERED OR REMOVED IN THE PROPER EXECUTION OF THIS WORK, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OTHER PORTIONS OF THE EXISTING BUILDING INCLUDING BUT NOT LIMITED TO THE SHORING, BRACING AND SUPPORT REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. UPON COMPLETION OF THE WORK, ALL EXISTING MATERIALS, SYSTEMS AND ASSEMBLIES SHALL BE REPLACED, REPAIRED, OR REFIT TO MATCH OR EXCEED THE FIT, FINISH AND PERFORMANCE OF PREVIOUS CONDITIONS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS WHICH AFFECT SAFETY, STRUCTURAL INTEGRITY OR WATERTIGHTNESS OF BUILDING ARE CORRECTED. SEE RELATED SECTIONS "PENETRATIONS THRU FIRE RATED ASSEMBLIES" AND "ROOFING"

PENETRATIONS THRU FIRE RATED ASSEMBLIES:

ALL PENETRATIONS THROUGH EXISTING FLOORS, WALLS AND ROOF SLABS FOR ELECTRICAL CONDUITS, PIPES, ETC. REQUIRED AS PART OF THIS WORK SHALL BE PATCHED WITH U.L. APPROVED FIRE STOPPING CAULKING AS MANUFACTURED BY 3M OR APPROVED EQUIVALENT. SEE TYPICAL PENETRATION FIRESTOPPING DETAILS SHOWN IN PLANS. THE CONTRACTOR SHALL SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS AND U.L. CLASSIFIED FIRE TEST DATA FOR ANY DEVIATIONS FROM THE STANDARD DETAILS SHOWN IN THESE PLANS.

ROOFING:

ALL WORK RELATED TO CUTTING AND PATCHING OF EXISTING ROOFING WHICH ARE REQUIRED FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE PERFORMED BY A LICENSED ROOFING CONTRACTOR APPROVED AS A "CERTIFIED APPLICATOR" BY THE ISSUER OF THE EXISTING ROOFING WARRANTY(S). ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NRCA ROOFING AND WATERPROOFING MANUAL.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL PROVISIONS OF THE EXISTING ROOF WARRANTY(S) TO INSURE THAT ANY AND ALL WARRANTIES REMAIN IN EFFECT FOR THEIR FULL WRITTEN DURATION. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE ROOFING WARRANTY ISSUER HAS BEEN PROPERLY NOTIFIED OF THE PROPOSED WORK AND ALL PRE-CONSTRUCTION OR FOLLOW-UP INSPECTIONS REQUIRED BY THE WARRANTY ISSUER HAVE BEEN MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION DURING DEMOLITION, AND CUTTING OR PATCHING OF THE ROOF. DO NOT PERFORM ANY ROOFING UNDER CONDITIONS OF INCLEMENT WEATHER.

DO NOT APPLY ROOFING MEMBRANE TO DAMP DECK SURFACES. DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR SUN DAMAGE IN QUANTITIES GREATER THAN CAN BE WEATHERPROOFED THE SAME DAY.

PATCHING OF EXISTING ROOFING SHALL EXTEND 36" BEYOND AREA AFFECTED BY THE NEW WORK TO INSURE ADEQUATE WATERTIGHT INTERFACE W/ EXISTING ROOFING. REPLACE EXISTING INSULATION WITH NEW INSULATION TO MATCH EXISTING IN TYPE, THICKNESS AND SLOPE. ALL NEW MATERIALS SHALL BE COMPATABLE WITH EXISTING ROOFING AND SHALL BE OF SIMILAR ROOF SYSTEM TYPE.

RADIO EQUIPMENT:

THE CONTRACTOR SHALL COORDINATE W/ THE OWNER FOR INSTALLATION OF EQUIPMENT BY OTHERS. WORK SHOWN IN THESE PLANS SHALL NOT COMMENCE UNTIL COMPLETE EQUIPMENT SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, WEIGHTS, MOUNTING DETAILS, SERVICE CONNECTIONS, CLEARANCES, ETC. ARE SUBMITTED TO AND APPROVED BY THE ARCHITECT & ENGINEER.

ANTENNA CABLES:

COAXIAL ANTENNA CABLES SHALL BE INSTALLED PER THE VERIZON ISSUED LATEST RF CONFIGURATION PLAN

EXTERIOR PAINTING:

PAINTING SHALL INCLUDE ALL ANTENNAS, SUPPORTS, CABLES, FITTINGS, ETC. WHICH EXTEND ABOVE THE LINE OF EXISTING PARAPETS. PAINT ALL VISIBLE SURFACES OF ITEMS REQUIRED TO BE PAINTED. ALL PRODUCTS SHALL BE MANUFACTURED BY "SHERWIN WILLIAMS" OR APPROVED EQUIVALENT.

GALVANIZED METAL: 1 COAT OIL ALKYD PRIMER FOR GALVANIZED METAL "SW GALVITE B50W3" 2 COATS GLOSS ALKYD INDUSTRIAL ENAMEL "SW INDUSTRIAL ENAMEL B54W101"

FIBERGLASS ANTENNAS: 2 COATS "SW DTM EXTERIOR LATEX ENAMEL" PAINT MUST BE LEAD FREE.

EXISTING POST TENSIONED SLABS:

PRIOR TO DRILLING, SAWING, OR CUTTING THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY SLAB POST TENSIONING DUCTS AND TENDONS. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS WORK, ALL FIELD TESTING AND INVESTIGATION REQUIRED FOR PROPERLY LOCATING EXISTING POST TENSIONING DUCTS & TENDONS. ALL TESTING AND INVESTIGATION SHALL BE PERFORMED BY AN APPROVED & LICENSED INDEPENDENT TESTING LABORATORY. THE LOCATION OF ALL CORE DRILLING, ANCHORING, SHALL BE SHIFTED AS REQUIRED TO AVOID EXISTING POST TENSION DUCTS.

ROOF MATERIALS ARE PRESUMED ASBESTOS CONTAINING MATERIALS (PACM) UNDER OSHA REGULATION 29 CFR 1926-1101 AND AS OUTLINED IN THE STATE OF FLORIDA BUILDING ASBESTOS SURVEY PROCEDURES MANUAL DEVELOPED UNDER FLORIDA STATUTE 255.551-255.565. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OPERATIONAL AND ENGINEERING CONTROLS FOR DEALING WITH ASBESTOS CONTAINING MATERIALS AS DEFINED BY NESHAP & OSHA INCLUDING BUT NOT LIMITED TO WORKER/SITE PERSONNEL TRAINING & PROTECTION.

OVERALL ROOF PLAN-CASA MARINA RESORT-1500 REYNOLDS STREET-KEY WEST, FLORIDA

ROOF PLAN BASED ON INFORMATION PROVIDED BY PROPERTY OWNER

NORTH

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ROOF AND PENTHOUSE
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NORTHWEST BUILDING ELEVATION



SOUTHEAST BUILDING ELEVATION



NORTHEAST BUILDING ELEVATION

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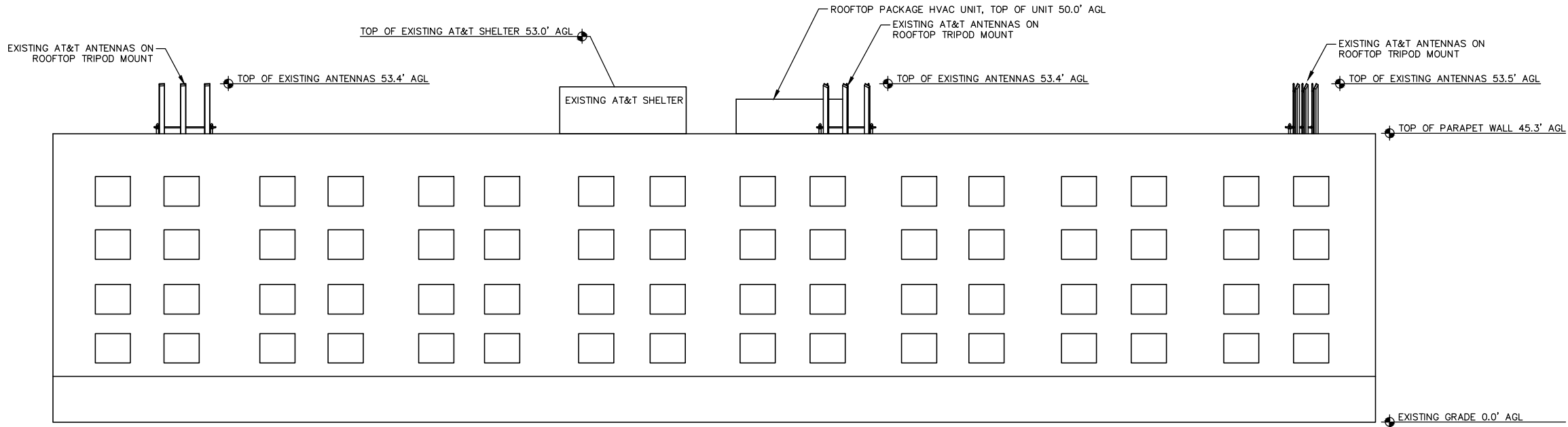
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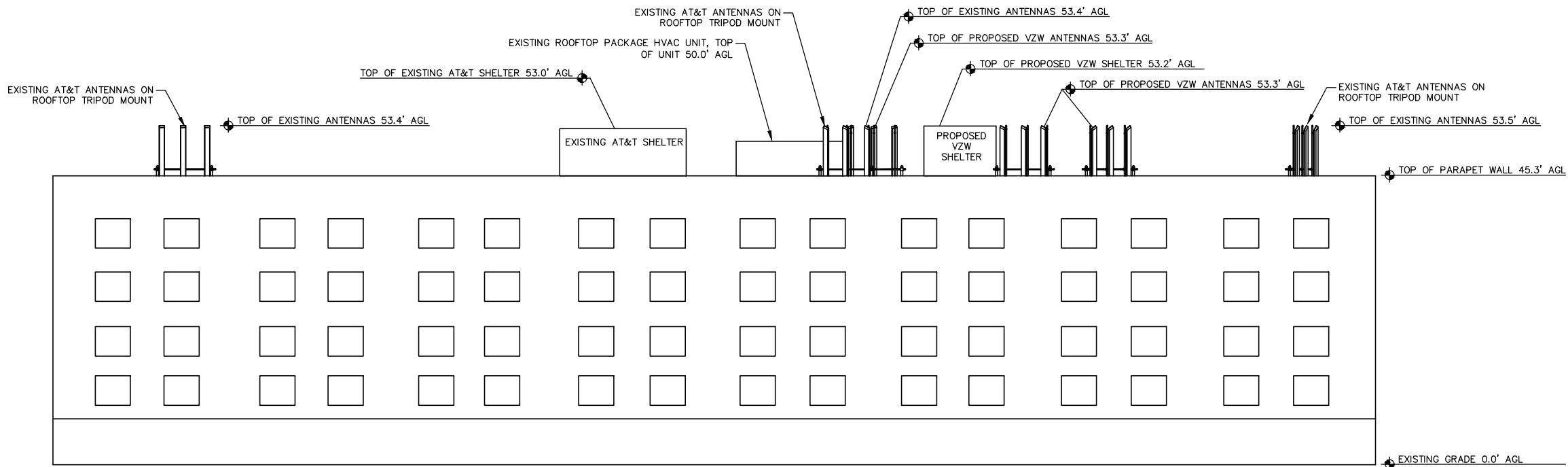
BUILDING ELEVATIONS
PLAN

SHEET NUMBER

A-2



EXISTING NORTHWEST BUILDING ELEVATION



PROPOSED NORTHWEST BUILDING ELEVATION

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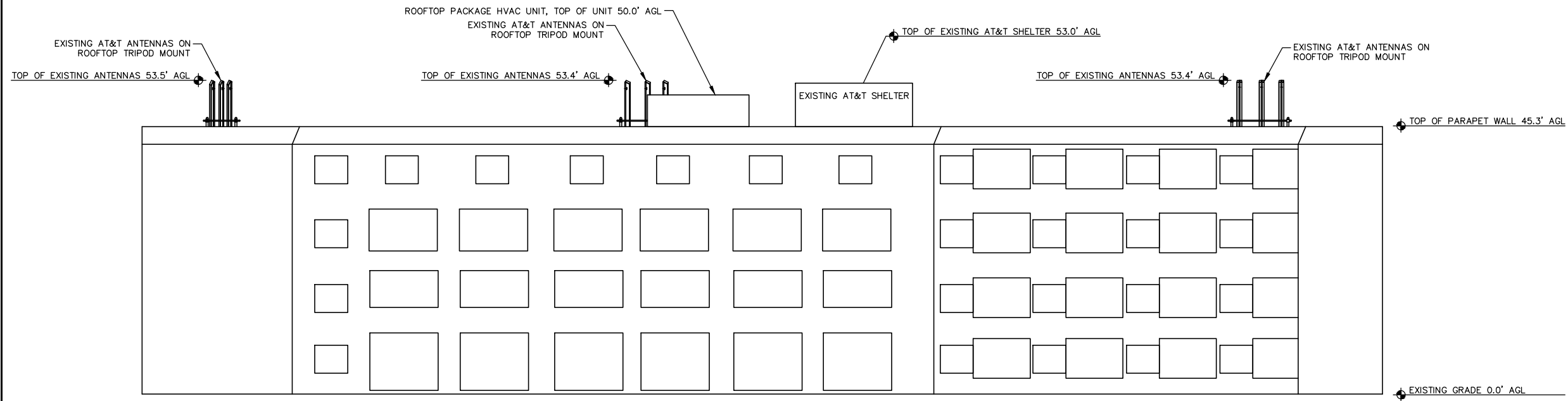
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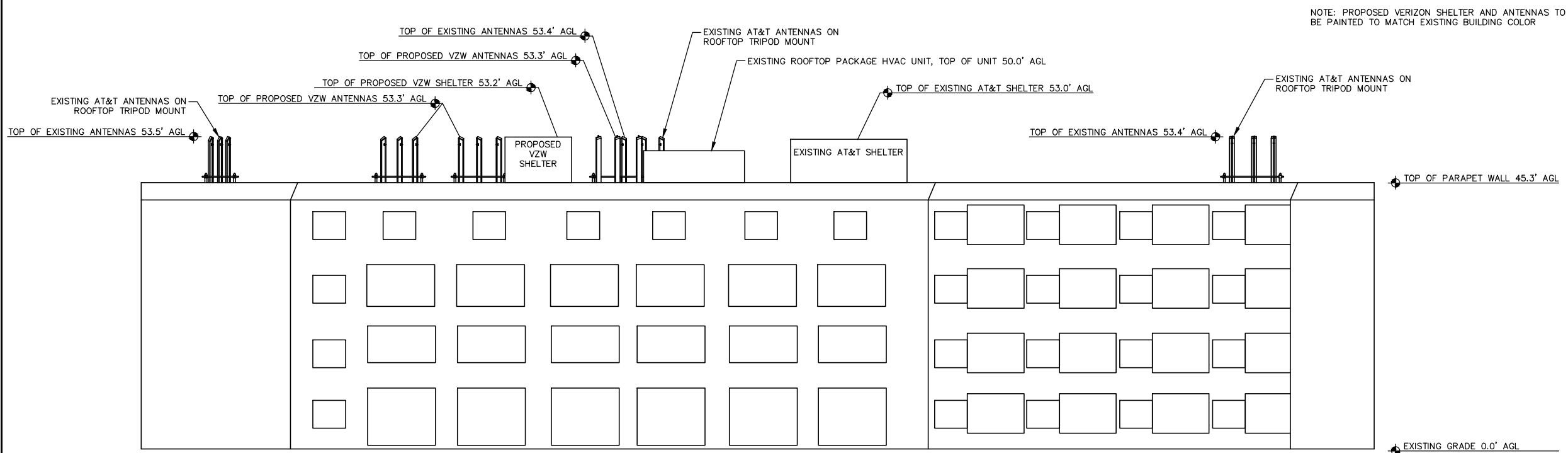
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EXISTING SOUTHEAST BUILDING ELEVATION



PROPOSED SOUTHEAST BUILDING ELEVATION

BUIILDING ELEVATIONS-CASA MARINA RESORT-1500 REYNOLDS STREET-KEY WEST, FLORIDA

ROOF PLAN BASED ON INFORMATION PROVIDED BY PROPERTY OWNER

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WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

JUNE 26, 2014

ISSUED FOR

ZONING PLANS

SUBMITTALS

REV.	DATE	DESCRIPTION
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PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM

KJM

RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

SOUTHEAST BUILDING ELEVATION
PLAN

SHEET NUMBER

A-2B



715 SEMINOLE AVENUE



761 SEMINOLE AVENUE



837 SEMINOLE AVENUE



850 SEMINOLE AVENUE



1500 ALBERTA STREET



1579 WILLIAM STREET

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

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820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

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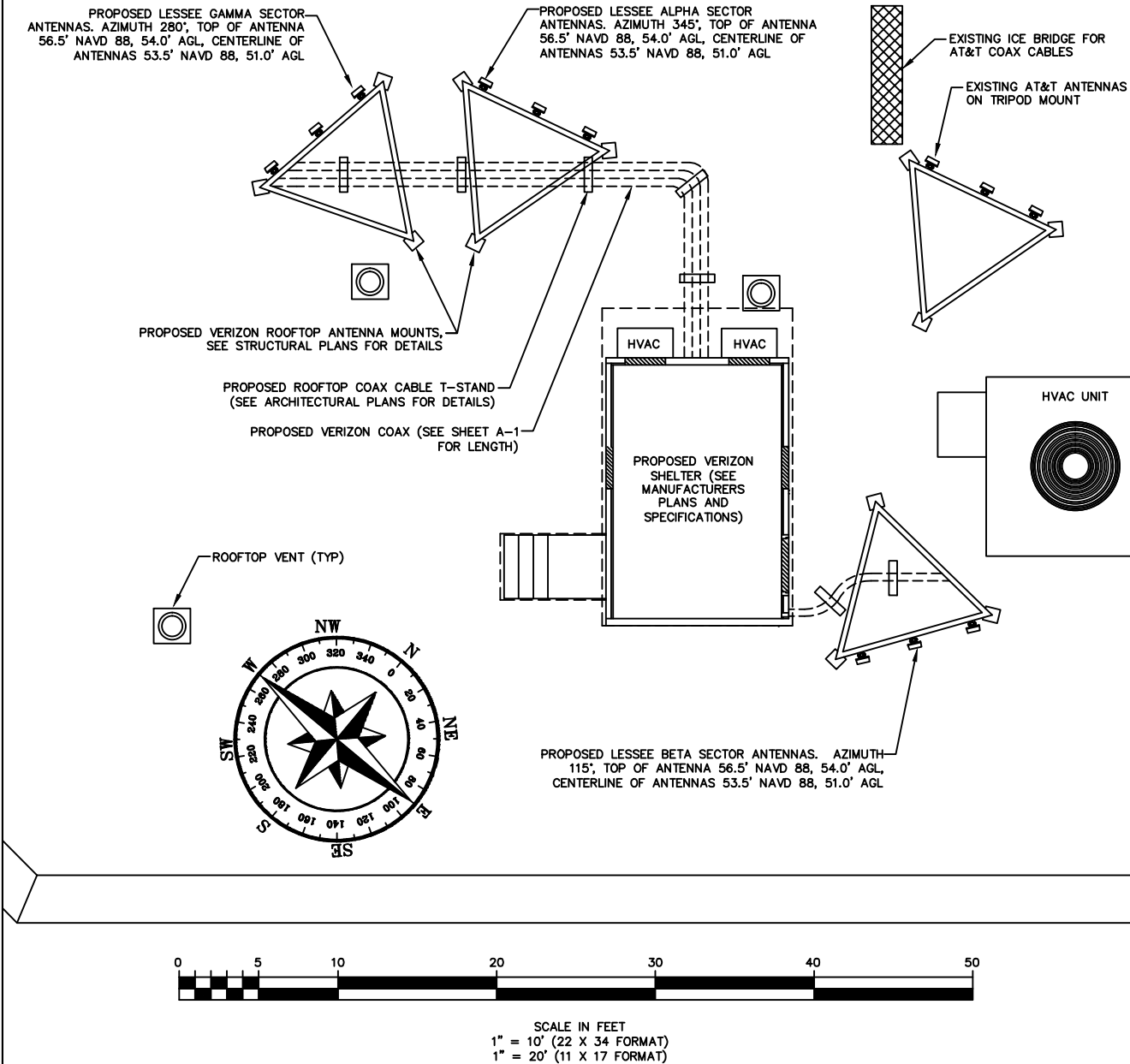
2010 FLORIDA BUILDING CODE

SHEET TITLE

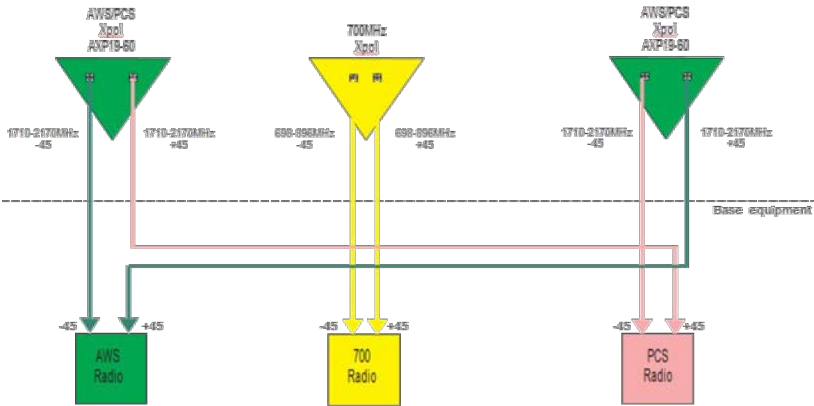
ADJACENT PROPERTIES
EXHIBIT

SHEET NUMBER

A-2C



ROOF PLAN-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA



CONFIGURATION OPTION

RF CONFIGURATION PLAN-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

Proposed Config				
PROPOSED CONFIGURATION				
RF ENGINEERING ANTENNA SPECIFICATION SHEET				
CELLULAR 800 MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 800MHz		ALPHA	BETA	GAMMA
Antenna Quantity				
Antenna Model				
Antenna Orientation				
Antenna Centerline (feet AGL)				
Mechanical Down-Tilt (Deg.)				
Diplexed Antenna				
Diplexer Model	Qty:			
TMA Model	Qty:			
Coaxial Type				
Coaxial Quantity				
Cell Site Number & PNs	0			
PCS 1900MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 1900 Mhz		ALPHA	BETA	GAMMA
Antenna Quantity				
Antenna Model		AXP19-60-2	AXP19-60-2	AXP19-60-2
Antenna Orientation		345	115	280
Antenna Centerline (feet AGL)		50	50	50
Mechanical Down-Tilt (Deg.)		0	0	0
Diplexed Antenna				
Diplexer Model	Qty:			
TMA Model	Qty:			
Coaxial Type		1 5/8"	1 5/8"	1 5/8"
Coaxial Quantity		2	2	2
PCS Site Number & PNs	0			
LTE 700MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK-700 Mhz		ALPHA	BETA	GAMMA
Antenna Quantity		1	1	1
Antenna Model		CSS X7-605-4	CSS X7-605-4	CSS X7-605-4
Antenna Orientation		345	115	280
Antenna Centerline (feet AGL)		50	50	50
Mechanical Down-Tilt (Deg.)		0	0	0
Diplexed Antenna				
Diplexer Model	Qty:			
TMA Model	Qty:			
Coaxial Type		1 5/8"	1 5/8"	1 5/8"
Coaxial Quantity		2	2	2
DUL Quantity				
LTE Site Number & PNs				
LTE 2100MHz (AWS) ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 2100 Mhz		ALPHA	BETA	GAMMA
Antenna Quantity		1	1	1
Antenna Model		AXP19-60-2	AXP19-60-2	AXP19-60-2
Antenna Orientation		345	115	280
Antenna Centerline (feet AGL)		50	50	50
Mechanical Down-Tilt (Deg.)		0	0	0
Diplexed Antenna				
Diplexer Model	Qty:			
TMA Model	Qty:			
Coaxial Type		1 5/8"	1 5/8"	1 5/8"
Coaxial Quantity		2	2	2
DUL Quantity				
AWS Site Number & PNs				
TECH TYPE: 700/1900/2100				
ANTENNA: Adding 0 antennas/ 18 cables				
COAX:				
DIPLEXER: No diplexers.				
COMMENTS:				
EQUIPMENT SUMMARY				
Total Number of Antennas:	0	CELLULAR (850MHz)	Total Number of Coaxial:	0
Total Number of Antennas:	3	PCS (1900MHz)	Total Number of Coaxial:	6
Total Number of Antennas:	3	LTE (700MHz)	Total Number of Coaxial:	6
Total Number of Antennas:	3	AWS (2100MHz)	Total Number of Coaxial:	6
TOTAL ANTENNA COUNT:	9	TOTAL	TOTAL COAXIAL COUNT:	18
Cellular Diplexed:	0	CELLULAR (850MHz)	Cellular Coaxial Size:	0
PCS Diplexed:	0	PCS (1900MHz)	PCS Coaxial Size:	1 5/8"
LTE Diplexed:	0	LTE (700MHz)	LTE Coaxial Size:	1 5/8"
AWS Diplexed:	0	AWS (2100MHz)	AWS Coaxial Size:	1 5/8"
TOTAL DIPLEXER COUNT:	0	COMBINER SET NEEDED AT BTS:		N/A

RF CONFIGURATION INFORMATION

LINE AND ANTENNA NOTES:

- NORTH ARROW SHOWN ON SITE PLAN REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY AND NOTIFY VERIZON OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
- ANTENNA AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS.
- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES TO CONFORM WITH ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM WITH ASTM A325. ALL EXPOSED FASTENERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTES.
- PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
- THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
- MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. ALL BENDS TO BE A MINIMUM OF 8" RADIUS.
- FOR ALL EXTERNAL GROUND CONNECTIONS, APPLY A PROTECTIVE COATING OF ANTI-OXIDANT COMPOUND SUCH AS 'NO-OXIDE A' BY DEARBORN CHEMICAL COMPANY.
- REPAIR ALL GALVANIZED AREAS DAMAGED BY THERMOWELDING. REPAIR WITH GOLD-GALV PAINT.

LINES AND ANTENNA NOTES

APPLICANT/OWNER:



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BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER

N24° 42' 12"



W81° 21' 10"

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ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

JUNE 5, 2014

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REV. DATE DESCRIPTION

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CITY OF KEY WEST, FLORIDA

BUILDING CODE

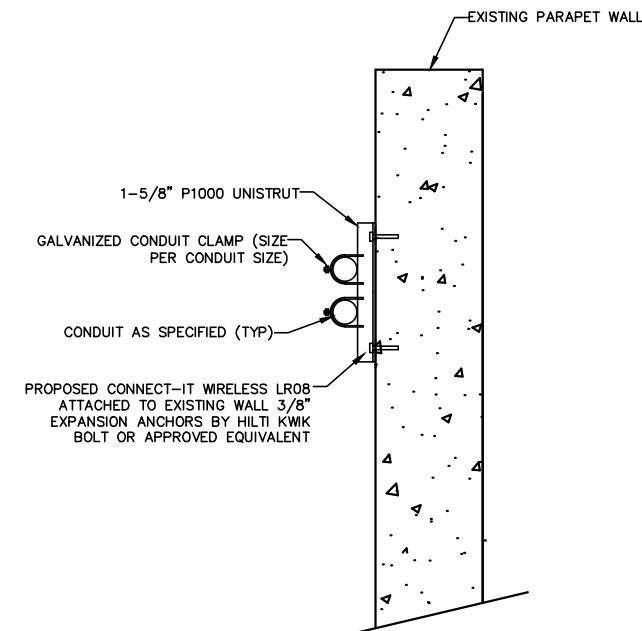
2010 FLORIDA BUILDING CODE

SHEET TITLE

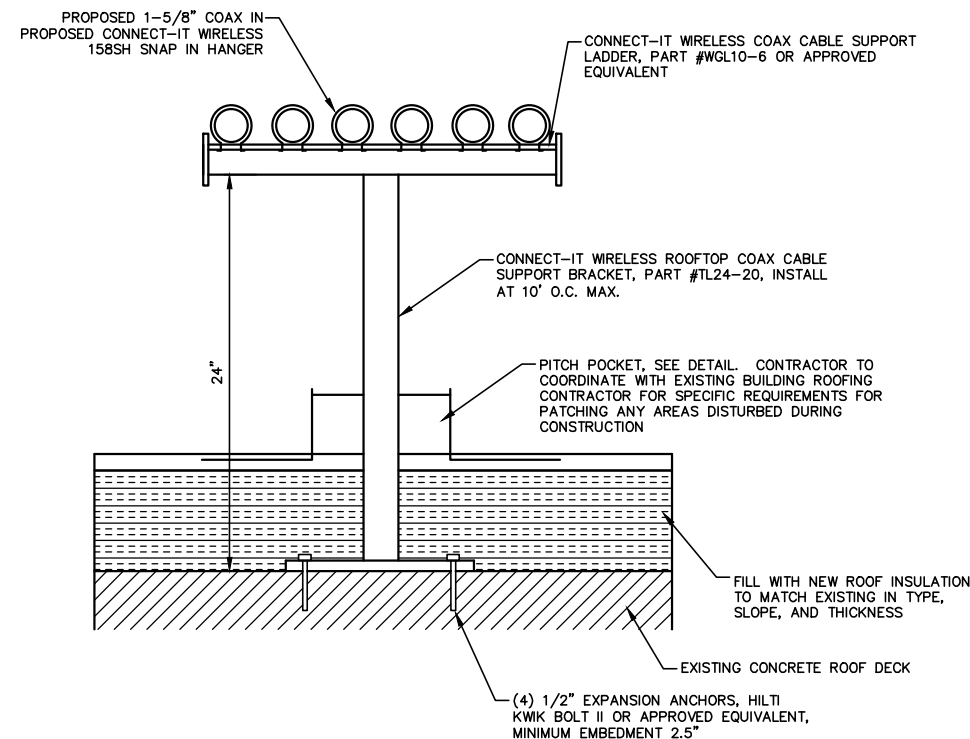
RF PLAN
ANTENNAS AND LINES

SHEET NUMBER

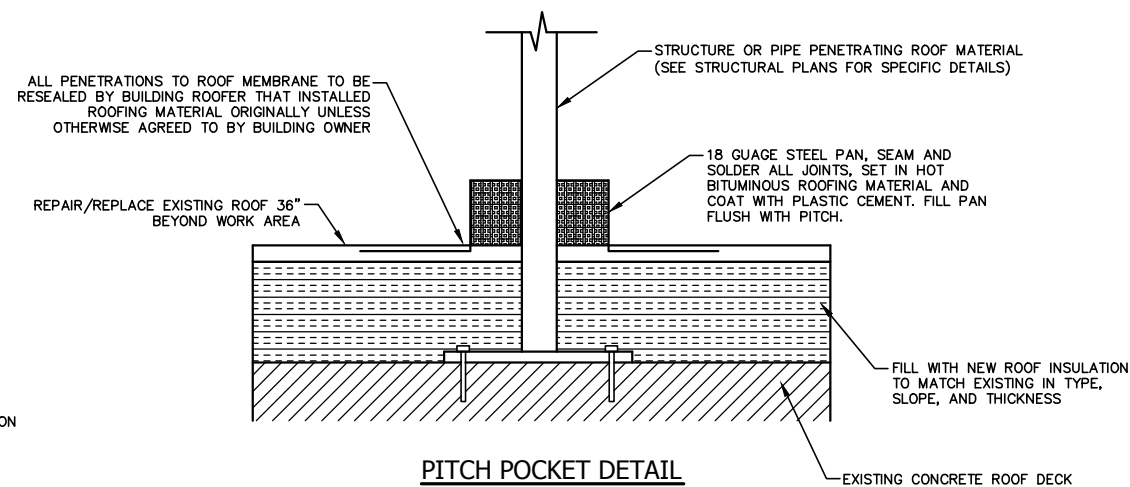
A-3



COAX CABLE MOUNT TO PARAPET WALL



ROOFTOP MOUNT CABLE SUPPORT



APPLICANT/OWNER:



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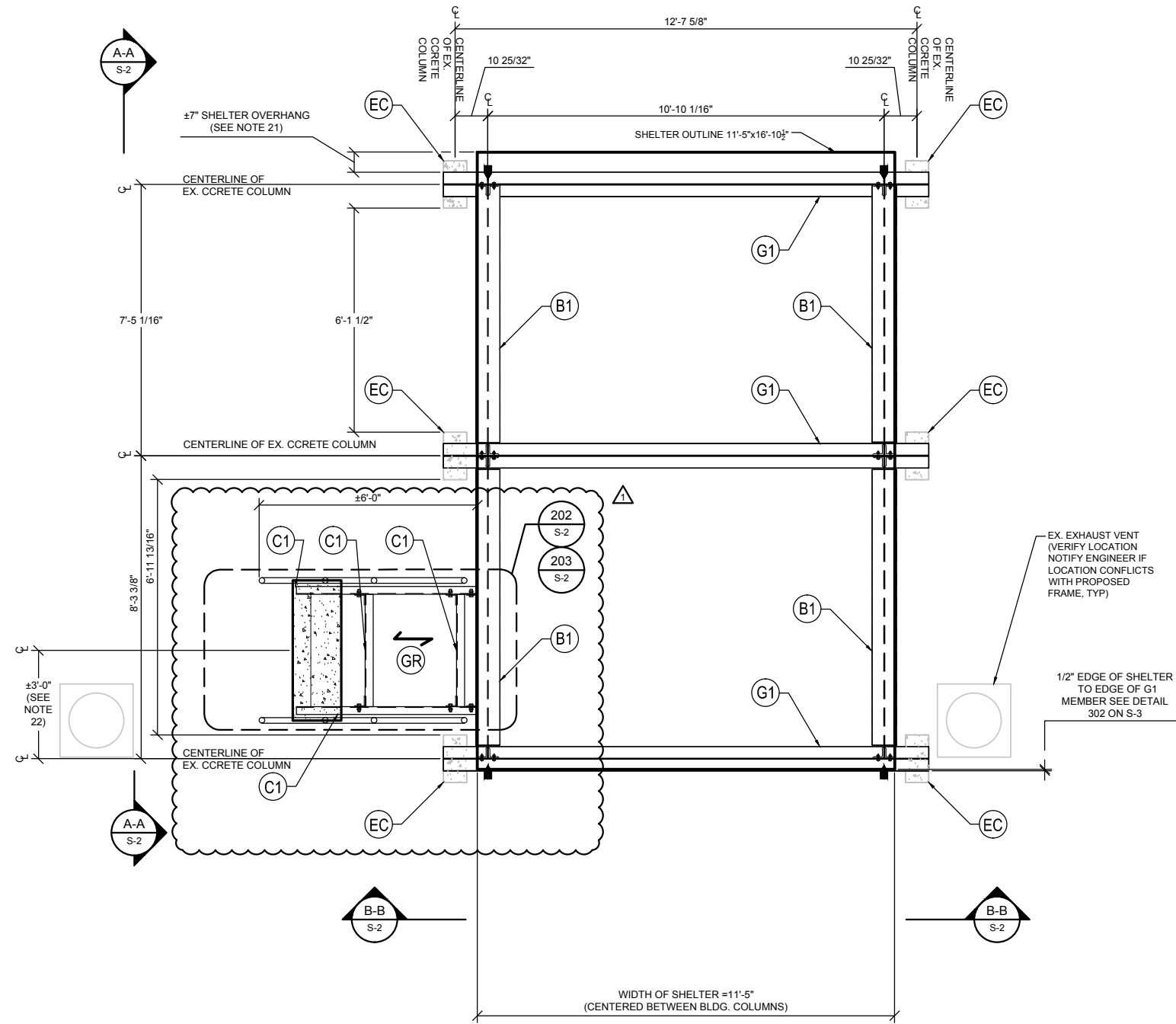
2010 FLORIDA BUILDING CODE

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

A-4



LEGEND

- (GR) MCNICHOLS GW(19W4) 1" x $\frac{3}{8}$ " GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
- DIRECTION OF GRATING
- (EC) EX. CONCRETE COLUMN, 7' $\frac{3}{8}$ " x 15' $\frac{3}{8}$ " W/ 4#5 VERTICAL REINFORCEMENT & #2 @72" O/C TIES
- (G1) GIRDER, W10X33
- (C1) CHANNEL C10x15.3
- (B1) BEAM, W10X33
- (P1) 5.0X PIPE
- (P2) 3.0X PIPE
- (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
- (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
- ▀ INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

UNDERLYING STRUCTURAL SUPPORT FOR SHELTER - PLAN VIEW

SCALE: 1/2" = 1'-0"

NOTES:

- DESIGN:
CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND ANY OTHER LOCAL OR REGIONAL GOVERNING CODES DURING CONSTRUCTION.
- WIND LOAD CRITERIA (ASCE 7-10):

STRUCTURAL FRAME:
BASIC WIND SPEED = 185 MPH (3-SECOND GUST)
STRUCTURAL CATEGORY = II
WIND EXPOSURE=D
MWFRS ENCLOSED BUILDING
- STRUCTURAL STEEL:

MATERIAL - ALL STEEL MEMBERS SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS:
PIPE SHAPES SHALL CONFORM TO ASTM A53 GRADE B (Fy = 35 ksi; Fu = 60 ksi)
HSS SHAPES SHALL CONFORM TO ASTM A500 GRADE B (Fy = 46 ksi; Fu = 58 ksi)
W SHAPES SHALL CONFORM WITH ASTM A992 (Fy=50ksi,Fu=65ksi)
CHANNELS AND ANGLES SHALL CONFORM WITH ASTM A36 (Fy=36ksi,Fu=58ksi)
PLATES SHALL CONFORM WITH ASTM A36 (Fy=36ksi,Fu=58ksi)

CONNECTIONS:
DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.

WELDING:
SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODE

GALVANIZED ASSEMBLIES:
GALVANIZED HSS ASSEMBLIES SHOULD NOT BE COMPLETELY SEALED BECAUSE RAPID PRESSURE CHANGES DURING THE GALVANIZING PROCESS TEND TO BURST SEALED ASSEMBLIES.
- SHELTER:
THIS DESIGN IS BASED AN EMAIL PROVIDED BY JOHN IRVING AT CELLXION A LIGHTWEIGHT 11'-5" x 16'-10 $\frac{1}{2}$ " x 11'-5" (LxWxH OVERALL) IS PROPOSED TO BE INSTALLED ON TOP OF THE SUBFRAME AS DETAILED IN THESE PLANS. THE SHELTER HAS A DEAD WEIGHT OF 22,000 LBS (SHELTER WEIGHT ONLY). THE SHELTER FLOOR HAS A W16x31 PERIMETER BEAM THAT IS PROPOSED TO BE DIRECTLY WELDED TO THE SUBFRAME. THE LIGHTWEIGHT SHELTER SHOP DRAWINGS MUST BE PROVIDED TO JWME PRIOR TO CONSTRUCTION SO THAT JWME MAY BE ABLE TO MODIFY ANY PARTS OF THE DESIGN THAT MAY CONFLICT WITH THESE PLANS.
- ALL COMPONENTS SHALL BE PROTECTED FROM WEATHER EFFECTS. USE HOT DIP GALVANIZED MATERIAL OR PAINT AS APPROPRIATE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF ACCEPTABLE PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO ASTM A780-93A.
- CONTRACTOR MAY PAINT GALVANIZED HSS MEMBERS IF REQUESTED BY THE CLIENT. CONTRACTOR SHALL COORDINATE WITH PROJECT MANAGER FOR COLOR SELECTION.
- CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- AT THE CONTRACTORS OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
- SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY AREAS OF THE SITE AT THE CONTRACTOR'S EXPENSE THAT ARE DISTURBED AS A RESULT OF THE WORK ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS
- THE CONTRACTOR SHALL VERIFY PROPOSED STRUCTURAL LOCATIONS AND POTENTIAL CONFLICTS BEFORE BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER. DESIGN MODIFICATIONS MAY BE NECESSARY AS A RESULT.
- CONTRACTOR SHALL VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWING SET AND EXISTING FIELD CONDITIONS.
- JWME WAS NOT PROVIDED AN EXISTING DRAINAGE PLAN FOR THIS ROOF AND THEREFORE THE EXISTING DRAINAGE PATTERN IS UNKNOWN. THE CONTRACTOR MUST PROVIDE PROPER SLOPING AT AND AROUND SHELTER SO THAT THE EXISTING DRAINAGE PATTERN ON THE ROOF IS MAINTAINED. THIS MAY REQUIRE SOME MODIFICATION TO THE EXISTING ROOF. THE CONTRACTOR SHALL EVALUATE THE SITE PRIOR TO CONSTRUCTION AND NOTIFY JWME OF ANY POTENTIAL PROBLEMS. JWME WILL WORK WITH THE CONTRACTOR TO DEVELOP A PROPER DRAINAGE PLAN AS NECESSARY.
- THIS DESIGN IS BASED ON INFORMATION PROVIDED TO JWME BY WAYPOINT ENGINEERING INCLUDING:
- RECORD DRAWINGS BY PETER L. GLUCK ARCHITECT 80 FIFTH AVE. NEW YORK, NY 10011 & GEIGER BERGER ASSOCIATES, P.C. (STRUCTURAL ENGINEERS) 500 FIFTH AVE. NEW YORK, NY 10036 DATED 1978
- PHOTOGRAPHS OF THE RECORD BUILDING DRAWINGS FROM SITE VISIT PERFORMED BY RUSSELL MORRISON OF WAYPOINT ENGINEERING, LLC ON 03/11/14
-LIGHT WEIGHT SHELTER DESIGNED BY CELLIXON (JOHN IRVING, PE). INFORMATION ON THE OVERALL DIMENSIONS AND WEIGHT OF THIS SHELTER WERE PROVIDED IN AN EMAIL FROM MR. IRVING.
- CONTRACTOR MUST COORDINATE ALL SITE IMPROVEMENTS WITH THE BUILDING OWNER AND CLIENT PROJECT MANAGER.
- CONTRACTOR MUST VERIFY THE PROPOSED BASE PLATES ARE LOCATED DIRECTLY ABOVE THE UNDERLYING BUILDING'S CONCRETE COLUMNS AND THAT THE CONCRETE SLAB THICKNESS IS AS INDICATED. CONTRACTOR SHALL ALSO VERIFY THAT NO EXISTING REINFORCING STEEL IN THE UNDERLYING CONCRETE DECK AND COLUMN ARE COMPROMISED WITH THE PROPOSED IMPROVEMENTS. REPORT TO ENGINEER IF DIFFERENT.
- FROM THE SITE PHOTOGRAPH IT IS UNDERSTOOD THERE ARE SOME EXHAUST VENTS NEAR THE PROPOSED SITE AREA. JWME WAS NOT PROVIDED AN AS-BUILT SURVEY OF THIS ROOF TOP AND ALL EQUIPMENT IS GENERALLY LOCATED. THE CONTRACTOR MUST VERIFY THAT THE EXISTING EXHAUST VENT IS NOT IN CONFLICT WITH THE PROPOSED SITE LAYOUT AND THAT ALL CLEARANCES ARE MAINTAINED ACCORDING TO THE FBC. THE CONTRACTOR MUST CONTACT THE ENGINEER IF THERE IS A PERCEIVED CONFLICT PRIOR TO CONSTRUCTION.
- PER CONVERSATIONS WITH THE SHELTER MANUFACTURER, WAYPOINT ENGINEERING, AND VERIZON THE SHELTER IS TO CONSTRUCTED WITH A 5" THICK CONCRETE SLAB FLOOR IN LIEU OF THE W 16x31 PERIMETER BEAM THAT WAS IN THE PREVIOUS VERSION. AS A RESULT THE ATTACHMENT METHOD (AS SHOWN IN DETAIL 308 ON S-3) OF THE FRAME TO THE STEEL SUB STRUCTURE HAS BE MODIFIED. AT THE TIME OF THIS CHANGE JWME WAS NOT PROVIDED AS-BUILTS OF THE PROPOSED SHELTER. THE CONTRACTOR MUST PROVIDE SHOP DRAWINGS OF THE SHELTER TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION TO VERIFY THE PROPOSED CONNECTION METHOD WILL BE ACCEPTABLE. DESIGN MODIFICATIONS MAY BE NECESSARY AND MAY IMPACT THE CONSTRUCTION SCHEDULE AS A RESULT.
- STAIRWELL MUST BE CENTERED ON SHELTER DOOR AND PROVIDE PROPER INGRESS AND EGRESS ACCESS TO SHELTER. NOTIFY ENGINEER IF SHELTER DRAWINGS CONFLICT WITH PROPOSED STAIRWELL. MODIFICATIONS MAY BE NECESSARY.

APPLICANT/OWNER:



14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

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820 W. INDIANTOWN ROAD, SUITE 105
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PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

DESIGN ENGINEER:
JOHN WAYNE MISHOE, P.E. #25349
STEPHEN MATTHEW BELSER, P.E. #67514

STRUCTURAL ENGINEER:



JWM ENGINEERING, LLC
2805 NW 34th TERRACE
GAINESVILLE, FL 32609
www.jwme.co
P: 352-505-8890
F: 888-504-4824
e: jerry@jwm-engineering.com
CA# 28619

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CITY OF KEY WEST, FLORIDA

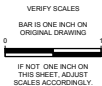
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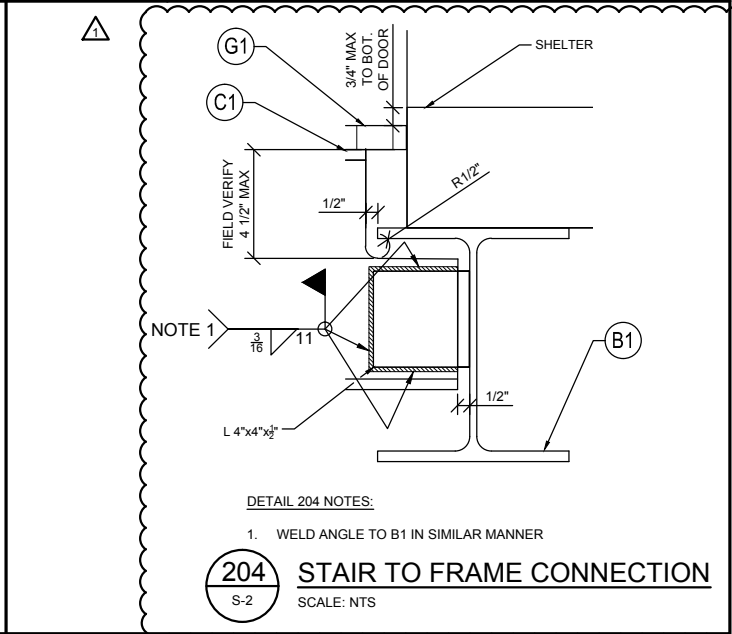
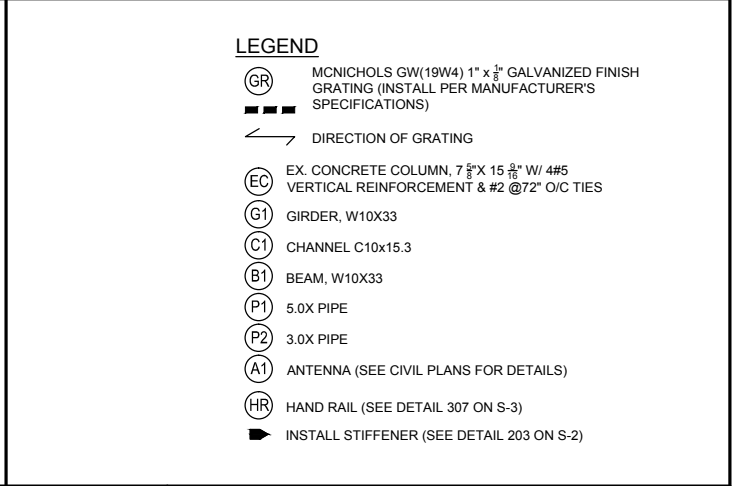
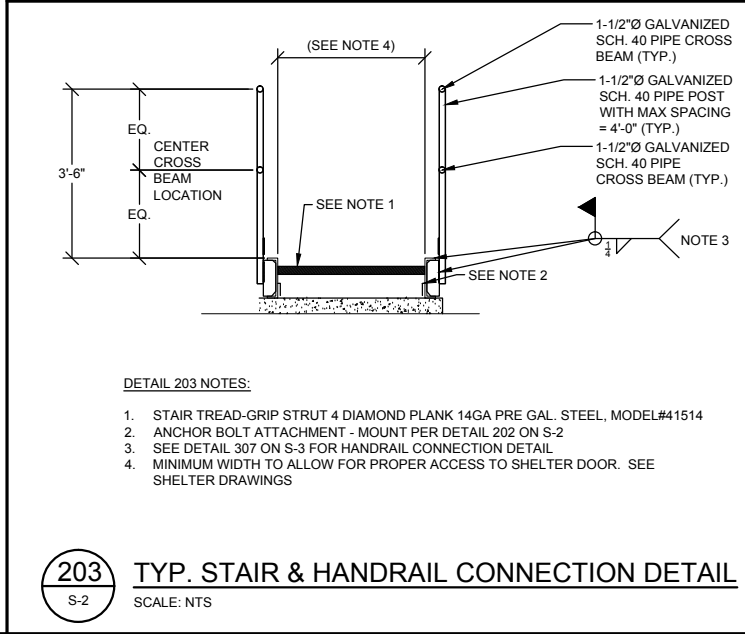
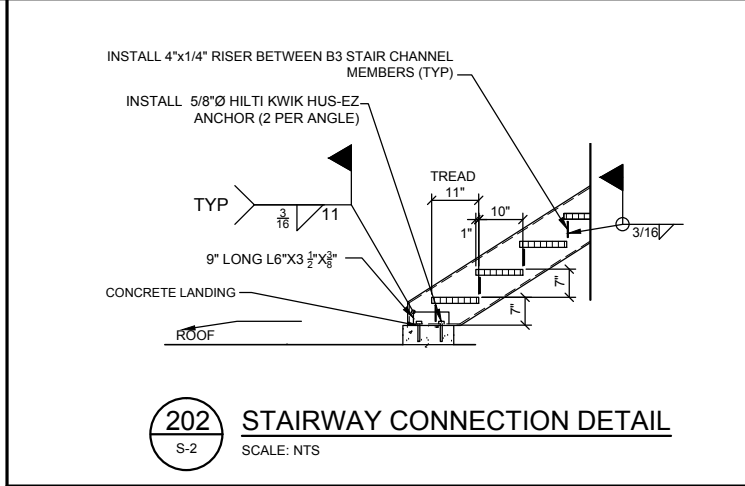
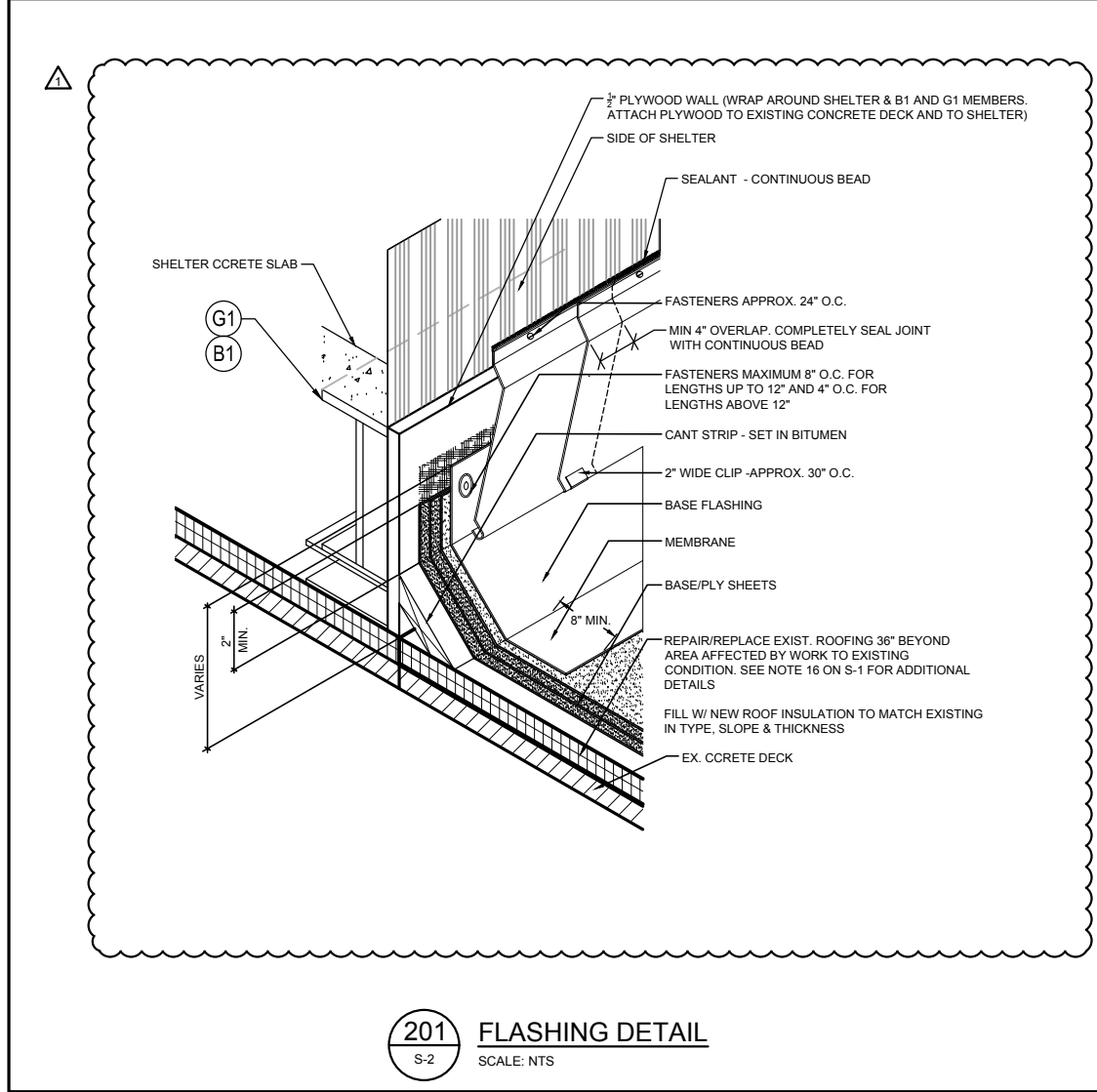
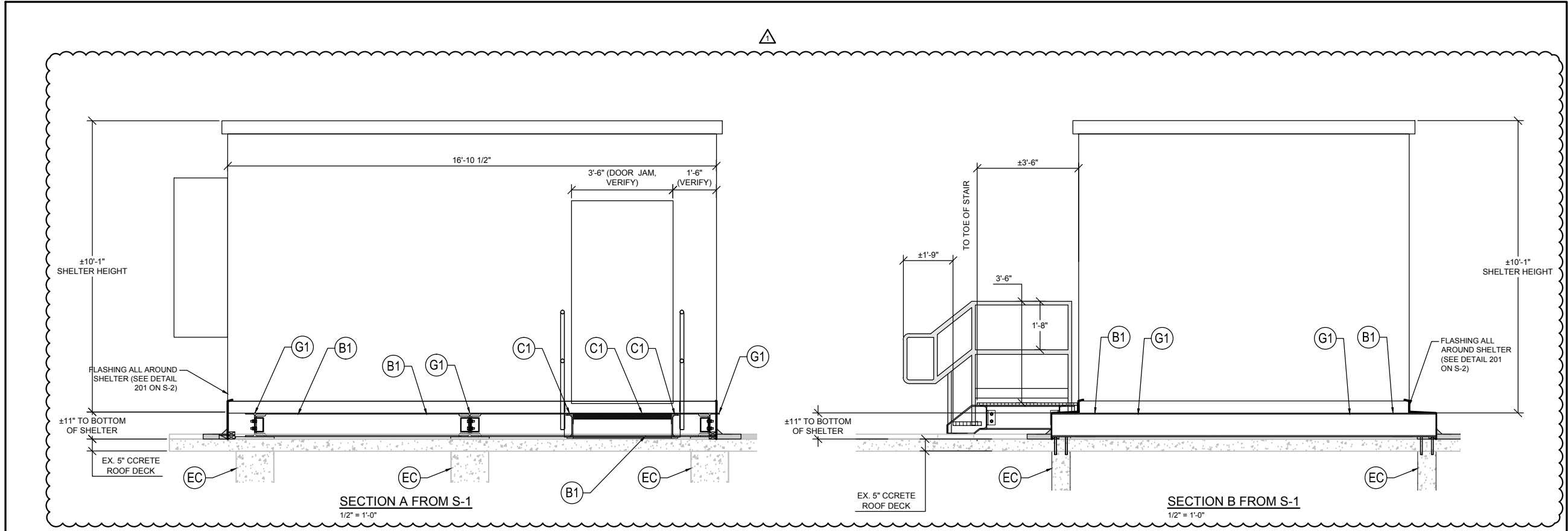
2010 FLORIDA BUILDING CODE

SHEET TITLE
STRUCTURAL PLAN
AND SECTION


SHEET NUMBER

S-1






APPLICANT/OWNER:


**14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637**

PROJECT NAME AND LOCATION:

**CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040**


PROJECT ENGINEER


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PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

DESIGN ENGINEER:
JOHN WAYNE MISHOE, P.E. #25349
STEPHEN MATTHEW BELSER, P.E. #67514

STRUCTURAL ENGINEER:


JWME Engineering, LLC
2805 NW 34th TERRACE
GAINESVILLE, FL 32609
P: 352-504-8890
F: 888-504-4824
E: jwme@jwme-engineering.com
CA# 28619

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⚠	07/24/14	MOD PER. COMMENTS

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SMB JWM RCM

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CITY OF KEY WEST, FLORIDA

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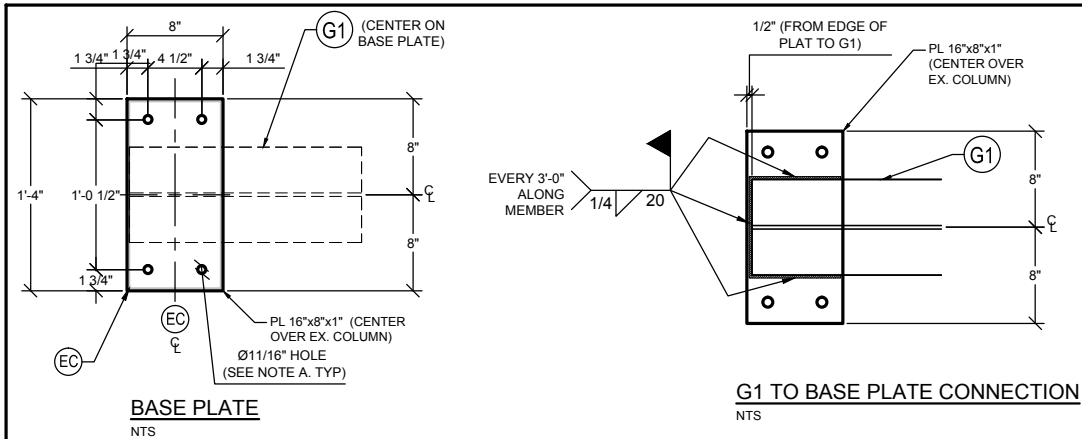
SHEET TITLE

SHELTER SECTIONS
AND DETAILS

SHEET NUMBER

S-2

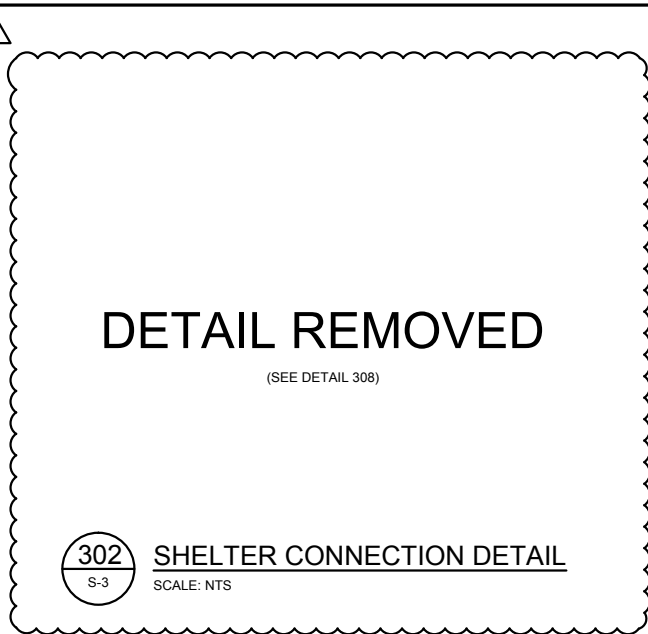
VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY



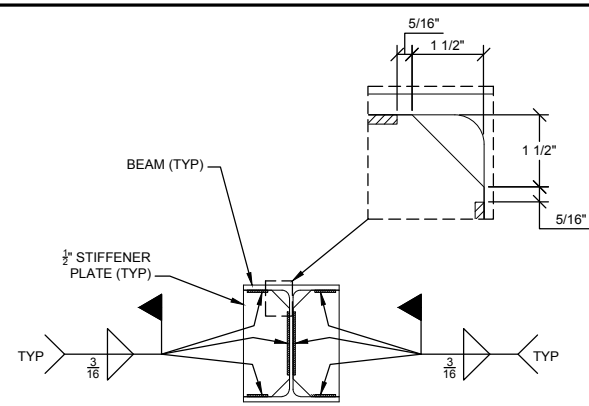
NOTES FOR DETAIL 301:

- A. INSTALL 5/8 HILTI HAS B7 CARBON STEEL THREADED ROD WITH HILTI HIT-HY 200 SAFE SET SYSTEM EPOXY WITH MINIMUM EMBEDMENT DEPTH OF 4"
B. CENTER BASE PLATE OVER EXISTING COLUMN (TYP)

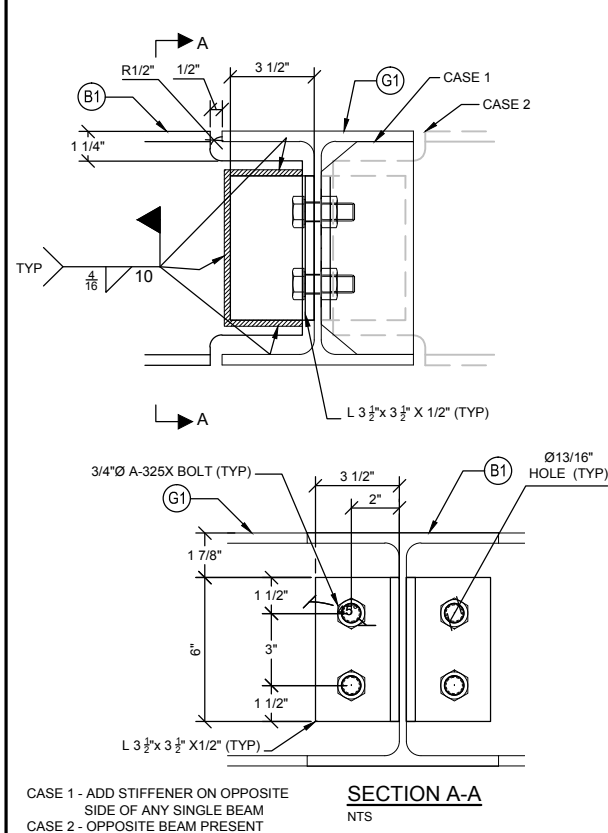
301 BASE PLATE CONNECTION DETAIL
S-3 SCALE: NTS



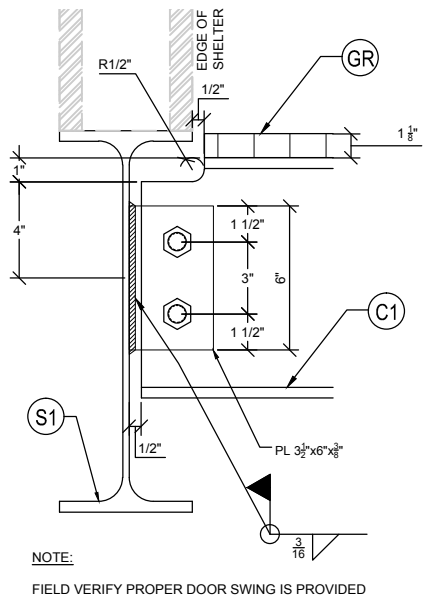
302 SHELTER CONNECTION DETAIL
S-3 SCALE: NTS



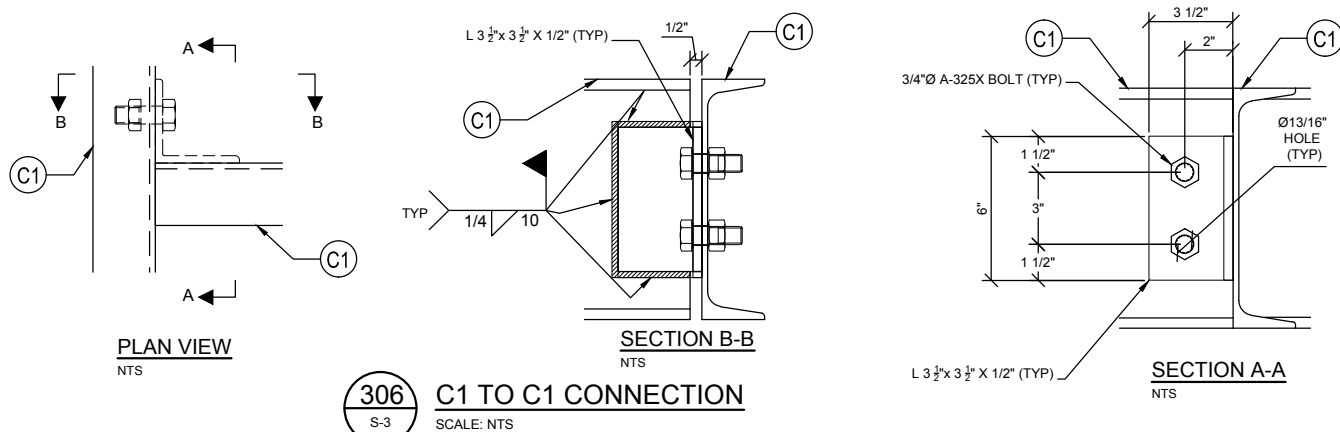
303 STIFFENER PLATE DETAIL
S-3 SCALE: NTS



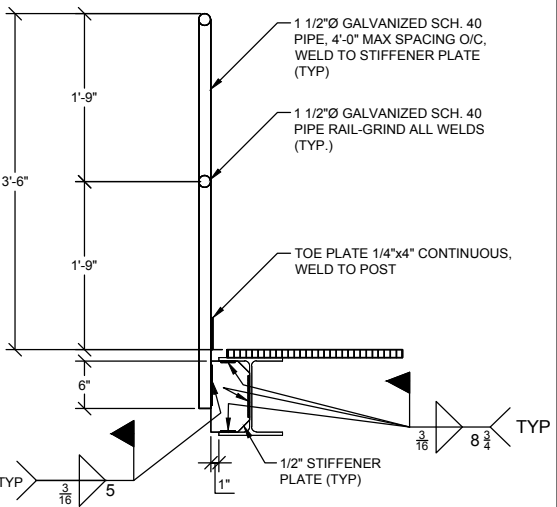
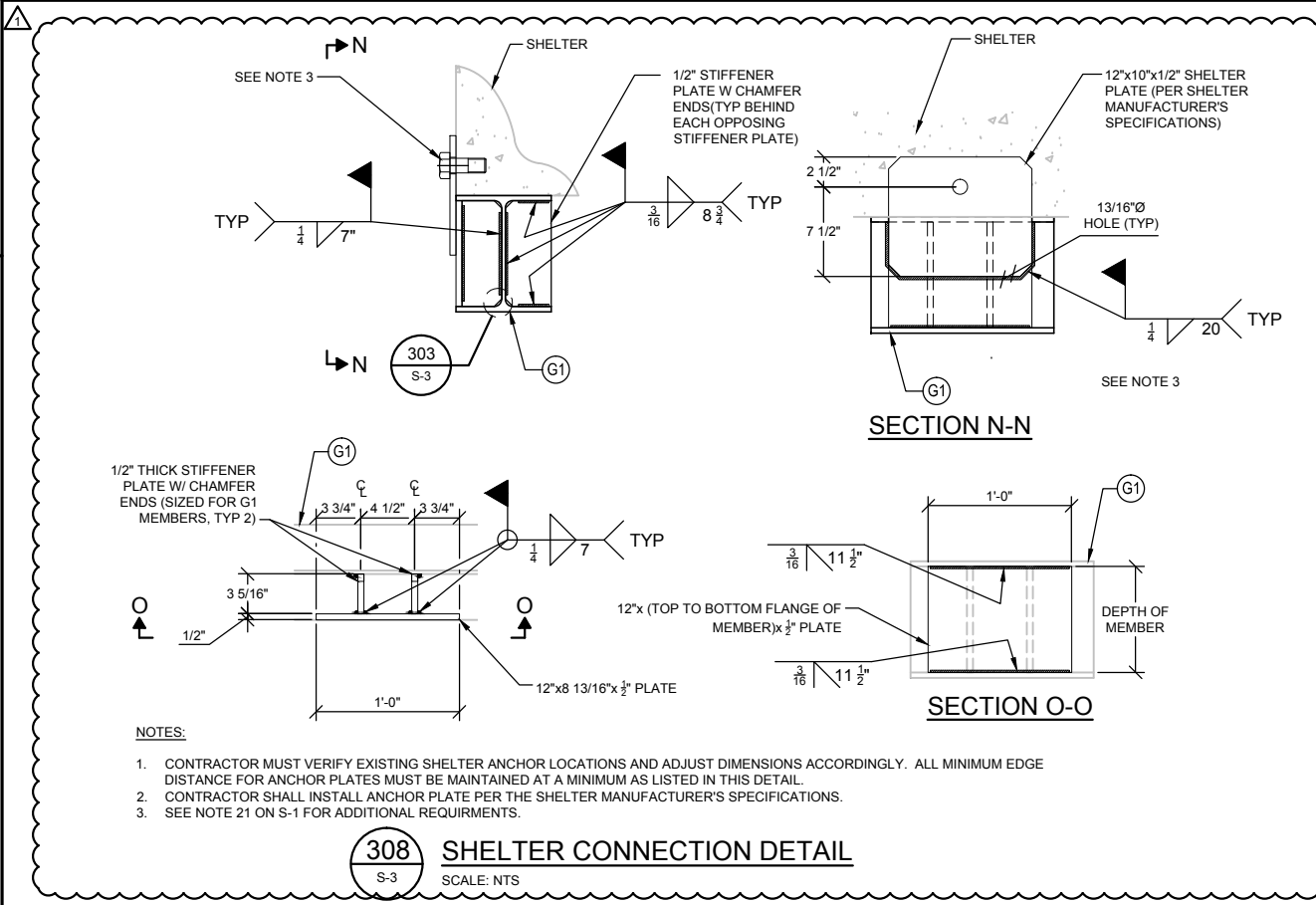
304 B1 TO G1 CONNECTION
S-3 SCALE: NTS



305 C1 TO S1 CONNECTION
S-3 SCALE: NTS



306 C1 TO C1 CONNECTION
S-3 SCALE: NTS



308 SHELTER CONNECTION DETAIL
S-3 SCALE: NTS

- LEGEND**
- GR MCNICHOLS GW(19W4) 1" x 3/8" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
 - DIRECTION OF GRATING
 - EC EX. CONCRETE COLUMN, 7 5/8" x 15 5/8" W/ 4#5 VERTICAL REINFORCEMENT & #2 @ 72" O/C TIES
 - G1 GIRDER, W10X33
 - C1 CHANNEL C10x15.3
 - B1 BEAM, W10X33
 - P1 5.0X PIPE
 - P2 3.0X PIPE
 - A1 ANTENNA (SEE CIVIL PLANS FOR DETAILS)
 - HR HAND RAIL (SEE DETAIL 307 ON S-3)
 - INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

APPLICANT/OWNER:

verizonwireless

14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER

N24° 42' 12"
W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

DESIGN ENGINEER:
JOHN WAYNE MISHOE, P.E. #25349
STEPHEN MATTHEW BELSER, P.E. #67514

STRUCTURAL ENGINEER:

JWME Engineering, LLC

JWM ENGINEERING, LLC
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CA# 28619

DATE OF ISSUE

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REV.	DATE	DESCRIPTION
Δ	07/24/14	MOD PER. COMMENTS

PROJECT NUMBER

L201403-09

DRAWN BY SMB **CHECKED** JWM **APPROVED** RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

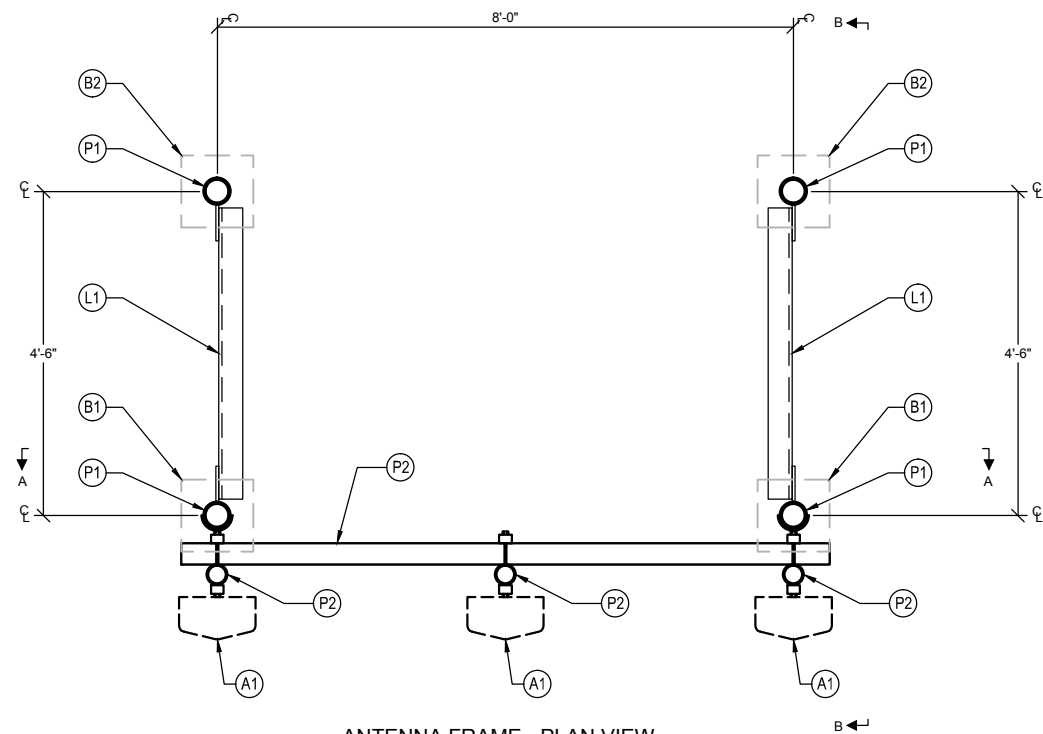
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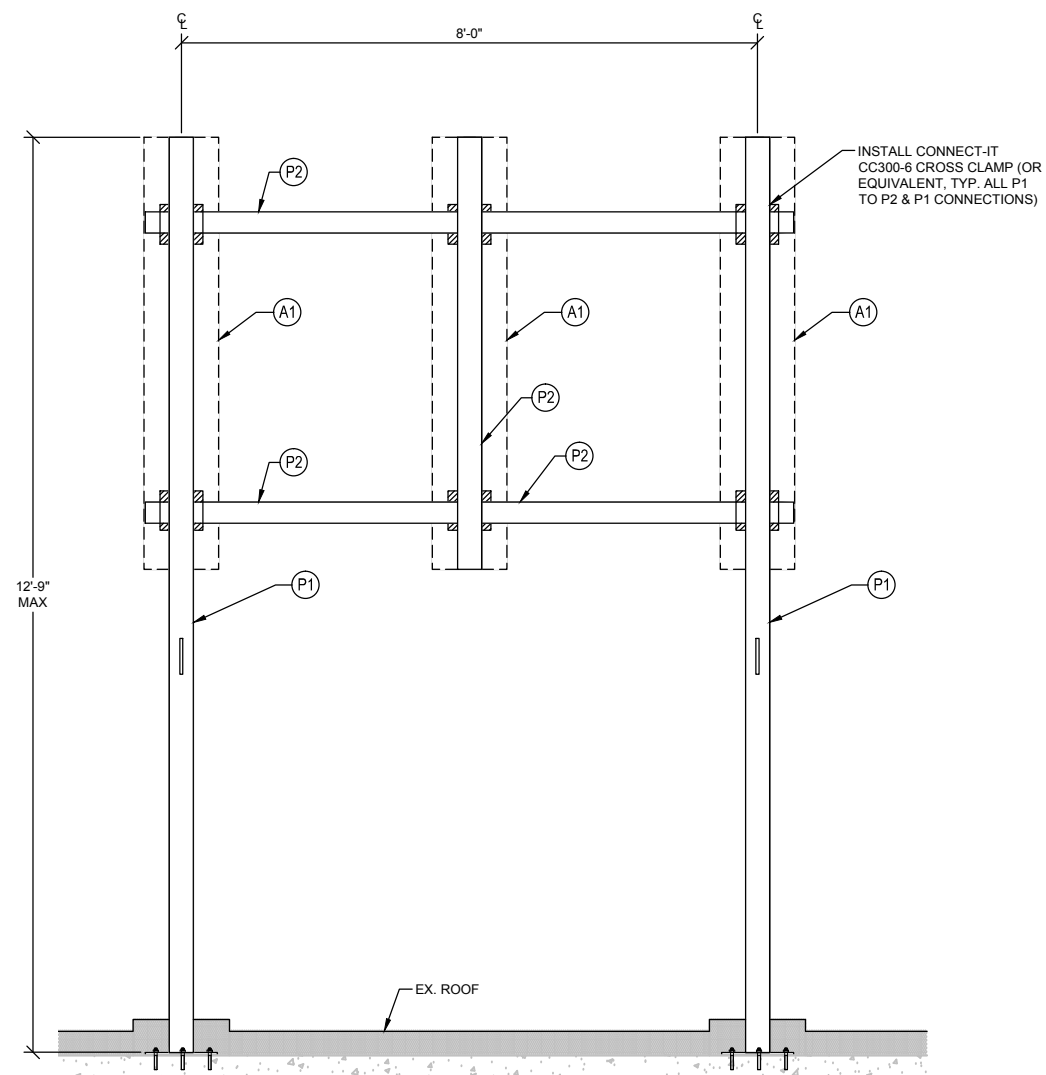
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S-3

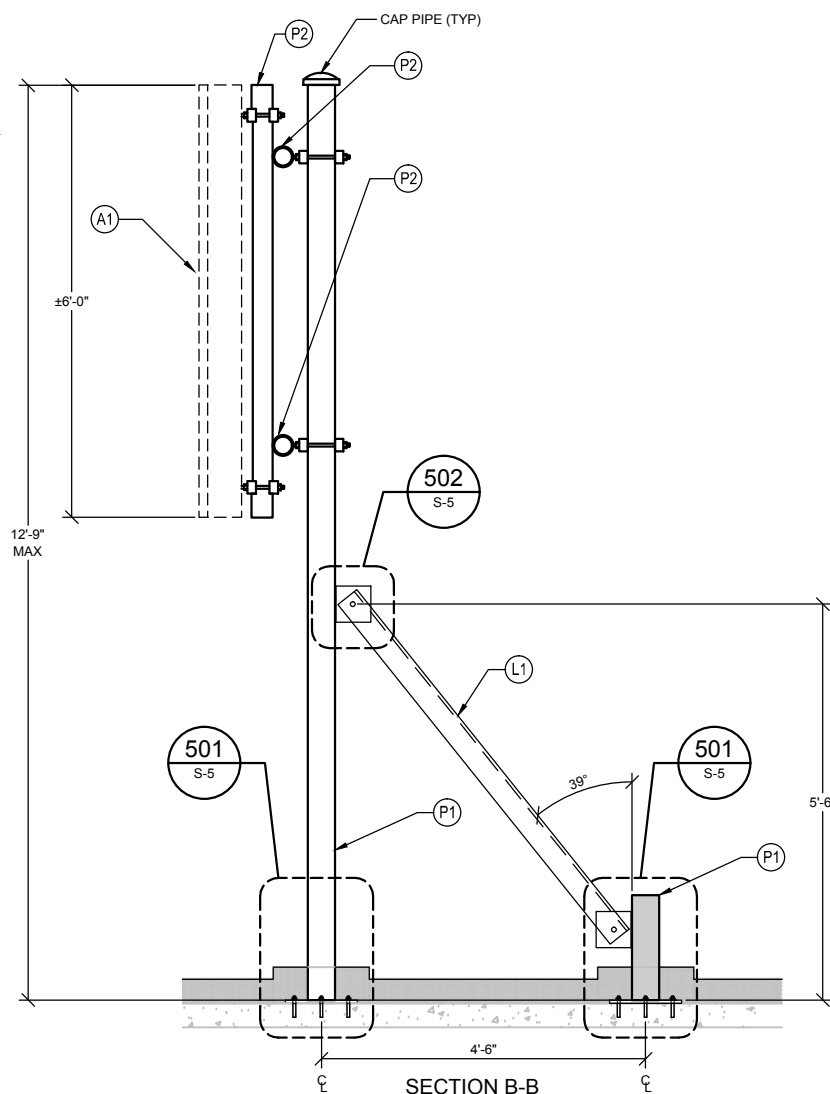
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BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



ANTENNA FRAME - PLAN VIEW
3/4" = 1'-0"



SECTION A-A
3/4" = 1'-0"



SECTION B-B
3/4" = 1'-0"

LEGEND

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- (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
- (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
- INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

APPLICANT/OWNER:



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TAMPA, FLORIDA 33637

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PROJECT ENGINEER



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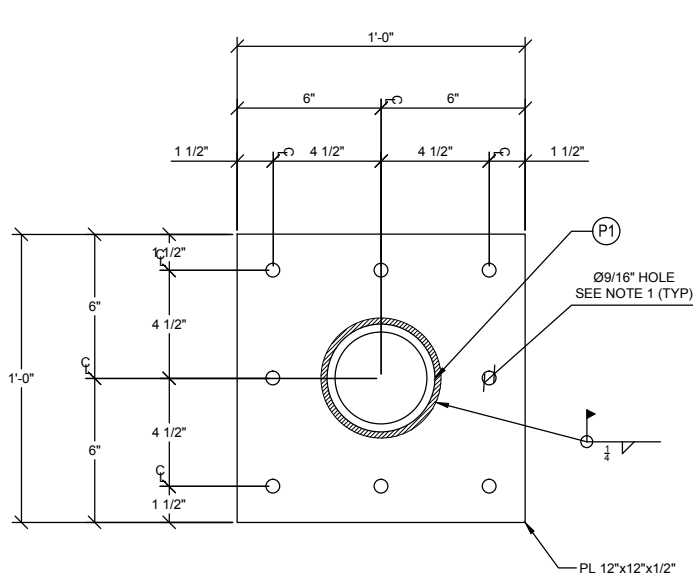
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ANTENNA FRAME
PLAN & SECTIONS

SHEET NUMBER

S-4

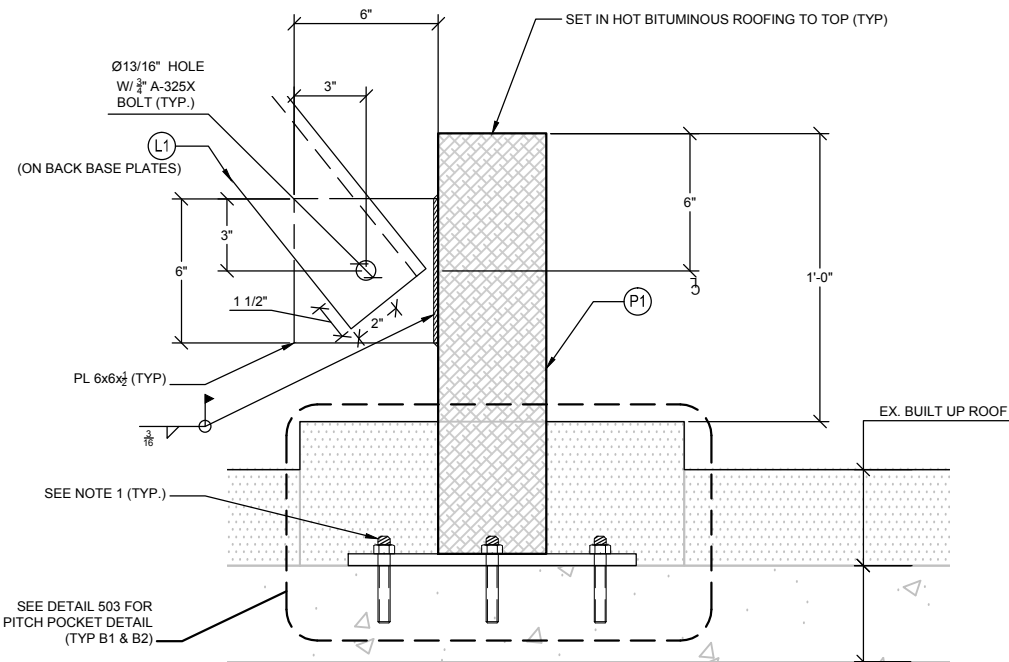
VERIFY SCALES
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ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY



BASE PLATE - PLAN VIEW

NOTES FOR DETAIL 200:

1. INSTALL $\frac{3}{8}$ " Ø HOT DIPPED GALVANIZED HILTI KWIK BOLT 3 W/ EMBEDMENT DEPTH OF 3 1/2" PER MANUFACTURER'S SPECIFICATIONS (TYP. OF 8 PER BASE PLATE, EMBEDMENT DEPTH IS FROM TOP OF ROOF SLAB, REMOVE ANY LIGHT WEIGHT INSULATING CONCRETE IF PRESENT)



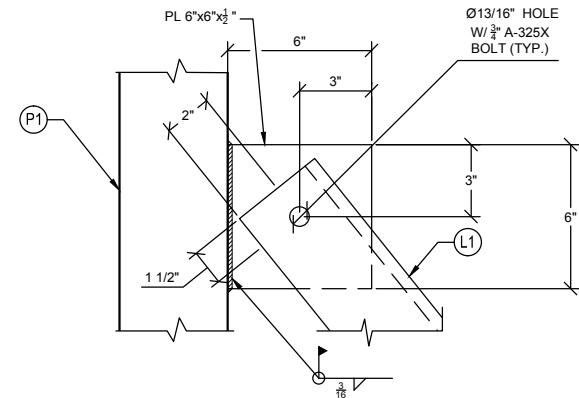
SECTION DETAIL

5" CONCRETE SLAB (CONTRACTOR TO VERIFY)

501
S-5

BASEPLATE MODIFICATION DETAIL

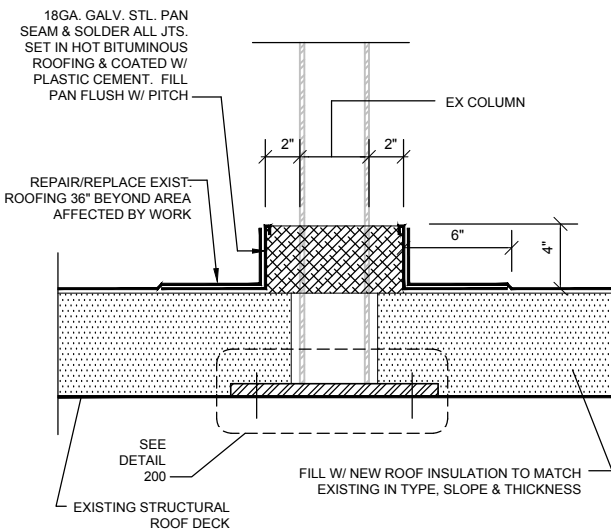
SCALE: NTS



502
S-5

PLATE TO COLUMN WELD DETAIL

SCALE: NTS



503
S-5

ROOF PITCH POCKET DETAIL

SCALE: NTS

LEGEND

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SHEET TITLE

ANTENNA DETAILS

SHEET NUMBER

S-5

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ELECTRICAL SYSTEM NOTES

1. GENERAL

A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.

B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS.

C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.

D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM.

E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH WIRELESS CARRIER, THE BUILDING OWNER AND OTHER TRADES.

F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
2. SCOPE OF WORK

A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:

1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.

2. PROVIDE SERVICE EQUIPMENT MOUNTED AS DIRECTED BY CARRIER AND AS INDICATED ON THE DRAWINGS.
3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AND CABLE AS INDICATED ON DRAWINGS.

4. COORDINATE ELECTRICAL SERVICE WITH POWER CO. CONTACT REPRESENTATIVE & OBTAIN FAULT CURRENT LETTER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAKE ADJUSTMENTS TO CIRCUIT BREAKERS TO MEET FAULT CURRENT WHEN NOT USING CURRENT LIMITING FUSES.

5. COORDINATE TELEPHONE SERVICE WITH THE TELEPHONE CO. CONTACT REPRESENTATIVE PRIOR TO CONSTRUCTION.

6. INSTALL WIRE AND CONDUIT AS INDICATED. PROVIDE CABLE SUPPORTS AS INDICATED.

7. PROVIDE GROUNDING AND LIGHTNING PROTECTION SYSTEM AS INDICATED.

8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT.

9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS AND OTHER RELATED GEAR.

10. AT TIME OF PLAN PERMITTING, CONTRACTOR SHALL APPLY FOR A THIRTY (30) DAY TEMPORARY POWER PERMIT FOR TESTING PURPOSES.
3. CONDUIT

A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.

B. CONDUIT TYPES SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:

1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.

2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.

3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING SHALL BE EMT.

C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE
- SHALL BE HOT DIPPED GALVANIZED STEEL. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.

D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.

E. NO CONDUIT SHALL BE INSTALLED IN LIFE SAFETY AREAS SUCH AS STAIRWAYS.

F. CONDUIT ROUTES ARE SCHEMATIC. FIELD VERIFY ROUTE BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

G. WEATHERPROOF HUBS SHALL BE USED FOR ALL TOP AND SIDE PENETRATIONS TO ENCLOSURE LOCATED OUTDOORS.
4. CONDUCTORS

A. CONDUCTORS SHALL BE STRANDED COPPER TYPE THWN WITH 90 DEGREE C RISE INSULATION.

B. PULL BOXES AND JUNCTION BOXES

A. INTERIOR ENCL. SHALL BE NEMA 1. EXTERIOR ENCL. SHALL BE NEMA 3R.

5. GROUNDING

A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.

B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

C. COORDINATE WITH ENCLOSURE SUPPLIER TO INSTALL TELCO GROUND BARS BELOW THE TELCO BOARD. CONNECT TO MAIN GROUNDING SYSTEM.

GROUNDING PROTECTION SYSTEM NOTES

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT TELCO CABINET. COORD. INSTALLATION WITH CPM.

2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED A MINIMUM OF 2'-0" AWAY FROM THE FOUNDATION UNLESS SHOWN ON DRAWING.

3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.

4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.

5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GND RING. PLACE 5/8"x10' COPPERCLAD GND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.

6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.

7. PROVIDE INSPECTION SLEEVE AT MAIN SERVICE GROUNDS. EXOTHERMIC CONNECTIONS.

8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.

9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.

10. 5/8"x10'-0" LONG COPPER CLAD GND ROD AS SHOWN ON PLAN (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.

12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.

13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.

14. ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS CARRIER'S PROJECT MANAGER.

15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER AND TO GND RING VIA TWO PATHS. COORDINATE WITH WIRELESS CARRIER PROJECT MANAGER.

16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY THE PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.

A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUND DETAIL.

B. CADWELD EACH WIRE TO A 1/4"x4"x24" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.

17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST (OPTIONAL).

19. CONTRACTOR SHALL PROVIDE EXOTHERMIC BONDING AT ALL BURIED GROUND RING CONNECTIONS, STRUCTURAL EQUIPMENT FRAME, SERVICE RACK(S), EXISTING TOWER GROUND RINGS, AND AS INSTRUCTED BY METROPICS CPM.

20. CONTRACTOR SHALL PROVIDE MECHANICAL BONDING AT ALL ANTENNA SECTOR GROUND BARS, ALL ELECTRICAL EQUIPMENT DISCONNECTS, TRANSFORMERS, J-BOXES, PANEL-BOARDS, CABINETS, AND MAIN GROUND BAR AS DIRECTED BY METROPICS CPM. ALL MECHANICAL CONNECTIONS SHALL BE PROPERLY TERMINATED W/ LUGS, NUTS & BOLTS.

21. CONTRACTOR SHALL COAT WITH NOX-OX ALL POINTS OF CONTACT BETWEEN DISSIMILAR METALS.

ABBREVIATIONS

ANT	ANTENNA
AWG	AMERICAN WIRE GAUGE
BCW	BARE COPPER WIRE
RWY	RACEWAY
TYP.	TYPICAL
RCS	RIGID GALVANIZED STEEL
EMT	ELECTRICAL METALLIC TUBING
DWG	DRAWING
LPS.	LIGHTNING PROTECTION SYSTEM
S.S.	STAINLESS STEEL
PNL	PANEL
CLF.	CURRENT LIMITING FUSE
CPM	CONST. PROJ. MANAGER

SYMBOLS

▼	CADWELD TYPE CONNECTION	Ⓢ	CONDUIT TAG 1; REFER TO RISER
⊙	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	Ⓜ-1,3	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	⊕	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION		
---	#2 TINNED SOLID BARE CU WIRE		
---	UNDER GROUND TELCO CONDUIT		
---	UNDER GROUND ELECTRIC CONDUIT		

ELECTRICAL SYSTEM NOTES

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER

N24° 42' 12"



W81° 21' 10"

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ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

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KJM

RCM

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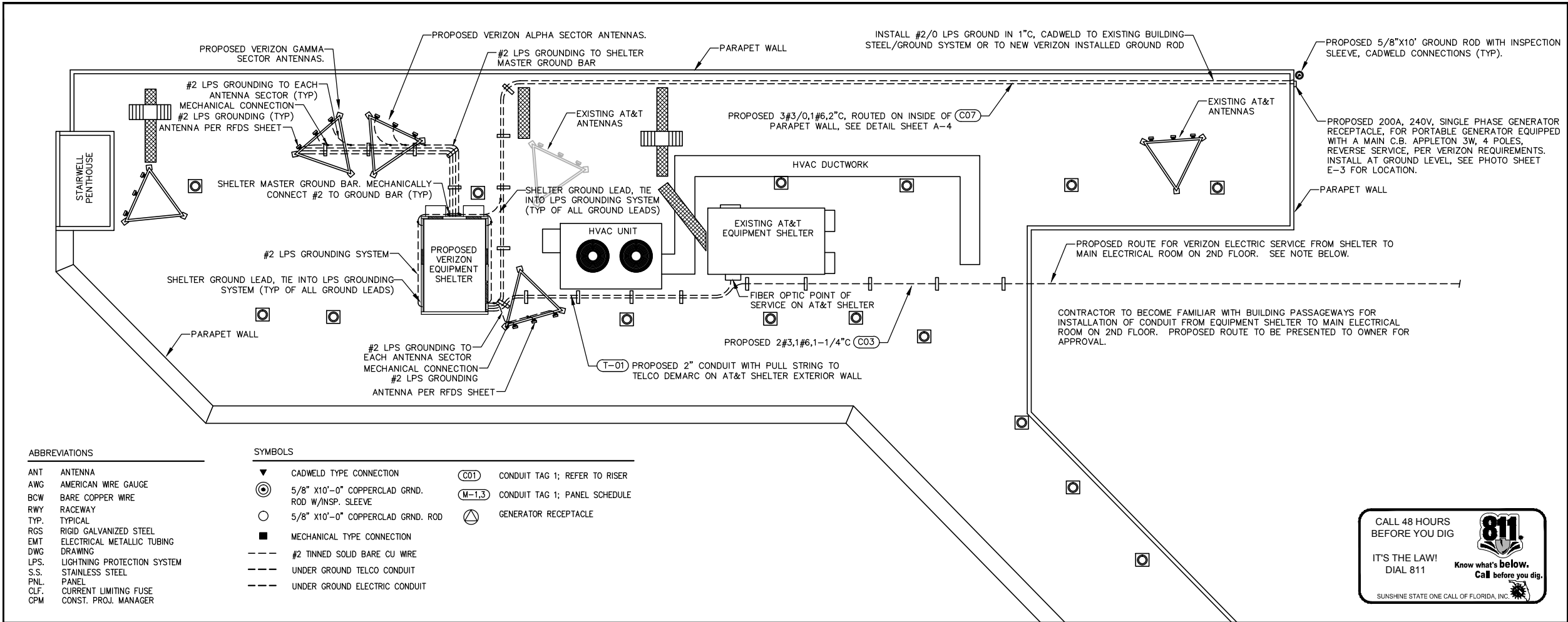
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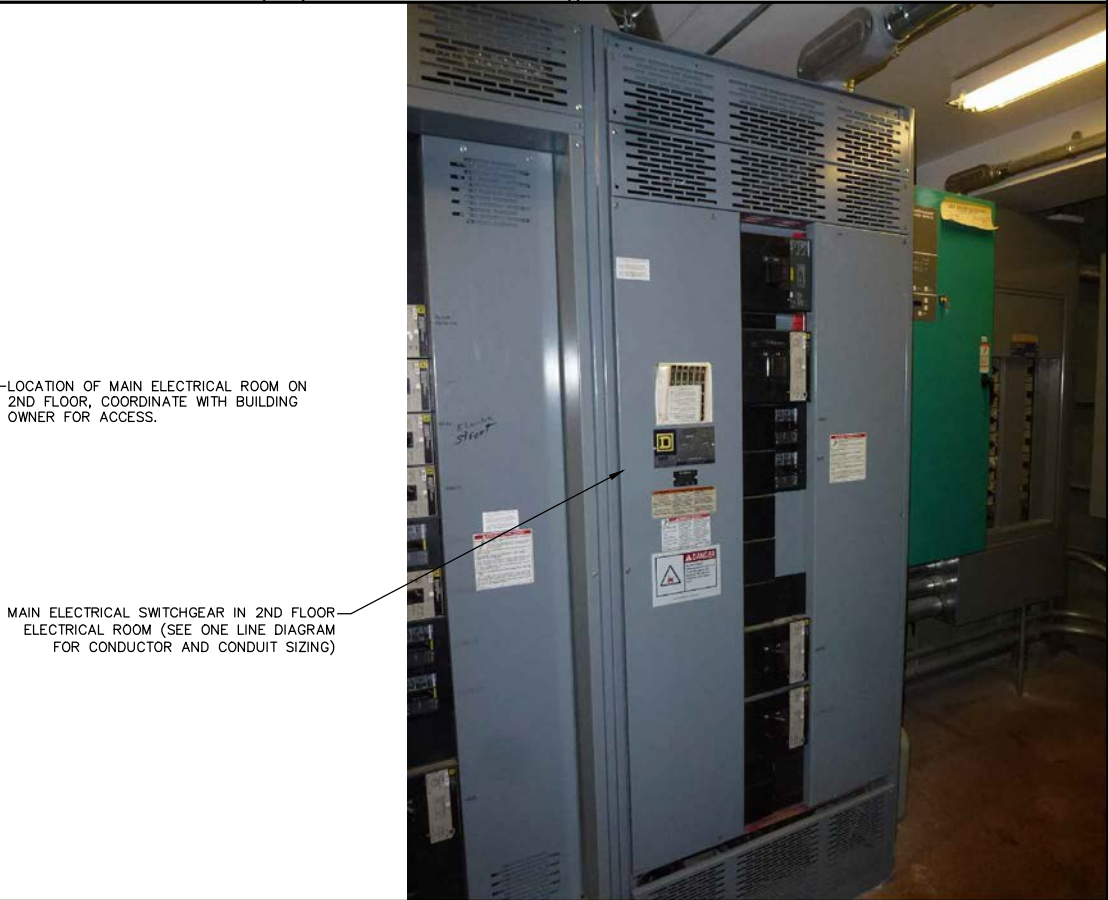
ELECTRICAL NOTES

SHEET NUMBER

E-1



ELECTRICAL SERVICE ROUTING SCHEMATIC



2ND FLOOR MAIN ELECTRICAL ROOM SWITCHGEAR

APPLICANT/OWNER:

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VERIZON SITE #62335
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KEY WEST, FL 33040**

PROJECT ENGINEER

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ELECTRICAL SITE AND
GROUNDING PLAN

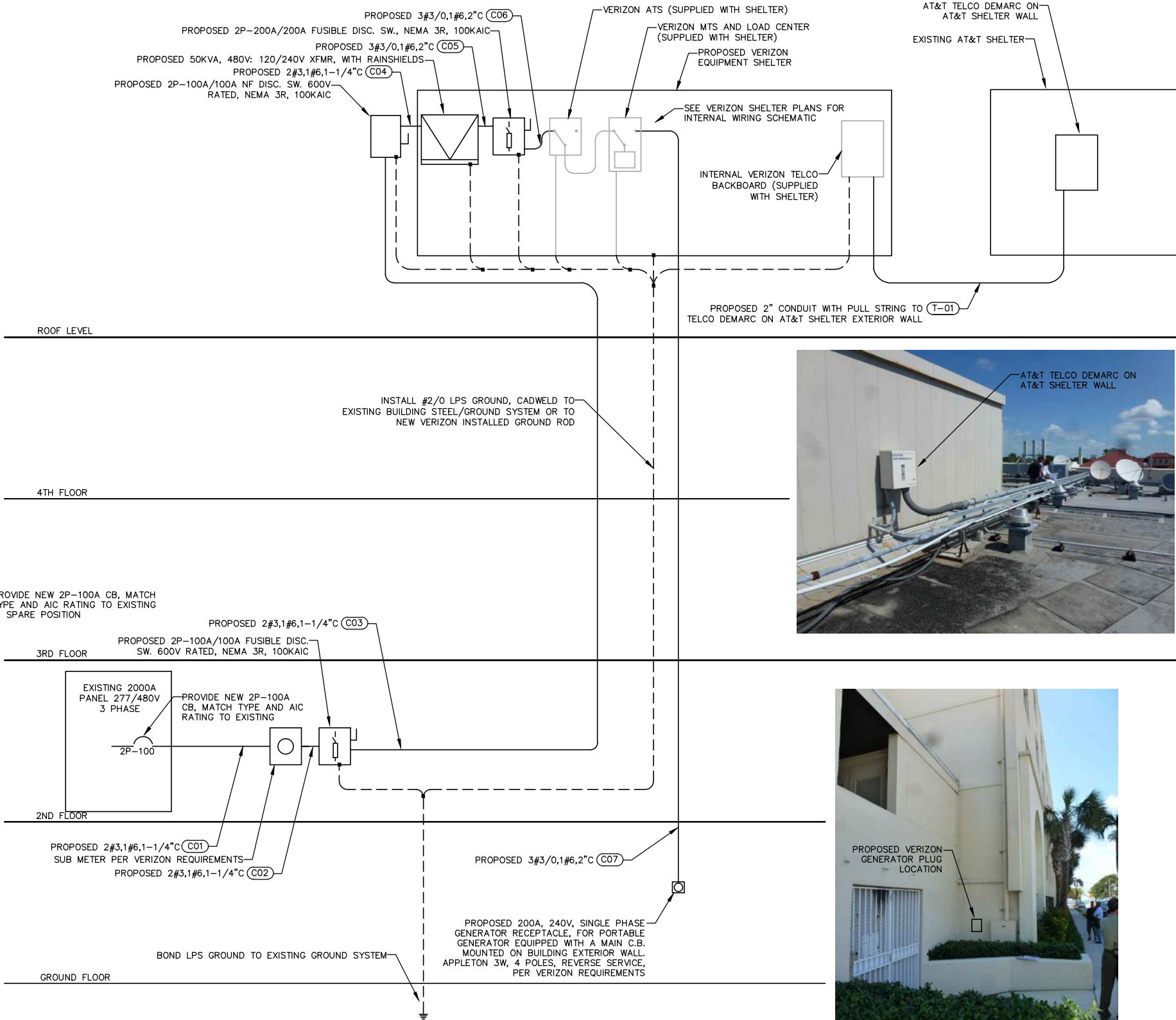
SHEET NUMBER
E-2

240V LOAD CALCULATION	
LOAD	AMPS
VERIZON WIRELESS CONNECTED LOAD	75
TOTAL	75
VOLTAGE PROVIDED: 240V, SINGLE PHASE, 3 WIRE, AMPS PROVIDED: 200AMPS, 1C/PHASE, 3/0 CU	

CONTRACTOR SHALL PROVIDE A RECORDING AMPMETER FOR 30 DAYS MIN. PER NEC 220-87. CONTRACTOR TO SUBMIT TO ENGINEER/OWNER THE MAXIMUM RECORDED VALUE OF THE HIGHEST AMP LOAD. THE EXISTING MAXIMUM DEMAND SHALL BE MULTIPLIED BY 125%. THE NEW LOAD SHALL BE ADDED TO THE MAXIMUM LOAD X 125%. THIS NEW TOTAL VALUE SHALL BE LESS THAN 80% OF THE AMP RATING OF THE SERVICE CONDUCTORS. DO NOT BEGIN OTHER WORK UNTIL THESE REQUIREMENTS ARE MET.



2000A 277/480V PANEL MAIN ELECTRICAL ROOM



ELECTRICAL AND TELCO RISER DIAGRAM

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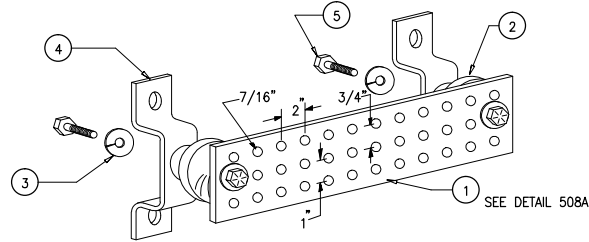
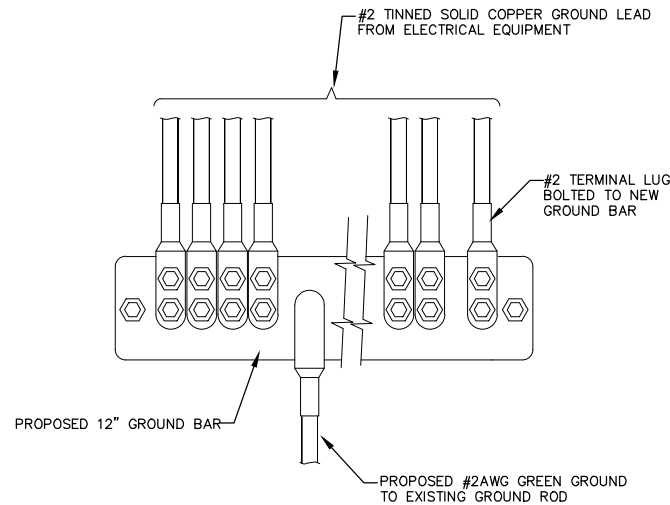
SHEET TITLE

ELECTRICAL RISER

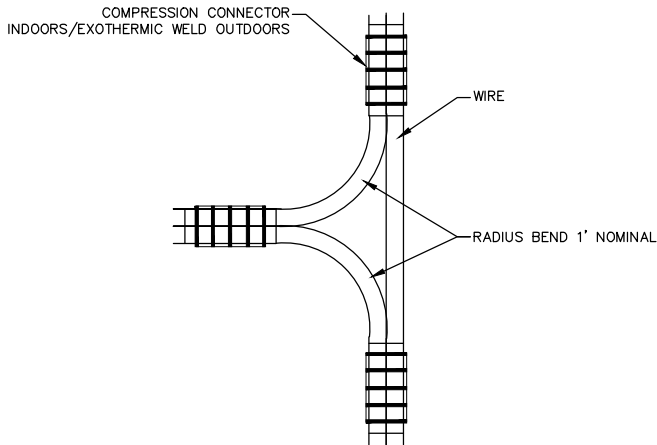
TELCO RISER

SHEET NUMBER

E-3

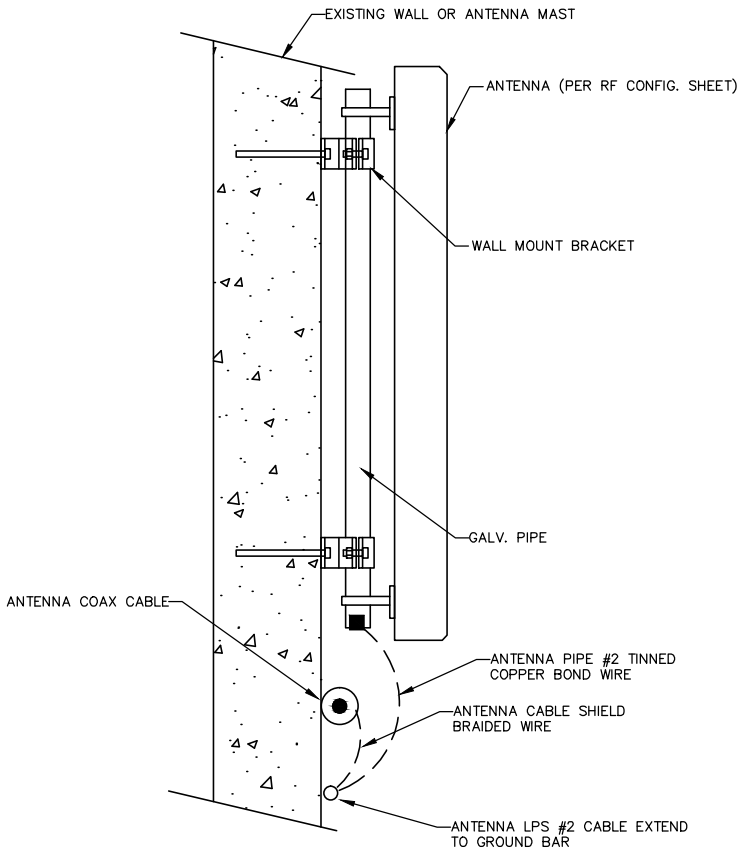


- LEGEND
- 1- COPPER GROUND BAR, 1/4"x 4"x 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
 - 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
 - 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
 - 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056
 - 5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1
 - 6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS

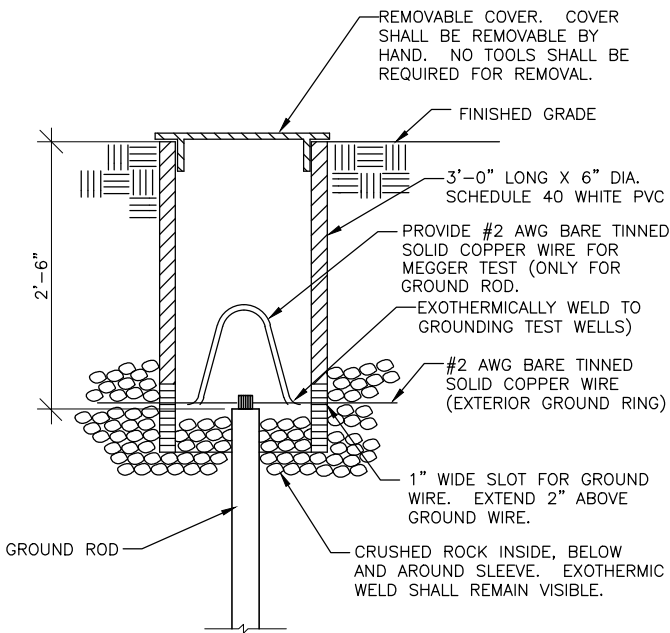


GROUND BAR DETAIL

NON-DIRECTIONAL SPLICE



ANTENNA LPS DETAIL



GROUND ROD INSPECTION SLEEVE DETAIL

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM

KJM

RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

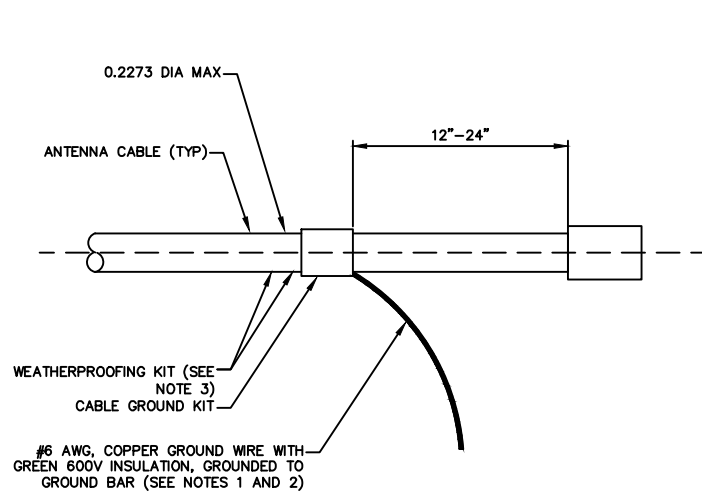
2010 FLORIDA BUILDING CODE

SHEET TITLE

ELECTRICAL DETAILS

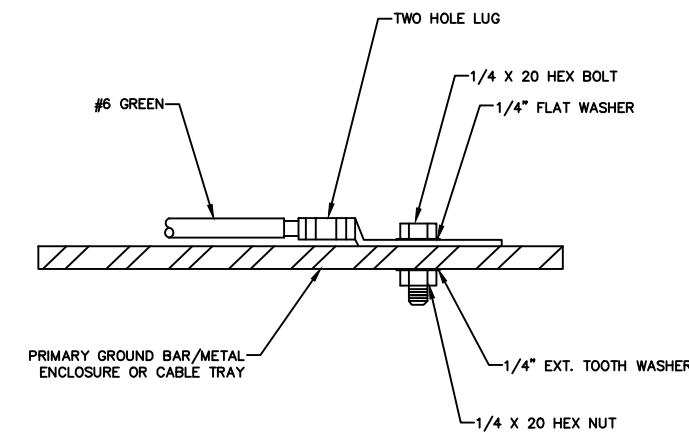
SHEET NUMBER

E-4



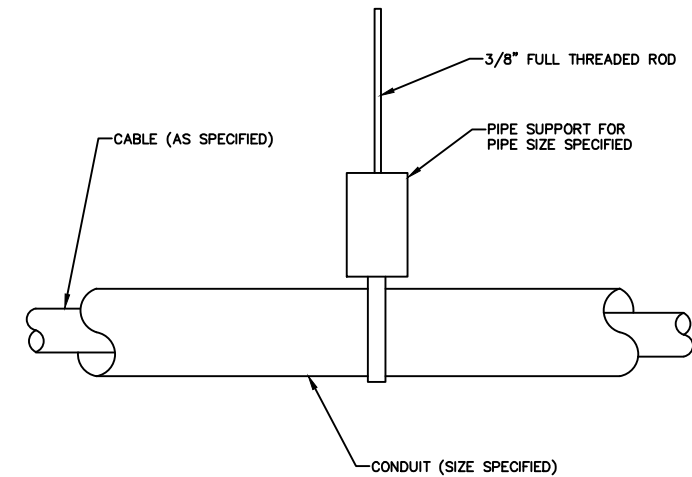
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
2. GROUND KIT WILL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER
3. WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER

**CONNECTION OF GROUND CABLE
KIT TO ANTENNA CABLE**

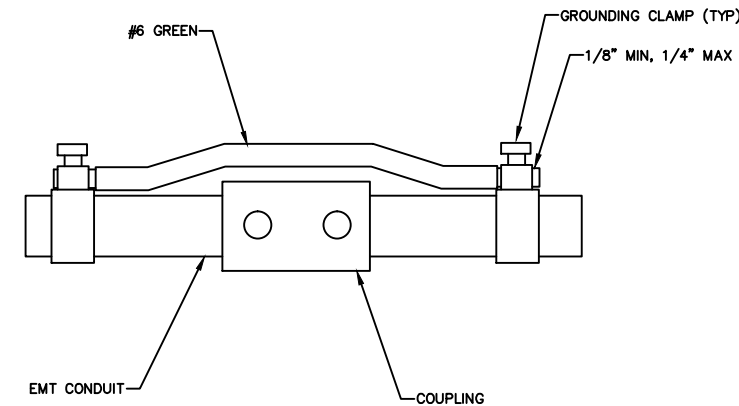


1. CHOOSE BOLT LENGTH TO ALLOW FOR A MINIMUM OF 2 EXPOSED THREADS
2. BURNISH MOUNTING AREA TO REMOVE PAINT OR SCALING IN AREA FOR LUG TO BE MOUNTED
3. APPLY ANTI OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND
4. USE SOLID COPPER WIRE AND TWO HOLE LUG FOR ALL EXTERIOR GROUNDING APPLICATIONS

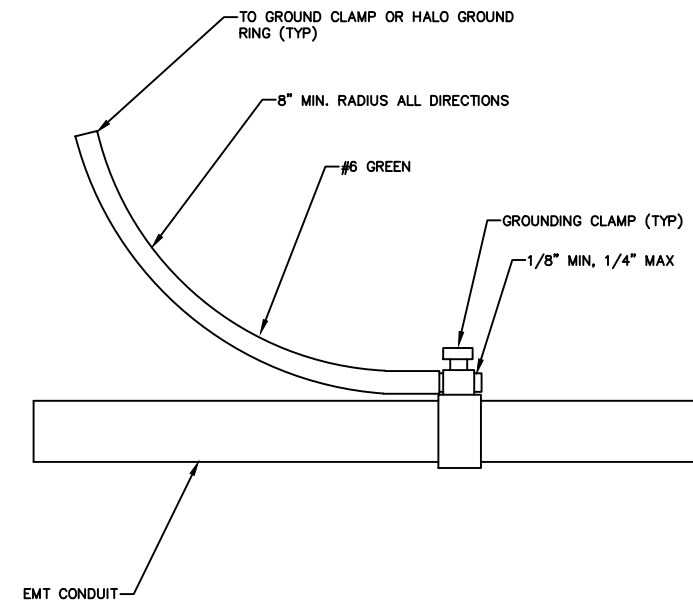
GROUNDING CONNECTION DETAIL



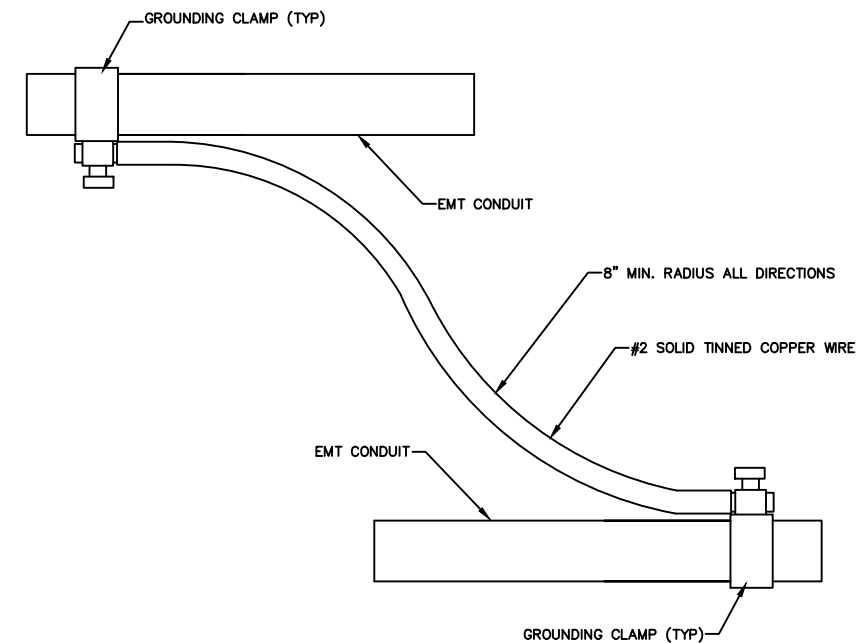
PIPE SUPPORT DETAIL



CONDUIT BOND DETAIL



CONDUIT BOND DETAIL



**MULTIPLE CONDUIT
GROUNDING DETAIL**

APPLICANT/OWNER:



**777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431**

PROJECT NAME AND LOCATION:

**CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040**

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

E-5



NORTHWEST BUILDING ELEVATION-WADDELL ST. AND ALBERTA AVE. (400' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
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FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION
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PROJECT NUMBER

L201306-04

DRAWN BY	CHECKED	APPROVED
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CMO	RCM	RCM
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2C



NORTHWEST BUILDING ELEVATION-WADDELL ST. AND WILLIAM ST. (300' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
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RUSSELL C. MORRISON, P.E.
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CMO	RCM	RCM
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

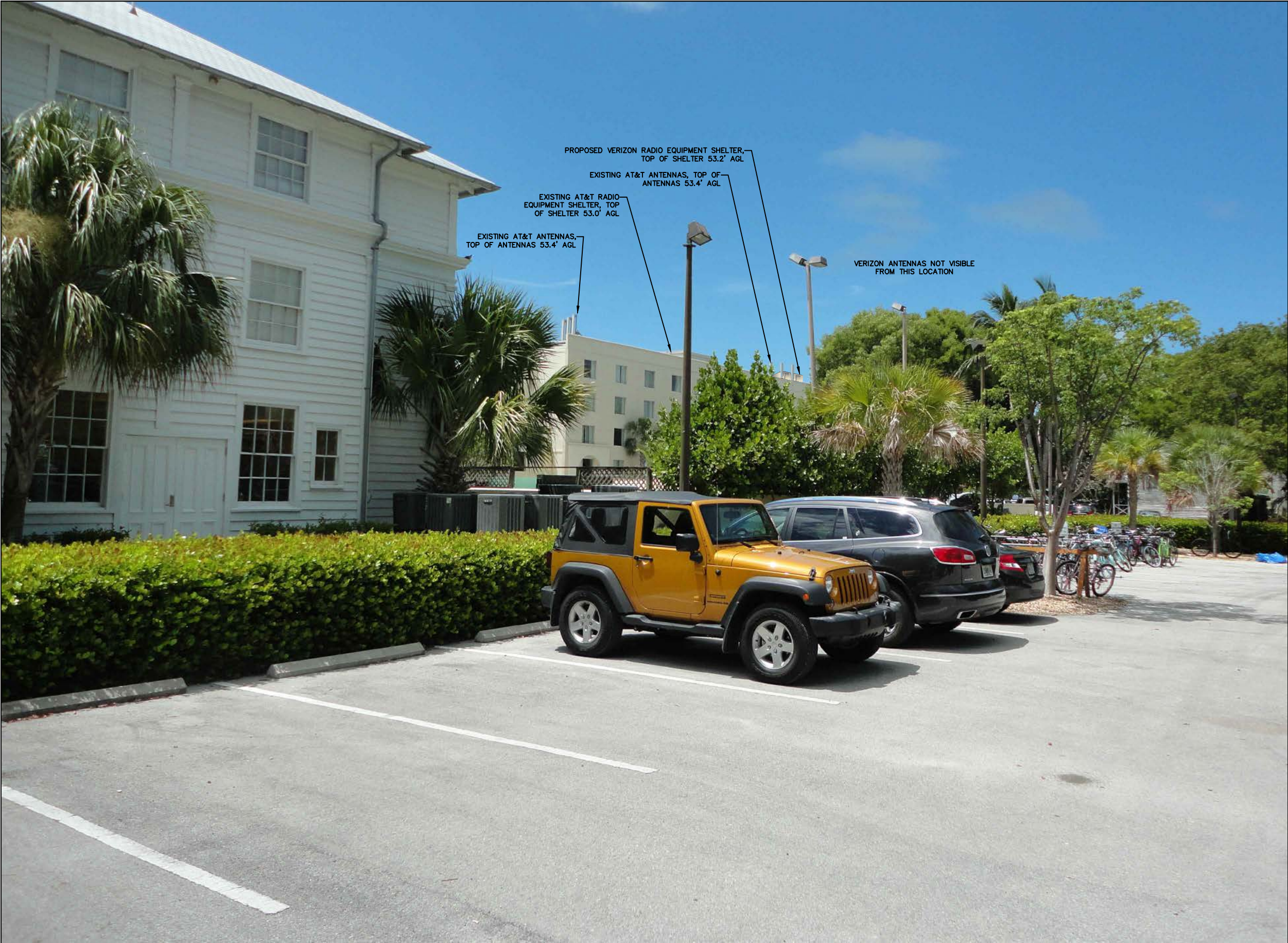
2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2D



NORTHWEST BUILDING ELEVATION-CASA MARINA GUEST PARKING LOT (300' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:



**777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431**

PROJECT NAME AND LOCATION:

**CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040**

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
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ZONING DOCUMENTS

SUBMITTALS

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PROJECT NUMBER

L201306-04

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CMO	RCM	RCM
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2E



NORTHEAST AND NORTHWEST BUILDING ELEVATION-SEMINOLE ST. AND REYNOLDS ST. (400' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER

N24° 42' 12"



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

AUGUST 15, 2014

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ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION
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PROJECT NUMBER

L201306-04

DRAWN BY	CHECKED	APPROVED
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CMO	RCM	RCM
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2F



PROPOSED ANTENNAS NOT
VISIBLE FROM THIS LOCATION

NORTHWEST BUILDING ELEVATION

NORTHWEST BUILDING ELEVATION-ALBERTA ST. AND WASHINGTON ST. (600' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
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FLORIDA CA#29673

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FLORIDA P.E. #51567

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ZONING DOCUMENTS

SUBMITTALS

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PROJECT NUMBER

L201306-04

DRAWN BY	CHECKED	APPROVED
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CMO	RCM	RCM
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APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2G

Current Casa Marina



Station: 40000_5927_10042014
User: d.bonora
Tap: 1 15:13:43 2014
UTM Zone: 17
Datum: NAD83
Center Lat: 24-53-13.57 N
Center Lon: -81-47-38.56 W

Station: 284

Legend:

- external_road
- collective_road
- lin_county_boundary
- major_highway
- water

LTE RSRP
FCI
Color: RSRP (dBm)

- >= -50
- >= -75
- >= -80
- >= -85
- >= -90
- >= -100
- >= -110

Scale: 1:10000
0 1/100 Miles

Verizon Wireless
GeoPlan v6.6.2.3
Proprietary and Confidential

Proposed Casa Marina



640

Revision: v0002_0207_00240014
User: dlschmitt
Date: Jul 1 15:14:38 2014
UTM Zone: 17
Datum: NAD83
Center Lat: 24-53-13.87 N
Center Lon: -81-47-38.58 W



- ▬ internal road
- ▬ collector road
- ▬ hr. county boundary
- ▬ major highway
- ▬ water
- LTE RSRP
- Color: RSRP (dBm)
- Legend:
 - Red: > -70
 - Orange: -70 to -80
 - Yellow: -80 to -90
 - Green: -90 to -100
 - Blue: -100 to -110
 - Purple: < -110

Scale: 1:10000
0 1/100 Miles

Veriwave
GeoPlan v6.0.2.3
Proprietary and Confidential



AXP19-60

Xpol, 60° H-Beams

1710-2170 MHz

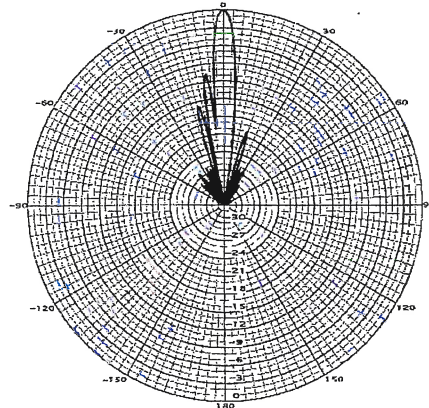
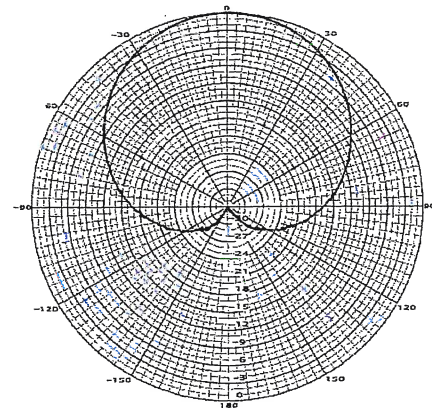
Electrical Specifications

Frequency	1710-2170 MHz
Polarization	Slant +/- 45
Gain @ 1710 MHz	19.0 dBi
Gain @ 1920 MHz	19.3 dBi
Gain @ 2170 MHz	19.6 dBi
Horizontal Beam (3dB Points)	60°
Vertical Beam (3dB Points)	5°
Elect. Downtilt Range, 2° Increments	0-6°
VSWR / Return Loss	<1.40:1 / 15.6 dB
VSWR / Return Loss w/ip	<1.50:1 / 14.0 dB
Front-to-Back at Horizon	>30 dB
Upper Side Lobe Suppression	<-18 dB
Impedance	50 Ohms
Power Input Per Connector	250 CW at 1900 MHz
Isolation	< -28 dB
Intermodulation (2x20W)	typ -150 dBc

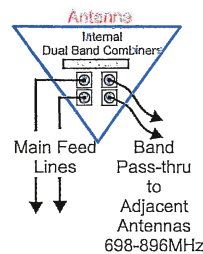
Mechanical Specifications

Input Connector (female)	Back 7/16 DIN or w/bot. opt.
Antenna Dimensions (LxWxD)	69.1 x 6.7 x 4.1 in. (1755 x 170 x 104mm)
Antenna Dimensions with Opt-"ip"	69.1 x 6.7 x 4.5 in. (1755 x 170 x 114mm)
*Antenna Weight	15.0 lbs
Bracket Weight	13.2 lbs
RF Distribution	Printed Microstrip Substrate
Radome	Ultra High-Strength Luran
Weatherability	UV Stabilized, ASTM D1925
Radome Water Absorption	ASTM D570, 0.45%
Environmental	MIL-STD-810E
Wind Survival	150 mph
Front Wind Load @100mph	105 lbf
Equivalent Flat Plate @100mph	2.13 sq-ft. (c=2)
Mounting Brackets	Fits 3.5 Inch Max. O.D. Pipe
Mechanical Downtilt Range	0-12°
Clamps/Bolts	Galvanized Steel/Stainless Steel

[Link to Mechanical Drawing](#)



Available with Integrated Diplexers
and back mounted connectors,
bottom mounted connectors
are not available with Integrated Diplexers



Integrated Pass-Thru Diplexers will work with TMA's

Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)

Ordering Information & Options

AXP19-60-x	"-x" is a placeholder for the built-in fixed electrical downtilt in degrees, set to 0, 2, 4 or 6
AXP19-60-xip	"ip" option includes pass-thu integrated diplexer(s) which pass DC to the diplexer port(s)
AXP19-60-x-bot	for bottom mounted connectors, add "-bot" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options.



X7-665

Xpol, 65° H-Beam

698-800 MHz

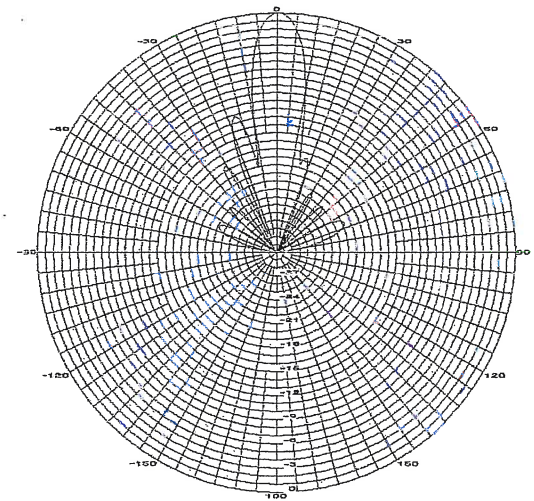
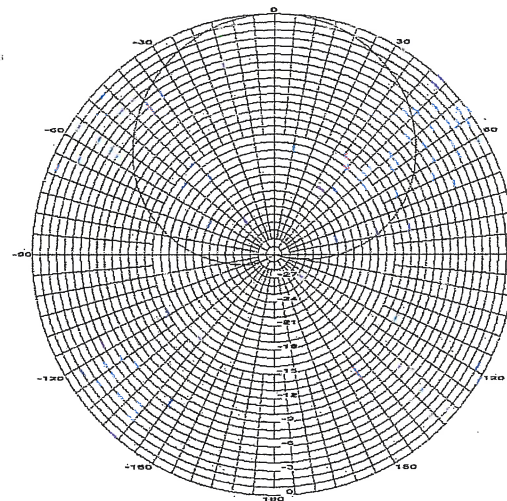
Electrical Specifications

Frequency	698-800 MHz
Polarization	Slant +/- 45
Gain @ 698 MHz	15.3 dBi
Gain @ 752 MHz	15.6 dBi
Gain @ 782 MHz	15.8 dBi
Horizontal Beam (3dB Points)	65°
Vertical Beam (3dB Points)	10°
Elect. Downtilt Range, 2° Increments	0-10°
VSWR / Return Loss	<1.40:1 / 15.6 dB
Front-to-Back at Horizon	>30 dB
Upper Side Lobe Suppression	<-18 dB
Impedance	50 Ohms
Power Input Per Connector	500 CW at 800 MHz
Isolation	<-28 dB
Intermodulation (2x20W)	<-150 dBc

Mechanical Specifications

Input Connector (female)	Back 7/16 DIN or w/bot. opt.
Antenna Dimensions (LxWxD)	72.0 x 12.5 x 7.1 in. (1829 x 318 x 180mm)
*Antenna Weight	30.0 lbs
Bracket Weight	13.2 lbs
Lightning Protection	Direct Ground
RF Distribution	Printed Microstrip Substrate
Radome	Ultra High-Strength Luran
Weatherability	UV Stabilized, ASTM D1925
Radome Water Absorption	ASTM D570, 0.45%
Environmental	MIL-STD-810E
Wind Survival	150 mph
Front Wind Load @100mph	177.4 lbf
Equivalent Flat Plate @100mph	3.6 sq-ft. (c=2)
Mounting Brackets	Fits 3.5 Inch Max. O.D. Pipe
Mechanical Downtilt Range	0-12°
Clamps/Bolts	Galvanized Steel/Stainless Steel

[Link to Mechanical Drawing](#)



Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)

Ordering Information & Options

X7-665-x	"-x" is a placeholder for the built-in fixed electrical downtilt in degrees, set to 0, 2, 4, 6, 8 or 10
X7-665-x-bot	for bottom mounted connectors, add "-bot" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options.



Property Appraiser Record Card



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **8735677** Parcel ID: **00037160-000100**

Ownership Details

Mailing Address:
 CASA MARINA OWNER LLC
 PO BOX 437
 BROADWAY, NJ 08808-0437

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1500 REYNOLDS ST KEY WEST
 811 SEMINOLE ST KEY WEST
Legal Description: KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G37-65/67 G70-508/9 OR175-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	290,110.00 SF
100D - COMMERCIAL DRY	0	0	83,000.00 SF

Building Summary

Number of Buildings: 7
 Number of Commercial Buildings: 7
 Total Living Area: 183188
 Year Built: 1901

Building 1 Details

Building Type	Condition G	Quality Grade 450
Effective Age 20	Perimeter 918	Depreciation % 23
Year Built 1901	Special Arch 0	Grnd Floor Area 11,610
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					3,870

2	FLA	1	1986	3,870
3	FLA	1	1986	3,870

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15708	WAREHOUSE/MARINA A	100	N	N
	15709	WAREHOUSE/MARINA A	100	N	N
	15710	WAREHOUSE/MARINA A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5411	MIN WOOD SIDING	100

Building 2 Details

Building Type
Effective Age 18
Year Built 1916
Functional Obs 0

Condition G
Perimeter 1,213
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 92,058

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1915					92,058
2	CPF		1	1915					405
3	OPF		1	1915					7,084

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15711	HOTELS/MOTEL A	100	Y	Y
	15712	CPF	100	N	N
	15713	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5412	REIN CONCRETE	100

Building 3 Details

Building Type
Effective Age 18
Year Built 1979
Functional Obs 0

Condition G
Perimeter 760
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 13,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1978					6,852
2	FLA		1	1978					6,852

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15714	HOTELS/MOTEL A	100	Y	Y
	15715	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5413	C.B.S.	100

Building 4 Details

Building Type
Effective Age 18
Year Built 1979
Functional Obs 0

Condition G
Perimeter 1,045
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 52,446

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 160
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	SBU		1	1978					5,495
2	SBF		1	1978					5,863
3	FLA		1	1978					1,232
4	OUF		1	1978					30,006
5	EPB		1	1978					1,800
6	FLA		1	1978					51,214
7	PTO		1	1978					13,433

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15716	SBU	100	N	N
	15717	SBF	100	N	N
	15718	OFF BLDG 1 STY-A	100	Y	Y
	15719	OUF	100	N	N
	15720	EPB	100	N	Y
	15721	HOTELS/MOTEL A	100	Y	Y
	15722	PTO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5414	C.B.S.	100

Building 5 Details

Building Type
Effective Age 18
Year Built 1986

Condition E
Perimeter 638
Special Arch 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 6,972

Economic Obs 0

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	252

Vacuum	0
Garbage Disposal	0
Compactor	0
Security	0
Intercom	0
Fireplaces	0
Dishwasher	0



Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		3	1986				1,783
2	OUF		1	1985				1,401
3	FLA		1	1985				4,154
4	FLA		1	1986				1,035
5	OUF		1	1986				2,760
6	OUF		1	1986				2,802

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15723	HOTELS/MOTEL A	100	Y	Y
	15724	OUF	100	N	N
	15725	HOTELS/MOTEL A	100	Y	Y
	15726	HOTELS/MOTEL A	100	Y	Y
	15727	OUF	100	N	N
	15728	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5415	CUSTOM	100

Building 6 Details

Building Type
Effective Age 18
Year Built 1986
Functional Obs 0

Condition G
Perimeter 592
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 5,822

Inclusions:

Roof Type
Heat 1
Heat Src 1

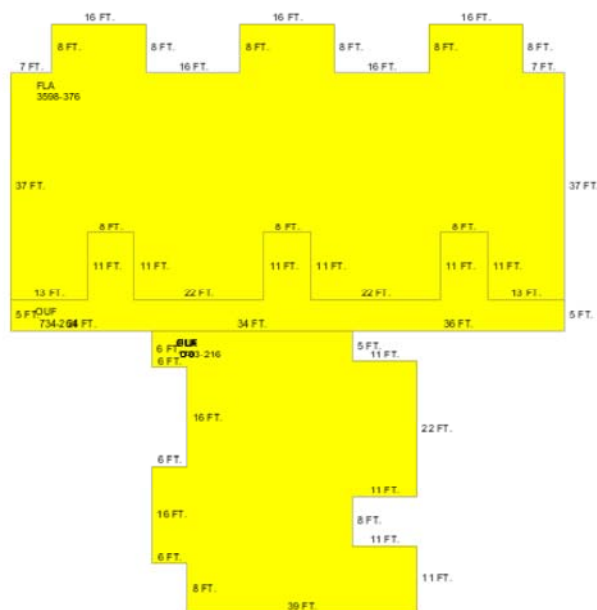
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		3	1986				1,783
2	FLA		3	1986				3,598
3	OUF		1	1986				734
4	OUF		1	1986				1,104
5	OUF		1	1986				1,468
6	FLA		1	1986				441

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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15729	HOTELS/MOTEL A	100	Y	Y
15730	HOTELS/MOTEL A	100	Y	Y
15731	OUF	100	N	N
15732	OUF	100	N	N
15733	OUF	100	N	N
15734	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5416	CUSTOM	100

Building 7 Details

Building Type
Effective Age 18
Year Built 1979
Functional Obs 0

Condition G
Perimeter 100
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 576

Inclusions:

Roof Type
Heat 1
Heat Src 1

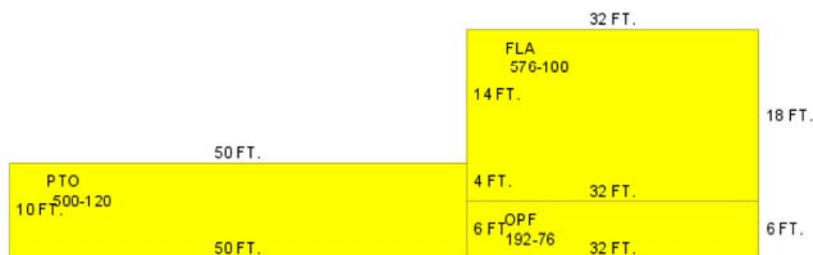
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1978					576

2	OPF	1	1978	192
3	PTO	1	1978	500

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15735	1 STY STORE-A	100	Y	Y
	15736	OPF	100	N	N
	15737	PTO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5417	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO5:COMM POOL	2,500 SF	0	0	2007	2014	3	50
1	DK4:WOOD DOCKS	3,840 SF	240	16	2000	2001	5	40
2	DK3:CONCRETE DOCK	2,338 SF	167	14	1979	1980	5	60
3	DK4:WOOD DOCKS	1,650 SF	150	11	2000	2001	5	40
4	TK2:TIKI	509 SF	0	0	1979	1980	4	40
5	AP2:ASPHALT PAVING	49,200 SF	0	0	1979	1980	2	25
6	RW2:RETAINING WALL	720 SF	180	4	1979	1980	3	50
7	PT2:BRICK PATIO	2,762 SF	0	0	1979	1980	5	50
8	PT2:BRICK PATIO	13,662 SF	0	0	1979	1980	2	50
9	AP2:ASPHALT PAVING	19,311 SF	0	0	1979	1980	2	25
10	PT3:PATIO	962 SF	0	0	1985	1986	2	50
11	PT3:PATIO	440 SF	0	0	1969	1970	2	50
12	RW2:RETAINING WALL	136 SF	68	2	1969	1970	4	50
13	AP2:ASPHALT PAVING	34,240 SF	0	0	1985	1986	2	25
14	PO5:COMM POOL	2,500 SF	0	0	2007	2014	3	50
15	HT2:HOT TUB	1 UT	0	0	1979	1980	5	50
16	CL2:CH LINK FENCE	256 SF	0	0	1993	1994	3	30
18	WD2:WOOD DECK	3,900 SF	0	0	1995	1996	2	40
19	CL2:CH LINK FENCE	360 SF	60	6	1989	1990	1	30
20	PT3:PATIO	765 SF	51	15	2000	2001	2	50
21	DK4:WOOD DOCKS	676 SF	26	26	2000	2001	5	40
23	TK2:TIKI	94 SF	0	0	2000	2001	5	40
24	FN2:FENCES	988 SF	247	4	2001	2002	4	30
25	FN2:FENCES	122 SF	0	0	2001	2002	2	30
26	BL2:BOAT LIFT	1 UT	0	0	2003	2004	2	20
27	WD2:WOOD DECK	200 SF	20	10	2003	2004	2	40

Appraiser Notes

2003-01-10 (241) 314 HOTEL ROOMS

DR-219 ATTACHED TO OR2115-141/147 STATES THE SALES PRICE IS \$107,500,000, BUT THE DOCUMENTARY STAMPS ON DEED CALCULATE THE SALES PRICE TO \$104,316,200 TPP 8538421 - WYNDHAM MARRIOTT CASA MARINA TPP 8695128 - THE MESSAGE STUDIO INC TPP 8930010 - HEARTLAND CASH NETWORK LLC FOR ATM @ CASA MARINA

TPP 8538421 - WYNDHAM MARRIOTT CASA MARINA TPP 8695128 - THE MESSAGE STUDIO INC TPP 8930010 - HEARTLAND CASH NETWORK LLC FOR ATM @ CASA MARINA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
21	09-4523	07/06/2009	07/06/2009	0	Commercial	ISSUED C/O
	10--3531	11/18/2010		15,000	Commercial	INSTALLATION OF 200 AMP SERVICE, DATA AND GROUNDING ON ROOF TOP FOR ANTENNAS AND ASSOCIATED EQUIPMENT
	10-3530	11/18/2010		30,000	Commercial	INSTALL WIRELESS TELECOMMUNICATION FACILITY ON EXISTING ROOF TOP.
	10-2776	08/24/2010		6,000	Commercial	PICK UP AND RELAY BRICK PAVER DRIVEWAY APPROXIMATELY 3000SF NO NEW IMPERVIOUS AREAS WILL BE ADDED.
	10-1232	04/20/2010		11,000	Commercial	ERECT REPLACEMENT OF TWO 3.5 TON CHILLER UNITS FOR HALLWAYS, MAIN BUILDING. UNIT REPLACEMENT OF IDENTICAL SIZE AND DESIGN, NO DUCT. RECONNECT TO EXISTING PIPING. UNITS LOCATED INSIDE BUILDING ABOVE LOBBY.
	10-1081	05/13/2010		2,500	Commercial	AFTER THE FACT: REPLACE 1000 WATT POLE LIGHTS WITH 400 WATT LIGHTS. NEW LIGHTING ON EXISTING POLE. NEW LIGHTS TO MATCH EXISTING. SHIELDS TO BE INSTALLED AS NEEDED. LIGHT POST AND FIXTURES TO MATCH.
	10-0584	02/25/2010		8,000	Commercial	INSTALL WIRELESS CELLULAR PHONE SYSTEM WITH INSIDE ANTENNAE PROVIDING SIGNAL.
	10-1042	04/10/2010		26,936	Commercial	CONSTRUCT ROADWAY ENTRANCE 360SF PAVE PREPARED SURFACE 13,500SF WITH HOT ASPHALT, STRIPE 124 PARKING SPACES, 13 COMPACT SPACES AND 5 HANDICAP SPACES AS PER CITY AND ADA SPECS, SUPPLY AND INSTALL 60 CONCRETE CAR STOPS
	06-4050	07/06/2009	07/06/2009	0	Commercial	RENOVATED STRUCTURE (20 DEED RESTRICTED EFFICIENCY UNITS) INCLUDING PLUMBING ELECTRIC, MECHANICAL AND ROOFING.
	05-1104	04/11/2005		30,000	Commercial	REHABILITATION OF EXISTING WOOD ROOF FRAMING IN THE SPORTS HUT
	05-3219	08/02/2005		700	Commercial	REPLACE 30SF OF EXISTING DECKING
	05-3348	08/14/2005		11,000	Commercial	ALL TEMPORARY CONSTRUCTION FENCES MUST BE SECURED IF KEY WEST IF PLACED UNDER A HURRICANE WATCH OR WARNING. REPAIR OF FENCING AROUND TENNIS COURTS (200LF/6' H)
	05-3347	08/17/2005		60,250	Commercial	REPAIR/REPLACE CHAINLINK FENCE FOOTING ON TEH EAST SIDE (100LF). REPAIR BLOCK WALL ON THE WEST SIDE 180SF. REPAIR DOCK AND SWIMMING PIER.
	05-4328	10/12/2005		0	Commercial	REVISION TO EXISTING PERMIT (05-3348) REPLACE 100LF OF DAMAGES CHAIN LINK FENCE WITH ALUMINUM PICKET FENCE.
	05-2583	11/18/2005		2,400	Commercial	INSTALL TEMPORARY POWER FOR SIX SLEEPER TRAILER.
	05-5739	12/16/2005		29,988	Commercial	HURRICANE REPAIRS: RELEVEL THE FRONT OF THE DECK AND REPLACE THE BOARDS ON IT. BUILD THE HANDRAILS BACK AT THE END OF THE PIER. 12' REPAIR THE HANDRAIL AT THE FRONT OF THE PIER. 9' MATERIAL IS ACQ WOOD TREATMENT. REPAIR MISSING BOARDS.
	05-5740	12/16/2005		70,850	Commercial	HURRICANE REPAIRS TO PIER
	06-0143	01/12/2006		10,000	Commercial	HURRICANE REPAIRS TO FENCEES
	06-0531	01/30/2006		1,000	Commercial	DEMO OF DRYWALL, WING WALLS TUB AND TRIM
	06-1228	04/12/2006		33,000	Commercial	HURRICANE DAMAGE: REPAIRS TO A/C SYSTEMS.
	06-2336	04/17/2006		11,600	Commercial	REPLACE/INSTALL NEW 110LF OF 3 & 4 FT OF WOOD PICKET FENCING AROUND MANAGERS OFFICE.
	06/2582	04/25/2006		1,000	Commercial	EXTEND PERMIT FOR TEMPOARARY TRAILER THAT SITS ON CASA MARINA/ REACH PROPERTY
	06-2897	06/15/2006		0		
	06-5024	08/30/2006		20,000	Commercial	CARPET, FURNITURE, DRYWALL, DOORS AND RAILING DEMOLITION.
	06-5031	08/30/2006		400,000	Commercial	

						REPLACE WATER CLOSETS, LAVATORIES, SHOWER AND SHOWER VALVES 981 AND 321 WATER LINES.
06-5962	10/30/2006	6,000	Commercial			RELOCATION OF EXISTING FIRE SPRINKLER HEADS
07-1522	03/29/2007	54,740	Commercial			INSTALL 1600SF NEW ROOFING
07-1557	04/02/2007	197,000	Commercial			DEMO OF POOL AREA 5500SF
07-1899		310,000	Commercial			NEW RETAINING WALLS, POOL AREA CONCRETE, ALL CONCRETE HARD SCAPES, INCLUDING FILL PLACEMENT
07-2034	04/24/2007	95,000	Commercial			REFLECTING FOUNTAIN
07-2519	05/30/2007	280,000	Commercial			CONSTRUCT NEW COMMERCIAL POOL
07-3376	07/06/2007	160,000	Commercial			ADD NEW PAVILLION ONTO EXISTING KITCHEN STRUCTURE OF 6X6 POST V-GROOVE CEILING WITH CEDAR SHAKE ROOF. NEW CONCRETE FLOOR AT SUN SUN BAR AND KITCHEN REPAIR ROOF AT SUN SUN BAR.
07-1636	04/09/2007	0	Commercial			TEMPORARY CONSTRUCTION TRAILERS
07-4413	10/10/2007	80,000	Commercial			INSTALL NEW CABINTRY FOR NEW LOBBY BAR TO INCLUDE PAINT AND INTERIOR FINISHES.
07-3942	08/08/2007	100,000	Commercial			DEMO ALL SIDEWALKS AND FRONT ENTRY INSTALL NEW HEADER CURBS AT SIDEWALK.
07-4402	10/11/2007	9,500	Commercial			ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
10-		0				
07-5128	11/28/2007	1,000	Commercial			REPLACE EXISTING GAS LINE TO OUTDOOR KITCHEN, REPLACE MAINFOLD IN OUTDOOR KITCHEN, HOOK APPLIANCES.
07-5200	12/19/2007	27,000	Commercial			REMOVE EXISTING 4 K TANK AND INSTALL ONE NEW 2 K FIREGARD TANK ON EXISTING CONCRETE REQ CONNECT TO EXISTING PIPING.
07-5496	12/21/2007	15,000	Commercial			SEAL-COAT FRONT MAIN PARKING LOT AND SUITE BUILDING PARKING LOT; STRIPE BACK PARKING LOT TO PLAN SPECIFICATIONS AND TO EXISTING STANDARDS (MAIN PARKING AND SUITE PARKING ONLY). ADA/HANDICAP SPACES TO BE INCLUDED PER PLANS. AND AUXILIERY LOT.
08-0658	03/19/2008	95,000	Commercial			COMMERICAL POOL RENOVATION.
08-0499	02/26/2008	15,000	Commercial			REPLACE EXISTING 1250 GAL GREASE TRAP
08-4582	02/02/2009	3,500	Commercial			ADD/RELOCATE FIRE SPRINKLER HEADS
08-4583	02/02/2009	3,500	Commercial			ADD/RELOCATE FIRE SPRINKLER HEADS.
07-0276	02/20/2007	40,000	Commercial			ADA ROOMS ONLY: APPLY NEW DRYWALL, PAINT AND FINISH INSTALLATION OF NEW VANITIES. INSTALLATION OF NEW FURNITURE.
07-0716	02/14/2007	587,000	Commercial			REPLACE CHILLED WATER FAN COILS IN GUEST ROOMS (195 ROOMS)
06-6802	02/02/2007	8,000	Commercial			REPLACE 5 WINDOWS AND 2 DOORS, ALL NEW GLASS IS LAMINATED IMPACT ROOM #402.
07-0498	02/01/2007	30,178	Commercial			REMOVE AND ROOF ON BUILDING 7,8,9,10. INSTALLING SARNAFIL G-410 ENERGY SMART ROOFING MEMBRANE
06-3951	01/16/2007	355,955	Commercial			
1	01-3978	12/14/2001	09/18/2002	22,000	Commercial	AWNING
2	02-0322	04/11/2002	09/18/2002	50,000	Commercial	SIDEWALK & DUCT
3	02-0635	04/22/2002	09/18/2002	99,800	Commercial	ANTENNAS
4	03-1400	04/21/2003	01/01/2004	61,000	Commercial	NEW ELECTRIC
5	02-1549	06/14/2002	09/18/2003	2,125	Commercial	INSTALLED NEW AWNING
6	03-3169	09/12/2003	09/18/2003	5,500	Commercial	REPLACED LIGHT FIXTURES
7	03-3425	09/25/2003	10/02/2003	1,800	Commercial	INSTALLED NEW CEILING WOR
8	03-2912	09/24/2003	10/02/2003	25,900	Commercial	INSTALLED 15 PITCH PANS
9	03-2406	09/26/2003	10/02/2003	20,350	Commercial	REPLACED PARTS A/C
10	03-2285	10/01/2003	10/08/2003	16,230	Commercial	INSTALLED NEW DECK 200SF
11	03-3806	11/03/2004	11/10/2003	21,000	Commercial	REPAIRED DECKING
12	03-3721	10/31/2003	11/08/2003	7,500	Commercial	REPAIRED ROOF DECK
13	04-2422	07/21/2004	12/17/2004	27,000	Commercial	REPLACE HALLWAY DOORS

14	05-3349	08/14/2005	12/11/2005	19,000	Commercial	REPAIR EXTERIOR LIGHTING IN COMMON AREAS,ALSO FANS .
15	06-6161	11/21/2006	04/15/2007	4,000	Commercial	DEMO 4469 SF OF WOOD FLOORING IN BAR AND RESTAURANT AREA
16	06-6162	11/27/2006	04/15/2007	88,000	Commercial	DEMO 14,500 SF OF INTERIOR PUBLIC SPACE.THIS WILL INCLUDE BUILD BACK OF MENTIONED WORK
17	06-3951	01/16/2007	04/15/2007	355,955	Commercial	REMOVE OLD ROOF. REPLACE.5 WOOD FIBER OVER ISO SET IN HOT ASPHALT
18	07-0280	03/20/2007	04/15/2007	22,000	Commercial	REPLACE PLUMBING AT FLAGLER
19	07-4803	10/22/2007	11/22/2007	2,000	Commercial	INSTALL IRRIGATION SYSTEM
20	07-4822	10/24/2007	11/22/2007	7,500	Commercial	COVER DUCT FIRST FLOOR DRYWALL & METAL STUDS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	27,550,765	656,655	18,220,567	65,621,679	30,934,707	0	65,621,679
2013	27,550,765	435,867	17,359,656	44,324,443	28,122,461	0	44,324,443
2012	28,949,152	446,565	17,359,656	25,565,874	25,565,874	0	25,565,874
2011	28,949,152	454,505	18,986,124	33,331,182	26,220,827	0	33,331,182
2010	30,372,154	465,125	14,397,600	23,837,116	23,837,116	0	23,837,116
2009	30,372,154	478,775	20,659,724	23,181,570	23,181,570	0	23,181,570
2008	30,388,565	493,423	34,432,873	60,000,000	60,000,000	0	60,000,000
2007	25,926,075	497,417	34,432,873	69,316,439	69,316,439	0	69,316,439
2006	25,926,075	335,472	44,563,750	74,743,668	74,743,668	0	74,743,668
2005	26,229,701	343,222	21,556,600	45,887,445	45,887,445	0	45,887,445
2004	26,814,915	505,548	21,556,600	45,887,445	45,887,445	0	45,887,445
2003	26,814,915	514,362	19,316,380	53,082,953	53,082,953	0	53,082,953
2002	26,814,915	528,119	19,316,380	53,082,953	53,082,953	0	53,082,953
2001	32,146,185	531,828	13,521,466	53,082,953	53,082,953	0	53,082,953
2000	32,051,273	161,846	11,026,169	47,461,104	47,461,104	0	47,461,104
1999	34,776,245	167,609	11,026,169	44,949,658	44,949,658	0	44,949,658
1998	23,184,164	172,915	11,026,169	44,949,658	44,949,658	0	44,949,658
1997	23,547,698	178,888	10,503,815	42,351,368	42,351,368	0	42,351,368
1996	0	168,380	10,503,815	10,672,195	10,672,195	0	10,672,195
1995	0	173,890	10,503,815	10,677,705	10,677,705	0	10,677,705
1994	0	180,785	10,503,815	10,684,600	10,684,600	0	10,684,600
1993	0	189,061	10,503,815	10,692,876	10,692,876	0	10,692,876
1992	0	197,041	10,503,815	10,700,856	10,700,856	0	10,700,856
1991	0	205,530	10,503,815	10,709,345	10,709,345	0	10,709,345
1990	0	213,299	9,350,374	9,563,673	9,563,673	0	9,563,673
1989	0	221,786	9,285,080	9,506,866	9,506,866	0	9,506,866
1988	0	156,967	8,762,726	8,919,693	8,919,693	0	8,919,693

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/10/2005	2115 / 141	104,316,200	WD	Q
12/1/1996	1436 / 0592	54,346,000	WD	O
11/1/1987	1033 / 640	9,500,000	WD	M

This page has been visited 141,053 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176