

### **Staff Report for Item 16**

**To:** Chairman Bryan Green and Historic Architectural Review

**Commission Members** 

From: Kelly Perkins, MHP

HARC Assistant Planner

Meeting Date: June 28, 2016

**Applicant:** Bender and Associates

**Application Number:** H16-03-0044

**Address:** #1415 Newton Street

### **Description of Work:**

New rear porch with gable roof and side wall.

### **Site Facts:**

The eyebrow house at 1415 Newton Street is listed as a contributing resource in the survey and was constructed c.1889 according to the survey. By 1962, the structure had the existing one-story addition where the width extends past the contributing eyebrow house. The current shed roof addition does not appear on that map, and therefore is not historic.

### **Guidelines Cited in Review:**

Secretary of the Interiors, Standards 9 and 10.

Additions and Alterations/New Construction (pages 36-38a), specifically the guidelines for additions and alterations.

### **Staff Analysis**

This Certificate of Appropriateness proposes the removal of a small rear addition to create a rear covered porch. The new covered porch will have a small gable roof, shorter than the rest of the house and its rear additions. The new addition will have v-crimp roofing material, wood frame with wood lap siding.

The newly exposed rear of the house will have wood lap siding with impact resistant doors.

### **Consistency with Guidelines**

The guidelines state that alterations should not disguise or conceal character-defining features. The proposed alteration is located on the rear of the property and will not be publicly visible. It is staff's opinion that the proposed design is consistent with the guidelines in regards to additions and alterations.

### APPLICATION

### COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



### City of Key West

3140 FLAGLER AVENUE KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT		BUILDING PER	MIT NUMBER	INITIAL & DAT	E
16-00. FLOODPLAIN F	3 00044 PERMIT			REVISION #	
FLOOD ZONE	PANEL#	ELEV. L. FL.	SUBSTANTIA	_ IMPROVEMENT	
			YES	NO	%

ADDRESS OF PROPOSED PROJECT:	1415 Newton Street, Key West, Florida 3.	3040 # OF UNITS
RE # OR ALTERNATE KEY:	Alternate Key # 1024180	
NAME ON DEED:	Jones Barbara R/S, Krabill Melissa D.	PHONE NUMBER 305-293-0022
OWNER'S MAILING ADDRESS:	1415 Newton Street, Kewy West, Fl 33040	email mitzikrabill@msn.com
CONTRACTOR COMPANY NAME:	DECE TO	PHONE NUMBER
CONTRACTOR COMPANY NAME.		EMAIL
ARCHITECT / ENGINEER'S NAME:	Bert Bender	PHONE NUMBER
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street, Key West, Fl 33040	305-296-1347  EMAIL info@benderarchitects.com
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### PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

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EMOLITION: PLEASE FILL OUT THE HARC AP		APCHITECTURAL REVIEW COMMISSION
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### CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS



APPLICATION NUMBER H-\_\_-\_-

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

### CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
  - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

    The structure is a contributing resource. The rear addition that is to be demolished is not contributing.

### OR THAT THE BUILDING OR STRUCTURE;

	whose components may lack individual distinction.  The rear addition is not distinctive or historically significant.
(b)	Is not specifically associated with events that have made a significant contribution to local, state, or national history.  The rear addition to be demolished is not associated with historically significant
	events.

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic

c)	Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.  The rear addition has no association with this criteria.
d)	Is not the site of a historic event with a significant effect upon society.
	The rear addition has no association with this criteria.
e)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city.  The rear addition has no association with this criteria.
)	Does not portray the environment in an era of history characterized by a distinctive architectural style.  The rear addition has no association with this criteria.
)	If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
	The rear addition has no association with this criteria.
)	Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.  The rear addition is not distinctive or historically significant.
i)	Has not yielded, and is not likely to yield, information important in history.  The rear addition to be demolished is not associated with historically significant

### CITY OF KEY WEST CERTIFICATE OF APPROPRIATENESS APENDIX FOR DEMOLITIONS

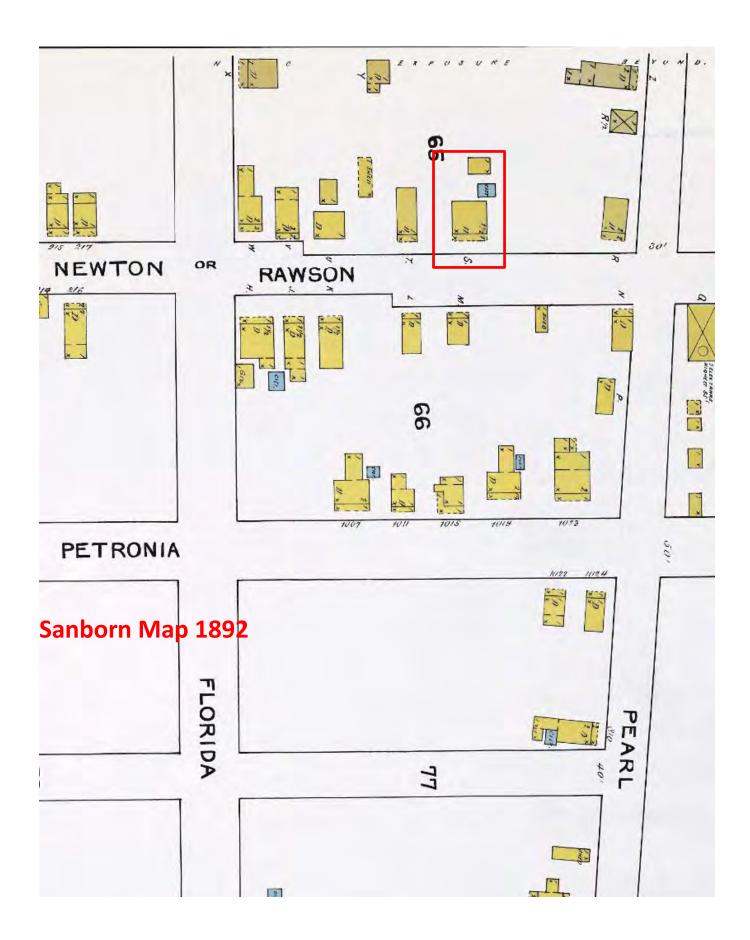
APPLICATION NUMBER H-\_\_-\_-

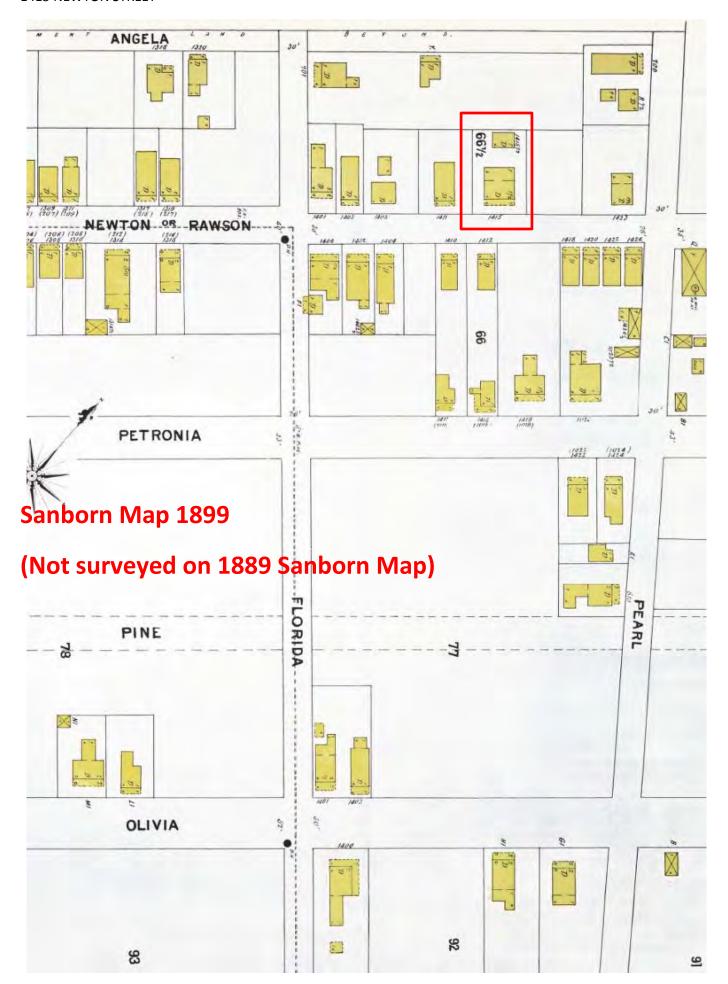


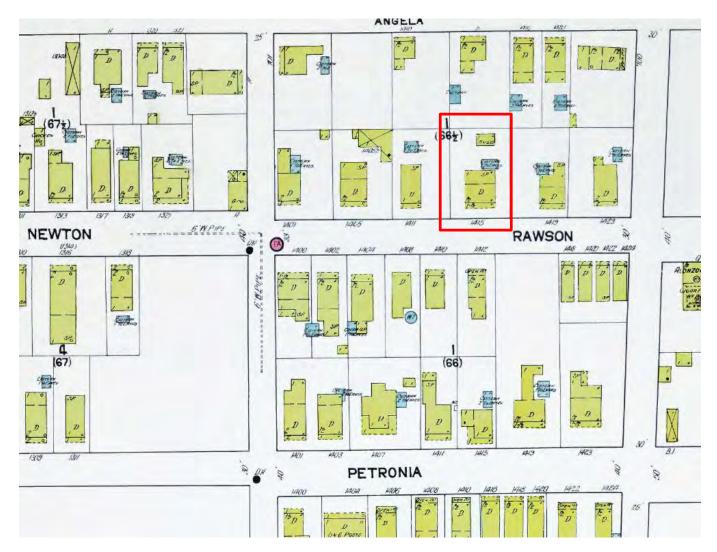
	(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.
	(a) A complete construction plan for the site is included in this application
	xYes Number of pages and date on plans13 pages 10/1/2015
	No Reason
Commission	g criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The shall not issue a Certificate of Appropriateness that would result in the following conditions (please review nt on each criterion that applies);
	(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
	The rear addition has no association with this criteria.
	(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and  The rear addition has no association with this criteria.
AND	(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.  The rear addition has no association with this criteria.
	(4) Removing buildings or structures that would otherwise qualify as contributing.  The rear addition has no association with this criteria.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

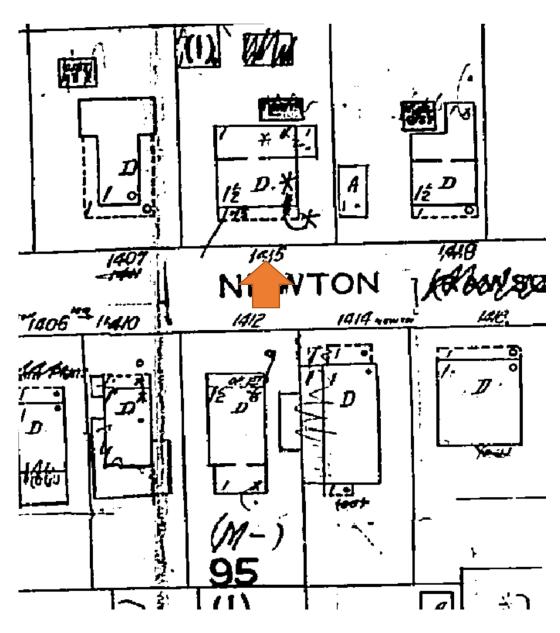
receiving a Certificate of Appropriateness, I proceeding with the work outlined above an	d that the work shall conform to all applicable laws of this jurisdiction. By realize that this project will require a Building Permit, approval <b>PRIOR to</b> ad that there will be a final inspection required under this application. I also a Certificate of Appropriateness must be submitted for review.
Malessa Chalul PROPERTY OWNER'S SIGNATURE:	Melissa D. Kvabil 6/2/2016  DATE AND PRINT NAME:
	OFFICE USE ONLY
	BUILDING DESCRIPTION:
	Style Listed in the NRHP Year
Reviewed by Staff on Notice of hearing posted First reading meeting date Second Reading meeting date TWO YEAR EXPIRATION DATE	Staff Comments







Sanborn Map 1912



1962 Sanborn Map

## PROJECT PHOTOS



Property Appraiser's Photograph, c.1930s. Monroe County Public Library.



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

### 1415 NEWTON STREET

Front (Pine Street) façade. No work on the main building.



West facade. No work on this side of the building. For Reference only.



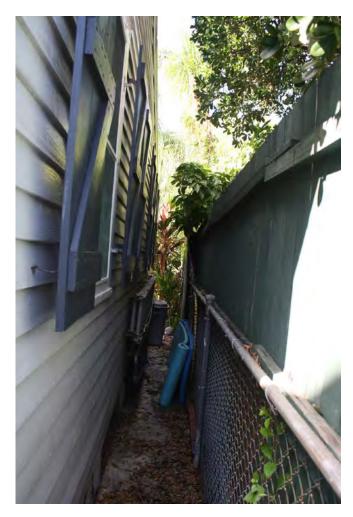
### 1415 NEWTON STREET

Rear façade of the house.



East façade of the house.





### East façade of the building





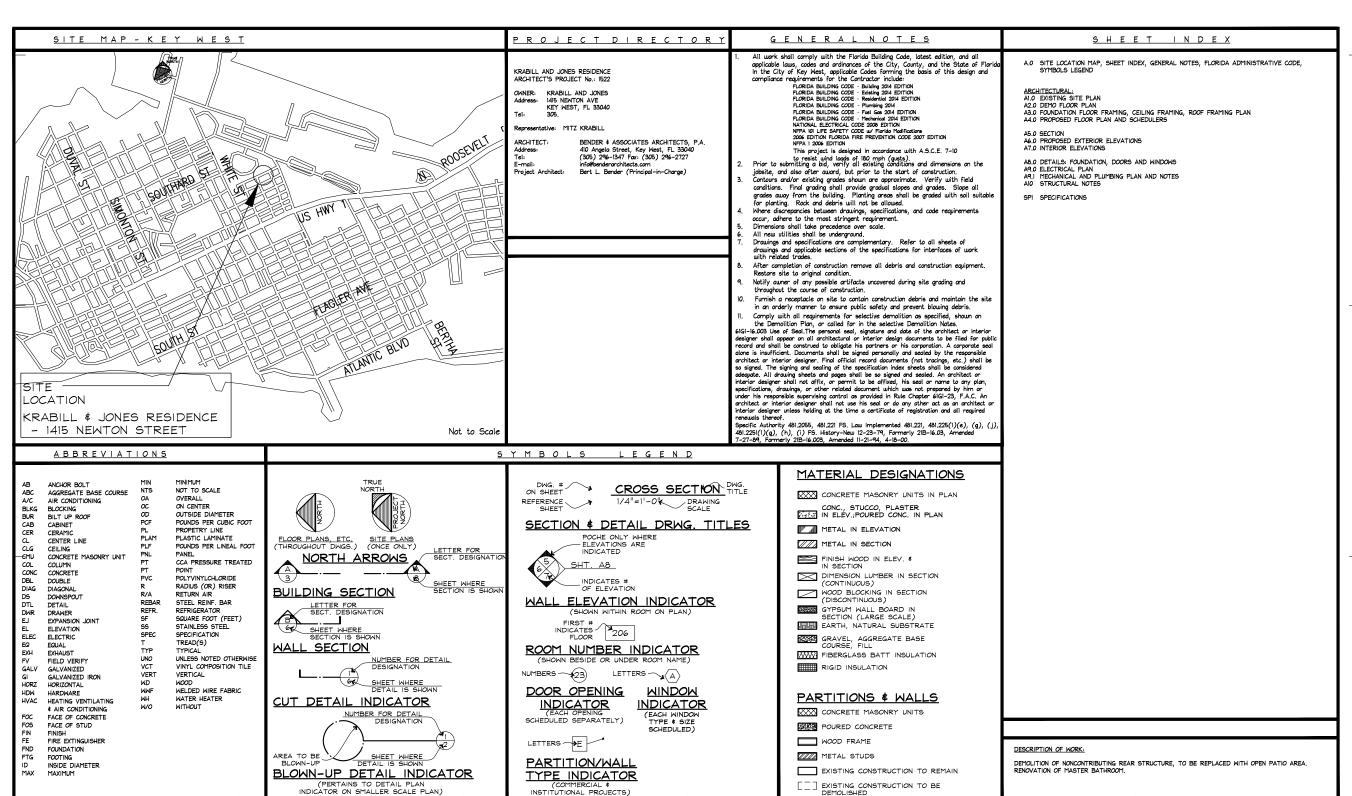
Existing Garage (front view). No work this building; for reference only.



## PROPOSED DESIGN

### KRABILL AND JONES RESIDENCE

1415 NEWTON STREET KEY WEST FLORIDA



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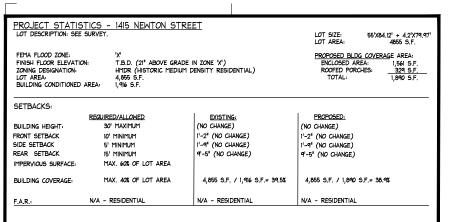
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410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727

Associates શ્ર Bender

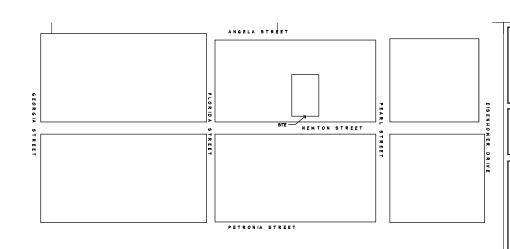
> Project Nº: SITE MAP PROJECT DIRECTORY GENERAL NOTES ABBREVIATIONS SHEET INDEX SYMBOL LEGEND 10/01/15

1 OF 13



IMPERVIOUS SURFACE ANALYSIS:		
	EXISTING	PROPOSED
LOT AREA	4,854 S.F.	4,854 S.F.
MAIN RESIDENCE	1,495 S.F.	1,328 S.F.
PORCHES	198 S.F. 204 S.F.	198 S.F. 204 S.F.
POOLS	204 S.F. 233 S.F.	233 S.F.
ACCESSORY STRUCTURES CONG. SLABS	1,361 S.F.	1,361 S.F.
A/C, GAS, POOL SPA EQUIP PADS	45 S.F.	45 S.F.
TOTALS:	3,536 S.F.	3,368 S.F.
% IMPERVIOUS (60% ALLOWED)	72.8%	69.4 %

NOTE: IMPERVIOUS AREA REDUCED FROM EXISTING. SWALES NOT REQUIRED.



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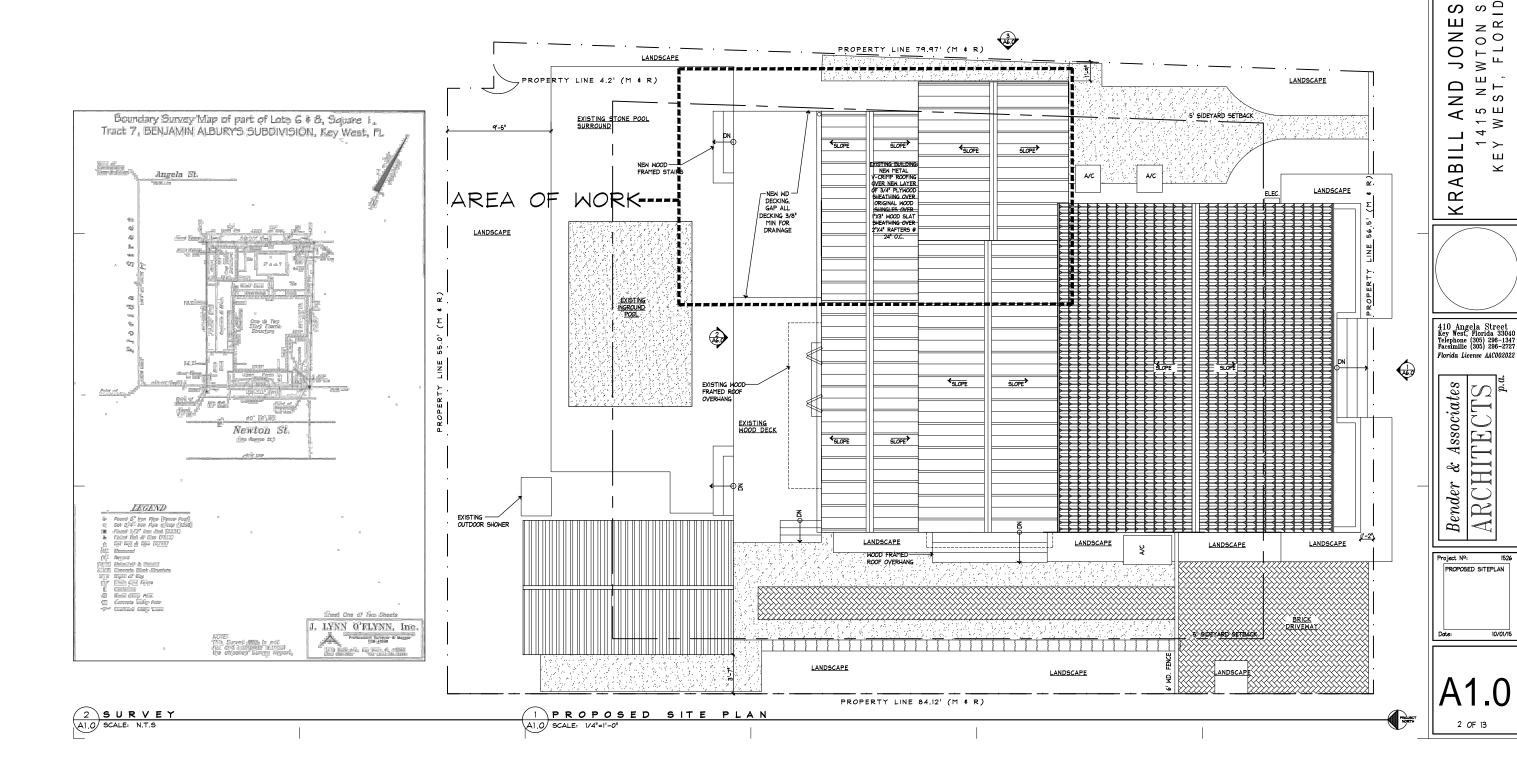
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3 LOCATION MAP



### DEMOLITION NOTES

- DEMOLITION NOTES

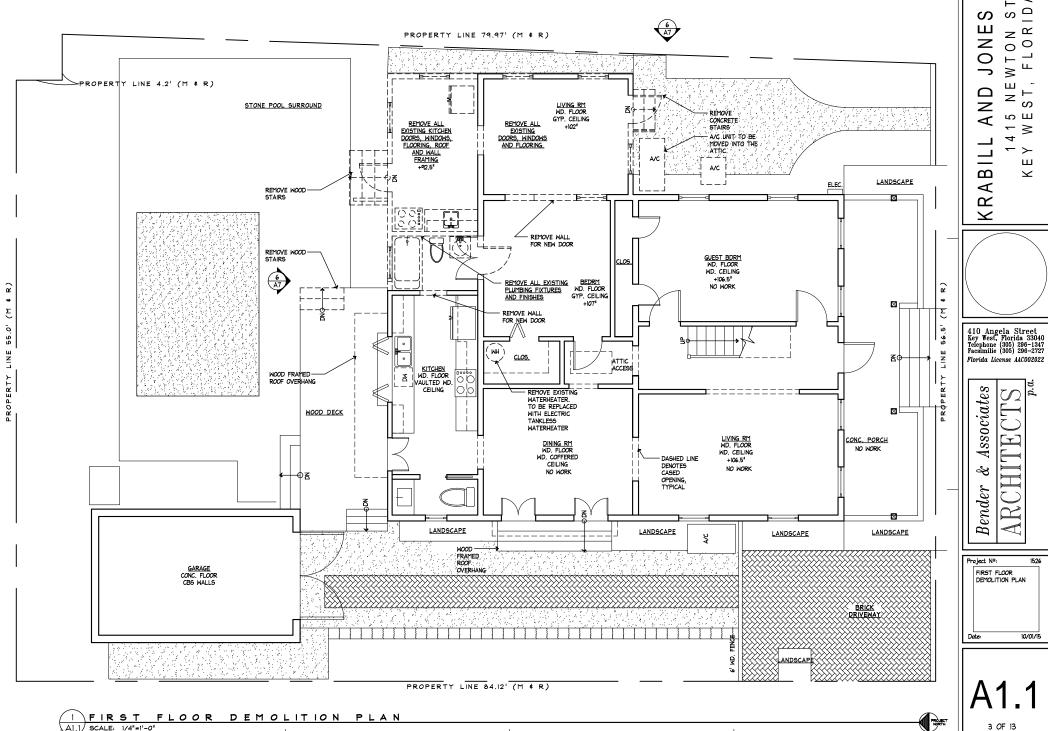
  1. Prior to submitting a bid, verify all existing conditions and dimensions on the Jobstic, and also after award, but prior to the start of construction.

  2. All identicated material shall become the property of the contractor, unless specifically noted otherwise, and shall be property removed from the site. Comply with all applicable loss, codes and regulations of governmental agencies browing jurisdiction over the project of agencies from the site. Comply with all applicable demolition over the project disposal fees, etc. are the responsibility of the Contractor's responsibility to be usure of and to conform with all applicable demolition and disposal codes, softly requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.

  1. Provide bacting and sharing an required to protect the sofety of the general public and workers connected with the project.

  1. Provide bacting and sharing an evapired to protect the sofety of the general public and workers connected with the project.

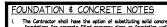
  2. Demolited material classified as clean fill impose distributed on site when specifically approved by the Architect in advance.



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1 FIRST FLOOR DEMOLITION PLAN
Al.1 SCALE: 1/4"=1"-0"



The Contractor shall have the option of substituting solid concrete piers and/or-foundations for concrete filled measury piers or foundation unails. Minimum concrete strength shall be 4000 p.s.l. unless otherwise specified in these documents. Comply with "General Structural Notes" included elsewhere in these documents.

Comply with "General Structural Notes" included elsewhere in these documents.

Connecte protection for printforement:

a. The reinforcement of Footings and other principal structural members in which the connecte is deposited against the ground shall have not less than 3 in, of connecte between it and the ground contact surface. If connecte surfaces offer removal of the forms are to be expected to the suchter or be through the procedure when the contact in the contact of the contac

tranty. A Coloreste processes rensearementation.

The correcte protective covering for any reinforcement at surfaces not exposed directly to the grand or used the shall be not less than 3/4" for exposed directly to the grand or used the shall be not less than 3/4" for some of the control of

aggregate.

Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joists in (b.).

In extremely correspie dimensioners or other severe exposures in (br.).

In extremely correspie dimensioners or other severe exposures, the emount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 linches.

### GENERAL FRAMING NOTES

Provide solid blocking at midspan of all joists and nothers for spars of 8° and over. Use 3 rous of blocking where spans exceed lis feet. Firestopping shall be provided in all usals and partitions to cut off all concealed droft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the road service. Firestopping shall be installed in used frome construction in the following locations:

locations

of in conceiled space of stud walls and partitions including furred spaces

to ceiling and floor levels.

b) At all interconnections between concealed vertical and horizontal spaces
such as occur at soffits, drop ceilings, core ceilings, etc.

c) in conceided spaces between staff strippers of the top and bottom of the

Firestopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plyucod, with joints backed by three-fourths (3/4) inch plyucod, or other approved materials. Where wood joists/beams stc. frame into other members, and ledgers are not provided, install Simpson "Lu" series joist hangers. When installing into ACO pressure treated lumber, Contractor has the option of providing ETHER stainless steel joist hangers and stainless steel featherers, OR Simpson ZMAV (GIGE) galvaried joist hangers with hor-dip galvanised featherers. Contractor shall not mix stainless steel with hot dip galvanised.

Install oil plywood wall sheathing to lop joints at floors. Use  $3/4^{\circ}$  minimum thickness P.T. plywood railled with 8d galvanized rails,  $4^{\circ}$  o.c. along plates,  $4^{\circ}$  o.c. along still beams top and bottom, and  $8^{\circ}$  o.c. in the field. At shear walls, use 10d nails  $4^{\circ}$  o.c. along panel edges and  $8^{\circ}$  o.c. at intermediate supports. Provide hot dip (ZMAX) galvanized hurricane clips at all rafters at bearing location Provide  $2\times 4$  minimum collar ties between rafters at ridges in attic spaces, tigh

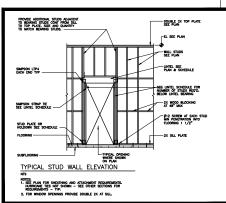
All framing lumber and plywood shall be pressure treated.

All froming lumber and physicod shall be pressure treated.

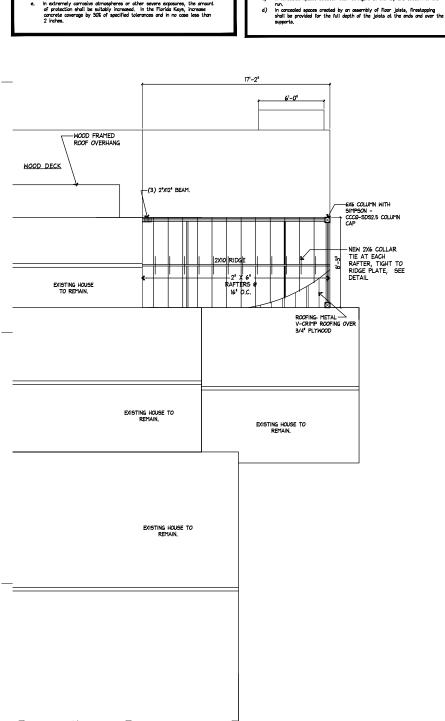
All pressure treated used used on residential projects must be free of americ and
chromium other June 2003. Use ACO or other EPA approved treated lumber on
residential projects. On commercial projects, CCI treated lumber is exceptable in
conceeded spaces.

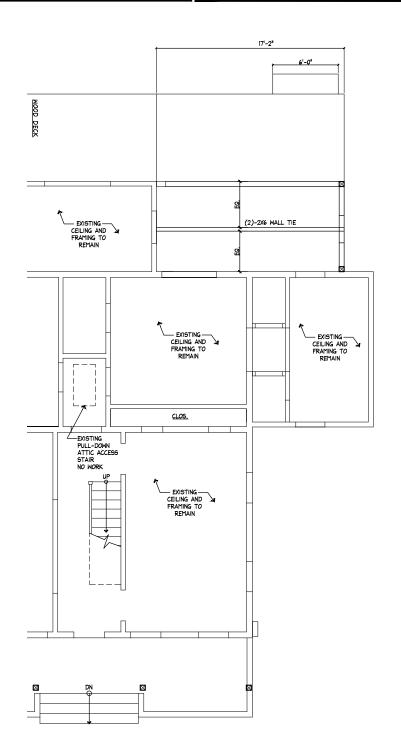
ACO arestin Caste. In urban has been found to corrode standard electropiated galvanised naise
and scrues. Any metal fastlemers (framing or finish) used an ACO pressure treated
lumber shall be stanless steel, great 500 for greater, or hot dip galvanised, conforming
to ASTY A-553 / ASTY Standard A653 (Close G-55). Stanless steel and het dip
galvanised metals SAHLL INOT came in contact unith each other.

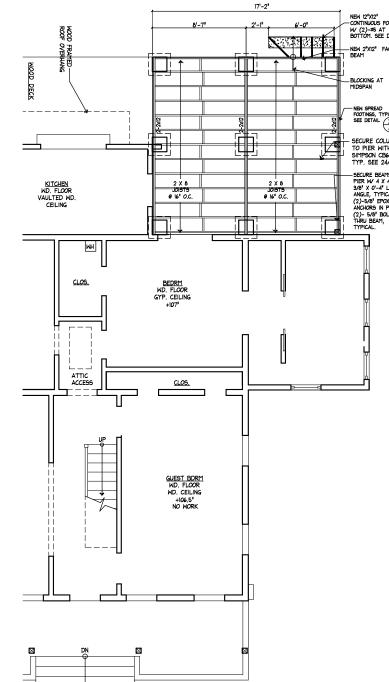
All structural lumber, i.e. joists, girders, beans, rofters, etc., shall be southern yellow pine no. I dense, with a minimum fb of 1300 psi, before pressure treatment. (Pressure treatment reduces fiber stress by 15% to 1100 P.S.I.)

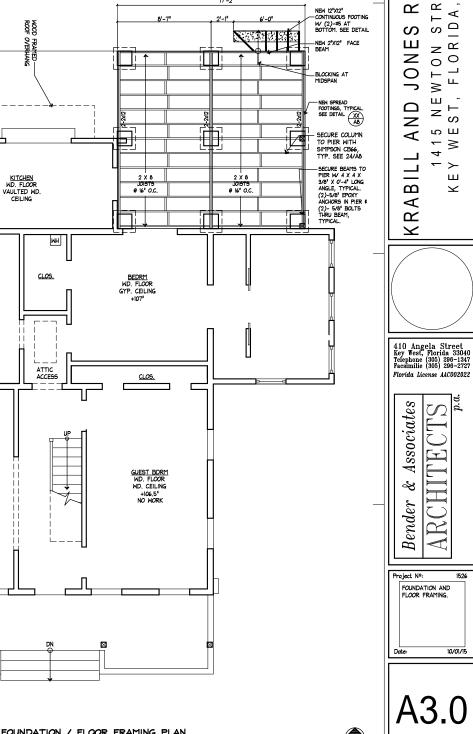


SPAN	UNTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
0'-0" <l<u>≤4'-6"</l<u>	2-2X8	2-2X4	2-2X4	LTP4
4'-8' <l<u>&lt;6'-0'</l<u>	2-2×8	2-2X4	2-2X4	LTP4
6"-0" <l<u>&lt;7'-4"</l<u>	2-2X10	2-2X4	2-2X4	LTP4
7-4 <l<u>&lt;8-8</l<u>	2-2X12	2-2X4	3-2X4	LTP4
8'-8' <l<10'-0"< td=""><td>2-1~#X11^ LVL</td><td>4 2-2X4</td><td>3-2X4</td><td>HD2A</td></l<10'-0"<>	2-1~#X11^ LVL	4 2-2X4	3-2X4	HD2A
SPAN	LINTEL		E (2X6 WA FULL HEIGHT STUDS	
SPAN	LINTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
				LTP4
0'-0" <l<u>&lt;4'-8"</l<u>	2-206	2-2X5	2-2X5	LTP4
	2-208 2-208	2-2×6 2-2×6	2-2X6 2-2X6	LTP4
4'-8"<1.56'-0"				
4'-8' <l<u>&lt;6'-0"</l<u>	2-208	2-2X8	2-2X6	LTP4









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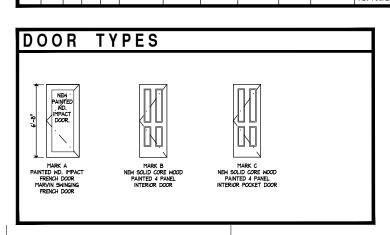
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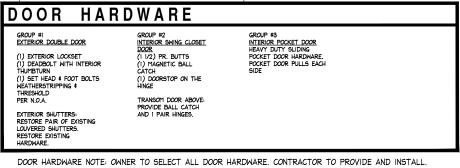
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י ח	OOM FIN	ІЭП	361							
NO.	ROOM NAME	FLOOR	BASE		WA	LLS		CEILING	CLG.	REMARKS
110.	ROOM NAME	1 LOOK	BAGE	NORTH	EAST	SOUTH	WEST	CEIEITG	HT.	REI IARRS
101	BATHROOM	CER. TILE	NEW IX6 WITH TOP CAP	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	102"	
102	CLOSET	STAINED IX4 T#G WOOD	NEW 1X6 WITH TOP CAP	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	102"	
103	CLOSET	STAINED IX4 T#G WOOD	NEW 1X6 WITH TOP CAP		PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	Ix6 V-GROOVE PAINTED WD.	102"	
104	SHOWER	CER. TILE	NEW 1X6 WITH TOP CAP	CER. TILE	CER. TILE	GLASS SHOWER ENCLOSURE	CER. TILE	PAINTED M.R. GYP. BD.	102"	PAINTED CUBAN TILES???

١	WINDOW SCHEDULE								
ı	MARK	SI WIDTH	ZE HEIGHT	MANUFACTURER	DETAILS	MATERIAL	FINISH	REMARKS	
	A	2'-6"	2'-8 <b>"</b>	MARVIN WUAWN 3032	10/A8	MOOD		NEW MARVIN WOOD AWNING WINDOW. NEW PAINTED WOOD BOARD SHUTTER.	
	в	2'-6"	2'-8 <b>"</b>	MARVIN WUAWN 3032	10/A8	WOOD		NEW MARVIN WOOD AWNING WINDOW. NEW PAINTED WOOD BOARD SHUTTER.	

### WINDOW TYPES MARK A NEW MARVIN PAINTED WD. 6/6 DOUBLE HUNG WINDOW. NEW PAINTED WD. DOADR SHUTTER. SEE DTL. X/A8, X/A8. WINDOW NOTES: 1. SHUTTERS WITH OPERABLE LOUVERS NOTED IN WINDOW MARK 'A' SHALL MATCH EXISTING, I 3/6" THICK SHUTTERS WITH 1-7/6" OPERABLE LOUVERS AND CENTER RAIL, WESTERN RED CEDAR, AVAILABLE FROM LARSON SHUTTER CO., WINALARSONSHUTTER.COM, OR ARCHITECT APPROVED ALTERNATE. 2. GUALIFIED WINDOW RESTORERS FOR WINDOW MARK 'A' INCLUDE JINMY MRAY (\*23-4778), HANSEN AND BRINGLE, AND CCS RESTORATION OF SANFORD, FL (407-928-6620). THESE WINDOWS ARE RESTORABLE.

D	00	R	,	SC	HED	ULE	:					MARE
NO.	TYPE	W.	SIZE H.	т.	MATERIAL	FINISH	GLAZING	FRAN MATERIAL		DETAILS	REMARKS	HARDWARE SETS
1	A	48"	80°	1 3/4"	MOOD	PAINTED	IMPACT	MOOD	PAINTED	INSTALL PER MIAMI DADE NOA	NEW FRENCH DOORS, IMPACT GLASS	GROUP 1
2	A	36"	80"	1 3/4"	MOOD	PAINTED	IMPACT	MOOD	PAINTED	INSTALL PER MIAMI DADE NOA	NEW FRENCH DOOR. IMPACT GLASS.	GROUP 1
3	В	30"	80"	1 3/4"	MOOD	PAINTED	NONE.	MOOD	PAINTED	5/A8	NEW SOLID CORE WOOD INTERIOR DOOR	GROUP 2
4	В	30"	80"	1 3/4"	MOOD	PAINTED	NONE.	MOOD	PAINTED	5/A8	NEW SOLID CORE WOOD INTERIOR DOOR	GROUP 2
5	С	24"	80"	1 3/8"	MOOD	PAINTED	NONE.	MOOD		14/A8	NEW 4 PANEL PAINTED WD. POCKET DOORS	GROUP 3
6	С	24"	80"	1 3/8"	MOOD	PAINTED	NONE.	MOOD		14/A8	NEW 4 PANEL PAINTED WD. POCKET DOORS	GROUP 3





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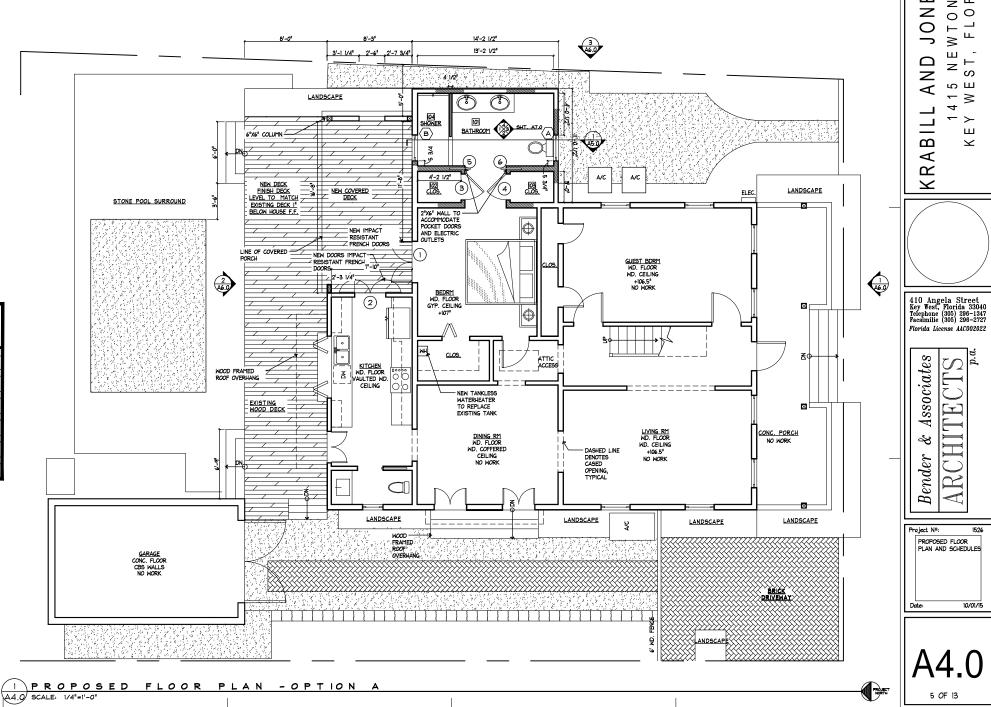
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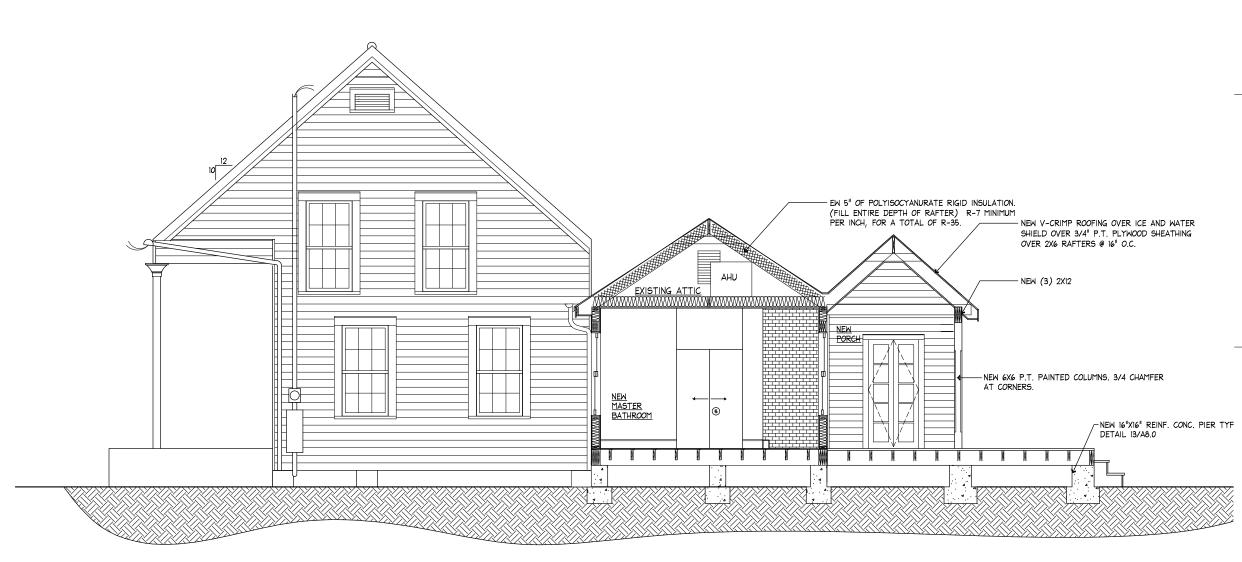
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10/01/15

DOOR HARDWARE ALLOWANCE: \$500 EACH DOOR.





SECTION AT BATHROOM LOOKING WEST SCALE: 3/8"=1"-0"

KRABILL AND JONES RESIDENC 1415 NEWTON STREET KEY WEST, FLORIDA, 33040

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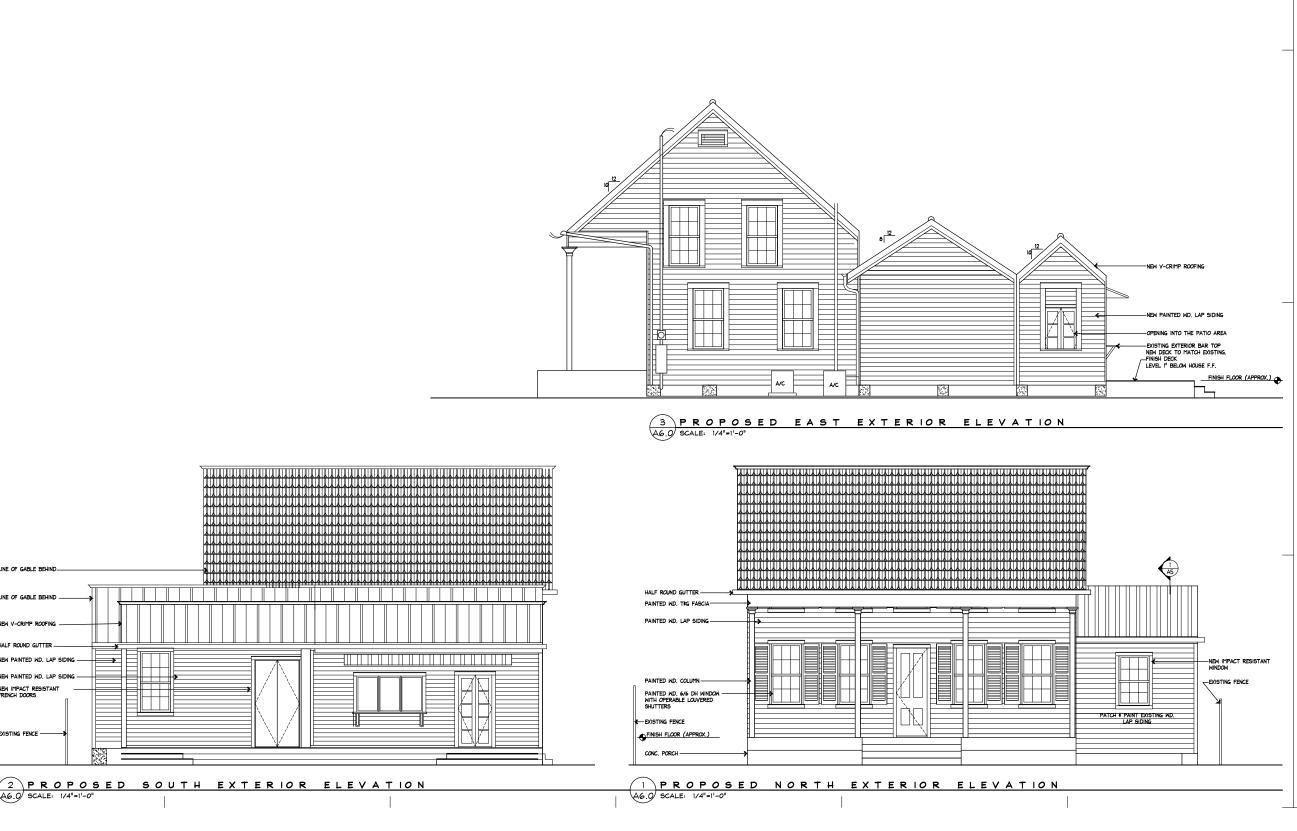
410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

Bender & Associates
ARCHITECTS

Project Nº: 1526
BUILDING SECTIONS

Date: 10/01/15

A5.0



LINE OF GABLE BEHINI

LINE OF GABLE BEHIND

NEW IMPACT RESISTANT FRENCH DOORS

A6.0 SCALE: 1/4"=1'-0"

EXISTING FENCE -

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Associatesશ્ર Bender

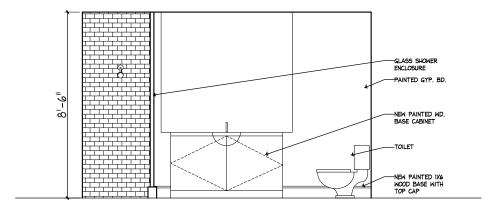
Project Nº: PROPOSED EXTERIOR ELEVATIONS 10/01/15

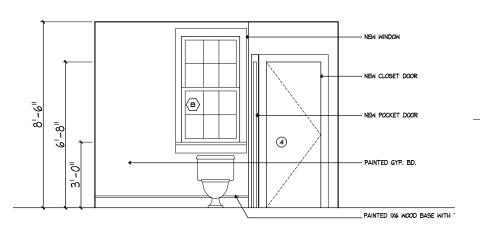
A6.0

MARK	FIXTURE	MFR./CATALOG NO.	LOCATION	REMARKS
MC-1	TOILET	KOHLER - KATHRYN COMFORT HEIGHTS, COMPACT ELONGATED, 1.28/1.1 GPF FLUSH VALVE - EC (WHITE). PRODUCT # K-3940-0	SEE PLAN	
LAV-1	WALL MOUNT SINK	KOHLER-SOLD/EXPRESSIONS/ 61" VANITY TOP WITH DOUBLE VERTICYL RECTANGULAR CUTOUT		PROVIDE 3/4" PLYWOOD BACKING AT ALL WALL MOUNT SINKS, CARRIER ARM FOR SUPPORT
F-1	FAUCET	KOHLER ALTEO CENTERSET BATHROOM SINK FAUCET WITH LEVER HANDLES	SEE INTERIOR ELEVATIONS	

BAT	BATHROOM ACCESSORY SCHEDULE							
MAR	FIXTURE	MFR./CATALOG NO.	MOUNT	REMARKS				
M-1	MIRROR	KOHLER - REVIVAL OVAL MIRROR- PRODUCT # K-16145-CP	SEE INTERIOR ELEVATIONS	MIRROR 39" A.F.F. MAX. SEE INTERIOR ELEVATIONS FOR SIZE.				
VA-1	VANITY	KOHLER - DAMASK 60" VAINTY WITH FURNITURE LEGS PRODUCT # K-99524-LG-IWA	SEE INTERIOR ELEVATIONS	PROVIDE BACKING AS REQUIRED FOR INSTALLATION				
TP-I	TP HOLDER	KOHLER - ANTIQUE - POLISHED CHROME- PRODUCT # K-211-CP	SEE INTERIOR ELEVATIONS	PROVIDE BACKING AS REQUIRED FOR				
TB-1	TB-1 TOWEL BAR KOHLER - ANTIQUE 24* TOWEL BAR - PRODUCT # K-206-PC K-206-PC							

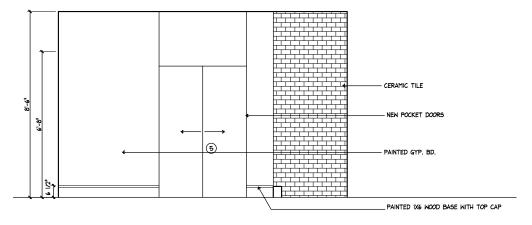
- NOTES:
   PROVIDE PLYWOOD BACKING FOR ALL WALL MOUNTED LAVATORIES, TOILET PARTITIONS AND TOILET ACCESSORIES.
   INSTALL LAVATORIES & TOILETS ACCORDING TO MANUFACTURERS SPECIFICATIONS TO MEET ADA REQUIREMENTS.

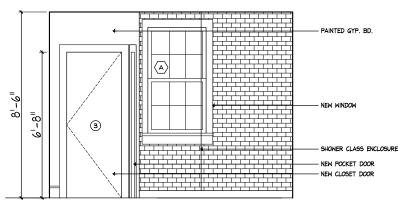




4 SOUTH INTERIOR ELEVATION
A7.0 SCALE: 1/2"=1'-0"

3 W E S T IN T E R IO R E L E V A T IO N
A7.0 SCALE: 1/2"=1'-0" SCALE: 1/4"=1'-0"





2 NORTH INTERIOR ELEVATION | |

1 EAST INTERIOR ELEVATION
A7.0 SCALE: 1/2"=1"-0"

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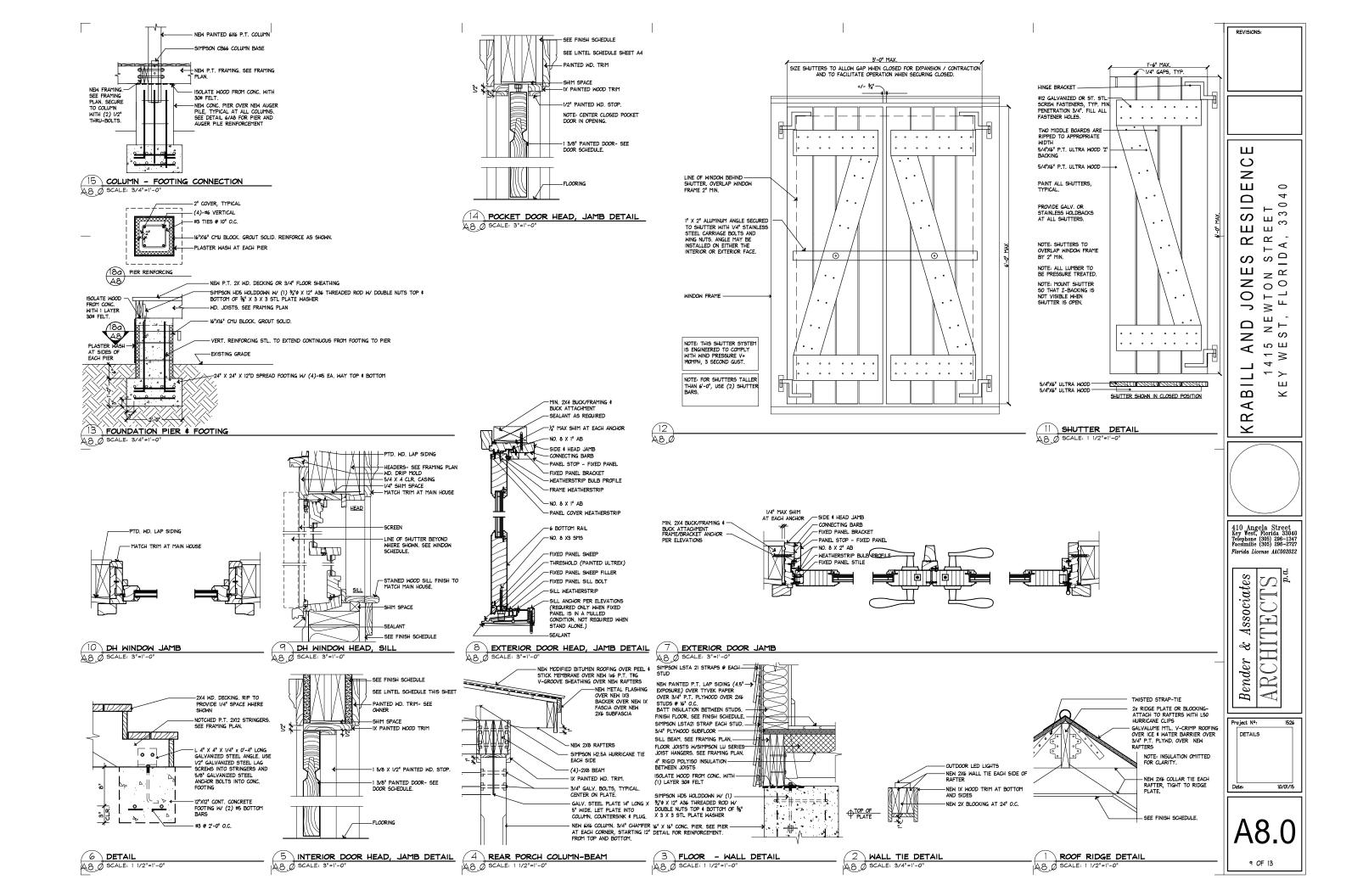
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ELE	CTRICAL SYMBOL LEGEN	D	
SYMBO	L DESCRIPTION	SYMBOL	L DESCRIPTION
<b>=</b>	DUPLEX CONVENIENCE RECEPTACLE OUTLET	$\phi$	CEILING MOUNTED INCANDESCENT OR CF FIXTURE
WP ==	WEATHERPROOF DUPLEX OUTLET	·	RECESSED INCANDESCENT OR CF LIGHT FIXTURE
GFI	GROUND FAULT INTERRUPTED DUPLEX OUTLET	Ą	WALL MOUNT INCANDESCENT OR CF LIGHT FIXT.
<b>=</b>	QUADRUPLEX RECEPTACLE OUTLET	F	RECESSED CEILING MOUNTED EXHAUST FAN
<b>Ø</b> -	SPECIAL PURPOSE OUTLET- 120V	<b>\$</b>	RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT COMBINATION
€	SPECIAL PURPOSE OUTLET- 240V	<b>(</b>	RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT / HEATER COMBINATION
<b>=</b>	SPLIT WIRED DUPLEX RECEPTACLE OUTLET W/ TOP RECEPTACLE SWITCHED	8	SINGLE HEAD SWIVEL FIXTURE (EXTERIOR) W/ MOTION SENSOR DEVICE
0	FLUSH FLOOR DUPLEX OUTLET W/ COVER	8	TWO HEAD SWIVEL FIXTURE (EXTERIOR)
<b>_</b>	SPECIAL PURPOSE HARD WIRED CONNECTION		UNDER CABINET LIGHTS
4	240Y CONNECTION W/ DISCONNECT	0	FLUORESCENT CEILING FIXTURE
		-	· WALL MTD. INCANDESCENT OR CF STRIP FIXTURE
		$\times$	CEILING FAN AS SELECTED BY OWNER
\$	SINGLE POLE SWITCH	*	CEILING FAN W/ LIGHT KIT AS SELECTED BY OWNER
ş <sup>3</sup>	3 WAY SWITCH (SWITCHED IN TWO LOCATIONS)		
<b>\$</b> <sup>4</sup>	4 WAY SWITCH (SWITCHED IN THREE LOCATIONS)	_	MODULAR TELEPHONE JACK
\$ <sup>D</sup>	DIMMING DEVICE	Z	INTERCOM STATION
\$ <sup>D3</sup>	3 WAY DIMMING DEVICE	TV	CABLE TELEVISION OUTLET
\$ <sup>F</sup>	3 SPEED FAN SWITCH	( <del>-</del> )	THERMOSTAT
(5)	SPEAKER	•	LOW VOLTAGE PUSH BUTTON SWITCH (DOORBELL
		SD	SMOKE DETECTOR

ELECTRICAL RISER DIAGRAM
NEW GALV. WEATHERHEAD APP MDP NEW 2* RIGID GALV. CONDUIT NEW 200 AMP MDP NEW 2* GALV. CONDUIT NEW 200 AMP MDP ELECTRIC METER  FINISH FLR.  GRADE  *** GROONS IN 1/2* RIGID CONDUIT 5.50* X 8-0* COPPERVELD GROUND ROD

ΕL	ECTRICAL	FIXTURE	SCHED	ULE	
MARK	MANUFACTURER / CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	REMARKS
A	OWNER TO SPECIFY, CONT. TO PROVIDE & INSTALL	BATHROOM LIGHT OVER MIRROR	WALL MOUNT		UL DAMP LIST
В	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	RECESSED SHOWER LIGHT	RECESSED		WE WET LIST
С	OWNER TO SPECIFY, CONT. TO PROVIDE & INSTALL	BATHROOM FAN	CEILING		WE DAMP LIST
D	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	EXTERIOR 52" CEILING FAN WITH LIGHT	CEILING MOUNT		UL WET LIST
E	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	LED STRING LIGHTS	MOUNT ON THE WALL		WE WET LIST
F	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	LED STRING LIGHTS	MOUNT ON THE WALL TIE		HE WET LIST
G	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	RECESSED CLOSET LIGHT	RECESSED		
1	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	RECESSED CLOSET LIGHT	RECESSED		

### ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND/OR ANY LOCAL CODES AND ORDINANCES.
  THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL EQUIPMENT. CONTRACTOR SHALL NOT SCALE PLANS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.

  THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL
- TI SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE SO BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
- ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR OF DATE OF ISSUE OF CERTIFICATE OF OCCUPANCY.

  ALL POWER AND CONTROL WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.

- ALL POWER AND CONTROL. WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.

  ALL PANELS SHALL HAVE TYPEWRITTEN DIRECTORIES INDICATING ALL CIRCUITS.

  LIGHTING FIXTURES INCLUDING LAMPS SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

  ALL WIRES AND CABLES SHALL BE COPPER EXCEPT AS INDICATED. WIRES SHALL BE #12 MINIMUM SIZE (CONTROL WIRING SHALL BE #14AMG). WIRE SIZED #6 AND LARGER SHALL BE THAN SHALL BE THAN SHALL BE THAN SHALL BE THAN SHALL PROVIDE THEYDRARY POWER FOR ALL TRADES.

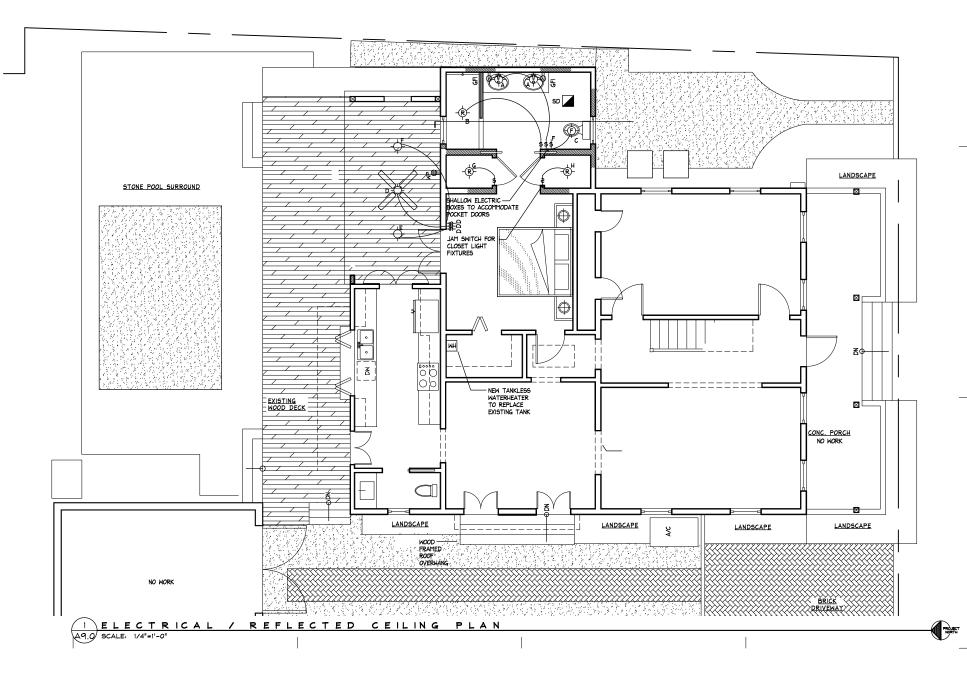
  CONTRACTOR SHALL INSTALL LIGHTING FIXTURES PROVIDED BY OTHERS.

  ALL COPPER MATER PIPE SHALL BE ELECTRICAL BONDED AND GROUNDED.

  BALANCE LOADS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.

  THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFITING ADEQUATE CIRCUITRY AND BREAKER SIZES WHICH ARE REQUIRED BY THIS CONTRACT.

  THE CONTRACT.
- THE CONTRACTOR SHALL FURNISH AND INSTALL APPROVED HARD-WIRED SMOKE DETECTORS IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS PROJECT.



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ELECTRICAL PLANS SCHEDULES NOTES 10/01/15

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### MECHANICAL GENERAL NOTES:

- EXISTING CONDITIONS INDICATED ARE TAKEN FROM EXISTING CONSTRUCTION DOCUMENTS, VARIOUS SURVEYS, AND FIELD INVESTIGATIONS. INFORESEEN CONDITIONS PROBABLY EXIST AND ME NEW OR EXISTING, HAY NOT BE LOCATION SO PRICE, SHOWN ON THE DYNAMINGS. COORDINATE WITH FIELD CONDITIONS TO VERIFY EXACT LOCATIONS OF PRICE, DUCTORS AND ELECTRICAL MORN HILL BE AVOIDED. FAILURE TO COORDINATE THE MY COORDINATE THE WORK OF UTHER TRADE WILL NOT BE CONSIDERED FOR EXTRAS.
- CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF MOKE. SUBMISSION OF A PROPOSAL WILL BE CONSTRUCT DAS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CAMES FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES EXCOUNTEED WILL NOT BE RECOGNIZED.
- PROVIDE LABOR, MATERIALS, TOOLS, EQUIPMENT AND DEVICES NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DAY OF SPECIFICATION. FULLY TEST, BALANCE, CLEAN AND LEAVE SYSTEMS IN A COMPLETE AND OPERATIONAL STATUS.
- PROTECT SURROUNDING UTILITIES, WALLS, FLOORS AND CEILINGS FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED DURING CONSTRUCTION.
- PROVIDE MOOD, GYP. BD. AND OTHER MATERIALS FOR WALL AND CEILING REPAIR AND OTHER GENERAL WORK AS REQUIRED FOR PROPER INSTALLATION OF MECHANICAL SYSTEMS. ALL R SHALL HATCH EXISTING.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE U.L. LISTED WHERE APPLICABLE, INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS WITH ADEQUATE ACCESS FOR MAINTENANCE. INSTALLATION OF NEW EQUIPMENT SHALL NOT INTERFERE WITH REQUIRED WORKING CLEARANCES FOR EXISTING EQUIPMENT.
- . PROVIDE WORK IN ACCORDANCE WITH 2007 FLORIDA BUILDING CODE MECHANICAL, AND OTHER LOCAL CODES AND STANDARDS AS ENFORCED. COORDINATE WITH LOCAL CODE AUTHORITIES TO DETERMINE EXACT REQUIREMENTS.
- PROVIDE ALL SUPPLEMENTARY STEEL STRAPS AND FOUNDATIONS FOR SUPPORTS AND BRACING OF ALL HVAC DUCT AND PIPING. EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED.
- THIS CONTRACTOR SHALL ARRANGE FOR AND PAY FOR NECESSARY PERMITS, INSPECTIONS, ETC. AS RELATED TO THE WORK SHOWN ON THESE DRAWINGS.
- TEST AND BALANCE SYSTEMS PER NEBB OR AABC. SUBMIT TEST AND BALANCE REPORT IN ACCORDANCE WITH NEBB OR AABC TO THE OWNER'S REPRESENTATIVE. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES ORDINANCES OF THE CITY, COUNTY AND STATE.
- WHENEVER NECESSARY FOR THE PROPER FUNCTIONING OF MECHANICAL SYSTEMS. COORDINATE UNDERCUTTING OF DOORS FOR RETURN OF AIR WITH THE GENERAL CONTRACTOR.
- COORDINATE INSTALLATION OF EQUIPMENT WITH ALL OTHER TRADES (i.e. PLUMBING AND ELECTRICAL) TO AVOID INTERFERENCE WITH OTHER EQUIPMENT AND SYSTEMS,

### PLUMBING FIXTURE SCHEDULE FITTINGS: MANUFACTURER / CATALOGMANUFACTURER / CATALOG REMARKS OWNER TO SELECT, CONTRACTOR OWNER TO SELECT, CONTRACTOR BATHROOM LAV OWNER TO SELECT, CONTRACTOR TO PROVIDE \$ INSTALL TO PROVIDE \$ INSTALL L-2 ONER TO SELECT, CONTRACTOR TO PROVIDE \$ INSTALL TO PROVIDE \$ INSTALL TOLET OWNER TO SELECT, CONTRACTOR TO PROVIDE \$ INSTALL TO PROVIDE \$ INSTALL SH-1 BATHROOM SHOWER WHI ON DEMAND WATER HTR TAKAGI OR EQUAL.

### PLUMBING GENERAL NOTES:

- UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND INSEVENCE HAT NOT BE FIELD LOCATED BYACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING, AS DETERMINE UNITED THE INTERCEPT OF THE INCESSARY.
- FIELD YERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF NEW WORK,
- PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING AND ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO HAINTAIN CLEARANCES. YERIPY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATION AND OTHE POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AYOUD INTERFERENCES.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT AS SPECIFICALLY NOTED.
- SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILING AND ROOFS.
- PROVIDE ACCESS PANELS TO ALL VALVES AND WATER HAMMER ARRESTERS LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.

  - ALL WATER PIPING SHALL BE TYPE "L" COPPER PIPE WITH SOLDERED (95/5) JOINTS.
- SCHEDULE 40 PVC PIPE & FITTINGS: ASTM D2665-85. JOINTS: ASTM D2855-83, SOLVENT WELD.
- ESCUTCHEONS SHALL BE PROVIDED FOR ALL PIPING THRU WALLS, FLOORS AND CEILINGS WHERE PIPE IS EXPOSED TO VIEW. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
- PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS,
- SIZE AND LOCATION OF ANY REQUIRED CLEANOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING, LATEST EDITION, AND ALL JURISDICTION REGULATIONS.
- ALL WALL MOUNTED LAYATORIES AND HAND WASHING FACILITIES SHALL BE ATTACHED TO A FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
- PLIMBING CONTRACTOR SHALL PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC., ROUGH-IN AND MAKE FINAL CONNECTIONS (INCLUDING SUPPLYING AND/O INSTALLING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT WHETHER FURNISHED BY THIS CONTRACTOR FURNISHED BY OTHERS.
- INSULATE HOT AND COLD WATER PIPING WITH FACTORY FORMED, FIBERGLASS PIPE INSULATION FACTORY JACKETED SYSTEM I\* THICK EQUAL TO OWENS-CORNING FIBERGLASS 25/ASJ/SSL.

VERIFY ELECTRICAL REQUIREMENTS OF AIR CONDITIONING SYSTEM AHU'S AND CONDENSORS AND PROVIDE ACCORDINGLY. PROVIDE DEDICATED CIRCUITS FOR EACH UNIT, AND CUTOFF SWITCHES AND CONVENIENCE OUTLETS PER CODE REQUIREMENTS.

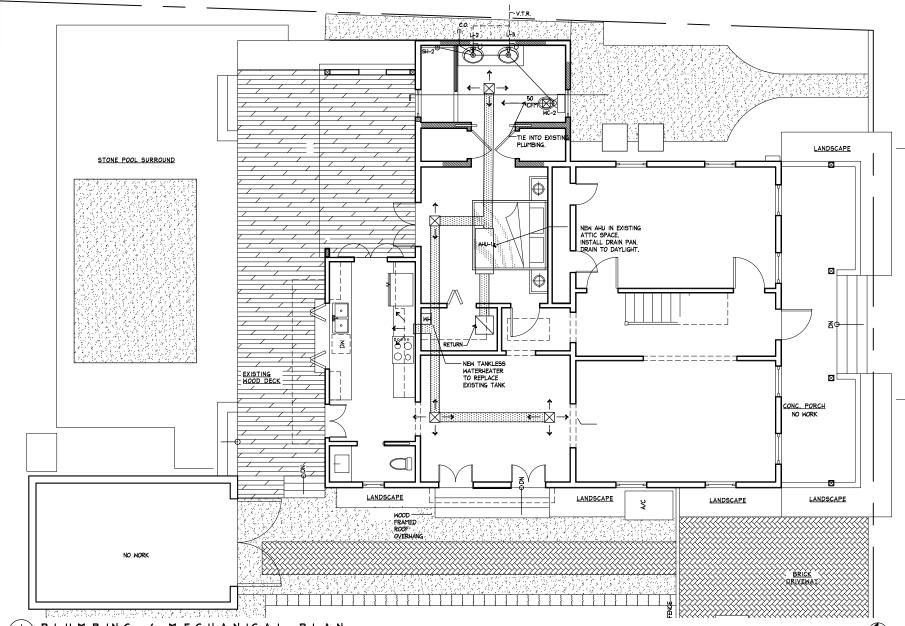
### APPLIANCE NOTE:

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES AND WATER HEATERS AND PROVIDE ACCORDINGLY. PROVIDE DEDICATED CIRCUITS FOR EACH UNIT, AND CUTOFF SWITCHES AND CONVENIENCE OUTLETS PER CODE

NOTES: 700 S.F. CONDITIONED AREA MAIN HOUSE.

VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES AND WATER HEATERS AND PROVIDE ACCORDINGLY. PROVIDE DEDICATED CIRCUITS FOR EACH UNIT, AND CUTOFF SWITCHES AND CONVENIENCE OUTLETS PER CODE REQUIREMENTS.

MEC	HANICAL SCHEDULE	
PLAN MARK	MODEL.	REMARKS
CU-1		CARRIER EQUIPMENT OR APPROVED EQUAL. SEER RATING 15 OR BETTER
AHU-1	3 TONS COOLING, ELECTRIC HEAT STRIPS.	CARRIER EQUIPMENT OR APPROVED EQUAL. SEER RATING 15 OR BETTER



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410 Angela Street Key West, Florida 3304

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10/01/15

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PLUMBING / MECHANICAL PLAN A9.1 SCALE: 1/4"=1'-0"

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STRUCT	TURAL GENERAL NOTES	
100.	DESIGN CRITERIA	
100.1	DESIGN BUILDING CODE:	
	A. FLORIDA BUILDING CODE, 2010	
100.2	GRAVITY LOADS:	
	A. FLOOR LIVE LOADS:	
	1. RESIDENTIAL	40 PSF
	B. ROOF LIVE LOADS:	
	1. PITCHED ROOF	20 PSF
100.3	LATERAL LOADS:	
	A. WIND LOADS (IN ACCORDANCE WITH DESIGNERAL NOTE 100.1):	ON BUILDING CODE F
	ULTIMATE DESIGN WIND SPEED (3 SECOND     MPH	GUST), Vult = 180
	NOMINAL DESIGN WIND SPEED (3 SECOND     MPH	GUST), Vasd = 14
	<ol> <li>RISK CATEGORY = II</li> </ol>	
	F FURN SOURCE OF ACCURATION FURN SOFT	- +/- 0.18
_	ENCLOSURE CLASSIFICATION = ENCLOSED     INTERNAL PRESSURE COEFFICIENT (GCp)     COMPONENTS AND CLADDING PRESSURES:     AND CLADDING WIND LOADS" TABLE, AND CLADDING WIND PRESSURE DIAGRAM"	SEE "COMPONENTS "COMPONENTS AND
210.	FOUNDATIONS	
210.1	SPREAD FOOTINGS HAVE BEEN DESIGNED TO E SOILS OR CAP ROCK HAVING AN ALLOWABLE I 3000 PSF.	BEAR ON UNDISTURB BEARING CAPACITY O
210.2	ELEVATIONS SHOWN ON THE DRAWINGS AT WH TO BEAR ARE APPROXIMATE. MATERIAL ON W ARE TO BEAR SHALL HAVE AT LEAST THE ABC ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM FINISHED GRADE.	ICH FOUNDATIONS AF IHICH FOUNDATIONS DVE NOTED CAPACITY IF OF 8" BELOW
210.3	CONCRETE AUGER PILES ARE TO EMBED MINIM ROCK.	MUM 3'-0" INTO CAF
300.	REINFORCED CONCRETE	
300.1	ALL REINFORCED CONCRETE WORK SHALL BE THE "BUILDING CODE REQUIREMENTS FOR STR (ACI 318, LATEST EDITION) AND SPECIFICATION CONCRETE (ACI 301, LATEST EDITION) OF THE INSTITUTE.	IN CONFORMANCE W LUCTURAL CONCRETE' IS FOR STRUCTURAL AMERICAN CONCRET
300.2	MINIMUM DESIGN COMPRESSION STRENGTH (f'c	E) REQUIRED AT 28
	A. FOUNDATIONS B. GRADE BEAMS AND AUGER PILES C. SLABS ON GRADE, WALLS, AND STAIRS	3000 PSI 4000 PSI 4000 PSI
300.3	MAXIMUM WATER TO CEMENTITIOUS MATERIALS	RATIO:
	A. FOUNDATIONS B. GRADE BEAMS AND AUGER PILES_ C. SLABS ON GRADE, WALLS, AND STAIRS_	0.60 0.45 0.45
300.4	ALL CONCRETE SHALL BE NORMAL WEIGHT CO PCF) WITH ALL CEMENT CONFORMING TO ASTM I/II. MAXIMUM AGGREGATE SIZE SHALL BE 1— AND 3/4" FOR WALLS AND SLABS, CONFORMI	NCRETE (MINIMUM 1- M C150, TYPE I, II C 1/2" FOR FOOTINGS NG TO ASTM C33.
300.5	REINFORCEMENT	
	A. DEFORMED BARS	ASTM A615,
	GRADE 60 B. WELDED WIRE FABRIC	ASTM A185
	MINIMUM COVER FOR CAST-IN-PLACE CONCRE	TE REINF., UNLESS

TM A615, TM A185 UNLESS FOUNDATIONS AND AUGER PILES\_ GRADE BEAMS\_ WALLS AND STAIRS\_ SLABS CAST AGAINST EARTH\_\_\_\_

CENTERED 300.7  $\,$  SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

WELDED WIRE MESH\_\_\_\_ ALL OTHERS\_\_\_\_ TENSION, MINIMUM, UNLESS OTHERWISE NOTED

300.8 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

_			3000	PSI	4000	PSI
	S	IZE	TOP BARS	ALL OTHERS	TOP BARS A	ALL OTHERS
	#3	(#10)	28	22	24	19
	#4	(#13)	37	29	32	25
	#5	(#16)	47	36	40	31
	#6	(#19)	56	43	48	37
	#7	(#22)	81	63	70	54
	#8	(#25)	93	72	80	62
	#9	(#29)	105	81	91	70
	#10	(#32)	118	91	102	79
	#11	(#36)	131	101	113	87

- 300.9 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.
- 300.11 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE MESH SHALL BE CHAIRED IN ACCORDANCE WITH THE DESIGN BUILDING CODE.
- 300.12 ALL TIES SHALL HAVE 135 DEGREE HOOKS.

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (THIS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.

420.2 ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION OF THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/1/ASCE 6) OF THE MASONRY SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TMS 602/ACI 530.1/ASSC 6, SECTION 1.8-C: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONITY OR NEWLY GROUTED MASONITY SHALL BE MAINTAINED ABOVE 32 DEGREES (F) FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS

- 420.3 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE S.
- 420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

  - A. COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO LESS THAN 3,000 PSI.

    B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
  - C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND
- 420.5 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO: PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I; LIME CONFORMING TO ASTM C207: MORTAR CEMENT CONFORMING TO ASTM C1329; AND MASONRY CEMENT CONFORMING TO ASTM C91.
- 420.6 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.4 B.2 BASED ON THE UNIT STRENGTH METHOD.
- 420.7 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY
- 420.8 FULL BED AND HEAD JOINTS SHALL BE USED.
- 420.9 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW
- 420.10 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.
- 420.11 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2", PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER, PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.
- 420.12 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE, REFER TO PLANS AND ELEVATIONS FOR ACTUAL COURSING, COORDINATE ACTUAL COURSING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
- 420.13 AT MASONRY PIERS AND COLUMNS WHERE TIES ARE INDICATED, PROVIDE MULTIPLE TIES SETS AS REQUIRED, MATCHING THE SIZE AND SPACING INDICATED, TO MEET THE TIE REQUIREMENTS PER ACI 530 FOR BAR CONFINEMENT AND LATERAL SUPPORT.
- 510. STRUCTURAL STEEL

- 510.1 ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH ANSI/AISC 360-05 "SPECIFICATION FOR STRUCTURAL STEEL BIJLIDINGS." LOADS, FORCES AND MOMENTS INDICATED ARE SERVICE LEVEL AND ARE INTENDED FOR USE WITH THE ALLOWABLE STRENGTHDESIGN PROVISIONS OF THE CODE.
- 510.2 GRADE OF STEEL
  - A. STEEL TUBES (HSS SHAPES)\_ B. PLATES AND BARS\_\_\_
- 510.3 GALVANIZED STRUCTURAL STEEL
- 510.4 ALL BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" (LATEST EDITION).
- 510.5 ALL BOLTS SHALL BE ASTM A325, TYPE 1,  $3/4\mbox{"}$  DIAMETER MINIMUM, UNLESS OTHERWISE NOTED.
- 510.6 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING AND F7X-EXXX FOR SUBMERGED ARC WELDING.
- 510.7 ALL STRUCTURAL STEEL FRAMES SHALL BE SECURELY BRACED UNTIL ALL FLOOR SLABS, ROOF DECKS, AND SHEAR WALLS HAVE BEEN INSTALLED AND BECOME CAPABLE OF STABILIME THE FRAMES.
- 510.9 LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT TESTED IN ACCORDANCE WITH CE-CRD-C621 OR ASTM C109, WITH f=c OF NOT LESS THAN 5000 PSI
- 510.10 ALL ANCHOR BOLTS SHALL BE ASTM A36 OR ASTM F1554, GRADE 36 AND A MINIMUM 3/4" DIAMETER WITH A MINIMUM CONCRETE EMBEDMENT OF 9" UNLESS NOTED OTHERWISE.

- 610. STRUCTURAL LUMBER
- 610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.
- 610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE DOUGLAS FIRE-LARCH, OR SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

Α.	Fb.(BENDING)	1,200 PSI
В.	Fv.(SHEAR)	175 PSI
	Fc.(COMPRESSION)	1,550 PSI
D.	Ft.(TENSION)	650 PSI
F.	F `	1.600.000 P

- 610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY—MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE
- 610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36.
  CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS
  METALS FOR REVIEW BY STRUCTURAL ENGINEER.
- 610.5 ALL BOLTS SHALL BE 3/4" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.
- 610.6 EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID—HEIGHT WITH WOOD BLOCKING. EACH EXTERIOR STUD SHALL BE FASTENED TO THE SILL PLATE AND TOP PLATE WITH EITHER (4) 10d TOE NAILS OR (2) 16d END NAILS AND (2) 10d TOE NAILS.
- 610.7 ALL GABLE END WALLS SHALL BE BALLOON FRAMED.
- 610.8 PROVIDE CONTINUOUS DOUBLE 2X TOP PLATE TYPICAL AT ALL WOOD STUD WALLS. SPLICES IN TOP PLATE PLYS SHALL BE MADE OVER STUDS. PROVIDE CONTINUOUS SINGLE 2X BOTTOM PLATE AT ALL WOOD STUD WALLS. BOTTOM PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED UNLESS NOTED OTHERWISE.
- 610.9 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.
- JOIST SPANS OVER 8'-0" OR AS INDICATED ON THE DRAWINGS.
- 610.11 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.
- 610.12 PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE DESIGN BUILDING CODE'S RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.
- 620. PLYWOOD SHEATHING
- FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS, INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.
- 620.2 PANELS SHALL COMPLY WITH USDOC PS-1 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

  - MIN. THICKNESS = 3/4"
    BOND CLASSIFICATION = EXPOSURE 1
    GRADE = APA RATED SHEATHING
    SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING
  - WALL SHEATHING

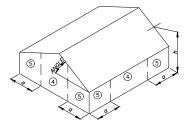
  - MIN. THICKNESS =  $3/4^{\circ}$ BOND CLASSIFICATION = C-DX GRADE = APR ARTED SHEATHING SPAN RATING = AS REQUIRED TO SUIT STUD SPACING

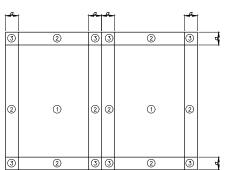
  - MIN. THICKNESS = 3/4"
    BOND CLASSIFICATION = C-DX EXTERIOR
    GRADE = APA RATED SHEATHING
  - SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING
- ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR, EXCEPT OPEN SOFTS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.
- ALL FLOOR AND ROOF PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS AND SHALL HAVE THE ROWS STAGGERED ONE HALF PANEL LENGITH FROM ADJACENT PANELS. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.
- 620.5 ALL WALL PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS.
- ALL PANELS INSTALLED IN FLOORS SHALL HAVE TONGUE—AND—GROOVE EDGES.
- ALL ROOF STRUCTURAL PANELS SHALL BE NAILED WITH 8D SPIRAL OR RING SHANK NAILS AT 8" ON CENTER AT INTERMEDIATE SUPPORTS AND 6" O.C. AT ALL ENDS, EDGES, AND BLOCKING. PROVIDE MINIMUM 2X6 BLOCKING AT ALL RICGES, HIPS, VALLEYS, EAYES AND UNSUPPORTED PLYWOOD PANEL EDGES.
- ALL WALL STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON ALL WALL STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON NAILS AT 8" ON CENTER AT ALL PANEL ENDS, EDGES, AND BLOCKING OR AS INDICATED ON THE SHEAR WALL ELEVATION. PROVIDE 2X BLOCKING AT MID-HEIGHT OF STUDS IN ALL LOAD—BEARING WALLS. IN EXTERIOR WALLS. IN CONTROL OF THE STUDY O
- 620.9 ALL FLOOR STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON NAILS AT 6" ON CENTER AT ALL ENDS AND EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- 620.10 PROVIDE MINIMUM 2X4 EDGE BLOCKING AT ALL HORIZONTAL STRUCTURAL PANEL JOINTS FOR A DISTANCE OF 4-0" FROM ALL GABLE END WALLS. ALL STRUCTURAL ROOF PANELS SHALL BE NAILED WITH 8D SPIRAL OR RING SHANK NAILS AT 6" ON CENTER AT ALL ENDS, EDGES, AND INTERMEDIATE SUPPORTS IN THOSE
- 620.11 ALL PLYWOOD PANELS SHALL COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF NM519 FOR FULLY-WIND-RESISTIVE ROOF ASSEMBLIES COMPLYING WITH UL CLASS 90 CLASSIFICATION.

COMPONENTS	AND	CLADDING	WIND
LOADS F	OR E	XPOSURE	С

ROOF	ANGLE 27-45 DEGREES (8	3:12 ROOF SL	OPE)
ZONE	EFFECTIVE WIND AREA (FT2)	Pult WIND	PRESSURES
1	10.0	64.6	-70.6
1	20.0	62.8	-67.0
1	50.0	60.4	-62.2
1	100.0	58.6	-58.6
2	10.0	64.6	-82.5
2	20.0	62.8	-78.9
2	50.0	60.4	-74.2
2	100.0	58.6	-70.6
3	10.0	64.6	-82.5
3	20.0	62.8	-78.9
3	50.0	60.4	-74.2
3	100.0	58.6	-70.6
	WALL		
4	10.0	70.6	-76.5
4	20.0	67.6	-73.6
4	50.0	63.4	-69.4
4	100.0	59.8	-65.8
5	10.0	70.6	-94.5
5	20.0	67.6	-87.9
5	50.0	63.4	-79.5
5	100.0	59.8	-73.6

NOTES:
1. TABULATED COMPONENT AND CLADDING PRESSURES (Puit) HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON UITIMATE DESIGN WIND SPEC (Vuit) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-1 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPPLYNG BY OF





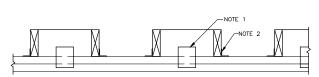
### COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM a = 3'-0"

(	COMPONENTS AND C LOADS FOR EXI								
ROOF ANGLE 7-27 DEGREES (3:12 ROOF SLOPE)									
ZONE	EFFECTIVE WIND AREA (FT2)	Pult WINE	PRESSURES						
1	10.0	40.7	-64.6						
1	20.0	37.1	-62.8						
1	50.0	32.3	-60.4						
1	100.0	28.7	-58.6						
2	10.0	40.7	-112.4						
2	20.0	37.1	-103.5						
2	50.0	32.3	-91.5						
2	100.0	28.7	-82.5						
3	10.0	40.7	-166.2						
3	20.0	37.1	-155.5						
3	50.0	32.3	-141.1						
3	100.0	28.7	-130.4						

NOTES:

1. TABULATED COMPONENT AND CLADDING PRESSURES (PUIT) HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON ULTIMATE DESIGN WIND SPEED (Vuit) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-11 LOAD COMBINATIONS, TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.

	SHEAR WALL SCHEDULE									
			HOLDO	WNS						
ALL	EDGE NAILING	WALL CHORD	ANCHOR	STRAP	ANCHOR BOLT (DIA X L)					
<b>V</b> -1	10d NAILS AT 4" OC	3-2X6	SIMPSON HD5B	3-MSTA24 (ONE PER STUD)	5/8"DIA X 24"					
N-2	10d NAILS AT 4" OC		SIMPSON HD5B	3-MSTA24 (ONE PER STUD)	5/8"DIA X 24"					
N-3	10d NAILS AT 4" OC PLYWOOD SHEATHING	5-2X6	2-SIMPSON HD5B	5-MSTA24 (ONE PER STUD)	5/8"DIA X 24"					

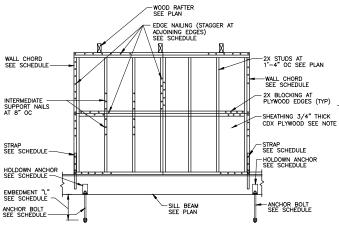


### TYPICAL RAFTER BLOCKING X

- NOTES:

  BLOCKING SHALL BE PROVIDED AT EVERY OTHER
  ROOF RAFTER BAY, BLOCKING MAY BE ATTACHED TO
  TOP PLATE WITH SIMPSON A35 OR ROB CLIP.

  PROVIDE A SIMPSON TYPE A34 AT EACH
  ROOF FRAMING MEMBER.
  RAFTER PULFIT CONNECTION NOT SHOWN FOR CLARITY. PLYWOOD WALL AND ROOF SHEATHING SHALL BE NAILED TO THE BLOCKING PER THE TYPICAL ATTACHMENT PATTERN



### TYPICAL SHEAR WALL ELEVATION

SCALE: NTS

- NOTES:

  1. PLYWOOD SHEATHING SHALL BE PLACED WITH FACE GRAIN ACROSS STUD. SHEATHING ON SINGLE FACE OF WALL UNO.

  2. INTERMEDIATE SUPPORT NAIL SIZE TO MATCH NAILS AT EDGES. MAXIMUM SPACING SHALL BE 8" OF
- PROVIDE TWO HOLDOWN ANCHORS AT PILES SUPPORTING TWO SHEAR WALLS.

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410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727



Project Nº STRUCTURAL NOTES 10/01/15

12 OF 13

1. Tuberium and Load. 9.1 Submit comples to the Architect for approval of color where required. 9.2 All work shall be performed in the best and most professional manner by mechanics skilled in their respectiv

trades.
9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or pacacess. Substitutions will be approved by the Architect IF, in his judgment, they constitute an equal material or process. 9.4 All trades shall guarantee all work to be free of defects in moterials or workmanship for a period of one (1)

9.5 Apply, install, connect, erect, clean, condition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown on the drawings. Provide Owner with all guarantees and maintenance manuals for all appliances and pieces of equipment installed as a part of the work.

Performance
 10.1 By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project.
 10.2 No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or

specifications.

10.3 The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

11.1 Immediately after execution of the Contract, the Contractor shall submit for approval a breakdown of the

11.2 Unless explicitly stipulated differently in the Contract Agreement, the Contractor shall receive payments monthly,

12. If the Contractor shall carry Workmen's Compensation insurance to the extent required by law and shall maintain such insurance in full force during the entire time of this contract.

12.2 The Contractor shall carry comprehensive General and Automative Liability Insurance of \$100,000 to \$300,000 (minimum) and Property Damage Insurance of \$50,000 (minimum).

Completion
 I3.1 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for

JUSTIC BUILDING or any other work shall be considered substantially completed when ninety-five percent (95%) of the work is done and the building is ready for occupancy or the premises for use.

DIVISION 2 - SITE WORK

1. Scape: Demolitian, excavation, filling and back filling, base course for building slabs and sidewalks, finish grading, and plantings.

2. Related Work Specified Elsewhere: Concrete, masonry, moisture protection

Demolition will be as indicated on the drawings.
 Permoval and replacement of power poles and/or equipment will be by the appropriate utility companies. Notify utility company at the start of construction of need to remove or relocate.

4. Excavation: 4.1 Excavate for footings, slabs, etc. as indicated on the drawings and as required for completion of the project. 4.2 All work shall be done in a safe and cautious manner in order to avoid accidents and property damage. The Contractor shall repair or replace property damaged during this or any other phase of the work.

5. Filling and Backfilling:

5.1 Fill all areas as indicated on the drawings or as necessitated in the normal course of the work.

5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be 5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be taken not to damage underproofing membranes, insulation, fuct.
5.3 Utility tranches shall be proper width for loying pipe. Avoid sharp breaks or changes in direction. Unstable soil shall be removed and replaced with approved material.
5.4 Compact all backfill to 45% of existing maximum density in 12<sup>st</sup> lifts.
5.5 Excavated material not suitable or required for back filling shall be redistributed on site or removed, as directed by the Architect.

6. Backfilling for Slabs and Malks:

 6.1 Aggregate base material of 1° or less in size uniformly distributed with coarse and fines. Aggregate base shall conform to the following requirements:

Sieve Size Sieve Size
(squere openings) % passing by weight
I inch 100%
1/4 inch 40-100%
1/4 inch 45-75%
no. 200 0-8%

6.2 All aggregate base courses shall be 4" minimum thickness unless otherwise specified

6.3 Provide 4" agaregate base course under all concrete slabs on grade.

7. Finish Gradina:

Finish Grading:
 Slope all grades away from the buildings.
 All graded areas to be graded in uniform slopes, free from ridges and mounds.
 Asphalt concrete poving.
 Type 5-3 caphalt per D.OT. specifications.
 Provide compacted base as appropriate to site and local conditions; Lime Rack or other D.O.T. acceptable material compacted to 95% of ASTM D-1557.
 DIVISION 3 - CONCRETE
 Scope: Complete installation of plain and reinforced concrete work of the entire project including foundations, walks, slabs on angule, precast floor isids, and other concrete work to complete the project as shown and drawings and

slabs on grade, precast floor joists, and other concrete work to complete the project as shown on drawings and called for in these specifications. Furnishing and installing all reinforcing steel, welded wire fabric, dawels, ties, anchors, etc. as indicated an drawings and otherwise required by the work. Installing items built into concrete but furnished by others. Installing items necessary to fasten and hold reinforcement in place.

2. Related Work Specified Elsewhere: Furnishing attachments for other work placed in concrete, waterproofing.

3. Description: Concrete shall consist of Portland cement, fine and coarse aggregate, proportioned and mixed, reinforced, placed and finished as indicated and specified. Concrete strength = 4,000 P.S.I. © 28 days. Max. slump = 5" footings and 6" for slabs an grade. Maximum slump for structural columns, beams and slabs shall be 4". Transit mixed concrete per ASTM C-94.

4. Materials:
4.1 Portland cement - ASTM C-150
4.2 Reinforcing steel - ASTM A-15
4.3 Melded wire fabric - ASTM A-185

4.4 Coarse agaregate shall be clean crushed stone or natural gravel conforming to ASTM C-33, and not larger than 13/4" for slabs or 1 1/2" for foundations. Maximum size for reinforcing steel or between reinforcing and forms

3/4" for sloke or 1 V2" for foundations, "flackmum size for reinforcing steel or between reinforcing and forms.
4.5 Fine aggregate shall be usehed natural sand, without clay content, of strong sharp particles.
4.6 Notice shall be patable.
4.7 Accessories shall be hat disped galvarized bor supports, etc. manufactured for use in concrete.
4.0 Joint filter shall be pre-moded expansion joint filter, V2" thick, unless otherwise stated on the drawings, aphatic impragraded fibers conforming to ASTN 10-994.

5. General Requirements: Material and workmanship shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318).

5.2 Do not use deteriorated or damaged material for concrete.
5.3 No admixtures shall be used without prior approval of the Architect
5.4 Mechanically vibrate all concrete in place with experienced workmen.

5.5 Cure statution, who are detected in place and sealing agent, applied in accordance with the manufacturer's recommendations.

5.6 Concrete pours shall be so exhabited and completed so that no unself structural conditions or unsightly finish will result. Scheduling and location of pours shall be brought to the attention of the Architect, at least 24 hours prior to placing connection. Impaction of reinferrioring in place, forms, compacted base, etc., will be made by the Architect prior to any concrete pour. No connecte shall be poured without the Architect's inspection and approval.

5.7 Connectes shall be delibered to the place of pouring by trucks or corts and poured through troughts or chutes. Any fall segregating the coorse aggregate from the mix shall be availed.

5.6 Firmishing and placement of reinforcing stated shall comply with current. ACI standards. Reinforcing steel shall be accountably placed in occordance with related drawings and securely tied in its precise position at all points where the boars cross so as to preclude shifting during the placing of concrete. Bors shall be deformed in accordance with ASTM A-305.

5.10 Where so indicated on the drawings, provide a moisture barrier consisting of: a. Fair inches of clean dry sand, evenly spread as a cashion. b. "Visqueen" or equal 6 mill thick plastic sheathing, with all joints taped and scaled. c. Two inches of clean dry sand, evenly spread on top of the installed plastic sheathing.

6. Concrete Finishes:
6.1 Finished floor side surfaces shall be plane surfaces as shown on the drawings. Where drains occur slope floor evenly to drains.
6.2 Interior slabs shall be screeded with a straight edge, flooted to the required level, and steel troweled to a smooth hard finish. Exterior slabs shall be broom finished. 6-3 Concrete floors shall be checked for trueness with an 8 foot straight edge. Any deviation from the line of the straight edge by more than 1/4" shall be repaired in a manner satisfactory to the Architect.

7. After construction is completed, thoroughly clean all exposed floors with soap and water.

8. Control joints shall be formed as indicated on drawings, or formed with metal keyway to remain in the slat

9. Precost, prestressed floor joists

DIVISION 4 - MASONRY

1. Scope: Furnish and install all labor, materials, equipment and service necessary to complete all masonry work as indicated or secified 2. Related Work Specified Elsewhere: Masonry wall insulating fill, face caulking of control joints.

Materials: Concrete masonry units shall conform to ASTM C-90, Grade U-1, F¹ m = 1350 P.S.I.
 Masonry units shall be 8¹ x 8¹ x 16¹ hollow unit masonry, 16¹ x 8¹ x 16¹ column block, and as shown an the

drawings.

3.2 Trussed or ladder type horizontal joint reinforcement equal to Dur-O-Wall.

3.3 Mortor shall be type 5, 1800 P.S.I. minimum compressive strength.

4. Construction and Northmanian compressive strength.

4. Construction and Northmanian preprinted mechanics, skilled in their trade, in a first class manner.

4.2 The Controctor skell be responsible for quality of auchmanish and for compliance with the design and especifications. He shall correct all errors and deviations are requested by the Architect.

4.3 Transport and handle all measory units in such morane os to prevent chipping and breakage. Protect all measory from inclement usedher effects and heavy and unnecessary traffic.

4.4 De not loy chipped, cracked or otherwise defective units in the uall where exposed to view. Remove and replace defective units, whether defective, chipped, or broken before or other setting.

4.5 All junits shall be an included on orburings, straight, true, and uniform in thickness to course vertically to 8°.

4.6 All measory shall be running band unless indicated otherwise.

4.7 Provided all pennings in measory usuals where reagined or indicated. Build in all items as required for a complete job, including (but not limited to) reinforcing steel, botts, anchors, conduits and piping.

4.8 Clean all finished measory usuals for a next, clean and finished appearance, if exposed to view.

4.9 Install horizontal joint reinforcement in usual joints at 16° on center vertically.

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL:

1. Scope: Furnish and install all steel lintels, clip angles, anchor bolts and other steel items as indicated on drawings or otherwise specified.

2. Related Work Specified Elsewhere: Reinforcing Steel

3. General Requirements: 3.1 Structural Steel - ASTM A-36 3.2 Structural Bolt - ASTM A-325

DIVISION 6 - CARPENTRY AND MILLWORK:

In Scape: All rough and finish corporatry work and millwork as indicated on drawings and specified. The installation of all rough and finish hardware, shelving and trim, hargers and all material necessary to complete all the framing and finish work as shown. Install all blacking, firestops, backing, bridging, etc., for the proper installation of all applied items.

2. Related Work Specified Elsewhere: Tailet room accessories, specialties, finishes

3. Motariols
3.0 Protection opinst decay and termities: All used in this section shall be a noturally durable species resistant to termities or pressure treated. Even when not specifically indicated on the drawings, all framing lumber, sheathing, facios, casings, and any other lumber used on the ottarior of the building shall be pressure treated or naturally decay resistant. Lumber used for framing plates, etc. on the interior shall also meet this requirement.
3.1 Air dry all dimension and board lumber to maximum 19% moisture content. All lumber to bear association mark, grade, and mill mark per MCIB Tuiles.
3.2 All joists, naters, ledgers and bearns to be pressure treated Southern yellow pine \$1 dense. All repetitive framing members and joists shall be minimum 100 P.S.I. steeps graded lumbers, plate pressure treating. Microal roof rofters and bearns where shown shall be microlom as manufactured by Trues-Joist Macmillan. Microlom members to be pressure treated by Trues-Joist Macmillan. Microlom members to

rofters and beams where shoun shall be microlam as manufactured by Trues-Joist Macmillan. Microlam members to be present traded.

3.3 Stude, blocking and plates. Southern yellow pine #! Standard or better, dense, pressure treated.

3.4 Floor sheathing: 3/4\* C-DX P.T. plywood, unless otherwise noted.

3.5 Wall sheathing: 3/4\* C-DX exterior APA P.T. plywood.

3.6 Rapir sheathing: 3/4\* C-DX exterior APA P.T. plywood.

3.7 Siding: #Z pine 1/2\* x 6\* pressure treated and kilh dried.

3.6 Exterior trim: 5/4\* P.T. Southern Yellow Pine, unless otherwise noted.

3.9 Interior trim: clear fir or as called for on the drawings.

3.10 Shelving may be 3/4\* plywood with a 1/8\* x 3/4\* hardwood glued and noted to ends and edges exposed to view with all ends and edges send and finished.

3.11 Built-in cobinets shall be plastic laminate and/or wood as shown and detailed on drawings. Plastic laminate shall be Formica, Pillowart, Pinnite, or equal.

3.12 Cornectors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items galvanized.

4. Construction and Northmanship:
4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and botts shall be used to insure the rigidity of the construction.
4.2 All milliwork shall be corefully eracted with tight fitting joints, corefully cut and secured. Exposed nails shall be set and patitide. All work shall be throughly cleaned and sarded to receive firsh with the shall corporately work shall conform to Chapter 17 of the Standard Building Code, latest edition.
4.3 All corporatry work shall conform to Chapter 17 of the Standard Building Code, latest edition.
4.4 Provide grounds, stripping, farring, etc., to receive firish materials as regired.
4.5 Provide grounds stripping, farring, etc., to receive firish materials as regired.
4.5 Provide all plywood with deages over framing members. Nail plywood siding at 6° O.C. at edges and 12° O.C. at intermediate framing members. Stagger plywood joints.

DIVISION 7 - MOISTURE PROTECTION

1. Scope: Roofing, sheet metal, caulking, insulation.

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows

3.1 In a Contractor shall is service samples or materials or a oppoved to the Architect as called for.
3.2 All materials shall be delivered bearing the manufacturer's name and brand.
3.3 All single ply membrane roofing shall be of the same manufacturer. Single ply roof shall be as manufactured by Fibertite, or egual single-ply membrane, with a minimum (0 year warranty.)
3.4 All Reaking, counter-floaking, regists, etc., shall be galvalume with factory applied point, or stainless steel where shoun an drawings. All Riashing, drips, etc., as detailed.
3.5 Subgrade upterproofing shall be black asphaltic emulsion painted onto walls, two coots minimum, as shoun on

3.3 Surgicate sacre over greater before the consistence of the consist

3.6 All "V" crimp metal roofing shall be 26" wide panels for placement. 24" O.C., with "galvalume" coating, 26 gauge steel with a 5-V profile. Place roofing over a membrane complying with ASTM 10 2626, Type 1, 30 lb. Provide all accessories: galvariaed clips, anchors and other materials required for a complete and weathertight installation. Where Yetal roofing is shown on the drawings "to match existing", furnish a sample of the proposed product to the Architect for approval.

3.9 Where metal shingle roofing is called for, provide "Galvalume" shingles, 30 gauge minimum with patterns as selected by the Architect.

3.10 Where modified bituminous or "built-up" roofing is called for or otherwise required, use siplast 2030 CBH system

3.10 Nihrie modified bituminous or "built-up" roofing is called for or otherwise required, use siplast 2030 CBH system or approved eagal.

4. Roofing:

4. It he reofing Contractor shall inspect the roof deck for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.

4.2 All work shall be dane in strict accordance with the manufacturer's recommendations.

4.3 Pipes and ducts extending through the roof shall be falseled with one piece of sheet metal forming a flarge which extends at least 6' on all sides.

4.4 Provide a untition quarantee stating that any leaks or other defects in the roofing or flashing will be repaired to the Owner's satisfaction for a period of two (2) years.

4.5 All roofing shall be performed in accordance with applicable cades and ordinances, and in accordance with commonly accepted practices for quality roofs in the roofing industry.

5. General Requirements:
 5.1 Furnish and install all work for this section as indicated.
 5.2 Furnish and install flashing wherever indicated on drawings and wherever required to maintain the integrity of the

roof.
5.3 Furnish and install coulking wherever indicated and as required for weather tight seal.
5.4 After completing the roofing installation, the roofing and sheet metal contractor shall remove all excess motorials and all trash and debris caused by his work.
5.5 The roofing subcontractor shall inspect all ours in place for compatibility with specified roofing systems and motorials, and for any defects of the deck, and state his findings to the Architect.
5.6 Roofing systems shall use the products of the same manufacturer unless specifically allowed by the roofing manufacturer in writing.

DIVISION 8 – DOORS, MINDOWS AND GLAZING, HARDWARE 1.

1. Segirer Furnish and install oil doors, unifocus, gloss and glading, hardware, frames and miscellaneous items as required for a complete project, as indicated on drawings, specified or otherwise necessitated by the work.

2. Related Work Specified elsewhere: Caulking

Doors and Frames:
 Head doors shall be hollow care, or solid core, or panel, as indicated an drawings, of sizes and types as

The value tooks state to exhaust use, a seal to key, to year, as should not the tange, or sizes at a types to should not provide the state of the tange, and the state of the

5. Gloss and Glazing:
5.1 All Fixed gloss fromes shall be as detailed.
5.2 All Fixed gloss in exterior walls shall be as indicated on drawings, 1/4" min., to withstand impact and wind loads shown on the drawings, but in no case less than required by code.
5.3 Chapter 24 of the Florida Building Code, 2001 edition, shall be the minimum requirement for gloss and glazing. Whitere discrepancies between drawings, specifications, or the code appear, the Contractor shall adhere to the most stringent requirement.
5.4 Chapter 16 of the Florida Building Code, 2001 edition, shall be the governing standard for wind and impact loading of gloss, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement.

of glass, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear the contractor sholl adhere to the most stringent regiments.

5.5 Impact resistant glazing may be laminoted glass or lexan, unless specifically detailed or otherwise required by other provisions or the documents.

6. Finish Hardware.

6.1 Provide hardware in all cases adequate for the service to which it will be subjected in the course of normal usage. Unless otherwise noted herein, all looks shall be keyed as directed by the Queer.

6.2 Signit samples of hardware finishes to the Architect for election when requested in the drawings.

6.3 In the obsence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items.

terns of for all openings.

6.4 Install all hardware and related items required for a complete and functioning system.

6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.

Butts Stanley, Taco, National McKinney or Equal Lacks Schiage Clasers Sorgent LCN or Norton None Panic Batts Sorgent Van Duprin Thresholds Perska Butter Research Street Panic Batts Butter Perska Batter Perska Butter Perska But

Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

 General Requirements:
 I Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds.
7.2 Furnish not install usedsherstripping at all exterior doors for usedshertight seal.
7.3 Leave all labels an glass in place until inspected. After inspection remove all labels and thoroughly clean all

glass.
7.4 Protect all aluminum frames and glass from damage. The general Contractor shall be responsible for the removal of protective materials and cleaning with water, or water with scap or household detergent. The general Contractor shall be held responsible for damage resulting from use of other cleaning materials.

8. Finish Hardware Schedule:
\_A. Furnish the hardware groups in the amounts indicated on the drawings.

DIVISION 9 - FINISHES

1. Scope: Furnish and install all gypsum drywall at partitions and ceilings, painting and ceramic tile as indicated or drawings or specified.

2. Related Work Specified Elsewhere: Corpentry, Plastic Laminate

3. Materials, Construction and Workmanship:
3.1 Gypsum Board:
3.1.1 Gypsum Board shall be 5/8" type "X" toped and finished. Gypsum board shall have finish facing to receive point.
3.1.2 Use under resistant gypsum board at tailet norms and as called for an drawings.
3.1.3 Drywall shall be screw fastered to firaming. Drywall screws shall be self- topping flathead, shouldered and designed for use with power driven tools; not less than 1" long.
3.1.4 Furnish and install all gypsum board corner beads, edge guards, trim and metal accessories as required for a complete into fit trans as in the self- topping flathead.

smooth finish or other texture as directed by the Architect.
3.2 Ceramic tile:
3.2.1 Ceramic tile:
3.2.1 Ceramic tile shall be manufacturer's standard alazed tile, unless noted otherwise, with all bose, trim, etc., for a

3.2.1 Ceromic tile shall be manifecturer's standard glased tile, unless noted otherwise, with all bose, trm, etc., for a complete job. Sines shall be as colled for on the drawings.

3.2.2 Tile shall be as selected by the Architect, and as manifectured by American Otean, Florida Tile, Dallas Ceramic Company, Interpose Corporation or equivalent. Submit samples for approval when requested by the Architect.

3.2.3 Grout shall be while, unless otherwise noted, conforming to the highest quality industry standards.

3.2.4 Ceramic tile shall be thin set, music applied or musi set, at the Contractor's option.

3.2.5 Clean tille before froil inspection.

3.2.6 All ceramic tile substitute shall be cementitious backer board, Wanderboard or equal.

3.7.b. All commits the substrate shall be commentatives backer board, Nanderboard or 3.5. Planting:
3.5. Notic covered in this section includes:
5.6. Planting all interior surfaces as called for in the finish schedule.
6. Planting all exterior clopboard, urin and soffits.
6. Planting all doors, unificuous and trim.
6. Pinhing usod flooring with urethrare finish.
6. Pinhing such racing within and downspouts and any other exposed metal surfaces.

f. Pointing all interior milluork. q. Painting and Finling any other work requiring finishing, but left unfinished by other people. 3.3.2 Painting materials as manufactured by Benjamin Moore, Sharuin Milliams, Durn-Edwards, Deer-O, or Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Plywood and Moodilfe. 3.3.3 Mask are required, by of horp cloths, and generally protect all adjacent surfaces. Properly protect or remove light fixtures, hardware, etc., during pointing. 3.3.4 Finish hors, bottoms and edges of doors the same as door faces. 3.3.5 Materials for pointing and finishing are based on products of the Benjamin Moore Co., unless noted otherwise.

Exterior wood trim, doors and windows (to be painted):
Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/l VOC.
Topcoats (2) Coats MoorGlo Acrylic House & Trim (Soft Gloss) (NO96) - 149 g/l VOC.

Exterior wood siding (to be pointed):
Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/1 VOC.
Topcoats (2) Coats MoorGard Low Lustre Acrylic House Paint (NIO3) - 48 g/1 VOC.

Exterior wood siding to be stained:
(2) Coats Premium Exterior Stain Acrylic Solid Color (N089) - 78 g/l VOC. Interior Drywoll and Mood T4G (to be pointed):
Topcoot (2) Cools, Molls - Regal Premium Interior Later Pearl Finish (N3IO) - 142 g/I VCC.
Cellings - Regal Thatte Finish (N2I) - 97 g/I VCC.

Interior Wood Trim & Millwork (to be pointed):
Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/l VOC.
Topcoat (2) Coats. Regal Latex Semi-Gloss Finish (N333) - 145 g/l VOC.

Interior Wood Flooring:
Stoin (1-2) Coots SAFECOAT Durostain - 56 g/l VOC
(3) Coots SAFECOAT Polyureseal BP Satin Finish - 110 g/l VOC

3.3.6 Undercoats and Thinners:
1. Provide undercoat point produced by the same manufacturer and use only as the finish point.
2. Use only the thinners recommended by the point manufacturer and use only to the recommended limits.
3. Insofar as practicable, use undercoat, finish coat and thinner materials as parts of a unified system of point finish.

3.3.7 Acceptance of bases. The Pointing Contractor shall be responsible for the finish of his work and shall not start painting until the surfaces are in proper condition to receive paint. If the Contractor considers any surfaces insultable to a degree that they cannot be corrected by scraping or sanding, he shall resport this to the Architect or the Quier before applying any materials to same. Starting his own work shall be considered on acceptance of the surfaces.

3.3.6 Preparation of surfaces. Prepare wood surfaces by sealing all knots with QD 30 knot sealer. Putty nollholes, cracks, and blenishes and sand rough arose before applying earn can cost of point. Clean oily or greesy surfaces. Remove rust by scraping or sanding.

3.3.4 All surfaces to be pointed must be free of dirt and dust before pointing.

3.3.10 All workmarking shall be of a professional quality with point spread evenly without runs. Colors shall be as selected by the Architect or the Quarry, and shall conform to the approved sample.

3.3.11 Nallholes and imperfections shall be neatly puttied after the first coat. Putty shall be colored to match the color of the surface to which it is apolied.

3.3.1 Mallroise and imperfections shall be neatly potted after the Irist coat. Putty shall be colored to match the clor of the surface to unlich it is applied.

3.3.12 Enemets, vernishes and exterior oil paints shall be allowed to dry at least 40 hours between coats. Interior paints shall be allowed to dry at least 24 hours between coats.

3.3.15 Paint shall be applied in the following number of coats:
(See schedule cloves)

3.3.14 Urethane shall be applied in the following manner:
Wood flooring - Stain (color to be approved by Quner)

Sealer and three coats of urethane

3.4.3 All tile shall be installed in accordance with the manufacturer's recommendations, using an adhesive recommended

for the particular floor condition.

3.4.4 After the floor is loid and prior to final acceptance, the floor shall be cleaned, waxed and machine buffed.

3.5.1 Carpet

3.5.1 Churers to select the carpet where shown on the Room Finish Schedule.

3.5.2 Include a Unit Price Allowance in the Contract of \$284 square yard.

DIVISION 15 - MECHANICAL AND PLIM'BING

1. Scope: Femish all labor, materials, tools, transportation, services, etc., as required for complete installation of all mechanical and plumbing work as indicated an drawings, specified or otherwise necessitated by the work, for the completion of the project.

2. Related Work Specified Elsewhere: Excovation, filling and backfilling, moisture protection.

3. Nechanical - Pulaterials General Requirements.

3.1 All work shall be done by experienced workmens, in accordance with the highest industry standards.

3.2 Register: Egalut & Krueger

3.3 All square corner turns in ductwork to have turning vanes.

3.4 Insulate concooled ductwork with 1/2" thick, 3/4 P.C.F. density fiberglass blanket.

3.5 Test all equipment and repair, replace, or adjust as required. Adjust and balance all registers and diffusers to femish necessary air aguntities.

3.4 Insulate concealed autitures with 12° thick, 34° LCT. density interglass blanket.

3.5 Test all eiginprient and repair, replace, or adjust as regioned. Adjust and badrose all registers and diffusers to furnish necessary air quantities.

4.1 Plumbing - Violentials and General Regimements.

4.1 In moterials furnished under this contract shall be new and fires from defects of any character. All materials shall be 4.2 Plumbing futures, egippment and materials shall be as indicated on the drawings.

4.3 The work shall conform to current codes, ardinances and requirements of all governing agencies.

4.4 Plumbing futures, egipment and materials shall be as indicated on the drawings.

4.5 Plumbing buck includes, but is not necessarily limited to.

a. Soil, waste and vent piping

b. Starm under conductors to cistern

c. Hot, cold water

d. Roof Flashing for vent piping

e. Installation of all plumbing fixtures and accessories

f. Econotion and backfill for plumbing lines

g. Cistern pump, pressure tank, piping 4 hose bibbs.

h. Soiler but water health great yeater with photovolatic panel 4 associated equipment for a complete system as shown on the Drawings. System to be as manufactured by American Energy Technologies or equal.

4.5 Piping shall be: Soil, weater, west stack and storm conductors - PVC high impact rigid plastic with solvent corrected joints. All pipes shall be inside walds and floors, and otherwise concealed from view.

Hot and cold under - Type L copper tubing with sweat soldered wraught fittings within building, Schedule 40 PVC outside building and below grade.

DIVISION 16 - ELECTRICAL.

1. Stopes: Furnish, install and correct complete electrical systems as shown on the drawings, specified or otherwise necessitates by the work, including, but not necessary limited to: electrical service entrance and metering, complete electric distribution systems for lighting and power, wining and related work for: mechanical systems, motors, pumps, telephone, colde Lv., rough in and expirent.

3. Construction and Mortemanism: All work and meterials shall comply with the following as minimum standards.

5. The National Electric Code, lotest edition.

6. The National Electric Mortemanism: All work and motorials shall comply with the following as minimum standards.

6. The National Electric Individual Standards.

6. The National Electric Starty Code.

7. The Insulated Power Cable Engineers Association Standards.

8. Underwitters Laboratories incorporated Standards.

8. Linderwitters Laboratories incorporated Standards.

8. All All outsits shall be granulade.

DIVISION 16 - ELECTRICAL

1.1 All outlets shall be arounded

At 2 All work shall be consciously of the Notional Electric Code.

4.3 All grounding shall be in accordance with the National Electric Code.

4.4 Lighting Tiktures, equipment, etc., shall be as scheduled or otherwise indicated on the drawings.

4.5 The Contractor shall guarantee the entire installation (except lamps) for a period of one (1) year from the date of final acceptance.

mai acceptance. 4.6 Materials and equipment shall comply with the applicable current standards of Underwriters Laboratories Inc.:

4.6 Molarials and equipment shall comply with the applicable current standards of Underwiters Laboratories Inc.: Parels: Square 10° or equal parels with roll right enclosure when used outdoors.

Ramer 12-2 with ground and plastic fiberglass boxes are permitted, unless otherwise specified on the drawings. Feeders to be (2) VO THN W/ (1) THN in 2° conduit. Conduit to be PV.C. provide sub only.

Niring devices shall be Levitan, residential grade white, or approved equal.

4.7 Contractor shall fermish lighting fixtures and fons in Contract, as called for an the fixture schedule shown on the Drawings. In the obserce of a fixture schedule, fixtures will be as selected by the Quere and paid by the Quere as a regulated extra to the Contract. The Quere reserves the right to brinsh fixtures shown for installation in lies of purchosing them through the Contractor.

4.8 Contractor shall furnish and install approved hard-wired smake detectors in accordance with the requirements of the building department and fire department having jurisdiction over the project.

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410 Angela Street Key West, Florida 3304 lelephone (305) 296–1347 Pacsimilie (305) 296–2727

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13 OF 13

SP1

The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., June 28, 2016 at Old City</u> <u>Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW REAR PORCH WITH GABLE ROOF AND SIDE WALL. PARTIAL DEMOLITION OF REAR PORTION OF HOUSE INCLUDING SHED ROOF AND WALLS.

### FOR- #1415 NEWTON STREET

**Applicant – Bender And Associates** 

**Application #H16-03-0044** 

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at <a href="www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

**ADA ASSISTANCE**: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION



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

### **Property Record Card -**

Maps are now launching the new map application version.

Alternate Key: 1024180 Parcel ID: 00023390-000000

### **Ownership Details**

**Mailing Address:** 

KRABILL MELISSA D 1415 NEWTON ST KEY WEST, FL 33040-7027 All Owners:

JONES BARBARA R/S, KRABILL MELISSA D

### **Property Details**

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW Affordable No Housing:

Section- 05-68-25

Township-Range:

**Property** Location: 1415 NEWTON ST KEY WEST

Legal KW BENJ ALBURYS SUBD DIAGRAM I-389 LOT 8 SQR 1 TR 7 & NEWTON STREET HIATUS G48-260/261

Description: OR1134-2469D/C OR1205- 1311/23(TRUST) OR1347-1/8 PROB#95-49-CP-10 OR1349-1563/4R/S

OR1364-1867/69EST OR1364-1870/71EST OR1424-2094/97F/J(LG)

### Click Map Image to open interactive viewer

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### **Exemptions**

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
38 - HOMESTEAD R/S	25,000.00

### **Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,854.00 SF

### **Building Summary**

Number of Buildings: 1 Number of Commercial Buildings: 0

Total Living Area: 2323 Year Built: 1943

### **Building 1 Details**

Building TypeR1ConditionGQuality Grade550Effective Age19Perimeter328Depreciation % 26Year Built1943Special Arch0Grnd Floor Area2,323

Functional Obs 0 Economic Obs 0

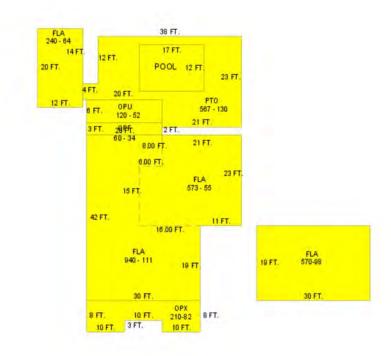
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
Heat 1 NONE Heat 2 NONE Bedrooms 3

Heat Src 1 NONE Heat Src 2 NONE

**Extra Features:** 

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



### Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	1:WD FRAME	1	1987				240

0 <u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943					570
1 <u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N	Υ	0.00	0.00	940
2 <u>OPX</u>		1	1943			0.00	0.00	210
3 <u>OPF</u>		1	1996			0.00	0.00	60
6 <u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1996	N	N			573
7 <u>OPU</u>		1	1996					120
8 <u>PTO</u>		1	2004					567

### **Misc Improvement Details**

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	354 SF	59	6	2015	2016	2	30
0	FN2:FENCES	80 SF	20	4	2015	2016	2	30
1	PT3:PATIO	122 SF	0	0	1949	1950	1	50
3	PT2:BRICK PATIO	220 SF	20	11	2015	2016	2	50
4	PO4:RES POOL	204 SF	17	12	2002	2003	5	50
5	PT3:PATIO	489 SF	0	0	1995	1996	2	50
6	FN2:FENCES	72 SF	6	12	2001	2002	2	30
7	RW2:RETAINING WALL	81 SF	54	2	1994	1995	4	50

### **Appraiser Notes**

2011-02-25 1997 HISTORIC FLORIDA KEYS FOUNDATION.DKRAUSE

2005 JUNE 02: INSPECTION REVEALED THAT UNIT "1415 B" AS DISPLAYED ON THE DOOR IS A SEPERATE QUARTERS FOR THE OWNER'S (M. KRABILL) MOTHER. THE UNIT HAS IT'S OWN KITCHEN, BATH AND ENTRANCE. - BKC

### **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount Description	Notes
	10-1467	05/17/2009	02/25/2011	3,000	R&R SIDING ON EAST AND WEST SIDE OF HOUSE 500sf
	13-4638	10/29/2013	02/10/2014	18,000	1200SF TEAR OFF CONCH SHINGLES INSTALL CDX , INSTALL METAL SHINGLES
	15-0376	02/06/2015	03/08/2016	4,500	CONSTRUCT PICKET FENCE 6' TO 4' BETWEEN 1407 AND 1415 NEWTON
	15-2469	07/02/2015	03/08/2016	2,116	REMOVE EXISTING CONCRETE ADN RED BRICK AND INSTALL OLD CHICAGO BRICK DRIVEWAY
	B951612	05/01/1995	08/01/1995	500	REPL POST/REMOVE BLOCK
	E951672	05/01/1995	08/01/1995	3,000	ELECTRIC WIRING
	E951073	04/01/1995	08/01/1995	800	200 AMP SERVICE
	P952905	09/01/1995	12/01/1995	1,600	REPLACE 3 FIXTURES
	B952912	09/01/1995	12/01/1995	2,000	BUILD BATH RM WALL & SHWR
	9601646	04/01/1996	09/01/1996	1,000	RENOVATIONS

	9603005	07/01/1996	09/01/1996	11,000		POOL
	9603728	09/01/1996	09/01/1996	1		ELECTRIC
1	9802869	10/06/1998	12/31/1998	1,500	Residential	INSTALL PINE FLOORING
	04-0288	02/04/2004	10/14/2004	3,000		REPLASTER POOL

### **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 Taxabl Value
2015	261,221	21,764	434,267	717,252	356,568	25,000	373,671
2014	262,832	20,305	277,266	560,403	356,583	25,000	347,186
2013	242,614	20,824	257,922	521,360	342,689	25,000	334,611
2012	245,984	21,345	139,755	407,084	328,311	25,000	303,311
2011	245,984	21,864	193,485	461,333	333,953	25,000	327,583
2010	182,868	22,384	137,590	342,842	313,827	25,000	288,828
2009	203,745	22,905	376,323	602,973	380,937	25,000	355,937
2008	190,297	23,425	485,444	699,166	407,659	25,000	382,659
2007	253,983	18,999	800,983	1,073,965	506,431	25,000	481,431
2006	411,404	19,414	485,444	916,262	457,256	25,000	432,256
2005	464,331	19,826	339,811	823,968	425,568	25,000	400,568
2004	262,216	17,695	339,811	619,723	257,953	25,000	232,953
2003	262,216	18,111	150,488	430,816	253,144	25,000	228,144
2002	259,203	18,527	128,643	406,373	247,211	25,000	222,211
2001	245,655	24,462	128,643	398,760	243,070	25,000	218,070
2000	245,655	30,259	92,234	368,148	235,991	25,000	210,991
1999	216,867	27,249	92,234	336,350	229,787	25,000	204,787
1998	156,114	20,971	92,234	269,320	226,169	25,000	201,169
1997	142,340	19,555	82,525	244,419	222,389	25,000	197,389
1996	119,382	5,492	78,608	203,482	203,482	25,000	178,482
1995	95,185	4,672	78,608	178,464	178,464	0	178,464
1994	85,125	4,292	78,608	168,025	168,025	25,500	142,525
1993	83,821	1,880	78,608	164,309	164,309	25,500	138,809
1992	83,821	1,893	78,608	164,322	164,322	25,500	138,822
1991	83,821	1,906	78,608	164,335	164,335	25,000	139,335
1990	56,437	1,920	61,268	119,624	119,624	25,000	94,624
1989	51,306	1,757	60,112	113,175	113,175	25,000	88,175
1988	42,429	1,768	53,176	97,373	97,373	25,000	72,373
1987	37,746	1,780	31,674	71,200	71,200	25,000	46,200
1986	37,980	1,792	30,518	70,290	70,290	25,000	45,290
1985	36,987	1,804	18,466	57,257	57,257	25,000	32,257
1984	34,933	1,816	18,466	55,215	55,215	25,000	30,215

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	1983	34,933	1,828	18,466	55,227	55,227	25,000	30,227
Ŀ	1982	35,523	1,839	18,466	55,828	55,828	25,000	30,828

### **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
4/1/1995	1349 / 1563	232,500	WD	Q

This page has been visited 152,168 times.

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