

### **Staff Report for Item 17**

То:	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:**

Partial demolition of rear portion of house including shed roof and walls.

### 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.

### **Ordinances and Guidelines Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings

Demolitions and Relocations (page 39).

### **Staff Analysis**

This Certificate of Appropriateness proposes the partial demolition of a non-historic rear addition. Staff believes the demolition will not result in the following items:

(1) The demolition will not diminish the overall historic character of a district or neighborhood;

- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the addition is not historic, only one reading is required for demolition.

## APPLICATION

### COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC \$50.00 APPLICATION FEE NON-REFUNDABLE

HARC PERMIT NUMBER BUILDING PERMIT NUMBER INITIAL & DATE City of Key West 16-00300044 FLOODPLAIN PERMIT 3140 FLAGLER AVENUE **REVISION # KEY WEST, FLORIDA 33040** SUBSTANTIAL IMPROVEMENT FLOOD ZONE PANEL # ELEV. L. FL. Phone: 305.809.3956 www.cityofkeywest-fl.gov YES NO # OF UNITS ADDRESS OF PROPOSED PROJECT: 1415 Newton Street, Key West, Florida 33040 **RE # OR ALTERNATE KEY:** Alternate Key # 1024180 PHONE NUMBER 305-293-0022 NAME ON DEED: Jones Barbara R/S, Krabill Melissa D. EMAIL OWNER'S MAILING ADDRESS: 1415 Newton Street, Kewy West, Fl 33040 mitzikrabill@msn.com F P F PHONE NUMBER CONTRACTOR COMPANY NAME: EMAIL CONTRACTOR'S CONTACT PERSON: PHONE NUMBER 305-296-1347  $\overline{N}$ Bert Bender ARCHITECT / ENGINEER'S NAME: EMAIL info@benderarchitects.com ARCHITECT / ENGINEER'S ADDRESS: 410 Angela Street, Key West, Fl 33040 HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: X YES \_\_\_\_NO (SEE PART C FOR HARC APPLICATION.) CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: 100,000.00 FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	ONE OR TWO FAI	MILYMUL	TI-FAMILY	COMMERCIAL	NEW	X_REMODEL	
	CHANGE OF USE /	OCCUPANCY	ADDITION	SIGNAGE	WITHI	N FLOOD ZONE	
	X DEMOLITION	SITE WORK	XINTERIOR	X EXTERIOR	AFTER	R-THE-FACT	

### DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolition of noncontributing rear structure to be replaced by open patio area.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGEN OWNER PRINT NAME:	CIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: QUALIFIER PRINT NAME:
OWNER SIGNATURE	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 15th DAY OF Jone 2016 Daime Automatic Daina D. KATUBI Daime D. Hattan Daima S. 2018 Expires February 5, 2018 Expires February 5, 2018 Expires February 5, 2018	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS DAY OF, 20
Personally known or producedas identification.	Personally known or producedas identification.

### SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS PART B:

PROPERTY STRUCTURES AFFECTED BY PROJECT: X MAIN STRUCTURE ACCESSORY STRUCTURE X SITE ACCESSORY STRUCTURES: GARAGE / CARPORT X DECK \_\_FENCE \_\_OUTBUILDING / SHED FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN INGROUND ABOVE GROUND \_\_\_\_\_ SPA / HOT TUB \_\_\_\_ PRIVATE \_\_\_\_ PUBLIC POOLS: PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION. PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY. ROOFING: X NEW \_\_ ROOF-OVER \_\_ TEAR-OFF \_\_ REPAIR \_\_ AWNING 5 V METAL \_\_\_\_ASPLT. SHGLS. \_\_\_\_METAL SHGLS. \_\_\_\_BLT. UP \_\_\_\_TPO \_\_\_OTHER 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES. FLORIDA ACCESSIBILITY CODE: # OF SINGLE FACE \_\_\_\_\_ # OF DOUBLE FACE \_\_\_\_ REPLACE SKIN ONLY \_\_\_\_ BOULEVARD ZONE SIGNAGE: POLE WALL PROJECTING AWNING HANGING WINDOW SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

X MECHANICAL: X DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS A / C: \_x\_ COMPLETE SYSTEM \_\_\_\_ AIR HANDLER \_\_\_ CONDENSER \_\_\_ MINI-SPLIT X ELECTRICAL: X LIGHTING RECEPTACLES X HOOK-UP EQUIPMENT LOW VOLTAGE SERVICE: \_\_\_OVERHEAD \_\_\_ UNDERGROUND \_\_\_ 1 PHASE \_\_\_ 3 PHASE AMPS x PLUMBING: \_\_\_\_ONE SEWER LATERAL PER BLDG. \_\_\_ INGROUND GREASE INTCPTRS. LPG TANKS RESTROOMS: \_\_\_\_MEN'S \_\_\_\_WOMEN'S \_\_\_UNISEX \_\_\_ ACCESSIBLE

### HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS PART C:

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 COMMISSION REVIEW \$100 STAFF APPROVAL: \$50 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION. ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: X GENERAL X DEMOLITION SIGN PAINTING OTHER

### ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:	
Demo of Rear Addition	Wood siding, flat roof	Open Patio Area, Gable Roof	

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HIS	FORIC STRUCTURES I	S NOT ENCOURAG	SED BY THE HIST	ORIC ARCHITEGTURAL REVIEW COMMISSION.
SIGNAGE: (SEE PART B)	BUSINESS SIGN	BRAND SIGN	OTHER:	
<b>BUSINESS LICENSE #</b>		IF FAÇADE M	OUNTED, SQ. FT.	OF FAÇADE

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	UTLIENG PERMITS	-NE() \$100.00
Trans reader's DK CHECK	13417	100,00
Trans detect to	WINE TIME	17534517

U	SIGN SPECIFICATIONS	PECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:		
		TYPE OF LTG.:		
		LTG. LINEAL FTG.:	-	
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:		
IF USING LIGHT FIXTURES PLEASE INDICAT	E HOW MANY: INCLUDE SPEC. SHEET WITH LOO	CATIONS AND COLORS.		

	HARC STAFF OR COMMISSION REVIEW DEFERRED FOR FUTURE CONSIDERATION HARC MEETING DATE:	TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARG MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNAT	URE AND DATE:

### PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY B	CBO OR PL. EXAM, APPROVAL:			
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

### 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**. <u>Any person that makes</u> <u>changes to an approved Certificate of Appropriateness must submit a new application with such modifications</u>.

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;

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity 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.

(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.

(f) 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.

(g) 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.

(h) 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 events.

### 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

х	Yes	Number of pages and date on plans	13 pages 10/1/2015		
	No	Reason			

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment 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.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

Melissa D. Krabill 6/2/2016

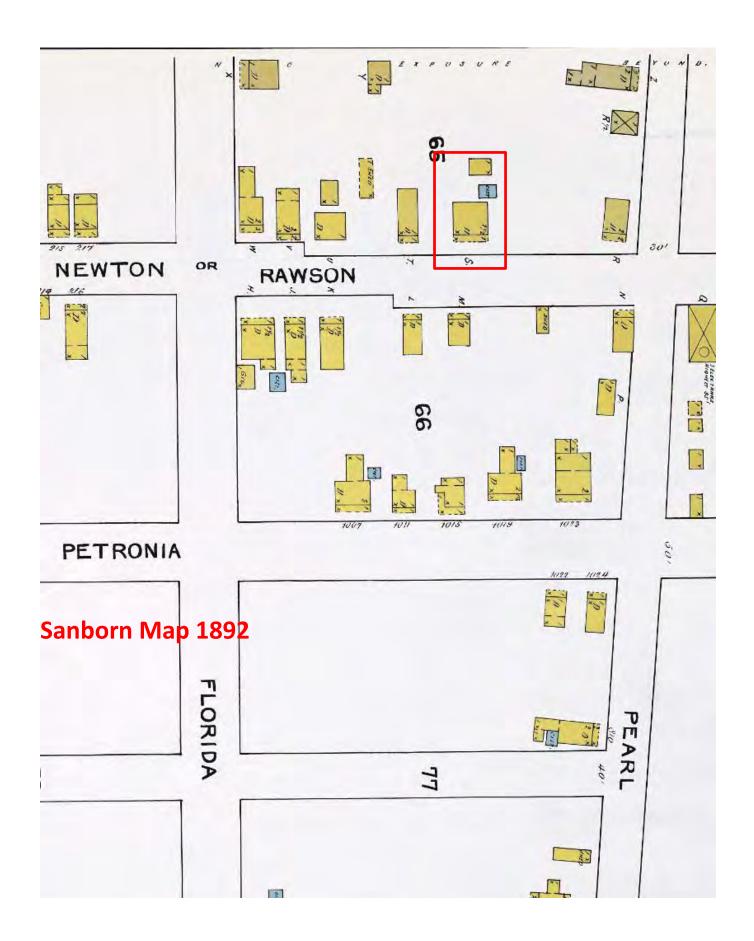
0. 01 PROPERTY OWNER'S SIGNATURE

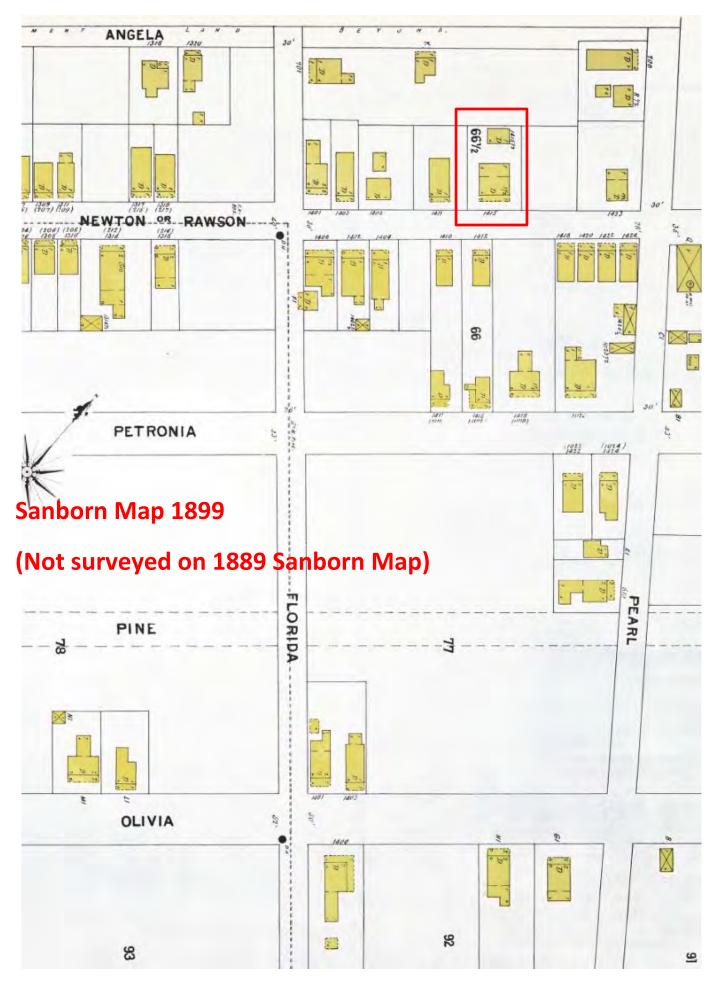
### OFFICE USE ONLY

DATE AND PRINT NAME:

BUILDING DESCRIPTION:				
Contributing Year built	Style Comments	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		

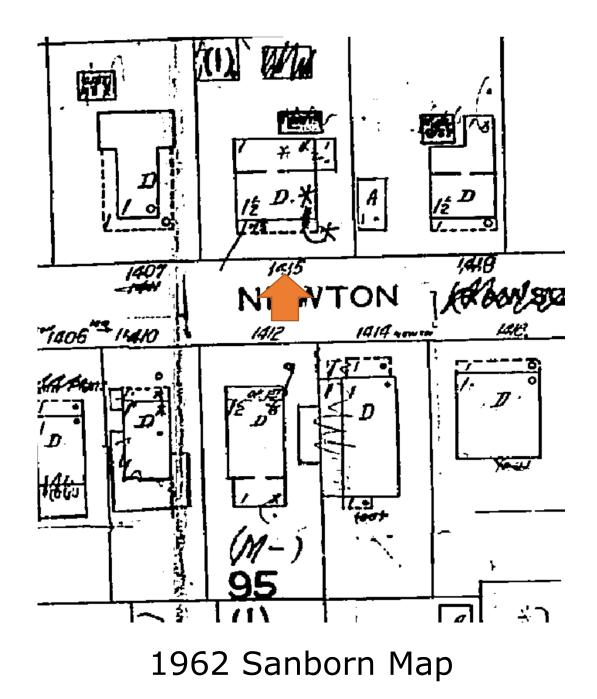
## SANBORN MAPS



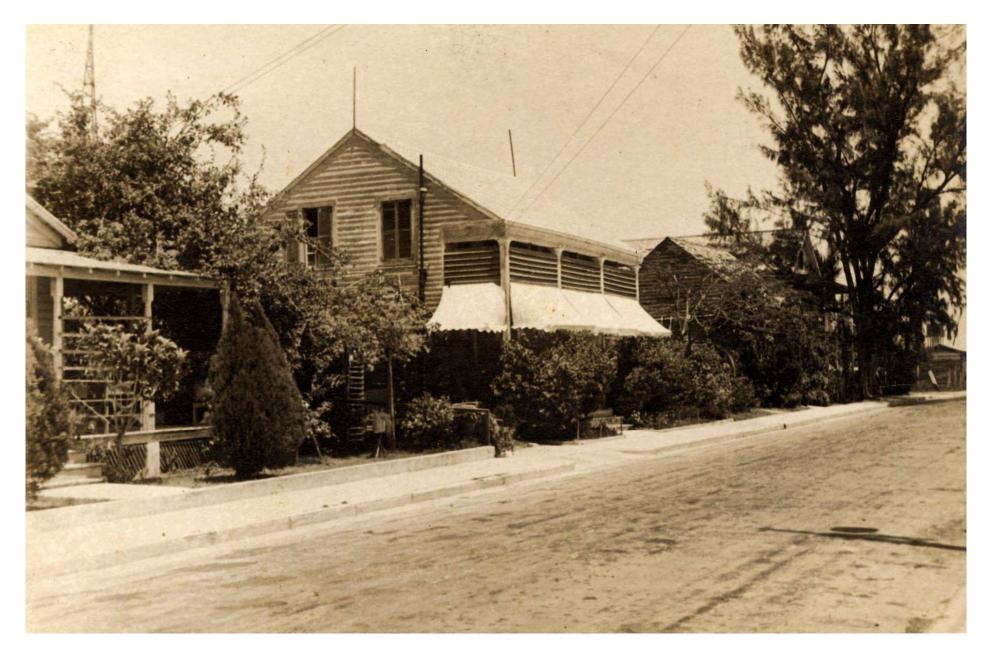




Sanborn Map 1912



## PROJECT PHOTOS



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



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

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



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

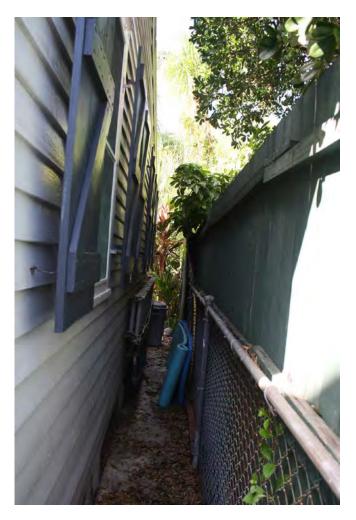


### Rear façade of the house.



East façade of the house.





### East façade of the building

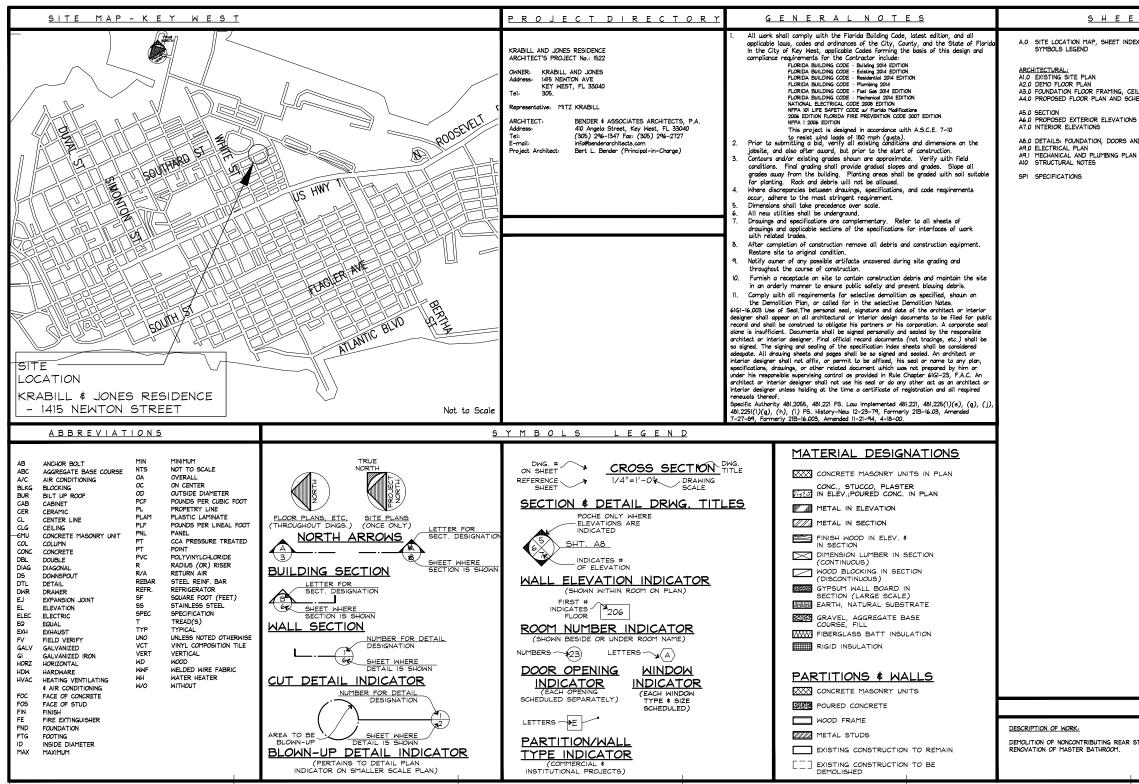


Existing Garage (front view). No work this building; for reference only.

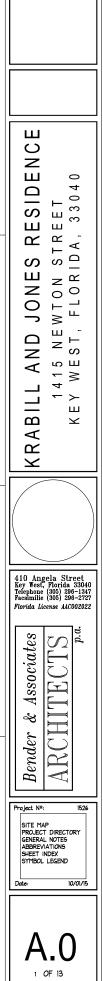


# **PROPOSED DESIGN**

### KRABILL AND JONES RESIDENCE 1415 NEWTON STREET KEY WEST FLORIDA



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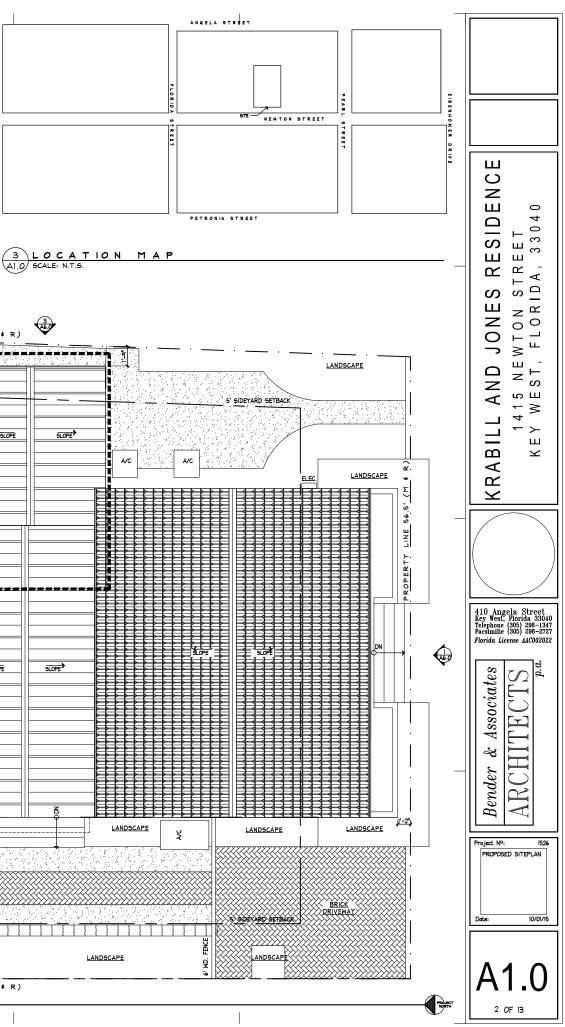


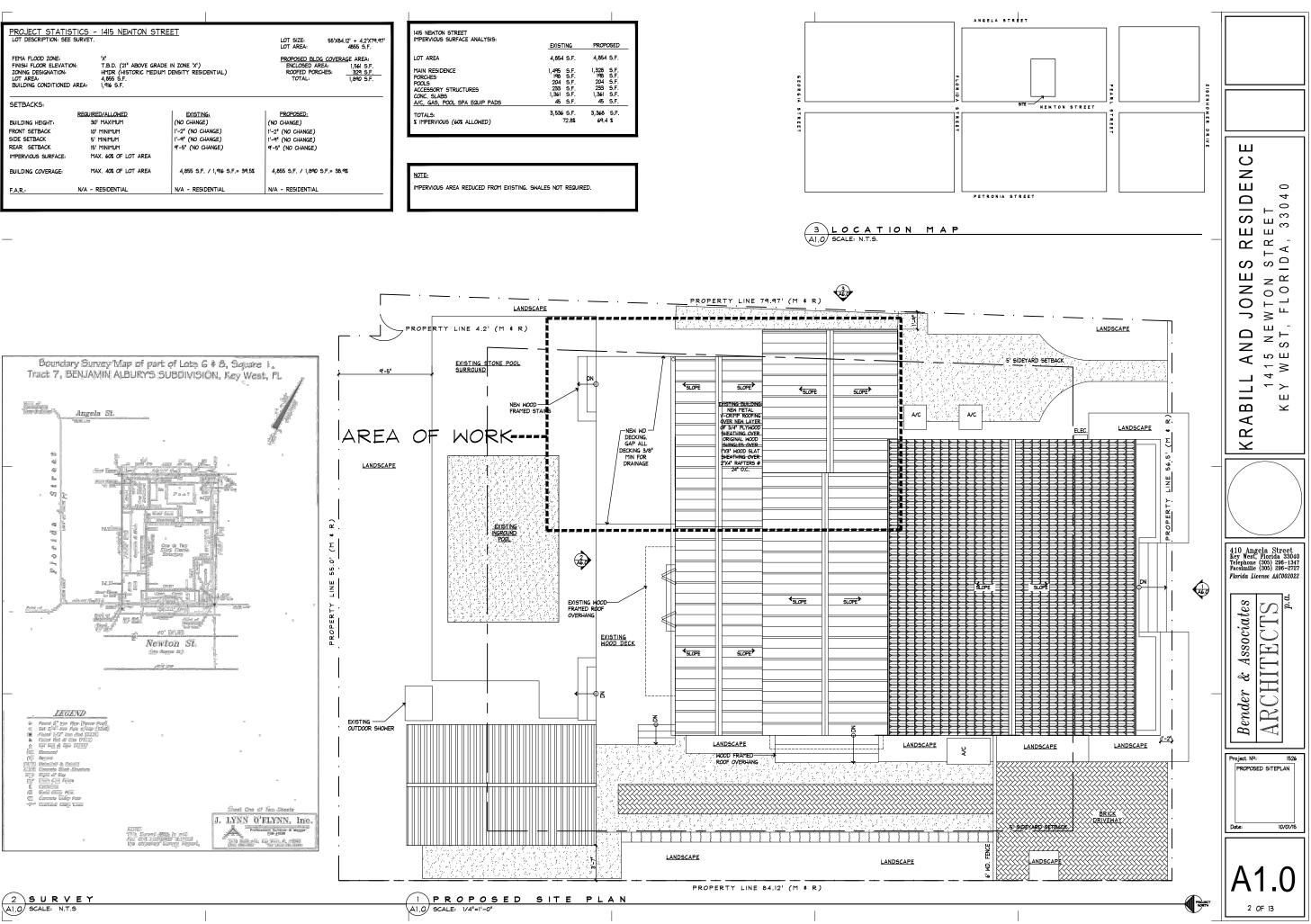
DEMOLITION OF NONCONTRIBUTING REAR STRUCTURE, TO BE REPLACED WITH OPEN PATIO AREA. RENOVATION OF MASTER BATHROOM.

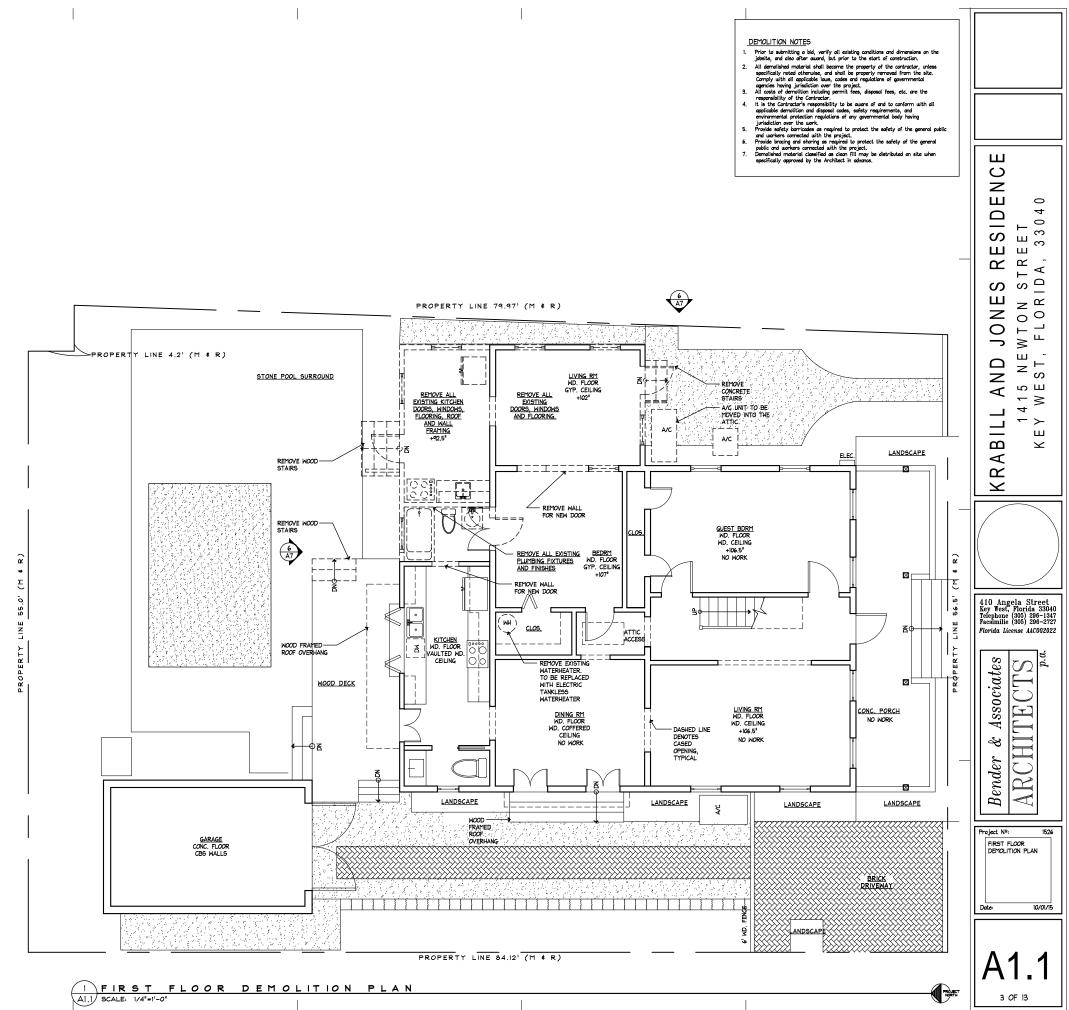
LOT DESCRIPTION: SEE	<u>TICS - 1415 NEWTON STR</u> survey.			+ 4.2'X79.97' IMPERVIOUS SURFACE AN. 55 S.F.
FEMA FLOOD ZONE: FINISH FLOOR ELEVATIO ZONING DESIGNATION: LOT AREA: BUILDING CONDITIONED	HMDR (HISTORIC MEDIU 4,855 S.F.	de in zone 'X') M density residential)	ROOFED PORCHES:	AREA:         LOT AREA           56I 5.F.         329 5.F.           990 S.F.         PORCHES           POOLES         POOLES           CONC, SLABS         CONC, SLABS
SETBACKS:				A/C, GAS, POOL SPA EQU
BUILDING HEIGHT: FRONT SETBACK	REQUIRED/ALLOWED 30' MAXIMUM 10' MINIMUM	EXISTING: (NO CHANGE) 1'-2" (NO CHANGE)	PROPOSED: (NO CHANGE) 1'-2" (NO CHANGE)	TOTALS: % IMPERVIOUS (60% ALLO
SIDE SETBACK REAR SETBACK IMPERVIOUS SURFACE:	5' MINIMUM 15' MINIMUM MAX. 60% OF LOT AREA	1'-9" (NO CHANGE) 9'-5" (NO CHANGE)	1'-9" (NO CHANGE) 9'-5" (NO CHANGE)	
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	4,855 S.F. / 1,916 S.F.= 39.5%	4,855 S.F. / 1,890 S.F.= 38.9%	NOTE:
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL	IMPERVIOUS AREA REDUC

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.	198 S.F.
PORS	204 S.F.	204 S.F.
ACCESSORY STRUCTURES	233 S.F.	233 S.F.
CONC. SLABS	1,361 S.F.	1,361 S.F.
ACC, 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 %

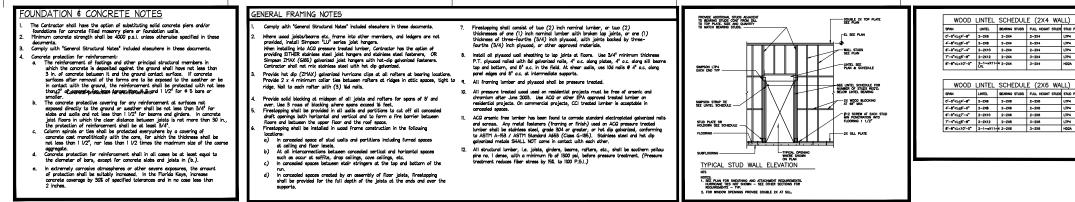
NOTE:								
IMPERVIOUS	AREA	REDUCED	FROM	EXISTING.	SWALES	NOT	REQUIRED.	

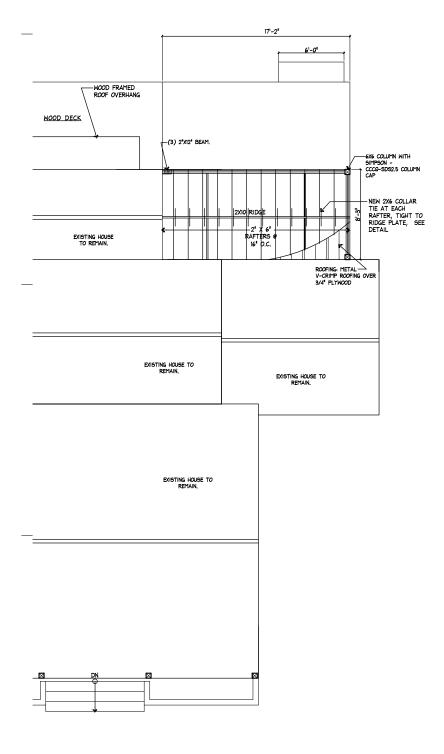


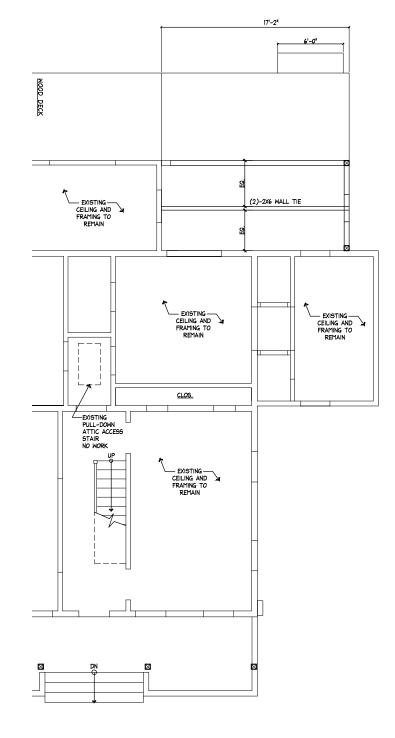


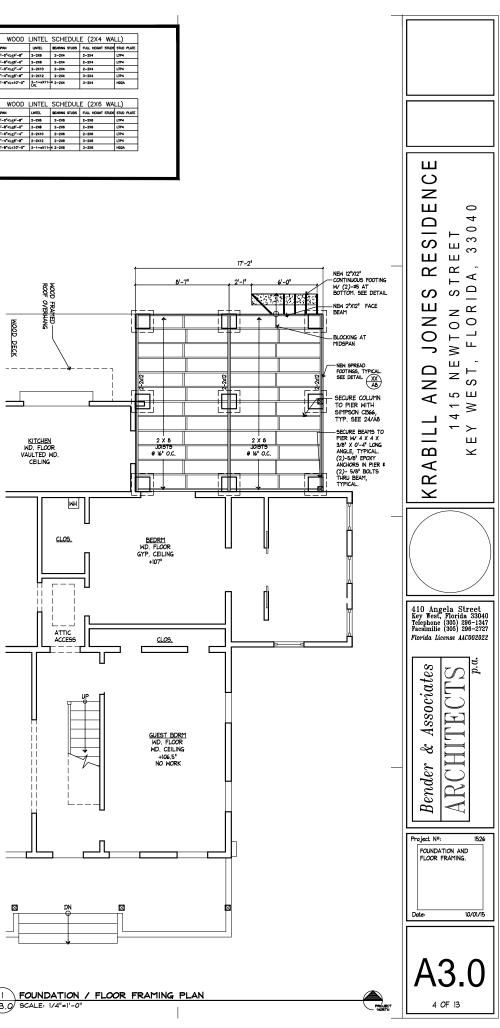


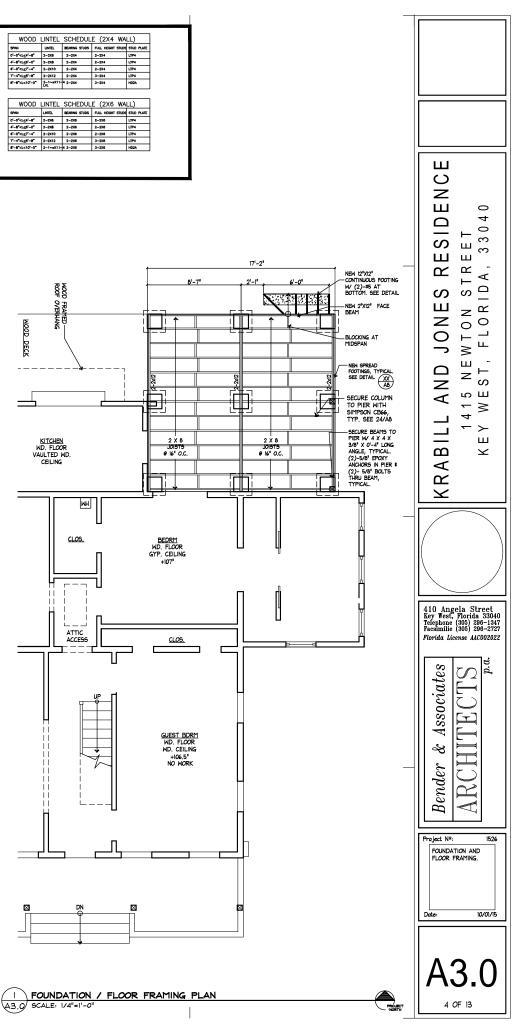
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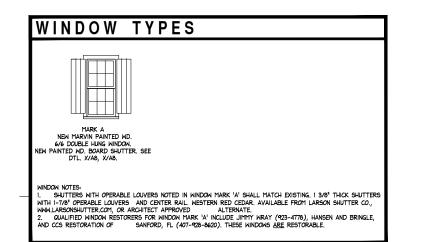


R	ROOM FINISH SCHEDULE									
NO.	ROOM NAME	FLOOR	BASE	NORTH		SOUTH	WEST	CEILING	CLG. HT.	REMARKS
101	BATHROOM	CER. TILE	NEW IX6 WITH TOP CAP	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	PAINTED M.R. GYP. BD.	102"	
102	CLOSET	STAINED 1X4 T\$G WOOD	NEW 1X6 WITH TOP CAP	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	102"	
103	CLOSET	STAINED 1X4 T\$G WOOD	NEW 1X6 WITH TOP CAP		PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	1x6 V-GROOVE PAINTED WD.	102"	
104	SHOWER	CER. TILE	NEW IX6 WITH TOP CAP	CER. TILE	CER. TILE	GLASS SHOWER ENCLOSURE	CER. TILE	PAINTED M.R. GYP. BD.	102"	PAINTED CUBAN TILES???

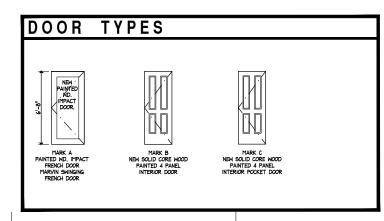
DOOR	HARD	) W A R E
GROUP #1 EXTERIOR DOUBLE	DOOR	GROUP #2 INTERIOR SWING CLOS
(1) EXTERIOR LOCK (1) DEADBOLT WITH THUMBTURN		DOOR (1 1/2) PR. BUTTS (1) MAGNETIC BALL CATCH
(1) SET HEAD & FO		(1) DOORSTOP ON THE

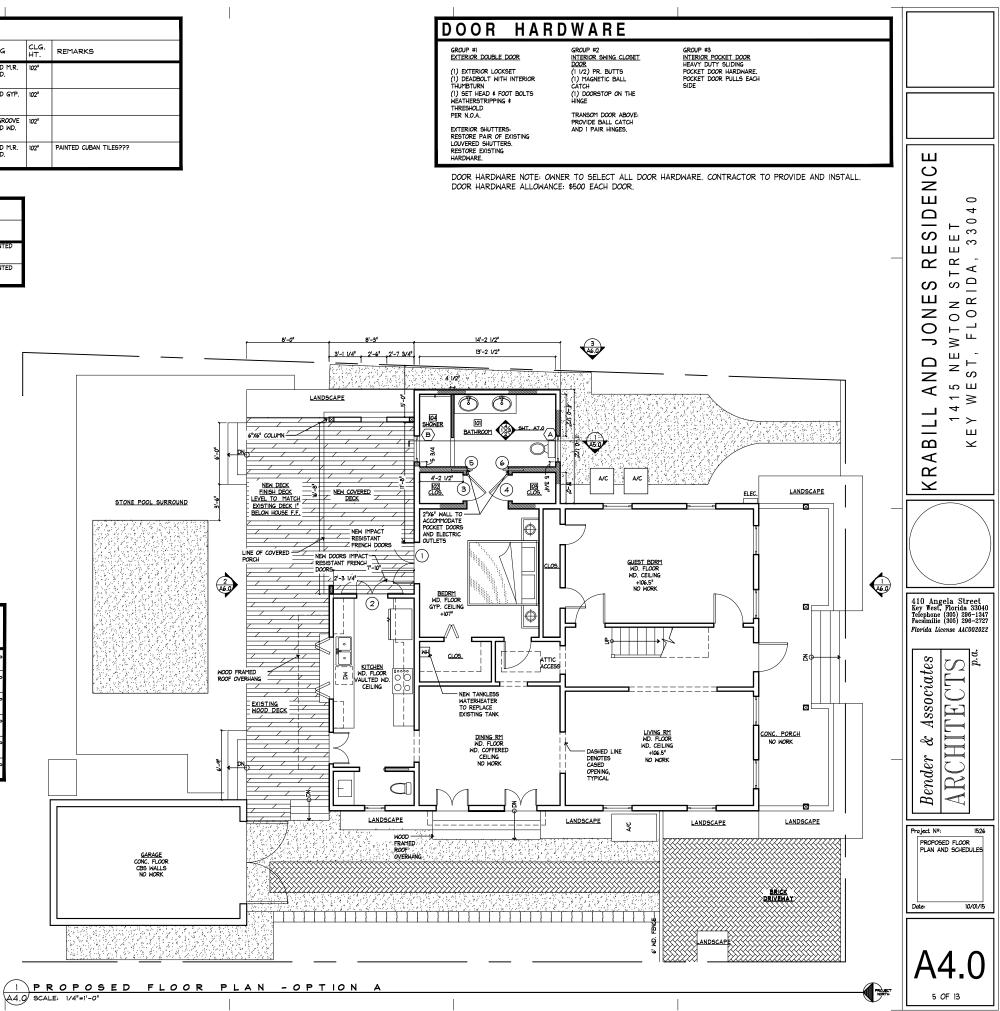
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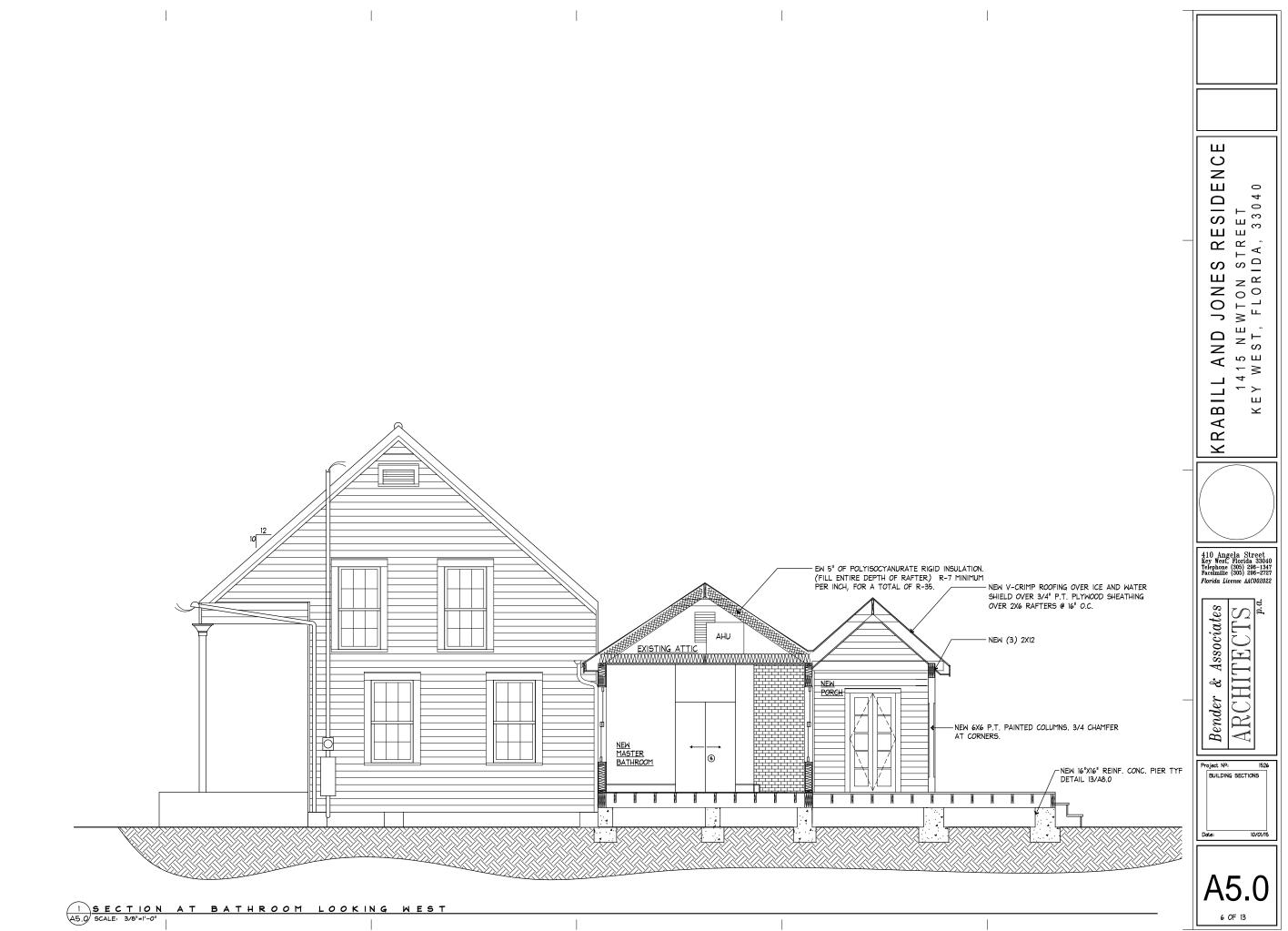
	WINDOW SCHEDULE										
	MARK	SI WIDTH	ZE HEIGHT	MANUFACTURER	DETAILS	MATERIAL	FINISH	REMARKS			
_	*	2'-6"	2'-8"	MARVIN WUAWN 3032	10/48	WOOD		NEW MARVIN WOOD AWNING WINDOW. NEW PAINTED WOOD BOARD SHUTTER.			
	в	2'-6"	2'-8 <b>'</b>	MARVIN WUAWN 3032	10/A8	WOOD		NEW MARVIN WOOD AWNING WINDOW. NEW PAINTED WOOD BOARD SHUTTER.			



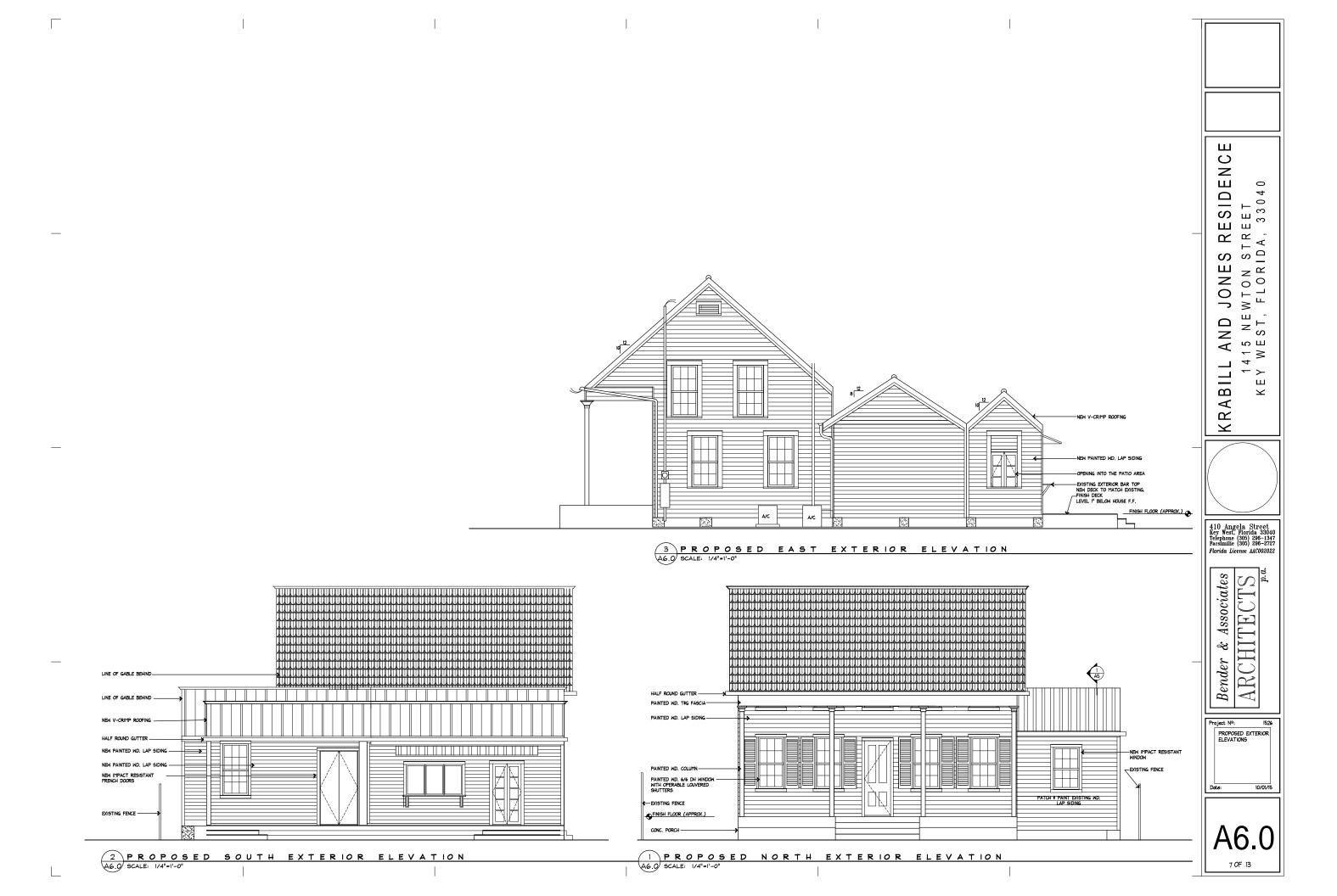
	) (	00	R	ç	SC	HED	ULE						HARDWARE SETS
NO	<b>)</b> .	TYPE	₩.	SIZE H.	<b>Т</b> .	MATERIAL	FINISH	GLAZING	FRAM MATERIAL		DETAILS	REMARKS	HARD SETS
	I	A	48"	80"	1 3/4"	WOOD	PAINTED	IMPACT	WOOD	PAINTED	INSTALL PER MIAMI DADE NOA	NEW FRENCH DOORS, IMPACT GLASS	GROUP
	2	A	36"	80"	1 3/4"	WOOD	PAINTED	IMPACT	WOOD	PAINTED	INSTALL PER MIAMI DADE NOA	NEW FRENCH DOOR. IMPACT GLASS.	GROUP
:	3	в	30"	80"	1 3/4"	WOOD	PAINTED	NONE.	WOOD	PAINTED	5/A8	NEW SOLID CORE WOOD INTERIOR DOOR	GROUP 2
	4	в	30"	80"	1 3/4"	WOOD	PAINTED	NONE.	WOOD	PAINTED	5/A8	NEW SOLID CORE WOOD INTERIOR DOOR	GROUP 2
	5	с	24"	80"	1 3/8"	WOOD	PAINTED	NONE.	WOOD		14/A8	NEW 4 PANEL PAINTED WD. POCKET DOORS	GROUP 3
-	6	с	24"	80"	1 3/8"	WOOD	PAINTED	NONE.	WOOD		14/A8	NEW 4 PANEL PAINTED WD. POCKET DOORS	GROUP 3





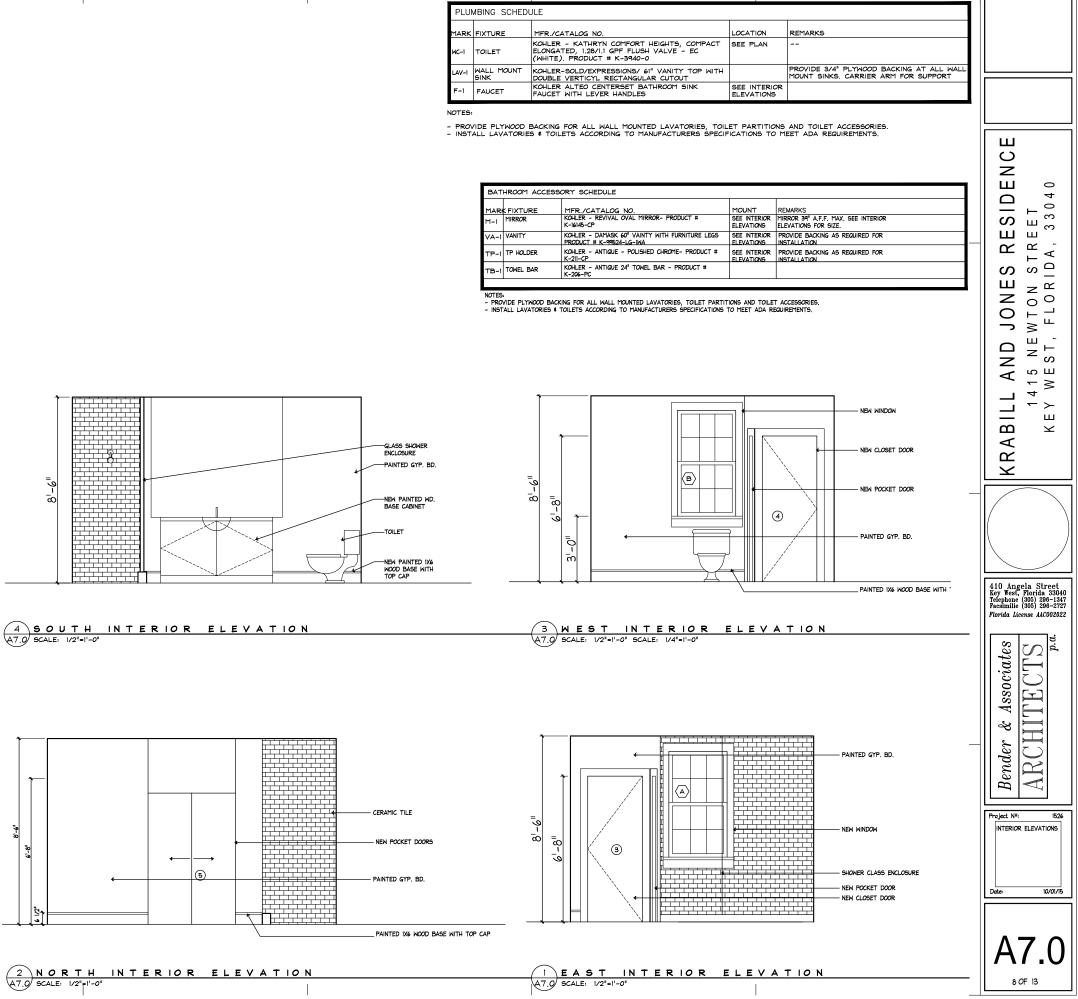


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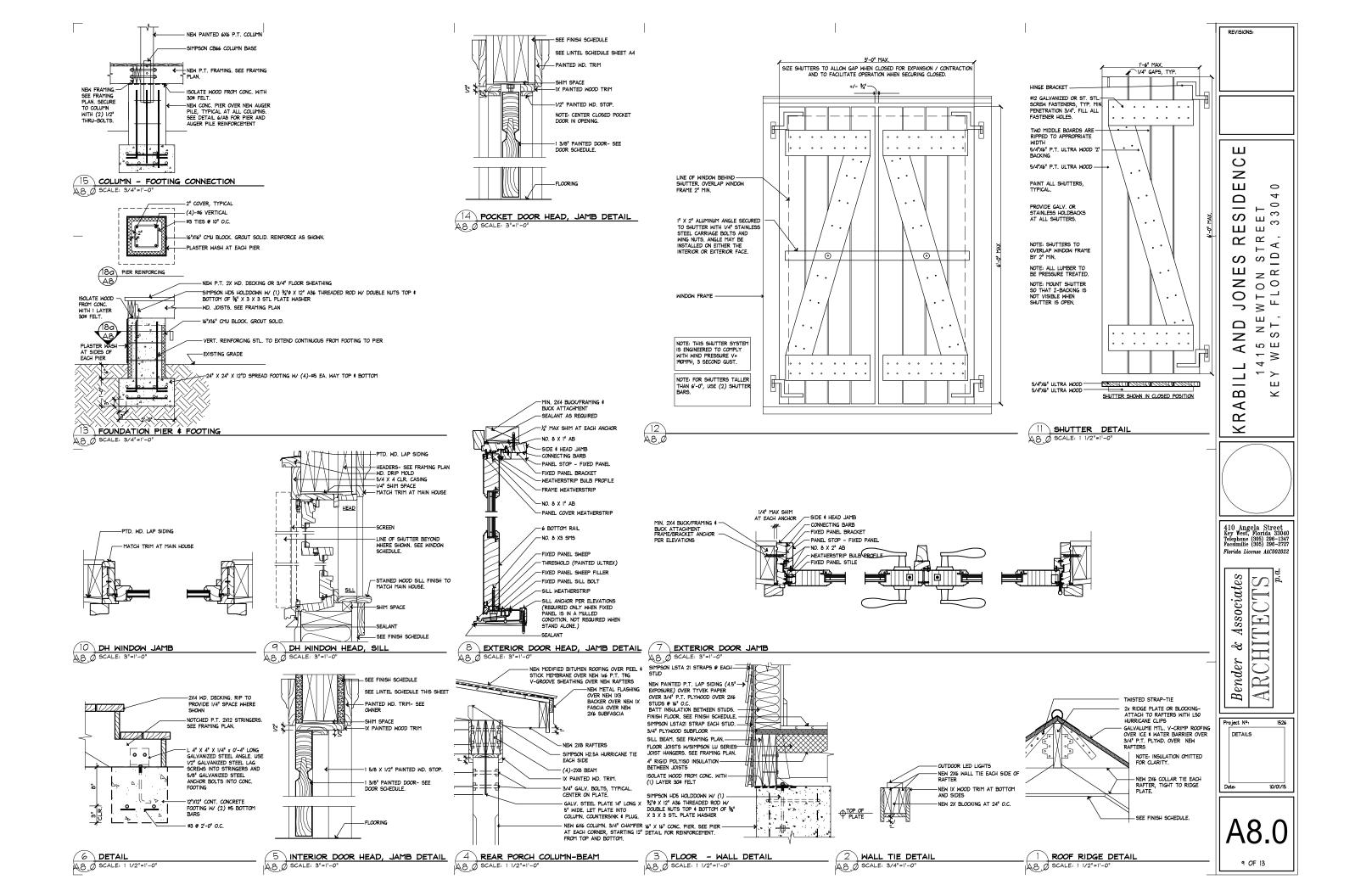


PLU	MBING SCHEDU	JLE
MARK	FIXTURE	MFR./CATALOG NO.
WC-1	TOILET	KOHLER - KATHRYN COMFORT HEIGHTS, COMPAG ELONGATED, 1.28/1.1 GPF FLUSH VALVE - EC (WHITE). PRODUCT # K-3940-0
LAV-1	WALL MOUNT SINK	KOHLER-SOLD/EXPRESSIONS/ 61" VANITY TOP W DOUBLE VERTICYL RECTANGULAR CUTOUT
F-1	FAUCET	KOHLER ALTEO CENTERSET BATHROOM SINK FAUCET WITH LEVER HANDLES

BAT	HROOM ACCE	SSORY SCHEDULE
MAR	FIXTURE	MFR./CATALOG NO.
M-1	MIRROR	KOHLER - REVIVAL OVAL MIRROR- PRODUCT # K-16145-CP
VA-1	VANITY	KOHLER - DAMASK 60" VAINTY WITH FURNITURE LEG PRODUCT # K-99524-LG-IWA
TP-I	TP HOLDER	KOHLER - ANTIQUE - POLISHED CHROME- PRODUCT : K-211-CP
TB-1	TOWEL BAR	KOHLER - ANTIQUE 24" TOWEL BAR - PRODUCT # K-206-PC

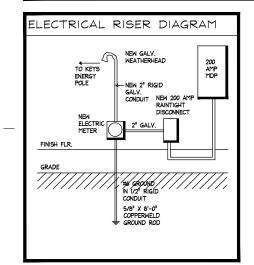


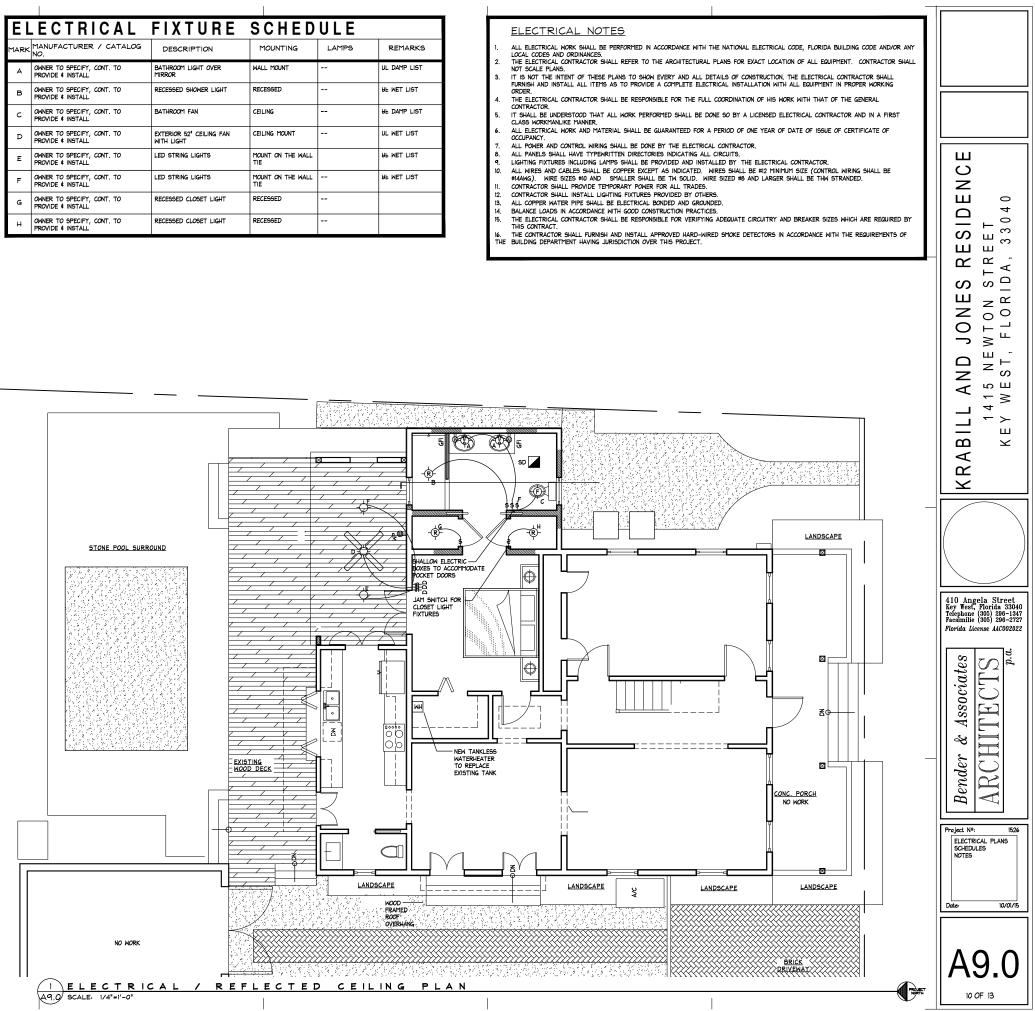
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ELI	ECTRICAL SYMBOL LEGEN	D	
SYMB	OL DESCRIPTION	SYMBO	DESCRIPTION
€	DUPLEX CONVENIENCE RECEPTACLE OUTLET	-¢-	CEILING MOUNTED INCANDESCENT OR CF FIXTUR
₩P	WEATHERPROOF DUPLEX OUTLET	-®-	RECESSED INCANDESCENT OR CF LIGHT FIXTURE
GFI ⊕	GROUND FAULT INTERRUPTED DUPLEX OUTLET	- <del>\</del> \	WALL MOUNT INCANDESCENT OR CF LIGHT FIXT
<b>—</b>	QUADRUPLEX RECEPTACLE OUTLET	Ē	RECESSED CEILING MOUNTED EXHAUST FAN
Ø-	SPECIAL PURPOSE OUTLET- 120V	-\$-	RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT COMBINATION
€	SPECIAL PURPOSE OUTLET- 240V	-¢-	RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT / HEATER COMBINATION
÷	SPLIT WIRED DUPLEX RECEPTACLE OUTLET W/ TOP RECEPTACLE SWITCHED	Ô4	SINGLE HEAD SWIVEL FIXTURE (EXTERIOR) W/ MOTION SENSOR DEVICE
۲	FLUSH FLOOR DUPLEX OUTLET W/ COVER	¢₽	TWO HEAD SWIVEL FIXTURE (EXTERIOR)
_	SPECIAL PURPOSE HARD WIRED CONNECTION		UNDER CABINET LIGHTS
-	240Y CONNECTION W/ DISCONNECT	0	FLUORESCENT CEILING FIXTURE
		¢-	WALL MTD. INCANDESCENT OR CF STRIP FIXTUR
		×	CEILING FAN AS SELECTED BY OWNER
\$	SINGLE POLE SWITCH	×	CEILING FAN W/ LIGHT KIT AS SELECTED BY OWNER
3 \$	3 WAY SWITCH (SWITCHED IN TWO LOCATIONS)		
\$	4 WAY SWITCH (SWITCHED IN THREE LOCATIONS)		MODULAR TELEPHONE JACK
\$ <sup>D</sup>	DIMMING DEVICE	Кл	INTERCOM STATION
\$ <sup>D3</sup>	3 WAY DIMMING DEVICE	TV-	CABLE TELEVISION OUTLET
\$ <sup>F</sup>	3 SPEED FAN SWITCH	1	THERMOSTAT
\$	SPEAKER	•	LOW VOLTAGE PUSH BUTTON SWITCH (DOORBEL
		SD	SMOKE DETECTOR

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		UE DAMP LIST
D	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	EXTERIOR 52" CEILING FAN WITH LIGHT	CEILING MOUNT		UL WET LIST
Е	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		WE WET LIST
G	OWNER TO SPECIFY, CONT. TO PROVIDE \$ INSTALL	RECESSED CLOSET LIGHT	RECESSED		
н	OWNER TO SPECIFY, CONT. TO PROVIDE & INSTALL	RECESSED CLOSET LIGHT	RECESSED		



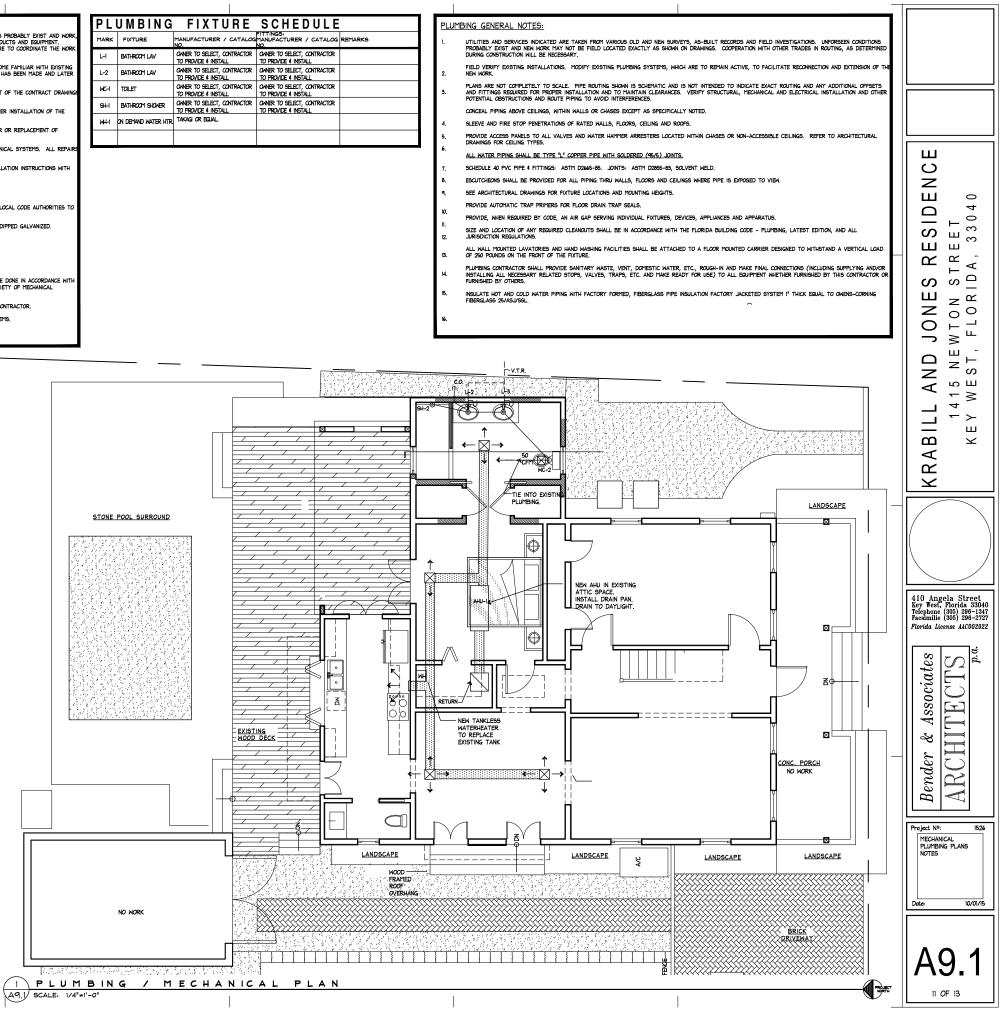


MECHANICAL GENERAL NOTES:	PLUMBING FIXTURE SCHEDULE	PLUMBING GENERAL NOTES:
I. EXISTING CONDITIONS INDICATED ARE TAKEN FROM EXISTING CONSTRUCTION DOCUMENTS, VARIOUS SURVEYS, AND FIED INVESTIGATIONS. UNFORESEEN CONDITIONS FROMALLY EXIST AND MY NEW OR EXISTING, MAY NOT BE LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COORDINATE WITH FIELD CONDITIONS TO VERINF EXACT LOCATIONS OF PIRING, DUCTS AND EXAMPLE. COORDINATE THE WORK OF OTHER TRADES SO THAT INTERFERENCE BETWEEN PIPING, EQUIPMENT, STRUCTURAL, AND ELECTRICAL WORK WILL BE AVOIDED. FAILURE TO COORDINATE THE WW WILL NOT BE CONSIDREED FOR EXTRAS.		<ol> <li>UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS PROBABLY EXIST AND NEW MORK MAY NOT BE FIELD LOCATED DURING CONSTRUCTION WILL BE NECESSARY.</li> </ol>
2. CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS SO AS TO BECOME FAMILIAR WITH EXISTIL CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF HORK, SUBMISSION OF A PROPOSAL HULL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LAT CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECLAUSE OF DIFFICULTIES ENCAMINERED HULL NOT BE EXECOMIZED.	TO PROVIDE & INSTALL TO PROVIDE & INSTALL	FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUM 2. NEW WORK.
PROVIDE LABOR, MATERIALS, TOOLS, EQUIPMENT AND DEVICES NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAA 3. AND SPECIFICATION, FULLY TEST, BALANCE, CLEAN AND LEAVE SYSTEMS IN A COMPLETE AND OPERATIONAL STATUS.		PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN 3. AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO M POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERF
THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT SHOW ALL OFFSETS, BENDS, ELBONS, OR OTHER SPECIFIC ELEMENTS THAT MAY BE REQUIRED FOR PROPER INSTALLATION OF THE 4. WORK. SUCH WORK SHALL BE FIELD VERIFIED AND CAREFULLY COORDINATED WITH ALL BUILDING TRADES AT THE SITE BY THE CONTRACTOR.		CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES D 4. SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLO
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.		5. PROVIDE ACCESS PANELS TO ALL VALVES AND WATER HAMMER DRAWINGS FOR CELING TYPES.
PROVIDE WOOD, GYP. BD. AND OTHER MATERIALS FOR WALL AND CEILING REPAIR AND OTHER GENERAL WORK AS REQUIRED FOR PROPER INSTALLATION OF MECHANICAL SYSTEMS. ALL REP SHALL MATCH EXISTING.	AIRS	6. ALL WATER PIPING SHALL BE TYPE "L" COPPER PIPE WITH SOL
ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE U.L. LISTED WHERE APPLICABLE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS WIT ADEQUATE ACCESS FOR MAINTENANCE. INSTALLATION OF NEW EQUIPMENT SHALL NOT INTERFERE WITH REQUIRED WORKING CLEARANCES FOR EXISTING EQUIPMENT.	н	<ol> <li>SCHEDULE 40 PVC PIPE &amp; FITTINGS: ASTM D2665-85. JOINTS:</li> <li>ESCUTCHEONS SHALL BE PROVIDED FOR ALL PIPING THRU WALLS</li> </ol>
		9. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND M
8. PROVIDE WORK IN ACCORDANCE WITH 2007 FLORIDA BUILDING CODE - MECHANICAL, AND OTHER LOCAL CODES AND STANDARDS AS ENFORCED. COORDINATE WITH LOCAL CODE AUTHORITIES DETERMINE EXACT REQUIREMENTS.	то	PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SI 10. PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDI
R. PROVIDE ALL SUPPLEMENTARY STEEL STRAPS AND FOUNDATIONS FOR SUPPORTS AND BRACING OF ALL HVAC DUCT AND PIPING. EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED.		II. SIZE AND LOCATION OF ANY REQUIRED CLEANOUTS SHALL BE IN
THIS CONTRACTOR SHALL ARRANGE FOR AND PAY FOR NECESSARY PERMITS, INSPECTIONS, ETC. AS RELATED TO THE WORK SHOWN ON THESE DRAWINGS. 10.		12. JURISDICTION REGULATIONS. ALL WALL MOUNTED LAVATORIES AND HAND WASHING FACILITIE
11. 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 LANS, CODES ORDINANCES OF THE CITY, COUNTY AND STATE.		IB. OF 250 POUNDS ON THE FRONT OF THE FIXTURE. PLIMBING CONTRACTOR SHALL PROVIDE SANITARY WASTE, VEN IA UNITALIANC ALL MECREGARY DEI ATED STORE VALVES. TRADE IA
THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ADEQUACY OF MECHANICAL SYSTEMS, EQUIPMENT. CALCULATIONS AND SIZING SHALL BE DONE IN ACCORDANCE W 12. THE LATEST PUBLISHED LITERATURE OF: THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS (ASHRAE) AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEER (ASHE).	лн	<ol> <li>INSTALLING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, FURNISHED BY OTHERS.</li> <li>INSULATE HOT AND COLD WATER PIPING WITH FACTORY FORMED</li> </ol>
WHENEVER NECESSARY FOR THE PROPER FUNCTIONING OF MECHANICAL SYSTEMS, COORDINATE UNDERCUTTING OF DOORS FOR RETURN OF AIR WITH THE GENERAL CONTRACTOR.		FIBERGLASS 25/ASJ/SSL.
IS. COORDINATE INSTALLATION OF EQUIPMENT WITH ALL OTHER TRADES (I.e. PLUMBING AND ELECTRICAL) TO AVOID INTERFERENCE WITH OTHER EQUIPMENT AND SYSTEMS.		16.
14.		
AIR CONDITIONING SYSTEM NOTE:		
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 REQUIREMENTS.		
APPLIANCE NOTE:		
VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES AND WATER HEATERS AND PROVIDE ACCORDINGLY.	STONE POOL SURROUND	

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

### MECHANICAL SCHEDULE

PLAN MARK	MODEL	REMARKS							
CU-1	A/C CONDENSOR.	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							
NOTES:	NOTES: 700 S.F. CONDITIONED AREA MAIN HOUSE.								



### STRUCTURAL GENERAL NOTES

100. DESIGN CRITERI

- 100.1 DESIGN BUILDING CODE: A. FLORIDA BUILDING CODE, 2010
- 100.2 GRAVITY LOADS
- A. FLOOR LIVE LOADS:
- 1. RESIDENTIAL
- B. ROOF LIVE LOADS:
- 1. PITCHED ROOF\_ \_20 PS
- 100.3 LATERAL LOADS:
  - A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):
  - 1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), Vult = 180
  - 2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), Vasd = 140

  - MPH RISK CATEGORY = II EXPOSURE CATEGORY = C ENCLOSURE CLASSIFICATION = ENCLOSED
- INTERNAL PRESSURE COEFFICIENT (GCpi) = +/- 0.18 COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND
- CLADDING WIND PRESSURE DIAGRAM\*
- 210. FOUNDATIONS
- 210.1 SPREAD FOOTINGS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOLS OR CAP ROCK HAVING AN ALLOWABLE BEARING CAPACITY OF 3000 PSF.
- 210.2 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. MATERIAL ON WHICH FOUNDATIONS ARE TO BEAR SHALL HAVE AT LEAST THE ABOVE NOTED CAPACITY. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 8" BELOW FINISHED GRADE.
- 210.3 CONCRETE AUGER PILES ARE TO EMBED MINIMUM 3'-0" INTO CAP
- 300. REINFORCED CONCRETE
- 300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE
- 300.2 MINIMUM DESIGN COMPRESSION STRENGTH (f'c) REQUIRED AT 28 DAYS:
- A. FOUNDATIONS B. GRADE BEAMS AND AUGER PILES\_\_\_\_\_\_ C. SLABS ON GRADE, WALLS, AND STAIRS\_\_\_\_ 4000 PSI 4000 PSI
- 300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:
  - FOUNDATIONS GRADE BEAMS AND AUGER PILES\_\_\_\_\_\_ SLABS ON GRADE, WALLS, AND STAIRS\_\_\_\_\_
- 300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I, II OR I/II. MAXIMUM AGCREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.
- 300.5 REINFORCEMENT \_ASTM A615,
- A. DEFORMED BARS\_\_\_\_\_ GRADE 60 B. WELDED WIRE FABRIC\_\_\_ ASTM A185
- 300.6 MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS:
- A. FOUNDATIONS AND AUGER PILES\_\_\_\_\_3"
   3"

   B. GRADE BEAMS\_\_\_\_\_22"
   2"

   C. WALLS AND STAIRS\_\_\_\_\_2"
   2"

   D. SLABS CAST AGAINST EARTH\_\_\_\_\_CENTERED
   CENTERED
- 300.7 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

Α.	WELDED WIRE MESH	8"
в.	ALL OTHERS	CLASS
	TENSION.	CASE "
	MINIMUM,	
	UNLESS OTHERWISE NOTED	

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

7000 001

		3000	PSI	4000	PSI	
S	ZE	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	

1000 00

- 300.9 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.
- 300.10 TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.
- 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 GALVANZED WITH PLASTIC COATED FEET. ALL WELDED WITE MESH SHALL BE CHAIRED IN ACCORDANCE WITH THE DESIGN BUILDING CODE.

300.12 ALL TIES SHALL HAVE 135 DEGREE HOOKS.

### 420.

- 420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH 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.
- 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 SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TWS 602/ACI 530.1/ASOE 6, SECTION 14-CC; FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES (F) FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS 602/ACI 530.1/ASCE 6.
- 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:
- COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO LESS THAN 3,000 PSI.
   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 C404).
- 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 C329; 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 A. F'm\_
- 420.8 FULL BED AND HEAD JOINTS SHALL BE USED.
- 420.9 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.
- 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 BUILDINGS." LOADS, FORCES AND MOMENTS INDICATED ARE SERVICE LEVEL AND ARE INTENDED FOR USE WITH THE ALLOWABLE STRENGTH DESIGN PROVISIONS OF THE CODE.
- 510.2 GRADE OF STEEL
  - \_\_\_\_ASTM A500, GRADE B \_\_\_\_ASTM A36 A. STEEL TUBES (HSS SHAPES) B. PLATES AND BARS
- 510.3 GALVANIZED STRUCTURAL STEEL
- A. STRUCTURAL SHAPES AND RODS\_\_\_\_\_ASTM A123 B. BOLTS, FASTENERS AND HARDWARE\_\_\_\_\_ASTM F2329
- 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" 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 EYOXX 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 STABILIZING THE FRAMES.
- 510.8 ALL STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE GENERAL NOTES.
- 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 -COUNCIL. - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD
- 610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE DOUGLAS FIR-LARCH, OR SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES AND MODDULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

Α.	Fb.(BENDING)	1,200 PSI
в.	Fv.(SHEAR)	175 PSI
с.	Fc. (COMPRESSION)	1,550 PSI
D.	Ft.(TENSION)	650 PSI
-	- ` (	4 000 000

- 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 REQUIREMENTS
- 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.
- 610.10 ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF 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 COMPLANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN 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:
  - A. FLOORING:

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

  - MIN. THICKNESS = 3/4" Bond Classification = C-dx Grade = APA Rated Sheathing Span Rating = As required to suit stud spacing
- C. ROOF SHEATHING:

620.6

620.7

620.8

AREAS

- MIN. THICKNESS = 3/4"BOND CLASSIFICATION = C-DX EXTERIOR GRADE = APA RATED SHEATHING
- SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING
- 620.3 ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR, EXCEPT OPEN SOFFITS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.

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, EDDES, AND BLOCKING, PROVIDE MINIMUM 2X6 BLOCKING AT ALL REGES, HIES, VALLEYS, EAVES AND UNSUPPORTED PLYWOOD PANEL EDGES.

ALL WALL STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON ALL WALL SIRVCIUMAL PARELS SHALL BE MAILED WITH 8D COMMON NALLS AT 8° ON CENTER INTERMEDIATE SUPPORTS AND 6° ON CENTER AT ALL PANEL ENDS, EDES, AND BLOCKING OR AS INDICATED ON THE SHEAR WALL ELEVATION. FROMDE 2X BLOCKING AT MID-HEIGHT OF STUDS IN ALL LOAD-BEARING WALLS. IN EXTERIOR MALLS, PROVIDE 2X BLOCKING TALL JOINTS IN WALL

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<sup>1</sup>-0<sup>5</sup> FROM ALL GABLE END WALLS. ALL STRUCTURAL ROOF PANELS SHALL BE NAILED WITH 8D SPIRAL OR RING SHANK NALS AT 6<sup>9</sup> ON CENTER AT ALL ENDS, EDGES, AND INTERMEDATE 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.

ALL FLOOR AND ROOF PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS AND SHALL HAVE THE ROWS STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES. 620.4 620.5 ALL WALL PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS.

ALL PANELS INSTALLED IN FLOORS SHALL HAVE TONGUE-AND-GROOVE EDGES.

COMPONENTS AND CLADDING WIND LOADS FOR EXPOSURE C							
R00	F ANGLE 7-27 DEGREES (3:		OPE)				
DNE	EFFECTIVE WIND AREA (FT <sup>2</sup> )	Pult WIND	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				
TEC.							

COMPONENTS AND CLADDING WIND

 ROOF
 ANGLE
 27-45
 DEGREES
 (8:12
 ROOF
 SLOPE)

 ZONE
 EFFECTIVE
 WIND
 AREA
 (FT<sup>2</sup>)
 Pult
 WIND
 PRESSURES

10.0

20.0

50.0

100.0

10.0

20.0

50.0

100.0

10.0

20.0

50.0

100.0

WALL

10.0

20.0

50.0

100.0

10.0

20.0

50.0

100.0

2

3

3

4

4

5

5

(4)

2

1

2

33

33

COMPONENTS AND CLADDING

WIND PRESSURE DIAGRAM

a = 3' - 0''

2

1

(2)

3

WALL CHORD SEE SCHEDULE

STRAP SEE SCHEDULE -

HOLDOWN ANCHOR

EMBEDMENT "L" SEE SCHEDULE -

ANCHOR BOLT SEE SCHEDULE -

LOADS FOR EXPOSURE C

64.6

62.8

60.4

58.6

64.6

62.8

60.4

58.6

64.6

62.8

60.4

58.6

70.6

67.6

63.4

59.8

70.6

67.6

63.4

59.8

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 SHOLLD BE USED IN CONJUNCTION WITH ASCE 7-10 LOAD COMBINIATIONS, TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.

-70.6

-67.0

-62.2

-58.6

-82.5

-78.9

-74.2

-70.6

-82.5

-78.9

-74.2

-70.6

-76.5

-73.6

-69.4

-65.8

-94.5

-87.9

-79.5

-73.6

NOTES: I TRULATED 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								
			HOLDOWNS						
WALL	WALL EDGE NAILING WALL CHORD		ANCHOR	STRAP	ANCHOR BOLT (DIA X L)				
SW-1	10d NAILS AT 4" OC	3-2X6	SIMPSON HD5B	3-MSTA24 (ONE PER STUD)	5/8"DIA X 24"				
SW-2	10d NAILS AT 4" OC	3-2X6	SIMPSON HD5B	3-MSTA24 (ONE PER STUD)	5/8"DIA X 24"				
S₩-3	10d NAILS AT 4" OC PLYWOOD SHEATHING EACH FACE	5-2X6	2-SIMPSON HD5B	5-MSTA24 (ONE PER STUD)	5/8"DIA X 24"				

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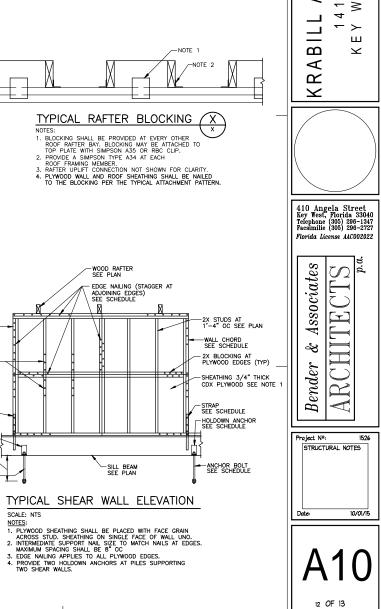
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3/4" for slade or 1/2" for foundations. If takinum size for reinforcing steel or between reinforcing and forms. 4.5 Fine aggregate shall be washed natural sand, without clay content, of strong sharp particles. 4.6 Water shall be probable. 4.7 Accessories shall be hot disped galaxina just filter, 1/2" thick, unless otherwise stated on the drawings, asphalt improved fibers conforming to ASTM D-994. DIVISION 1 - GENERAL REQUIREMENTS 1. The general conditions of the Contract for Construction, AIA Document A201, are a part of this project. Contractors who are not familiar with this document may obtain copies from the Architect, or the office of the American Institute of Architects. Miami, Florida. All work shall be in strict conformity with the Florida Building Code, latest edition, and with all applicable laws, codes, and ardinances of the City, County, State, utility companies and any other governing agencies. 5. General Requirements: Material and workmanship shall conform to "Building Cade 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 opproval of the Architect 5.4 Mechanically vibrate all concrete in place with experienced workmen. 3. The Contract work includes all material, equipment, taols, labor and services necessary for the completion of the project. The Querer has the right to, and expects all work to be completed as expeditiously as quality workmanship shall allow. So the solution with an approval in place with expertence to each with the solution of the sol 4. The Contractor shall procure and pay for all necessary building permits and for inspection services of local authorities where required by law. Meter and impact fees will be paid by the Owner. Notify all utility companies prior to excavation for location of underground utilities, and/or protection or removal of overhead power lines and poles. 6. Provide safety barricades, signals, fences, etc., as required for the safe execution of the work and compliance with 7. The observation of the Contract work shall be done by the person listed in the Contract agreement as the Architect, in the case that no observation by the Architect is provided in the Contract, the functions of the Architect, wherever called for in the Specifications, shall be exercised by the Ouner. 5.10 Where so indicated on the drawings, provide a moisture barrier consisting of: a. Faur inches of clean dry sand, evenly spread as a custian. b. "Visqueen" or equal 6 mil thick plastic sheathing, with all joints taped and sealed. c. Two inches of clean dry sand, evenly spread on top of the installed plastic sheathing. 8. The Contractor shall provide a temporary installation of electric service if such service is not available on site. Water service shall be provided for during construction by the Owner, when existing meters are to be used. 6. Concrete Finishes: 6.1 Finished floor slob surfaces shall be plane surfaces as shown on the drawings. Where drains occur slope floor eventy to drains, shall be screeded with a straight edge, flooted to the required level, and steel traveled to a emouth hard finish. Exterior slobe shall be broarn finished. 9. Materials and Labor . Tudentials did Lador 9.1 Submit samples 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 praceess. Substitutions will be approved by the Architect II, in his judgment, they constitute an equal material or 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. process. 9.4 All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) 7. After construction is completed, thoroughly clean all exposed floors with soap and water. year from the date of final acceptance 8. Control joints shall be formed as indicated on drawings, or formed with metal keyway to remain in the slat 9.5 Apply, install, connect, erect, clean, candition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown an the drawings. Provide Owner with all guarantees and maintenance manuals for all appliances and pieces of equipment installed as a part of the work. 9. Precast, prestressed floor joists DIVISION 4 - MASONRY 1. Scoper Furnish and install all labor, materials, equipment and service necessary to complete all masonry work as indicated or assocified 10. 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 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, F<sup>1</sup> m = 1350 P.S.I.
 Masonry units shall be 8<sup>1</sup> x 8<sup>4</sup> x 16<sup>4</sup> hollow unit masonry, 16<sup>4</sup> x 8<sup>4</sup> x 16<sup>4</sup> column block, and as shown on the 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. drawings. 3.2 Trussed on ladder type horizontal joint reinforcement equal to Dur-O-Wall. 3.3 Mortar shall be type S, 1800 P.S.I. minimum compressive strength. 3.5 Instart shall be type 5, 1800 F.S.I. minimum compressive strength.
4. Construction on Norkmonship:
4. Construction on Norkmonship:
4. The work shall be done by experiment equality of undimmediate and the compliance with the design and experimentary shall be a supervised highing and breakage. Protect all measury from inclement weather effects and heavy and unnecessary traffic.
4.3 Transport and having all measury with is used measure so to prevent chipping and breakage. Protect all measury from inclement weather effects and heavy and unnecessary traffic.
4.4 Do not log chipped, cracked or otherwise detective units in the wall where exposed to view. Remove and replace detective units, whether detective, chipped, or broken before or after setting.
4.5 All initial solid be running bord unless indicated otherwise.
4.7 Provide all penhage in measury walls in the required behavior.
4.8 Censor all finished measury walls for each, clean and finished appearance, if exposed to view.
4.8 Censor all finished measury walls for a next, clean and finished appearance, if exposed to view.
4.8 Lind in transport yours in walls for a next, clean and finished appearance, if exposed to view.
4.9 Install horizontal joint reinforcement in wall joints at 16<sup>4</sup> on center vertically. II. Payments II.I Immediately after execution of the Contract, the Contractor shall submit for approval a breakdown of the Contract sum II.2 Unless explicitly stipulated differently in the Contract Agreement, the Contractor shall receive payments monthly, based on the work completed and the evaluation in accordance with the approved break 12. Insurance 12. The Contractor shall carry Workmen's Compensation Insurance to the extent required by law and shall maintain such insurance in Juli fonce 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). 13. Completion 13.1 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL: 1. Scope: Furnish and install all steel lintels, clip angles, anchor baits and other steel items as indicated on drawings or otherwise specified. justifiable delays, if any. user waves waves in any. 13.2 A 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 accupancy or the premises for use.

5 Androm Datis = ADIN - ADU 1 Any welding shall be performed by certified welders. 5 All steel items shall be properly alged, plimb, level of the delivery to the site, or stainless steel. 6 All work shall be properly alged, plimb, level and true, and shall be in the precise location as indicated on the

DINSING P CONTENTS AND THEAPORTS. 1. Scape: All rough and Finish carpentry work and millwork as indicated on drawings and specified. The installation of all rough and finish hardware, showing and trim, hangers 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. Notacities a product of the second of the section and the analysis of the section and the section applies applies and termities. All used in this section shall be a naturally durable species resistant to termities or preserve treated, en unlen not specifically indicated on the drawing, all forming lumber, sheaking, factor, casing, and any other lumber used on the station of the building shall be preserve treated for naturally durable species resistent. State of the reminer, and the state of the state of the building shall be preserve treated for naturally durable species resistent. State of the state of

rofters and beams where shown shall be microtern as manufactured by Trues-Joist Macmillian. Microtern members to be preserve treated. 3.3 Studs, blocking and plotes. Southern yellow pine # Standard or better, dense, pressure treated. 3.4 Floor sheathing: 3/4" TAG PT. phywood, whiese otherwise noted. 3.5 Wall sheathing: 3/4" C-DX PT. (Under standard siding), 3/4" CDX P.T. (Under stucco) 3.6 Roof sheathing: 3/4" C-DX PT. (Under standard siding), 3/4" CDX P.T. (Under stucco) 3.6 Roof sheathing: 3/4" C-DX PT. (Under stude), 3/4" CDX P.T. (Under stucco) 3.6 Roof sheathing: 3/4" C-DX PT. (Under stude), 3/4" CDX P.T. (Under stucco) 3.6 Roof sheathing: 3/4" C-DX PT. (Southern Yellow Price, unless otherwise noted. 3.9 Interior time: Ican Finor as called for on the drawings. 3.10 Sheiving may be 3/4" phywaod with a 1/8" x 3/4" handwood glued and nailed to ends and edges exposed to view with all ends and edges sandard and Finished. 3.11 Built-in coherts shall be plastic laminate and/ar waad as shown and detailed on drawings. Plastic laminate shall be Formica, Nilsonart, Finish or equal. 3.12 Correctors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items galvarized.

4. Construction and Norkmanship: 4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and black shall be used to insure the rigidity of the construction. 4.2 All milluark shall be corefully encided with tight fitting joints, corefully cut and secured. Exposed nails shall be set and patied. All work shall conform to Chepter 17 of the Standard Building Code, latest adition. 4.3 All corpentry work shall conform to Chepter 17 of the Standard Building Code, latest adition. 4.3 Provide grounds, stripping, rinning, etc., to receive finish materials as regard. 4.5 Provide grounds, stripping, rinning, etc., to receive finish materials as regard. 4.5 Provide grounds, stripping at center line of all framing members over eight feet in length. 4.6 Install all plywood with deges over framing members. Nail plywood siding at 6" O.C. at edges and 12" O.C. at Intermediate framing members. Stagger plywood joints.

3.1 The Contractor shall is submit samples or materials for approval to the Anchatta a called for. 3.2 All materials shall be delivered bearing the ranvioturer's none 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 equi single-ply membrane, with a minimum 10 year warranty. 3.4 All flashing, conter-flashing, regists, etc., shall be galvalume with factory applied paint, or stainless steel where shown on drawings. All flashing, drings etc., as detailed. 3.5 Subgrade waterproofing shall be black asphaltic emulsion pointed onto walls, two costs minimum, as shown on

33 Standfolds cater joining main to make target and the main interment parties and any stand of the stand of

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

Materials:
 The Contractor shall submit samples of materials for approval to the Architect as called for.

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

2. Related Work Specified Elsewhere: Reinforcing Steel

DIVISION 6 - CARPENTRY AND MILLWORK:

DIVISION 7 - MOISTURE PROTECTION 1. Scope: Roofing, sheet metal, caulking, insulation.

3. General Requirements: 3.1 Structural Steel - ASTM A-36 3.2 Structural Bolt - ASTM A-325 1. Scope: Demolitian, eccavatian, filling and back filling, base cause for building slabs and sidewalks, finish grading, and plantings. Anchor Bolts - ASTM A-307

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

### 3 Demolition

3. Demoition: 3.1 Demoition will be as indicated on the drawings. 3.2. Removal 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 Excavation for footings, slabs, etc. as indicated on the drawings and as required for completion of the project. 4.2 All userk 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:

DIVISION 2 - SITE WORK

- 5.1 Fill all access 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 arganic material or debris. Care shall be
- 5.2 Backfill against foundations and slab edges with native soils free of arganic material or debris. Care shall be taken not to demage underproofing membranes, insulation, foundation, etc. 5.3 Utility trenches shall be proper width for laying 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>s</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.

- Backfilling for Slobs and Walks:
   6.1 Aggregate base material of 1<sup>a</sup> or less in size uniformly distributed with coarse and fines. Aggregate base shall conform to the following requirements:
- Sieve Size Steve Size (square openings) \$ possing by weight 1 inch 100% 3/4 inch 90-100% 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" agareagte base course under all concrete slabs on grade.

### 7. Finish Gradina:

Finish Grading:
 Finish Grading:
 All graded areas to be graded in uniform slopes, free from ridges and mounds.
 Asphalt concrete paving.
 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.
 DVISION 3 - CONCRETE
 Scope: Complete installation of plain and reinforced concrete work of the entire project including foundations, wolks, so 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, daweis, ties, anchors, etc. as indicated on drawings and otherwise required by the work. Installing items built into concrete but finnished by others. Installing items necessary to faster 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<sup>th</sup> faotings and 6<sup>th</sup> for slabs on grade. Maximum slump for structural columns, beams and slabs shall be 4<sup>th</sup>. Transit mixed concrete per ASTM C-94.

- Materials:
   A.I Portland cement ASTM C-150
   Reinforcing steel ASTM A-15
   A.B kelded wire fabric ASTM A-185

4.4 Coarse agareagte 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 form

3.8 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: galvanized clips, anchors and other materials required for a complete and weathertight installation. Where Testal roofing is shown on the drawings "to match existing", furnish a sample of the proposed product to the Architect for approval. 34 Where metal shringle roofing is called for, provide "Galvalume" shnigles, 30 gauge minimum with patterns as a superior of the Architect.

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

3.0 Where modified biturnious or "built-up" noofing is called for an atherwise required, use siplast 2030 CBH system or approved equil. 4. Racing: All The noofing Contractor shall inspect the noof dack 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 done in strict accordance with the manufacturer's recommendations. 4.3 Pipes and ducts cateraling through the noof shall be flashed with one pice of sheet metal forming a flange which extends at least 6' on all sides. 4.4 Provide a writing accordance stating that any leaks or other defects in the noofing or flashing will be repaired to the Ours's satisfaction for a period of two (2) years. 4.5 All noofing shall be period with applicable codes and andinances, and in accordance with commonly accepted practices for quality noofs in the noofing industry.

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

roof. 5.3 Finnish and install coulding wherever indicated and as required for weather tight seal. 5.4 After completing the roofing installation, the reading and setup test matcal and the seal. 5.5 The roofing subcantract reading installation, the reading and setup test matcal contract shall remove all excess rotarials and all train and debris cased by his work. 5.5 The roofing subcantract reading subcantract reading subcantract reading the seal seal in the second second roof on 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, WINDOWS AND GLAZING, HARDWARE 1. Scope: Furnish and install all doors, uindouse, glass and glacing, handware, frames and miscellaneous items as required for a complete project, as indicated an drawings, specified or otherwise necessitated by the work.

### 2. Related Work Specified elsewhere: Caulking

Doors and Frames:
 3.1 Wood doors shall be hollow core, or solid core, or panel, as indicated on drawings, of sizes and types as

Automatic books simulate the holice back does not book of point, as inducted on a backet of the back o

5. Gloss and Glozing: 5.1 All Fixed gloss frames shall be as detailed. 5.2 All Fixed gloss frames 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 glozing. Nithere discreptionelise 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 agreening standard for wind and impact loading of gloss, glozing and all related components. Where discreptones between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement.

of glass, glasting and all related components. Where discrepancies between drawings, specifications, or the cade appear the contractor shall adhere to the meals stringent requirement. 5.5 Impact resistant glasting may be lominated 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 wage. Unless otherwise noted herein, all looks shall be koyed as directed by the Currer. 6.2 Submit somples of hardware finishes to the Architect for estection when requested in the drawings. 6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items of for all organisms.

terms of for all openings. 6.4 Install all hondrupes and included items regional for a complete of an antipaction system. 6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the included accelerate systems existings.

Acceptable Substitute

211		Substitute
tts	Stanley, Taco,	National McKinney or E
cks	Schlage	None
osers	Sargent	LCN or Norton
oor Closers	Rixson	None
nic Bolts	Sargent	Von Duprin
rresholds	Pemko	Reese
scellaneous	Builders Brass	a Trimco, Ives

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.

7. General Requirements: 7.1 Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds. 7.2 Furnish and install weatherstripping at all exterior doors for weathertight seal. 7.3 Leave all labels on glass in place until inspected. After inspection remove all labels and thoroughly clean all

gloss. 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 scop or household detergent. The general Contractor shall be held responsible for damage resulting from use of other cleaning materials.

8. Finish Hardware Schedule: <u>A. Furnish the hardware groups in the amounts indicated on the drawings.</u>

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: Carpentry, Plastic Laminate

- Materials, Construction and Workmanship:
   Gypsum Board:
   Gypsum Board shall be 5/8" type "X" toped and finished. Gypsum board shall have finish facing to receive paint.
   Use user resistant gypsum board at tailet norms and as called for on drawings.
   Borywall shall be screw fastered to framing. Drywall screws shall be self- topping flathead, shouldered and designed for use with power drive tosis that gives than 10 and gypsum board and designal for a drawing.
   Horrish and install all gypsum board correr boads, edge guards, trim and metal accessories as regired for a complete jub of these as indicated and done.

3.1.5 officiand control control of the another than the control of the control smooth finish or other texture as directed by the Architect. 3.2 Ceramic tile: 3.2.1 Ceramic tile shall be manufacturer's standard glazed tile, unless nated atherwise, with all base, trim, etc., for a

3.2.1 Cerromic tile shall be manufacturer's standard glazed tile, unless noted atherwise, with all base, trim, etc., for a complete job. Sites shall be as called for on the drawings.
3.2.2 The shall be as selected by the Architect, and as manufactured by American Clean, Florida Tile, Dallas Ceramic Company, Interpose Corporcian on equivalent. Salomit semples for approval unher negested by the Architect.
3.2.5 Grout shall be unhite, unless otherwise noted, carforming to the highest quality industry standards.
3.2.4 Ceramic lise shall be time set, maski applied or muld set, at the Carticator's option.
3.2.5 All carroin: Lise shall be time shall be carrentitious backer board, Nonderboard or equal.

- 3.2.6 All caronic tile substrate shall be carmentitious backer boord, Nunderboord or 3.3. Parking: 3.3. Norker, covered in this section includes: a. Parking all interior surfaces as called for in the finish schedule. b. Parking all doors, unindux and thim. c. Parking audo flooring alth unethere finish. c. Parking audo flooring alth unethere finish. c. Parking audo flooring alth unethere finish. c. Parking audo flooring alth unethere finish.

Exterior wood trim, doors and windows (to be painted): Primer (1) Cad. Fresh Start 100% Acrylic Primer (0023) - 49 g/1 VOC. Topcaats (2) Caats MaarGio Acrylic Hawse \$ Trim (Soft Gloss) (NO96) - 149 g/1 VOC.

Exterior wood siding (to be pointed): Primer (1) Coat Fresh Start 100% Aarylic Primer (0023) - 49 g/l VOC. Topcoats (2) Coats MearGard Law Lustre Aarylic House Paint (N103) - 48 g/l VOC.

- f. Pointing all interior milliuark. g. Painting and Trishing any other work requiring finishing, but left unfinished by other people. 33.2 Painting matchials as manufactured by Benjamin Moore, Sherwin Nilliams, Durn-Edwards, Deer-O, ar Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Phywod and Nodellife. 33.3 Make sequenced by other and generally protect all adjacent surfaces. Properly protect or remove light fixtures, hordware, etc., during painting. 33.4 Finish hors, bottoms and adges of daors the some as door faces. 33.5 Materials for painting and finishing are based on products of the Benjamin Moore Co., unless noted otherwise.

Exterior wood siding to be stained: (2) Coats Premium Exterior Stain Acrylic Solid Color (NOB9) - 78 g/l VOC. Interior Drywall and Wood T&G (to be painted): Topcoat (2) Coats. Walls - Regal Premium Interior Later Pearl Finish (N310) - 142 g/l VOC. Ceilings - Regal Yater Finish (N221) - 97 g/l VOC. Interior Wood Trim \$ Millwork (to be pointed): Primer (1) Coat Fresh Start 100% Acrylic Primer (0023) - 49 g/1 VOC. Topcoat (2) Coats. Regal Latex Semi-Gloss Finish (N333) - 145 g/1 VOC. Interior Wood Flooring: Stain (1-2) Coats SAFECOAT Durostain - 56 g/l VOC (3) Coats SAFECOAT Polyureseal BP Satin Finish - 110 g/l VOC 3.3.6 Undercosts and Thinners:

 Provide indercost paint produced by the same manufacturer and use only as the finish paint.
 Use only the thinners recommended by the paint manufacturer and use anly to the recommended limits.
 Insofar as practicable, use undercost, finish cost and thinner materials as parts of a unified system of paint finish. 3.17 Acceptance of bases. The Painting Contractor shall be responsible for the finish of his work and shall not start a painting until the surfaces are in proper condition to reactive paint. If the Contractor considers any surfaces insuitable to a degree that they control be corrected by scraping or surface, he shall report this to the Architect or the Quare before applying any matchines to same. Starting his own work shall be considered on acceptance of the surfaces. 3.3.6 Preparation of surfaces are surfaces to explain any one shall be to surface any considered on acceptance of the surfaces. 3.3.9 All surfaces to be painted must be free of physic grant matches to accept on the surfaces to be painted must be free of physic grant matches to accept surfaces. Remove nust shall be accepted eventy without runs. Colors shall be of a professional quality with paint spread eventy without runs. Colors shall be as selected by the Architect or the Quare, and shall conform to the approved anympie. ш  $\circ$ Z ш 0 4  $\square$ 3.3.11 Natiroises and imperfections shall be nearly ported orter the inst coat. Putty shall be colored to match the coard of the surface to which it is applied.
3.3.12 Eneroise, vanishes and exterior all paints shall be allowed to dry at least 40 hours between coats. Interior paints shall be applied in the following number of coats:
(See schoole clover)
3.3.14 Urethane shall be applied in the following manner:
Wood flooring - Stain (color to be approved by Currer)
Seler and three coats of urethane 0 \_\_\_\_ ഗ ŝ ш ന ш 111 R Ъ 3.4.3 All tile shall be installed in accordance with the manufacturer's recommendations, using an adhesive recommended ∢ fer the particular Floor condition. 3.44 After the floor is loid and prior to final acceptance, the floor shall be cleaned, waxed and machine buffed. 3.5. 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 \$200 segmer yard. പ ഗ 111 zĸ 3.5.2 Induce of other Three Antibactics in this Calification vector signle plat.
DIVISION 15 - MECLANICAL AND PLUMBING
I. Scope: Fromish all later, materials, tools, transportation, services, etc., as required for complete installation of all mechanical and plumbing unark as indicated on drawings, specified or otherwise necessitated by the work, for the completion of the project.
2. Related Work Specified Elsewhere: Excountion, filling and backfilling, moisture protection.
3. Nectional - Nutherials General Requirements.
3. All square comer turns in dictuark to have turning vanes.
3.4 Insulate conceld dicture, with 1/2<sup>4</sup> thick, 3/4 P.C.F. density fillengias blanket.
3.5 all square content turns in ducture to have turning vanes.
3.4 Insulate conceld discust with 1/2<sup>4</sup> thick, 3/4 P.C.F. density fillengias blanket. Z 00 Ο \_  $\vdash$ ш ≥ 111  $\Box$ z Z S 3.4 Insulate concepted ductures with 1/2' thick, 3/4 PLC), density theregades blanket.
3.5 Test all appinent and report, replace, or adjust a regulated. Adjust an locations all registers and diffuents to furnish necessary air agentities.
4.1 Pluming - Notariois and General Regimements:
4.1 Pluming - Notariois and General Regimements:
4.1 Pluming - Notariois and General Regimements:
4.2 Pluming futures, aginament and nucleosis Standards for each and shall use be tabled.
4.2 Pluming futures, aginament and nucleosis standards for each and shall use be tabled.
4.3 The unsk shall conform to current codes, and and shall use be tabled.
4.4 Pluming unch includes, but is not necessarily limited to:
a. Soil, usate and vent piping
b. Storm uset: conductors to cistern
c. Hot, cold uster
d. Roof Reshing for vent piping
e. Installation of all plumbing fixtures and accessories
f. Eccondut on advecting system with photovolation part is associated equipment for a complete system as shown on the Drawings. System to be as manifectures by American Engry Technologies or equal.
4.5 Pluming stall be: Soil, usets, vent stack and start and startions = rook child instant to solvent complete system as shown on the Drawings. System to be as manifectured by American Engry Technologies or equal.
4.5 Plumi stall be: Soil, uset, vent stack and start and thermaticans = rook child instant to all solvent is an engry the solvent and starter and toxers = rook child instant.
b) Storm but be: Soil uset, vent stack and storm and thermican Energy Technologies or equal.
4.5 Pluming stall be: Soil, uset, vent stack and storm conductors = rPV Child instant to all plastic with solvent complete builting and below grade.
b) Soils that uset, rest stack and storm conductors = rPV Child instant to all plastic with solvent complete builting and below grade.
b) Soils that all ы  $\triangleleft$ - ≥ 4 **- ≻** ш ш  $\leq$  $\triangleleft$ പ  $\mathbf{\mathbf{x}}$ DIVISION 16 - ELECTRICAL DIVISION 16 - ELECTRICAL I. scope: Funchi, install and convect complete electrical systems as shown on the drawing, specified or otherwise necessitated by the work, including, but not necessarily limited to: electrical service entrance and metering, complete electric distribution system for lighting and power, winning and related work for: mechanical systems, motors, pumps, telephone, cable Liv. rangh in, and expirement. 2.Related Work Specified Elsewhere: Eccoultin, filling and backfilling, mechanical and plumbing. 3.Construction and Workmansity All work and materials shall comply with the following as minimum standards. a. The National Electric Today. Interactives shall comply with the following as minimum standards. b. The National Electric Productures Association Standards c. The Insulated Power Cable Engineers Secciation Standards e. Underwriters Laboratories Incorporated Standards 4.1 All works shall be grounded 4.2 All work shall be grounded 410 Angela Street Key West, Florida 3304 4.1 m towards start be provided 4.3 All granding shall be nanceden 4.3 All granding shall be in accordance with the National Electric Code. 4.1 lighting firthurse, 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. felephone (305) 296-1347 Facsimilie (305) 296-2727 Plorida License AAC00202 ma acceptance. 4.6 Materials and equipment shall comply with the applicable current standards of Underwriters Laboratories Inc.: 4.6 Materials and eqgimment shall comply with the applicable current standards of Underwitters Laboratories Inc.: Prantis: Square 10<sup>-1</sup> or equil ponels with rain high enclosure when well availables. Remere 10<sup>-2</sup> or equil ponels with rain high enclosure when well availables. Feeders to be (2) 10<sup>-1</sup> HN W (1) THM in 2<sup>-1</sup> canditi. Conditi to be PV.C. provide sub only. Conditi to be PV.C. provide sub only. Wing devices shall be Levitan, residential grade white, or approved equil. 4.7 Contractor shall family highling fixtures and fame in Cantract, as called for an the fixture schedule shown an the Drawings. In the observe of a fixture schedule, fixtures will be as selected by the Currer and paid by the Currer as a negatised extra to the Cantract. The Currer reaves the right to family fixed contracts will be available in itsuid approved hard-wired smake detectors in accordance with the regimements of the building department and fire department having jurisdiction over the project. Associates 1 C C I a Ē સ્ટ Benderَت Ř Project Nº 1526 SPECIFICATIONS 10/01/15 Date: SP1

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### NOTICING

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 <u>www.cityofkeywest-fl.gov</u>.

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: All Owners: **KRABILL MELISSA D** JONES BARBARA R/S , KRABILL MELISSA D 1415 NEWTON ST KEY WEST, FL 33040-7027 **Property Details** PC Code: 01 - SINGLE FAMILY Millage Group: 10KW Affordable Housing: No Section- 05-68-25 Township-Range: Property 1415 NEWTON ST KEY WEST Location: 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** 

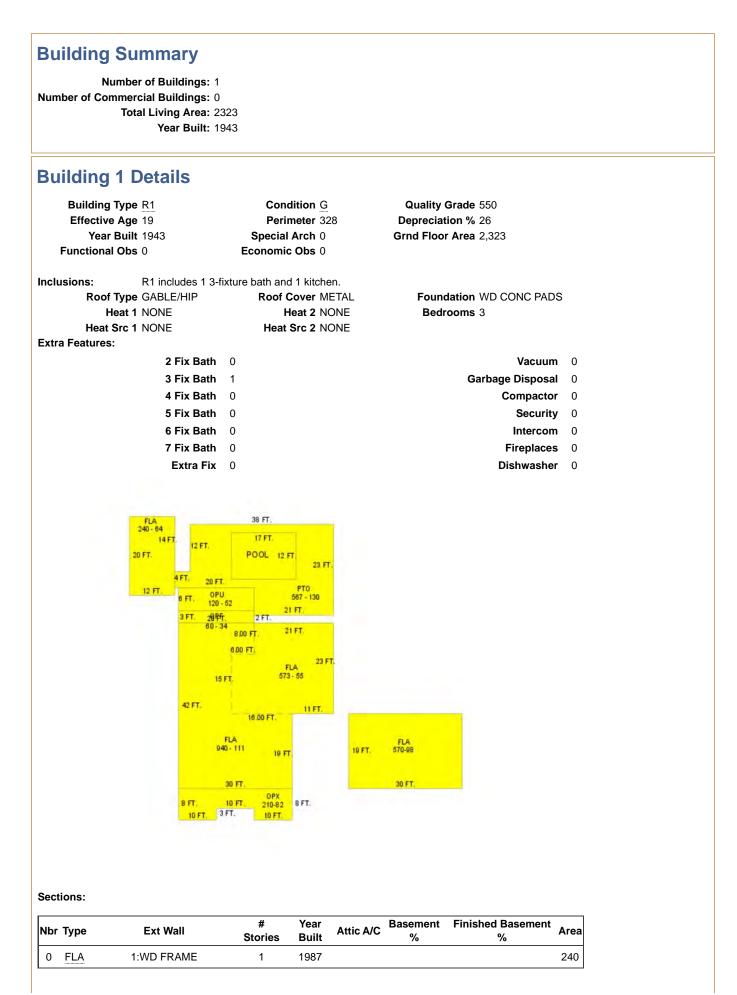


### Exemptions

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



0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943					570
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N	Y	0.00	0.00	940
2	<u>OPX</u>		1	1943			0.00	0.00	210
3	OPF		1	1996			0.00	0.00	60
6	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1996	N	Ν			573
7	OPU		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 OLI 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.

2015         261.221         21.764         434.267         717.252         366.568         25.000         373.671           2014         262.832         20.305         277.266         560.403         356.583         25.000         334.611           2013         242.614         20.824         257.922         521.360         342.669         25.000         334.611           2011         245.984         21.345         139.755         407.084         328.311         25.000         327.653           2010         182.868         22.384         137.590         342.42         318.827         25.000         386.537           2009         203.745         22.905         376.323         602.973         380.937         25.000         382.659           2007         253.983         18.999         800.983         1.073.965         506.431         25.000         481.431           2006         461.331         19.826         339.811         823.968         425.668         25.000         432.266           2004         262.216         17.695         339.811         619.723         267.983         25.000         232.963           2004         262.216         18.111         150.484	Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
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         333,963         25,000         327,583           2009         203,745         22,905         376,323         602,973         380,937         25,000         382,659           2006         190,297         23,425         486,444         699,166         407,659         25,000         382,659           2005         443,31         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         619,723         257,953         25,000         232,253           2003         262,216         18,111         150,488         430,816         253,144         25,000         228,144           2002         259,203         18,527         128,643	2015	261,221	21,764	434,267	717,252	356,568	25,000	373,671
2012         245,984         21,345         139,755         407,084         328,311         25,000         303,311           2011         245,984         21,864         193,465         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         382,659           2007         253,883         18,999         800,983         1,073,965         506,431         25,000         481,431           2006         464,331         19,826         339,811         823,968         425,568         25,000         432,256           2005         464,331         19,826         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         398,760         243,070         25,000         210,991           2000         245,655         24,462         128,643 <td< th=""><th>2014</th><th>262,832</th><th>20,305</th><th>277,266</th><th>560,403</th><th>356,583</th><th>25,000</th><th>347,186</th></td<>	2014	262,832	20,305	277,266	560,403	356,583	25,000	347,186
2011         245,984         21,864         193,485         461,333         333,953         25,000         327,583           2010         182,868         22,344         137,590         342,842         313,827         25,000         288,828           2009         203,745         22,905         376,323         602,973         380,937         25,000         382,659           2007         253,883         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         432,256           2004         262,216         18,111         150,488         430,816         253,144         25,000         228,144           2001         246,655         24,462         128,643         396,760         243,070         25,000         210,991           2001         246,655         20,259         92,234         366,148         235,991         25,000         210,991           2001         246,655         30,259         92,234         3	2013	242,614	20,824	257,922	521,360	342,689	25,000	334,611
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         382,659           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         232,953           2003         262,216         18,111         150,488         430,816         253,144         25,000         228,144           2002         259,203         18,527         128,643         398,760         243,070         25,000         218,070           2001         245,655         30,259         92,234         366,350         229,787         25,000         218,070           2000         245,655         30,259         92,234         3	2012	245,984	21,345	139,755	407,084	328,311	25,000	303,311
2009203,74522,905376,323602,973380,93725,000355,9372008190,29723,425445,444699,166407,65925,000382,6592007253,98318,999800,9831,073,965506,43125,000481,4312006411,40419,414485,444916,262457,25625,000432,2562005464,33119,826339,811823,968425,56825,000432,2562004262,21617,695339,811619,723257,95325,000232,9532003262,21618,111150,488430,816253,14425,000222,2112002259,20318,527128,643406,373247,21125,000222,2112001245,65530,25992,234368,148235,99125,000218,0702000245,65530,25992,234366,350229,78725,000201,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000178,4821996119,3825,49278,608178,464178,4640178,464199485,1254,29278,608164,322164,32225,500142,525199383,8211,88078,608164,322164,32225,500138,829199485,1254,29278,608164,322<	2011	245,984	21,864	193,485	461,333	333,953	25,000	327,583
2008190.29723.425485.444699.166407.65925.000382.6592007253.98318.999800.9831.073.965506.43125.000481.4312006411.40419.414485.444916.262457.25625.000432.2562005464.33119.826339.811823.968425.56825.000400.5682004262.21617.695339.811619.723257.95325.000232.9532003262.21618.111150.488430.816253.14425.000228.1442002259.20318.527128.643406.373247.21125.000222.2112001245.65524.462128.643398.760243.07025.000218.0702000245.65530.25992.234368.148235.99125.000210.9911999216.86727.24992.234368.350229.78725.000201.1691997142.34019.55582.525244.419222.38925.000197.3891996119.3825.49278.608108.025168.02525.500142.525199383.8211.88078.608164.309164.30925.500138.809199485.1254.29278.608164.335164.33525.000139.335199551.3061.75760.112113.175113.17525.000138.809199283.8211.90678.608164.3	2010	182,868	22,384	137,590	342,842	313,827	25,000	288,828
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         432,256           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         222,8144           2002         259,203         18,527         128,643         396,760         243,070         25,000         218,070           2001         245,655         30,259         92,234         366,514         235,991         25,000         210,991           1999         216,867         27,249         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         178	2009	203,745	22,905	376,323	602,973	380,937	25,000	355,937
2006411,40419,414485,444916,262457,25625,000432,2562005464,33119,826339,811823,968425,56825,000400,5682004262,21617,695339,811619,723257,95325,000232,9532003262,21618,111150,488430,816253,14425,000228,1442002259,20318,527128,643406,373247,21125,000222,2112001245,65524,462128,643398,760243,07025,000218,0702000245,65530,25992,234366,148235,99125,000201,9911999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,464199485,1254,29278,608164,309164,30925,500142,525199383,8211,88078,608164,322164,32525,000138,809199283,8211,89378,608164,335164,33525,000139,335199164,3371,75760,112113,175113,17525,00088,175198842,4291,76853,17697,373<	2008	190,297	23,425	485,444	699,166	407,659	25,000	382,659
2005464,33119,826339,811823,968425,56825,000400,5682004262,21617,695339,811619,723257,95325,000232,9532003262,21618,111150,488430,816253,14425,000228,1442002259,20318,527128,643406,373247,21125,000222,2112001245,65524,462128,643398,760243,07025,000218,0702000245,65530,25992,234368,148235,99125,000210,9911999216,86727,24992,234366,350229,78725,000201,7871998156,11420,97192,234269,320226,16925,000197,3891997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608178,464178,4640178,464199485,1254,29278,608168,02525,500142,525199383,8211,88078,608164,335164,33525,000138,809199283,8211,99678,608164,335164,33525,000138,822199183,8211,99678,608164,335164,33525,000138,822199183,8211,99678,608164,335164,33525,00032,373199056,4371,92061,268119,624119,62425,0	2007	253,983	18,999	800,983	1,073,965	506,431	25,000	481,431
2004262,21617,695339,811619,723257,95325,000232,9532003262,21618,111150,488430,816253,14425,000228,1442002259,20318,527128,643406,373247,21125,000222,2112001245,65524,462128,643398,760243,07025,000210,9912002245,65530,25992,234368,148235,99125,000210,9911999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,464199485,1254,67278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,90678,608164,335164,33525,000138,822199183,8211,90678,608164,335164,33525,000138,822199183,8211,90678,608164,335164,33525,000138,822199183,8211,90678,608164,335164,33525,00038,175198842,4291,76853,17697,37397,	2006	411,404	19,414	485,444	916,262	457,256	25,000	432,256
2003262,21618,111150,488430,816253,14425,000228,1442002259,20318,527128,643406,373247,21125,000222,2112001245,65524,462128,643398,760243,07025,000218,0702000245,65530,25992,234368,148235,99125,000204,7871999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,462199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500138,809199283,8211,88078,608164,339164,30925,500138,809199283,8211,90678,608164,335164,33525,000138,822199183,8211,90678,608164,335164,33525,000138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,175 <th>2005</th> <th>464,331</th> <th>19,826</th> <th>339,811</th> <th>823,968</th> <th>425,568</th> <th>25,000</th> <th>400,568</th>	2005	464,331	19,826	339,811	823,968	425,568	25,000	400,568
2002259,20318,527128,643406,373247,21125,000222,2112001245,65524,462128,643398,760243,07025,000218,0702000245,65530,25992,234368,148235,99125,000210,9911999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,462199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608164,309164,30925,500138,809199283,8211,88078,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,000	2004	262,216	17,695	339,811	619,723	257,953	25,000	232,953
2001245,65524,462128,643398,760243,07025,000218,0702000245,65530,25992,234368,148235,99125,000210,9911999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,462199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608164,309164,30925,500138,809199383,8211,88078,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198842,4291,76853,17697,37397,37325,00072,373198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	2003	262,216	18,111	150,488	430,816	253,144	25,000	228,144
2000245,65530,25992,234368,148235,99125,000210,9911999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,482199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,322164,32225,000138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	2002	259,203	18,527	128,643	406,373	247,211	25,000	222,211
1999216,86727,24992,234336,350229,78725,000204,7871998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,482199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,335164,33525,000139,335199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198536,9871,80418,46657,25757,25725,00032,257	2001	245,655	24,462	128,643	398,760	243,070	25,000	218,070
1998156,11420,97192,234269,320226,16925,000201,1691997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,482199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,335164,33525,000139,335199383,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00088,175198842,4291,76853,17697,37397,37325,00072,373198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	2000	245,655	30,259	92,234	368,148	235,991	25,000	210,991
1997142,34019,55582,525244,419222,38925,000197,3891996119,3825,49278,608203,482203,48225,000178,482199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198536,9871,80418,46657,25757,25725,00032,257	1999	216,867	27,249	92,234	336,350	229,787	25,000	204,787
1996119,3825,49278,608203,482203,48225,000178,482199595,1854,67278,608178,464178,4640178,464199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1998	156,114	20,971	92,234	269,320	226,169	25,000	201,169
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         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         <	1997	142,340	19,555	82,525	244,419	222,389	25,000	197,389
199485,1254,29278,608168,025168,02525,500142,525199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1996	119,382	5,492	78,608	203,482	203,482	25,000	178,482
199383,8211,88078,608164,309164,30925,500138,809199283,8211,89378,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1995	95,185	4,672	78,608	178,464	178,464	0	178,464
199283,8211,89378,608164,322164,32225,500138,822199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1994	85,125	4,292	78,608	168,025	168,025	25,500	142,525
199183,8211,90678,608164,335164,33525,000139,335199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1993	83,821	1,880	78,608	164,309	164,309	25,500	138,809
199056,4371,92061,268119,624119,62425,00094,624198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1992	83,821	1,893	78,608	164,322	164,322	25,500	138,822
198951,3061,75760,112113,175113,17525,00088,175198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1991	83,821	1,906	78,608	164,335	164,335	25,000	139,335
198842,4291,76853,17697,37397,37325,00072,373198737,7461,78031,67471,20071,20025,00046,200198637,9801,79230,51870,29070,29025,00045,290198536,9871,80418,46657,25757,25725,00032,257	1990	56,437	1,920	61,268	119,624	119,624	25,000	94,624
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	1989	51,306	1,757	60,112	113,175	113,175	25,000	88,175
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	1988	42,429	1,768	53,176	97,373	97,373	25,000	72,373
<b>1985</b> 36,987 1,804 18,466 57,257 57,257 25,000 32,257	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
<b>1984</b> 34,933 1,816 18,466 55,215 55,215 25,000 30,215	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

1983	34,933	1,828	18,466	55,227	55,227	25,000	30,227
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