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**Historic Architectural Review Commission  
Staff Report for Item 6**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** October 23, 2018

**Applicant:** Juan Contin, Architect

**Application Number:** H17-01-0058

**Address:** #1317 Grinnell Street

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**Description of Work**

Demolition of non-historic accessory structure and partial demolition of east and north exterior walls of main house.

**Site Facts**

The building in review is a one and a half-story frame house not listed in the surveys. According to the Property Appraisers records, the house was built in 1963. The Monroe County Library does not have any photographs of the property. City records evidences that the one- story addition located on the north side of the house was an open deck; in 2007, a one-story roof over the deck was built under permit number 07-5290. Under Certificate of Appropriateness 13-01-0127, a request to enclose the cover porch received approval and plans were executed under permit number 13-691. One-story houses surrounds the house in questions.

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for partial demolition of roof.

**Staff Analysis**

The Certificate of Appropriateness proposes the demolition of a non-historic accessory frame structure. The application also includes the partial removal of exterior walls located on the north and east elevations of a non-historic portion of the main house. Staff is

reviewing this application based on the non-historic status of the existing accessory structure and the removal of exterior walls located on the northeast portion of the main house, which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the demolition of the accessory structure and the removal of portions of the walls in question are not important elements to the site and surrounding structures.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The elements in question are not historic.

- (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 accessory structure and the walls in question are not significant or important parts of the site, building or historic district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the elements proposed to be demolish will not qualify to be a contributing resources to the historic district in a near future.

It is staff's opinion that the Commission can consider the request for partial demolition of the roof. If approved this will be the only required reading for demolition.

# APPLICATION

Revision

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <b>17-03-58</b>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1317 Grinnell St. Key West Florida	
Leohr Leslie SR 2002 Trust	PHONE NUMBER 330-416-0500
2247 Rollingwood Dr.	EMAIL dleohr@prideone.cc
Medina Oh 44256	or lleohr@prideone.cc
Doug Leohr / Juan Contin.	PHONE NUMBER 330 416 0500
2247 Rollingwood Dr.	EMAIL dleohr@prideone.cc
Medina Oh 44256	
	DATE

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: • Renovating and interior for outdoor covered porch  
• Demolition of existing cabana at the rear of the building  
• Construction of proposed structure at rear of building  
(Please refer to submitted plans for specific details)

MAIN BUILDING:

Renovating and interior for outdoor covered porch

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

demolition of existing cabana at rear of building



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

**ACCESSORY STRUCTURE(S):**

Construction of proposed accessory structure at rear of main building

**PAVERS:**

**FENCES:**

**DECKS:**

**PAINTING:**

renovate d structure and newly constructed structure will be painted to match main building

**SITE (INCLUDING GRADING, FILL, TREES, ETC.):**

**POOLS (INCLUDING EQUIPMENT):**

**ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):**

**OTHER:**

**OFFICIAL USE ONLY:**

**HARC COMMISSION REVIEW**

**EXPIRES ON:**

MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

**REASONS OR CONDITIONS:**

**STAFF REVIEW COMMENTS:**

Non historic structures.

**FIRST READING FOR DEMO:**

**SECOND READING FOR DEMO:**

**HARC STAFF SIGNATURE AND DATE:**

**HARC CHAIRPERSON SIGNATURE AND DATE:**

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**



# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
17-03-58	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1317 Grinnell St Key West FL

PROPERTY OWNER'S NAME:

Lehr Leshe SR 2002 Trust

APPLICANT NAME:

Leslie Lehr

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 a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	9/7/18 Leslie Lehr DATE AND PRINT NAME
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## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing cabana at rear of main building.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

(2) Or explain how the building or structure meets the criteria below:

(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.

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(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.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(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.

(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.



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) Has not yielded, and is not likely to yield, information important in history.

#### CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

Existing cabana is not visible from Grinnell Street, and minimally visible looking through neighbor's backyard on Seminary Street. Therefore, removal of existing cabana would not seem to impact character of neighborhood.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

Existing cabana is not historic. Removal of cabana would not change historic relationship.

(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.

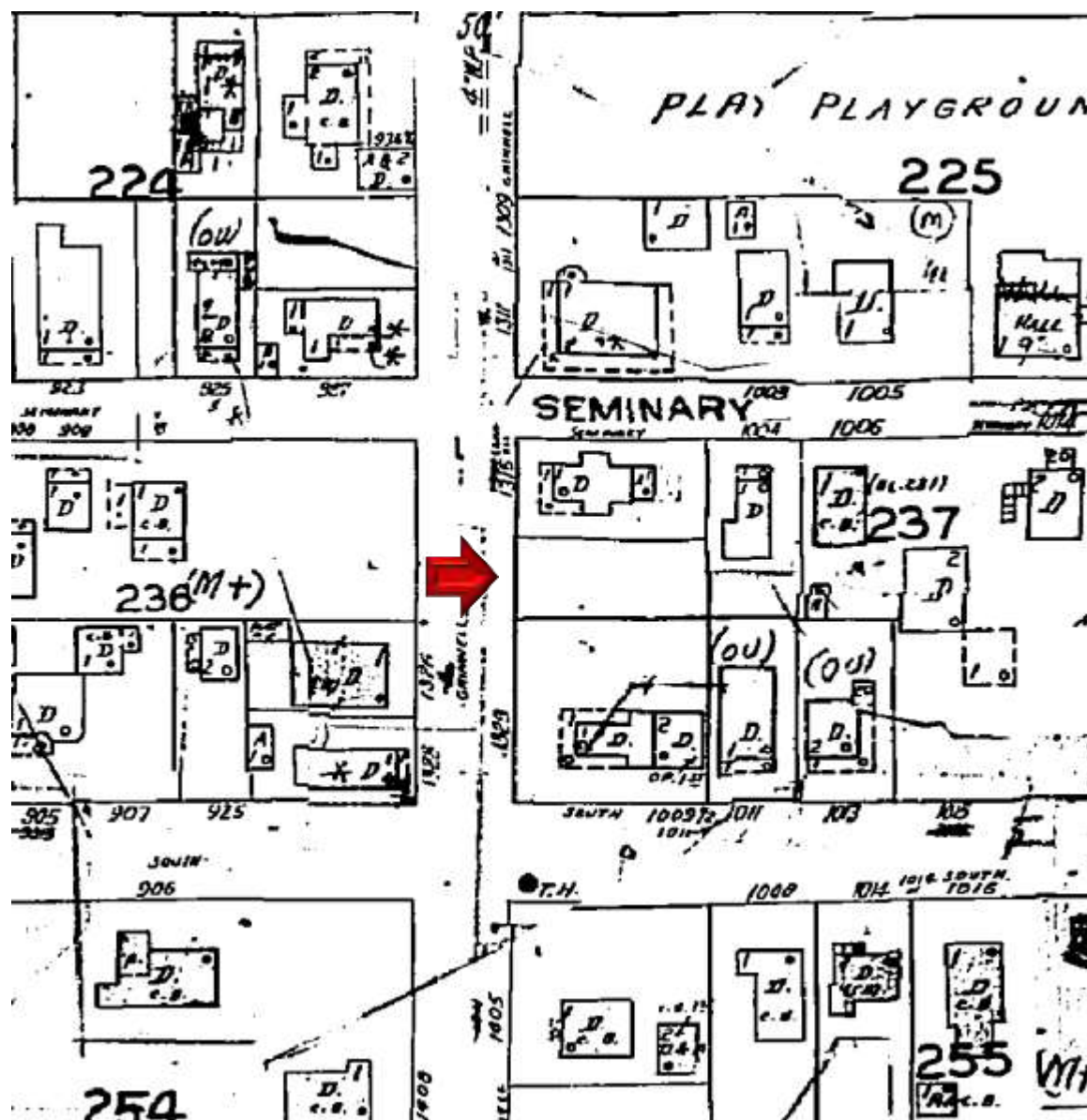
Existing cabana is not important to the historic character of the surrounding neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

Existing cabana is not a contributing factor to the historic character of the surrounding neighborhood.



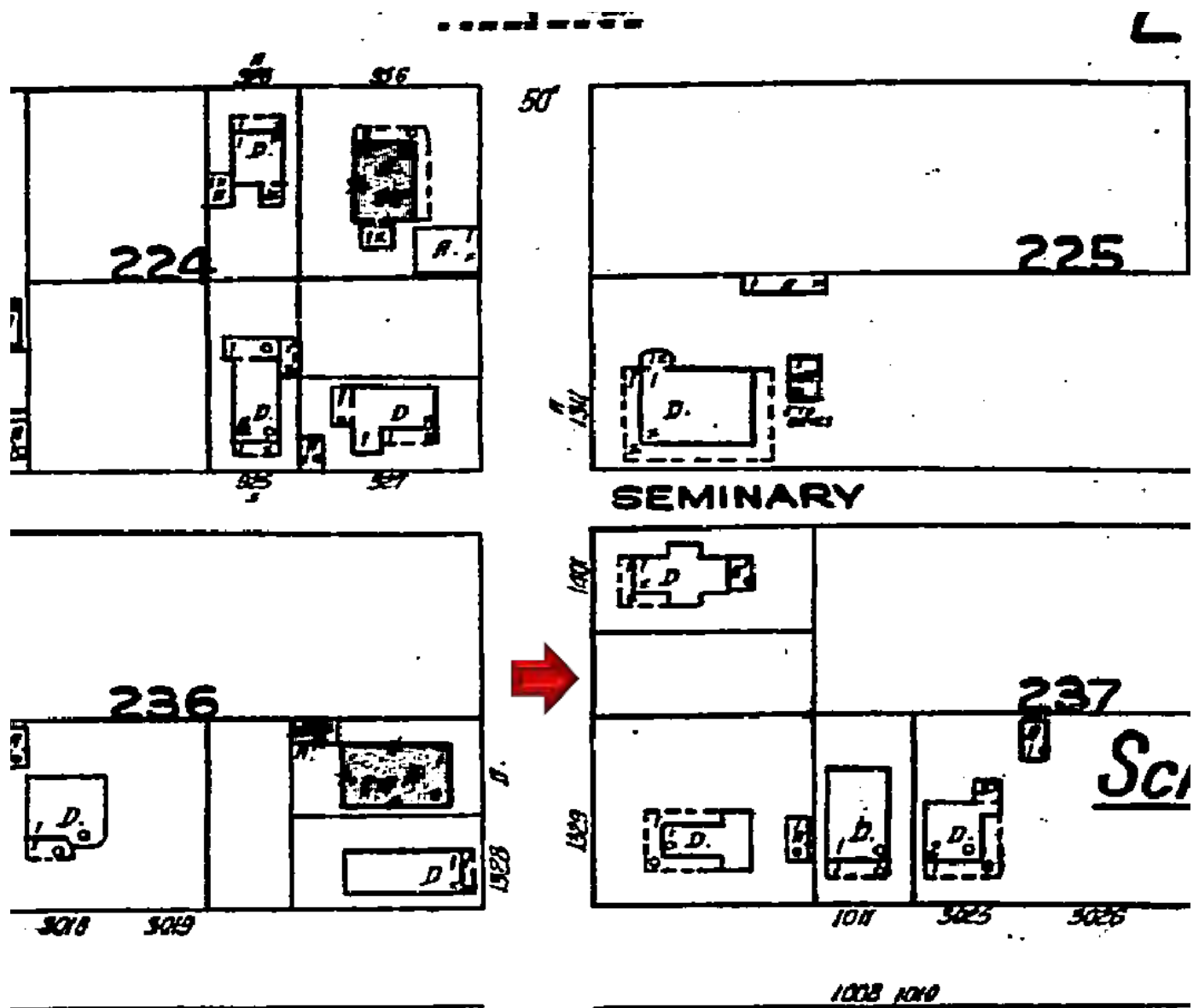
# SANBORN MAPS



1962 Sanborn Map



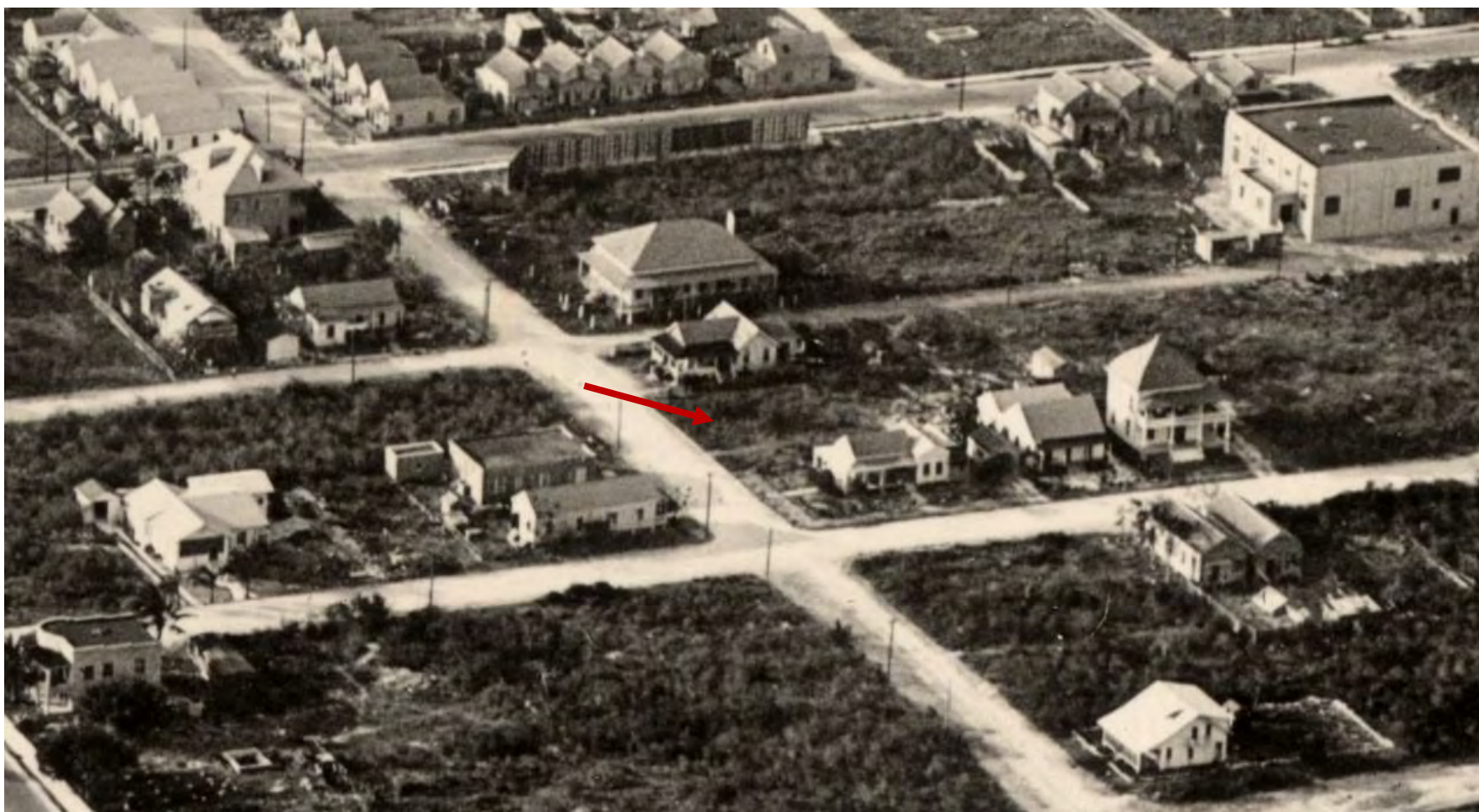




1926 Sanborn Map



# PROJECT PHOTOS



**Aerial photograph circa 1930.**





















# PROPOSED DESIGN









REAR ELEVATION OF MAIN HOUSE

SCALE : NTS



REAR ELEVATION OF MAIN HOUSE

SCALE : NTS



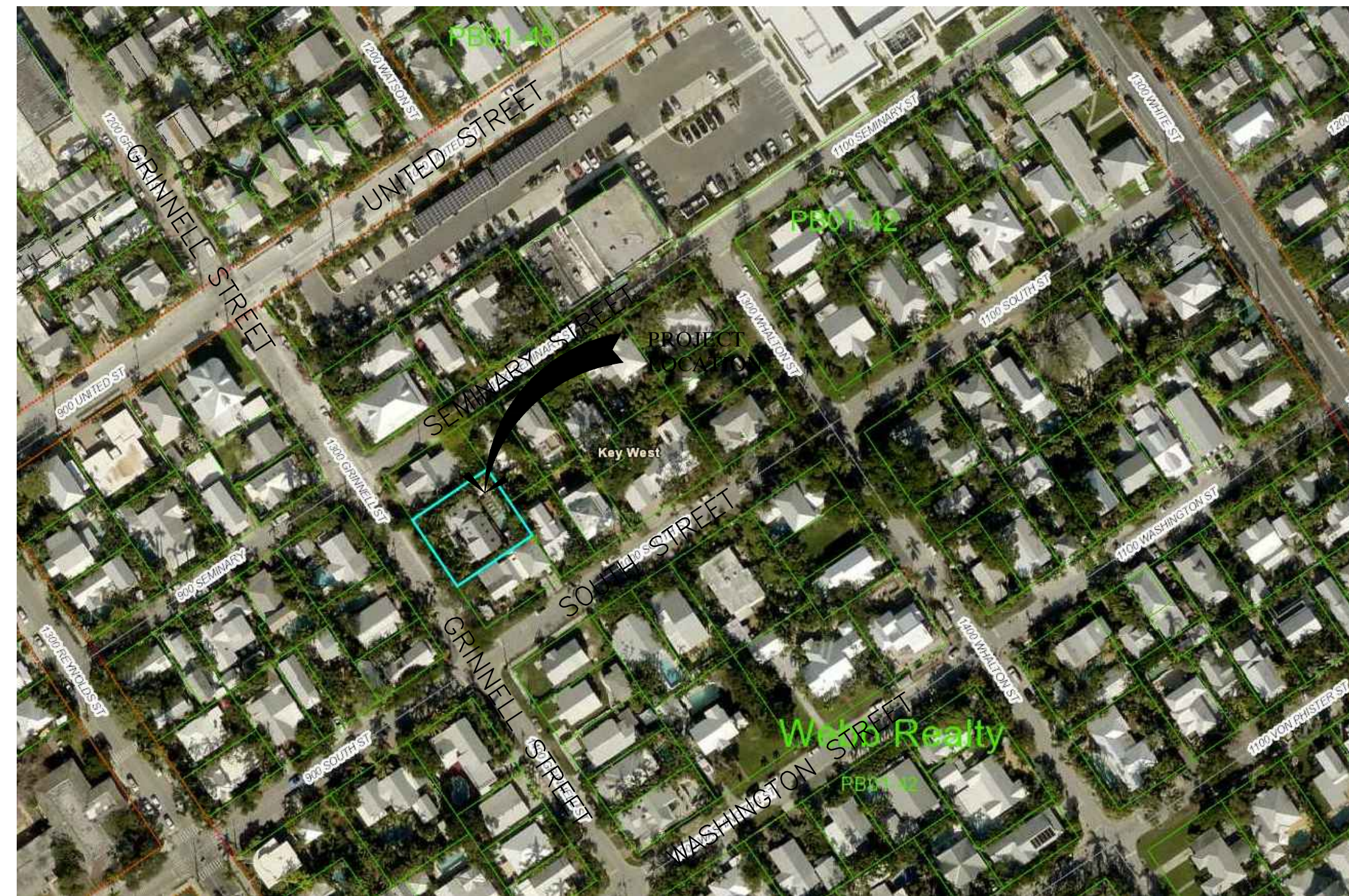
SOUTH ELEVATION OF EXISTING GAZEBO

SCALE : NTS



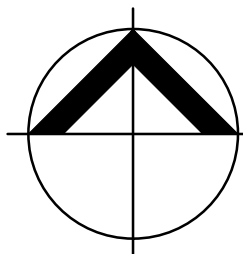
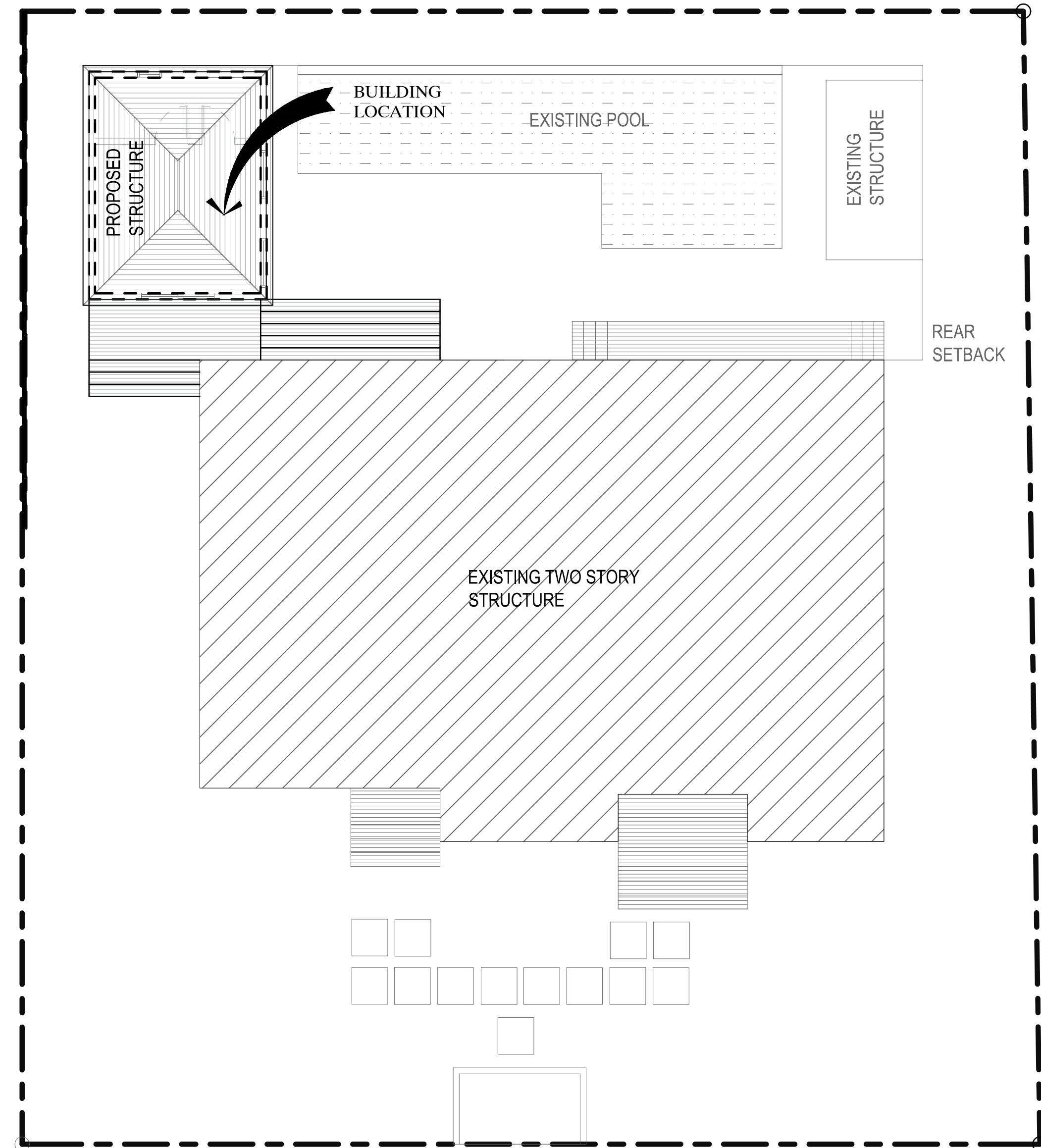
WEST ELEVATION OF EXISTING GAZEBO

SCALE : NTS



BUILDING LOCATION MAP

SCALE : NTS



BUILDING LOCATION

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

GENERAL NOTES:

These drawings have a local state and federal copyright. Juan Contin, Architect, and are property of the. They are not to be used on other projects or extension of this project, except by written agreements with Juan Contin, Architect. No design changes which alter the intent of the drawings or specifications are to be made without obtaining written permission from Juan Contin, Architect.

**CONTIN**  
ARCHITECTURE + DESIGN

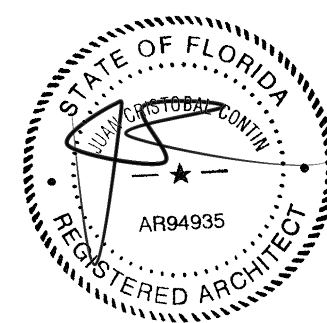
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

LEOHR LESLIE S R 2002 TRUST

PROJECT TITLE:

1317 GRINNELL STREET

PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ JC

CHECKED BY: \_\_\_\_\_ JC

REVISIONS:

△	_____
△	_____
△	_____
△	_____
△	_____

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

LOCATION PLAN

DRAWING STATUS:

DRAWING NUMBER:

C-02



NOTES

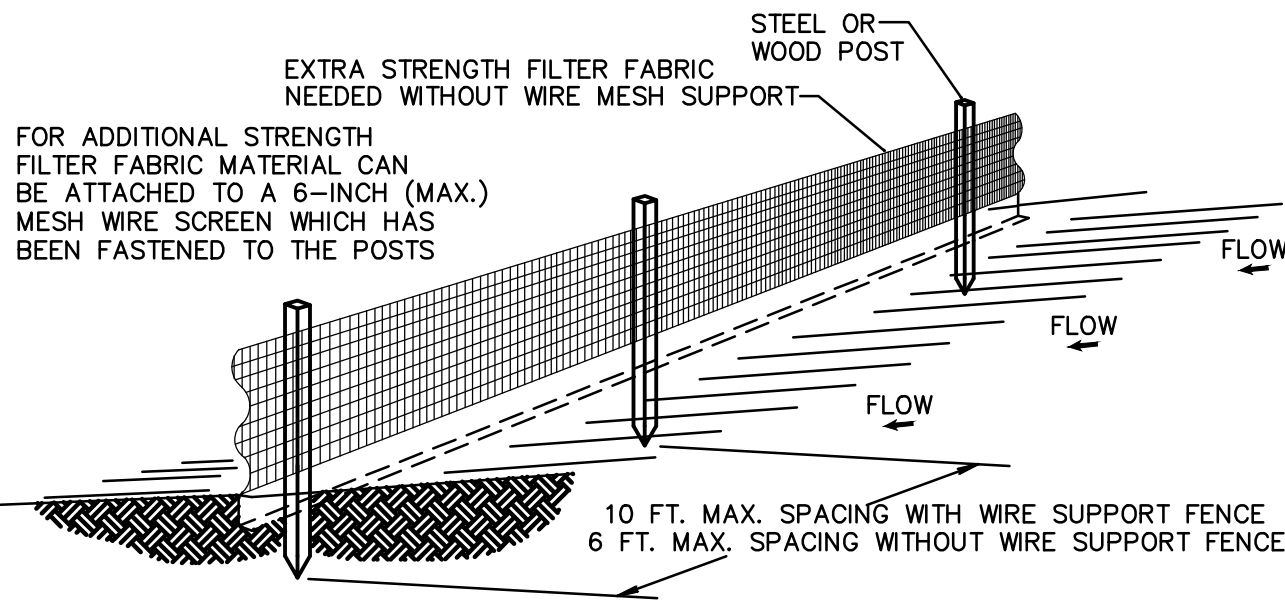
THIS PLANTING PLAN REFLECTS THE EXISTING PLANTS THAT ARE WITHIN CLOSE PROXIMITY OF THE BUILDING FOOT PRINT.PLEASE BE AWARE THAT ALL PLANS WILL REMAIN AND PROTECTED FROM BECOMING DAMAGED.

Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TP	2	Ravenella madagascariensis	Travellers Palm	10'-12' o.a./ full,dense crown/ single head (no suckers)
AM	3	Adonia merillii	Christmas Palm	10'-12' o.a./ full, dense heads/ SINGLE trunk
FP	2	-	-	EXISTING FLOWER POT
EX	1	-	-	EXISTING UNKNOWN TREE TO REMAIN

GENERAL NOTES

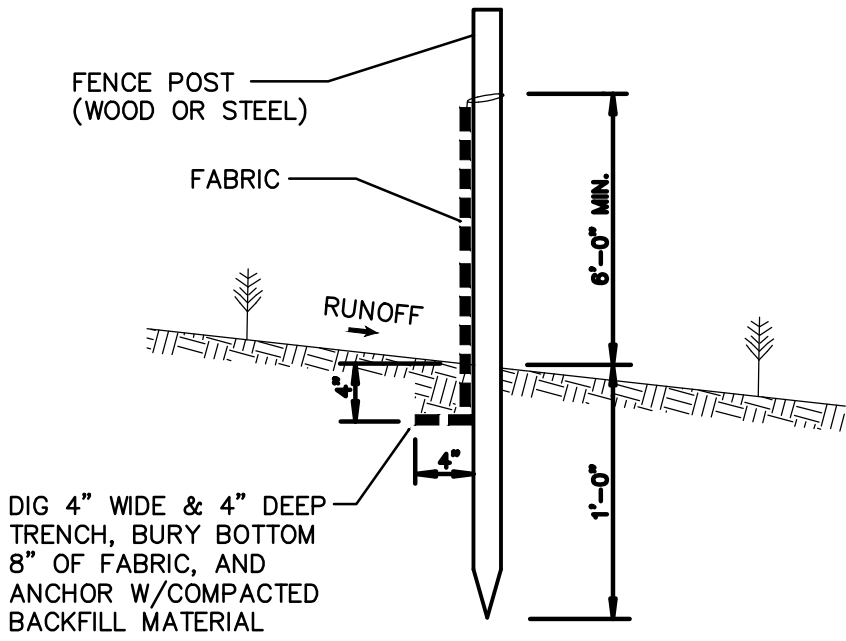
1. Contractor shall field verify all site conditions prior to initiating planting installation. All existing planting shall remain intact and undisturbed unless otherwise noted on the plans.
2. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage unless otherwise noted.
3. Report any discrepancies between the construction drawings and field conditions to the owner / architect, Inc. immediately.



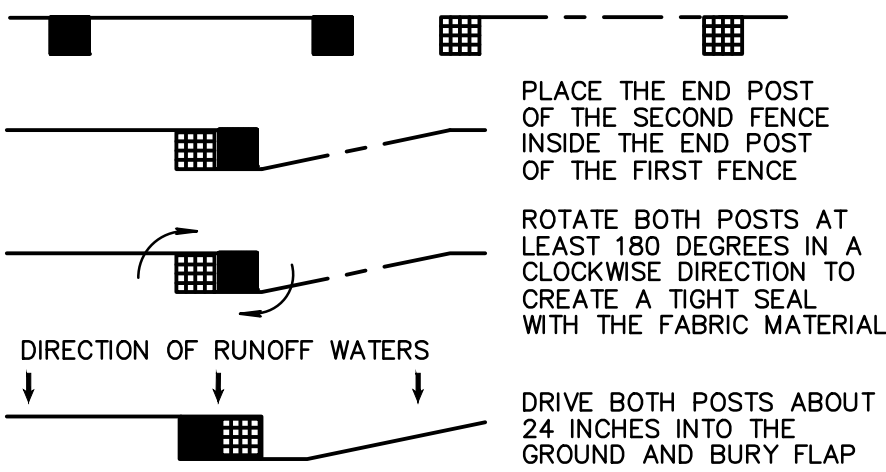
NOTES:

1. THE HEIGHT OF THE GREEN FENCE FABRIC SHALL BE MINIMUM 6 FEET.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

GREEN FENCE INSTALLATION DETAIL  
Sheet 1 of 2

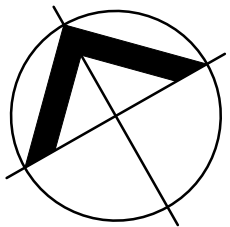
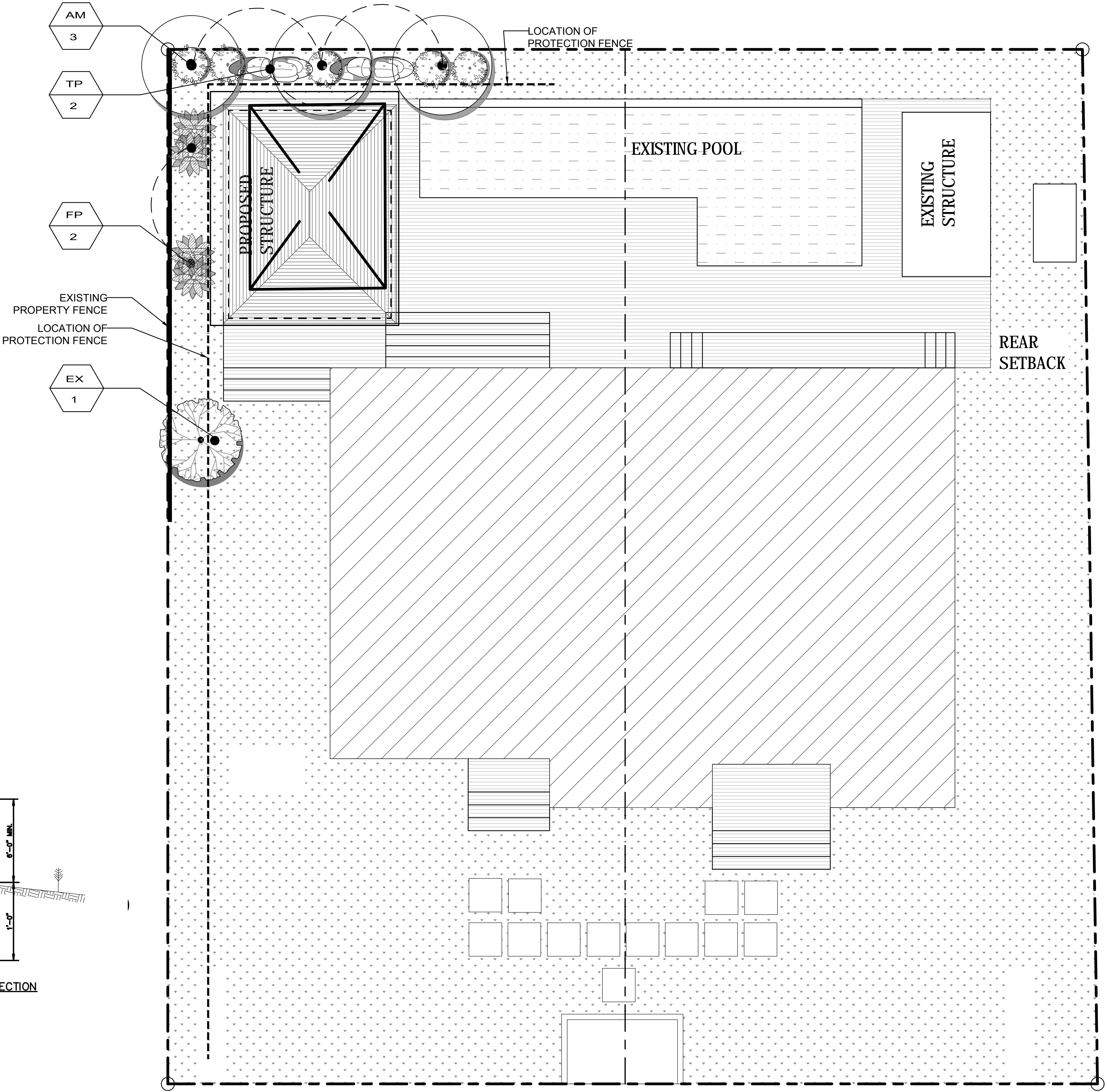


GREEN FENCE SECTION  
NOT TO SCALE



ATTACHING TWO GREEN FENCES  
NOT TO SCALE

GREEN FENCE INSTALLATION DETAIL  
Sheet 2 of 2



TREE PROTECTION PLAN

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

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CONTIN  
ARCHITECTURE + DESIGN

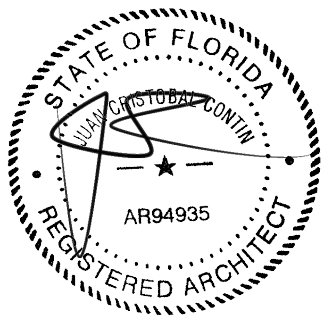
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DRAWN BY: JC

CHECKED BY: JC

REVISIONS:

- △
- △
- △
- △
- △

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

TREE PROTECTION PLAN

DRAWING STATUS:

DRAWING NUMBER:

L-01



GENERAL NOTES -FBC 2017

1.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2.

CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
3.

ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS. (OR IF OTHERWISE SPECIFIED)
4.

ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5.

ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N..
6.

STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7.

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
8.

REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
9.

DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN.
10.

REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
11.

NO TIE BEAMS SHALL BE FORMED/ POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12.

WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
13.

ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
14.

VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
15.

OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
16.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE 2017", CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL.
17.

THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
18.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19.

THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20.

THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
21.

DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
22.

THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23.

CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24.

CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
25.

CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
26.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27.

THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
28.

THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
29.

THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30.

UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
31.

ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED. BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER.
32.

ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
33.

CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
34.

ALL GLASS SHOWER AND TUB ENCLOSURES SHALL RECEIVE CATEGORY II. SAFETY GLAZING.
35.

ALL FIXED GLASS SHALL BE 1/4" THICK (U.O.N.)
36.

ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37.

USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
38.

ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETTS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
39.

DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
40.

SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41.

PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42.

INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43.

DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44.

ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45.

INSURE THAT THERE IS NO DUCT LEAKAGE.
46.

KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47.

SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED UNDERNEATH.
48.

MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
49.

EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION.
- 1.1.a.

BETWEEN WINDOWS AND DOORS AND THEIR FRAMES.
- 1.1.b.

BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
- 1.1.c.

BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES.
- 1.1.d.

JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
- 1.1.e.

OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING.
- 1.1.f.

BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF XTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
- 1.1.g.

BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL

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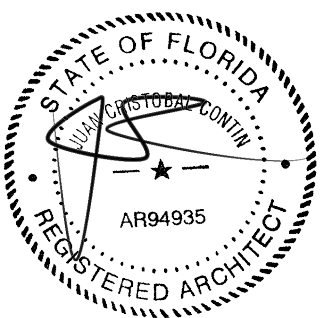
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

LEOHR LESLIE S R 2002 TRUST

PROJECT TITLE:

1317 GRINNELL STREET

PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED:

DRAWN BY: JC.

CHECKED BY: JC.

REVISIONS:

- △
- △
- △
- △
- △

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

GENERAL NOTES

DRAWING STATUS:

DRAWING NUMBER:

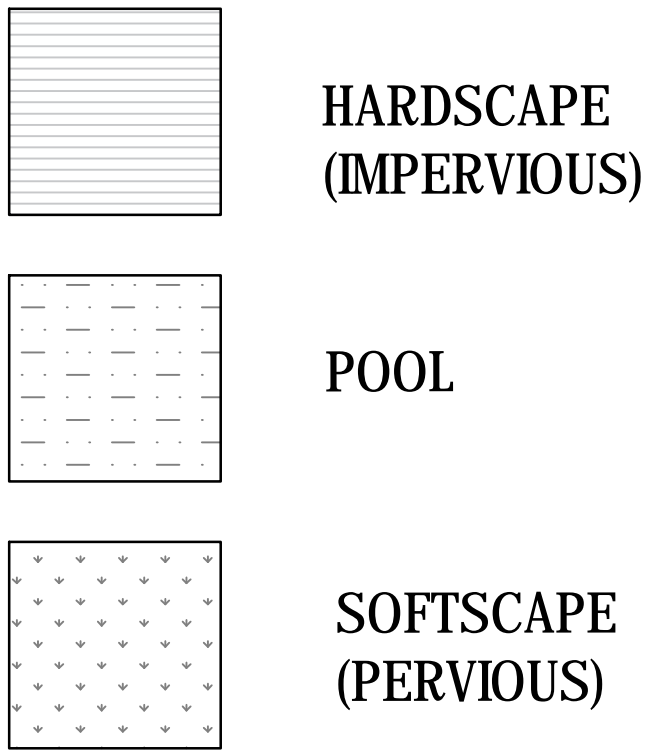
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SCOPE OF WORK

1. THE SCOPE OF WORK IS AS FOLLOW:
- A. DEMOLITION OF THE EXISTING CABANA AS SHOWN IN PLAN AND REPLACE WITH NEW CABANA.
- B. CREATE A COVERED PORCH ON MAIN HOUSE BY UTILIZING PORTION OF THE EXISTING LIVING ROOM AS SHOWN IN PLANS.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:
- STANDARD BUILDING CODE, 2017 EDITION
  - STANDARD MECHANICAL CODE, 2017 EDITION
  - STANDARD PLUMBING CODE, 2017 EDITION
  - NATIONAL ELECTRICAL CODE, 2017 EDITION
  - MONROE COUNTY 2017
- THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NO PORTION BY ITSELF PROVIDES ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT. THEREFORE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE DRAWINGS AND TO COORDINATE THE INFORMATION CONTAINED THEREIN TO PROPERLY AND SUCCESSFULLY CONSTRUCT THE PROJECT.

KEY

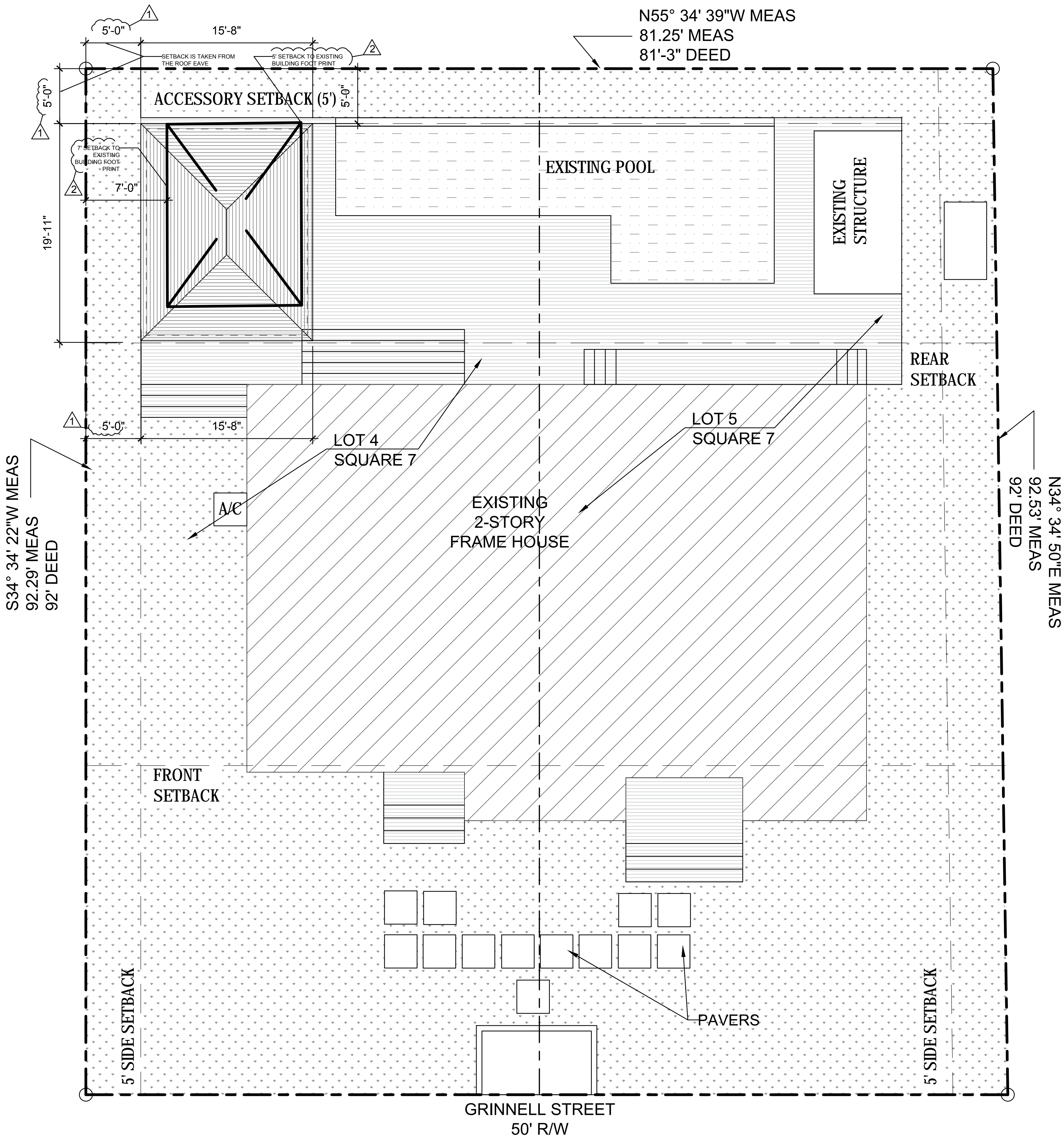


SITE DATA TABLE

ZONE	SINGLE FAMILY RESIDENTIAL DISTRICT (SF)		
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	6,000 SF (MIN.)		7,507 SF
BUILDING COVERAGE	35% (MAX) 2,627 SF	2,465 SF	2,537 SF
PERVIOUS VS IMPERVIOUS			
TOTAL IMPERVIOUS AREA	50% (MAX) 3,753 SF	3,305 SF	3,411 SF
MAIN HOUSE			
BUILDING COVERAGE		2,391 SF	2,391 SF
FRONT SETBACK	30' OR AVG. WITHIN 100' NOT LESS THAN 20'	29'	
SIDE SETBACK (WEST)	5'	13'-9"	
SIDE SETBACK (EAST)	5'	6'-6"	
REAR SETBACK	25'	28'-7"	
BUILDING HEIGHT	25' MAXIMUM	23'-7"	
ACCESSORY STRUCTURE			
BUILDING COVERAGE		203 SF	276 SF
FRONT SETBACK		71'-10"	69'-2"
SIDE SETBACK (WEST)	5'	7'-0"	5'
SIDE SETBACK (EAST)	5'	63'-0"	62'-6"
REAR SETBACK	5'	5'	5'
BUILDING HEIGHT	25' MAXIMUM	12'-0"	12'-0"
OTHER IMPERVIOUS AREA			
WALKWAY		116 SF	140 SF
POOL DECK		595 SF	595 SF
A/C PAD			9 SF

LEGAL DESCRIPTION-

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as Part of the Tract Eighteen (18), but better known as Part of Lots Four (4) and Five (5), in Square Seven (7) of said Tract Eighteen (18), according to the Plat of Webb Realty Company recorded In Plat Book One (1) on Page Forty-two (42), Monroe County, Florida Records. Commencing at a point Fifty-two (52) feet and Six (6) inches from the corner of South and Grinnell Streets and run thence in a Northeasterly direction Ninety-two (92) feet, thence at right angles in a Northwesterly direction Eighty-one (81) feet; thence at right angles in a Southeasterly direction Eighty-one (81) feet and Tree (3) Inches to the Point of Beginning



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CONTIN  
ARCHITECTURE + DESIGN

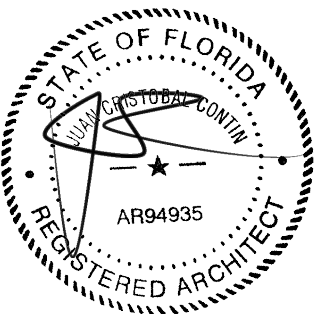
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826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



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PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED:

DRAWN BY: JC

CHECKED BY: JC

REVISIONS:

1 7-24-2018

2 9-7-2018

SCALE/NORTH POINT:

AS SHOWN

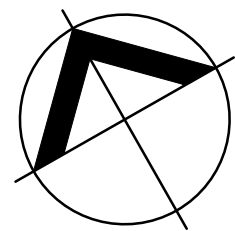
DRAWING TITLE

SITE PLAN

DRAWING STATUS:

DRAWING NUMBER:

A-01



SITE PLAN

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



NOTES

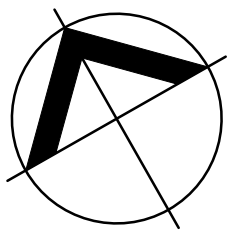
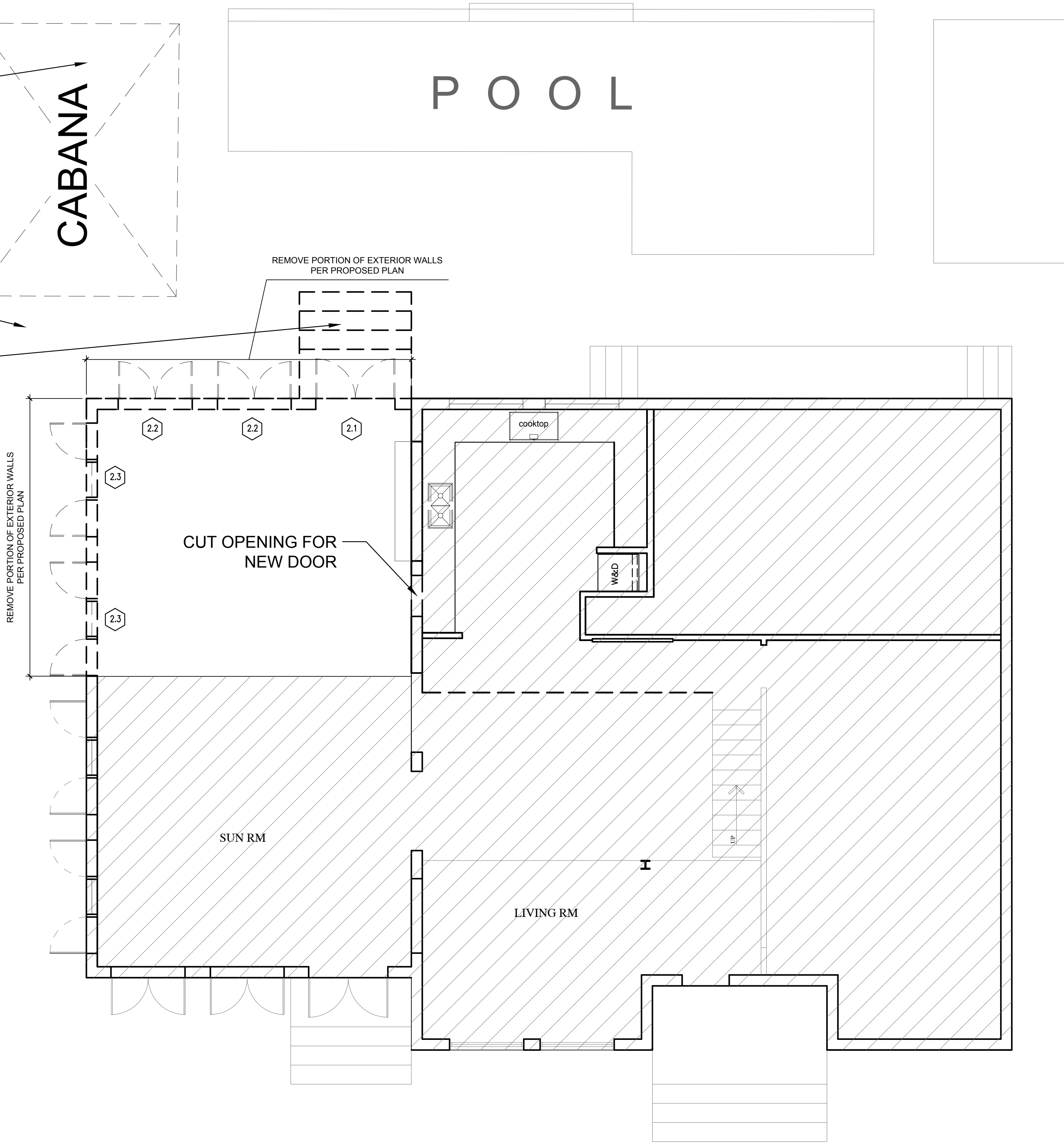
- 1. G.C TO COORDINATE DEMOLITION WITH THE OWNER REGARDING ITEMS TO BE SALVAGED.
- 2. G.C TO COORDINATE WITH ARCHITECT IF EXISTING CONDITIONS REQUIRE WORK NOT SHOWN OR NOT VISIBLE, CONTRACTOR IS TO CONTACT THE ENGINEER/OWNER PRIOR TO CONTINUING.
- 3. G.C TO FIELD VERIFY ALL DIMENSION AFTER DEMOLITION WITH REGARDS TO THE PROPOSED PLANS.
- 4. ALL REPLACEMENT FINISHES SUCH AS BUT NOT LIMITED TO FLOORING, WALLS AND CEILING TO MATCH EXISTING.

GENERAL DEMOLITION NOTES

- 1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.
- 2. THE INTENT OF THE SCOPE OF WORK IS TO REMOVE THE SELECTIVE INTERIOR AND EXTERIOR WALLS DOWN TO ORIGINAL BUILDING SUBSTRATE. ALL OTHER EXTERIOR WALL, INTERIOR FINISHES, CEILING AND FLOORS TO REMAIN AND PROTECTED FROM BECOMING DAMAGED. ALL EXISTING MECHANICAL AND ELECTRICAL LINES, SYSTEMS EQUIPMENT BEING UTILIZED ARE TO REMAIN.
- 3. ADDITIONAL DEMOLITION INCLUDES BUT IS NOT LIMITED TO SELECTIVE REMOVAL AND SUBSEQUENT DISPOSAL OF THE FOLLOWING:
  - KITCHEN CABINETS, KITCHEN EQUIPMENTS, SHELVES.
  - REMOVAL OF DOORS AND FRAMES.
  - REMOVAL OF PLUMBING FIXTURES AND ABANDONED PIPING ONLY.
  - CUT AND CAP ELECTRICAL AND MECHANICAL WIRES AND A.C DEFUSE PER PROPOSED PLAN.
- COORDINATE DEMOLITION WITH ALL TRADES TO ASSURE COMPLETE REMOVAL OF ITEMS TO BE DEMOLISHED AND COMPLETE PROTECTION OF AREAS NOT IN DEMOLITION.
- G.C SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY STRUCTURAL SUPPORT TO ROOF/FLOOR STRUCTURE DURING CONSTRUCTION.
- PROTECT FROM DAMAGE EXISTING WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
- FEDERAL AND STATE REGULATIONS STATE THAT ALL BUILDINGS SCHEDULED FOR DEMOLITION BE INSPECTED BY THE PALM BEACH COUNTY OFFICE OF ENVIRONMENTAL CONTROL FOR FRIABLE ASBESTOS. IN ADDITION TO THE REQUIRED INSPECTION, A WRITTEN NOTICE OF INTENT TO DEMOLISH MUST BE FILED WITH THE APPROPRIATE REGULATORY AGENCY. THIS NOTIFICATION IS REQUIRED EVEN IF THE BUILDING IS FREE OF ASBESTOS. NOTIFICATION AS OUTLINED BY THE NATIONAL EMISSION STANDARDS OF HAZARDOUS AIR POLLUTANTS, ASBESTOS NOTIFICATIONS REQUIREMENTS, BUILDING DEMOLITION/RENOVATION MUST BE COMPLETED BY THE CONTRACTOR.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE OPERATED IN THE PRESENCE OF REPRESENTATIVES OF THE CONTRACTOR AND REPRESENTATIVES OF THE OWNER PRIOR TO ANY DEMOLITION, OR PRIOR TO DISCONNECTING ANY ELECTRICAL WIRING IN ORDER TO ESTABLISH THAT ALL SYSTEMS ARE IN PROPER WORKING ORDER AT THE START OF THE PROJECT. THIS WOULD ESTABLISH THE DEGREE OF RESPONSIBILITY THAT THE CONTRACTOR WILL HAVE WHEN HE IS REQUIRED TO PLACE THESE SYSTEMS BACK IN WORKING ORDER AT THE END OF THE PROJECT. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE OWNER'S REPRESENTATIVE, ARCHITECT OR RESPECTIVE ENGINEER FOR DIRECTIVE. PROTECT ALL ACTIVE PLUMBING, ELECTRICAL, MECHANICAL LINES AND SYSTEMS TO REMAIN OPERATIVE AND EXPOSED INTO VIEW.
- REMOVE ALL ABANDONED PLUMBING, ELECTRICAL AND MECHANICAL LINES NOT IN USE. MAINTAIN EXISTING FIRE SEPARATION SEALANT AND CAULKING AT ALL FLOOR, CEILING AND WALL PENETRATIONS INTO ADJACENT OCCUPIED SPACES.

DEMOLITION LEGEND			
	EXISTING FRAME WALLS TO REMAIN		EXISTING AREA TO BE PROTECTED FROM BECOMING DAMAGE
	EXISTING FRAME WALLS TO BE REMOVED		
	EXISTING DOORS TO BE REMOVED AND REUSED WHERE NOTED		
	EXISTING DOORS TO REMAIN		

- 1WOODS & PLASTIC
- 1.1 REMOVE WOOD SIDING AND STRUCTURE DOWN TO FLOORING.  
G.C SHALL BE RESPONSIBLE TO TEMPORARY SUPPORT STRUCTURE DURING CONSTRUCTION.
- 2DOORS & WINDOWS
- 2.1 REMOVE AND RELOCATE DOOR AS PER PROPOSED PLAN
- 2.2 REMOVE AND RELOCATE WINDOW AS PER PROPOSED PLAN
- 2.3 REMOVE AND PROPERLY STORE WINDOW FOR FUTURE USE



EXISTING LEVEL 1 FLOOR PLAN

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

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CONTIN  
ARCHITECTURE + DESIGN

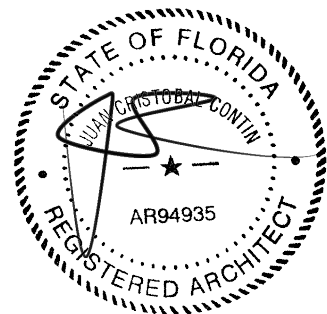
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

LEOHR LESLIE S R 2002 TRUST

PROJECT TITLE:

1317 GRINNELL STREET

PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED:

DRAWN BY: JC

CHECKED BY: JC

REVISIONS:

- 1
- 2
- 3
- 4
- 5

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

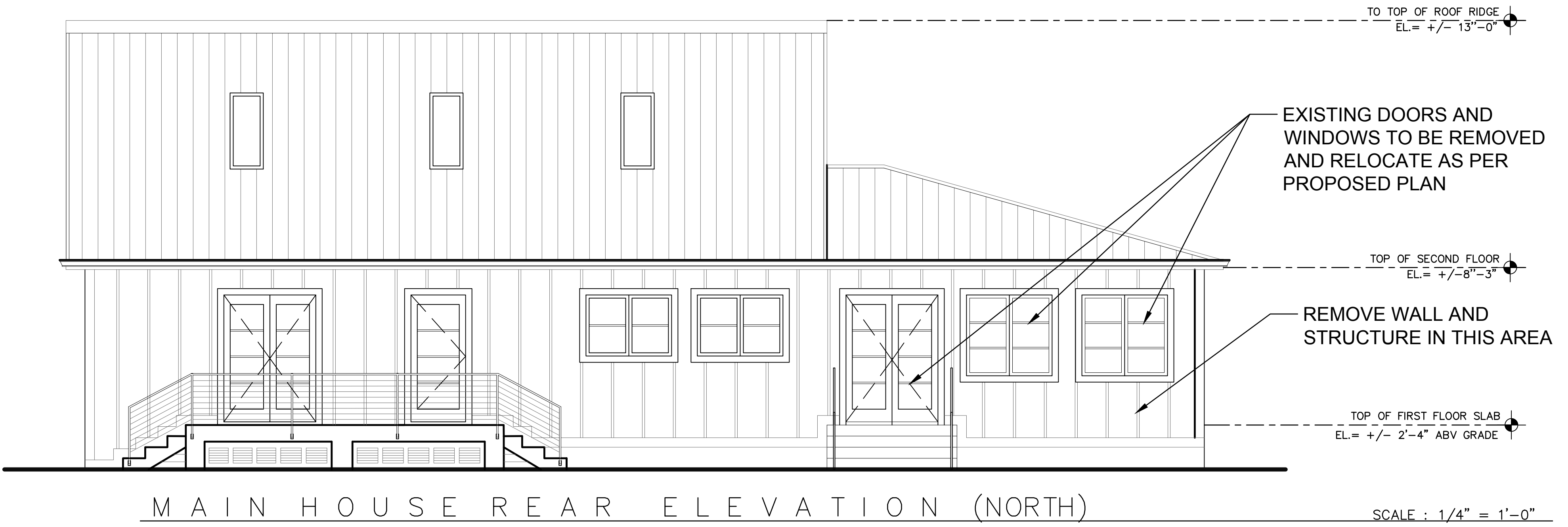
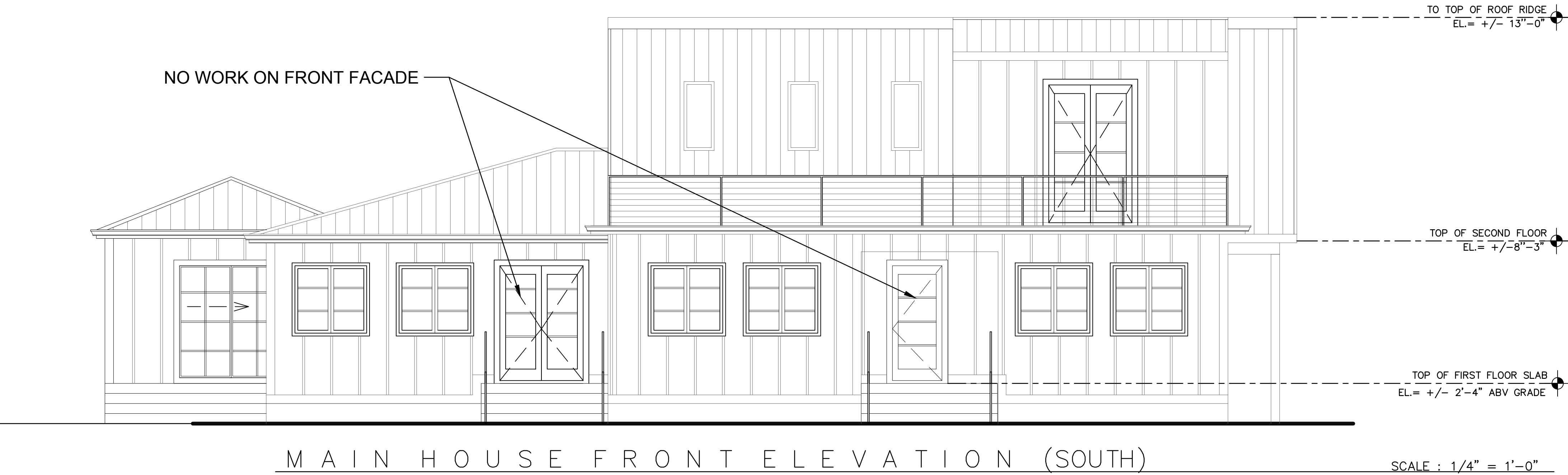
EXISTING FLOOR PLAN

DRAWING STATUS:

DRAWING NUMBER:

A-02





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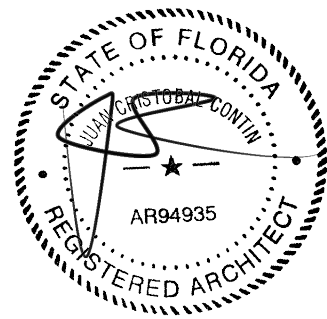
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**SCALE/NORTH POINT:**

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**DRAWING TITLE**

EXISTING ELEVATION

**DRAWING STATUS:**

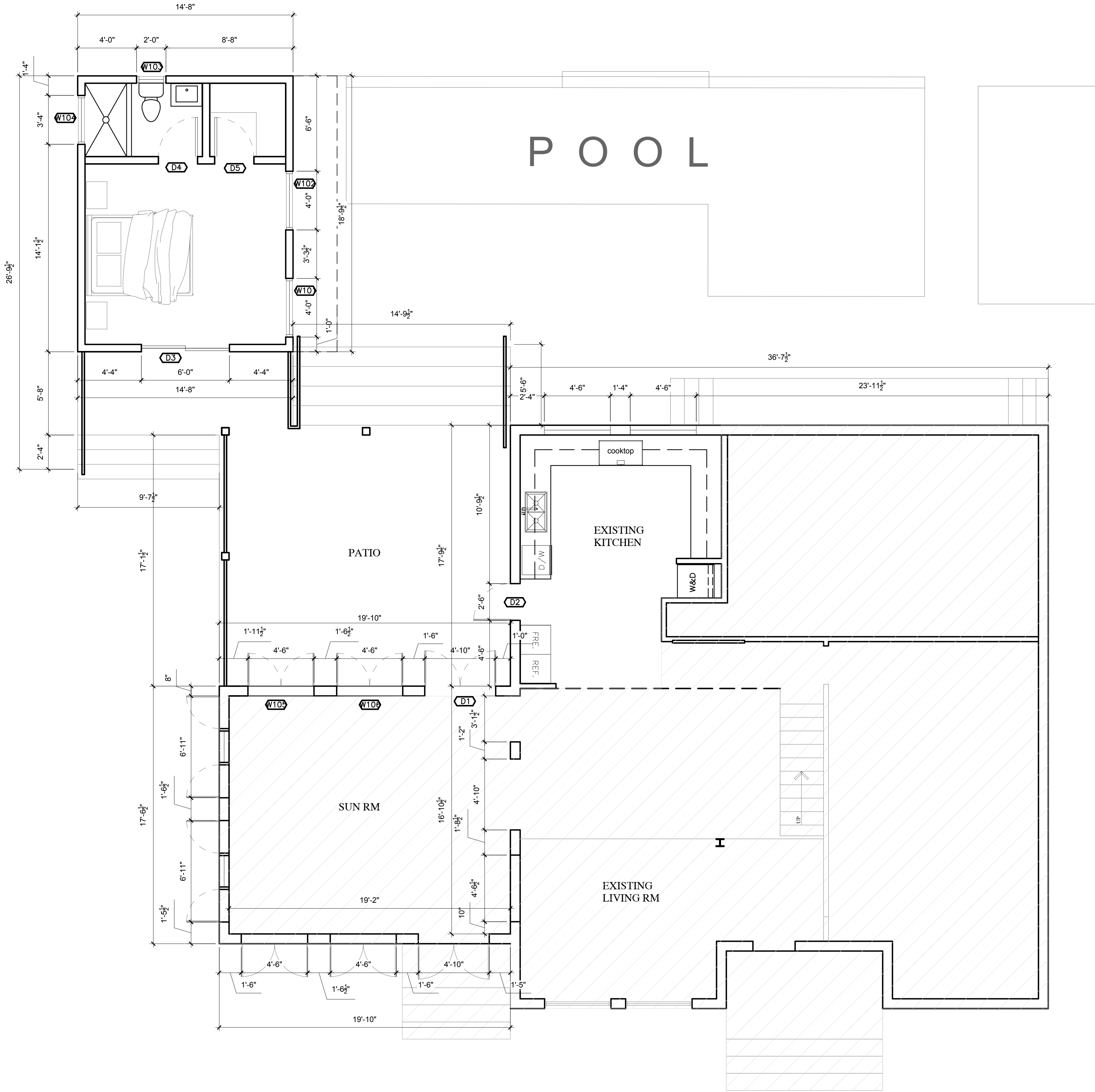
**DRAWING NUMBER:**

A-03

DOOR SCHEDULE									
MARK	DOOR SIZE	ROUGH OPEN.	MAT'L	TYPE	GLASS	HARDWARE		NOTES	
						LEVER	HINGE		
D1	4'-6" X 7'-0"	SEE MANUFACTURER	AL	SW	-	-	-	REUSED EXISTING.	
D2	2'-6" X 7'-0"	SEE MANUFACTURER	AL	SW	-	-	-		
D3	6'-0" X 7'-0"	SEE MANUFACTURER	AL	SL	-	-	-		
D4	2'-8" X 7'-0"	SEE MANUFACTURER	HW	SW	-	-	-		
D5	2'-8" X 7'-0"	SEE MANUFACTURER	HW	SW	-	-	-		
<b>LEGEND:</b> AL ALUMINUM AL/GL ALUMINUM & GLASS HM HOLLOW METAL WD WOOD (SOLID CORE) HW WOOD (HOLLOW CORE)									
<b>DOOR NOTES:</b> 1. EXTERIOR H.M. DOORS SHALL BE GALV. STEEL 2. EXTERIOR H.M. DOORS TO A/C SPACES SHALL BE INSULATED									
<b>DOOR TYPES</b>									

WINDOW SCHEDULE									
MARK	QTY.	WINDOW SIZE WIDTH X HEIGHT	ROUGH OPENING WIDTH X HEIGHT	DESCRIPTION			TYPE	REMARKS	
				ELEV.	MAT'L	GLASS			
W-101	1	4'-0" X 4'-0"	SEE MANUFACTURER		AL	8'-0"	C		
W-102	1	3'-10" X 4'-0"	SEE MANUFACTURER		AL	8'-0"	C		
W-103	1	2'-0" X 2'-10"	SEE MANUFACTURER		AL	8'-0"	SH		
W-104	1	3'-4" X 2'-10"	SEE MANUFACTURER		AL	8'-0"	SH		
W-105							C	REUSED EXISTING.	
W-106							C	REUSED EXISTING.	
<b>WINDOW TYPES</b>									

BUILDING SQUARE FOOTAGE		
MAIN HOUSE		
DESCRIPTION:	UNDER AIR	NOT UNDER AIR
FIRST & SECOND FLOOR	2,205	
PORCH AND TERRACE		814 SQ. FT.
TOTAL		3,019 SQ. FT.
CABANA		
DESCRIPTION:	UNDER AIR	NOT UNDER AIR
CABANA	276 SQ. FT.	
PORCH		114 SQ. FT.
TOTAL		390 SQ. FT.



PROPOSED LEVEL 1 FLOOR PLAN  
SCALE : 1/4" = 1'-0"

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CONTIN  
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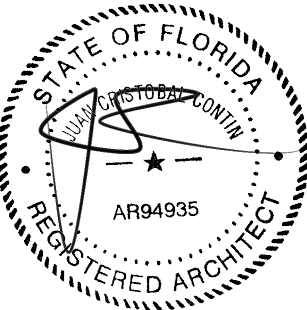
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SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

PROPOSED FLOOR PLAN

DRAWING STATUS:

DRAWING NUMBER:

A-04



M A I N H O U S E & C A B A N A F R O N T E L E V A T I O N ( S O U T H )

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



M A I N H O U S E & C A B A N A S I D E E L E V A T I O N ( W E S T )

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

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CONTIN  
ARCHITECTURE + DESIGN

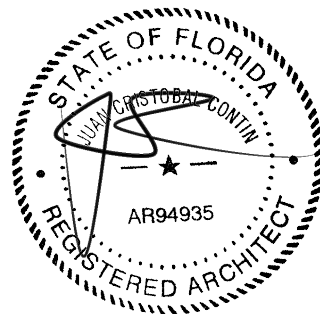
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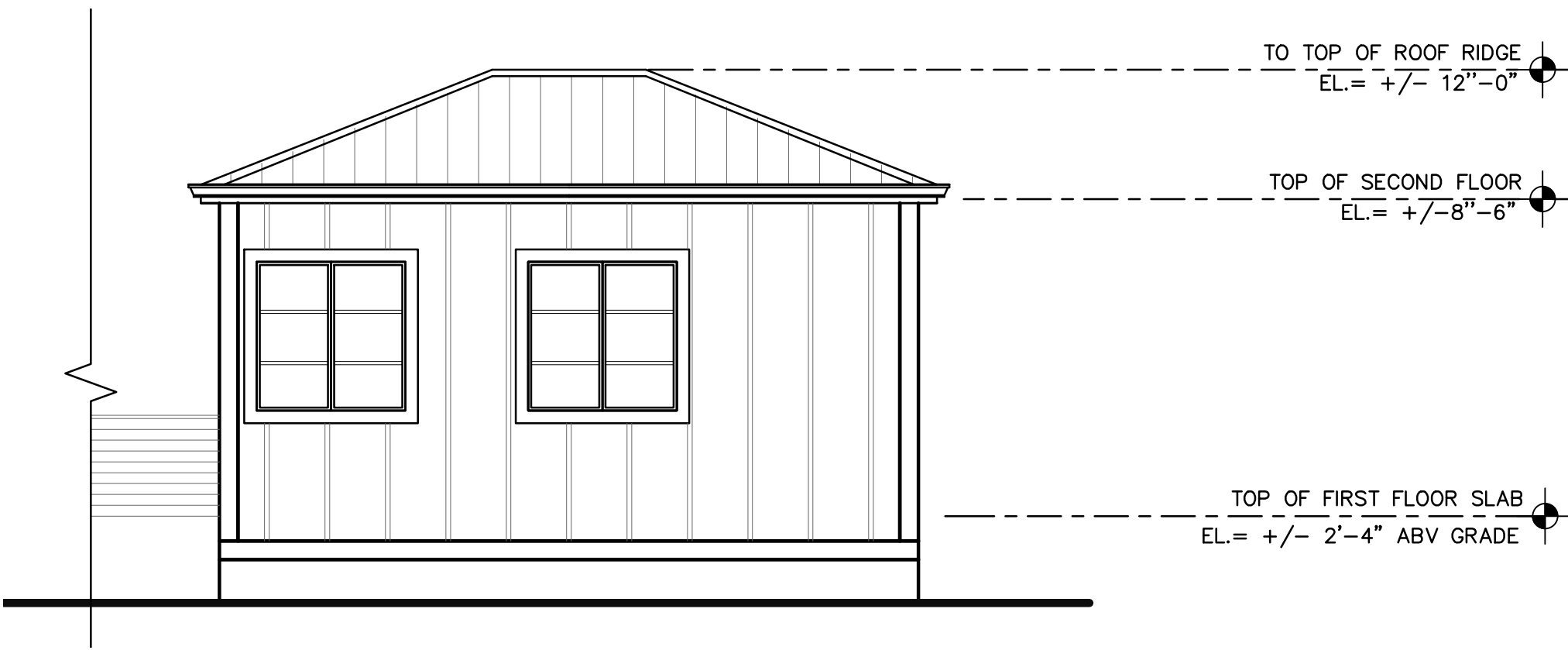
PROPOSED ELEVATION

DRAWING STATUS:

DRAWING NUMBER:

A-05





ACCESSORY STRUCTURE (EAST)

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



MAIN HOUSE & CABANA REAR ELEVATION (NORTH)

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

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CONTIN  
ARCHITECTURE + DESIGN

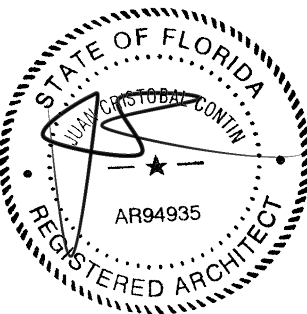
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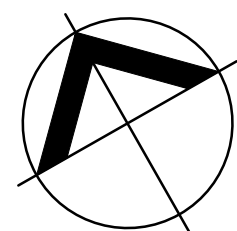
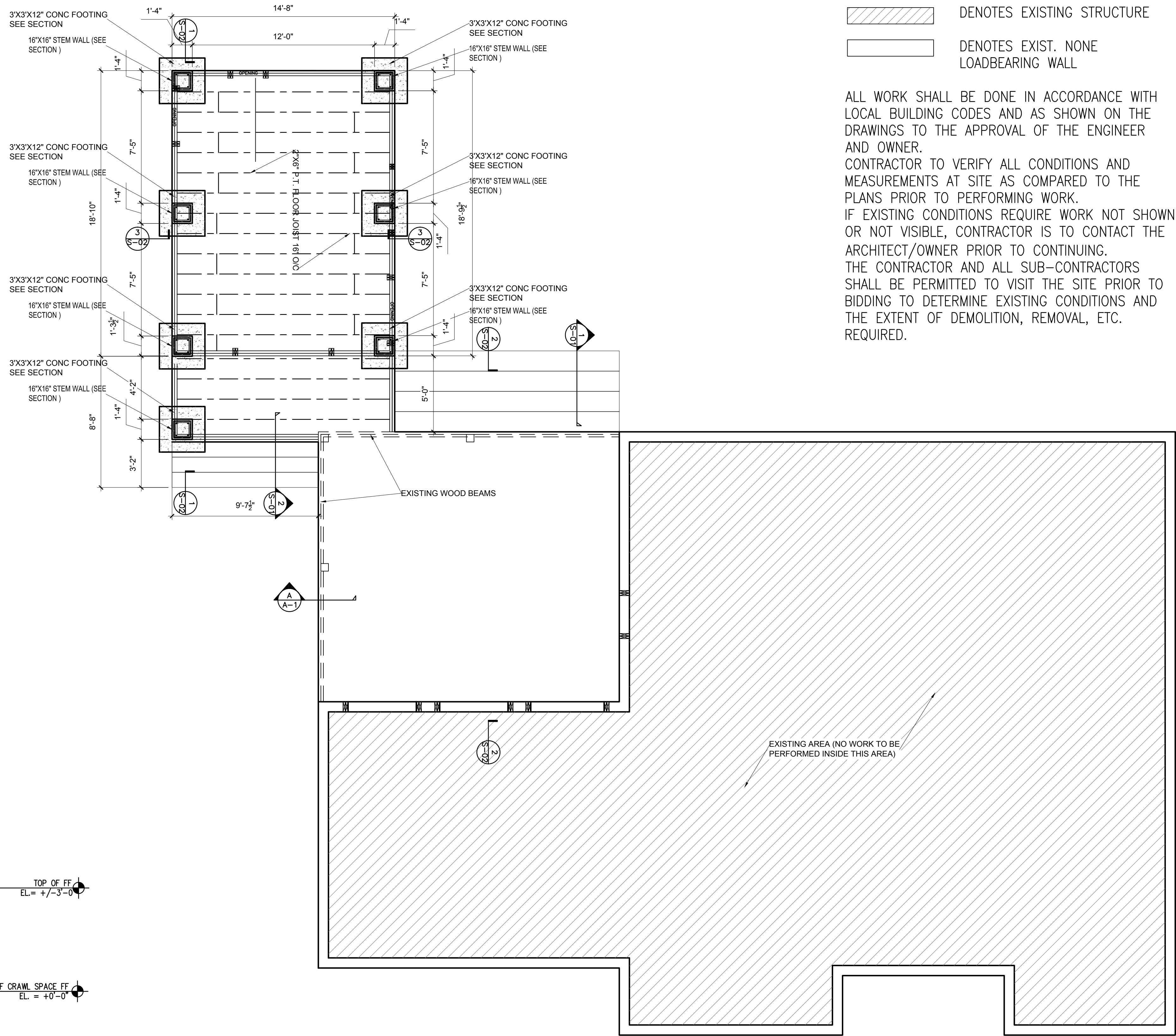
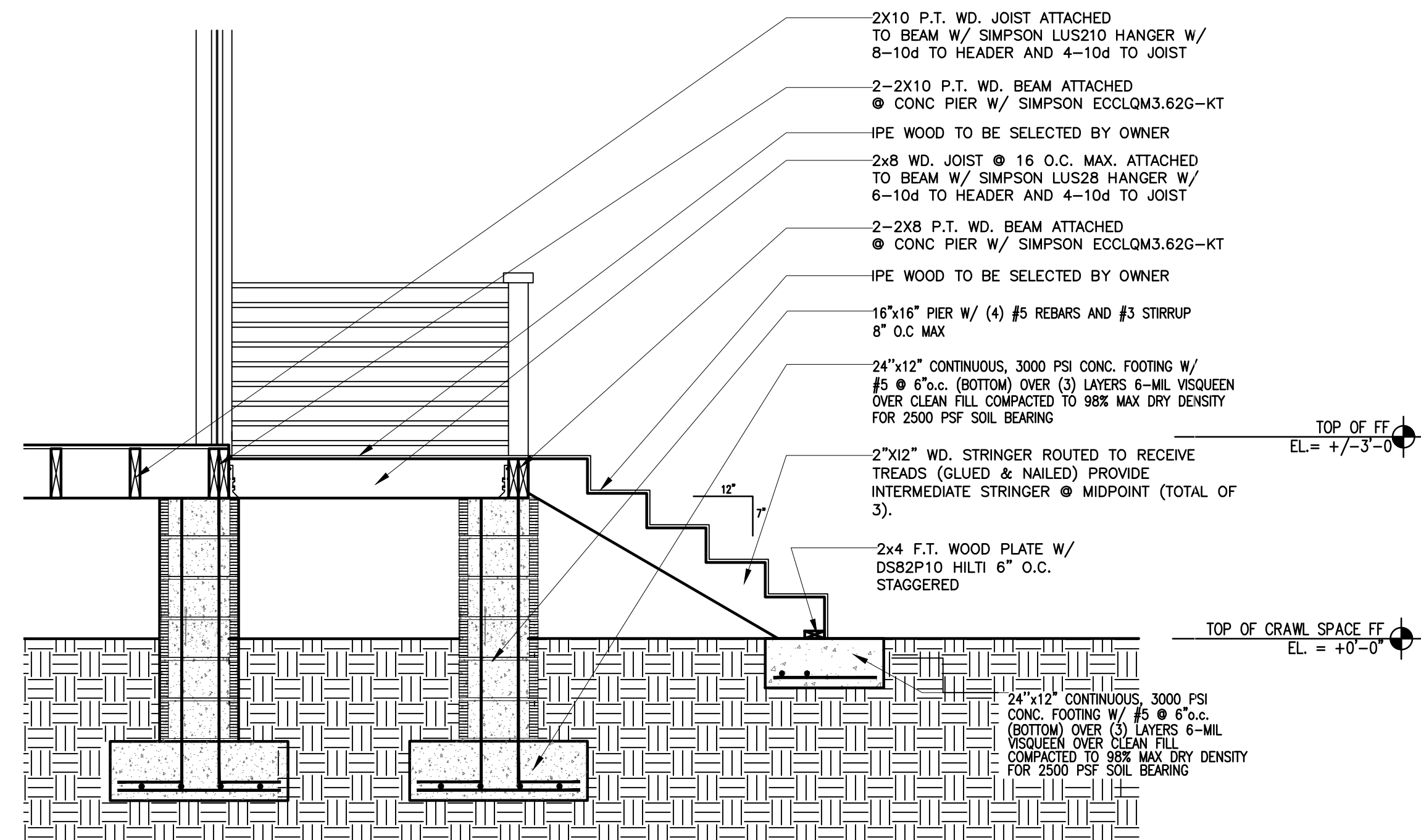
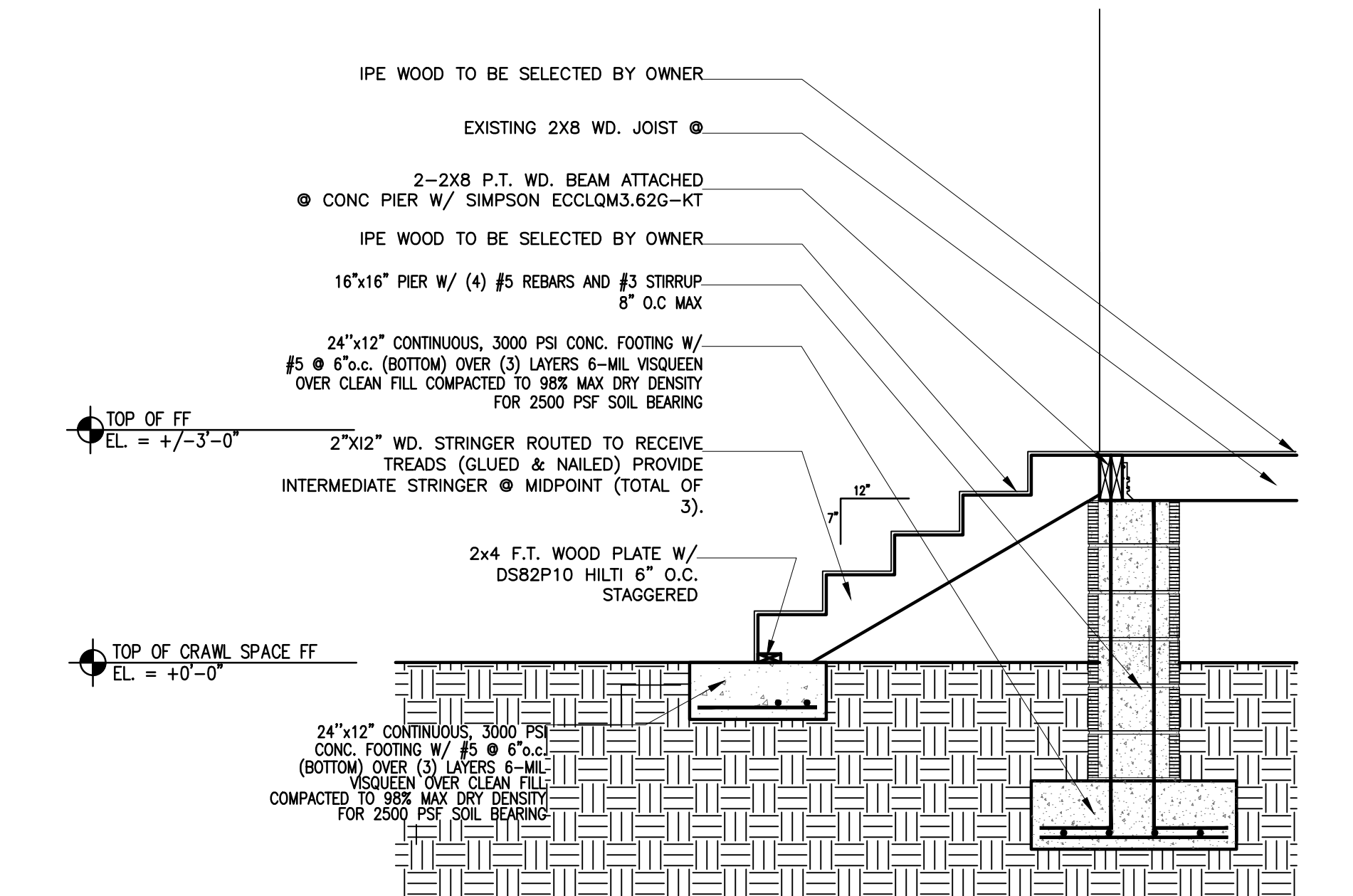
DRAWING TITLE

PROPOSED ELEVATION

DRAWING STATUS:

DRAWING NUMBER:

A-5.1



STRUCTURAL PLAN

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

GENERAL NOTES:

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CONTIN  
ARCHITECTURE + DESIGN

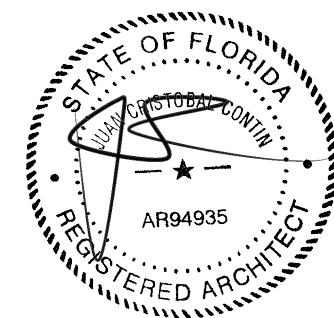
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

LEOHR LESLIE S R 2002 TRUST

PROJECT TITLE:

1317 GRINNELL STREET

PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

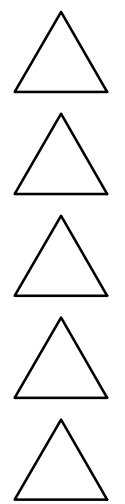
DATE: 16 JULY, 2018

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DRAWN BY: JC

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REVISIONS:



SCALE/NORTH POINT:

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DRAWING TITLE

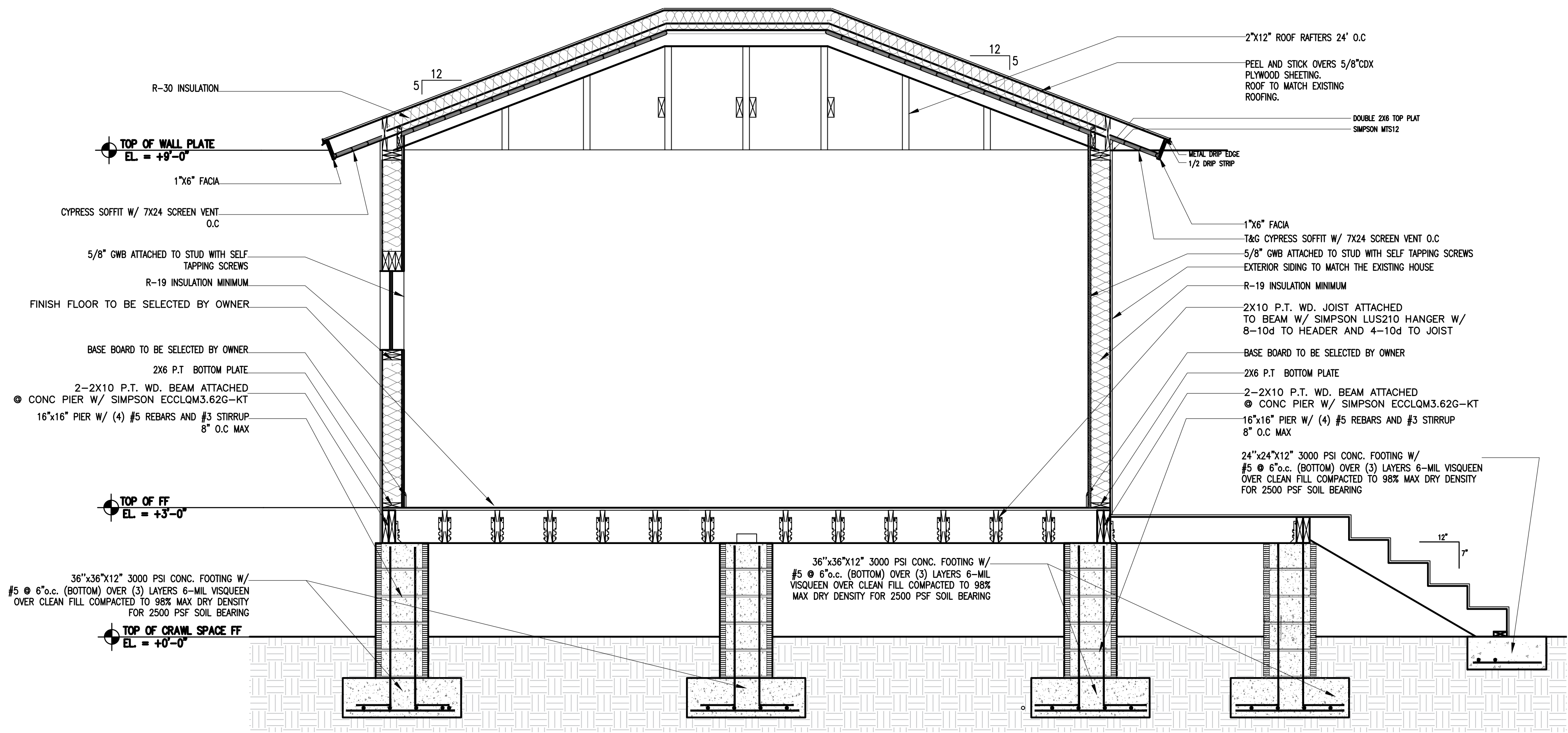
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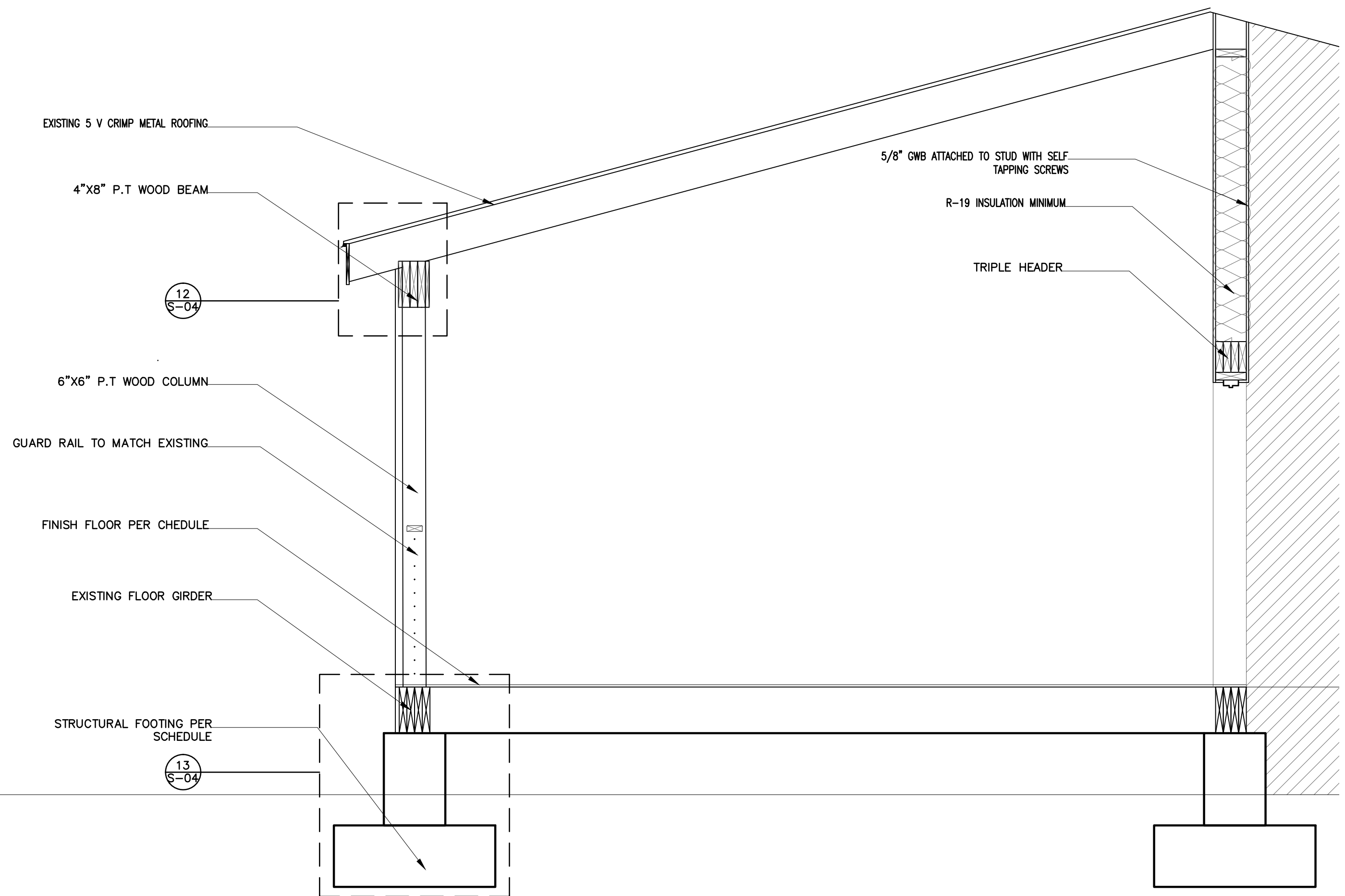
S-01





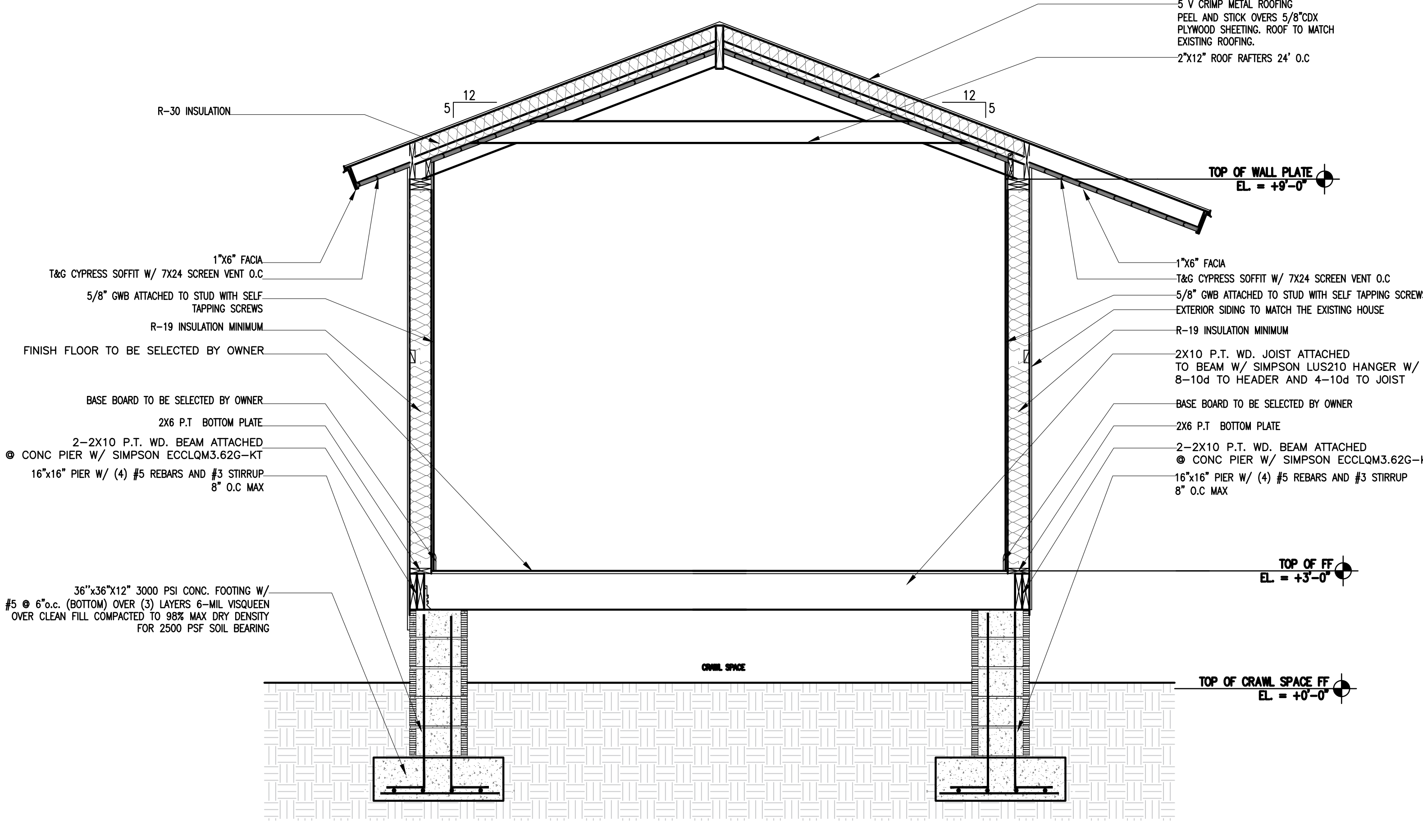
1  
S-02 SECTION DETAIL

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



2  
S-02 SECTION DETAIL

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



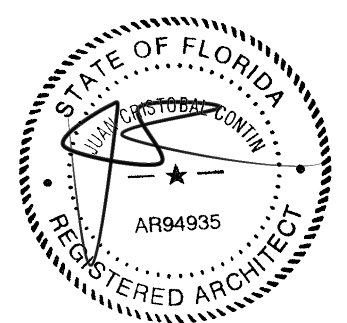
3  
S-02 SECTION DETAIL

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

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1317 GRINNELL STREET  
KEY WEST, FLORIDA

**DATE:** 16 JULY, 2018  
**ISSUED:**  
**DRAWN BY:** JC  
**CHECKED BY:** JC

REVISIONS:	
△	
△	
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△	
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**SCALE/NORTH POINT:**  
AS SHOWN

**DRAWING TITLE**  
WALL SECTION DETAIL

**DRAWING STATUS:**

**DRAWING NUMBER:**  
S-02



STRUCTURAL DESIGN CRITERIA & CODES

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FBC 2017.

WIND LOADS ARE BASED ON THE ANSI/ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. ALL PRIMARY FRAMING AND EXTERIOR ENVELOPE COMPONENTS AND CLADDING SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE LOADS AND FORCES DERIVED FROM THIS STANDARD.

GRAVITY DESIGN LOADINGS FOR THIS PROJECT ARE AS FOLLOWS:

STAIR DEAD LOAD, 100 PSF FLOOR DEAD LOAD: 20PSF  
STAIR LIVE LOAD, 100 PSF FLOOR LIVE LOAD: 50PSF

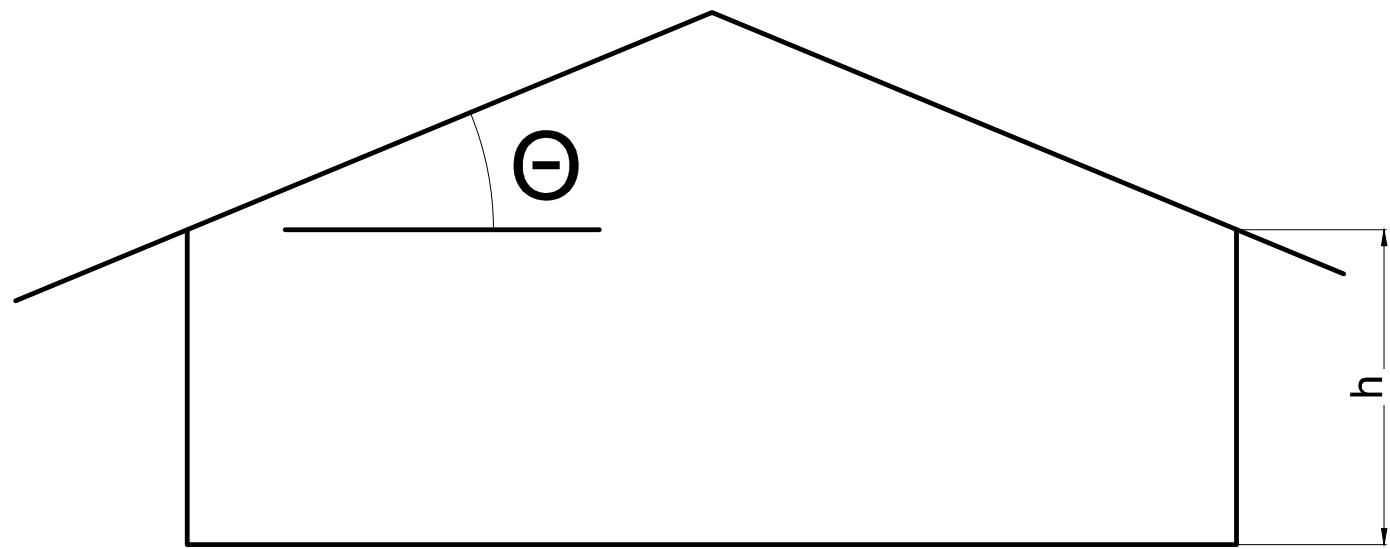
TERRACE DEAD LOAD, 20 PSF ROOF DEAD LOAD: 20PSF  
TERRACE LIVE LOAD, 50 PSF ROOF LIVE LOAD: 30PSF

WIND DESIGN CRITERIA  
ULTIMATE DESIGN WIND SPEED, Vult: 170MPH (3-SECD GUST)  
NOMINAL DESIGN WIND SPEED, Vest: 132MPH (3-SECD GUST)  
RISK CATEGORY: II  
EXPOSURE: C  
IMPORTANCE FACTOR: 1=1.0  
EDGE ZONE DIMENSION: A=4'

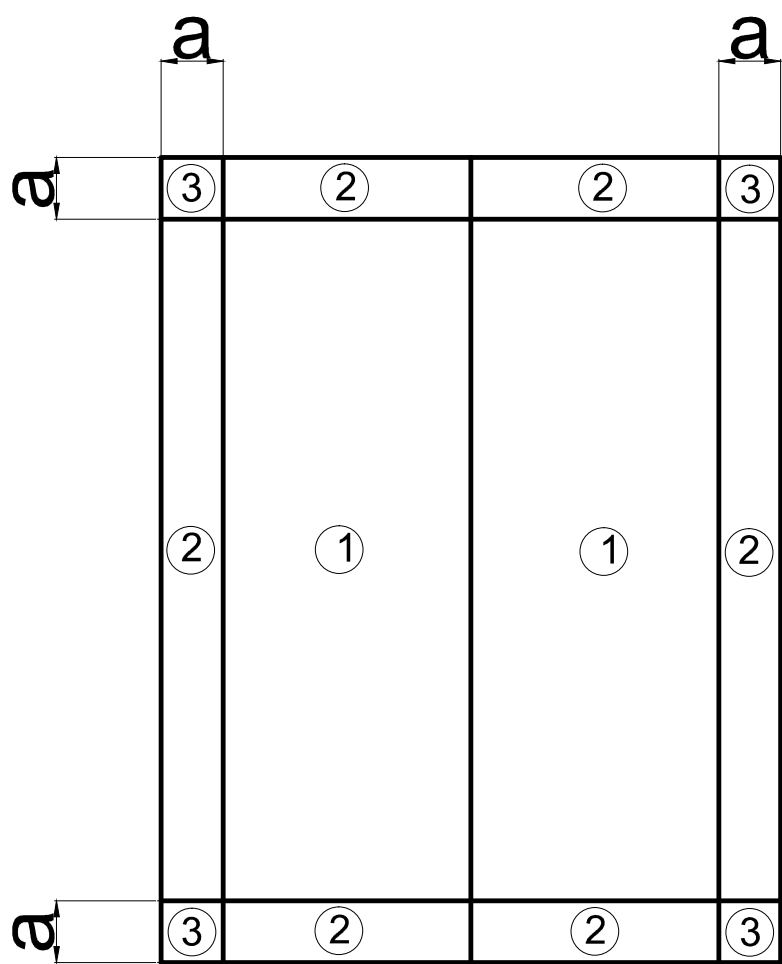
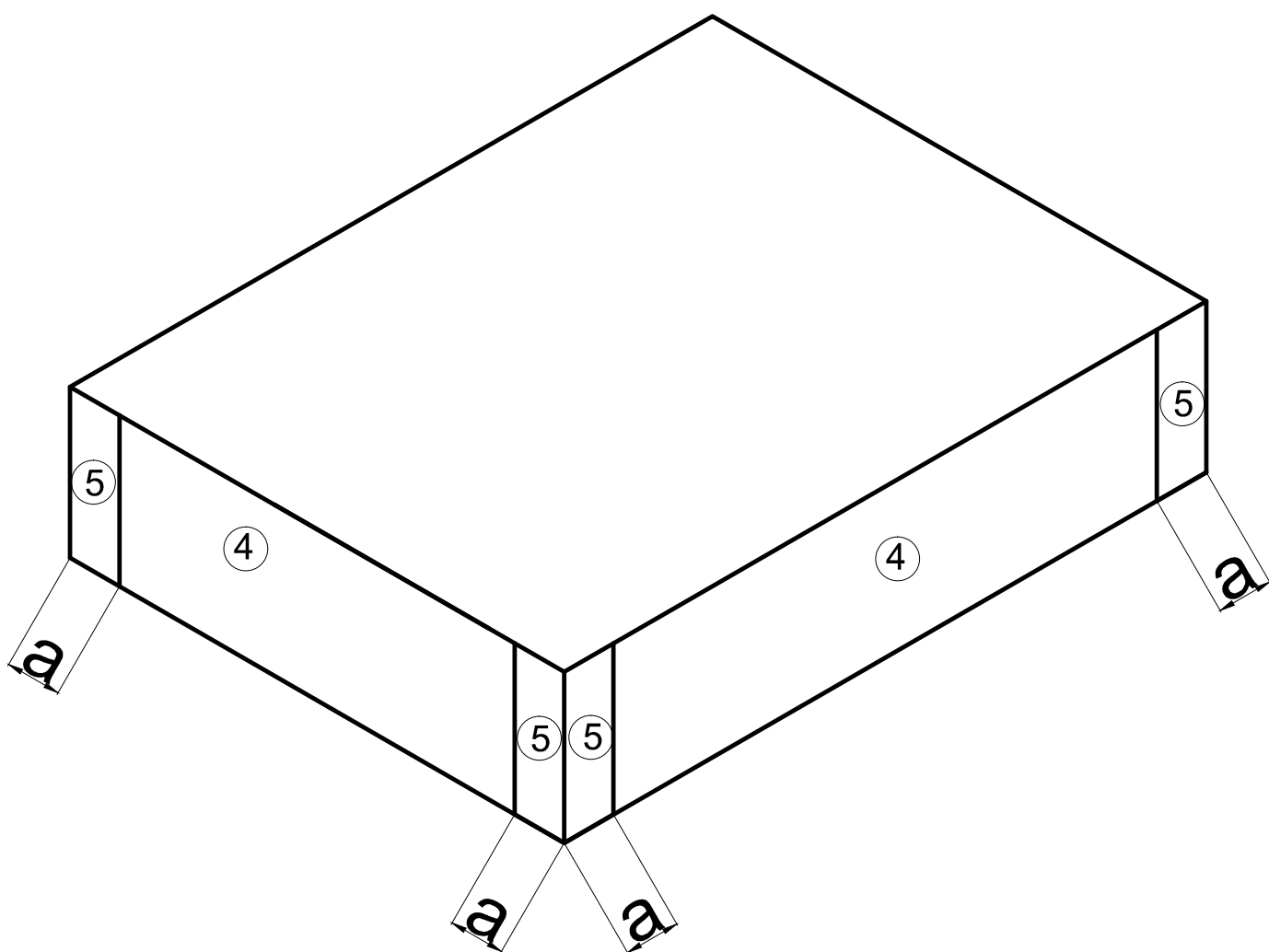
ACTUAL PRESSURES FOR SPECIFIC COMPONENTS AND CLADDING MATERIALS SHALL BE CALCULATED BASED ON THE SPECIFIC TRIBUTARY AREA (IN SQ. FT.) CONSIDERED.

MAIN BUILDING  
BASIC VELOCITY PRESSURE: 32.03 PSF  
INT. PRESSURE COEFFICIENT: +0.18  
"a" DIMENSION: 4.0'

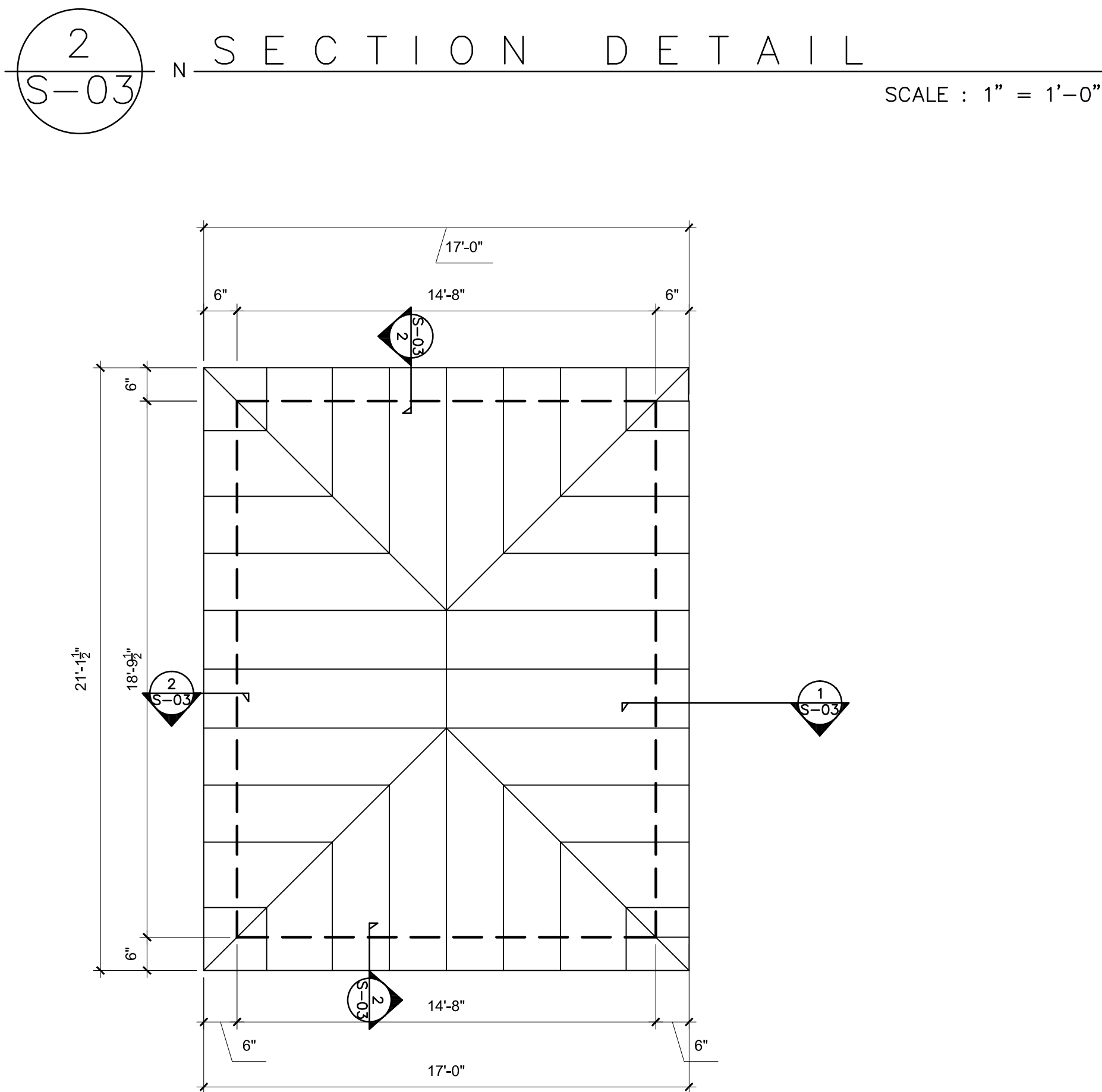
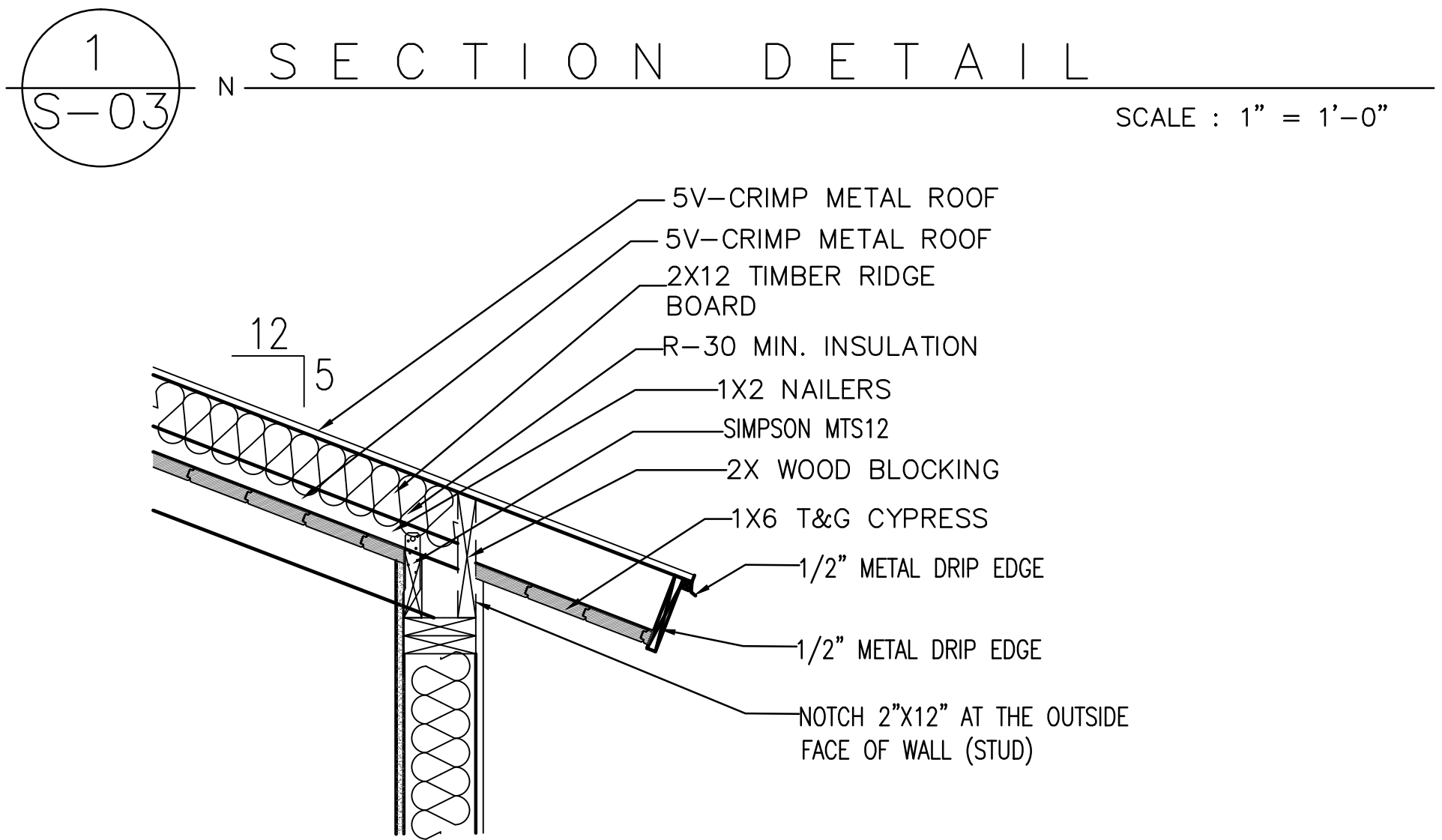
COMPONENTS AND CLADDING								
ZONE								
	1 S.F.	2-10	11-20	21-30	31-40	41-50	51-50	>100
ROOF 1	+21.78 -34.59							
ROOF 2/2 O.H	+21.78 -70.78							
ROOF 3/3 O.H	+21.78 -118.51							
WALLS 4	+34.84 -38.04	+34.84 -38.04	+34.84 -38.04	+34.84 -38.04	+34.39 -37.59	+33.84 -37.04	+32.14 -35.34	+32.14 -35.34
WALLS 5	+34.84 -44.69	+34.84 -44.69	+34.84 -44.69	+34.84 -44.69	+34.84 -43.80	+34.39 -42.70	+33.84 -39.29	+32.14 -39.29



$\Theta \leq 10^\circ$



TYPICAL  
ROOF ZONE



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ARCHITECTURE + DESIGN

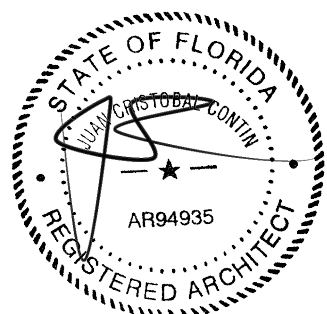
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KEY WEST, FLORIDA

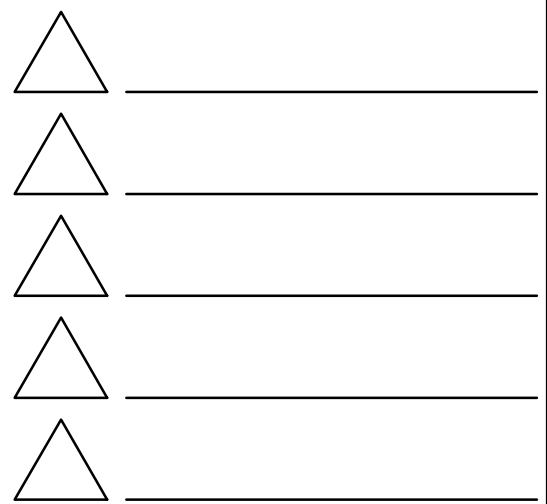
DATE: 16 JULY, 2018

ISSUED:

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CHECKED BY: JC

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SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

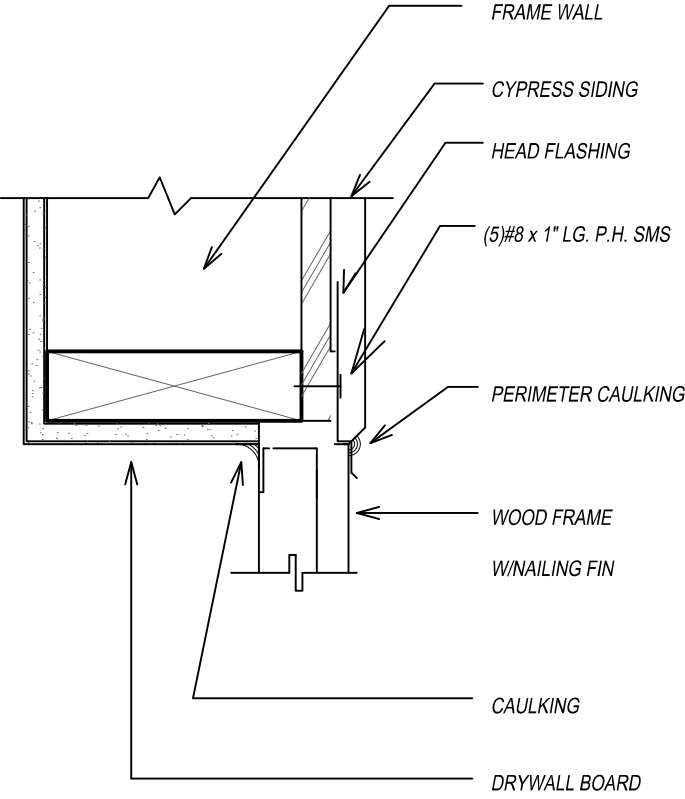
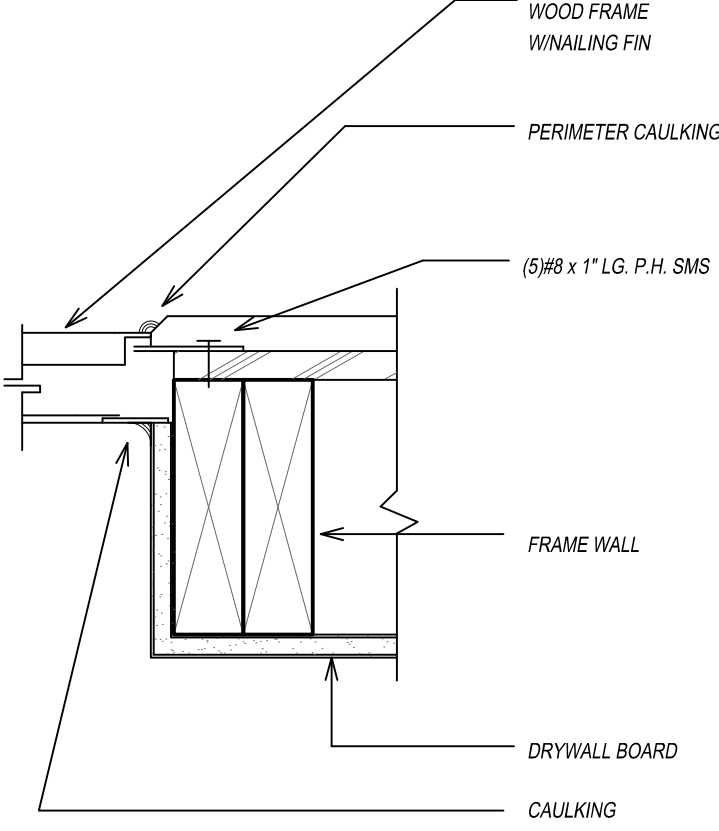
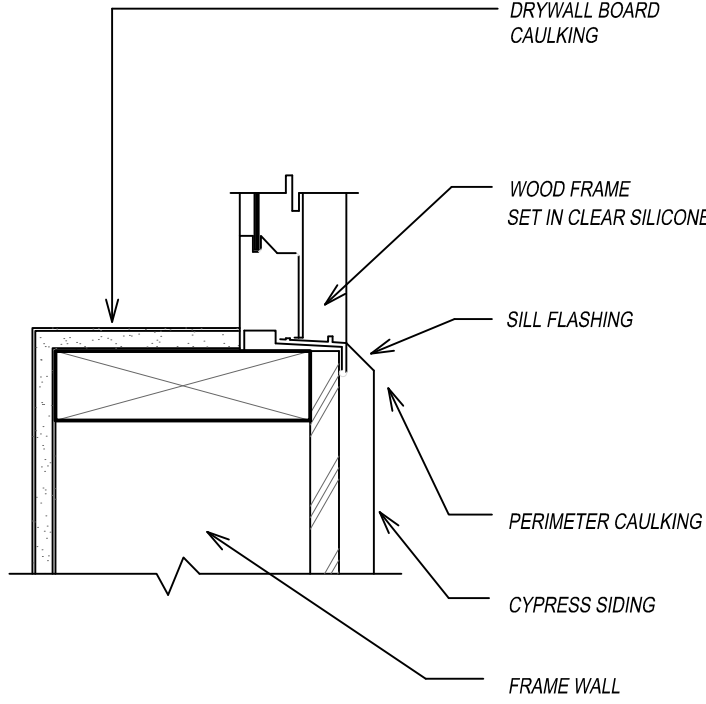
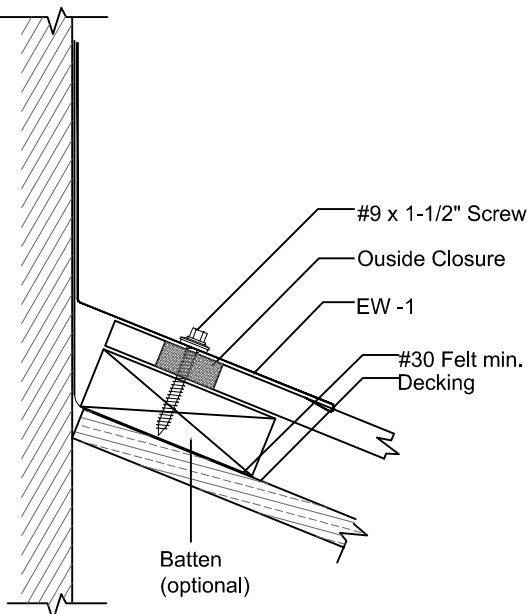
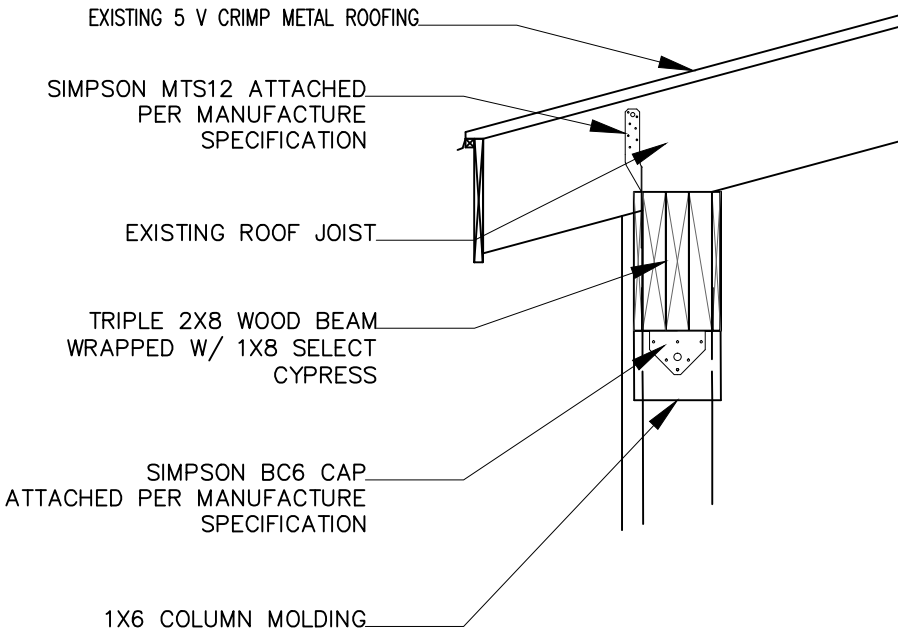
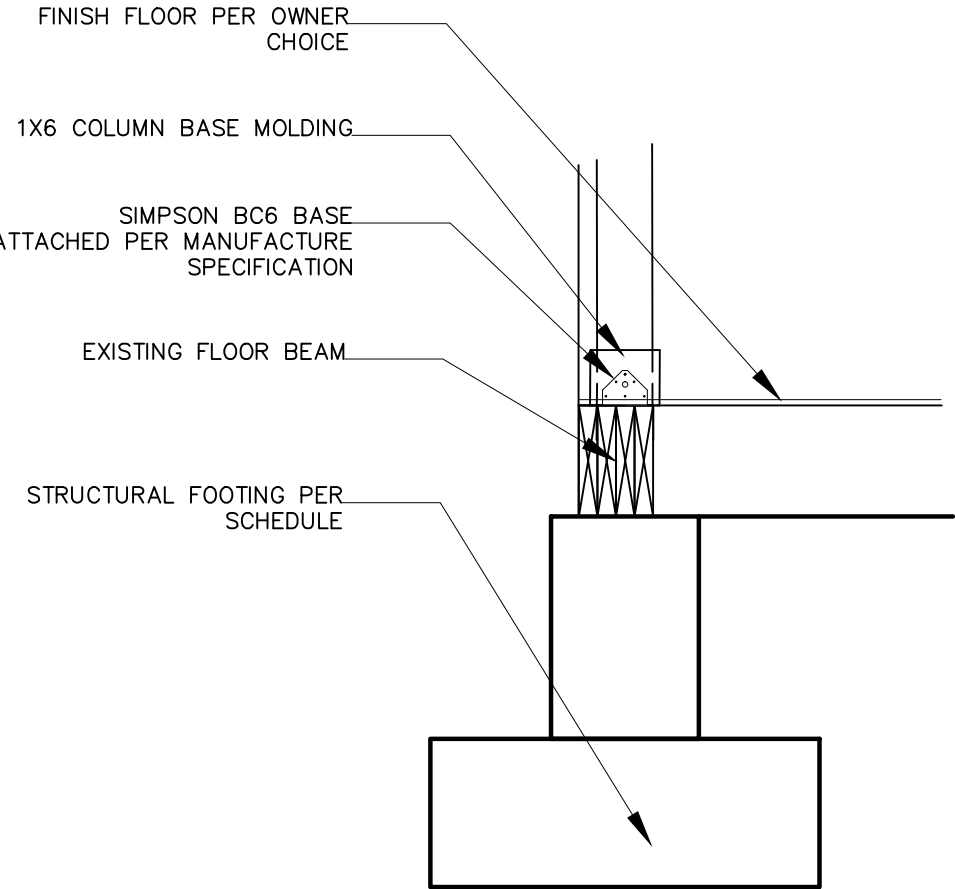
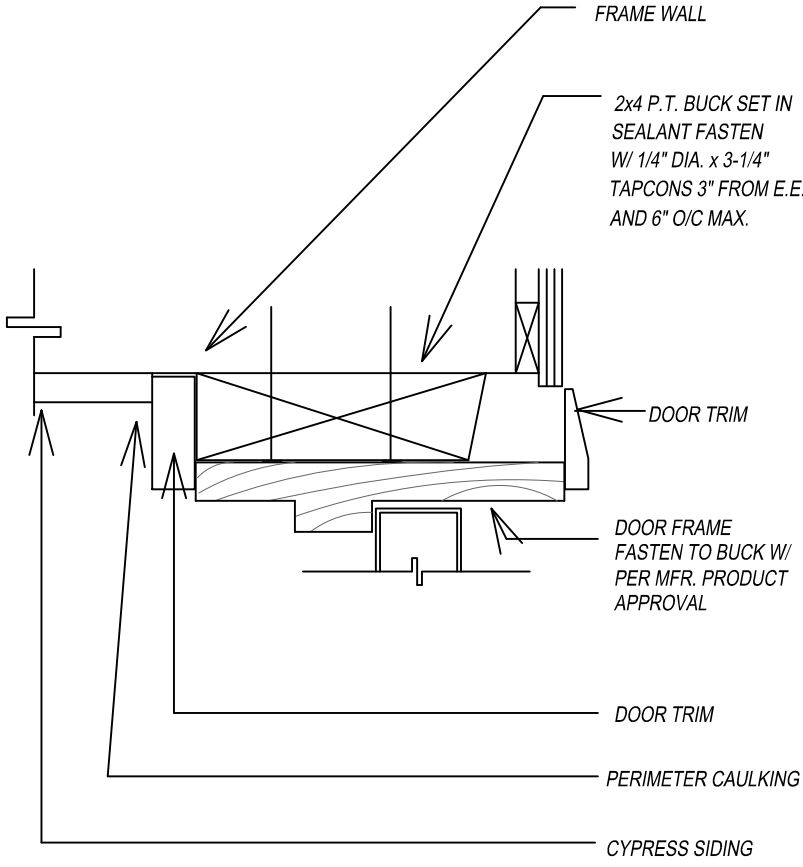
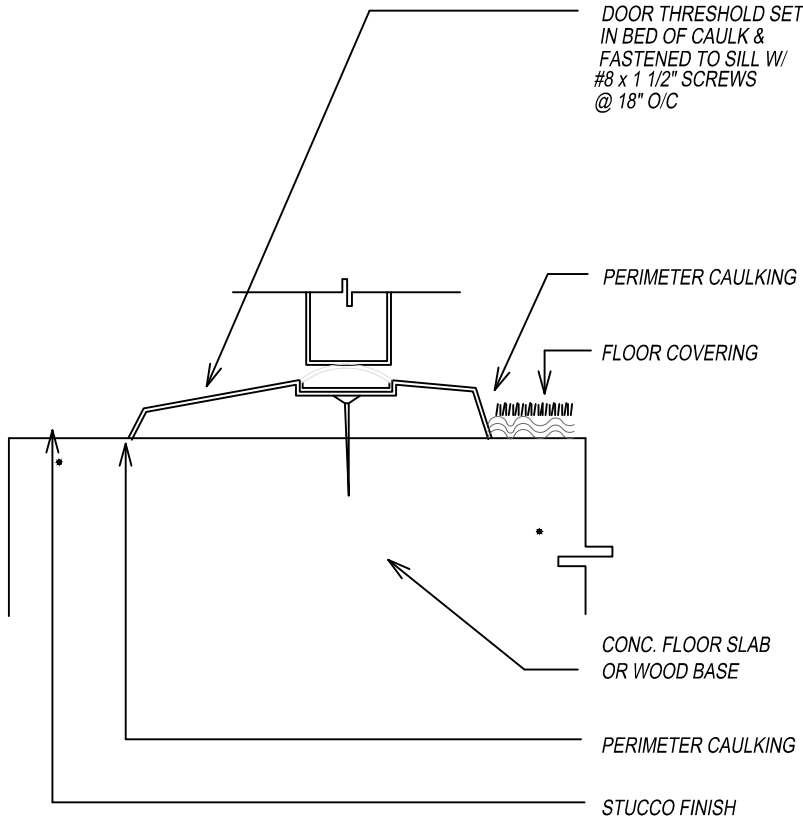
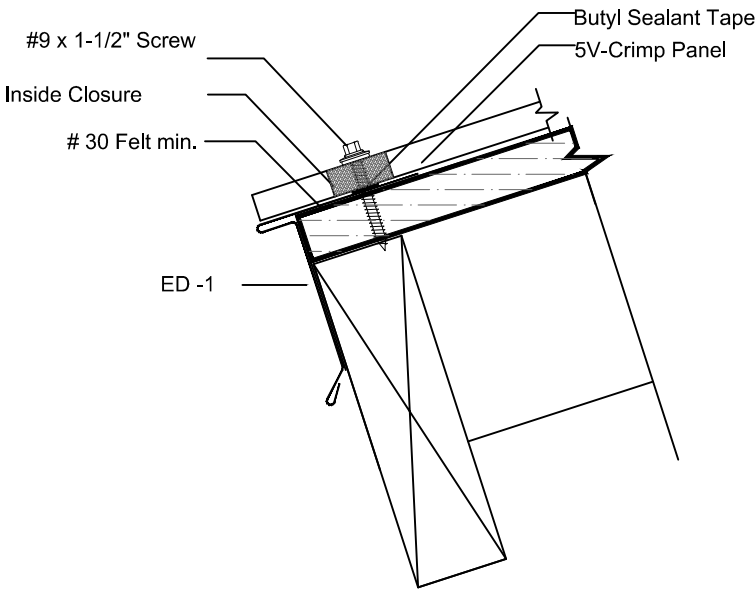
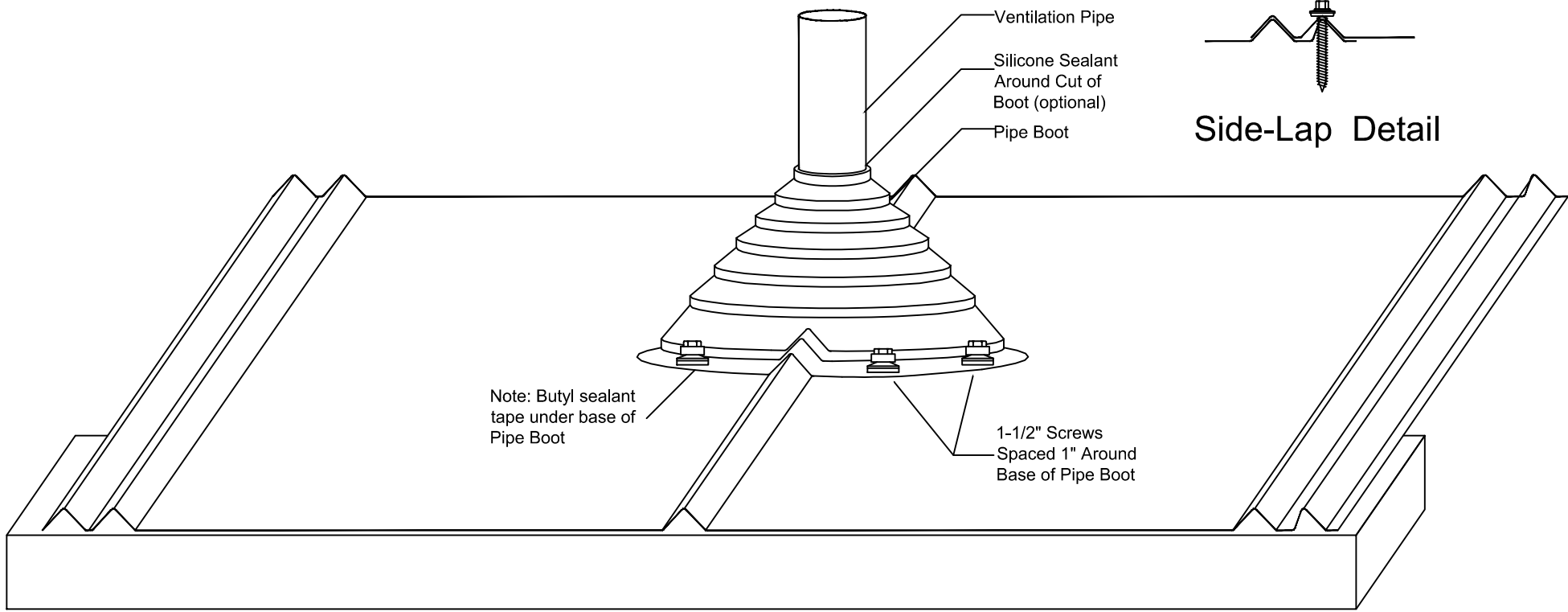
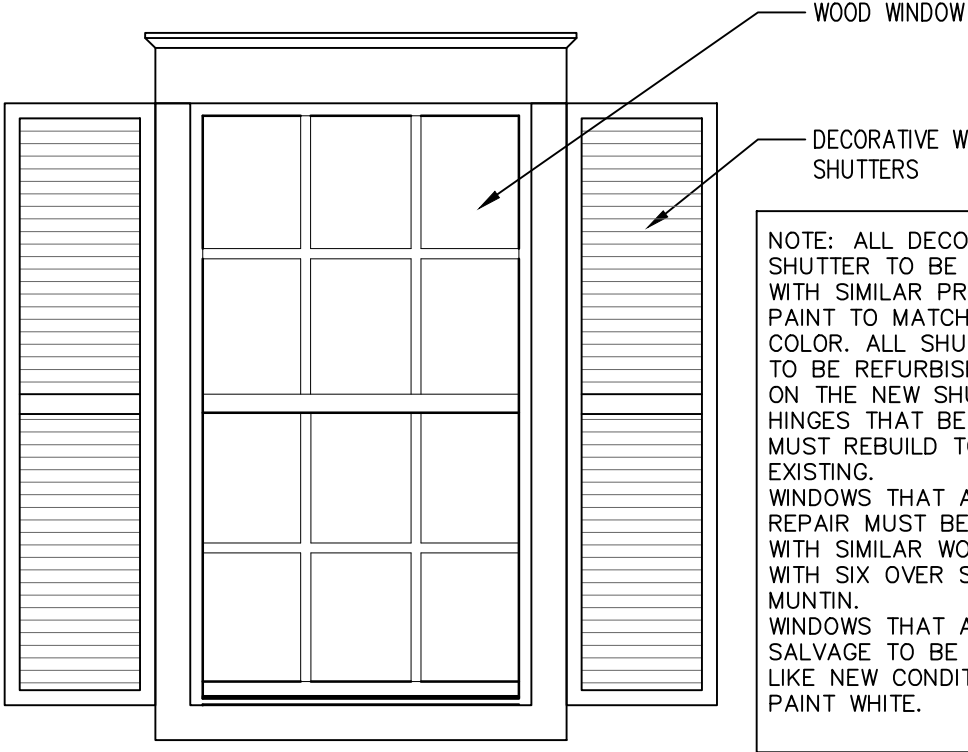
ROOF FRAMING PLAN

DRAWING STATUS:

DRAWING NUMBER:

S-03



					
1 — N.T.S.	2 — N.T.S.	3 — N.T.S.	4 HEAD DETAIL (WINDOW) N.T.S.	5 JAMB DETAIL (WINDOW) N.T.S.	
					
6 — N.T.S.	7 — N.T.S.	8 — N.T.S.	9 — N.T.S.	10 SILL DETAIL (WINDOW) SCALE = 3" = 1'-0"	
					
11 End Wall N.T.S.	12 COLUMN AND BEAM ATTACHEMENT N.T.S.	13 COLUMN BASE ATTACHMENT N.T.S.	14 HEAD/JAMB DETAIL (DOOR) N.T.S.	15 SILL DETAIL (DOOR) SCALE = 3" = 1'-0"	
	 <div>Side-Lap Detail</div>		<div>NOTES: HANDRAIL SHALL COMPLY WITH CURRENT FBC 2010 (1607.7.1.1) HANDRAIL ASSEMBLY SHALL ABLE TO RESIST A SINGLE CONCENTRATE LOAD OF 200 POUNDS IN ANY DIRECTION.  NOTE: REPLACEMENT RAIL MUST BE THE SAME AS EXISTING HAND RAIL.</div>		
16 EAVE FLASHING N.T.S.	17 PIPE BOOT DETAIL N.T.S.	19 PORCH RAIL DETAIL N.T.S.	20 WINDOW DETAIL (TYP.) SCALE = 1" = 1'-0"	 <div>NOTE: ALL DECORATIVE SHUTTER TO BE REPLACED WITH SIMILAR PRODUCT AND PAINT TO MATCH THE EXISTING COLOR. ALL SHUTTER HINGES TO BE REFURBISH AND REUSE ON THE NEW SHUTTERS. HINGES THAT BEYOND REPAIR MUST REBUILD TO MATCH EXISTING. WINDOWS THAT ARE BEYOND REPAIR MUST BE REPLACE WITH SIMILAR WOOD WINDOW WITH SIX OVER SIX PANES AND MUNTIN. WINDOWS THAT ARE TO BE SALVAGE TO BE CLEANED TO A LIKE NEW CONDITION AND PAINT WHITE.</div>	

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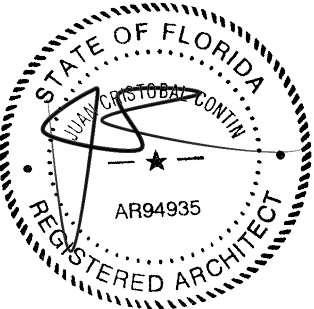
REGISTERED ARCHITECT:

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PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED:

DRAWN BY: JC

CHECKED BY: JC

REVISIONS:

- △
- △
- △
- △
- △

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

STRUCTURAL DETAILS

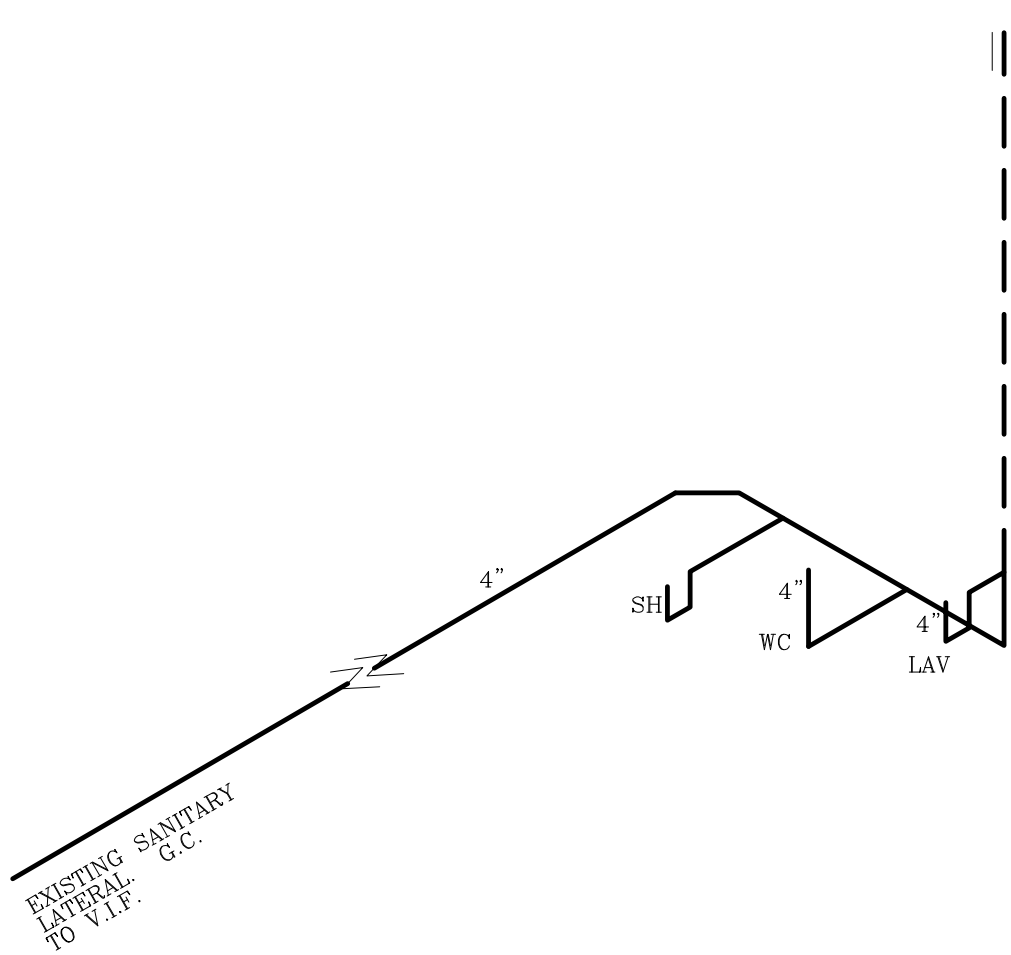
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DRAWING NUMBER:

S-04

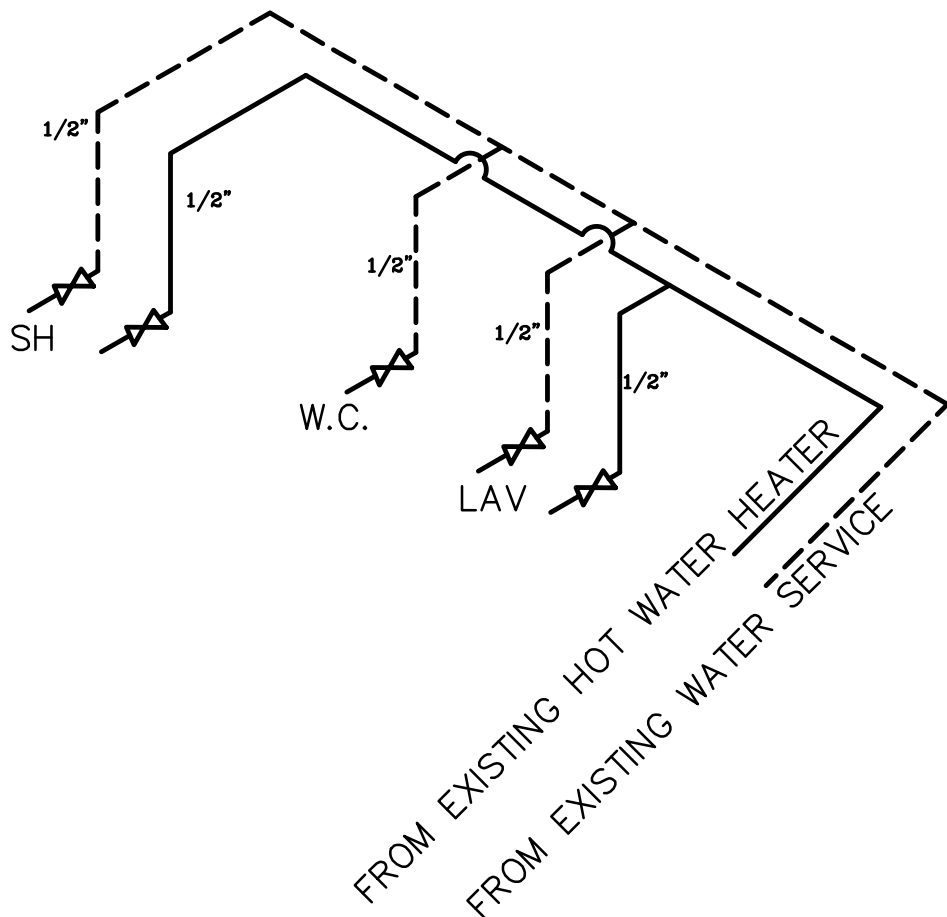
PLUMBING NOTES

- 1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017, AND ALL LOCAL CODES.
- 2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
- 3. VERIFY ALL EXISTING SANITARY AND WATER CONDITIONS IN THE BUILDING. ALL NEW DOMESTIC WATER PIPING SHALL BE COPPER. ALL NEW SANITARY PIPING SHALL HUBLESS C.J. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
- 4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORK WHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
- 5. PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
- 6. INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
- 7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
- 8. BUILDING DRAINAGE SYSTEM IS BASED ON 1/8" / FT. MIN. FALL. ALL DEVIATIONS SHALL BE APPROVED BY THE ARCHITECT / ENGINEER. 2 1/2" AND SMALLER PIPE SHALL PITCH AT 1/4" PER FOOT.
- 9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING , EQUIPMENT ETC.
- 10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
- 11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
- 12. FURNISH AND INSTALL APPROVED SHOCK ABSORBERS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP.
- 13. PLUMBING SUB-CONTRACTOR SHALL PROVIDE ACCURATE RED-LINE (OR BETTER) AS-BUILT DRAWINGS TO ARCHITECT / OWNER PRIOR TO FINAL SIGNING-OFF OF PROJECT.
- 14. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.
- 15. COORDINATE TIE-IN OF GAS PIPING WITH GAS SUPPLIER.



SANITARY RISER DIAGRAM

SCALE : NTS

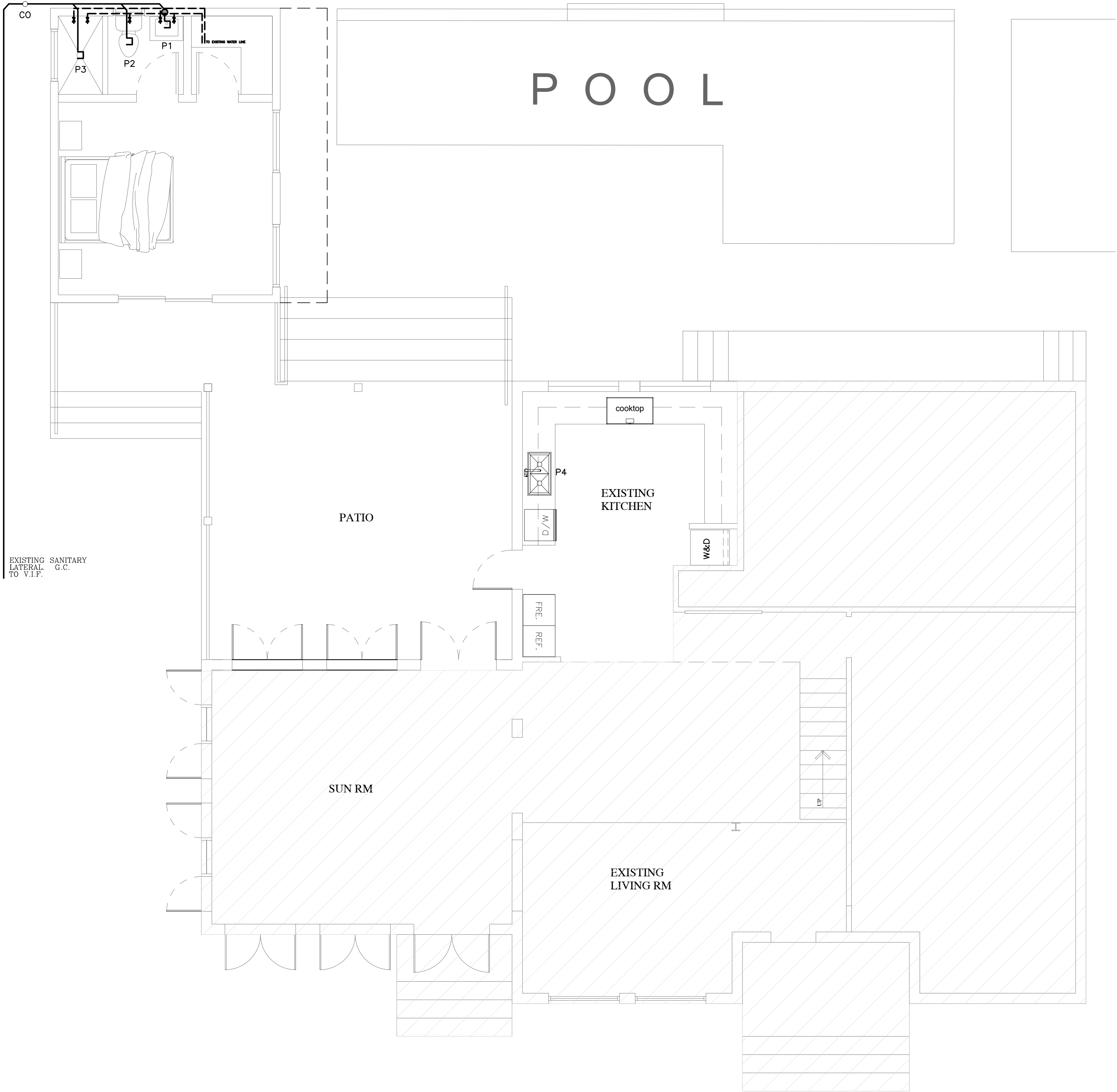


POTABLE WATER RISER

PLUMBING NOTE: WATER HAMMER ARRESTORS ARE TO BE INSTALLED ACCORDING TO MANUP. INSTRUCTIONS AND WH-PAI-201

--- COLD WATER  
--- HOT WATER

NOTE: PROVIDE APPROPRIATELY SIZED SHUT-OFF VALVES AT ALL FIXTURES AND EQUIPMENT



PLUMBING PLAN

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

LEGEND:

- SANITARY LINE
- DRAIN
- VENT
- P(X) PLUMBING FIXTURE
- COLD WATER LINE
- HOT WATER LINE
- HB HOSE BIBB
- C.O. CLEAN OUT
- GAS HOT WATER HEATER

PLUMBING FIXTURE SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	MODEL #	DESCRIPTION
P1	LAVATORY	-	-	FINAL SELECTION BY OWNER
P2	TOILET	-	-	FINAL SELECTION BY OWNER
P3	BUILT IN SHOWER	-	-	FINAL SELECTION BY OWNER
P4	KITCHEN SINK	-	-	PLEASE NOTE THAT BOTH SANITARY AND POTABLE WATER LINE EXISTING FINAL SELECTION OF BY OWNER

\* BASIS OF DESIGN - COORDINATE ALL FINAL SELECTIONS W/ OWNER & G.C.

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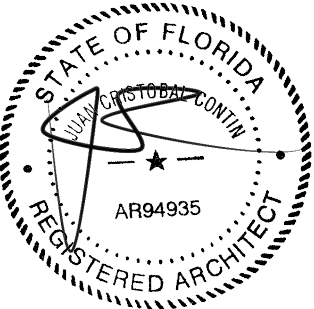
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- △
- △
- △
- △

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

PLUMBING PLAN

DRAWING STATUS:

DRAWING NUMBER:

P-01



SYS #	TONS	MANUF.	UNIT MODEL	MCA/ MOCP	A.H.U UNIT MODEL	CFM TOTAL	SEER	COOL BTUH	HEAT BTUH	AHRI CERT	SUC & LIQ LINE SIZE	NOTES
1	0.75	mitsubishi	MUZ-GL09NA-U1	MFG	MSZ-GL09NA-U1	364	24.6	9000	10900	10095215	3/8" & 1/4"	
<div><div>LEGEND</div><div><div><div><div><div><div></div></div></div><div>50 CFM EXHAUST FAN (V.T.O.)</div></div></div><div><div><div><div><div><div></div></div><div>REF LINES ON EXTERIOR OF BUILDING WALL IN PROTECTIVE METAL LINE CHASE, PAINT TO MATCH WALL</div></div><div><div><div></div></div><div>NOTE: THERE CAN BE NO OVERHANG OR OBSTRUCTION TO AIR FLOW DIRECTLY ABOVE CONDENSING UNIT</div></div><div><div><div></div></div><div>MIN 4 MIAMI-DADE APPROVED TIE DOWN CLIPS INSTALLED AS PER PROVIDED PRODUCT APPROVAL</div></div><div><div><div></div></div><div>REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS</div></div><div><div><div></div></div><div>4" CONCRETE SLAB 3" ABOVE ADJOINING FINISHED GRADE AS PER FMC 304.10 2-1/2" BEYOND UNIT ON ALL SIDES.</div></div><div><div><div></div></div><div>C.U. MOUNTING DETAIL</div></div></div></div></div></div></div>												

EQUIPMENT SCHEDULE & LEGEND

- PROVIDE & INSTALL A FORCED AIR SYSTEM INCLUDING, BUT NOT LIMITED TO AIR HANDLING UNIT AND A/C COMPRESSOR AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.
- MECHANICAL EQUIPMENT & FITTINGS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. WORK SHALL INCLUDE TRIM AND RELATED CONSTRUCTION AS REQUIRED.
- PROVIDE EXPERIENCED, WELL TRAINED WORKERS COMPETENT TO COMPLETE THE WORK AS SPECIFIED.
- UNLESS APPROVED BY THE DESIGNER, PROVIDE RELATED PRODUCTS AND ACCESSORIES FROM ONE MANUFACTURER.
- ALL WORK SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- SUB-CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURERS INSTALLATION, MAINTENANCE & WARRANTY INFORMATION.
- DELIVER, STORE & TRANSPORT MATERIALS TO AVOID DAMAGE TO THE PRODUCT AND OTHER WORK. REJECT ANY DAMAGED PRODUCTS DELIVERED TO JOB SITE.
- VERIFY LAYOUT AND C.F.M. REQUIREMENTS SHOWN ON DRAWINGS AND NOTIFY DESIGNER OF DISCREPANCIES.
- EXAMINE AND VERIFY THAT JOB CONDITIONS ARE SATISFACTORY FOR ACCEPTABLE WORK.
- MAINTAIN AND USE UP-TO-DATE TRADE STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
- DUCTWORK SHALL BE R-6 MINIMUM (3 POUNDS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIER) IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 IN ACCORDANCE WITH 181 TESTS.
- FLEXIBLE DUCT SHALL BE CLASS A IN ACCORDANCE WITH NAFFA STANDARDS 90A OR 90B INSTALLED STRICTLY AS DIRECTED BY MANUFACTURER, WITHOUT SAGS OR KINKS. MANUFACTURER'S INSTRUCTION SHALL BE AVAILABLE UPON REQUEST BY BUILDING OFFICIAL.
- REFRIGERANT PIPING SHALL BE COPPER, HAND DRAWN TYPE L ACR TYP, DEHYDRATED AND SEALED JOINTS TO BE HIGH TEMPERATURE BRAZING ALLOY NOT LESS THAN 5% SILVER.
- REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PER WHEN TESTED IN ACCORDANCE WITH ASTM E96. 017 FBC-M1411.6 AND SHALL BE COATED WITH UV PROTECTIVE PAINT WHERE EXPOSED.
- LIQUID AND SUCTION LINES TO BE SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- PROVIDE GASKETS AT ALL GRILLS AND DIFFUSERS.
- DRYER VENT SHALL BE MIN. 28 GAUGE METAL PIPE WITH SMOOTH INTERIOR SURFACE OR APPROVED METAL MATERIAL AND INSTALLED AND UTILIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND FMC 504.6 . MINIMUM SIZE OF EXHAUST DUCT SHALL BE 4" INTERIOR DIMENSIONS. MAXIMUM LENGTH SHALL NOT EXCEED 25' FROM DRYER LOCATION TO WALL, ROOF CAP OR ENGINEERED EXHAUST SYSTEM WITH BACK DRAFT DAMPER..
- BALANCED AIR RETURN - RETURN AIR SHALL BE 1 1/2 TIMES THE GROSS SECTIONAL AREA (SQ INCHES) OF THE SUPPLY DUCT ENTERING THE ROOM ITS SERVING & THE DOOR HAVING UNRESTRICTED 1" UNDERCUT. ALL SUPPLY AIR INTO THE MASTER SUITE SHALL BE INCLUDED.
- SIZING FOR THRU THE WALL, TRANSFER GRILLES SHALL USE 50 SQUARE INCHES TO 100 CFM OF SUPPLY AIR WITH UNRESTRICTED 1" DOOR UNDERCUT.
- DUCTS SHALL NOT BE INSTALLED IN OR WITHIN 6" OF THE GROUND.
- BATH EXHAUST SHALL BE CONSTRUCTED OF METAL AND TERMINATE TO THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FBC-M 501.2.1 DRYER VENT-MIN. 4" GALVANIZED METAL DUCT TO BE LISTED AND UL LABEL AND CONSTRUCTED AS PER FMC 504.6 AND VENTED TO THE EXTERIOR WITH BACK DRAFT DAMPER AS 504.4&5
- AC SHALL BE IN COMPLIANCE WITH FBC RESIDENTIAL 6TH(2017) EDITION
- AHU UNITS SHALL HAVE A DRAIN PAN WITH OVERFLOW SHUT OFF SWITCH
- MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED BY SECTION 1612.4
- CONDENSATE DRAIN LINES SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS. AS PER 2017 FBC-R318.5
- ALL ENVIRONMENTAL AIR EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM OPERABLE OPENINGS AS PER 2017 FMC 501.2.1.

GENERAL HVAC NOTES

K.O. ENERGY DESIGN, LLC

'efficiency by design'

KAREN OLIVER  
1470 NORTH CONGRESS AVE  
WEST PALM BEACH, FL 33409  
561.327.7272 FAX 561.333.0775  
FLORIDA STATE LICENSE #CACA15692

www.KoEnergyDesign.com

DRAWINGS FOR:

THE  
1375 GRINNELL  
RESIDENCE

1375 GRINNELL STREET  
KEY WEST, FLORIDA

DRAWING INFO

DATE	6/25/2018
SCALE	VARIES
JOB #	XXXX
DRAWN BY	D. MOYER

REVISIONS

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE K.O. ENERGY DESIGN, LLC. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING FROM K.O. ENERGY DESIGN, LLC.

NOTE:  
THE HEAT LOAD CALCULATIONS FOR THIS PROJECT WERE CALCULATED USING THE FOLLOWING GLAZING FENESTRATION DATA:  
U:1.01 SHGC:0.48

DocuSigned by:  
Karen Oliver  
561477A05D2941E...

KAREN OLIVER  
FLORIDA STATE LICENSE #CACA15692

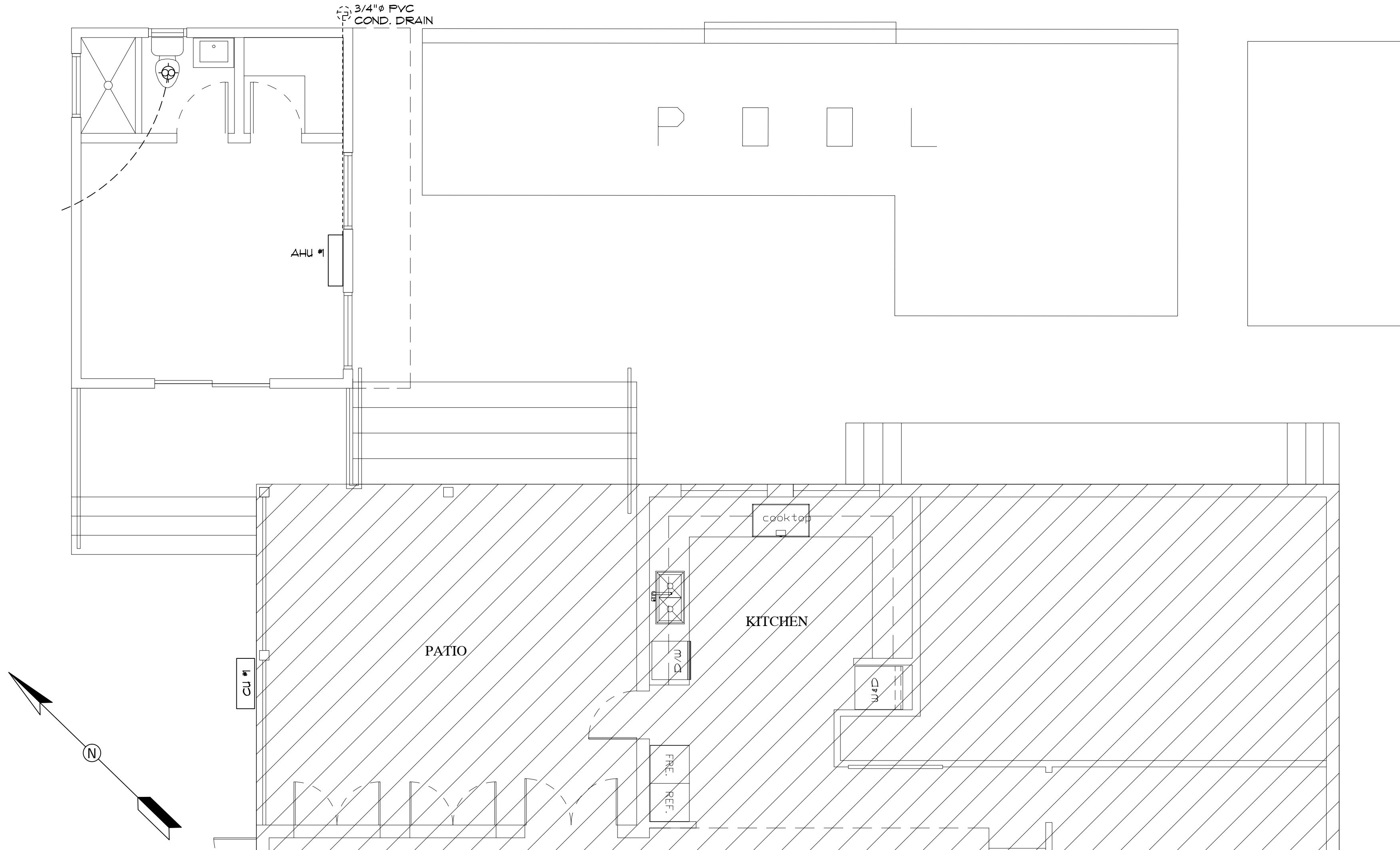
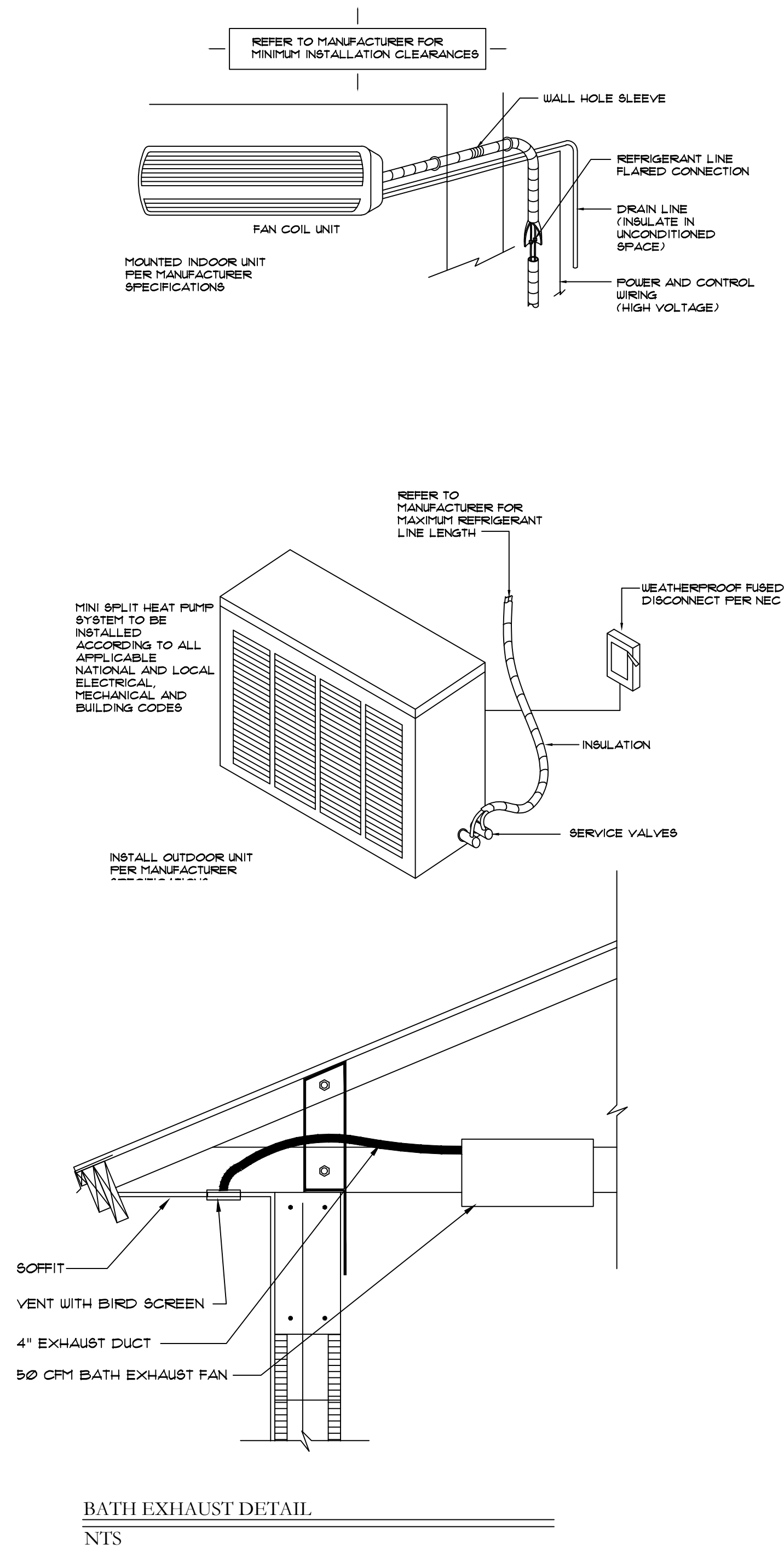
SHEET

M.1

FIRST FLOOR HVAC PLAN

Scale: 1/4" = 1'-0"

3





GENERAL NOTES:

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CONTIN  
ARCHITECTURE + DESIGN

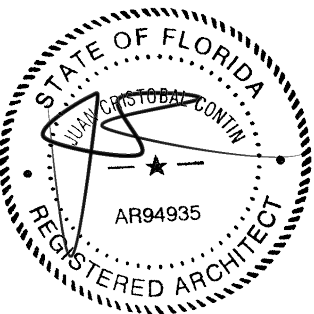
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

LEOHR LESLIE S R 2002 TRUST

PROJECT TITLE:

1317 GRINNELL STREET

PROJECT ADDRESS:

1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED:

DRAWN BY: JC

CHECKED BY: JC

REVISIONS:

- △
- △
- △
- △
- △

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

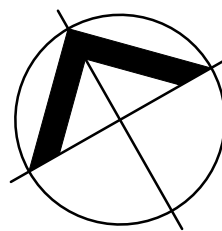
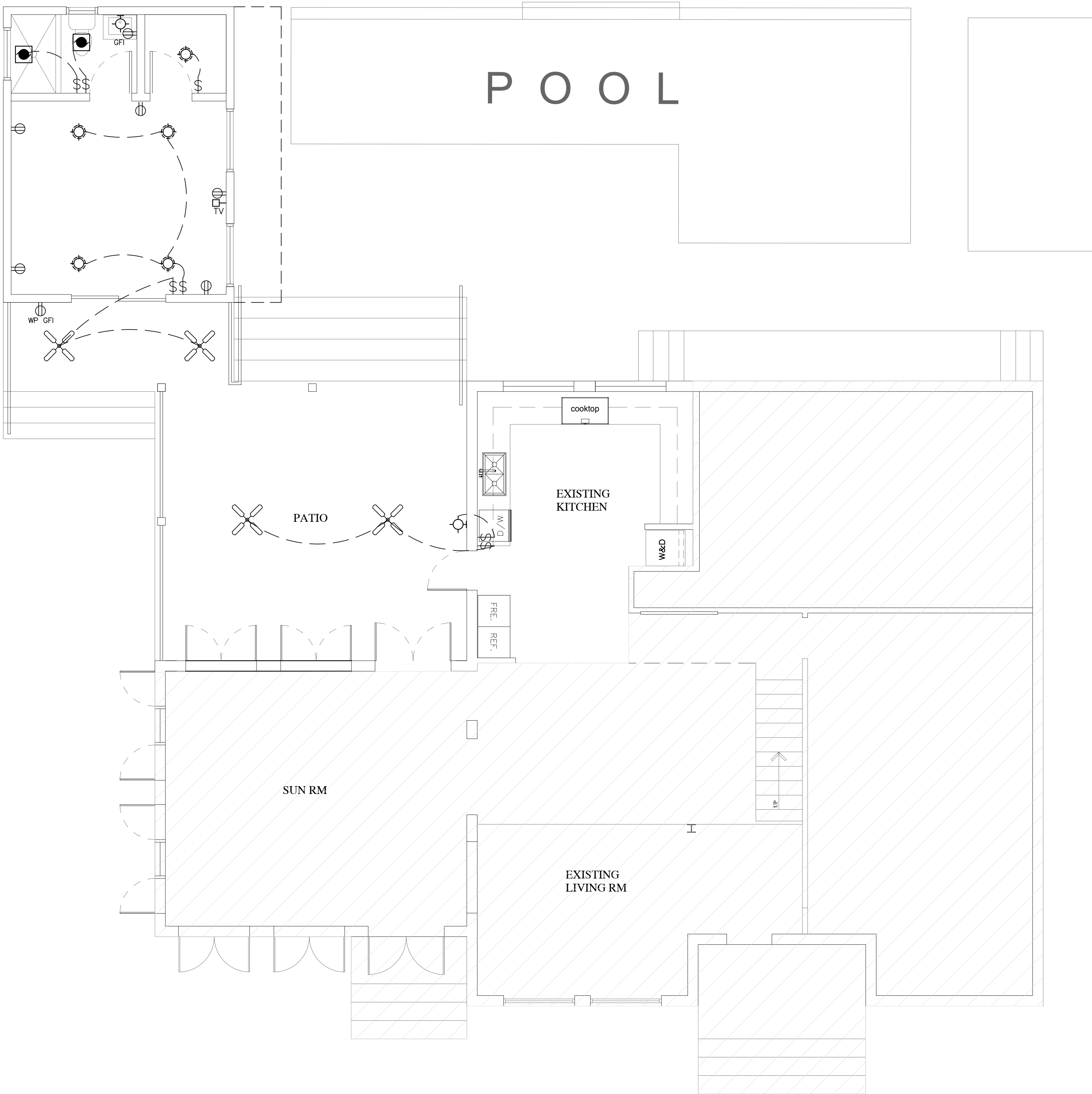
ELECTRICAL PLAN

DRAWING STATUS:

DRAWING NUMBER:

E-01

ELECTRIC SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FLUORESCENT LIGHT FIXTURE		EXHAUST FAN (DUCTED) WITH LIGHT
	SWITCHED WALL OUTLET		SURFACE MOUNTED LIGHT FIXTURE w/ VAPOR BARRIER
	GROUND FAULT INTERRUPTER WALL OUTLET		EYEBALL
	WATER PROOF WALL OUTLET		RECESSED LIGHT FIXTURE (HI HAT)
	WALL OUTLET		SURFACE MOUNTED INCANDESCENT FIXTURE
	20A, 120V SINGLE RECEPTACLE GROUNDING TYPE U.O.N. MOUNTED 18" AFF		LED TASK LIGHT
	220 WALL OUTLET		SURFACE MOUNTED INCANDESCENT FIXTURE
	240 WALL OUTLET & SPECIAL PURPOSE RECEPTACLE		WALL MOUNTED INCANDESCENT FIXTURE
	WALL OUTLET BOX & SINGLE POLE SWITCH - 20 AMP		EXTERIOR LED UP LIGHTS
	WALL OUTLET BOX & 3-WAY SWITCH - 20 AMP		SMOKE DETECTOR
	WALL OUTLET BOX & 4-WAY SWITCH - 20 AMP		TELEPHONE JACK
	CEILING MOUNTED PREWIRED GARAGE DOOR OUTLET		WALL HUNG TELEPHONE JACK
	SWITCH WITH CONVENIENCE OUTLET		T.V. OUTLET - COORDINATE W/ LOCAL CABLE COMPANY
	REOSTAT (DIMMER SWITCH)		PUSH BUTTON
	DISCONNECT		CHIMES
	ELECTRIC METER		
	ELECTRIC PANEL		
	CEILING FAN JUNCTION BOX		GARAGE DOOR OPENER



ELECTRICAL PLAN

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



1. COOLING AND HEATING LOADS ARE NOT CONCURRENT.
2. PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.
3. PROVIDE ALL A/C CONTROL IN SEPARATE 1/2" AS REQUIRED BY A/C DRAWINGS OR MANUFACTURER DIAGRAMS.
4. ALL LAVATORIES AND KITCHEN RECEPTACLES TO BE GFI TYPE.
5. TERRACE RECEPTACLES TO BE GFI TYPE.
6. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENTS CLEARANCES.
7. CIRCUIT WIRING REQUIRED TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V - 3 WIRE (LL-N); 240V - 2 WIRE (L-L) WHEN EQUIPMENT GROUND IS REQUIRED INCREASE CIRCUIT SIZE AS REQUIRED.
8. ALL WIRING TO BE COPPER, THHN/THWN TYPE RUN IN METALLIC CONDUIT OR ROMEX CABLE IF AHJ APPROVED.
9. ALL OUTDOOR RECEPTACLES AND SWITCHES TO BE MOUNTED +6" ABOVE COUNTER ( TO BOTTOM OF PLATE). UNLESS OTHERWISE NOTED DIFFERENT ON PLANS.
10. REFRIGERATOR RECEPTACLE TO BE MOUNTED +60" A.F.F.
11. ALL LAVATORY RECEPTACLES TO BE MOUNTED +42" A.F.F. UNLESS OTHERWISE NOTED DIFFERENT ON PLANS.
12. COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
13. KITCHEN TELEPHONE OUTLET TO BE MOUNTED +60" A.F.F.
14. ALL DUPLEX RECEPTACLES IN EXTERIOR AREAS TO BE OF WP, GFI TYPE.
15. PROVIDE EMPTY CONDUITS AS REQUIRED FOR TELEPHONE AND TV. SYSTEMS.
16. OUTDOOR UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNDER PAVED AREAS IT SHALL BE ENCASED IN CONCRETE. MINIMUM COVER SHALL BE 24 INCHES. A GROUNDING CONDUCTOR PROPERLY SIZED MUST BE INSTALLED AS PER N.E.C. 250 IF PVC IS USED.
17. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS CAST ALLOY W/THEADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
18. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
19. ELECTRICAL SYSTEM SHALL BE COMPLETELY & EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATCH EQUIPMENT SERVED.
20. MINIMUM WIRE SIZE SHALL BE #12 THHN/THWN.
21. ALL CONDUCTORS SHALL BE COPPER.
22. CONDUIT IN FINISHED AREAS SHALL BE CONCEALED.
23. CONDUIT IN UNFINISHED AREAS SHALL BE EXPOSED.
24. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
25. INSTALL NYLON PULL STRINGS IN ALL EMPTY CONDUITS FOR FUTURE USE.
26. ALL MATERIALS SHALL BE U.L. APPROVED.
27. WORKMANSHIP SHALL BE TO BEST RESIDENTIAL PRACTICE.
28. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR
29. RECESSED LIGHT FIXTURES OVER BATHTUB OR SHOWER SHALL BE COMPLETELY ENCLOSED AND VAPOR PROOF SUITABLE FOR WET LOCATIONS.
30. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODES AND REQUIREMENTS.

1. LIGHTING FIXTURES AND COLORS AS SELECTED BY ARCHITECT/ OWNER
2. E.C. TO PROVIDE COUNTER SPACE RECEPTACLES GFI AS PER 210.52C.1 @ 48" O.C (TYP).
3. ALL APPLIANCES DISCONNECTS TO BE ACCESSIBLE AS PER NEC 422 (TYP)  
COORDINATE WITH OTHER TRADES TO PROVIDE CLEARANCES AS REQUIRED.
4. VERIFY ALL ELECTRICAL OUTLETS, PHONE AND TV OUTLETS LOCATION W/ ARCHITECT PRIOR TO INSULATION.
5. LIGHTING FIXTURES IN CLOSETS TO COMPLY W/ NEC 410.8 (TYP).
6. E.C. TO PROVIDE ALL RECEPTACLE SPACING AS PER NEC 210.52 (TYP).
7. PROVIDE AFCI BREAKERS FOR BEDROOMS AS REQUIRED BY NEC 210.12 (TYP).
8. BRACE J. BOX FOR CEILING FAN NEC 422.18 (TYP)
9. COORDINATE LOCATION OF AHU DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP  
NEC REQUIRED CLEARANCE. PROVIDE ALL A/C CONTROLS IN SEPARATE CONDUITS AS REQUIRED.
10. COORDINATE EXACT LOCATION IN FIELD AND WORK MECHANICAL DRAWINGS.  
SEE A/C SCHEDULE FOR ELECTRICAL INFORMATION.
11. ALL EXTERIOR OUTLETS TO HAVE W/ "IN" COVERS

ITEM	PANEL A WATTS	PANEL B WATTS	PANEL C WATTS
SQ. FT	3,019		390
GENERAL LIGHTING (3W/S.F.)	9,057	0	1,170
SMALL APPLIANCES	1,500	1,500	800
RANGE	5,000		
REFRIGERATOR 1	1,000		
GARAGE DOOR			
WASHER	1,500		
NEW LIGHTING CIRCUITS			
HOT WATER			
GARAGE OUTLES	1,500		
HYDROMASSAGE			
BATHROOM OUTLETS	1,500		800
DISPOSAL	750		
DISHWASHER	1,200		
DRYER	5,000		
KITCHEN OUTLETS	3,000		
HOOD	800		
SMOKE DETECTOR	1,000		
BEDROOM OUTLETS			
COFFEE MAKER			
WINE COOLER			
MICROWAVE	1,000		
OVEN	6,000		
POOL PUMP		3,000	
POOL LTS		800	
PANEL C	2,770		
LTS. AND RECEP.TS.		960	
CONNECTED LOAD: (LESS A/C)	42,577	6,260	2,770
FIRST 10KW @ 100%	10,000	10,000	10,000
BAL. @40%	13,031	-1,496	-2,892
A/C OR HTG. @ 100%	10,000	0	5,000
DEMAND LOAD:	33,031	8,504	12,108
AMPS @ 240/120V. 1PH	138	35	50
BREAKER SIZE	200	100	50
NEUTRAL LOAD	PANEL A WATTS	PANEL B WATTS	PANEL C WATTS
LIGHTING, WASHER, SMALL APPLIANCES	12,057	1,500	1,970
3KW @ 100%	3,000	3,000	3,000
BALANCE @ 35%	3,170	-525	-361
RANGE @ 70%	3,500	0	0
DRYER @ 70%	3,500	0	0
EXTERIOR LIGHTING & RECEPTACLES	0	0	0
GATE	0	0	0
BATHROOM (GFI)	1,500	0	800
DISPOSAL	750	0	0
DISHWASHER	1,200	0	0
JACUZZI (GFI)	0	0	0
120V. APPLIANCES	1,600	1,600	1,600
TOTAL NEUTRAL W.:	18,220	4,075	5,040
NEUTRAL AMPS (N.W./240)	76	17	21

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JUAN CRISTOBAL CONTIN

B26 S. FEDERAL HIGHWAY

## LEOHR LESLIE S R 2002 TRUST

## 1317 GRINNELL STREET

## 1317 GRINNELL STREET

KEY WEST, FLORIDA

DATE: 16 JULY, 2018

ISSUED: \_\_\_\_\_

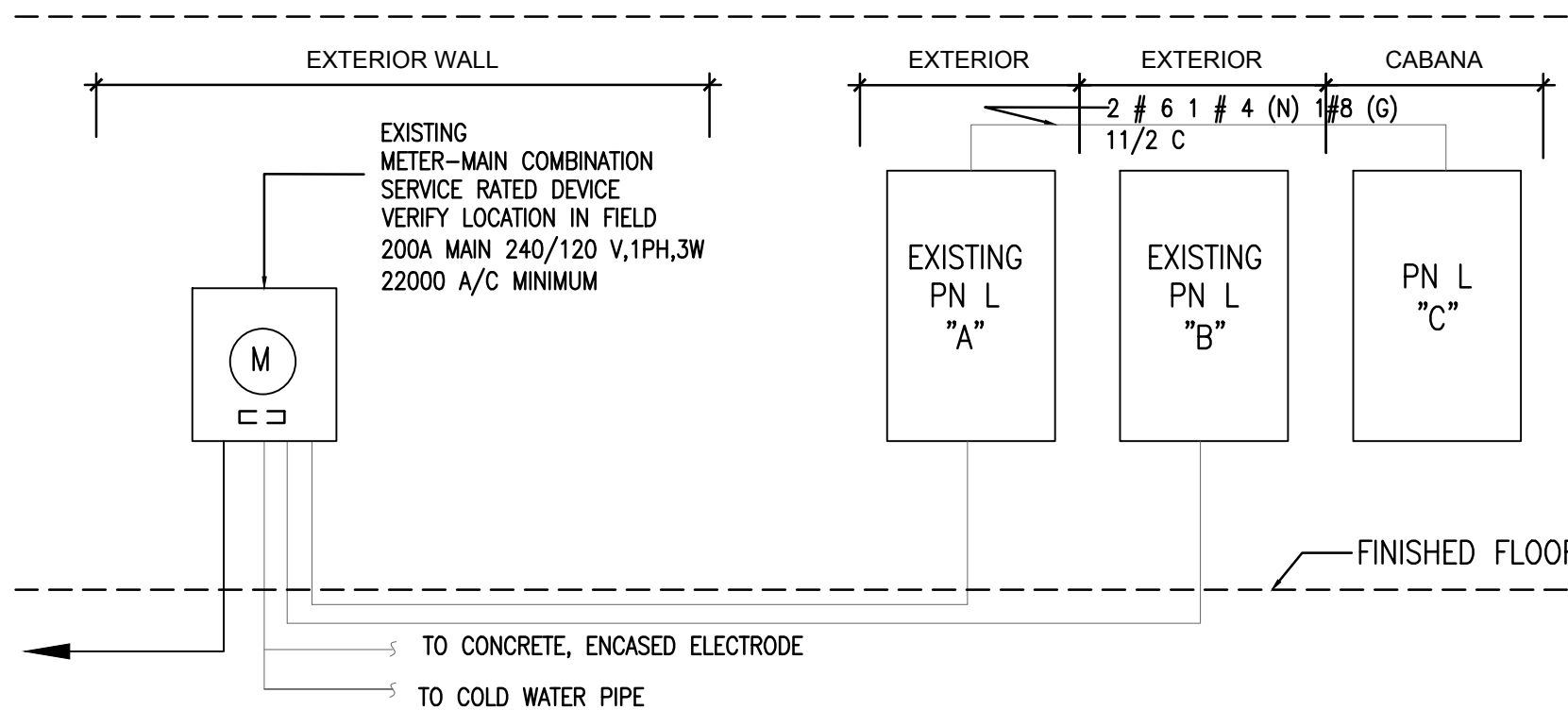
DRAWN BY: \_\_\_\_\_ JC

CHECKED BY: \_\_\_\_\_ JC

AS SHOWN

## ELECTRICAL PLAN

# E-02



TYPE LOAD CENTER				PANEL "C" CABANA NEMA 3R				MAIN BUS 50			
SERVICE 1 $\phi$ 3W								NEUTRAL 50 FULL			
VOLTAGE 120/240								MAIN 50 MLO			
MOUNTING FLOSH								LOCATION CABANA			
POLES 12								SEE PLAN			
LOAD	COND	WIRE	TRIP	DESCRIPTION	C K T	C K T	DESCRIPTION	TRIP	WIRE	COND	LOAD
6500	3/4	6	60	CU 1	1	2	BATHROOM RECEPTACLE	15	14	1/2	800
			$\underline{\Delta}$	$\underline{\Delta}$	3	4	AIR HANDLER 1	60	6	3/4	10000
800	1/2	12	20	SMALL APPLIANCES G.F.	5	6	$\underline{\Delta}$ $\blacktriangle$	$\underline{\Delta}$			
				FUTURE	7	8	FUTURE				
					9	10					
					11	12					

▲ DENOTES COOLING AND HEATING LOAD ARE NON CON-CURRENT

\* DENOTES CKTS TO BE PROVIDED WITH GFI TYPE CKT, BREAKER

# ELECTRICAL RISE R

SCALE :  $1/4'' = 1'-0''$



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 23, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY ACCESSORY STRUCTURE AND CONVERSION OF REAR PORTION OF HOUSE INTO A COVERED PATIO. DEMOLITION OF NON-HISTORIC ACCESSORY STRUCTURE AND PARTIAL DEMOLITION OF EAST AND NORTH EXTERIOR WALLS OF MAIN HOUSE.**

**#1317 GRINNELL STREET**

**Applicant – Juan Contin, Architects    Application #H17-03-0058**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION





### Disclaimer

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

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

### Summary

**Parcel ID** 00039320-000000  
**Account #** 1040061  
**Property ID** 1040061  
**Millage Group** 10KW  
**Location** 1317 GRINNELL ST, KEY WEST  
**Address**  
**Legal** KW WEBB REALTY CO SUB PB1-42 PT LOTS 4-5 SQR 7 TR 18 OR302-59/60 OR466-19/20 OR477-263 OR821-335 OR877-1595 OR896-981 OR1143-1831/32R/S OR2284-961/62 OR2327-955/56 OR2373-777 OR2799-2367/68  
**Description**  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6131  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** The Webb Realty Co  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

LEOHR LESLIE S R 2002 TRUST  
 C/O LEOHR DOUGLAS C TRUSTEE  
 2247 ROLLINGWOOD DR  
 MEDINA OH 44256

### Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$1,002,076	\$307,233	\$305,383	\$290,501
+ Market Misc Value	\$57,898	\$61,690	\$54,056	\$50,552
+ Market Land Value	\$620,612	\$1,088,035	\$962,556	\$818,299
= Just Market Value	\$1,680,586	\$1,456,958	\$1,321,995	\$1,159,352
= Total Assessed Value	\$1,680,586	\$720,205	\$715,199	\$709,523
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,680,586	\$695,205	\$690,199	\$684,523

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	7,475.00	Square Foot	81.25	92

### Buildings

<b>Building ID</b> 3082	<b>Exterior Walls</b> CUSTOM
<b>Style</b> 2 STORY ELEV FOUNDATION	<b>Year Built</b> 1963
<b>Building Type</b> S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b> 2008
<b>Gross Sq Ft</b> 3121	<b>Foundation</b> WD CONC PADS
<b>Finished Sq Ft</b> 2017	<b>Roof Type</b> GABLE/HIP
<b>Stories</b> 2 Floor	<b>Roof Coverage</b> METAL
<b>Condition</b> GOOD	<b>Flooring Type</b> CONC S/B GRND
<b>Perimeter</b> 316	<b>Heating Type</b> FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b> 0	<b>Bedrooms</b> 3
<b>Economic Obs</b> 0	<b>Full Bathrooms</b> 3
<b>Depreciation %</b> 8	<b>Half Bathrooms</b> 0
<b>Interior Walls</b> WALL BD/WD WAL	<b>Grade</b> 700
	<b>Number of Fire Pl</b> 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	678	0	0



Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,017	2,017	0
OPU	OP PR UNFIN LL	76	0	0
OUU	OP PR UNFIN UL	350	0	0
<b>TOTAL</b>		<b>3,121</b>	<b>2,017</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2008	2009	1	2088 SF	5
WOOD DECK	2008	2009	1	295 SF	4
RES POOL	2008	2009	1	456 SF	2
DET CABANA	2008	2009	1	150 SF	4

### Sales

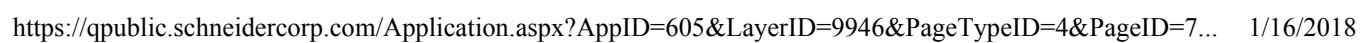
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/2/2016	\$1,985,000	Warranty Deed		2799	2367	01 - Qualified	Improved
3/29/2007	\$950,000	Warranty Deed		2284	961	Q - Qualified	Improved
9/1/1990	\$256,000	Warranty Deed		1143	1831	Q - Qualified	Improved
10/1/1983	\$50,000	Warranty Deed		896	981	Q - Qualified	Vacant
11/1/1980	\$32,500	Warranty Deed		821	335	Q - Qualified	Vacant
2/1/1970	\$4,210	Conversion Code		477	263	Q - Qualified	Vacant

### Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
13-0958	3/13/2013		\$4,500	Residential	INSTALL 1 18,000 BTU MITSUBISHI MINI-SPLIT UNIT NO OUTSIDE LINES, CONDENSER UNIT ON SLAB. 10' FROM PROPERTY LINE. UNIT WILL BE OVER CONCRETE SLAB & MUST BE AT LEAST 5' SETBACK FROM PROPERTY LINES. NO EXTERIOR LINES.
13-0691	2/27/2013		\$40,000	Residential	INFILL EXISTING ROOFED PORCH ADD WINDOW
13-0692	2/27/2013		\$1,000	Residential	ADD SEVEN (7) RECEPTACLES & ONE LIGHT, ONE (1) SWITCH.
8-865	3/27/2008	12/31/2008	\$1,000		SET 120 DFAL TANK ON PAD
08-0225	1/30/2008	12/31/2008	\$2,400	Residential	REPLACE A-FRAME ROOF WITH SHED ROOF
8-225	1/30/2008	12/31/2008	\$2,400		REPLACE A FRAME ROOF WITH SHED ROOF
07-4620	12/10/2007	12/31/2008	\$6,300	Residential	WIRE & HOOKUP THE POOL EQUIPMENT, ONE POOL LIGHT, TWO MOTORS, AND 1 HEATER, INSTALL 100 AMP SUB-PANEL FOR POOL EQUIPMENT
07-5290	12/10/2007	12/31/2008	\$258,000	Residential	REMOVE EXISTING V-CRIMP AND REPLACE WITH SAME 1800 SF, ELECTRICAL INTERIOR RENOVATION, INSTALL TV AND PHONE CABLE, PLUMBING ROUGH & SET PLUMBING FIXTURES & APPLIANCES, INSTALL 2-3 TON CENTRAL AIR 13 OUTLETS, 300 SF ADD TO COVER DECK, ADD ENCLOSED SPACE 70SF, CERMIC TILE 300SF, REPLACE WINDOWS, DOORS, KITCHEN CABINETS, ADD 3 6X6 POSTS ON SOUTH ELEVATION.
07-5112	11/27/2007	12/31/2008	\$4,500	Residential	CONSTRUCT TWO PERGOLAS ONE 168 SF AND ONE 126 SF
07-4884	11/6/2007	11/15/2007	\$1,800	Residential	REPLACE ALL PERIMETER PLUMBING DUE TO BREAKAGE BY LANDSCAPER
7-4800	10/22/2007	12/31/2008	\$10,000		CONSTRUCT POOL DECK ON GRADE
7-4425	9/21/2007	12/31/2008	\$3,800		UPGRADE SVC FROM 150 TO 200 AMP HOOK UP AC UNIT RELO W/D R/R OUTLETS, RECEPTACLES, SWITCHES, TV JACKS
7-4324	9/19/2007	12/31/2008	\$20,000		CONSTRUCT WOOD PRIVACY FENCE-TOTAL OF 348LF 4'H WITH 2'H LOUVRE
7-3315	7/5/2007	10/1/2007	\$200		CAP EXISTING SEWER & WATER TO ALLOW HOME TO BE DEMO'D
01-4071	1/3/2002	9/5/2002	\$1	Residential	ROOFING

### Sketches (click to enlarge)





## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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