



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

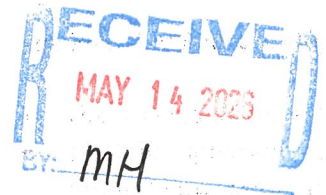
Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

| Application Fee Schedule     |                    |
|------------------------------|--------------------|
| Variance Application Fee     | \$ 2,680.19        |
| Advertising and Noticing Fee | \$ 376.81          |
| Fire Department Review Fee   | \$ 134.01          |
| <b>Total Application Fee</b> | <b>\$ 3,191.01</b> |

| After the Fact Application Fee Schedule |                    |
|-----------------------------------------|--------------------|
| After the Fact Variance Application Fee | \$ 5,360.39        |
| Advertising and Noticing Fee            | \$ 376.81          |
| Fire Department Review Fee              | \$ 134.01          |
| <b>Total Application Fee</b>            | <b>\$ 5,871.21</b> |

### Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.



- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

### Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions **(existing and proposed)** of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions **(existing and proposed)**.
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 522 FRONT ST

Zoning District: HRCC-1

Real Estate (RE) #: 00000330-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: TADD MAUDLIN Mailing Address: 1621 ROSE ST UNIT 2

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305 690-1028 Office: SAME Fax: N/A

Email: TADD@BLASTBEERCO.COM

PROPERTY OWNER: (if different than above)  
Name: 524 FRONT STREET LLC (WILL LANGLEY) Mailing Address: 336 DUVAL ST.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305 394-9020 Office: 305 294-5155 Fax: 305 296-0946

Email: WILL@KEYSREALESTATE.COM

Description of Proposed Construction, Development, and Use: ADD A FREESTANDING, WHITE SOLID ALUMINUM FLAT ROOFED PERGOLA OVER EXISTING CONCRETE PAVED PATIO AREA

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

- INCREASE BUILDING COVERAGE BY 525 FT<sup>2</sup>, 7%.
- MATERIAL, COLOR AND HEIGHT DESIGNED TO MATCH EXISTING BALCONY FASCIA TO MINIMIZE OBSTRUCTION OF ARCHITECTURE.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

| Site Data Table                       |                       |                           |           |                  |
|---------------------------------------|-----------------------|---------------------------|-----------|------------------|
|                                       | Code Requirement      | Existing                  | Proposed  | Variance Request |
| Zoning                                | HRCC-1                |                           |           |                  |
| Flood Zone                            | AE-7                  |                           |           |                  |
| Size of Site                          | 7,836 FT <sup>2</sup> |                           |           |                  |
| Height                                |                       |                           |           |                  |
| Front Setback                         |                       |                           |           |                  |
| Side Setback                          | 2.5 FT                | 0 FT                      | 3 FT      | N/A              |
| Side Setback                          |                       |                           |           |                  |
| Street Side Setback                   |                       |                           |           |                  |
| Rear Setback                          |                       |                           |           |                  |
| F.A.R                                 |                       |                           |           |                  |
| Building Coverage                     | 50%                   | 5,090 FT <sup>2</sup> 65% | 5,615 72% | 525 + 7%         |
| Impervious Surface                    | 70%                   | 7,772 FT <sup>2</sup> 99% | 99%       | 0                |
| Parking                               |                       |                           |           |                  |
| Handicap Parking                      |                       |                           |           |                  |
| Bicycle Parking                       |                       |                           |           |                  |
| Open Space/ Landscaping               |                       |                           |           |                  |
| Number and type of units              |                       |                           |           |                  |
| Consumption Area or Number of seats ? |                       |                           |           |                  |

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

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

## Standards for Considering Variances

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

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

BUILDING FRONT ENTRY DOORS ARE LOCATED 62 FEET FROM THE PROPERTY LINE AT THE SIDEWALK ON FRONT STREET. ADJOINING PROPERTIES ON EITHER SIDE ARE ON THE SIDEWALK OR LESS THAN 10 FEET. TO THEIR FRONT DOORS.

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

THE EXTERIOR OF THE BUILDING APPEARS TO BE ORIGINAL.

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

I BELIEVE HAVING A STOREFRONT SET BACK 62 FEET FROM PEDESTRIANS IS A UNIQUE CIRCUMSTANCE.

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

LACK OF VISIBILITY AND HARC SIGNAGE RESTRICTIONS ON SIZE AND LOCATION MAKE IT DIFFICULT TO ATTRACT CUSTOMERS, OUR CURRENT LEASED AREA AS IS DOES NOT LOOK LIKE A FUNCTIONING BUSINESS,

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

YES. BY ADDING 525 FT<sup>2</sup> OF COVERED, OPEN AIRED RESTAURANT SPACE THAT WILL BE 36 FEET FROM THE SIDEWALK WE EXPECT TO APPEAR ATTRACTIVE TO PASSING CUSTOMERS.

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

I FIND NO REASON THAT THIS WOULD BE INJURIOUS OR DETRIMENTAL AS IT IS DESIGNED FOR HIGH WIND CONDITIONS.

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

NOPE. I'M JUST TRYING TO DO MY BEST HERE WITH WHAT I HAVE TO WORK WITH.

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

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

**REQUIRED SUBMITTALS:** All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☒ Pre-application meeting form
- ☒ Notarized verification form signed by property owner or authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed *EMAIL*
- ☐ Monroe County Property record card *EMAIL*
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application) *CALL FOR UPDATE*
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Meeting Date: 5.5.26 Zoning District: HRCC-1

Address/Location: 4 524 Front St

Request: Variance for building coverage

Type of Application: Variance

Attendees: Ben Gayman, Applicant

Notes:

Discussed Application and Submittals.



**City of Key West  
Planning Department**

**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Benton William Langley as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of 524 Front Street LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Tadd Maudlin  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 22nd of April, 2020  
*Date*

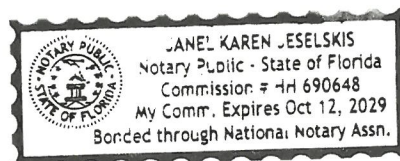
by Benton William Langley  
*Name of person with authority to execute documents on behalf of entity owner*

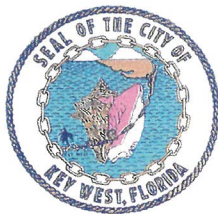
He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

Janel K. Jeselskis  
*Name of Acknowledger typed, printed or stamped*

HH 690648  
*Commission Number, if any*





**City of Key West  
Planning Department  
Verification Form**  
(Where Applicant is an entity)

I, Benton William Langley, in my capacity as Manager  
(print name) (print position; president, managing member)  
of 524 Front Street LLC  
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

524 Front Street, Key West, FL 33040  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Faul

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 22nd of April, 2020 by

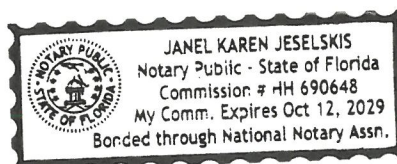
Benton William Langley  
Name of Applicant

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

Janel K. Jeselskis  
Notary's Signature and Seal

Janel K. Jeselskis  
Name of Acknowledger typed, printed or stamped

HH690648  
Commission Number, if any



Prepared by and return to:

**Gregory S. Oropeza**

**Attorney**

**Oropeza Stones & Cardenas, PLLC**

**221 Simonton Street**

**Key West, FL 33040**

**(305) 294-0252**

File Number: **25-155**

Consideration: **\$3,750,000.00**

Parcel Identification No.: **00000330-000000**

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 18 day of **March, 2025** between **524 Front, LLC, a Florida limited liability company** whose post office address is **513 W Broad St, Apt. 310, Falls Church, VA 22046** of the County of **Fairfax**, State of **Virginia**, grantor\*, and **524 Front Street, LLC, a Florida Limited Liability Company** whose post office address is **336 Duval Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

**On the Island of Key West, County and State aforesaid, reference being had to C.W. Tift's map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, Six (6) inches, from Ann Street and running thence along said Front Street in a Northeasterly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Ninety- two (92) feet; thence at right angles in a Southwesterly direction twenty (20) feet, six (6) inches; thence at right angles in a Southeasterly direction Eight (8) feet; thence at right angles in a Southwesterly direction Fifty-nine (59) feet Six (6) inches; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the place of beginning.**

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

524 Front, LLC, a Florida limited liability company,

Cynthia Allen

Witness

Printed Name: Cynthia Allen

Address: 6018 Irish Hill Dr. Houston, Tx 77053

Fred Hassani

Fred Hassani, as Authorized Member

Tara Melissa Allen

Witness

Printed Name: Tara Melissa Allen

Address: 8125 Quail Hill Ln, Prince George VA 23875

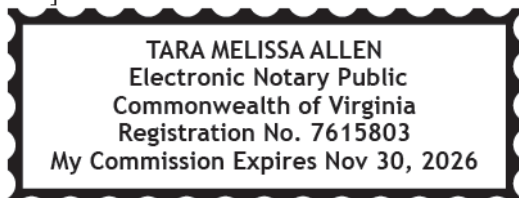
State of Virginia

County of Prince George

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of March, 2025 by Fred Hassani, Authorized Member of 524 Front, LLC, who ☐ are personally known or ☒ have produced a driver's license as identification.

Tara Melissa Allen

[Notary Seal]



Notary Public

Printed Name: Tara Melissa Allen

My Commission Expires: 11/30/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

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

### Summary

Parcel ID 00000330-000000  
 Account# 1000329  
 Property ID 1000329  
 Millage Group 10KW  
 Location 524 FRONT St, KEY WEST  
 Address  
 Legal KW PT LT 2 AND 3 SQR 6 G49-643 OR661-152 OR833-1204  
 Description OR1489-1301 OR1665-439 OR1665-443 OR1965-1371 OR2808-651 OR3317-1783  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32020  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

524 FRONT STREET LLC  
 336 Duval St  
 Key West FL 33040

### Valuation

|                            | 2025 Certified Values | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$1,371,281           | \$1,371,281           | \$1,393,574           | \$1,071,980           |
| + Market Misc Value        | \$5,887               | \$5,194               | \$5,311               | \$5,429               |
| + Market Land Value        | \$2,068,704           | \$1,896,312           | \$1,896,312           | \$1,723,920           |
| = Just Market Value        | \$3,445,872           | \$3,272,787           | \$3,295,197           | \$2,801,329           |
| = Total Assessed Value     | \$3,304,005           | \$3,003,641           | \$2,730,583           | \$2,482,349           |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$3,445,872           | \$3,272,787           | \$3,295,197           | \$2,801,329           |

### Historical Assessments

| Year | Land Value  | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$1,896,312 | \$1,371,281    | \$5,194         | \$3,272,787         | \$3,003,641    | \$0          | \$3,272,787   | \$0                 |
| 2023 | \$1,896,312 | \$1,393,574    | \$5,311         | \$3,295,197         | \$2,730,583    | \$0          | \$3,295,197   | \$0                 |
| 2022 | \$1,723,920 | \$1,071,980    | \$5,429         | \$2,801,329         | \$2,482,349    | \$0          | \$2,801,329   | \$0                 |
| 2021 | \$1,551,528 | \$1,070,760    | \$5,546         | \$2,627,834         | \$2,256,681    | \$0          | \$2,627,834   | \$0                 |
| 2020 | \$1,551,528 | \$1,070,760    | \$5,663         | \$2,627,951         | \$2,051,529    | \$0          | \$2,627,951   | \$0                 |
| 2019 | \$732,862   | \$1,126,384    | \$5,781         | \$1,865,027         | \$1,865,027    | \$0          | \$1,865,027   | \$0                 |
| 2018 | \$2,422,500 | \$0            | \$0             | \$2,422,500         | \$2,422,500    | \$0          | \$2,422,500   | \$0                 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

| Land Use | Number of Units | Unit Type   | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1200)   | 7,836.00        | Square Foot | 80       | 78.4  |

## Buildings

|                |                     |                    |                |           |
|----------------|---------------------|--------------------|----------------|-----------|
| Building ID    | 39054               | Exterior Walls     | CONC BLOCK     |           |
| Style          |                     | Year Built         | 1977           |           |
| Building Type  | 1 STY STORE-C / 11C | EffectiveYearBuilt | 2003           |           |
| Building Name  |                     | Foundation         |                |           |
| Gross Sq Ft    | 12187               | Roof Type          | FLAT OR SHED   |           |
| Finished Sq Ft | 9672                | Roof Coverage      | ROLLED COMPOS  |           |
| Stories        | 2 Floor             | Flooring Type      |                |           |
| Condition      | GOOD                | Heating Type       | FCD/AIR DUCTED |           |
| Perimeter      | 978                 | Bedrooms           | 1              |           |
| Functional Obs | 0                   | Full Bathrooms     | 1              |           |
| Economic Obs   | 0                   | Half Bathrooms     | 0              |           |
| Depreciation % | 30                  | Grade              | 400            |           |
| Interior Walls |                     | Number of Fire Pl  | 0              |           |
| Code           | Description         | Sketch Area        | Finished Area  | Perimeter |
| OPX            | EXC OPEN PORCH      | 1,172              | 0              | 532       |
| FLA            | FLOOR LIV AREA      | 9,672              | 9,672          | 966       |
| PTO            | PATIO               | 1,343              | 0              | 159       |
| TOTAL          |                     | 12,187             | 9,672          | 1,657     |

## Yard Items

| Description  | Year Built | Roll Year | Size    | Quantity | Units  | Grade |
|--------------|------------|-----------|---------|----------|--------|-------|
| FENCES       | 2000       | 2001      | 10 x 10 | 1        | 100 SF | 5     |
| WROUGHT IRON | 2004       | 2005      | 3 x 34  | 1        | 102 SF | 4     |
| WROUGHT IRON | 2004       | 2005      | 6 x 42  | 1        | 252 SF | 4     |
| RW2          | 2004       | 2005      | 2 x 40  | 1        | 80 SF  | 4     |

## Sales

| Sale Date | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 3/18/2025 | \$3,750,000 | Warranty Deed   | 2494655           | 3317      | 1783      | 01 - Qualified     | Improved           |         |         |
| 7/28/2016 | \$2,350,000 | Warranty Deed   |                   | 2808      | 651       | 02 - Qualified     | Improved           |         |         |
| 1/2/2004  | \$3,000,000 | Warranty Deed   |                   | 1965      | 1371      | Q - Qualified      | Improved           |         |         |
| 2/1/1976  | \$108,200   | Conversion Code |                   | 661       | 152       | Q - Qualified      | Improved           |         |         |

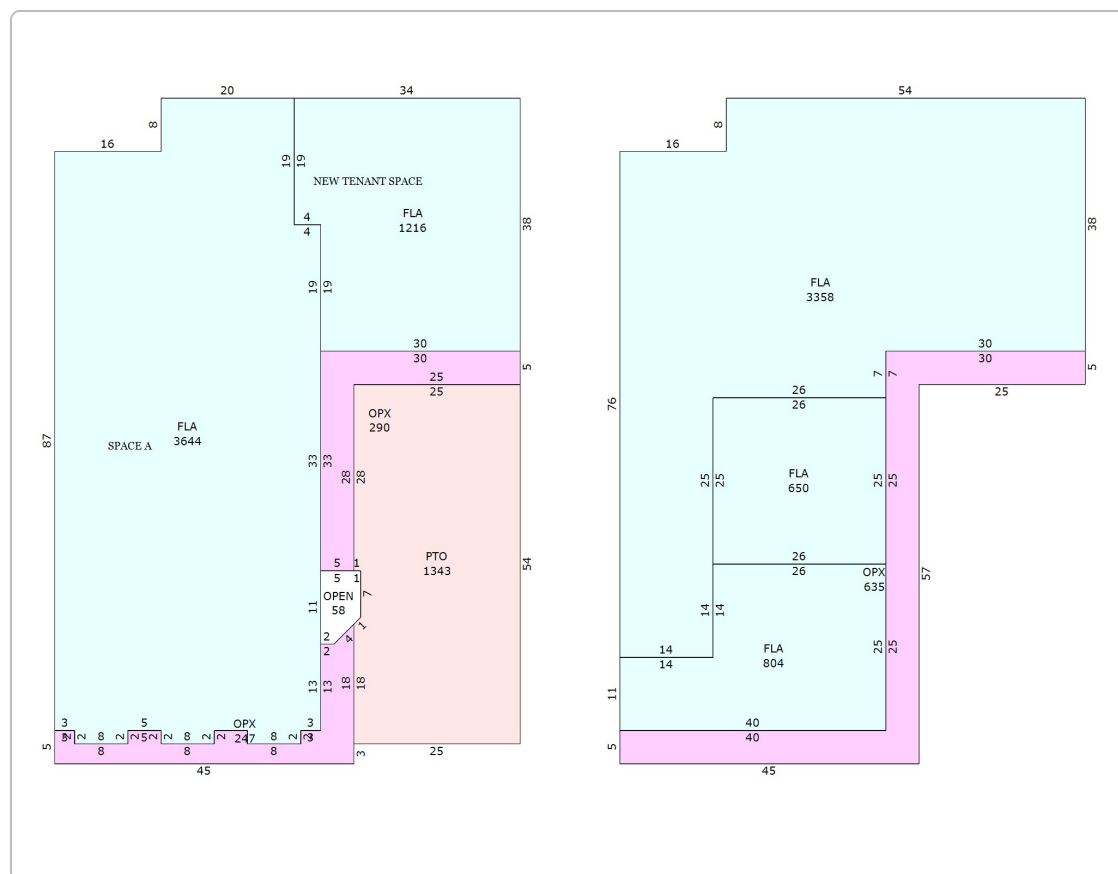
## Permits

| Number       | Date Issued | Status    | Amount    | Permit Type | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------|-------------|-----------|-----------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BLD2025-1836 | 08/04/2025  | Active    | \$350     | Residential | 24" circle and door logo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| BLD2024-2800 | 11/01/2024  | Completed | \$22,500  | Commercial  | Change Out 10 Ton Package Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BLD2023-1965 | 07/18/2023  | Completed | \$2,000   | Commercial  | New 20"x36" sign with 4x4 post *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| BLD2023-1106 | 05/16/2023  | Completed | \$500     | Residential | suppression test in mobile ventless exhaust hood system Electrical connection by others                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BLD2023-0763 | 05/05/2023  | Completed | \$0       |             | Installation of One (1) Ruud 7½ Ton Split System, Install Metal Duct, Install Indoor & Outdoor Units for Walk-in Cooler, and Ducting for Bathroom Exhaust Fans.                                                                                                                                                                                                                                                                                                                                                                                                                |
| BLD2023-0148 | 01/17/2023  | Completed | \$25,000  | Commercial  | New Bar and HC Bathroom - Rough ant Set 1-Toilet,1-Lav,1-Water Heater,1-Ice machine,2-Hand sink 1-Grease Trap,2-Dishwasher,3-sink,tie into existing sewer and water.                                                                                                                                                                                                                                                                                                                                                                                                           |
| BLD2022-2209 | 07/28/2022  | Completed | \$0       |             | SEPARATING EXISTING RETAIL STORE FROM FUTURE RESTAURANT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| BLD2022-1986 | 07/20/2022  | Completed | \$42,500  | Commercial  | Previous scope of work - Build a partition wall, new dressing rooms, move bath door *NOC Required* TJO Revised scope of work to include the following, New/additional scope of work: 1) Retail side a. Frame new fitting room and storage area (included in original scope but configuration is changed) b. Move door in employee bath c. Add entry to back room/area from retail space 2) Proposed Kitchen/Bar/Seating areas a. Change entry to men's bath b. Reconfigure mop utility area c. Build new woman's ADA bath d. Build out kitchen area e. Build out bar 7/15/2022 |
| 17-00000793  | 02/27/2017  | Expired   | \$8,300   | Commercial  | INSTALL NEW PLUMBING DWV AND HOT COLD WATER LINES, ONE BATHROOM HANDICAP ADA, SET PLUMBING FIXTURES AND INSTALLED READY FOR USE. NOC REQUIRED.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17-595       | 02/27/2017  | Completed | \$74,450  | Commercial  | INTERIOR WORK ONLY. RENOVATIONS OF 2200 SF OF EXISTING OFFICE, TO REARRANGE OFFICE ROOMS NEW ACOUSTIC CEILINGS AND ENLARGE 2 EXISTING BATHROOMS OF THIS OFFICE SPACE TO ADA COMPLIANT BATHROOMS. RENOVATE EXISTING APARTMENT TO CONVERT 400 SF OF EXISTING STORAGE RM TO BEDROOM AND FULL BATHROOM, NEW FLOOR TILE TO MATCH EXISTING ADD DORRS AND WOOD TRIMS.                                                                                                                                                                                                                 |
| 17-0453      | 02/07/2017  | Completed | \$7,800   | Commercial  | BRANCH CIRCUITS FOR GENERAL RECEPTACLES, GENERAL LIGHTING AND LIGHTING AND CONTROLS. INSTALLATION OF CEILING FANS. **NOC REQUIRED**                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 16-3923      | 10/07/2016  | Completed | \$49,850  | Commercial  | REPLACE 43 SQ OF SINGLE PLY ROOF WITH TPO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 05-0052      | 01/06/2005  | Completed | \$1,000   |             | REINSTALL ANTIQUE POST LIGHTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 04-1982      | 07/16/2004  | Completed | \$759,947 |             | INTERIOR RENOVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 04-1768      | 06/01/2004  | Completed | \$13,000  |             | SPALLING REPAIRS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 04-1461      | 05/24/2004  | Completed | \$5,000   |             | INTERIOR DEMO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 02-1311      | 06/06/2002  | Completed | \$37,560  |             | REPAIR SPALLING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Number  | Date Issued | Status    | Amount   | Permit Type | Notes                    |
|---------|-------------|-----------|----------|-------------|--------------------------|
| 0003103 | 10/11/2000  | Completed | \$2,000  |             | CHANGEOUT AC             |
| 0002350 | 08/17/2000  | Completed | \$12,000 |             | RETILE 2700 SF           |
| 0001296 | 05/15/2000  | Completed | \$12,397 |             | 44 SQS BUILTUP ROOF      |
| 9901385 | 04/28/2000  | Completed | \$5,000  |             | INTERIOR RENOVATIONS     |
| 0000394 | 02/23/2000  | Completed | \$500    |             | FENCE                    |
| 9901516 | 05/28/1999  | Completed | \$8,000  |             | PAINT BUILDING           |
| 9703012 | 11/01/1997  | Completed | \$1      |             | 2 CENTRAL AC'S           |
| 9703012 | 09/01/1997  | Completed | \$47,000 |             | 2 RESIDENTIAL UNITS      |
| B932714 | 09/01/1993  | Completed | \$9,709  |             | INSTALL STORM PANELS     |
| M931843 | 07/01/1993  | Completed | \$10,000 |             | REPLACE 10 TON AC        |
| B923178 | 12/01/1992  | Completed | \$1,600  |             | REPLACE BRICK ON PLANTER |
| B921928 | 07/01/1992  | Completed | \$1,800  |             | REPAIRS                  |

[View Tax Info](#)[View Taxes for this Parcel](#)

Sketches (click to enlarge)



## Photos



## 2025 TRIM Notice (PDF)

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

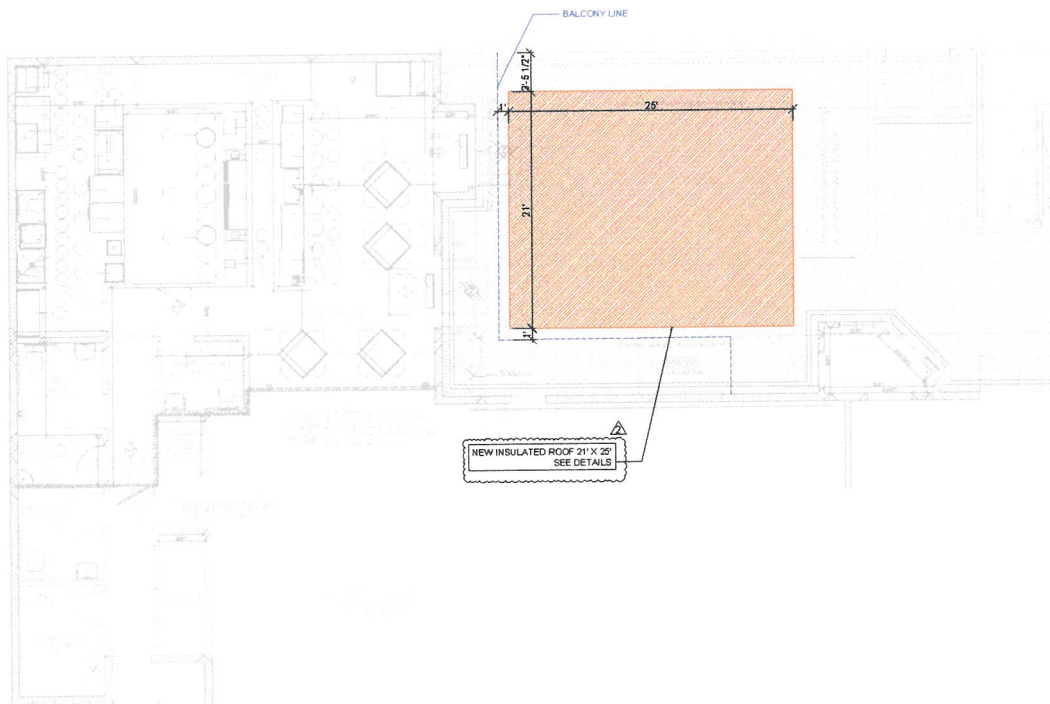
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 4/21/2026, 11:12:01 PM

Contact Us

Developed by







LP SITE PLAN  
Scale: 1/4" = 1'

DATE: 5.5.2028

| REVISIONS  | BY |
|------------|----|
| 02/27/2028 | MV |
| 04/07/2028 |    |
| 05/05/2028 |    |

*Tapp*

Professional Engineer  
State of Florida  
No. 12345  
Exp. 12/31/2028

AWNING BY VALROSE  
1720 SW 30TH AVE  
HALLANDALE, FL 33009

524 FRONT STREET LLC, TADD MAUDLIN  
PROPERTY LOCATED AT  
522 FRONT STREET  
KEY WEST, FL 33040

SHEET DESCRIPTION  
PLAN VIEW AND DETAILS

SHEET: LP

# GENERAL NOTES:

- ALL ALUMINUM STRUCTURAL MEMBERS TO BE 6061-T6 GRADE (FY = 35 KSI).
- ALL HARDWARE TO BE 304, 316 STAINLESS STEEL, SAE GRADE 5 OR A325 GALVANIZED (MIN. FY = 42 KSI).
- ALL WELDS IN ACCORDANCE WITH AWS D12 (ALUMINUM) WITH 5056 ALLOY AND AWS D1.1 (STEEL) WITH E7018 WELDING ROD. ALL WELDS COVERED WITH CORROSION RESISTANT COATING. ALL STRUCTURAL AND FINISH WELDS TO BE WELDED 100% FULL CONTACT FULL PENETRATION WELDS, UNLESS OTHERWISE NOTED.
- ALL DISSIMILAR METALS IN CONTACT SHALL BE COVERED WITH INERT COATING. ALUMINUM EMBEDDED INTO CONCRETE TO BE COVERED WITH INERT COATING.
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS TO INCLUDE EXISTING CONCRETE FACILITY STRUCTURE TO DETERMINE LOCATION OF TENSION CABLES, UTILITIES, REBAR, ETC. AND LOCATE UNDERGROUND UTILITIES.
- CONTRACTOR TO SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION.
- REBAR INFO: ALL REINFORCING STEEL SHALL BE DETAILED FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI-308 AND THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE ACI-308, LATEST EDITION. REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS, FREE OF SCALE, RUST, OIL OR OTHER SUBSTANCES IMPAIRING BOND CONFORMING TO ASTM A635, GRADE 60 WITH MINIMUM YIELD STRENGTH OF 60,000 PSI, MINIMUM MIN. 3" CONCRETE COVERAGE.
- CONCRETE TO BE MIN. FC = 3000 PSI.
- SOIL: FOOTER SIZE IS BASED ON AVERAGE SOIL CONDITIONS CONSISTING OF UNDISTURBED, CLEAN, SANDY SOIL WHICH HOLDS IT SHAPE DURING INSTALLATION AND PROVIDE AN ASSUMED LATERAL BEARING PRESSURE OF 150 PSF/FT OF DEPTH AND SOIL BEARING PRESSURE OF 1250 PSF. IN THE CASE OF LOOSE SAND, SILTS, OR ORGANIC FINE MATERIALS, LARGER FOOTER SIZE WILL BE REQUIRED. CONTRACTOR SHALL NOTIFY ENGINEER TO RE-SIZE FOOTERS.
- GENERAL MAINTENANCE REQUIREMENTS: OWNER TO INSPECT ALL CONNECTIONS ANNUALLY.
- STRUCTURAL STEEL:
  - 10 PIPE A333 (FY = 35 KSI)
  - HSS TUBE A333 (FY = 46 KSI)
  - PLATE / ANGLES A36 (FY = 36 KSI)
- ASTM A137 HIGH-STRENGTH (80K-100K PSI) NON-METALLIC NON-SHOCK GROUT.

## FLORIDA BUILDING CODE STATEMENT:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16, STRUCTURAL DESIGN, OF THE 8TH ED. (2023) FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1603, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE: ULTIMATE DESIGN WIND SPEED, V<sub>ULT</sub> = 175 MPH (3-SECOND GUST WIND SPEED) NOMINAL DESIGN WIND SPEED, V<sub>WD</sub> = 136 MPH BUILDING RISK CATEGORY = II WIND EXPOSURE CATEGORY = C NET PRESSURE COEFFICIENT, G<sub>CF</sub> = -1.1 / +1.2 ASD DESIGN PRESSURE: -17.0 PSF / +30.4 PSF

## METAL AWNING:

LIVE LOAD REQUIREMENT:  
DISTRIBUTED LOAD = 20 PSF  
CONCENTRATED LOAD = 300 LBS

4" x 5 1/2" x 1/8" ALUMINUM INSET SCREWED TO COLUMN AND BEAMS W/ (6) 5/16" x 5 S SELF TAPPING

6" x 6" x 1/8" ALUMINUM EXTERIOR BEAM

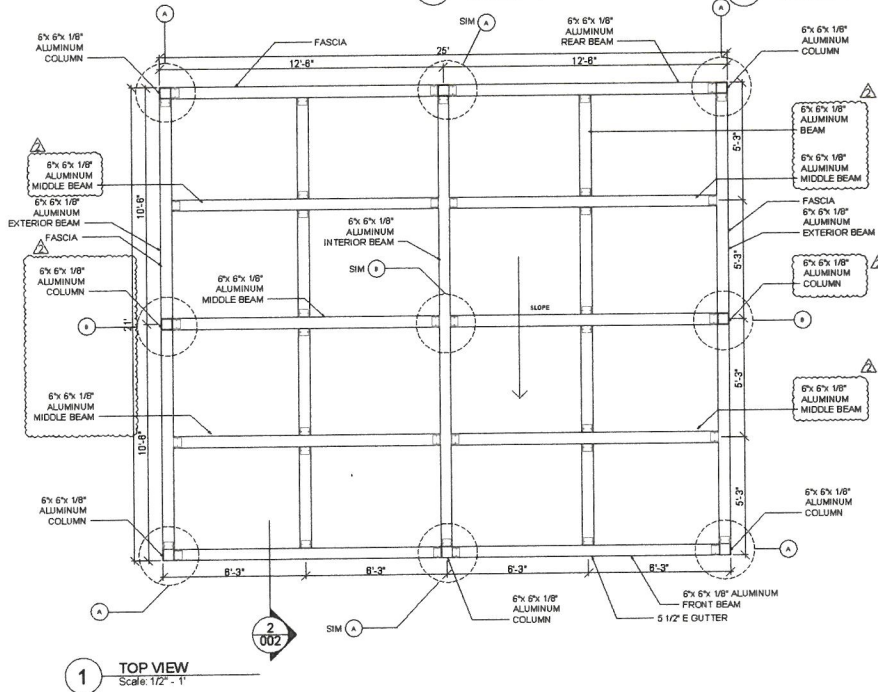
4" x 5 1/2" x 1/8" ALUMINUM INSET SCREWED TO COLUMN AND BEAMS W/ (6) 5/16" x 5 S SELF TAPPING

6" x 6" x 1/8" ALUMINUM EXTERIOR BEAM

6" x 6" x 1/8" ALUMINUM INTERIOR BEAM

**A BEAM-COLUMN DETAIL**  
Scale: 1-1/2" = 1'

**B BEAM TO BEAM DETAIL**  
Scale: 1-1/2" = 1'



**1 TOP VIEW**  
Scale: 1/2" = 1'

DATE: 5.5.2023

REVISIONS

BY

02/21/2023 MV

04/07/2023

05/05/2023

*Tagh*  
ARCHITECT

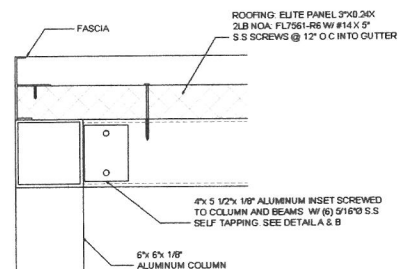
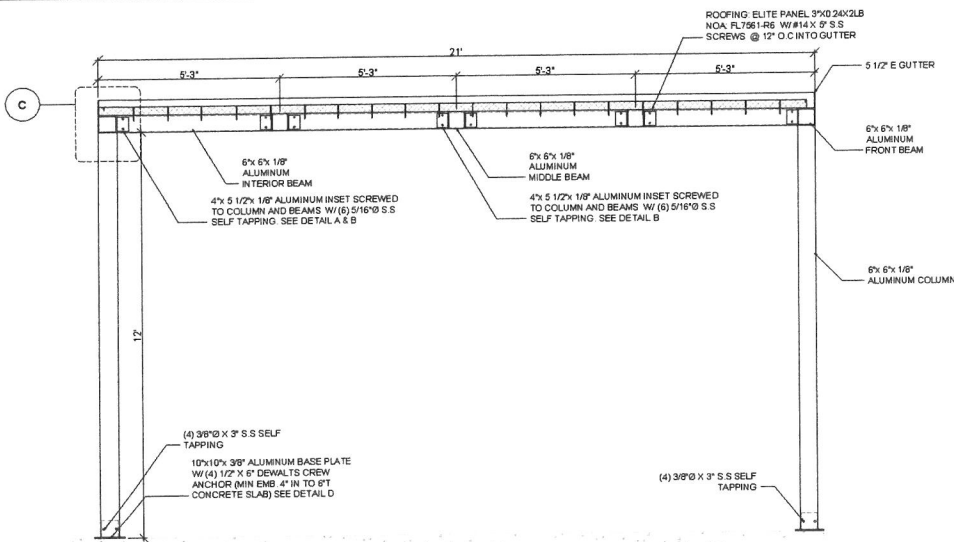
524 FRONT STREET, LLC, TADD MAUDLIN  
PROPERTY LOCATED AT  
522 FRONT STREET  
KEY WEST, FL. 33040

AWNING BY VALROSE  
1730 SW 20TH AVE  
HALLANDALE, FL. 33009

524 FRONT STREET, LLC, TADD MAUDLIN  
PROPERTY LOCATED AT  
522 FRONT STREET  
KEY WEST, FL. 33040

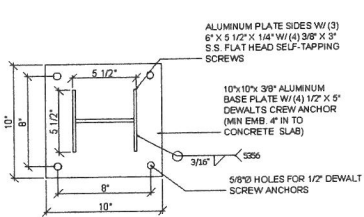
SHEET DESCRIPTION  
PLAN VIEW AND DETAILS

SHEET: 1 OF 2

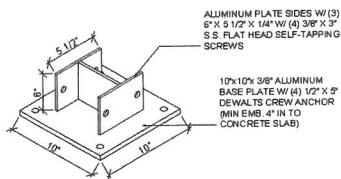


**C GUTTER DETAIL**  
Scale 3" = 1'

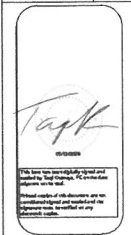
**2 SECTION**  
Scale 3/4" = 1'



**D BASE PLATE DETAIL**  
Scale 3" = 1'



|                |    |
|----------------|----|
| DATE: 5/5/2028 |    |
| REVISIONS      | BY |
| 02/27/2028     | MV |
| 04/07/2028     |    |
| 05/05/2028     |    |



AWNING BY VALROSE  
1720 SW 20TH AVE  
HALLANDALE, FL. 33009

324 FRONT STREET LLC, TADD MAULDIN  
PROPERTY LOCATED AT  
322 FRONT STREET  
KEY WEST, FL. 33040

SHEET DESCRIPTION  
PLAN VIEW AND DETAILS

SHEET: 2 OF 2



**UNUSUAL NOTES**  
North arrow based on assumed median  
reference bearing R/8 First Street (assumed)  
-LA debris existing direction  
Directions based on N.E.V.D. 1920 Datum  
Torch Mark No.: 2441933 Elevation: 0.029'

[illegible]

Field Work performed on:

FREDERICK H. MILDENBURN  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida



624 Frank Street, Key West, FL 33040

Boundary Survey

|        |          |        |                           |               |
|--------|----------|--------|---------------------------|---------------|
| Locate | 1" = 20' | Nat.   | Flood panel No.<br>1811 K | Dur. Bt. SW-2 |
| Date   | 11/4/03  | 174-35 | Flood Zone /E             | Flood Lim. 7  |

**REVISIONS AND/OR ADDITIONS**

**7/2/04: Carl Hansen Add**

2/27/2017 10:24 AM

**BLVD SUPPLY INC.**  
**CONCRETE PLACING EQUIPMENT**  
**60101**

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-8488  
Fax: (305) 293-0237  
fridlands1@earthlink.net  
L.B. No. 7700



5/12/2026

RE: Structural Certification Letter

Project Name: Tadd Maudlin #8336

Project Address: 522 Front Street  
Key West, FL 33040

Design Codes: 2023 Florida Building Code, 8th Edition  
ASCE 7-22 Minimum Design Loads for Associated Criteria for Buildings and Other Structures

Site Criteria:

|                         |      |     |
|-------------------------|------|-----|
| Risk Category           | II   |     |
| Exposure Category       | B    |     |
| Wind Speed              | 176  | MPH |
| Ground Snow Load        | 0.55 | PSF |
| Seismic Design Category | A    |     |

To Whom It May Concern,

TKCG has performed a structural analysis for the installation of a Ground Mounted Canopy structure at the address referenced above. The analysis was performed via TKCG proprietary calculation tool and Risa 3D, a Finite Element Analysis software. The results are shown in the attached pages. All structural members of the sign and fasteners have been found to have adequate structural capacity.

Sincerely,

**Taqi**  
**Khawaja**  
**Ghulam**  
**Taqi Khawaja, PE**  
Chief Engineer  
FL PE #:PE86163

Digitally signed  
by Taqi Khawaja-  
Ghulam  
Date: 2026.05.12  
12:14:53 -0400

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TAQI KHAWAJA, PE ON  
THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

### Canopy Geometry

|              |       |    |
|--------------|-------|----|
| Total Height | 8.50  | ft |
| Sign Height  | 16.00 | ft |
| Sign Width   | 16.00 | ft |

### Dead Load

|           |       |     |
|-----------|-------|-----|
| Dead Load | 10.00 | PSF |
|-----------|-------|-----|

### Design Live Load

|           |       |                   |
|-----------|-------|-------------------|
| Live Load | 20.00 | psf (Not Reduced) |
|-----------|-------|-------------------|

### Snow Load

|         |      |                  |
|---------|------|------------------|
| $p_g =$ | 3.00 | psf              |
| $C_e =$ | 1.00 | Exposure Factor  |
| $C_t =$ | 1.20 | Thermal Factor   |
| $I =$   | 1.00 | Important Factor |
| $p_s =$ | 2.52 | psf              |

### Wind Load

$$q_z = 0.00256 K_z K_{zt} K_d V^2$$

|            |           |                            |
|------------|-----------|----------------------------|
| $V =$      | 176       | Simplified wind pressure   |
| $K_z =$    | 0.57      | Velocity Pressure Exposure |
| $K_d =$    | 1.00      | Ground Elevation Factor    |
| $K_{zt} =$ | 1         | Topographic Factor         |
| $K_d =$    | 0.85      | Wind Directionality Factor |
| $q_z =$    | 38.72 psf | Velocity Pressure          |

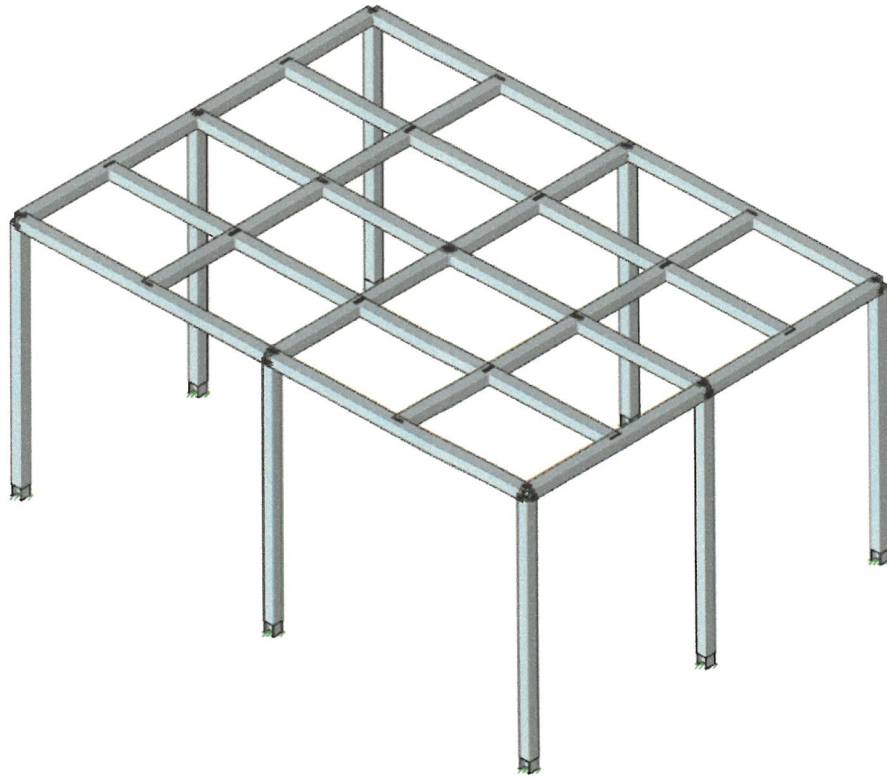
Corner Zone Width,  $a =$  3.00 ft

| Wind Pressures (MWFRS) |      |       |                       |
|------------------------|------|-------|-----------------------|
| Zone                   | Type | GCp   | Design Pressure (PSF) |
| 1                      | Wall | 0.4   | -8.61                 |
| 2                      | Roof | -0.69 | -71.10                |
| 3                      | Roof | -0.37 | -52.80                |
| 4                      | Wall | -0.29 | -48.20                |
| 1e                     | Wall | 0.61  | 3.44                  |
| 2e                     | Roof | -1.07 | -92.90                |
| 3e                     | Roof | -0.53 | -62.00                |
| 4e                     | Wall | -0.43 | -56.20                |

Weighted Average -79.275 psf

### Load Combination

| ASCE 7-22 Basic Load Combinations | Dead Load | Live Load | Snow Load | Ice Load | Wind on Ice | Wind Load | EQ Load (v) | EQ Load (h) |
|-----------------------------------|-----------|-----------|-----------|----------|-------------|-----------|-------------|-------------|
| 1                                 | 1.4       | 0         | 0         | 0        | 0           | 0         | 0           | 0           |
| 2a                                | 1.2       | 0         | 0.5       | 0        | 0           | 0         | 0           | 0           |
| 2b                                | 1.2       | 0         | 0.5       | 0.2      | 0           | 0         | 0           | 0           |
| 3a                                | 1.2       | 0         | 1.6       | 0        | 0           | 0.5       | 0           | 0           |
| 3b                                | 1.2       | 0         | 1.6       | 0        | 0           | 0         | 0           | 0           |
| 4a                                | 1.2       | 0.5       | 0         | 0        | 0           | 1         | 0           | 0           |
| 4b                                | 1.2       | 0         | 0.5       | 0        | 0           | 1         | 0           | 0           |
| 4c                                | 1.2       | 0         | 0.5       | 1        | 1           | 0         | 0           | 0           |
| 4d                                | 1.2       | 0         | 0         | 1        | 0           | 0         | 0           | 0           |
| 5a                                | 0.9       | 0         | 0         | 0        | 0           | 1         | 0           | 0           |
| 5b                                | 0.9       | 0         | 0         | 1        | 1           | 0         | 0           | 0           |
| 6                                 | 1.2       | 1         | 0.2       | 0        | 0           | 0         | 1           | 1           |
| 7                                 | 0.9       | 0         | 0         | 0        | 0           | 0         | -1          | 1           |



Envelope Only Solution



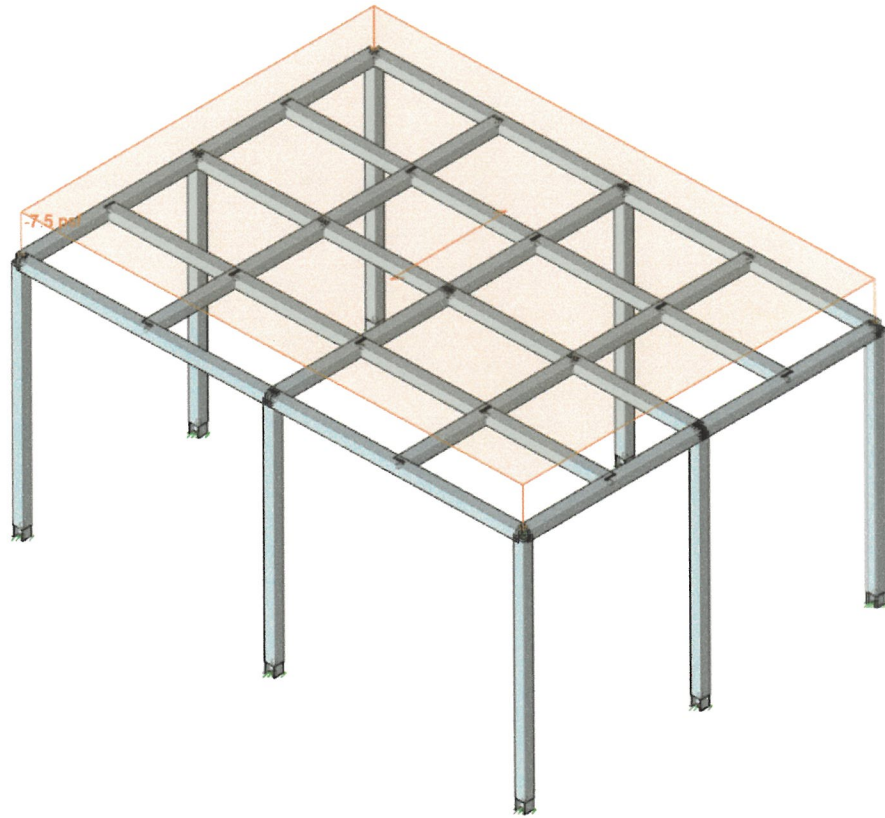
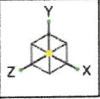
TK Consulting Group, LLC

TK

SK-1

May 12, 2026 at 12:10 PM

Model 3 Option.r3d



Loads: BLC 1, Dead

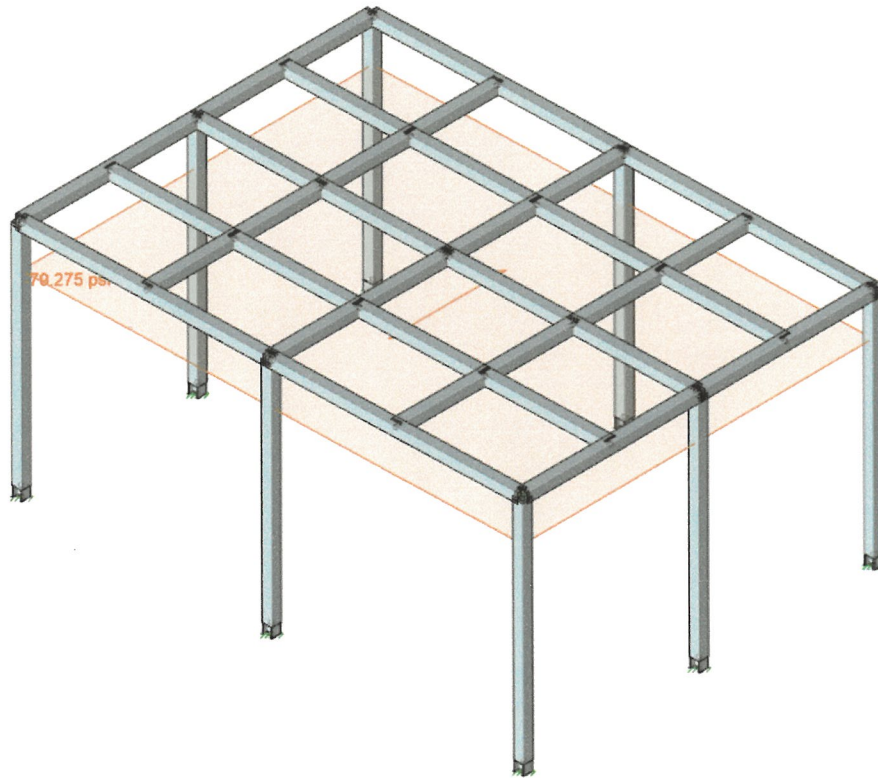


TK Consulting Group, LLC  
TK

SK-3

May 12, 2026 at 12:10 PM

Model 3 Option.r3d



Loads: BLC 5, Wind



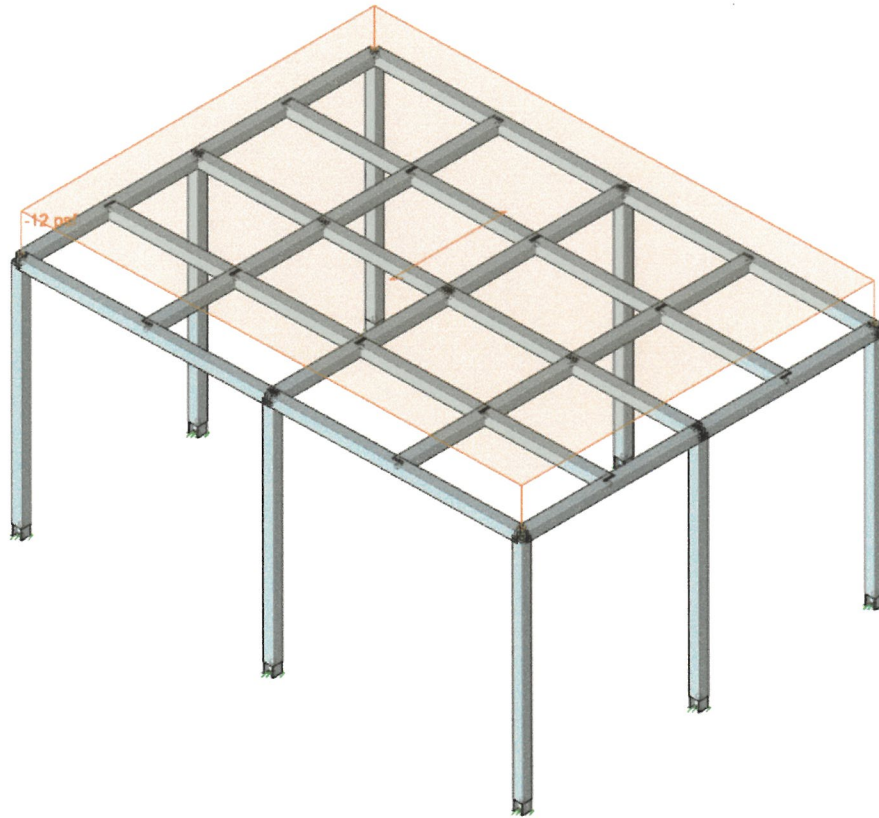
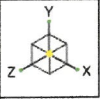
TK Consulting Group, LLC

TK

SK-4

May 12, 2026 at 12:11 PM

Model 3 Option.r3d



Loads: BLC 6, Live

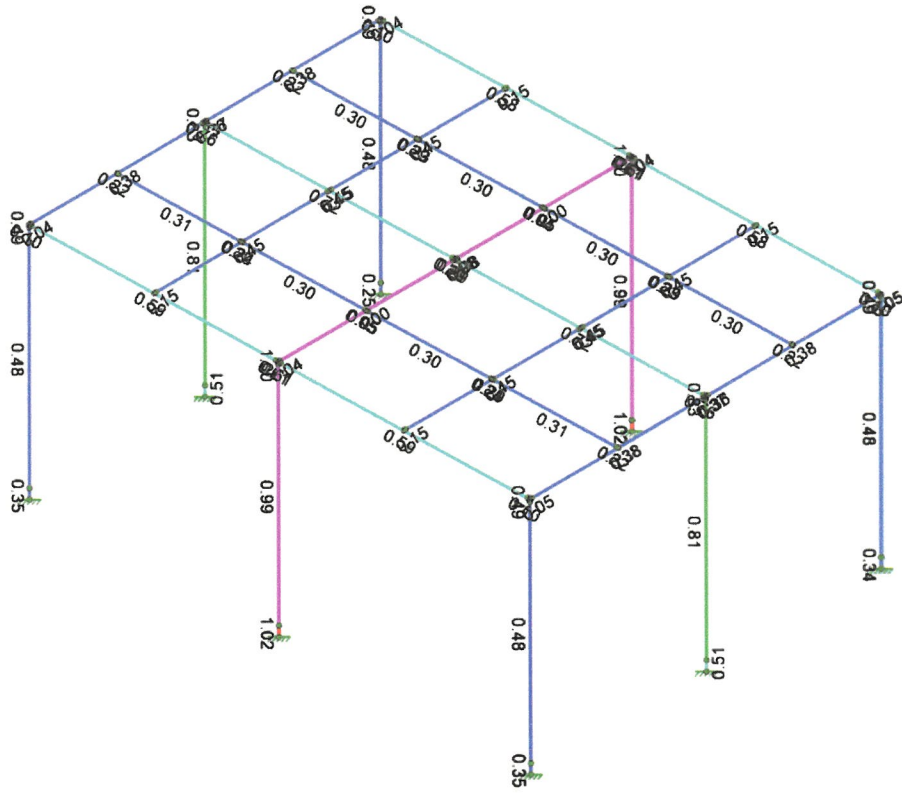
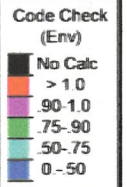


TK Consulting Group, LLC  
TK

SK-5

May 12, 2026 at 12:11 PM

Model 3 Option.r3d



Member Code Checks Displayed (Enveloped)  
Envelope Only Solution



TK Consulting Group, LLC  
TK

SK-6

May 12, 2026 at 12:11 PM

Model 3 Option.r3d



Company : TK Consulting Group, LLC  
 Designer : TK  
 Job Number :  
 Model Name :

5/12/2026  
 12:11:38 PM  
 Checked By : \_\_\_\_\_

### Basic Load Cases

|    | BLC Description            | Category | Y Gravity | Distributed | Area(Member) |
|----|----------------------------|----------|-----------|-------------|--------------|
| 1  | Dead                       | None     | -1        |             | 1            |
| 2  | Snow                       | None     |           |             | 1            |
| 3  | Ice                        | None     |           |             |              |
| 4  | Wind on Ice                | None     |           |             |              |
| 5  | Wind                       | None     |           |             | 1            |
| 6  | Live                       | None     |           |             | 1            |
| 7  | BLC 1 Transient Area Loads | None     |           | 129         |              |
| 8  | BLC 2 Transient Area Loads | None     |           | 129         |              |
| 9  | BLC 5 Transient Area Loads | None     |           | 129         |              |
| 10 | BLC 6 Transient Area Loads | None     |           | 129         |              |

### Load Combinations

|    | Description | Solve | P-Delta | BLC | Factor | BLC | Factor | BLC | Factor | BLC | Factor | BLC | Factor |
|----|-------------|-------|---------|-----|--------|-----|--------|-----|--------|-----|--------|-----|--------|
| 1  | 1           | Yes   | Y       | 1   | 1.4    | 2   |        | 3   |        | 4   |        | 5   |        |
| 2  | 2a          | Yes   | Y       | 1   | 1.2    | 2   | 0.5    | 3   |        | 4   |        | 5   |        |
| 3  | 2b          | Yes   | Y       | 1   | 1.2    | 2   | 0.5    | 3   | 0.2    | 4   |        | 5   |        |
| 4  | 3a          | Yes   | Y       | 1   | 1.2    | 2   | 1.6    | 3   |        | 4   |        | 5   | 0.5    |
| 5  | 3b          | Yes   | Y       | 1   | 1.2    | 2   | 1.6    | 3   |        | 4   |        | 5   |        |
| 6  | 4a          | Yes   | Y       | 1   | 1.2    | 2   |        | 3   |        | 4   |        | 5   | 1      |
| 7  | 4b          | Yes   | Y       | 1   | 1.2    | 2   | 0.5    | 3   |        | 4   |        | 5   | 1      |
| 8  | 4c          | Yes   | Y       | 1   | 1.2    | 2   | 0.5    | 3   | 1      | 4   | 1      | 5   |        |
| 9  | 4d          | Yes   | Y       | 1   | 1.2    | 2   |        | 3   | 1      | 4   |        | 5   |        |
| 10 | 5a          | Yes   | Y       | 1   | 0.9    | 2   |        | 3   | 1      | 4   | 1      | 5   | 1      |
| 11 | 5b          | Yes   | Y       | 1   | 0.9    | 2   |        | 3   |        | 4   |        | 5   |        |
| 12 | 6           | Yes   | Y       | 1   | 1.2    | 2   | 0.2    | 3   |        | 4   |        | 5   |        |
| 13 | 7           | Yes   | Y       | 1   | 0.9    | 2   |        | 3   |        | 4   |        | 5   |        |
| 14 | 8           | Yes   | Y       | 1   | 1.2    | 6   | 1.6    | 5   | 0.5    |     |        | 5   |        |
| 15 | 9           | Yes   | Y       | 1   | 1.2    | 6   | 0.5    | 3   |        | 4   |        | 5   | 1      |

### Envelope Node Reactions

|   | Node Label |     | X [lb]   | LC | Y [lb]    | LC | Z [lb]   | LC | MX [lb-ft] | LC | MY [lb-ft] | LC | MZ [lb-ft] | LC |
|---|------------|-----|----------|----|-----------|----|----------|----|------------|----|------------|----|------------|----|
| 1 | N1         | max | 70.515   | 5  | 341.152   | 5  | 38.633   | 5  | 150.935    | 5  | 0.373      | 10 | 1337.882   | 10 |
| 2 |            | min | -336.521 | 10 | -1273.437 | 10 | -181.794 | 10 | -710.998   | 10 | -0.107     | 5  | -280.591   | 5  |
| 3 | N4         | max | 340.616  | 10 | 337.645   | 5  | 172.481  | 10 | 615.976    | 10 | 0.022      | 10 | 287.726    | 5  |
| 4 |            | min | -71.335  | 5  | -1249.107 | 10 | -36.685  | 5  | -131.111   | 5  | -0.007     | 5  | -1373.03   | 10 |
| 5 | N2         | max | 337.364  | 10 | 332.664   | 5  | 36.598   | 5  | 130.879    | 5  | 0.209      | 10 | 283.4      | 5  |



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Model Name :

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#### Envelope Node Reactions (Continued)

| Node Label |         |     | X [lb]   | LC | Y [lb]     | LC | Z [lb]   | LC | MX [lb-ft] | LC | MY [lb-ft] | LC | MZ [lb-ft] | LC |
|------------|---------|-----|----------|----|------------|----|----------|----|------------|----|------------|----|------------|----|
| 6          |         | min | -70.649  | 5  | -1221.823  | 10 | -172.023 | 10 | -614.844   | 10 | -0.046     | 5  | -1353.321  | 10 |
| 7          | N5      | max | 0.101    | 10 | 1672.926   | 5  | 947.96   | 10 | 3380.832   | 10 | 0.122      | 10 | 0.499      | 5  |
| 8          |         | min | -0.039   | 1  | -7694.223  | 10 | -197.473 | 5  | -707.315   | 5  | -0.028     | 5  | -1.578     | 10 |
| 9          | N3      | max | 71.132   | 5  | 335.742    | 5  | 175.227  | 10 | 634.347    | 10 | 0.219      | 10 | 1366.945   | 10 |
| 10         |         | min | -339.791 | 10 | -1237.816  | 10 | -37.308  | 5  | -135.352   | 5  | -0.048     | 5  | -286.226   | 5  |
| 11         | N6      | max | 0.601    | 5  | 1675.569   | 5  | 196.907  | 5  | 703.399    | 5  | 0.12       | 10 | 17.045     | 10 |
| 12         |         | min | -3.131   | 10 | -7709.247  | 10 | -945.075 | 10 | -3364.109  | 10 | -0.027     | 5  | -3.682     | 5  |
| 13         | N101    | max | 171.979  | 5  | 1249.258   | 5  | 3.838    | 10 | 21.147     | 10 | 0.12       | 10 | 3348.385   | 10 |
| 14         |         | min | -831.964 | 10 | -5651.714  | 10 | -0.777   | 5  | -4.795     | 5  | -0.027     | 5  | -693.531   | 5  |
| 15         | N102    | max | 833.325  | 10 | 1241.436   | 5  | 0.105    | 5  | 0.414      | 5  | 0.116      | 10 | 693.528    | 5  |
| 16         |         | min | -172.206 | 5  | -5607.389  | 10 | -0.613   | 10 | -2.409     | 10 | -0.026     | 5  | -3350.341  | 10 |
| 17         | Totals: | max | 0        | 5  | 7186.392   | 5  | 0        | 5  |            |    |            |    |            |    |
| 18         |         | min | 0        | 10 | -31644.756 | 10 | 0        | 10 |            |    |            |    |            |    |

#### Envelope AA ADM1-20: LRFD - BUILDING Member Aluminum Code Checks

| Member | Shape | Code Check  | Loc[ft] | LC    | Shear Check | Loc[ft] | Dir   | LC | phi*Pnc[lb] | phi*Pnt[lb] | phi*Mny[lb-ft] | phi*Mnz[lb-ft] | phi*Vny[lb] | phi*Vnz[lb] | Cb        | Eqn   |       |
|--------|-------|-------------|---------|-------|-------------|---------|-------|----|-------------|-------------|----------------|----------------|-------------|-------------|-----------|-------|-------|
| 1      | M1    | RT6X6X0.125 | 0.491   | 0     | 10          | 0.015   | 0.115 | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.007 | H.1-1 |
| 2      | M3    | RT6X6X0.125 | 0.491   | 0     | 10          | 0.014   | 0.115 | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.007 | H.1-1 |
| 3      | M4    | RT6X6X0.125 | 0.49    | 0     | 10          | 0.015   | 0.115 | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.007 | H.1-1 |
| 4      | M6    | RT6X6X0.125 | 0.487   | 0     | 10          | 0.014   | 0.115 | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.007 | H.1-1 |
| 5      | M7    | RT6X6X0.125 | 1.002   | 0     | 10          | 0.047   | 0.115 | z  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.001 | H.1-1 |
| 6      | M9    | RT6X6X0.125 | 1.003   | 0     | 10          | 0.047   | 0.115 | z  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.01  | H.1-1 |
| 7      | M10   | RT6X6X0.125 | 0.099   | 0     | 10          | 0.198   | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.075 | H.1-1 |
| 8      | M11   | RT6X6X0.125 | 0.614   | 0     | 10          | 0.128   | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.023 | H.1-1 |
| 9      | M12   | RT6X6X0.125 | 0.046   | 0.09  | 10          | 0.172   | 0.09  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.029 | H.1-1 |
| 10     | M13   | RT6X6X0.125 | 0.365   | 0     | 10          | 0.06    | 0.09  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.019 | H.1-1 |
| 11     | M14   | RT6X6X0.125 | 0.097   | 0     | 10          | 0.198   | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.076 | H.1-1 |
| 12     | M15   | RT6X6X0.125 | 0.612   | 0     | 10          | 0.128   | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.023 | H.1-1 |
| 13     | M16   | RT6X6X0.125 | 0.045   | 0.09  | 10          | 0.172   | 0.09  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.031 | H.1-1 |
| 14     | M17   | RT6X6X0.125 | 0.363   | 0     | 10          | 0.061   | 0.09  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.02  | H.1-1 |
| 15     | M18   | RT6X6X0.125 | 0.759   | 0     | 10          | 0.118   | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.026 | H.1-1 |
| 16     | M19   | RT6X6X0.125 | 0.289   | 0.125 | 10          | 0.04    | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.023 | H.1-1 |
| 17     | M20   | RT6X6X0.125 | 1.036   | 0     | 10          | 0.151   | 0.09  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.017 | H.1-1 |
| 18     | M21   | RT6X6X0.125 | 0.982   | 0     | 10          | 0.04    | 0     | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.005 | H.1-1 |
| 19     | M24   | 5X5I-BEAM   | 1.02    | 0.5   | 10          | 0.042   | 0.5   | z  | 10          | 52018.959   | 54000          | 3845.098       | 8352.338    | 11137.5     | 22275     | 1.044 | H.1-1 |
| 20     | M25   | 5X5I-BEAM   | 0.352   | 0.5   | 10          | 0.031   | 0.5   | y  | 10          | 52018.959   | 54000          | 3845.098       | 8352.338    | 11137.5     | 22275     | 1.061 | H.1-1 |
| 21     | M26   | 5X5I-BEAM   | 1.022   | 0.5   | 10          | 0.042   | 0.5   | z  | 10          | 52018.959   | 54000          | 3845.098       | 8352.338    | 11137.5     | 22275     | 1.015 | H.1-1 |
| 22     | M28   | RT6X6X0.125 | 0.248   | 0.5   | 10          | 0.014   | 0.5   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.062 | H.1-1 |



Company : TK Consulting Group, LLC  
Designer : TK  
Job Number :  
Model Name :

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**Envelope AA ADM1-20: LRFD - BUILDING Member Aluminum Code Checks (Continued)**

| Member | Shape | Code Check  | Loc[ft] | LC     | Shear Check | Loc[ft] | Dir    | LC | phi*Pnc[lb] | phi*Pnt[lb] | phi*Mny[lb-ft] | phi*Mnz[lb-ft] | phi*Vny[lb] | phi*Vnz[lb] | Cb        | Eqn   |       |
|--------|-------|-------------|---------|--------|-------------|---------|--------|----|-------------|-------------|----------------|----------------|-------------|-------------|-----------|-------|-------|
| 23     | M29   | 5X5I-BEAM   | 0.348   | 0.5    | 10          | 0.031   | 0.5    | y  | 10          | 52018.959   | 54000          | 3845.098       | 8352.338    | 11137.5     | 22275     | 1.061 | H.1-1 |
| 24     | M30   | 5X5I-BEAM   | 0.345   | 0.5    | 10          | 0.031   | 0.5    | y  | 10          | 52018.959   | 54000          | 3845.098       | 8352.338    | 11137.5     | 22275     | 1.062 | H.1-1 |
| 25     | M31   | RT6X6X0.125 | 0.48    | 0      | 10          | 0.014   | 11.385 | y  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 2.237 | H.1-1 |
| 26     | M33   | RT6X6X0.125 | 0.988   | 0      | 10          | 0.039   | 11.385 | z  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 2.368 | H.1-1 |
| 27     | M34   | RT6X6X0.125 | 0.987   | 0      | 10          | 0.039   | 11.385 | z  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.118 | H.1-1 |
| 28     | M35   | RT6X6X0.125 | 0.484   | 0      | 10          | 0.014   | 11.385 | y  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 2.24  | H.1-1 |
| 29     | M37   | RT6X6X0.125 | 0.483   | 0      | 10          | 0.014   | 11.385 | y  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 2.231 | H.1-1 |
| 30     | M38   | RT6X6X0.125 | 0.483   | 0      | 10          | 0.014   | 11.385 | y  | 10          | 54703.753   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 2.241 | H.1-1 |
| 31     | M40   | RT6X6X0.125 | 0.584   | 12.251 | 10          | 0.199   | 6.126  | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.59  | H.1-1 |
| 32     | M41   | RT6X6X0.125 | 0.381   | 4.41   | 10          | 0.22    | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.385 | H.1-1 |
| 33     | M42   | RT6X6X0.125 | 0.383   | 4.41   | 10          | 0.221   | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.385 | H.1-1 |
| 34     | M43   | RT6X6X0.125 | 0.586   | 12.251 | 10          | 0.199   | 6.126  | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.59  | H.1-1 |
| 35     | M44   | RT6X6X0.125 | 0.585   | 0      | 10          | 0.198   | 6.126  | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.592 | H.1-1 |
| 36     | M45   | RT6X6X0.125 | 0.382   | 4.41   | 10          | 0.221   | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.385 | H.1-1 |
| 37     | M46   | RT6X6X0.125 | 0.583   | 0      | 10          | 0.199   | 12.251 | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.593 | H.1-1 |
| 38     | M47   | RT6X6X0.125 | 0.382   | 4.41   | 10          | 0.22    | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.385 | H.1-1 |
| 39     | M48   | RT6X6X0.125 | 0.718   | 0      | 10          | 0.116   | 0      | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.621 | H.1-1 |
| 40     | M49   | RT6X6X0.125 | 0.723   | 12.251 | 10          | 0.114   | 12.251 | y  | 10          | 52093.74    | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.624 | H.1-1 |
| 41     | M50   | RT6X6X0.125 | 0.999   | 0      | 10          | 0.151   | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.395 | H.1-1 |
| 42     | M51   | RT6X6X0.125 | 1       | 8.821  | 10          | 0.151   | 4.41   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.398 | H.1-1 |
| 43     | M52   | RT6X6X0.125 | 0.981   | 0.089  | 10          | 0.039   | 0.089  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.005 | H.1-1 |
| 44     | M53   | RT6X6X0.125 | 0.047   | 0      | 10          | 0.172   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.028 | H.1-1 |
| 45     | M54   | RT6X6X0.125 | 0.289   | 0      | 10          | 0.038   | 0.124  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.022 | H.1-1 |
| 46     | M55   | RT6X6X0.125 | 1.037   | 0.089  | 10          | 0.15    | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.017 | H.1-1 |
| 47     | M56   | RT6X6X0.125 | 0.366   | 0.089  | 10          | 0.061   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.019 | H.1-1 |
| 48     | M57   | RT6X6X0.125 | 0.613   | 0.124  | 10          | 0.129   | 0.119  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.023 | H.1-1 |
| 49     | M58   | RT6X6X0.125 | 0.045   | 0      | 10          | 0.172   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.03  | H.1-1 |
| 50     | M59   | RT6X6X0.125 | 0.614   | 0.124  | 10          | 0.128   | 0.122  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.023 | H.1-1 |
| 51     | M60   | RT6X6X0.125 | 0.099   | 0.124  | 10          | 0.199   | 0.122  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.076 | H.1-1 |
| 52     | M61   | RT6X6X0.125 | 0.098   | 0.124  | 10          | 0.2     | 0.119  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.078 | H.1-1 |
| 53     | M62   | RT6X6X0.125 | 0.365   | 0.089  | 10          | 0.061   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.019 | H.1-1 |
| 54     | M63   | RT6X6X0.125 | 0.762   | 0.124  | 10          | 0.115   | 0.122  | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.025 | H.1-1 |
| 55     | M64   | RT6X6X0.125 | 0.149   | 0      | 10          | 0.201   | 0.09   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.035 | H.1-1 |
| 56     | M65   | RT6X6X0.125 | 0.449   | 0      | 10          | 0.12    | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.002 | H.1-1 |
| 57     | M66   | RT6X6X0.125 | 0.149   | 0      | 10          | 0.201   | 0.09   | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.035 | H.1-1 |
| 58     | M67   | RT6X6X0.125 | 0.454   | 0      | 10          | 0.119   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.002 | H.1-1 |
| 59     | M68   | RT6X6X0.125 | 0.217   | 0      | 10          | 0.221   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.027 | H.1-1 |
| 60     | M69   | RT6X6X0.125 | 0.233   | 0.062  | 10          | 0.153   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.009 | H.1-1 |
| 61     | M70   | RT6X6X0.125 | 0.046   | 0      | 10          | 0.184   | 0      | y  | 10          | 55050.818   | 83790          | 8785.134       | 8785.134    | 24181.489   | 24181.489 | 1.117 | H.1-1 |



Company : TK Consulting Group, LLC  
Designer : TK  
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**Envelope AA ADM1-20: LRFD - BUILDING Member Aluminum Code Checks (Continued)**

| Member  | Shape       | Code Check | Loc(ft) | LC | Shear Check | Loc(ft) | Dir | LC | phi*Pnc[lb] | phi*Pnt[lb] | phi*Mny[lb-ft] | phi*Mnz[lb-ft] | phi*Vny[lb] | phi*Vnz[lb] | Cb    | Eqn   |
|---------|-------------|------------|---------|----|-------------|---------|-----|----|-------------|-------------|----------------|----------------|-------------|-------------|-------|-------|
| 62 M71  | RT6X6X0.125 | 0.292      | 0.062   | 10 | 0.163       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.003 | H.1-1 |
| 63 M72  | RT6X6X0.125 | 0.218      | 0       | 10 | 0.221       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.027 | H.1-1 |
| 64 M73  | RT6X6X0.125 | 0.236      | 0.062   | 10 | 0.153       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.009 | H.1-1 |
| 65 M74  | RT6X6X0.125 | 0.048      | 0       | 10 | 0.183       | 0.001   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.11  | H.1-1 |
| 66 M75  | RT6X6X0.125 | 0.294      | 0.062   | 10 | 0.163       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.003 | H.1-1 |
| 67 M76  | RT6X6X0.125 | 0.218      | 0.062   | 10 | 0.222       | 0.062   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.027 | H.1-1 |
| 68 M77  | RT6X6X0.125 | 0.291      | 0       | 10 | 0.163       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.003 | H.1-1 |
| 69 M78  | RT6X6X0.125 | 0.287      | 0       | 10 | 0.163       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.003 | H.1-1 |
| 70 M79  | RT6X6X0.125 | 0.045      | 0.063   | 10 | 0.184       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.119 | H.1-1 |
| 71 M80  | RT6X6X0.125 | 0.235      | 0       | 10 | 0.152       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.009 | H.1-1 |
| 72 M81  | RT6X6X0.125 | 0.217      | 0.063   | 10 | 0.221       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.027 | H.1-1 |
| 73 M82  | RT6X6X0.125 | 0.049      | 0.062   | 10 | 0.184       | 0.062   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.111 | H.1-1 |
| 74 M83  | RT6X6X0.125 | 0.239      | 0       | 10 | 0.152       | 0.063   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.009 | H.1-1 |
| 75 M84  | RT6X6X0.125 | 0.307      | 0.829   | 10 | 0.222       | 6.125   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.384 | H.1-1 |
| 76 M85  | RT6X6X0.125 | 0.305      | 5.297   | 10 | 0.22        | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.381 | H.1-1 |
| 77 M86  | RT6X6X0.125 | 0.303      | 5.168   | 10 | 0.221       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.372 | H.1-1 |
| 78 M87  | RT6X6X0.125 | 0.295      | 1.85    | 10 | 0.183       | 6.126   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.155 | H.1-1 |
| 79 M88  | RT6X6X0.125 | 0.301      | 4.275   | 10 | 0.184       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.156 | H.1-1 |
| 80 M89  | RT6X6X0.125 | 0.305      | 0.83    | 10 | 0.221       | 6.126   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.386 | H.1-1 |
| 81 M90  | RT6X6X0.125 | 0.297      | 1.85    | 10 | 0.184       | 6.125   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.156 | H.1-1 |
| 82 M91  | RT6X6X0.125 | 0.298      | 4.339   | 10 | 0.183       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.159 | H.1-1 |
| 83 M92  | RT6X6X0.125 | 0.452      | 0       | 10 | 0.202       | 4.41    | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.268 | H.1-1 |
| 84 M93  | RT6X6X0.125 | 0.447      | 8.821   | 10 | 0.202       | 4.319   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.309 | H.1-1 |
| 85 M94  | RT6X6X0.125 | 0.447      | 0       | 10 | 0.201       | 4.41    | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.259 | H.1-1 |
| 86 M95  | RT6X6X0.125 | 0.451      | 8.821   | 10 | 0.201       | 4.319   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.325 | H.1-1 |
| 87 M96  | RT6X6X0.125 | 0.149      | 0.089   | 10 | 0.202       | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.035 | H.1-1 |
| 88 M97  | RT6X6X0.125 | 0.449      | 0.089   | 10 | 0.119       | 0.089   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.002 | H.1-1 |
| 89 M98  | RT6X6X0.125 | 0.148      | 0.089   | 10 | 0.2         | 0       | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.035 | H.1-1 |
| 90 M99  | RT6X6X0.125 | 0.453      | 0.089   | 10 | 0.12        | 0.089   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.002 | H.1-1 |
| 91 M101 | RT6X6X0.125 | 0.826      | 0       | 10 | 0.039       | 0.115   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.008 | H.1-1 |
| 92 M102 | 5X5I-BEAM   | 0.511      | 0       | 10 | 0.075       | 0.5     | v   | 10 | 52018.959   | 54000       | 3845.098       | 8352.338       | 11137.5     | 22275       | 1.061 | H.1-1 |
| 93 M105 | RT6X6X0.125 | 0.813      | 0       | 10 | 0.034       | 11.385  | v   | 10 | 54703.753   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 2.241 | H.1-1 |
| 94 M100 | 5X5I-BEAM   | 0.506      | 0       | 10 | 0.075       | 0.5     | v   | 10 | 52018.959   | 54000       | 3845.098       | 8352.338       | 11137.5     | 22275       | 1.061 | H.1-1 |
| 95 M103 | RT6X6X0.125 | 0.825      | 0       | 10 | 0.039       | 0.115   | v   | 10 | 55050.818   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 1.008 | H.1-1 |
| 96 M104 | RT6X6X0.125 | 0.813      | 0       | 10 | 0.034       | 11.385  | v   | 10 | 54703.753   | 83790       | 8785.134       | 8785.134       | 24181.489   | 24181.489   | 2.24  | H.1-1 |

**Load Reactions (from Risa)**

|                |       |       |
|----------------|-------|-------|
| Axial Load, Pa | 1,675 | lbs   |
| Shear, V,      | 833   | lbs   |
| Moment         | 3,380 | lb-ft |
| Torsion        | 0     | ft-lb |

**Base Plate Design**

|                          |       |     |                     |   |              |
|--------------------------|-------|-----|---------------------|---|--------------|
| Base Plate Length, N =   | 10    | in  | Stiffener Count     | 0 | on each side |
| Base Plate Width, B =    | 10    | in  | Stiffener Height    | 0 | in           |
| Plate Yield Stress, Fy = | 25    |     | Stiffener Thickness | 0 | in           |
| Concrete Strength, f'c = | 2.5   | ksi |                     |   |              |
| Bolt Edge Dist., ED1 =   | 2     | in  |                     |   |              |
| Bolt Edge Dist., ED2 =   | 2     | in  |                     |   |              |
| Required Thickness, T    | 0.375 | in  |                     |   |              |

**Anchor Bolt Analysis****Anchor Bolt Parameters**

|                     |            |                 |
|---------------------|------------|-----------------|
| Anchor Grade        | F1554 (36) |                 |
| Yield Stress,       | 36         | ksi             |
| Anchor Bolt Size    | 0.63       | UNC             |
| Anchor Area,        | 0.226      | in <sup>2</sup> |
| Anchor Bolt Circle, | 14.14      | in              |
| Number of Bolts     | 4.00       |                 |

**Allowable Stress**

|                                 |          |     |
|---------------------------------|----------|-----|
| Allowable Compression on Bolts, | 4,881.60 | lbs |
| Allowable Tension on Bolts,     | 4,068.00 | lbs |
| Allowable Shear on Bolts,       | 2,440.80 | lbs |

Combined Stress, 52.11% OK

## SANTORINI PERGOLA

The Santorini Pergola redefines contemporary outdoor living with its luminous white structure and sleek modular design. Equipped with integrated lighting, ventilation, and power shade systems, it offers the perfect harmony of comfort and technology. Ideal for sophisticated residential terraces or luxury hospitality spaces, the Santorini Pergola embodies the serene elegance of the Mediterranean – bright, modern, and endlessly inviting.





The Santorini Pergola features a 20'x30' rectangular structure crafted from premium aluminum profiles with a high-quality white powder-coated finish. Its insulated roof panels include a refined wood-grain finish that enhances warmth and visual texture, while integrated power shades provide adaptable solar control. Engineered for year-round performance, the Santorini Pergola blends structural precision with Mediterranean elegance.

*Crafted for comfort,  
designed for distinction.*

Shape: Rectangle  
Size: 20.0' x 30.0'  
Finish: White  
Roof: Insulated panel + wood grain finish  
Wall: Power shade

