

# **Staff Report**

- 5 Removal of existing corrugated metal panels on the roof and installation of new metal v-crimp on roof- **#109 Geraldine Street-Old Power Plant Station, blacksmith shop- Mailloux and Sons Inc (H11-01-1375)**

The building in question is part of the complex historically known as the Key West Electric Company. The buildings are owned by Keys Energy Services and the historic structures are made of brick. The proposed plans include the removal of corrugated metal panels and its replacement with metal v-crimp. According to the applicant the two existing exhaustion vents will be relocated in the same place once the new metal roof is installed.

The brick buildings were listed as contributing resources in the 1998 survey and received a Florida Master Site File number MO3425. For some reason the complex was not included in the 2004 survey. Nevertheless the Florida master Site File number has not been replaced for other structures.

Guidelines to be reviewed for this request;

*Many historic structures in Key West have metal shingle roofing. Other common roofing materials include metal v-crimp, and conventional asphalt shingles. Roof replacements should be done on an in kind basis, with new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.*

*(2) Conventional modern roofing materials such as asphalt shingles, V crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties.*

It is staff's belief that the installation of metal v-crimp instead of corrugated metal panels will be inconsistent with the guidelines. The brick structure next to the blacksmith shop has metal v-crimp. Staff did not find any HARC approval for the metal v crimp that is found in the structure next to the blacksmith shop.

# **Application**





**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # 11-01-1375**

OWNER'S NAME: Keys Energy Services DATE: Sept. 29, 2011

OWNER'S ADDRESS: 1001 James Street, Key West, FL 33040 PHONE #: 305-295-1194

APPLICANT'S NAME: Mauloux and Sons, Inc. PHONE #: 941-723-1955

APPLICANT'S ADDRESS: 1500 15th E. Dr. Suite 103, Palmetto, FL 34221

ADDRESS OF CONSTRUCTION: 109 ~~North~~ Geraldine Street # OF UNITS: 1  
August 7 Street Substation Blue Smith Shop

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: Remove existing roof. Install wood joist system over existing steel structure with wood sheathing + water proofing membrane and new 5-V Crump Metal Roof.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*



This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: Sept. 29, 2011

Applicant's Signature: *Joe Palmer*

**Required Submittals**

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Building is part of the Key West Electric Company complex.  
Porch buildings were listed in the 1998 survey and received  
a Florida Master site file # 110 3425.  
Guidelines for roof.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# KEYS BID #15-11 SPECIFICATIONS FOR REMOVE & REPLACE EXISTING ROOF - ANGELA STREET SUBSTATION BLACKSMITH SHOP

## **GENERAL**

The Utility Board of the City of Key West "Keys Energy Services" herein after called KEYS is a municipally owned electric utility serving approximately 29,000 customers in Key West and the Lower Florida Keys.

KEYS and its representatives have exercised due care in preparing this Request for Proposals (RFP). All information contained herein is believed to be substantially correct. However, Proposers should verify information independently if desired. KEYS and its representatives do not warrant the accuracy of information contained herein.

## **PROJECT LOCATION:**

The Angela Street Substation – Blacksmith Shop located at the foot of Angela Street, Key West, FL 33040.

## **SCOPE OF WORK AND SPECIFICATIONS OF ROOFING SYSTEM**

### **Roofing dimensions**

- Dimensions of Main Roof: 17'-6" wide x 41'-6" length, approximately 726.5 square feet.
- Height of Main Roof: approximately 11' at the peak and 8' at the sides.
- Contractor is responsible for verifying all measurements for said project.



### **Roof Specification**

- Remove and Dispose existing Asbestos Roof throughout Blacksmith Shop.
- Save the Two Cupolas to be reinstalled.
- Remove and Re-Build approximately 30 Linear Feet of Structural Steel Framing along Roof Framing.
- Furnish and Add 2x4 Wood Joists @16"o.c. above existing Steel Framing to accommodate new 5-V Crimp Metal Roof.
- Furnish and install 24 Ga. 5-V Crimp Galvanized Metal Roof including Flashing and Ridge Cap as needed.
- Install the Two Existing Cupolas.
- Remove and Re-Build Gable-End Wall using 24 Ga. 5-V Crimp Metal Roof materials as needed.

### **General Notes**

- **Project must be completed within 30 days after receipt of all required permits are issued and notice to proceed is given by KEYS.**
- The contractor shall do all work in strict conformance to Standard Codes, Local Codes and Ordinances, manufacturer recommendations and acceptable trade practices. Any conflicts between the above and the most stringent requirements shall govern the work.
- Materials shall be delivered to the site in a dry and undamaged condition and unloaded per the manufacturer's instructions. The contractor will inspect materials for damage and/or stains prior to installation, and will replace any defective material. Materials shall be stored out of contact with the ground in weather tight coverings to keep them dry according to manufacturer's recommendations.
- Clean-up/Disposal must be done on a daily basis.
- High Voltage power lines are within the fenced in area. Extreme caution is to be adhered too.
- This project can be done during normal working hours, Monday through Friday.
- Contactor is responsible for Permitting, Demolition and Engineering Stamp.
- Contractor shall Obtain and show Proof of Workman's Compensation Insurance.

### **PICTURES**

Please see the attached photos of the site in Exhibit A. Contractors may also take photos and/or videos of the project work site.

### **EQUIPMENT**

KEYS will not supply any equipment for said project. Contractors are responsible for their own equipment.

### **LICENSING AND PERMITS**

The Contractor is responsible for obtaining and providing KEYS with a copy of all licenses and permits.





October 3, 2011

Jade Mailloux  
Mailloux and Sons, Inc.  
1500 15<sup>th</sup> Ave Drive, E, Suite #103  
Palmetto, FL 34221

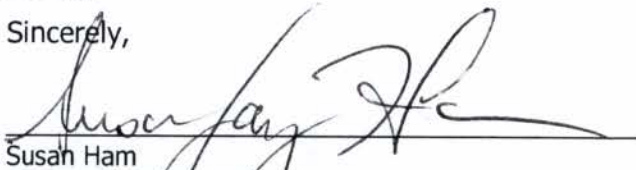
Subject: NOTICE TO PROCEED – October 3, 2011  
RE: CON #530 – Bid #15-11 Remove & Replace Existing Roof – Angela Street  
Substation Blacksmith Shop

Mailloux and Sons; is instructed to begin work on the Utility Board of the City of Key West's Contract #530 Remove & Replace Existing Roof – Angela Street Substation Blacksmith Shop. The Insurance Certificate and Performance Bond has been provided. The Pre-Construction meeting was held on October 3, 2011 and issues regarding environmental, lien releases, payment procedures, safety, security, and use of sub-contractor notification were discussed.

Two copies of this document have been provided. Please complete the signature block on both documents and return one original signed document to acknowledge receipt of this notice.

Please note, Walter Cashwell has been assigned as Project Manager, who will perform the technical review of the project. KEYS project manager will serve as final sign off on payment requests for this contract and as the primary Utility Board contact for Keys Energy Services. All future correspondence should be sent to Keys Energy Services, Attn: Susan Ham, Supervisor of Purchasing at P.O. Box 6100 Key West, FL 33041.

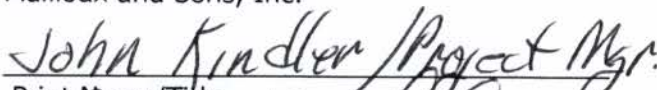
Sincerely,

  
Susan Ham  
Supervisor Purchasing


  
Walter Cashwell  
Supervisor of Fleets & Facilities

**ACKNOWLEDGEMENT**

I hereby acknowledge receipt of this Notice to Proceed for Contract #530 on behalf of Mailloux and Sons, Inc.

  
Print Name/Title

Date: 10/3/2011

  
Signature

CC: CON#530

J. Wetzler, Assistant General Manager/CFO

# **Sanborn Maps**

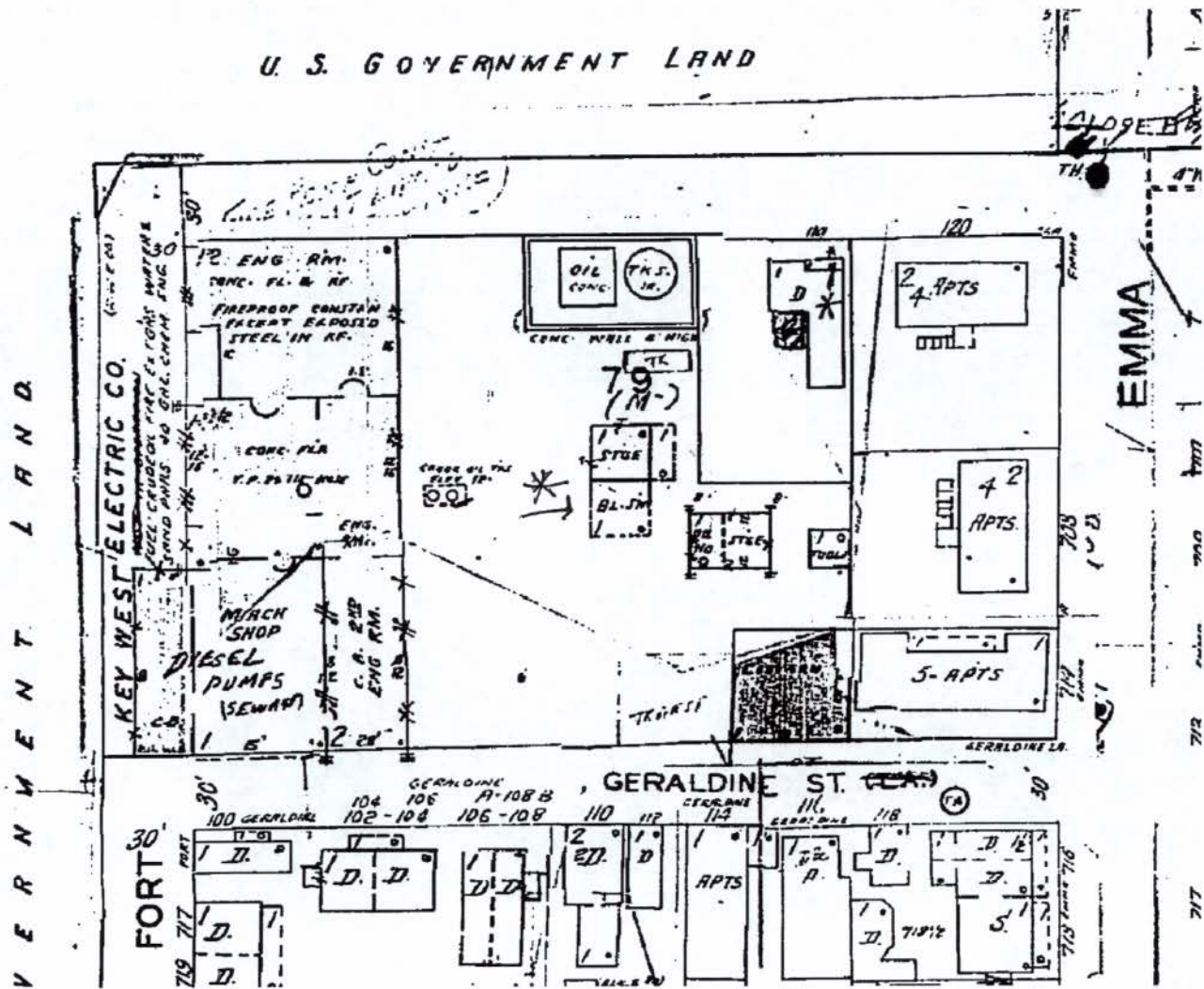








U. S. GOVERNMENT LAND



700 Block Fort Street Sanborn map 1962 copy



## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 700 block of Fort St.; rear building in the Key West Electric; most of the complex built 1902; Monroe County Library



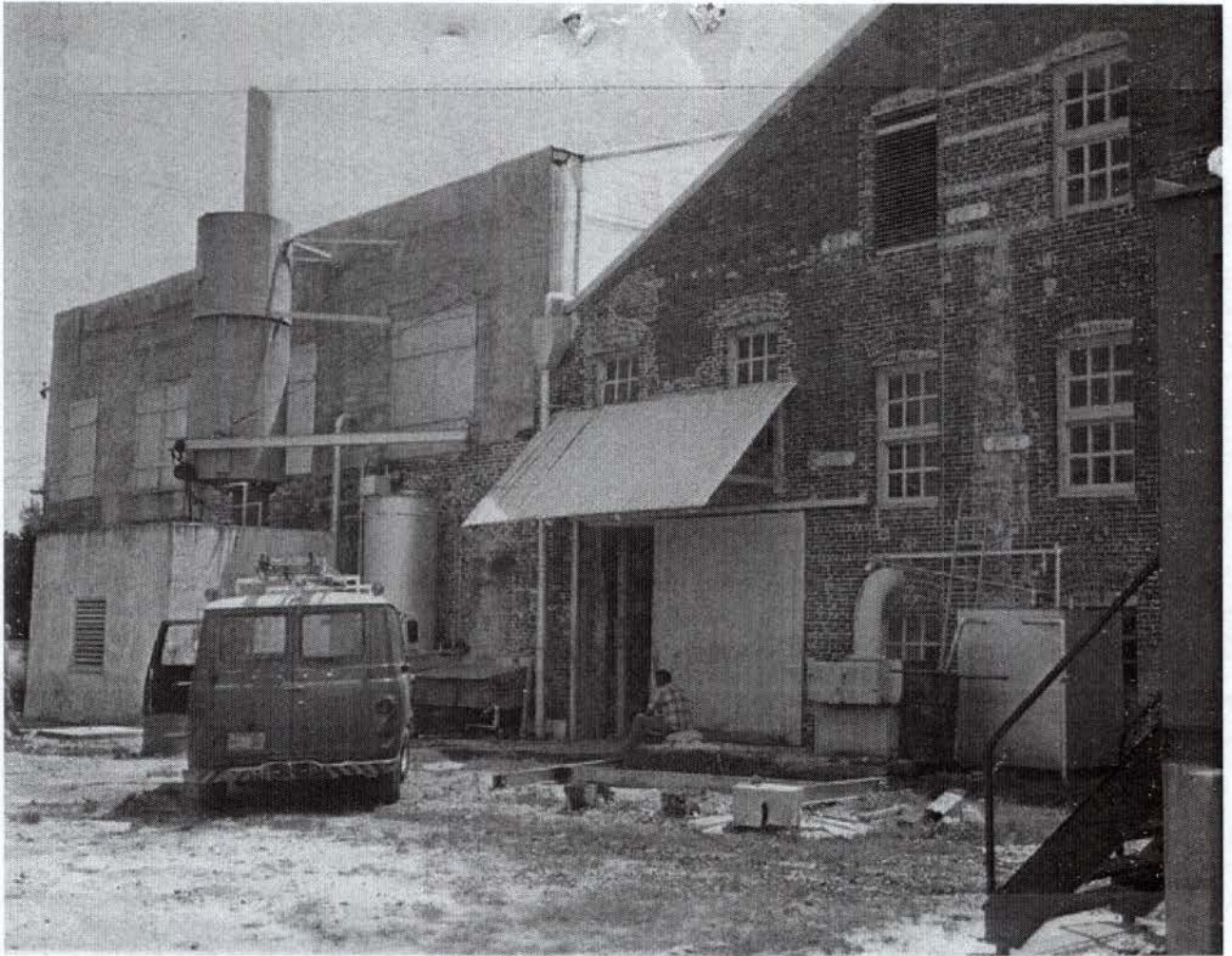


Photo taken by the Property Appraiser's office c1965; 700 block of Fort St.; part of the Key West Electric Company complex; Monroe County Library



KEYS BID #15-11 SPECIFICATIONS FOR REMOVE & REPLACE  
EXISTING ROOF - ANGELA STREET SUBSTATION BLACKSMITH SHOP

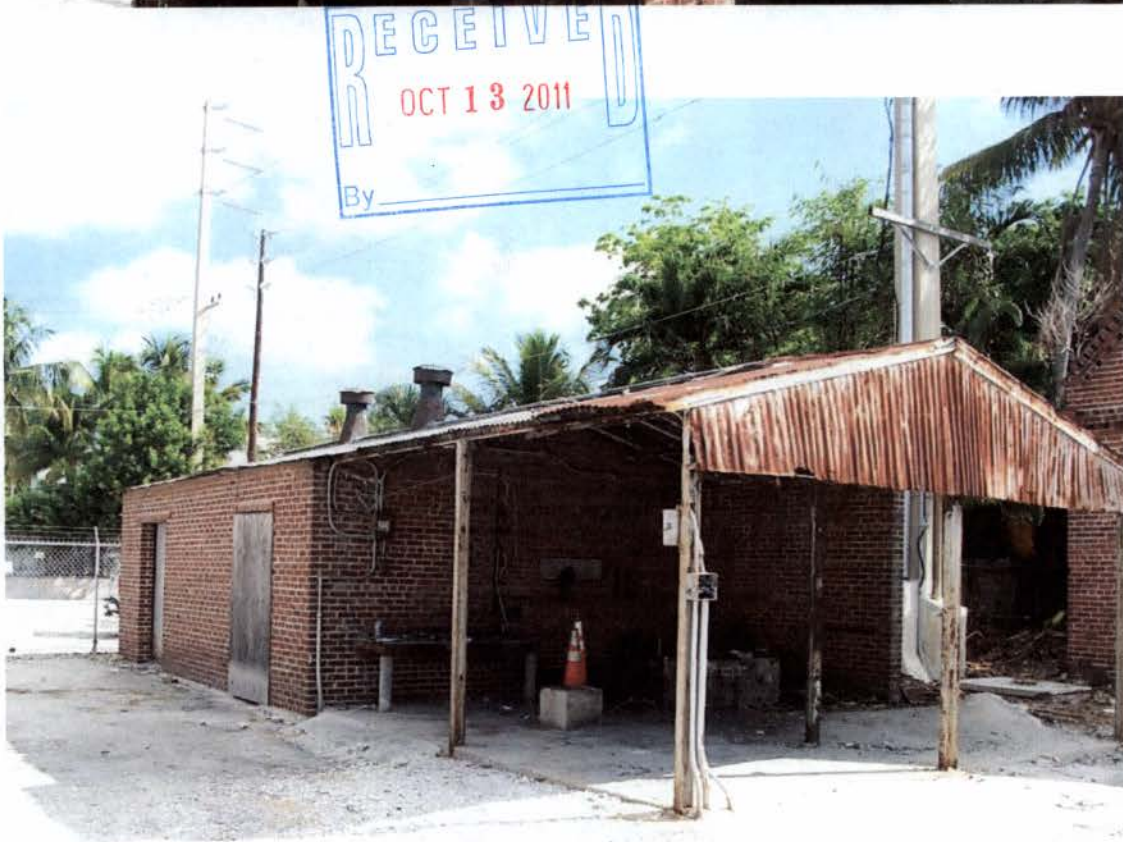


RECEIVED  
OCT 13 2011



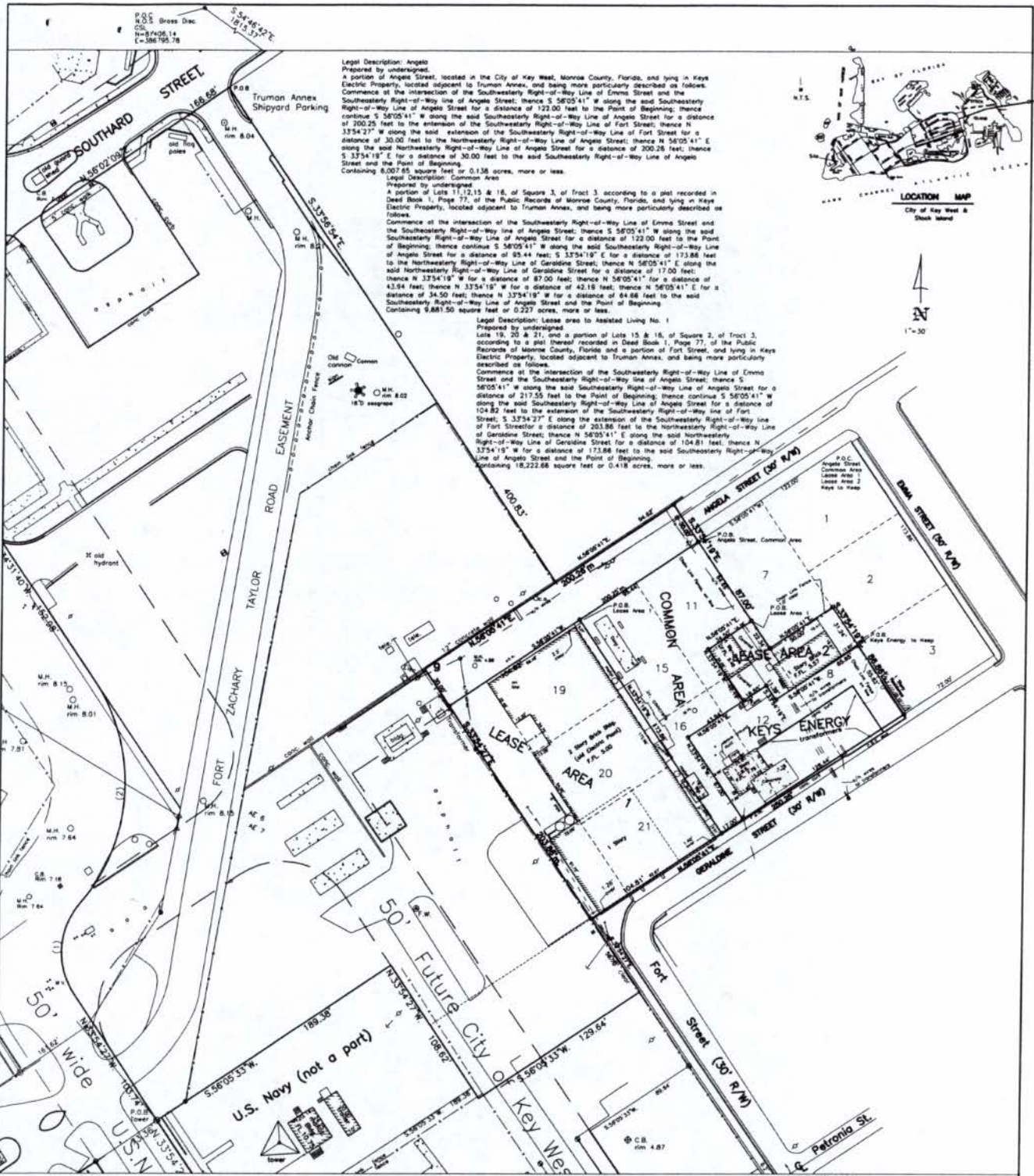


KEYS BID #15-11 SPECIFICATIONS FOR REMOVE & REPLACE  
EXISTING ROOF - ANGELA STREET SUBSTATION BLACKSMITH SHOP



# Survey





**Legal Description: Angelo**  
 Prepared by undersigned.  
 A portion of Angelo Street, located in the City of Key West, Monroe County, Florida, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows:  
 Commence at the intersection of the Southeastery Right-of-Way Line of Emma Street and the Southeastery Right-of-Way Line of Angelo Street; thence S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 122.00 feet to the Point of Beginning; thence continue S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 200.25 feet to the extension of the Southeastery Right-of-Way Line of Fort Street; thence N 33°54'19" E along the said extension of the Southeastery Right-of-Way Line of Fort Street for a distance of 30.00 feet to the Northeastery Right-of-Way Line of Angelo Street; thence N 58°05'41" E along the said Northeastery Right-of-Way Line of Angelo Street for a distance of 200.26 feet; thence S 33°54'19" E for a distance of 30.00 feet to the said Southeastery Right-of-Way Line of Angelo Street and the Point of Beginning.  
 Containing 8,007.85 square feet or 0.136 acres, more or less.

**Legal Description: Common Area**  
 Prepared by undersigned.  
 A portion of Lots 11, 12, 15 & 18, of Square 2, of Tract 3, according to a plat recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows:  
 Commence at the intersection of the Southeastery Right-of-Way Line of Emma Street and the Southeastery Right-of-Way Line of Angelo Street; thence S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 122.00 feet to the Point of Beginning; thence continue S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 80.44 feet; S 33°54'19" E for a distance of 173.86 feet to the Northeastery Right-of-Way Line of Geraldine Street; thence N 58°05'41" E along the said Northeastery Right-of-Way Line of Geraldine Street for a distance of 17.00 feet; thence N 33°54'19" W for a distance of 87.00 feet; thence N 58°05'41" W for a distance of 43.94 feet; thence N 33°54'19" W for a distance of 42.18 feet; thence N 58°05'41" E for a distance of 34.50 feet; thence N 33°54'19" W for a distance of 64.86 feet to the said Southeastery Right-of-Way Line of Angelo Street and the Point of Beginning.  
 Containing 9,681.50 square feet or 0.227 acres, more or less.

**Legal Description: Lease area to Assisted Living No. 1**  
 Prepared by undersigned.  
 Lots 19, 20 & 21, and a portion of Lots 15 & 18, of Square 2, of Tract 3, according to a plat recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows:  
 Commence at the intersection of the Southeastery Right-of-Way Line of Emma Street and the Southeastery Right-of-Way Line of Angelo Street; thence S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 217.55 feet to the Point of Beginning; thence continue S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 104.82 feet to the extension of the Southeastery Right-of-Way Line of Fort Street; S 33°54'19" E along the extension of the Southeastery Right-of-Way Line of Fort Street for a distance of 203.86 feet to the Northeastery Right-of-Way Line of Geraldine Street; thence N 58°05'41" E along the said Northeastery Right-of-Way Line of Geraldine Street for a distance of 104.81 feet; thence N 33°54'19" W for a distance of 173.86 feet to the said Southeastery Right-of-Way Line of Angelo Street and the Point of Beginning.  
 Containing 18,222.88 square feet or 0.418 acres, more or less.

**Legal Description: Lease area to Assisted Living No. 2**  
 Prepared by undersigned.  
 A portion of Lots 11, 12, 15 & 18, of Square 2, of Tract 3, according to a plat recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows:  
 Commence at the intersection of the Southeastery Right-of-Way Line of Emma Street and the Southeastery Right-of-Way Line of Angelo Street; thence S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 122.00 feet; thence S 33°54'19" E for a distance of 84.86 feet to the Point of Beginning; thence continue S 33°54'19" E for a distance of 21.24 feet; thence N 58°05'41" E for a distance of 50.00 feet; thence S 33°54'19" E for a distance of 31.24 feet; thence S 58°05'41" W for a distance of 85.85 feet; thence N 33°54'19" W for a distance of 11.39 feet; thence S 58°05'41" W for a distance of 18.85 feet; thence N 33°54'19" W for a distance of 42.18 feet; thence N 58°05'41" E for a distance of 34.50 feet to the Point of Beginning.  
 Containing 3,156.81 square feet or 0.073 acres, more or less.

**Legal Description: Keys Energy**  
 Prepared by undersigned.  
 A portion of Lots 15, 16, 17, 18, of Square 2, of Tract 3, according to a plat recorded in Deed Book 1, Page 77, of the Public Records of Monroe County, Florida, and lying in Keys Electric Property, located adjacent to Truman Annex, and being more particularly described as follows:  
 Commence at the intersection of the Southeastery Right-of-Way Line of Emma Street and the Southeastery Right-of-Way Line of Angelo Street; thence S 58°05'41" W along the said Southeastery Right-of-Way Line of Angelo Street for a distance of 122.00 feet; thence S 33°54'19" E for a distance of 128.44 feet; thence N 33°54'19" W for a distance of 87.00 feet; thence N 58°05'41" E for a distance of 82.78 feet; thence S 33°54'19" E for a distance of 11.39 feet; thence N 58°05'41" E for a distance of 85.85 feet to the Point of Beginning.  
 Containing 7,888.03 square feet or 0.180 acres, more or less.

**Abbreviations:**  
 S/W = Story  
 R/W = Right-of-Way  
 F = Found  
 p = Plot  
 m = measured  
 M.H. = Mean High Water  
 S.C. = Section  
 Twp. = Township  
 C = Centerline  
 N.T.S. = Not to Scale  
 Elev. = Elevation  
 S.M. = Bench Mark  
 P.C. = Point of Curvature  
 P.T. = Point of Tangency  
 P.O.C. = Point of Beginning  
 P.D.B. = Point of Beginning  
 P.B. = Plot Book  
 P.S. = 200g  
 E = Electric  
 Tel. = Telephone  
 Encl. = Encroachment  
 O.L. = On Line  
 C.L.F. = Chain Line Fence  
 S/H = Overhead  
 U/G = Underground  
 F.F. = Fourth Floor  
 Elevation  
 L.B. = Low Beam  
 Rad. = Rod  
 irr. = irregular  
 conc. = concrete  
 L.P. = Iron Pipe  
 I.B. = Iron Bar  
 B = Baseline  
 C.B.S. = Concrete Block  
 cov'd = Covered  
 P.I. = Point of Intersection  
 wd. = Wood  
 R = Rod  
 A = Arc (Length)  
 D = Delta (Central angle)  
 m = m  
 Bal. = Balcony  
 Plaster  
 Hydr. = Fire Hydrant  
 F.W. = Fire Well  
 with Guy wire  
 R = Rod  
 S = Sanitary  
 M = Meter  
 C.B. = Storm Water Catch Basin  
 inv = Invert

**SURVEYOR'S NOTES:**  
 North arrow based on plot assumed median Reference Bearing: State Plane Coordinate System, 83/89 1:4 denotes existing elevation. Elevations based on N.G.V.D. 1929 Datum. Bench Mark No. B-616 Elevation 14.324 fms 120168 1516 x 2/18/05. 4E 6  
 Monumentation:  
 ⊕ = set 1/2" iron Pipe, P.L.S. No. 2749  
 ⊙ = Found 1/2" iron Pipe  
 ⊙ = Found 1/2" iron Bar  
 ⊙ = Set P.K. Nail, P.L.S. No. 2749  
 ⊙ = Found P.K. Nail  
 ⊙ = Found Nail  
 ⊙ = Found Oil Hole

**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY/SKETCH TO ACCOMPANY L.D. is true and correct to the best of my knowledge and belief; that I meet the minimum technical standards established by the Florida Board of Land Surveyors, Chapter 61017-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

**REVISIONS:**

No.	Date	Remarks
1	5/29/07	Update, new legal, area
2	9/29/08	D.D. for Angelo & Fort Street
3	11/17/09	D.D. for Keys Energy

**Sheet Description:**  
 Boundary Survey  
 Sketch to Accompany  
 Legal Description

**Project:**  
 Assisted Care Site  
 Truman Annex

**ISLAND SURVEYING INC.**  
 Engineers Planners Surveyors  
 3152 Northside Drive, Key West, Florida 33040  
 (305) 293-0466 Fax: (305) 293-0237

Date: 11/10/10  
 Designed: F.H.H.  
 Drawn:  
 Checked:  
 Job No. 10-330  
 Sheet No. 1 of 1

# **Site Plans**

**MAILLOUX & SONS**

**1500 15th Ave Drive East, Suite 103  
Palmetto, Florida 34221  
(941) 723-1955**



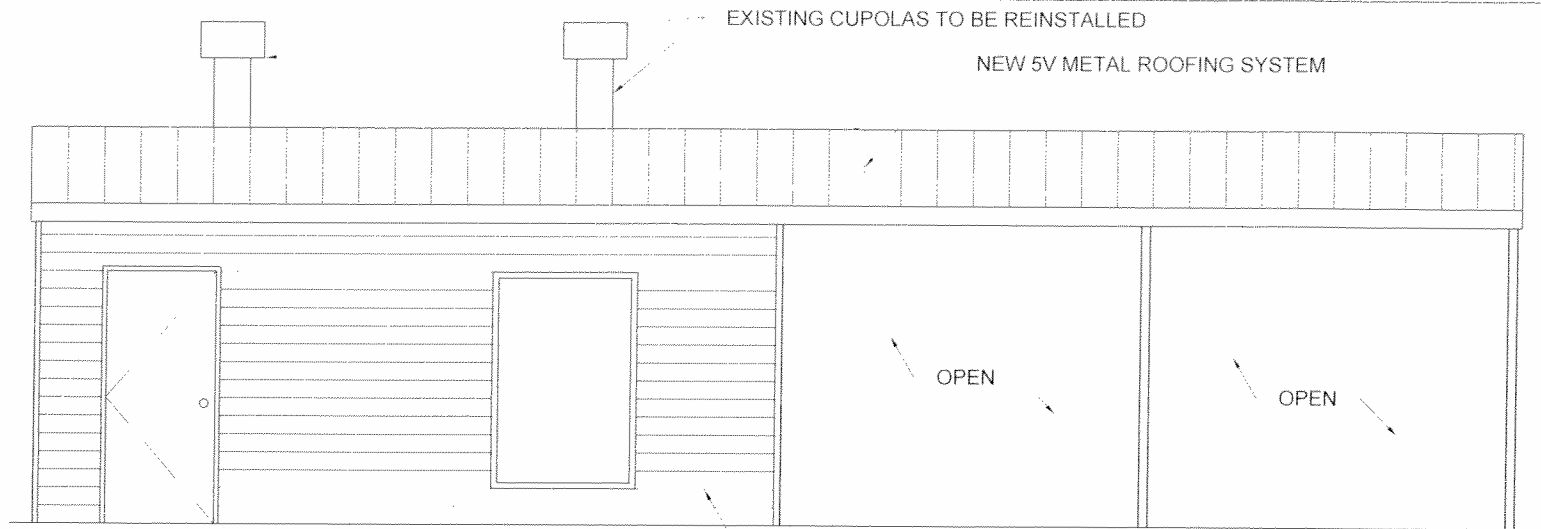
# ***The Angela Street Substation -- Blacksmith Shop***

***Angela Street  
Key West, Florida 32040  
October 7, 2011  
File: 2011820***



1800 Second St. Ste. 712 Phone: (941) 371-1724  
Sarasota Florida 34236 Fax: (941) 847-0870  
Web: [www.DeStefanoEngineering.com](http://www.DeStefanoEngineering.com)  
Certificate of Authorization Number: 27383

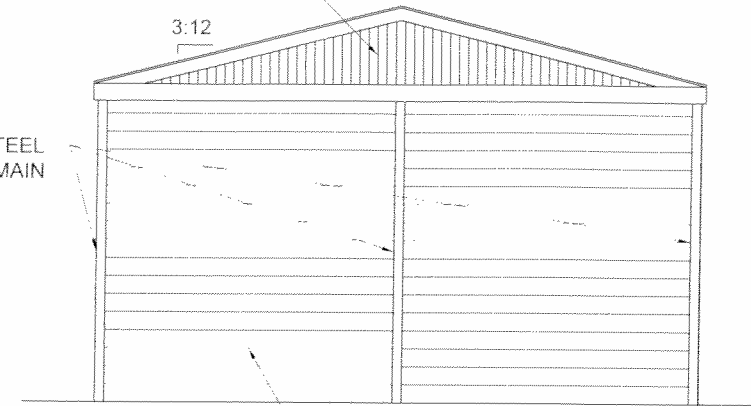




**4 FRONT ELEVATION**

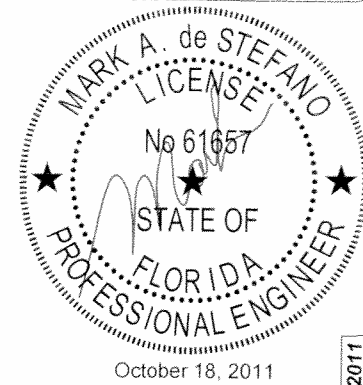
S1 SCALE: 3/16" = 1'-0"

PT WD FASCIA OVER PEAL AND STICK MEMBRANE OVER 15/32 CDX PLYWOOD OVER EXISTING METAL FRAMING, TYP.



**2 SIDE ELEVATION**

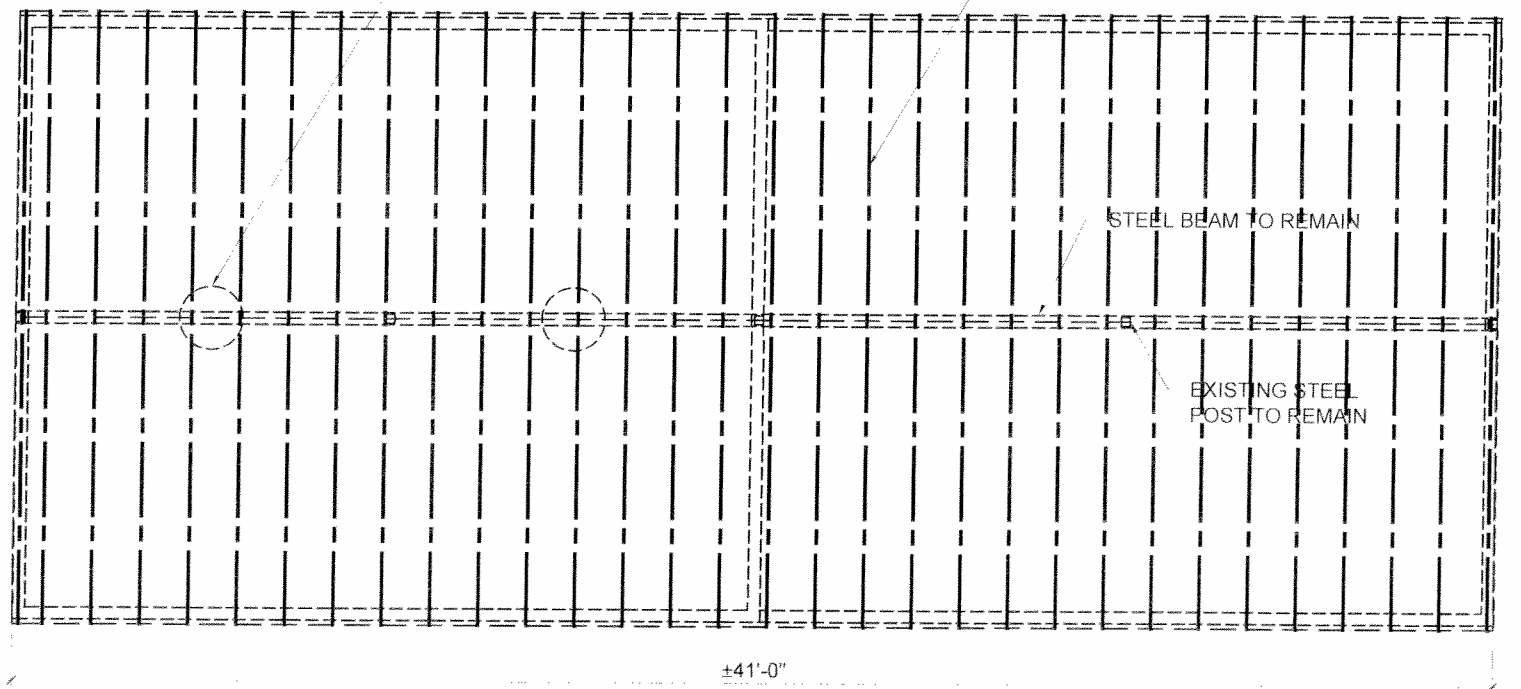
S1 SCALE: 3/16" = 1'-0"



Oct 18, 2011

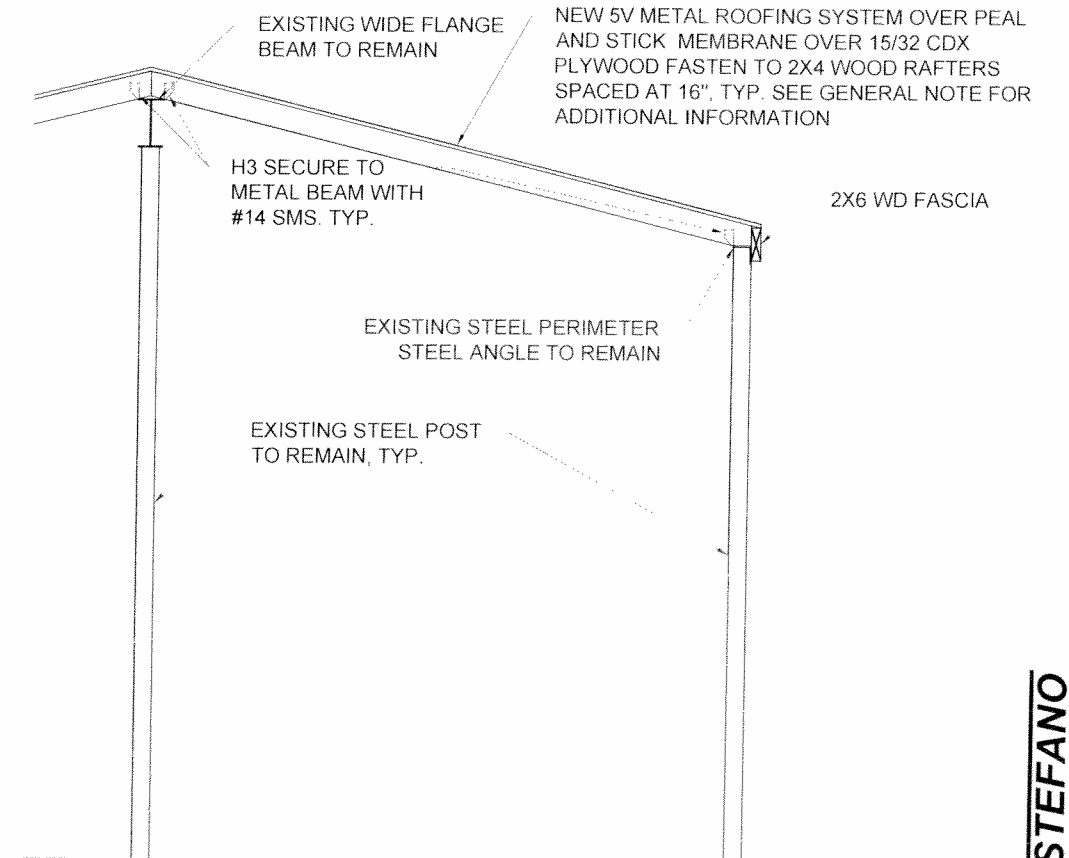
EXISTING CUPOLAS TO BE REINSTALLED. REFURBISHMENT BY OTHERS

NEW WOOD RAFTER SPACED AT 16" TYP.



**3 ROOF PLAN**

S1 SCALE: 3/16" = 1'-0"



**1 TYPICAL SECTION**

S1 SCALE: 3/8" = 1'-0"

**DE STEFANO**  
ENGINEERING GROUP, PL  
1800 Second St. Ste. 712 Phone: (941) 371-1724  
Sarasota Florida 34236 Fax: (941) 847-0870  
Web: www.DeStefanoEngineering.com  
Certificate of Authorization Number: 27383



**The Angela Street Substation -- Blacksmith Shop**

Angela Street  
Key West, Florida 32040

October 7, 2011 File:2011820 Drawn By: RTM Checked By: MDS



**GENERAL NOTES:**

DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

ALL WORK PREPARED BY DE STEFANO ENGINEERING GROUP, PL (DEG), IS THE PROPERTY OF DEG AND MAY ONLY BE USED FOR ITS INTENDED USE. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY DEG AND THE DEG'S CONSULTANTS ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE EXECUTED BY THE CONTRACTOR OR OTHER ENTITY AS DESCRIBED REMAIN THE PROPERTY OF THE DEG. SAID WORK MAY NOT BE USED AT ANY OTHER LOCATION OR FOR ANY OTHER USE WITHOUT PRIOR WRITTEN AUTHORIZATION. THIS DESIGN HAS BEEN SPECIFICALLY PROVIDED TO THE CONTRACTOR FOR THEIR SOLE USE ON THIS PROJECT AND ANY UNAUTHORIZED USE SHALL RENDER THE ENGINEER'S SEAL VOID.

DEG WILL HAVE NO RESPONSIBILITY FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES; MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED IN CONSTRUCTION, AND WILL NOT BE HELD LIABLE FOR THE CONTRACTOR'S INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK. THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIALLY MENTIONED HEREIN.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED HEREIN. IF THERE ARE ANY DISCREPANCIES THEREIN, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK

**DESIGN LOADS**

THE STRUCTURAL SYSTEM FOR THIS BUILDING DEPICTED HEREON HAS BEEN DESIGNED ACCORDING TO THE 2007 EDITION OF THE FLORIDA BUILDING CODE INCLUDING THE 2009 SUPPLEMENTS, AISC, AND ASCE 7-05.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS.

DEAD LOAD: 10 PSF + SELF WEIGHT

ROOF LIVE LOAD: 20 PSF

WIND: ASCE 7-05, BASIC WIND SPEED 130 MPH 3-SEC. GUST, IMPORTANCE FACTOR 1.0, EXPOSURE CATEGORY C, OPEN BUILDING.

MWFRS ±45.7 AND ±16.6 PSF

COMPONENTS AND CLADDING

Angela Street Substation Blacksmith Shop: 150 mph, Exposure C, 3:12 roof slope, Mean Roof Height h = 10 Importance Factor = 1

TRIBUTARY AREA [SF]	C&C WIND PRESSURE SCHEDULE [PSF]							
	ZONE							
	ROOF			WINDOWS & DOORS				
	1	2	3	4	5			
10	+28.2, -44.8	+28.2, -94.6	+28.2, -94.6	A: +49.0, -53.2	B: +49.0, -65.6			
20	+25.8, -43.5	+25.8, -85.9	+25.8, -85.9	C: +46.7, -50.9	D: +46.7, -61.2			
50	+22.4, -41.9	+22.4, -74.3	+22.4, -74.3	E: +43.8, -48.0	F: +43.8, -55.3			
100	+20.0, -40.6	+20.0, -65.6	+20.0, -65.6	G: +41.7, -45.8	H: +41.7, -50.9			

Width of zones 2, 3 & 5 = 3 ft

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, WALLS AND ROOFS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

**DIVISION 6 - WOOD AND PLASTICS**

SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS OF THIS SECTION.

**LUMBER - GENERAL:**

**LUMBER STANDARDS:**

FURNISH LUMBER MANUFACTURED TO COMPLY DOC PS20 AMERICAN SOFTWOOD LUMBER STANDARD AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE (ALSC).

**GRADE STAMPS:**

PROVIDE LUMBER WITH EACH PIECE FACTORY-MARKED WITH GRADE STAMP EVIDENCING COMPLIANCE WITH GRADING REQUIREMENTS AND IDENTIFYING GRADING AGENCY, GRADE, SPECIES, AND MOISTURE CONTENT AT TIME OF SURFACING, AND MILL.

EXPOSED LUMBER: FURNISH PIECES WITH GRADE STAMPS APPLIED TO ENDS OR BACK OF EACH PIECE, OR OMIT STAMPS AND PROVIDE CERTIFICATE OF GRADE COMPLIANCE, ISSUED BY INSPECTION AGENCY.

**SIZING AND MOISTURE CONTENT:**

WHERE NOMINAL SIZES ARE INDICATED, PROVIDE ACTUAL SIZES AS REQUIRED BY DOC PS20, FOR MOISTURE CONTENT SPECIFIED FOR EACH USE.

WHERE ACTUAL SIZES ARE INDICATED, THEY ARE MINIMUM DRESSED SIZES FOR DRY LUMBER.

DRESSED ROUGH LUMBER: S4S, UNLESS OTHERWISE INDICATED.

DRY ROUGH LUMBER: MAX. 19% MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES MAX. 2 IN. NOMINAL THICKNESS, UNLESS OTHERWISE INDICATED.

**FASTENERS AND ANCHORAGES:**

PROVIDE SIZE, TYPE, MATERIAL, AND FINISH AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS, AND ANCHORING DEVICES.

PROVIDE METAL HANGERS AND FRAMING ANCHORS OF SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS.

WHERE ROUGH CARPENTRY WORK IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS AND ANCHORAGES WITH HOT-DIP ZINC, ASTM A153.

**DIAPHRAGMS:**

PLYWOOD ROOF SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE. UNLESS SHOWN OTHERWISE, SPAN RATED PANELS SHALL BE FASTENED TO SUPPORTING FRAMING AS FOLLOWS:

APA RATED ROOF SHEATHING: EXTERIOR EXPOSURE CLASS, AND AS FOLLOWS:

- A. STRUCTURAL I
- B. SPAN RATING: 240/0.

PANELS 19/32" THICK: 8d RING SHANK AT 6" AT EDGES, AT 6" ELSEWHERE UNLESS OTHERWISE NOTED

**CONNECTORS:**

CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS TO RESIST THE SPECIFIED LOADS.

CONNECTORS EXPOSED TO THE ELEMENTS SHALL BE EITHER Z-MAX COATED OR STAINLESS. FASTENERS SHALL BE EITHER HOT DIPPED GALVANIZED OR STAINLESS STEEL

**DIVISION 07 - ROOFING**

UNDERLAYMENT: PROVIDE WINTERGUARD HT IS A SELF-ADHERING WATERPROOFING MEMBRANE AS MANUFACTURED BY CERTAINTED ROOFING. WINTERGUARD HT MEETS OR EXCEEDS ASTM D 1970; UL 790: CLASSIFIED FOR USE AS UNDERLAYMENT BENEATH CLASS A, B, OR C FIRE RATED SYSTEMS. ESR-1492.

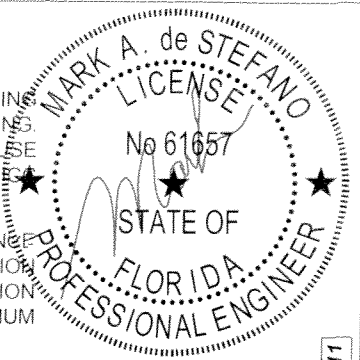
INSTALL THE "D.C.S.M. 5V CRIMP ROOF PANELS" AND ACCESSORIES IN COMPLIANCE WITH DAN'S CUSTOM SHEET METAL, INC' CURRENT, PUBLISHED INSTALLATION INSTRUCTIONS AND DETAILS. FLASHING, PENETRATIONS, VALLEY CONSTRUCTION AND OTHER DETAILS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS PROVIDED IN ROOFING

THE MAXIMUM ALLOWABLE DESIGN PRESSURE FOR THE D.C.S.M. 5V CRIMP METAL PANEL SHALL BE -107 PSF AND INSTALLED IN ACCORDANCE WITH NOA NO.: 08-0110.09 AND FLORIDA PRODUCT APPROVAL FL 3548.1 SYSTEM A.

APPLICATION STANDARDS RAS 133. PANELS SHALL BE ATTACHED AS FOLLOWS:

D.C.S.M. 5V-CRIMP PANELS SHALL BE INSTALLED WITH A MINIMUM #9-1/2" CORROSION RESISTANT FASTENERS WITH NEOPRENE SEALING WASHERS OF SUFFICIENT LENGTH TO PENETRATE A MINIMUM OF 5/16" THROUGH THE SHEATHING. FASTENERS SHALL BE PLACE IN ACCORDANCE WITH FASTENER DETAIL HEREIN AS FOLLOWS:

1. PANEL SIDE RIBS SHALL BE FASTENED WITH ONE FASTENER ALONG SIDE OF THE PANEL INSIDE RIBS THROUGH THE HIGH POINT OF THE V. CENTER PANEL RIB SHALL BE FASTENED WITH ONE FASTENER THROUGH THE HIGH POINT OF THE V.
2. ALL FASTENERS AT CENTER RIB, AND OVERLAP RIB SHALL BE SPACED AT A MAXIMUM OF 16" O.C. PARALLEL TO THE ROOF SLOPE. SEE PROFILE DRAWINGS HEREIN.



October 18, 2011

Oct 18, 2011

**DE STEFANO ENGINEERING GROUP, PL**  
 1800 Second St. Ste. 712 Phone: (941) 371-1724  
 Sarasota Florida 34236 Fax: (941) 847-0870  
 Web: www.DeStefanoEngineering.com  
 Certificate of Authorization Number: 27383



**The Angela Street Substation -- Blacksmith Shop**

Angela Street  
Key West, Florida 32040

October 7, 2011 File:2011820 Drawn By: RTM Checked By: MDS



TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES



## **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

**GIS Mapping requires Adobe Flash 10.3 or higher.**

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## Property Record View

**Alternate Key: 1014214 Parcel ID: 00013830-000000**

### Ownership Details

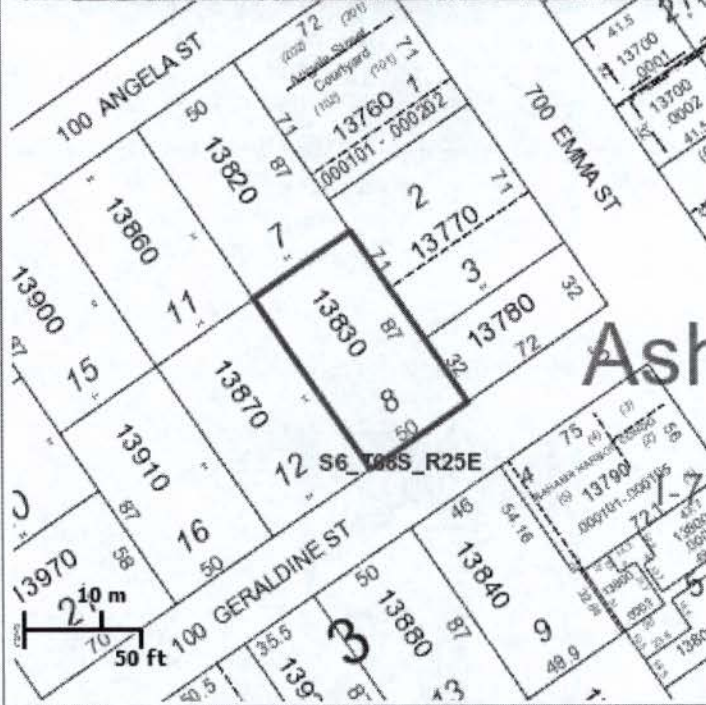
**Mailing Address:**  
CITY OF KEY WEST  
PO BOX 1409  
KEY WEST, FL 33041-1409

### Property Details

**PC Code:** 91 - UTILITIES,WATER TANKS  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 109 GERALDINE ST KEY WEST  
**Legal Description:** KW LOT 8 SQR 3 TR 3 G12-473/74



**Parcel Map (Click to open dynamic parcel map)**



**Exemptions**

Exemption	Amount
15 - MUNICIPAL LANDS	454,575.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT	50	87	4,350.00 SF
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### Appraiser Notes

20027-24 THIS PROPERTY IS BEING USED BY KEYS ENERGY SYSTEMS.
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### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	0	478,500	478,500	454,575	478,500	0
2010	0	0	413,250	413,250	413,250	413,250	0
2009	0	0	489,375	489,375	489,375	489,375	0
2008	0	0	500,250	500,250	500,250	500,250	0
2007	0	0	500,250	500,250	500,250	500,250	0
2006	0	0	282,750	282,750	282,750	282,750	0
2005	0	0	282,750	282,750	282,750	282,750	0
2004	0	0	278,400	278,400	278,400	278,400	0
2003	0	0	278,400	278,400	278,400	278,400	0
2002	0	0	76,125	76,125	76,125	76,125	0
2001	0	0	65,250	65,250	65,250	65,250	0
2000	0	0	54,375	54,375	54,375	54,375	0
1999	0	0	54,375	54,375	54,375	54,375	0
1998	0	0	54,375	54,375	54,375	54,375	0
1997	0	0	45,675	45,675	45,675	45,675	0
1996	0	0	45,675	45,675	45,675	45,675	0
1995	0	0	45,675	45,675	45,675	45,675	0
1994	0	0	45,675	45,675	45,675	45,675	0
1993	0	0	45,675	45,675	45,675	45,675	0
1992	0	0	45,675	45,675	45,675	45,675	0
1991	0	0	45,675	45,675	45,675	45,675	0
1990	0	0	34,800	34,800	34,800	34,800	0
1989	0	0	33,713	33,713	33,713	33,713	0
1988	0	0	28,275	28,275	28,275	28,275	0
1987	0	0	13,920	13,920	13,920	13,920	0
1986	0	0	13,050	13,050	13,050	13,050	0
1985	0	0	10,745	10,745	10,745	10,745	0
1984	0	0	10,745	10,745	10,745	10,745	0
1983	0	0	10,745	10,745	10,745	10,745	0
1982	0	0	10,484	10,484	10,484	10,484	0



### Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 54,743 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176