



Historic Architectural Review Commission Staff Report for Item 20

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: Alex Sainato

Application Number: C2025-0112

Address: 812 Carsten Lane

Description of Work:

New wood pergola with louvered wall and pool at side of house.

Site Facts:

The building under review is a historic and non-contributing structure within the historic district, constructed 1943 according to Tax Appraiser's data. However, this date could not be confirmed as the property is visible on the 1962 Sanborn Map, but not the 1948 Sanborn Map. This puts the construction date between 1948-1962.

This one-story historic, non-contributing property is located along Carstens Lane. The site includes the primary wood-frame structure along with an enclosed carport and a non-historic 5-v crimp metal roof.

Currently the house sits on piers and is located within an AE-6 flood zone.



Photo of property under review circa 1965. Monroe County Library.



Photo of property under review (North Elevation).



Photo of property under review along Carsten Lane.



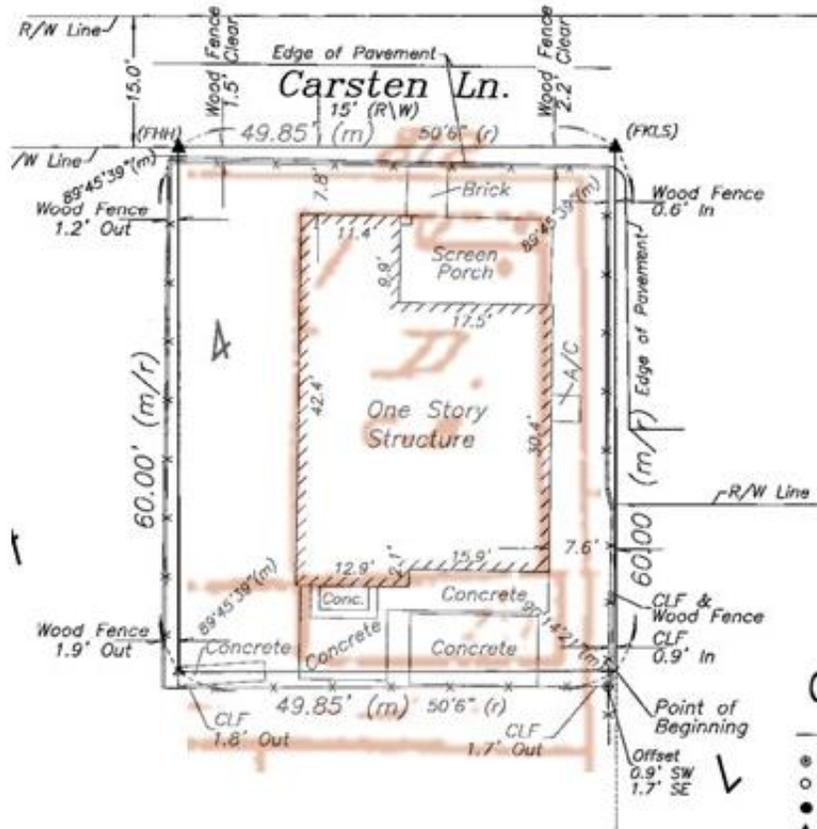
Photo of property under review (East Elevation).



Photo of property under review (South Elevation).



Photo of property under review (West Elevation).



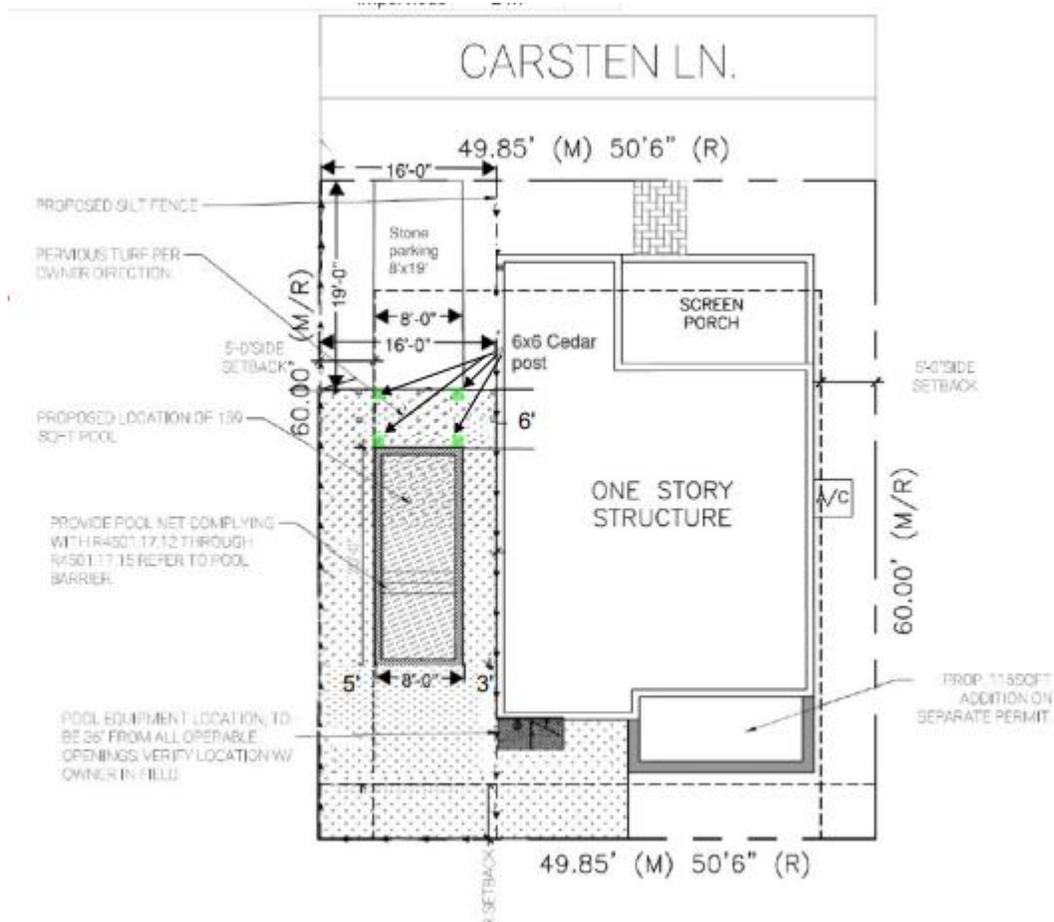
1962 Sanborn Map and current survey.

Guidelines Cited on Review:

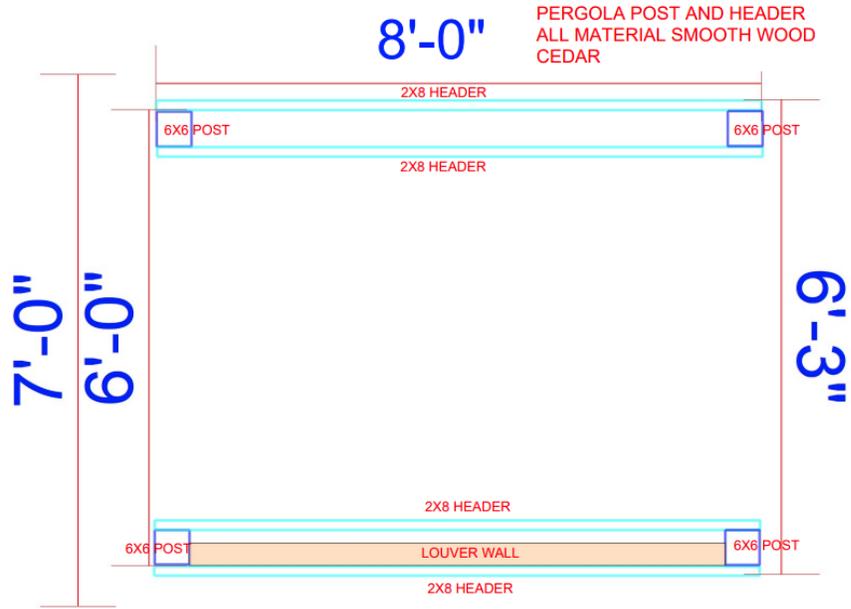
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 3, 5 (first sentence), 6, 11, 12, 13, 14, 18 (first sentence), 19, 21, 22, 23, 24, 26, 28, 29, 30, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7, 8, 9 (first sentence), 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph, guidelines 3 and 4.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9, 10, and 11.

Staff Analysis:

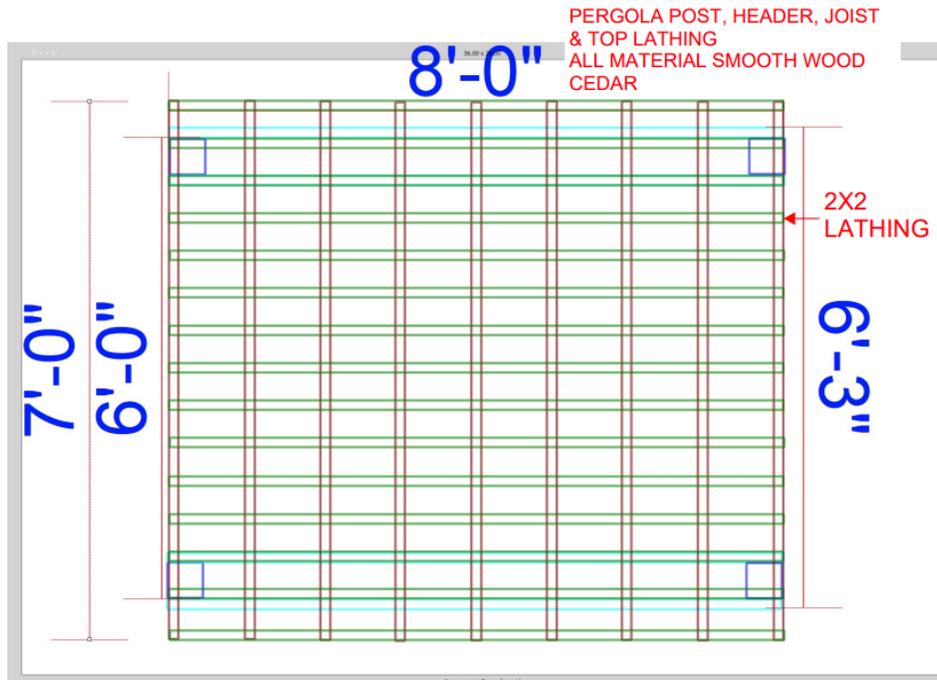
A Certificate of Appropriateness is currently under review for a new wooden pergola and pool on the side of the home. The pergola will be 8 feet by 6 feet (6" overhang) with a height of 8 feet 8 inches and 6 by 6 wooden posts. There will be a louvered wall on the elevation facing Carsten Lane to screen the pool from public view. The pool will be 8 feet by 20 feet and the pool equipment will be located at the rear of the main structure.



Proposed Site Plan.



Proposed pergola floor plan.

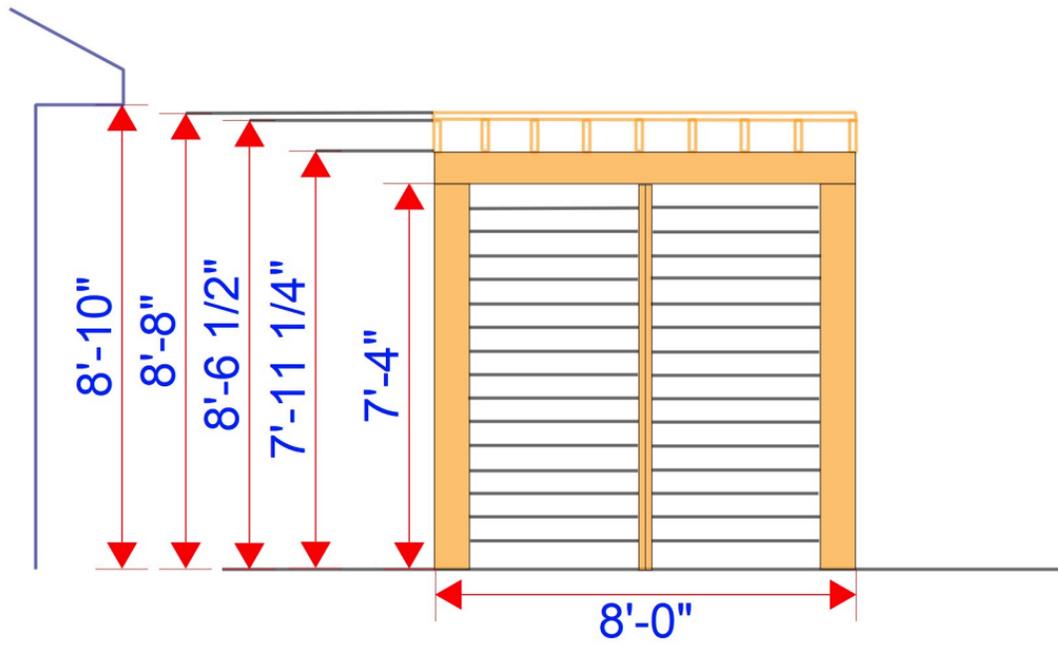


Proposed pergola roof plan.

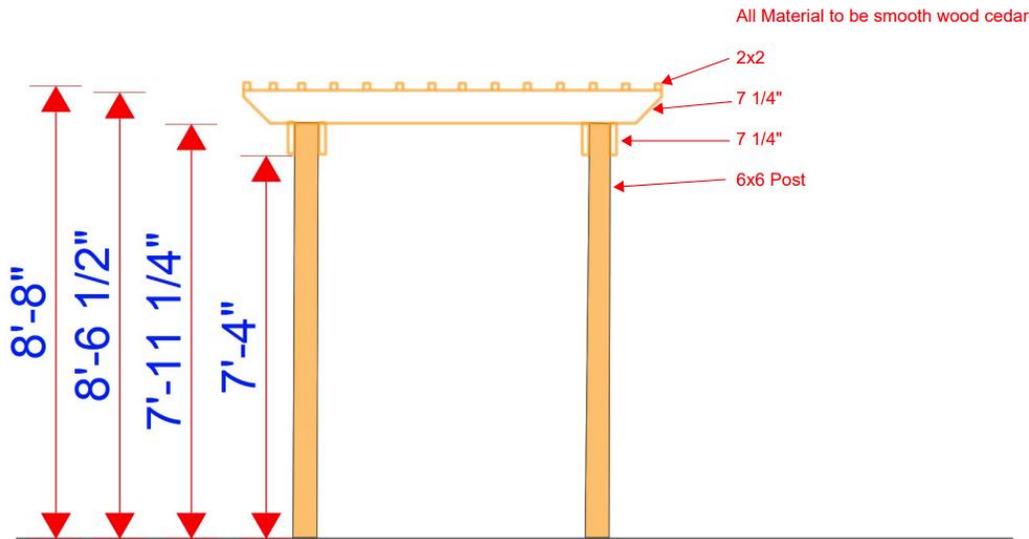


FRONT (STREET) ELEVATION
 $\frac{1}{4}'' = 1' - 0''$

Proposed Front Elevation (Carsten Lane).



Proposed front elevation of pergola.



Proposed side elevation of pergola.

Consistency with Cited Guidelines:

The proposed wooden pergola and pool are consistent with the HARC Guidelines. The pergola is modest in scale and constructed of wood, making it compatible with the primary structure in terms of scale, proportion, and materials, consistent with the **Outbuildings Guideline 10**, which requires gazebos and other open outbuildings to be complementary to the main building and allows pergolas that are at least 50 percent open to be reviewed on a case-by-case basis. The proposed louvered wall along the Carsten Lane elevation provides appropriate screening of the pool area, consistent with the **Pools and Related Equipment Guidelines**, which require pools to be concealed from public view. Additionally, locating the pool equipment at the rear of the main structure further reduces visibility and helps preserve the character of the historic streetscape.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	812 Carsten Lane, Key West Florida 33040	
NAME ON DEED:	KW Sunshine Homes, LLC	PHONE NUMBER 216-533-4988
OWNER'S MAILING ADDRESS:	2211 Medina Road Suite 100	EMAIL asainato@prideone.cc
	Medina Ohio 44256	
APPLICANT NAME:	Alex Sainato	PHONE NUMBER 216-533-4988
APPLICANT'S ADDRESS:	812 Carsten Lane,	EMAIL asainato@prideone.cc
	West Florida 33040	
APPLICANT'S SIGNATURE:		DATE 12/22/25

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO___ INVOLVES A HISTORIC STRUCTURE: YES___ NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	8'x5'x 8'-8" Pergola
MAIN BUILDING:	None
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	None

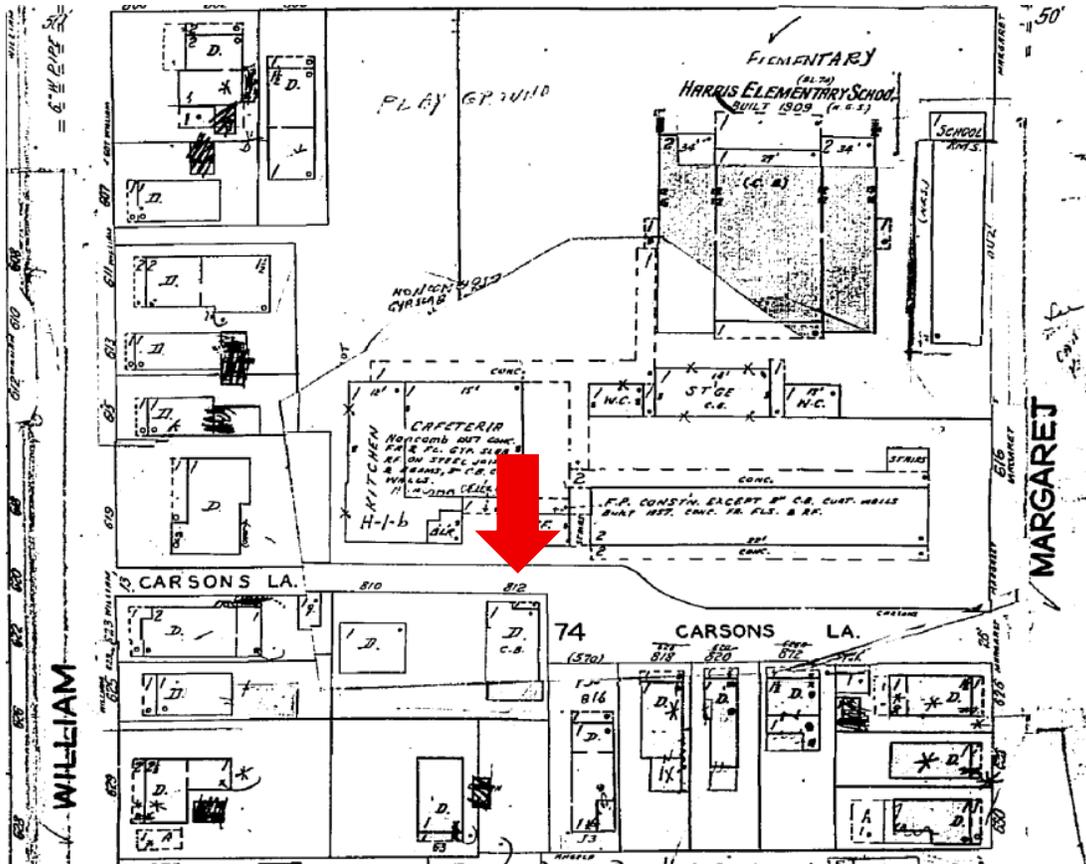
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
None	
PAVERS: None	FENCES: Pergola with Louver Walls
DECKS: None	PAINTING: Clear coating
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): None
None	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: None
None	

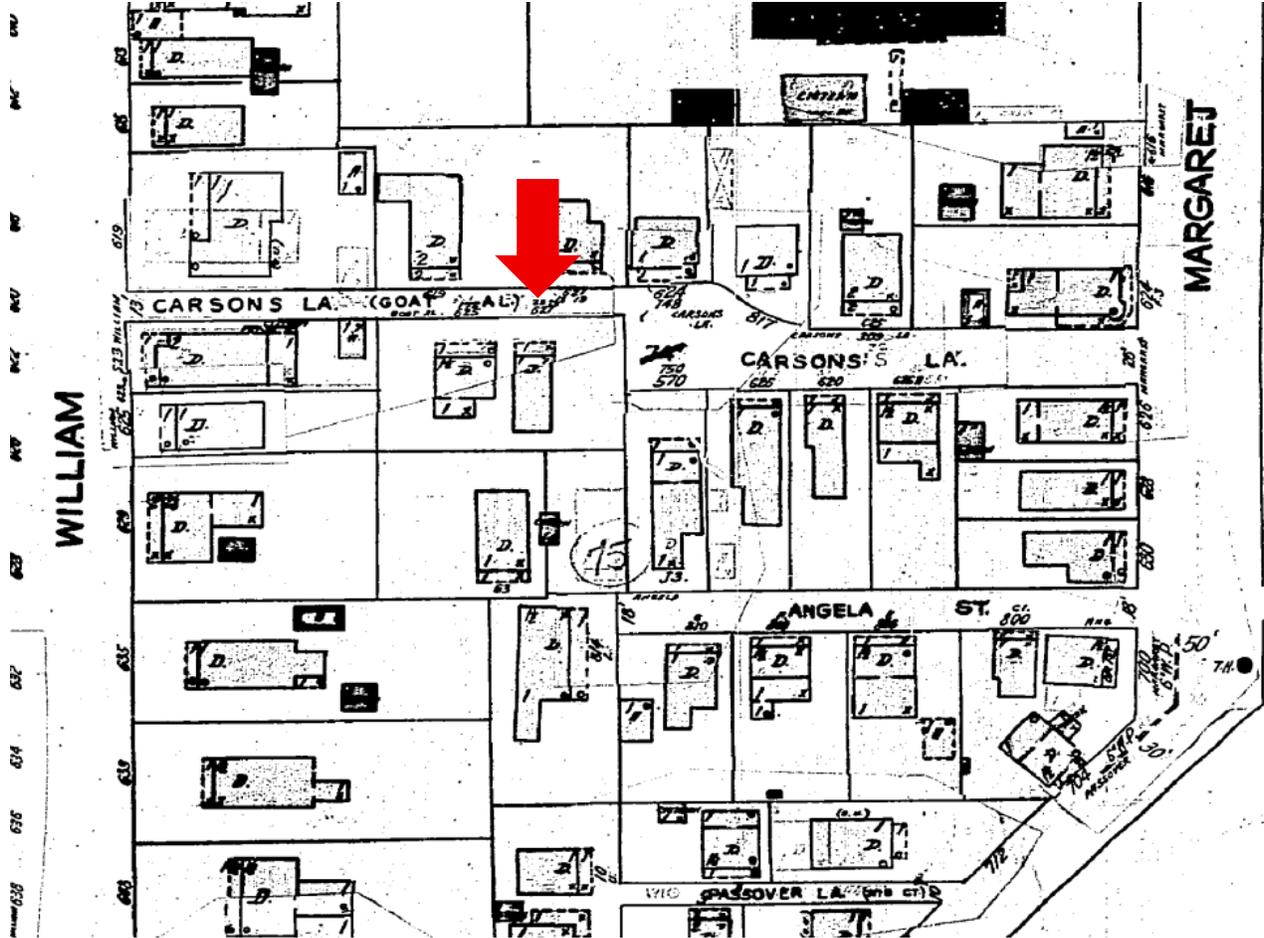
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

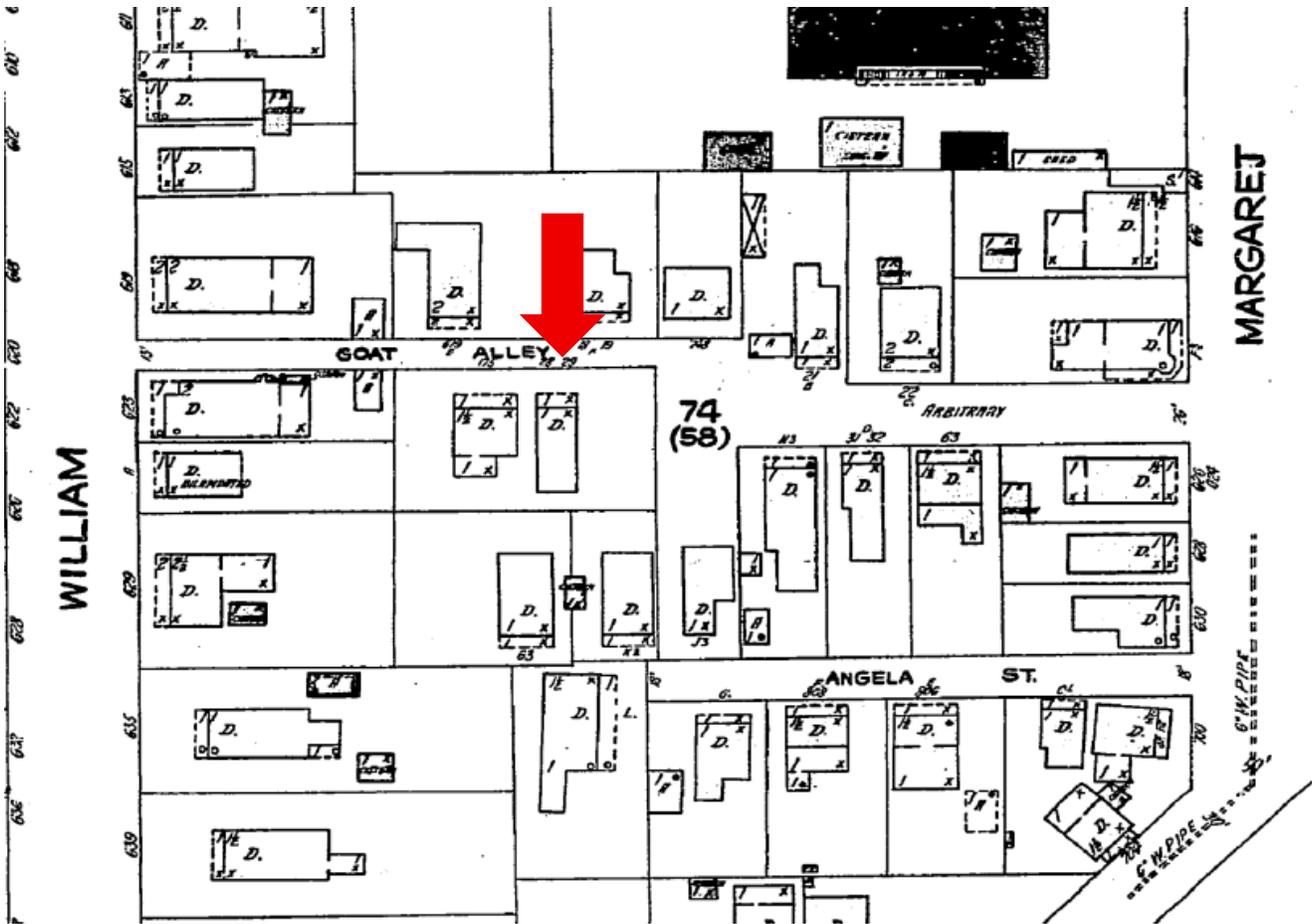
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

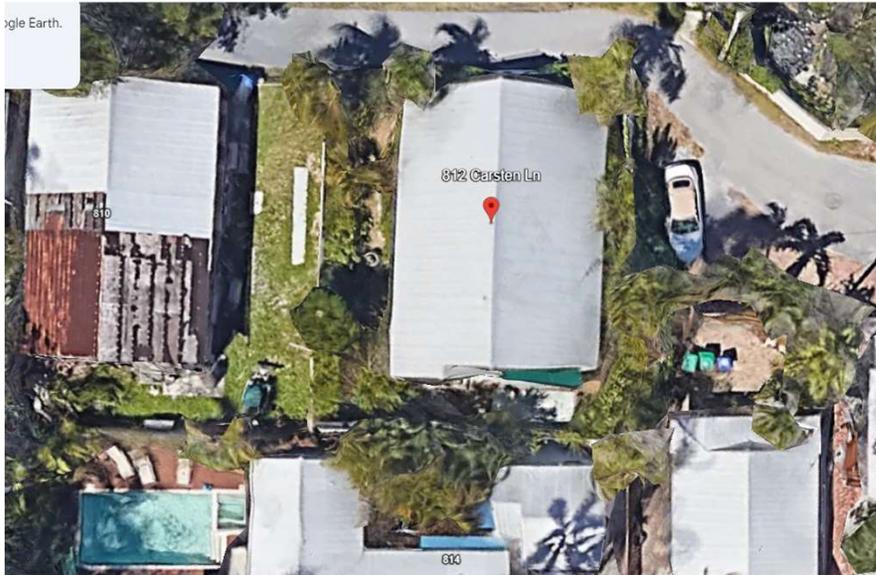


1926 Sanborn Map

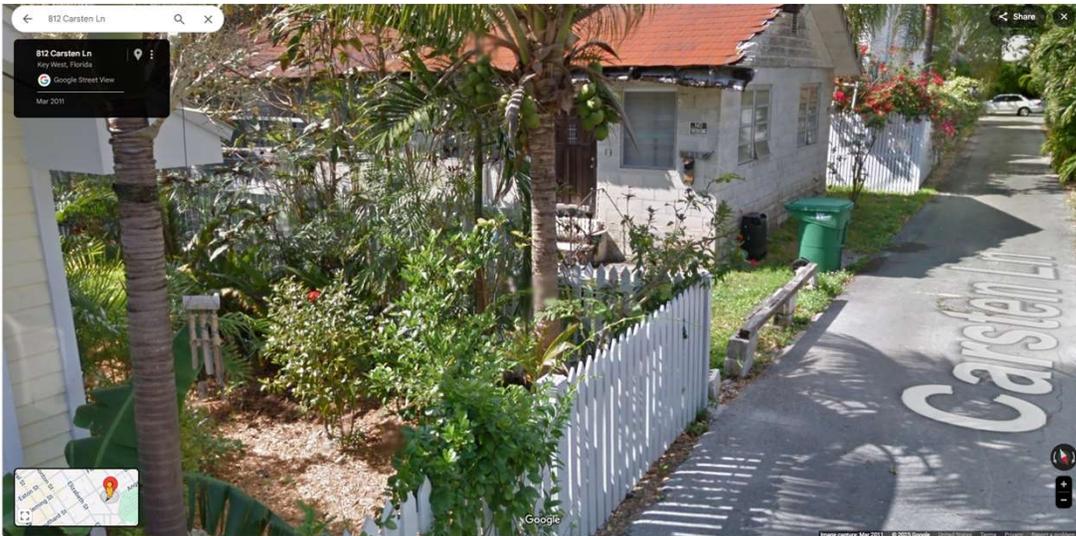
PROJECT PHOTOS

812 Carsten Ln
KW, FL 33040





812 Carsten Lane
Key West, FL 33040





812

PROTECTED BY
NASA

BEWARE
OF CHICKENS



Front side of home



Left side of home



Left side of home



Left side of home



Left side of home





Left side of home

Right side of home



Right side of home



Right side of home



Right side of home



Right side of home



Back side of home



Back side of home



Back side of home



Back left side of home

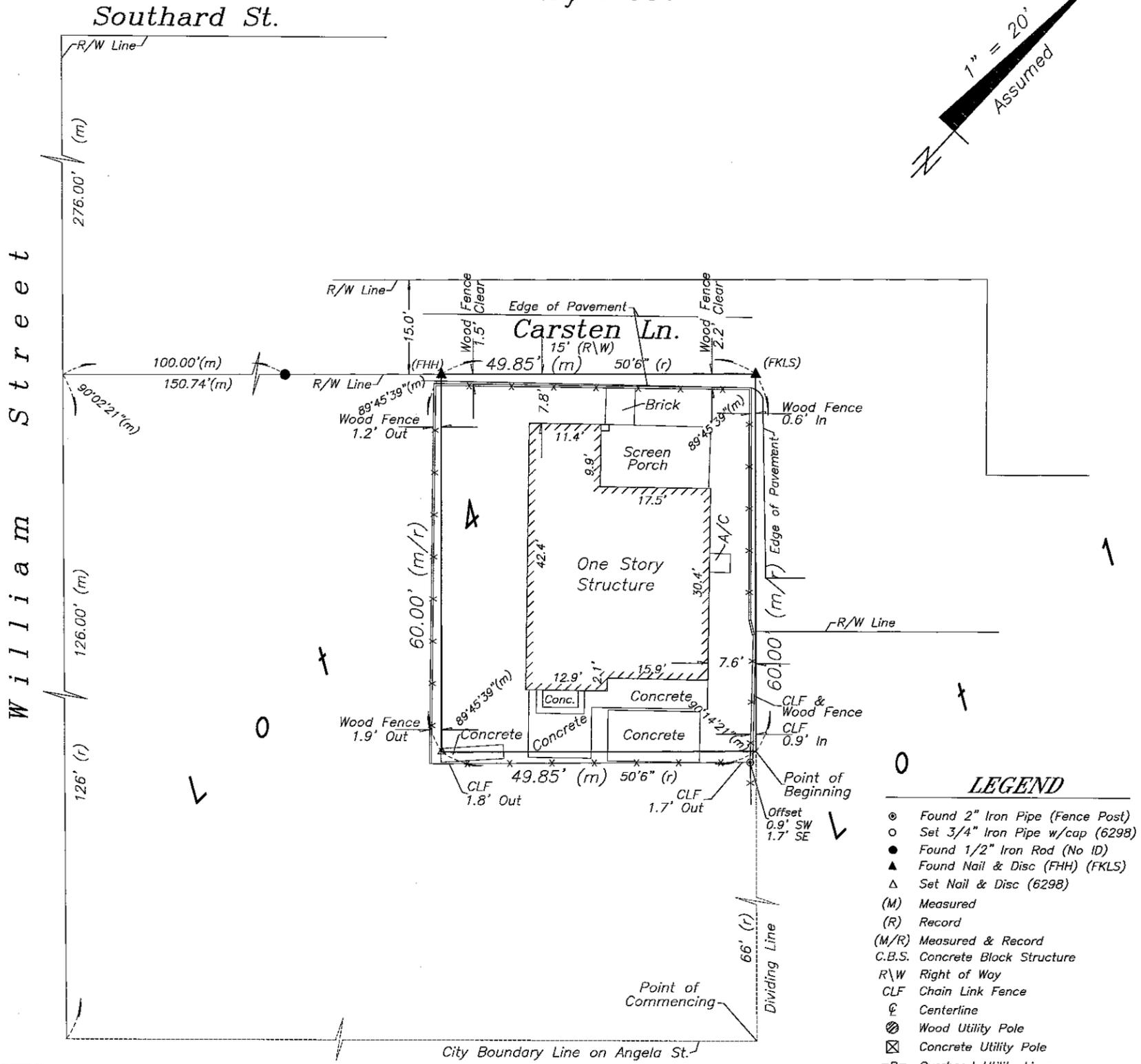


Back side of home



SURVEY

Boundary Survey Map of part of Lot 4, Square 58 Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 812 Carsten Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: February 27, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, Florida, and known as part of Lot No. Four (4) in Square No. Fifty-eight (58), commencing at a point on the dividing line of Lots One (1) and Four (4) of said Square Fifty-eight (58) distant Sixty-six (66) feet from the City Boundary line on Angela Street and running thence along the line of Lot One (1) and Four (4) in said Square Fifty-eight (58) in a Northwesterly direction Sixty (60) feet to a Fifteen-foot alleyway; thence at right angles along the said Alleyway in a Southwesterly direction a distance of Fifty (50) feet and Six (6) inches; thence at right angles in a Southeasterly direction a distance of Sixty (60) feet; thence at right angles in a Northeasterly direction a distance of Fifty (50) feet and Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: KW Sunshine Homes, LLC; Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 5, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

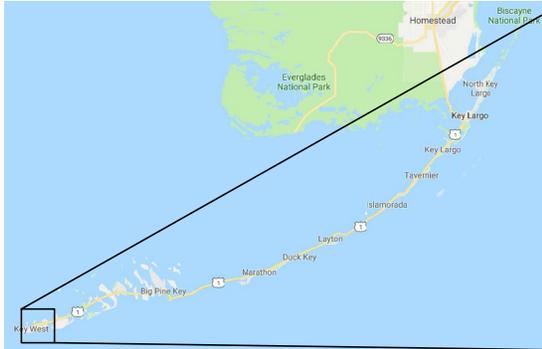
J. LYNN O'FLYNN, Inc.



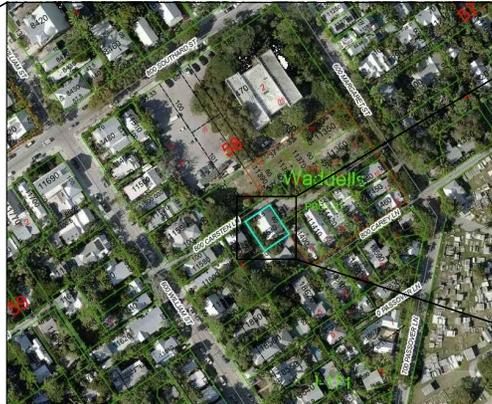
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



FLORIDA KEYS



KEY WEST



SITE

SITE DATA

SITE ADDRESS:	812 CARSTEEN LN, KEY WEST
LEGAL DESC.:	KW PT LOT 4 SQR 58 P-629 G24-249/51
FLOOD ZONE:	AE 6
DFE:	7E.0' NGVD 1929
LOT AREA:	3,030SQ. FT.
ZONING:	HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)
F.L.U.M.:	HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)
SETBACKS:	FRONT 10', SIDES 5', REAR 5'
MAX BUILDING HEIGHT:	38' (35' + 3' ABOVE FLOOD PER POLICY 101.5.32)
MIN. OPEN SPACE:	20%

DESIGN DATA

DESIGN LOADS (MINIMUM):		
A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7 PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (WOOD FRAMING WITH 3/4" GYP. CRETE)	27 PSF
F.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
G.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
H.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
I.	STAIRS LIVE LOAD	40 PSF AND 300 LBS NON-CONCURRENT
J.	GUARD RAILS/HANDRAILS	200 LBS
K.	WALL DEAD LOAD - 8" CMU	45 PSF
L.	WALL DEAD LOAD - 2x6 FRAME	10 PSF

WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-B
C.	WIND SPEED	
a.	ULTIMATE (LRFD) =	180 MPH
b.	ALLOWABLE (ASD)=	140 MPH
D.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

DRAWING INDEX

#1	CS	PROJECT INFO
2	GN	GENERAL NOTES
3	SP	SITE PLAN
4	A1	FLOOR PLANS
5	A2	ELEVATIONS
6	E1	ELEC PLANS & NOTES
7	M1	HVAC PLAN & NOTES
8	P1	PLUMBING PLAN & NOTES
9	S1	FOUNDATION & FRAMING PLAN
10	S2	SECTION DETAILS
11	SD1	CONCRETE INSTALLATION DETAILS
12	SD2	ROOF INSTALLATION DETAILS

SCOPE OF WORK

EXIST. RESIDENTIAL CONSTRUCTION:
REMODEL EXISTING STRUCTURE AND CMU ADDITION @ REAR AS PER PLAN

DESIGN CODE

- 2023 FLORIDA BUILDING CODE, 8th EDITION, BUILDING, FBC
- 2023 FLORIDA BUILDING CODE, 8th EDITION, RESIDENTIAL, FBC-R
- 2023 FLORIDA MECHANICAL CODE, FBC-M
- 2020 NATIONAL ELECTRICAL CODE, NEC 2020
- 2023 FLORIDA PLUMBING CODE, FBC-P
- 2023 FLORIDA FUEL GAS CODE, 8th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA
- THIS PROJECT IS DESIGNED TO COMPLY WITH ASCE /ISEI 7-22

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Flr.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Found.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Foot	Foot	Rad.	Radius
ALT.	Alternate	Ftg.	Footing	Req'd.	Required
B.C.	Base Cabinet	F.V.	Field Verify	Rm.	Room
B.F.	Bifold Door	FX	Fixed	Rnd.	Round
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Roll and Shelf
Brn.	Beam	G.F.I.	Ground Fault Interrupter	SD.	Smoke Detector
BTJ	Bottom Truss	G.I.	Girder Truss	Sq. Ft.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Shelvs	Shelves
Brg.	Bearing	Hgt.	Height	SH/HT	Sheet
Br.	Brick	Int.	Interior	SH/L	Side Lights
Clg.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Cl.	Circle	K/Wall	Knee Wall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.V.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Laun.	Laundry	Temp.	Tempered
D.	Dryer	Lav.	Lavatory	Thickn.	Thickness
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Dec.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	M.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max.	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfg.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Micro	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microalum	Vert.	Vertical
Ea.	Each	Mir.	Mirror	Versalun	Versalun
E.W.	Each Way	Mon.	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opng.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	w.	With
Ext.	Extension	P.	Piece	W.C.	Water Closet
F.B.C.	Florida Bldg. Code	Ped.	Pedestal	W.A.	Wedge Anchor
F.B.C.R.	Florida Bldg. Code Resid.	Parallam	Parallam	Wdg.	Wood
F.F.	Finished Floor	PLF	Pounds per linear foot	WP	Water Proof

COVER SHEET

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

812 CARSTEEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

THIS ITEM HAS BEEN SEALED AND SEALED BY WILLIAM R. CAMPBELL 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.

PROJECT #:

5733

Date:

MAR. 28, 2025

Rev. Date:

SHEET 1

SHEET #

CS

0 1/2" 1" 2" 4"

DATE PLOTTED: 03/28/2025 10:58:11 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1/8" = 1'-0". PLOT SHEET: 1 OF 1. PLOT STATUS: SUCCESSFUL.

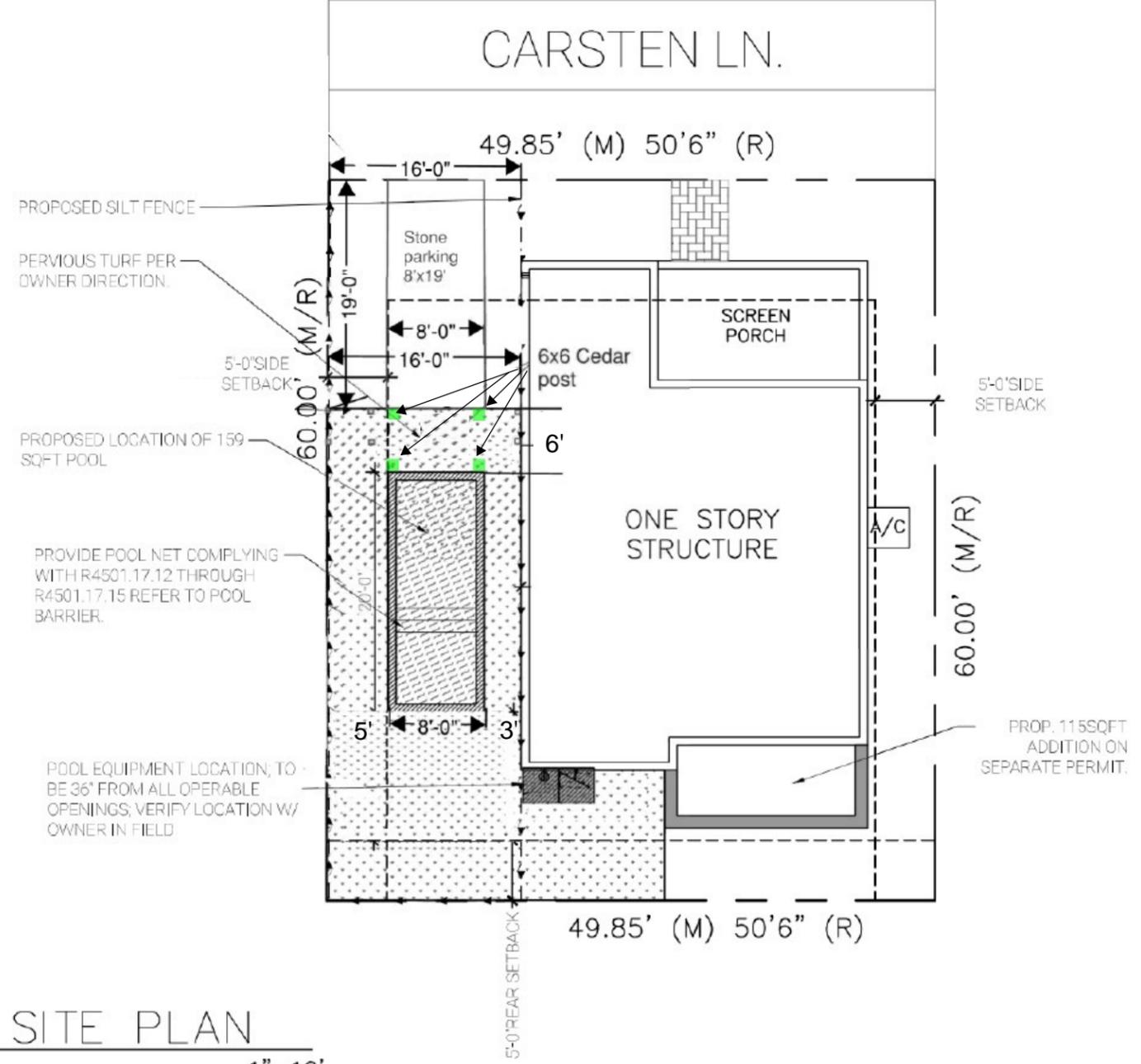
Name	SQ FT PER	Qty	Units	Total SQ FT	Color
.31 sq ft (10 5/16" x 4 3/8")	0.31	86	EA	26.66	Yellow
.21 sq ft (10 5/16" x 3")	0.21	16	EA	3.36	Purple
.15 sq ft (4 13/16" x 4 3/8")	0.15	2	EA	0.3	Green
.14 sq ft (10 5/16" x 2")	0.14	6	EA	0.84	Blue
.07 sq ft (4 13/16" x 2")	0.07	2	EA	0.14	Magenta
Pervious SQ FT				31.3	
Pergola area SQ FT				56	
Impervious				24.7	

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE:	3,030.0	SQ. FT.	
EXISTING IMPERV. AREA:			
CONC. SLAB	330.0	SQ. FT.	
PAVERS	81.8	SQ. FT.	
HOUSE	1,203.7	SQ. FT.	
TOTAL EXIST. IMPERVIOUS AREA:	1,565.5	SQ. FT. (51.67%)	
TOTAL EXIST. OPEN SPACE:	1,464.5	SQ. FT. (48.33%)	
PROP. IMPERV. AREA REMOVED			
CONCRETE SLAB	-300	SQ. FT.	
NEW TOTAL IMPERV. AREA:	1,265.5	SQ. FT. (41.77%)	
NEW TOTAL OPEN SPACE AREA:	1,764.5	SQ. FT. (58.23%)	
NEW IMPERVIOUS AREA: PERGOLA 24.7			
CONCRETE POOL	160	SQ. FT.	
ADDITION (NOT IN PERMIT)	115	SQ. FT.	
NEW TOTAL IMPERV. AREA:	1565.2	1,540.5	SQ. FT. (50.84%) 51.66%
NEW TOTAL OPEN SPACE AREA:	1464.8	1,489.5	SQ. FT. (49.16%) 48.34%
REMOVED IMPERVIOUS - NEW IMPERVIOUS	300 - (160 + 115) = 25	SQ. FT. (POSITIVE OPEN SPACE VARIANCE)	

NOTE:
PERMANENT SITE STABILIZATION, SOD OR GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.

NOTE:
INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.



PROP. SITE PLAN
1"=10'

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
812 CARSTEN LN,
KEY WEST, FL 33040

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E.
License # 79269
Email: will@cecilk.com
Phone # 305-735-4626

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #
5733
Date
MAR. 18, 2025

SHEET 4 of 5
SHEET #
SP2

LEGEND

-  CAST IN PLACE COLUMNS
-  EXTERIOR CMU WALLS
-  NON-BEARING FRAME WALLS
-  LOAD BEARING FRAME WALLS

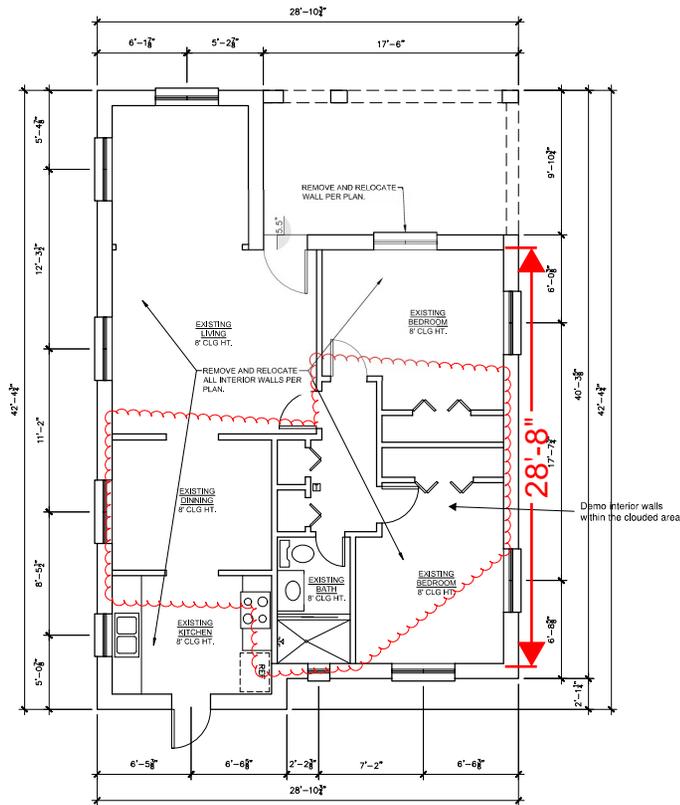
EXTERIOR DOOR SCHEDULE						
MARK	NOMINAL SIZE (W x H)	ZONE	TYPE	WINDLOAD REQUIREMENT (ASCE 7-22)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	10'-0" x 6'-8"	5	IMPACT SGD	+44.67 / -55.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	6'-0" x 6'-8"	5	IMPACT SGD	+44.67 / -55.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

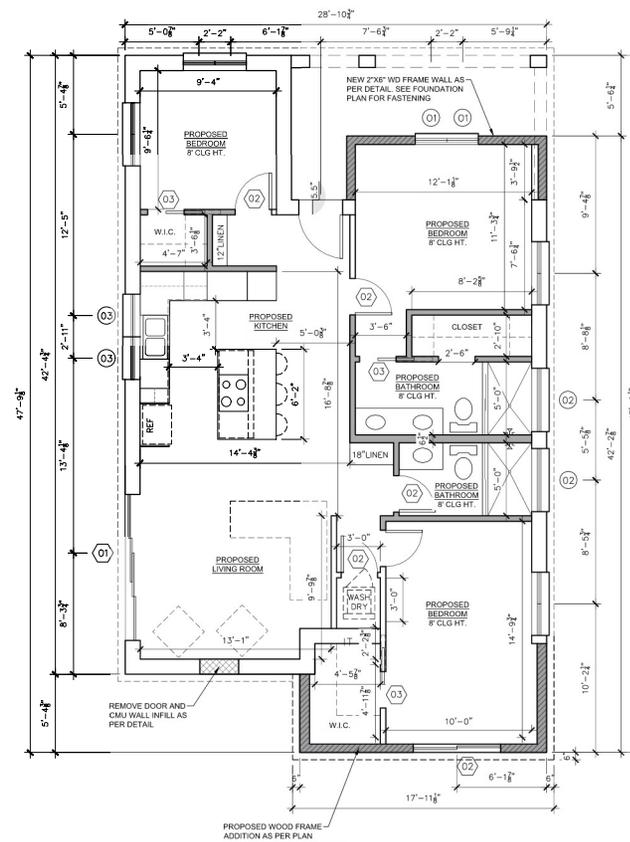
INTERIOR DOOR SCHEDULE				
MARK	NOMINAL SIZE (W x H)	DESCRIPTION	HARDWARE	MANUFACTURER & MODEL NUMBER
02	2'-6" x 6'-8"	FIBERGLASS OR MASONITE paneled swing	BY CONTRACTOR	BY CONTRACTOR
03	2'-6" x 6'-8"	FIBERGLASS OR MASONITE paneled pocket	BY CONTRACTOR	BY CONTRACTOR

WINDOW SCHEDULE						
MARK	NOMINAL SIZE (W x H)	ZONE	TYPE	WINDLOAD REQUIREMENT (ASCE 7-22)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	2'-2" x 4'-0"	5	CASEMENT	+51.66 / -69.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	4'-4" x 2'-0"	5	FIXED	+51.66 / -69.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-11" x 4'-0"	5	CASEMENT	+51.17 / -68.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- NOTE: ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW OR DOOR THAT MEETS FL. BLDG. CODE 2023 FOR EGRESS. A MIN. 5.7 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" AND A SILL THAT IS NOT MORE THAN 44" AFF.
- ADDITIONAL NOTES:
1. CONTRACTOR TO PROVIDE THE NOA'S.
 2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
 3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.
 4. ALL PENETRATION OPENINGS TO CONFORM TO - FBCR, 107.2.1



EXISTING FLOOR PLAN
1/4"=1'-0"



PROPOSED FLOOR PLAN
1/4"=1'-0"

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

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PROJECT #: **5733**
Date: **MAR. 28, 2025**
Rev. Date:

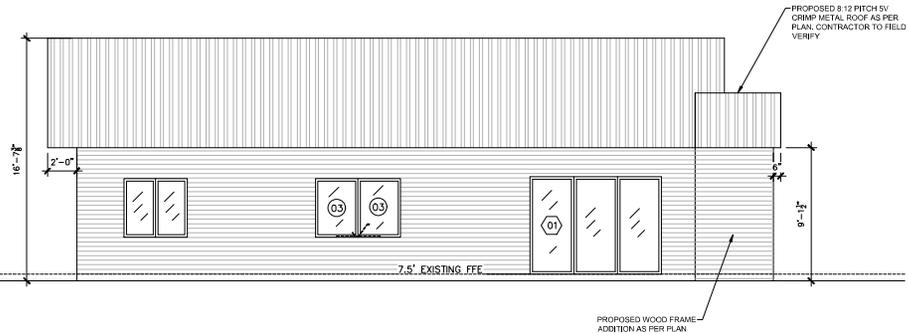
SHEET 4
SHEET # **A1**



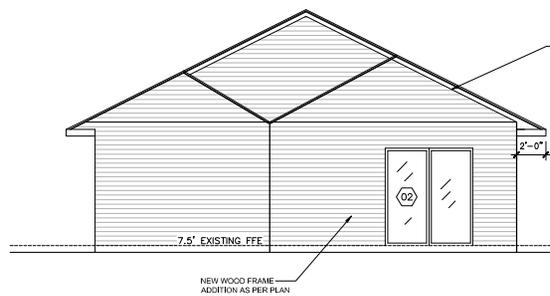
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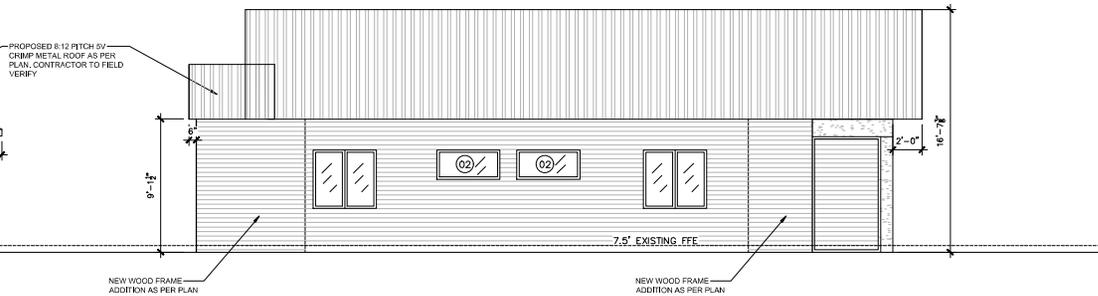
FRONT (STREET) ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR (YARD) ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

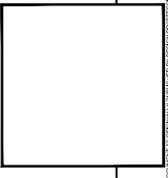


CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC
William R. Campbell, P.E. License #: 79269
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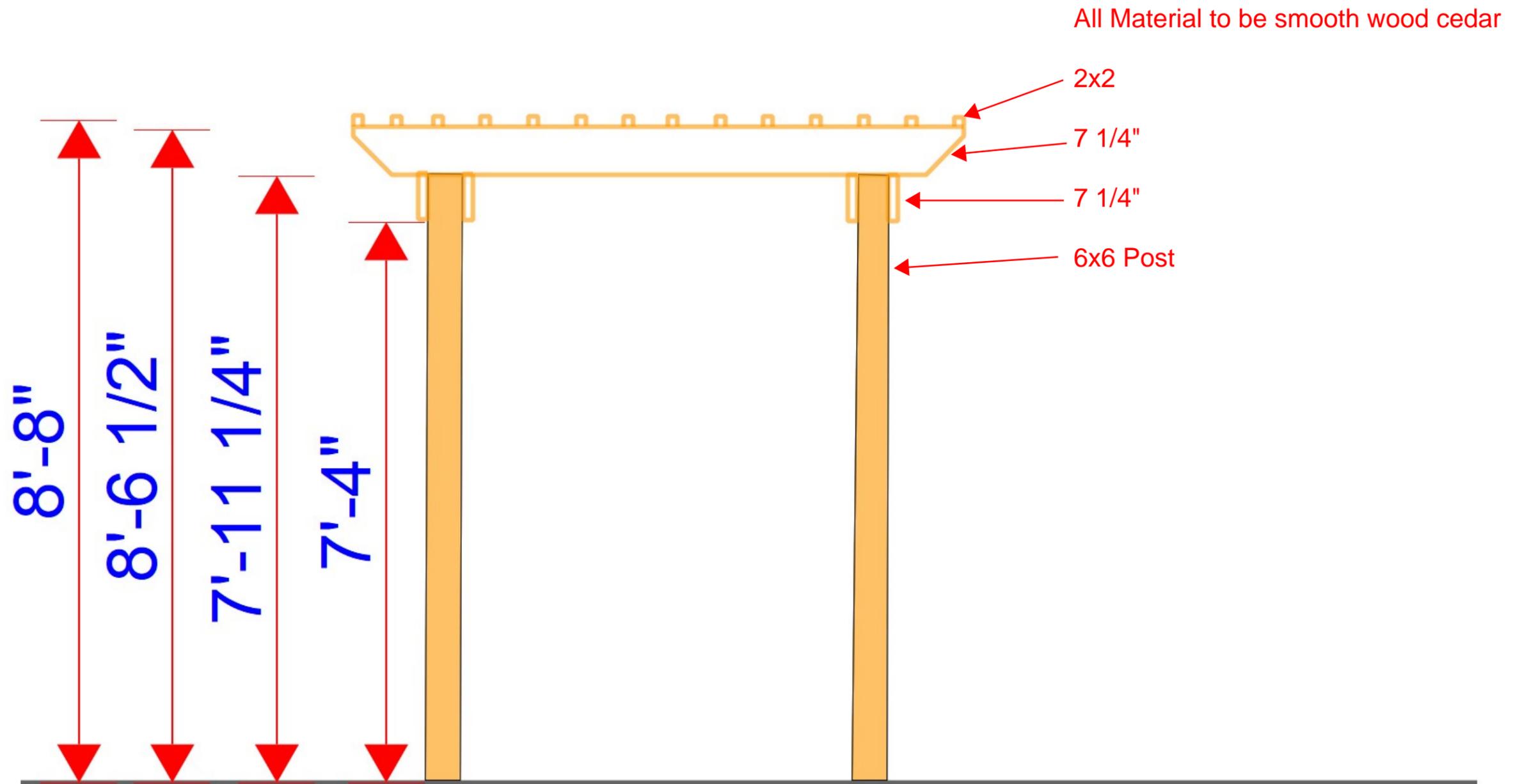
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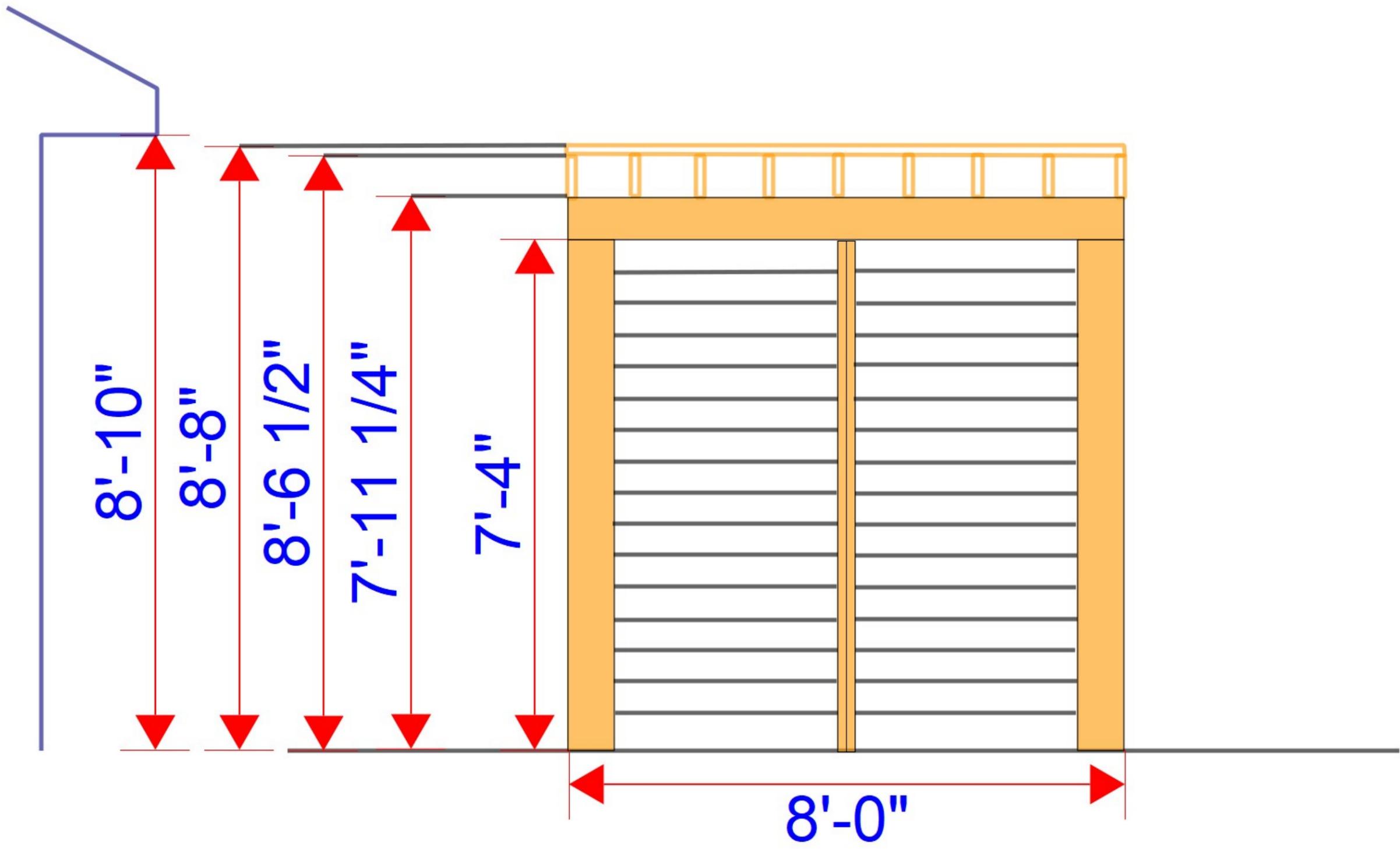


PROJECT #:
5733
Date:
MAR. 28, 2025
Rev. Date:

SHEET 5
SHEET #
A2

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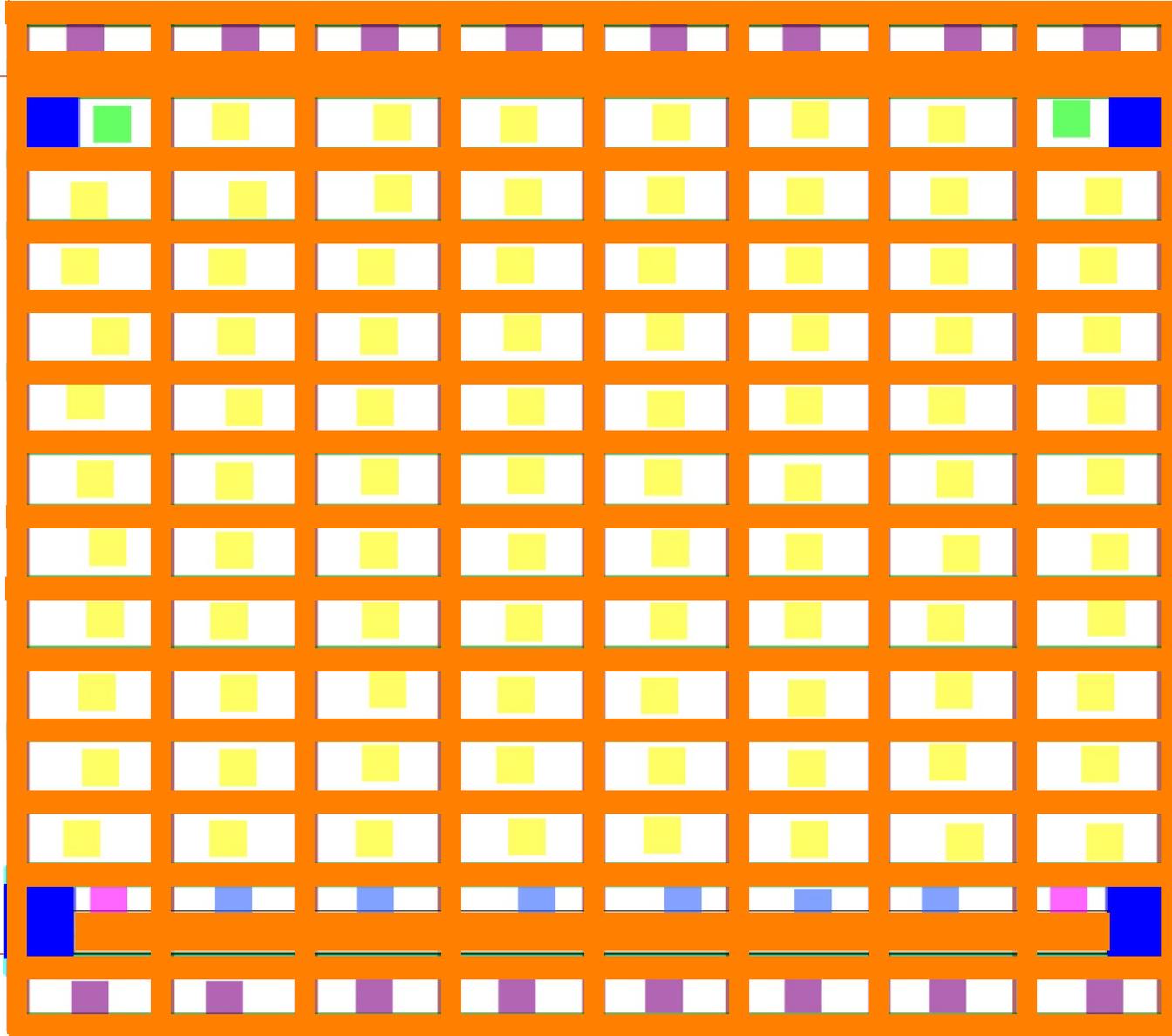




PERGOLA OPEN SPACE DETAILS
ALL MATERIAL SMOOTH WOOD
CEDAR

8'-0"

7'-0"
6'-9"



Linear	0.0 FT
Linear	1.8 FT
Linear	65.0 FT
Linear	85.5 FT
Linear	42.8 FT
Linear	243.8 FT
Area	2.1 SQ FT
.31 sq ft (10 5/16" x 4 3/8")	86.0 EA
.21 sq ft (10 5/16" x 3")	16.0 EA
.15 sq ft (4 13/16" x 4 3/8")	2.0 EA
.14 sq ft (10 5/16" x 2")	6.0 EA
.07 sq ft (4 13/16" x 2")	2.0 EA

8'-0"

PERGOLA POST AND HEADER
ALL MATERIAL SMOOTH WOOD
CEDAR

2X8 HEADER

6X6 POST

6X6 POST

2X8 HEADER

7'-0"

6'-0"

6'-3"

2X8 HEADER

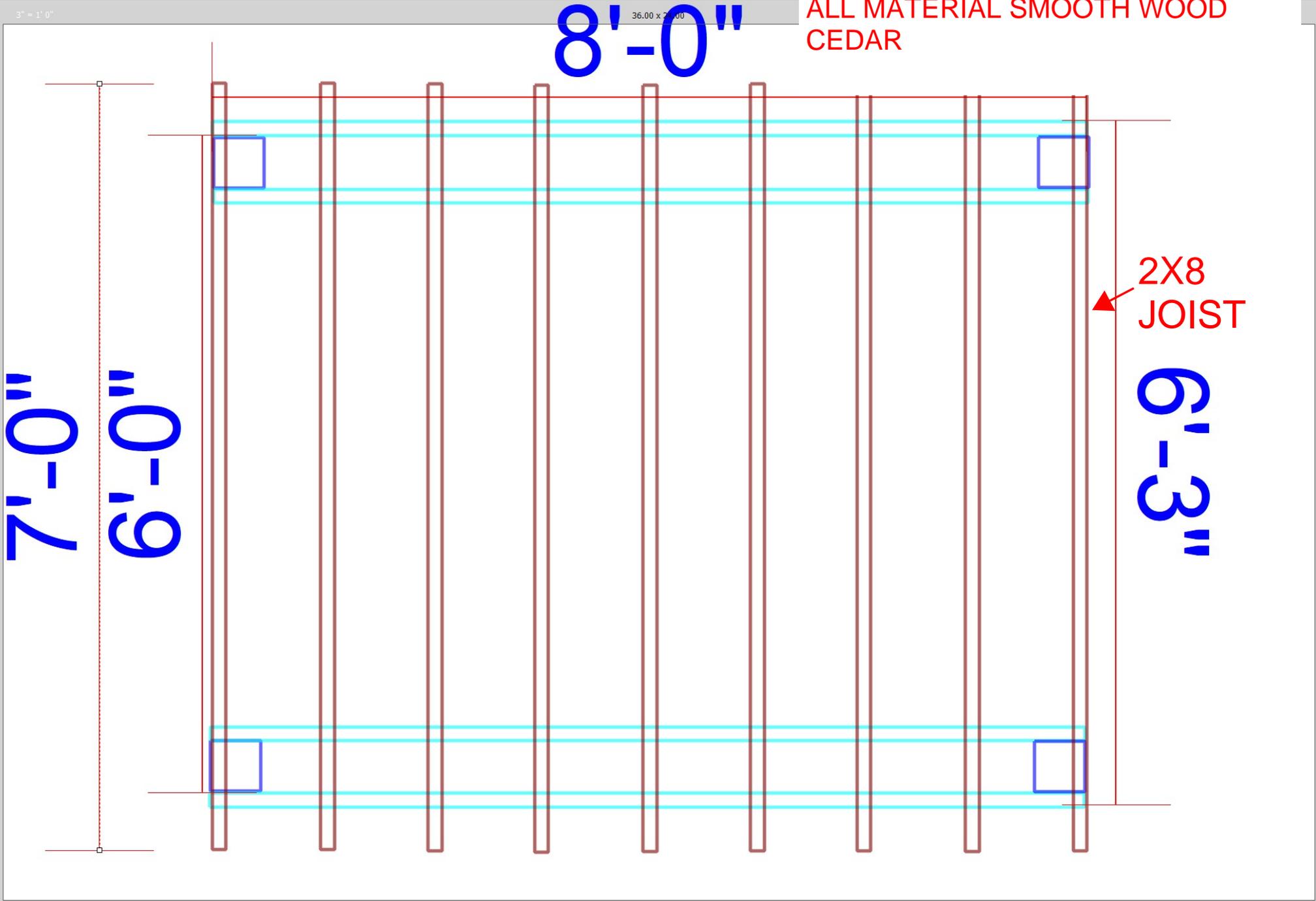
6X6 POST

6X6 POST

LOUVER WALL

2X8 HEADER

PERGOLA POST, HEADER & JOIST
ALL MATERIAL SMOOTH WOOD
CEDAR



PERGOLA POST, HEADER, JOIST & TOP LATHING
ALL MATERIAL SMOOTH WOOD CEDAR

8'-0"

2X2
LATHING

6'-3"

6'-0"

7'-0"

GENERAL NOTES

STRUCTURAL LUMBER

- All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.
- All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards.
- All wood members exposed to the exterior or directly contacting concrete or steel shall be Pressure Treated (PT) UC3B grade per AWP Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatment.
- All field cuts in Pressure Treated lumber shall be treated on site.
- Nailing shall be in accordance with FBC 2023. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- Sheathing shall be 5/8" CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Cutting and notching of wood members including but not limited to floor joist shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the span.
- The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- Beams, joist, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.
- Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
- Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
- Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members.

HARDWARE

- Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
- All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas.
- All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- Apply a bond breaker between the wood surface on any connector or fastener that is not compatible with pressure treated wood.
- All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufacturers recommendations prior to loading the connected wood member.
- All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

CAST IN PLACE CONCRETE

- The concrete shall have the following properties:
 - Compressive strength at 28 days equal to or greater than 5000PSI
 - Ready Mix as per ASTM C94
 - Type I Portland Cement shall adhere to ASTM C 150
 - Normal weight aggregates shall adhere to ASTM C33
 - Light weight aggregates shall adhere to ASTM C330
 - No calcium chloride
 - Air entraining shall adhere to ASTM C260
 - Water reducing shall adhere to ASTM C494
 - Water used shall be fresh water which is clean and potable
 - Concrete slump range shall be within the range of 3" to 5" unless otherwise stated.
 - Applicable code is ACI 318 latest addition and ACI 301.

FOUNDATION AND CONCRETE

- All footings including grade beams, pile caps and slabs on grade shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- All footings shall be centered under the walls, columns, or specified line unless otherwise noted
- Auger piles shall be drilled no less than 4" into the cap rock and must be 18" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a 3" chamfer edge.
- All concrete works including but not limited to mixing, placing, and curing shall conform with ACI 305R Hot Weather Concrete.
- Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a concrete curing compound shall be applied to the surface of the concrete while the concrete is still damp or moist from the prior water curing event.
- All soil below the concrete slab on grade shall be treated and covered with a 10MIL vapor barrier.

REINFORCING STEEL

- The reinforcing steel shall be ASTM A615 Grade 60.
- The splicing length shall be 45 times the bar diameter unless otherwise noted.
- The rebar shall have a minimum clear cover of 3" for concrete placed at the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
- The welded wire fabric shall be in conformance with ASTM A-185.
- The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire.
- All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

GENERAL REQUIREMENTS

- Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety.
- This set of plans is solely intended to be utilized for construction at the specified location.
- The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record.
- The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present. The Engineer of Record shall not be responsible for providing the location of utilities.
- The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2023 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- Quality of the work must meet or exceed the industry standard practices.
- Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- Install shoring as required for all structural members of the existing structure.
- Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or tie-downs and diligently performing works. The contractor is responsible for the safety of all personnel entering the designated working area.
- The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts.
- The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

PORTLAND CEMENT PLASTERING STUCCO NOTES

- The Contractor shall perform all work in conformance with the 2023 Florida Building Code.
- Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works.
- PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
- All accessories shall comply with ASTM C 1063
- Plastic accessories shall be high impact PVC.
- Corner beads shall be small nose corner beads with perforated flanges.
- Casing beads shall be bull nose style.
- Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)

- Expansion joints shall be two piece, formed with a slip joint and square edge 1 -1/2" wide reveal with perforated concealed flanges.
- Water for mixing shall be potable and free of any contaminants.
- Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1/2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- The bonding compound shall conform with ASTM C 932
- Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
- Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
- Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
- The Contractor shall perform all work in conformance with the 2023 Florida Building Code.
- Masonry cement shall conform with ASTM C 91 Type N
- Lime shall comply with ASTM C 206 Type S or ASTM C 207
- Sand aggregate shall comply with ASTM C 897
- Perlite aggregate shall comply with ASTM C 35
- Plaster mixes shall comply with ASTM C 926
- Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
- Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of 2:1.
- Distances between control joints shall not exceed 18 FT.
- Install control joints at locations where control joints occur in the main wall behind the plaster.
- The plaster application shall conform with ASTM C 926.
- The plaster application shall not deviate more than 1/4" in 10 FT.
- Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

FRAMING NOTES

- Unless stated otherwise, all framing lumber shall be Southern Pine #2, MC 19%, NO. 2 Dense
- All timber construction shall conform to the latest edition of AF&C, T.P.I., and National Design Specifications for Wood Construction.
- All wood shall be PT (Pressure Treated) to prevent decay and protect from insects and must be dry prior to use.
- All wood fasteners and connectors shall be compatible with PT wood.
- For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members.
- All PT wood framing connections must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturers recommendations.
- Blocking must be placed between all joist with a spacing not to exceed 8' O.C.
- Simpson LUS Type Joist Hangers must be used at intersection points of all structural wood members including but not limited to joist and beams.
- All structural wood members shall have a fiber stress of at least 1200PSI
- Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
- General Sheathing Notes: 10d Ring Shank Nails, 4" O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field
- General Bucking Notes: Exterior Windows: 1"x6" PT Buck on Jams and Head, Exterior Doors: 2"x6" PT Buck on Jams and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Fasteners shall be spaced in equal distance across the length of the buck and shall be no closer than 2" or further than 4" from the end of the buck.
- The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- The approved fasteners are as follows: 3/4" Tapcon with 1 1/2" Penetration and 230LBS of Connection Strength Capacity; 1/2" Tapcon with 2" Penetration and 380LBS of Connection Strength Capacity.
- Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows

STRUCTURAL NOTES

- The design and applicable scope of work is intended to comply with the 2023 Florida Building Code and ASCE/SEI 7-22.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
- The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
- The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

METAL AND STEEL BUILDING NOTES

- GENERAL**
 - Metal building erector shall be responsible for erection of the steel and associated work in compliance with the metal building manufacturers association.
 - The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Metal building bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. Tension brace rods work in pairs to balance forces caused by initial tensioning, care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. all rods must be installed loose and then tightened. Rods shall not exhibit excessive sag. for long or heavy rods or angles, it may be necessary to support the rod at mid-bay by suspending it from a secondary member.
 - Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any structural components.
 - All field welding must be done at the direction of a design professional, and done in accordance with aws (american welding society) by welders qualified to perform the work as directed by the applicable welding procedure specification (wps), a wps shall be prepared by the contractor for each welding variation specified. the contractor is responsible for any special welding inspections as required by local jurisdiction.
- MATERIALS**

All structural plates, channels and miscellaneous metals shall be in accordance with astm specification below.

Material	ASTM Description	Yield strength (min)
Structural steel plate	a572 / a572 / a1011	50 ksi
Hollow structural	a500	42 ksi
Hot rolled str. shapes	a500 / a572 / a592 / a992	50 ksi
Hot rolled angles	a36	36 ksi
Cold formed shapes	a653 / a1011	
Roof and wall sheeting	a653 / a792	
Bolts	a307 / a325	
Rods	a572 / a108	
Anchor rods	f1554	36 ksi

 - All steel exposed to weather shall be galvanized or coated with primer and marine grade epoxy.
 - Weld filler material shall be 70 ksi tensile strength.
- EXECUTION**
 - Install metals as detailed on metal building drawings and permit drawings.
 - Steel work shall conform to the latest edition of the design, fabrication and erection of structural steel for building as adopted by the aisc and metal building manufacturers association.
 - All steel shall be painted with one coat of primer and shall be touched up after installation, unless the material is stainless steel.
 - Steel exposed to the elements shall also be coated with a marine grade epoxy unless the material is stainless steel.
 - Coat all steel members with marine grade epoxy for corrosion resistance.

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812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79289
Email: will@ceeflk.com CA/Reg #: 31437
Phone #: 305-735-4626

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PROJECT #:

5733

Date:

MAR. 28, 2025

Rev. Date:

SHEET 2

SHEET #

GN

0' 1/2" 1" 2"

ELECTRICAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
2. ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
5. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
7. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SECONDARY SERVICE OVERHEAD FEEDER BY KEYS. ELECTRICAL CONTRACTOR SHALL COORDINATE SPLICE LOCATION WITH KEYS SERVICE REQUIREMENTS.
8. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
9. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
10. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LABELED.
11. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
12. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
13. EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
14. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
15. ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED EXTERIOR SHALL BE GALVANIZED RIGID METAL CONDUIT.
16. ALL WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER, UNLESS NOTED OTHERWISE. CONDUCTOR INSULATION SHALL BE DUAL RATED AT THHN/THWN.
17. ALL MATERIAL SHALL BE UL APPROVED.
18. A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
19. CONTRACTOR TO PROVIDE COMPUTER PRINTED ON WHITE WRAP AROUND PAPER WITH CLEAR PLASTIC PROTECTION FOR TAIL FOR ALL WIRE MARKERS. MARKER SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION AND PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
20. CONTRACTOR TO PROVIDE PUNCH TAPE LABELS ON ALL WIRING DEVICES FOR RECORD DRAWINGS TO THE OWNER AT THE END FOR THE CONSTRUCTION WITH ALL CHANGES INDICATED THEREIN.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END FOR THE CONSTRUCTION WITH ALL CHANGES INDICATED THEREIN.
22. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITHIN 10%.
23. ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESEAL.
24. ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
25. ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 538/552 SERIES OR EQUAL.
26. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
27. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
28. FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
29. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
30. ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
31. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
32. PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
33. ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL EXTERIOR LIGHTING SHALL BE GFI PROTECTED PER NEC 210.8 (A) (3). ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS FOR DEVICES INSTALLED IN DWELLING UNITS KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH NEC 210-12.
34. MECHANICAL VENTILATION, WHEN REQUIRED, SHALL OPERATE WHENEVER THE ROOM IS OCCUPIED.
35. CEILING BOXES USED FOR THE SOLE SUPPORT OF PADDLE FANS SHALL BE LISTED FOR THE PURPOSE AND BE IN ACCORDANCE WITH NEC 314.27(A)(2).
36. NEW RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT IN ACCORDANCE WITH NEC 408.12 AND 210.52.
37. NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 85 LUMENS-ER-WATT.
38. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
39. ALL SMOKE DETECTORS SHALL BE WIRED IN TANDEM. SMOKE DETECTORS WITHIN 20' OF COOKING APPLIANCES SHALL BE SILENCEABLE.
40. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. PLUG-IN TYPE CIRCUIT BREAKERS WILL NOT BE ACCEPTED.
41. ALL FIXTURES, SWITCHES AND OUTLETS MUST BE INSTALLED AT A MINIMUM OF 12" ABOVE CURRENT FLOOD ELEVATION.
42. INSTALL TYPE 1 OR TYPE 2 SURGE PROTECTOR DEVICE IN ELECTRICAL SYSTEM AT THE SERVICE OR LOCATED IMMEDIATELY ADJACENT TO SERVICE PER NEC 230.67.

KITCHEN DUPLEX: RANGE - OVEN IS 220 @ 8" A.F.F., COOK TOP IS 220 @ 36" A.F.F. DOUBLE OVEN IS 220 @ 70" A.F.F.

ADDITIONAL ELECTRICAL NOTES:

- ELECTRICAL PLANS PROVIDED ARE CONCEPTUAL AND MEANT TO BE REVIEWED BY AN ELECTRICAL ENGINEER/ELECTRICIAN AND MUST MEET ALL REQUIREMENTS OF NEC 2023.
- ALL EXISTING ELECTRICAL TO REMAIN UNLESS NOTED OTHERWISE.
- CONNECT ALL NEW ELECTRICAL FIXTURES TO EXISTING ELECTRICAL PANEL.
- CONTRACTOR TO VERIFY THAT EXISTING PANEL IS SUFFICIENT TO HANDLE ADDITIONAL LOAD.
- ALL EXTERIOR OUTLETS SHALL BE ARC-FAULT PROTECTED, GFI AND TAMPER PROOF.
- ALL EXTERIOR OUTLETS SHALL BE ARC-FAULT PROTECTED, GFI, TAMPER & WEATHER PROOF.
- ALL OUTLETS, BOTH INTERIOR & EXTERIOR SHALL BE MOUNTED A MIN. OF 12" ABOVE BASE FLOOD ELEVATION.

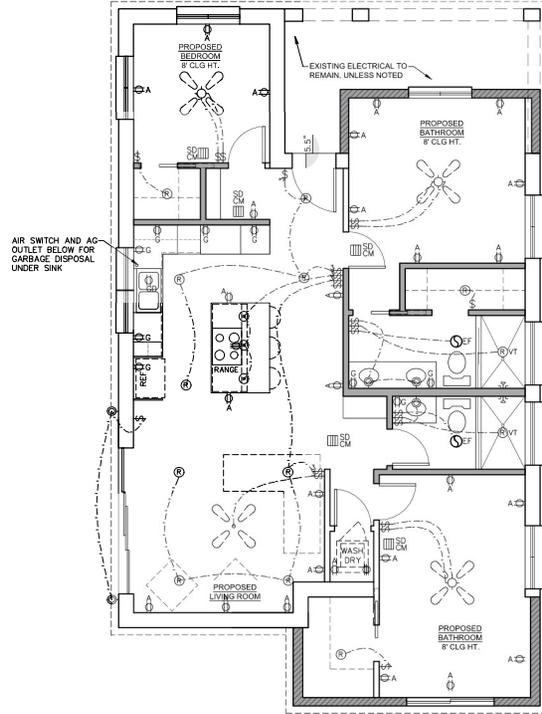
SMOKE DETECTOR NOTES:

- **RIC - Smoke Detectors** - Provide smoke detection per 2021 IRC section R314.2. Smoke detection systems. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the manufacturer's fire warning equipment provisions of NFPA 72.
- Smoke alarms shall be installed in the following locations:
 1. Inside each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics but not including great spaces and uninhabitable attics, in dwellings or dwelling units with split levels and without an intervening door between the adjacent lower level provided that the lower level is less than one full story below the upper level.
- When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

KITCHEN DUPLEX:
RANGE - OVEN IS 220 @ 8" A.F.F.
COOK TOP IS 220 @ 36" A.F.F.
DOUBLE OVEN IS 220 @ 70" A.F.F.

LEGEND

- ⊖ A ARC-FAULT CIRCUIT INT. DUPLEX RECP.
- ⊖ G GROUND-FAULT CIR. INT. DUPLEX RECP.
- 220V RECP.
- ⊖ QUADPLEX RECP.
- WP WEATHERPROOF
- PC PULL CHAIN SWITCH
- VT VAPOR TIGHT FIXTURE
- <TV TV JACK
- <PH COMMUNICATIONS JACK PER NEC 625.15(B)
- WALL SWITCH
- 3 3 WAY SWITCH
- ⊖ EF EXHAUST FAN
- ⊖ EF EXHAUST FAN AND LIGHT COMBO
- ⊖ UNDER CABINET LGT
- ⊖ CEILING MOUNTED FIXTURE OUTLET
- ⊖ WALL MOUNTED FIXTURE OUTLET
- ⊖ PENDANT LIGHT FIXTURE
- ⊖ RECESSED FIXTURE OUTLET
- ⊖ FLOOD LIGHT FIXTURE
- ⊖ SMOKE AND CARBON MONOXIDE DETECTOR
- ⊖ CEILING FAN ONLY
- ⊖ CEILING FAN WITH LIGHT KIT



ELECTRICAL PLAN
1/4"=1'-0"

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING CONSULTANTS LLC

William R. Campbell, P.E. License #: 79289
Email: will@cecfllc.com CA/Reg #: 31497
Phone #: 305-735-4626

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SHEET 6

SHEET #
E1



MECHANICAL NOTES:

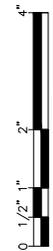
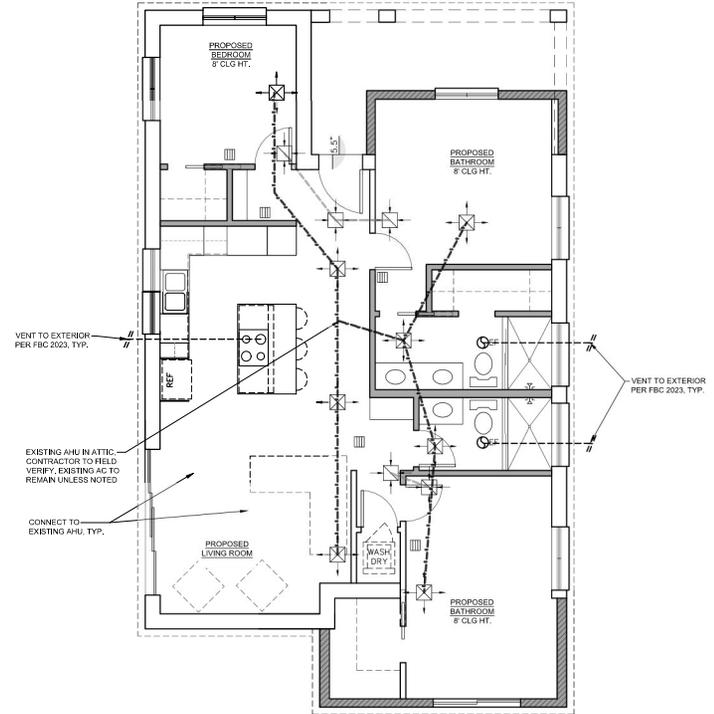
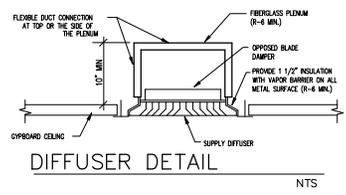
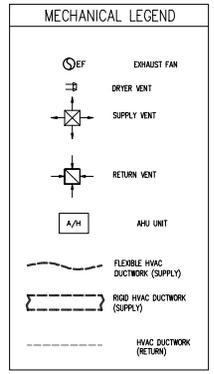
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2023 MECHANICAL CODE, FLORIDA ENERGY EFFICIENCY CODE AND ALL LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, PERMITS, FEES AND INSPECTIONS NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OR PIPING.
4. PRIMARY DUCTWORK SHALL BE CONSTRUCTION OF ONE AND HALF-INCH THICK (R-6 MINIMUM) FIBERGLASS DUCTBOARD WITH REINFORCED ALUMINUM FOIL FACED COVERING FABRICATED AND INSTALLED PER SMACNA RECOMMENDATIONS.
5. ALL VENTILATION AND EXHAUST DUCTWORK SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION PER SMACNA RECOMMENDATIONS.
6. REFRIGERANT PIPING SHALL BE TYPE 1" COPPER TUBING SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSULATED SUCTION AND CONDENSATE PIPING WITH 1/4" THICK FOAM PLASTIC OF FIRE RETARDANT TYPE 25/30 MAXIMUM SMOKE DEVELOPED AND FLAME SPREAD RATING RESPECTIVELY PER TESTS IN MFPA-255, FINISH WHERE EXPOSED WITH TWO COATS OF ACRYLIC LACQUER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. COMPRESSORS SHALL CARRY A FIVE-YEAR FACTORY GUARANTEE.
8. AIR CONDITION SYSTEM SHALL BE BALANCED TO OBTAIN COMFORT CONDITIONS IN ALL AREAS WITHOUT DRAFTING.
9. THERMOSTATS SHALL BE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB BASE. MOUNT FIVE FEET ABOVE FINISHED FLOOR WHERE SHOWN.
10. ALL DUCT ELBOWS GREATER THAN FORTY FIVE (45) DEGREES SHALL BE FITTED WITH TURNING VANES.
11. PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
12. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
13. VIBRATION ISOLATION SHALL BE PROVIDED FOR ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
14. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND FORCES GENERATED BY 175 MPH WINDS.
15. FLEXIBLE DUCT SHALL BE FACTORY FABRICATED ROUND DUCTWORK COMPOSED OF CORROSION-RESISTANT REINFORCING WITH HELIX PERMANENTLY BONDED AND ENCLOSED IN POLYESTER FILM THEN COVERED WITH 1-1/2 INCH THICK 1/4 PCF (R-6 MINIMUM) DENSITY FIBERGLASS INSULATION BLANKET SHEATHED IN A VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, ELASTOMER BACK COATED. THE DUCT SHALL COMPLY WITH MFPA BULLETIN 90-A AND BE LISTED A CLASS 1 AIR DUCT. UL 181 DUCT SHALL BE "WIRE HOLD" TYPE WG OR EQUAL.
16. CONTRACTOR SHALL PROVIDE MAKE UP AIR PER FRC M1502.1 IF THE DRYER EXHAUSTS MORE THAN 200 CFM.

MECHANICAL NOTE:
 CONTRACTOR TO VERIFY PLAN CONFIGURATIONS.
 FOLLOW ALL APPLICABLE CODES, INCLUDING THE
 FLORIDA MECHANICAL CODES.

HVAC TO HAVE AN ENERGY RATING OF 16 OR
 HIGHER

MECHANICAL OUTSIDE AIRFLOW CALCULATIONS

FBC TABLE 403.3.1.1
 MINIMUM VENTILATION RATES
 CODE REQ-15CFM PER PERSON
 HOUSE OCCUPANCY - 6 PERSONS
 VENTILATION REQ - 6 X 15CFM = 90 CFM
 VENTILATION SOURCE - BATHROOM FANS @ 50CFM PER FAN
 VENTILATION CALC. - 2 FANS X 50CFM = 100CFM



CONSTRUCTION PROPOSED FOR
 THE FOLLOWING LOCATION:
 812 CARSTEN LN.
 KEY WEST, FL

CAMPBELL ENGINEERING
 CONSULTANTS LLC
 William R. Campbell, P.E. License #: 79269
 Email: will@ceeflk.com CA/Reg #: 31437
 Phone #: 305-735-4626

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SHEET 7
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M1

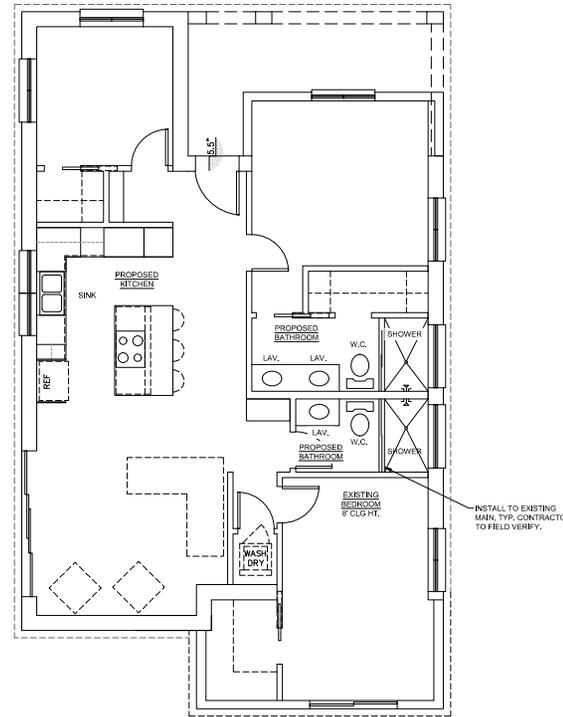
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PLUMBING NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2023 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.
5. PLUMBING DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED NOR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT.
7. THE OWNER WILL NOT BE HELD LIABLE FOR ANY CHANGES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER OR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP.
8. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATING.
9. VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.
10. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.
11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO BID AND BECOME FAMILIAR WITH THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY WITH THIS REQUIREMENT.
12. PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. (PLUMBING FIXTURES INDICATED ON DRAWINGS ARE FOR REFERENCE ONLY, FIXTURES OR EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS DIRECTED).
13. ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. (JOSAN OR EQUAL)
14. PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT. CONTROL VALVES SHALL BE CAST BRASS OR BRONZE GATE VALVES.
15. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY PIPING AT THE BASE OF EACH SOIL AND WASTE PIPE AND AT EVERY CHANGE OF DIRECTION.
16. PROVIDE MINIMUM PITCH OF 1/4" PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRADES.
17. ALL WATER PIPING SHALL BE TYPE M COPPER WITH WROUGHT COPPER SOLDERED JOINT FITTINGS.
18. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.
19. SANITARY DRAIN PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 PVC.
20. WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 2" MIN. SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 1/2" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P&T RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.
21. UNDERGROUND PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND.
22. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT TRAP SEAL.
23. ALL VENTS THROUGH ROOF SHALL MAINTAIN MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.
24. ALL PIPING SHALL BE SUPPORTED RIGIDLY.
25. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
26. WATER USAGE FOR PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING:
WATER CLOSETS: 1.6 GALLONS PER FLUSH
SHOWERS: 2.5 GALLONS PER MINUTE
FAUCETS: 2.0 GALLONS PER MINUTE
27. HOSE BIBS SHALL BE PROTECTED BY APPROVED BACK-SIPHONAGE BACKFLOW PREVENTERS.
28. TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS.
29. TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10' HEAD OF WATER, WATER LEVEL TO REMAIN UNCHANGED FOR 2 HOURS MINIMUM.
30. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
31. CONTRACTOR TO COORDINATE INSPECTION WITH MONROE COUNTY AND KEY WEST RESORT UTILITIES.

PLUMBING NOTE:

CONTRACTOR SHALL FIELD VERIFY THAT THE PLUMBING PIPE SHOWN IN THE TYPICAL RISER DIAGRAM IS ACCEPTABLE TO PROPERLY SERVICE THE DFU DISCHARGE PER FBC AND PRODUCT MANUFACTURER RECOMMENDATIONS. THE PLUMBING PIPE SIZE SHALL BE INCREASED IN SIZE AS REQUIRED TO SATISFY THE DFU DISCHARGE REQUIREMENTS.

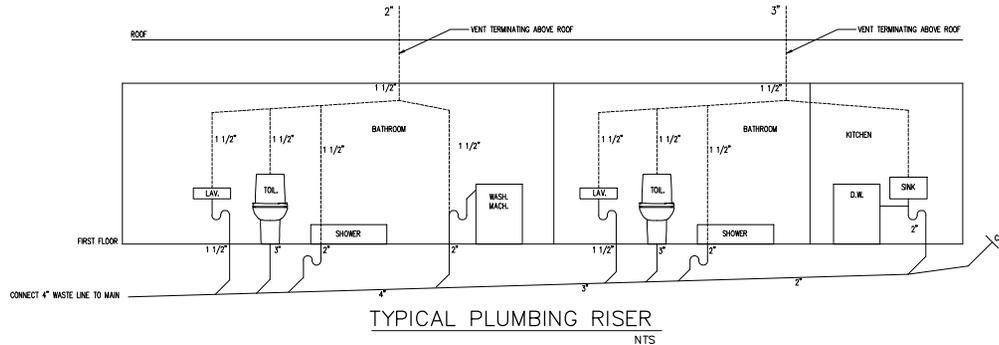


INSTALL TO EXISTING MAIN. THE CONTRACTOR TO FIELD VERIFY.

PLUMBING PLAN

1/4"=1'-0"

NOT REPRESENTATIVE OF ACTUAL FIXTURE LOCATIONS, SEE FLOOR PLAN FOR FIXTURE LOCATIONS.



TYPICAL PLUMBING RISER

NTS

NOTES:
PLUMBING FIXTURES & APPLIANCES TO ALL BE VERIFIED BY OWNER IN FIELD
PLUMBING SPACING MAY CHANGE DEPENDENT ON APPLIANCE & FIXTURE SELECTION
CONNECT ALL NEW PLUMBING TO EXISTING CITY SUPPLY AND WASTE LINES

0 1/2" 1" 2" 4"

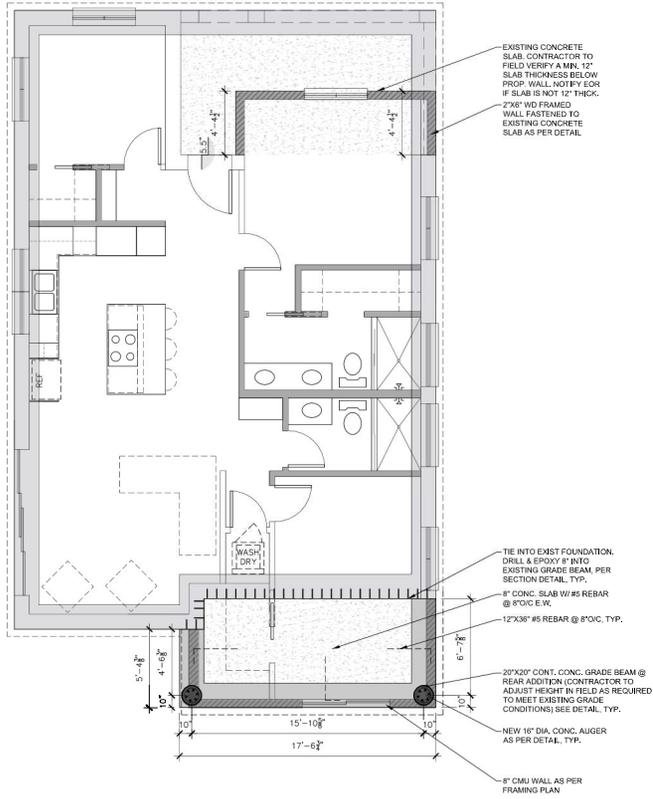
CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
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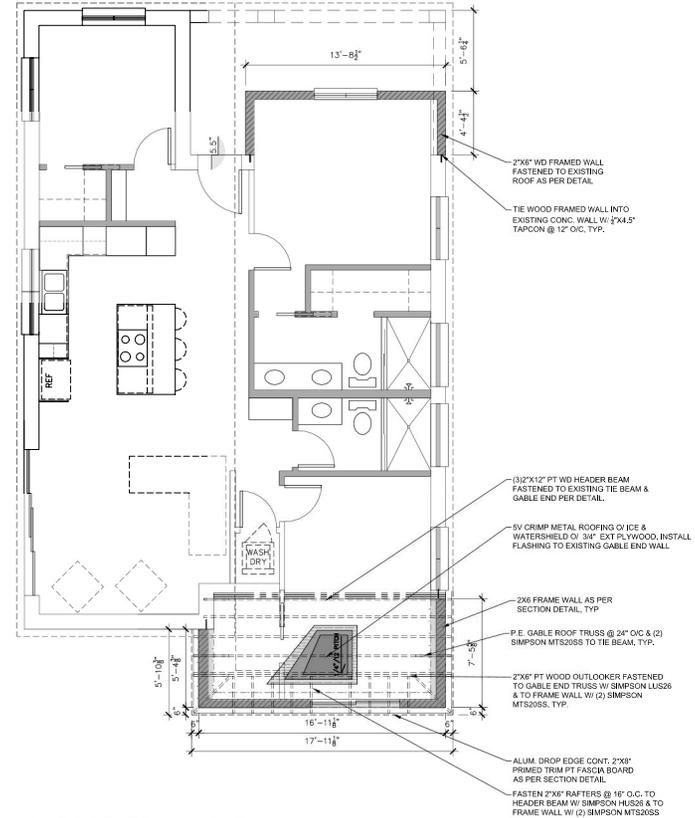
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P1



FOUNDATION PLAN

1/4" = 1'-0"



WALL & ROOF FRAMING PLAN

1/4" = 1'-0"



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KEY WEST, FL

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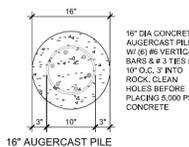
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S1

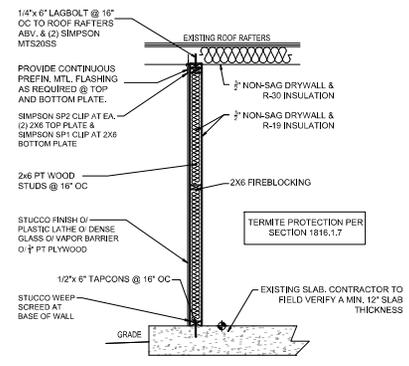
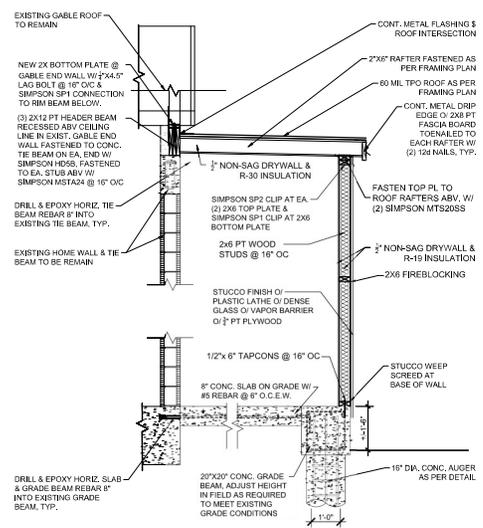
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FOUNDATION PILE TO BE DESIGNED BY GEOTECHNICAL ENGINEER TO WITHSTAND ANY GRAVITY LOAD OF 40 TONS & LATERAL LOAD OF 4 TONS



16" AUGERCAST PILE
PILES, COLUMNS & GRADE BEAM DETAILS
1"=1'-0"



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PROJECT #: 5733
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SHEET 10
SHEET # S2

ASCE/SEI 7-22 WIND
LOAD DATA
PER FBC 2023

WIND SPEED 180 MPH
CATEGORY/EXPOSURE, II/D
MEAN ROOF HEIGHT, 9'-6"
ROOF SLOPE: 1/2X12
WIND PRESSURES (PSF)
(PER FBC MULTIPLY BY 0.6 FOR APPLIED LOADS)

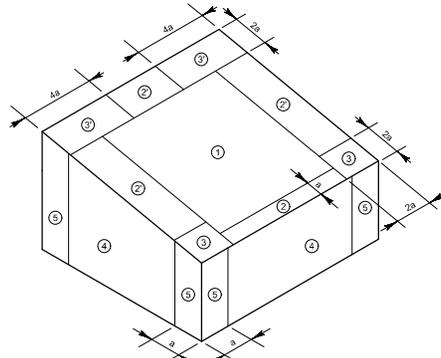
TRUSS TYPE	CONNECTOR TYPE	CONNECTORS	MAX. UPLIFT	COMMENTS
TYP. TRUSS	(2) HETA 20	(9) 10d x 1.5" NAILS	1810 LBS	SIMPSON OR EQUAL
GIRDER TRUSS	(2) VGT (WITH HDU TO STUD)	(1) 5/8" BOLT & (16) 1/4"x3" SDS IN TRUSS	7185 LBS	SIMPSON OR EQUAL

CONNECTION	FASTENERS	NUMBER OF SPACING
JOIST TO BAND JOIST, FACE NAIL	16d COMMON	4" @ EACH JOIST
JOIST TO SILL OR GIRDER, TOE NAIL	8d COMMON	16" ON CENTER
BRIDGING TO JOIST, TO NAIL EACH END	16d COMMON	4" @ EACH JOIST
LEADER STRIP	8d COMMON	16" ON CENTER
1/2" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	8d COMMON	16" ON CENTER
OVER 1/2" SUBFLOOR TO EACH JOIST, FACE NAIL	16d COMMON	16" ON CENTER
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d COMMON	16" ON CENTER
TOP OR SOLE PLATE TO STUD, END NAIL	16d COMMON	4"
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	16" ON CENTER
DOUBLED STUDS, FACE NAIL	10d COMMON	16" ON CENTER
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	16d COMMON	2-16d OR 3-10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" ON CENTER ALONG EACH EDGE
SCUING JOIST TO PLATE, TOE NAIL	8d COMMON	16" ON CENTER
CONTINUOUS HEADER TO STUD, TOE NAIL	16d COMMON	16" ON CENTER
CEILING JOISTS TO PARALLEL RAFTER, FACE NAIL	16d COMMON	16" ON CENTER
RAFTER TO PLATE, TOE NAIL	8d COMMON	16" ON CENTER
1" BARGE TO EACH STUD AND PLATE, FACE NAIL	8d COMMON	16" ON CENTER
BULL-UP CORNER STUDS	16d COMMON	4" STAGGERED 2 ENDS
BULL-UP GIRDERS AND BEAMS, OF THREE MEMBERS	16d COMMON	4" AT EACH SPLICE
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2" EACH END

NOTE: TABLE 2306.01 NAILING REQUIREMENTS ARE IN ADDITION TO STRAPPING REQUIREMENTS

Zone	Reference	P _{max} A ≤ 10 ft ² psf	P _{min} A ≤ 10 ft ² psf	P _{max} A = 20 ft ² psf	P _{min} A = 20 ft ² psf	P _{max} A = 50 ft ² psf	P _{min} A = 50 ft ² psf	P _{max} A = 100 ft ² psf	P _{min} A = 100 ft ² psf
1'	F-30.3-2A	21.02	-47.29	19.70	-47.29	17.96	-47.29	16.64	-47.29
1	F-30.3-2A	21.02	-82.31	19.70	-76.88	17.96	-69.70	16.64	-64.27
2	F-30.3-2A	21.02	-108.58	19.70	-101.60	17.96	-92.37	16.64	-85.39
3	F-30.3-2A	21.02	-147.99	19.70	-134.03	17.96	-115.57	16.64	-101.60
4	F-30.3-1*	47.29	-51.23	45.19	-49.13	42.42	-46.36	40.33	-44.27
5	F-30.3-1*	47.29	-63.05	45.19	-58.86	42.42	-53.32	40.33	-49.13
1_OH	F-30.3-2A	9.60	-74.43	9.60	-73.11	9.60	-71.37	9.60	-70.05
1_OH	F-30.3-2A	9.60	-74.43	9.60	-73.11	9.60	-71.37	9.60	-70.05
2_OH	F-30.3-2A	9.60	-100.70	9.60	-91.39	9.60	-79.09	9.60	-69.78
3_OH	F-30.3-2A	9.60	-140.11	9.60	-123.82	9.60	-102.28	9.60	-85.99

Zone	Reference	P _{max} A = 200 ft ² psf	P _{min} A = 200 ft ² psf	P _{max} A = 500 ft ² psf	P _{min} A = 500 ft ² psf	P _{max} A > 1,000 ft ² psf	P _{min} A > 1,000 ft ² psf
1'	F-30.3-2A	16.64	-40.70	16.64	-31.98	16.64	-25.39
1	F-30.3-2A	16.64	-58.84	16.64	-51.66	16.64	-51.66
2	F-30.3-2A	16.64	-78.41	16.64	-69.18	16.64	-69.18
3	F-30.3-2A	16.64	-87.64	16.64	-69.18	16.64	-69.18
4	F-30.3-1*	38.23	-42.17	35.46	-39.41	35.46	-39.41
5	F-30.3-1*	38.23	-44.94	35.46	-39.41	35.46	-39.41
1_OH	F-30.3-2A	9.60	-58.74	9.60	-43.78	9.60	-43.78
1_OH	F-30.3-2A	9.60	-58.74	9.60	-43.78	9.60	-43.78
2_OH	F-30.3-2A	9.60	-60.47	9.60	-48.16	9.60	-48.16
3_OH	F-30.3-2A	9.60	-69.70	9.60	-48.16	9.60	-48.16

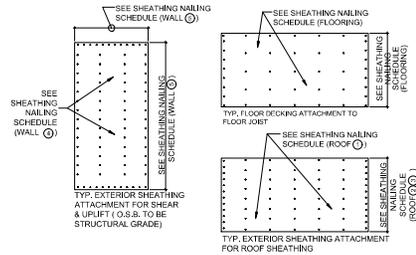


MONOSLOPE ROOFS

BAR SPlicing SCHEDULE			
BAR & COLUMNS		SLABS, WALLS, AND FTGS	
BAR SIZE	LAP (INCHES)	BAR SIZE	LAP (INCHES)
#3	15"	#3	12"
#4	20"	#4	16"
#5	26"	#5	20"
#6	33"	#6	26"
#7	45"	#7	36"
#8	59"	#8	47"
#9	74"	#9	60"
#10	95"	#5 (MASONRY)	30"

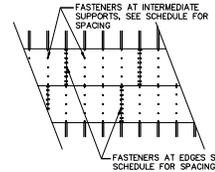
ROOF CONSTRUCTION NOTES:

- PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS, UNLESS SPRAY FOAM IS SPECIFIED AT UNDERSIDE OF ROOF SHEATHING.
- THE ROOF TRUSSES TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE.
- PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.
- PRE-FAB, PRE-ENGINEERED ROOF TRUSSES ARE TO BE SPACED @ 2'-0", O.C.
- SEED APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS THROUGH A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
- TRUSS MANUFACTURER TO SUBMIT PROFILES & PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR FOR APPROVAL.
- ROOF PLAN FOR DESIGN PURPOSES ONLY.
- ALL CONNECTORS IN CONTACT WITH PT. WOOD SHALL BE 2-MAX COATED OR GALVAL.
- ALL TRUSSES TO TIEBACK CONNECTIONS: SIMPSON (HETA-20) UP TO 1810 # UNLESS OTHERWISE NOTED.
- ALTERNATE FASTENERS MAY BE USED PROVIDED THEY MEET UPLIFT AND LOAD REQUIREMENTS AND ARE NO LESS THAN THE VALUES LISTED ABOVE FOR UPLIFTS.
- ATTACH ALL STRAPS WITH GALVANIZED NAILS OF SIZE AND QUANTITY SPECIFIED BY STRAP MANUFACTURER.
- ALL HURRICANE RESISTANT TOE SCOWS STRAPPING AND ANCHORS SHALL HAVE A CONTINUOUS PATH FROM THE ROOF TO FOUNDATIONS. ALL STRAPPING AND ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
- ROOF TRUSSES SHALL BE HANDLED, STORED, ERECTED, TEMPORARILY BRACED & PERMANENTLY BRACED PER "ROCK-O-LOT" GUIDE TO GOOD PRACTICES FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES.
- ADD SEALANT AT SEAMS FOR 5V CRIMP ROOF UNDER 3:12 PITCH.
- INSTALL SHEATHING WITH 1/8" GAP AT ALL EDGES.



TYP. NAILING DETAIL

SCALE: N.T.S.



ROOF & WALL NAILING REQUIREMENTS

SCALE: N.T.S.

SHEATHING NAILING SCHEDULE (WALLS, ROOF AND FLOORING)			
NAIL SIZE	SPACING	ZONE	
10d RING SHANK	4" @ EDGES, 4" @ INTERMEDIATE SUPPORTS	ROOF	①
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF	① ②
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL	⑤
10d RING SHANK	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL	④
#10 SCREWS	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	FLOORING	

- FLOORING NOTE:
- IF SECOND SHEATHING LAYER IS SPECIFIED, OFFSET END AND EDGE JOINTS BY AT LEAST 2" AND SCREW 6" O.C. ACROSS EACH PANEL.
 - FASTENERS SHALL NOT PENETRATE THE BOTTOM OF THE SUBFLOOR.



CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
812 CARSTEN LN.
KEY WEST, FL

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

THIS ITEM HAS BEEN SEALED AND SEALED BY WILLIAM R. CAMPBELL 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.

PROJECT #:
5733
Date:
MAR. 28, 2025
Rev. Date:

SHEET 12
SHEET #
SD2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 27, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD PERGOLA WITH LOUVERED WALL AND POOL AT SIDE OF HOUSE.

#812 CARSTEN LANE

Applicant – Alex Sainato Application #C2025-0112

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Alex Sawada, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
812 CARSTEN LN, Key West FL 33040 on the 20 day of JAN, 2026

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JAN 27th, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

Alex Sawada
1/20/26
812 Carsten
Key West
FL 33040

The forgoing instrument was acknowledged before me on this 20 day of January, 2026.

By (Print name of Affiant) _____ who is personally known to me or has produced _____ as identification and who did take an oath.

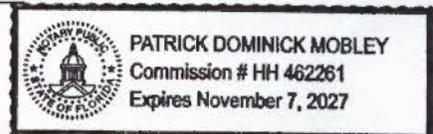
NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027



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1
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Public Meeting Notice

NEW WOOD PERGOLA WITH LOVERED WALL AND POOL, A SIDE OF HOUSE.

PLANNING BOARD

Agenda: 10:00 AM - 11:00 AM

1. Presentation of the proposed project by the applicant.

2. Public comment period.

3. Planning Board discussion and decision.

4. Adjourn.

For more information, please contact the Planning Board at (305) 995-1234.

PROPERTY APPRAISER INFORMATION

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 00011530-000000
Account# 1011843
Property ID 1011843
Millage Group 10KW
Location 812 CARSTEN Ln, KEY WEST
Address
Legal KW PT LOT 4 SQR 58 P-629 G24-249 OR1562-322 OR1565-1284 OR1634-191
Description OR1634-193 OR1635-1037 OR1635-1069 OR1636-125 OR1638-782 OR1784-2130 OR2437-777 OR3314-2408
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[KW SUNSHINE HOMES LLC](#)
 2211 Medina Rd
 Ste 100
 Medina OH 44256

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$163,230	\$152,589	\$156,180	\$135,184
+ Market Misc Value	\$1,964	\$1,964	\$1,964	\$1,964
+ Market Land Value	\$810,646	\$1,169,201	\$712,656	\$489,951
= Just Market Value	\$975,840	\$1,323,754	\$870,800	\$627,099
= Total Assessed Value	\$343,553	\$333,547	\$323,833	\$314,401
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$318,553	\$308,547	\$298,833	\$289,401

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$810,646	\$163,230	\$1,964	\$975,840	\$343,553	\$25,000	\$318,553	\$500,000
2023	\$1,169,201	\$152,589	\$1,964	\$1,323,754	\$333,547	\$25,000	\$308,547	\$500,000
2022	\$712,656	\$156,180	\$1,964	\$870,800	\$323,833	\$25,000	\$298,833	\$500,000
2021	\$489,951	\$135,184	\$1,964	\$627,099	\$314,401	\$25,000	\$289,401	\$312,698
2020	\$481,043	\$138,256	\$1,964	\$621,263	\$310,061	\$25,000	\$285,061	\$311,202
2019	\$481,043	\$141,329	\$2,112	\$624,484	\$303,090	\$25,000	\$278,090	\$321,394
2018	\$478,816	\$107,533	\$2,262	\$588,611	\$297,439	\$25,000	\$272,439	\$291,172

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
SFR LANE (01LN)	3,030.00	Square Foot	0	0

Buildings

Building ID	810	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1144	Roof Type	GABLE/HIP
Finished Sq Ft	974	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	140	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	18	Grade	450
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	170	0	0
FLA	FLOOR LIV AREA	974	974	0
TOTAL		1,144	974	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1954	1955	0 x 0	1	200 SF	1
FENCES	2002	2003	4 x 50	1	200 SF	2
FENCES	2002	2003	6 x 135	1	810 SF	2

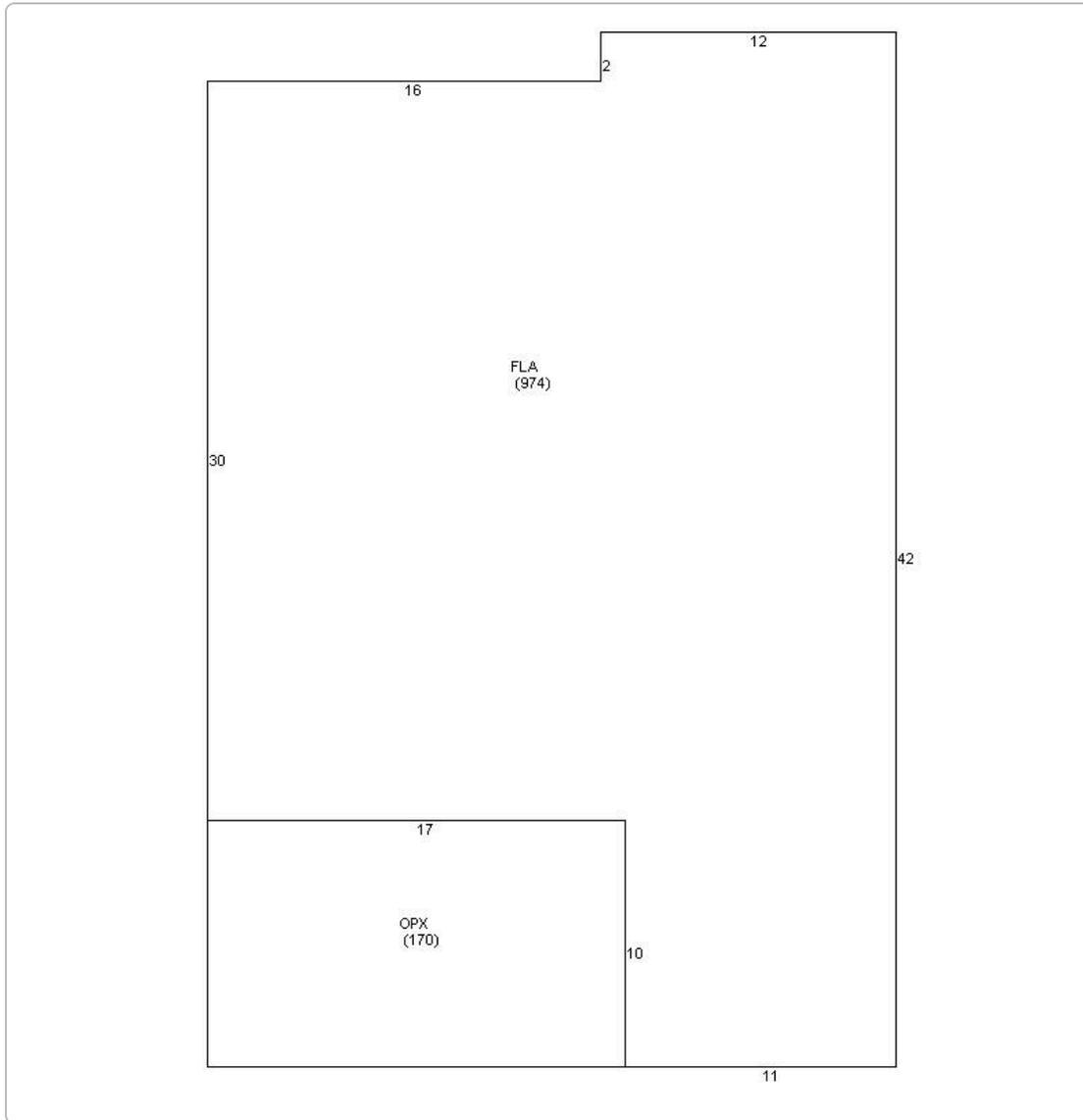
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/5/2025	\$1,275,000	Warranty Deed	2492411	3314	2408	01 - Qualified	Improved		
10/20/2009	\$0	Quit Claim Deed		2437	777	11 - Unqualified	Improved		
5/19/2000	\$165,000	Warranty Deed		1634	0191	C - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
13-1391	04/17/2013	Completed	\$8,500	Residential	REPLACE TEN (10) ALUMINUM CASEMENT WINDOWS WITH TEN (10) ALUMINUM CASEMENT WINDOWS.
0103712	11/26/2001	Completed	\$9,500		INSTALL WOOD OVER C/BLOC
0103420	10/18/2001	Completed	\$1,000		PAINT HOUSE
0102940	08/22/2001	Completed	\$4,000		CENTRAL AC
0102196	06/07/2001	Completed	\$2,100		FENCE
0101376	03/27/2001	Completed	\$600		UPGRADE SERVICE
0003348	10/16/2000	Completed	\$22,500		RENOVATE EXISTING ROOF ADD GABLE ROOF TO FLAT ROOF

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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