

Application



Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please read the following carefully before filling out the application

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

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

Application Process

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

Please include the following with this application:

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

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

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

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

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



Application for Variance

City of Key West, Florida • Planning Department

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(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: _____

Zoning District: _____

Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: _____

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

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

If yes, please describe and attach relevant documents: _____

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

Yes No

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

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

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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

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

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

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

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

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

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

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

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

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

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

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

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

727 Fort Street, Key West FL 33040
Street address of subject property

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

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

[Signature]
Signature of Owner

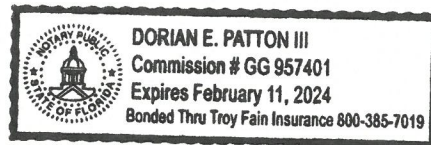
Subscribed and sworn to (or affirmed) before me on this September 11, 2020 by
date

Gregory W. Veliz.
Name of Owner

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

[Signature]
Notary's Signature and Seal

Dorian E Patton III
Name of Acknowledger typed, printed or stamped



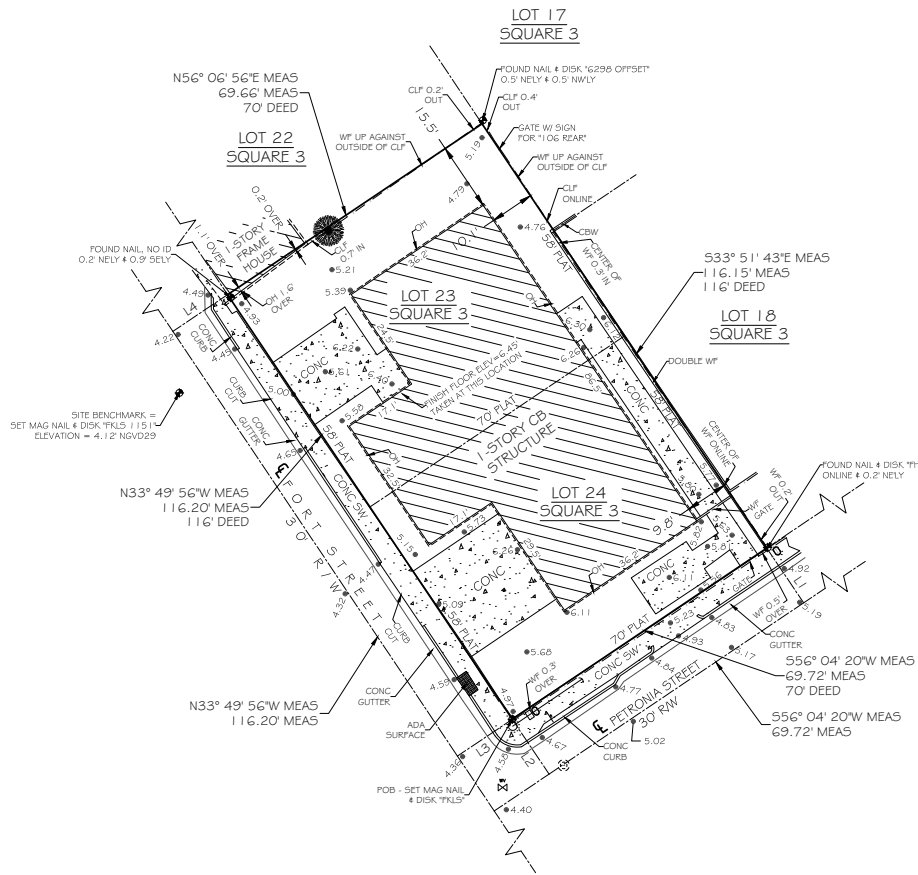
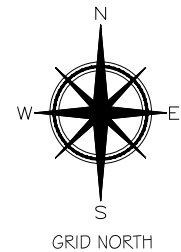
GG 957401
Commission Number, if any

Boundary Survey

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25F



Line #	Length	Direction
L1	15.00' MEAS	N33° 55' 40"W MEAS
L2	15.00' MEAS	N33° 55' 40"W MEAS
L3	15.00' MEAS	N56° 10' 04"E MEAS
L4	15.00' MEAS	N56° 10' 04"E MEAS

SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "872 4580 TIDAL BASIN" (P.I.D. A40008), ELEVATION=14.32' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 727 FORT STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 06/10/2016 - 07/07/2016.
- COMMUNITY NO.: 120168
- MAP NO.: 12087C-1516K
- MAP DATE: 02-18-05
- FIRM REVISION DATE: 06-05-15
- FLOOD ZONE: AE
- BASE ELEVATION: 6
- REVISION (1) - 05/21/2020 - REVISED CERTIFICATIONS

LEGAL DESCRIPTION -

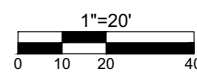
In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book 1, Page 77. Commencing at the corner of Fort and Petronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Petronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

CERTIFIED TO -

The City of Key West;
Architectura Group Miami;
Community Health of South Florida, Inc.;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR RECORDED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BFP = BACK-FLOW PREVENTER	CGW = CONCRETE GUTTER	CONC = CONCRETE	CP = CONCRETE MONUMENT	CPW = CONCRETE POWER POLE	CS = CONCRETE SURFACE	DELTA = CENTRAL ANGLE	DELT = DEGREE	EL = ELEVATION	ENCL = ENCLOSURE	FF = FINISHED FLOOR ELEVATION	FR = FIRE HYDRANT	FI = FENCE INSIDE	FO = FENCE OUTSIDE	FOB = POINT OF BEGINNING	FOI = POINT OF INTERSECTION	FOV = POINT OF VIEW	FS = POINT OF COMMENCEMENT	FR = POINT OF REVERSE CURVE	FRM = PERMANENT REFERENCE MONUMENT	PT = POINT OF TANGENT	R = RADIUS	RAW = RIGHT OF WAY LINE	SSCD = SANITARY SEWER CLEAN-OUT	SW = SIDE WALK	TMB = TEMPORARY BENCHMARK	TOS = TOP OF SIGN	TS = TOP OF SIGN	TS = TRAFFIC SIGN	TR = TRIP	UNL = UNLOADABLE	WD = WOOD DECK	WF = WOOD FENCE	WL = WOOD LANDING	WV = WATER VALVE	WVP = WOOD POWER POLE	WV = WOOD VALVE
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TOTAL AREA = 8,096.13 SQFT ±

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE
- GUY WIRE
- SANITARY SEWER MANHOLE
- TREE (TYPICAL)
- SPOT GRADE ELEVATION (TYPICAL)

SCALE: 1"=20'
SURVEY DATE: 07/11/2016
REVISION DATE: 05/21/2020
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
CKW: PO: 061654

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. ISAACS, REG. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

FLORIDA KEYS LAND SURVEYING
1990G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLsemail@gmail.com



Ukg' Rnc p

EXISTING BUILDING RENOVATION

CHI - COMMUNITY HEALTH OF SOUTH FLORIDA INC.
727 FORT STREET, Key WEST, FL 33040

SCOPE OF Permit Application: EXISTING BUILDING TOTAL RECONSTRUCTION FOR MEDICAL CENTER



ZONING DATA

PRIMARY ZONING:
 LAND USE: COMMERCIAL EXEMPT (100E)

AREA CALCULATIONS

TOTAL AREA = 3,500 Sq.Ft

LEGAL DESCRIPTION

IN THE CITY OF KEY WEST, LOT #23 AND LOT #24 SQUARE 3 TRACT 3, ACCORDING TO T.A. ASHE'S DIAGRAM RECORDED IN DEED BOOK 1, PG 77. COMMENCING AT THE CORNER OF FORT AND PETRONIA STREETS, RUNNING THENCE ALONG THE SAID FORT STREET IN A NW DIRECTION 116 FT; THEN AT RIGHT ANGLES IN A NE DIRECTION 70 FT; THENCE AT RIGHT ANGLES IN A SE DIRECTION 116 FT TO PETRONIA STREET; THENCE IN A SW DIRECTION 70 FT TO FORT STREET TO THE POINT OF BEGINNING

FOLIO NUMBERS - 00013990-000000

SCOPE OF WORK DESCRIPTION

CONSTRUCTION OF NEW MEDICAL CENTER BASED ON THE PRE APPROVED PLANS UNDER PLANNING PZ 18-606. APPROVED PLANNING AND ZONING PLANS UPDATED FOR REFERENCE.

PROJECT DATA

BUILDING GROUP: EXISTING "B"
 BUILDING TYPE: II-A
 ALTERATION LEVEL: LEVEL III

DRAWING LIST

A0.00 - COVER SHEET	S-0 - STRUC NOTES SCHDLS
A0.01 - GENERAL NOTES	S-1 - FOUNDATION PLAN
S1 - SURVEY	S-2 - ROOF PLAN
C1 - CIVIL PLAN	S-3 - INTERIOR COLUMN DETAILS
C2 - CIVIL DETAILS	S-4 - CMU WALL FILL DETAILS
C3 - CIVIL NOTES	E1.00 - INDEX SYMB NOTES
A1.01 - SITE PLAN	E1.01 - POWER PLAN
A1.02 - DEMO PLAN	E1.02 - LIGHTING PLAN
A1.03 - PROPOSED PLANS	E1.03 - ROOF ELECTRICAL PLAN
A1.04 - LIGHTING PLAN	E1.04 - PANEL SCHED RISER DIAGRAM
A1.05 - LIFE SAFETY PLAN	M1.00 - INDEX SYMB NOTES
A1.06 - FLOORING PLAN	M1.01 - MECHANICAL PLAN
A1.07 - REST ROOM PLANS AND ELEV.	M1.02 - ROOF MECH PLAN
A1.08 - TYP ADA DETAILS	M2.00 - DETAILS AND CONTROLS
A1.09 - ROOM FINISH SCHED.	M2.01 - MECH SCHED
A1.10 - DOOR & WINDOW SCHED	P1.00 - INDEX SYM NOTES
A2.01 - ELEVATIONS	P1.01 - DOMESTIC WATER PLAN
A3.01 - BUILDING SECTIONS	P1.02 - SANITARY PLAN
A3.02 - SOLAR PANEL SECTION DETAILS	P1.03 - ROOF PLUMBING PLAN
A3.03 - PARAPET SECTION DETAILS	P2.00 - DOMESTIC WATER ISO
A3.04 - ROOF CURB SECTION DETAILS	P2.01 - SANITARY ISO
A3.05 - SOLAR CONNECTION DETAILS	
A3.06 - INTERIOR ARCH DETAILS	
A4.01 - WATER PROOFING DETAILS	
A4.02 - SOLAR WATER HEATER MSDS	

CODE CONFORMANCE

- ALL WORK IS DESIGNED TO CONFORM TO
 - FLORIDA BUILDING CODE (FBC) 2017 EDITION
 - NFPA 1, 101 LIFE SAFETY CODE AND F.F.P.C.- 6th ED

PLUMBING FIXTURE COUNTS

PER 2017 FBC-B SECTION 2902.1.1 AND 2902.2 AND TABLE 2902.1

OCCUPANCY B
 MAX OCCUPANCY 35

MALE OCCUPANTS 18
 FEMALE OCCUPANTS 18

REQUIRED PER TABLE 2902.1

WC	- 1 MALE + 1 FEMALE
LAVATORIES	- 1 MALE + 1 FEMALE
DRINKING FOUNTAIN	- 1
SERVICE SINK	- 1

PROVIDED PER TABLE 2902.1

WC	- 2 UNISEX ADA + 1
LAVATORIES	- 2 UNISEX ADA + 1
DRINKING FOUNTAIN	- 1
SERVICE SINK	- 1

architectura group

miami

ARCHITECTURA GROUP MIAMI

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AA26001885
 ID 00003873

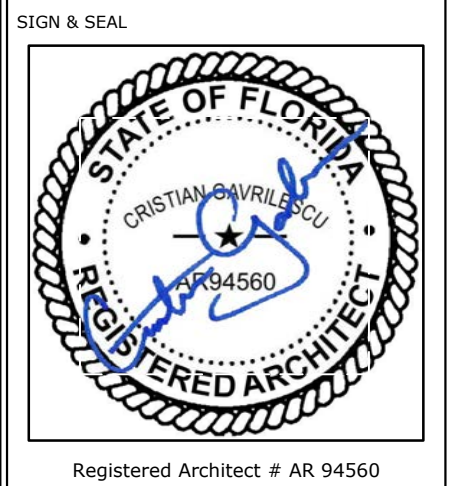
1920 E HALLANDALE BLVD., PH-11
 HALLANDALE, FLORIDA 33009
 PH: 954-558-3024
 E-MAIL: argroupinc@aol.com
 AGMiami.Inc@gmail.com

ARCHITECTURA GROUP MIAMI HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP MIAMI TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2020.

Issue		
No.	Date	Description

Client
CHI - COMMUNITY HEALTH OF SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
 727 FORT STREET, KEY WEST, FL 33040



Registered Architect # AR 94560

Sheet title
COVER SHEET

Drawn by	N.P.
Checked by	E.P.
Project Number	269.20
Issued for	PERMIT
Issue date	Sheet #
06.01.20	A0.00
Scale	NTS

GENERAL NOTES:

1. DESIGN CRITERIA: 2017 FLORIDA BUILDING CODE.
2. SOIL:
 - a) GEOTECHNICAL EVALUATION AND RECOMMENDATION OF SOIL IS REQ'D.
DESIGN SOIL BEARING PRESSURE = 2500 PSF
 - b) TOP SOIL AND ALL ORGANIC AND DELETERIOUS MATERIAL SHALL BE COMPLETELY REMOVED AT LEAST FIVE FEET BEYOND THE EXTERIOR OF EACH BUILDING. CLEAN WELL GRADED SAND SHALL BE USED FOR BACK FILL, INSTALLED IN MAXIMUM OF 9" LIFTS. EACH LIFT OF FILL SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557.
3. STRUCTURAL STEEL:
 - a) SHALL CONFORM TO ASTM DESIGNATIONS A-36, A-325, A-500 AS APPLICABLE AND AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS DATED 1989. BOLTS AND WELDING MATERIALS SHALL CONFORM TO APPLICABLE PROVISIONS OF AISC SPECIFICATIONS, AND AWS RECOMMENDATIONS.
 - b) FIELD CONNECTIONS SHALL BE WELDED OR BOLTED AS SPECIFIED. SHOP WELDING OR WHERE FIELD WELDING IS REQUIRED SHALL BE CERTIFIED WELDERS ONLY. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PRIMER PAINT UNLESS NOTED OTHERWISE.
 - c) THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
4. CONCRETE:
 - a) ALL CONCRETE UNLESS OTHERWISE NOTED: $f_c = 3000$ PSI
FOOTING AND SLAB: $f_c = 2500$ PSI - OR AS PER STRUCTURAL ENGINEER NOTES
 - b) SUBMIT MIX DESIGN FOR ACCEPTANCE PRIOR TO CONCRETE PLACEMENT.
5. CONCRETE CONSTRUCTION:

ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARD: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-89). STRENGTH DESIGN METHOD.
6. CONCRETE COVER:
 - a) FOOTINGS AND FOUNDATION PADS PLACED AGAINST THE GROUND 3".
 - b) CONCRETE SURFACE AFTER REMOVAL OF FORMS EXPOSED TO WEATHER OR GROUND:

No. 5 OR SMALLER	1-1/2"
No. 6 OR LARGER	2"
 - c) CONCRETE NOT EXPOSED TO WEATHER OR GROUND:

SLABS AND WALLS	3/4"
BEAMS AND GIRDER TIES	1-1/2"
COLUMN TIES	1-1/2"
7. REINFORCING STEEL:
 - a) REINFORCING STEEL SHALL BE NEW BILLET BARS CONFORMING TO: ASTM A-615 GRADE 60 (#3 THRU #11) $f_y = 60000$ PSI
 - b) ALL TERMINATING TOP REINFORCING BARS SHALL END WITH A HOOK.
 8. DETAILING AND FABRICATION OF REINFORCING:
 - a) UNLESS OTHERWISE NOTED, SHALL FOLLOW ACI-315.
 - b) SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
 9. PLACING AND SUPPORTS OF REINFORCING BARS:

SHALL FOLLOW CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS, INCLUDING 1983 SUPPLEMENT" AND ACI-315.
 10. CORNER BARS:

PROVIDE #5 X 3'-0" X 3'-0" CORNER BARS AT EXTERIOR CORNERS OF BEAMS AND WALLS. ONE FOR EACH HORIZONTAL LAYER OF REINFORCING
 11. WELDED WIRE FABRIC:

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 OR A-497 AS APPLICABLE.
 12. CONCRETE MASONRY UNITS:
 - a) THE LOAD BEARING MASONRY WALLS ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY BY THE NATIONAL CONCRETE MASONRY ASSOCIATION AND BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES - ACI 530.
 - b) MINIMUM COMPRESSIVE STRENGTH OF LOAD BEARING MASONRY UNITS SHALL BE 1900 PSI (ASTM C90-90, GRADE N) MASONRY CEMENT (MORTAR) SHALL COMPLY WITH ASTM C91 AND SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI (ASTM C270, TYPE M)
 - c) MASONRY SHALL BE PLACED PRIOR TO PLACING CONCRETE COLUMNS.
 - d) ALTERNATE HORIZONTAL JOISTS SHALL BE REINFORCED WITH #9 GAUGE GALVANIZED LADDER TYPE REINFORCING CONFORMING TO ASTM A82 CONTINUOUS IN ALL 8" CONCRETE MASONRY WALLS. THESE SHALL LAP INTO THE CONCRETE COLUMNS.
 - e) AT ALL WALL ENDS, INTERSECTIONS, CORNERS AND ON EACH SIDE OF WALL OPENINGS, IF A COLUMN IS NOT SHOWN PROVIDE (1) #5 VERTICAL AND GROUT THE REINFORCED CELL OF THE BLOCK. USE DOWELS AND MAINTAIN CONTINUITY WITH THE STRUCTURE ABOVE. TERMINATE BAR WITH A STANDARD HOOK INSIDE THE CONCRETE BEAM AT TOP OF THE WALL.
 - f) PROVIDE CLEAN OUT OPENINGS FOR EACH GROUTED CELL.
 - g) SUBMIT CERTIFICATION OF COMPLIANCE WITH ASTM SPECIFICATIONS FOR THE CMU, MASONRY CEMENT, AND REINFORCING PRIOR TO DELIVERY TO THE SITE. H. ALL LAP SPLICES 48 BAR DIAMETER.
 - i) PROVIDE COURSE GROUT IN ACCORDANCE w/ ASTM C476 $f_c = 2500$ PSI SLUMP ; 8"
 13. OPENINGS IN STRUCTURAL MEMBERS:
 - a) HOLES AND OPENINGS REQUIRED ARE SHOWN ON THESE DRAWINGS.
 - b) NO OTHER OPENINGS OR HOLES IN ANY STRUCTURAL MEMBER ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT OR ENGINEER.
 - c) ALL ROUGH OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT; OR WINDOWS, DOORS OR OTHER ARCHITECTURAL FEATURES SHALL BE VERIFIED WITH THE ACTUAL PURCHASED ITEM PRIOR TO PROCEEDING WITH THE STRUCTURAL WORK AFFECTED. NOTIFY THE ARCHITECT IF DIMENSIONAL REQUIREMENTS VARY FROM THOSE INDICATED.

THE SEQUENCE OF OPERATIONS AND PLACES OF COMMENCEMENT OF THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR IN ORDER TO MEET THE REQUIREMENTS OF CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.

THE REMOVAL OF ALL TEMPORARY INSTALLATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BRING THE DISTURBED AREA BACK TO ORIGINAL CONDITION.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANS, DETAILS, AND NOTES AND REPORTING ANY DISCREPANCIES IN WRITING TO ARCHITECT PRIOR TO CONSTRUCTION. ANY ERRORS CAUSED BY DISCREPANCIES SHALL BE RECTIFIED AT THE CONTRACTOR'S SOLE EXPENSE.

THE CONTRACTOR SHALL PREVENT UNAUTHORIZED PERSONNEL FROM ACCESS TO CONSTRUCTION AREAS.

ANY WORK NOT SHOWN ON THE DRAWING BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.

ALL WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE NATIONAL, STATE & LOCAL CODES AND ORDINANCES. WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AS PER STANDARD BUILDING TECHNIQUES AND PRACTICES.

G.C. IS RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION.

G.C. IS TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT IN WRITING.

10. ALL SUBCONTRACTORS SHALL MAKE A SITE VISIT TO VERIFY CONDITIONS PRIOR TO BIDDING. VERIFY EXISTING STRUCTURAL AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.

11. G.C. IS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS AND DUST FROM THE PREMISES BEING ALTERED.

12. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT. G.C. IS TO SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLE FOR APPROVAL, IN WRITING TO ARCHITECT, PRIOR TO COMMENCEMENT OF WORK.

13. ALL NEW FLOOR FINISHES NOT TO EXCEED 1/2" MAX. VERTICAL OFFSET.

14. NO TOXIC OR COMBUSTIBLE MATERIALS TO BE USED ABOVE FINISH CEILING LINE.

15. G.C. TO COORDINATE DISCONNECTION AND RECONNECTION OF ALL UTILITIES AS REQUIRED FOR COMMENCEMENT AND COMPLETION OF WORK.

16. G.C. TO VERIFY ALL ITEMS AND/ OR SERVICES TO BE PROVIDED.

17. G.C. TO INSTALL CEILING GRID TIE WIRES AS PER CODE. GRID TIE WIRES TO ATTACH TO STRUCTURE ABOVE. DO NOT ATTACH TO HVAC DUCT.

18. CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF NEW CONSTRUCTION AND TAKE THE APPROPRIATE MEASURES THAT THESE REMAIN UNDAMAGED.

19. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE EXISTING ADJACENT UTILITIES. IF THE CONTRACTOR FINDS A CONFLICT WITH THE EXISTING AND THE NEW, HE SHALL CONTACT THE ARCHITECT IN WRITING.

20. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED.

21. THE CONSTRUCTION SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, EXTENSIONS, CONNECTIONS, CUTTING, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK, INCIDENTAL TO, AND TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. THE CONSTRUCTION SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED.

22. ALL MEASUREMENTS MUST BE VERIFIED AND CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK AND REQUEST CLARIFICATION.

23. STORE MATERIALS IN A SAFE AND APPROVED LOCATION.

24. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS, AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY, AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT, ORDERLY, AND WORKMANLIKE MANNER.

25. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS.

26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS WHETHER UNDER CONTRACT TO HIM OR TO THE OWNER.

27. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

28. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

29. THE GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEPED BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND U.L. LABELS REMOVED.

30. GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS PER SECTION 2410.4 OF THE FLORIDA BUILDING CODE FOR THE NECESSARY ITEMS FOR ARCHITECTS APPROVAL AS WELL AS SHOP DRAWINGS BEFORE ORDERING AND INSTALLATION.

31. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR COMPLETE SCOPE OF WORK. DRAWING SHOWN FOR REFERENCE ONLY.

31. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATION, AND PLANS. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR PRIOR TO CONSTRUCTION.

32. CONTRACTOR SHALL DIRECT ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

33. ALL GLASS IN DOORS AND ALL SLIDING GLASS DOORS TO BE SAFETY GLASS

34. ALL BATHROOM FLOORS AND BASES SHALL BE OF IMPERVIOUS MATERIAL, SLIP PROOF TO MEET ADA.

35. ALL FIXED GLASS TO BE 1/4" THICK UNLESS OTHERWISE NOTED.

36. SOIL COMPACTION TEST REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

37. TERMITE TREATMENT CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION, AFTER SOIL COMPACTION.

38. THE BUILDING CONTRACTOR WHO HAS ENTERED INTO A CONSTRUCTION CONTRACT WITH THE OWNER IS RESPONSIBLE FOR ALL WORK DEFINED BY THAT CONTRACT. IF THE PROJECT IS LET UNDER SEPARATE CONTRACTS TO MORE THAN ONE CONTRACTOR, THE RESPONSIBILITIES LISTED BELOW APPLY TO EACH CONTRACTOR.

39. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF THE PROJECT IN THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO FURNISH ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT.

40. THE CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONFLICT BETWEEN THESE DRAWINGS AND THE FIELD CONDITIONS BEFORE PROCEEDING WITH THE JOB. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR THE PROPER TRADES. WRITTEN APPROVAL MUST BE OBTAINED FROM THE ARCHITECT BEFORE ANY CHANGES AND/OR DEVIATIONS FROM THE DRAWINGS / SPECS ARE MADE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE EXECUTION OF HIS/HER WORK AND FOR ANY MODIFICATIONS TO ANY EXISTING WORK, PREVIOUSLY INSTALLED WORK, AND/OR OTHER CHANGES AND/OR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND/OR THE ARCHITECT ANY COSTS RESULTING FROM CHANGES AND/OR DEVIATIONS FROM ARCHITECT PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

41. A COMPLETE SET OF DRAWINGS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED AT THE TIME THE CHANGE OR DEVIATION IS PERFORMED.

42. THE GENERAL CONTRACTOR SHALL DO ALL PATCHING TO CONFORM TO MATERIAL, TEXTURE AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE AND FINAL TOUCH UP/APPEARANCE OF ALL FINISHED SURFACES. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER HIS/HER CONTRACT AND BY OTHERS PRESENT AT THE JOB SITE.

43. THE CONTRACTOR SHALL REMOVE DEBRIS AND MAINTAIN THE PREMISES BROOM CLEAN AT ALL TIMES. DEBRIS IS TO INCLUDE, BUT NOT LIMITED TO SHIPPING CARTONS, BOXES, ETC., RESULTING FROM THE INSTALLATION OF DENTAL AND OTHER EQUIPMENT AND MATERIALS, BY CONTRACTORS CONCURRENTLY ENGAGED.

44. THE CONTRACTOR SHALL PARTICIPATE AT ALL JOB COORDINATION MEETINGS WITH ARCHITECT AND ENSURE THE ATTENDANCE OF APPLICABLE TRADES.

45. THE CONTRACTOR IS REQUIRED TO INFORM ARCHITECT REPRESENTATIVES OF KEY EVENTS IN THE CONSTRUCTION PROCESS WITH REASONABLE ADVANCE NOTICE, TO FACILITATE THE INSPECTION OF SAID EVENTS, I.E. BACKFILLING TRENCHES, CLOSING WALLS, POURING CONCRETE TO BURY PLUMBING AND ELECTRICAL WORK IN FLOORS AND INSTALLING CEILING TILES.

46. THE CONTRACTOR SHALL AFFORD THE OWNER AND SEPARATE CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND/OR STORAGE OF THEIR MATERIALS AND EQUIPMENT AND EXECUTION OF THEIR WORK.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANS, DETAILS, AND NOTES AND REPORTING ANY DISCREPANCIES IN WRITING TO ARCHITECT PRIOR TO CONSTRUCTION. ANY ERRORS CAUSED BY DISCREPANCIES SHALL BE RECTIFIED AT THE CONTRACTOR'S SOLE EXPENSE.

FLAME SPREAD - INTERIOR FINISHES

AS PER F.B.C. 2-17 - TABLE 803.1.1 AND 803.11 MINIMUM INTERIOR FINISH CLASSIFICATION 'C', FLAMESPREAD 76-200, SMOKE DEVELOPED 0-450. INTERIOR FLOORING materials shall comply with Sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with Section 804.4.2., AND MEET MINIMUM A.D.A. RECOMMENDED SPECIFICATIONS FOR SUSTAINABLE SLIP RESISTANCE OF NEW FLOORING IS THAT THE "WET" P.T.V. (Pendulum Test Value) AFTER 500 CYCLES OF ABRASION SHOULD BE 35 OR HIGHER.

PRODUCT APPROVALS:

PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT TO ARCHITECT FOR APPROVAL PRODUCT APPROVALS FOR THE FOLLOWING:

1. ALL EXTERIOR WALL CLADDING, SURFACING, DOORS, AND WINDOWS
2. ROOFING COMPONENTS AND ASSEMBLIES



ARCHITECTURA GROUP MIAMI

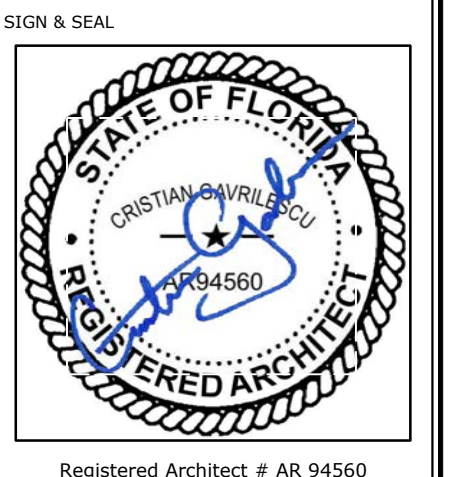
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INTERIOR DESIGN
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AA26001885
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1920 E HALLANDALE BLVD., PH-11
HALLANDALE, FLORIDA 33009
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No.	Date	Description

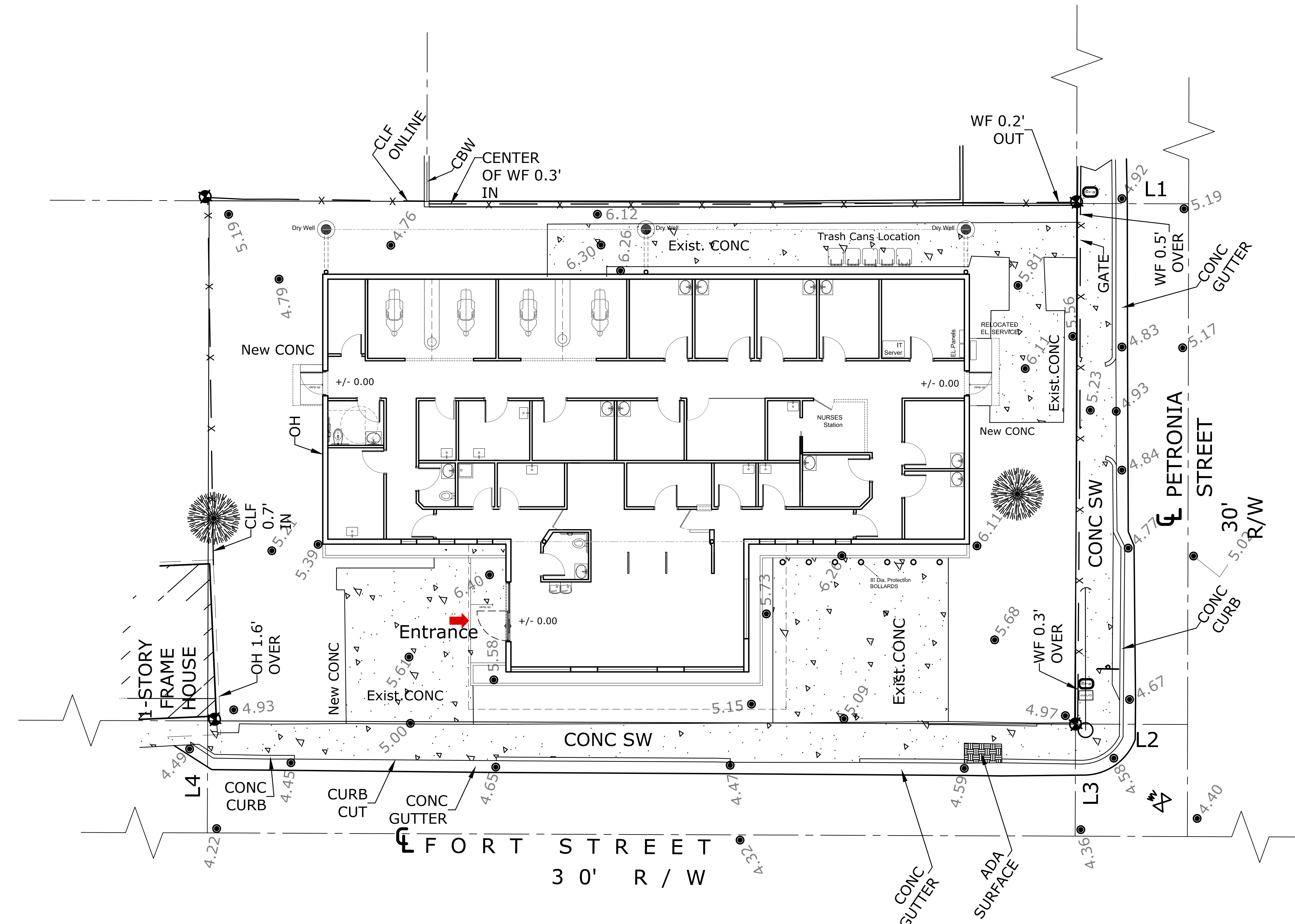
Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
727 FORT STREET, KEY WEST, FL 33040

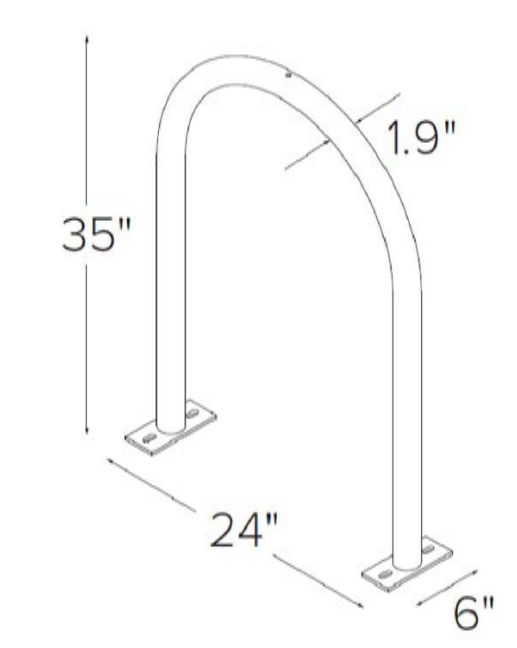


GENERAL NOTES

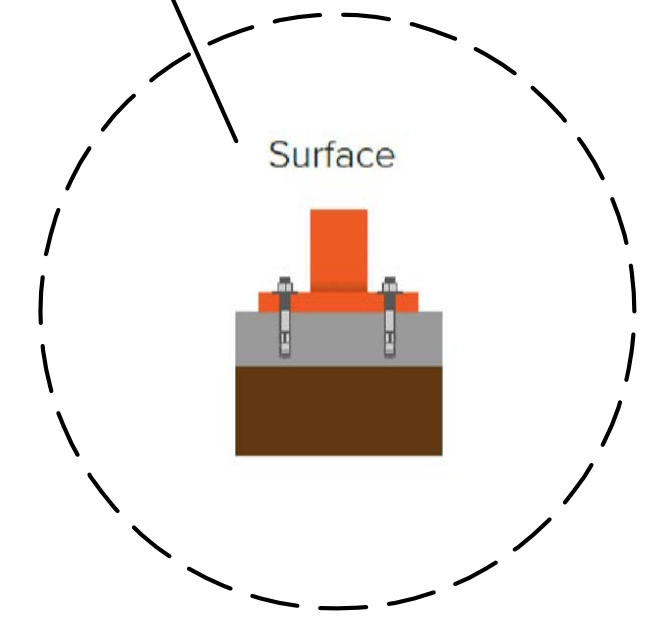
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Project Number	269.20
Issued for	PERMIT
Issue date	Sheet #
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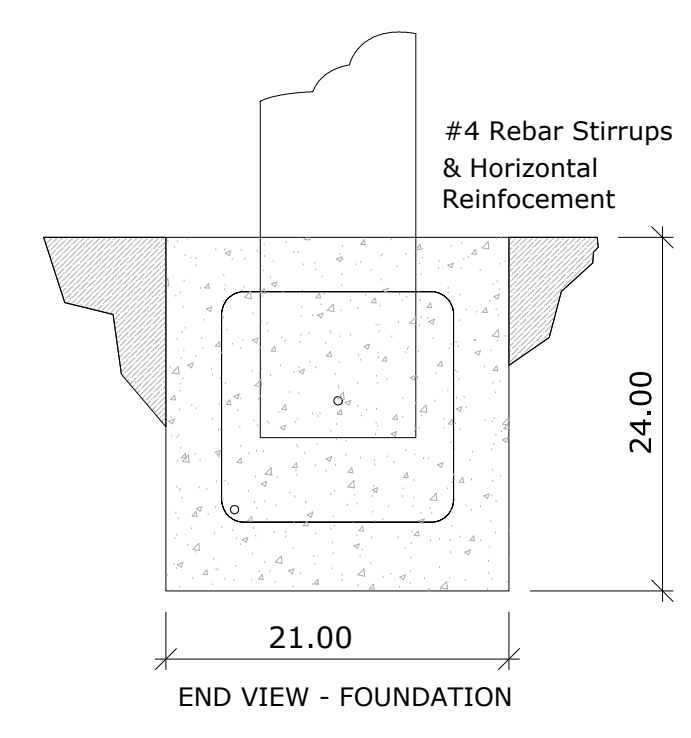
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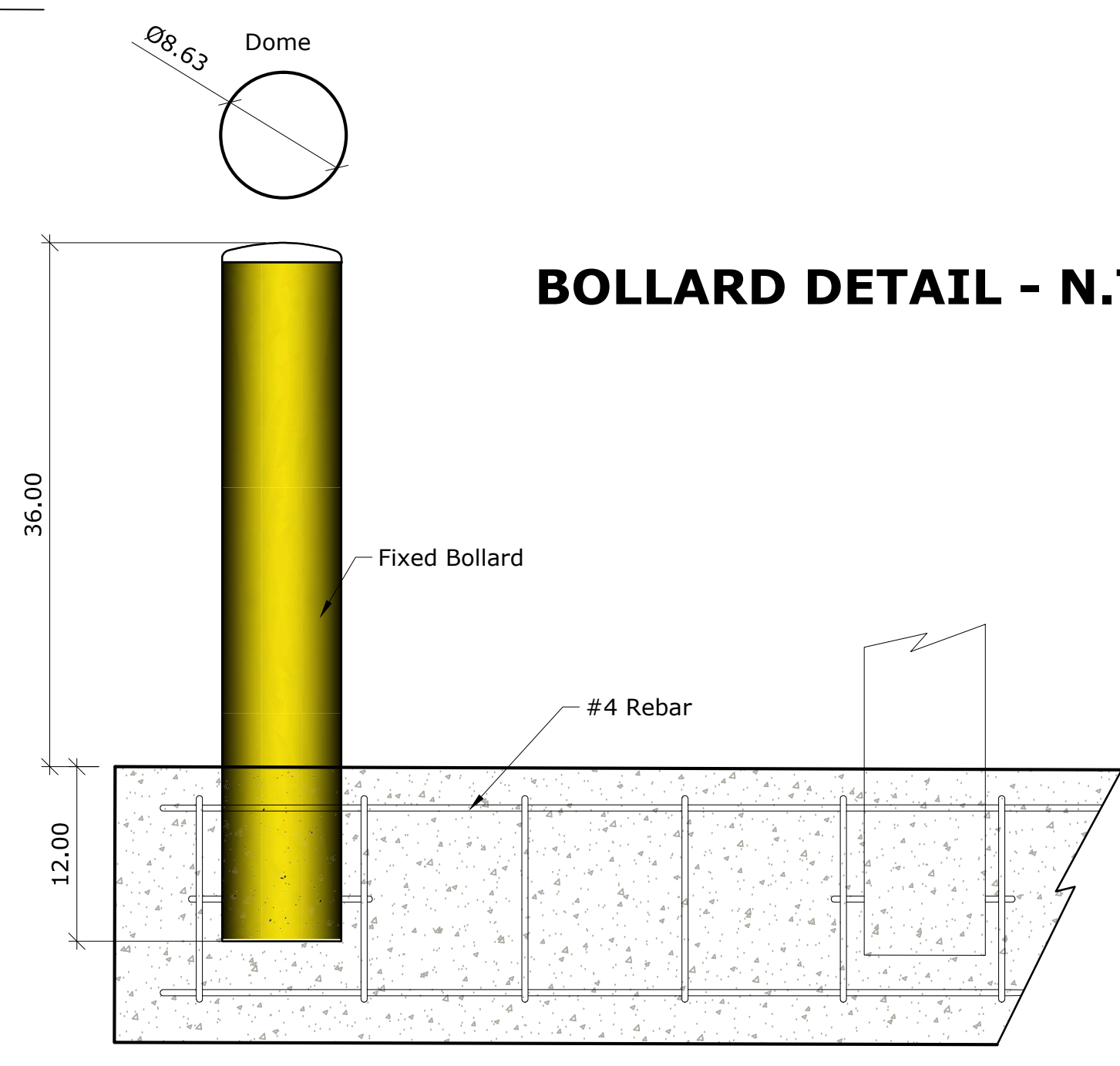
BIKE RACK DETAIL - N.T.S



- Bollard Material (8" Dia. Nominal Size)
 - FCS08040 Sch 40 ASTM A-53 Carbon Steel
- Carbon Steel Bollard Finish
 - Powdercoat YELLOW
- Bollard Cap Style
 - Dome



END VIEW - FOUNDATION



ELEVATION VIEW - FOUNDATION (CONCEPTUAL DESIGN ONLY)

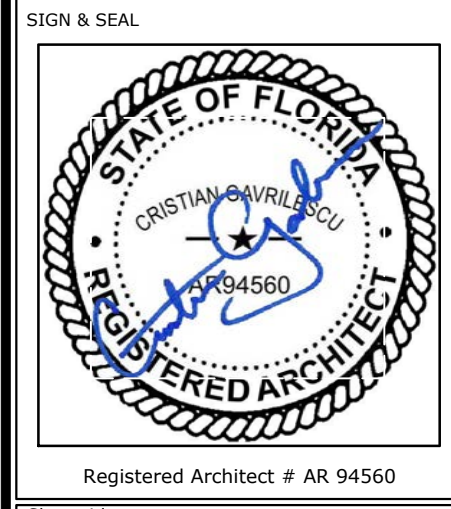
BOLLARD DETAIL - N.T.S

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No.	Date	Description

Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
 727 FORT STREET, KEY WEST, FL 33040



Registered Architect # AR 94560

SITE PLAN

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A1.01

Issue		
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Registered Architect # AR 94560

Sheet title
LIFE SAFETY PLANS

Drawn by	N.P.
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Project Number	269.20
Issued for	PERMIT
Issue date	Sheet #
06.01.20	A1.05
Scale	NTS

DESIGN DATA	
CODES:	PROPOSED
FLORIDA BUILDING CODE 2017 6 TH EDITION	B
NFPA 101 2015 EDITION	NO
2017 6 TH EDITION OF FLORIDA ACCESSIBILITY CODE	TYPE II UNPROTECTED
FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION	B
ALTERATION LEVEL III - MODIFICATION PER NFPA 01 CHAPTER 43	ORDINARY
DESIGN CRITERIA	PROPOSED
OCCUPANCY GROUP	B
AUTOMATIC SPRINKLER SYSTEM	NO
TYPE OF CONSTRUCTION	TYPE II UNPROTECTED
L.S.C. OCCUP. CLASSIF. (NFPA 101)	B
L.S.C. HAZARD CLASSIF. (NFPA 101)	ORDINARY
OWNER OPERATED	
NUMBER OF STORIES	EXISTG 1 PROPOSED 1
MEANS OF EGRESS	3

OCCUPANT LOAD CALCULATIONS BY OCCUPANT SPACE (AS PER TABLE 1004.1.2 F.B.C. 2017)			
TOTAL GROSS AREA ALL FLOORS	CODE REQ. Sq.F./Person	OCCUPANT LOAD	OCCUPANCY
3,495	100 GROSS	35	B

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (CHAPTER 8 F.B.C. 2017)			
GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	SPRINKLERED	
		CORRIDORS	ROOM AND ENCLOSED SPACES
B	A	A	B

WALL AND CEILING FINISHES PROVIDED PER 803.1 CLASS 'A' AS FOLLOWS:
 - FLAME SPREAD INDEX: 0-25
 - SMOKE DEVELOPED INDEX: 0-45
 WALL AND CEILING FINISHES PROVIDED PER 803.1 CLASS 'B' AS FOLLOWS:
 - FLAME SPREAD INDEX: 26-75
 - SMOKE DEVELOPED INDEX: 46-450

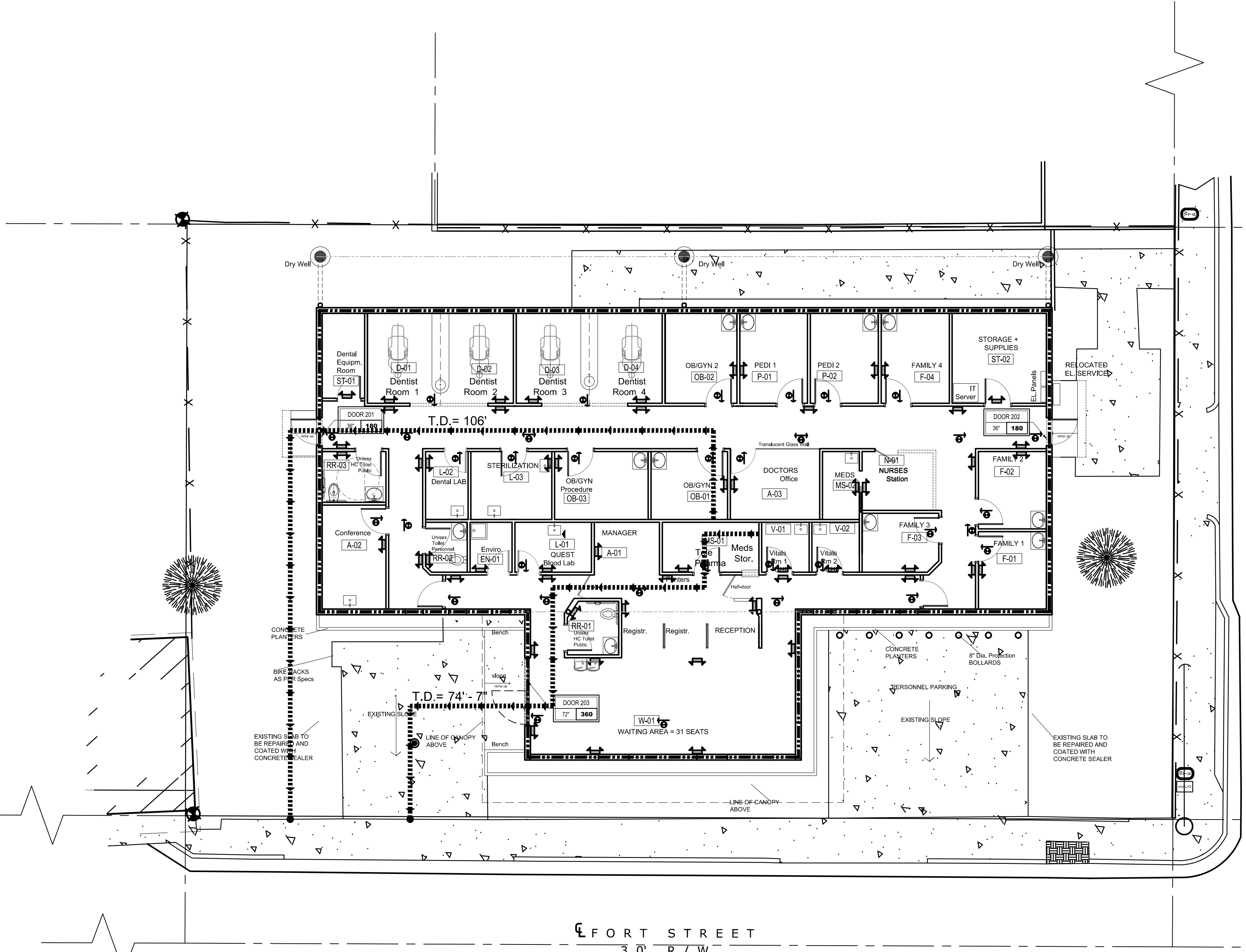
FIRE EXTINGUISHER REQUIREMENTS		
CLASSIFICATION OF FIRES	MIN. KITCHEN/STOVE MAX. TRAVEL DISTANCE TO EXTINGUISHER	TO EXTINGUISHER
A	20'	75 FT

EGRESS EXIT CAPACITY CALCULATIONS (AS PER SEC 1005 F.B.C. 2017 EDITION)			
DOOR	WIDTH	FACTOR	CAPACITY
DOOR 201	36"	.2	180
DOOR 202	36"	.2	180
DOOR 203	72"	.2	360
TOTAL CAPACITY OF EXITS			720
TOTAL MAX OCCUPANCY			35

EXIT ACCESS TRAVEL DISTANCE		
OCCUPANCY CLASSIFICATION	TRAVEL DISTANCE LIMIT CODE REQ.	PROVIDED
BUSINESS B	200 FT.	74' - 7" (MS-01 TO SIDEWALK) 106' - 0" (OB-01 TO SIDEWALK)

LIFE SAFETY LEGEND	
	PRIMARY EGRESS
	EXIT LIGHT
	EMERGENCY LIGHT
	FIRE EXTINGUISHER
	FEC (FIRE EXT. IN SEMI-RECESSED CABINET SMOKE DET)
	MEANS OF EGRESS
	CORRIDOR
	EGRESS CAPACITY
	TRAVEL DISTANCE
	TRAVEL DIRECTION
	FIRE RESISTANCE SEPARATION

FIRE EXTINGUISHER LEGEND		
LOCATION	MINIMUM RATING	AREA/UNIT OF RATING/TRAVEL DIST.
OFFICE AREAS	2A	3000 S.F./ 75 FT.
PUBLIC AREAS	2A	1500 S.F./ 75 FT.



DOOR HARDWARE NOTES
 ALL HARDWARE OF DOORS LEADING TO EXITS FROM OCCUPIED SPACES TO COMPLY WITH THE FOLLOWING:

DOOR OPERATIONS.
 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

1008.1.8.1 HARDWARE.
 EGRESS DOORS AND H.C. BATH HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1008.1.8.2 HARDWARE HEIGHT.
 A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34 INCHES (864 MM) AND NOT MORE THAN 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. DOORS SHALL BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION.

LIFE SAFETY NOTES - NFPA 101 - 2016 PROJECT DESCRIPTION
 -BLDG. HAS NO FIRE SPRINKLER SYSTEM
 -BLDG. HAS FIRE ALARM SYSTEM
 -THERE IS NO EXTG. OR PROP. BACK-UP GENERATOR

MATERIAL STORAGE RESTRICTION
 LOW / ORDINARY HAZARD PER NFPA 101: 6.2.2.

MEANS OF EGRESS (GEN IND. SPRINKLERED)

- TRAVEL DISTANCE (TABLE 1017.2 FBC 2017)
 MAX ALLOWED 200.0' - 106' MAX PROVIDED
- PROP. MAIN ENTRANCE/EGRESS DOORS CLEAR WIDTH = 1 x 72" & 2 X 36"
- (3) EXTG EXITS PROVIDED

DOORS HARDWARE NOTES:

- ALL DOORS (EXCEPT STOREFRONTS) TO BE LEVER TYPE.
- BATHROOM TO HAVE PRIVACY LOCKS (THUMB RELEASE FROM INTERIOR).

DOOR ELEVATION NOTE:

- MAXIMUM ALLOWABLE ELEVATION CHANGE AT ALL DOOR THRESHOLDS TO BE MAX. 1/2"

FURNISHINGS & DECORATIONS COMPLIANCE
 PER 15.7.4, 10.3.1

INTERIOR FINISH COMPLIANCE
 PER 15.3.3, 10.2 WALLS & CEIL. CLASS A, B & C.

SIGNAGE REQ'D POSTAGE
 NO-SMOKING POSTED PER 12.7.8
 OCCUPANT LOAD PER 12.7.9.3

ILLUMINATION OF MEANS OF EGRESS
 PER 7.8

EMERGENCY LIGHTING
 PER 7.9

DOORS
 PER 7.2.1

MARKING OF MEANS OF EGRESS
 PER 7.10

CODE COMPLIANCE
 ALL WORK TO BE DONE IN ACCORDANCE WITH FFPC 6TH EDITION AND NFPA1 NFPA 101 BUSINESS OCCUPANCY 2015 EDITION

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Issue No.	Date	Description

Client
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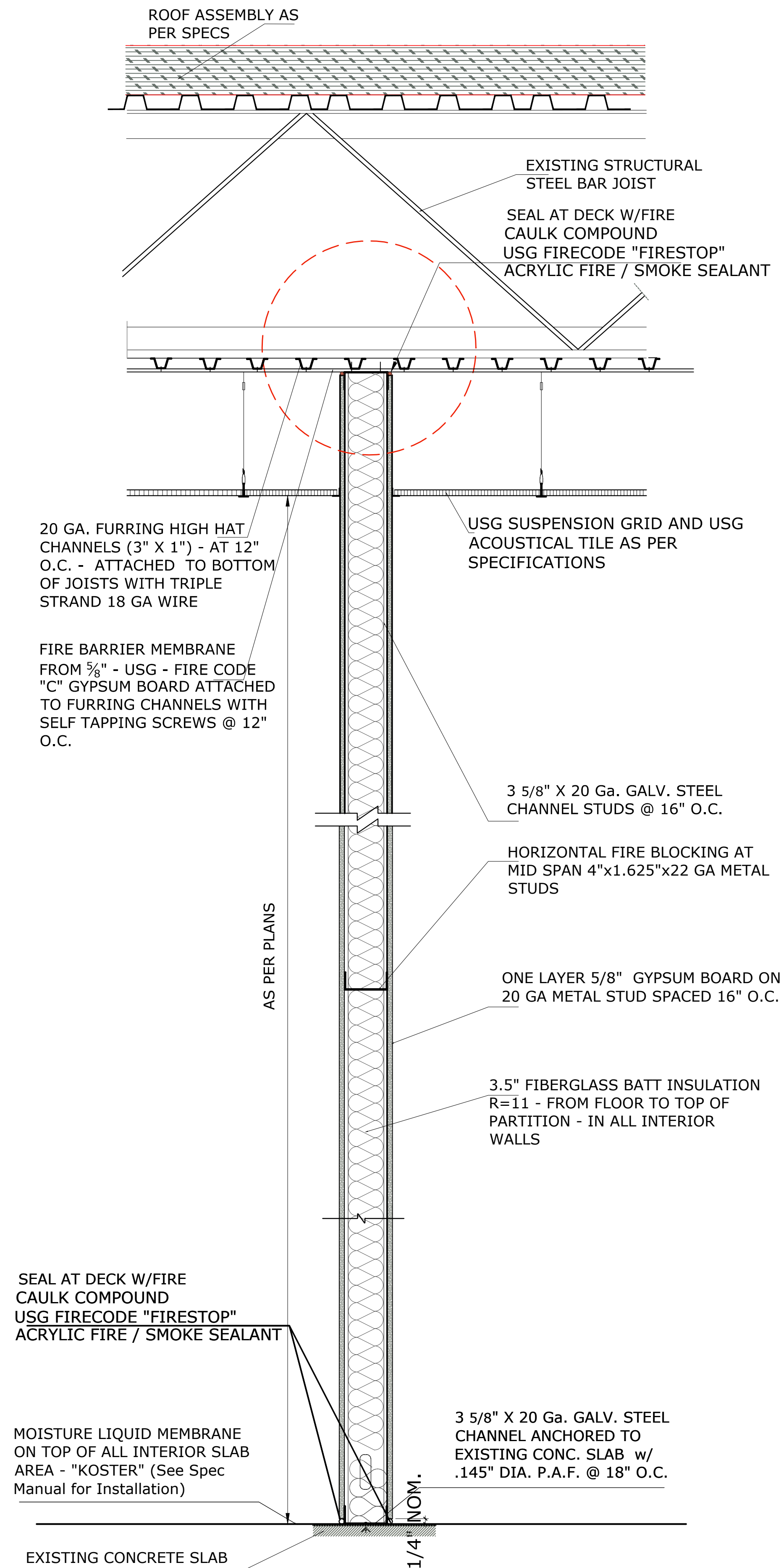
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RENOVATION**
727 FORT STREET, KEY WEST, FL 33040



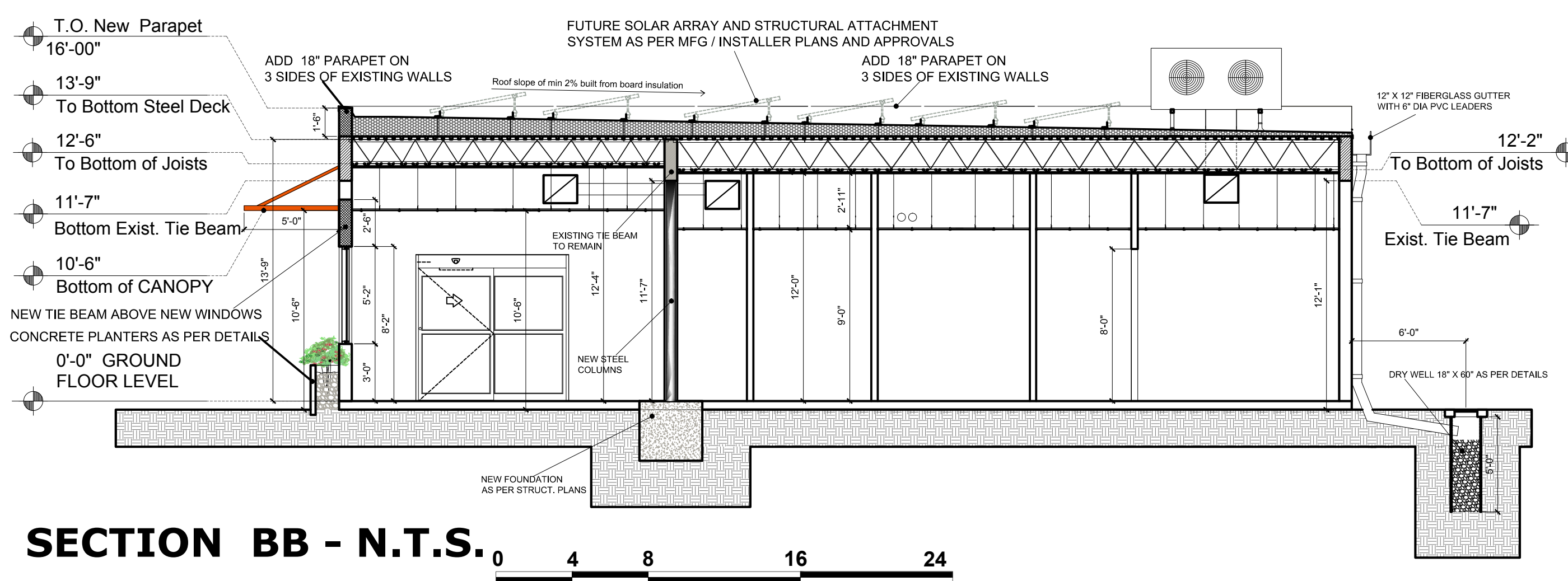
Registered Architect # AR 94560

**SECTIONS
and
TYPICAL WALL
SECTIONS**

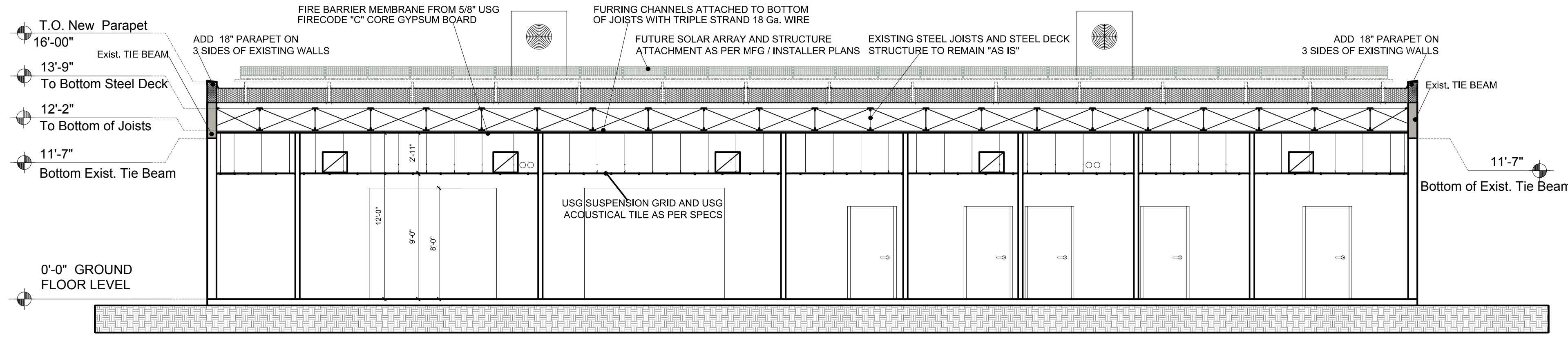
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Issue date	06.01.20
Sheet #	A3.01
Scale	NTS



TYP. INTERIOR WALL SECTION



SECTION BB - N.T.S. 0 4 8 16 24



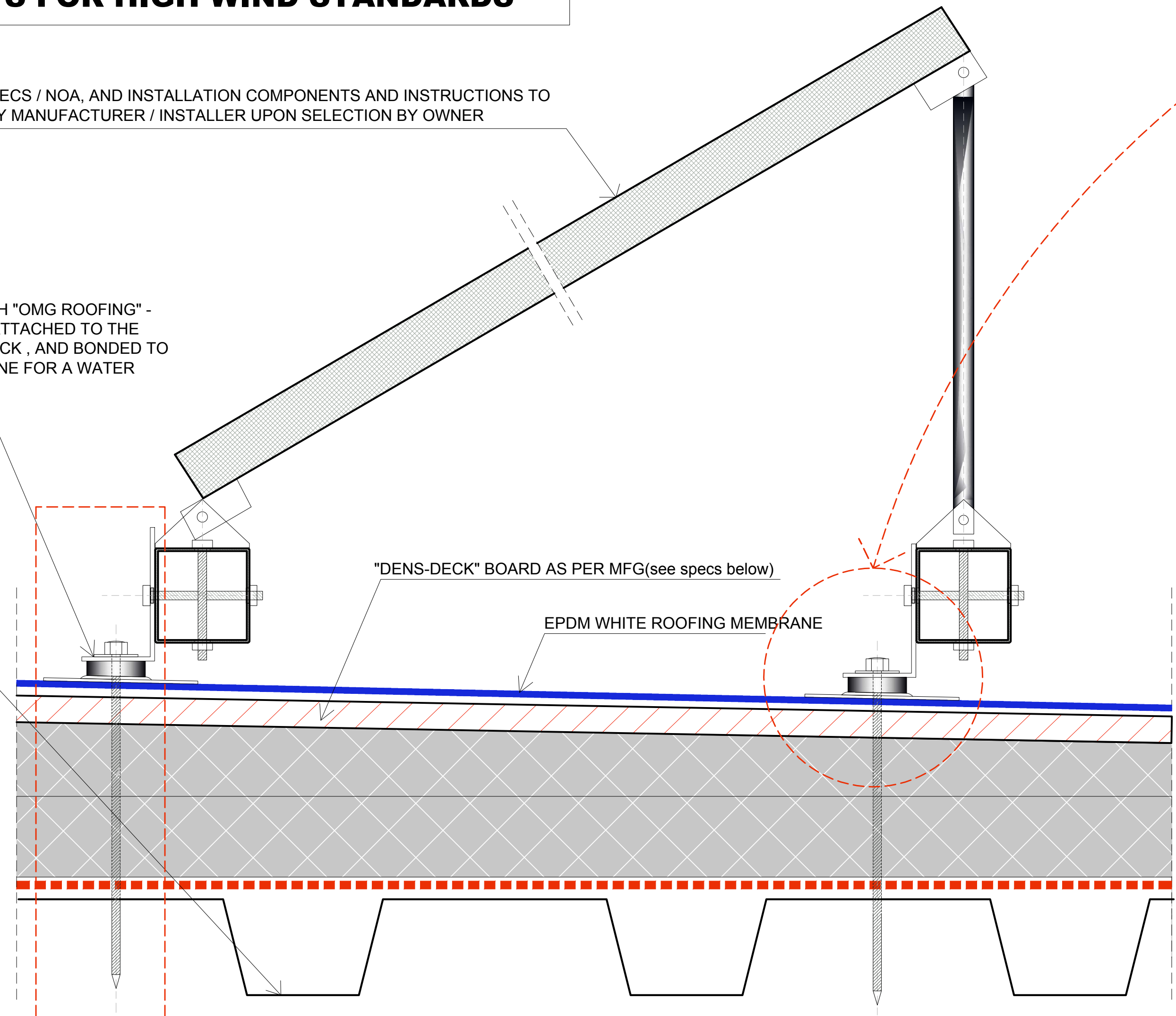
SECTION AA - N.T.S. 0 4 8 16 24

SOLAR PANELS SHALL BE MOUNTED BY SOLAR PANELS SUPPLIER / INSTALLER IN STRICT REQUIREMENTS FOR HIGH WIND STANDARDS

SOLAR COLLECTOR PANEL SPECS / NOA, AND INSTALLATION COMPONENTS AND INSTRUCTIONS TO BE SUBMITTED FOR PERMIT BY MANUFACTURER / INSTALLER UPON SELECTION BY OWNER

FLAT ROOF ATTACHMENT WITH "OMG ROOFING" - POWER GRIP UNIVERSAL 11, ATTACHED TO THE ROOF STRUCTURAL STEEL DECK, AND BONDED TO THE EPDM ROOFING MEMBRANE FOR A WATER TIGHT ROOFING MEMBRANE

EXISTING ROOF STRUCTURE



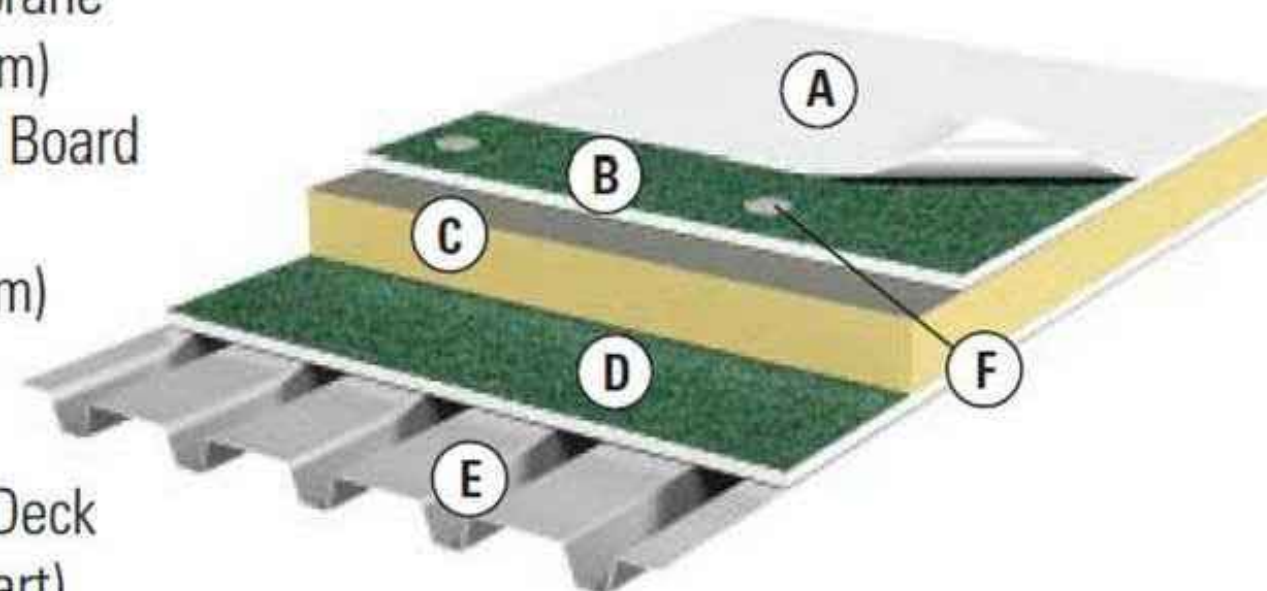
TYPICAL SOLAR PANELS Roof Attachment

DensDECK PRIME for 180 PSF Wind Uplift

System Type and Description

Fully Adhered EPDM and Thermoplastic Membranes

- A. Single ply Membrane
- B. Min. 1/4" (6.4 mm) DensDeck® Roof Board
- C. Insulation
- D. Min. 1/4" (6.4 mm) DensDeck Roof Board (optional)
- E. Classified Steel Deck
- F. Fastener (see chart)

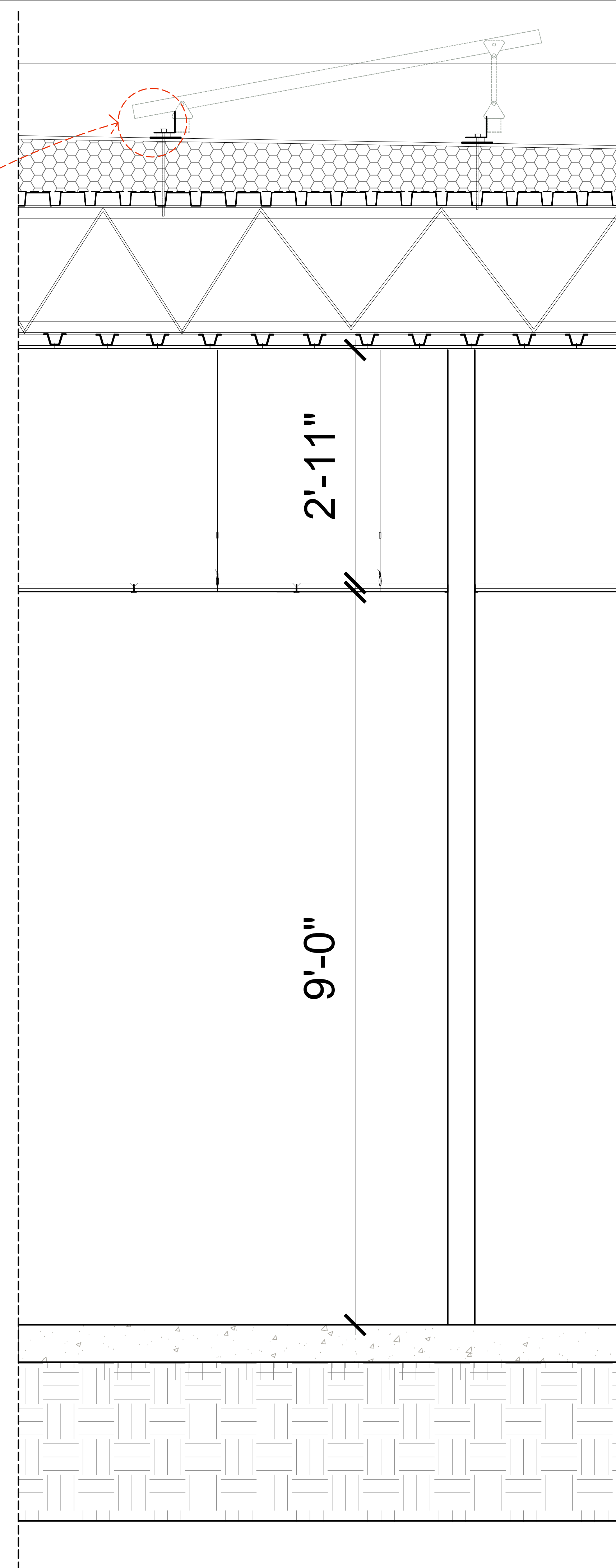


Single ply and EPDM will include both reinforced and nonreinforced.

Wind-Uplift PSF	Product¹	# of fasteners (4' x 8' board)
FM 60	1/4" (6.4 mm) DensDeck®	12
FM 60/75/90	1/4" (6.4 mm) DensDeck Prime	12
FM 60	1/2" (12.7 mm) DensDeck	10
FM 60/75/90	1/2" (12.7 mm) DensDeck Prime	10
FM 60/75/90	5/8" (15.9 mm) DensDeck	8
FM 60/75/90	5/8" (15.9 mm) DensDeck Prime	8
FM 180*	5/8" (15.9 mm) DensDeck Prime	24
FM 285**	1/2" (12.7 mm) DensDeck Prime	32

* Carlisle Reinforced 45 mil TPO was used to achieve an FM 180 rating.

** Carlisle FleeceBack® was used to achieve an FM 285 rating.



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Issue No.	Date	Description

Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
 727 FORT STREET, KEY WEST, FL 33040



Registered Architect # AR 94560

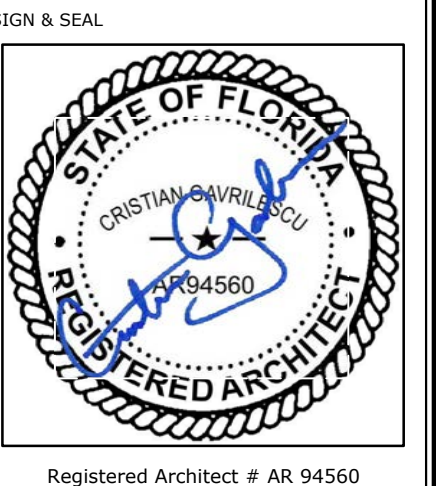
Sheet title
SOLAR PANELS Roof Attachment DETAILS and Specs

Drawn by	N.P.
Checked by	E.P.
Project Number	269.20
Issued for	PERMIT
Issue date	06.01.20
Scale	NTS
Sheet #	A3.02

Issue No.	Date	Description

Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
727 FORT STREET, KEY WEST, FL 33040



Sheet title
ROOFING / PARAPET DETAILS

Drawn by	N.P.
Checked by	E.P.
Project Number	269.20
Issued for	PERMIT
Issue date	06.01.20
Sheet #	A3.03
Scale	NTS

Fully-Adhered roof membrane
Perimeter of roof insulation wrapped in air control membrane to block air flow from roof to parapet
Substrate board "DensDeck Prime" set in full coverage of urethane foam adhesive
Rigid Insulation with joints staggered horizontally and vertically set in foam adhesive
Fully-Adhered roof membrane
AIR control membrane "VapAir Seal 725TR" by CARLISLE Installed on the steel deck with "Flexible Fast Adhesive" as per Mfg.

TREATED WOOD NAILER SECURED TO TOP CHANNEL W/ 3/16"x3" S.STEEL SCREWS @ 16" O/C

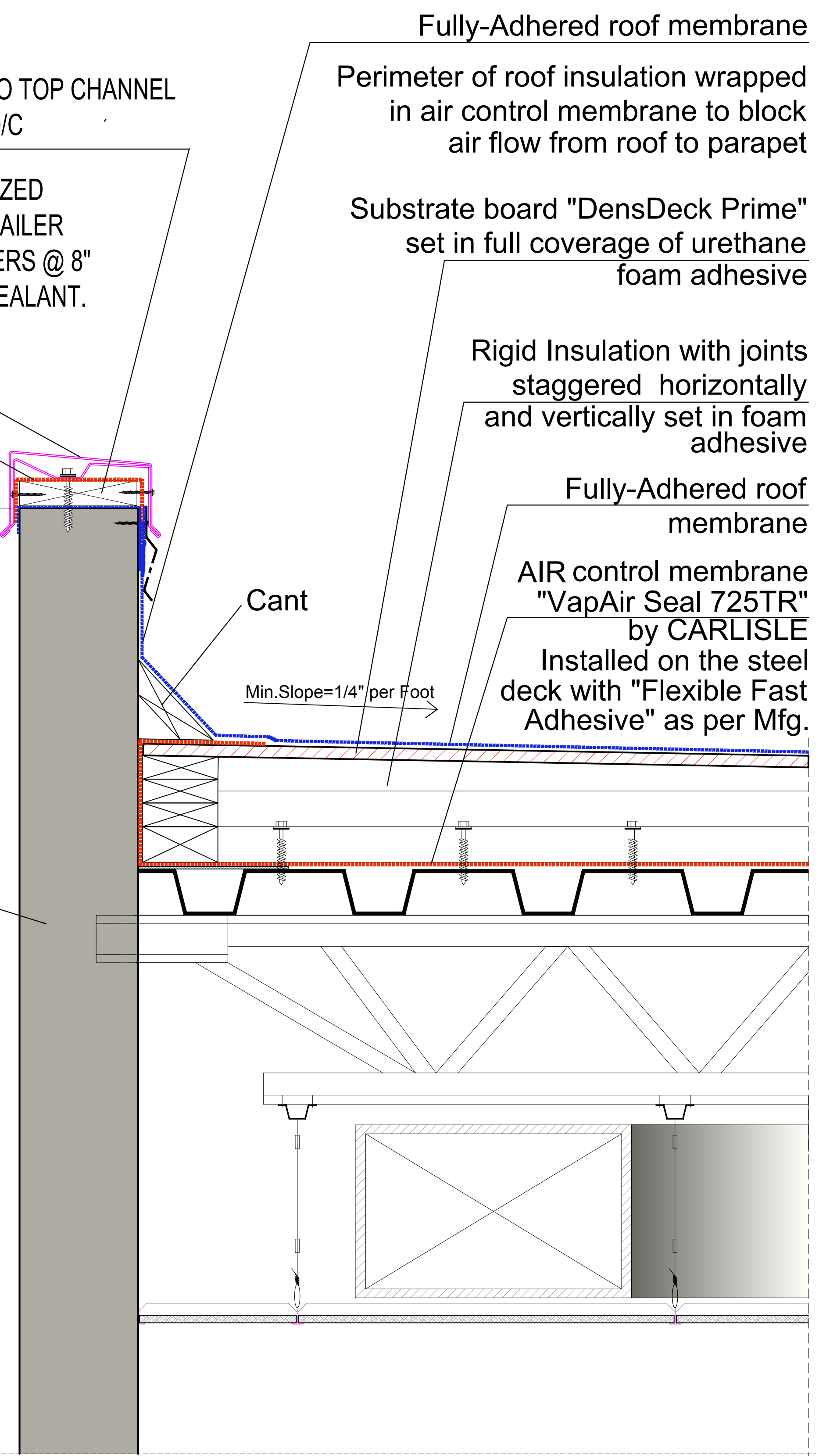
ALUMINUM OR G-90 HOT DIP GALVANIZED STEEL CAP FLASHING SECURED TO NAILER W/ S.S. SCREWS & NEOPRENE WASHERS @ 8" O/C. COVER HEADS OF SCREWS W/ SEALANT.

Fully-Adhered water control membrane

Top of Parapet

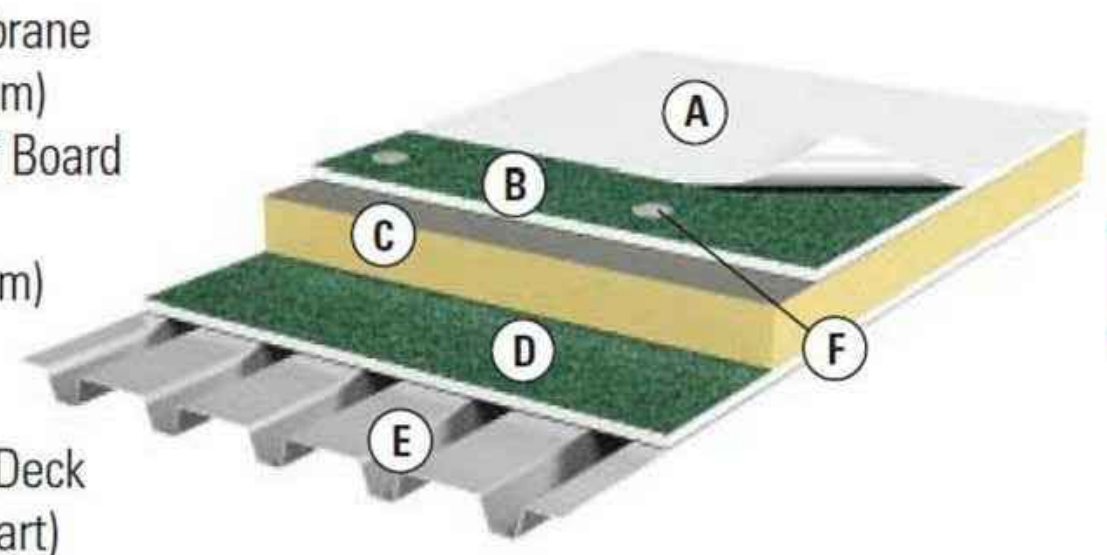
Cant
Min.Slope=1/4" per Foot

EXISTING C.M.U WALL



System Type and Description	Wind-Uplift PSF	Product ¹	# of fasteners (4' x 8' board)
Fully Adhered EPDM and Thermoplastic Membranes	FM 60	1/4" (6.4 mm) DensDeck®	12
	FM 60/75/90	1/4" (6.4 mm) DensDeck Prime	12
	FM 60	1/2" (12.7 mm) DensDeck	10
	FM 60/75/90	1/2" (12.7 mm) DensDeck Prime	10
	FM 60/75/90	5/8" (15.9 mm) DensDeck	8
	FM 60/75/90	5/8" (15.9 mm) DensDeck Prime	8
	FM 180*	5/8" (15.9 mm) DensDeck Prime	24
	FM 285**	1/2" (12.7 mm) DensDeck Prime	32

** Carlisle Reinforced 45 mil TPO was used to achieve an FM 180 rating.
** Carlisle FleeceBack® was used to achieve an FM 285 rating.*



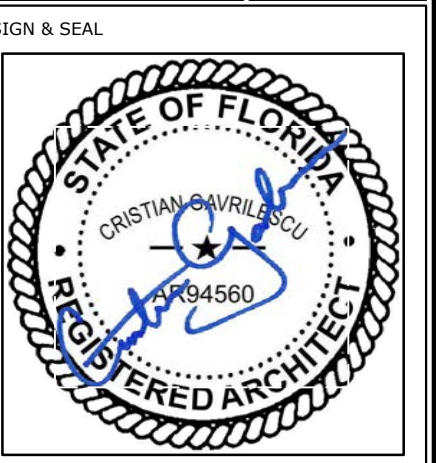
"DensDECK PRIME" - 5/8" ROOF BOARD

TYP. PARAPET SECTION

No.	Date	Description

Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
 727 FORT STREET, KEY WEST, FL 33040

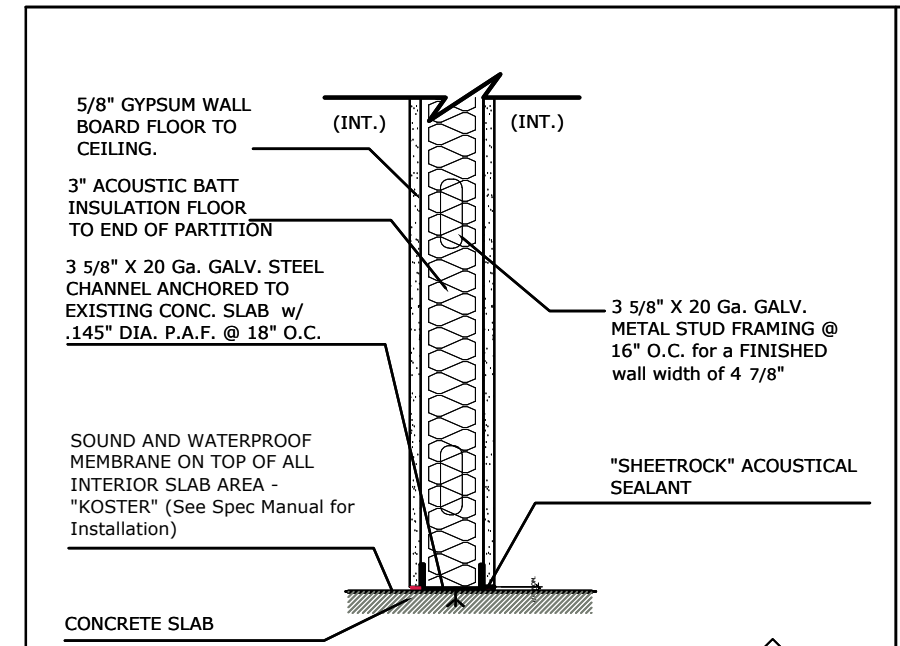


Registered Architect # AR 94560

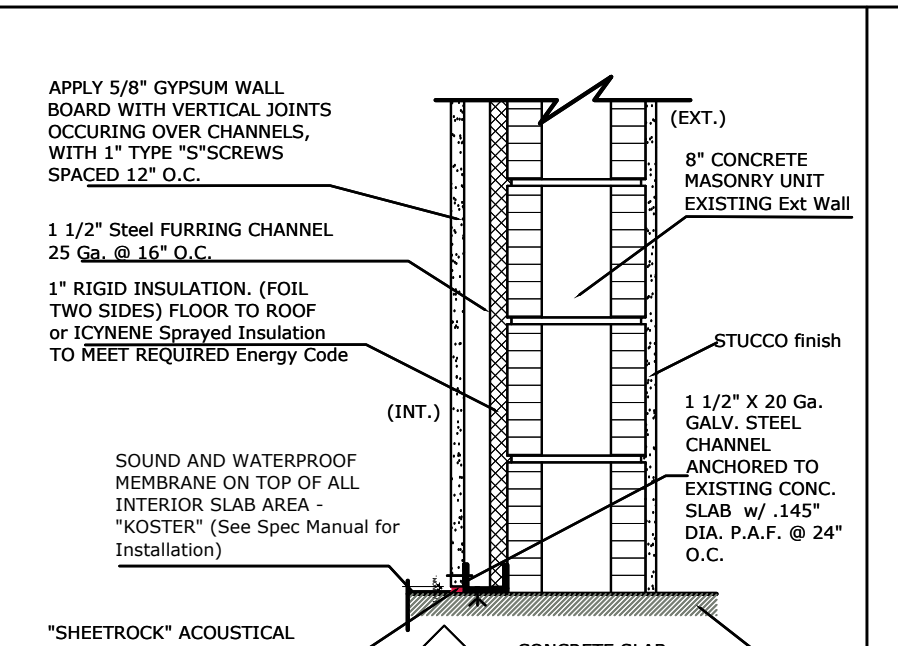
TYPICAL DETAILS
 1

Drawn by	N.P.
Checked by	E.P.
Project Number	269.20
Issued for	PERMIT
Issue date	Sheet #
06.01.20	

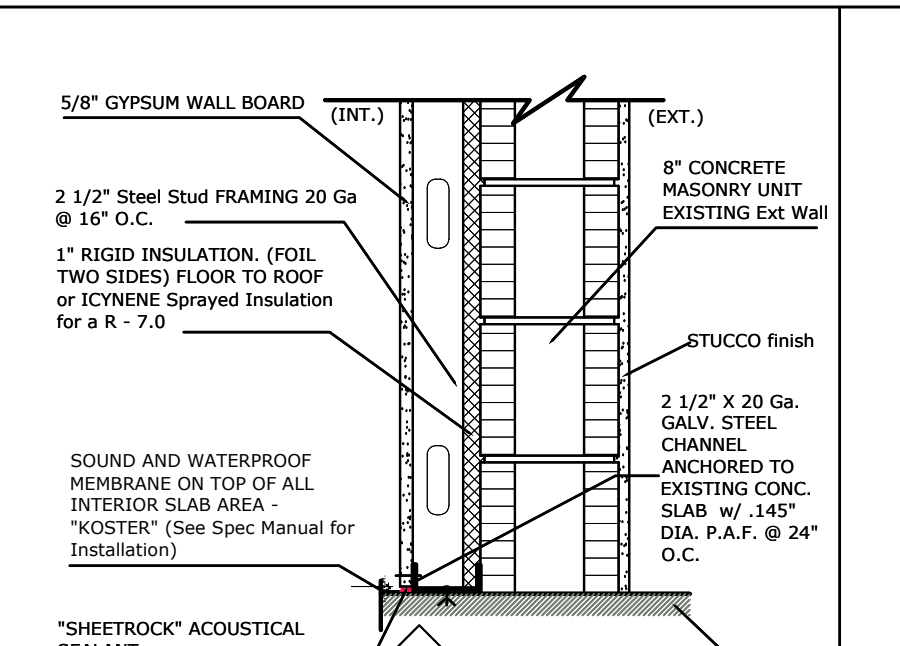
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 NTS
A3.05



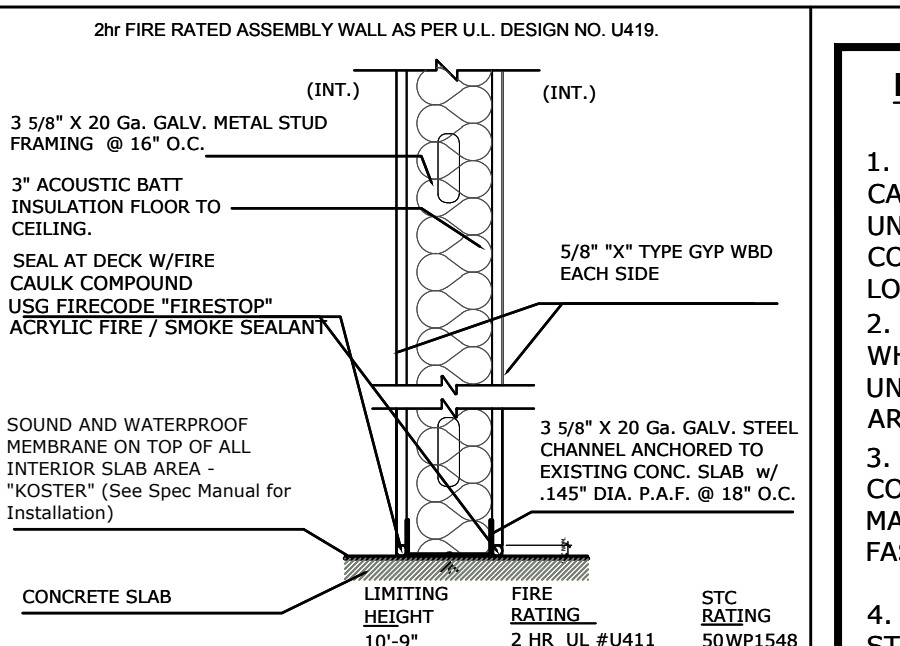
1
 TYPICAL BASE WALL PARTITION
 - Non Fire rated Interior Walls



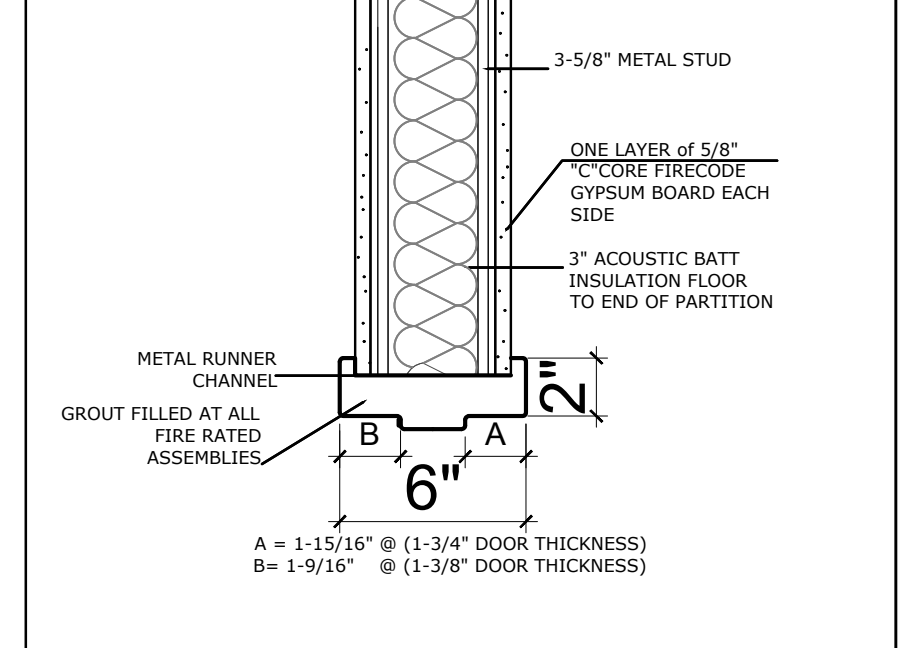
2
 TYPICAL PARTITION - Furred out Wall # 1



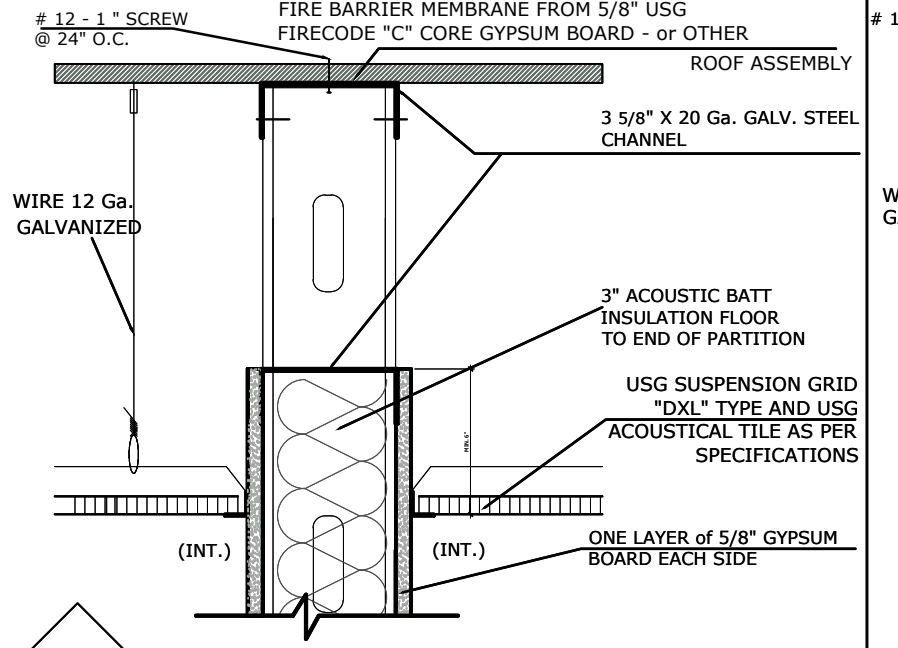
3
 TYPICAL PARTITION - Furred out Wall # 2



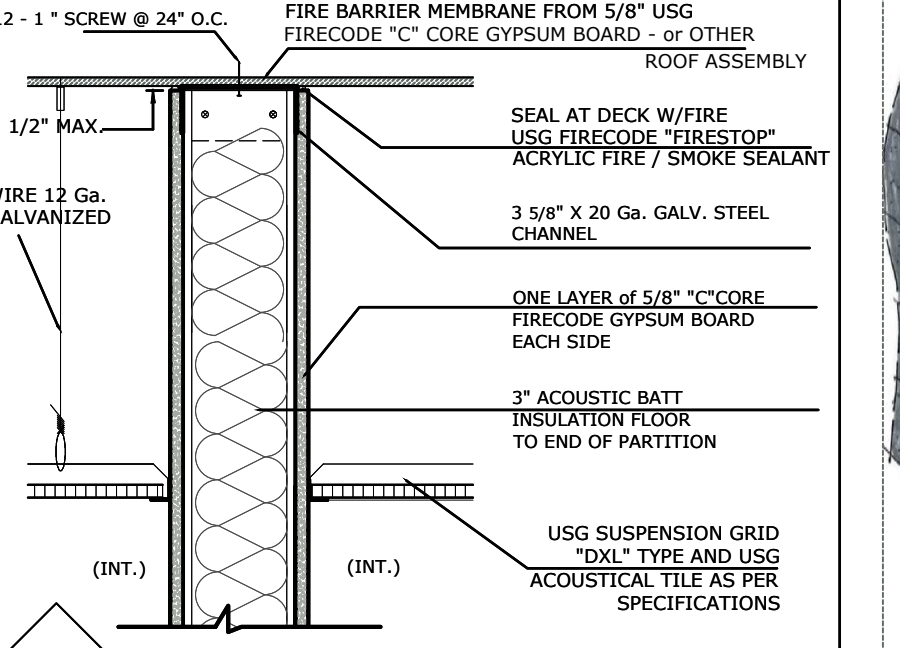
4
 TYPICAL BASE WALL PARTITION
 1 Hrs. Fire rated - Interior walls



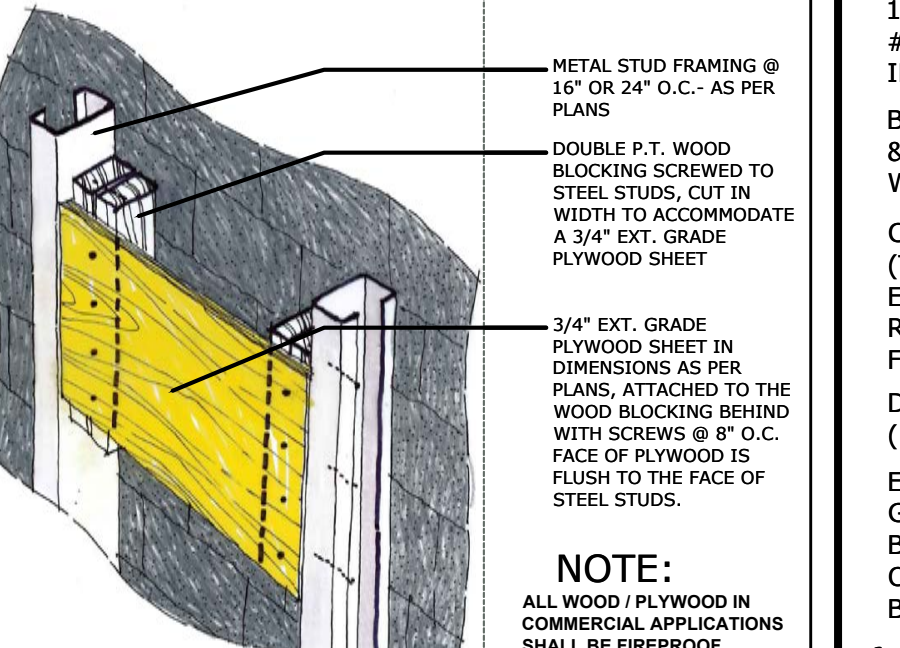
5
 TYPICAL DOOR FRAME
 JAMB & HEAD



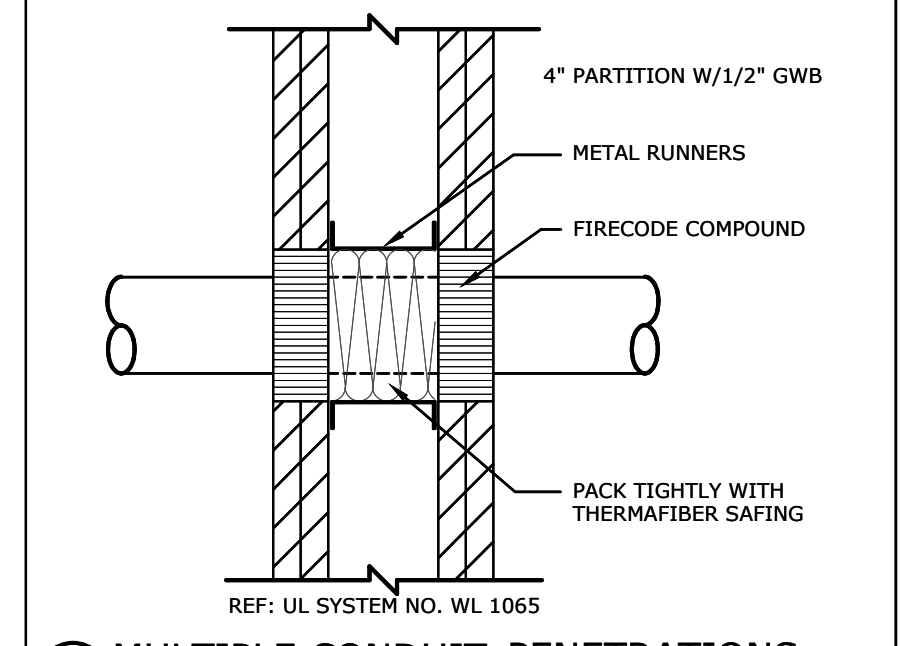
6
 HEAD OF PARTITION - TYP. DETAIL
 NON RATED INTERIOR WALL



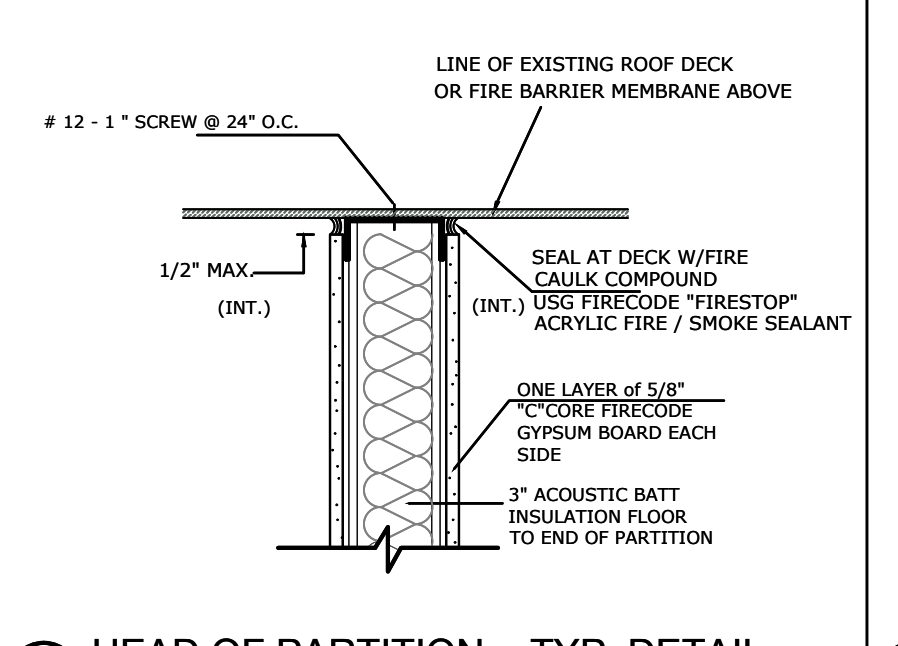
7
 HEAD OF PARTITION - TYP. DETAIL
 1HR. RATED INTERIOR WALL



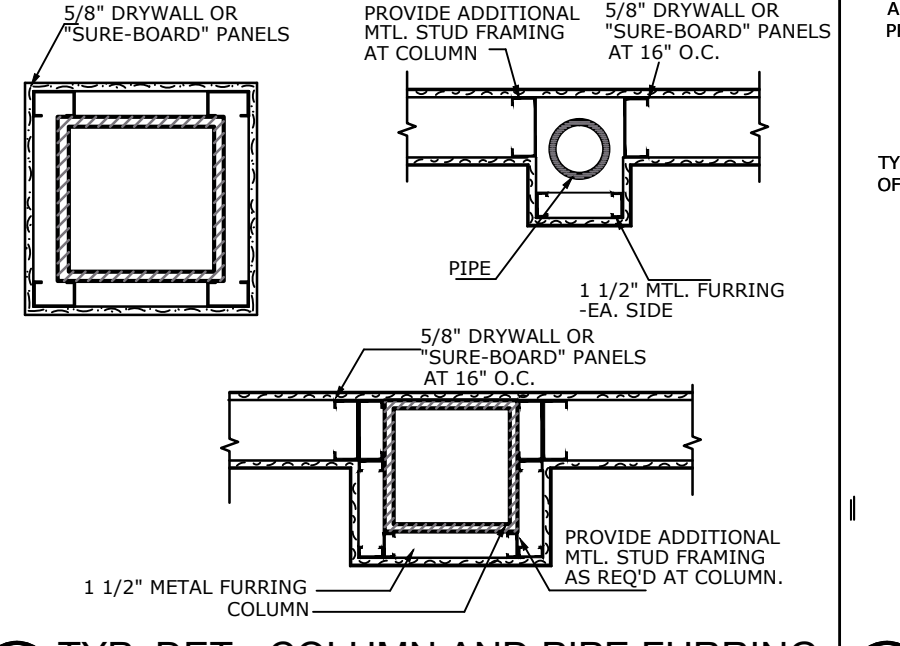
8
 TYPICAL REINFORCING
 FOR CABINETS / EQUIP.



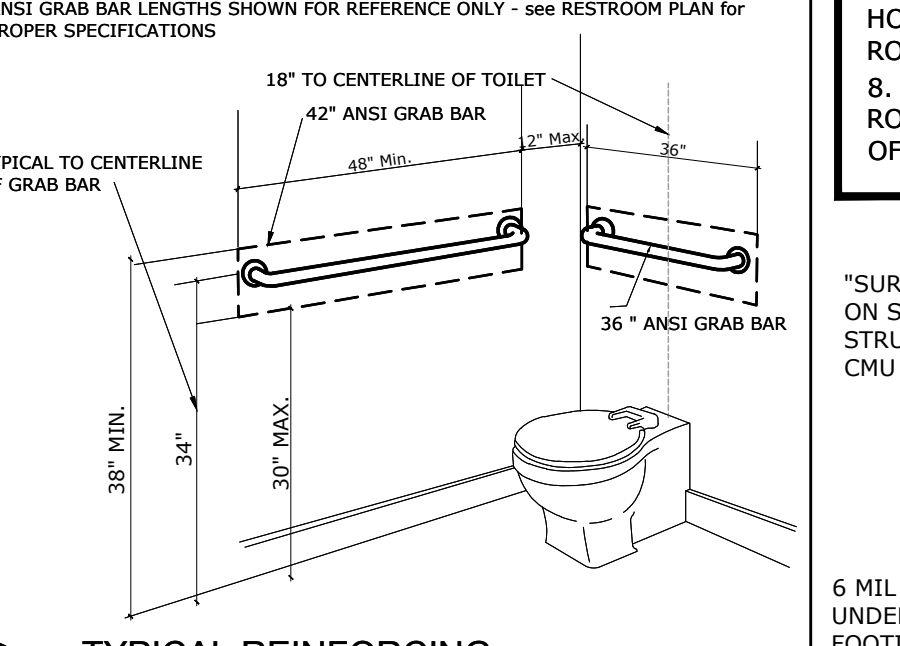
9
 MULTIPLE CONDUIT PENETRATIONS
 TYP. DETAIL



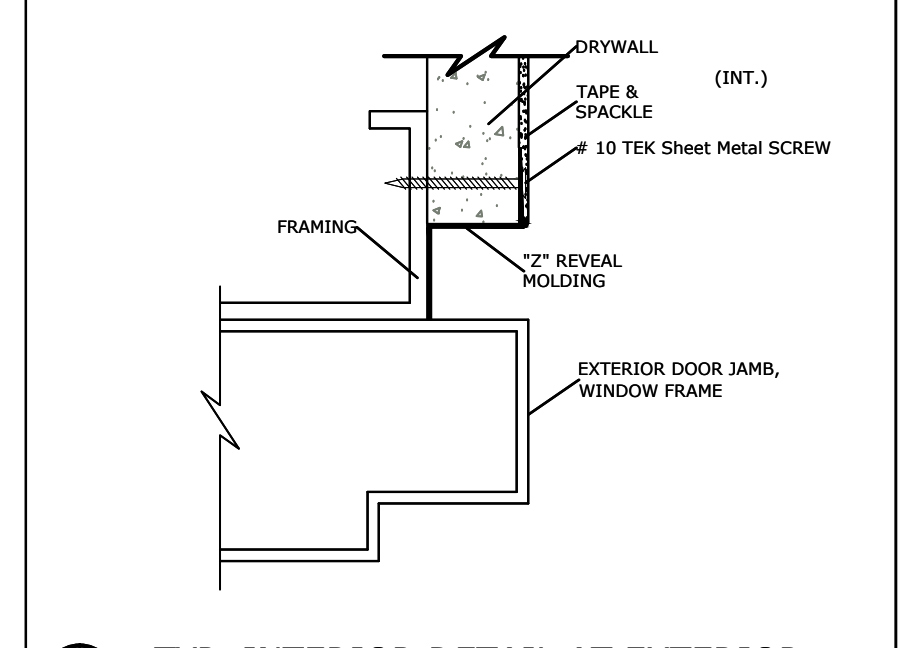
10
 HEAD OF PARTITION - TYP. DETAIL
 1 HOUR RATED WALL



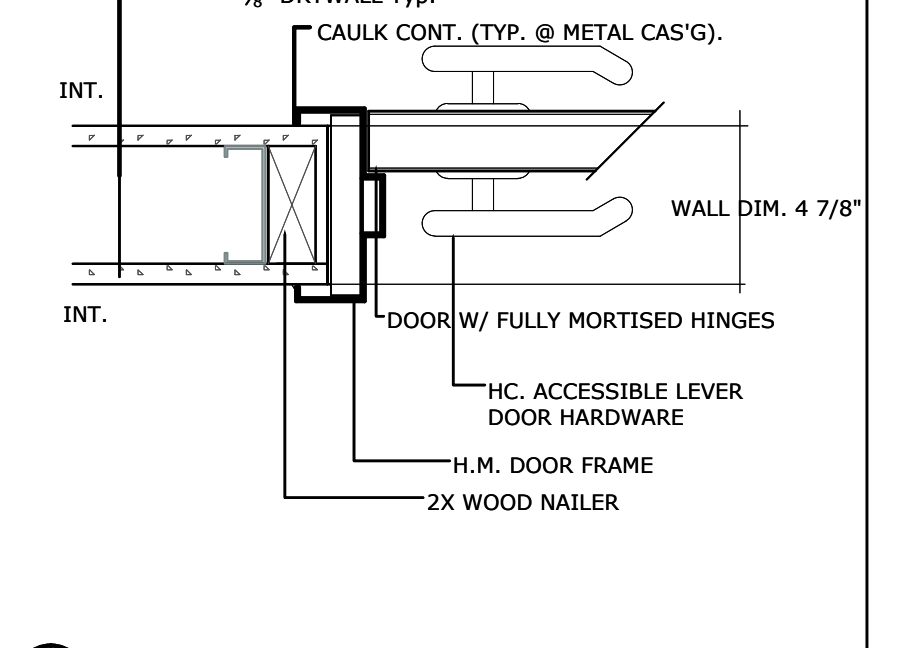
11
 TYP. DET. - COLUMN AND PIPE FURRING



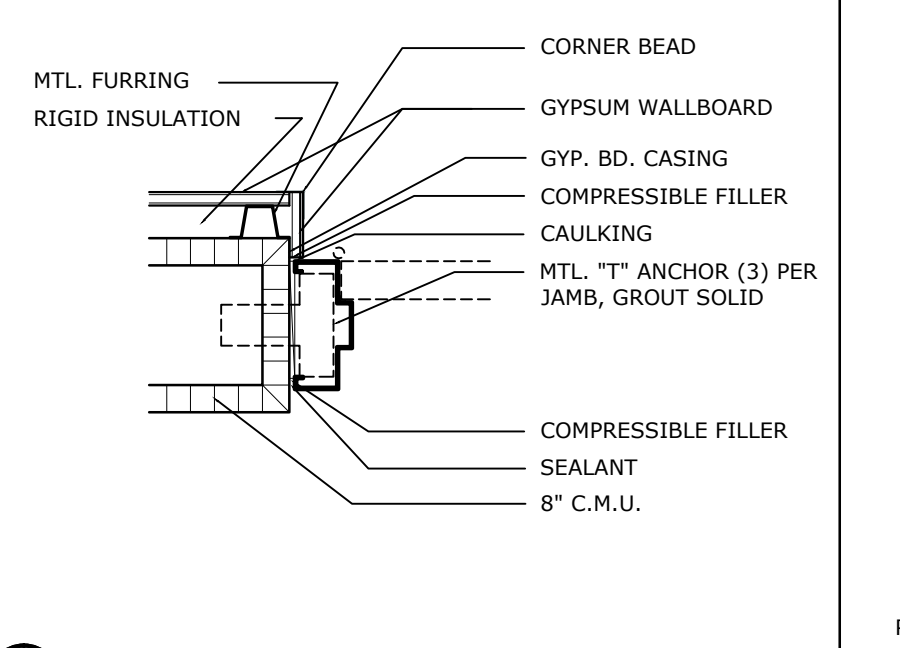
12
 TYPICAL REINFORCING
 FOR GRAB BARS



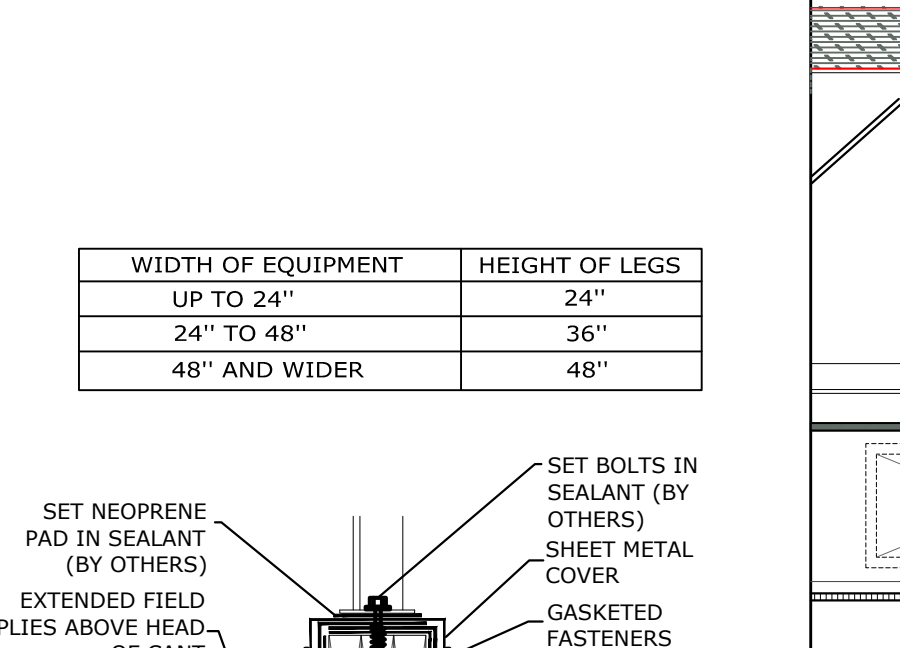
13
 TYP. INTERIOR DETAIL AT EXTERIOR
 DOOR FRAME



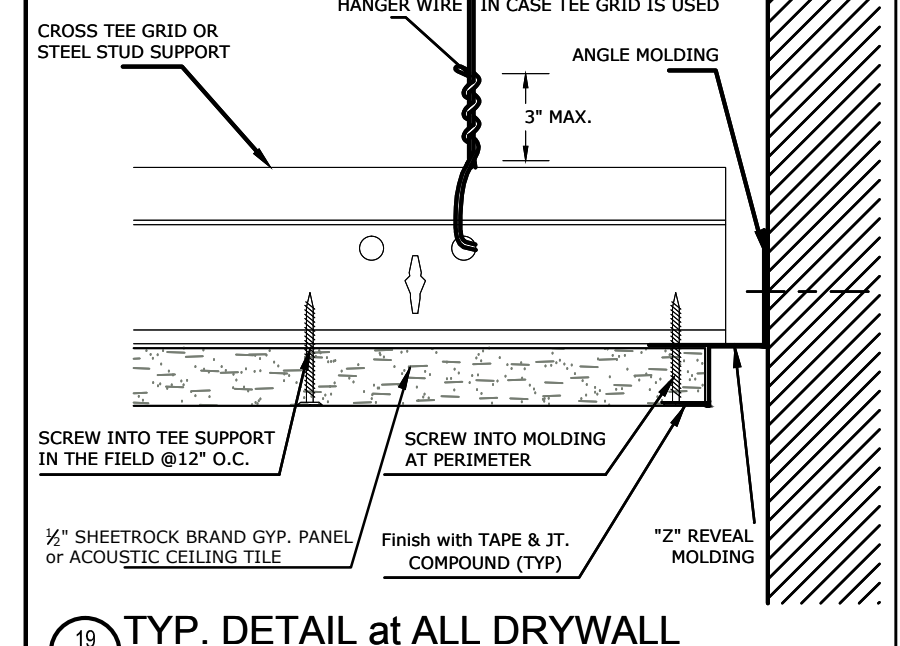
14
 TYP. DET. - INTERIOR DOOR FRAME



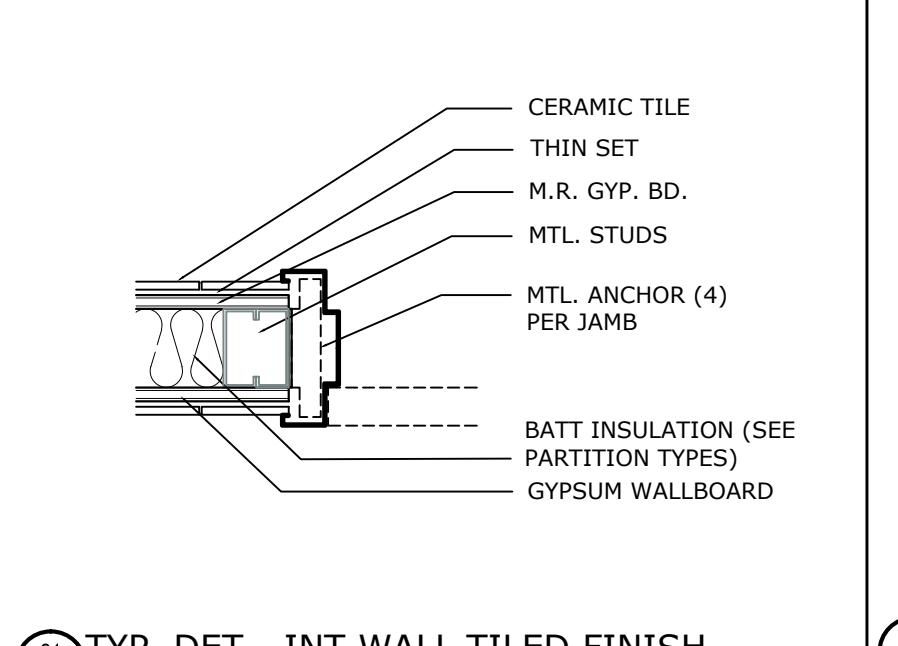
15
 TYP. DET. - EXTERIOR DOOR FRAME on CMU



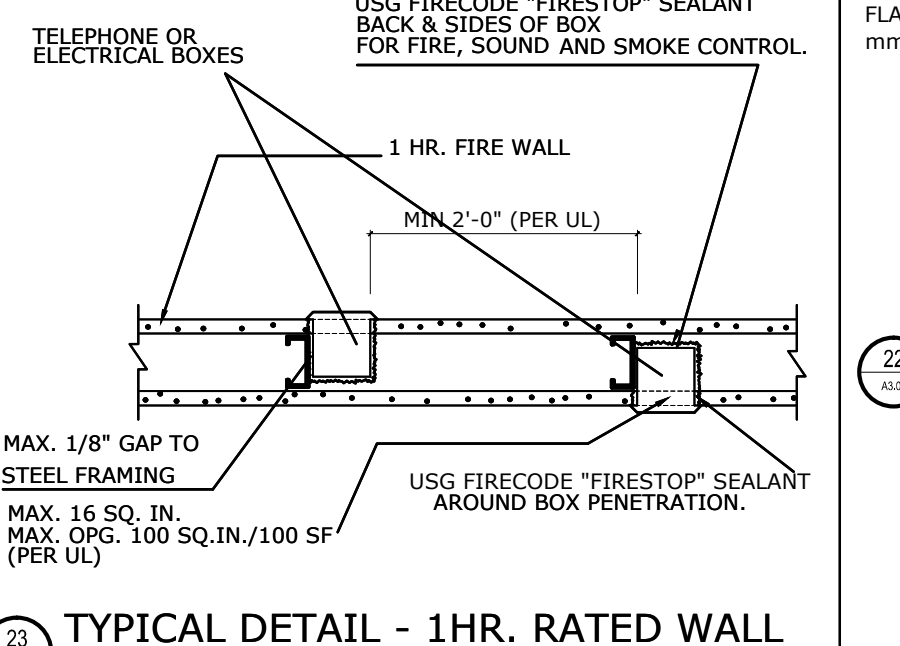
16
 TYP. DET. - EQUIPMENT SUPPORT CURB



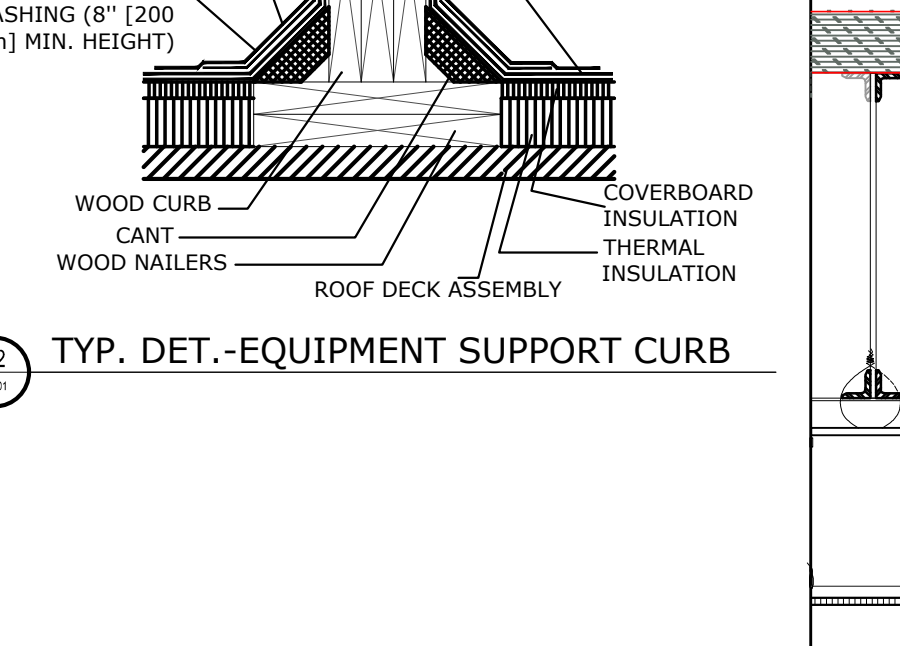
17
 TYP. DETAIL at ALL DRYWALL
 SOFFITS at WALL INTERSECTIONS



18
 TYP. DET. - INT. WALL TILED FINISH



19
 TYPICAL DETAIL - 1HR. RATED WALL
 ADJACENT ELECTRICAL BOXES



20
 TYP. DET. - 1 Hr. Fire rated MEMBRANE at STEEL JOIST

NOTES for NON-BEARING STUD WALLS ONLY:

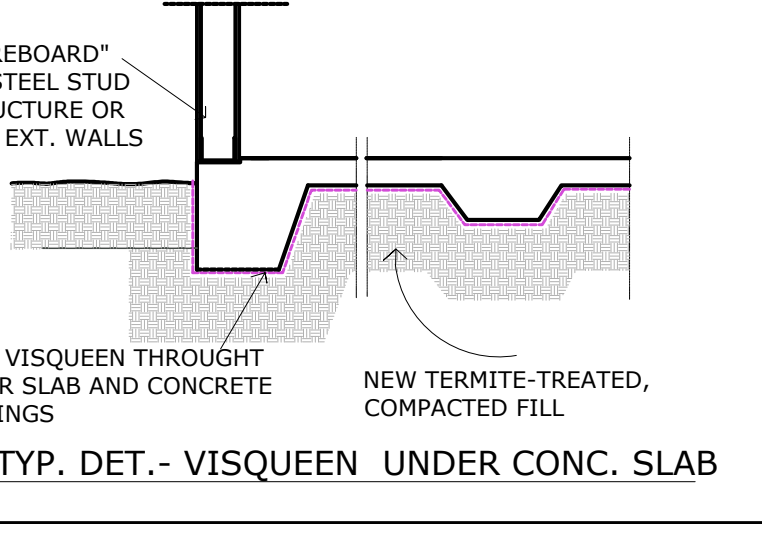
- PROVIDE BACKING WITHIN WALLS, TO RECEIVE CABINERY / MILLWORK / ACCESSORIES, AS REQUIRED UNLESS SPECIFICALLY DETAILED OTHERWISE. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
- ALL SUSPENDED WALLS SHALL HAVE GYP. BOARD WHICH EXTENDS 6" ABOVE THE SUSPENDED CEILING UNLESS SHOWN AND/OR NOTED OTHERWISE BY THE ARCHITECT.
- ALL STUD WALLS AND PARTITIONS SHALL HAVE CONTINUOUS LINES OF BRIDGING SPACED AT 4'-0" MAXIMUM ON CENTER. THE BRIDGING SHALL BE SECURELY FASTENED TO THE STUDS WITH SCREWS.
- ALL STUDS SHALL BE "CEE" STUDS WITH FLANGE STIFFENERS.
- TYPICAL FASTENER :
 A. STEEL STUDS TO STEEL STUDS OR TRACKS: # 8-18 X 1/2" TEKS / 2 WITH PHIL PAN HEAD FOR 25 GA. OR 20 GA. # 10 - 16 X 9/16" TEKS/3 WITH PHIL PAN HEAD FOR INTERCONNECTION OF 18 GA. OR 16 GA.
 B. STEEL STUDS OR TRACKS TO WOOD PURLINS, GIRDERS & BEAMS: #14-10 X 1 1/2" H.W.H. TYPE "S" METAL TO-WOOD TEKS.
 C. STEEL STUDS OR TRACKS TO STRUCTURAL STEEL (TUBE STEEL, WIDE FLANGE COLUMNS, BEAMS, GIRDERS, ETC.): TEKS/3 OR TEKS/4 - GAUGE AND LENGTH AS REQUIRED FOR THE COMBINED THICKNESS OF THE FRAMING TO BE DRILLED.
 D. PLYWOOD TO STEEL STUDS: #10 - 24x3/4" TEKS/3 (PLYMETAL TEKS) WITH THIN WAFER HEAD.
 E. 1" TYPE "S-12" BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP. BOARD TO STEEL STUDS. FOR 3/8" TO 5/8" TO 18 GA. OR 16 GA. STUDS OR TRACKS USE 1 1/4" TYPE "S-12" BUGLE HEAD SCREWS
 6. ALL WOOD REFERRED TO IN SPECIFICATIONS, INCLUDING PLYWOOD AND WOOD BLOCKING IS TO BE EXTERIOR GRADE AND FIRE RETARDANT TREATED .
 7. AT PARTITIONS HIGHER THAN 12'-0" PROVIDE HORIZONTAL LATERAL BRACING WITH 1 1/2" 16GA. COLD ROLLED CHANNELS AT 8'-0" VERT. ANCHORED TO STUDS.
 8. ALL CONSTRUCTION DESIGNATED TO BE SUPPORTED BY ROOF STRUCTURE SHALL BE SUPPORTED BY TOP CHORD OF STRUCTURAL JOISTS AND NOT FROM THE FLOOR DECK.

- PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS (UNLESS NOTED OTHERWISE) WHERE DRYWALL CONTINUES ABOVE CEILING LEVEL AND ABOVE THE CEILING LEVEL UP TO THE STRUCTURE ABOVE. ALL GYPSUM BOARD RETURNS SHALL HAVE METAL CORNER BEADS MINIMUM FLOOR TO CEILING. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING AND AS NOTED ELSEWHERE SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE AND FIRE STOP CAULKED AT U.L. RATED PARTITIONS. ALL DRY-WALL JOINTS ABOVE FINISHED CEILING SHALL BE "FIRE TAPED." ALL MECHANICAL CHASES AND OTHER NOTED CHASES ARE TO EXTEND UP TO THE UNDERSIDE OF THE UNDERSIDE OF THE DECK STRUCTURE ABOVE. ALL PLUMBING CHASES UNLESS OTHERWISE NOTED SHALL EXTEND ABOVE THE HIGHEST ADJOINING CEILING AND BE BRACED TO STRUCTURE. ALL VERTICAL DIMENSIONS SHOWN ARE TO THE TOP OF THE SLAB, UNLESS NOTED OTHERWISE.
- PATCH GYPSUM WALL BOARD AS REQUIRED FOR SMOOTH FINISH.
- EXISTING FIRE RATED WALL PENETRATION FIRE CAULK AND TAPE AS REQUIRED TO MAINTAIN RATED ASSEMBLY.

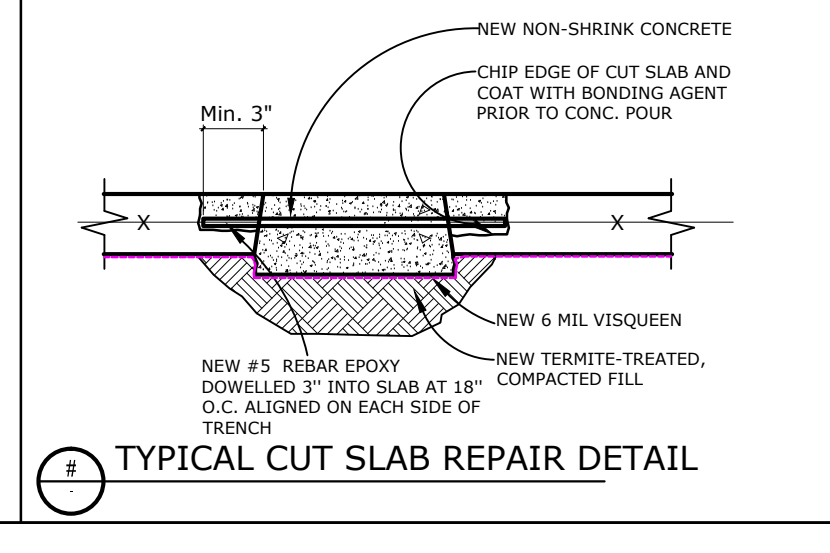
STEEL STUDS DIMENSIONS AND GAUGE:

SIZE	GA.	TYPE	16" O.C.		24" O.C.	
			MAX. UNSUPPORTED HEIGHT	MAX. UNSUPPORTED HEIGHT	MAX. UNSUPPORTED HEIGHT	MAX. UNSUPPORTED HEIGHT
2 1/2"	25	ST	Up to 12'-6"	10'-9"	11'-6"	11'-6"
	22	ST	" 13'-0"	" 11'-6"	" 12'-0"	" 12'-0"
	20	ST	" 13'-10"	" 12'-0"	" 12'-0"	" 12'-0"
3 5/8"	25	ST	Up to 16'-0"	13'-6"	15'-0"	15'-0"
	22	ST	" 17'-3"	" 15'-0"	" 15'-7"	" 15'-7"
	20	ST	" 17'-11"	" 15'-7"	" 16'-9"	" 16'-9"
	18	SJ	" 18'-3"	" 16'-9"	" 17'-3"	" 17'-3"
	16	SJ	" 20'-0"	" 18'-0"	" 19'-3"	" 19'-3"
	14	SJ	" 22'-0"	" 20'-0"	" 21'-0"	" 21'-0"
6"	22	ST	Up to 25'-3"	22'-0"	22'-10"	22'-10"
	20	ST	" 26'-1"	" 22'-10"	" 23'-8"	" 23'-8"
	18	SJ	" 26'-8"	" 23'-8"	" 24'-0"	" 24'-0"
	16	SJ	" 28'-0"	" 24'-0"	" 25'-0"	" 25'-0"

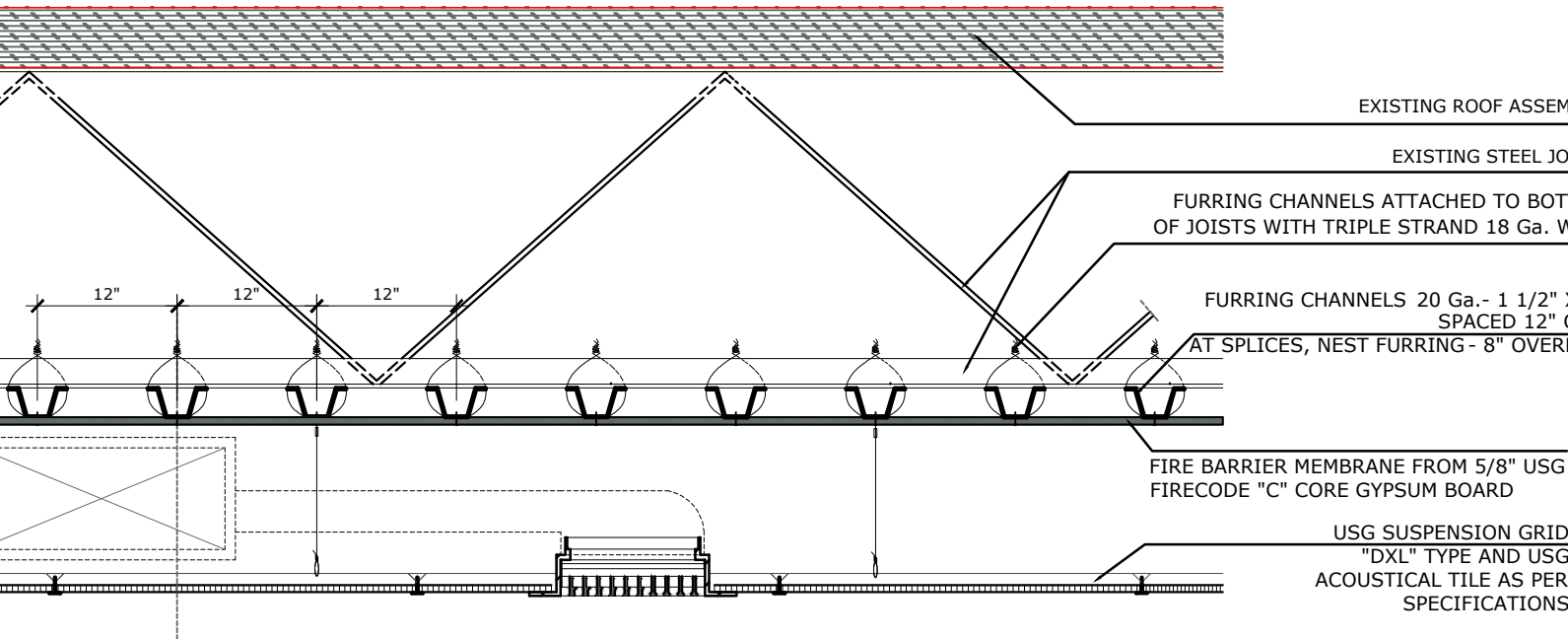
- BASED ON INTERIOR NONBEARING PARTITIONS WITH (1) LAYER OF GYP. BD. EA. SIDE. USE GAUGE, TYPE AS SCHEDULED UNLESS NOTED OTHERWISE ON DWGS.
- RUNNER TRACK GAUGE TO MATCH STUD.
- WALLS OVER 12'-0" HIGH TO BE Laterally BRACED VERTICAL WITH 1 1/2", 16 GA. COLD-ROLLED CHANNELS CLIP ANCHORED TO METAL STUDS.



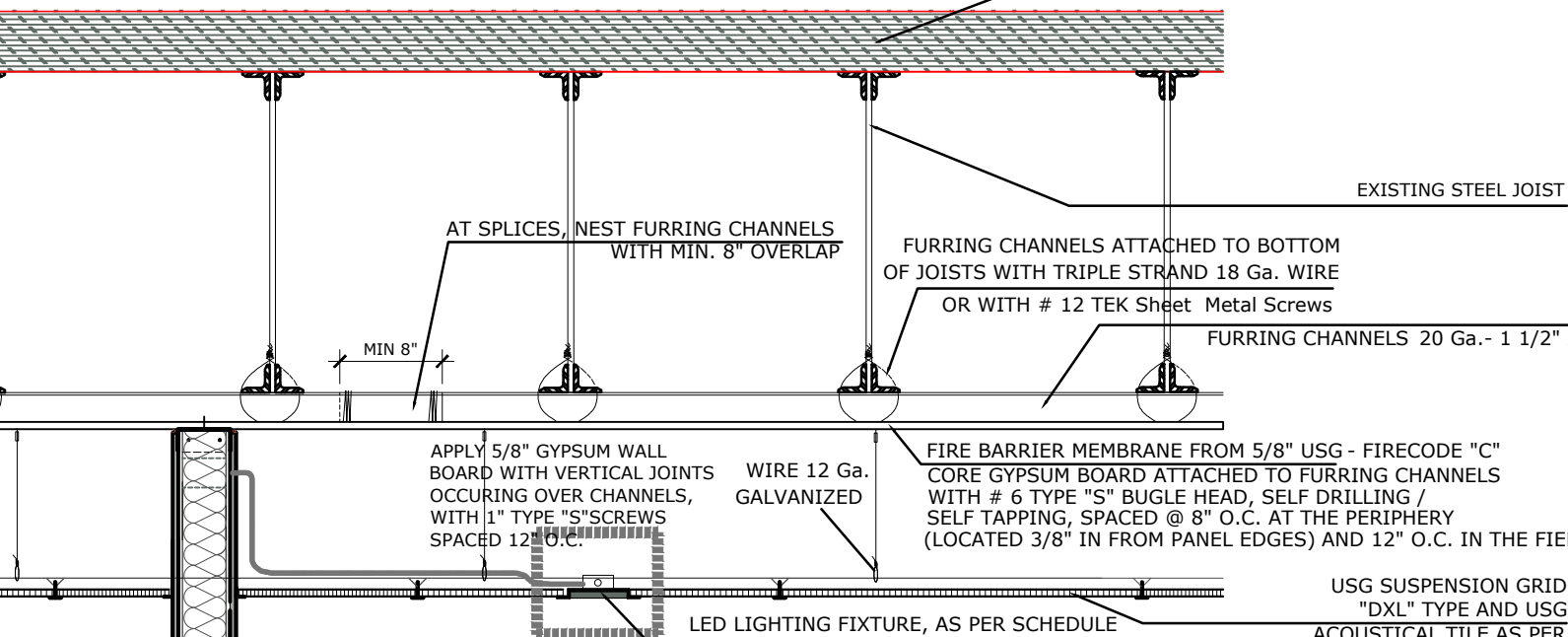
13
 TYP. DET. - VISQUEEN UNDER CONC. SLAB



14
 TYPICAL CUT SLAB REPAIR DETAIL



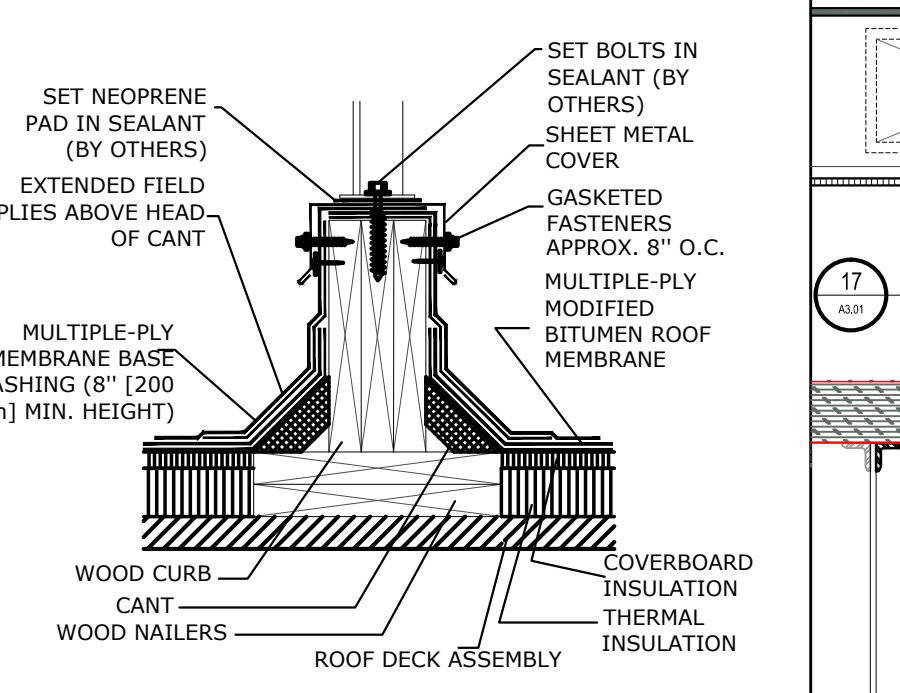
15
 TYP. DET. - 1 Hr. Fire rated MEMBRANE at STEEL JOIST



16
 TYP. DET. - EQUIPMENT SUPPORT CURB

WIDTH OF EQUIPMENT HEIGHT OF LEGS

UP TO 24"	24"
24" TO 48"	36"
48" AND WIDER	48"



17
 TYP. DET. - EQUIPMENT SUPPORT CURB

Limit the size of the deflection joint to no more than 1 inch in width. If larger sizes of deflection joint occur, please contact manufacturer for additional detail information.

Apply **PorousPrep** over raw edge of sheathing board.

Install non-gassing polyethylene foam backer rod into joint opening in preparation to receive **Joint & Seam Filler**.

Apply **Joint & Seam Filler** into opening, over-filling the joint to provide enough material to tool excess on both sides of the joint, about 1 inch on either side.

After **Joint & Seam Filler** has skinned over, apply a 4-inch-wide application of **FastFlash** banding over the **Joint & Seam Filler** in a bridge-joint configuration.

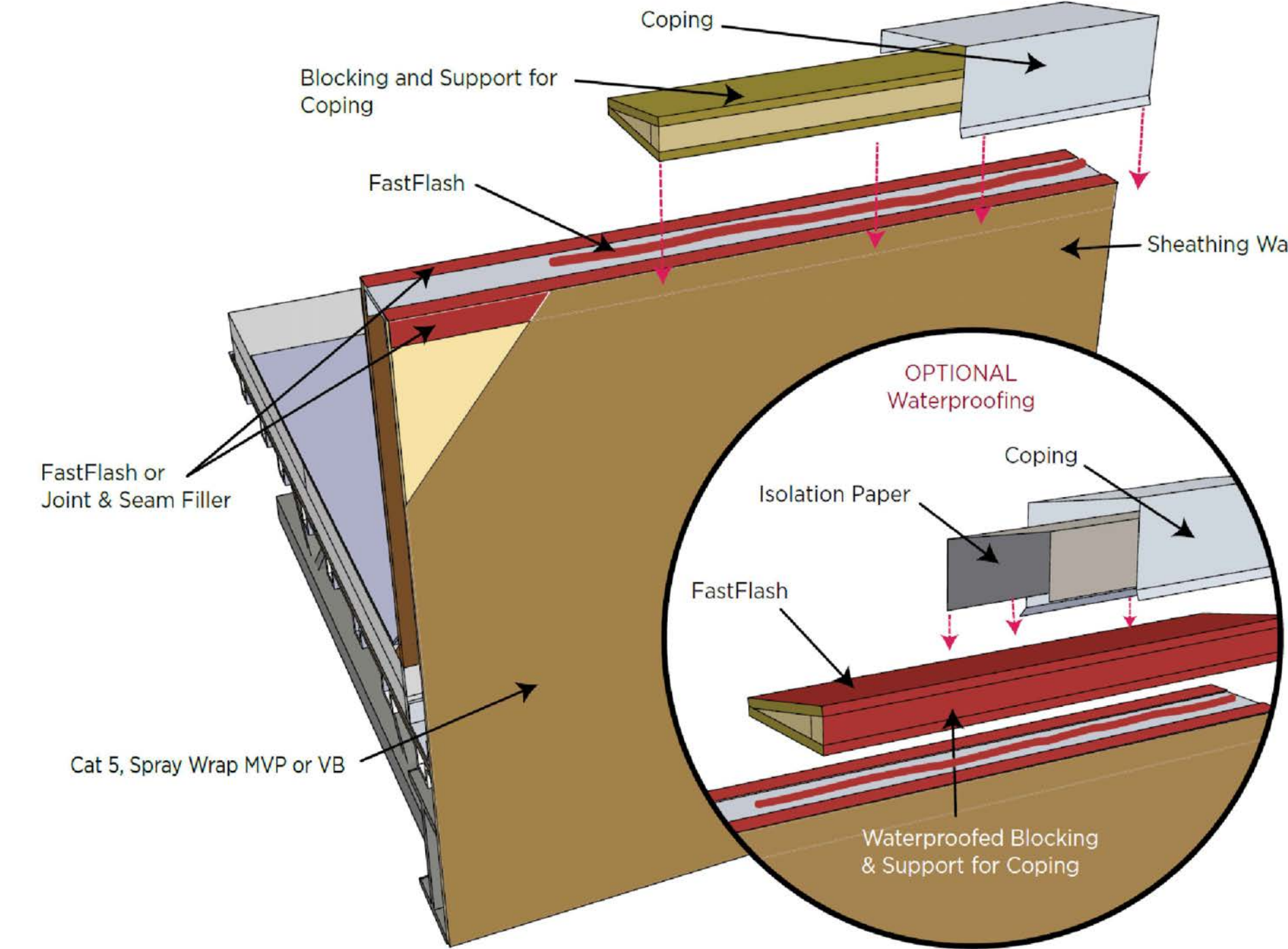
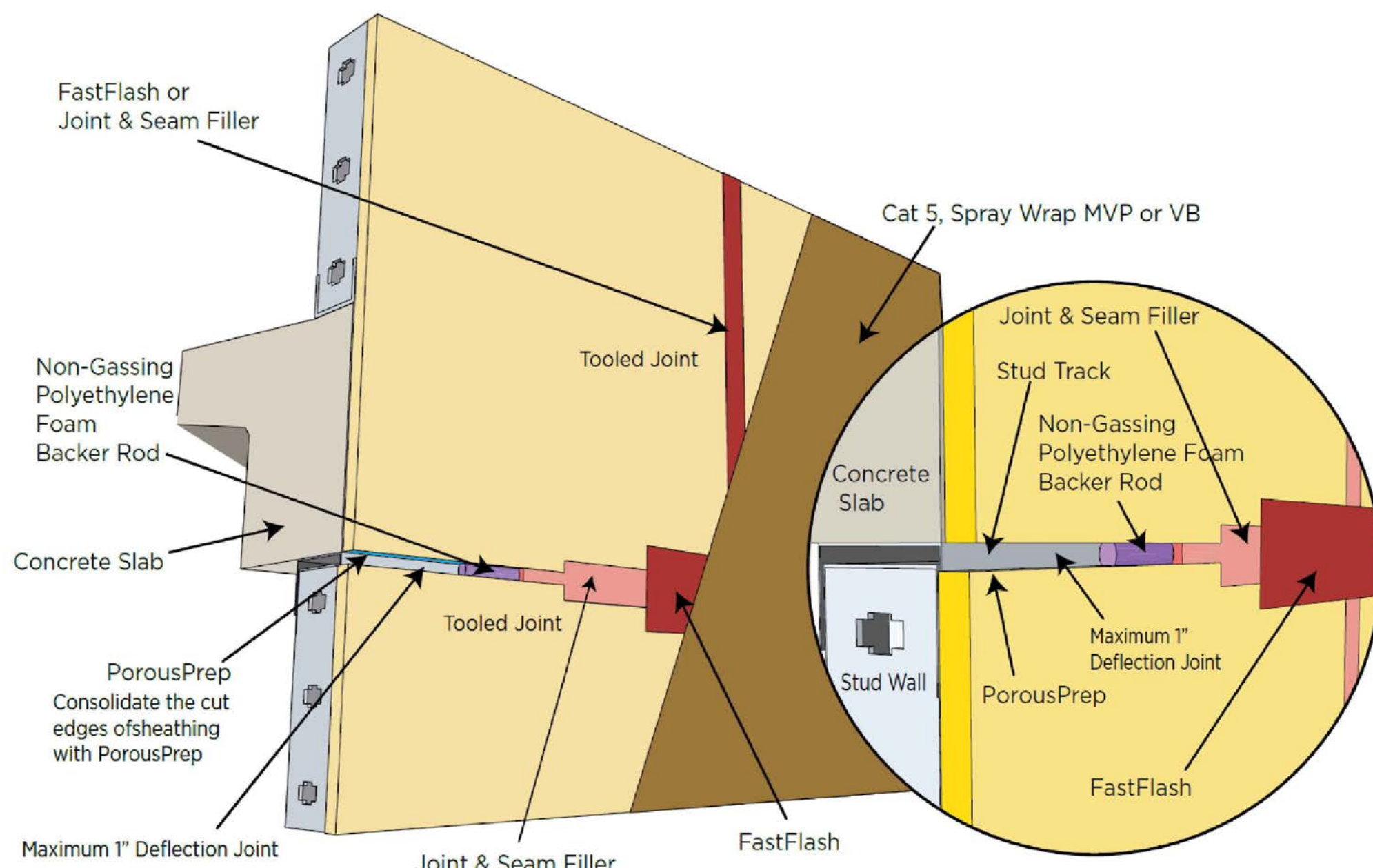
After **FastFlash** has skinned over, apply **Cat 5** or another water- and air-resistive barrier over entire joint.

Consolidate and seal any raw, cut gypsum board edges by brushing or spraying on a thin uniform coat of **PorousPrep**.

Along the top edge of the non-vented parapet, apply a bead of **FastFlash** or **Joint & Seam Filler** to the seams between the back of the sheathing and the structural member, and 1 inch over the vertical face on both sides of the parapet. Spread the wet product to create a seamless transition. Allow to skin over.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** down the center of the structural member. Wet-set the wood blocking. Mechanically fasten the wood blocking. Spot the head of all fasteners that penetrate the wood blocking. Allow to skin over.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to the joint between the wood blocking and the top of the wall. Use a dry trowel or spatula to tool and seal the joint. Create a profile that directs bulk water away from the joint. Allow to skin over.



Product Data Sheet
R-Guard Spray Wrap MVP

TYPICAL TECHNICAL DATA

FORM	batter like, semi-gel liquid pink color
SPECIFIC GRAVITY	1.40
WT/GAL	8.5 - 9.5
ACTIVE CONTENT	11.09 lbs
TOTAL SOLIDS	63-65%
VOC CONTENT	<18 g/L
FLASH POINT	not applicable
FREEZE POINT	32° F (0° C)
SHelf LIFE	2 years in tightly sealed, unopened container

PREPARATION

Protect people, vehicles, property, plants and all other surfaces not intended for application. To ensure best results, apply to clean surfaces free of contaminants. Chemical residues, surface oxidation, surface coatings or films may adversely affect adhesion. Pressure-treated wood and other contaminated surfaces should be cleaned with an Isopropyl Alcohol wipe and allowed to flash-off before application of R-Guard products. Painted surfaces are not acceptable for application.

Roofing systems must be capped and sealed or top of walls protected from water intrusion both before and after air barrier system installation. Water intrusion may interfere with bonding of air barrier waterproofing materials and/or detrimentally impact the performance of such materials.

If considering use on insulated concrete forms, the preferred method for cleaning oxidation is with water and low-pressure cleaning.

Concrete Surfaces: Concrete must be in place 3-7 days and free of any curing compounds or form release agents before permeable R-Guard products are applied.

Brick/Masonry Surfaces: Mortar joints in CMU construction must have a minimum 3 day cure before being treated with R-Guard products. If joints are not struck flush, multiple coats may be required.

Sheathing: Remove and replace damaged sheathing. Surfaces to be coated must be continuous. On exterior sheathing, treat cracks with R-Guard Joint & Seam Filler and/or R-Guard FastFlash, as needed. Sheathing gaps must be less than 1/4 inch. For gaps larger than 1/4 inch, apply FastFlash with backer rod, or Joint & Seam Filler. Gap wood-based sheathing per manufacturer's recommendations.



typically 1/8 inch minimum. Consult a structural engineer for all moving cracks, and repair as needed.

Fill, Bridge & Flash

1. Fill surface defects and over driven fasteners with Joint & Seam Filler and/or FastFlash.
2. Seal cut edges of gypsum board sheathing in rough openings and where appropriate, with fast-drying R-Guard PorousPrep. Gun and spread Joint & Seam Filler and/or FastFlash into all inside corners, cracks, open joints and seams, as needed.
3. Use FastFlash to coat the improved rough opening and out onto the exterior wall assembly face 4-6 inches (100-152 mm), creating a continuous waterproof membrane free of voids or pinholes.
4. Let all joint and seam fillers and rough opening treatments skin over before application. See individual product data sheets and R-Guard Installation Guidelines for more information.

Surface and Air Temperatures

Surface and ambient air temperatures should be 45-100°F (8°C to 38°C). Air and substrate temps must be at least 25°F (-3°C) and rising, and remain so for a minimum of 24 hours. Do not apply at temperatures below 25°F (-3°C). Wind and high temperatures will accelerate drying.

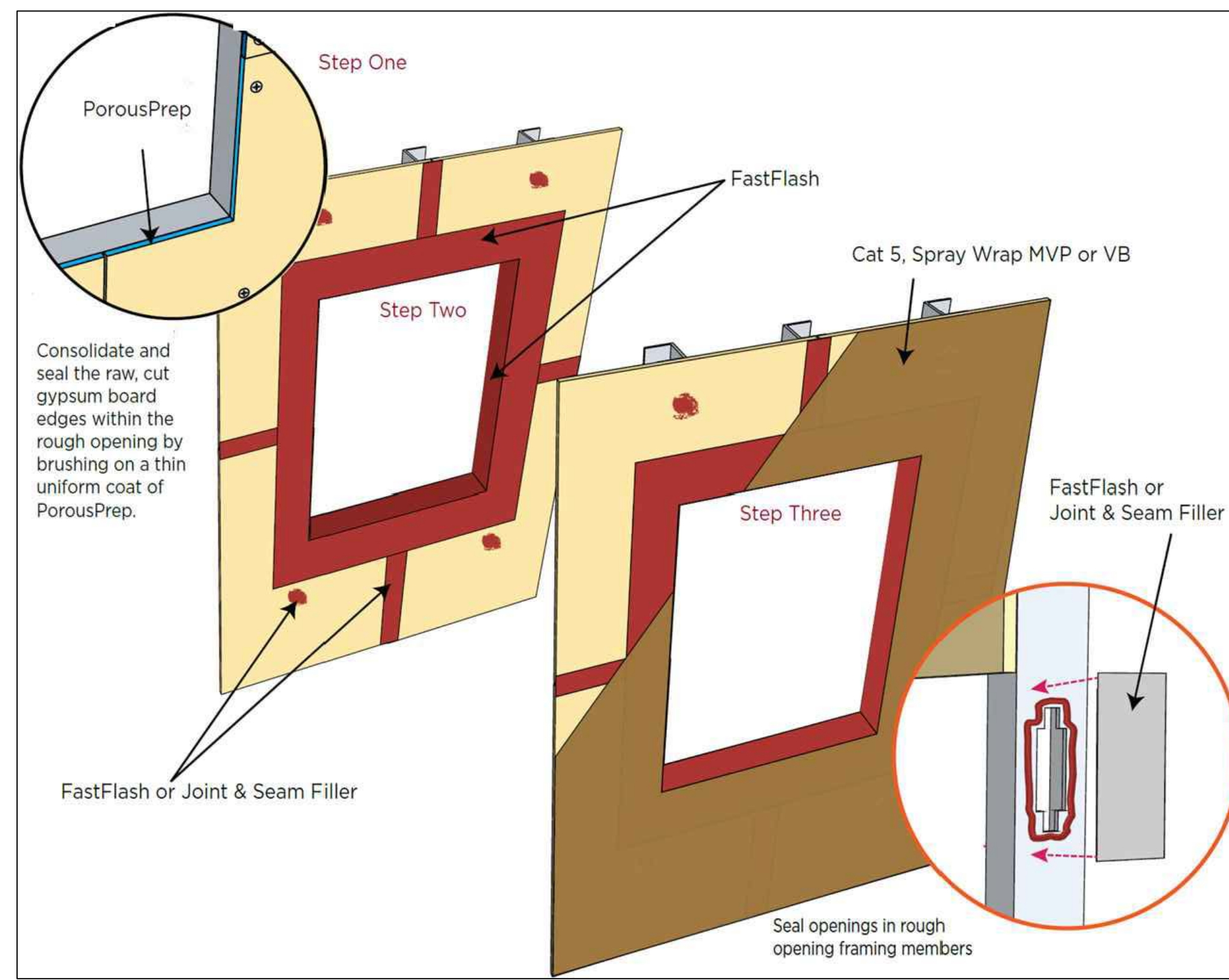
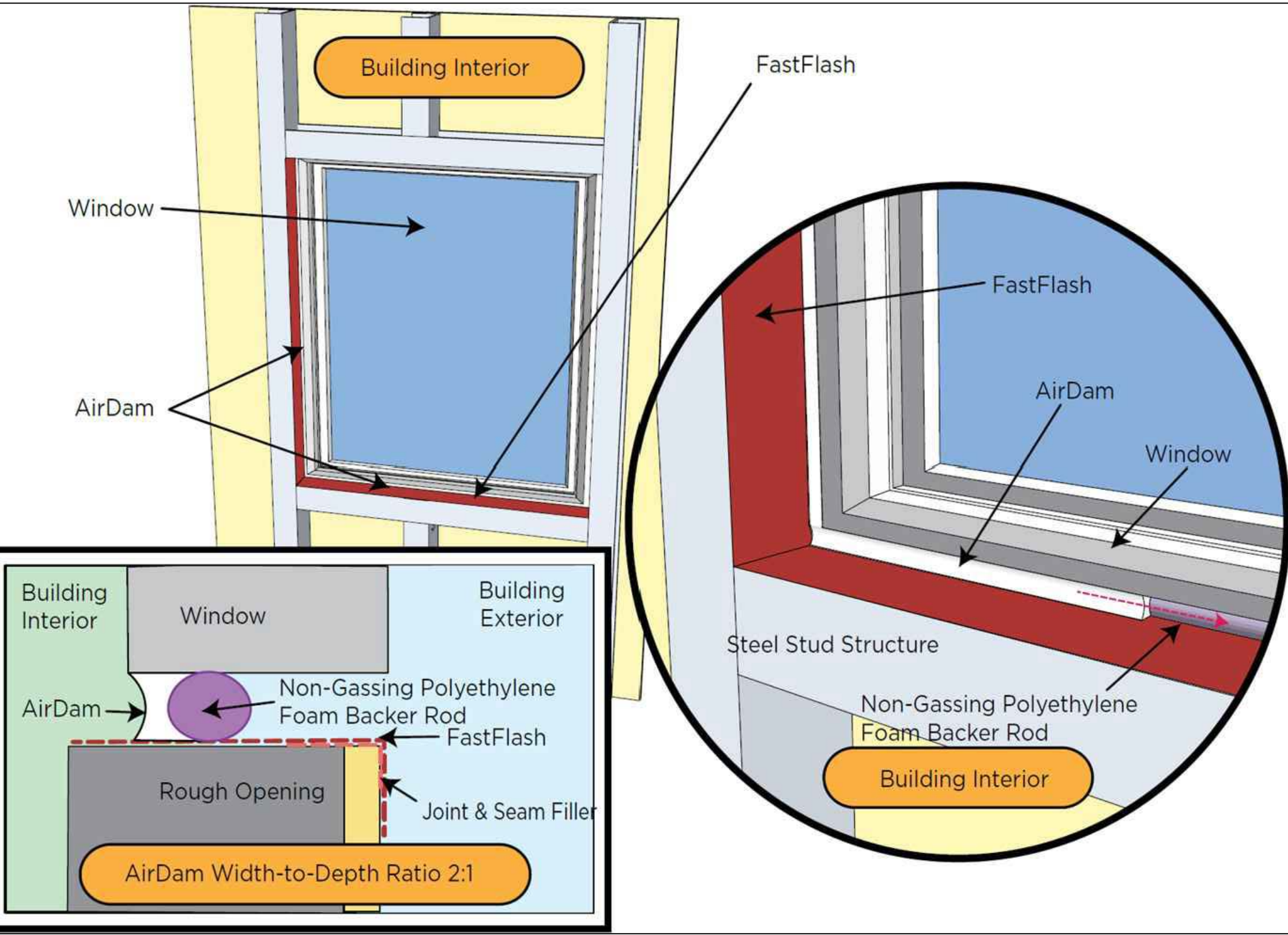
Hot Weather Conditions/Precautions: If air or surface temperatures exceed 95°F (35°C), apply to shaded surfaces and before daytime air and surface temperatures reach their peak. Hot surfaces may be cooled with a mist of fresh water. Surfaces may be damp but must be free of standing water before application. Keep containers closed and out of direct sunlight when not in use. Cover open pails with a wet towel as needed to prevent skinning.

Cold Weather Conditions/Precautions: Product may be applied to frost-free substrates at surface and air temperatures of 25°F (-3°C). Keeping material stored in a heated environment prior to use will help in these conditions.

Equipment: Mix Spray Wrap MVP with a low-speed drill and clean mixing paddle. When roller applying, a maximum 3/4 inch (19 mm) nap roller is recommended. R-Guard Spray Wrap MVP is compatible with GRACO and Titan airless spray equipment with the following specifications:
 • Minimum 1.5-2 gallons output Immersion Feed
 • Minimum hose diameter of 3/8-inch. **NOTE:** A 1/4-inch x 3-foot whip hose may be used for ergonomic purposes. Run 3/8-inch ID hose all the way to the 3-foot whip hose.

Product Data Sheet • Page 2 of 4 • Item #70515 - 070119 • ©2019 PROSOCO, Inc. • www.prosoco.com

TYP. DETAILS FOR WATERPROOFING WITH "PROSOCO" R-GUARD / FastFlash Liquid Membrane



Product Data Sheet
R-Guard FastFlash

TYPICAL TECHNICAL DATA

FORM	viscous paste, mild odor red color
SPECIFIC GRAVITY	1.40 - 1.55
WT/GAL	11.75 - 12.5 lbs
TOTAL SOLIDS	99%
VOC CONTENT	30 g/L maximum
FLASH POINT	>200° F (>93° C)
FREEZE POINT	not applicable
SHelf LIFE	1 year in tightly sealed, unopened container

Cured Properties

Hardness, Shore A	35-45
Tensile Strength	>150 psi
Elongation at Break*	>350% ASTM D 412
Water Vapor Transmission	21 perms ASTM E 96
Corrosive Properties	Non-corrosive

*Elongation per ASTM D 412 is not a requirement of the Air Barrier Association of America (ABAA) Acceptance Criteria for Liquid Applied Membranes nor is it a requirement of the International Code Council Evaluation Service Acceptance Criteria for Water-Resistive Coatings used as Water-Resistive Barriers over exterior Sheathing (ICC-ES AC212). Elongation is not a requirement of the AAMA 714 Specification for Liquid Applied Flashing used to Create a Water-Resistive Seal Around Exterior Wall Openings. There is no data to support that certain levels of elongation must be achieved to perform as a fluid applied WRB or as a fluid applied flashing. Specifications should be based upon performance test results like those required from the referenced organizations. Refer to the R-Guard FastFlash Product Test Results document for a complete list of performance test results.

PREPARATION

To ensure best results, apply to clean surfaces free of contaminants. Chemical residues, surface oxidation, surface coatings or films may adversely affect adhesion. Pressure-treated wood and other contaminated surfaces should be cleaned with an Isopropyl Alcohol wipe and allowed to flash-off before application of R-Guard products.



FastFlash

Concrete must be in place 3-7 days and free of any curing compounds or form release agents before permeable R-Guard products are applied. Mortar joints in CMU construction must have a minimum 3 day cure before being treated with R-Guard products.

If considering use on insulated concrete forms, the preferred method for cleaning is with water and low-pressure cleaning.

Protect people, vehicles, property, plants and all other surfaces not intended to receive FastFlash. Remove and replace damaged sheathing.

In rough openings, and where appropriate, prepare all raw gypsum board edges with R-Guard PorousPrep. Apply to raw gypsum board edges in a thin, uniform coat according to published application instructions. Do not over apply. Allow to dry tack-free before application of R-Guard FastFlash or other products.

Any gaps or joints greater than 1 inch should be structurally repaired or sealed for R-Guard SureSpan EX transition extrusion.

Ensure positive drainage at all rough openings. Roofing systems must be capped and sealed or top of walls protected from water intrusion both before and after air barrier system installation. Water intrusion may interfere with bonding of air barrier waterproofing materials and/or detrimentally impact the performance of such materials.

Surface & Air Temperatures

Surface and ambient temperatures between 32°F (0°C) and 110°F (43°C) are required for proper curing and drying of material to take place.

Hot Weather Conditions/Precautions: When air or surface temperatures exceed 95°F (35°C), apply product to the shady side of structure before daytime air and surface temperatures reach their peak. Hot surfaces may be cooled with a mist of fresh water. Keep containers closed and out of direct sunlight when not in use. Do not apply when substrate temperature exceeds 110°F (43°C).

Cold Weather Conditions/Precautions: Product may be applied to frost-free substrates at temperatures below 32°F (0°C). Product will not begin to cure until temperatures reach 32°F (0°C) and remain above freezing. Keeping material stored in a heated environment prior to use and misting applied material with warm, fresh water will help in these conditions.

Low Humidity Conditions/Precautions: The process of curing may take longer when lower humidity levels occur. A light misting of fresh water over the treated surface will accelerate curing if necessary.

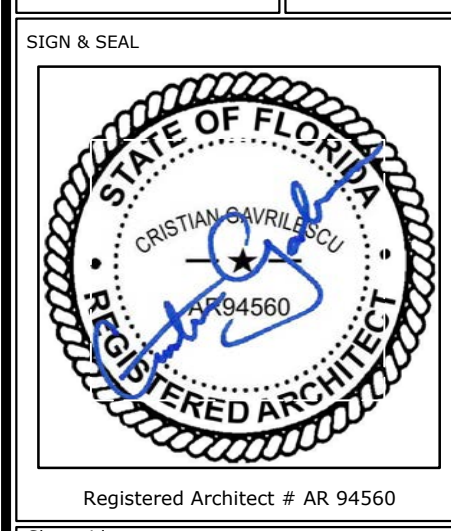
Product Data Sheet • Page 2 of 5 • Item #70400-70405 - 070119 • ©2019 PROSOCO, Inc. • www.prosoco.com

ARCHITECTURA GROUP MIAMI, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP MIAMI TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (C) 2020.

No.	Date	Description

Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
CHI KEY WEST Medical Center RENOVATION
727 FORT STREET, KEY WEST, FL 33040



WINDOWS AND DOORS OPENINGS WATERPROOFING DETAILS

Drawn by	N.P.
Checked by	E.P.
Project Number	269.20
Issued for	PERMIT
Issue date	Sheet #

06.01.20
Scale
NTS
A4.01

Corrective Deed

628551 OFF REC 1122 PAGE 1308

Prepared by and Return to:
Daniel J. Shepherd, Esquire
Daniel J. Shepherd, P.A.
One Park Place Suite 395
621 Northwest 53rd Street
Boca Raton, Florida 33487

1700
262

CORRECTIVE DEED

THIS CORRECTIVE DEED, made this 27 day of February, 1990, by the SCHOOL BOARD OF MONROE COUNTY, FLORIDA, a body corporate existing under Chapter 230 Florida Statutes, whose principal address is 242 White Street, Key West, Florida 33040, First Party,

AND

The CITY OF KEY WEST, FLORIDA, a municipality acting pursuant to Chapter 125 Florida Statutes, whose principal address 525 Angela Street, Key West, Florida 33040, Second Party:

WITNESSETH, That the said First Party did on the 11th day of September, 1989, execute and deliver to the Second Party for the consideration therein mentioned, a conveyance of those certain lands, situated in Monroe County, Florida, and hereinafter more particularly described, which said conveyance is recorded in O.R. Book 1106, pages 0123 through 0125, inclusive, Public Records of Monroe County, Florida; and

WHEREAS, in said conveyance, by mistake, the following legal description was written, to wit:

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the easterly corner of the intersection of Fort Street and Petronia Street (which point is also the westerly corner of said Lot Nine (9) and run thence in a northeasterly direction along the southeasterly side of Petronia Street, a distance of Two Hundred Ninety-two (292) feet to the northerly corner of Petronia Street and Emma Street; thence run in a southeasterly direction along the southwesterly side of Emma Street Two Hundred Forty-five (245) feet; thence run a southwesterly direction, at right angles to Emma Street, a distance of One Hundred Ten (110) feet; thence run at right angles in a southeasterly direction Twenty-five (25) feet; thence run at right angles in a southwesterly direction One Hundred Eighty-Five (185) feet to the northeasterly side of Fort Street; thence in a northwesterly direction along the northeasterly side of Fort Street, a distance of Two Hundred Seventy (270) feet to the point of begin.

Said parcel contains 1.765 acres more or less which is 76,900 square feet excluding all land for street purposes.

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628551 REC 122 PAGE 1309

AND

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the southerly corner of the intersection of Fort Street and Olivia Street (which point is also the southerly corner of said Lot Ten (10) and run thence in a northwesterly direction along the southwesterly side of Fort Street, a distance of One Hundred Six and 17/100 (106.17) feet; thence run in a northeasterly direction, at right angles to Fort Street, a distance of One Hundred Eighty-five (185) feet; thence run at right angles in a northwesterly direction Twenty-five (25) feet; thence run at right angles in a northeasterly direction One Hundred Ten (110) feet to the southwesterly side of Emma Street; thence in a southeasterly direction along the southwesterly side of Emma Street, a distance of One Hundred Thirty-one and 17/100 (131.17) feet to the westerly corner of Emma Street and Olivia Street; thence run in a southwesterly direction along the northwesterly side of Olivia Street Two Hundred Ninety-two (292) feet to the point of begin.

Said parcel contains 0.782 acres more or less which is 34,070 square feet excluding all land for street purposes.

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Patronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Patronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes; and

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said errors:

NOW, THEREFORE, the said First Party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said Second Party, receipt whereof is hereby acknowledged, does hereby grant, sell, convey and confirm unto the said Second Party, and to its successors and assigns forever, the following described land lying and being in Monroe County, Florida, to wit:

62855 F OFF REC 122 PAGE 1310

In the City of Key West, Monroe County, Florida, and being known as part of Lots Five (5), Six (6), Nine (9) and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the southeasterly right-of-way line of Petronia Street; thence in a northeasterly direction along the said southeasterly right-of-way line of Petronia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for Two Hundred Forty-six and 68/100 (246.68) feet; thence at a right angle and in a southwesterly direction for One Hundred Eight and 84/100 (108.84) feet; thence at a right angle and in a southeasterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a southwesterly direction for One Hundred Eighty-three and 04/100 (183.04) feet to the said northeasterly right-of-way line of Fort Street; thence at a right angle and in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for Two Hundred Seventy-one and 86/100 (271.86) feet to the point of beginning. Containing 76,609.91 square feet, more or less.

AND

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the northwesterly right-of-way line of Olivia Street; thence in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a northeasterly direction for One Hundred Eight and 84/100 (108.84) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said northwesterly right-of-way line of Olivia Street; thence at a right angle and in a southwesterly direction along the said northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the point of beginning. Containing 33,939.64 square feet, more or less.

Page Three of Four.

62855.1

OFF REC 1122 PAGE 1311

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Petronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Petronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes.

TOGETHER WITH all improvements and buildings now affixed and being upon the described real property.

This is a corrective deed, given and accepted as such in substitution for such earlier deed of September 11, 1989, and it shall be effectual as of, and retroactive to such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

IN WITNESS WHEREOF, The said First Party has caused these presents to be executed in its name by the School Board of Monroe County, Florida, acting by the Chairman of said Board, the day and year first written above.

Signed, sealed and delivered in presence of:

Betty J. Maloney
Ruth Alice Campbell

SCHOOL BOARD OF MONROE COUNTY, FLORIDA

BY *Ruth Alice Campbell*
Chairman

Attest: *A. Hennigan*
As Superintendent, Secretary, and Executive Officer of the School Board.

(Official Seal)

STATE OF FLORIDA)
COUNTY OF MONROE) ss

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Ruth Alice Campbell to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of February, 1990.

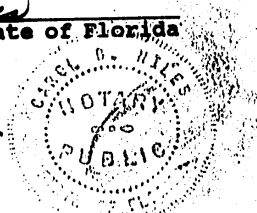
My Commission Expires:

Coral B. Miles
Notary Public, State of Florida

Notary Public, State of Florida at Large
My Commission Expires August 2, 1992
Bonded thru Maynard Bonding Agency

Page Four of Four.

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court



Property Record Card



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 00013990-000000
 Account# 1014371
 Property ID 1014371
 Millage Group 11KW
 Location Address 727 FORT St, KEY WEST
 Legal Description KW LOT 23-24 SQR 3 TR 3 G42-317/318 OR1106-123/125 OR1122-1308/11-C
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$512,561	\$512,561	\$512,561	\$512,561
+ Market Misc Value	\$5,958	\$5,958	\$5,958	\$5,958
+ Market Land Value	\$634,971	\$634,971	\$634,971	\$634,971
= Just Market Value	\$1,153,490	\$1,153,490	\$1,153,490	\$1,153,490
= Total Assessed Value	\$1,153,490	\$1,153,490	\$1,153,490	\$1,153,490
- School Exempt Value	(\$1,153,490)	(\$1,153,490)	(\$1,153,490)	(\$1,153,490)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

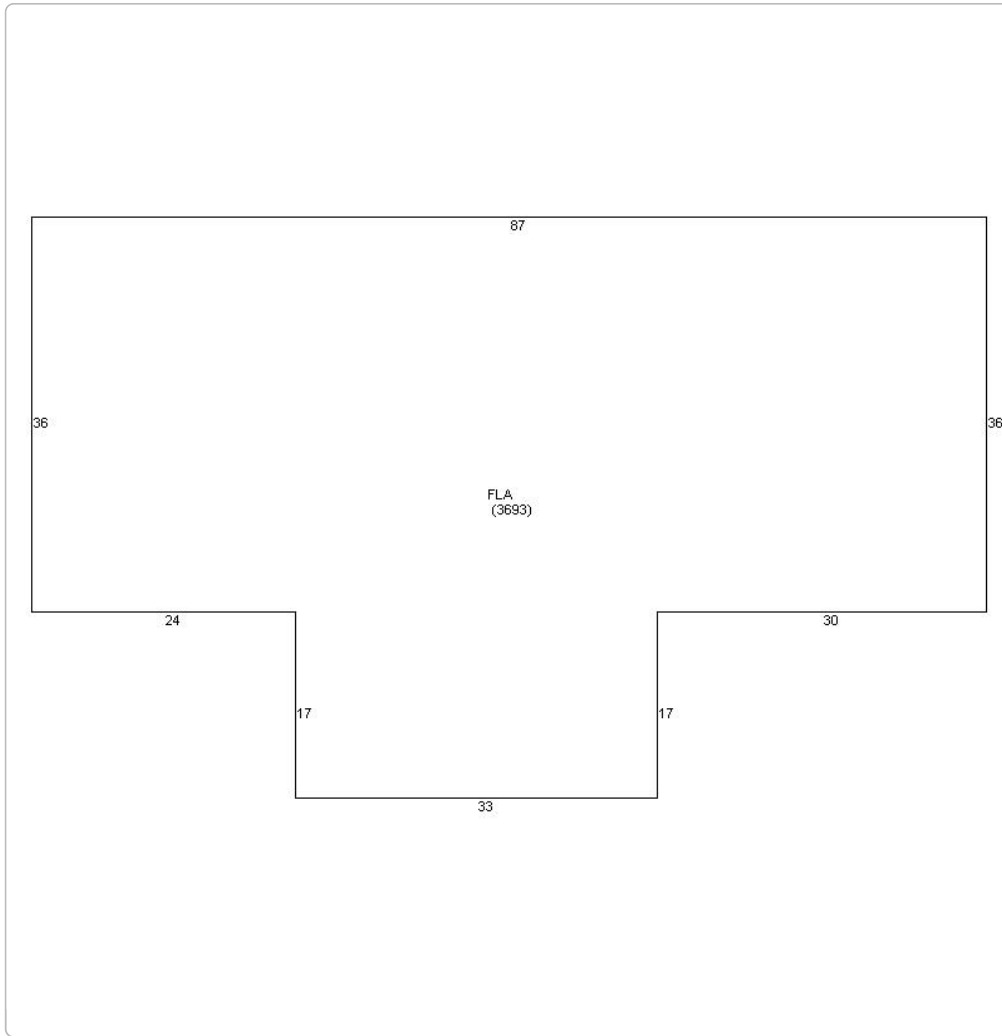
Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	8,120.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1959	1960	1	104 SF	1
CONC PATIO	2000	2001	1	828 SF	2

View Tax Info

[View Taxes for this Parcel](#)



Photos



Map



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

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

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