

Application



Application for Easement

City of Key West, Florida • Planning Department

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

Application Fee: \$2,735.50

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)
(\$551.25 for each additional easement for same parcel)

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: 3838 Flagler Avenue

Zoning District: SF Real Estate (RE) #: 0071870-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC Mailing

Address: 221 Simonton Street, Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305-294-0252 Office:

Fax: 305-402-2802

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Joseph Querci III and Lisa Querci, husband and wife Mailing

Address: 15 Springbrook Drive, Hampstead City:

State: NH Zip: 03841 Home/Mobile Phone: 305-294-0252 Office:

Fax: _____

Email: greg@oropezastonescardenas.com

Description of requested easement and use: Installation of a recreational boat lift

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

If yes, please describe and attach relevant documents: _____

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 along with one (1) electronic copy of materials on a flash drive.*

- Correct application fee. Check may be payable to "City of Key West."

- Notarized verification form signed by property owner or the 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 Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.

- Photographs showing the proposed area

- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

Authorization Form

Verification Form



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*

of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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

3838 Flagler Avenue
Street address of subject property

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

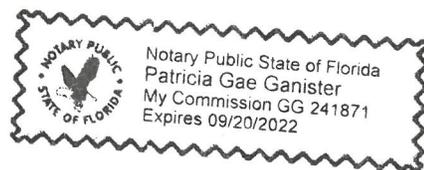
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Gregory S. Oropeza
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this August 5, 2022 by
date
Gregory S. Oropeza
Name of Applicant

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

Patricia Gae Ganister
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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 00071870-000000
 Account# 1075671
 Property ID 1075671
 Millage Group 10KW
 Location 3838 FLAGLER Ave, KEY WEST
 Address
 Legal LOT 18 KW VISTA DEL MAR PB3-124 OR101-366 OR187-547
 Description OR543-907 OR683-137 OR691-580 OR898-2237 OR997-2410 OR1011-2368 OR1168-967 OR1177-949 OR1234-1768 OR1238-457 OR1245-276 OR3025-1012 OR3054-2472
 (Note: Not to be used on legal documents.)
 Neighborhood 6257
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Vista Del Mar
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

QUERCI III JOSEPH
 15 Spring Brook Dr
 Hampstead NH 03841
 QUERCI LISA
 15 Spring Brook Dr
 Hampstead NH 03841

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$328,988	\$282,422	\$412,073	\$423,055
+ Market Misc Value	\$46,958	\$46,710	\$46,780	\$46,851
+ Market Land Value	\$944,906	\$807,465	\$824,645	\$811,760
= Just Market Value	\$1,320,852	\$1,136,597	\$1,283,498	\$1,281,666
= Total Assessed Value	\$1,250,257	\$1,136,597	\$644,644	\$619,528
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,320,852	\$1,136,597	\$619,644	\$608,664

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	9,450.00	Square Foot	70	135

Buildings

Building ID 5910
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 4537
 Finished Sq Ft 2775
 Stories 1 Floor
 Condition GOOD
 Perimeter 282
 Functional Obs 25
 Economic Obs 0
 Depreciation % 35
 Interior Walls WD PANL/CUSTOM
 Exterior Walls C.B.S.
 Year Built 1968
 Effective Year Built 1990
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC ABOVE GRD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	437	0	0
OPX	EXC OPEN PORCH	356	0	0
FLA	FLOOR LIV AREA	2,775	2,775	0
OPF	OP PRCH FIN LL	520	0	0
PTO	PATIO	449	0	0
TOTAL		4,537	2,775	0

Building ID	5911	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1976
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Gross Sq Ft	414	Foundation	CONCR FTR
Finished Sq Ft	414	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	TAR & GRAVEL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	82	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	33	Half Bathrooms	0
Interior Walls	WD PANL/CUSTOM	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	414	414	0
TOTAL		414	414	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1968	1969	1	140 SF	2
SEAWALL	1968	1969	1	210 SF	2
CONCRETE DOCK	1968	1969	1	280 SF	1
FENCES	1978	1979	1	100 SF	5
BRICK PATIO	1978	1979	1	270 SF	4
RES POOL	1978	1979	1	450 SF	3
FENCES	1978	1979	1	540 SF	4
CUSTOM PATIO	1978	1979	1	830 SF	4
FENCES	1984	1985	1	468 SF	2
WALL AIR COND	1984	1985	1	5 UT	2
FENCES	1992	1993	1	540 SF	5
CONC PATIO	2002	2003	1	348 SF	2
WATER FEATURE	2004	2005	1	0.75 UT	1

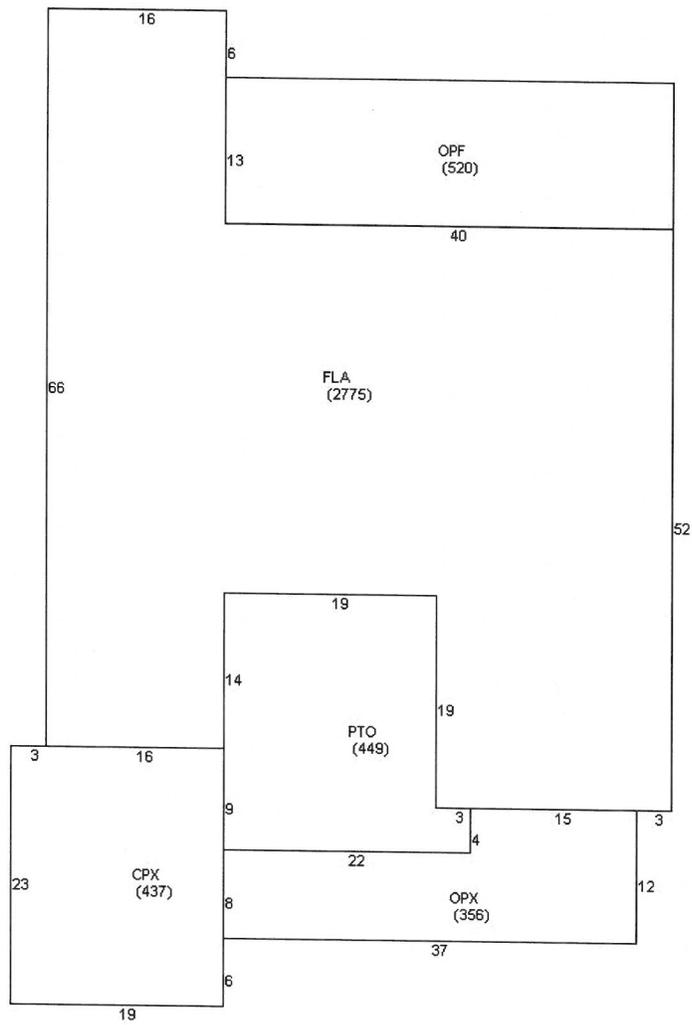
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/12/2020	\$945,000	Warranty Deed	2290992	3056	2472	19 - Unqualified	Improved
2/1/1993	\$300,000	Warranty Deed		1245	276	Q - Qualified	Improved
4/1/1991	\$330,000	Warranty Deed		1168	967	Q - Qualified	Improved
12/1/1986	\$305,000	Warranty Deed		997	2410	Q - Qualified	Improved
2/1/1976	\$120,000	Conversion Code		691	580	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-5824	10/23/2006	12/18/2006	\$35,000	Residential	RE-ROOF 40SQS ELEVATED V-CRIMP ROOFING
03-3666	10/22/2003	8/17/2004	\$6,000	Residential	BTHRM RENOVATION
02-0395	2/22/2002	8/21/2002	\$2,000	Residential	REPLACE SIDEWALK
96-1220	3/1/1996	8/1/1996	\$4,746	Residential	NEW ROOF

[View Taxes for this Parcel](#)



BUILDING #1

18

FLA
(414)

23

BUILDING #2



Map



2022 TRIM Notice (PDF)

2022 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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Developed by
 Schneider
GEO SPATIAL

Version 2.3.214

Site Visit/Photos from Applicant











Warranty Deed

Prepared by and return to:

Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 20-671
Consideration: \$945,000.00

Parcel Identification No. 00071870-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 12th day of November, 2020 between John B. Holder, CPA as Personal Representative of the Estate of Thomas Blair Farned, deceased whose post office address is c/o John B. Holder, CPA, 322 Margaret Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Joseph Querci, III and Lisa Querci, husband and wife, whose post office address is 15 Springbrook Drive, Hampstead, NH 03841 of the County of Rockingham, State of New Hampshire, grantee*,

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

Lot Eighteen (18), Vista Del Mar, a subdivision of Tract 33 of a Plat of Survey of Lands on the Island of Key West (Plat Book 3, Page 35) City of Key West, Monroe County, Florida, as recorded in Plat Book 3, page 124, Public Records of Monroe County, Florida.

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

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

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

Signed, sealed and delivered in our presence:

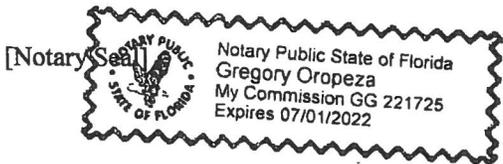
[Signature]
Witness Name: Tania Ortiz

Estate of Thomas Blair Farned
By: [Signature] Per Rep.
John B. Holder, CPA Personal Representative

[Signature]
Witness Name: Gregory Oropeza

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of November, 2020 by John B. Holder, Personal Representative of the estate of Thomas Blair Farned, deceased, who is personally known to me or has produced _____ as identification.



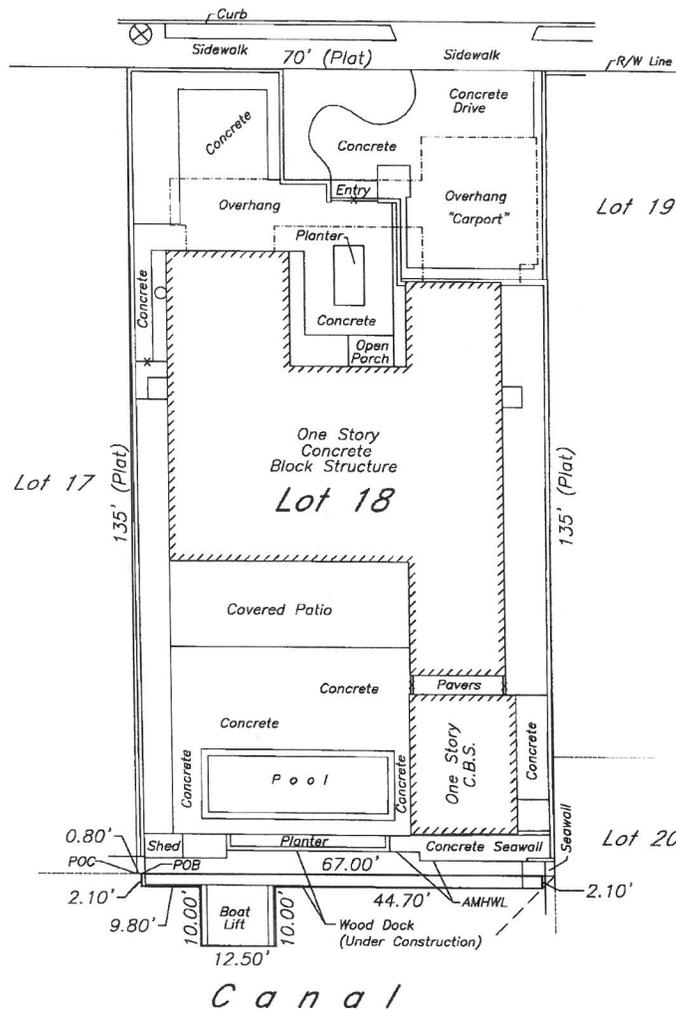
[Signature]
Notary Public
Printed Name: Gregory Oropeza
My Commission Expires: 7/1/22

Specific Purpose Survey

Specific Purpose Survey Map to illustrate a legal description of submerged lands lying Southeasterly of Lot 18, VISTA DEL MAR, prepared by the undersigned

100' (R/W)

Flagler Ave.
(Divided Highway)



LEGEND

- R/W Right of Way
- ⊕ Centerline
- POC Point of Commencing
- POB Point of Beginning
- AMHWL Apparent Mean High Water Line

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Specific Purpose Survey Report to illustrate a legal description of
submerged lands lying Southeasterly of Lot 18, VISTA DEL MAR,
prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3838 Flagler Avenue, 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. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water for tidal boundary purposes.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of submerged land lying Southeasterly of Lot 18 as shown on the plat of VISTA DEL MAR Subdivision, as recorded in Plat Book 3, at Page 124, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commencing at the Southernmost corner of the said Lot 18 and run thence Northeasterly along the Southeasterly boundary line of the said Lot 18 for a distance of 0.80 feet to the Point of Beginning of the parcel being described herein; thence continue Northeasterly along the previously described course for a distance of 67.00 feet; thence Southeasterly and at right angles for a distance of 2.10 feet; thence Southwesterly and at right angles for a distance of 44.70 feet; thence Southeasterly and at right angles for a distance of 10.00 feet; thence Southwesterly and at right angles for a distance of 12.50 feet; thence Northwesterly and at right angles for a distance of 10.00 feet; thence Southwesterly and at right angles for a distance of 9.80 feet; thence Northwesterly and at right angles for a distance of 2.10 feet back to the Point of Beginning, containing 266 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Joseph Querci III; Lisa Querci;

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

July 14, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Certification of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Diamond Insurance Partners 8501 N Scottsdale Rd, Ste 200 Scottsdale AZ 85253		CONTACT NAME: Laura Jehle PHONE (A/C, No, Ext): (305) 292-6060 FAX (A/C, No): (305) 292-6002 E-MAIL ADDRESS: ljehle@kwdiamond.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: National Fire & Marine Insurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Lisa & Joseph Querci 3838 Flagler Ave Key West FL 33040			

COVERAGES

CERTIFICATE NUMBER: CL22101936776

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY	X		NF033FL0208348	11/12/2021	11/12/2022	EACH OCCURRENCE \$ 30000
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input checked="" type="checkbox"/> Homeowners Form 7						MED EXP (Any one person) \$ 5000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					AGGREGATE \$
	<input type="checkbox"/> DED	<input type="checkbox"/> RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Key West listed as Additional Insured for the Easement at 3838 Flagler Ave
Key West, FL 33040 for Lisa & Joseph Querci

CERTIFICATE HOLDER**CANCELLATION**

City of Key West Josephine Parker City Hall 1300 White St. Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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COVERAGES

CERTIFICATE NUMBER: _____

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			OHM4510188	10/18/2022	10/18/2023	EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> MARINE GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000	
		Y	Y				PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000	
	POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS-COMP / OP AGG	\$ 1,000,000	
	OTHER:							\$	
								\$	
A	AUTOMOBILE LIABILITY			BVR8407319	10/18/2022	10/18/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY							BODILY INJURY (Per accident)	\$
								PROPERTY DAMAGE (Per accident)	\$
D E	WORKERS COMPENSATION AND EMPLOYERS LIABILITY MA, CT			6S60UB-0K99549322 WC531S620128012	10/20/2022 09/25/2022	10/20/2023 09/25/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N						E.L. (Each accident)	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A					E.L. DISEASE (Ea employee)	\$ 1,000,000
	<input type="checkbox"/> ALTERNATE EMPLOYER							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
	<input checked="" type="checkbox"/> USL&H ENDORSEMENT MA, CT								\$
	<input type="checkbox"/> MARITIME EMPLOYERS LIABILITY								\$
	<input type="checkbox"/> OCSL ACT						\$		
	U.S. LONGSHORE & HARBOR WORKERS COMPENSATION ACT			Included in WC			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	<input type="checkbox"/> ALTERNATE EMPLOYER					E.L. (Each accident)	\$		
	<input type="checkbox"/> MARITIME EMPLOYERS LIABILITY		N/A			E.L. DISEASE (Ea employee)	\$		
	<input type="checkbox"/> OCSL ACT					E.L. DISEASE - ANN AGG	\$		
							\$		
	AIRCRAFT LIABILITY						EACH OCCURRENCE	\$	
	<input type="checkbox"/> OWNED AIRCRAFT						AGGREGATE	\$	
	<input type="checkbox"/> NON-OWNED AIRCRAFT							\$	
	<input type="checkbox"/> PASSENGER LIABILITY							\$	
							\$		
B	UMBRELLA / EXCESS LIAB / BUMBERSHOOT			CXS11955.102	10/18/2022	10/18/2023	EACH OCCURRENCE	\$ 5,000,000	
	<input type="checkbox"/> UMBRELLA <input checked="" type="checkbox"/> BUMBERSHOOT							AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> EXCESS		Y						\$
	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR								\$
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000							\$	
	ENERGY						CSL, ANY ONE OCCURRENCE (100% interest)	\$	
	CONTROL OF WELL / OPERATORS EXTRA EXPENSE						ANY ONE OCCURRENCE (100% interest)	\$	
	<input type="checkbox"/> CARE, CUSTODY AND CONTROL (CCC)							\$	
	OFFSHORE OIL AND GAS PROPERTY						VALUES AS SCHEDULED	\$	
	<input type="checkbox"/> PLATFORMS						VALUES AS SCHEDULED	\$	
	<input type="checkbox"/> PIPELINES							\$	
								\$	
	ONSHORE OIL AND GAS PROPERTY						VALUES AS SCHEDULED	\$	
	<input type="checkbox"/> OIL & GAS PROPERTY						VALUES AS SCHEDULED	\$	
	<input type="checkbox"/> CONTRACTORS EQUIPMENT							\$	
							\$		
	NAMED WINDSTORM							\$	
	<input type="checkbox"/> CCC <input type="checkbox"/> OFF-SHORE <input type="checkbox"/> ON-SHORE						AGGREGATE	\$	

VESSEL(S): AS PER ATTACHED SCHEDULE AS DETAILED IN THE DESCRIPTION OF OPERATIONS

DESCRIPTION OF OPERATIONS / LOCATIONS (ACORD 101, Additional Remarks Schedule, may be attached, if more space is required)

Evidence of Insurance

Army Corps of Engineers Review



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
9900 SOUTHWEST 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

May 2, 2022

Regulatory Division
South Branch
Miami Permits Section
SAJ-2021-02931 (GP-MMT)

Joseph Querci
3838 Flagler Ave
Key West, FL 33040

Dear Permittee:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on August 30, 2021. Your application was assigned file number SAJ-2021-02931 (GP-MMT). A review of the information and drawings provided indicates that the proposed work would result in replacement of a 274 sq. ft. wood dock over water with (8) 10-inch wood piles and installation of a 201 sq. ft. landward wood dock with (5) 10-inch PVC piles, installation of a 20 k Boat lift with (3) 12-inch wood piles and installation of temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located at 3838 Flagler Ave in Section 34, Township 67 South, Range 25 East, Key West, Monroe County, Florida, 33040. (R/E 00071870-000000).

This letter verifies your project, as described above and depicted on the attached drawings, is authorized by Regional General Permit (RGP) SAJ-82 and any subsequent modifications, if applicable. **This RGP authorization is valid until June 24, 2026.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-82, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with ALL the RGP general and special, attached and/or incorporated by reference, and the Project Specific Special Conditions and General Conditions, listed below, or you may be subject to enforcement action.

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **June 24, 2026.**

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2021-02931 (RGP-MMT) on all submittals.

2. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached “Self-Certification Statement of Compliance” form (Attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the “Self-Certification Statement of Compliance” form. The description of any deviations on the “Self-Certification Statement of Compliance” form does not constitute approval of any deviations by the Corps.
3. **ASSURANCE OF NAVIGATION AND MAINTENANCE:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
4. **Jacksonville District Programmatic Biological Opinion (JAXBO), November 2017, Project Design Criteria (PDCs):**
Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

JAXBO may be subject to revision at any time. The most recent version of these JAXBO must be utilized during the design and construction of the permitted work.
5. **MANATEE CONDITIONS:** The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attached).

- 6. POSTING OF PERMIT:** The Permittee shall ensure that all contractors, sub-contractors, and entities associated with the implementation of the project review, understand, and comply with the approved plans and special conditions made part of this permit. The Permittee shall inform all parties associated with the activity of the construction area boundaries. Complete copies of the permit and approved plans shall be available at the construction site at all times. Failure to comply with the approved plans and permit special conditions may subject the Permittee to enforcement action.
- 7. AGENCY CHANGES/APPROVALS:** Should any other agency require and/or approve changes to the work authorized or obligated by this permit, the Permittee is advised a re-verification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a re-verification of this permit from the Miami Permits Section. The Corps reserves the right to fully evaluate, amend, and approve or deny the request for modification of this permit.
- 8. HISTORIC PROPERTIES:**

 - a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.
 - b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.
 - c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and

considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

- d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.
9. **TURBIDITY BARRIERS:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend to within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all suspended and erodible materials have been stabilized. Turbidity barriers shall be removed upon stabilization of the work area.
 10. **PROJECT DRAWINGS:** The project must be completed in accordance with the attached construction drawings (4 pages), date-stamped by the U.S. Army Corps of Engineers (Corps) on October 26, 2021 and the general and special conditions which are incorporated in, and made a part of, the permit.

Jurisdictional Determination:

A jurisdiction determination was not completed with this request. Therefore, this is not an appealable action. However, you may request an approved JD, which is an appealable action, by contacting the Corps for further instruction.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more

information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this GP verification or have issues accessing the documents reference in this letter, please contact Mark Tamblyn at the letterhead address above, via telephone at 561-472-3519, or via e-mail at Mark.m.tamblyn@usace.army.mil.

Sincerely,



Mark M. Tamblyn
Project Manager

Attachments:
Permit Transfer Request
Site Plans
Self-Certification of Compliance
Standard Manatee Conditions for In-Water Work

Cc: Trent Meyers, info@rapidpermitting.com, Agent

SITE DATA

SITE ADDRESS: 3838 FLAGLER AVE KEY WEST, FL
LEGAL DESC.: LOT 18 KW VISTA DEL MAR PB3-124
FLOOD ZONE: AE (EL 8')
LOT AREA: 9,450 SQFT
SETBACKS: FRONT 20', SIDE 5', BACK 20'
MAX BUILDING COVERAGE: 8,000 SQFT
MIN. OPEN SPACE: 20%
F.L.U.M.: RESIDENTIAL MEDIUM
ZONING: RESIDENTIAL MEDIUM

DESIGN DATA

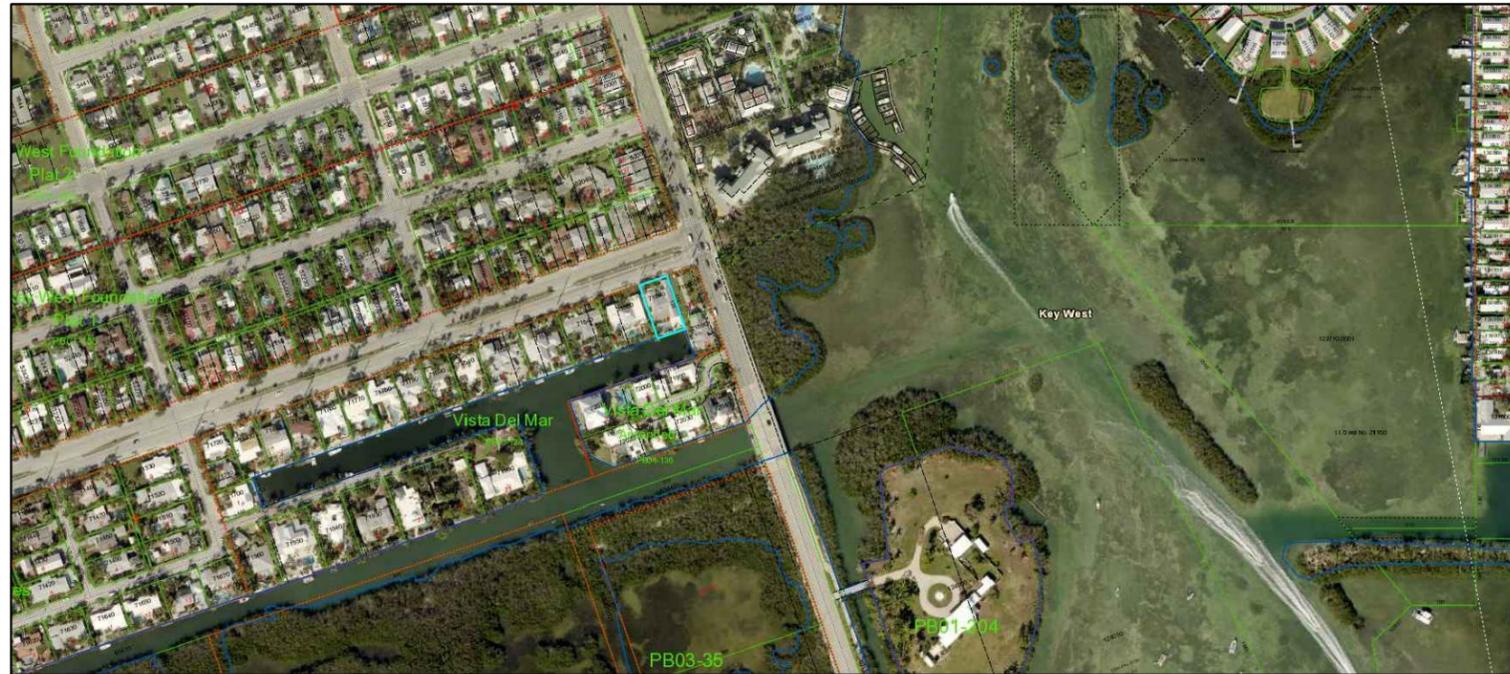
DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS NON-CONCURRENT
I.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-B
C.	OCCUPANCY CLASSIFICATION	RESIDENTIAL
D.	WIND SPEED	
	a.) ULTIMATE (LRFD) =	180 MPH
	b.) ALLOWABLE (ASD)=	140 MPH
E.	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	

3838 FLAGLER AVE KEY WEST, FL



DESIGN CODE

- 2020 FLORIDA BUILDING CODE, 7th EDITION, BUILDING, FBC
- 2020 FLORIDA BUILDING CODE, 7th EDITION, RESIDENTIAL, FBC-R
- 2020 FLORIDA MECHANICAL CODE FBC-M
- 2017 NATIONAL ELECTRICAL CODE, NEC 2017
- 2020 FLORIDA PLUMBING CODE, FBC-P
- 2020 FLORIDA FUEL GAS CODE, 7th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

NORTH

SITE KEY PLAN
 N.T.S.

DRAWING INDEX

CS	PROJECT INFORMATION
GN	GENERAL NOTES
SP	SITE PLAN
S1	DOCK PLAN / SECTIONS

PROPOSED SCOPE OF WORK

DEMO / NEW CONSTRUCTION

- REMOVE 130± SQFT WOOD DOCK AND REPLACE W/ 274± WOOD DOCK PER PLAN O/REVTMENT AND REPLACE W/ 360 SQFT 12" THK CONC. CAP O/ (8) 10" DIA. P.T. WOOD DOCK PILES, (5) 10" DIA. PVC W/ PIN PILES, (3) 12" DIA. WOOD PILES @ LIFT
- INSTALL WOOD DECK OVER 201± SQFT CONC. CAP PER PLAN
- INSTALL 20K SIDE ELEV. BOAT LIFT PILES PER PLAN LOCATION
- SUBJECT PROPERTY CONTAINS 0± SQFT ACOE-JD WETLAND AREA TO BE AVOIDED DURING NEW CONSTRUCTION.

COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Fir.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Fir. 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	Ft.	Foot / Feet	Rad.	Radius
AL.T.	Alternate	Ftg.	Footing	Ref.	Refrigerator
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.	Required
B.F.	Bifold Door	FX	Fixed	Rm.	Room
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Rod and Shelf
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD	Smoke Detector
BOT.	Bottom	G.T.	Girder Truss	S.F.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Sh.	Shelves
Brg.	Bearing	Hgt.	Height	SHT	Sheet
Cir.	Circle	HB	Hose Bibb	S.L.	Side Lights
Clg.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Col.	Column	K/Wall	Kneewall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Laundry	Laundry	Temp.	Tempered
D.	Dryer	Lav.	Lavatory	Thickn.	Thicken
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	Mas.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microlam	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.L.	Versalamin
E.W.	Each Way	Mono	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opn'g.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	With	With
Exp.	Expansion	Pc.	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.	P.L.	Parallam	Wd.	Wood
F.F.	Finished Floor	PLF	Pounds per linear foot	WP	Water Proof

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
 3838 FLAGLER AVE.
 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

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:
2674

Date:
 AUG. 2, 2021

SHEET 1 of 4
 SHEET #
CS

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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 AWPA 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 2020. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- Sheathing shall be 1/2" CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field with all edges blocked.
- 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 an 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 manufactures 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 4000PSI
- Ready Mix as per ASTM C94
- Type 1 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 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 3' into the cap rock and must be 16" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a 1/2" 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 2020 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.

Roof System:

- Type of Roof System: Pre-Engineered truss with standing seam metal pan
- Materials: Standing seam over 3/4" CDX Plywood min. or approved equal
- Fastening Requirements: Per manufacturer's recommendations
- Flashing Requirements: Min. 26 Gauge Galvanized Flashing
- Hurricane Anchoring shall be selected, located, and secured to withstand 180MPH min. wind live load and associated uplift per ASCE 7-16 and Chapter 18 of the 2020 FBC Fifth Addition.

Portland Cement Plastering/Stucco Notes

- The Contractor shall perform all work in conformance with the 2020 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.
- 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
- Wire shall conform with ASTM A 64 1/A 64 1M, Class 1 Zinc Coating, soft temper, not less than .0475 inches in diameter, unless otherwise noted.
- Portland cement shall conform with ASTM C 150 Type I
- 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 1/2:1.
- 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.
- Install control joints where the areas change dimensions.
- 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 AFTC, 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 Hangars 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 Jambs and Head, Exterior Doors: 2"x6" PT Buck on Jambs and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Roof Framing Construction: Use min 8d nails at 6" O.C. TYP. and 4" O.C. TYP. at edge.
- 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: 3/8" Tapcon with 1 3/4" 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 2020 Florida Building Code and ASCE 7-16.
- The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-16.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Standard 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.

Electrical Notes

- The Contractor shall perform all work in conformance with the 2020 Florida Building Code and the latest edition of the National Electric Code.
- Electrical service shall be performed by licensed Florida electrician
- Electrical embeds or pipes shall not be located within any structural members unless otherwise specified. Structural members shall not be modified for installation of electrical works unless approved by the Engineer of Record.
- It is the responsibility of the Contractor to coordinate all works including but not limited to new service additions with the local utility company as required.
- Conductors shall be copper and shall be THW if #6 or larger in size.
- Wire shall be #12 THHN/THWN unless specified otherwise.
- All materials shall be UL approved.
- Descriptions of all additions shall be typewritten and fixed to the electrical panel door.
- All branch circuits shall be equiped with a green equipment grounding conductor sized in accordance with NEC 250.95
- All fuses shall be dual element, time delay unless otherwise noted
- All lights shall be installed as per the manufacturers recommendations as well in accordance with the ceiling manufactures recommendations and local regulations.
- All outlets located in the garage and on the exterior of the house shall be GFCI protected.
- All outlets located on the exterior of the house shall be water proof protected.

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

3838 FLAGLER AVE.
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

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:

2674

Date:

AUG. 2, 2021

SHEET 2 of 4

SHEET #

GN

NOTE: MHWL / AHTL AS DELINEATED ON 03/16/21 BY LB # 7980. PROPOSED SHEET PILE WALL 18"± WATERWARD OF EXISTING

DISCLAIMER
 THIS SITE PLAN PROPOSAL WAS DESIGNED UTILIZING VARIOUS SOURCES OF METADATA AVAILABLE FOR PUBLIC RECORD. CONTRACTOR TO FIELD VERIFY ACCURACY OF SITE PLAN. EOR SHALL NOT BE HELD LIABLE FOR ERRORS OR OMISSIONS RELATED TO THIS DESIGN.

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 Date:
 AUG. 2, 2021

SHEET 3 of 4
 SHEET #
SP



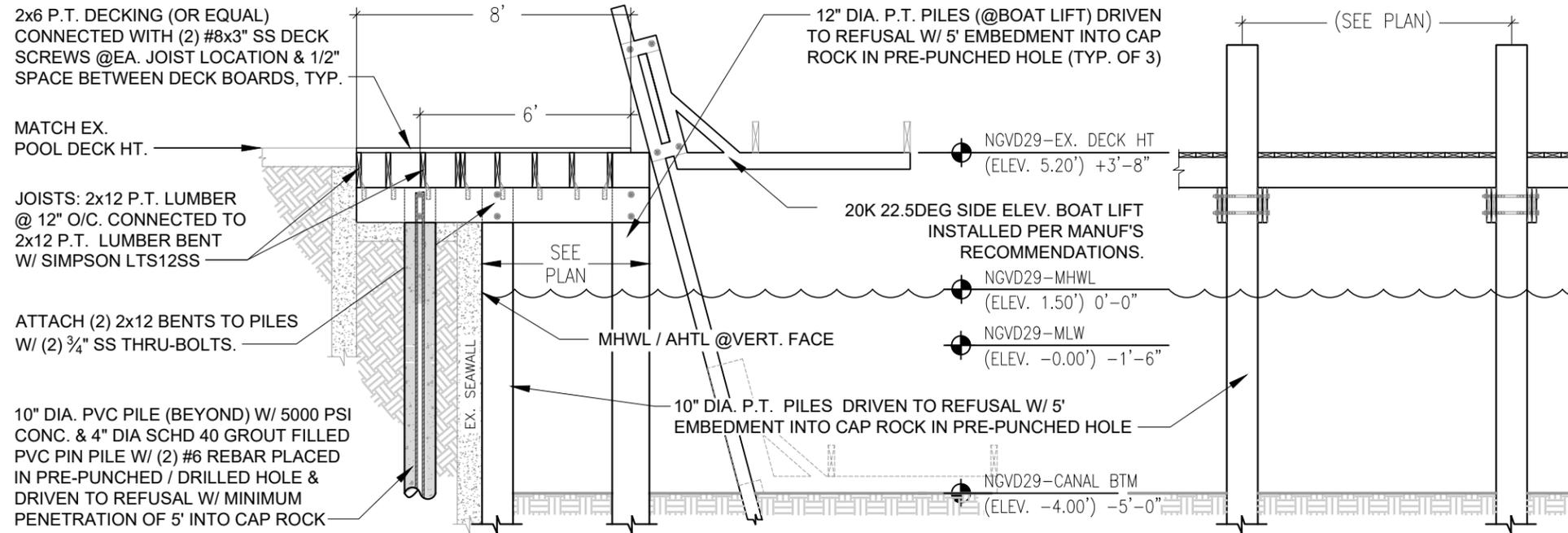
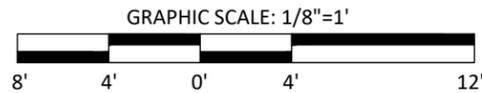
PROPOSED SCOPE OF WORK
DEMO / NEW CONSTRUCTION

- REMOVE 130± SQFT WOOD DOCK AND REPLACE W/ 274± WOOD DOCK PER PLAN O/REVTMENT AND REPLACE W/ 360 SQFT 12" THK CONC. CAP O/ (8) 10" DIA. P.T. WOOD DOCK PILES, (5) 10" DIA. PVC W/ PIN PILES, (3) 12" DIA. WOOD PILES @ LIFT
- INSTALL WOOD DECK OVER 201± SQFT CONC. CAP PER PLAN
- INSTALL 20K SIDE ELEV. BOAT LIFT PILES PER PLAN LOCATION
- SUBJECT PROPERTY CONTAINS 0± SQFT ACOE-JD WETLAND AREA TO BE AVOIDED DURING NEW CONSTRUCTION.

SITE / DEMO PLAN



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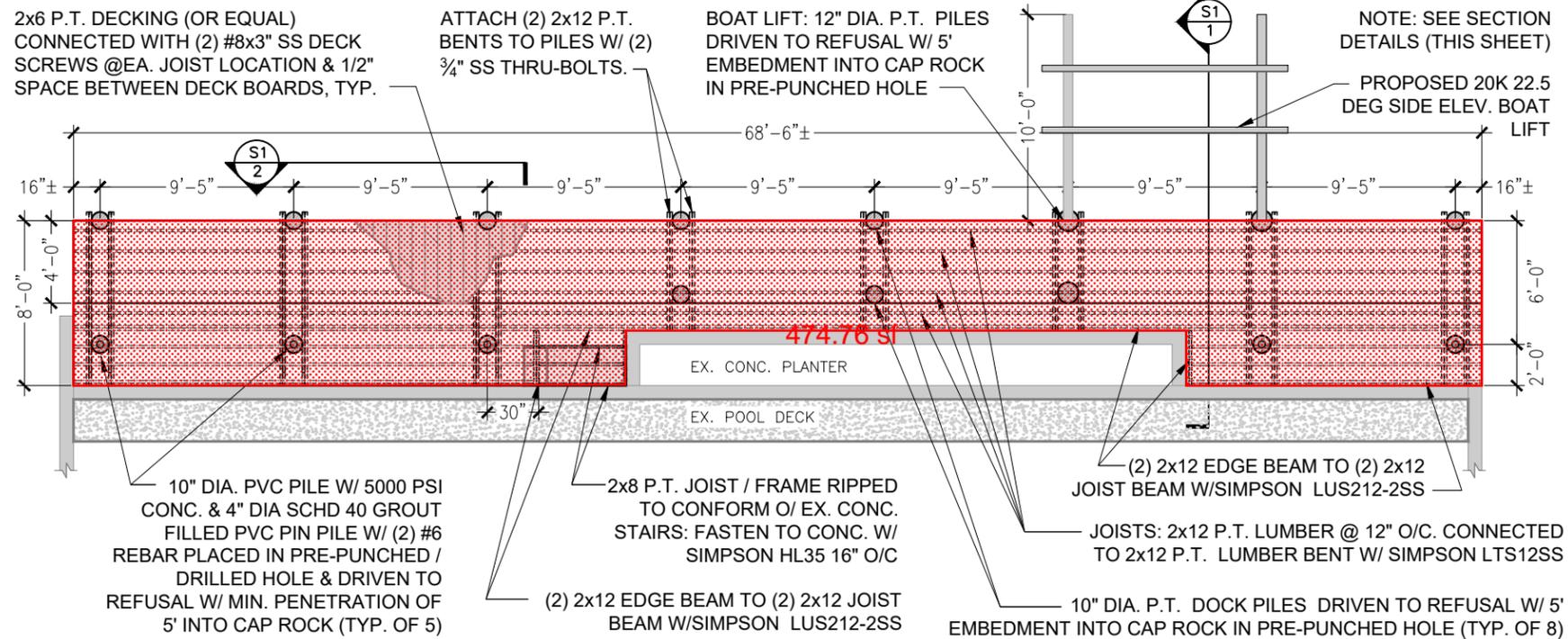


SECTION DETAIL S1
1/4"=1'

SECTION DETAIL S2
1/4"=1'

CONSTRUCTION NOTES

- MEASUREMENTS ARE +/- CONTRACTOR TO FIELD VERIFY PILE / RIPARIAN LINE LOCATIONS
- INSTALL HARDWARE TO MANUF. RECOMM.
- WATER / POWER TO DOCK PER OWNER'S DIRECTION



FRAMING PLAN
1/8"=1'

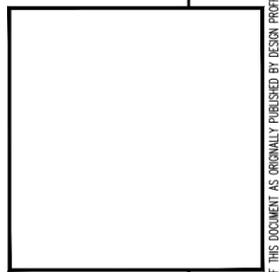
DOCK PLAN / SECTIONS

SCALE: VARIES

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SHEET 4 of 4
SHEET #
S1

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COMMENCEMENT NOTIFICATION

*Within ten (10) days of initiating the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. Department of the Army Permit Number: SAJ-2021-02931
(RGP-MMT)

2. Permittee Information:

Name: _____

Email: _____

Address: _____

Phone: _____

3. Construction Start Date: _____

4. Contact to Schedule Inspection:

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

*Within sixty (60) days of completion of the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number:** SAJ-2021-02931 (RGP-MMT)

2. **Permittee Information:** Name: _____

Email: _____

Address: _____

Phone: _____

3. **Date Authorized Work Started:** _____ **Completed:** _____

4. **Contact to Schedule Inspection:** Name: _____

Email: _____

Phone: _____

5. **Description of Authorized Work (e.g. bank stabilization, fill placed within wetlands, docks, dredging, etc.):** _____

6. **Acreage or Square Feet of Impacts to Waters of the United States:** _____

7. **Describe Mitigation completed (if applicable):** _____

8. **Describe any Deviations from Permit (attach drawing(s) depicting the deviations):**

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Printed Name of Permittee

Date

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

PERMIT NUMBER: SAJ-2021-02931 (RGP-MMT)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or electronic mail at saj-rd-enforcement@usace.army.mil.

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

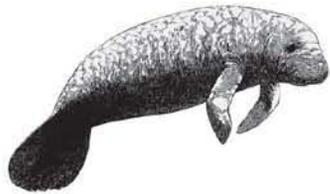
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC