

Historic Architectural Review Commission Staff Report for Item 20

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Daniela Salume, MFA Historic Preservation Manager
Meeting Date:	June 24, 2025
Applicant:	Alex Sainato
Application Number:	C2025-0058
Address:	812 Carsten Lane

Description of Work:

Renovations to historic house. New addition on north elevation behind screen porch, new pool, new cabana, new addition at rear, and site improvements.

Site Facts:

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

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

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



Photo of property under review circa 1965. Monroe County Library



Photo of property under review (North Elevation)



Photo of property under review along Carsten Lane.



Photo of property under review (East Elevation).

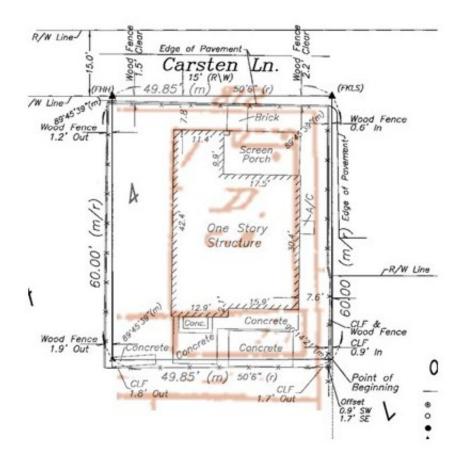
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Photo of property under review (South Elevation).



Photo of property under review (West Elevation).



1962 Sanborn Map and current survey.

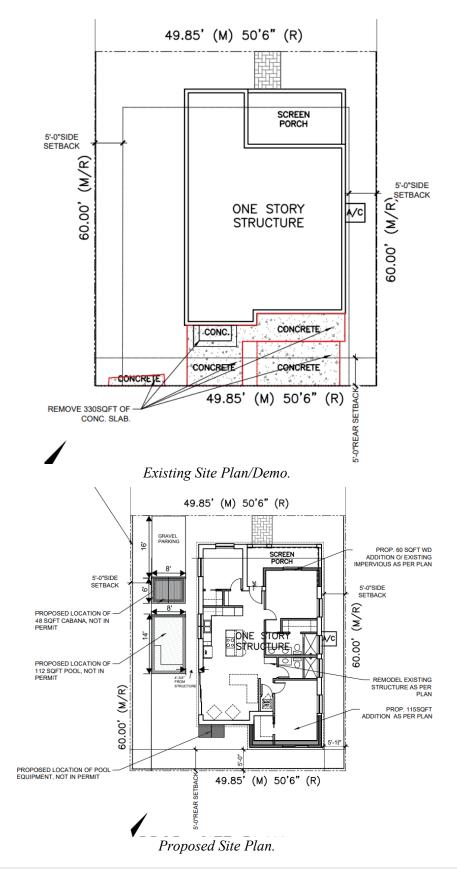
Guidelines Cited on Review:

- Guidelines for Building Exteriors-Wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 1, 3, 4, 5, and 6.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (3, 5, 8, and 9), B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 3, 4, 5, 7, 9, 12, 15, and 16.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 16, 17, 18, 21, 22, 23, 24, and 25.

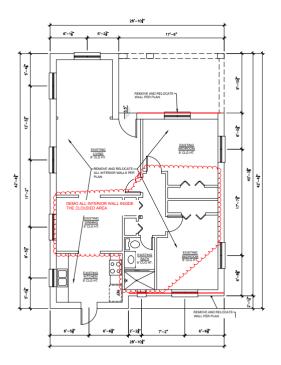
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph, guidelines 3 and 4.
- Guidelines for parking areas, landscaping & open space environment (page 43), specifically guidelines 2, 3, and 6.

Staff Analysis:

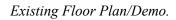
A Certificate of Appropriateness is currently under review for alterations to a historic, noncontributing historic structure. This includes a new addition on the north elevation (front) behind the screen porch, a new pool, a new cabana, a new addition at the south elevation (rear), and site improvements. Currently on the north elevation there is a screened porch that will have its interior wood wall demolished and a new wood wall built closer to the front of the house. A new pool and cabana are proposed on the left side of the house with a gravel parking spot in front. The pool will be screened by a louvered privacy wall on the cabana. Currently at the south elevation (rear), there is one door and two windows, as well as an outdoor shower and washer and dryer. There are also concrete slabs behind the house. All of this is proposed to be demolished, and the right side of the south elevation will be extended with a 5-v crimp metal roof and wood siding. There will be a sliding glass door on this addition. The pool equipment will be located on the left side of the south elevation. Currently on the east elevation, there are three casement windows and the screened porch. The casement windows will be replaced with four new casement windows without shutters. The screened porch that will have its interior wood wall demolished and a new wood wall built closer to the front of the house. Currently on the west elevation, there are four casement windows. These will be replaced with three casement windows without shutters and a sliding glass door.

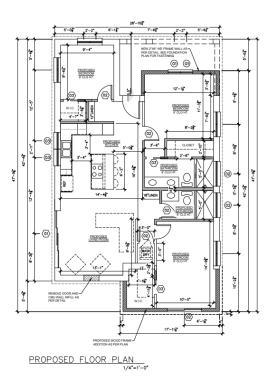


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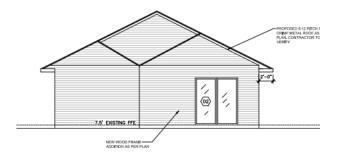
Proposed First Floor Plan.



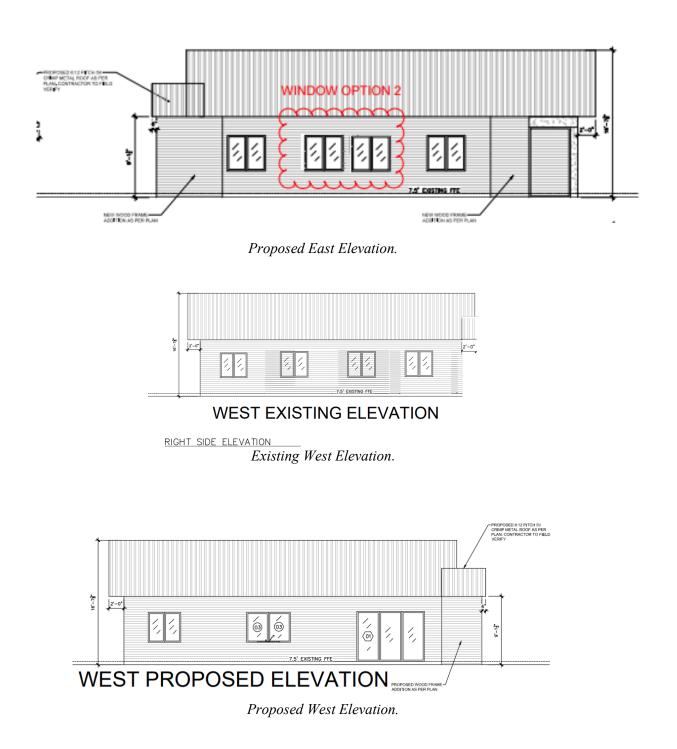
Existing Front Elevation.



Proposed Front Elevation.



Proposed Rear Elevation.



Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with exe existing structure and surrounding context. The proposed new north elevation covered porch wall will match the material and design of the current wall. This follows Guideline 22 which states "*Materials used for roofs, walling and windows etc. shall echo those used on the predominant or adjacent historic structures of same typology.*" The new wall location will not significantly alter the form or massing of the building.

The proposed rear addition would extend the right side of the south elevation. This addition follows many of the Guidelines for Additions. This includes Guideline 27 which states that "changing historically used materials and textures on contributing buildings in order to match a proposed addition is prohibited." The new addition will match the current structure in wood siding and 5-v crimp metal roofing. Guideline 6 states that "whenever possible, additions shall be attached to the rear or least conspicuous side of an existing buildings." The addition is proposed on the rear and least visible elevation. The new addition also follows Guideline 11 which states, "additions to contributing and historic buildings shall limit its size and scale in relationship to the historic building. The addition shall be lower than the original building height." The proposed addition will be lower than the addition would also include a new glass door, which follows Guideline 12 of Entrances, Porches, and Doors which states "sliding glass doors are not appropriate for use on any publicly visible façade of a contributing historic structure." The glass door would be on the south (rear) elevation, not visible from the street.

The proposed east elevation would include four new casement windows. Windows need to match existing configuration as shown in the historic photo from 1965. Shutters were not addressed in this application. Guideline 6 of Guidelines for Windows, Storefronts, Shutters, and Window Protection states that *"replacement windows on buildings or additions that were built in or after 1945 can be of different types, particularly buildings with jalousie and awning windows. Impact resistant windows, either wood, metal, or metal or composite clad, with matching opening dimensions, are an acceptable solution as replacements."* The structure was built after 1945, so the proposed windows can be aluminum.

The proposed west elevation includes a sliding glass door. The sliding glass door will be set back on the west elevation, which will be slightly visible from the street. The cabana will provide a buffer for the door to not be completely visible from the street. The cabana will have a louvered wall. There were no elevations provided for the cabana, so it is unclear if it follows the Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures.

The proposed pool does not fully follow Guideline 3 of Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment which states "Pools and related equipment proposed in HARC-approved locations must be screened from sight from the right-of-way by use of

HARC-approved fence Screening." Staff recommend keeping the current fence or adding a new fence to provide additional screening for the pool to meet this guideline.

The proposed gravel parking spot on the side of the building complies with Guideline 2 of Parking Areas, Landscaping, & Open Space Environment which states "*The most appropriate location for parking in the Old Town Historic District is in the rear and side yards of structures or on the street.*" The parking spot is proposed to be on the west elevation on the side of the structure.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West	HARC COA #	REVISION #	INITIAL & DATE
1300 White Street Key West, Florida 33040	FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	812 CARSTEN LANE; KEY WEST, FL 33040				
NAME ON DEED:	KW SUNSHINE HOMES LLC	PHONE NUMBER			
OWNER'S MAILING ADDRESS:	2211 MEDINA ROAD; SUITE 100	EMAIL 216-533-4988			
	MEDINA, OH 44256				
APPLICANT NAME:	ALEX SAINATO	PHONE NUMBER 216-533-4988			
APPLICANT'S ADDRESS:	1118 WATSON LANE	EMAIL asainato@prideone.cc			
	KEY WEST, FL 33040				
APPLICANT'S SIGNATURE:	Alfrench K Sainto	DATE 6/2/25			

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS_____ RELOCATION OF A STRUCTURE_____ ELEVATION OF A STRUCTURE____ PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES_____ NO_____ INVOLVES A HISTORIC STRUCTURE: YES ____ NO__ PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES_____ NO_____

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL:

REFER TO MAIN BUILDING SCOPE. DIMENSIONS/HEIGHT ON PLANS

MAIN BUILDING:

INTERIOR REMODEL, FRONT ADDITION AT EXISTING PORCH PER PLAN, NEW POOL & PRIVACY WAL WINDOWS/DOORS AS NOTED ON PLAN. NEW 5V CRIMP METAL ROOF.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

SEE DEMO APPENDIX

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

ACCESSORY STRUCTURE(S):						
CABANA PER PLAN						
PAVERS:	FENCES:					
MATERIAL TBD BY CLIENT/HARC STAFF DURING						
CONSTRUCTION.						
DECKS:	PAINTING:					
MATERIAL TBD BY CLIENT/HARC STAFF DURING	COLOR TBD BY CLIENT/HARC STAFF DURING					
CONSTRUCTION.	CONSTRUCTION.					
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):					
	POOL PER SITE PLAN. DECK MATERIAL TBD BY					
	CLIENT & HARC STAFF.					
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:					

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:		INITIAL:
	APPROVEDNOT APPROVEDDEFERRED FOR FUTURE CONSIDERATION	
MEETING DATE:		INITIAL:
	APPROVEDNOT APPROVEDDEFERRED FOR FUTURE CONSIDERATION	
MEETING DATE:		INITIAL:
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REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND D	DATE: HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	

PROPERTY OWNER'S NAME:

APPLICANT NAME:

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.

Geach & Sainte

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(t)	Is not specifically	y associated with events that have made a significant contribution to local, state, or national history.	
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(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

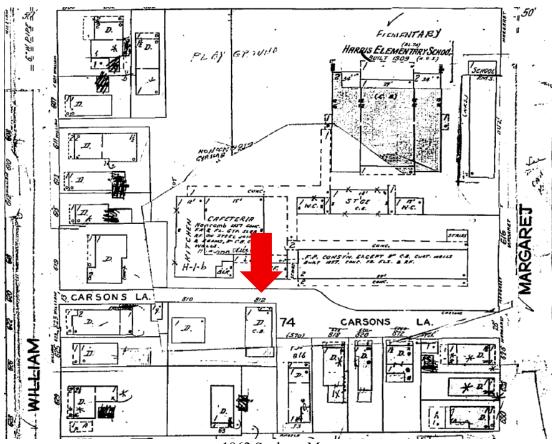
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies): (1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

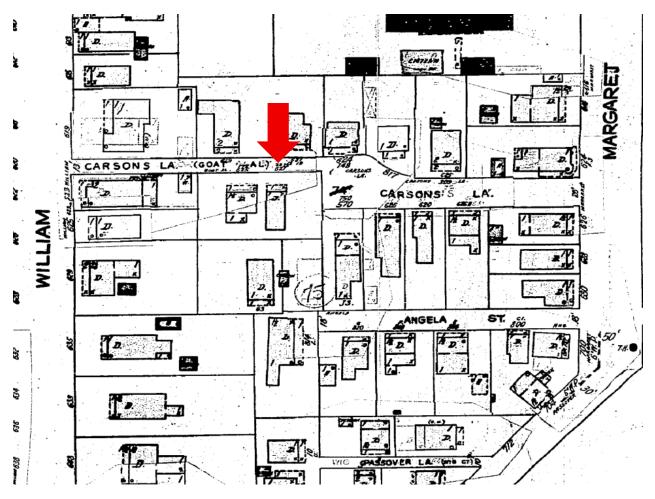
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

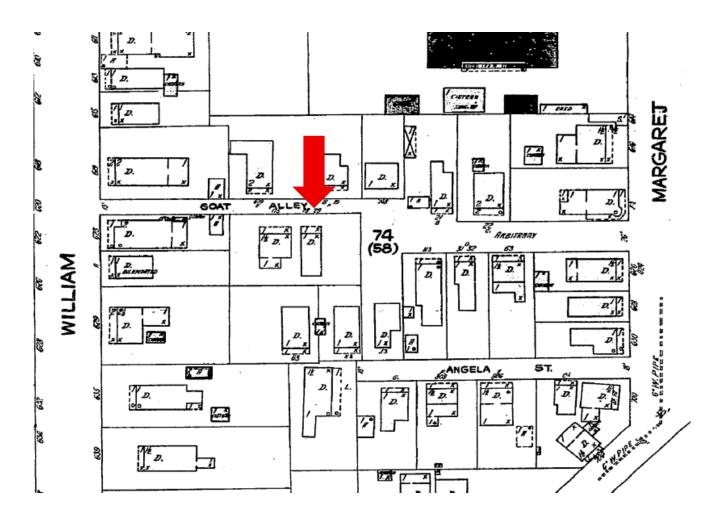
SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map

PROJECT PHOTOS

812 Carsten Ln KW, FL 33040

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812 Carsten Lane Key West, FL 33040











Front side of home









Left side of home









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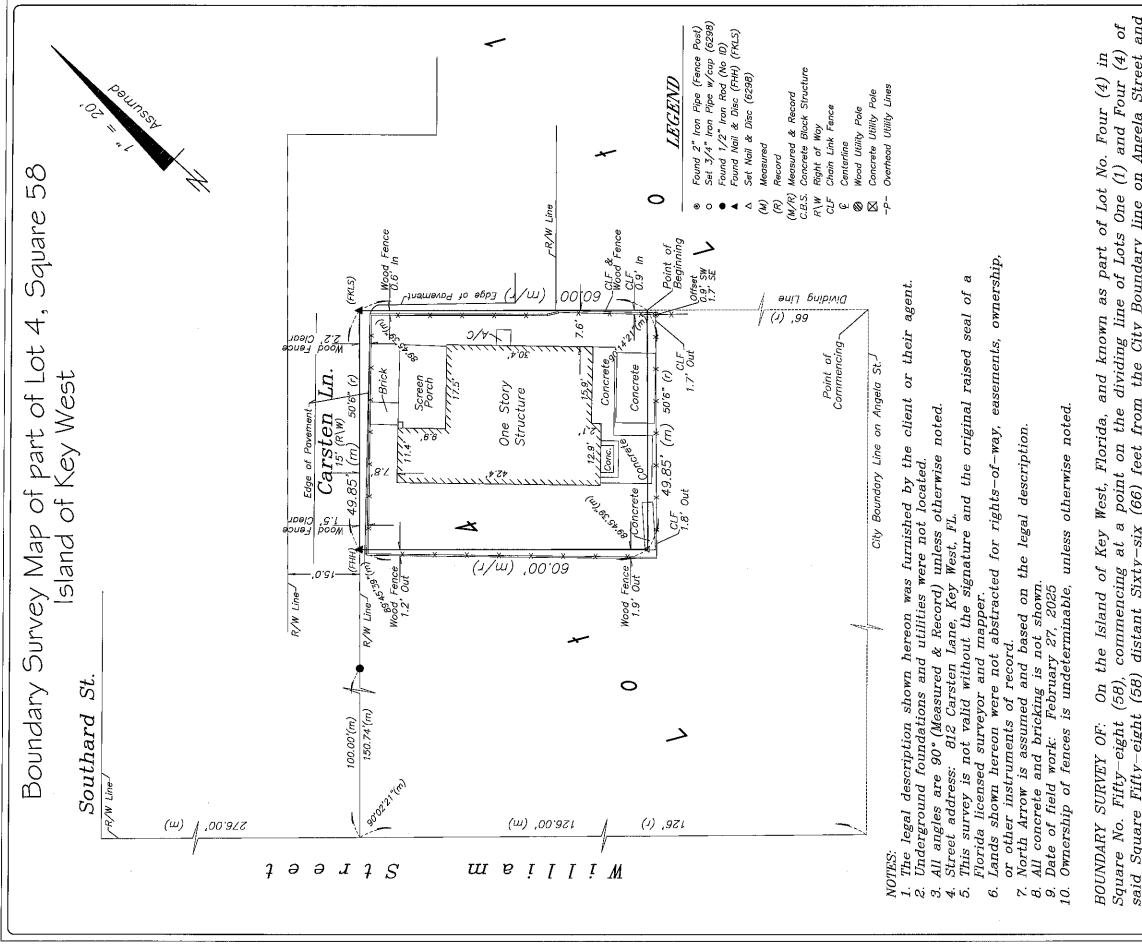


Back left side of home





SURVEY



said Square Fifty-eight (58) distant Sixty-six (66) feet from the City Boundary line on Angela Street and running thence along the line of Lot One (1) and Four (4) in said Square Fifty-eight (58) in a Northwesterly direction Sixty (60) feet to a Fifteen-foot alleyway; thence at right angles along the said Alleyway in a Southwesterly direction a distance of Fifty (50) feet and Six (6) inches; thence at right angles in a Southeasterly direction a distance of Sixty (60) feet; thence at right angles in a Northeasterly direction a distance of Sixty (60) feet; thence at right angles in a Northeasterly direction a distance of Sixty (60) feet; thence at right angles in a Northeasterly direction a distance of Sixty (50) feet and Six (6) inches to the Point of Beginning. BOUNDARY SURVEY FOR: KW Sunshine Homes, LLC; Oropeza Stones & Cardenas, PLLC; Old Republic National Title Insurance Company;	I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	J. LYNN O'FLYNN, Inc. Professional Surveyor & Mapper 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 Fax (305) 296-2244
58) distant Sixty-six (66) feet from the City Be line of Lot One (1) and Four (4) in said Squa ixty (60) feet to a Fifteen-foot alleyway; thence rly direction a distance of Fifty (50) feet and 2 direction a distance of Sixty (60) feet; thence distance of Fifty (50) feet and Six (6) inches KW Sunshine Homes, LLC; Oropeza Stones & Can Old Republic National Title Insurance Company;	survey was made under my responsible charge the Florida Board of Professional Surveyors & pursuant to Section 472.027, Florida Statutes.	THIS SURVEY IS NOT ASSIGNABLE
said Square Fifty-eight (58) distant S running thence along the line of Lot Northwesterly direction Sixty (60) feet Alleyway in a Southwesterly direction angles in a Southeasterly direction a Northeasterly direction a distance of BOUNDARY SURVEY FOR: KW Sunshine Old Republic	I HEREBY CERTIFY that this survey was of Practice as set forth by the Florida Florida Administrative Code, pursuant t	J. LYNN O'FLYNN, INC. J. Lynn O'Flynn, PSM Florida Reg. #6298 March 5, 2025

PROPOSED DESIGN



FLORIDA KEYS

SITE DATA

SITE ADDRESS:	812 CARSTEEN LN, KEY WEST
LEGAL DESC.:	KW PT LOT 4 SQR 58 P-629 G24-249/51
FLOOD ZONE:	AE 6
DFE:	7.0' NGVD 1929
LOT AREA:	3,030SQ. FT.
ZONING:	HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)
<u>F.L.U.M.:</u>	HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)
SETBACKS:	FRONT 10', SIDES 5', REAR 5'
MAX BUILDING HEIGHT:	38' (35' + 3' ABOVE FLOOD PER POLICY 101.5.32)
MIN. OPEN SPACE:	20%

DRAWING INDEX

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



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

A.B. Abv. Adj. A.F.F. A.H.U. A.F.F. B.C. B.F.F. B.C. Collen Dist. D.C. Dist. D.S. D.S. D.S. D.S. D.S. D.S. D.S. D.	Anchor Bolt Above Air-Conditioner Adjustable Above Finished Floor Air Handler Unit Alternate Base Cabinet Bifold Door Below Finished Floor Book Shelf Beam Bottom Bypass door Bearing Circle Ceiling Column A/C Compressor Ceramic Tile Dryer Decorative Dedicated Outlet Double Diameter Disposal Distance Drawer Stack Dryer Vent Dishwasher Each Each Way Electrical Elevation Expansion Florida Bldg. Code Florida Bldg. Code Florida Bldg. Code

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STRUCTURAL LUMBER

1. All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.

GENERAL NOTES

- 2. All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards. 3. 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 treatement.
- 4. All field cuts in Pressure Treated lumber shall be treated on site. 5. Nailing shall be in accordance with FBC 2023. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- 6. Sheathing shall be $\frac{19}{32}$ CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans. 7. 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. 8. The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- 9. 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.
- 10. 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.
- 11. Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
- 12. 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

- 1. Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
- 2. All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas. 3. All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- 4. Apply a bond breaker between the wood surface an any connector or fastener that is not compatible with pressure treated wood. 5. 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. 6. All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

CAST IN PLACE CONCRETE

- 1. The concrete shall have the following properties: 1. Compressive strength at 28 days equal to or greater than 5000PSI
 - 2. Ready Mix as per ASTM C94
 - 3. Type 1 Portland Cement shall adhere to ASTM C 150
- 4. Normal weight aggregates shall adhere to ASTM C33
- 5. Light weight aggregates shall adhere to ASTM C330
- 6. No calcium chloride
- 7. Air entraining shall adhere to ASTM C260
- 8. Water reducing shall adhere to ASTM C494
- 9. Water used shall be fresh water which is clean and potable
- 10. Concrete slump range shall be within the range of 3" to 5" unless otherwise stated. 11. Applicable code is ACI 318 latest addition and ACI 301.

FOUNDATION AND CONCRETE

- 1. All footings including grade beams, pile caps and slabs on grade shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- 2. All footings shall be centered under the walls, columns, or specified line unless otherwise noted
- 3. Auger piles shall be drilled no less than 4' into the cap rock and must be 18" in diameter unless otherwise noted. 4. All exposed concrete edges shall be constructed and finished with a $\frac{1}{2}$ " 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.
- 7. 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.
- 2. The splicing length shall be 45 times the bar diameter unless otherwise noted.
- 3. 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.
- 4. The welded wire fabric shall be in conformance with ASTM A-185.
- 5. The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire. 6. All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

GENERAL REQUIREMENTS

- 1. 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. 2. This set of plans is solely intended to be utilized for construction at the specified location.
- 3. The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record
- 4. 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. 5. The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- 6. The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2023 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- 7. The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- 8. Quality of the work must meet or exceed the industry standard practices.
- 9. Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- 10. Install shoring as required for all structural members of the existing structure. 11. 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.
- 12. The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts. 13. The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

PORTLAND CEMENT PLASTERING STUCCO NOTES

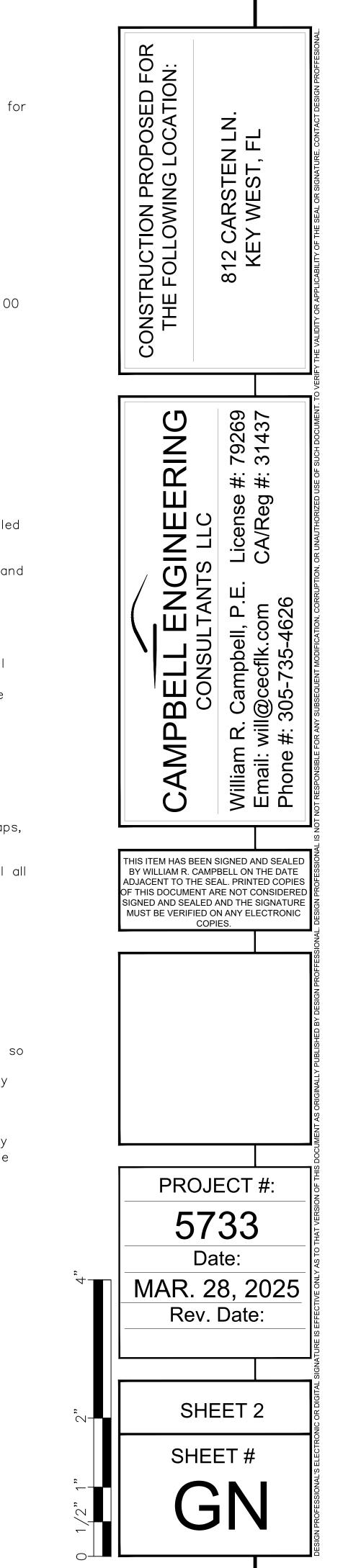
- 1. The Contractor shall perform all work in conformance with the 2023 Florida Building Code.
- 2. Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works. 3. PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath
- or approved equal.
- 4. 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.
- 8. Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

- PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)
- 9. Expansion joints shall be two piece, formed with a slip joint and square edge 1 1/2" wide reveal with perforated concealed flanges.
- 10. Water for mixing shall be potable and free of any contaminants. 11. 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.
- 12. The bonding compound shall conform with ASTM C 932
- 13. Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
- 14. Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
- 15. Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063 16. The Contractor shall perform all work in conformance with the 2023 Florida Building Code.
- 17. Masonry cement shall conform with ASTM C 91 Type N
- 18. Lime shall comply with ASTM C 206 Type S or ASTM C 207
- 19. Sand aggregate shall comply with ASTM C 897
- 20. Perlite aggregate shall comply with ASTM C 35
- 21. Plaster mixes shall comply with ASTM C 926
- 22. Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure. 23. 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 $2\frac{1}{2}$:1.
- 24. Distances between control joints shall not exceed 18 FT.
- 25. Install control joints at locations where control joints occur in the main wall behind the plaster. 26. The plaster application shall conform with ASTM C 926.
- 27. The plaster application shall not deviate more than $\frac{1}{4}$ " in 10 FT.
- 28. 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
- 2. All timber construction shall conform to the latest edition of AFTC, T.P.I, and National Design Specifications for Wood Construction.
- 3. All wood shall be PT(Pressure Treated) to prevent decay and protect from insects and must be dry prior to use. 4. All wood fasteners and connectors shall be compatible with PT wood.
- 5. 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.
- 6. 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.
- 7. Blocking must be placed between all joist with a spacing not to exceed 8' 0.C. 8. Simpson LUS Type Joist Hangars must be used at intersection points of all structural wood members including but not limited to joist and beams.
- 9. All structural wood members shall have a fiber stress of at least 1200PSI
- 10. Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
- 11. General Sheathing Notes: 10d Ring Shank Nails, 4" O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field 12. 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. 13. 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
- 14. The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- Penetration and 380LBS of Connection Strength Capacity.
- 16. Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows STRUCTURAL NOTES
- 1. The design and applicable scope of work is intended to comply with the 2023 Florida Building Code and ASCE/SEI 7-22.
- 2. The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
- 3. The engineer must be notified and submit a written approval for all modifications or deviations from the specified design. 4. 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. 5. 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. 6. All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.
- METAL AND STEEL BUILDING NOTES
- 1. GENERAL
- Metal building erector shall be responsible for erection of the steel and associated work in compliance with the metal building manufacturers association.
- B. The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Metal building bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. Tension brace rods work in pairs to balance forces caused by initial tensioning. care must be taken while tightening brace rods so as not to cause accidental or misalianment of components. all rods must be installed loose and then tightened. Rods shall not exhibit excessive sag. for long or heavy rods or angles, it may be necessary to support the rod at mid-bay by suspending it from a secondary member
- C. Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any structural components.
- D. All field welding must be done at the direction of a design professional, and done in accordance with aws (americian welding society) by welders qualified to perform the work as directed by the applicable welding procedure specification (wps). a wps shall be prepared by the contractor for each welding variation specified. the contractor is responsible for any special welding inspections as required by local jurisdiction.
- 2. MATERIALS
- All structural plates, channels and miscellaneous metals shall be in accordance with astm specification below. Material ASTM Description <u>Yield strength (min)</u> 50 ksi
 - a529/ a572 / a1011 Structural steel plate Hollow structural a500 42 ksi a500 / a572 / a592 / a992 50 ksi Hot rolled str. shapes 36 ksi Hot rolled angles a36
 - a653 / a1011 Cold formed shapes Roof and wall sheeting a653 / a792
 - a307 / a325
 - a572 / a108 f1554 36 ksi
- Anchor rods All steel exposed to weather shall be galvanized or coated with primer and marine grade epoxy. F. Weld filler material shall be 70 ksi tensile strength.
- 3. EXECUTION

Bolts

Rods

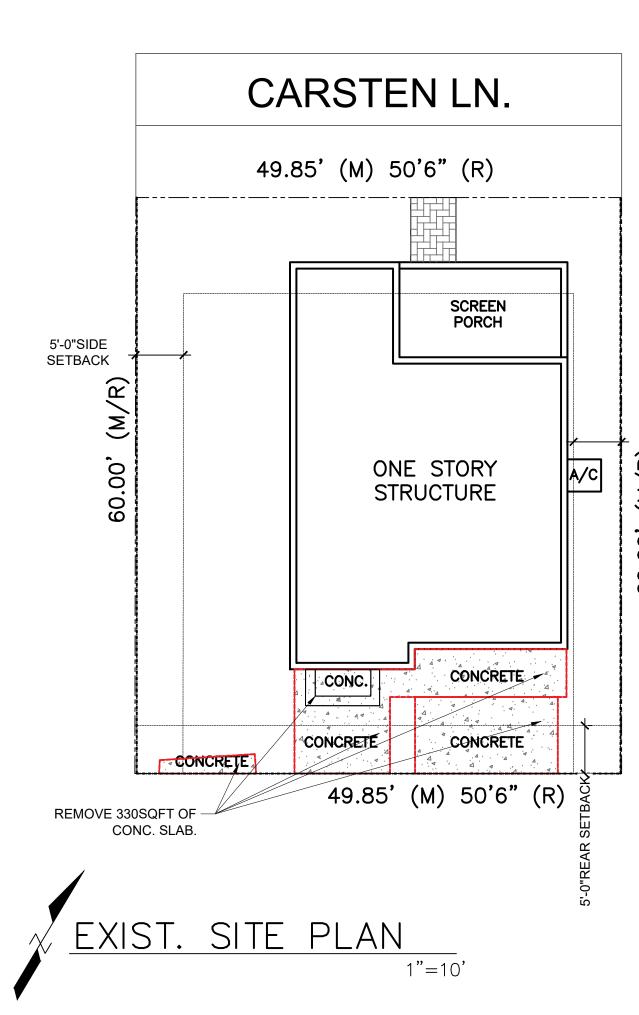
- A. Install metals as detailed on metal building drawings and permit drawings.
- B. Steel work shall conform to the latest edition of the design, fabrication and erection of structural steel for building as adopted by the
- aisc and metal building manufacturers assocation.
- C. All steel shall be painted with one coat of primer and shall be touched up after installation, unless the material is stainless steel. D. Steel exposed to the elements shall also be coated with a marine grade epoxy unless the material is stainless steel.
- E. Coat all steel members with marine grade epoxy for corrosion resistance.

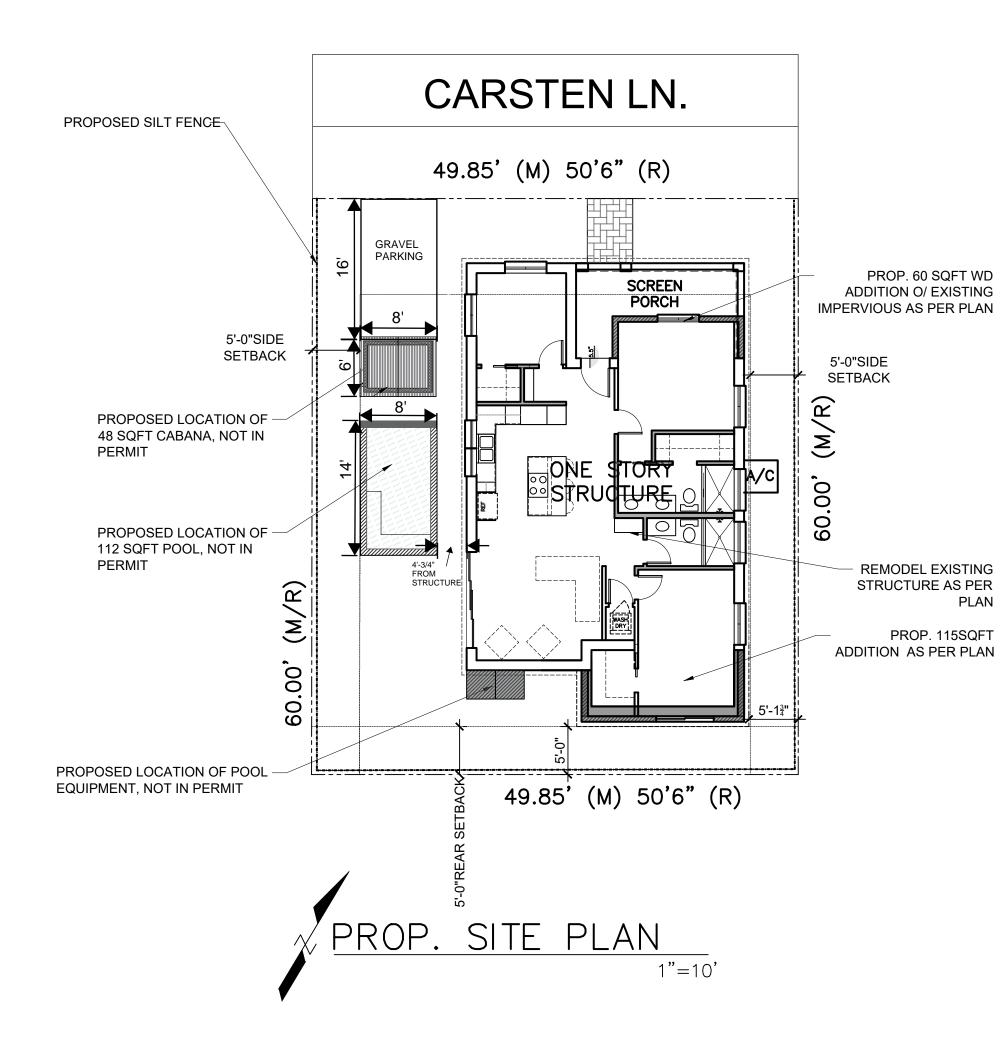


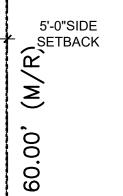
15. The approved fasteners are as follows: $\frac{3}{16}$ Tapcon with $1\frac{3}{4}$ " Penetration and 230LBS of Connection Strength Capacity; $\frac{1}{4}$ " Tapcon with 2"

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE:	3,030.0	SQ. FT.	
EXISTING IMPERV. AREA: CONC. SLAB: PAVERS: HOUSE:	330.0 31.8 1,203.7	SQ. FT SQ. FT SQ. FT	
TOTAL EXIST. IMPERVIOUS AREA	A: 1,565.5	SQ. FT. (51.67%)	
TOTAL EXIST. OPEN SPACE:	1,464.5	SQ. FT. (48.33%)	
PROP. IMPERV. AREA REMOV	'ED		
CONCRETE SLAB	-300	SQ. FT	
NEW TOTAL IMPERV. AREA: NEW TOTAL OPEN SPACE AREA:	1,265.5 1,764.5	SQ. FT. (41.77%) SQ. FT. (58.23%)	

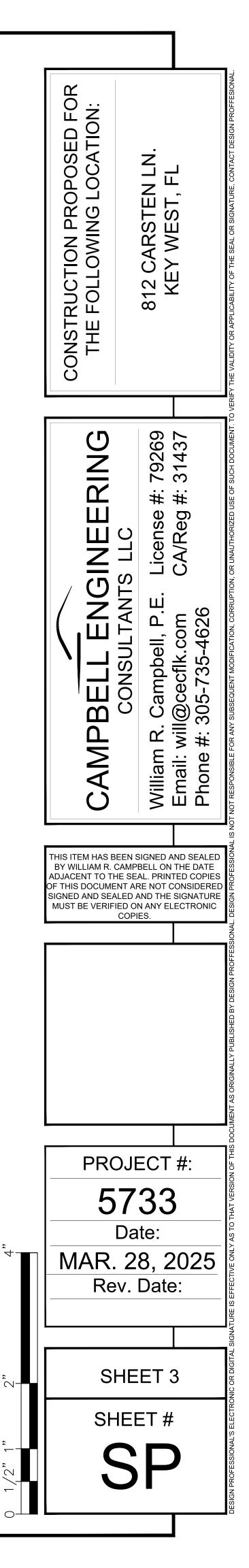






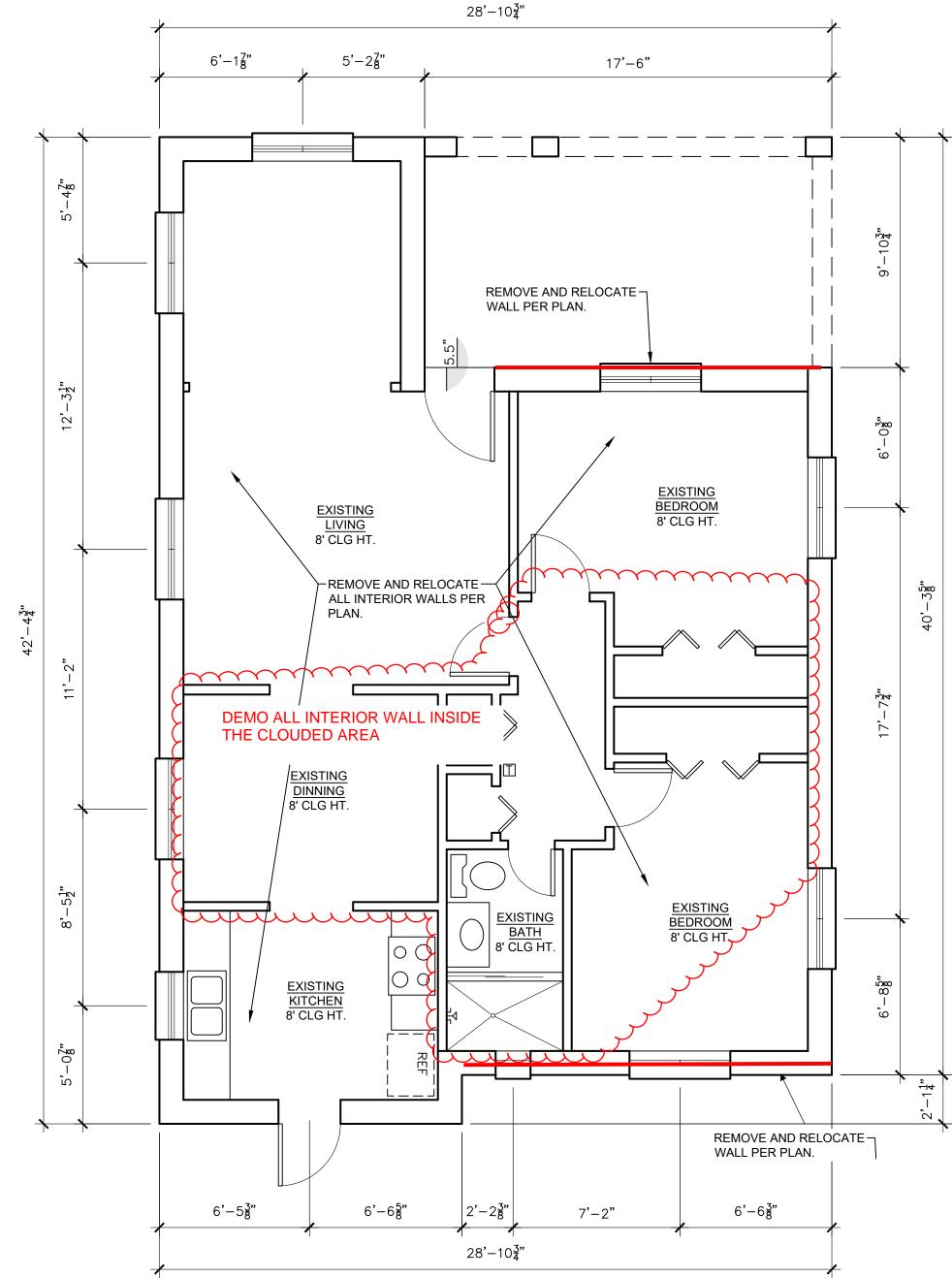
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NEW IMPERVIOUS ARFA [.]		
CONCRETE POOL & CABANA ADDITION	160 115	SQ. FT. SQ. FT.
NEW TOTAL IMPERV. AREA:	1,540.5	SQ. FT. (50.84%)
NEW TOTAL OPEN SPACE AREA:	1,489.5	SQ. FT. (49.16%)
REMOVED IMPERVIOUS - NEW IMPER 300 - (160+115) = 25 SQ. FT. (POSITIV		CE VARIANCE)



LEGEND

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



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

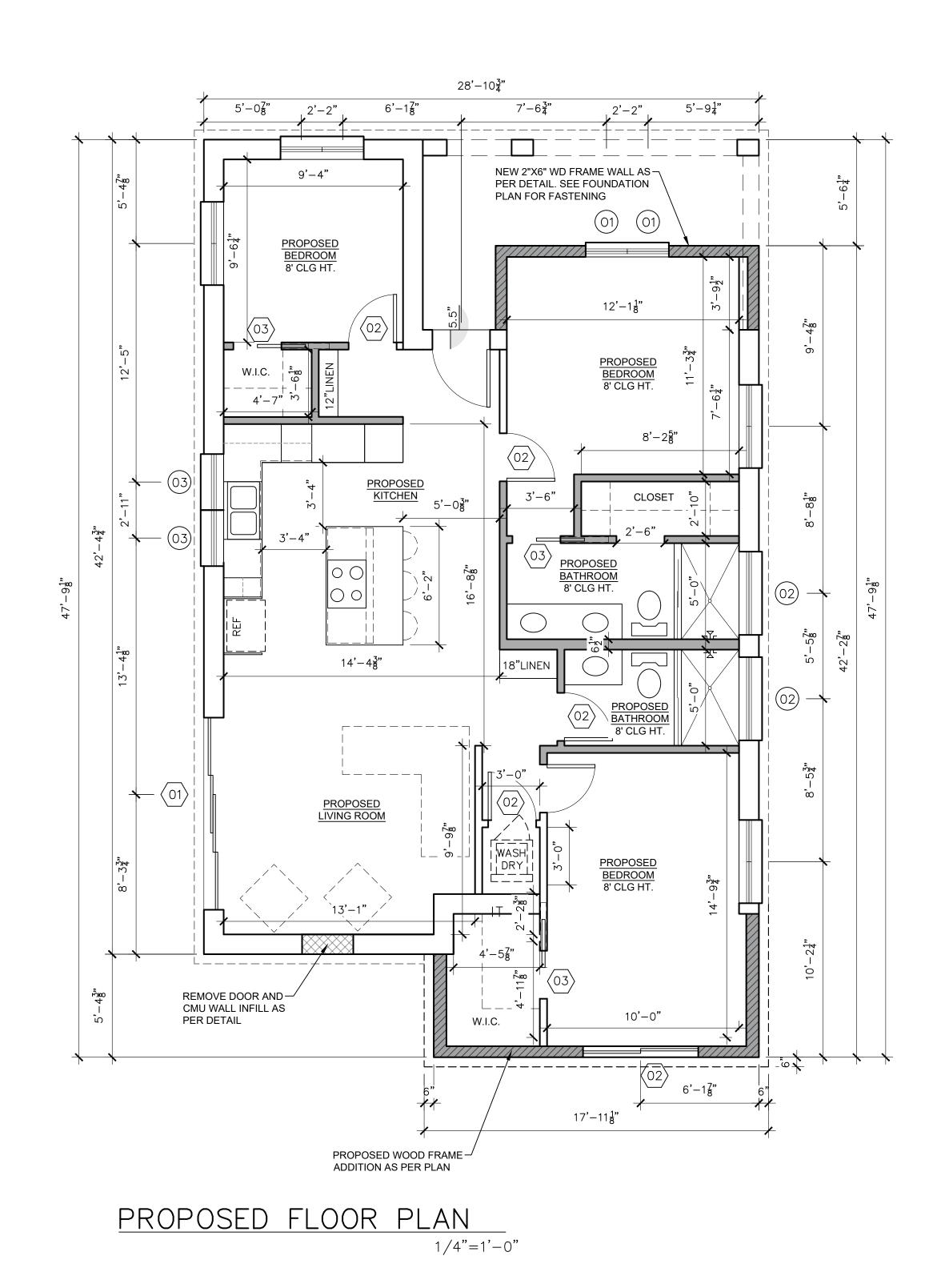
	EXTERIOR DOOR SCHEDULE					
MARK	NOMINAL SIZE (W X H)	ZONE	TYPE	WINDLOAD REQUIREMENT (ASCE 7-22)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
(01)	10'-0" × 6'-8"	5	IMPACT SGD	+44.67 / -55.18	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	6'-0" x 6'-8"	5	IMPACT SGD	+44.67 / -55.18	BY CONTRACTOR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

• CONTRACTOR TO PROVIDE THE NOA'S.

CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

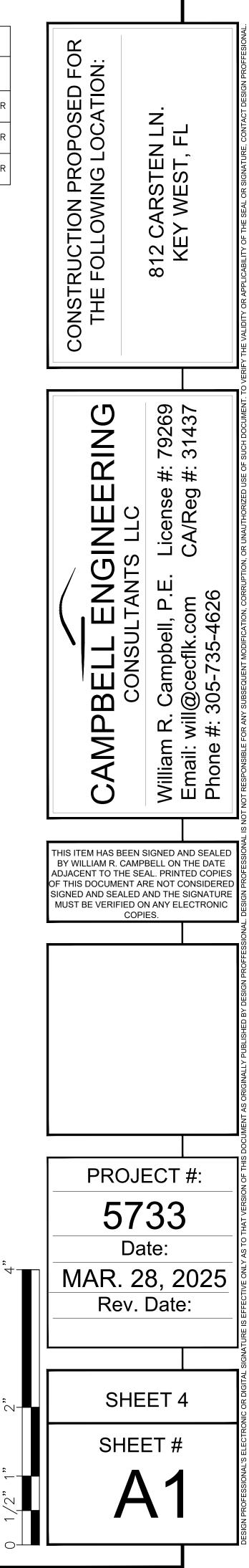
INTERIOR DOOR SCHEDULE					
MARK	NOMINAL SIZE (W X H)	DESCRIPTION	HARDWARE	MANUFACTURER & MODEL NUMBER	
(02)	2'-6" x 6'-8"	FIBERGLASS OR MASONITE PANELED SWING	BY CONTRACTOR	BY CONTRACTOR	
(03)	2'-6" x 6'-8"	FIBERGLASS OR MASONITE PANELED POCKET	BY CONTRACTOR	BY CONTRACTOR	

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



NOTE: ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW OR DOOR THAT MEETS FL. BLDG. CODE 2023 FOR EGRESS. A MIN. 5.7 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" AND A SILL THAT IS NOT MORE THAT 44" AFF. ADDITIONAL NOTES:

CONTRACTOR TO PROVIDE THE NOA'S.
 CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
 CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.
 ALL FENESTRATION OPENINGS TO CONFORM TO . FBCR, 107.2.1















ELECTRICAL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE. 2. ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL LBE PROVIDED BY THE
- CONTRACTOR UNLESS NOTED OTHERWISE 3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT
- AND DEVICE MANUFACTURER RECOMMENDATIONS. 4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND
- STANDARDS. 5. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS,
- COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS. 6. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE
- SITE AND WITHIN THE BUILDING PRIOR TO BID. 7. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SECONDARY SERVICE OVERHEAD FEEDER BY KEYS. ELECTRICAL CONTRACTOR SHALL COORDINATE SPLICE LOCATION WITH KEYS SERVICE REQUIREMENTS.
- 8. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
- 9. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER 10. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF
- DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LABELED. 11. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES
- AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS. 12. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE
- OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN 13. EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR
- REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
- 14. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE. 15. ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED
- EXTERIOR SHALL BE GALVANIZED RIGID METAL CONDUIT.
- ALL WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTIORS #10 AND SMALLER SHALL BE SOLID COPPER. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER. UNLESS NOTED OTHERWISE, CONDUCTOR INSULATION SHALL BE DUAL RATED AT THHN/THWN.
- 17. ALL MATERIAL SHALL BE UL APPROVED.
- 18. A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS. 19. CONTRACTOR TO PROVIDE COMPUTER PRINTED ON WHITE WRAPAROUND PAPER
- WITH CLEAR PLASTIC PROTECION FOR TAIL FOR ALL WIRE MARKERS. MARKER SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION AND PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
- 20. CONTRACTOR TO PROVIDE PUNCH TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END FOR THE CONSTRUCTION WITH ALL CHANGES INDICATED THEREIN.
- 22. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITHIN 10%. 23. ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESEAL.
- 24. ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- 25. ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 5350/5252 SERIES OR EQUAL
- 26. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
- 27. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
- 28. FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED. 29. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES
- 30. ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES. 31. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
- 32. PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
- 33. ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL EXTERIOR LIGHTING SHALL BE GFI PROTECTED PER NEC210.8 (A) (3). ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS FOR DEVICES INSTALLED IN DWELLING UNITS KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH NEC 210-12.
- 34. MECHANICAL VENTILATION, WHEN REQUIRED, SHALL OPERATE WHENEVER THE ROOM IS OCCUPIED
- 35. CEILING BOXES USED FOR THE SOLE SUPPORT OF PADDLE FANS SHALL BE LISTED FOR THE PURPOSE AND BE IN ACCORDANCE WITH NEC 314.27(A)(2).
- 36.NEW RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT IN ACCORDANCE WITH NEC 406.12 AND 210.52.
- 37. NOT LESS THAN 90% OF THE LAMPS IN PERMANENTLY INSTALLED LUMINARIES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-ER-WATT.
- 38. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
- 39. ALL SMOKE DETECTORS SHALL BE WIRED IN TANDEM. SMOKE DETECTORS WITHIN 20' OF COOKING APPLIANCES SHALL BE SILENCEABLE. 40. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. PLUG-IN TYPE CIRCUIT BREAKERS
- WILL NOT BE ACCEPTED. 41. ALL FIXTURES, SWITCHES AND OUTLETS MUST BE INSTALLED AT A MINIMUM OF 12"
- ABOVE CURRENT FLOOD ELEVATION.
- 42. INSTALL TYPE 1 OR TYPE 2 SURGE PROTECTOR DEVICE IN ELECTRICAL SYSTEM AT THE SERVICE OR LOCATED IMMEDIATELY ADJACENT TO SERVICE PER NEC 230.67.

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

- ADDITIONAL ELECTRICAL NOTES: • ELECTRICAL PLANS PROVIDED ARE CONCEPTUAL AND MEANT TO BE CERTIFIED BY AN ELECTRICAL ENGINEER/ELECTRICIAN: AND MUST MEET
- ALL REQUIREMENTS OF FBC 2023. • ALL EXISTING ELECTRICAL TO REMAIN UNLESS NOTED OTHERWISE. • CONNECT ALL NEW ELECTRICAL FIXTURES TO EXISTING ELECTRICAL PANFI
- CONTRACTOR TO VERIFY THAT EXISTING PANEL IS SUFFICIENT TO HANDLE ADDITIONAL LOAD.
- ALL INTERIOR OUTLETS SHALL BE ARC-FAULT PROTECTED, GFI, AND TAMPER PROOF. • ALL EXTERIOR OUTLETS SHALL BE ARC-FAULT PROTECTED, GFI, TAMPER
- & WEATHER PROOF
- ALL OUTLETS, BOTH INTERIOR & EXTERIOR SHALL BE MOUNTED A MIN. OF 13" ABOVE BASE FLOOD ELEVATION.

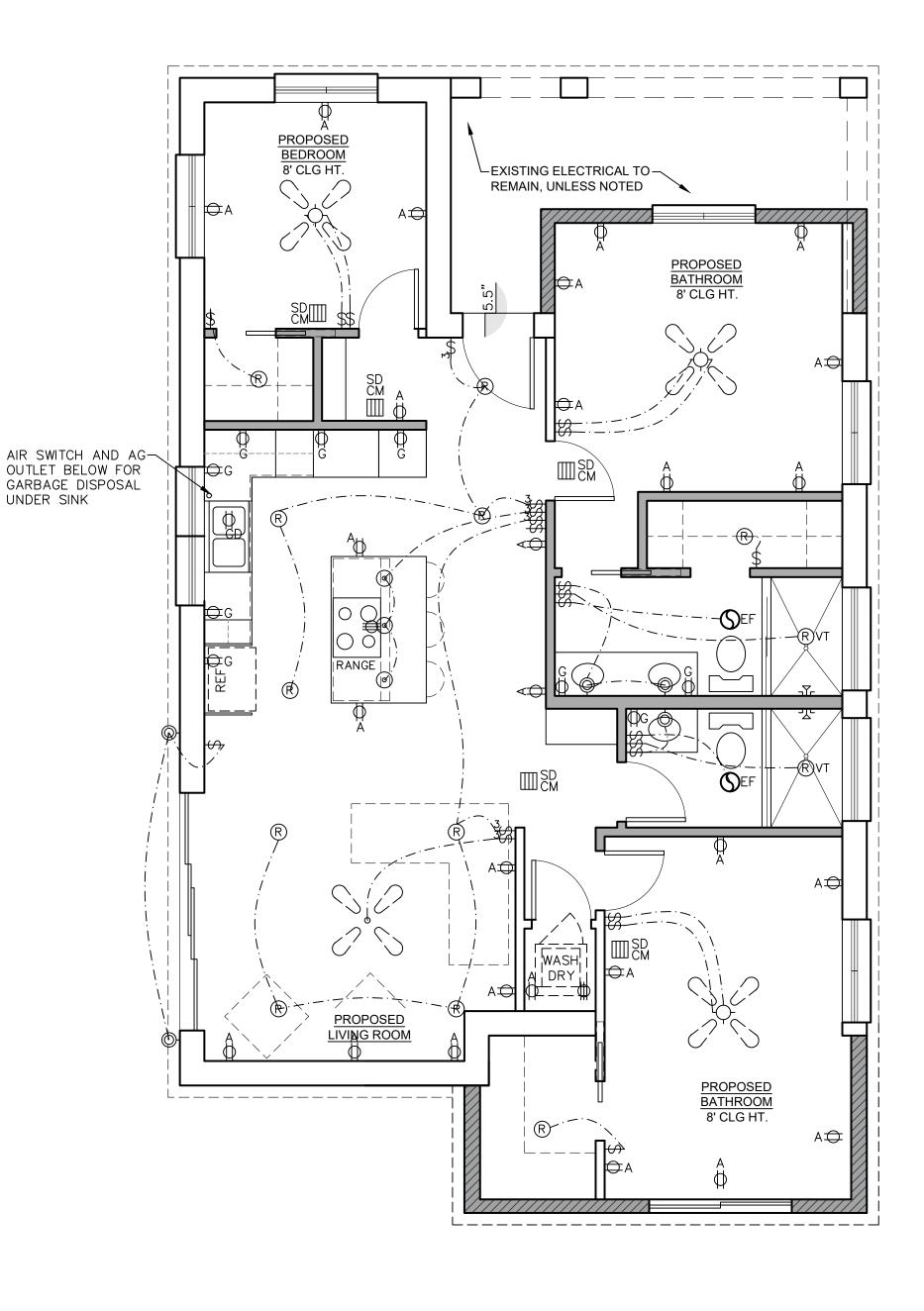
SMOKE DETECTOR NOTES:

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

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

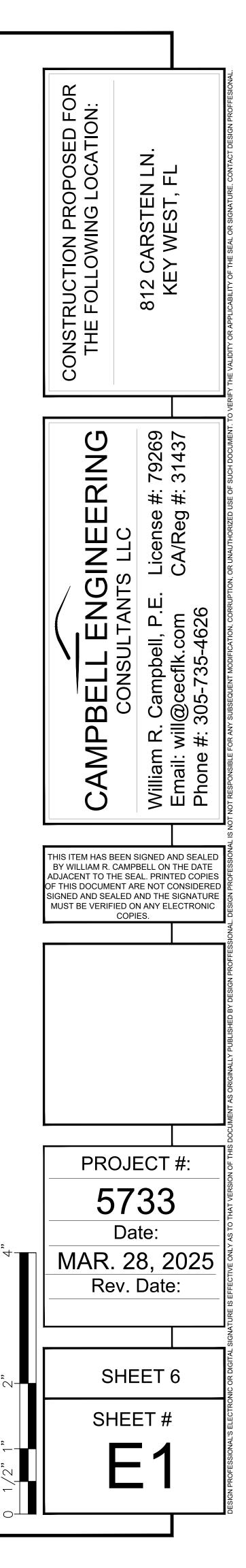
EGEND

₽A	ARC-FAULT CIRCUIT INT. DUPLEX RECP.
€G	GROUND-FAULT CIR. INT. DUPLEX RECP.
€	220V RECP.
\	QUADPLEX RECP.
WP	WEATHERPROOF
PC	PULL CHAIN SWITCH
VT	VAPOR TIGHT FIXTURE
⊲ TV	TV JACK
⊲рн	COMMUNICATIONS JACK PER NEC
\$	800.156 WALL SWITCH
\$3	3 WAY SWITCH
S EF	EXHAUST FAN
EF ∏	EXHAUST FAN AND LIGHT COMBO
≻≺	UNDER CABINET LGT
- \ -	CEILING MOUNTED FIXTURE OUTLET
-0	WALL MOUNTED FIXTURE OUTLET
\odot	PENDANT LIGHT FIXTURE
R	RECESSED FIXTURE OUTLET
₽¢	FLOOD LIGHT FIXTURE
∭ SD CM	SMOKE AND CARBON MONOXIDE DETECTOR
	CEILING FAN ONLY
<u>``</u>	CEILING FAN WITH



ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2023 MECHANICAL CODE, FLORIDA ENERGY EFFICIENCY CODE AND ALL LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, PERMITS, FEES AND INSPECTIONS NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. 3. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK

WITH ALL OTHER TRADES PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OR PIPING. 4. PRIMARY DUCTWORK SHALL BE CONSTRUCTION OF ONE AND HALF-INCH THICK (R-6 MINIMUM) FIBERGLASS DUCTBOARD WITH REINFORCED ALUMINUM FOIL FACED COVERING FABRICATED AND INSTALLED PER SMACNA RECOMMENDATIONS.

5. ALL VENTILATION AND EXHAUST DUCTWORK SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION PER SMACNA RECOMMENDATIONS.

6. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER TUBING SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSULATED SUCTION AND CONDENSATE PIPING WITH 1/4" THICK FOAM PLASTIC OF FIRE RETARDANT TYPE 25/30 MAXIMUM SMOKE DEVELOPED AND FLAME SPREAD RATING RESPECTIVELY PER TESTS IN MFPA-255. FINISH WHERE EXPOSED WITH TWO COATS OF ACRYLIC LACQUER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

7. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. COMPRESSORS SHALL CARRY A FIVE-YEAR FACTORY GUARANTEE. 8. AIR CONDITION SYSTEM SHALL BE BALANCED TO OBTAIN COMFORT CONDITIONS IN ALL AREAS WITHOUT DRAFTING

9. THERMOSTATS SHALL BE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB BASE. MOUNT FIVE FEET ABOVE FINISHED FLOOR WHERE SHOWN

10. ALL DUCT ELBOWS GREATER THAN FORTY FIVE (45) DEGREES SHALL BE FITTED WITH TURNING VANES. 11. PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.

12. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT. 13. VIBRATION ISOLATION SHALL BE PROVIDED FOR ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

14. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND FORCES GENERATED BY 175 MPH WINDS

15. FLEXIBLE DUCT SHALL BE FACTORY FABRICATED ROUND DUCTWORK COMPOSED OF CORROSION-RESISTANT REINFORCING WITH HELIX PERMANENTLY BONDED AND ENCLOSED IN POLYESTER FILM THEN COVERED WITH 1-1/2 INCH THICK 1/4 PCF (R-6 MINIMUM) DENSITY FIBERGLASS INSULATION BLANKET SHEATHED IN A VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, ELASTOMER BACK COATED. THE DUCT SHALL COMPLY WITH MFPA BULLETIN 90-A AND BE LISTED A CLASS 1 AIR DUCT. UL 181 DUCT SHALL BE "WIRE HOLD" TYPE WG OR EQUAL 16. CONTRACTOR SHALL PROVIDE MAKE UP AIR PER FRC M1502.1 IF THE DRYER EXHAUSTS MORE THAN 200 CFM.

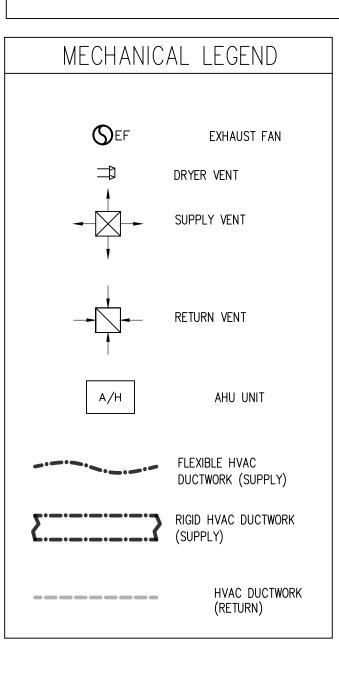
MECHANICAL NOTE:

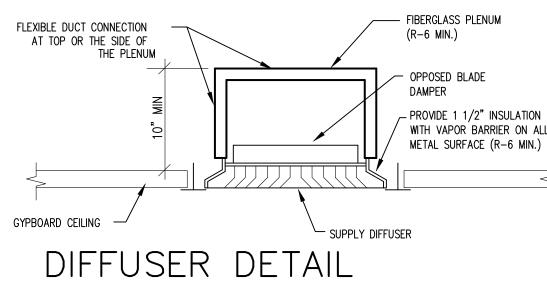
CONTRACTOR TO VERIFY PLAN CONFIGURATIONS. FOLLOW ALL APPLICABLE CODES, INCLUDING THE FLORIDA MECHANICAL CODES.

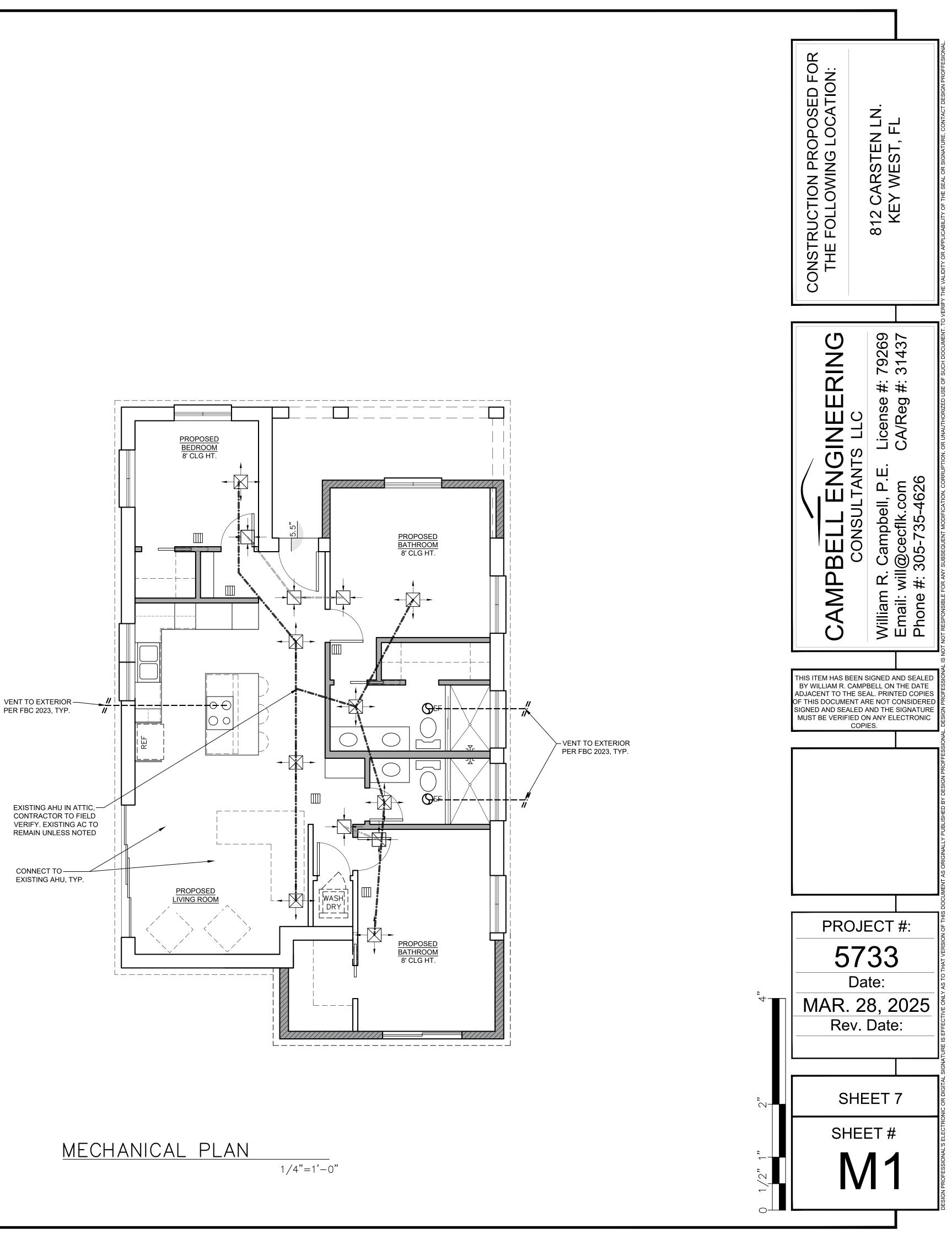
HVAC TO HAVE AN ENERGY RATING OF 16 OR HIGHER

MECHANICAL OUTSIDE AIRFLOW CALCULATIONS

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







WITH VAPOR BARRIER ON ALL METAL SURFACE (R-6 MIN.)

NTS

PLUMBING NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.

2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2023 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES

3. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.

4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.

5. PLUMBING DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED NOR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER

6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT 7. THE OWNER WILL NOT BE HELD LIABLE FOR ANY CHANGES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER OR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP

8. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATING.

9. VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.

10. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO BID AND BECOME FAMILIAR WITH THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY WITH THIS REQUIREMENT.

12. PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. (PLUMBING FIXTURES INDICATED ON DRAWING ARE FOR REFERENCE ONLY, FIXTURES OR EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS DIRECTED)

13. ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. (JOSAN OR EQUAL)

14. PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT. CONTROL VALVES SHALL BE CAST BRASS OR BRONZE GATE VALVES. 15. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY PIPING AT THE BASE OF EACH SOIL AND

WASTE PIPE AND AT EVERY CHANGE OF DIRECTION

16. PROVIDE MINIMUM PITCH OF $\frac{1}{4}$ " PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRADES. 17. ALL WATER PIPING SHALL BE TYPE M COPPER WITH WROUGHT COPPER SOLDERED JOINT FITTINGS. 18. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.

19. SANITARY DRAIN PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 PVC. 20. WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 2" MIN. SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE $\frac{3}{4}$ " DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P&T RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.

21. UNDERGROUND PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND.

22. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT TRAP SEAL.

23. ALL VENTS THROUGH ROOF SHALL MAINTAIN MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.

24. ALL PIPING SHALL BE SUPPORTED RIGIDLY.

25. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.

26. WATER USAGE FOR PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING:

WATER CLOSETS: 1.6 GALLONS PER FLUSH

SHOWERS: 2.5 GALLONS PER MINUTE

FAUCETS: 2.0 GALLONS PER MINUTE

27. HOSE BIBS SHALL BE PROTECTED BY APPROVED BACK-SIPHONAGE BACKFLOW PREVENTERS.

28. TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS. 29. TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10' HEAD OF WATER. WATER LEVEL TO REMAIN

UNCHANGED FOR 2 HOURS MINIMUM.

30. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

31. CONTRACTOR TO COORDINATE INSPECTION WITH MONROE COUNTY AND KEY WEST RESORT UTILITIES

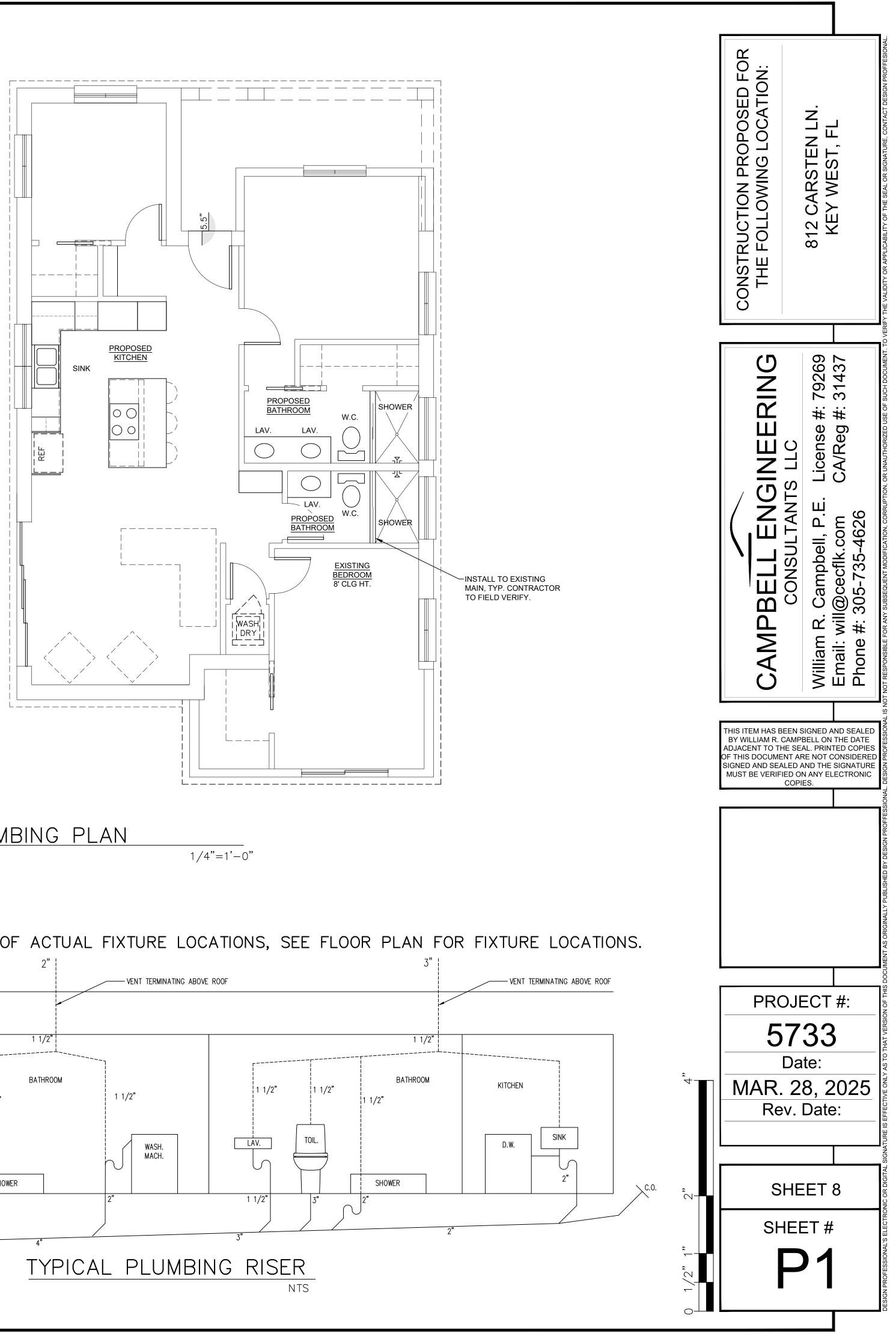
NOTES:

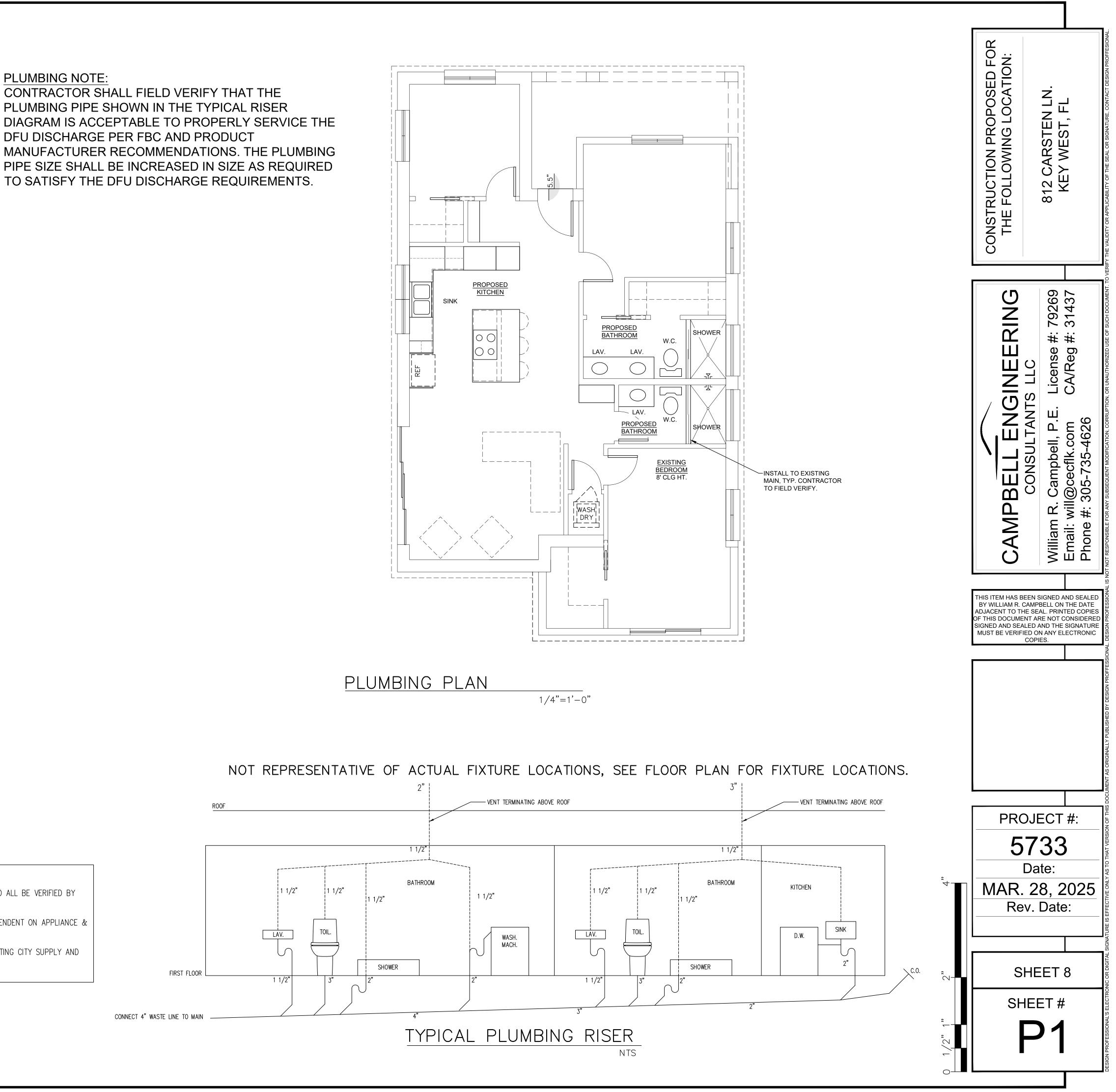
PLUMBING FIXTURES & APPLIANCES TO ALL BE VERIFIED BY OWNER IN FIELD

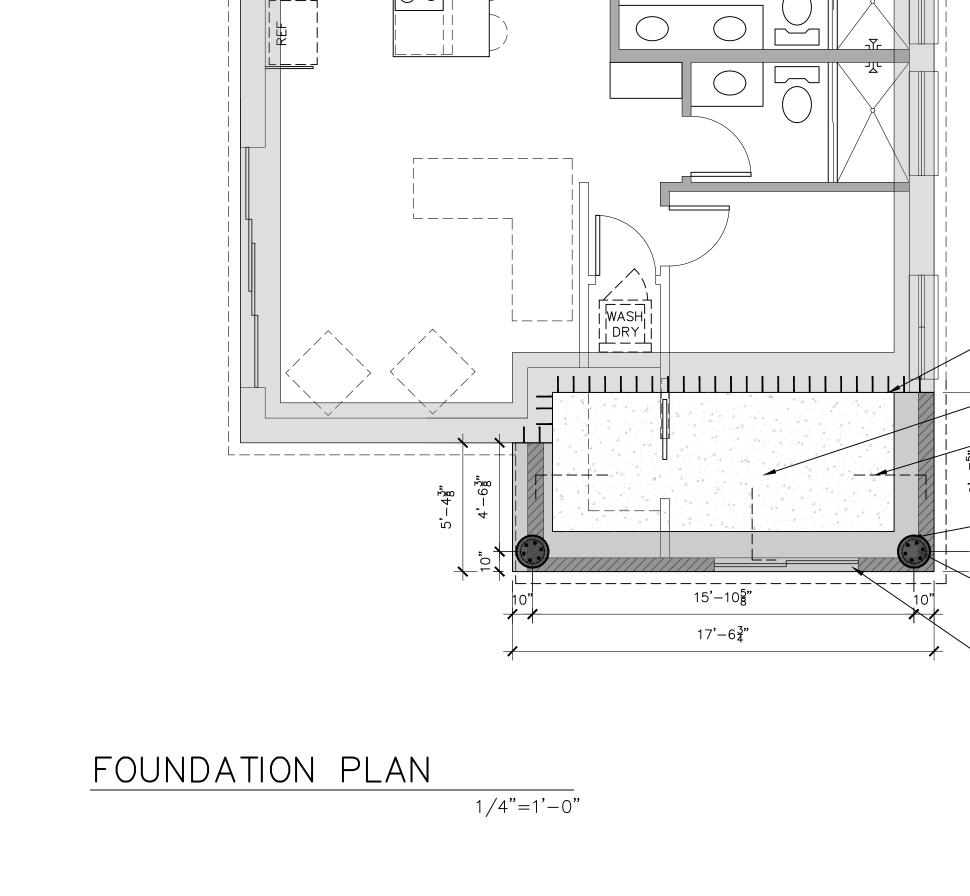
PLUMBING SPACING MAY CHANGE DEPENDENT ON APPLIANCE & FIXTURE SELECTION

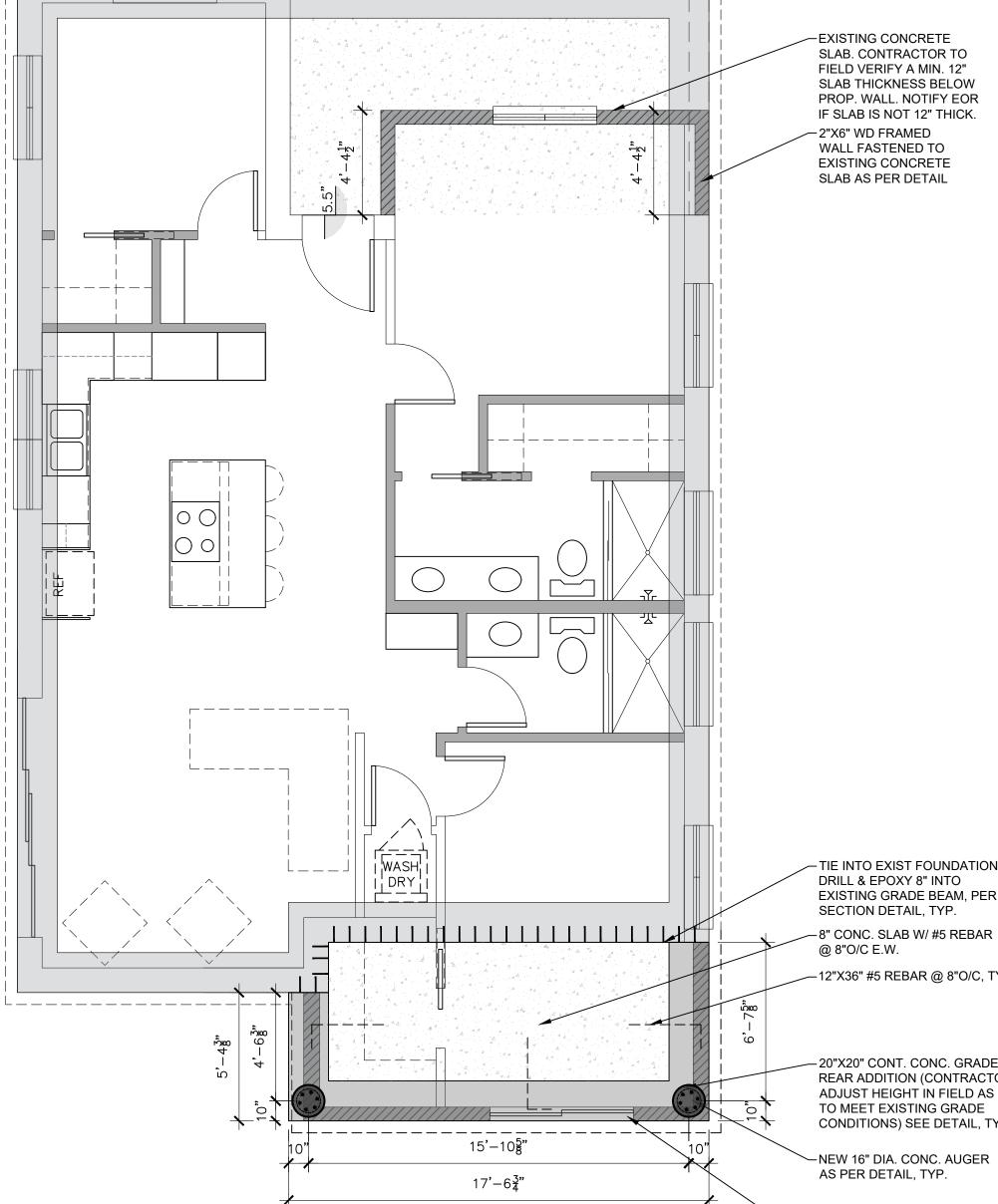
CONNECT ALL NEW PLUMBING TO EXISTING CITY SUPPLY AND WASTE LINES

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









-EXISTING CONCRETE SLAB. CONTRACTOR TO FIELD VERIFY A MIN. 12" SLAB THICKNESS BELOW PROP. WALL. NOTIFY EOR IF SLAB IS NOT 12" THICK. -2"X6" WD FRAMED WALL FASTENED TO EXISTING CONCRETE SLAB AS PER DETAIL

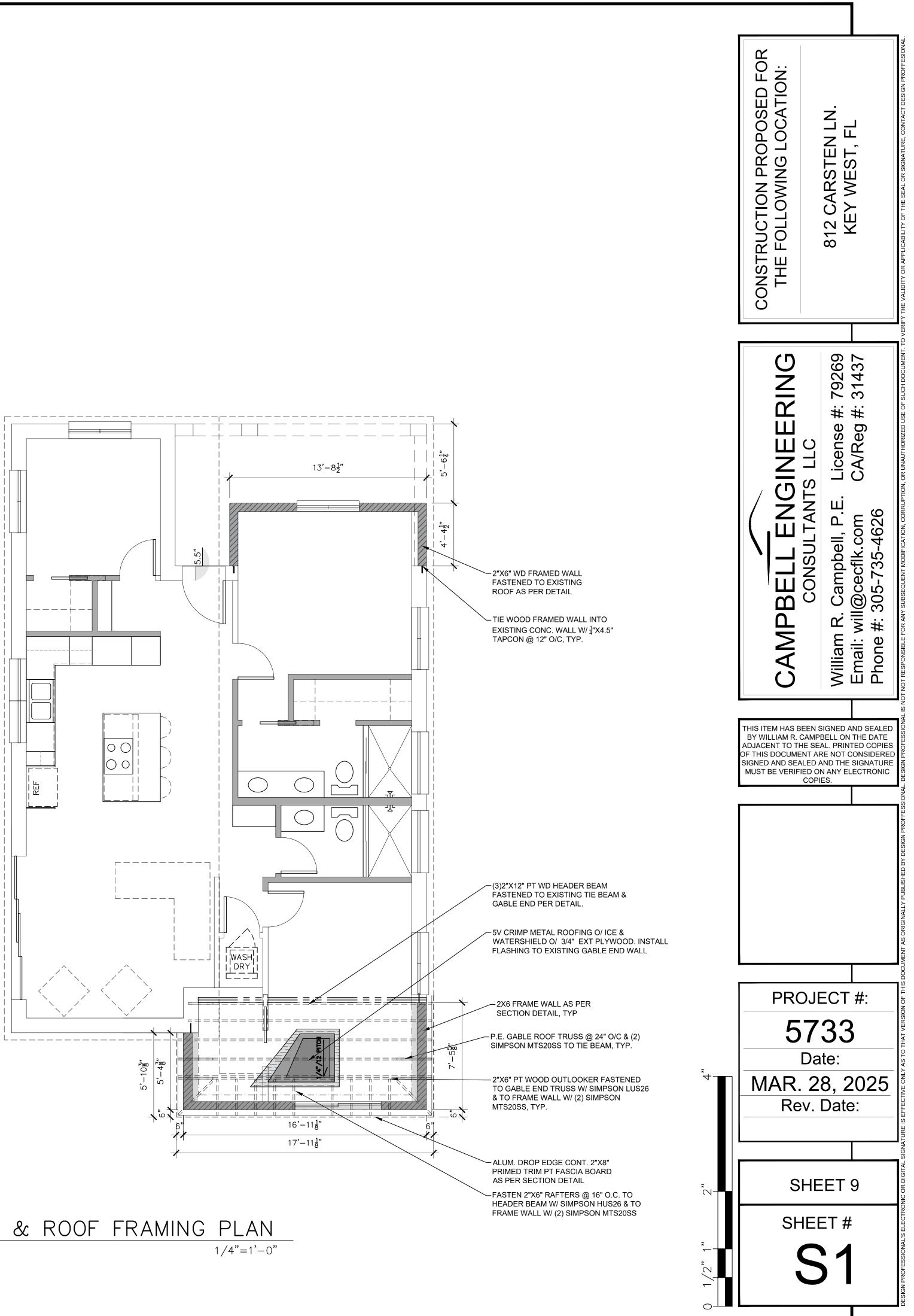
- TIE INTO EXIST FOUNDATION. DRILL & EPOXY 8" INTO EXISTING GRADE BEAM, PER SECTION DETAIL, TYP.

@ 8"O/C E.W. –12"X36" #5 REBAR @ 8"O/C, TYP.

-20"X20" CONT. CONC. GRADE BEAM @ REAR ADDITION (CONTRACTOR TO ADJUST HEIGHT IN FIELD AS REQUIRED TO MEET EXISTING GRADE CONDITIONS) SEE DETAIL, TYP.

-NEW 16" DIA. CONC. AUGER AS PER DETAIL, TYP.

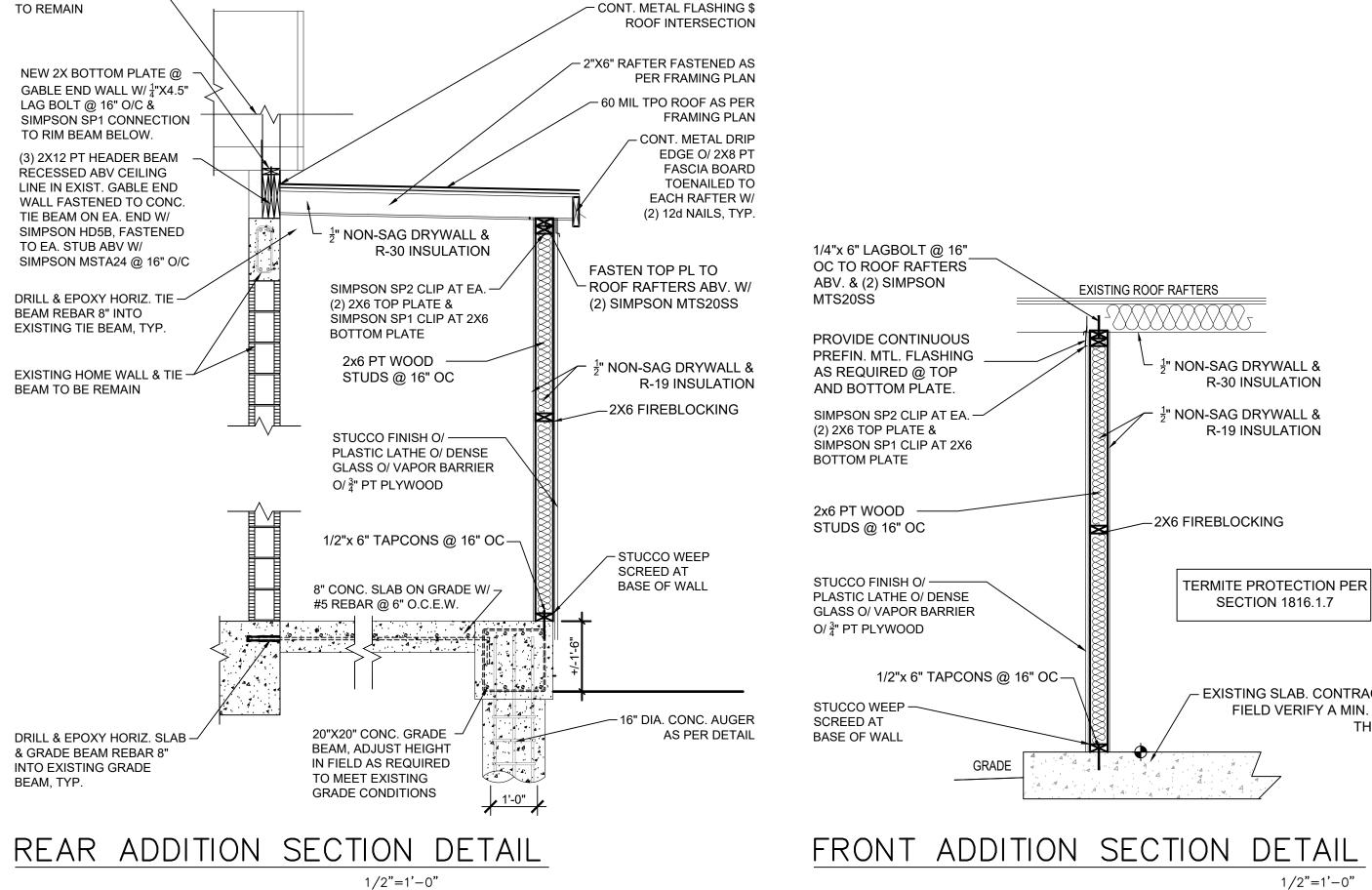
-8" CMU WALL AS PER FRAMING PLAN

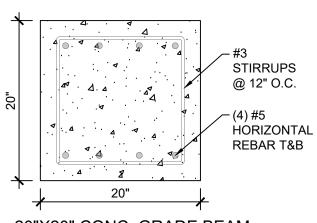


WALL & ROOF FRAMING PLAN

EXISTING GABLE ROOF -TO REMAIN

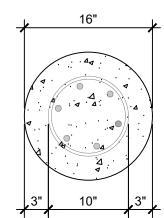
DRILL & EPOXY HORIZ. TIE ----BEAM REBAR 8" INTO EXISTING TIE BEAM, TYP.





20"X20" CONC. GRADE BEAM

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

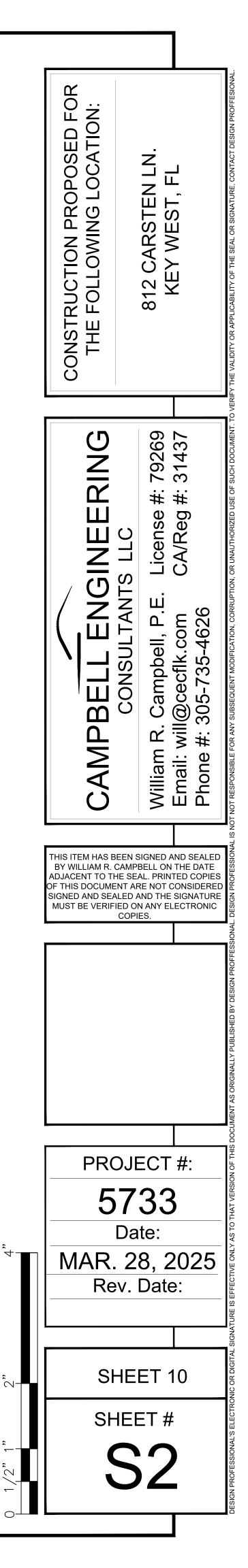


16" DIA CONCRETE AUGERCAST PILE W/ (6) #6 VERTICAL BARS & # 3 TIES @ 10" O.C. 3' INTO ROCK. CLEAN HOLES BEFORE PLACING 5,000 PSI CONCRETE

16" AUGERCAST PILE



1"=1'-0"

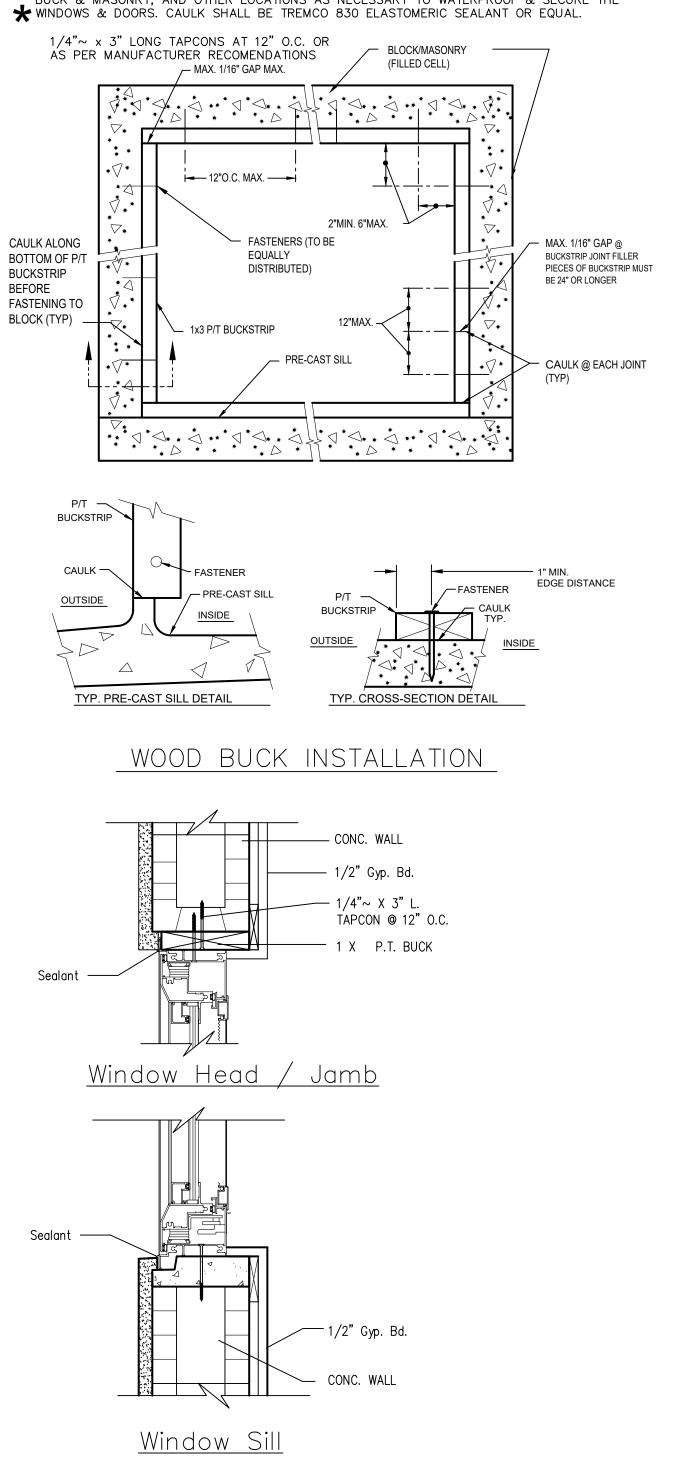


- EXISTING SLAB. CONTRACTOR TO FIELD VERIFY A MIN. 12" SLAB THICKNESS

1/2"=1'-0"



- 1. INSTALLATION FASTENERS FOR WINDOWS AND SLIDING GLASS DOORS IN MASONRY STRUCTURES SHALL BE #10 WOOD SCREWS WITH 3/4" MINIMUM EMBEDMENT INTO WOOD BUCKS. ALTERNATE INSTALLATION FASTENERS MAY BE 1/4"~ x 3" TAPCONS. (AS DESCRIBED IN 60 & 70 PSF INSTALLATION DRAWINGS)
- 2. INSTALLATION FASTENERS FOR WINDOWS AND SLIDING GLASS DOORS IN WOOD FRAME STRUCTURES SHALL BE 10d NAILS OR #8 WOOD SCREWS WITH 2" MINIMUM EMBEDMENT INTO #2 SOUTHERN PINE.
- 3. WINDOW AND SLIDING GLASS DOOR FASTENERS SHALL BE LOCATED A MAXIMUM OF 6" FROM CORNERS AND A MAXIMUM OF 12" (UNLESS NOTED OTHERWISE) APART WITH AT LEAST ONE (1) FASTENER PER 2-1/2 SQUARE FEET OF GROSS WINDOW AREA. (ADJUST FASTENER SPACING TO MEET WINDOW AREA REQUIREMENTS.)
- 4. WOOD BUCKS FOR MASONRY STRUCTURES SHALL BE PRESSURE TREATED #2 SOUTHERN PINE WITH A MINIMUM THICKNESS OF 3/4".
- 5. FASTENERS FOR WOOD BUCKS SHALL BE 1/4"DIA. TAPCON SCREW ANCHORS OR .300"HEAD DIA. (.140"SHANK DIA.) POWER DRIVEN PIN ANCHORS (#1513) AS MANUFACTURED BY ITW RAMSET/REDHEAD (OR EQUAL) WITH 1-1/4" MINIMUM EMBEDMENT INTO CONCRETE FILLED CMU BLOCK MASONRY WITH AT LEAST ONE (1) FASTENER PER 5 SQUARE FEET OF GROSS WINDOW AREA. (ADJUST FASTENER SPACING TO MEET WINDOW AREA REQUIREMENT).
- 6. ALTERNATE FASTENERS FOR WOOD BUCKS SHALL BE .097"DIA. X 1-3/8" POWER DRIVEN SENCO T NAILS WITH AT LEAST ONE (1) FASTENER PER SQUARE FOOT OF GROSS WINDOW AREA.
- 7. THE PRODUCTS DEPICTED ON THESE DRAWINGS ARE INTENDED FOR USE ON ONE AND TWO STORY RESIDENTIAL AND LIGHT COMMERCIAL STRUCTURES. HOWEVER, IT IS THE RESPONSIBILITY OF OTHERS TO DETERMINE THE WIND PRESSURES AND OTHER DESIGN REQUIREMENTS AT THE LOCATIONS WHERE THESE PRODUCTS ARE INSTALLED.
- 8. FASTENERS SHALL BE MADE OF STAINLESS STEEL OR HAVE ADEQUATE PROTECTION AGAINST CORROSION.
- 9. CAULK BETWEEN FLANGE AND WOOD BUCK, FLANGE & SILL, NAILING FIN & WOOD FRAME, WOOD BUCK & MASONRY, AND OTHER LOCATIONS AS NECESSARY TO WATERPROOF & SECURE THE ★ WINDOWS & DOORS. CAULK SHALL BE TREMCO 830 ELASTOMERIC SEALANT OR EQUAL.



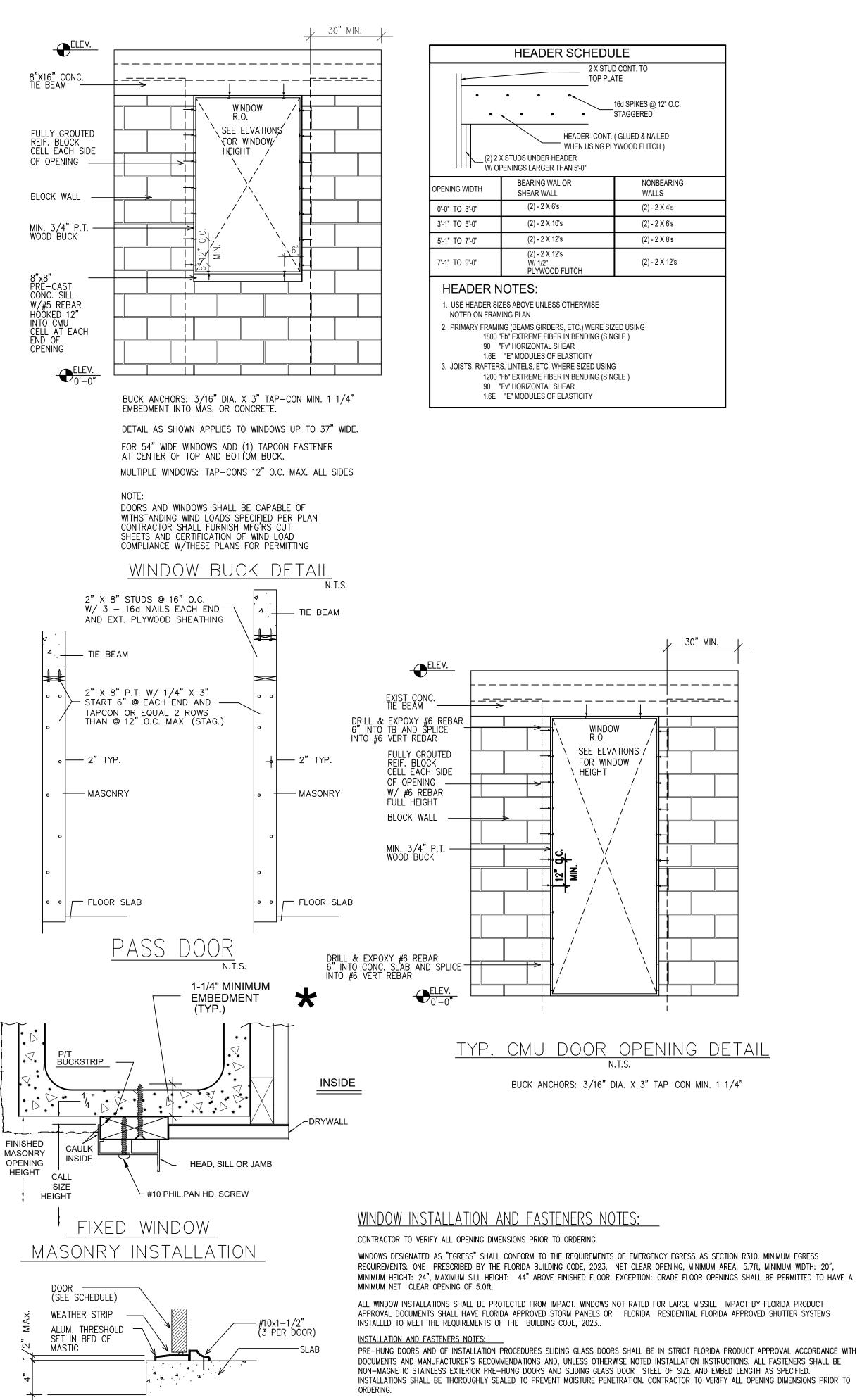
HEAD & JAMB & SILL DETAIL

STUCCO -

TYP. ExT,. DOOR

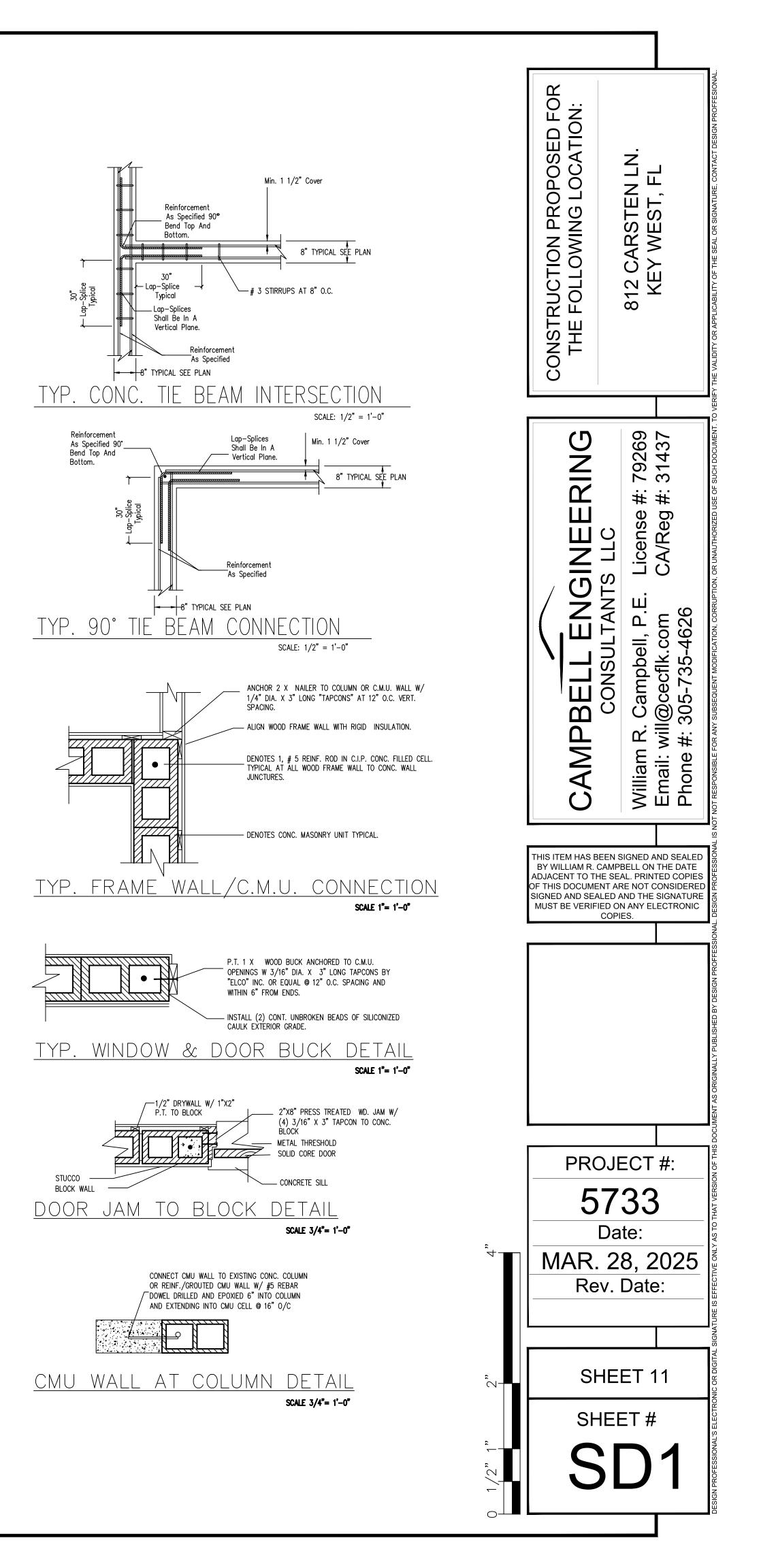
SCALE: NTS

THRESHOLD DETAIL



FLASHING NOTES:

FLASHING AT FENESTRATION OPENINGS SHALL CONFORM W/ FBCR R703.4 OF THE LATEST RESIDENTIAL VOLUME OF FBC.



<u>ASCE/SEI 7-22 WIND</u> OAD DATA PER FBC 2023

WIND SPEED 180 MPH CATEGORY/EXPOSURE: II/D MEAN ROOF HEIGHT: 9'-6" ROOF SLOPE: ¹/₄"X12 WIND PRESSURES (PSF) (PER FBC MULTIPLY BY 0.6 FOR APPLIED LOADS)

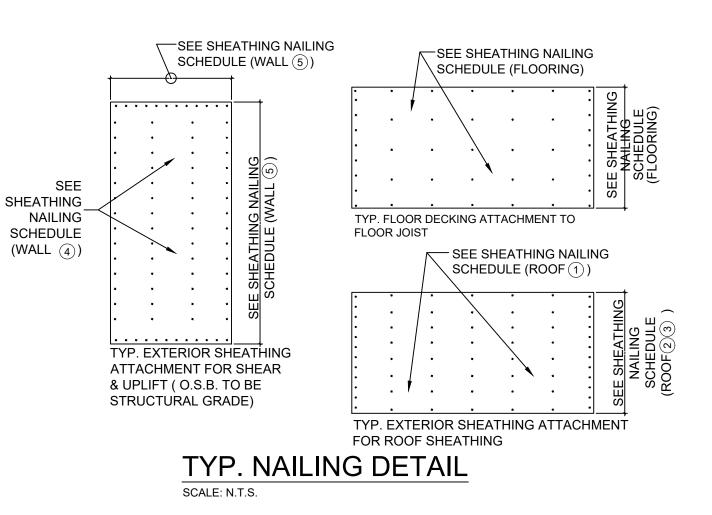
CONNECTOR SCHEDULE								
TRUSS TYPE	CONNECTOR TYPE	CONNECTORS	MAX. UPLIFT	COMMENTS				
TYP. TRUSS	(2) HETA 20	(9) 10d x 1.5" NAILS	1810 LBS	SIMPSON OR EQUAL				
GIRDER TRUSS	(2) VGT (WITH HDU TO STUD)	(1) 5/8" BOLT & (16) 1/4"x3" SDS IN TRUSS	7185 LBS	SIMPSON OR EQUAL				

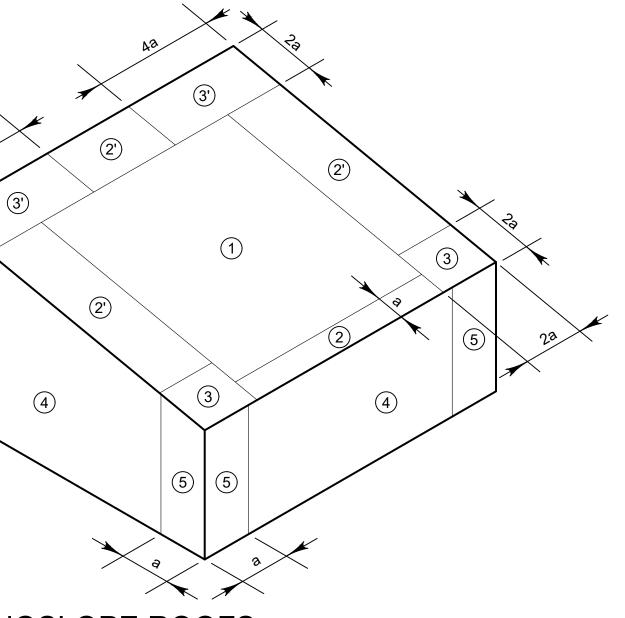
	C&C Wind Roof & Wall Summary per Ch 30 Pt 1 (Table 1 of 2)										
	All wind pressures include a Load Factor (LF) of 0.6										
Zone	Reference	P _{max} A ≤ 10 ft ² psf	P _{min} A ≤ 10 ft ² psf	P _{max} A = 20 ft ² psf	P _{min} A = 20 ft ² psf	P _{max} A = 50 ft ² psf	P _{min} A = 50 ft ² psf	P _{max} A = 100 ft ²	P _{min} A = 100 ft ²		
1'	F:30.3-2A	21.02	-47.29	19.70	-47.29	17.96	-47.29	16.64	-47.29		
1	F:30.3-2A	21.02	-82.31	19.70	-76.88	17.96	-69.70	16.64	-64.27		
2	F:30.3-2A	21.02	-108.58	19.70	-101.60	17.96	-92.37	16.64	-85.39		
3	F:30.3-2A	21.02	-147.99	19.70	-134.03	17.96	-115.57	16.64	-101.60		
4	F:30.3-1*	47.29	-51.23	45.19	-49.13	42.42	-46.36	40.33	-44.27		
5	F:30.3-1*	47.29	-63.05	45.19	-58.86	42.42	-53.32	40.33	-49.13		
1_OH	F:30.3-2A	9.60	-74.43	9.60	-73.11	9.60	-71.37	9.60	-70.05		
1'_0H	F:30.3-2A	9.60	-74.43	9.60	-73.11	9.60	-71.37	9.60	-70.05		
2_OH	F:30.3-2A	9.60	-100.70	9.60	-91.39	9.60	-79.09	9.60	-69.78		
3_OH	F:30.3-2A	9.60	-140.11	9.60	-123.82	9.60	-102.28	9.60	-85.99		

	C&C	Wind Roof &	& Wall Sumn	nary per Ch 3	0 Pt 1 (Table	e 2 of 2)	1			
All wind pressures include a Load Factor (LF) of 0.6										
Zone	Reference	P _{max} A = 200 ft ² psf	P _{min} A = 200 ft ² psf	P _{max} A = 500 ft ² psf	P _{min} A = 500 ft ² psf	P _{max} A > 1,000 ft ²	P _{min} A > 1,000 ft ²			
1'	F:30.3-2A	16.64	-40.70	16.64	-31.98	16.64	-25.39			
1	F:30.3-2A	16.64	-58.84	16.64	-51.66	16.64	-51.66			
2	F:30.3-2A	16.64	-78.41	16.64	-69. <mark>1</mark> 8	16.64	-69.18			
3	F:30.3-2A	16.64	-87.64	16.64	-69.18	16.64	-69. <mark>1</mark> 8			
4	F:30.3-1*	38.23	-42.17	35.46	-39.41	35.46	-39.41			
5	F:30.3-1*	38.23	-4 <mark>4</mark> .94	35.46	-3 <mark>9.4</mark> 1	35.46	-39.41			
1_0H	F:30.3-2A	9.60	-58.74	9.60	-43.78	9.60	-43.78			
1'_0H	F:30.3-2A	9.60	-58.74	9.60	-43.78	9.60	- <mark>43.7</mark> 8			
2_OH	F:30.3-2A	9.60	-60.47	9.60	- <mark>48.1</mark> 6	9.60	- <mark>48.1</mark> 6			
3_OH	F:30.3-2A	9.60	-69.70	9.60	-48.16	9.60	-48.16			



(5)

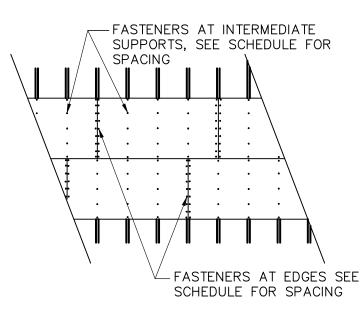




MONOSLOPE ROOFS

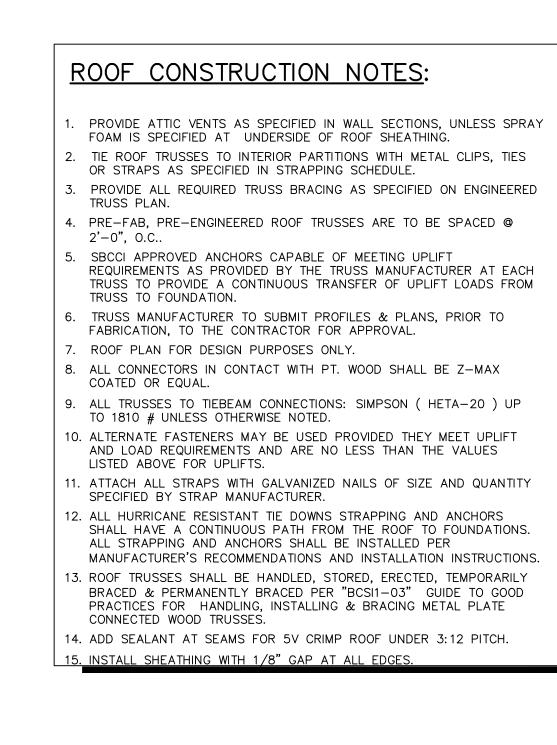
FASTENING SCHEDULE CONNECTION JOIST TO BAND JOIST, FACE NAIL JOIST TO SILL OR GIRDER, TOE NAIL BRIDGING TO JOIST, TO NAIL EACH END LEDGER STRIP 1X6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL OVER 1X6 SUBFLOOR TO EACH JOIST, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL TOP OR SOLE PLATE TO STUD, END NAILED STUD TO SOLE PLATE, TOE NAIL DOUBLED STUDS, FACE NAIL DOUBLED TOP PLATES, FACE NAIL TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL CONTINUOUS HEADER, TWO PIECES CEILING JOIST TO PLATE, TOE NAIL CONTINUOUS HEADER TO STUD, TOE NAIL CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL CEILING JOISTS TO PARALLEL RAFTER, FACE NAIL RAFTER TO PLATE, TOE NAIL 1" BARGE TO EACH STUD AND PLATE, FACE NAIL BUILT-UP CORNER STUDS BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS STUDS TO SOLE PLATE, END NAIL NOTE: TABLE 2306.01 NAILING REQUIREMENTS ARE I

	BAR SPLIC	ING	SCH	HEDULE	
BAR	& COLUMNS		<u>SLAB</u>	S, WALLS, AND	FTGS.
BAR SIZE	LAP SPLICE LENGTH (INCHES)		BAR SIZE	LAP SPLIC (INCHI	E LENGTH ES)
#3	15"		#3	12	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
#4	20"		#4	16	"
# 5	26"		#5	20)"
#6	33"		#6	26	,")
#7	45"		#7	36	,")
#8	59"		#8	47	7"
# 9	74"		#9	60)"
#10	95"		#5	(MASONRY) 30)"



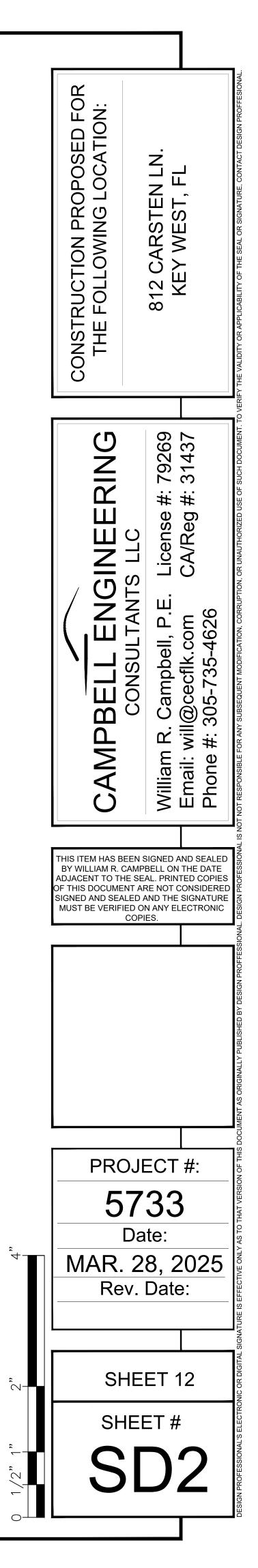
ROOF & WALL NAILING REQUIREMENTS SCALE = N.T.S.

ASTENERS	NUMBER OF SPACING
	3 AT EACH JOIST 2 3 16" ON CENTER 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 2 16" ON CENTER 2 16" ON CENTER ALONG EACH EDGE 3 3 3 3 3
N ADDITION TO STRAPPING RE	EQUIREMENTS



SHEATHING NAILING SCHEDULE (WALLS, ROOF AND FLOORING)							
NAIL SIZE	SPACING	ZONE					
10d RING SHANK	4" @ EDGES, 4" @ INTERMEDIATE SUPPORTS	ROOF 3					
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	R00F (1) (2)					
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (5)					
10d RING SHANK	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (4)					
#10 SCREWS	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	FLOORING					
FLOORING NOTE	:						

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



NOTICING

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., June 24, 2025, at City</u> Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW ADDITION ON NORTH ELEVATION BEHIND SCREEN PORCH, NEW POOL, NEW CABANA, NEW ADDITION AT REAR, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF EXISTING FRONT WALL BEHIND SCREENED PORCH AND REAR WALL TO ACCOMMODATE ADDITIONS, REMOVAL OF REAR CONCRETE SLABS.

#812 CARSTEN LANE

Applicant – Alex Sainato Application #C2025-0058

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at <u>www.cityofkeywest-fl.gov</u>.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 812 Carsten Ln., Key West Florida 33040 on the

<u>17th</u> day of <u>June</u>, 20<u>25</u>

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on <u>June 24th</u>, 20<u>25</u>.

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

The Certificate of Appropriateness number for this legal notice is _____

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

Signed Name of Affiant: Date: CARSTON UN Address: WECH City: Kov 33040 State, Zip: FL The forgoing instrument was acknowledged before me on this _// day of June , 2025. By (Print name of Affiant) Hulander R. who is personally known to me or has produced Offio as identification and who did take an oath. V COMMISSION : NOTARY PUBLIC anannan Sign Name: aniles senh lu Print Name: Notary Public - State of Florida (seal) 7028 My Commission Expires: 01/07



HARC POSTING AFFIDAVIT STATE OF FLORIDAS

COUNTY OF MONROE: BEFORE HE, The undersigned sufficiency, personally appeared Alters Submatts who, first being outy sworn, on earch depose and says that the following statements are true and correct at the best of

rising knowledge and belief. int a legal notice for Public Notice of Hearing of the Historic Architecture C) was placed on the tobowing address.

They legal rocice(b) contained an area of at least 9.5"#11"

PERDONTY,

2

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The preperty was posted to notice a public hearing before the Key west restored. Reminestural Review Conveniesion to be held on _Jens 24th The legal nonce(s) m/are clearly valide from the public street edjecent to the

This Certificate of Adurupriateness muniper for this legal motics is 2. A promograph of thus legal minice pusted in the preperty is attached terreto.





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PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00011530-000000	£
Account#	1011843	<u>.</u>
Property ID	1011843	1
Millage Group	10KW	
Location	812 CARSTEN Ln, KEY WEST	
Address		No.
Legal	KW PT LOT 4 SQR 58 P-629 G24-249 OR1562-322 OR1565-1284 OR1634-191	
Description	OR1634-193 OR1635-1037 OR1635-1069 OR1636-125 OR1638-782 OR1784-2130	
	OR2437-777 OR3314-2408	1
	(Note: Not to be used on legal documents.)	
Neighborhood	6103	
Property Class	SINGLE FAMILY RESID (0100)	
Subdivision		
Sec/Twp/Rng	06/68/25	
Affordable	No	
Housing		



Owner

KW SUNSHINE HOMES LLC 2211 Medina Rd Ste 100

Medina OH 44256

Valuation

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

Historical Assessments

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

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	3,030.00	Square Foot	0	0

Buildings

Building ID Style Building Type Building Name Gross Sq Ft Finished Sq Ft Stories Condition Perimeter Functional Obs Economic Obs Depreciation %	1144 974 1 Floor AVERAGE 140 0 0 18	πον			Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Type Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade	ABOVE AVERAGE WOOD 1943 2009 CONCR FTR GABLE/HIP METAL CERM/CLAY TILE FCD/AIR DUCTED with 0% NONE 2 1 0 450
Interior Walls	PLASTER			- • •	Number of Fire Pl	0
Code De	escription	Sketch Area	Finished Area	Perimeter		
ΟΡΧ Ελ	XC OPEN PORCH	170	0	0		
FLA FL	LOOR LIV AREA	974	974	0		
TOTAL		1,144	974	0		

Yard Items

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

Sales

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

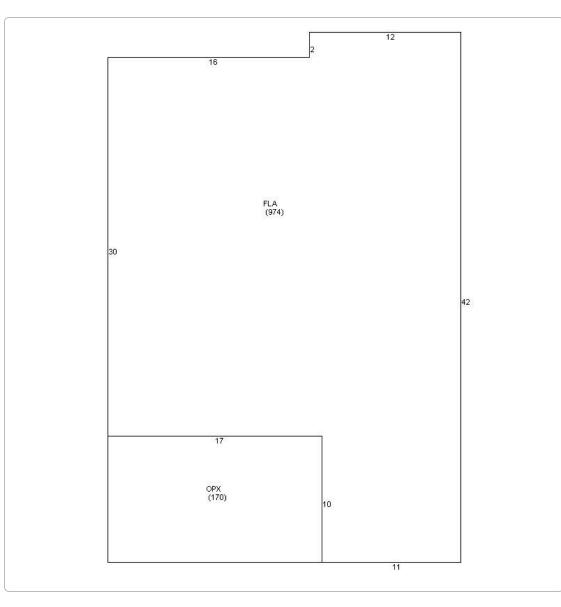
Permits

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

View Tax Info

View Taxes for this Parcel

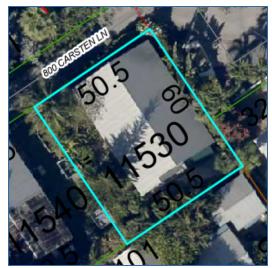
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> Last Data Upload: 6/20/2025, 1:55:13 AM Contact Us

