



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 26, 2023

Applicant: Johnathan Herold, Contractor

Application Number: H2023-0026

Address: 1215 Grinnell Street

Description of Work:

Partial demolition of non-historic demolition of front wall at second floor. Partial demolition of front roofs.

Site Facts:

The house under review is not listed in the historic preservation survey as it was built in 1990. The two-story structure sits at the end of a “U” shape form residential compound, Grinnell Gardens, that was built on a vacant lot. A swimming pool is the focal point of the residential complex. Adjacent buildings are two-story except for a house abutting the north side yard of the house under review. The applicant submitted an approval letter from the HOA. Building permits have been issued for interior renovations.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.



Photograph of the house front elevation with proposed demolition marked in red.

Staff Analysis:

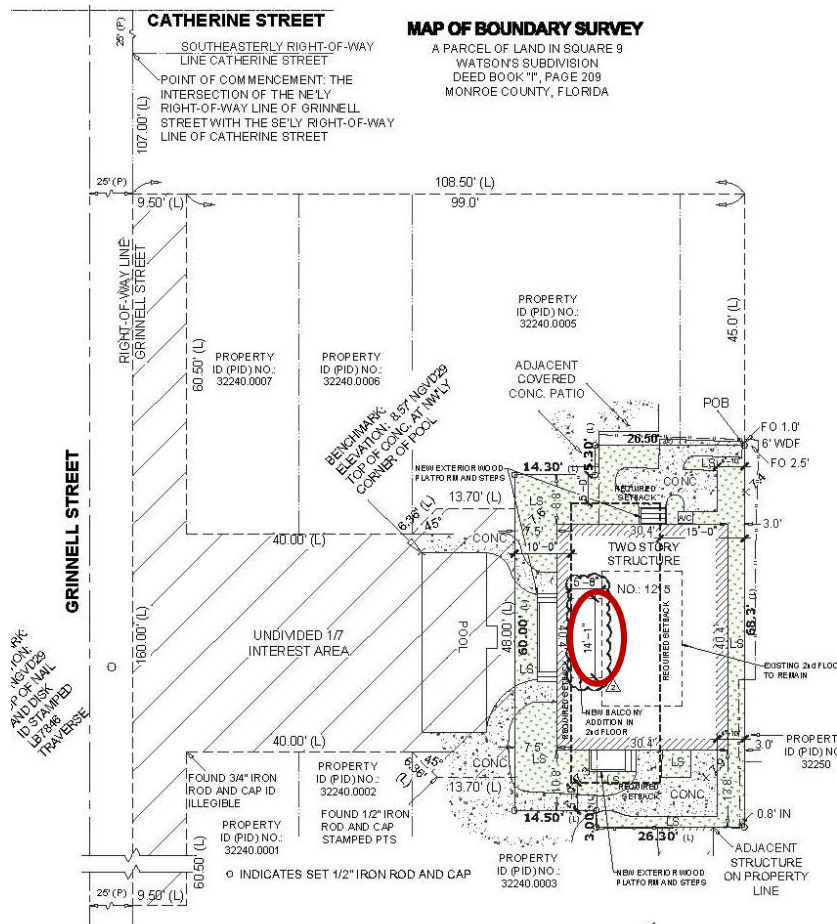
The Certificate of Appropriateness proposes the partial demolition of front roofs and second floor front wall. Staff opines the proposed demolition will not have any adverse effect on surrounding buildings.

Since the portions of the structure under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the architectural elements under review are not important character defining features to the site or surrounding urban context.



House location and area for demolition marked in red.

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

The proposed structural elements to be demolished are not historic.

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

The non-historic architectural elements are not significant to the house or the complex.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion the portions of building under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as proposed for non-historic structural components. The house and the architectural elements are not historic and are not part of a significant residential complex within the historic district. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

APPLICATION

RECEIVED
 AUG 11 2023
 TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2023-0026	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1215 Grinnell	
NAME ON DEED:	Robert Taylor	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1215 Grinnell	EMAIL 1215grinnell@gmail.com
APPLICANT NAME:	Jonathan Herold	PHONE NUMBER 813 482 7229
APPLICANT'S ADDRESS:	1659 Long Beach Dr. Big Pine Key, Fl. 33043	EMAIL FKeysJonathan@gmail.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 8.8.2023

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:	Replace siding, windows, exterior doors, and build a new 2nd story porch.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Removing partial front wall of 2nd story with partial roof area.

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):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # H2023-0024	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1215 Grinnell
PROPERTY OWNER'S NAME:	Robert Bailor
APPLICANT NAME:	Johnathan Harold

*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.***

PROPERTY OWNER'S SIGNATURE [Signature]	Robert Bailor	8/9/2023
		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Partial front wall 2nd story. Partial roof removal
front of house.
front of house.

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.
It is a simple metal roof, and upon completion will look exactly like the other units immediately around it.

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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(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.

(i) Has not yielded, and is not likely to yield, information important in history,

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.

GRINNELL GARDENS HOMEOWNERS' ASSOCIATION
1219 GRINNELL STREET, KEY WEST, FL 33040

27 February 2023

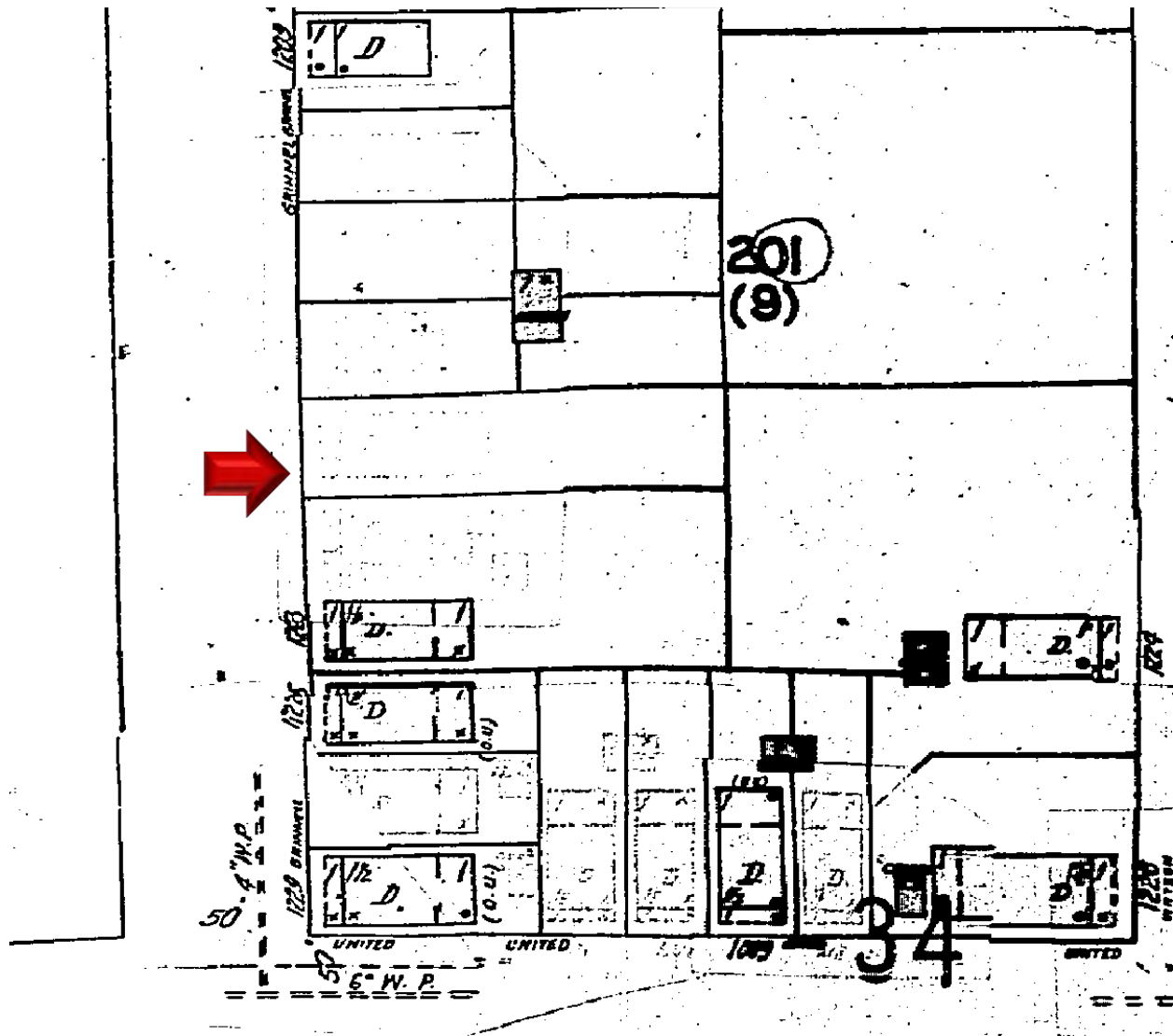
To whom it may concern:

The Grinnell Gardens Homeowners' Association confirms that: in accordance with the restrictions that come with our deeds, the majority of the homeowners have voted to approve the proposed exterior improvements that are visible from the common areas to the single family residence at 1215 Grinnell Street.

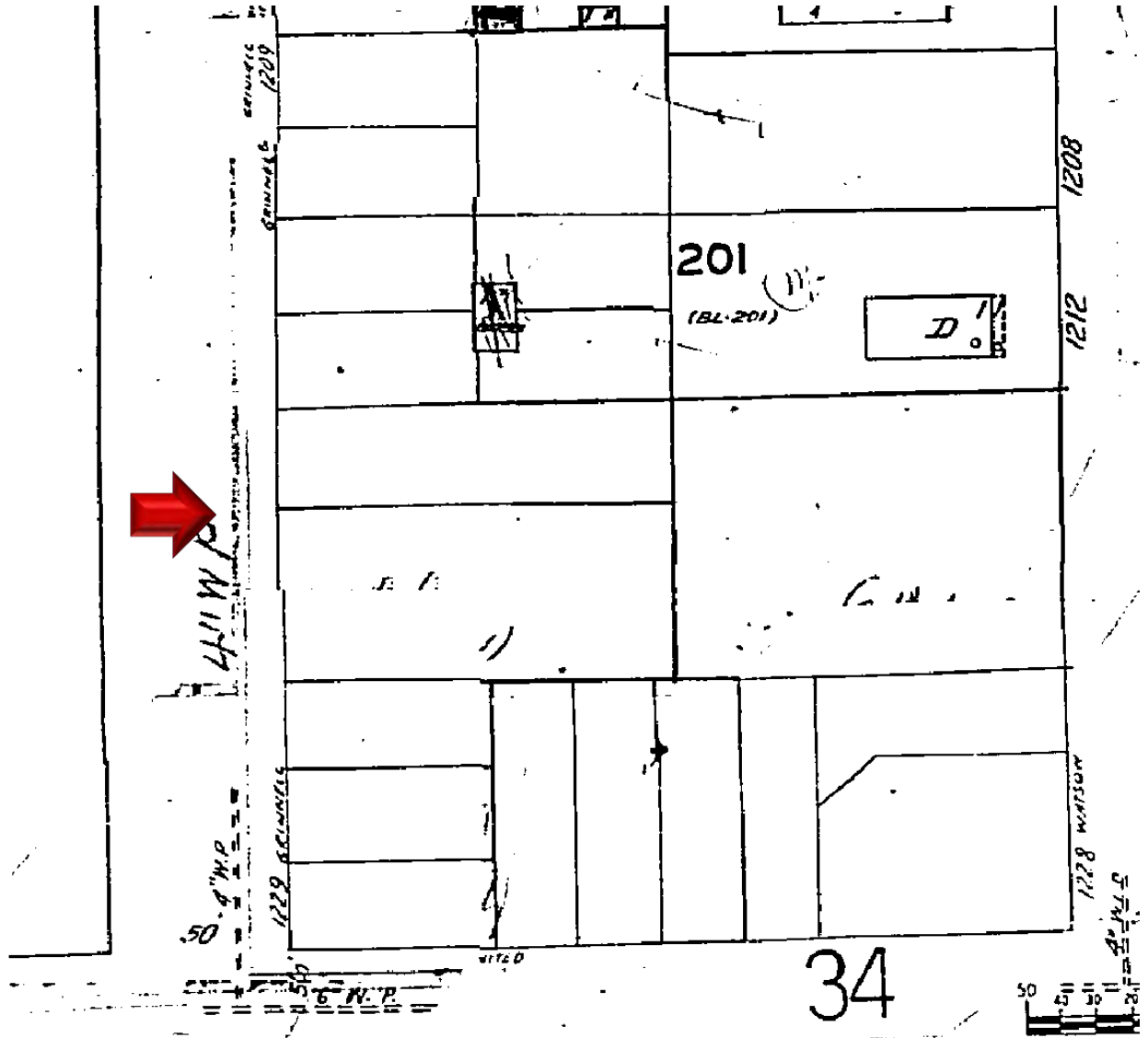


Mary H Smith
President

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Front
elevation

RIGHT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION





1213 Grinnell Street. The only one-story house in the complex.



Houses in the complex. Houses are facing south.



Houses in the complex. Houses are facing north.

PROPOSED DESIGN



Calc Engineering

CALC ENGINEERING
www.calceng.com
2000 NW 89th Pl. Unit 102
DORAL, FL 33172
Phone: (305) 696-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 325566
MASOOD HAJALI P.E.
LIC #82036

ADDITION & REMODELING FOR
RESIDENT @
1215 Grinnell St.,
Key West, FL 33040

Revision #	Description	Building Comments

SITE PLAN EXISTING	
Date	01/25/2023
Project Number	22609
Sheet	SP-1
Scale	As Shown
Drawn By	JLO

DESIGN IS BASED ON FBC 2020, 7TH EDITION



Digitally signed by
MASOOD HAJALI
Date: 2023.05.03
07:44:03 -04'00'

TWO STORY RESIDENCE #1215 (PROCESS# BLD2023-0010)

LEGAL DESCRIPTION:
A parcel of land being a part of Square 9 of Watson's subdivision as recorded in deed book "1" at page 209 of the Public Records of Monroe County, Florida; said parcel of land being described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right-of-way line of Grinnell Street for a distance of 107.00 feet; thence NE'ly an at right angles for a distance of 108.50 feet; thence SE'ly and at right angles for a distance of 45.0 feet to the point of beginning of the area of land being described herein; thence continue SE'ly along a prolongation of the preceding course for a distance of 68.3 feet, thence SW'ly and at right angles for a distance of 26.30 feet; thence NW'ly and at right angles for a distance of 3.00 feet; thence SW'ly and at right angles for a distance of 14.50 feet; thence NW'ly at right angles for a distance of 60.00 feet; thence NE'ly and at right angles for a distance of 14.30 feet; thence NW'ly and at right angles for a distance of 5.30 feet; thence NE'ly and at right angles for a distance of 26.50 feet back to the point of beginning.

AND ALSO:
*COMMON * PARCEL
AN UNDIVIDED INTEREST:

A parcel of land being a part of Square 9 of Watson's subdivision as recorded in deed book "1" at page 209 of the Public Records of Monroe County, Florida; said parcel of land being described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right-of-way line of Grinnell Street for a distance of 107.00 feet to the point of beginning of the parcel of land being described herein; thence NE'ly and at right angles for a distance of 9.50 feet; thence SE'ly and at right angles for a distance of 60.50 feet; thence NE'ly and at right angles for a distance of 40.00 feet; thence NW'ly along a line deflected 45°00'00" to the left for a distance of 6.36 feet; thence NE'ly along a line deflected 45°00'00" to the right for a distance of 13.70 feet; thence SE'ly and at right angles for a distance of 48.00 feet; thence SW'ly and at right angles for a distance of 13.70 feet; thence NW'ly along a line deflected 45°00'00" to the right for a distance of 6.36 feet; thence SW'ly along a line deflected 45°00'00" to the left for a distance of 40.0 feet; thence SE'ly and at right angles for a distance of 60.50 feet; thence SW'ly and at right angles for a distance of 9.50 feet to the NE'ly right-of-way line of said Grinnell Street for a distance of 160.00 feet back to the point of beginning.

ADDRESS:
1215 GRINNELL STREET
KEY WEST, FLORIDA 33040

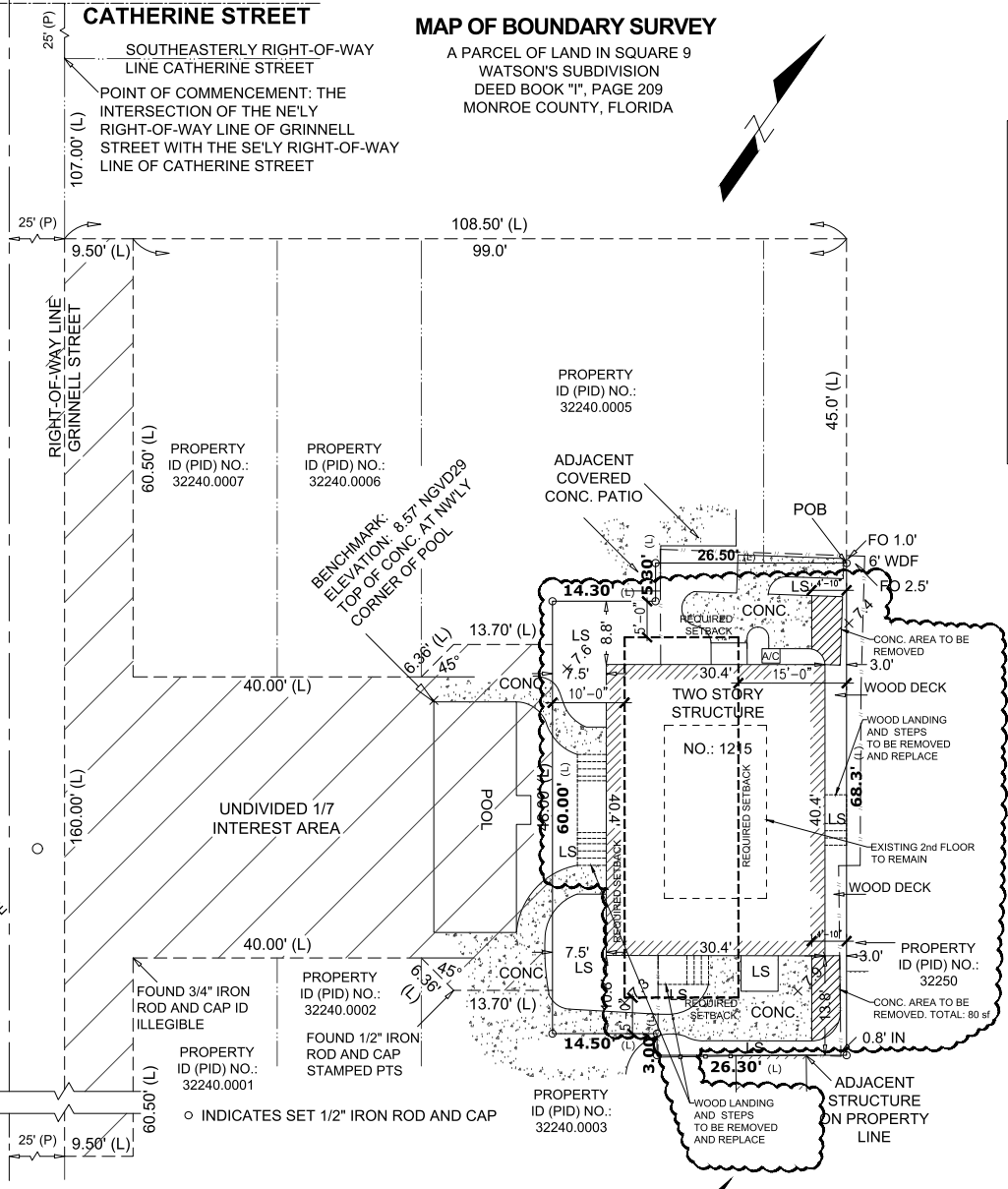
ALL ANGLES DEPICTED ARE
90 DEGREES UNLESS
OTHERWISE INDICATED

ELEVATIONS SHOWN AS
+X.XX REFER TO NGVD 1929
UNLESS OTHERWISE
INDICATED

BENCHMARK USED: NGS PID
A0020
STAMPING: D 121 1945
MARK LOGO: CGS
ELEVATION: 3.91' NGVD29

MAP OF BOUNDARY SURVEY

A PARCEL OF LAND IN SQUARE 9
WATSON'S SUBDIVISION
DEED BOOK "1", PAGE 209
MONROE COUNTY, FLORIDA



1 SITE PLAN - EXISTING
SCALE 1/8"=1'-0"

BENCHMARK:
ELEVATION:
7.98' NGVD29
TOP OF NAIL
AND DISK
ID STAMPED
LBT 846
TRAVERSE

GRINNELL STREET
RIGHT-OF-WAY LINE
GRINNELL STREET
25' (P)
9.50' (L)
60.50' (L)
107.00' (L)
25' (P)
160.00' (L)

CATHERINE STREET
SOUTHEASTERLY RIGHT-OF-WAY
LINE CATHERINE STREET
POINT OF COMMENCEMENT: THE
INTERSECTION OF THE NE'LY
RIGHT-OF-WAY LINE OF GRINNELL
STREET WITH THE SE'LY RIGHT-OF-WAY
LINE OF CATHERINE STREET

PROPERTY
ID (PID) NO.:
32240.0007

PROPERTY
ID (PID) NO.:
32240.0006

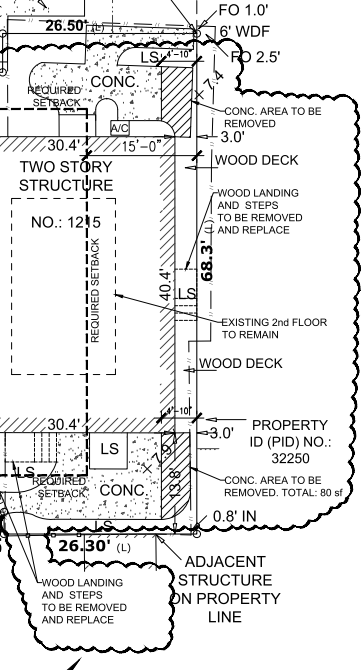
PROPERTY
ID (PID) NO.:
32240.0005

BENCHMARK:
ELEVATION: 8.57' NGVD29
TOP OF CONC. AT NW'LY
CORNER OF POOL

ADJACENT
COVERED
CONC. PATIO

POB

FO 1.0'
16' WDF
FO 2.5'



FOUND 3/4" IRON
ROD AND CAP ID
ILLEGIBLE

PROPERTY
ID (PID) NO.:
32240.0002

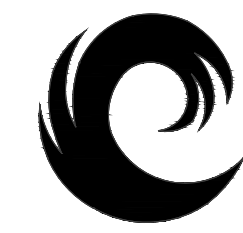
FOUND 1/2" IRON
ROD AND CAP
STAMPED PTS

PROPERTY
ID (PID) NO.:
32240.0001

INDICATES SET 1/2" IRON ROD AND CAP

PROPERTY
ID (PID) NO.:
32240.0003

ADJACENT
STRUCTURE
ON PROPERTY
LINE



Calc Engineering

CALC ENGINEERING
www.calceng.com
2000 NW 89th FL Unit 102
DORAL, FL 33172
Phone: (305) 898-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 32566
MASOOD HAJALI P.E
LIC #82038

ADDITION & REMODELING FOR
RESIDENT @
1215 Grinnell St,
Key West, FL 33040

Revision #	Description	Date
1	BUILDING COMMENTS	04/25/2023
2	BUILDING COMMENTS	05/11/2023

SITE PLAN EXISTING	
Date	01/25/2023
Project Number	22609
Sheet	SP-1
Scale	As Shown
Drawn By	JLO

DESIGN IS BASED ON FBC 2020, 7TH EDITION

TWO STORY RESIDENCE #1215 (PROCESS# BLD2023-0010)

LEGAL DESCRIPTION:
A parcel of land being a part of Square 9 of Watson's subdivision as recorded in deed book "I" at page 209 of the Public Records of Monroe County, Florida; said parcel of land being described by metes and bounds as follows:
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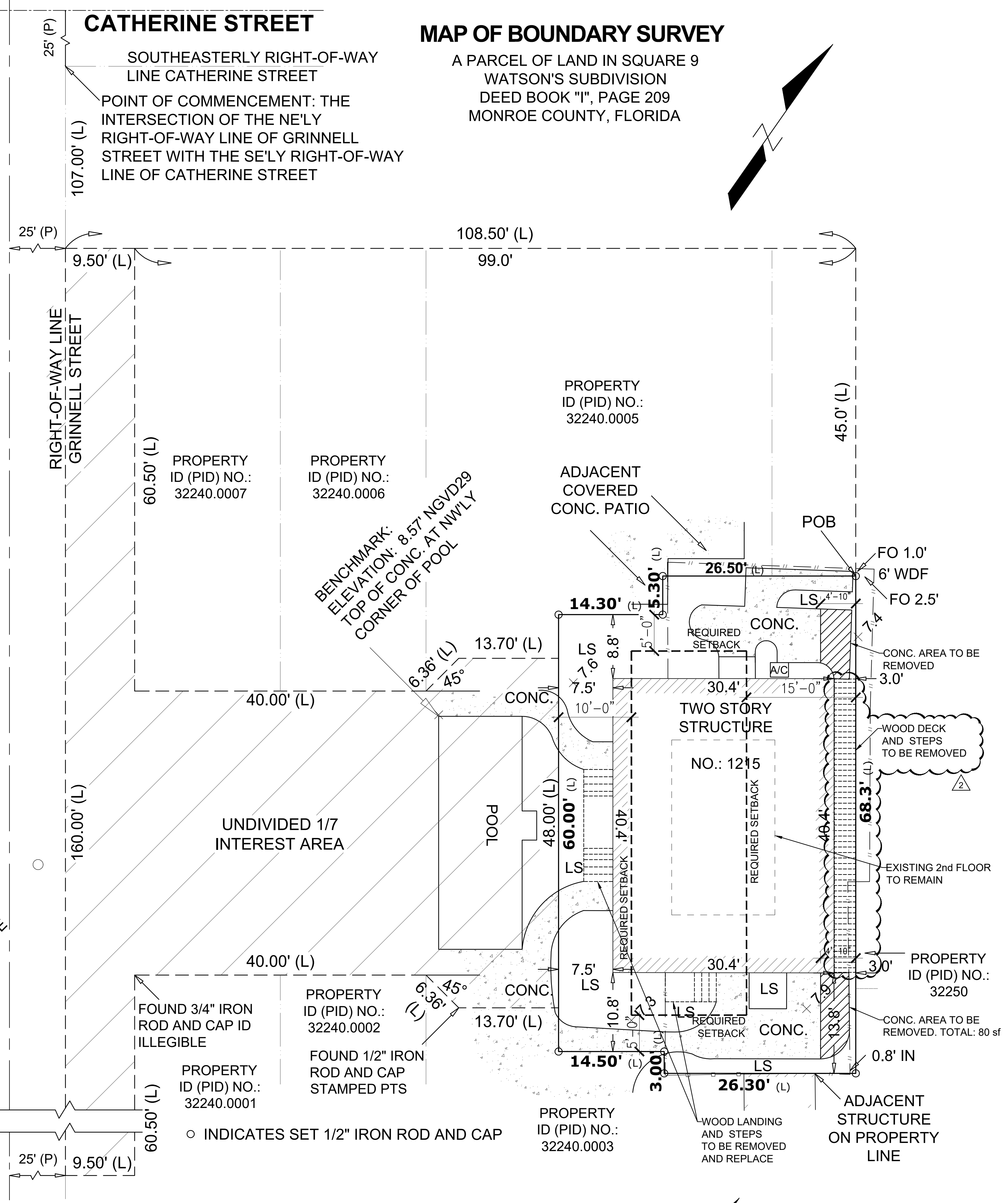
ALL ANGLES DEPICTED ARE
90 DEGREES UNLESS
OTHERWISE INDICATED

ELEVATIONS SHOWN AS
+X.XX REFER TO NGVD 1929
UNLESS OTHERWISE
INDICATED

BENCHMARK USED: NGS PID
AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
ELEVATION: 3.91' NGVD29

MAP OF BOUNDARY SURVEY

A PARCEL OF LAND IN SQUARE 9
WATSON'S SUBDIVISION
DEED BOOK "I", PAGE 209
MONROE COUNTY, FLORIDA

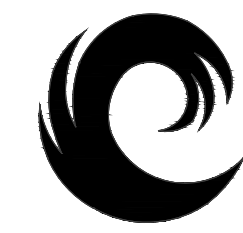


1 SITE PLAN - EXISTING
SCALE 1/8"=1'-0"

BENCHMARK:
ELEVATION:
7.98' NGVD29
TOP OF NAIL
AND DISK
ID STAMPED
LB7846
TRAVERSE

BENCHMARK:
ELEVATION: 8.57' NGVD29
TOP OF CONC. AT NW'LY
CORNER OF POOL

○ INDICATES SET 1/2" IRON ROD AND CAP



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ADDITION & REMODELING FOR
 RESIDENT @
 1215 Grinnell St,
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Date	Description
04/25/2023	BUILDING COMMENTS
05/11/2023	BUILDING COMMENTS

Revision #	Description
1	BUILDING COMMENTS
2	BUILDING COMMENTS

SITE PLAN PROPOSED	
Date	01/25/2023
Project Number	22609
Sheet	SP-2
Scale	As Shown
Drawn By	JLO

MAP OF BOUNDARY SURVEY

A PARCEL OF LAND IN SQUARE 9
 WATSON'S SUBDIVISION
 DEED BOOK "I", PAGE 209
 MONROE COUNTY, FLORIDA

TWO STORY RESIDENCE
 #1215
 (PROCESS# BLD2023-0010)

BUILDING DATA	
FOLIO NUMBER	00032260-000400
ADDRESS	1215 GRINNELL ST D, KEY WEST, FL 33040
FLOORS	2
LEGAL DESCRIPTION	C O WATSON SUB I-209 FT LOTS 6, 8 AND 10 SQ 9 TR 13 (A/K/A PARCEL D GRINNELL GARDENS) OR1119-1645 OR1119-1652 OR1119-1653 OR1195-1827 OR1780-322 OR1780-325 OR2357-2172 OR2399-2143 OR2807-2318 OR2839-2459 OR3140-0329
TYPE OF CONSTRUCTION	IV-B
YEAR OF BUILT	1990
ZONING CODE	HMDR (Historic Medium Density Residential)
STRUCTURE	HARDIE BD WALL CONC BLOCK FOUNDATION METAL ROOF

ZONING DATA	Sq.Ft.
LOTE AREA	2,823
EXISTING BUILDING AREA	1,228
NEW BALCONY AREA	79
AREA OF WORK	800

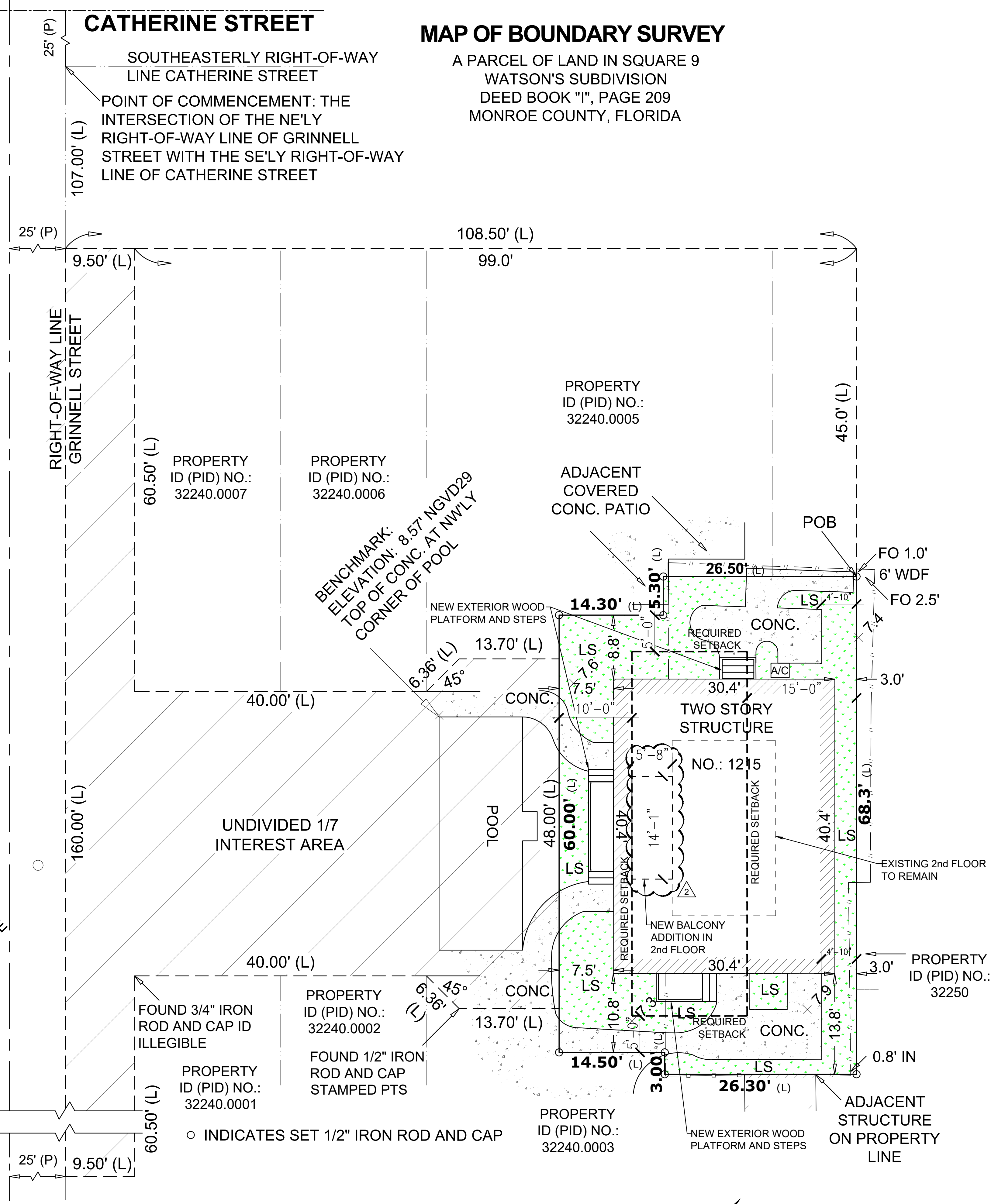
F.A.R.	
EXISTING	PROPOSED
Lote Area = 2,823 Sq.ft.	Lote Area = 2,823 Sq.ft.
1st Floor = 1,349	1st Floor = 1,228
2nd Floor = 340	2nd Floor = 340
Balcony = 79	Balcony = 79
Total = 1,689 Sq.Ft.	Total = 1,647 Sq.Ft.
F.A.R.: 1,689 / 2,823 = 0.598%	F.A.R.: 1,647 / 2,823 = 0.583%

LOT OCCUPATION	REQUIRED	EXISTING	PROPOSED
a. LOT AREA	4,000 SQ.FT MIN.	2,823 SQ.FT	2,823 SQ.FT
b. LOT WIDTH	40 FT MIN.	40.80 FT	40.80 FT
c. LOT DEPTH	90 FT MIN.	68.30 FT	68.30 FT
d. BUILDING HEIGHT	30 FT MIN.	23.23 FT	23.23 FT
e. BUILDING COVERAGE	40% MAX	(47.7%) 1,349 SQ.FT	(43.5%) 1,228 SQ.FT
f. FLOOR AREA RATIO (FAR)	1.0	0.598	0.583
g. IMPERVIOUS SURFACE RATIO:	60% MAX	(66.7%) 1,883 SQ.FT	(59.6%) 1,683 SQ.FT
h. DENSITY	HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)		

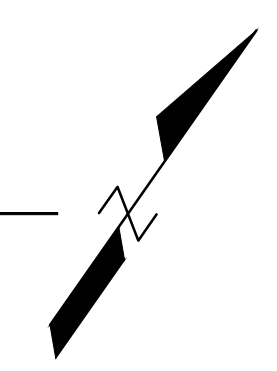
BUILDING SETBACK	
a. PRINCIPAL FRONT	10 FT
b. SECONDARY FRONT	N/A
c. SIDE	5 FT / 5 FT
d. REAR	15 FT

PERVIOUS	
GREEN AREA & WOOD DECK (PERVIOUS)	40.4%
IMPERVIOUS	59.6%

NOTE:
 • THE PROPOSED LAYOUT DOES NOT QUALIFY AS A SUBSTANTIAL IMPROVEMENT HENCE THE EXISTING BUILDING IS TO REMAIN AS IS.



1 SITE PLAN - PROPOSED
 SCALE 1/8"=1'-0"



DESIGN IS BASED ON FBC 2020, 7TH EDITION

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CORRECTIONS OF THESE CONFLICTS ARE TO BE INCLUDED IN THE WORK AND IN THE PROPOSAL.
- CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- DRAWINGS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT ALL ARCHITECTURAL DETAILS AFFECTING THEIR WORK ARE INCLUDED.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY MAJOR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS UNLESS AUTHORIZED BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL WORK THAT IS DEFECTIVE AND/OR OF POOR WORKMANSHIP OR WORK THAT DEVIATES FROM THE SPECIFICATIONS OF THESE DOCUMENTS.
- THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.
- REFER TO FINISH SCHEDULE, AT THE TIME OF BIDDING, FOR SPECIFICATIONS OF FINISHES, MATERIALS, COLOR, TREATMENTS, ETC. ALL OF THE ABOVE SHALL BE SPECIFIED BY THE ARCHITECT IF NOT NOTED THEREIN.

DEMOLITION NOTES

- REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTION TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- ALL REMOVALS, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
- PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
- WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

GLAZING NOTE

- GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR & WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FLOOR SHALL BE SAFETY GLASS CAT I IF LITE IS LESS 9 SQ. FT.
- IF GLAZING IS MORE THAN 9 SQ. FT. GLASS CAT II SHALL BE PROVIDED.

LEVEL NOTE

- MAX. 1/2" DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL.

CEILING AND SOFFIT HEIGHT NOTE

- NEW CEILING AND SOFFIT HEIGHTS SHALL BE 7'-0" MIN. ABOVE FINISH FLOOR IN COMPLIANCE WITH 701.3 FBCE.

SHOWER NOTE

- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR TO COMPLY WITH FBC 2020 R 307.2.
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2020 R 702.4.2
- PROVIDE TEMPERED SAFETY GLASS CLASS II FOR SHOWER ENCLOSURES
- 22" MIN. CLEARANCE FOR SHOWER ACCESS

FINAL CLEANING

FLOORING:

- CLEAN SUBSTRATE, FILL CRACKS, HOLES, AND DEPRESSIONS, AND LEVEL FLOOR WITHIN 1/8" IN 10 FEET BEFORE THE LAYING OF THE WOOD FLOORING.
- IN AREAS WHERE THE FLOORS WILL BE FINISHED BY OTHERS, THE CONTRACTOR IS TO BROOM CLEAN THE FLOOR ONE DAY BEFORE THE INSTALLATION OF FINISH FLOORING.
- GENERAL CONTRACTOR SHALL REMOVE FROM SITE ALL DEBRIS LEFT BY SUBCONTRACTORS PRIOR TO TENANT'S OCCUPANCY.

OTHER:

- REMOVE GREASE, MASTIC, ADHESIVE, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM THE SITE, AND FROM ANY OTHER EXPOSED FINISHED INTERIOR OR EXTERIOR SURFACES.
- WASH GLASS, AND MIRRORS AS PER MANUFACTURER'S SPECIFIC INSTRUCTIONS.
- POLISH GLOSSY SURFACES.
- CLEAN PERMANENT FILTERS, AND REPLACE FILTERS IN VENTILATING SYSTEMS, IF UNITS ARE OPERATED DURING CONSTRUCTION. CLEAN DUCTS, BLOWERS, AND COILS, IF UNITS OPERATED WITHOUT FILTERS DURING CONSTRUCTION.
- PRIOR TO OWNER OCCUPANCY, CONTRACTOR SHALL INSPECT THE SITE, AND EXPOSED INTERIOR AND EXTERIOR SURFACES, TO VERIFY THAT THE ENTIRE WORK IS CLEAN AND SATISFACTORY TO THE ARCHITECT.

PERMIT AND APPLICABLE RESOLUTIONS

- APPLICANT WILL COMPLY WITH ALL ORDINANCES OF THE PALM BEACH COUNTY AND CITY BUILDING CODE PRIOR TO STARTING CONSTRUCTION.
- IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAYBE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

FLAME SPREAD NOTE

- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SOME DEVELOPED MAX. TO COMPLY WITH 450 FBC 2020 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 TO COMPLY FBC 2020 R 302.10

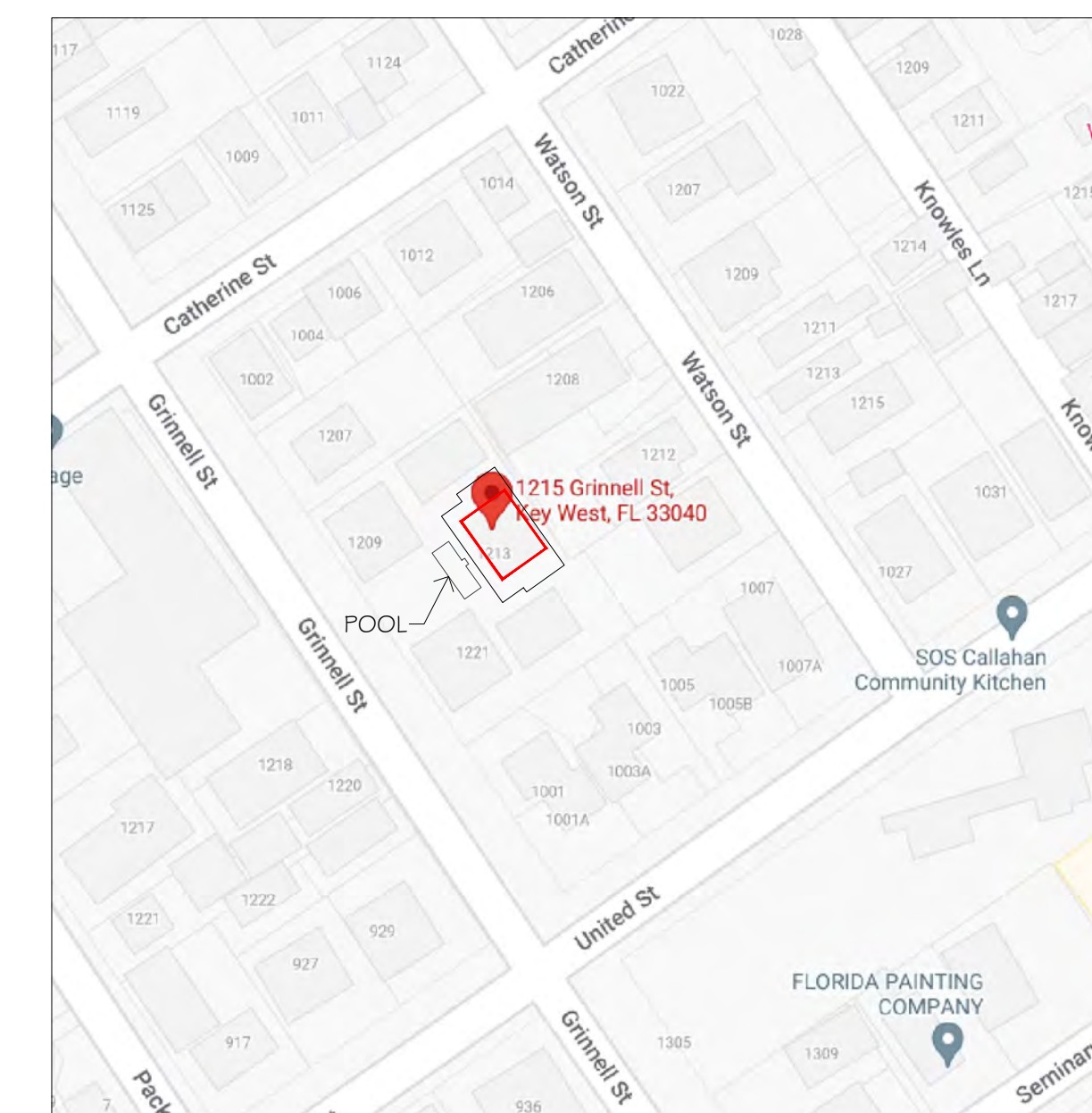
CODE REFERENCES	
FLORIDA BUILDING CODE 2020 7TH EDITION (EXISTING)	
FLORIDA FIRE PREVENTION CODE 2018	
NATIONAL ELECTRIC CODE 2017	

BUILDING DATA	
FOLIO NUMBER	00032260-000400
ADDRESS	1215 GRINNELL ST D, KEY WEST, FL 33040
FLOORS	2
LEGAL DESCRIPTION	G G WATSON SUB I-209 PT LOTS 6, 8 AND 10 SQR 9 TR 13 (A/K/A PARCEL D GRINNELL GARDENS) OR1119-1845 OR1119-1852 OR1119-1853 OR1195-1827 OR1760-322 OR1760-325OR2357-2172 OR2399-2143 OR2807-2318 OR2839-2459 OR3140-0329
TYPE OF CONSTRUCTION	IV-B
YEAR OF BUILT	1990
ZONING CODE	HMDR (Historic Medium Density Residential)
STRUCTURE	HARDIE BD WALL CONC BLOCK FOUNDATION METAL ROOF

ZONING DATA	Sq.Ft.
LOTE AREA	2,823
EXISTING BUILDING AREA	1,228
NEW BALCONY AREA	79
AREA OF WORK	800

ALTERATION LEVEL	
* LEVEL OF ALTERATION II	
SCOPE OF WORK	
<ul style="list-style-type: none"> EXISTING ELECTRIC METER TO REMAIN NEW ELECTRIC PANEL A NEW PLUMBING FIXTURES AS PER LAYOUT NEW FLOORING & SOUNDPROOFING NEW LIGHTING & POWER AS PER LAYOUT NEW DOORS AND WINDOWS (SEE DOOR SCHEDULE) NEW PARTITION WALL AS PER LAYOUT EXISTING AIR CONDITIONING SYSTEM #1, 2 TO REMAIN NEW AIR CONDITIONING SYSTEM #3, 4 AS PER LAYOUT. NEW TANKLESS WATER HEATER NEW WOOD ADDITION BALCONY NEW WOOD ROOF IN BALCONY AREA 	

SHEET INDEX		01-25-2023 PERMIT SET	04-25-2023 BUILDING COMM	05-11-2023 BUILDING COMM	06-14-2023 OWNER MODIFIC.
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A-5	ELEVATIONS - PROPOSED	•	•	•	•
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A-7	DETAILS	•	•	•	•
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ELECTRICAL					
E-1	ELECTRICAL GENERAL NOTES	•	•	•	•
E-2	ELECTRICAL FLOOR PLAN	•	•	•	•
MECHANICAL					
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PLUMBING					
P-1	PLUMBING GENERAL NOTES & DETAILS	•	•	•	•
P-2	PLUMBING SANITARY & DOMESTIC WATER FLOOR PLAN	•	•	•	•
STRUCTURAL					
S-1	STRUCTURAL GENERAL NOTES & DETAILS	•	•	•	•
S-2	STRUCTURAL 1ST & 2ND FLOOR PLAN	•	•	•	•
S-3	STRUCTURAL ROOF PLAN AND SECTION	•	•	•	•



1 LOCATION PLAN
N.T.S.

DESIGN IS BASED ON FBC 2020, 7TH EDITION

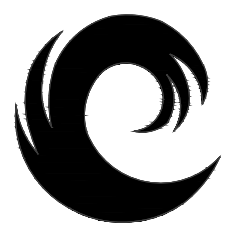


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LIC #82038

ADDITION & REMODELING FOR
RESIDENT @
1215 Grinnell St,
Key West, FL 33040

Revision #	Description	Date
1	BUILDING COMMENTS	04/25/2023
2	BUILDING COMMENTS	05/11/2023
3	OWNER MODIFICATION	06/14/2023

ARCHITECTURAL NOTES	
Date	01/25/2023
Project Number	22609
Sheet	A-1
Scale	As Shown
Drawn By	JLO


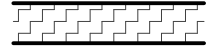
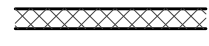
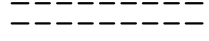


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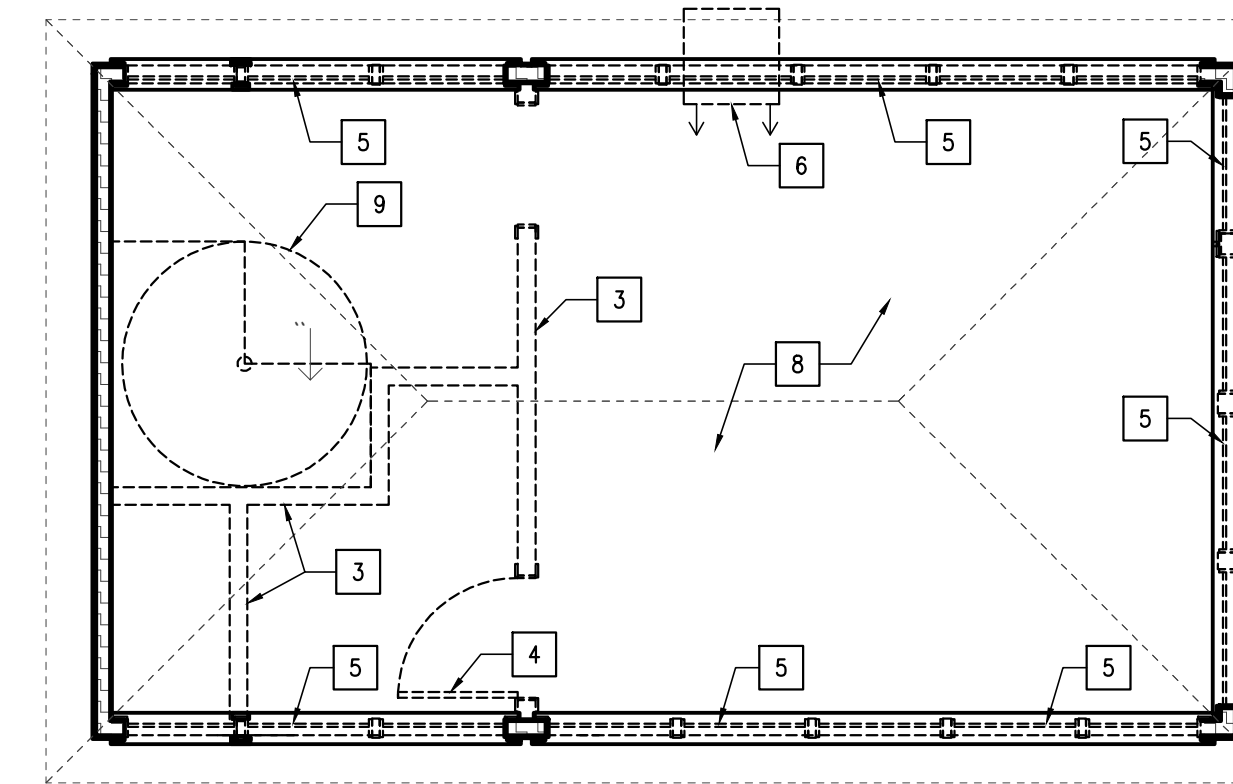
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LEGEND

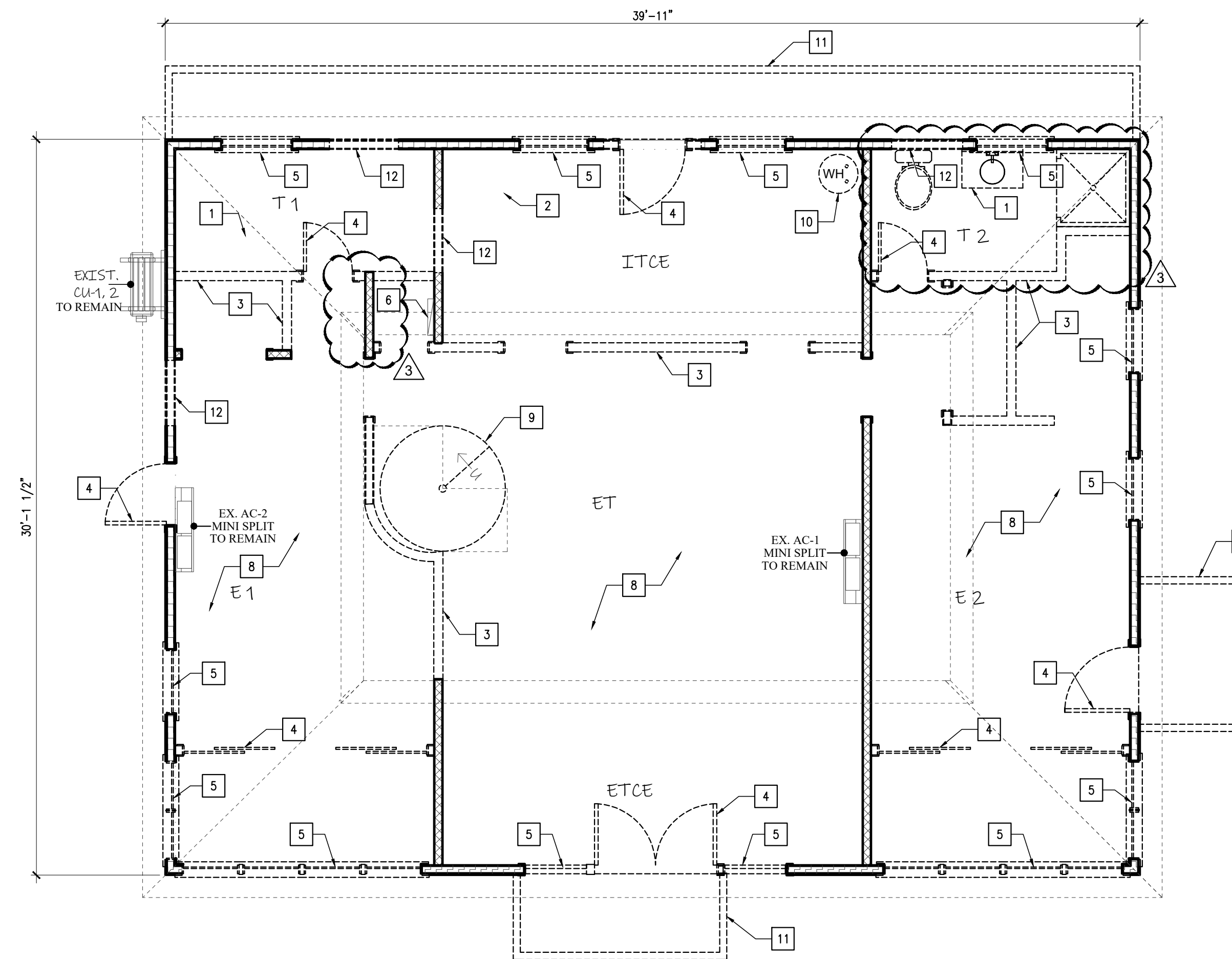
-  EXISTING CONCRETE BLOCK WALL TO REMAIN
-  EXISTING EXTERIOR WOOD WALL TO REMAIN
-  EXISTING DRYWALL PARTITION WALL TO REMAIN
-  EXISTING TO BE REMOVED

DEMOLITION KEY NOTES

1. EXISTING PLUMBING FIXTURE TO BE REMOVED AND CAP OFF
2. EXISTING KITCHEN CABINETS AND APPLIANCES TO BE REMOVED AND DISPOSE FOR A DEMO SET
3. EXISTING PARTITION WALL TO BE DEMOLISHED AND DISPOSE FOR A DEMO SET
4. EXISTING DOOR TO BE REMOVED AND DISPOSE FOR A DEMO SET
5. EXISTING WINDOWS TO BE REMOVED AND DISPOSE FOR A DEMO SET
6. EXISTING WALL MOUNTED A/C TO BE REMOVED
7. EXISTING ELECTRIC PANEL TO BE REMOVED
8. EXISTING FLOORING TO BE REMOVED AND DISPOSE FOR A DEMO SET
9. EXISTING SPIRAL STAIRCASE TO BE REMOVED AND DISPOSE FOR A DEMO SET
10. EXISTING WATER HEATER TO BE REMOVED AND DISPOSE FOR A DEMO SET
11. EXISTING EXTERIOR DECK TO BE REMOVED AND DISPOSE FOR A DEMO SET
12. CUT FRAMING WALL TO CREATE NEW OPENING



2 DEMOLITION 2nd FLOOR PLAN
SCALE 1/4"=1'-0"

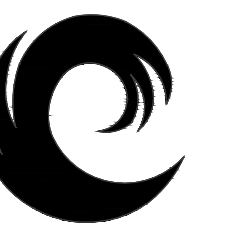


1 DEMOLITION 1st FLOOR PLAN
SCALE 1/4"=1'-0"

DESIGN IS BASED ON FBC 2020, 7TH EDITION

Revision #	Description	Date
1	BUILDING COMMENTS	08/11/2023
2	OWNER MODIFICATION	09/14/2023

DEMOLITION FLOOR PLAN	
Date	01/25/2023
Project Number	22609
Sheet	A-2
Scale	As Shown
Drawn By	JLO



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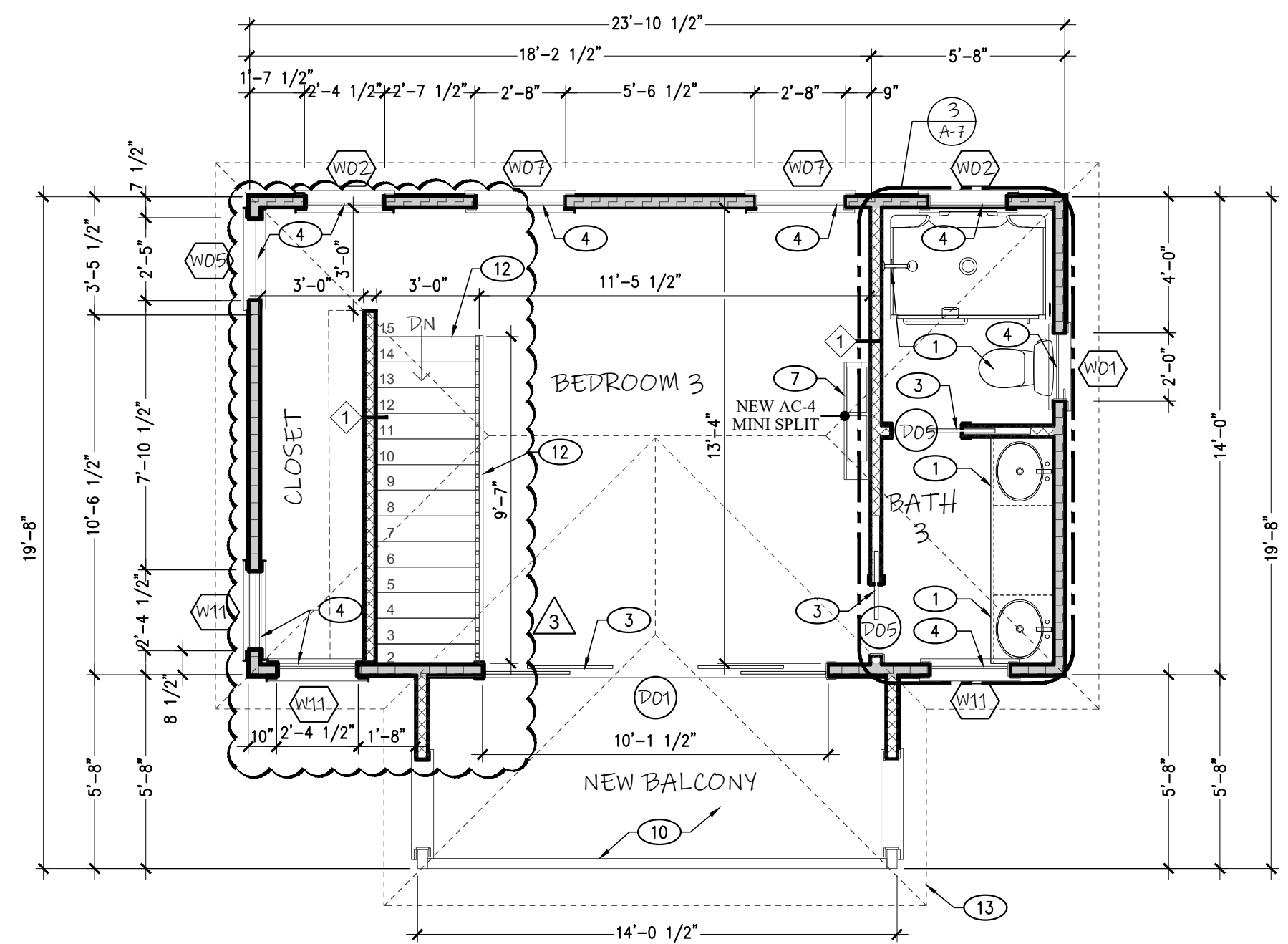
ADDITION & REMODELING FOR
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Revision #	Description	Date
1	BUILDING COMMENTS	08/11/2023
2	OWNER MODIFICATION	08/14/2023

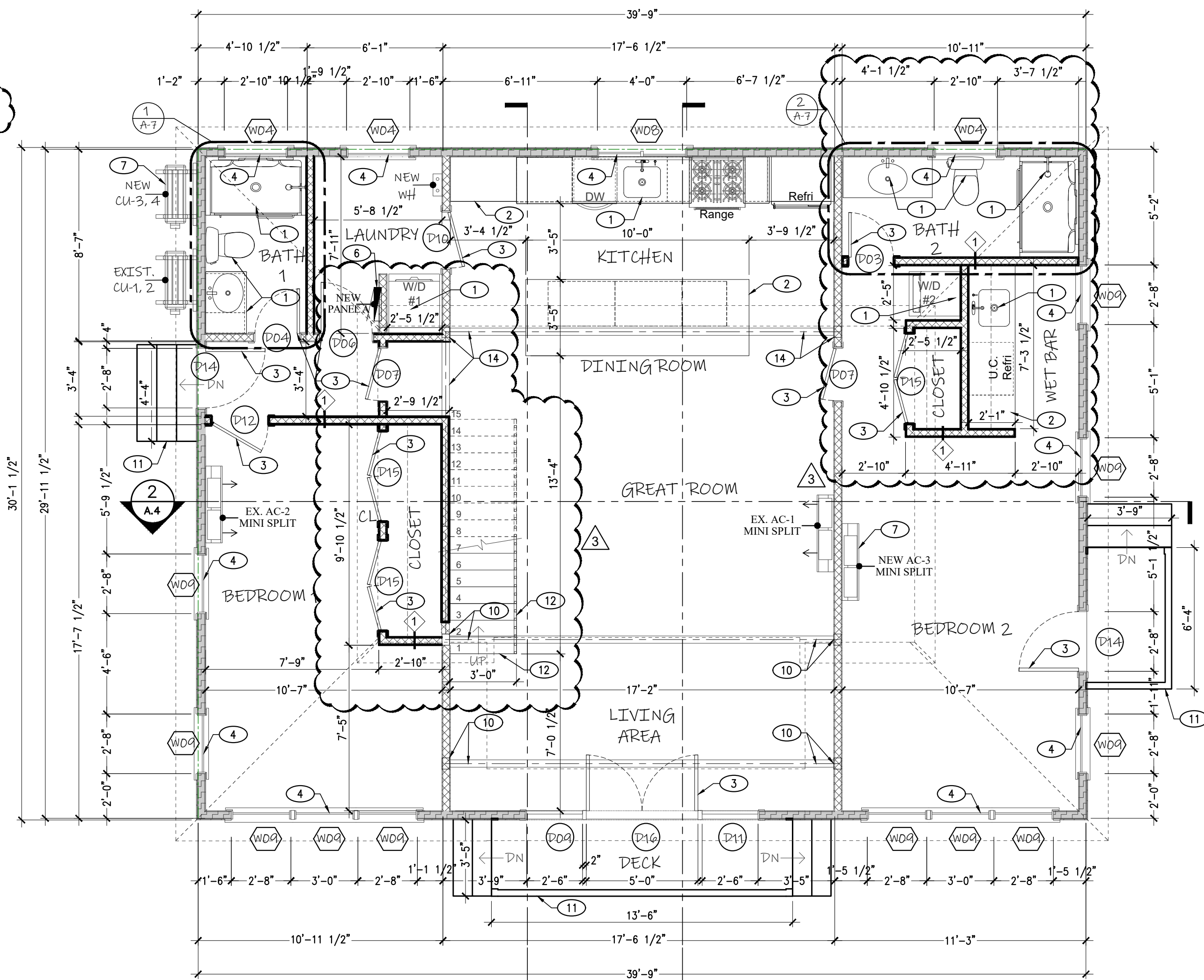
PROPOSED FLOOR PLAN

Date	01/25/2023
Project Number	22609
Sheet	A-3
Scale	As Shown
Drawn By	JLO

DESIGN IS BASED ON FBC 2020, 7TH EDITION



2 PROPOSED 2nd FLOOR PLAN
SCALE 1/4"=1'-0"



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

- LEGEND**
- EXISTING CONCRETE BLOCK WALL TO REMAIN
 - EXISTING EXTERIOR WOOD WALL TO REMAIN
 - EXISTING DRYWALL PARTITION TO REMAIN
 - NEW DRYWALL PARTITION WALL
 - DOOR TAG
 - WINDOW TAG
 - "E" DENOTES EXISTING TO REMAIN
 - NEW PARTITION WALL (SEE DETAIL 4 IN SHEET A-7)

- PROPOSED KEY NOTES**
1. NEW PLUMBING FIXTURE
 2. NEW KITCHEN CABINETS AND APPLIANCES
 3. NEW DOORS (SEE DOOR SCHEDULE)
 4. NEW WINDOWS (UNDER SEPARATE PERMIT) SEE WINDOW SCHEDULE
 5. NEW PARTITION WALL
 6. NEW ELECTRICAL PANEL A
 7. NEW A/C SYSTEM
 8. NEW FLOORING & SOUNDPROOFING
 9. NEW TANKLESS WATER HEATER
 10. NEW WOOD COLUMN AND BEAM IN BALCONY AREA (REFER TO STRUCTURAL PLANS)
 11. NEW EXTERIOR WOOD PLATFORM AND STEPS (BY OTHERS)
 12. NEW STAIR CASE AND 42" RAILING (BY OTHERS)
 13. NEW ROOF IN BALCONY AREA (REFER TO STRUCTURAL PLANS)
 14. NEW WOOD COLUMN AND BEAM IN KITCHEN-STAIR AREA (REFER TO STRUCTURAL PLANS)

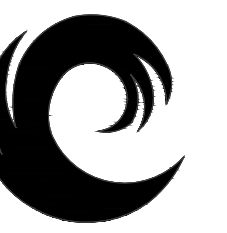
W WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2030AW TMRD	1	2	2027DH	24"	31"	25" X32"		DOUBLE HUNG	2X6X28" (2)			
W02	2427DH	2	2	2427DH	28 1/4"	31"	29 1/4" X32"		DOUBLE HUNG	2X6X32 1/4" (2)			
W04	21021DH	3	1	21021DH	34"	25"	35" X26"		DOUBLE HUNG	2X6X38" (2)			
W05	2527DH	1	2	2527DH	29"	31"	30" X32"		DOUBLE HUNG	2X6X33" (2)			
W07	2827DH	2	2	2827DH	32"	31"	33" X32"		DOUBLE HUNG	2X6X36" (2)			
W08	4021RS	1	1	4021RS	48"	25"	49" X26"		RIGHT SLIDING	2X8X52" (2)			
W09	28510DH	11	1	28510DH	32"	70"	33" X71"		DOUBLE HUNG	2X6X36" (2)			
W11	2427DH	3	2	2427DH	28 3/8"	31"	29 3/8" X32"		DOUBLE HUNG	2X6X32 3/8" (2)			

P DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	10068	1	2	10068 L/R IN	120"	80"	122" X82 1/2"	QUAD SLIDER—GLASS	2X12X125" (2)	1 3/8"			
D03	2068	1	1	2068 L IN	24"	80"	26" X82 1/2"	HINGED—DOOR P04	2X6X29" (2)	1 3/8"			
D04	2068	1	1	2068 R IN	24"	80"	26" X82 1/2"	HINGED—DOOR P04	2X6X29" (2)	1 3/8"			
D05	2068	2	2	2068 L	24"	80"	50" X82 1/2"	POCKET—DOOR P04	2X6X53" (2)	1 3/8"			
D06	2368	1	1	2368 L IN	27 1/2"	80"	29 1/2" X82 1/2"	HINGED—DOOR P04	2X6X32 1/2" (2)	1 3/8"			
D07	2468	2	1	2468 R IN	28"	80"	30" X82 1/2"	HINGED—DOOR P04	2X6X33" (2)	1 3/8"			
D08	2668	1	1	2668 L EX	30"	80"	32" X83"	EXT. HINGED—GLASS	2X6X35" (2)	1 3/4"			
D10	2668	1	1	2668 L IN	30"	80"	32" X82 1/2"	HINGED—DOOR P04	2X6X35" (2)	1 3/8"			
D11	2668	1	1	2668 R EX	30"	80"	32" X83"	EXT. HINGED—GLASS	2X6X35" (2)	1 3/4"			
D12	2668	1	1	2668 R IN	30"	80"	32" X82 1/2"	HINGED—DOOR P04	2X6X35" (2)	1 3/8"			
D13	2868	1	1	2868 L EX	32"	80"	34" X83"	EXT. HINGED—GLASS	2X6X37" (2)	1 3/4"			
D14	4068	1	1	4068 L/R IN	48"	80"	50" X82 1/2"	DOUBLE HINGED—DOOR P04	2X8X53" (2)	1 3/8"			
D16	5068	1	1	5068 L/R EX	60"	80"	62" X83"	EXT. DOUBLE HINGED—GLASS	2X8X65" (2)	1 3/4"			

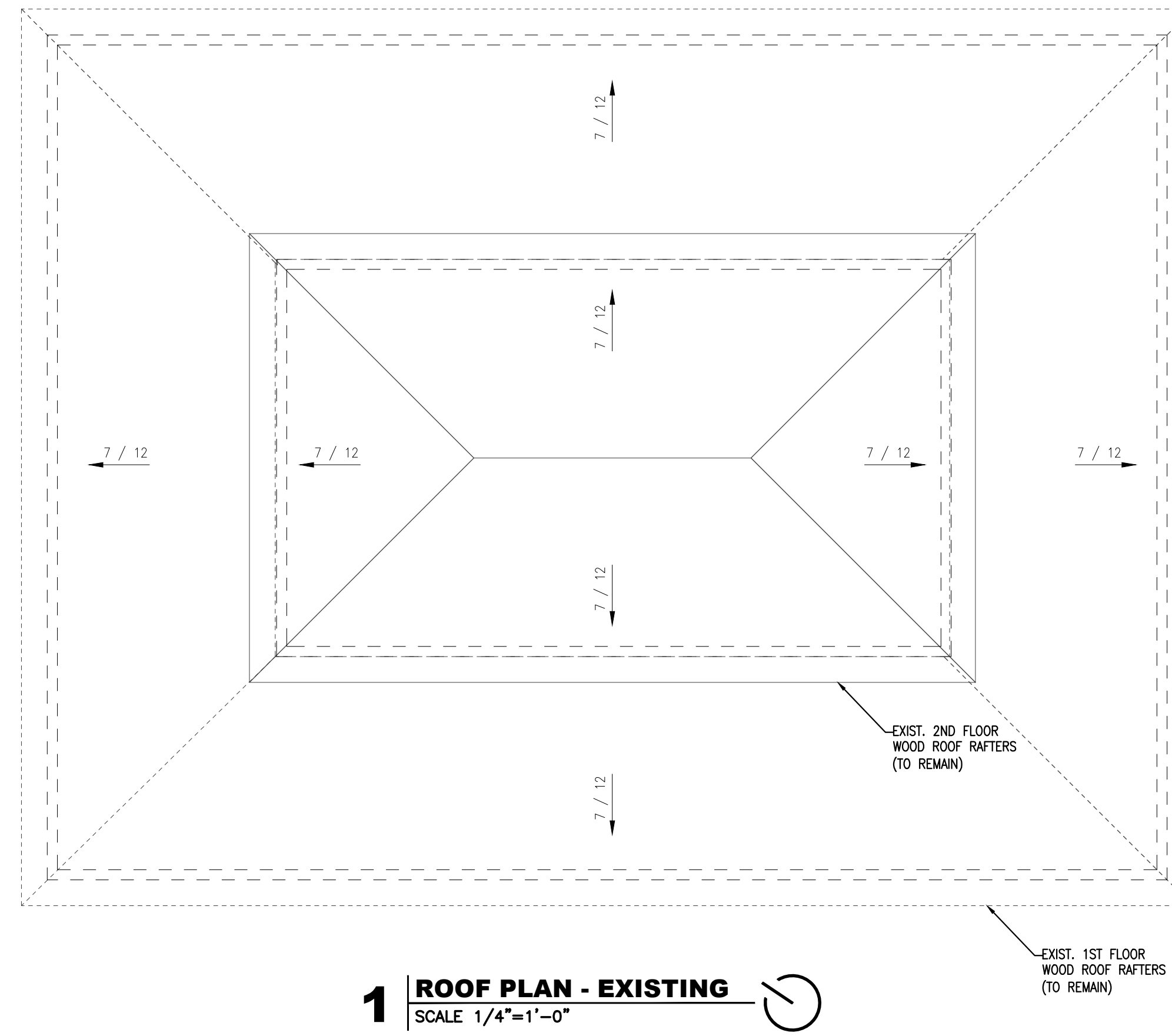
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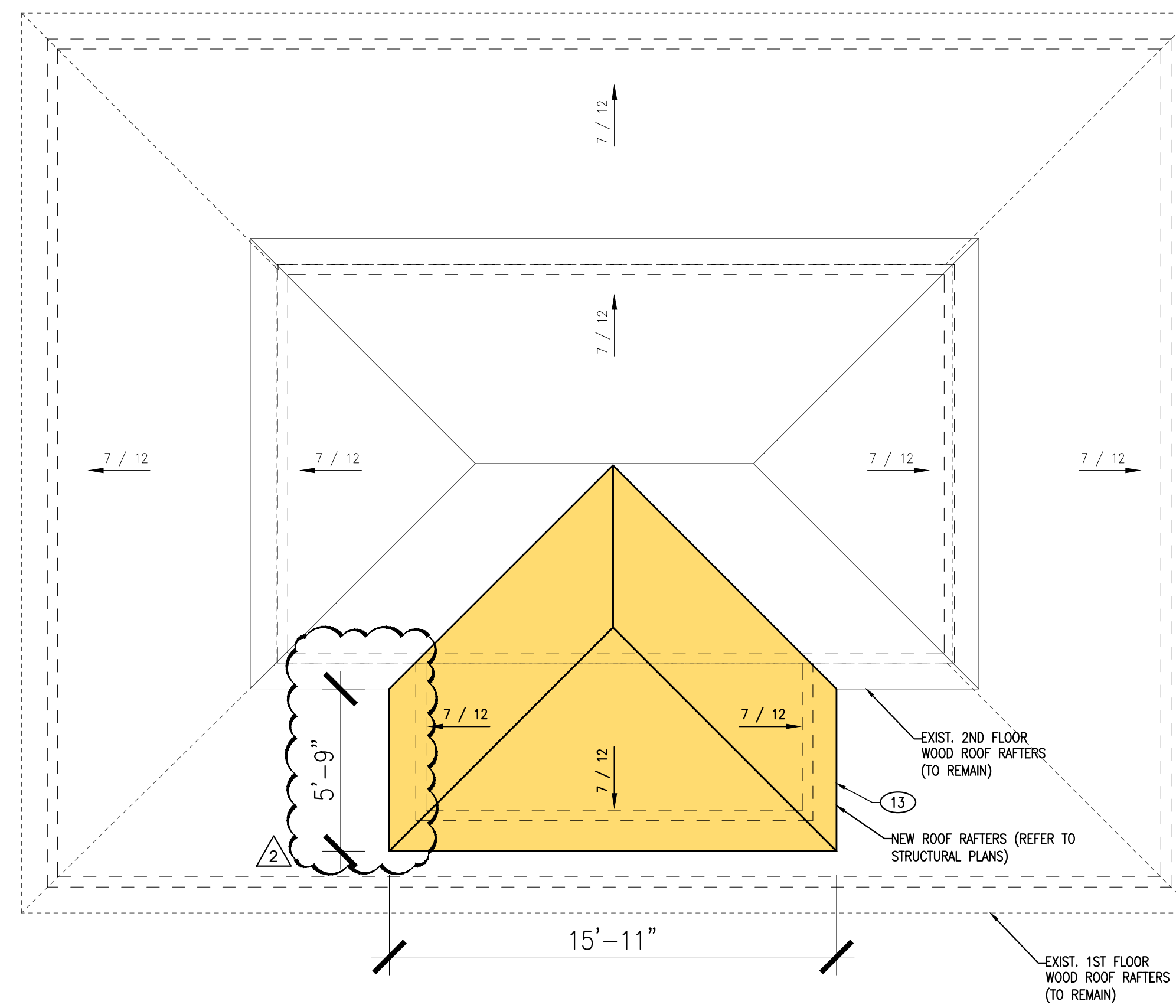
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1 ROOF PLAN - EXISTING
SCALE 1/4"=1'-0"

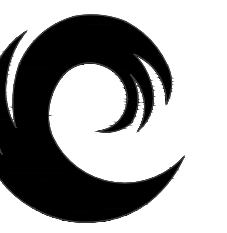


2 ROOF PLAN - PROPOSED
SCALE 1/4"=1'-0"

DESIGN IS BASED ON FBC 2020, 7TH EDITION

Revision #	Description	Date
1	BUILDING COMMENTS	08/11/2023

ROOF PLAN EXISTING - PROPOSED	
Date	01/25/2023
Project Number	22609
Sheet	A-4
Scale	As Shown
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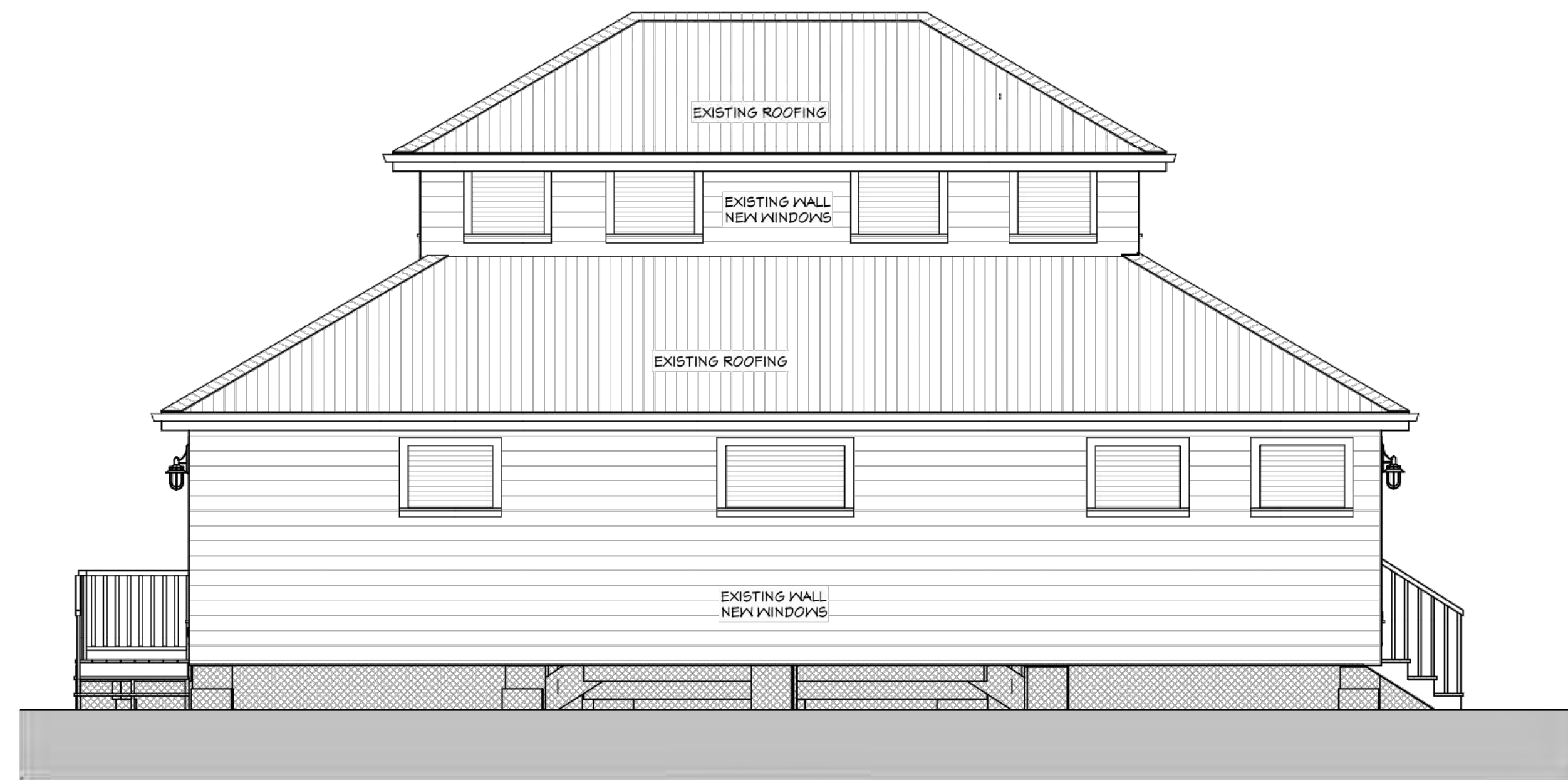


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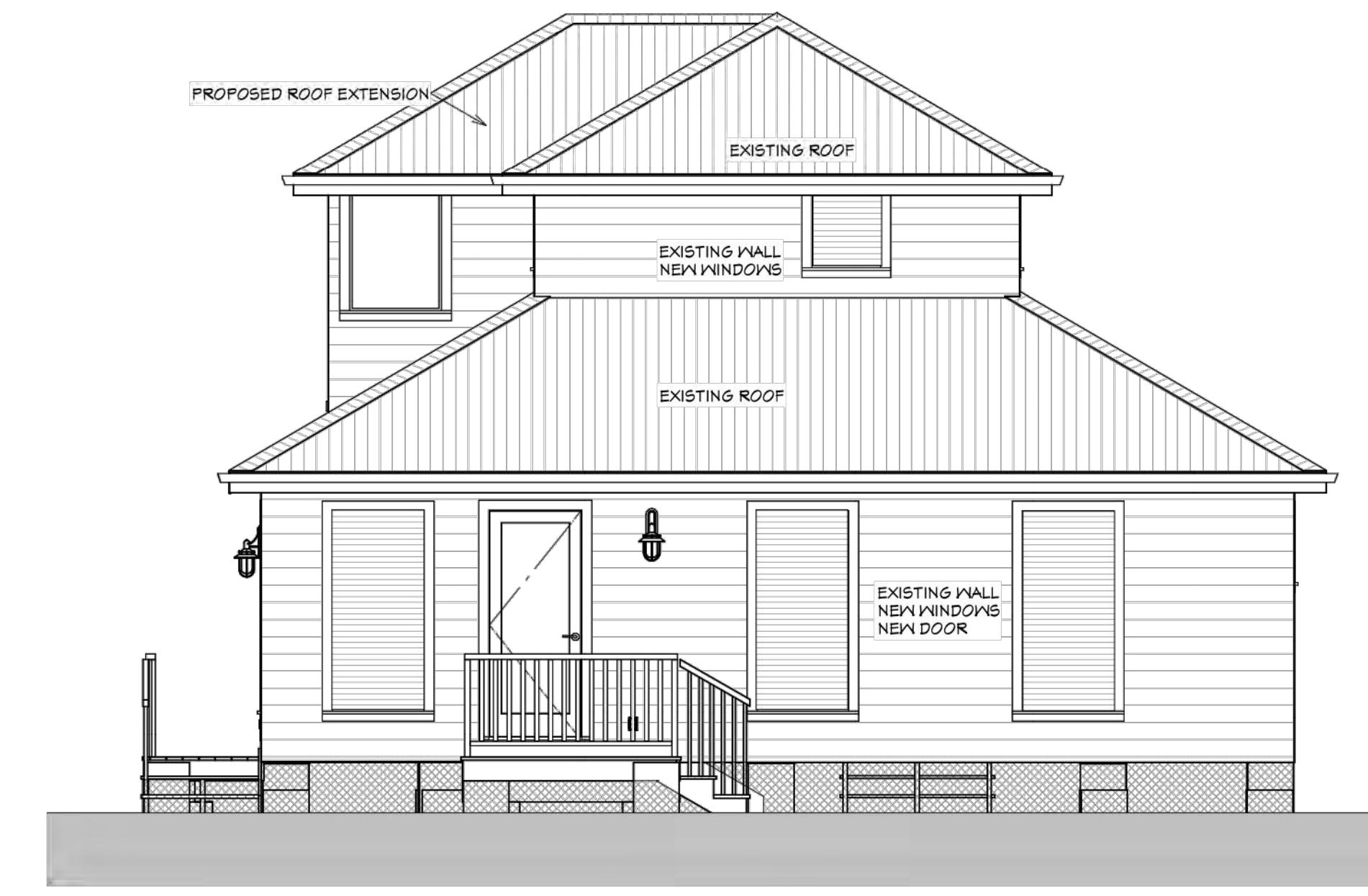
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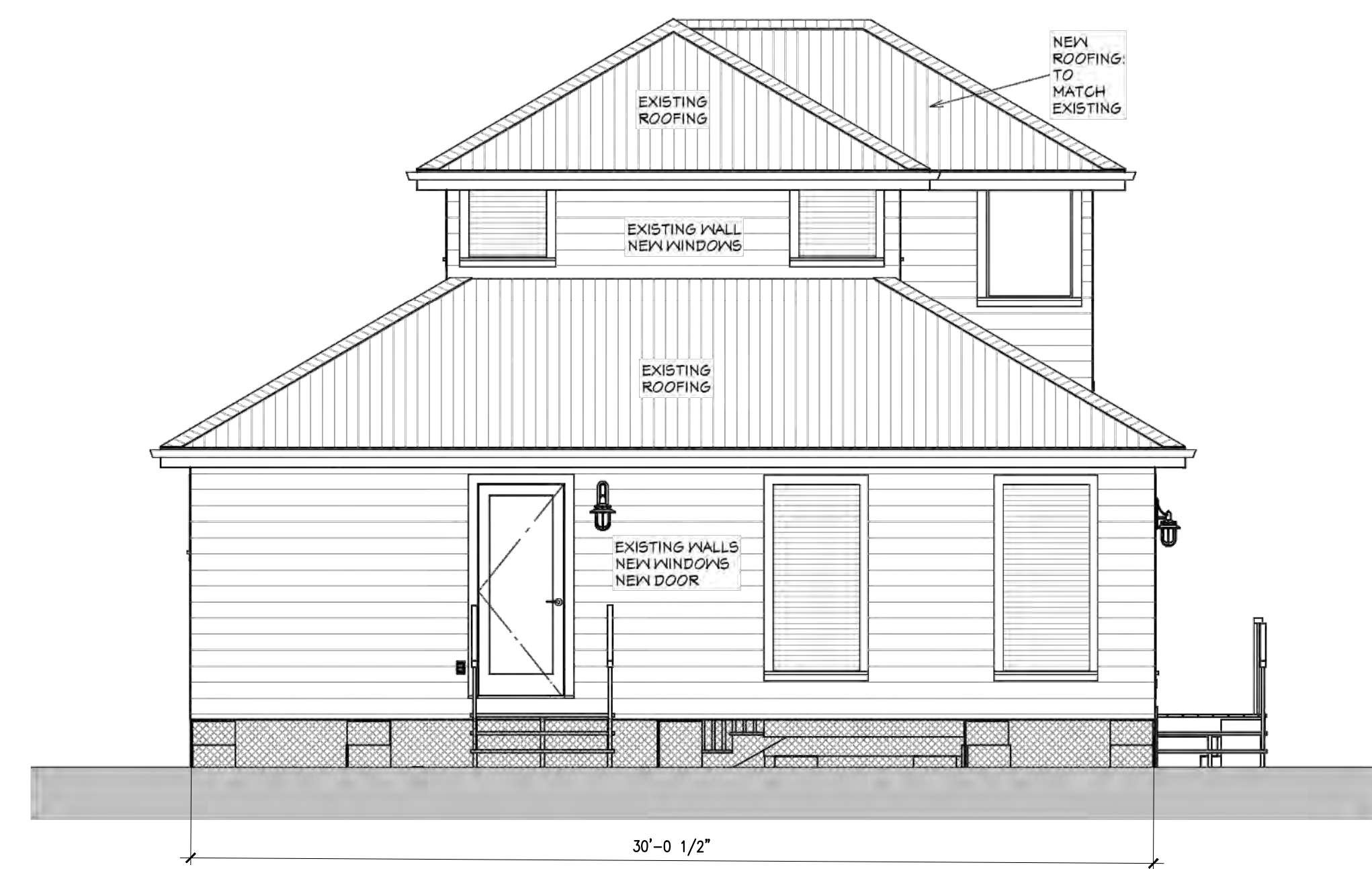
5 ISOMETRIC VIEW (FRONT)
SCALE NTS



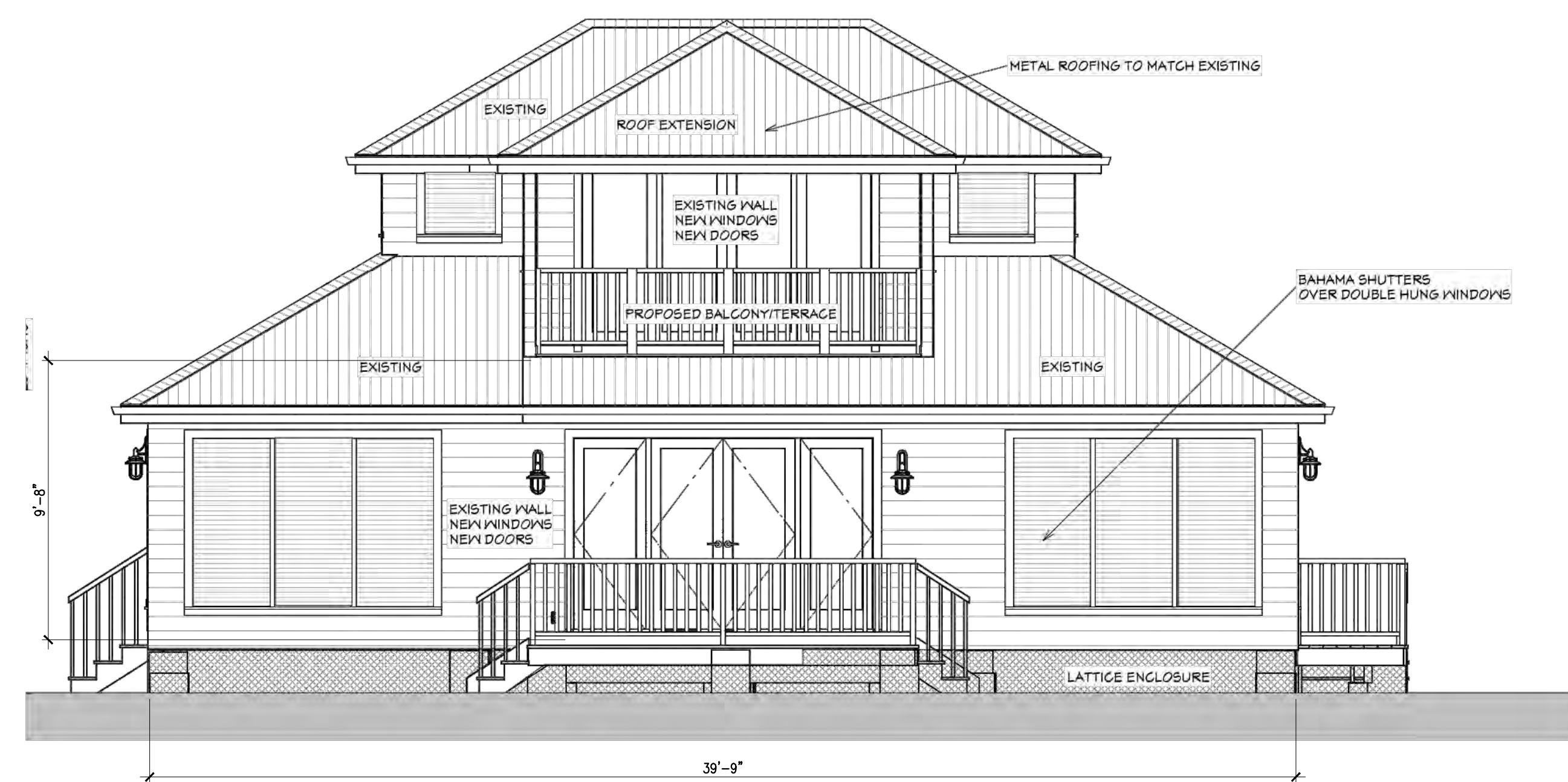
1 REAR ELEVATION
SCALE 1/4"=1'-0"



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



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



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

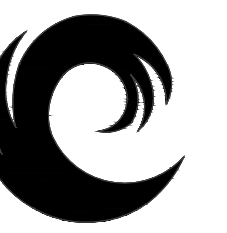
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Revision #	Description	Date

ELEVATIONS PROPOSED

Date	01/25/2023
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Drawn By	JLO

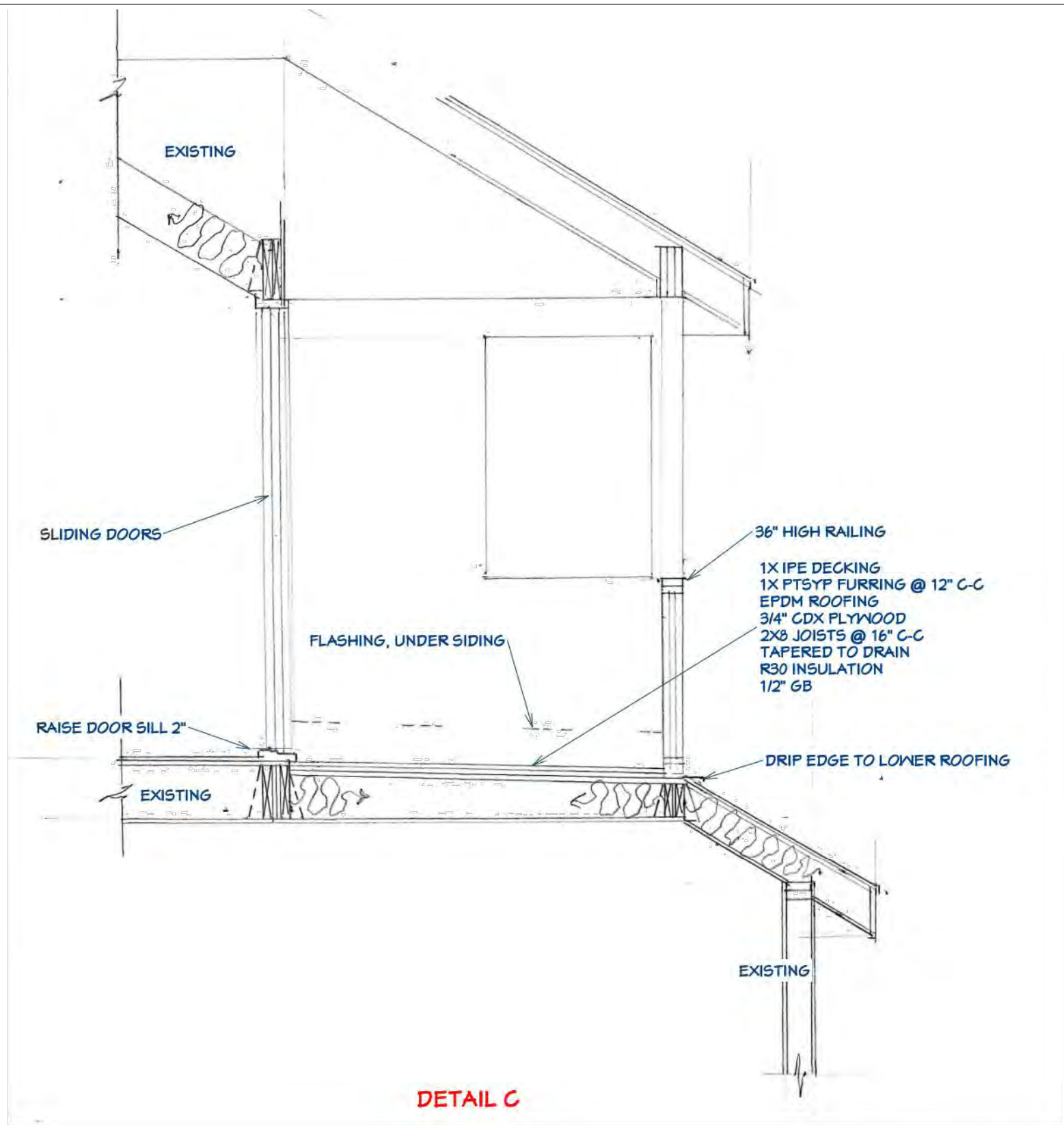
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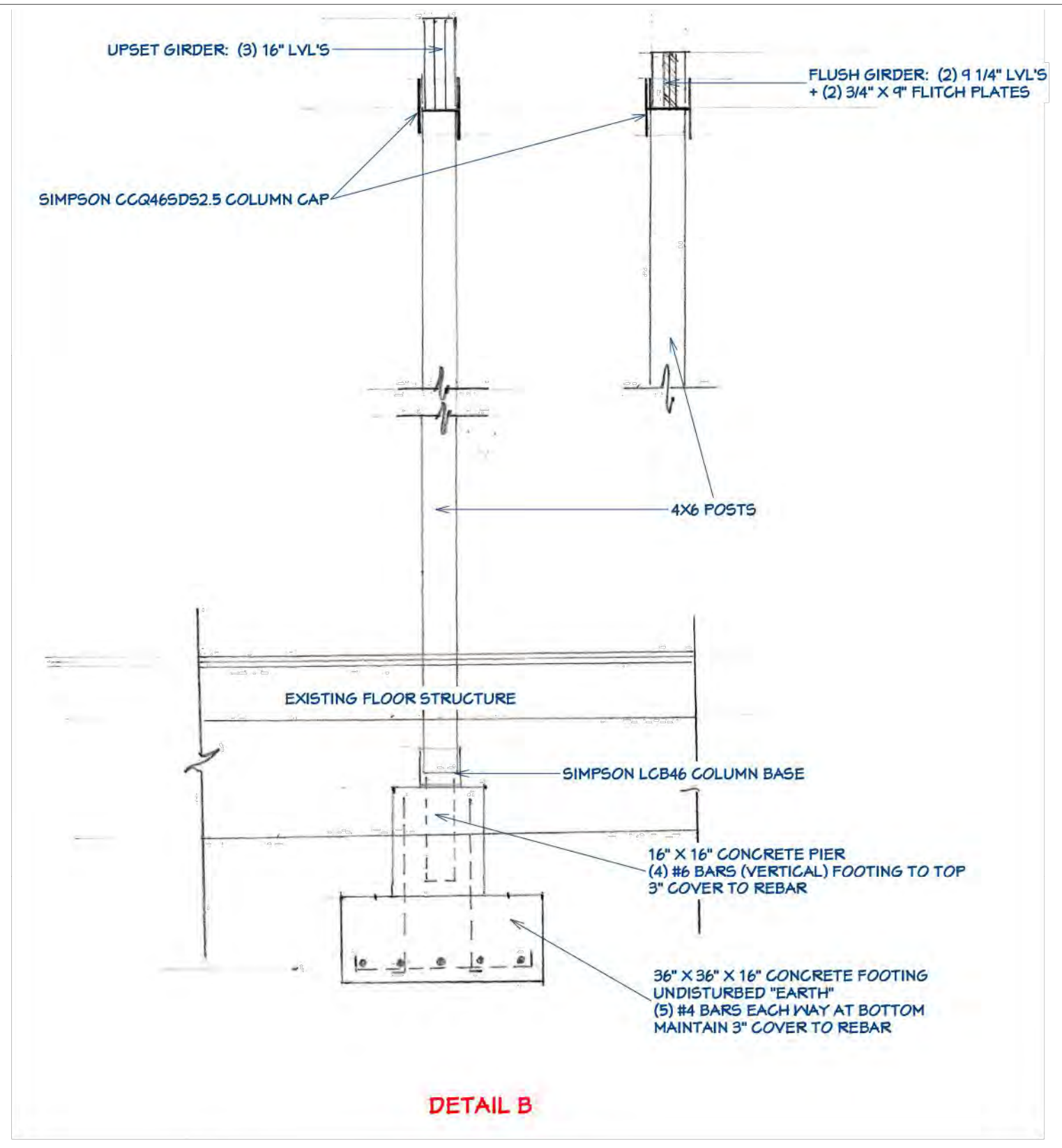
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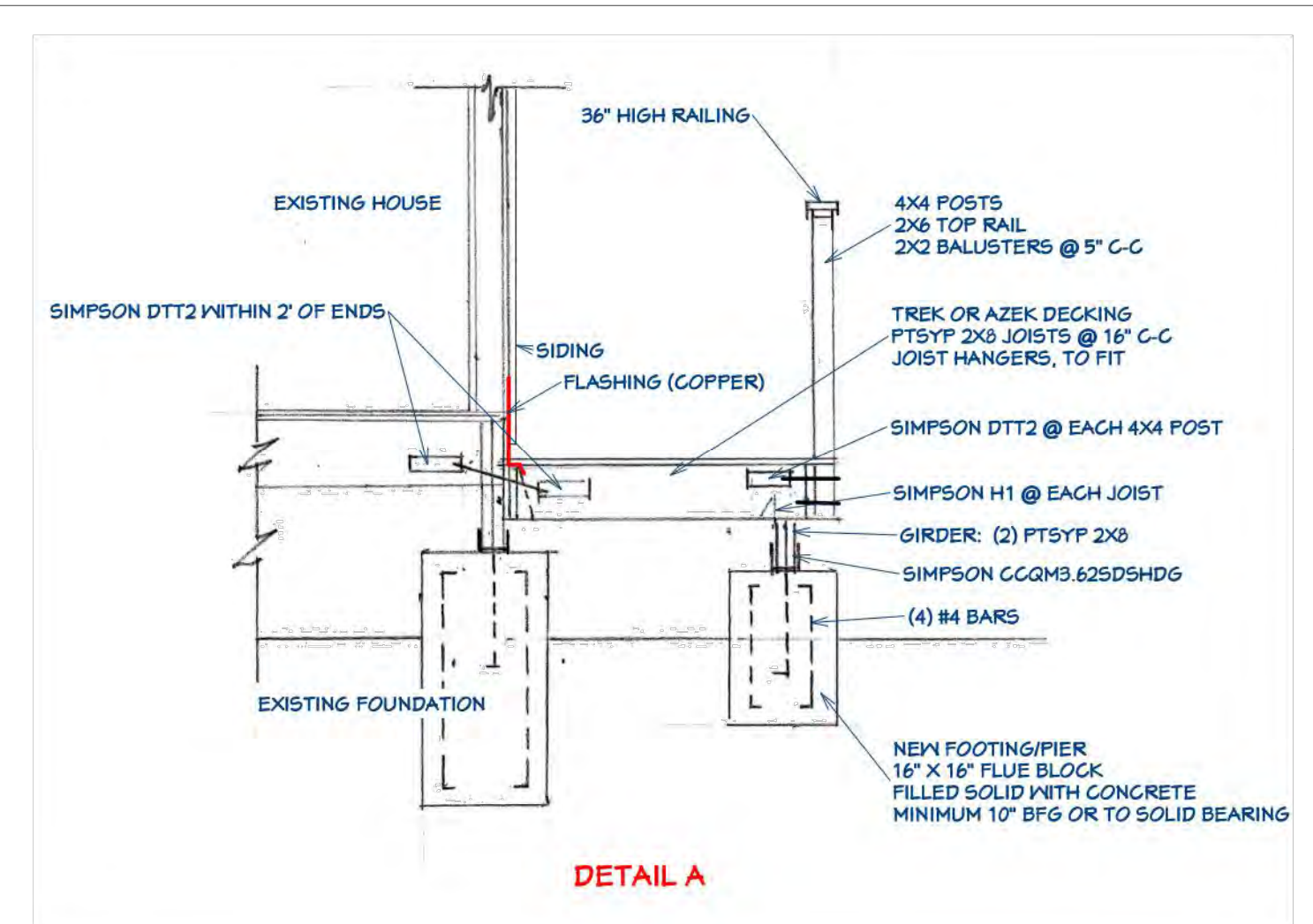
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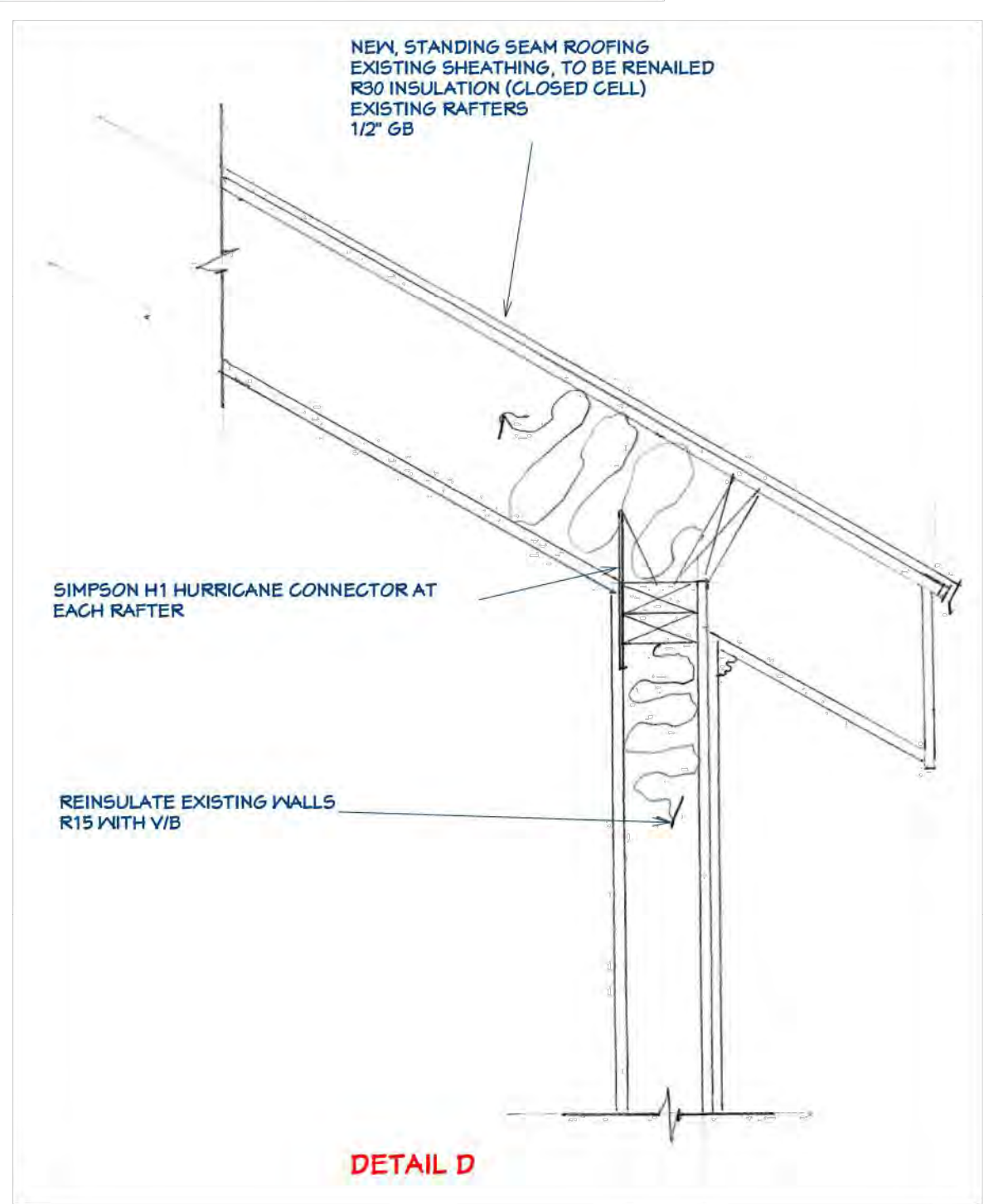
DETAIL C



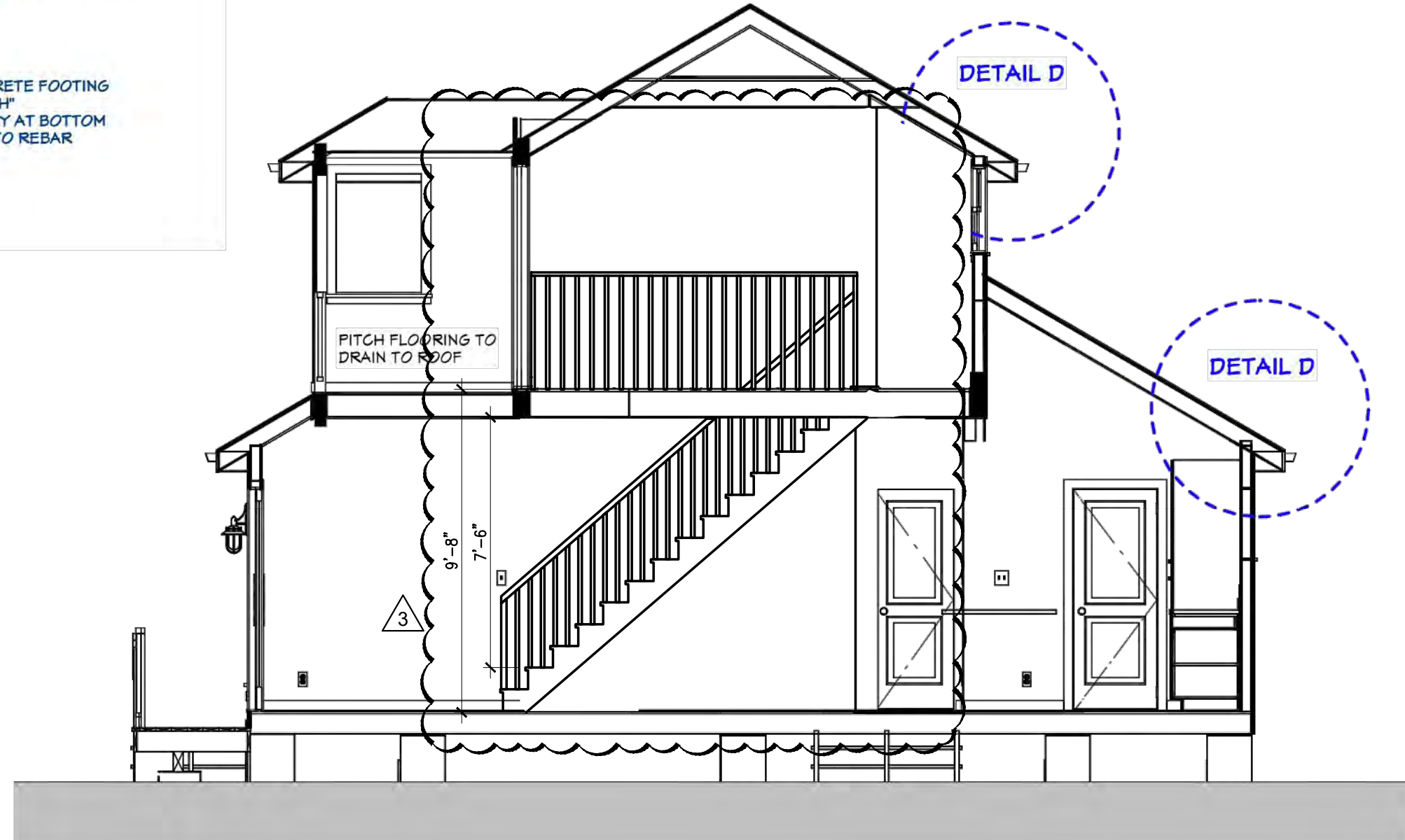
DETAIL B



DETAIL A



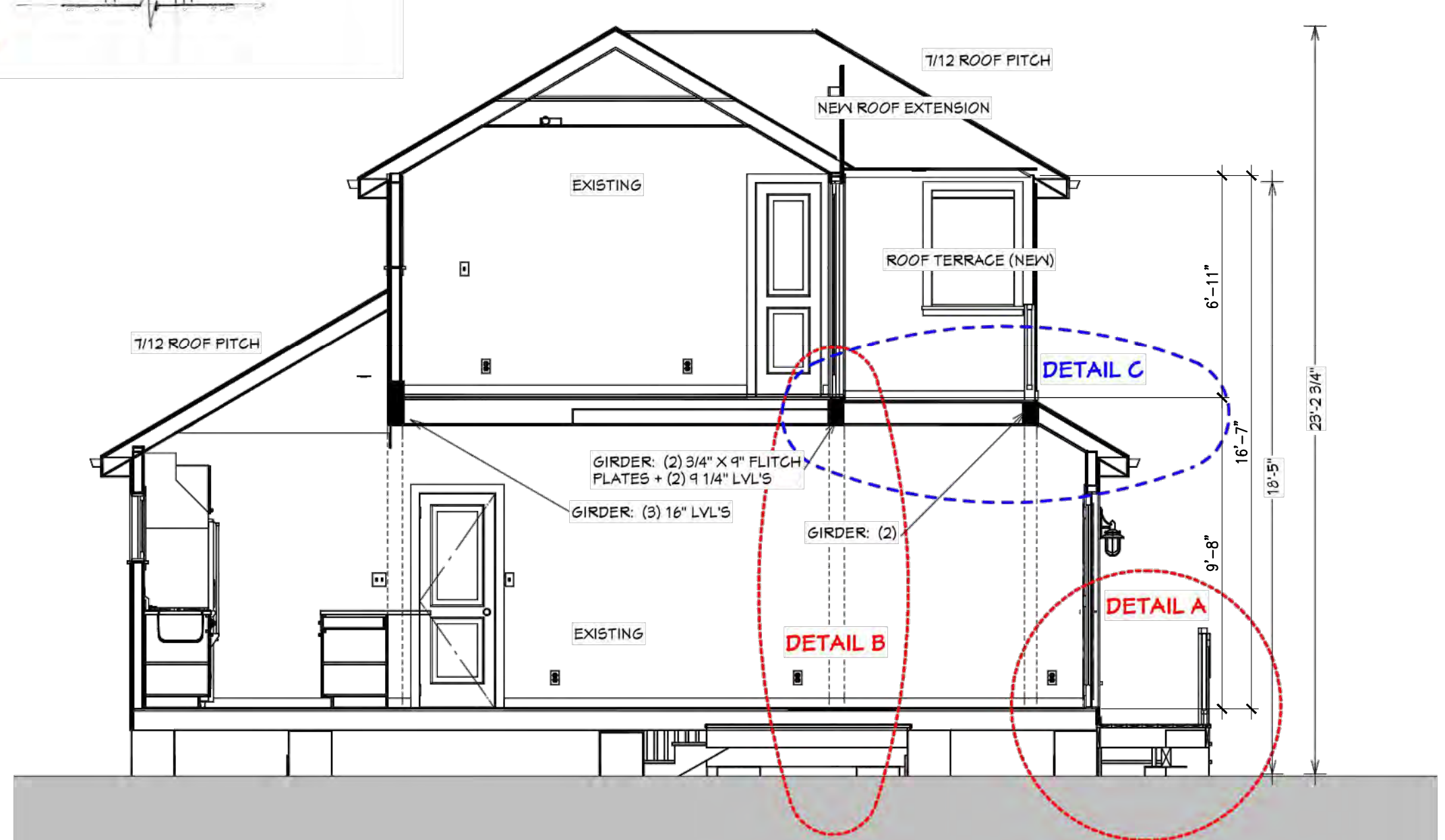
DETAIL D



SECTION 3
SCALE 1/4"=1'-0"
A-3



SECTION 2
SCALE 1/4"=1'-0"
A-3

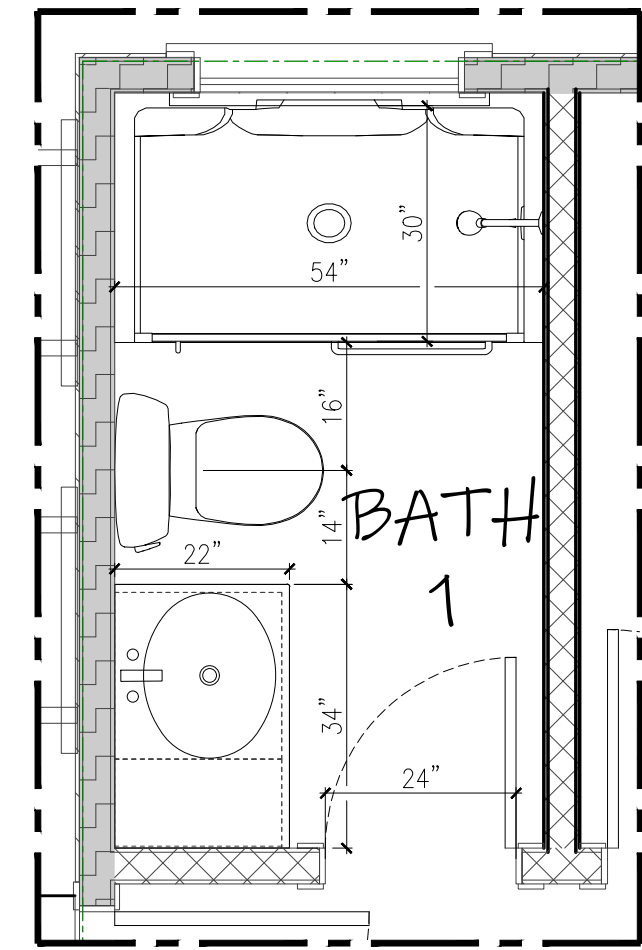


SECTION 1
SCALE 1/4"=1'-0"
A-3

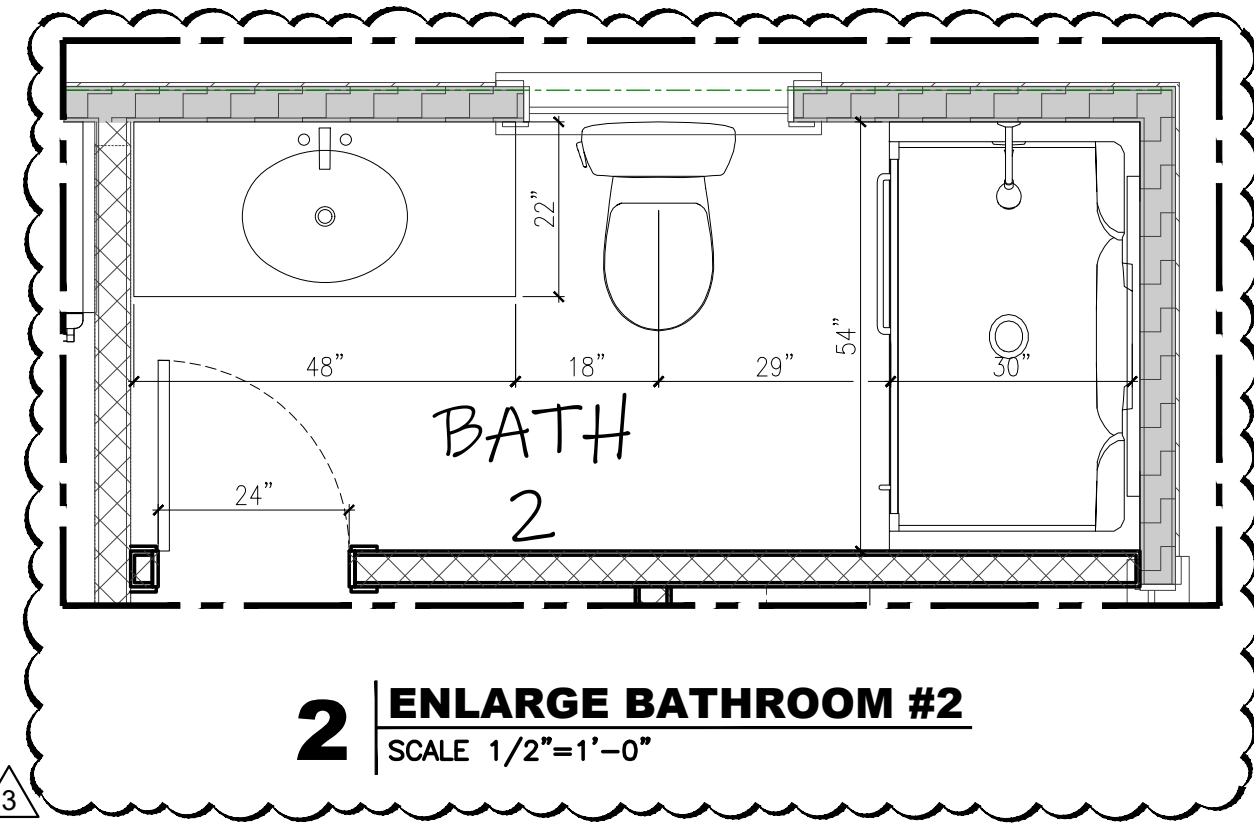
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Revision #	Description	Date
3	OWNER MODIFICATION	08/14/2023

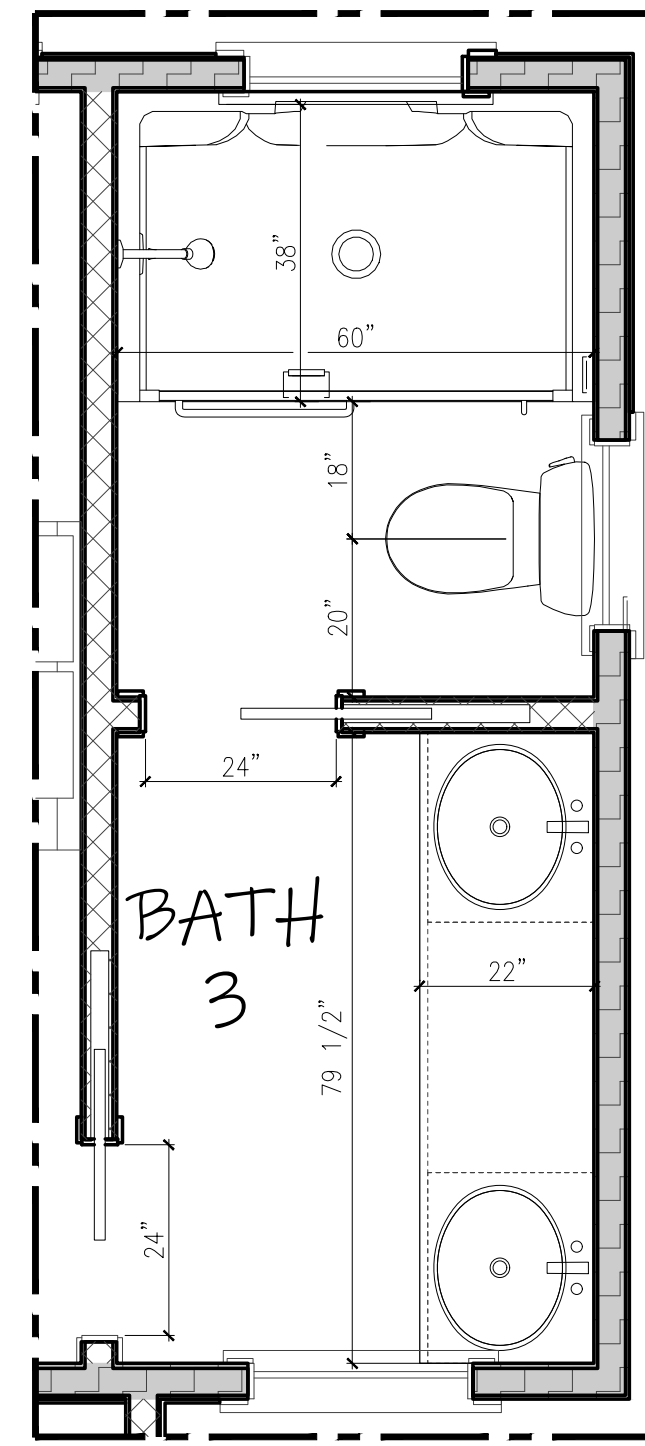
SECTIONS & DETAILS	
Date	01/25/2023
Project Number	22609
Sheet	A-6
Scale	As Shown
Drawn By	JLO



1 ENLARGE BATHROOM #1
SCALE 1/2"=1'-0"

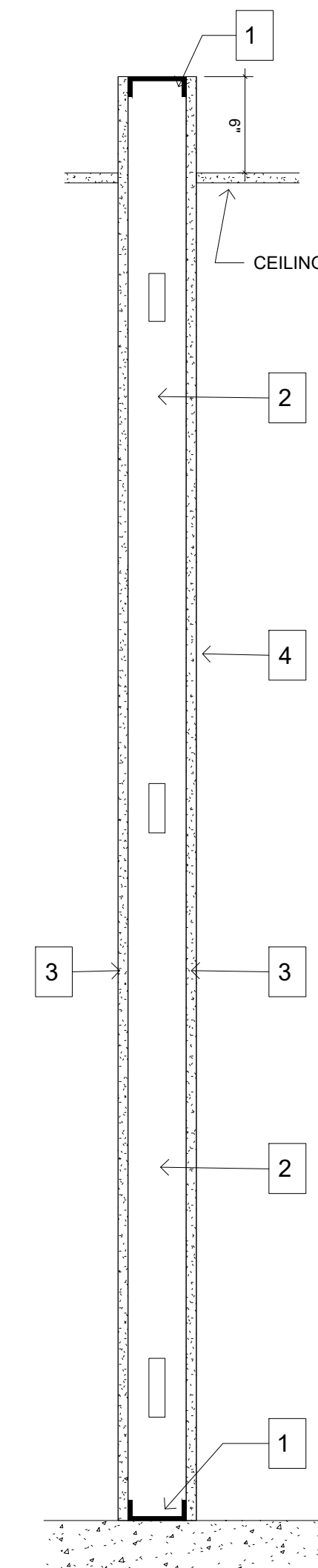


2 ENLARGE BATHROOM #2
SCALE 1/2"=1'-0"



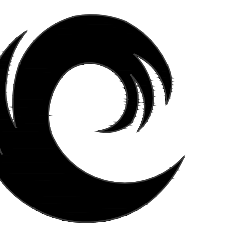
3 ENLARGE BATHROOM #3
SCALE 1/2"=1'-0"

1 WALL TYPE



1. FLOOR AND CEILING RUNNERS-CHANNEL SHAPED RUNNERS, 3-5/8 INCH DEEP (MIN), 1-1/4 INCH LEGS, FORMED FROM MIN No 25 MSG GALVANIZED STEEL, ATTACHED TO FLOOR AND DECK WITH FASTENERS SPACED 24 INCHES O.C.
2. STEEL STUDS-"C" CHANNEL SHAPED, 3-5/8 INCH DEEP (MIN), FORMED FROM No 25 MSG GALVANIZED STEEL SPACED AT 24 INCH O.C. MAX. STUDS TO BE ATTACHED TO ROOF DECK
3. GYPSUM WALLBOARD-(1) LAYER OF 5/8" THICK, 4FT WIDE, ATTACHED TO STEEL STUDS AND FLOORS WITH 1 INCH LONG TYPE 9 STEEL SCREWS SPACES 8 INCH O.C. ALONG EDGES OF BOARD AND 12 INCHES O.C. IN THE FIELD OF THE BOARD, JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY.
4. JOINT AND TAPE COMPOUND-VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEAD; PAPER TAPE, 2 INCH WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

4 DRYWALL PARTITION DETAIL TYP.
SCALE 1 1/2"=1'-0"



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DETAILS

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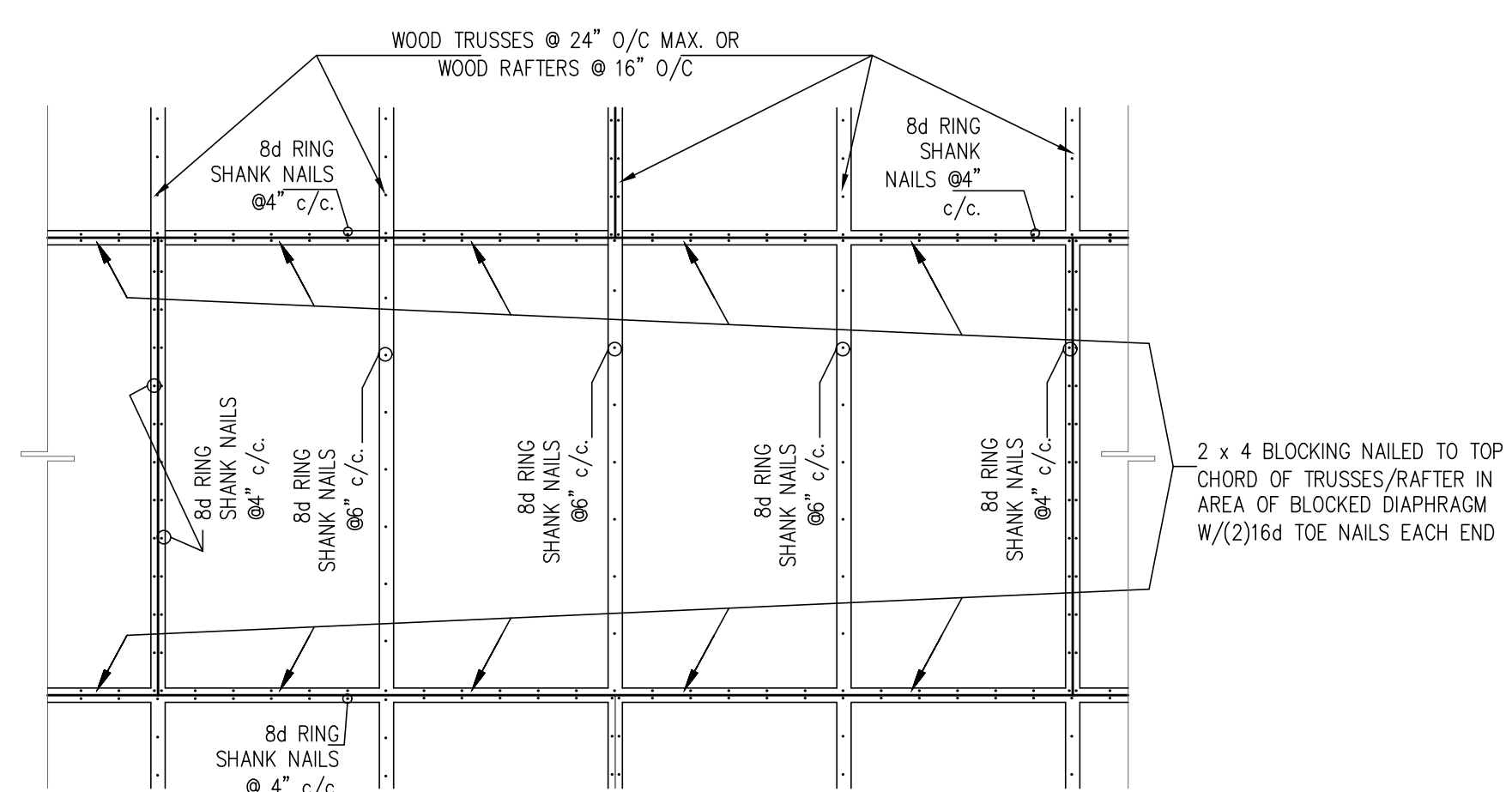
DESIGN IS BASED ON FBC 2020, 7TH EDITION

APPLICABLE CODES	
1.	FLORIDA BUILDING CODE 2020
2.	ASCE 7-16 FOR WIND ANALYSIS AND DESIGN
3.	ACI 318-14 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
4.	NDS 2018
DESIGN CRITERIA AND LOADS	
1.	WIND: MEAN ROOF HEIGHT: 23'-4" BASIC WIND VELOCITY: 180 MPH (ULT) RISK CATEGORY: II EXPOSURE: D Kd: 0.85 PARTIALLY ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT: +/-0.55
2.	ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOAD: 20 PSF LIVE LOADS: 30 PSF
3.	FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOAD: 20 PSF LIVE LOADS: 60 PSF
FOUNDATIONS	
1. SOIL STATEMENT: VISUAL INSPECTION OF THE SITE SHOWS A SOIL OF LIMESTONE WITH SANDY POCKETS AND WITH LAYER OF TOPSOIL. THE LIMESTONE HAS A SAFE BEARING CAPACITY IN EXCESS OF 2,000PSF. AT THE TIME OF CONSTRUCTION, A LICENSED ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED. 2. SHOULD ORGANIC SILT, CLAY POCKETS OR OTHER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATIONS, NOTIFY THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION. 3. TOP OF FOOTINGS SHALL BE AT 2'-0" BELOW GRADE AT ALL POINTS U.N.O. 4. CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT EXCAVATIONS FROM FLOODING AFTER APPROVAL.	
CONCRETE AND REINFORCING	
1. ALL NORMAL-WEIGHT CONCRETE MUST BE MIXED IN ACCORDANCE WITH ACI 301 TO ACHIEVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000PSI. WATER/CEMENT RATIO MUST BE 0.40 MAX. BY WEIGHT UON ON PLANS AND 0.15 MAX. WATER-SOLUBLE CHLORIDE ION CONTENT IN CONCRETE (PERCENT BY WEIGHT OF CEMENT) IN ACCORDANCE TO TABLE 4.3.1 OF ACI 318-14. 2. SLUMP SHALL BE 4" (±1). 3. CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM THE CONCRETE CYLINDER SAMPLING AND TESTING AS REQUIRED FLORIDA BUILDING CODE, 2020. SUBMIT TEST REPORTS TO ENGINEER. 4. AGGREGATES TO BE CLEAN AND WELL GRADED, MAX. SIZE 1". VERTICAL DROP NOT TO EXCEED 8'-0". 5. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE JOBSITE UNLESS PREVIOUSLY APPROVED. 6. PROVIDE ALL FORMING AND TEMPORARY SHORING. REINFORCING STEEL: 1. STANDARD: ASTM A-615, GRADE 60, ASTM A185 FOR WELDED WIRE FABRIC. 2. REINFORCEMENT PLACEMENT TOLERANCES MUST COMPLY WITH SECTION 2.2 OF ACI 117. 3. SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE. 4. CONTRACTOR TO PROVIDE CHAIRS/BOLSTERS, SPACERS ETC. IN ORDER TO CORRECTLY ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. 5. ALL REINFORCING SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI-315) 6. CONCRETE COVER FOR REINFORCEMENT: - FOOTINGS: 3" CLEAR ALL AROUND	
WOOD MEMBERS	
1. ALL WOOD TO BE SOUTHERN YELLOW PINE No. 2. 2. WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED WITH 30 # FELT OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109. 3. MEMBER SIZE SHOWN ARE NORMAL UNLESS NOTED OTHERWISE. 4. GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO BOND BEAMS OR BEARING WALLS. 5. ALL METAL CONNECTORS USED IN LOCATIONS EXPOSED TO WEATHER SHALL BE GALVANIZED. 6. NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERE TO. 7. THERE SHALL BE NOT LESS THAN 2 NAILS IN ANY CONNECTION. 8. PLYWOOD ROOF DECKING SHALL BE 5/8" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS. 9. PLYWOOD FLOOR DECKING SHALL BE 3/4" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS. 10. EXTERIOR WOOD WALLS SHALL CONSIST OF 2X6 STUDS @ 16" MAX. O/C U.N.O.	
CONTRACTORS	
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING CONSTRUCTION. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY OUR OFFICE. 3. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. 4. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION. 5. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION. 6. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED. 7. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD. 8. CONTRACTOR SHALL BE THE ONLY PARTY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND DISMANTLING OF TEMPORARY SHORING.	
TERMITE PROTECTION STATEMENT	
-TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2014 R318	

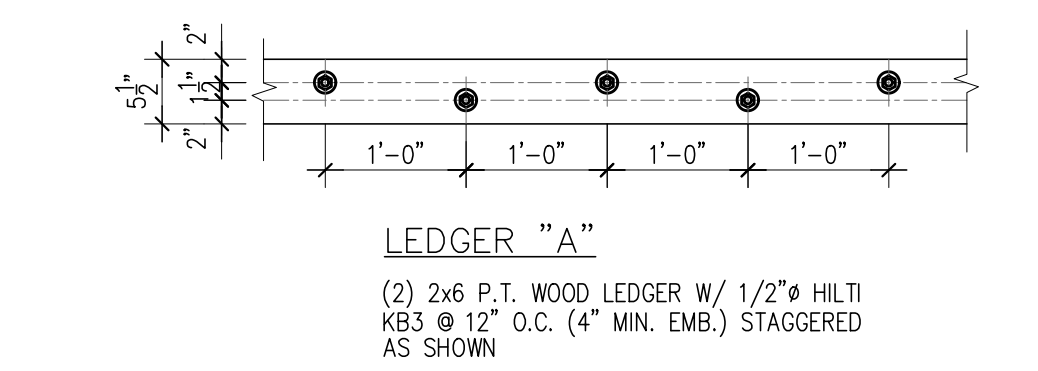
FOOTING SCHEDULE							
MARK	FOOTING TYPE	WIDTH	LENGTH	DEPTH	TOP AND BOTTOM REINFORCEMENT		REMARKS
					A	B	
F-16	B	16"	16"	36"	#308	4 #6	
F-24	A	24"	24"	20"	3 #6	3 #6	TOP & BOTTOM

ROOF STRAP/HANGER SCHEDULE					
LABEL	TYPE	QUANTITY	NOA No./ FL. APPROVAL	ALLOWABLE LOAD	NAILING
A	NU-VUE NVRT-20	1	MD-NOA 23-0210.02	U=1135#	(7*2=14) 16d @ BOTH MEMBERS
B	USP RT16A	1	FL 17236	U=1029#	(9) 10d @ LDGR (8) 10d @ TOP PL
C	NU-VUE NVRT-20	4	MD-NOA 23-0210.02	U=4540#	(7*2=14) 16d @ BOTH MEMBERS @ EA STRAP
D	NU-VUE NVRT-20	6	MD-NOA 23-0210.02	U=6840#	(7*2=14) 16d @ BOTH MEMBERS @ EA STRAP
E	USP HUS26	1	FL 17232-R2	U=2045# G=2760#	(14) 16d @ HEADER (6) 16d @ RFTR
F	USP HUS28	1	FL 17232-R2	U=2990# G=4170#	(22) 16d @ BEAM (8) 16d @ JOIST
G	USP RT16-2	1	FL-17236	U=1060# FLA=410#	(8) 10d @ LDGR (8) 10d @ TOP PL
H	NOT USED				
J	NU-VUE NV458-22	1	MD 23-0210.01	U=3367#	(16) 10dX3" @ STRAP (8) 10dX3" @ SEAT
K	SIMPSON HHUS5.50/10	1	FL 17232-R2	U=2170# G=2390#	(8) 16d @ LDGR (8) 16d @ RFTR

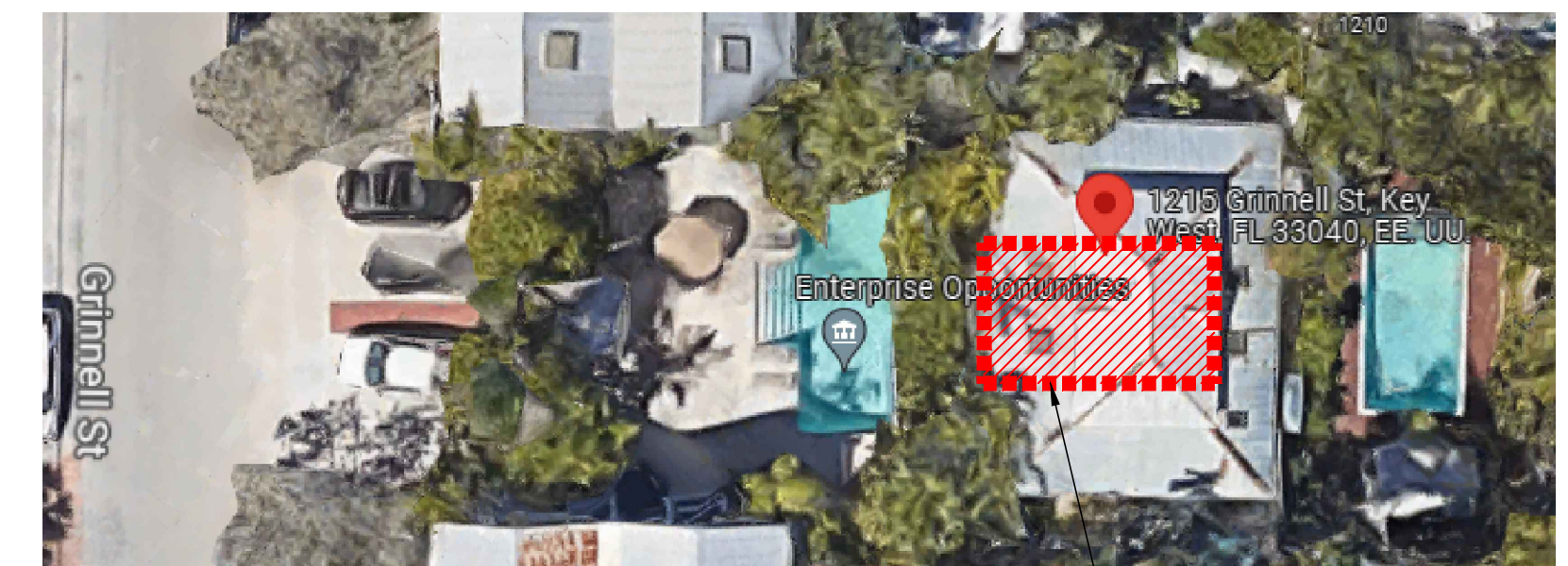
COLUMN SCHEDULE				
MARK	SIZE AND MATERIAL	BASE PLATE	TYPE	COMMENTS
WC	TRIPLE 2X6 P.T. WOOD	USP CBE44 W/(12)16 INTO POST AND 6X" EMB. INTO FTG ALL. UPLIFT= 2770LB, ALL. GRAVITY= 16835LB. FL- 22052	1	SYP. No.2



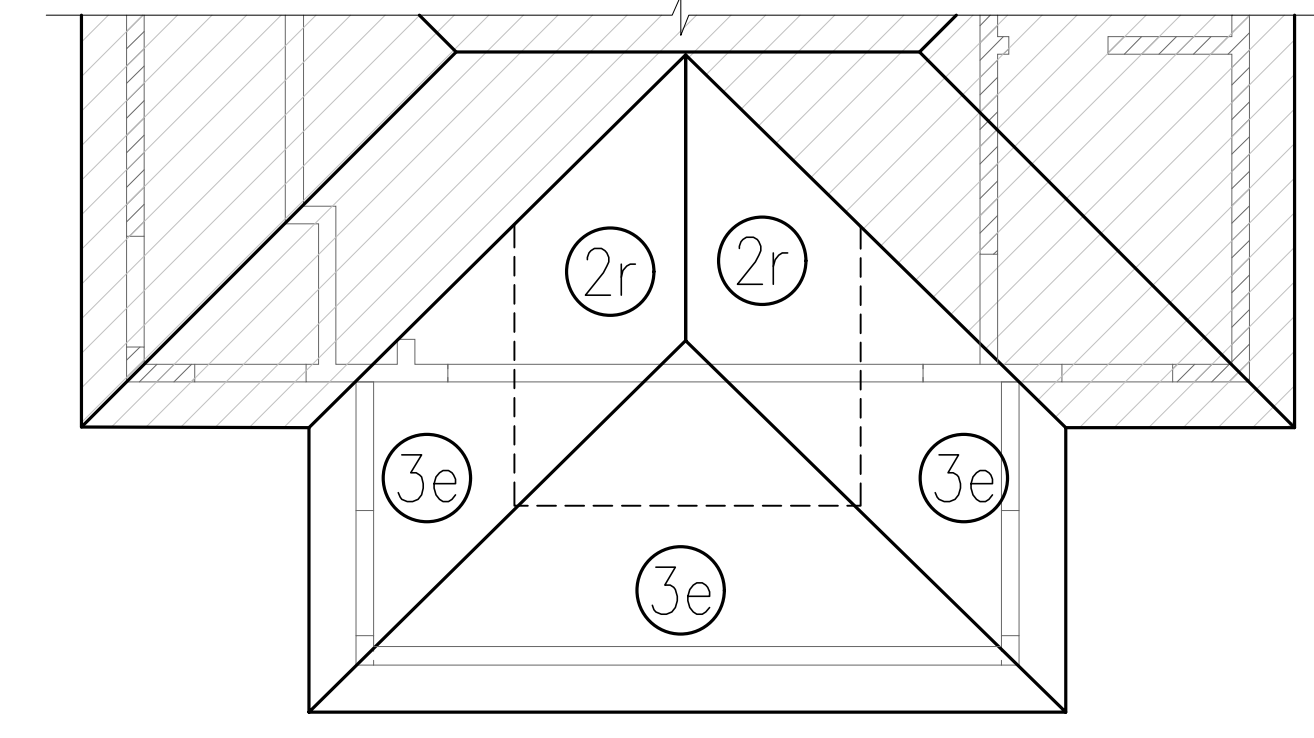
ROOF SHEATHING BOARDS NAILING DIAGRAM AT BLOCKING
3/4"=1'-0"



TYP. LEDGER DETAILS
3/4"=1'-0"

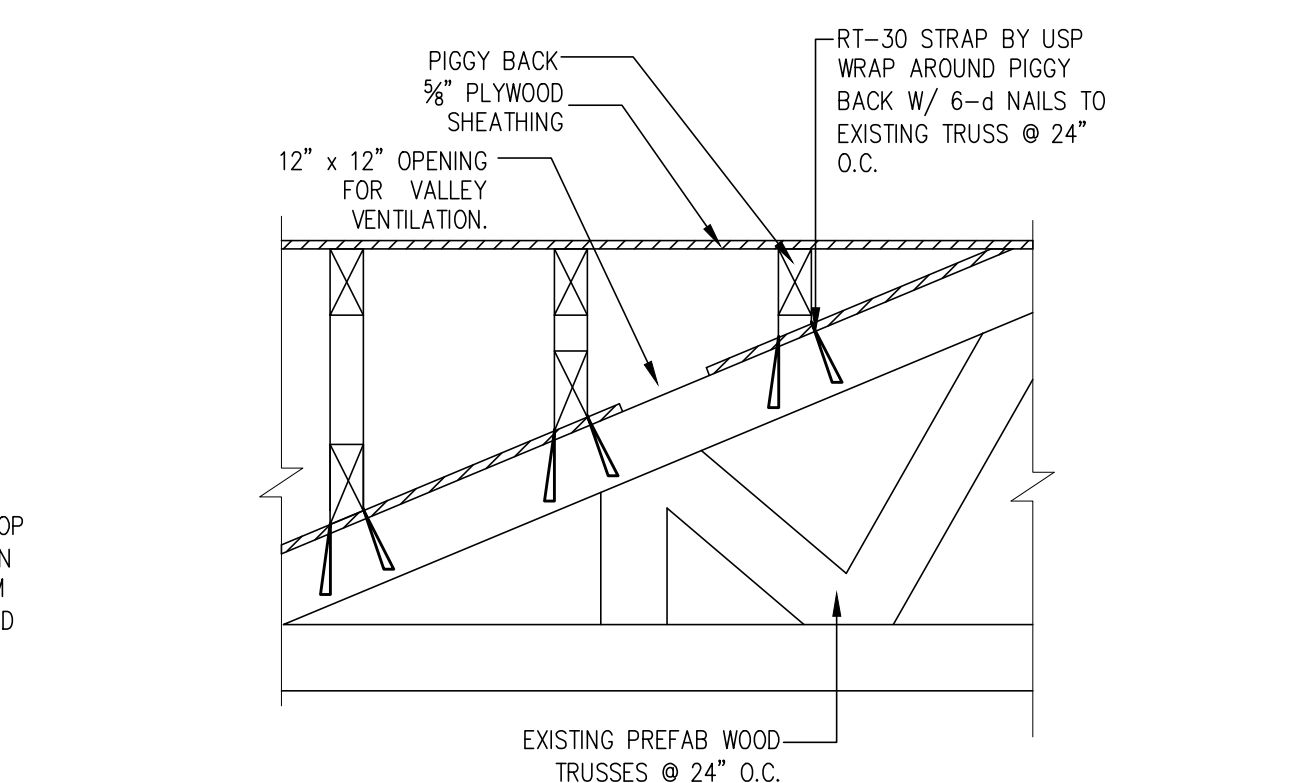


AERIAL VIEW - SCOPE OF WORK
NTS
SCOPE OF WORK: NEW WOOD ADDITION AND REMODELING IN THIS AREA (REFER TO ENLARGED PLAN)



ZONE 2r = -110.7 PSF
ZONE 3e = -176.6 PSF
-ALL ROOFING UPLIFT PROVIDED ARE PER ASCE 7-16, SERVICE LOADS.

ROOF PRESSURE DIAGRAM
NTS



PIGGY BACK TRUSS DETAIL
3/4"=1'-0"

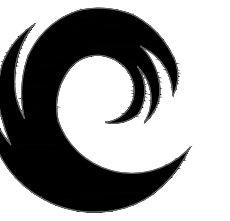
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ADDITION & REMODELING FOR
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Date	12 / 15 / 2022
	22609
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Scale	A5 SHOWN



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06/26/2023

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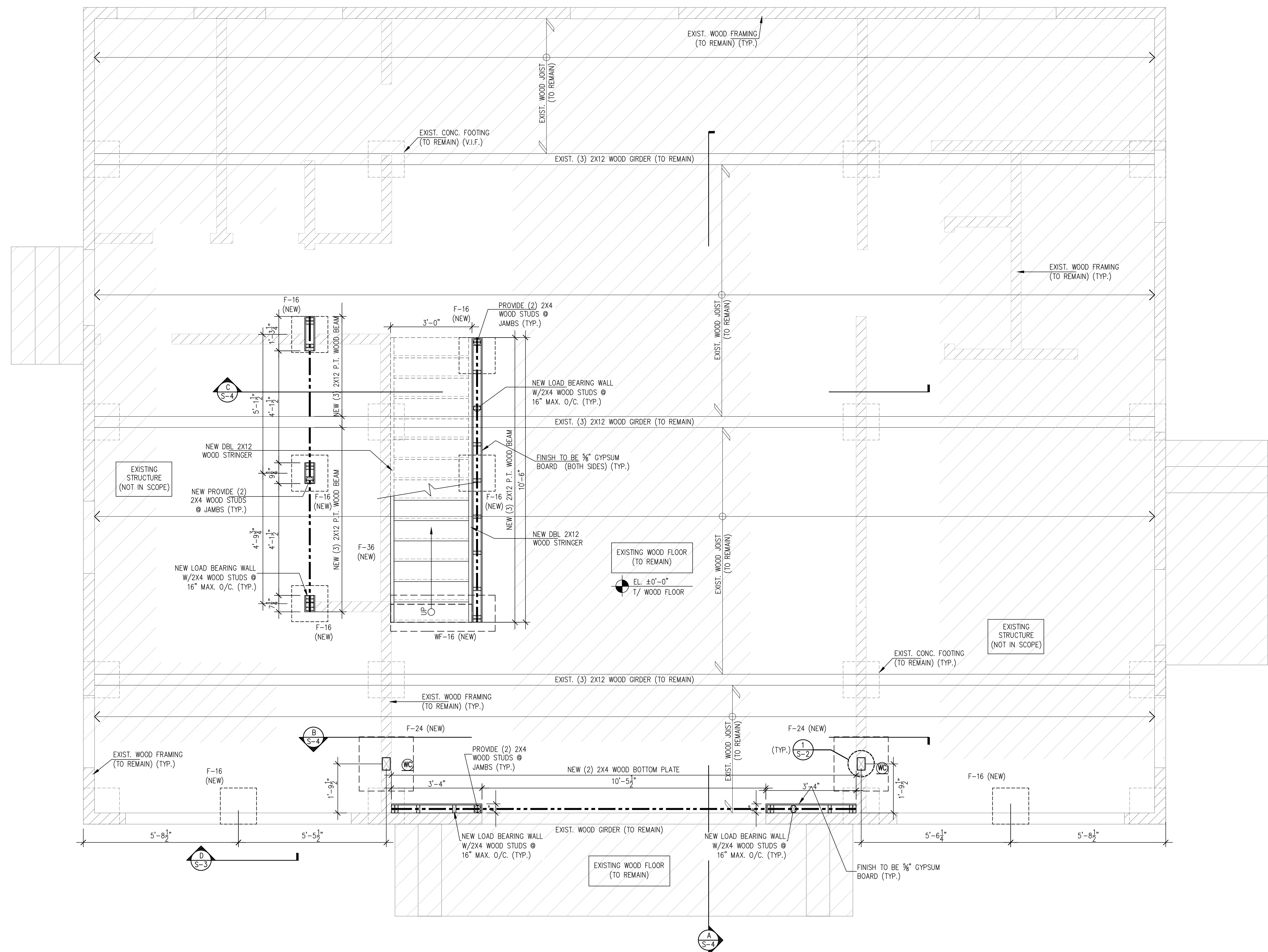
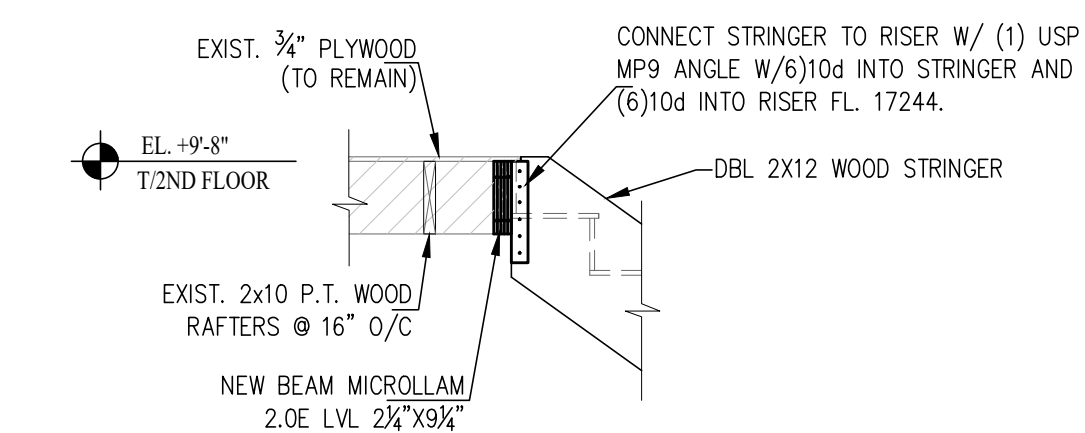
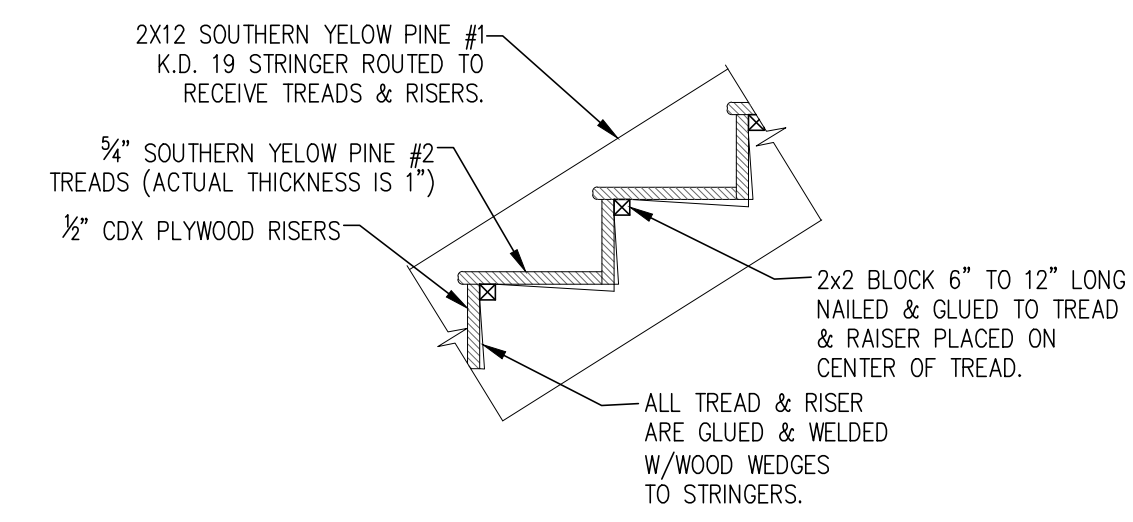
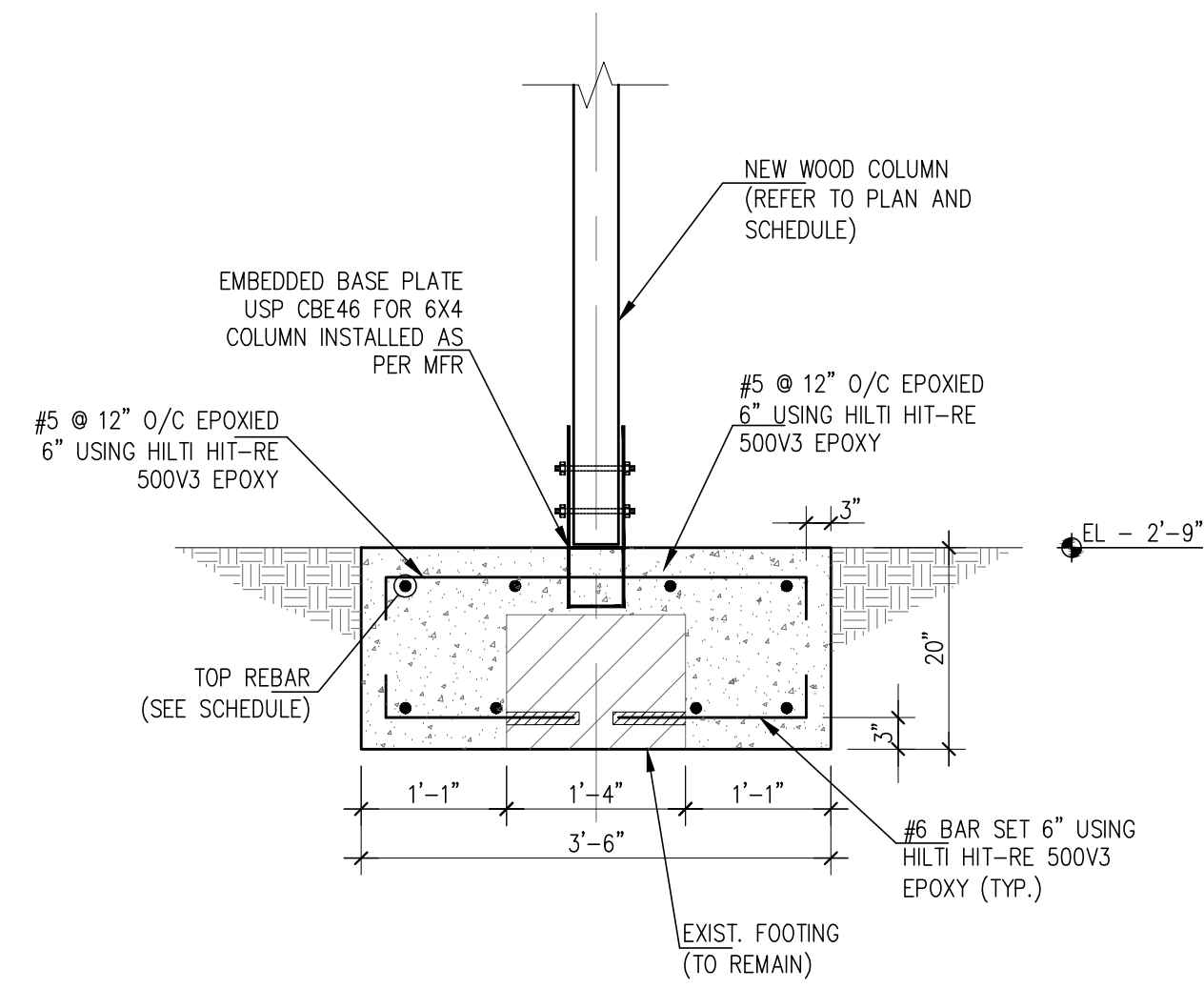
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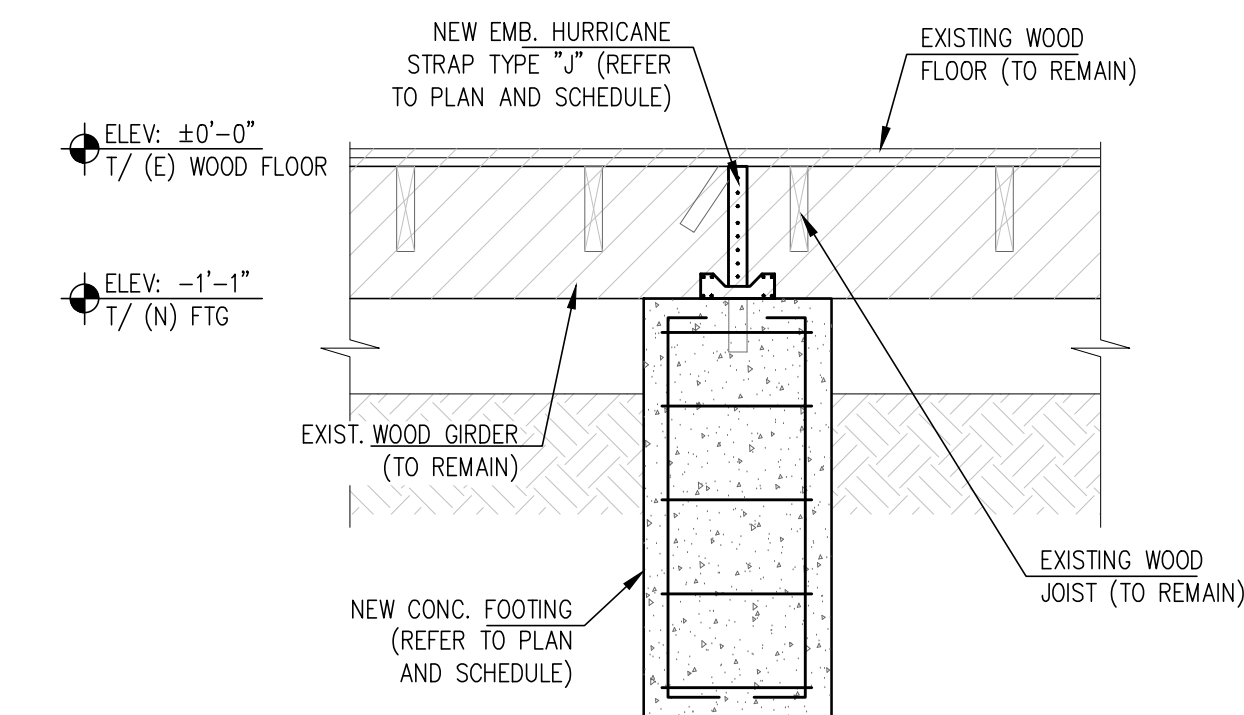
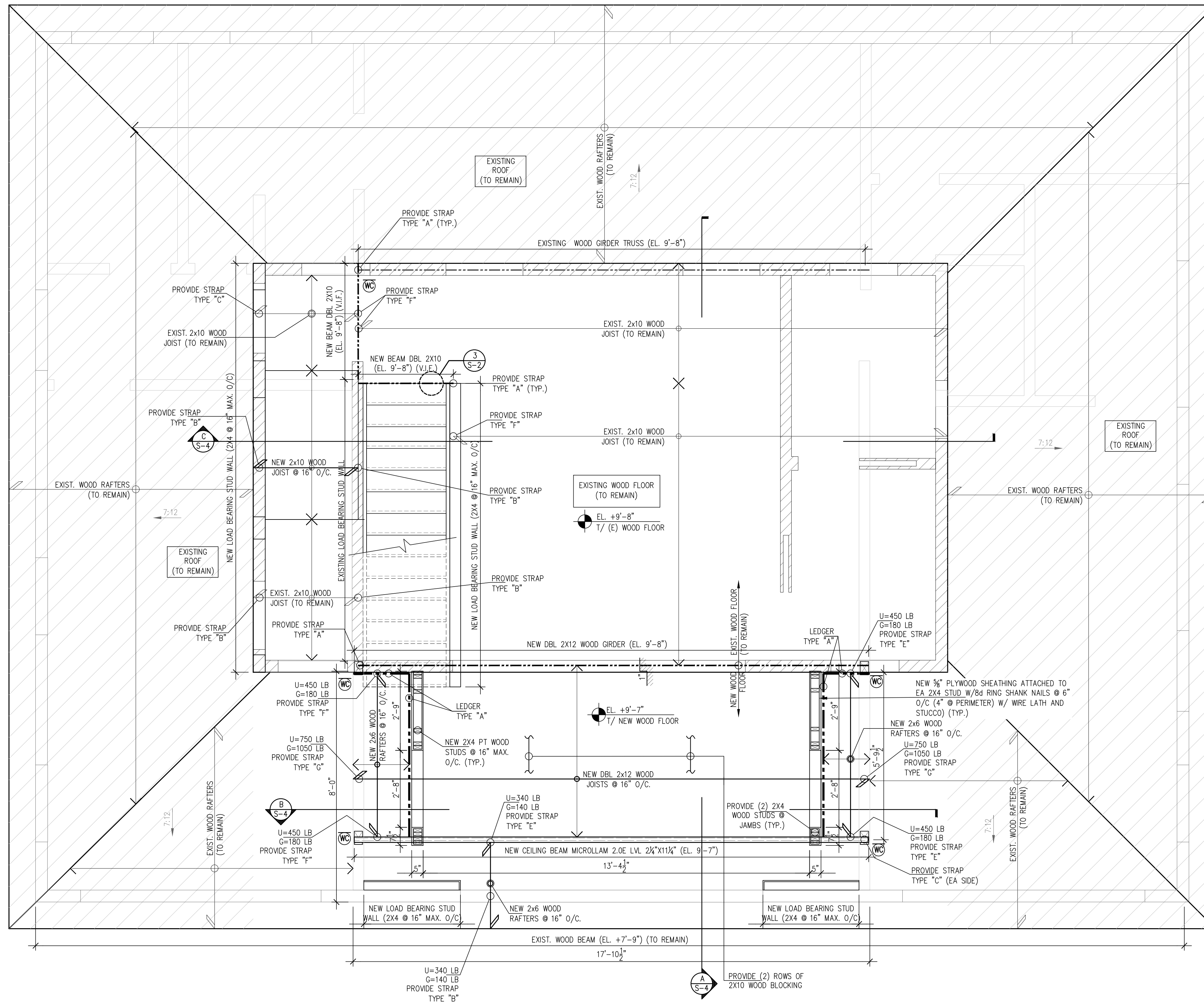
22609

S-2

Scale
AS SHOWN

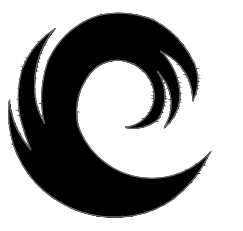


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SECTION D/S-3
3/4"=1'-0"

PROPOSED 2ND FLOOR PLAN
1/2"=1'-0"



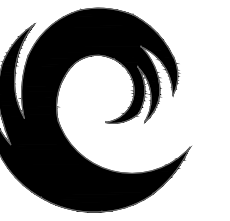
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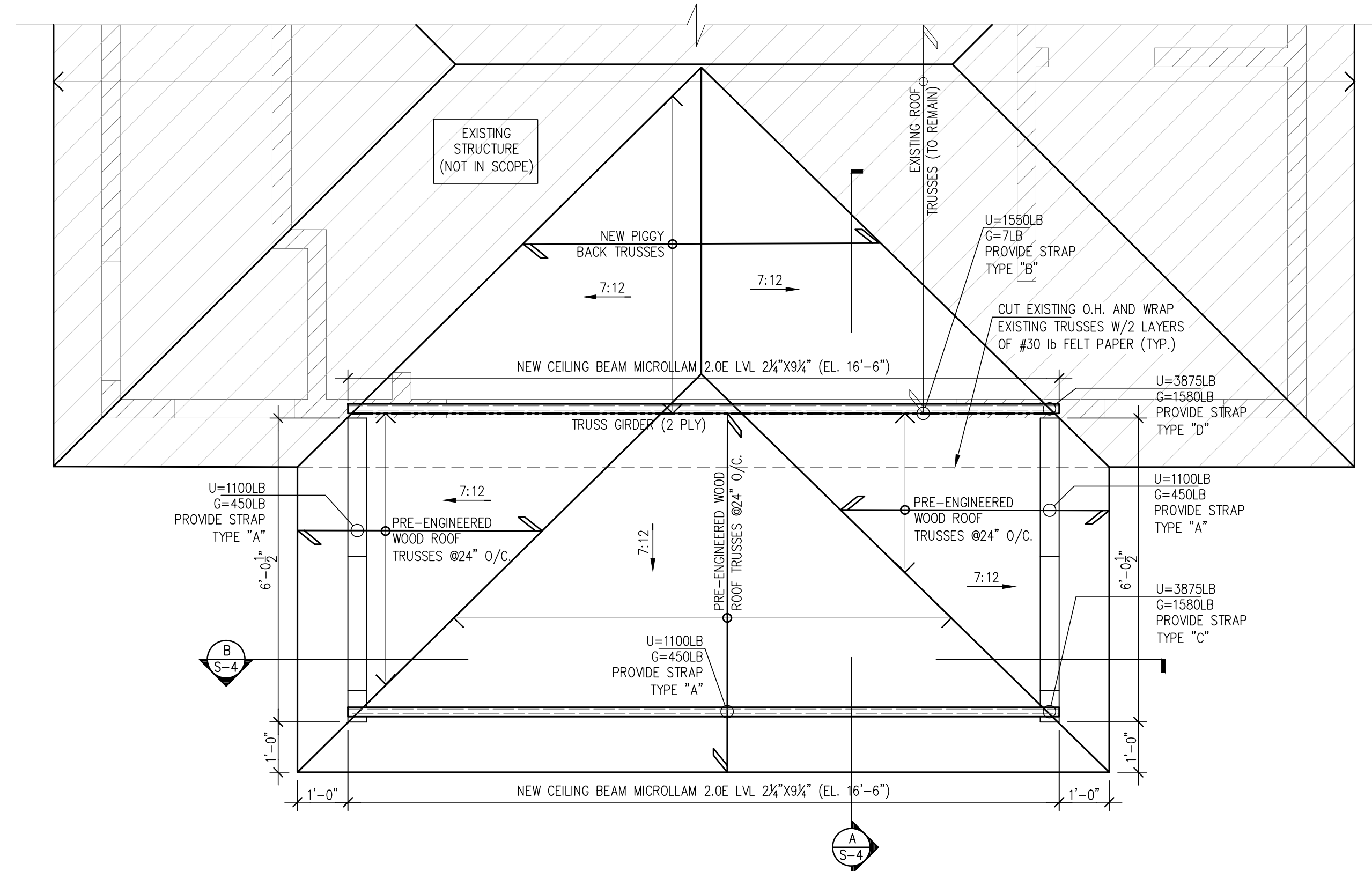
Date	12 / 15 / 2022
	22609
	S-3
Scale	A5 SHOWN



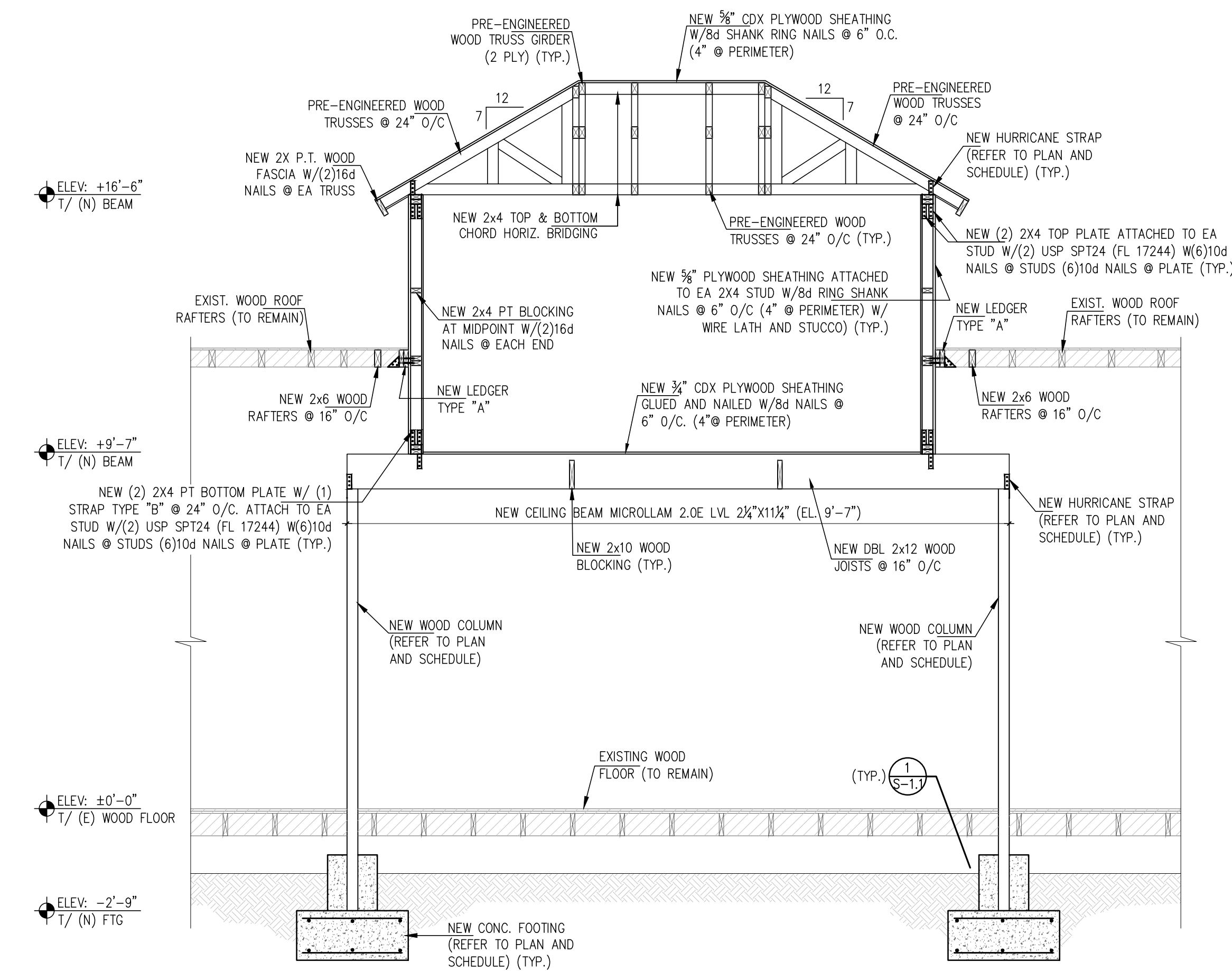
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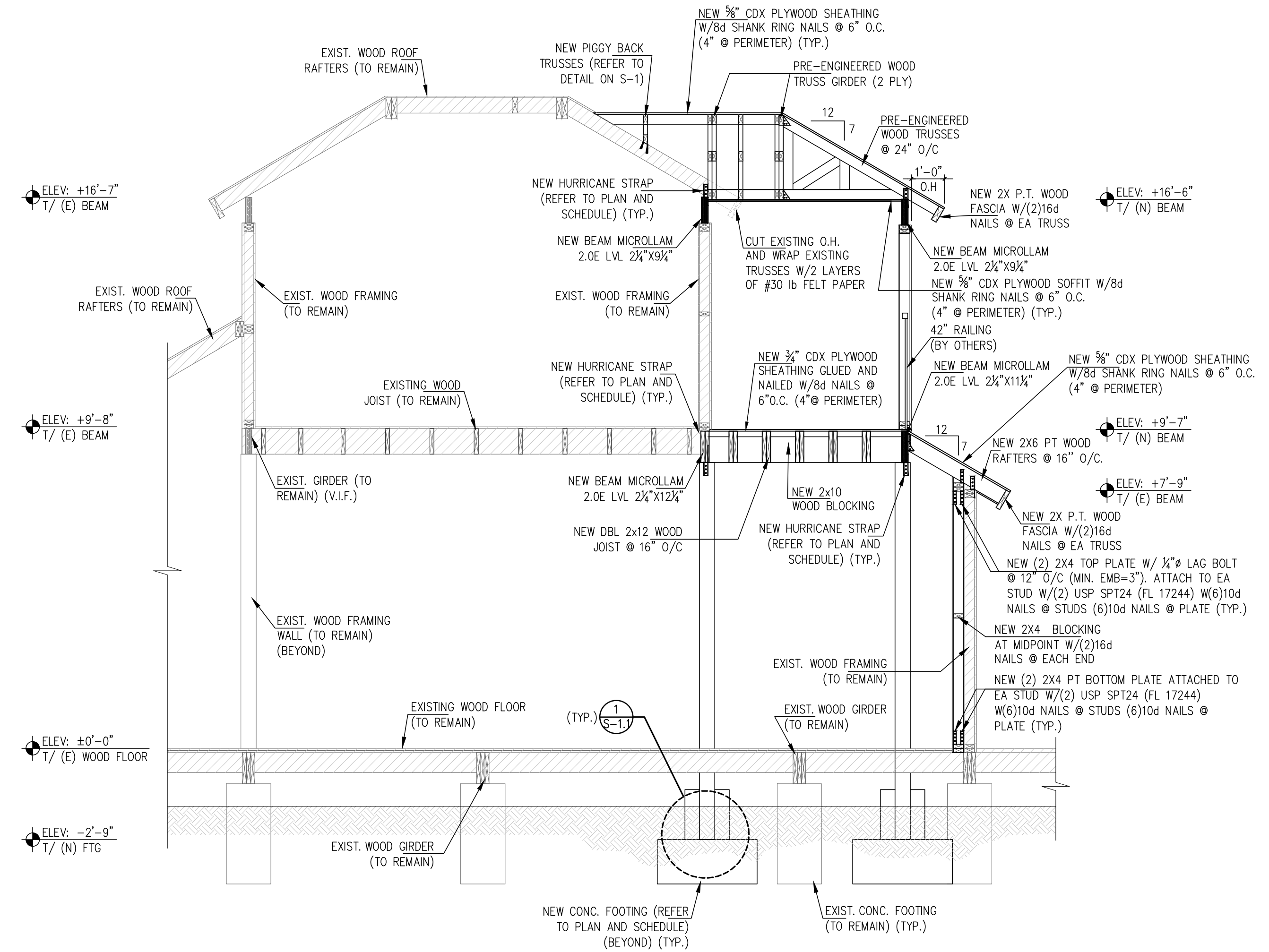
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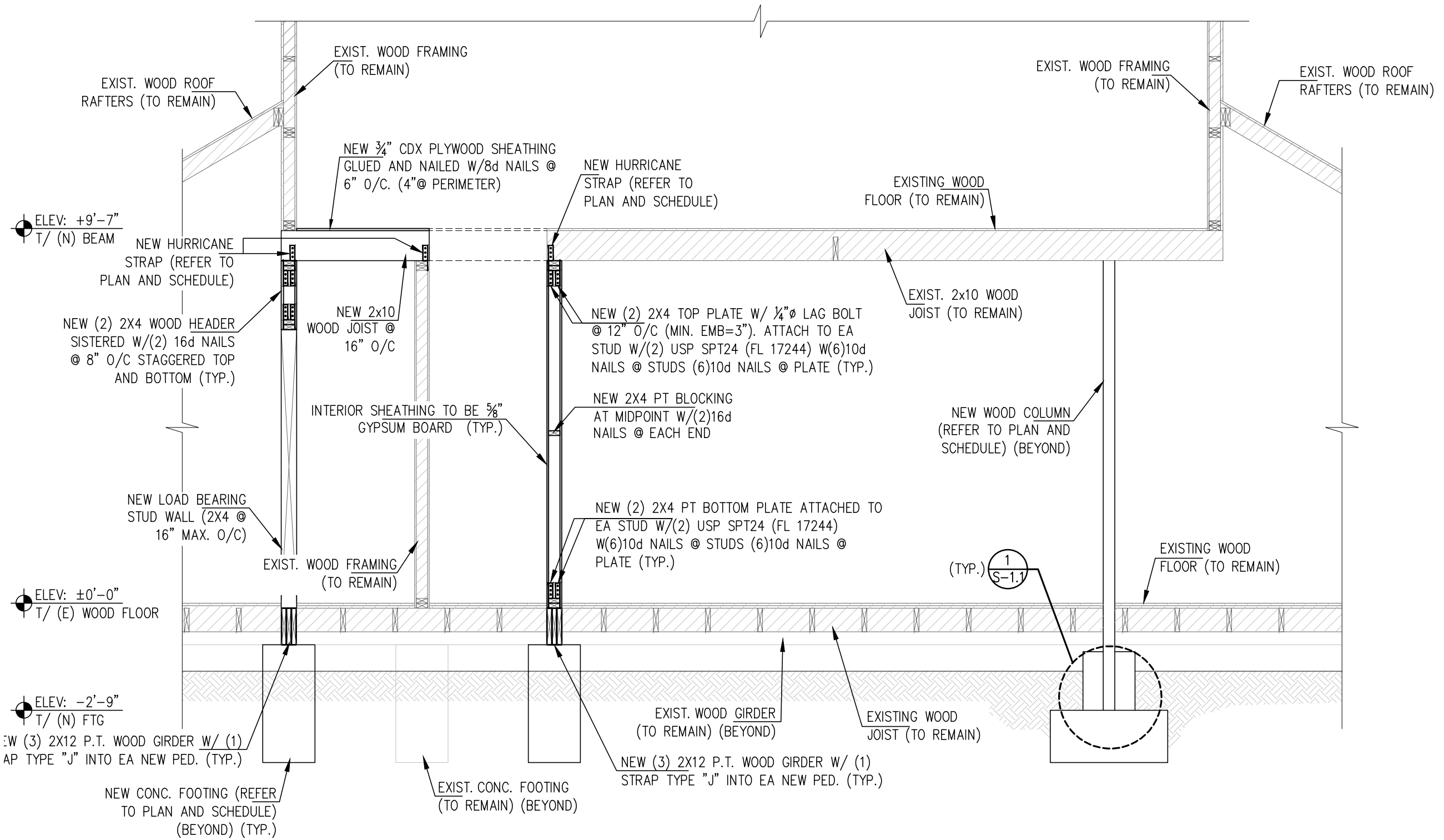
PARTIAL ROOF PLAN
1/2"=1'-0"



SECTION B/S-4
3/8"=1'-0"



SECTION A/S-4
3/8"=1'-0"



SECTION C/S-4
3/8"=1'-0"

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Revision #	Description	Date
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Date 12/15/2022

22609

S-4

Scale A5 SHOWN

GENERAL ELECTRICAL NOTES

- THE NATURE OF THIS CONTRACT INVOLVES REMODELING OF EXISTING FACILITIES. THE ELECTRICAL CONTRACTOR, PRIOR TO BID, SHALL INSPECT THE EXISTING CONDITIONS AT THE JOB SITE AND ACQUANT HIMSELF WITH THE CONDITIONS THAT WILL AFFECT HIS WORK.
- WORK SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C) 2017, FLORIDA BUILDING CODE 2020 7TH EDITION, LOCAL AND STATE CODES AND STANDARDS.
- SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE 6TH EDITION.
- ALL WIRING SHALL BE COPPER (CU) THWN INSULATION. IF ALUMINUM WIRES ARE USED:
 - TO PREVENT OVERHEATING AT CONNECTION POINTS USE OXIDE INHIBITING COMPOUND FOR STRIPPED PORTION OF CONDUCTORS INSIDE CONNECTORS.
 - A PREVENTIVE MAINTENANCE PLAN IS NECESSARY TO ENSURE A RELIABLE SERVICE INCLUDING VISUAL INSPECTIONS AND TESTS FOR SPLICES AND CONNECTION POINTS. (CORROSION AND TIGHTNESS PRINCIPALLY), INSPECTION INTERVALS OF 2 YEARS MAXIMUM ARE STRONGLY RECOMMENDED.
- ALL NEW CIRCUIT BREAKERS SHALL BE RATED AT MINIMUM OF 10,000 AIC.
- PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF ALL EQUIPMENT FOR REQUIRED VOLTAGES, MINIMUM CIRCUIT AMPACITY, AND OVERCURRENT PROTECTION.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL NEW CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE) UNLESS THAT NONMETALLIC SHEATHED CABLE CAN BE USED IN DRY LOCATIONS AS PER NEC 336-6.
- IF PVC CONDUITS ARE USED FOR UNDERGROUND FEEDERS, A GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
- TYPEWRITING PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL CHANGES AND ADDITIONS FOR NEW CIRCUITS.
- RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION. ELECTRICAL CONTRACTOR TO FIND THE BEST POSSIBLE ROUTE FOR ALL CIRCUITS.
- THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- ALL NEW OUTLETS IN ROOMS TO BE PROTECTED BY AFCI BREAKERS.
- ALL ELECTRICAL LIGHTING FIXTURES & RECEPTACLES ARE EXISTING TO REMAIN UNLESS OTHERWISE SPECIFIED.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER TO FIELD VERIFY INSTALLATION FOR OUTLETS AND LIGHTING FIXTURES.
- BEFORE INSTALLING FLOOR OUTLETS CONTRACTOR SHALL COORDINATE EXACT LOCATION OF RECEPTACLES / LIGHTING FIXTURES WITH OWNER.
- ROMEX TO BE USED WHERE ALLOWED BY NEC UNLESS

ELECTRICAL DEMOLITION NOTES

- WITHIN THE AREA IDENTIFIED, UNLESS SPECIFICALLY NOTED OTHERWISE, CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING UNUSED ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, WIRING DEVICES, PANELBOARDS, MOTOR CONNECTIONS AND ASSOCIATED CONTROLS, ETC. REMOVE ALL UNUSED WIRING COMPLETELY INCLUDING CONDUIT AND CONDUCTORS BACK TO POWER SOURCE OR NEXT ACTIVE OUTLET. WHERE CONDUIT IS INACCESSIBLE, REMOVE CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLAB OR WALL. PATCH OPENING TO MATCH EXISTING FINISH. WHERE EXISTING WIRING EXTENDS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL MODIFY EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.
- SALVAGED MATERIALS, EQUIPMENT, AND LIGHT FIXTURES SHALL BE DELIVERED TO THE OWNER AT HIS PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED. ANY REMOVED MATERIALS OR EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS HIM FROM ACCOMPLISHING THE WORK INDICATED AND INTENDED BY THESE DRAWINGS.
- PRIOR TO BID, THE EXTENT AND UNDERSTANDING OF THE WORK TO BE PERFORMED SHALL BE CLEARLY ESTABLISHED SUCH THAT NO ADDITIONAL COSTS WILL BE INCURRED BY THE OWNER. ANY WORK, OTHER THAN AS DESCRIBED ON ANY ITEM OR SYSTEMS SHALL BE QUALIFIED WITH THE BID. THESE DRAWINGS REQUIRED TO PROVIDE AND INSTALL.
- PRIOR TO COMMENCING WORK, CONTRACTOR SHALL DISCONNECT POWER IN THE DEMOLITION AREA INCLUDING POWER FOR THE LOW-VOLTAGE SYSTEMS SUCH AS FIRE ALARM, CONTROL WIRING, ETC.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING DEMOLITION WORK. EXISTING FEEDERS AND PANELS ARE SHOWN SCHEMATIC FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL VERIFY IN FIELD ROUTING OF ALL EXISTING FEEDERS PRIOR TO DEMOLITION.
- CONTRACTOR SHALL PROVIDE TEMPORARY POWER WHERE REQUIRED DURING DEMOLITION AND CONSTRUCTION SCOPE OF WORK.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SERVICE INTERRUPTIONS WITH THE OWNER AND GENERAL CONTRACTOR.

ARC FAULT PROTECTION NOTE

- ALL NEW, EXTENDED OR MODIFIED CIRCUITS SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION IN ACCORDANCE WITH 2017 EDITION OF THE N.E.C. 210.12b

SMOKE DETECTORS NOTE

- ALL SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACKUP, HARDWIRED AND INTERCONNECTED AND LOCATED 36" MIN. FROM ANY A/C SUPPLY.

V.P. FIXTURES NOTE

- VAPOR PROOF FIXTURES SHALL COMPLY WITH N.E.C. 410-4 (a) AND SHALL BE MARKED SUITABLE FOR DAMP LOCATIONS.

NOTES

- ALL NEW OUTLETS SHALL BE TAMPER RESISTANCE DEVICES AS PER NEC 2017 406.12
- OFF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS WITH OR NOT LESS THAN 65 LUMENS WITH FBC RE R404
- LIGHT FIXTURES FOR CLOTH CLOSETS TO COMPLY WITH NEC 410.1
- NOT LESS THAN 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS/W. FBC RE R404

IC RATED NOTE

- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

ELECTRICAL SCOPE OF WORK

- NEW LIGHTING AND POWER AS PER LAYOUT
- EXISTING ELECTRICAL METER TO REMAIN
- NEW PANEL A
- NEW AIR CONDITIONER SYSTEM AS PER LAYOUT

LOADCENTER A			
1	RESIDENCE @ 3WATTS/ SF (S.F. X 3W)	1625.0 F2	4.875 KVA
2	2 SMALL APPLIANCE CKT @ 1.5 KVA EA.		3.00 KVA
3	APPLIANCES		26.94 KVA
4	SUBTOTAL		34.82 KVA
5	FIRST 10 KW @ 100%		10.00 KVA
6	REMAINDER @ 40% : 11.17 KW x .40	24.82 KVA	9.93 KVA
7	AC-1 SPLIT SYSTEM		2.80 KVA
8	AC-2 SPLIT SYSTEM		2.80 KVA
9	AC-3 SPLIT SYSTEM		2.80 KVA
10	AC-4 SPLIT SYSTEM		2.80 KVA
11	WATER HEATER		11.00 KVA
12	TOTAL		42.13 KVA
	(TOTAL) x 1,000/240	42.13	1000
		240	175.53 AMPS

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE		SCONCE LIGHT FIXTURE
	SINGLE RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
	GFI RECEPTACLE		JUNCTION BOX
	ELECTRICAL LOADCENTER	N	(BOLD) DENOTES NEW
	SMOKE DETECTOR	E	(LIGHT) DENOTES EXISTING
	SWITCH	EL	EXISTING TO BE LEGALIZED
	THREE WAY SWITCH	◀	DATA
	RECESSED NEW LIGHT FIXTURE		EXHAUST FAN.

NEW LOADCENTER A										
						120/240/1/60			NEMA 1	
						200 AMP			3W	
						10,000 AIC				
KVA	TRIP POLE	WIRE	DESCRIPTION	CKT		CKT	DESCRIPTION	WIRE	TRIP POLE	KVA
2.80	30/2	10	AC-1 SPLIT SYSTEM	1	X	2	COOKTOP #1	10	50/2	9.00
				3	X	4	SPACE			
				5	X	6	SPACE			
2.80	30/2	10	AC-2 SPLIT SYSTEM	7	X	8	SPACE			
				9	X	10	**SMALL APPLIANCES	12	20/1	1.50
2.80	30/2	10	AC-3 SPLIT SYSTEM	11	X	12	**SMALL APPLIANCES	12	20/1	1.50
				13	X	14	**DISHWASHER	12	20/1	1.20
2.80	30/2	10	AC-4 SPLIT SYSTEM	15	X	16	**DISPOSAL	12	20/1	1.00
				17	X	18	**MICROWAVE	12	20/1	1.00
-	20/1	12	*GREAT ROOM LIGHTS & RECEPTACLES	19	X	20	**REFRIGERATOR #1	12	20/1	0.87
-	20/1	12	*DINING ROOM LIGHTS	21	X	22	*KITCHEN LIGHTS	12	20/1	-
-	20/1	12	*DINING ROOM RECEPTACLES	23	X	24	*BEDROOM 1 LIGHTS & RECEPTACLES	12	20/1	-
-	20/1	12	*EXTERIOR/BALCONY LIGHTS	25	X	26	*BEDROOM 2 LIGHTS & RECEPTACLES	12	20/1	-
-	20/1	12	**EXTERIOR WP GFI RECEPTACLES	27	X	28	*BEDROOM 3 LIGHTS & RECEPTACLES	12	20/1	-
-	20/1	12	**LAUNDRY/HALL RECEPTACLE	29	X	30	**BATH GFI RECEPTACLES	12	20/1	-
-	20/1	12	*LAUNDRY/HALL LIGHTS	31	X	32	*BATH LIGHTS	12	20/1	-
11.00	60/2	6	WATER HEATER	33	X	34	*KITCHEN HOOD	12	20/1	1.00
0.87	20/1	12	**U.C. REFRI #2	35	X	36	SPACE			
1.00	20/1	12	*WASHER #2	37	X	38	**WASHER #1	12	20/1	1.00
5.00	30/2	10	DRYER #2	39	X	40	DRYER #1	10	30/2	5.00
				41	X	42				
MAIN DISC							200 AMPS	*ARC FAULT CIRCUIT		
FEDEER							(3) # 3/0 THWN & (1) # 6 GRD IN 2-1/2" CU	**ARC FAULT + GFI CIRCUIT		

DESIGN IS BASED ON FBC 2020, 7TH EDITION

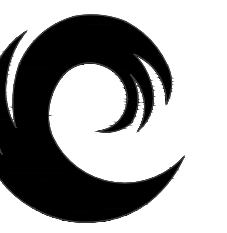


Calc Engineering
 CALC ENGINEERING
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 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566
 MASOOD HAJALI P.E
 LIC #82038

ADDITION & REMODELING FOR
 RESIDENT @
 1215 Grinnell St.,
 Key West, FL 33040

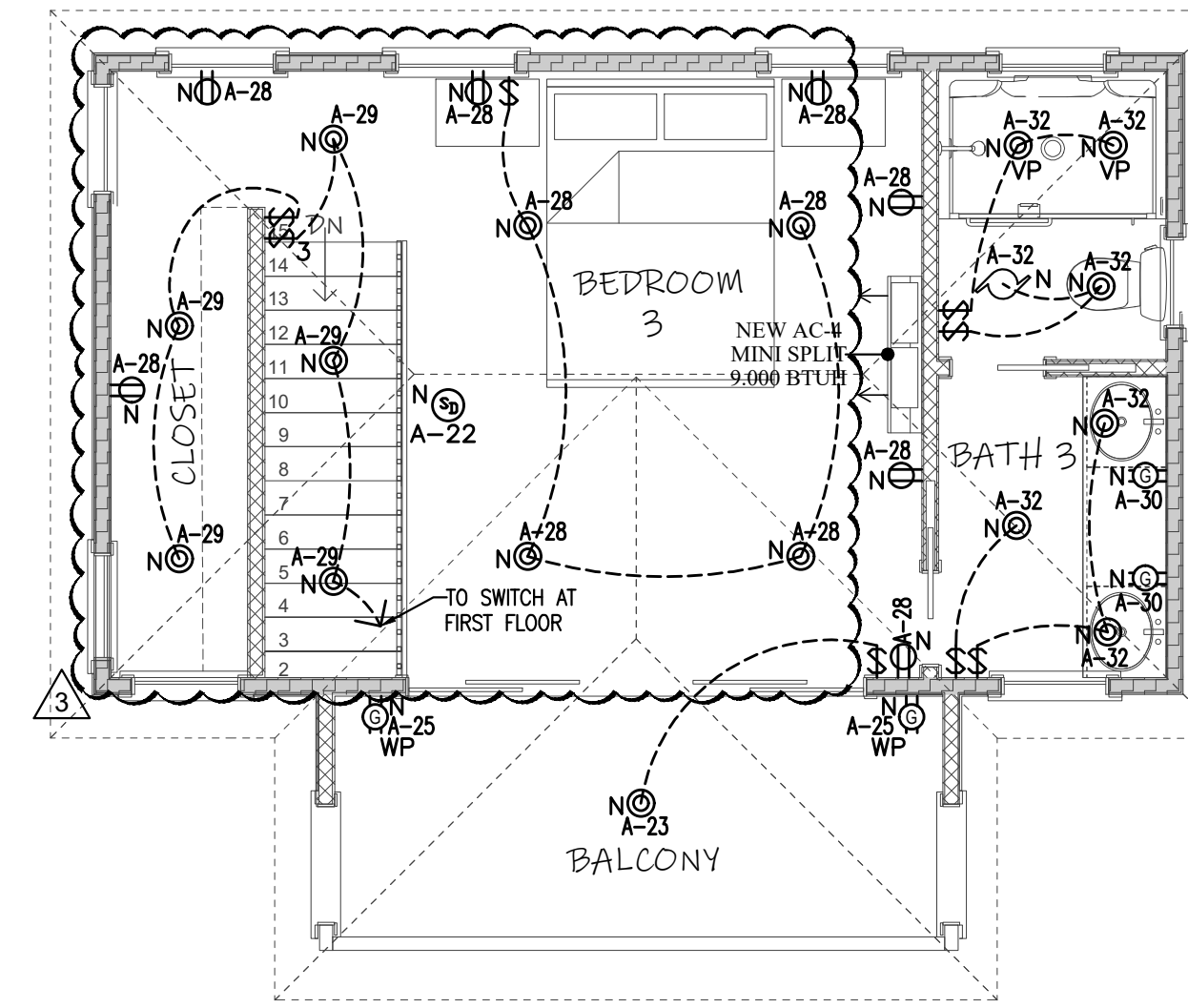
Revision #	Description	Date
2	BUILDING COMMENTS	08/11/2023

ELECTRICAL GENERAL NOTES	
Date	01/25/2023
Project Number	22609
Sheet	E-1
Scale	As Shown
Drawn By	JLO

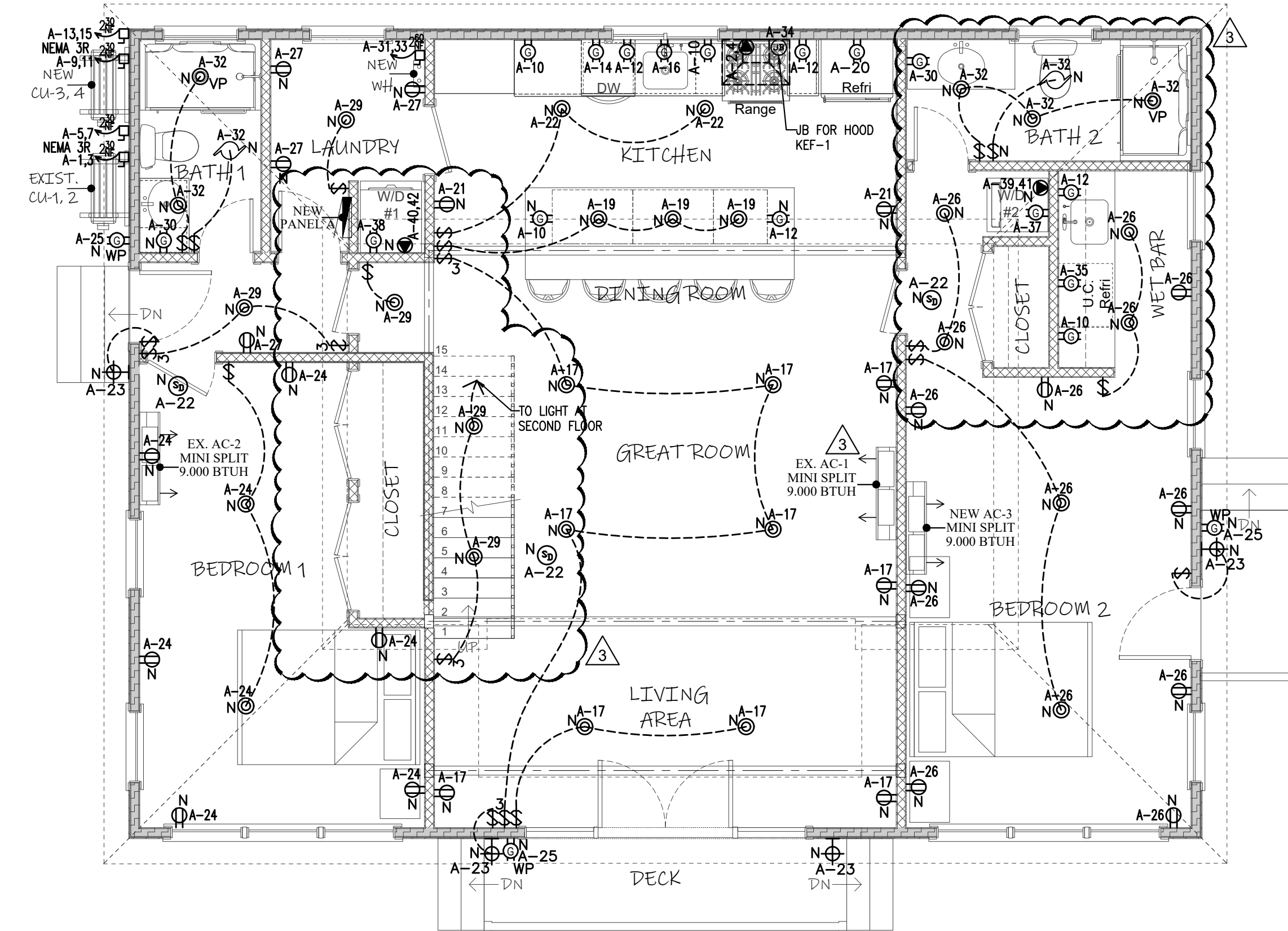


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2 ELECTRICAL 2nd FLOOR PLAN
SCALE 1/4"=1'-0"



1 ELECTRICAL 1st FLOOR PLAN
SCALE 1/4"=1'-0"

ADDITION & REMODELING FOR
RESIDENT @
1215 Grinnell St.,
Key West, FL 33040

Revision #	Description	Date
1	BUILDING COMMENTS	08/11/2023
2	OWNER MODIFICATION	08/14/2023

ELECTRICAL FLOOR PLAN

Date	01/25/2023
Project Number	22609
Sheet	E-2
Scale	As Shown
Drawn By	JLO

DESIGN IS BASED ON FBC 2020, 7TH EDITION

DESIGN IS BASED ON FBC 2020, 7TH EDITION

AIR-CONDITIONING GENERAL NOTES

- 1. THE ABBREVIATION "A.C." USED HENCEFORTH IN THIS GENERAL AIR CONDITIONING SPECIFICATION SHALL BE CONSTRUED TO MEAN AIR CONDITIONING CONTRACTOR.
- 2. THE "GENERAL CONDITIONS OF THE CONTRACT", CURRENT EDITION, PUBLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE PART OF THIS CONTRACT.
- 3. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH OSHA AND ALL STATE AND LOCAL CODES THAT APPLY.
- 4. THE A.C. SHALL CHECK ALL EQUIPMENT FOR CORRECT VOLTAGE RATING BEFORE INSTALLATION.
- 5. THE A.C. SHALL TAKE OUT PERMITS, PROCURE CERTIFICATES, AND PAY ALL FEES ASSOCIATED WITH THE WORK. HE SHALL ALSO BE RESPONSIBLE FOR MAKING ALL INSPECTIONS AND TESTS.
- 6. THE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS. THE A.C. SHALL NOT SCALE THE DRAWINGS.
- 7. BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS INVOLVING THE WORK.
- 8. IT SHALL BE THE RESPONSIBILITY OF THE A.C. FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS SO AS NOT TO DELAY OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- 9. THE G.C. SHALL FURNISH ALL EQUIPMENT, LABOR, MATERIALS AND SUPERVISION TO INSTALL A COMPLETE AND PROPERLY OPERATING AIR-CONDITIONING SYSTEM AS DESCRIBED HEREIN AND AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- 10. THE A.C. SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED AS SHOWN ON THE PLANS.
- 11. THE A.C. SHALL BE A LICENSED MECHANICAL CONTRACTOR.
- 12. THE A.C. IS REFERRED TO THE ARCHITECTURAL, FIRE PROTECTION PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE CONTRACT DOCUMENTS. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION.
- 13. THE A.C. SHALL EXAMINE THESE SPECIFICATIONS AND THE WHOLE CONTRACT BY SECURING A COMPLETE SET OF DRAWINGS OF THE WHOLE CONTRACT.
- 14. THE A.C. SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO MUTUALLY AVOID CONFLICT.
- 15. THE A.C. SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE INSTALLING DIFFUSERS.
- 16. ALL AIR CONDITIONING WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD AIR CONDITIONING WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO THE OWNER.
- 17. THE A.C. SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO PROCEEDING WITH BID. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 18. THE A.C. SHALL SUBMIT REQUESTS FOR SUBSTITUTIONS IN WRITING.
- 19. THE A.C. SHALL TOUCH UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT MARRED DURING SHIPMENT OR INSTALLATION. THE IS RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED DURING PERFORMANCE OR WORK.
- 20. THE A.C. SHALL FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING AND CONNECTIONS ON AIR-CONDITIONING SYSTEM AS SHOWN ON PLANS. MOTOR STARTERS AND CONTROLS ARE TO BE SUPPLIED BY A/C CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR. CONTROL WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- 21. ALL PENETRATIONS SHALL BE PROPERLY FLASHED AND SEALED BY THE GENERAL CONTRACTOR.
- 22. NO CONDUITS OR PIPES ARE TO BE RUN IN DUCTWORK.
- 23. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE TYPE WRITTEN PANEL SCHEDULES FOR ALL PANELS. THE A.C. SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR IN ORDER THAT THE SAME NOMENCLATURE IS USED AS PROVIDED ON THE A/C PLANS.
- 24. ALL MATERIALS SHALL BE NEW, OF AMERICAN MANUFACTURE, AND IN COMPLIANCE WITH UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING AGENCY, UNLESS SPECIFIED OTHERWISE.
- 25. THE A.C. SHALL BE RESPONSIBLE FOR ANY DAMAGE TO MECHANICAL EQUIPMENT DUE TO REMOVAL OR INSTALLATION OF ANY WORK.
- 26. ALL STRUCTURAL CUTTING AND PATCHING SHALL BE DONE BY THE GENERAL CONTRACTOR.

BUILDING ENVELOPE

- 1. EXTERIOR WALL:
WOOD FRAMING EXTERIOR WALL INSULATION R-11
- 2. ROOF:
WOOD TRUSSES, INSULATION BELOW ROOF R-30
- 3. WINDOWS:
IMPACT GLASS, DOUBLE PANEL TINT, U=0.55, SHGC=0.25

CLEAN-UP NOTES

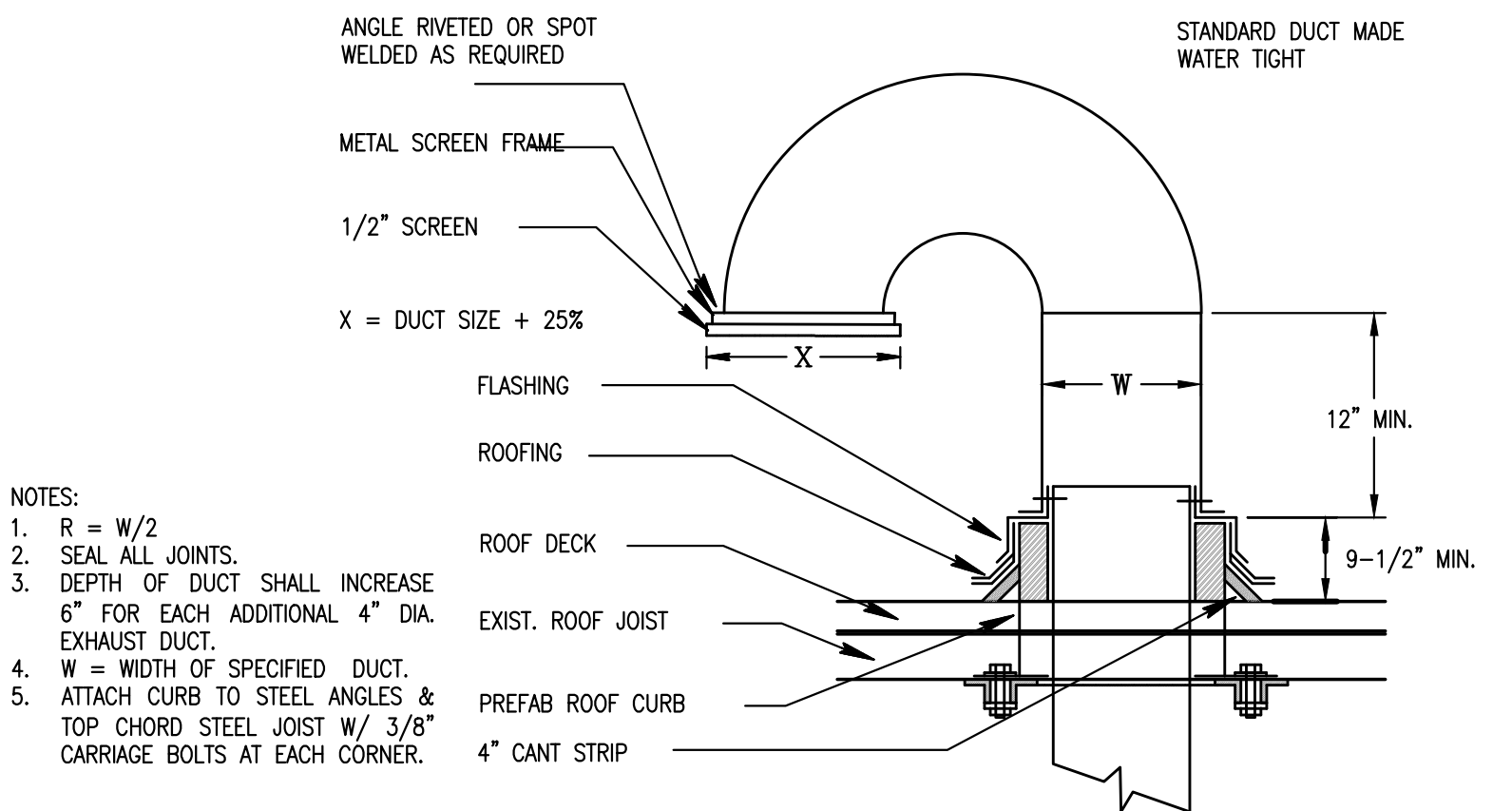
- 1. CLEAN UP OF SITE: UPON COMPLETION OF THE PROPOSED WORK, THE PERMIT HOLDER SHALL LEAVE THE SITE CLEARED OF RUBBISH, DEBRIS, CONSTRUCTION SHEDS OR MATERIALS OF CONSTRUCTION. IN THE EVENT THERE HAS BEEN DAMAGE TO PUBLIC PROPERTY OR THAT RUBBISH, DEBRIS, CONSTRUCTION SHEDS OR MATERIALS OF CONSTRUCTION HAVE BEEN LEFT AT THE SITE, THEN THE BUILDING OFFICIAL SHALL REFUSE TO MAKE FINAL INSPECTION AND SHALL NOTIFY THE PERMIT HOLDER TO CORRECT THE CONDITION OF VIOLATION WITHIN FIVE DAYS. FOR FAILURE TO COMPLY WITH SUCH NOTICE AFTER SUCH PERIOD OF FIVE DAYS, THE PERMIT HOLDER IS SUBJECT TO THE PENALTIES SPECIFIED BY THE DADE COUNTY CODE, AND THE BUILDING OFFICIAL SHALL HAVE THE CLEAN-UP WORK DONE AND PUBLIC PROPERTY RESTORED AND SHALL NOTIFY THE LEGAL AUTHORITIES, WHO SHALL INSTITUTE THE NECESSARY ACTION TO HAVE THE COSTS PLACED AS A LIEN AGAINST THE PROPERTY IN RELATION TO WHICH THE PERMIT WAS ISSUED.
- 2. THE A.C. SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES, AND SAID AREA SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- 3. AT THE COMPLETION OF THE WORK, THE A.C. SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK, AND SHALL THOROUGHLY CLEAN ALL FIRE PROTECTION EQUIPMENT.

GUARANTEE

- 1. ALL WORK, MATERIAL ETC. SHALL BE FULLY GUARANTEED FOR (1) YEAR BY THE A.C. CONTRACTOR. THE 1 YEAR PERIOD SHALL COMMENCE AFTER FINAL APPROVAL BY THE ARCHITECT/ENGINEER.
- 2. THE A.C. SHALL FURNISH A WRITTEN GUARANTEE COVERING A ONE (1) YEAR PERIOD FOR ALL EQUIPMENT AND AN ADDITIONAL FOUR (4) YEAR PERIOD FOR THE COMPRESSORS.

MECHANICAL SCOPE OF WORK

- 1. EX. AIR CONDITIONING SYSTEM #1, 2
- 2. NEW AIR CONDITIONING SYSTEM #3 & 4
- 3. NEW EXHAUST FANS IN BATH
- 4. NEW DRYER VENT PIPE AS PER WALL
- 5. NEW COOKTOP HOOD



GOOSENECK DETAIL (TYP.)

D
M-1

LEGEND

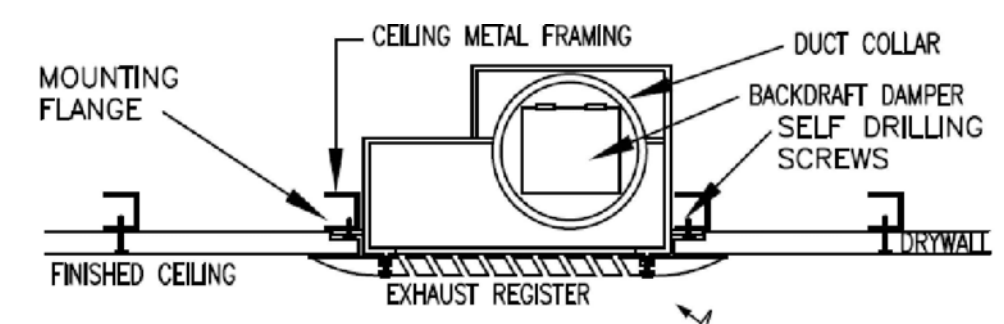
--- REF ---	REFRIGERANT LINE
--- CD ---	CONDENSATE LINE
---	ROUND DUCT
○	ROUND DUCT UP
○	ROUND DUCT DOWN

PIONEER AIR CONDITIONING & HEAT PUMP SYSTEMS

Power Supply	220-240v, 60Hz
Max Cooling Wattage	1,087 Watts
Max Heating Wattage	1,100 Watts
Rated Cooling Capacity	9,000 BTU
Energy Efficiency Ratio	11.5 (18 Seasonal)
Rated Heating Capacity	10,000 BTU
SEER	21.5
Heating HSPF	10
Refrigerant Type	R410a
Factory Precharge	16ft.
Suitable Area	400 sq.ft
Wifi Capable	Yes
Indoor Unit Data	AC-1, 2, 3, 4
Model	WS009GMFI20HLD
Max Air Flow	247 CFM
Sound Level	24.5db min. 39db max.
Net Dimensions (WxDxH)	28.5" x 7.3" x 11.3"
Fan Only Mode	Yes
Fan Speeds	3
Weight	16.5lbs.
Outdoor Unit Data	CU-1, 2, 3, 4
Model	YN009GMFI20RPD
Sound Level	56db
Net Dimensions (WxDxH)	30.3" x 11.8" x 21.8"
Mounting Type	Wall
Net/Gross Weight	67lbs.
Remote Control	Yes
Programmable Timer	Yes
Auto-Restart	Yes
Auto Oscillation	Yes
Dehumidifier Mode	Yes
Refrigerant Connection Type	Flare
Line Length	80ft.

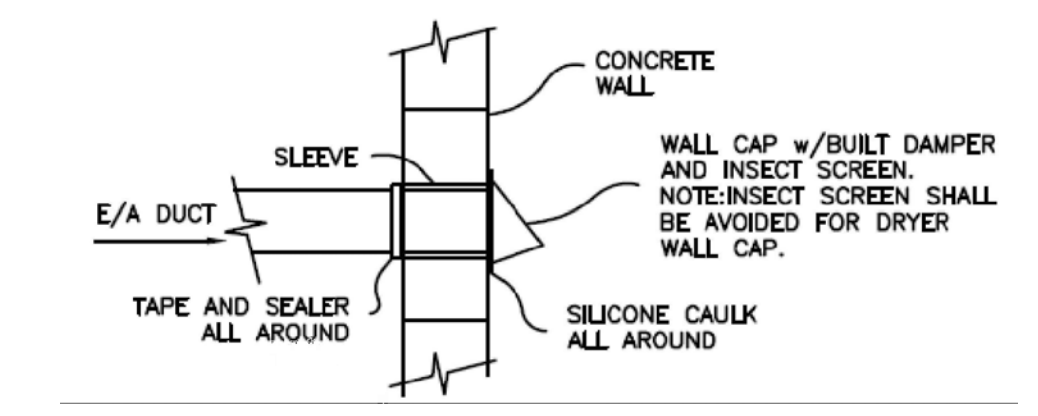
Fan Schedule

Mark	Service	EF-1	Exhaust
DESCRIPTION	Service		Bathroom
	Area Served		Greenheck
	Design Manufacturer		SP-B70
	Model #		Inline Cabinet
	Mounting Type		9.00 lbs.
	Fan Weight		70
Fan	Total CFM		1/4
	Total Ext. Stat. Pr		Direct
	Dive Type		N/A
	Motor Capacity		45.1
	Watts		120/1/60
Accessories	Electric Service		675
	Fan RPM		0.4
	Sound Level (Sones)		Yes
	Backdraft Damper		Yes
	Brnd Screen		Yes
Notes:			
1	Fan shall be rated for air and sound		
2	SSSC Solid State Speed Control		



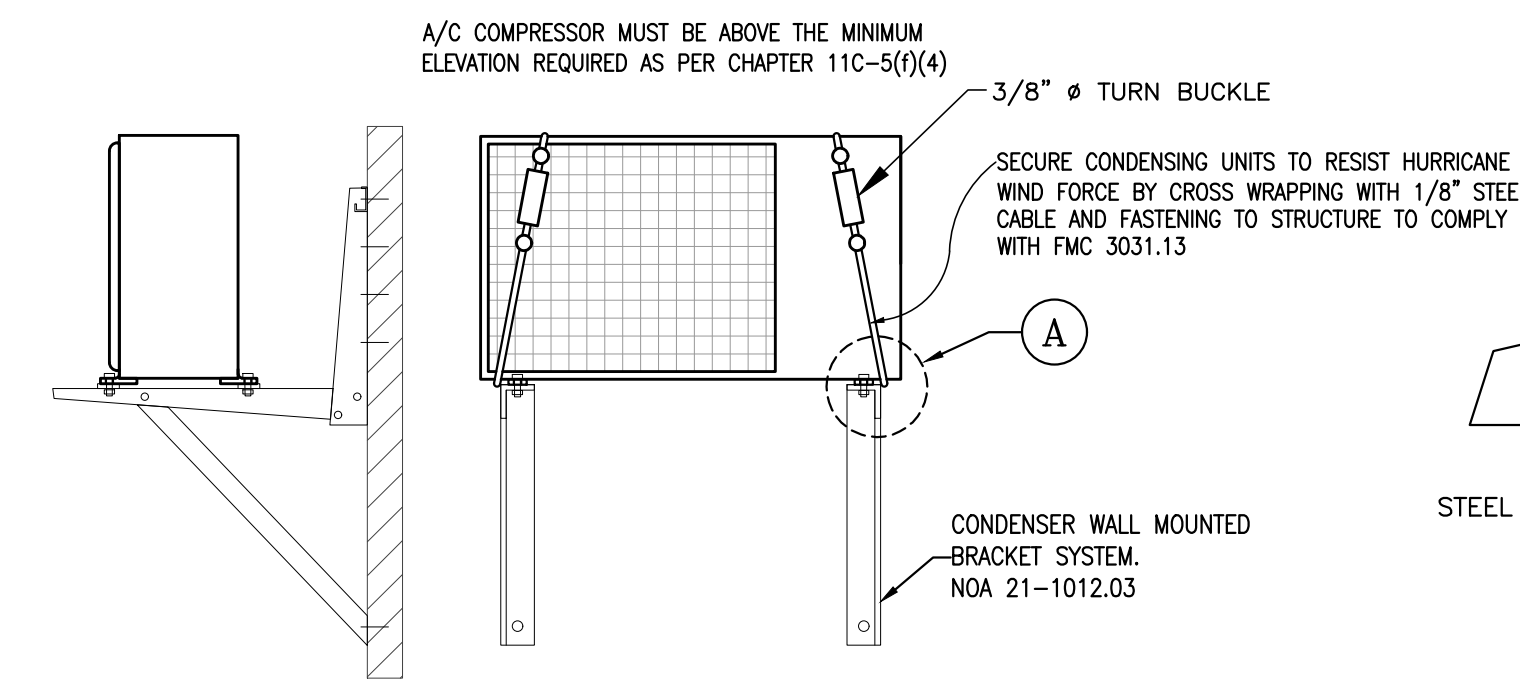
TYPICAL EXHAUST FAN DETAIL

C
M-1



WALL CAP MOUNTING DETAIL

B
M-1



OUTDOOR MINI SPLIT UNIT CU-4 MTD DETAIL

N.T.S.

G
M-1



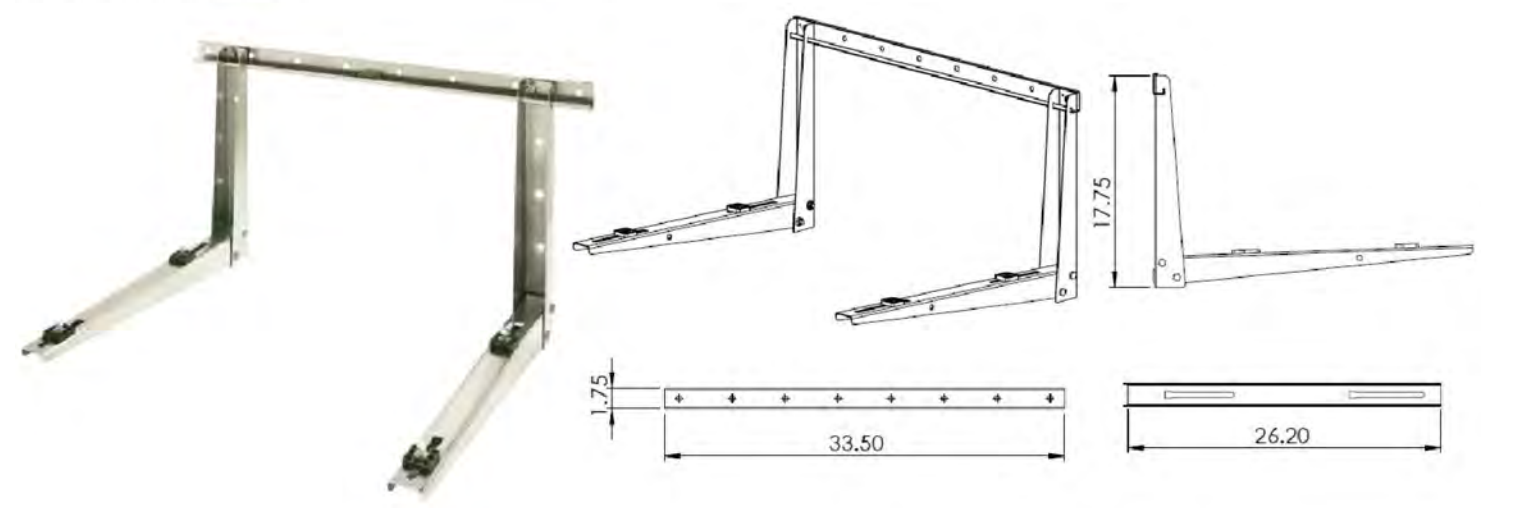
Universal Bracket

WBB500 Wall Bracket
Product Code 87735

(Sec. II) Product Specifications:
Sheet Gauge: 14 gauge
Class of Galvanized Sheet: GALVALUME
Type of Stainless Steel: N/A
Load Rated Safety Factor: 3
Testing Load Rating to a Specific Testing Method: Yes
Seismic Approval: No
Hurricane Approval: No
Type of Rubber Used for Isolator: TPE rubber
UV Resistant: Yes
Powder Coating: Yes
Color of Powder Coating: Beige
Overall Length: 33.50"
Overall Height: 17.75"
Overall Depth: 26.57"
Min/Max Mounting Depth: 10 3/8" to 19.5"
Min/Max Mounting Width: 3" to 31"
Max Load Capacity: 500 lbs.

(Sec. I) Ordering Information:
Product Code 87735
Model WBB500
Carton Qty 1
Carton Weight 13 lbs.

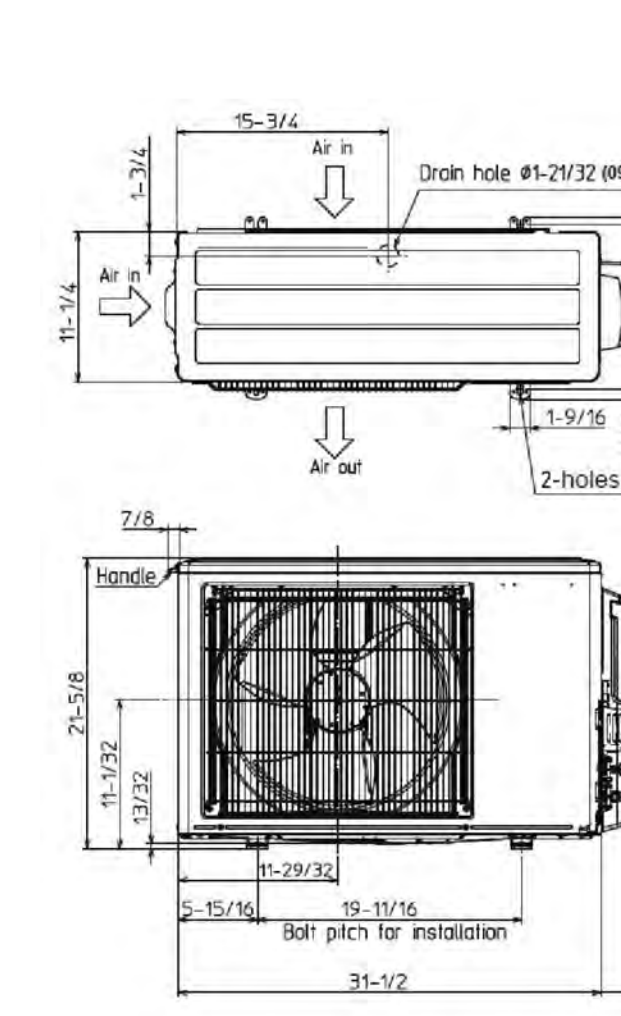
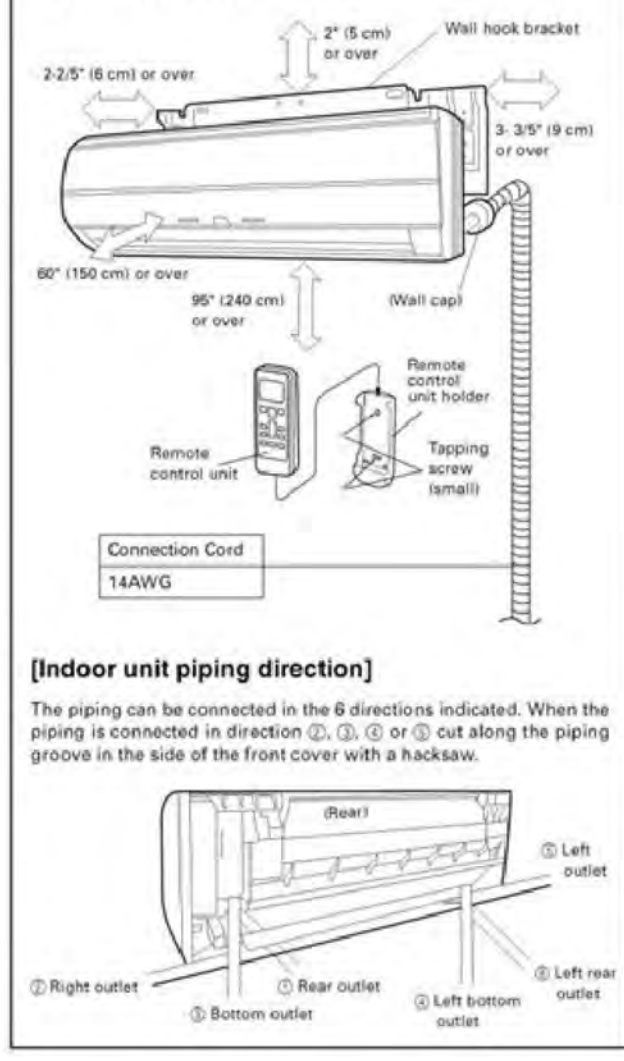
(Sec. III) Carton Contents:
2 x Bracket Arm
1 x Crossbar
6 x Hex Lag Screw
6 x 10 mm Concrete Anchor
4 x 1" Bolt and Clip Nut
1 x Liquid Level
2 x M6*16 Philip Head Screw
1 x Installation Instruction



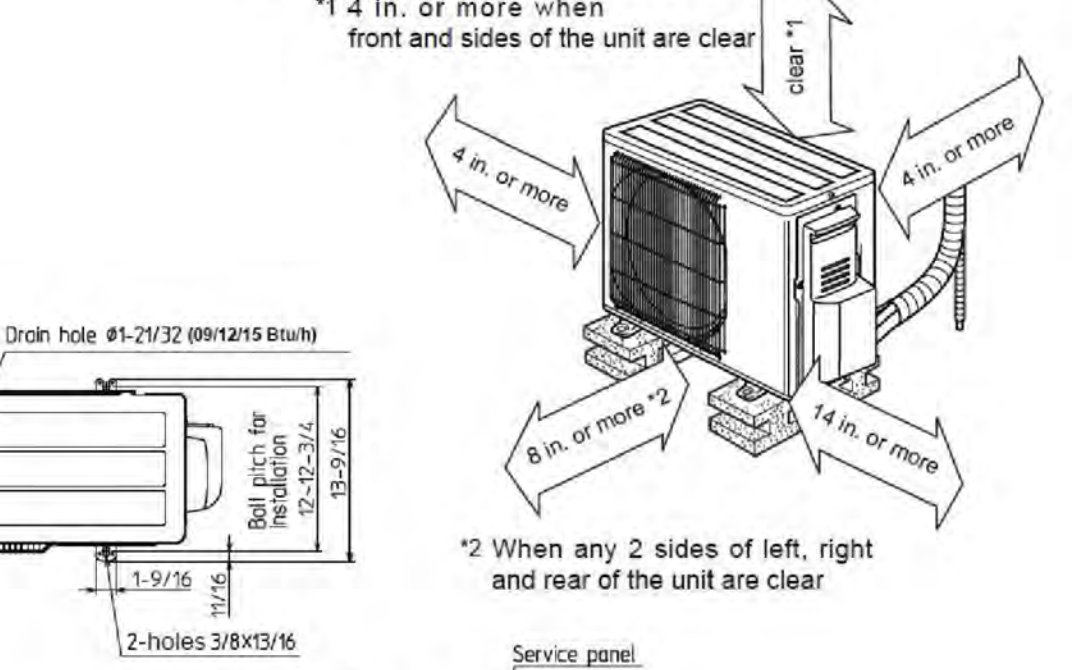
2 CONDENSER CU-5 - WALL MOUNTED DETAIL

N.T.S.

INSTALLATION DIAGRAM OF INDOOR UNITS



REQUIRED SPACE



SINGLE-ZONE

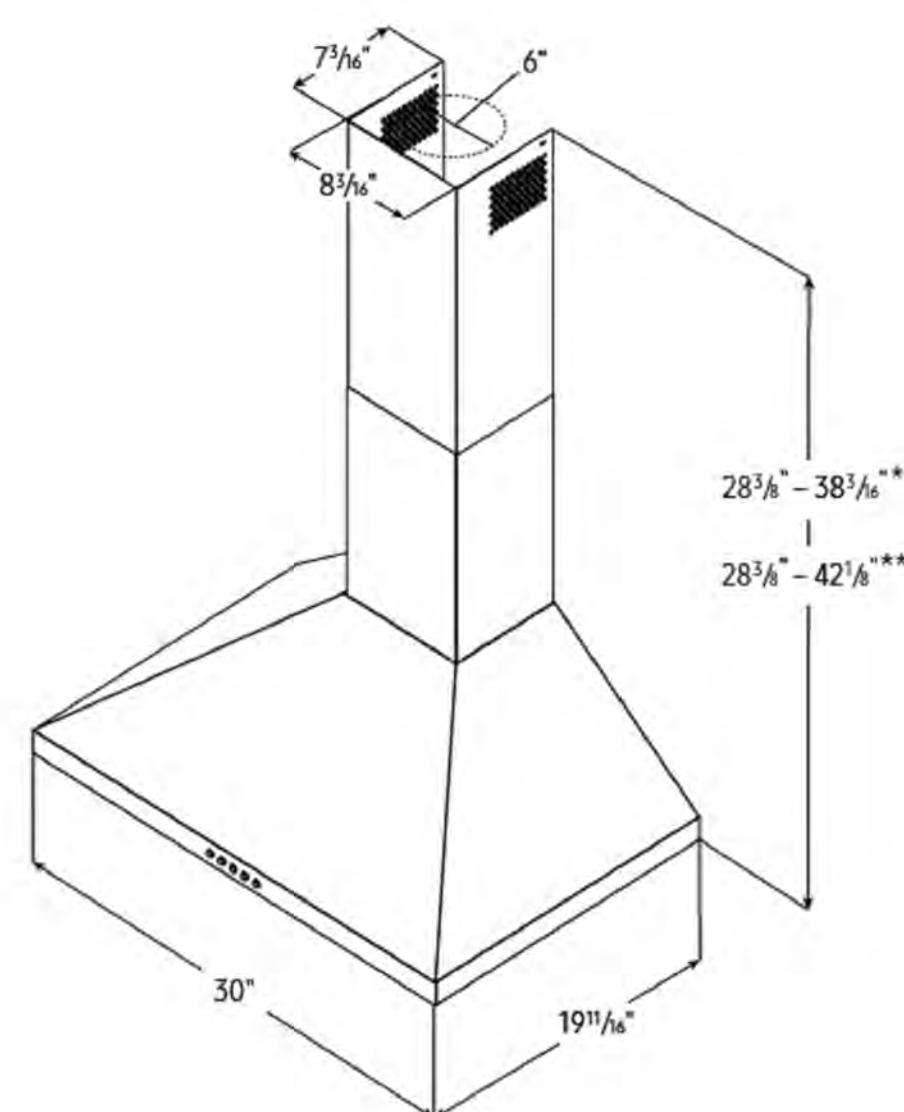
One outdoor unit connects to one indoor unit

MECHANICAL FLOOR PLAN

Date	01/25/2023
Project Number	22609
Sheet	M-1
Scale	As Shown
Drawn By	JLO

SAMSUNG NK30R5000W

30" Range Hood



KEF-1

Total Power
280W
Power Source
120V / 60 Hz / 15A

Range Hood

- 30" Stainless Steel Chimney Hood
- Vent Fan: 390 CFM
- Front-Centered, Mechanical Controls
- 3 Fan Speeds
- 70 dBA (7.0 sones) Noise Level
- Removable Filters
- LED Lighting

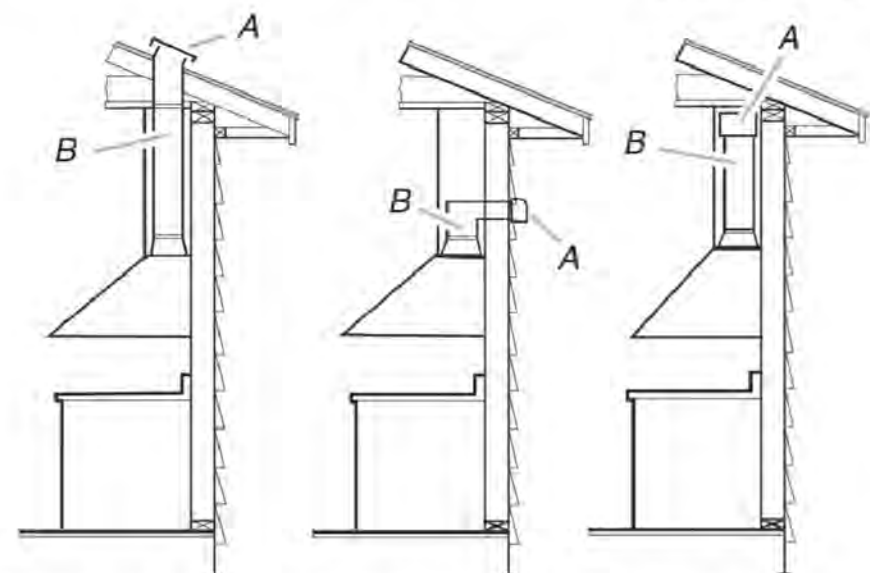
Warranty

One (1) Year All Parts and Labor

Product Dimensions & Weight (WxHxD)

Outside (Max) Hood Dimensions: 30" x 28 3/8" x 19 11/16"
Weight: 25.4 lbs

Roof Venting Wall Venting Non-vented (recirculating)



A. Roof cap
B. 6" (15.2 cm) round vent

A. Wall cap
B. 6" (15.2 cm) round vent

A. Deflector
B. 6" (15.2 cm) round vent

Calculating Vent System Length

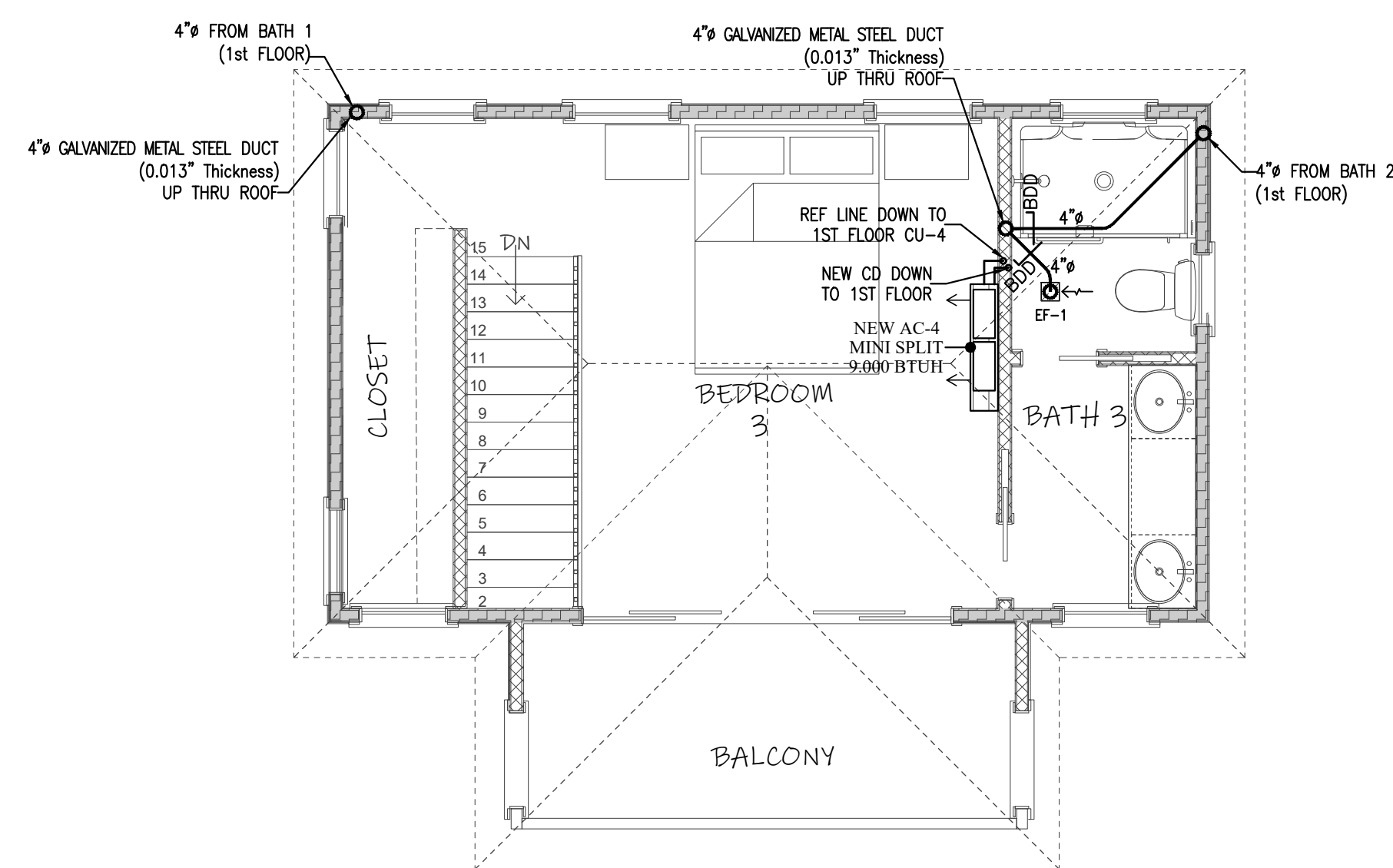
To calculate the length of the system you need, add the equivalent feet (meters) for each vent piece used in the system.

Vent Piece	6" (15.2 cm) Round
45° elbow	2.5 ft (0.8 m)
90° elbow	5.0 ft (1.5 m)

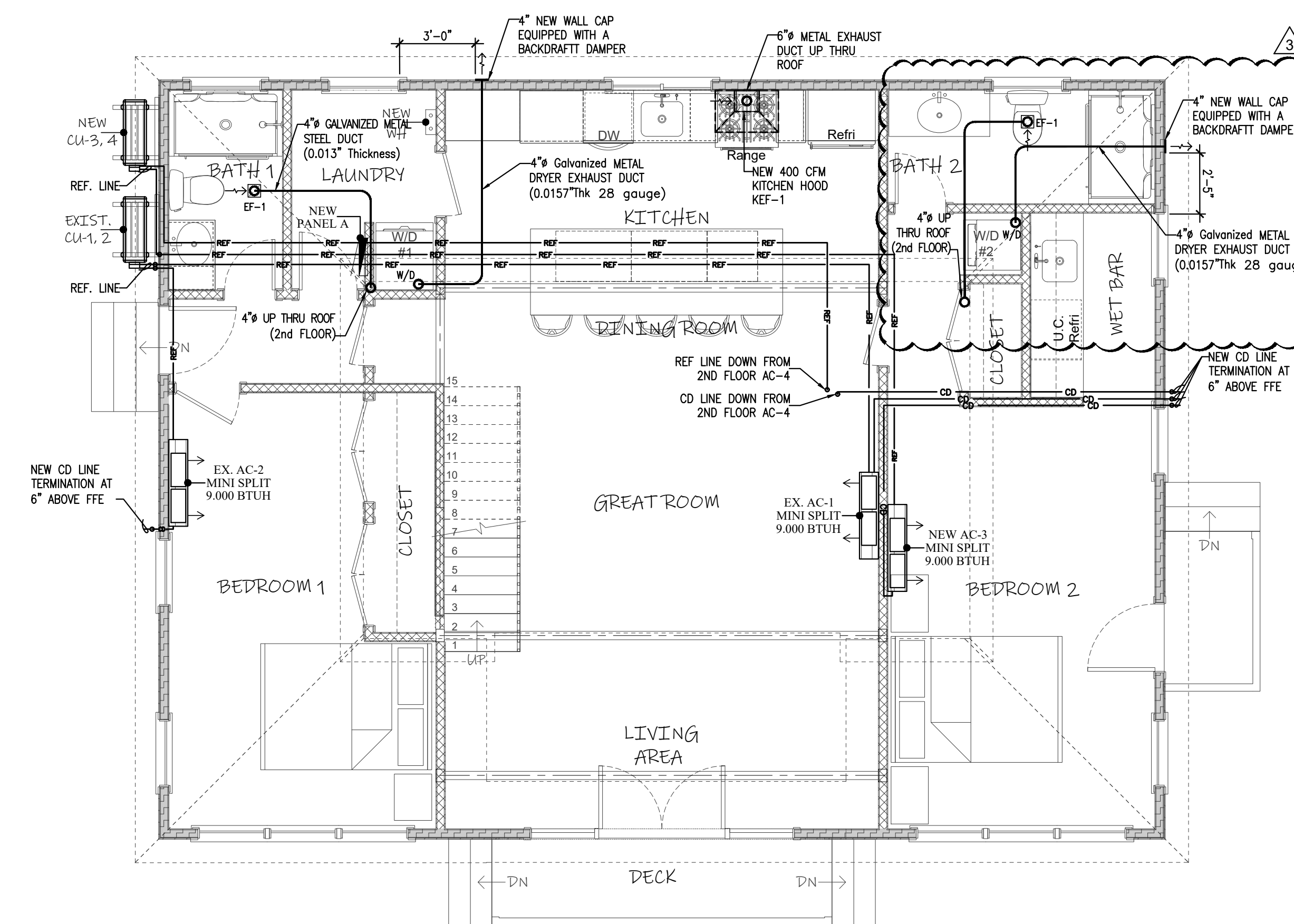
Maximum equivalent vent length is 35 ft (10.7 m).

ISLAND KITCHEN HOOD MOUNTING DTL N.T.S.

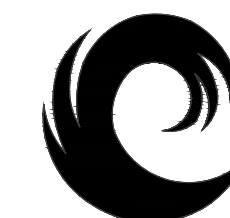
K
M-2



1 MECHANICAL 2nd FLOOR PLAN
SCALE 1/4"=1'-0"



1 MECHANICAL 1st FLOOR PLAN
SCALE 1/4"=1'-0"



Calc Engineering

CALC ENGINEERING
www.calceng.com
2000 NW 89th PL, Unit 102
DORAL, FL 33172
Phone: (305) 898-9995
ENGINEERING BUSINESS
CA CERTIFICATION: 32566
MASOOD HAJALI P.E.
LIC #82038

ADDITION & REMODELING FOR
RESIDENT @
1215 Grinnell St,
Key West, FL 33040

DESIGN IS BASED ON FBC 2020, 7TH EDITION

Revision #	Description	Date
3	OWNER MODIFICATION	06/14/2023

MECHANICAL FLOOR PLAN

Date	01/25/2023
Project Number	22609
Sheet	M-2
Scale	As Shown
Drawn By	JLO

PLUMBING GENERAL NOTES

- THE ABBREVIATION "P.C." USED HENCEFORTH IN THIS GENERAL PLUMBING SPECIFICATION SHALL BE CONSTRUED TO MEAN PLUMBING CONTRACTOR ON THE MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017, OSHA, AND ALL STATE AND LOCAL CODES THAT APPLY.
- THE P.C. SHALL PAY PARTICULAR ATTENTION TO THE STATE OF FLORIDA "ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION". ALL WORK SHALL BE IN ACCORDANCE WITH THIS CODE, CHAPTER 5, SECTIONS 504.1, 504.2, 504.3, 504.4 AND 504.5.
- THE P.C. SHALL TAKE OUT ALL PERMITS, PROCURE CERTIFICATES, AND PAY ALL FEES ASSOCIATED WITH HIS WORK.
- THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS. THE P.C. SHALL NOT SCALE THE DRAWINGS.
- THE BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS ASSOCIATED WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE P.C. FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS SO AS NOT TO DELAY OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- THE P.C. SHALL FURNISH ALL EQUIPMENT, LABOR, MATERIALS, AND SUPERVISION TO INSTALL A COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEM AS DESCRIBED HEREIN AND AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- THE P.C. SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED OR SHOWN ON THE PLANS.
- THE P.C. SHALL BE A LICENSED MASTER PLUMBER.
- WORKMANSHIP SHALL BE FIRST CLASS AS NORMALLY PERFORMED BY JOURNEYMAN PLUMBERS.
- THE P.C. IS REFERRED TO THE ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE CONTRACT DOCUMENTS. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION. ANY DISCREPANCIES IN THE DRAWINGS OR FIELD COORDINATION PROBLEMS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- THE P.C. SHALL EXAMINE THE SPECIFICATIONS AND THE WHOLE CONTRACT BY SECURING A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS OF THE WHOLE CONTRACT.
- THE P.C. SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO MUTUALLY AVOID CONFLICT.
- ALL PLUMBING WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD PLUMBING WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO THE OWNER.
- THE P.C. SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO PROCEEDING WITH BID. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE P.C. SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF ALL EQUIPMENT CALLED FOR IN THE PLANS OR SPECIFICATIONS.
- THE P.C. SHALL SUBMIT REQUESTS FOR SUBSTITUTIONS IN WRITING.
- THE P.C. SHALL PROVIDE AS-BUILT DRAWINGS.
- THE PLUMBING INSTALLATION SHALL MEET THE APPROVAL OF THE ARCHITECT/ENGINEER BEFORE ACCEPTANCE BY THE OWNER.
- ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY.
- THE P.C. SHALL TOUCH UP OR REFINISH THE FACTORY FINISH TO ORIGINAL CONDITION OF EQUIPMENT MARKED DURING SHIPMENT OR INSTALLATION. HE IS RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- THE P.C. SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES, AND SAID AREA SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- AT THE COMPLETION OF THE WORK, THE P.C. SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK, AND SHALL THOROUGHLY CLEAN ALL PLUMBING EQUIPMENT.
- THE P.C. SHALL VERIFY ALL EXISTING CONDITIONS ASSOCIATED WITH WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER PRIOR TO BID.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACES AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF EQUIPMENT AND MATERIAL.
- A MINIMUM OF 20" IS REQUIRED BETWEEN ANY TWO ITEMS PENETRATING THE ROOF DECK.
- DIELECTRIC UNIONS SHALL BE PROVIDED WHEREVER DISSIMILAR METALS ARE JOINED.
- AT ALL INSPECTIONS MADE EITHER BY A REPRESENTATIVE OF THE BUILDING DEPARTMENT OR BY THE ARCHITECT OR ENGINEER, THE P.C. SHALL PROVIDE A LADDER OF SUFFICIENT SIZE IN ORDER THAT THE INSPECTOR CAN PROPERLY LOOK AT ALL ITEMS TO BE INSPECTED. THE LADDER SHALL BE IN GOOD REPAIR AND BE POSITIONED IN PLACE BY THE P.C. TO MEET ALL OSHA REQUIREMENTS. THE P.C. SHALL ALSO PROVIDE A COMPLETE SET OF CONTRACT DOCUMENTS, AVAILABLE AT THE

- JOB SITE, AT THE TIME OF INSPECTION. THE CONTRACT DOCUMENTS SHALL INCLUDE:
- WORKING DRAWINGS
 - SPECIFICATIONS
 - ALL APPROVED SHOP DRAWINGS
 - ALL ADDENDA, CHANGE ORDERS AND CORRESPONDENCE. IF A LADDER AND CONTRACT DOCUMENTS ARE NOT AVAILABLE AT THE TIME OF INSPECTION, THE P.C. SHALL PAY THE ARCHITECT OR ENGINEER FOR THE VISIT TO THE SITE AND A NEW INSPECTION TIME SHALL BE AGREED UPON.

PLUMBING PRODUCTS

- SANITARY SEWER: PVC SCH.40
- FIXTURE DRAINAGE ARMS: DWV COPPER.
- WATER PIPE: CPVC
- ALL BALL VALVES ASSOCIATED WITH WATER PIPING SHALL BE FULL PORT.
- VENT LINES SHALL BE PVC.

VALVES NOTE

INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION AS PER SECTION 424.3 FBC

PLUMBING SCOPE OF WORK

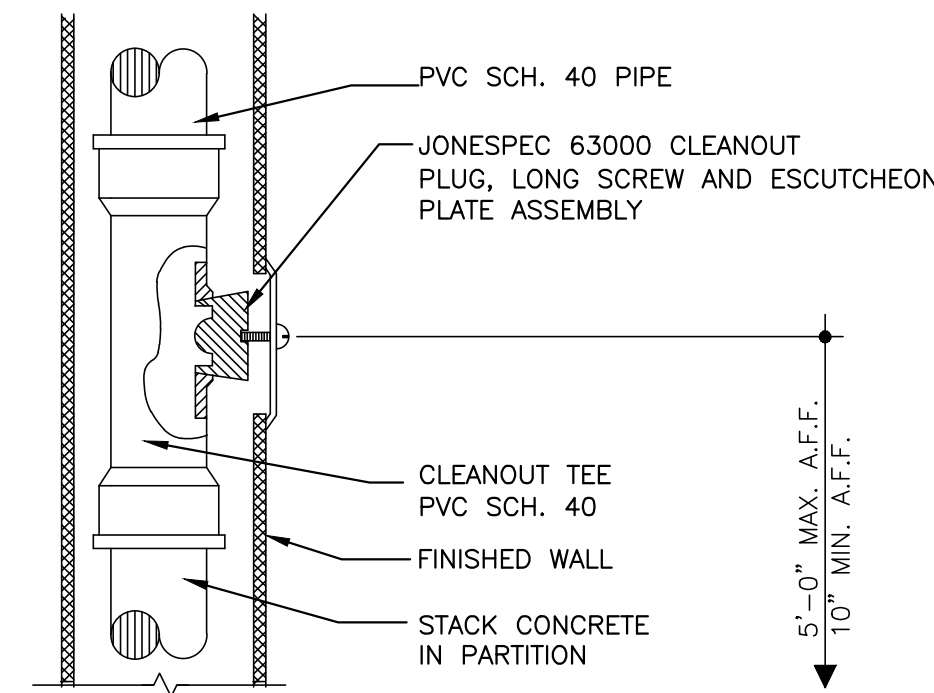
- NEW PLUMBING FIXTURES AS PER PLAN
- NEW TANKLES WATER HEATER #1

TABLE 604.4 MAXIMUM FLOW CONSUMPTION FOR PLUMBING FIXTURES	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory (hand wash)	1.5 gpm at 60 psi
Water closet	1.28 gallons per flushing cycle
Shower head	1.5 gpm at 80 psi
Kitchen sink	1.5 gpm at 60 psi

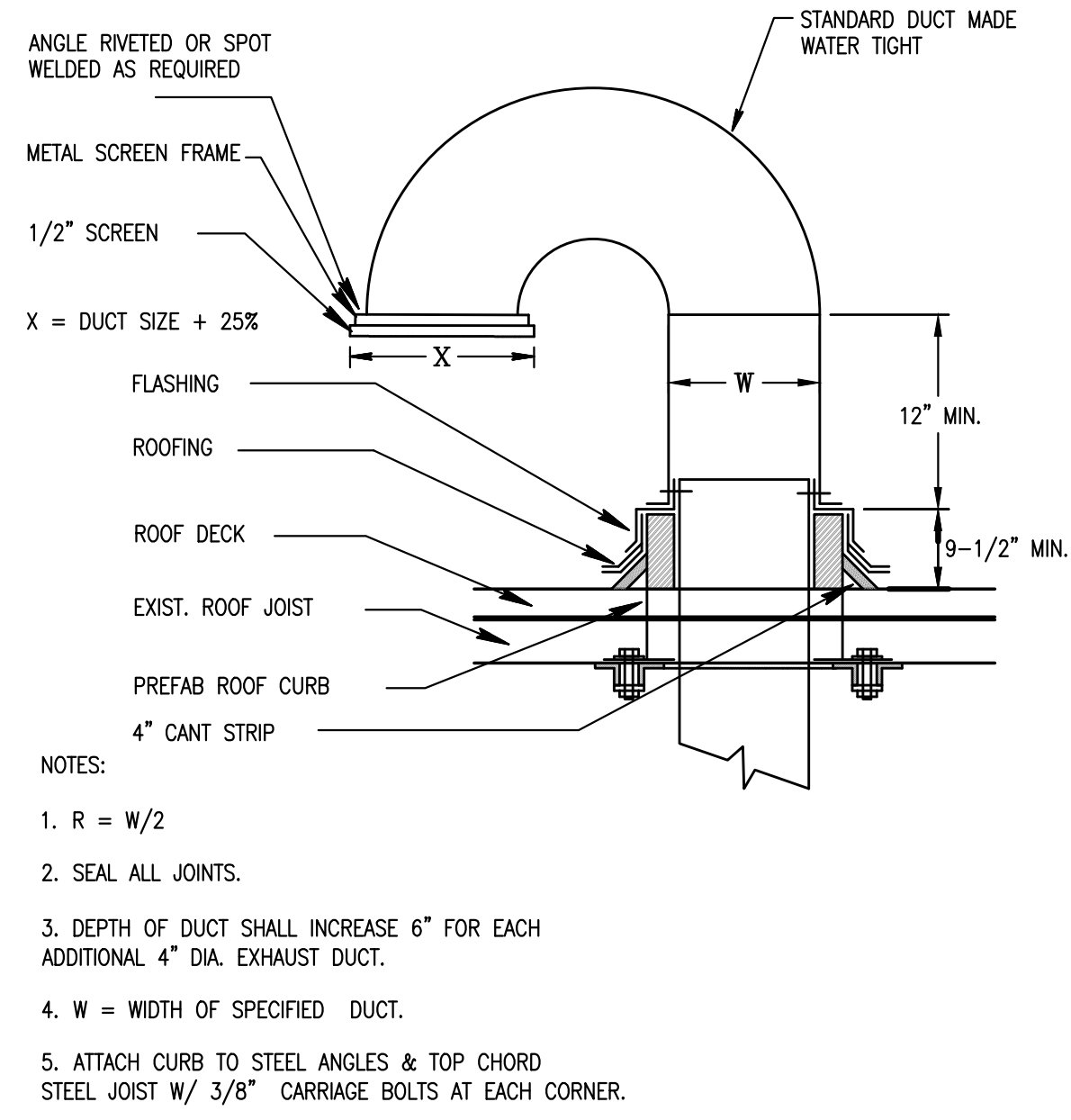
ANTI SCALD VALVE REQUIRED FOR TUB/SHOWER

TABLE 909.1 MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT		
SIZE OF TRAP (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1 1/4	1/4	5
1 1/2	1/4	6
2	1/4	8
3	1/8	12
4	1/8	16

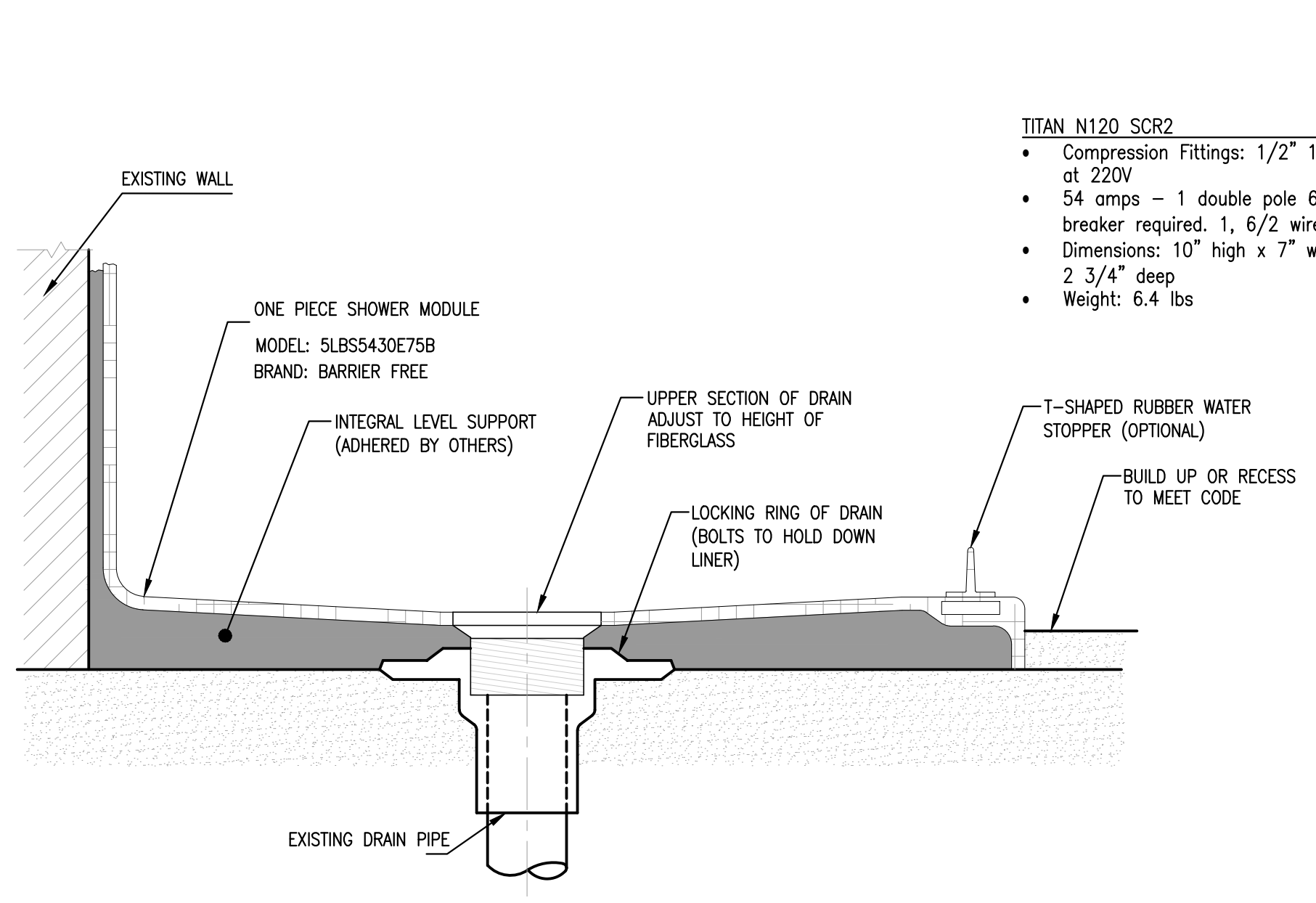
ANTI SCALD VALVE REQUIRED FOR TUB/SHOWER



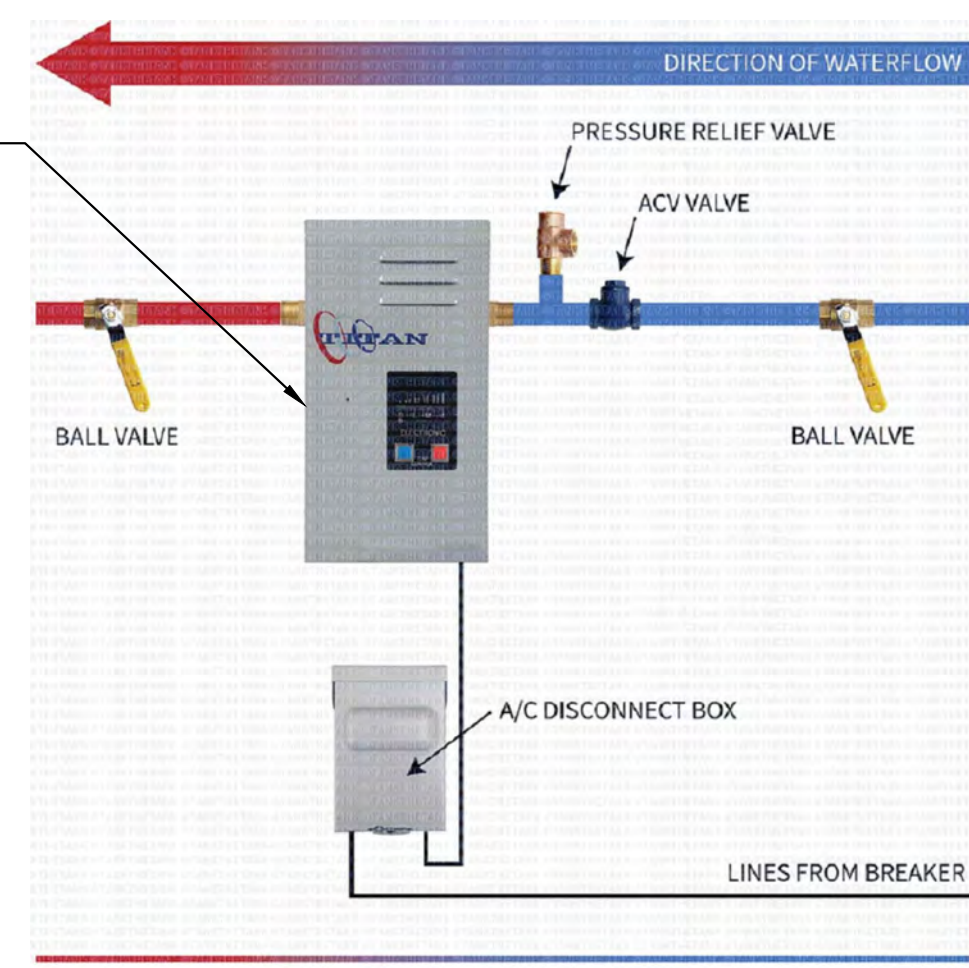
4 WALL CLEANOUT DETAIL TYP. NTS



1 GOOSENECK DETAIL (TYP.) N.T.S.



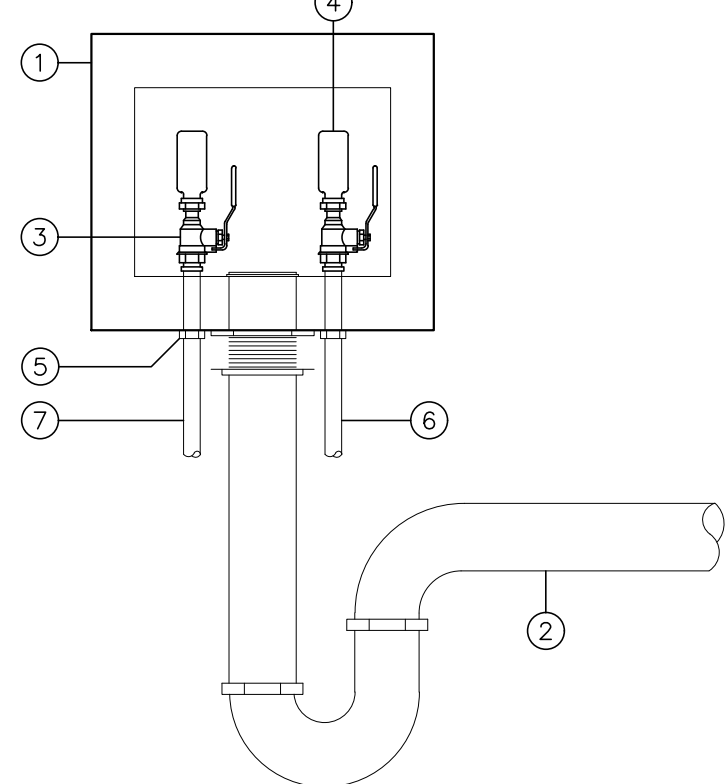
2 SHOWER DETAIL NTS



3 WATER HEATER CONNECTION DETAIL SCALE 1/4"=1'-0"

NOTES:

- PLASTIC WASHING MACHINE OUTLET BOX WITH FACE PLATE MODEL No. W4700 HACP AS MANUFACTURED BY IPS CORPORATION.
- CENTER 2" DRAIN.
- BALL VALVE WITH CHROME 1/4 TURN HANDLES.
- WATER HAMMER ARRESTERS.
- 1/2" SWEAT CONNECTION.
- COLD WATER SUPPLY PIPE.
- HOT WATER SUPPLY PIPE.
- THIS OUTLET BOX CAN BE ORDERED WITH THE COLD & HOT WATER LINES TO ENTER THE TOP OF THE BOX.
- CONTACT SUNBELT MARKETING AT 1-800-257-5566.
- FOR PIPING OTHER THAN COPPER FOR HOT & COLD WATER SUPPLY, CONTACT SUNBELT MARKETING FOR ALTERNATE MODEL NUMBER.



5 WASHER HOOK DETAIL NTS

MODEL: 5LBS5430E75B* ALL ACCESSORIES OPTIONAL **BARRIER FREE**

Features:
 - Molded, five-piece gelcoat/fiberglass shower module
 - "Subway Tile" wall finish, white (standard)
 - Integral full wood backing for strength and unlimited accessory placement
 - On all threshold heights 1-1/2" or taller, no mud set is required
 - On all threshold heights 1-1/4" or shorter, no mud set is required and an anchoring adhesive kit is supplied

PRODUCT SPECIFICATIONS:
 - Multi-piece shower module shall be constructed of gelcoat/fiberglass with full integral plywood backing
 - Rough-in: Stud opening = 14" x 0" Nominal Dimensions.

PRODUCT INFORMATION:
 - Accessories: Polished chrome/stain stainless standard, others available.
 - Colors: White as standard, others to match any major fixture manufacturer, also available with sprayable solid surface in many colors
 - Custom curb heights, other than shown, are available (between min. and max.)

ACCESSORIES:
 - Grab bar, others available.
 - Seal, folding
 - Mixing valve, pressure-balancing, lever handle, pre-plumbed tee to supply elbow
 - Curtain and rod
 - T-shaped rubber WaterStopper kit
 - Semi-permanent threshold adaptor
 - No-caulk brass drain

NOTICE OF LIMITATION:
 Does not meet:
 - I.P.C. International Plumbing Code
 - U.P.C. Uniform Plumbing Code

ARCHITECTURAL PRODUCTS FOR BARRIER FREE LIVING
 www.barrierfree.org (877) 717-9027

5LBS5430E75B

5LBS5430E2B

****OTHER THRESHOLD HEIGHTS AVAILABLE UPON REQUEST****

DETAIL B - SCALE: 3" = 1'-0" WALL SECTION DETAIL

DETAIL D - SCALE: NTS BACKWALL JOINT DETAIL

ARCHITECTURAL PRODUCTS FOR BARRIER FREE LIVING
 www.barrierfree.org (877) 717-9027

6 DETAIL & SPECIFICATIONS SHOWER (OR SIMILAR) N.T.S.

DESIGN IS BASED ON FBC 2020, 7TH EDITION

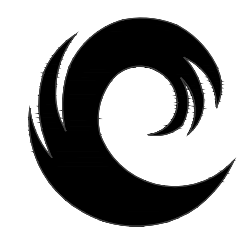
Calc Engineering
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 2000 NW 89th PL. Unit 102
 DORAL, FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
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ADDITION & REMODELING FOR RESIDENT @ 1215 Grinnell St., Key West, FL 33040

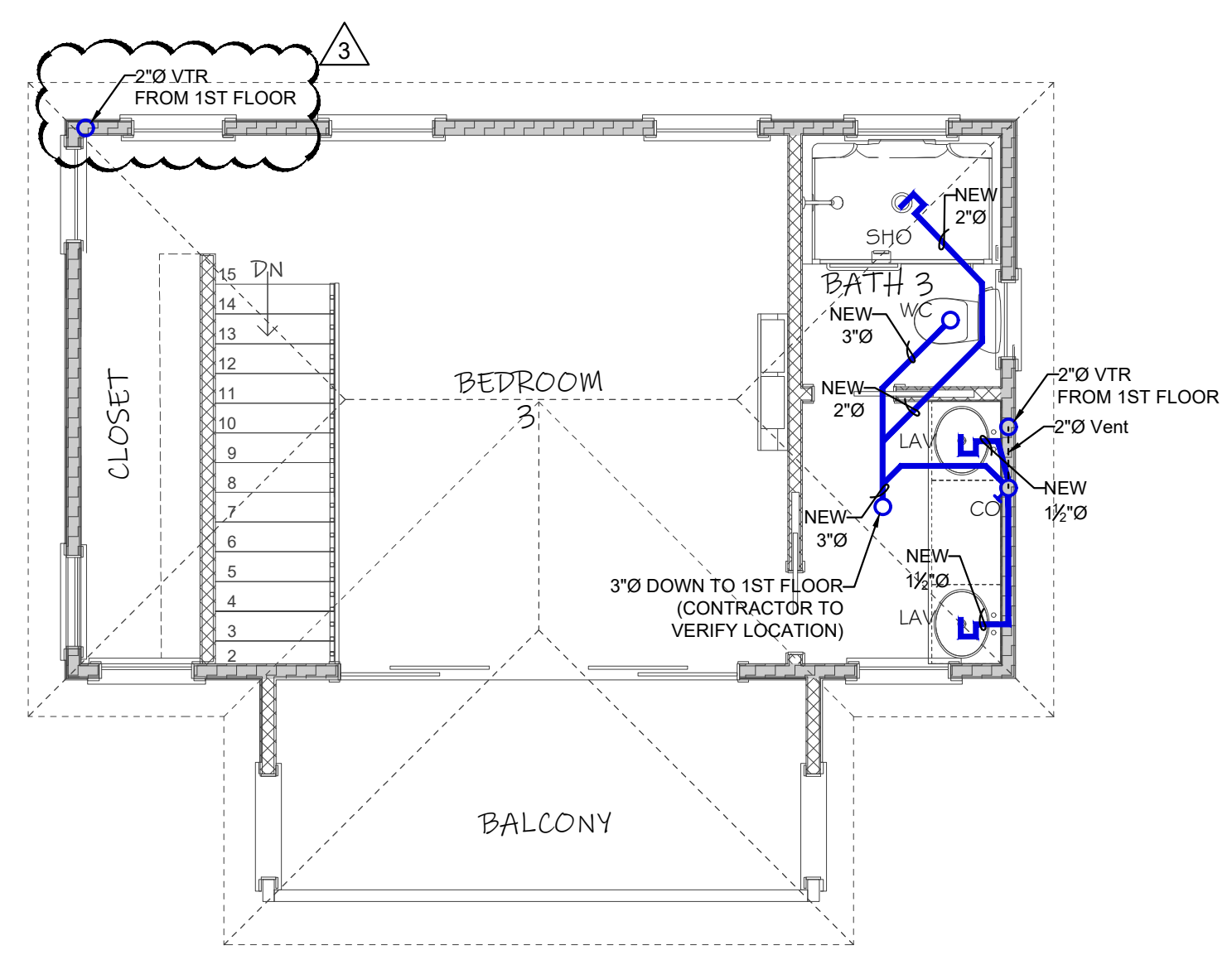
Revision #	Date	Description

GENERAL NOTES SANITARY RISER

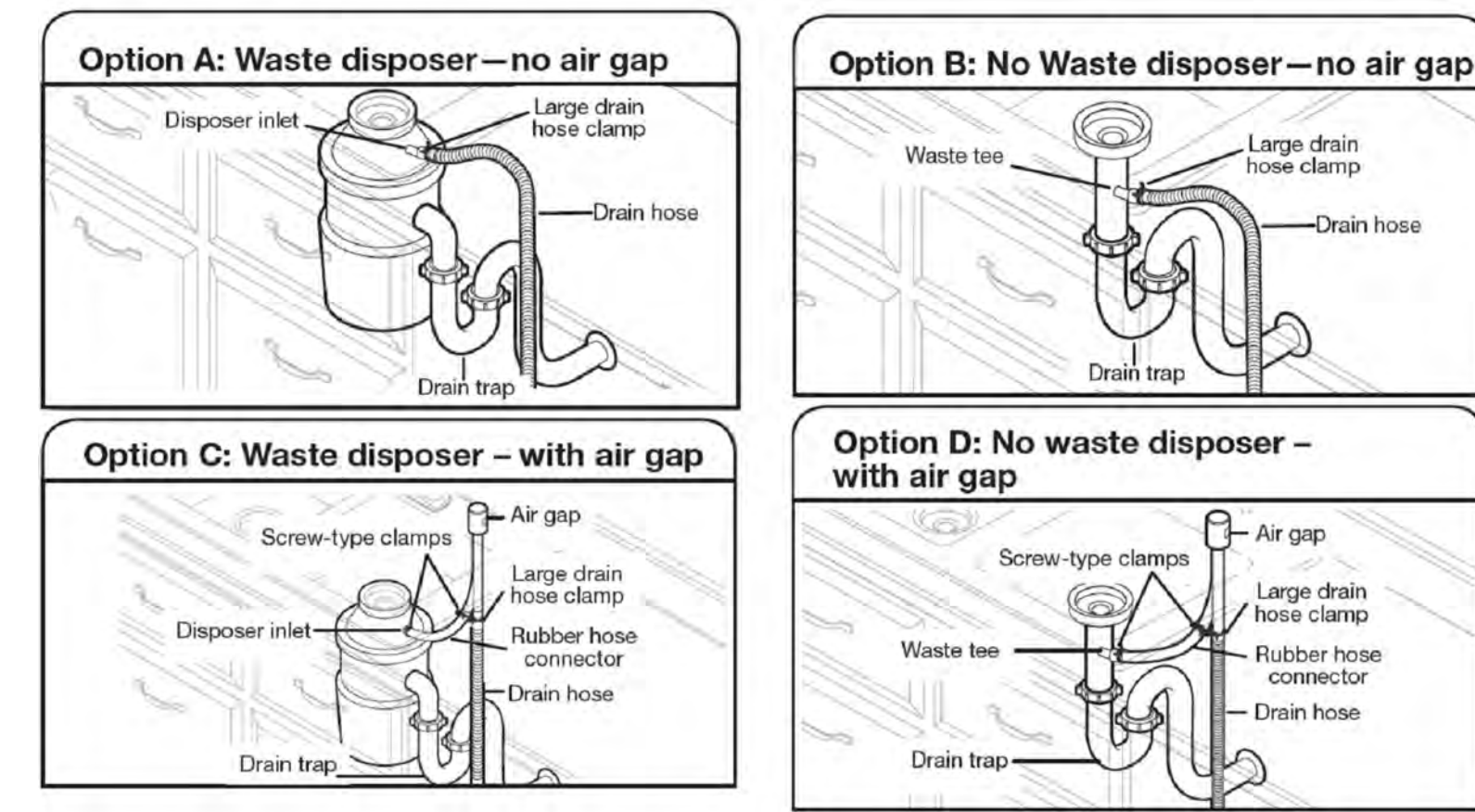
Date 01/25/2023
 Project Number 22609
 Sheet P-1
 Scale As Shown
 Drawn By JLO



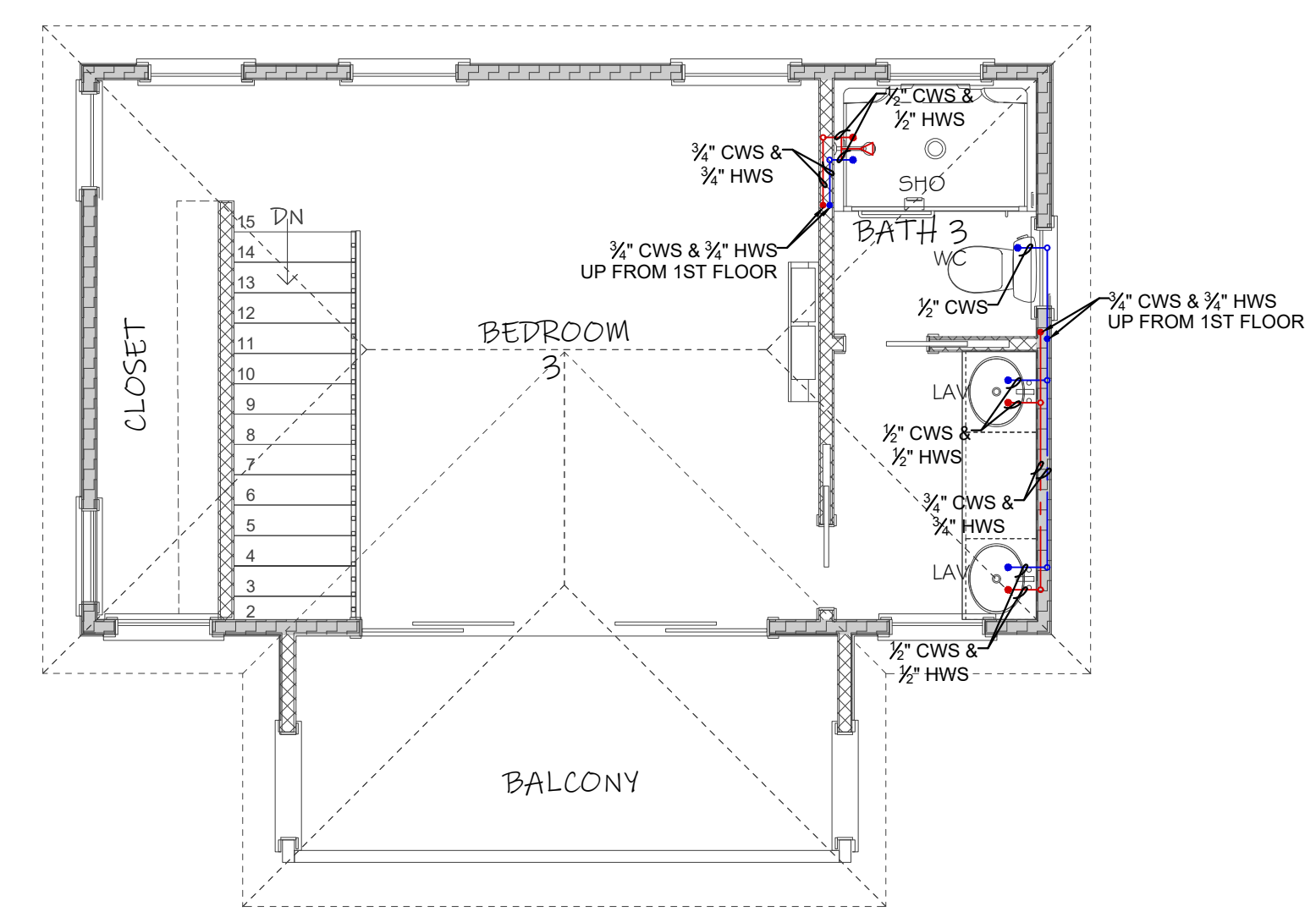
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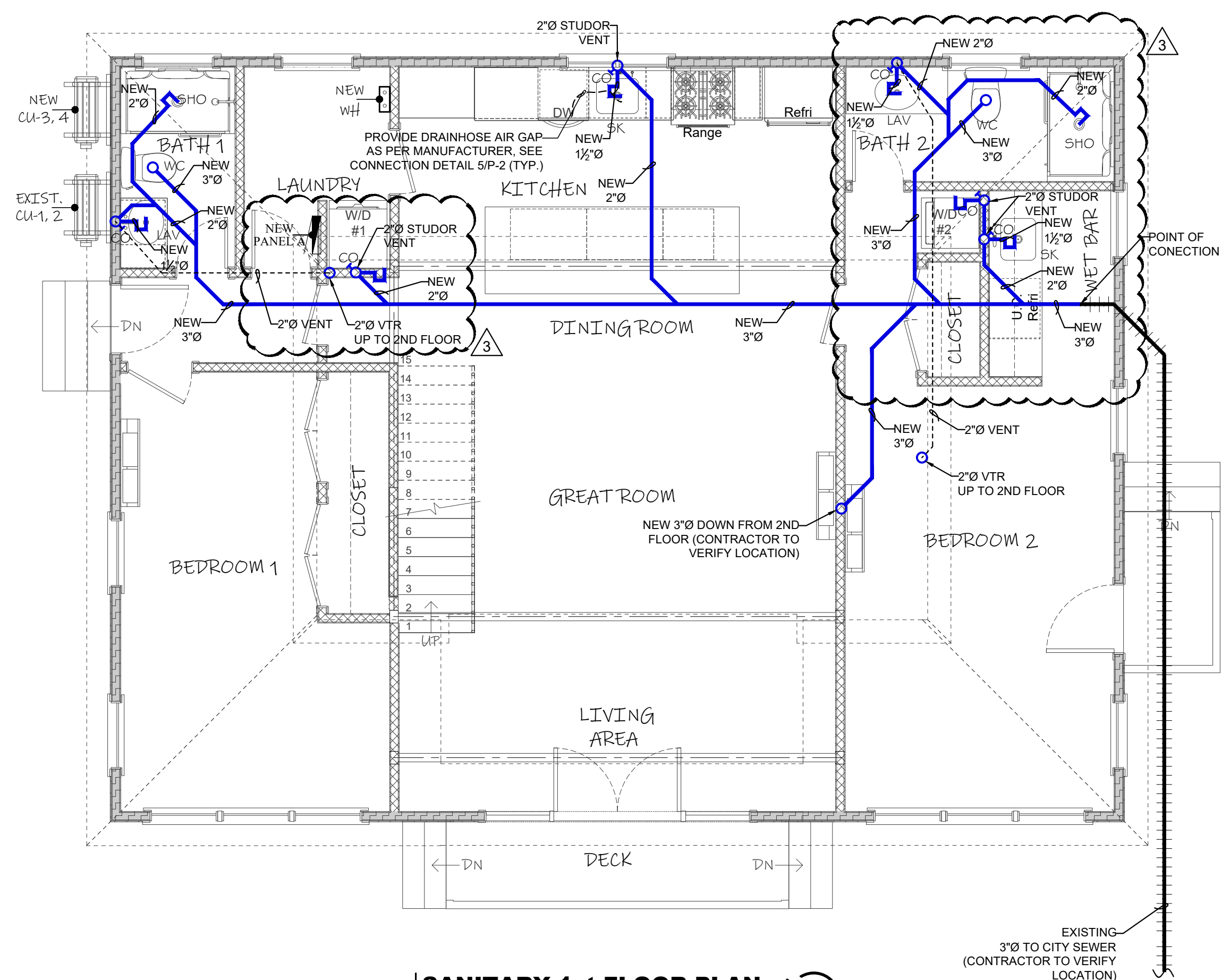
2 SANITARY 2nd FLOOR PLAN
 SCALE 1/4"=1'-0"



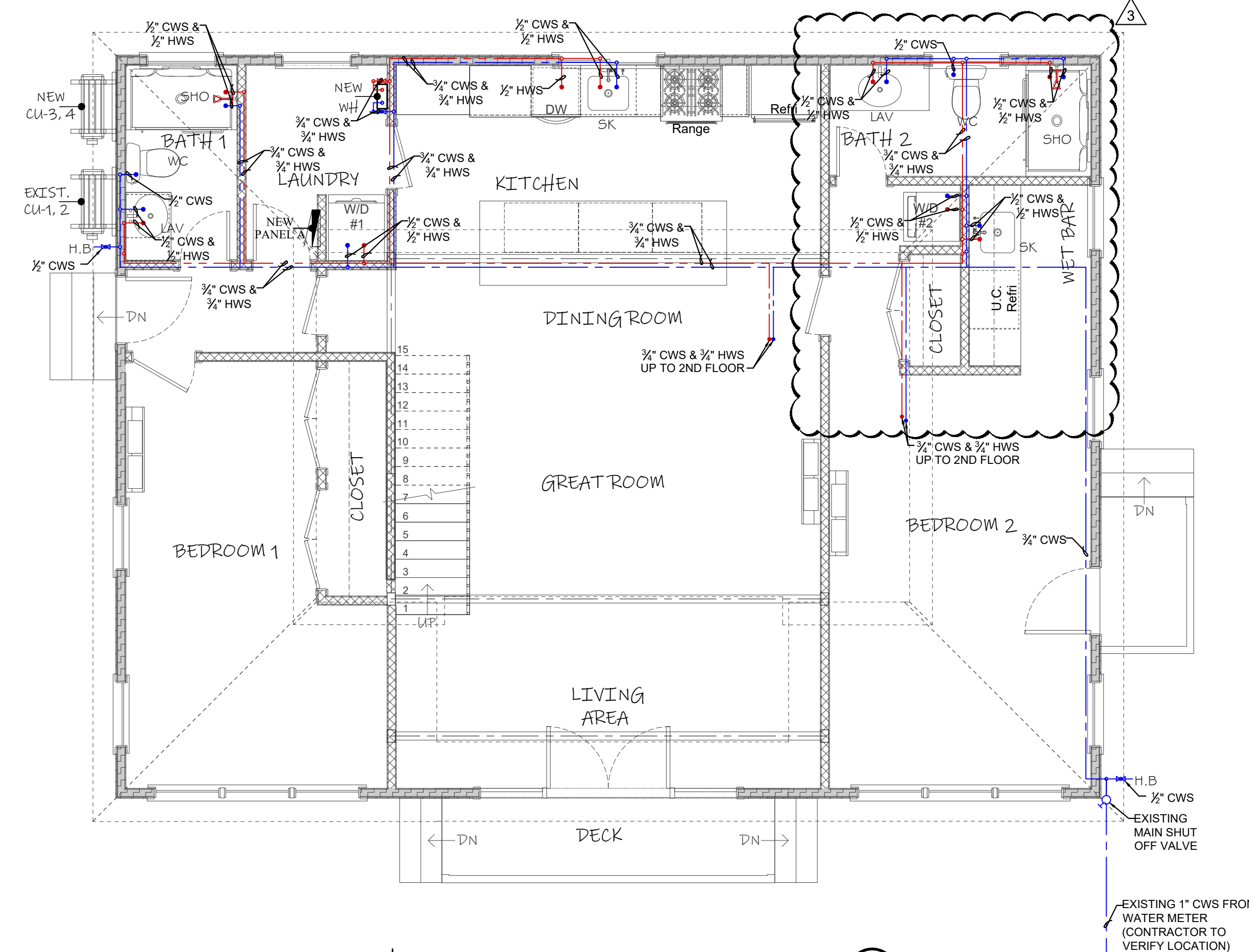
5 DISHWASHER DRAIN HOSE DETAIL
 SCALE NTS



4 DOMESTIC WATER 2nd FLOOR PLAN
 SCALE 1/4"=1'-0"



1 SANITARY 1st FLOOR PLAN
 SCALE 1/4"=1'-0"



3 DOMESTIC WATER 1st FLOOR PLAN
 SCALE 1/4"=1'-0"

DESIGN IS BASED ON **IBC 2020, 7TH EDITION**

ADDITION & REMODELING FOR
 RESIDENT @
 1215 Grinnell St,
 Key West, FL 33040

Revision #	Date	Description
3	06/14/2023	OWNER MODIFICATION

SANITARY & DOMESTIC WATER FLOOR PLAN	
Date	01/25/2023
Project Number	22609
Sheet	P-2
Scale	As Shown
Drawn By	JLO

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW SECOND STORY PORCH. PARTIAL DEMOLITION OF
NON-HISTORIC FRONT WALL AT SECOND FLOOR.**

#1215 GRINNELL STREET

Applicant – Johnathan Herold Application #H2023-0026

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00032260-000400
Account# 8761945
Property ID 8761945
Millage Group 10KW
Location 1215 GRINNELL St D, KEY WEST
Address
Legal G G WATSON SUB I-209 PT LOTS 6, 8 AND 10 SQR 9 TR 13 (A/K/A PARCEL D
Description GRINNELL GARDENS) OR1119-1645 OR1119-1652 OR1119-1653 OR1195-1827
 OR1760-322 OR1760-325 OR2357-2172 OR2399-2143 OR2807-2318 OR2839-
 2459 OR3140-0329
 (Note: Not to be used on legal documents.)
Neighborhood 6110
Property Class COMPOUNDS (0700)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

B3D1 LLC
 3499 Hunters HILL
 Youngstown OH 44514

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$232,166	\$238,276	\$336,463	\$344,670
+ Market Misc Value	\$7,524	\$7,524	\$12,949	\$13,216
+ Market Land Value	\$675,852	\$675,852	\$511,859	\$509,374
= Just Market Value	\$915,542	\$921,652	\$861,271	\$867,260
= Total Assessed Value	\$915,542	\$921,652	\$861,271	\$859,807
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$915,542	\$921,652	\$861,271	\$867,260

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$675,852	\$238,276	\$7,524	\$921,652	\$921,652	\$0	\$921,652	\$0
2021	\$511,859	\$336,463	\$12,949	\$861,271	\$861,271	\$0	\$861,271	\$0
2020	\$509,374	\$344,670	\$13,216	\$867,260	\$859,807	\$0	\$867,260	\$0
2019	\$464,524	\$303,638	\$13,481	\$781,643	\$781,643	\$0	\$781,643	\$0
2018	\$480,946	\$311,844	\$12,741	\$805,531	\$805,531	\$0	\$805,531	\$0

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
RESIDENTIAL DRY (010D)	2,823.58	Square Foot	0	0

Buildings

Building ID	33932	Exterior Walls	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1990
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1596	Roof Type	IRR/CUSTOM
Finished Sq Ft	1536	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR NON-DC
Perimeter	216	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,536	1,536	0
OPU	OP PR UNFIN LL	20	0	0
OPF	OP PRCH FIN LL	40	0	0
TOTAL		1,596	1,536	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CUSTOM PATIO	1989	1990	0 x 0	1	471 SF	4
FENCES	1989	1990	6 x 84	1	504 SF	5
WOOD DECK	1989	1990	2 x 40	1	80 SF	1
WOOD DECK	1991	1992	0 x 0	1	35 SF	3
FENCES	1992	1993	6 x 22	1	132 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/23/2021	\$905,000	Warranty Deed	2350510	3140	0329	01 - Qualified	Improved		
2/6/2017	\$100	Quit Claim Deed	2111061	2839	2459	11 - Unqualified	Improved	GRAY ROBERT S AND TRACY A	
4/23/2008	\$900,000	Warranty Deed		2357	2172	Q - Qualified	Improved		

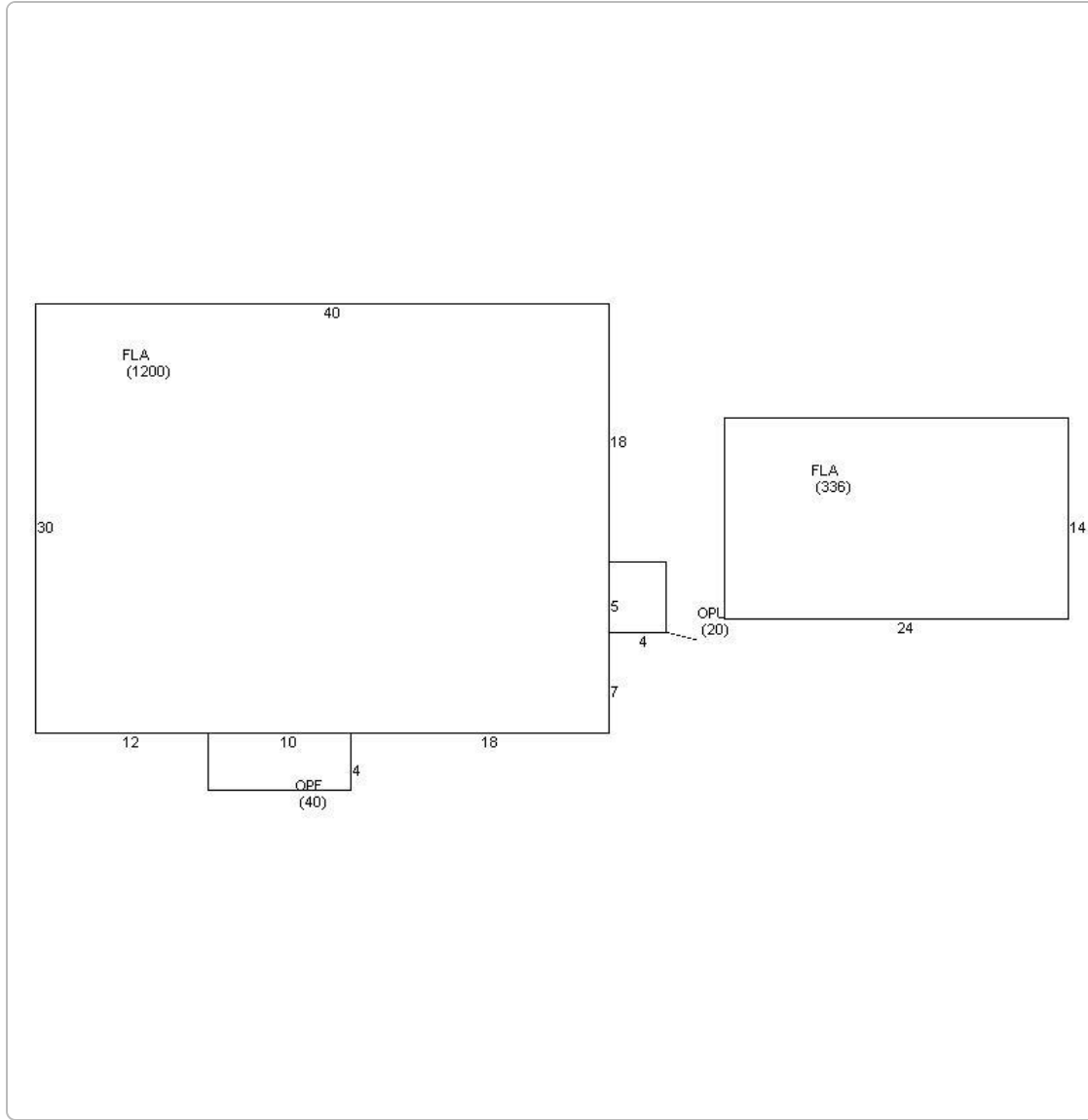
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-2989	2/10/2023		\$0	Residential	Demolition of interior partition walls and finishes as noted. Demo partial interior finishes in kitchen and bathrooms.
23-0010	2/10/2023		\$0	Residential	Interior remodel, new porch addition *requires corrections to application see notes*
23-0443	2/10/2023		\$0	Residential	Interior remodel. New paint, flooring, cabinets This is for interior work only.
22-3224	11/7/2022		\$25,000	Residential	Remove existing metal roof from the main house, top and bottom. Install new MFM underlayment. Install new 5V Metal crimp roofing system to top and bottom roof, approx. 1200 sq ft. Separate contractor will be installing deck/balcony on the 2nd floor, he will apply for his own permit. We will then install new TPO roofing system on the flat roof part, approx. 200 sq ft.

View Tax Info

[View Taxes for this Parcel](#)

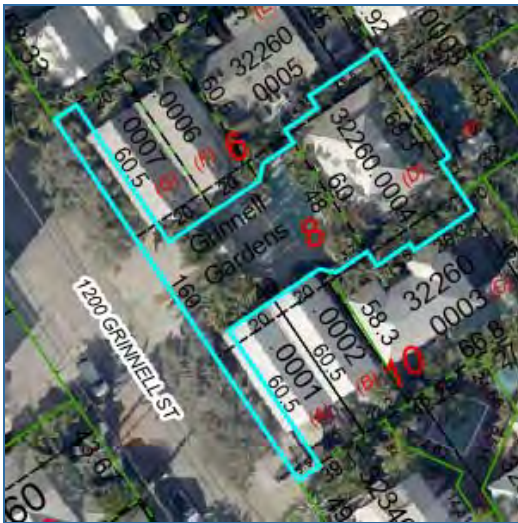
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[Contact Us](#)

