



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 25, 2020

Applicant: City of Key West / Bender & Associates

Application Number: H2020-0023

Address: 1 Mallory Square

Description of Work:

Removal of non-historic elements from West Cable Hut.

Site Facts:

The history of Mallory Square Cable Huts dates to the 1920-1930's as they served as storage tanks for the cables used for telephone that connected Key West with Cuba. The American Telephone and Telegraph Company, currently known as AT&T, build the first Cable Hut, the easternmost one, in 1921. The cylindrical structure's lower portions are submerged into the sea water. Due to new emerged technology and demands the westernmost Cable Hut was built in 1930 with the same utilitarian use as the first one, and to support a new six/channel telephone cable that was submerged that same year.

The two cable huts were built as part of the efforts to expand the existing communications systems of the time. For such endeavor, Key West was the connecting point between the mainland and Cuba. Due to the almost one-mile depth of the seawater between the two islands, only gutta-percha cables were available as the most efficient communication cables. These cables needed to be under water at all time. The tanks not only were integral part during the submerging process but also, provided the necessary environment to protect the cables when in storage. Historic documents reveal the need to construct the second cable hut closer to the shore due to the large demand on communications; more cables created more service. After the Second World War, the

communication technology advanced and at the end of the 1940's, underwater cables were upgraded with underwater vacuum tubes cables, which were able to resist the pressure of the deep waters between Key West and Cuba.

The southernmost cable is larger in diameter than the oldest one. Both structures were built with reinforced concrete. Wooden columns are positioned around the circular wall and serve as structural elements to the flat roof that has a mansard form extended over the upper portions of the external wall. Iron beams and wooden members were used as structural components of the roof. The mansard roof has wooden slats in the exterior that covers wooden louvers that crowns the upper portion of the circular structures. The westernmost structure maintains an old winch on its roof while the easternmost Cable Hut has a non-historic metal tripod with some historic pulling elements. Access to the interior of the structures was done through the roof, as historic photographs depict roof hatches; which makes us conclude that current wall openings are alterations to the fabric. The circular form of both structures responds to the way the cables needed to be stored and removed from the structures and their heights possible was determined by the height of vessels deck height.

Both Cable Huts are owned by the City. The easternmost Cable Hut has been used by the tenant of the Aquarium as a storage. The westernmost Cable Hut was used as a kitchen for a restaurant that was built around 1999 and obscured the historic Cable Hut. Remnants of the non-historic restaurant were declared unsafe by the Chief Building Official and demolished.

Both structures have concrete spalling and deteriorated elements that need repair. Portions of the roof of the westernmost Cable Hut has collapsed and kitchen equipment was recently removed from the interior of the structure, including an exhaust fan. Due to hurricane season, non-historic loose v-crimp and decayed wooden elements of the mansard roof has been removed from the westernmost structure. All current open fenestrations in both Cable Huts are not historic. The historic winch that used to be located at the westernmost Cable Hut has been removed from its decayed roof and has been placed in the city shop and will be re installed. Today both historic structures are the only reminiscence of a once significant technology that put Key West in the Nation's spotlight.

Ordinance Cited on Review:

- Sections 102-217 (3), required public meetings and staff and Sec. 102-218 (a) and (b) of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is under review for the stabilization and removal of non-historic elements of the historic Cable Huts. The plans propose the removal of deteriorated wood elements found in the roof as well as non-historic infill to the upper portion of the wall of the westernmost Cable Hut. Although the Cable Huts are historic, the elements in question are part of alterations done to the westernmost structure in the 1990's. Due to the rotted and loose conditions of the westernmost mansard roof, and been in hurricane season, staff approved the removal of the

mansard roof components which were covered with metal 5 v-crimp. Non-historic doors, including a roll up units will also be removed. The historic form of the structures will not be altered with this request. The Historic Architectural Review Commission shall not issue a certificate of appropriateness 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 removal of the non-historic elements will not jeopardize the historic character of the Cable Huts or the neighborhood. By the contrary, the removal of inappropriate non-historic elements added to historic structures is beneficial to their preservation.

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

The elements to be removed are not historic and their removal will contribute to the preservation of the structures and their historic character and setting.

- (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 elements in question were installed as inappropriate additions to the Cable Huts and their removal will allow the preservation of the structures and their historic site. The Cable Huts are unique structures that must be conserved.

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

It is staff's opinion that the non-historic elements in question will not qualify as a contributing elements to the Cable Huts or their site in a near future.

It is staff's opinion that the Commission shall consider the request for demolition as it is consistent with cited regulations stipulated under the Land Development Regulations. Both historic Cable Huts need maintenance and stabilization, and this must be achieved promptly. If approved this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # <i>2010-0023</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	Wall Street, Mallory Square Cable Huts	
NAME ON DEED:	City of Key West	PHONE NUMBER 305-809-3963
OWNER'S MAILING ADDRESS:	1300 White Street	EMAIL karen.wilman@cityofkeywest-fl.gov
	Key West, FL 33040	
APPLICANT NAME:	Karen Wilman	PHONE NUMBER 305-809-3963
APPLICANT'S ADDRESS:	EMAIL	
APPLICANT'S SIGNATURE:		DATE July 23, 2020

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:	The scope of work includes stabilization of the structures and general maintenance of the the buildings.
MAIN BUILDING:	Stabilize and repair existing concrete walls. West hut will require the removal of all non-historic roof elements, walls, and doors and will be repaired to match the East Hut. Paint concrete walls white to match the original design intent.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

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

ACCESSORY STRUCTURE(S):	
PAVERS: No change at this time	FENCES: No Change at this time
DECKS: NA	PAINTING: Exterior concrete to be primed and painted.
SITE (INCLUDING GRADING, FILL, TREES, ETC): Maintenance of existing landscape.	POOLS (INCLUDING EQUIPMENT): NA
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): Existing kitchen exhaust to be removed from roof	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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 #	INITIAL & DATE
2020-0023	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	Wall Street, Mallory Square Cable Huts
PROPERTY OWNER'S NAME:	City of Key West
APPLICANT NAME:	Karen Wilman

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	 8/14/2020 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Stabilize and repair existing concrete walls. West hut will require the removal of all non- historic roof elements, walls, and doors.

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.
NA
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

(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 fo 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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished. The project will be preserving the historic structures and removing the non-historic elements.

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

NA- no historic elements will be removed.

(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.

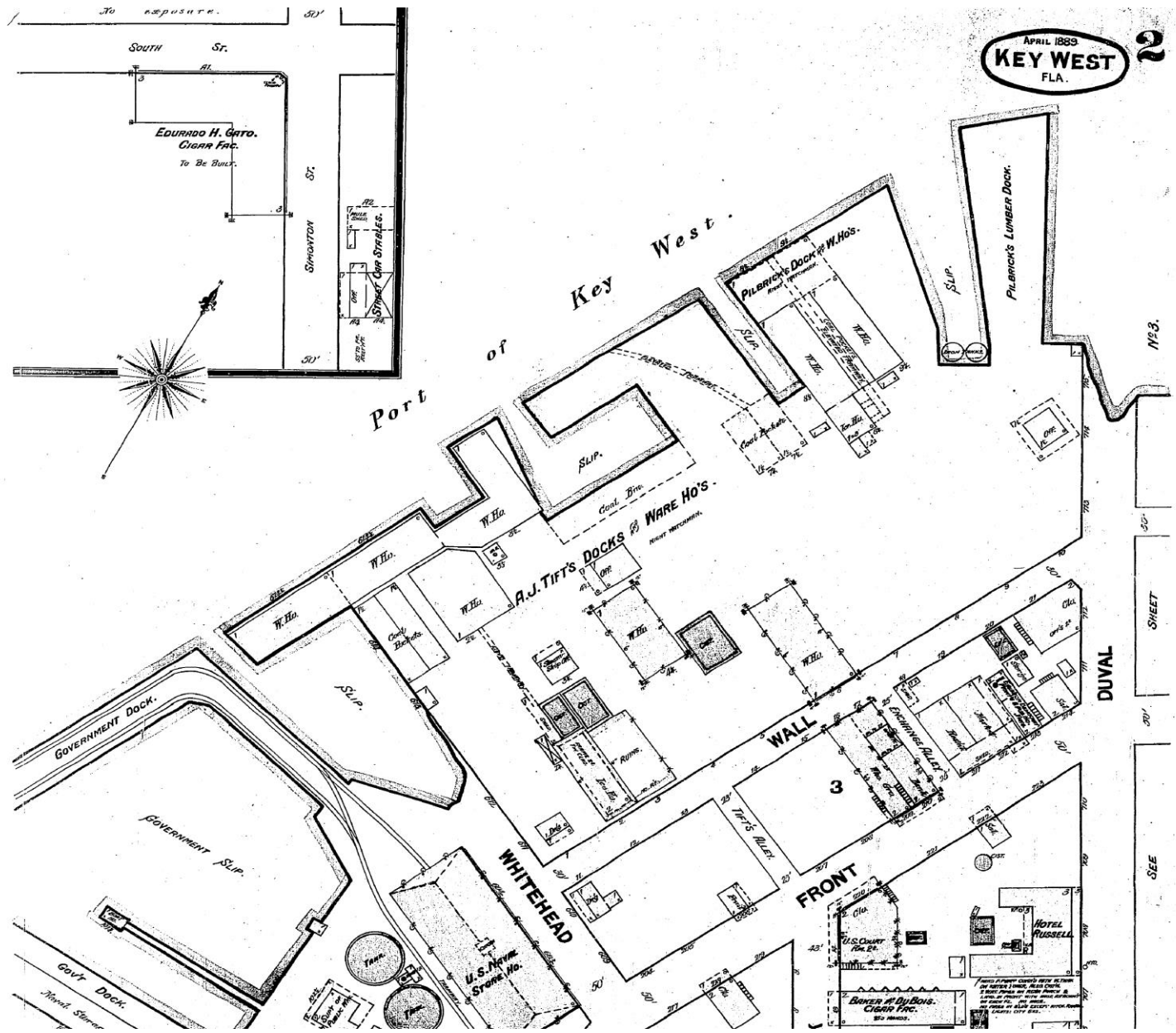
Alterations are non-historic and the main structures will maintain the character and integrity.

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

Non- Historic elements will not qualify in the near future as contributing .

SANBORN MAPS

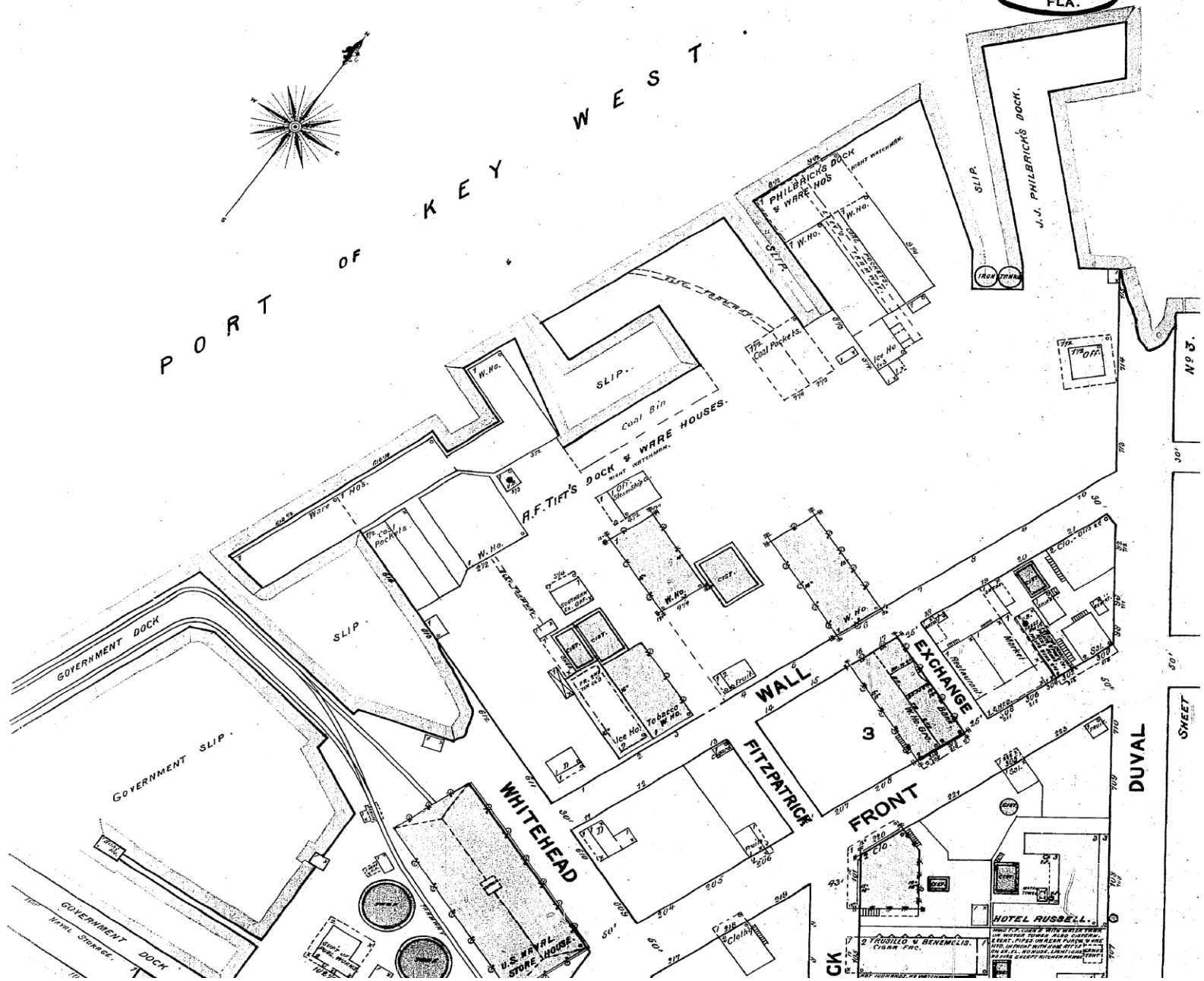
Sanborn Maps

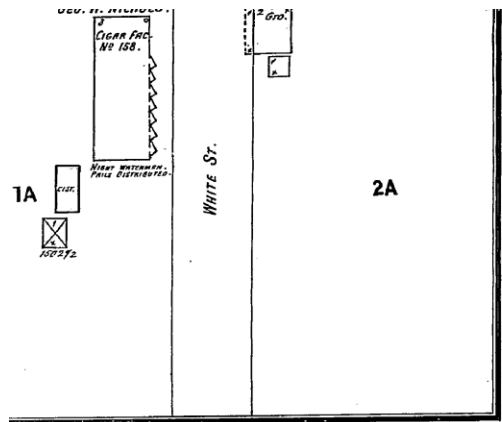


1889

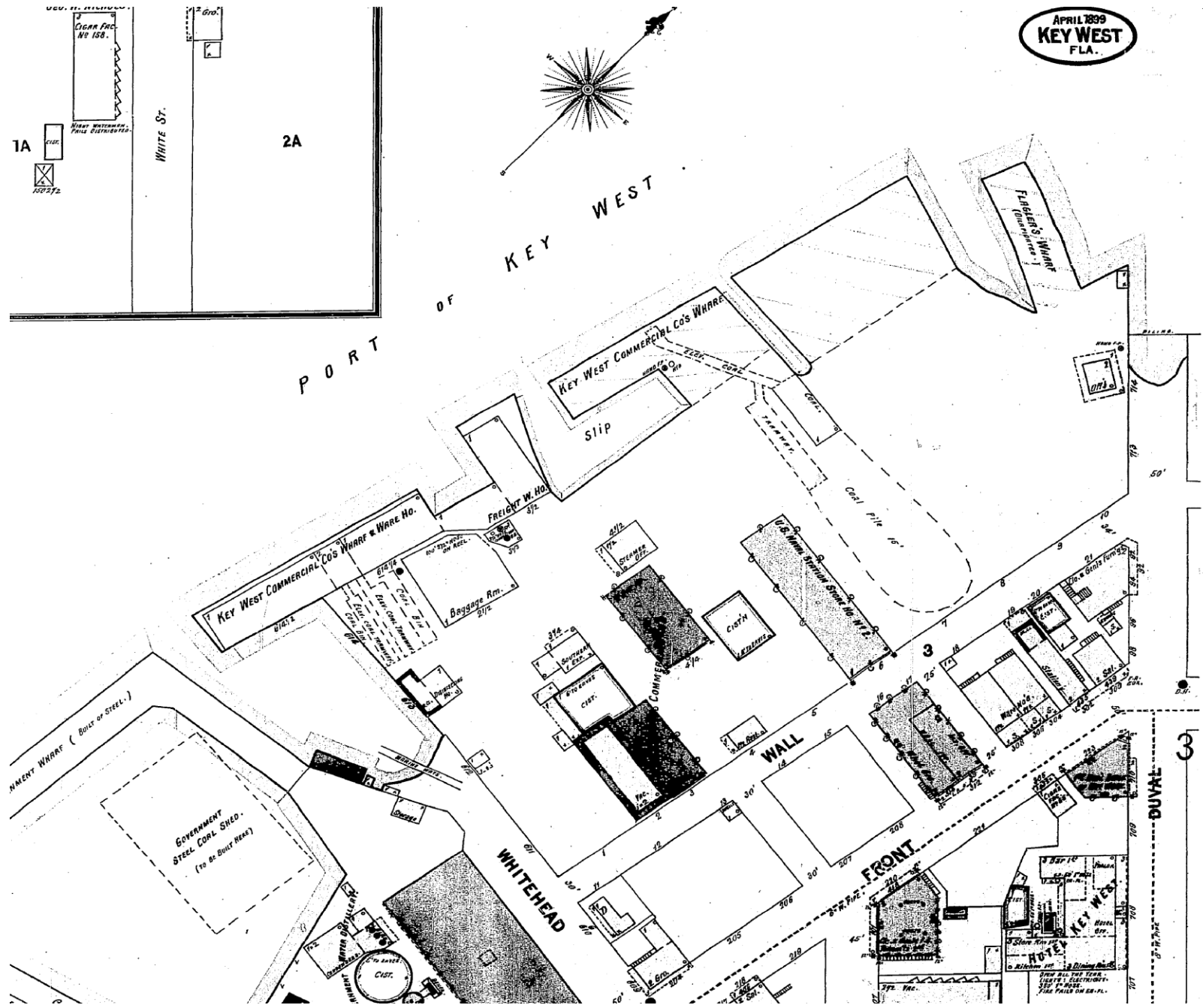


PORT OF KEY WEST

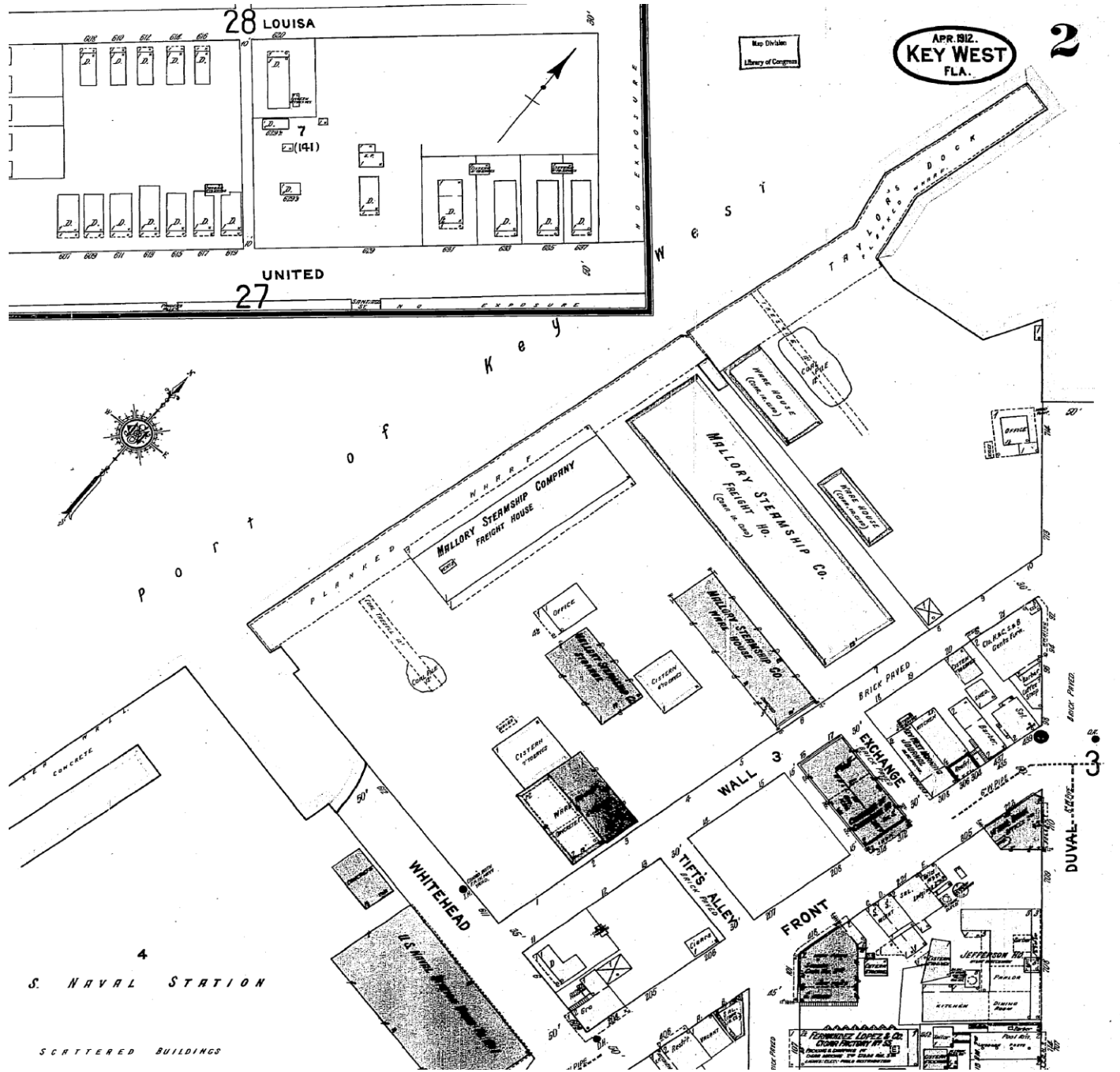




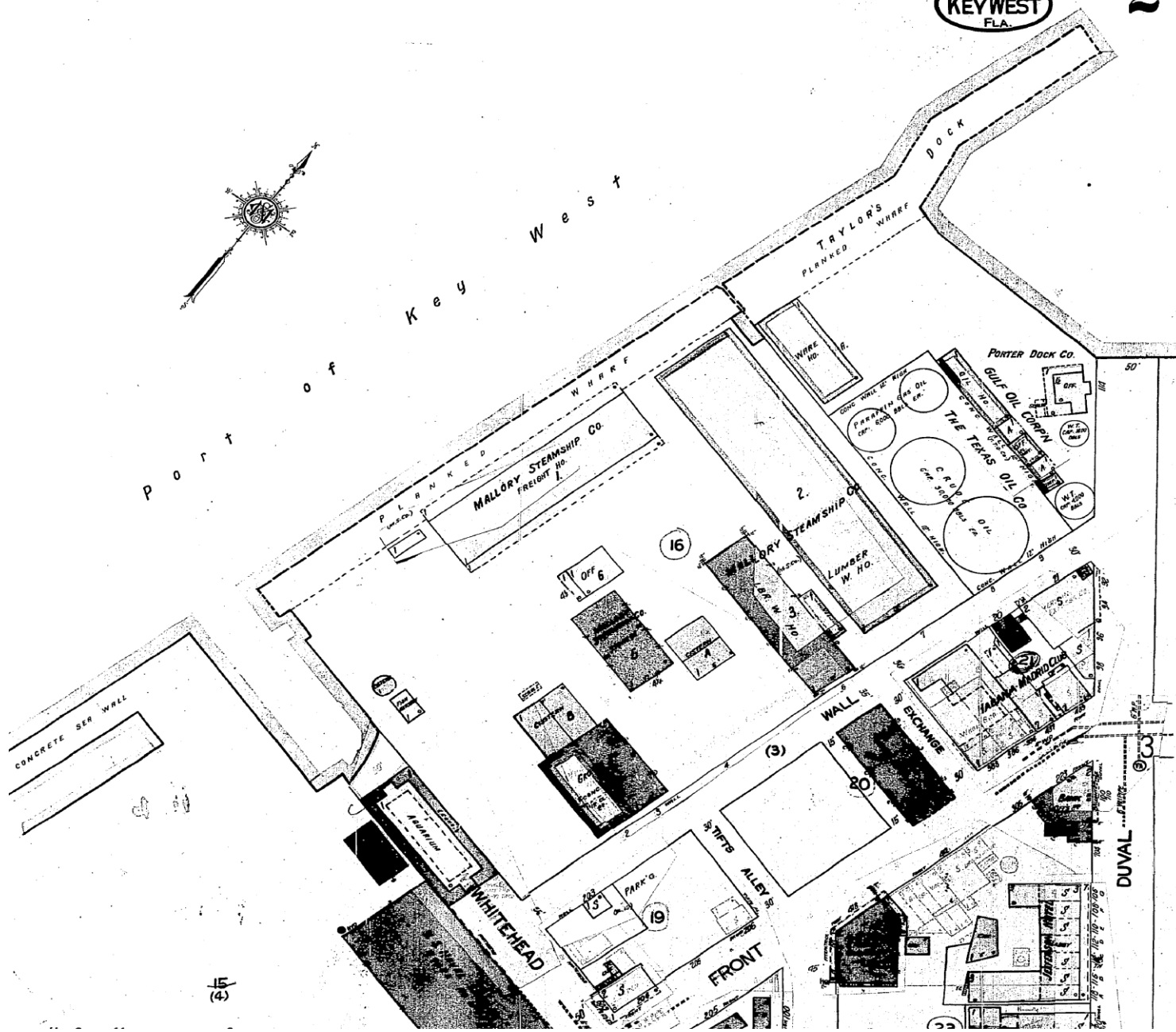
APRIL 1899
KEY WEST
 FLA.



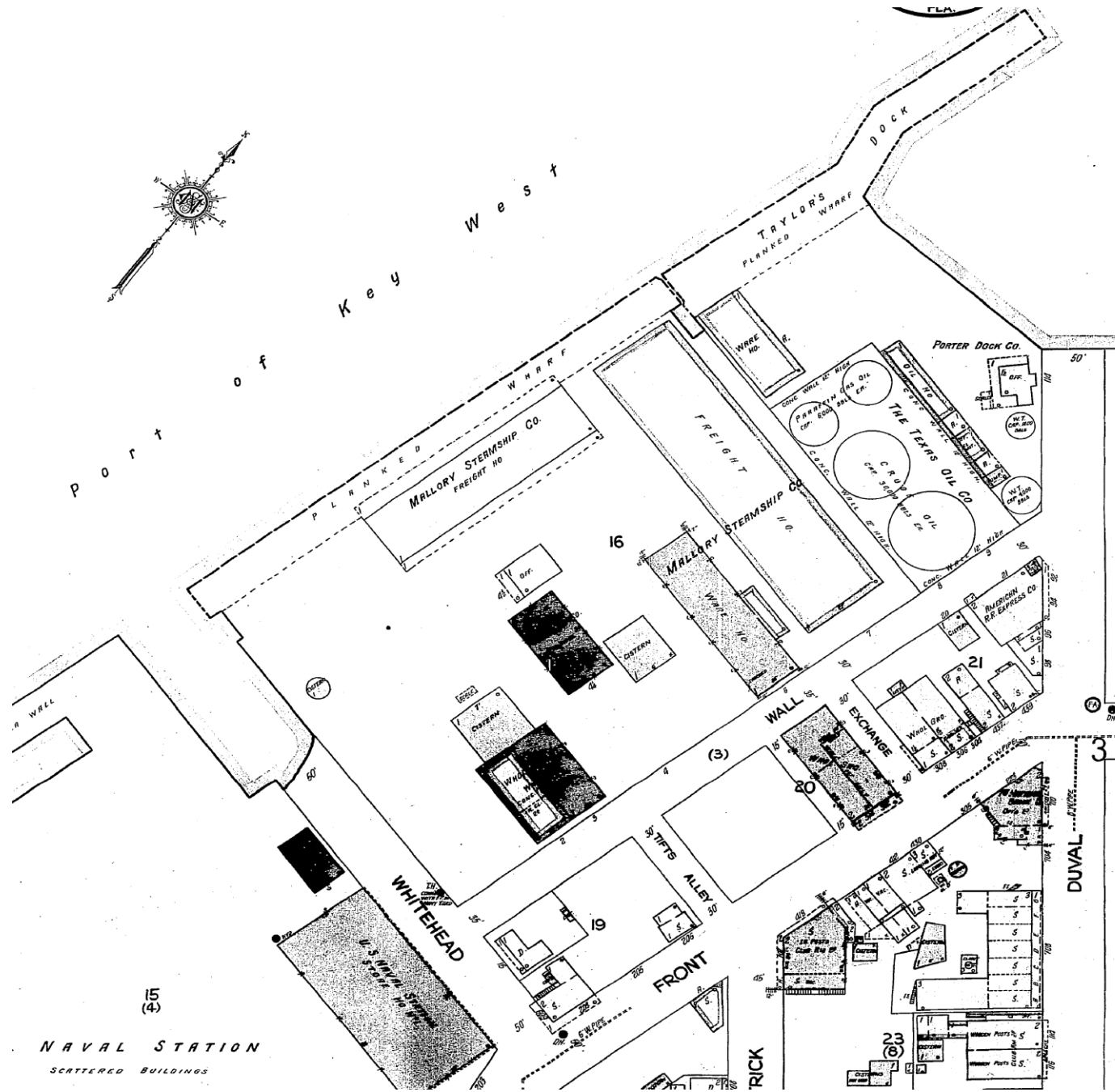
1899



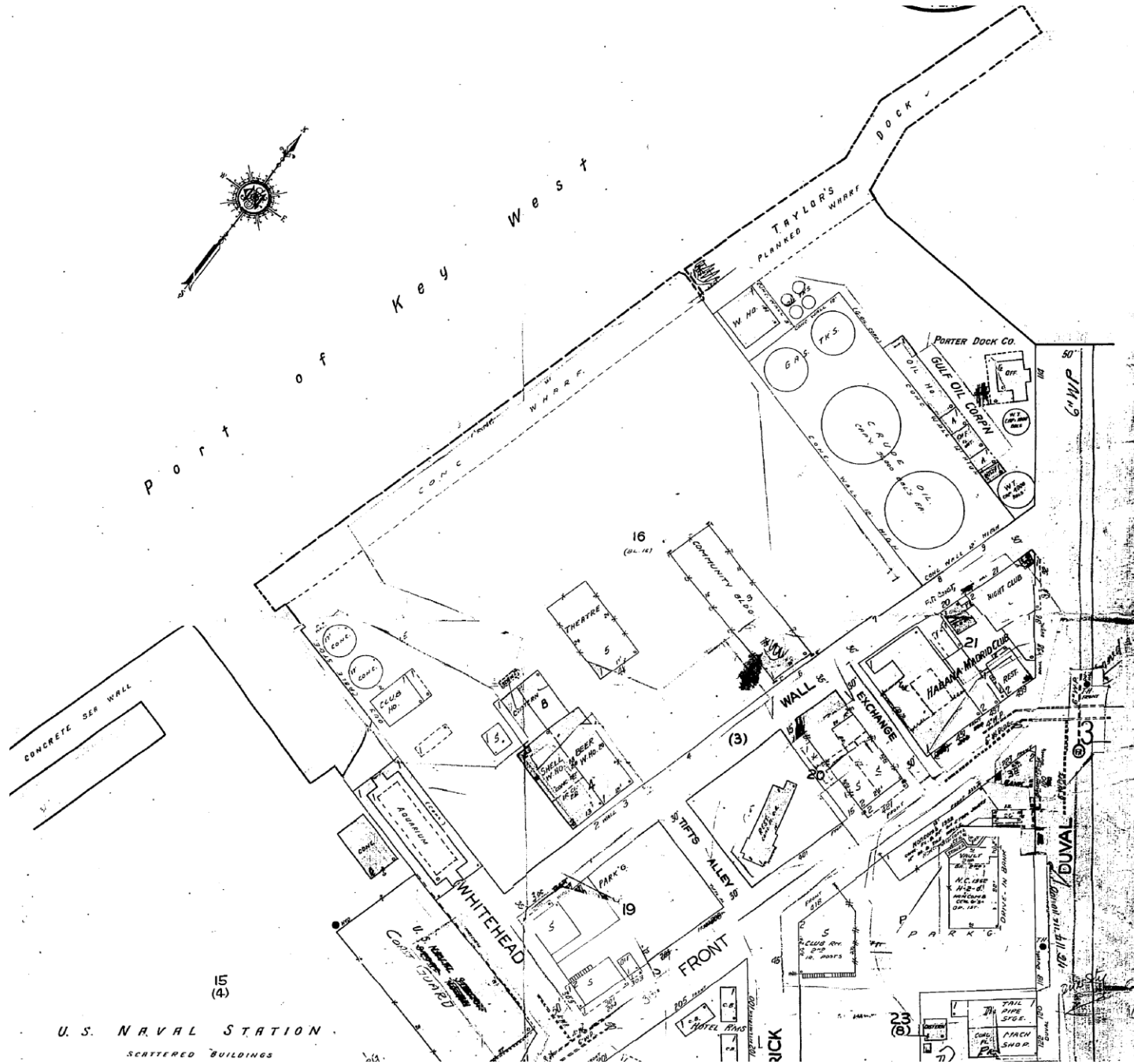
1912



1948



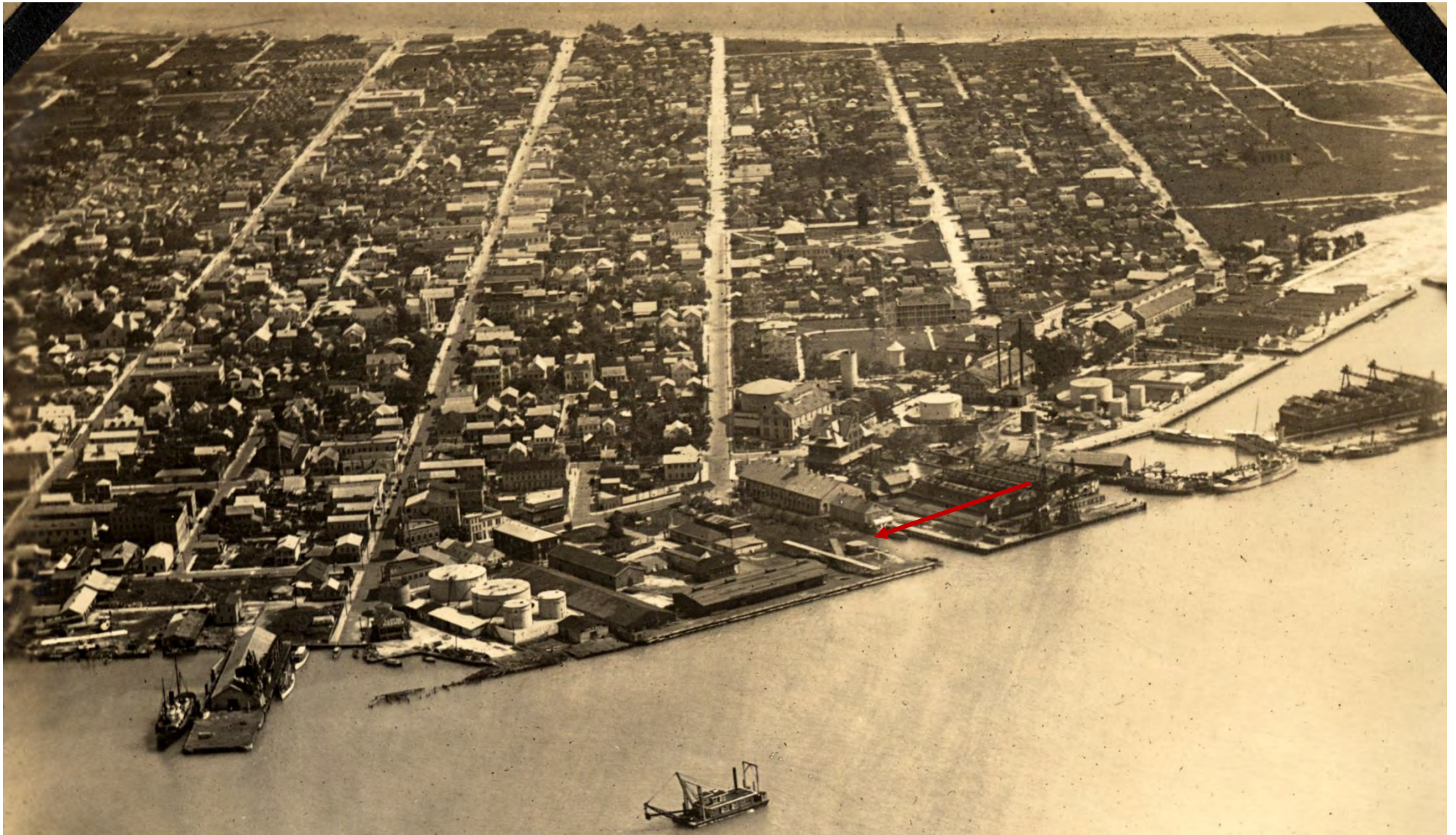
1926



U. S. NAVAL STATION
SCATTERED BUILDINGS

1962

PROJECT PHOTOS



Key West's Waterfront circa 1922. Easternmost Cable Hut. Monroe County Library.



Circa 1922 Monroe County Library.



Aerial view circa 1950. Monroe County Library.



Aerial view circa 1958. Monroe County Library.



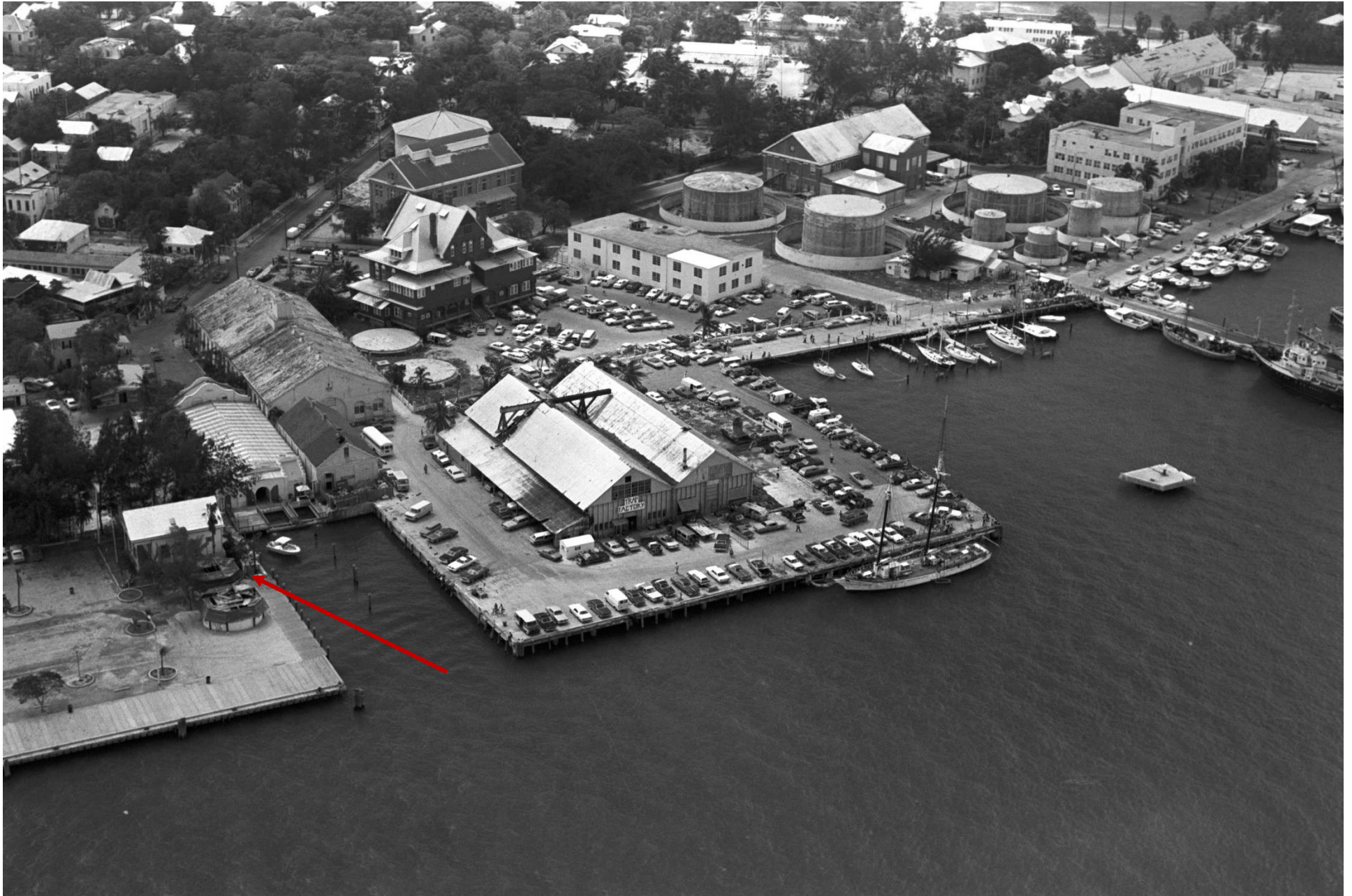
Aerial view circa 1960. Monroe County Library.



Circa 1961. Monroe County Library.



Cable Huts circa 1961. Monroe County Library.



Aerial view circa 1980. Monroe County Library.



Westernmost Cable Hut 1984. Monroe County Library.

Wall Street, Mallory Square

Historic Cable Huts
EXISTING CONDITIONS



The Cable Huts are located at the Western edge of Mallory Square.

Wall Street, Mallory Square

Historic Cable Huts
EXISTING CONDITIONS



View of Cable Huts from Mallory Square. East Cable Hut is on the left, West is on the right.



East Cable Hut showing spalling of concrete and horizontal slat roofing.

Wall Street, Mallory Square

Historic Cable Huts
EXISTING CONDITIONS



West Cable Hut showing metal mansard roof that is to be replaced with matching horizontal slat roof to match the East Cable Hut.



Deteriorated column at grade. All columns will be re-set in new foundations and repaired.

Wall Street, Mallory Square

Historic Cable Huts
EXISTING CONDITIONS



West elevation of East Cable Hut, the Aquarium is in the background.



West elevation of West Cable Hut.

Wall Street, Mallory Square

Historic Cable Huts
EXISTING CONDITIONS



Roof of West Cable Hut.



Roof of East Cable Hut.



General view of both Cable Huts from Mallory Square.



Photograph of easternmost Cable Hut from Mallory Square.



Photograph of westernmost Cable Hut from Mallory Square.



Photograph of westernmost Cable Hut from Mallory Square. Towards the left the easternmost Cable Hut.



Westernmost Cable Hut photograph facing east.



Rear of both Cable Huts. Notice spalling on the easternmost Cable Hut.

PROPOSED DESIGN

HISTORIC CABLE HUTS

EAST BUILDING & WEST BUILDING
WALL STREET, MALLORY SQUARE

KEY WEST FLORIDA

REVISIONS

HISTORIC CABLE HUTS
WALL STREET, MALLORY SQUARE
KEY WEST, FLORIDA, 33040

[Handwritten Signature]
7.27.20

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.C.

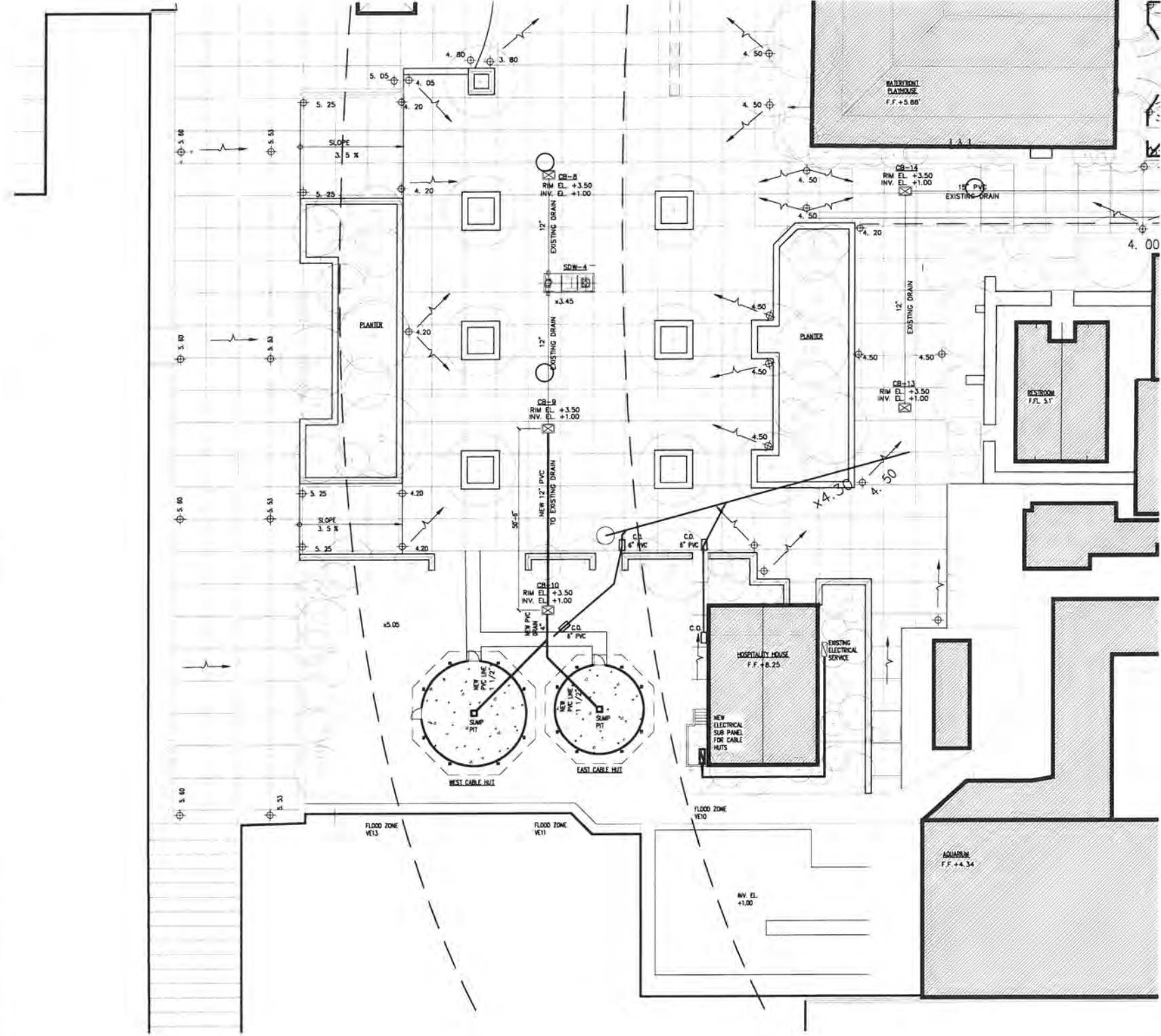
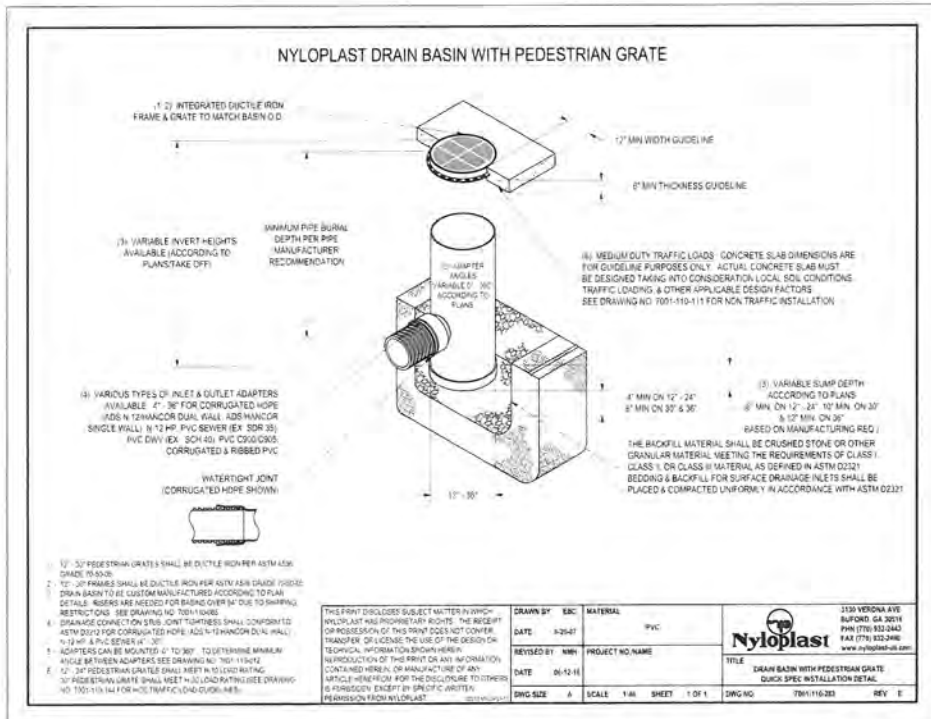
Project # 1729A
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SYMBOL LEGEND
SHEET INDEX

Date: 07/21/2020

A0.0
1 OF 17

<p>AERIAL PHOTO</p> <p>SITE LOCATION</p> <p>Not to Scale</p>	<p>SITE MAP - KEY WEST</p> <p>SITE LOCATION WALL STREET, MALLORY SQUARE KEY WEST</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: HISTORIC CABLE HUTS EAST BUILDING AND WEST BUILDING MALLORY SQUARE, WALL STREET KEY WEST, FL 33040</p> <p>ARCHITECT'S PROJECT No: 1729A</p> <p>OWNER: CITY OF KEY WEST Address: MALLORY SQUARE Tel: 305-809-3963 Representative: City of Key West E-MAIL: Karen.Wilman@cityofkeywest-fl.gov</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Project Manager: Bert Bender (Principal-in-Charge) Project Architect: Craig Steckelberg</p> <p>ENGINEERING CONSULTANTS: STRUCTURAL: ATLANTIC ENGINEERING SERVICES, INC. Address: 8501 Arlington Expressway, Bldg. B, Suite 201, Jacksonville, FL 32211 Tel: (904) 743-4633 Representative: Mark J. Keister, P.E.</p> <p>PROJECT NOTE: THE CABLE HUTS ARE HISTORIC STRUCTURES. CONTRACTOR SHALL PERFORM WORK WITH THIS IN MIND, USING ALL APPLICABLE SAFETY AND OSHA STANDARDS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT BOTH ON THE ROOF AND ON THE ENTIRE PROPERTY. CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER AS REQUIRED FOR DELIVERIES, PARKING AREAS, GROUND STAGING AREAS, ETC.</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 6th Edition - 2017 FLORIDA BUILDING CODE - Existing 6th Edition - 2017 FLORIDA BUILDING CODE - Residential 6th Edition - 2017 FLORIDA BUILDING CODE - Plumbing 6th Edition - 2017 FLORIDA BUILDING CODE - Fuel Gas 6th Edition - 2017 FLORIDA BUILDING CODE - Mechanical 6th Edition - 2017 NATIONAL ELECTRICAL CODE 2014 EDITION NFPA 101 LIFE SAFETY CODE #/ Florida Modifications 2008 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2008 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gust). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, as part of pre-construction activities. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. 6101-16.003 Use of Seal: The personal seal, signature and title of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 218-16.03, Amended 7-27-89, Formerly 218-16.003, Amended 11-21-94, 4-18-00. 																																																																																																										
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TITLES POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p> <p>NORTH ARROWS FLOOR PLANS, ETC. (THROUGHOUT DWGS.) SITE PLANS (ONCE ONLY)</p> <p>BUILDING SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p>	<p>MATERIAL DESIGNATIONS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYP/SUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION <p>PARTITIONS & WALLS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED 	<p>SHEET INDEX</p> <table border="0"> <tr> <td>A0.0</td> <td>SITE LOCATION MAP, SHEET INDEX, SURVEY, LOT / ZONING INFORMATION, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND</td> </tr> <tr> <td>C1.0</td> <td>CIVIL SITE PLAN</td> </tr> <tr> <td>C1.1</td> <td>ENLARGED CIVIL PLAN</td> </tr> <tr> <td>D1.0</td> <td>DEMOLITION PLAN</td> </tr> <tr> <td>D2.0</td> <td>DEMO SECTION AND ELEVATIONS</td> </tr> <tr> <td>D2.1</td> <td>DEMO ELEVATIONS</td> </tr> <tr> <td>A1.0</td> <td>PROPOSED FLOOR PLAN</td> </tr> <tr> <td>A2.0</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A2.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.0</td> <td>BUILDING SECTION</td> </tr> <tr> <td>A5.0</td> <td>ROOF PLAN AND DETAILS</td> </tr> <tr> <td>A8.0</td> <td>ENLARGED WALL SECTION/ DETAILS</td> </tr> <tr> <td>S8.1</td> <td>GENERAL NOTES</td> </tr> <tr> <td>S1.1</td> <td>STRUCTURAL PLANS</td> </tr> <tr> <td>S2.1</td> <td>STRUCTURAL SECTIONS</td> </tr> <tr> <td>S3.1</td> <td>STRUCTURAL SECTIONS</td> </tr> <tr> <td>E1.0</td> <td>ELECTRICAL PLAN, NOTES AND SYMBOLS</td> </tr> </table> <p>DESCRIPTION OF WORK: COMPLETE AS-BUILT EXISTING CONDITION DOCUMENTS, DEMOLISH INDICATED AREAS, RESTORE STRUCTURE TO HISTORIC CONDITIONS AS INDICATED, PROVIDE CONSTRUCTION OVERSIGHT AND POST CONSTRUCTION DOCUMENTATION.</p>	A0.0	SITE LOCATION MAP, SHEET INDEX, SURVEY, LOT / ZONING INFORMATION, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND	C1.0	CIVIL SITE PLAN	C1.1	ENLARGED CIVIL PLAN	D1.0	DEMOLITION PLAN	D2.0	DEMO SECTION AND ELEVATIONS	D2.1	DEMO ELEVATIONS	A1.0	PROPOSED FLOOR PLAN	A2.0	EXTERIOR ELEVATIONS	A2.1	EXTERIOR ELEVATIONS	A3.0	BUILDING SECTION	A5.0	ROOF PLAN AND DETAILS	A8.0	ENLARGED WALL SECTION/ DETAILS	S8.1	GENERAL NOTES	S1.1	STRUCTURAL PLANS	S2.1	STRUCTURAL SECTIONS	S3.1	STRUCTURAL SECTIONS	E1.0	ELECTRICAL PLAN, NOTES AND SYMBOLS
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- NOTES
- 1) THE EXISTING INVERT ELEVATION SHOULD BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO STARTING THE STORM PIPE WORK.
 - 2) NEW WORK CONSIST OF INSTALLING A NYLOPLAST DRAIN BASIN WITH A PEDESTRIAN GRATE IN A 3 FOOT SQUARE BY 6" THICK CONCRETE PAD.
 - 3) DRAINAGE FROM THE CABLE HUTS WILL BE THROUGH A 1 1/2" PVC PIPE INTO A 4" PVC PIPE TO THE NYLOPLAST DRAIN.
 - 4) SEE SHEET P1.0 FOR SANITARY INFORMATION.



HISTORIC MALLORY
SQUARE CABLE HUTS
KEY WEST, FLORIDA

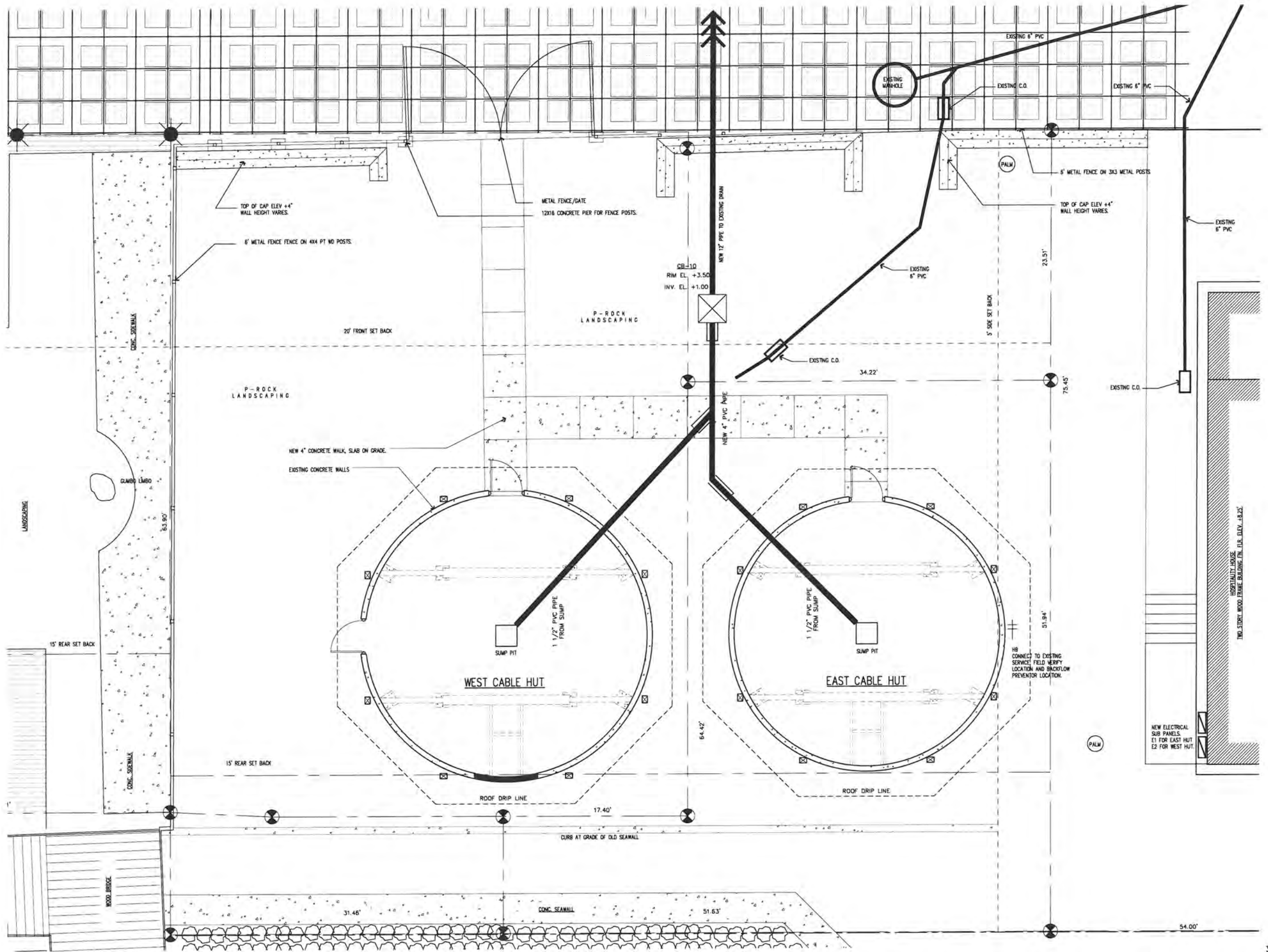
(Signature)
7.23.20

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Florida License AAC002022

Bender & Associates
ARCHITECTS

Project N: 1729A
CIVIL SITE PLAN
Date: 07/21/2020

C1.0
2 OF 17



HISTORIC MALLORY
 SQUARE CABLE HUTS
 KEY WEST, FLORIDA

A. Bender
 7/21/20

410 Angela Street
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Bender & Associates
 ARCHITECTS
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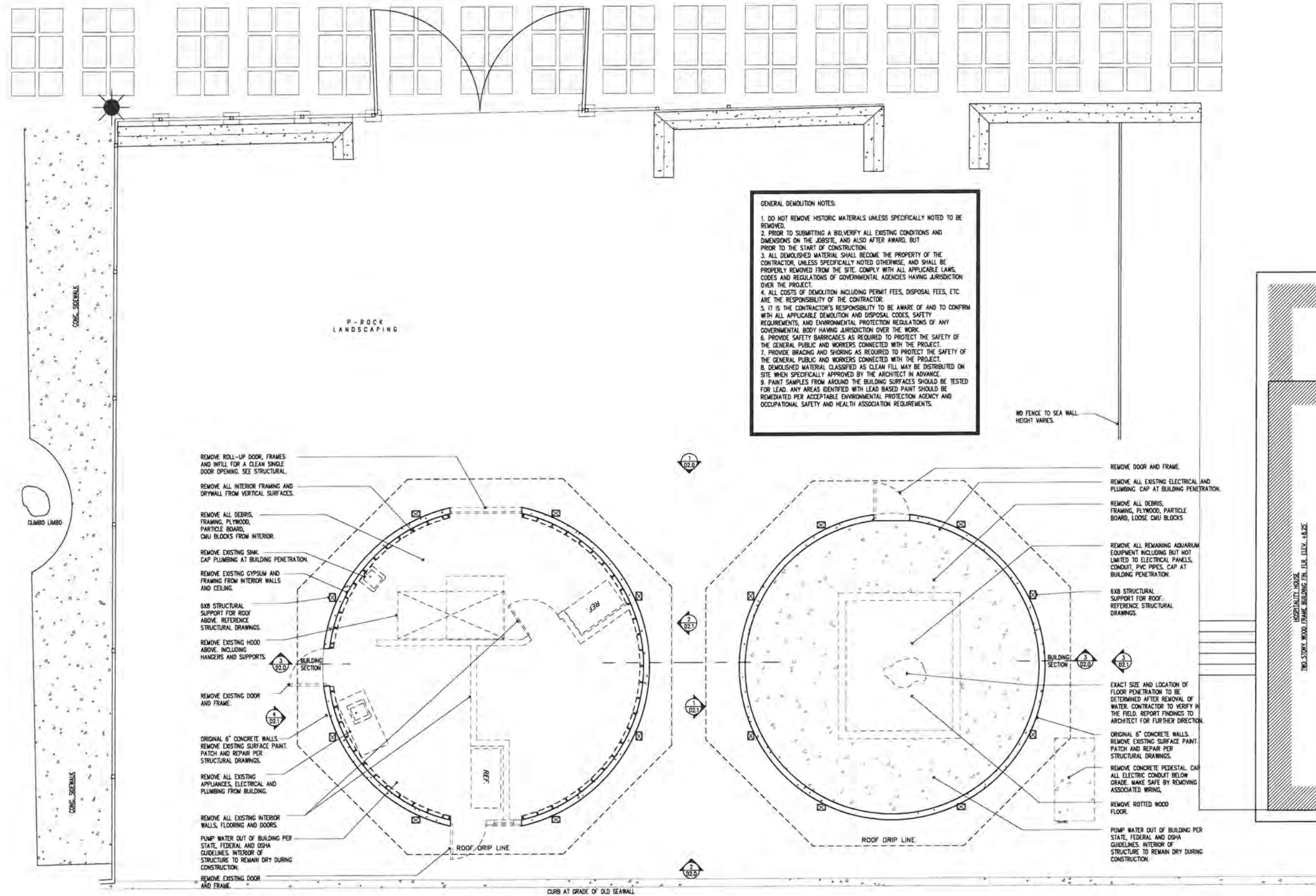
Project N: 1728A
 SITE UTILITY PLAN
 Date: 07/21/2020

C1.1

3 OF 17

1 UTILITY PLAN
 C1.1 SCALE 1/4" = 1'





GENERAL DEMOLITION NOTES:

- DO NOT REMOVE HISTORIC MATERIALS UNLESS SPECIFICALLY NOTED TO BE REMOVED.
- PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
- ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
- PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
- PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
- DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ON SITE WHEN SPECIFICALLY APPROVED BY THE ARCHITECT IN ADVANCE.
- PAINT SAMPLES FROM AROUND THE BUILDING SURFACES SHOULD BE TESTED FOR LEAD. ANY AREAS IDENTIFIED WITH LEAD BASED PAINT SHOULD BE REMEDIATED PER ACCEPTABLE ENVIRONMENTAL PROTECTION AGENCY AND OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION REQUIREMENTS.

REMOVE ROLL-UP DOOR, FRAMES AND INFILL FOR A CLEAN SINGLE DOOR OPENING. SEE STRUCTURAL.

REMOVE ALL INTERIOR FRAMING AND DRYWALL FROM VERTICAL SURFACES.

REMOVE ALL DEBRIS, FRAMING, PLYWOOD, PARTICLE BOARD, CMU BLOCKS FROM INTERIOR.

REMOVE EXISTING SINK CAP PLUMBING AT BUILDING PENETRATION.

REMOVE EXISTING GYPSUM AND FRAMING FROM INTERIOR WALLS AND CEILING.

6XB STRUCTURAL SUPPORT FOR ROOF ABOVE. REFERENCE STRUCTURAL DRAWINGS.

REMOVE EXISTING HOOD ABOVE, INCLUDING HANGERS AND SUPPORTS.

REMOVE EXISTING DOOR AND FRAME.

ORIGINAL 6" CONCRETE WALLS. REMOVE EXISTING SURFACE PAINT. PATCH AND REPAIR PER STRUCTURAL DRAWINGS.

REMOVE ALL EXISTING APPLIANCES, ELECTRICAL AND PLUMBING FROM BUILDING.

REMOVE ALL EXISTING INTERIOR WALLS, FLOORING AND DOORS.

PUMP WATER OUT OF BUILDING PER STATE, FEDERAL AND OSHA GUIDELINES. INTERIOR OF STRUCTURE TO REMAIN DRY DURING CONSTRUCTION.

REMOVE EXISTING DOOR AND FRAME.

REMOVE DOOR AND FRAME.

REMOVE ALL EXISTING ELECTRICAL AND PLUMBING. CAP AT BUILDING PENETRATION.

REMOVE ALL DEBRIS, FRAMING, PLYWOOD, PARTICLE BOARD, LOOSE CMU BLOCKS.

REMOVE ALL REMAINING AQUARIUM EQUIPMENT INCLUDING BUT NOT LIMITED TO ELECTRICAL PANELS, CONDUIT, PVC PIPES. CAP AT BUILDING PENETRATION.

6XB STRUCTURAL SUPPORT FOR ROOF. REFERENCE STRUCTURAL DRAWINGS.

EXACT SIZE AND LOCATION OF FLOOR PENETRATION TO BE DETERMINED AFTER REMOVAL OF WATER. CONTRACTOR TO VERIFY IN THE FIELD. REPORT FINDINGS TO ARCHITECT FOR FURTHER DIRECTION.

ORIGINAL 6" CONCRETE WALLS. REMOVE EXISTING SURFACE PAINT. PATCH AND REPAIR PER STRUCTURAL DRAWINGS.

REMOVE CONCRETE PEDESTAL. CAP ALL ELECTRIC CONDUIT BELOW GRADE. MAKE SAFE BY REMOVING ASSOCIATED WIRING.

REMOVE ROTTED WOOD FLOOR.

PUMP WATER OUT OF BUILDING PER STATE, FEDERAL AND OSHA GUIDELINES. INTERIOR OF STRUCTURE TO REMAIN DRY DURING CONSTRUCTION.

2 WEST CABLE HUT DEMO PLAN
SCALE: 1/4" = 1'

1 EAST CABLE HUT DEMO PLAN
SCALE: 1/4" = 1'

HISTORIC MALLORY
SQUARE CABLE HUTS
KEY WEST, FLORIDA

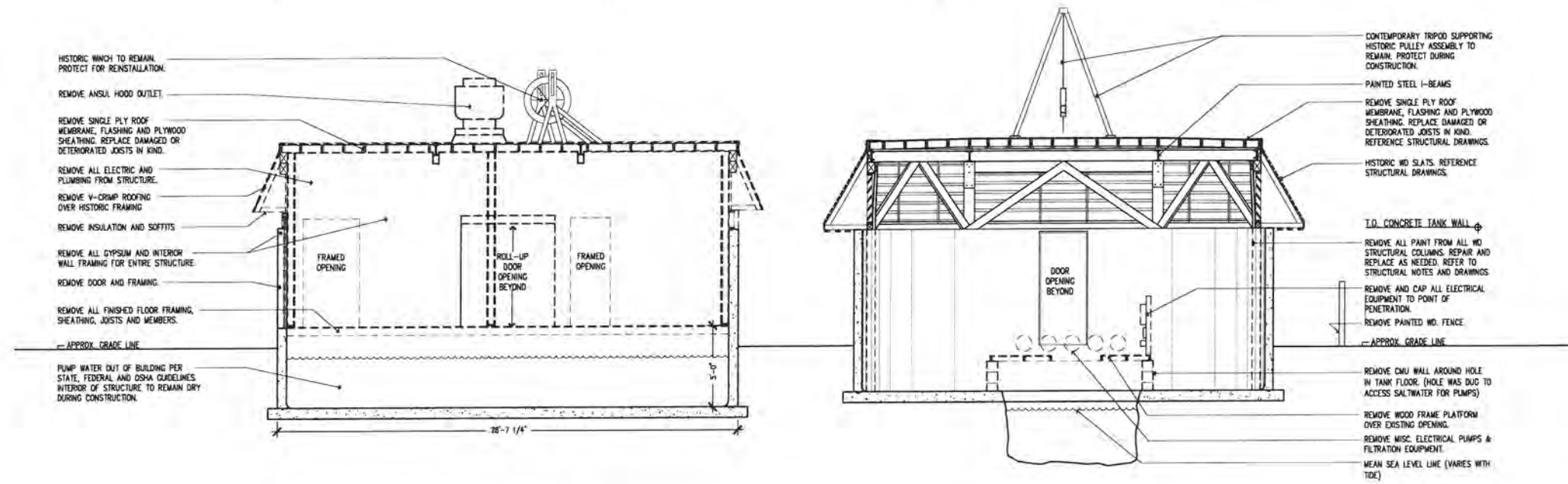
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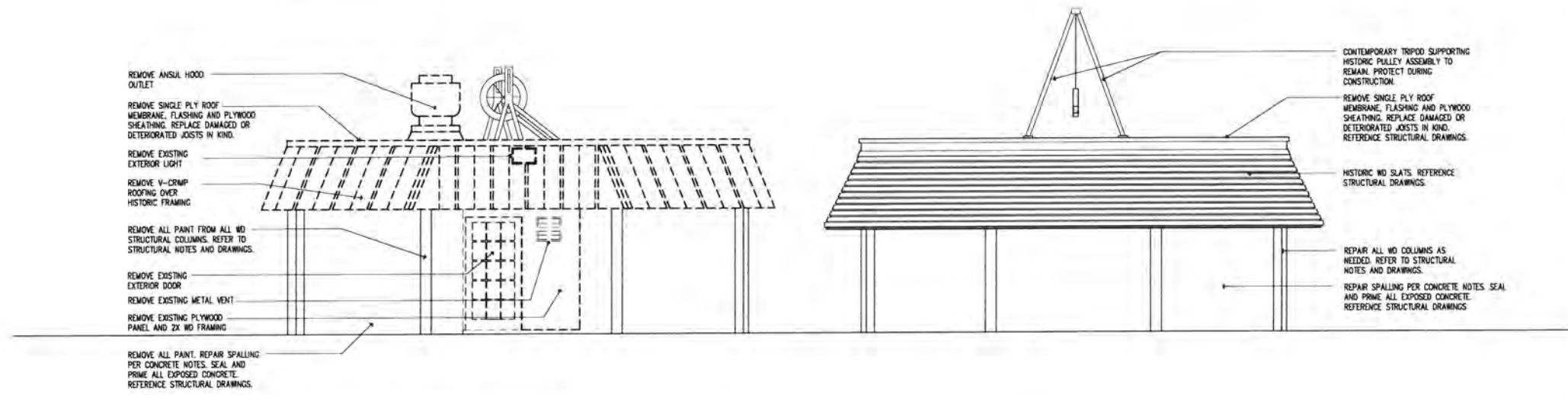
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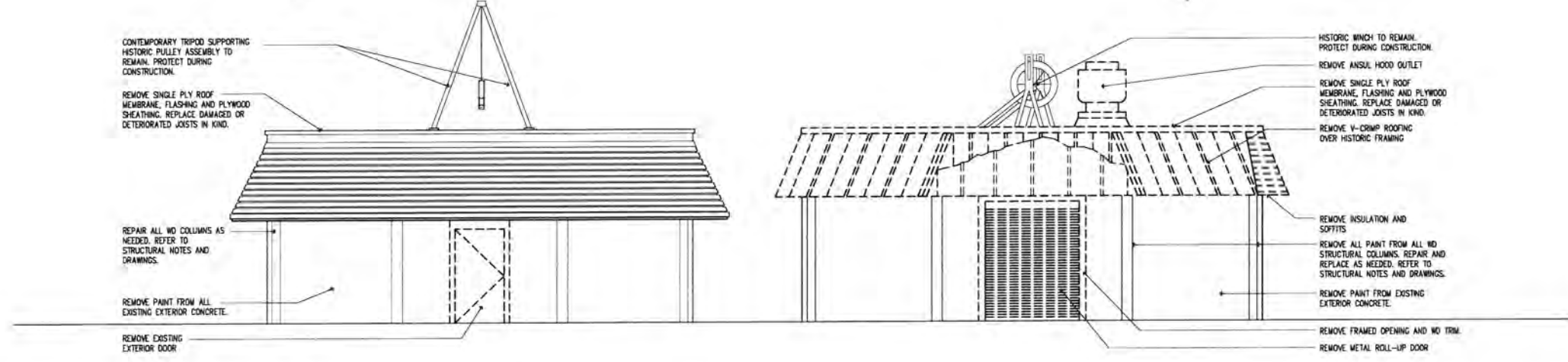
D1.0



3 TRANSVERSE DEMO SECTION
D2.0 SCALE 1/4" = 1'



2 SOUTH ELEVATION DEMO
D2.0 SCALE 1/4" = 1'



1 NORTH ELEVATIONS DEMO
D2.0 SCALE 1/4" = 1'

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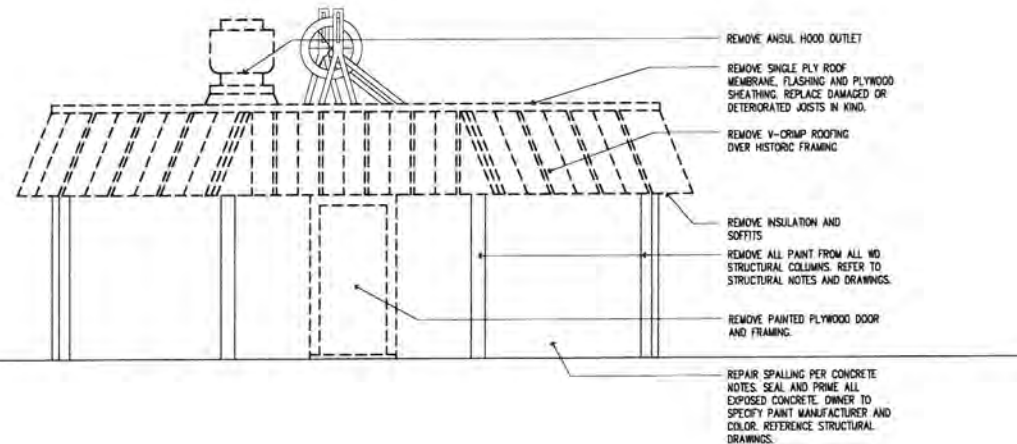
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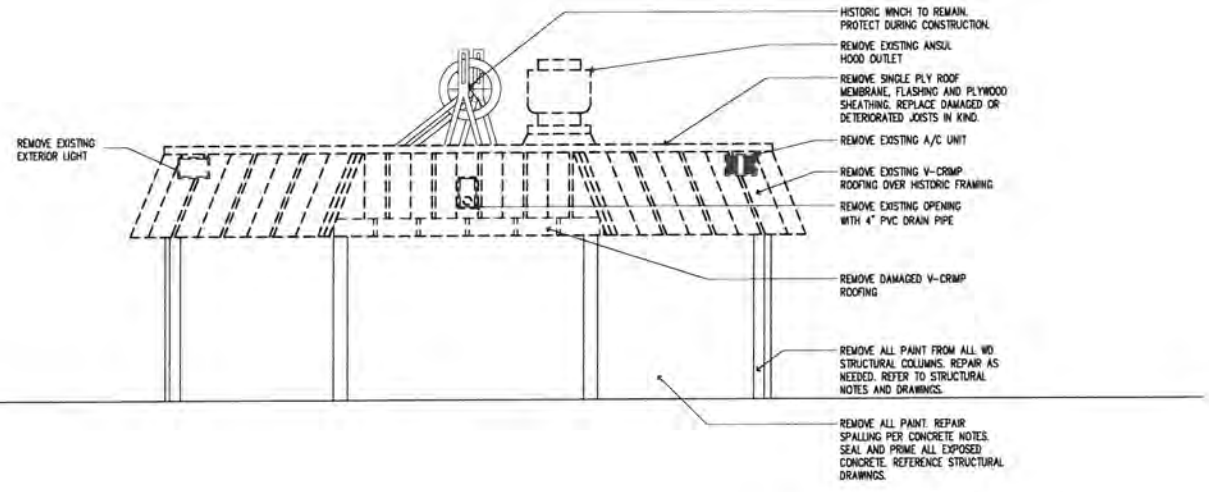
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Project No. 1729A
DEMOLITION
ELEVATIONS AND
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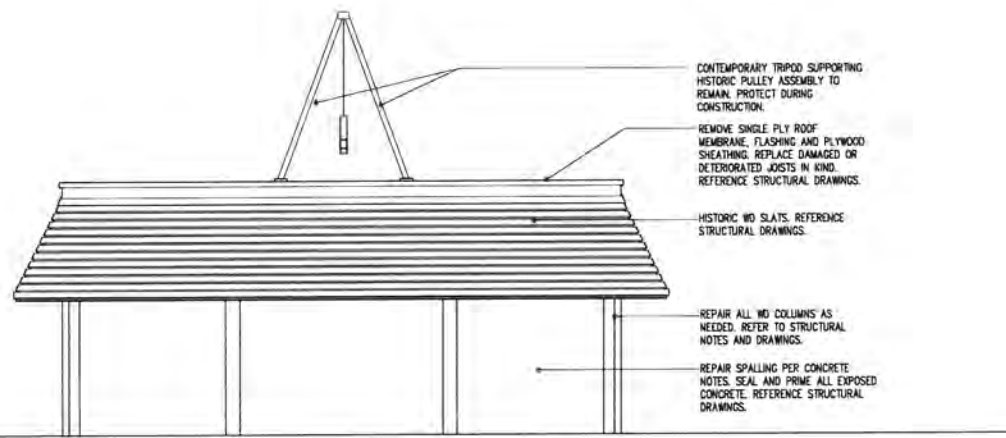
D2.0



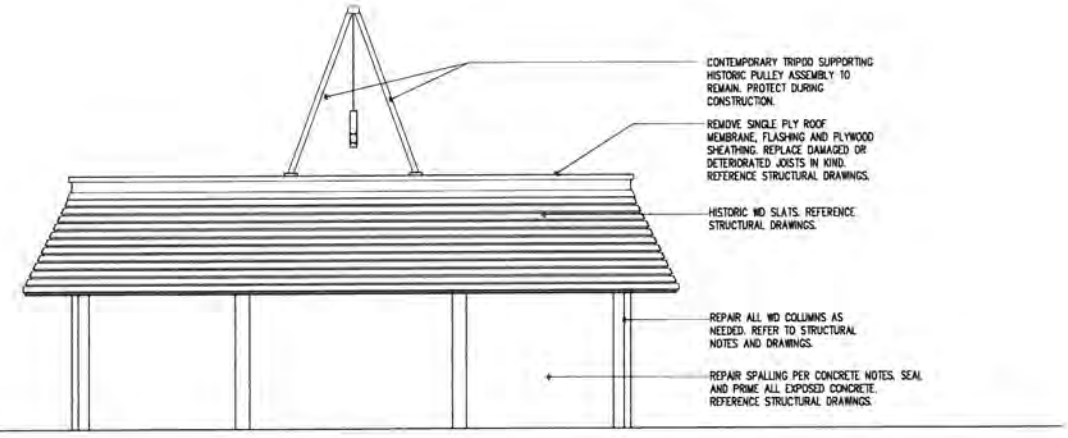
4 WEST CABLE HUT - WEST DEMO ELEVATION
D2.1 SCALE: 1/4" = 1'



2 WEST CABLE HUT - WEST DEMO ELEVATION
D2.1 SCALE: 1/4" = 1'



3 EAST CABLE HUT - EAST DEMO ELEVATION
D2.1 SCALE: 1/4" = 1'



1 EAST CABLE HUT - WEST DEMO ELEVATION
D2.1 SCALE: 1/4" = 1'

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Project # 1729A
DEMOLITION
ELEVATIONS
Date: 07/21/2020

D2.1
6 OF 17

COLUMN NOTES:

EAST CABLE HUT:

- A TYPE 2 POST BASE
- B TYPE 2 POST BASE
- C TYPE 2 POST BASE
- D TYPE 2 POST BASE
- E TYPE 2 POST BASE
- F TYPE 1 LAP JOINT
- G TYPE 2 POST BASE
- H TYPE 2 POST BASE

WEST CABLE HUT:

- M TYPE 2 POST BASE
- N TYPE 2 POST BASE
- O TYPE 2 POST BASE
- P TYPE 1 LAP JOINT
- Q TYPE 1 LAP JOINT
- R TYPE 2 POST BASE
- S TYPE 1 LAP JOINT
- T TYPE 2 POST BASE

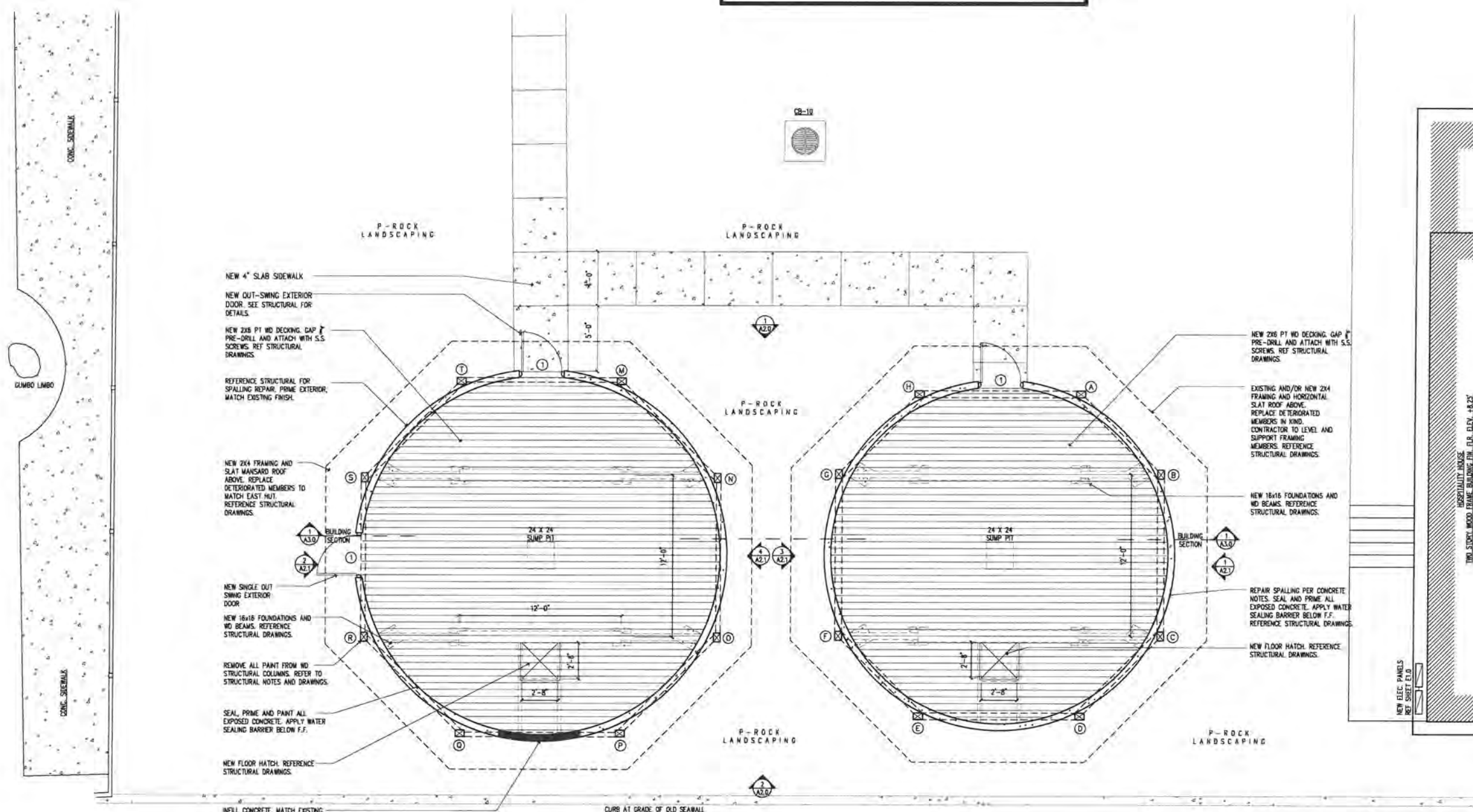
REFER TO STRUCTURAL DRAWINGS FOR CONNECTION SPECIFICATIONS.

GENERAL FRAMING NOTES:

1. COMPLY WITH "GENERAL STRUCTURAL NOTES" INCLUDED ELSEWHERE IN THESE DOCUMENTS.
2. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS, AND LEDGERS ARE NOT PROVIDED, INSTALL SIMPSON "W" SERIES JOIST HANGERS. WHEN INSTALLING INTO ACP PRESSURE TREATED LUMBER CONTRACTOR HAS THE OPTION OF PROVIDING EITHER STAINLESS STEEL JOIST HANGERS AND STAINLESS STEEL FASTENERS OR SIMPSON ZMAX (G185) GALVANIZED JOIST HANGERS WITH HOT DIP GALVANIZED FASTENERS. CONTRACTOR SHALL NOT MIX STAINLESS STEEL WITH HOT DIP GALVANIZED.
3. PROVIDE HOT DIP (ZMAX) GALVANIZED HURRICANE CLIPS AT ALL RAFTERS AT BEARING LOCATIONS.
4. PROVIDE SOLID BLOCKING AT MIDSPAN OF ALL JOISTS AND RAFTERS FOR SPANS OF 8' AND OVER. USE 3 ROWS OF BLOCKING WHERE SPANS EXCEED 16 FEET.
5. INSTALL ALL PLYWOOD SHEATHING TO LAP JOINTS AT ROOF. USE 3/4" MINIMUM THICKNESS P.I. PLYWOOD NAILED WITH 8d GALVANIZED NAILS. 4" O.C. ALONG PLATES. 4" O.C. ALONG SILL BEAMS TOP AND BOTTOM, AND 8" O.C. IN THE FIELD, UNLESS NOTED ON STRUCTURAL.
6. ALL FRAMING LUMBER AND PLYWOOD SHALL BE PRESSURE TREATED.
7. ALL PRESSURE TREATED WOOD USED ON RESIDENTIAL PROJECTS MUST BE FREE OF ARSENIC AND CHROMIUM AFTER JUNE 2003. USE ACP OR OTHER EPA APPROVED TREATED LUMBER ON RESIDENTIAL PROJECTS. ON COMMERCIAL PROJECTS, CCI TREATED LUMBER IS ACCEPTABLE IN CONCEALED SPACES.
8. ACP ARSENIC FREE LUMBER HAS BEEN FOUND TO CORRODE STANDARD ELECTROPLATED GALVANIZED NAILS AND SCREWS. ANY METAL FASTENERS (FRAMING OR FINISH) USED ON ACP PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL, GRADE 304 OR GREATER, OR HOT DIP GALVANIZED, CONFORMING TO ASTM A-153/ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL AND HOT DIP GALVANIZED METALS SHALL NOT COME IN CONTACT WITH EACH OTHER.
9. ALL STRUCTURAL LUMBER, I.E. JOISTS, ORDERS, BEAMS, RAFTERS, ETC., SHALL BE SOUTHERN YELLOW PINE NO. 1 DENSE, WITH MINIMUM Fb OF 1300 PSF. BEFORE PRESSURE TREATMENT. (PRESSURE TREATMENT REDUCES FIBER STRESS BY 15% TO 1100 P.S.I.)

PROJECT SCOPE:

1. DEMO PROJECT AS INDICATED ON DRAWINGS. REMOVE DEBRIS FROM INTERIOR, DE-WATER, REMOVE EXISTING TPO ROOFING. REMOVE PAINT FROM EXTERIOR OF BUILDING AND WOODEN COLUMNS. REMOVE DOORS AS INDICATED. REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. COMPLY WITH GENERAL DEMOLITION NOTES.
2. STRUCTURAL STEEL. REMOVE CORROSION. PRIME WITH CORROSION PREVENTIVE COATING. PAINT WITH COLOR PER ARCHITECT'S REQUEST. REPLACE ANY CORRODED STRAPS OR BANDING OR OTHER METAL COMPONENTS AS NEEDED.
3. CONCRETE. TEST EXISTING CONCRETE FOR MIXTURE COMPOSITION. REPAIR SPALLING AND CRACKS WITH BEST PRACTICES AND PER ENGINEERS DRAWINGS AND RECOMMENDATIONS. REPAIR INTERIOR AS NEEDED. NOTIFY ARCHITECT OF ANY STRUCTURAL OR UNFORESEEN CONDITIONS. COMPLY WITH GENERAL STRUCTURAL NOTES AND FOUNDATION AND CONCRETE NOTES.
4. WOOD FRAMING. REPLACE ANY DAMAGED OR DECAYED MEMBERS. NOTIFY ARCHITECT OF ANY STRUCTURAL ISSUES. SHEATH OVER EXISTING SHEATHING WITH NEW P.I. SHEATHING SECURE WITH S.S. SCREWS PER BEST PRACTICES. COMPLY WITH GENERAL FRAMING NOTES. REPAIR AND REPLACE EXTERIOR COLUMNS AS NEEDED. SEAL WOOD ON INTERIOR, BUILD 2X6 DECKING, GAPPED 1/2" LEVEL WITH GRADE AT ENTRY DOOR. REFER TO ARCHITECTURAL DETAILS FOR FRAMING AND LAYOUT. INSURE ALL EXISTING HISTORIC HORIZONTAL SLAT FRAMING IS SECURE, PLUMB AND SQUARE. REFASTEN PER BEST PRACTICE WITH S.S. SCREWS.
5. ROOFING. INSTALL NEW TPO ROOFING SYSTEM ON EACH CABLE HUT. SPECIFICATIONS AND CUT SHEET TO BE APPROVED BY ARCHITECT. DETAIL PER SHEET AS. CENTER OF THE ROOF IS THE HIGH POINT, SLOPE TO EDGES. PROVIDE RAIN DRIP EDGE AS NOTED ON SHEET AS. ROOF HAS EXISTING HISTORIC EQUIPMENT THAT SHOULD BE RAISED ONTO NEW CURB PLATFORM.
6. WATER. PROVIDE WATER SERVICE TO BOTH STRUCTURES AS INDICATED ON ARCHITECTURAL PLANS. THESE INCLUDE NEW METER, BACKFLOW PREVENTOR, HOSE BIBS. CUT SHEETS TO BE APPROVED BY ARCHITECT.
7. FINISH AND FIT. PROVIDE NEW ELECTRICAL SERVICE WITH EXCESS CAPACITY AND LIGHTING, DOORS AND OTHER FINISHES AND LANDSCAPING AS INDICATED ON ARCHITECTURAL DRAWINGS.



2 WEST CABLE HUT - FLOOR PLAN
SCALE 1/4" = 1'-0"

1 EAST CABLE HUT - FLOOR PLAN
SCALE 1/4" = 1'-0"

HISTORIC MALLORY
SQUARE CABLE HUTS
KEY WEST, FLORIDA

[Signature]
5.25.20

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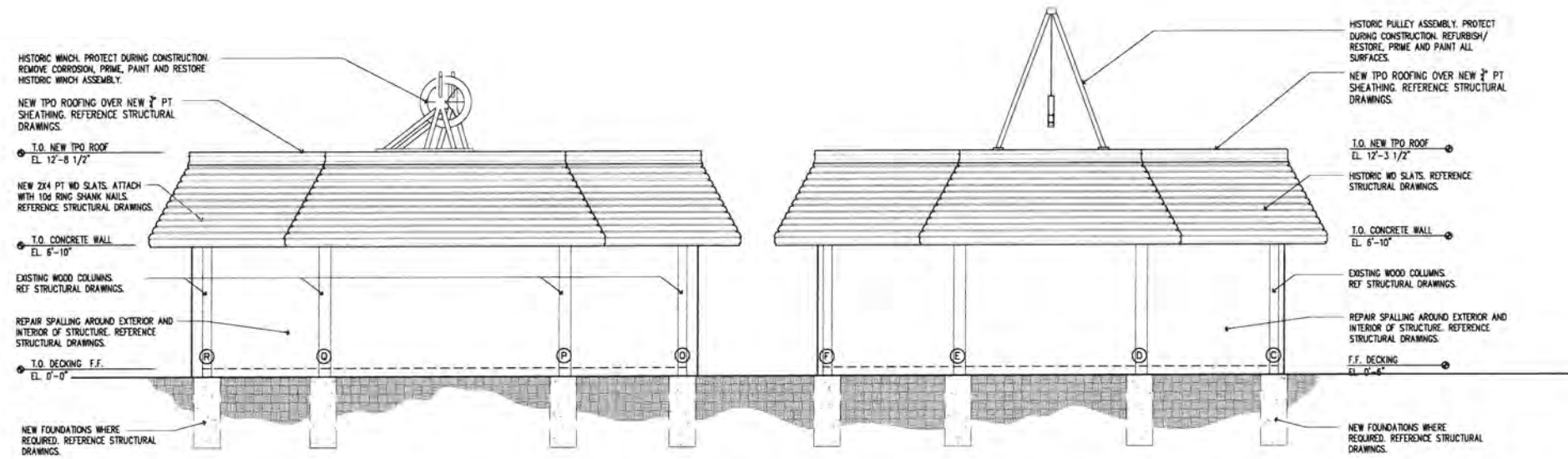
Project # P 1728A
PROPOSED PLANS

Date: 07/21/2020

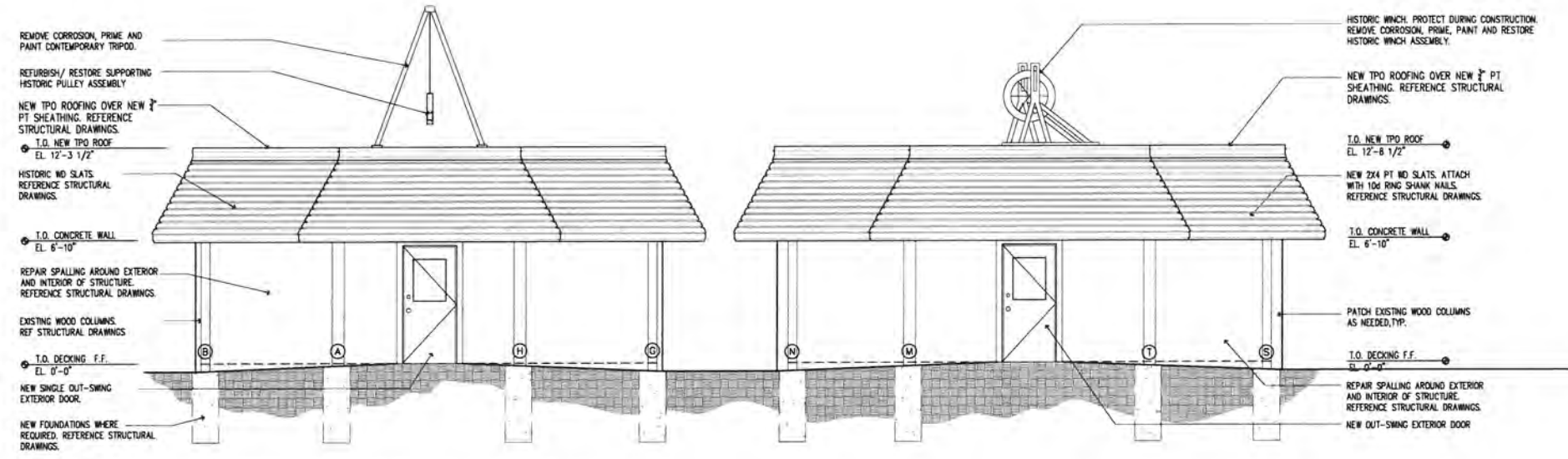
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HISTORIC MALLORY
 SQUARE CABLE HUTS

KEY WEST, FLORIDA



2 PROPOSED SOUTH ELEVATION
 A2.0 SCALE 1/8" = 1'



1 PROPOSED NORTH ELEVATION
 A2.0 SCALE 1/8" = 1'

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 PROPOSED ELEVATIONS
 Date: 07/21/2020

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 SQUARE CABLE HUTS
 KEY WEST, FLORIDA

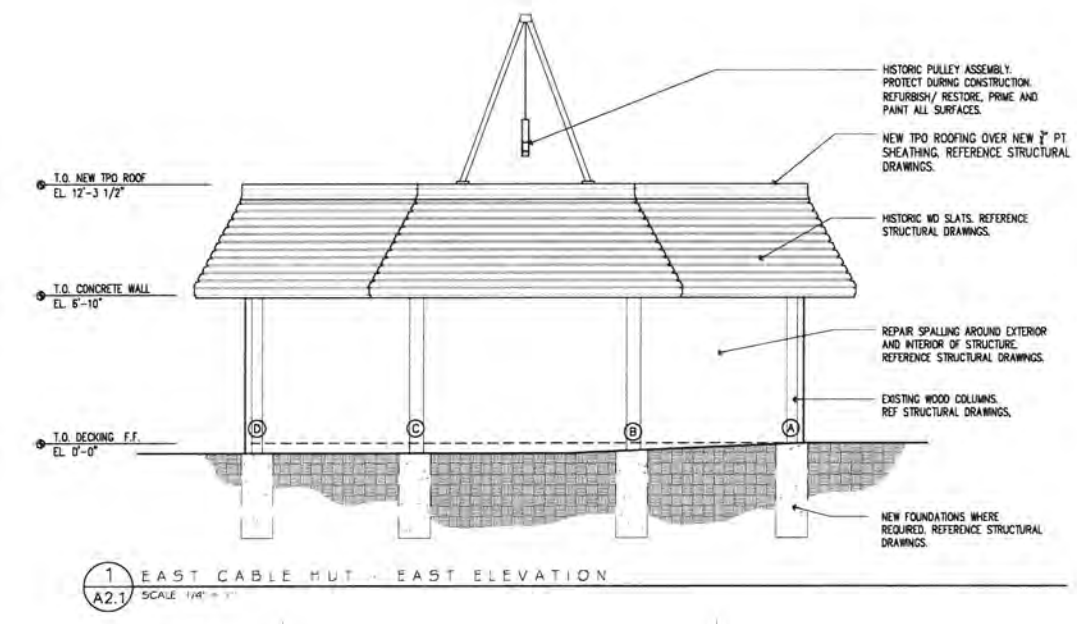
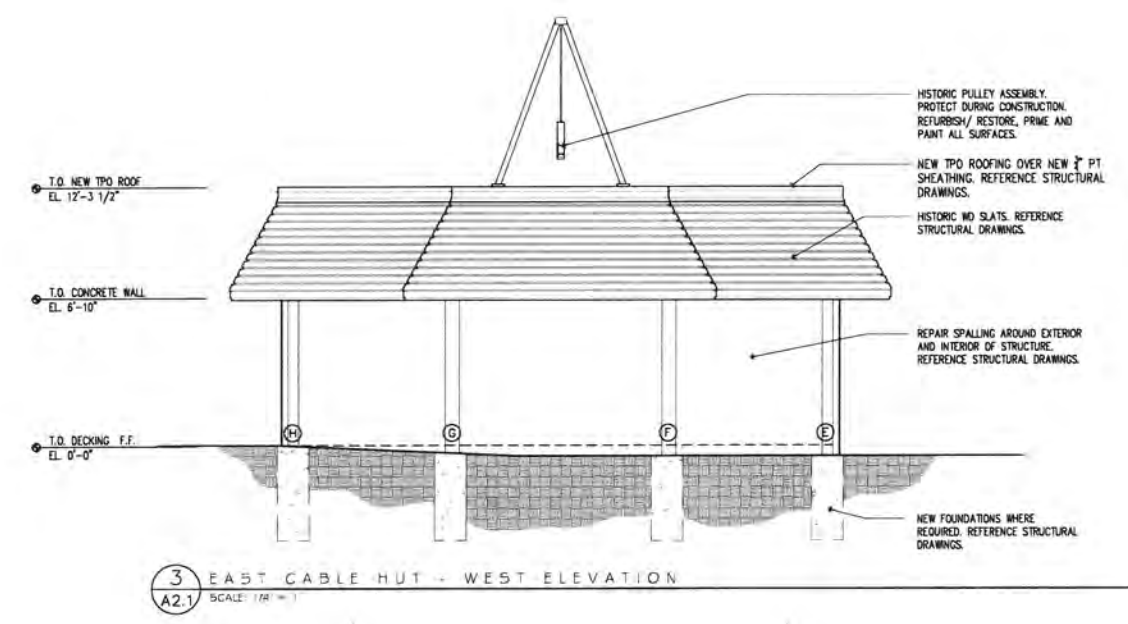
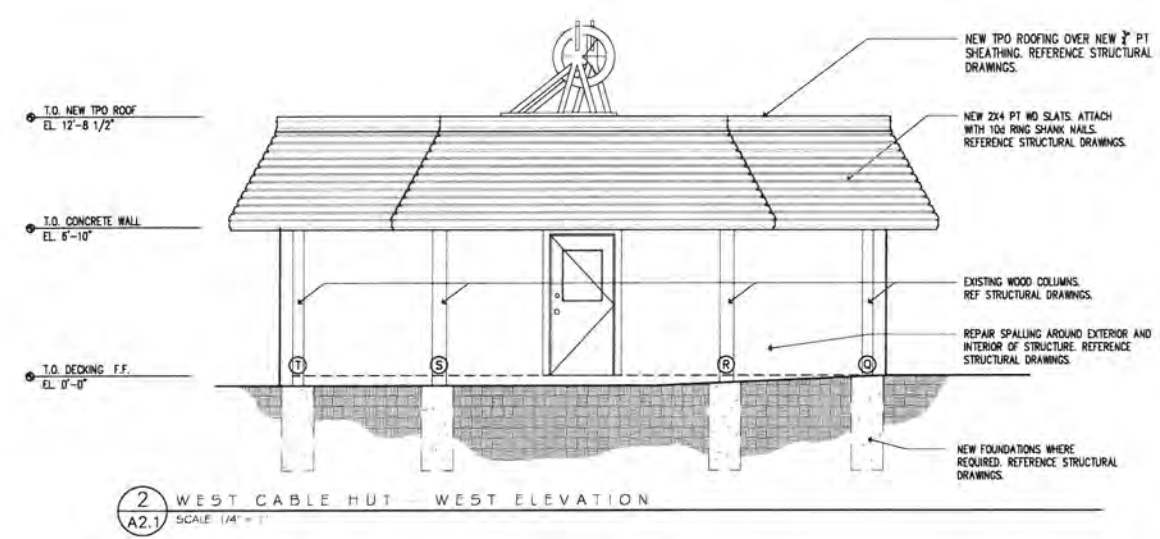
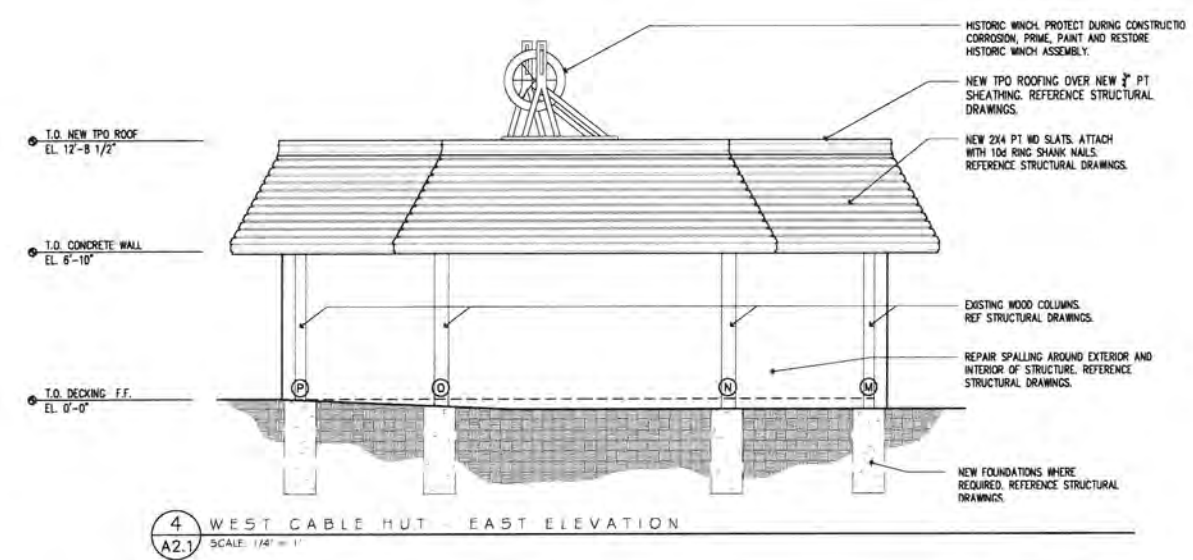
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 PROPOSED ELEVATIONS
 Date: 07/21/2020

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HISTORIC MALLORY
 SQUARE CABLE HUTS
 KEY WEST, FLORIDA

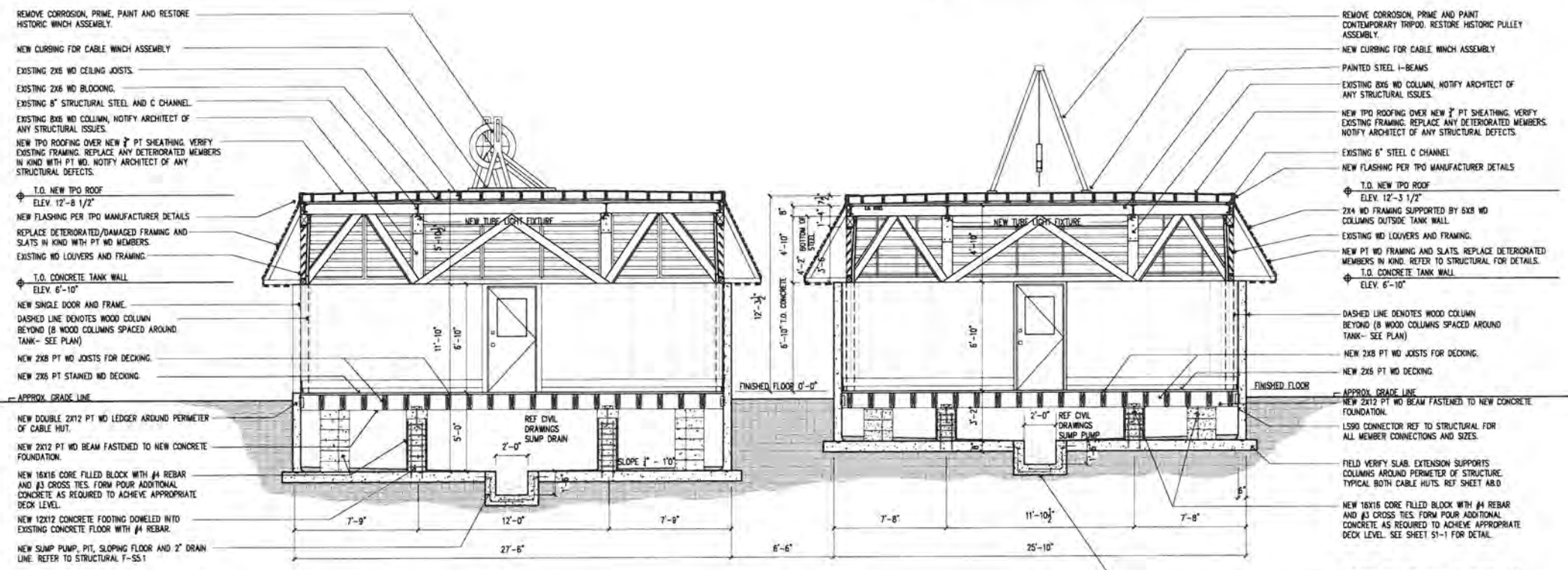
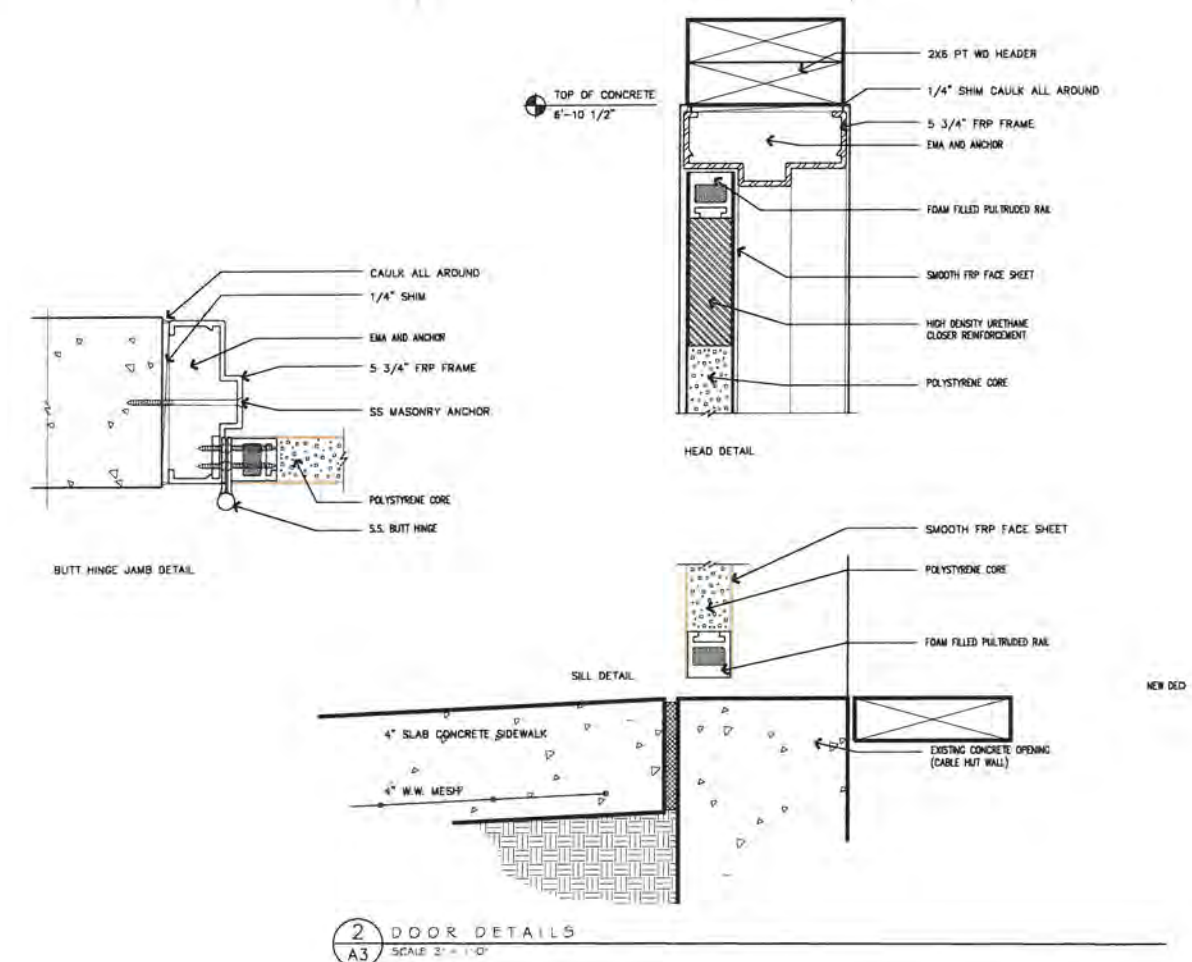
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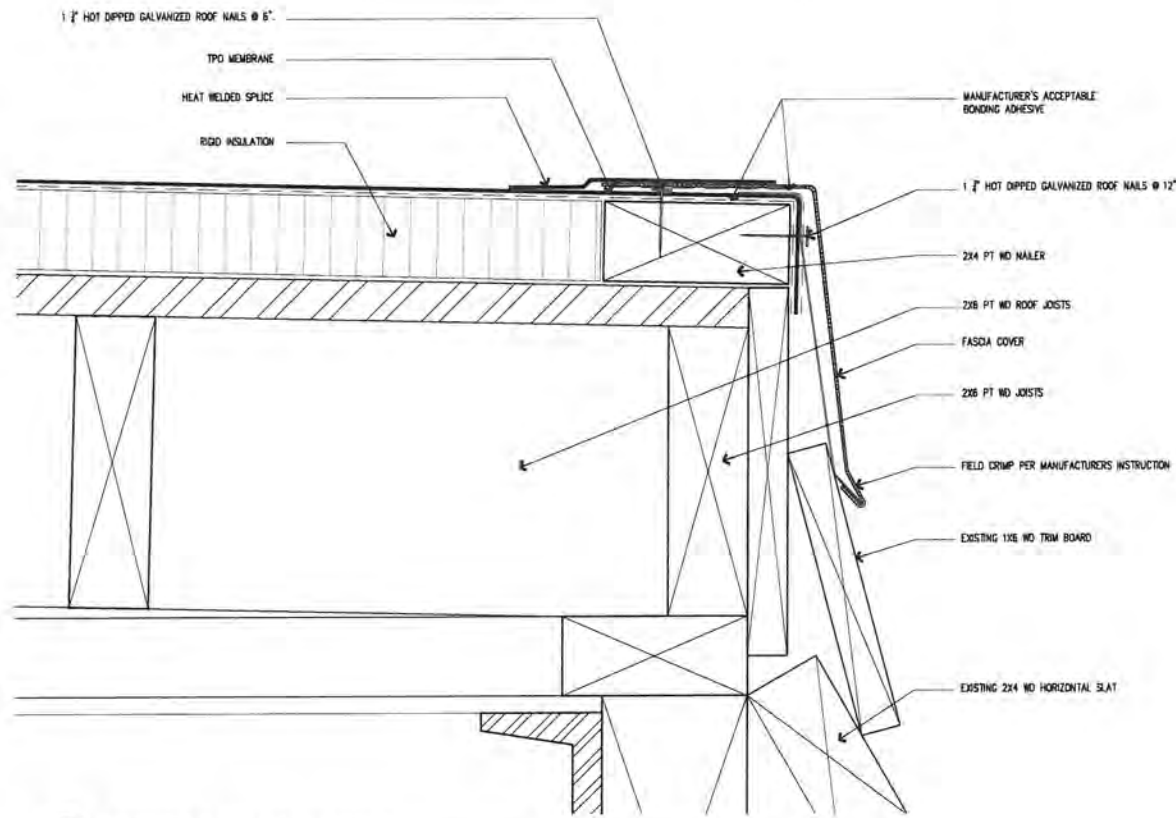
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 PROPOSED SECTION
 Date: 07/21/2020

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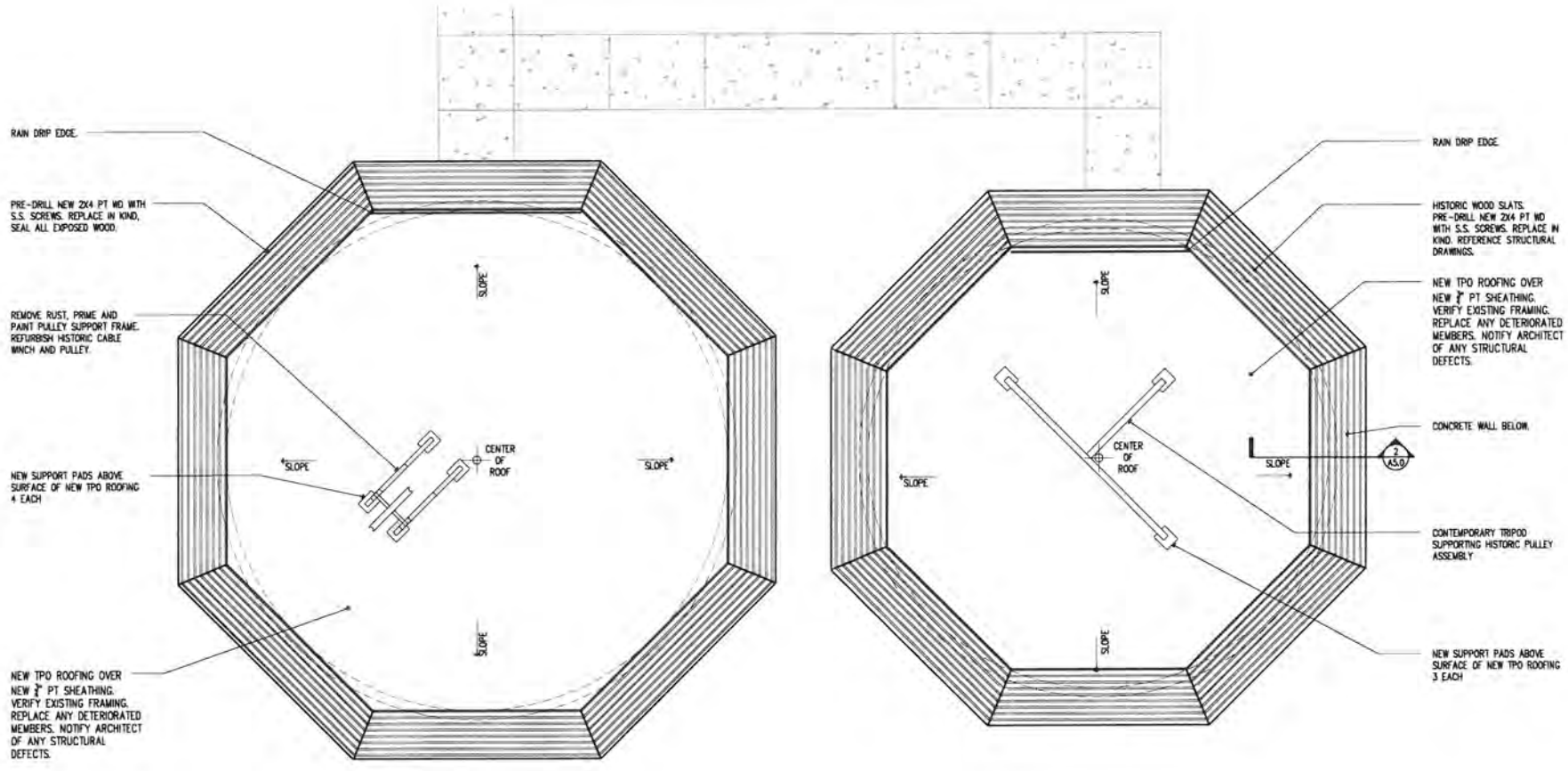


1 TRANSVERSE SECTION
 SCALE 1/4" = 1'-0"

- NOTE:**
- 1) REFER TO MANUFACTURER FOR MOST CURRENT INFORMATION.
 - 2) WOOD NAILER MUST BE INSTALLED TO MEET CURRENT CODE OR 200 LB PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
 - 3) FLANGE OF NAILER MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1" FROM EDGE OF WOOD.
 - 4) ACCEPTABLE BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR ADHERED SYSTEMS. BONDING ADHESIVE REQUIRED BETWEEN METAL DAM AND MEMBRANE FOR ALL SYSTEMS.



2 TPO ROOF EDGE DETAIL
SCALE: 1/8" = 1'-0"



1 CABLE HUT PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

HISTORIC MALLORY
SQUARE CABLE HUTS
KEY WEST, FLORIDA

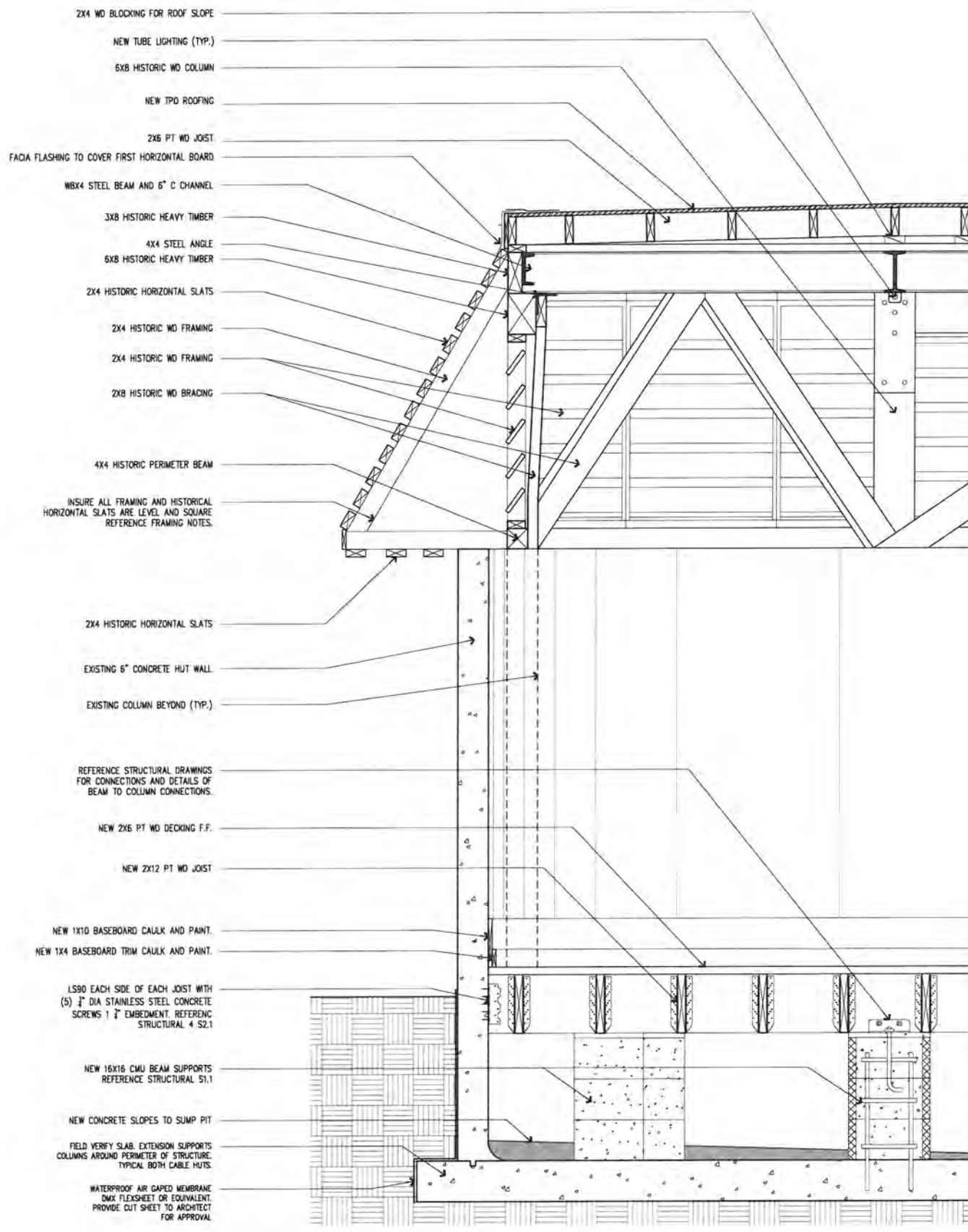
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Project No. 1728A
ROOF PLAN AND DETAILS
Date: 07/21/2020

A5.0



- 2x4 WD BLOCKING FOR ROOF SLOPE
- NEW TUBE LIGHTING (TYP.)
- 6x8 HISTORIC WD COLUMN
- NEW TPO ROOFING
- 2x6 PT WD JOIST
- FACIA FLASHING TO COVER FIRST HORIZONTAL BOARD
- WBX4 STEEL BEAM AND 6" C CHANNEL
- 3x8 HISTORIC HEAVY TIMBER
- 4x4 STEEL ANGLE
- 6x8 HISTORIC HEAVY TIMBER
- 2x4 HISTORIC HORIZONTAL SLATS
- 2x4 HISTORIC WD FRAMING
- 2x4 HISTORIC WD FRAMING
- 2x8 HISTORIC WD BRACING
- 4x4 HISTORIC PERIMETER BEAM
- INSURE ALL FRAMING AND HISTORICAL HORIZONTAL SLATS ARE LEVEL AND SQUARE. REFERENCE FRAMING NOTES.
- 2x4 HISTORIC HORIZONTAL SLATS
- EXISTING 6" CONCRETE HUT WALL
- EXISTING COLUMN BEYOND (TYP.)
- REFERENCE STRUCTURAL DRAWINGS FOR CONNECTIONS AND DETAILS OF BEAM TO COLUMN CONNECTIONS.
- NEW 2x6 PT WD DECKING F.F.
- NEW 2x12 PT WD JOIST
- NEW 1x10 BASEBOARD CAULK AND PAINT.
- NEW 1x4 BASEBOARD TRIM CAULK AND PAINT.
- LS90 EACH SIDE OF EACH JOIST WITH (5) 1/2" DIA STAINLESS STEEL CONCRETE SCREWS 1 1/2" EMBEDMENT. REFERENCE STRUCTURAL 4 S2.1
- NEW 16x16 CMU BEAM SUPPORTS REFERENCE STRUCTURAL 51.1
- NEW CONCRETE SLOPES TO SUMP PIT
- FIELD VERIFY SLAB, EXTENSION SUPPORTS COLUMNS AROUND PERIMETER OF STRUCTURE. TYPICAL BOTH CABLE HUTS.
- WATERPROOF AIR GAPPED MEMBRANE DMX FLEXSHEET OR EQUIVALENT. PROVIDE CUT SHEET TO ARCHITECT FOR APPROVAL.

1 ENLARGED SECTION
 A8.0 SCALE: 1/2" = 1'

HISTORIC MALLORY
 SQUARE CABLE HUTS
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Project No. 1729A
 ENLARGED WALL SECTION
 Date: 01/21/2020

A8.0

GENERAL NOTES

100. DESIGN CRITERIA
- 100.1 DESIGN BUILDING CODE
- A. FLORIDA BUILDING CODE SIXTH EDITION (2017)
- 100.2 GRAVITY LOADS
- A. FLOOR LIVE LOADS
1. TANK MAT _____ 3,000 PSF
2. FLOOR _____ 100 PSF
- B. ROOF LIVE LOADS
1. LOW SLOPE ROOF _____ 20 PSF
- 100.3 LATERAL LOADS
- A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1)
1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), $V_{ult} = 180$ MPH
2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), $V_{nom} = 139$ MPH
3. RISK CATEGORY = II
4. EXPOSURE CATEGORY = D
5. ENCLOSURE CLASSIFICATION = ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT (GCp) = +0.18
7. COMPONENTS AND CLADDING PRESSURES: (Pc) ROOF 10 SF +41 PSF, -167 PSF; 20 SF +36 PSF, -156 PSF; 50 SF +33 PSF, -142 PSF; 100 SF +26 PSF, -131 PSF
110. GENERAL
- 110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CAD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.
- 110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.
- 110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.
- 110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.
- 110.5 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.
- 110.6 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.
- 110.7 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.
- 110.8 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.
120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS
- 120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- A. REINFORCING STEEL FOR CONCRETE AND MASONRY
- B. CONCRETE MIX DESIGN
- C. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS
- D. COLD FORMED STEEL FABRICATIONS UTILIZED IN WOOD-TO-WOOD CONNECTIONS
- 120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS, GRADES OF MATERIAL, FURNISHED MATERIAL PREPARATION REQUIRED, MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED, INFORMATION REGARDING CUTS, COPIES, AND HOLES REQUIRED FOR OTHER TRADES, END CONNECTIONS, CAMBER AND OTHER DEVIATION FROM LINE, SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.
- 120.3 ALL SHOP DRAWINGS RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CIRCLED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.
- 120.4 THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES. SUBMITTED SHOP DRAWINGS WHICH CONTAIN COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO USE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH ATLANTIC ENGINEERING SERVICES AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.
- 120.5 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.
- 120.6 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

200. FOUNDATIONS - GENERAL
- 200.1 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.
- 200.2 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.
220. AUGER PIER FOUNDATIONS
- 220.1 CAST IN PLACE CONCRETE AUGER PIERS HAVE BEEN DESIGNED TO BEAR ON CAPROCK WITH AN ALLOWABLE END BEARING CAPACITY OF 5000 PSF AND AN ALLOWABLE SIDE FRICTION CAPACITY OF 5000 PSF.
- 220.2 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER TO PROVIDE A SIGNED AND SEALED CERTIFICATION THAT THE MATERIAL IN WHICH THE PIERS ARE INSTALLED HAS AT LEAST THE ABOVE NOTED END BEARING AND SIDE FRICTION CAPACITIES.
300. REINFORCED CONCRETE
- 300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318 LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.
- 300.2 MINIMUM DESIGN COMPRESSION STRENGTH (F_c) REQUIRED AT 28 DAYS:
- A. PIERS, WALLS AND SUMP PITS _____ 4000 PSI
- 300.3 MAXIMUM WATER TO CEMENT/RATIO MATERIAL RATIO
- A. PIERS, WALLS AND SUMP PITS WITH 2 1/2" GALLONS OF CORROSION INHIBITOR PER CUBIC YARD _____ 0.56
- 300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND GRADE BEAMS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.
- 300.5 THE CONTRACTOR SHALL BE PERMITTED TO FURNISH CONCRETE MIXES UTILIZING PORTLAND CEMENT OR BLENDED HYDRAULIC CEMENT SUPPLEMENTED WITH FLY ASH, NATURAL POZZOLAN, SLAG CEMENT AND/OR SILICA FUME CONFORMING TO THE SPECIFICATION REQUIREMENTS OF TABLE 26.4.1.1.1 (a) IN ACI 318.
- 300.6 MIXING WATER SHALL CONFORM TO ASTM C1602.
- 300.7 ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4.1 OF ACI 318.
- 300.8 ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE-CONTAINING COMPOUNDS AS A FUNCTIONAL INGREDIENT.
- 300.9 LIMIT WATER SOLUBLE CHLORIDE (ION CONTENT) IN CONCRETE FROM ALL SOURCES TO 0.15 PERCENT BY WEIGHT OF CEMENT FOR NONPRESTRESSED CONCRETE.
- 300.10 REINFORCEMENT
- A. DEFORMED BARE _____ ASTM A615 GRADE 60
- 300.11 COVER FOR CAST-IN-PLACE CONCRETE REINF. UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES)
- A. AUGER PIERS _____ 3"
- 300.12 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:
- A. WELDED WIRE REINFORCING _____ "B"
- B. ALL OTHERS _____ CLASS "B" TENSION, CASE "1" MINIMUM LWD
- 300.13 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:
- | SIZE | TOP BARS | ALL OTHERS |
|----------|----------|------------|
| #3 (#10) | 24 | 18 |
| #4 (#13) | 32 | 25 |
| #5 (#16) | 40 | 31 |
| #6 (#19) | 48 | 37 |
- 300.14 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRED.
- 300.15 ALL TIE-STRUTS SHALL HAVE 135 DEGREE BENDS UNLESS OTHERWISE APPROVED BY ENGINEER.
- 300.16 PRIOR TO CONCRETE PLACEMENT THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.
- 300.17 THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY SUBJECT TO THE APPROVAL OF THE OWNER, TO SAMPLE AND TEST CONCRETE AT THE POINT OF PLACEMENT PER ACI 301. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. TESTING SHALL INCLUDE AT LEAST THE FOLLOWING:
- A. RECORD THE TEMPERATURE AND PERFORM ONE SLUMP TEST PER ASTM C 143 FOR EACH 10 CY OF CONCRETE PLACED.
- B. CAST AND LABORATORY CURE SIX (6) CONCRETE COMPRESSIVE STRENGTH TEST CYLINDERS IN ACCORDANCE WITH ASTM C 31 FOR EACH 50 CY OF EACH CLASS OF CONCRETE OR FRACTION THEREOF PLACED PER DAY. TEST (IN ACCORDANCE WITH ASTM C 39) TWO (2) CYLINDERS AT 7 DAYS, TWO (2) CYLINDERS AT 28 DAYS AND RETAIN TWO (2) CYLINDERS FOR TESTING AT 90 DAYS IN THE EVENT THE 28 DAY CYLINDERS DO NOT MEET THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH.

350. CONCRETE/MASONRY ANCHORS
- 350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE HILTI HIT-HY 200 ADHESIVE ANCHORS AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).
- 350.2 THE "H&S" THREADED ROD SHALL CONFORM TO GRADE E 316 STAINLESS STEEL WITH A MINIMUM TENSILE STRENGTH OF 75 KSI. THE NUT SHALL CONFORM GRADE E 316 STAINLESS STEEL.
- 350.3 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.
420. MASONRY
- 420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 8) OF THE MASONRY SOCIETY.
- 420.2 ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION OF THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 8) OF THE MASONRY SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TMS 602/ACI 530.1/ASCE 8, SECTION 1.4.C. FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES F, FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS 602/ACI 530.1/ASCE 8.
- 420.3 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S. PROVIDE TYPE M MORTAR AT ALL HIGH STRENGTH MASONRY NOTED AS F_m = 2500 PSI OR GREATER. PROVIDE TYPE S MORTAR AT ALL STRUCTURAL MASONRY AND REINFORCED MASONRY UNLESS NOTED OTHERWISE.
- 420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:
- A. COMPRESSIVE STRENGTH (F_c) OF GROUT = F_m AS INDICATED BELOW BUT NO LESS THAN 3000 PSI
- B. 3/4" OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
- C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404)
- 420.5 LIMIT DEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, LIME CONFORMING TO ASTM C207. MORTAR CEMENT CONFORMING TO ASTM C1328 AND MASONRY CEMENT CONFORMING TO ASTM C91.
- 420.6 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 8, SECTION 1.4.8.2 BASED ON THE UNIT STRENGTH METHOD.
- 420.7 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY
- A. F_m _____ 2000 PSI
- 420.8 FULL BED AND HEAD JOINTS SHALL BE USED.
- 420.9 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.
- 420.10 GROUT SOLID ALL CELLS CONTAINING REINFORCING AND WHERE INDICATED ON PLANS AND SECTIONS.
- 420.11 PROVIDE FINE GROUT PER ASTM C478 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.
- 420.12 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES PER THE TABLE BELOW. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.
- | | |
|----------|-----|
| #3 (#10) | 15" |
| #4 (#13) | 20" |
| #5 (#16) | 25" |
| #6 (#19) | 30" |
- 420.13 AT MASONRY PIERS AND COLUMNS WHERE TIES ARE INDICATED, PROVIDE MULTIPLE TIE SETS AS REQUIRED, MATCHING THE SIZE AND SPACING INDICATED, TO MEET THE TIE REQUIREMENTS PER ACI 530 FOR BAR CONFINEMENT AND LATERAL SUPPORT.
- 420.14 BRICK VENEER ANCHORS SHALL BE PROVIDED PER ACI 530 AND SHALL BE SPACED NOT MORE THAN 16" O.C. HORIZONTALLY OR VERTICALLY WITH ADDITIONAL ANCHORS PROVIDED WITHIN 6" OF OPENINGS AND SPACED NOT MORE THAN 18" AROUND PERIMETER.

610. STRUCTURAL LUMBER
- 610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.
- 610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE PRESURE TREATED SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (C_F)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:
- | | |
|---------------------------------|---------------|
| A. F _b (BENDING) | 750 PSI |
| B. F _v (SHEAR) | 175 PSI |
| C. F _c (COMPRESSION) | 1,250 PSI |
| D. F _t (TENSION) | 450 PSI |
| E. E | 1,400,000 PSI |
- 610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.
- 610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE 316 STAINLESS STEEL. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.
- 610.5 ALL BOLTS SHALL BE 3/4" DIAMETER 316 STAINLESS STEEL UNLESS NOTED OTHERWISE WITH 2 STAINLESS STEEL WASHERS PER BOLT UNLESS OTHERWISE NOTED.
- 610.6 PRESURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.
- 610.7 PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE DESIGN BUILDING CODE'S RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.
- 610.8 ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE NUNG WITH THE FOLLOWING JOIST HANGERS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR WITH APPROVED SUBSTITUTE WITH THE FOLLOWING WORKING LOAD CAPACITIES:
- | JOIST SIZE | SIMPSON HANGER | LOAD CAPACITY |
|------------|----------------|---------------|
| 2X6 | J26 | 705 LBS. |
| 2X8 | J28 | 795 LBS. |
| 2X10 | J210 | 1,175 LBS. |
| 2X12 | J212 | 1,175 LBS. |
| 2-2X6 | HU26-2 | 890 LBS. |
| 2-2X8 | HU28-2 | 1,303 LBS. |
| 2-2X10 | HU210-2 | 1,866 LBS. |
| 2-2X12 | HU212-2 | 2,016 LBS. |
- 610.9 ALL WOOD CONNECTORS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL.
620. STRUCTURAL WOOD PANELS/WOOD SHEATHING
- 620.1 FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.
- 620.2 PANELS SHALL COMPLY WITH USDDC PS-1 OR PS-2 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:
- A. ROOF
- MIN. THICKNESS = 3/4"
 - 2ND CLASSIFICATION = EXPOSURE 1 EXTERIOR
 - GRADE = APA RATED SHEATHING STRUCTURAL I
 - SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING
- 620.3 ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR, EXCEPT OPEN SOFFITS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.
- 620.4 THE USE OF ORIENTED STRAND BOARD STRUCTURAL PANELS IN FLOOR CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE ARCHITECT.
- 620.5 ALL ROOF STRUCTURAL PANELS SHALL BE NAILED WITH 10D RING SHANK STAINLESS STEEL NAILS AT 8" ON CENTER AT ALL ENDS AND EDGES AND AT 8" ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- 620.6 ALL PL WOOD PANELS SHALL COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF NMS-9 FOR FULLY-WIND-RESISTIVE ROOF ASSEMBLIES COMPLYING WITH UL CLASS 90 CLASSIFICATION.

HISTORIC MALLORY
SQUARE CABLE HUTS
KEY WEST, FLORIDA



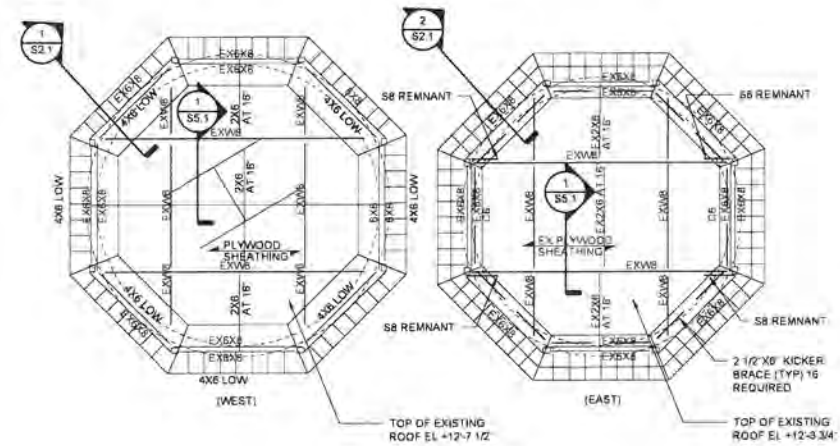
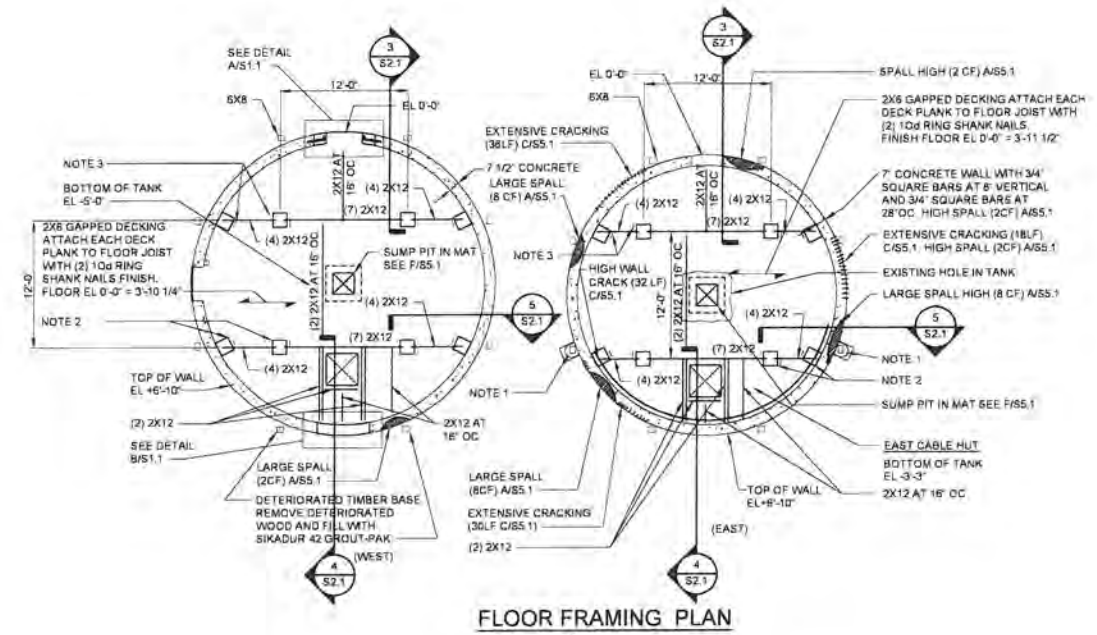
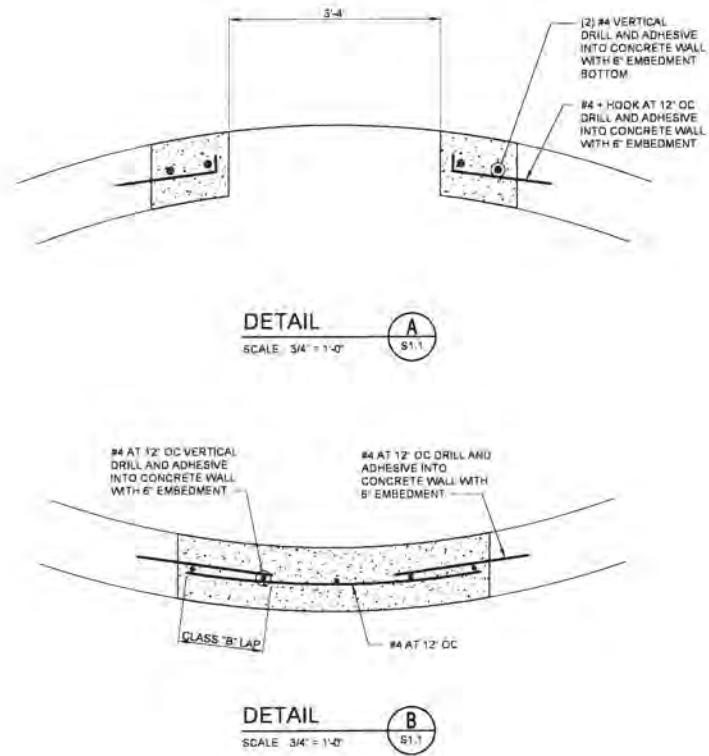
410 Angela Street
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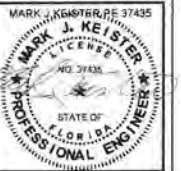
Project # 1729A
GENERAL NOTES
Date: 07/16/2020

SO.1
OF





HISTORIC MALLORY
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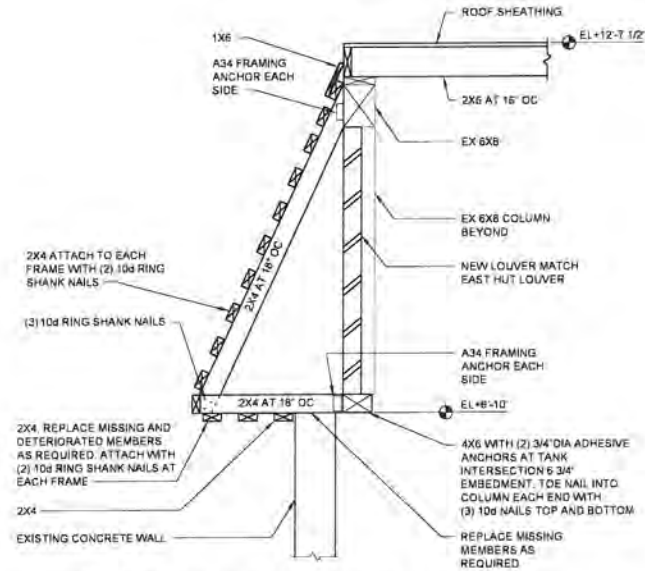
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Project # 1729A
SLAB / ROOF
PLANS AND
GENERAL NOTES

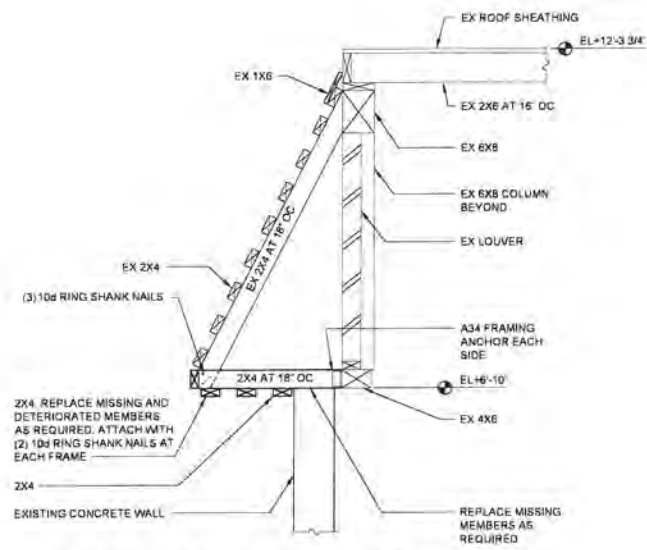
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S1.1

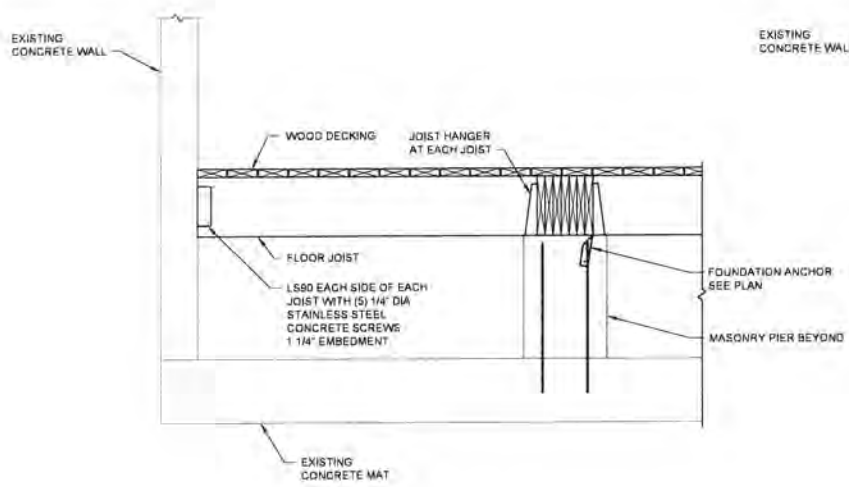




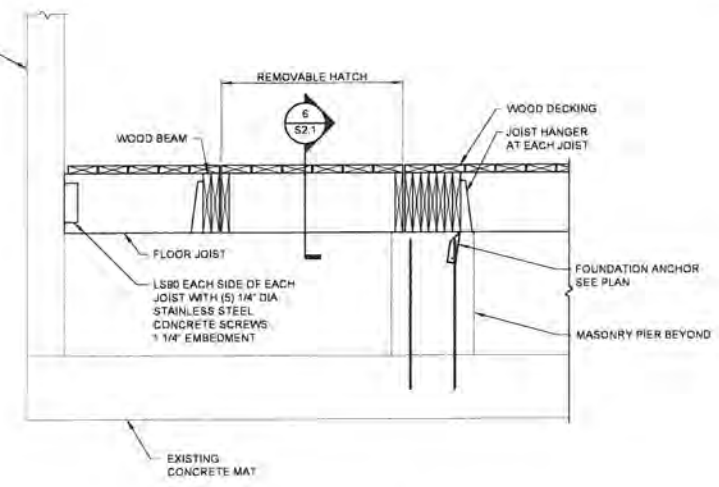
FRAME AT WEST FRAME (AT LOUVER) **1**
S2.1



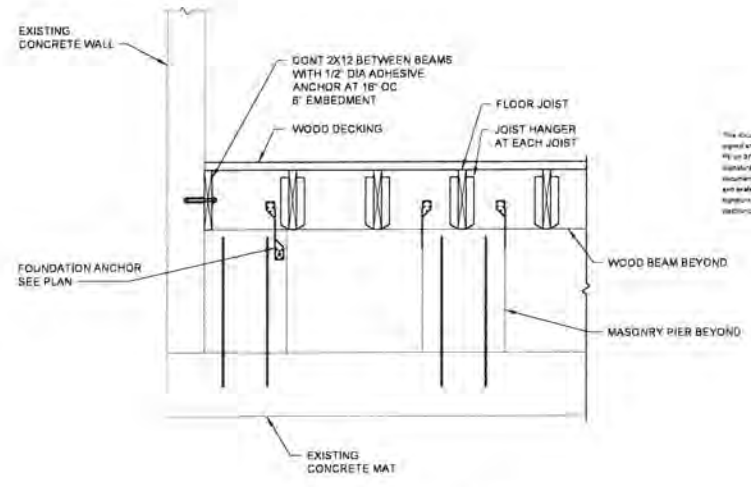
FRAME AT EAST FRAME (AT LOUVER) **2**
S2.1



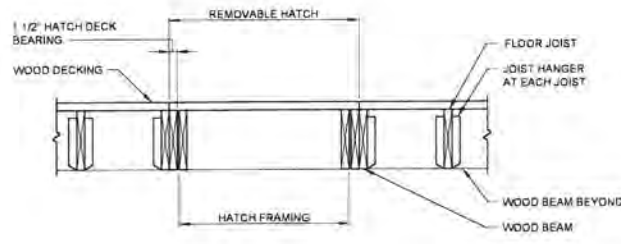
SECTION **3**
SCALE: 3/4" = 1'-0" S2.1



SECTION **4**
SCALE: 3/4" = 1'-0" S2.1



SECTION **5**
SCALE: 3/4" = 1'-0" S2.1



SECTION **6**
SCALE: 3/4" = 1'-0" S2.1

This document has been electronically signed and sealed by Mark J. Keister, P.E. No other signatures are required. The seal of the Professional Engineer is not required on this document unless otherwise specified. Signatures must be verified by any authority having jurisdiction.



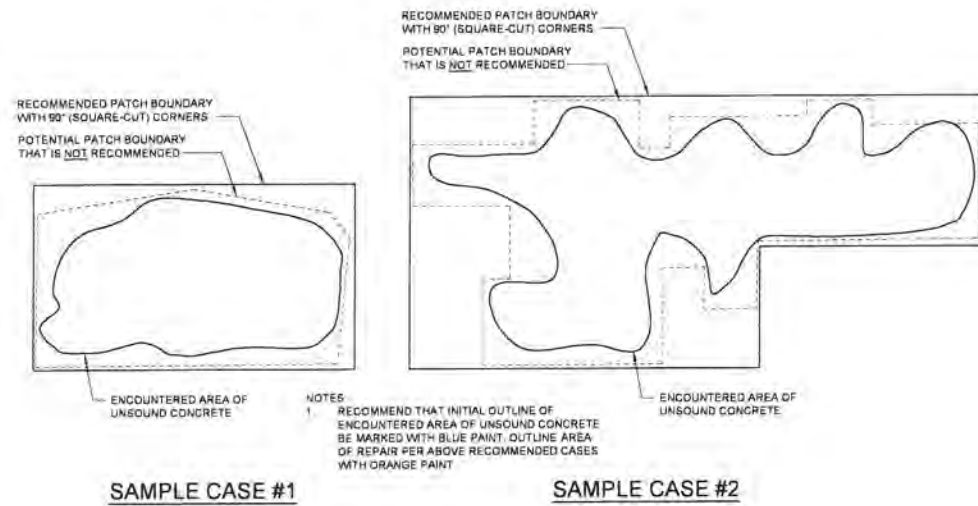
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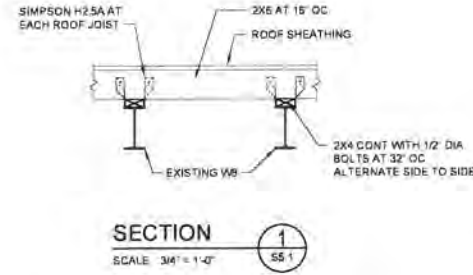
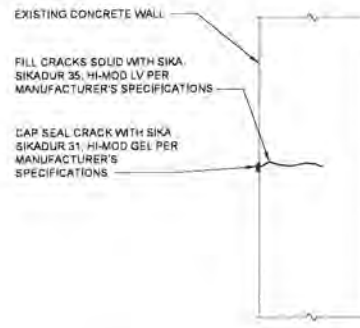
Project No. 1729A
SECTIONS
Date: 07/16/2020

S2.1
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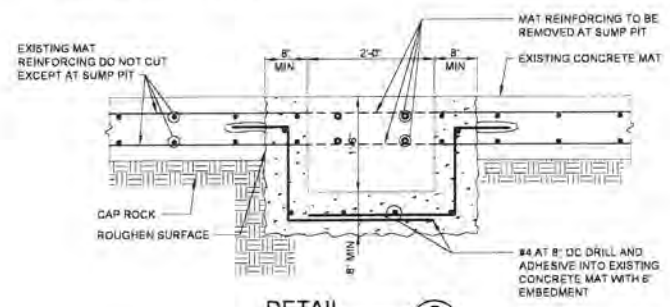
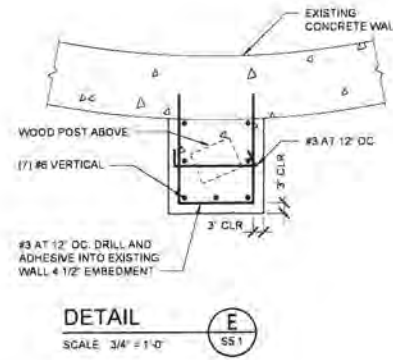
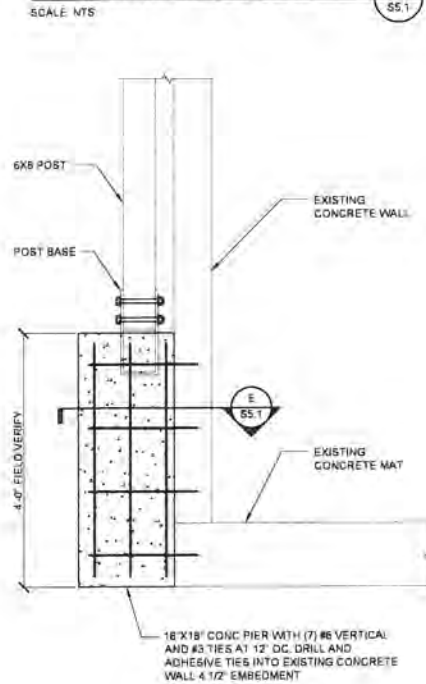




TYPICAL PATCH AREA CONFIGURATION

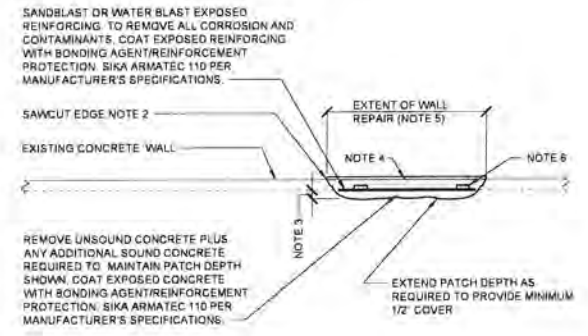
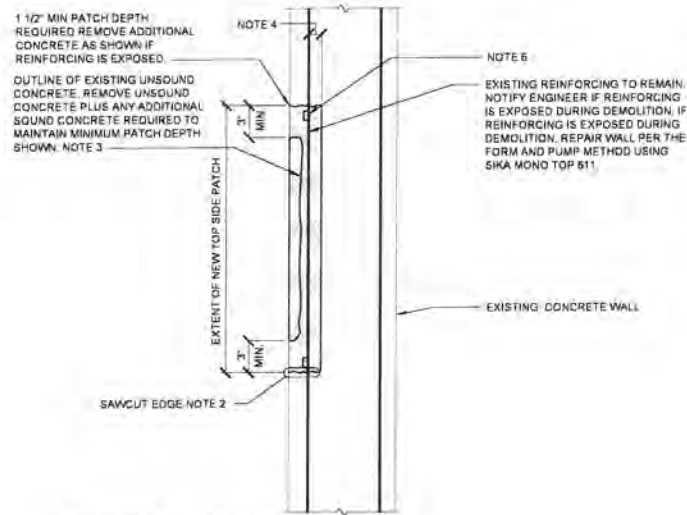


TYPICAL COLUMN/WALL CRACK INJECTION DETAIL



DETAIL F
SCALE: 3/4" = 1'-0"
S5.1

NOTES
1. DEWATER AROUND CABLE HUTS PRIOR TO PLACING SUMP PIT CONCRETE.
2. AS AN ALTERNATE TO DEWATERING AROUND CABLE HUTS, USE TREMIE CONCRETE FOR SUMP PIT CONCRETE PLACED AT LOW TIDE.



TYPICAL PARTIAL DEPTH CONCRETE WALL REPAIR DETAIL

- NOTES**
- PRIOR TO BEGINNING REPAIR, OUTLINE EXTENT OF PATCH ON WALL WITH SPRAY PAINT FOR REVIEW BY ENGINEER.
 - SAWCUT EDGES 3" MINIMUM BEYOND LIMITS OF UNSOUND CONCRETE AREAS TO 1/2" MAXIMUM DEPTH. TAKE EXTREME CARE TO AVOID CUTTING REBAR AND TENDONS. SQUARE CUT CORNERS IN PATTERNS AS SIMPLE AS POSSIBLE. SEE TYPICAL PATCH AREA CONFIGURATION DETAIL ON THIS SHEET FOR CONCEPT.
 - TROWEL APPLY POLYMER MODIFIED PATCH MORTAR SIKASIKADUR 31, OR SIKASIKADUR 223 PER MANUFACTURER'S SPECIFICATIONS, FORM AND PUMP WITH SIKASIKADUR 31 IF REINFORCEMENT IS EXPOSED.
 - 1" MINIMUM CLEARANCE BETWEEN EXPOSED REBAR AND SOUND CONCRETE IF REBAR IS EXPOSED DURING REMOVAL OF UNSOUND CONCRETE.
 - PRIOR TO PLACING PATCH MATERIAL, SANDBLAST OR WATER BLAST EXISTING SURFACES AND EXPOSED REINFORCING SURFACES AND REINFORCING SHALL BE CLEAN, SOUND, AND FREE OF CONTAMINANTS. COAT EXPOSED CONCRETE SURFACE AND REINFORCING WITH BONDING AGENT / REINFORCEMENT PROTECTION SIKASIKADUR 31 PER MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE GALVANIZED ANODES AT EACH END AT 12" OC OF ALL REINFORCING EXPOSED DURING DEMOLITION. DO NOT COAT OF REBAR WITH SIKASIKADUR 31 WHERE WIRE LEADS CONNECT TO REINFORCING.
 - PROVIDE TEMPORARY SHORING IF MORE THAN ONE VERTICAL REBAR IS EXPOSED OR MORE THAN 15 PERCENT OF COLUMN SECTION IS REMOVED.

TYPICAL TOP OF WALL CONCRETE REPAIR DETAIL

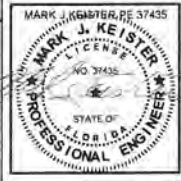
- NOTES**
- PRIOR TO BEGINNING REPAIR, OUTLINE EXTENT OF PATCH ON SLAB WITH SPRAY PAINT FOR REVIEW BY ENGINEER.
 - SAWCUT EDGES 3" MINIMUM BEYOND LIMITS OF UNSOUND CONCRETE AREAS TO 1/2" MAXIMUM DEPTH. TAKE EXTREME CARE TO AVOID CUTTING REINFORCING SQUARE-CUT CORNERS IN PATTERNS AS SIMPLE AS POSSIBLE.
 - 1" MINIMUM CLEARANCE BETWEEN EXPOSED REINFORCING AND SOUND CONCRETE.
 - FORM PATCH AREA AND PUMP WITH SIKADUR 42, GROUT-PAK PER MANUFACTURER'S SPECIFICATIONS.
 - EXTEND PATCH AREA TO 3" BEYOND UNDRILLED REINFORCING. PROVIDE SUPPLEMENTAL REINFORCING AT REINFORCING THAT HAS LOST MORE THAN 10% OF IT'S CROSS-SECTION. BARS MAY BE LAPPED WITH MINIMUM ACI CLASS "B" TENSION LAP OR MECHANICAL SPLICES MAY BE PROVIDED. COAT ALL EXPOSED CONCRETE AND REINFORCING WITH BONDING / REINFORCEMENT PROTECTION, SIKASIKADUR 31 PER MANUFACTURER'S SPECIFICATIONS. PATCH SHALL BE FULL DEPTH OF PANEL AT PANEL BEARING.
 - PROVIDE GALVANIZED ANODES AT EACH END AT 12" OC OF ALL REINFORCING EXPOSED DURING DEMOLITION. DO NOT COAT OF REBAR WITH SIKASIKADUR 31 WHERE WIRE LEADS CONNECT TO REINFORCING.

- DEMOLITION**
- PERFORM SOUNDING OF CONCRETE SURFACES AS REQUIRED TO IDENTIFY SPALLING CONCRETE. MARK ALL SPALLED AREAS WITH A PAINT OUTLINE.
 - DEMOLISH CONCRETE TO AT LEAST THE LIMITS MARKED PER NOTE #1 ABOVE IN ACCORDANCE WITH THE SECTIONS AND TYPICAL DETAILS AND TO A MINIMUM DEPTH OF 1 1/2" OR TO SOUND CONCRETE WHICHEVER IS GREATER. FINAL DEMOLISHED AREA SHALL BE APPROXIMATELY RECTANGULAR WITH STRAIGHT SIDES, LEVEL SURFACE AND SQUARE CUT CORNERS. THIS MAY NECESSITATE REMOVAL OF SOUND CONCRETE SHALL BE DETERMINED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
 - AT THE PERIMETER OF THE DEMOLITION, THE SURFACE NORMAL TO THE FACE OF MEMBERS SHALL BE SAW-CUT APPROXIMATELY STRAIGHT FOR A MINIMUM DEPTH OF 1/2" OR TO THE DEPTH OF THE EXISTING REINFORCING STEEL WHICHEVER IS LESS. THE FINAL DEMOLISHED SURFACE AT ANY LOCATION SHALL BE REASONABLY SMOOTH WITH NO SHARP PROJECTIONS.
 - DO NOT DAMAGE OR CUT EXISTING REINFORCING STEEL DURING DEMOLITION.
 - SAND BLAST OR WATER BLAST CLEAN ALL DEMOLISHED SURFACES AND REINFORCING. REMOVE ALL LOOSE MATERIALS AND RUST AND DISPOSE ALL DEBRIS OFF SITE.

- SPALL REPAIR**
- ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS OF REINFORCED CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATION OF STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.
 - DEMOLISHED CONCRETE AREA SHALL BE REPAIRED BY THE FORM AND CAST METHOD FOR VERTICAL REPAIRS AND THE CAST-IN-PLACE METHOD FOR HORIZONTAL REPAIRS. DEPTH OF DEMOLISHED AREAS SHALL BE MAINTAINED AT A MINIMUM OF 1 1/2".
 - REINFORCEMENT
A. DEFORMED BARS
ASTM A615 GRADE 60
 - ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

- PAINTING**
- PAINT ALL EXPOSED CONCRETE IN AREAS THAT HAVE BEEN PREVIOUSLY PAINTED TO MATCH EXISTING PAINT TYPE AND COLOR. COORDINATE WITH THE OWNER.

HISTORIC MALLORY SQUARE CABLE HUTS
KEY WEST, FLORIDA



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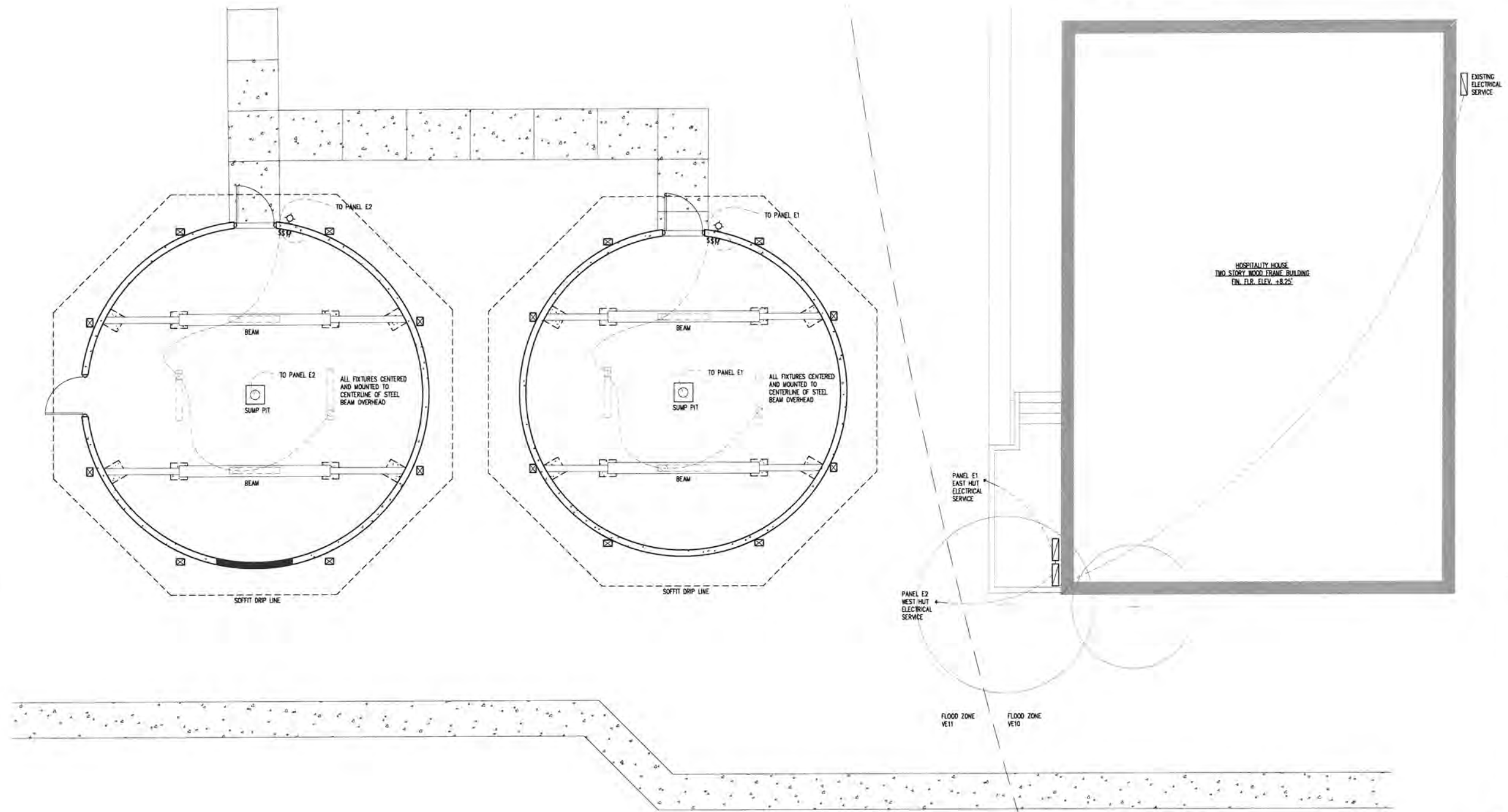
Bender & Associates
ARCHITECTS
P.A.

Project # 1729A
TYPICAL DETAILS
Date: 07/16/2020

S5.1
OF



- ELECTRICAL NOTES**
- All electrical work shall be performed in accordance with the National Electrical Code, Florida Building Code and/or any local codes and ordinances.
 - The Electrical Contractor shall refer to the Architectural plans for exact location of all equipment. Contractor shall not scale plans.
 - It is not the intent of these plans to show every and all details of construction. The Electrical Contractor shall furnish and install all items as to provide a complete electrical installation with all equipment in proper working order.
 - The Electrical Contractor shall be responsible for the full coordination of his work with that of the General Contractor.
 - It shall be understood that all work performed shall be done so by a licensed Electrical Contractor and in a first class workmanlike manner.
 - All electrical work and material shall be guaranteed for a period of one year of date of issue of Certificate of Occupancy.
 - All power and control wiring shall be done by the Electrical Contractor.
 - All panels shall have typewritten directories indicating all circuits.
 - Lighting fixtures including lamps shall be provided and installed by the Electrical Contractor.
 - All wires and cables shall be copper except as indicated. Wires shall be #12 minimum size (control wiring shall be #14AWG). Wire sizes #10 and smaller shall be TW solid. Wire sized #8 and larger shall be THW stranded.
 - Contractor shall provide temporary power for all trades.
 - Contractor shall install lighting fixtures provided by others.
 - All copper water pipe shall be electrical bonded and grounded.
 - Balance loads in accordance with good construction practices.
 - The Electrical Contractor shall be responsible for verifying adequate circuitry and breaker sizes which are required by this Contract.
 - The Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department having jurisdiction over this project.



1 CABLE HUT PROPOSED ELECTRICAL PLAN
 E1.0 SCALE 1/4" = 1'-0"

HISTORIC MALLORY
 SQUARE CABLE HUTS
 KEY WEST, FLORIDA

[Signature]
 7/27/20

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 Florida License AIC002022

Bender & Associates
 ARCHITECTS
 p.a.

Project No. 1725A
 ELECTRICAL PLAN AND
 DETAILS
 Date: 07/21/2020

E1.0



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., August 25, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

**STABILIZATION AND MAINTENANCE OF EAST AND WEST
HISTORIC CABLE HUTS. REMOVAL OF NON-HISTORIC
ELEMENTS FROM WEST CABLE HUT.
#1 MALLORY SQUARE**

Applicant – Bender & Associates / City of Key West Application #H2020-0023

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: #1 Mallory Square & Wall Street on the 20 day of August, 2020.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 23, 2020.

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

The Certificate of Appropriateness number for this legal notice is 2020-0063

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

Signed Name of Affiant:

[Signature]
Date: August 20, 2020
Address: 1300 White Street
City: Key West
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 20th day of August, 2020.

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

NOTARY PUBLIC

Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 8/20/2023





Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at 5:00 p.m. August 25, 2020. If you wish to view the live feed of the meeting, you can login at: Council Chamber 77, A/R/T Center (Room 70), or type this link into your browser: <http://keywestcity.gov/online/MeetingPages/Meeting.aspx?MeetingID=1>. The purpose of the meeting will be to consider a request for:

STABILIZATION AND MAINTENANCE OF EAST AND WEST HISTORIC CABLE HUTS, REMOVAL OF NON-HISTORIC ELEMENTS FROM WEST CABLE HUT
#1 MALLORY SQUARE

Applicant - Bender & Associates / City of Key West Application #H2020-0023

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-895-2977 or visit our website at www.keywestcity.com.
THIS NOTICE CAN ONLY BE REMOVED FROM THIS CITY WEBSITE BY THE CITY ENGINEER'S OFFICE

ADVERTISANCE: It is the policy of the City of Key West to comply with all requirements of the state with respect to public notice. Please contact the City Engineer at 305-895-2977 or 305-895-4770 (toll-free) or the City Coordinator at 305-895-3611 or send the business card to address to the City Manager, Executive Secretary, Director, or Planning or Public Works.



Public Meeting Notice

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PROPERTY APPRAISER INFORMATION



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 00072082-003700
 Account# 8801131
 Property ID 8801131
 Millage Group 10KW
 Location Address PT OF MALL VACANT LAND, KEY WEST
 Legal Description (TROPICAL SHELL AND GIFT INC LEASE DATED 2/20/85) G64-274/275
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

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

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$41,143	\$41,602	\$41,602	\$45,337
+ Market Misc Value	\$4,418	\$4,464	\$4,510	\$4,775
+ Market Land Value	\$1,962,359	\$2,070,188	\$2,070,188	\$2,065,691
= Just Market Value	\$2,007,920	\$2,116,254	\$2,116,300	\$2,115,803
= Total Assessed Value	\$2,007,920	\$2,116,254	\$2,116,300	\$2,115,803
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,007,920	\$2,116,254	\$2,116,300	\$2,115,803

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	2,038.00	Square Foot	0	0
COMMERCIAL DRY (100D)	774.00	Square Foot	0	0

Commercial Buildings

Style VACANT COMM / 10C
 Gross Sq Ft 625
 Finished Sq Ft 625
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls REIN CONCRETE
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 REIN CONCRETE
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 1
 Half Bathrooms 1
 Heating Type
 Year Built 1950
 Year Remodeled

Effective Year Built 1992
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	625	625	0
TOTAL		625	625	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
	1949	1950	1	660	1
	1999	2000	1	216	1
	1999	2000	1	560	2

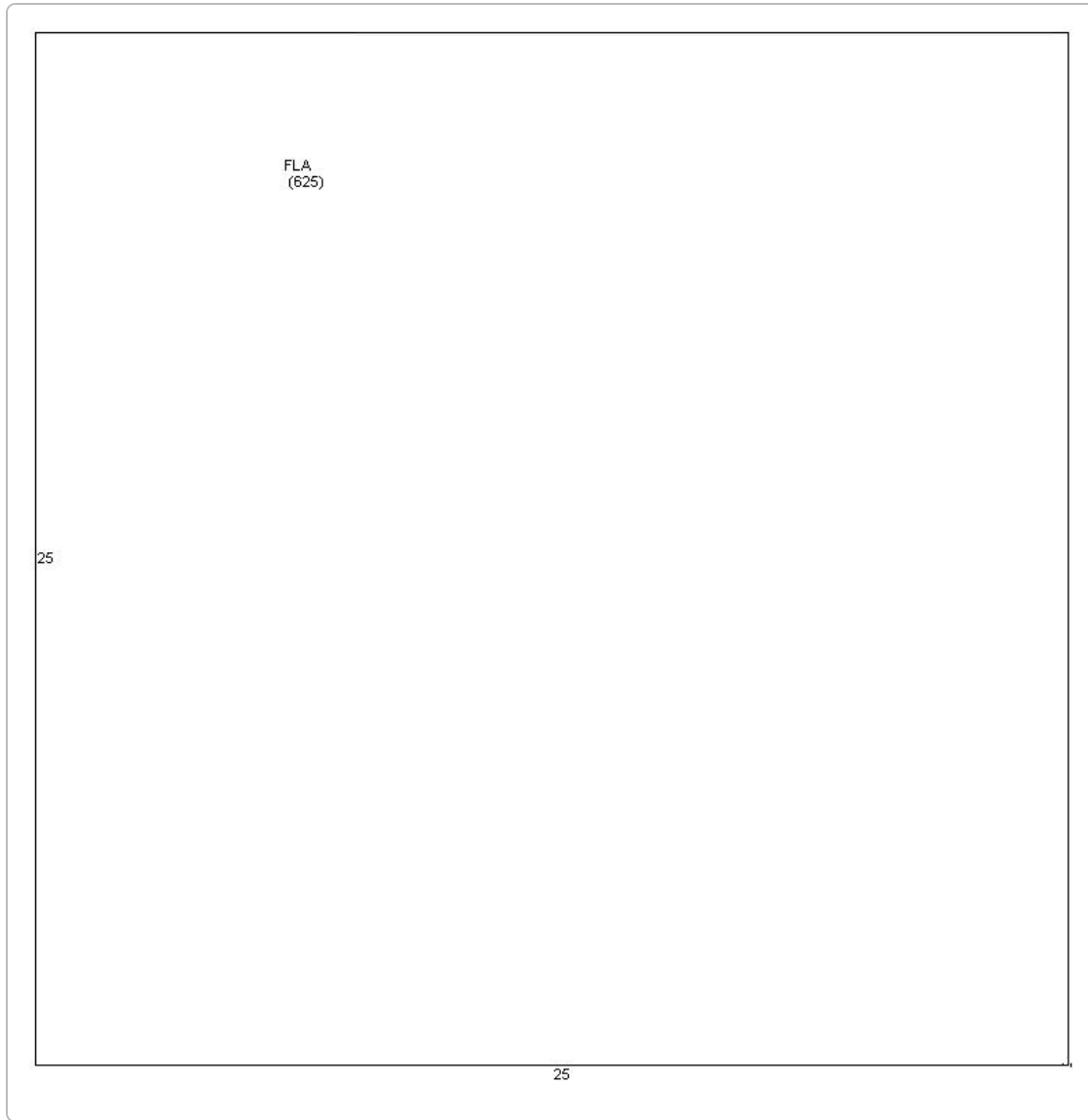
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0102798	9/17/2001	12/4/2001	\$6,000		NEW ELECTRICAL/200 AMP
0103146	9/14/2001	12/4/2001	\$4,850		NEW COUNTER
9999999	11/5/1999	11/5/1999	\$1		REMODEL TO RESTAURANT
9903522	10/29/1999	12/21/1999	\$3,800		DECK
9903174	10/25/1999	12/21/1999	\$3,000		INSTALL 10 NEW FIXTURES
9903174	9/16/1999	12/21/1999	\$3,000		REMODELING
9802425	8/10/1998	12/21/1999	\$2,800		FENCE
9600712	2/1/1996	8/1/1996	\$2,000		ELECTRIC PERMIT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

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

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Disclaimer

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

Summary

Parcel ID 00072082-001100
 Account# 8757778
 Property ID 8757778
 Millage Group 10KW
 Location Address WALL St, KEY WEST
 Legal Description (F/K/A ISLAND ADVENTURES OF KEY WEST LEASE) EXPIRED 1/31/95 G64-274/275
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Owner

[CITY OF KEY WEST](#)
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$85,890	\$85,890	\$85,890	\$85,890
+ Market Misc Value	\$32,967	\$32,967	\$32,967	\$32,967
+ Market Land Value	\$1,753,318	\$1,753,318	\$1,753,318	\$1,753,318
= Just Market Value	\$1,872,175	\$1,872,175	\$1,872,175	\$1,872,175
= Total Assessed Value	\$1,872,175	\$1,872,175	\$1,872,175	\$1,872,175
- School Exempt Value	(\$1,872,175)	(\$1,872,175)	(\$1,872,175)	(\$1,872,175)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	2,992.00	Square Foot	47	58

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
	1979	1980	1	448	4
	1985	1986	1	672	1
	1987	1988	1	1688	2
	1987	1988	1	625	3

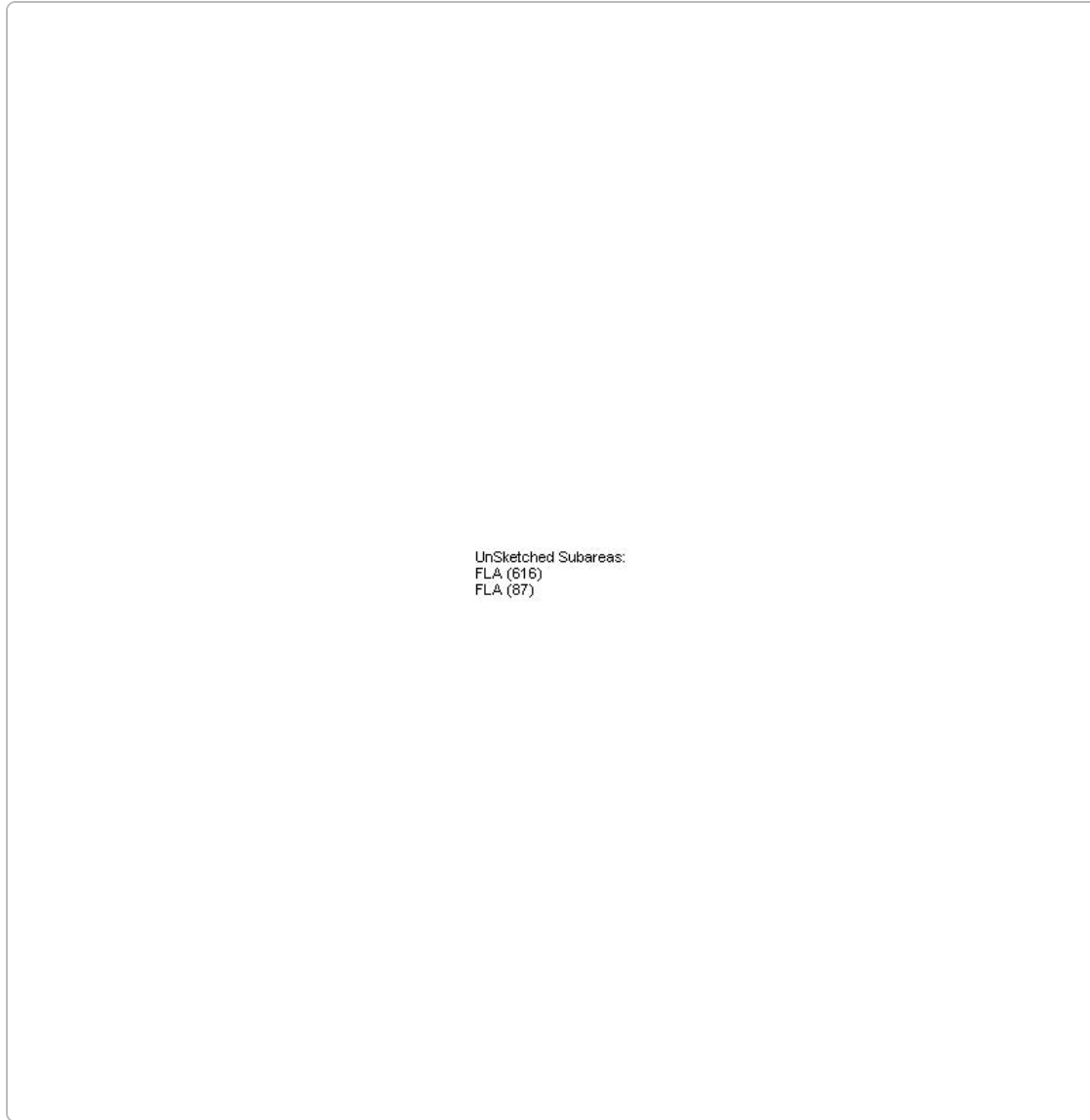
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-3668	11/29/2004		\$23,995		FENCE, GATES
04-3507	11/10/2004		\$2,000		DEDUCT METER
9800138	1/14/1998	12/21/1999	\$5,000		ELECTRICAL
9704298	12/22/1997	12/21/1999	\$1,000		GUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



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

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