



## **Historic Architectural Review Commission Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: May 24, 2022

Applicant: Doyon Construction

Application Number: H2022-0017

Address: 627 Caroline Street

### **Description of Work:**

After-the-fact renovations to historic residence including replacement of all siding, installation of new columns and railings on front porch, and elevation of building.

### **Site Facts:**

The property under review contains a two-story wood frame house listed as a contributing resource to the historic district. The historic house appears in the oldest Sanborn map from 1889. The bay window on the east side was added between 1899 and 1912. By the 1960's a carport was built, and the front porch was partially enclosed on the first floor while screens were installed on the second floor.

On November 27, 2018, the Commission approved Certificate of Appropriateness H2018-0010 for the "Complete restore (historically) the enclosed porch. Repair all 19 historic wood windows, 4 historic exterior doors. Adding single story addition in the rear. Second story balcony at rear with 5 sliding glass doors. Remove attached garage and rear addition. Construct detached single story structure and detached garage. New pool and site improvements". Applicant was Architect William Rowan. While working on construction drawings, the architect concluded that new foundations were needed, and the building department requested that the new foundations for the house be compliant with FEMA. Staff approved the submitted construction plans under building

permit BLD2019-1640, with the elevation of the house. Architecturally the plans matched what the Commission approved, but the house elevation was approximately one foot higher than proposed in the approved HARC plans. Of significance the construction plans elevations and floor plans depicted that the front porch new columns were 6” by 6” with no trim work, capitals, or bases. Also, the historic gingerbread railings of the second floor were to be kept and new historic wood railings to match existing were to be build for the new first floor front porch. In addition, siding was to be repaired, as well as windows and doors. A year ago, while during construction phase, staff received a phone call from a citizen stating that historic pine siding was thrown away on a container. When Brandon Celli arrived at the site, the container was gone. Staff can attest that historic siding was stored and covered on the back of the site. Since last year staff has been expressing to the contractor our concerns of construction work done out of the scope of approved work and the removal of historic material.

On December 22 and 29 of last year the contractor sat with staff and explained that all changes were authorized by the architect on record. Staff asked the contractor when he submitted revision plans to the building department for such changes and he responded that it was the architect’s responsibility to do so. He also brought a photograph from the house across the street, 622 Caroline Street, and stated that that house had similar columns to what they build. 622 Caroline Street is a masonry structure build in 1953 and in 2010 the Commission approved a new front porch to replace an enclosed one.

After innumerable attempts to get responses on February 2, 2022, the new architect on record, Carlos Rojas, submitted through the contractor via Trakit additional information which is included as part of this report.

It was not until April 24 that staff received a complete application for this review.



622 Caroline Street 2010



Approved front elevation for 622 Caroline Street 2010

### **SOIS and Guidelines Cited on Review:**

- Secretary of the Interior’s Standards for Rehabilitation (pages 16-23), specifically Standards 1, 2, 3, 5, 6, and 9.
- Building exteriors-Wood (page 24), all section.
- Decorative elements and details (page 24), all section.
- Windows (pages 29-30), specifically guidelines 1, 2, and 3.

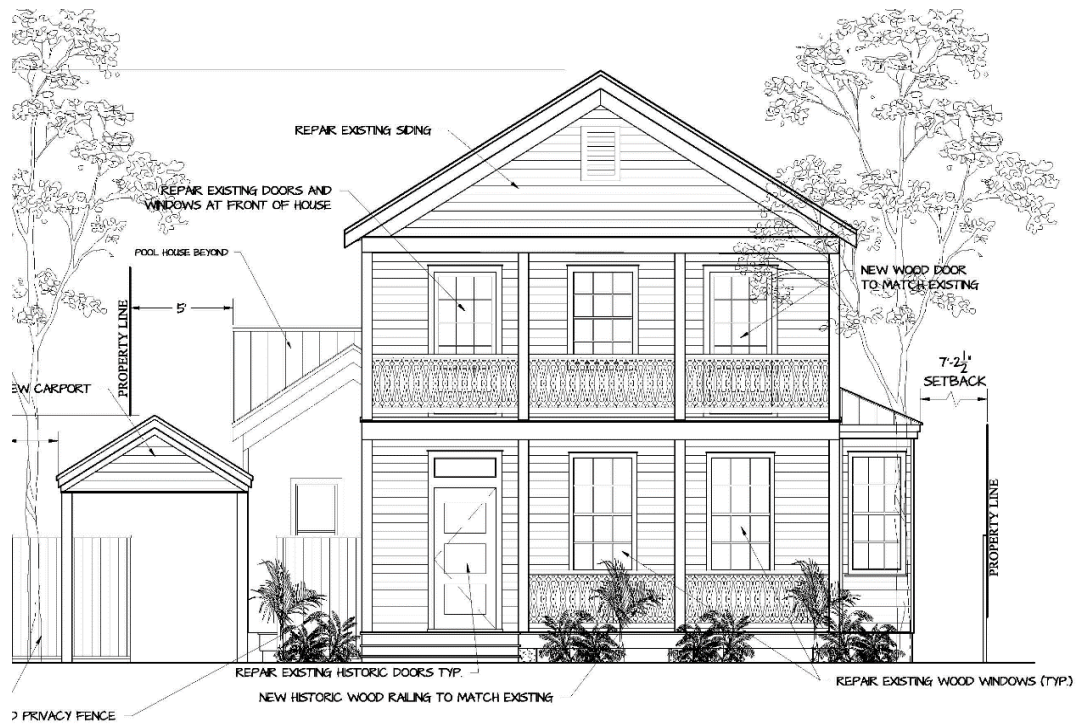
## Staff Analysis:

The Certificate of Appropriateness under review includes several deviations to approved plans done during construction work which consists of:

1. Change of 6" by 6" front porch columns to 8" by 8" columns with capital, trims, and bases.
2. Removal and disposal of old pine wood lap siding, when the plans included repairs and replacement when needed and replacement of all with new.
3. Removal and disposal of old gingerbread railings from second floor front porch and replacement with 44 ½" high railings. Wood turned balusters were used.
4. New gingerbread railings for first floor porch replaced with turned wood railings.
5. Higher new foundations than approved ones.
6. Dintel details on the front step's raisers.
7. Carport was built closer to the house.



Front Elevation from Building Permit 2019-1640. Building permit plans are signed by Architect William Rowan. Annotations in red on drawings signed by Architect Carlos Rojas and provided by the contractor for this review.



HARC Approved Front Elevation for 627 Caroline Street



Current Conditions 627 Caroline Street



**Consistency with Cited Guidelines:**

It is staff's opinion that we cannot approve a final inspection for this project as the contractor deviated from what was approved by this Commission and by staff through the permitting process. Moreover, what was built is inappropriate and inconsistent with cited guidelines and the Secretary of the Interior's Standards for Rehabilitation. Removal of historic materials and departing from approved plans without approved revisions is against the principles and regulations that HARC is responsible for. The historic character of the house has been compromised by adding conjectural elements, by changing the proportions and scale of the front porch and destroying architectural features and fabric that once were part of the house.

A HARC final inspection is required for any contributing structure, among other type of structures, within the historic district prior to obtain a Certificate of Occupancy (Section 102-153 of the LDR's). HARC final inspections are issued either by the Historic Architectural Review Commission Inspector or Preservation Planner following inspection of the finished work.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA # 2022-0017	REVISION #	INITIAL & DATE TAK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

621 CAROLINE STREET	
Salvatore Celia	PHONE NUMBER 1-305-896-1917
621 CAROLINE STREET	EMAIL
DOYON CONSTRUCTION	
PEDRO P. SORIANO	PHONE NUMBER 1-786-402-5518
CARLOS Y. SORIANO, 305-896-6124	EMAIL PEDROPSORIANO@aol.com
	DATE 4/14/22

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: AFTER THE FACT CHANGES TO THE BUILDING

ELEVATION OF BUILDING 44" FROM GROUND

MAIN BUILDING: OLD SIDING WAS ROTTEN AND COULD NOT BE REUSED

INSTALLED PRESSURE TREATED LAP SIDING. THE OLD PORCH HAD 8"x8"

COLUMNS, WE INSTALLED NEW PRESSURE TREATED 8"x8" POSTS TO NEW

PORCH. THE OLD PORCH HAD GINGERBREAD, WE INSTALLED SPINDLE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

N/A

RECEIVED

APR 22 2022

BY:

RAILINGS LIKE THE HOUSE NEXT DOOR. WE FINISHED THE PORCH COLUMNS LIKE THE HOUSE ACROSS THE STREET.

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: A SIDING TO HOUSE B. RAILINGS FRONT PORCH C. PORCH 8"X8" POSTS

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.



# SANBORN MAPS



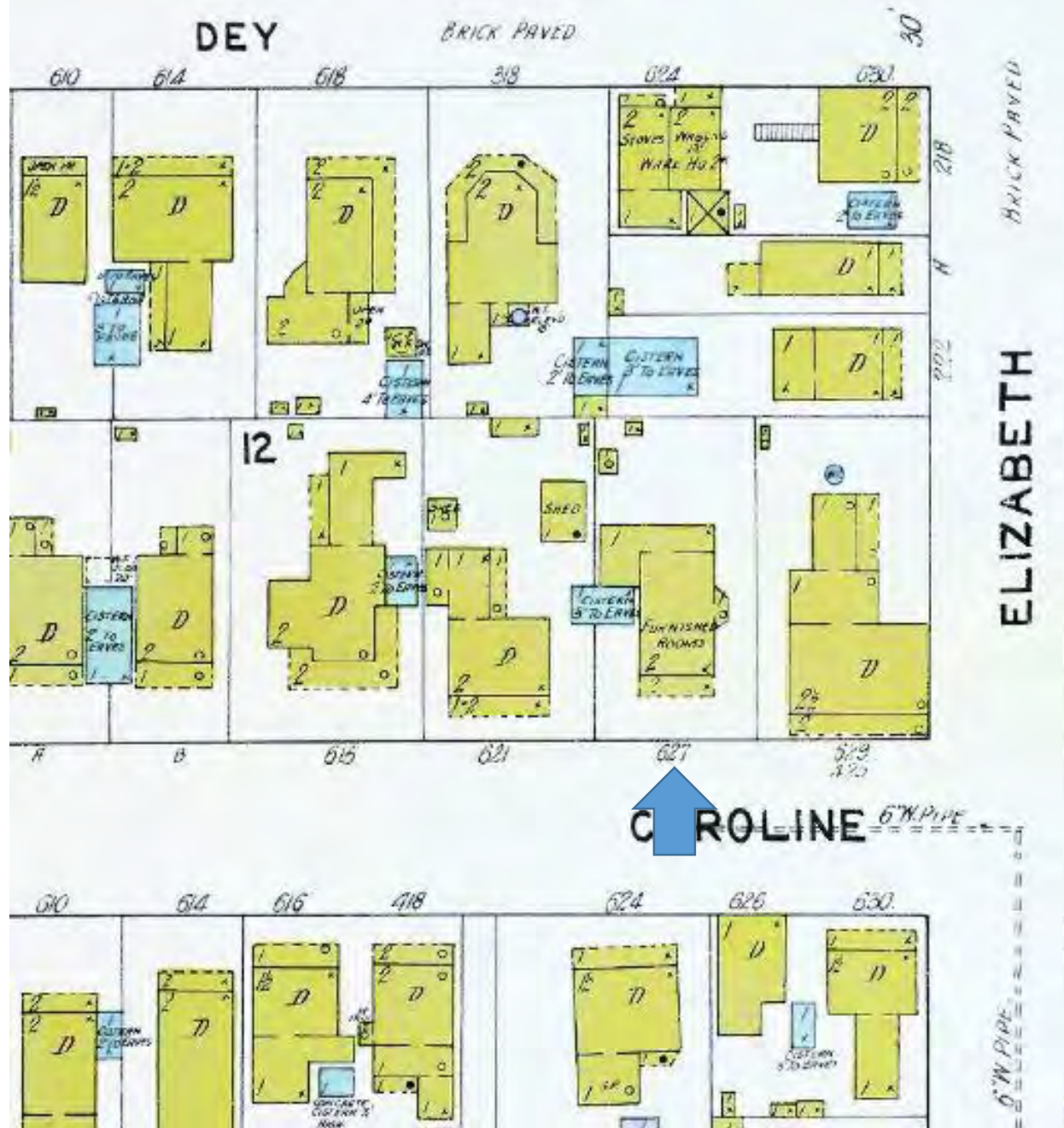
1889 Sanborn Map



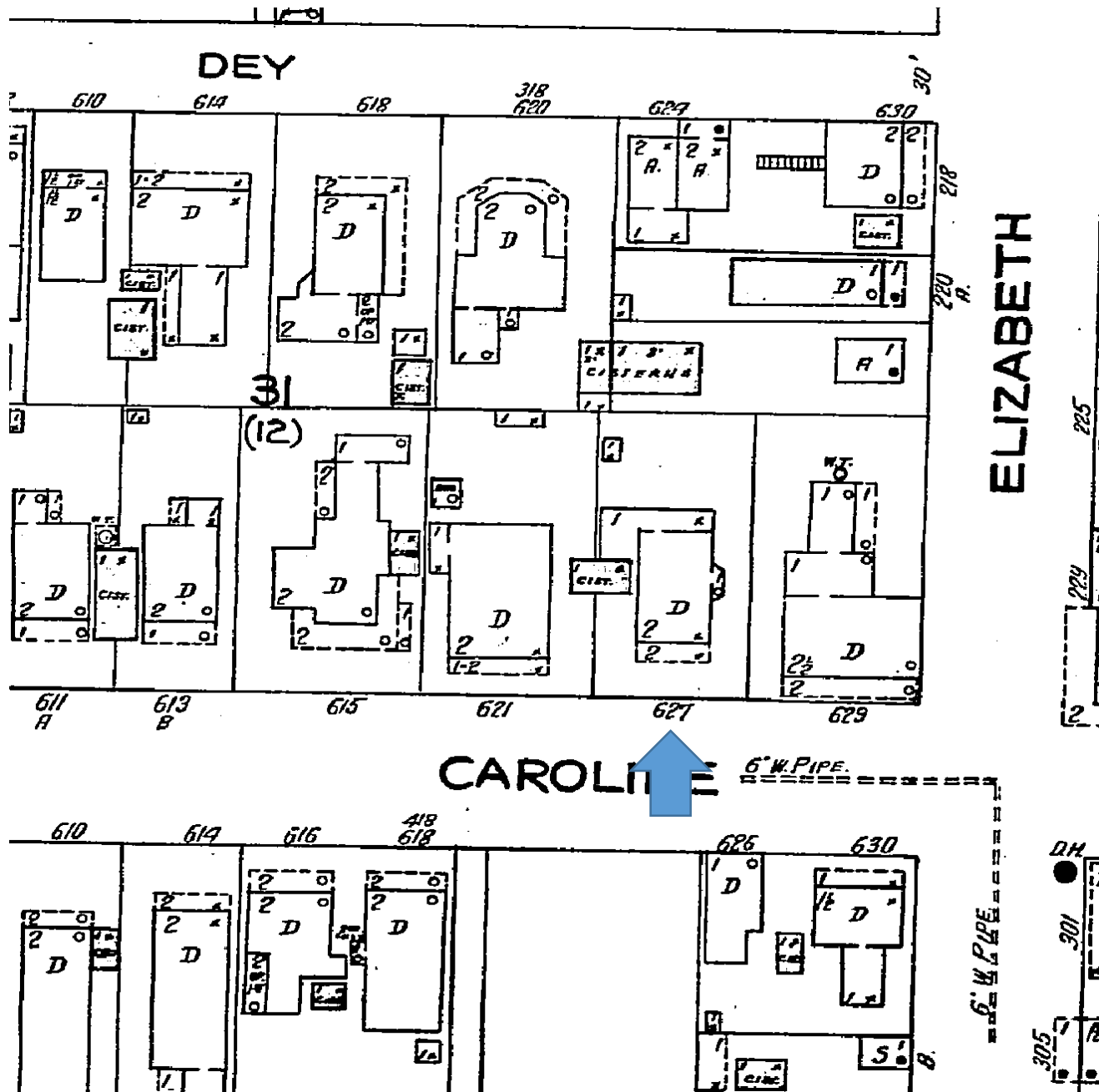


12

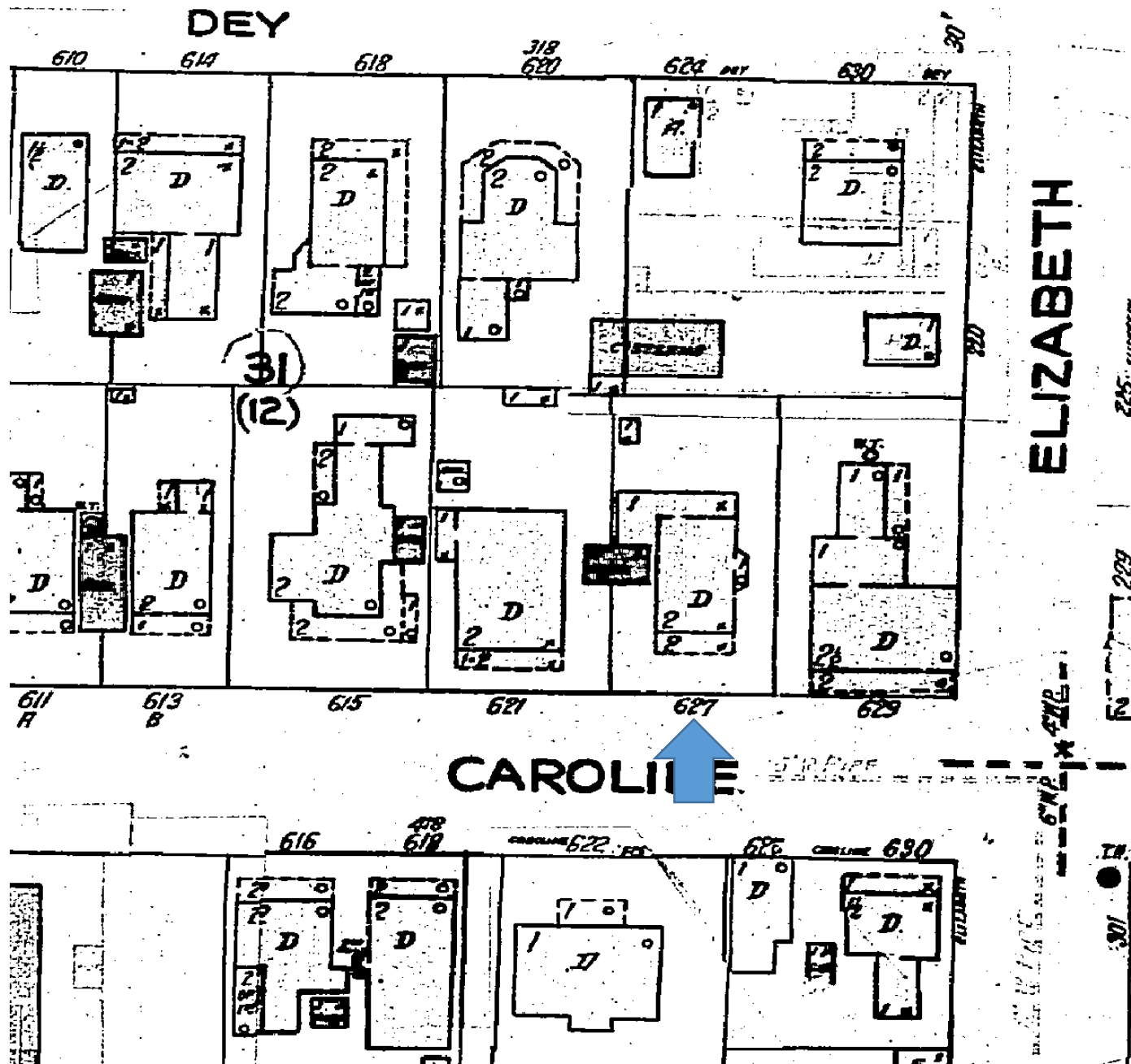




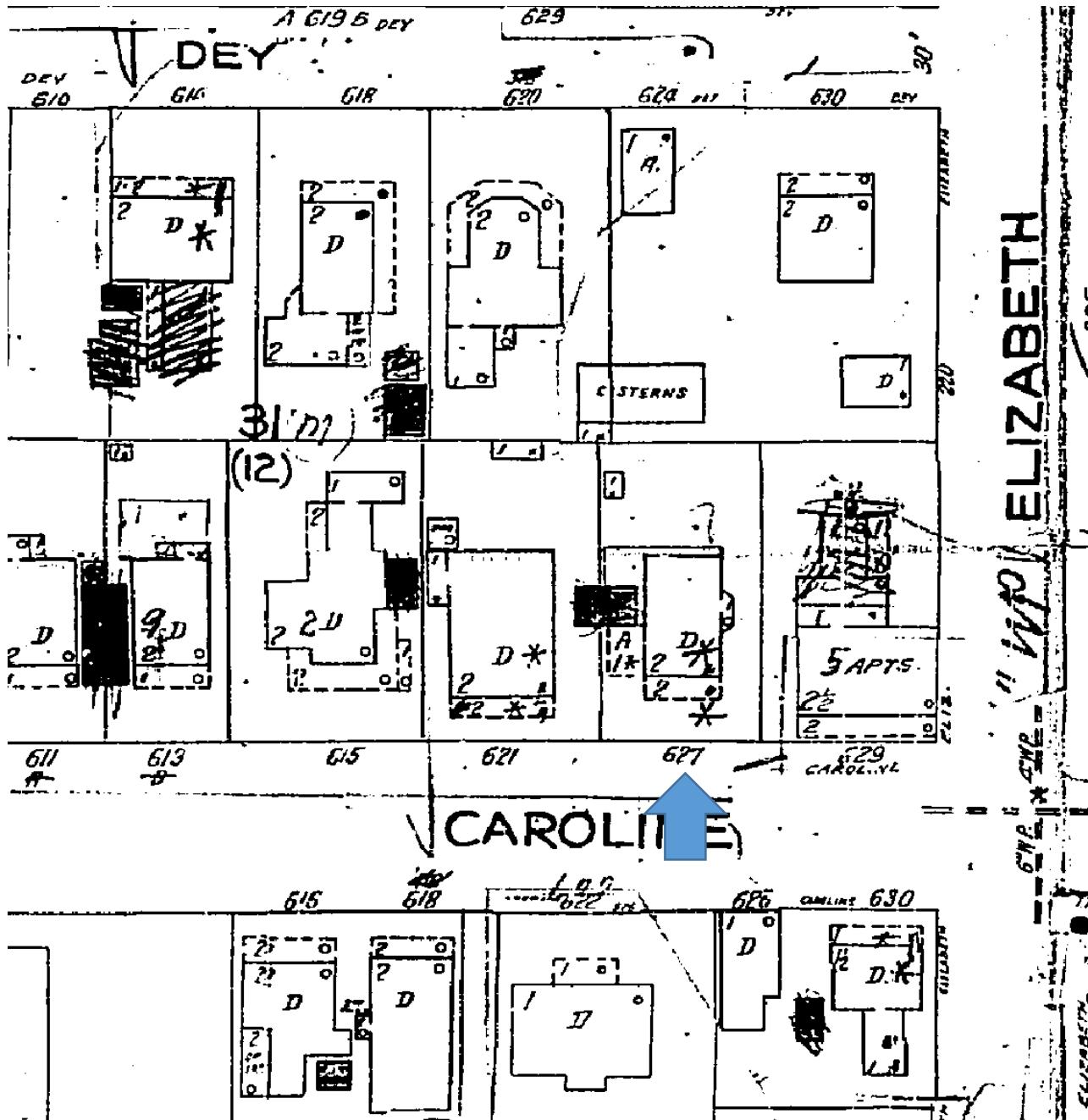
# 1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# HISTORIC PHOTOS AND PHOTOS TAKEN IN 2010



Property Appraiser's Photograph, c.1965. Monroe County Public Library.





Undated photo of 629 Caroline Street. The open porch of 629 Caroline Street can be seen. Monroe County Public Library.















































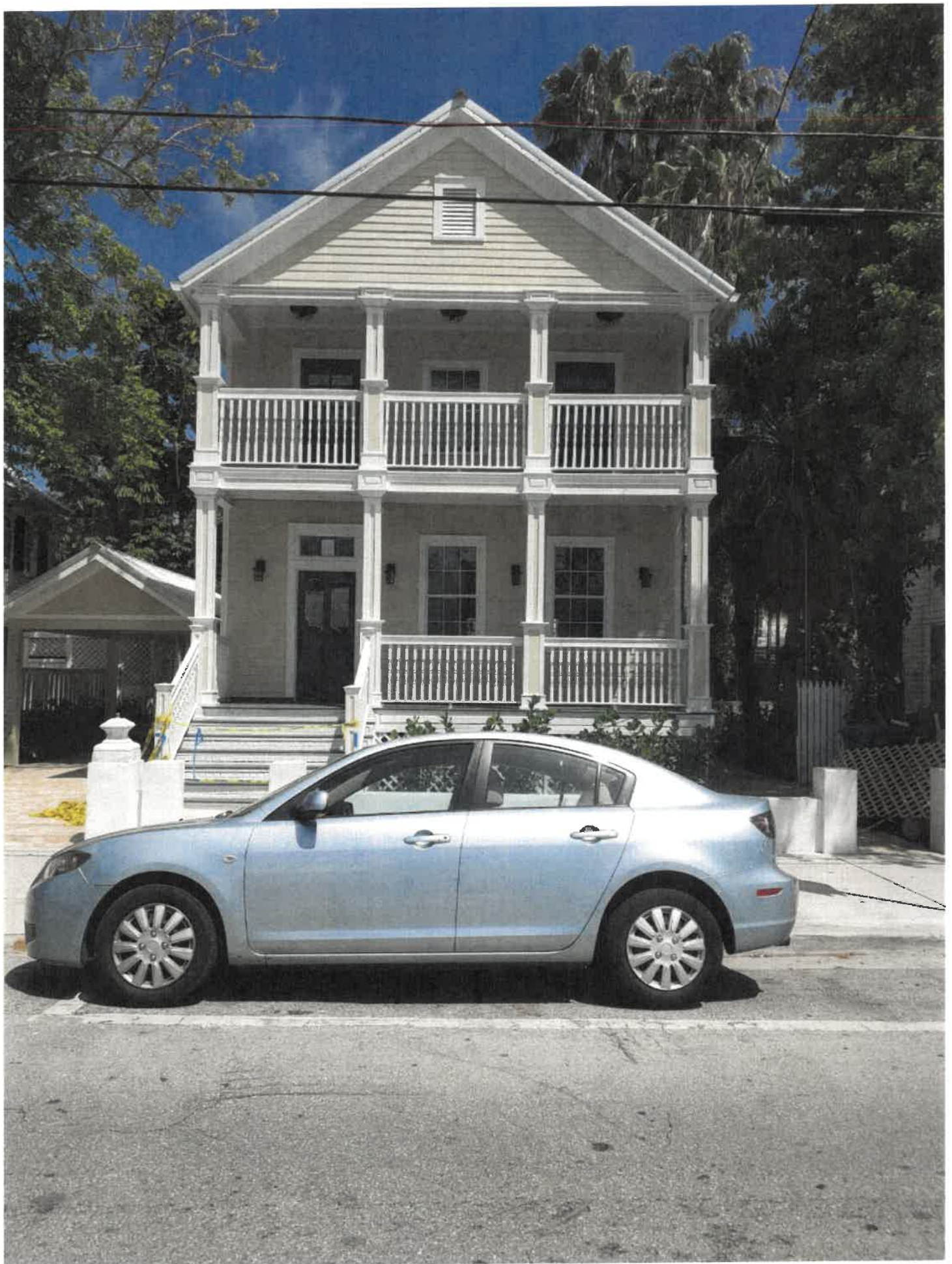








# CURRENT CONDITIONS PHOTOS



























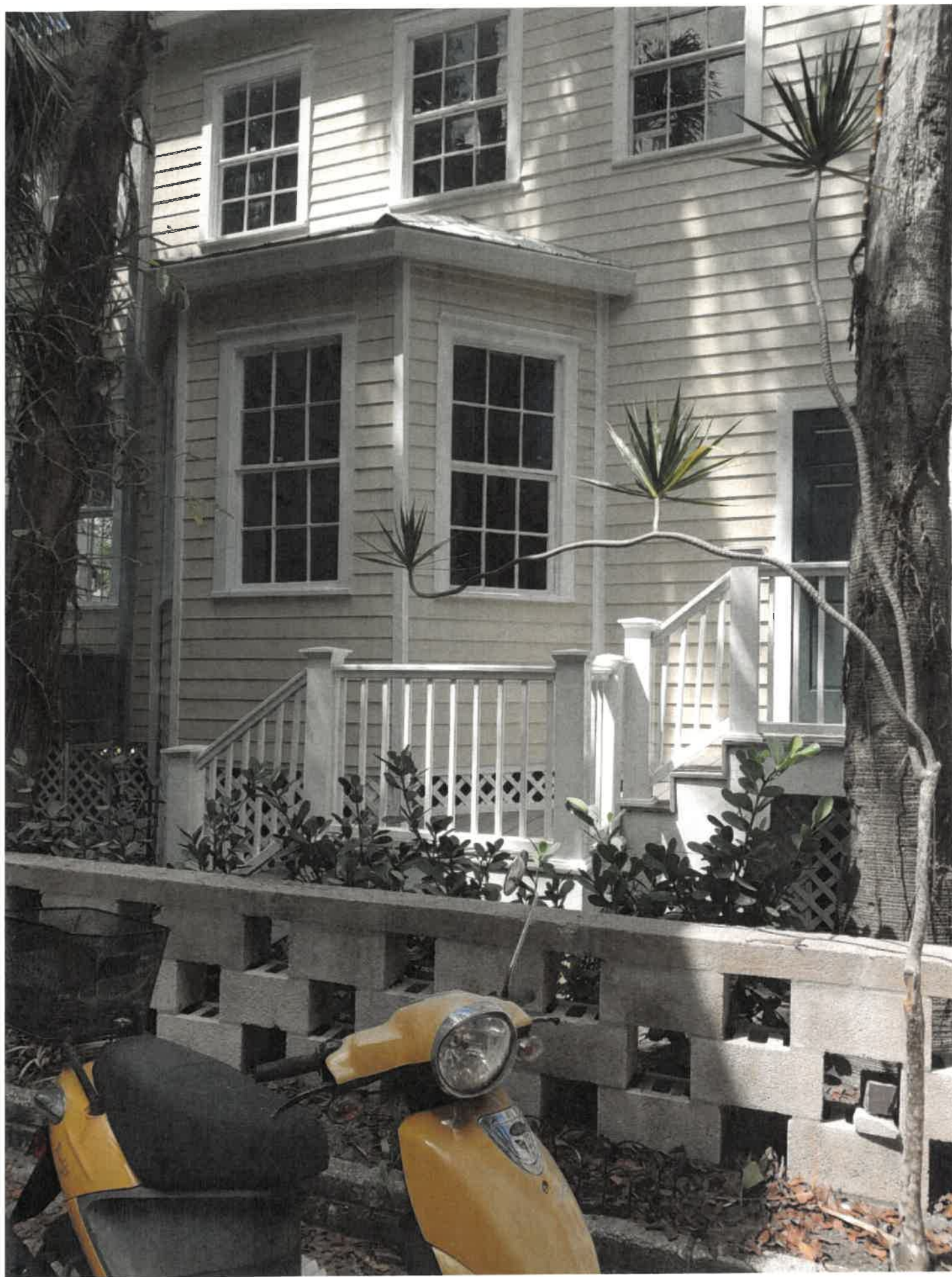


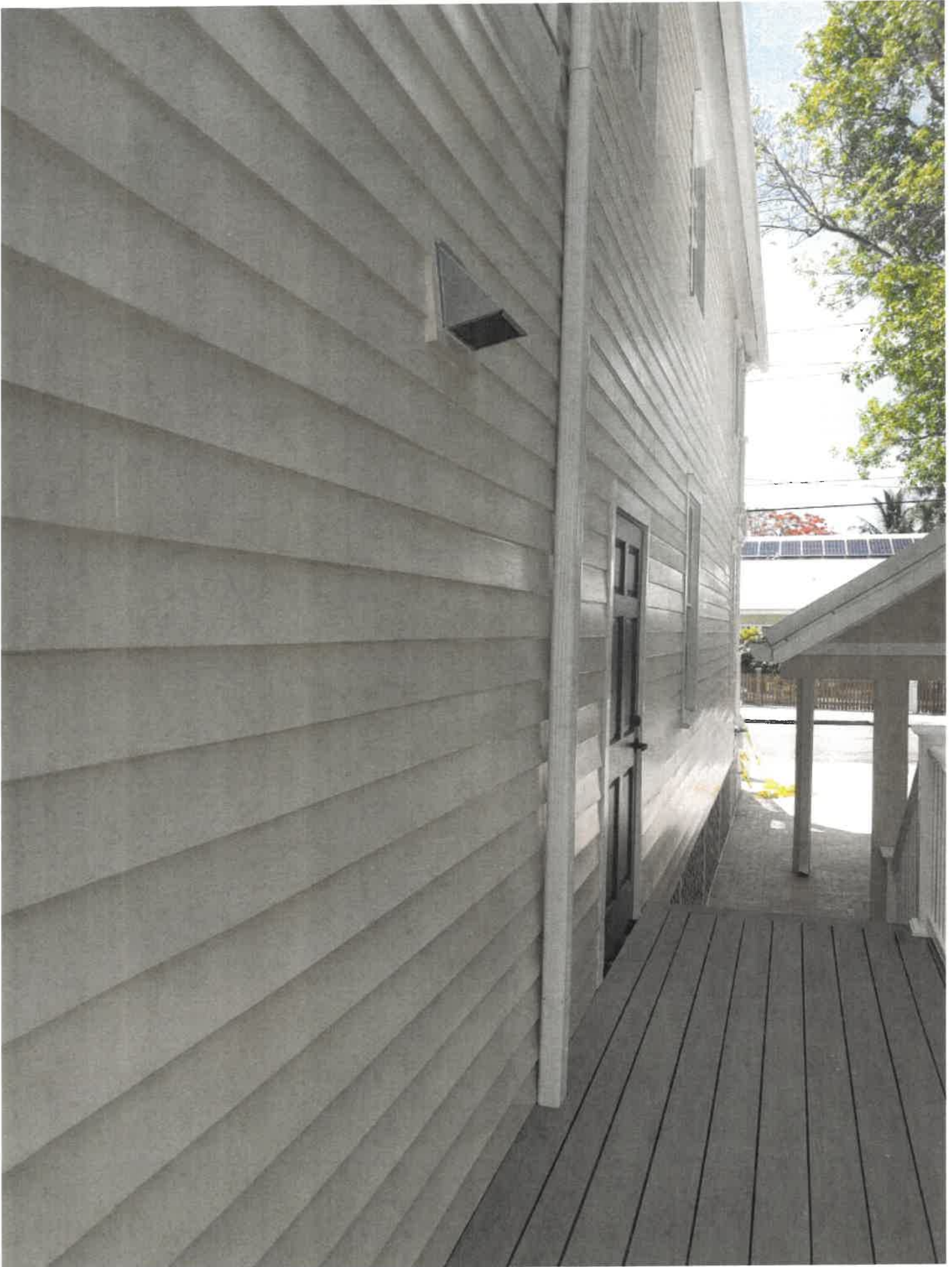


















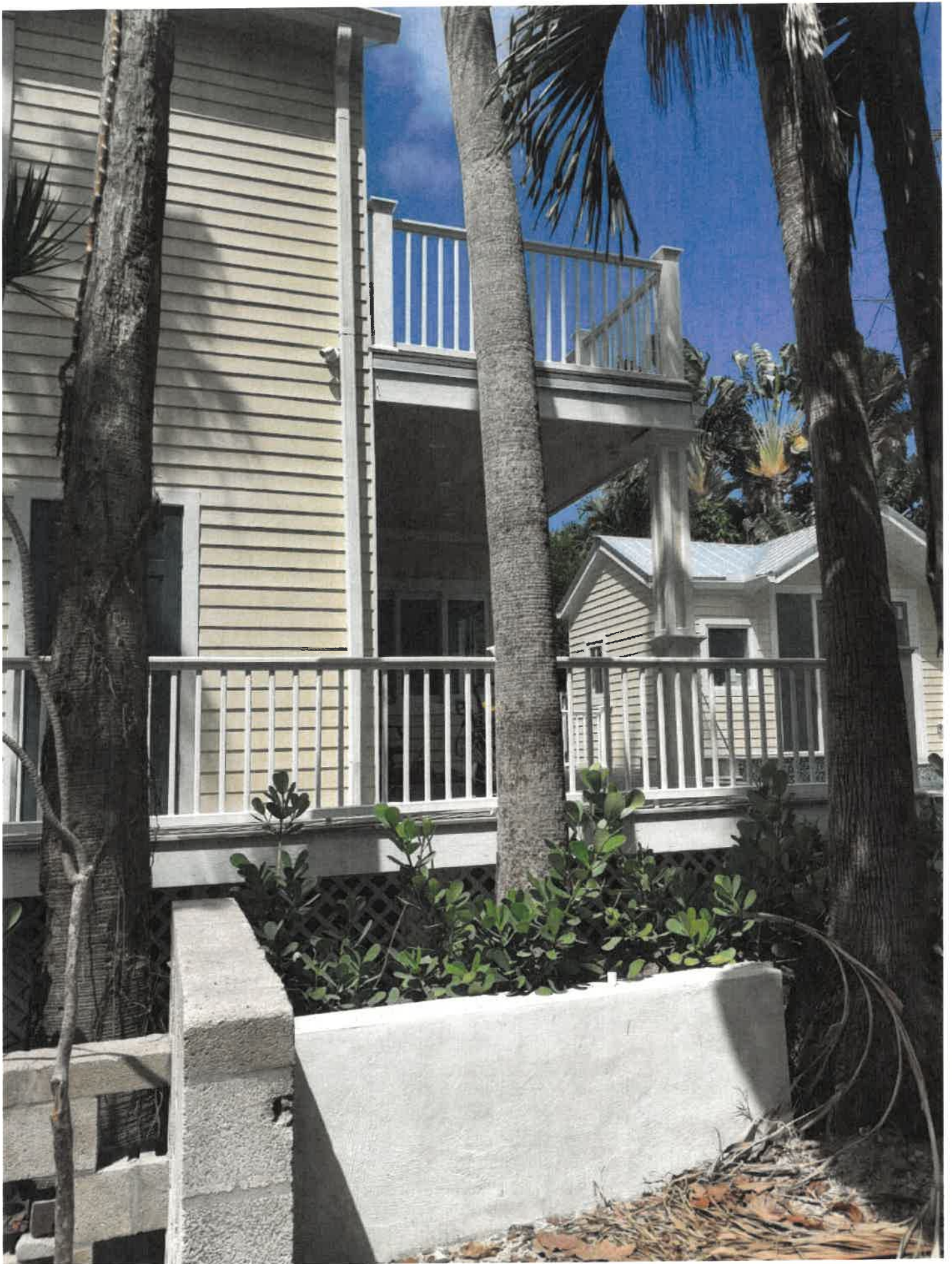
























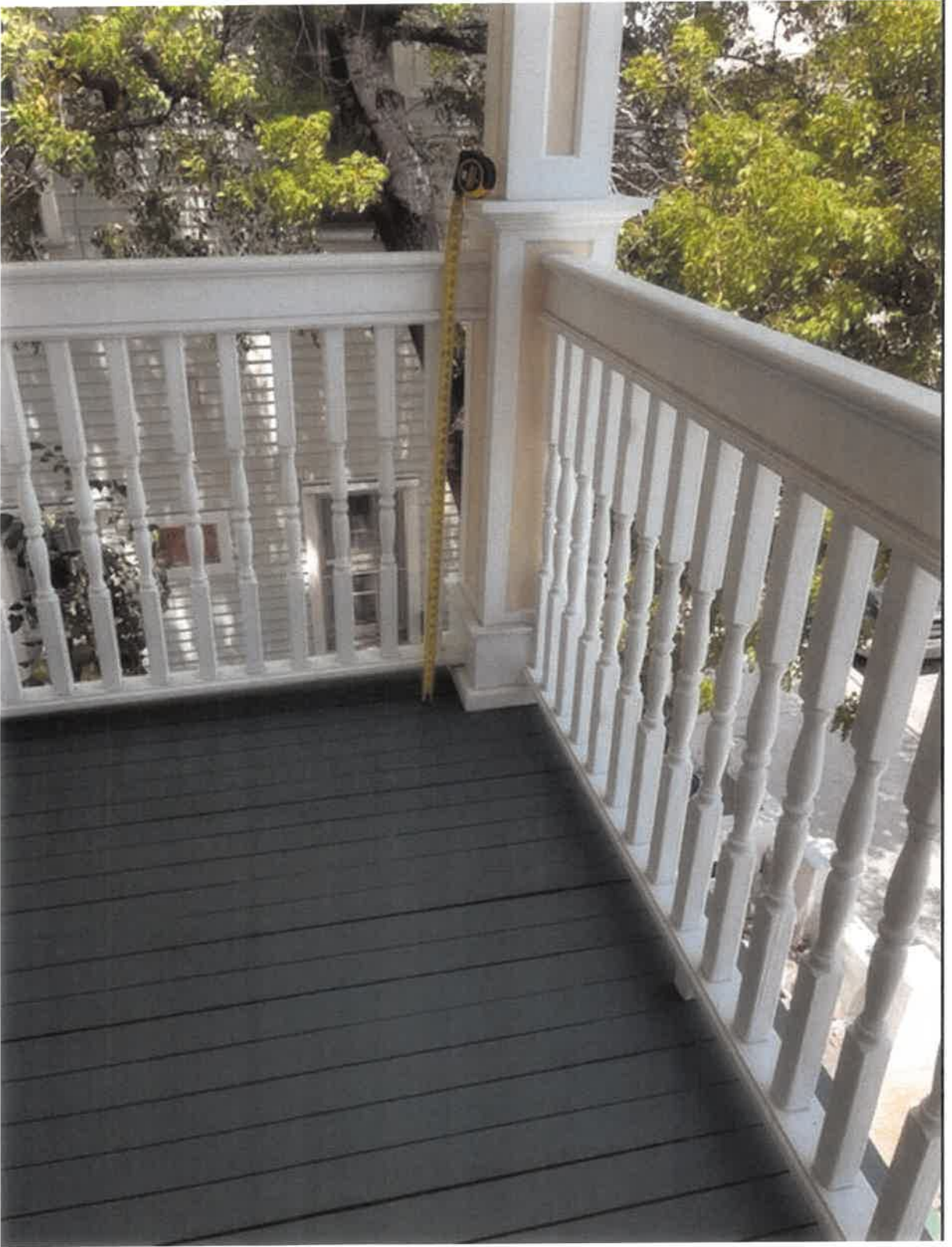
















# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name 627 CAROLINE LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 627 CAROLINE STREET (REAR SECONDARY STRUCTURE)				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00000850-000000) (KW PT LOT1 SQR 12)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5596 N</u> Long. <u>-81.8024 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 627 CAROLINE STREET (REAR SECONDARY STRUCTURE)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**C1. Building elevations are based on: ☐ Construction Drawings\* ☒ Building Under Construction\* ☐ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |     |  |                                 |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 8.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 4.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 5.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 4.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298
Title P.S.M.	
Company Name J. LYNN O'FLYNN, INC.	
Address 3430 DUCK AVENUE	

City KEY WEST	State Florida	ZIP Code 33040
------------------	------------------	-------------------

Signature 	Date 11-03-2021	Telephone (305) 296-7422	Ext.
--	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

LONGITUDE &amp; LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

# ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 627 CAROLINE STREET (REAR SECONDARY STRUCTURE)			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments

☐ Check here if attachments.



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 627 CAROLINE STREET (REAR SECONDARY STRUCTURE)			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable)				
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>				

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
627 CAROLINE STREET (REAR SECONDARY STRUCTURE)

Policy Number:

City  
KEY WEST

State  
Florida

ZIP Code  
33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption

FRONT VIEW

11-03-2021

Clear Photo One



Photo Two

Photo Two Caption

REAR/SIDE VIEW & FOUNDATION

11-03-2021

Clear Photo Two



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 627 CAROLINE STREET (REAR SECONDARY STRUCTURE)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption SIDE VIEW &amp; FOUNDATION

11-03-2021

Clear Photo Three



Photo Four

Photo Four Caption SIDE VIEW &amp; FOUNDATION

11-03-2021

Clear Photo Four

# SUBMITTED DOCUMENTS FOR WORK DONE





City Of Key West Building Department  
**Additional Information / Clarification Sheet**

**Date:** 02/02/22  
**Permit:** 19-1640  
**Construction Address:** 627 CAROLINE STREET  
**Contractor Name:** DOYON CONSTRUCTION  
**Contact Phone #:** (305) 896-6124  
**Permit Status:** ☒ Application currently being reviewed?  
☐ Permit been issued - this is requested additional information only?

**Please list additional information / clarification being submitted below:**

RAILING, COLUMN WIDTH, COLUMN  
BASES, AND REPLACE ROTTED SIDING



CARLOS OCTAVIO ROJAS AIA  
ARCHITECT

**As built HARC application for front porch and siding**  
**627 Caroline Street Key West, Florida**  
January 31, 2022

Mr. Raj Ramsingh, Building Official  
Mrs. Enid Torregrossa, HARC planner  
City of Key West

RE: railing, column width, column bases, and replace rotted siding

Dear Sir/ Madam,

Attached please find a HARC application for an as built application for the front elevation and siding. There are four items for HARC to consider and approve.

The railing has been changed from an unauthentic gingerbread pattern to a correct round spindle design that is similar to matching buildings all around it. This is more historically accurate and by necessity meets the current code for railings.

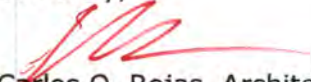
The porch column widths were increased from 6x6 to 8x8. It was found that 6x6 columns were not structurally sufficient to carry the uplift during major wind events. This structure has a half attic above the porch, coupled with the exposure factor, 8x8's had to be installed. It is also noted that the building next door, which is as substantial, has 7"x7" actual columns. 8x8's as you know, are 7 and a quarter inch thick.

Column bases and some trim work were added to the columns. The columns now have proper capitals and a recess panel, more in keeping with the upscale nature of the historic house. These details are also found in surrounding structures of similar age and design.

The original siding was thoroughly inspected and documented. It was found to be completely unusable due to rot and termite infestation. New real wood siding replaced the old siding in kind 100%. The original permit had less than that shown.

Please accept the photograph in lieu of drawings for these simple changes. If you have any questions, please call me.

Sincerely,



Carlos O. Rojas, Architect

---

2012 ROOSEVELT DRIVE  
KEY WEST, FLORIDA 33040  
(305) 292 4870





CARLOS OCTAVIO ROJAS AIA  
ARCHITECT

**As built HARC application for front porch and siding  
627 Caroline Street Key West, Florida**

January 31, 2022

Mr. Raj Ramsingh, Building Official  
Mrs. Enid Torregrossa, HARC planner  
City of Key West

RE: railing, column width, column bases, and replace rotted siding

Dear Sir/ Madam,

Attached please find a HARC application for an as built application for the front elevation and siding. There are four items for HARC to consider and approve.

The railing has been changed from an unauthentic gingerbread pattern to a correct round spindle design that is similar to matching buildings all around it. This is more historically accurate and by necessity meets the current code for railings.


The porch column widths were increased from 6x6 to 8x8. It was found that 6x6 columns were not structurally sufficient to carry the uplift during major wind events. This structure has a half attic above the porch, coupled with the exposure factor, 8x8's had to be installed. It is also noted that the building next door, which is as substantial, has 7"x7" actual columns. 8x8's as you know, are 7 and a quarter inch thick.

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Sincerely,



Carlos O. Rojas, Architect

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2012 ROOSEVELT DRIVE  
KEY WEST, FLORIDA 33040  
(305) 292 4870











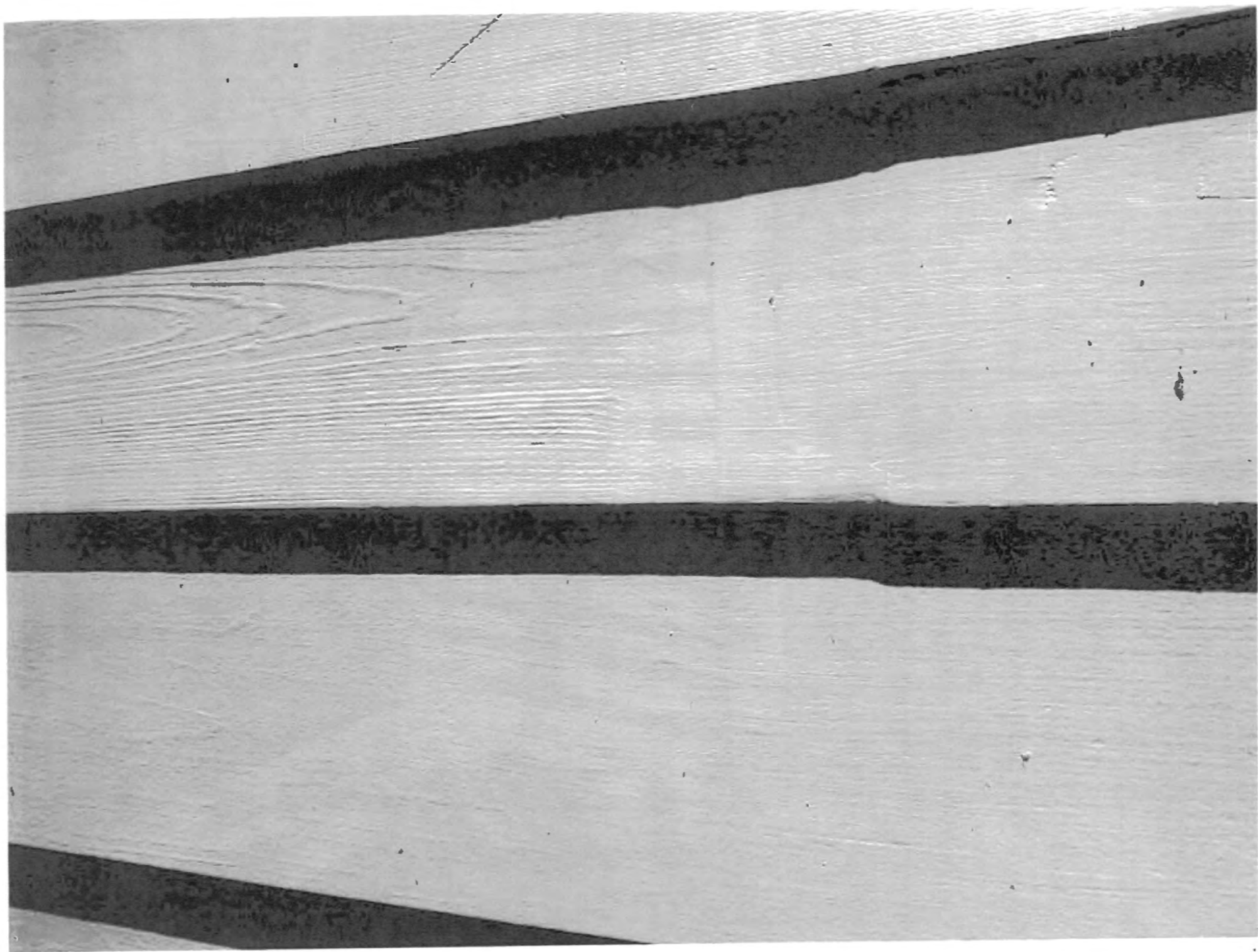




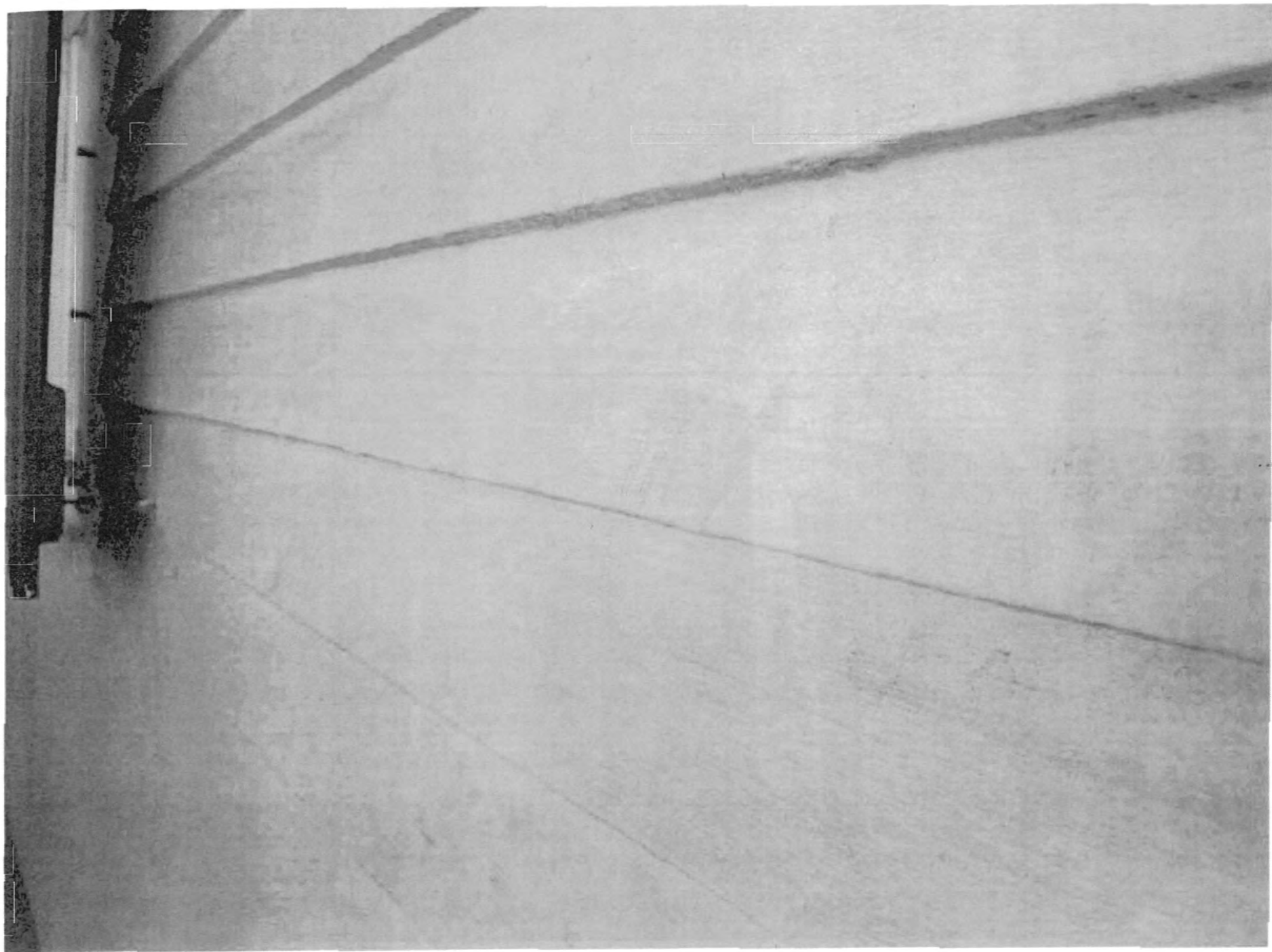








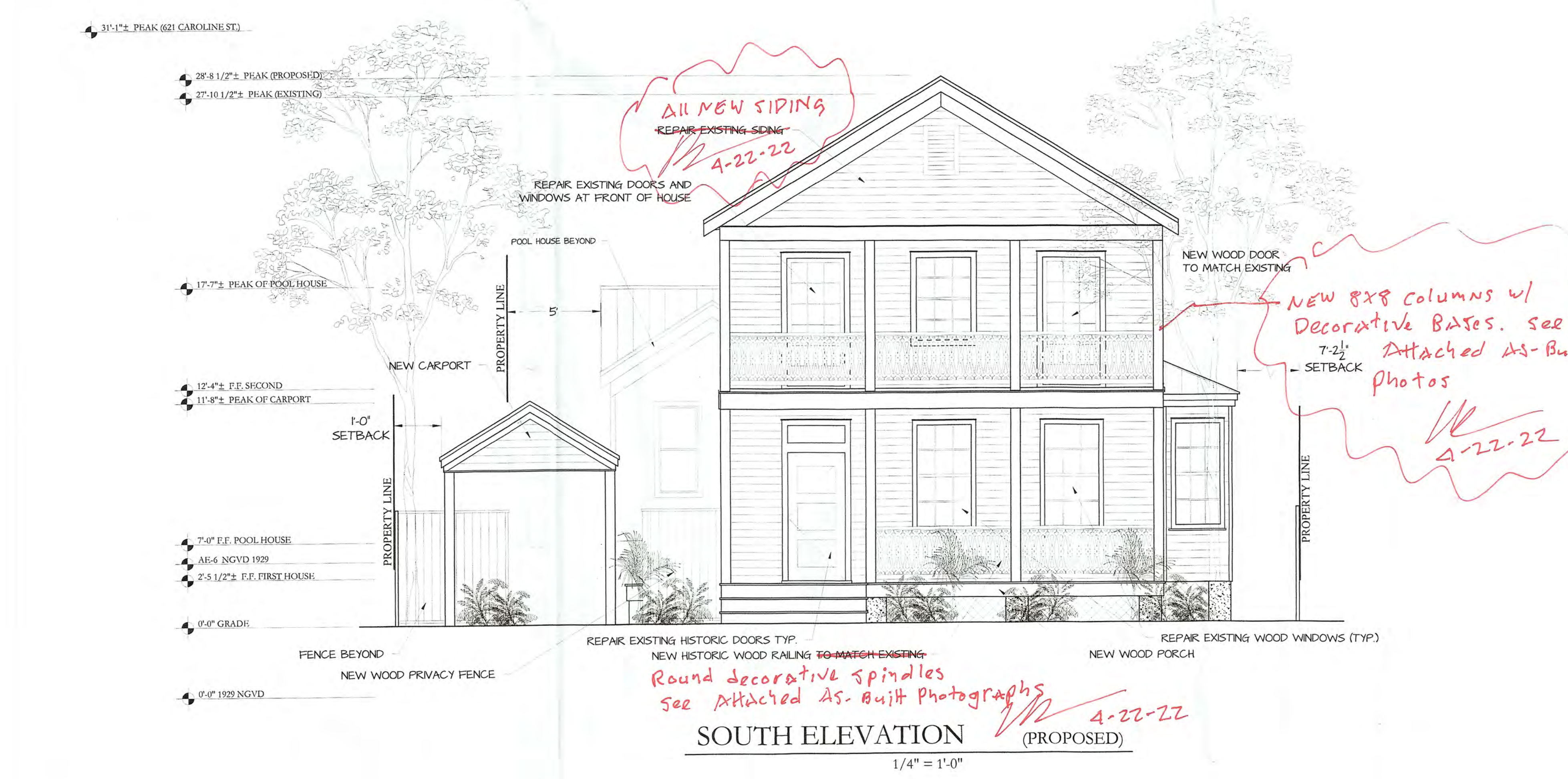












- CONSTRUCTION PLAN GENERAL NOTES
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
  2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
  3. All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, UNO.
  4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  5. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, UNO. Verify field dimensions exceeding tolerance with architect or owner.
  6. All dimensions to the exterior window wall are to the inside face of sill, UNO.
  7. Notify architect or owner of any discrepancies or conflicts in the locations of the new construction.
  8. All exposed gypsum board edges to have metal edge trim work or equivalent.
  9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
  11. Refer to electrical power plans for locations of switched, outlets and the like.
  12. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  13. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
  14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/8" maximum, UNO. Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
  15. Dimensions locating doors are to the inside of edge of jamb, UNO.
  16. All "wet walls" to receive concrete board or green board.
  17. Existing historic materials to be reused where possible.
  18. New electrical to be verified in existing panel.

Carlos Rojas, Architect  
2012 Roosevelt Drive  
Key West, FL 33040  
#AR16754  
PROPOSED ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-017751

321 PEACOCK LANE  
305 296 3784

PROJECT NO:

DATE: 2-19-2019

A-4  
5 OF 15



# HARC APPROVED PLANS COA 2018-0010





627 CAROLINE STREET KEY WEST, FLORIDA 33040

[illegible]

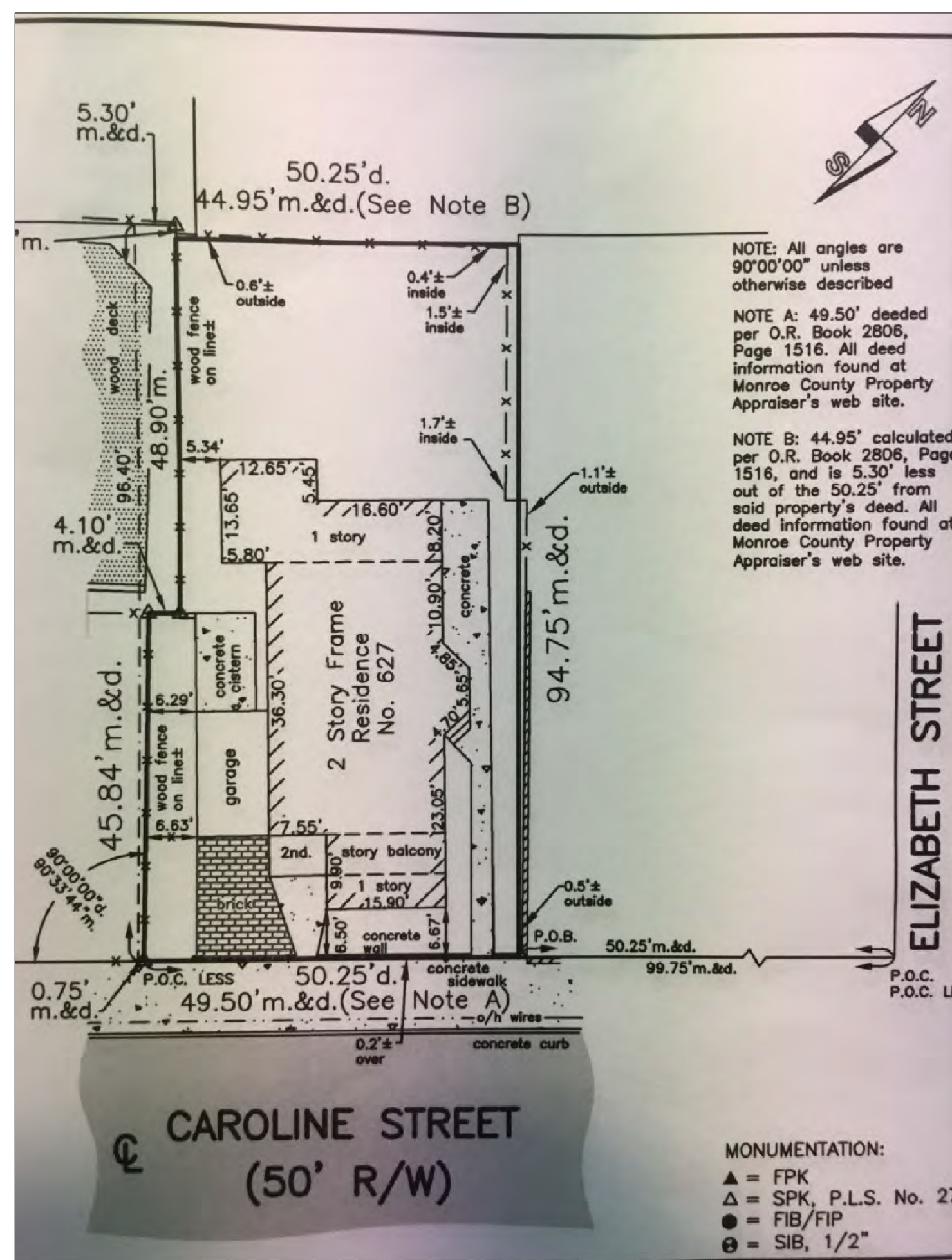
PROJECT DATA		627 CAROLINE STREET		FLOOD: AE-G		ZONE: HMDR	
	PROPOSED	EXISTING		ALLOWED			
RE NO.	00000850-000000						
SETBACKS							
FRONT	10'45"	6'50"		10'			
SIDE	7'20"	7'20"		5'			
SIDE	5'34"	5'34"		5'			
REAR	32'8"	28'42"		15'			
LOT SIZE	4,541 SF.		4,541 SF.		6,000 SF. MIN.		
BUILDING COVERAGE	166% SF.	35%	1,549 SF.	34%	1,816 SF.	40%	
BUILDING HEIGHT	27'8"		27'8"		30'		
IMPERVIOUS AREA ** MAX **	2,270 SF.	50%	2,167 SF.	47%	2,270 SF.	50%	
OPEN SPACE	1,884 SF.	41%	2,372 SF.	52%	1,589 SF. MIN.	35%	



STREETSCAPE \*BEFORE\*



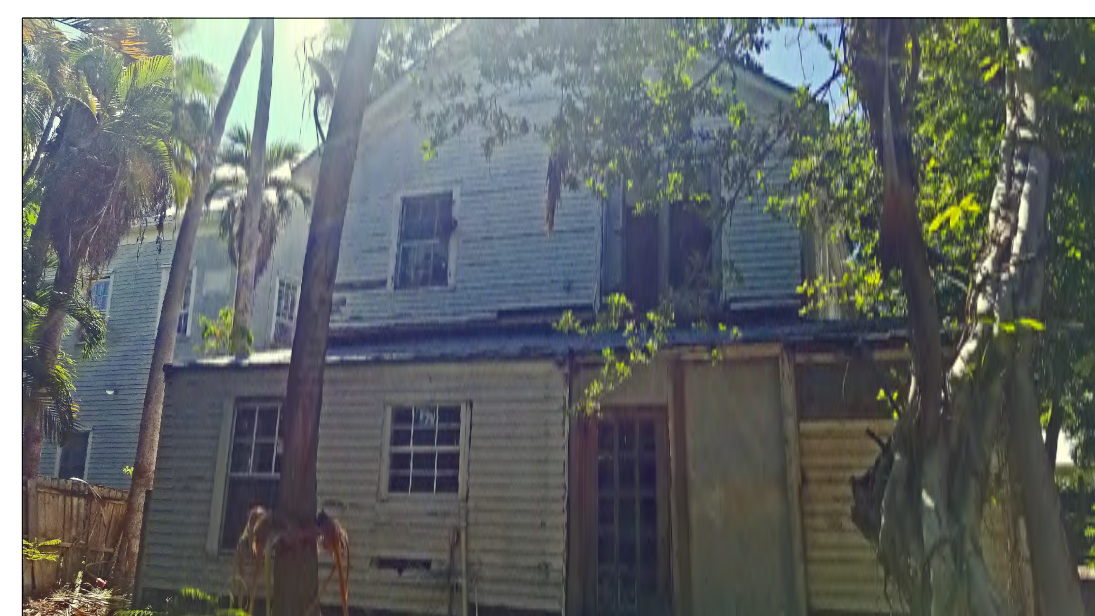
STREETSCAPE \*AFTER\*



## SURVEY



FRONT OF HOUSE (CAROLINE STREET)



## BACK OF HOUSE

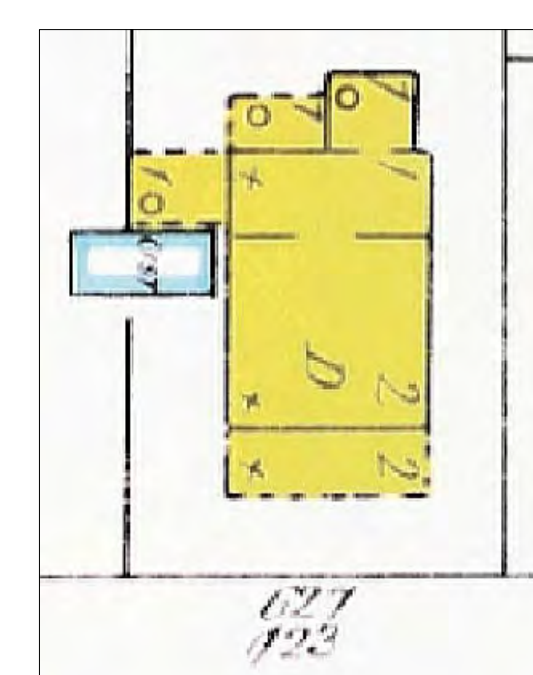


## HISTORIC PHOTOS

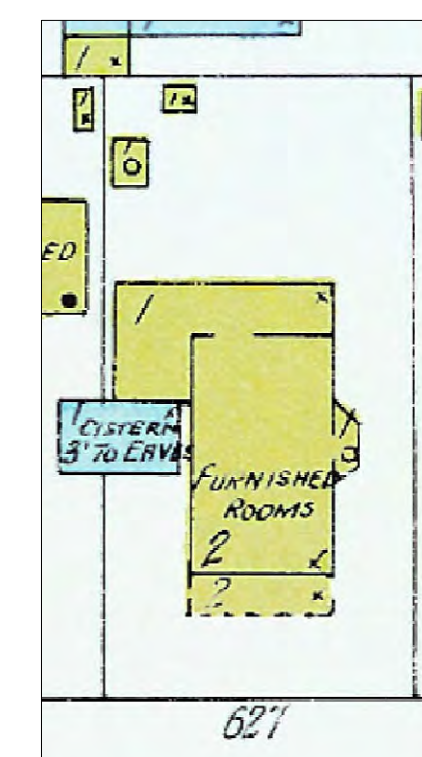
The information below was calculated using the provisions of the 2017 Florida Building Code.			
<b>Floor and Roof Live Loads</b>			
Attics:	20 psf w/ storage, 10 psf w/o storage		
Habitable Attics, Bedroom:	30 psf		
All Other Rooms:	40 psf		
Garage:	40 psf		
Roofs:	20 psf		
<b>Wind Design Data</b>			
Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+45.4 psf max.,	-72.0 psf min.
	Roof Zone 2:	+45.4 psf max.,	-125.4 psf min.
	Roof Zone 3:	+45.4 psf max.,	-185.4 psf min.
	Roof at Zone 2 Overhangs:		-146.7 psf min.
	Roof at Zone 3 Overhangs:		-246.8 psf min.
	Wall Zone 4:	+78.7 psf max.,	-85.3 psf min.
	Wall Zone 5:	+78.7 psf max.,	-105.3 psf min.
The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.			
All exterior glazed openings shall be protected from wind-borne debris per Section 1609.1.2 of the code.			
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.			



1892

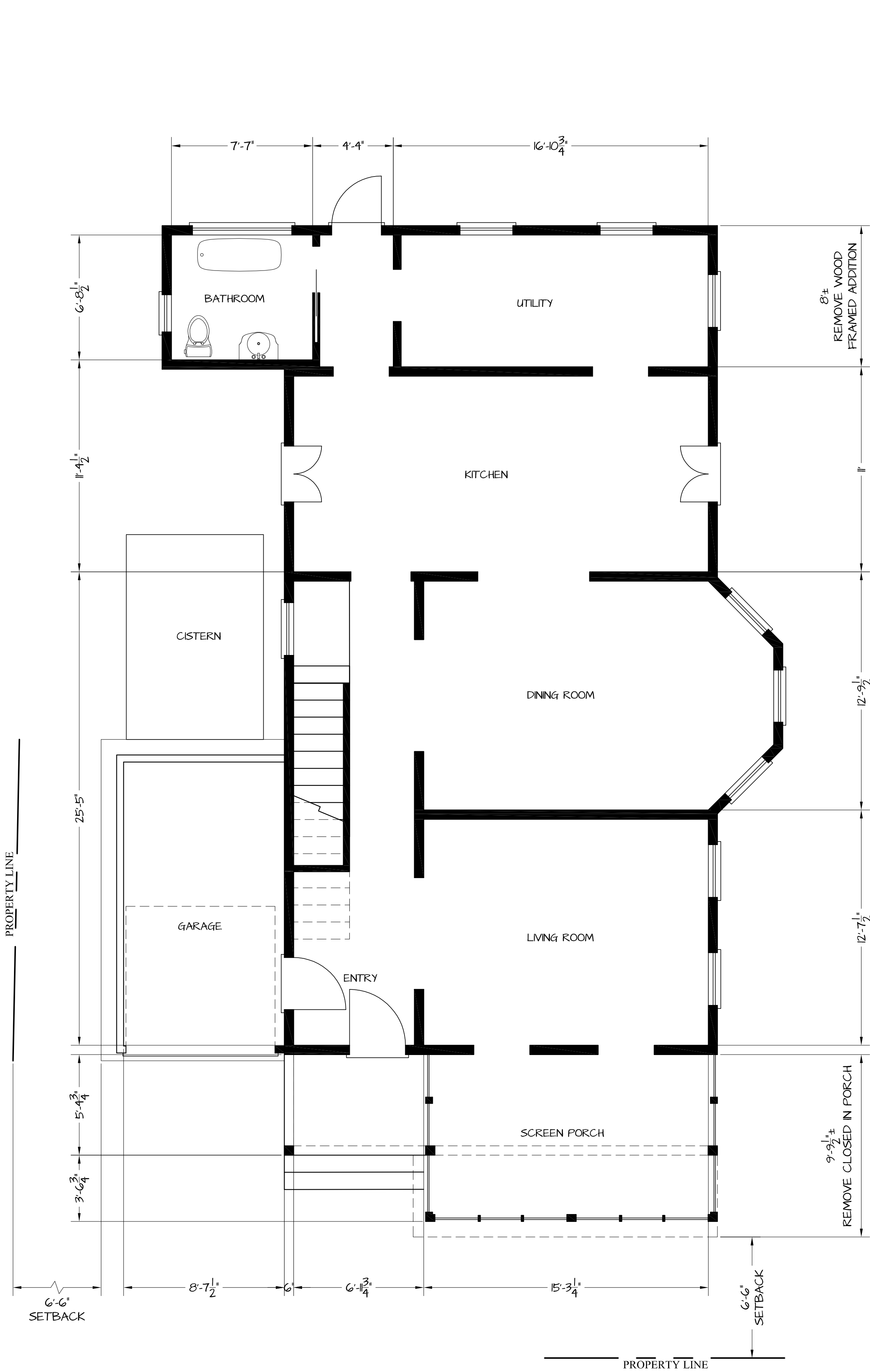


1899



1912

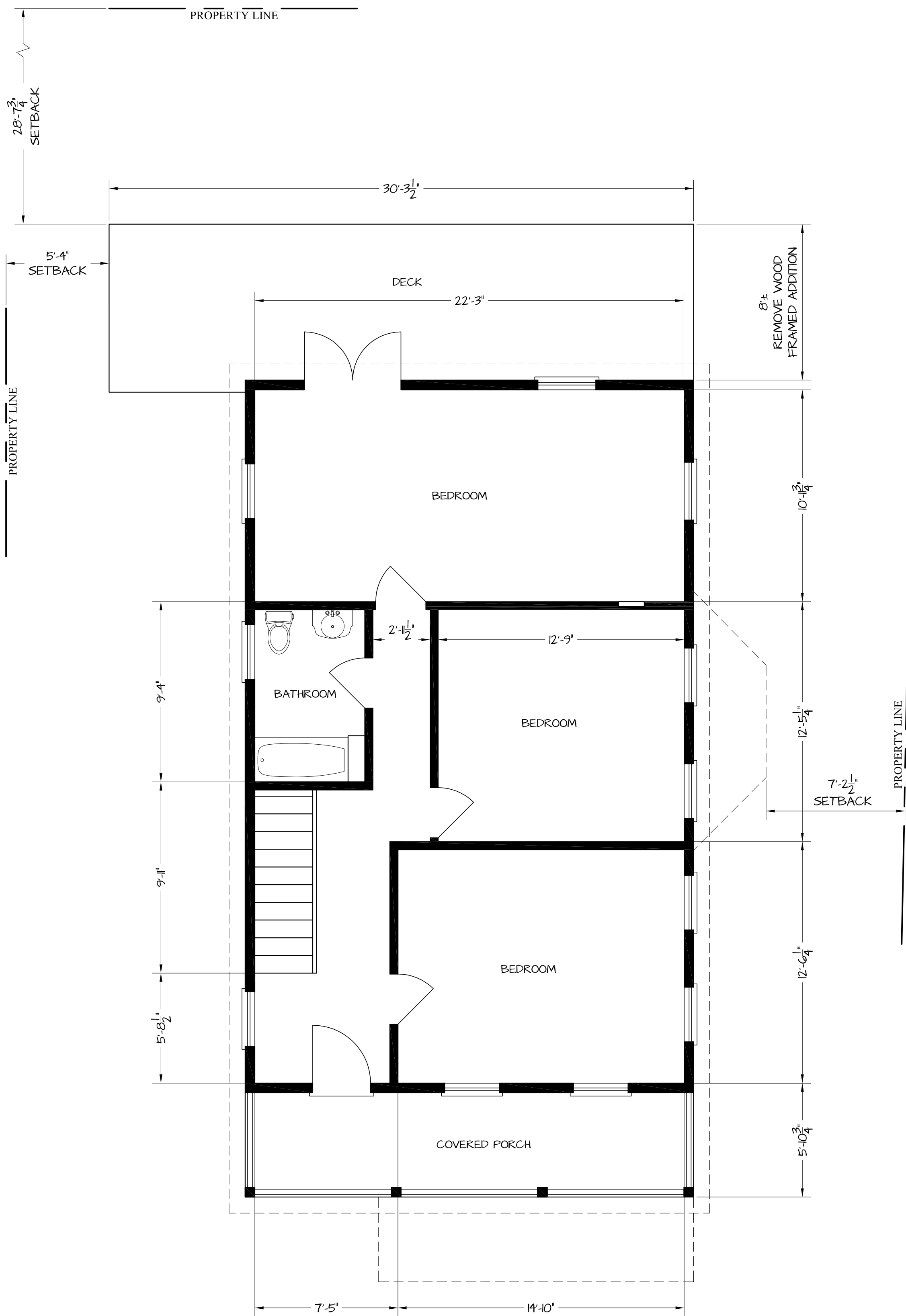




1ST FLOOR

(EXISTING / DEMO)

1/4" = 1'-0"



2ND FLOOR

(EXISTING / DEMO)

1/4" = 1'-0"

DEMOLITION NOTES

1. IF Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. IF any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in 'broom clean' condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. In partitions to be removed, remove all outlets, switches, wires, etc. to their source as required. Retain thermostats for reuse.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
10. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment, necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
11. Remove all interior doors UNO.
12. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
13. Carefully remove windows and doors as noted in plans for possible reuse.
14. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
15. Remove all bathroom fixtures in all bathrooms.
16. Remove existing power panel at exterior.
17. Shore or support header at exterior window and wall removal on North side of residence.
18. Contractor to coordinate with owner for reuse of existing millwork.
19. Verify with Architect or Engineer before removal of any structural support not shown in drawings.

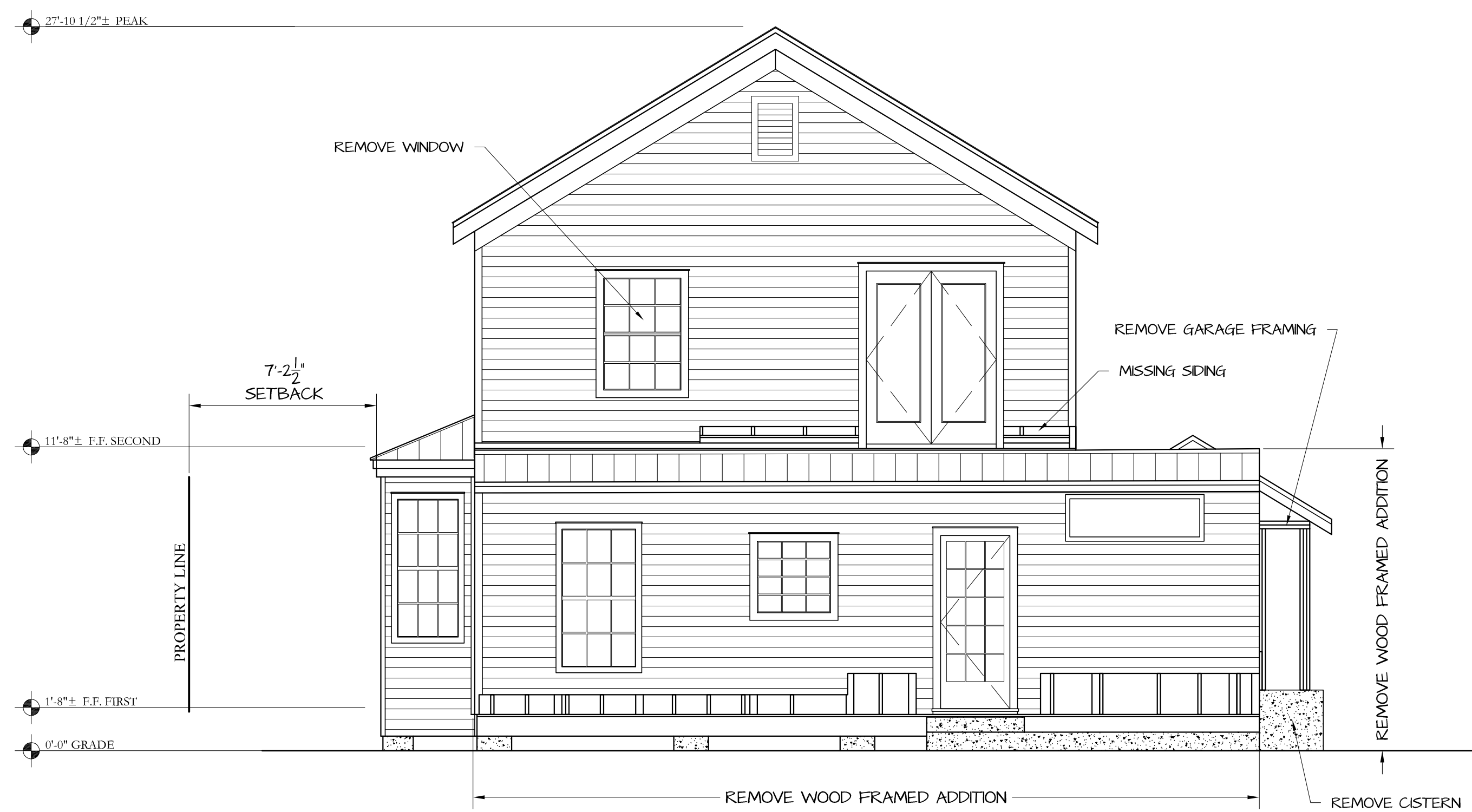




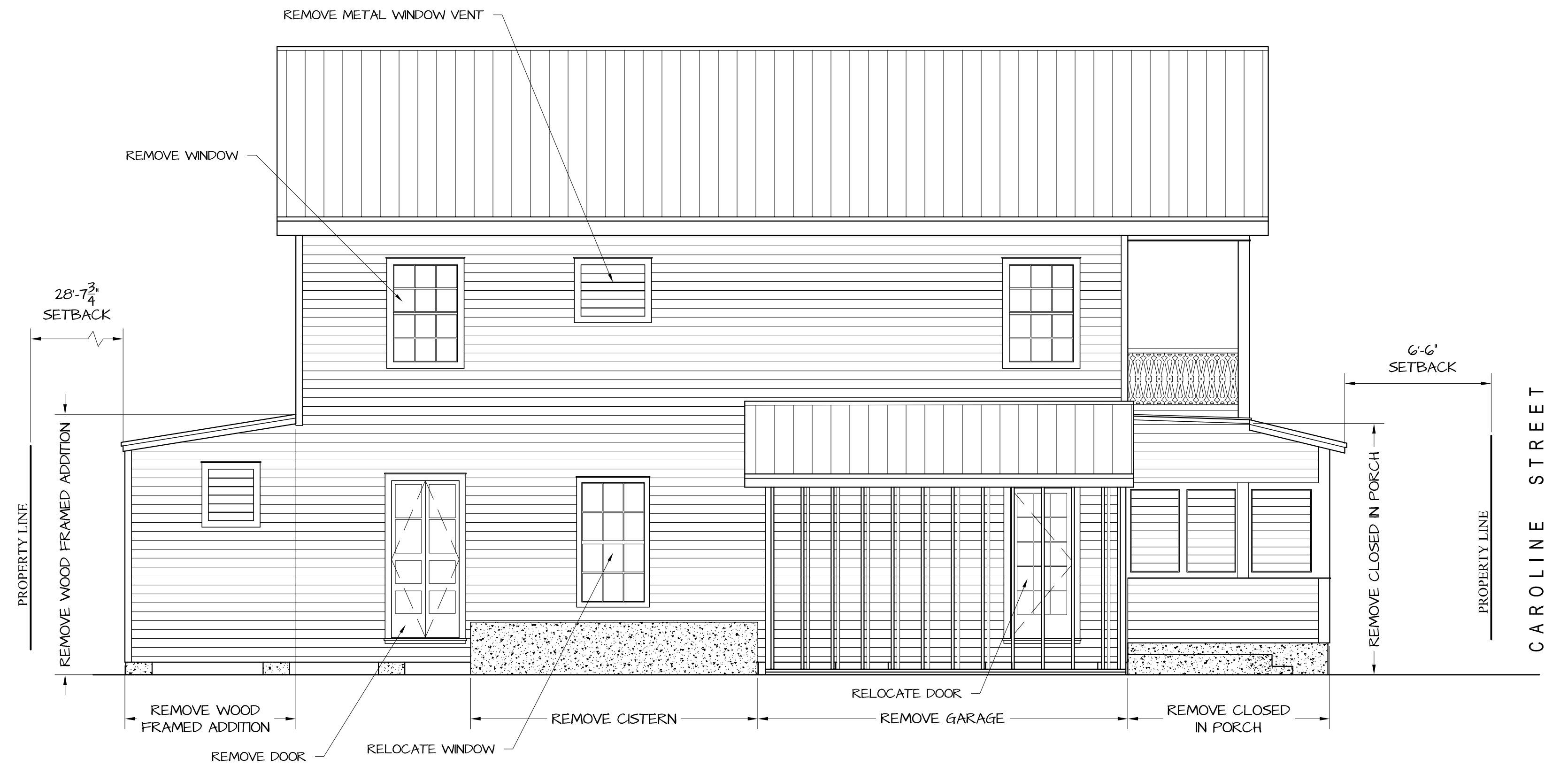
SOUTH ELEVATION (EXISTING/ DEMO)  
1/4" = 1'-0"



EAST ELEVATION (EXISTING/ DEMO)  
1/4" = 1'-0"



NORTH ELEVATION (EXISTING/ DEMO)  
1/4" = 1'-0"



WEST ELEVATION (EXISTING/ DEMO)  
1/4" = 1'-0"

EXISTING ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

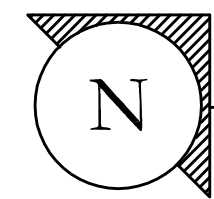
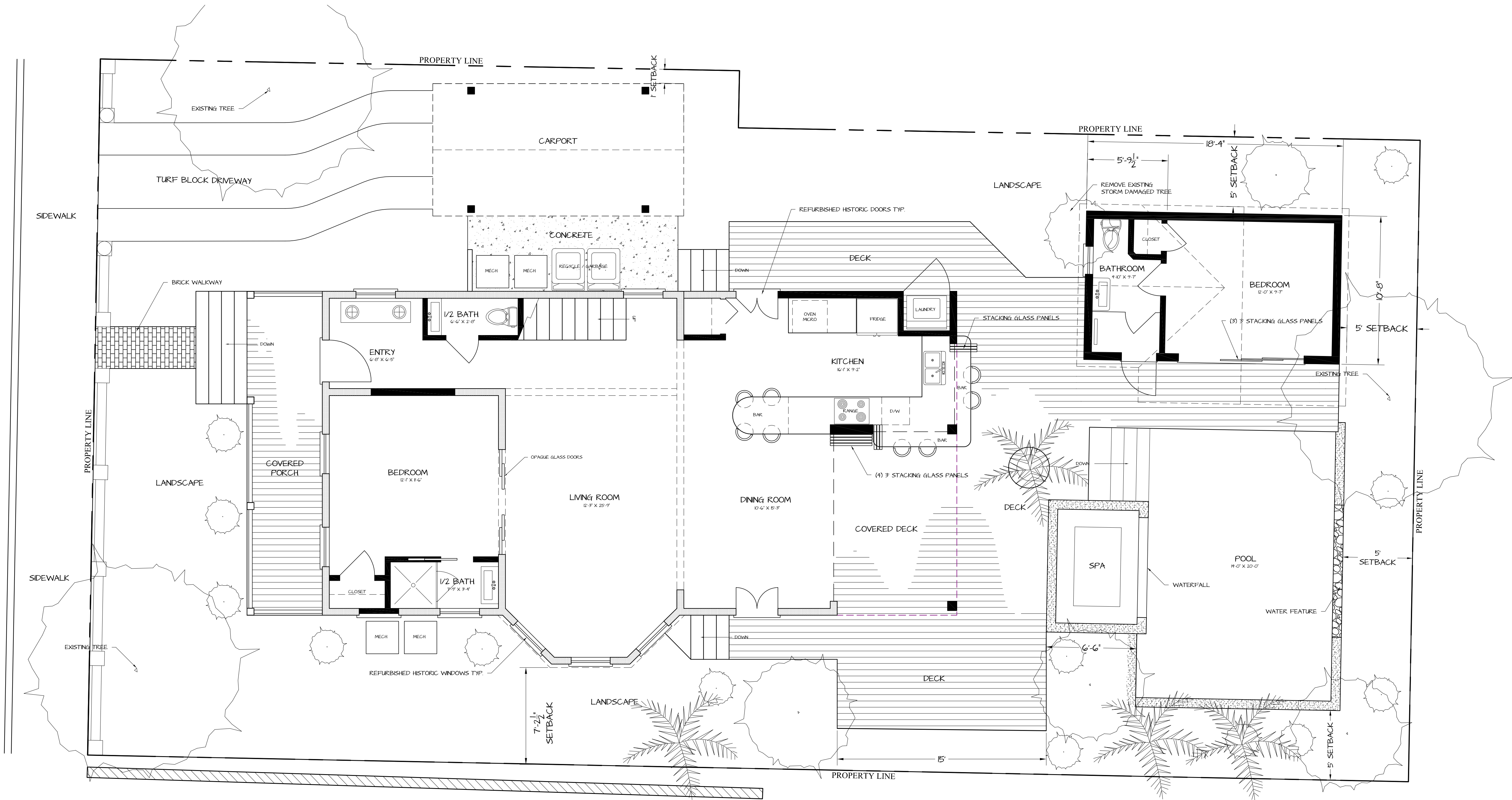
KEY WEST, FLORIDA  
FLORIDA LICENSE AR401751

PROJECT NO.:

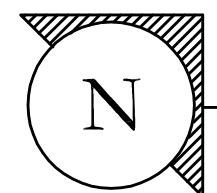
DATE: 9-24-18

3  
3 OF 6

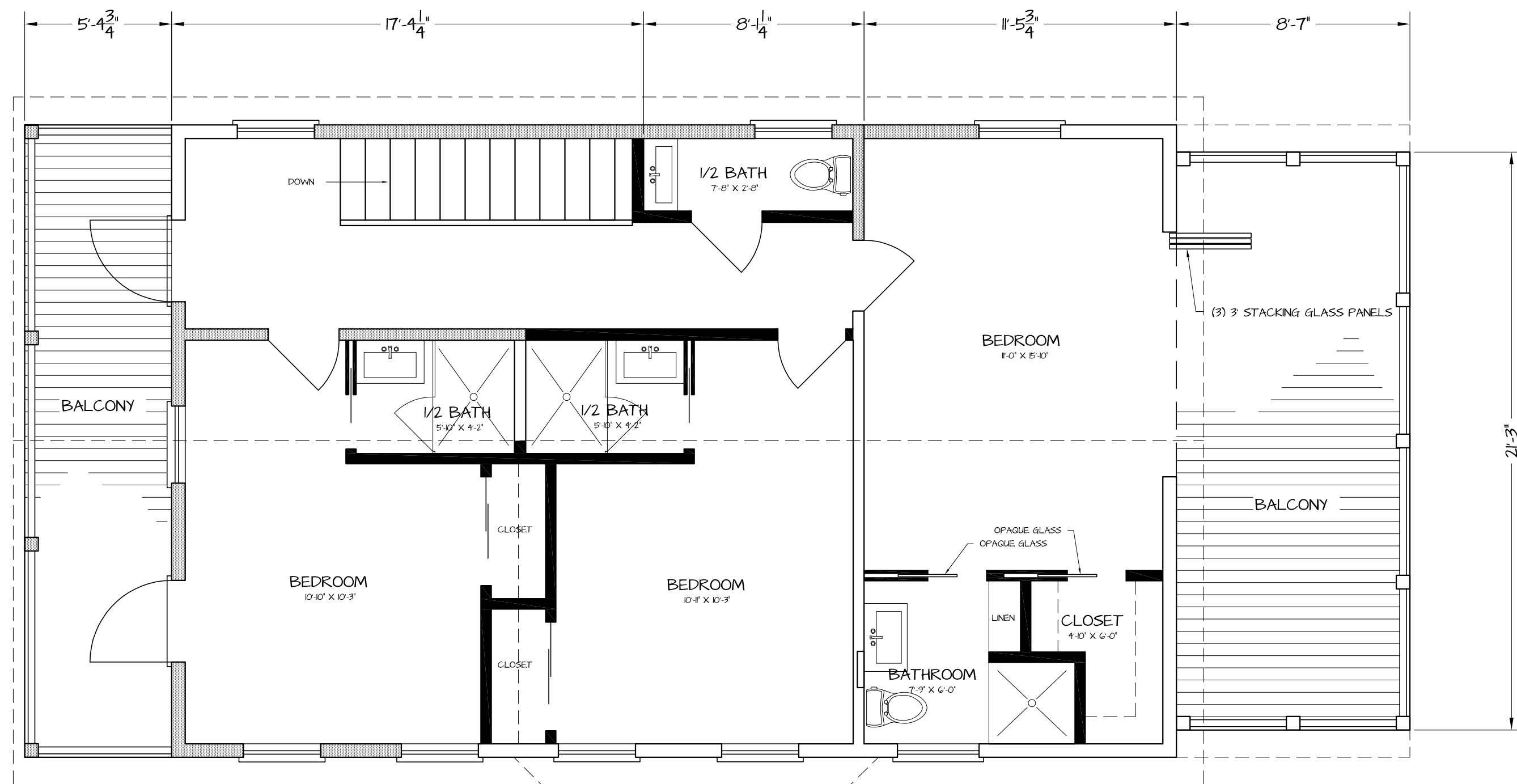
CAROLINE STREET



1ST FLOOR (PROPOSED)  
1/4" = 1'-0"



2ND FLOOR (PROPOSED)  
1/4" = 1'-0"



PROJECT DATA		627 CAROLINE STREET		FLOOD: AE-G		ZONE: HMDR	
		PROPOSED		EXISTING		ALLOWED	
RE NO.		00000850-000000					
SETBACKS:							
FRONT		10.45'		6.50'		10'	
SIDE		7.20'		7.20'		5'	
SIDE		5.34'		5.34'		5'	
REAR		32.8'		28.42'		15'	
LOT SIZE		4,541 SF.		4,541 SF.		6,000 SF. MIN.	
BUILDING COVERAGE		1,646 SF. 35%		1,549 SF. 34%		1,816 SF. 40%	
BUILDING HEIGHT		27.8'		27.8'		30'	
IMPERVIOUS AREA ** MAX **		2,270 SF. 50%		2,167 SF. 47%		2,270 SF. 50%	
OPEN SPACE		1,884 SF. 41%		2,372 SF. 52%		1,589 SF. MIN 35%	

RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR001751

PROJECT NO :

DATE : 9-24-18

4

4 OF 6

PROPOSED FLOOR PLAN





**EAST ELEVATION** (PROPOSED)  
1/4" = 1'-0"



**SOUTH ELEVATION** (PROPOSED)  
1/4" = 1'-0"



WEST ELEVATION (PROPOSED)  
1/4" = 1'-0"



NORTH ELEVATION (PROPOSED)  
1/4" = 1'-0"

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO :

DATE : 9-24-18

6

6 OF 6

PROPOSED ELEVATIONS



# CONSTRUCTION PLANS BLD2019-1640



AREA OF PROPOSED CONSTRUCTION



## LOCATION MAP

NTS

# RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

## GENERAL NOTES

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:

BUILDING: Florida Building Code, 2017 6th edition  
ELECTRICAL: National Electrical Code, 2017  
PLUMBING: Florida Building Code (Plumbing), 2017  
MECHANICAL: Florida Building Code (Mech.), 2017  
GAS: LP Gas Code, 2017 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure C)

## SHEET INDEX

NO. SHEET	DESCRIPTION
1	C COVER - SURVEY, NOTES, WIND PRESSURES
2	A-1 FLOOR PLAN (EXISTING, DEMO NOTES) FIRST AND SECOND FLOOR
3	A-2 ELEVATIONS (EXISTING, DEMO NOTES)
4	A-3 FLOOR PLAN (PROPOSED) FIRST AND SECOND FLOOR
5	A-4 ELEVATIONS (PROPOSED)
6	A-5 ELEVATIONS (PROPOSED)
7	S-1 FOUNDATION PLAN
8	S-2 FRAMING PLAN (FIRST & SECOND FLOOR)
9	S-3 POOL HOUSE
10	S-4 CARPORT
11	S-5 SECTIONS, DETAILS
12	S-6 DETAILS
13	M-1 PLUMBING / MECHANICAL PLAN, NOTES, SCHEDULES
14	E-1 ELECTRICAL PLAN, NOTES, SCHEDULES
15	SP STRUCTURAL NOTES, DETAILS

The information below was calculated using the provisions of the 2017 Florida Building Code.

Floor and Roof Live Loads	
Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

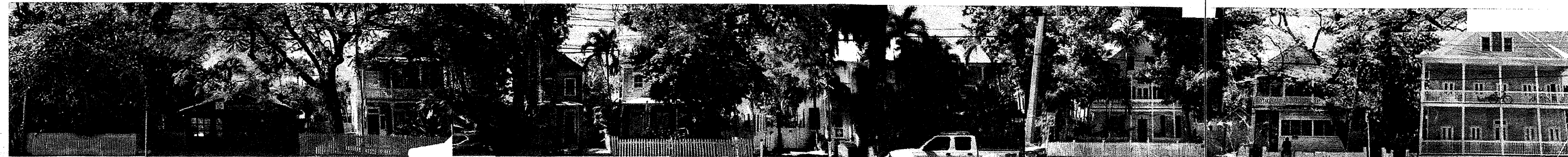
Wind Design Data				
Ultimate Wind Speed:		180 mph	Nominal Wind Speed:	139 mph
Risk Category:		II	Wind Exposure:	C
Enclosure Classification:		Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:		0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+45.4 psf max.,		-72.0 psf min.
	Roof Zone 2:	+45.4 psf max.,		-125.4 psf min.
	Roof Zone 3:	+45.4 psf max.,		-185.4 psf min.
	Roof at Zone 2 Overhangs:			-146.7 psf min.
	Roof at Zone 3 Overhangs:			-246.8 psf min.
	Wall Zone 4:	+78.7 psf max.,		-85.3 psf min.
	Wall Zone 5:	+78.7 psf max.,		-105.3 psf min.

The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.

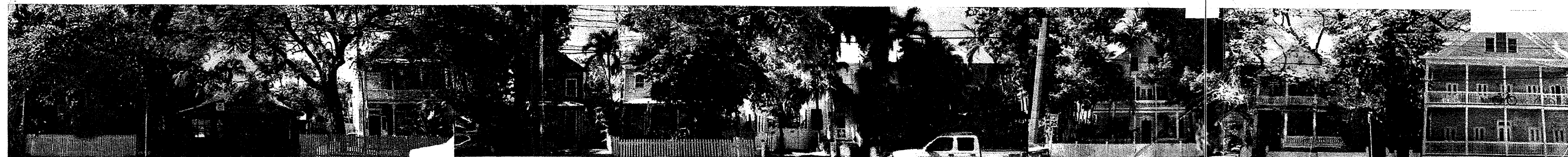
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1 of the code.

PROJECT DATA		627 CAROLINE STREET		FLOOD: AE-6		ZONE: HMDR	
RE NO.		PROPOSED		EXISTING		ALLOWED	
SETBACKS:		00000050-000000					
FRONT		10.45'		6.50'		10'	
SIDE		7.20'		7.20'		5'	
SIDE		5.34'		5.34'		5'	
REAR		32.8'		28.42'		15'	
LOT SIZE		4,541 SF.		4,541 SF.		6,000 SF. MIN.	
BUILDING COVERAGE		1,616 SF.	35%	1,549 SF.	34%	1,816 SF.	40%
BUILDING HEIGHT		28'6"		27'8"		30'	
IMPERVIOUS AREA ** MAX **		2,270 SF.	50%	2,167 SF.	47%	2,270 SF.	50%
OPEN SPACE		1,884 SF.	41%	2,372 SF.	52%	1,589 SF. MIN.	35%



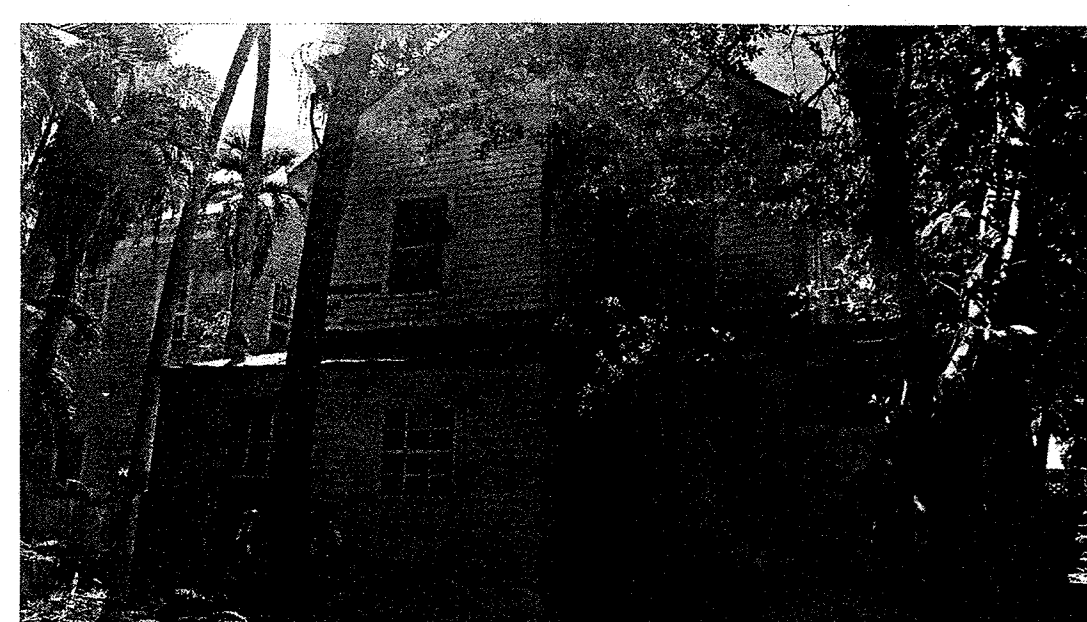
STREETSCAPE \*BEFORE\*



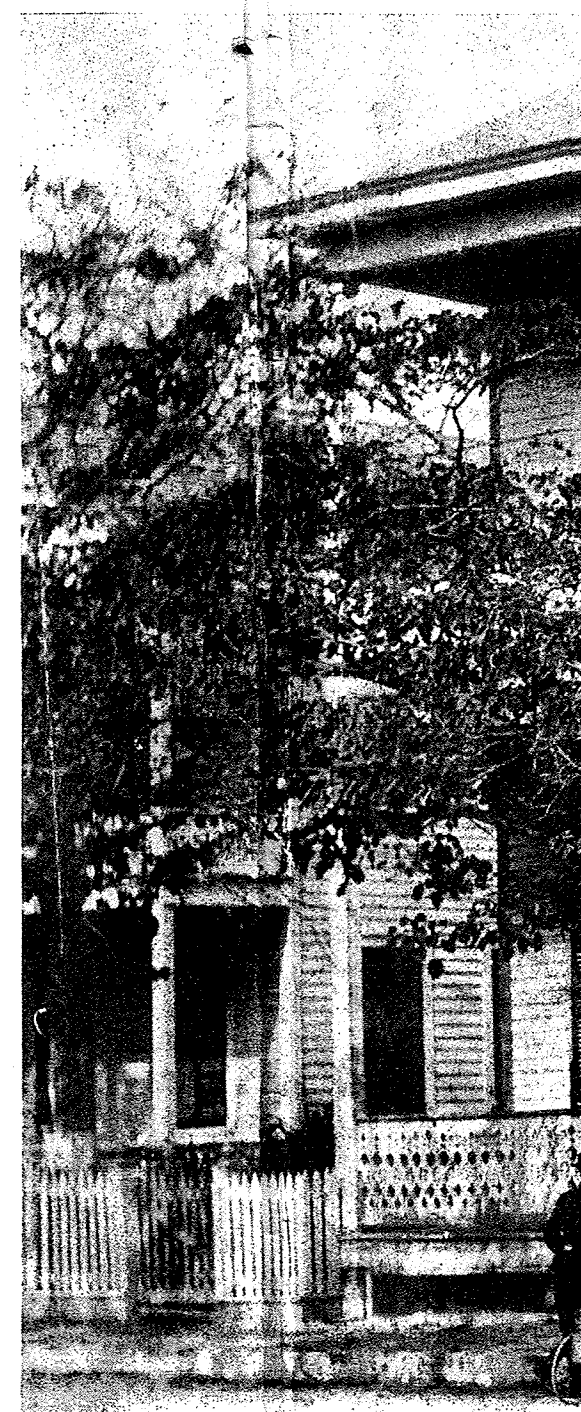
STREETSCAPE \*AFTER\*



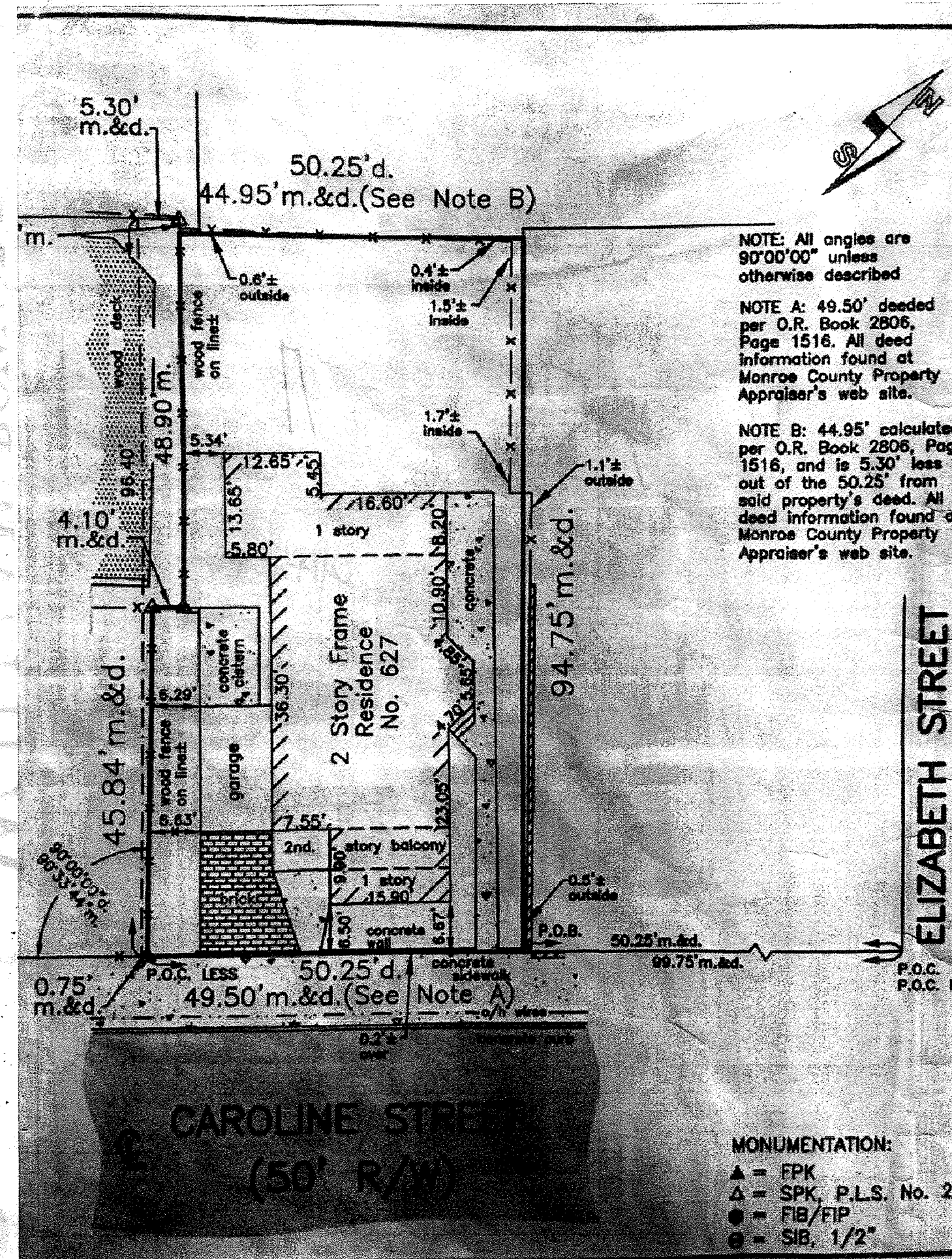
FRONT OF HOUSE (CAROLINE STREET)



REAR OF HOUSE

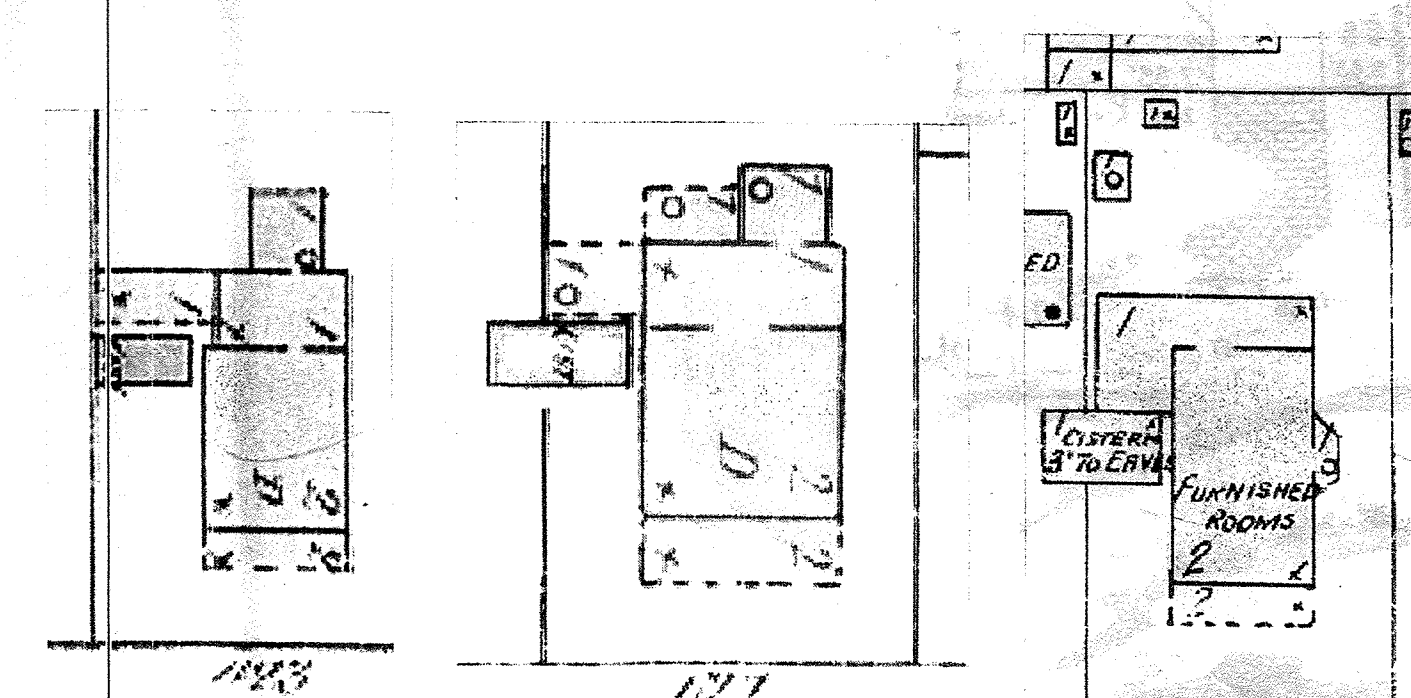


HISTORIC PHOTOS



SURVEY

NTS



1892

1899  
SANDBORN MAPS

1912

RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

321 PELICAN LANE  
305 296 3784

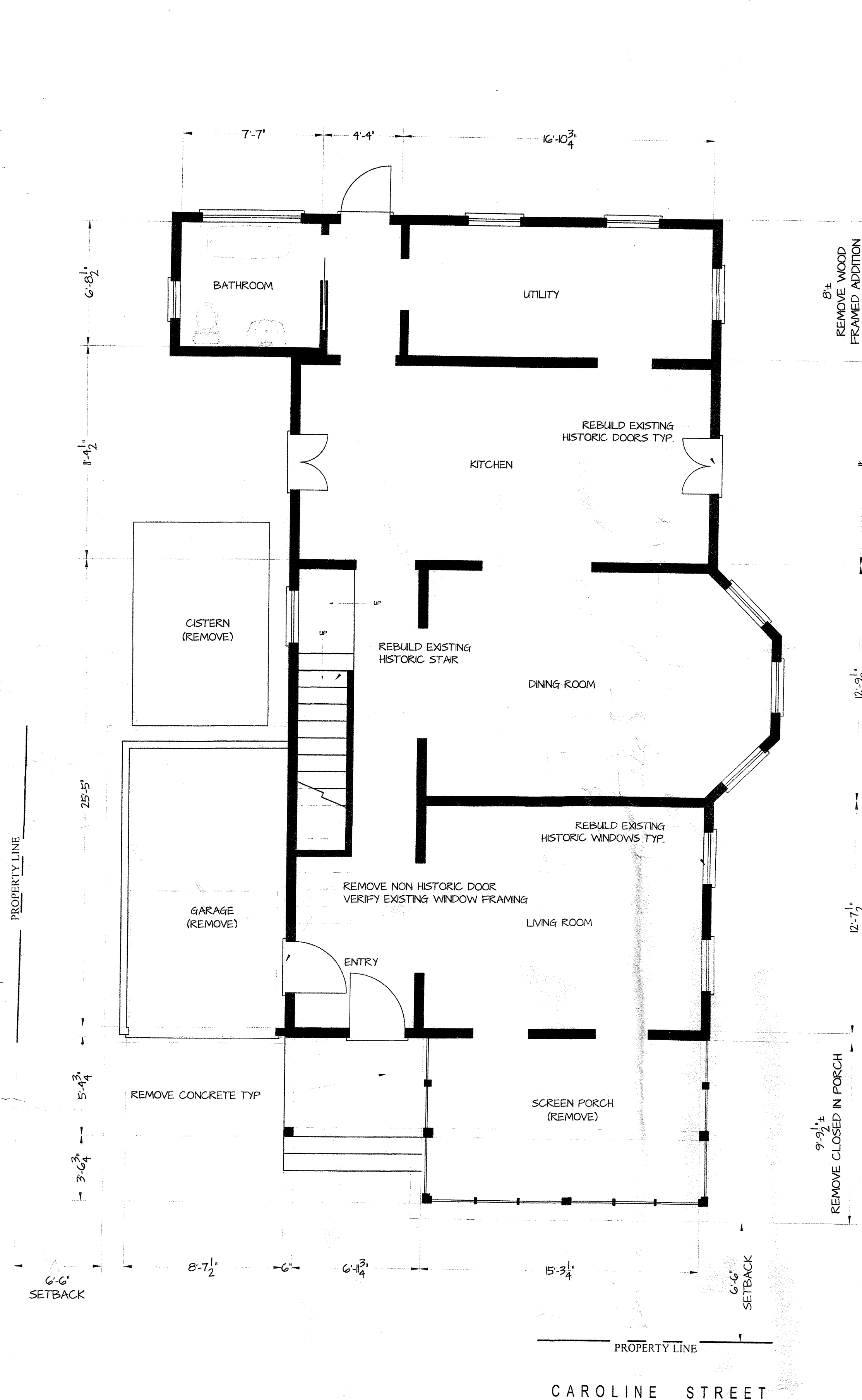
PROJECT NO. :

DATE: 2-19-2019

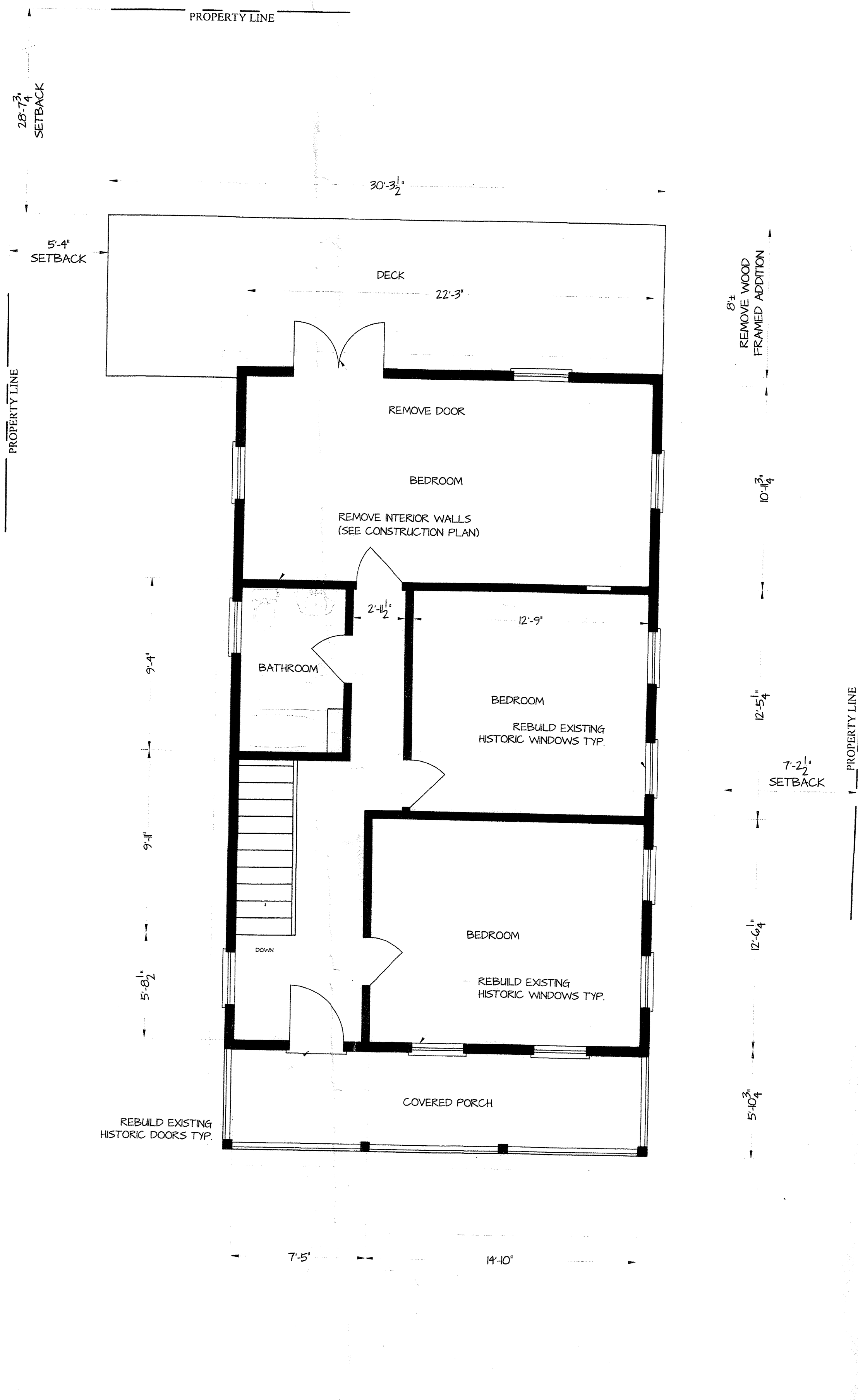
C

1 OF 15





1ST FLOOR (EXISTING / DEMO)  
1/4" = 1'-0"



2ND FLOOR (EXISTING / DEMO)  
1/4" = 1'-0"

# DEMOLITION NOTES

1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is noted) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tiles and/or ballasts not reused shall be disposed of in a proper manner.
8. In partitions to be removed, remove all outlets, switches, wires, etc. to their source as required. Retain thermostats for reuse.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
10. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
11. Remove all interior doors UNO.
12. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
13. Carefully remove windows and doors as noted in plans for possible reuse.
14. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
15. Remove all bathroom fixtures in all bathrooms.
16. Remove existing power panel at exterior.
17. Shore or support header at exterior window and wall removal on North side of residence.
18. Contractor to coordinate with owner for reuse of existing millwork.
19. Verify with Architect or Engineer before removal of any structural support not shown in drawings.
20. Remove existing historic doors and windows and rebuild using like materials.
21. Verify existing rafters and roof system meet 2017 FBC. Strap / sister existing rafters as required.

## RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-007751

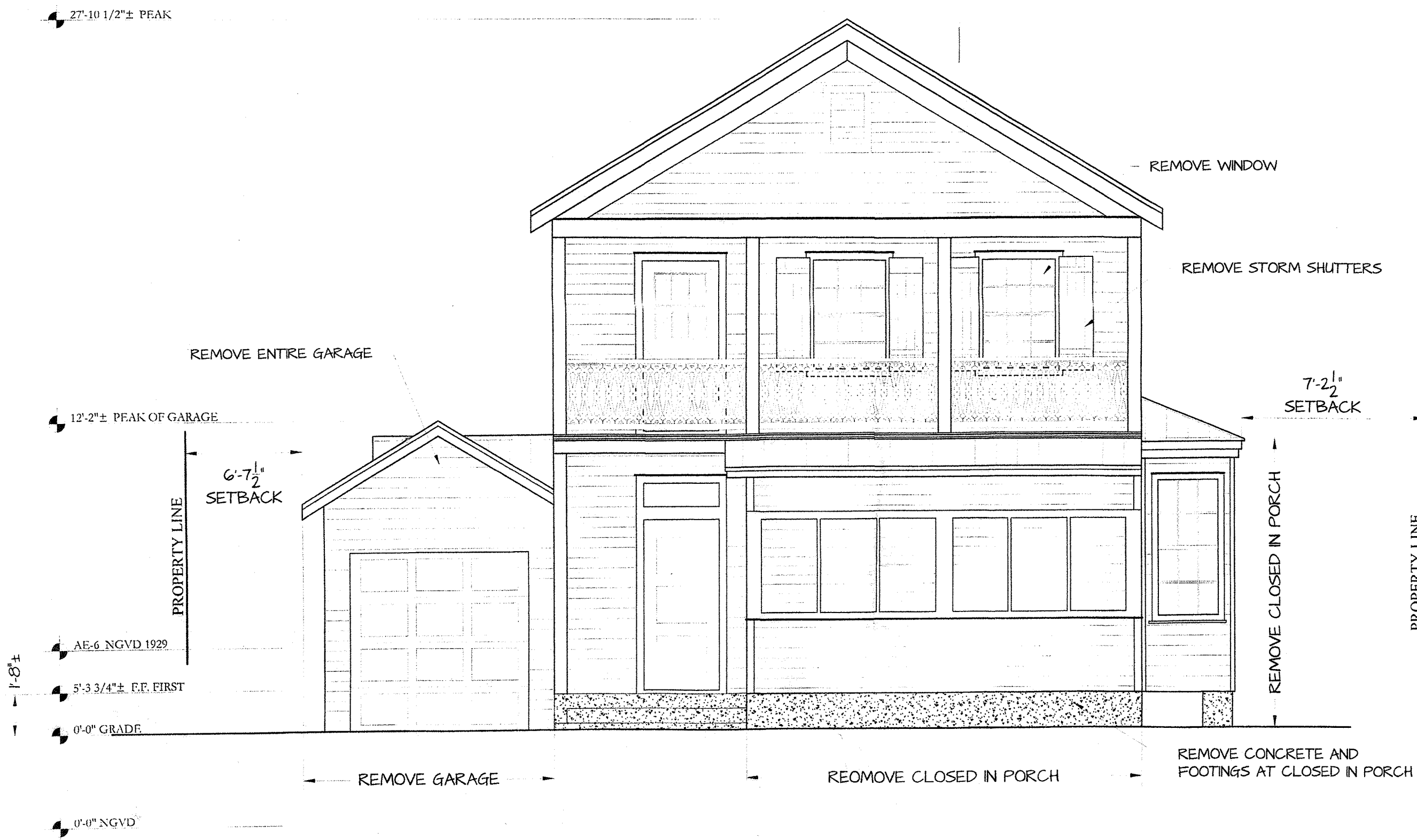
PROJECT NO:

DATE: 2-19-2019

A-1

2 OF 15

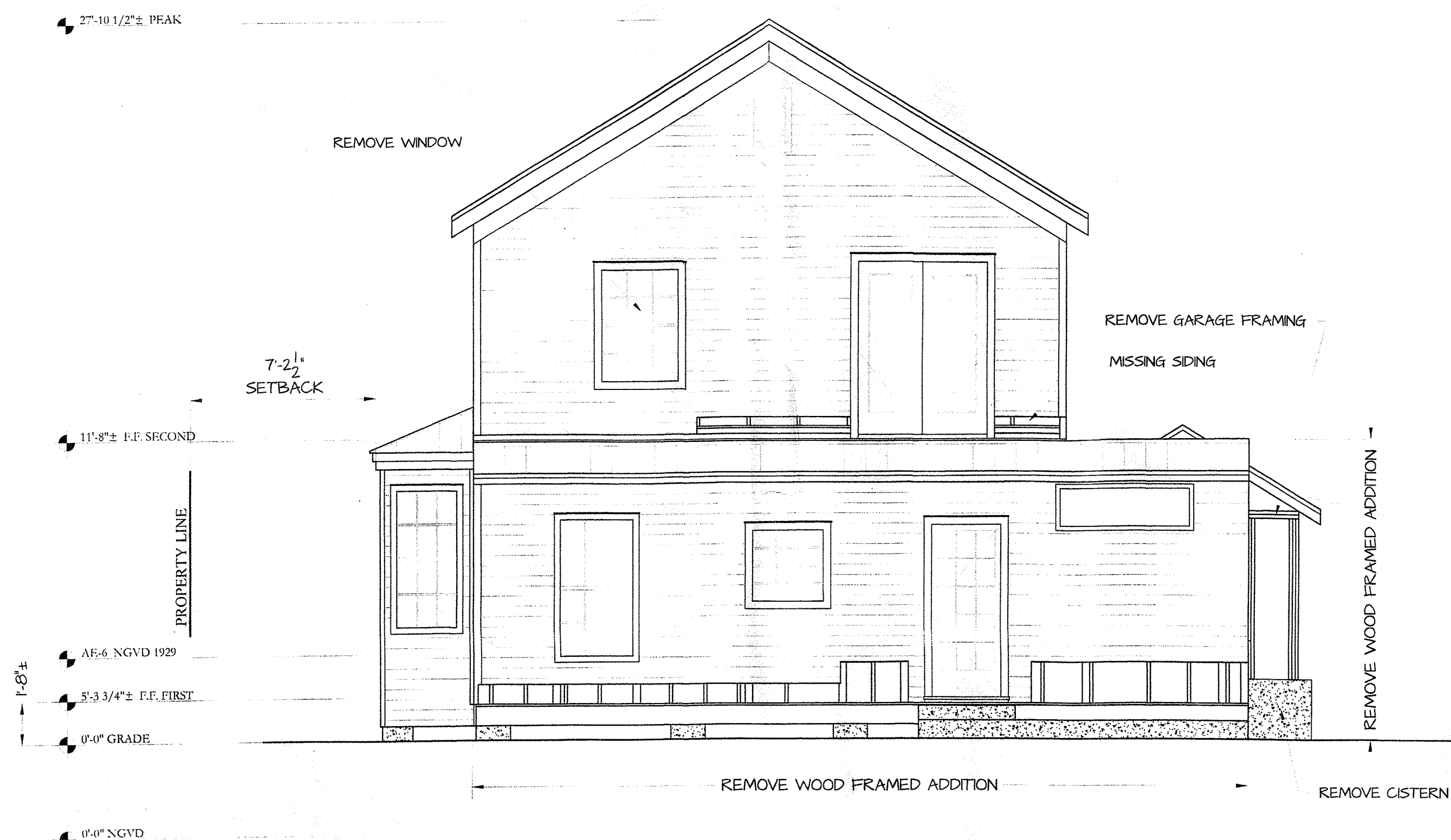
DEMOLITION  
EXISTING FLOOR PLANS



**SOUTH ELEVATION** (EXISTING/ DEMO)  
1/4" = 1'-0"



**EAST ELEVATION** (EXISTING/ DEMO)  
1/4" = 1'-0"



**NORTH ELEVATION** (EXISTING/ DEMO)  
1/4" = 1'-0"



**WEST ELEVATION** (EXISTING/ DEMO)  
1/4" = 1'-0"

DEMOLITION  
EXISTING ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE

321 PEACOCK LANE  
KEY WEST, FLORIDA  
305 296 3794  
FLORIDA LICENSE AR-6017751

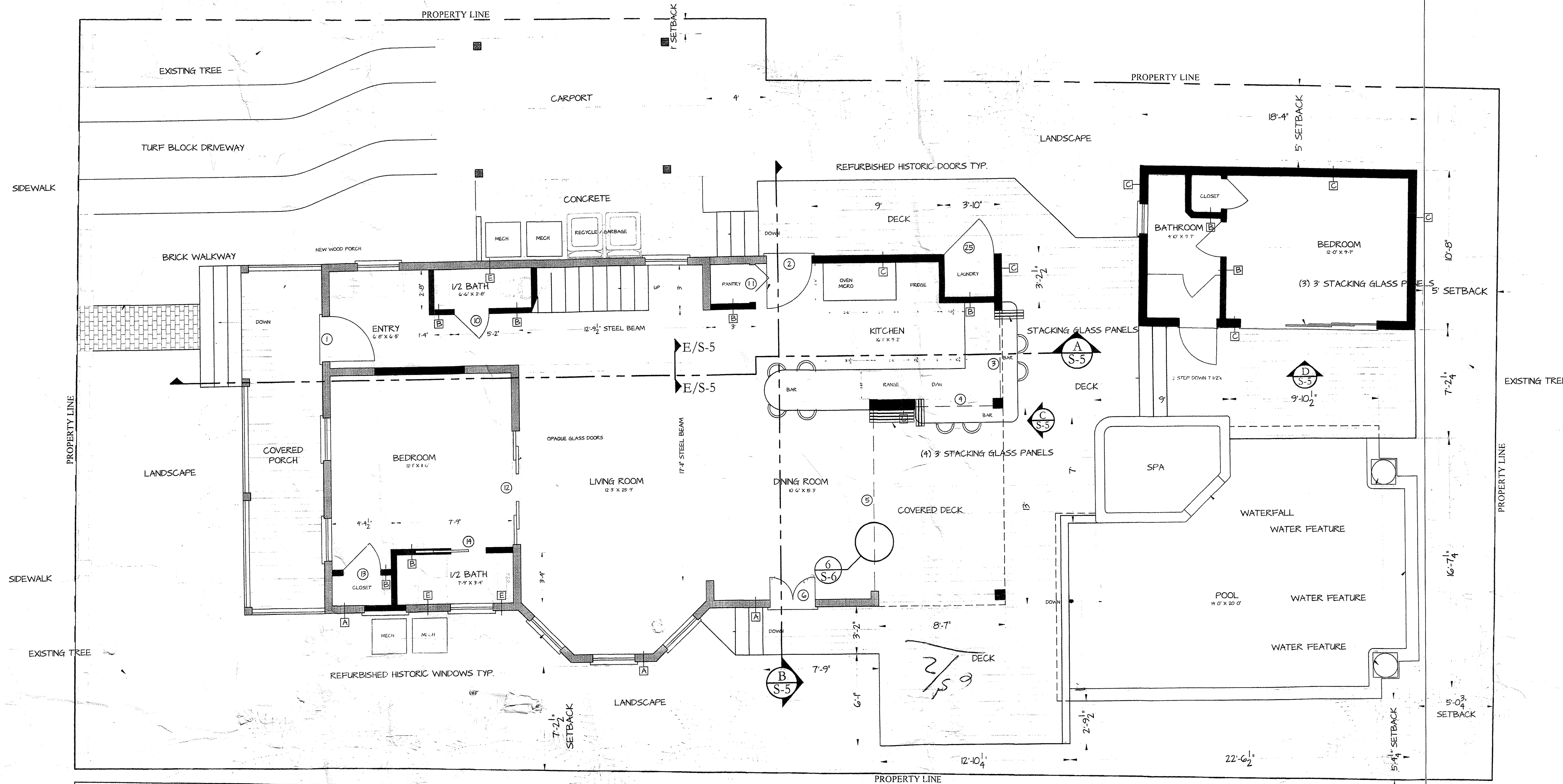
PROJECT NO:

DATE: 2-19-2019

**A-2**

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- CONSTRUCTION PLAN GENERAL NOTES
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan in case of conflict, verify with the owner or architect.
  2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
  3. All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, UNO.
  4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  5. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, UNO, verify field dimensions exceeding tolerance with architect or owner.
  6. All dimensions to the exterior window wall are to the inside face of sill, UNO.
  7. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
  8. All exposed gypsum board edges to have metal edge trim work or equivalent.
  9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
  11. Refer to electrical power plans for locations of switched, outlets and the like.
  12. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  13. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
  14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/8" maximum, UNO. Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
  15. Dimensions locating doors are to the inside of edge of jamb, UNO.
  16. All "wet walls" to receive concrete board or green board.

## 1ST FLOOR (PROPOSED)

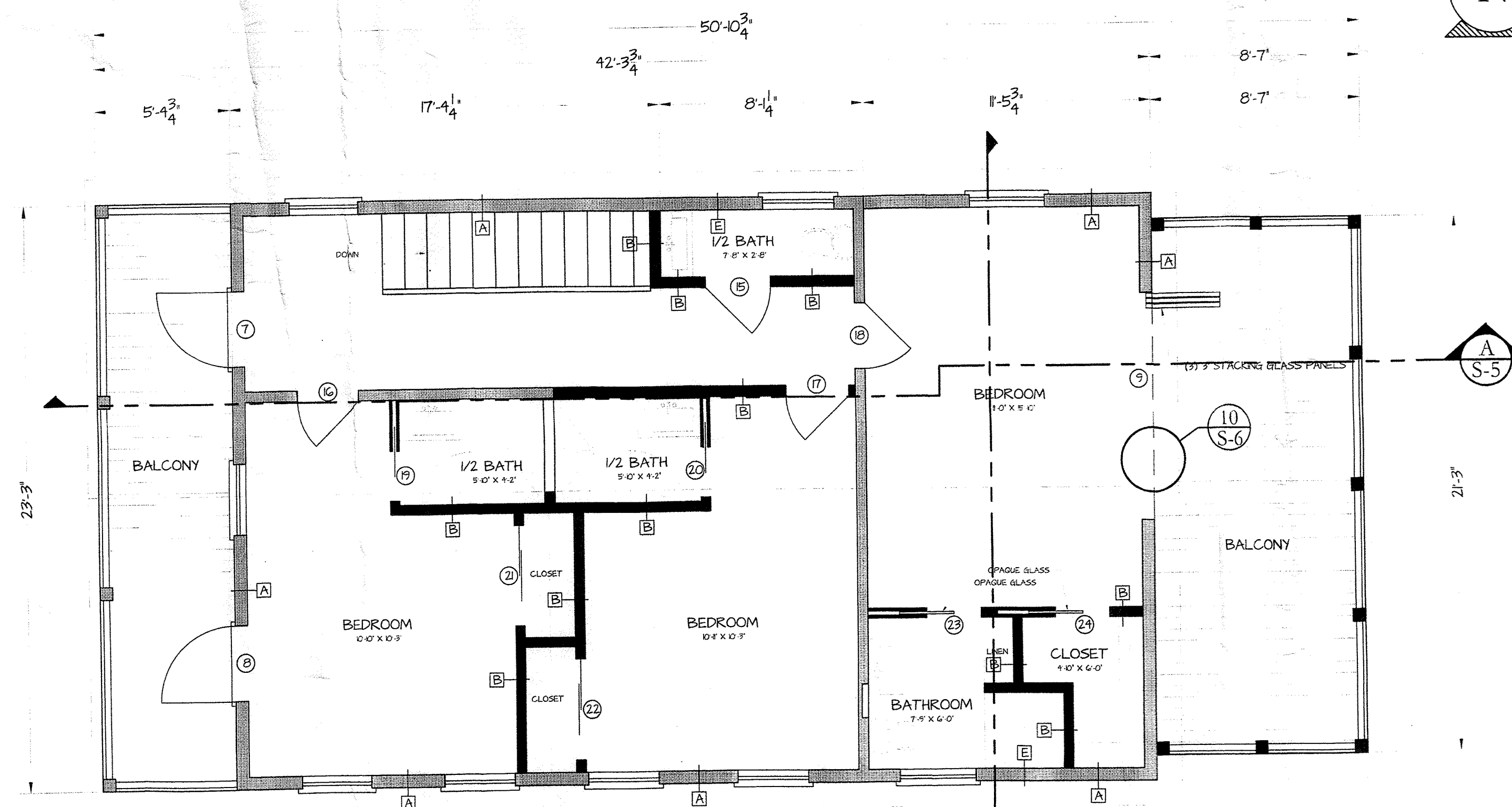
1/4" = 1'-0"

## WALL SCHEDULE

MK	WALL TYPE / DETAILS	NOTES
A	EXISTING HISTORIC ENVELOPE, ADD 3/4" PLY INSIDE OR OUTSIDE INSULATE AS REQ. GREEN BOARD OR CONCRETE BOARD AT WET LOCATIONS AT INTERIOR. SISTER / RE FRAME 1/2" OC MIN.	STUDS PLACED 16" OC, DOUBLE TOP PLATE WHERE NEEDED
B	NEW 2X4 STUD WALL, 1/2" GYPSUM BOARD EACH SIDE, GREEN BOARD ON WET WALL.	STUDS PLACED 16" OC.
C	NEW 2X6 EXTERIOR WALL, 3/4" PLY OUTSIDE AND 1/2" GYPSUM BOARD INSIDE INSULATE AS REQUIRED (CLOSED CELL CAVITY RECOMMENDED)	STUDS PLACED 12" OC.

## WINDOW &amp; DOOR SCHEDULE \*MAIN HOUSE\*

MK	DESCRIPTION / DETAILS	NOTES	PRESSURED REQ.	NOA #
1	3'-0" X 6'-8" WOOD DOOR W/ TRANSOM ABOVE	HISTORIC	HURRICANE SHUTTERS REQUIRED	
2	3'-0" X 6'-8" WOOD DOOR (JOIN PANELS INTO ONE UNIT)	HISTORIC	HURRICANE SHUTTERS REQUIRED	
3	5'-0" X 4'-0" IMPACT FOLDING GLASS PASS THROUGH	FLUSH WITH COUNTER TOP		
4	5'-4" X 4'-0" IMPACT FOLDING GLASS PASS THROUGH	FLUSH WITH COUNTER TOP		
5	3'-0" X 7'-0" IMPACT FOLDING GLASS PANELS (12 X 7)	FLUSH WITH FINISH FLOOR		
6	3'-0" X 6'-8" WOOD DOOR (JOIN PANELS INTO ONE UNIT)	HISTORIC	HURRICANE SHUTTERS REQUIRED	
7	3'-0" X 6'-8" WOOD DOOR 1/2 LIGHT	HISTORIC	HURRICANE SHUTTERS REQUIRED	
8	3'-0" X 6'-8" WOOD DOOR 1/2 LIGHT	HISTORIC	HURRICANE SHUTTERS REQUIRED	
9	3'-0" X 6'-8" IMPACT FOLDING GLASS PANELS (9 X 6'-8")	IMPACT		
10	2'-4" X 6'-8" INTERIOR SLAB DOOR	4 PANEL BATHROOM DOOR		
11	2'-6" X 6'-8" WOOD BIFOLD DOOR	4 PANEL BATHROOM DOOR		
12	TBD BARN DOORS	FULL LIGHT OPAQUE		
13	2'-6" X 6'-8" INTERIOR SLAB DOOR	4 PANEL CLOSET DOOR		
14	2'-4" X 6'-8" INTERIOR POCKET DOOR	4 PANEL BATHROOM DOOR		
15	2'-4" X 6'-8" INTERIOR SLAB DOOR	4 PANEL BATHROOM DOOR		
16	2'-6" X 6'-8" INTERIOR SLAB DOOR	4 PANEL BEDROOM DOOR		
17	2'-6" X 6'-8" INTERIOR SLAB DOOR	4 PANEL BEDROOM DOOR		
18	2'-6" X 6'-8" INTERIOR SLAB DOOR	4 PANEL BEDROOM DOOR		
19	2'-4" X 6'-8" INTERIOR POCKET DOOR	4 PANEL BATHROOM DOOR		
20	2'-4" X 6'-8" INTERIOR POCKET DOOR	4 PANEL BATHROOM DOOR		
21	(2) 2'-0" X 6'-8" INTERIOR SLIDING DOOR	TBD CLOSET DOORS		
22	(2) 2'-0" X 6'-8" INTERIOR SLIDING DOOR	TBD CLOSET DOORS		
23	2'-4" X 6'-8" INTERIOR POCKET DOOR	TBD BATHROOM DOOR		
24	2'-4" X 6'-8" INTERIOR POCKET DOOR	TBD CLOSET DOOR		
25	EXTERIOR WOOD IMPACT TBD	IMPACT LAUNDRY TBD		



## 2ND FLOOR (PROPOSED)

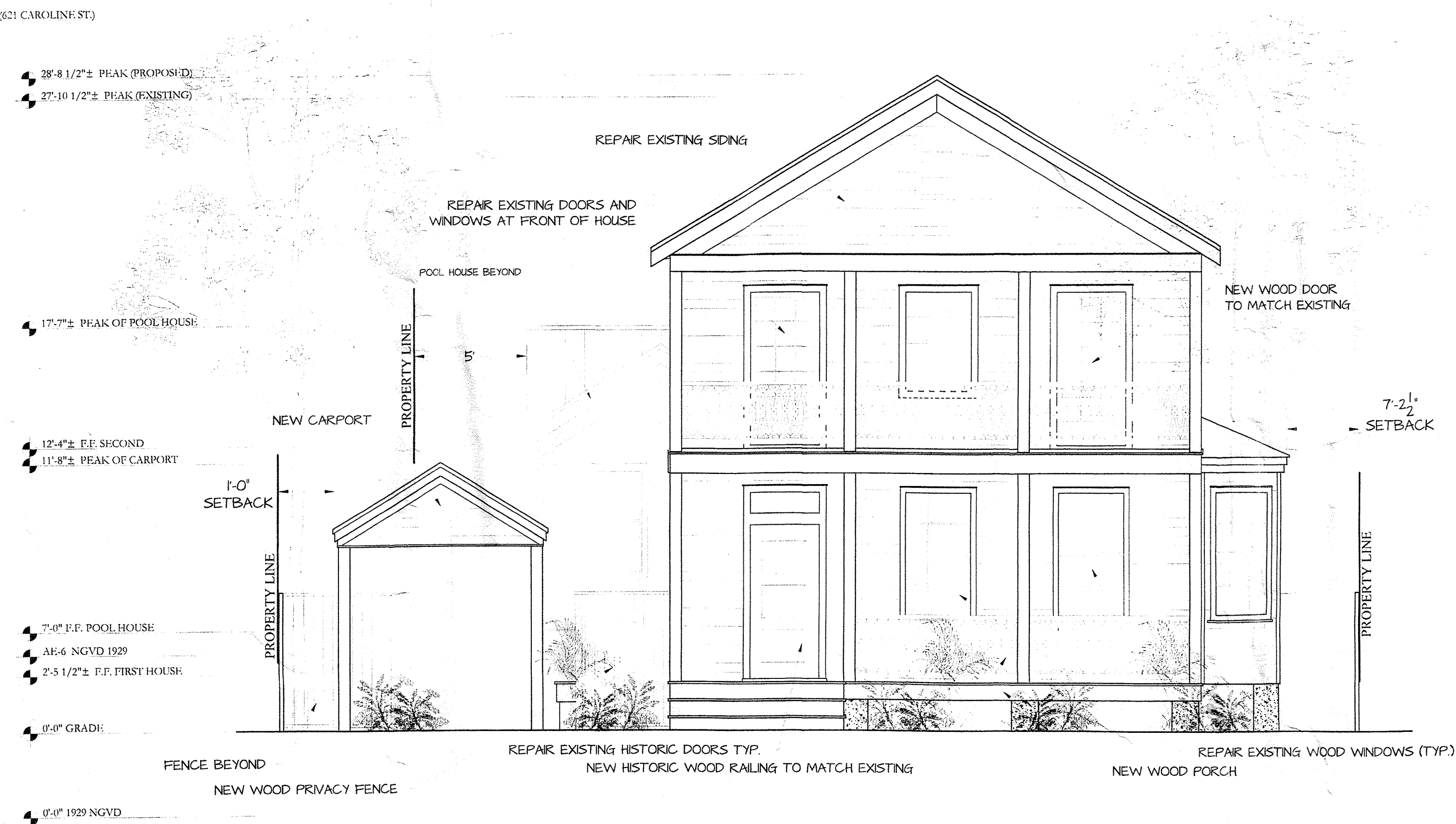
1/4" = 1'-0"

PROPOSED FLOOR PLAN





EAST ELEVATION (PROPOSED)  
1/4" = 1'-0"



SOUTH ELEVATION (PROPOSED)  
1/4" = 1'-0"

#### CONSTRUCTION PLAN GENERAL NOTES

1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
3. All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "Clr" shall be maintained and shall allow for thicknesses of all wall finishes, UNO.
4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
5. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, UNO. Verify field dimensions exceeding tolerance with architect or owner.
6. All dimensions to the exterior window wall are to the inside face of sill, UNO.
7. Notify architect or owner of any discrepancies or conflicts in the locations of the new construction.
8. All exposed gypsum board edges to have metal edge trim work or equivalent.
9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
11. Refer to electrical power plans for locations of switched outlets and the like.
12. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
13. All existing and new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by 1/2" maximum, UNO. Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
15. Dimensions locating doors are to the inside of edge of jamb UNO.
16. All "wet walls" to receive concrete board or green board.
17. Existing historic materials to be reused where possible.
18. New electrical to be verified in existing panel.

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE #AR0017751

PROJECT NO.

DATE: 2-19-2019

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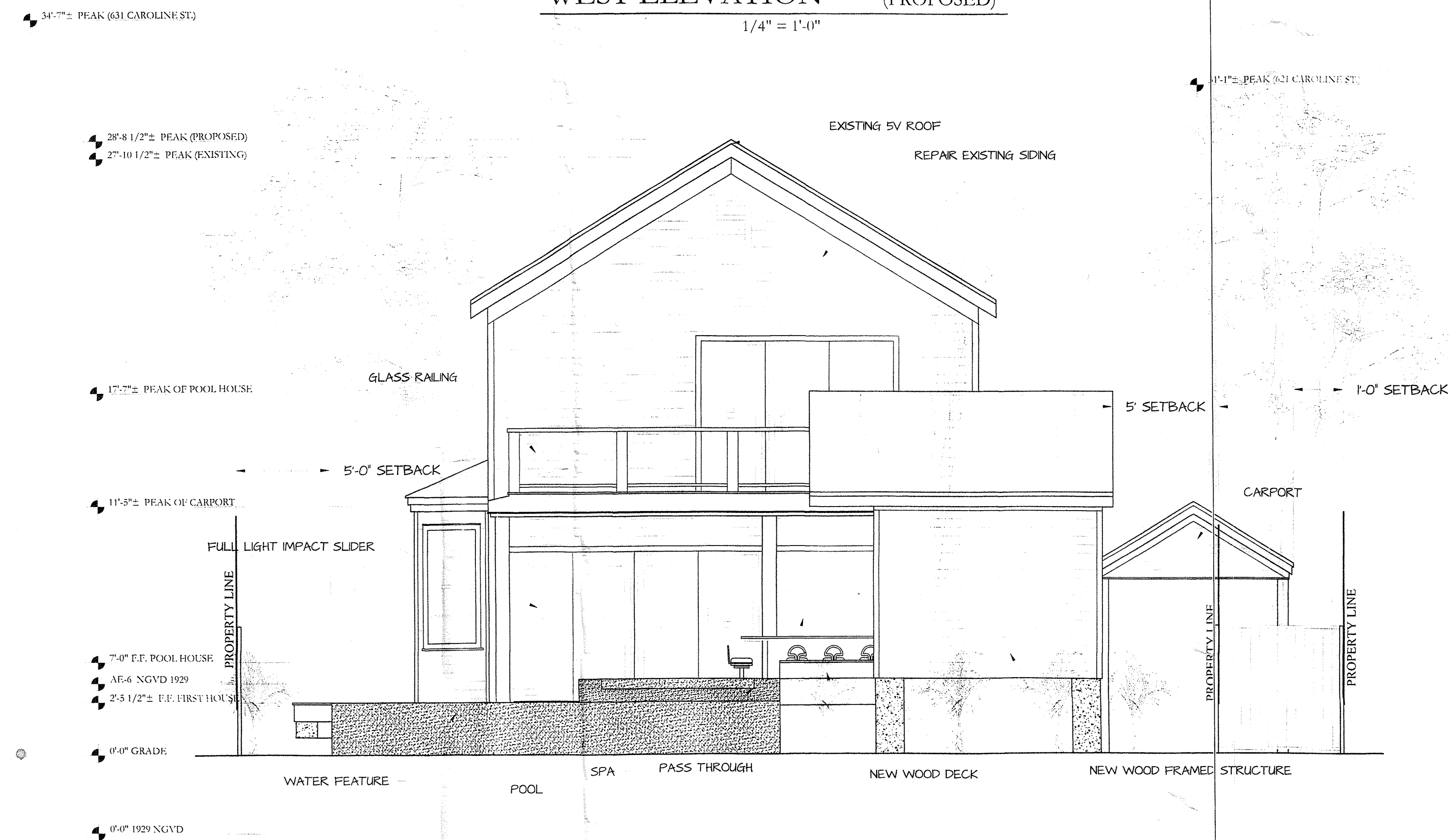
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PROPOSED ELEVATIONS





WEST ELEVATION (PROPOSED)  
1/4" = 1'-0"



NORTH ELEVATION (PROPOSED)  
1/4" = 1'-0"

PROPOSED ELEVATIONS

RESIDENTIAL REMODEL

615 ANGELA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO:

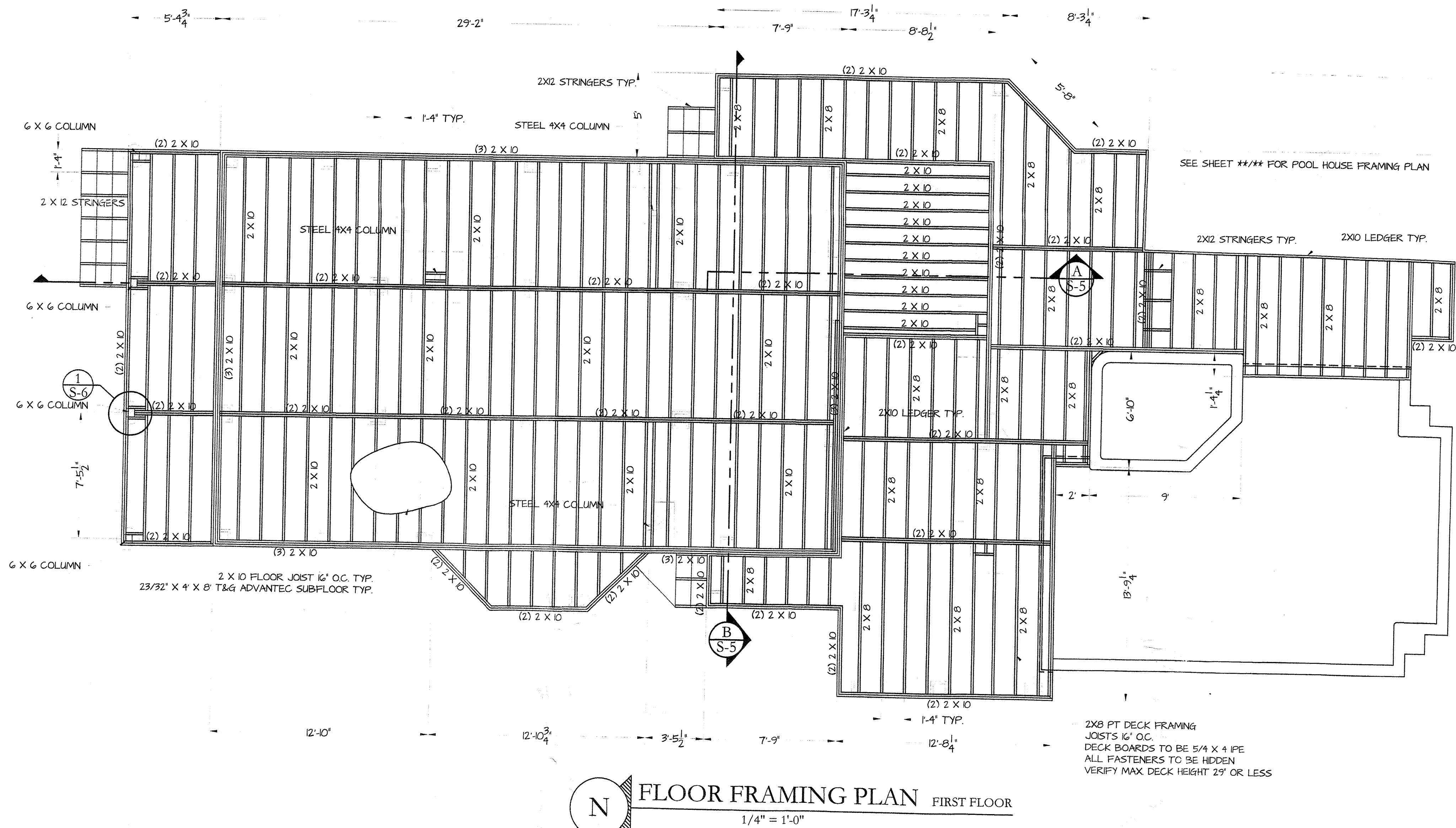
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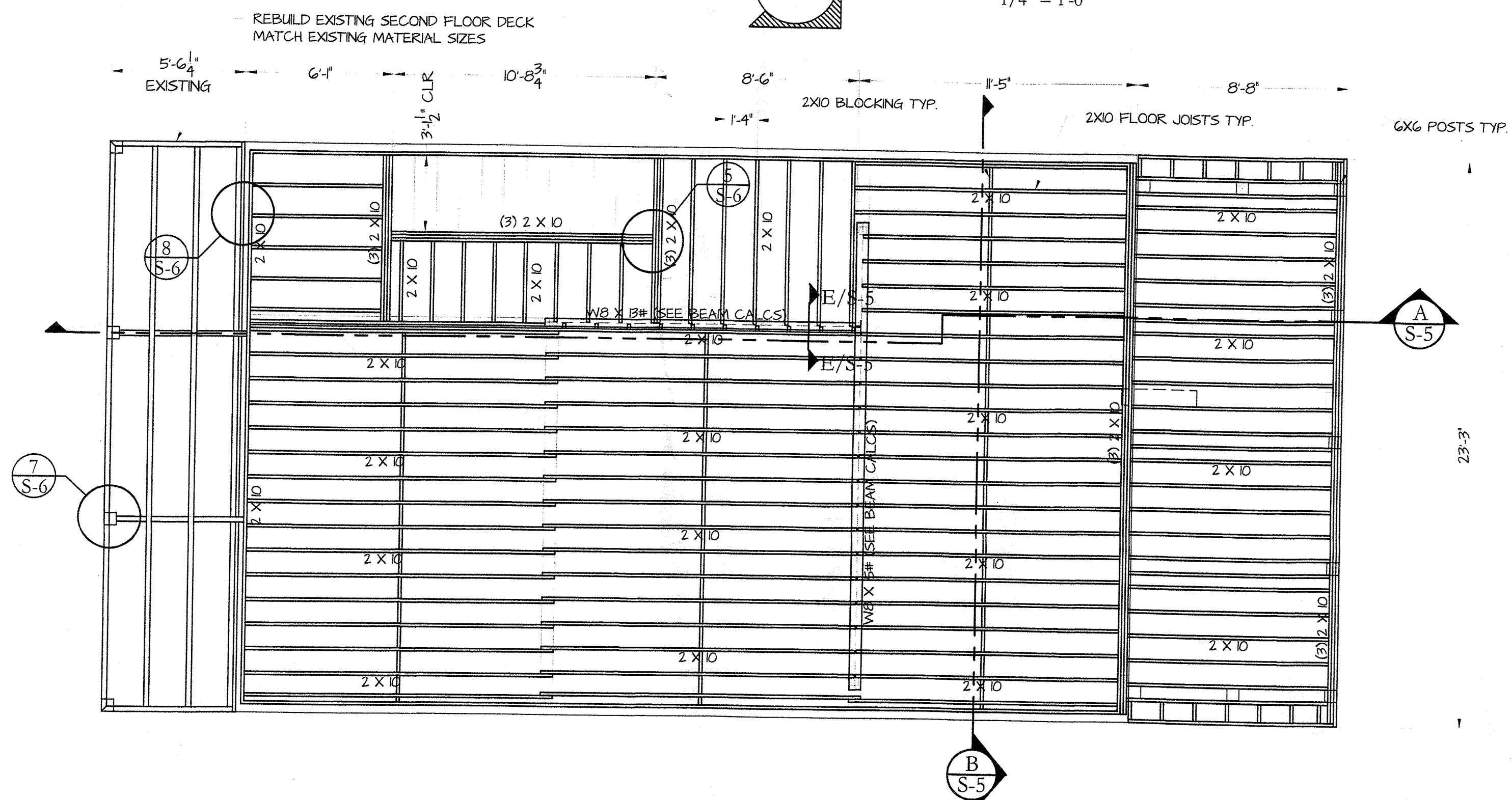
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**FLOOR FRAMING PLAN FIRST FLOOR**  
1/4" = 1'-0"



**FLOOR FRAMING PLAN SECOND FLOOR**  
1/4" = 1'-0"

**WOOD FRAMING:**  
1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, LATEST EDITION.  
2. ALL WOOD FRAMING SIZES, FRAMING, FASTENING REQUIREMENTS, ANCHORAGES, FIRESTOPS, AND CONNECTORS NOT SHOWN ON THESE PLANS TO BE PER THE SPECIFIED BUILDING CODE.  
3. ALL STRUCTURAL LUMBER TO BE STRUCTURAL GRADE NO. 2 SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%. ALL LUMBER TO BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.  
4. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD TO BE HOT DIP GALVANIZED PER THE MANUFACTURER'S RECOMMENDATIONS AND THE APPLICABLE BUILDING CODE.  
5. THE FRAMING LAYOUTS DEPICTED ON THE PLANS ARE TO ILLUSTRATE GENERAL FRAMING CONDITIONS BUT DO NOT NECESSARILY DEPICT THE CORRECT QUANTITIES OR CONNECTIONS REQUIRED.  
6. FASTENING FOR ALL STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN IN THE PLANS TO BE PER THE FASTENING SCHEDULE OF THE APPLICABLE BUILDING CODE.  
7. BOLTS SHALL CONFORM TO ASTM 307, ANSI D1821. SCREWS AND LAG SCREWS SHALL CONFORM TO ANSI D1821 AND ANSI D1824. RESPECTIVELY. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.  
8. BOLT HOLES SHALL BE AT LEAST A MINIMUM DIAMETER OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.  
9. BOLT NUTS SHALL BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN NOT TO OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED AS THEY MAY PRELOAD THE CONNECTORS. BOLT NUTS SHALL BE PERIODICALLY RETIGHTENED.

10. UNLESS OTHERWISE NOTED, CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER AND SIZE OF FASTENERS AS REQUIRED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
11. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO THE APPLICABLE BUILDING CODE. REFER TO MANUFACTURER FOR NAILING REQUIREMENTS (TO ATTAIN MAXIMUM TABLE VALUES) FOR ALL WOOD-TO-WOOD MECHANICAL FASTENERS.  
12. MULTIPLE STUDS SHALL BE GLUED AND NAILED TO 10d NAILS 24" O.C.  
13. BRACING SHALL BE PROVIDED FOR ALL WALLS UNTIL SHEAR PANELS, FLOOR FRAMING, ROOF FRAMING, AND DECKING ARE INSTALLED.  
14. CUTTING AND NOTCHING OF ALL LOAD BEARING STUDS SHALL BE LIMITED TO 25% OF THE STUD DEPTH.  
15. ALL LOAD BEARING WALLS SHALL CONSIST OF A SINGLE STUD SILL PLATE AT THE BOTTOM AND A DOUBLE STUD TOP PLATE AT THE TOP. STUDS USED IN PLATES SHALL MATCH THE DIMENSIONS USED FOR STUDS WITHIN THE WALLS. STUD WALLS SHALL END WITH DOUBLE STUDS ON EACH END.  
16. WALL OPENINGS LESS THAN AND INCLUDING 5'-0" WIDE ARE TO BE FRAMED WITH ONE KING STUD AND ONE JACK STUD ON EACH SIDE. WALL OPENINGS GREATER THAN 5'-0" WIDE SHALL BE FRAMED WITH ONE KING STUD AND TWO JACK STUDS ON EACH SIDE.  
17. ALL BEAMS AND JOISTS TO BE FRAMED FLUSH WITH SUPPORTING MEMBER TO BE SUPPORTED BY APPROVED HANGERS WITHIN ENCLOSED CONDITIONED SPACE.  
18. DOUBLE JOISTS ARE TO BE PROVIDED BELOW PARTITION WALLS THAT RUN PARALLEL TO JOISTS AND SOLID BLOCKING THE DEPTH OF THE JOISTS SHALL BE PROVIDED BETWEEN JOISTS BELOW PARTITION WALLS THAT FRAME PERPENDICULAR TO JOISTS.  
19. WHERE HEADERS FRAME INTO STUDS, DOUBLE STUDS SHALL BE PROVIDED.

### W8X13 Steel Beam Calculation

#### Beam details

**W8X13**  
Beam effective span length: 13 feet  
Minimum yield stress: 36,000 psi  
Width: 4.02 in  
Depth: 7.99 in  
Web: 0.23 in  
Flange: 0.26 in  
Mass per foot: 12.97 lbs/ft

#### Lateral bracing & deflection limits

Top flange of beam is laterally braced at least every 2 feet along its length  
Live load deflection limit:  $\text{Span}/360 = 0.43$  in  
Total load deflection limit:  $\text{Span}/240 = 0.65$  in

#### Load details

**UDL 1: Standard wood floor with ceramic tile**  
Dead load per square foot: 15 psf  
Live load per square foot: 40 psf  
Width of load perpendicular to beam, or height of load supported by beam: 12 feet

**Point load 1: CONNECTION 'A'**  
Distance to point load (A in diagram): 0 feet  
Dead load: 15 pounds  
Live load: 40 pounds

#### Beam details

**W8X15**  
Beam effective span length: 18.5 feet  
Minimum yield stress: 36,000 psi  
Width: 4.02 in  
Depth: 8.11 in  
Web: 0.24 in  
Flange: 0.31 in  
Mass per foot: 15.12 lbs/ft

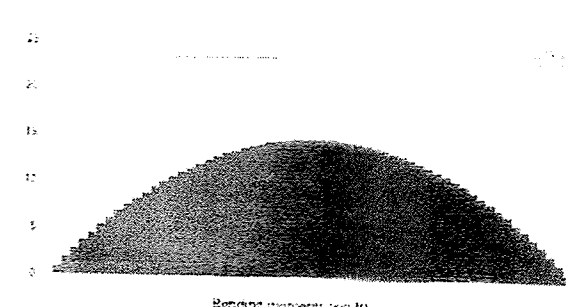
#### Lateral bracing & deflection limits

Top flange of beam is laterally braced at least every 2 feet along its length  
Live load deflection limit:  $\text{Span}/360 = 0.62$  in  
Total load deflection limit:  $\text{Span}/240 = 0.92$  in

#### Load details

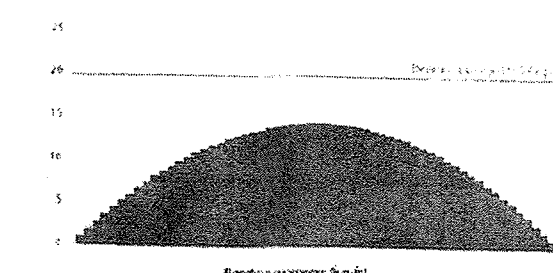
**UDL 1: Standard wood floor with ceramic tile**  
Dead load per square foot: 15 psf  
Live load per square foot: 40 psf  
Width of load perpendicular to beam, or height of load supported by beam: 6 feet

#### Calculations

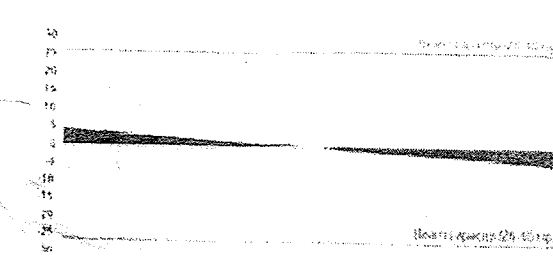


**Bending moments**  
Beam moment capacity  $M = 23.32 \text{ kip-ft} > 14.76 \text{ kip-ft}$ . Therefore OK.  
The top flange of the beam is to be laterally braced along its full length. To ensure adequate lateral bracing, bracing members should be attached with fasteners that provide a positive connection. Lateral bracing members should generally be regularly spaced at least every 2 feet.

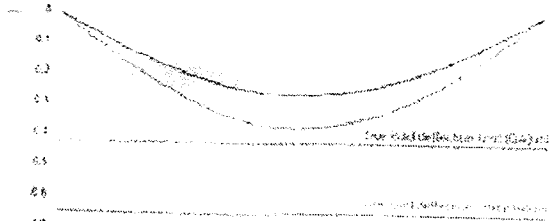
#### Calculations



**Bending moments**  
Beam moment capacity  $M = 19.57 \text{ kip-ft} > 14.22 \text{ kip-ft}$ . Therefore OK.  
The top flange of the beam is to be laterally braced along its full length. To ensure adequate lateral bracing, bracing members should be attached with fasteners that provide a positive connection. Lateral bracing members should generally be regularly spaced at least every 2 feet.



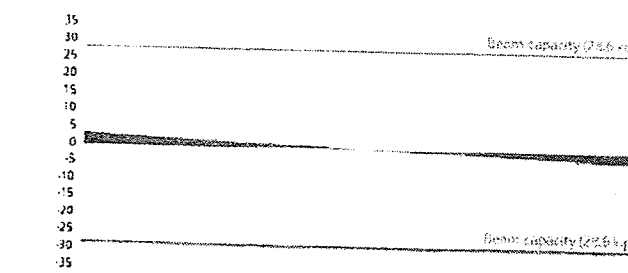
**Shear forces**  
Shear capacity  $V_c = 26.46 \text{ kip} > 4.37 \text{ kip}$ . Therefore OK.  
Allowable shear =  $0.4 \times \text{minimum yield stress} \times d \times t_w$



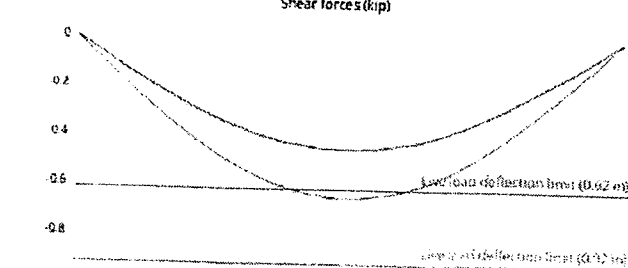
**Deflection**  
Live load deflection =  $0.27 \text{ in} < 0.43 \text{ in}$ . Therefore OK.  
Total load deflection =  $0.38 \text{ in} < 0.65 \text{ in}$ . Therefore OK.

#### Notes

These calculations are based on the Manual of Steel Construction, Allowable Stress Design, Ninth Edition by the American Institute of Steel Construction.  
Modulus of Elasticity,  $E = 29,000 \text{ ksi}$



**Shear forces**  
Shear capacity  $V_c = 28.6 \text{ kip} > 3.19 \text{ kip}$ . Therefore OK.  
Allowable shear =  $0.4 \times \text{minimum yield stress} \times d \times t_w$

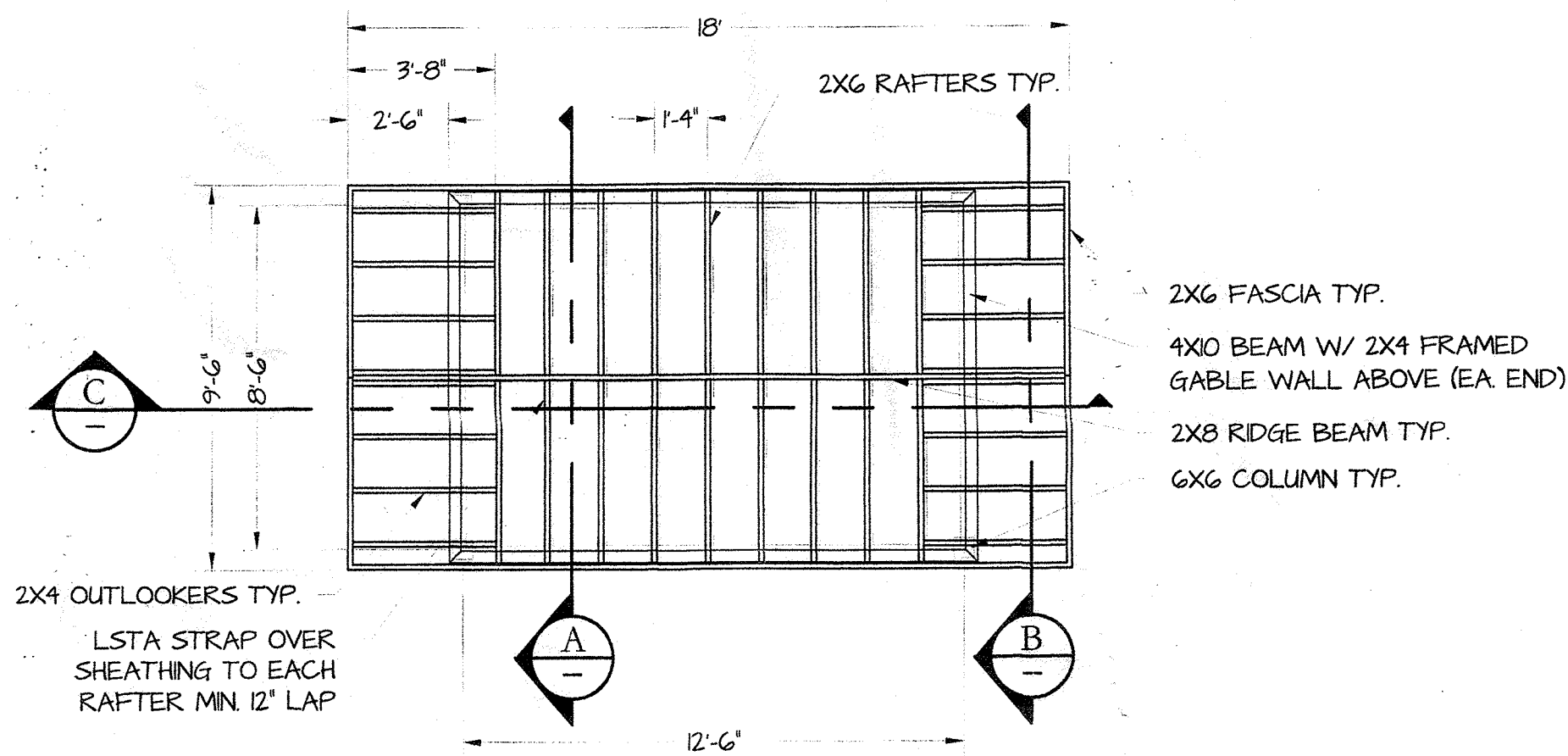


**Deflection**  
Live load deflection =  $0.45 \text{ in} < 0.62 \text{ in}$ . Therefore OK.  
Total load deflection =  $0.65 \text{ in} < 0.92 \text{ in}$ . Therefore OK.

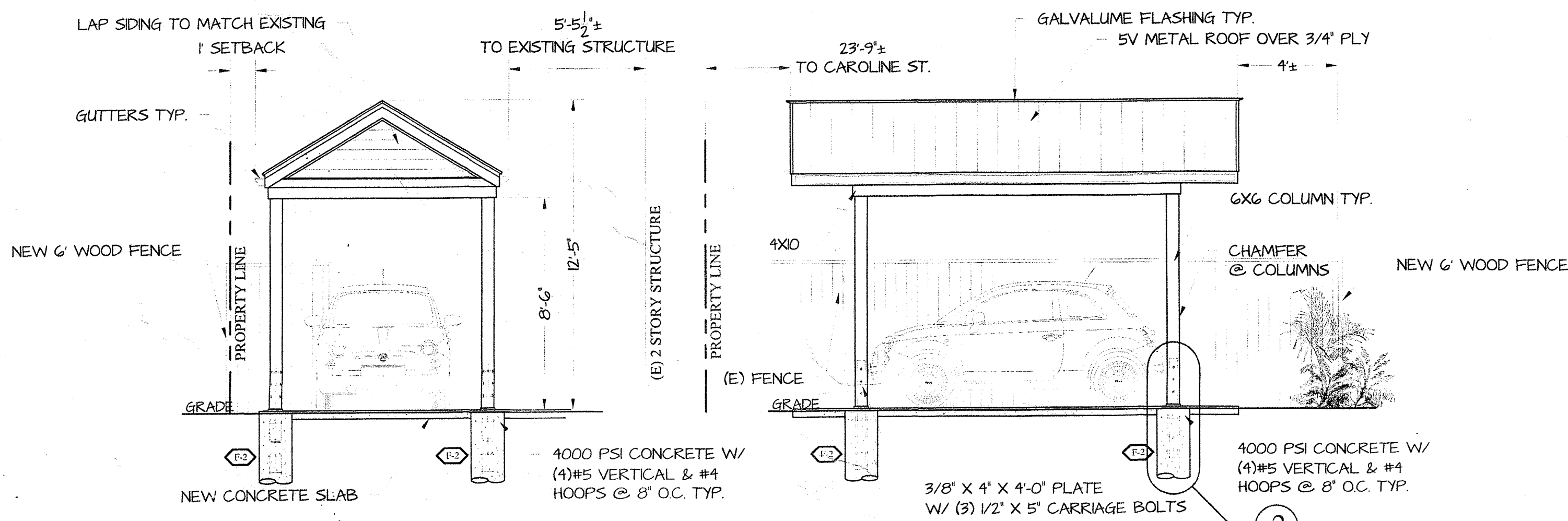
#### Notes

These calculations are based on the Manual of Steel Construction, Allowable Stress Design, Ninth Edition by the American Institute of Steel Construction.  
Modulus of Elasticity,  $E = 29,000 \text{ ksi}$



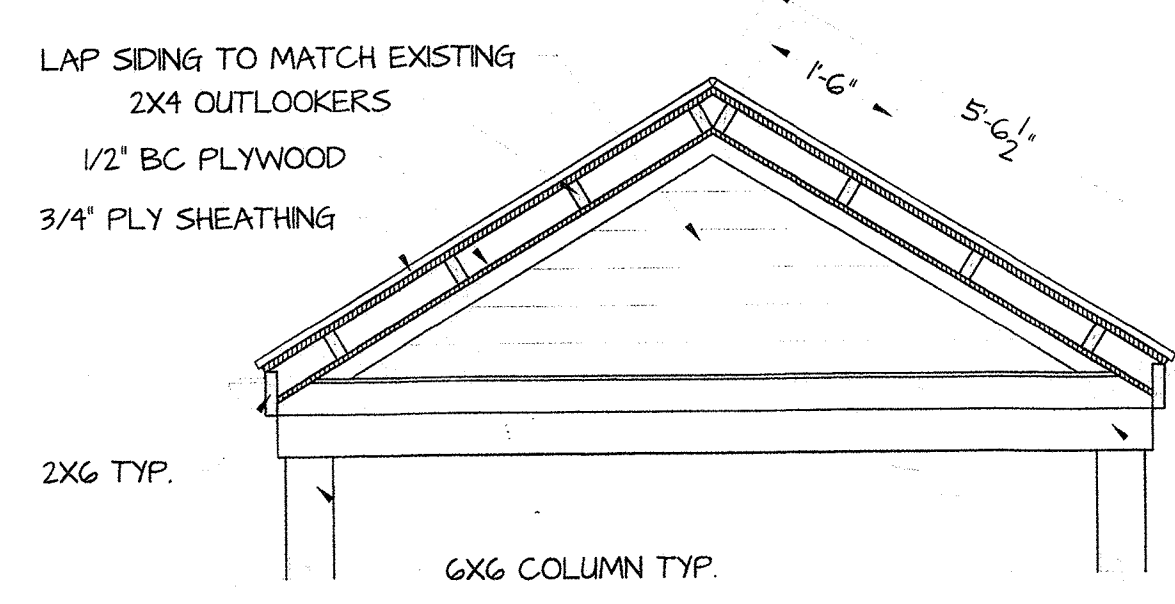


**ROOF FRAMING PLAN (CARPORT)**  
1/4" = 1'-0"

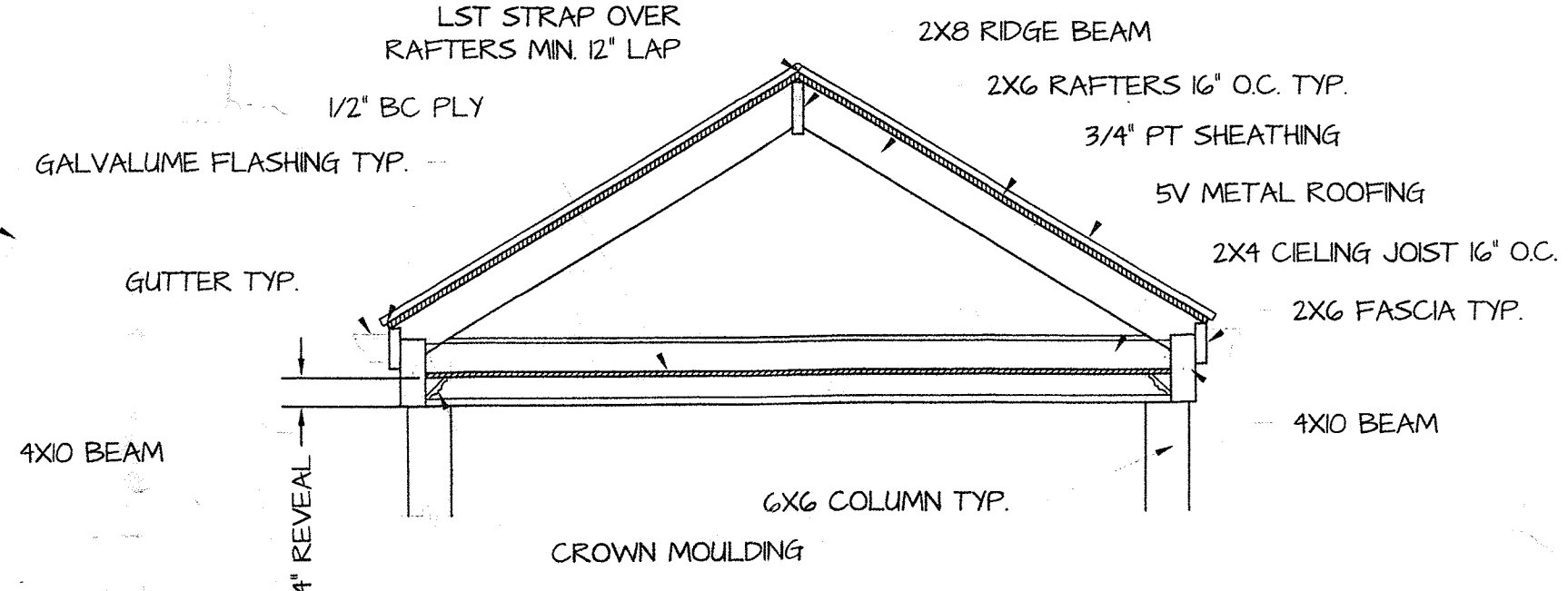


**SOUTH ELEVATION (CARPORT)**  
1/4" = 1'-0"

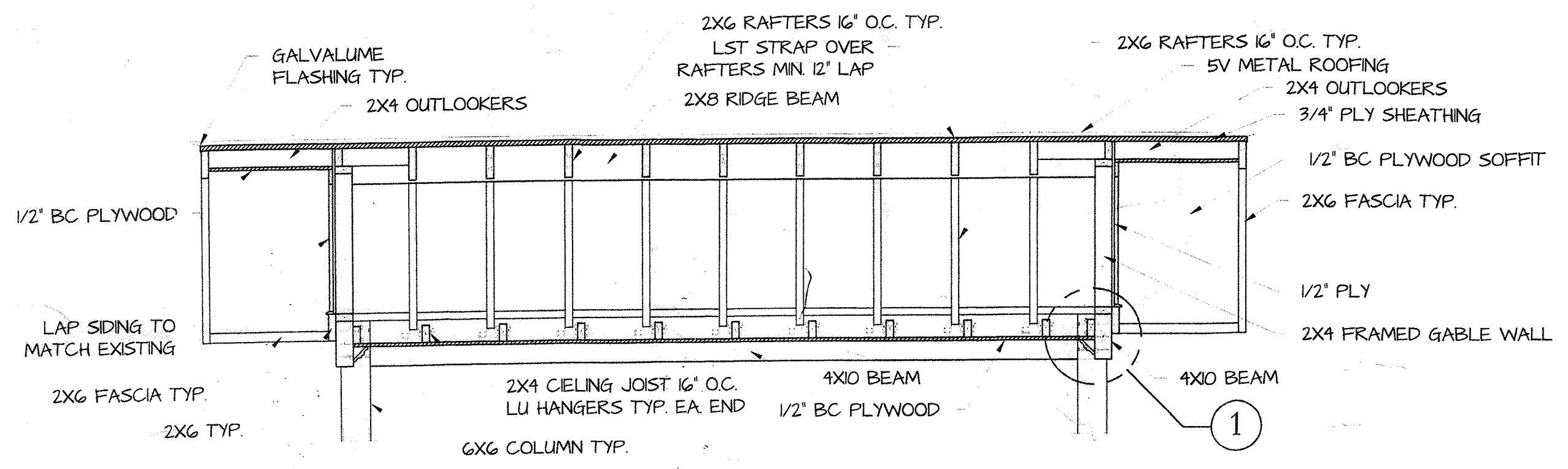
**EAST ELEVATION (CARPORT)**  
1/4" = 1'-0"



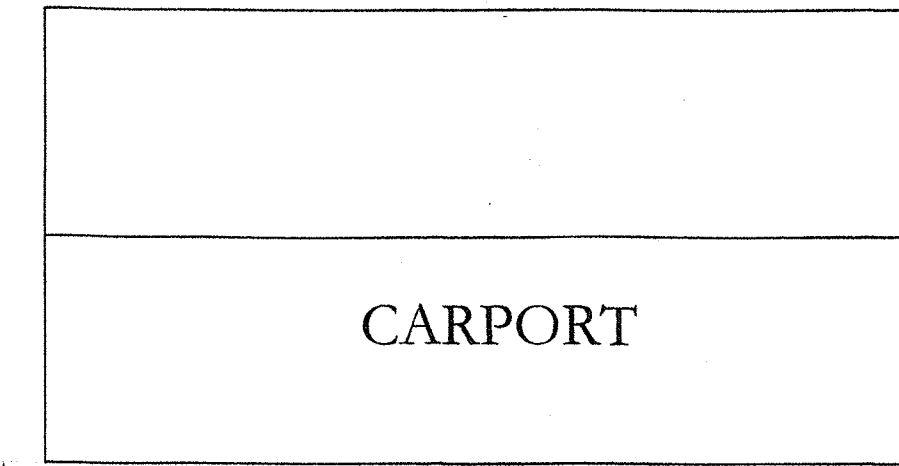
**A SECTION (CARPORT)**  
1/2" = 1'-0"



**B SECTION (CARPORT)**  
1/2" = 1'-0"

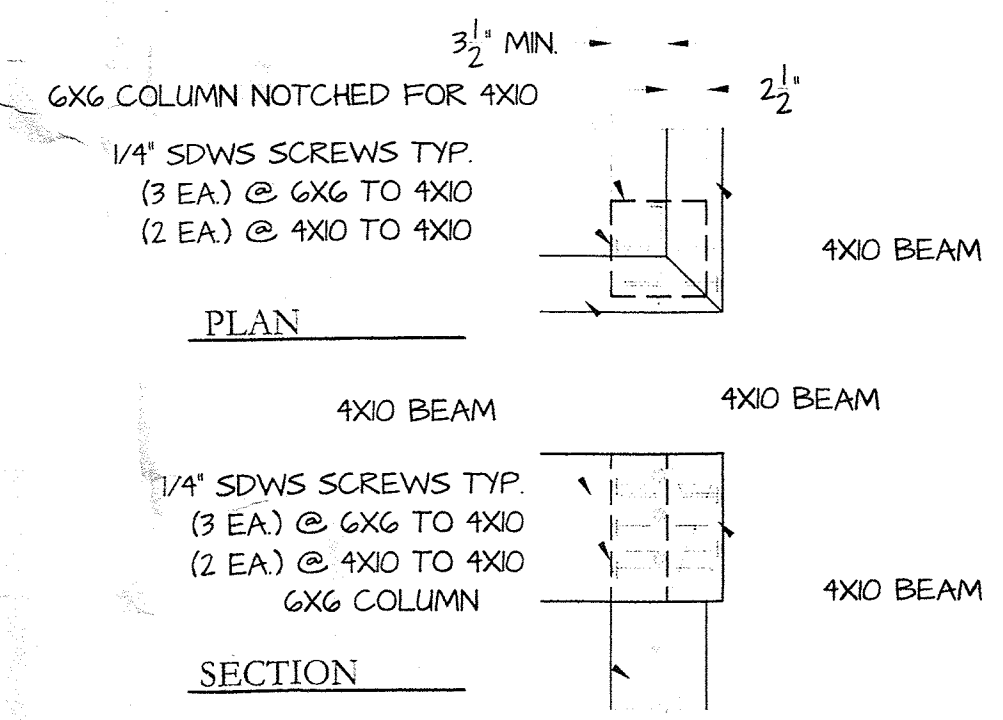


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1/2" = 1'-0"

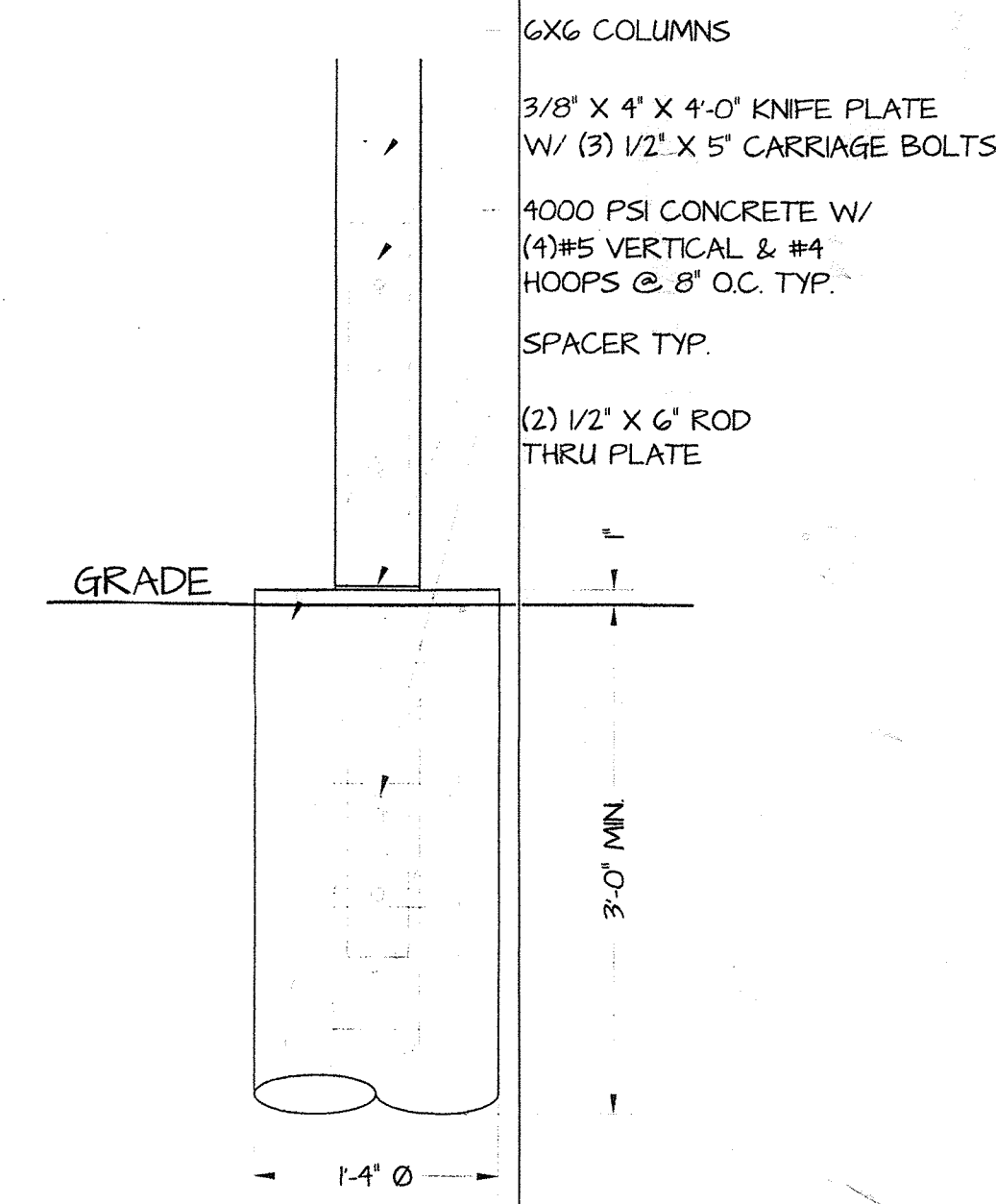


EXISTING ROOF TO REMAIN

BALCONY



**1 CONNECTION DETAIL**  
1" = 1'-0"



**2 FOOTER DETAIL**  
1" = 1'-0"

CARPORT

RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

**WILLIAM ROWAN**  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751

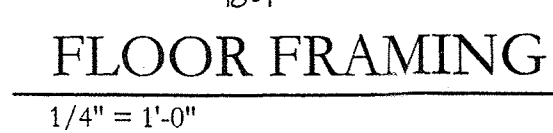
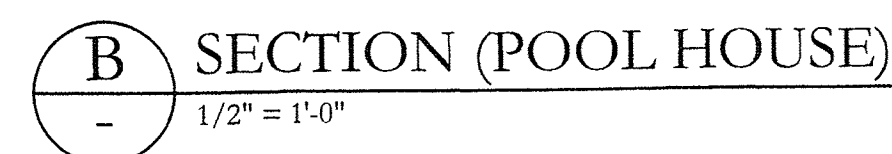
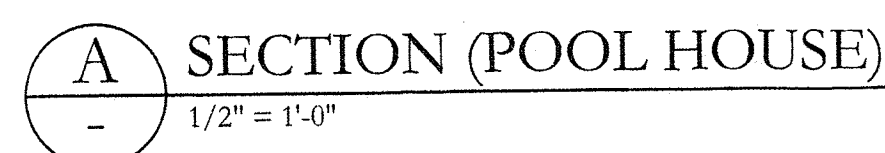
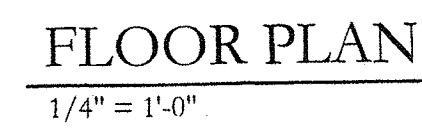
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DATE : 2-19-2019

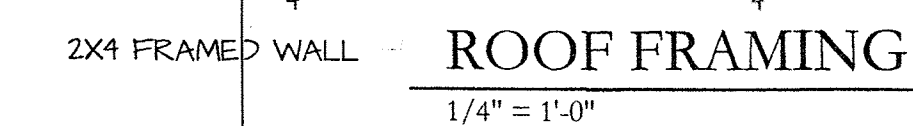
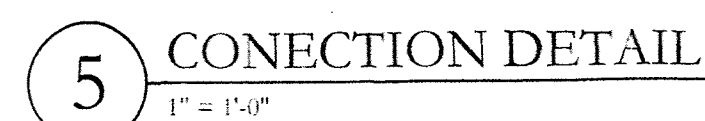
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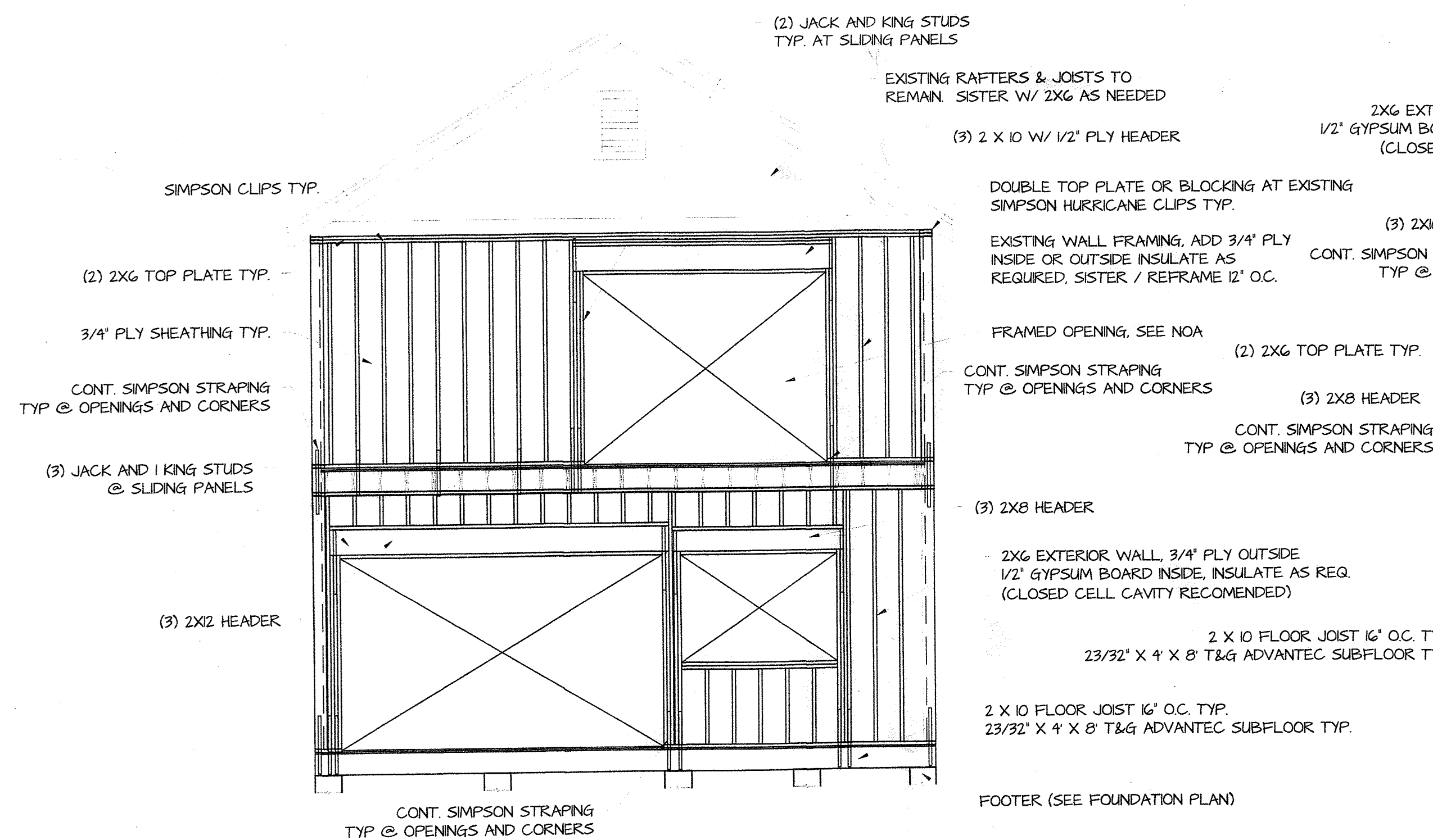
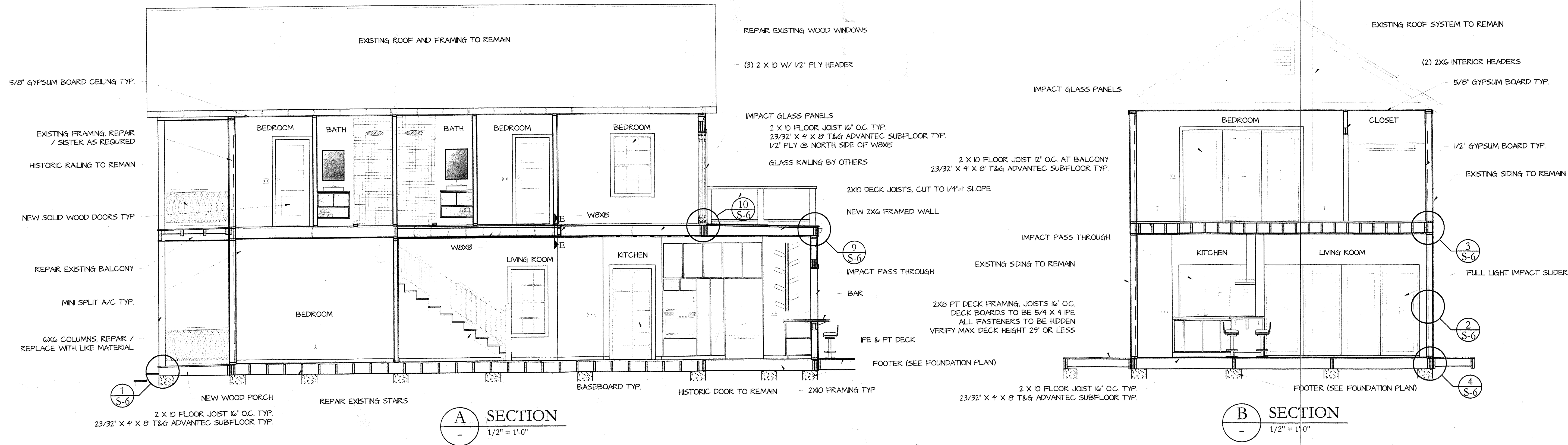


SIMPSON STRAP OVER EACH RAFTER TYP.

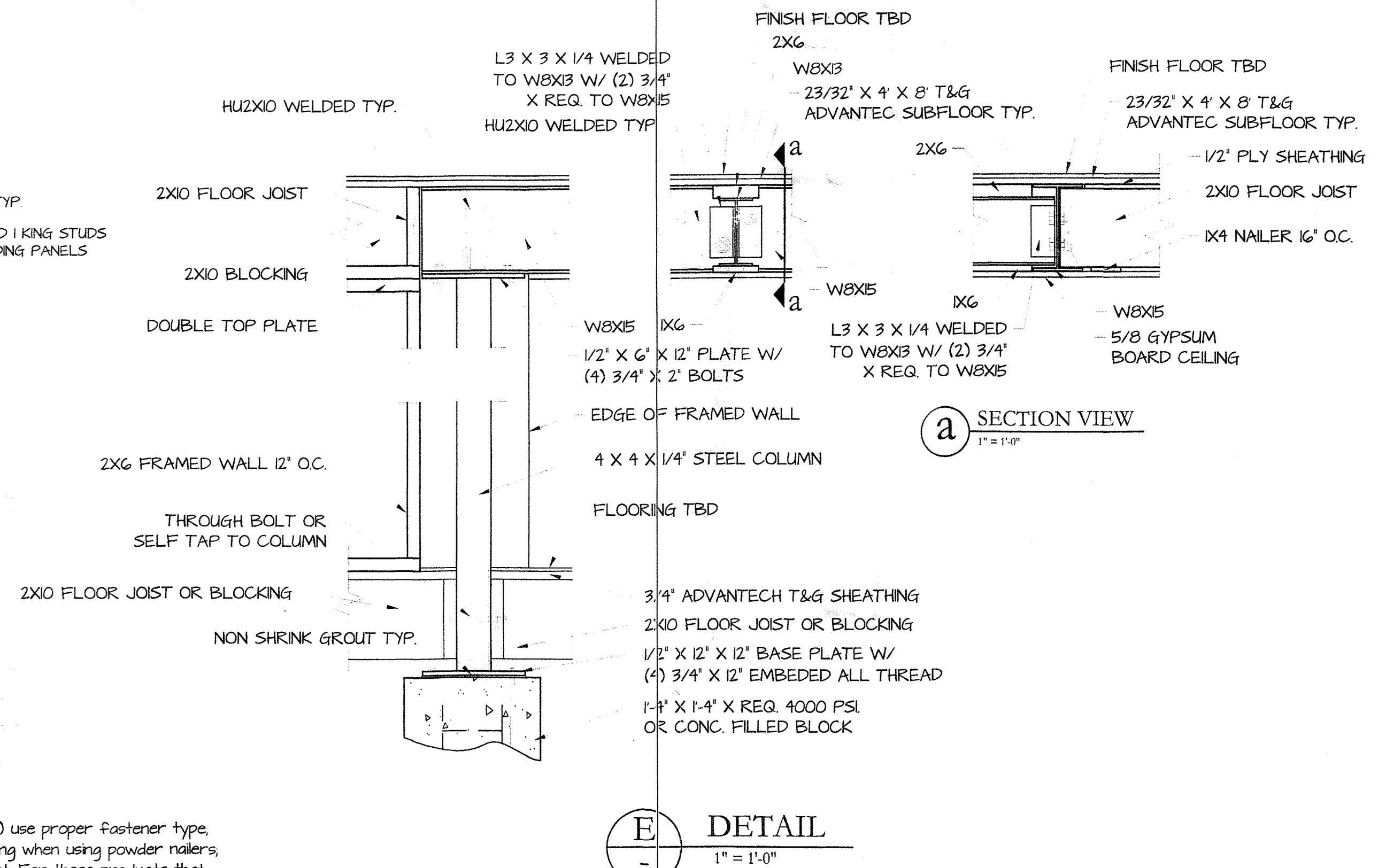


## POOL HOUSE

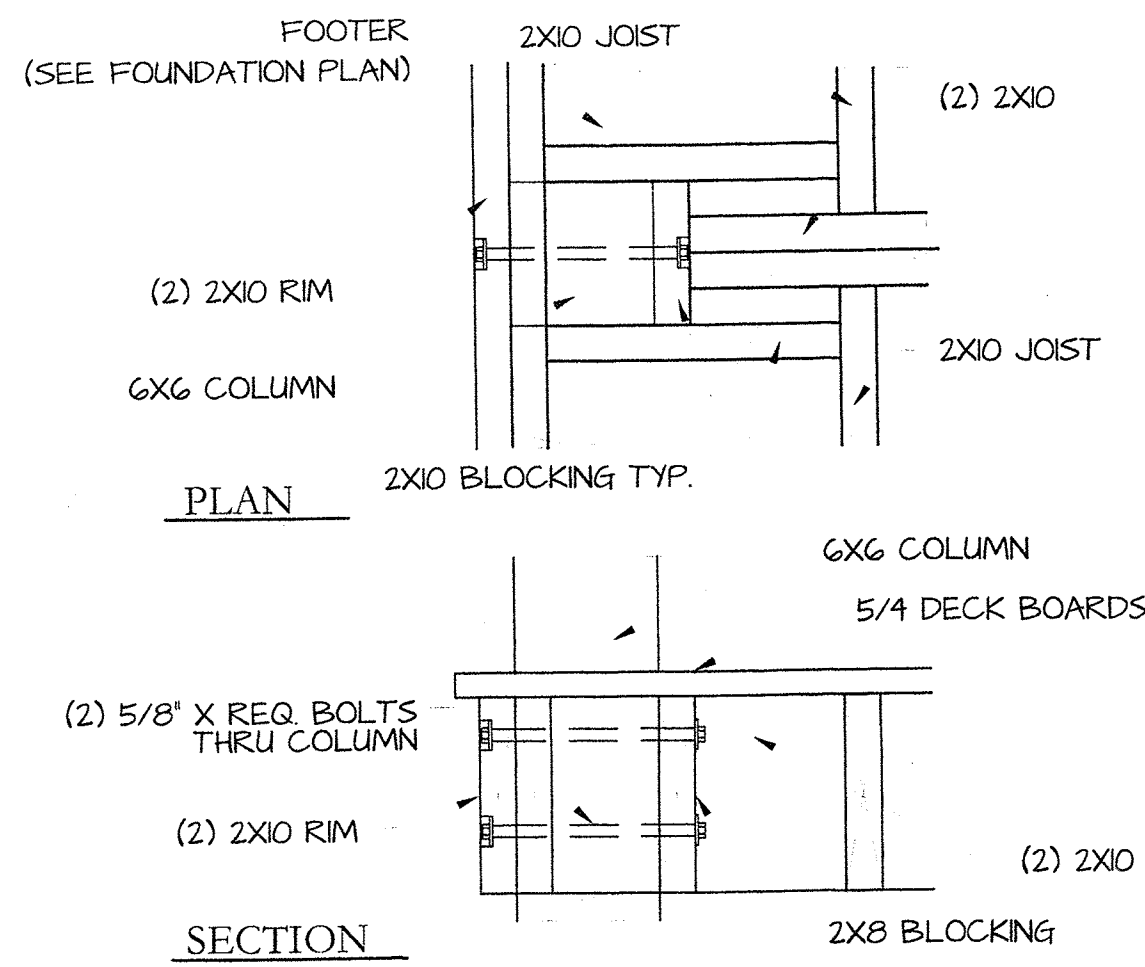




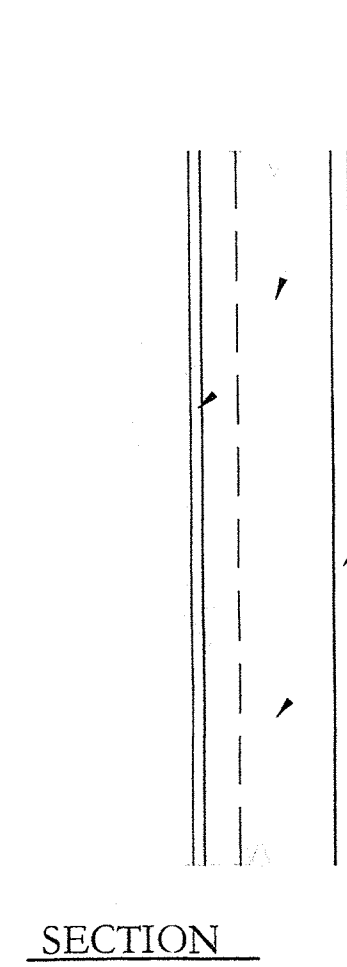
1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc. (a) use proper fastener type, (b) use proper fastener quantity, (c) fill all fastener holes, (d) do not overdrive or underdrive nails, including when using powder nailers, and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-end twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut". The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.
2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.18\" x 2 1/2\", 0.148\" x 3\" and 0.162\" x 3 1/2\" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.18\" x 1 1/2\"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overload. Do not exceed catalog allowable loads, which would jeopardize the connection.
3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.
7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.



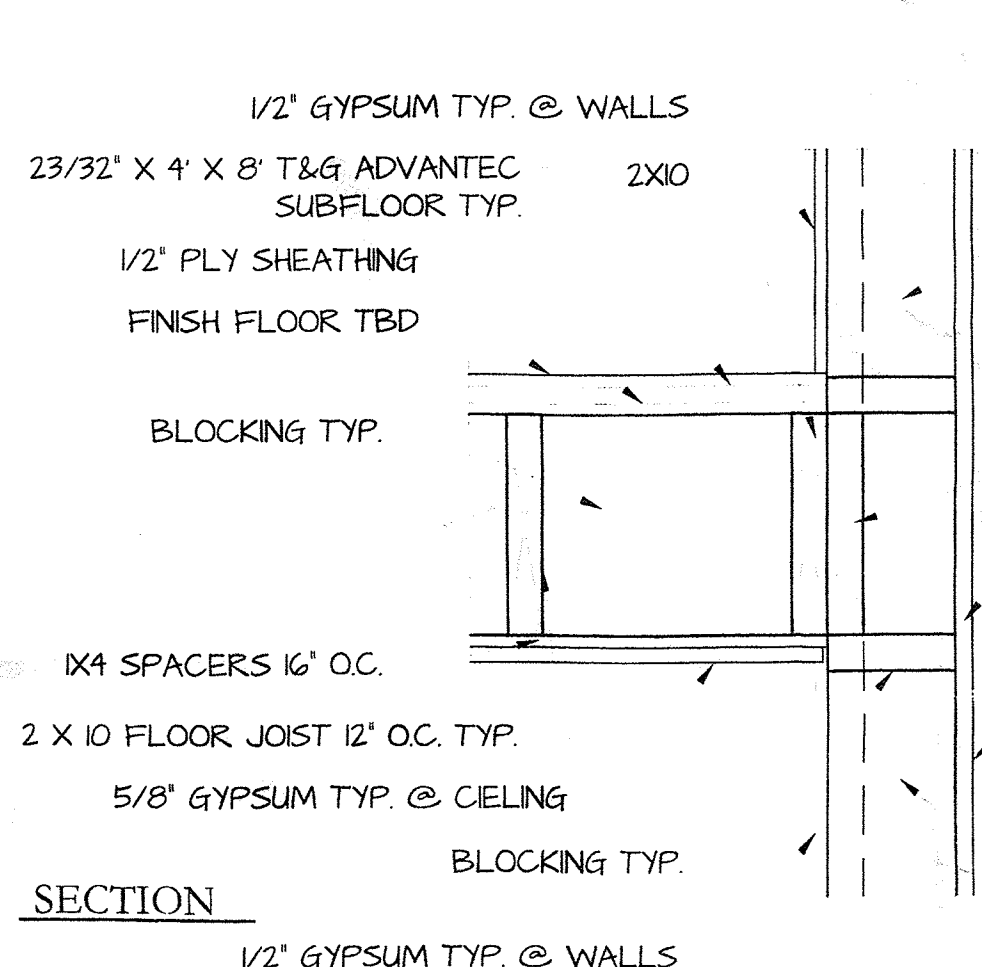




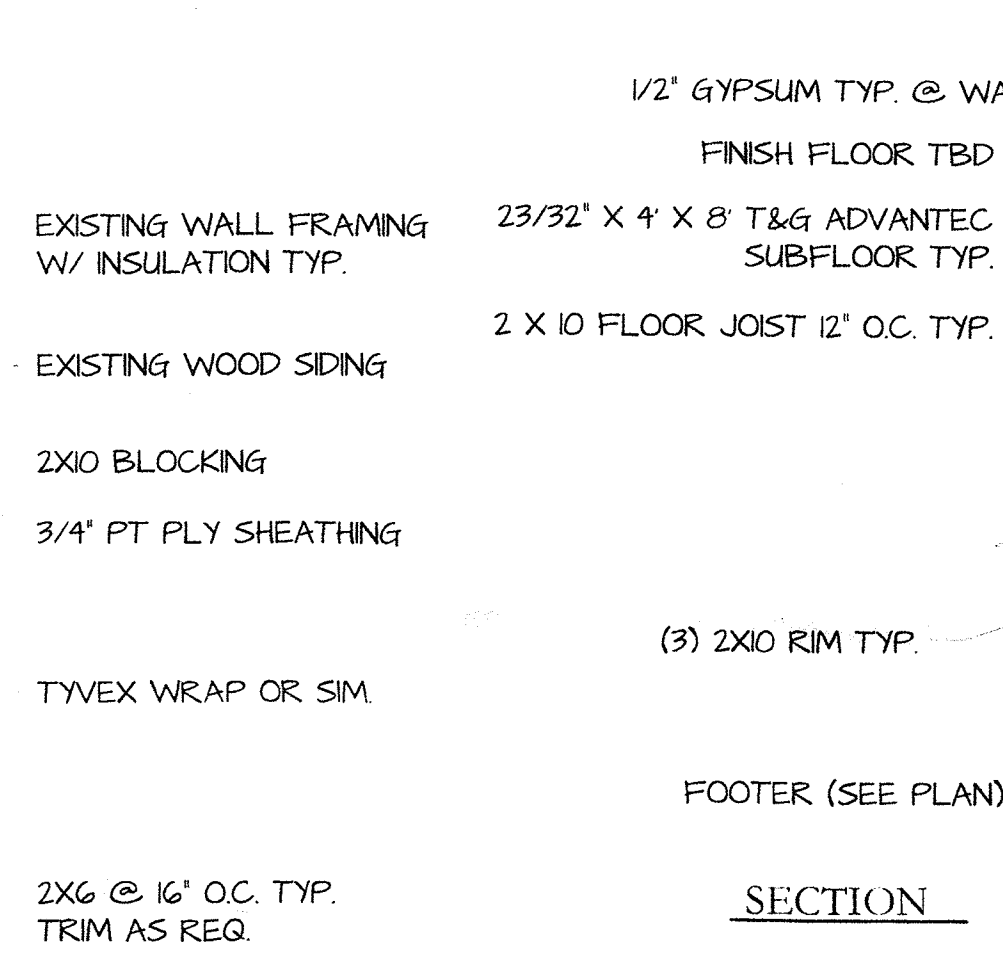
**1 CONNECTION DETAIL**  
1-1/2" = 1'-0"



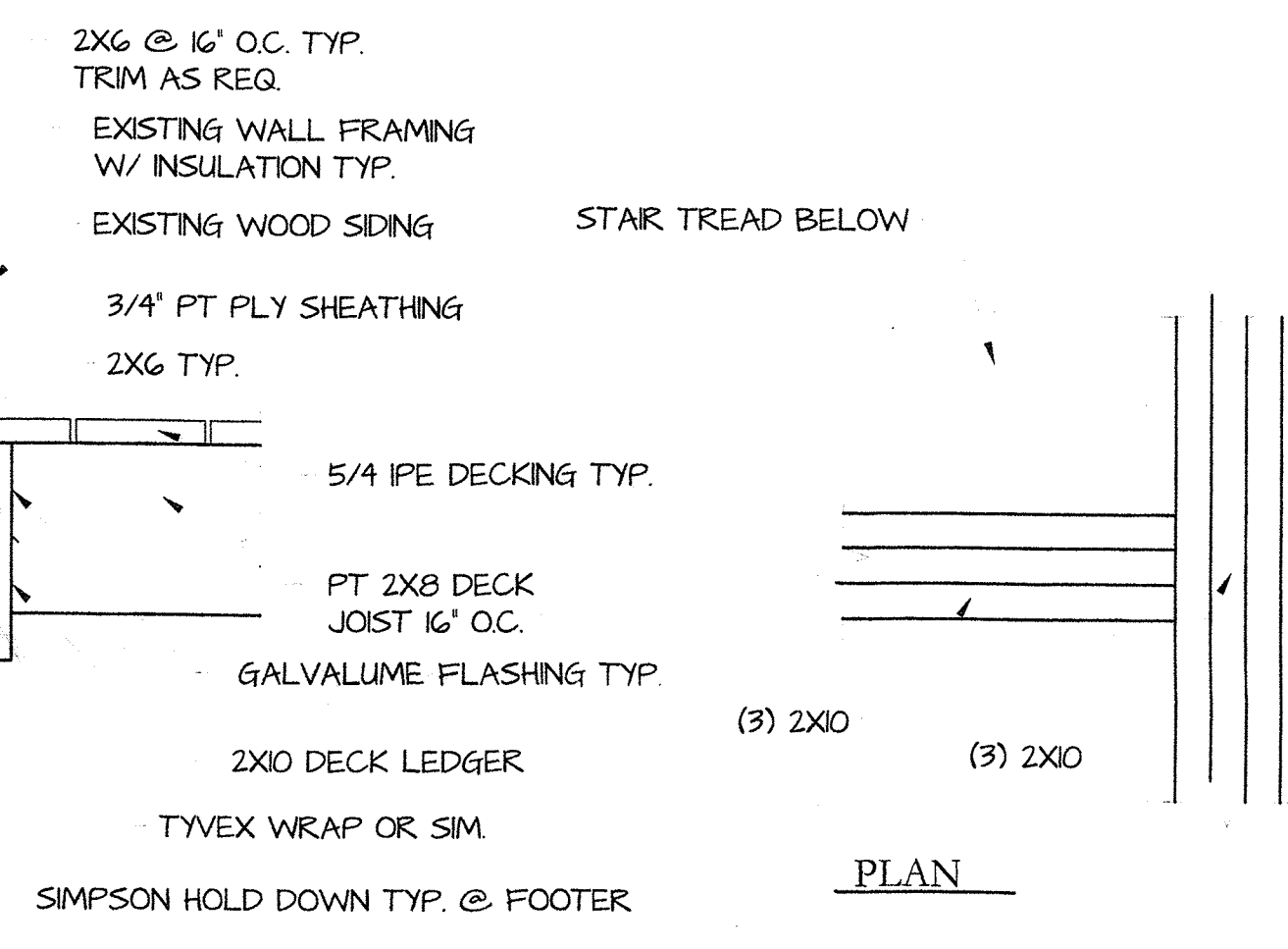
**2 CONNECTION DETAIL**  
1-1/2" = 1'-0"



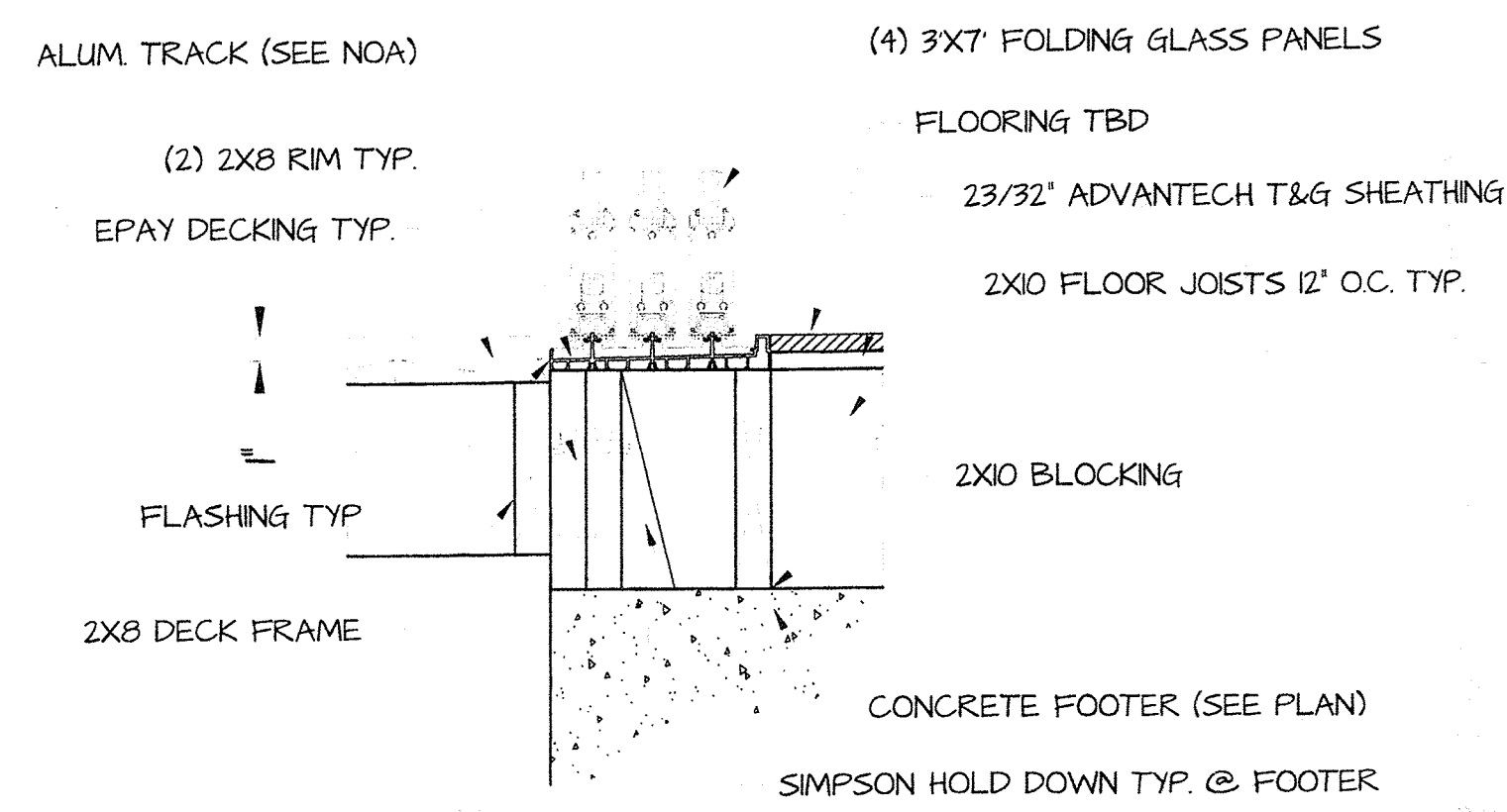
**3 CONNECTION DETAIL**  
1-1/2" = 1'-0"



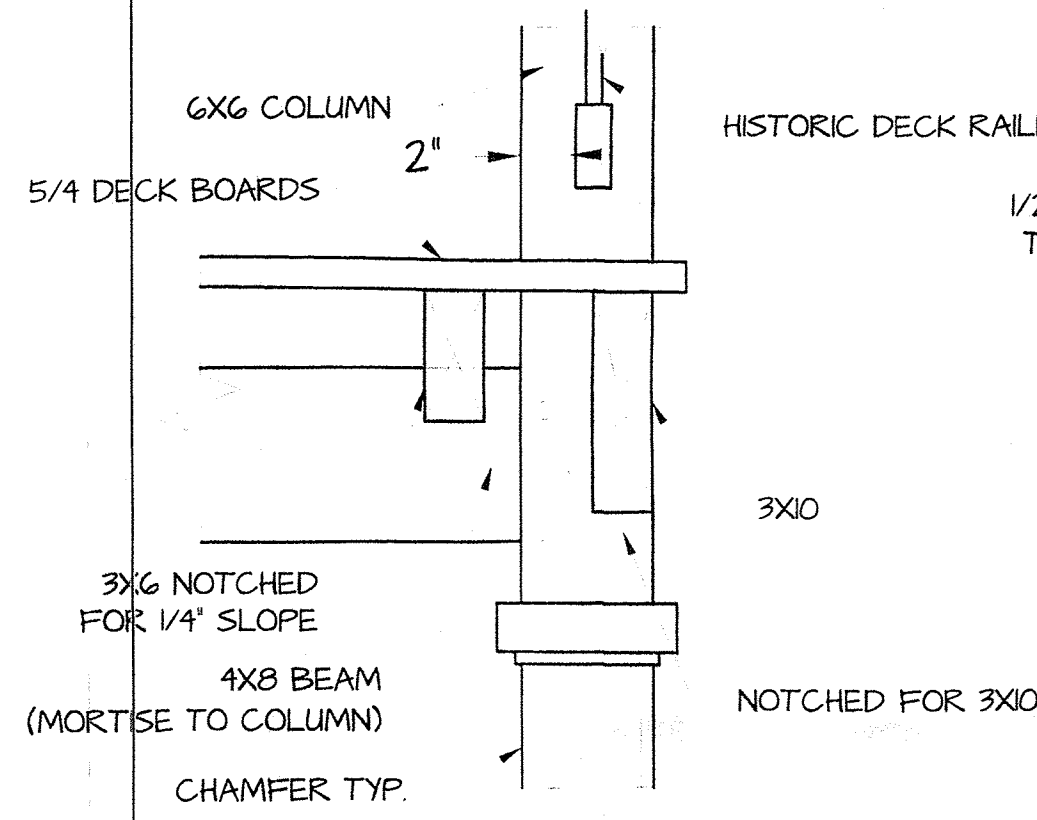
**4 CONNECTION DETAIL**  
1-1/2" = 1'-0"



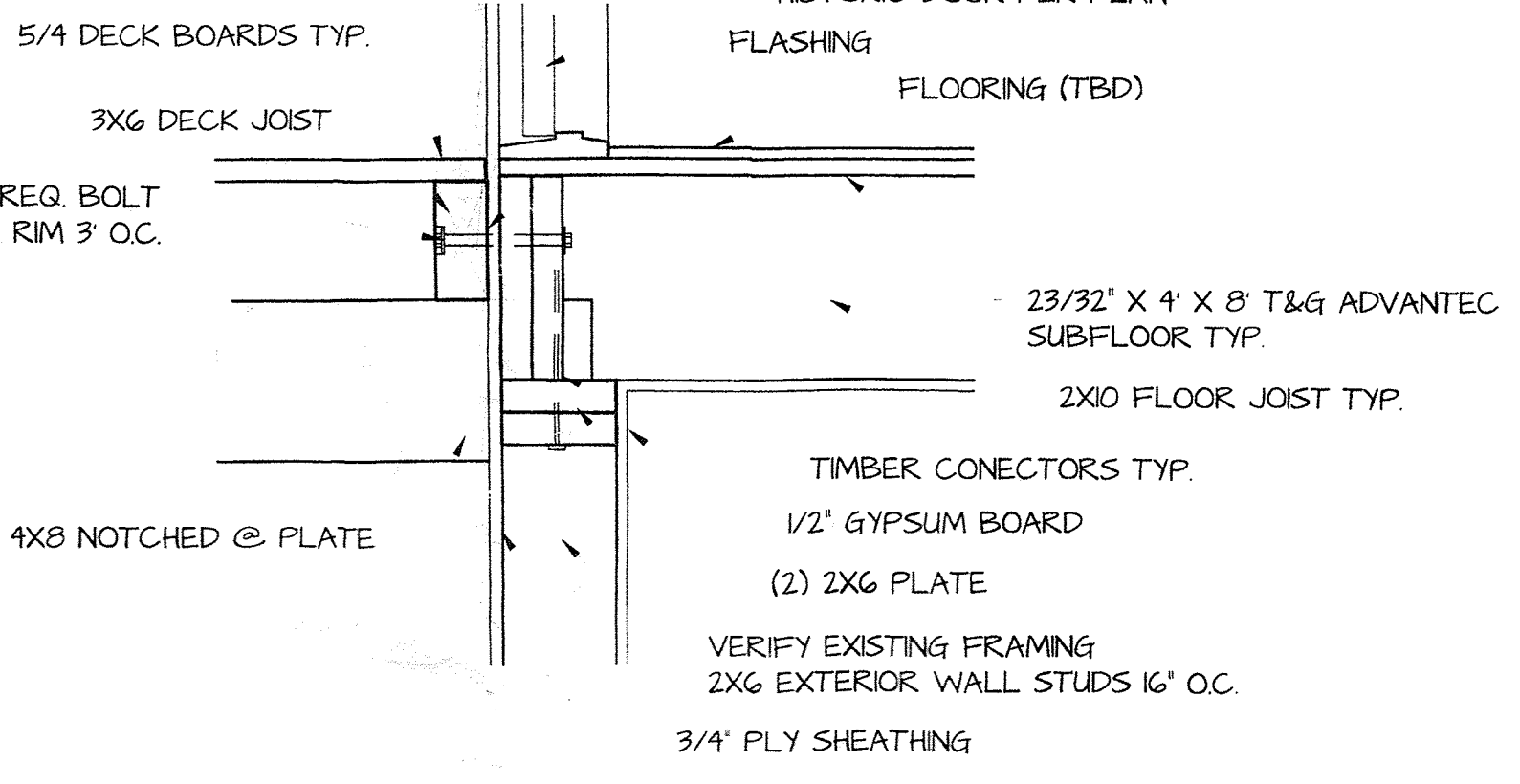
**5 CONNECTION DETAIL**  
1-1/2" = 1'-0"



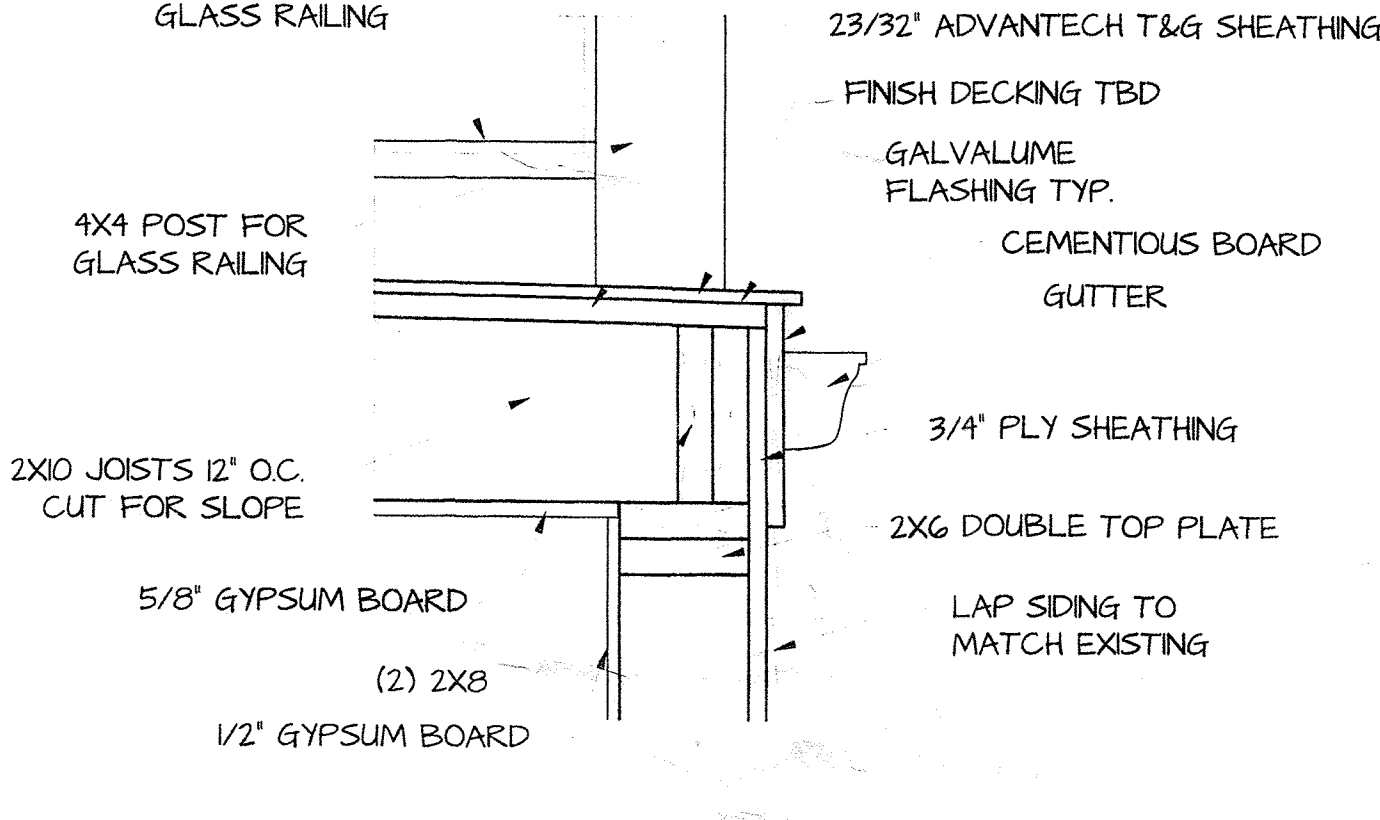
**6 CONNECTION DETAIL**  
1-1/2" = 1'-0"



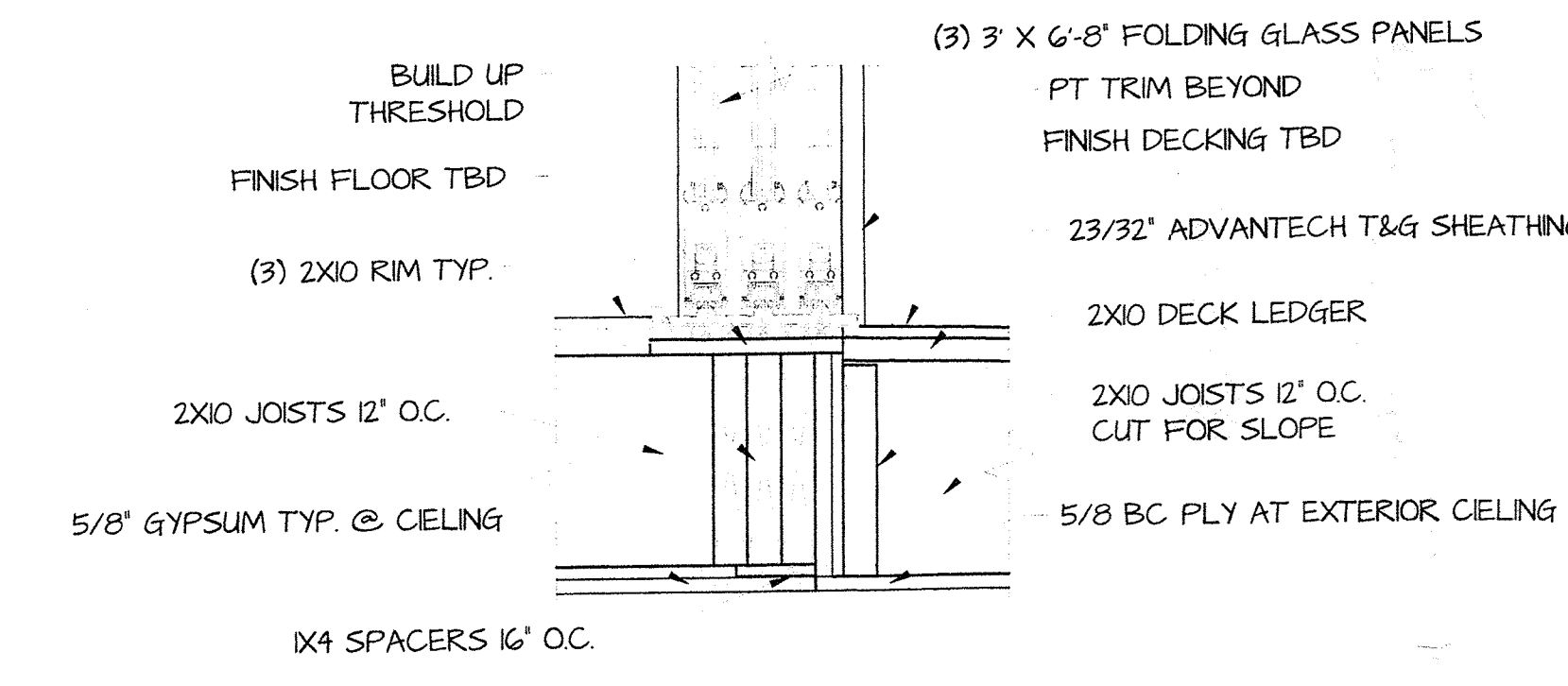
**7 CONNECTION DETAIL**  
1-1/2" = 1'-0"



**8 CONNECTION DETAIL**  
1-1/2" = 1'-0"

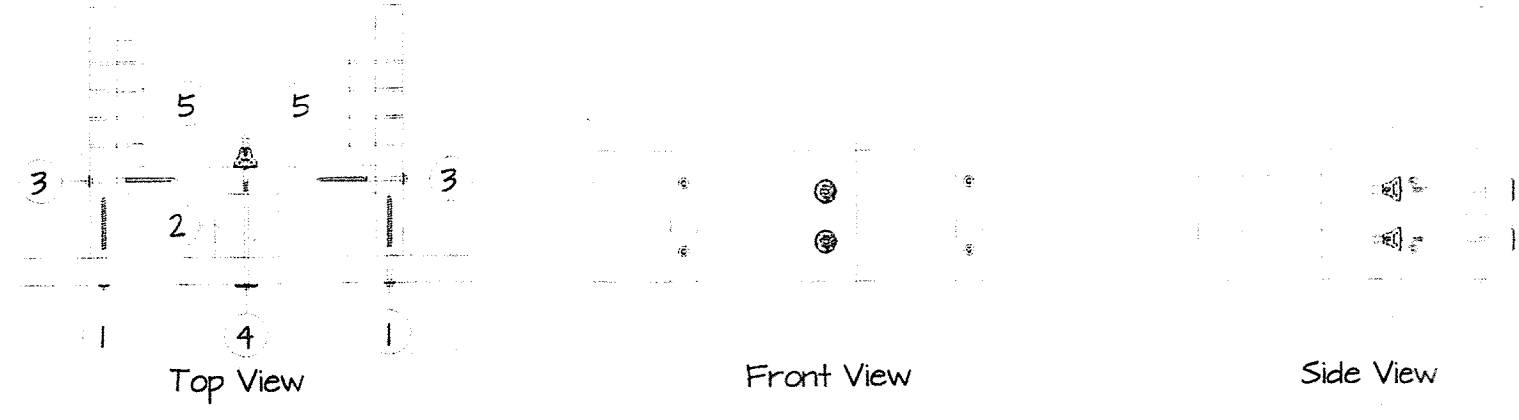


**9 CONNECTION DETAIL**  
1-1/2" = 1'-0"



**10 CONNECTION DETAIL**  
1-1/2" = 1'-0"

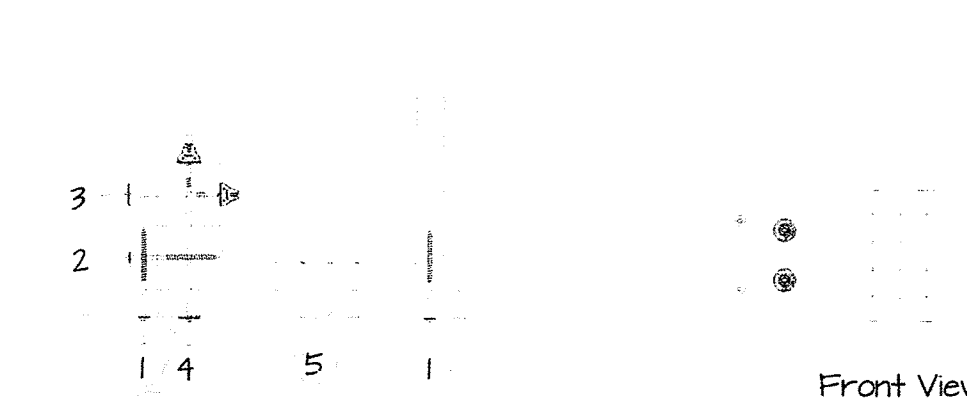
- \*See Top View below for corresponding numbered steps.
1. On the front of rim, measure 1/3/4" from the top and bottom and install two 5" LedgerLOK screws through the rim board and into ends of the two joists nearest to post location. (predrill using a 5/32" drill bit)
  2. Place the post into position and temporarily affix with a few screws or nails.
  3. Install full height 2x blocking behind the post and secure using four 5" LedgerLOKs - two screws through joists into end of blocking, 1/2" from top and bottom.
  4. From the front of the rim, install two 8" ThruLOKs through the front rim into the post and blocking. Stay 2-1/4" from top and bottom.
  5. Add 12" piece of full height blocking on inner faces of both joists to reinforce blocking behind post. Nail each using 12-0d nails evenly spaced.



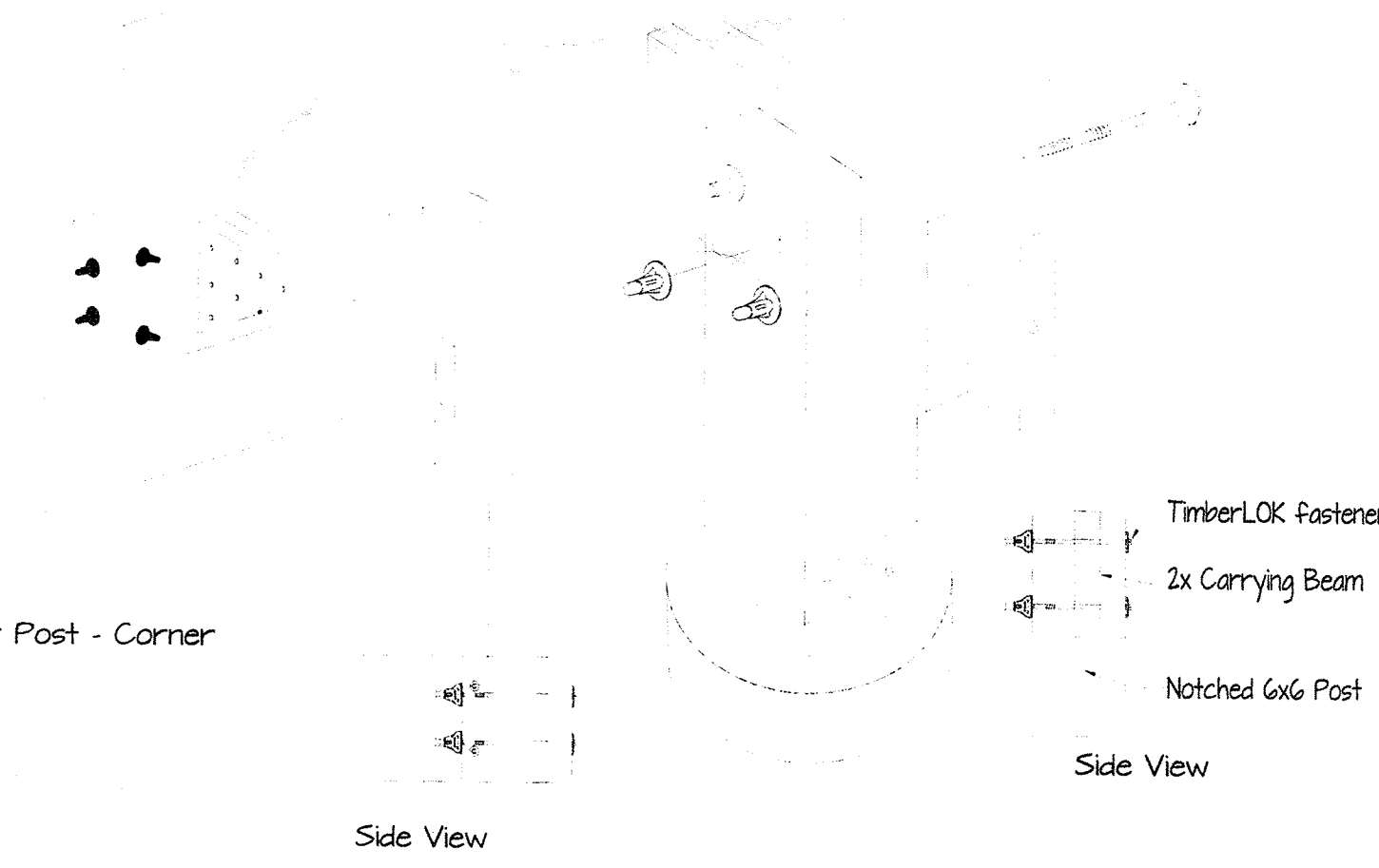
**POST / BEAM & BLOCKING CONNECTION**

**TYPICAL DECK FRAMING DETAILS**

- \*See Top View below for corresponding numbered steps.
1. On the front of rim, measure 1/3/4" from the top and bottom and install two 5" LedgerLOK screws through the rim board and into ends of the two joists nearest to the corner. (Predrill using a 5/32" drill bit)
  2. Place the post into corner and install one 5" LedgerLOK through the side rim and into the center of the post.
  3. Add full height 4x4 blocking next to the post. Measure 1/3/4" from top and bottom of rim and install two 6-1/4" ThruLOKs through the side rim and into the blocking.
  4. From the front of the rim, install two 9/16" ThruLOKs through the front rim into the post and blocking. Stay 2-1/4" from top and bottom.
  5. Block behind the rim with full height 2x and nail using 12-0d nails.



**DECK RAIL / BEAM CONNECTION**



**COLUMN / BEAM CONNECTION**

Uniform Side Load Capacity (plf)

Rows	Spacing	Detail A	Detail B	Detail C	Detail D	Detail E	Detail F
2	24	580	448	448	413	620	413
2	16	870	672	672	620	930	620
2	12	160	896	896	827	1240	827
3	24	870	672	672	620	930	620
3	16	1305	1007	1007	930	1395	930
3	12	1740	1343	1343	1240	1860	1240
4	24	1160	896	896	827	1240	827
4	16	1740	1343	1343	1240	1860	1240
4	12	2320	1791	1791	1653	2480	1653

**BEAM CONNECTION - TOP & SIDE LOAD**

NOTE:  
FOR COMPLETE DESIGN VALUES AND ENGINEERING DATA,  
AVAILABLE THROUGH TECHNICAL BULLETIN 'MULTIPLE MEMBER  
ENGINEERED WOOD BEAMS', AND ESR#1078

\* Install ThruLOK's from exterior 2x beam side to ensure end and edge distances are maintained.  
(When beam splice falls on interior of 6x6, as is shown, predrill holes for the fasteners from the interior side of assembly using the ThruLOKs to ensure end and edge distances are maintained.  
Install ThruLOK's through predrilled holes from exterior 2x beam face.)

\* Install nut on interior face and tighten

NOTE:  
FOR COMPLETE DESIGN VALUES AND ENGINEERING DATA,  
AVAILABLE THROUGH TECHNICAL EVALUATION REPORT B084, AND  
ESR#078

PLUMBING SCHEDULE		
MK.	DESCRIPTION / DETAILS	NOTES
LAV-1	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-2	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-3	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-4	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-5	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-6	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
LAV-7	LAVATORY SINK AND FIXTURE TBD	OWNER TBD
WC-1	WATER SAVER TOILET TBD	OWNER TBD
WC-2	WATER SAVER TOILET TBD	OWNER TBD
WC-3	WATER SAVER TOILET TBD	OWNER TBD
WC-4	WATER SAVER TOILET TBD	OWNER TBD
SHWR-1	CUSTOM SHOWER AND PAN	OWNER TBD
SHWR-2	CUSTOM SHOWER AND PAN	OWNER TBD
SHWR-3	CUSTOM SHOWER AND PAN	OWNER TBD
SHWR-4	CUSTOM SHOWER AND PAN	OWNER TBD
SHWR-5	CUSTOM SHOWER AND PAN	OWNER TBD
SINK	KITCHEN SINK	OWNER TBD
WASH	WASHER	OWNER TBD

**PLUMBING NOTES**

Dielectric Unions: provide dielectric unions or flanges at connections or contact between pipes of dissimilar metals.

Water Hammer Arrestors: Install water hammer arrestors at fixture hot and cold supplies (at all lavatories and sinks and other quick acting fixtures).

Exposed Piping: Exposed piping shall be polished chromium on either brass or bronze.

Valves: All valves shall have a minimum of 125 psig working pressure. Valves and cocks may not be indicated in every instance on the drawings, but whether or not shown, all valves, cocks and check valves necessary for the proper operation of the system shall be furnished and installed. Install isolation/shut-off valves at all main risers. Install isolation/shut off on sinks, toilets and washer inlet of each piece of equipment. Provide a flange or union between the valve and the equipment to permit disconnection, removal and service.

Venting: The stacks shall be extended through roof of building to points not less than 12' above roof. Vents shall be offset as required to penetrate roofs at least 3 feet from the ridge or edge of building and 10 feet from any fresh air intake or operable window or door.

Sanitary, Waste, Grease, and Vent Piping: All below ground piping and fittings shall be sch 40 PVC-DWW (solid core). Slope of sanitary or drainage piping 2-1/2" and smaller shall be a minimum of 1/4" per foot; piping 3" and larger shall be sloped a minimum of 1/8" per foot. Cleanouts will be located not more than 100 feet apart and at each change of direction greater than 45' along the horizontal drain. Cleanouts shall be installed at base of each stack.

Plumbing Fixtures and Trim: Plumbing fixtures shall be furnished and installed in a neat and workmanlike manner with proper connections to supply and drainage piping. All fixtures shall be free of flaws and defects of any sort in material and workmanship and shall operate perfectly when installed in accordance with manufacturer's directions. Contractor shall provide rough-in and shall connect all fixtures to the plumbing systems. All fixtures to be provided with chrome plated supplies and stops. Provide 17 gauge chrome plated brass traps for all fixtures without integral traps. Provide concealed arm carriers and supports for all fixtures requiring same.

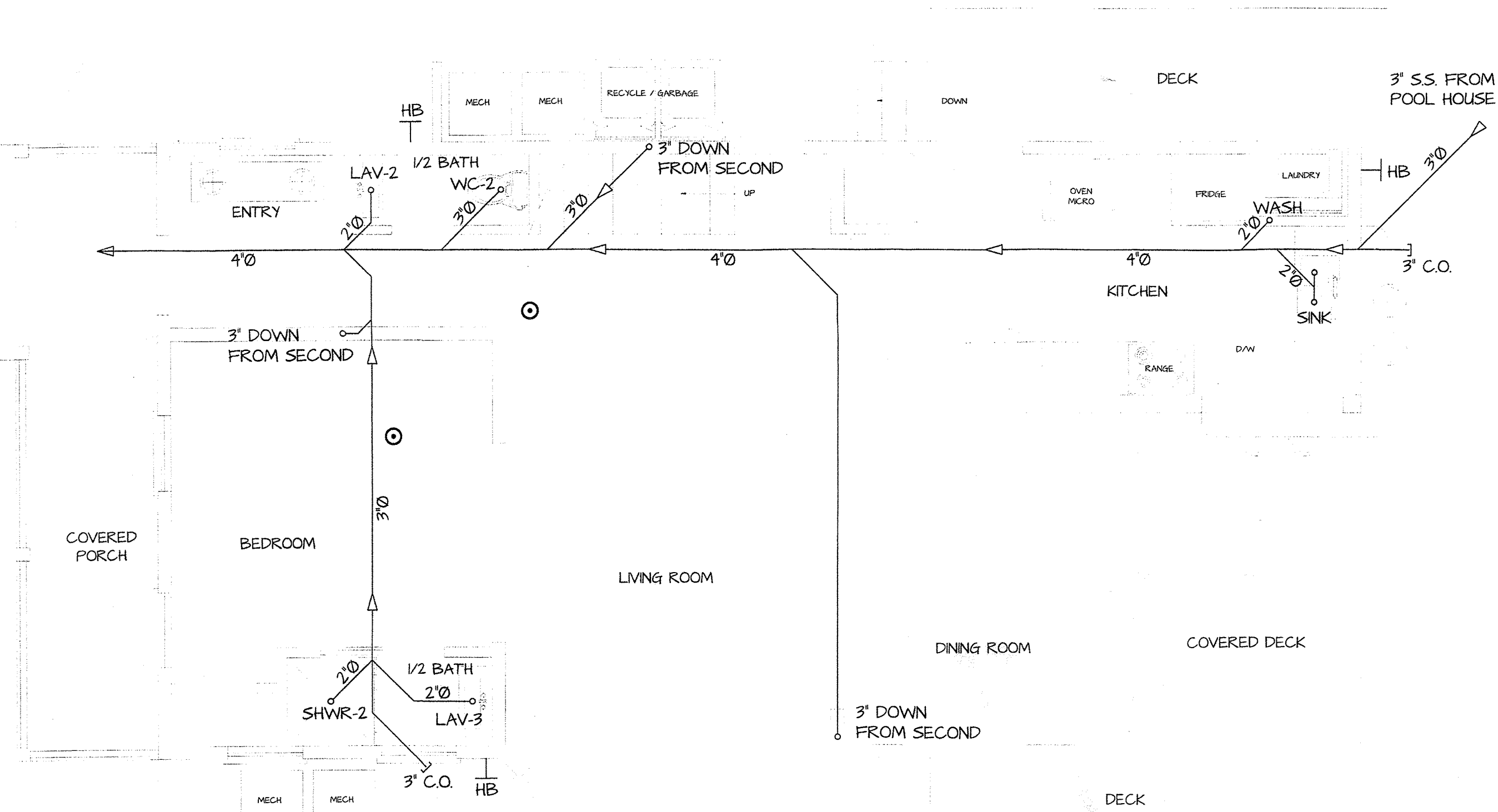
Pipe Insulation: Install insulation products in accordance with the manufacturer's instructions and in accordance with recognized industry practices. Seal all joints, breaks, tears, and penetrations with fire retardant, vapor barrier mastic. Cover valves, fittings and similar items in each piping systems. Insulate all domestic hot water with 1" thick fiberglass sectional pipe covering with canvas jacket or Armaflex AP pipe insulation kits or equivalent.

Testing: Test all waste and vent piping for a period of not less than 8 hours by capping or plugging all joints to a level of the highest fixture or fittings, filling the system with water and observe for leaks. Test water piping at 100 psig for a period of 8 hours, observing for any visible leaks. Test piping again with fixtures installed. Repair any leaks found by remaking joint. Do not use caulking or similar methods.

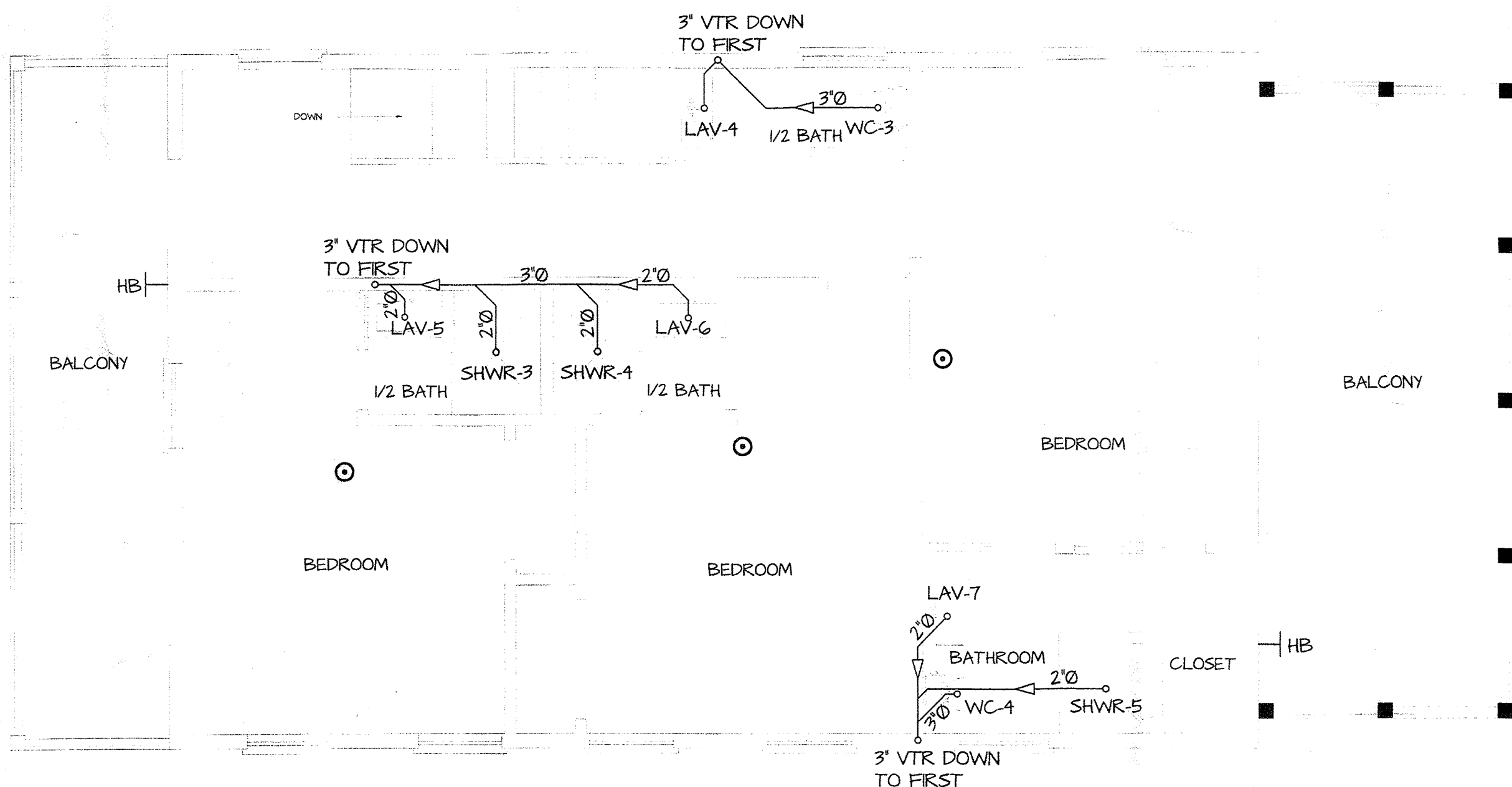
Equipment Furnished by Others: Where shown on the drawings, the contractor shall make all piping connections to equipment furnished by others. This work shall include furnishing and installation of all water and drain piping. All work shall be performed in accordance with recommendations of equipment manufacturer.

Substitutions: Unless as otherwise agreed, plumbing contractor shall pay for added costs associated with any substitution.

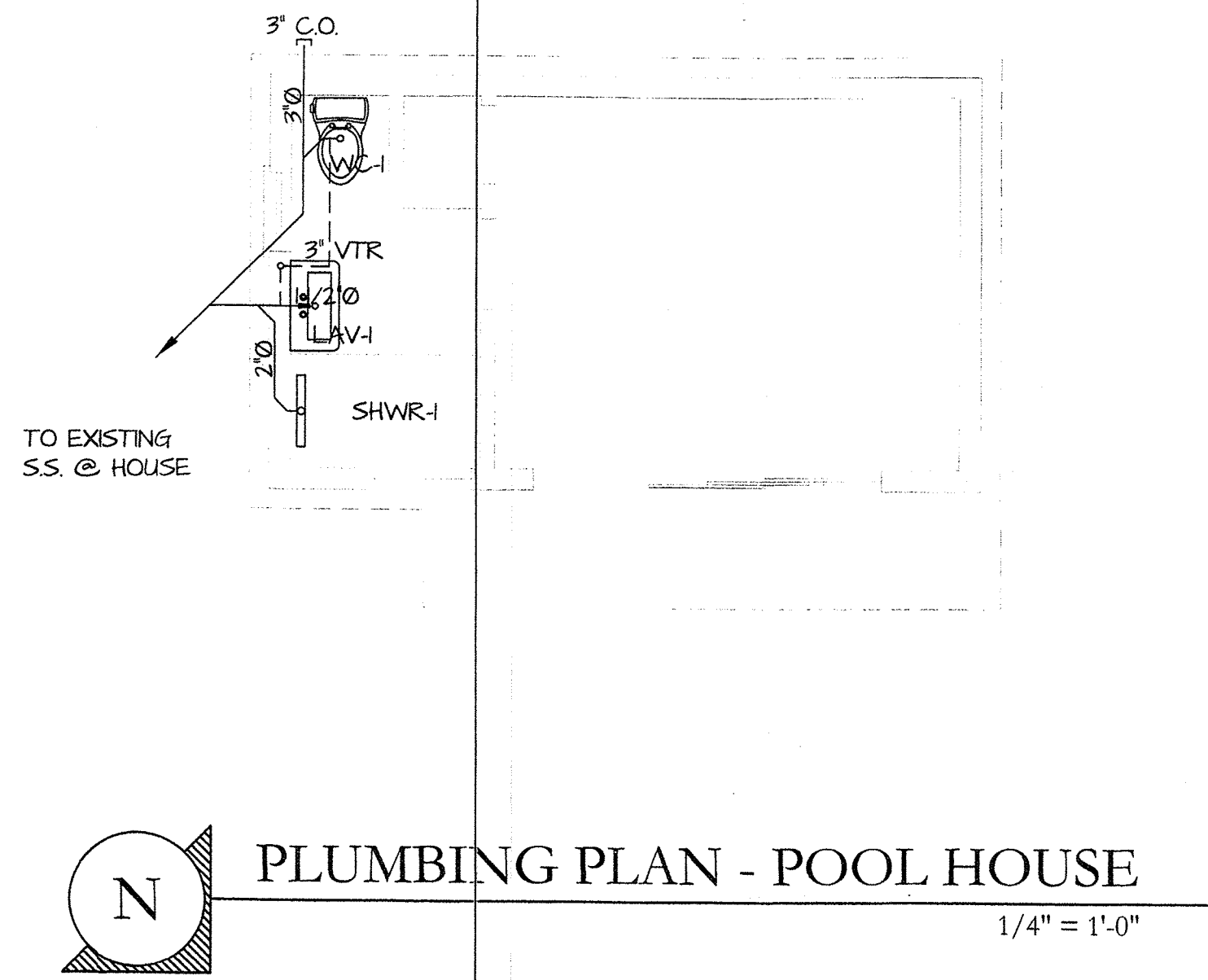
Provide full blocking around all floor penetrations. Hole saw through 2x10 and 2x8 floor joists when required.



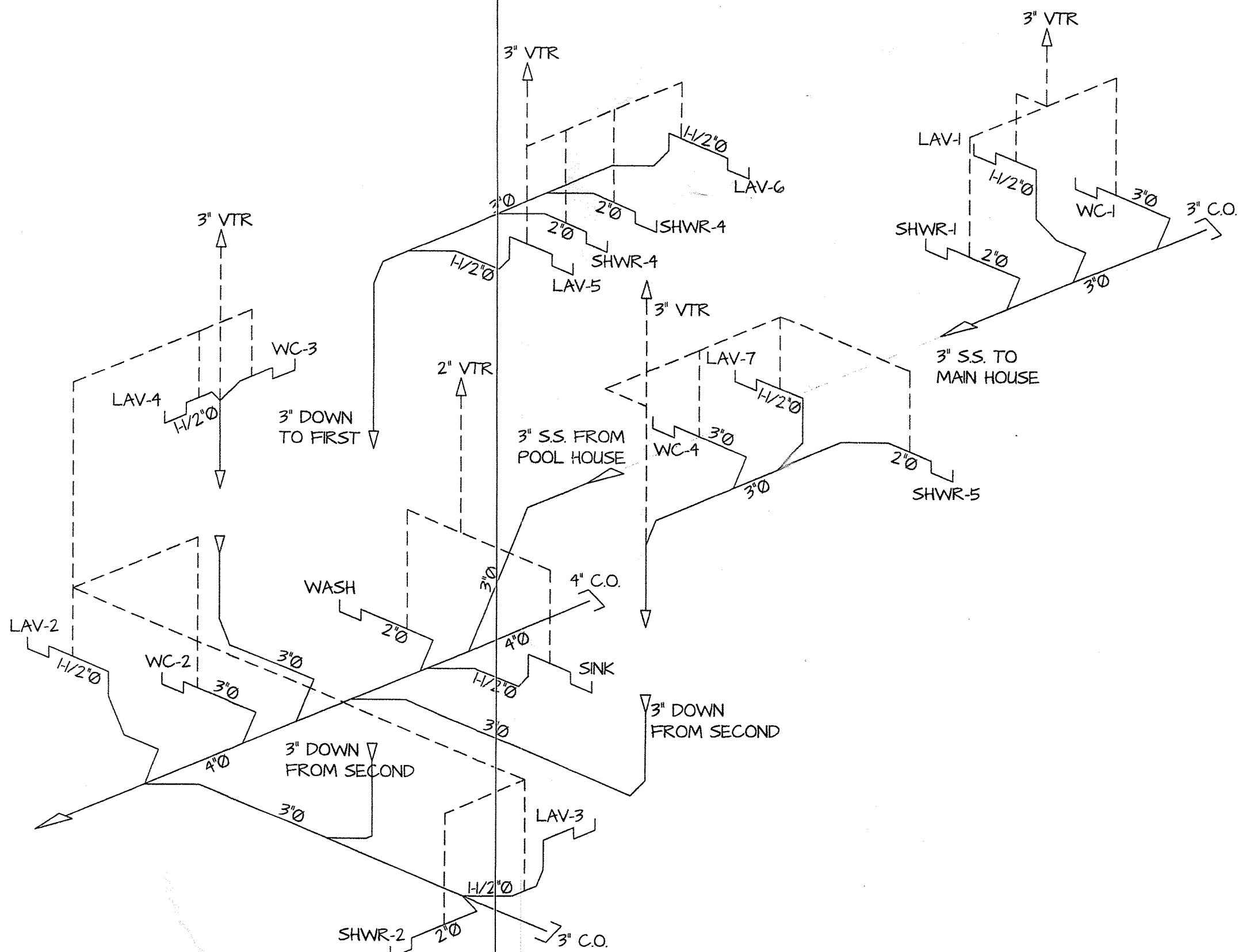
PLUMBING PLAN - FIRST FLOOR  
1/4" = 1'-0"



PLUMBING PLAN - SECOND FLOOR  
1/4" = 1'-0"



PLUMBING PLAN - POOL HOUSE  
1/4" = 1'-0"



PLUMBING RISER DIAGRAM  
NTS

*William Rowan*  
3/1/10

**WILLIAM ROWAN**  
ARCHITECTURE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-0017751  
321 PEACOCK LANE  
305 296 3784

PROJECT NO. :

DATE : 2-19-2019

**M-1**  
13 OF 15

RESIDENTIAL REMODEL  
627 CAROLINE STREET KEY WEST, FLORIDA 33040



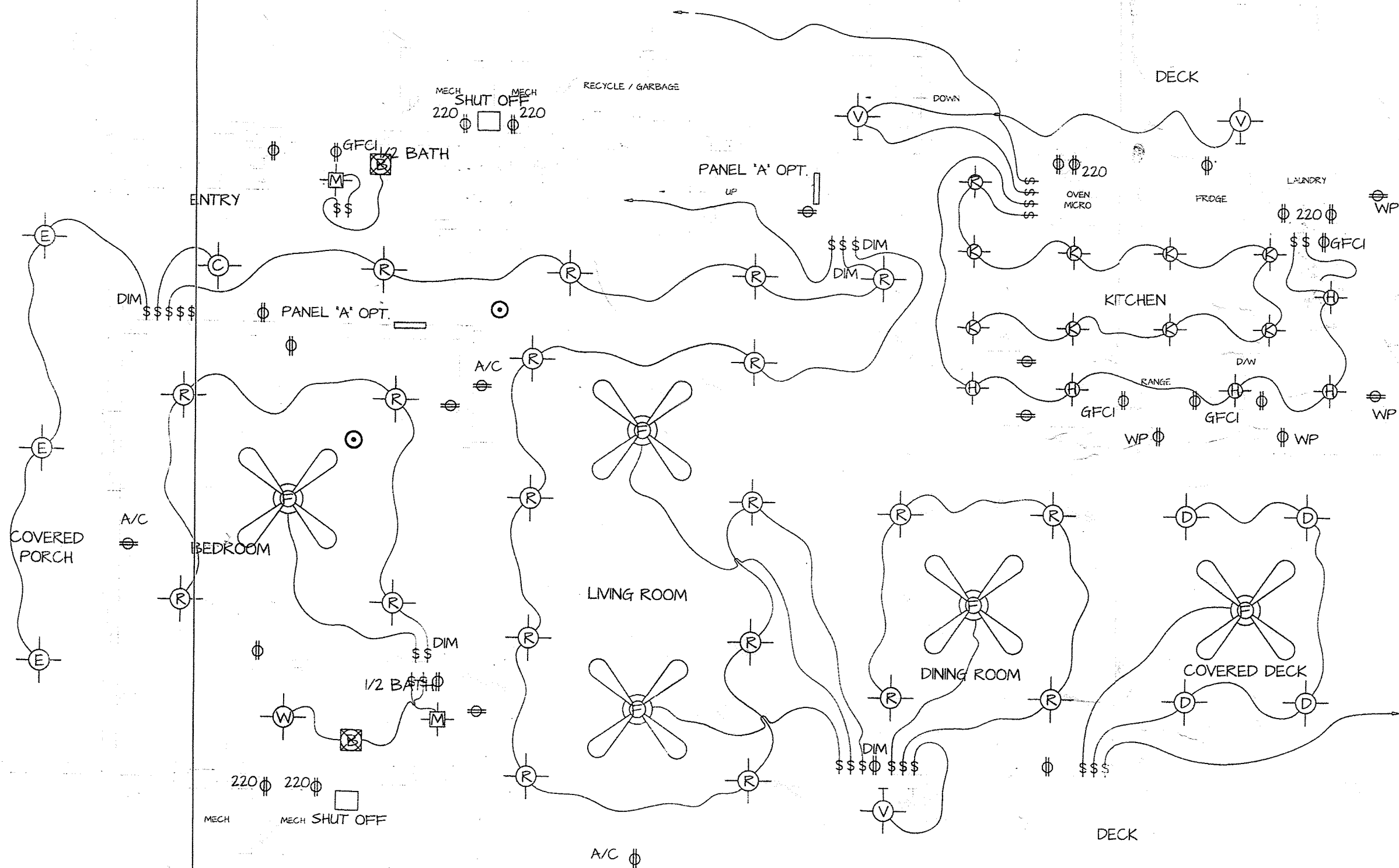
ELECTRICAL SCHEDULE			
MK.	QTY.	DESCRIPTION / DETAILS	NOTES
R	45	RECESSED DIMMABLE LED	OWNER TBD
F	7	CEILING FAN W/ OR W/O LIGHT TBD	OWNER TBD
E	6	EXTERIOR FIXTURE	HANGING PORCH
M	7	MIRROR W/ LIGHT	OWNER TBD
C	1	CHANDLER	OWNER TBD
B	7	BATHROOM EXHAUST FAN W OR W/O LIGHT TBD	OWNER TBD
W	5	WET LOCATION LED SHOWER LIGHT	OWNER TBD
V	3	EXTERIOR WALL MOUNT FIXTURE	OWNER TBD
A	5	EXTERIOR BALCONY LIGHTS	OWNER TBD
D	8	EXTERIOR RECESSED DIMMABLE LED LIGHTS	OWNER TBD
G	8	KITCHEN RECESSED DIMMABLE LED LIGHTS	OWNER TBD
H	5	DIMMABLE LED LIGHTS @ BAR	OWNER TBD

- MECHANICAL NOTES:
- Note to Contractor on Existing Conditions:
- Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.
  - If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.
  - For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.
  - For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.
  - Refer to manufacturers specifications for mounting details on A/C air handlers.
  - Location of compressors are to be a min. of 5' from property lines. Contractor to place per code.
  - Verify locations of ductless units with owner or architect before final instal.

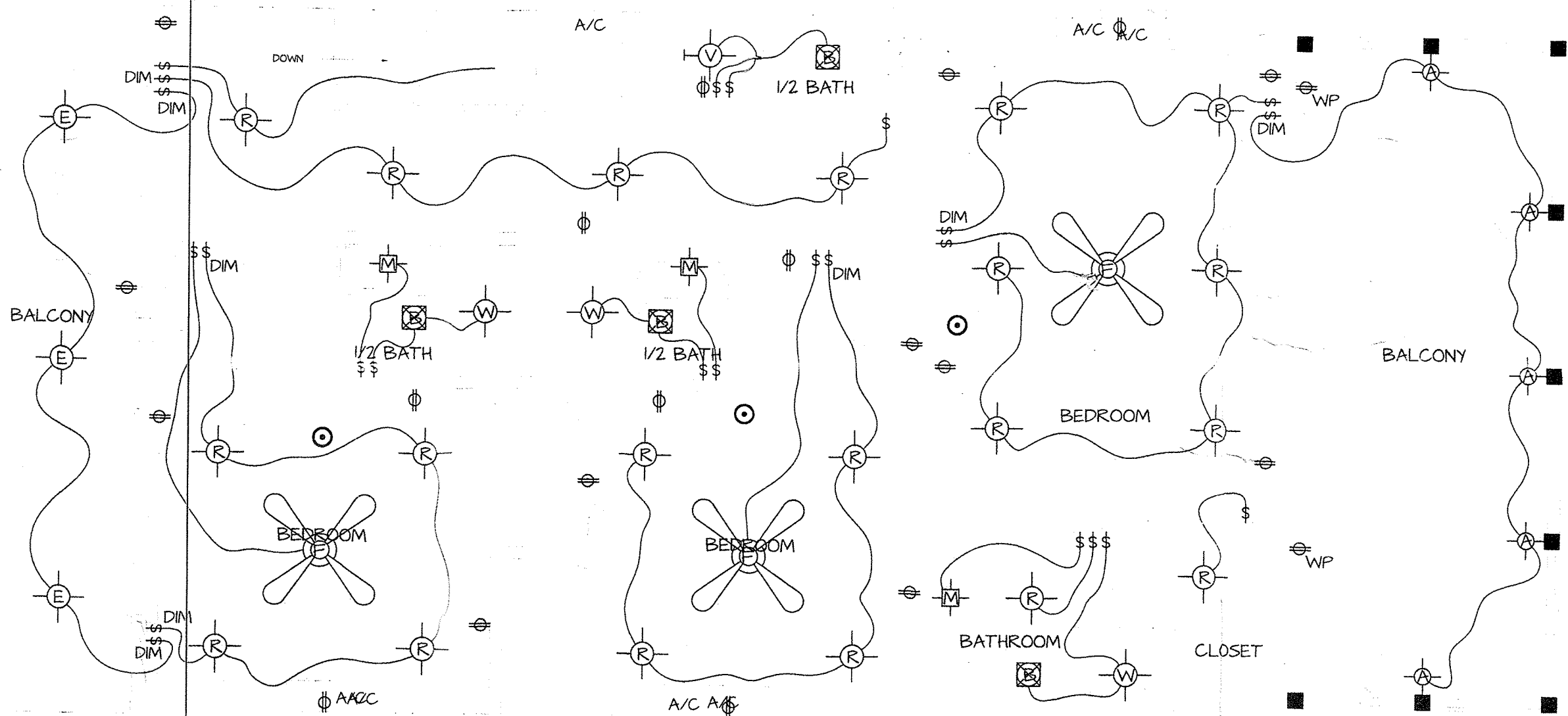
MECHANICAL SPECIFICATIONS:

Scope: The contractor shall visit the site and examine the drawing and specifications before submitting a proposal. All work shall be in accordance with the 2014 FBC and with all amendments, and local codes and ordinances. Installation shall comply with the standards set by the NFPA, ASHRAE, ASHPE, SMACNA, NEC and UL. The systems, equipment, devices, and accessories shall be installed, finished, tested and adjusted for continuous and proper operation. The contractor shall be responsible for his work fitting in place and shall coordinate with the other trades to avoid interference with their work. The information given herein and on the drawings is as exact as could be secured, but its extreme accuracy is not guaranteed. The drawings are diagrammatic, intended to show general arrangement, capacity and location of various components, equipment, and devices. If work is required in a manner to make it impossible to produce first class work, or should discrepancies appear among the contract documents or between the contract documents and manufacturers recommendations, the contractor shall request interpretation from the owner or architect before proceeding with work. Contractor shall furnish all minor items which are obviously and reasonably necessary to complete the installation whether or not specific in the documents. Required Coordination: All work shall be coordinated with all trades involved. Offsets in ducts and piping (including divided ducts) and transitions around obstructions shall be included in the bid price. Construction Plans: In general, plans and diagrams are schematic only and should not be scaled. Required Access: Contractor shall ensure that all equipment and devices that require replacement, servicing, adjusting or maintenance shall be located to allow access and space for removal of internal assemblies, if required. Contractor shall provide access panels where required to allow access, even if not indicated on the drawings and these shall be included in the bid price. Wind Resistance: All equipment, appliance and supports located exterior of the facility shall be installed to resist 180mph wind loads as detailed in FBC. Cutting and Patching: All openings around duct or pipe penetrations through smoke or fire rated floors, ceiling or walls shall be sealed airtight with materials having a rating equal to the material of the ceiling, wall, or floor penetrated. Fire Stopping: UL approved materials and methods shall protect the penetrations of fire and/or smoke rated walls, ceiling or floors. The rating of fire stopping shall equal the rating of the rated assembly. All insulation shall have composite fire and smoke hazard ratings as tested by procedure ASTM E-84, NFPA-225, UL-723, not exceeding Flame spread - 25, Smoke developed - 50. Fuel distributed - 50. Condensate and Drain Piping: Condensate drain piping shall be PVC type DWV. Drains shall be pitched not less than 1/10" per foot. Drains shall be as short as possible without any dips to trap water and interfere with proper drainage. Provide traps and cleanouts at drain pan connections.

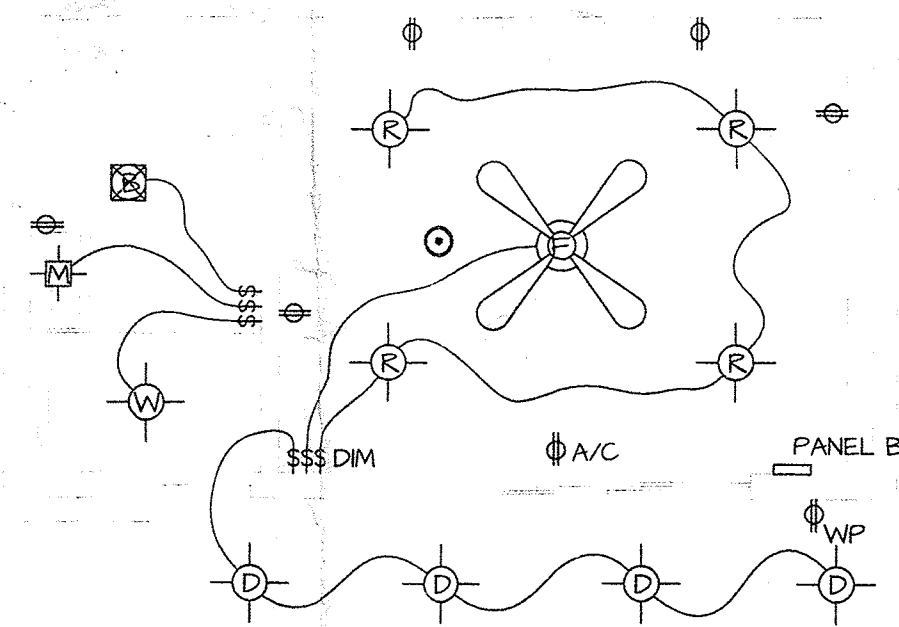
- FIRE SAFETY NOTES:
- Verify egress windows at all bedrooms typ.
  - Install new smoke detectors per plans UNO



**ELECTRICAL PLAN - FIRST FLOOR**  
1/4" = 1'-0"



**ELECTRICAL PLAN - SECOND FLOOR**  
1/4" = 1'-0"



**ELECTRICAL PLAN - POOL HOUSE**  
1/4" = 1'-0"

ELECTRICAL NOTES:

All switches and dimmers shall be located 42" above finished floor to center of switch UNO. Multiple switches at one location shall be ganged together and finished with one cover plate, UNO.

All wet location outlets are to be GFCI type.

All exterior switches and outlets are to be or have weather proof covers.

Existing panels and shut-offs to be replaced (Contractor to verify capacity).

Location of shut-offs and panels to be verified in field by EC.

CONTRACTOR NOTICE:

Contractor shall confirm all existing unidentified circuits and determine if any are required to remain. If not required to remain, completely remove and mark breaker as "spare". Set all spare breakers in the OFF position. Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof. If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.

For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.

For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.

New shut-offs at all A/Cs per 2017 FBC.

Verify all new fixtures and locations with architect or owner before instal.

Demand Factor: 100%

General Lighting and Receptacles:

Total General Load @ 3VA: 37200 VA

Total: 37200 VA

AC System:

220.82(C)1 Total: 3000

Largest Load Per 220.82(C)

Total: 3000 VA

Fixed in Place Appliances:

Total: 15100VA

Dryers:

Total: 4500 Watts

Cooking Appliances:

Total: 0 Watts

General Load:

First 10k @ 100%: 10000

Remainder over 10k @ 40%: 18720

Total General Load: 28720

Final Totals:

Feeder Load: 31720 VA

Feeder Amperage: 132.166667 Amps

Neutral Load: 23740 VA

Neutral Amperage: 98.916667 Amps

Service Size:

Minimum 150 Amps

Conductor Size:

Feeders per Table 310.15(B)7:

Copper: 1 AWG

Aluminum: 2/0

Neutral per Table 310.15(B)7:

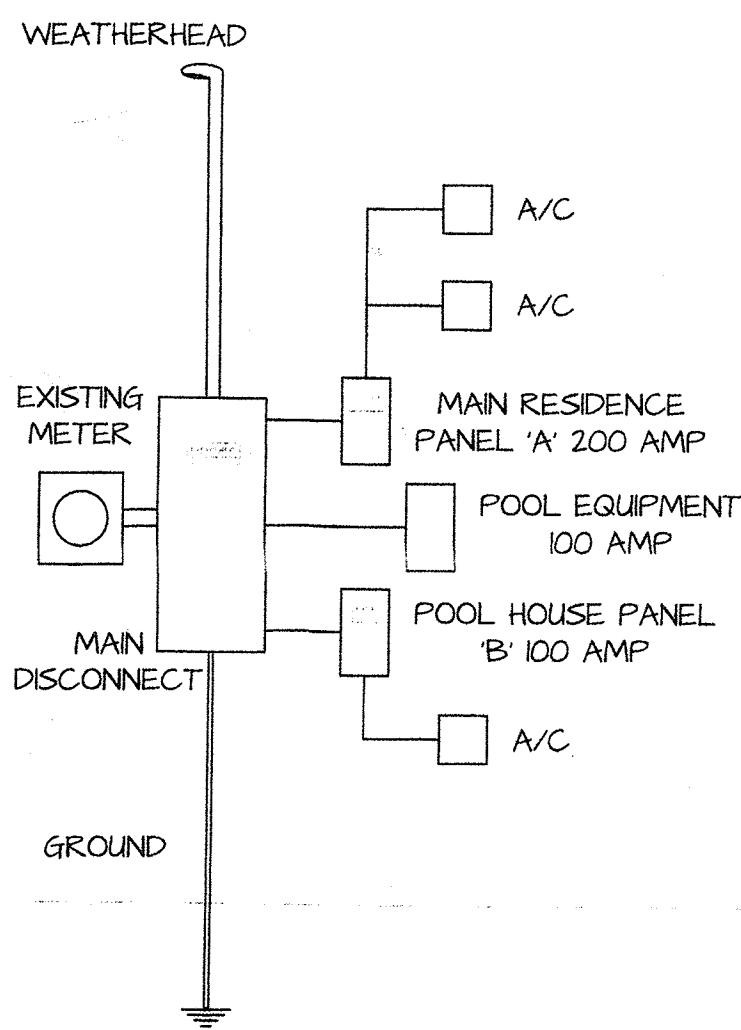
Copper: 3 AWG

Aluminum: 1 AWG

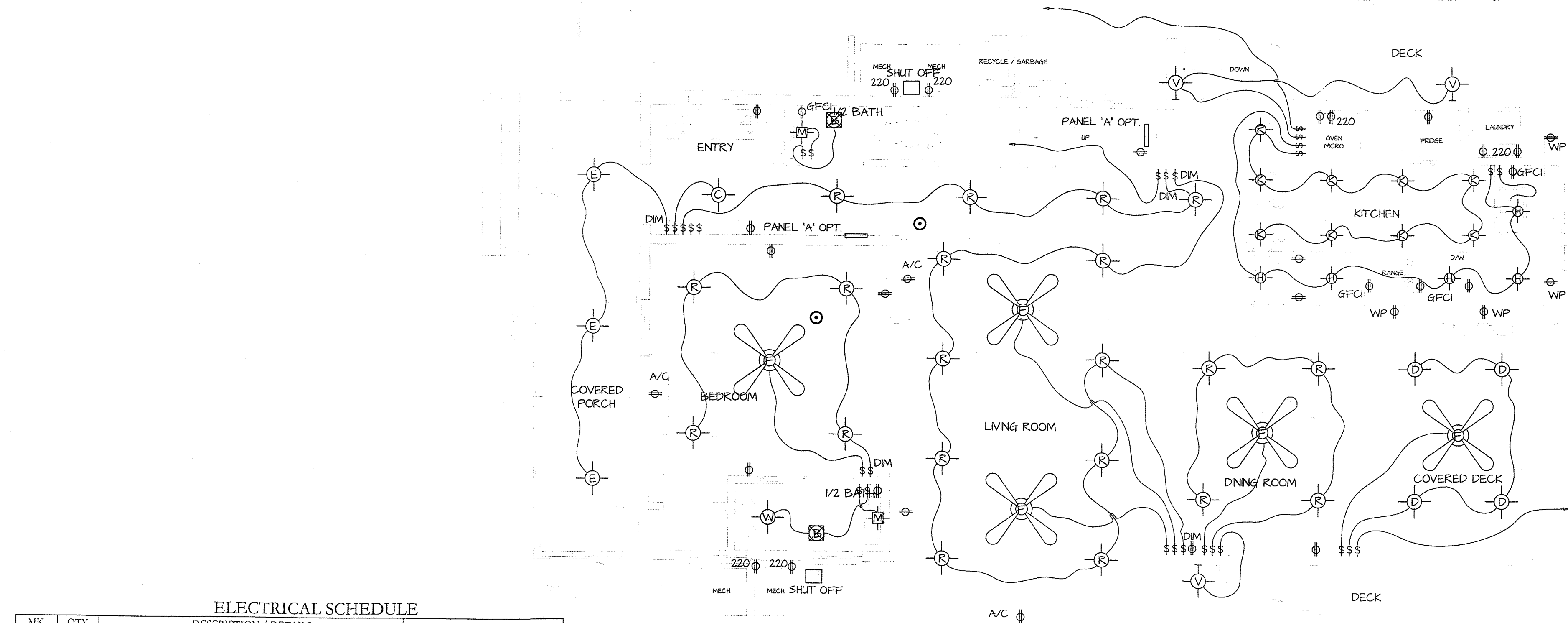
Ground per Table 250.66:

Copper: 6 AWG

Aluminum: 4 AWG



**ELECTRICAL RISER DIAGRAM**  
N.T.S.

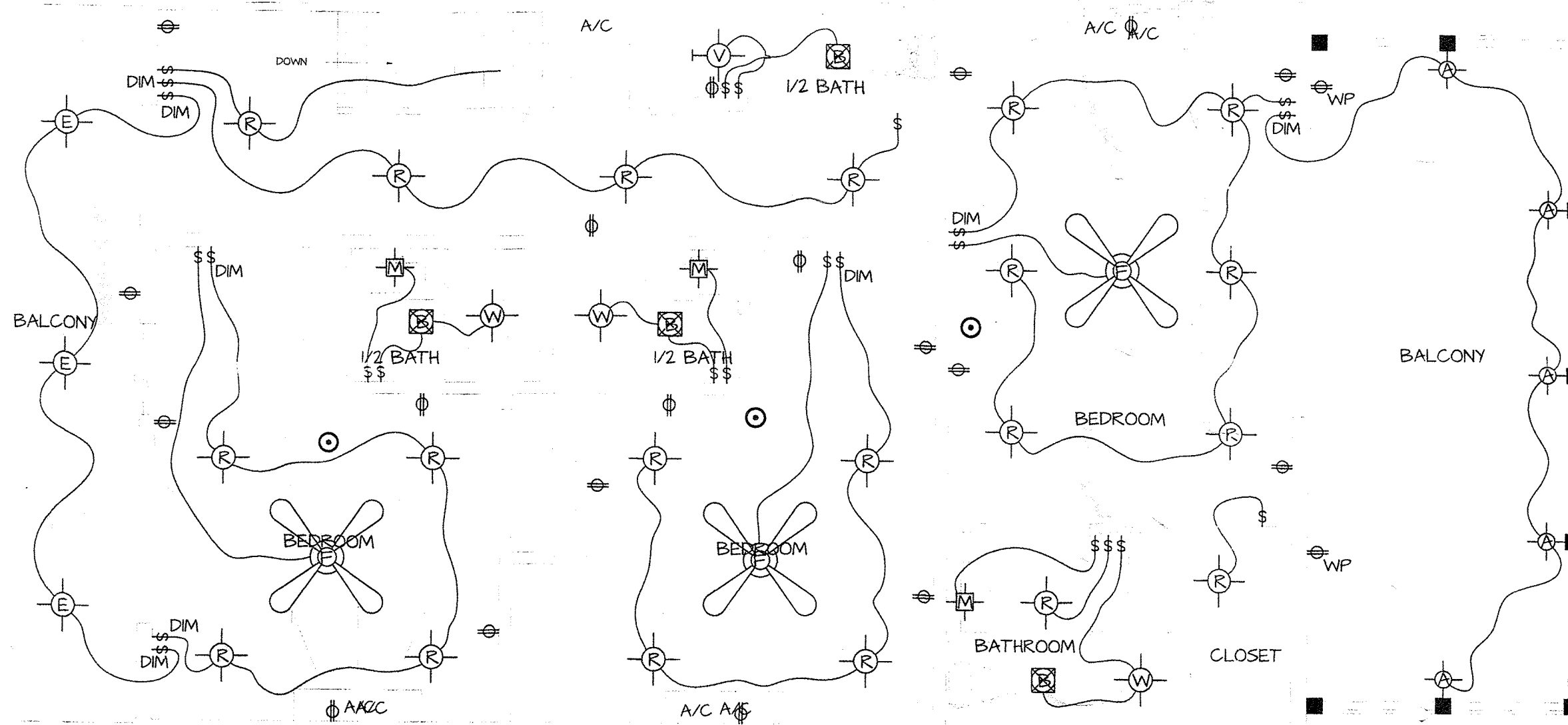


ELECTRICAL SCHEDULE		
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F	7	CEILING FAN W/ OR W/O LIGHT TBD
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		NOTES
		OWNER TBD
		OWNER TBD
		HANGING PORCH
		OWNER TBD
		OWNER TBD
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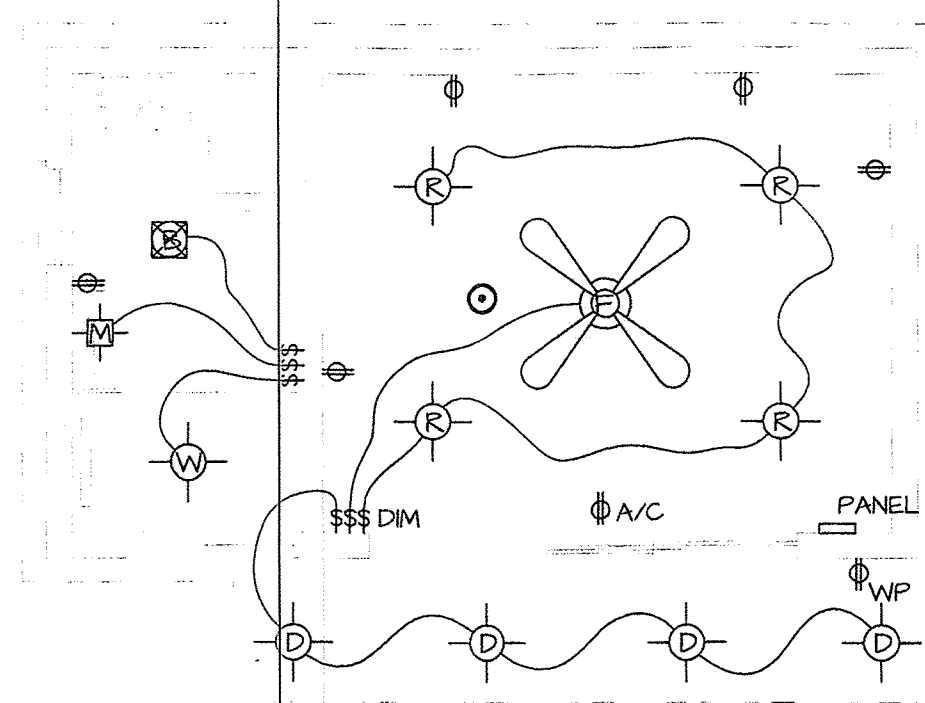
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 3. For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.  
 4. For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.  
 5. Refer to manufactures specifications for mounting details on A/C air handlers.  
 6. Location of compressors are to be a min. of 5' from property lines. Contractor to place per code.  
 7. Verify locations of ductless units with owner or architect before final install.

**MECHANICAL SPECIFICATIONS:**  
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 Required Coordination: All work shall be coordinated with all trades involved. Offsets in ducts and piping (including divided ducts) and transitions around obstructions shall be included in the bid price.  
 Construction Plans: In general, plans and diagrams are schematic only and should not be scaled.  
 Required Access: Contractor shall ensure that all equipment and devices that require replacement, servicing, adjusting or maintenance shall be located to allow access and space for removal of internal assemblies, if required. Contractor shall provide access panels where required to allow access, even if not indicated on the drawings and these shall be included in the bid price.  
 Wind Resistance: All equipment, appliance and supports located exterior of the facility shall be installed to resist 180mph wind loads as detailed in FBC.  
 Cutting and Patching: All openings around duct or pipe penetrations through smoke or fire rated floors, ceiling or walls shall be sealed airtight with materials having a rating equal to the material of the ceiling, wall or floor penetrated.  
 Fire Stopping: UL approved materials and methods shall protect the penetrations of fire and/or smoke rated walls, ceiling or floors. The rating of fire stopping shall equal the rating of the rated assembly. All insulation shall have composite fire and smoke hazard ratings as tested by procedure ASTM E-84, NFPA-225, UL-723, not exceeding Flame spread - 25, Smoke developed - 50, Fuel distributed - 50.  
 Condensate and Drain Piping: Condensate drain piping shall be PVC type DWV. Drains shall be pitched not less than 1/8". Runs shall be as short as possible without any dips to trap water and interfere with proper drainage. Provide traps and cleanouts at drain pan connections.

**FIRE SAFETY NOTES:**  
 1. Verify egress windows at all bedrooms typ.  
 2. Install new smoke detectors per plans UNO



**ELECTRICAL PLAN - SECOND FLOOR**  
 1/4" = 1'-0"



**ELECTRICAL PLAN - POOL HOUSE**  
 1/4" = 1'-0"

**ELECTRICAL NOTES:**  
 All switches and dimmers shall be located 42" above Finished Floor to center of switch, UNO. Multiple switches at one location shall be ganged together and finished with one cover plate, UNO.  
 All wet location outlets are to be GFCI type.  
 All exterior switches and outlets are to be or have weather proof covers.  
 Existing panels and shut-offs to be replaced (Contractor to verify capacity).  
 Location of shut-offs and panels to be verified in field by EC.

**CONTRACTOR NOTICE:**  
 Contractor shall confirm all existing unidentified circuits and determine if any are required to remain. If not required to remain, completely remove and mark breaker as "spare". Set all spare breakers in the OFF position. Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.  
 If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.  
 For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.  
 For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per Code of said equipment.  
 New shut-offs at all A/Cs per 2017 FBC.  
 Verify all new fixtures and locations with architect or owner before install.

Demand Factor: 100%  
 General Lighting and Receptacles:  
 Total General Load @ 3VA: 37200 VA  
 Total: 37200 VA

AC System:  
 220.82(C) Total: 3000  
 Largest Load Per 220.82(C)  
 Total: 3000 VA

Fixed in Place Appliances:  
 Total: 15100VA

Dryers:  
 Total: 4500 Watts

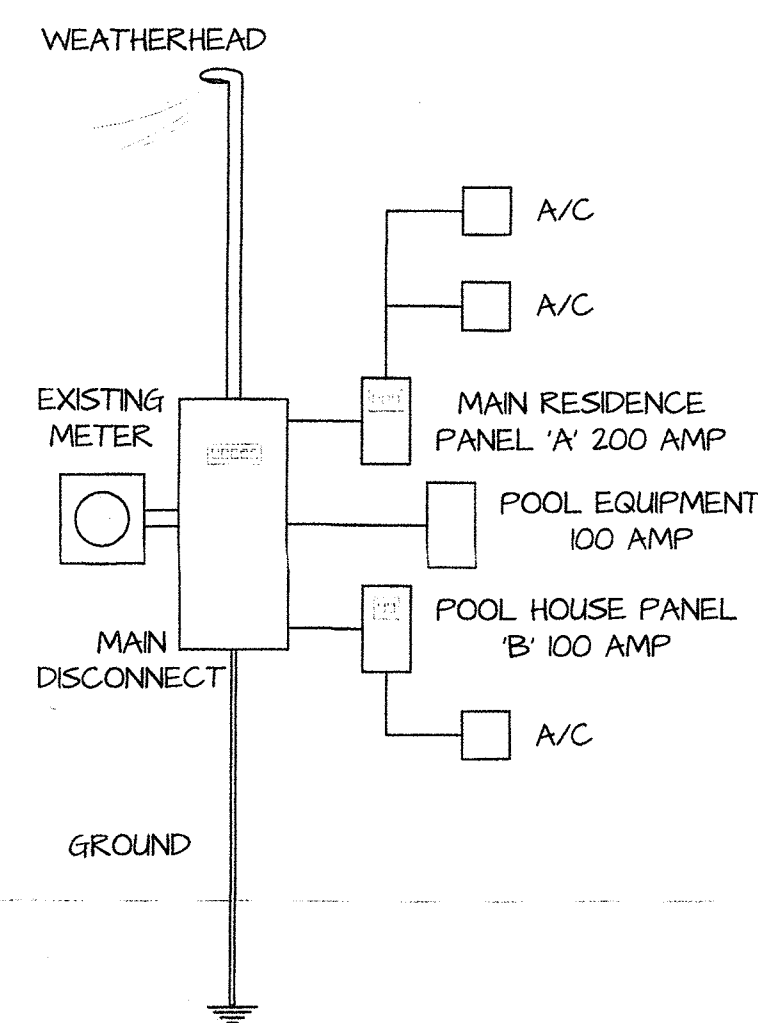
Cooking Appliances:  
 Total: 0 Watts

General Load:  
 First 10k @ 100%: 10000  
 Remainder over 10k @ 40%: 18720  
 Total General Load: 28720

Final Totals:  
 Feeder Load: 31720 VA  
 Feeder Amperage: 132.166667 Amps  
 Neutral Load: 23740 VA  
 Neutral Amperage: 98.916667 Amps

Service Size:  
 Minimum 150 Amps

Conductor Size:  
 Feeders per Table 310.15(B):  
 Copper: 1 AWG  
 Aluminum: 2/0  
 Neutral per Table 310.15(B):  
 Copper: 3 AWG  
 Aluminum: 1 AWG  
 Ground per Table 250.66:  
 Copper: 6 AWG  
 Aluminum: 4 AWG



**ELECTRICAL RISER DIAGRAM**  
 NTS



# GENERAL STRUCTURAL NOTES

## LOADS

1. ALL DESIGN PER 2017 FLORIDA BUILDING CODE

2. DEAD LOADS:

- a. PARTITIONS, . . . . . 20 PSF
- b. WOOD STRUCTURAL: RL DECKS . . . . . 15 PSF
- 3. LIVE LOADS:
- a. ROOF, . . . . . 20 PSF
- b. FLOOR, . . . . . 40 PSF RESIDENTIAL
- c. FLOOR, . . . . . 75 PSF RETAIL STORES
- d. FLOOR, . . . . . 80 PSF CORRIDORS
- e. FLOOR, . . . . . 100 PSF ASSEMBLY
- f. FLOOR, . . . . . 125 PSF STORAGE

4. LATERAL LOADS:

- 1. WIND LOADS (FBC)
- a. V 150 MPH
- b. EXPOSURE C
- c. I = 1.0
- d. ENCLOSED BUILDING
- e. INTERNAL PRESSURE COEFFICIENT ± 0.18

## GENERAL

- 100.1. THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.
- 100.2. THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS, ETC., TO THE STRUCTURAL ELEMENTS SHALL BE SUBJECT TO THE ARCHITECT/ENGINEER'S REVIEW AND APPROVAL.
- 100.3. 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.
- 100.4. ALL STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL STRUCTURAL INSPECTION WORK, AS REQUIRED.
- 100.5. STEP FOOTINGS BELOW ALL SANITARY AND WATER LINES.

## SHOP DRAWINGS

- 110.1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE REVIEW OF THE ARCHITECT AND ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED FOR VARIOUS TRADES INCLUDING BUT NOT LIMITED TO: FABRICATED STRUCTURAL STEEL; REINFORCING STEEL FOR CONCRETE AND MASONRY; METAL DECK; SHEAR STUDS, AND NELSON STUDS AND ANCHORS; PRECAST CONCRETE COMPONENTS; CONCRETE FORM WORK (WHERE APPLICABLE); PREFABRICATED WOOD TRUSSES; ENGINEERED WOOD COMPONENTS (GLUED-LAMINATED WOOD FRAMING, PLYWOOD CHORD FLOOR TRUSSES, ETC.); TEMPORARY AND/OR PERMANENT RETAINING STRUCTURES BY SPECIALTY CONTRACTORS.
- 110.2. 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 SPECIFIC ERECTION AND/OR INSTALLATION PROCEDURES INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.
- 110.3. THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT.
- 110.4. 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 APPLICABLE CODES OR CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

## FOUNDATIONS AND SITE NOTES

- 200.1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON THE FOLLOWING AND CRITERIA SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.
- 200.2. 18" AUGERCAST PILES ARE ASSUMED TO HAVE A CAPACITY OF 20 TONS IN COMPRESSION, 10 TONS UPLIFT, AND 24" AUGERCAST ARE ASSUMED TO HAVE A CAPACITY OF 30 TONS IN COMPRESSION & 15 TONS UPLIFT. THESE LOADS ASSUME 3 FOOT MINIMUM EMBEDMENT INTO THE NATURAL LIMESTONE STRATA (CAP ROCK).
- 200.3. SPREAD FOOTINGS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS OR PROPERLY COMPACTED FILL HAVING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- 200.4. REMOVE ALL TOPSOIL, VEGETATION, ORGANIC, AND DELETERIOUS MATERIAL. STRIPPING DEPTHS ARE ANTICIPATED TO RANGE BETWEEN 0 AND 18 INCHES. SOME AREAS MAY REQUIRE STRIPPING DEEPER THAN 18 INCHES.
- 200.5. THE UPPER 12 INCHES OF ALL SANDY BEARING SOILS IN THE FOOTING EXCAVATION BOTTOM SHALL BE COMPACTED TO A T LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. COMPACTION OR RECOMPACTION OF SANDY BEARING SOILS SHALL BE DONE WITH A LIGHTWEIGHT SLED OR ROLLER. WHEN USING A LIGHTWEIGHT COMPACTOR, INDIVIDUAL FILL LIFTS SHALL BE 6 INCHES OR LESS IN LOOSE THICKNESS.
- 200.6. FOLLOWING STRIPPING, THE STRIPPED AREA SHALL BE "ROOT-RAKED" TO A DEPTH OF AT LEAST 18 INCHES WITH A ROOT RAKE MOUNTED ON TRACK-MOUNTED EQUIPMENT. AT LEAST PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS SHALL BE MADE. ROOTS BROUGHT TO THE SURFACE WITH THIS PROCESS SHALL BE REMOVED.
- 200.7. AFTER STRIPPING AND SITE CLEARING, COMPACT THE EXPOSED SOILS WITH A MINIMUM OF EIGHT OVERLAPPING PASSES WITH A VIBRATORY COMPACTOR. COMPACTION SHALL CONTINUE UNTIL A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) HAS BEEN OBTAINED TO A DEPTH OF AT LEAST 12 INCHES BELOW THE COMPACTED SURFACE. COMPACTOR COVERAGE SHALL BE DIVIDED EVENLY INTO TWO PERPENDICULAR DIRECTIONS.
- 200.8. STRUCTURAL FILL SHALL CONSIST OF AN INORGANIC, NON-PLASTIC, GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO. 200 MESH SIEVE. PLACE STRUCTURAL FILL IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND COMPACT EACH LIFT THOROUGHLY WITH A VIBRATORY COMPACTOR. COMPACTION SHALL BE CONTINUED UNTIL A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY IS OBTAINED IN EACH LIFT.

## REINFORCED CONCRETE

- 300.1. ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.
- 300.2. MINIMUM F<sub>c</sub> REQUIRED AT 28 DAYS:
- a. CONCRETE PIERS AND AUGERCAST PILES (5 SACKS CEMENT PER CY)MIN. F<sub>c</sub> = 4000 PSI
- b. FOOTINGS, SLABS ON GRADE (4 1/2 SACKS CEMENT CY)MIN. F<sub>c</sub> = 3000 PSI
- 300.3. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF ±) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I, MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS CONFORMING TO ASTM C33.

- 300.4. REINFORCEMENT
- a. DEFORMED BARS . . . . . ASTM A615, GRADE 60
- b. WELDED WIRE FABRIC . . . . . ASTM A185

- 300.5. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS:
- FOOTINGS & GRADE BEAMS, . . . . . 3"
- COLUMNS & PILES (OVER VERT. REINF.) . . . . . 2"
- BEAMS (OVER MAIN REINF.) . . . . . 2"
- SLABS CAST AGAINST EARTH, . . . . . CENTERED
- USE 6x6-W2.9x2.5 WHP@ 4", 5" & 6" SLABS UNLESS NOTED OTHERWISE

- 300.6. SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:
- WELDED WIRE MESH . . . . . 8"
- ALL OTHERS, . . . . . CLASS "B" TENSION, CASE "1" MINIMUM UNLESS OTHERWISE NOTED

- 300.7. CLASS "B" CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

		3000 PSI	4000 PSI
		ALL OTHERS	TOP BARS
#3 (#10)	28	22	24
#4 (#13)	37	29	32
#5 (#16)	47	36	40
#6 (#19)	56	43	48
#7 (#22)	81	63	70
#8 (#25)	93	72	80
#9 (#28)	105	81	91
#10 (#31)	118	91	102
#11 (#36)	131	101	113

- 300.8. SPLICES IN TOP REINFORCEMENT SHALL BE MADE AT MIDSPAN. SPLICES IN BOTTOM REINFORCEMENT SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.

- 300.9. TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.

- 300.10. PARALLEL REINFORCEMENT PLACED IN TWO OR MORE LAYERS SHALL HAVE A CLEAR DISTANCE BETWEEN LAYERS OF 1 INCH. UPPER LAYER BARS SHALL BE PLACED DIRECTLY ABOVE BARS IN THE BOTTOM LAYER.

- 300.11. 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.

- 300.12. ALL TIES SHALL HAVE 135 DEGREE HOOKS.

- 300.13. PROVIDE 1/2" PREMOULDED EXPANSION MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS UNLESS OTHERWISE SHOWN ON DRAWINGS.

- 300.14. CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE SPACED NO MORE THAN 20'-0" O.C. PANELS SHALL BE AS SQUARE AS POSSIBLE WITH A LENGTH TO WIDTH RATIO NOT TO EXCEED 1.5.

- 300.15. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.

- 300.16. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATIONS FOR ALL SLAB OPENINGS FOR REVIEW BY STRUCTURAL ENGINEER/OR ARCHITECT.

- 300.17. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTERS. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLAB WITHIN 12" OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS.

- 300.18. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUBMIT FOR REVIEW BY STRUCTURAL ENGINEER A CONCRETE POUR SCHEDULE SHOWING LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS.

- 300.19. PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS TO THE ARCHITECT/STRUCTURAL ENGINEER FOR REVIEW.

## CONCRETE ANCHORS

- 350.1. ALL ADHESIVE STUD ANCHORS SHALL BE "HILTI HVA ADHESIVE CONCRETE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).
- 350.2. ALL EXPANSION STUD ANCHORS SHALL BE "HILTI KWIK-BOLT EXPANSION CONCRETE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).
- 350.3. THE SPACING, MINIMUM EMBEDMENT, AND INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.
- 350.4. THE "HAS ANCHOR ROD" SHALL CONFORM TO ASTM A307 STEEL.
- 350.5. THE STUD SHALL CONFORM TO ASTM A106 STEEL AND THE NUT SHALL CONFORM TO ASTM A307.
- 350.6. LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT TESTED IN ACCORDANCE WITH CE-CRD-C621 OR ASTM C109, WITH F<sub>c</sub> OF NOT LESS THAN 5000 PSI.
- 350.7. ALL ANCHOR BOLTS SHALL BE ASTM A307 AND A MINIMUM OF 3/4" DIAMETER UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM 3" SQ. x 1/4" THICK STEEL PLATE SECURED BY DOUBLE NUTS AND WASHERS. EMBED ANCHOR END 8" MIN. INTO CONCRETE UNLESS NOTED OTHERWISE

## STRUCTURAL STEEL

- 510.1 ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", (1989 EDITION, AS REVISED) OF THE AISC.
- 510.2 GRADE OF STEEL
- A. STRUCTURAL SHAPES
- 1. WIDE FLANGE SHAPES?ASTM A992
- 2. CHANNELS PLATES AND ANGLES?ASTM A36
- B. STEEL TUBES?ASTM A500, GRADE B
- C. STEEL PIPE?ASTM A53, GRADE B
- 510.3 ALL BOLTS SHALL BE ASTM A325, 7/8 INCH DIAMETER UNLESS NOTED OTHERWISE. ALL BOLTED CONNECTIONS ON WIND BRACING MEMBERS AND COLUMNS SHALL BE SLIP CRITICAL CONNECTIONS.
- 510.4 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, AND THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING.
- 510.5 ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE/SHE PROPOSES.
- 510.6 ALL STRUCTURAL STEEL FRAMES SHALL BE SECURELY BRACED UNTIL FLOOR SLABS, ROOF DECKS, AND SHEAR WALLS HAVE BEEN INSTALLED AND BECOME CAPABLE OF STABILIZING THE FRAMES.
- 510.7 ALL STRUCTURAL STEEL WORK, EXCEPT PORTIONS OF MEMBERS TO BE WELDED, FIELD BOLTED OR FIREPROOFED, SHALL BE SHOP PAINTED WITH PAINT CONFORMING TO STEEL STRUCTURES PAINTING COUNCIL (SSPC) PAINT 25. APPLY PRIME PAINT ACCORDING TO SSPC PAINT SYSTEM GUIDE NO. 7.00 CLEAN STEEL FREE OF LOOSE SCALE, RUST, OIL, AND GREASE. ADDITIONAL AREAS SHALL BE FIELD PAINTED AFTER WELDING.
- 510.8 BOLT AND WELD TESTING.
- A. ALL SHOP AND FIELD BOLTS SHALL BE TESTED PER AISC REQUIREMENTS.
- B. ALL WELDS SHOULD BE VISUALLY INSPECTED.
- C. TEN PERCENT OF ALL WELDS AT BEAM AND GIRDER SHEAR CONNECTIONS SHALL BE RANDOMLY INSPECTED BY MAGNETIC PARTICLE METHOD, COMPLYING WITH ASTM E109, PERFORMED ON ROOT PASS AND ON FINISHED WELD.
- D. ONE HUNDRED PERCENT OF FULL PENETRATION WELDS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.
- E. ONE HUNDRED PERCENT OF WELDS IN BEAM AND COLUMN MOMENT CONNECTIONS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.

- 510.9 LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT TESTED IN ACCORDANCE WITH CE-CRD-C621 OR ASTM C109, WITH F<sub>c</sub> OF NOT LESS THAN 5000 PSI.

- 510.10 ALL ANCHOR BOLTS SHALL BE ASTM A307 AND A MINIMUM 7/8" DIAMETER UNLESS NOTED OTHERWISE.

## STRUCTURAL LUMBER

- 610.1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- 610.2. ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:
- a. F<sub>b</sub> (BENDING), . . . . . 1,100 PSI
- b. F<sub>v</sub> (SHEAR), . . . . . 90 PSI
- c. F<sub>c</sub> (COMPRESSION), . . . . . 1,500 PSI
- d. F<sub>t</sub> (TENSION), . . . . . 575 PSI
- e. E . . . . . 1,600,000 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 ENDORSEMENT IN COMPLIANCE WITH GRADING RULE REQUIREMENTS.
- 610.4. STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.
- 610.5. ALL BOLTS SHALL BE 5/8 INCH DIAMETER ASTM A307 U.N.O. WITH 2 WASHERS PER BOLT U.N.O.
- 610.6. EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID-HEIGHT WITH WOOD BLOCKING. PROVIDE CONTINUOUS DOUBLE 2x6 TOP PLATE TYPICAL ALL WALLS. BRACE ALL EXTERIOR BUILDING CORNERS WITH 3/4" PLYWOOD SHEATHING FASTENED TO STUD WALLS, FULL HEIGHT FOR A MINIMUM WIDTH OF 4'-0".
- 610.7. NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.
- 610.8. ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF JOIST SPAN OR AS INDICATED ON THE DRAWINGS.
- 610.9. PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND APPLICABLE ENVIRONMENTAL REGULATIONS TREAT CUT ENDS OF P.T. LUMBER WITH COPPER NAPHTHATE.
- 610.10. ALL "MICRO-LAM" LUMBER DESIGNATED AS "LVL" SHALL BE MANUFACTURED BY THE "TRUSS JOIST CORPORATION" WITH AT LEAST THE FOLLOWING MINIMUM DESIGN STRESSES:
- a. F<sub>b</sub> (BENDING), . . . . . 2,900 PSI
- b. F<sub>v</sub> (SHEAR), . . . . . 280 PSI
- c. F<sub>c</sub> (COMPRESSION), . . . . . 2,000,000 PSI
- d. E . . . . . 2,000,000 PSI
- 610.11. PROVIDE MINIMUM 4" BEARING FOR ALL "MICRO-LAM" MEMBERS.
- 610.12. ALL "PARALLAM PSI" LUMBER DESIGNATED AS "PSL" SHALL CONFORM TO THE MOST CURRENT SPECIFICATION OF THE AMERICAN PLYWOOD ASSOCIATION WITH AT LEAST THE FOLLOWING MINIMUM DESIGN STRESSES:
- a. F<sub>b</sub> (BENDING), . . . . . 2,900 PSI
- b. F<sub>v</sub> (SHEAR), . . . . . 280 PSI
- c. F<sub>c</sub> (COMPRESSION), . . . . . 2,000,000 PSI
- d. E . . . . . 2,000,000 PSI
- 610.13. ALL MEMBERS SHOWN ON PLAN WITH DESIGNATION "PSL" SHALL BE PARALLAM PSI MEMBERS. ALL PARALLAM STRUCTURAL LUMBER SHALL BE APA RATED, EXPOSURE 1. ALL ADHESIVES SHALL COMPLY WITH ANSI/APA 1090.1 "WET-USE" TYPE.
- 610.14. ALL SIDE LOADED PARALLAM BEAMS OR COLUMNS SHALL BE SOLID AND SHALL NOT BE COMPOSED OF MULTIPLE PILES. TOP LOADED PARALLAM BEAMS MAY BE COMPOSED OF MULTIPLE PILES OF 1-3/4 INCH THICK MEMBERS AND SHALL BE NAILED BY MINIMUM OF TWO ROWS OF 16d NAILS AT 12 INCHES ON CENTER AND GLUED TOGETHER WITH AN EXTERIOR TYPE ADHESIVE.
- 610.15. ALL PARALLAM BEAM ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH HANGERS AS MANUFACTURED BY KANT-SAG OR WITH APPROVED SUBSTITUTES WITH WORKING LOAD CAPACITIES EQUIVALENT TO THE "HD" OR "HD" SERIES HANGERS.
- 610.16. PROVIDE END-COAT SEALING TO END AND CROSS CUTS AFTER CUTTING TO FINAL LENGTH FOR ALL PARALLAM BEAMS.
- 610.17. PROVIDE NAILING PATTERN IN COMPLIANCE WITH SBC RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.
- 610.18. ALL WOOD JOISTS BEARING ENDS SHALL BE ANCHORED TO SUPPORT IN WOOD FRAMING WITH A TYPE A34 FRAMING ANCHOR, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.
- 610.19. ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH THE FOLLOWING JOISTS HANGERS, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., OR WITH APPROVED SUBSTITUTES WITH THE FOLLOWING WORKING LOAD CAPACITIES:

JOIST SIZE	SIMPSON HANGER	LOAD CAPACITY
2X6	U26	653 LBS
2X8	U210	833 LBS
2X10	U212	1,013 LBS
2X12	HU26-2	990 LBS
2-2X6	HU28-2	1,303 LBS
2-2X8	HU210-2	1,666 LBS
2-2X10	HU212-2	2,018 LBS
2-2X12		

- 610.20. ALL ROOF FRAMING WHICH BEAR ON A STUD WALL SHALL BE ATTACHED TO PLATE WITH HURRICANE TIES AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.

- 610.21. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.

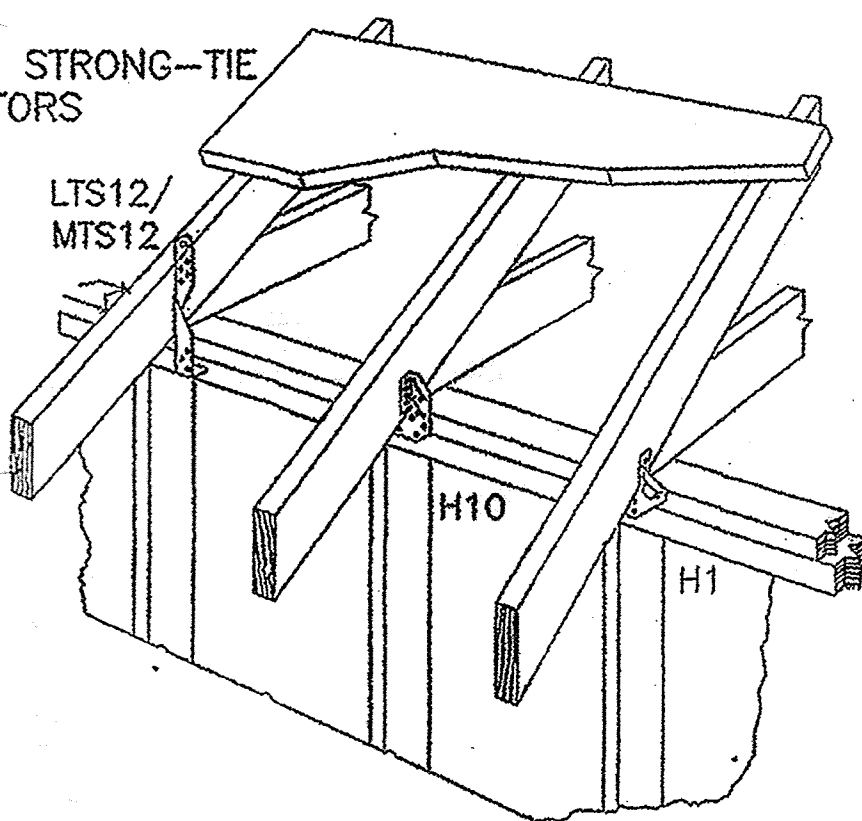
## PLYWOOD

- 625.1. ALL PLYWOOD SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.
- 625.2. ALL ROOF AND WALL SHEATHING SHALL BE 3/4 INCH "APA RATED SHEATHING", 32/16 SPACING, EXPOSURE 1. ALL PANELS SHALL BE NAILED WITH 10d COMMON NAILS AT 4 INCHES ON CENTER AT ALL ENDS AND EDGES AND AT 12 INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- 625.3. ALL FLOOR SHEATHING SHALL BE 3/4 INCH "APA RATED SHEATHING", 32/16 SPACING, EXPOSURE 1. ALL PANELS SHALL BE NAILED WITH 10d COMMON NAILS AT 6" ON CENTER AT ALL ENDS AND EDGES AND AT 12 INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- 625.4. ALL PLYWOOD PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8 INCH SPACE AT PANEL ENDS.

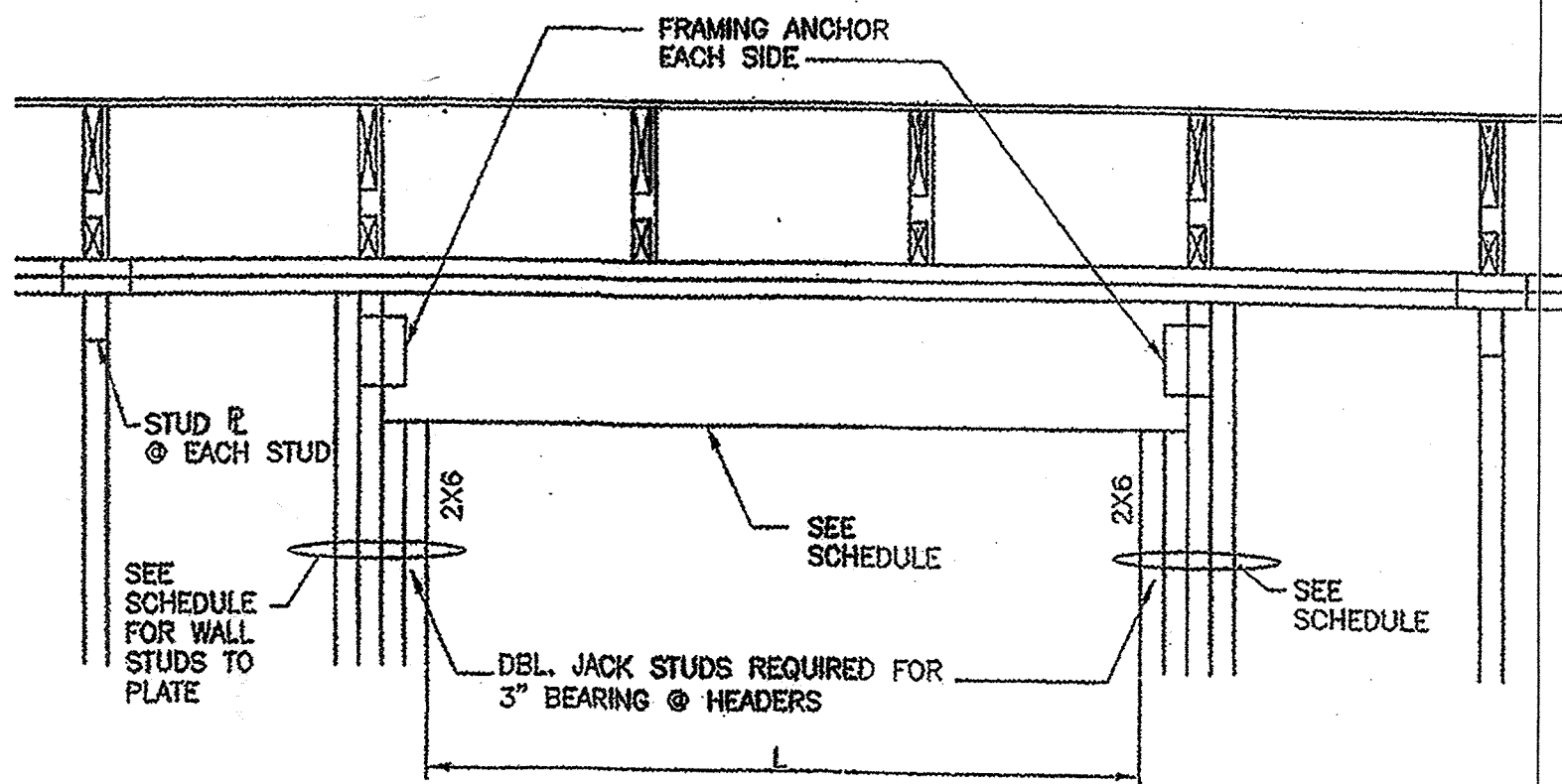
## TRUSS/ RAFTER UPLIFT CONNECTION TO DOUBLE TOP PLATE

MODEL NO.	QTY REQ'D	FASTENERS (TOTAL)		UPLIFT CAPACITY (133)
		TO RAFTERS	TO PLATES	
H2.5	1	5-8d	5-8d	415
H5	1	4-8d	4-8d	455
H1	1	6-8dx1 1/2	4-8d	490
LTS12	1	6-10d	6-10d	775
H2.5	2	10-8d	10-8d	830
H10	1	8-8dx1 1/2	8-8dx1 1/2	905
H5	2	8-8d	8-8d	910
H1	2	12-8dx1 1/2	8-8d	980
MTS12	1	7-10d	7-10d	1000
LTS12	2	12-10d	12-10d	1550
H10	2	16-8dx1 1/2	16-8dx1 1/2	1810
MTS12	2	14-10d	14-10d	2000

## SIMPSON STRONG-TIE CONNECTORS



L	2X6 STUD WALL		2X4 STUD WALL	
	LINTEL	WALL STUDS	LINTEL	WALL STUDS
0'-0" TO 4'-0"	3-2X8	2-2X6	2-2X8	2-2X4
4'-0" TO 6'-0"	3-2X10	2-2X6	2-2X10	2-2X4
6'-0" TO 8'-0"	3-2X10	3-2X6	2-2X12	3-2X4
8'-0" TO 10'-0"	3-2X12	3-2X6	2-2X12	3-2X4



## WOOD LINTEL DETAIL

SCALE: 3/8" = 1'-0"

RESIDENTIAL REMODEL

627 CAROLINE STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

331 PRACON LANE  
305 296-0784

PROJECT NO.:

DATE: 2-19-2019

SP

15 OF 15

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. 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](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT RENOVATIONS TO HISTORIC RESIDENCE  
INCLUDING REPLACEMENT OF ALL HISTORIC SIDING,  
INSTALLATION OF NEW COLUMNS AND RAILINGS ON FRONT  
PORCH, AND ELEVATION OF BUILDING.**

**#627 CAROLINE STREET**

**Applicant – Doyon Construction    Application #H2022-0017**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 CARLOS R. YSIDRO, 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:  
627 CAROLINE STREET on the  
24 day of MAY, 2022.

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 05/24/2022, 2022.

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 2022-0017.

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

Signed Name of Affiant: [Signature]

Date: 05/16/2020

Address: 627 CAROLINE ST.

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 16 day of May, 2022.

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

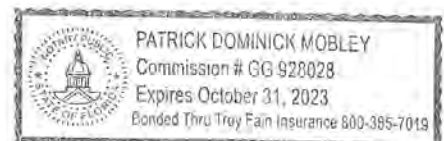
## NOTARY PUBLIC

Sign Name: Patrick Dominick Mobley

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

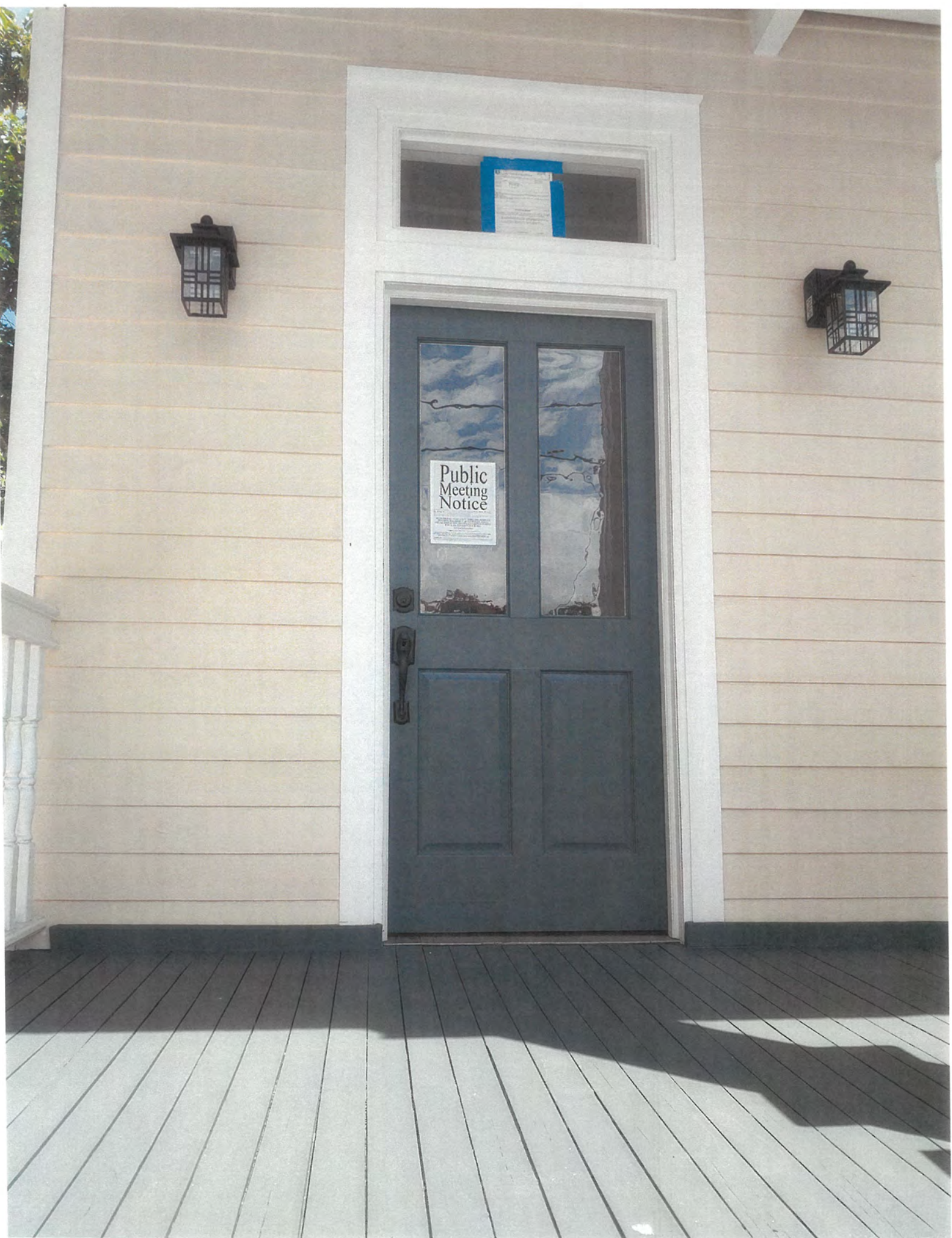
My Commission Expires: 10/31/2023



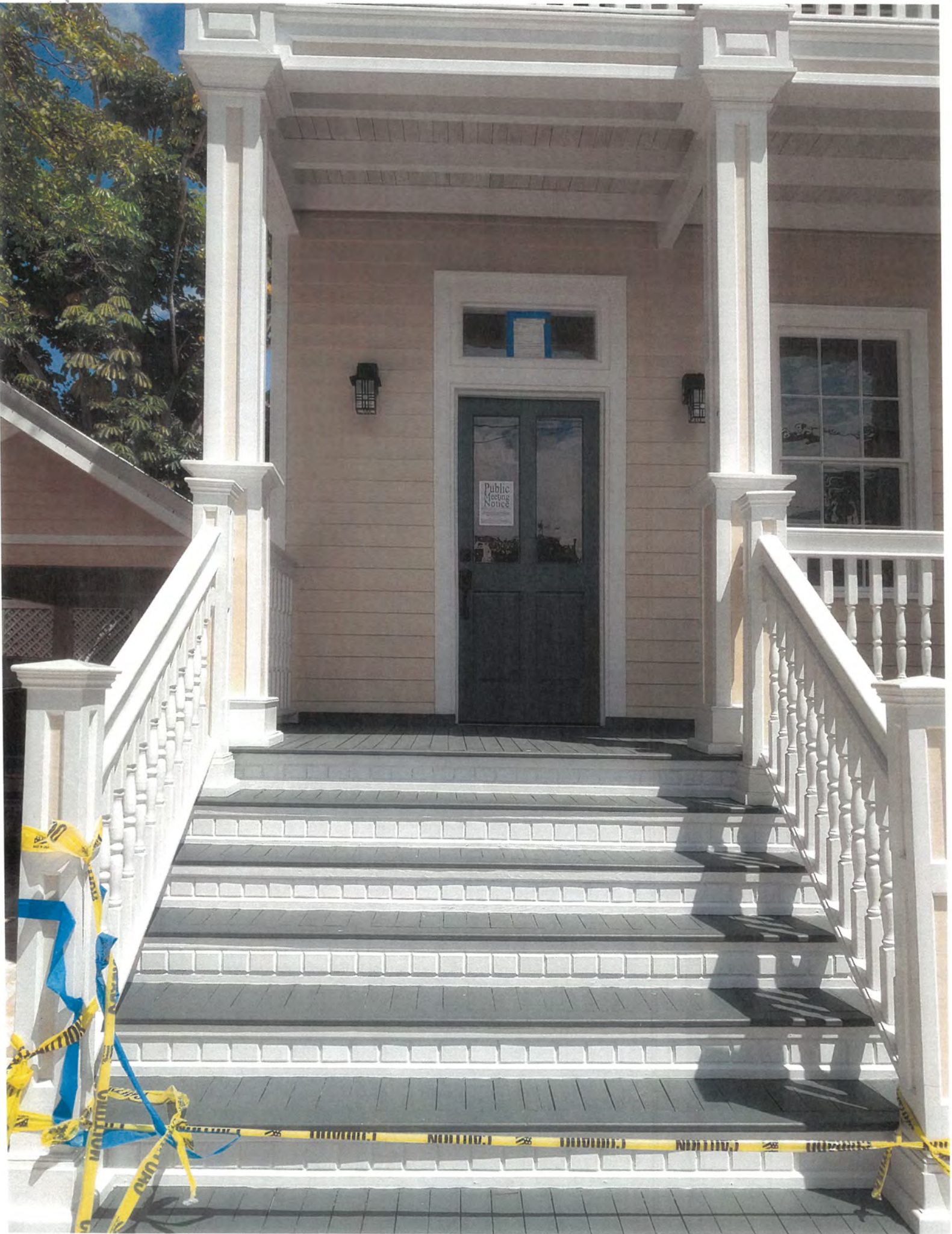


[illegible]









# 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 00000850-000000  
Account# 1000868  
Property ID 1000868  
Millage Group 12KW  
Location 627 CAROLINE St, KEY WEST  
Address  
Legal KW PT LOT 1 SQR 12 OR210-556/57 OR553-1036 OR983-277/79 OR1807-  
Description 1339/40 OR2725-252/53 OR2899-811/16 OR2905-1400/01 OR2911-  
1724/26  
(Note: Not to be used on legal documents.)  
Neighborhood 6108  
Property SINGLE FAMILY RESID (0100)  
Class  
Subdivision  
Sec/Twp/Rng 06/68/25  
Affordable No  
Housing



### Owner

627 CAROLINE LLC  
PO Box 151  
Key West FL 33041

### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$157,327	\$161,822	\$165,473	\$236,128
+ Market Misc Value	\$2,584	\$2,584	\$2,584	\$2,584
+ Market Land Value	\$576,743	\$572,329	\$603,226	\$531,134
= Just Market Value	\$736,654	\$736,735	\$771,283	\$769,846
= Total Assessed Value	\$736,654	\$736,735	\$771,283	\$769,846
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$736,654	\$736,735	\$771,283	\$769,846

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,541.00	Square Foot	49.5	96

### Buildings

Building ID 9  
Style 2 STORY ELEV FOUNDATION  
Building Type S.F.R. - R1 / R1  
Gross Sq Ft 1752  
Finished Sq Ft 1752  
Stories 2 Floor  
Condition AVERAGE  
Perimeter 308  
Functional Obs 30  
Economic Obs 0  
Depreciation % 30  
Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
Year Built 1938  
EffectiveYearBuilt 1999  
Foundation CONC BLOCK  
Roof Type GABLE/HIP  
Roof Coverage METAL  
Flooring Type CONC S/B GRND  
Heating Type NONE with 0% NONE  
Bedrooms 3  
Full Bathrooms 2  
Half Bathrooms 0  
Grade 550  
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,752	1,752	248
TOTAL		1,752	1,752	248

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/24/2018	\$0	Warranty Deed	2173461	2911	1724	11 - Unqualified	Improved
4/24/2018	\$1,160,000	Warranty Deed	2168025	2905	1400	98 - Unqualified	Improved
3/29/2018	\$850,000	Warranty Deed	2162479	2899	811	03 - Qualified	Improved
8/20/2014	\$0	Warranty Deed		2725	252	11 - Unqualified	Improved
6/1/1986	\$130,000	Warranty Deed		983	277	Q - Qualified	Improved
2/1/1973	\$28,000	Conversion Code		553	1036	Q - Qualified	Improved

## Permits

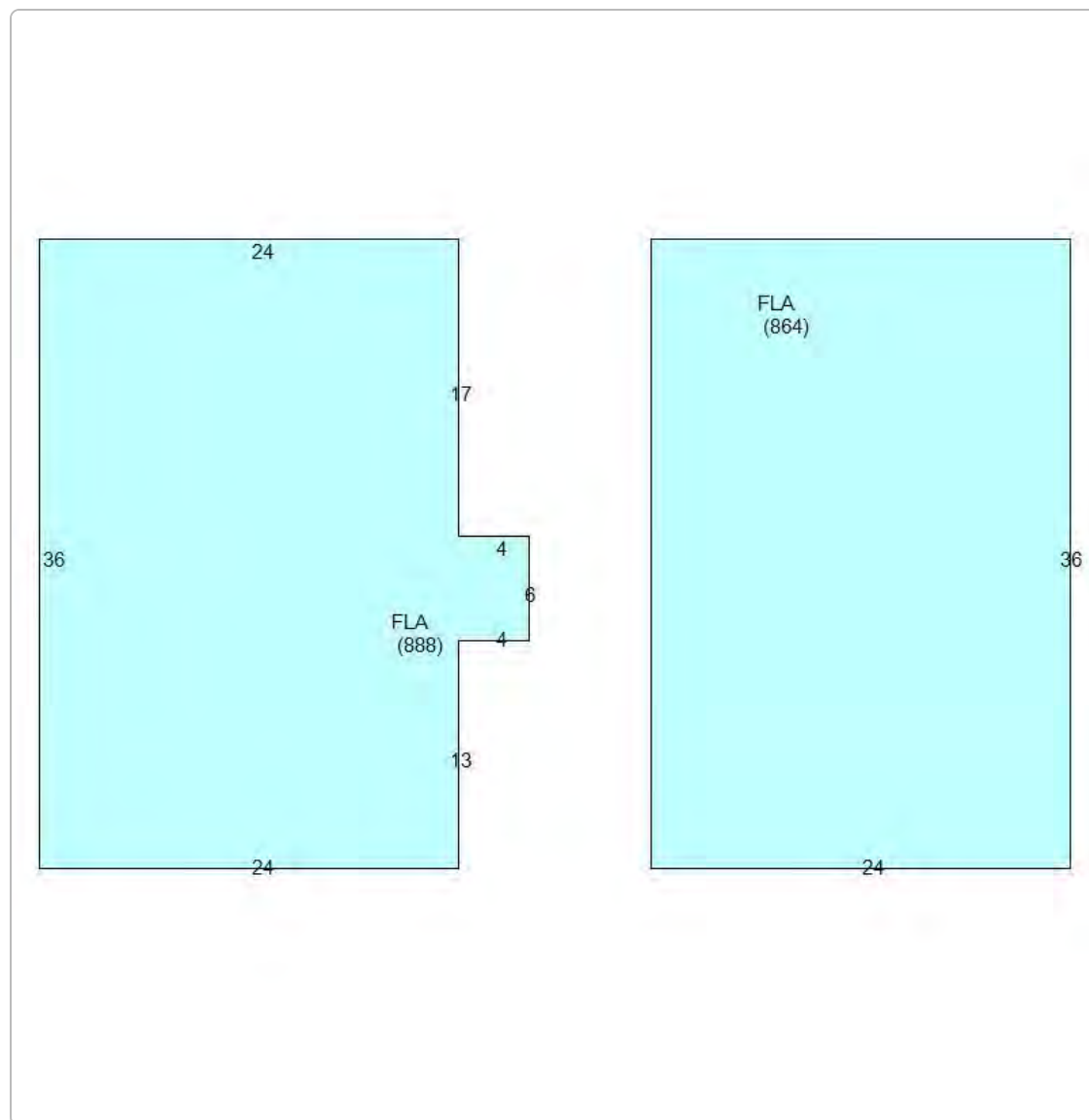
Number ⌵	Date Issued ⌵	Date Completed ⌵	Amount ⌵	Permit Type ⌵	Notes ⌵
21-3117	2/2/2022		\$75,000	Residential	-DRIVE UP AND GARAGE =611 SQ/FT. B-FRONT OF HOUSE, SOUTH=116 SQ/FT. C-EAST SIDE OF HOUSE=116 SQ/FT. NOTE: SET ON BED OF SAND. TOTAL BRICK PAVERS PERMEABLE=848 SQ/FT.
20-0864	9/16/2021	5/25/2021	\$26,000	Residential	Install new galvalume mill finish metal roof. *
20-3238	9/16/2021		\$11,000	Residential	Install 2.5 Ton on 2nd floor. Install 3 Ton on the 1st floor.
20-3241	9/16/2021		\$3,000	Residential	CARPORT 18X 10 12'5 HIGH. . N.O.C. REQUIRED HARC INSPECTION REQUIRED
20-3243	9/16/2021		\$12,100	Residential	NEW POOL HOUSE STRUCTURE. N.O.C. REQUIRED HARD INSPECTION REQUIRED.
19-1640	11/19/2019		\$360,000	Residential	EXTERIOR WORK REBUILD PILES FRAMING PARTITIONS WINDOWS , HIST PORCH, INSTALL FOUNDATION FOR DECK
19-2564	11/19/2019		\$8,000	Residential	NEW PLUMBING FOR ALL HOUSE 20 FIXT
19-3658	11/19/2019		\$16,000	Residential	NEW POOL
19-0241	3/6/2019	3/14/2019	\$2,400	Residential	DEMO DOWNSTAIRS ENCLOSURE, SIDE GARAGE, CISTERN, ADDITION ON REAR BUILDING, INT FINISHES
19-0862	3/6/2019	3/19/2019	\$0	Residential	INT WORK ONLY, REPLACE INT FRAMING AND FINISHES TO CREATE 4 BEDROOMS AND 6.5 BATHS, NEW STAIR CASE TO BE ADDED, ADD NEW FOUNDATION
18-0599	10/24/2018	3/14/2019	\$1,000	Residential	EXPLORATORY INT DEMO
17-4693	12/27/2017	12/27/2017	\$2,359	Residential	IRMA DMG- 80LF OF 6'H FENCE 300SF OF DECKING 80SF OF SIDING
03-1520	4/25/2003	7/21/2003	\$2,000	Residential	PAINTED HOUSE
03-0725	3/27/2003	7/21/2003	\$10,200	Residential	ELECTRIC FOR (2) CENTRAL

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





## Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Yard Items.

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