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**Historic Architectural Review Commission**  
**Staff Report for Item 6**

**To:** Acting Chairman Richard McChesney and Historic  
Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** September 27, 2018

**Applicant:** Blake Feldman

**Application Number:** H18-03-0039

**Address:** #501-505 Greene Street

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**Description of Work:**

Partial demolition of roof to accommodate elevator.

**Site Facts:**

The principal building under review, build in the midst of 1800, is a contributing resource. The principal building survived the April 1 1886 fire that devastated the town. The building is located on the northeast corner of Duval and Greene Streets was originally a general merchandise store with housing on its second floor. Between 1900 and 1912, the structure became the main office of the Key West Electric Company. The 1912 Sanborn map depicts for the first time a one-story extension of the corner building towards Greene Street, keeping a two-story structure setback, which still stands today. The one-story addition in question was originally intended for a stock room for the Electric Company. Current elevations of the one-story facade facing Greene Street are extremely altered and the easternmost portion of the addition is not historic. In June 16, 2016, the project received approval from the Planning Board for conditional use and parking variance. Since then, the project was never submitted to HARC, still considers this application to be reviewed under the previous HARC Guidelines for additions, alterations, and new construction.

### Ordinance Cited on Review:

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

### Staff Analysis

The Certificate of Appropriateness proposes the partial demolition of a roof in order to install an elevator that will give access to a roof deck. Although the 1962 Sanborn map depicts a roof at the same location of what will be partially demolished, this roof was part of a covered area for a metal and welding shop, and current materials found in the location are not historic. Staff is reviewing this application based on the non-historic condition of the existing roof, which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the removal of portions of the roof in question will not jeopardize the historic integrity and character of the building and surrounding context.

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

The removal of portions of a roof will not destroy the historic relationship between the building and open spaces.

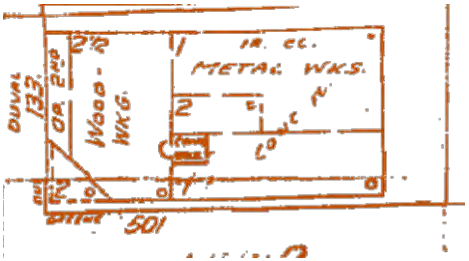
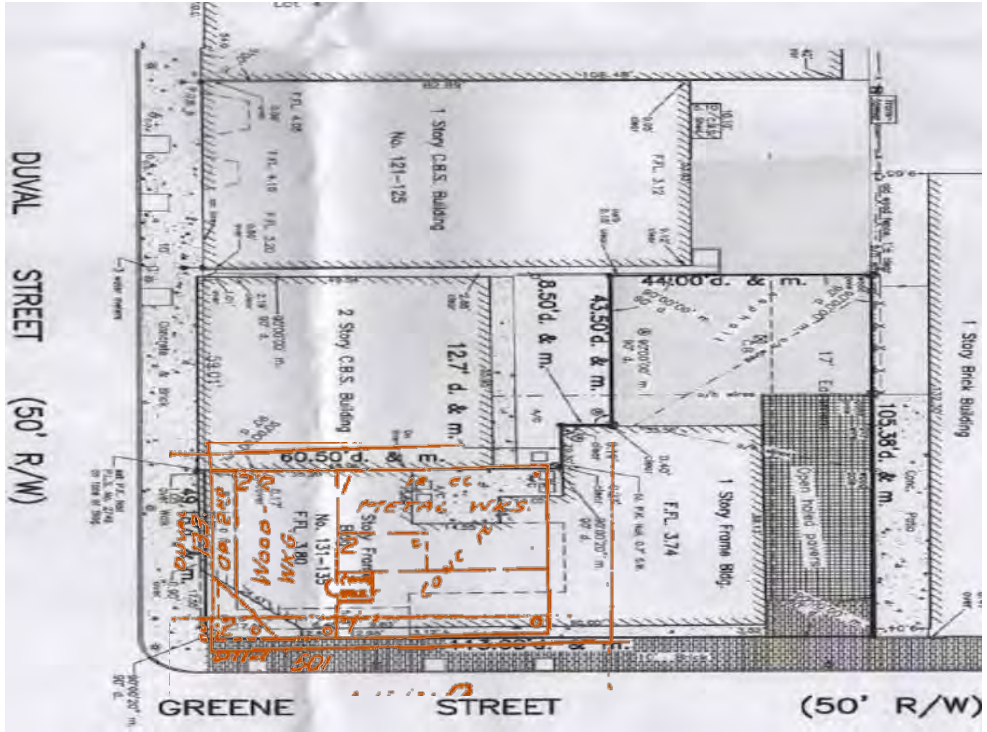
- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The roof in question is not a significant or important part in defining the historic character of the building or its site.

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

It is staff's opinion that the roof proposed to be demolish will not qualify to be a contributing resources to the historic district or to the historic building in a near future.

It is staff's opinion that the Commission can review the request for partial demolition of the roof. If approved this will be the only required reading for demolition.





# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # <b>H18-08-000-39</b>	REVISION #	INITIAL & DATE <b>8/17/18 [Signature]</b>
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:

<b>501-505 Greene St</b>	
<b>135 Dual Co.</b>	PHONE NUMBER
<b>Front St KW 33040</b>	EMAIL
<b>Blake Feldman</b>	PHONE NUMBER <b>561-373-9724</b>
<b>501 Green St</b>	EMAIL <b>BLAKE@THEGREENRANCHKEYWEST.COM</b>
<b>KW FL 33040</b>	
<b>Blake Feldman</b>	DATE <b>08/16/18</b>

**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: **Changing parapet facade / ADA Elevator / repair siding / decking / painting**

MAIN BUILDING: **Painting / siding repair / ~~balcony~~ Balcony repairs**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Oper: KEYWGRC Type: BP Drawer: 1  
Date: 8/17/18 57 Receipt no: 22010  
2018 300039  
PT \* BUILDING PERMITS-NEW  
1.00 \$400.00  
Trans number: 3134024  
CK CHECK 575 \$400.00  
Trans date: 8/17/18 Time: 17:33:22

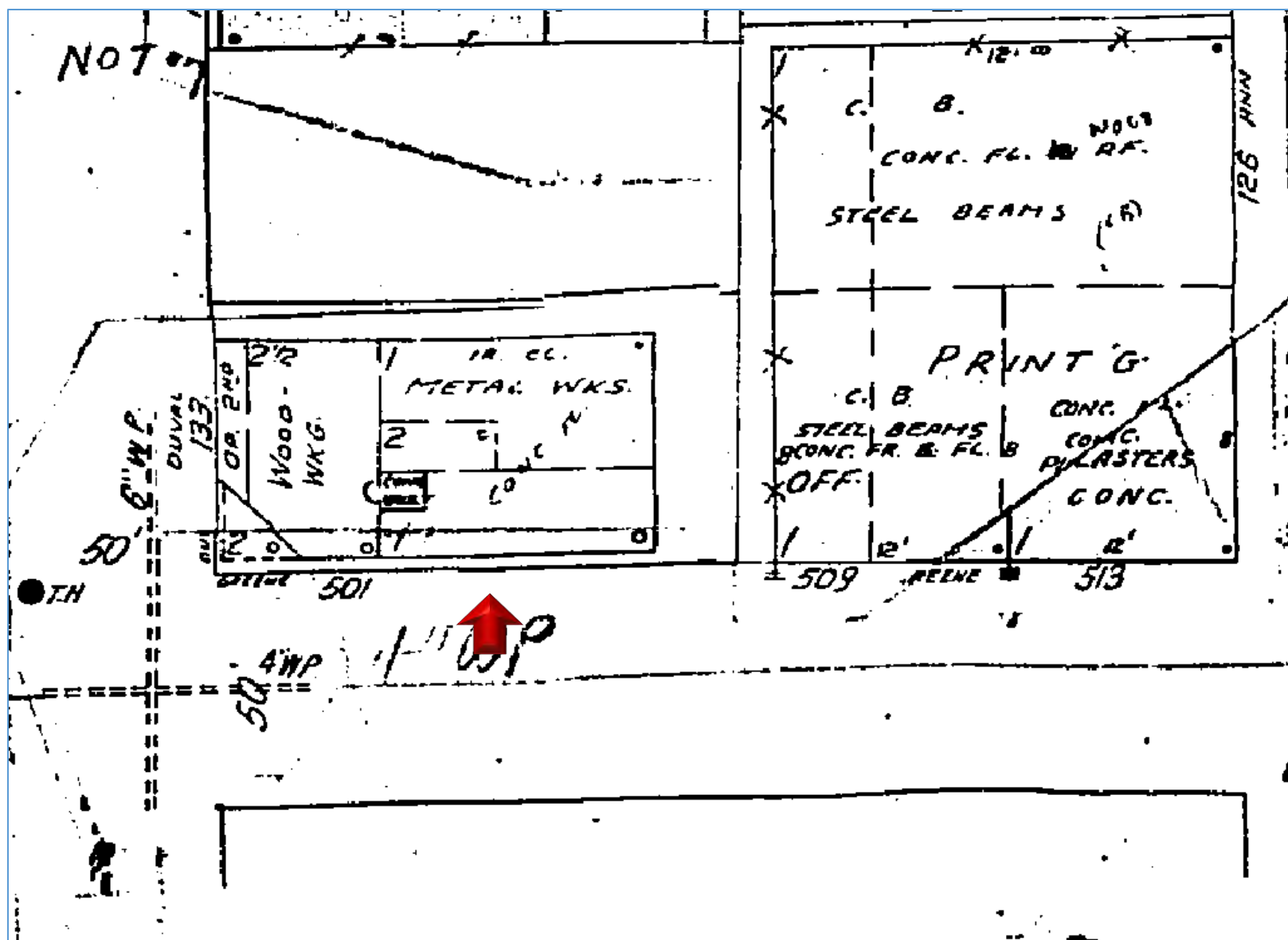
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

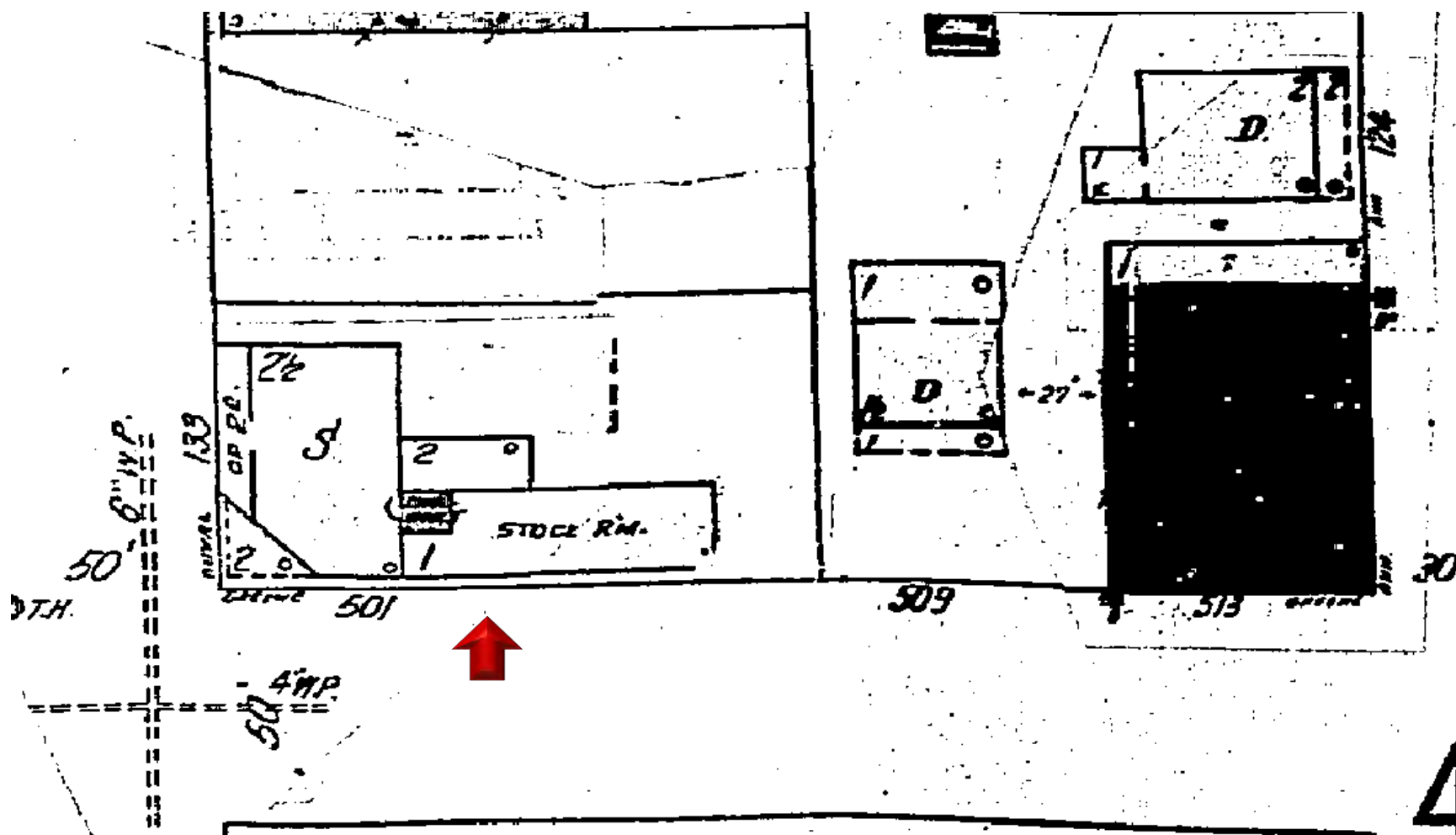
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS: r			
STAFF REVIEW COMMENTS: Main building is contributing. Guidelines for additions/alterations in new construction - old ones.			
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.

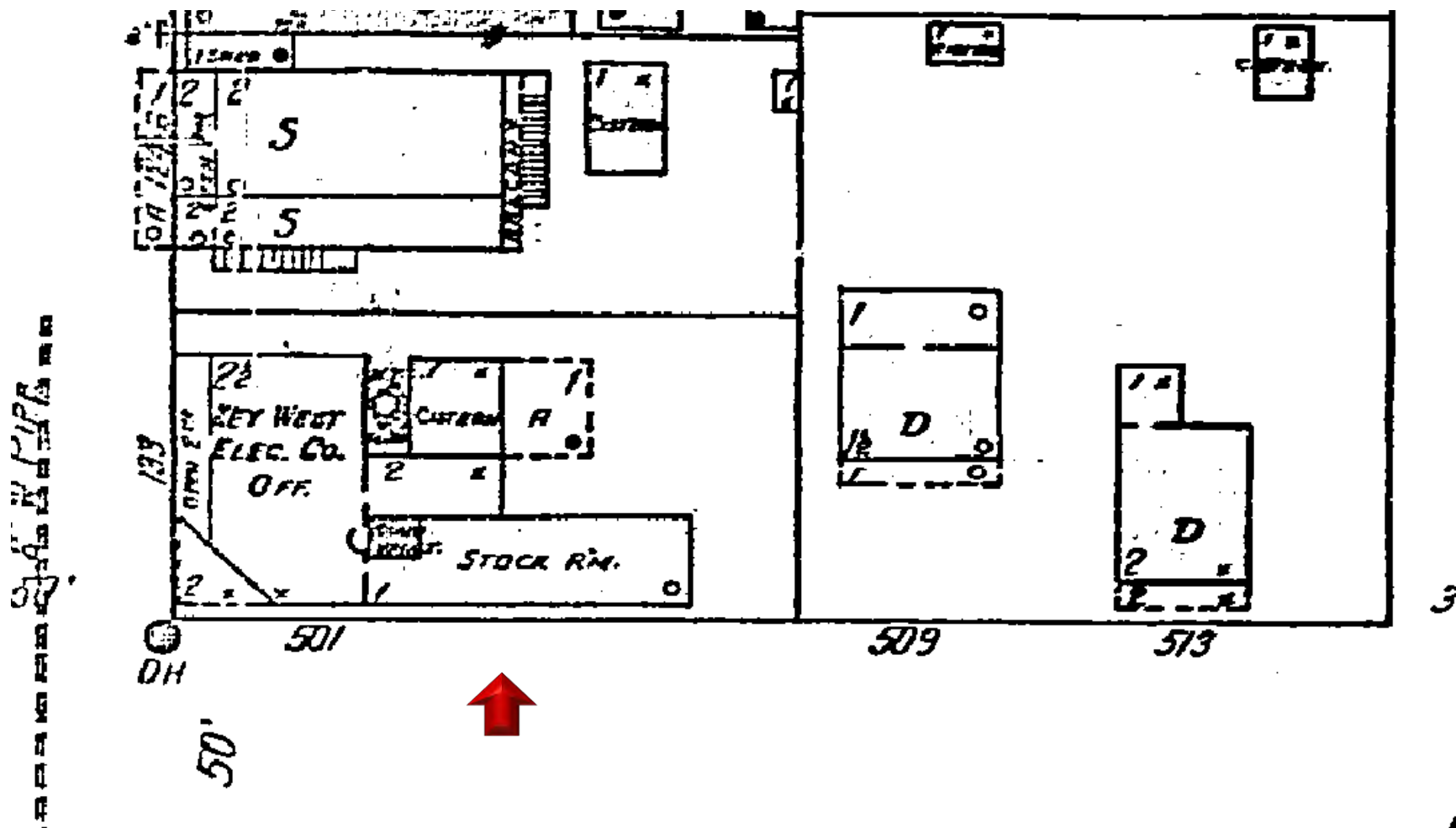
# SANBORN MAPS



1962 Sanborn Map



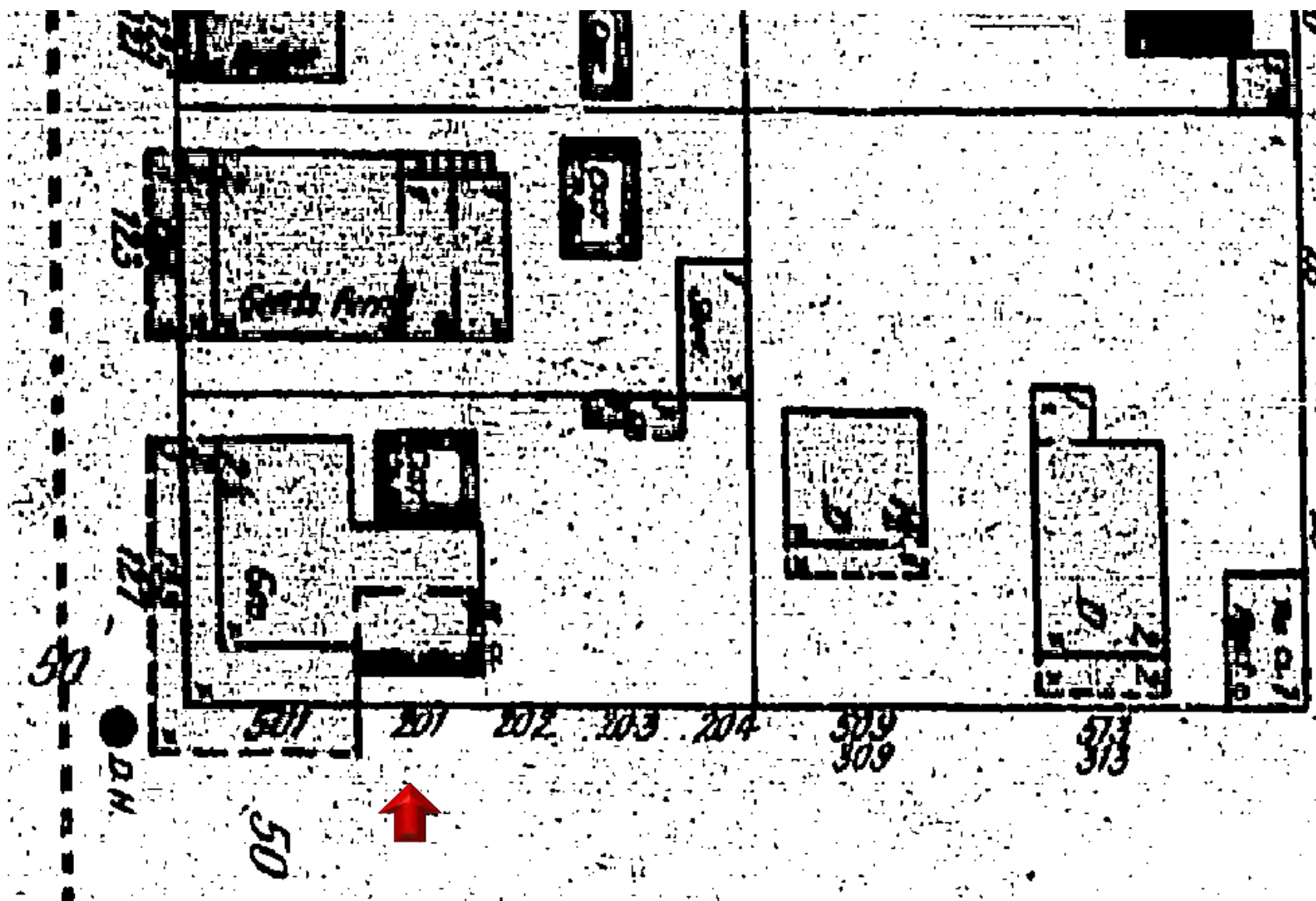
1948 Sanborn Map



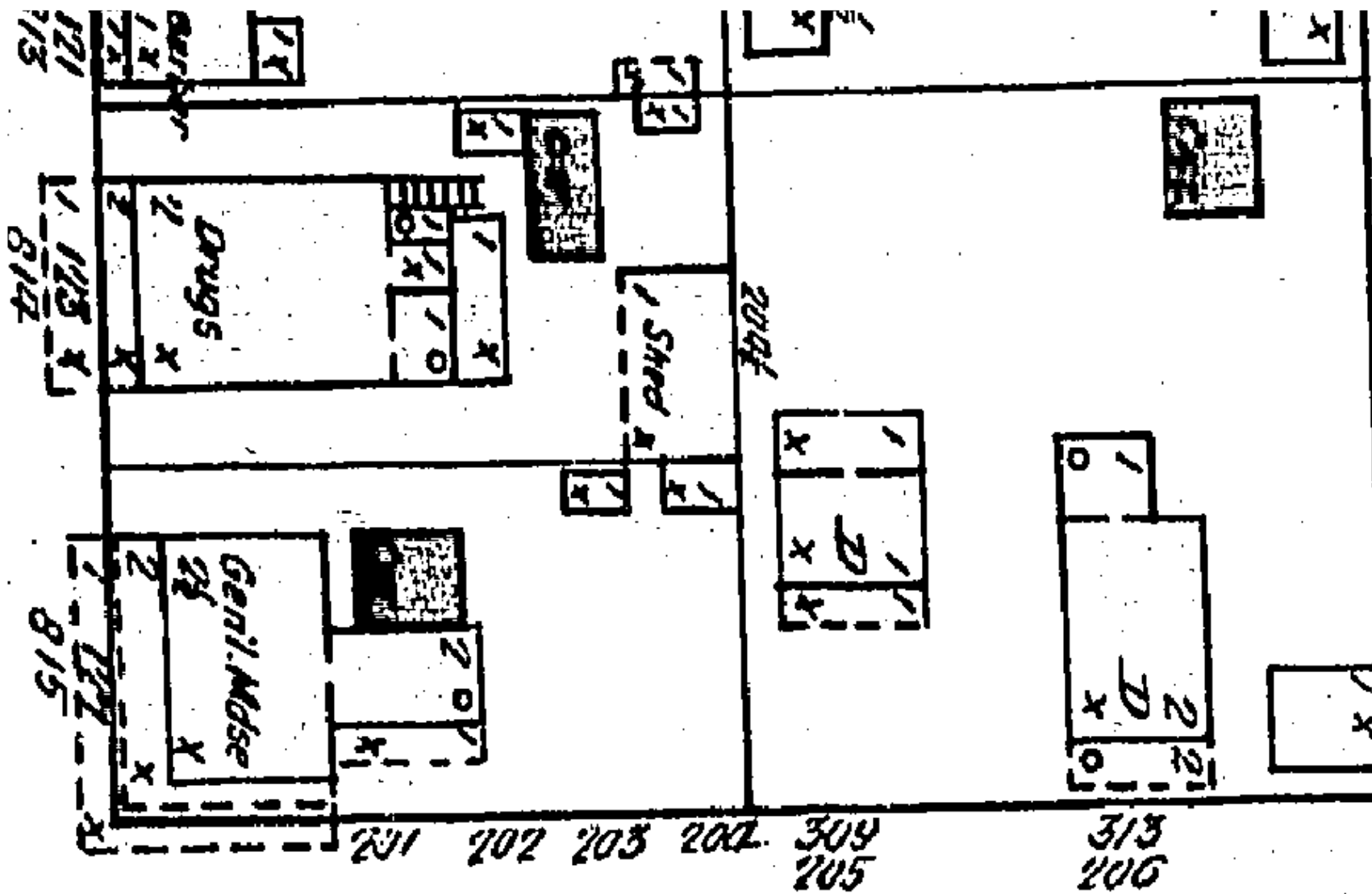
1926 Sanborn Map



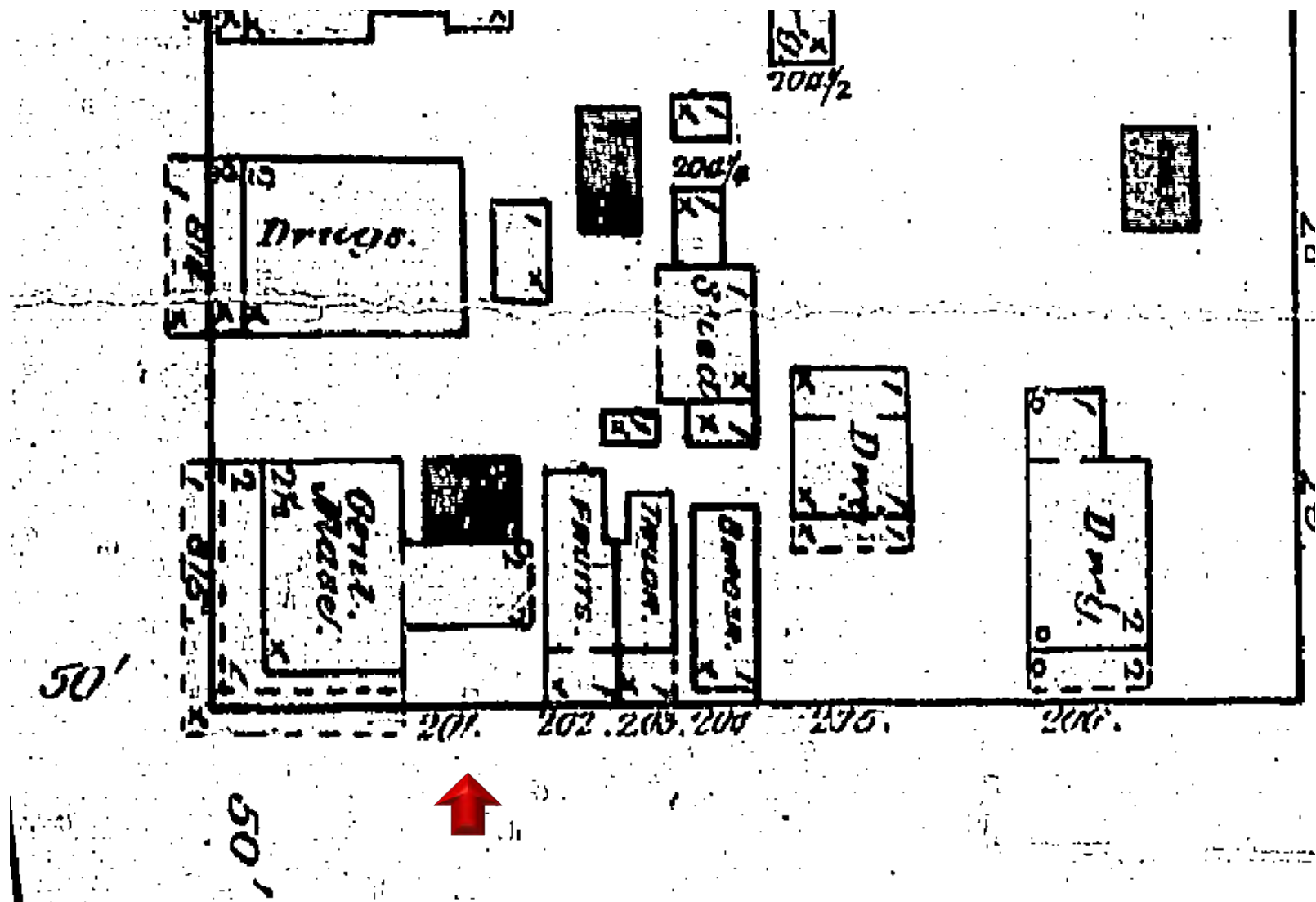




1899 Sanborn Map



1892 Sanborn Map



1889 Sanborn Map

# PROJECT PHOTOS



**Photograph after April 1, 1886 looking towards Duval Street.  
Monroe County Library.**





**Circa 1898. Monroe County Library.**



**Duval Street at corner of Greene Street circa 1900. Monroe County Library.**





**Duval Street at corner of Greene Street circa 1900. Monroe County Library.**





**Greene Street and corner of Duval Street circa 1920. Monroe County Library.**



**Aerial view of Greene Street circa 1960. Monroe County Library.**





**View of the building from Greene Streets circa 1970's. Monroe County Library.**



**Corner of Duval and Greene Streets circa 1980's. Monroe County Library.**



501 Greene Green Room





"501 Greene" "Green Room"





501 Greene

Green Room





501 Greene

Green Room











6

3



ELIZABETH

JOHN LOWE JUNR  
LUMBER HO'S

2 1/2  
1st  
VAC. 2nd  
216

50

50

50

1 1/2

er.

umber

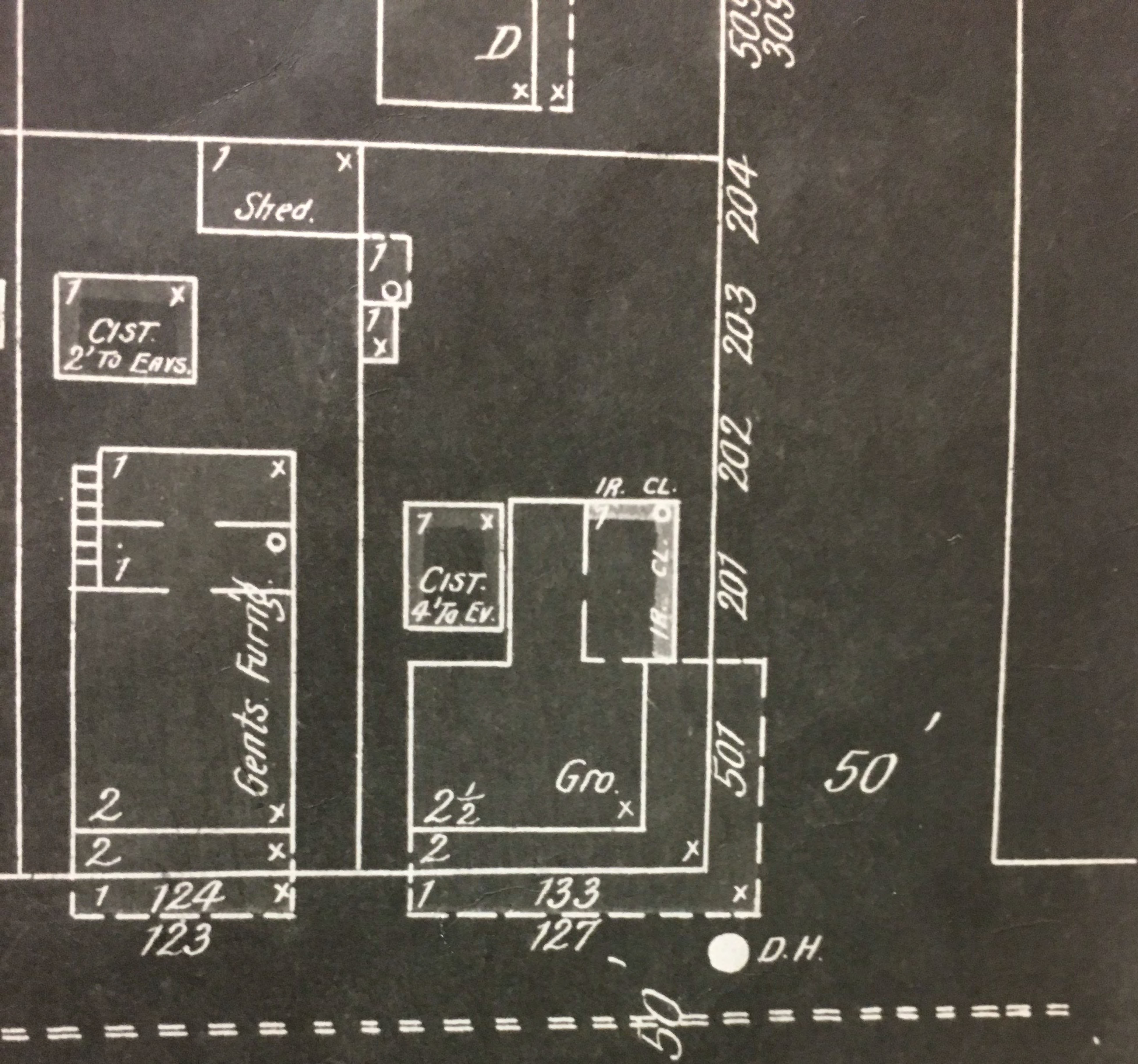
OPEN

1st

2nd

216





Map Division  
Library of Congress

W.S.



# PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 501-505 GREENE ST., KEY WEST, FL 33040  
RE: 00000520-000000  
ZONING: HRCC-1 (HISTORIC RESIDENTIAL COMMERCIAL CORE- 1)  
FLOOD ZONE: AEB  
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 6-68-25  
LEGAL DESCRIPTION: KW PT LOT 4 SQR 7 H2.442  
OCCUPANCY: (A-2) ASSEMBLY  
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRICAL CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 100 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

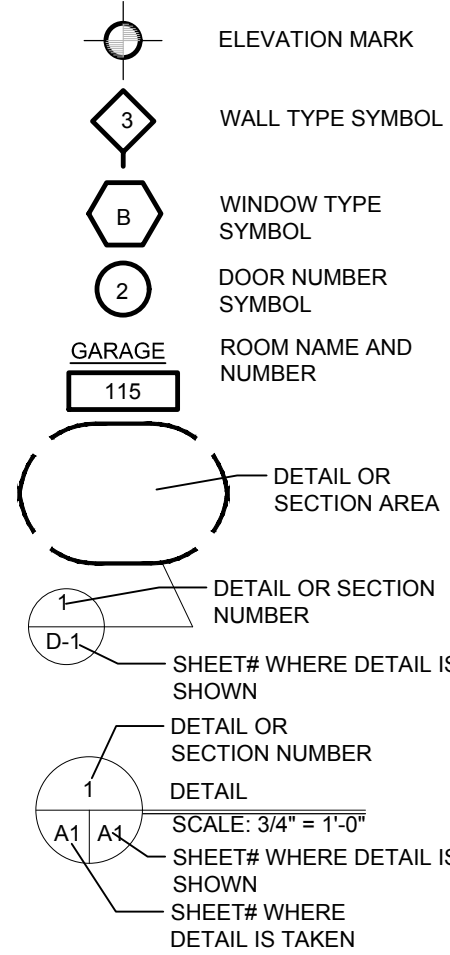
SHEET CS-1: COVER SHEET, SITE PLAN  
SHEET A-2: PROPOSED 2ND AND 3RD FLOOR PLAN  
SHEET A-3: EXISTING ELEVATIONS  
SHEET A-4: PROPOSED ELEVATIONS  
SHEET LS-1: LIFE SAFETY PLAN  
SHEET P-1: PLUMBING PLAN  
SHEET E-1: ELECTRICAL PLAN  
SHEET E-2: ELECTRICAL PLAN AND PANELS  
SHEET E-3: ELECTRICAL PLANS  
SHEET E-4: ELECTRICAL PLANS  
SHEET S-1: STRUCTURAL PLAN AND DETAILS  
SHEET S-2: STRUCTURAL DETAILS  
SHEET M-001: MECHANICAL NOTES AND SCHEDULES  
SHEET M-101: RENOVATION FLOOR PLAN MECHANICAL  
SHEET M-102: RENOVATION FLOOR PLAN MECHANICAL  
SHEET M 501: DETAILS MECHANICAL

GENERAL NOTES

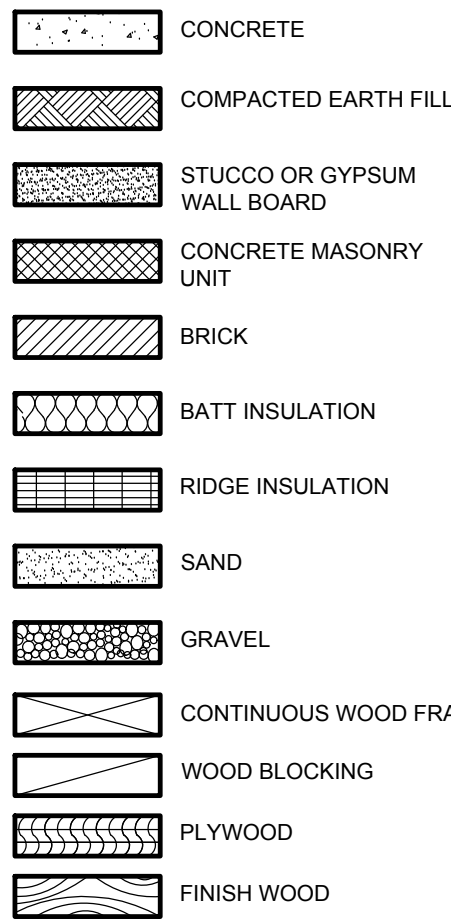
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS



MATERIAL INDICATIONS



LIST OF ABBREVIATIONS

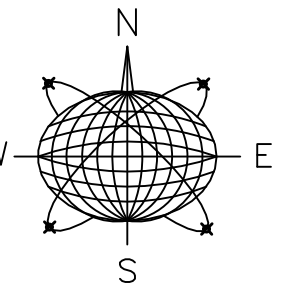
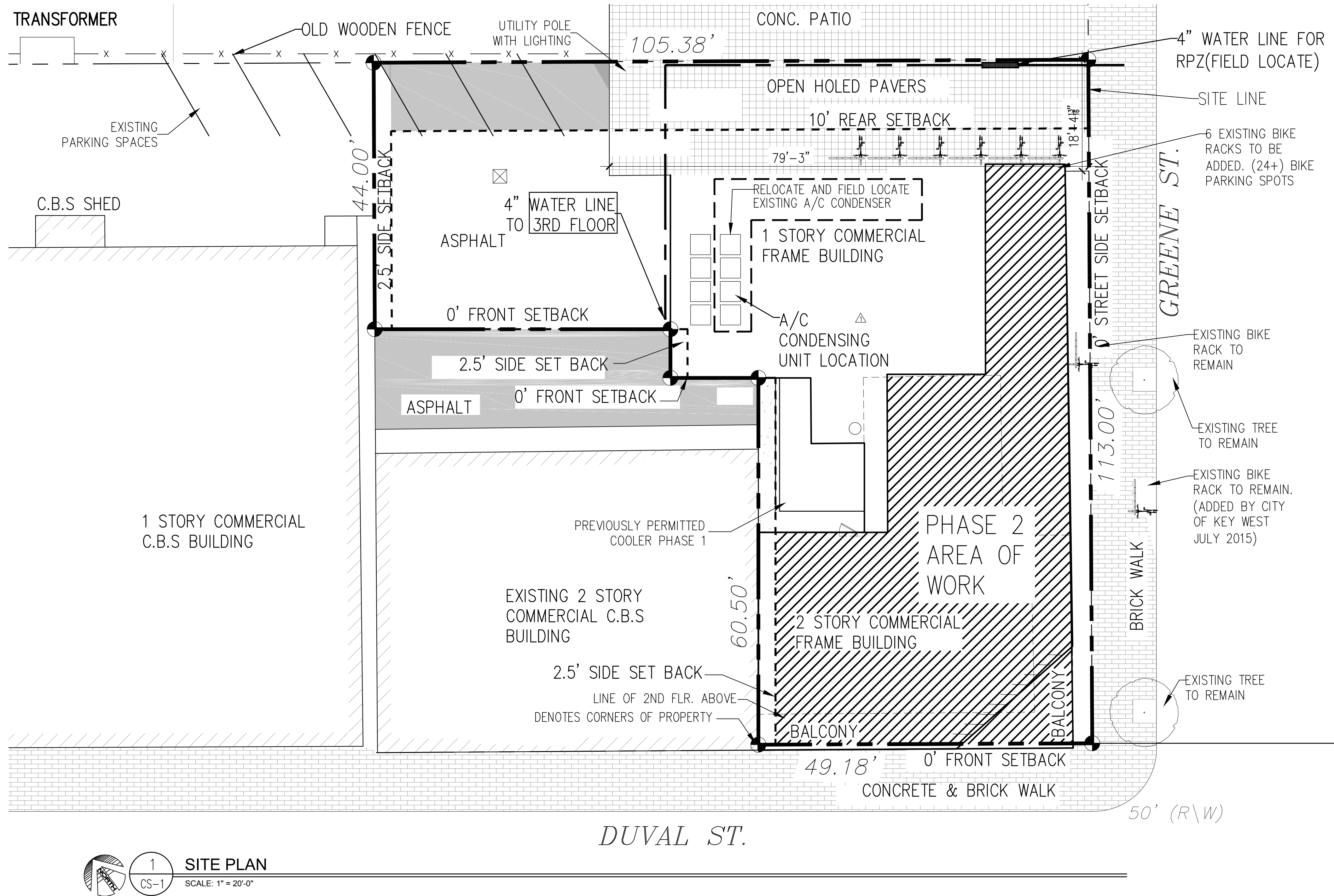
& AND  
@ AT  
APPROX. APPROXIMATE(LY)  
FT. FOOT/FEET  
F.F.L. FINISH FLOOR LEVEL  
IN. INCH  
MAX. MAXIMUM  
MIN. MINIMUM  
# NUMBER  
O.C. ON CENTER  
LB. POUND  
PSI POUND PER SQUARE INCH  
PT PRESSURE TREATED  
SF SQUARE FOOT/FEET  
T & G TONGUE AND GROOVE  
WWM WELDED WIRE MESH

# COMMERCIAL RENOVATION

501-505 GREENE STREET  
KEY WEST, FLORIDA 33040

PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00000520-000000			
SETBACKS:				
FRONT	NO CHANGE	-1.05'	0'	NONE
STREET SIDE	NO CHANGE	2.6'	0'	NONE
SIDE	NO CHANGE	0'	2.5'	NONE
REAR	NO CHANGE	0'	10'	NONE
LOT SIZE	NO CHANGE	8,138 SQ. FT.	4,000 SQ.FT.	NONE
BUILDING COVERAGE	NO CHANGE	4,335 SQ. FT.	53%	50% MAX
FLOOR AREA	PROPOSED: .91 7424 SQ. FT.	6,927 SQ. FT.	.85	1.0
BUILDING HEIGHT	NO CHANGE	32'-8"	35' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	8,138 SQ. FT.	100%	70% MAX
				NONE



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

## COMMERCIAL RENOVATION PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Project No.  
Checked By: RJM  
Scale:

AutoCad File No.

Revisions:

Title:  
COVER SHEET,  
SITE PLAN

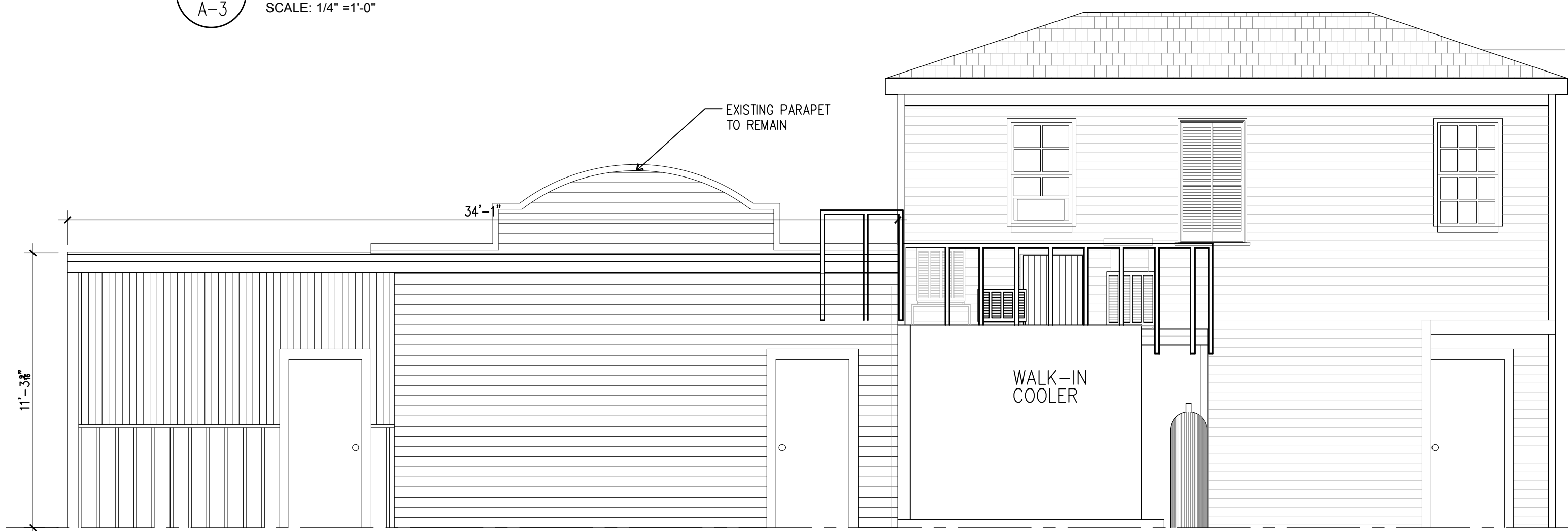
Sheet Number:  
**CS-1**  
Date: MAY 31,2018



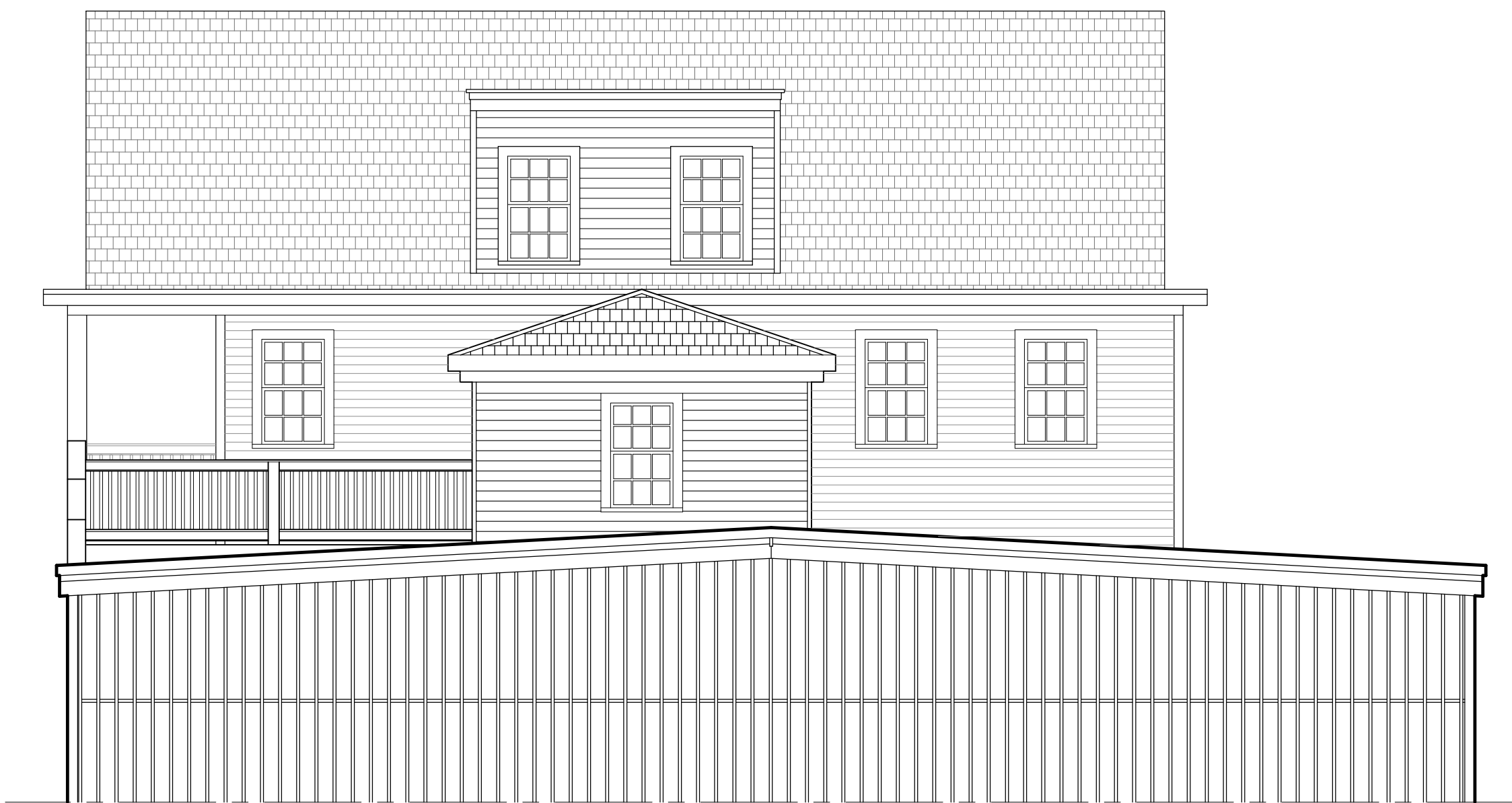




4  
A-3  
EXISTING GREENE ST. ELEVATION  
SCALE: 1/4" = 1'-0"



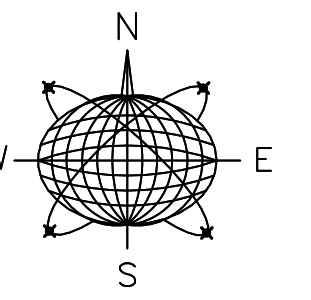
3  
A-3  
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-3  
EXISTING SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1  
A-3  
EXISTING DUVAL ST. ELEVATION  
SCALE: 1/4" = 1'-0"



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AUTHORIZATION #29401  
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SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

COMMERCIAL RENOVATION  
PHASE 2  
501-505 GREENE STREET  
KEY WEST, FLORIDA

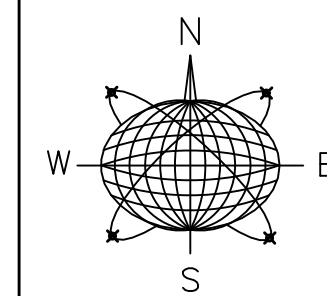
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Project No.  
Checked By: RJM  
Scale:  
AutoCad File No.

Revisions:

Title:  
EXISTING  
ELEVATIONS

Sheet Number:  
A-3  
Date: MAY 31, 2018





Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI  
PE #58315

General Notes:

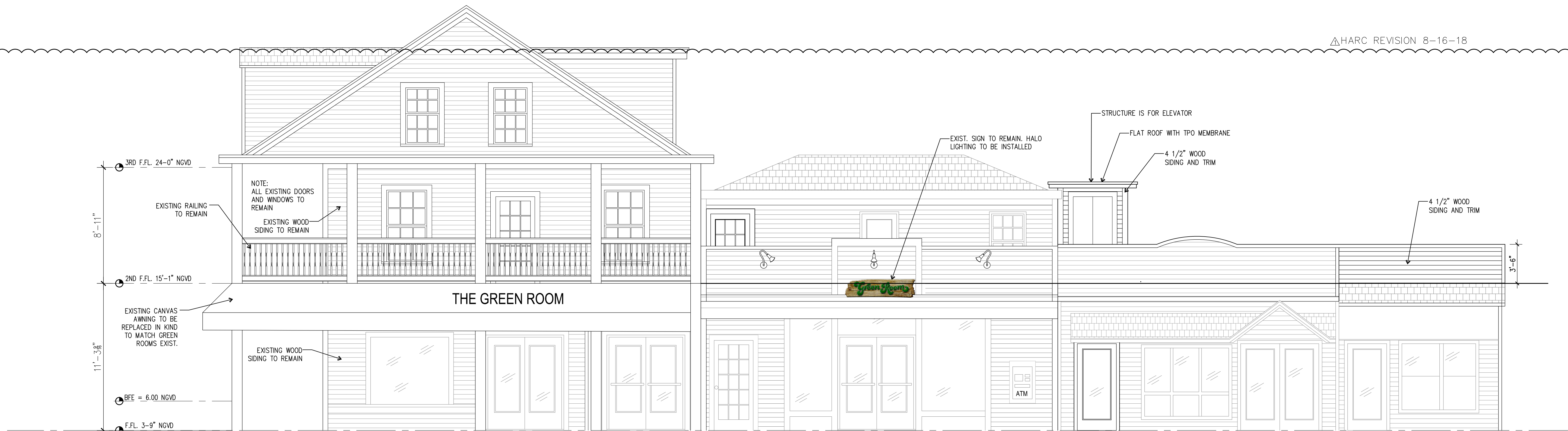
COMMERCIAL RENOVATION  
PHASE 2  
501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
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Project No. Scale:  
AutoCad File No.

Revisions:  
HARC REVISION 8-16-18

Title:  
PROPOSED  
ELEVATIONS

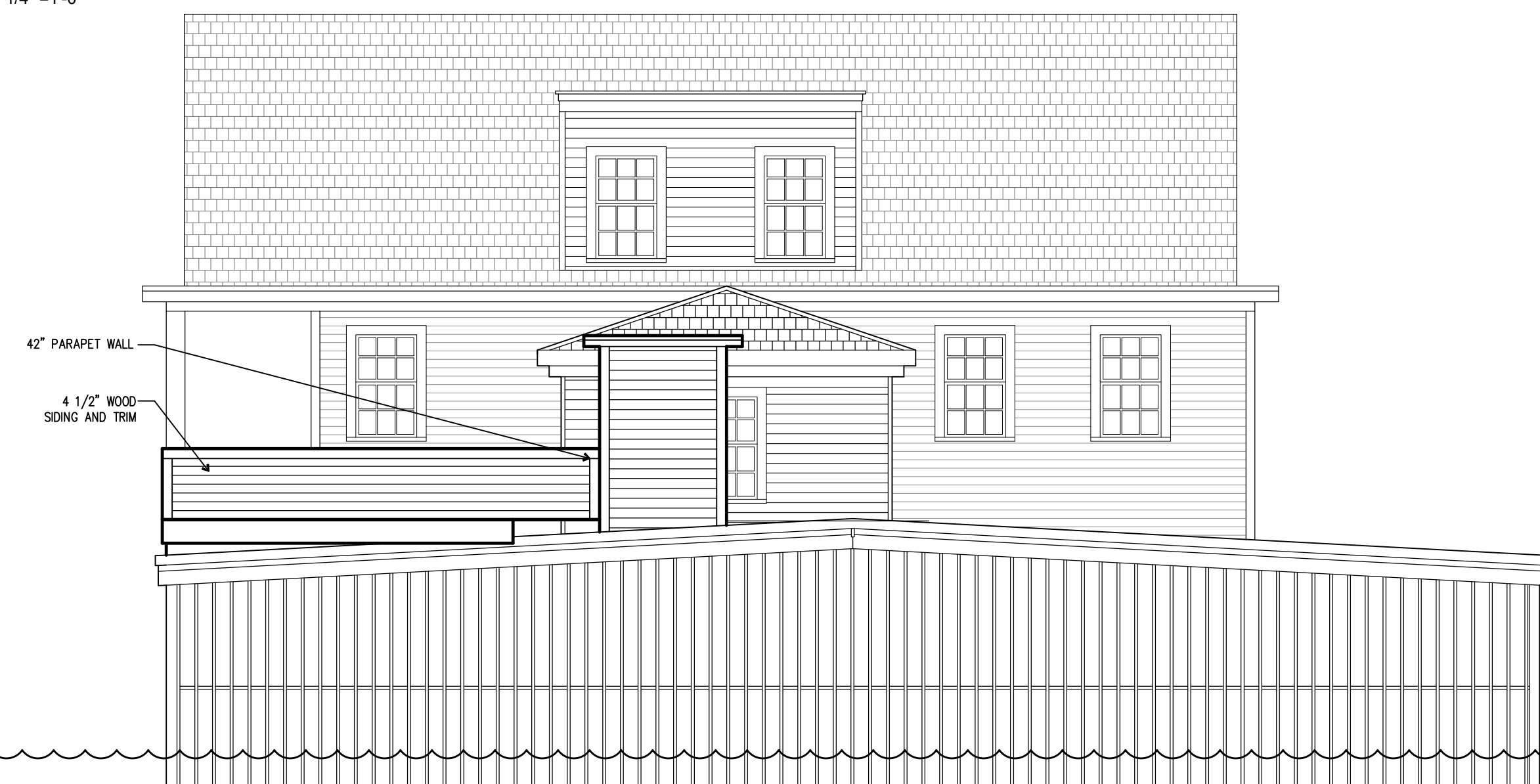
Sheet Number:  
**A-4**  
Date: MAY 31, 2018



4 PROPOSED GREENE ST. ELEVATIONS  
SCALE: 1/4" = 1'-0"



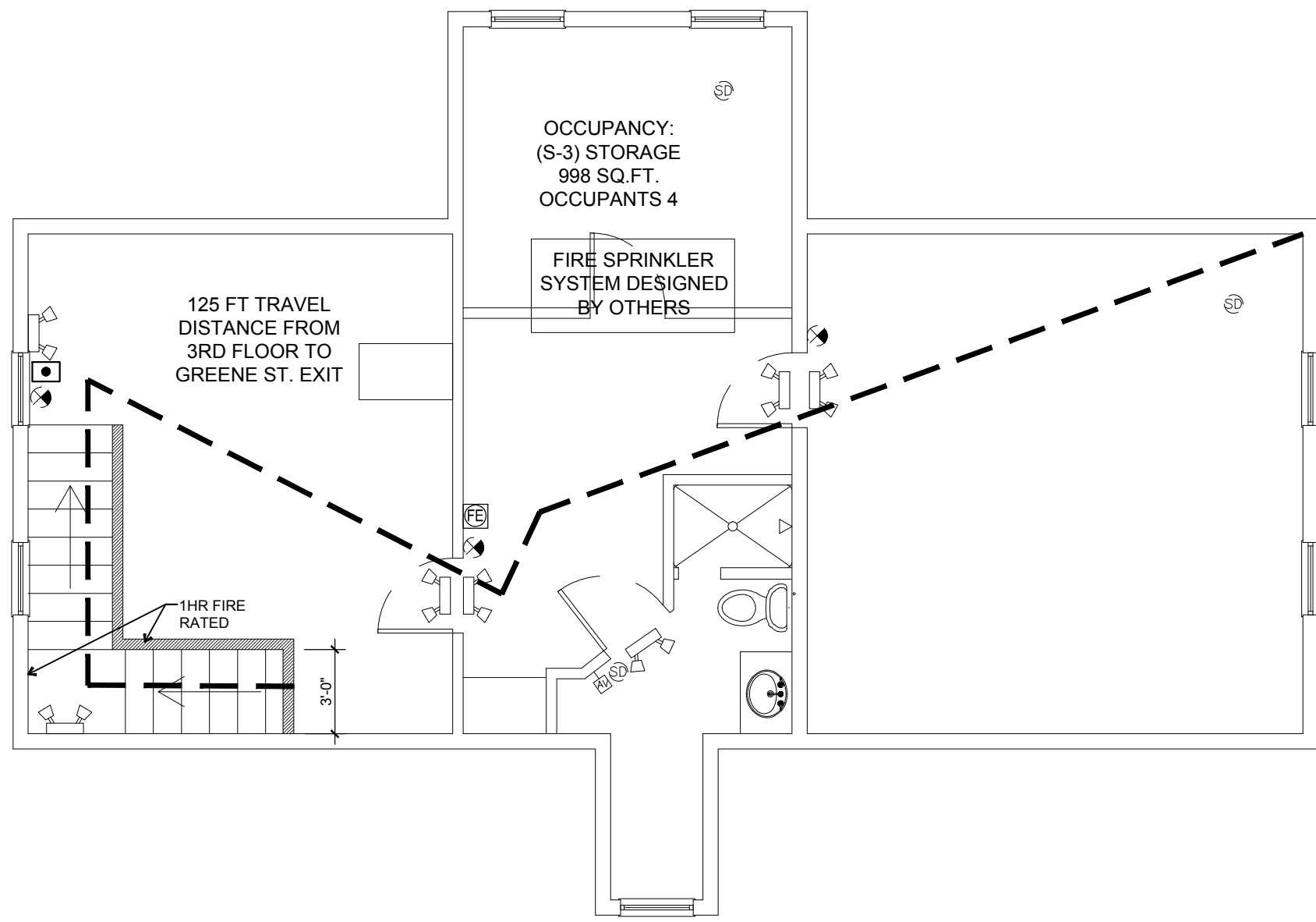
3 PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



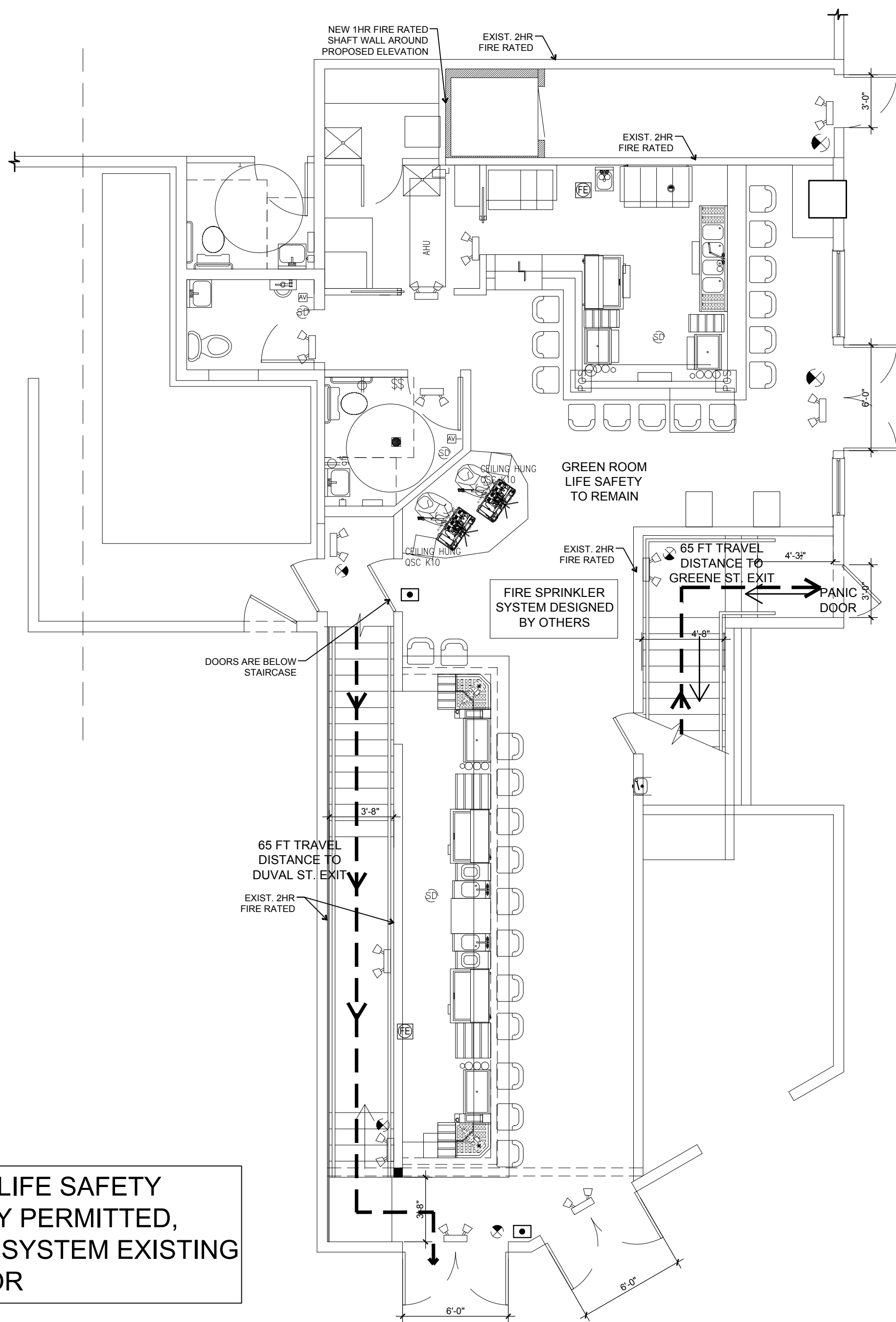
2 PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED DUVAL ST. ELEVATIONS  
SCALE: 1/4" = 1'-0"

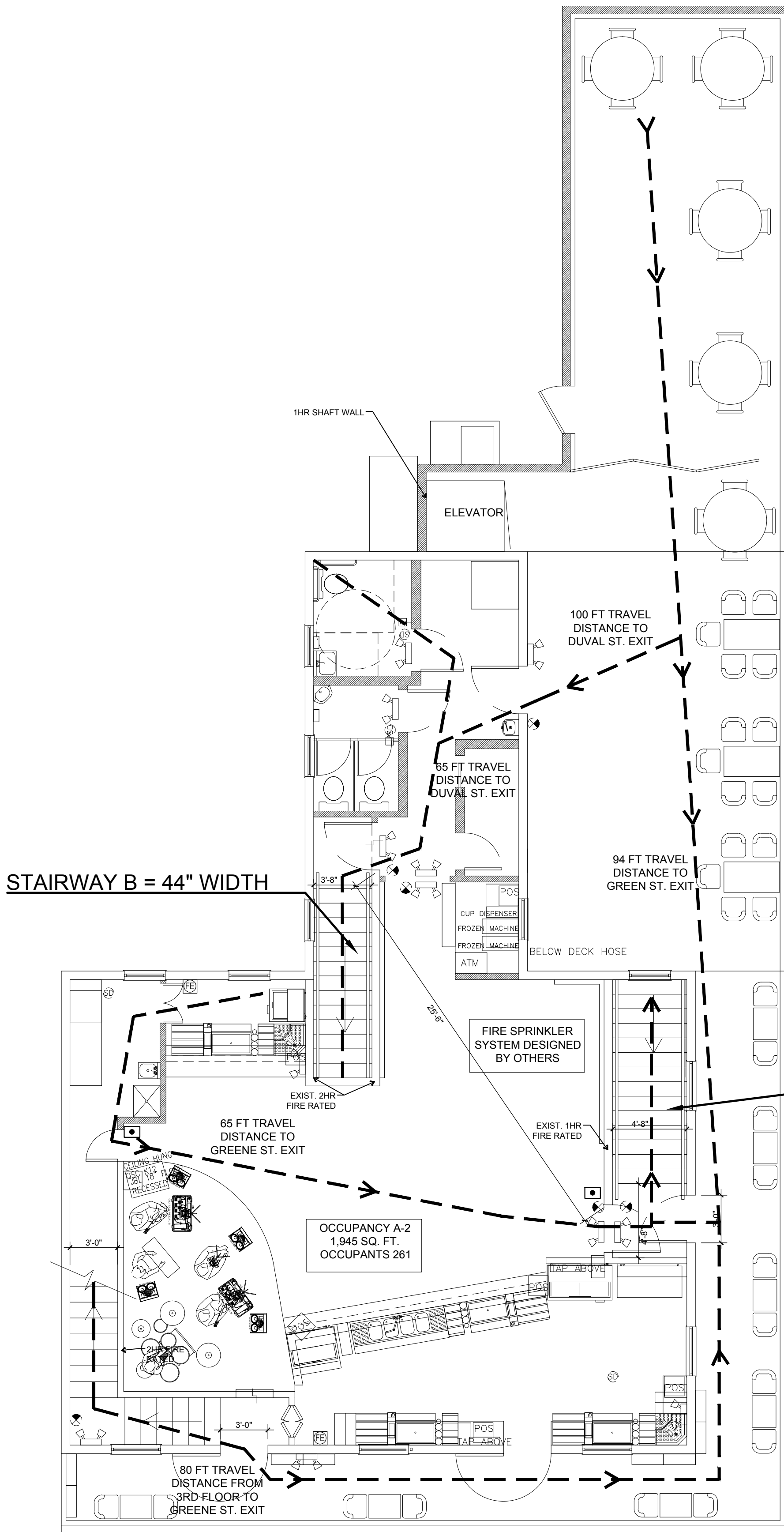


2 THIRD FLOOR LIFE SAFETY PLAN  
LS-1 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN  
LS-1 SCALE: 3/16" = 1'-0"

BUILDING SHALL HAVE  
AUTOMATED SPRINKLERS



1 SECOND FLOOR LIFE SAFETY PLAN  
LS-1 SCALE: 3/16" = 1'-0"

LIFE SAFETY NOTES:

- BUILDING CODES: 2017 FLORIDA BUILDING CODE, NFPA 101 AND NFPA 10
- BUILDING FLOOR AREA: 3120 SF
- OCCUPANCY: ASSEMBLY A-2
- FIRE PROTECTION: SMOKE ALARMS THROUGHOUT, AUTOMATED FIRE SPRINKLER
- FIRE RATING: 2 HR FIRE SEPARATION
- CORRIDOR MIN WIDTH 44 INCHES (FBC 1018.2)
- EXIT WIDTH CAPACITY: 0.3 INCHES/PERSON; ASSUMED OCCUPANT LOAD 261 PERSONS = 78.3 INCHES

NOTE:

PER FLORIDA BUILDING CODE (BUILDING) 1005.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY.  
WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.

- STAIRWAY A = 56"
- STAIRWAY B = 44"

- ALL STAIRWAYS TO HAVE 1 HR FIRE SEPARATION

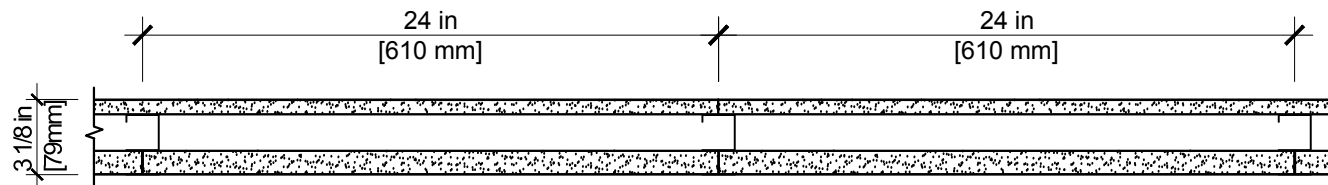
- EACH LAYER OF TYPE X DRYWALL SHALL BE TAPED AND JOINTS SHALL BE OFFSET.
- ALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE CAULK OR FIRE COLLAR.
- EXISTING SMOKE DETECTORS AND FIRE EXTINGUISHERS.
- INTERIOR STAIRS FIRE RESISTANCE RATING 1HR.
- EXIT ACCESS TRAVEL DISTANCE (250FT) (FBC 1016.2)
- CORRIDOR FIRE RESISTANCE 0HR (TABLE 1018.1 FBC)

LIFE SAFETY  
SYMBOL KEY

- EMERGENCY LIGHT
- EXIT SIGN
- SMOKE DETECTOR
- AUDIOVISUAL ALARM
- HEAT DETECTOR
- PULL STATION

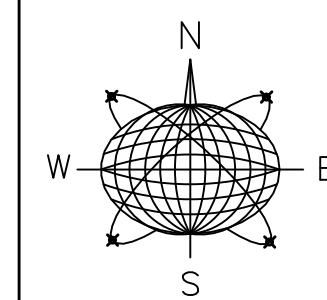
SHAFT WALL: STEEL STUD (NON-LOAD-BEARING)

UL 415 SYSTEM A  
FIRE RATING: 1 HOUR  
STC: N/A  
SOUND TEST: N/A  
SYSTEM THICKNESS: 3-1/8"



ASSEMBLY OPTIONS:

GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.  
STEEL STUDS: 2-1/2 IN. C-H STUDS, 25 GA. SPACED 24 IN. O.C.  
GYPSUM BOARD: 1 IN. THICK BY NOM. 2 FT. WIDE GYPSUM LINER PANELS FRICTION FIT.



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RICHARD J. MILELLI  
PE #58315

General Notes:

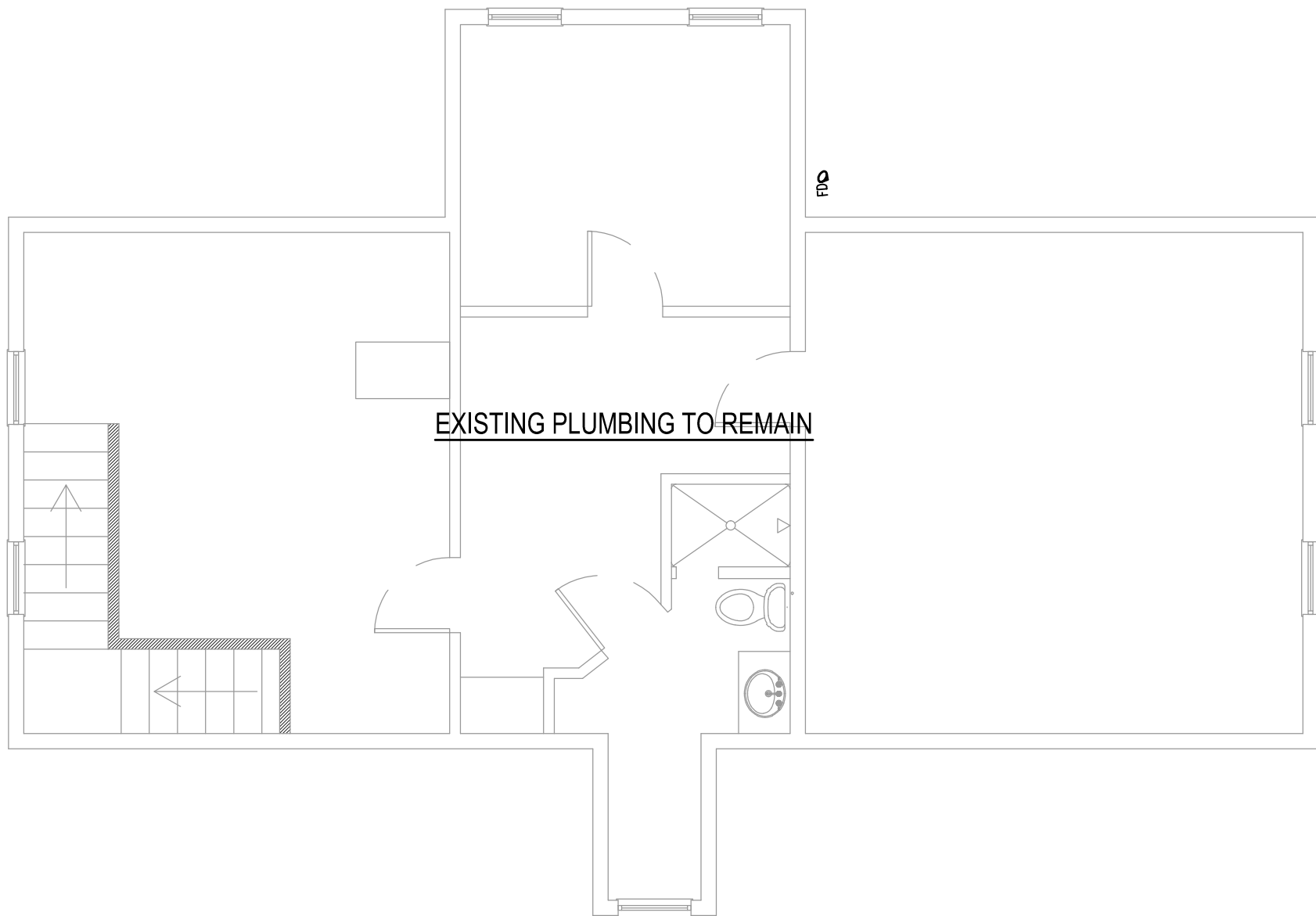
COMMERCIAL RENOVATION  
PHASE 2  
501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No. Scale:  
AutoCad File No.

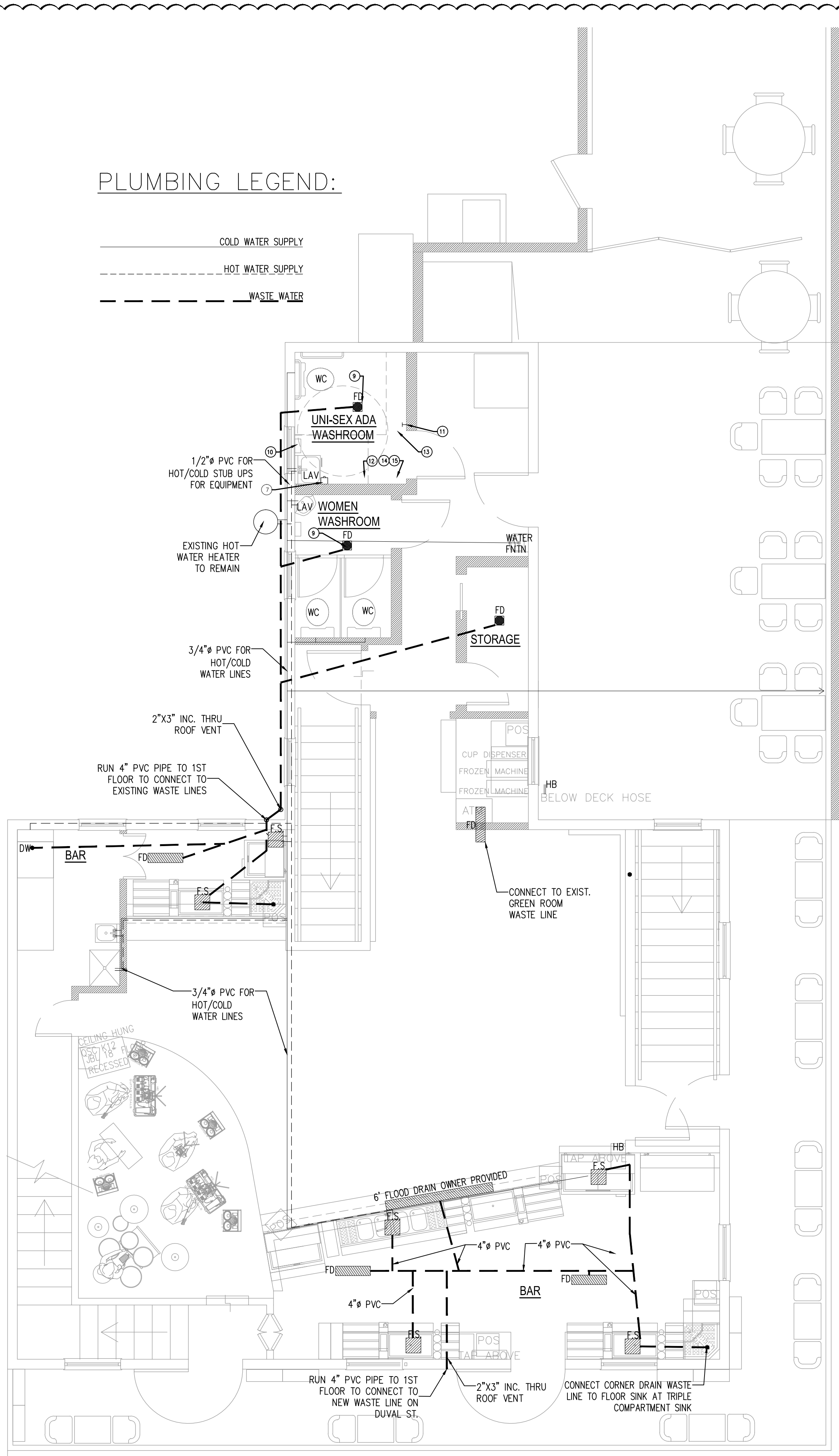
Revisions:

Title:  
LIFE SAFETY PLAN

Sheet Number:  
LS-1  
Date: MAY 31, 2018



2 3RD FLOOR PLUMBING PLAN  
P-1 SCALE: 3/16" = 1'-0"



1 2ND FLOOR PLUMBING PLAN  
P-1 SCALE: 1/4" = 1'-0"

### PLUMBING LEGEND:

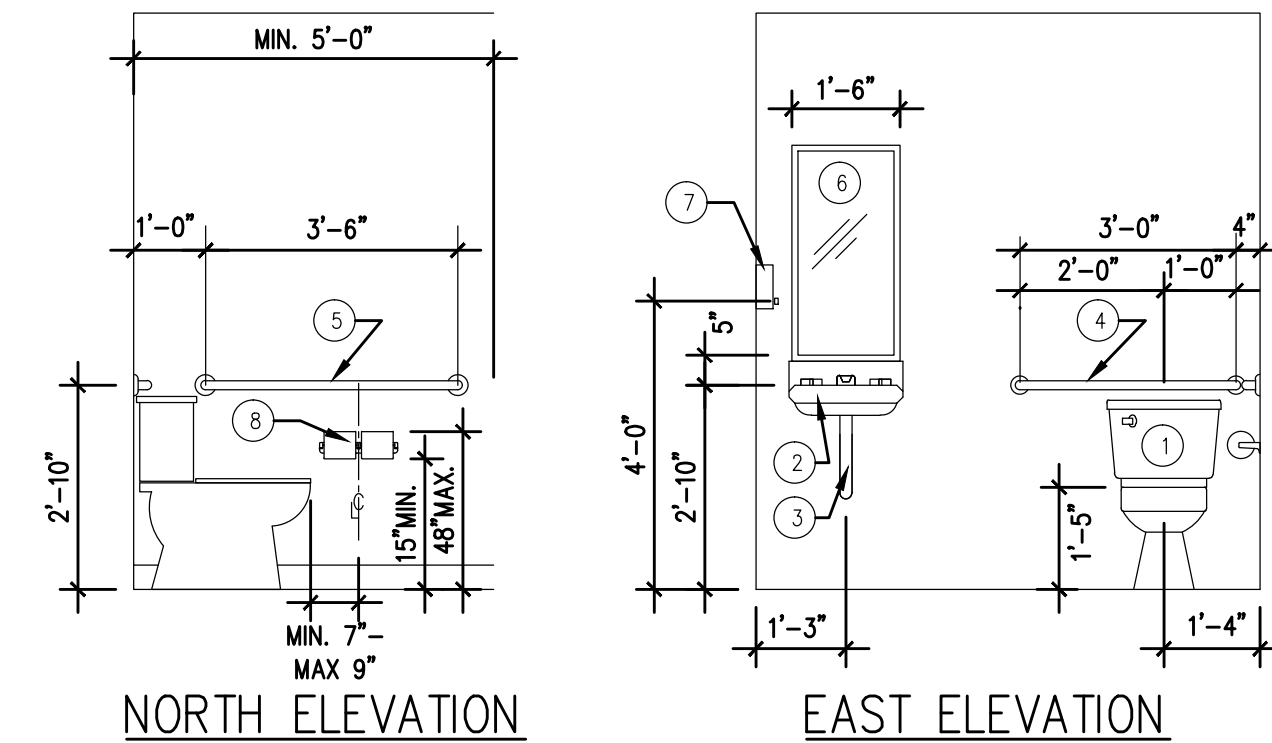
- COLD WATER SUPPLY
- HOT WATER SUPPLY
- WASTE WATER

### PLUMBING NOTES

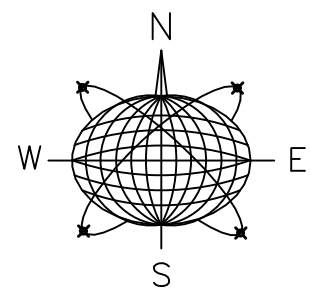
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.
5. PLUMBING DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED NOR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT.
7. THE OWNER WILL NOT BE HELD LIABLE FOR ANY CHANGES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER OR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP.
8. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATING.
9. VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.
10. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.
11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO BID AND BECOME FAMILIAR WITH THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY WITH THIS REQUIREMENT.
12. PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. (PLUMBING FIXTURES INDICATED ON DRAWING ARE FOR REFERENCE ONLY, FIXTURES OR EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS DIRECTED).
13. ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. (JOSAN OR EQUAL)
14. PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT. CONTROL VALVES SHALL BE CAST BRASS OR BRONZE GATE VALVES.
15. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY PIPING AT THE BASE OF EACH SOIL AND WASTE PIPE AND AT EVERY CHANGE OF DIRECTION.
16. PROVIDE MINIMUM PITCH OF 1/4" PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRADES.
17. ALL WATER PIPING SHALL BE TYPE M COPPER WITH WROUGHT COPPER SOLDERED JOINT FITTINGS.
18. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.
19. SANITARY DRAIN PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 PVC.
20. WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 2" MIN. SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 3/4" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P&T RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.
21. UNDERGROUND PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND.
22. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT TRAP SEAL.
23. ALL VENTS THROUGH ROOF SHALL MAINTAIN MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.
24. ALL PIPING SHALL BE SUPPORTED RIGIDLY.
25. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
26. WATER USAGE FOR PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING:  
WATER CLOSETS: 1.6 GALLONS PER FLUSH  
SHOWERS: 2.5 GALLONS PER MINUTE  
FAUCETS: 2.0 GALLONS PER MINUTE
27. HOSE BIBS SHALL BE PROTECTED BY APPROVED BACK-SIPHONAGE BACKFLOW PREVENTERS.
28. TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS.
29. TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10' HEAD OF WATER. WATER LEVEL TO REMAIN UNCHANGED FOR 2 HOURS MINIMUM.
30. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

### KEYED NOTES

1. TANK STYLE TOILET: KOHLER HIGHLINE PRESSURE LITE ELONGATED FRONT TOILET K3493, K4304 BOWL, K4645 TANK LEFT HAND FLUSH.
2. WALL MOUNTED LAVATORY: AMERICAN STANDARD REGALYN 19"x17" CAST IRON WALL SINK WITH DELTA LAHARA 2 HANDLE WIDESPREAD LAV FAUCET WITH WRIST BLADES MO. 3538 MPU-DST (OR EQUAL)
3. PIPE INSULATION: TRUEBRO #103 E-Z (OR EQUAL)
4. GRAB BAR: BOBRICK #B-6806x36.99. (OR EQUAL)
5. GRAB BAR: BOBRICK #B-6806x42.99. (OR EQUAL)
6. MIRROR: BOBRICK #B-165-1830. (OR EQUAL)
7. SOAP DISPENSER: BOBRICK #B-2111. (OR EQUAL)
8. TOILET PAPER DISPENSER: BOBRICK #B-7686 (OR EQUAL)
9. FLOOR DRAIN: WADE 1100 SERIES. (OR EQUAL)
10. DYSON HAND DRYER
11. COAT HOOK: BOBRICK #B-682. (OR EQUAL)
12. SIGNAGE PER 2014 FLORIDA ACCESSIBILITY CODE.
13. PRIVACY SET: SCHLAGE "RHODES" W/ LEVER HANDLE #ND405-8R0-625-RHO-625-RRB (OR EQUAL)
14. DOOR CLOSER: LCN 4010 SERIES. (OR EQUAL)
15. THE FORCE FOR PUSHING OR PULLING OPEN A OR GATE SHALL BE AS FOLLOWS:  
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM  
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM  
3. EXTERIOR HINGED DOORS TO BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 POUNDS



4 ADA BATHROOM ELEVATIONS  
P-1 SCALE: NTS



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PE #58315

General Notes:

## COMMERCIAL RENOVATION PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

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Checked By: RJM  
Project No. Scale:  
AutoCad File No.

Revisions:

REVISION (1) 6-22-18

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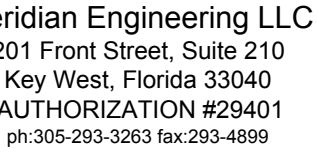
PROPOSED  
PLUMBING PLAN

Sheet Number:

P-1

Date: MAY 31, 2018

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PE #58315

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# COMMERCIAL RENOVATION

PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:

AutoCad File No.

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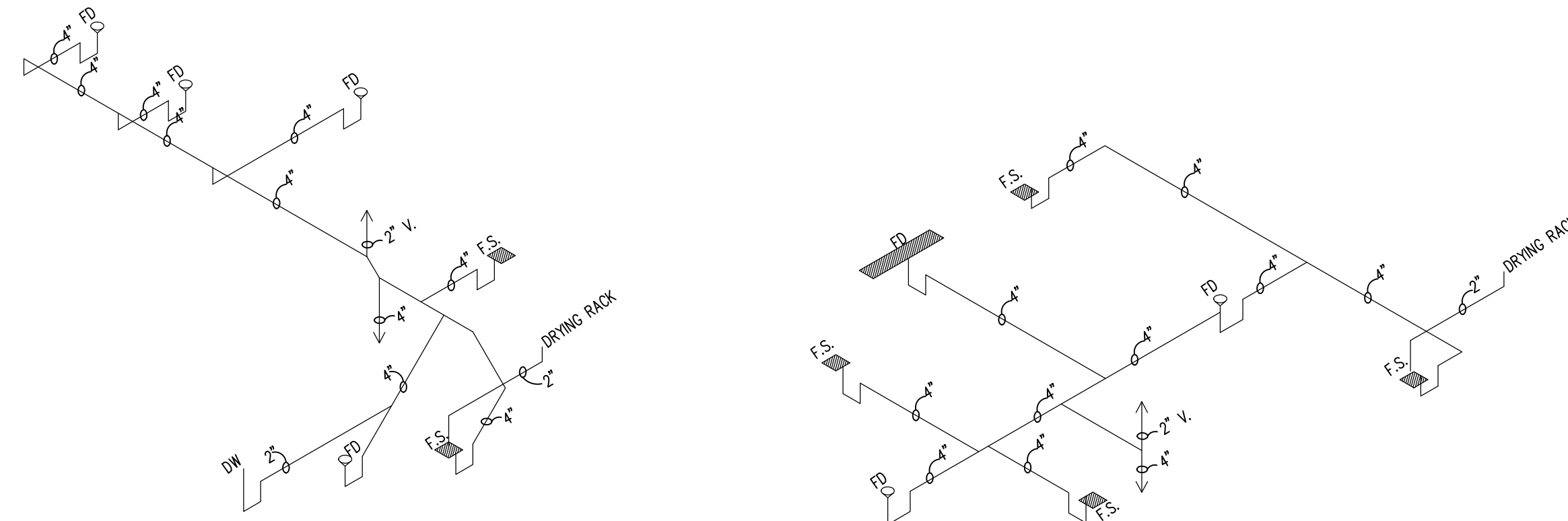
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## PLUMBING AND WASTE DIAGRAM

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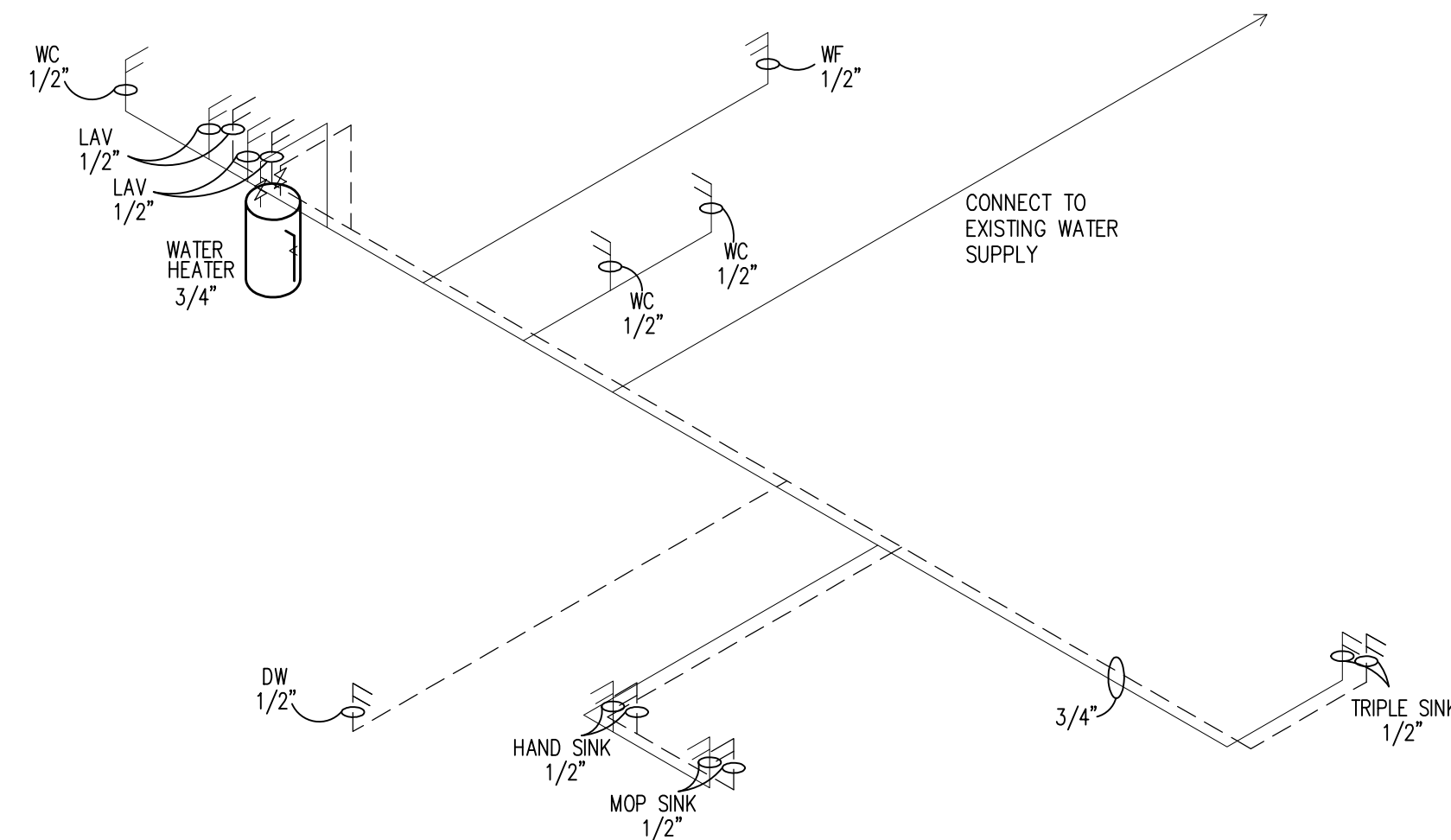
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## WASTE DIAGRAM

N.T.S



## SUPPLY DIAGRAM

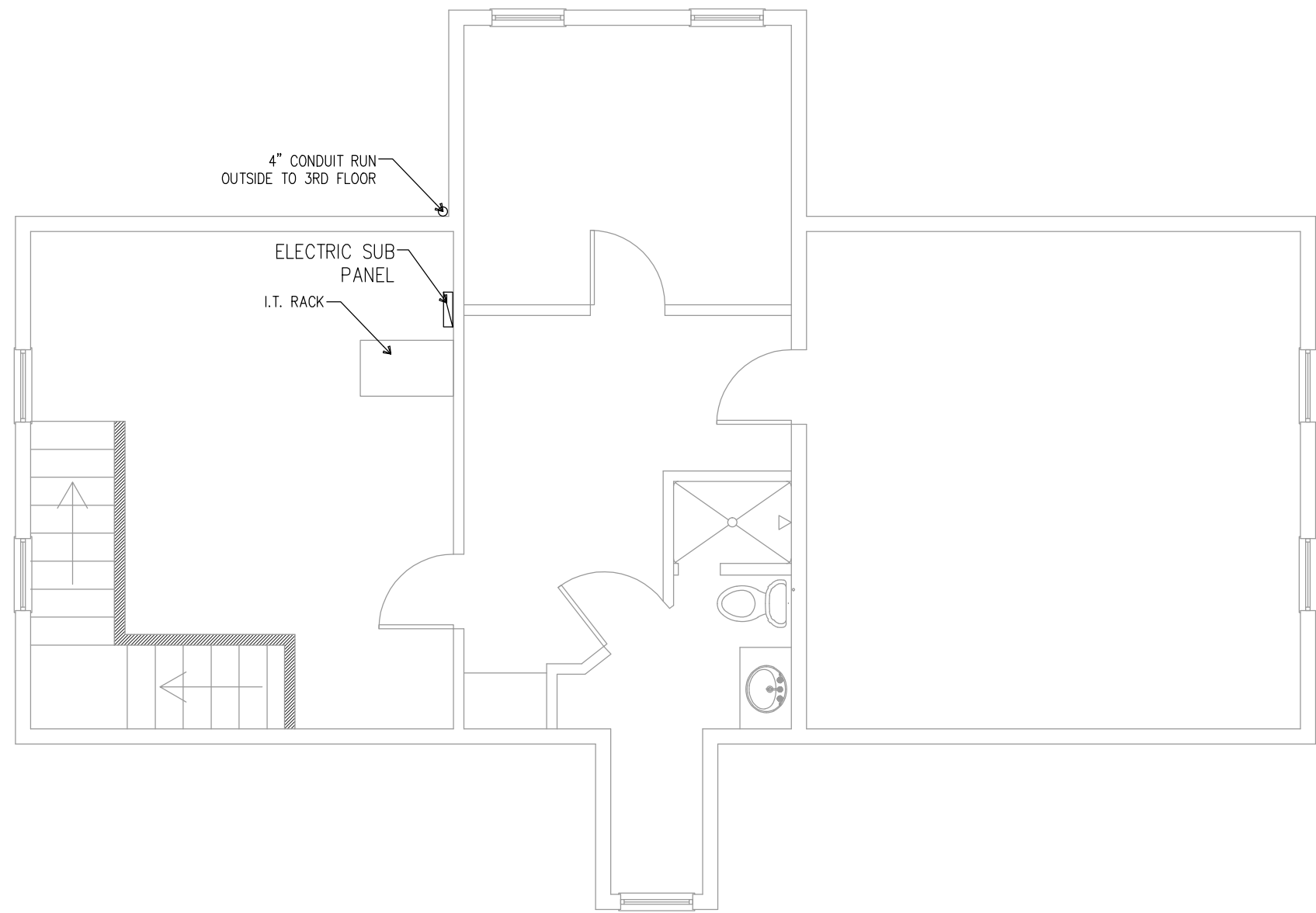
N.T.S

NOTES:

1. SHUT-OFFS AT ALL FIXTURES AND BRANCHES
2. ABOVE GRADE WATER PIPING, COPPER, OR CPVC
3. BELOW GRADE WATER PIPING, COPPER, OR CPVC
4. P.V.C. WASTE LINES ABOVE GRADE.
5. P.V.C. WASTE LINES BELOW GRADE.
6. PROVIDE 1/2" COLD WATER SUPPLIES TO TOILET
7. PROVIDE 1/2" HOT & COLD WATER SUPPLIES TO ALL OTHER FIXTURES UNLESS NOTED

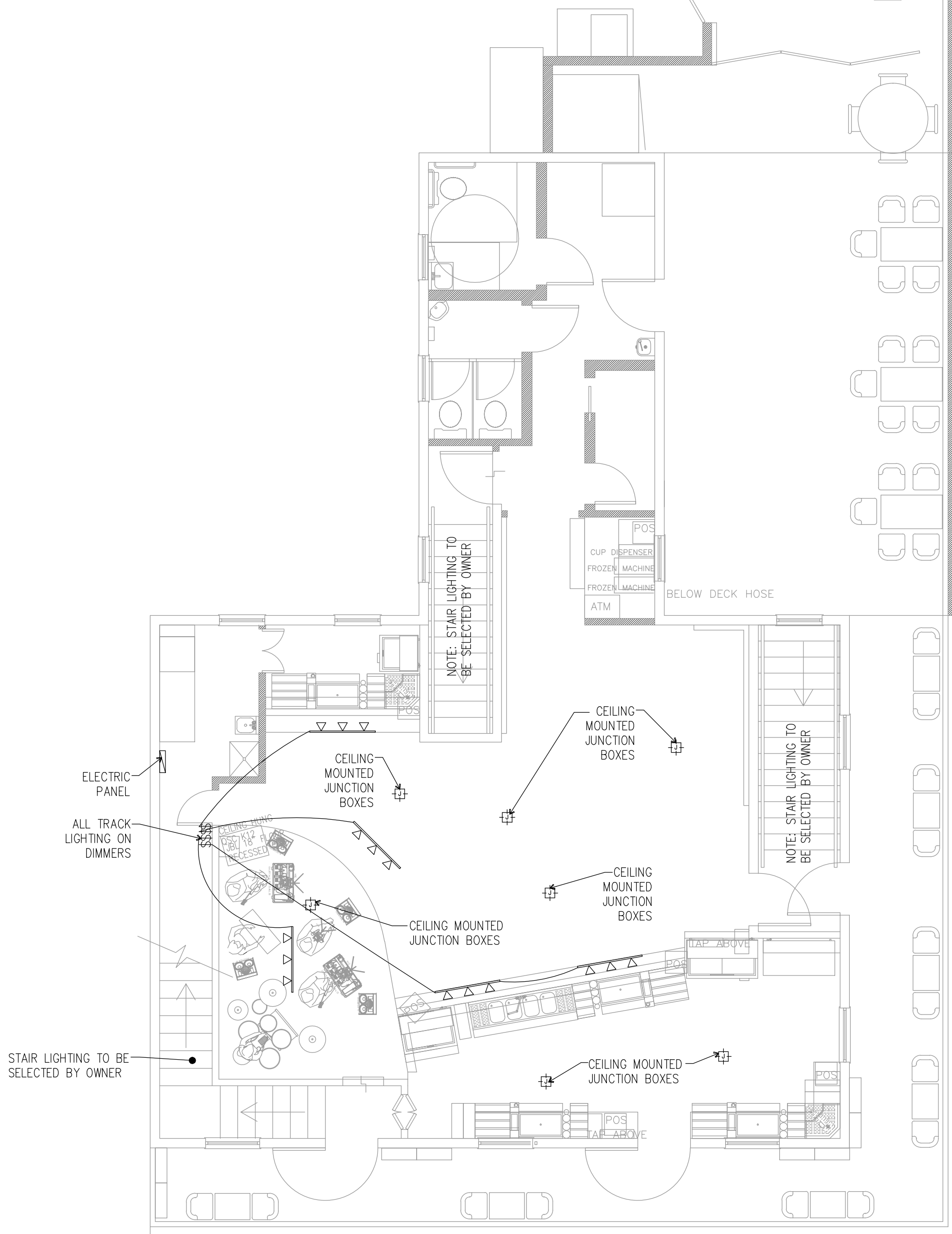
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### 3RD FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



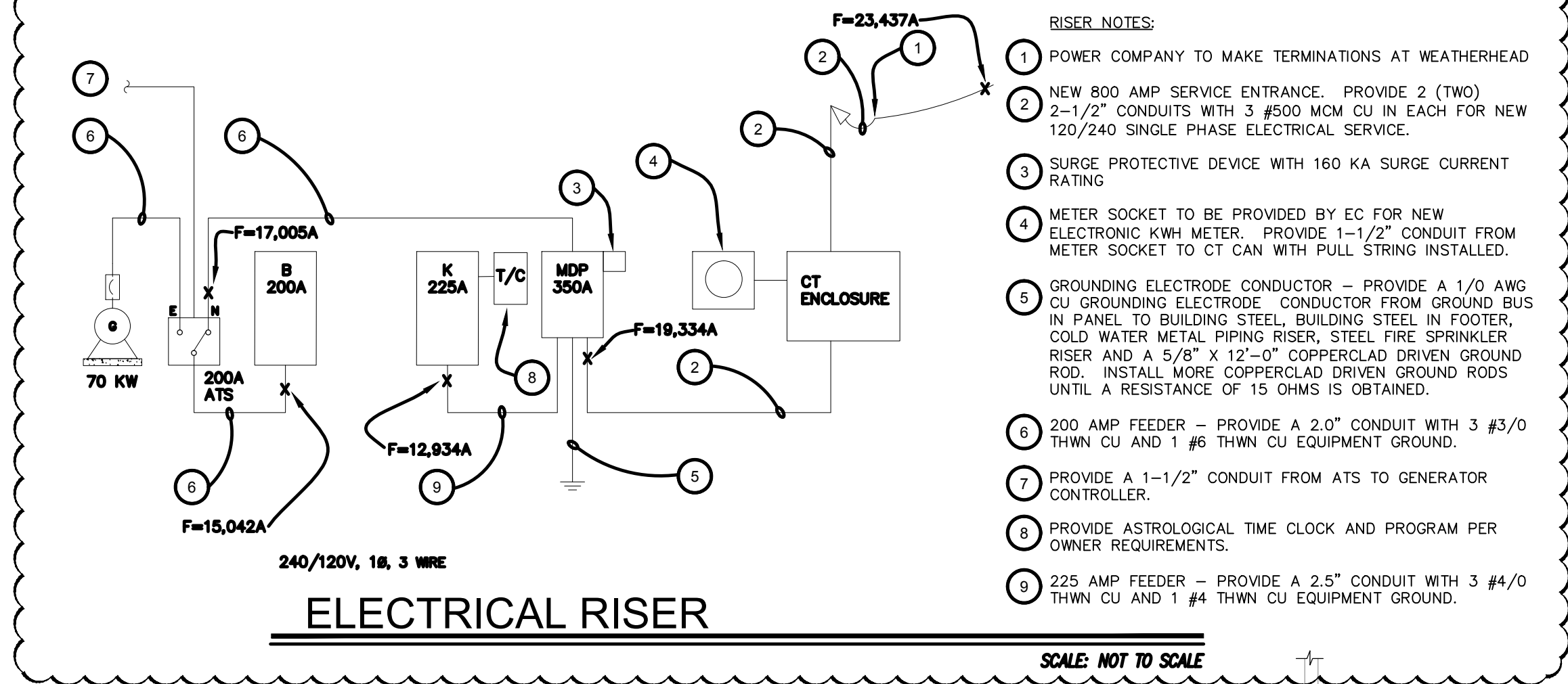
### 2nd FLOOR PRACTICAL LIGHTING PLAN

SCALE: 3/16" = 1'-0"

#### KEY NOTES

1. EACH TV BESIDES THE MENU BOARDS TO HAVE A QUAD OUTLET.
2. BAR SIGNAGE IS TO HAVE QUAD OUTLET.
3. UPS HAS 6 BATTERY PORTS.
4. MDF CABINET TO BE ON DEDICATED CIRCUIT.
5. EACH TV GETS (6) CAT (6).
6. FIELD LOCATE WITH OWNER EXACT LOCATIONS OF TV'S AND ADD 2X4 SOLID BLOCKING AT TV LOCATIONS FOR MOUNTING.
7. ROUTE 4" CONDUIT FROM 3RD FLOOR MDF TO IDF (GREEN ROOM ICE ROOM EXPANSION) WITH A MINIMUM OF A 12x12 LANTEK AT THE EXTERIOR PENETRATION OF THE 10F.
8. KEEP LOW VOLTAGE CONDUIT AND POWER AT LEAST 6" AWAY FROM EACH OTHER.
9. LOW VOLTAGE AND GENERAL ELECTRIC CONDUIT TO BE SCHEDULE 40.
10. LOW VOLTAGE TO HAVE NO LESS THAN 1" SCHEDULE 40 CONDUIT.
11. AT END OF EVERY LOW VOLTAGE BOX THERE IS TO BE A DOUBLE GANG BOX.
12. EVERY DUAL GANG LOW VOLTAGE BOX TO HAVE MULE TAPE ALREADY RAN THROUGH.
1. 2ND FLOOR ELECTRICAL NEEDS- ENTERTAINMENT
2. ELECTRICAL OUTLETS ON WALL BEHIND STAGE AT A HEIGHT OF 42"
3. 2 OUTLETS ON THE LONG WALL AND 1 ON THE SHORT WALL BEHIND THE STAGE
4. NEED ELECTRICAL OUTLETS ABOVE EACH SUSPENDED MAIN SPEAKER AT THE FRONT OF THE STAGE.
5. THE MAIN SPEAKERS WILL BE SUSPENDED AT EACH OF THE FRONT CORNERS OF THE STAGE. ONE SUSPENDED SPEAKER (SIDE OF STAGE NEAREST BALCONY) AND TWO SUSPENDED SPEAKERS (OPPOSING SIDE FACING INTO BAR). THE TWO ON THE BAR SIDE WILL BE CLUSTERED TOGETHER THUS THEY CAN SHARE AN ELECTRICAL OUTLET. THESE WILL BE LOCATED APPROXIMATELY ABOVE WHERE IT SAYS 4'-0" ON THE STAGE DIMENSIONS.
6. NEED A WALL PLATE WITH 2 MALE XLR CONNECTORS ABOVE EACH MAIN SPEAKER ABOVE THE FRONT OF STAGE
7. NEED TWO ELECTRICAL OUTLETS ON THE FLOOR UNDERNEATH THE FRONT OF STAGE. NEED ONE LOCATED 36" FROM THE RIGHT OF STAGE AND ONE LOCATED 36" FROM THE LEFT OF STAGE.
8. THESE OUTLETS WILL POWER 18" SUBWOOFERS AT THE TWO FRONT CORNERS OF THE STAGE AT THE ENDS OF EACH PERPENDICULAR BACK WALL.
9. NEED SPEAKON WALL PLATES NEXT TO EACH ELECTRICAL OUTLET PLACED UNDER THE STAGE FOR THE SUBWOOFERS.
10. NEED SPEAKON WALL PLATE INSIDE MECHANICAL ROOM.
11. CONNECTS SUBWOOFERS TO SPEAKER SELECTOR.
12. NEED AN ELECTRICAL OUTLET ON CEILING ABOVE EACH DOORWAY EXITING TO THE BALCONY.
13. THESE OUTLETS WILL POWER SPEAKERS LOCATED NEAR DOOR.
14. NEED WALL PLATE WITH 8 FEMALE XLR CONNECTORS IN MECHANICAL ROOM AND A WALL PLATE WITH 2 MALE XLR CONNECTORS ON CEILING ABOVE EACH DOORWAY.
15. THIS WILL CONNECT SPEAKERS NEAR THE DOOR TO OUR SPEAKER SELECTOR.
16. NEED SPEAKON OUTLETS AT FRONT SIDE OF STAGE TO SUPPORT STAGE MONITOR
17. 1 SPEAKON QUAD OUTLET NEAR FRONT OF STAGE ON SHORT WALL, 1 SPEAKON QUAD OUTLET NEAR FRONT OF STAGE ON LONG WALL AND 1 SPEAKON DUAL OUTLET ON LONG OR SHORT WALL NEAR DRUM KIT
18. XLR CABLES NEED TO BE RUN THROUGH THE CEILING BETWEEN DOORWAY SPEAKERS AND WALL PLATES AND MECHANICAL ROOM WALL PLATE
19. SPEAKON CABLES WILL NEED TO BE RUN FROM THE SUBWOOFER WALL PLATES AND MECHANICAL ROOM WALL PLATES

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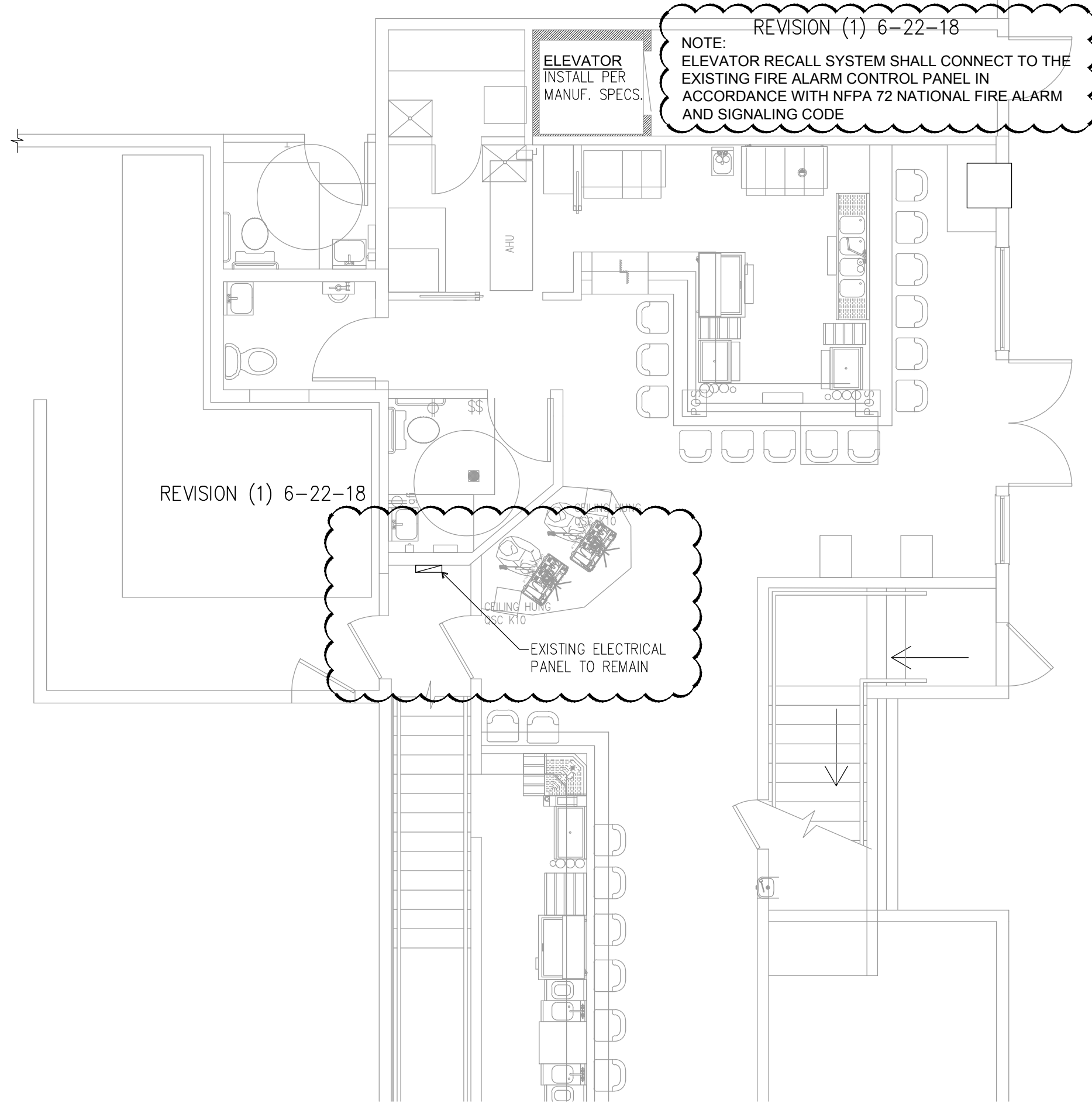


#### RISER NOTES:

1. POWER COMPANY TO MAKE TERMINATIONS AT WEATHERHEAD
2. NEW 800 AMP SERVICE ENTRANCE. PROVIDE 2 (TWO) 2-1/2" CONDUITS WITH 3 #500 MCM CU IN EACH FOR NEW 120/240 SINGLE PHASE ELECTRICAL SERVICE.
3. SURGE PROTECTIVE DEVICE WITH 160 KA SURGE CURRENT RATING
4. METER SOCKET TO BE PROVIDED BY EC FOR NEW ELECTRONIC KWH METER. PROVIDE 1-1/2" CONDUIT FROM METER SOCKET TO CT CAN WITH PULL STRING INSTALLED.
5. GROUNDING ELECTRODE CONDUCTOR - PROVIDE A 1/0 AWG CU GROUNDING ELECTRODE CONDUCTOR FROM GROUND BUS IN PANEL TO BUILDING STEEL, BUILDING STEEL IN FOOTER, COLD WATER METAL PIPING RISER, STEEL FIRE SPRINKLER RISER AND A 5/8" X 12'-0" COPPERCLAD DRIVEN GROUND ROD. INSTALL MORE COPPERCLAD DRIVEN GROUND RODS UNTIL A RESISTANCE OF 15 OHMS IS OBTAINED.
6. 200 AMP FEEDER - PROVIDE A 2.0" CONDUIT WITH 3 #3/0 THWN CU AND 1 #6 THWN CU EQUIPMENT GROUND.
7. PROVIDE A 1-1/2" CONDUIT FROM ATS TO GENERATOR CONTROLLER.
8. PROVIDE ASTROLOGICAL TIME CLOCK AND PROGRAM PER OWNER REQUIREMENTS.
9. 225 AMP FEEDER - PROVIDE A 2.5" CONDUIT WITH 3 #4/0 THWN CU AND 1 #4 THWN CU EQUIPMENT GROUND.

SCALE: NOT TO SCALE

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### 1ST FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

#### ELECTRICAL NOTES

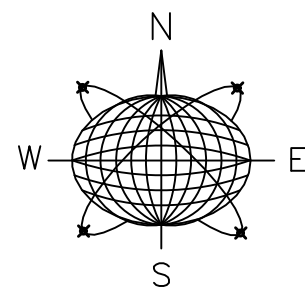
1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
2. ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
5. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
7. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SECONDARY SERVICE OVERHEAD FEEDER BY KEYS. ELECTRICAL CONTRACTOR SHALL COORDINATE SPLICE LOCATION WITH KEYS SERVICE REQUIREMENTS.
8. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
9. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
10. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LABELED.
11. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
12. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
13. EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
14. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
15. ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED EXTERIOR SHALL BE GALVANIZED RIGID METAL CONDUIT.
16. ALL WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER. UNLESS NOTED OTHERWISE, CONDUCTOR INSULATION SHALL BE DUAL RATED AT THHN/THWN.
17. ALL MATERIAL SHALL BE UL APPROVED.
18. A TYPED WRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
19. CONTRACTOR TO PROVIDE COMPUTER PRINTED ON WHITE WRAPAROUND PAPER WITH CLEAR PLASTIC PROTECTOR FOR TAIL FOR ALL WIRE MARKERS. MARKER SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION AND PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
20. CONTRACTOR TO PROVIDE PUNCH TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END OF THE CONSTRUCTION.
22. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITHIN 10%.
23. ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO "OZ" FLAME SEAL.
24. ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
25. ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER.
26. ALL LEVITON 5550/5252 SERIES OR EQUIVALENT.
27. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
28. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
29. FIRES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
30. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
31. ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
32. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
33. PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
34. ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL BEDROOM RECEPTACLE OUTLETS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210-12.
35. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
36. ALL SMOKE DETECTORS SHALL BE WIRED IN TANDEM.

#### ELECTRICAL SYMBOL LIST

⊕ DUPLEX RECEPTACLE OUTLET	⊙ RECESSED INCANDESCENT FIXTURE
⊕ SWITCHED DUPLEX RECEPTACLE OUTLET	⊙ RECESSED ADJUSTABLE EYEBALL FIXTURE
⊕ GROUND FAULT INTERRUPT OUTLET	⊕ WATERPROOF EXTERIOR FIXTURE
⊕ WATERPROOF GROUND FAULT INTERRUPT OUTLET	⊕ VAPORPROOF FIXTURE
⊕ QUAD RECEPTACLE OUTLET	⊕ EXHAUST FAN/LIGHT FIXTURE COMBINATION
⊕ TOGGLE SWITCH	⊕ JUNCTION BOX
⊕ DIMMER SWITCH	⊕ CABLE TV OUTLET
⊕ 3-WAY TOGGLE SWITCH OUTLET	⊕ CATHART FAN
⊕ CEILING MOUNTED FIXTURE	⊕ TVG-SDI/COAX TV.
⊕ 4-WAY TOGGLE SWITCH OUTLET	⊕ DMX CABLE
⊕ WALL MOUNTED FIXTURE	⊕ COMBO SMOKE/CO DETECTOR
⊕ FLUSH RECESSED FIXTURE	⊕ OVERHEAD GARAGE DOOR OPERATOR
⊕ CEILING MOUNTED CREATIVE FIXTURE	⊕ PADDLE FAN
⊕ CLOSET LIGHT FIXTURE WITH COVERED LENS	⊕ PADDLE FAN WITH LIGHT
⊕ EMERGENCY LIGHT FIXTURE	⊕ OPTIONAL REINFORCED CLG.
⊕ DUPLEX RECEPTACLE OUTLET	⊕ JUNCTION BOX W/ COVERPLATE
⊕ 40" DIGITAL SIGNAGE VERTICAL TV	

#### SYMBOL LIST

□ SUPPLY VENT	⊕ COMBO SMOKE/CO DETECTOR
□ EXHAUST FAN	⊕ EMERGENCY LIGHT FIXTURE
⊕ AHU AIR HANDLER UNIT	⊕ WALL MOUNTED HORN/STROBE
⊕ SUPPLY VENT SYMBOLS	⊕ EXIT SIGN / SINGLE FACE
⊕ RETURN VENT SYMBOLS	⊕ PADDLE FAN
⊕ DIFFUSER	⊕ PADDLE FAN WITH LIGHT
⊕ THERMOSTAT	⊕ FLOOD LIGHT
	⊕ WALL MOUNTED FAN



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SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

## COMMERCIAL RENOVATION PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No.:  
Scale:

AutoCad File No.

Revisions:

REVISION (1) 6-22-18

Title:

PROPOSED  
ELECTRICAL  
PLAN

Sheet Number:

E-1

Date: MAY 31, 2018



REVISION (1) 6-22-18

Green Room Electrical Panel Schedule - First Floor

Copper BUS / GND BUS

Type: Square D  
MTG: QO Load Center (54 Place)  
Main: Flush

Volts: 120/208, Single Phase, 3W  
BUS: 200A  
Load: M.L.O.

CKT No.	Load Description	Phase		Circuit				Circuit				Phase		Load Description	CKT No.
		A	C	BRK	P	W	C	C	W	P	BRK	A	C		
1	AHU #1B (**)	3720		50	2	6	1"	3/4"	10	2	15	925		CU #1B (**)	2
3			3720										925		4
5		1200		20	2	10	3/4"	3/4"	8	2	40	3432		Glass Washer*	6
7	Ice Maker*		1200										3432		8
9		1400		20	2	10	3/4"	3/4"	10	2	30	2250		Hot Water Heater*	10
11			1400									2250			12
13	Dyson Hand Dryers - #1, 2*	1400		20	2	10	3/4"	3/4"	10	2	20	1250		Walk In Cooler #1*	14
15			1400									1250			16
17		480		20	2	10	3/4"	3/4"	10	2	20	1000		ICE Chest*	18
19	Bottle Crusher		480										1000		20
21		-		15	2	10	3/4"	3/4"	8	2	30	2500		Elevator	22
23			-									2500			24
25	Green Room Cabinet (Ice Room)	-		20	1	12	1/2"	1/2"	12	1	20	-		MDF Cabinet	26
27	True TD36*		1100	20	1	12	1/2"	1/2"	12	1	20	-		Bar - Quad (***)	28
29	Bottle Coolers*	2160		30	1	10	3/4"	1/2"	12	1	20	-		Bar - Quad (***)	30
31	Stage - Entertainer Equipment		2000	30	1	10	3/4"	1/2"	12	1	20	-		Elevator	32
33	Stage - Entertainer Equipment	2000		30	1	10	3/4"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	34
35	TVs	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	36
37	TVs	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	38
39	Air Curtains	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	40
41	Ceiling Fans	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	42
43	Signage - Storefront	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	44
45	Signage - Bar	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	46
47	Emergency Lights - Locked Ckt	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	48
49	Fire Alarm - Locked Ckt	-		20	1	12	1/2"								50
51															52
53															54

Total "A" 23717  
Total "C" 22657  
General Lighting / Rec 3150  
Total Load (VA) 49524  
Total Amps 206

Notes:

1. "-" is part of the 3.5W / SQFT Load
2. (\*\*\*) AFCI Type Breaker (All circuits near water)
3. (\*\*) HACR Type Beaker
4. (\*) GFCI Type Breaker

Green Room Electrical Panel Schedule - Second Floor

Copper BUS / GND BUS

Type: Square D  
MTG: QO Load Center (54 Place)  
Main: Flush

Volts: 120/208, Single Phase, 3W  
BUS: 225A  
Load: M.L.O.

CKT No.	Load Description	Phase		Circuit				Circuit				Phase		Load Description	CKT No.
		A	C	BRK	P	W	C	C	W	P	BRK	A	C		
1	AHU #2 (**)	1020		20	2	10	3/4"	3/4"	8	2	35	900		CU #2A (**)	2
3			1020										900		4
5		1400		20	2	10	3/4"	3/4"	8	2	35	900		CU #2B (**)	6
7	Dyson Hand Dryers - #1, 2*		1400										900		8
9		1200		20	2	10	3/4"	3/4"	10	2	20	1100		Ice Chest #1*	10
11			1200									1100			12
13	Ice Maker #1*	1200		20	2	10	3/4"	3/4"	10	2	20	1100		Ice Chest #2*	14
15			1200									1100			16
17		-		20	1	12	1/2"	1-1/2"	3#3, 1#8	2	100	-		Third Floor Sub-Panel	18
19	Ceiling Fans	-		20	1	12	1/2"					-			20
21	True TD36 (***)	1100		20	1	12	1/2"	3/4"	10	2	20	-		Dumbwaiter	22
23	True TD48 (***)		1100	20	1	12	1/2"	1/2"	12	1	20	-			24
25	True TD48 (***)	1100		20	1	12	1/2"	1/2"	12	1	20	-		Bar POS - Quad (***)	26
27	Stage - In House Speakers			20	1	12	1/2"	1/2"	12	1	20	-		Bar POS - Quad (***)	28
29	Stage - Entertainer Equipment	2400		30	1	10	3/4"	1/2"	12	1	20	-		Bar POS - Quad (***)	30
31	Stage - Entertainer Equipment		2400	30	1	10	3/4"	1/2"	12	1	20	-		Bar POS - Quad (***)	32
33	TVs	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	34
35	TVs	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	36
37	Air Curtains	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	38
39	Air Curtains	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	40
41	Air Curtains	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	42
43	Signage - Bar (Main)	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	44
45	Signage - Bar (Second)	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	46
47		-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	48
49								1/2"	12	1	20	-		Gen Lighting / Rec (***)	50
51								1/2"	12	1	20	-		Gen Lighting / Rec (***)	52
53															54

2nd Floor Total "A" 13420  
2nd Floor Total "C" 12320  
2nd Floor General Lighting / Rec 9100  
3rd Floor Panel Load 22894  
Total Load (VA) 57734  
Total Amps 241

Notes:

1. "-" is part of the 3.5W / SQFT Load
2. (\*\*\*) AFCI Type Breaker (All circuits near water)
3. (\*\*) HACR Type Beaker
4. (\*) GFCI Type Breaker

Green Room Electrical Panel Schedule - Third Floor

Copper BUS / GND BUS

Type: Square D  
MTG: QO Load Center (24 Place)  
Main: Flush

Volts: 120/208, Single Phase, 3W  
BUS: 100A  
Load: M.L.O.

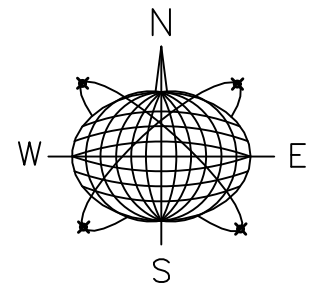
CKT No.	Load Description	Phase		Circuit				Circuit				Phase		Load Description	CKT No.
		A	C	BRK	P	W	C	C	W	P	BRK	A	C		
1	CU #1 (Mitts) (**)	3550		40	2	8	3/4"	3/4"	10	2	20	900		AHU #1-3 (**)	2
3			3550										900		4
5		3000		30	1	10	3/4"	3/4"	10	2	30	2500		Dryer	6
7	Gen Lighting / Rec (***)	-	-	20	1	12	1/2"	1/2"	12	1	20	-			8
9	Gen Lighting / Rec (***)	-		20	1	12	1/2"	1/2"	12	1	20	-		Washer *	10
11	Gen Lighting / Rec (***)	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Refrigerator*	12
13	Gen Lighting / Rec (***)	-		20	1	12	1/2"	1/2"	12	1	20	1500		Microwave	14
15	Gen Lighting / Rec (***)	-	-	20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	16
17	Gen Lighting / Rec (***)	-		20	1	12	1/2"	1/2"	12	1	20	-		Gen Lighting / Rec (***)	18
19															20
21															22
23															24

Total "A" 11450  
Total "C" 8450  
General Lighting / Rec 2994  
Total Load (VA) 22894  
Total Amps 95

Notes:

1. "-" is part of the 3.5W / SQFT Load
2. (\*\*\*) AFCI Type Breaker (All circuits near water)
3. (\*\*) HACR Type Beaker
4. (\*) GFCI Type Breaker

NOTE  
ALL CONDUIT TO BE SCHEDULE 40



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RICHARD J. MILELLI  
PE #58315

General Notes:

COMMERCIAL RENOVATION  
PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No. Scale:

AutoCad File No.

Revisions:

REVISION (1) 6-22-18

Title:

PROPOSED  
ELECTRICAL  
PANELS

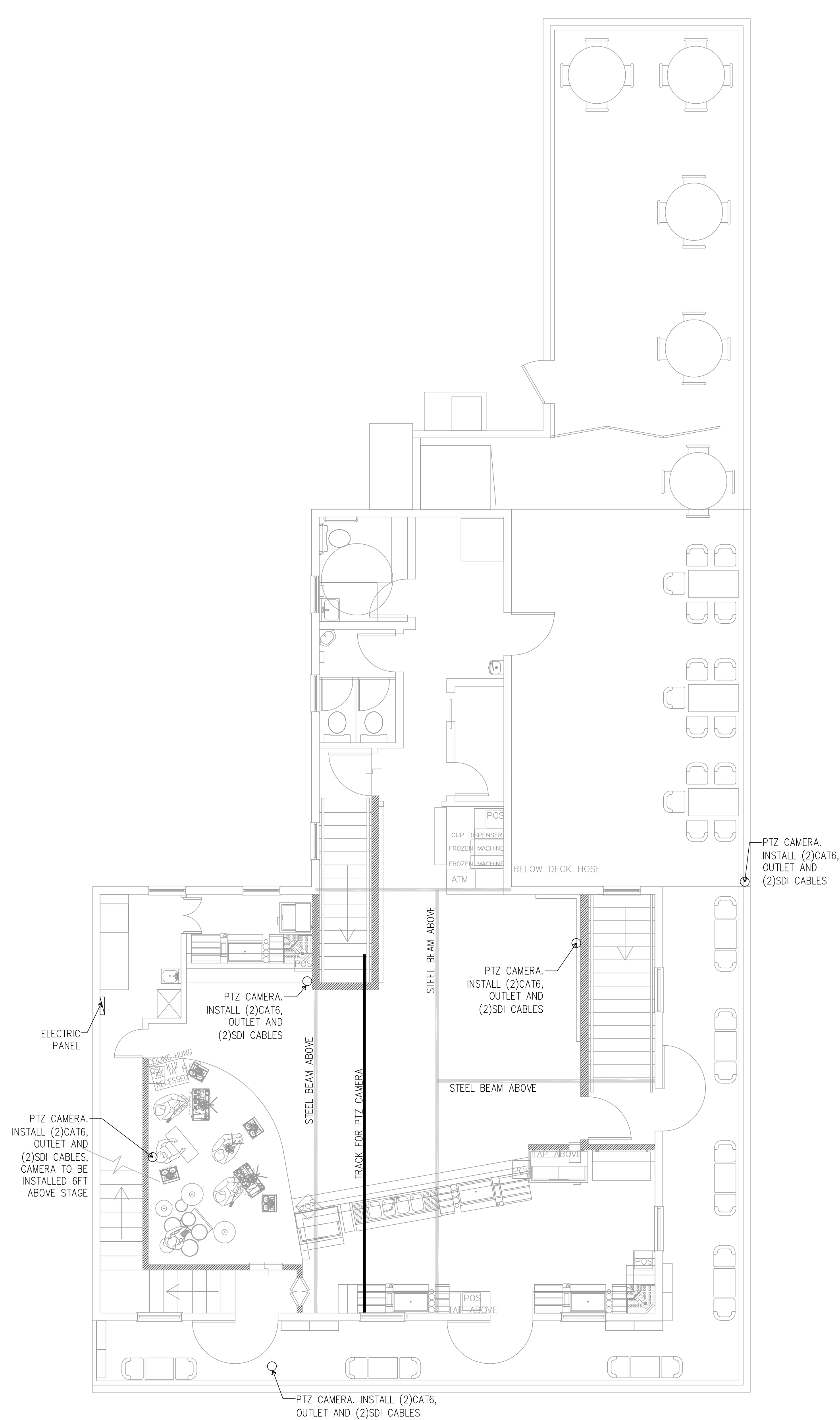
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E-2

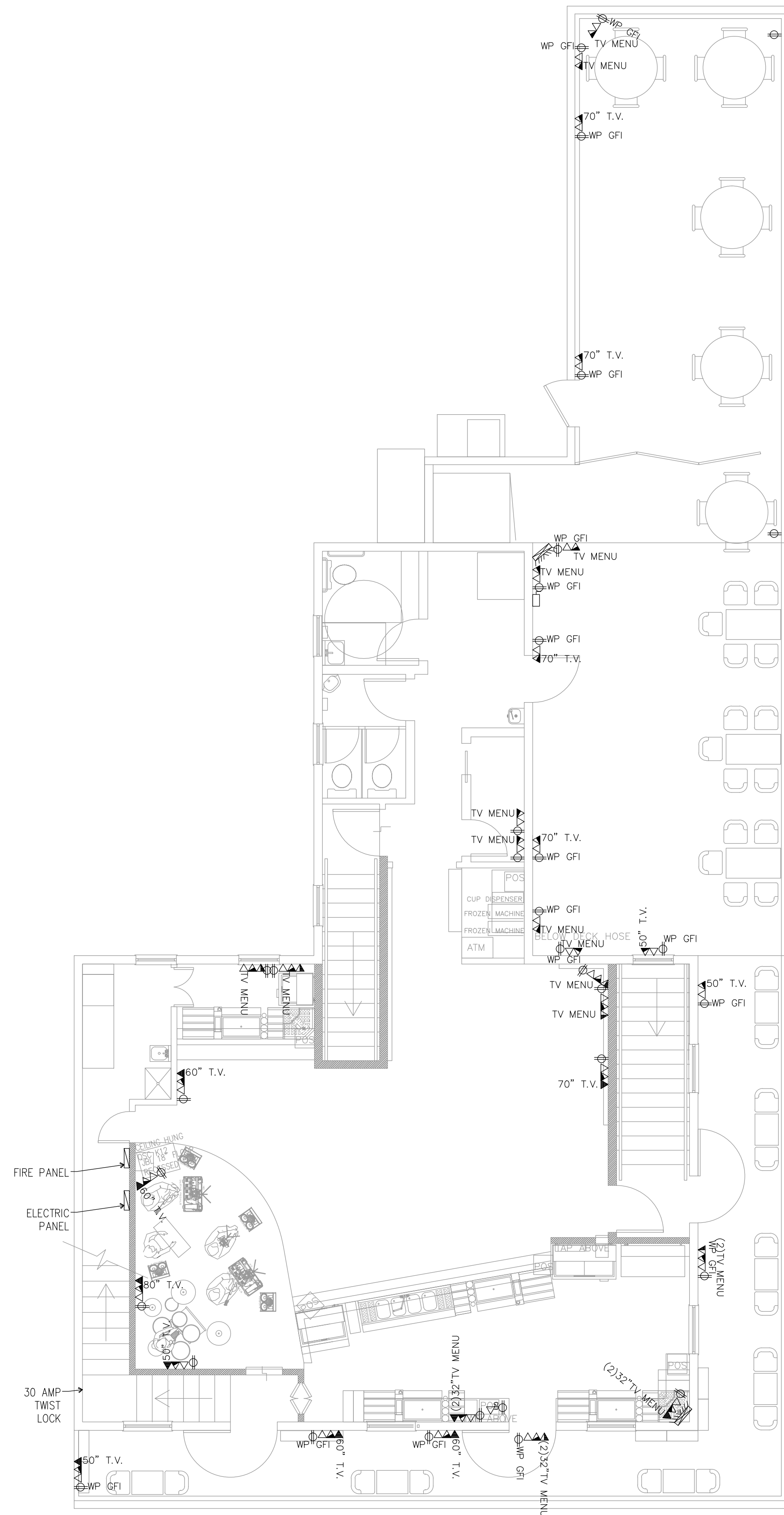
Date: MAY 31, 2018



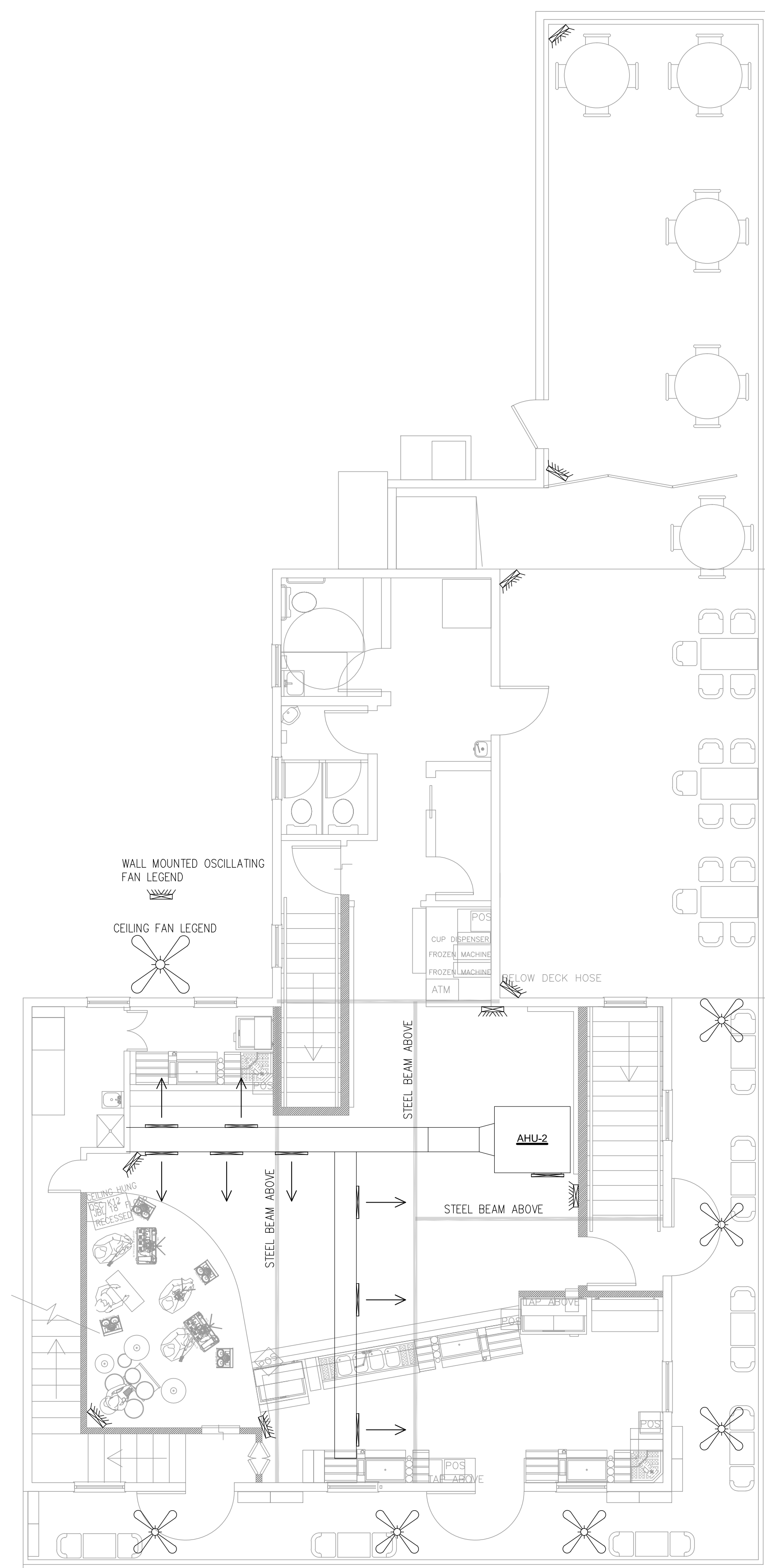




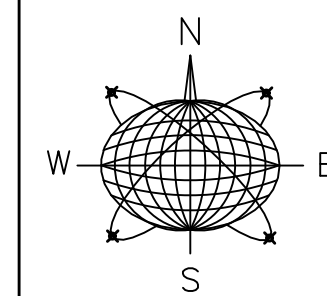
3 2nd FLOOR LIVE CAMERA PLAN  
E-4 SCALE: 3/16"=1'-0"



2 2ND FLOOR TV PLAN  
E-4 SCALE: 3/16"=1'-0"



1 2nd FLOOR FAN PLAN  
E-4 SCALE: 3/16"=1'-0"



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PE #58315

General Notes:

# COMMERCIAL RENOVATION PHASE 2 501-505 GREENE STREET KEY WEST, FLORIDA

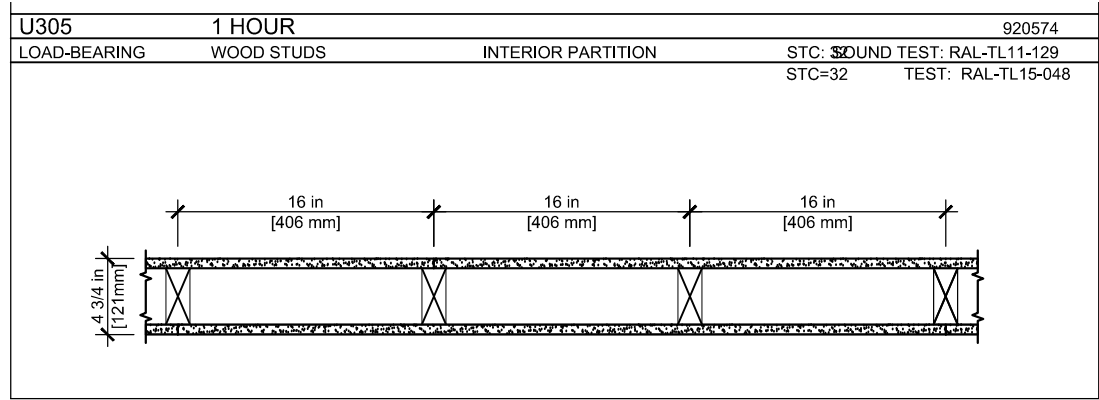
Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

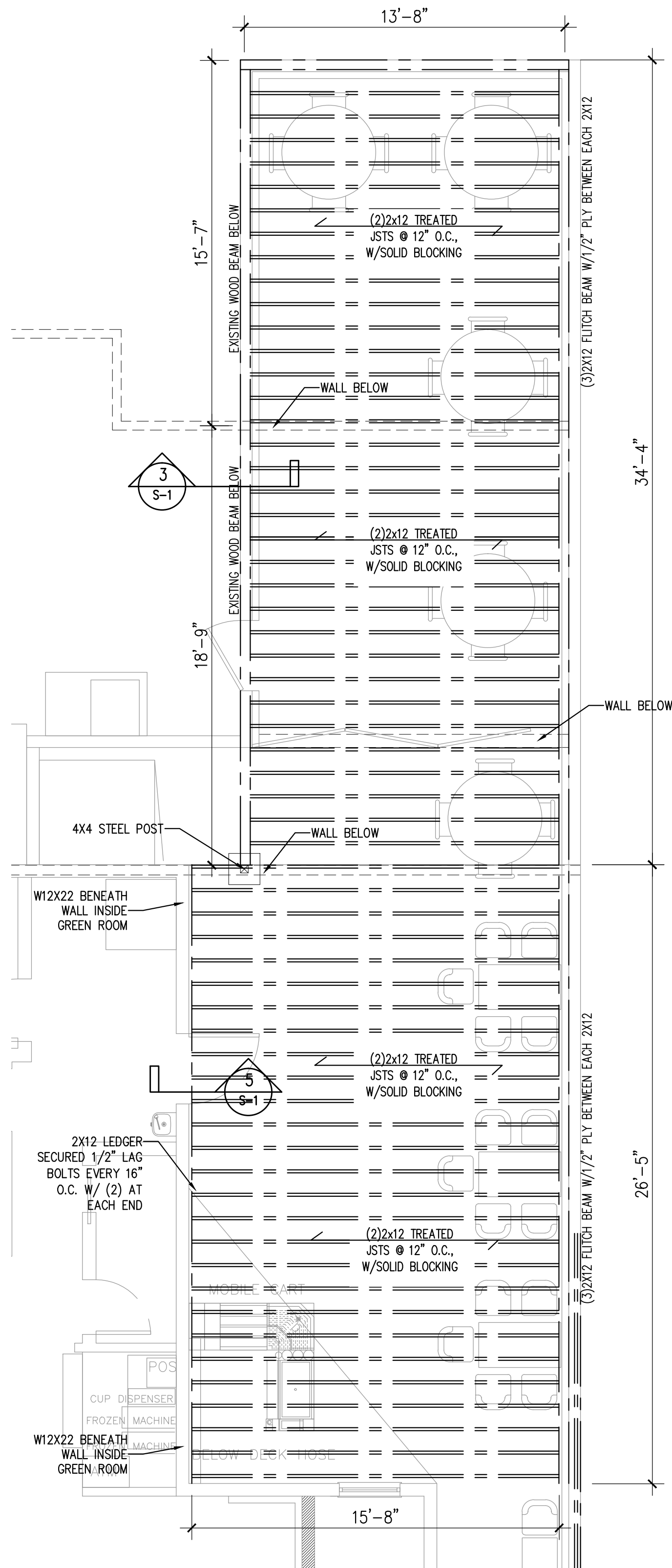
Title:  
ELECTRICAL  
PLANS

Sheet Number:  
**E-4**  
Date: MAY 31,2018

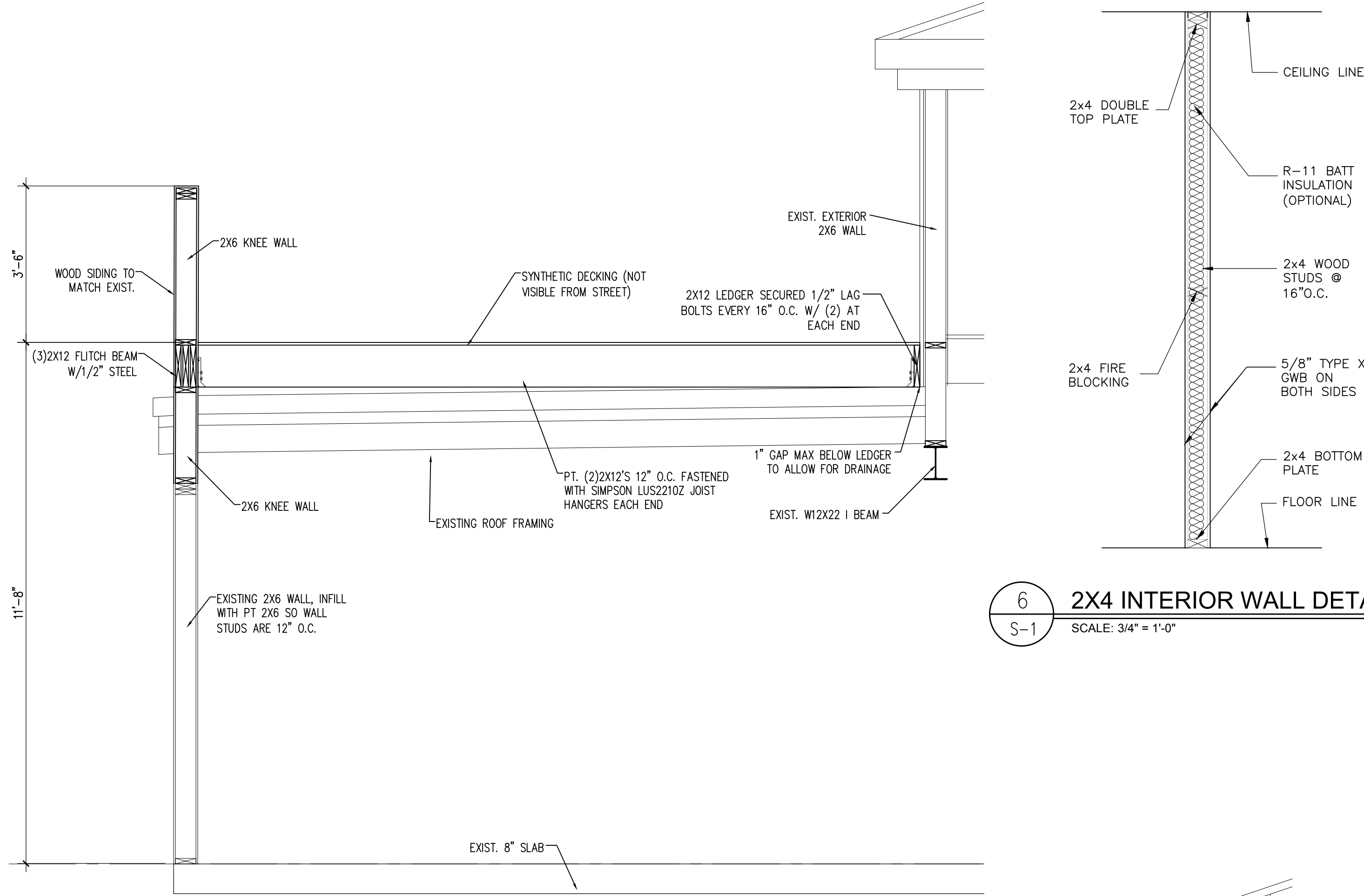




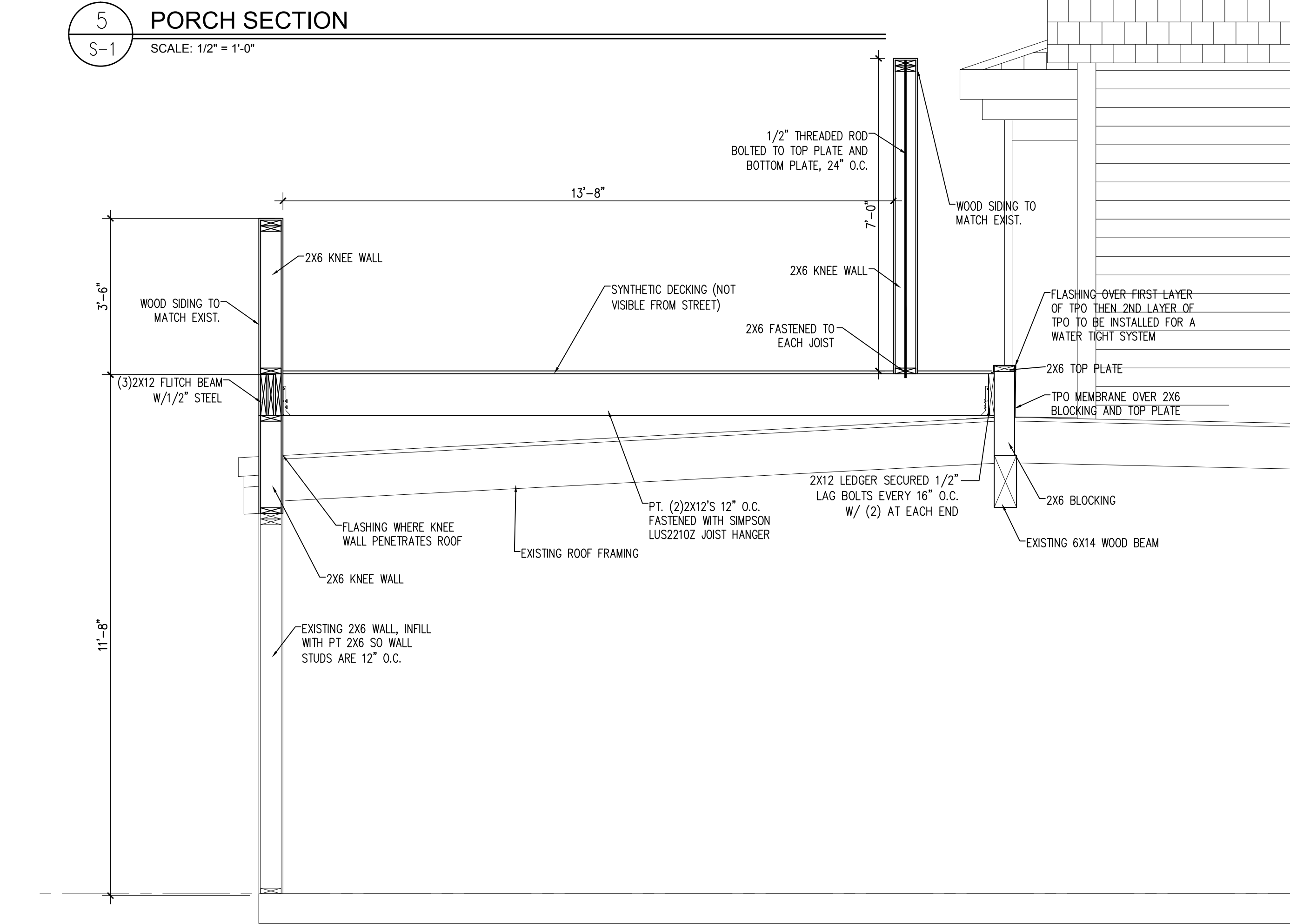
7 U305 FIRE SEPERATION WALL 1HR  
SCALE: NOT TO SCALE



4 2ND FLOOR PORCH  
SCALE: 1/4" = 1'-0"



6 2X4 INTERIOR WALL DETAIL  
SCALE: 3/4" = 1'-0"



3 PORCH SECTION  
SCALE: 1/2" = 1'-0"

#### FOUNDATION & CONCRETE NOTES

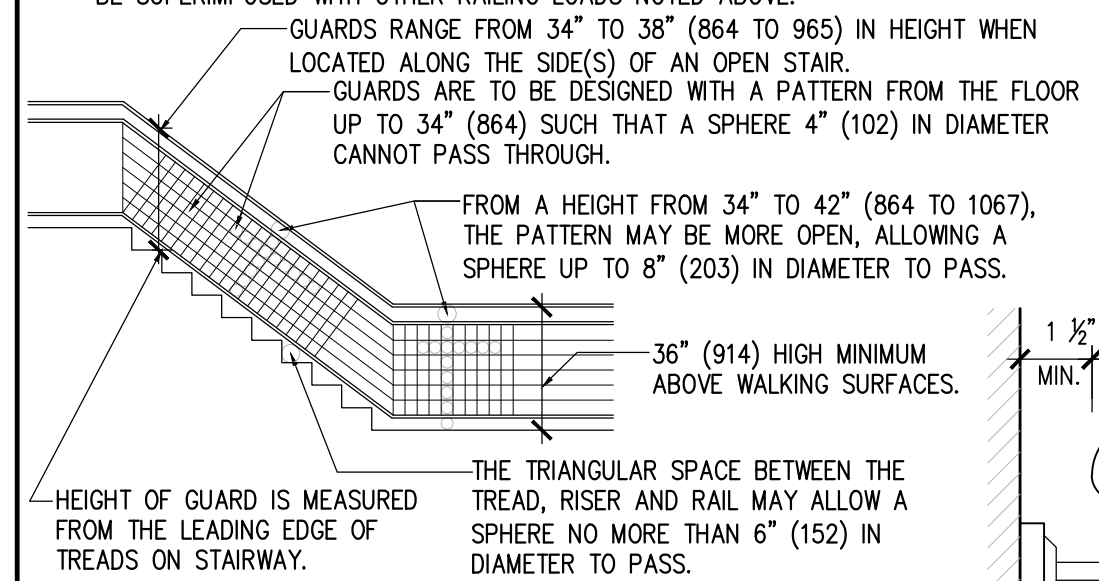
1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3" INTO ROCK UNLESS OTHERWISE NOTED.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
4. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
5. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
6. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
7. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
8. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPICES AND WIRED TOGETHER.
10. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
11. LAP SPICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
12. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
13. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED STEEL.
14. MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

#### STRUCTURAL NOTES

1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-10 AND A FLOOR LIVE LOAD OF 100 PSF.
2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
4. PROVIDE TEMPORARY BRACINGS AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.

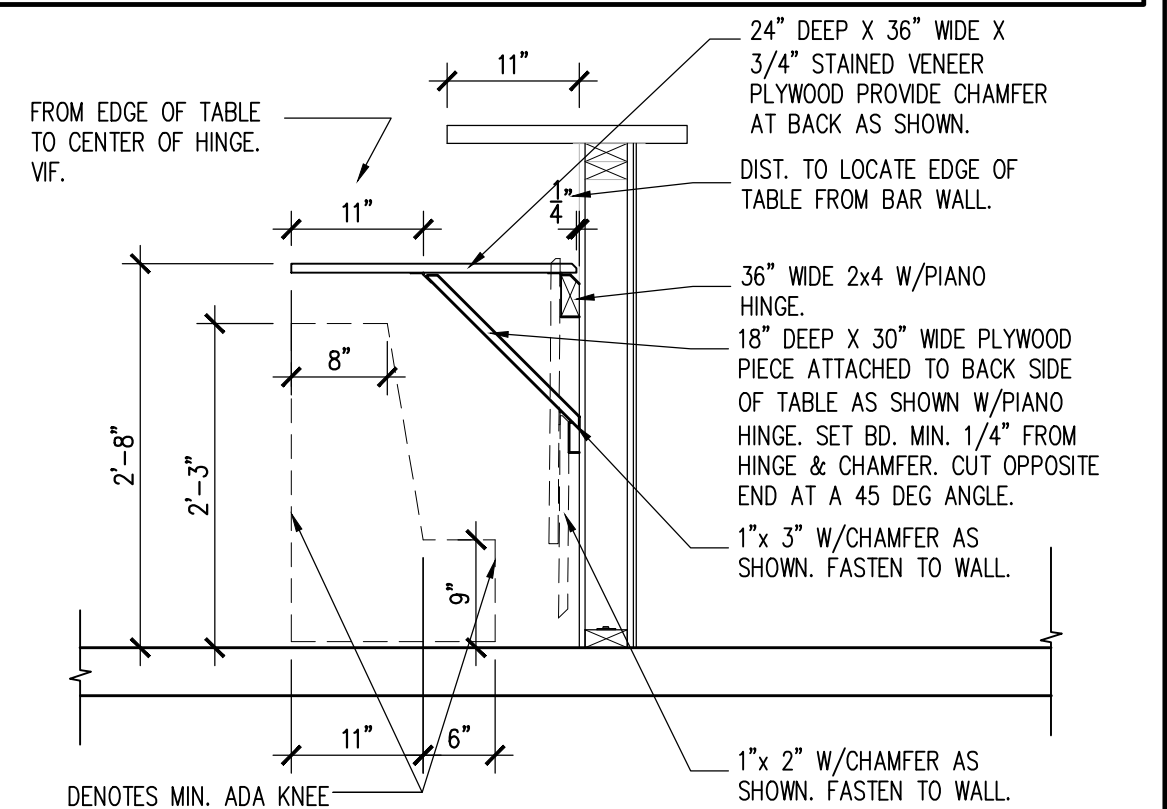
#### HANDRAIL AND GUARDS LOAD REQUIREMENTS

- HANDRAILS AND GUARDS ARE TO BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT (0.73 kN/m) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.
- HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (0.89 kN) APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY.
- INTERMEDIATE RAILS, THAT IS, THOSE NOT THE HANDRAIL, ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS (0.22 kN) ON AN AREA NOT TO EXCEED 1 S.F. (0.09 M) INCLUDING THE OPENINGS AND SPACES BETWEEN RAILS. THESE ARE NOT REQUIRED TO BE SUPERIMPOSED WITH OTHER RAILING LOADS NOTED ABOVE.

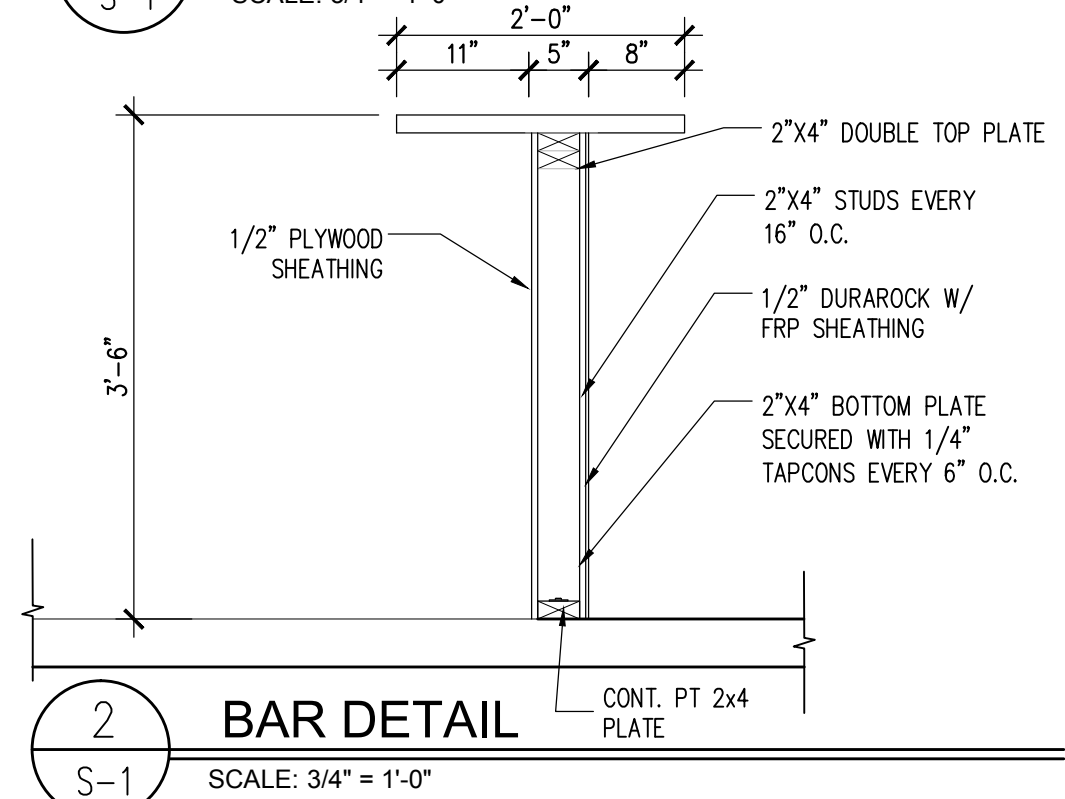


STAIR AND RAILING  
REQUIREMENTS DIAGRAM

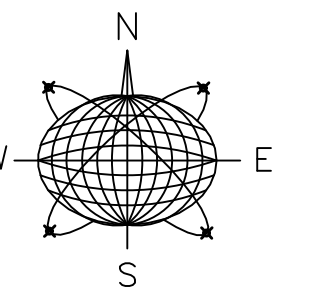
HANDRAIL DETAIL  
NO SCALE



1 ADA BAR DETAIL  
SCALE: 3/4" = 1'-0"



2 BAR DETAIL  
SCALE: 3/4" = 1'-0"



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RICHARD J. MILELLI  
PE #58315

General Notes:

## COMMERCIAL RENOVATION PHASE 2

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Project No: RJM  
Checked By: RJM  
Scale: AutoCad File No.

Revisions:

Title:

STRUCTURAL  
PLAN

Sheet Number:

S-1

Date: MAY 31, 2018



## ASCE 7-10 WIND LOAD DATA

PER FBC 2017 - CH. 28, 30

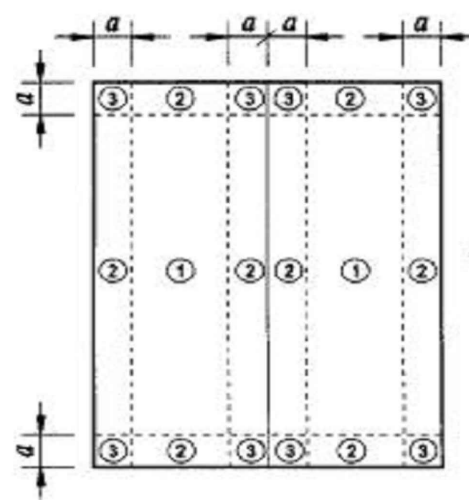
WIND SPEED 180 MPH  
CATAGORY/EXPOSURE: II/C  
MEAN ROOF HEIGHT: 20'-0"  
ROOF ANGLE: 22.62 DEG.  
WIND PRESSURES (PSF)

GABLE ROOF ZONES:  
NOMINAL  
ZONE 1: -35.2  
ZONE 2: -79.0  
ZONE 3: -96.2

WALL ZONES:  
ZONE 4: 42.4/-46.0  
ZONE 5: 38.1/-48.1

GABLE ROOF ZONES:  
ULTIMATE  
ZONE 1: -58.7  
ZONE 2: -131.7  
ZONE 3: -160.4

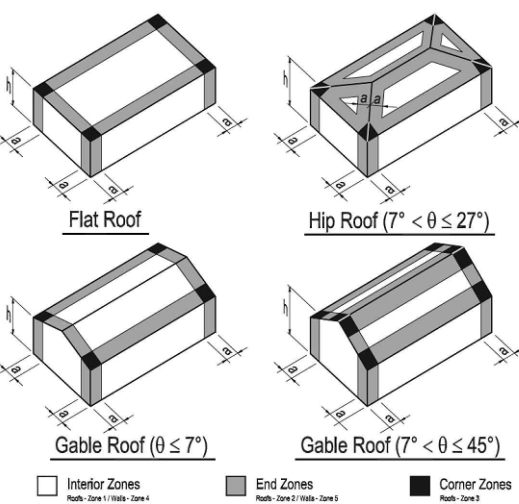
WALL ZONES:  
ZONE 4: 70.6/-76.6  
ZONE 5: 63.4/-80.2



Interior Zones  
Roofs - Zone 1 / Walls - Zone 4

End Zones  
Roofs - Zone 2 / Walls - Zone 5

Corner Zones  
Roofs - Zone 3



## STRUCTURAL NOTES:

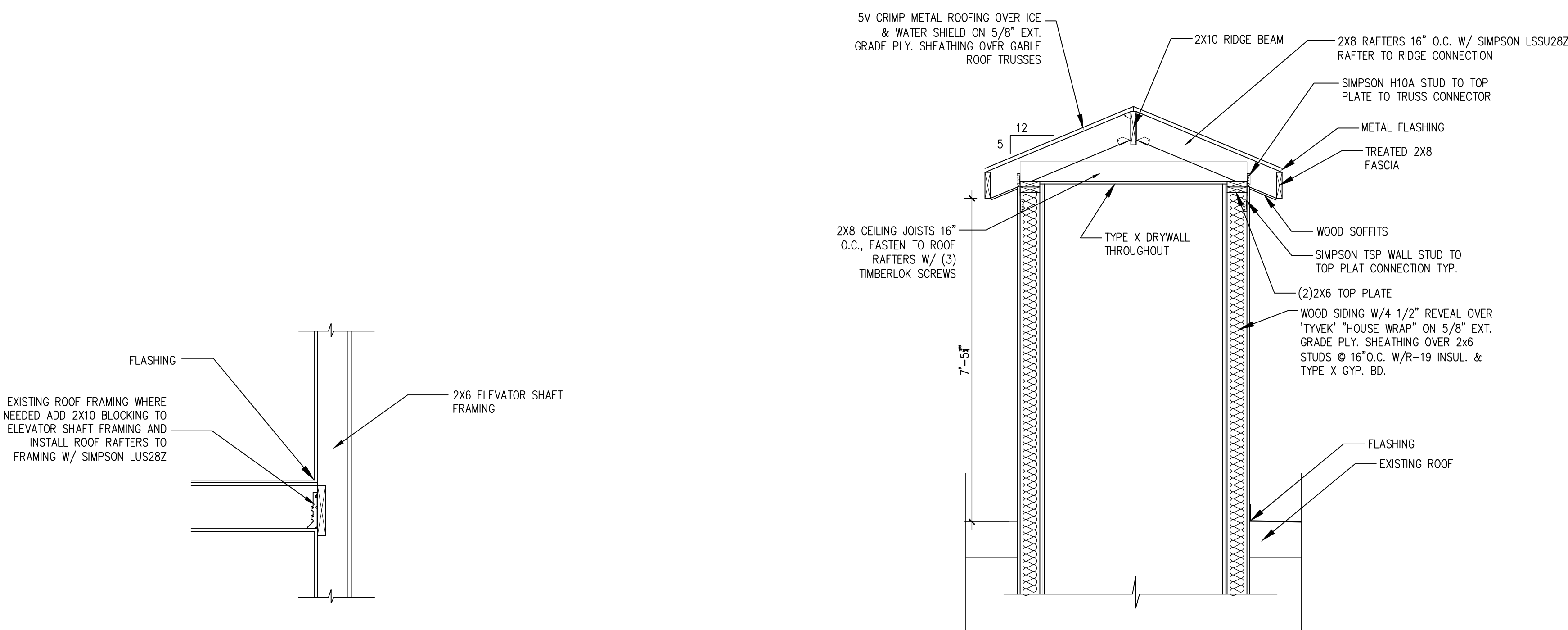
1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND ASCE 7-10. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-10 AND A FLOOR LIVE LOAD OF 40 PSF.
  2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
  3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
  4. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
  5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
  6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
  7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.
  8. ALL DOUBLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ GLUE AND NAIL TOGETHER W/ (3) 3" MIN. 16D RING SHANK NAILS 12" O.C.
- DESIGN NOTES:
1. FLOOR LIVE LOAD: 40 PSF; ROOF LIVE LOAD: 20 PSF; ULT. WIND SPEED: 180 MPH; NOMINAL WIND SPEED: 139.4 MPH
  - EXPOSURE C; SOIL BEARING VALUE IS MIN. 2,000 PSF; DESIGNED PER ASCE 24-14; RISK CATEGORY II; INTERNAL PRESSURE COEFFICIENT: 0.18; AVG LOADS ON WALLS: 67.0 PSF, (-) 78.4 PSF

## NAILING OF ROOF &amp; SIDING SHEATHING

1. ALL EXTERIOR SURFACES SHALL BE SHEATHED WITH CDX PLYWOOD UNLESS NOTED OTHERWISE.
2. SHEATHING SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS BUT NOT LESS THAN 5/8" FOR SIDING SHEATHING AND 5/8" FOR ROOF SHEATHING.
3. THE LONG DIMENSION OF THE PLYWOOD SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE FRAMING AND END JOINTS SHALL BE STAGGERED.
4. SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH 8d RING-SHANK NAILS AT 4" cc ALONG PANEL EDGES AND 6" cc IN THE FIELD.

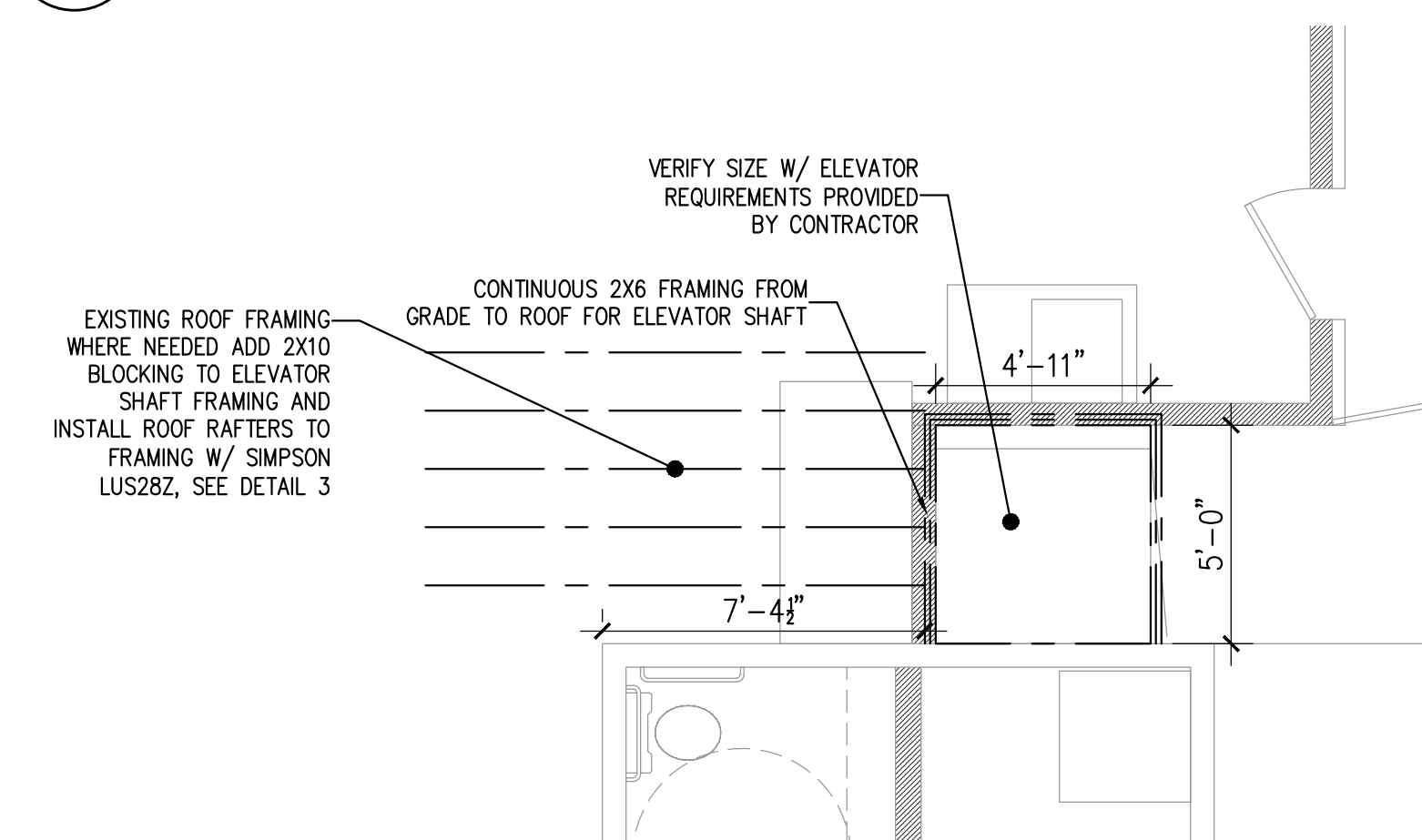
## WOOD AND FRAMING NOTES:

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
  - A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
  - B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
7. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
8. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM) .
9. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
10. SEE PLANS FOR WALL STUD SIZE AND SPACING.
11. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
12. ALL LINTEL'S OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
  - (2) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
  - (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
  - (2) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
  - (2) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
13. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
14. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
15. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/8" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
16. FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINERY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.
17. WOOD SHELVING SHALL BE 3/4" PLYWOOD WITH EDGE BANDING AND PAINTED.



## 4 ELEVATOR SHAFT ROOF FRAMING

SCALE: 1/4" = 1'-0"



## 3 ROOF REPAIR DETAIL

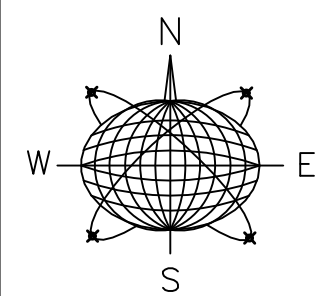
SCALE: NOT TO SCALE

## 2 ELEVATOR SHAFT SECTION

SCALE: 1/2" = 1'-0"

## 1 ELEVATOR SHAFT PLAN

SCALE: 1/4" = 1'-0"



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ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

COMMERCIAL RENOVATION  
PHASE 2501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No. Scale:

AutoCad File No.

Revisions:

Title:  
STRUCTURAL  
DETAILS

Sheet Number:

S-2

Date: MAY 31, 2018



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SPLIT SYSTEM AIR CONDITIONING SCHEDULE																			
MARK	AREA SERVED	MANUFACTURER	MODEL #	AIR HANDLER										CONDENSING UNIT		POWER			REMARKS
				EAT DB/WB	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	HEATER		SUPPLY CFM	OA CFM	ESP	HP	VOLTS/Ø	OUTDOOR TEMPERATURE	SEER	MCA	MOCP	VOLTS/Ø	
							KW/STEPS	VOLTS/Ø											
AHU-1B CU-1B	DUVAL ENTRY BAR AREA	TRANE	4TTR4060L1	75/64	52.6	25.4	10	240/1	1750	0	0.5	1	240/1	92	14	31	50	240/1	1-5
		TRANE	GAMS60C60M1E					240/1					240/1						
AHU-2 CU-2A/CU-2B	LEVEL 02	TRANE	TWE090	75/64	74.2	47.5	12	240/1	2625	0	0.5	2	240/1	92	14	22	35	240/1	1-6
		TRANE	4TTR4042 (2)					240/1					240/1						
* DESIGN CONDITIONS: OUTDOOR: SUMMER-92°F/77°F WINTER-40°F INDOOR: 75°F/50% RH																			
NOTES:																			
1. DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.																			
2. PROVIDE WITH DIGITAL 7-DAY, 24 HOUR PROGRAMMABLE THERMOSTAT/CONTROLLER WITH THE APPROPRIATE NUMBER OF COOLING AND HEATING STAGES.																			
3. PROVIDE ALL REQUIRED INTERFACES.THERMOSTAT, SUB-COMPONENTS, AND SENSORS FOR A COMPLETE INSTALLATION.																			
4. CONDENSING UNIT COIL SHALL BE HERESITE COATED.																			
5. REQUIRED OUTSIDE AIR PROVIDED BY NATURAL VENTILATION PER FBC - MECHANICAL SECTION 402.																			
6. TWO CONDENSING UNITS REQUIRED FOR AHU-2 TO ACHIEVE SINGLE PHASE POWER RATING FOR ALL EQUIPMENT																			

FAN SCHEDULE										
MARK	MANUFACTURER	MODEL #	TYPE	CFM	ESP	VOLTS/Ø	FLA	BDD	DRIVE	REMARKS
EF-1	GREENHECK	CSP-A200	CEILING	50	0.25	115/1	0.43	Y	DIRECT	1-2
EF-2	GREENHECK	CSP-A110	CEILING	100	0.26	115/1	0.18	Y	DIRECT	1-2
NOTES: 1. INTERLOCK WITH LIGHTS. 2. FAN TO BE PROVIDED WITH EITHER GRAVITY OR SPRING OPERATED BACKDRAFT DAMPER.										

GRILLE, REGISTER, AND DIFFUSER SCHEDULE							
MARK	MANUFACTURER	MODEL #	DESCRIPTION	*FRAME	MATERIAL	DAMPER	REMARKS
SD-1	TITUS	300RL-HD	STEEL HEAVY DUTY DOUBLE DEFLECTION SUPPLY GRILLE, 1/2" BLADE SPACING	SURFACE	STEEL	Y	1,4
SD-2	TITUS	S300FL	DIRECT SPIRAL DUCT MOUNTED SUPPLY DIFFUSER, DOUBLE DEFLECTION, 3/4" SPACING, ADJ. BLADES	DUCT	ALUMINUM	Y	1,3,4
CD-1	TITUS	TDC-AA	LOUVERED 6"x8" FACE W/RECTANGULAR NECK,SIZE AS INDICATED	SURFACE	ALUMINUM	N	1,2,4
SG-1	TITUS	355FL	DUCT MOUNTED RETURN GRILLE, 1/2" SPACING, 35° DEFLECTION, SIZE AS INDICATED	DUCT	ALUMINUM	Y	1,3,4
CD-1	TITUS	TDC-AA	LOUVERED 6"x8" FACE W/RECTANGULAR NECK,SIZE AS INDICATED	SURFACE	ALUMINUM	N	1,2,4
*TRM MOUNTING FRAME SHALL BE USED FOR GRILLES/DIFFUSERS MOUNTED IN GYP. BOARD CEILINGS, UNLESS NOTED OTHERWISE. NOTES: 1. PAINT PER ARCHITECT. 2. NECK SIZE AS LISTED. FLEX SIZE SHALL MATCH NECK SIZE. PROVIDE FULL FACE LAY-IN MATCHING GRID DIMENSIONS. 3. GRILLE NECK SIZE AS LISTED. DUCTWORK SHALL BE FULL FACE. 4. DAMPERS SHALL BE INSTALLED IN DUCTWORK FOR ALL DIFFUSERS/GRILLES UNLESS OTHERWISE INDICATED.							

#### MECHANICAL NOTES:

- IN GENERAL, PLANS AND DETAILS ARE DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY SPACE ALLOCATED PRIOR TO ORDERING EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SUBMITTED EQUIPMENT TO ENSURE ALL INLET/OUTLET CONNECTIONS COORDINATE WITH FIELD INSTALLED DUCTWORK AND MAKE ANY NECESSARY DUCT MODIFICATIONS TO ENSURE PROPER OPERATION OF MECHANICAL EQUIPMENT.
- SUBMITTALS SHALL MEET SCHEDULED DESIGN CHARACTERISTICS. THIS INCLUDES BUT NOT LIMITED TO CFMS, EAT/(DB/WB), ESP, CAPACITIES, VOLTAGES/PHASES, MCA/MOCp, SONES, ETC...
- ALL CONSTRUCTION WORK SHALL ALSO MEET THE FOLLOWING BUILDING CODE REQUIREMENTS:

- \* FLORIDA BUILDING CODE (FBC) 2017
  - \* FBC ENERGY CONSERVATION 2017
  - \* FBC MECHANICAL CODE 2017
  - \* FBC PLUMBING CODE 2017
- ALL WALL MOUNTED THERMOSTATS AND/OR TEMPERATURE SENSORS SHALL BE INSTALLED AT AN ELEVATION OF 48" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED THERMOSTAT SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THERMOSTAT SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OR REPRESENTATIVE IN THE FIELD.
- ALL SUPPLY AIR DIFFUSERS SHALL BE 4-WAY THROW UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PAINT INSIDE EACH RETURN GRILLE'S PLENUM AND DUCT CONNECTION FLAT BLACK TO CONCEAL CONNECTION. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES AND FIRE SPRINKLER HEADS. PRIOR TO INSTALLATION, THE CONTRACTOR IS TO REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR ACTUAL FINAL LOCATIONS OF AIR DEVICES.
- DIFFUSERS/GRILLES SHALL NEVER BE INSTALLED ON SURFACE OF ACOUSTICAL LAY-IN TILE. ALL DIFFUSERS/GRILLES IN LAY-IN CEILINGS SHALL BE LAY-IN PANEL MOUNT. REFER TO SCHEDULE. GYPSUM BOARD SURFACE MOUNT DIFFUSERS SHALL NOT BE BEVEL MOUNT.
- CONTRACTOR SHALL COORDINATE DIFFUSER/GRILLE LOCATIONS WITH STRUCTURE IN EXPOSED SITUATIONS IN ORDER TO ENSURE AIR IS NOT DIRECTLY SUPPLIED OR RETURNED OVER STRUCTURE OR OTHER TRADE COMPONENTS SUCH AS FIRE SPRINKLER PIPING, PLUMBING PIPING, ETC... CAUSING DUST ACCUMULATION. DUCTWORK ALONG WITH DIFFUSER/GRILLE LOCATIONS SHALL BE INSTALLED SYMMETRICALLY WITH ANY ADJACENT DUCTWORK/GRILLES. CENTER DIFFUSERS/GRILLES BETWEEN STRUCTURAL MEMBERS WHERE DUCTWORK AND STRUCTURAL MEMBERS ARE EXPOSED. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL INSTALLATION APPEARANCE AND SHALL MAKE APPROPRIATE CHANGES WHERE DIRECTED BY ARCH/ENGINEER AT THEIR OWN EXPENSE WHERE ITEMS ARE NOT INSTALLED PER ABOVE STANDARDS.
- CONTRACTOR SHALL PROVIDE A COPY OF THE TEST AND BALANCE REPORT BY AN AABC OR NEBB CERTIFIED AGENCY. THIS REPORT MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE FINAL INSPECTION. THE CONTRACTOR MUST ALSO PROVIDE ALL REPORTS REQUIRED BY THE SPECIFICATION. OUTDOOR TEMPERATURE (DB); OUTSIDE AIR (DB/WB & CFM); SUPPLY AIR AT UNIT DISCHARGE (DBWB & CFM); RETURN AIR (MIXED) (DB/WB & CFM); LEAVING COIL (DBWB); DIFFUSER/GRILLE (DBWB); EQUIPMENT (EWT/LWT); EQUIPMENT (EAT/LAT); EQUIPMENT (GPM); EQUIPMENT (PRESSURES). OUTSIDE AIR CFM SHALL BE MEASURED DIRECTLY AND NOT CALCULATED FROM THE DIFFERENCE BETWEEN SUPPLY AIR CFM AND RETURN AIR CFM.
- ALL AIR-HANDLING UNITS SHALL BE MECHANICALLY ATTACHED TO OTHER AIR DISTRIBUTION SYSTEM COMPONENTS. AIR-HANDLING UNITS LOCATED OUT-SIDE THE CONDITIONED SPACE SHALL BE SEALED USING APPROVED CLOSURE SYSTEMS CONFORMING TO THE APPROVED CLOSURE AND MECHANICAL APPLICATION REQUIREMENTS OF FLORIDA BUILDING CODE.
- ALL DUCTWORK MUST BE INSTALLED 6" AWAY FROM ANY FIRE RATED WALL TO FACILITATE INSPECTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRADES INSTALLATION SCHEDULES. FIXED WORK SUCH AS DUCTWORK AND PLUMBING SHALL BE INSTALLED PRIOR TO ANY TRADE WORK THAT CAN BE EASILY RELOCATED OR OFFSET SUCH AS ELECTRICAL CONDUITS, SMALL WATER LINES, ETC. IDEALLY DUCTWORK SHALL BE INSTALLED FIRST.
- PENETRATIONS FOR PIPES, CONDUITS OR OTHER PURPOSES THROUGH ASSEMBLIES (FLOORS, ROOF, WALLS, PARTITIONS, ETC.) WITH A REQUIRED FIRE RESISTANCE RATING SHALL BE SEALED TO THE PENETRATING MEMBER IN AN APPROVED MANNER WHICH MAINTAINS THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY AS FOLLOWS:

13.1. WHERE HOLES FOR PENETRATIONS ARE FORMED CIRCULAR OR CORE-BORED, THE PENETRATION SHALL BE PROTECTED WITH FIRE-SEAL BRAND SMOKE AND FIRE STOP FITTINGS MFG. BY O-Z GEDLEY, LINK SEAL BRAND BY THUNDER LINE OR AN EQUAL APPROVED BY ENGINEER.

13.2. WHERE HOLES FOR PENETRATIONS ARE IRREGULAR (NON-CIRCULAR) IN SHAPE, THE PENETRATION SHALL BE PROTECTED WITH DOW CORNING 3-6548, SILICONE RTV FOAM, 3M FIRE BARRIER PENETRATION SEAL SYSTEM OR AN EQUAL APPROVED BY THE ENGINEER.
- INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF EXISTING CONDITIONS. THE CONTRACTOR IS TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTORS BEFORE ANY CONSTRUCTION WORK.
- FLEXIBLE AND RIGID ROUND DUCT TAKE-OFFS FOR DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 8'-0".
- UNLESS OTHERWISE NOTED, INSTALL DUCTWORK AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF STRUCTURE. COORDINATE DUCT ELEVATION WITH RAIN LEADERS, WATER PIPING, SANITARY DRAINS AND MAJOR ELECTRICAL CONDUITS.
- CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTARY STEEL REQUIRED TO SUSPEND/SUPPORT MECHANICAL EQUIPMENT AND MATERIALS.
- CONTRACTOR SHALL INSTALL MOTORIZED OUTSIDE AIR DAMPERS FOR ALL AIR HANDLING EQUIPMENT. AIR HANDLING UNITS SHALL HAVE AN EQUIVALENT OR BETTER OF RUSKIN "CD504" DAMPER, WHICH SHALL MODULATED PER 24V ACTUATOR MECHANICALLY WIRED. ALL DAMPERS SHALL SHUT UPON UNIT SHUTDOWN.
- PROVIDE A TRAP IN ALL CONDENSATE PIPING LOCATED AT THE AIR HANDLING EQUIPMENT. INSULATE ALL CONDENSATE LINES WITH 1/2" THICK CLOSED CELL FOAM INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED WITH UV STABILIZED PVC OR ALUMINUM SHEETING.
- PROVIDE A 4" HIGH CONCRETE HOUSEKEEPING PAD UNDER ALL MECHANICAL EQUIPMENT, UNLESS OTHERWISE NOTED. PADS SHALL BE 4" LARGER THAN THE EQUIPMENT ON ALL SIDES.
- UNLESS OTHERWISE NOTED, ALL UNDERGROUND PIPING SHALL HAVE A MINIMUM OF 3'-0" OF COVER.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL INSTALLER TO PATCH AND REPAIR ANY DUCT OPENINGS WHICH RESULT FROM THE RELOCATION OR ELIMINATION OF ANY EXISTING AIR DEVICES. THE PATCH IS TO BE OF A SIMILAR MATERIAL TO THE REPAIRED DUCT AND TO BE SEALED IN ACCORDANCE WITH SMACNA STANDARDS.

MECHANICAL LEGEND	
	EXISTING SUPPLY
	EXISTING RETURN
	EXISTING EXHAUST
	SUPPLY
	EXHAUST
	RETURN OR TRANSFER
	EQUIPMENT MARK
	MANUAL BALANCING DAMPER
	NEW DOUBLE DUCT
	EXISTING DOUBLE DUCT
	EXISTING FLEX-DUCT
	FLEX-DUCT
	SMOKE DETECTOR
	NEW THERMOSTAT
	POINT OF NEW CONNECTION
	DRAWING NOTE
	TAP WITH DAMPER
	SINGLE LINE DUCT

#### MECHANICAL ABBREVIATIONS

(E) EXISTING	EF EXHAUST FAN
AFB ABOVE FINISHED FLOOR	FBC FLORIDA BUILDING CODE
AHU AIR HANDLING UNIT	FPM FEET PER MINUTE
BOD BOTTOM OF DUCT	GPM GALLONS PER MINUTE
BOS BOTTOM OF STRUCTURE	ORB OPPOSED BLADE DAMPER
CD CEILING DIFFUSER	RA RETURN AIR
CFM CUBIC FEET PER MINUTE	SA SUPPLY AIR
CG CEILING GRILLE	SD SIDEWALL DIFFUSER
CO PIPE CLEAN-OUT	SG SIDEWALL GRILLE
CTE CONNECT TO EXISTING	TD TOP OF DUCT
EA EXHAUST AIR	VD VOLUME DAMPER
EDH ELECTRIC DUCT HEATER	

#### CONTRACTOR NOTES:

IT IS THE RESPONSIBILITY OF ALL BIDDERS TO THOROUGHLY REVIEW AND UNDERSTAND ALL CONSTRUCTION DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO ALL DRAWINGS, SPECIFICATION SECTIONS, ETC. THE DRAWINGS ARE SCHEMATIC IN NATURE. THEREFORE BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL REVIEW ALL OTHER CONSTRUCTION DOCUMENTS, VERIFY FIELD CONDITIONS AND SHALL MAKE ANY REQUIRED MINOR ADJUSTMENTS WITHOUT EXTRA COST TO THE OWNER. ANY MAJOR DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE BASE BID SHALL REFLECT THE TOTAL COST OF NEW EQUIPMENT INSTALLATION. THIS INCLUDES LABOR, MECHANICAL EQUIPMENT AND MATERIALS. NO CHANGE ORDERS SHALL BE ISSUED WITHOUT WRITTEN CONSENT AND APPROVAL FROM ENGINEER AND ARCHITECT.

#### MECHANICAL / ELECTRICAL COORDINATION:

MECHANICAL CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE BIDDING/ORDERING AND INSTALLATION.

ALL CONTROL WIRING SHALL BE INCLUDED AS PART OF MECHANICAL WORK. REFER TO ELECTRICAL SPECIFICATIONS FOR CONDUIT AND WIRING REQUIREMENTS. MECHANICAL CONTRACTOR SHALL ENSURE THAT ELECTRICAL INTERFACE DEVICES NECESSARY IN THE ELECTRICAL COMPONENTS ARE COORDINATED WITH THE ELECTRICAL CONTRACTOR (IE FAN SPEED RHEOSTATS, AUXILIARY CONTACTS, INTERLOCKS, ETC.)

UNLESS OTHERWISE NOTED MOTOR STARTERS AND DISCONNECTS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

#### Sheet List - Mechanical

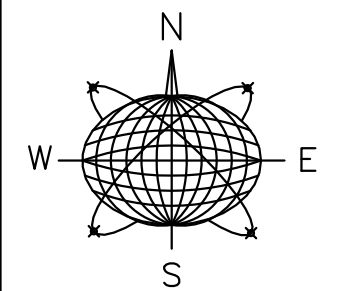
Sheet Number	Sheet Title
M-001	NOTES AND SCHEDULES - MECHANICAL
M-101	RENOVATION FLOOR PLAN - MECHANICAL
M-102	RENOVATION ROOF PLAN - MECHANICAL
M-501	DETAILS - MECHANICAL



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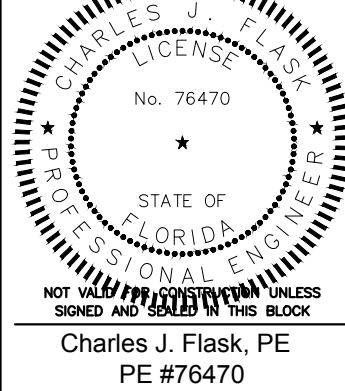
COLA 4-8081

Project # 17537



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Seal:



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PE #76470

General Notes:

COMMERCIAL RENOVATION

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: ASC	Checked By: CJF
Project No.	Scale: AS SHOWN

AutoCad File No.  
17537 M0XX

Revisions:

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Title:

NOTES AND  
SCHEDULES -  
MECHANICAL

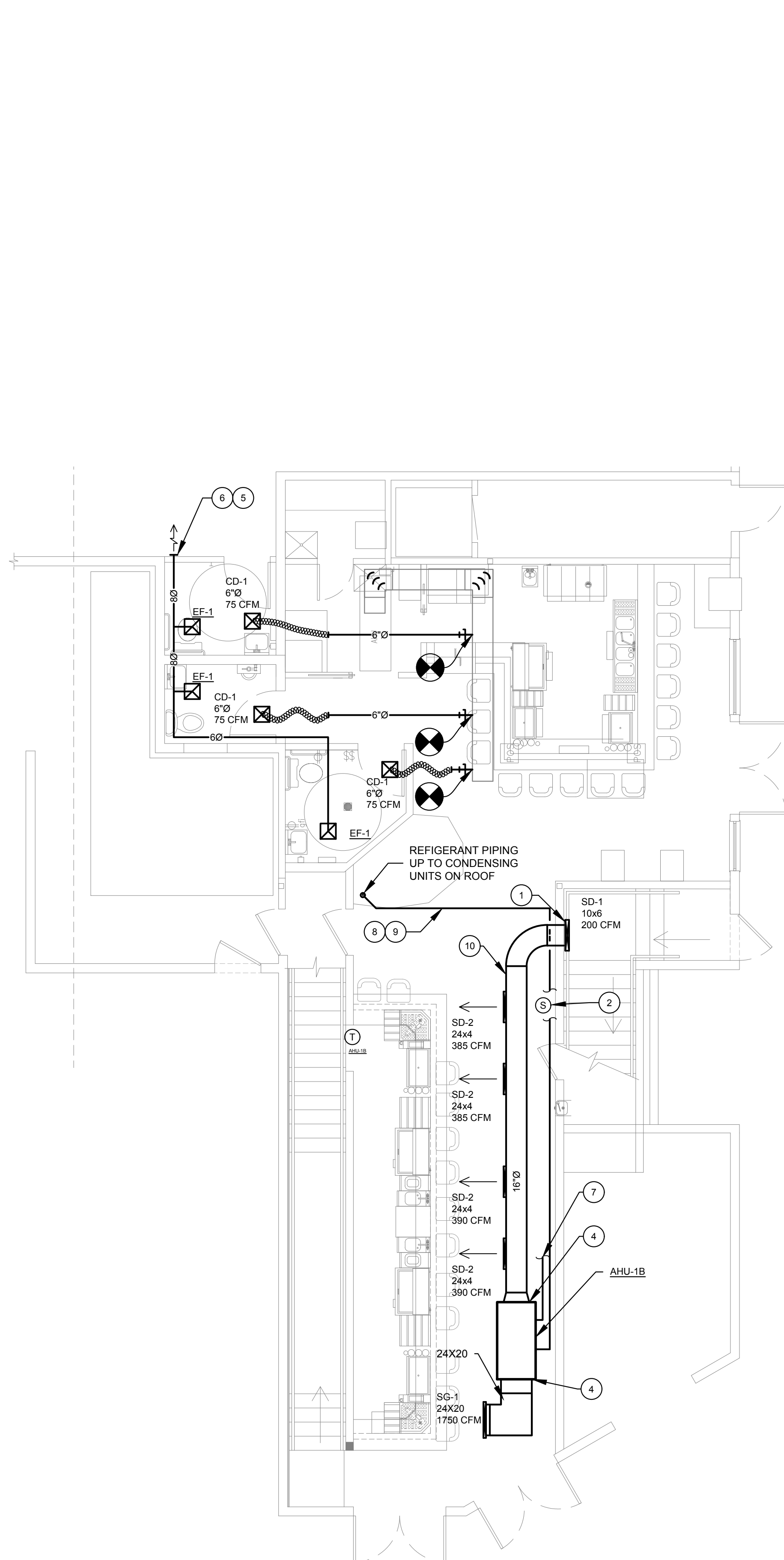
Sheet Number:

M-001

Date: JUNE 5, 2017

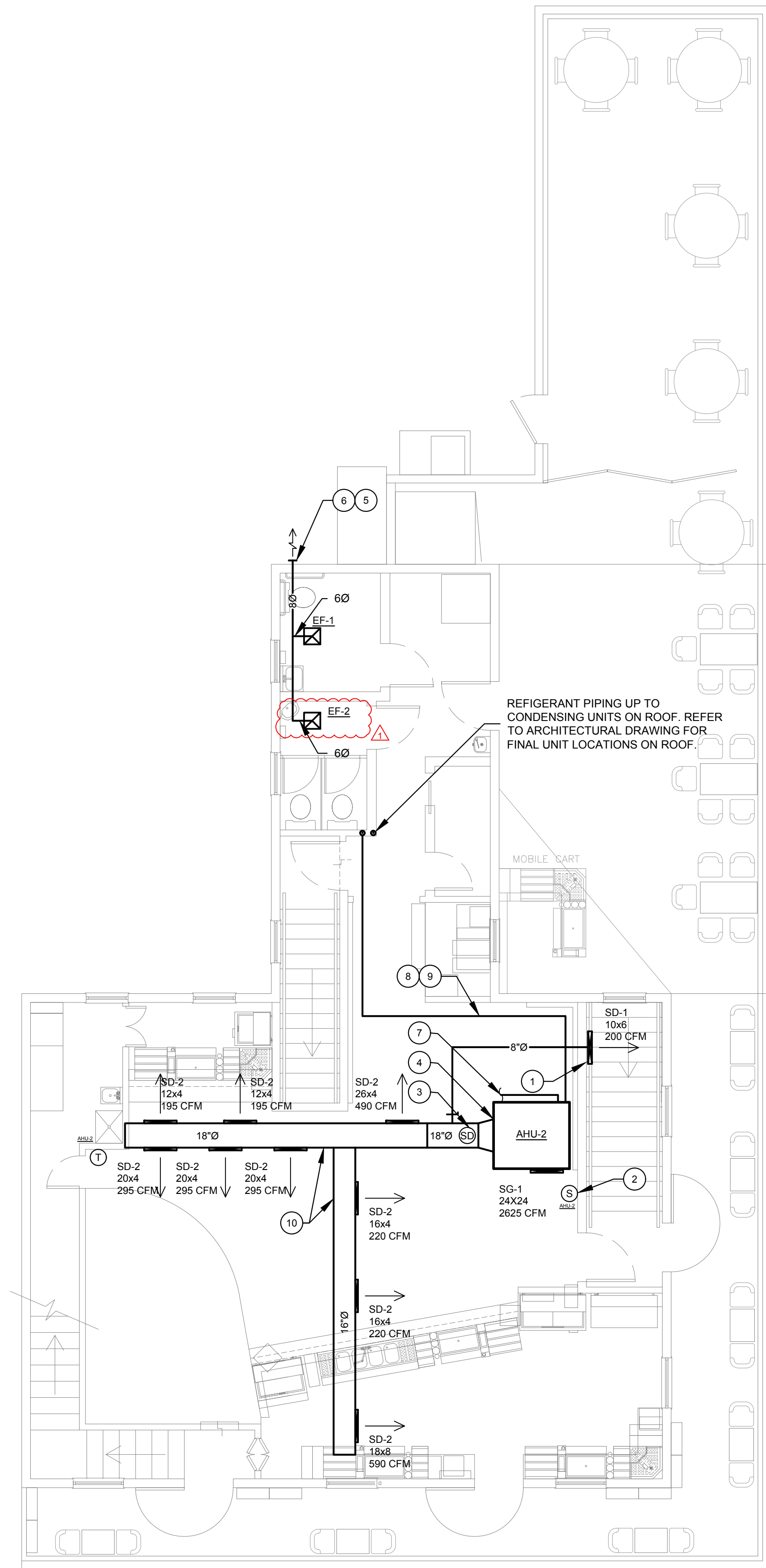
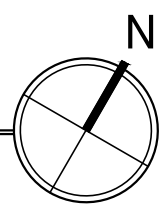


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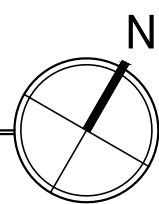
## FIRST FLOOR - MECHANICAL

SCALE: 3/16" = 1'-0"



## SECOND FLOOR - MECHANICAL

SCALE: 3/16" = 1'-0"

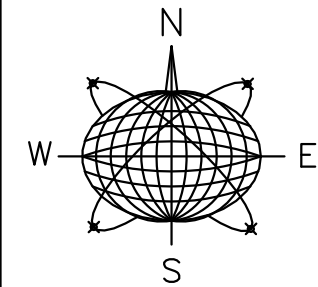


### GENERAL NOTES

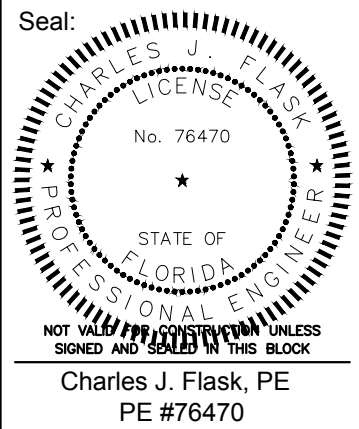
- ALL DUCTWORK/PIPING SHALL BE PROPERLY INSULATED AND ROUTED ABOVE CEILING THROUGH FREE AREA OF STRUCTURAL MEMBERS. CONTRACTOR SHALL COORDINATE AND FIELD VERIFY ALL ROUTING WITH OTHER TRADES PRIOR TO WORK.
- ALL AHUS SHALL HAVE 3" NEOPRENE VIBRATION ISOLATION PADS UNDER MANUFACTURER DESIGNATED SUPPORT LOCATIONS.
- CONTRACTOR SHALL REFER TO ALL DETAILS FOR PROPER GUIDANCE.
- CONTRACTOR SHALL COORDINATE ALL INTAKE/EXHAUST LOCATIONS TO ENSURE AT LEAST A 10' DISTANCE BETWEEN ANY INTAKES AND VENTILATION EXHAUSTS, PLUMBING VENTS, RELIEF VENTS, ETC.
- LOUVER DUCTWORK SHALL BE FULL FACE. FINAL LOCATION AND PAINT SHALL BE PER ARCHITECT.
- REFRIGERANT PIPES SHALL BE INSULATED W/ 3/4" THICK ARMAFLEX INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED W/ UV STABILIZED PVC OR ALUMINUM SHEETING.
- CONDENSATE DRAIN PIPING SHALL BE PROPERLY SIZED, SLOPED AND ROUTED TO OUTDOOR GRADE.
- REFRIGERANT LINES AND UNITS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE CHARGED LINES AND SOLDERED IN SHORT 90'S ARE NOT ACCEPTED. CONTRACTOR SHALL USE SWEEPING 90'S AT EVERY BEND WITH EXCEPTION OF EQUIPMENT CONNECTIONS.
- CONTRACTOR SHALL PROPERLY SEAL CAULK ALL CONDENSATE/REFRIGERANT LINE PENETRATIONS THROUGH FIRE/SMOKE RATED WALLS (PER CODE).
- CONTRACTOR SHALL SUPPLY PIPE SUPPORTS 4'-0" ON CENTERS FOR REFRIGERANT LINES AND CONDENSATE LINES. SUPPORTS SHALL BE PER DETAILS.
- ALL DUCTWORK/ DIFFUSERS/ GRILLES PENETRATING FIRE RATED CEILING/ WALLS SHALL CONTAIN FIRE DAMPERS, PER DETAILS.
- CONTRACTOR SHALL VERIFY WALL/FLOOR TYPES PRIOR TO WORK. INSTALLING FIRE AND/OR SMOKE DAMPERS IN DUCT WORK AT ALL FIRE/SMOKE RATED WALL/FLOOR PENETRATIONS. PER SPEC.

### KEYNOTES

- CONTRACTOR SHALL PAINT INTERIOR OF ALL GRILLES/DIFFUSERS VISIBLE FROM SPACE FLAT BLACK. TYPICAL OF ALL.
- REMOTE TEMPERATURE SENSOR.
- MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL DUCT SMOKE DETECTOR EQUAL TO SYSTEM SENSOR MODEL NO. DH100ACDCLP AND SHUT DOWN RELAYS AS REQUIRED.
- CONTRACTOR SHALL TRANSITION DUCT WORK TO FULL SIZE OF EQUIPMENT DUCT OPENINGS.
- CONTRACTOR SHALL COORDINATE ALL INTAKE/EXHAUST LOCATIONS TO ENSURE AT LEAST A 10' DISTANCE BETWEEN ANY INTAKES AND VENTILATION EXHAUSTS, PLUMBING VENTS, RELIEF VENTS, ETC.
- CONTRACTOR SHALL PROVIDE WALL CAP W/ NECK SIZE GREATER THAN OR EQUAL TO DUCTWORK SIZE. PAINT PER ARCHITECT.
- PROVIDE CONDENSATE TRAP AT UNIT. PIPING SHALL BE PROPERLY SIZED, SLOPED AND ROUTED OUTDOORS TO GRADE IN REAR OF BUILDING IN ACCEPTABLE LOCATION.
- REFRIGERANT LINES AND UNITS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE CHARGED LINES AND SOLDERED IN SHORT 90'S ARE NOT ACCEPTED. CONTRACTOR SHALL USE SWEEPING 90'S AT EVERY BEND WITH EXCEPTION OF EQUIPMENT CONNECTIONS.
- REFRIGERANT PIPES SHALL BE INSULATED W/ 3/4" THICK ARMAFLEX INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED W/ UV STABILIZED PVC OR ALUMINUM SHEETING.
- EXPOSED DUCTWORK SHALL BE DOUBLE WALL INSULATED PER NOTE #40 ON SHEET M-001. AS A BID ALTERNATE, PROVIDE DUCT SOX FOR THE SUPPLY DUCTWORK PER DETAIL ON M-501.



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899



Charles J. Flask, PE  
PE #76470

General Notes:

## COMMERCIAL RENOVATION

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: ASC  
Checked By: CJF  
Project No. Scale: AS SHOWN

AutoCad File No.  
17537 M101

Revisions:

1 6/14/16 REV 1

Title:

FLOOR PLANS -  
MECHANICAL

Sheet Number:

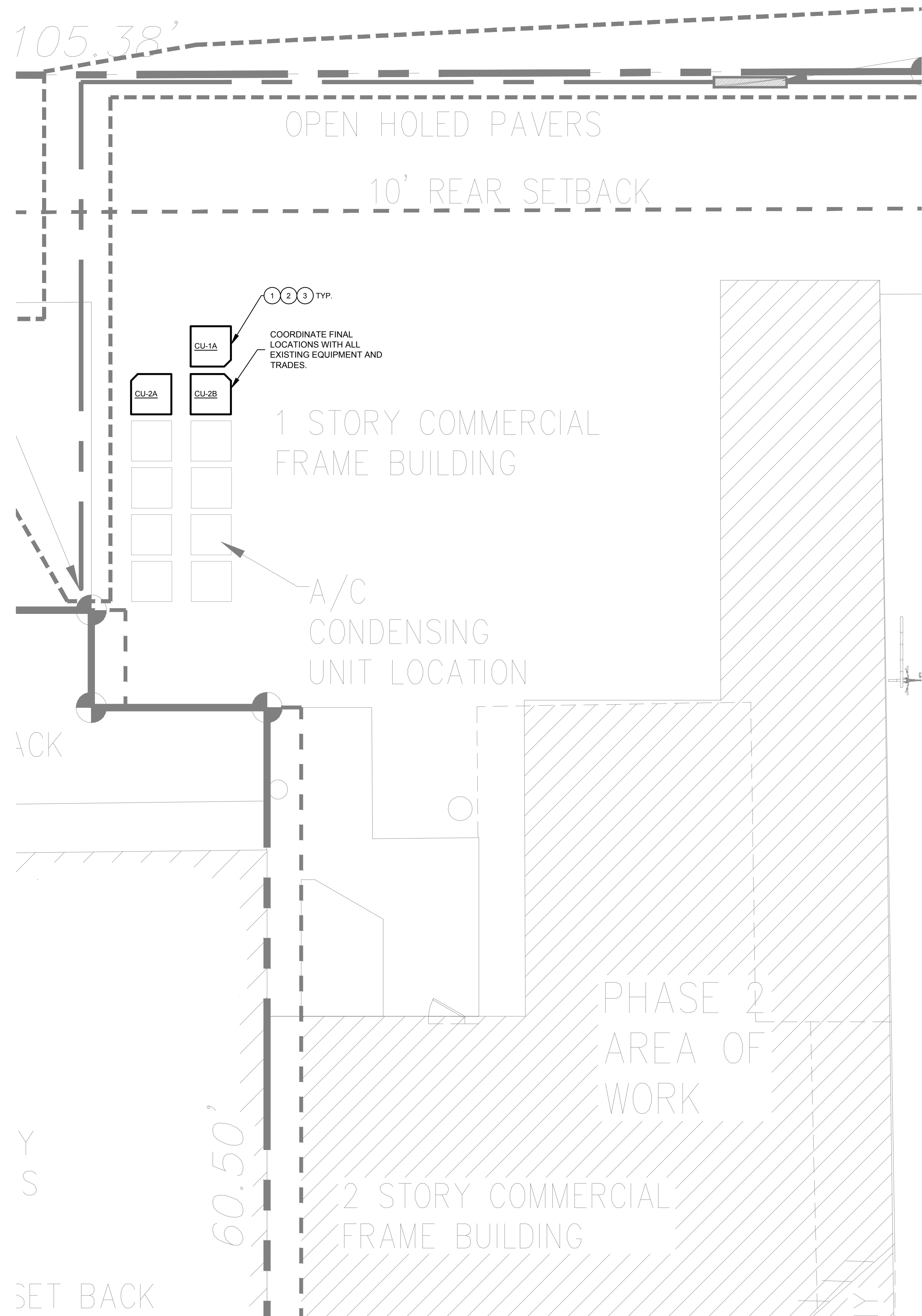
M-101

Date: JUNE 5, 2017





N:\2017\57 GREEN ROOM KEY WEST\MECHANICAL\17537 M101 DWG1.dwg Jun 18, 2018 - 10:28am



ROOF - MECHANICAL

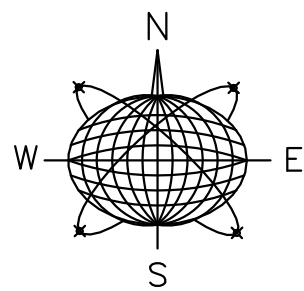
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR SHALL REFER TO ALL DETAILS FOR PROPER GUIDANCE.
- B. REFRIGERANT PIPES SHALL BE INSULATED W/ 3/4" THICK ARMAFLEX INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED W/ UV STABILIZED PVC OR ALUMINUM SHEETING.
- C. REFRIGERANT LINES AND UNITS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE CHARGED LINES AND SOLDERED IN SHORT 90'S ARE NOT ACCEPTED. CONTRACTOR SHALL USE SWEEPING 90'S AT EVERY BEND WITH EXCEPTION OF EQUIPMENT CONNECTIONS.

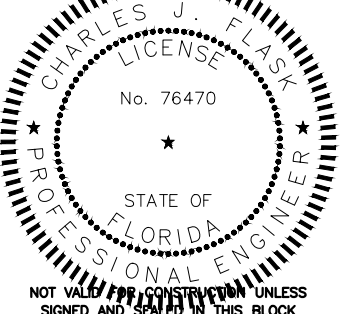
KEYNOTES

1. REFRIGERANT LINES AND UNITS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE CHARGED LINES AND SOLDERED IN SHORT 90'S ARE NOT ACCEPTED. CONTRACTOR SHALL USE SWEEPING 90'S AT EVERY BEND WITH EXCEPTION OF EQUIPMENT CONNECTIONS.
2. REFRIGERANT PIPES SHALL BE INSULATED W/ 3/4" THICK ARMAFLEX INSULATION. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED W/ UV STABILIZED PVC OR ALUMINUM SHEETING.
3. PROVIDE A 24" HIGH MIAMI DADE APPROVED AYCOA ALUMINUM STAND FOR ROOF TOP EQUIPMENT. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ANCHOR PER DETAILS/CODE. MANUFACTURER'S REPRESENTATIVE SHALL REVIEW DRAWINGS AND QUOTE PER OUR DESIGN.



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:



Charles J. Flask, PE  
PE #76470

General Notes:

COMMERCIAL RENOVATION  
501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: ASC  
Checked By: CJF  
Project No.:  
Scale: AS SHOWN

AutoCad File No.  
17537 M101

Revisions:

1 6/14/16 REV 1

Title:

FLOOR PLANS - MECHANICAL

Sheet Number:

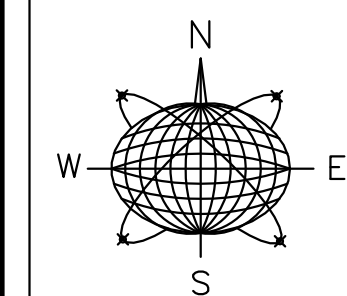
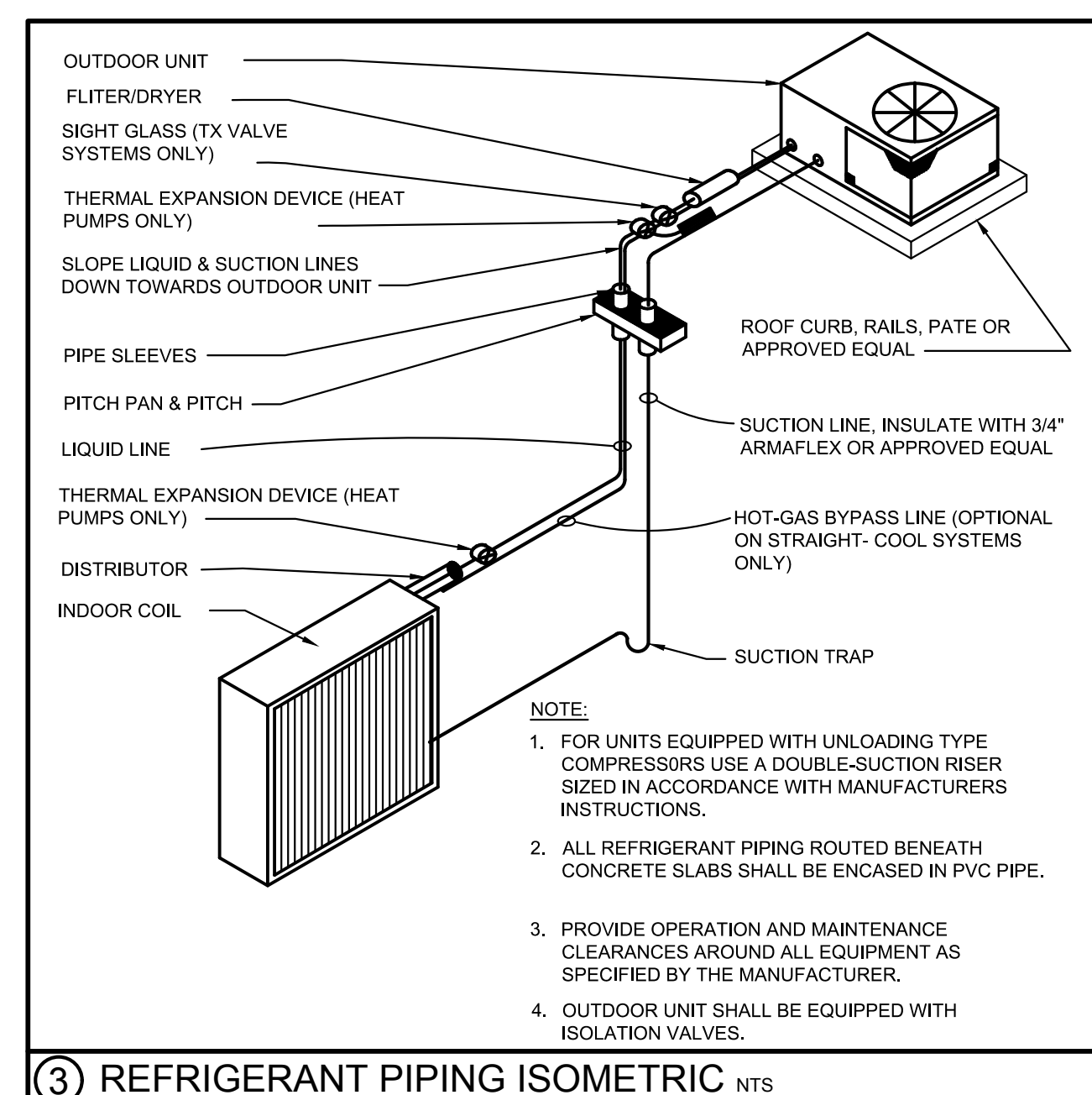
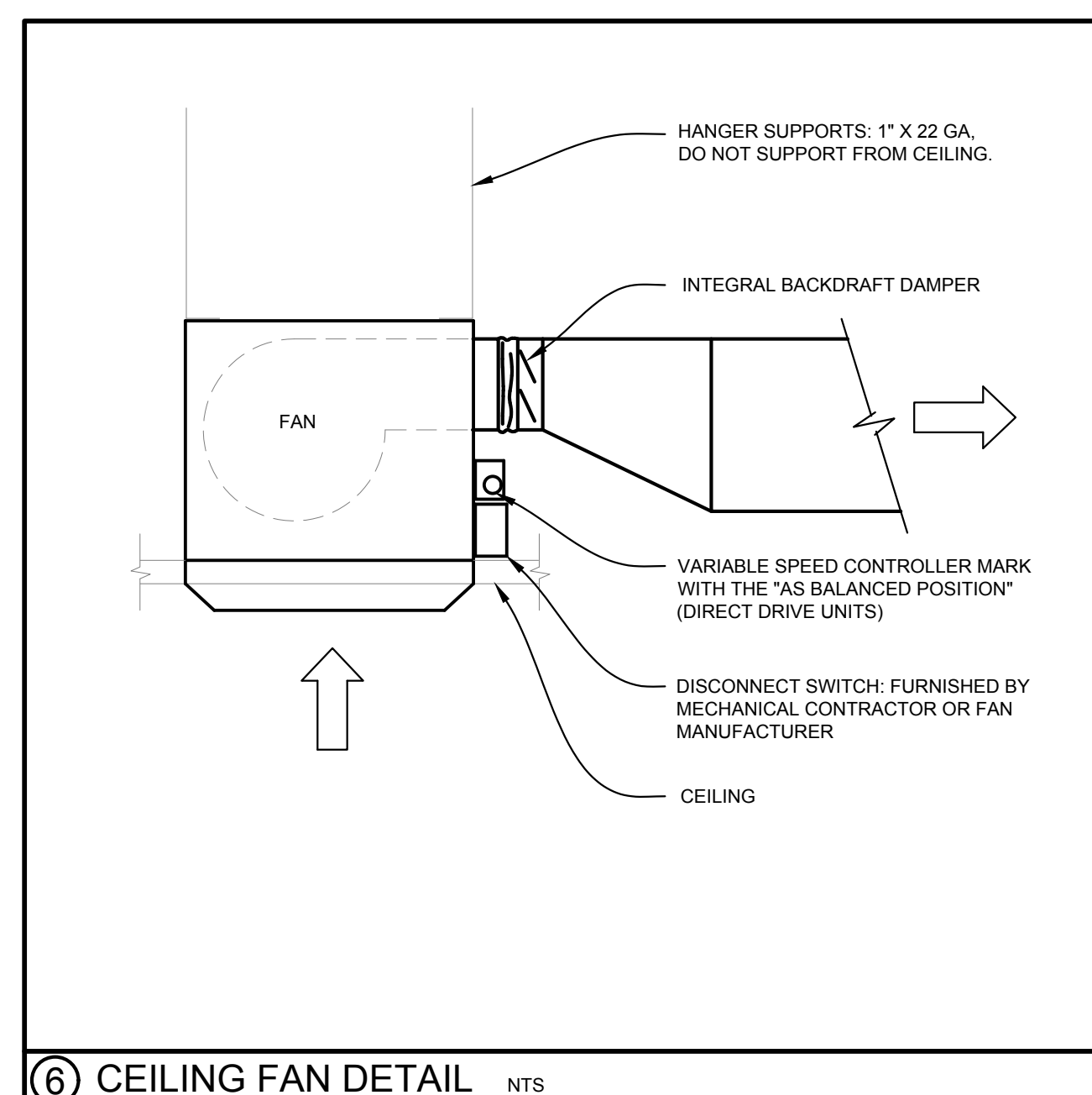
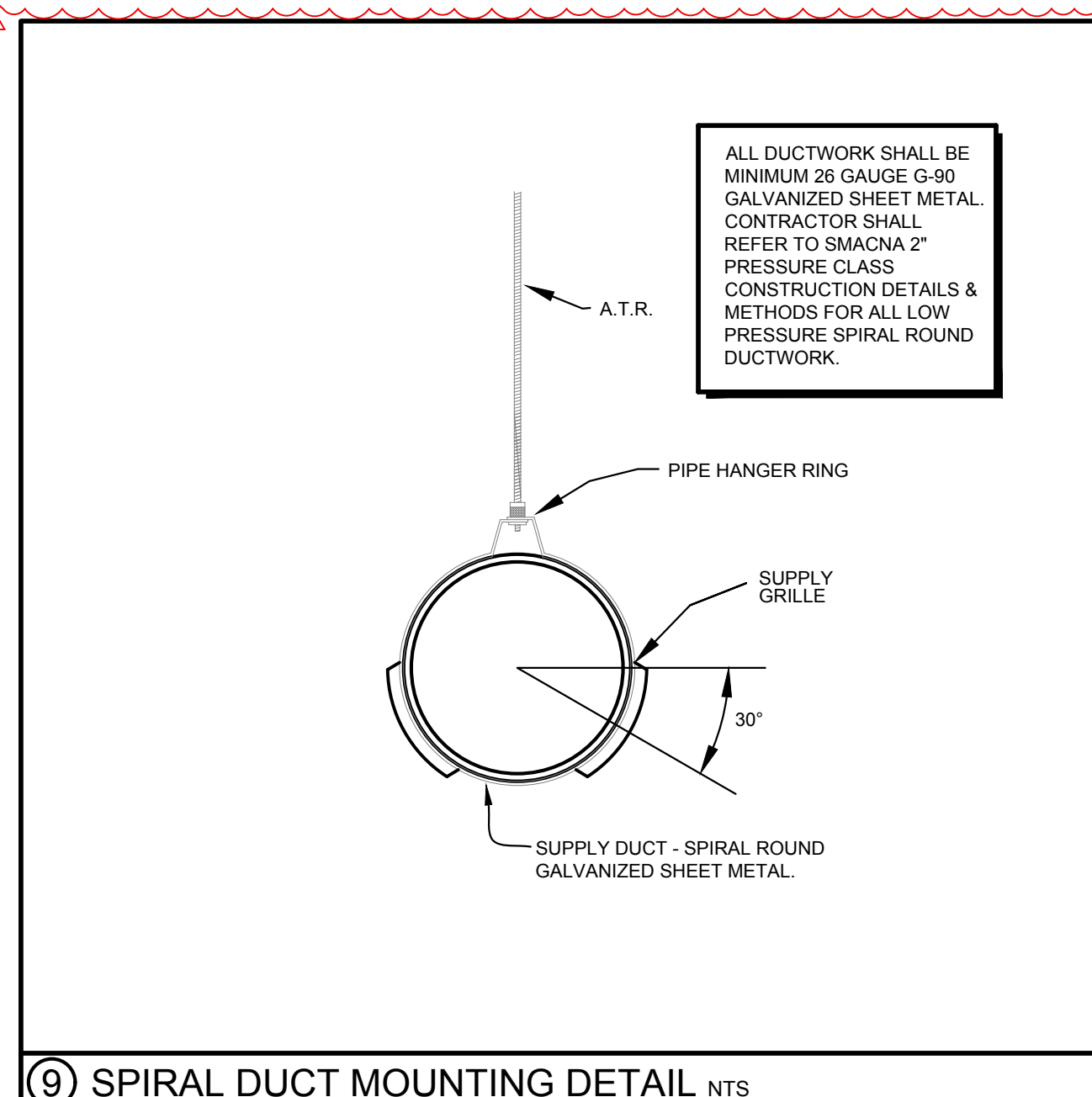
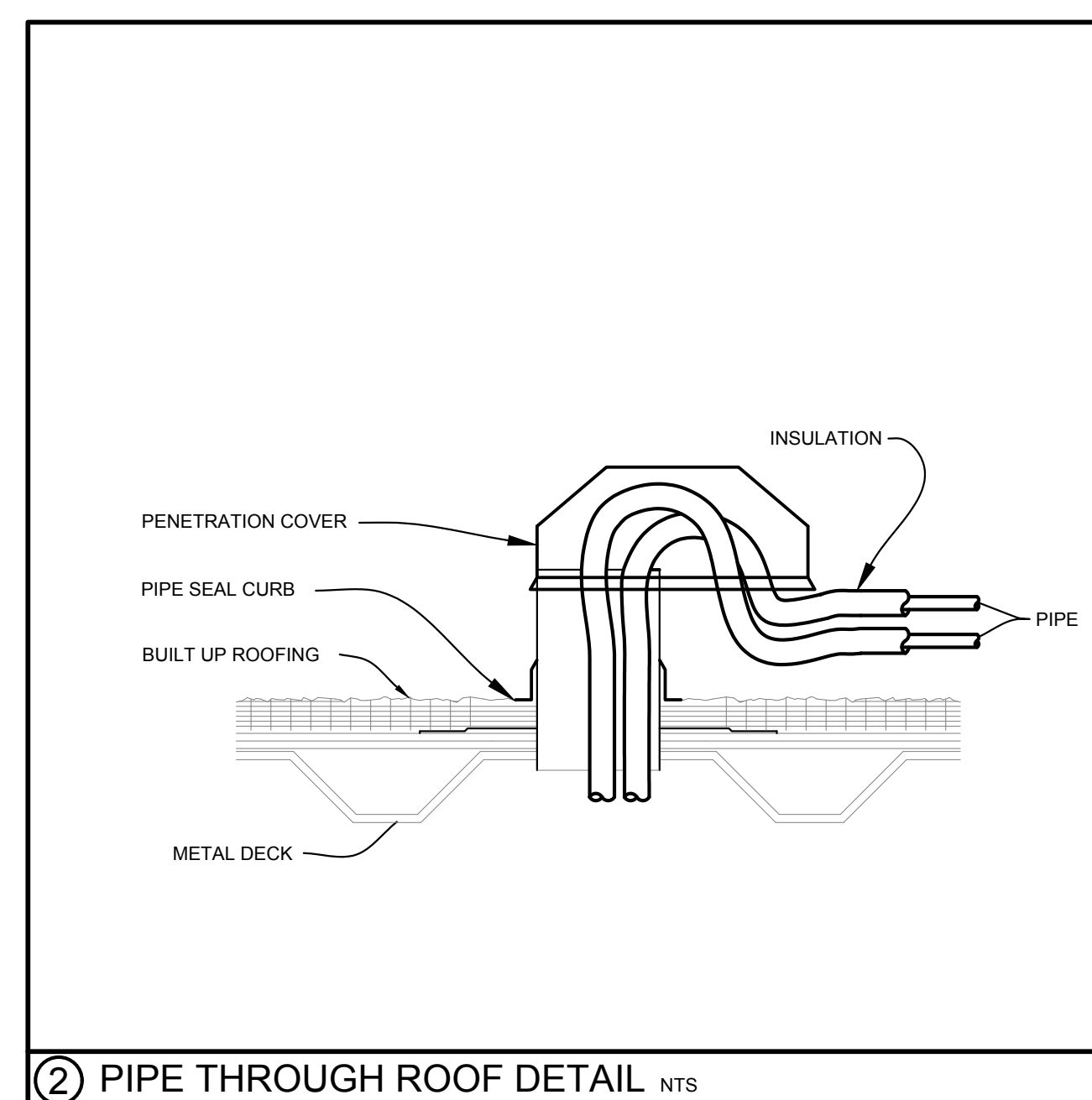
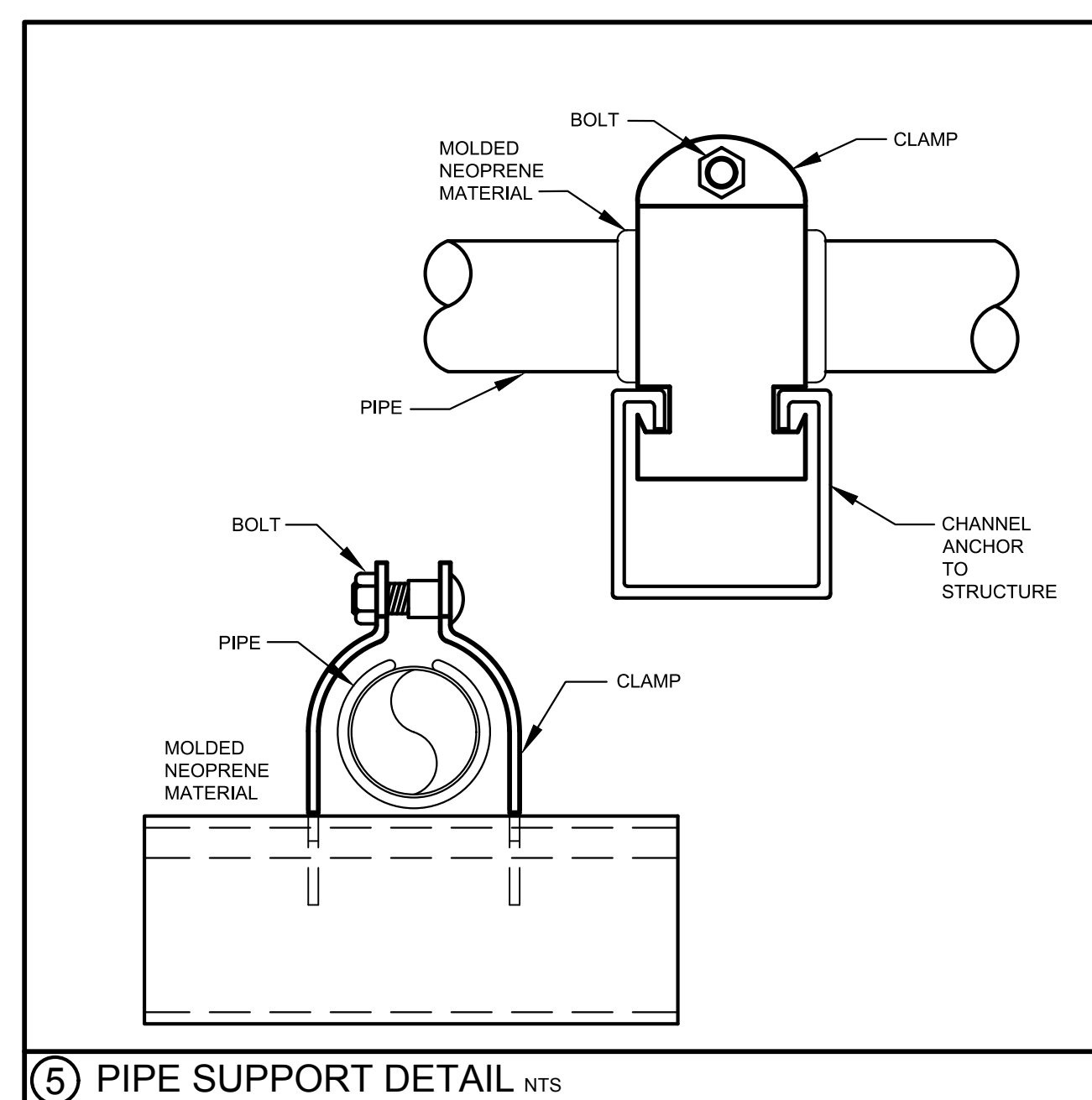
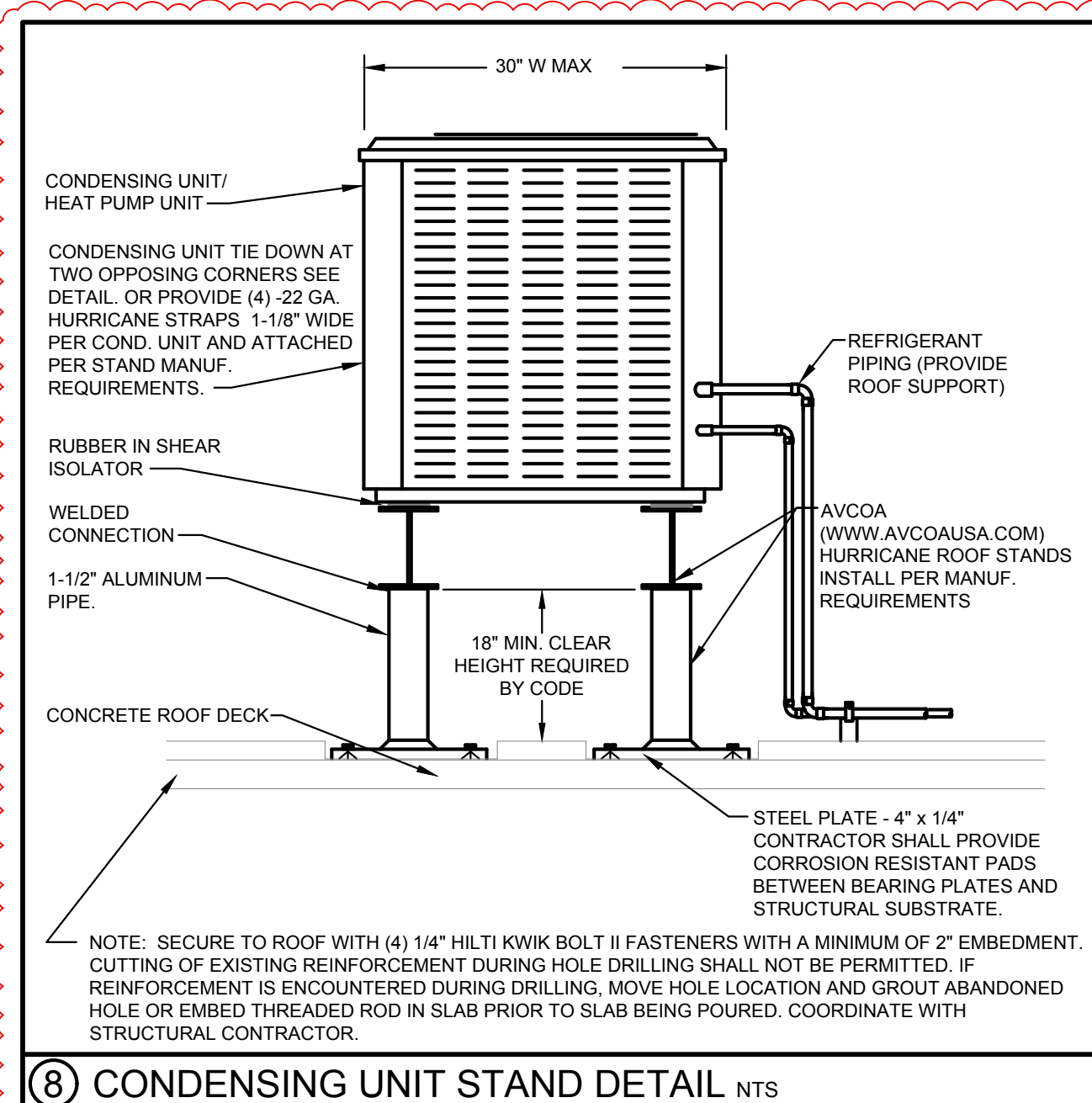
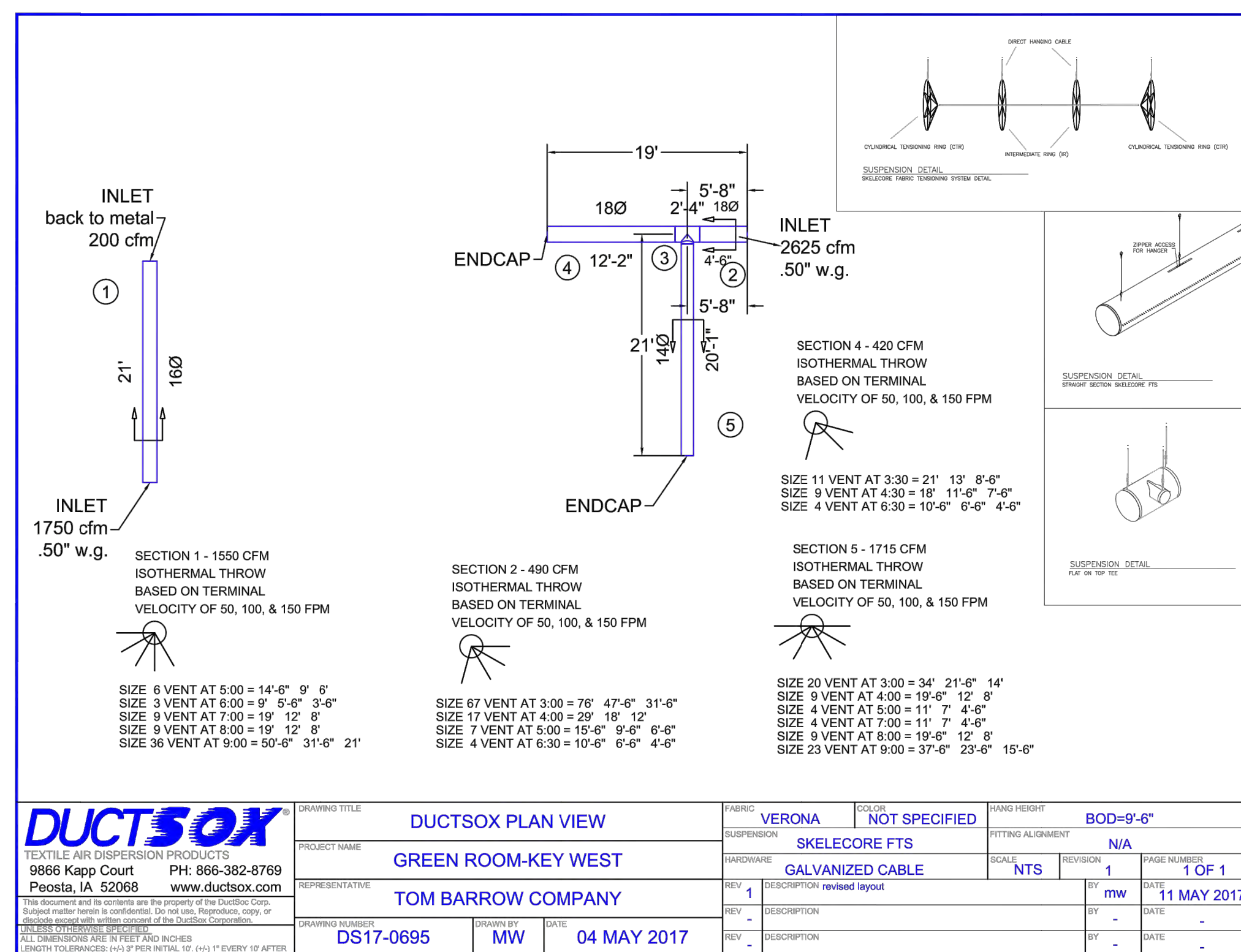
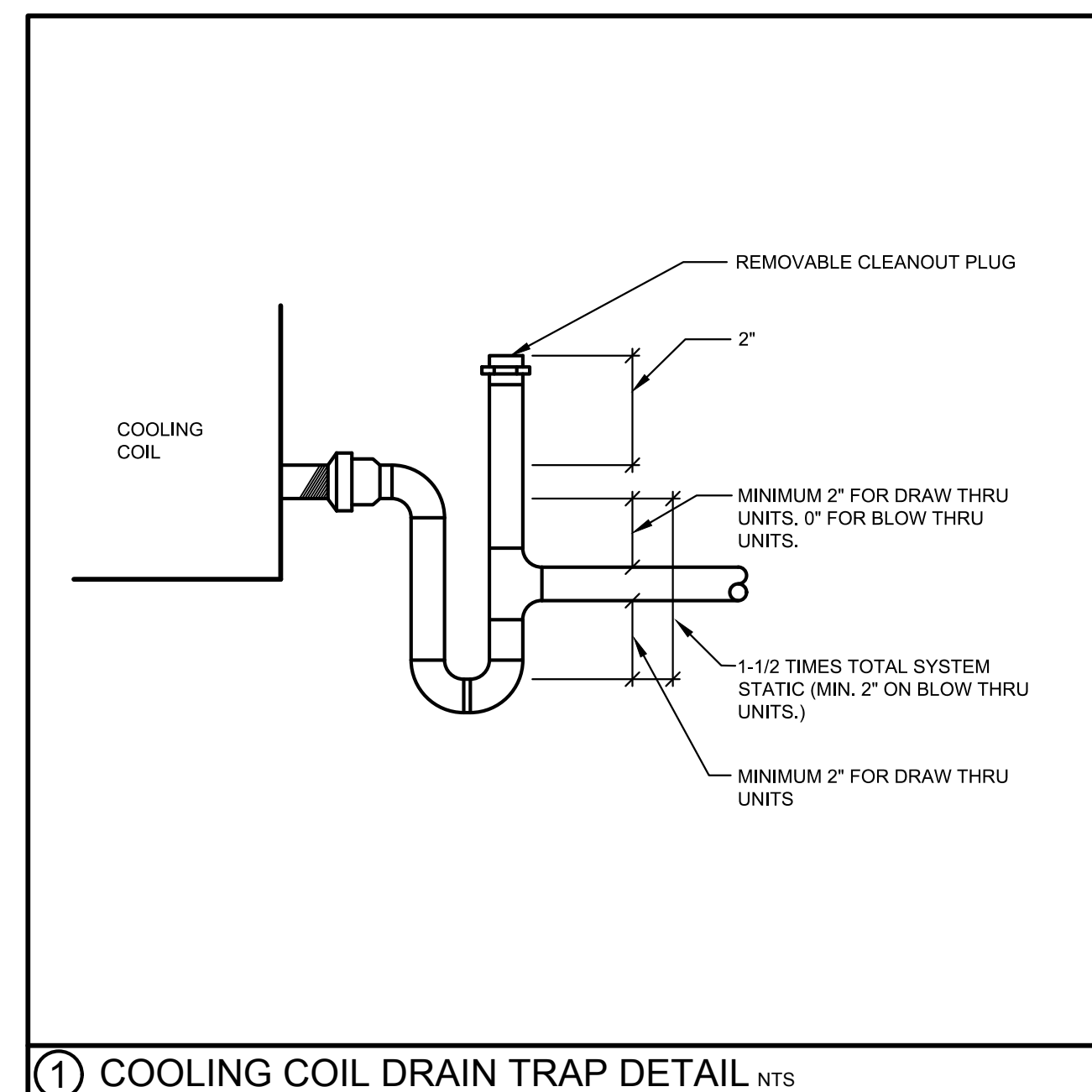
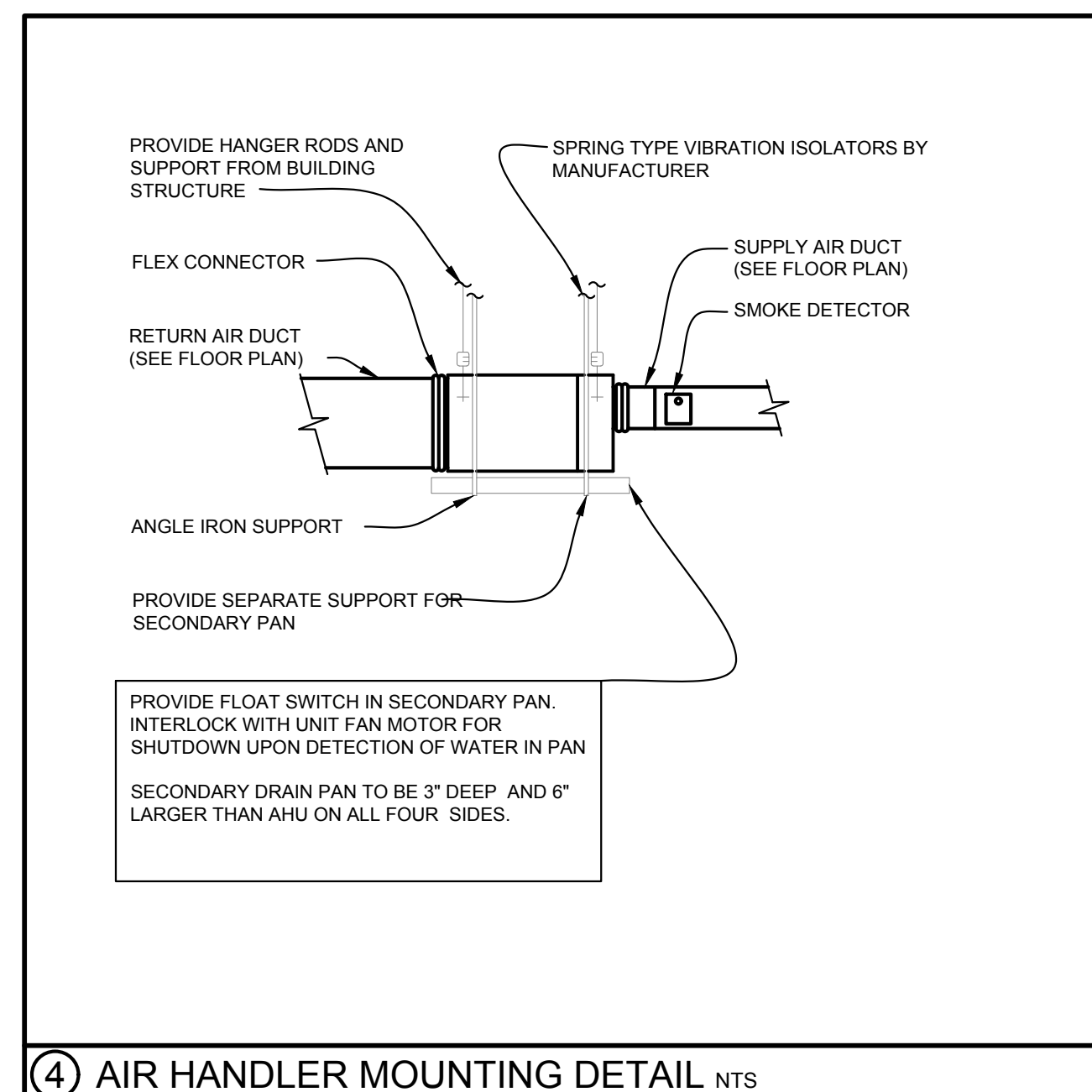
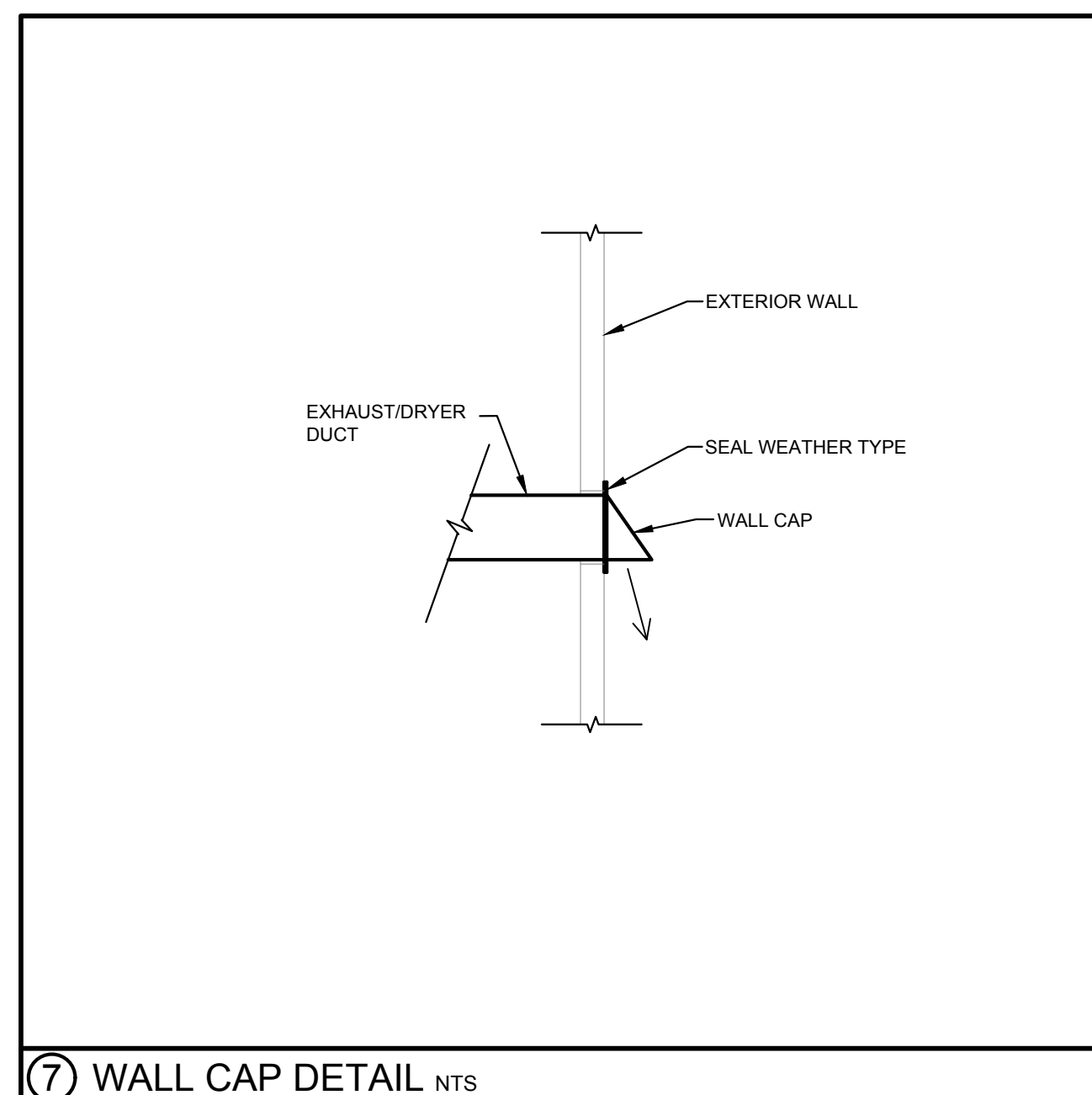
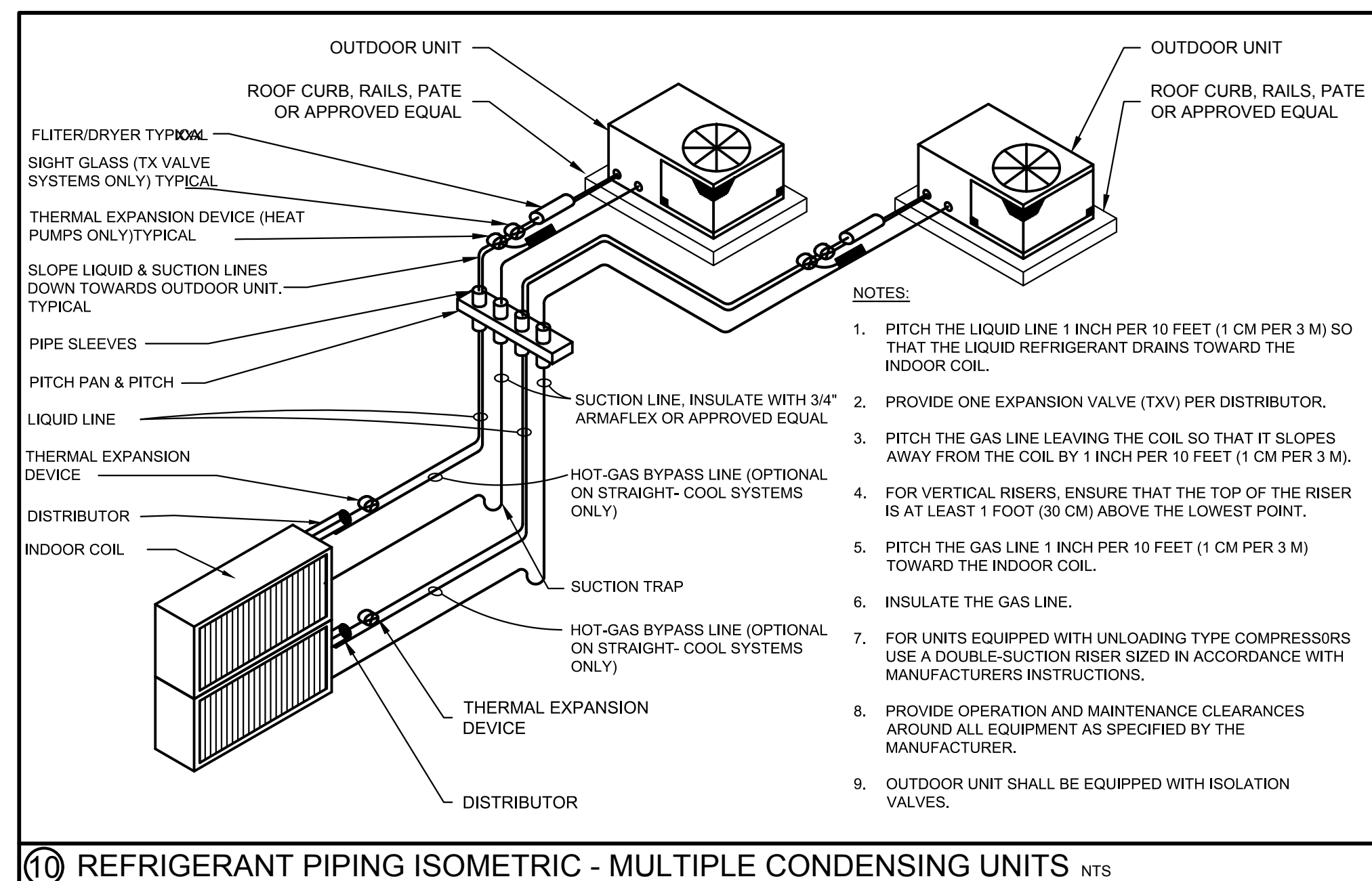
M-102

Date: JUNE 5, 2017




CSLA 6 8081 Project # 17537





**Meridian Engineering LLC**  
201 Front Street, Suite 210  
Key West, Florida 33040  
**AUTHORIZATION #29401**  
ph:305-293-3263 fax:293-4899

Seal:



NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK

Charles J. Flask, PE  
PE #76470

General Notes:

COMMERCIAL RENOVATION

501-505 GREENE STREET  
KEY WEST, FLORIDA

Drawn By: ASC	Checked By: CJF
Project No.	Scale: AS SHOWN
AutoCad File No. 17537 M0XX	

Revisions:

Title:  
DETAILS -  
MECHANICAL

Sheet Number:

M-501

Date: JUNE 5, 2017







Visability of Elevator's  
Shaft/Structure  
from Greene St.

Visability of  
7ft. backwall  
of patio  
from Greene St.

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., September 27, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CHANGES TO FRONT ELEVATION AND NEW ELEVATOR SHAFT. SIDING REPAIRS AND PAINT. PARTIAL DEMOLITION OF ROOF TO ACCOMMODATE ELEVATOR.**

**#501-505 GREENE STREET**

**Applicant – Blake Feldman    Application #18-03-0039**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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.

# PROPERTY APPRAISER INFORMATION



## Monroe County, FL

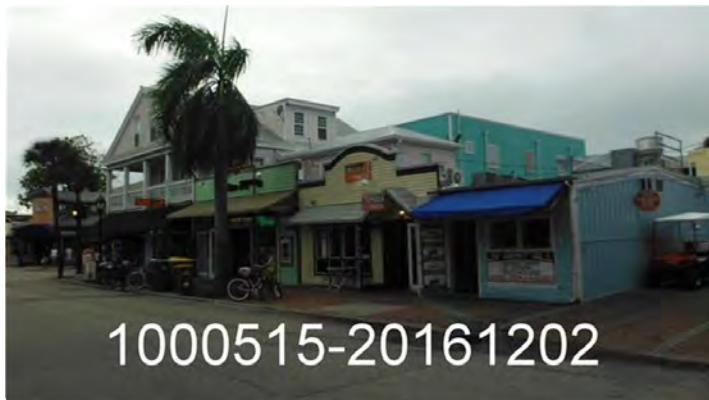
### Disclaimer

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

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

### Summary

**Parcel ID** 00000520-000000  
**Account #** 1000515  
**Property ID** 1000515  
**Millage Group** 10KW  
**Location** 501 GREENE St , KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 7 H2-442 OR361-232/33 CO  
**Description** JUDGES DOCKET 9-192 OR894-2021 OR1188-2418/19  
 (Note: Not to be used on legal documents)  
**Neighborhood** 32020  
**Property Class** STORE COMBO (1200)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

135 DUVAL COMPANY  
 C/O DUVAL GROUP  
 7860 Peters Rd Ste E104  
 Plantation FL 33324

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$617,207	\$617,207	\$657,047	\$682,647
+ Market Misc Value	\$13,308	\$13,669	\$14,600	\$13,099
+ Market Land Value	\$1,220,700	\$976,560	\$972,133	\$972,133
= Just Market Value	\$1,851,215	\$1,607,436	\$1,643,780	\$1,667,879
= Total Assessed Value	\$1,768,180	\$1,607,436	\$1,643,780	\$1,667,879
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,851,215	\$1,607,436	\$1,643,780	\$1,667,879

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	8,138.00	Square Foot	0	0

### Commercial Buildings

**Style** 1 STY STORE-A / 11A  
**Gross Sq Ft** 8,146  
**Finished Sq Ft** 5,859  
**Perimeter** 0  
**Stories** 2  
**Interior Walls**  
**Exterior Walls** AB AVE WOOD SIDING  
**Quality** 450 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AB AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**



Full Bathrooms 3  
 Half Bathrooms 2  
 Heating Type  
 Year Built 1928  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	528	0	0
FAT	FINISHED ATTIC	1,200	0	0
FLA	FLOOR LIV AREA	5,859	5,859	0
OUU	OP PR UNFIN UL	459	0	0
SBF	UTIL FIN BLK	100	0	0
<b>TOTAL</b>		<b>8,146</b>	<b>5,859</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	2002	2003	1	1296 SF	1
BRICK PATIO	2002	2003	1	1900 SF	2

## Sales

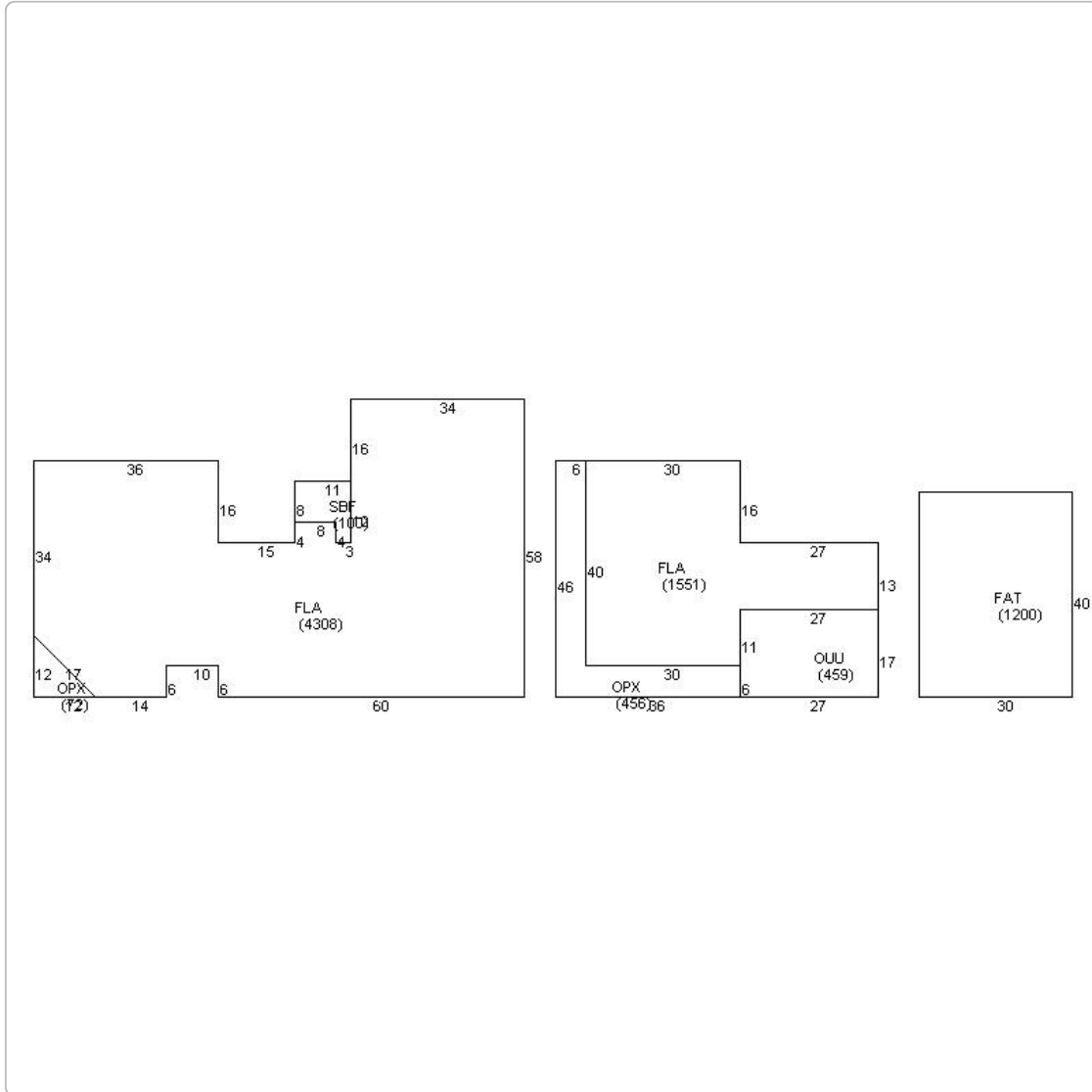
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/1991	\$1,600,000	Warranty Deed		1188	2418	U - Unqualified	Improved
10/1/1983	\$246,300	Warranty Deed		894	2021	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1318	4/10/2017		\$7,550	Commercial	INSTALL PLUMBING 1ST FLOOR. MENS BATHROOM- 1 TOILET, 1 LAV, 1 URINAL, ADN 1 FLOOR DRAIN. ADA BATHROOM TO INCLUDE 1 ADA TOILET, 1 ADA LAV/CARRIER AND 1 FLOOR DRAIN. INSTALL PLUMBING FOR BAR - 3 FLOOR SINKS, 3 FLOOR DRAINS, AND 1 ELECTRIC TANKLESS WATER HEATER. RUN NEW LINE TO EXISTING GREASE TRAP FOR BAR.
17-1238	3/30/2017		\$27,000	Commercial	INSTALL FOR BRANCH CIRCUITS FOR GENERAL RECEPTACLES AND EQUIPMENT. INSTALLATION OF BRANCH CIRCUITS FOR LIGHTING AND CONTROL, WATER HEATER, SMOKE DETECTORS AND EXIT/EMERGENCY LIGHTS. RELOCATION OF EXISTING BREAKER PANEL AND EXISTING ELECTRIC FOR AC UNITS. WIRING OF WALK IN COOLER
16-3932	1/12/2017		\$225,000	Commercial	RENOVATION AND EXPANSION OF THE GREEN ROOM BAR. DEMO FRAMING, STEEL, TILE, DRYWALL, PAINTING WOOD SIDING, DOORS AND WINDOWS, INTERIOR TRIM, NEW BAR, COUNTER TOPS, ADA FIXTURES, WALK-IN COOLER.
15-0296	2/5/2015		\$200		INSTALL NEW SIGN
14-5533	12/22/2014		\$15,000		INSTALL 5 AC UNITS 2 EXHAUST FANS, 1 ICE MACHINE, AND 8 REFRIDGE. CASES
14-5572	12/9/2014		\$15,140		INSTALL NEW PANEL AND ALL NEW WIRING
14-5573	12/9/2014		\$14,000		PROVIDE 2 ADA TOILETS, 2 ADA LAVS, 1 MOP SINK, AND 1 WATER HEATER, 4 FLOOR DRAINS, 1 FLOOR SINK, 1 HAND SINK, AND 1 ICE MAKER
14-5366	12/5/2014		\$60,500		INTERIOR FRAMING DRYWALL AND COUNTERTOPS, CONCRETE FLOORING
14-5365	11/25/2014		\$3,000		DEMO INTERIOR COMPLETE
13-0424	4/3/2013		\$0	Commercial	MOBILE CART
13-0424	4/3/2013		\$0	Commercial	MOBILE CART. (JOB) INSIDE PROPERTY & MORE THAN 5' SETBACK FROM FRONT PROPERTY. NO ELECTRICAL ELEMENTS OF CART.
10-2566	8/3/2010		\$4,900	Commercial	INSTALL 200SF OF DISPLAY SLAT WALL. INSTALL NEW BASE BOARDS, REPLACE/INSTALL 150SF OF NEW CARPETING. INSTALL SIGN
10-2409	7/23/2010		\$2,300	Commercial	REPLACE EXISTING FANS, EXISTING TPAK LIGHTS, RECEPTACLES AND COVER PLATES, SWITCHES AND COVER PLATES AND LIGHT FIXTURES.
10-1337	5/4/2010		\$9,500	Commercial	INSTALLATION OF 25LF 36" KNEE WALL, 4' PLYWOOD CABINETS, 50LF OF 42" H BOARD, INSTALLATION OF 6X8 NON-STRUCTURAL WALL WITH 5/8 SHEETROCK, 60LF CROWN MOLDING
10-1338	4/30/2010		\$500	Commercial	INSTALLATION OF 5 SF DOUBLE SIDED SIGN AND 5SF WALL SIGN
09-00004210	12/14/2009	3/19/2010	\$3,800	Commercial	SLAB & DOORS
09-00003899	11/16/2009	3/19/2010	\$2,200	Commercial	INSTALL CIRCUIT FOR ATM AND ONE FOR OUTDOOR FLORESCENT LIGHTS UNDER CANOPY
09-3459	10/7/2009		\$1,900	Commercial	INSTALL SEVEN OUTLETS
09-3392	10/2/2009		\$3,580	Commercial	WATER AND DRAIN LINES TO CONNECT TO ESIXTING AND SERVICE; 1 COMPARTMENT SINK, 1 WALL MOUNT WATER HEATER, 1 GREASE TRAP, 1 HAND SINK, 1 FLOOR DRAIN

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9-2342	8/3/2009	8/15/2009	\$1,200	Commercial	TROUBLE SHOOT LOSS OF POWER. RELOCATE 100 AMP SUB FEED TO SPARE METER SOCKET.
9-1934	6/30/2009	8/15/2009	\$2,500	Commercial	RELOCATE AWNING. DRYWALL REPAIRS. PAINT. INSTALL PLATE GLASS.
09-1685	6/5/2009	7/15/2009	\$2,400	Commercial	REMOVE DECK FROM ROOF
09-1689	6/5/2009	7/15/2009	\$6,000	Commercial	RE-ROOF
08-3923	10/20/2008		\$400	Commercial	INSTALL TWO FLOOD LIGHTS ON FRONT OF BUILDING FRO SIGN
08-3443	9/21/2008		\$450	Commercial	INSTALL WOOD HANGING SIGN
6770	7/16/2008		\$0	Commercial	ISSUED C/O
08-2361	7/2/2008	10/23/2008	\$670	Commercial	ELECTRICAL WORK FOR HOOD FANS
08-2215	6/24/2008	9/18/2008	\$50	Commercial	SIGN
8-1776	5/27/2008	10/22/2008	\$1,500	Commercial	HOOD INSTALLATION
8-1777	5/27/2008	7/23/2009	\$1,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM AT KITCHEN HOOD
08-1583	5/7/2008	10/15/2008	\$600	Commercial	INSTALL GAS LINE
08-1085	4/15/2008	12/10/2008	\$2,400	Commercial	INSTALL GREASE TRAP & PLUMBING FIXTURES
08-1121	4/15/2008	11/28/2008	\$2,000	Commercial	ELECTRICAL WORK
08-1069	4/10/2008	11/26/2009	\$2,450	Commercial	BUILD WALL & DRYWALL
07-5187	3/20/2008	11/20/2008	\$7,500	Commercial	BUILD PARTITION WALL
08-0180	1/24/2008	9/18/2008	\$1,000	Commercial	REMOVE LOW VOLTAGE WIRING, INSTALL TWO PHONE LINES,LOW VOLTAGE WIRE INSTALL FOR COMPUTER MONITORING SYSTEM
07-5369	1/8/2008	9/18/2008	\$12,500	Commercial	INTERIOR REPAIRS, SHEETROCK, REPLACE 2 COLUMNS, FLOOR WORK & PAINT INTERIOR, INSTALL TWO 5 TON A/C HANDLERS & TWO 2.5 TON SPLIT SYSTEM, INSTALL ELECTRICAL PER PLANS
07-5239	11/30/2007	4/16/2008	\$800	Commercial	DEMO ELECTRIC IN DIVIDING WALLS ONLY
07-5187	11/27/2007	4/16/2008	\$2,450	Commercial	DEMO DROP CEILING SHEETROCK WALLS AND UNBEARING WALLS
07-0450	1/29/2007	5/29/2008	\$2,000	Commercial	TEST,MAKE NECESSARY REPAIRS TO SEWER LINE
06-5973	11/3/2006	12/28/2006	\$2,300	Commercial	INSTALL NEW CONDENSERS FOR COOLER & REEZER ON ROOF RACK
05-3260	8/3/2005	9/27/2006	\$0	Commercial	UPDATE ROOFING PERMIT 03-4073 FINAL INSPECTION
05-2149	6/3/2005	11/8/2005	\$1,000	Commercial	INSTALL 12 RECEPTACLES & LIGHTS
05-2083	5/29/2005	11/8/2005	\$6,000	Commercial	REPLACE ONE DISCONNECT CAN & ADD ONE 4 GANG METER
05-1160	5/16/2005	11/8/2005	\$10,000	Commercial	IINTERIOR WORK ONLY RENOVATIONS
04-0736	3/10/2004	10/6/2004	\$5,500	Commercial	R&R SEWER LINE
03-3083	9/2/2003	9/16/2003	\$500	Commercial	HAND SIGN 30X24
03-2335	7/31/2003	9/16/2003	\$2,200	Commercial	REMOVE OLD POWER LIGHTS
02-2791	11/14/2002	11/14/2002	\$500	Commercial	2-AIR CURTAINS
02-2791	11/14/2002	9/16/2003	\$500	Commercial	INSTALL AIR CURTAINS
02-1387	5/24/2002	5/8/2002	\$2,661	Commercial	ROOF
02-0731	4/22/2002	5/8/2002	\$63,000	Commercial	PAVE PARKING LOT
02-1005	4/19/2002	5/8/2002	\$21,000	Commercial	3 PHASE WIRING
02-185	3/13/2002	5/8/2002	\$25,000	Commercial	ELECT
02-631	3/13/2002	5/8/2002	\$1,000	Commercial	NEW SINKS
01-3993	2/11/2002	5/8/2002	\$25,000	Commercial	INTERIOR RENOVATIONS
01-3009	8/28/2001	11/16/2001	\$12,000	Commercial	HOOD & C/AC
00-3975	11/17/2000	12/15/2000	\$4,000	Commercial	CENTRAL AC
00-0518	11/1/2000	11/16/2001	\$4,500	Commercial	INSTALL C/AC
00-2817	9/12/2000	1/10/2001	\$109,000	Commercial	PHASE 2 RENOVATIONS
00-1833	7/28/2000	12/15/2000	\$100,000	Commercial	PHASE 1 REPAIR FIRE DAMAG
00-0711	4/4/2000	12/15/2000	\$3,500	Commercial	STRUCTURAL BEAMS PLACED
00-0853	4/3/2000	12/15/2000	\$2,500	Commercial	REPLACE ROOF DRAINS
00-0859	3/31/2000	12/15/2000	\$2,400	Commercial	ROOFING
00-0518	3/1/2000	7/28/2000	\$4,500	Commercial	5 TON AC
00-0309	2/4/2000	7/28/2000	\$199	Commercial	INSTALL SECURITY ALARM
98-2155	7/13/1998	1/1/1999	\$600	Commercial	ELECTRICAL
97-3992	12/4/1997	1/1/1999	\$3,200	Commercial	ELECTRICAL
97-3812	11/1/1997	11/1/1997	\$100	Commercial	REPLACE LIGHTS
97-2598	8/1/1997	11/1/1997	\$5,000	Commercial	UPGRADE ELECTRICAL
97-2649	8/1/1997	11/1/1997	\$385	Commercial	SECURITY ALARM
97-2015	7/1/1997	8/1/1997	\$1,500	Commercial	INTERIOR RENOVATIONS
97-2207	7/1/1997	8/1/1997	\$2,500	Commercial	REPLACE FABRIC AWNING
97-01826	6/1/1997	8/1/1997	\$1,200	Commercial	ROOFING
97-01863	6/1/1997	8/1/1997	\$5,700	Commercial	CENTRAL AC SYSTEM
97-1834	6/1/1997	8/1/1997	\$250	Commercial	TEMP SERVICE
97-*01640	5/1/1997	8/1/1997	\$25,000	Commercial	EXTERIOR FACADE RENOVATIO

**Sketches (click to enlarge)**



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#### Map



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

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

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