



**Historic Architectural Review Commission
Staff Report for Item 5**

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*

***Review with old guidelines for additions, alterations, and new construction**

Description of Work:

Changes to front elevation and new elevator shaft. Siding repairs and painting.

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.

Guidelines Cited on Review:

- Additions and Alterations (page 36-37), specifically guidelines 3, 4, and 8 of page 37.
- New Construction (pages 38-38a), specifically guidelines 4, 5, 6, and 7.

Staff Analysis

The Certificate of Appropriateness in review is for the addition of an elevator shaft to access a proposed roof deck and second floor of the historic building at the corner of Duval and Greene Street. The design also proposes the addition and alterations of non-historic parapets over the existing one-story extended addition that faces Greene Street. The proposed elevator shaft will be located towards the east side of the second floor historic structure and setback approximately 13'-6" from the property line. As the design includes a roof deck there is a need to altered two non-historic parapet walls and add a new one towards the easternmost portion of the building. Signage is not included as part of the application. The main building and all the structure facing Greene Street will be painted white, as specified by the contractor.

Consistency with Guidelines

Staff opines that the proposed design will not have an adverse effect on the historic building or surrounding urban context. The existing facades of the one-story portion of the building facing Greene Street has transformed from their original character. The proposed elevator shaft will be lower in height than the historic second floor addition and will sit setback from the property line.

ADDITIONS/ALTERATIONS/NEW CONSTR. OLD GUIDELINES.

HARC reviews alterations to non-contributing structures to ensure that the proposed alterations will not create a structure that is an intrusion in the historic district. Whenever possible, HARC will encourage projects that lessen the detracting of an addition, alteration or new structure upon the integrity of the historic district, whether the construction is new or proposed for contributing or noncontributing buildings within the district.

1. A structure shall not be altered and/or expanded in such a manner that its essential character-defining features are disguised or concealed.
2. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
3. Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
4. Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
5. Additions should be attached to less publicly visible secondary elevations of an historic structure.
6. Additions should not alter the balance and symmetry of an historic structure.
7. No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.
8. New additions should be designed and constructed to be clearly differentiated from the historical so that character-defining features are not changed, obscured, damaged or destroyed.

In order to preserve the integrity of the Historic District, a number of design criteria have been developed by which individual structures may be compared and evaluated. The intent in developing these criteria has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural character of the district.

These criteria will become the working tools for the developer, architect and builder. Ideally, they should be studied and evaluated before design development work begins so that the desired relationships can be established as design objectives, properly relating individual buildings to the total environment.

These Design Guidelines are not intended to exclude good contemporary design, as new complementary design is encouraged. Traditional design elements are also encouraged, yet the distinction between historic and contemporary should be evident.


The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

Traditional wood-frame buildings in Key West were constructed on low piers that provided a crawl-space under buildings to allow air circulation and to provide protection from flooding. The City also recognizes that conformity with current FEMA regulations with regard to elevation is important. However, the elevation of buildings to allow people and cars to pass underneath is not traditional, and the insertion of such structures into historic neighborhoods might interfere with the essential form and integrity of historic properties and their environment.

The historic areas of Key West are traditionally low-rise. Nineteenth-century buildings, having no elevators, were limited in height by the elevation that could reasonably be reached by stair. Single-family houses are traditionally no more than two or two-and-a-half stories. Only church steeples, important civic buildings with clock towers, the lighthouse, and other notable landmarks break the skyline. The City Commission finds that the preservation of this traditionally low-rise cityscape in Old Town, interrupted only by significant, symbolically important structures, is a matter of public policy benefiting the people of Key West and the long-term stewardship of historic neighborhoods in Key West.

1. **Siting** – New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

 2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

3. **Height** – must not exceed two and a half stories (see Figures 1 and 2 pages 77 and 78). There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.
4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.
5. **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.
6. **Building Detail** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.
7. **Relationship of materials** – Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

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 # H18-08-000-39	REVISION #	INITIAL & DATE 8/17/18 [Signature]
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:

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

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

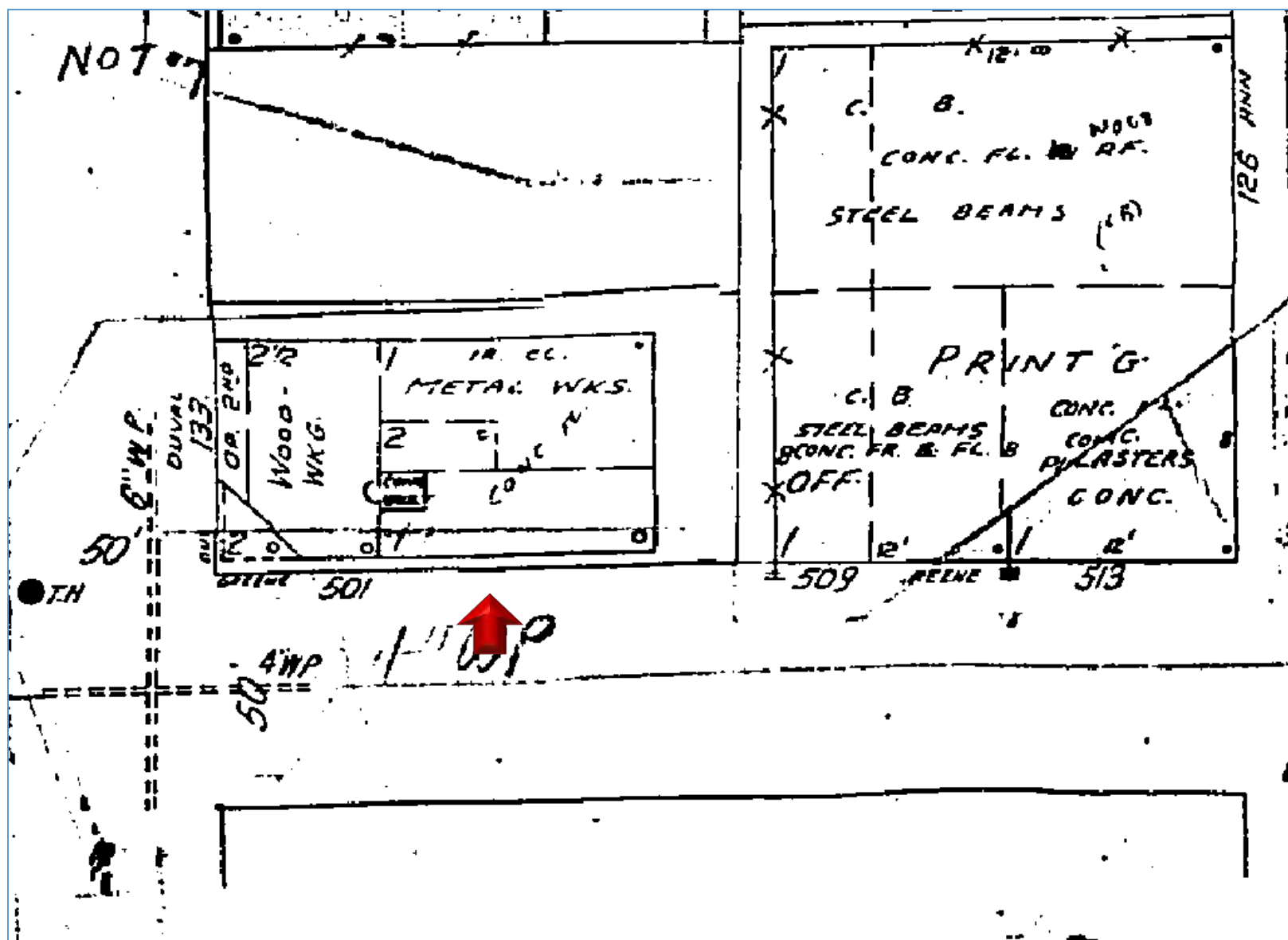
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

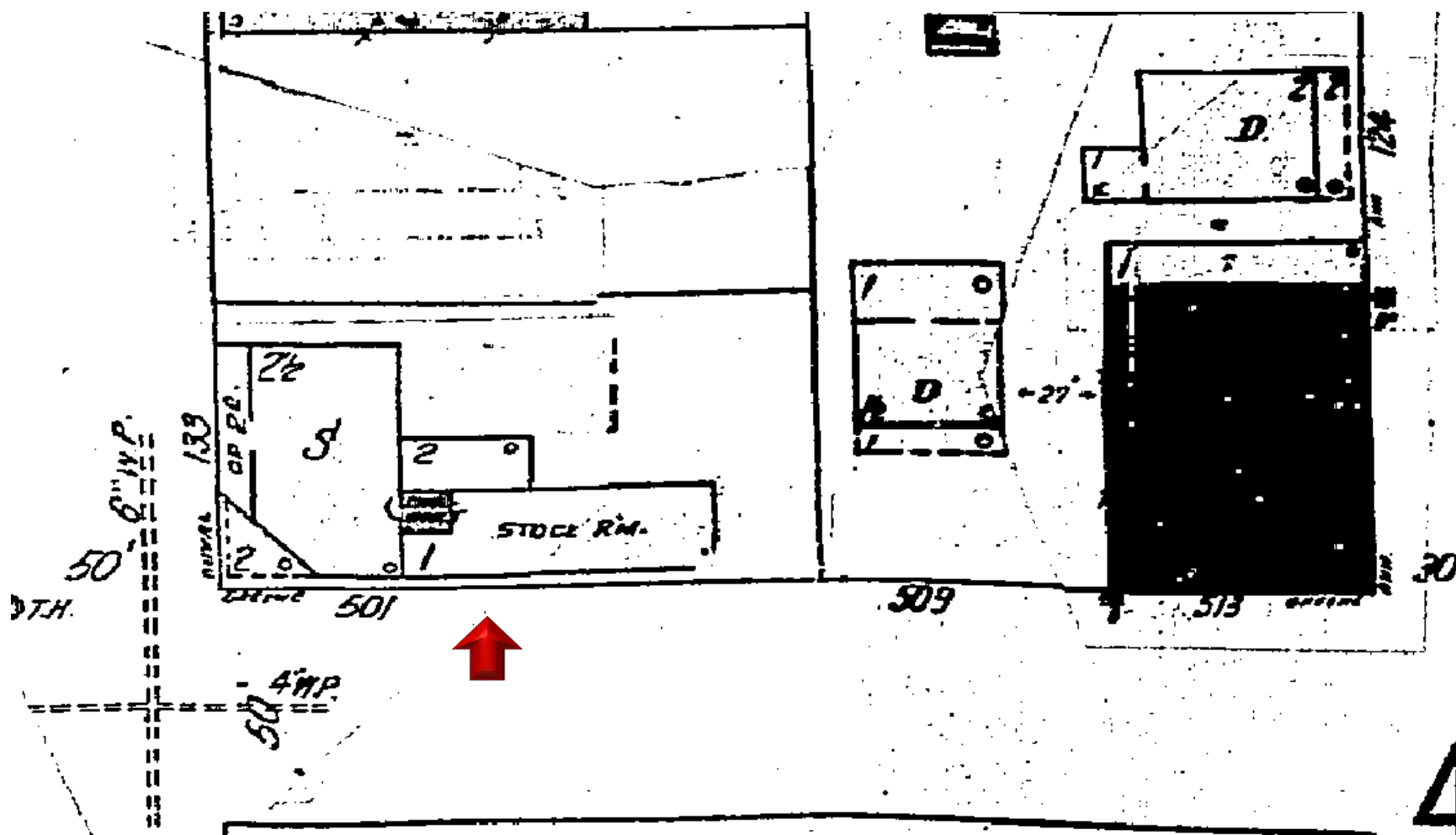
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE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

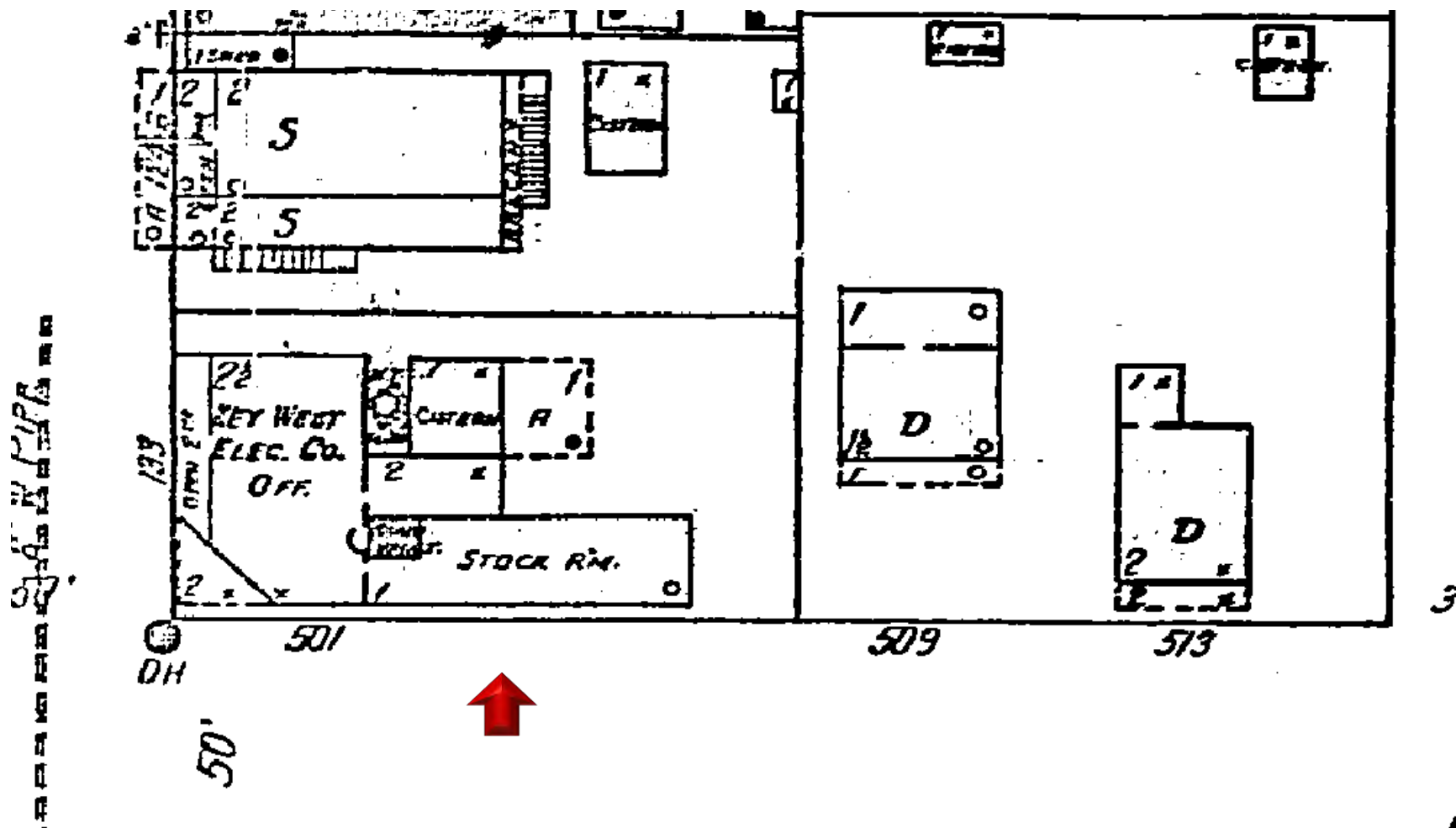
SANBORN MAPS



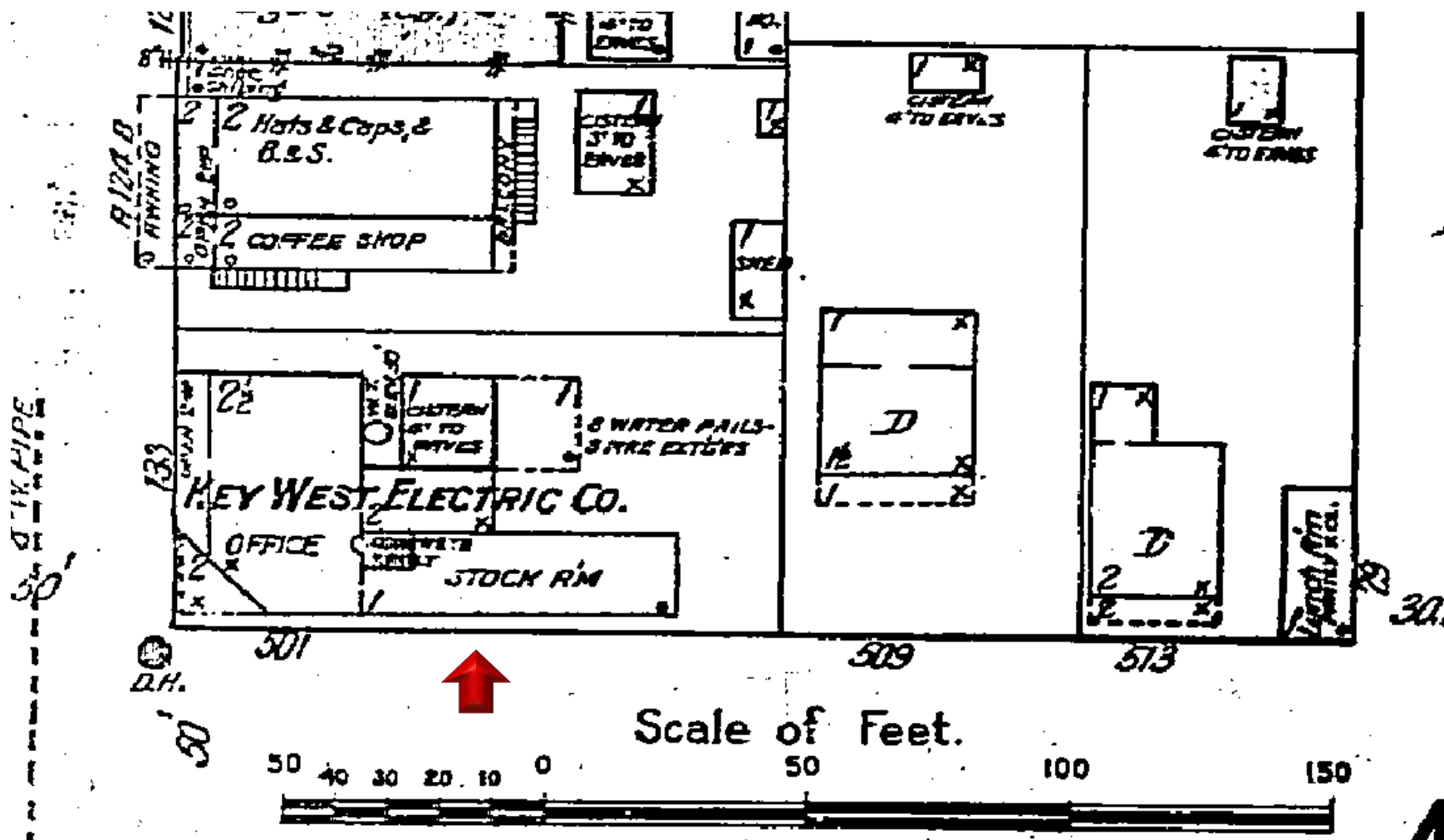
1962 Sanborn Map



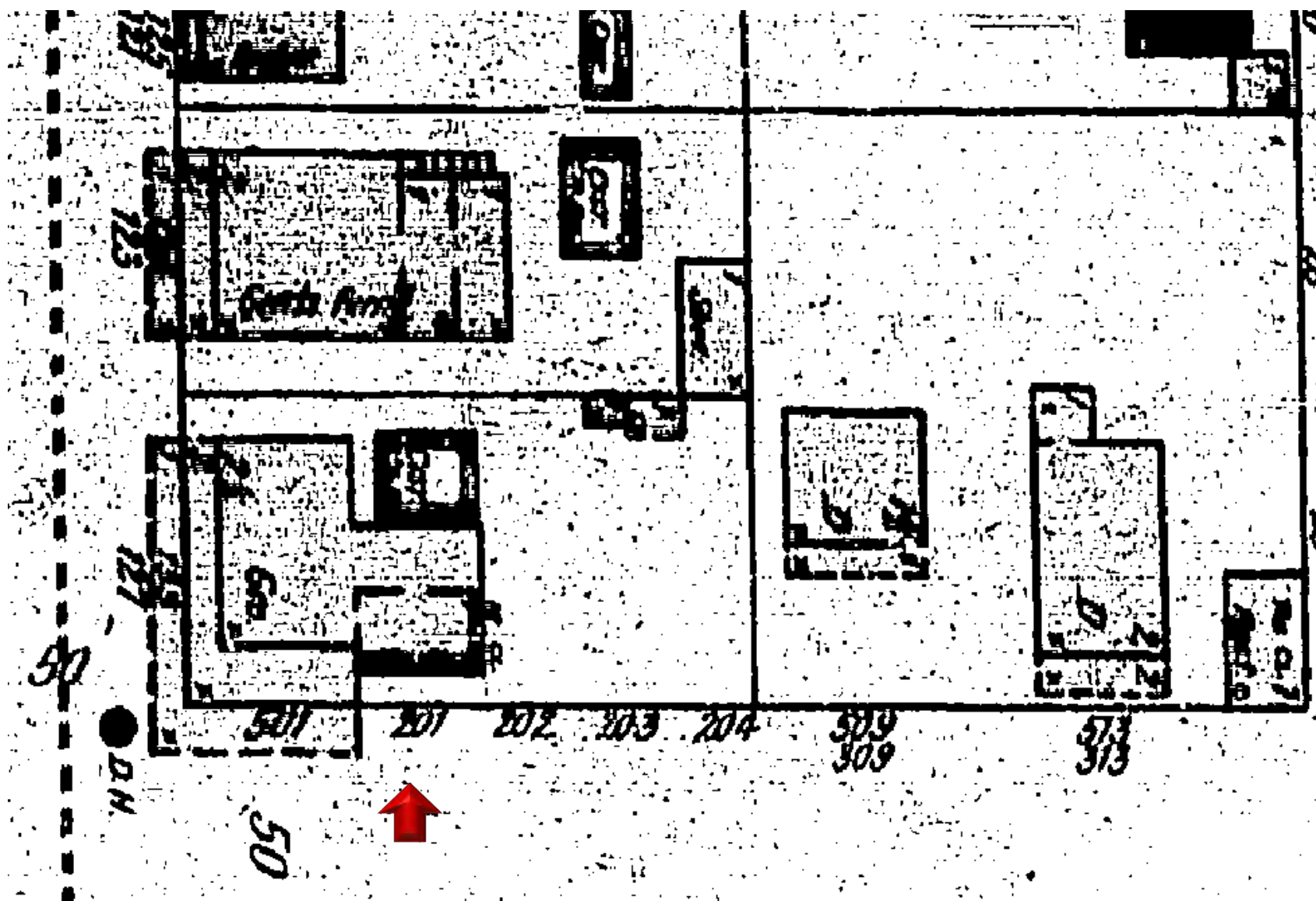
1948 Sanborn Map



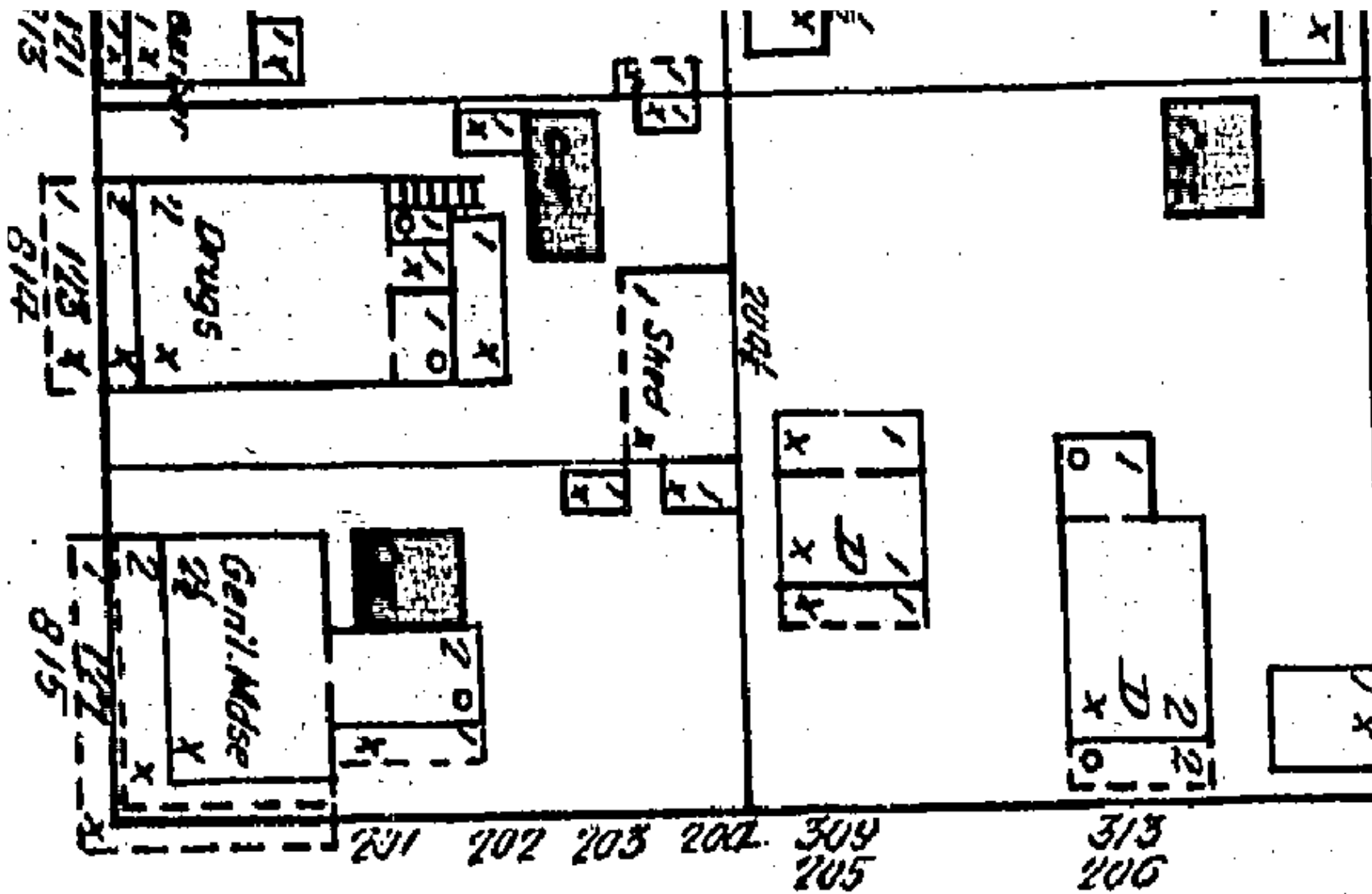
1926 Sanborn Map



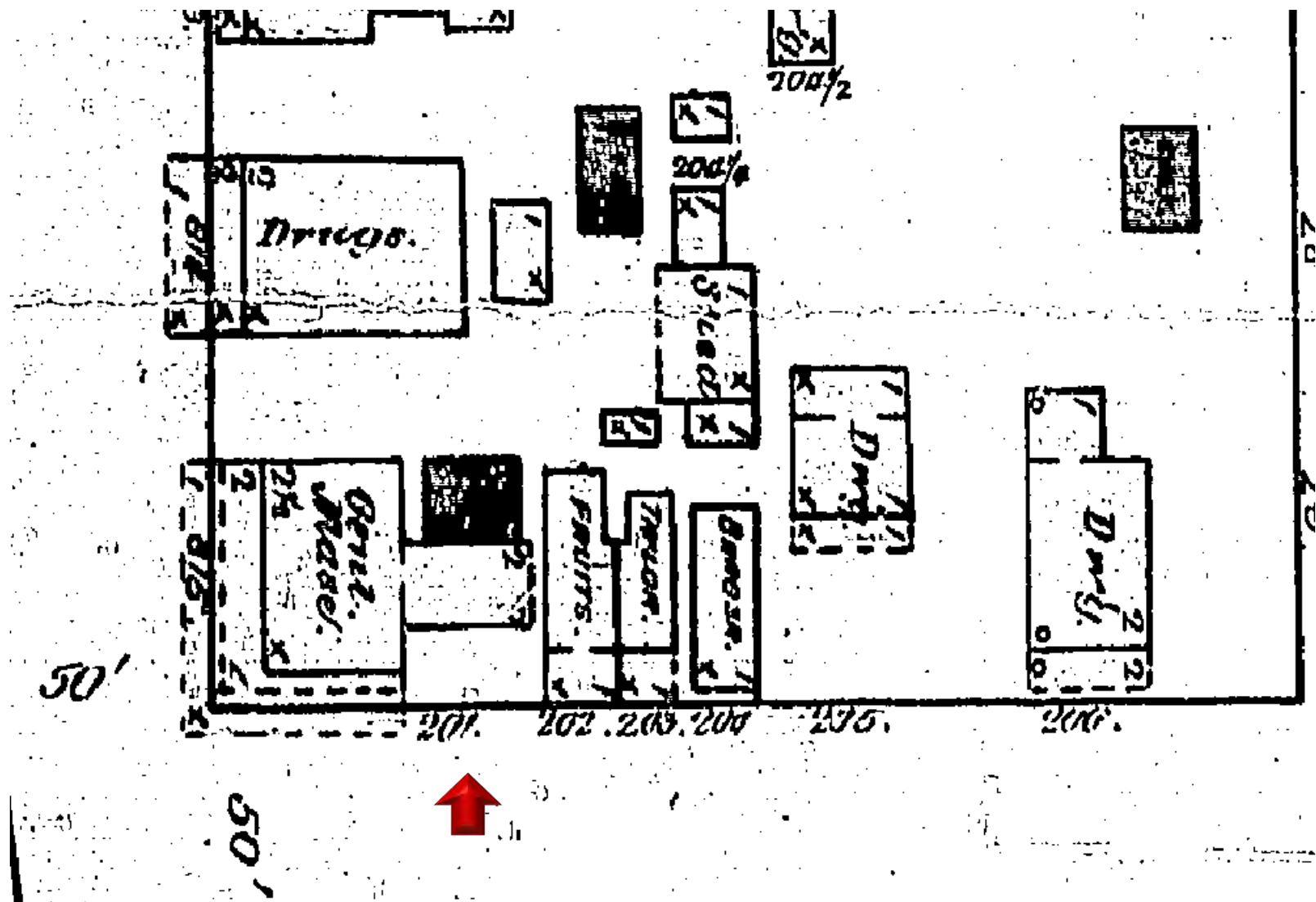
1912 Sanborn Map



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

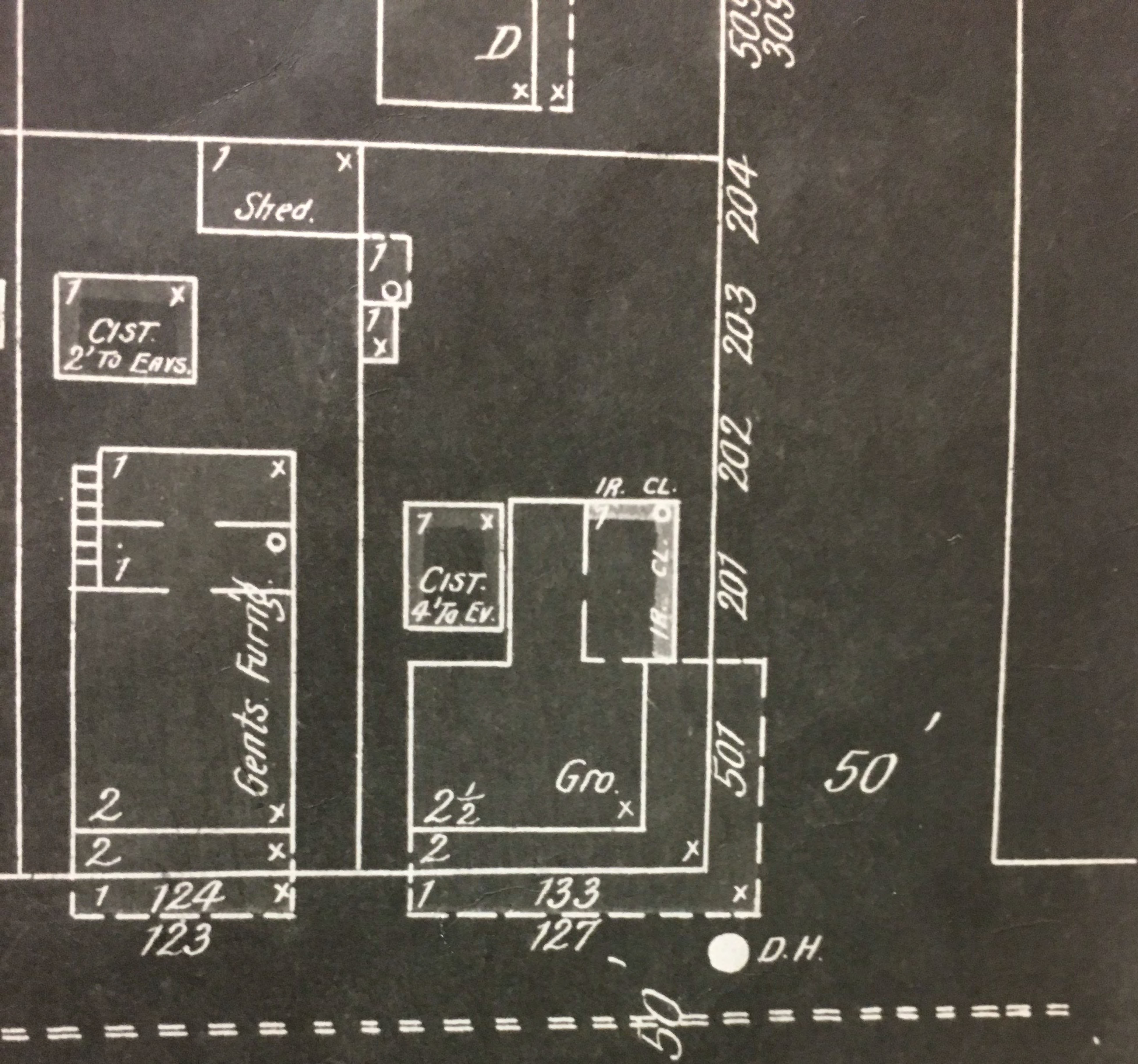
2 1/2
1st
VAC. 2nd
216

50

1 1/2

50

50



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

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. 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.
5. 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.
6. 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.
7. 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.)
8. 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.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. 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.
14. 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.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS

MATERIAL INDICATIONS

LIST OF ABBREVIATIONS

ELEVATION MARK

WALL TYPE SYMBOL

WINDOW TYPE SYMBOL

DOOR NUMBER SYMBOL

GARAGE

DETAIL OR SECTION AREA

DETAIL OR SECTION NUMBER

SHEET# WHERE DETAIL IS SHOWN

DETAIL OR SECTION NUMBER

SHEET# WHERE DETAIL IS SHOWN

SHEET# WHERE DETAIL IS TAKEN

CONCRETE

COMPACTED EARTH FILL

STUCCO OR GYPSUM WALL BOARD

CONCRETE MASONRY UNIT

BRICK

BATT INSULATION

RIDGE INSULATION

SAND

GRAVEL

CONTINUOUS WOOD FRAMING

WOOD BLOCKING

PLYWOOD

FINISH WOOD

& @ APPROX. FT. MAX. # O.C. LB. PSI SF T & G WWM

AND AT APPROXIMATE(LY) FOOT/FEET FINISH FLOOR LEVEL INCH MAXIMUM MINIMUM NUMBER ON CENTER POUND POUND PER SQUARE INCH PRESSURE TREATED SQUARE FOOT/FEET TONGUE AND GROOVE WELDED WIRE MESH

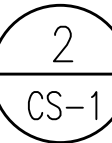
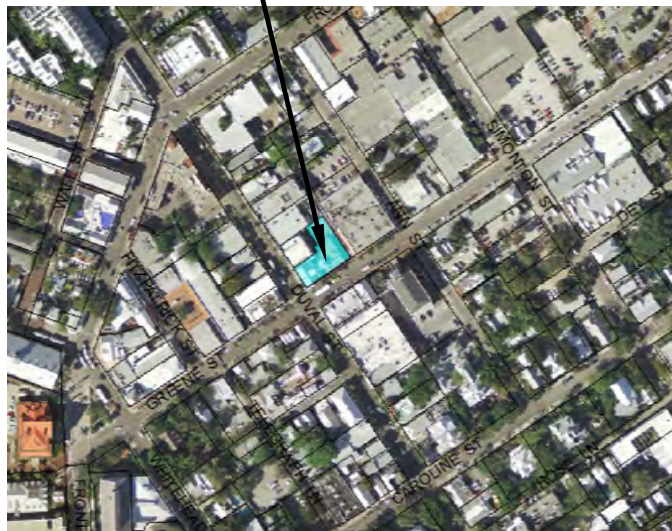
COMMERCIAL RENOVATION

501-505 GREENE STREET
KEY WEST, FLORIDA 33040

PROJECT DATA

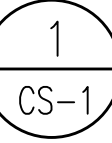
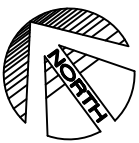
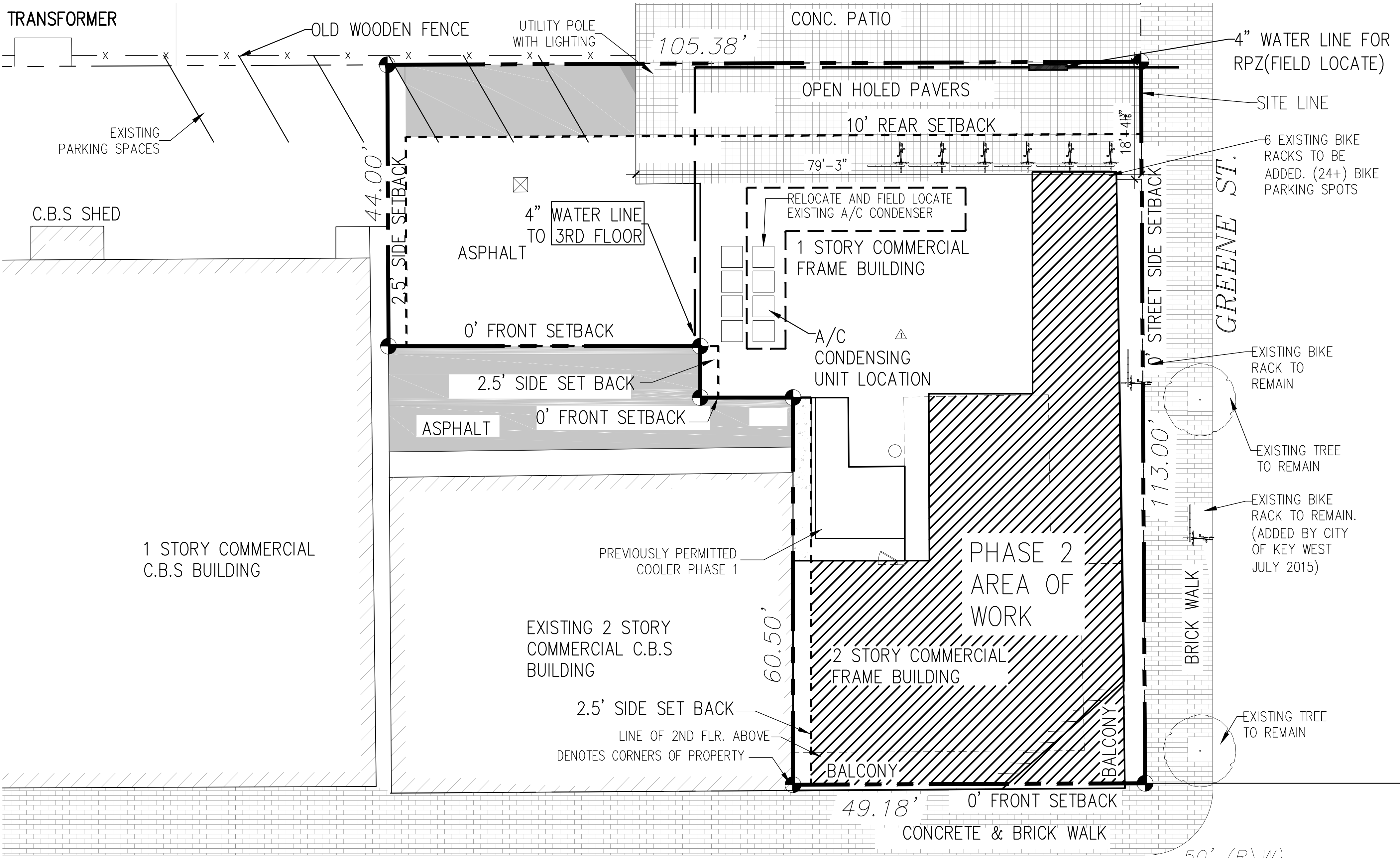
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00000520-000000			
SETBACKS:				
FRONT	NO CHANGE	-1.05'	0'	NONE
STREET SIDE	NO CHANGE	2.6'	0'	NONE
SIDE	NO CHANGE	0'	2.5'	NONE
REAR	NO CHANGE	0'	10'	NONE
LOT SIZE	NO CHANGE	8,138 SQ. FT.	4,000 SQ.FT.	NONE
BUILDING COVERAGE	NO CHANGE	4,335 SQ. FT.	53%	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

SITE



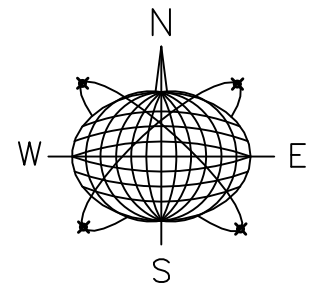
LOCATION MAP

SCALE: NOT TO SCALE



SITE PLAN

SCALE: 1" = 20'-0"



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.
AutoCad File No.

Checked By: RJM
Scale:

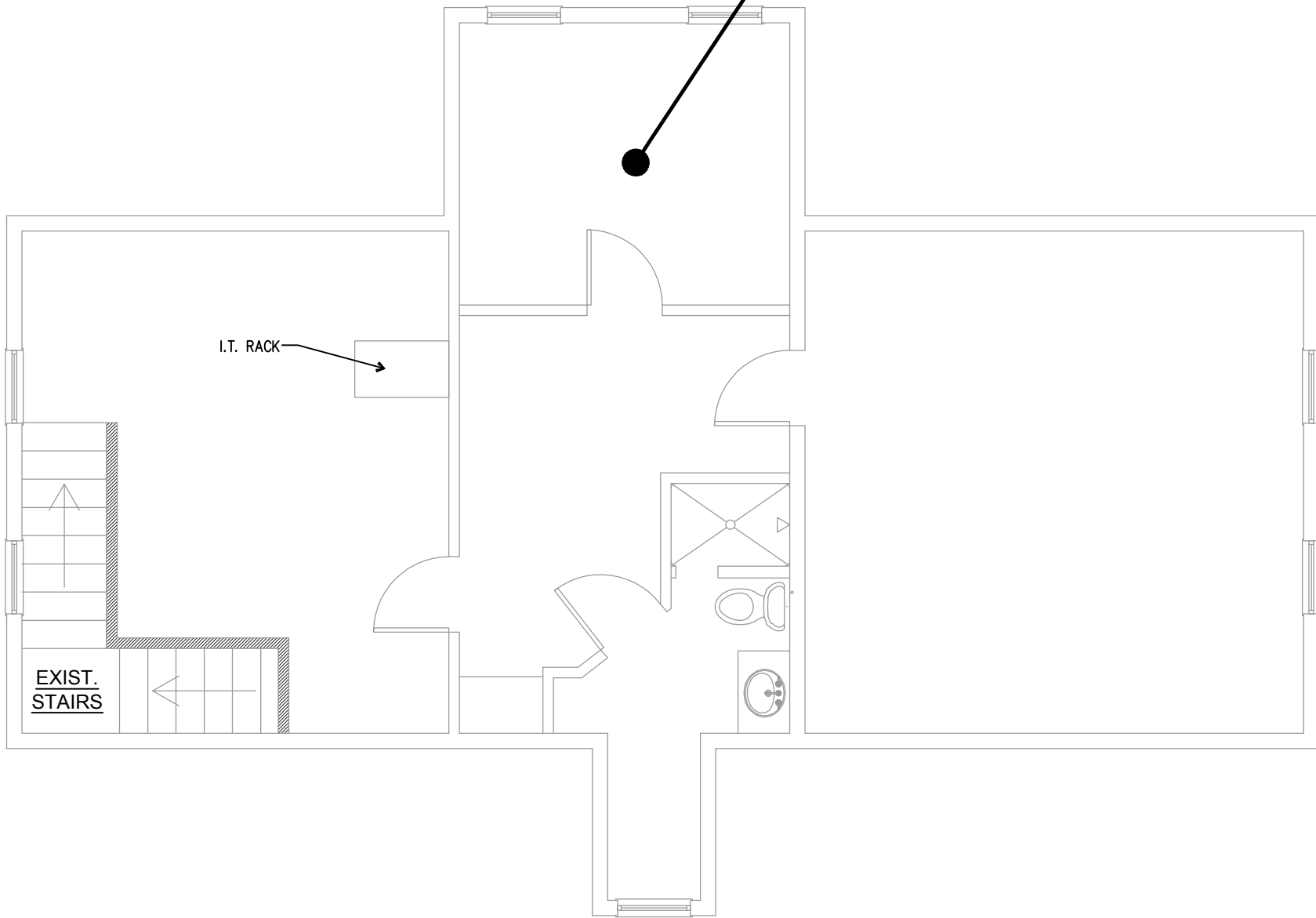
AutoCad File No.

Revisions:

Title:
COVER SHEET,
SITE PLAN

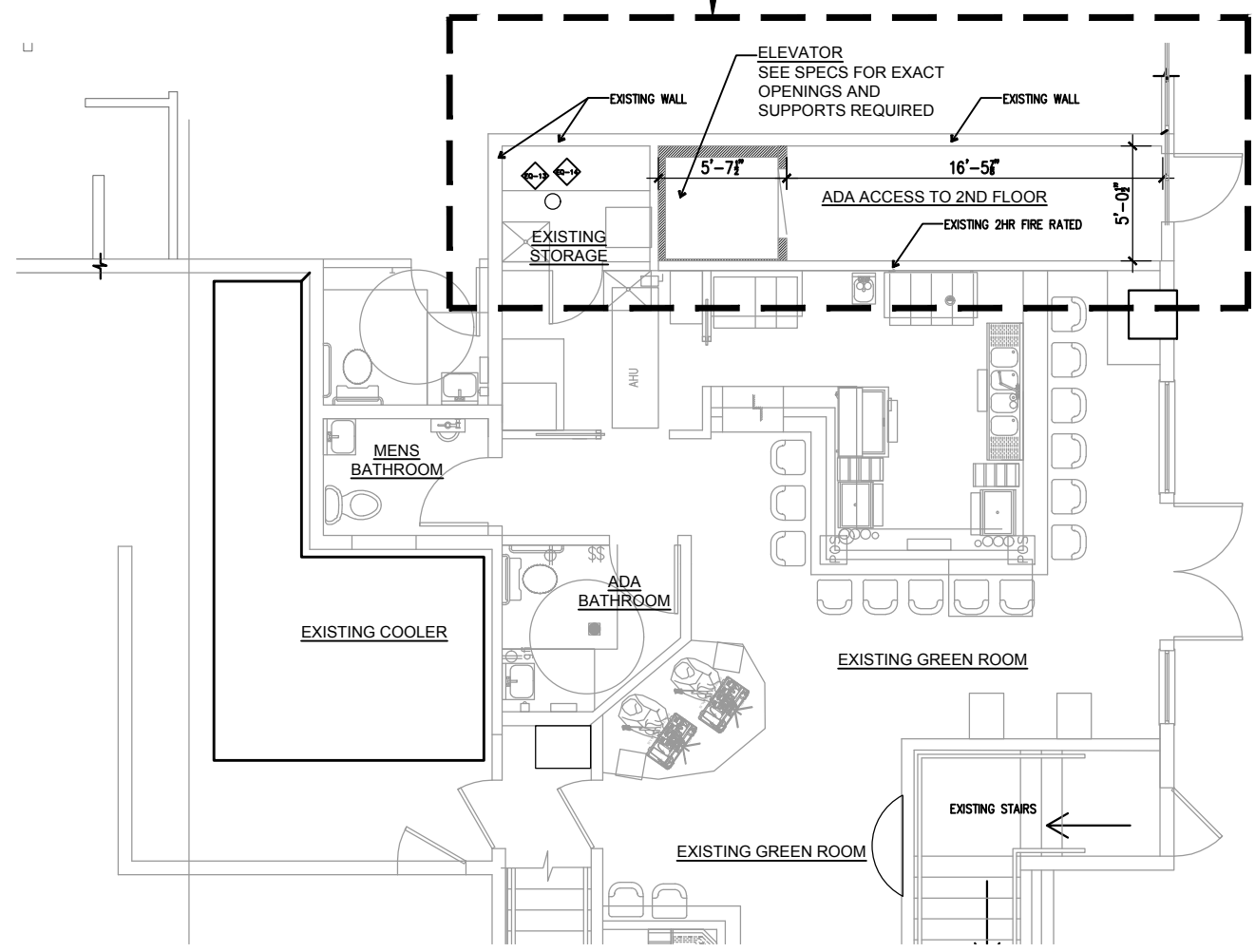
Sheet Number:
CS-1
Date: MAY 31, 2018

NO WORK ON THIRD FLOOR THIS PHASE

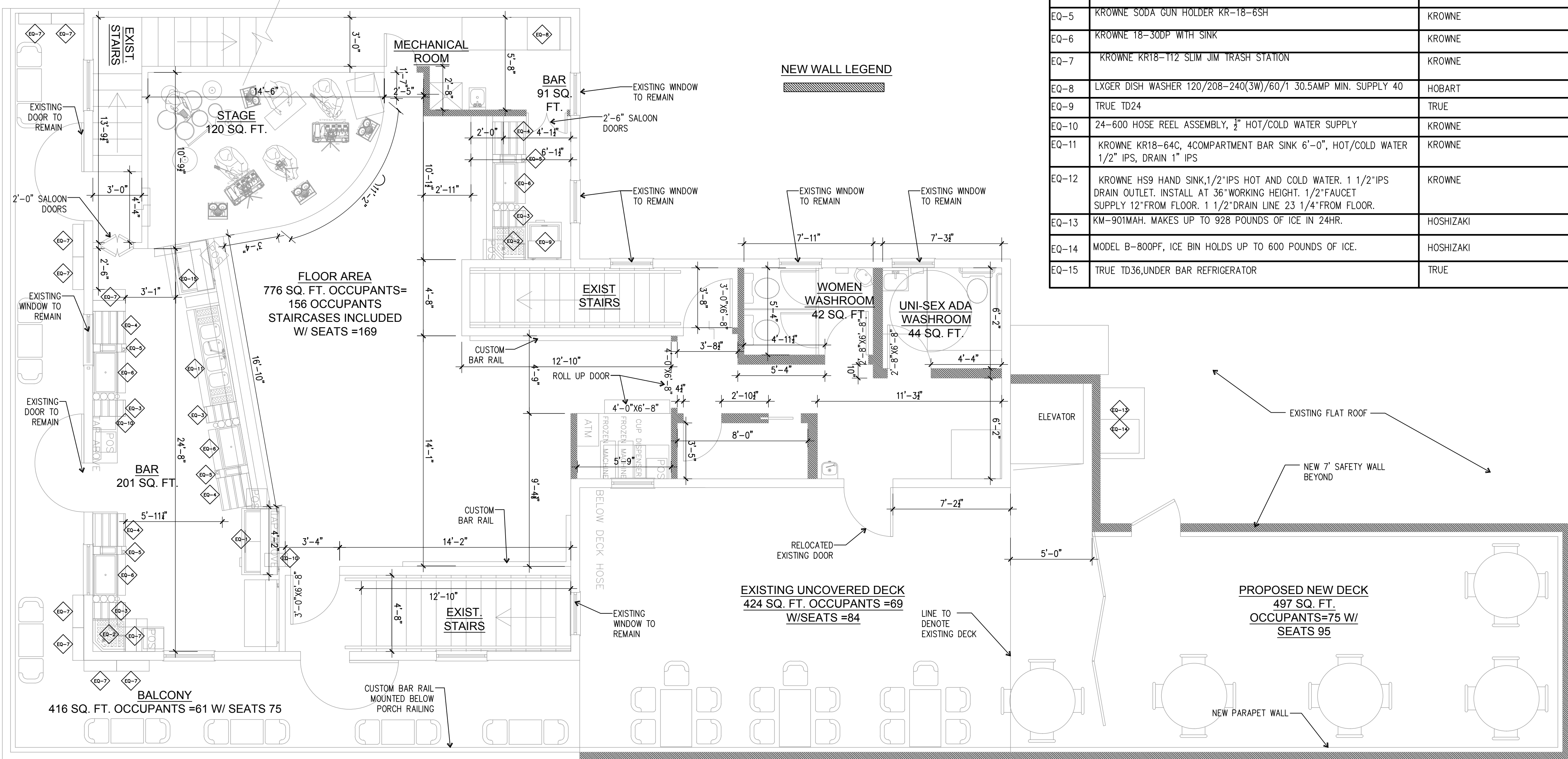


3 PROPOSED THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA OF WORK SCOPE INCLUDES NEW ELEVATOR AND ELECTRICAL



2 FIRST FLOOR ELEVATOR PLAN
SCALE: 3/16" = 1'-0"



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

FINISH NOTES

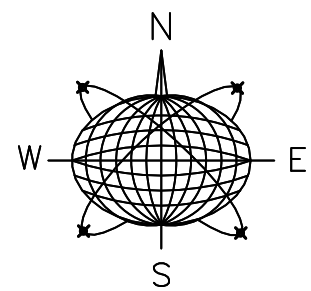
1. PROVIDE GYPSUM DRYWALL ON ALL WALLS UNLESS OTHERWISE NOTED AND AS FOLLOWS:
A. STEEL FURRING CHANNELS, ASTM C-645, WITH FLANGE EDGES BENT BACK 90 DEGREES AND DOUBLED OVER TO FORM $\frac{1}{8}$ " MINIMUM LIP. MINIMUM THICKNESS OF BASE (UNCOATED) METAL, GALVANIZED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS; THICKNESS IS 0.0329 INCH, DEPTH IS 1-8".
B. GYPSUM BOARD, $\frac{5}{8}$ " THICKNESS (UNLESS OTHERWISE INDICATED). ASTM C-840 AND ASTM C-36. USE TYPE X FOR FIRE RESISTANCE-RATED ASSEMBLIES. PROVIDE TAPERED EDGES. USE WATER-RESISTANT GYPSUM BOARD, ASTM C-630 WHERE INDICATED FOR ALL AREAS SUBJECT TO MOISTURE. PROVIDE GALVANIZED METAL TRIM ACCESSORIES COMPLYING WITH ASTM C-1047. PROVIDE TAPE AND THREE COATS SPACKLE, SCREW GYPSUM BOARD TO METAL FRAMING.
C. AT FIRE RATED WALL ASSEMBLIES, TYPE X SHALL BE INSTALLED CONTINUOUS PAST ANY INTERSECTING PARTITIONS. SHEET INSTALLATION LAYERING, PENETRATIONS, AND TREATMENT OF RECESSED ELECTRICAL BOXES, ETC. SHALL BE IN ACCORDANCE WITH ASSEMBLY GUIDELINES.
2. CERAMIC TILE SHALL BE FURNISHED AND INSTALLED WHERE INDICATED. TILE GROUTING PRODUCTS SHALL BE AS MANUFACTURED BY AMERICAN OLEAN, DAL-TILE CORPORATION OR APPROVED EQUAL. FLOOR TILE SHALL BE 12X12 UNGLAZED FLOOR TILE, $\frac{1}{8}$ ", CUSHION EDGE AND NON-SLIP SURFACE. WALL TILE SHALL BE 4X4, $\frac{3}{8}$ ", CUSHION EDGE. PROVIDE ALL TRIM AND ACCESSORIES NECESSARY TO PROVIDE A COMPLETE INSTALLATION INCLUDING BULLNOSE, COVE, BASE, BEADS, ETC. USE BONSAL MULTIPURPOSE PREMIUM THIN-SET GROUT W/ LATEX ADDITIVE B-730 OR EQUAL (ANSI A118.4). USE MOISTURE RESISTANT, $\frac{1}{2}$ " THICK CONCRETE BACKER BOARD UNDER ALL TILE.
3. EXISTING WOOD FLOOR RESTORATION: REMOVE ALL EXISTING CARPET, LINOLEUM AND OTHER EXISTING FLOORING MATERIALS INCLUDING GLUE, ADHESIVES, ETC. REPLACE ALL ROTTED OR TERMITE DAMAGED BOARDS. (NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING IF ROTTED OR DAMAGED WOOD IS ENCOUNTERED.) SAND EXISTING FLOORING SMOOTH WITH SANDING MACHINE USING A MINIMUM OF COARSE MEDIUM AND FINE SANDING LAYERS. FILL ALL HOLES AND GAPS WITH ZAR LATEX PATCHING COMPOUND, COLOR TINT TO MATCH EXISTING. HOLES OR VOIDS OVER $\frac{1}{2}$ " IN DEPTH SHALL BE FILLED IN SUCCESSIVE LAYERS OF $\frac{1}{4}$ " EACH, ALLOW DRYING BETWEEN APPLICATIONS. SAND SMOOTH AND STAIN FILL MATERIAL AS REQUIRED TO MATCH EXISTING. APPLY (2) COATS OF ZAR QUICK DRY GLOSS PRIMER/SEALER POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (LIGHTLY SAND BETWEEN COATS) APPLY (2) FINISH COATS OF ZAR GLOSS POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (SAND LIGHTLY BETWEEN COATS)
4. CARPETING AND PADDING SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE \$25 PER SQUARE YARD ALLOWANCE FOR PURCHASE DELIVERY AND INSTALLATION OF NEW CARPETING AND PADDING.
5. PROVIDE PAINTING FOR ALL EXPOSED INTERIOR AND EXTERIOR SURFACES UNLESS NOTED OTHERWISE OR INDICATED TO REMAIN NATURAL. ALL SURFACES TO BE PAINTED OR OTHERWISE FINISHED SHALL BE PROPERLY PREPARED AND PRIMED PRIOR TO PAINTING OR OTHERWISE FINISHING. IF A SURFACE IS NOT SPECIFICALLY INDICATED TO BE PAINTED, MATCH ADJACENT SURFACES. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OPERATING PARTS AND LABELS. (DO NOT PAINT OVER UL FACTORY MUTUAL OR OTHER CODE-REQUIRED LABELS OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE DATA OR NOMENCLATURE PLATES) PROVIDE SAMPLES OF EACH COLOR, TEXTURE AND FINISH TO BE APPLIED. RESUBMIT UNTIL ALL COLORS, TEXTURES AND FINISHES ARE APPROVED BY OWNER.
6. REMOVE AND REPLACE ALL ROTTED OR DAMAGED WOOD AND REPLACE WITH SIMILAR WOOD TO MATCH EXISTING SURFACES. USE PRESSURE TREATED WOOD. SPLICE NEW BOARDS INCONSPICUOUSLY AND STAGGER JOINTS AS REQUIRED. SCRAPE LOOSE PAINT OFF EXISTING WOOD SURFACES, SAND SMOOTH AND APPLY PRIMER. CAULK ALL SEAMS, JOINTS AND HOLES PRIOR TO APPLYING FINISH COAT.
7. WALL COVERINGS INDICATED SHALL BE FURNISHED BY OWNER. CONTRACTOR TO PROVIDE WALL SURFACES THAT HAVE BEEN TAPED, FLOATED AND SANDED TO PROPERLY RECEIVE WALL COVERINGS.

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 AF&C.
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.
E. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
6. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
7. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM) .
8. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
9. SEE PLANS FOR WALL STUD SIZE AND SPACING.
10. 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. SPICES OF TOP PLATE SHALL OCCUR OVER STUD. SPICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
11. ALL UNTEL'S OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
12. (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 $\frac{3}{4}$ " MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE $\frac{3}{8}$ " MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
16. FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETRY. 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 $\frac{3}{4}$ " PLYWOOD WITH EDGE BANDING AND PAINTED.

EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MANUFACTURER
EQ-1	TRUE TD48,UNDER BAR REFRIGERATOR, 3'-0", HOLDS 12 OZ. BOTTLES 11 CASES OR 12 OZ. CAN 14.5 CASES	TRUE
EQ-2	KROWNE 18-DRC90, CORNER SINK	KROWNE
EQ-3	KROWNE LIQUOR DISPLAY KR-18-12RD, HOLDS 12 BOTTLES	KROWNE
EQ-4	KROWNE LIQUOR DISPLAY KR-18-24RD, HOLDS 28 BOTTLES	KROWNE
EQ-5	KROWNE SODA GUN HOLDER KR-18-6SH	KROWNE
EQ-6	KROWNE 18-30DP WITH SINK	KROWNE
EQ-7	KROWNE KR18-112 SLIM JIM TRASH STATION	KROWNE
EQ-8	LXGR DISH WASHER 120/208-240(3W)/60/1 30.5AMP MIN. SUPPLY 40	HOBART
EQ-9	TRUE TD24	TRUE
EQ-10	24-600 HOSE REEL ASSEMBLY, 1" HOT/COLD WATER SUPPLY	KROWNE
EQ-11	KROWNE KR18-64C, 4COMPARTMENT BAR SINK 6'-0", HOT/COLD WATER 1/2" IPS, DRAIN 1" IPS	KROWNE
EQ-12	KROWNE HS9 HAND SINK,1/2"IPS HOT AND COLD WATER. 1 1/2"IPS DRAIN OUTLET. INSTALL AT 36"WORKING HEIGHT. 1/2"FAUCET SUPPLY 12"FROM FLOOR. 1 1/2"DRAIN LINE 23 1/4"FROM FLOOR.	KROWNE
EQ-13	KM-901MAH. MAKES UP TO 928 POUNDS OF ICE IN 24HR.	HOSHIZAKI
EQ-14	MODEL B-800PF, ICE BIN HOLDS UP TO 600 POUNDS OF ICE.	HOSHIZAKI
EQ-15	TRUE TD36,UNDER BAR REFRIGERATOR	TRUE



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PE #58315

General Notes:

COMMERCIAL RENOVATION

PHASE 2

501-505 GREENE STREET
KEY WEST, FLORIDA

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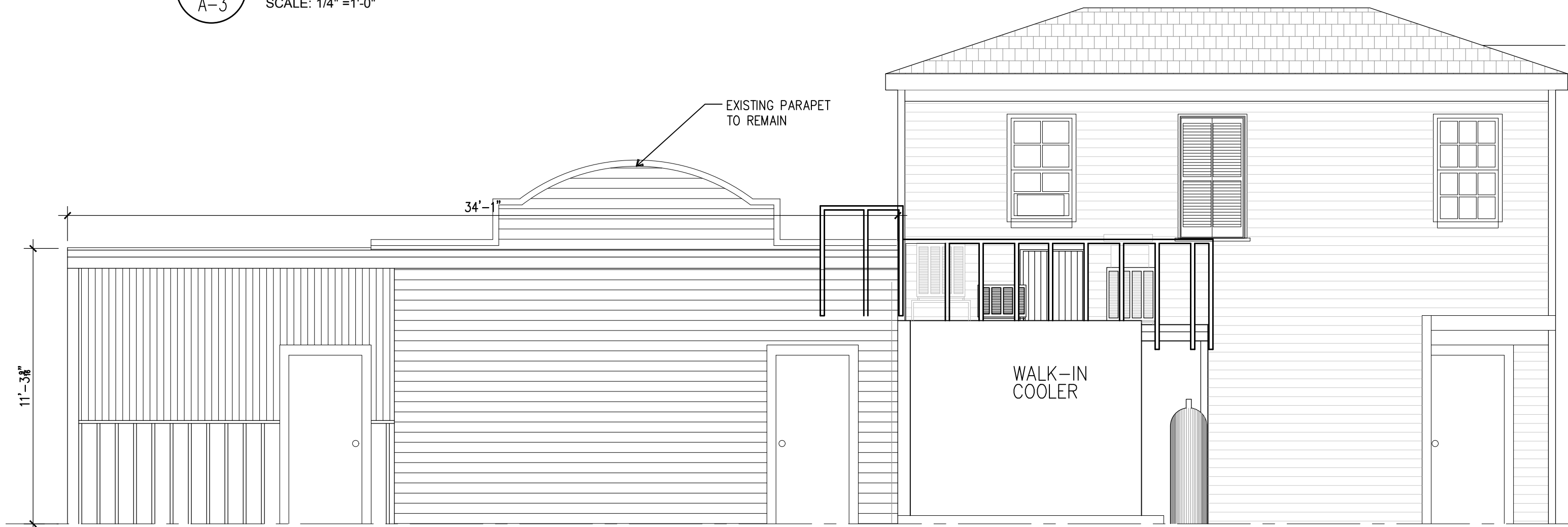
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PLANS

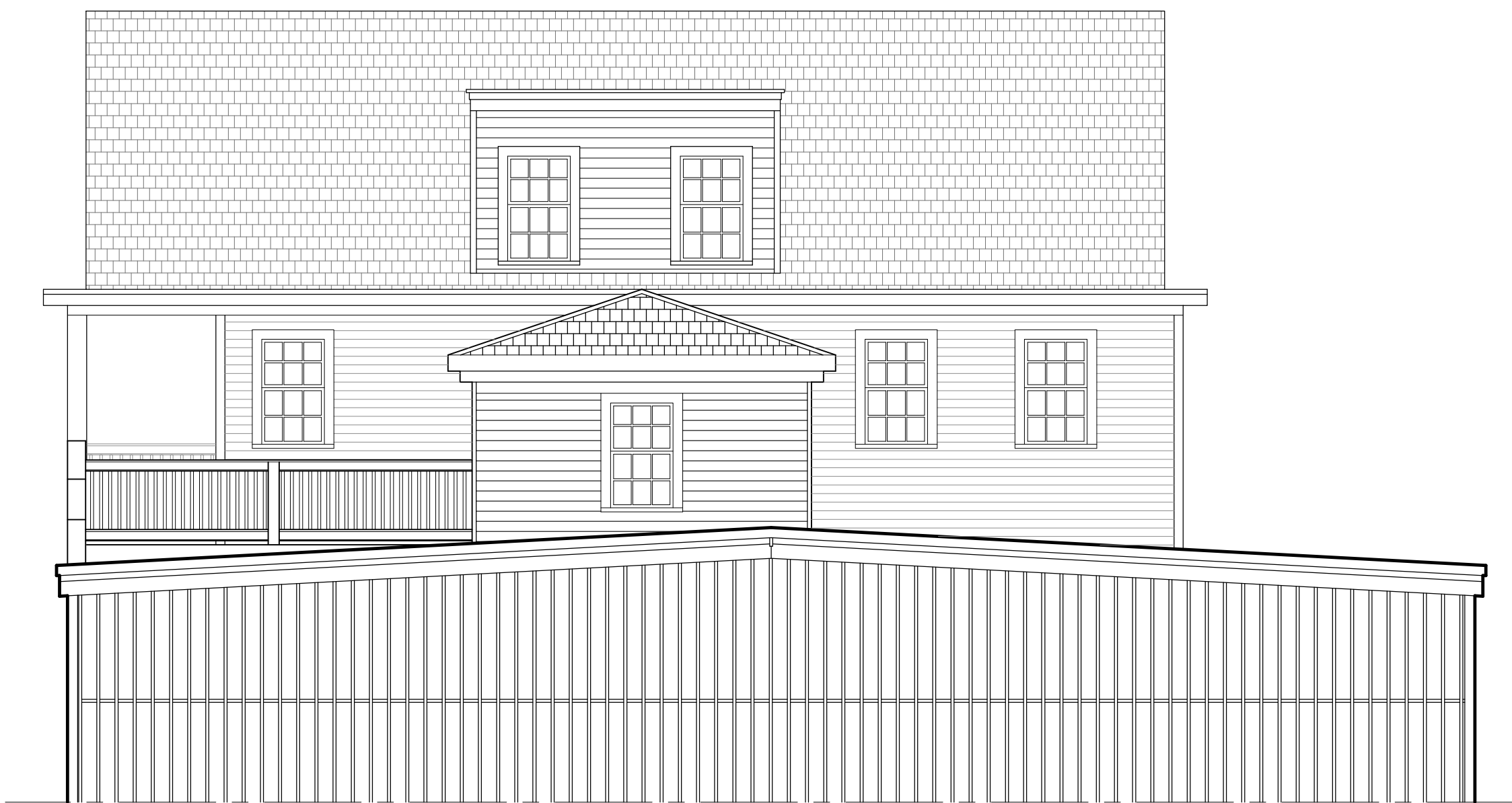
Sheet Number:
A-2
Date: MAY 31,2018



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



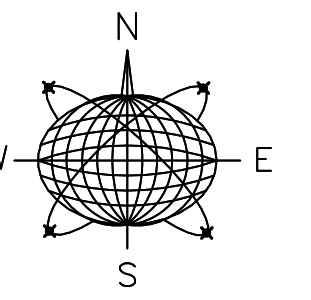
3 EXISTING REAR ELEVATION
A-3 SCALE: 1/4" = 1'-0"



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



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



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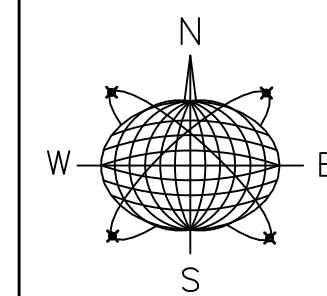
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PHASE 2
501-505 GREENE STREET
KEY WEST, FLORIDA

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Title:
EXISTING
ELEVATIONS

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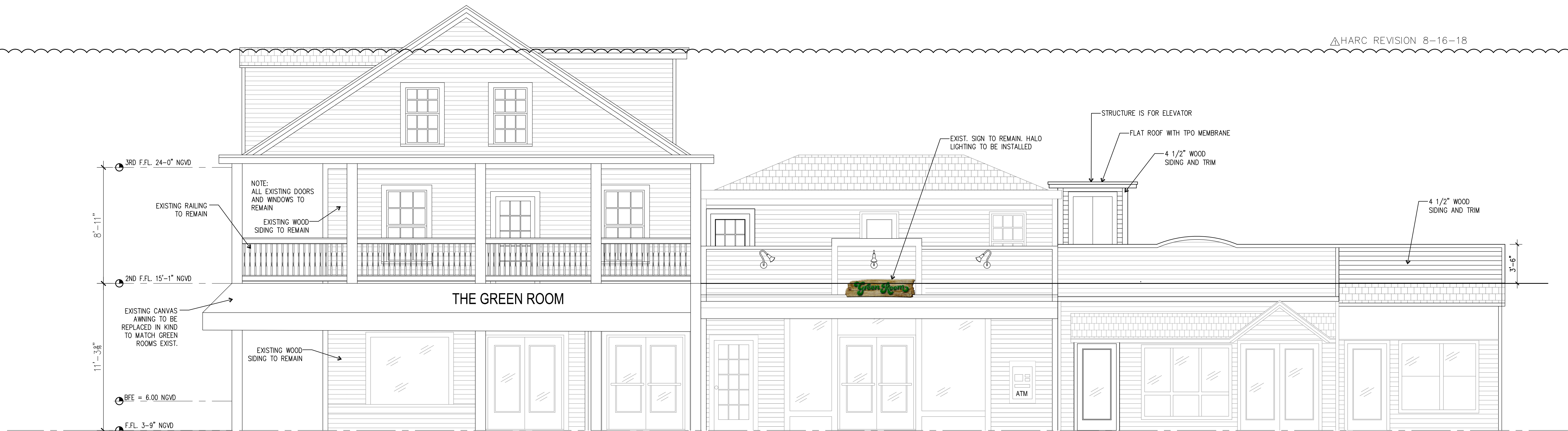
COMMERCIAL RENOVATION
PHASE 2
501-505 GREENE STREET
KEY WEST, FLORIDA

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

Revisions:
HARC REVISION 8-16-18

Title:
PROPOSED
ELEVATIONS

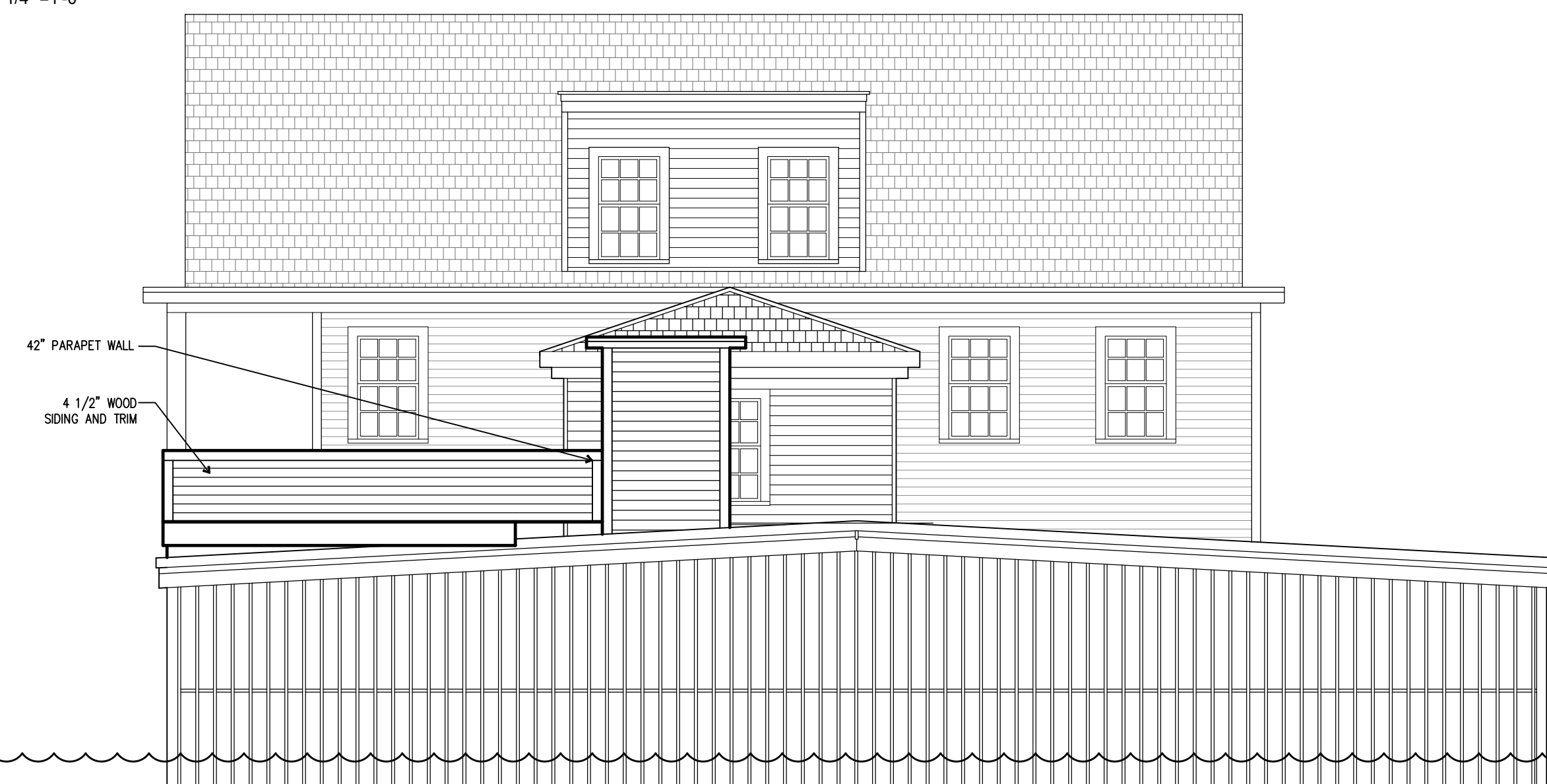
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Date: MAY 31, 2018



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



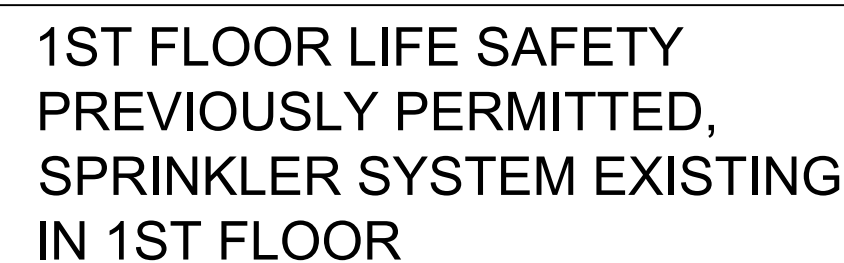
3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

BUILDING SHALL HAVE
AUTOMATED SPRINKLERS



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

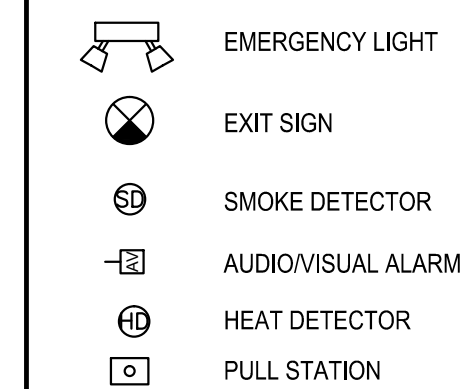
NOTE:

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.

- 1. STAIRWAY A = 56"
- 2. STAIRWAY B = 44"
- ALL STAIRWAYS TO HAVE 1 HR FIRE SEPARATION
- 1. EACH LAYER OF TYPE X DRYWALL SHALL BE TAPED AND JOINTS SHALL BE OFFSET.
- 2. ALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE CAULK OR FIRE COLLAR.
- 3. EXISTING SMOKE DETECTORS AND FIRE EXTINGUISHERS.
- 4. INTERIOR STAIRS FIRE RESISTANCE RATING 1HR.
- 5. EXIT ACCESS TRAVEL DISTANCE (250FT) (FBC 1016.2)
- 6. CORRIDOR FIRE RESISTANCE 0HR (TABLE 1018.1 FBC)

LIFE SAFETY
SYMBOL KEY



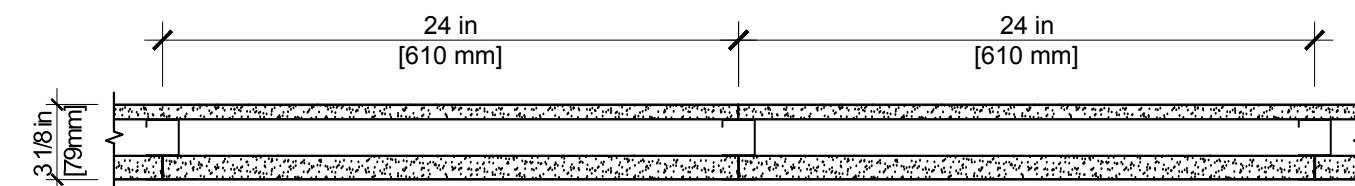
SHAFT WALL: STEEL STUD (NON-LOAD-BEARING)

UL 415 SYSTEM A

FIRE RATING: 1 HOUR

STC:	N/A
SOUND TEST:	N/A

SOUND TEST: N/A
SYSTEM THICKNESS: 3-1/8"



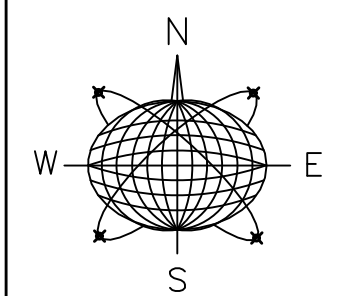
ASSEMBLY OPTIONS:

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.

— STAIRWAY A = 56" WIDTH



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General Notes:

COMMERCIAL RENOVATION

PHASE 2

501-505 GREENE STREET
KEY WEST, FLORIDA

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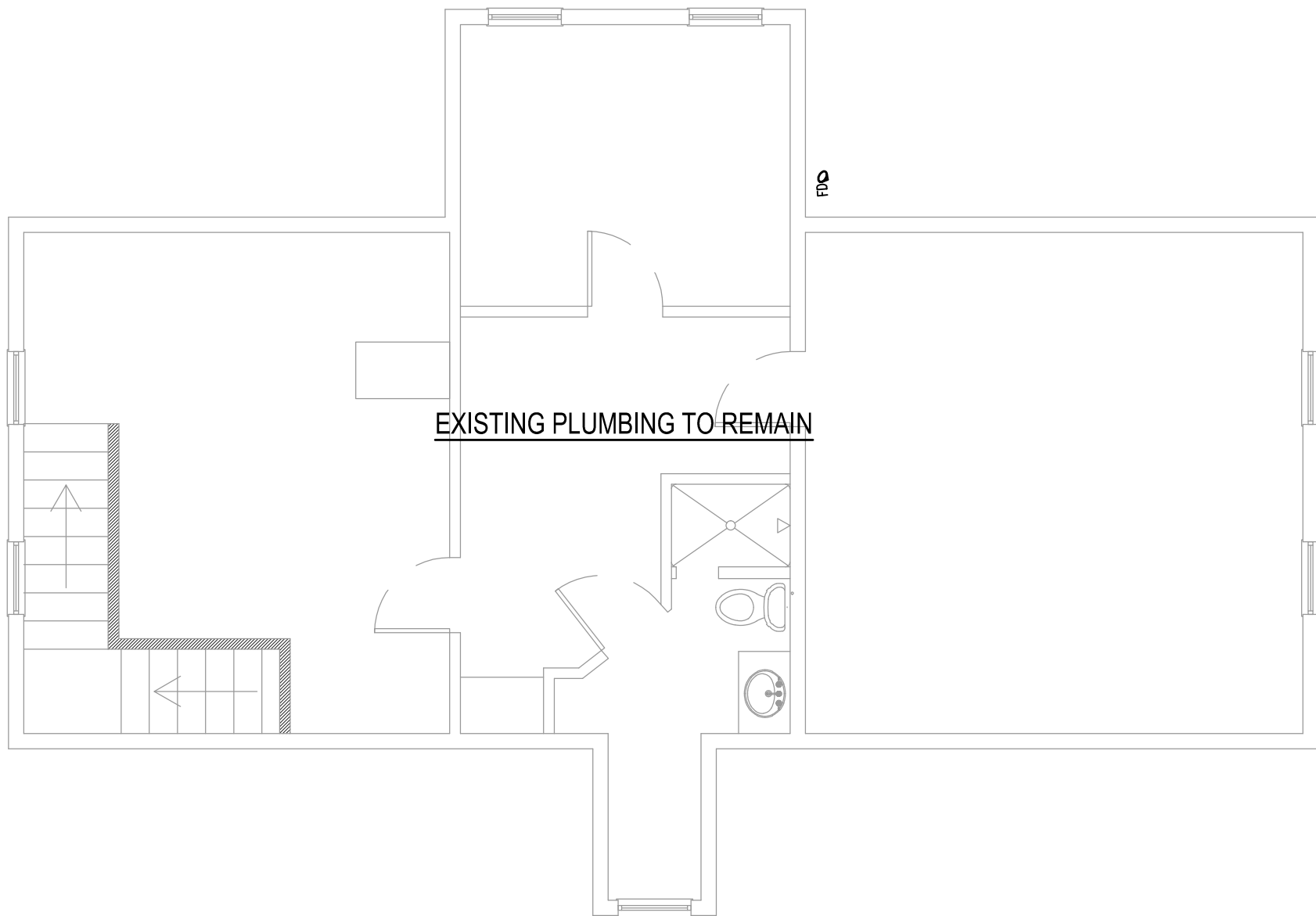
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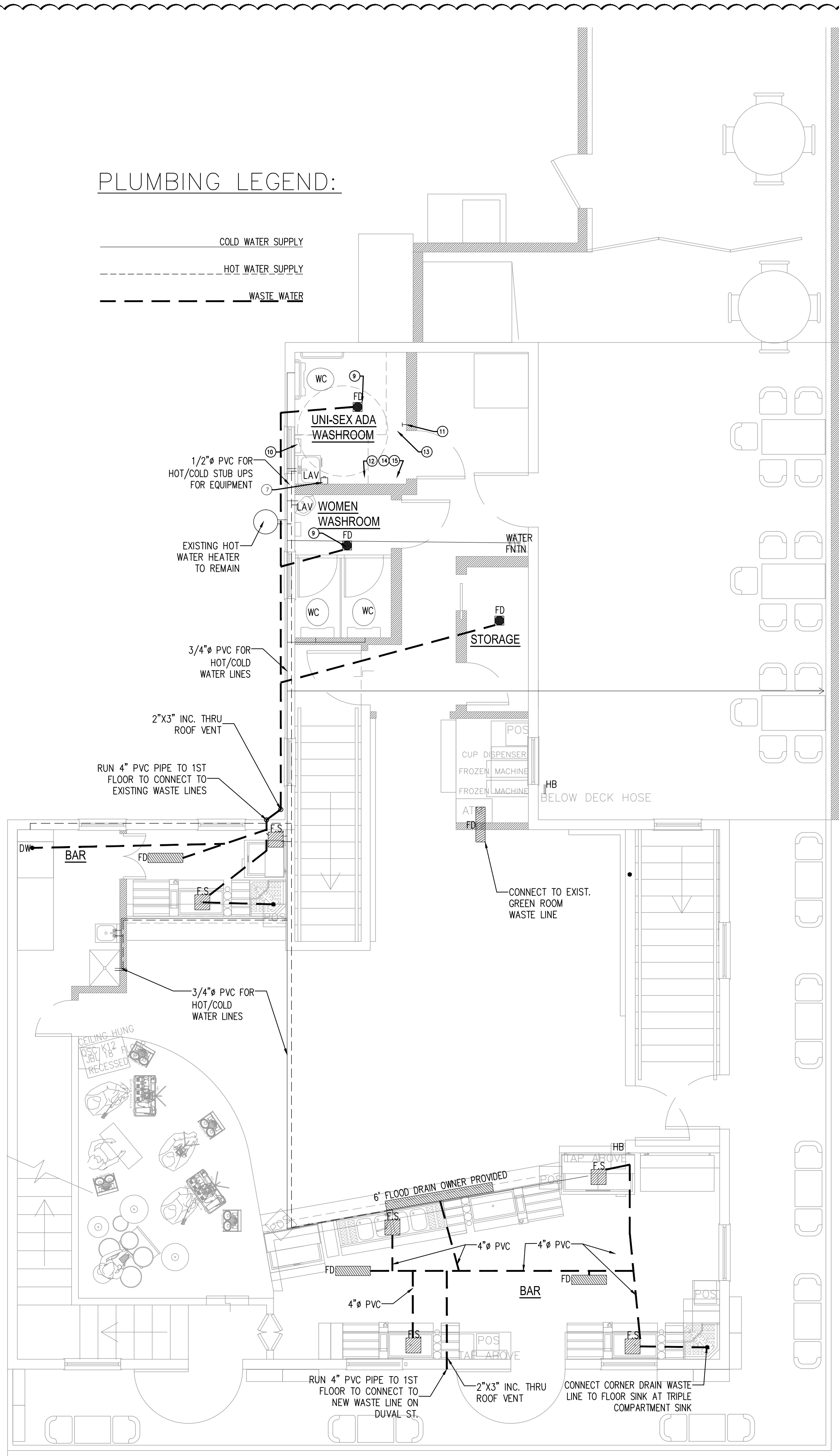
Sheet Number:

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"

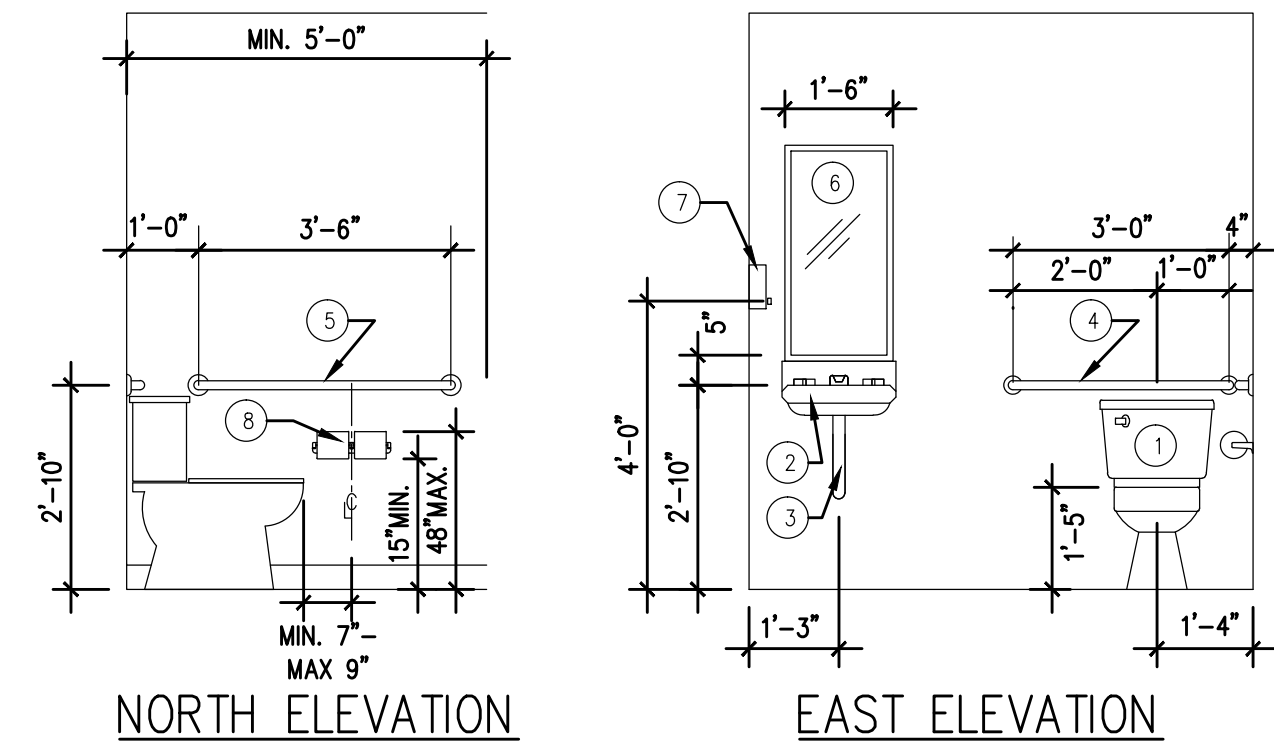
REVISION (1) 6-22-18

PLUMBING NOTES

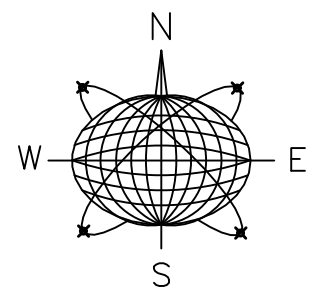
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL PLUMBING WORK SHALL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

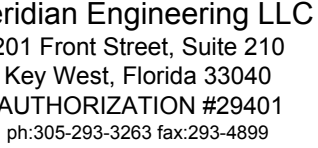
COMMERCIAL RENOVATION PHASE 2 501-505 GREENE STREET KEY WEST, FLORIDA

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

Revisions:
REVISION (1) 6-22-18

Title:
PROPOSED
PLUMBING PLAN

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



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RICHARD J. MILELLI
PE #58315

COMMERCIAL RENOVATION

PHASE 2

501-505 GREENE STREET
KEY WEST, FLORIDA

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

AutoCad File No.

8

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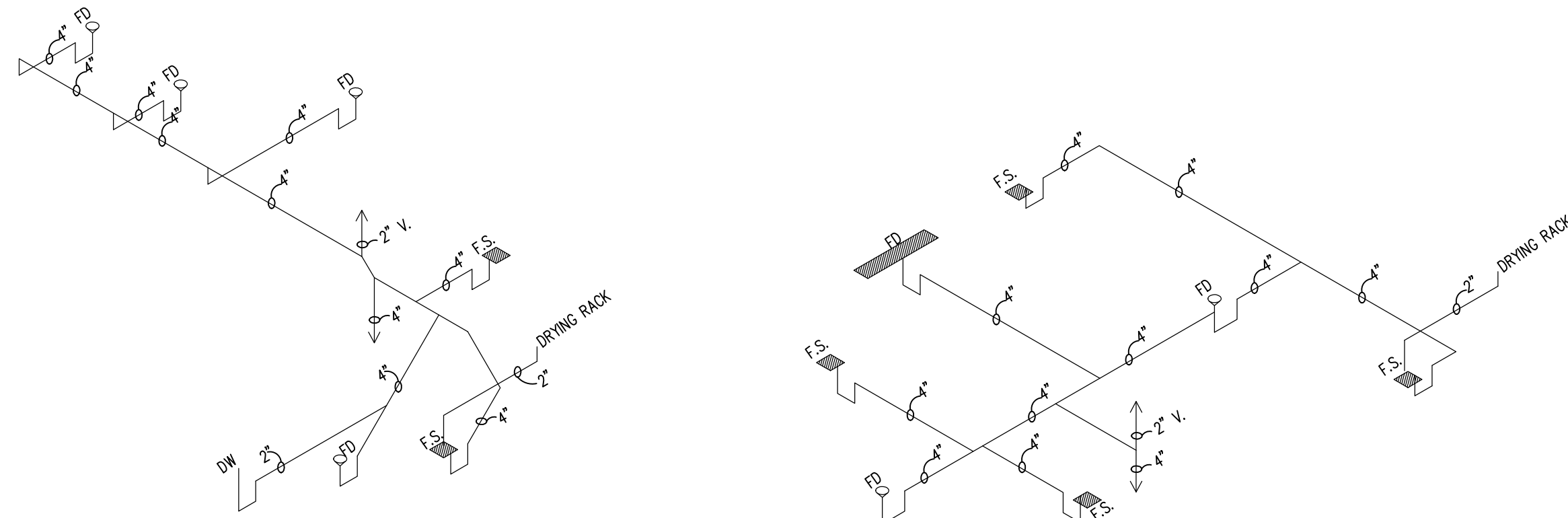
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PLUMBING AND WASTE DIAGRAM

Sheet Number:

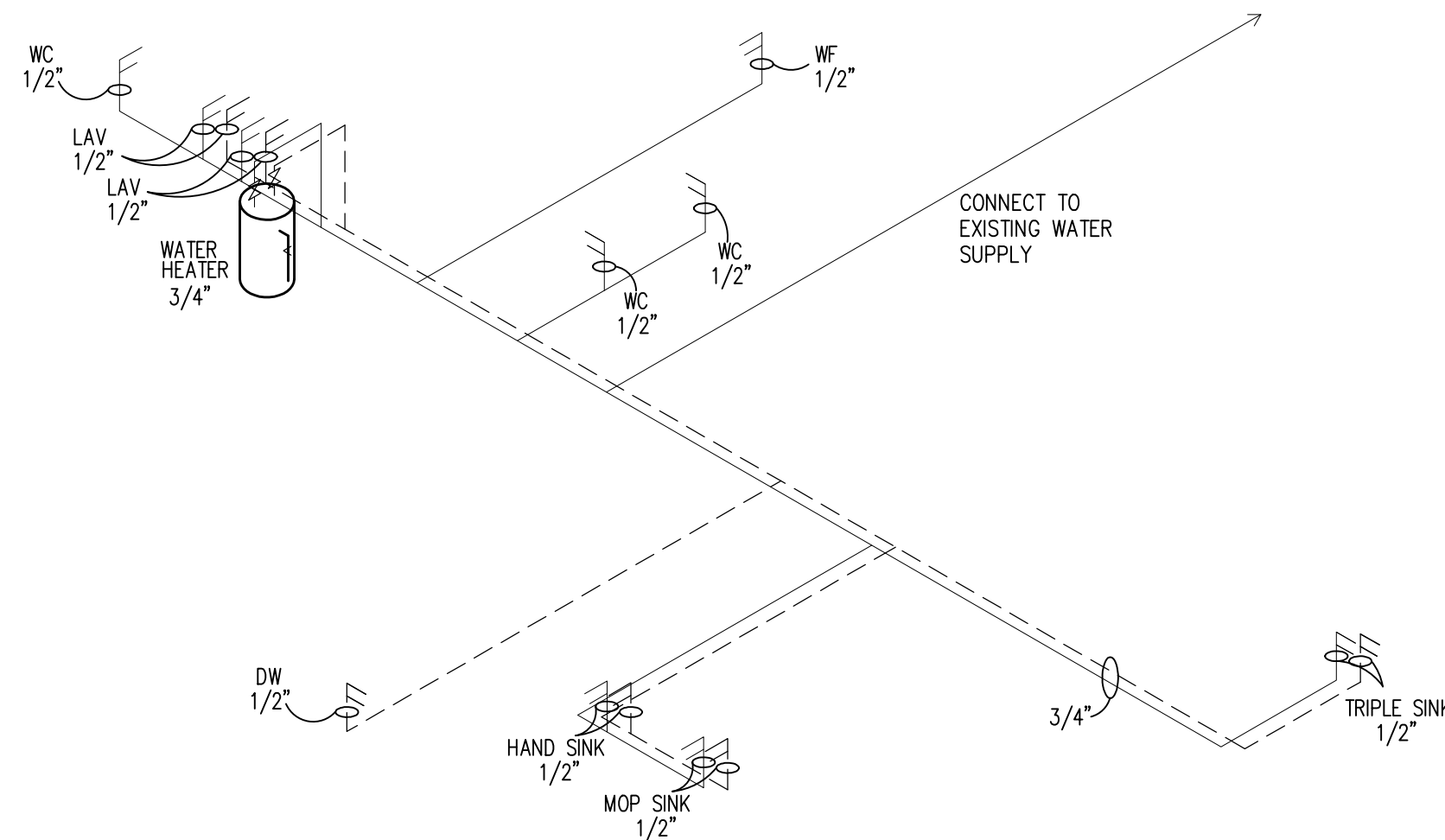
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WASTE DIAGRAM

N.T.S



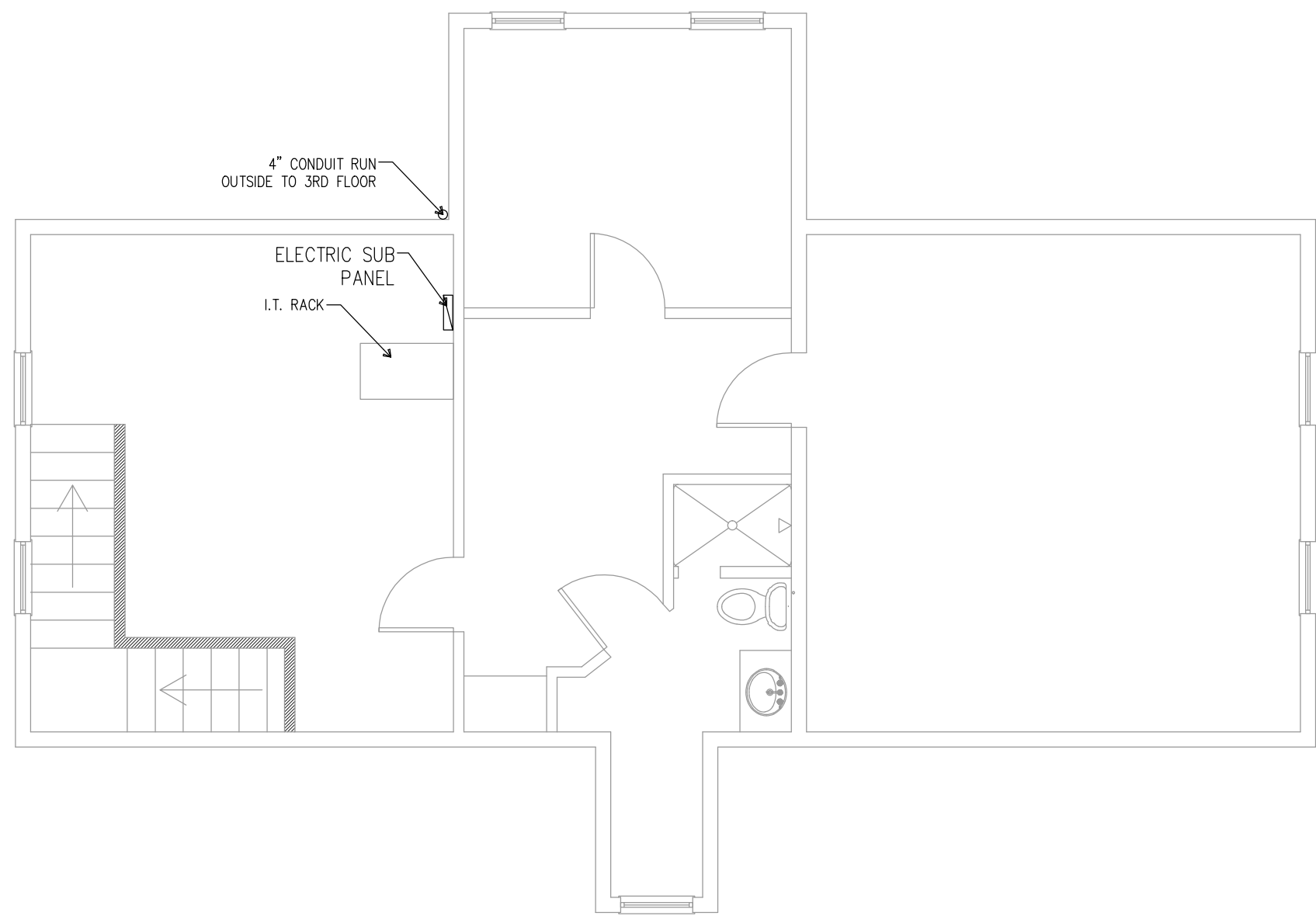
SUPPLY DIAGRAM

N.T.S

NOTES:

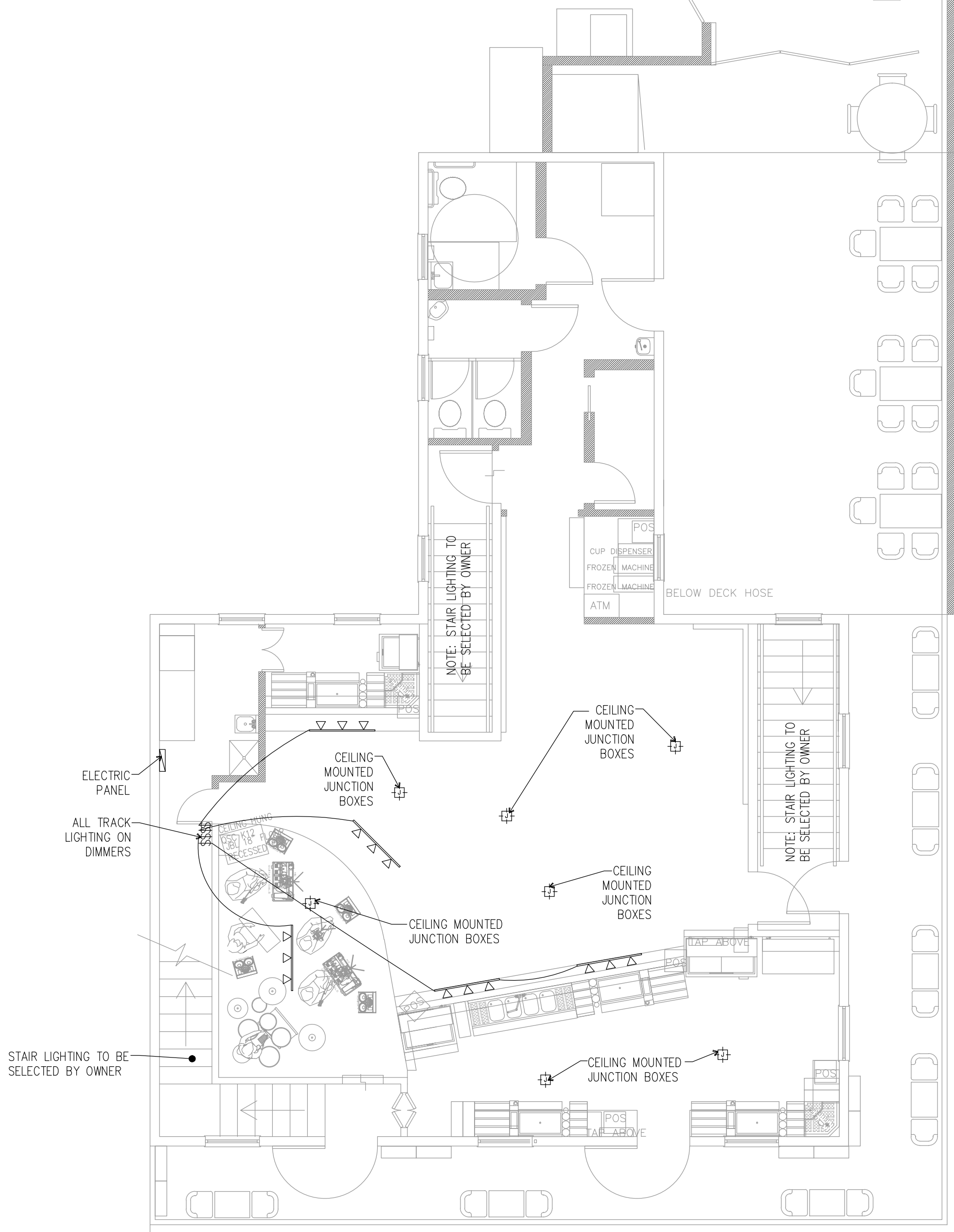
1. SHUT-OFFS AT ALL FIXTURES AND BRANCHES
2. ABOVE GRADE WATER PIPING, COPPER, OR CPVC
3. BELOW GRADE WATER PIPING, COPPER, OR CPVC
4. P.V.C. WASTE LINES ABOVE GRADE.
5. P.V.C. WASTE LINES BELOW GRADE.
6. PROVIDE 1/2" COLD WATER SUPPLIES TO TOILET
7. PROVIDE 1/2" HOT & COLD WATER SUPPLIES TO ALL OTHER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

REVISION (1) 6-22-18



3RD FLOOR ELECTRICAL PLAN

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



2nd FLOOR PRACTICAL LIGHTING PLAN

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

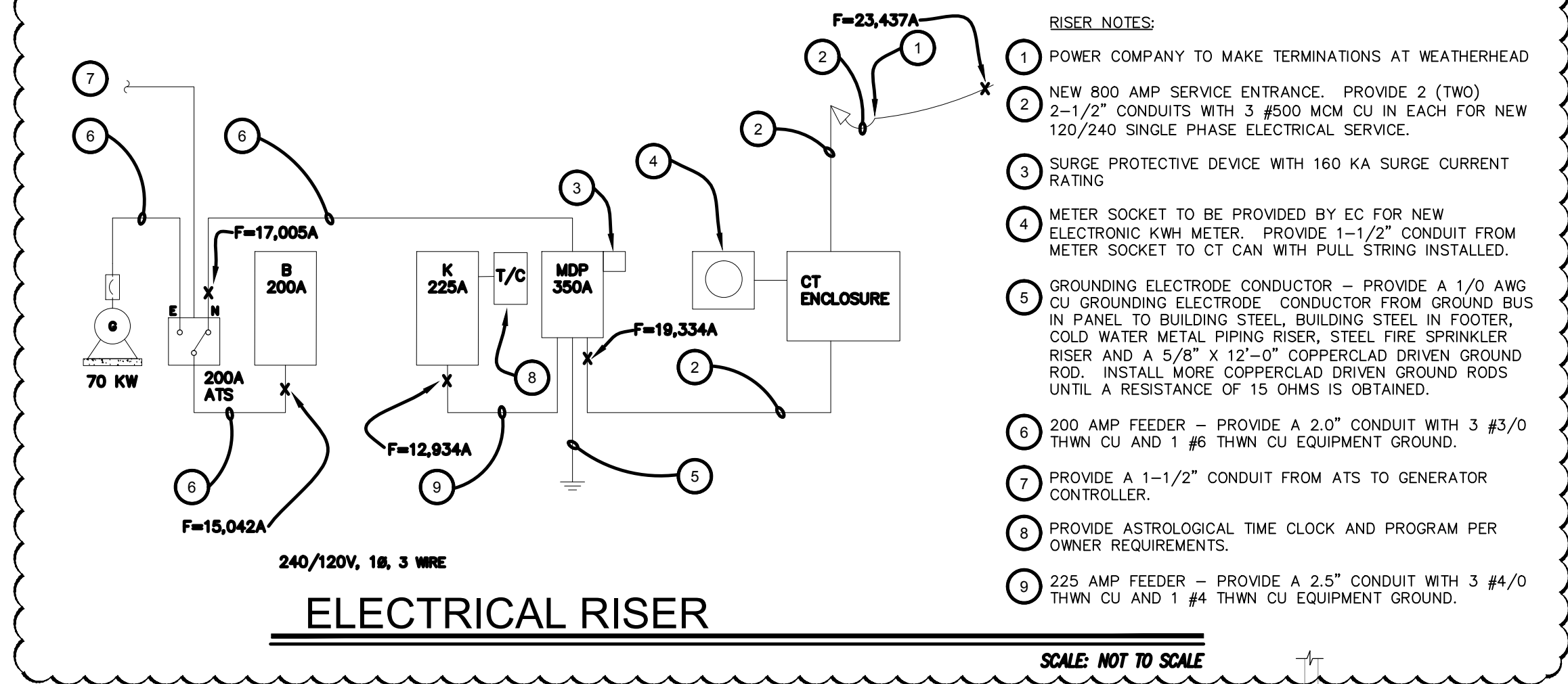
KEY NOTES

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.

2ND FLOOR ELECTRICAL NEEDS- ENTERTAINMENT

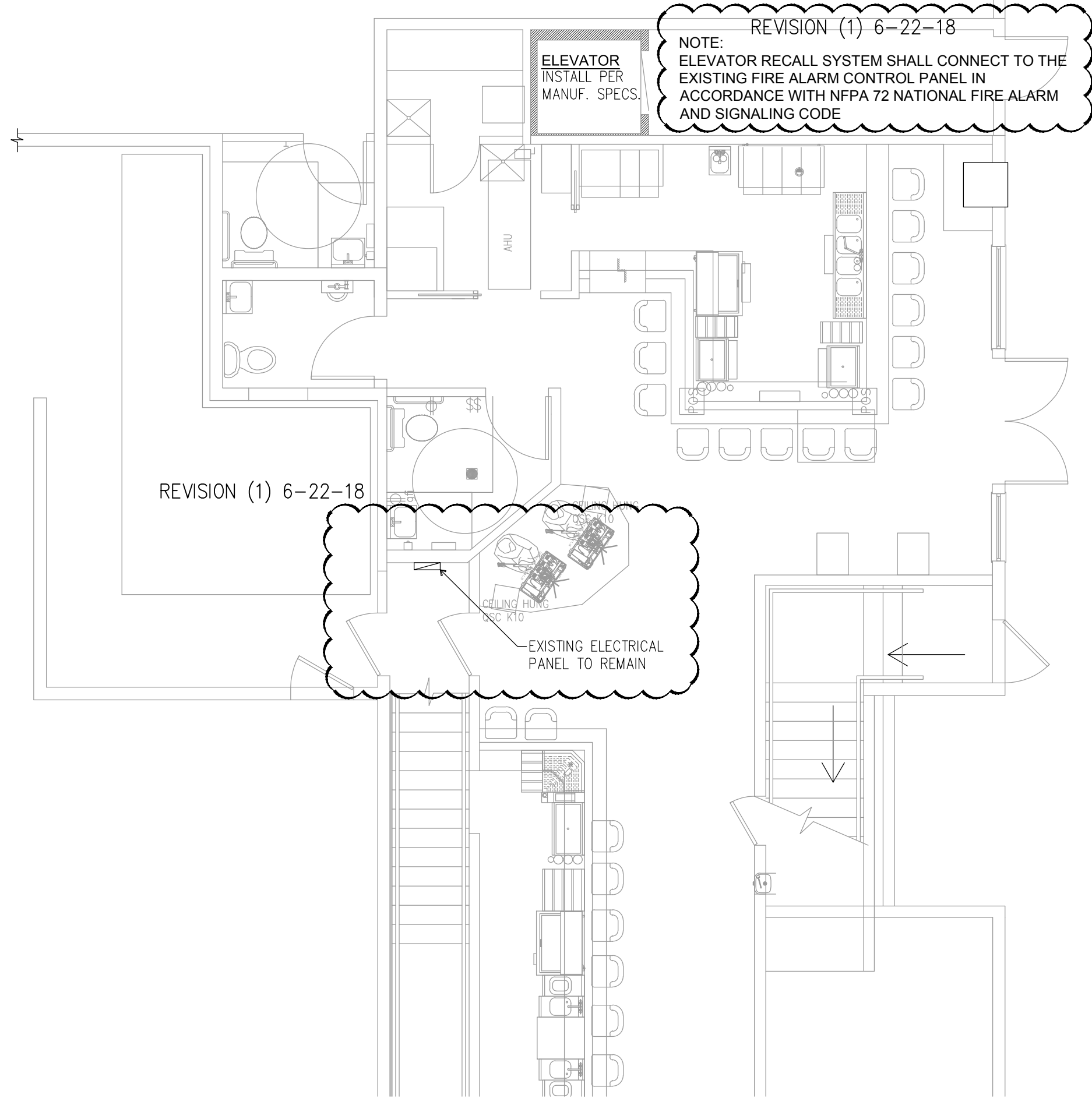
1. ELECTRICAL OUTLETS ON WALL BEHIND STAGE AT A HEIGHT OF 42"
2. 2 OUTLETS ON THE LONG WALL AND 1 ON THE SHORT WALL BEHIND THE STAGE
3. NEED ELECTRICAL OUTLETS ABOVE EACH SUSPENDED MAIN SPEAKER AT THE FRONT OF THE STAGE.
4. THE MAIN SPEAKERS WILL BE SUSPENDED AT EACH OF THE FRONT CORNERS OF THE STAGE. 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.
5. NEED A WALL PLATE WITH 2 MALE XLR CONNECTORS ABOVE EACH MAIN SPEAKER ABOVE THE FRONT OF STAGE.
6. 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.
7. THESE OUTLETS WILL POWER 18" SUBWOOFERS AT THE TWO FRONT CORNERS OF THE STAGE AT THE ENDS OF EACH PERPENDICULAR BACK WALL.
8. NEED SPEAKON WALL PLATES NEXT TO EACH ELECTRICAL OUTLET PLACED UNDER THE STAGE FOR THE SUBWOOFERS.
9. NEED SPEAKON WALL PLATE INSIDE MECHANICAL ROOM.
10. CONNECTS SUBWOOFERS TO SPEAKER SELECTOR.
11. THESE OUTLETS WILL POWER SPEAKERS LOCATED NEAR DOOR.
12. 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.
13. THIS WILL CONNECT SPEAKERS NEAR THE DOOR TO OUR SPEAKER SELECTOR.
14. NEED SPEAKON OUTLETS AT FRONT SIDE OF STAGE TO SUPPORT STAGE MONITOR
15. 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
16. XLR CABLES NEED TO BE RUN THROUGH THE CEILING BETWEEN DOORWAY SPEAKERS AND WALL PLATES AND MECHANICAL ROOM WALL PLATE
17. SPEAKON CABLES WILL NEED TO BE RUN FROM THE SUBWOOFER WALL PLATES AND MECHANICAL ROOM WALL PLATES

REVISION (1) 6-22-18



ELECTRICAL RISER

SCALE: NOT TO SCALE



REVISION (1) 6-22-18

1ST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES

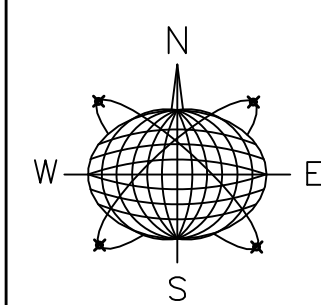
1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
2. ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS 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 SPICE 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 BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
27. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
28. FIRES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
29. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
30. ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
31. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
32. PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
33. ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL BEDROOM RECEPTACLE OUTLETS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210-12.
34. 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.
35. 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 DEORATIVE 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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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.

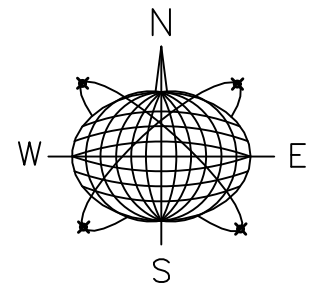
CKT No.	Load Description	Phase		Circuit				Circuit				Phase		Load Description	CKT No.
		A	C	BRK	P	W	C	C	W	P	BRK	A	C		
1	CU #1 (Mitts) (**)	3550		40	2	8	3/4"	3/4"	10	2	20	900		AHU #1-3 (**)	2
3			3550										900		4
5		3000		30	1	10	3/4"	3/4"	10	2	30	2500		Dryer	6
7	Gen Lighting / Rec (***)	-	-	20	1	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	1500		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



Meridian Engineering LLC
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ph:305-293-3263 fax:293-4899

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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

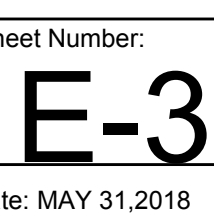
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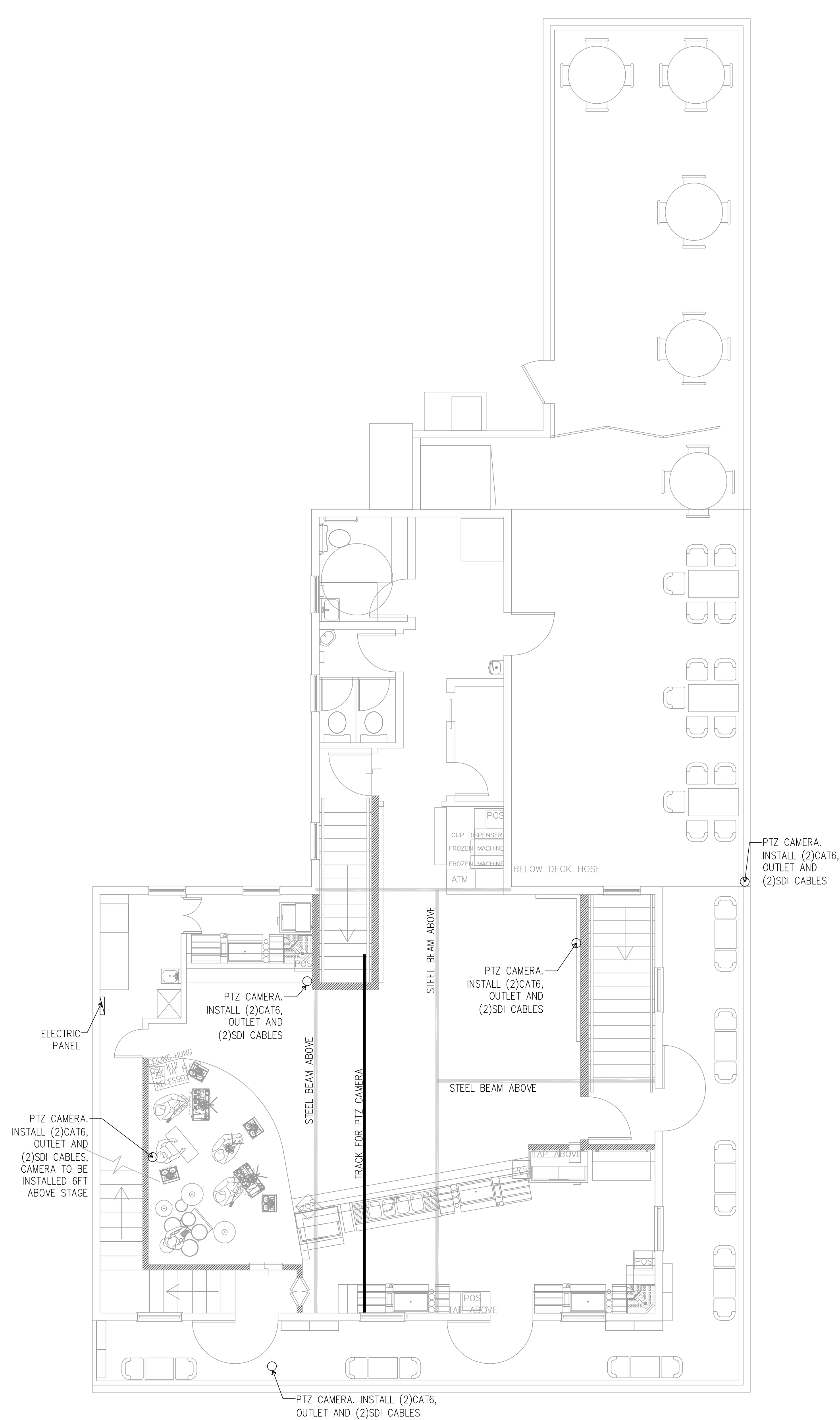
PROPOSED
ELECTRICAL
PANELS

Sheet Number:

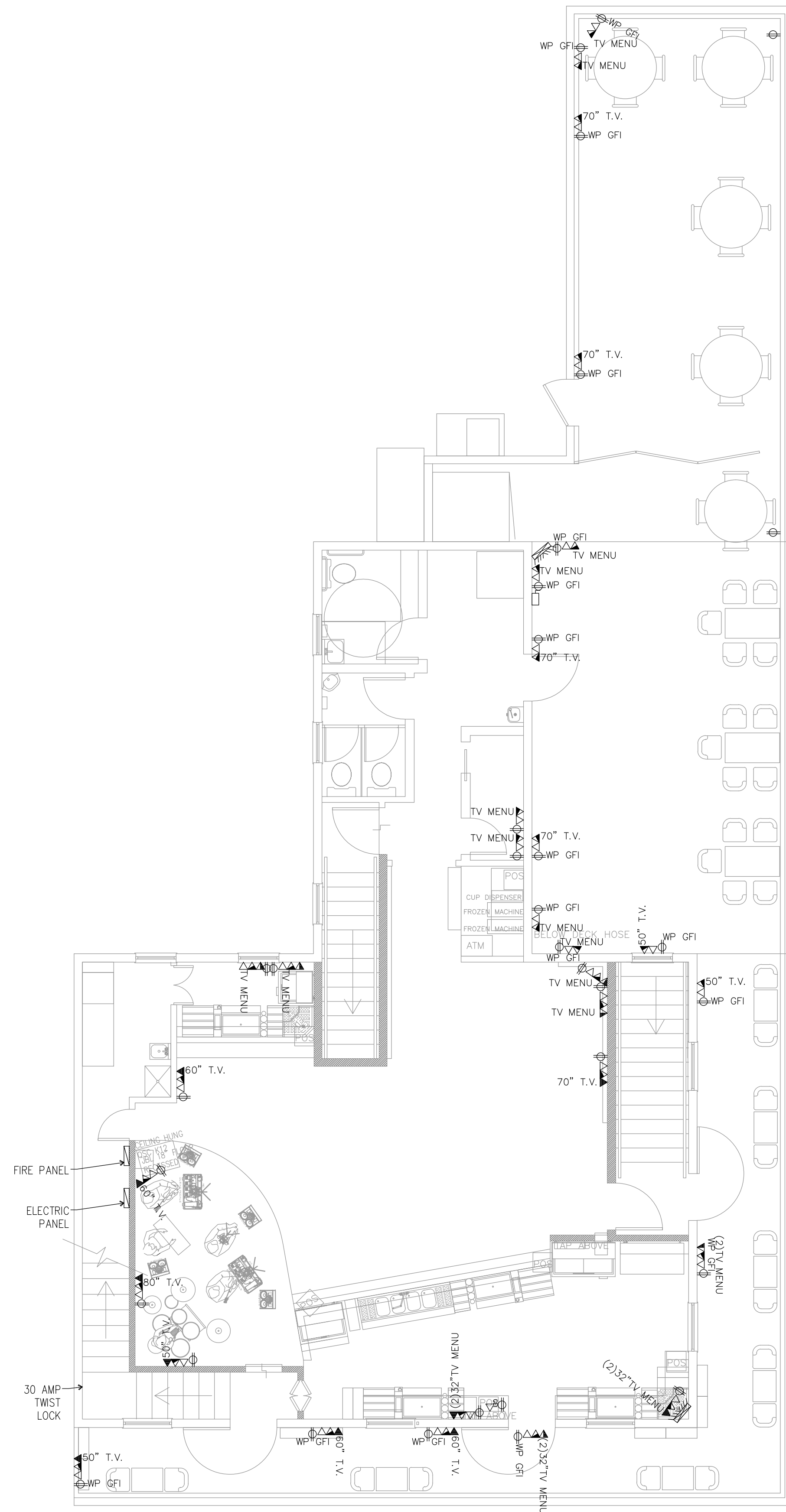
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Date: MAY 31, 2018

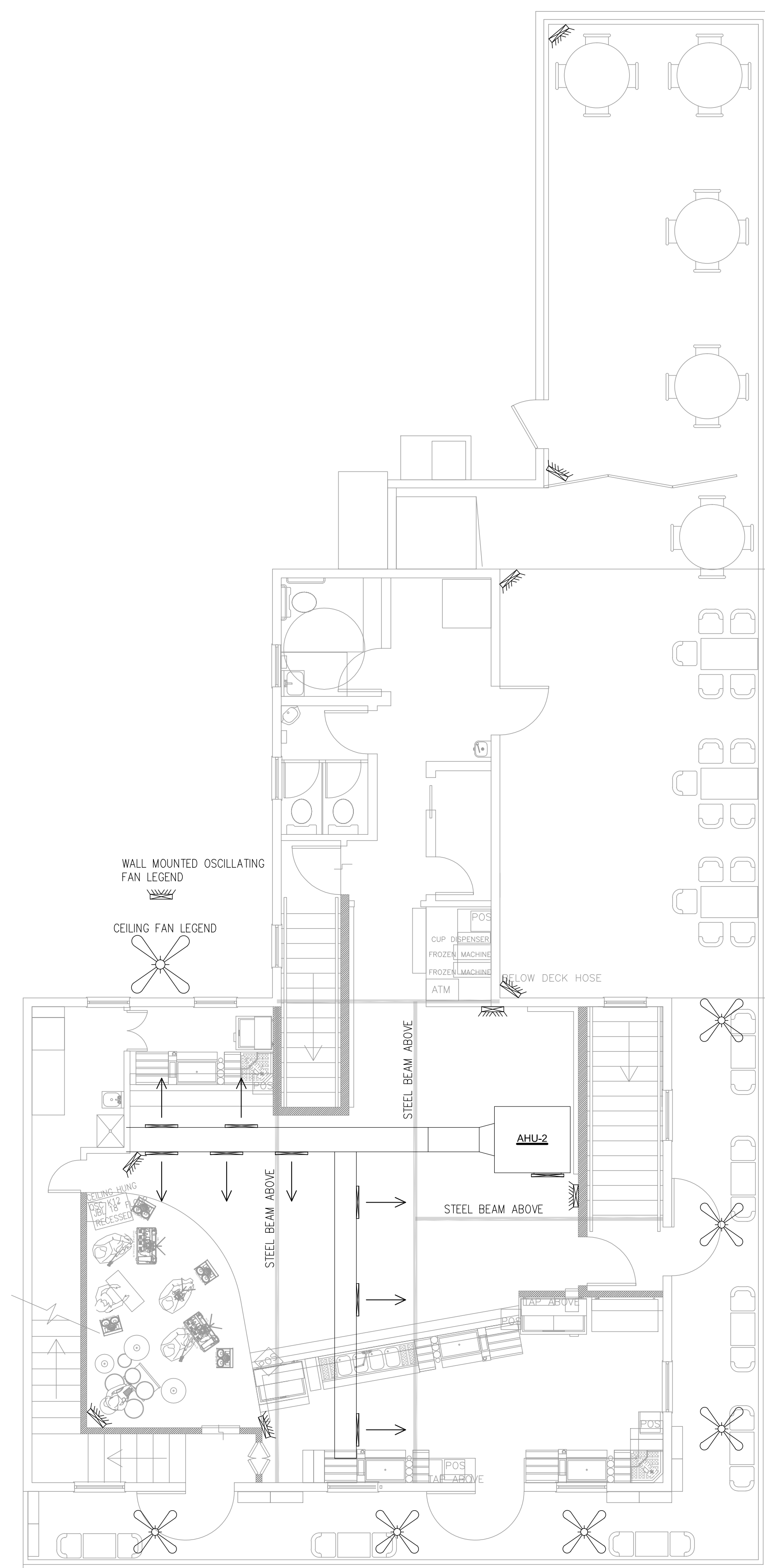




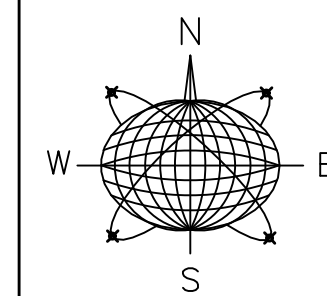
3 2nd FLOOR LIVE CAMERA PLAN
E-4 SCALE: 3/16"=1'-0"



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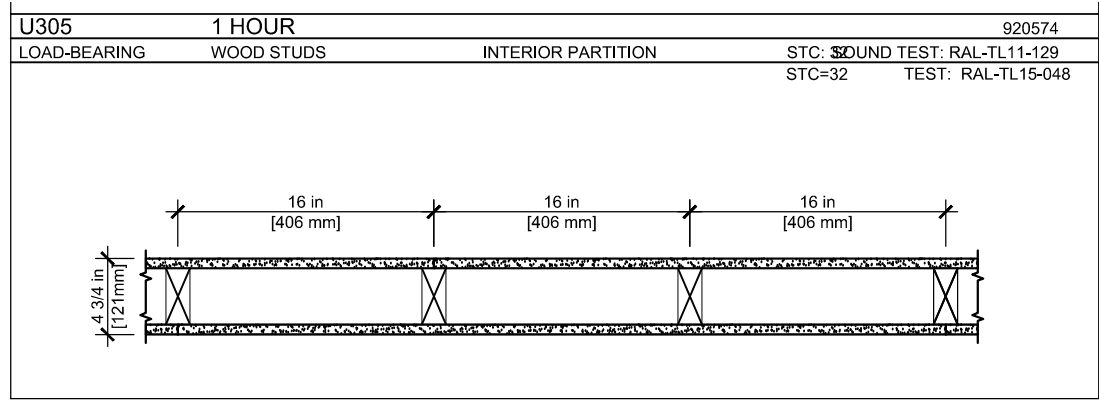
COMMERCIAL RENOVATION PHASE 2 501-505 GREENE STREET KEY WEST, FLORIDA

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

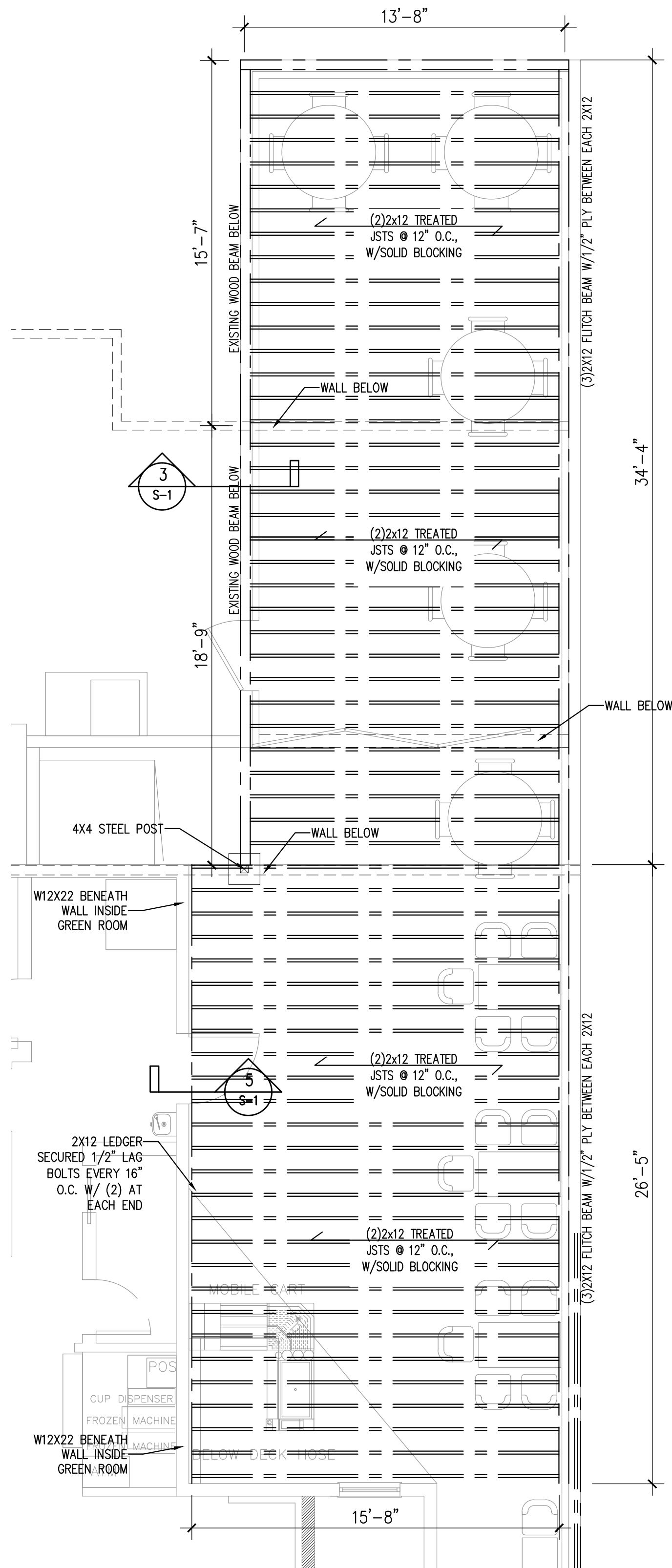
Revisions:

Title:
ELECTRICAL
PLANS

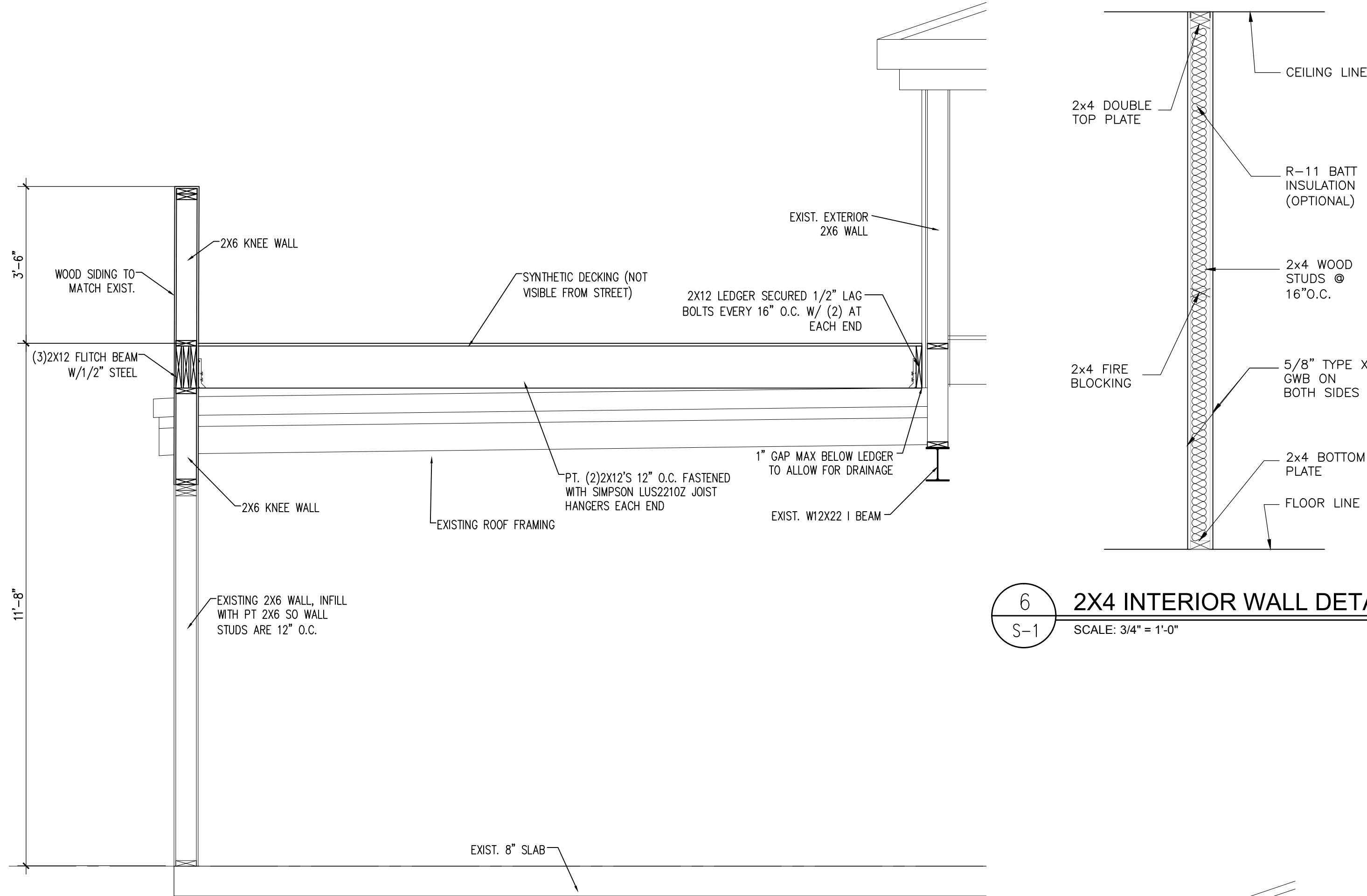
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E-4
Date: MAY 31,2018



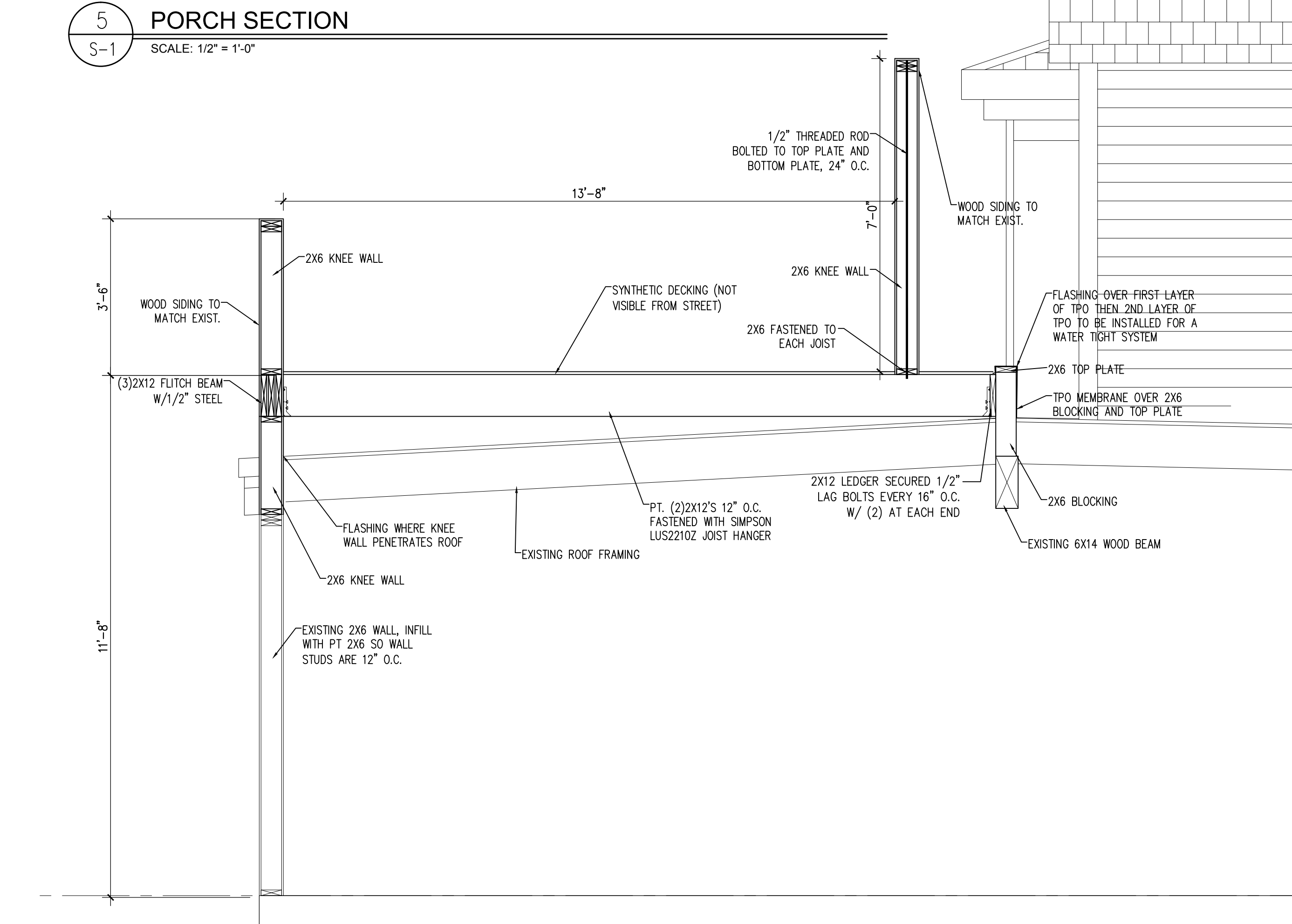
7 U305 FIRE SEPERATION WALL 1HR
SCALE: NOT TO SCALE



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

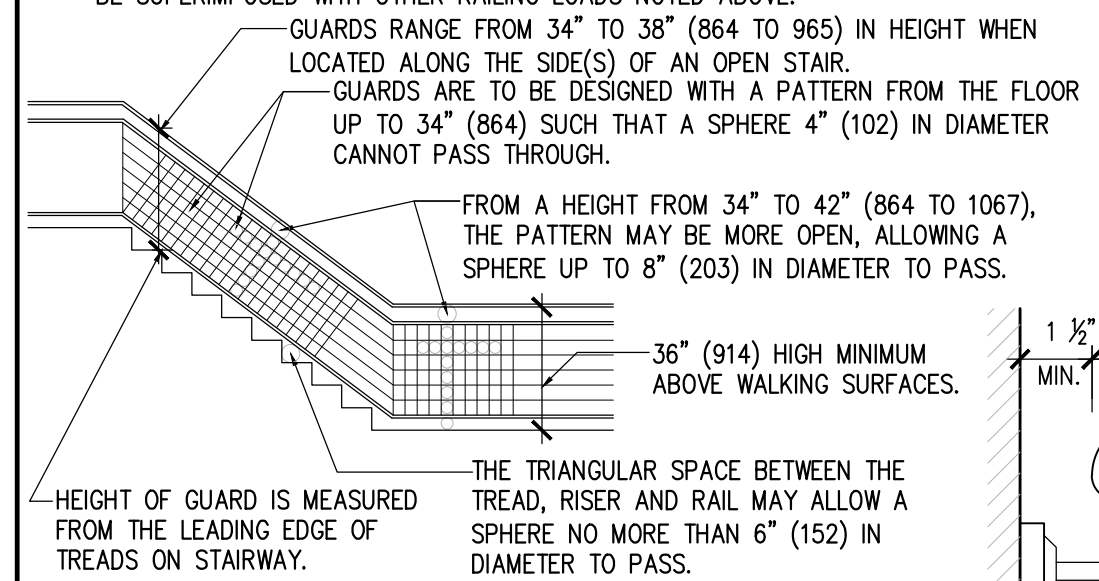
1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3" INTO ROCK UNLESS OTHERWISE NOTED.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE 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.

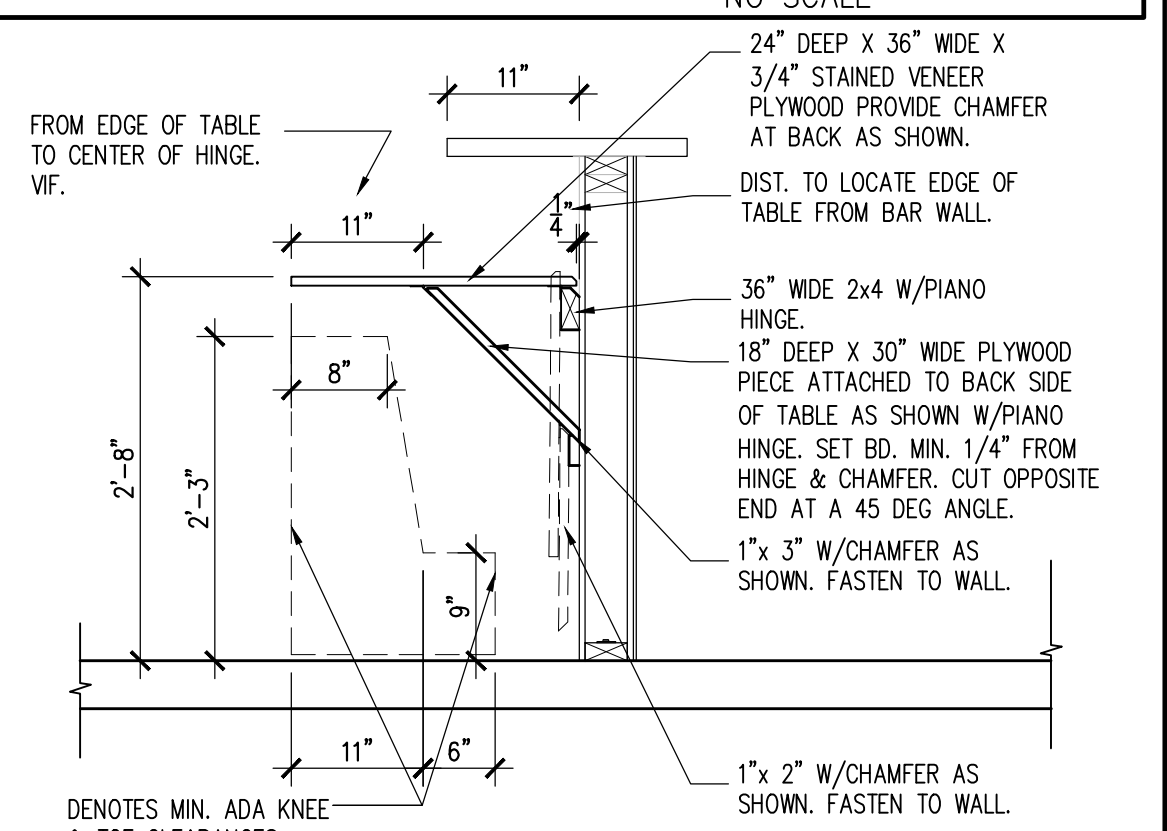
HANDRAIL AND GUARDS LOAD REQUIREMENTS

- 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.

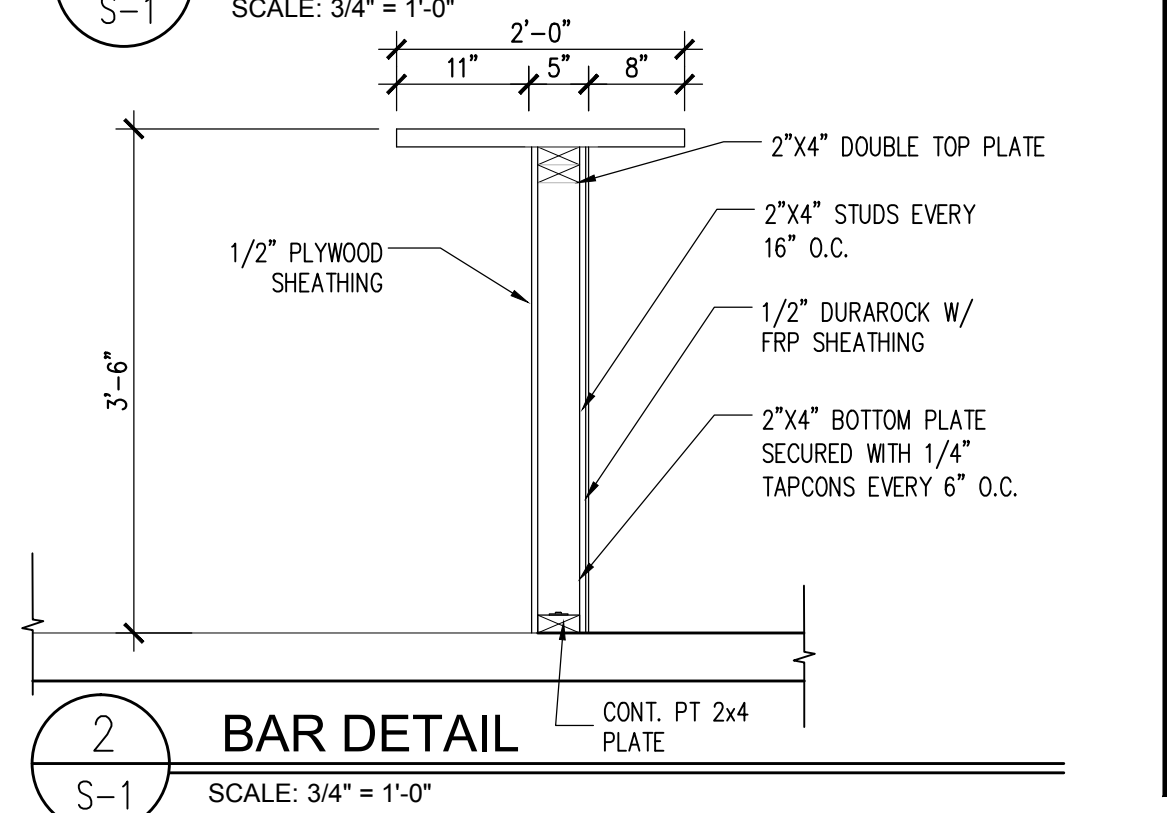


STAIR AND RAILING
REQUIREMENTS DIAGRAM

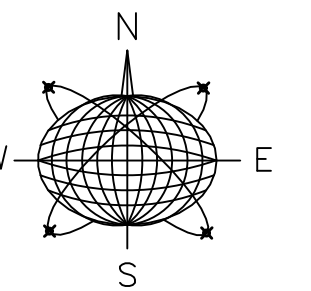
HANDRAIL DETAIL
NO SCALE



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



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



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General Notes:

COMMERCIAL RENOVATION PHASE 2

501-505 GREENE STREET
KEY WEST, FLORIDA

Drawn By: JMT
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Revisions:

Title:

STRUCTURAL
PLAN

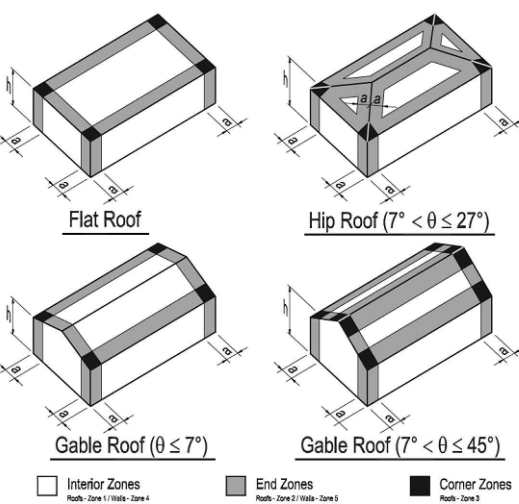
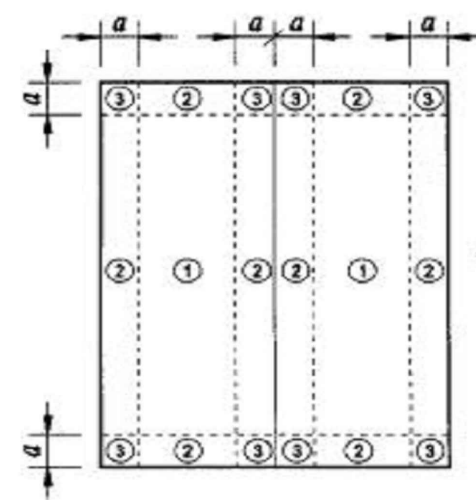
Sheet Number:

S-1

Date: MAY 31, 2018

PER FBC 2017 - CH. 28, 30

GABLE ROOF ZONES: NOMINAL ZONE 1: -35.2 ZONE 2: -79.0 ZONE 3: -96.2	GABLE ROOF ZONES: ULTIMATE ZONE 1: -58.7 ZONE 2: -131.7 ZONE 3: -160.4
WALL ZONES: ZONE 4: 42.4/-46.0 ZONE 5: 38.1/-48.1	WALL ZONES: ZONE 4: 70.6/-76.6 ZONE 5: 63.4/-80.2



1. THE WORK DESCRIBED 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' REVIEW/ 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 ALL NECESSARY 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.

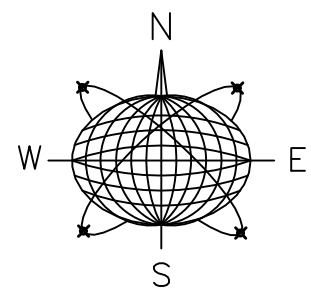
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATION AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.

7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.

8. ALL DOUBLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ G/ W/ GLUE AND NAIL TOGETHER W/ (3) "3" MIN. 160 RING SHANK NAILS 12" O.C.

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.

2. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2, DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
3. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION A.F.C.
4. 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.
5. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS FOLLOWING LOADING.
6. OUTTING 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 OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
 - E. 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. SPICES OF TOP PLATE SHALL OCCUR OVER STUDS. SPICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
12. ALL LINTEL'S OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - (1) - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0",
 - (2) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - (3) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0",
 - (4) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
 - (5) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0",
 - (6) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - (7) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0",
 - (8) 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 GROUND 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 LOGO, TRADEMARK OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PAPER 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.



Seal:

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.	

AutoCad File No.

Revisions:

Title:

STRUCTURAL
DETAILS

Sheet Number:

S-2

Date: MAY 31, 2018

N:\2017\57 GREEN ROOM KEY WEST\MECHANICAL\17537 M0XX.DWG [jmh] Jun 13, 2016 8: 10:57 am

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
AHU-2 CU-2A/CU-2B	LEVEL 02	TRANE	GAMS60C60M1E	75/64	74.2	47.5	12	240/1	2625	0	0.5	2	240/1						
		TRANE	TWE090										240/1	92	14	22	35	240/1	1-6
			4TTR4042 (2)																
* 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.										

MECHANICAL NOTES:

1. 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.
2. 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.
3. SUBMITTALS SHALL MEET SCHEDULED DESIGN CHARACTERISTICS. THIS INCLUDES BUT NOT LIMITED TO CFMS, EAT/(DB/WB), ESP, CAPACITIES, VOLTAGES/PHASES, MCA/MOCp, SONES, ETC...
4. 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
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 (DB/WB); 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.
10. 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.
11. ALL DUCTWORK MUST BE INSTALLED 6" AWAY FROM ANY FIRE RATED WALL TO FACILITATE INSPECTION.
12. 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.
13. 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.
14. 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.
15. 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".
16. 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.
17. CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTARY STEEL REQUIRED TO SUSPEND/SUPPORT MECHANICAL EQUIPMENT AND MATERIALS.
18. 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.
19. 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.
20. 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.
21. UNLESS OTHERWISE NOTED, ALL UNDERGROUND PIPING SHALL HAVE A MINIMUM OF 3'-0" OF COVER.
22. 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.

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.							

23. AIR HANDLING EQUIPMENT WARRANTIES SHALL BE EQUAL TO OR EXCEED WARRANTY OF SCHEDULED EQUIPMENT. UNLESS OTHERWISE NOTED.
24. PROVIDE DUCT SMOKE DETECTORS WHERE REQUIRED BY SECTION 606.2 OF THE FBC - MECHANICAL. MEET THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE A PRESSURE DIFFERENTIAL TEST AND THE MANUFACTURER'S TEST KIT. A COPY OF ALL TEST DATA SHALL BE MADE AVAILABLE AT THE FINAL INSPECTION. PROVIDE A READILY ACCESSIBLE DUCT ACCESS DOOR FOR INSPECTING AND SERVICING THE DETECTOR. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL THE DETECTOR WITHIN THE DUCTWORK. THE ELECTRICAL OR FIRE ALARM CONTRACTOR (MECHANICAL CONTRACTOR TO COORDINATE) SHALL PROVIDE 120V POWER AND ENSURE PROPER OPERATION. OTHER THAN IN MECHANICAL SMOKE CONTROL SYSTEMS, UPON ACTIVATION, THE ASSOCIATED AIR DISTRIBUTION SYSTEM SHALL SHUT DOWN, AND A SUPERVISORY SIGNAL SHALL BE GENERATED PER SECTION 606.4 OF THE FBC - MECHANICAL.
25. MECHANICAL CONTRACTOR SHALL PROVIDE FIRE, SMOKE, AND FIRE/SMOKE DAMPERS WHERE REQUIRED BY SECTION 607.5 OF THE FBC - MECHANICAL, AND PROVIDE ACCESS AND IDENTIFICATION AS REQUIRED BY SECTION 607.4 OF THE FBC - MECHANICAL. MECHANICAL CONTRACTOR SHALL PROVIDE CEILING RADIATION DAMPERS WHERE REQUIRED BY SECTION 607.6.2 OF THE FBC - MECHANICAL.
26. WHERE SMOKE OR FIRE/SMOKE DAMPERS ARE REQUIRED, THE ELECTRICAL OR FIRE ALARM CONTRACTOR (MECHANICAL CONTRACTOR TO COORDINATE) SHALL PROVIDE 120V POWER AND ENSURE PROPER OPERATION UPON ACTIVATION. DAMPER ACTUATION SHALL BE BY ONE OF THE METHODS LISTED IN SECTION 607.3.3.2 OF THE FBC - MECHANICAL. WHEN SECTION 607.3.3.2 REQUIRES A DUCT SMOKE DETECTOR AT THE DAMPER, THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL THE DETECTOR WITHIN THE DUCTWORK. THE ELECTRICAL OR FIRE ALARM CONTRACTOR (MECHANICAL CONTRACTOR TO COORDINATE) SHALL PROVIDE 120V POWER AND ENSURE PROPER DETECTOR OPERATION. OTHER THAN IN MECHANICAL SMOKE CONTROL SYSTEMS, UPON ACTIVATION, THE DAMPER SHALL CLOSE, THE ASSOCIATED AIR DISTRIBUTION SYSTEM SHALL SHUT DOWN, AND A SUPERVISORY SIGNAL SHALL BE GENERATED PER SECTION 606.4 OF THE FBC - MECHANICAL.
27. PROVIDE SEISMIC RESTRAINTS FOR DUCTWORK AND PIPING CONFORMING TO THE LATEST EDITION OF THE "SMACNA GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS."
28. PROVIDE ADDITIONAL DUCTWORK AND PIPING SUPPORTS ON BOTH SIDES AND WITHIN 18" OF FIRE RATED WALL. DUCTWORK OR PIPING SHALL NOT BE SUPPORTED FROM ANY FIRE RATED WALL.
29. DOUBLE WALLED TURNING VANES SHALL BE PROVIDED IN ALL RECTANGULAR SUPPLY DUCT ELBOWS WITH ANGLES FROM 45 DEGREES TO 90 DEGREES PER FIG. 2-5 OF THE SMACNA MANUAL.
30. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS (FREE AREA).
31. ALL HOOD MAKE-UP AIR DUCTS SHALL BE CONSTRUCTED OF SHEET METAL PER SMACNA STANDARDS.
32. CONTRACTOR SHALL COORDINATE ALL INTAKE/EXHAUST LOCATIONS TO INSURE AT LEAST A 10' DISTANCE BETWEEN ANY INTAKES AND VENTILATION EXHAUSTS, PLUMBING VENTS, RELIEF, ETC...
33. ALL HVAC EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS INDICATED OTHERWISE.
34. CONTRACTOR SHALL THOROUGHLY CLEAN AND ENSURE PROPER OPERATION OF ANY EXISTING HVAC EQUIPMENT. ANY CHANGE TO THE SYSTEM SHALL RESULT IN EQUIPMENT MODIFICATIONS (AS REQUIRED) INCLUDING BUT NOT LIMITED TO REPLACING MOTORS, VFDs, PULLEYS, SHEAVES, BELTS, ETC...
35. MECHANICAL CONTRACTOR SHALL SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER WITH BRAZED JOINTS, APPLY 3/8" CLOSED CELL INSULATION ON COMPRESSOR SUCTION LINE. ALL PIPING EXPOSED TO EXTERNAL ELEMENTS SHALL BE JACKETED WITH UV STABILIZED PVC OR ALUMINUM SHEETING. PRE-CHARGED LINES AND SOLDER ON SHORT 90'S ARE NOT ACCEPTABLE. CONTRACTOR SHALL USE SWEEPING 90'S AT EVERY BEND WITH EXCEPTION OF EQUIPMENT CONNECTIONS.
36. CONTRACTOR SHALL PROVIDE A PERMANENT/PROFESSIONAL LABEL FOR EACH PIECE OF EQUIPMENT, ASSOCIATED THERMOSTAT(S) AND/OR SENSOR(S).
37. EQUIPMENT LOCATION IDENTIFICATIONS AT CEILINGS: WHERE VALVES, EQUIPMENT SUCH AS VAV BOXES, FANS, ETC...CIRCUIT BREAKERS OR OTHER ITEMS SUBJECT TO ROUTINE SERVICE ARE MOUNTED IN A CONCEALED AREA ABOVE A CEILING, THE CEILING MUST BE MARKED WITH A LABEL UNDER THE SERVICED DEVICE. THE LABEL SHALL CARRY APPROPRIATE IDENTIFICATION TAG.
38. DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, AND OTHER ITEMS OF THE AIR HANDLING SYSTEM SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM.
39. METAL DUCTWORK SHALL BE CONNECTED TO AIR HANDLING EQUIPMENT WITH FLEXIBLE DUCT CONNECTORS EQUAL TO DURO DYNE "SUPER METAL-FAB" WITH EXCELON FABRIC; "GRIP LOC" SEAM; 24 GAUGE METAL TABS. INSULATION SHALL BE INSTALLED OVER METAL TABS AS TO NOT CAUSE FRICTION ON FABRIC.
40. EXPOSED DUCTWORK SHALL BE DOUBLE WALL INSULATED DUCT EQUAL TO LINDAB "SPIROSAFE OR SPIROVAL DOUBLE WALL SELF SEALING DUCT" W/2" R=8 INSULATION. DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH LATEST SMACNA STANDARDS UNLESS OTHERWISE NOTED. ALL EXPOSED DUCT SHALL CONTAIN FACTORY ADDED DIFFUSERS/GRILLES. EQUAL TO SCHEDULED MAKE AND MODEL. PAINT GRIP AND PAINT PER ARCHITECT. UNLESS OTHERWISE NOTED.
41. ALL RETURN AIR DUCTWORK SHALL BE INTERNALLY INSULATED SHEET METAL CONSTRUCTION, UNLESS DOUBLE WALL INSULATED, IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS UNLESS OTHERWISE NOTED. DUCT INSULATION SHALL BE 1.5" THICK DUCT BOARD (EQUAL TO JOHNS MANVILLE BONDED WITH THERMO SETTING RESIN ON AIR STREAM SIDE WITH AN ANTI-MICROBIAL COATING) AND CONFORM WITH UL STANDARDS FOR SAFETY AIR DUCT, NO. 181, 1967 ESTABLISHED FOR CLASS 1 AIR DUCTS. FACING SHALL BE FSK ALUMINUM FOIL.
42. ALL EXHAUST DUCT WORK SHALL BE NON-INSULATED SHEET METAL UNLESS OTHER WISE NOTED.
43. FLEXIBLE DUCT SHALL HAVE CONTINUOUS TEAR RESISTANT LINER ENCASED BY INSULATING MATERIAL WITH AN OUTER VAPOR JACKET CONFORMING TO UL181 UNLESS THE FLEX DUCT MEETS THE CRITERIA STATED IN 2014 FLORIDA BUILDING CODE-BUILDING SECTION 419.3.6.4.
44. PROVIDE PRICING ALTERNATE FOR FABRIC DUCTWORK. DUCTSOX SKELECORE SYSTEMS, AND SHALL HAVE AN INTERNAL STRUCTURE TO MAINTAIN SHAPE OF FABRIC DUCT. FABRIC DUCT SHALL HAVE PRINTED DESIGN AS SPECIFIED BY OWNER/ARCHITECT.
45. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES AND FIRE SPRINKLER HEADS.
46. CONTRACTOR SHALL SUPPLY PIPE SUPPORTS 4'-0" ON CENTERS FOR REFRIGERANT LINES AND CONDENSATE LINES. SUPPORTS SHALL BE PER DETAILS.
47. CONTRACTOR SHALL REFER TO ALL DETAILS FOR PROPER GUIDANCE.
48. CLOSE OUT DOCUMENTS: CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS AND KEEP CURRENT DURING CONSTRUCTION OF THE PROJECT. IT IS TO INCLUDE ALL CONTRACT CHANGES, MODIFICATIONS AND CLARIFICATIONS. THIS SET TOGETHER WITH ALL SHOP DRAWINGS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AFTER CONSTRUCTION COMPLETION.

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
AFF 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	ORD 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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General Notes:

COMMERCIAL RENOVATION
501-505 GREENE STREET
KEY WEST, FLORIDA

Drawn By:
ASC

Checked By:
CJF

Project No.

Scale:
AS SHOWN

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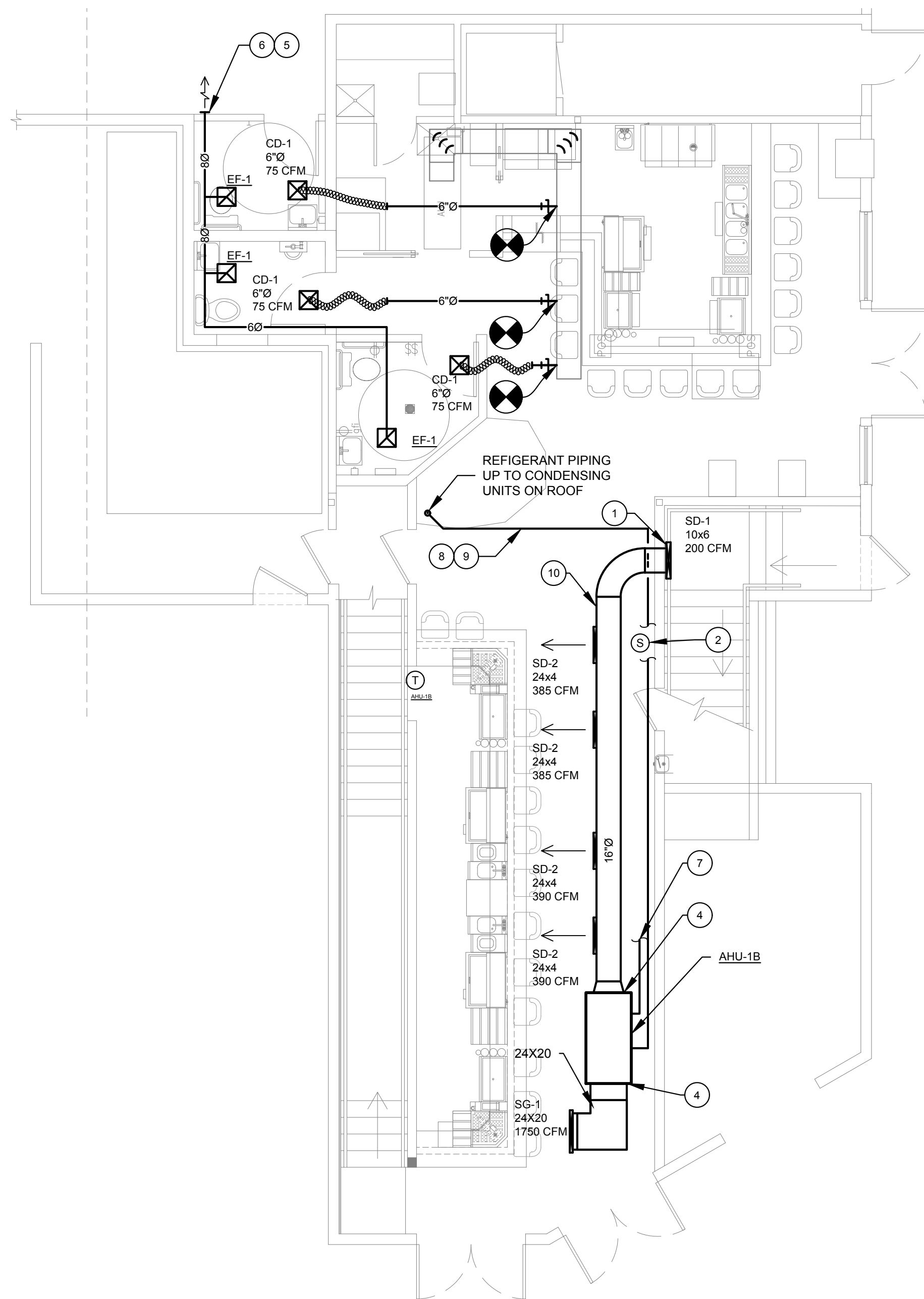
Revisions:

1 6/14/16 REV 1

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NOTES AND SCHEDULES - MECHANICAL
Sheet Number:
M-001
Date: JUNE 5, 2017

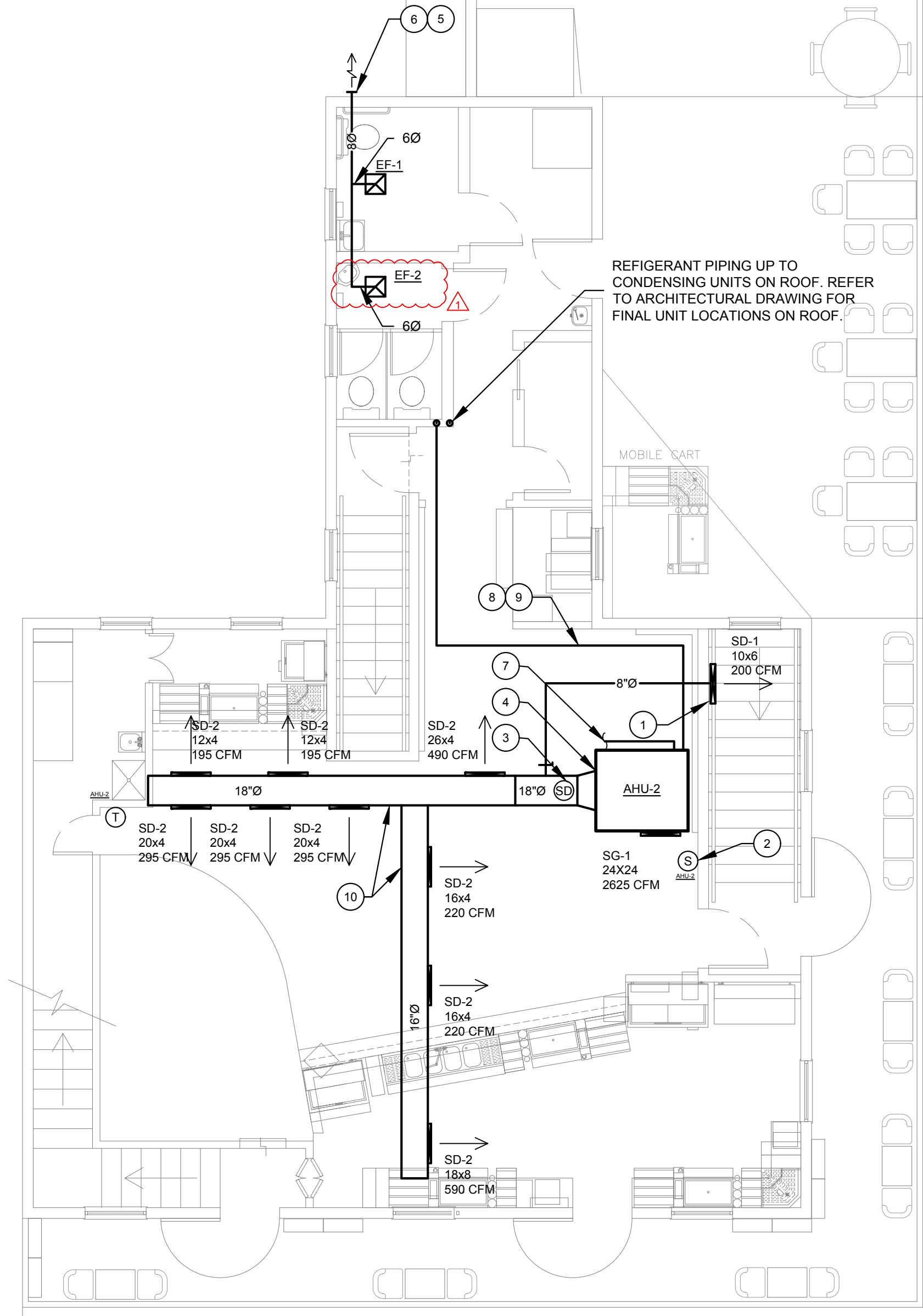
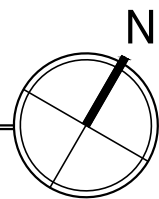
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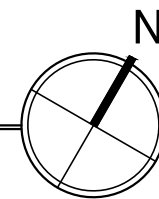
FIRST FLOOR - MECHANICAL

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



SECOND FLOOR - MECHANICAL

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

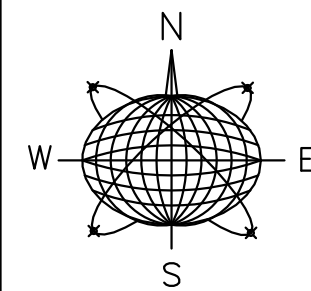


GENERAL NOTES

- 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.

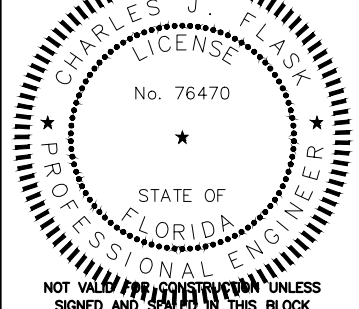
KEYNOTES

- 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.



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General Notes:

COMMERCIAL RENOVATION

501-505 GREENE STREET
KEY WEST, FLORIDA

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FLOOR PLANS -
MECHANICAL

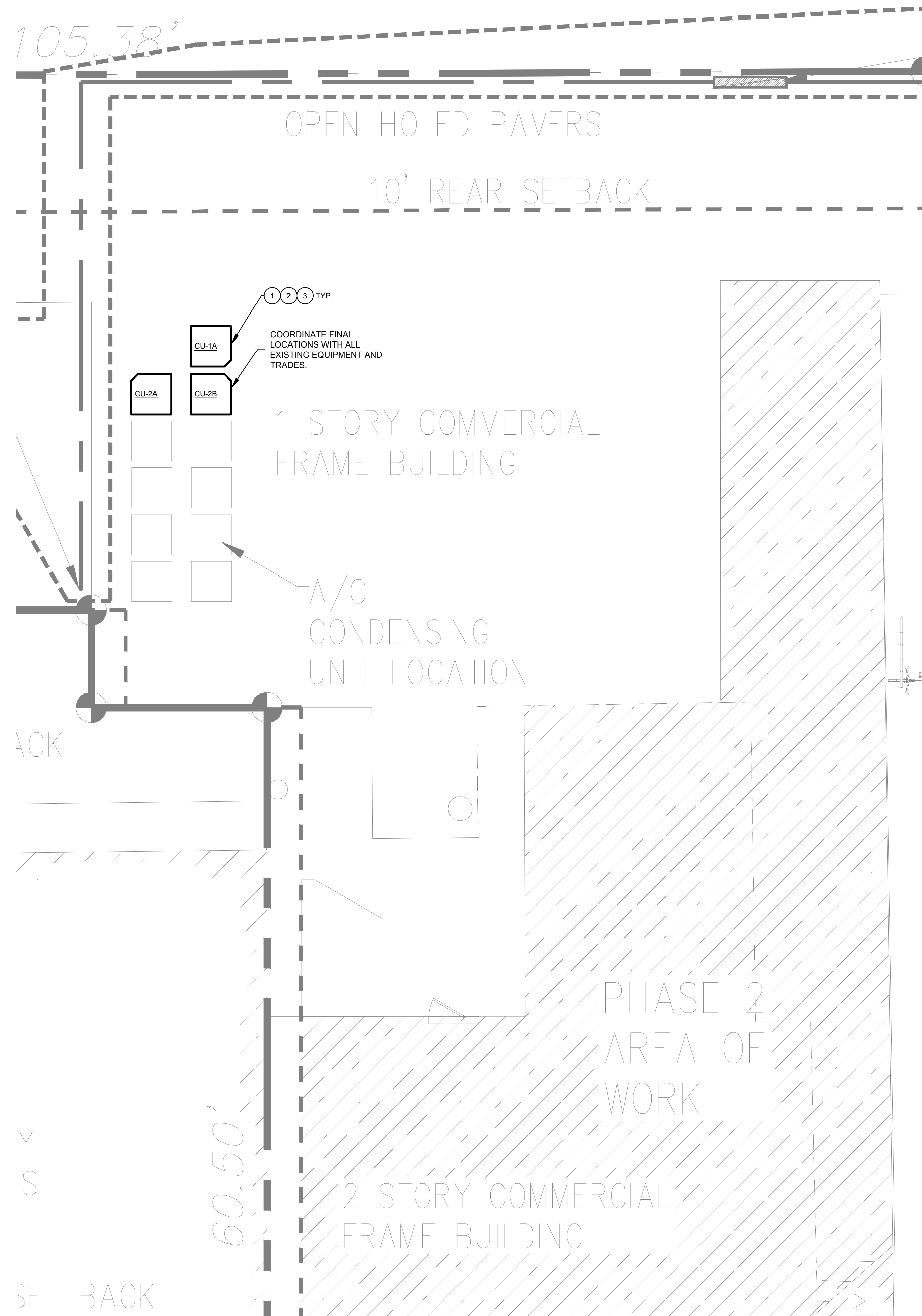
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M-101

Date: JUNE 5, 2017



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ROOF - MECHANICAL

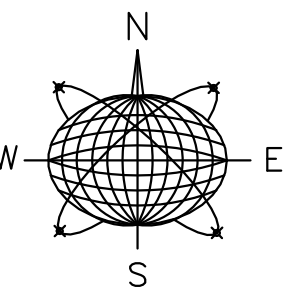
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GENERAL NOTES

- 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.

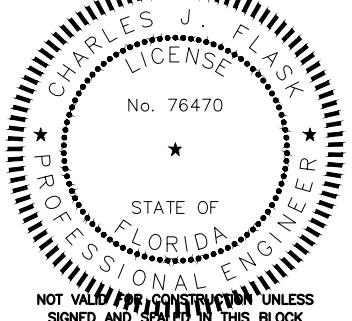
KEYNOTES

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

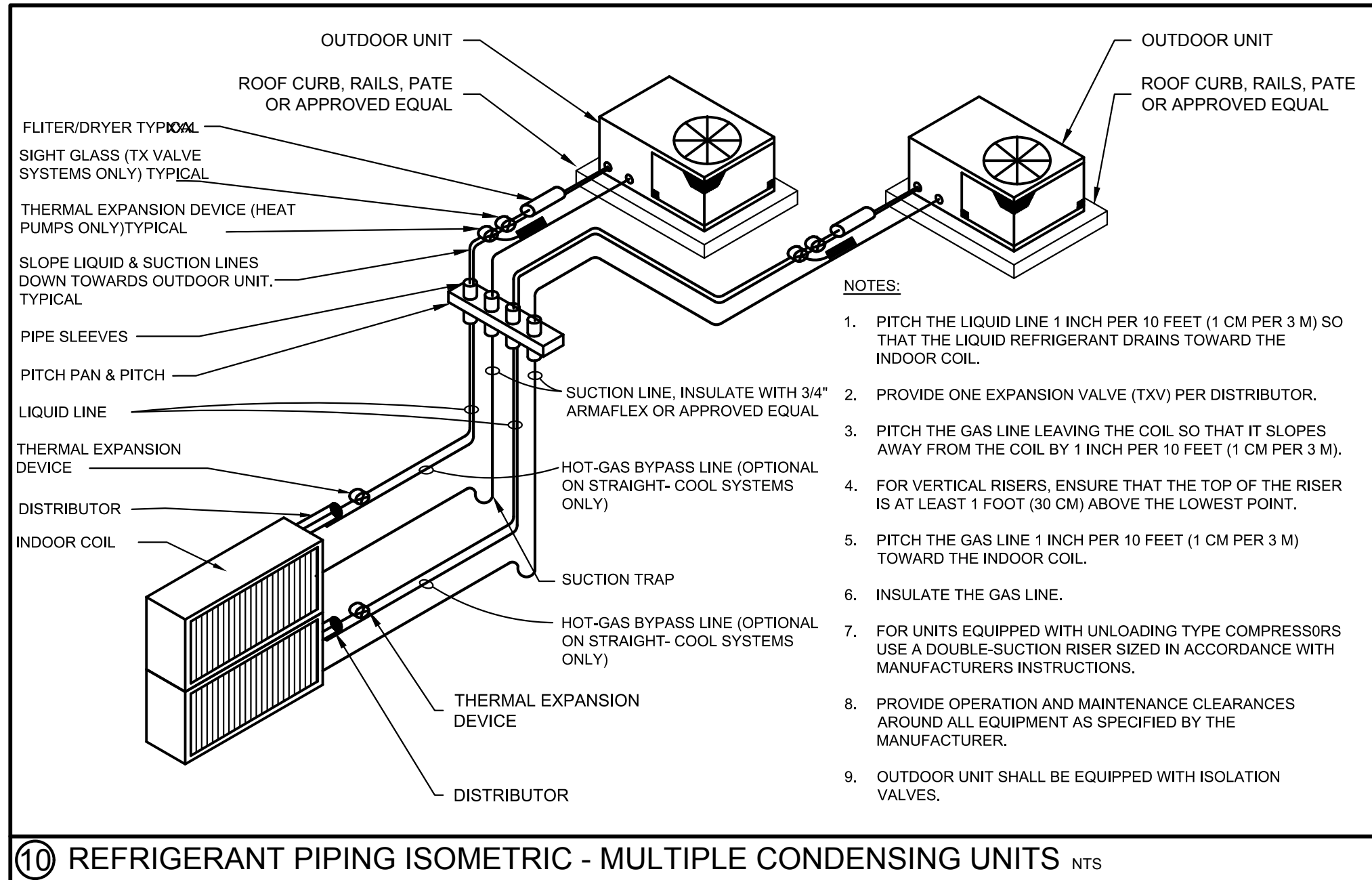
Date: JUNE 5, 2017

MES GROUP

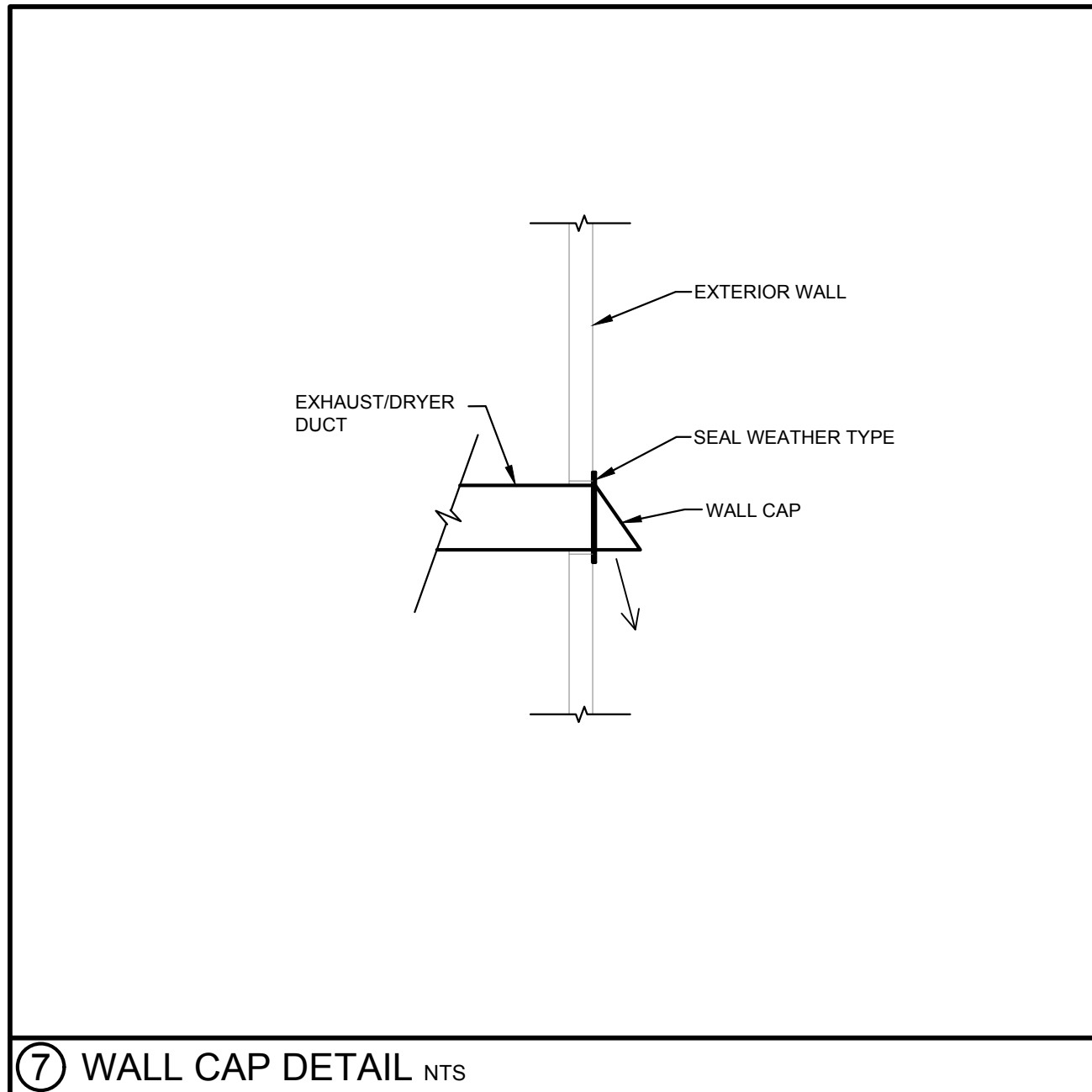
150 South West Street
Suite 301, Tampa, FL 33609
813.290.4700

CSLA # 8381

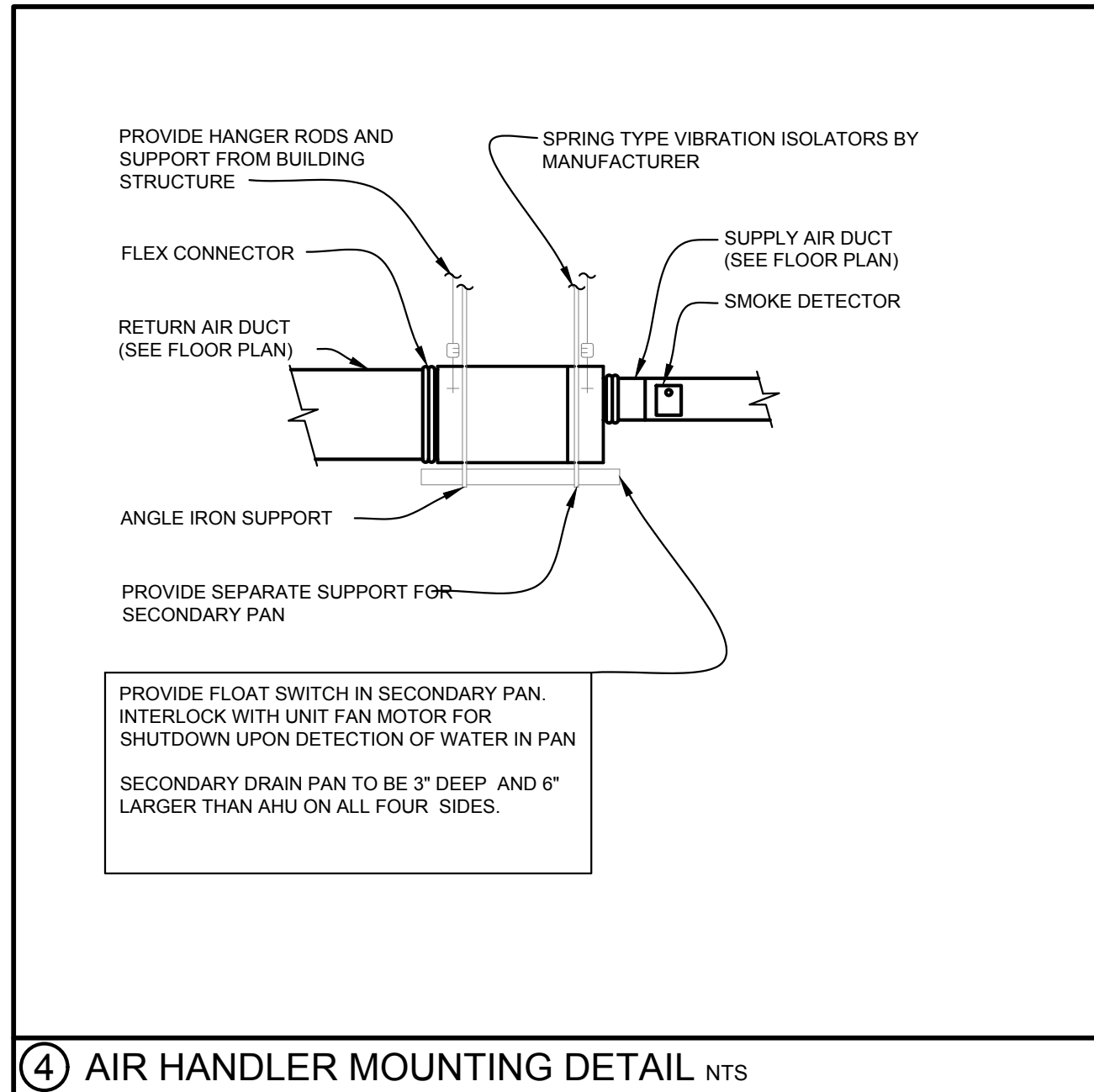
Project # 17537



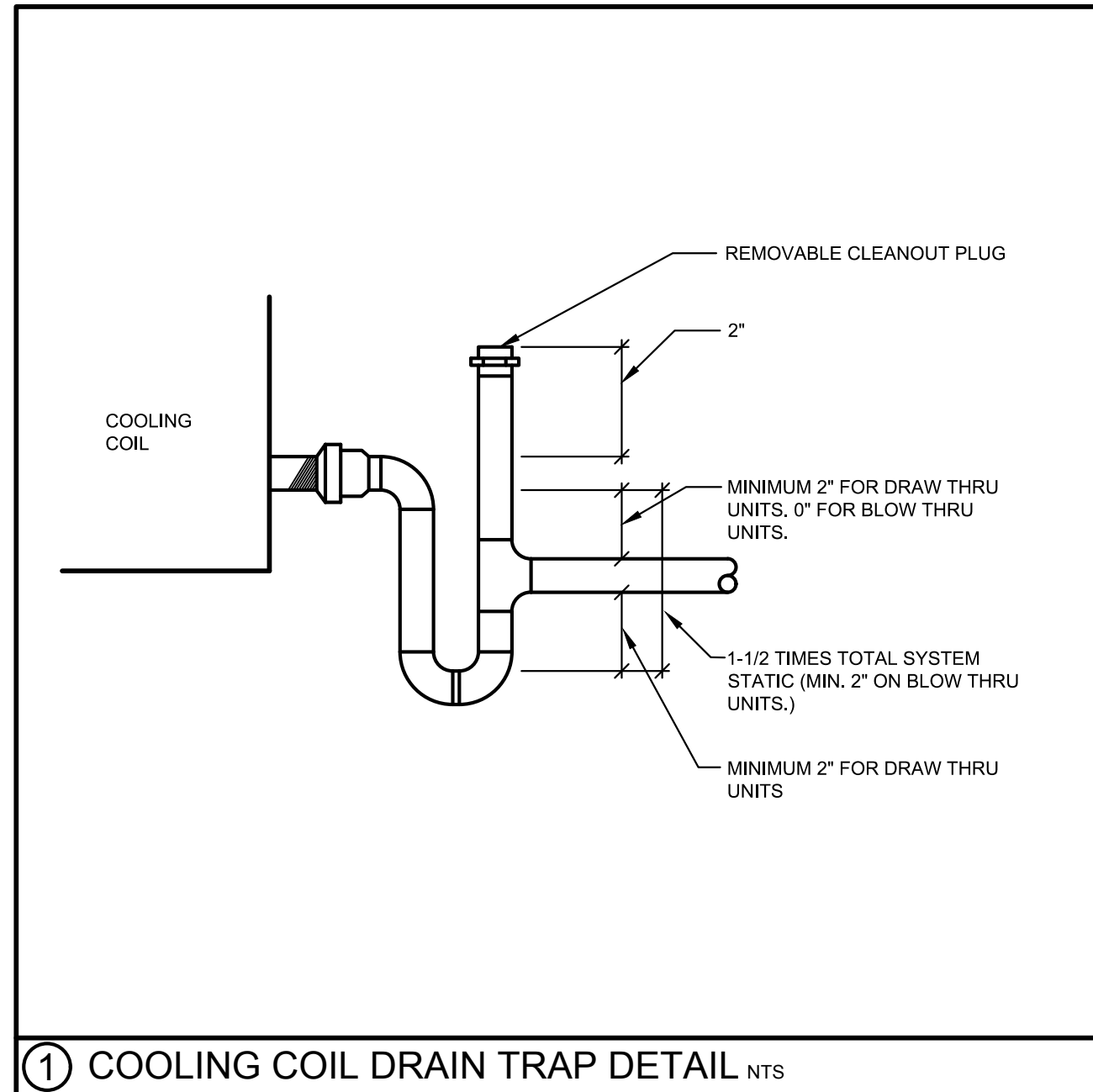
⑩ REFRIGERANT PIPING ISOMETRIC - MULTIPLE CONDENSING UNITS NTS



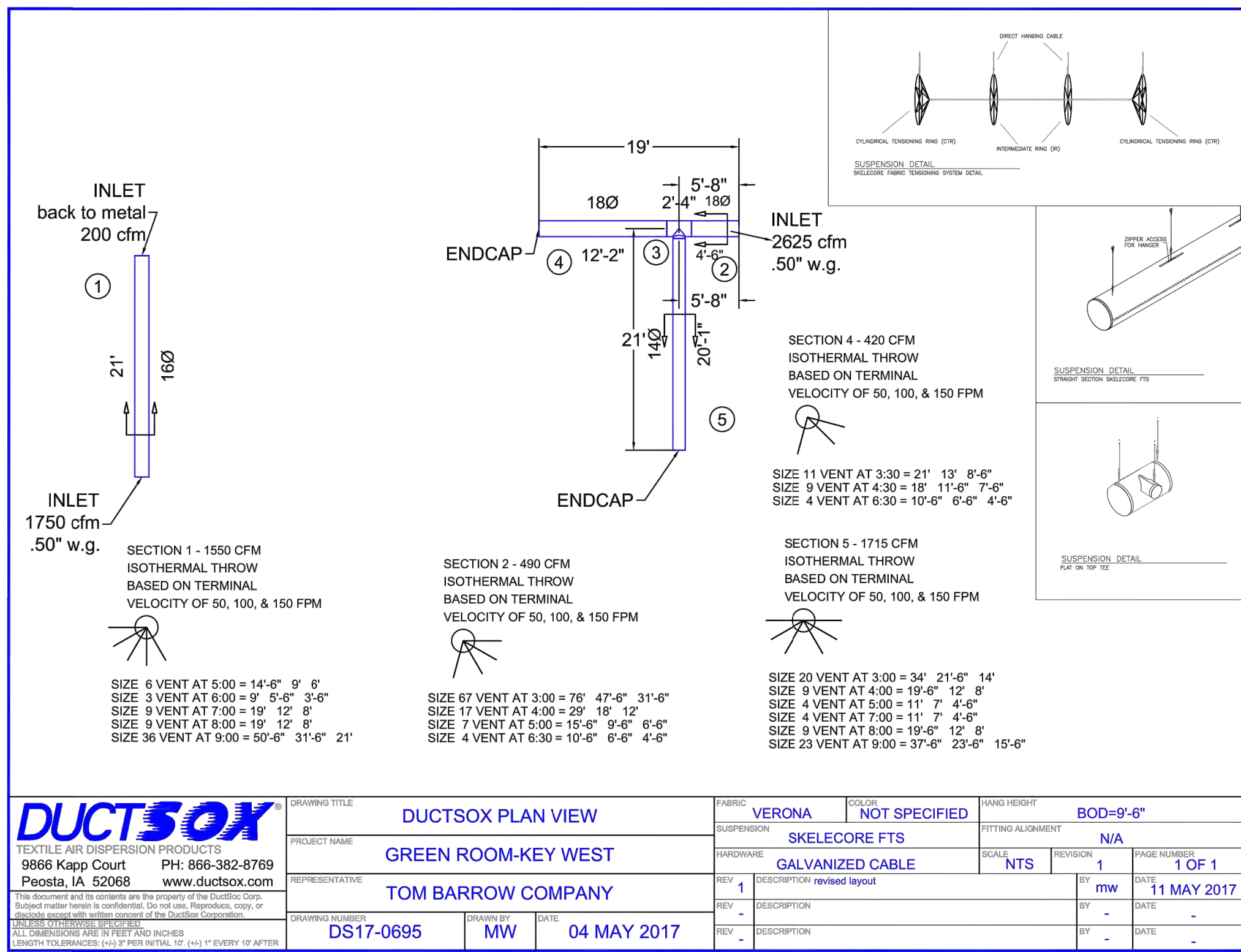
⑦ WALL CAP DETAIL NTS



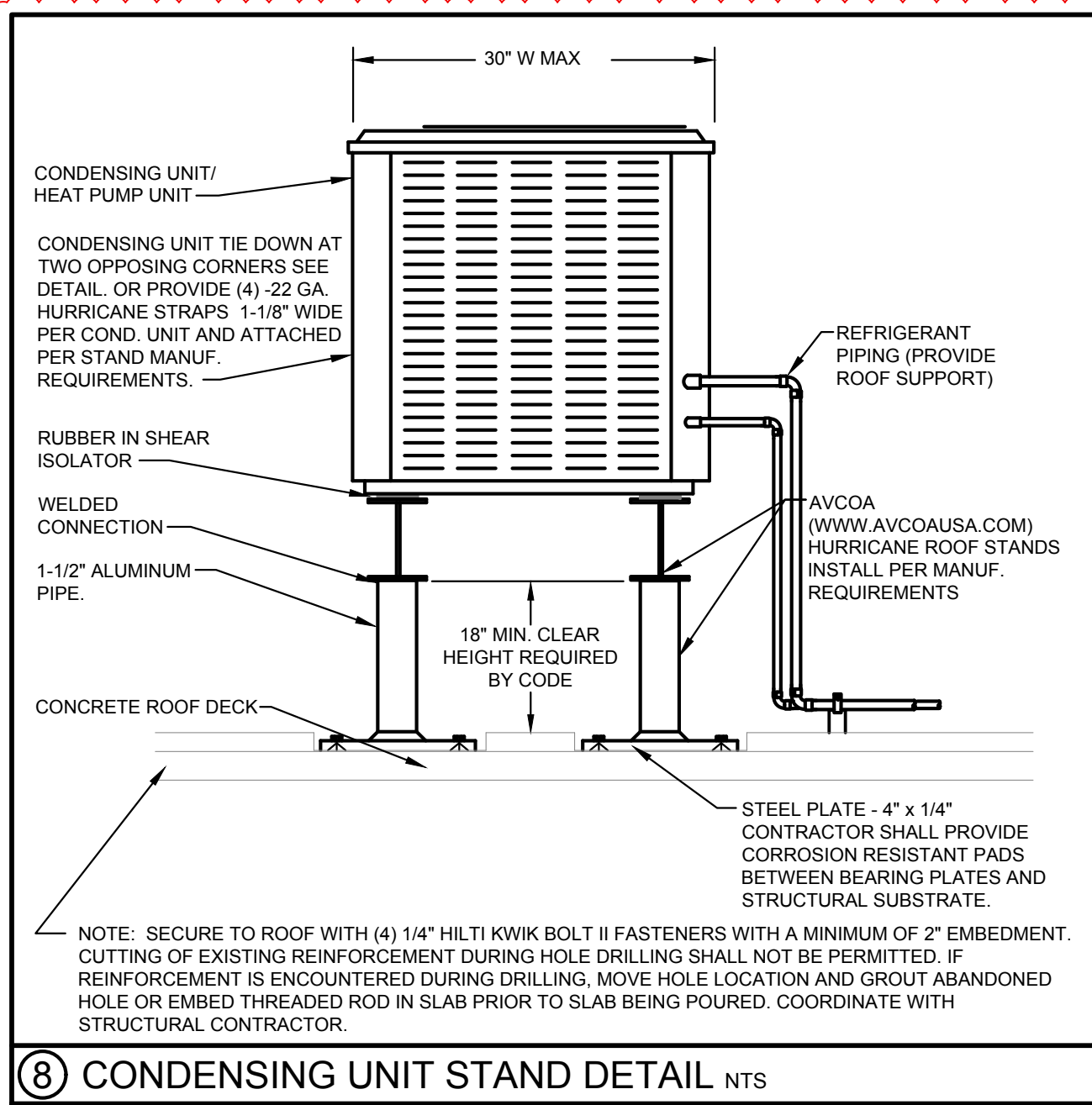
④ AIR HANDLER MOUNTING DETAIL NTS



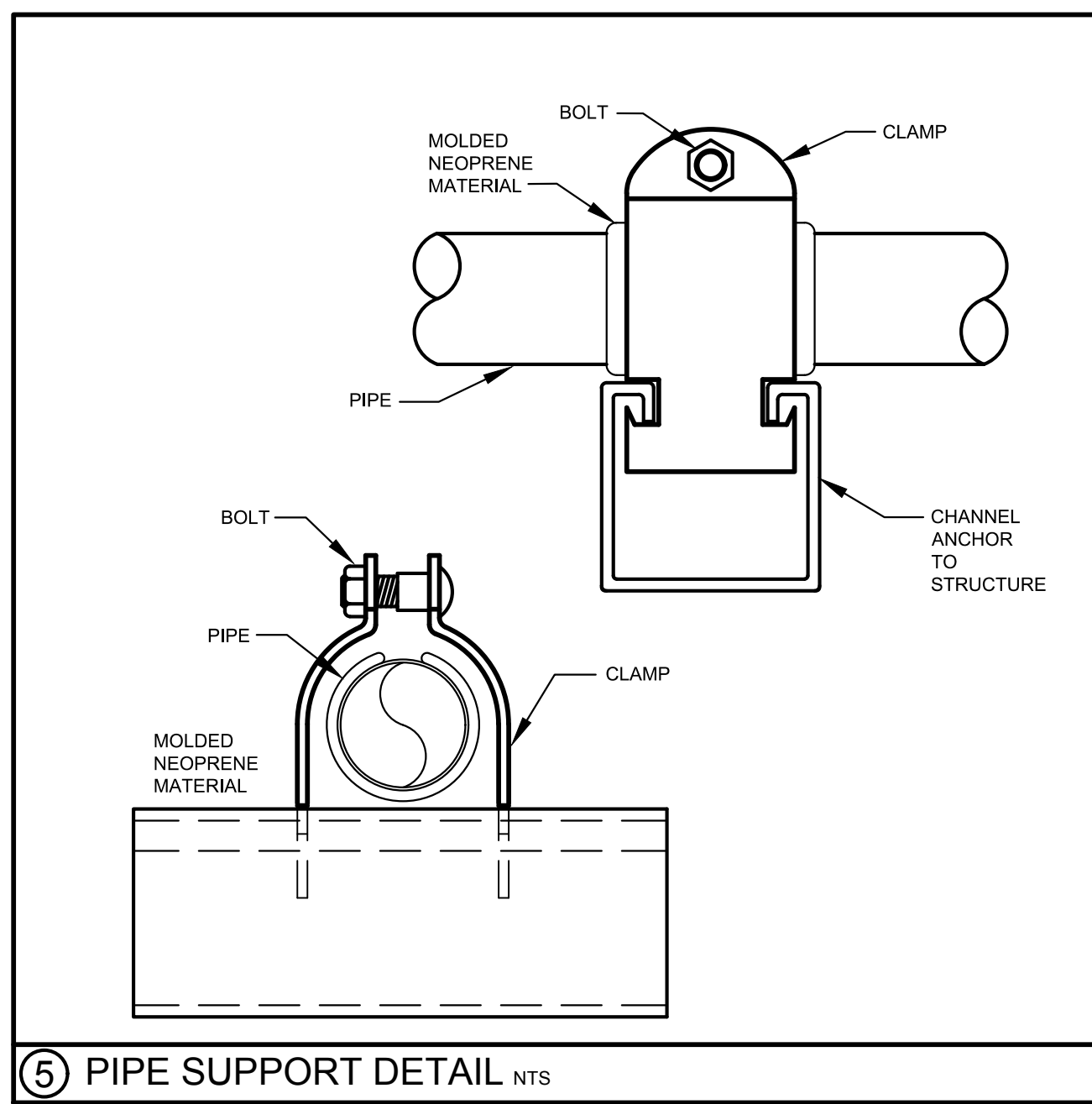
① COOLING COIL DRAIN TRAP DETAIL NTS



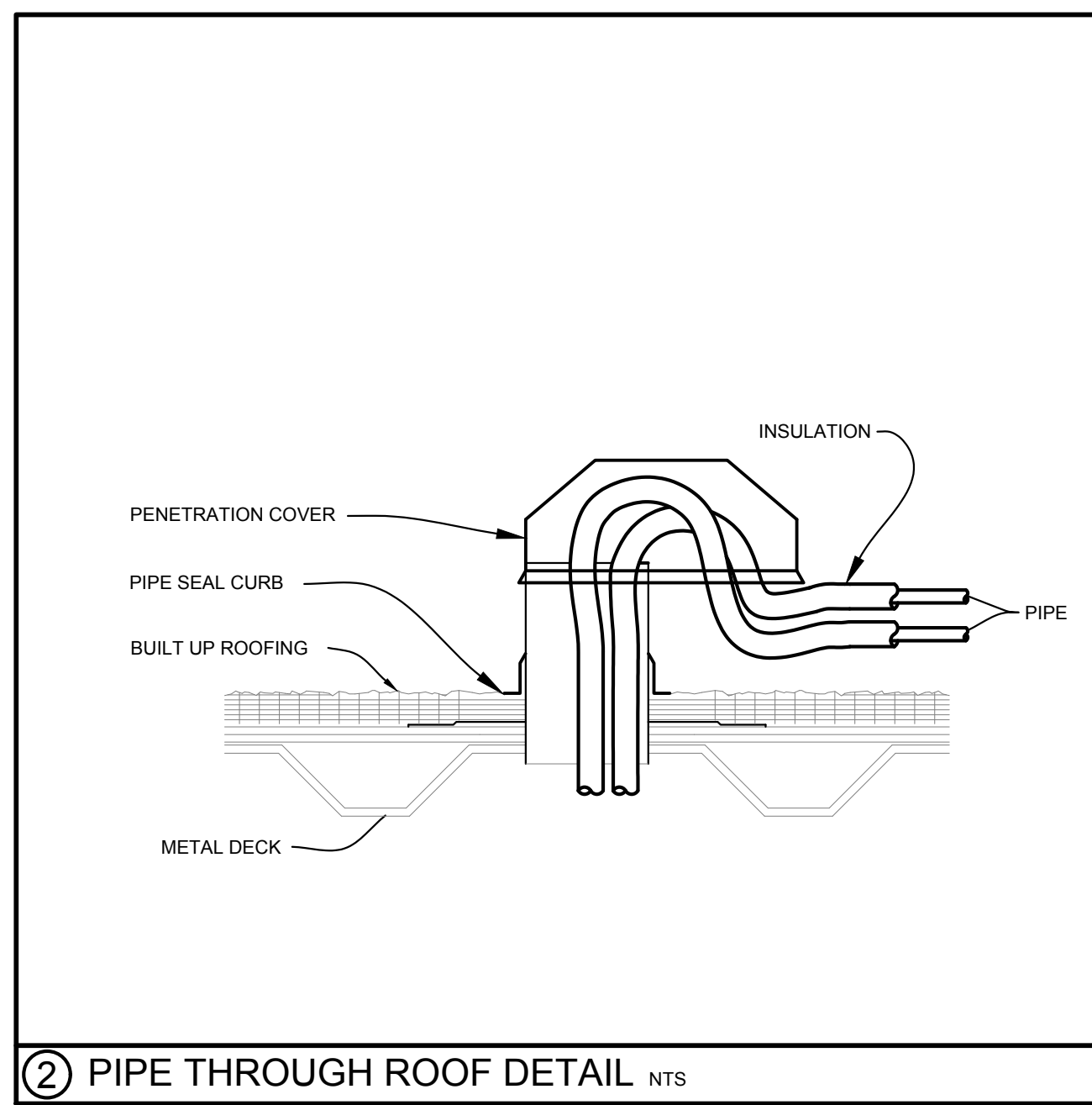
DUCTSOX TEXTILE AIR DISPERSION PRODUCTS 9866 Kepp Court Peosta, IA 52068 PH: 866-382-8769 www.ductsox.com	DRAWING TITLE DUCTSOX PLAN VIEW PRODUCT NAME GREEN ROOM-KEY WEST REPRESENTATIVE TOM BARROW COMPANY DRAWING NUMBER DS17-0695 DRAWN BY MW DATE 04 MAY 2017	FABRIC VERONA SUSPENSION SKELECORE FTS HANDWARE GALVANIZED CABLE REV 1 DESCRIPTION revised layout	COLOR NOT SPECIFIED FINISH SKELECORE FTS SCALE NTS REVISION 1 DATE 11 MAY 2017	HANG HEIGHT BOD=9'-6" FITTING ALIGNMENT N/A BY mw DATE 11 MAY 2017	PAGE NUMBER 1 OF 1
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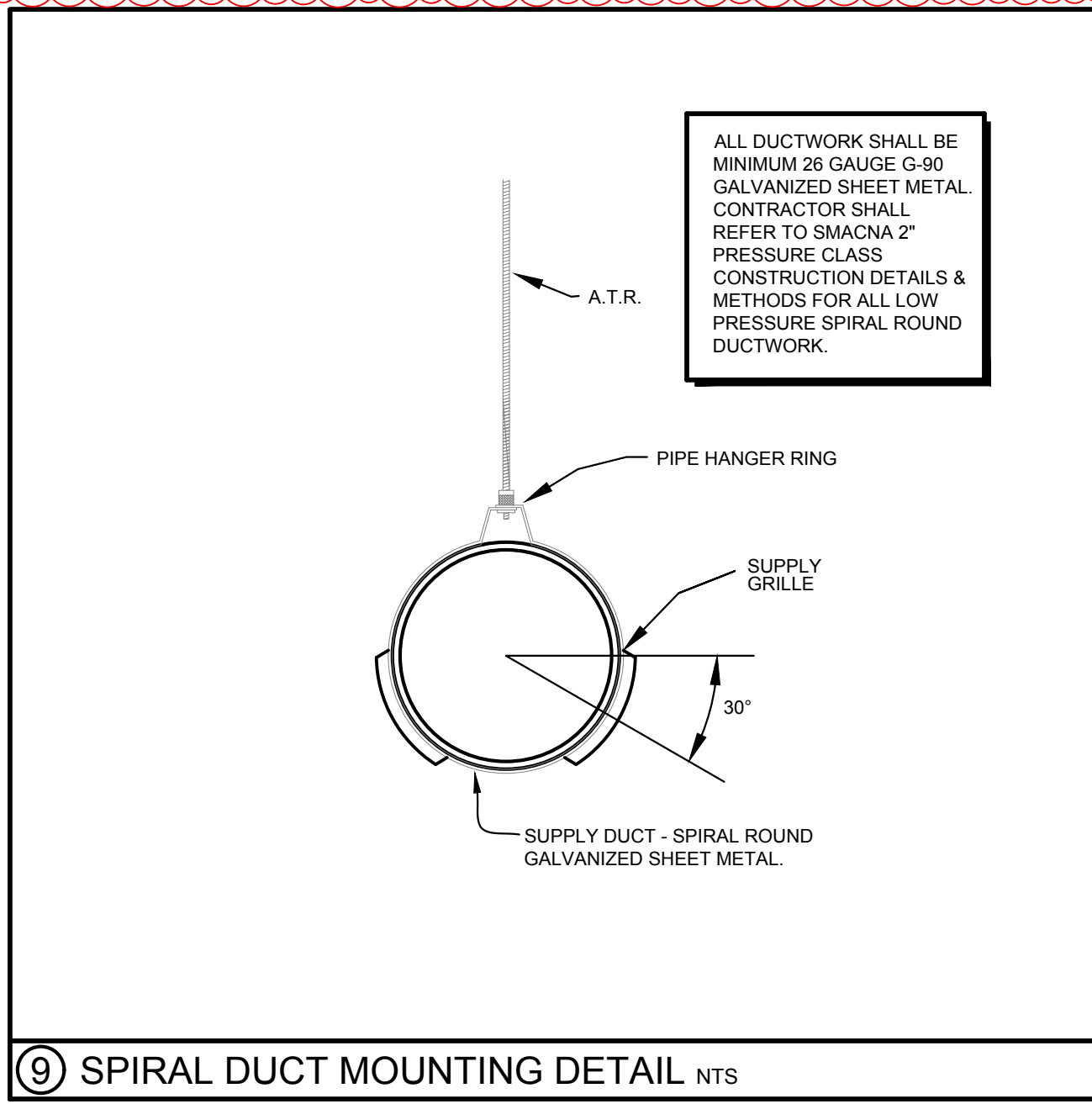
⑧ CONDENSING UNIT STAND DETAIL NTS



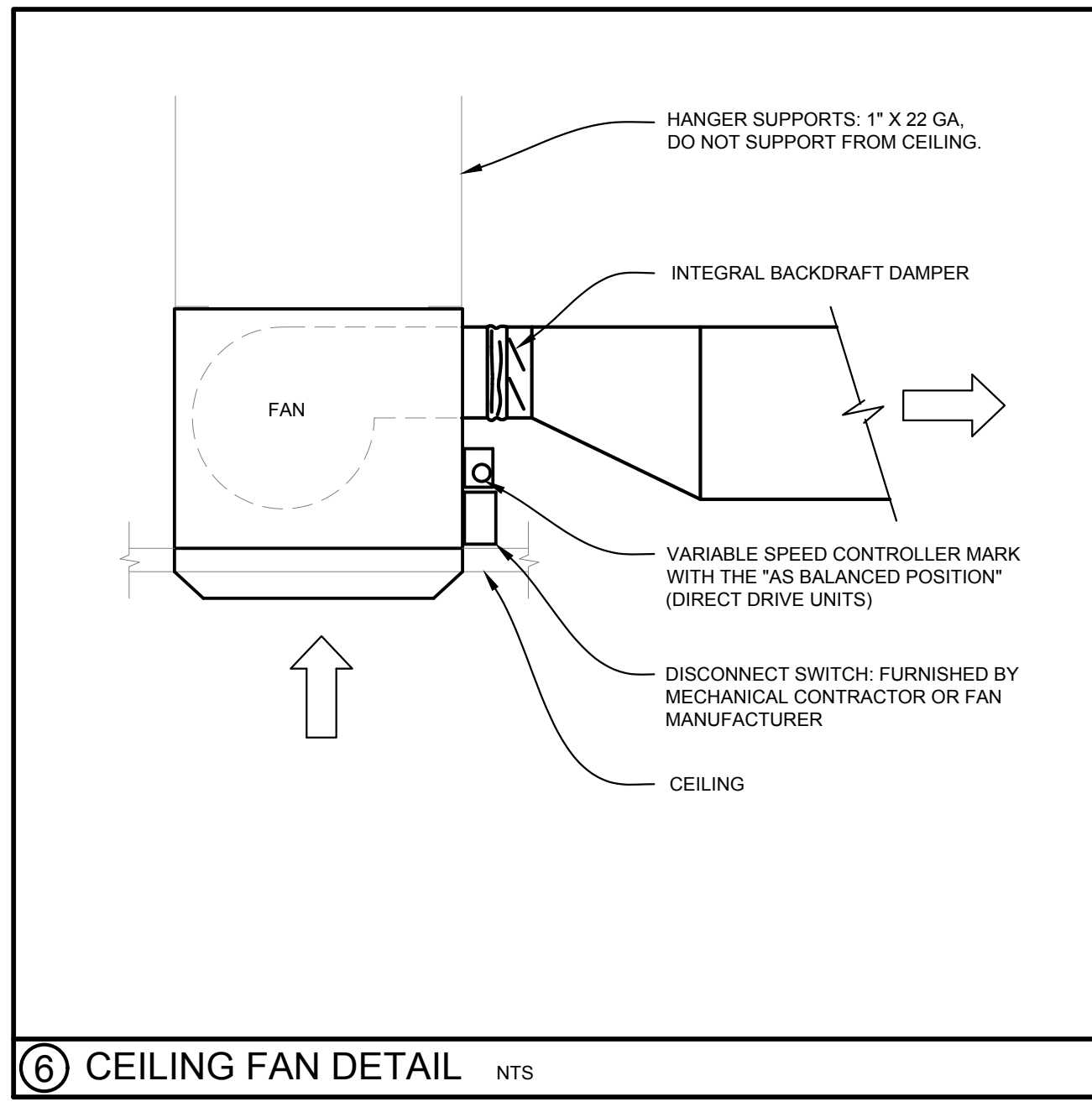
⑤ PIPE SUPPORT DETAIL NTS



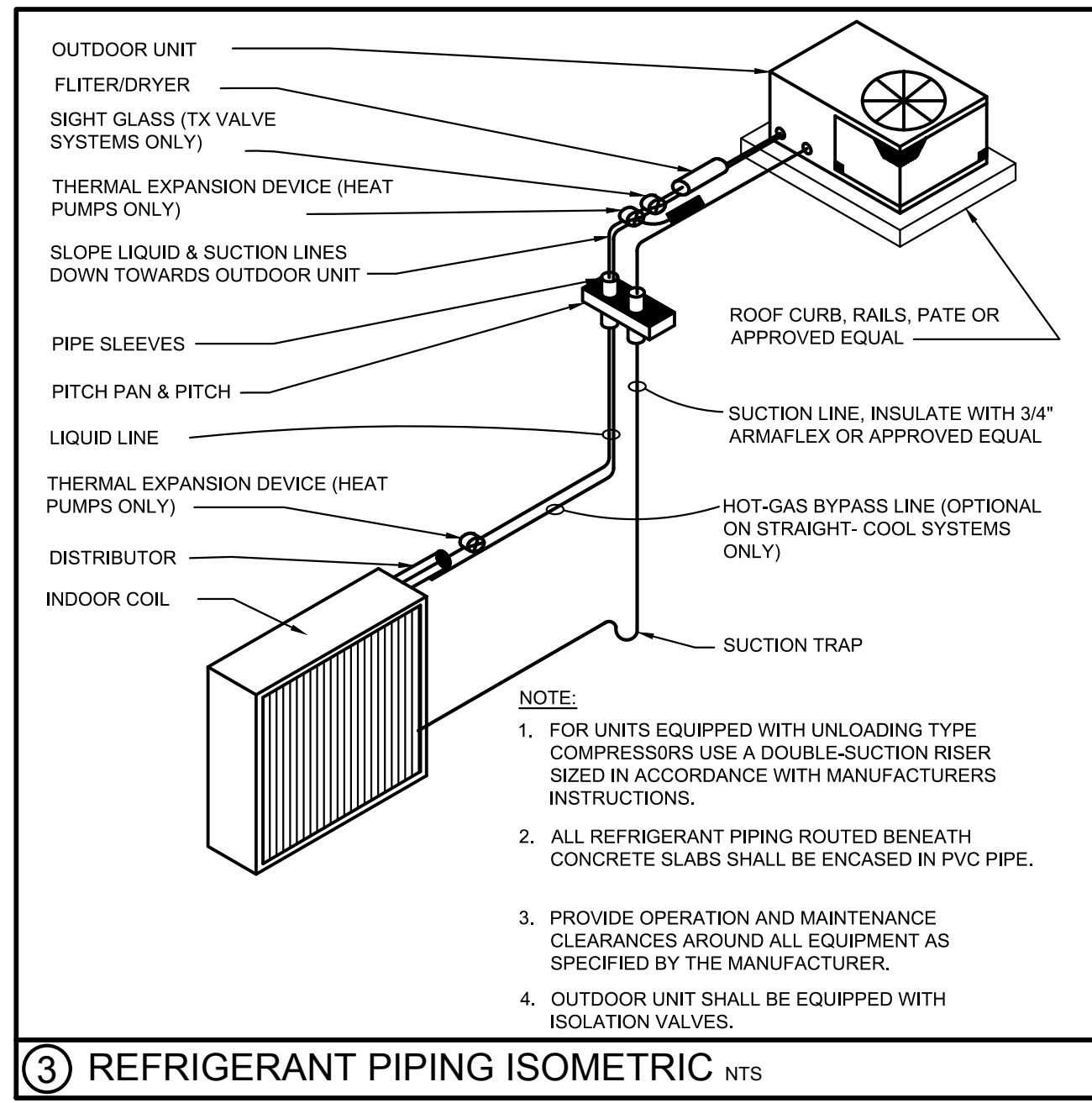
② PIPE THROUGH ROOF DETAIL NTS



⑨ SPIRAL DUCT MOUNTING DETAIL NTS



⑥ CEILING FAN DETAIL NTS



③ REFRIGERANT PIPING ISOMETRIC NTS

Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3293 fax:293-4899
 Seal:

 Charles J. Flask, PE
 PE #76470

COMMERCIAL RENOVATION
 501-505 GREENE STREET
 KEY WEST, FLORIDA

Drawn By: ASC
 Checked By: CJF
 Project No.:
 Scale: AS SHOWN
 AutoCad File No.: 17537 MOXX
 Revisions:
 1 6/14/18 REV 1
 Title:
DETAILS - MECHANICAL
 Sheet Number:
M-501
 Date: JUNE 5, 2017

510 North Dixie Street
 Suite 103, Tampa, FL 33609
 813.288.4300
 CDA # 6284 Project # 2017537



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

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

WE WOULD LIKE TO PAINT ALL OF THE UPSTAIRS EXTERIOR SIDING WHITE TO KEEP CONSISTENT WITH THE HISTORICAL LOOK OF THE BUILDING. AND WE WOULD ASK TO BE ABLE TO PAINT ALL OF THE DOWNSTAIRS GREEN TO KEEP THE COHESIVENESS OF THE GREEN ROOM BUSINESS. AS YOU CAN SEE BELOW THERE WAS GREEN, YELLOW, AND BLUE THAT WAS ALLOWED BEFORE OUR BUSINESS OCCUPIED THAT SPACE - SO WE WOULD LIKE TO JUST KEEP IT JUST GREEN AROUND (PER THE EXISTING ALLOWED COLOR GREEN ROOM WAS APPROVED FOR.)





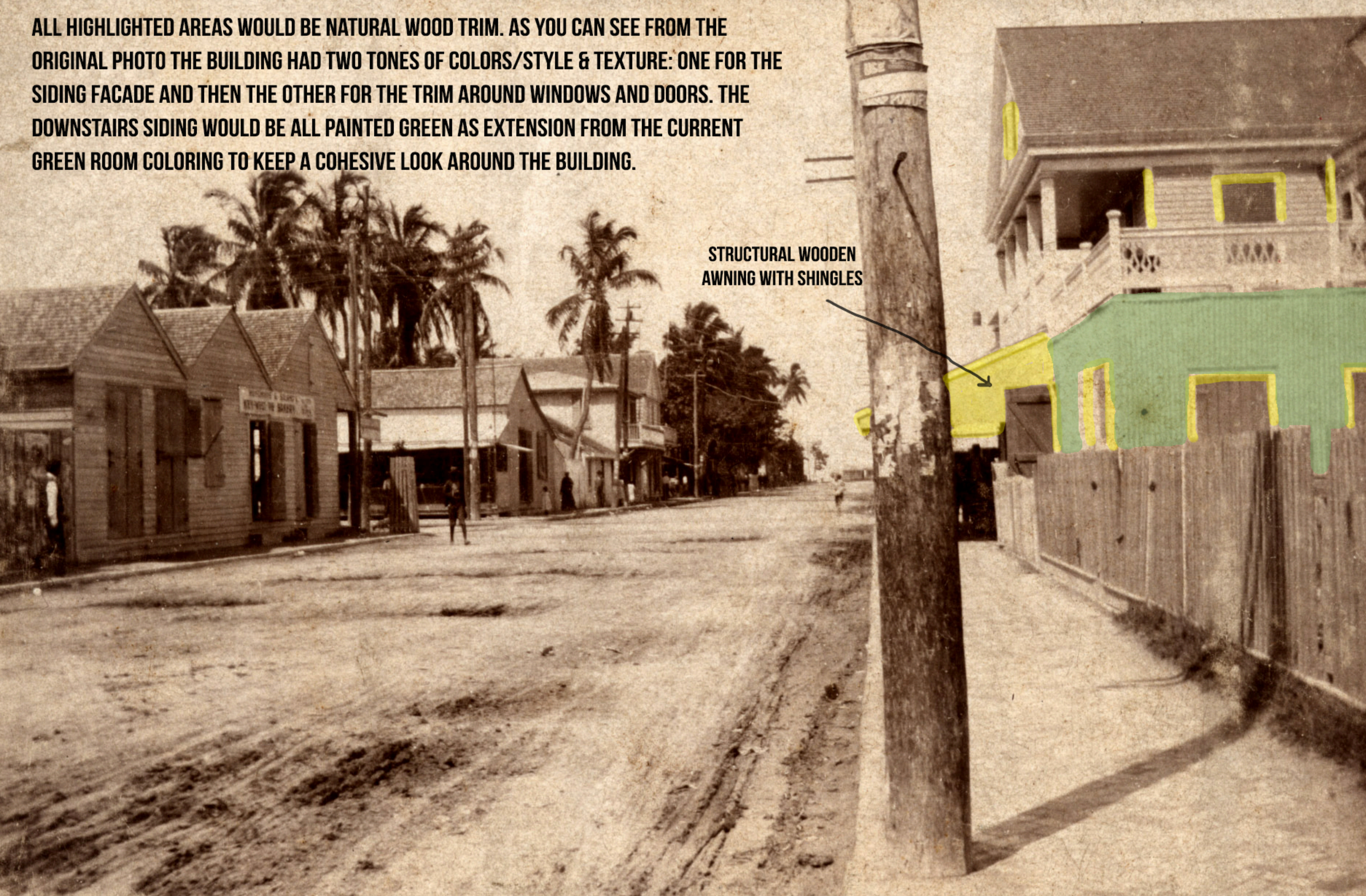


ALL HIGHLIGHTED AREAS WOULD BE
NATURAL WOOD TRIM. AS YOU CAN SEE
FROM THE ORIGINAL PHOTO THE
BUILDING HAD TWO TONES OF COLORS/-
STYLE & TEXTURE: ONE FOR THE SIDING
FACADE AND THEN THE OTHER FOR THE
TRIM AROUND
WINDOWS AND DOORS. THE UPSTAIRS
SIDING WOULD BE PAINTED WHITE.



ALL HIGHLIGHTED AREAS WOULD BE NATURAL WOOD TRIM. AS YOU CAN SEE FROM THE ORIGINAL PHOTO THE BUILDING HAD TWO TONES OF COLORS/STYLE & TEXTURE: ONE FOR THE SIDING FACADE AND THEN THE OTHER FOR THE TRIM AROUND WINDOWS AND DOORS. THE DOWNSTAIRS SIDING WOULD BE ALL PAINTED GREEN AS EXTENSION FROM THE CURRENT GREEN ROOM COLORING TO KEEP A COHESIVE LOOK AROUND THE BUILDING.

**STRUCTURAL WOODEN
AWNING WITH SHINGLES**



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.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

501-505 GREENE STREET, KEY WEST, FL 33040 on the 20TH day of SEPTEMBER, 2018.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on SEPTEMBER 27TH, 2018, 2018.

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

The Certificate of Appropriateness number for this legal notice is H18-03-0039

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

Signed Name of Affiant:

Blake Feldman
Date: SEPTEMBER 20TH, 2018
Address: 501-505 GREENE STREET
City: KEY WEST
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 20TH day of September, 2018.

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

NOTARY PUBLIC

Sign Name: Diane M. Balkwill
Print Name: Diane M. Balkwill

Notary Public - State of Florida (seal)

My Commission Expires: 10/30/2021



Local Hub & Ed

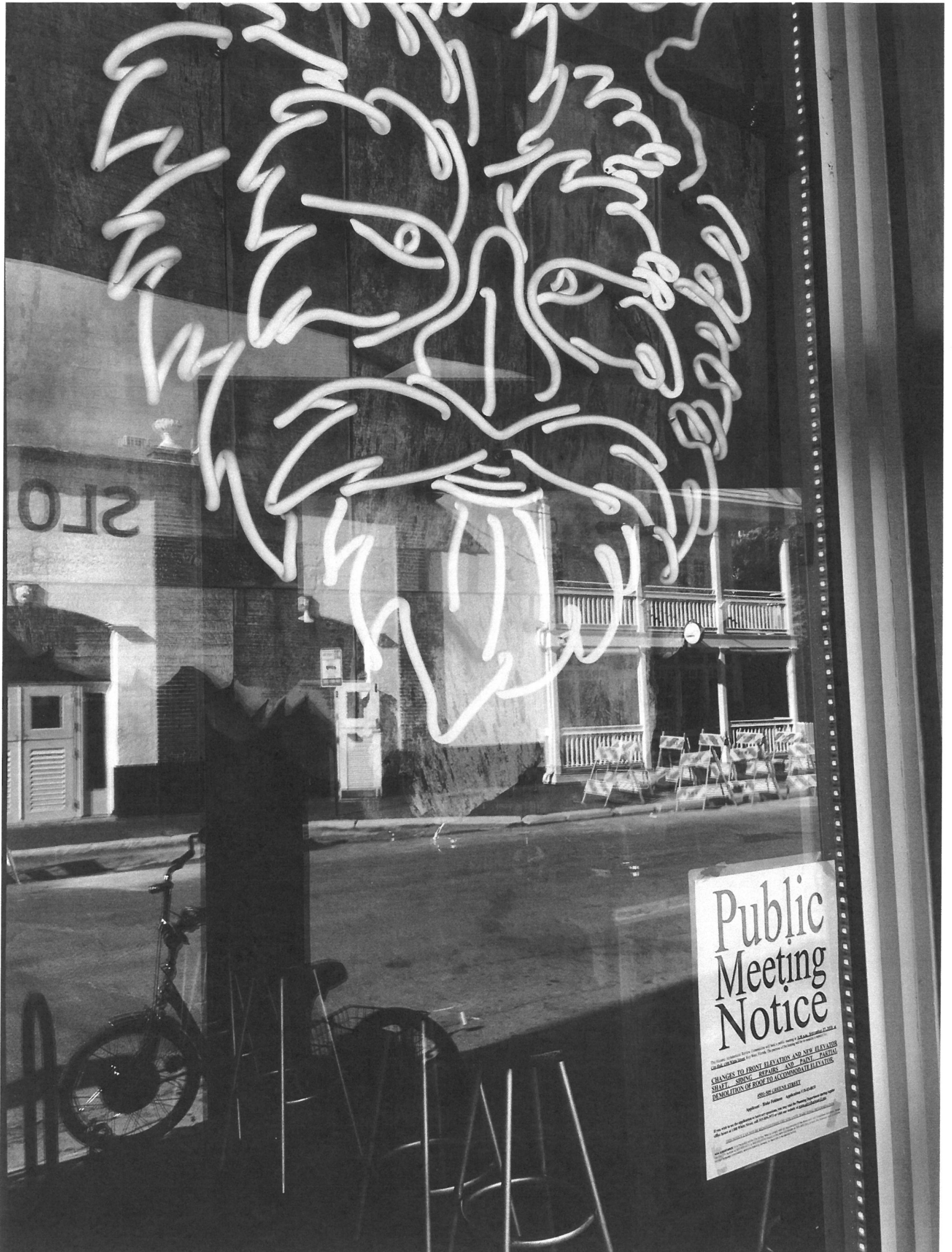
Public Meeting Notice

[illegible]

vaporshark

VAPE FRIENDLY
ESTABLISHMENT





Public Meeting Notice

The Board of Supervisors of the County of Santa Clara, California, is hereby giving notice of a public meeting to be held on **Monday, June 27, 2011, at 6:00 PM**, at the **County Administration Center, 1000 West San Carlos Avenue, San Jose, California 95128**, for the purpose of discussing the proposed **DEMOLITION OF EXISTING ELEVATOR**, **CHANGES TO FRONT ELEVATION AND NEW ELEVATOR SHAFT, SPRING REPAIRS AND PAINT - PARTIAL**.

2011-001-000001-000001
Agenda Item: **Agenda Item 10-10-001**
If you wish to see the application or to participate, the meeting is open to the public. For more information, please contact the Planning Department at (408) 298-1234 or visit the website at www.sccsa.org.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

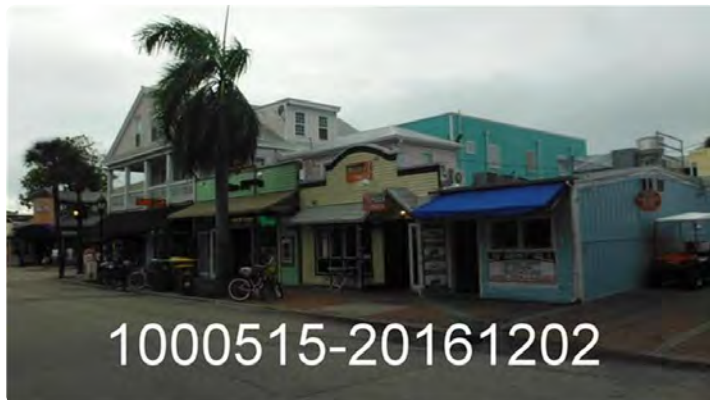
Disclaimer

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
TOTAL		8,146	5,859	0

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

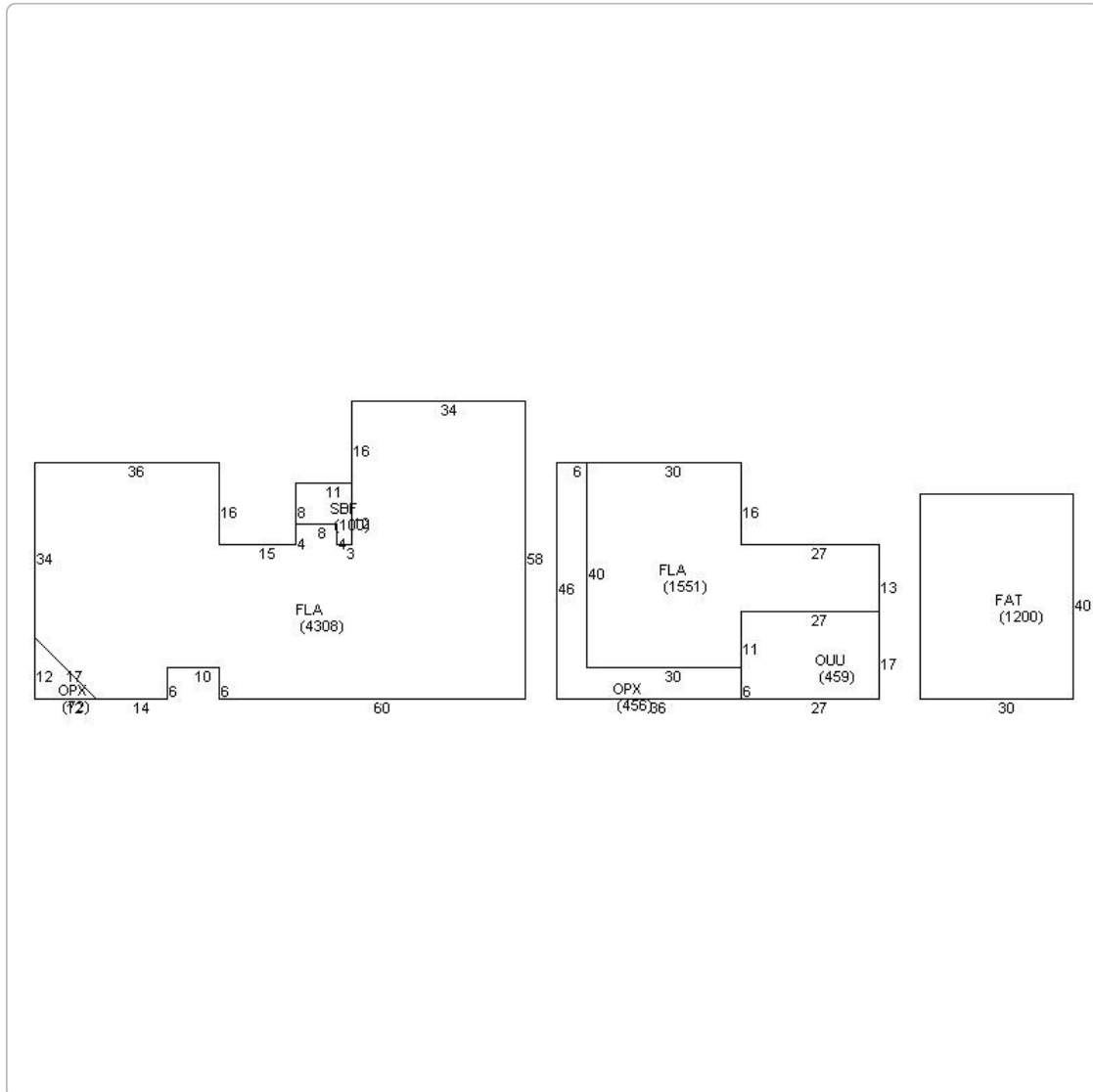
Permits

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

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
97-01304	5/1/1997	7/1/1997	\$10,000	Commercial	EXTERIOR FACADE RENOVATIO
97-01011	4/1/1997	7/1/1997	\$2,000	Commercial	BUILD OUT
97-00513	2/1/1997	7/1/1997	\$2,000	Commercial	REPAIR & REMODELING
96-02408	6/1/1996	8/1/1996	\$1,890	Commercial	ELECTRICAL
B93-3405	12/1/1993	11/1/1994	\$550	Commercial	CHANGE WINDOW SIZE/GLASS

Sketches (click to enlarge)



Photos



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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