



Historic Architectural Review Commission Staff Report for Item 20

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2021

Applicant: Affiliated Design & Construction Managers

Application Number: H2021-0039

Address: 1300 Newton Street

Description of Work:

Remove existing roof, front porch, and brick on front elevation.

Site Facts:

The building under review is a one-story cmu structure listed as a non-contributing resource. The building sits in the south east corner of Newton and Georgia Streets. According to the Property Appraiser's Record card the building was built in 1962. The structure has a "U" shape footprint that has been altered through time with the enclosure of its mid-section and therefore, the original roof form has also been altered. The current low pitch roof has a combination of asphalt shingles and metal panels, which are not running water properly. The site is surrounded by non-contributing and non-historic houses. The circa 1965 photograph shows the house with a metal roof finish.

Ordinance Cited on Review:

- Land Development Regulations Section 102-217 (3), demolition for non-contributing or non-historic structures.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of the existing roof over the house as well as the removal of the front porch roof. There is evidence that the original roof was altered through time. Plans include the replacement of both roofs. It is staff's opinion that the

request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*
- (2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The roof elements under review are non-historic and the applicant proposes a new design to improve water runoff and wind rate.

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

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

It is staff's opinion that the current roofs are not original to the house. The house is listed as non-contributing, therefore it does not contribute to the neighborhood historic character.

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

This will not be the case.

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

The existing roofs are not significant to the historic character of the urban context.

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

It is staff's opinion that the existing roofs will not be consider contributing in a near future.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic roofs as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

[illegible]

APPLICATION

HARC 2021-0039

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1300 NEW DM ST.		
OLYNT LLC	PHONE NUMBER	(469) 585-6549
4100 FAIRWAY DR.	EMAIL	
FLOWER MOUND, TX 75028	PHONE NUMBER	(805) 797-1085
APPLICATED DESIGN & CONSTRUCTION MANAGERS	EMAIL	darcastillokw@gmail.com
1120 STUMP LN.		
KEY WEST FL 33040	DATE	06-28-2021

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: REMOVE & REPLACE FRONT PORCH, REMOVE & REPLACE POOR, ADD 2'6" TO EXTERIOR WALL HEIGHT	
MAIN BUILDING: ALL OF THE ABOVE.	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
- ROOF TO BE REMOVED & REPLACED	
- WINDOWS REMOVED & REPLACED w/ IMPACT	
- FRONT PORCH REMOVED & REPLACED	

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

ACCESSORY STRUCTURE(S):	
CARPORT WILL REMAIN AS IS	
PAVERS: N/A	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:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1300 NEWTON ST.

PROPERTY OWNER'S NAME:

CHAAT LLC / CHERYL & BRANDON BIBLE

APPLICANT NAME:

DARCASTILLO/APPLICATED DESIGN & CONST. GROUP LLC

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING ROOF, WINDOWS, FRONT PORCH & BRICK ON FRONT ELEVATION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

ROOF HAS BEEN REFRAMED OVER TIME AS ADDITIONS & ENCLOSURES WERE ADDED. IT HAS WATER DAMAGE AS IT WAS FRAMED & FLASHED INCORRECTLY. THE ENTIRE ROOF & CEILING JOISTS ARE TERMITE DAMAGED

(2) Or explain how the building or structure meets the criteria below: & COMPROMISED.

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE EXISTING BUILDING IS A 1960'S CONSTRUCTION THAT EMBODIES NO DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD OR METHOD

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

DATE: 1/24/21	PROJECT # 1500
APPLICANT: DUE CASTINO / APPELLETTA DESIGN & CONSTRUCTION	PROJECT NAME: 1500

ADDRESS OF PROPOSED PROJECT

1500 NEVEN ST.

PROPERTY OWNER'S NAME

ORIAS W. / GERRY & BERNARD B. BLOE

APPLICANT NAME

DUE CASTINO / APPELLETTA DESIGN & CONSTRUCTION

I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am not aware of any other information that may be relevant to the project. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

APPLICANT SIGNATURE: <i>[Signature]</i>	DATE: 1/24/21
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING ROOF, WINDOWS, FRONT PORCH & BRICK ON FRONT ELEVATION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please write and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless the owner is prepared to compensate for historic deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irreversibly compromised by historic deterioration.
ROOF HAS BEEN DESTROYED OVER TIME AS ADDITIONS & ENCLOSURES WERE ADDED. IT HAS WATER DAMAGE AS IT WAS FRAMED & FLASHED, IMPROPERLY THE ENTIRE ROOF & CEILING JOINTS ARE TERRIBLE DAMAGED.

(b) It is not a significant and distinguishable building entity whose components may have historic significance.

THE EXISTING BUILDING IS A 1960'S CONSTRUCTION THAT LACKS ANY NO DISTINCTIVE CHARACTERISTICS OF A TYPICAL 1960'S BUILDING.

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

OF CONSTRUCTION OF HISTORIC SIGNIFICANCE IN THE CITY.

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

THE EXTG. BUILDING IS NOT SPECIFICALLY ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO LOCAL, STATE OR NATIONAL HISTORY

(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

THE EXTG. BUILDING HAS NO SIGNIFICANT CHARACTER, INTEREST, OR VALUE AS PART OF THE DEVELOPMENT, HERITAGE OR CULTURAL CHARACTERISTICS OF THE CITY, STATE OR NATION, AND IS NOT ASSOCIATED WITH THE LIFE OF A PERSON SIGNIFICANT IN THE PAST

(d) Is not the site of a historic event with significant effect upon society.

THE EXTG. BUILDING IS NOT THE SITE OF A HISTORIC EVENT WITH SIGNIFICANT EFFECT UPON SOCIETY.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

THE EXTG. BUILDING DOES NOT EXEMPLIFY THE CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

THE EXTG. BUILDING DOES NOT PORTRAY THE ENVIRONMENT IN AN AREA OF HISTORY CHARACTERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

THE EXISTG. BUILDING DOES NOT HAVE A UNIQUE LOCATION OR SINGULAR PHYSICAL CHARACTERISTIC WHICH REPRESENTS AN ESTABLISHED & FAMILIAR VISUAL FEATURE OF ITS NEIGHBORHOOD OR OF THE CITY & DOES NOT EXEMPLIFY THE BEST REMAINING ARCHITECTURAL TYPE IN A NEIGHBORHOOD

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

THE EXISTG. BUILDING HAS NOT YIELDED & IS NOT LIKELY TO YIELD, INFORMATION IMPORTANT TO HISTORY.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

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

N/A

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

N/A

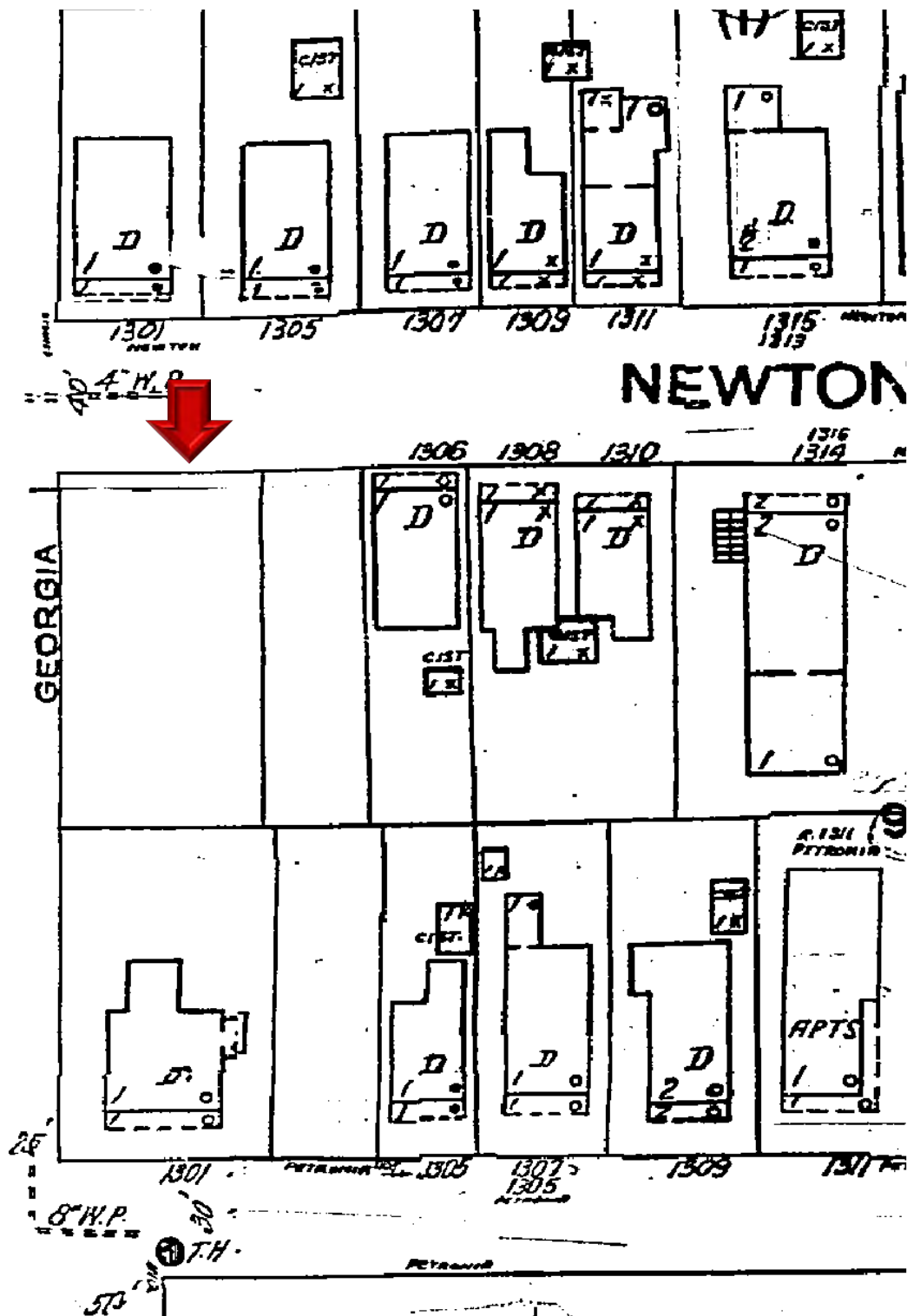
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

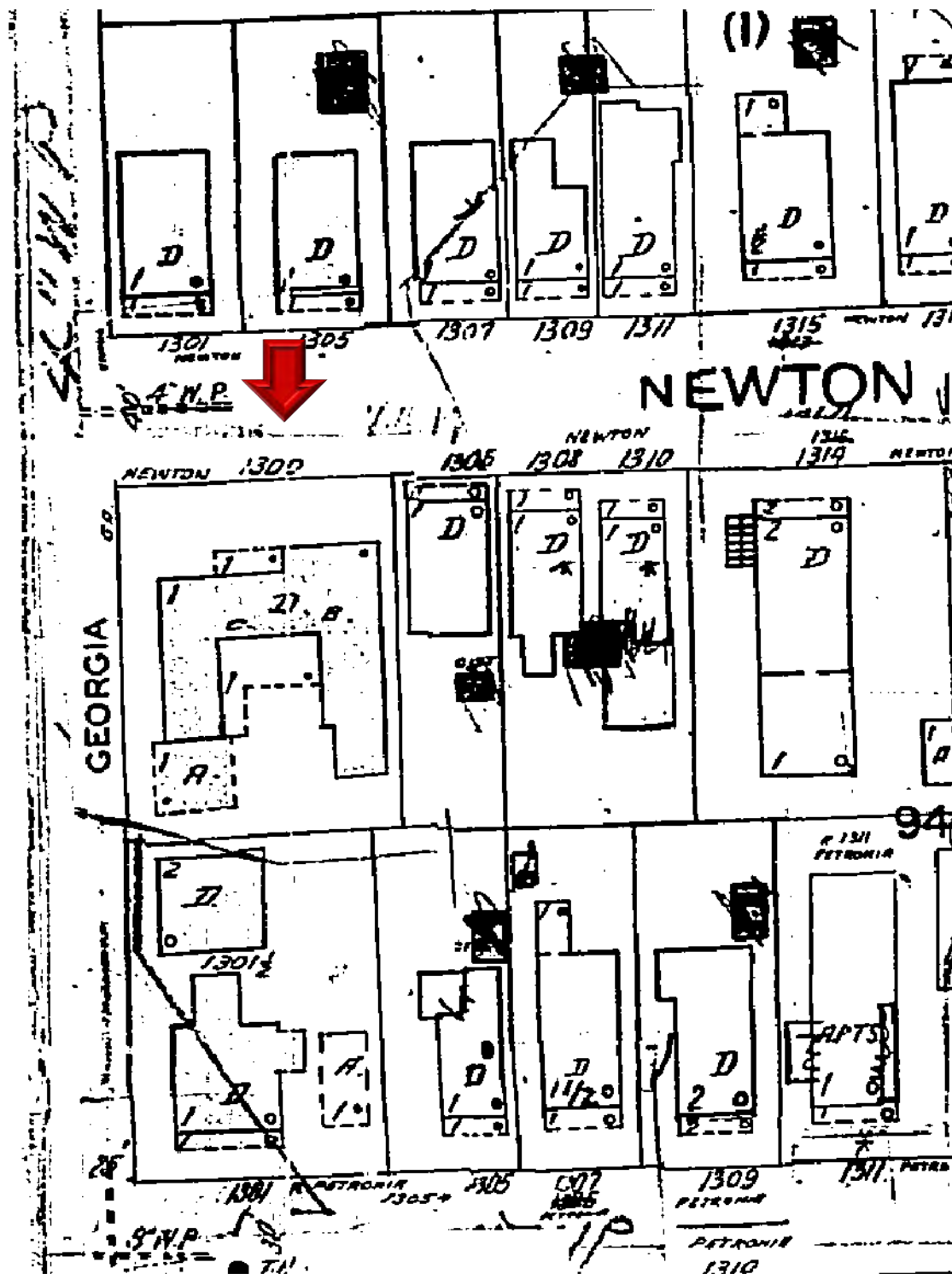
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1300 Newton Street circa 1965. Monroe County Library.

1. 1300 Newton Elevation Photograph:



Existing front elevations

Prepared by Affiliated design and construction managers LLC

HARC Application Photos 1300 Newton

2. Neighboring property on Newton Photograph:



Neighboring house to the left

Prepared by Affiliated design and construction managers LLC

3. Across the street Photograph:



Across the street from Newton st.

Prepared by Affiliated design and construction managers LLC

4. House across the street on corner of Newton and Georgia st. Photograph:



Corner of Newton and Georgia

5. Neighboring house on Georgia St. Photograph:



Neighboring house on Georgia St.

Prepared by Affiliated design and construction managers LLC

HARC Application 714 Passover Lan

SURVEY

ABBREVIATIONS:

ARC	ARC
BLDG	BUILDING
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CH	CHORD
CH BR	CHORD BEARING
C & G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
CLR	CLEAR
CONC	CONCRETE
CP	CONCRETE POST
D	DEGREE
D'	DELTA
DIP	DUCTILE IRON PIPE
EB	EAST
EB	ENGINEERING BUSINESS NUMBER
ELEV	ELEVATION
ELECT	ELECTRIC
ENC	ENCROACHMENT
EP	EDGE OF PAVEMENT
FIP	FOUND IRON PIPE
FPL	FLORIDA POWER AND LIGHT
FND	FOUND
I.P.	IRON PIPE
L	LENGTH
LB	SURVEYOR BUSINESS NUMBER
M & R	MEASURED AND RECORD
MEAS	MEASURED
MH	MANHOLE
N	NORTH
NO	NUMBER
N & DISC	NAIL AND DISC
NO ID	NO IDENTIFICATION NUMBER
N.T.S.	NOT TO SCALE
OBV	OBSERVED ANGLE
O/E	OVERHEAD ELECTRIC
O/E	OVERHEAD ELECTRIC
ORB	OFFICIAL RECORDS BOOK
O'	MINUTE OR FEET
P	SECOND OR INCH
PAV	PAVEMENT
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PG	PAGE
PL	PLANTER
PLS	PROFESSIONAL LAND SURVEYOR
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
PCC	POINT OF COMMENCE
PT	POINT OF TERMINATION
PRC	POINT OF REVERSE CURVATURE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS OR RECORD
REG	REGULAR
RNG	RANGE
R/S	REGISTERED LAND SURVEYOR
R/W	RIGHT OF WAY
S	SOUTH
SEC	SECTION
STA	STATION
SWK	SIDEWALK
T	TANGENT
SS	SANITARY SEWER
TWP	TOWNSHIP
W	WEST
W	WITH
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
ZW	ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:

COMMUNITY NUMBER	120168
PANEL NUMBER	12067C-1516
SUFFIX	K
DATE OF FIRM	02-18-2005
TRIM ZONE	AE
BASE FLOOD ELEVATION	6'

FIELD WORK INFORMATION:

DATE FIELD WORK	12-18-2019
DATE DRAFTING	12-18-2019
DATE SIGNED AND SEALED	12-19-2019
REVISED FIELD SURVEY	N/A

SYMBOL LEGEND:

	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE. ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS. DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED.
13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION).
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1 FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
RURAL	LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.) LOT 1 & PART OF LOT 3, SQUARE 4 CITY OF KEY WEST, FL



LEGAL DESCRIPTION: (Parcel A)

On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829 as as Lot One (1) and part of Lot Three (3) of Square Four (4) of James A. Waddell Subdivision of part of Tract Seven (7):
COMMENCING at the corner of Newton and Georgia Streets and running thence along Newton Street in a Northeasterly direction Seventy-three (73) feet and Six (6) inches; thence at right angles in a Southeasterly direction Eight-eight (88) feet and Six (6) inches; thence at right angles in a Southwesterly direction Seven-three (73) feet and Six (6) inches out to Georgia Street; thence at right angles in a Northwesterly direction along Georgia Street Eight-eight (88) feet and Six (6) inches to the point of beginning.

BENCHMARK INFORMATION:

1	National Geodetic Survey, Retrieval Date = DECEMBER 17, 2019
AA0022	DESIGNATION - W 267
AA0022	STATE/COUNTY - FL/MONROE
AA0022	COUNTRY - US
AA0022	USGS QUAD - KEY WEST (1971)
AA0022	NAD 83 (1986) POSITION - 24 33 34.65 (N) 081 47 04.71 (W) HD_HOLD1
AA0022	NAVD 88 ORTHO HEIGHT - 1.143 (meters) 3.75 (feet) ADJUSTED
AA0022	GEIOD HEIGHT - 21.755 (meters) 71.04 (feet) ADJUSTED
AA0022	DYNAMIC HEIGHT - 1.141 (meters) 3.74 (feet) COMP
AA0022	MODELED GRAVITY - 978.954.3 (mgal) NAVD 88
AA0022	SUPERSEDED SURVEY CONTROL
AA0022	NGVD 29 (77/77/92) 1.552 (m) 5.09 (f) SUPERSEDED 1 2
AA0022	NGVD 29 (09/01/92) 1.552 (m) 5.09 (f) ADJUSTED 1 2
AA0022	MARKER: DB = BENCH MARK DISK
AA0022	SETTING: 32 = SET IN A RETAINING WALL OR CONCRETE LEDGE
AA0022	SP SET: CONCRETE SEAWALL
AA0022	STAMPING: W 267 1966

SURVEYORS NOTE:

SHEET SIZE 13"x19"

THE FENCES ON THIS PROPERTY ARE VERY IRREGULAR

CERTIFIED TO:

1. PARK CHARLES I JR DEC TRUST 3/22/1999
2. TREPANIER & ASSOCIATES INC.



MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC. (ESTAB. 1926)
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB238
PH (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMO.CO.M
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:

**1300 NEWTON STREET
KEY WEST, FL 33040**

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS9795
STATE OF FLORIDA

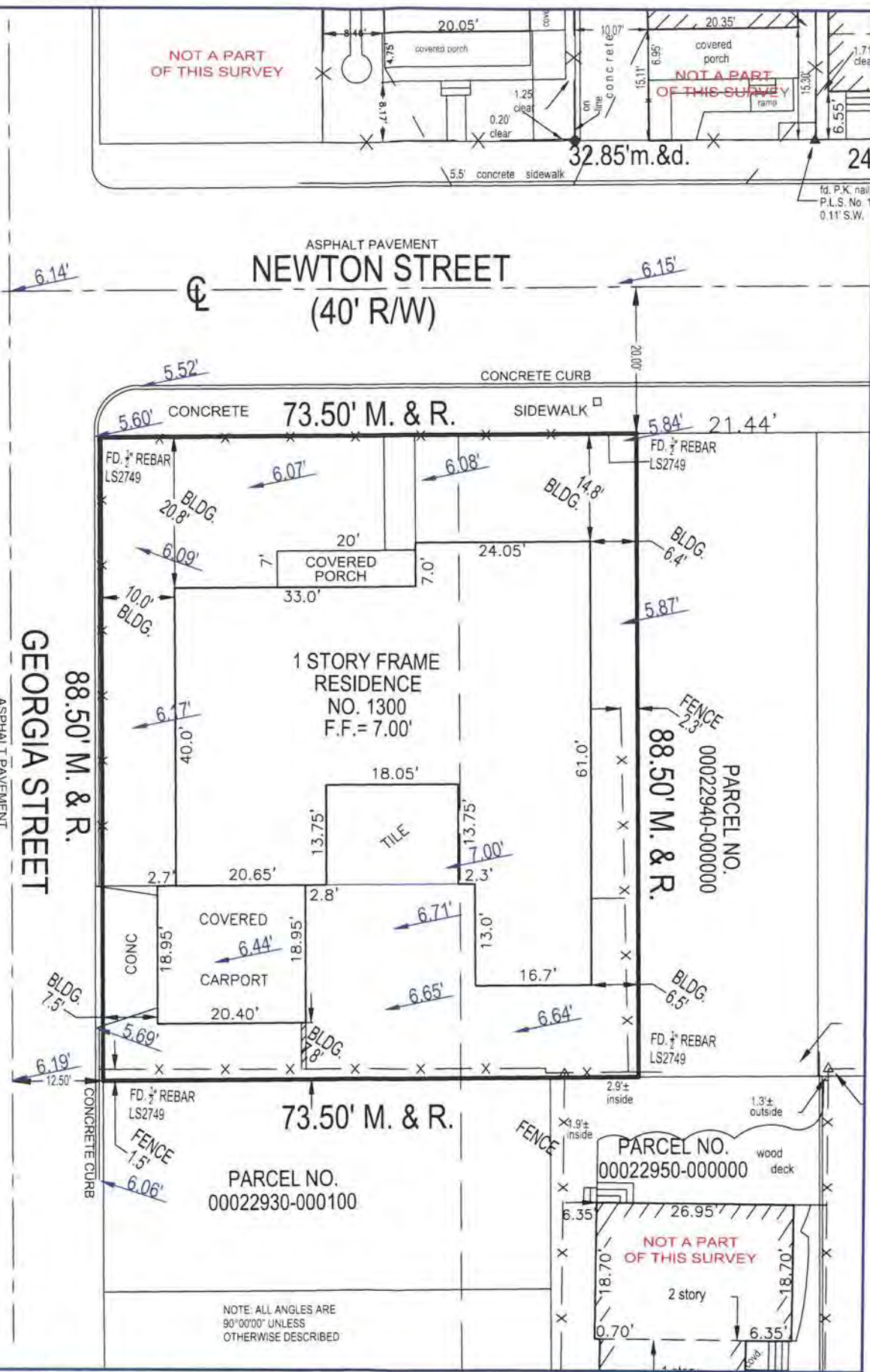
JOB No.	N/A	DRAWN	DRF
FIELD BOOK	N/A	REVISED	EAM
SCALE	1" = 16'	SHEET No.	1 OF 1

REVISIONS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
\\Fred\land Surveying Data\Data MCSM\Drawings\Key West\Book 00\1300 NEWTON\1300 NEWTON.dwg



PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 1300 NEWTON ST., KEY WEST, FL 33040
RE: 00022920-000000
ZONING: HMDR
FLOOD ZONE: AEG
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 05-68-25
LEGAL DESCRIPTION: KW WADDELLS SUBDIVISION PB1-28
ALL LOT 1 & PT LOT 3 SGR 4 TR T D1-443 G13-307
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH EDITION FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCSE 7-16
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN
SHEET D-1 - DEMOLITION PLAN
SHEET A-1 - PROPOSED FLOOR PLAN
SHEET A-2 - PROPOSED FLOOR PLAN
SHEET E-1 - ELECTRICAL PLAN
SHEET M-1 - MECHANICAL PLAN
SHEET P1 - PLUMBING PLAN
SHEET S-1 - STRUCTURAL PLAN
SHEET S-2 - STRUCTURAL PLAN
SHEET S-3 - STRUCTURAL PLAN

SCOPE OF WORK

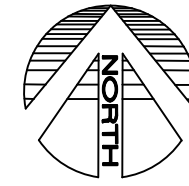
- REMOVE EXISTING ROOF SYSTEM
- INTERIOR REMODEL
- NEW HVAC
-NEW ELECTRICAL
-NEW ROOF SYSTEM

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, 2020 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 2020 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.

RESIDENTIAL REMODEL

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.						
SETBACKS:						
FRONT	13'- 9 1/2"		12'- 9 1/2"		10'	NONE
STREET SIDE	9'-3"		8'-0"		7.5'	NONE
SIDE	5'-4"		4'-5"		5'	NONE
REAR	10'-7 1/2"		10'-6"		15'	NONE
LOT SIZE	NO CHANGE		6,504.75 SQ. FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	3,333 SQ. FT.	51.6%	3,473 SQ. FT.	53.3%	40% MAX	NONE
FLOOR AREA	NO CHANGE		2,366 SQ. FT.	.36	1.0	NONE
BUILDING HEIGHT	23'-11"		N/A		30' MAX	NONE
IMPERVIOUS AREA	3,792 SQ. FT.	58.2%	3,989 SQ. FT.	61.3%	60% MAX	NONE
OPEN SPACE	2,712.75 SQ. FT.	41.7%	2,515.75 SQ. FT.	38.6%	35% MIN	NONE



3
CS-1 LOCATION MAP
SCALE: NOT TO SCALE

INDEX OF DRAWINGS

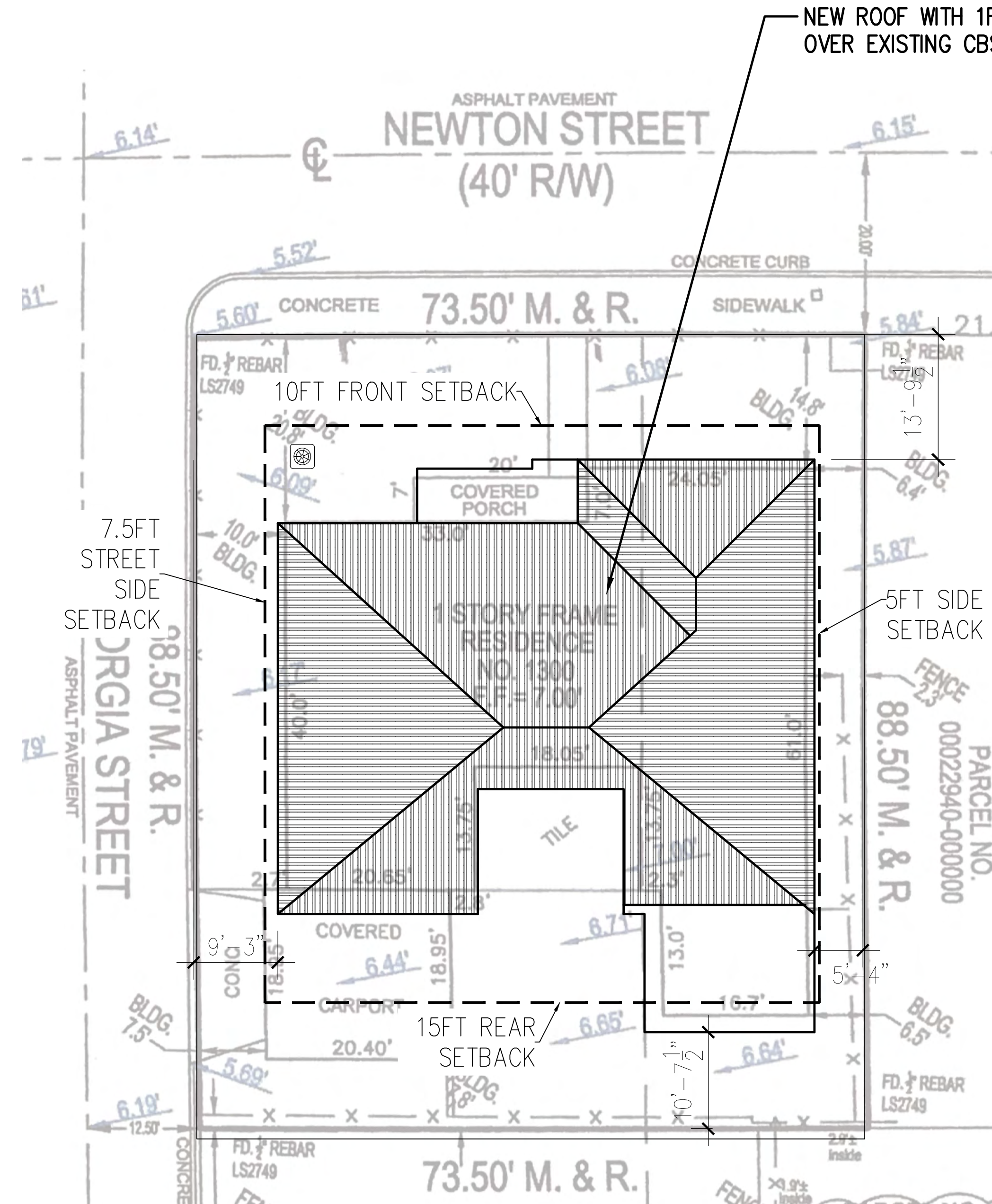
SHEET CS-1 - SITE PLAN
SHEET D-1 - DEMOLITION PLAN
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SCOPE OF WORK

- REMOVE EXISTING ROOF SYSTEM
- INTERIOR REMODEL
- NEW HVAC
- NEW ELECTRICAL
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GENERAL NOTES	
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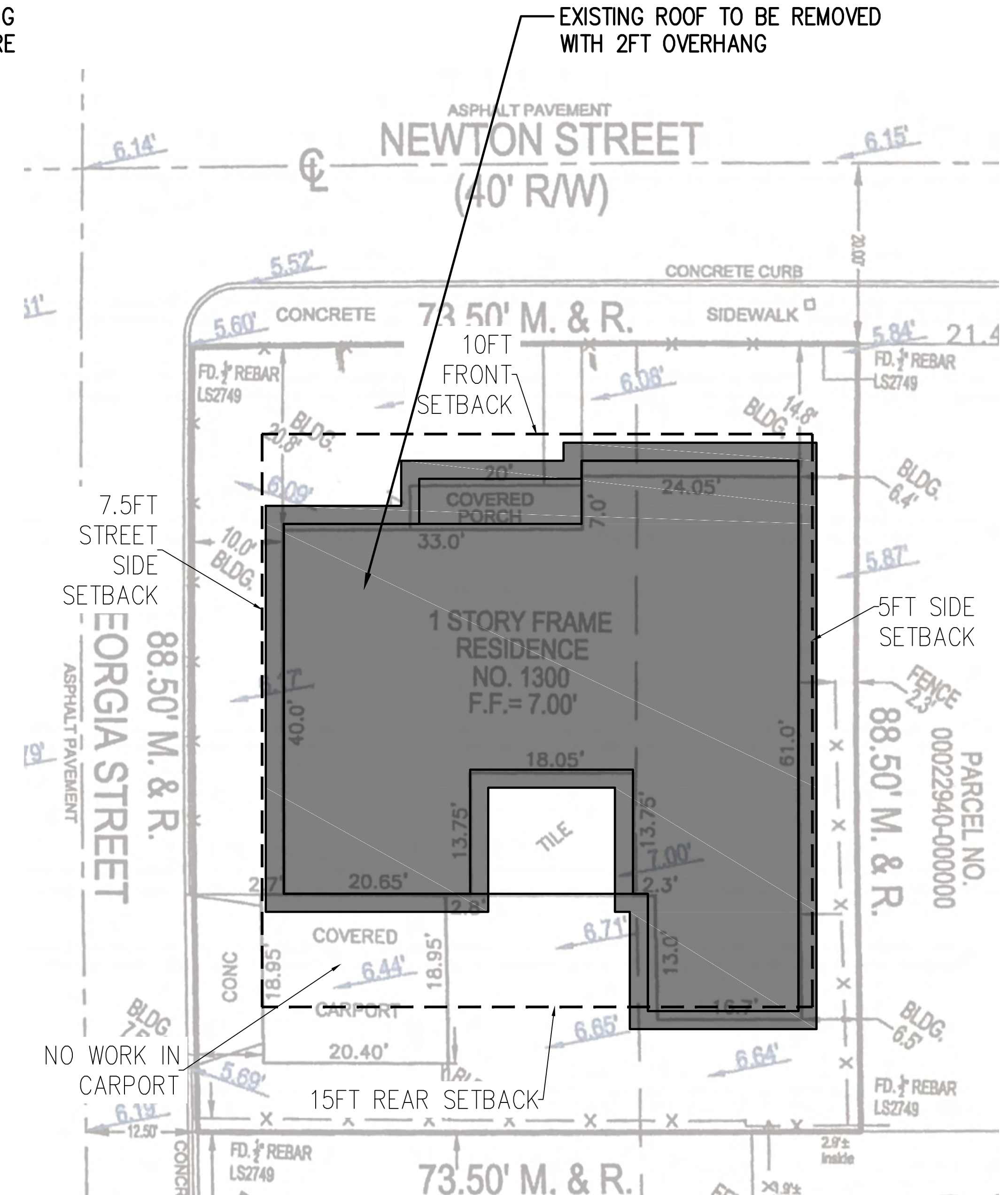
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9. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
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2
CS-1

PROPOSED SITE PLAN

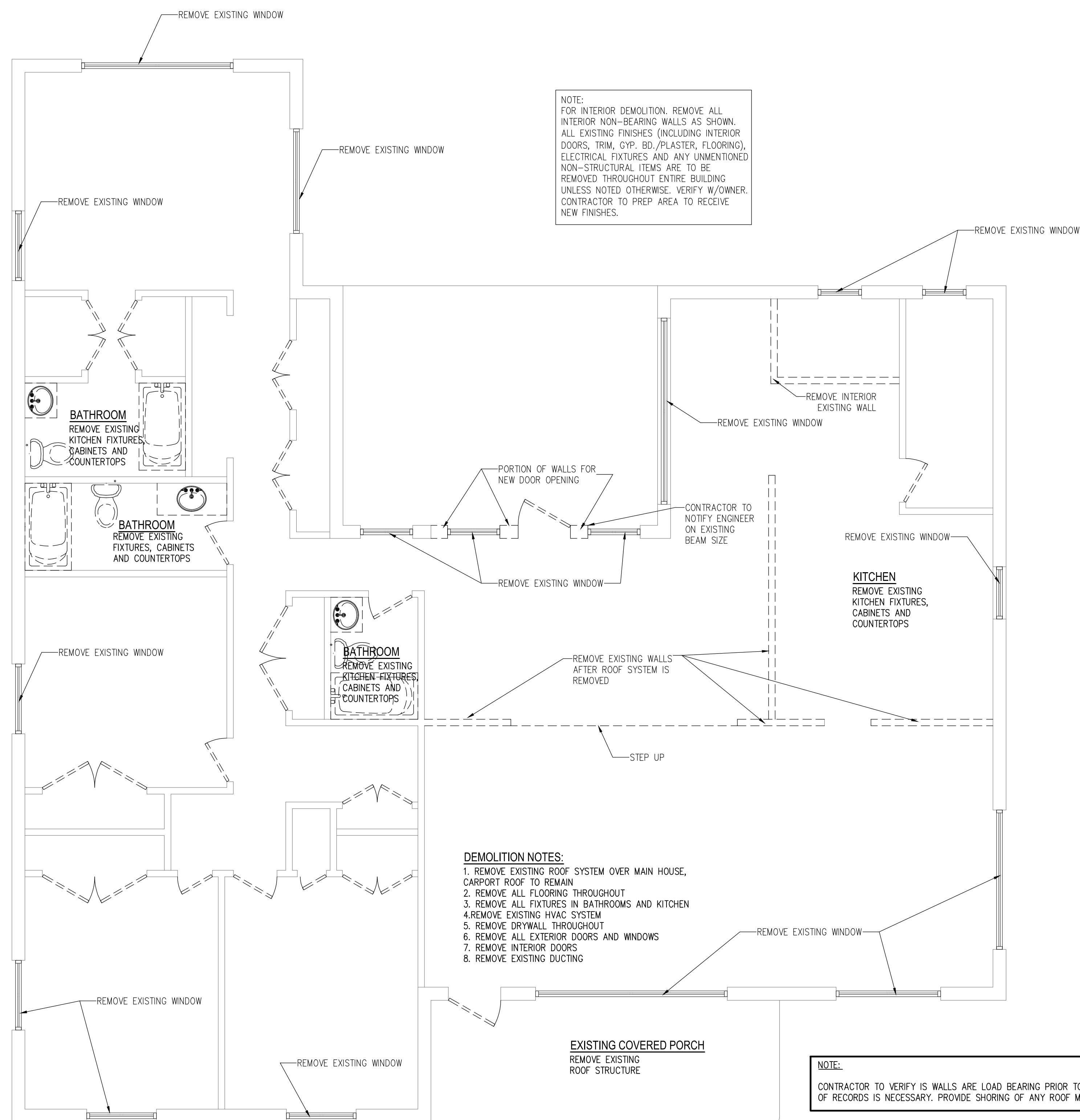
SCALE: 1"=10'-0"



1
CS-1

EXITING SITE PLAN

SCALE: 1"=10'-0"



DEMOLITION NOTES:

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.


MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE, COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.

DEMOLITION NOTES:

NOTE:



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

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Title: **RESIDENTIAL
RENOVATION**

James C. Reynolds, PE
Fl. License No. 46685

Date:

Page:

EXTERIOR DOOR SCHEDULE					
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0" x 6'-8"	IMPACT FRENCH DOOR	+40.2 / -52.5	CGI W/ ENERGY SHIELD 160 SINGLE DOOR	+80/-80 NOA #20-0722 FL#10597
02	6'-0" x 6'-8"	IMPACT SLIDING DOOR	+38.5 / -43.3	PGT ENERGY SHIELD SGD 770	+60/-60 NOA #20-0429.09
03	15'-0" x 6'-8"	IMPACT SLIDING DOOR	+36.5 / -40.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

WINDOW SCHEDULE					
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-6" X 4'-6" (EGRESS)	SINGLE HUNG	+40.2/ -46.6	CGI W/ ENERGY SHIELD 110 SINGLE HUNG WINDOW	+80/-80 NOA #20-0722.09 FL#9064
02	3'-0" X 4'-0"	SINGLE HUNG	+41.7/ -47.0	CGI W/ ENERGY SHIELD	+80/-80
03	3'-0" X 3'-0"	SINGLE HUNG	+42.1/ -47.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04				BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

ADDITIONAL NOTES:

1. CONTRACTOR TO PROVIDE THE NOA'S.
2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

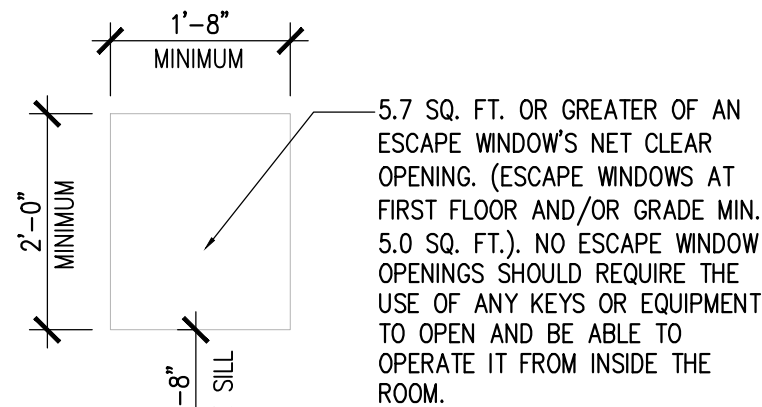
WINDOW & DOOR ELEVATION MARKS



EGRESS WINDOW. MUST MEET
CODE MINIMUM 5.7 SQ. FT. & FIRST
FLOOR 5.0 SQ. FT. OPENING, 20"
WIDE, 24" HIGH



UNIT GLASS AND/OR MULTIPLE
UNIT GLASS SHALL BE INSULATED
& TEMPERED SAFETY GLASS AS
PER ANSI'S SPECS.



TYPICAL BEDROOM ESCAPE WINDOW DETAIL

DOOR & WINDOW NOTES

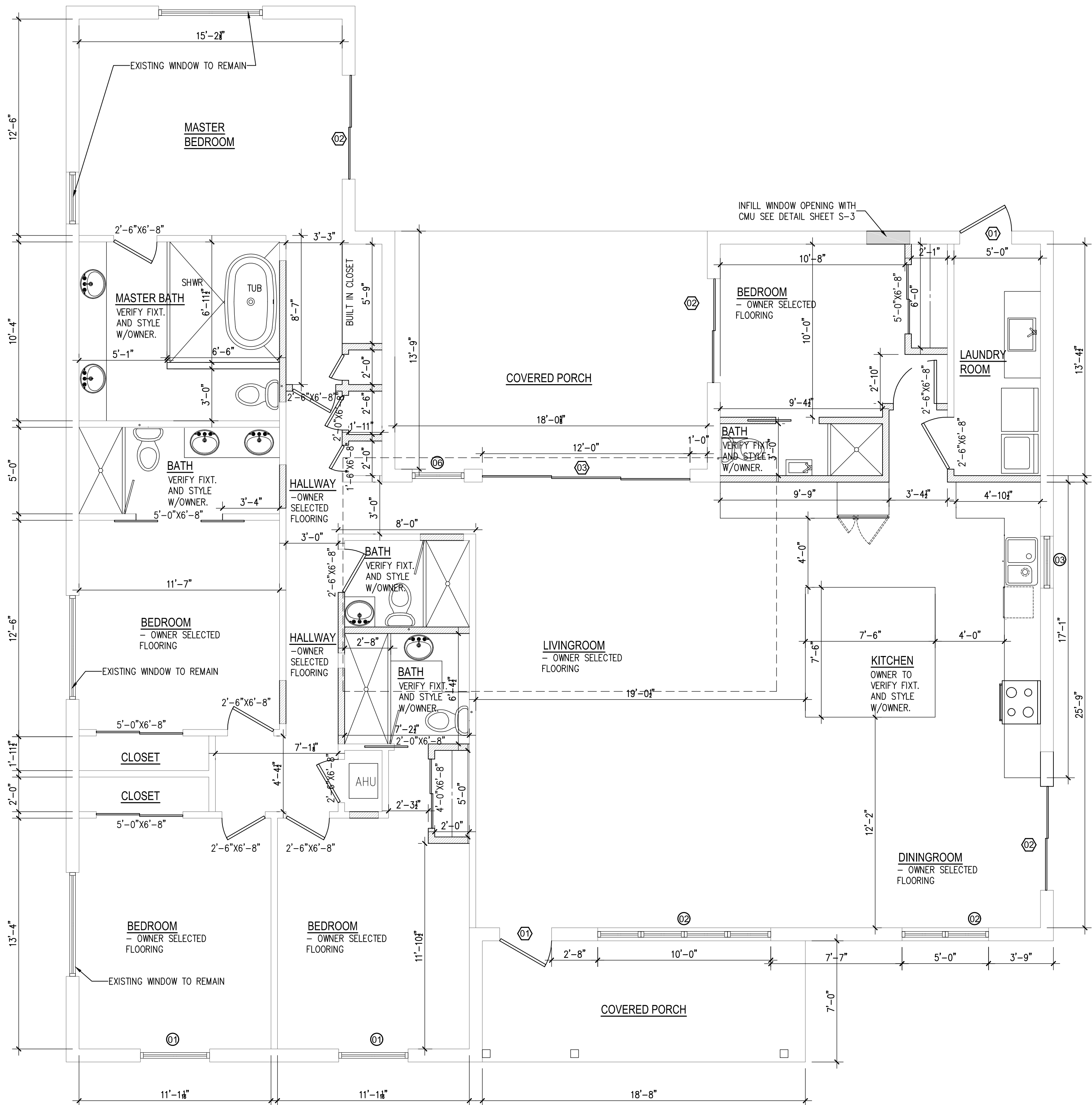
1. ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 180 MPH WINDS IN ACCORDANCE WITH ASCE 7-16. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SHUT CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1- $\frac{3}{4}$ " THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1- $\frac{3}{4}$ " THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
4. FURNISH AND INSTALL COMPLETE HARDWARE SETS; SCHLAGE, YALE OR EQUAL. ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
5. ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
6. WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
7. WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
8. PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
9. FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

THERMAL & MOISTURE PROTECTION

1. PROVIDE INSULATION AS SHOWN ON THE DRAWINGS AND AS FOLLOWS:
 - A. FACED MINERAL FIBER BLANKET/BATT INSULATION: PROVIDE THERMAL INSULATION PRODUCED BY COMBINING MINERAL FIBERS OF TYPE DESCRIBED BELOW WITH THERMOSETTING RESINS TO COMPLY WITH ASTM C-665 FOR TYPE III, CLASS A (BLANKETS WITH REFLECTIVE VAPOR-RETARDER MEMBRANE FACING WITH FLAME SPREAD OF 25 OR LESS), FOIL-SCRM-KRAFT ON FOIL-SCRM-POLYETHYLENE VAPOR-RETARDER MEMBRANE ON ONE FACE, AS FOLLOWS:
 1. MINERAL FIBER TYPE: FIBERS MANUFACTURED FROM GLASS.
 2. SURFACE BURNING CHARACTERISTICS: MAXIMUM FLAME SPREAD VALUE OF 25 AND MAXIMUM SMOKE DEVELOPED VALUE OF 50.
 3. FLANGED UNITS: PROVIDE BLANKETS/BATTS FABRICATED WITH FACING THAT INCORPORATES 4" WIDE FLANGES ALONG THE EDGES TO ATTACH TO FRAMING MEMBERS.
 4. POLYISOCYANURATE BOARD INSULATION: PROVIDE RIGID, CELLULAR THERMALINSULATION WITH GLASS-FIBER-REINFORCED POLYISOCYANURATE CLOSED-CELL FOAM CORE AND ALUMINUM FOIL FACING LAMINATED TO BOTH SIDES AND COMPLYING WITH FS HH-1-1972 /1, CLASS 2, AGED, R VALUES OF 8 AND 7.2 AT 40 AND 75 DEGREES FAHRENHEIT, RESPECTIVELY AND FOLLOWS:
 1. SURFACE BURNING CHARACTERISTICS: MAXIMUM FLAME SPREAD VALUE OF 25 AND MAXIMUM SMOKE DEVELOPED VALUE OF 50.
 2. THICKNESS 1" FOR SPECIFICATION CRITERIA (SEE DRAWINGS FOR REQUIRED THICKNESS OR R VALUE AT EACH LOCATION.) COMPLY WITH MANUFACTURER RECOMMENDATIONS FOR INSTALLATION. SEAL ALL JOINTS AS REQUIRED.
 2. INSULATION SHALL BE R-30 MINIMUM IN ATTIC SPACES.
 3. FLASHING SHALL BE GALVANIZED AND INCLUDE BASE FLASHING, STOPS, BUILT-IN VALLEYS, GUTTERS, SCUPPERS, AND MISCELLANEOUS METAL ACCESSORIES. USE ZINC-COATED, COMMERCIAL QUALITY ASTM A-526 G90 HOT-DIPPED GALVANIZED, 24 GA STEEL UNLESS OTHERWISE NOTED. SHAPES SHALL MATCH EXISTING PROFILES OF FLASHING AND STOPS. SHOP-FABRICATE TO THE MAXIMUM EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND MANUFACTURER RECOMMENDATIONS.
 4. PROVIDE SEALANTS AS FOLLOWS:
 - A. SILICONIZED ACRYLIC CAULK - 25 YR. PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE, FOR WOOD AND MASONRY, AS A FILLER FOR CRACKS, VOIDS AND HOLES IN PREPARATION FOR PAINT OR OTHER FINISH.
 - B. POLYSEAMSEAL ALL-PURPOSE ADHESIVE CAULK, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE AS A FILLER AND JOINT SEAL AT TILE, TUB AND COUNTERTOPS.
 - C. SILICONE RUBBER SEALANT - FS TT-S-001543, CLASS A, ONE-PART NON-SAG LOW MODULES SILICONE RUBBER SEALANT. FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED, FOR WOOD, MASONRY, METAL AND GLASS. PROVIDE BACKER ROD DEPTH CONTROL IN ALL JOINTS GREATER THAN $\frac{1}{2}$ ".

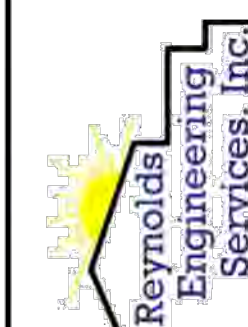
FINISHING NOTES

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 $\frac{3}{8}$ " MINIMUM LIP. MINIMUM THICKNESS OF BASE (UNCOATED) METAL, GALVANIZED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS; THICKNESS IS 0.0329 INCH, DEPTH IS 1- $\frac{3}{8}$ ".
 - 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, $\frac{3}{16}$ " CUSHION EDGE AND NON-SLIP SURFACE. WALL TILE SHALL BE 4X4, $\frac{3}{16}$ " 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, $\frac{3}{8}$ " 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 $\frac{1}{2}$ " 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.

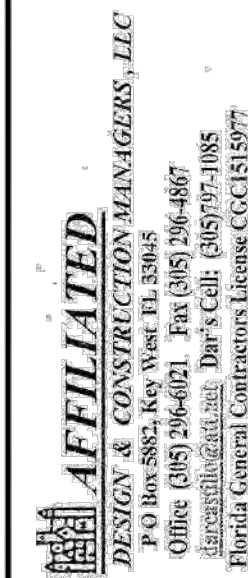


1
A-1
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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KEY WEST, FLORIDA
**RESIDENTIAL
RENOVATION**

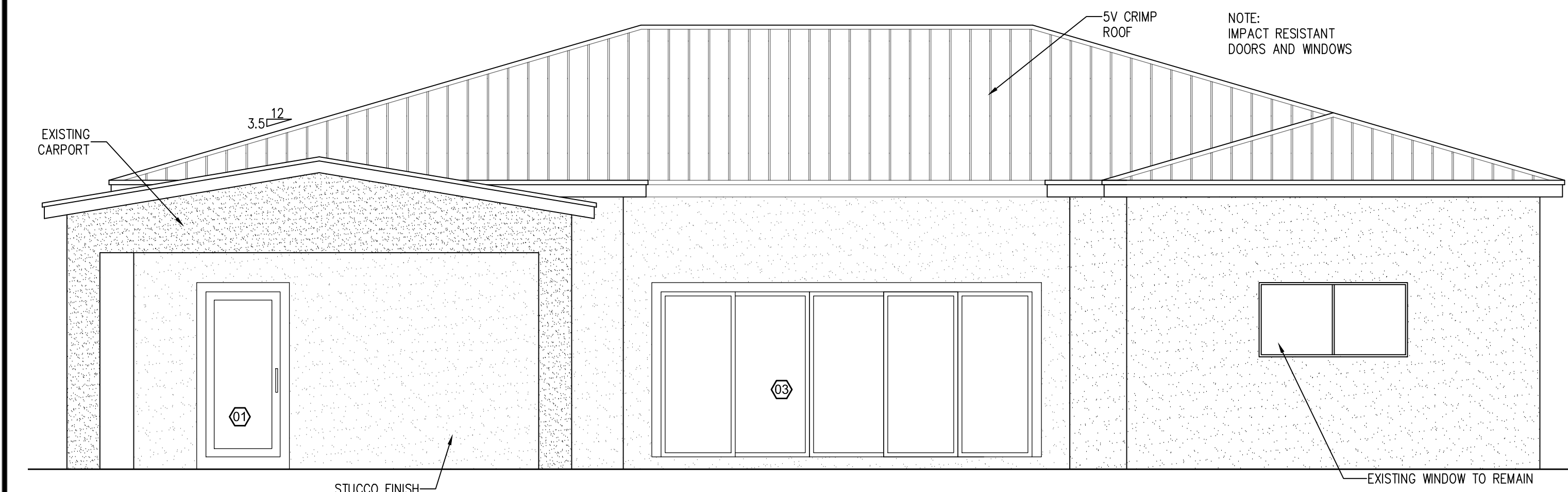
James C. Reynolds, PE
Fl. License No. 46685

Date:

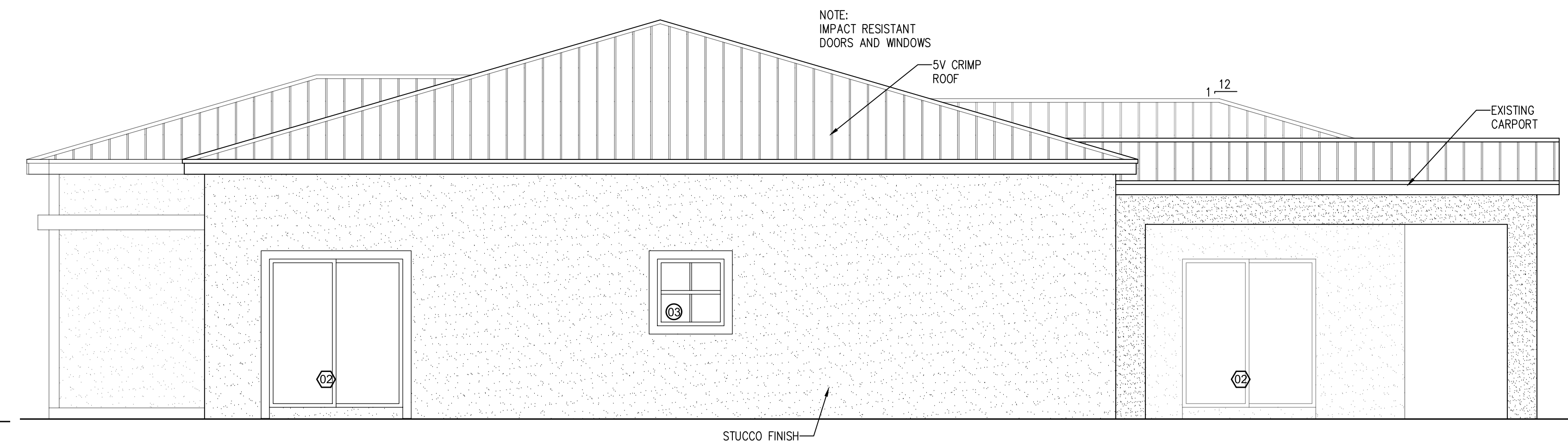
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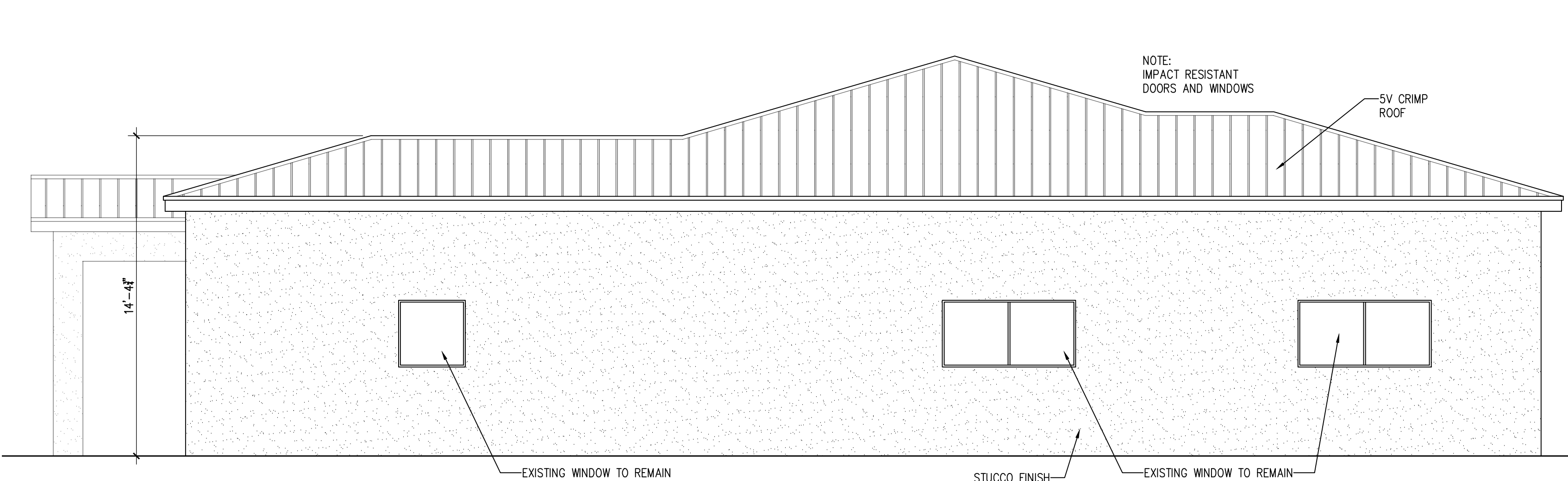
4 PROPOSED REAR ELEVATION
A-2 SCALE: 1/4" = 1'-0"



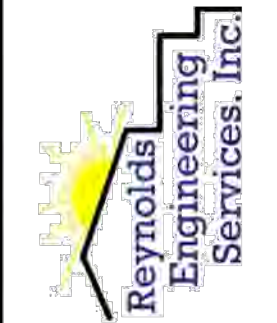
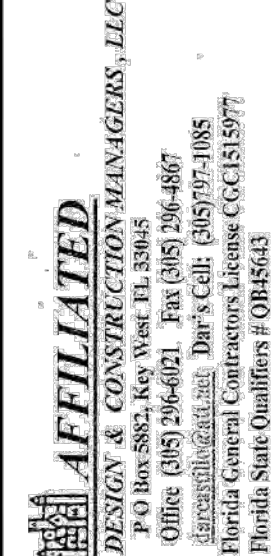
3 PROPOSED RIGHT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"

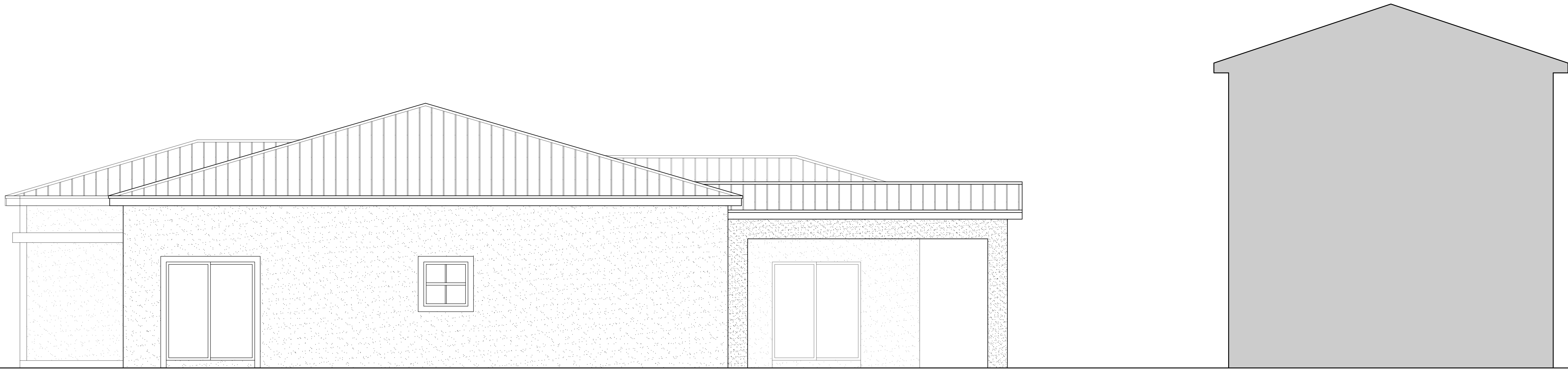


1 PROPOSED FRONT ELEVATION
A-2 SCALE: 1/4" = 1'-0"

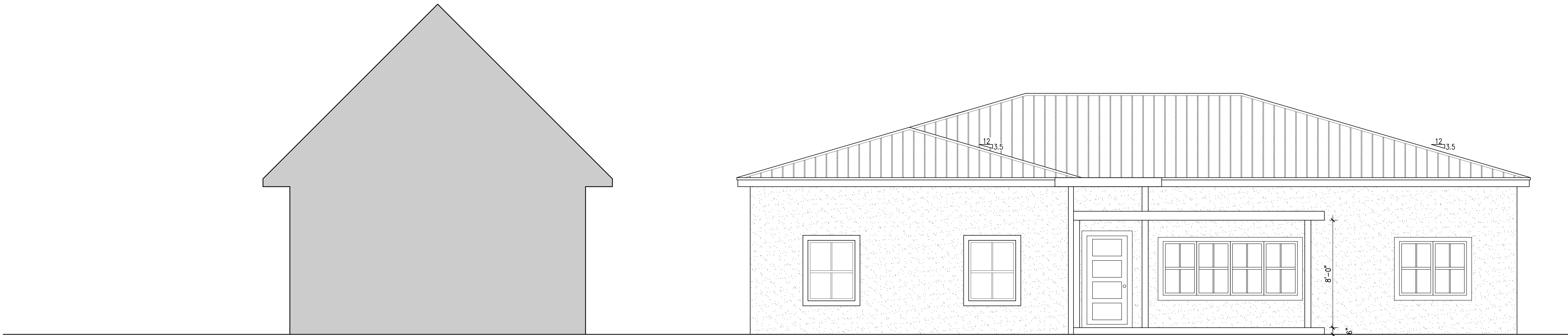


2 PROPOSED LEFT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"

REVISIONS:	
	
Reynolds Engineering Services, Inc Fl. C.A. No. 26597 22972 Overseas Hwy, Cudjoe Key, Fl. 33042 305-394-5987 Jim@Reynoldsengeeringservices.com	
	
Title: 1300 NEWTON ST. KEY WEST, FLORIDA RESIDENTIAL RENOVATION	
James C. Reynolds, PE Fl. License No. 46685	
Date:	5/20/2021
Page:	A-2

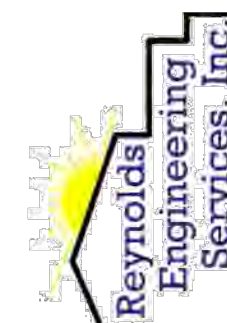


2 GEORGIA STREET SCAPE
A-3 SCALE: 1/4" =1'-0"



1 NEWTON STREET SCAPE
A-3 SCALE: 1/4" =1'-0"

REVISIONS:



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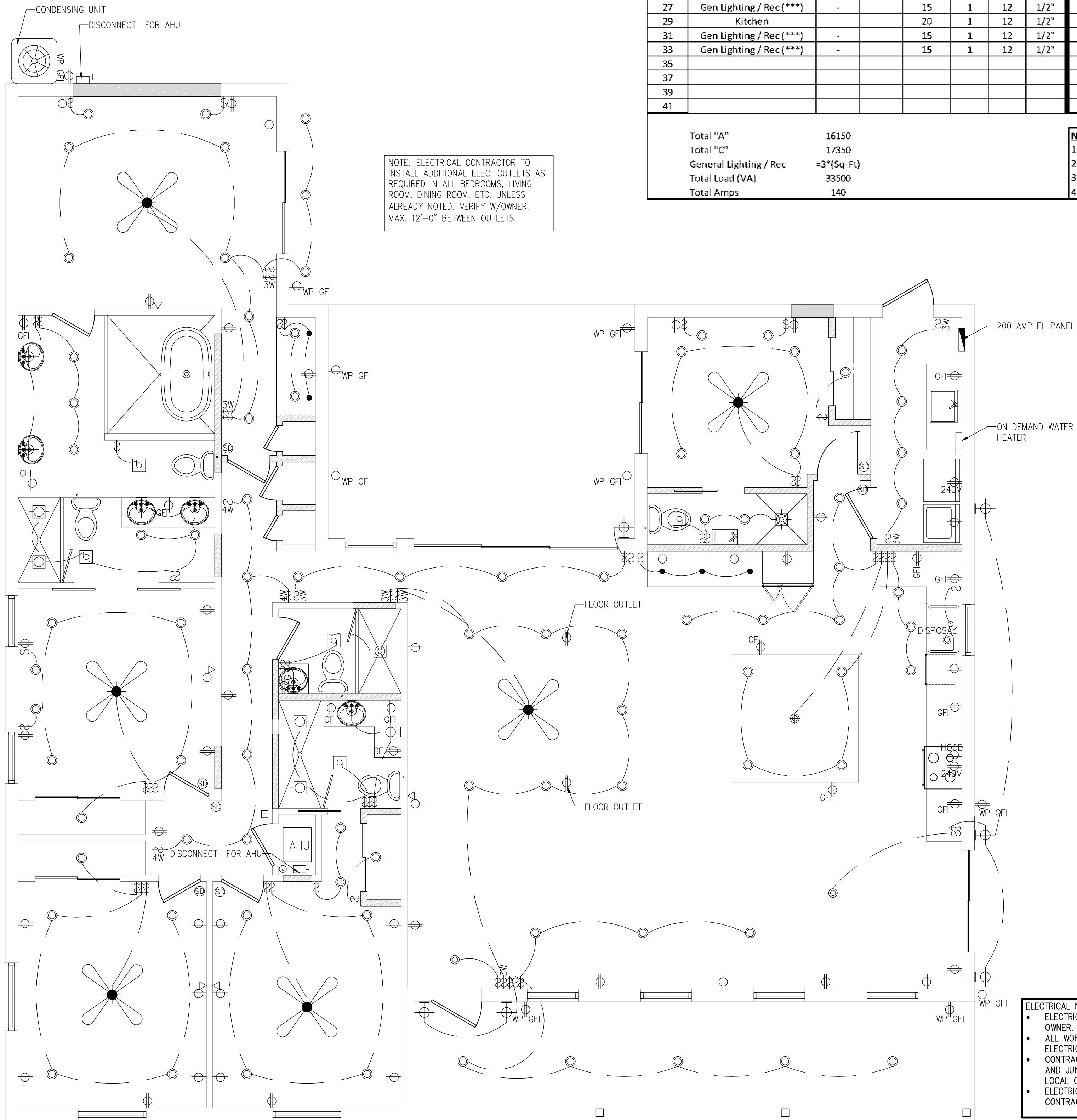
AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC
P.O. Box 882, Lee West Pt. 33648
Office (857) 246-4021 Fax (866) 286-4067
Professional Engineer: Dan C. Galt, P.E. License # 105377-1188
Professional Engineer: Jim Reynolds, P.E. License # 46685
Florida State Qualifier # 0845643

Title:

James C. Reynolds, P.E.
Fl. License No. 46685

Date:
5/20/2021

Page:
A-3



Electrical Panel Schedule - 200A Service Private Residence

Copper BUS / GND BUS

Type: Square D
MTG: QO Load Center (42 Place)
Main: Flush

Volts: 120/240, 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 ^A	C ^A	W	P	BRK	A	C		
1	AHU #1 (**)	2750		30	2	10	3/4"	3/4"	10	2	20	900		CU #1(**)	2
3			2750										900		4
5	Oven	1200		20	2	10	3/4"	3/4"	10	2	30	2800		Electric Dryer	6
7			1200										2800		8
9	Master Bath	-		15	1	12	1/2"	3/4"	8	2	40	3500		Hot Water Heater	10
11	Bath #2	-		15	1	12	1/2"						3500		12
13	Refrigerator - Main		1500	15	1	12	1/2"	3/4"	8	2	40	3500		Hot Water Heater	14
15	Microwave - Kitchen		1200	15	1	12	1/2"						3500		16
17	Laundry	1500		15	1	12	1/2"	1/2"	12	1	15	-		Dishwasher	18
19	Outdoor Lights / Rec(**)	-		15	1	12	1/2"	1/2"	12	1	15	-		bath #3	20
21	Outdoor Lights / Rec(**)	-		15	1	12	1/2"	1/2"	12	1	15	-		bath #4	22
23	Gen Lighting / Rec(***)	-		15	1	12	1/2"	1/2"	12	1	15	-		1/2 bath	24
25	Gen Lighting / Rec(***)	-		15	1	12	1/2"	1/2"	12	1	15	-		Gen Lighting / Rec(***)	26
27	Gen Lighting / Rec(***)	-		15	1	12	1/2"	1/2"	12	1	15	-		Gen Lighting / Rec(***)	28
29	Kitchen			20	1	12	1/2"	1/2"	12	1	15	-		Gen Lighting / Rec(***)	30
31	Gen Lighting / Rec(***)	-		15	1	12	1/2"	1/2"	12	1	15	-		Gen Lighting / Rec(***)	32
33	Gen Lighting / Rec(***)	-		15	1	12	1/2"	1/2"	12	1	15	-		Gen Lighting / Rec(***)	34
35															36
37															38
39															40
41															42

Total "A"
Total "C"
General Lighting / Rec
Total Load (VA)
Total Amps

16150
17350
=3*(5sq-Ft)
33500
140

Notes:
1. "-" is part of the 3.0W / SQFT Load
2. (**) AFCI Type Breaker (All bedroom circuits)
3. (**) HACR Type Breaker
4. EMT conduit

NOTE: ELECTRICAL CONTRACTOR TO INSTALL ADDITIONAL ELEC. OUTLETS AS REQUIRED IN ALL BEDROOMS, LIVING ROOM, DINING ROOM, ETC. UNLESS ALREADY NOTED. VERIFY W/OWNER. MAX. 12"-0" BETWEEN OUTLETS.

ELECTRICAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
- ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SECONDARY SERVICE OVERHEAD FEEDER BY KEYS. ELECTRICAL CONTRACTOR SHALL COORDINATE SPLICE LOCATION WITH KEYS SERVICE REQUIREMENTS.
- 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.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- 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.
- 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.
- 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.
- 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.
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED EXTERIOR SHALL BE GALVANIZED RIGID METAL CONDUIT.
- 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.
- ALL MATERIAL SHALL BE UL APPROVED.
- A TYPED WRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
- CONTRACTOR TO PROVIDE COMPUTER PRINTED ON WHITE WRAPAROUND PAPER WITH CLEAR PLASTIC PROTECTION 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END FOR THE CONSTRUCTION.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITHIN 10%.
- ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESCAL.
- ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLO COATED CLASSIFIED FOR USE IN PLENUMS.
- ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 5350/5252 SERIES OR EQUAL.
- ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
- 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.
- ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
- PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
- 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.
- 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.
- ALL SMOKE DETECTORS SHALL BE WIRED IN TANDEM.

ELECTRICAL SYMBOL LIST

- | | | | |
|---|--|---|---|
| ⌀ | DUPLEX RECEPTACLE | ○ | RECESSED INCANDESCENT FIXTURE |
| ⌀ | SWITCHED DUPLEX RECEPTACLE | ● | RECESSED ADJUSTABLE EYEBALL FIXTURE |
| ⌀ | GROUND FAULT INTERRUPT OUTLET | ⊠ | WATERPROOF EXTERIOR FIXTURE |
| ⌀ | WATERPROOF GROUND FAULT INTERRUPT OUTLET | ⊠ | VAPORPROOF FIXTURE |
| ⌀ | TOGGLE SWITCH | ⊠ | EXHAUST FAN/LIGHT FIXTURE COMBINATION |
| ⌀ | DIMMER SWITCH | ⊠ | JUNCTION BOX |
| ⌀ | 3-WAY TOGGLE SWITCH | ⊠ | CABLE TV OUTLET |
| ⌀ | 4-WAY TOGGLE SWITCH | ⊠ | EXHAUST FAN |
| ⌀ | CEILING MOUNTED FIXTURE | ⊠ | TELEPHONE OUTLET |
| ⌀ | PULL-CHAIN FIXTURE | ⊠ | DATA OUTLET |
| ⌀ | WALL MOUNTED FIXTURE | ⊠ | COMBO SMOKE/CO DETECTOR |
| ⌀ | FLUSH RECESSED FIXTURE | ⊠ | PADDLE FAN |
| ⌀ | CEILING MOUNTED PADDLE FAN | ⊠ | PADDLE FAN WITH LIGHT |
| ⌀ | CLOSET LIGHT FIXTURE WITH COVERED LENS | ⊠ | OPTIONAL REINFORCED CLG. JUNCTION BOX W/ COVERPLATE |
| ● | UNDER CABINET LIGHTING | | |

ELECTRICAL NOTE:
• ELECTRICAL CONTRACTOR TO VERIFY ALL WORK WITH OWNER.
• ALL WORK TO FOLLOW THE MOST CURRENT NATIONAL ELECTRICAL CODE.
• CONTRACTOR TO VERIFY ALL EXISTING WIRING, CONDUIT AND JUNCTION BOXES MEET CURRENT ELECTRICAL AND LOCAL CODES. REPAIR OR REPLACE AS REQUIRED.
• ELECTRICAL SHOWN TO DEPICT SCOPE OF WORK.
• CONTRACTOR TO CONFIRM PANEL SIZE AND SCHEDULE

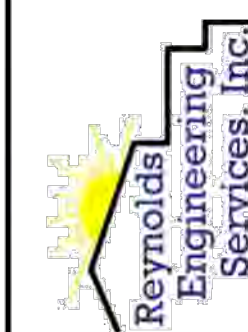
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E-1

ELECTRICAL PLAN

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

REVISIONS:



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P.O. Box 5882, Key West, FL 33545
Office (305) 246-6001 Fax (305) 246-4607
Cell (305) 246-4607
Florida State Qualifier # 0445453

1300 NEWTON ST.
KEY WEST, FLORIDA

RESIDENTIAL
RENOVATION

Title:
James C. Reynolds, PE
Fl. License No. 46685

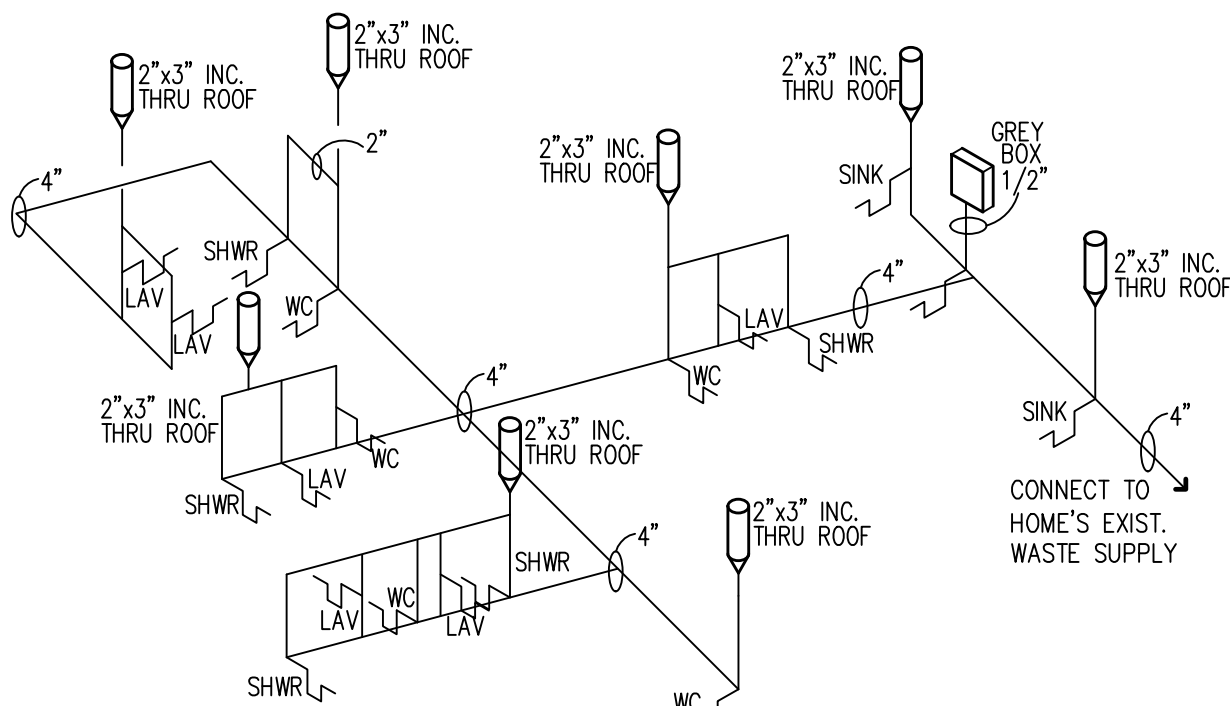
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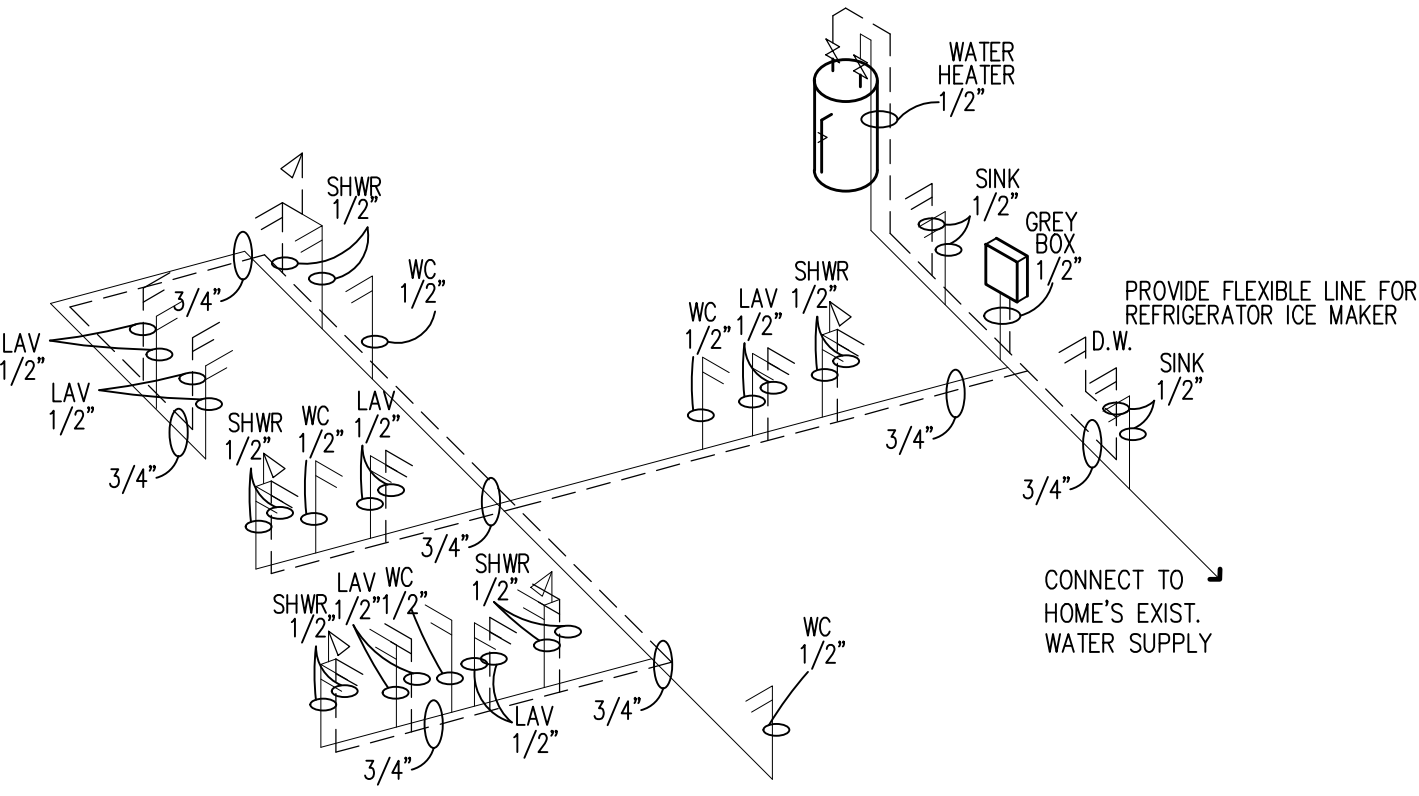
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1 PLUMBING PLAN
P-1 SCALE: 1/4" = 1'-0"



WASTE DIAGRAM
N.T.S



SUPPLY DIAGRAM
N.T.S

NOTES:

- 1. SHUT-OFFS AT ALL FIXTURES AND BRANCHES
- 2. ABOVE GRADE WATER PIPING, CPVC.
- 3. BELOW GRADE WATER PIPING, 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

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 2020 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.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF FRONT PORCH ROOF. REFRAMING OF ROOF AND ADDITION OF TWO-FEET-SIX-INCHES TO EXTERIOR WALL HEIGHT. REMOVE EXISTING ROOF, FRONT PORCH, AND BRICK ON FRONT ELEVATION.

#1300 NEWTON STREET

Applicant – Affiliated Design & Construction Managers

Application #H2021-0039

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.

1300 NEWTON
POSTED ON
GEORGIA ST SIDE

07/16/21

@

9:15 AM

Public Meeting Notice

The Historic Architecture Review Commission will hold a public meeting at 5:00 p.m. July 28, 2021 at City Hall, 1400 White Street, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Over-the-air channel 99, or type this link into your browser: http://keywestcity.gov/online/mediabuyer.php?publish_id=1&embed=1. If you wish to participate virtually, please contact HARC staff at 305-869-3975. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF FRONT PORCH ROOF, REFRAMING OF ROOF AND ADDITION OF TWO FEET SIX INCHES TO EXTERIOR WALL HEIGHT, REMOVE EXISTING ROOF, FRONT PORCH, AND BRICK ON FRONT ELEVATION.

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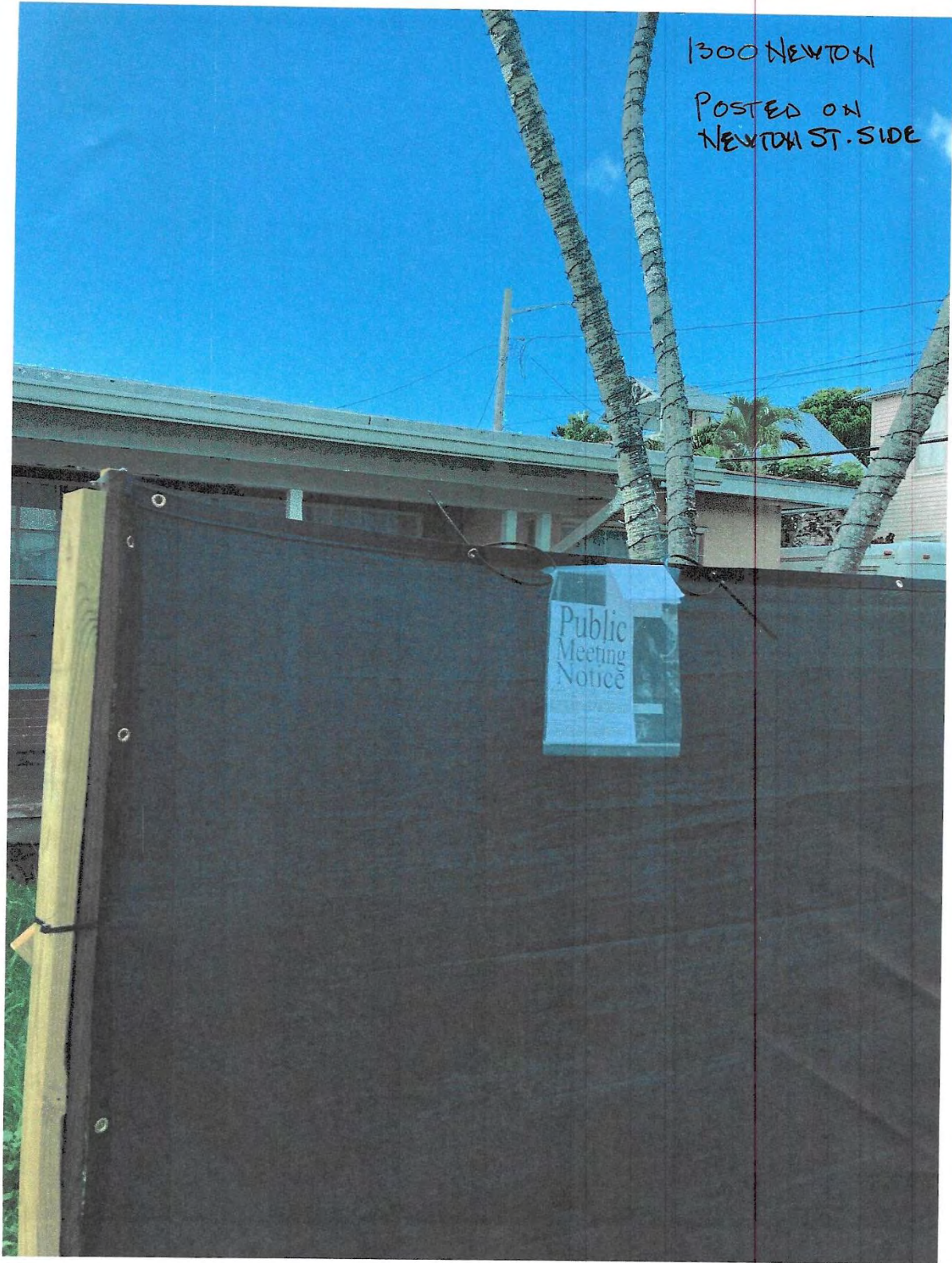
THIS NOTICE CANNOT BE REMOVED FROM PUBLICITY UNTIL THE FINAL DECISION IS MADE.

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1300 NEWTON

POSTED ON
NEWTON ST. SIDE

Public
Meeting
Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared DAR CASTILLO, 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:
1300 NEWTON ST. on the
16TH day of JULY, 20 21.

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 JULY 28, 20 21.

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 H2021-0039

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

Signed Name of Affiant:

DAR CASTILLO
Date: 07/16/2021
Address: P.O. Box 5882
City: KEY WEST
State, Zip: FL 33045

The foregoing instrument was acknowledged before me on this 16TH day of JULY, 20 21.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: TERI JOHNSTON

Notary Public - State of Florida (seal)

My Commission Expires: 3-8-2023



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 00022920-000000
Account# 1023710
Property ID 1023710
Millage Group 10KW
Location 1300 NEWTON St, KEY WEST
Address
Legal KW WADDELLS SUBDIVISION PB1-28 ALL LOT 1 & PT LOT 3 SQR 4 TR 7 D1-443 G13-307 OR162-462 OR184-167 OR750-364 OR923-2043 OR1623-1241 OR3081-1678
Description (Note: Not to be used on legal documents.)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[OHAAT LLC](#)
 4100 Fairway Dr
 Flower Mound TX 75028

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$264,315	\$246,212	\$249,832	\$253,453
+ Market Misc Value	\$938	\$938	\$938	\$938
+ Market Land Value	\$674,308	\$815,174	\$785,154	\$660,453
= Just Market Value	\$939,561	\$1,062,324	\$1,035,924	\$914,844
= Total Assessed Value	\$322,550	\$315,299	\$309,421	\$303,057
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$297,550	\$290,299	\$284,421	\$278,057

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,505.00	Square Foot	0	0

Buildings

Building ID	1760	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1962
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	3157	Foundation	CONCR FTR
Finished Sq Ft	2471	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	262	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	2
Depreciation %	39	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	357	0	76
FLA	FLOOR LIV AREA	2,471	2,471	262
OPF	OP PRCH FIN LL	95	0	48
PTO	PATIO	234	0	62
TOTAL		3,157	2,471	448

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	45 SF	2
CH LINK FENCE	1964	1965	1	568 SF	1
WALL AIR COND	1984	1985	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/15/2021	\$852,500	Warranty Deed	2308587	3081	1678	01 - Qualified	Improved
9/2/2020	\$0	Death Certificate	2308585	3081	1668	88 - Unqualified	Improved
9/2/2020	\$0	Death Certificate				88 - Unqualified	Improved

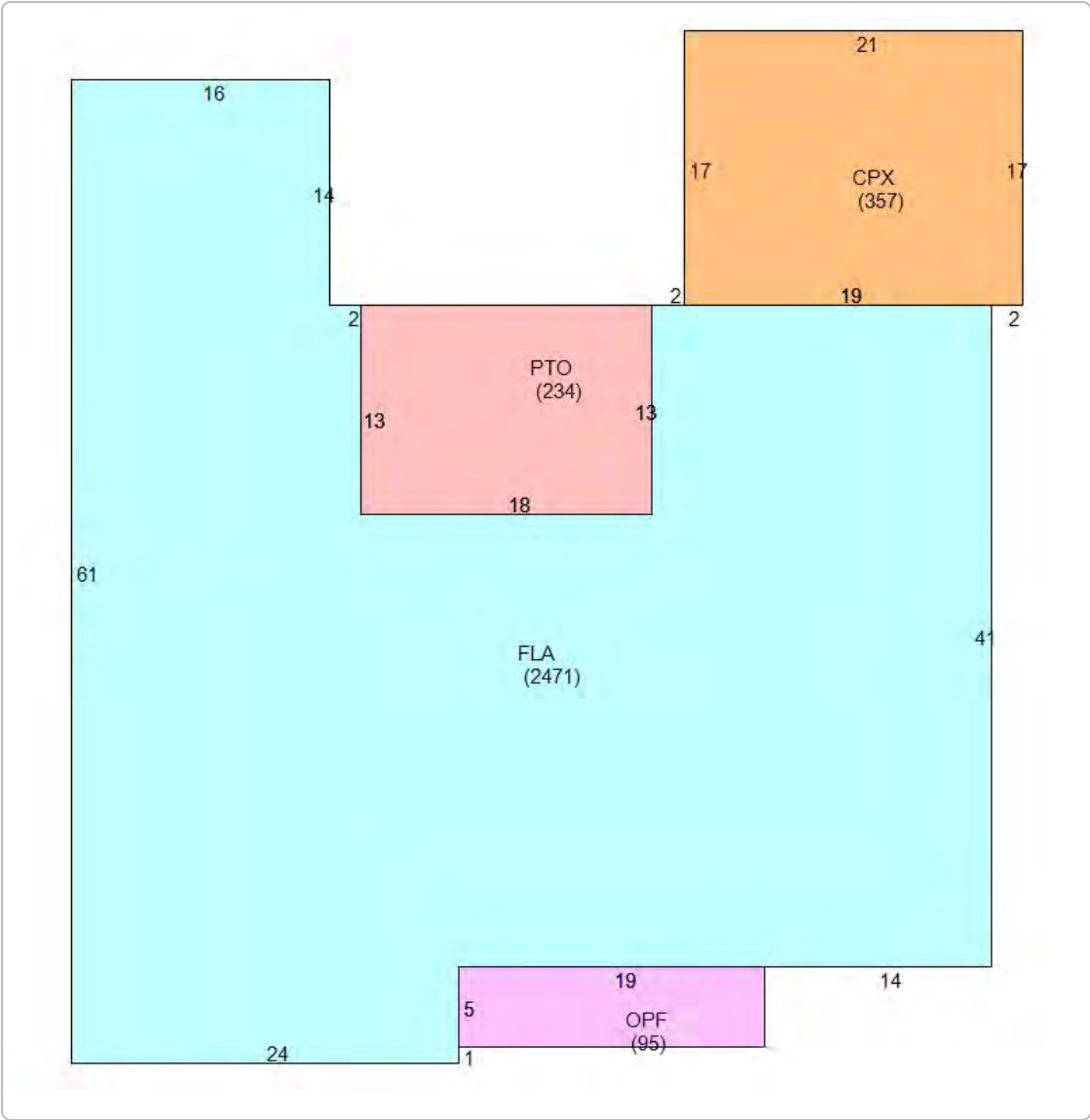
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
13-4125	10/9/2013	2/10/2014	\$9,500		INSTALL NEW 22 IMPACT WINDOWS
12-4325	12/7/2012	2/10/2014	\$5,800	Residential	6 SQS. RE-ROOF, TAKE OFF ASPHALY SHINGLES & PUT BACK 5 VCRIMP.
09-4430	12/30/2009	2/25/2011	\$3,500		OVERLY 12 SQRS OF ASPHALT SHINGLES, 10 NEW PCS EVES TRIMP DRY ROOF IN WITH TAR PAPER NAIL ASPHALT SHINGLES

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

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

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