### MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT

**BUILDING - FLOODPLAIN - DEVELOPMENTAL PERMIT**

<table>
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<th>11/06/2018</th>
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<td>08/02/2018</td>
</tr>
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</tr>
<tr>
<td>SQ FT</td>
<td>0</td>
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<tr>
<td>ADDRESS</td>
<td>6000 PENINSULAR AVE. KEY WEST</td>
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**LEGAL DESCRIPTION:**

STOCK ISLAND MALONEY SUB PB1-55
LOT 7 SQR 61 & ADJ BAY BTM & ADJ PARCEL
OR493-890
OR519-611/613 OR965-1119/1122
OR1393-339
/41 OR1428-579/80/

**OWNER**

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE

**MAIN Contractor**

GARYS PLUMBING AND FIRE INC

**TYPE ID COMPANY NAME LICENSE**

<table>
<thead>
<tr>
<th>TYPE ID COMPANY NAME LICENSE</th>
</tr>
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<tbody>
<tr>
<td>NO SUBCONTRACTORS ASSIGNED</td>
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</table>

**JOB ADDRESS and CONDITIONS OF PERMIT:**

*No work within a right of way is authorized by this permit. A separate permit from the Monroe County Engineering Department for work within a County Right of Way or from the Florida Department of Transportation for work within a State Right of Way is required.*

6000 PENINSULAR AVE. MALONEY SUB STOCK ISLAND PLUMBING

All documentations, including but not limited to corrections, revisions, clarifications, or engineering letters, must be submitted to an appropriate Building Department location.

**NOTICE OF COMMENCEMENT REQUIRED**

PERMIT APPROVAL TO INSTALL MARINE SEWER VACUUM SYSTEM, AS PER APPROVED PLANS.

Located in SFHA zone AE 10. All electric must be located on own separate GFI protected circuit breaker and clearly marked on electrical panel so that it can be disconnected in case of flood event - MJ per MW

PLANNING DEPARTMENT DID NOT REVIEW THIS APPLICATION.

THERE MAY BE DEVELOPMENT AND/OR LAND USE ISSUES ON THE SITE THAT ARE NO LONGER IN COMPLIANCE WITH A COUNTY REGULATION(S) OR ESTABLISHED UNLAWFULLY WITHOUT THE BENEFIT OF PROPER APPROVALS.

APPROVAL OF THIS PERMIT DOES NOT DEEM ALL...
DEVELOPMENT AS CONFORMING OR DEEM UNLAWFUL
DEVELOPMENT AS LAWFUL.
THE GROWTH MANAGEMENT DIVISION RESERVES THE RIGHT
TO REQUIRE THAT SUCH DEVELOPMENT BE BROUGHT INTO
COMPLIANCE THROUGH THE PROPER APPROVAL PROCESS
OR TERMINATED UPON FUTURE DISCOVERY.
Work in the right of way requires coordination
with the Monroe County Public Works & Engineering
Division. Work performed within the right of way
may require a separate permit or approval in
addition to a permit issued by the Monroe County
Building Department and/or the utilities. It is
the responsibility of the owner to obtain all
required permits before starting work. Failure to
obtain a right of way permit when required may
result in work stoppages or penalties.
For more information go to www.monroecounty-fl.gov
/723/Right-Of-Way-Use-Permits.

NO OTHER WORK THIS PERMIT.
NO PLAN DEVIATION ALLOWED WITHOUT A REVISED PERMIT
INSPECTIONS REQUIRED PER PERMIT CARD.
ALL DEBRIS TO BE REMOVED TO A PERMITTED DISPOSAL
FACILITY.
DEEMED NON-DEVELOPMENT. DEO EXEMPT.

FIRE MARSHAL
SCOPE OF WORK
1. Repair and replace sanitary sewer system
located under ♦Live-Aboard♦ dock
a. Approximately 930 linear feet of 2.5 ♦4 inch
HPDE SDR 11 Fusion Pipe
i. To include
1. Control and connection valves
2. Permanent pump-out system
3. Hose reels
NOTE:
1. Maintain established ""Fire Lane(s)"
   a. Minimum clear width 10 feet.
      i. Turning radii
         1. 25 ft. inside
         2. 50 ft. outside
   b. Gross Vehicle Weight (GVW)
      i. Fire Apparatus: 68,000 lbs.
      ii. EMS Rescue Vehicle: 40,000 lbs.
   c. Establish and maintain ""Fire Lane(s)"
   2. Maintain emergency access to water supplies
      a. Positive pressure; hydrants
      b. Static supplies; Fire Well

06/10/2019/2019 (KG)
RENEWAL APPROVAL PER R.O. (SEE ATTACHED EMAIL)
APPROVAL FOR RENEWAL OF EXPIRED PERMIT FOR
ADDITIONAL 180 DAYS FOR INSPECTIONS. ALL PREVIOUS
CONDITIONS APPLY TO THIS RENEWAL. INSPECTIONS TO
BE PERFORMED BY COUNTY INSPECTORS OR PRIVATE
PROVIDER (SELECT ONE). NEXT PASSED INSPECTION DUE
ON OR BEFORE 12/9/19 ANY PASSED INSPECTIONS PRIOR
TO THIS DATE WILL RE-ACTIVATE THE PERMIT REQUIRING
AN APPROVED INSPECTION EVERY 180 DAYS.
NO OTHER WORK THIS RENEWAL.
PERMIT REOPENED BY: FAUNA KUBACKI

Customer's INITIAL - acknowledgement of understanding all
conditions provided on this page (not required on signature page):

APPLY OPERATOR: benderd
ISSUE OPERATOR: benderd
Generated On 6/12/2019 - Page 2 of 5
PERMIT #: 18104663
For detail plan review history for this permit refer to eGov (http://egov.monroecounty-fl.gov/eGovPlus/entity/login_main.aspx); or ask staff for a detail printout.
INSPECTION(S) REQUIRED:

Your specific job may require additional or fewer inspections than those listed below. The Florida Building Code in sections 110.1 requires all work requiring a permit to be made accessible and inspected before it is covered or concealed. If a 199 - Building Final is listed below then it must be the last inspection requested after all other inspections/final inspections have passed, including Planning, Environmental and/or Fire.


EXP30DYEM1 - EXP AUTO NOTIFY OWN EMAIL
EXP30DYEM2 - EXP AUTO NOTIFY GC EMAIL
EXP30DYPC1 - EXP AUTO NOTIFY OWN CALL SUC
EXP30DYPC2 - EXP AUTO NOTIFY GC CALL SUC
605 - ROUGH-IN PLUMBING
610 - SEWER
699 - FINAL PLUMBING
NCR - NOTICE OF COMMENCEMENT RCRD
REOPEN - REOPEN PERMIT

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):
MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT
BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

IMPORTANT INFORMATION:

- Floodplain Development, and Planning and Environmental Resources Permit:
  This Permit serves as a Floodplain Development permit, under Chapter 122 of the Monroe County Land Development Code, as well as a Planning and Environmental Resources permit, under the Monroe County Land Development Code.

APPEAL PERIOD:
- Local Appeal Expiration Date:
  30 Days from 11/06/2018
  Building permit shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired. Work completed prior to the expiration of this local appeal period is at owner's risk.
- State Appeal Expiration Date (If applicable):
  30 Days from 11/06/2018 + 45 Days from receipt of permit from Monroe County to the state.
  A development order shall not take effect or be acted upon by the developer until 45 days after rendition, unless a later date is specified in the order, and the effectiveness of a development order shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes. Whenever possible, local governments shall issue concurrently all local permits or development orders that may be applicable to the proposed development. Monroe County has up to 5 days to process and submit to state.

MONROE COUNTY, STATE OF FLORIDA, and other FEDERAL AGENCIES CODES:
- In consideration of the granting of this permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted plans and the applicable Building, Zoning and Environmental codes Monroe County, State of Florida and Federal agencies.
- This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances or rules and regulations or upon any change in the plans and specifications unauthorized by this department.
- In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, State Agencies, and/or Federal Agencies.

EXPIRATION:
Permits shall expire and become null and void if work, as defined in this permit
- is not commenced within 180 days from the date of issuance date and an approved inspection has not been obtained within 180 days, unless extended by the Building Official
- or 180 days from the State Appeal date and does not meet 180 day inspections thereafter unless extended by the Building Official.

WARNING TO OWNER:
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED * AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.
*You must submit a copy of the Recorded NOC with the Building Department before requesting first inspection.

Signatures:

[signature]
OWNER/CONTRACTOR/CONTRACTOR AGENT

[signature] BUILDING DEPARTMENT
DATE 6/12/19

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

APPLY OPERATOR: benderd ISSUE OPERATOR: benderd Generated On 6/12/2019 - Page 5 of 5 PERMIT #: 18104663
MONROE COUNTY, FL

8 ITEMS OF 8 PERMIT RECEIPT OPERATOR: valchs
COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: Blk: Lot: RE

DATE ISSUED:......: 06/12/2019
RECEIPT #: .......: 01000021628
REFERENCE ID # ...: 18104663
NOTES ............:

SITE ADDRESS ......: 6000 PENINSULAR AVE.
SUBDIVISION ......:
CITY .............: KEY WEST
IMPACT AREA ......:
OWNER ............: KEY WEST MARINA INVESTMENTS LL
ADDRESS ..........: 6000 PENINSULAR AVE
CITY/STATE/ZIP ... : KEY WEST, FL 33040

RECEIVED FROM .......: GATY'S PLUMBING AND
CONTRACTOR ....... : CENTONZE, GARY LIC # 12844
COMPANY .......... : GARYS PLUMBING AND FIRE INC
ADDRESS .......... : 6409 2ND TERRACE # 1
CITY/STATE/ZIP ... : KEY WEST, FL 33040
TELEPHONE .........: (305) 296-6013

<table>
<thead>
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<th>UNIT</th>
<th>QUANTITY</th>
<th>AMOUNT</th>
<th>PD-TO-DT</th>
<th>THIS REC</th>
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TOTAL PERMIT : 220.43 0.00 220.43 0.00

*NOTE*: THIS RECEIPT HAS FEE CREDITS TOTALING: 644.18

METHOD OF PAYMENT AMOUNT REFERENCE NUMBER
CHECK 220.43 23901 FST

TOTAL RECEIPT : 220.43
### Monroe County, FL

18 ITEMS OF 18 PERMIT RECEIPT

OPERATOR: benderd

**Copy #: 1**

**Date Issued:** 11/06/2018

**Receipt #:** 01000018739

**Reference ID #:** 18104663

**Notes:**

---

**Site Address:** 6000 Peninsular Ave.

**Subdivision:**

**City:** Key West

**Impact Area:**

**Owner:** Key West Marina Investments LLC

**Address:** 6000 Peninsular Ave

**City/State/Zip:** Key West, FL 33040

**Received From:** Garys

**Contractor:** Centonze, Gary LIC # 12844

**Company:** Garys Plumbing and Fire Inc

**Address:** 6409 2nd Terrace # 1

**City/State/Zip:** Key West, FL 33040

**Telephone:** (305) 296-6013

---

**Fee ID** | **Unit** | **Quantity** | **Amount** | **PD-To-DT** | **This Rec** | **New BAL**
---|---|---|---|---|---|---
0T1BLDADD | Valuation | 189,740.00 | 649.33 | 0.00 | 649.33 | 0.00
0AT1FLD | Valuation | 189,740.00 | 649.33 | 0.00 | 649.33 | 0.00
0TB1LD3PR | Valuation | 189,740.00 | 1193.61 | 0.00 | 1193.61 | 0.00
0TNEVEGS | Valuation | 189,740.00 | 1068.24 | 0.00 | 1068.24 | 0.00
0TFIREGS | Valuation | 189,740.00 | 943.37 | 0.00 | 943.37 | 0.00
0TPLNEGS | Valuation | 189,740.00 | 1017.38 | 0.00 | 1017.38 | 0.00
B-0 EDUC | Flat Rate | 1.00 | 2.00 | 0.00 | 2.00 | 0.00
B- BIO EDUC | Flat Rate | 1.00 | 10.00 | 0.00 | 10.00 | 0.00
CONT-INVES | Flat Rate | 1.00 | 11.00 | 0.00 | 11.00 | 0.00
DBPR | Units | 4,330.06 | 58.46 | 0.00 | 58.46 | 0.00
DBPR RE ED | Units | 4,330.06 | 6.50 | 0.00 | 6.50 | 0.00
DCA | Units | 4,330.06 | 38.97 | 0.00 | 38.97 | 0.00
DCA RE ED | Units | 4,330.06 | 4.33 | 0.00 | 4.33 | 0.00
E-0 EDUC | Flat Rate | 1.00 | 2.00 | 0.00 | 2.00 | 0.00
F-0 EDUC | Flat Rate | 1.00 | 2.00 | 0.00 | 2.00 | 0.00
FIRE EDUC | Flat Rate | 1.00 | 10.00 | 0.00 | 10.00 | 0.00
P-0 EDUC | Flat Rate | 1.00 | 2.00 | 0.00 | 2.00 | 0.00
PLAN ED | Flat Rate | 1.00 | 10.00 | 0.00 | 10.00 | 0.00

**Total Permit:** 5678.52

*Note*: This receipt has fee credits totaling: 644.18

**Method of Payment**

**Amount** | **Reference Number**
---|---
Check | 5,678.52 | 23358
**MONROE COUNTY, FL**

**PERMIT RECEIPT**

| OPERATOR: | benderd |
| COPY #: | : 1 |

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| **DATE ISSUED:** | 11/06/2018 |
| **RECEIPT #:** | 01000018739 |
| **REFERENCE ID #:** | 18104663 |
| **NOTES:** | |

**SITE ADDRESS:**

6000 PENINSULAR AVE.

**SUBDIVISION:**

KEY WEST

**IMPACT AREA:**

**OWNER:**

KEY WEST MARINA INVESTMENTS LLC

**ADDRESS:**

6000 PENINSULAR AVE

**CITY/STATE/ZIP:**

KEY WEST, FL 33040

**RECEIVED FROM:**

GARYS

**CONTRACTOR:**

CENTONZE, GARY LIC # 12844

**COMPANY:**

GARYS PLUMBING AND FIRE INC

**ADDRESS:**

6409 2ND TERRACE # 1

**CITY/STATE/ZIP:**

KEY WEST, FL 33040

**TELEPHONE:**

(305) 296-6013

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**MONROE COUNTY FLORIDA**

**BUILDING – FLOODPLAIN – DEVELOPMENT PERMIT APPLICATION**

**DATE:** 1/2/18

**Receiv’d by:**

**PERMIT #:** 1310443

**YEAR BUILT**

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**Internal Use Only**

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<th>Revision (A-B-C-D)</th>
<th>ROGO (RES)</th>
<th>NROGO (COM)</th>
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**RE#** 00127480-000000

**Jobe:** 6000 Peninsular Ave.

**Address:**

**Legal**

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<th>Lot/Block/Unit</th>
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</thead>
<tbody>
<tr>
<td>5, 6 &amp; 7</td>
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</tbody>
</table>

**Description**

**Location:** Stock Island

**Key:** MM 5

**Information:** Subdiv:

| Stock Island Mallory Sube |

**Owner Information:**

**Owner Builder:** ALL OWNER BUILDERS MUST APPEAR IN PERSON - F.S.489.103(7)

**Check If Owner Builder >>** ☐

**Name and Mailing Address**

| Key West Marina Investments, LLC |
| 6000 Peninsular Ave. |
| Key West, FL 33040 |

**Email:** jonf@marinaclubs-fl.com

**Phone:** 489-2969e

**Fee Simple Titleholder**

**Name and Mailing Address**

**Fee Simple Titleholder**

**Name and Mailing Address**

**Mortgage Lender**

**Name and Mailing Address**

**Contractor Information:**

Any change in contractor information must be provided on "Qualifier/Contractor/Address Change Form".

**Company Name and Mailing Address**

| Gary's Plumbing and Fire, Inc. |
| 6409 2nd Terrace, Suite 1 |
| Key West, FL 33040 |

**Email:** garyplumbing1@aol.com

**Phone:** 296-6013e

**Qualifier**

| Gary Centonzee |
| License # CFC1425735 |

**Other Professional Information:**

**Name and Mailing Address**

**Architect / Engineer**

| Meridian Engineering, LLC |
| 201 Front St., Ste 206 |
| Key West, FL 33040 |

**Email:** rmitlei@meflkeys.com

**Phone:** 305-293-3263e

**Provider**

**Name and Mailing Address**

| JAMES REYNOLDS |
| 24742 0155 HKN6 |
| Summerlin Pk, FL 33063 |

**Email:** inspections@allaspectsflkeys.com

**Phone:** 305-497-5558

**Type of Service:** ☐ Plan Review & Inspections ☐ Plan Review only ☑ Inspections only

**Agent**

| Tiffany Pierce |
| garyplumbing1@aol.com |

**Phone:** 305-296-6013e

**Bonding Company**

**Debris Removed by**

| ☐ Applicant | ☐ Specialty Contractor – Name |

**SUB CONTRACTOR(s) Name/License # (if applicable): Provide Sub Contractor Authorization for each**

| Nearshore Electric E13001186 |

**11/28/2017 Update**
**SUBMITTED WITH APPLICATION:**
- Two (2) sets of plans
- Contract statement displaying legitimate total cost

**Environmental/Planning (Page 4)**
- Residential site plan checklist

*All plans prepared shall have the preparer's signature, printed name, date and contact information printed on them. Acceptable preparers: architects, engineers, qualifier for contractor business or owner if owner builder permit.

**JOB DETAILS:**
Please be advised that for work not indicated, that is later determined by examination of plans or onsite, required fees related to that discipline will be charged following the “Work Commencing Before Permit Issuance” penalty fee policy. (Fee Resolution Section G. MC Code Ch 8).

**TOTAL COST FOR WORK:** $189,740.00

**Estimated Total Sq Ft:**

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<tr>
<th>TYPE:</th>
<th>CHANGE IN OCCUPANCY/USE:</th>
<th>LOCATION ON PROPERTY:</th>
<th>WILL NEW GROUND BE DISTURBED WITH DEVELOPMENT?</th>
<th>CONSTRUCTION:</th>
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<td>☐ Residential/Duplex/MH</td>
<td>☐ Yes ☐ No</td>
<td>☐ Interior ☐ Exterior ☐ BOTH</td>
<td>☐ New ☐ Repair/Removal</td>
<td>☐ New ☐ Repair/Removal</td>
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**SUB – WORK Acknowledgment:**

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<th>ELECTRIC:</th>
<th>MECH/FUEL/GAS:</th>
<th>PLUMBING:</th>
<th>AC REPLACEMENT</th>
<th>Plumbing Sewer Laterale Tie In</th>
<th>Electric Permit Associated With Plumbing Sewer Laterale Tie In</th>
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<tbody>
<tr>
<td>☐ No ☐ Yes</td>
<td>☐ No ☐ Yes Elevator:</td>
<td>☐ No ☐ Yes</td>
<td>☐ Condenser Only</td>
<td>☐ Gr1nder Pump ☐ Residential/ Duplex/MH ☐ Grinder Pump</td>
<td>☐ Residential/ Duplex/MH ☐ Lift Station</td>
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<tr>
<td>☐ No ☐ Yes</td>
<td>☐ No ☐ Yes Elevator:</td>
<td>☐ No ☐ Yes</td>
<td>☐ Air Handler &amp; Condenser (Caica reqd) ☐ Package Unit</td>
<td>☐ Lift Station ☐ Commercial / MultiFam</td>
<td>☐ Commercial / MultiFam ☐ Lift Station</td>
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**DEMO:**

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<th>Full / All of Structure</th>
<th>Partial (Detail Below) (PLAN)</th>
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<tbody>
<tr>
<td>☐ Yes ☐ No</td>
<td>☐ YES ☐ NO</td>
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**RECONNECT/SAFETY ELECTRICAL:**

| LOCATION: | ☐ UNDER HOUSE ☐ YES ☐ NO | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES |
|-----------|---------------------------|------|------|------|------|------|------|------|------|------|
| ☐ No ☐ Yes Elevator | ☐ Re-Roof ☐ Re-Cover | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction |

**RECONNECT/SAFETY ELECTRICAL:**

| LOCATION: | ☐ UNDER HOUSE ☐ YES ☐ NO | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES | ☐ YES |
|-----------|---------------------------|------|------|------|------|------|------|------|------|------|
| ☐ No ☐ Yes Elevator | ☐ Re-Roof ☐ Re-Cover | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction | ☐ Change of Face | ☐ Construction |

**DETAI SCOPE OF WORK:**

Installation of Marine Sewer Vacuum System

**JOBS INVOLVING ENVIRONMENTAL COMPONENTS:** MUST submit PAGE 4 of Application
(Boat Davits-Lifts, Docking Facility, Dock/Seawall Repair, Seawall (w/o Dock), Retaining Wall, Clearing/Grubbing, Dredging, Excavation, Fill, Riprap, Hazardous Trees, Invasive Exotics, Tree Rem/Trim, Landscaping, and Land Development Permit for Cattle by Miccosukee or Seminole Indians)

**WORK COMMENCING WITHOUT PERMIT (ATF):** MUST submit PAGE 5 of Application
Floodplain Information can be found online FEMA Flood Map Service Center (https://msc.fema.gov/portal)

**WARNING TO OWNER**

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.

(FL Building Code 105.8)

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FS 713.13(1)(a), 713.13(1)(d))

**ASBESTOS AGREEMENT:** (Initial If Applicable: _____)

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 469.003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

**SOLID WASTE ASSESSMENT:**

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to Issued Certificate of Occupancy.

**OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:**

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

**OWNER'S/QUALIFIER'S AFFIDAVIT:**

- Application is hereby made to obtain a permit to do the work and installations as indicated.
- I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
- I understand that a separate permit (sub on a permit) must be secured for Electrical, Plumbing, Signs, AC, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
- I understand that notification from County regarding permit status is communicated via Email or Phone. If this information is not provided or updated with the County throughout the life of the permit, the County will not be able to provide notification service.
- The homeowner hereby expressly acknowledges and agrees that it is the responsibility of the homeowner to ensure all permits are closed following final inspections and failure to do so may likely interfere with homeowner’s ability to sell the property identified in the permit.
- I understand that permit fees paid upon submission of application are non-refundable.

Owner (print):  
Qualifier (print):  
Signature:  
Date:  
NOTARY Signature:  
as to Owner:  
This 26th day of July, 2018, he/she is personally known to me or has produced as identification and who did (did not) take an oath.
My Commission Expires on:  

Owner (print):  
Qualifier (print):  
Signature:  
Date:  
NOTARY Signature:  
as to Qualifier:  
This 30th day of July, 2018, he/she is personally known to me or has produced as identification and who did (did not) take an oath.
My Commission Expires on:  

Page 3
KEY WEST MARINA INVESTMENTS, L.L.C.

CERTIFICATE

The undersigned hereby certifies as follows:

1. I am the duly elected and acting Secretary of iStar Inc., a Maryland corporation ("iStar"), which is the sole Member of SFI Key West Harbour Holdings L.L.C., a Delaware limited liability company ("Holdings"), which in turn is the sole Member of Key West Marina Investments, L.L.C., a Florida limited liability company (the "Company").

2. Pursuant to delegated authority in accordance with a resolution duly adopted by Holdings, as Member of the Company, Jon Finstrom has been designated a duly authorized representative of the Company, with power and authority to act on behalf and in the name of the Company, to (a) execute and deliver documents and instruments, including without limitation permit applications, and (b) take such other and further actions, from time to time, as he deems necessary, advisable, appropriate or convenient in connection with aforesaid.

IN WITNESS WHEREOF, I have affixed my signature as of December 6, 2017.

[Signature]

Geoffrey M. Dugan

I, Irina Shurinova, the duly elected and acting Assistant Secretary of the Company, certify that Geoffrey M. Dugan is the duly elected and acting Secretary of iStar, which is the sole Member of Holdings, which in turn is the sole Member of the Company, and in this capacity he is authorized to sign this document.

IN WITNESS WHEREOF, I have affixed my signature as of December 6, 2017.

[Signature]

Irina Shurinova
In 2002 House Bill 1307 became law to allow a building owner to hire a private service ("provider") to provide plans review and/or inspection services. The "provider" can review the construction documents and certify them as being in compliance with the applicable building codes. In addition, the "provider" could perform code inspections during the construction of the building. The primary purpose for this alternate plan review and/or inspection process was to expedite the permitting and inspection process.

Permit Application Submission Procedures where Private Provider Services Employed:

- Private Provider must be registered with Contractor Licensing in the Building Department
- Building Permit Application Requirements:
  - Building Permit Application, noting Private Provider services (Plan Review and/or Inspections)
  - Required Monroe County form "Notice to Building Official of Use of Private Provider"
  - Provide "Plan Review Completed Affidavit" by Private Provider (if plan review services were performed)
  - Two (2) sets of plans with all required outside agency approvals
    - U.S. Fish & Wildlife
    - Florida Keys Electric Co-ope
    - Florida Keys Aqueduct Authority (for Commercial only; not applicable for Residential)
    - Health Department (HRS) or wastewater treatment provider
    - Department of Environmental Protection
    - Army Corps of Engineers
  - Building Permit Application fee according to Fee Schedule
- If all items listed above are complete and verified the application will be assigned a building permit number
- Plan Review will be performed by the following departments as required: Planning and Environmental Resources, Fire Marshal, County Engineer, Floodplain Management (FEMA)
- If Private Provider is performing plan review and all approvals have been issued by the appropriate departments listed above the building department will review for permit fee determination specific to the job, in accordance with FS 553.791(7)(a)
- The contractor's contractual or legal obligations are not relieved by any action of the "private provider"

Adding Private Provider Services Employed After Permit Issuance:

- Private Provider must be registered with Contractor Licensing in the Building Department
- Submit the "Notice to Building Official of Use of Private Provider", indicating inspection services will be provided, no less than seven (7) business days prior to first scheduled inspection (per FS 553.791(4))
- If all items listed above are complete and verified the permit will be reissued

PERMITTING TIME FRAME ACKNOWLEDGMENT

I am applying for a Monroe County building permit under the "Private Provider" section FS 553.791(7)(a)-(d). I understand that my complete application package will be submitted at the building department. At that time, my application will receive a tracking number so that plan review can be performed by Planning, Environmental Resources, Floodplain Management, Fire Marshal and County Engineer as applicable. Upon approval of the LDR Compliance Review, this application will be submitted to the Building Department for review. At this time, I further understand that under the Florida Building Code the Building Department has thirty (30) days to complete their review and issue the requested permit.

Date 07/26/18
Print Name Jon Finstrom
Acknowledged __________________________
(Signature)
Monroe County Growth Management Division - Building Department
PRIVATE PROVIDER INFORMATION
REQUIREMENTS

Effective 7/1/2017

How to Become a Private Provider:
Before being able to serve as Private Provider on a permit, the agent must:

☐ Register with Contractor Licensing with Building Department. This should be done at a separate time/visit before submitting the first building permit application to which Private Provider services will be provided.

☐ Have License as:
  ○ Building Code Administrator under Part XII of Chapter 468.
  ○ an engineer under Chapter 471.
  ○ as an architect under Chapter 481.
  ○ a standard certificate under part XII of Chapter 468 (act only on additions and alterations that are limited too 1,000 S.F. or less to residential buildings).

Private Provider Responsibilities for Permitting Plan Review:

☐ A “private provider” performing plans review shall review construction plans to determine compliance with the applicable codes.

☐ Upon determining that the plans reviewed comply with these codes, the “private provider” shall provide a Plan Review Executed Affidavit attached to each plan set.

Note: The Building Official may require, at his or her discretion, the private provider to be used for both services pursuant to Section 553.791(2)(a) Florida Statute.

Private Provider Responsibilities for Permitting Inspections:
A “private provider” may not provide building code inspection services upon any building designed or constructed by the “private provider” or the private provider’s firm.

☐ A “private provider” performing required inspections shall provide notice to the local Building Official of the date and approximate time of any such inspection, no later than 7:00 am on the day of the intended inspection.

☐ Method of inspection notification will be calling the appropriate Inspection Line number as listed on the permit card.

☐ Upon completing an inspection:
  □ The “private provider” shall, before leaving the project site, post inspection record indicating pass or fail. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by the building department is required.
  □ The “private provider” shall provide the record to the local Building Official within two (2) business days, using the county “Private Provider Inspection Report” form, emailing the report to: lowerkeysinspections@monroecounty-fl.gov or upperkeysinspections@monroecounty-fl.gov. The original certified inspection must be hand delivered, mailed, or electronically delivered via Email; faxes are not acceptable.
  □ For new construction or elevated additions, upon approval of the inspection which establishes the lowest floor elevation in AE flood zones or the bottom of the lowest horizontal structural member in VE zones, the Private Provider shall notify the Building Department liaison/staff member. A Preliminary Certificate of Elevation will be required within 21 days of this passed inspection. NO FURTHER INSPECTIONS WILL BE ALLOWED TO BE SCHEDULED after 21 days unless a Preliminary Certificate of Elevation has been received and approved by the Floodplain Management Department.
  □ Records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official (FS s. 553.791).
  □ Upon completion of all required inspections, the “private provider” shall prepare the required Monroe County “Certificate of Inspection(s)/Compliance” form, summarizing the inspections performed and including a written representation, under oath, that the stated inspections have been performed and that the building construction inspected complies with the approved plans and applicable codes.

NOTE:

☐ The local Building Official may visit the building site as often as necessary to verify that the “private provider” is performing all required inspections.

☐ The “private provider” shall be permitted to send a duly authorized representative to the building site to perform the required inspections, provided all required reports and certifications are prepared by and bear the signature of the “private provider” or the private providers duly authorized representative. (Origin FS 553.791 (8))

☐ The contractor’s contractual or legal obligations are not altered by any acts or omissions of the “private provider”.

☐ The “private provider” shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

w:\Building\SOP\Public_Forms\Drafts\Applications\Private_Provider Packet2017.doc
UPDATED 7/11/2017
Monroe County Growth Management Division  
Building Department  
Notice to the Building Official of Use of Private Provider  
(Required Two Page Form)

Effective 7/1/2017

NOTE: FS 553.791(4)*A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official at the time of permit application or no less than 7 business days prior to the first scheduled inspection.:

<table>
<thead>
<tr>
<th>Permit #</th>
<th>Date: 07/26/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address: 6000 Peninsula Ave</td>
<td></td>
</tr>
<tr>
<td>Site RE #: 0127480 - 000000</td>
<td></td>
</tr>
<tr>
<td>Owner Name: Key West Marina Investments, LLC</td>
<td></td>
</tr>
<tr>
<td>Contractor: Gary's Plumbing and Fire, Inc.</td>
<td></td>
</tr>
</tbody>
</table>

**Services to be provided:** [  ] Plans Review Only  [  ] Inspections Only  [  ] Both

Note: If the notice applies to either private plan review and/or private inspection services the Building Official may require, at his or her discretion, the private provider to be used for both services pursuant to Section 553.791(2)(a) Florida Statute.

I, Jon Finstrom, the fee owner, affirm I have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm: ____________________________

Private Provider: James C Reynolds  
24478 CR5's Highway, Summerland Key, FL 33042

Address: P.O. Box 3476, Key West, FL 33040

Telephone: 305-745-1200  Email Address: inspections@allaspectsflkeys.com

Florida License, Registration or Certificate #: PE46685
Notice To The Building Official Of Use Of Private Provider – Owner Affidavit

I, the fee owner, have elected to use one or more private providers to provide building code plans review and/or inspection services on the building that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes.

a I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application.

b The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected.

c I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building that is the subject of the enclosed permit application.

d I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes.

e For new construction or elevated additions, upon approval of the inspection which establishes the lowest floor elevation in AE flood zones or the bottom of the lowest horizontal structural member in VE zones, I understand I must notify the Building Department liaison/staff member and submit within 21 days of this passed inspection a Preliminary Certificate of Elevation. I understand no further inspections will be allowed to be scheduled after 21 days unless a Preliminary Certificate of Elevation has been received and approved by the Floodplain Management Department.

f If I make any changes to the listed private providers or the services to be provided by those private providers, I shall, within 1 business day after any change, update this notice to reflect such changes.

The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire, engineering, land use, environmental, flood or other codes.

INDIVIDUAL

(Signature)
Print Name:
Address:
Telephone No.:

CORPORATION

(Print Corporation Name)
By:
(Signature)
Print Name:
Address:
Telephone No.:

PARTNERSHIP

Key West Marina Investments, LLC
(Poor Partnership Name)
By:
(Signature)
Print Name:
Address:
Telephone No.:

STATE OF
COUNTY OF

Before me, this ______ day of ______, 20___ personally appeared ______, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Before me, this ______ day of ______, 20___ personally appeared ______, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Before me, this ______ day of ______, 20___ personally appeared ______, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Signature of Notary:
Notary Public: NOTARY STAMP

My commission expires: Sept 9, 2018

W:\Building SOP\Public Forms\Drafts\Applications\Private Provider Packet.doc
UPDATED 7/11/2017
PRIVATE PROVIDER DISCOUNT CALCULATION WORKSHEET

(This form auto-populates fields to complete as information is entered. Complete all GRAY fields to render INSTRUCTIONS for how to process Private Provider notices submitted at the bottom of the form.)

<table>
<thead>
<tr>
<th>CURRENT DATE:</th>
<th>08/02/18</th>
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<tbody>
<tr>
<td>PERMIT NUMBER:</td>
<td>18104663</td>
</tr>
<tr>
<td>APPLICATION DATE:</td>
<td>08/02/18</td>
</tr>
<tr>
<td>APPLIED CONSTRUCTION VALUE:</td>
<td>$189,740.00</td>
</tr>
<tr>
<td>PERMIT TYPE:</td>
<td>PLUMBING - 55</td>
</tr>
<tr>
<td>IS FLOODPLAIN REVIEW REQUIRED?</td>
<td>YES</td>
</tr>
<tr>
<td>PRIVATE PROVIDER NOTICE SUBMITTAL DATE:</td>
<td>08/02/18</td>
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<tr>
<td>PRIVATE PROVIDER SERVICES TO BE PROVIDED:</td>
<td>INSPECTIONS ONLY</td>
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<table>
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<th>FEES DUE AT APPLICATION (W/O DISCOUNT):</th>
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<table>
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<th>PERMIT ELIGIBILITY FOR PRIVATE PROVIDER DISCOUNT:</th>
<th>ELIGIBLE FOR INSPECTIONS BY PP - 25%</th>
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<tr>
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<tr>
<td>ENTER CREDIT TO DBPR FEE:</td>
<td>$0.00</td>
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<tr>
<td>ENTER CREDIT TO DCA FEE:</td>
<td>$0.00</td>
</tr>
<tr>
<td>ENTER CREDIT TO DCA ED FEE:</td>
<td>$0.00</td>
</tr>
<tr>
<td>ENTER INSPECTION HOLD ON PERMIT. (HOLD REASON: PRIVATE PROVIDER)</td>
<td></td>
</tr>
</tbody>
</table>

COMPLETE PRIVATE PROVIDER SUPPLEMENTAL FIELD (PP Insp Service Notice = 08/02/18)

[Signature]
[Name]
MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: benderd

COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: Blk: Lot:
RE ...............: 00127480000000

DATE ISSUED.......: 08/02/2018
RECEIPT #........: 01000017516
REFERENCE ID # ...: 18104663
NOTES ............:

SITE ADDRESS ......: 6000 PENINSULAR AVE.
SUBDIVISION ......:
CITY .............: KEY WEST
IMPACT AREA ......:

OWNER ............: KEY WEST MARINA INVESTMENTS LLC
ADDRESS ..........: 6000 PENINSULAR AVE
CITY/STATE/ZIP ...: KEY WEST, FL 33040

RECEIVED FROM .....: GARY CENTONZE, GARY LIC # 12844
COMPANY ..........: GARY'S PLUMBING AND FIRE INC
ADDRESS ..........: 6409 2ND TERRACE # 1
CITY/STATE/ZIP ...: KEY WEST, FL 33040
TELEPHONE ........: (305) 296-6013

FEE ID UNIT QUANTITY AMOUNT PD-TO-DT THIS REC NEW BAL
0ABLD3PR VALUATION 189,740.00 1193.61 0.00 1193.61 0.00

TOTAL PERMIT : 1193.61 0.00 1193.61 0.00

"NOTE": THIS RECEIPT HAS FEE CREDITS TOTALING: 322.09

METHOD OF PAYMENT AMOUNT REFERENCE NUMBER
CHECK 1,193.61 23051

TOTAL RECEIPT : 1,193.61
MONROE COUNTY GROWTH MANAGEMENT

Middle Keys Office: 2798 Overseas Highway, Marathon, FL (305) 289-2501
Upper Keys Office: 102050 Overseas Highway, Key Largo, FL (305) 453-8800
Lower Keys Office: 5503 College Road, Key West, FL (305) 295-3990

Permit # 18104663

August 13, 2018

6000 Peninsular Ave.
Stock Island, Fl.

FBC 107.3.5 Wiring, feeders, branch circuits, overcurrent protection, grounding, wiring methods and materials, GFCI's, load calculations, etc.

No Keys Energy approval
No specifications on pump
No load calculations
No riser diagram
No wiring diagram

Provide corrections for this as soon as possible to:

Michael Klutsarits, Electrical Plans Review, Phone # 305.289-2572, Fax 305.453.8818

NOTE:

In an effort to provide prompt and efficient service, this notice is being provided at the completion of this one review. It does not include other corrections that may be potentially identified by other plans examiners, therefore other corrections from other disciplines may be required.

If you desire, you can wait to address all comments received at one time. Please notify the permitting department if you wish to do so.
Corrections (three sets) to signed and sealed plans must be inserted in the original plan sets, with the appropriate sheets "VOIDED". Faxed copies of corrections will not be accepted.
Good Morning Michael,

Thank you for reviewing the plans. The new pump stations and vacuum stations are replacing an existing pump station and vacuum station in kind. The existing electrical service will be used for the new equipment.

Thanks

Rick

Rick Milelli
Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida
Office 305.293.3263
Cell 305.481.0400

MONROE COUNTY GROWTH MANAGEMENT
Middle Keys Office: 2798 Overseas Highway, Marathon, FL (305) 289-2501
Upper Keys Office: 102050 Overseas Highway, Key Largo, FL (305) 453-8800
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If you desire, you can wait to address all comments received at one time. Please notify the permitting department if you wish to do so.
Dear Sir or Madam:

Please, be advised that the above-referenced permit has been approved and is ready for issuance. The following documents/information will be required at the time of permit issuance:

☐ (If this box is checked, this permit has been deemed development, requiring review by the Department of Economic Opportunity, and is subject to the local 30-day and stated 45-day appeal periods. Construction may begin 75 days after the date the permit is issued. No construction may occur prior to the end of the local and state appeal periods.)

The permit may be retrieved by the property owner (owner-builder permits), contractor (contractor permits) or authorized agent (contractor permits only) at the following location:
Building Department hours of operation are Monday – Friday, 8:30 a.m. to 3:00 p.m.

All required documents, information and fees are due prior to permit issuance. Please, note that fees due may be subject to change at the time of permit issuance. Fees may be paid in the form of credit card (Visa, MasterCard, and Discover), cash, check or money order. Checks and money orders should be made payable to: Monroe County Building Department.

If you should have any questions or concerns pertaining to the above-noted information, please contact or visit the appropriate office designated above.

Sincerely,

MONROE COUNTY BUILDING DEPARTMENT
### BASIC INFORMATION:

Permit no: 18104663 Status: OPEN  Apply date: 08/02/18
Master no:  Permit issued: 
Co issued: Co number: 
Project: RE 00127480000000-
Address: 6000 PENINSULAR AVE. KEY WEST FL 33040
Owner(s): KEY WEST MARINA INVESTMENTS LLC
Owner Addr: 6000 PENINSULAR AVE KEY WEST FL 33040
Permit Type: 55  C404 Type:
Input Quan: 0  Calc Valuat: 0
General Cont: 12844  GARYS PLUMBING AND FIRE INC

### FEES:

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TOTALS 7,516.31 1,193.61 644.18 5,678.52

### RECEIPTS:

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<td>1,193.61</td>
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NOTICE OF COMMENCEMENT FILING AFFIDAVIT

Property Address: 6000 Peninsular Ave.
Legal Description: 
Parcel/Folio ID #: 00127480-000000
Permit Number: 18104663

I, Tiffany Pierce, owner/agent hereby attest to the fact that the Notice of Commencement for the property and permit listed above has been filed with the Monroe County Clerk of the Court and hereby attach a true and correct copy of the same.

NOTE: Owner's Authorized Agent includes any contractor that has been authorized on a building permit application submitted for the permit listed above.

(TYFFANY PRICE)
(SIGNATURE OF OWNER/AUTHORIZED AGENT - CONTRACTOR)

NOTARY PUBLIC: State of Florida, County of Monroe
The foregoing instrument was acknowledged before me this 17 day of Sept, 2018.
Personally known ___ or produced identification in the form of 
Signature of Notary Public: ELBA M RAMIREZ
My commission expires (SEAL)
NOTICE OF COMMENCEMENT

State of Florida
County of Monroe

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: 6000 Peninsular Ave. 00127480-000000

2. General description of improvement: Install Marine Sewer Vac System

3. Owner information:
   a. Owner name: Key West Marina Investments, LLC
   b. Interest in property: 100%
   c. Name and address of fee simple titleholder, if other than owner:

4. Contractor information:
   a. Name: Gary’s Plumbing and Fire, Inc.
   b. Address: 6409 2nd Terrace, Ste 1, Key West, FL 33040
   c. Phone and fax: 305-296-6013 / 305-292-4878

5. Surety information (if any):
   a. Name:
   b. Address:
   c. Phone and fax:
   d. Amount of bond:

6. Lender information:
   a. Name:
   b. Address:
   c. Phone and fax:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

8. In addition to himself or herself, Owner designates _ of _ to receive a copy of the Lienor’s Notice as provided in Section 713.13(1)(b), Florida Statutes.

9. Expiration date of notice of commencement (expiration date is one (1) year from the date of recording unless a different date is specified):

Property Owner Signature
07/26/18
Date

Sworn to (or affirmed) and subscribed before me this 26th day of July, 2018, by

Personally known xxx or identification produced

(print, type, or stamp commissioned name of Notary Public)

Signature of Notary Public-State of Florida
Monroe County Growth Management Division
SPECIES FOCUS AREA ASSESSMENT FORM
Required for All Permit Applications

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<tr>
<th>Permit #:</th>
<th>18104663</th>
<th>RE #:</th>
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<th>Revision:</th>
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<tr>
<td>Owner Name</td>
<td>KEY WEST MARINae</td>
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PERMIT REFERRAL PROCESS (PRP) Review and Documentation Determination:

1. Does the parcel have Species Focus HOLDS in CommunityPLUS?
   - If YES - put ✓ in table below for each SAG placed in folder and go to question #2
   - If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder

2. Does the permit type require Biologist review per Plan Review Matrix (either a "1" or "PRP")?
   - If YES - go to question #3
   - If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder

3. Will ground outside of footprint (new ground) be disturbed? [Building Application MUST have response (Y/N) to Change in Footprint/Outside Footprint]
   - If YES - initial/date; ADD "PRP" review stop (BIO stop should exist already); forward permit file to BIO
   - If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder

PRP Review Required: ✓ Yes (SAGs placed in folder, PRP stop added, permit file to BIO)  

CSR Name/Initial:  

ASSESSMENT:
Source - RE Master List Dated 11/18/2011

Does work propose a new dwelling unit in the buffer area OR disturb species habitat and therefore require PRP?
- Yes, continue with assessment  
- No, sign/date form - no PRP review required

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<tr>
<th>Longitude:</th>
<th>Latitude:</th>
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</table>

Is the Property on the RE Parcel List?
- Yes  
- No

Property located in (check all that apply):
- Focus Area
- Buffer
- Neither

Has the Property been pre-determined to NLAA (batch correspondence):
- Yes  
- No

Number of Species in Focus and/or Buffer Areas:

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<th>No Effect</th>
<th>NLAA</th>
<th>May Affect</th>
<th>Take Exempt</th>
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<tr>
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<td>A B C D E F G</td>
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<td></td>
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<tr>
<td>Key Deer</td>
<td>A B C D E F H I</td>
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<tr>
<td>Key Largo Woodrat &amp; Cotton Mouse</td>
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<tr>
<td>Key Tree Cactus</td>
<td>A B C</td>
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<td>Schaus Swallowtail Butterfly</td>
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<tr>
<td>Lower Keys Marsh Rabbit</td>
<td>A B C D E F G H</td>
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<tr>
<td>Silver Rice Rat</td>
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<tr>
<td>Silver Rice Rat in Critical Habitat</td>
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<tr>
<td>Stock Island Tree Snail</td>
<td>A B C</td>
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</tr>
</tbody>
</table>

Check all applicable:
- Snake OAPC  
- Cat OAPC/Deed  
- Snail Survey Refer to FWS?
- Yes  
- No

Project Area: ______________ sq ft  
Native Impact Area: ______________ sq ft  
Mitigation Compensation $ ______________

Restore: ______________ sq ft  
Replace: ______________ (of plants)  
GOCEA: ______________ sq ft

Signature of Approving Official:  

Date: 8/10/18
The U.S. Fish and Wildlife Service’s (Service) FEMA Biological Opinion (BO) dated April 30, 2010, and modified on December 14, 2010, identified 14,413 at-risk parcels, representing 14,960 acres, intersecting habitats that may occasionally be used by the threatened eastern indigo snake (indigo snake; *Drymarchon corais couperi*) in Monroe County. There are at-risk 10,921 acres and 10,711 parcels in unincorporated Monroe County; 1,406 acres and 1,433 parcels in Islamorada; 20 acres and 112 parcels in Key Colony Beach; 703 acres and 433 parcels in Key West; 1 acre and 6 parcels in Layton; and 1,910 acres and 1,718 parcels in Marathon. The BO also identified an additional 8,580 acres of at-risk lands outside Monroe County’s parcel layer not subject to the Rate of Growth Ordinance program.

The at-risk properties were determined by overlaying the County’s property parcel layer onto the County’s 2009 land cover boundary maps (Monroe County 2009). The County’s land cover boundary maps included 13 land cover types. Developed land, undeveloped land, impervious surface, and exotic are considered non-native land cover types. Hammock, pineland, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, and beach berm are considered native land cover types. The water classification is also considered a native cover type. The minimum mapping unit for land cover polygons was 0.35 acre for hammock and 0.5 acre for all other cover types.

The County’s boundary map land cover types containing suitable habitat for the indigo snake include undeveloped land, hammock, pineland, exotic, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, and beach berm.

**Species Profile:** The Florida Keys are on the extreme southern end of the indigo snake’s range. The indigo snake population in the Florida Keys is very small (Cox and Kautz 2000). Verified observations are rare and scattered; the latest was in 2009 on Little Knockemdown Key (Service 2010). In the last several years, three unsubstantiated observations of the indigo snake were reported, two on Grassy Key (City of Marathon) and one in the Village of Islamorada (Sheahan 2006). Indigo snake surveys were conducted on Big Pine and No Name Key in 2006 and 2007 (Schmidt et al. 2008) and, although 27 species of reptiles were noted (973 total observations), the indigo snake was not observed.

The Service issued a Section 10(a)(1)(B) Incidental Take Permit (ITP) to Monroe County, Florida Department of Transportation, and Florida Department of Community Affairs (applicants) in June 2006 for adverse effects from development on Big Pine and No Name Keys. The ITP authorizes take of 168 acres of suitable indigo snake habitat. The take will be incidental to land clearing for development and recreational improvements. The Service issued the ITP to the applicants based upon their development of a Habitat Conservation Plan (HCP) that sets guidelines for development activities on Big Pine and No Name Keys to occur progressively over the permit period (20 years). The HCP provides avoidance, minimization, and mitigation measures to offset impacts to covered species, including the indigo snake. Mitigation includes the protection of three mitigation units for each development unit of suitable habitat within the plan area.
**Eastern indigo snake**

**Species Assessment Guide**

**Threats:** Although the species may occur in all referenced habitats, it is suspected that they prefer hammocks and pine forest, because most observations occur in these habitats disproportionately to their presence in the landscape (Steiner et al. 1983). In the Florida Keys, the primary threat to the indigo snake is native habitat loss and fragmentation due to development. Residential housing is also a threat because it increases the likelihood of indigo snakes being killed by property owners.

**Assessment Guide:** In order to provide assistance in assessing threats to the indigo snake from a given project, the Service has developed the following guidance and recommendations that, if implemented, will minimize adverse effects to the indigo snake. If the use of this guide results in a determination of “no effect” for a particular project, the Service supports this determination. If the use of this guide results in a determination of “not likely to adversely affect” (NLAA), the Service concurs with this determination and no additional correspondence is necessary. If the use of this guide results in a “may affect” determination, the acreage of impacts will be subtracted from the take limits provided in the BO and/or the HCP. This guide is subject to revision as necessary.

A. Parcel is not in the species focus area and/or on the Real Estate (RE) parcel list .......... *no effect*

   Parcel is in the species focus area or on the RE parcel list ........................................... go to B

B. Parcel is on Big Pine Key or No Name Key .......................................................... refer to HCP for coverage

   Parcel is not on Big Pine Key or No Name Key ................................................................ go to C

C. Parcel contains the indigo snake’s native habitat (i.e., hammock, pineland, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, or beach berm) .......... go to D

   Parcel contains only non-native habitat (undeveloped land or exotic) ................................ go to G

D. The proposed action will not remove or modify the indigo snake’s native habitat .......... go to G

   The proposed action will remove or modify the indigo snake’s native habitat .................. go to E

E. The property is within a developed subdivision or canal subdivision and the area within 500 feet of the parcel is greater than 60 percent developed or scarified .......... go to G

   The property is not as above ........................................................................................................ go to F

F. The applicant has proposed either on-site or off-site habitat compensation* commensurate with the amount of native habitat lost, has received a copy of the Service’s indigo snake protection measures (attached), and has agreed to implement the measures and post the information sign on-site. Signed verification of this is in the permit file maintained by the NFIP participant community. Permit with indigo snake protection measures and habitat compensation* ....................................................................................... NLAA
The applicant will not agree to the indigo snake protection measures, is not proposing habitat compensation* or the proposed habitat compensation* does not meet minimum compensation requirements ........may affect, subtract project footprint from authorized Take**

G. The applicant has received a copy of the Service’s indigo snake protection measures and has agreed to implement the measures and post the information sign on-site. Signed verification of this is in the permit file maintained by the NFIP participant community. Permit with indigo snake protection measures............................................ NLAAN

Not as above .............................. may affect, subtract project footprint from authorized Take**

*Habitat Compensation

The minimum recommended habitat compensation is replacement of lost vegetation through protection or restoration of habitat, and/or monetary contributions to accomplish the aforementioned activities, according to the participating community’s land development regulations. The Service has reviewed the following participating communities’ Codes of Ordinances governing habitat compensation and found them to meet minimum recommended habitat compensation: Monroe County, Part II, Chapter 18, Sections 118-2 and 118-8; City of Marathon, Article 2, Chapter 106; Village of Islamorada, Part II, Chapter 30, Article VII, Division 4, Section 30-1616; and Key West, Part II, Subpart B, Chapter 110, Article V, Section 110-223 and Section 110-225, and Article VI, Division 2, Section 110-287 and Division 3, Section 324 and 327. The cities of Key Colony Beach and Layton were determined to not have ordinances that meet the minimum recommended habitat compensation. If the participating community proposes to modify the habitat compensation requirements of their ordinance, additional review by the Service will be necessary.

If habitat compensation is being provided in excess of the minimum recommended, the Service may consider the additional compensation as a credit to the not-to-exceed habitat acreage losses referenced in the BO. To be considered for credit, the compensation must be like for like habitat compensation and credit will be granted at half value. For example, if 4 acres of additional compensation are provided, the credit granted would be 2 acres. This partial credit is considered appropriate as existing vegetation currently provides benefit and the credit vegetation may not provide the same habitat benefit until later in time.

**For projects where take is subtracted, the participating community shall transmit a list of parcel numbers and acreage of take to the Service quarterly.

Monitoring and Reporting Effects

For the Service to monitor cumulative effects and to track incidental take exempted for the indigo snake, it is important for FEMA and the NFIP participants to monitor the number of permits and provide information to the Service regarding the number of permits issued. In order to meet the reporting requirements in the BO, we request that FEMA and/or the NFIP participants send to the Service an annual database summary consisting of: project date, permit number, project acreage, native impact acreage, amount of acres and/or number of trees/plants replaced as habitat compensation, and project location in latitude and longitude in decimal degrees.

July 29, 2013
Literature Cited


U.S. Fish and Wildlife Service. 2010. Eastern indigo snake observation; Little Knockemdown Key. Email and photo provided to KDNWR, Big Pine Key, Florida.
Eastern Indigo Snake Protection Measures

It appears that harm to the eastern indigo snake occurs primarily through construction accidents, vehicular strikes, and habitat loss and/or degradation. These adverse effects can be minimized by maintaining a careful watch during construction and when traveling onsite to avoid killing snakes. In addition, protecting burrows and leaving native vegetation as refugia onsite for indigo snakes displaced by construction activity can benefit this species.

The eastern indigo snake is not likely to be adversely affected if the following measures are implemented for the project.

1) Burrows and onsite native vegetation should be protected. If such habitat must be disturbed, limit disturbance to a minimum and improve remaining habitat through exotic vegetation removal. Maintain native vegetation onsite as refuges for the snake.

2) Clearing and grading activities should be performed outside high activity months (June to November). Winter months (January to March) provide the best opportunity to initiate and complete construction activities that will not impact this species.

3) Post informational signs containing the following information throughout the construction site and along any proposed access road:
   a) A description and picture of the eastern indigo snake, its habits, and protection under Federal Law;
   b) Instructions not to injure, harass, or kill this species;
   c) Directions to cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming clearing; and,
   d) Telephone numbers of pertinent agencies to be contacted if a dead eastern indigo snake is encountered.

   Other useful educational materials may consist of a combination of posters, videos, pamphlets, and lectures (e.g., an observer trained to identify eastern indigo snakes could instruct construction personnel before any clearing activities occur).

4) Monitor eastern indigo snake activity onsite. Report any eastern indigo snake observations that occur during project activities (see monitoring report below). Document with photograph, if possible. If large snake skins are found, they may belong to an eastern indigo snake. Skins can be collected and sent to the Service’s South Florida Ecological Services Office (attention: Monroe County FEMA Biologist, U.S. Fish and Wildlife Service, South Florida Ecological Services Office, 1339 20th Street, Vero Beach, Florida 32960) for positive identification. Provide information on the date and location collected.

Monitoring Report: A monitoring report should contain the following information: location, dates, and times for any sightings of eastern indigo snakes. Also include the results any of burrow searches and observations. If a snake is encountered during a burrow search, then a description of the outcome for the snake is needed. Document by photograph, if possible. Was the snake left in an intact burrow? Was the burrow excavated? If so, did the snake leave and where did it go? A site map with sighting locations marked would be helpful. If an indigo snake is observed onsite a copy of the report is to be sent to the Service at the address listed above within 60 days of the conclusion of the project.

Dead, injured, or sick animals: If a dead, injured, or sick eastern indigo snake is found onsite, notification should be made to the Service at the address listed above. Secondary notification should be made to the Florida Fish and Wildlife Conservation Commission; South Region; 3900 Drane Field Road; Lakeland, FL 33811; Wildlife Alert Number 1-800-404-3922.
The Eastern Indigo Snake is the largest nonpoisonous snake in North America, growing up to 8 feet in length. The color of both adults and young is shiny bluish-black with some red or cream coloring on the chin or sides of the head. The indigo snake is usually found in high, dry, well-drained sandy soils, but may also be found in hammocks, swamps, and flatwoods habitats in south Florida. Burrows are used by many prey animals that are easily captured by the indigo snake in the burrow. Indigo snakes also use the burrows as dens for cover, and laying eggs. Other potential dens are stumps of trees, cavities in the soil, and under piles of debris.

The decline in the population of indigo snakes is attributed to habitat loss due to development and overcollecting for the pet trade. Fragmentation of habitat by roads results in many indigo snakes killed by vehicle traffic.

Every effort should be undertaken to avoid harming any snake observed during work on this construction site. Any indigo snakes encountered during construction activity should be allowed to crawl off on its own before continuing construction activities. If it appears that the construction activities will cause harm to the snake, construction must be stopped until the proper action can be determined.

These rare snakes are protected by the U.S. Endangered Species Act (ESA) of 1973 makes it a violation to "harass, harm, pursue, hunt, shoot, wound, kill, capture, or collect endangered or threatened species." Violations can result in fines of up to $20,000 and/or up to one year in prison. Only permitted personnel are allowed to handle the snakes.

Contact the following agencies if indigo snakes are observed:
U.S. Fish and Wildlife Service 772-562-3909
Florida Fish and Wildlife Conservation Commission 800-282-8002
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 00127480-000000
Account # 1161667
Property ID 1161667
Millage Group 110A
Location 6000 PENINSULAR Ave, STOCK ISLAND
Address STOCK ISLAND MALONEY SUB PB1-55 LOTS 5-6-7 SQR 61 & ADJ BAY

Legal Description

Neighborhood 10060
Property Class AIRPORT, MARINAS, BUS TERM (2000)
Subdivision
Sec/Twp/Rng 35/67/25
Affordable No
Housing

Owner
KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST FL 33040

Valuation

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Land

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Commercial Buildings

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Land Use

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**Exterior Wall**
- Exterior Wall 1: C.B.S.
- Exterior Wall 2: C.B.S.

**Foundation**
- CONCRETE SLAB

**Interior Finish**

**Ground Floor Area**

**Floor Cover**
- Full Bathrooms: 4
- Half Bathrooms: 0

** Heating Type**
- Year Built: 2008
- Year Remodeled: 2008
- Effective Year Built: 2008

**Condition**
- Code: FLA | Description: FLOOR LIV AREA | Sketch Area: 6,517 | Finished Area: 6,517 | Perimeter: 0
- Code: OPF | Description: OP PRCH FIN LL | Sketch Area: 2,172 | Finished Area: 0 | Perimeter: 0
- Code: OUF | Description: OP PRCH FIN UL | Sketch Area: 1,435 | Finished Area: 0 | Perimeter: 0
- TOTAL | Sketch Area: 10,124 | Finished Area: 6,517 | Perimeter: 0

**Style**
- APTS-A/03A

**Gross Sq Ft**
- 7,560

**Finished Sq Ft**
- 5,344

**Perimeter**
- 0

**Stories**
- 1

**Exterior Walls**
- C.B.S.

**Quality**
- 400

**Roof Type**
- GABLE/HIP

**Roof Material**
- METAL

**Exterior Wall 1**
- C.B.S.

**Exterior Wall 2**

**Foundation**
- CONCRETE SLAB

**Interior Finish**

**Ground Floor Area**

**Floor Cover**

**Full Bathrooms**
- 3

**Half Bathrooms**
- 0

**Heating Type**
- Year Built: 2008
- Year Remodeled: 2008
- Effective Year Built: 2008

**Condition**
- Code: FLA | Description: FLOOR LIV AREA | Sketch Area: 5,344 | Finished Area: 5,344 | Perimeter: 0
- Code: OPF | Description: OP PRCH UNFIN LL | Sketch Area: 928 | Finished Area: 0 | Perimeter: 0
- Code: OUF | Description: OP PRCH FIN UL | Sketch Area: 1,288 | Finished Area: 0 | Perimeter: 0
- TOTAL | Sketch Area: 7,560 | Finished Area: 5,344 | Perimeter: 0

**Style**
- MARINA/AUTO/BUS TERM/27A

**Gross Sq Ft**
- 2,144

**Finished Sq Ft**
- 1,523

**Perimeter**
- 1,523

**Stories**
- 1

**Exterior Walls**
- C.B.S.

**Quality**
- 400

**Roof Type**
- GABLE/HIP

**Roof Material**
- METAL

**Exterior Wall 1**
- C.B.S.

**Exterior Wall 2**

**Foundation**
- CONCRETE SLAB

**Interior Finish**

**Ground Floor Area**

**Floor Cover**

**Full Bathrooms**
- 2

**Half Bathrooms**
- 0

**Heating Type**
- Year Built: 2008
- Year Remodeled: 2008
- Effective Year Built: 2008

**Condition**
- Code: FLA | Description: FLOOR LIV AREA | Sketch Area: 1,523 | Finished Area: 1,523 | Perimeter: 0
- Code: OUF | Description: OP PRCH FIN LL | Sketch Area: 621 | Finished Area: 0 | Perimeter: 0
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<th>Code</th>
<th>Description</th>
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### Yard Items

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<th>Quantity</th>
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<td>1975</td>
<td>1976</td>
<td>1</td>
<td>1488 SF</td>
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<tr>
<td>SEAWALL</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
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<td>CON DKS/CONPIL</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
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<td>BRICK PATIO</td>
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<td>1</td>
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<td>2008</td>
<td>2009</td>
<td>1</td>
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<td>WROUGHT IRON</td>
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### Sales

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### Permits

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Sketches (click to enlarge)
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

Last Data Upload: 7/31/2018 7:10:09 AM
SANITARY SEWER PLANS
FOR KEY WEST HARBOUR YACHT CLUB
6000 PENINSULAR AVE
STOCK ISLAND, MONROE COUNTY, FLORIDA
PREPARED FOR KEY WEST MARINA INVESTMENTS, LLC

GENERAL NOTES:
1. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE. CONTRACTOR SHALL PROVIDE THE ENGINEER RECORD DRAWINGS INCLUDED.
2. EXISTING SUBSURFACE UTILITY HORIZONTAL ALIGNMENTS WERE ESTABLISHED THROUGH THE USE OF AVAILABLE RECORDS AND THEREFORE, ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 48 HOURS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS WITHIN THE WORK AREA. NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THESE ITEMS.
3. THE CONTRACTOR SHALL Coordinate THEIR WORK WITH THE OWNER TO MINIMIZE SEWER DISRUPTION. ACCESS TO PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHAPE THE PAVEMENT AT INTERSECTIONS, STREETS, AND DRIVEWAYS SO THAT POSITIVE DRAINAGE WILL BE MAINTAINED WITHIN DRAINING WATER AS A RESULT OF THE NEW CONSTRUCTION.
5. PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTORS REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
6. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS STABILIZED BARRIERS, FLOATING TURBIDITY BARRIER, OR OTHER APPROVED METHODS AS REQUIRED TO PREVENT THE TRANSPORTATION OF SEDIMENT DOWNSTREAM INTO STREETS. STORM DRAINS ARE SHOWN IN THEIR CLOSEST APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 48 HOURS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA.
7. THE CONTRACTOR SHALL ADJUST VARIED UPON REQUIRED PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ALIGNMENT SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE ALL WATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES EXISTING PAVEMENT, OR TO MAINTAIN TRENCH WIDTH, AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE FIELD CONDITIONS CONFLICT WITH THE PLANS.
10. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCENTRAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
12. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE CENTER TO CENTER OF STRUCTURES OR FITTINGS.
13. ALL NEEDED FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOIL REPORTS.
14. REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, MONROE COUNTY, AND LOCAL REGULATIONS SHALL GOVERN ALL UTILITY WORK.
15. THE PROPOSED PROJECT CONSISTS OF THE REPLACEMENT OF AN EXISTING MARINA VACUUM SEWER SYSTEM AND THE INSTALLATION OF A NEW GRINDER PUMP STATION.

SCOPE OF PROJECT
THE PROPOSED PROJECT CONSISTS OF THE REPLACEMENT OF AN EXISTING MARINA VACUUM SEWER SYSTEM AND THE INSTALLATION OF A NEW GRINDER PUMP STATION.

INDEX OF DRAWINGS:
G-1.0 COVER SHEET
C-1.0 SITE PLAN
C-1.1 SITE PLAN (ENLARGED)
C-2.0 EROSION CONTROL PLAN
C-2.1 EROSION CONTROL PLAN (ENLARGED)
C-3.0 CONSTRUCTION DETAILS
C-3.1 CONSTRUCTION DETAILS (CONT'D)
C-3.2 CONSTRUCTION DETAILS (CONT'D)
C-3.3 CONSTRUCTION DETAILS (CONT'D)
C-3.4 LIFT STATION DETAILS (CONT'D)
C-4.0 CONSTRUCTION NOTES
2 FULL BUSINESS DAYS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
OR DIAL 811

LEGEND

VACUUM SEWER MAIN
FORCE MAIN
PUMP AND CONTROLLER

PROJECT LOCATION
SEE SHEET C-1.1

NOTES:
1. MAX 5 FT DISTANCE BETWEEN PIPE SUPPORTS
2. VERIFY UTILITY LOCATIONS AND CONFIRM SEWER LINE LOCATION WITH ENGINEER PRIOR TO INSTALLATION
3. FEMA FLOOD ELEVATION: AE-10 to VE-13
4. HOPE PIPE SHALL BE SDR 11 FUSION PIPE WITH BUTT FUSION TYPE FITTINGS
5. LICENSED ELECTRICIAN SHALL PERFORM ANY ELECTRICAL CONNECTION WORK REQUIRED FOR THE PROJECT.
EXISTING WET WELL DISCHARGES BY GRAVITY TO AIRVAC VALVE PIT

DRYMATE DM150A HYDRANT, OR EQUAL (TYP) (54 TOTAL ON SITE), EXACT LOCATIONS TO BE DETERMINED IN FIELD

1. MAX 3 FT DISTANCE BETWEEN PIPE SUPPORTS
2. VERIFY UTILITY LOCATIONS AND CONFIRM SEWER LINE LOCATION WITH ENGINEER PRIOR TO INSTALLATION
3. FEMA FLOOD ELEVATION VE-13
4. HOPE PIPE SHALL BE SDR 11 FUSION PIPE WITH BUTT FUSION TYPE FITTINGS
5. LICENSED ELECTRICIAN SHALL PERFORM ANY ELECTRICAL CONNECTION WORK REQUIRED FOR THE PROJECT
6. PAVER REMOVAL OR DAMAGE SHALL BE REPLACED/REPAIRED TO MATCH ADJACENT PAVERS
ATTACHING TWO SILT FENCES

PLACE THE END POSTS AT THE BEGINNING OF EACH SECTION TO BE JOINED

SILT FENCE LOCATION SHOWN HEREIN ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES

NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND PERFORM IMMEDIATELY IF DAMAGED

FABRIC SILT FENCE DETAILS

SILT FENCE DETAIL SHOWN AS BROKEN LINE

TWO SECTIONS OF SILT FENCE SHALL BE JOINED AS SHOWN ON DETAIL TO LEFT

EROSION CONTROL GENERAL NOTES

1. WATER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985. FOOT SPECIFICATION

2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL THE SLOPES ARE STABILIZED.

3. SILT FENCE LOCATIONS SHOWN HEREIN ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.

4. PROVIDE EROSION CONTROL MEASURES CONSISTING OF SEASONED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO, DIRECTIONAL AREAS, INSTANCES OF WATER BODIES AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASUREED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

5. EROSION CONTROL SHOULD BE MAINTAINED WITHIN CONSTRUCTION AREA BY DAILY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT.

6. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY OR RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

7. ALL SURFACE WATER DISCHARGE FROM THE SITE INCLUDING DE-WATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS PRIOR TO REACHING ANY WATER OF THE STATE INCLUDING INSTANCES OF OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

LEGEND

SILT FENCE

2" VACUUM SEWER MAIN

3" VACUUM SEWER MAIN

3" FORCE MAIN

2 FULL BUSINESS DAYS BEFORE DIGGING CALL TOLL FREE

1-800-432-4770

DIAL 811

SANITARY SEWER PLANS

SUPER SEAWAY MARINA

CONSTRUCTION AERIAL VIEW

GARMENT SCALE

ATTACHING TWO SILT FENCES

PLACE THE END POSTS AT THE BEGINNING OF EACH SECTION TO BE JOINED

SILT FENCE LOCATION SHOWN HEREIN ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES

NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND PERFORM IMMEDIATELY IF DAMAGED

FABRIC SILT FENCE DETAILS

SILT FENCE DETAIL SHOWN AS BROKEN LINE

TWO SECTIONS OF SILT FENCE SHALL BE JOINED AS SHOWN ON DETAIL TO LEFT

EROSION CONTROL GENERAL NOTES

1. WATER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985. FOOT SPECIFICATION

2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL THE SLOPES ARE STABILIZED.

3. SILT FENCE LOCATIONS SHOWN HEREIN ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.

4. PROVIDE EROSION CONTROL MEASURES CONSISTING OF SEASONED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO, DIRECTIONAL AREAS, INSTANCES OF WATER BODIES AND OFF-SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

5. EROSION CONTROL SHOULD BE MAINTAINED WITHIN CONSTRUCTION AREA BY DAILY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT.

6. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY OR RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

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GARMENT SCALE
SANISAILOR MODEL CVX400D PERISTALTIC PERMANENT PUMPOUT SYSTEM

NOTES:
1. SYSTEM SHALL BE INSTALLED PER MANUFACTURER’S INSTRUCTIONS.
2. INSTALLED FITTINGS SHALL COMPLY WITH MANUFACTURER’S SPECIFICATIONS.
3. SIX (6) VORTEX HOSE REELS WILL BE REQUIRED TO SERVICE ALL DOCKS.
4. EQUIPMENT MAY BE SUBSTITUTED WITH "AS EQUAL" PRODUCTS, AS DETERMINED BY ENGINEER.

SYSTEM PRODUCT DETAILS

DRYMATE PUMPOUT HYDRANT

H203-Y VORTEX HOSE REEL
with RF CONTROLS
Building Placard Guidelines

The following information must be included on the building placard:

- Pumpout Fee
- Hours of Operation
- Pumpout Service Instructions
- Phrase: "Land-based restroom may not be used to dump portable toilet waste.
- Operator Name and Phone Number
- Emergency Phone Number
- Funding Statement: This marina provides Clean Vessel Pumpout Service in partnership with the U.S. Fish and Wildlife Service through the Florida Department of Environmental Protection.

SAMPLE

PUMP OUT FEE: $5.00
HOURS OF OPERATION: [7AM - 7PM]

INSTRUCTIONS
1. Uncoll hose
2. Remove discharge cover from tank
3. Connect hose
4. Turn on suction pump
5. Pump holding tank
6. When complete, turn off switch, recoil hose and replace

LAND BASED RESTROOM MAY NOT BE USED TO DUMP PORTABLE TOILET WASTE

OPERATOR JOHN DOE PHONE: (850-555-5555)
EMERGENCY SERVICE PROBLEMS PHONE: (850-555-5556)

THIS MARINA PROVIDES CLEAN VESSEL PUMPOUT SERVICE IN PARTNERSHIP WITH THE U.S. FISH AND WILDLIFE SERVICE THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SAMPLE CVA GRANT BUILDING PLACARD

CVA GRANT PUMPOUT SYMBOL SIGN
NOTES
1. WHEN RESTORING TRENCHES THAT IMPACT EXISTING PAVEMENT, THE CONTRACTOR SHALL MATCH NEW PAVEMENT TYPE TO TYPE OF PAVEMENT IN PLACE PRIOR TO EXCAVATION.
2. PAVER TYPE AND PATTERN SHALL MATCH EXISTING.

TYPICAL EXISTING CONDITIONS / PAVEMENT RESTORATION CONDITIONS
CONTROL PANEL SHALL CONFORM TO FDEP REGULATIONS

CONTROL PANEL LOCATED IN 100 YEAR FLOOD PLAIN (VE 13)

1. ELECTRICAL PANEL SHALL CONFORM TO FDEP REGULATIONS

2. ELECTRICAL PANEL LOCATED IN 100 YEAR FLOOD PLAIN (VE 13)

3. ELECTRICAL PANEL SHALL BE PVC-COATED RIGID STEEL

4. ELECTRICAL PANEL BY PUMP SUPPLIER (NOT TO SCALE)

5. ELECTRICAL PANEL AND ELECTRICAL COMPONENTS SHALL COMPLY WITH FLORIDA BUILDING CODE (OR LA TEST VERSION)

6. ELECTRICAL PANEL SHALL ACCOMMODATE SITE LIGHTING AND IRRIGATION CONTROL ELECTRICAL DEMANDS

7. ELECTRICAL PANEL SHALL BE SCH 80 PVC

8. LIFT STATION

9. VALVE VAULT

10. VALVE VAULT PLAN VIEW

NOTES:

1. DISCONNECT IS REQUIRED WITHIN SIGHT OR 10 FT MAX FROM PANEL LOCATION.

2. PROVIDE BARRIER TAPE IS REQUIRED BETWEEN GALVANIZED AND STAINLESS STEEL PIPE

3. PROVIDE AUTOMATIC ALTERNATION OF PUMPS ON SUCCESSIVE PUMP CYCLE

4. CONTROL PANEL AND ELECTRICAL COMPONENTS SHALL COMPLY WITH FLORIDA BUILDING CODE (OR LA TEST VERSION)

5. SUB PANEL SHALL BE DESIGNED TO ACCOMMODATE SITE LIGHTING AND IRRIGATION CONTROL ELECTRICAL DEMANDS

6. COORDINATE WITH THE ENGINEER FOR LOADS, DEMAND, AND CONNECTION

7. ALL PIPE SHALL BE SCH 80 PVC

8. ALL WORK MUST CONFORM TO N.E.C.
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 WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 1999 NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.

3. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

4. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.

5. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.

6. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALDED. 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.

7. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.

8. 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.

9. 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.

10. 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.

11. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.

12. ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.

13. ALL CONDUCTORS SHALL BE COPPER.

14. ALL MATERIAL SHALL BE UL APPROVED.

15. A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.

16. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.

17. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.

18. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.

19. FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.

20. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.

21. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. PLUG-IN TYPE CIRCUIT BREAKERS WILL NOT BE ACCEPTED.

22. ALL BATHROOM AND EXTERIOR RECEPTACLE OUTLETS SHALL BE GFI PROTECTED.

23. 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.