

File #: 2025-104

Owner's Name: Humphries 501 LLC

Applicant: Artibus Design LLC

Agent/Contact: Serge Mashtakov

Type of Application: Minor CUP

Key: Big Coppitt

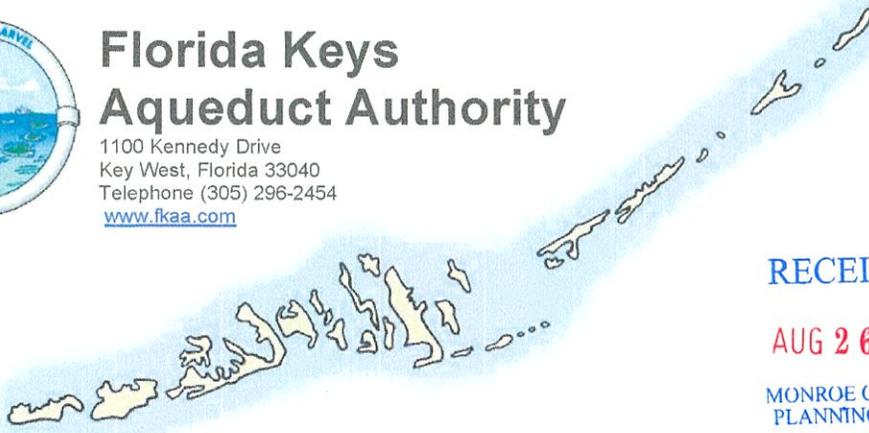
RE #: 00154060-000100

Additional Information added to File 2025-104



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



RECEIVED

AUG 26 2025

MONROE COUNTY
PLANNING DEPT.

2025-104

Richard J. Toppino
Chairman
District 2

J. Robert Dean
Vice-Chairman
District 3

Cara Higgins
Secretary/Treasurer
District 1

Antoinette M. Appell
District 4

Nicholas W. Mulick
District 5

Gregory W. Veliz
Executive Director

May 7, 2025

Dr. Holly Humphries
Humphries 501 LLC
501 Overseas Hwy
Big Coppitt Key, Florida 33040

RE: Keys Animal Care, 501 Overseas Hwy, Big Coppitt Key
RE#: 00154060-000100, FCAA Account #024809

Dear Dr. Humphries,

This letter will serve as coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an existing 12-inch water main on Overseas Highway and a 4-inch water main on Cactus Drive adjacent to the existing property. And there is an existing 8" gravity wastewater main on Overseas Hwy and on Cactus Drive. This property is currently served by an existing 5/8" water meter and an existing wastewater connection in the right-of-way of Cactus Drive.

Please let me know if you have any questions or need additional information.

Sincerely,

Kimberly Judge

Digitally signed by Kimberly Judge
Date: 2025.05.07 07:43:51 -04'00'

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager, Tavernier
Yusi Bonachea, Customer Service Manager, Marathon
Danielle Mendez, Customer Service Manager, Key West



3706 N. Roosevelt Blvd., Suite 208
Key West, FL 33040
Office: (305) 296-4563

Website: fla-keysappraisals.com
E-mail: jim@fla-keysappraisals.com

June 4, 2024

RECEIVED

AUG 26 2025

MONROE COUNTY
PLANNING DEPT.
2025-104

Dr. Holly Humphries, DVM
Keys Animal Care Center
501 Overseas Highway
Big Coppitt Key, FL 33040
Email: hhumphriesdvm@gmail.com

RE: FEMA Evaluation
Depreciated Replacement Cost of Subject Building
Subject: Veterinarian Office
Address: 501 Overseas Highway
Key West, Monroe County, Florida 33040
Our File No: 147-24

Dear Dr. Humphries;

The Appraisal Company of Key West, does hereby state that upon your request an on-site visit and estimate of the Market Value of the Subject Property's Building Improvements based on a Depreciated Cost or Actual Cash Value (ACV) analysis as of a Valuation date of May 22, 2024 was performed. The Marshall, Swift & Boeckh, BVS, now owned by CoreLogic, Replacement Cost program along with depreciation estimates were utilized for this report.

As of the Valuation date of May 22, 2024, the subject property consists of a one-story, CBS/masonry building utilized as a veterinary facility. According to measurements made on-site for a previous assignment, the subject property consists of 2,047 square feet of gross building area. According to the Monroe County Property Appraiser's records, the structure was built in 1974. The valuation herein does not include any significant value of the existing furniture, fixtures and equipment.

The Actual Cash Value (ACV), according to the FEMA "Desk Reference: Substantial Improvement/Substantial Damage" dated May 2010, page 4-15 is the cost to replace a building on the same parcel with a new building of like kind and quality, minus depreciation due to age, use and neglect.

Depreciation accounts for the physical condition of the structure without taking into account the functional obsolescence for factors that are external to the structure.

Dr. Holly Humphries, DVM
June 4, 2024
Page 2

It is further stated that, to the best of our knowledge and belief, the valuations contained in this appraisal are correct. I have no present or contemplated future interest in the property appraised and compensation for making this appraisal is in no manner contingent upon the value report.

I certify that I am of the opinion that on the Valuation date of May 22, 2024, the Market Value of the Subject Property's Building Improvement based on a Depreciated Cost or Actual Cash Value of Building Improvement (not including site improvements, nor furniture, fixtures and equipment) was (Rounded):

EIGHT HUNDRED SIXTY THOUSAND DOLLARS
(\$ 860,000)

The physical condition of the improvement described herein was based on a recent site visit and walk-through of the improvements. No liability assumed for the soundness of structural components since no engineering test were made of same and it is beyond the scope of this report.

If you have any questions regarding this appraisal report, please feel free to contact me. Thank you for giving us the opportunity to provide this service for you. Respectfully submitted,

APPRAISAL COMPANY OF KEY WEST

Maria Virginia Wilson

Maria Virginia Wilson
State-certified general real estate appraiser
RZ 2686

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Restricted Appraisal Report which is intended to comply with the recertification reporting requirements set forth under S.R. 2-2 (b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's original file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

In the case at hand, the Cost Approach, specifically, the Actual Cash Value of the Building Improvements was the only approach deemed applicable. The Sales Comparison and Income Approaches were considered; however, were not utilized herein due to the scope of this assignment. The assignment herein is to provide the Actual Cash Value of the Subject Building Improvements for a FEMA valuation report.

The Actual Cash Value (ACV), according to the FEMA "Desk Reference: Substantial Improvement/Substantial Damage" dated May 2010, page 4-15 is the cost to replace a building on the same parcel with a new building of like kind and quality, minus depreciation due to age, use and neglect.

2. No responsibility is assumed by the Appraiser for matters which are of legal nature, nor is any opinion on the title rendered herewith. Good title is assumed as a title search was not made available.
3. The property has been appraised as though free of liens and encumbrances, except as herein described. Charges for special assessments in Monroe County, or other liens against the subject property, have not been considered in the valuation contained herein as a title search was not made available or conducted by the appraisers.
4. The management of the property is assumed to be competent and the ownership in responsible hands.
5. The Appraiser herein is not required to give testimony in court unless arrangements have been previously made thereof.
6. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

7. Information, estimates and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Appraiser can be assumed by the Appraiser.
8. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.
9. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
10. The undersigned Appraiser has no present or contemplated future interest in the property and the compensation is in no manner contingent upon the value reported.
11. Possession of this report does not carry with it the right of publication or advertisement of any of its conclusions, nor may any except the applicant use the same for any purpose without the previous written consent of the appraisers or the applicant.
12. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of radon, asbestos material and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. The appraiser urges the client to retain an expert in this field if so desired.
13. The discovery of latent conditions is beyond the scope of this appraisal. Detection of latent conditions requires the expertise of qualified persons such as architects and engineers. Latent conditions include, among other things, non-apparent structural conditions; presence of prohibited hazardous wastes; presence of radon gas, methane gas, asbestos, lead, petroleum products and other air, soil, or water contaminants; and many other conditions too numerous to mention which may affect the value of the property being appraised. The appraisers conducting this appraisal are not qualified to detect latent conditions and has conducted this appraisal upon the assumption that no latent conditions (including those mentioned above and others) exist on the property covered by this appraisal.
14. The appraiser performed a site visit of the subject property on May 22, 2024. Gross building area calculations are based dimensions referenced from measurements taken for a prior assignment.

The appraiser has also relied on information from the Monroe County Property Appraiser's records.

15. ACCORDINGLY NOTICE IS HEREBY GIVEN that neither the appraiser conducting this appraisal, nor the APPRAISAL COMPANY OF KEY WEST make any warranty, express or implied, to property covered by this appraisal, and neither shall have any liability to any person for differences in the value of the appraised property, or other damages, resulting from discovery of latent conditions (including those mentioned above and others) on, or in proximity to, the appraised lands.
16. The appraiser hereby certifies that to the best of her knowledge and belief the statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct; also this report sets forth all the limiting conditions affecting the analyses, opinions and conclusions contained in this report.

CERTIFICATION OF VALUE

I HEREBY CERTIFY THAT UPON APPLICATION FOR VALUATION BY:

**Dr. Holly Humphries, DVM
501 Overseas Highway
Big Coppitt Key, Florida 33040**

The appraiser performed a site visit of the Subject Property on May 22, 2024, which is commonly known as:

**501 Overseas Highway
Big Coppitt Key, Florida 33040**

and I certify that I am of the opinion that on the Valuation date of May 22, 2024, the Market Value of the Subject Property's Building Improvement based on a Depreciated Cost or Actual Cash Value of Building Improvement Building, (not including site improvements, plus furniture, fixtures and equipment) was (Rounded):

**EIGHT HUNDRED SIXTY THOUSAND DOLLARS
(\$ 860,000)**

I ADDITIONALLY CERTIFY that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinion, or conclusions in, or the use of, this report.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The appraiser has made a prior related service within the last three years. However, has not engaged in a feasibility study, consultation assignment, or appraisal in connection with the above subject property over the three prior years.

- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice invoking the departure provision.
- Maria Virginia Wilson has made a personal on-site visit of the property that is the subject of this report. The appraiser has relied on information from the previously mentioned survey, plus the Monroe County Property Appraiser's Records.
- The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board of the Department of Professional Regulations, Division of Real Estate.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the professional appraisal organizations with which the Appraiser is affiliated.
- This appraisal report is in conformity with the Uniform Standards of Professional Appraisal Practices invoking the departure provision, and this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

APPRAISAL COMPANY OF KEY WEST

Maria Virginia Wilson

Maria Virginia Wilson
State-certified general real estate appraiser
RZ 2686

Description of Subject Property:

As of the Valuation date of May 22, 2024, the subject property consists of one-story a CBS/masonry building utilized as a veterinary facility. According to measurements made on-site for a previous assignment, the subject property consists of 2,047 square feet of gross building area. According to the Monroe County Property Appraiser's records, the structure was built in 1974. The valuation herein does not include any significant value of the existing furniture, fixtures and equipment.

The subject property is considered to be of average/superior quality of construction, utilized the ISO6, reinforced concrete frame category. The subject property is a CBS/masonry structure with a flat concrete roof with TPO, membrane roof cover. The interior of the building is considered to be in very good/excellent condition.

The Actual Cash Value (ACV), according to the FEMA "Desk Reference: Substantial Improvement/Substantial Damage" dated May 2010, page 4-15 is the cost to replace a building on the same parcel with a new building of like kind and quality, minus depreciation due to age, use and neglect.

The estimate of the Replacement Cost New and Depreciated Value of the Building as of May 22, 2024 is as follows.



Valuation Detailed Report

Property Express

6/4/2024

VALUATION

Valuation Number:	147-24	Effective Date:	05/22/2024
Value Basis:	New Construction	Expiration Date:	05/22/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/04/2024

BUSINESS

501 Overseas Highway
501 Overseas Highway
Big Coppitt , FL 33040 USA

LOCATION 1 - 501 Overseas Highway

501 Overseas Highway
501 Overseas Highway
Big Coppitt, FL 33040 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - Main building

Section 1

SUPERSTRUCTURE

Occupancy:	100% Veterinary Clinic	Story Height:	10 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	2,047 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.5 - Average/Superior		
Year Built:	1974		

Adjustments

User Adjustment Factor:	1.30 - Resort Multiplier		
	1.10 - Labor Shortage		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
	Site Position: Unknown	Soil Condition:	Good

THIS REPORT IS THE PROPERTY OF THE APRAISER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE APRAISER. THE APRAISER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THIS REPORT. THE APRAISER'S OPINION IS BASED ON THE INFORMATION PROVIDED AND IS NOT A GUARANTEE OF VALUE. THE APRAISER'S OPINION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE APRAISER.

Page 1 of 5

Appraisal Company of Key West

Page No. 9



CoreLogic

Valuation Detailed Report
Property Express

Policy Number: 147-24

6/4/2024

Fees

Architect Fees: 8% is included
Overhead and Profit: 25% is included

SUMMARY OF COSTS	User Provided	System Provided	Replacement	Exclusion
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SUPERSTRUCTURE

Site Preparation			\$1,156	
Foundations			\$63,896	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$128,952	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$212,251	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior			\$181,298	
Floor Finish	60% Tile, Ceramic 40% Tile, Vinyl Composite			
Ceiling Finish	100% Suspended Acoustical			
Partitions				
Length	292 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall 100% Paint			
Mechanicals			\$277,765	
Heating		100% Rooftop Unit		
Cooling		100% Rooftop Unit		

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CoreLogic

Valuation Detailed Report
Property Express

Policy Number: 147-24

6/4/2024

SUMMARY OF COSTS	User Provided	System Provided	Replacement	Exclusion
------------------	---------------	-----------------	-------------	-----------

Fire Protection

Plumbing

9 Total Fixtures

Electrical

100% Average Quality

Elevators

0 Passenger

0 Freight

Built-ins

\$36,287

SUBTOTAL RC

\$901,606

ADDITIONS

Custom Items

Attached Covered Porch

\$34,000

Hurricane Shutters

\$18,000

Total Additions

\$52,000

TOTAL RC Section 1

\$953,606

TOTAL RC BUILDING 1 Main building

\$953,606

	Replacement	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$953,606	2,047	\$466
	Replacement	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$953,606	2,047	\$466

This report was prepared by CoreLogic, a leading provider of real estate data and analytics. The information contained herein is for informational purposes only and should not be used as a basis for any financial or legal decision. CoreLogic is not responsible for any errors or omissions in this report. For more information, please contact your local CoreLogic representative.



Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: 147-24 6/4/2024

VALUATION

Valuation Number:	147-24	Effective Date:	05/22/2024
Value Basis:	New Construction	Expiration Date:	05/22/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/04/2024

BUSINESS

501 Overseas Highway
501 Overseas Highway
Big Coppitt , FL 33040 USA

LOCATION 1 - 501 Overseas Highway

501 Overseas Highway
501 Overseas Highway
Big Coppitt, FL 33040 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Custom Items		
(1) Attached Covered Porch	\$34,000	\$34,000
(1) Hurricane Shutters	\$18,000	\$18,000
LOCATION 1 - 501 Overseas Highway TOTAL	\$52,000	\$52,000
TOTAL	\$52,000	\$52,000

This report was prepared by a member of the Appraisal Institute of Florida, Inc. (AIF) and is intended to be used for the purpose stated in the report. It is not to be used for any other purpose. The appraiser assumes no responsibility for the accuracy of the information provided. The appraiser is not a licensed appraiser in the state of Florida. The appraiser is not a member of the Appraisal Institute of Florida, Inc. (AIF). The appraiser is not a member of the Appraisal Institute of Florida, Inc. (AIF). The appraiser is not a member of the Appraisal Institute of Florida, Inc. (AIF).

Page 4 of 5



Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: 147-24 6/4/2024

VALUATION

Valuation Number:	147-24	Effective Date:	05/22/2024
Value Basis:	New Construction	Expiration Date:	05/22/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/04/2024

BUSINESS

501 Overseas Highway
501 Overseas Highway
Big Coppitt , FL 33040 USA

LOCATION 1 - 501 Overseas Highway

501 Overseas Highway
501 Overseas Highway
Big Coppitt, FL 33040 USA

BUILDING 1: SUPERSTRUCTURE	Replacement	Sq.Ft.	\$/Sq.Ft.
Section 1 100% Veterinary Clinic	\$901,606	2,047	\$440
Section Totals	Replacement	Sq.Ft.	\$/Sq.Ft.
Section 1 100% Veterinary Clinic	\$901,606	2,047	\$440
Total Additions:	\$52,000		
BUILDING TOTAL, Building 1	\$953,606	2,047	\$466

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$953,606		\$953,606
-100% Variance	(\$953,606)		

LOCATION TOTAL, Location 1	Replacement	Sq.Ft.	\$/Sq.Ft.
	\$953,606	2,047	\$466

VALUATION GRAND TOTAL	Replacement	Sq.Ft.	\$/Sq.Ft.
	\$953,606	2,047	\$466

End of Report

THIS REPORT IS A SUMMARY OF THE APPRAISAL REPORT AND DOES NOT CONTAIN ALL THE INFORMATION AND ANALYSIS THAT IS PROVIDED IN THE FULL APPRAISAL REPORT. THE APPRAISAL REPORT IS THE ONLY SOURCE FOR THE COMPLETE APPRAISAL INFORMATION AND ANALYSIS. THE APPRAISAL REPORT IS THE ONLY SOURCE FOR THE COMPLETE APPRAISAL INFORMATION AND ANALYSIS.

Page 5 of 5

The subject property's replacement cost estimate utilizing the Marshall Valuation Service follows. This service is continuously updated and adjusted for local conditions. The Subject Building is classified by Marshall & Swift Cost/Boeckh, LLC/CoreLogic service as Veterinary Clinic, Construction Class Reinforced Concrete Frame ISO 6.

Construction Quality: In estimating the quality of the subject's structure, the appraiser has utilized the BVS quality system which ranges from 1.5 Average to 2.4 Average, 2.5 Superior to 4.0 Premium. Our estimate of the quality ranking is Superior for the valuation. The BVS or system generated worksheet system does not have an Above Average or Very Good ranking for construction quality grades. The subject would fall in the good ranking. While the system default is set at 2.0 Average, it is important to note that not all buildings are Average Quality (2.0), as a result, varying level ranks (grades) are necessary. Therefore, the appraiser must utilize his/her judgement and experience in ranking the quality of construction of the subject structure within the Florida Keys. Further, these are Replacement Cost New estimates, not Reproduction Costs, which must meet local Building Codes and current requirements. The subject was estimated as 2.5 - Average / Superior construction quality.

We included the Marshall & Swift Resort Area Multiplier. The "Resort" multiplier has been used in the Florida Keys for many years as a method to adjust for the difficulty to obtain skilled, construction labor and access to materials. The subject in question is located approximately 150 miles southwestly from Miami and mainland Florida along one highway which crosses a total of numerous islands or "keys". Marshall & Swift, Section 99, Page 1, states that Special Local conditions require certain Local Multipliers and adjustments for Resort Locations, ie: "require higher freight charges on materials, noncompetitive conditions for labor or materials, disproportionate crewing or labor per diem charges. Examples are island, mountain, desert or resort locations..."The subject property's Resort multiplier has been compared against actual construction costs on an ongoing basis. I feel the 1.3 multiplier is an accurate measure for the subject's Key West location at this time. In addition, a 1.1 multiplier for shortage of materials and labor. Overhead and contractor profit is typically higher, due to the difficulty in finding and housing construction workers in the Florida Keys.

"As Is" Replacement Cost of Subject Property Building

as of May 22, 2024 (Rounded) is: \$953,000

Depreciation Estimate:

Depreciation can be categorized into the following groups:

- a. Physical deterioration. This is an element of accrued depreciation, which can be curable or incurable. Curable physical deterioration is a curable defect caused by deferred maintenance. Incurable physical deterioration is an incurable defect caused by physical deterioration that is impractical or uneconomic to correct.
- b. Functional obsolescence. This is a loss in value caused by factors inherent within a building or building equipment unit. Factors include changes in construction materials and techniques, which result in excess capital costs in existing facilities; lack of full use of space; and an inability to expand or update the property.
- c. Economic obsolescence. This is caused by external factors such as general economic conditions, availability of financing, or disharmonious property uses.

I utilized the Modified Economic Age-Life Method in estimating physical depreciation for the subject building. I estimated the Effective Ages of the structure, as well as, its Total Economic Life for depreciation calculations as follows:

<u>Valuation Date:</u>	<u>Year Built</u>	<u>Actual Age</u>	<u>Effective Age</u>	<u>Economic Life</u>	<u>Depreciation Rate</u>
May 22, 2024	1974	47 Yrs	5 Yrs /	50 Yrs =	10% (Rnd)

FEMA Detailed Cost Approach Analysis 501 Overseas Highway, Big Coppitt, FL	
Replacement Cost Estimate- March 22, 2024:	\$953,606
Less: Depreciation (5/50=10.0%: Effective Age/Total Economic Life = Depr. Rate):	(\$95,361)
Total Depreciated Cost for March 22, 2024:	\$858,245
Depreciated Cost of Subject Building (Rounded)	\$860,000
50% Allowance or Threshold	\$430,000

**“As Is” Market Value (Depreciated Cost Value) of Subject Building
as of May 22, 2024 is (Rounded) \$ 860,000**

Professional Qualifications

Maria Virginia Wilson, State Certified General Real Estate Appraiser

Maria Virginia Wilson has been a resident of Florida since 1973. Her education includes a Bachelor of Liberal Arts with a Major in French from the University of Florida, 1987-1992. Maria V. Wilson has a diverse background in banking and the real estate appraisal industry. Her experience in real estate appraising started as a State Registered Assistant Real Estate Appraiser. Over the past 20 years, Maria has acquired experience with a wide-range of residential and commercial appraisal projects. Maria has excelled in her education and successfully achieved her current designation of State Certified General Real Estate Appraiser.

Education:

SHORECREST PREPARATORY SCHOOL, St.Petersburg, Florida 1987

UNIVERSITY OF FLORIDA , Gainesville, Florida - Bachelor of Liberal Arts-
Major in French, 1987-1992

GOLD COAST SCHOOL OF FLORIDA,

Miami and Ft. Lauderdale, Florida

Principles, Practices and Law - FREC Course 1, 1992

Successful Completion of ABI- Appraisal Board - Fundamentals of R.E.
Appraising 6/94

Successful Completion of ABII- Appraising Resid. & Income Prop. 10/99

Successful Completion of ABIII- Certified General Appraisal Course III 07/03

Successful Completion of the Mortgage Broker Course - 06/03

McKISSOCK DATA SYSTEMS

Automated Valuation Models, October, 2000.

Uniform Standards of Professional Appraisal Practice, October,2000.

Factory Built Housing, October, 2000.

Appraiser Liability, September, 2002.

Appraising Nonconforming & Difficult Properties, September,2002.

Appraiser Liability, USPAP, September, 2002.

Appraising for the Secondary Market, October, 2004.

Appraising High-Value Residential Properties, October, 2004.

Florida Laws and Regulations, October, 2004.

Limited Appraisals and the Scope of Work Decision, October, 2004.

National USPAP Equivalent, October, 2004.

Florida Laws and Regulations, September 2006.

Disclosures and Disclaimer, September, 2006.

Appraisal Trends, September 2006.

National USPAP Update Equivalent(2008-2009), November, 2008.

Introduction to Expert Witness Testimony, November 2008.
Mortgage Fraud-Protect Yourself, November, 2008.
Florida Appraisal Supervisor-Trainee Roles and Relationships, November, 2008.
Florida Laws and Regulations, November, 2008.
National USPAP Update Equivalent (2010-2011), August, 2010.
Risky Business: Ways to Minimize Liability, August, 2010.
Florida Laws and Regulations, August 2010.
Florida Appraisal Supervisor-Trainee Roles and Relationships, August, 2010.

The Changing World of FHA Appraising, August, 2010.
Systems Built Housing: Advances in Housing for the New Millennium, October, 2012
Deriving and Supporting Adjustments, October, 2012
Introduction to Regression Analysis for Appraisers, October, 2012
Introduction to Residential Green Building for Appraisers, October, 2012
Florida Appraisal Laws and Regulations Update
National USPAP Update Equivalent (2012-2013), October, 2012
Analyze This, Applications of Appraisal Analysis, November, 2014
Expert Testimony: To or Not to Do, November, 2014
UAD: Up Close and Personal, November, 2014
Reviewers Checklist, November, 2014
Florida Appraisal Laws and Regulations Update, November, 2014
National USPAP Update Equivalent (2014-2015), November, 2014
National USPAP Update Equivalent (2016-2017), November, 2016
Managing Appraiser Liability, November 2016
Appraisal of Owner-Occupied Commercial Properties, November 2016
Understanding Residential Construction, November 2016
Florida Appraisal Laws and Regulations, November 2016
Evaluating Today's Residential Appraisal: Reliable Review, September 2018
Florida Appraisal Laws and Regulations Update, September 2018
Limited Scope Appraisals and Appraisal Reports: Staying Compliant and Competitive, September 2018
National USPAP Update (2018-2019), September 2018
Real Estate Damages- Appraising After a Natural Disaster, September 2018
That's a Violation: Appraisal Standards in the Real World, September 2018
The Appraisal of 2-4 Unit Properties, September 2018
National USPAP Update (2020-2021), June 2020
Florida Appraisal Laws and Regulations Update, June 2020
Diversify your Appraisal Practice with Estate Appraisals, June 2020
Residential Property Inspection for Appraisers, June 2020
The Appraisal of 2-4 Unit Properties, June 2020
Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac, June 2020

The Fundamentals of Appraising Luxury Homes, November 2022
2022-2023 7-hr National USPAP Update Course, November 2022
Bifurcated and Hybrid Appraisals: A Practical Approach, November 2022
Fundamentals of Expert Witness Testimony, November 2022
Florida Appraisal Laws and Regulations Update, November 2022
Fundamentals of Appraising Luxury Homes, November 2022
Measuring 1-4 Unit Residential Properties-with ANSI Z765 Standard, November 2022
Supporting Adjustments: The Journey from Analysis to Adjusting ,
November 2022

Certification: State-certified general real estate appraiser, RZ 2686, (2003).
Florida Real Estate Salesperson, SL 3476916 (2020)

Experience: WILCO VALUATIONS, P.A. d/b/a APPRAISAL COMPANY OF KEY WEST,
James Wilson, President and his wife, Maria Virginia Wilson, also a State
Certified General Real Estate Appraiser purchased the Appraisal Company of
Key West from Mr. Richard Padron in April, 2004.

Appraisal Company of Key West, Inc. (1997- 2004)

Barnett Bank (1994-1997)

Area of Expertise:

- Analysis and evaluation of many types of real estate
- Types of properties appraised, evaluated, and analyzed:
 - Single Family Homes Industrial Uses
 - Multi-Family Dwellings Guest Houses
 - Rental Analysis Vacant Land
 - Office Buildings Motels
 - Mixed-Use Property Strip Centers
 - Commercial/Residential Condominiums
 - Retail Stores

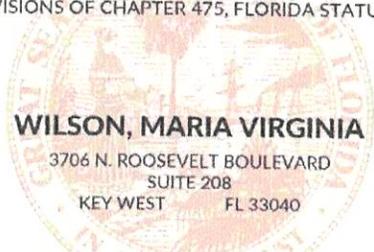
APPRAISER CERTIFICATION

 Ron DeSantis, Governor Melanie S. Griffin, Secretary 

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES


WILSON, MARIA VIRGINIA
3706 N. ROOSEVELT BOULEVARD
SUITE 208
KEY WEST FL 33040

LICENSE NUMBER: RZ2686

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

 Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

SUBJECT PROPERTY



Front View of the Subject Property



Front and Side View of the Subject Property

SUBJECT PROPERTY



Front and Side View of the Subject Property

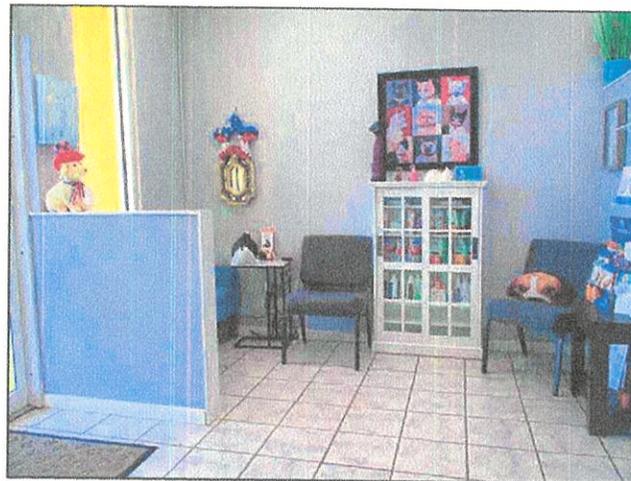


Rear View of the Subject Property

SUBJECT PROPERTY



Interior View of the Subject Property



Interior View of the Subject Property

SUBJECT PROPERTY

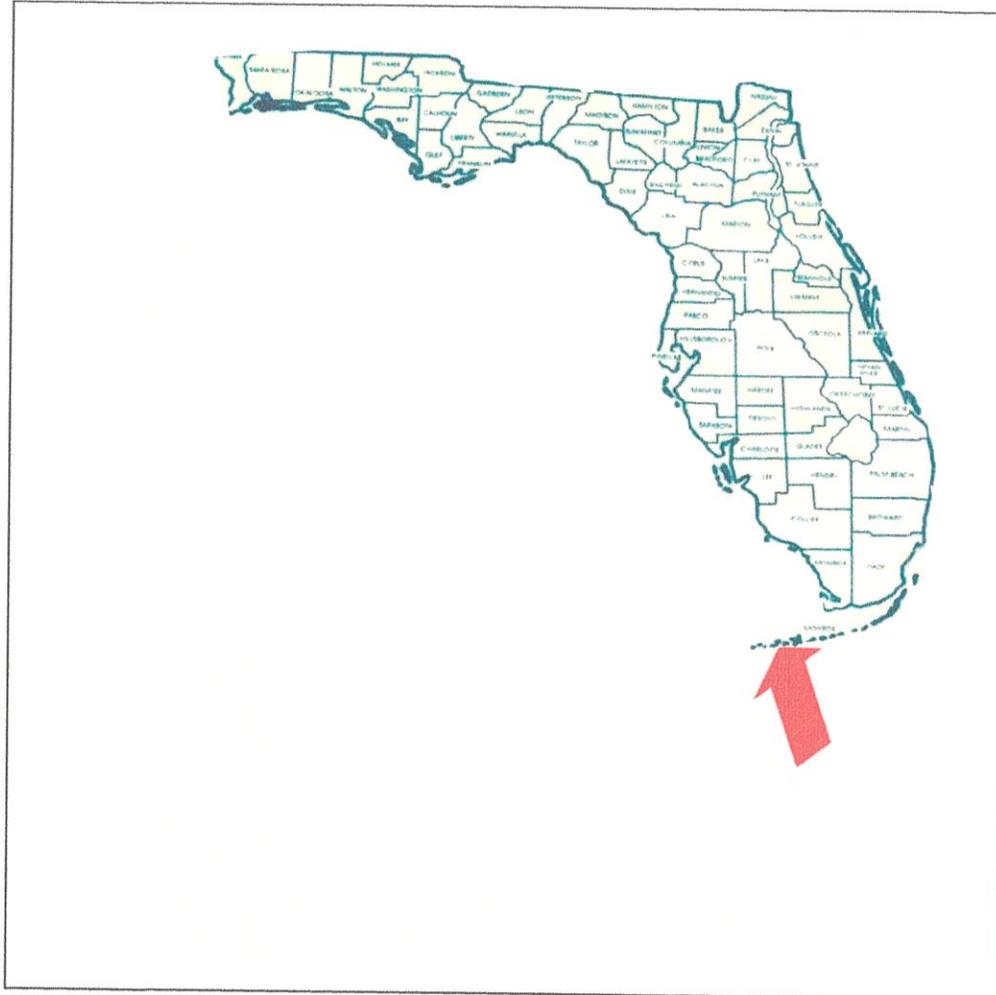


Interior View of the Subject Property

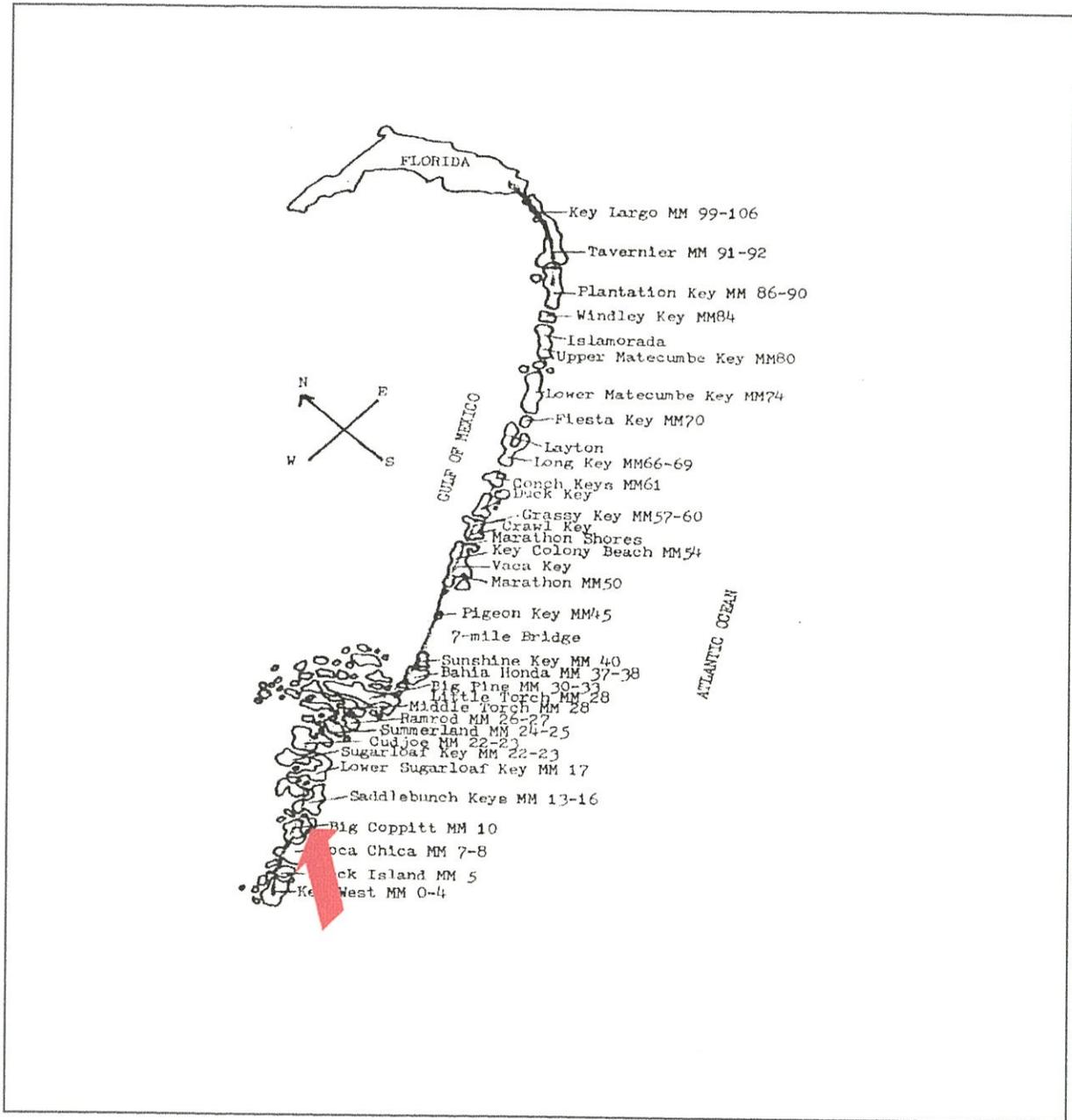


Interior View of the Subject Property

STATE MAP



FLORIDA KEYS MAP

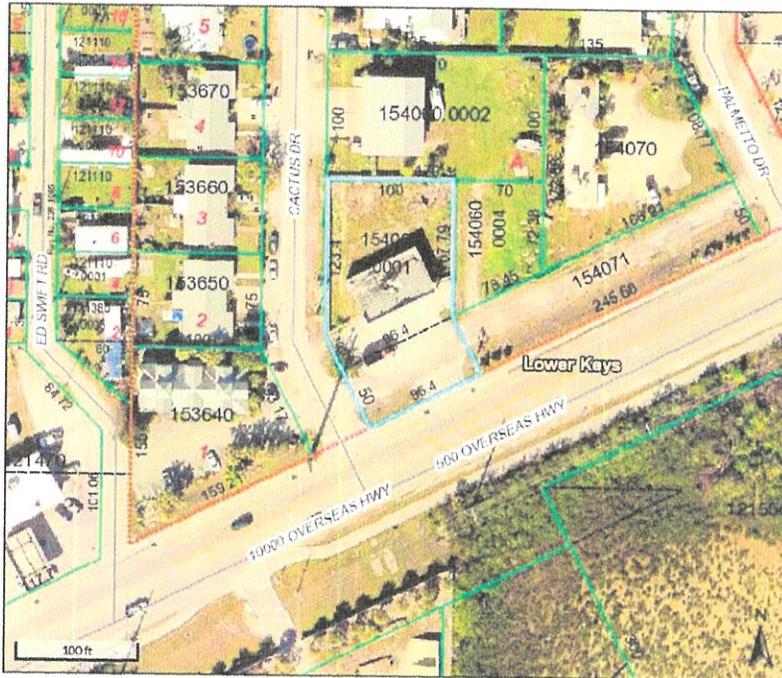


LOCATION MAP



AERIAL PLAT MAP

 **qPublic.net**™ Monroe County, FL



Overview



Legend

-  Centerline
-  Easements
-  Hooks
-  Lot Lines
-  Road Center
-  Rights of Way
-  Shoreline
-  Condo Building
-  Key Names
-  Subdivisions
-  Parcels

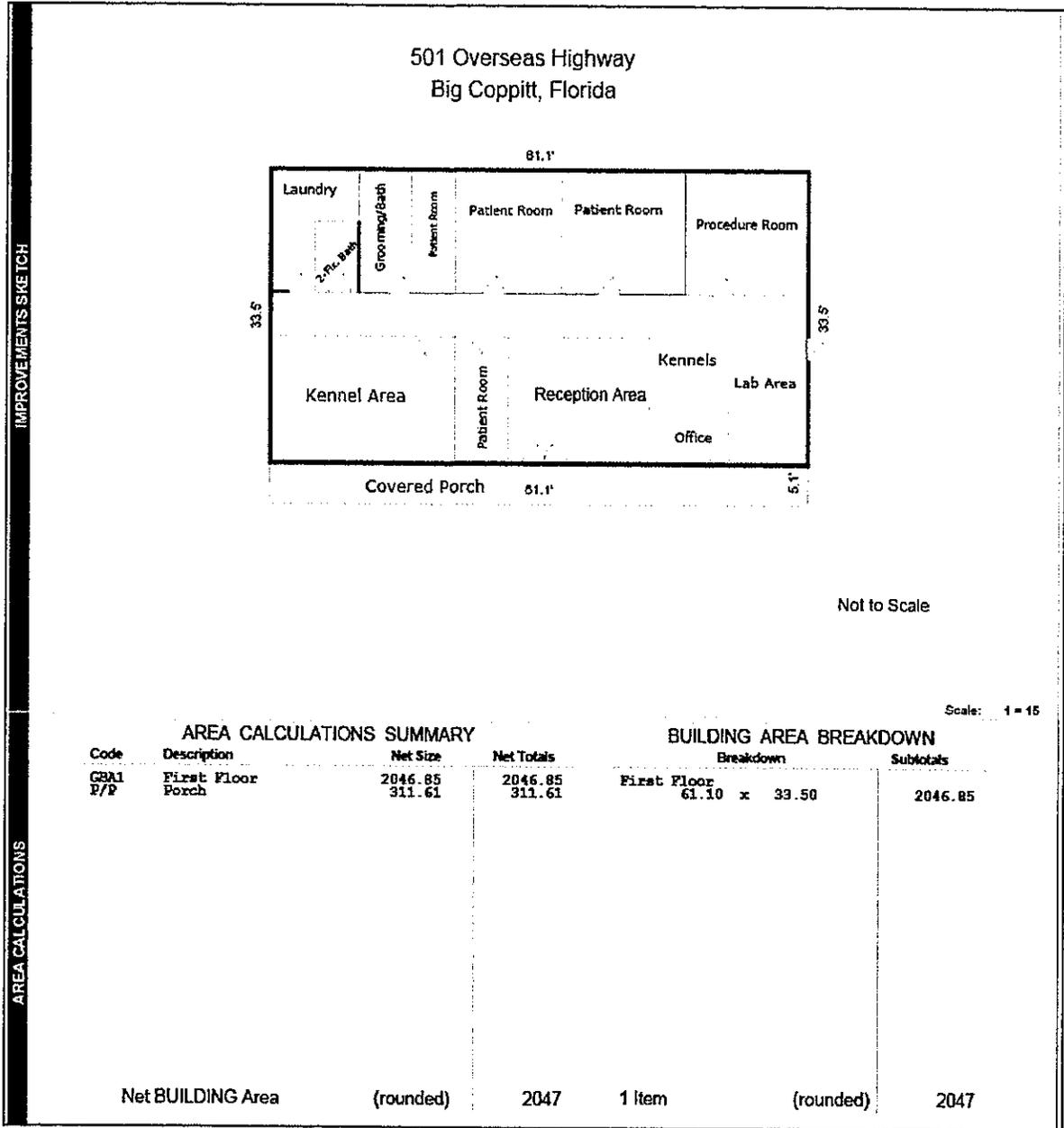
Parcel ID	00154060 000100	Alternate ID	1199559	Owner Address	HUMPHRIES 501 LLC
Sec/Twp/Rng	22/67/26	Class	ONESTORY OFFICE		501 Overseas Hwy
Property Address	501 OVERSEAS HWY BIG COPPITT KEY				Key West, FL 33040
District	1008				
Brief Tax	SIMILAR SOUND SECTION A BIG COPPITT KEY PB3-126 PT TRACT A .30 AC AND PT OF NORTH MARGINAL WAY OR581-280 OR581-				
Description	284 OR840-436/37 OR1353-590/91 OR1369-1629/30C OR1503-2248/49 OR1520-1660/61C OR1718-199/203 OR2757-1508/10 OR2951-1435				

(Note: Not to be used on legal documents.)

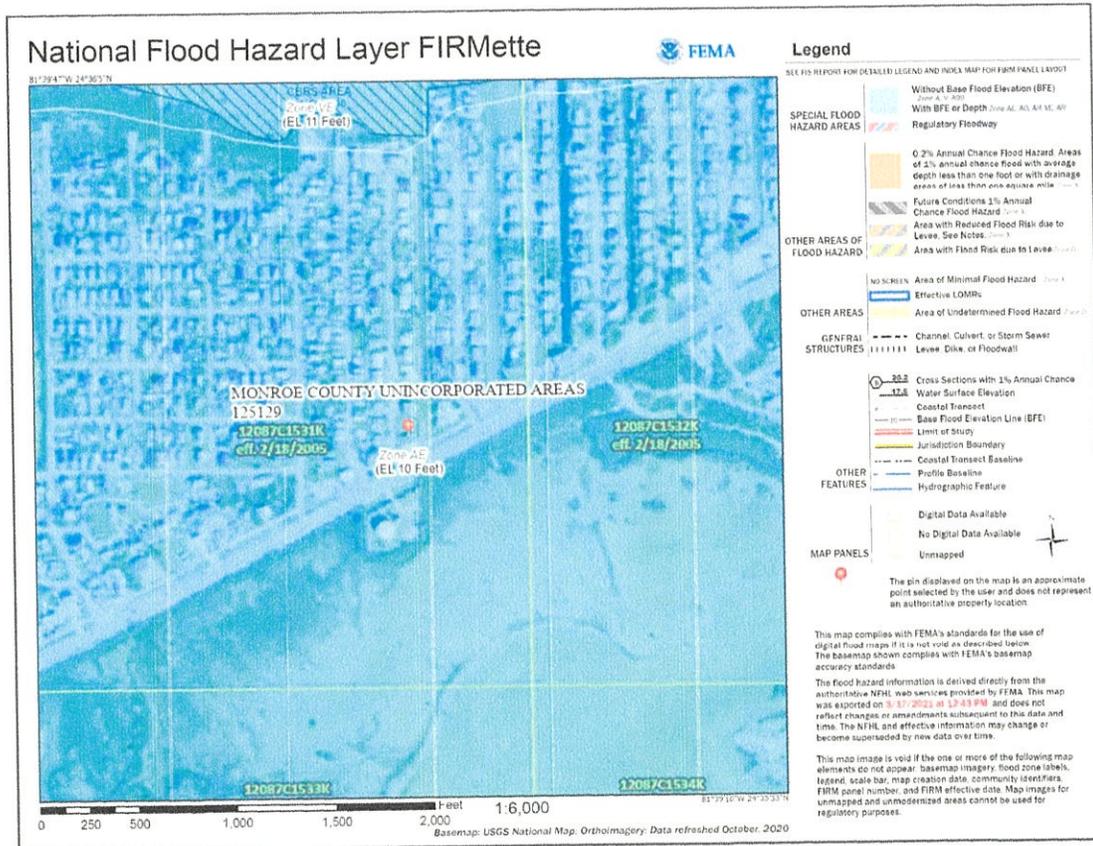
Date created: 2/16/2021
 Last Data Update: 2/16/2021 2:29:02 AM

Developed by  Schneider
GEO SPATIAL

BUILDING SKETCH



FEMA FLOOD MAP



RECEIVED

AUG 26 2025



MONROE COUNTY
PLANNING DEPT.
2025-104

To be completed by KEYS	
Date Received:	12/18/2024
Drawings Submitted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Accepted By:	Nina Delgado

METER LOCATION FORM
UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

Main Phone (305)295-1000 Customer Programs Phone (305) 295-1080 Customer Service Fax (305) 295-1085
Customer Service Email: web.accounts@keysenergy.com

CUSTOMER INFORMATION

Account # 7714072 New Service or Upgrade PLANS

Customer Name _____ Phone No. _____

Legal Description: Lot _____ Block _____ Street Address 501 OVERSEAS HWY

Subdivision SIMILAR SOUND SEC A Key BIG COPPITT KEY

Mailing Address _____

Email Address jcastro@keywestcontractor.com

Electrical Contractor John Paul Castro Phone No. 305-896-4244

Service Type 9/4 Panel Size _____ Voltage 120/240

Single Phase X Three Phase _____

Residential _____ Commercial X

KEYS' CUSTOMER SERVICE

Pole No. BC12-7-1 Meter No. E107290 Cycle & Route _____

Deposit _____ Service Charge _____

Line Extension Charge _____ Contract No. _____

Notes PLEASE REVIEW AND STAMP DIGITAL PLANS & EMAIL BACK TO CUST

Existing Line Extension in Place Yes No If yes, Customer Service to contact customer and process reimbursement \$ _____

Keys Energy Services will not cross private property to connect a service drop. It is the customer's responsibility to locate the weather head accordingly. All work must conform to NEC & NESC.

Below to be completed in the field by KEYS

KEYS' ENGINEERING DEPARTMENT

is project part of a CBRA area requiring special contract/payment: Yes No New Line Extension Needed: Yes No Number of Poles _____ Approximate Cost \$ _____
Dollars for escrow \$ _____

<p>Approved _____ By <u>Cassie</u> Date <u>12/18/2024</u></p>	<p>_____</p>
---	--------------

Plain View (Top)

Profile View (Side)

Contractor Requirements: Keys play with proposed addition and renovations. Contact keys for any upgrades to electrical service.

Approximate Service Date _____

KEYS Field Representative Cassie Date 12/18/2024

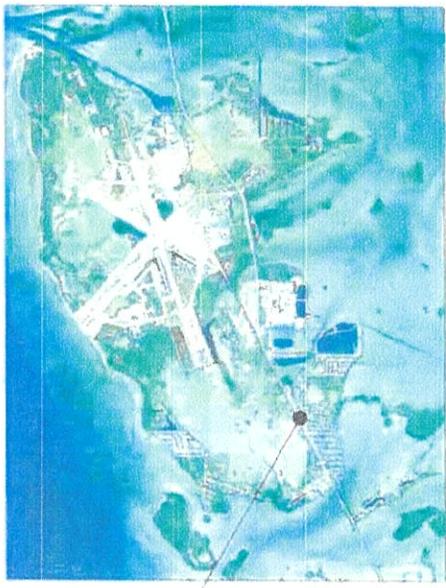
Field Contact Signature _____

CONSTRUCTION PLANS FOR KEYS ANIMAL CARE CENTER ADDITION

KEYS ENERGY SERVICE'S (KEYS) HAS APPROVED METER LOCATION ONLY THE CUSTOMER NEEDS TO CONTACT KEYS ENGINEERING DEPARTMENT PRIOR TO INSTALLATION, TO VERIFY LOCATION

1. All electrical work must meet all City and/or County Codes, KEYS' policies, and National Safety Codes Rules and Regulations.
2. Any revisions to these plans must be submitted for KEYS' review.

Approved Phil K.
 By Diyelza
 Date 2/28/24
 Meter can to stay at same location. Riser to extend 4 feet above roof. Meter can center to be 6 feet above grade.



LOCATION MAP:

PROJECT LOCATION:
 501 OVERSEAS HWY,
 KEY WEST, FL 33040

CLIENT:
 HOLLY HUMPHRIES



Digitally signed by Serge Mashkakov
 Date: 2024.09.10 09:46:01 -0400

<p>Professional Engineer STATE OF FLORIDA License No. 12583 Mechanical</p>	<p>Professional Engineer STATE OF FLORIDA License No. 12583 Mechanical</p>
<p>Professional Engineer STATE OF FLORIDA License No. 12583 Mechanical</p>	<p>Professional Engineer STATE OF FLORIDA License No. 12583 Mechanical</p>



To be completed by KEYS	
Date Received:	12/20/2024
Drawings Submitted:	YES _____ NO <input checked="" type="checkbox"/>
Accepted By:	D WALDON

METER LOCATION FORM
UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
 Main Phone (305)295-1000 Customer Programs Phone (305) 295-1080 Customer Service Fax (305) 295-1085
 Customer Service Email: web.accounts@keysenergy.com

CUSTOMER INFORMATION

Account # _____ New Service or Upgrade _____

Customer Name Keys Animal Care Center Phone No. _____

Legal Description: Lot _____ Block _____ Street Address 501 US HWY1

Subdivision _____ Key BIG COPPITT KEY

Mailing Address _____

Email Address _____

Electrical Contractor Apollo Electric Phone No. 305-896-4244

Service Type _____ Panel Size _____ Voltage 120/240

Single Phase Three Phase _____

Residential _____ Commercial

KEYS' CUSTOMER SERVICE

Pole No. BC12-7-1 Meter No. 107290 Cycle & Route CYC 7 RT 712

Deposit _____ Service Charge _____

Line Extension Charge _____ Contract No. _____

Notes _____

Existing Line Extension In Place: Yes No If yes, Customer Service to contact customer and process reimbursement \$ _____

Keys Energy Services will not cross private property to connect a service drop. It is the customer's responsibility to locate the weather head accordingly. All work must conform to NEC & NESC.

Below to be completed in the field by KEYS

KEYS' ENGINEERING DEPARTMENT

Is project part of a CBRA area requiring special contract/payment: Yes No New Line Extension Needed: Yes No Number of Poles: _____ Approximate Cost \$ _____
 Dollars for escrow \$ _____

<p style="text-align: center;">Plain View (Top)</p>	<p style="text-align: center;">Profile View (Side)</p>
---	--

Contractor Requirements:

- Riser & meter can to stay at same location. Riser to extend
- 4 feet above roof. meter can center to be 6 feet above grade of platform landing

Comments: _____

Approximate Service Date _____

KEYS Field Representative Phil K. Date 12/26/24

Field Contact Signature _____



Memorandum

RECEIVED

AUG 26 2025

MONROE COUNTY
PLANNING DEPT.

2025-104

Re: File 2025-104
Address: 501 Overseas Highway, Big Coppitt Key
Parcel ID: 00154060-000100

Minor Conditional Use Compliance Review

I. PLANNING COMMENTS

1. Per LDC Section 110-67(e), the adequacy of public facilities and services must be considered. Planning is in receipt of the proposed traffic statement providing impacts on the adjacent roadway network; however, Planning is unable to determine impacts to water, sewer, electric, and solid waste.
 - Please provide coordination with public facilities to demonstrate adequacy. Please submit the letters of coordination.

Response: Please find attached letters of coordination with utilities. No changes to the solid waste generated on premises is anticipated. Please let us know if any additional information is needed.

2. Per LDC Section 110-69(a)(5)h., the site plan shall depict setback lines as required by the LDC. The subject property is located in the Suburban Commercial (SC) land use (zoning) district. Per LDC Section 131-1, the subject property has the following required zoning setbacks:

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Suburban Commercial (SC)	25	15	10	5	10

The subject property fronts three rights-of-way: U.S.-1 Overseas Highway to the south, Cactus Drive to the west, and North Marginal Way to the southeast. The site plan appears to not depict the required 25-ft Primary Front Yard setback line along U.S.-1 Overseas Highway or the required 15-ft Secondary Front Yard setback line along the portion of North Marginal Way not on the property.

- Please depict on the site plan all required setback lines.

Response: Please find attached updated site plan.



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3. Per LDC Section 110-69(a)(5)i., the site plan shall depict the locations & dimensions of all existing and proposed structures. The site plan appears to not include the following:
- Dimension(s) of existing and proposed fences/walls, specifically the “CBW” as depicted adjacent to the property line
 - Dimensions of existing principal structure
 - Dimensions of existing floorplan
- Please depict on the site and/or floor plans the locations and dimensions of all existing and proposed structures.

Response: [Please find attached updated site plan.](#)

4. Per LDC Section 110-69(a)(5)n, the site plan shall depict the location of fire hydrants or fire wells. The site plan appears to not depict the location of adjacent fire hydrant(s) and/or fire wells.
- Please depict on the site plan the location of fire hydrant(s) or fire well(s).

Response: [Location of fire hydrants are depicted on the fire hydrant location map.](#)

5. Per LDC Section 114-201, all entrance drives and street intersections shall provide clear sight triangles in both directions. Cactus Drive adjacent to the subject property is considered a local street. Clear sight triangles for local streets have required lengths of $A=20$ feet and $B=150$ feet, where A is “the distance from the edge of pavement of the street, bicycle path, or shared use path, as applicable, to the point on the drive at which clear sight distance is required” and B is “the distance measured along the centerline of the street, from the centerline of the entrance to the point where an oncoming vehicle or bicycle must be visible”.

The plan appears to indicate one (1) sight triangle along Cactus Drive for the proposed two (2) access drives; however, per LDC Section 114-201, each access drive has a clear sight triangle in each direction, i.e., each access aisle has two (2) clear sight triangles, and two (2) access drives would have four (4) clear sight triangles.

- Please depict on the site plan a clear sight triangle in both directions from each access drive.

Response: [Please find attached updated site plan.](#)

6. Per LDC Section 114-13, within the Suburban Commercial (SC) land use district, fences may be six (6) feet in height, provided they are not located within clear sight triangles and/or according to FDOT and national AASHTO standards, whichever is more restrictive; otherwise, five (5) feet in height chain link fences may be permitted, or four-foot solid fence with a one-foot lattice or louvre top or another material that does not impair visibility may be permitted. Construction details and materials for fences, other than chain-link, must be approved by the Planning Director.

The survey appears to indicate a Concrete Block Wall (CBW) that is 6-ft in height located within the front yard setback and within the side yard setback where it overlaps with a front yard. Further, the site plan appears to propose no changes to the CBW. The CBW appears to be proposed within the clear sight triangle of the northerly access entrance drive.



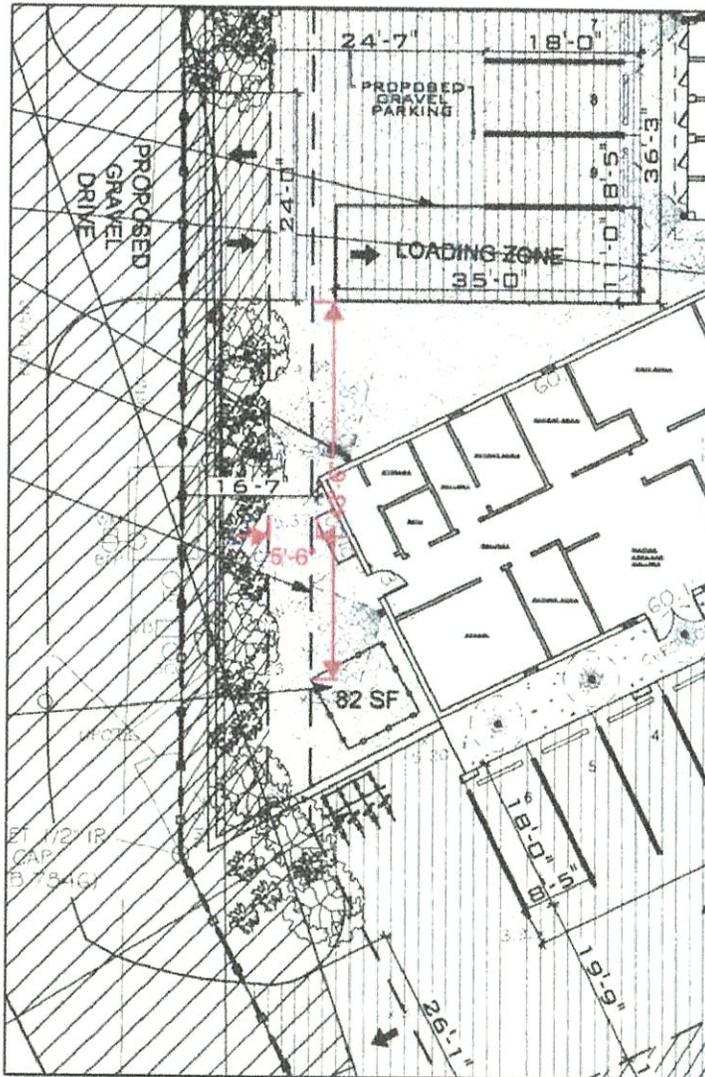
ARTIBUS DESIGN

ENGINEERING AND PLANNING

- Please demonstrate on the site plan the proposed CBW complies with requirements within clear sight triangles.

[Response: Compliance of CBW with requirements within clear sight triangles is depicted on the site plan.](#)

7. Per LDC Section 114-14, recycling and solid waste collection areas are to be designed to be easily accessible by all collection vehicles. The site plan appears to propose a solid waste collection area that may be in an inconvenient location for collection vehicles, whereby the solid waste collection area is approximately 43.5 ft away from the loading zone down a 5.5 ft wide path, and the other side of the solid waste collection area appears to be blocked by a concrete block wall.





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ENGINEERING AND PLANNING

- Please demonstrate coordination with Waste Management to confirm convenience of proposed location. Please submit a letter of coordination.
- Alternatively, please relocate solid waste collection area to be easily accessible by all collection vehicles.

[Response: Please find attached updated site plan.](#)

8. Per LDC Section 114-69, 2,500-19,999 sq ft of nonresidential floor area requires one (1) loading/unloading space with dimensions of 11'x55'. The subject property received administrative variance approval to reduce the required loading zone of 11'x55' to 11'x35', to allow the expansion of the existing veterinarian's office and one (1) affordable dwelling unit, with the condition that "The Administrative Variance approval is based on the design and placement of the proposed loading zone and parking spaces as shown on the site plan signed and sealed by James C. Reynolds, P.E., on February 18, 2023, as a part of this variance application. Work not specified or alterations to the site plan may not be carried out without additional Planning and Environmental Resources Department approval."

The proposed site plan proposes a loading/unloading space with dimensions 11'x35'; however, the site plan appears to propose a change in placement of the proposed loading zone and alters the plan to no longer propose an affordable dwelling unit. As such, the proposed site plan does not comply with the approved administrative variance.



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existing to the existing building to be \$186,862, Therefore, the proposed addition accounts for 241% of the market value and is considered a substantial improvement.

Per LDC Section 101-1:

Substantial improvement means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the pre-destruction market value of the structure, either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimension of the structure. The term does not, however, include either:

- (1) Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are necessary solely to ensure safe living conditions; or
- (2) Any alteration of a structure listed on the National Register of Historic Places, the state inventory of historic places, or any inventory of local historic places.

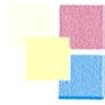
Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy, sell, or otherwise transfer, and both having reasonable knowledge of relevant facts. As used in this code, the term "market value" refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified certified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value. A uniform appraisal report prepared by a qualified certified independent appraiser submitted by the applicant may be used if the floodplain administrator considers such appraisal consistent with local construction costs. A structure or building originally manufactured or built as a vehicle, shall exclusively be appraised by utilizing the Kelley Blue Book or a NADA appraisal. Documentation of alleged local construction costs submitted by a property owner to the floodplain administrator must be submitted in the form of a sworn or attested affidavit that shall be based upon the personal knowledge of the certifying affiant and must be notarized. Where an appraisal is not accepted because it appears to be inconsistent with local construction costs, the applicant may request review by an independent third-party appraiser duly authorized by the county. The cost of such independent review shall be borne by the applicant. The reviewing appraiser shall determine if the appraisal value reasonably reflects an appropriate market value of the structure. The reviewing appraiser's determination must be in writing and shall be sworn or attested to by the affiant and expressly provide that it is based on the certifying affiant's personal knowledge and must be notarized. Professionals preparing appraisals, or appraisal reviews, shall be required to possess certifications as state certified residential appraisers for appraising one to four family residential properties and state certified general appraisers for all other properties including commercial and multi-residential. Neither an appraisal making an extraordinary assumption that a building or structure was in good condition as of a date prior to a flood event nor a retrospective appraisal (an appraisal done retrospectively based on a date prior to the flood event) shall be eligible for consideration or relief. A building or structure that was never lawfully permitted in the first place shall not be eligible for issuance of a permit or development approval.

Response: [Please find the attached appraisal report.](#)

3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040

(305) 304-3512
INFO@ARTIBUSDESIGN.COM
WWW.ARTIBUSDESIGN.COM

501 OVERSEAS HIGHWAY, BIG COPPITT KEY



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Per LDC Section 114-67(k)(2), all nonresidential development that is nonconforming to the parking and/or loading requirements shall be brought into full compliance with the parking and loading requirements of this article when any substantial improvement occurs.

Per LDC Section 114-67(c), medical clinics require four (4) off-street parking spaces per 1,000 sq ft of nonresidential floor area. The proposed 2,867.11 sq ft of veterinarian office medical clinic requires 11 off-street parking spaces.

And per LDC Section 114-69(a), nonresidential uses with a gross floor area between 2,500-19,999 sq ft require one (1) loading and unloading space measuring 11'x55'.

- As a substantial improvement, please demonstrate full compliance with parking requirements by depicting the required 11 off-street parking spaces and one (1) 11'x55' loading and unloading space. As noted above, you can relocate the proposed loading space consistent with the site plan associated with the approved administrative variance. However, it should be noted that during the review of the administrative variance, the building contained residential and nonresidential uses resulting in different off-street parking requirements.

Response: Please find the attached updated site plan / 11 off-street parking spaces and one (1) 11'x55' loading and unloading space are depicted on the site plan.

Per LDC Section 114-109, all nonresidential development that is nonconforming to the landscaping standards shall be brought into full compliance with the landscaping requirements of this article when any substantial improvement occurs.

- As a substantial improvement, please demonstrate full compliance with landscaping requirements of Chapter 114, Article IV.

Response: Please find the attached updated site plan. Landscaping plan is updated according to site plan changes (parking space quantity and clear sight triangle requirements).

10. Per LDC Section 114-71, bicycle parking racks shall be separated from vehicular traffic by at least five feet or a physical barrier. The site plan appears to not indicate whether the proposed bicycle parking rack is separated from vehicular traffic by at least five feet or a physical barrier.

- Please depict on the site plan either a five-foot separation or a physical barrier between the proposed bicycle parking rack and vehicular traffic.

Response: Please find the attached updated site plan Five-foot separation of bicycle rack is depicted on the site plan.



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Additional Planning Comments

1. Inclusionary Housing:

Per LDC Section 139-1(f), all new or non-exempt development shall mitigate 50% of the workforce housing demand created by the proposed development, and mitigation shall comply with subsection (5)f., including, but not limited to, construction of workforce housing dwelling unit(s) and/or the payment of a fee in-lieu. The minor conditional use proposes an addition of 998 sq ft of new nonresidential floor to be expand an existing veterinary office medical clinic. Per subsection (5)a., professional office buildings need 0.704 affordable workforce units per 1,000 sq ft or an in-lieu fee of \$78,492 per 1,000 sq ft; the required 50% mitigation comes to 0.351 affordable workforce units or an in-lieu fee of \$39,167.51.

If the in-lieu fee is the chosen mitigation method, per LDC Section 139-1(f)(6)b.5., prior to the issuance of a building permit for the nonresidential development, any in-lieu fees must be paid.

Response: Any impact mitigation fees shall be paid by property owner as a condition of Minor Conditional Use approval.

2. Building Permit C-ADDN-2024-0009:

This minor conditional use permit proposes an addition to the existing building of 998 sq ft of nonresidential floor area to expand the veterinarian office medical clinic use. A pending building permit C-ADDN-2024-0009 appears to propose the addition to the existing building of 999 sq ft of new nonresidential floor area; one (1) more square-foot than proposed by the pending minor conditional use permit. The scope and plans of work under the pending building permit will need to be updated to be consistent with that of the scope and plans of the minor conditional use permit.

Response: An addition of 998 sq.ft to the existing building is proposed. The building permit application shall be updated to reflect correct square footage.

3. North Marginal Way:

The subject property includes a portion of a right-of-way road, known as North Marginal Way, as shown on the plat Similar Sound Section A as recorded in Plat Book 3, Page 126, of the Public Records of Monroe County, Florida. The site plan appears to propose modifications of this portion of right-of-way road, known as North Marginal Way, in the following manner:

- Close down throughway by adding landscaping
- Demo and/or modify paving
- Add a fire lane
- Add more landscaping

Records indicate the Monroe County Board of County Commission approval to transfer ownership of this land to FDOT was recorded on 5/18/1999, subject to a reservation in favor of the County for "all mineral rights and the right to enter upon the premises for the purpose of prospecting for mining and removing same", as recorded by Quit-Claim Deed

PAGE 8 OF 10

3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040

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WWW.ARTIBUSDESIGN.COM

501 OVERSEAS HIGHWAY, BIG COPPITT KEY



ARTIBUS DESIGN

ENGINEERING AND PLANNING

in Book 1577, Page 126, of the Public Records of Monroe County, Florida. Subsequently, FDOT transferred ownership of this land to a previous owners of 501 Overseas Hwy which was recorded on 8/14/2001, subject to a reservation in favor of FDOT to "an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to min and development same on all lands", as recorded by Quit-Claim Deed in Book 1718, Page 199, of the Public Records of Monroe County, Florida.

Response: Please find the attached updated site plan. Maintaining access to North Marginal Way is proposed.

II. BIOLOGY COMMENTS

1. The proposed landscaping (Sheet C-102) is IN COMPLIANCE. (*Planning comment: If the site plan is revised to add more parking spaces, the proposed landscaping plan may also need to be revised.*)

Response: Landscaping plan is updated according to site plan changes (parking space quantity and clear sight triangle requirements).

2. Please revise the proposed site plan on Sheet C-101 to clearly depict all stormwater management facilities (swales, pipes, inlets, etc.) included in the calculations.

Response: Stormwater management facilities (swales, trench drain) are depicted on the site plan.

III. TRANSPORTATION COMMENTS

1. The reserve capacity table included in Appendix D is outdated. Please contact Monroe County for the most recent reserve capacity table and assess whether the current reserve capacity can adequately accommodate the project trips. Also, update the TIS as needed.
2. Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.
3. Please clarify if the applicant intends to close the driveway access on US 1 as it appears to be noncompliant with access standards.
4. The driveways along Cactus Road do not appear to meet the LDC Sec. 114-201 (clear sight triangle) standards. Please clarify.

Response: Please find the attached updated traffic study statement.



ARTIBUS DESIGN

ENGINEERING AND PLANNING

IV. ENGINEERING COMMENTS

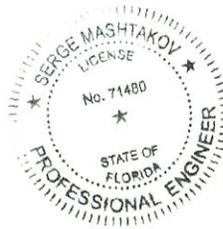
I have reviewed the file for the referenced project that was sent to me on May 21, 2025 and additional information that was provided on June 17, 2025. Access drives on county-maintained roads (Cactus Drive) may be a maximum of 24 ft wide. The southern access drive should be placed as far north - away from intersection of Cactus Drive and US 1 - as possible on the site. No vegetation should be planted within the clear sight zone for the access drive(s). All stormwater must be maintained on site; access drives should have trench drains placed prior to the county right of way to prevent stormwater from flowing down access drives onto county right of way.

All work on the county right of way will require a right of way permit from the Engineering Department.

Response:

- Access drives on county-maintained roads (Cactus Drive, North Marginal Way are updated to 24 ft wide.
- The southern access drive is placed as far north, away from the intersection of Cactus Drive and US 1, as possible on the site.
- Vegetation is updated according to clear sight triangles requirements.
- All stormwater is maintained on site (swales and trench drains are depicted on the site plan).

Sincerely,



Digitally signed by
Serge Mashtakov
Date: 2025.08.15
15:19:26 -04'00'

Serge Mashtakov, PE

MEMORANDUM

To: Janene Sclafani
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: August 15, 2025

Subject: Keys Animal Care Center
Response to Traffic Study Comments

On August 12, 2025, comments specific to the February 2025 Keys Animal Care Center Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Artibus Design were provided. The following is a restatement of each pending traffic review comment with a corresponding response prepared by KBP Consulting, Inc.

- 1. The reserve capacity table included in Appendix D is outdated. Please contact Monroe County for the most recent reserve capacity table and assess whether the current reserve capacity can adequately accommodate the project trips. Also, update the TIS as needed.*

Response: The latest reserve capacity tracking table (dated 8/7/25) has been obtained from the County and is included in the Appendices. Table E-1 has been updated accordingly.

- 2. Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.*

Response: Comment acknowledged.

- 3. Please clarify if the applicant intends to close the driveway access on US 1 as it appears to be noncompliant with access standards.*

Response: The existing driveway on Overseas Highway / US 1 will be closed. This represents a significant safety and access management improvement for the area.

AUG 26 2025

MONROE COUNTY
PLANNING DEPT.

2025-104

KBP CONSULTING, INC.

August 15, 2025

Mr. Serge Mashtakov, P.E.
 President
 Artibus Design
 3710 N. Roosevelt Boulevard
 Key West, FL 33040

**Re: Keys Animal Care Center – Big Coppitt Key, Florida
 Traffic Statement**

Dear Serge:

Based upon our discussions we understand that the Keys Animal Care Center, an animal hospital / veterinary clinic, is planning to construct a 998 square foot addition to their existing building in the northeast corner of the intersection at Overseas Highway / US 1 and Cactus Drive on Big Coppitt Key, Monroe County, Florida. More specifically, the site is located at 501 Overseas Highway (near mile marker 10.25) and the Parcel ID is 00154060-000100.

The existing single-story building has a floor area of 1,868 square feet. The proposed 998 square foot addition will include a surgery area, office space, a break room and an indoor kennel area. The total floor area with the expansion will be 2,866 square feet. Vehicular access to the site is currently provided via one (1) driveway on Overseas Highway / US 1 and one (1) driveway on Cactus Drive. The proposed site plan includes the closure of the driveway on Overseas Highway / US 1 and a new (additional) driveway on Cactus Drive. A project location map is presented in Attachment A to this memorandum. The proposed site plan as well as the existing and proposed floor plans are presented in Attachment B. The purpose of this traffic statement is to document the traffic impacts associated with the proposed increase in development on this site.

Trip Generation Analysis

Consistent with the foregoing description of the owner / tenant that currently occupies this site (and will continue to occupy this site), a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #640 – Animal Hospital / Veterinary Clinic. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C to this memorandum.

ANIMAL HOSPITAL / VETERINARY CLINIC – ITE LAND USE #640

- Weekday¹: T = 21.50 (X)
 where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 3.64 (X) (67% in / 33% out)
- PM Peak Hour: T = 3.53 (X) (40% in / 60% out)

¹ This land use lacks weekend trip generation data. As such, only the weekday rate has been applied to the daily trip generation analysis.

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the existing and proposed animal hospital development located at 501 Overseas Highway on Big Coppitt Key, Florida.

Table 1 Keys Animal Care Center Trip Generation Summary Big Coppitt Key, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Animal Hospital / Veterinary Clinic	1,868 SF	40	5	2	7	3	4	7
<i>Proposed</i>								
Animal Hospital / Veterinary Clinic	2,866 SF	62	7	3	10	4	6	10
Difference (Proposed - Existing)	998 SF	22	2	1	3	1	2	3

Compiled by: KBP Consulting, Inc. (August 2025).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed development is projected to generate 62 daily vehicle trips, 10 AM peak hour vehicle trips (7 inbound and 3 outbound) and 10 PM peak hour vehicle trips (4 inbound and 6 outbound). When considering the existing development on the site, this represents an increase of 22 daily vehicle trips, an increase of three (3) AM peak hour vehicle trips, and an increase of three (3) PM peak hour vehicle trips.

As mentioned previously, the subject site is located near mile marker 10.25 on Overseas Highway / US 1. Segment 3 ("Big Coppitt") of Overseas Highway / US 1 encompasses mile markers 9.0 to 10.5 and is currently operating at Level of Service (LOS) "B". (Please see the 2021 Level of Service and Reserve Capacity Table and the latest tracking table dated August 7, 2025, presented in Attachment D). Given the low number of additional daily vehicle trips for this project and the adequate capacity of this roadway segment, a traffic statement for this project is sufficient. *(As requested by Monroe County, a roadway segment analysis has been conducted and is presented in Attachment E.)*

Conclusions

The analysis for the proposed addition to the Keys Animal Care Center site located at 501 Overseas Highway on Big Coppitt Key indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

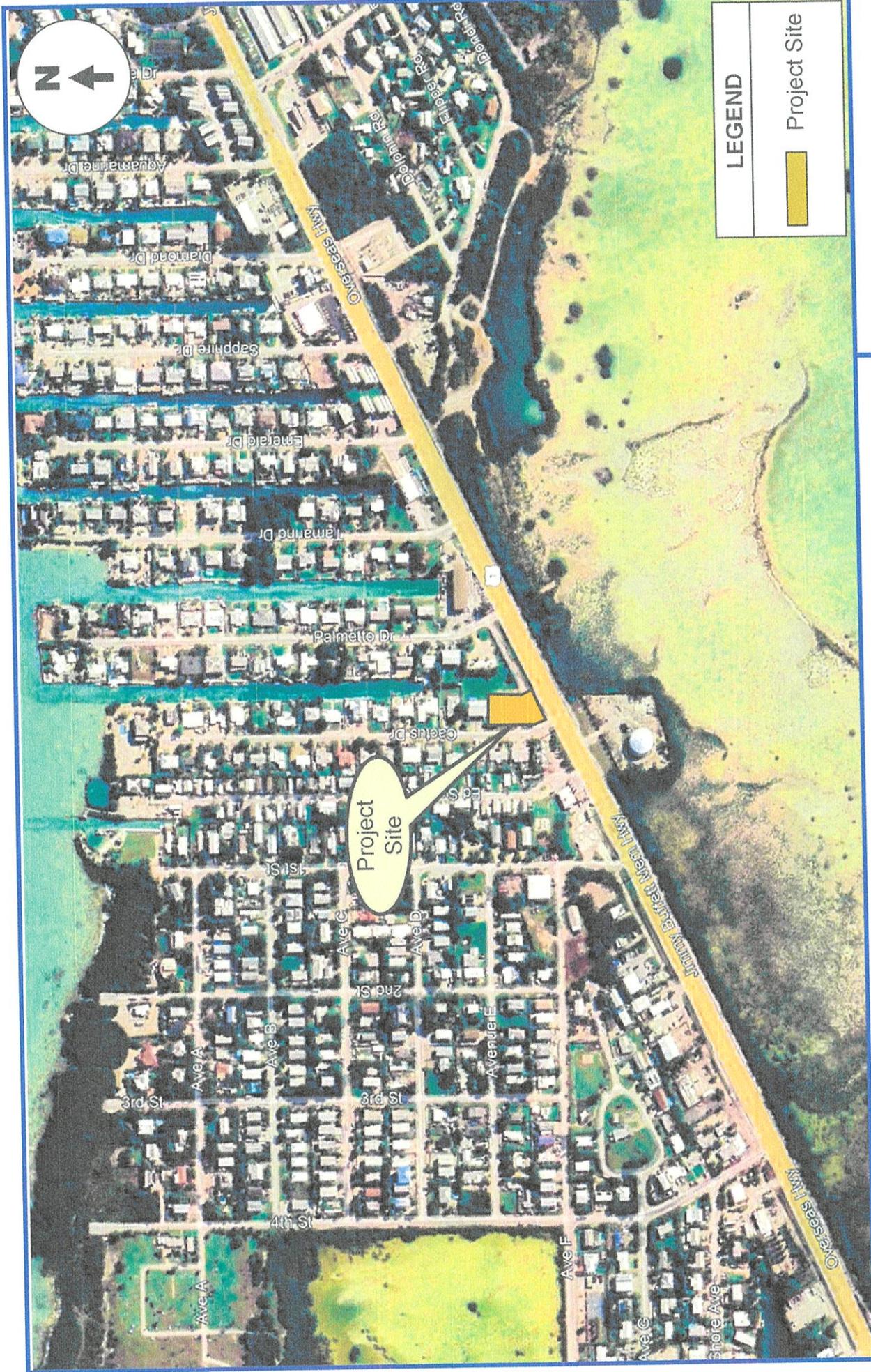


Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Keys Animal Care Center – Big Coppitt Key

Project Location Map



Attachment A
 Keys Animal Care Center
 Big Coppitt Key, Florida

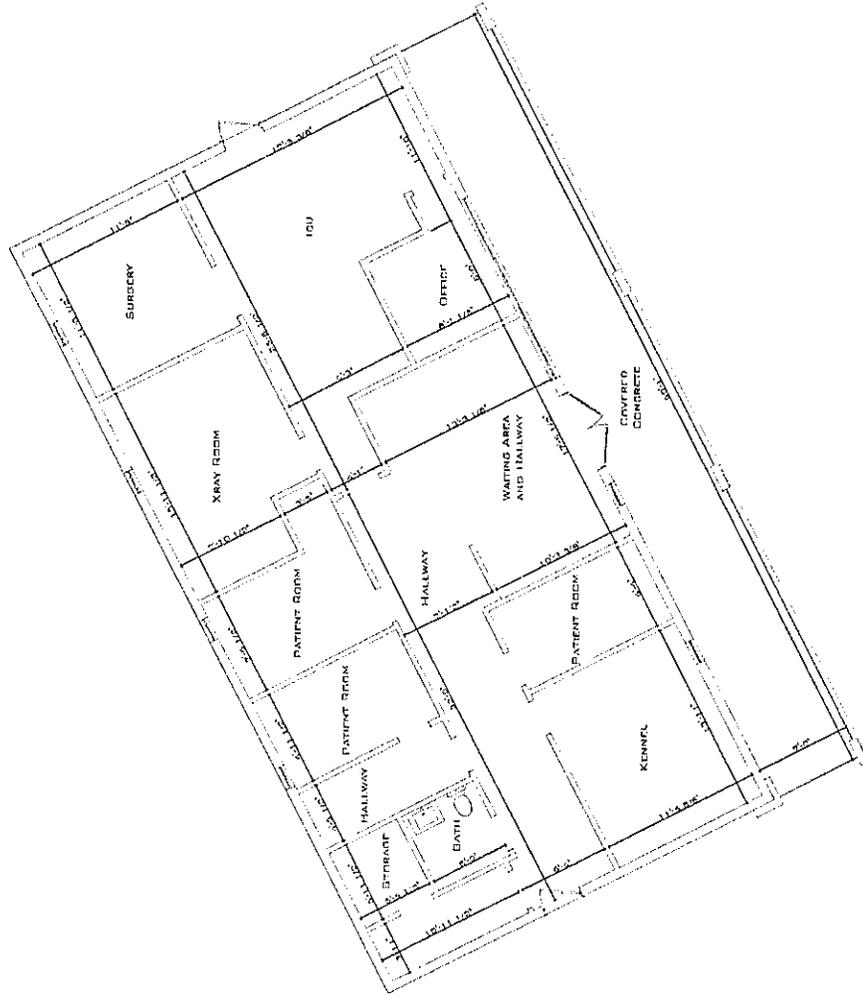
Project Location Map

KBP
 CONSULTING, INC.

Attachment B

Keys Animal Care Center – Big Coppitt Key

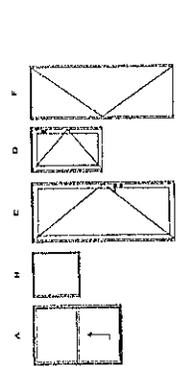
Proposed Site Plan & Floor Plans



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

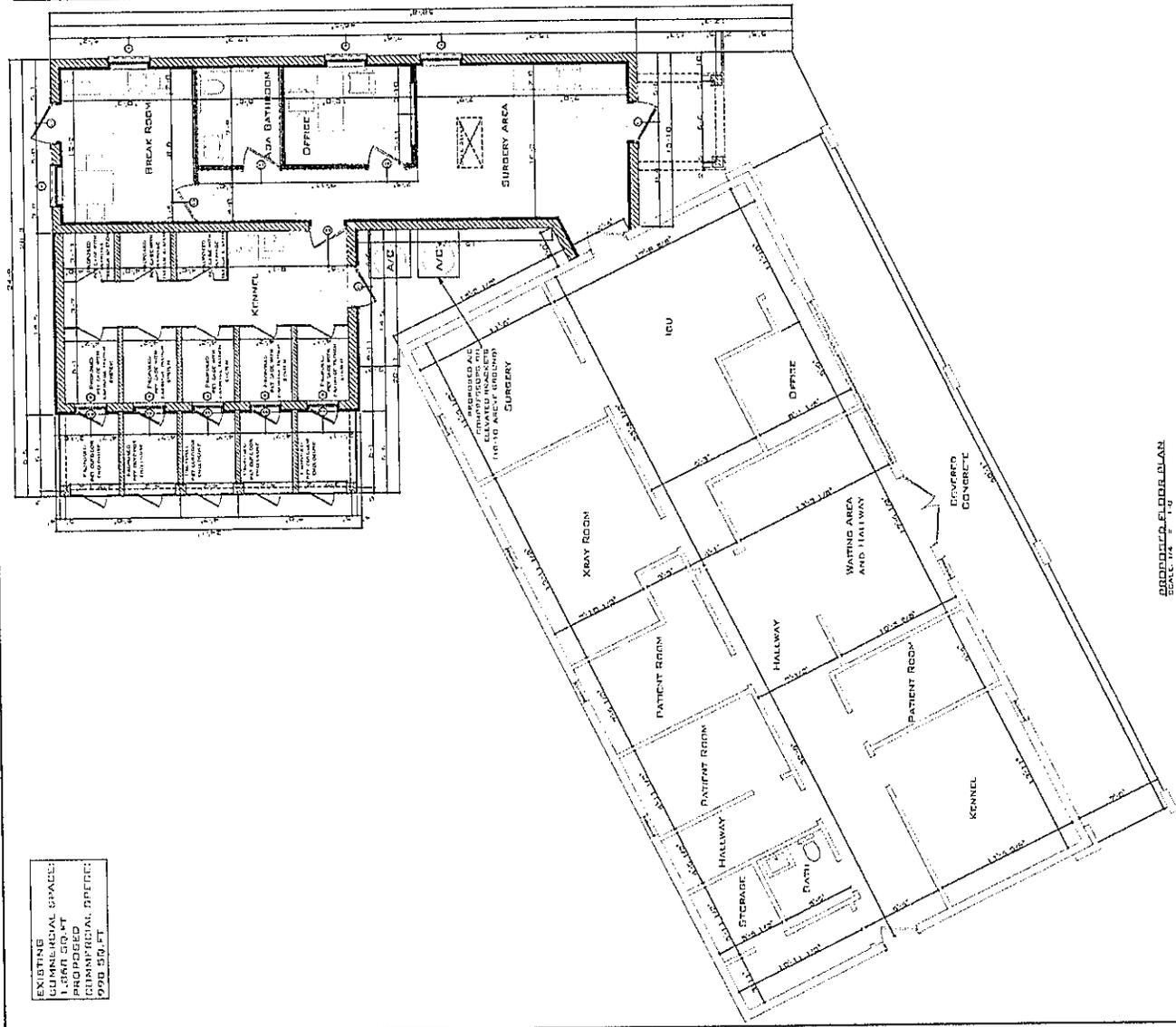
PROJECT NO. 100-100 SHEET NO. 100-100 DATE 10/10/10	
ARCHITECT NAME: ARCHITECT FIRM ADDRESS: 100-100 CITY: 100-100 STATE: 100-100 ZIP: 100-100	
ENGINEER NAME: ENGINEER FIRM ADDRESS: 100-100 CITY: 100-100 STATE: 100-100 ZIP: 100-100	
OWNER NAME: OWNER ADDRESS: 100-100 CITY: 100-100 STATE: 100-100 ZIP: 100-100	
REVISIONS NO. 1 DATE 10/10/10 BY: ARCHITECT CHECKED: ENGINEER	

WINDOW SCHEDULE										
NO.	WIDTH	HEIGHT	DISCIPLINE	TYPE	MATERIALS	U FACTOR	SHGC	MANUFACTURER	# PERS.	PRICE
1	3'-0"	2'-4"	Single Glazed Window	A	Aluminum	0.85	0.75	TECO	1	150.00
2	3'-0"	2'-0"	Double Glazed Window	B	Aluminum	0.75	0.65	TECO	1	200.00
3	3'-0"	2'-0"	Double Glazed Window	C	Aluminum	0.75	0.65	TECO	1	200.00
4	3'-0"	2'-0"	Double Glazed Window	D	Aluminum	0.75	0.65	TECO	1	200.00
5	3'-0"	2'-0"	Double Glazed Window	E	Aluminum	0.75	0.65	TECO	1	200.00
6	3'-0"	2'-0"	Double Glazed Window	F	Aluminum	0.75	0.65	TECO	1	200.00



PROJECT NO. 100-1000 SHEET NO. 100-1000 DATE 10/10/00 DRAWN BY J. SMITH CHECKED BY M. JONES APPROVED BY R. BROWN	PROJECT NO. 100-1000 SHEET NO. 100-1000 DATE 10/10/00 DRAWN BY J. SMITH CHECKED BY M. JONES APPROVED BY R. BROWN
---	---

PROJECT DESCRIPTION
 PROJECT OF ADDITION FOR KEYS ANIMAL CARE CENTER EXTENDS THE EXISTING 1,000-SQUARE-FOOT BUILDING WITH A ONE-STORY, 990-SQUARE-FOOT ADDITION. THE NEW SPACE WILL ACCOMMODATE AN UTILITY AREA, A DEDICATED SURGERY AREA AND WITH INDOOR AND OUTDOOR KENNELS. THE SITE INCLUDES NINE PARKING SPACES, LOADING ZONE AND LANDSCAPING THAT COMPLIES WITH MONROE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.



EXISTING
 COMMERCIAL SPACES
 1,000 SQ. FT.
 PROPOSED
 COMMERCIAL SPACES
 990 SQ. FT.

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

Attachment C

Keys Animal Care Center – Big Coppitt Key

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 640

Animal Hospital/Veterinary Clinic

Description

An animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in California, New Jersey, and Texas.

Source Numbers

597, 662, 878

Animal Hospital/Veterinary Clinic (640)

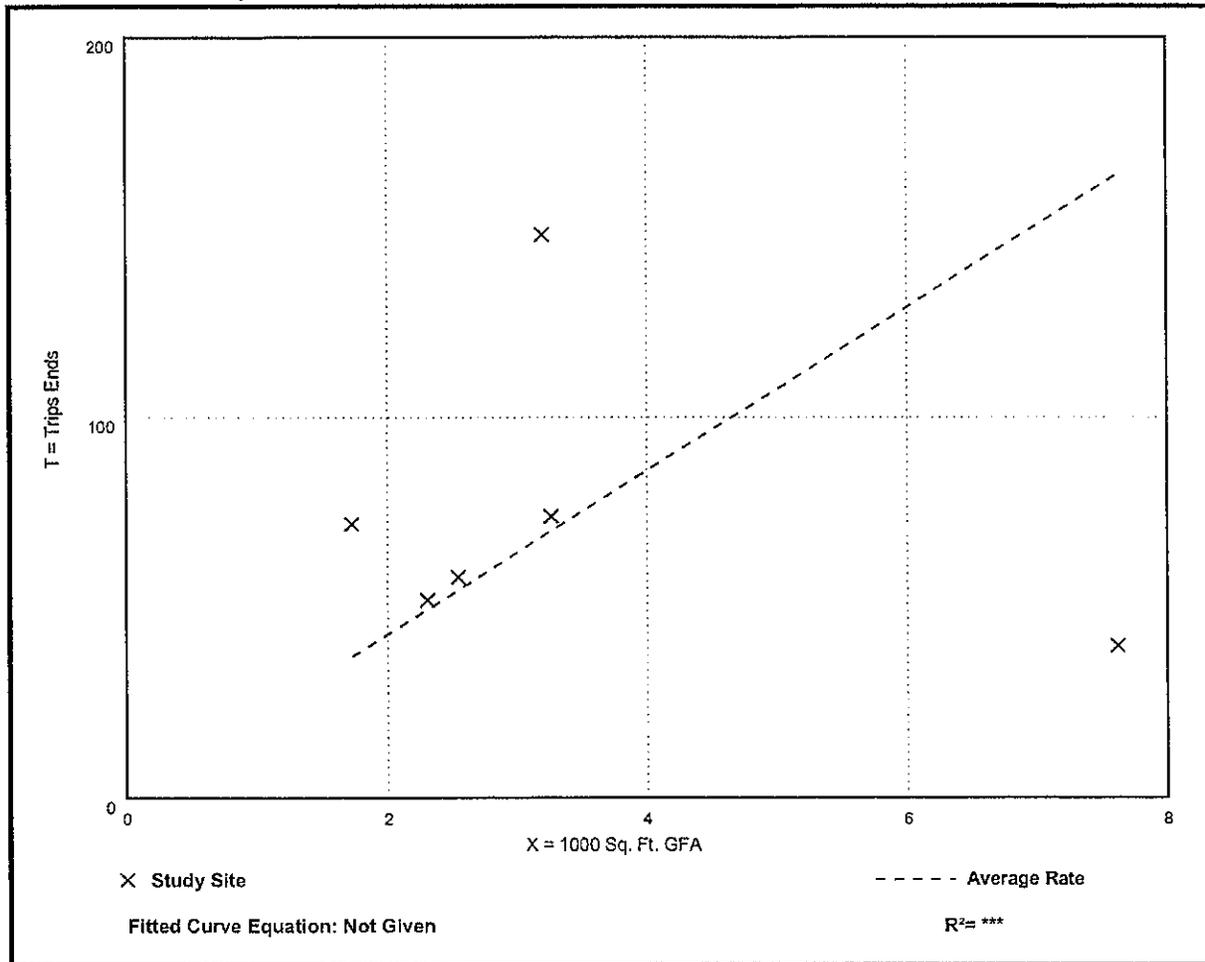
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.50	5.25 - 46.25	16.50

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

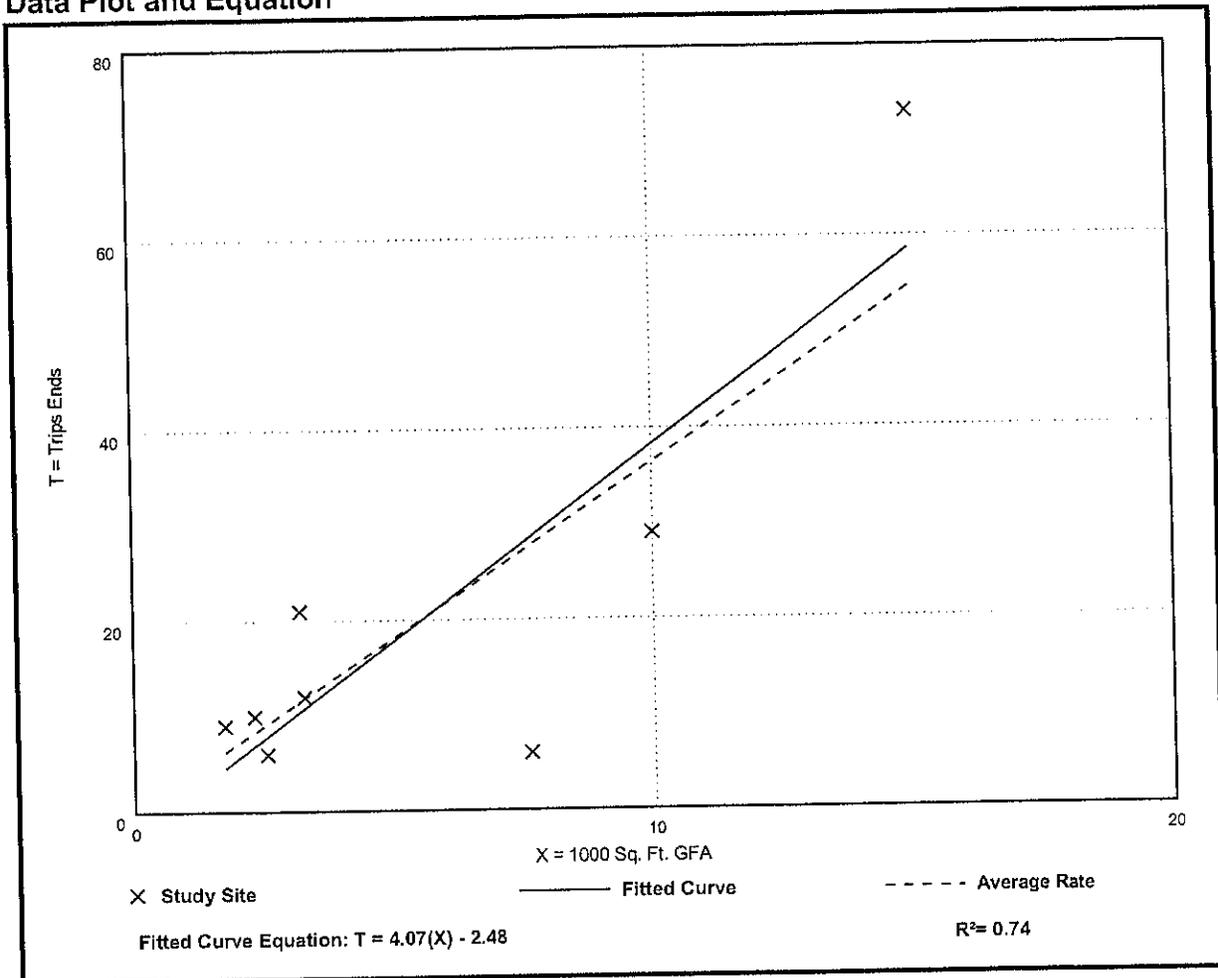
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

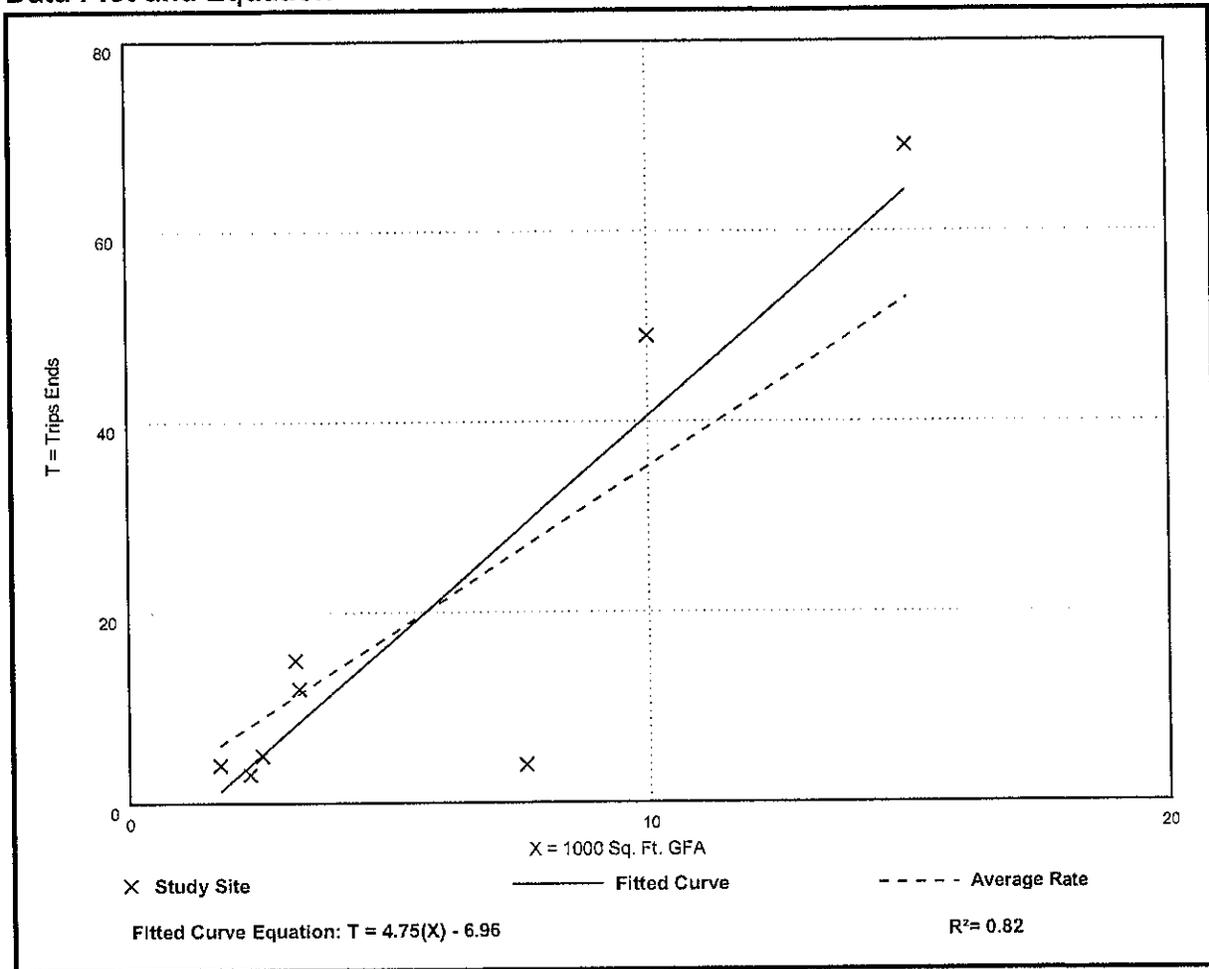
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation



Attachment D

Keys Animal Care Center – Big Coppitt Key

Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	A	18.0	3,279	3,474	1,348	
2 Boca Chica (5.0-9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	A	9.7	6,265	7,876	6,071	
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	B	5.6	1,391	1,921	1,341	
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	B	4.3	4,130	6,513	4,034	
5 Sugaloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	A	15.1	9,752	10,856	7,944	
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	A	7.4	3,064	3,920	3,188	
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	B	5.6	2,040	2,791	1,639	
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	A	6.0	2,285	3,063	2,133	
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	A	8.3	2,886	3,589	2,504	
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	A	8.1	4,561	5,511	1,295	
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	A	6.9	7,998	10,730	6,723	
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	B	3.3	3,716	6,508	3,603	
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	A	17.6	21,276	22,590	19,221	
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	C	3.4	3,603	6,183	3,286	
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	C	2.7	1,207	2,344	1,252	
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	C	1.0	1,639	5,619	2,459	
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	C	0.2	149	1,939	224	
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	A	6.1	2,222	2,965	(692)	
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	E	-5.2	(3,531)	(2,187)	(883)	
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	D	-1.2	(378)	271	157	
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	C	2.0	1,921	3,524	3,266	
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	A	9.8	12,983	15,580	8,876	
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	A	9.9	11,148	13,095	8,333	
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	C	2.2	2,259	4,618	5,852	
Overall	106.3					45.0	C	0.5	N/A			

Attachment E

Keys Animal Care Center – Big Coppitt Key

Roadway Segment Analysis

Table E-1
Keys Animal Care Center
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project:	Keys Animal Care Center	US 1 Mile Marker: 10.25
Location:	Big Coppitt Key	ITE Land Use Category: 640
Type of Development:	Animal Hospital/ Veterinary Clinic	Daily Trip Generation Rate / Formula: 21.50 Trips / 1,000 SF
Project Size:	1,868 SF Veterinary Clinic (Existing) 2,866 SF Veterinary Clinic (Proposed)	
Maximum Trip Length:	20 Miles East / 10 Miles West	

Total New Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Remaining Capacity ¹
		1	70%	75%	12	2,389
		2	70%	90%	14	5,503
22	100%	3	70% / 30%	100%	15	715
		4	30%	95%	6	3,556
		5	30%	80%	5	9,230
		6	30%	60%	4	2,499
		7	30%	50%	3	1,594
		8	30%	35%	2	1,837
		9	30%	30%	2	2,423
		10	30%	25%	2	3,735
		11	30%	0%	0	7,769

Source: Monroe County Planning and Environmental Resources Department.

Compiled by: KBP Consulting, Inc. (August 2025).

¹ Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (8/7/25). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Attachment D for the latest tracking table.

501 Overseas Highway
Key West, FL 33040

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



JUN 20 REC'D
2025-104

Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Holly Humphries	99%
Donald Humphries	1%

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: *M J Kaplan*

STATE OF Florida

COUNTY OF Monroe

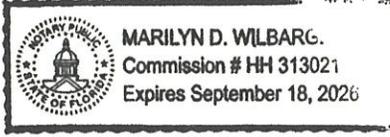
Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 12th day of June, 2025, by Holly Humphries
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

MARILYN D. WILBARG
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-18-24

FORM



End of Additional File 2025-104

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-104
MAY 20 2025

MONROE COUNTY
PLANNING DEPT.

Request for a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Minor Conditional Use Permit Application Fee: \$8,480.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Application: 02 / 07 / 25
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Artibus Design LLC

Serge Mashtakov

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

3710 N Roosevelt Blvd, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

305 304 3512

serge@artibusdesign.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Humphries 501 LLC

Holly Humphries

(Name/Entity)

Contact Person

501 Overseas Hwy, Big Coppitt Key, FL 33040

Mailing Address (Street, City, State and Zip Code)

305 296 4220

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

Similar Sound Sec A Bid Coppitt Key

Block

Lot

Subdivision

Key

00154060-000100

Real Estate (RE) / ParcelID Number

Alternate Key Number

501 Overseas Hwy, Big Coppitt Key, FL 33040

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Land Use District Designation of Property: _____
 Present Land Use of Property: SC
 Proposed Land Use of Property: MC
 Total Area of Property: 17,850.00 sq.ft
 Total Upland Area within Property: 17,850.00 sq.ft

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings
2,866 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings
0 Total number of market-rate units
0 Total number of affordable units
0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes No

All of the following items must be included in order to have a complete application submission:
 (Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Completed application form
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 3 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 3 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 3 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 3 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 3 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 3 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this

application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

See Page 5 for Signature and Notary Acknowledgement

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

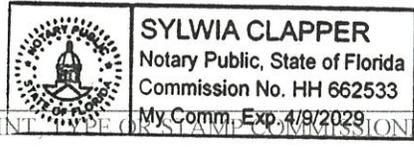
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 5/19/2025

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 19 day of May, 2025, by SERGE MASHTAKOV
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.



SIGNATURE OF NOTARY PUBLIC S. Clapper
NAME OF NOTARY PUBLIC SYLWIA CLAPPER
MY COMMISSION EXPIRES: 04/09/2029

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 01 / 2025
Month Day Year

I hereby authorize Serge Mashtakov, PE be listed as authorized agent
(Print Name of Agent)
representing Holly Humphries Mng of Humphries 501 LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of Minor Conditional Use Permit
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Table with 4 columns: Lot, Block, Subdivision, Bid Coppitt Key. Row 1: 00154060-000100, Similar Sound Sec A, Key (Island), 1199559. Row 2: 501 Overseas Hwy, Big Coppitt Key, FL 33040, 10.5. Row 3: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

3710 N Roosevelt Blvd, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)
305-304-3512 serge@artibusdesign.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 5/14/2025
STATE OF FL COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 14 day of May, 2025, by Holly Megan Humphries
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [] personally known to me OR [X] produced FL DL as
(TYPE OF ID PROVIDED)
identification.

SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED



NAME OF NOTARY PUBLIC
COMMISSION EXPIRES:

3/25/2028

Monroe County, FL

PROPERTY RECORD CARD

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 00154060-000100
 Account# 1199559
 Property ID 1199559
 Millage Group 100B
 Location 501 OVERSEAS Hwy, BIG COPPITT KEY
 Address
 Legal SIMILAR SOUND SECTION A BIG COPPITT KEY PB3-126 PTTRACT A .30 AC AND PT
 Description OF NORTH MARGINAL WAY OR581-280 OR581-284 OR840-436/37 OR1353-590/91 OR1369-1629/30C OR1503-2248/49 OR1520-1660/61C OR1718-199/203 OR2757-1508/10 OR2951-1435
 (Note: Not to be used on legal documents.)
 Neighborhood 10058
 Property Class ONE STORY OFFICE (1700)
 Subdivision SIMILAR SOUND SEC A
 Sec/Twp/Rng 22/67/26
 Affordable No
 Housing



Owner

HUMPHRIES 501 LLC
 501 Overseas Hwy
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$186,862	\$193,042	\$193,042	\$200,868
+ Market Misc Value	\$8,920	\$8,920	\$8,920	\$8,920
+ Market Land Value	\$536,130	\$536,130	\$491,453	\$446,775
= Just Market Value	\$731,912	\$738,092	\$693,415	\$656,563
= Total Assessed Value	\$731,912	\$738,092	\$686,320	\$623,928
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$731,912	\$738,092	\$693,415	\$656,563

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$536,130	\$186,862	\$8,920	\$731,912	\$731,912	\$0	\$731,912	\$0
2023	\$536,130	\$193,042	\$8,920	\$738,092	\$738,092	\$0	\$738,092	\$0
2022	\$491,453	\$193,042	\$8,920	\$693,415	\$686,320	\$0	\$693,415	\$0
2021	\$446,775	\$200,868	\$8,920	\$656,563	\$623,928	\$0	\$656,563	\$0
2020	\$357,420	\$200,868	\$8,920	\$567,208	\$567,208	\$0	\$567,208	\$0
2019	\$325,252	\$200,868	\$8,920	\$535,040	\$476,626	\$0	\$535,040	\$0
2018	\$332,937	\$185,247	\$8,144	\$526,328	\$433,297	\$0	\$526,328	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	17,871.00	Square Foot	0	0

Buildings

Building ID	42046	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1974
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	2379	Roof Type	
Finished Sq Ft	2074	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	FAIR	Heating Type	
Perimeter	190	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	305	0	0
FLA	FLOOR LIV AREA	2,074	2,074	0
TOTAL		2,379	2,074	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1995	1996	0 x 0	1	3240 SF	1
FENCES	1995	1996	4 x 330	1	1320 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/28/2019	\$700,000	Warranty Deed	2209151	2951	1435	01 - Qualified	Improved		
7/30/2015	\$0	Quit Claim Deed		2757	1508	11 - Unqualified	Improved		
3/1/1998	\$300,000	Warranty Deed		1503	2248	Q - Qualified	Improved		
5/1/1995	\$215,000	Warranty Deed		1353	0590	E - Unqualified	Improved		
9/1/1981	\$70,000	Warranty Deed		840	436	U - Unqualified	Improved		
2/1/1974	\$1,000	Conversion Code		581	284	Q - Qualified	Improved		

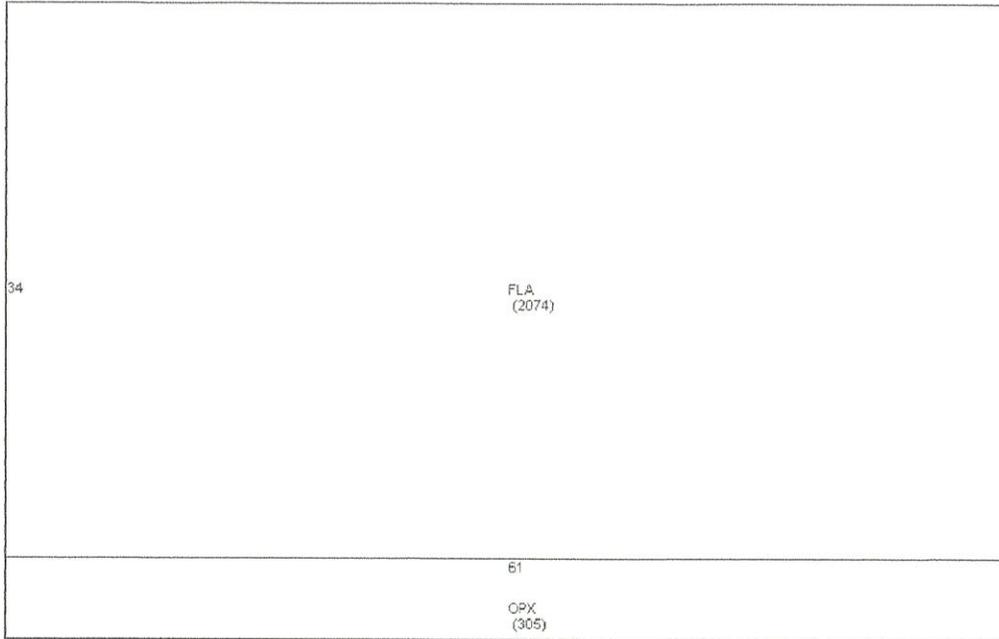
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
C-MECH-2023-0011	04/04/2023	Active	\$8,082	Commercial	Remove And Replace a 5 Ton RTU on existing Curb. SAME FOR SAME.
21103778	01/18/2022	Active	\$5,000	Commercial	REPLACE PORTION OF EXISTING FENCE WITH GATE
21101683	06/29/2021	Active	\$30,000	Commercial	SPALLING REPAIR INSPECTION REQUIRED UPON COMPLETE REMOVAL OF FAILED MATERIAL, FORMING, AND FINAL
19102041	07/31/2019	Completed	\$13,921	Commercial	TO INSTALL 62 SF SIGN
19102209	07/29/2019	Completed	\$2,250	Commercial	INSTALL 150 LINEAR FEET OF CHAIN LINK FENCE ---70' OF 6' FENCE AND 80' OF 1' FENCE ON TOP OF 5' CBS FENCE EXISTING.
18101563	04/12/2018	Completed	\$6,800	Commercial	R/R A 5 TON 10 SEER UNIT WITH A 5 TON 14 SEER AIR CONDITIONING UNIT.
18101347	03/28/2018	Completed	\$4,000	Commercial	OVERLAY EXISTING ASPHALT DRIVEWAY
12101113	03/07/2012	Completed	\$2,150	Commercial	SEWER TIE-IN
10100019	01/12/2010	Completed	\$2,200	Commercial	COMMERCIAL MISC
06105979	12/06/2006	Completed	\$4,800	Commercial	REPL AND PAINT 40 SHEETS OF DRYWALL.
98-0554	05/01/1998	Completed	\$4,500	Commercial	COMMERCIAL MISCELLANEOUS
96-0926	06/01/1996	Completed	\$5,000	Commercial	FENCE
95-1671	02/01/1996	Completed	\$28,440	Commercial	REMODEL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

The County is using the information provided to you to determine if you are eligible for a property tax exemption. If you are eligible, you will receive a notice of the exemption. If you are not eligible, you will receive a notice of the amount of the tax. If you have any questions, please contact the County Office.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 5/1/2025, 1:36:53 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HUMPHRIES 501 LLC

Filing Information

Document Number	L19000045306
FEI/EIN Number	83-3840414
Date Filed	02/14/2019
Effective Date	02/14/2019
State	FL
Status	ACTIVE

Principal Address

501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Mailing Address

501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Registered Agent Name & Address

HUMPHRIES, HOLLY
501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

HUMPHRIES, HOLLY
501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Title AMBR

HUMPHRIES, DONALD
501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
--------------------	-------------------



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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KEY WEST, FL 33040

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501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

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501 OVERSEAS HIGHWAY
KEY WEST, FL 33040

Annual Reports

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--------------------	-------------------



Keys Animal Care
Center

501



NOTICE
PRIVATE PROPERTY
NO TRESPASSING
CUSTOMERS/EMPLOYEES
PARKING ONLY
OTHERS WILL BE TOWED
AT OWNER'S EXPENSE

Keys Animal Care
Center

501



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



Richard J. Toppino
Chairman
District 2

J. Robert Dean
Vice-Chairman
District 3

Cara Higgins
Secretary/Treasurer
District 1

Antoinette M. Appell
District 4

Nicholas W. Mulick
District 5

Gregory W. Veliz
Executive Director

May 7, 2025

Dr. Holly Humphries
Humphries 501 LLC
501 Overseas Hwy
Big Coppitt Key, Florida 33040

RE: Keys Animal Care, 501 Overseas Hwy, Big Coppitt Key
RE#: 00154060-000100, FCAA Account #024809

Dear Dr. Humphries,

This letter will serve as coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an existing 12-inch water main on Overseas Highway and a 4-inch water main on Cactus Drive adjacent to the existing property. And there is an existing 8" gravity wastewater main on Overseas Hwy and on Cactus Drive. This property is currently served by an existing 5/8" water meter and an existing wastewater connection in the right-of-way of Cactus Drive.

Please let me know if you have any questions or need additional information.

Sincerely,

Kimberly Judge

Digitally signed by Kimberly Judge
Date: 2025.05.07 07:43:51 -04'00'

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager, Tavernier
Yusi Bonachea, Customer Service Manager, Marathon
Danielle Mendez, Customer Service Manager, Key West



To be completed by KEYS	
Date Received:	12/18/2024
Drawings Submitted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Accepted By:	<i>Nina Delgado</i>

METER LOCATION FORM
UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
 Main Phone (305)295-1000 Customer Programs Phone (305) 295-1080 Customer Service Fax (305) 295-1085
 Customer Service Email: web.accounts@keysenergy.com

CUSTOMER INFORMATION

Account # 7714072 New Service or Upgrade PLANS

Customer Name _____ Phone No. _____

Legal Description: Lot _____ Block _____ Street Address 501 OVERSEAS HWY

Subdivision SIMILAR SOUND SEC A Key BIG COPPITT KEY

Mailing Address _____

Email Address jcastro@keywestcontractor.com

Electrical Contractor John Paul Castro Phone No. 305-896-4244

Service Type C/H Panel Size _____ Voltage 120/240

Single Phase Three Phase _____

Residential Commercial

KEYS' CUSTOMER SERVICE

Pole No. BC12-7-1 Meter No. E107290 Cycle & Route _____

Deposit _____ Service Charge _____

Line Extension Charge _____ Contract No. _____

Notes PLEASE REVIEW AND STAMP DIGITAL PLANS & EMAIL BACK TO CUST

Existing Line Extension in Place Yes No If yes, Customer Service to contact customer and process reimbursement \$ _____

Keys Energy Services will not cross private property to connect a service drop. It is the customer's responsibility to locate the weather head accordingly. All work must conform to NEC & NESC.

KEYS' ENGINEERING DEPARTMENT

New Line Extension Needed: Yes No Number of Poles _____ Approximate Cost \$ _____
 Is project part of a CBRA area requiring special contract/payment: Yes No Dollars for escrow \$ _____

This is a plain view of the meter location. It is not permitted for KEYS to view.

Approved By: Cassie
 Date: 12/18/2024

Contractor Requirements: Keys okay with proposed addition and renovations. Contact Keys for any upgrades to electrical service.

Comments: _____

Approximate Service Date _____

KEYS Field Representative Cassie Date 12/18/2024

Field Contact Signature _____



ZONING DISTRICT IS
(Improved Subdivision)
Habitat DEVELOPED LAND
FLUM: RM

SWALE 18" BY 8" FT X
1 FT DEPTH 38" O L F
TOTAL ADDITIONAL
VOLUME = 2468 CU
FT.

10' 0" REAR
SETBACK LINE

PROPOSED X33
LOADING ZONE

0' 0" REAR
BUFFER YARD

15' 0" SECONDARY
FRONT SETBACK LINE
(CACTUS DR)
CLEAR SIGHT
TRIANGLE 20'X30'

PROPOSED
SOLID WASTE
COLLECTION AREA

PROPOSED
BICYCLE RACK FOR
4 BIKES MIN

PROPERTY LINE

30' 0" CLASS O
BUFFER YARD

5' 0" SIDE
SETBACK LINE

PROPOSED SILT
FENCE AROUND
CONSTRUCTION WORK
ZONE (SEE DETAILS)

MATCH IDENTIFIES
PROPOSED OPEN SPACE
GRASS OR GRAVEL

PROPERTY LINE

30' 0" FRONT
SETBACK LINE

SWALE 18" BY 8" FT X 1 FT DEPTH
38" O L F
TOTAL ADDITIONAL VOLUME
= 990 CU. FT.

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

- = SITE TRIANGLE CLEAR AREA
- = BUFFER YARDS
- = PARCELOT LANDSCAPING

NOTE: DURING DEVELOPMENT AND CONSTRUCTION
ACCESS TO SITE MUST BE MAINTAINED CLEAR
PROVIDING OPEN CHANNELS INWAYS AND EWAYS
FOR EMERGENCY RESPONSES

ITEM	QUANTITY	UNIT	PRICE	TOTAL
Excavation	217.4	CU YD	12.00	2608.80
Backfill	100.0	CU YD	12.00	1200.00
Gravel	100.0	CU YD	12.00	1200.00
Asphalt	100.0	CU YD	12.00	1200.00
Concrete	100.0	CU YD	12.00	1200.00
Rebar	100.0	CU YD	12.00	1200.00
Formwork	100.0	CU YD	12.00	1200.00
Foundation	100.0	CU YD	12.00	1200.00
Structure	100.0	CU YD	12.00	1200.00
Roofing	100.0	CU YD	12.00	1200.00
Interior	100.0	CU YD	12.00	1200.00
Exterior	100.0	CU YD	12.00	1200.00
Site Work	100.0	CU YD	12.00	1200.00
Utilities	100.0	CU YD	12.00	1200.00
Landscaping	100.0	CU YD	12.00	1200.00
Other	100.0	CU YD	12.00	1200.00
TOTAL				21,850.00

SITE DATA

TOTAL SITE AREA	21,850 SQ FT
LAND USE	SC
FUTURE LAND USE	SC
TIER DESIGNATION	3
DESIGNATION	AC-1
PROPOSED INTENSITY (SQ FT)	17,950
ALLOWED	17,950
REQUIRED	17,950
PROPOSED	17,950
OPEN SPACE MINIMUM	20%
REQUIRED	4,368.00 SQ FT
EXISTING	61.0%
PROPOSED	92.0%
OPEN SPACE FOR SETBACKS	2,410 SQ FT
REQUIRED	1,446.00 SQ FT
PROPOSED	10.00 SQ FT
SECONDARY FRONT SETBACK (CACTUS OR AREA 3' 0" X 9' 0")	1,808.28 SQ FT
REQUIRED MAX	9.83%
PROPOSED	2,598.00 SQ FT
REAR SETBACK AREA (3' 0" X 9' 0")	1,808.28 SQ FT
REQUIRED MAX	80%
PROPOSED	1,000.50 SQ FT
REAR SETBACK AREA (3' 0" X 9' 0")	1,808.28 SQ FT
REQUIRED MAX	80%
PROPOSED	1,000.50 SQ FT
PERCENT IMPERVIOUS AREA:	
EXISTING	16,196.0
BUILDINGS	21,850.0
ROADS	2,231.0
PAVEMENT	2,231.0
FENCE	2,231.0
COVERED WALK	2,231.0
COVERED AREA	2,231.0
COLLECTION AREA	2,231.0
TOTAL	50.3% (10,988.0 SQ FT)
PERCENT OPEN SPACE:	
EXISTING	5,654.0
BUILDINGS	2,748.0
FENCE	2,231.0
COVERED WALK	2,231.0
COVERED AREA	2,231.0
COLLECTION AREA	2,231.0
TOTAL	47.9% (10,556.0 SQ FT)

INTERCOM SERVICES (KEYS) HAS A PROPOSED
COMMUNITY ONLY SITE CUSTOMER NETS
FOR THE INSTALLATION OF THE SERVICE
KEYS TO THE SERVICE

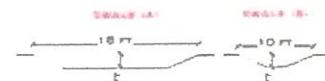
1. All electrical work must meet all current
County Codes, KEYS, and International
Safety Code Rules And Regulations.

2. Any revisions to these plans must be
KEYS to review.

Keys okay with
proposed addition
and renovations.
Contact Keys for
any upgrades to electrical service.

Approved
By *[Signature]*

Date 12/18/2024



SILT FENCE APPLICATIONS

DATE	12/18/2024
PROJECT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
CLIENT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
DESIGNER	[Signature]
CHECKED	[Signature]
DATE	12/18/2024
SCALE	3/16" = 1'-0"
PROJECT NO.	
DATE	12/18/2024
PROJECT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
CLIENT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
DESIGNER	[Signature]
CHECKED	[Signature]
DATE	12/18/2024
SCALE	3/16" = 1'-0"
PROJECT NO.	
DATE	12/18/2024
PROJECT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
CLIENT	INTERCOM SERVICES (KEYS) HAS A PROPOSED COMMUNITY ONLY SITE CUSTOMER NETS FOR THE INSTALLATION OF THE SERVICE KEYS TO THE SERVICE
DESIGNER	[Signature]
CHECKED	[Signature]
DATE	12/18/2024
SCALE	3/16" = 1'-0"
PROJECT NO.	

County of Monroe
The Florida Keys



OFFICE OF THE
FIRE MARSHAL
7280 Overseas Highway
Marathon, FL 33050
Phone: (305) 289-6020

May 15, 2025

Serge Mashtakov
Artibus Design LLC.
3710 N. Roosevelt Blvd.
Key West, FL 33040

Sent Via Email

RE: *Letter of Coordination, Minor Conditional Use Application, 501 Overseas Hwy, Big Coppitt Key*

Dear Mr. Mashtakov,

This letter of coordination is being provided to confirm that the Fire Marshal's Office has reviewed the project summary for the proposed development of parcel no. 00154060-000100 at 501 Overseas Hwy, Big Coppitt Key.

The following will summarize preliminary fire department requirements, however, are not meant to include every requirement at this time:

- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions.
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall provide a "Determination of Needed Fire Flow" Report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Submittal shall include plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc. For the restaurant, please identify fire suppression system, dimensions and locations of seating areas inside and outside.
- Plans shall identify the marked fire lanes. Please distinguish fire lane(s) from loading zones, as applicable.
- Prior to final reviews a Fire and Life Safety inspection shall be completed. Inspections shall be required annually.
- Plans shall identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8th edition, 2023, NFPA 303: Fire Protection Standard for Marinas and Boatyards, 2021 Edition, NFPA 307: Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves, 2021 Edition, NFPA 312: Standard for Fire Protection of Vessels During Construction, Conversion, Repair, and Lay-Up, 2021 Ed.

The attachment provides the fire department construction related requirements for your review. As discussed, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting. The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions and any coordination meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,

Craig Marston
Fire Marshal

Attachments

c: Ilze Aguila, Planning Commission Supervisor



Construction Related Fire Department Requirements

The following are the requirements that the Fire Marshal's Office (FMO) will review during plans examination and inspections. All documents, such as permits, reports and revisions referenced herein must be submitted **through** the Building Department. *Please note that private inspection providers are not authorized to perform inspections for fire department requirements.* This document is intended to facilitate the permitting process however is not meant to include every requirement necessary. Additional conditions may be required.

General / Site Plan.

1. Site Plan shall clearly identify the location of the project within the parcel and adjacent roadways.
2. Site Plan shall identify ingress/egress locations, measurements, and protective measures during construction.
3. All construction plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, 8th Edition, 2023. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
 - a. Site plan must contain and clearly show the locations for all hydrant(s), arterial mains, feeder mains and stub out main sizes, including point of service from FKAA source.
 - b. Reference
 - NFPA 24: *Standard for the Installation of Private Fire Service Mains and Their Appurtenances*, 2019 Edition
 - NFPA 291: *Recommended Practice for Water Flow Testing and Marking of Hydrants*, 2019 Edition
 - NFPA 1142: *Standard on Water Supplies for Suburban and Rural Firefighting*, 2017 Edition
4. Provide reference to current edition of NFPA 241: *Standard for Safeguarding Construction, Alteration, and Demolition Operations*, 2019 Edition and NFPA 1: *Fire Code*, Chapter 16 Standard for Safeguarding Construction, Alteration and Demolition Operations, which shall be maintained for duration of work.
5. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants (fire wells) are installed, inspected, flow tested, and approved for service by the Fire Marshal's office.

Note: Slabs can be poured, non-combustible walls can be erected, no combustible framing or roof assemblies may be on site.
6. Fire hydrants shall have proper clearances provided and maintained in accordance with NFPA 1: *Fire Code*, Chapter 18 Fire Department Access and Water Supply and guidelines provided by the Fire Marshal's office. No poles, signs or other obstructions shall be in this clear space.



- a. An in-service hydrant is defined as cleared through letter by the Florida Keys Aqueduct Authority (FKAA).
- b. All flow tests shall be performed by a licensed sprinkler or underground contractor (Florida Fire Protection Class V), with certified test results being provided to the Monroe County Fire Marshal's office. Hydrants shall be flowed and plotted on a graph certifying the flow meets ISO (Insurance Services Office) flow calculations @ 20psi. Hydrants shall be painted in accordance with NFPA 291, providing proper bonnet and cap colors for the hydrant flow @ 20psi. A blue reflector shall also be provided in the center of the traffic lane closest to the hydrant. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system before combustible material is brought on site. This inspection must be scheduled through the Building Department.

7. Fire Wells / Dry Hydrants

- a. Licensed "Water Well Contractors" are required to be licensed through the Florida Department of Environmental Protection and South Florida Water Management District.
 - i. Monroe County Fire Marshal's Office requirements are available at the link provided, <https://www.monroecounty-fl.gov/924/Fire-Marshall-Inspections-Prevention>
- b. Fire Well / Dry Hydrants are required to apply and receive permits from DEP and Monroe County Building Department. The Fire Marshal's Office will review for issuance of a permit.
 - i. Prior to commencement of work, the contractor shall contact the Fire Marshal's Office ensuring the proper location of each well being installed.
 - ii. Once the work is completed, the contractor shall test the well in compliance with the fire well requirements indicating,
 - 1. Initial and subsequent time for draft and flow (gpm)
 - 2. Flow, gpm
 - 3. Refill – replenishment
 - iii. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system. This inspection must be scheduled through the Building Department. A blue reflector shall also be provided in the center of the traffic lane closest to the fire well / dry hydrant.

See:

Exhibit C – Fire Well Installations

Exhibit D – Fire Well Contractor's Test Result

- 8. Plans shall instruct Contractor to call-in required inspections for the water line, including the Fire Marshal's Office for inspections related to the fire suppression system and fire hydrants.
- 9. Any structure greater than 3 floors, will have an easily accessible and identifiable fire department connection "FDC" leading to a dry standpipe in a stairwell at 1 floor level below the highest working floor.
 - a. Floor shall include occupiable space beginning at grade level.
- 10. Prior to final approval of construction, it is the responsibility of the property owner or their designee to ensure 99% radio/cellular communication capabilities for all fire and police personnel in accordance with NFPA 72 paragraph 24.5.2* Two-Way Radio Communications Enhancement Systems. If a failure occurs, a radio/cellular enhancement system will need to be installed.
 - a. Reference



NFPA 1221: *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*, 2019 Edition

11. Access shall be provided to fire crews for site and building construction familiarization (new buildings).
 - a. Site and building construction familiarization are required as a component of the “rough fire” inspection, prior to commencement of work and phases of construction including “final inspections”.

12. Separate Permits are required for:
 - a. Underground Fire Mains
 - i. State Licensed, Class V Contractor
 1. “Contractor V” means a contractor whose business is limited to the execution of contracts requiring the ability to fabricate, install, inspect, alter, repair and service the underground piping for a fire protection system using water as the extinguishing agent beginning at the point of service as defined in Florida Statutes 633.021 and ending no more than 1 foot above the finished floor.

 - b. Fire Sprinkler
 - i. Fire Protection Contractor I
 1. “Contractor I”; A contractor whose business includes the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service all types of fire protection systems, excluding preengineered systems.

 - ii. Fire Protection Contractor II
 1. “Contractor II”; A contractor whose business is limited to the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service water sprinkler systems, water spray systems, foam-water sprinkler systems, foam-water spray systems, standpipes, combination standpipes and sprinkler risers, all piping that is an integral part of the system beginning at the point of service as defined in this section, sprinkler tank heaters, air lines, thermal systems used in connection with sprinklers, and tanks and pumps connected thereto, excluding preengineered systems.

 - iii. Fire Protection System Contractor III
 1. “Contractor III”; A contractor whose business is limited to the execution of contracts requiring the ability to fabricate, install, inspect, alter, repair, and service carbon dioxide systems, foam extinguishing systems, dry chemical systems, and Halon and other chemical systems, excluding preengineered systems.

 - iv. iii. Fire Protection System Contractor IV
 1. “Contractor IV”; A contractor whose business is limited to the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service automatic fire sprinkler systems for detached one-family dwellings, detached two-family dwellings, and mobile homes, excluding preengineered systems and excluding single-family homes in cluster units, such as apartments, condominiums, and assisted living facilities or any building that is connected to other dwellings. A Contractor IV is limited to the scope of practice specified in NFPA 13D.

 - v. Fire Protection System Contractor V
 1. “Contractor V”; A contractor whose business is limited to the execution of contracts requiring the ability to fabricate, install, alter, repair, and service the underground



pipng for a fire protection system using water as the extinguishing agent beginning at the point of service as defined in this act and ending no more than 1 foot above the finished floor. A Contractor V may inspect underground piping for a water-based fire protection system under the direction of a Contractor I or Contractor II.

vi. Water-Based Fire Protection Inspector

1. Permittees must have a valid and subsisting permit upon their persons at all times while engaging in the inspection, testing, and maintenance of fire protection systems. The permit must be produced upon demand. A permittee may perform only those services authorized under the Fire Protection System Contractor I or II employing such permittee.
2. A permit shall be valid solely for use by the holder thereof in his or her employment by the licensee under whose license the permit was issued. A permittee changing his or her employer or place of employment shall obtain a new permit under the license of the holder at the new place of employment. The licensee shall notify the Regulatory Licensing Section, in writing, of the termination of a permittee within fifteen days of the termination. A permit and photo identification card of an individual leaving the employment of a Fire Protection System Contractor I or II becomes void and inoperative on the date of termination, pursuant to section 633.318, F.S.

c. Fire Alarm Systems

- i. Licensed contractors as defined by Electrical Contractors Licensing Board (ECLB)
 1. Unlimited Electrical Contractor (EC)
 2. Alarm Contractor I (EF)

d. Fire Suppression Equipment

- i. Fire Equipment Dealer
 1. Class A: To service, recharge, repair, install, or inspect all types of fire extinguishers and to conduct hydrostatic tests on all types of fire extinguishers.
 2. Class B: To service, recharge, repair, install, or inspect all types of fire extinguishers, including recharging carbon dioxide units and conducting hydrostatic tests on all types of fire extinguishers, except carbon dioxide units.
 3. Class C: To service, recharge, repair, install, or inspect all types of fire extinguishers, except recharging carbon dioxide units, and to conduct hydrostatic tests on all types of fire extinguishers, except carbon dioxide units.
 4. Class D: To service, repair, recharge, hydrotest, install, or inspect all types of preengineered fire extinguishing systems.

- ii. Engineered plans (if required), shall be included in the "SEPARATE" permit application documents.

13. Upon completion of all underground site work, the site should have 360-degree accessibility for emergency apparatus.

**Building Design Criteria for New Construction.**

1. Identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 8th edition effective December 31, 2023, consisting of:
 - a. NFPA 1: *Fire Code*, 2018 Edition
 - b. NFPA 101: *Life Safety Code*, 2018 Edition
 - c. Florida Statute 633
 - d. Florida Administrative Code / Florida State Fire Marshal Rules and Regulations, Chapter 69A.
2. For New Construction provide a Life Safety Plan to include the following:
 - a. Identify the Type of Construction.
 - b. Occupancy classification and Occupant load calculations for each Occupancy Type
 - c. Total square footage information.
 - d. Common paths of travel and distances in linear feet (LF) to exits.
 - e. Corridor widths.
 - f. Identify door widths.
 - g. Locations and type of Fire extinguisher(s) with attachment details, in compliance with NFPA 10, including but not necessarily limited to each residential cooking area.
 - h. Locations for Emergency lighting and illuminated exit signage. * (*May be on the lighting/reflective ceiling plan or the LSP, but if on both, plans must be identical.)
3. Provide address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additionally, address numbers shall contrast with their background, in accordance with NFPA 1: Fire Code, Chapter 10 Fire Protection Markings, Premises Identification 10.11.
4. Provide Wall Types (including its joint assemblies) any shafts and chases shown referenced to detailed drawings on plans, UL or equivalent design details.
5. Identify and include the minimum fire resistance of walls, partitions, and opening protectives. Clearly identify fire resistance separations of Structure members and/or Compartmentation of living spaces.
6. Provide fire stopping details and identify required fire resistance rating for each penetration type (To be inspected on "Rough Fire Inspection – 800"). *Note: If Rough inspection is not called in by Contractor, and this inspection is not performed by the Fire Marshal's Office, Contractor shall be responsible for removing any work covering fire stopping, etc. for the inspection to be completed.*
7. Provide fire stopping details and identify required fire resistance rating between occupancies.
8. Provide a complete Interior finish schedule including wall coverings, floor finishes, furnishings, and draperies. Identify and include the minimum interior finish classification(s).
9. Provide Exit access, exit, and exit discharge information that complies with Chapter 7 of NFPA 101.
 - a. Provide Exit illumination that complies with Chapter 7 of NFPA 101.
 - b. Provide Emergency lighting and exit signs that comply with Chapter 7 of NFPA 101.
 - c. Each required exit has to be equipped with exit sign/emergency light combo fixture.
 - d. Provide Exit corridors that comply with Chapters 7 and 8 of NFPA 101.
 - e. Provide Stairs with sufficient details including all dimensions such as width, headroom, rise, run, etc. to ensure compliance with Chapter 7 of NFPA 101.



- f. Provide Handrail and guard detail including all dimensions-extension, rejections, height, etc.
 - g. Provide Ramp Detail including all dimensions, show slope in ratio, etc.
 - h. Provide Doors, locks, latches, and alarm devices with sufficient details such as rating, hardware, width, assembly, etc. on schedule to ensure compliance with Chapter 7 of NFPA 101.
 - i. Provide a complete Window Schedule including all dimensions, identify egress windows, clear widths, sill height above finished floors, etc.
 - j. Occupant load and classification shall comply with Chapter 7 of NFPA 101.
 - k. Accessible means of egress shall comply with Chapter 7 of NFPA 101.
10. If Mechanical Plans, the proper location of Duct Detectors in the supply & return for systems greater than 2000 CFM or 60,000 BTUs and their respective test switches.
- a. If Mechanical Plans in a non-sprinklered/non-fire alarm building, the proper location of their respective test switches AND the location of each "Smoke" indicator.
11. If Electrical Plans, the panel schedule needs to indicate which breaker is for the Emergency Lighting and which breaker is for the Fire Alarm Control Panel "FACP" in an alarmed structure. The Fire Alarm breaker must be locked.
- NOTE:** Only Fire Alarm Contractor shall install the Fire Alarm Detection System.
- a. If Lighting Plans, the location of all illuminated exit signs and emergency lighting must be identical to the LSP.
12. Plans shall identify any hazardous materials to be stored, including type, storage and handling and quantities.
- a. Plans for storage facilities shall identify materials to be stored with related quantities and provide the hazard classification types.
 - b. Identify whether or not the building will contain a fire sprinkler or fire alarm system.
13. Any Fire System related work shall require a "SEPARATE" permit from the specific trade performing the work.

Fire Department Access.

- 1. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
 - a. Note on plans that "Emergency Access for Fire Apparatus, Emergency Medical Vehicles and Water Supplies shall be maintained unobstructed at all times."
 - b. Ingress/Egress shall provide inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
 - c. The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).
 - d. There shall be no parking on both sides of the street.
 - e. An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 feet. The turnaround shall have a minimum centerline radius of 50 ft. The grade, surface and location of the fire lane shall be approved by the Fire Marshal's Office.
 - f. A "Tee", "Y", or "Hammerhead" turnaround may be accepted, upon review by the Fire Marshal's Office. See Exhibit A for example.



- g. Secondary paved access or an emergency vehicle access to this site may be required or necessary, Per NFPA 1 Chapter 18, upon review by the Fire Marshal's Office.
 - h. Provide Automatic access at points of ingress and egress to be activated by "Electronic Siren Welp and Wail Modes" (for gated businesses/developments/communities).
2. Provide for "Model 3261, 3263, Knox Box," with notation to coordinate installation with Monroe County Fire Marshal's Office. A KnoxBox may be surfaced or recessed mounted. A Knox Box for new buildings shall be mounted and have the following placed inside of the box:
 - a. Keys to the following:
 - 1) Main entrance.
 - 2) All mechanical and electrical rooms.
 - 3) Emergency elevator operations (2 keys).
 - 4) Fire alarm panel.
 - 5) Pull stations.
 - b. Business card of 24/7 emergency point of contact.
3. Plans for gated developments, subdivisions, etc., require compliance with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
 - a. Fire Lanes: Required fire lanes shall be provided. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 41 tons.
 - b. Fire lanes shall be marked with freestanding signs with the wording, "**NO PARKING FIRE LANE**" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.
 - c. Access to building: A fire department access road shall extend to **within 50 feet** (15 meters) of a single exterior door providing access to the interior of the building.
 - 1) Additional requirements: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility.
 - 2) Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

Docks, Marinas, and Boat Slips.

1. Plan submittals shall confirm with all applicable standards for construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats as identified in the codes referenced below.
 - a. Reference
 - i. NFPA 303: *Fire Protection Standard for Marinas and Boatyards*, 2021 Edition
 - ii. NFPA 307: *Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves*, 2021 Edition
 - iii. NFPA 312: *Standard for Fire Protection of Vessels During Construction, Conversion, Repair, and Lay-Up*, 2021 Edition
 - b. Plans shall also identify any hazardous materials to be stored, including type, storage and handling and associated quantities.



Water Supply for Fire Suppression.

The following water supply design requirements, references and notations shall be provided on the Plans:

1. Provide the “Determination of Needed Fire Flow” Calculations/Report which will identify the water supply required for fire suppression for each building, including the fire sprinkler system, with the building Plans Permit submittal. These Calculations/Report may be provided directly on the plans or submitted separately with a reference on Plans to this Report. Separate reports, etc. must be submitted through the Building Department. Guidance to prepare these “Calculations/Report” may be found in NFPA 1, Chapter 18 and/or at the following website:
<https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
2. Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flow calculations.
3. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
 - a. Plans shall provide for the installation of Fire hydrant(s) and/or Fire well(s) such that the coverage for each building can be provided by fire suppression apparatus.
 - b. Provide locations for the point of service from the FKAA water main, and locations of the Backflow preventer, Post indicator valve and fire hydrant(s) and/or fire well(s) on the Site Plan.
 - c. Provide hydraulic nodal information on plans.
 - d. Where no reliable water service is within ¼ mile of the site then Chapter 29, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, will apply.
 - i. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.
4. Fire main that is separate from water service, in accordance with NFPA 25 and NFPA 13. This includes permitting and coordination with the FKAA and other utilities as applicable.
5. **Underground Fireline:** See General and Specialty Inspection Requirements.
6. Provide copy of FKAA permit(s) prior to 800 Rough Inspections to the Fire Marshal through the Building Department.
 - a. Fire Well Installations may only be performed by licensed Water Well Construction contractors in accordance with Chapter 62-531, F.A.C.
 - b. In accordance with Chapter 62-532 Fire Well installations shall obtain a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C. prior to construction and provide this permit with the Monroe County Building permit application for the Fire Well for review by the Fire Marshal’s Office.
 - c. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.

Fire Sprinkler System.

The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate “Fire Sprinkler System Plans” submittal by state licensed fire sprinkler contractor, pursuant to Chapters 489 and 633, F.S.



- a. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
- b. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
- c. Provide details for sprinkler heads, hangars, control valve, main drain, auxiliary drain, fire department connection, water flow alarm and system air vent.
- d. Clearly identify the location, pipe dimensions and diameter for the fire main point of service from the FKA water supply.
- e. inspections include aboveground visual of piping and connections, hangers, heads, and other components under an 800 Rough Fire Inspection, called in through the Building Department. Hydrostatic pressure test, as per NFPA 13, and flow and tamper switch operation required under 891 Final Fire with Acceptance Inspection, called in through the Building Department.
 - i. Copies of the Contractor's Material and Test Certificates for both the underground and aboveground piping shall be provided to Deputy Fire Marshal/Fire Marshal's Office upon completion of the hydrostatic tests by submission through the Building Department, which is required for the 892 Final Fire Inspection, called in through the Building Department.
- f. Fire Sprinkler contractor shall also provide the following upon the 892 Final Inspection by submission through the Building Department:
 - i. Fire Pump testing certificate (new buildings).
 - ii. Hydraulic plates.
 - iii. Spare Heads and associated wrenches.
 - iv. Escutcheons/cover plates.
 - v. Copy of plans – 4" PVC by FACP.
 - vi. Copy of Maintenance Contract.
 - vii. All signage per Code requirements.

Fire Alarm System.

The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Alarm System Plan" submittal by licensed fire alarm contractor.
2. If submitted in full plan set, provide "Fire Alarm System Plans" on separate designated sheets, in compliance with NFPA 72: *National Fire Alarm and Signaling Code*, 2019 Edition.
 - a. If this plan is not submitted with the original permit set, provide notation that a separate follow up permit application will be submitted.
3. Systems must meet the applicable criteria per NFPA 72, and the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office.
 - a. Provide all manufacturer's product (cut) sheets.
 - b. Requires remote annunciator(s) for each building.
 - c. Clearly identify and locate FACU (FACP) on plans with smoke detector above it.
 - d. The Fire Marshal's Office requires an inspection for a "Fire Alarm System" which includes testing of all components of the system, per NFPA 72.
4. Commercial Cooking Fixed Suppression System Plans must be submitted by a Florida licensed contractor for review, permitting, and all associated inspections per NFPA 1, NFPA 17, 17A, and 96.
 - a. Hood duct inspections require a "liquid" or "light test" of all seams and welds on sections of ductwork being installed. Once ductwork has been installed, a liquid or light test inspection will be required on welds and seams necessary to install ductwork.
 - b. Final inspections for alarm systems shall include a function test to verify the proper operation of all system components, including fuel shut off, etc.
 - i. A "Balloon Test" is required for new installations, repairs, alterations, etc.



5. Fire Alarm contractor shall also provide the following upon final inspection:
 - a. Location of electrical panel and breaker associated with the panel.
 - b. Contact number inside of the panel door.
 - c. Account number inside of the panel door.
 - d. All strobes within visual of another shall be in synchronization.
 - e. Record of Completion.
 - f. Monitoring Contract.
 - g. Maintenance Contract.
 - h. Copy of plans – 4” PVC by FACP.

Commercial Cooking Fire Suppression System.

1. Provide separate “Fire Suppression System Plans” submittal by state licensed fire suppression system contractor, pursuant to Chapters 489 and 633, F.S.
 - a. Design criteria shall meet the requirements of NFPA 10, 13, 17A and 96, as well as, meeting any applicable requirements identified by the Fire Marshal’s Office.
 - b. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
2. Fire Alarm contractor shall also provide the following upon final inspection:

UL-300:

 - a. Notification Device.
 - b. Gas company representative.
 - c. Electrical Inspector.
 - d. Representative of the business (owner/manager).
 - e. Chain.
 - f. Shunt Trip test.
 - g. Chocks.
 - h. Pre-Engineered Restaurant Fire Suppression Systems Report.
 - i. Signage.
3. FM-200:
 - j. Notification Device.
 - k. Fan test – Enclosure Integrity Report.
 - l. Signage.

Above Ground and Underground Fuel Tanks.

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
2. All tanks and installation(s) shall meet the requirements per NFPA 30, NFPA 30A, or NFPA 30B, as deemed applicable by the Fire Marshal’s Office.
3. All underground tanks require inspections of slab, anchors, piping, and any associated components.
4. All aboveground tanks require inspections of supports, mounting, strapping, other protective requirements, and any associated components.

**Propane Tanks.**

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
2. All tanks and installation(s) shall meet the requirements per NFPA 10, 54, 55, and 58, and any other standard or Code as deemed applicable by the Fire Marshal's Office.

Two Way Radio Communications System / Bi-Directional Amplifier (BDA).

1. Approved Plans to include written sequence of operation, as-built drawings, and operation and maintenance manuals on site. NFPA 1221: Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems, 2019 Edition. (NFPA 72-14.6.1.1)
2. Disciplines required for site testing include, but may not be limited to, the following:
 - a. BDA/DAS Installer,
 - b. Fire Alarm Company,
 - c. Monroe County Sheriff's Office Radio Communications Officer,
 - d. Electrical Subcontractor,
 - e. Building Department inspector(s)/Electrical Inspector(s), f) Fire Marshal's Office inspector.
3. Plans/Permit shall identify the organization responsible for the electrical system (NFPA 70-110.21).
4. Plans shall identify the masts and metal structures supporting the antennae are grounded and lightning protection is provided, as required by the National Electric Code (NFPA 70-810.21). This shall be demonstrated during an 891 inspection.
5. Plans shall identify that the lightning system shall be grounded in accordance with NFPA 70, Chapter 8.
 - a. Lightning protection shall comply with NFPA 780 and NFPA 96A. Where required by NFPA 780, system components shall be listed and labeled. Contractor shall provide documentation from one of the following:
 - i. UL Master Label inspection,
 - ii. Lightning Protection Institute
 - b. Openings and penetrations shall be properly sealed (NFPA 70-820.26). This requirement will be reviewed during an 800 inspection.
 - c. Plans shall identify a pathway of survivability in accordance with pathway survivability levels identified in NFPA 72-12.4 / 24.3.6.8. Where fire survivability is required, a listed electrical circuit protective system or a fire-rated cable that is listed to maintain circuit integrity shall be used.
 - d. The system components shall be approved and compatible with the public safety radio system, included are the repeaters, transmitters, receivers, signal boosters, cabling, and the finer distributed antenna system (NFPA 72-24.5.2.5.1).
 - e. All repeaters, transmitters, receivers, signal booster components and battery system components are contained and installed in a UL approved NEMA 4 or 4 X Type enclosures (NFPA 72-24.5.2.5.2).
6. The Fire Alarm System supervisory and trouble signals were activated and annunciated by the Fire Alarm panel for the following (NFPA 72-24.5.2.6.1 (2) and (3)):
 - a. Antenna Malfunction (FA system supervisory and Signal booster trouble indicated),
 - b. Signal Booster Failure (FA system supervisory and Signal booster trouble indicated),
 - c. Low-Battery capacity, alarming at 70% of capacity (Factory tested for this percentage -label on inside of battery back enclosure),
 - d. Active system component failure,



- e. Loss of normal AC Power (FA system supervisory and Signal booster trouble indicated),
 - f. Failure of Battery Charger (FA system supervisory and Signal booster trouble indicated),
 - g. Monitoring for integrity of the system shall comply with NFPA 72-10.6.9 / 12.6),
 - h. Above items shall be reviewed during inspection.
7. The integrity of the circuit monitoring signal boosters and power supplies shall comply with section 10.6.9 and 12.6 and shall be reviewed during inspection.
- a. All monitoring of system components must provide notification of system integrity automatically within 200 seconds (3 min, 20 seconds) (NFPA 72-24.5.2.6.1(1), NFPA 72-12.6.1).
 - b. Above items shall be reviewed during inspection.
8. Plans shall identify a dedicated monitoring panel providing visual and labeled notification(s) that is located in the Emergency Command Center and provided indications of the following occurrences for each signal booster (NFPA 72-24.5.2.6.2):
- a. BDA disconnect notification shall be immediate to 3 minutes and 20 seconds. These criteria will be reviewed during inspection:
 - b. Loss of AC Power,
 - c. BDA-Failure of Battery Charger,
 - d. BDA-Signal Booster Trouble,
 - e. BDA-Low Battery Capacity,
 - f. BDA-AC Power Fail
 - g. Remove BDA-Antenna Fail
9. Inspection shall confirm that Radio Coverage was provided throughout the building as a percentage of floor area as follows:
- a. Verify signal heat map for internal antennae locations,
 - b. Contact public safety dispatch for a testing radio channel and test areas throughout the building, including one (1) inspection in the BDA equipment room, one (1) inspection outside and one (1) inspection walking the building with the map performing radio tests to other inspectors.
 - c. Inspectors will verify signal strength from the signal strength chart from the installer).
 - d. Critical areas 99% floor area radio coverage (NFPA 72-24.5.2.2.1 / NFPA 1221). Critical areas include emergency command centers, fire pump rooms, exit stairs and passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations and other areas deemed critical by the Fire Marshal's Office.
 - e. General building use areas 90% floor area radio coverage (NFPA 72-24.5.2.2.2).
 - f. Areas that do not pass the coverage percentage testing will be identified on the inspection report.
 - g. Inspection report shall document radio coverage and be submitted to the building department as part of the 892 inspections for approval by the Fire Marshal's Office.
10. Plans shall identify two (2) independent and reliable power supplies shall be provided and function, one (1) primary and one (1) secondary (NFPA 72-10.6.3.2 / 24.5.2.5.5) as listed. These requirements will be reviewed during the 891 inspections,
- a. Primary, use one of the following:
 - i. Commercial light and power,
 - ii. Engine driven or equivalent and where person trained to operate is on duty at all times,
 - iii. Engine driven generator or equivalent arranged for cogeneration with commercial light and power.
 - b. Secondary, use one of the following:



- i. A storage of batteries dedicated to the system with at least 12 hours of 100% system operation capacity and arranged per NFPA 72-10.6.10.
 - ii. Automatic starting engine driven generator serving the dedicated branch circuit or the system with at least 12 hours of 100% system operation capacity and storage batteries dedicated to the system with at least two (2) hours of 100% system operation capacity and arranged in accordance with section 10.6.11.3 (NFPA 72-24.5.2.5.5.2).
11. Plans shall
- a. Identify the minimum signal strength inbound -95dBm provided throughout the coverage area (NFPA 72-24.5.2.3.1). These requirements will be reviewed during the 891 inspections.
 - b. Identify the minimum signal strength outbound -95dBm provided at the donor site from the coverage area (NFPA 72-24.5.2.3.2). These requirements will be reviewed during the 891 inspections.
 - c. Identify the Donor Antenna, including isolation to be maintained between donor antennae and all inside antennas and shall be a minimum of 15dB above the signal booster gain under all operating conditions (NFPA 72-24.5.2.3.3). These requirements will be reviewed during the 891 inspections.
 - d. Identify that the signal boosters shall be FCC certified and verified by approved documentation provided during the 891 inspection (NFPA 72-24.5.2.5.4) These requirements will be reviewed during the 891 and 892 inspections.
 - e. Identify that the signal boosters are compatible with both analog and digital communications simultaneously at the time of installation (NFPA 72-24.5.2.5.4). These requirements will be reviewed during the 891 inspections.
 - f. Plans shall provide signage where the signal booster equipment is located and is accessible to Monroe County Fire Rescue (Section 10.18.3.2) with the following:
 - i. Fire Rescue / Building department signal booster permit number and Service Provider Name and Contact phone number.
12. Plans shall identify that in BDA/DAS Equipment Room, a labeled binder is provided for all BDA/DAS Equipment (NFPA 72-14.6.1.1). Note the BDA/DAS records shall be separate from fire alarm records. This binder shall include the following:
- a. Manufacturer's specifications,
 - b. As-built drawings,
 - c. Post signal heat map,
 - d. Maintenance Repair log,
 - e. Post repair signal strength measurements,
 - f. Maintenance Contract
- These requirements will be reviewed during the 891 and 892 inspections.
13. Provide NFPA 72 Completion documentation for the installation from fire alarm contractor and/or master electrical contractor, in accordance with Section 489, Florida Statutes. This requirement will be reviewed during the 892 inspections.
14. Provide documentation that a maintenance and service agreement has been entered into between the property owner and service provider for the fire alarm transmitter. All components and signal strength level testing shall be required annually (NFPA 72-14.4.10.1 and 14.4.10.6, NFPA 72-14.6.1.1). These requirements will be reviewed during the 891 and 892 inspections.



15. The BDA/DAS systems are required to be inspected and tested annually or whenever structural changes occur including additions or remodels that could materially change the original field of performance tests. Contact the Office of the Fire Marshal (305) 289-6020 to schedule.
16. The Fire Marshal's Office should be notified in advance and shall direct the annual test procedures and requirements.
Note: Typically, annual tests require several systems to be verified. RF emitting devices and system components should be tested to ensure that the gain is the same as it was at initial installation and acceptance. Backup batteries and power supplies should be tested under load for one (1) hour to verify that these will operate appropriately during a power outage.
17. The occurrence of any fault in an emergency responder radio coverage system where the system function is decreased shall result in the transmission of a supervisory signal to a supervisory service. Systems that are out-of-service for more than four (4) hours shall be required to provide notification to the Fire Marshal's Office (305) 289-6020 / (305) 289-6005.
18. All relevant documentation for the BDA/DAS system, including the acceptance and annual maintenance test reports, must be kept on the building premises, and be made available to the Fire Marshal's Office during the annual Fire and Life Safety inspection for the building or upon request.

General Inspection Requirements.

1. Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Site Plan" work associated with water lines for fire suppression.
2. Additionally, Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Docks, Marinas and Slips" where work is related to requirements of NFPA 303.
3. All fire related inspections are required to be scheduled at least 1 day prior to the inspection and must be called in through the Building Department's Inspection Line (IVR System).
4. All inspection time requests are for either morning or afternoon, no specific times will be given.
5. Inspections are conducted Monday through Friday 8:00 AM to 4:00 PM.
6. "Courtesy or miscellaneous inspections" cannot be performed by the Fire Marshal's Office.
 - a. If a Deputy Fire Marshal is on site and observes work that has not been called in for an inspection, an inspection result will not be filed. Inspections shall be requested through the Building Department inspection line for results to be posted to the building permit.
 - b. All ROUGH Inspections are to be called in by the sub-contractor, as applicable.
 - c. All FINAL Inspections are to be scheduled by permit number.
 - d. All FINAL Inspections are to be called in by the General Contractor.
 - e. A representative of each trade shall be on site at the time of their respective inspection.
 - f. A properly permitted Water-Based Inspector shall be on site for all fire sprinkler inspections.
7. The Permit card and a copy of all approved/stamped plans shall be on site for each of the inspections being conducted.
8. Additional inspection requirement details will be provided on the Fire Marshal's Office inspection checklist.



Specialty Inspections Requirements.

1. Fire Main Inspection:
 - a. Installation requires Contractor V license, Ch. 633.102, F.S.
 - b. Includes 800 – Rough Fire inspections for review of bedding, pipe joints, thrust blocks and a flush and flow test shall be included as part of this inspection.
 - c. An 891 – Final Fire w/ Acceptance test will include a hydrostatic test.
 - d. Prior to scheduling an 892 – Final Fire w/o Acceptance test, Contractor shall submit through the Building Department permit all documentation related to the fire suppression system including but not limited to material and testing certifications, in accordance with NFPA 24, 25 and 72.

2. Fire Hydrant Inspection:
 - a. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - b. An 891 Final Fire w/Acceptance Inspection, hydrostatic test and submit a water flow summary to the Fire Marshal through the Building Department (permit) and keep copy on job site.
 - c. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.

3. Fire Well Inspection:
 - a. Contractor must obtain and maintain on site a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C.
 - b. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - c. An 891 Final Fire w/Acceptance Inspection, flow test with gauge to verify appropriate GPM in accordance with design and submit certification to the Fire Marshal through the Building Department permit (file) and keep copy on job site.
 - d. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
 - e. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.

4. Fire Sprinkler Scheduling Requirements:
 - a. Coordinate with Fire Alarm/Fire Suppression System inspections.
 - b. All rough inspections are to be scheduled by the sub-contractor performing the work.
 - c. Rough inspections to include:
 1. All underground.
 2. All flushing prior to connection to the fire sprinkler riser.
 3. Fire pump acceptance testing.
 4. Existing construction - 1 hard-lid inspection per job.
 5. New construction, commercial – 1 hard-lid inspection per floor.
 6. New construction to including hotels, apartments, residential board and care – 1 hard-lid inspection per wing, each floor.
 7. New construction, residential – 1 hard-lid inspection.
 - d. Final Inspection called in by the General Contractor.



2. Fire Alarm Scheduling Requirements:
 - a. Coordinate with Fire Sprinkler/Fire Suppression System inspections.
 - b. The sub-contractor performing the work is not to call for inspection.
 - c. Final Inspection called in by the General Contractor to ensure coordination of systems.

3. Fire Suppression Scheduling Requirements:
 - a. Coordinate with Fire Alarm/Fire Sprinkler system inspections.
 - 1) UL-300, Kitchen Suppression Systems:
 - a) The sub-contractor performing the work is not to call for inspection.
 - 2) FM-200, Clean Agent Systems:
 - a) The requirements listed in section 1 above.
 - b) Fan-Pressure Test to be called in by the sub-contractor performing the work.
 - b. Final Inspection must be called in by the General Contractor.

4. Petroleum Fuel Tank Scheduling Requirements:
 - a. The sub-contractor shall call in Underground visualization of mounting.
 - b. The sub-contractor shall call in the pressure test of gas lines.
 - c. Final Inspection called in by the General Contractor.

Note that new development(s) may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator, in accordance with Chapter 15, NFPA 1 at the discretion of the Fire Marshal.

NOTE: Each of the "Exhibits" are available from the Monroe County Fire Rescue | Fire Marshal's, Inspections, Prevention page where links are provided; <https://www.monroecounty-fl.gov/924/Fire-Marshall-Inspections-Prevention>.

Please use this document as a resource. The Fire Marshal's Office contact information.

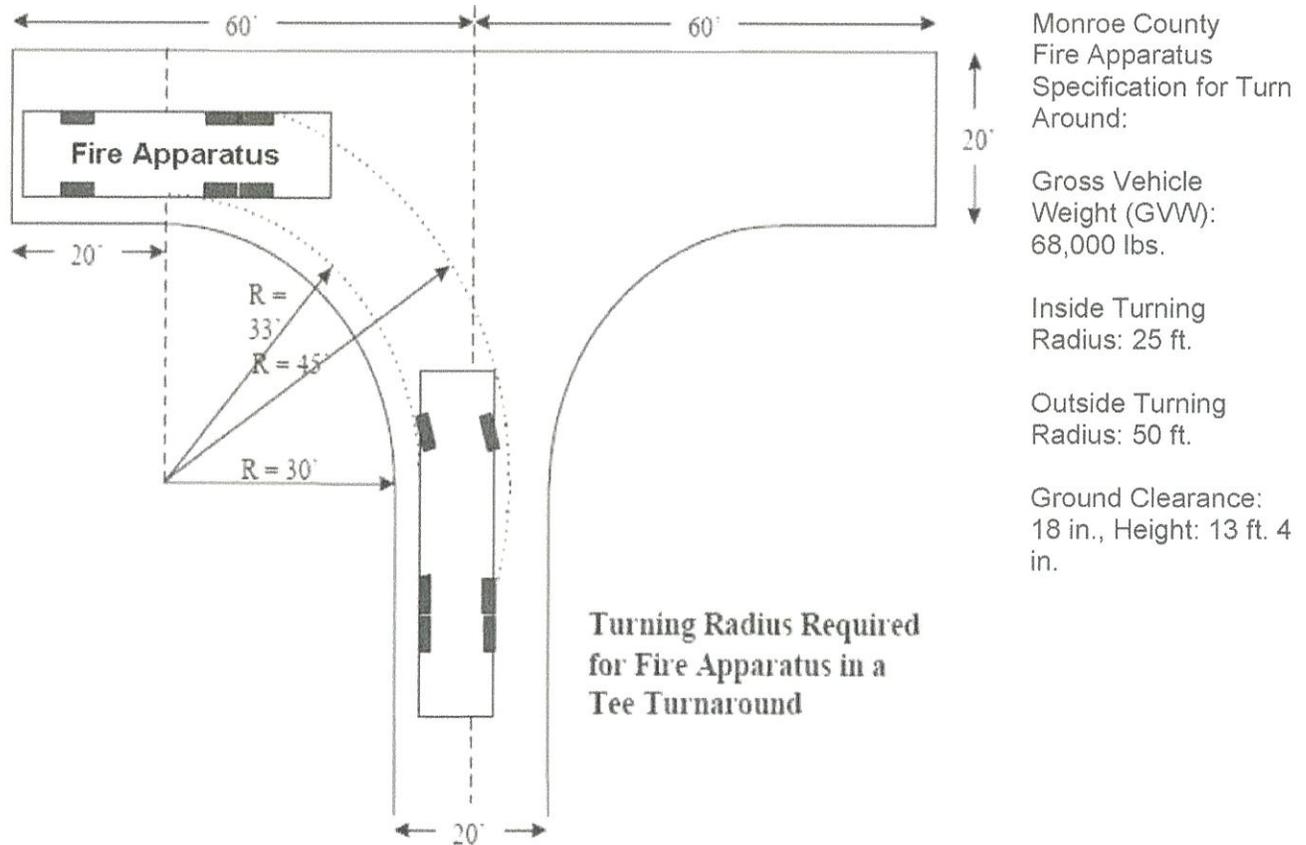
Monroe County Fire Rescue | Fire Marshal's Office
7280 Overseas Highway
Marathon, FL 33050
FMO@monroecounty-fl.gov
(305) 289-6020 / (305) 289-6005

A handwritten signature in black ink, appearing to read "Craig Marston".

Craig Marston, MA, FCA, CFEI
Division Chief, Fire Marshal
Monroe County Fire Rescue



Exhibit A
Tee Turn Around Example



Applicable code references from Florida Fire Prevention Code and NFPA 1 Chapter 18

- 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- 18.2.3.4.2 **Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
- 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ
- 18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.
- 18.2.3.4.4 **Dead Ends.** Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



Exhibit B
Fire Lane Markings - Example



1. Signs shall be high intensity retroreflective, twelve (12) inches wide by eighteen (18) inches in height, white with three inch high red letters not less than one half inch wide to read "NO PARKING FIRE LANE".
2. Signs shall be double faced, face the direction of traffic flow, and spaced not greater than sixty (60) feet apart. No part of the Fire Lane shall be further than 30 feet from a sign.
3. Signs shall be mounted on metal posts, not less than two (2) inches in size.
4. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way shall be 5 feet and the maximum to the bottom of the sign shall be 7 feet.
5. Where a curb is provided, four inches (4") of curb top and face shall be painted Traffic Yellow (FDOT Traffic Rated Pavement Paint). Stripes shall be four inches (4") wide extending outward to a width of four (4') feet from curb with three (3') feet between each stripe. Striping shall be two (2) coats of Yellow, FDOT Traffic Rated Pavement Paint.
6. Letters shall be not less than four (4") inches in height and not less than two (2") inches in width within the striping (between the posted signs) to read "NO PARKING FIRE LANE." Lettering shall be Traffic Yellow, FDOT Traffic Rated Pavement Paint.
7. Signs and Painted Markings shall be maintained by the Property Owner.





**Exhibit C – Fire Well Installation
Monroe County Fire Rescue
Fire Marshal’s Office**

Drafting Hydrant – Fire Well – Specifications

Drafting Hydrant(s) – Fire Wells are an alternate method of providing water supply by Monroe County Fire Rescue (MFCR) fire apparatus, which may include engine pumpers, tank trucks, or other department equipment, adding in the extinguishment of fires in areas where the domestic water supply is insufficient or non-existent.

Drafting Hydrant(s) – Fire Wells must be installed in accordance with NFPA 1142: *Standard on Water Supplies for Suburban and Rural Firefighting* and NFPA 1: Fire Code, Chapter 18 Fire Department Access and Water Supply. An application for approval shall include the following requirements and specifications:

1. The contractor shall be properly licensed as a Water Well Contractor as required; Florida Statute 373.323 Licensure of water well contractors; application, qualifications, and examinations; equipment identification.
2. Must obtain a permit from Monroe County Building Department as reviewed and approved by the Fire Marshal’s Office.
3. A permit application shall include plans or drawings of the drafting hydrant – fire well which will include,
 - a. Site plan.
 - b. Drafting hydrant – fire well detail, minimum depth, specification of casing materials, grout material, bedding, etc.
4. Designed to provide a minimum of 1,000 gpm flow.
5. Designed that lift is no more than 10-feet. Lift is the distance between the surface level of the water supply with 24-inches minimum or 36-inches maximum above grade level.
6. Location shall be no more than 1,000 linear feet from a public road and no closer than 150-feet from a structure and shall be accessible from a road or drive.
7. Pipe schedule shall be either American Society for Testing and Material (ASTM) Class 52 Ductile iron or Schedule 80 CPVC with a minimum diameter of 6-inches. Piping shall not be reduced in size until the final transition to the threaded draft connection.
8. All connections shall be properly cleaned with the appropriate sealing material used as specified by the manufacturer, ensuring all joints are airtight.
9. A single draft connection consisting of a threaded male 4 ½ inches in diameter, with National Standard Thread (NST) and provided with a 4 ½-inched National Standard Hose Thread “Steamer Nozzle and Cap”. The cap shall have a ¼-inch welded, galvanized steel chain and 1 ½-inch, 5-sided nut.



10. The draft connection shall be located a minimum of 24-inches or a maximum of 36-inches from grade level to the top of the threaded connection.
11. Hydrant shall be protected by concrete-filled Schedule 40 galvanized steel bollards. Bollards shall be no less than 4-inches in diameter, protecting all exposed piping from potential vehicular damage. Bollards shall be a minimum of 5-feet in length with the bottom 2 1/2 -feet embedded in concrete 30-inches deep and 12-inches in diameter.
12. The draft connect shall terminate not more than 8-feet from the edge of the pavement or stabilized right-of-way. A stabilized right-of-way shall be capable of supporting MCFR fire apparatus with a Gross Vehicle Weight (GVW) of 68,000 pounds.
13. For drafting hydrants – fire wells on private property, the property owner / representative must submit a notarized copy of the “*Monroe Access to Water Supply*” form at the time of permit application.

Fire Well Acceptance Test Requirements

The following are requirements for the determining the acceptance of the fire wells.

1. Permit and plans are on site and available for review by Deputy Fire Marshal(s).
2. All sediment shall be flushed and expelled from the well with air pressure, or an alternate method approved by Monroe County Fire Marshal.
3. Checks for water clarity and sediment from the discharge outlet shall be conducted throughout the duration of the test. Samples shall be “clear” with no visible sediment.
4. The flow test needs to demonstrate the capability of the suction water supply to provide a minimum of 750 gpm at the outlet for 20 minutes.
 - a. Acceptable measurement techniques are,
 - i. Flow through a known size orifice with a pitot gauge reading.
 - ii. Pump to a tank of a known volume (i.e., water tender). Measure the time and back calculate the amount of volume filled in one minute.
 - iii. Pump through calibrated flow meter.
 - b. The fire well will be at “rest” for 20 minutes, to ensure adequate restoration “refill” of water level with no sediment.
5. The flow test will resume, demonstrating the capability of the suction water supply to provide a minimum of 750 gpm at the outlet for 20 minutes.
 - a. Acceptable measurement techniques are,
 - i. Flow through a known size orifice with a pitot gauge reading.
 - ii. Pump to a tank of a known volume (i.e., water tender / buffalo).
 - iii. Pump through calibrated flow meter.



- 6. The GPS coordinates with latitude and longitude will be recorded on the test documentation.
- 7. All documentation will be submitted to the Monroe County Building Department for inclusion with the permit file. This will fulfill requirements of 892 – Final Fire w/o Acceptance Test.
- 8. Test documentation will be submitted to the Monroe County Fire Marshal’s Office for inclusion with the property’s Life and Safety Fire Protection inspection file.

I _____ owner and / or representative of the property for the
 (Name)
 water supply point located, _____
 (Address)

hereby authorize Monroe County Fire Rescue to access aforementioned property for the purpose of access to the water supply point and for the use during any and all emergencies, as deemed by the Monroe County Fire Rescue.

 Signature

STATE OF FLORIDA
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 20_____, by

_____, who after being duly sworn and deposed, upon oath, executed the foregoing agreement and acknowledge the contents thereof to be true and to be used for the purposes therein mentioned.

Individual(s) identified by:

_____ Personal Knowledge _____ Satisfactory Evidence: Type _____

Notary Public Signature

MY COMMISSION
 EXPIRES: _____



Exhibit D – Fire Well Contractor’s Test Report

FIRE MARSHAL’S OFFICE
DRAFTING WELL – FIRE WELL
ACCEPTANCE FLOW TEST REPORT

DATE OF FLOW TEST: _____ TIME TEST INITIATED: _____

TIME TEST COMPLETED: _____

PROJECT ADDRESS: _____

PERMIT NO: _____

CONTRACTOR: _____ LICENSE No: _____

PIPE MATERIAL & SIZE: _____

TEST METHOD

TEST PUMP SPECIFICATIONS: Pressure (psi): _____ GPM: _____

PRESSURE DETERMINED BY:

- Pressure Certification Pitot Gauge Hazen-Williams Other

FLOW DETERMINED BY:

- Pressure Gauge Pitot Gauge Hazen-Williams Other

DURATION OF TEST: Requirements

- 1st flow minimum 25 minutes.
Well to “Rest” minimum 25 minutes.
2nd flow minimum 25 minutes.
Flow to be recorded at 10-minute intervals.
Water to flow within 30 – 40 seconds.

1st COMMENCEMENT: _____ GAIN FLOW: _____ REST: _____

2nd COMMENCEMENT: _____ GAIN FLOW: _____ REST: _____



COMMENTS:

INSPECTOR: _____
Printed Name Signature Date

WITNESS: _____
Printed Name Signature Date

CONTRACTOR'S Representative:

Printed Name Signature Date

NOTE:

- 1) All documentation is to be recorded with the Monroe County Building Department included with the permit's file.
- 2) Initial test and maintenance documentation is required to be maintained by the property owner, available for examination by Monroe County Fire Marshal's Office – Firesafety Inspectors.

KBP CONSULTING, INC.

February 24, 2025

Mr. Serge Mashtakov, P.E.
President
Artibus Design
3710 N. Roosevelt Boulevard
Key West, FL 33040

**Re: Keys Animal Care Center – Big Coppitt Key, Florida
Traffic Statement**

Dear Serge:

Based upon our discussions we understand that the Keys Animal Care Center, an animal hospital / veterinary clinic, is planning to construct a 998 square foot addition to their existing building in the northeast corner of the intersection at Overseas Highway / US 1 and Cactus Drive on Big Coppitt Key, Monroe County, Florida. More specifically, the site is located at 501 Overseas Highway (near mile marker 10.25) and the Parcel ID is 00154060-000100.

The existing single-story building has a floor area of 1,868 square feet. The proposed 998 square foot addition will include a surgery area, office space, a break room and an indoor kennel area. The total floor area with the expansion will be 2,866 square feet. Vehicular access to the site is currently provided via one (1) driveway on Overseas Highway / US 1 and one (1) driveway on Cactus Drive. The proposed site plan includes an additional driveway on Cactus Drive. A project location map is presented in Attachment A to this memorandum. The proposed site plan as well as the existing and proposed floor plans are presented in Attachment B. The purpose of this traffic statement is to document the traffic impacts associated with the proposed increase in development on this site.

Trip Generation Analysis

Consistent with the foregoing description of the owner / tenant that currently occupies this site (and will continue to occupy this site), a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #640 – Animal Hospital / Veterinary Clinic. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C to this memorandum.

ANIMAL HOSPITAL / VETERINARY CLINIC – ITE LAND USE #640

- Weekday¹: $T = 21.50 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 3.64 (X)$ (67% in / 33% out)
- PM Peak Hour: $T = 3.53 (X)$ (40% in / 60% out)

¹ This land use lacks weekend trip generation data. As such, only the weekday rate has been applied to the daily trip generation analysis.

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the existing and proposed animal hospital development located at 501 Overseas Highway on Big Coppitt Key, Florida.

Table 1 Keys Animal Care Center Trip Generation Summary Big Coppitt Key, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Animal Hospital / Veterinary Clinic	1,868 SF	40	5	2	7	3	4	7
<i>Proposed</i> Animal Hospital / Veterinary Clinic	2,866 SF	62	7	3	10	4	6	10
Difference (Proposed - Existing)	998 SF	22	2	1	3	1	2	3

Compiled by: KBP Consulting, Inc. (February 2025).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed development is projected to generate 62 daily vehicle trips, 10 AM peak hour vehicle trips (7 inbound and 3 outbound) and 10 PM peak hour vehicle trips (4 inbound and 6 outbound). When considering the existing development on the site, this represents an increase of 22 daily vehicle trips, an increase of three (3) AM peak hour vehicle trips, and an increase of three (3) PM peak hour vehicle trips.

As mentioned previously, the subject site is located near mile marker 10.25 on Overseas Highway / US 1. Segment 3 ("Big Coppitt") of Overseas Highway / US 1 encompasses mile markers 9.0 to 10.5 and is currently operating at Level of Service (LOS) "B". (Please see the 2021 Level of Service and Reserve Capacity Table and the latest tracking table dated January 10, 2025, presented in Attachment D). Given the low number of additional daily vehicle trips for this project and the adequate capacity of this roadway segment, a traffic statement for this project is sufficient. (As requested by Monroe County, a roadway segment analysis has been conducted and is presented in Attachment E.)

Conclusions

The analysis for the proposed addition to the Keys Animal Care Center site located at 501 Overseas Highway on Big Coppitt Key indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

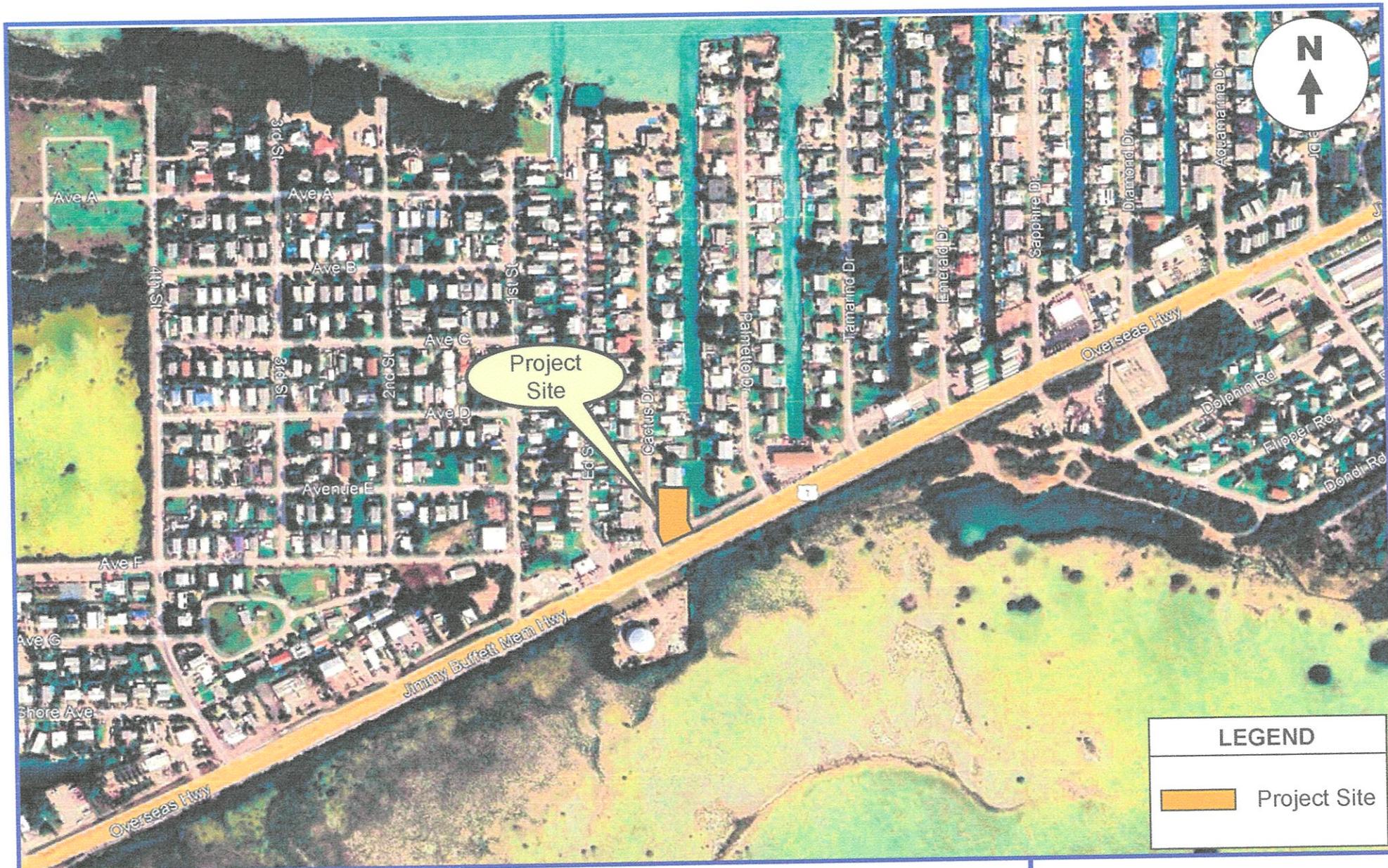


Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Keys Animal Care Center – Big Coppitt Key

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Keys Animal Care Center
Big Coppitt Key, Florida

Attachment B

Keys Animal Care Center – Big Coppitt Key

Proposed Site Plan & Floor Plans



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION PROJECT NO. 100-100000000 SHEET NO. 100-100000000-100	
PROJECT NAME PROJECT LOCATION PROJECT OWNER	
ARCHITECT DESIGN ARCHITECT DESIGN 100-100000000 100-100000000	
PROJECT ENGINEER PROJECT ARCHITECT	
DATE OF DRAWING DATE OF REVISION DRAWING NUMBER	
DRAWN BY CHECKED BY APPROVED BY	DATE SCALE SHEET NO.

Attachment C

Keys Animal Care Center – Big Coppitt Key

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 640

Animal Hospital/Veterinary Clinic

Description

An animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in California, New Jersey, and Texas.

Source Numbers

597, 662, 878

Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

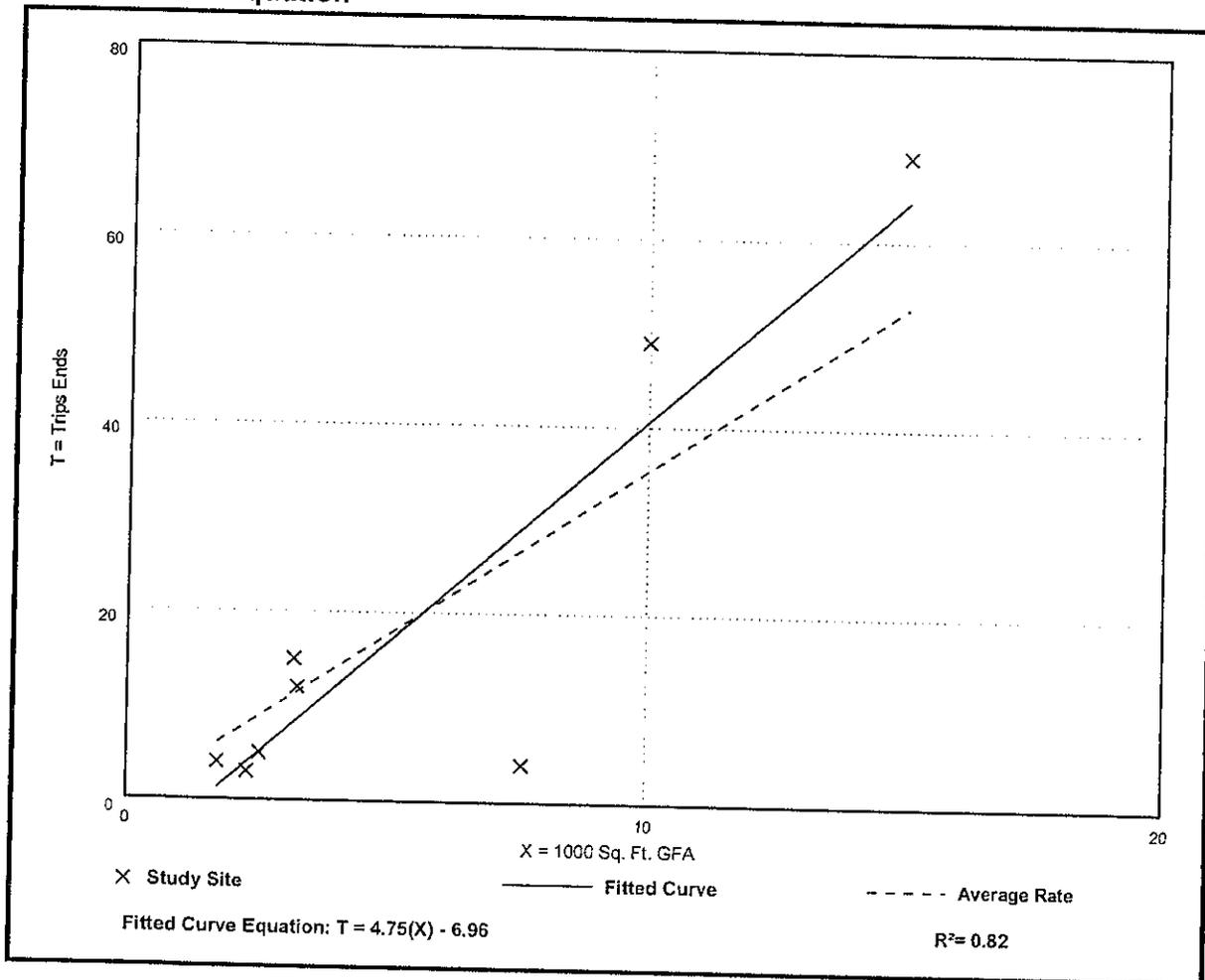
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation



Attachment D

Keys Animal Care Center – Big Coppitt Key

Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852
Overall	108.3					45.0	45.5	C	0.5	N/A		

Attachment E

Keys Animal Care Center – Big Coppitt Key

Roadway Segment Analysis

Table E-1
Keys Animal Care Center
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project: Keys Animal Care Center **US 1**
Mile Marker: 10.25

Location: Big Coppitt Key **ITE**
Land Use
Category: 640

Type of Development: Animal Hospital/
Veterinary Clinic **Daily Trip**
Generation
Rate / Formula: 21.50 Trips / 1,000 SF

Project Size: 1,868 SF Veterinary Clinic (Existing)
2,866 SF Veterinary Clinic (Proposed)

Maximum Trip Length: 20 Miles East / 10 Miles West

Total New Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Remaining Capacity ¹
		1	70%	75%	12	2,399
		2	70%	90%	14	5,520
22	100%	3	70% / 30%	100%	15	740
		4	30%	95%	6	3,599
		5	30%	80%	5	9,289
		6	30%	60%	4	2,576
		7	30%	50%	3	1,656
		8	30%	35%	2	1,880
		9	30%	30%	2	2,448
		10	30%	25%	2	3,602
		11	30%	0%	0	7,776

Source: Monroe County Planning and Environmental Resources Department.
Compiled by: KBP Consulting, Inc. (February 2025).
¹ Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (1/10/25).
These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Attachment D for the latest tracking table.

Animal Hospital/Veterinary Clinic (640)

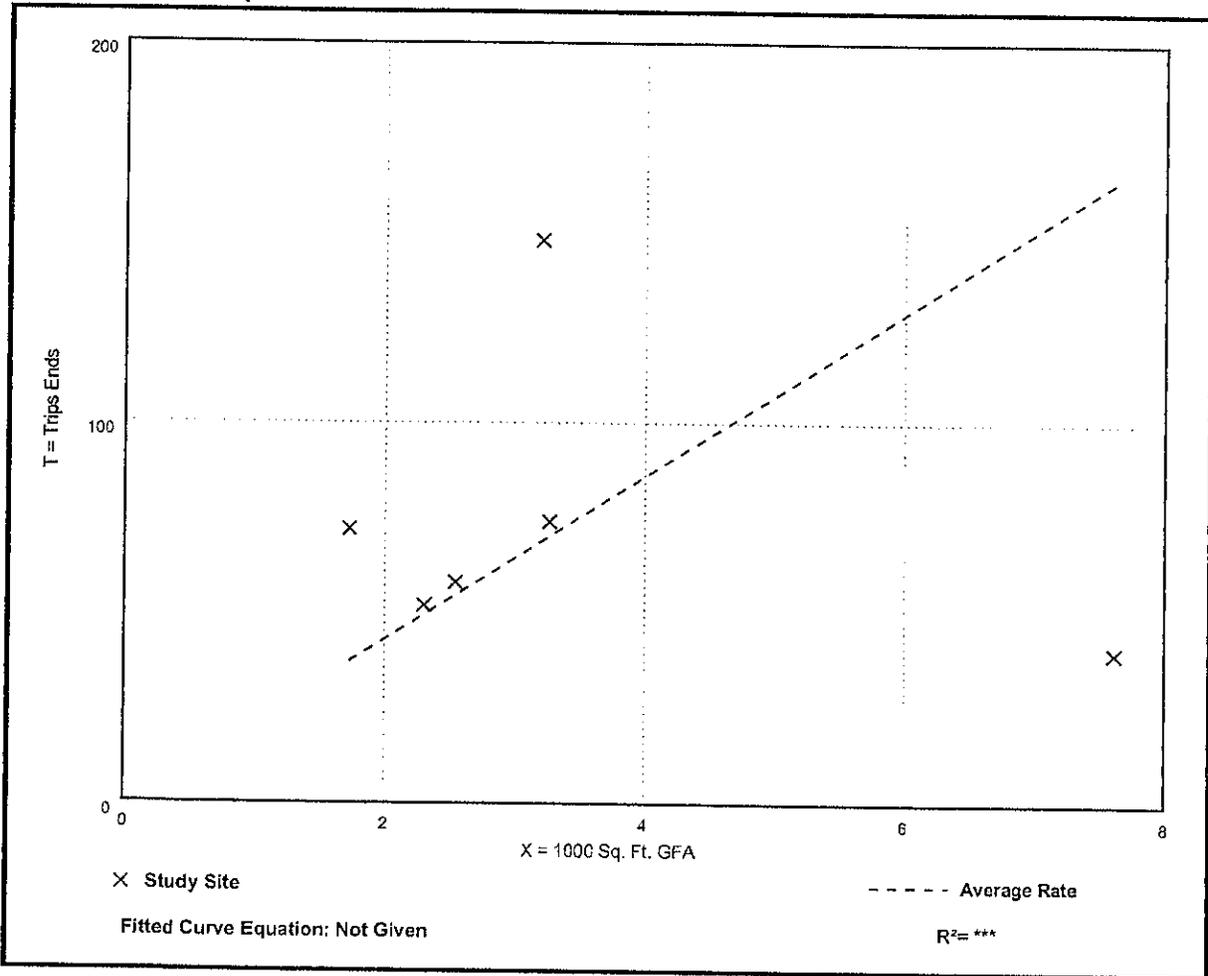
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.50	5.25 - 46.25	16.50

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

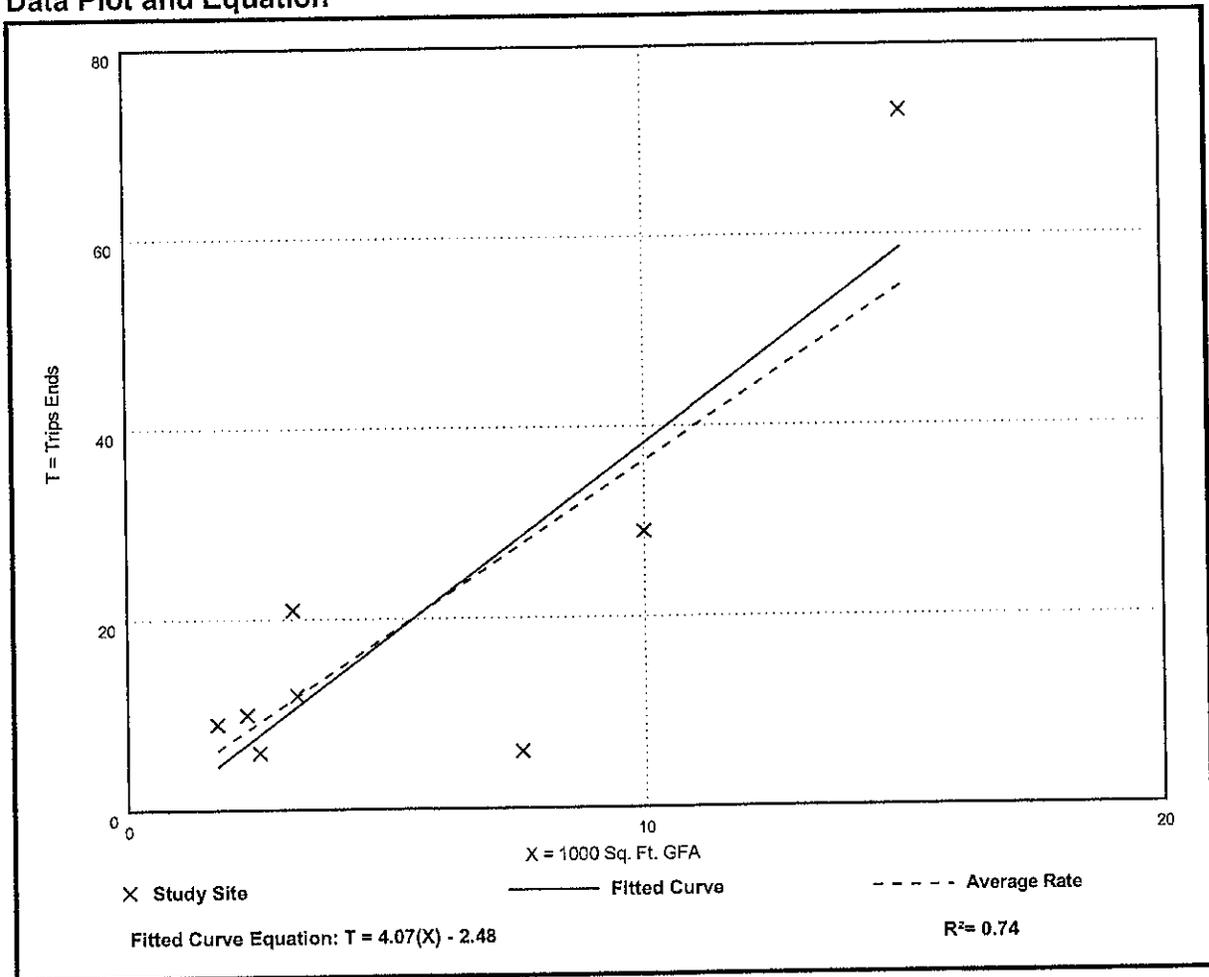
Avg. 1000 Sq. Ft. GFA: 6

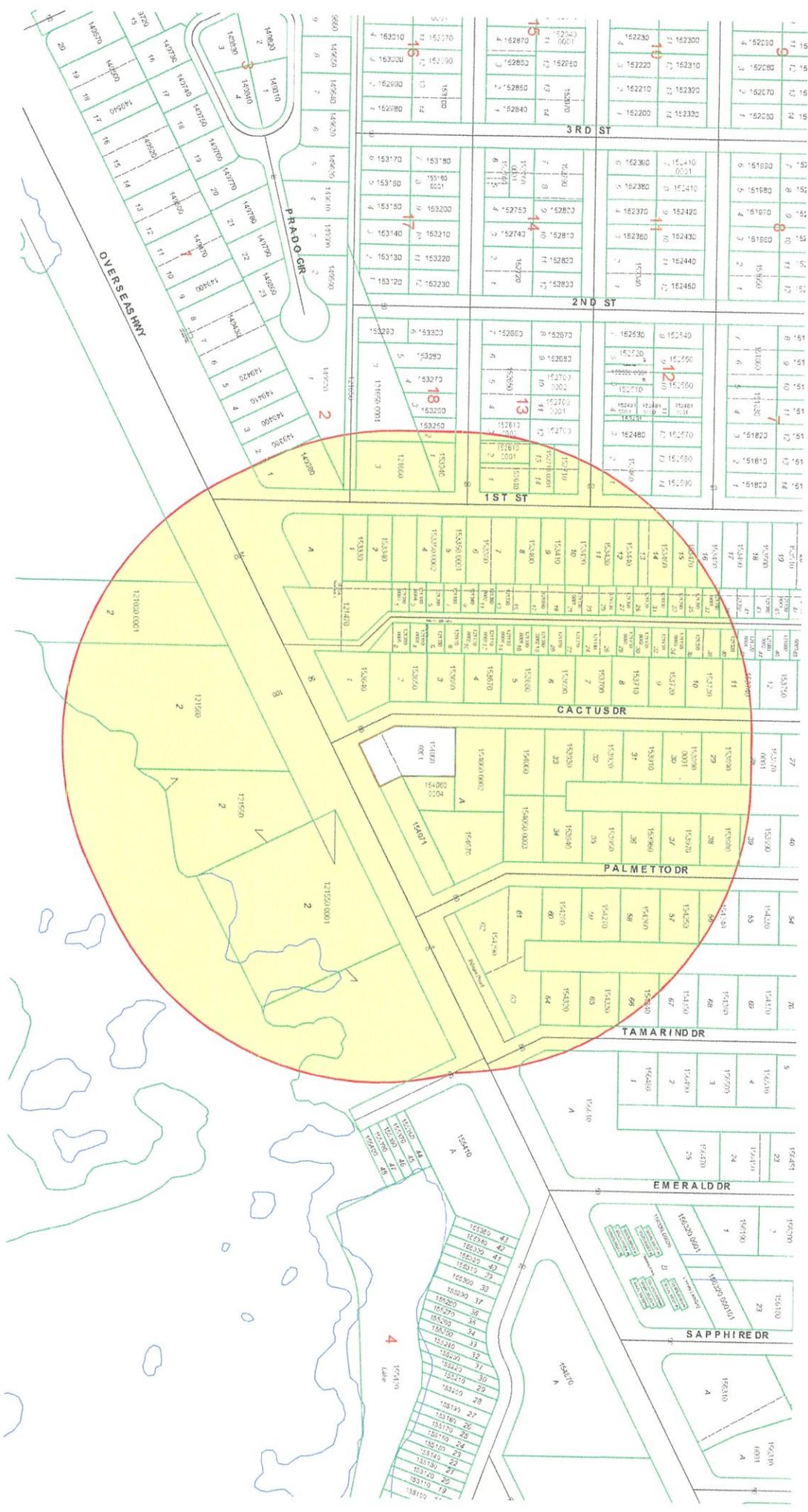
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation





OVERSEAS HWY

PALM DR

3RD ST

2ND ST

1ST ST

CACTUS DR

PALMETTO DR

TAMARIND DR

EMERALD DR

SAPPHIRE DR

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RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK	LOCATION
00121720-000000	USA DEPARTMENT OF FISH AND WILDLIFE	1875 Century Blvd			Atlanta	GA	30345 US		#####	VACANT LAND, BIG COPPITT KEY
00121080-000100	USA DEPARTMENT OF FISH AND WILDLIFE	1875 Century Blvd		Site 420	Atlanta	GA	30345 US		#####	VACANT LAND, BIG COPPITT KEY
00121560-000000	FLORIDA KEYS AQUEDUCT AUTHORITY	1100 Kennedy Dr		Site 420	Key West	FL	33040 US		#####	470 OVERSEAS HWY, BIG COPPITT KEY
00121530-000100	FLORIDA KEYS AQUEDUCT	1100 Kennedy Dr			Key West	FL	33040 US		#####	36 FIRST ST, BIG COPPITT KEY
00153460-000000	WHITLEY DONNA L	41 1st St			Key West	FL	33040 US		#####	VACANT LAND, BIG COPPITT KEY
00156610-000000	MCNAB COUNTY	1100 Simonton St		Site 205	Key West	FL	33040 US		#####	36 FIRST ST, BIG COPPITT KEY
00121380-000400	CARRAZANA YUNIOR	3 Ed Swift Rd			Key West	FL	33040 US		#####	28 EMERALD DR, BIG COPPITT KEY
00153690-000000	ARROYO HENRY F	6 Cactus Dr			Key West	FL	33040 US		#####	3 ED SWIFT RD, BIG COPPITT KEY
00153650-000000	BENNETT RANDY	2 Cactus Dr		Unit A	Key West	FL	33040 US		#####	6 CACTUS DR, BIG COPPITT KEY
00153960-000000	KIMES SHARAN	36 Palmetto Dr			Key West	FL	33040 US		#####	2 CACTUS DR UNIK A & B, BIG COPPITT KEY
00153930-000000	LOWER KEYS LLC	9817 Hill St			Kensington	MD	20895 US		#####	36 PALMETTO DR, BIG COPPITT KEY
00153910-000000	GREEN BRANDI	31 Cactus Dr			Key West	FL	33040 US		#####	31 CACTUS DR, BIG COPPITT KEY
00153940-000000	EWALD JUSTYN	34 Palmetto Dr			Key West	FL	33040 US		#####	34 PALMETTO DR, BIG COPPITT KEY
00153410-000000	HERNANDEZ ENRIQUE A	23 1st St			Key West	FL	33040 US		#####	23 FIRST ST, BIG COPPITT KEY
00121350-000100	MERRY CORY JAMES	2713 Woodbreeze Dr			Cartonment	FL	32533 US		#####	37 ED SWIFT RD, BIG COPPITT KEY
00121280-000000	FKLC REALTY LLC	7 Beechwood Dr			Key West	FL	33040 US		#####	35 ED SWIFT RD, BIG COPPITT KEY
00121110-000300	GRIFFIN NANCY	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	12 ED SWIFT RD, BIG COPPITT KEY
00153350-000000									#####	8 1ST ST, BIG COPPITT KEY
00153640-000000	HABITAT FOR HUMANITY OF KEY WEST/ LOWER FL KEYS INC	PO Box 5873			Key West	FL	33045 US		#####	471 OVERSEAS HWY, BIG COPPITT KEY
00152610-000100	BIONDI BILLY	545 Avenue			Key West	FL	33040 US		#####	545 AVENUE E, BIG COPPITT KEY
00121390-000100	GRIFFIN NANCY	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	16 ED SWIFT RD, BIG COPPITT KEY
00149580-000000	ISLAND EDGE LLC	608 Whitehead St			Key West	FL	33040 US		#####	550 AVENUE F, BIG COPPITT KEY
00153970-000000	KIMES JAMES R	36 Palmetto Dr			Key West	FL	33040 US		#####	37 PALMETTO DR, BIG COPPITT KEY
00153480-000000	TYLER ROBBIN J	44 1st St			Key West	FL	33040 US		#####	44 1ST ST, BIG COPPITT KEY
00153420-000000									#####	24 1ST ST, BIG COPPITT KEY
00121530-000100	KUBINSKY THOMAS C	23 Ed Swift Rd			Key West	FL	33040 US		#####	23 ED SWIFT RD, BIG COPPITT KEY
00121650-000000	MONROE COUNTY	1100 Simonton St		Site 205	Key West	FL	33040 US		#####	VACANT LAND, BIG COPPITT KEY
00121110-000000	GRIFFIN NANCY	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	8 ED SWIFT RD, BIG COPPITT KEY
00121650-000100	FERNANDEZ SANTIAGO	42 Palmetto Dr			Key West	FL	33040 US		#####	535 AVENUE F, BIG COPPITT KEY
00121290-000000	SACKETT GARY	PO Box 736			Fort White	FL	32038 US		#####	33 ED SWIFT RD, BIG COPPITT KEY
00121350-000000	JACKSON CASSANDRA	39 Ed Swift Rd			Key West	FL	33040 US		#####	39 ED SWIFT RD, BIG COPPITT KEY
00153950-000000	SARAZIN ALEXANDRE	35 Palmetto Dr			Key West	FL	33040 US		#####	35 PALMETTO DR, BIG COPPITT KEY
00121110-000200	GRIFFIN NANCY	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	10 ED SWIFT RD, BIG COPPITT KEY
00153400-000000	HERNANDEZ MICHAEL	21045 3rd Ave			Summerland Key	FL	33042 US		#####	21 1ST ST, BIG COPPITT KEY
00154070-000000	SELLERS GEORGE W	32 Palmetto Dr			Key West	FL	33040 US		#####	32 PALMETTO DR, BIG COPPITT KEY
00154060-000400	SELLERS GEORGE W	35 Cactus Dr			Key West	FL	33040 US		#####	525 OVERSEAS HWY, BIG COPPITT KEY
00154060-000300	SELLERS GEORGE W	33 Palmetto Dr			Key West	FL	33040 United States		#####	33 PALMETTO DR, BIG COPPITT KEY
00121170-000000									#####	20 ED SWIFT RD, BIG COPPITT KEY
00121360-000000	GRIFFIN NANCY S	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	27 ED SWIFT RD, BIG COPPITT KEY
00153730-000000	CERVANTES JACQUELINE	10 Cactus Dr			Key West	FL	33040 US		#####	10 CACTUS DR, BIG COPPITT KEY
00153990-000000	SMALLWOOD MORGAN	39 Palmetto Dr			Key West	FL	33040 US		#####	39 PALMETTO DR, BIG COPPITT KEY
00121390-000000	GRIFFIN NANCY	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	6 ED SWIFT RD, BIG COPPITT KEY
00121090-000000	FKLC REALTY LLC	7 Beachwood Dr			Key West	FL	33040 US		#####	19 ED SWIFT RD, BIG COPPITT KEY
00121340-000000	9 ED SWIFT RD LLC	32 Cactus Dr			Key West	FL	33040 US		#####	9 ED SWIFT RD, BIG COPPITT KEY
00154071-000000	FLORIDA DEPARTMENT OF TRANSPORTATION	1000 NW 111th Ave		Rm 6116	Miami	FL	33172 US		#####	VACANT LAND, BIG COPPITT KEY
00153380-000000	BARROSO BARRY L	1014 White St			Key West	FL	33040 US		#####	16 FIRST ST, BIG COPPITT KEY
00121260-000000	BERNARDUS JOHN C	38 Ed Swift Rd			Key West	FL	33040 US		#####	38 ED SWIFT RD, BIG COPPITT KEY
00121110-000100	SUHL JAMES D	2 Ed Swift Rd			Key West	FL	33040 US		#####	4 ED SWIFT RD, BIG COPPITT KEY
00153870-000100	KRUZICK GEORGE F JR	28 Cactus Dr			Key West	FL	33040 US		#####	28 CACTUS DR, BIG COPPITT KEY
00153340-000000	LAND 10631 LLC	4900 W Hundred Rd			Chester	VA	23831 US		#####	6 1ST ST, BIG COPPITT KEY
00121140-000000	CASSEL DANIEL S	2590 Green Farm Rd			Perry	FL	32347 US		#####	24 ED SWIFT RD, BIG COPPITT KEY
00154060-000200	SELLERS GEORGE W	24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	31 ED SWIFT RD, BIG COPPITT KEY
00153660-000000	SPATES DAVID TODD	805 1st St			Key West	FL	33040 US		#####	35 CACTUS DR, BIG COPPITT KEY
00121380-000300	AGIN LIMDA SANCHEZ	6024 Forrest Hollow Ln			Springfield	VA	22152 US		#####	3 CACTUS DR, BIG COPPITT KEY
00153350-000000	CIRCLE K STORES INC	1520 Catherine St		Site 100	Key West	FL	33040 US		#####	1 ED SWIFT RD, BIG COPPITT KEY
00121120-000000	GRIFFIN NANCY S	1100 Siltus Ct			Raleigh	NC	27606 US		#####	4 1ST ST, BIG COPPITT KEY
		24 Jade Dr		Apt 16	Key West	FL	33040 US		#####	29 ED SWIFT RD, BIG COPPITT KEY

00121380-00020C GANN CURTIS R	11 Ed Swift Rd		Key West	FL	33040 US	##### 11 ED SWIFT Rd, BIG COPPITT KEY
00121110-00040C GRIFFIN NANCY	24 Jade Dr	Apt 16	Key West	FL	33040 US	##### 14 ED SWIFT Rd, BIG COPPITT KEY
00121390-00020C GRIFFIN NANCY	24 Jade Dr	Apt 15	Key West	FL	33040 US	##### 18 ED SWIFT Rd, BIG COPPITT KEY
00154060-00010C HUMPHRIES 501 LLC	501 Overseas Hwy		Key West	FL	33040 US	##### 501 OVERSEAS Hwy, BIG COPPITT KEY
00154430-00000C MERCURIO JOSEPH E III	26 1st St		Key West	FL	33040 US	##### 26 1ST St, BIG COPPITT KEY
00152610-00000C RODRIGUEZ JULIE ANN	22817 Prlvateer Dr		Summerland Key	FL	33042 US	##### 555 AVENUE E, BIG COPPITT KEY
00153920-000000						##### 32 CACTUS Dr, BIG COPPITT KEY
00149390-00000C ISLAND EDGE LLC	608 Whitehead St		Key West	FL	33040 US	##### OVERSEAS Hwy, BIG COPPITT KEY
00121270-00000C PUGH JEREMY RAY	8312 Guam Pkwy		Norfolk	VA	23518 US	##### 22 ED SWIFT Rd, BIG COPPITT KEY
00121100-000000						##### 7 ED SWIFT Rd, BIG COPPITT KEY
00121200-00000C LISAVILLE LLC	680 Cruikshank Isle		Summerland Key	FL	33042 US	##### 5 ED SWIFT Rd, BIG COPPITT KEY
00153740-00000C DEJEAN CHILET	11 Cactus Dr		Key West	FL	33040 US	##### 11 CACTUS Dr, BIG COPPITT KEY
00153670-00000C JONES ROBERT W	24 Bamboo Ter		Key West	FL	33040 US	##### 4 CACTUS Dr Unit A, BIG COPPITT KEY
00153700-00000C MEANS CECILY SUZANNE	7 Cactus Dr		Key West	FL	33040 US	##### 7 CACTUS Dr, BIG COPPITT KEY
00149980-00000C ISLAND EDGE LLC	608 Whitehead St		Key West	FL	33040 US	##### OVERSEAS Hwy, BIG COPPITT KEY
00154060-00000C ISLE INVESTORS LLC	905 Overseas Hwy		Key West	FL	33040 US	##### 34 CACTUS Dr, BIG COPPITT KEY
00153470-00000C MURPHY MOLLY	38 1st St		Key West	FL	33040 US	##### 38 FIRST St, BIG COPPITT KEY
00153350-00020C GRAY CRAIG	10 1st St		Key West	FL	33040 US	##### 10 1ST St, BIG COPPITT KEY
00121550-00000C UNITED STATES OF AMERICA	PO BOX 10068		CHARLESTON	SC	29411	##### VACANT LAND, BIG COPPITT KEY
00153250-00000C HIDALGO OSVALDO	701A 1st St		Key West	FL	33040 US	##### 558 AVENUE E Unit B, BIG COPPITT KEY
00121660-00000C STEINMEYER FIRST STREET HOLDINGS LLC	1700 N Roosevelt Blvd	Site 6	Key West	FL	33040 US	##### 7 FIRST St, BIG COPPITT KEY
00153240-00000C STEINMEYER FIRST STREET HOLDINGS LLC	1700 N Roosevelt Blvd	Site 6	Key West	FL	33040 US	##### 558 AVENUE E, BIG COPPITT KEY
00152710-00000C PINS JOHN J	415 1st St		Key West	FL	33040 US	##### 415 1ST St, BIG COPPITT KEY
00152710-00010C PINS JOHN J	415 1st St		Key West	FL	33040 US	##### 411 FIRST St, BIG COPPITT KEY
00121370-00010C KEYW KIWI CORP	1331 Duncan St		Key West	FL	33040 US	##### 42 ED SWIFT Rd, BIG COPPITT KEY
00153980-00000C KERRIGAN PAUL	38 Palmetto Dr		Key West	FL	33040 US	##### 38 PALMETTO Dr, BIG COPPITT KEY
00121530-00000C KUBINSKY THOMAS C	313 80th St		Avonlon	NJ	08202 US	##### 25 ED SWIFT Rd, BIG COPPITT KEY
00153680-00000C AGOSTINI JAVIER	5 Cactus Dr		Key West	FL	33040 US	##### 5 CACTUS Dr, BIG COPPITT KEY
00121380-00050C SUHL JAMES D	2 Ed Swift Rd		Key West	FL	33040 US	##### 2 ED SWIFT Rd, BIG COPPITT KEY
00153440-00000C LUNGU ANDREI	32 1st St		Key West	FL	33040 United States	##### 32 FIRST St, BIG COPPITT KEY
00152460-00000C APRLEBEE JOSEPH B	34 1st St		Key West	FL	33040 US	##### 34 FIRST St, BIG COPPITT KEY
00154290-00000C VELOSO CATALINA E TRUST 11/12/97	17042 Starfish Ln		Summerland Key	FL	33042 US	##### 625 OVERSEAS Hwy, BIG COPPITT KEY
00154350-00000C DIVOLL RICHARD L	67 Tamarind Dr		Key West	FL	33040 US	##### 67 TAMARIND Dr, BIG COPPITT KEY
00154330-000000						##### 65 TAMARIND Dr, BIG COPPITT KEY
00154340-00000C NUGENT STEVE	45921 Maries Rd	Ste 160	Sterling	VA	20166 United States	##### 65 TAMARIND Dr, BIG COPPITT KEY
00154280-00000C RODRIGUEZ BRIAN W	60 Palmetto Dr		Key West	FL	33040 US	##### 60 PALMETTO Dr, BIG COPPITT KEY
00154270-00000C MURPHY ANTHONY	50 Palmetto Dr		Key West	FL	33040 US	##### 59 PALMETTO Dr, BIG COPPITT KEY
00154260-00000C BRANHAM HOWARD M III	58 Palmetto Dr		Key West	FL	33040 US	##### 58 PALMETTO Dr, BIG COPPITT KEY
00154250-00000C ALVAREZ ANDREA JADE	1011 Simonton St	Apt 1	Key West	FL	33040 US	##### 57 PALMETTO Dr, BIG COPPITT KEY
00154240-00000C BENNETT KEY WEST TRUST 1/8/2014	2191 Lew Jones Rd		Alberta	VA	23821 US	##### 56 PALMETTO Dr, BIG COPPITT KEY
00154320-00000C FINLEY CLAYTON ANTHONY	64 Tamarind Dr		Key West	FL	33040 US	##### 64 TAMARIND Dr, BIG COPPITT KEY
00152700-00000C THRIFT BRINSON C	540 Avenue D		Key West	FL	33040 US	##### 540 AVENUE D, BIG COPPITT KEY
00153350-00010C WIACZEK MARK	12 1st St		Key West	FL	33040 US	##### 12 1ST St, BIG COPPITT KEY
00153890-00000C DUDEK JOSEPH	1209 Virginia St	Apt 1B	Key West	FL	33040 US	##### 39 CACTUS Dr, BIG COPPITT KEY
00153890-00010C HERRADA MERCEDES E	30 Cactus Dr		Key West	FL	33040 US	##### 30 CACTUS Dr, BIG COPPITT KEY
00121330-00000C 13 ED SWIFT ROAD LLC	175 Overseas Hwy		Key West	FL	33040 US	##### 13 ED SWIFT Rd, BIG COPPITT KEY
00152610-000200						##### 535 AVENUE E, BIG COPPITT KEY
00121150-00010C SWIFT EDDY CORP	1331 Duncan St		Key West	FL	33040 US	##### VACANT ED SWIFT Rd, BIG COPPITT KEY
00121150-00000C SWIFT EDDY CORP	1331 Duncan St		Key West	FL	33040 US	##### 32 ED SWIFT Rd, BIG COPPITT KEY
00153720-00000C MYAT ZINMA	9 Cactus Dr		Key West	FL	33040 US	##### 9 CACTUS Dr, BIG COPPITT KEY
00153710-00000C YEOMANS SIMON JAMES	8 Cactus Dr		Key West	FL	33040 US	##### 8 CACTUS Dr, BIG COPPITT KEY
00121150-00020C SWIFT EDDY CORP	1331 Duncan St		Key West	FL	33040 US	##### VACANT ED SWIFT Rd, BIG COPPITT KEY
00121150-00030C SWIFT EDDY CORP	1331 Duncan St		Key West	FL	33040 US	##### VACANT ED SWIFT Rd, BIG COPPITT KEY
00121470-00000C CIRCLE K STORES INC	1100 Srus Ct	Ste 100	Raleigh	NC	27606 US	##### 451 OVERSEAS Hwy, BIG COPPITT KEY
00121320-00000C STAUDTE MICHAEL	1166 Pine Tree Dr		Estes Park	CO	80517 US	##### 40 ED SWIFT Rd, BIG COPPITT KEY



**6" ROUND DIRECT
WET LOCATION
GAMMA SERIES**

PROJECT: VETRINARY HOSPITAL KEY WEST, FLORIDA

QUANTITY: _____ TYPE: _____

SP-1 SURFACE MOUNTED LIGHT
SP-2 WALL MOUNTED LIGHT



CW0606PC



CW0612PC



CW0618PC

SERIES	LUMENS ¹		CCT		OPTICS		DRIVER / DIMMING ²		LENS		MOUNTING ³		FINISH ⁴															
CW0606PC 6" x 6"	10L	700 Lm	80 CRI		ND	14°	EX	Electronic Driver, 120V/277V	CL	Clear Lens	HM ⁵	Hang Straight	MW ⁷	Matte White														
	15L	1050 Lm	27K	2700K	MD	31°									DO10X	1%, 0-10V, 120V/277V	SO	Micro Prism	PM ⁶	Rigid Pendant Mount	MB ⁷	Matte Black						
	20L	1400 Lm	30K	3000K	WD	52°																	DS2W1	ELV/MLV, 120V	SM	Surface Mount	PT ⁷	Platinum Silver
	30L	2100 Lm	35K	3500K	XW	75°																						
40L	2850 Lm	90 CRI						EMERGENCY BATTERY OPTIONS																				
CW0612PC 6" x 12"			27HK	2700K																								
			30HK	3000K																								
			35HK	3500K																								
			40HK	4000K																								
CW0618PC 6" x 18"																												

EXAMPLE: CW0606PC10L35KNDEX/CL/HM36/MW

NOTES:

1 Nominal Delivered Lumens at 3500K 2 Consult Factory for Additional Options 3 See Mounting Page for Details on Components and Finishes 4 Specify Length in inches. See Mounting Page for Available Lengths
5 Not for Use in Locations with Wind Exposure 6 Reference Color Sheet Located on Product Webpage for Full List of Available Colors 7 Standard Finishes



SPECLIGHT.COM • 994 JEFFERSON ST, FALL RIVER, MA 02721 • 508.678.2303

ILLUMINATING WHAT'S POSSIBLE.

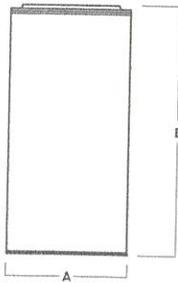
Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

83-00191_RD



6" ROUND DIRECT WET LOCATION GAMMA SERIES

DIMENSIONS



Dimensioned with CW0612PC

SERIES	A	B
CW0606PC	6.1	6.4
CW0612PC	6.1	12.4
CW0618PC	6.1	18.4

LUMENS / WATTAGE DATA			
PART NUMBER	DELIVERED LUMENS	SYSTEM WATTS	LPW
CW0612PC 10L	707	6.5	109
CW0612PC 15L	1046	9.5	110
CW0612PC 20L	1413	12.9	110
CW0612PC 30L	2120	19.9	107
CW0612PC 40L	2827	27.4	103

† Normal Delivered Lumens at 3000K, 40 CRI, Medium Optic with Clear Lens

APPLICATION

The Gamma Family of Cylinders are a robust offering of point source LED luminaires featuring high efficacies, an assortment of optical control, and installation flexibility, which make them suitable for a wide range of commercial and institutional applications.

ELECTRONICS

Solid-state light engine available in various color temperatures and lumen outputs. Specifiable in 2700K, 3000K, 3500K, 4000K in CRI 80 (Typ.), or 2700K, 3000K, 3500K, 4000K in CRI 90 (Typ.), color accuracy ≤ 3 SDCM. Selection of integral electronic constant current, dimmable drivers available, power factor > 0.9 (Typ). Driver and light engine are field serviceable for future replacement or upgrades. Emergency battery options provide 7W for 90 minutes.

CONSTRUCTION

Seamless cylinder body machined from 6063 extruded aluminum. Trim and top cap are die-cast aluminum. Self-locating trim is secured with self-sealing stainless steel hardware. Nitrile rubber o-rings provide additional ingress protection from water. Passive aluminum heatsink optimized for emitter life and performance. Specular reflectors offered in variety of beam spreads. Lens type must be specified. Luminaire will not exceed 10 lbs.

MOUNTING

All pendant options are specified in inches. Mounting bracket and canopies provided for direct installation with 4" octagonal junction boxes. Hang Mount (3/8"NPT) and Rig'd Stem (3/8"IP) are 1/2" diameter and produced from steel pipe. Hang Mount option provides up to 45° tilt correction. Surface mount kit provided with aluminum mounting plate to install directly to junction box. See mounting page for additional information. Contact factory for special installation circumstances.

FINISH

Multi-stage polyester powder-coat process applied on our in-house finishing department. Custom colors also available (contact factory with RAL#). Canopy and stems will match cylinder finish specification.

CODE COMPLIANCE

ETL Listed. Suitable for wet locations with operation in ambient conditions up to 25°C. 5 year limited warranty on all components. Proudly designed and manufactured in Massachusetts, USA.

SERIES SIZES

CW0606PC

CW0612PC

CW0618PC

STANDARD FINISHES SHOWN WITH CW0612PC

MW
Matte White

MB
Matte Black

PT
Platinum Silver

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / PM
HANG STRAIGHT / PENDANT

SM
SURFACE MOUNT

CW0612PC SHOWN WITH HM

CW0612PC SHOWN WITH SM



ILLUMINATING WHAT'S POSSIBLE.



6" ROUND DIRECT GAMMA SERIES / PHOTOMETRIC DATA

CW06XXPC 40L 35K ND XX CL XX

CANDLEPOWER CURVE TEST SP-01077	INTENSITY CANDELA BY AZIMUTH	ZONAL LUMENS	SINGLE UNIT PERFORMANCE DIRECT FOOTCANDLES BASED ON DOWNLIGHT ONLY				MULTIPLE UNITS PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT								
			Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	ROR 4		ROR 6				
	0°	0°-10° 694 31%	8"	173 fc	2.4"	85 fc	18"	3"	27"	2.61	27"	3.12			
	0°	0°-20° 1455 50%	10"	173 fc	2.4"	85 fc	22"	4"	15"	1.61	15"	1.79			
	5°	0°-30° 2001 68%	12"	100 fc	2.9"	59 fc	26"	5"	10"	1.04	10"	1.16			
	15°	0°-40° 2120 95%	14"	88 fc	3.4"	43 fc	Delivered Luminance Rating (LR)				97 FC per W./Sq. Ft.		87 FC per W./Sq. Ft.		
	25°	0°-60° 2190 100%	16"	68 fc	3.9"	33 fc	3' Suspends on length to luminous aperture Square footm used for multiple units ROR 4: Length & width = Ceiling Ht. x 5.6 x 2.63 ROR 6: Length & width = Ceiling Ht. x 5.6 x 1.76 Average Footcandles at 2.5' Above Floor Exceed spacing ratio by 15%				Exceed spacing ratio by 3%				
	35°	0°-80° 2193 100%	20"	43 fc	4.8"	21 fc	10'x0.25, 15'x0.37, 20'x0.50, 30'x0.75				27'x0.97, 30'x0.98, 40'x1.04				
	45°	0°-90° 2195 100%	24"	30 fc	5.6"	15 fc	27'x0.76, 30'x0.82				See Page 1 for System Watts for all outputs				
	55°	0°-90° 2195 100%	28"	22 fc	6.7"	11 fc									
	60°	0°-90° 2195 100%	32"	17 fc	7.7"	8 fc									
	60°	Total	2195 100%												

Beam Angle: 60°
Use Intensity: 2195
Use Candela: 27.4
Use: 125.65

Beam Angle: 60°
Use Intensity: 1735
Use Candela: 6.1
Use: 80

Beam Angle: 14°
Use Intensity: 14
Use Candela: 0.24

Beam Angle: 30°
Use Intensity: 10'x0.25, 15'x0.37, 20'x0.50, 30'x0.75
Use Candela: 27'x0.97, 30'x0.98, 40'x1.04
27'x0.76, 30'x0.82
See Page 1 for System Watts for all outputs

CW06XXPC 40L 35K MD XX CL XX

CANDLEPOWER CURVE TEST SP-01076	INTENSITY CANDELA BY AZIMUTH	ZONAL LUMENS	SINGLE UNIT PERFORMANCE DIRECT FOOTCANDLES BASED ON DOWNLIGHT ONLY				MULTIPLE UNITS PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT								
			Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	ROR 3		ROR 6				
	0°	0°-10° 454 17%	8"	89 fc	4.4"	40 fc	14"	4"	17"	1.75	14"	1.90			
	0°	0°-20° 1034 45%	10"	57 fc	5.5"	26 fc	18"	6"	12"	0.66	12"	0.60			
	5°	0°-30° 1107 67%	12"	40 fc	6.5"	18 fc	22"	8"	8"	0.40	8"	0.36			
	15°	0°-40° 2543 80%	14"	29 fc	7.6"	13 fc	Delivered Luminance Rating (LR)				98 FC per W./Sq. Ft.		87 FC per W./Sq. Ft.		
	25°	0°-60° 2114 100%	16"	22 fc	8.7"	10 fc	3' Suspends on length to luminous aperture Square footm used for multiple units ROR 3: Length & width = Ceiling Ht. x 4.5 x 3.33 ROR 6: Length & width = Ceiling Ht. x 4.5 x 2.00 Average Footcandles at 2.5' Above Floor								
	35°	0°-80° 2125 100%	20"	14 fc	10.9"	6 fc									
	45°	0°-90° 2127 100%	24"	10 fc	13.1"	4 fc									
	55°	0°-90° 2127 100%	28"	7 fc	15.3"	3 fc									
	60°	Total	2127 100%												

Beam Angle: 60°
Use Intensity: 2027
Use Candela: 27.4
Use: 125.16

Beam Angle: 60°
Use Intensity: 1721
Use Candela: 6.1
Use: 80

Beam Angle: 31°
Use Intensity: 31
Use Candela: 0.50

Beam Angle: 30°
Use Intensity: 10'x0.25, 15'x0.37, 20'x0.50, 30'x0.75
Use Candela: 27'x0.97, 30'x0.98, 40'x1.04
27'x0.76, 30'x0.82
See Page 1 for System Watts for all outputs

CW06XXPC 40L 35K WD XX CL XX

CANDLEPOWER CURVE TEST SP-02980_M-40L	INTENSITY CANDELA BY AZIMUTH	ZONAL LUMENS	SINGLE UNIT PERFORMANCE DIRECT FOOTCANDLES BASED ON DOWNLIGHT ONLY				MULTIPLE UNITS PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT								
			Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	ROR 2		ROR 4				
	0°	0°-10° 319 11%	8"	64 fc	7.9"	20 fc	14"	6"	12"	0.77	12"	0.77			
	0°	0°-20° 1077 37%	10"	36 fc	9.9"	13 fc	18"	8"	4"	0.38	18"	0.39			
	5°	0°-30° 1921 67%	12"	24 fc	11.6"	9 fc	22"	10"	3"	0.29	21"	0.29			
	15°	0°-40° 2637 93%	14"	19 fc	13.5"	6 fc	Delivered Luminance Rating (LR)				106 FC per W./Sq. Ft.		89 FC per W./Sq. Ft.		
	25°	0°-60° 2151 99%	16"	14 fc	16.1"	5 fc	3' Suspends on length to luminous aperture Square footm used for multiple units ROR 2: Length & width = Ceiling Ht. x 4.6 x 6.00 ROR 4: Length & width = Ceiling Ht. x 4.6 x 2.50 Average Footcandles at 2.5' Above Floor								
	35°	0°-80° 2170 99%	20"	9 fc	19.1"	3 fc									
	45°	0°-90° 2173 100%	24"	6 fc	23.6"	2 fc									
	55°	0°-90° 2173 100%	28"	4 fc	27.6"	2 fc									
	60°	Total	2173 100%												

Beam Angle: 60°
Use Intensity: 2886
Use Candela: 27.2
Use: 125.07

Beam Angle: 60°
Use Intensity: 1949
Use Candela: 6.1
Use: 80

Beam Angle: 52°
Use Intensity: 13
Use Candela: 0.75

Beam Angle: 30°
Use Intensity: 10'x0.25, 15'x0.37, 20'x0.50, 30'x0.75
Use Candela: 27'x0.97, 30'x0.98, 40'x1.04
27'x0.76, 30'x0.82
See Page 1 for System Watts for all outputs



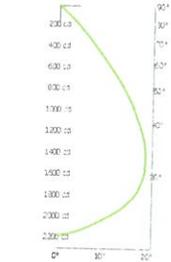
ILLUMINATING WHAT'S POSSIBLE.



6" ROUND DIRECT GAMMA SERIES / PHOTOMETRIC DATA

CW06XXPC 40L 35K XW XX CL XX

CANDLEPOWER CURVE IESNA SP-01075	INTENSITY CANDELA (@ AZIMUTH)	ZONAL LUMENS	SINGLE UNIT PERFORMANCE DIRECT FOOT CANDLES BASED ON DOWNLIGHT ONLY				MULTIPLE UNITS PERFORMANCE 90/60/20% REFLECTANCES INITIAL FOOT CANDLES AND WATTS PER SQUARE FOOT							
			Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	RCR 1		RCR 3			
									FC*	W/Sq. Ft.	FC*	W/Sq. Ft.		
	0°	216.0	0° - 10°	205	796	6'	60 fc	9.2'	16 fc	14'	6'	47	0.44	
	5°	212.3	0° - 20°	712	2859	8'	34 fc	12.5'	8 fc	16'	10'	27	0.26	
	15°	202.1	0° - 30°	1627	6099	10'	22 fc	16.4'	6 fc	22'	12'	19	0.18	
	25°	184.2	0° - 40°	2421	8999	12'	16 fc	18.6'	4 fc	Delivered Illuminance Footc: (0.4)			108 FC per W/Sq. Ft.	92 FC per W/Sq. Ft.
	35°	163.3	0° - 60°	3701	13951	14'	11 fc	21.6'	3 fc	* Substitution Length for uniform aperture square rooms - add for multiple units RCR 1: Length x Width x Ceiling Ht. ÷ 4.6 x 10.10 RCR 3: Length x Width x Ceiling Ht. ÷ 4.6 x 3.33 * Average Footcandies at 2 ft. Above Floor				
	45°	141*	0° - 80°	4760	18058	16'	8 fc	24.6'	2 fc					
	55°	125	0° - 90°	5701	22049	20'	6 fc	30.6'	1 fc					
	92°	0	Total	2762	10099	24'	4 fc	36.6'	1 fc					



10' x 10' x 2.25' = 27.62
10' x 10' x 3.33' = 27.4
10' = 100.44

CFP (FC) = 2160
CF = 60

Beam Angle: 75°
Beam Diameter: 11.15' x 11.4'

Beam Diameter: 10.1 x 0.26, 15.1 x 0.37, 20.1 x 0.46, 30.1 x 0.78
Beam Diameter: 27.6 x 0.97, 30.1 x 0.93, 40.6 x 1.04
27.6 x 0.78, 24.4 x 0.82
See Page 1 for System Watts for all outputs

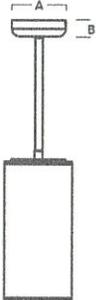
STANDARD MOUNTING & ACCESSORIES

SOME OPTIONS NOT AVAILABLE ON ALL FIXTURES, CONSULT SPECIFICATION SHEETS. SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION. NOTE: THIS IS TYPICAL OF CYLINDERS SPECIFICATION FOR PENDANT MOUNTING. INDIVIDUAL FIXTURES OR PROJECTS MAY HAVE SPECIALIZED REQUIREMENTS.



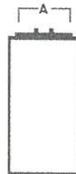
CANOPY DIMENSIONS

HM / PM CANOPY
HANG STRAIGHT / PENDANT



A	B
5.0	1.5
127.0 mm	38.1 mm

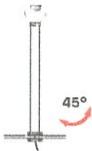
SM CANOPY
SURFACE MOUNT



A
4.9
124.5 mm

MOUNTING TYPES

HM*
HANG STRAIGHT
45° SWIVEL 5/8" OD STEM - 3/8" IP



ORDER: **HM** (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(XX)
Custom Length
(Specify in Inches)

PM*
RIGID PENDANT MOUNT
RIGID 5/8" OD STEM - 3/8" IP



ORDER: **PM** (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(XX)
Custom Length
(Specify in Inches)

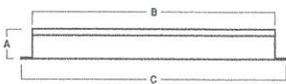
SM
SURFACE MOUNT



ORDER: **SM** (Flush to Ceiling)

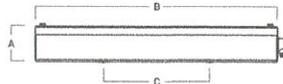
REMOTE EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY
(50' MAX)



A	B	C
1.3	12.6	13.0

EMEN* - 7W REMOTE EMERGENCY BATTERY
WITH ENCLOSURE (50' MAX)



A	B	C
2.0	17.0	6.2

*OTHER REM BATTERY SIZES AVAILABLE, CONSULT FACTORY





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MAY 20 2025
MONROE COUNTY
PLANNING DEPT.

REVISIONS	DATE

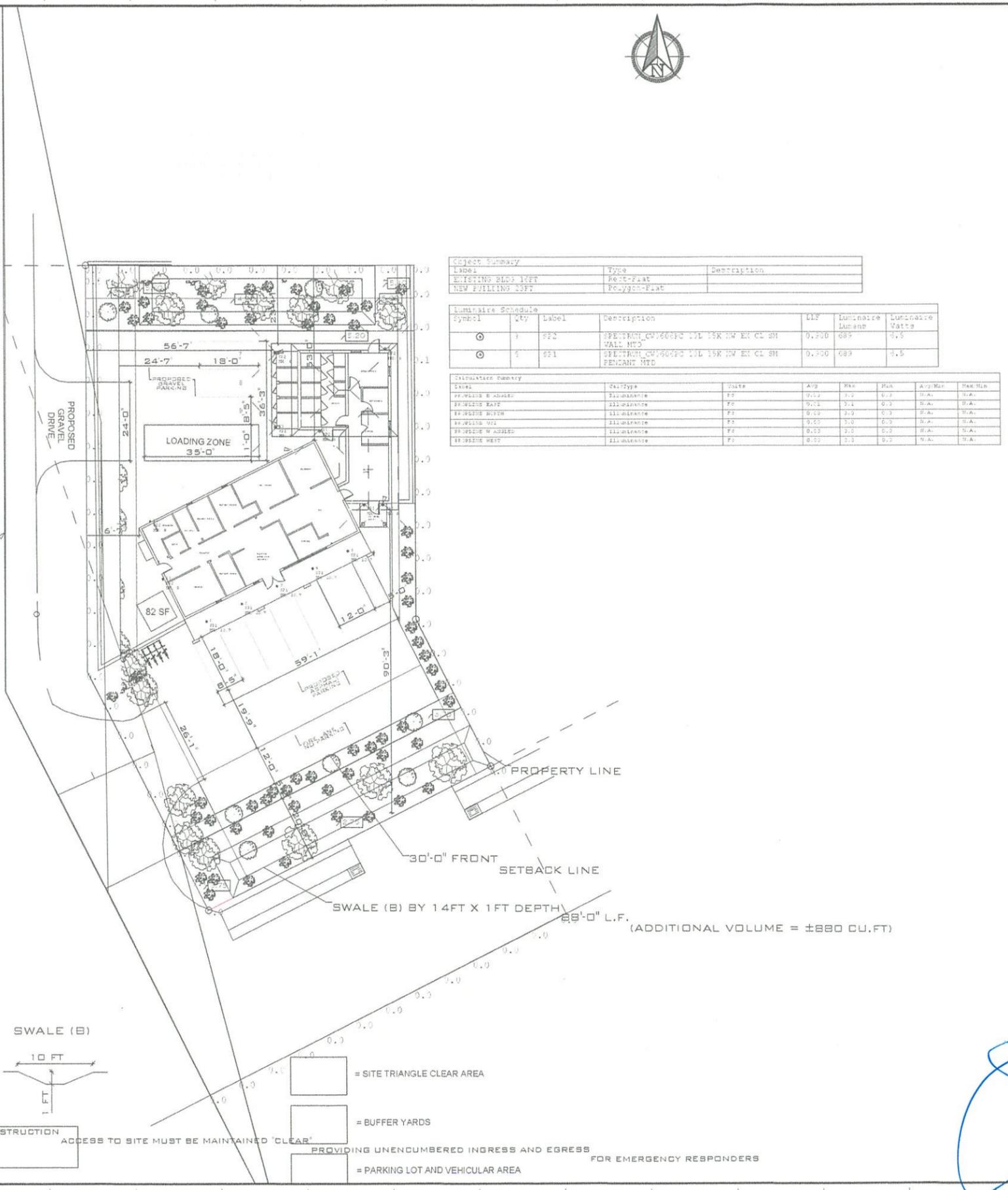
CONSULTANTS INC.
MIAMI, FLORIDA 33155

DESIGN LIGHTING
PHONE: (305) 665-6100
FAX: (305) 667-1717
7166 SOUTHWEST 47TH STREET

VETERINARY HOSPITAL
501 OVERSEAS HIGHWAY, KEY WEST, FL
EXTERIOR BUILDING ILLUMINATION
WITH LIGHTING CALCULATIONS AT PROP. LINE

DATE	PROJECT
5-14-25	25-150
5-15-25	5-15-25
LD-01	LD-01

LD-01
01 of 01



Project Summary

Label	Type	Description
EXISTING BLDG 10FT	Rect-Flat	
NEW FILLING 23FT	Polygon-Flat	

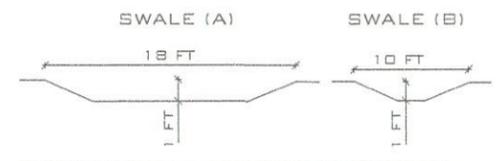
Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
⊙	3	SP2	SPECTRUM CW/6000C 10L 15K 1W EX CL SH WALL MTD	0.900	689	8.5
⊙	5	SP1	SPECTRUM CW/6000C 10L 15K 1W EX CL SH PENDANT MTD	0.900	689	8.5

Calculation Summary

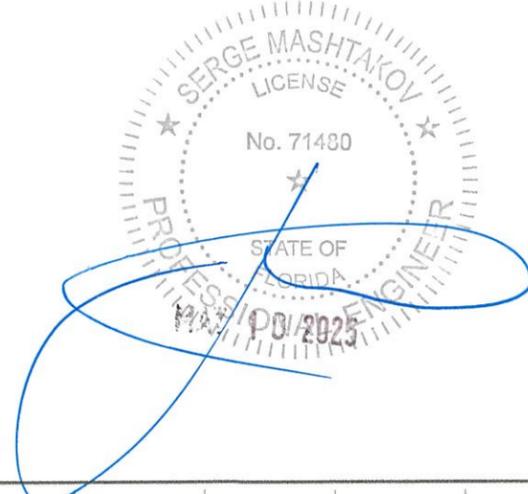
Label	CalcType	Units	Avg	Min	Max	Avg Max	Max Min
FRONTLINE W ASHED	ILLUMINANCE	Ft	0.12	0.0	0.3	N.A.	N.A.
FRONTLINE EAST	ILLUMINANCE	Ft	0.11	0.0	0.3	N.A.	N.A.
FRONTLINE NORTH	ILLUMINANCE	Ft	0.12	0.0	0.3	N.A.	N.A.
FRONTLINE WEST	ILLUMINANCE	Ft	0.12	0.0	0.3	N.A.	N.A.
FRONTLINE WEST	ILLUMINANCE	Ft	0.12	0.0	0.3	N.A.	N.A.

NOTE: ON AREA SHALL BE SCREENED ON AT LEAST THREE SIDES. SCREENING SHALL CONSIST OF A SOLID OR SEMI-OPAQUE ENCLOSURE THAT SHALL NOT EXCEED SIX FEET IN HEIGHT. THE ENCLOSURE SHALL PROVIDE A MINIMUM OF 1'-0" CLEARANCE ON EACH SIDE OF THE CONTAINER.



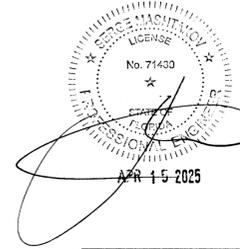
NOTE: DURING DEMOLITION AND CONSTRUCTION ACCESS TO SITE MUST BE MAINTAINED CLEAR

- = SITE TRIANGLE CLEAR AREA
 - = BUFFER YARDS
 - = PARKING LOT AND VEHICULAR AREA
- PROVIDING UNENCUMBERED INGRESS AND EGRESS FOR EMERGENCY RESPONDERS





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



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REGISTERED
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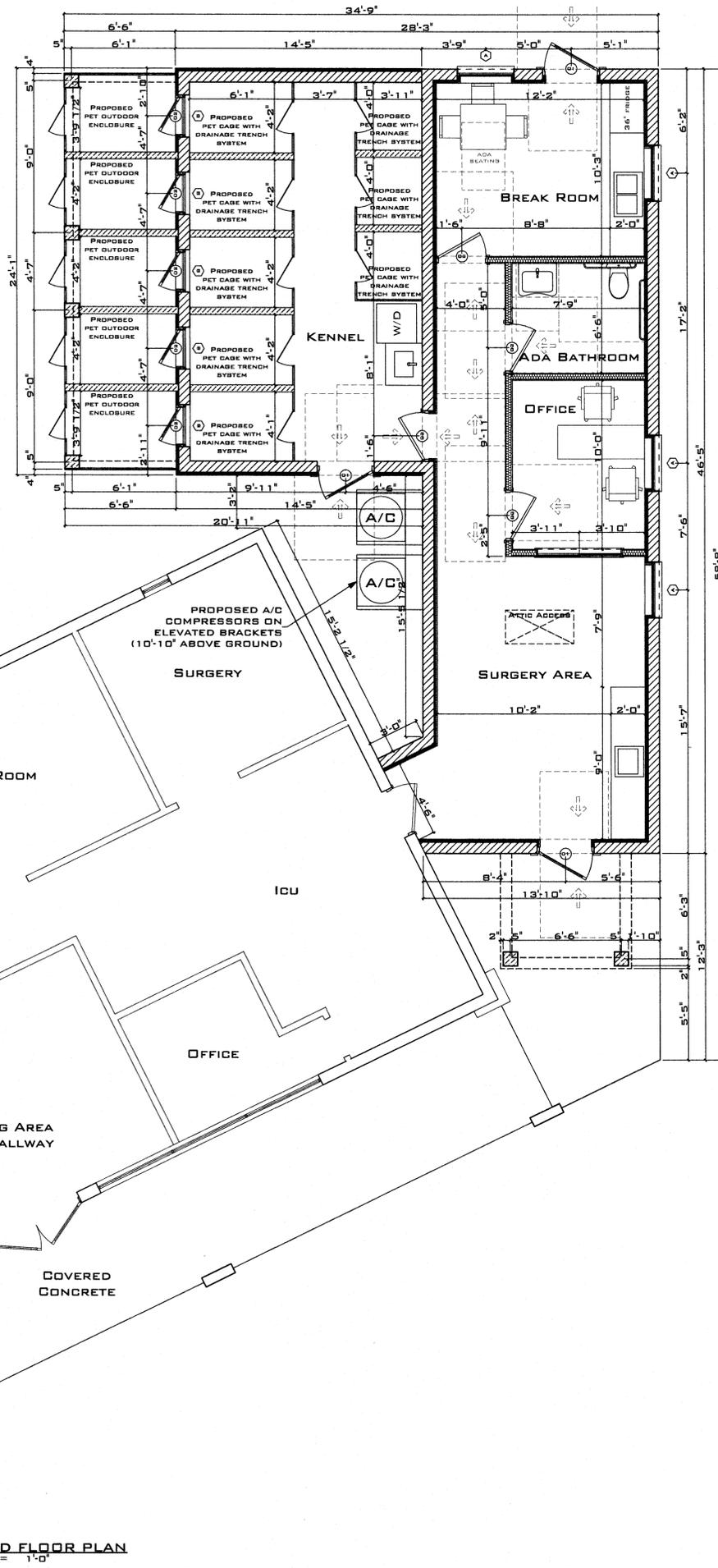
PROJECT: **501 OVERSEAS HWY**

SITE: **501 OVERSEAS HWY
KEY WEST, FL 33040**

TITLE: **EXISTING FLOOR PLAN**

DATE AT ISSUE	DATE	ISSUED BY	REVISION	BY
2405-07	A-101			1

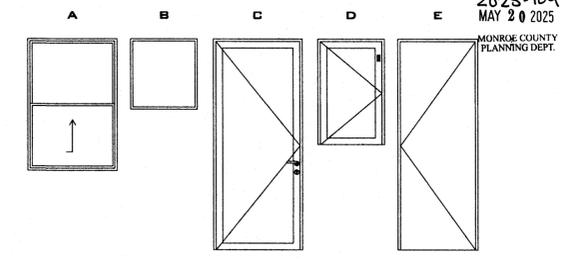
EXISTING
COMMERCIAL SPACE:
1,868 SQ.FT
PROPOSED
COMMERCIAL SPECE:
998 SQ.FT



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

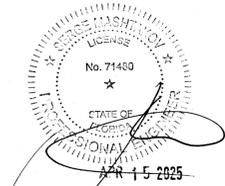
WINDOW SCHEDULE										
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	TYPE	MATERIALS	U FACTOR	SHGC	MANUFACTURER	+ (PSF)	- (PSF)
(A)	3'-4"	5'-0"	SINGLE HUNG, IMPACT	A	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+52.44	-69.03
(B)	2'-6"	2'-8"	FIXED, IMPACT	B	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+54.24	-72.62

DOOR SCHEDULE										
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	TYPE	MATERIALS	U FACTOR	SHGC	MANUFACTURER	+ (PSF)	- (PSF)
(01)	3'-4"	8'-0"	SINGLE, SWING, IMPACT, ENTRANCE	C	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+50.78	-65.71
(02)	2'-6"	4'-0"	SINGLE, SWING, IMPACT, FROSTED GLASS	D	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+54.10	-72.35
(03)	3'-0"	8'-0"	SINGLE, SWING	E	WOOD	N/A	N/A	T.B.S.	N/A	N/A



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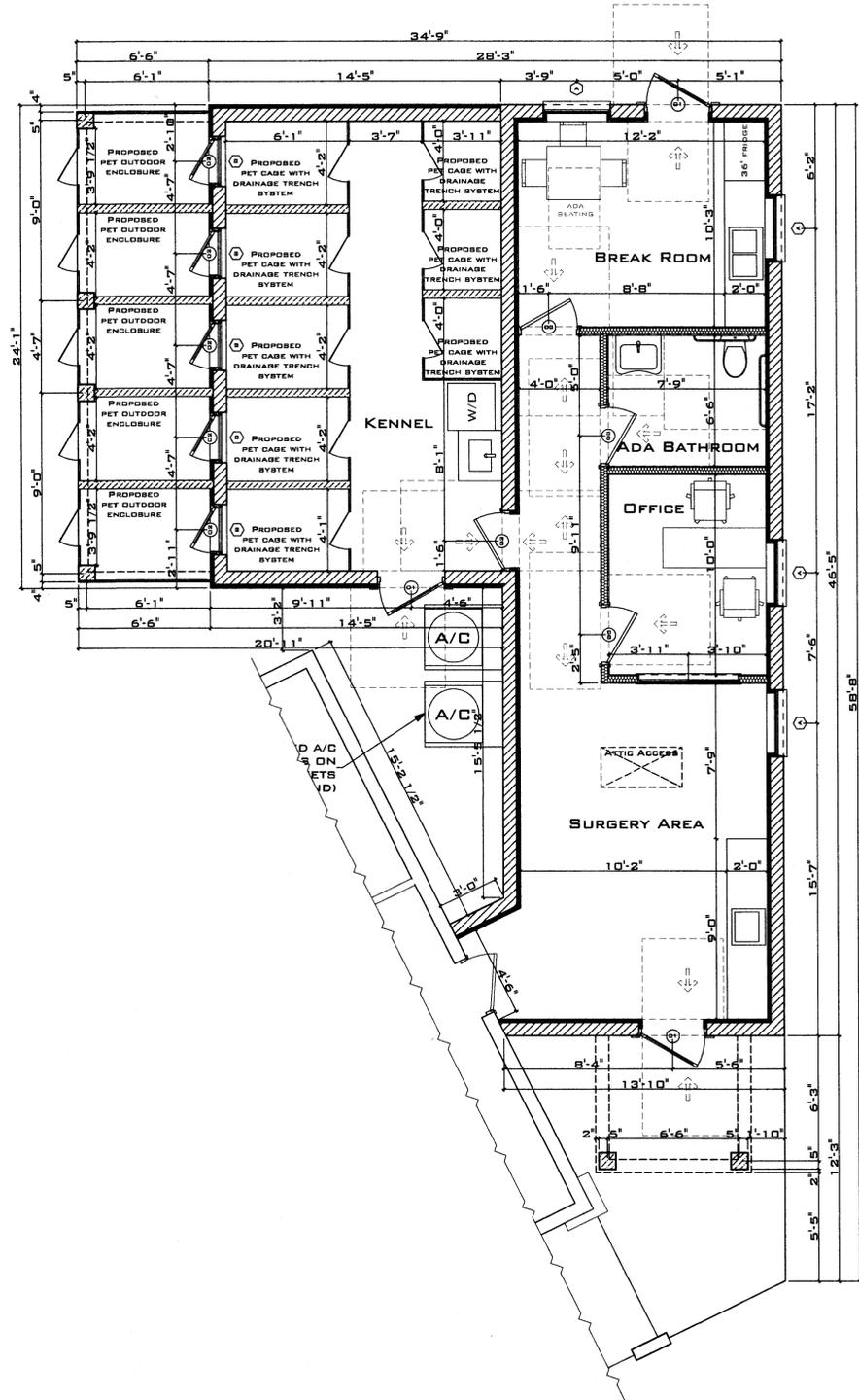
CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

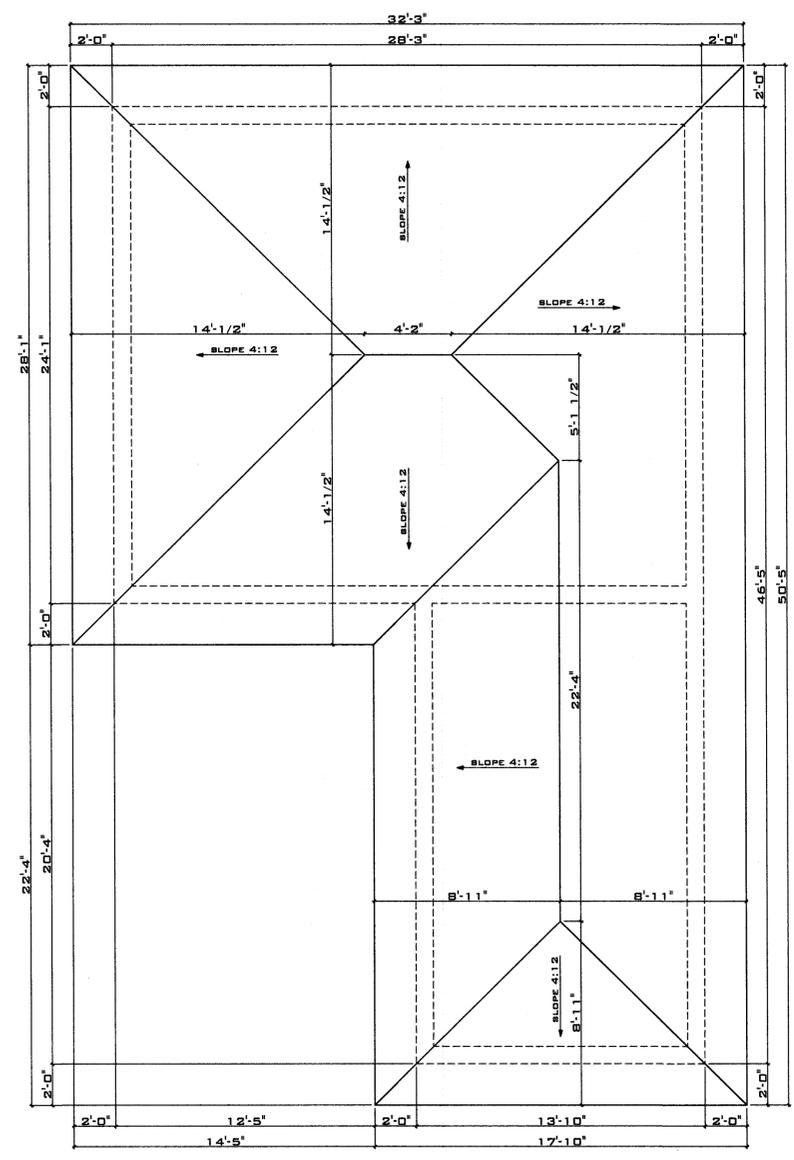
SITE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN,
DOOR AND WINDOW
SCHEDULE
DATE: 04/15/2025
SCALE: AS SHOWN
PROJECT NO: 2405-07
DRAWING NO: A-102
PAGE: 1

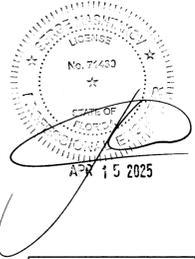
PROJECT DESCRIPTION
PROJECT OF ADDITION FOR KEYS ANIMAL CARE CENTER EXPANDS THE EXISTING 1,868-SQUARE-FOOT BUILDING WITH A ONE-STORY, 998-SQUARE-FOOT ADDITION. THE NEW SPACE WILL ACCOMMODATE AN OFFICE AREA, A DEDICATED SURGERY AREA AND BOTH INDOOR AND OUTDOOR KENNELS. THE SITE INCLUDES NINE PARKING SPACES, LOADING ZONE AND LANDSCAPING THAT COMPLIES WITH MONROE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.



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



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



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STATE OF FLORIDA
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CLIENT: HOLLY HUMPHRIES
PROJECT: SD1 OVERSEAS HWY

DATE:	2405-07	SCALE:	A-103	REVISION:	1
DATE:	2405-07	SCALE:	A-103	REVISION:	1

DESIGN DATA:
 1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 8TH EDITION (2023)
LEVEL 3 ALTERATIONS
 2. APPLICABLE DESIGN LOADS: PER ASCE/SEI 7-22
 FLOOR LIVE LOAD: 100 PSF / 30PSF (2ND FLOOR)
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 150 MPH
 EXPOSURE: D
 STRUCTURAL CATEGORY: II
 ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION
 FLOOD ZONE: AE10

OCCUPANCY:
 BUSINESS GROUP B (SEC. 304)
 MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY B, WITHOUT SPRINKLER SYSTEM: 200 FT
 MAXIMUM ROUTE: ±73 FT

CONSTRUCTION TYPE: V-B

ITEM	EXISTING	FBC TABLE 504.3A	PROPOSED
MAX HEIGHT (FEET)	<40'	40'-0"	NO CHANGE
OCCUPANCY	GROUP B	GROUP B	NO CHANGE
MAX STORIES	1	2	NO CHANGE
MAX AREA (FBC TABLE 506.2)	1,868 SF	9,000 SF	2,866 SF

OCCUPANCY LOAD:
 PER TABLE 1004.5 FBC

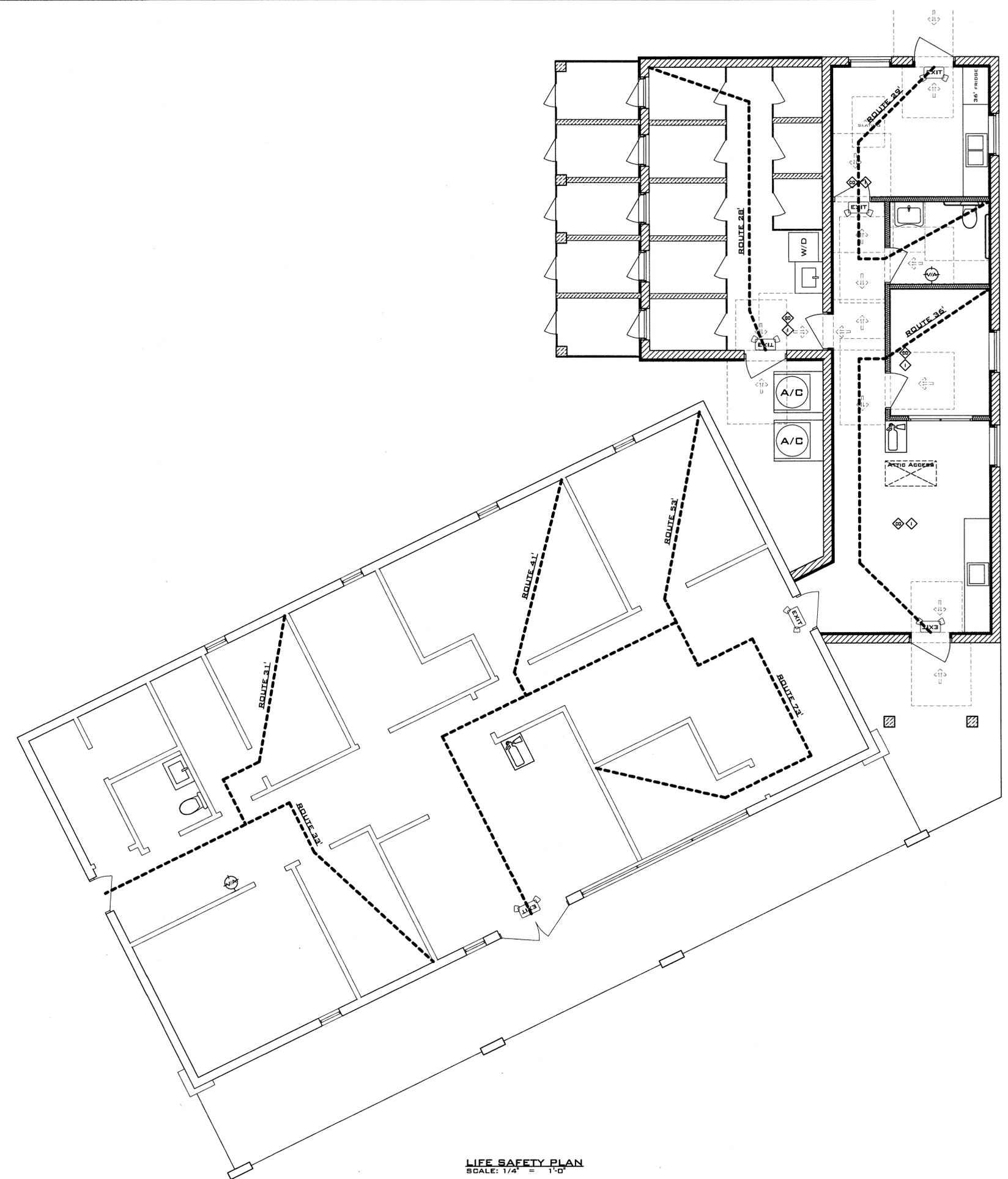
AREA	LOAD (PER 1004.5)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
BUSINESS	19 (1 PER 150 SF)	19 X (0.20) = 3.8' WIDTH	228" (5-QTY)

FBC TABLE 906.3(1)
 FIRE EXTINGUISHERS CLASS: 2-A
 MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

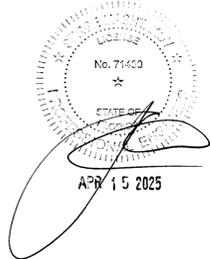
FIRE ALARM & DETECTION SYSTEMS: GROUP B
 THE BUILDING SHALL NOT BE EQUIPPED WITH A FIRE ALARM & DETECTION SYSTEM
 PER FBC (F) 907.2.2 - GROUP B OCCUPANCY UNDER 100 PERSONS

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	VISUAL ALARM
	CLASS 2-A FIRE EXTINGUISHERS (2) TOTAL



LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"



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 STATE OF FLORIDA
 LICENSE NO. 74420

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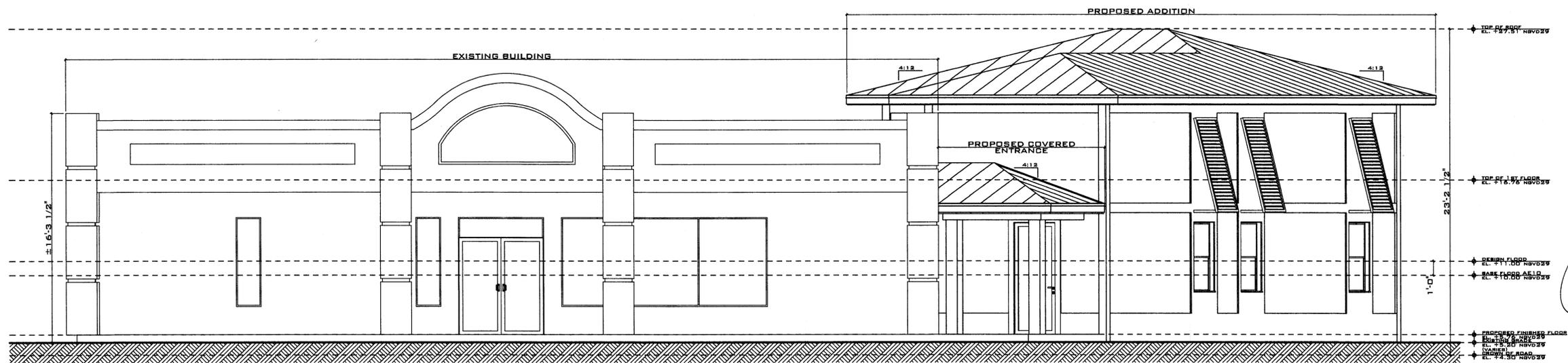
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 KEY WEST, FL 33040
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 WWW.ARTIBUSDESIGN.COM
 GA # 30835

CLIENT: HOLLY HUMPHRIES
 PROJECT: 501 OVERSEAS HWY
 SITE: 501 OVERSEAS HWY
 KEY WEST, FL 33040
 TITLE: LIFE SAFETY PLAN

DATE	BY	SCALE	REVISION
2405-07	A-104	1	



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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STATE OF FLORIDA
LICENSE NO. 75430

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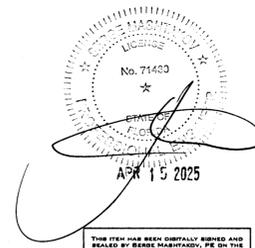
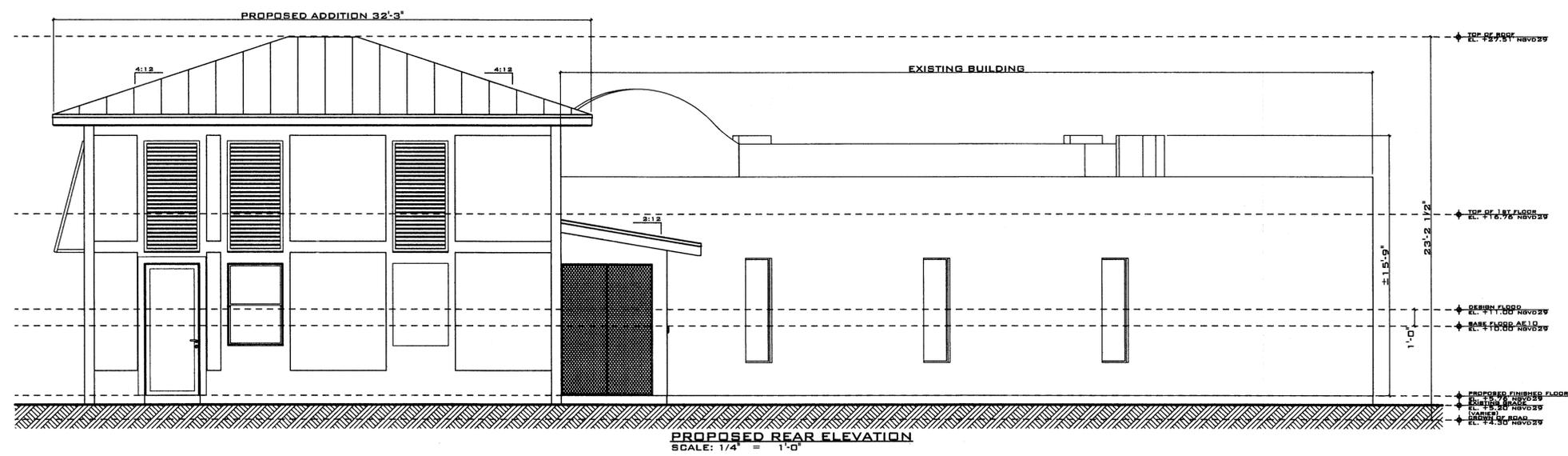
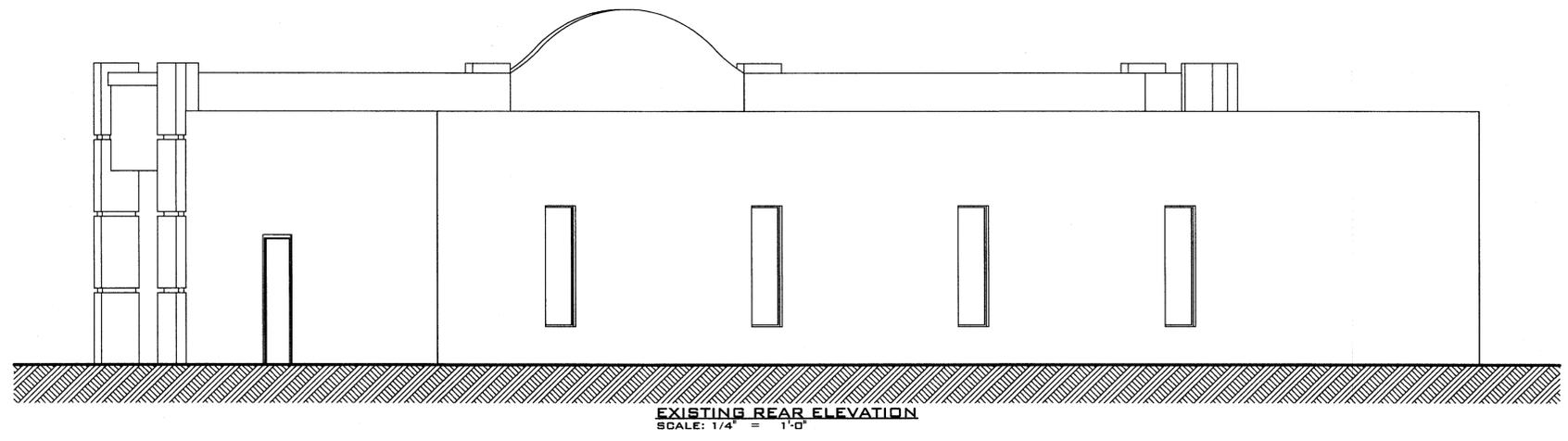
DESIGNER
HOLLY HUMPHRIES
PROJECT
501 OVERSEAS HWY

SITE
**501 OVERSEAS HWY
Key West, FL 33040**

VIEW
FRONT ELEVATION

DATE BY	DATE	SCALE	DATE	SCALE
AS SHOWN	8/7/2024	1/4" = 1'-0"	DA	8/8/2024
PROJECT NO.	2405-07	DRAWING NO.	A-105	SHEET NO.
				1

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SEARS HAZENSTADT
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STATE OF FLORIDA
LICENSE NO. 27282

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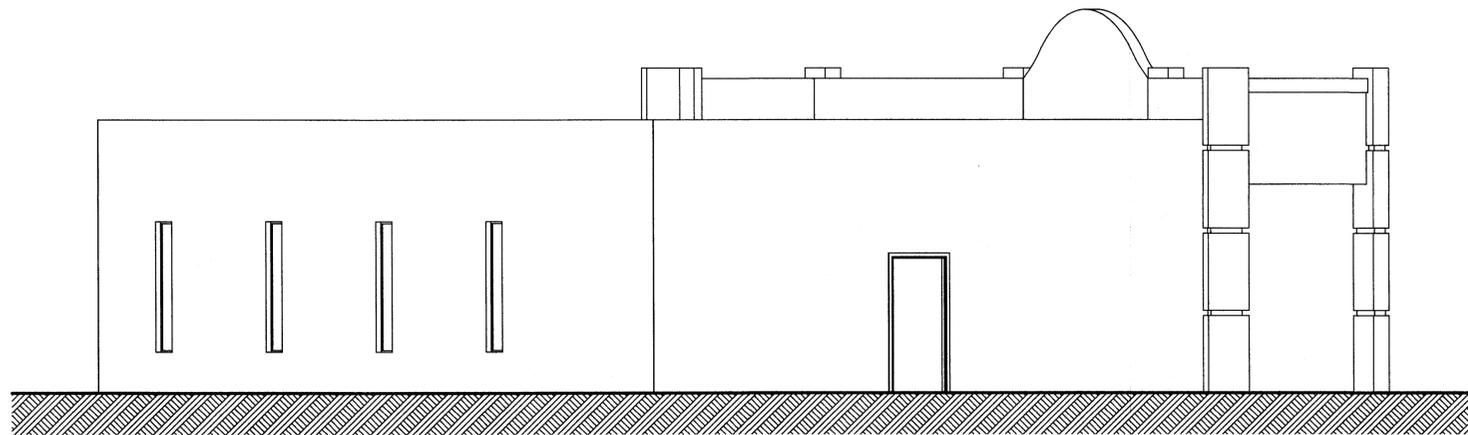
NAME: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

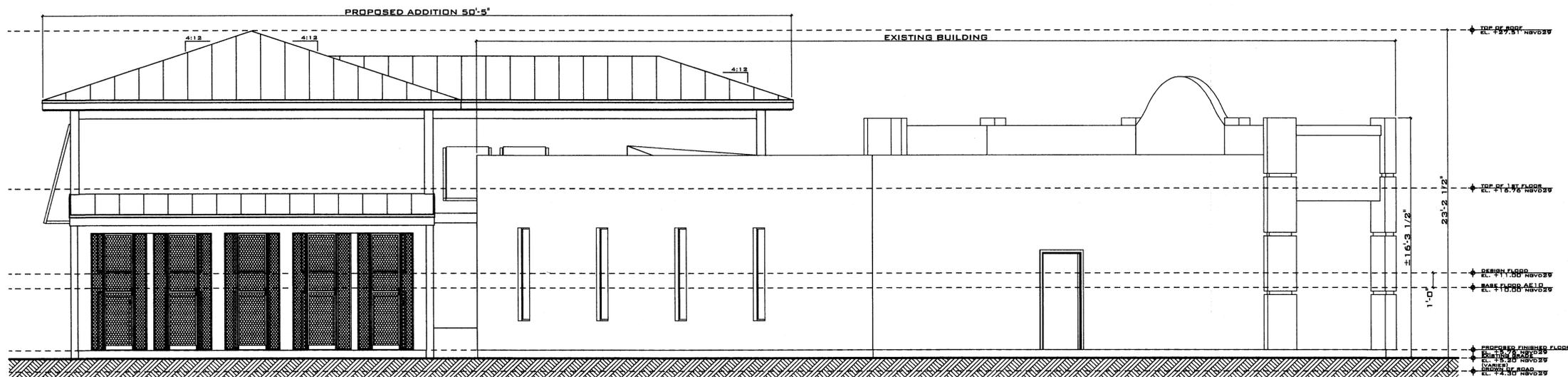
SITE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: REAR ELEVATION

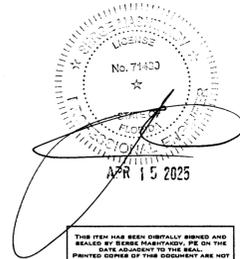
DATE OF REVISION	DATE	BY	CHKD.	REVISED
2405-07	5/15/25	GH	GH	1



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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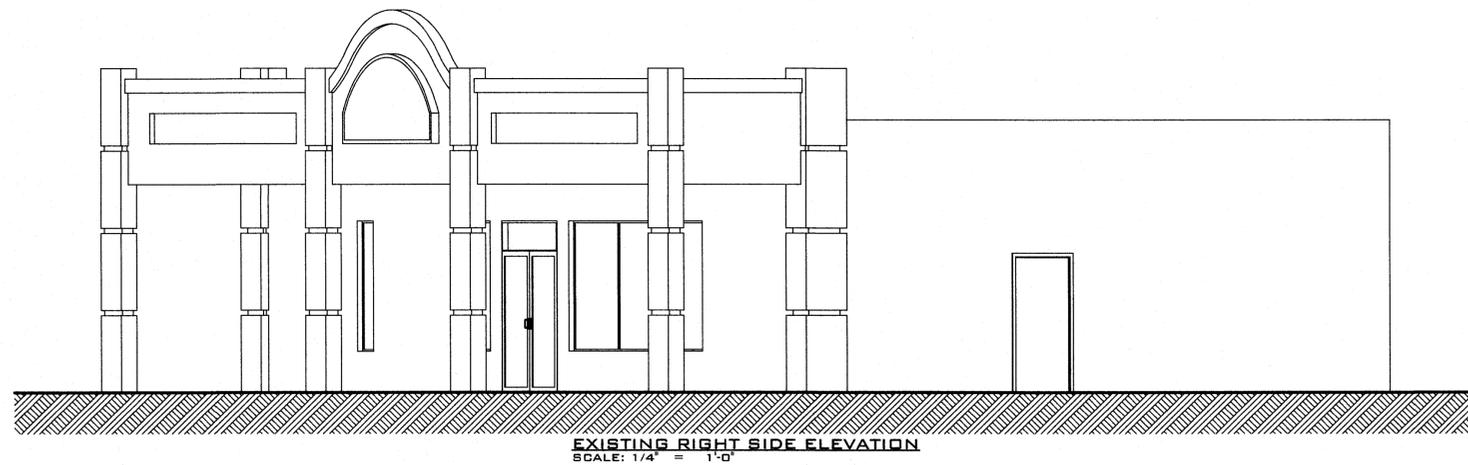
CLIENT:
HOLLY HUMPHRIES

PROJECT:
501 OVERSEAS HWY

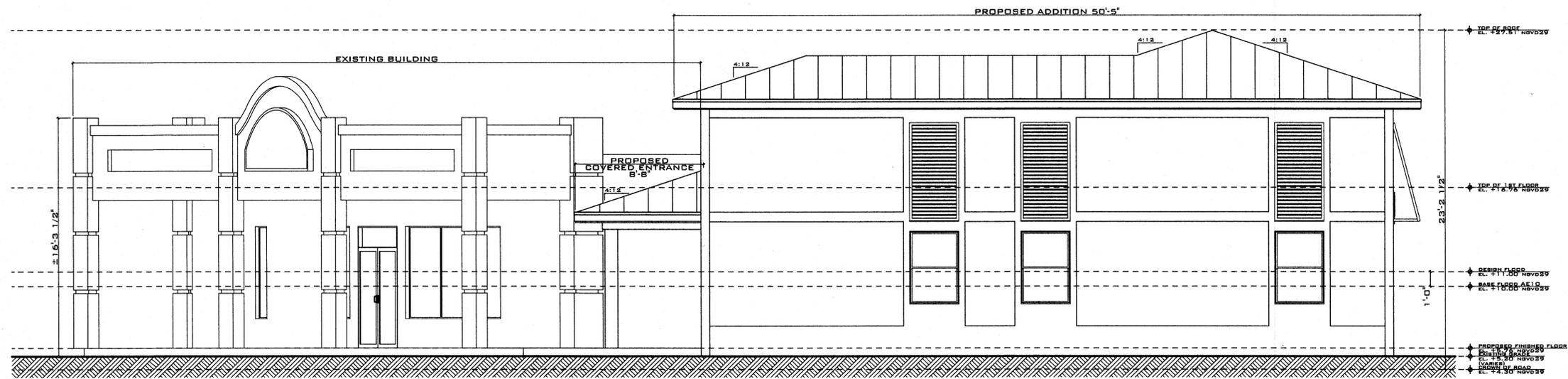
REV: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE:
LEFT ELEVATION

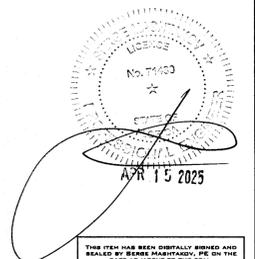
DATE OF ISSUE	DATE	BY	CHKD	REVISED
2405-07	05/15/25	BAW	BAW	1



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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BERNIE HUMPHREY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 75163

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GA # 30825

CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

SITE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: RIGHT ELEVATION

DATE AT ISSUE	DATE	DESIGN	CHECKED
2405-07	5/15/25	BERNIE HUMPHREY	BERNIE HUMPHREY



WATER QUANTITY-PREDEVELOPMENT	
PROJECT AREA	0.41 AC
PERVIOUS AREA	0.20 AC
IMPERVIOUS AREA	0.21 AC
% IMPERVIOUS	50.35%
RAINFALL FOR 25YR/24 HR EVENT (P)	
DEPTH TO WATER TABLE	2.85 FT
UNDEVELOPED AVAILABLE STORAGE	1.88 IN
SOIL STORAGE (S)	0.93 IN
QPRE = (P-D.S)^2/(P+D.S)(25YR/72HR)	9.95 IN

WATER QUANTITY-POSTDEVELOPMENT	
PROJECT AREA	0.41 AC
PERVIOUS AREA	0.21 AC
IMPERVIOUS AREA	0.20 AC
% IMPERVIOUS	48.59%
RAINFALL FOR 25YR/24 HR EVENT (P)	
DEPTH TO WATER TABLE	1.100 IN
UNDEVELOPED AVAILABLE STORAGE	2.85 FT
SOIL STORAGE (S)	1.88 IN
QPRE = (P-D.S)^2/(P+D.S)(25YR/72HR)	9.92 IN

POSTDEVELOPMENT-PREDEVELOPMENT		
QPOST-QPRE (25YR/72HR)	-0.03 IN	
VOLUME = QA (25YR/72HR)	-0.01 AC-IN	-0.001 AC-FT

WATER QUALITY	
PROJECT AREA	0.41 AC
PERVIOUS AREA	0.20 AC
% IMPERVIOUS	48.59%
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN	
	0.034 AC-FT
B) 2.5 INCHES*%IMPERVIOUS*TOT.PROJ.AREA	
	0.041 AC-FT

SWALE VOLUME REQUIRED	
QUANTITY	1,807.08 CU.FT
QUALITY	0.04148 AC-FT

WATER QUALITY/QUANTITY*100%	
SWALE A = 0.02314 AC-FT	
SWALE B = 0.02020 AC-FT	
TOTAL = 0.04334 AC-FT	

SITE DATA	
TOTAL SITE AREA:	±17,850 SQ.FT
LAND USE:	SC
FUTURE LAND USE:	MC
TIER DESIGNATION:	3
FLOOD ZONE:	AE10
DESIGN FLOOD:	AE11

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PROPERTY INTENSITY (FAR):	
OFFICE	
ALLOWED	0.40
PROPOSED	(0.4 X 17,850 = 7,140 SQ.FT) 2,866 / 17,850=0.161

OPEN SPACE MINIMUM:	
REQUIRED	20% (3,570.00 SQ.FT)
EXISTING	51.0% (±9,103.5 SQ.FT)
PROPOSED	52.0% (±9,282.0 SQ.FT)

OPEN SPACE FOR SETBACKS:	
FRONT SETBACK (US1) AREA	2,410 SQ.FT
REQUIRED MAX	60% (1,446.0 SQ.FT)
PROPOSED	0% (0.00 SQ.FT)
SECONDARY FRONT SETBACK (CACTUS DR) AREA	3,013.7 SQ.FT
REQUIRED MAX	60% (1,808.2 SQ.FT)
PROPOSED	38% (±688.0 SQ.FT)
ASPHALT DRIVEWAY	±688.0 SQ.FT

SIDE SETBACK AREA ±793.6 SQ.FT	
REQUIRED MAX	80% (634.9 SQ.FT)
PROPOSED	0% (0.00 SQ.FT)
REAR SIDE SETBACK	AREA ±1,000.5 SQ.FT
REQUIRED MAX	80% (800.4 SQ.FT)
PROPOSED	0% (0.00 SQ.FT)

EXISTING IMPERVIOUS AREA:	
PAVEMENT	±6,196.0
BUILDING	±1,868.0
FENCE	±231.0
COVERED FRONT PORCH	±438.0
CONCRETE	±254.0
TOTAL:	50.3% (±8,987.0 SQ.FT)

PROPOSED IMPERVIOUS AREA:	
PAVEMENT	±4,635.0
BUILDING	±2,866.0
FENCE	±231.0
COVERED FRONT PORCH	±438.0
COVERED AREA	±512.0
COLLECTION AREA	±82.0
TOTAL:	49.1% (±8,764.0 SQ.FT)

SETBACKS:	
FRONT:	(US1)
REQUIRED	25 FT
EXISTING	±73.1 FT
PROPOSED	(NO CHANGES)
SECONDARY FRONT:	(CACTUS DR)
REQUIRED	15 FT
EXISTING	±16.7 FT
PROPOSED	(NO CHANGES)
SIDE:	REQUIRED
EXISTING	5 FT
PROPOSED	±12.9 FT
REAR:	REQUIRED
EXISTING	10 FT
PROPOSED	±53.0 FT
REAR:	REQUIRED
EXISTING	10 FT
PROPOSED	±23.1 FT

MAXIMUM HEIGHT:	
PROPOSED	35 FT
REAR:	REQUIRED
EXISTING	10 FT
PROPOSED	±53.0 FT
REAR:	REQUIRED
EXISTING	10 FT
PROPOSED	±23.1 FT

PARKING CALCS:	
FOR OFFICES:	3.0 SPACES PER 1,000 SQ. FT. OF NONRESIDENTIAL FLOOR AREA WITHIN THE BUILDING
GROSS OFFICE FLOOR AREA:	±2,866 SQ.FT.
PROVIDED:	2,866/1000*3.0 = 8.60 SPACES
PROVIDED:	9 SPACES (1 ADA)

PARKING CALCS:	
PROPOSED	35 FT

FOR OFFICES: 3.0 SPACES PER 1,000 SQ. FT. OF NONRESIDENTIAL FLOOR AREA WITHIN THE BUILDING
GROSS OFFICE FLOOR AREA: ±2,866 SQ.FT.
PROVIDED: 9 SPACES (1 ADA)



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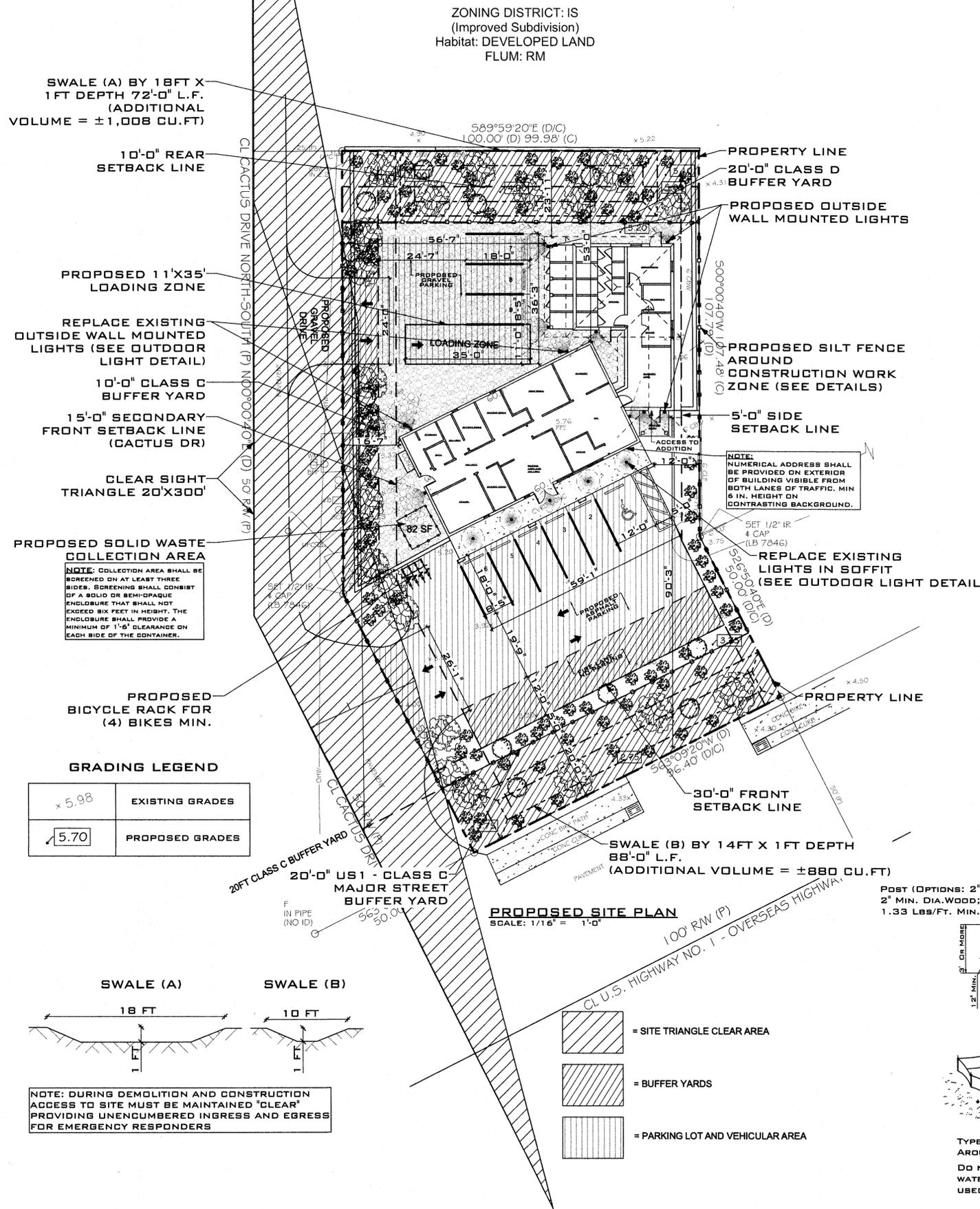
NAME: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

SITE: 501 OVERSEAS HWY, KEY WEST, FL 33508

DATE: PROPOSED SITE PLAN

DATE	BY	DATE	BY	DATE	BY
2405-07	C-101				



WAC LIGHTING

Tube
5" Ceiling Mount 3000K
Model: 5000-3000-5
5" x 100" (L) x 2" (D)

Color: 3000K
Beam Angle: 120°
Power: 120W
Voltage: 120V
Frequency: 60Hz
Life: 50,000 Hours

DESCRIPTION: The latest LED technology and DMX technology for precise color selection in an appealing cylindrical profile. Perfect for accent and wall wash lighting. Available in various light distributions and beam angles.

FEATURES: 5" diameter, 100" length, 2" depth. Available in various finishes: White, Black, Bronze, Silver, Gold, Copper, Nickel, Gunmetal, and Custom.

INSTALLATION: Mounting: 5" x 100" (L) x 2" (D). Weight: 120W. Voltage: 120V. Frequency: 60Hz. Life: 50,000 Hours.

TUBE ARCHITECTURAL DS-WS05

LED Wall Mounts

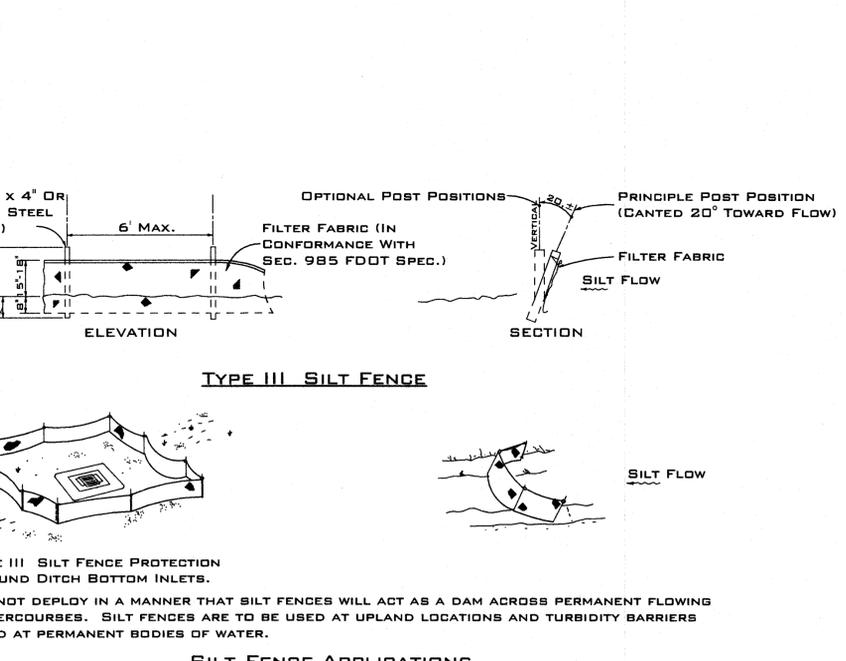
WAC LIGHTING Responsible Lighting®

Feature Type: []
Catalog Number: []
Project: Sanchez Residence
Location: 357 Sawyer Dr

DESCRIPTION: The latest LED technology and DMX technology for precise color selection in an appealing cylindrical profile. Perfect for accent and wall wash lighting. Available in various light distributions and beam angles.

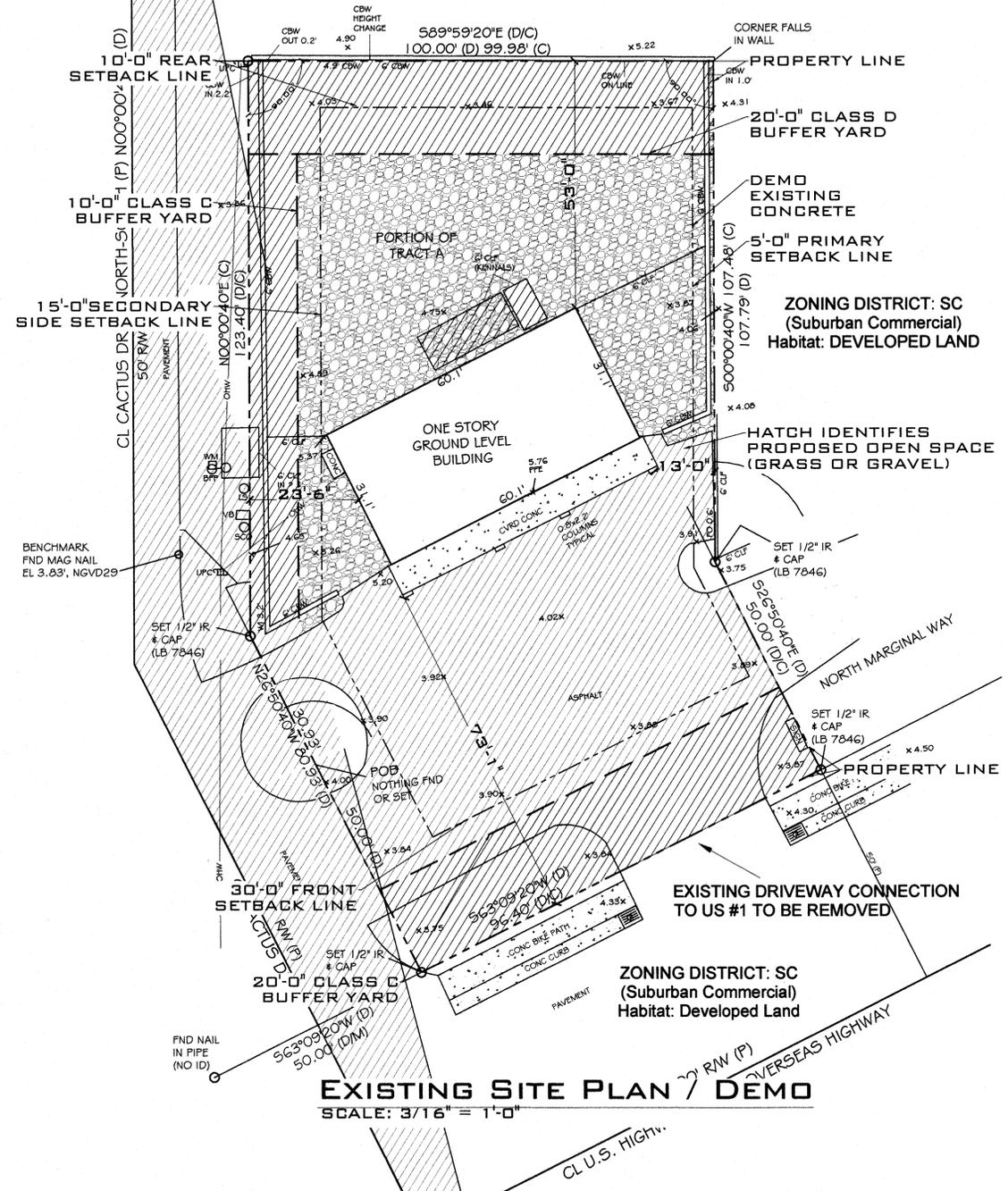
FEATURES: 5" diameter, 100" length, 2" depth. Available in various finishes: White, Black, Bronze, Silver, Gold, Copper, Nickel, Gunmetal, and Custom.

INSTALLATION: Mounting: 5" x 100" (L) x 2" (D). Weight: 120W. Voltage: 120V. Frequency: 60Hz. Life: 50,000 Hours.





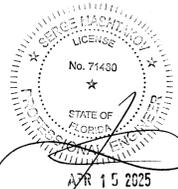
ZONING DISTRICT: IS
(Improved Subdivision)
Habitat: DEVELOPED LAND



ZONING DISTRICT: SC
(Suburban Commercial)
Habitat: DEVELOPED LAND

ZONING DISTRICT: SC
(Suburban Commercial)
Habitat: Developed Land

EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"



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SERGE HUMPHRIES
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71450

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(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: **HOLLY HUMPHRIES**

PROJECT: **501 OVERBEAS HWY**

FILE: **501 OVERBEAS HWY
KEY WEST, FL 33040**

TITLE: **EXISTING SITE PLAN**

NO.	DATE	BY	CHKD.	REVISED
1	04/15/25	HH	HH	AS SHOWN



ZONING DISTRICT: IS
(Improved Subdivision)
Habitat: DEVELOPED LAND
FLUM: RM

SWALE (A) BY 18FT X
1FT DEPTH 72'-0" L.F.
(ADDITIONAL
VOLUME = ±1,008 CU.FT)

100' OF CLASS C
DISTRICT BUFFER
YARD 10' WIDE

CLEAR SIGHT
TRIANGLE 20'X300'

CL CACTIUS DRIVE NORTH-SOUTH (P) N00°00'40" E (D) 50'± (P)

20' CLASS C BUFFER YARD
20'-0" US1 - CLASS C
MAJOR STREET
BUFFER YARD

100' OF CLASS D
DISTRICT BUFFER
YARD 20'-0" WIDE

VERTICAL HATCH
IDENTIFYING PARKING LOT
±6,129 SQ.FT. TOTAL

HORIZONTAL HATCH
IDENTIFYING PARKING LOT
LANDSCAPING AREAS
OUTSIDE OF REQUIRED
BUFFERS
±1,238 SQ.FT. TOTAL 21%
(20% MIN REQUIRED)

SWALE (B) BY 14FT X 1FT DEPTH
88'-0" L.F.
(ADDITIONAL VOLUME = ±880 CU.FT)

PROPOSED PARKING LOT LANDSCAPING CALCS
SCALE: 1/16" = 1'-0"

-  = SITE TRIANGLE CLEAR AREA
-  = BUFFER YARDS
-  = PARKING LOT AND VEHICULAR AREA
-  = PARKING LOT LANDSCAPING

LANDSCAPE LEGEND

-  CANOPY TREE
-  UNDERSTORY TREE
-  SHRUBS

LANDSCAPING NOTES:

ISLAND LANDSCAPE AREAS SHALL BE PROVIDED FOR AT LEAST EVERY TEN (10) PARKING SPACES IN A ROW. ONE (1) TREE SHALL BE REQUIRED FOR EVERY ONE THOUSAND (1,000) SQUARE FEET, OR FRACTION THEREOF, OF GROSS PARKING LOT AREA (INCLUDES BOTH PARKING AND VEHICULAR USE AREA). EVERY ISLAND SHALL HAVE A MINIMUM ONE (1) CANOPY TREE. FOUR (4) SHRUBS SHALL BE REQUIRED FOR EVERY ONE THOUSAND (1,000) SQUARE FEET, OR FRACTION THEREOF, OF GROSS PARKING LOT AREA (INCLUDES BOTH PARKING AND VEHICULAR USE AREA).

PARKING LOT AND VEHICULAR AREA (GROSS AREA = 6,007 SF)

REQUIRED	MIN OF 20% OF GROSS PARKING AREA (6,129x0.2=1,226 SF) PROVIDED 1,238 SF (21%) EXCLUDING REQUIRED BUFFERS
PROPOSED	6,129 SF OF PARKING LOT
REQUIRED	1 TREE FOR EVERY 1,000 SF OF GROSS PARKING AREA (CANOPY TREES MIN.50%, UNDERSTORY TREES MIN.40%) 4 SHRUBS FOR EVERY 1,000 SF OF GROSS PARKING AREA
PROPOSED	CANOPY TREE = 4 (4EA PIGEON PLUM) UNDERSTORY TREE = 3 (3EA FIDDLEWOOD) SHRUBS = 26 (26 EA MAIDENBUSH)

BUFFER YARDS

US1 - CLASS C MAJOR STREET BUFFER (SEC.114-128)

REQUIRED (FOR 20FT WIDTH)
CANOPY TREE= 4/ PER 100 FT
UNDERSTORY TREE = 1.6/ PER 100 FT
SHRUBS = 16/ PER 100 FT

PROPOSED (FOR 100 FT ALONG STREET)
CANOPY TREE=4 (2EA GUMBO LIMBO, 2EA PIGEON PLUM)
UNDERSTORY TREE = 2 (2EA MARLBERRY)
SHRUBS = 16 (16EA MAIDENBUSH)

WEST - CLASS C SC DISTRICTS

REQUIRED (FOR 10FT WIDTH)
CANOPY TREE=5/ PER 100 FT
UNDERSTORY TREE = 2/ PER 100 FT
SHRUBS = 20/ PER 100 FT

PROPOSED (FOR 100 FT)
CANOPY TREE=6 (3EA PIGEON PLUM, 3EA GUMBO LIMBO)
UNDERSTORY TREE = 2 (2EA CRABWOOD)
SHRUBS = 20 (20EA BAHAMA COFFEE)

NORTH - CLASS D SC/IS DISTRICTS

REQUIRED (FOR 20FT WIDTH)
CANOPY TREE=6.6/ PER 100 FT
UNDERSTORY TREE = 3.3/ PER 100 FT
SHRUBS = 28/ PER 100 FT

PROPOSED (FOR 100 FT)
CANOPY TREE=7 (4EA PIGEON PLUM, 3EA GUMBO LIMBO)
UNDERSTORY TREE = 4 (2EA MARLBERRY, 2EA CRABWOOD)
SHRUBS = 28 (28EA BAHAMA COFFEE)

NOTE:

ALL STREET FRONTS SHALL PLANT NATIVE CANOPY STREET TREES. ONE (1) CANOPY TREE (THREE INCHES CALIPER) PER ONE HUNDRED (100) FEET OF STREET LENGTH (SEC. 114-104. - STREET TREES)

PLANTING LIST:

CANOPY TREE SPECS:

BURSERIA SIMARUBA - (GUMBO LIMBO) 10'-12' 3" CALIPER
COCOLOBA DIVERSIFOLIA - (PIGEON PLUM) 10' PH. 3" CALIPER

UNDERSTORY TREE SPECS:

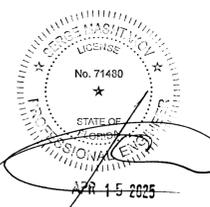
ARDISIA ESCALLONICIDES - (MARLBERRY) 4-6' PH
GYMNANTHES LUCIDA - (CRABWOOD) 5-6' PH
CITHAREXYLUM SPINOSUM - (FIDDLEWOOD) 5-8' PH

SHRUBS SPECS:

HETEROSAVIA BAHAMENSIS - (MAIDENBUSH) 25 GAL.
PYSCHOTRIA LIGUSTRIFOLIA - (BAHAMA COFFEE) 3 GAL. 24" HP

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MONROE COUNTY
PLANNING DEPT.



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ROBERT MASTARDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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D.L. & J. BOBBS

DATE: HOLLY HUMPHRIES
PROJECT: 501 OVERSEAS HWY

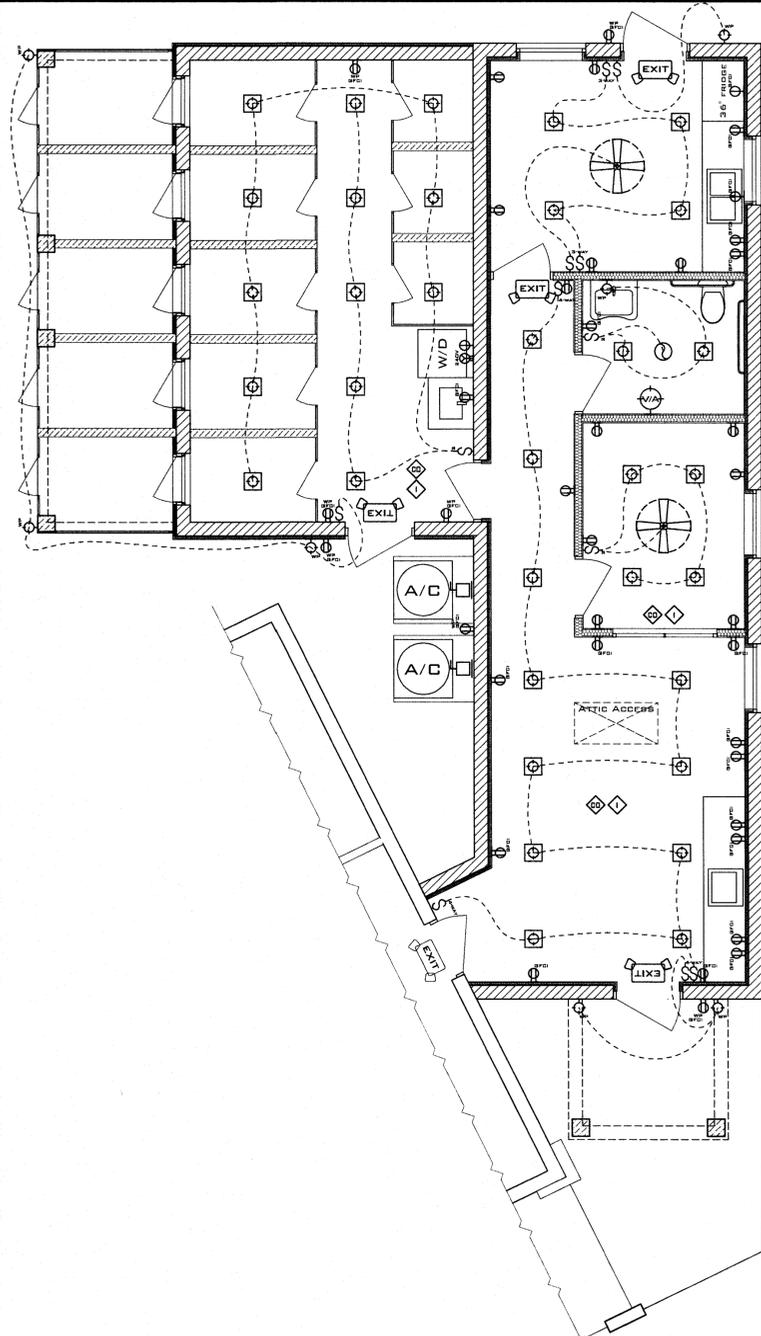
DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040
SCALE:

TITLE: PARKING LOT LANDSCAPING
SCALE:

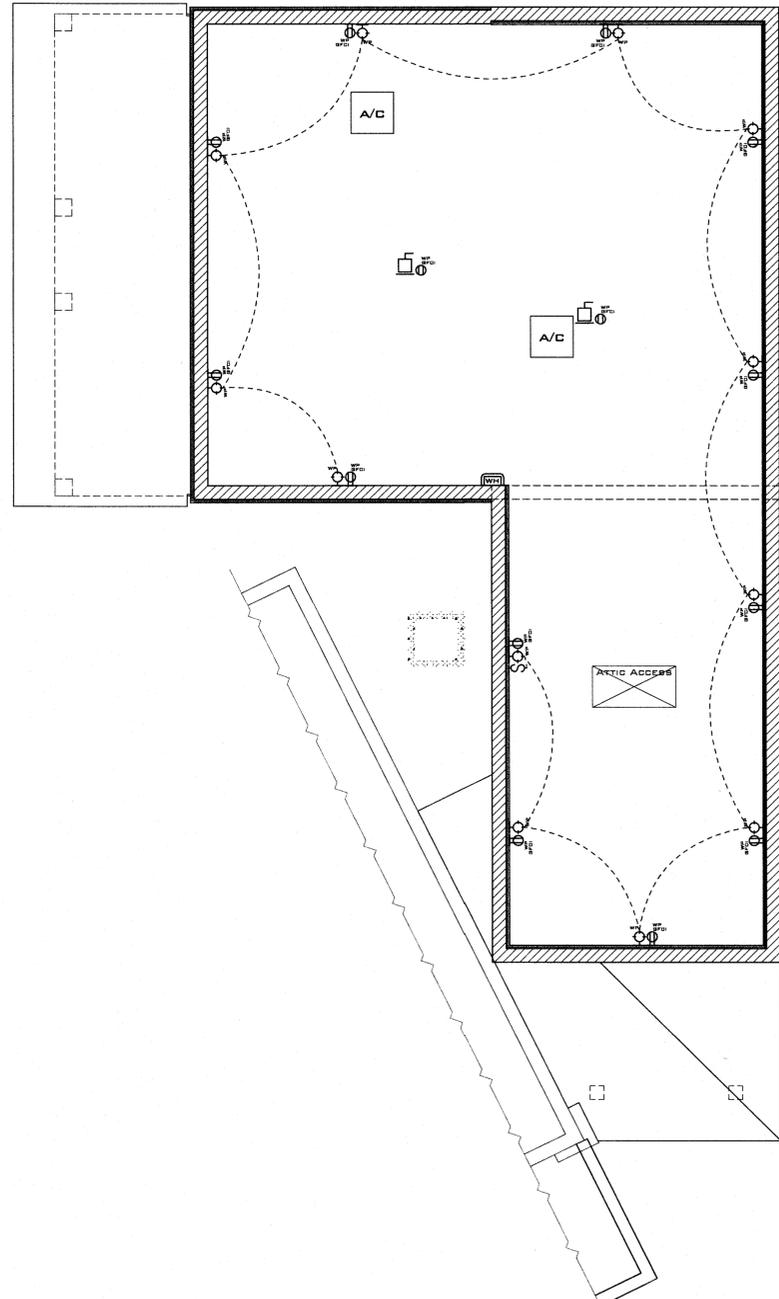
DATE AT ISSUE	DATE	DESIGN	CHECKED
AS SHOWN	REVISED	DA	BAW
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS
2405-07	C-102	1	1

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 2. DRAWINGS SHOWN ARE DIAGRAMMATIC IN NATURE AND WILL NOT SHOW ALL FITTINGS, BENDS AND ACCESSORIES REQUIRED FOR THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING FIELD CONDITIONS PRIOR COMMENCING THE WORK.
 3. CONTRACTOR SHALL VERIFY AND TEST GROUNDING AND INSURE IT COMPLIES WITH LATEST NEC.
 4. ELECTRICAL CONDUIT SHALL BE BEDDED IN COMPACTED CLEAN PEA-ROCK 6" ALL SIDES MINIMUM.
 5. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR TEST.
 6. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED PER NEC.
 7. ALL HARDWARE AND EQUIPMENT SHALL BE UL LABELED AND UV RATED FOR EXTERIOR USE.
 8. CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
 9. MINIMUM WIRE SIZES SHALL BE #12 THHN/THWN UNLESS OTHERWISE IS SPECIFIED.
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 11. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
 12. ALL CONDUCTORS SHALL BE RAN WITHOUT SPLICES.
 13. ALL FIXTURES SHALL BE SUPPORTED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND PER NEC.
 14. SMOKE DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACK-UP. INTERCONNECTION OF THE DETECTORS SHALL ALLOW ALL TO SOUND AT ONCE.
 15. ALL BREAKERS SHALL BE COMBINATION AFCI UNLESS OTHERWISE IS PERMITTED BY THE LATEST NEC.
 16. ALL RECEPTACLES IN BATHROOMS, KITCHEN AND GARAGE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED TYPE (GFCI).
 17. ALL OUTDOOR RECEPTACLES SHALL BE WATER AND TAMPERPROOF GFCI TYPE.
 18. BRANCH CIRCUITS SHALL BE PROPERLY BALANCED.
 19. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS AND PROVIDE FUNCTIONAL SYSTEM.
 20. FOUNDATION REINFORCEMENT SHALL BE BONDED WITH GROUNDING PER NEC.
 21. ALL ELECTRICAL EQUIPMENT SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
 22. STYLES OF ALL ELECTRICAL FIXTURES, OUTLETS, SWITCHES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR ANY PURCHASING OR INSTALLATION.
 23. ALL LIGHTING SHALL BE LED AS PER FBC C405.2 AND C405.3 AND ENERGY SUMMIT REPORT.



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



ELECTRICAL ATTIC PLAN
SCALE: 1/4" = 1'-0"

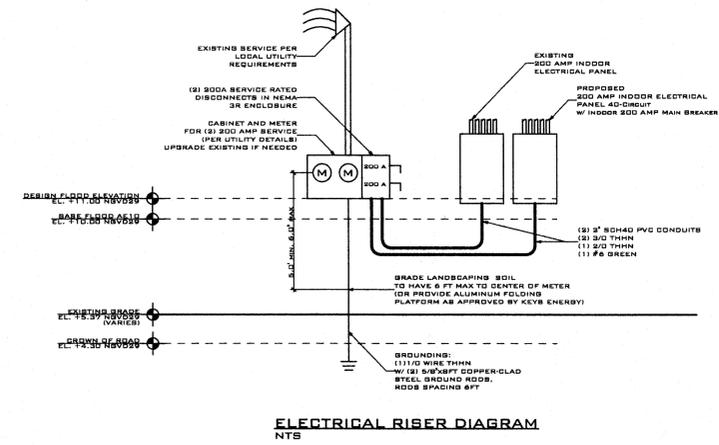
ELECTRICAL SYMBOL LEGEND

ELECTRIC CALCULATIONS & PANEL SCHEDULE LG2

KVA	WIRE	POLE	BRK	DESCRIPTION	CKT	CKT	DESCRIPTION	BRK	POLE	WIRE	KVA
9.0*	6	2	50*	A.C. AIR HANDLER #1	01	02	A.C. AIR COMPRESSOR #1	25*	2	8	4.0*
					03	04	A.C. AIR COMPRESSOR #2	25*	2	8	4.0*
9.0*	6	2	50*	A.C. AIR HANDLER #2	05	06	A.C. AIR COMPRESSOR #2	25*	2	8	4.0*
					07	08					
12.0*	8	2	40*	TANKLESS WATER HEATER TEMPRA 12 PLUS	09	10	MICROWAVE	20*	1	12	1.5
					11	12	SMALL APPLIANCE #1	20	1	12	1.5
1.5	12	1	15	REFRIGERATOR	13	14	SMALL APPLIANCE #2	20	1	12	1.5
1.0	12	1	20	BREAK ROOM LIGHTS®	15	16	BATHROOM LIGHTS®	20	1	12	0.5
1.0	12	1	20	KENNEL LIGHTS®	17	18	ATTIC LIGHTS®	20	1	12	0.5
1.0	12	1	20	OFFICE LIGHTS®	19	20	EXTERNAL LIGHTS®	20	1	12	0.5
1.0	12	1	20	OFFICE LIGHTS®	21	22	WASHER	20	1	12	1.5
1.0	12	1	20	SURGERY CONVENIENCE	23	24	DRYER	40	2	8	5.0
1.0	12	1	20	CONVENIENCE	25	26					
-	-	-	-	SPACE	27	28	SPACE	-	-	-	-
-	-	-	-	SPACE	29	30	SPACE	-	-	-	-
-	-	-	-	SPACE	31	32	SPACE	-	-	-	-
-	-	-	-	SPACE	33	34	SPACE	-	-	-	-
-	-	-	-	SPACE	35	36	SPACE	-	-	-	-
-	-	-	-	SPACE	37	38	SPACE	-	-	-	-
-	-	-	-	SPACE	39	40	SPACE	-	-	-	-
37.5				SUBTOTAL							20.5
											TOTAL (LG2)
											58.0
											FIRST 1.0 KVA @ 100% DEMAND
											10.0
											20.0 KVA @ 40% DEMAND
											8.0
											DEMAND
											18.0
											DEMAND
											18.0
											A/C DEMAND
											28.0
											TOTAL DEMAND
											46.0

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT.
*ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.

46.0 KVA * 1000 / 240V = 192 AMPS



ELECTRICAL RISER DIAGRAM
NTS

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DA # 30825

CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

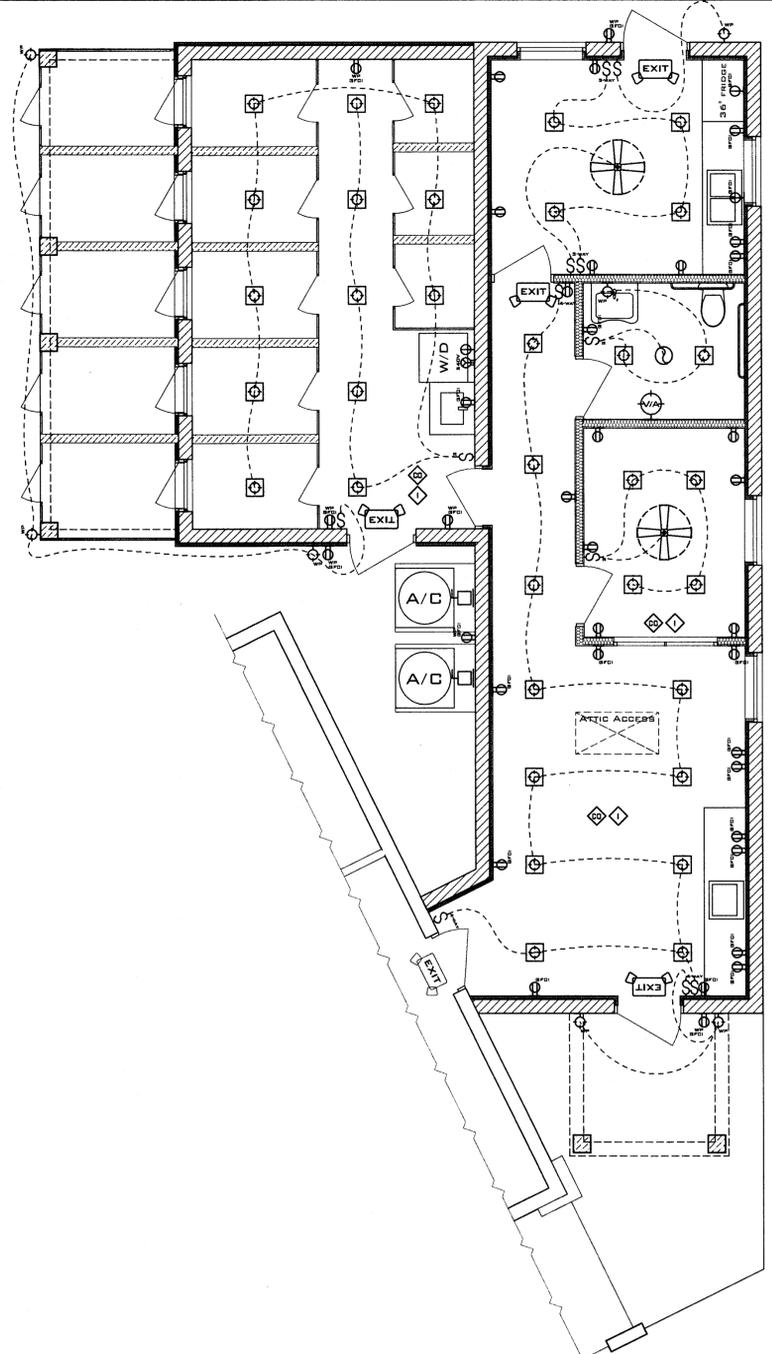
DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: ELECTRICAL PLANS

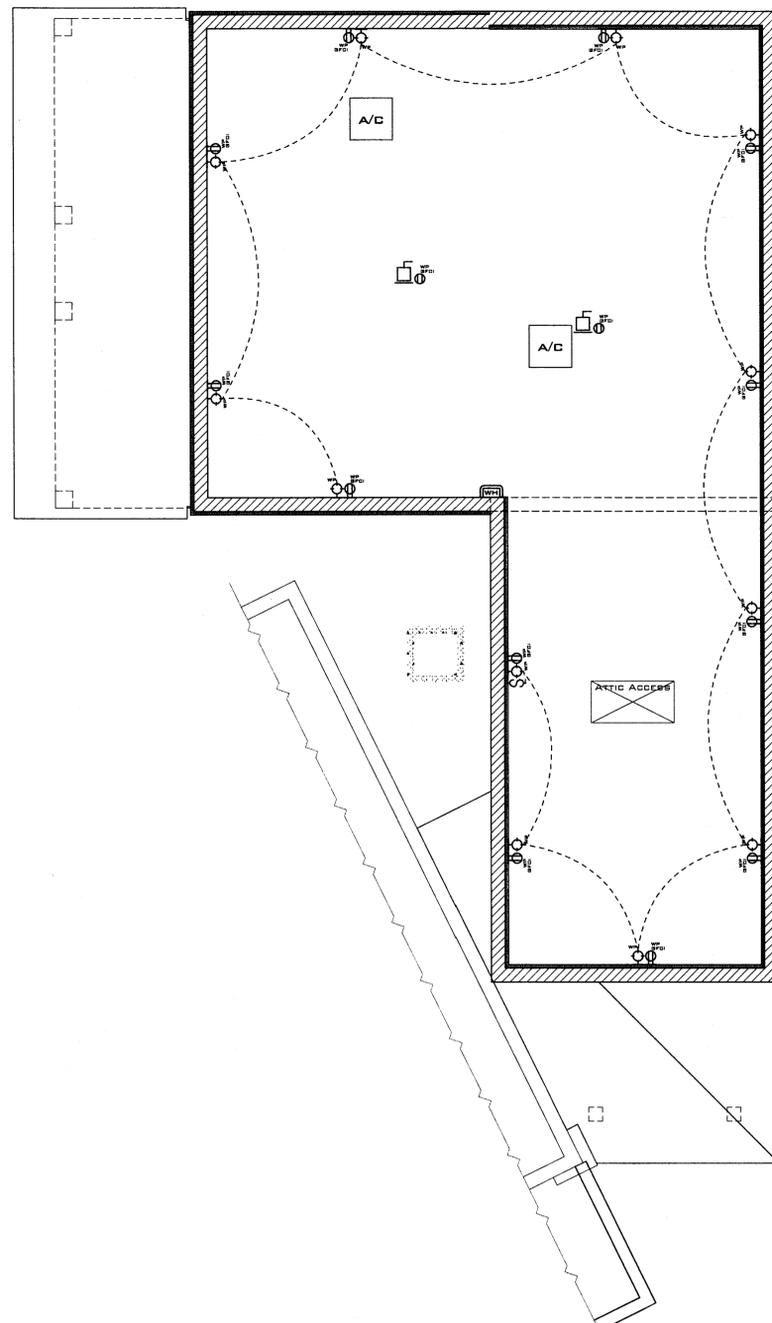
SCALE	DATE	DESIGN	CHECKED
AS SHOWN	5/20/25	HUMPHRIES	DA
PROJECT NO.	DATE	REVISION	NO.
2405-07	E-101		1

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

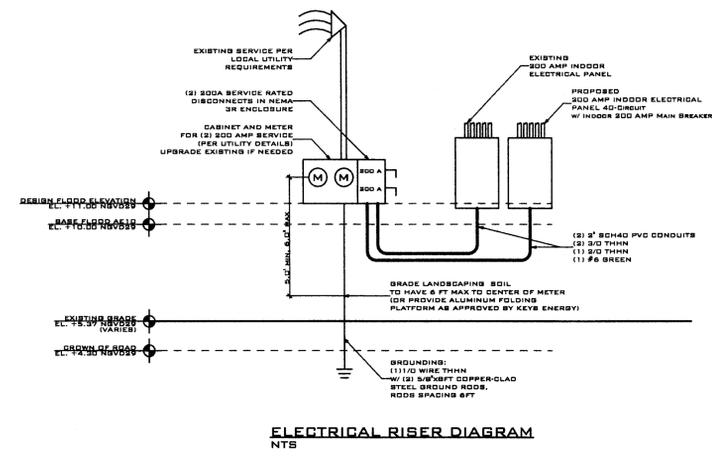


ELECTRICAL ATTIC PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND			
	20A/150V DUPLEX RECEPTACLE W/ GROUNDING		PHOTODECK
	20A/150V SINGLE RECEPTACLE W/ GROUNDING		MOTION SENSOR
	20A/150V SPLIT WIRED DUPLEX RECEPTACLE W/ GROUNDING		RECESSED LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/150V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET		CEILING MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/150V GROUND FAULT CIRCUIT INTERRUPTER WATERPROOF DRYER		WALL MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	SPECIAL PURPOSE OUTLET, WATERPROOFED, SUBSCRIPT FOR IDENTIFICATION		WALL MOUNT LIGHT FIXTURE, WATERPROOFED, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	20A/150V FLOOR DUPLEX RECEPTACLE W/ GROUNDING		EMERGENCY LIGHT FIXTURE, RECHARGEABLE BATTERY TYPE
	20A/150V CEILING DUPLEX RECEPTACLE W/ GROUNDING		CEILING MOUNT EXIT SIGN
	SINGLE POLE SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		WALL MOUNT EXIT SIGN
	2-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		TWO SIDE EXIT SIGN
	3-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN
	4-WAY SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		EXHAUST FAN W/ LIGHT
	DIMMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		GROUND
	TIMER SWITCH, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		IONIZATION SMOKE DETECTOR
	JUNCTION BOX, WALL MOUNT		GENERATOR
	JUNCTION BOX, CEILING MOUNT		CARBON MONOXIDE DETECTOR
	DOOR BELL		POWER COMPANY METER
	TANKLESS WATER HEATER		UTILITY POLE
	EMERGENCY LIGHTS W/ BATTERY BACKUP		TELEPHONE OUTLET
			TELEPHONE/DATA OUTLET
			WATER HEATER
			POOL LIGHT W/ DUSK TO DAWN SENSOR
			VISUAL ALARM

ELECTRIC CALCULATIONS & PANEL SCHEDULE LC2												
KVA	WIRE	POLE	BRK	DESCRIPTION	DKT	DKT	DESCRIPTION	BRK	POLE	WIRE	KVA	
9.0*	6	2	50*	A.C. AIR HANDLER #1	01	02	A.C. AIR COMPRESSOR #1	25*	2	8	4.0*	
9.0*	6	2	50*	A.C. AIR HANDLER #2	03	04	A.C. AIR COMPRESSOR #2	25*	2	8	4.0*	
12.0*	8	2	40*	TANKLESS WATER HEATER	07	08	MICROWAVE	20*	1	12	1.5	
1.5	12	1	15	REFRIGERATOR	11	12	SMALL APPLIANCE #1	20	1	12	1.5	
1.0	12	1	20	BREAK ROOM LIGHTS/REC	13	14	SMALL APPLIANCE #2	20	1	12	1.5	
1.0	12	1	20	KENNEL LIGHTS/REC	15	16	BATHROOM LIGHTS/REC	20	1	12	0.5	
1.0	12	1	20	OFFICE LIGHTS/REC	17	18	ATTIC LIGHTS/REC	20	1	12	0.5	
1.0	12	1	20	BURGERY LIGHTS/REC	19	20	EXTERNAL LIGHTS/REC	20	1	12	0.5	
1.0	12	1	20	BURGERY CONVENIENCE	21	22	WASHER	20	1	12	1.5	
1.0	12	1	20	BURGERY CONVENIENCE	23	24	DRYER	40	2	8	5.0	
1.0	12	1	20	BURGERY CONVENIENCE	25	26						
-	-	-	-	SPACE	27	28	SPACE	-	-	-	-	
-	-	-	-	SPACE	29	30	SPACE	-	-	-	-	
-	-	-	-	SPACE	31	32	SPACE	-	-	-	-	
-	-	-	-	SPACE	33	34	SPACE	-	-	-	-	
-	-	-	-	SPACE	35	36	SPACE	-	-	-	-	
-	-	-	-	SPACE	37	38	SPACE	-	-	-	-	
-	-	-	-	SPACE	39	40	SPACE	-	-	-	-	
37.5				SUBTOTAL							20.5	
											TOTAL (LC2)	58.0
											FIRST 10 KVA @ 100% DEMAND	10.0
											20.0 KVA @ 40% DEMAND	8.0
											DEMAND	18.0
											A/C DEMAND	28.0
											TOTAL DEMAND	46.0

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT.
*ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.
46.0 KVA * 1000 / 240V = 192 AMPS



ELECTRICAL RISER DIAGRAM
NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BEING MANIPULATED. PER THE PRINTED CODES OF THE SEAL, THE DATE, TIME, AND THE COMBINATION NUMBER AND SERIAL AND THE SIGNATURE SHALL BE VERIFIABLE ON ANY ELECTRICAL DRAWING.

BEHNS ENGINEERING
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12882

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DA # 30835

DATE: 01/15/2025
PROJECT: 501 OVERSEAS HWY
DRAWN BY: HOLLY HUMPHRIES
CHECKED BY: [Signature]
DATE: 01/15/2025

DATE: 01/15/2025
PROJECT: 501 OVERSEAS HWY
KEY WEST, FL 33040
DRAWN BY: HOLLY HUMPHRIES
CHECKED BY: [Signature]
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CHECKED BY: [Signature]
DATE: 01/15/2025

CONSTRUCTION PLANS FOR KEYS ANIMAL CARE CENTER ADDITION



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
501 OVERSEAS HWY,
KEY WEST, FL 33040

CLIENT:
HOLLY HUMPHRIES

APR 15 2025

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SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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PROJECT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

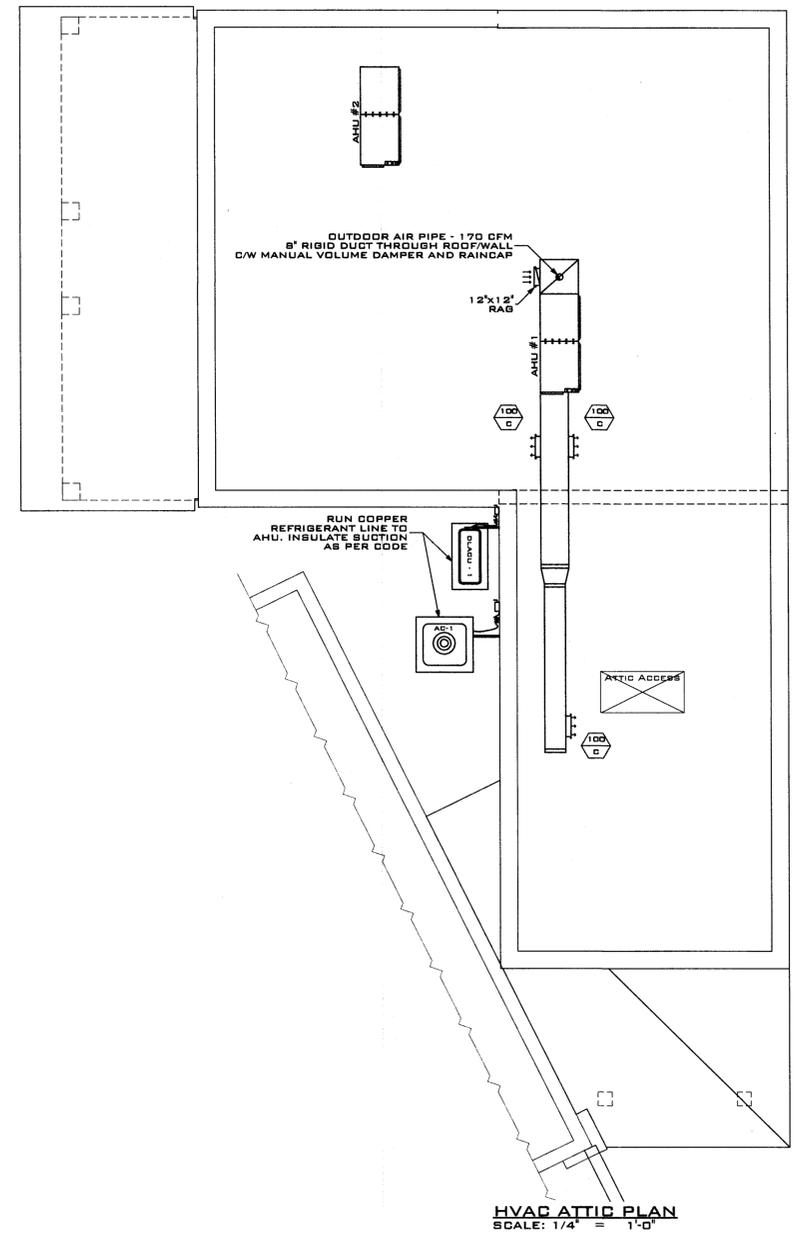
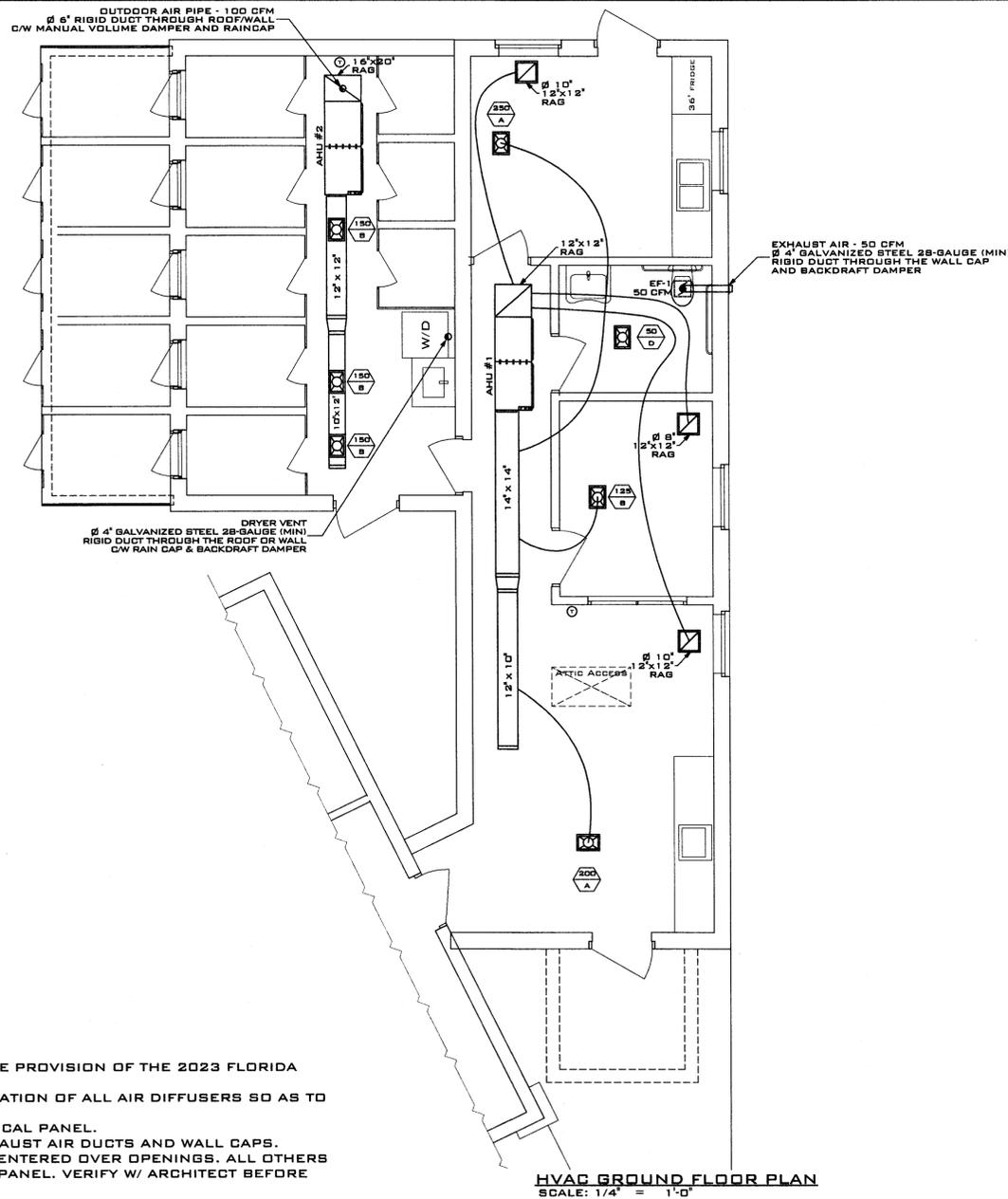
PROJECT: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: COVER

DATE PLOTTED	SCALE	DATE	SCALE
AS SHOWN	09-05-24	CA	SAH
PROJECT NO.	2405-07	SHEET NO.	G-101
		TOTAL SHEETS	1

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed
by Serge
Mashtakov
Date: 2025.04.15
16:59:56 -04'00'



GENERAL HVAC NOTES:

1. ALL MECHANICAL SCOPE OF WORK SHALL CONFORM TO THE PROVISION OF THE 2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION.
2. MECHANICAL CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL AIR DIFFUSERS SO AS TO MAINTAIN A MIN OF 3'-0" FROM ANY SMOKE DETECTOR.
3. COORDINATE DUCTWORK FOR CLEARANCE AROUND ELECTRICAL PANEL.
4. SEE ARCH BUILDING PLANS FOR ACTUAL LOCATION OF EXHAUST AIR DUCTS AND WALL CAPS.
5. ALL DIFFUSER SHOWN OVER DOOR OPENINGS ARE TO BE CENTERED OVER OPENINGS. ALL OTHERS DIFFUSERS SHOULD BE CENTERED IN ROOM, SOFFIT OR WALL PANEL. VERIFY W/ ARCHITECT BEFORE INSTALLATION.
6. MECHANICAL CONTRACTOR SHALL COORDINATE ALL MASONRY OPENINGS WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER IN FIELD PRIOR TO CONSTRUCTION.
7. COORDINATE DUCT & PIPING ROUTING BEFORE FABRICATION & HANG OF ANY PIPING OR DUCTWORK SYSTEMS.
8. MECHANICAL CONTRACTOR SHALL COORDINATE FINAL SIZE AND LOCATION OF R/A PLENUM W/ ALL TRADES PRIOR TO FABRICATION AND INSTALLATION OF ANY DUCTWORK.
9. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR. U.O.N. THERMOSTATS SHALL BE INSTALLED AT 48 INCHES ABOVE FINISHED FLOOR.
10. SEE ARCH PLANS FOR DETAILS OF FIRESTOPPING.
11. AREA ABOVE ELECT. PANEL IS DEDICATED SPACE. NO DUCTS OR PIPES SHALL CROSS THIS AREA.
12. ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE INSULATED, AS REQUIRED TO OPERATE QUIETLY SO THAT NO OBJECTIONABLE SOUND WILL BE HEARD IN THE HABITABLE SPACE DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
13. RETURN PLENUM: MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.
14. EXTERIOR WALL MUST BE INSULATED WITH A MIN. R-VALUE OF 4.1 AND EXPOSED ROOF MUST BE INSULATED WITH A MIN. R-VALUE OF 30.
15. COORDINATE LOCATIONS, SIZES & OPENINGS W/OTHER TRADES ON THE JOB. A/C CONTRACTOR SHALL PROVIDE THE COMPLETE DUCT SYSTEM WITH TURNING VANES AT ELBOWS, SPLITTERS & DAMPERS, AS REQUIRED. DIFFUSERS SHALL BE SELECTED, LOADED AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED (FMT) THE ENTIRE ROOM EVENLY & DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING - 75 DB	91 DB - 79 WB	50 % TO 60 %
HEATING - 70 DB	45 DB	
16. DUCTWORK SHALL BE 1-1/2" THICK, 3 POUNDS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIERS, UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & ACCORDING TO "ASHRAE" & "SMACNA" STANDARDS. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSION WITH X HEIGHT. DUCT SYSTEM SHALL COMPLY W/ "NFPA" STD NO. 90A AND/ OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TESTS.
17. DUCTWORK INSTALLED IN AN ATTIC SHALL BE INSULATED WITH INSULATION HAVING A MINIMUM R-VALUE OF R-6, AS PER 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION 403.3.
18. REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 & HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96.
19. DRAWINGS ARE DIAGRAMMATICALLY ONLY. FINAL LOCATION OF DIFFUSERS TO BE FINALIZED AND COORDINATED IN THE FIELD.
20. PROVIDE 1" DOOR UNDERCUTTING

HVAC GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HVAC ATTIC PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL PLAN LEGEND

	CEILING SUPPLY GRILLE DUCT TO MATCH NECK SIZE TYP.	D.A.I. OUTSIDE AIR INTAKE SIDE REGISTER
	WALL MOUNTED SIDE REGISTER	S.R. SIDE REGISTER
	RETURN AIR GRILLE (MATCH CEILING DIFF.)	C.D. CEILING DIFFUSER
	THERMOSTAT	C.S. CEILING GRILL
	AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS)	E.F. EXHAUST FAN
	EXHAUST	C.F.M. CUBIC FEET PER MIN.
	MANUAL VOLUME DAMPER	L.D. LINEAL DIFFUSER
		EX. EXISTING
		A.H.U. AIR HANDLE UNIT
		C.U. CONDENSED UNIT
		V.T.R. VENT THROUGH ROOF
		E. EXISTING DEVICE
		N. NEW DEVICE
		R.A.B. RETURN AIR BRILL
		R.A.T. RETURN AIR TRANSFER

SUPPLY DIFFUSER SCHEDULE

DESIGNATES CFM QUANTITY FOR DIFFUSER	ALL DIFFUSERS ARE TO BE PROVIDED WITH OPPOSED BLADE DAMPERS OTHERWISE SPECIFIED ON PLANS		
DESIGNATES LABEL FOR DIFFUSER TYPE			
MANUFACTURER & MODEL NO.	NECK SIZE	CFM RANGE	REMARKS
A TRUAIRE 301HO OR EQUAL	10"	200-400	12'x10'
B TRUAIRE 301HO OR EQUAL	8"	125-200	12'x8'
C TRUAIRE 301HO OR EQUAL	6"	55-120	10'x6'
D TRUAIRE 301HO OR EQUAL	4"	25-50	8'x6'

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL	VOLTAGE/PH	AMPS	SONES		CFM			DUCT SIZE
					NORMAL	HIGH	NORMAL	HIGH 0.25 IN.W.G.	HIGH 0.1 IN.W.G.	
EF 1	PANASONIC	WHISPERFLEX FCV9511VF1	120/1	0.3	0.4	-	50	50	50	Ø4"

EQUIPMENT SCHEDULE	ACU-1	AHU-1	ACU-2	AHU-2
	EQUIPMENT TYPE	THREE STAGES HEAT PUMP	THREE STAGES HEAT PUMP	THREE STAGES HEAT PUMP
MANUFACTURER	RHEEM	RHEEM	RHEEM	RHEEM
MODEL NO	RP15AZ4BAJ2NA	RH2VZ4B21STANN	RP15AZ24AJ3C	RH3VZ2417STANN
NOMINAL TONS	4.0		2.0	
TOTAL CLG CAPACITY (BTUH)	45,000		22,500	
SENSIBLE CLG CAPACITY (BTUH)	35,000		17,500	
LATENT CLG CAPACITY (BTUH)	10,000		5,000	
SEER 2	15.2		16.0	
HEATING AT 47°F	45,000		22,500	
GDH AT 47°F DEB	3,92		3,92	
HEATING AT 17°F	33,200		13,900	
GDH AT 17°F DEB	2,90		2,40	
AHRI EER 2	11.7		10.0	
HSFP 2	8.10		8.1	
AUX. HEAT INPUT (KW)	0.00		0.00	
AUX. HEAT MODEL #				
MCA	1.450		7.50	
AIR FLOW (CFM)	0.5		0.5	
ESP (IN. WG)				
ORIENTATION	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL
VOLTAGE/HZ/PHASE	208-230/60/1		2,0	
MAX FUSE	25.0	7.0	12.0	4.0
COMPRESSOR (QTY / SPEED)	45	15	20	15
POWER (KW)	2-Jan		1/3	
PLA / LRA	6.7		2.9	
OUTDOOR FAN (FLA)	0/0		9/65	
REFR. LINE SIZE (IN O.D. LIQ.)	1.0		0.7	
REFR. LINE SIZE (IN O.D. GAS)	7/8		3/4	
REFR. LINE SIZE (IN O.D. LIQ.)	3/8		3/8	
RECOMMENDED ACCESSORY	EddNet® SMART THERMOSTAT	EddNet® SMART THERMOSTAT (RETSB008YB)		

SYSTEM	OCCUPANCY CLASSIFICATION	OCCUPANT DENSITY #/1000 FT2 A	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE, RP CFM/PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE, RA CFM/FT2 A	EXHAUST AIRFLOW RATE CFM/PM2 A	CONDITIONED AREA (FT2)	# OF OCCUPANTS	AREA OUTDOOR AIRFLOW RATE REQUIRED CFM	PEOPLE OUTDOOR AIRFLOW RATE REQUIRED CFM	TOTAL EXHAUST AIRFLOW REQUIRED CFM	TOTAL OUTDOOR AIRFLOW REQUIRED CFM
ACU #1	OFFICE SPACES	5	5	0.06	-	570	3	34	14		14
	STORAGE ROOMS	-	-	0.12	-	995		119			119
	TOTAL OUTDOOR AIR REQUIRED										168
ACU #2	PET SHOPS (ANIMAL AREAS) B	10	7.5	0.18	0.9	365	4	66	27	328.5	93
	TOTAL OUTDOOR AIR REQUIRED										328.5



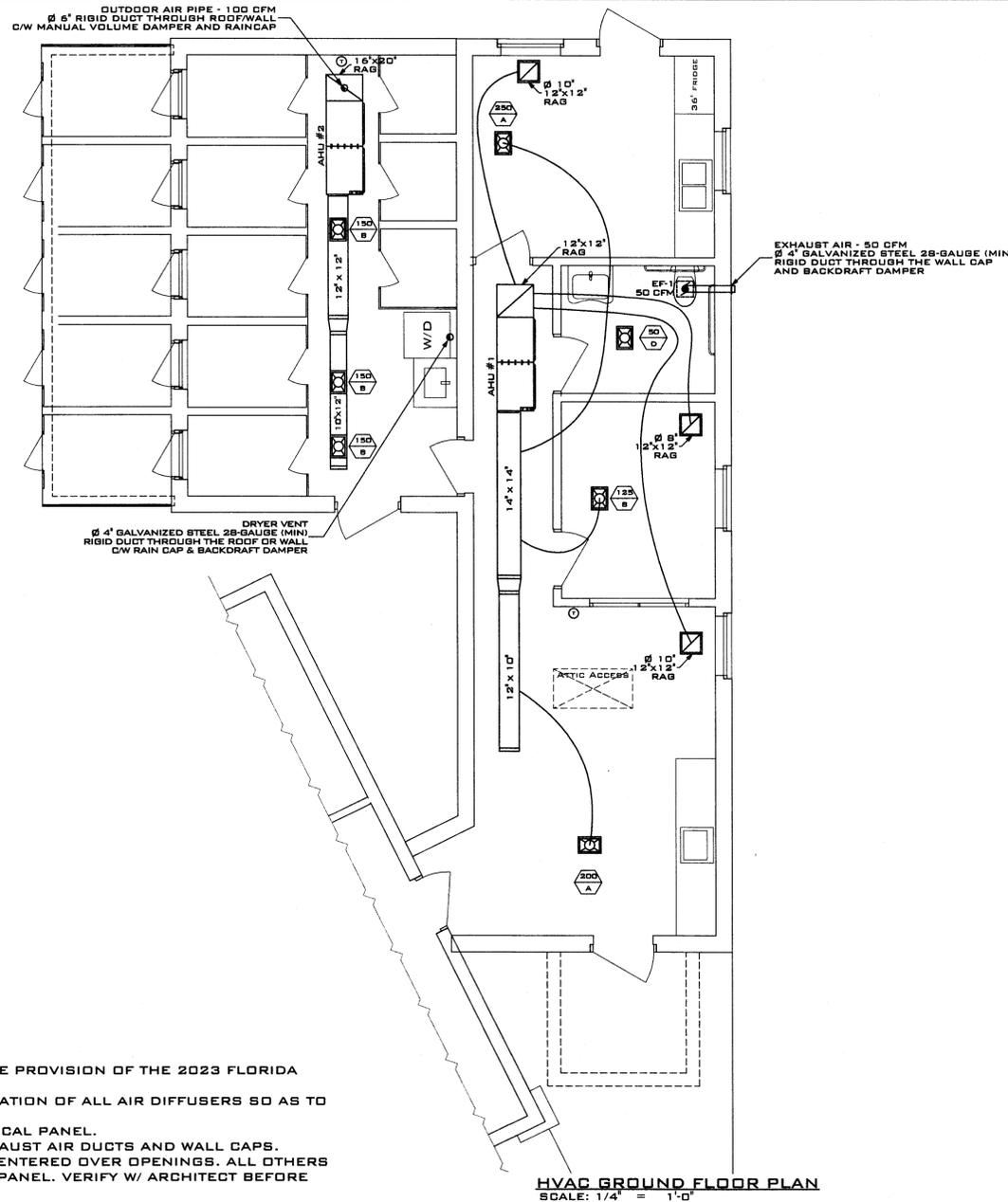
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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
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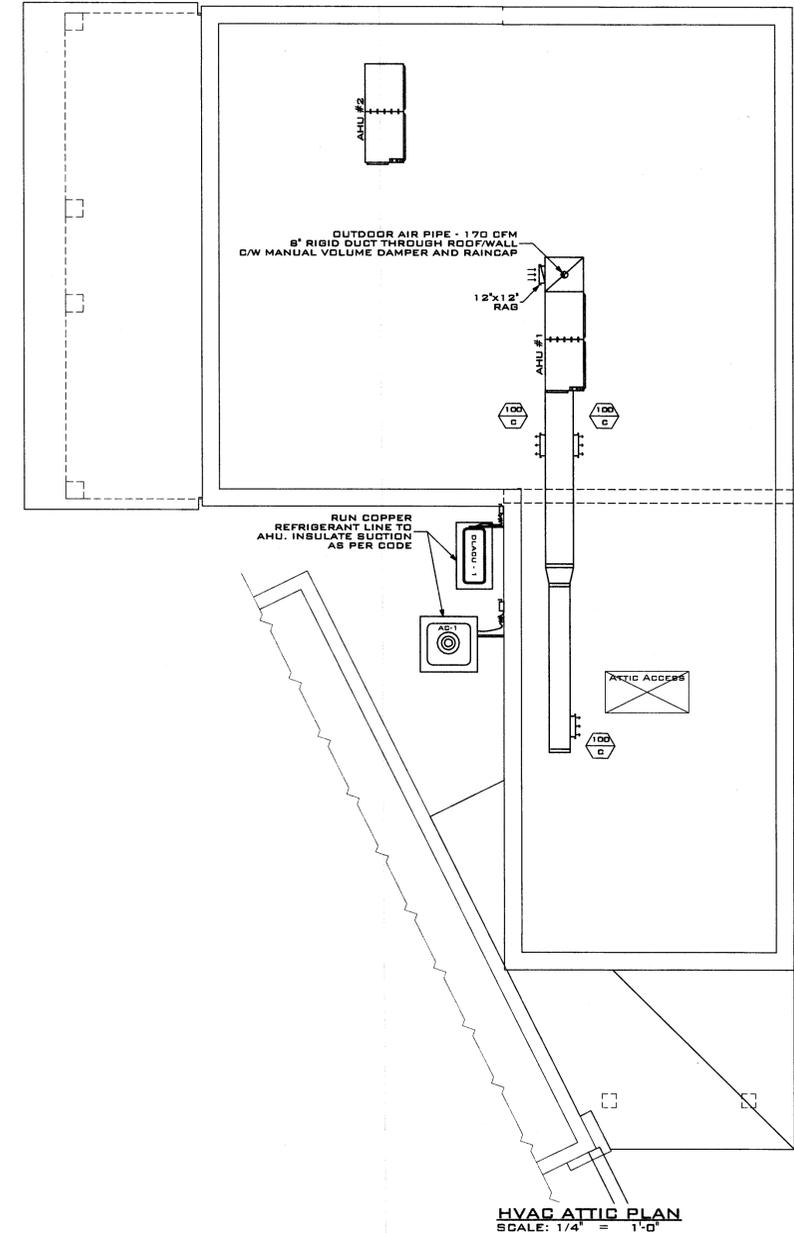
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DATE: HOLLY HUMPHRIES
 PROJECT: 501 OVERBEAS HWY

DATE: 501 OVERBEAS HWY
 KEY WEST, FL 33040
 TITLE: HVAC PLANS
 SCALE: AS SHOWN
 SHEETS: 10 OF 10
 DATE: 2405-07
 DRAWN: M-101
 CHECKED: 1



HVAC GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



HVAC ATTIC PLAN
SCALE: 1/4" = 1'-0"

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9. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR. U.O.N. THERMOSTATS SHALL BE INSTALLED AT 48 INCHES ABOVE FINISHED FLOOR.
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INSIDE COOLING - 75 DB
OUTSIDE COOLING - 91 DB - 79 WB
RELATIVE HUMIDITY 50 % TO 60 %
HEATING - 70 DB
45 DB
16. DUCTWORK SHALL BE 1-1/2" THICK, 3 POUNDS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIERS, UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & ACCORDING TO "ASHRAE" & "SMACNA" STANDARDS. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSION WITH X HEIGHT. DUCT SYSTEM SHALL COMPLY W/ "NFPA" STD NO. 90A AND/ OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TESTS.
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19. DRAWINGS ARE DIAGRAMMATICALLY ONLY. FINAL LOCATION OF DIFFUSERS TO BE FINALIZED AND COORDINATED IN THE FIELD.
20. PROVIDE 1" DOOR UNDERCUTTING

MECHANICAL PLAN LEGEND

	CEILING SUPPLY GRILLE DUCT TO MATCH NECK SIZE TYP.		O.A.I. OUTSIDE AIR INTAKE
	WALL MOUNTED SIDE REGISTER		S.R. SIDE REGISTER
	RETURN AIR GRILLE (MATCH CEILING DIFF.)		C.D. CEILING DIFFUSER
	THERMOSTAT		C.G. CEILING GRILLE
	AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS)		E.F. EXHAUST FAN C.F.M. CUBIC FEET PER MIN.
	EXHAUST		L.D. LINEAL DIFFUSER
	MANUAL VOLUME DAMPER		EX. EXISTING
			A.H.U. AIR HANDLE UNIT
			C.U. CONDENSED UNIT
			V.T.R. VENT THROUGH ROOF
			V.T.W. VENT THROUGH WALL
			E. EXISTING DEVICE
			N. NEW DEVICE
			R.A.G. RETURN AIR GRILLE
			R.A.T. RETURN AIR TRANSFER

SUPPLY DIFFUSER SCHEDULE

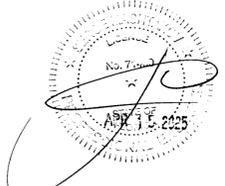
DESIGNATES CFM QUANTITY FOR DIFFUSER	ALL DIFFUSERS ARE TO BE PROVIDED WITH OPPOSED BLADE DAMPERS OTHERWISE SPECIFIED ON PLANS		
DESIGNATES LABEL FOR DIFFUSER TYPE			
MANUFACTURER & MODEL NO.	NECK SIZE	CFM RANGE	REMARKS
A TRUAIRE 301HO OR EQUAL	10"	200-400	12"x10"
B TRUAIRE 301HO OR EQUAL	8"	125-200	12"x8"
C TRUAIRE 301HO OR EQUAL	6"	55-120	10"x6"
D TRUAIRE 301HO OR EQUAL	4"	25-50	8"x6"

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL	VOLTAGE/PH	AMPS	NORMAL	HIGH	CFM	DUCT SIZE	
							NORMAL	HIGH	
							IN.W.G.	IN.W.G.	
EF 1	PANASONIC	WHISPERFIT DC EV-0511VF1	120/1	0.3	0.4	-	50	50	8"

SCHEDULE	EQUIPMENT SCHEDULE			
	ACU-1	AHU-1	ACU-2	AHU-2
TAG	ACU-1	AHU-1	ACU-2	AHU-2
EQUIPMENT TYPE	THREE STAGES HEAT PUMP	THREE STAGES HEAT PUMP	THREE STAGES HEAT PUMP	THREE STAGES HEAT PUMP
MANUFACTURER	RHEEM	RHEEM	RHEEM	RHEEM
MODEL NO.	RP15A24BAJ2NA1R42V24B21STANN	RP15A24BAJ3C	RH3V22417STANN	RH3V22417STANN
NOMINAL TONS	4.0	2.0	2.0	2.0
TOTAL OLG CAPACITY (BTUH)	45,500	22,600	22,600	22,600
SENSIBLE OLG CAPACITY (BTUH)	35,000	17,300	17,300	17,300
LATENT OLG CAPACITY (BTUH)	10,500	5,300	5,300	5,300
BEER 2	15.2	16.0	16.0	16.0
HEATING AT 47°F	45,000	22,600	22,600	22,600
COP AT 47°F DB	3.23	3.50	3.50	3.50
HEATING AT 17°F	33,200	13,900	13,900	13,900
COP AT 17°F DB	2.90	2.40	2.40	2.40
AHRI EER 2	11.7	10.0	10.0	10.0
HSFP 2	8.10	8.1	8.1	8.1
AUX. HEAT INPUT (KW)	0.00	0.00	0.00	0.00
AUX. HEAT MODEL #	-	-	-	-
AIR FLOW (CFM)	1,450	750	750	750
ESP (IN. WC)	0.5	0.5	0.5	0.5
ORIENTATION	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL	UPFLOW/DOWNFLOW/HORIZONTAL
VOLTAGE/Hz/PHASE	208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1
MCA	28.0	7.0	12.0	4.0
MAX FUSE	45	15	20	15
COMPRESSOR (QTY / SPEED)	2-JAN	1/3	1/3	1/3
POWER (KW)	6.7	2.9	2.9	2.9
RLA / LRA	0/21	0/65	0/65	0/65
OUTDOOR FAN (FLA)	1.0	0.7	0.7	0.7
REFR. LINE SIZE (IN O.D. GAS)	7/8	3/4	3/4	3/4
REFR. LINE SIZE (IN O.D. LIQ.)	3/8	3/8	3/8	3/8
RECOMMENDED ACCESSORY	ECONET® SMART THERMOSTAT	ECONET® SMART THERMOSTAT	ECONET® SMART THERMOSTAT	ECONET® SMART THERMOSTAT

SYSTEM	OCCUPANCY CLASSIFICATION	OCCUPANT DENSITY #/1000 FT ²	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE, R _P CFM/PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE, RA CFM/FT ² A	EXHAUST AIRFLOW RATE CFM/FT ² A	CONDITIONED AREA (FT ²)	# OF OCCUPANTS	AREA OUTDOOR AIRFLOW RATE REQUIRED CFM	PEOPLE OUTDOOR AIRFLOW RATE REQUIRED CFM	TOTAL EXHAUST AIRFLOW REQUIRED CFM	TOTAL OUTDOOR AIRFLOW REQUIRED CFM
ACU #1	OFFICE SPACES	5	5	0.06	-	570	3	34	14	-	14
STORAGE ROOMS	-	-	-	0.12	-	995	-	119	-	-	119
TOTAL OUTDOOR AIR REQUIRED	-	-	-	-	-	-	-	-	-	-	168
ACU #2	PET SHOPS (ANIMAL AREAS) B	10	7.5	0.18	0.9	365	4	66	27	328.5	93
TOTAL OUTDOOR AIR REQUIRED	-	-	-	-	-	-	-	-	-	-	328.5

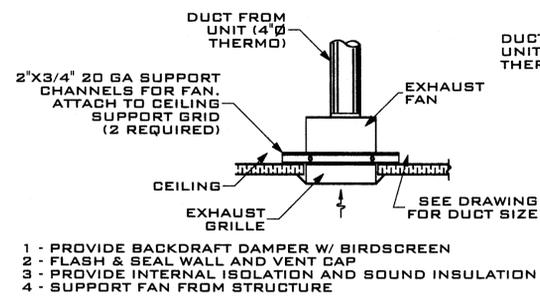


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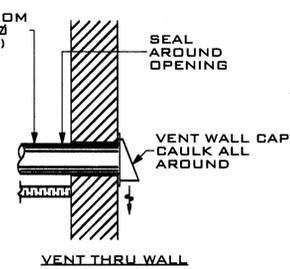
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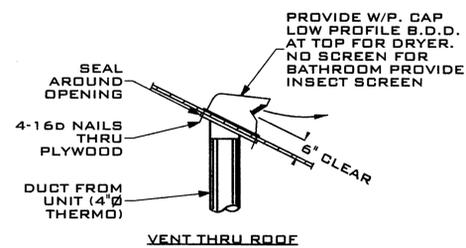
DATE: 05/15/25
BY: H.H.
CHECKED: H.H.
SCALE: AS SHOWN
PROJECT: 2405-07
SHEET: M-101
TOTAL SHEETS: 1



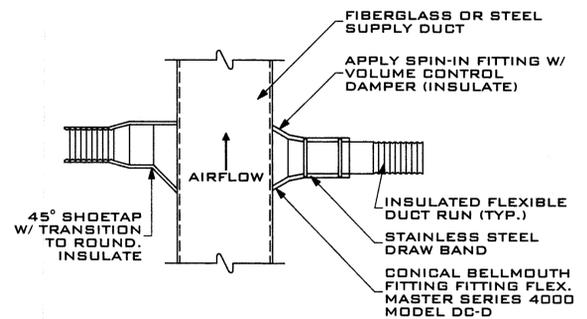
12 EXHAUST FAN DETAIL
SCALE: N.T.S.



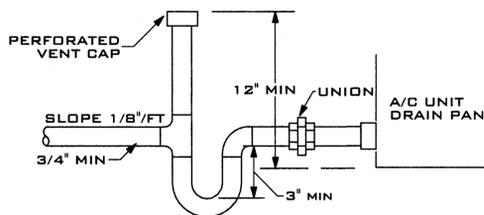
9 EXHAUST THRU ROOF DETAIL
SCALE: N.T.S.



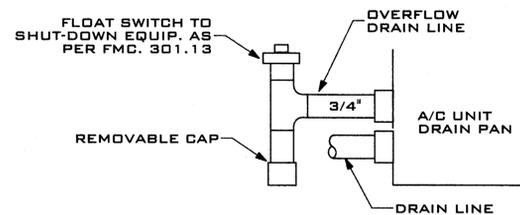
6 METHODS OF HANGING DUCTS DETAIL
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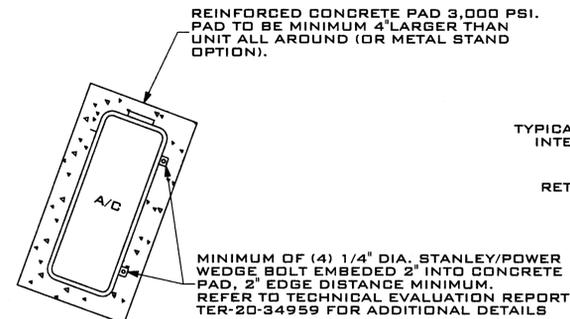
3 FLEX DUCT CONNECTIONS
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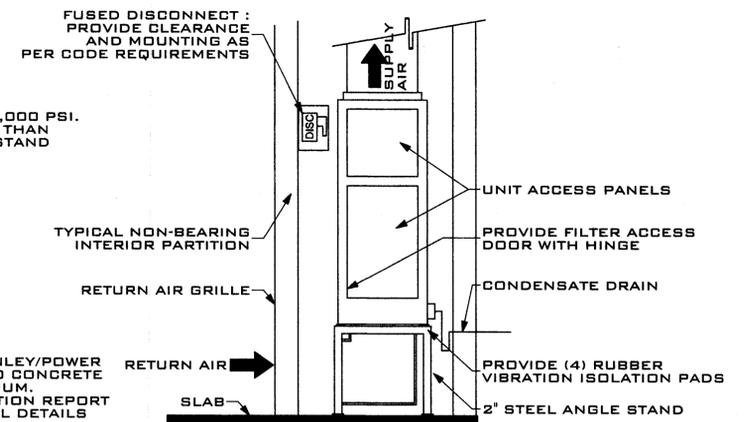
11 CONDENSATE DRAIN TRAP DETAIL
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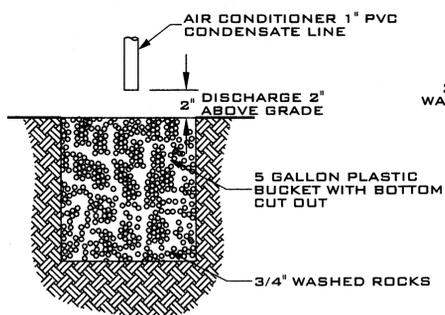
8 AUX. OVERFLOW DRAIN LINE DETAIL
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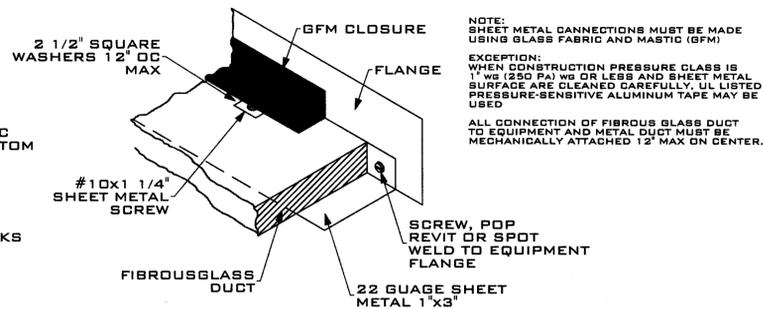
5 CONDENSING UNIT DETAIL
SCALE: N.T.S.



2 AHU DETAIL ELEVATION
SCALE: N.T.S.

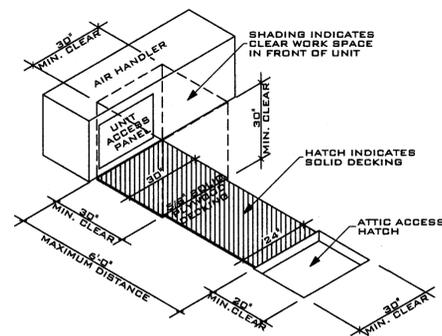


10 CONDENSATE DRYWELL
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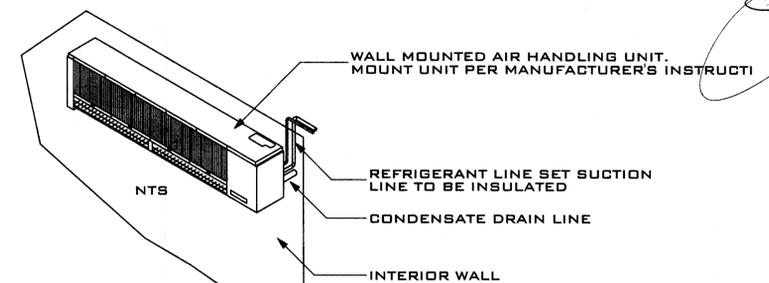


7 MECHANICAL ATTACHMENT DETAIL
SCALE: N.T.S.

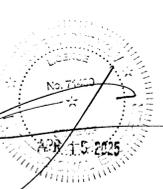
NOTE:
-ALL ATTIC MOUNTED HVAC EQUIPMENT SHALL COMPLY WITH THE CLEARANCE GEOMETRY SHOWN IN DETAIL 4/M-1 AND REQUIREMENTS OF THE 2020 FBC MECHANICAL CODE SECTION 306.3 AND SUB SECTIONS
-ALL INTERIOR HVAC UNITS SHALL COMPLY WITH THE CLEARANCE REQUIREMENTS OF THE 2020 FBC MECHANICAL CODE SECTION 306.2.



4 AHU CLEARANCE DETAIL
SCALE: N.T.S.



1 AIR HANDLING UNIT DETAIL
SCALE: N.T.S.



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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 74003

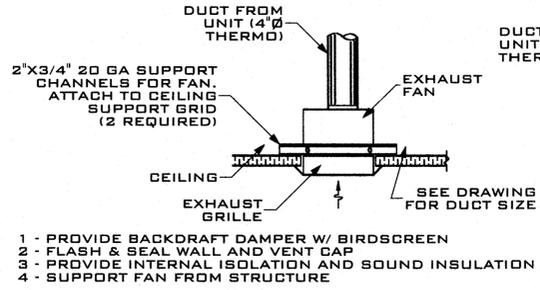
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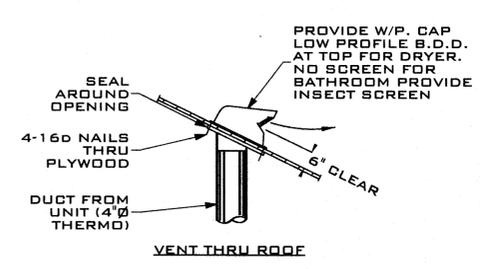
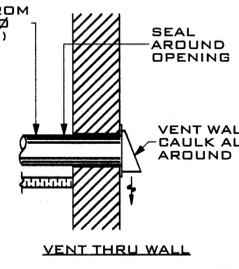
PROJECT: 501 OVERSEAS HWY
DATE: 05/15/2025
DRAWN BY: H.H.
CHECKED BY: H.H.
SCALE: AS SHOWN

DATE	BY	REVISION
MAY 15 2025	H.H.	1

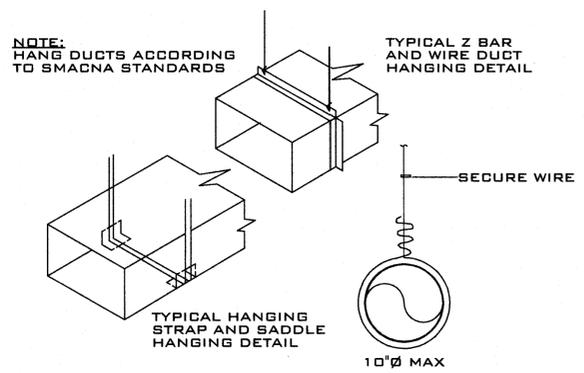


- 1 - PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
- 2 - FLASH & SEAL WALL AND VENT CAP
- 3 - PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
- 4 - SUPPORT FAN FROM STRUCTURE

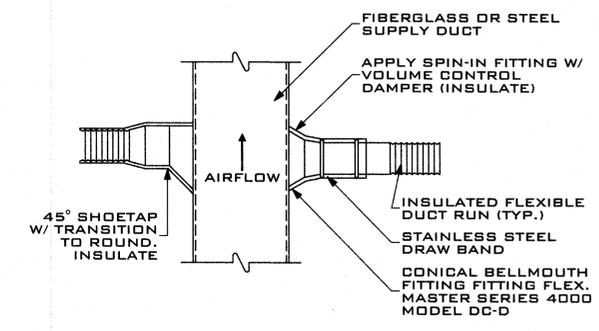
12 EXHAUST FAN DETAIL
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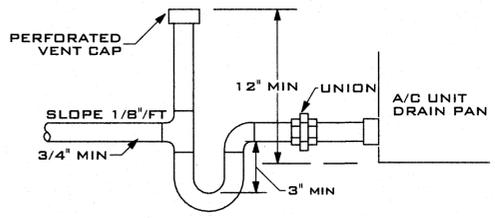
9 EXHAUST THRU ROOF DETAIL
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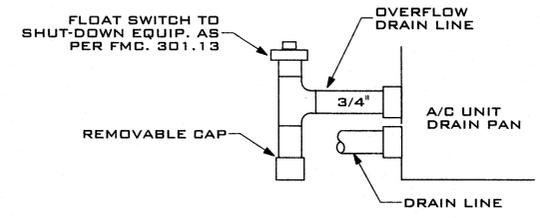
6 METHODS OF HANGING DUCTS DETAIL
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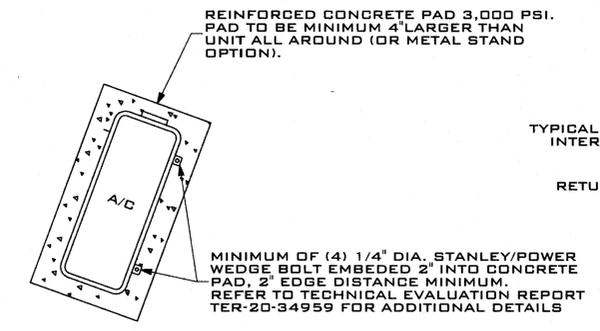
3 FLEX DUCT CONNECTIONS
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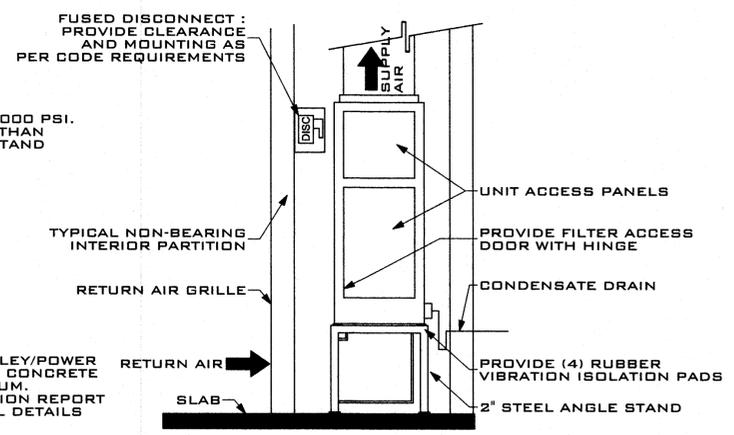
11 CONDENSATE DRAIN TRAP DETAIL
SCALE: N.T.S.



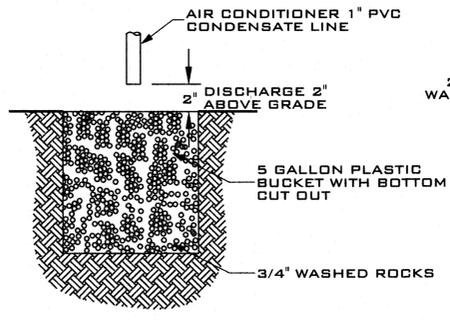
8 AUX. OVERFLOW DRAIN LINE DETAIL
SCALE: N.T.S.



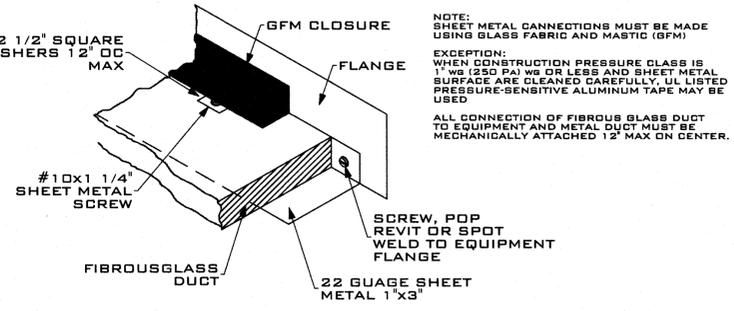
5 CONDENSING UNIT DETAIL
SCALE: N.T.S.



2 AHU DETAIL ELEVATION
SCALE: N.T.S.

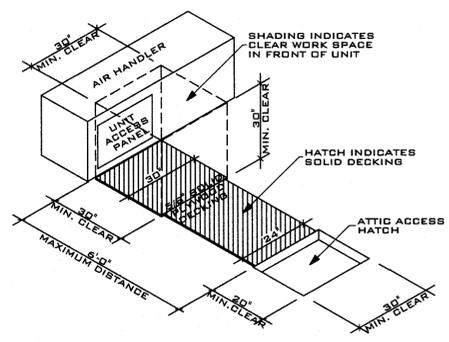


10 CONDENSATE DRYWELL
SCALE: N.T.S.

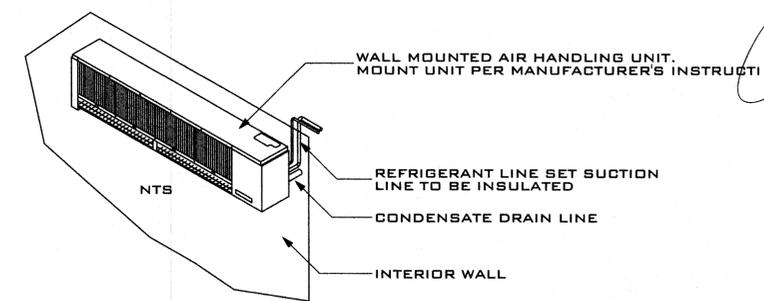


7 MECHANICAL ATTACHMENT DETAIL
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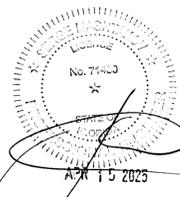
NOTE:
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4 AHU CLEARANCE DETAIL
SCALE: N.T.S.



1 AIR HANDLING UNIT DETAIL
SCALE: N.T.S.



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LICENSE NO. 77460

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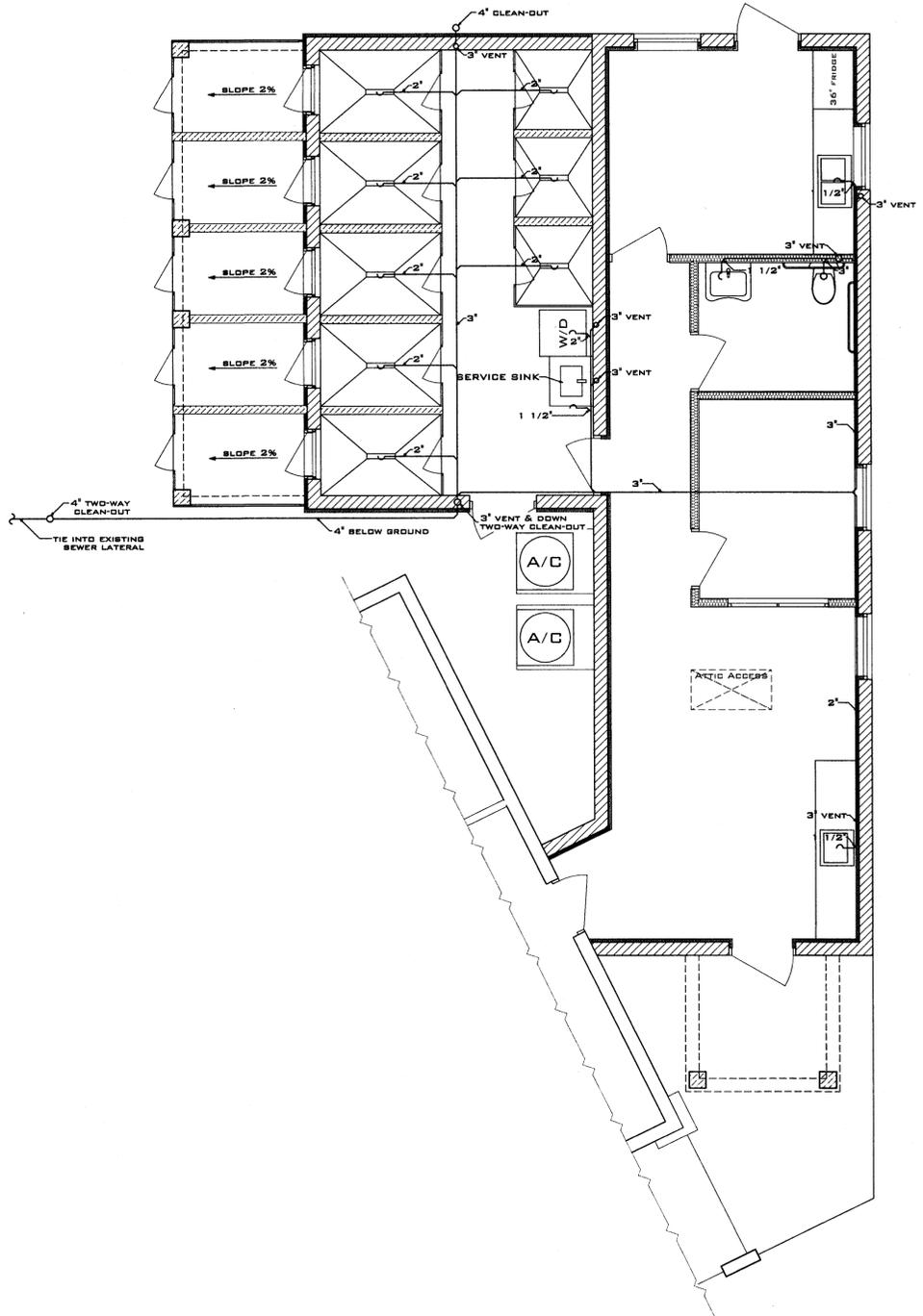
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CLIENT: HOLLY HUMPHRIES
PROJECT: 501 OVERSEAS HWY

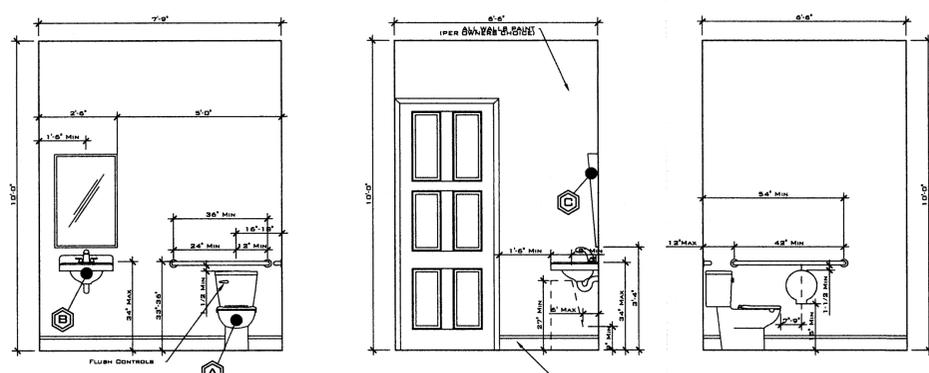
DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: HVAC DETAILS

SCALE AT PAGES:	DATE:	DESIGN:	ISSUED:
AS SHOWN	REVISED	DA	BAF
2405-07	M-102		1



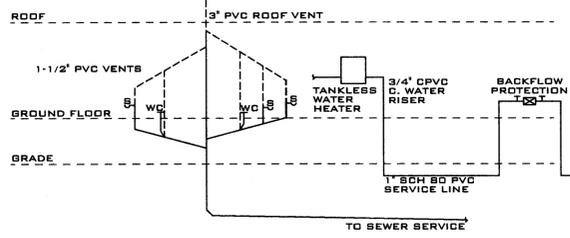
PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BATHROOM ELEVATIONS
SCALE: NTS

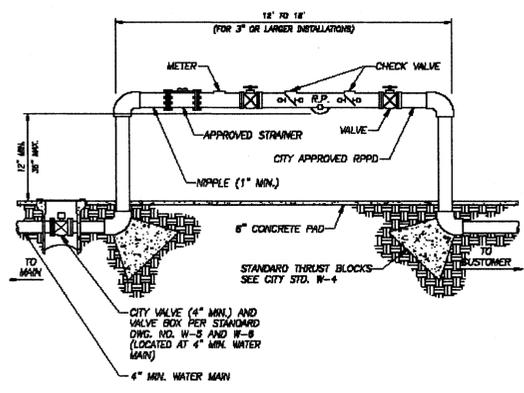
LEGEND	
SYMBOL	DESCRIPTION
(A)	PROPOSED ADA WATER CLOSET BRAND: KOHLER MODEL # K-11481-D
(B)	PROPOSED ADA SINK BRAND: AMERICA BY ANGLER MODEL # 0356-041-030
(C)	PROPOSED ADA MIRROR HARNEY HARDWARE PRODUCT # 19074

NOTE: THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT AS SHOWN OR ENGINEER APPROVED EQUAL.

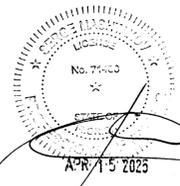


TYPICAL PLUMBING RISER DIAGRAM
SCALE: NTS

- NOTES:
1. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH FBC 8TH EDITION (2023) PLUMBING AND LOCAL STANDARDS.
 2. ALL SANITARY SEWER PIPING SHALL BE SCH 40 PVC.
 3. ALL INTERIOR WATER SUPPLY PIPING SHALL BE CPVC.
 4. PLUMBING CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
 5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO PURCHASING AND INSTALLATION.



BACKFLOW PROTECTION DETAIL



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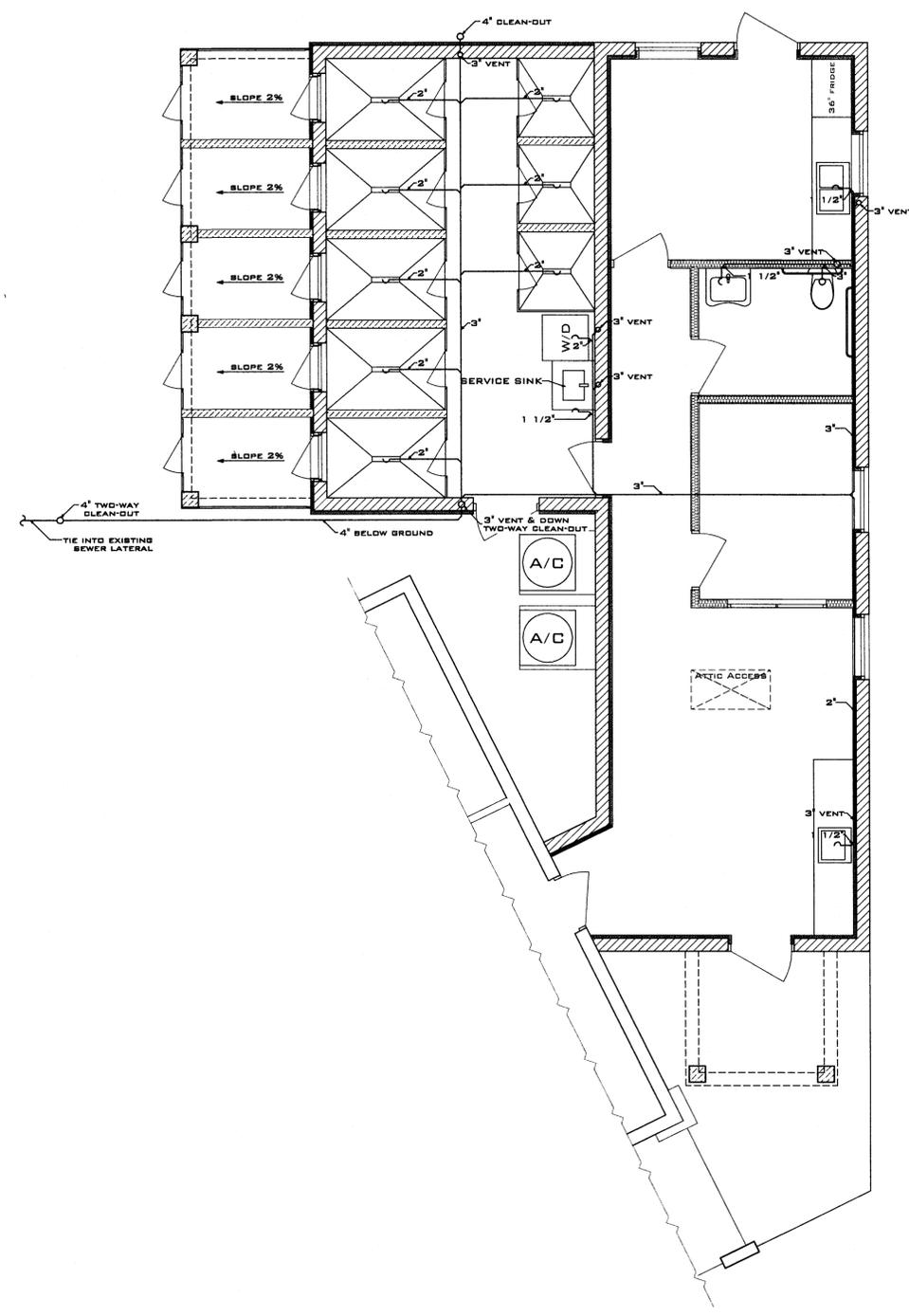
CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

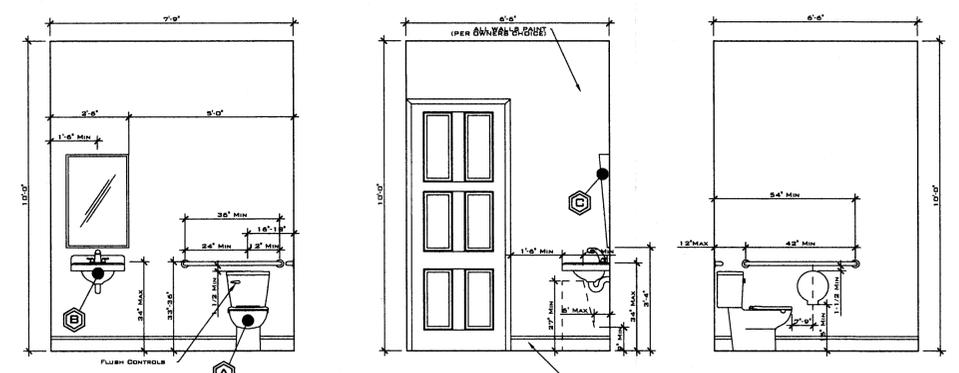
DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: PLUMBING PLANS

DATE	BY	DATE	BY	DATE	BY
2405-07	P-101				



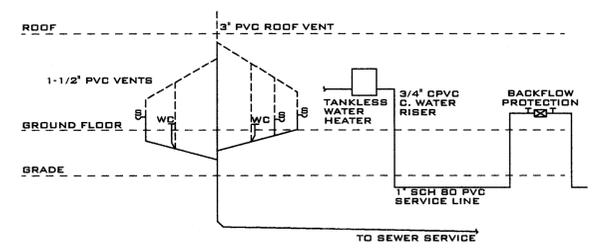
PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BATHROOM ELEVATIONS
SCALE: NTS

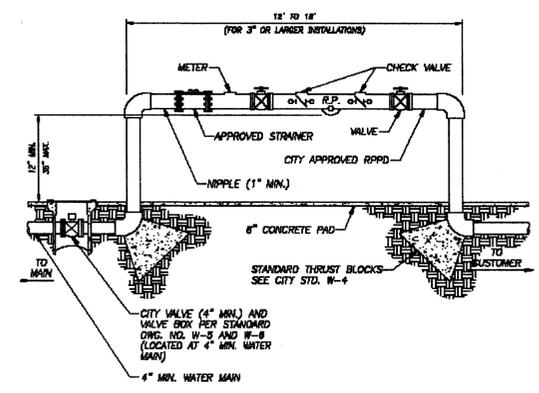
LEGEND	
SYMBOL	DESCRIPTION
(A)	PROPOSED ADA WATER CLOSET BRAND: KOHLER MODEL # K1145-1-0
(B)	PROPOSED ADA SINK BRAND: AMERICAN STANDARD MODEL # D356.041.020
(C)	PROPOSED ADA MIRROR HARNEY HARDWARE PRODUCT # 19074

NOTES: THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT AS SHOWN OR ENGINEER APPROVED EQUAL.

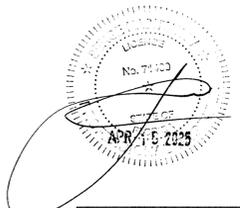


TYPICAL PLUMBING RISER DIAGRAM
SCALE: NTS

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 4. PLUMBING CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
 5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO PURCHASING AND INSTALLATION.



BACKFLOW PROTECTION DETAIL



THIS PLAN HAS BEEN CAREFULLY REVIEWED AND SEALED BY JESSE MASTAGLIO, PE ON THE DATE INDICATED TO THE SEAL. I HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS PROJECT AND I AM NOT PROVIDING ANY OTHER SERVICES TO THE PROJECT.

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 21559

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PROJECT:
501 OVERSEAS HWY

DATE:
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TITLE:
PLUMBING PLANS

DATE OF SHEET	DATE	BY	CHKD	APP'D
2405-07	5/15/25	AM	AM	AM
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS	
2405-07	P-101	1	1	

GENERAL REQUIREMENTS:

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: FBC RESIDENTIAL BUILDING 8TH EDITION (2023)
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-22
FLOOR LIVE LOAD: 40 PSF
ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
BASIC WIND SPEED: 180 MPH
EXPOSURE: C
STRUCTURAL CATEGORY: II
FLOOD ZONE: AE10
ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN,
WITH A LOAD FACTOR OF 0.6

3. ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

AUGERCAST PILES

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #6 REBAR VERTICALLY WITH #3 HOOPS AT 10" O.C. CONTRACTOR SHALL USE PLASTIC CHARS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

CONCRETE:

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
 2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
 3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
 4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
 5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.
- THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.
- MINIMUM SAMPLING FREQUENCY:
- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
 - B) EVERY 50 CUBIC YARDS;
 - C) EVERY 2000 SQ.-FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED & SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

REINFORCEMENT:

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- * ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

ALUMINUM COMPONENTS:

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

HARDWARE:

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

STRUCTURAL LUMBER:

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 8TH EDITION (2023). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 4" O.C. IN THE FIELD.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

STRUCTURAL STEEL COATING:

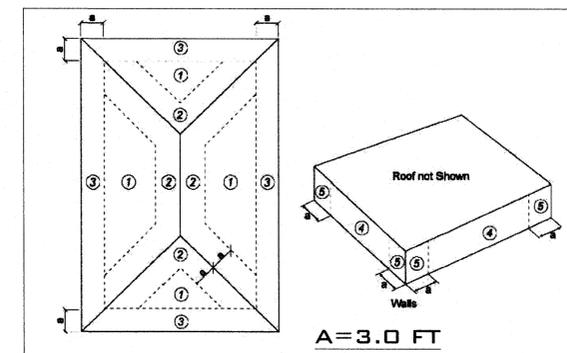
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL:
 2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
 3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
 4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
 5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
 6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
- NON-EXPOSED STEEL (INTERIOR):
7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

REINFORCED MASONRY (CMU):

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F_m) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

WINDOWS & DOORS:

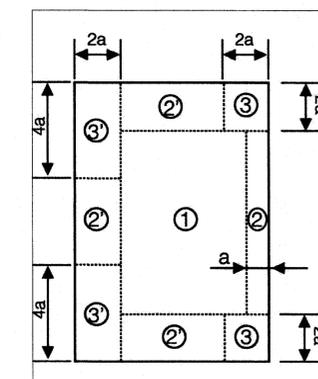
1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)



WIND PRESSURES DIAGRAM HIP

ROOFS

SCALE: NTS



WIND PRESSURES DIAGRAM

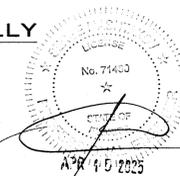
MONOSLOPE ROOFS (PARTIALLY

ENCLOSED)

SCALE: NTS

ENCLOSED - BUILDING - HIP ROOFS					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT ²	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+40.45	-91.01
ZONE 2	1	1	1	+40.45	-118.58
ZONE 3	1	1	1	+40.45	-127.78
ZONE 4	1	1	1	+54.24	-58.83
ZONE 5	1	1	1	+54.24	-72.62

PARTIALLY ENCLOSED - BUILDING - SHED ROOF					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT ²	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+37.22	-72.24
ZONE 2	1	1	1	+37.22	-81.00
ZONE 2'	1	1	1	+37.22	-94.14
ZONE 3	1	1	1	+37.22	-102.89
ZONE 3'	1	1	1	+37.22	-137.92
ZONE 4	1	1	1	N/A	N/A
ZONE 5	1	1	1	N/A	N/A



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REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12142

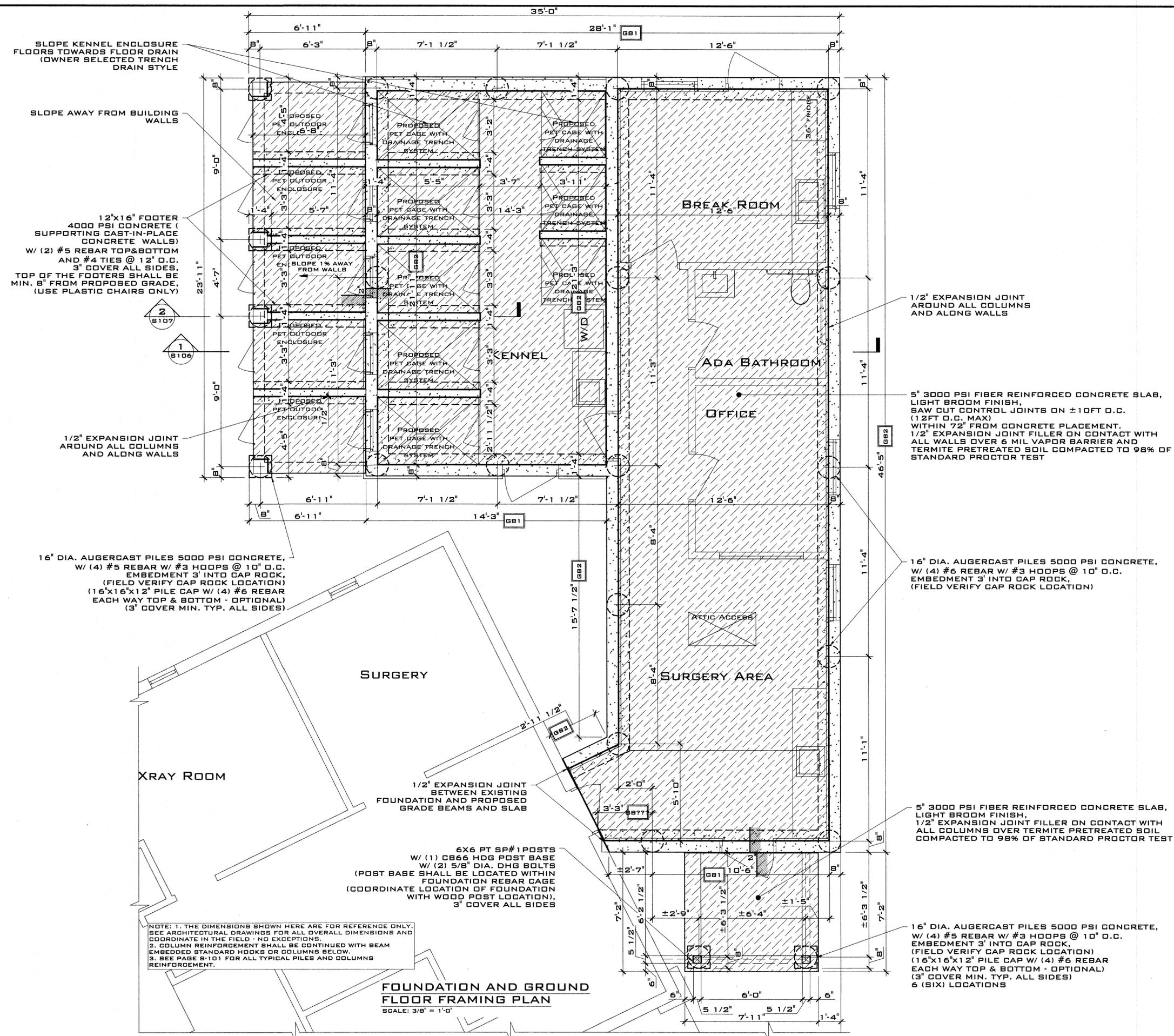
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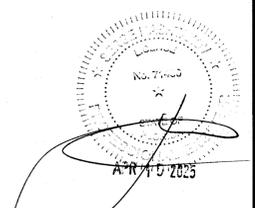
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501 OVERBEAR HWY
KEYS ANIMAL CARE CENTER

501 OVERBEAR HWY,
KEY WEST, FL 33040

GENERAL NOTES
DATE OF ISSUE: 05/15/2025
AS SHOWN: 05/15/2025
ISSUED: 05/15/2025
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8"=1'-0"
SHEET NO: 1



FOUNDATION LEGEND	
SYMBOL	DESCRIPTION
	16" DIA. AUGERCAST PILES 5000 PSI CONCRETE, W/ (4) #6 REBAR W/ #3 HOOPS @ 10" O.C. EMBEDMENT 3' INTO CAP ROCK, (MINIMUM 10 FT BELOW EXISTING GRADE, FIELD VERIFY CAP ROCK LOCATION) 16 (SIXTEEN) LOCATIONS
	16" DIA. AUGERCAST PILES 5000 PSI CONCRETE, W/ (4) #6 REBAR W/ #3 HOOPS @ 10" O.C. EMBEDMENT 3' INTO CAP ROCK, (MINIMUM 10 FT BELOW EXISTING GRADE, FIELD VERIFY CAP ROCK LOCATION) (16"x16"x12" PILE CAP W/ (4) #6 REBAR EACH WAY TOP & BOTTOM - OPTIONAL) (3" COVER MIN. TYP. ALL SIDES) 6 (SIX) LOCATIONS
	16"X20" GRADE BEAM 5000 PSI CONCRETE W/ (3) #6 REBAR TOP&BOTTOM AND #3 STIRRUPS @ 8" O.C. (3" COVER ALL SIDES)
	16"X20" GRADE BEAM 5000 PSI CONCRETE W/ (3) #5 REBAR TOP&BOTTOM AND #3 STIRRUPS @ 8" O.C. (3" COVER ALL SIDES)



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STATE OF FLORIDA
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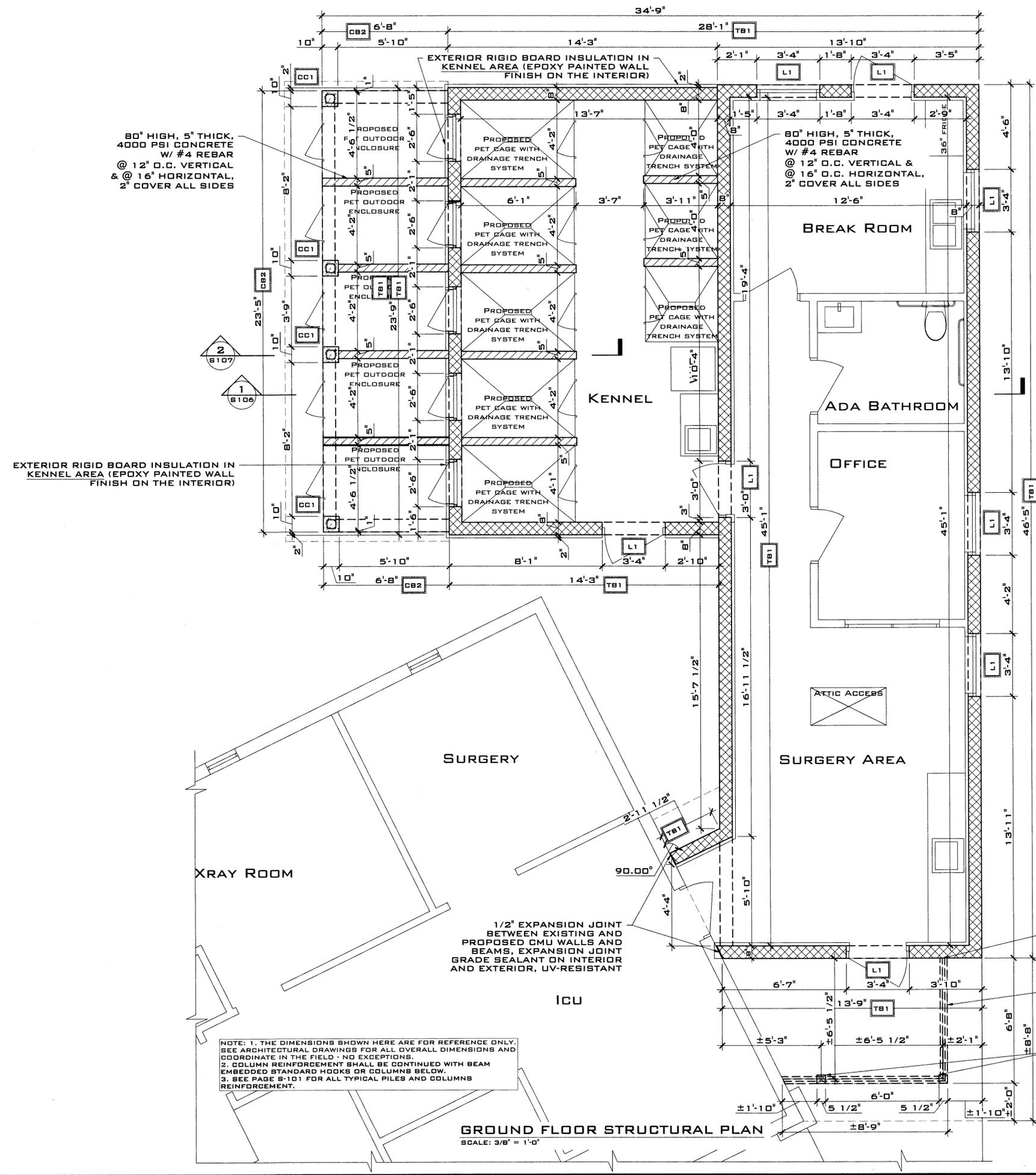
CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY KEY ANIMAL CARE CENTER

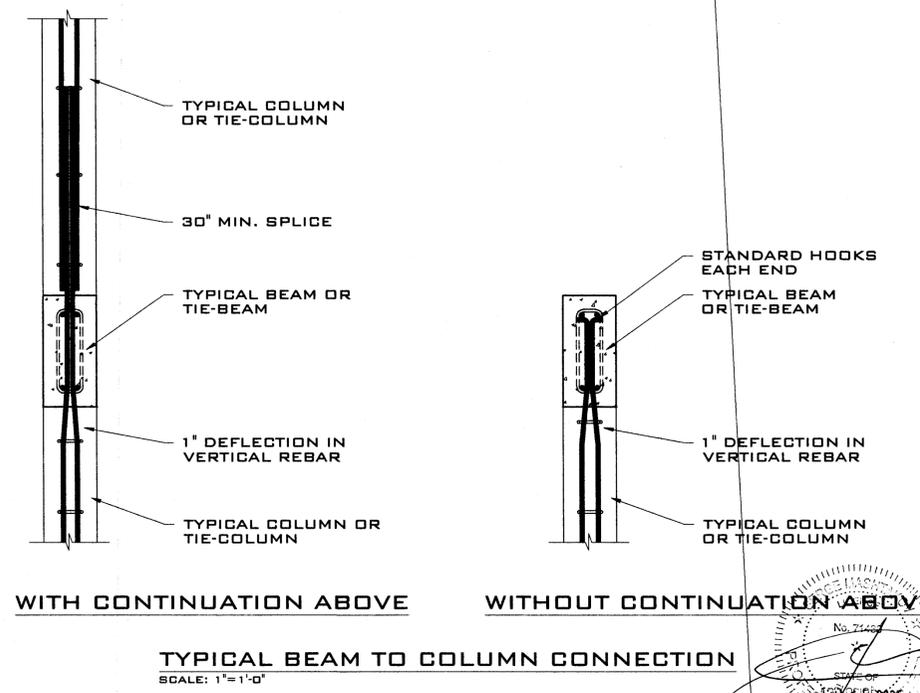
DATE: 501 OVERSEAS HWY, KEY WEST, FL 33040

TITLE: FOUNDATION PLAN

DESIGNED BY	CHECKED BY	DATE
AS SHOWN	DRS/BAH	5/15/25
REVISIONS	NO. 1	DATE
2405-07	8-101	1



LEGEND	
SYMBOL	DESCRIPTION
	80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL AND @ 16" HORIZONTAL, 2" COVER ALL SIDES (KENNEL DEVIDERS)
	8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW. #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI. ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS; ALL VERTICAL REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM
CC1	10"x10" CAST-IN-PLACE COLUMN 4000 PSI CONCRETE, W/ (4) #5 REBAR VERTICAL AND #3 STIRRUPS @ 8" O.C.
CB1	8"x16" BEAM W/ (2) #6 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
CB2	8"x12" BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
TB1	8"x16" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, #3 STIRRUPS @ 12" O.C. AND @ 6" O.C. FOR OPENING OVER 3FT
TB2	8"x12" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 12" O.C
L1	PRECAST LINTEL "CAST-CRETE" OPENING SIZE +16" 8FB-1B/OT - (1) #5 REBAR BOTTOM



HUCQ210-3SS STAINLESS STEEL HANGER DIRECTLY TO CMU (SOLID GROUTED CELL), USING 1/2" x 3-3/4" STAINLESS STEEL TITEN SCREWS

(3) 2X10 PT SP#1 WOOD BUILD-UP BEAM W/ CC66HDS COLUMN CAP AND, ECCL666HDS END COLUMN CAP (L-SHAPED) TO WOOD POSTS

6X6 PT SP#1 POSTS W/ (1) CB66 HDG POST BASE W/ (2) 5/8" DIA. HDG BOLTS (POST BASE SHALL BE LOCATED WITHIN FOUNDATION REBAR CAGE (COORDINATE LOCATION OF FOUNDATION WITH WOOD POST LOCATION) 3" COVER ALL SIDES

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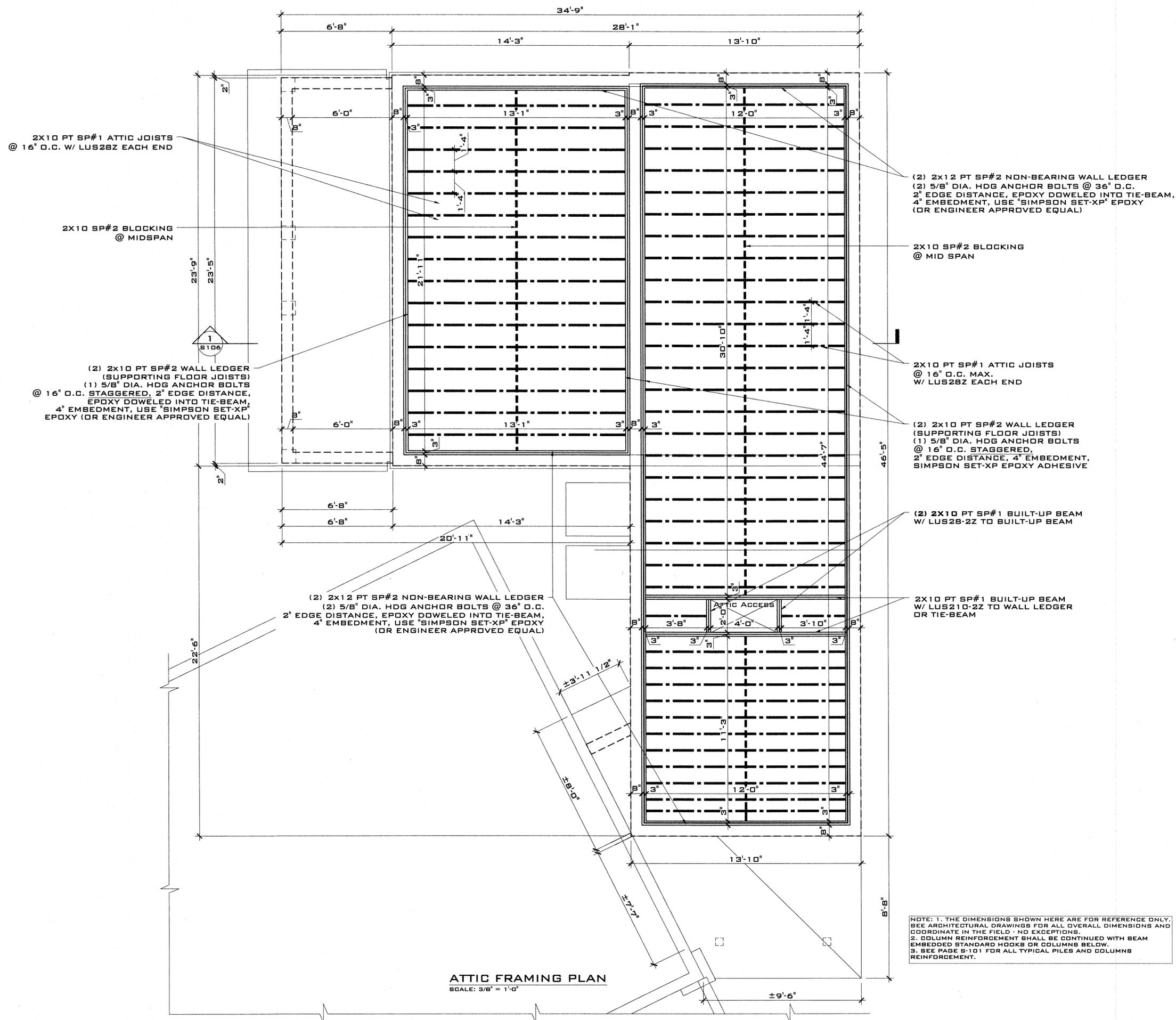
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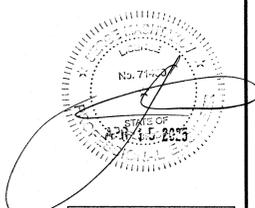
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GROUND FLOOR STRUCTURAL PLAN

DATE: 05/20/25
AS SHOWN: 05/20/25
REVISIONS: 05/20/25



ATTIC FRAMING PLAN
SCALE: 3/8" = 1'-0"



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STATE OF FLORIDA
LICENSE NO. 71482

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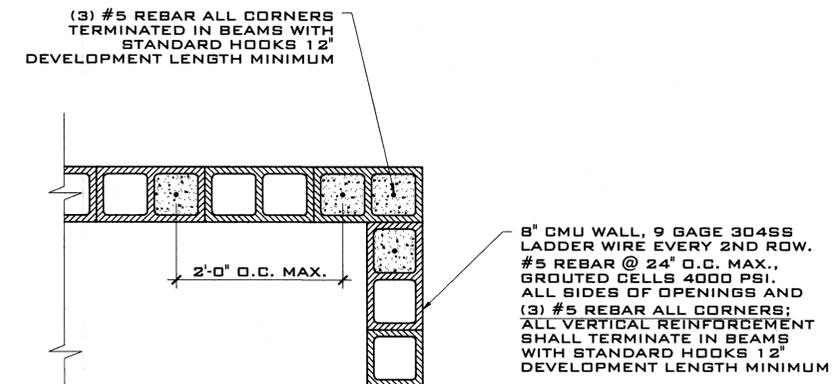
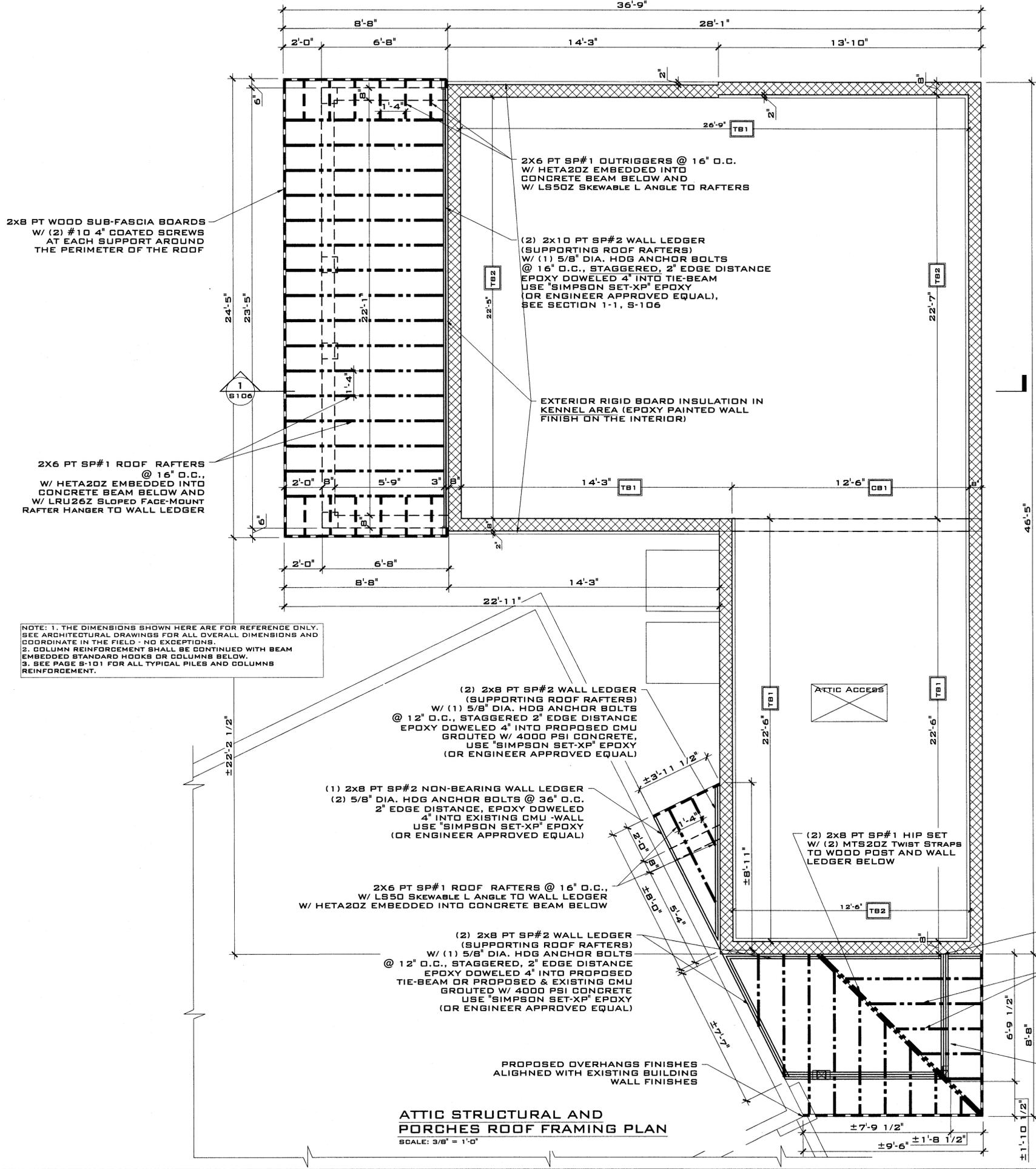
PROJECT: 501 OVERSEAS HWY
KEYS ANIMAL CARE
CENTER

DATE: 501 OVERSEAS HWY,
KEY WEST, FL 33040

TITLE: ATTIC FRAMING PLAN

NO.	DATE	BY	CHKD.	REVISION
1	05/20/25	SH	SH	ISSUE FOR PERMIT

LEGEND	
SYMBOL	DESCRIPTION
	80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL AND @ 16" HORIZONTAL, 2" COVER ALL SIDES (KENNEL DIVIDERS)
	8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW. #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI. ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS; ALL VERTICAL REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM
	10"x10" CAST-IN-PLACE COLUMN 4000 PSI CONCRETE, W/ (4) #5 REBAR VERTICAL AND #3 STIRRUPS @ 8" O.C.
	8"x16" BEAM W/ (2) #6 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x12" BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x16" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, #3 STIRRUPS @ 12" O.C. AND @ 6" O.C. FOR OPENING OVER 3FT
	8"x12" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 12" O.C.
	PRECAST LINTEL "CAST-CRETE" OPENING SIZE +16" 8F8-18/DT - (1) #5 REBAR BOTTOM



TYPICAL CMU WALL CORNER REINFORCEMENT DETAIL
SCALE: 1"=1'-0"



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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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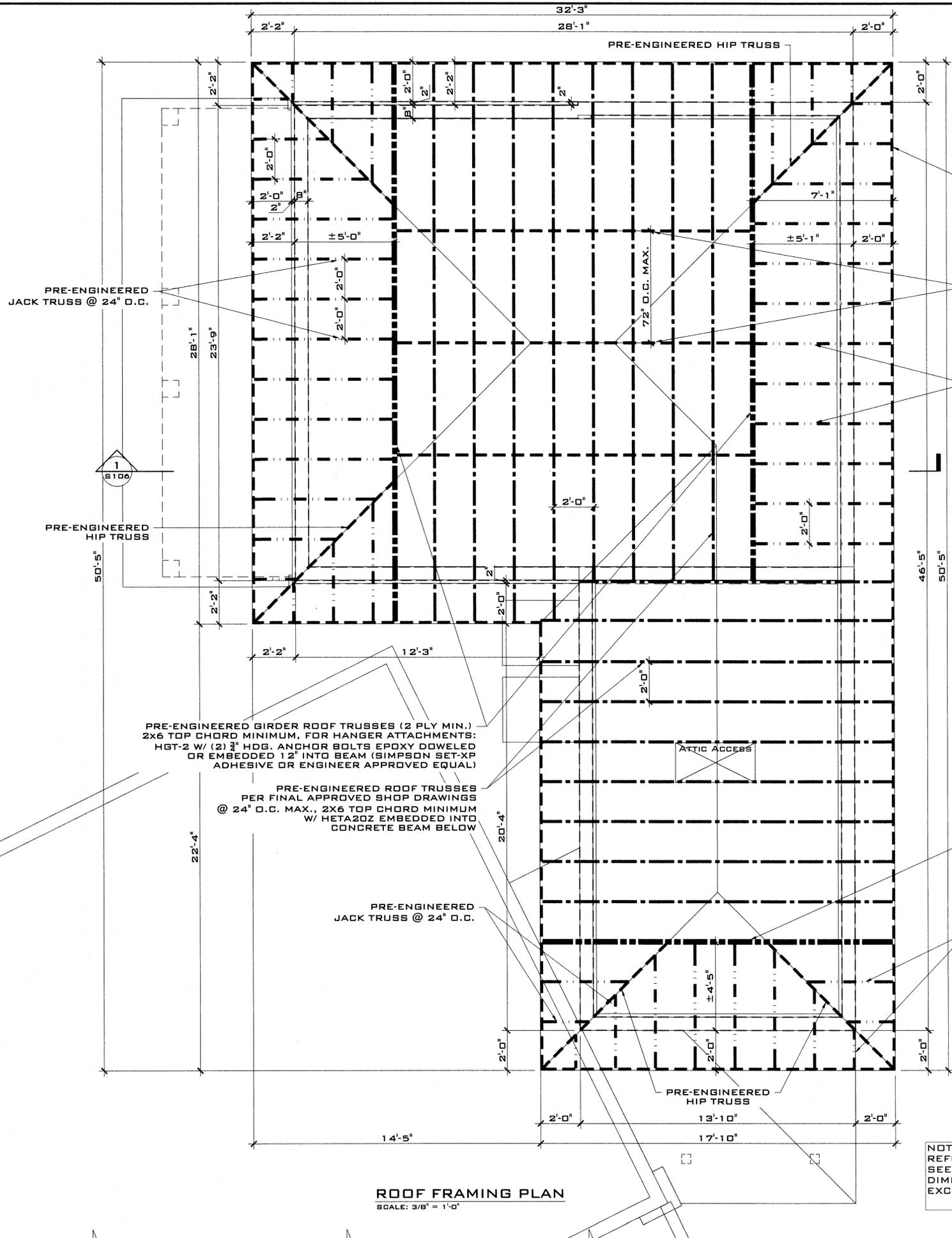
DATE: 05/20/25
DRAWN BY: HOLLY HUMPHRIES
CHECKED BY: HOLLY HUMPHRIES
PROJECT: 501 OVERSEAS HWY KEYS ANIMAL CARE CENTER
DATE: 05/20/25
PROJECT: 501 OVERSEAS HWY, KEY WEST, FL 33040
TITLE: ATTIC STRUCTURAL AND GROUND FLOOR ROOF FRAMING PLAN
SCALE: AS SHOWN
DATE: 05/20/25
DRAWN BY: HOLLY HUMPHRIES
CHECKED BY: HOLLY HUMPHRIES
DATE: 05/20/25
SCALE: 1"=1'-0"

HUCQ210-3SS STAINLESS STEEL HANGER DIRECTLY TO CMU (SOLID GROUTED CELL). USING 1/4" x 3-3/4" STAINLESS STEEL TITEN SCREWS

2X6 PT SP#1 ROOF RAFTERS @ 16" O.C., W/ MTS20Z TWIST STRAPS TO BUILT-UP BEAM AND W/ LSSOZ SKEWABLE ANGLES RAFTER TO HIP-SET

(3) 2x10 PT SP#1 WOOD BUILD-UP BEAM W/ CC66HDS COLUMN CAP AND, ECCLR666HDS END COLUMN CAP (L-SHAPED) TO WOOD POSTS

ATTIC STRUCTURAL AND PORCHES ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"



2x8 PT WOOD SUB-FASCIA BOARDS
W/ (2) #10 4\"/>

2x6 STRONGBACKS @ 72\"/>

PRE-ENGINEERED
JACK TRUSS @ 24\"/>

NOTES:

1. ROOF TRUSS LAYOUT IS FOR GUIDANCE PURPOSES. CONTRACTOR TO SUPPLY TRUSS MANUFACTURER SHOP DRAWINGS SIGNED AND SEALED BY SPECIALTY P.E.
2. PRELIMINARY TRUSS CONNECTORS:
ORDINARY TRUSSES: TWO (2) HETA20Z
GIRDER TRUSSES: HGT-2 W/ (2) 3/4\"/>
3. FINAL SIZING OF ALL TRUSS CONNECTOR WILL BE BASED ON THE APPROVED SHOP DRAWINGS. CONTRACTOR SHALL COORDINATE THE REVIEW PRIOR ORDERING ANY TRUSSES AND STRAPS.
4. ROOF SHEATHING 3/4 PT CDX PLYWOOD NAILED W/ 10d RING SHANK NAILS @ 4\"/>
5. EACH ISOLATED ATTIC SPACE SHALL HAVE 30\"/>
6. ATTIC FLOOR LIVE LOAD: 20 PSF
7. ROOF LIVE LOAD: 30 PSF
8. ALL WIND AND DEAD LOADS PER TRUSS ENGINEERING STANDARD APPLICABLE.

PRE-ENGINEERED GIRDER ROOF TRUSSES (2 PLY MIN.)
2x6 TOP CHORD MINIMUM, FOR HANGER ATTACHMENTS:
HGT-2 W/ (2) 3/4\"/>

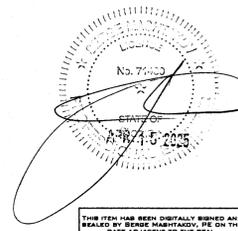
PRE-ENGINEERED ROOF TRUSSES
PER FINAL APPROVED SHOP DRAWINGS
@ 24\"/>

PRE-ENGINEERED GIRDER ROOF TRUSSES (2 PLY.)
2x6 TOP CHORD MINIMUM,
FOR HANGER ATTACHMENTS:
HGT-2 W/ (2) 3/4\"/>

PRE-ENGINEERED JACK TRUSS
@ 24\"/>

NOTE: THE DIMENSIONS SHOWN HERE ARE FOR
REFERENCE ONLY.
SEE ARCHITECTURAL DRAWINGS FOR ALL OVERALL
DIMENSIONS AND COORDINATE IN THE FIELD - NO
EXCEPTIONS.

ROOF FRAMING PLAN
SCALE: 3/8\"/>



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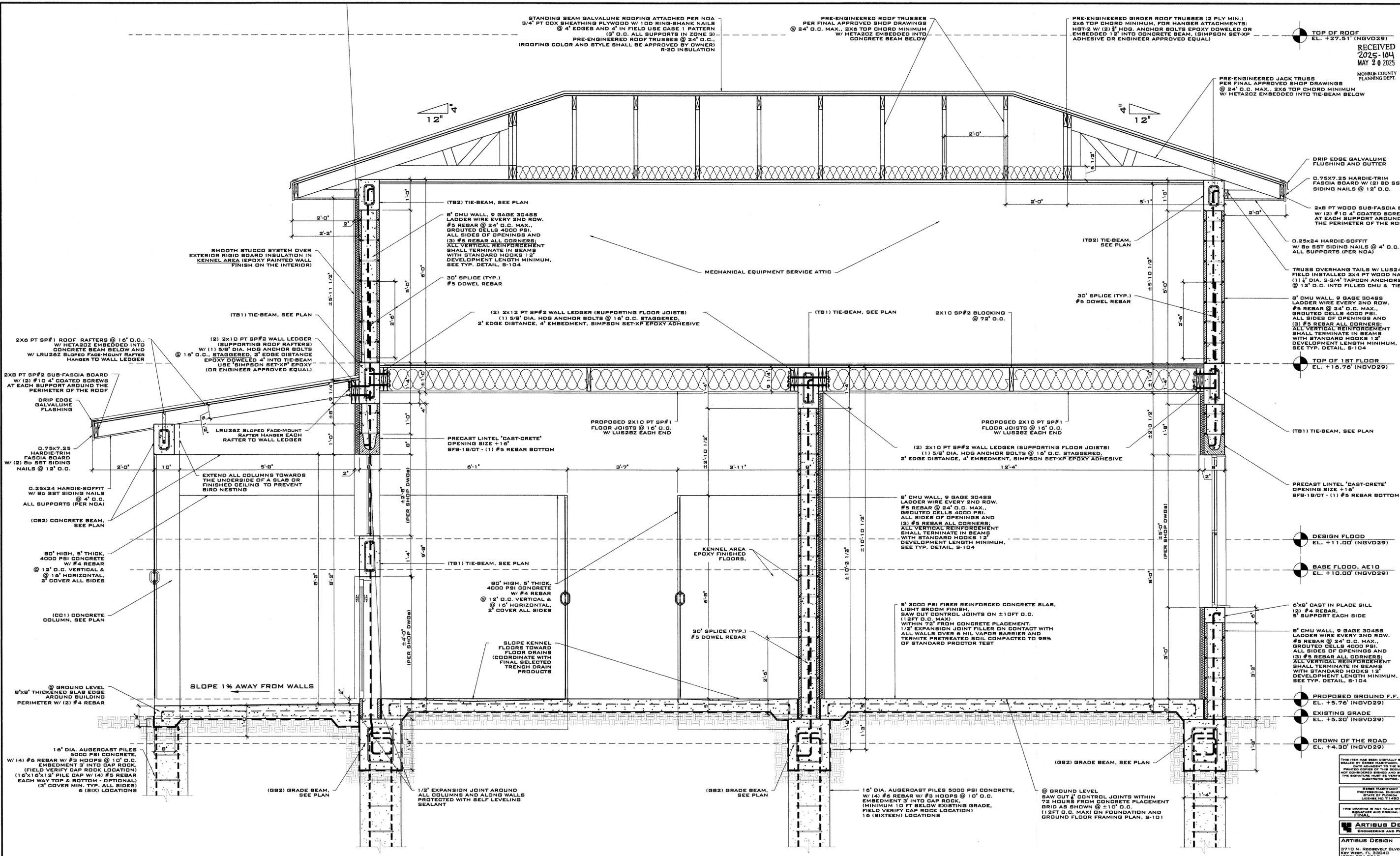
PROJECT: 501 OVERSEAS HWY
KEYS ANIMAL CARE
CENTER

DATE: 501 OVERSEAS HWY,
KEY WEST, FL 33040

PROJECT: ROOF FRAMING PLAN

NO.	DATE	BY	CHKD BY	APP'D BY
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2	05/15/25	HH	SEA	BAH
3	05/15/25	HH	SEA	BAH

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2025-104
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MONROE COUNTY
PLANNING DEPT.



STANDING SEAM GALVALUME ROOFING ATTACHED PER NOA
3/4" PT CDX SHEATHING PLYWOOD W/ 10D RING-SHANK NAILS
@ 4" EDGES AND 4" IN FIELD USE GAGE 1 PATTERN
(3" O.C. ALL SUPPORTS IN ZONE 3)
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.,
(ROOFING COLOR AND STYLE SHALL BE APPROVED BY OWNER)
R-30 INSULATION

PRE-ENGINEERED ROOF TRUSSES
PER FINAL APPROVED SHOP DRAWINGS
@ 24" O.C. MAX., 2X6 TOP CHORD MINIMUM
W/ HETA20Z EMBEDDED INTO
CONCRETE BEAM BELOW

PRE-ENGINEERED GIRDER ROOF TRUSSES (2 PLY MIN.)
2X6 TOP CHORD MINIMUM, FOR HANGER ATTACHMENTS:
HST-2 W/ (2) 1" HDG ANCHOR BOLTS EPOXY DOWELED OR
EMBEDDED 12" INTO CONCRETE BEAM, (SIMPSON SET-XP
ADHESIVE OR ENGINEER APPROVED EQUAL)

PRE-ENGINEERED JACK TRUSS
PER FINAL APPROVED SHOP DRAWINGS
@ 24" O.C. MAX., 2X6 TOP CHORD MINIMUM
W/ HETA20Z EMBEDDED INTO TIE-BEAM BELOW

TOP OF ROOF
EL. +27.51 (NGVD29)

TOP OF 1ST FLOOR
EL. +16.76 (NGVD29)

DESIGN FLOOD
EL. +11.00 (NGVD29)

BASE FLOOD, AE10
EL. +10.00 (NGVD29)

6"x8" CAST IN PLACE SILL
(2) #4 REBAR
#5 SUPPORT EACH SIDE

8" CMU WALL, 9 GAGE 3048S
LADDER WIRE EVERY 2ND ROW,
#5 REBAR @ 24" O.C. MAX.,
GROUTED CELLS 4000 PSI.
ALL SIDES OF OPENINGS AND
(3) #5 REBAR ALL CORNERS.
ALL VERTICAL REINFORCEMENT
SHALL TERMINATE IN BEAMS
WITH STANDARD HOOKS 12"
DEVELOPMENT LENGTH MINIMUM.
SEE TYP. DETAIL, S-104

PROPOSED GROUND F.F.
EL. +5.76 (NGVD29)

EXISTING GRADE
EL. +5.20 (NGVD29)

CROWN OF THE ROAD
EL. +4.30 (NGVD29)

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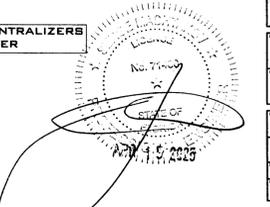
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HOLLY HUMPHRIES
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KEYS ANIMAL CARE
CENTER

501 OVERSEAS HWY,
KEY WEST, FL 33040
SECTION 1-1
DATE: 4/15/2025
SCALE: 3/4" = 1'-0"

NOTE: USE ONLY PLASTIC CHAIRS AND CENTRALIZERS
FOR REBAR SUPPORT AND CONCRETE COVER

SECTION 1-1
SCALE: 3/4" = 1'-0"



ALL COLUMN REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM, SEE TYP. BEAM TO COLUMN CONNECTION, S-102

8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW. #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI. ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS

#4 REBAR PRE-EMBEDDED 5" INTO CMU CELLS GROUTED W/ 4000 PSI 30" LAPPED WITH HORIZONTAL REINFORCEMENT

TOP OF 1ST FLOOR
EL. +16.76' (NGVD29)

DESIGN FLOOD
EL. +11.00' (NGVD29)

BASE FLOOD, AE10
EL. +10.00' (NGVD29)

PROPOSED GROUND F.F.
EL. +5.76' (NGVD29)

EXISTING GRADE
EL. +5.20' (NGVD29)

CROWN OF THE ROAD
EL. +4.30' (NGVD29)

80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL & @ 16" O.C. HORIZONTAL, 2" COVER ALL SIDES

HORIZONTAL REINFORCEMENT EXTENDED INTO CONCRETE COLUMN, CCI WHERE APPLICABLE

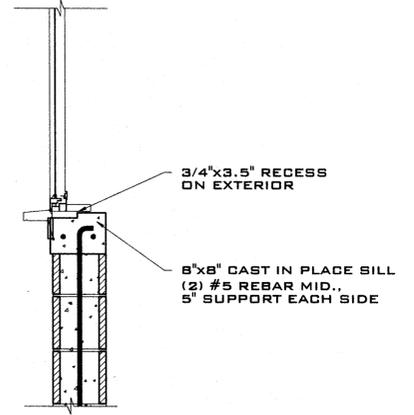
42" REBAR LAP IN COLUMNS, SEE TYPICAL PILE & COLUMN SECTION, S-101

12"x6" FOOTER 4000 PSI CONCRETE (SUPPORTING CAST-IN-PLACE CONCRETE WALLS) W/ (2) #5 REBAR BOTTOM AND #4 TIES @ 12" O.C. 3" COVER ALL SIDES. (USE PLASTIC CHAIRS ONLY) SEE FOUNDATION AND GROUND FLOOR FRAMING PLAN, S-101

1/2" EXPANSION JOINT BETWEEN FOOTER AND GRADE BEAM

(GB2) GRADE BEAM, SEE PLAN

W/ #4 REBAR @ 12" O.C. VERTICAL, TERMINATED W/ STANDARD HOOKS INTO FOOTERS AS SHOWN



TYPICAL WINDOW SILL
CMU DETAIL
SCALE: 1" = 1'-0"

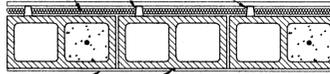
SECTION 2-2
SCALE: 1" = 1'-0"

1-1/2" LIGHT GAGE GALVANIZED FURRING CHANNEL @ 16" O.C. 5/8" MOLD RESISTANT DRYWALL INTERIOR

RIGID INSULATION RMAX R-MATTE PLUS-3 (R-5 MINIMUM)

2 COAT PAINTED 3/8" TEXTURED CEMENT STUCCO

3/8" PVC V CONTROL JOINT (TYP.) 1 FT MAXIMUM SPACING (SEE ELEVATIONS FOR LOCATIONS)



NOTE: ALL EXPOSED STUCCO EDGES SHALL HAVE APPROPRIATE PVC FINISH BEAD

TYPICAL STUCCO JOINT DETAIL
SCALE: 1" = 1'-0"

NOTE: USE ONLY PLASTIC CHAIRS AND CENTRALIZERS FOR REBAR SUPPORT AND CONCRETE COVER



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SERGE MARTYNOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71400

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WWW.ARTIBUSDESIGN.COM
CA # 30835

BY: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY
KEYS ANIMAL CARE CENTER

DATE: 501 OVERSEAS HWY,
KEY WEST, FL 33040

TITLE: SECTION 2-2

NO. OF SETS	DATE	ISSUED	BY
AS SHOWN	05/04/25	SEA	SEA
2405-07	5-107		1

CONSTRUCTION PLANS FOR KEYS ANIMAL CARE CENTER ADDITION



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
501 OVERSEAS HWY,
KEY WEST, FL 33040

CLIENT:
HOLLY HUMPHRIES

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Digitally signed
by Serge
Mashtakov
Date:
2025.08.15
15:14:14 -04'00'

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SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
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CLIENT:	HOLLY HUMPHRIES		
PROJECT:	501 OVERSEAS HWY		
SITE:	501 OVERSEAS HWY KEY WEST, FL 33040		
TITLE:	COVER		
DATE PLOTTED:	2408-07	SCALE:	8-1/2
DATE:	2025-08-15	BY:	SM
TIME:	15:14:14	DATE:	2025-08-15



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

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STATE OF FLORIDA
LICENSE NO. 71880

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FLA. # 30835

CLIENT: HOLLY HUMPHRIES

PROJECT: SD1 OVERSEAS HWY

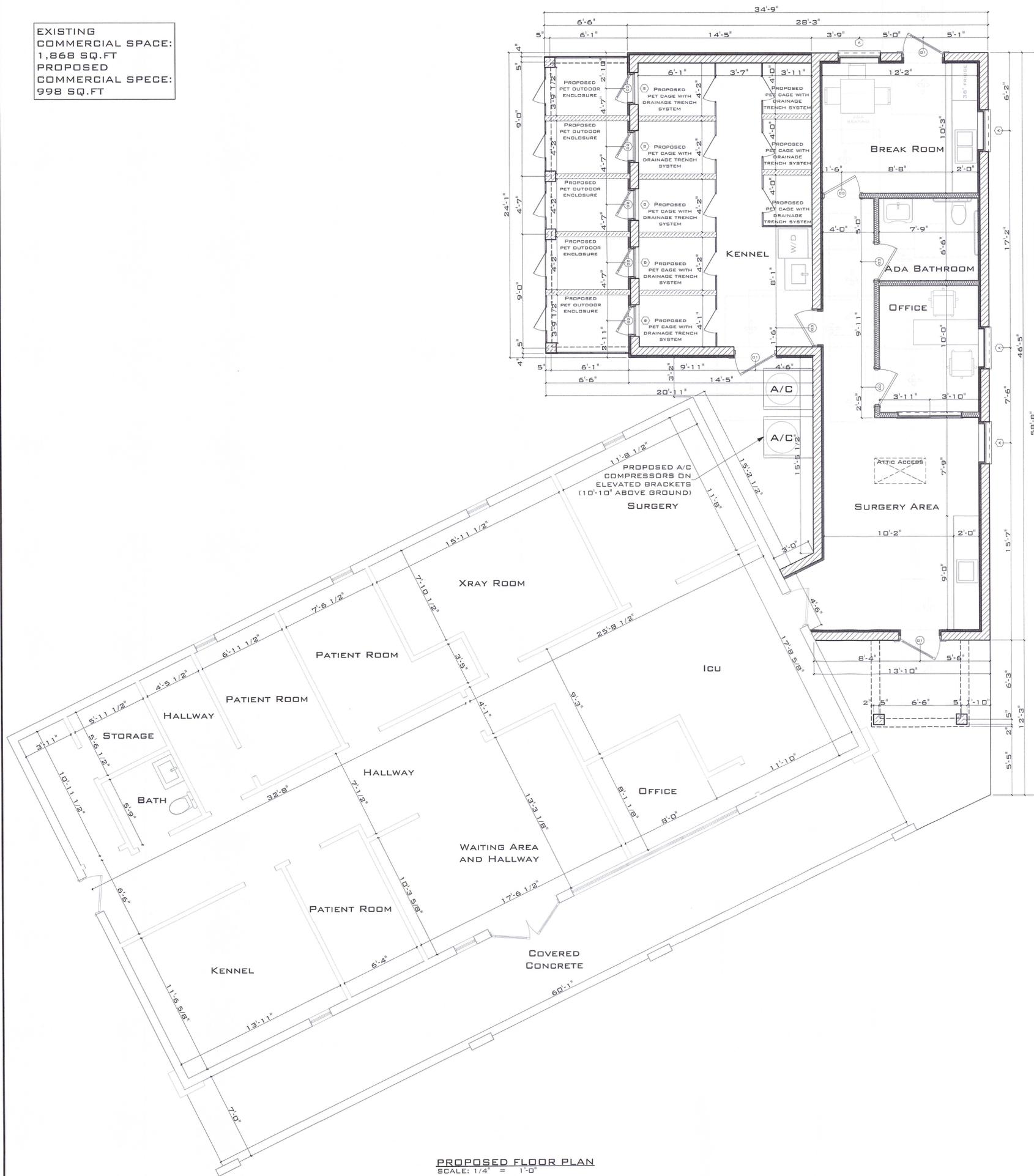
DATE: SD1 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

SCALE OF SHEET	DATE	DESIGNED BY	CHECKED BY
AS SHOWN	01-14-2025	DA	SAU
PROJECT NO.	DRAWING NO.	DATE	REVISION
2405-07	A-101		1

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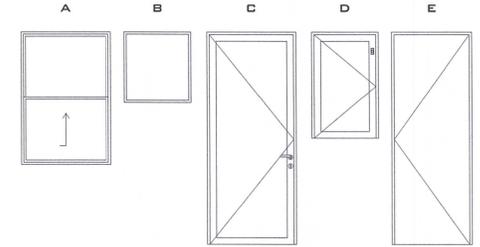
EXISTING
COMMERCIAL SPACE:
1,868 SQ.FT
PROPOSED
COMMERCIAL SPECE:
998 SQ.FT



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

WINDOW SCHEDULE										
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	TYPE	MATERIALS	U FACTOR	SHGC	MANUFACTURER	+ (PSF)	- (PSF)
(A)	3'-4"	5'-0"	SINGLE HUNG, IMPACT	A	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+52.44	-69.03
(B)	2'-6"	2'-8"	FIXED, IMPACT	B	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+54.24	-72.62

DOOR SCHEDULE										
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	TYPE	MATERIALS	U FACTOR	SHGC	MANUFACTURER	+ (PSF)	- (PSF)
(01)	3'-4"	8'-0"	SINGLE, SWING, IMPACT, ENTRANCE	C	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+50.78	-65.71
(02)	2'-6"	4'-0"	SINGLE, SWING, IMPACT, FROSTED GLASS	D	ALUMINUM	PER ENERGY CALLS	PER ENERGY CALLS	T.B.S.	+54.10	-72.35
(03)	3'-0"	8'-0"	SINGLE, SWING	E	WOOD	N/A	N/A	T.B.S.	N/A	N/A



PROJECT DESCRIPTION

PROJECT OF ADDITION FOR KEYS ANIMAL CARE CENTER EXPANDS THE EXISTING 1,868-SQUARE-FOOT BUILDING WITH A ONE-STORY, 998-SQUARE-FOOT ADDITION. THE NEW SPACE WILL ACCOMMODATE AN OFFICE AREA, A DEDICATED SURGERY AREA AND BOTH INDOOR AND OUTDOOR KENNELS. THE SITE INCLUDES NINE PARKING SPACES, LOADING ZONE AND LANDSCAPING THAT COMPLIES WITH MONROE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

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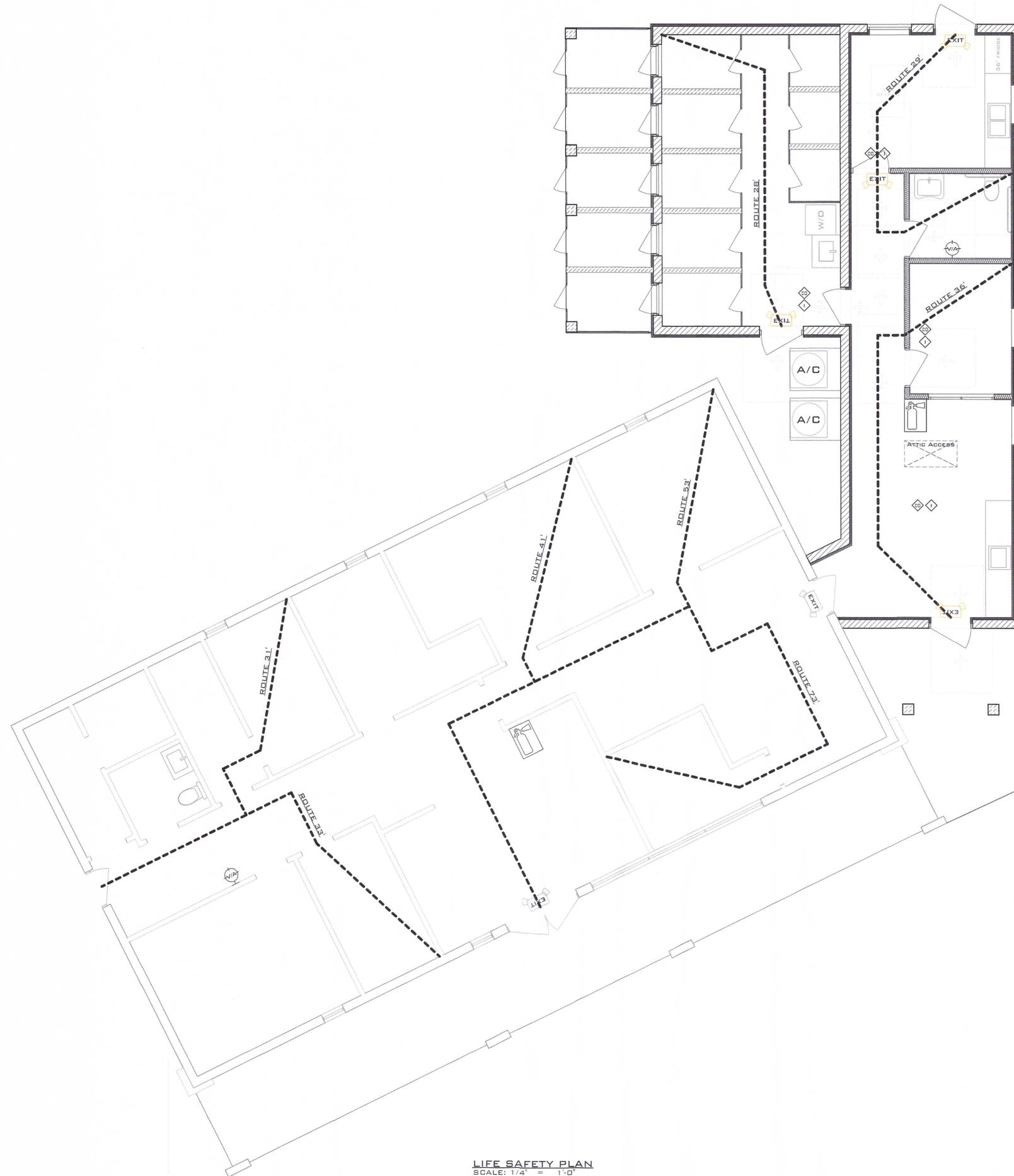
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CA # 30835

DATE: 5/1/25
PROJECT: 501 OVERSEAS HWY
DRAWN BY: HOLLY HUMPHRIES
CHECKED BY: [blank]
DATE: [blank]
SCALE: AS SHOWN
PROJECT NO: 2405-07
SHEET NO: A-102
TOTAL SHEETS: 1



DESIGN DATA:
 1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 8TH EDITION (2023)
LEVEL 3 ALTERATIONS
 2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-22
 FLOOR LIVE LOAD: 100 PSF / 30PSF (2ND FLOOR)
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 180 MPH
 EXPOSURE: D
 STRUCTURAL CATEGORY: II
 ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION
 FLOOD ZONE: AE1D

OCCUPANCY:
 BUSINESS GROUP B (SEC. 304)
 MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY B, WITHOUT SPRINKLER SYSTEM: 200 FT
 MAXIMUM ROUTE: ±73 FT

CONSTRUCTION TYPE: V-B

ITEM	EXISTING	FBC TABLE 504.3A	PROPOSED
MAX HEIGHT (FEET)	<40'	40'-0"	NO CHANGE
OCCUPANCY	GROUP B	GROUP B	NO CHANGE
MAX STORIES	1	2	NO CHANGE
MAX AREA (FBC TABLE 506.2)	1,868 SF	9,000 SF	2,866 SF

OCCUPANCY LOAD:
 PER TABLE 1004.5 FBC

AREA	LOAD (PER 1004.5)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
BUSINESS	19 (1 PER 150 SF)	19 x (0.20) = 3.8' WIDTH	22B' (5-QTY)

FBC TABLE 906.3(1)
 FIRE EXTINGUISHERS CLASS: 2-A
 MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP B
 THE BUILDING SHALL NOT BE EQUIPPED WITH A FIRE ALARM &
 DETECTION SYSTEM
 PER FBC (F) 907.2.2 - GROUP B OCCUPANCY UNDER 100 PERSONS

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	VISUAL ALARM
	CLASS 2-A FIRE EXTINGUISHERS (2) TOTAL

LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"

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SEAL: REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71382

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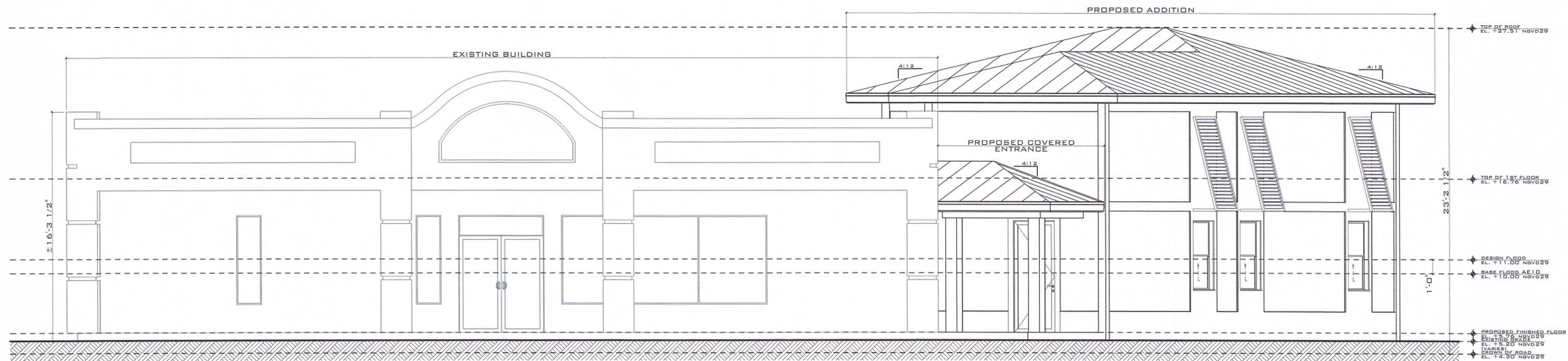
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 KEY WEST, FL 33040
 (305) 354-3513
 WWW.ARTIBUSDESIGN.COM
 GA # 30835

CLIENT: HOLLY HUMPHRIES
 PROJECT: SD1 OVERSEAS HWY

DATE: 01-14-2023
 DRAWN: AR
 CHECKED: AR
 PROJECT NO: 2405-07
 SHEET NO: A-104
 TOTAL SHEETS: 1



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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JOHN HAHNENBERG
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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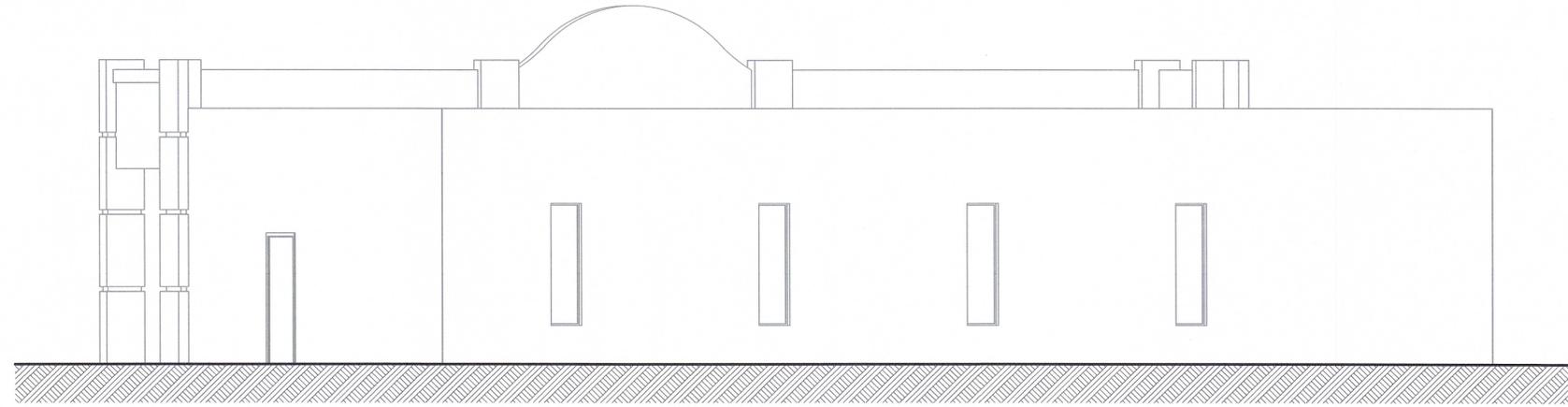
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CA # 32832

CLIENT: HOLLY HUMPHRIES
PROJECT: 501 OVERSEAS HWY

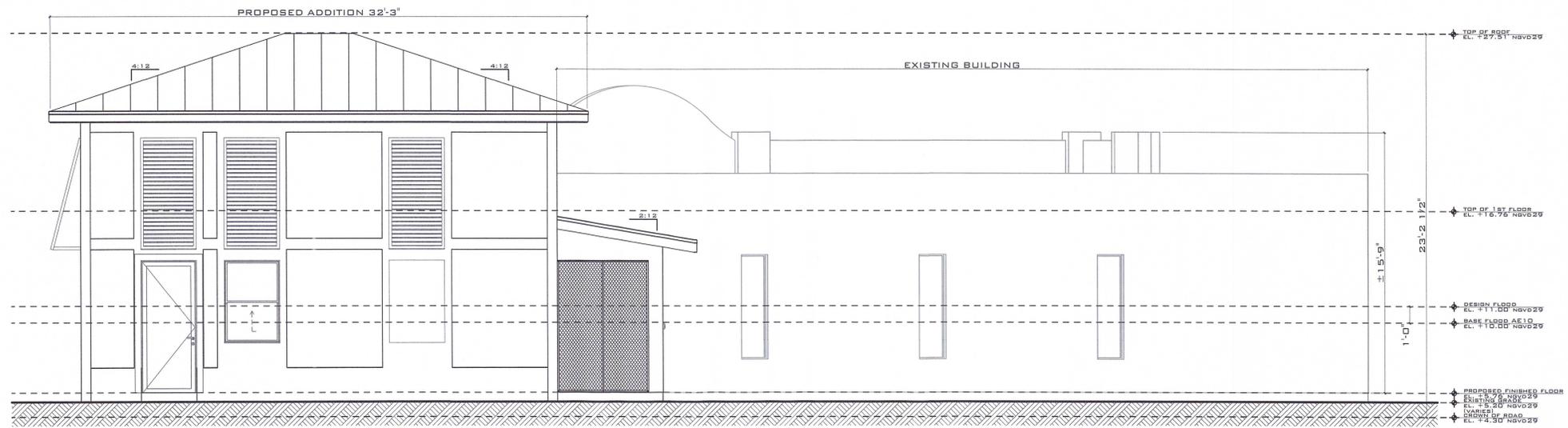
DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: FRONT ELEVATION
DRAWN BY: AS BHDEN
CHECKED BY: SAH
DATE: 8/4/2025
SCALE: A-105
REVISION: 1

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



PROPOSED REAR ELEVATION
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STATE OF FLORIDA
LICENSE NO. 71488

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WWW.ARTIBUSDESIGN.COM
C.E.# 20233

CLIENT:
HOLLY HUMPHRIES

PROJECT:
501 OVERSEAS HWY

DATE:
501 OVERSEAS HWY

KEY WEST, FL 33040

TITLE:
REAR ELEVATION

DATE OF REVISION	BY	DATE	REASON	APPROVED BY
2405-07	AS	5-14-2024	DA	BAW

PROJECT NO.	DATE	SCALE	SHEET NO.	TOTAL SHEETS
2405-07	5-14-2024	A-106	1	1

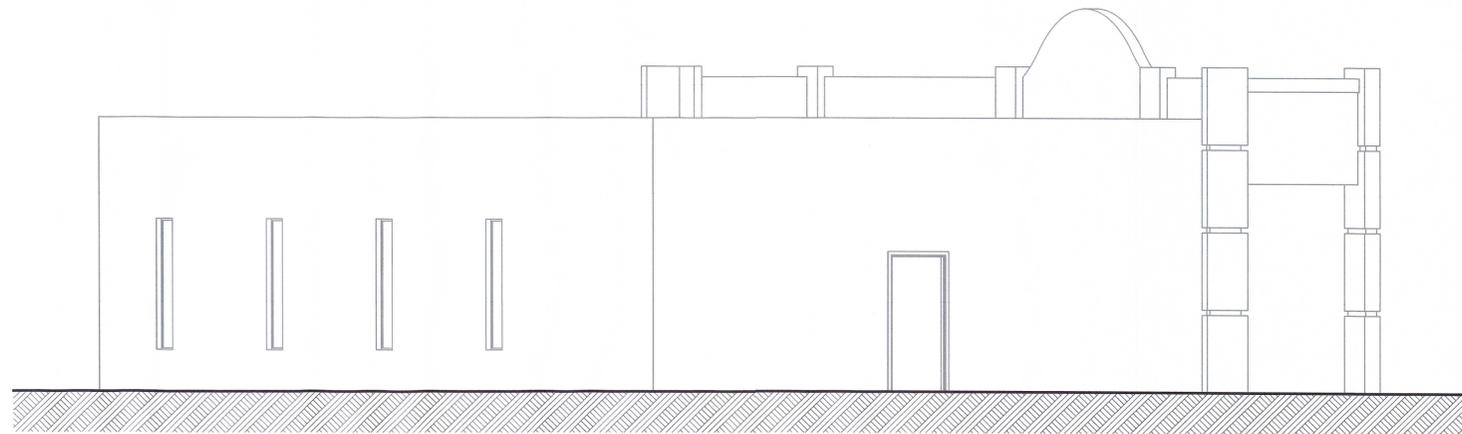
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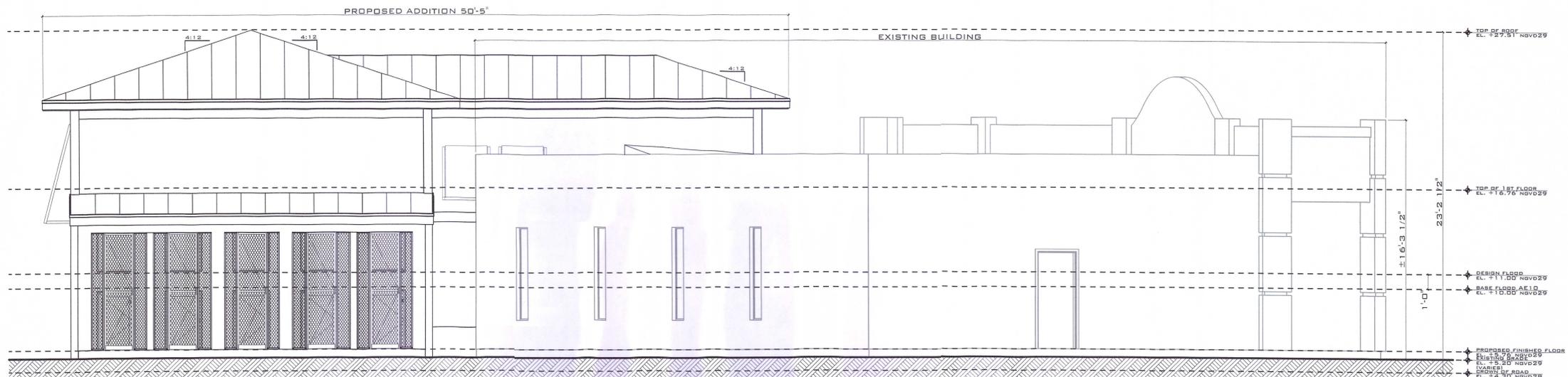
MONROE COUNTY

PLANNING DEPT.

2025-104



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71482

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CLIENT: HOLLY HUMPHRIES

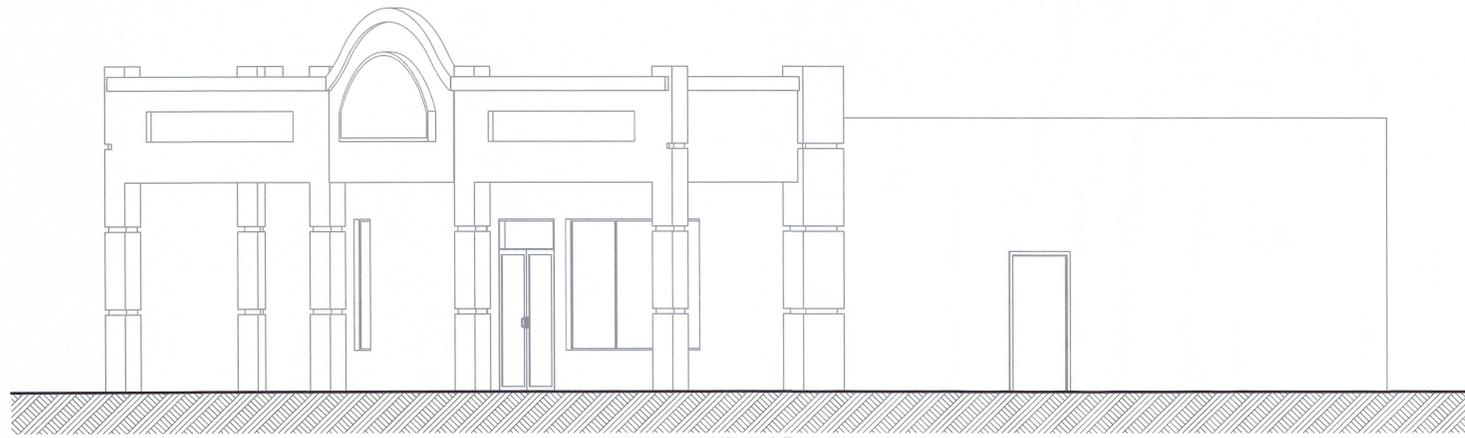
PROJECT: 501 OVERSEAS HWY

SITE: 501 OVERSEAS HWY
KEY WEST, FL 33040

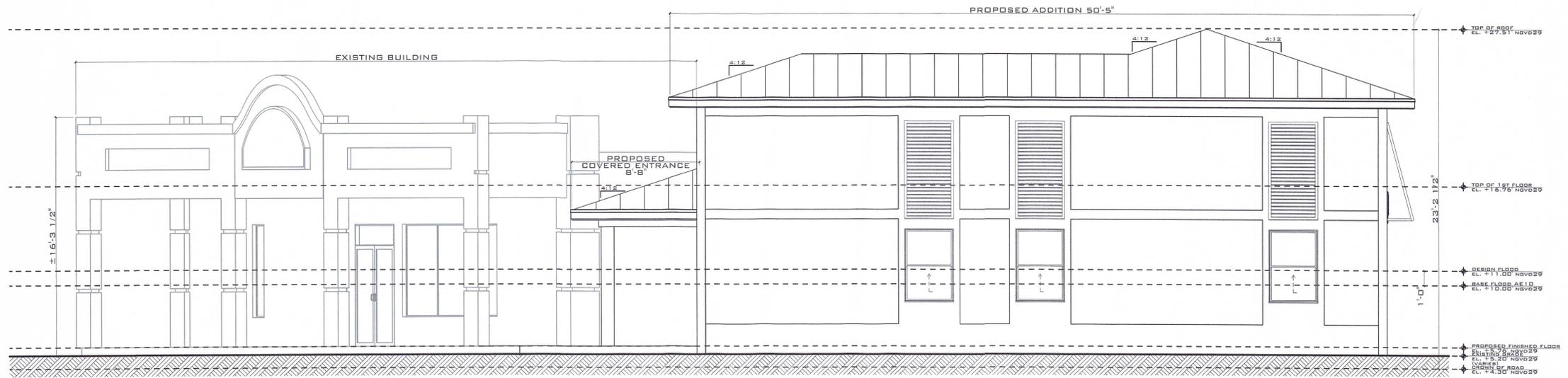
TITLE: LEFT ELEVATION

DATE	BY	CHKD	ENGR	REVISION
2405-07	AS SHOWN	BT (002)	CA	1

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EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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STATE OF FLORIDA
LICENSE NO. 21380

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CA # 30835

DESIGNER: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

TITLE: 501 OVERSEAS HWY
KEY WEST, FL 33040

MONROE COUNTY
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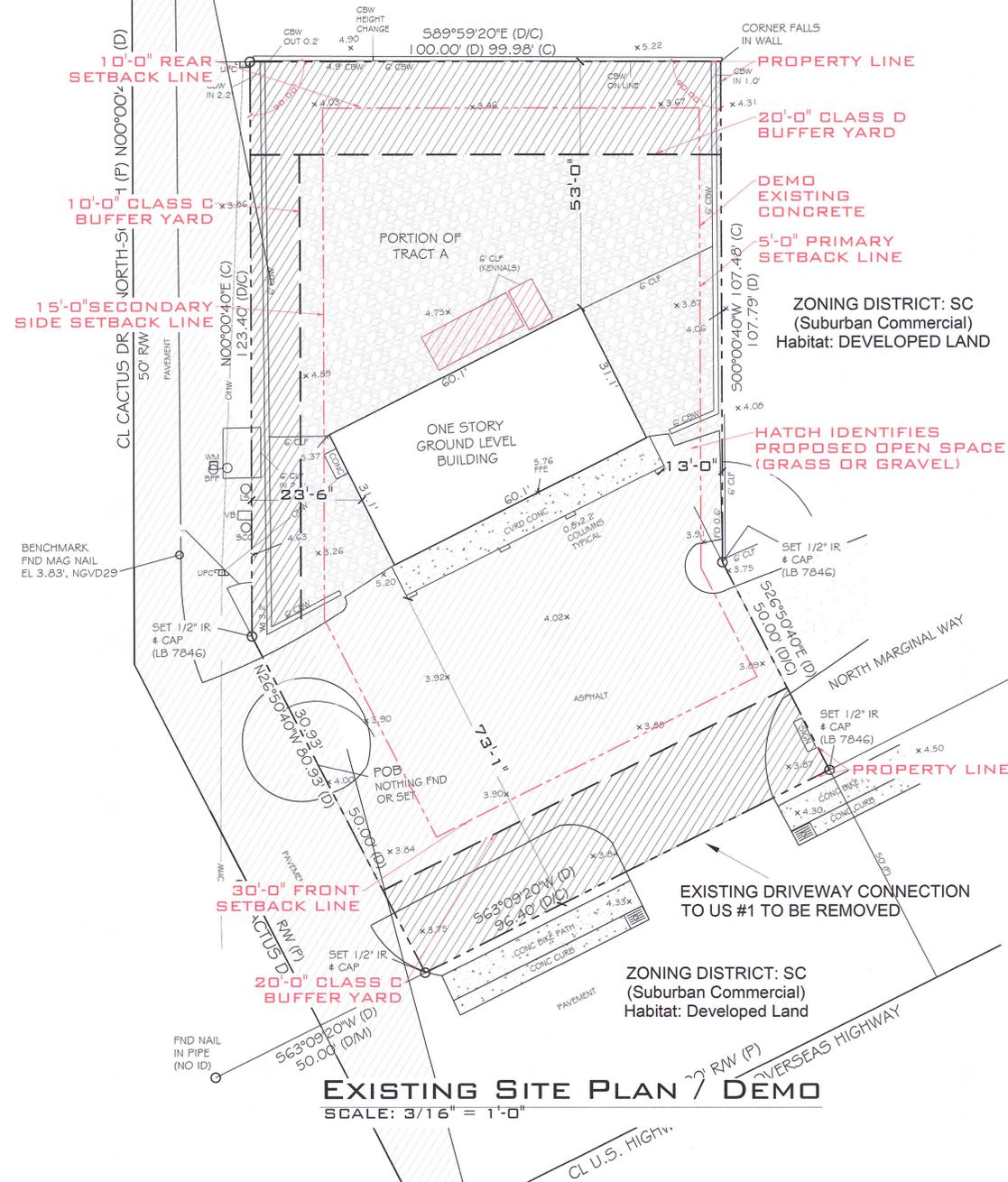
DATE: 24/05/07
SCALE: AS SHOWN
SHEET: 2405-07

DATE: 5/1/2025
SHEET: A-10B
REGION: 1

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ZONING DISTRICT: IS
(Improved Subdivision)
Habitat: DEVELOPED LAND



EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"

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SEGE MASTAYEV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71,883

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CA # 30833

CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

SITE: 501 OVERSEAS HWY
KEY WEST, FL 33040

DATE: 08-10-24

DATE	BY	REVISION
08-10-24	SA	MAN
2405-07	C-101	1

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ZONING DISTRICT: IS
(Improved Subdivision)
Habitat: DEVELOPED LAND
FLUM: RM



WATER QUANTITY-PREDEVELOPMENT

PROJECT AREA	0.41 AC
PERVIOUS AREA	0.20 AC
IMPERVIOUS AREA	0.21 AC
% IMPERVIOUS	50.35%
RAINFALL FOR 25YR/24 HR EVENT (P)	8.00 IN
DEPTH TO WATER TABLE	2.85 FT
UNDEVELOPED AVAILABLE STORAGE	1.88 IN
SOIL STORAGE (S)	0.93 IN
QPRE = (P-O.2S) ^ 2 / (P+O.8S) (25YR/72HR)	9.95 IN

WATER QUANTITY-POSTDEVELOPMENT

PROJECT AREA	0.41 AC
PERVIOUS AREA	0.21 AC
IMPERVIOUS AREA	0.20 AC
% IMPERVIOUS	47.89%
RAINFALL FOR 25YR/24 HR EVENT (P)	11.00 IN
DEPTH TO WATER TABLE	2.85 FT
UNDEVELOPED AVAILABLE STORAGE	1.88 IN
SOIL STORAGE (S)	0.98 IN
QPRE = (P-O.2S) ^ 2 / (P+O.8S) (25YR/72HR)	9.91 IN

SITE DATA

TOTAL SITE AREA:	±17,850 SQ.FT
LAND USE:	SC
FUTURE LAND USE:	MC
TIER DESIGNATION:	3
FLOOD ZONE:	AE10
DESIGN FLOOD:	AE11

PROPERTY INTENSITY (FAR):

ALLOWED	0.40 (0.4 X 17,850 = 7,140 SQ.FT)
PROPOSED	2,866 / 17,850 = 0.161

POSTDEVELOPMENT-PREDEVELOPMENT

QPOST-QPRE (25YR/72HR)	-0.05 IN
VOLUME = QA (25YR/72HR)	-0.02 AC-IN -0.002 AC-FT

WATER QUALITY

PROJECT AREA	0.41 AC
PERVIOUS AREA	0.20 AC
IMPERVIOUS AREA	0.21 AC
% IMPERVIOUS	47.89%

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN 0.034 AC-FT
B) 2.5 INCHES*%IMPERVIOUS*TOT.PROJ.AREA 0.041 AC-FT

WATER QUALITY VS. WATER QUANTITY

QUANTITY	QUALITY
-0.002 AC-FT < 0.04089 AC-FT	

SWALE VOLUME REQUIRED

1,781.04 CU.FT	0.04089 AC-FT
----------------	---------------

WATER QUALITY/QUANTITY*100%

SWALE A = 0.02314 AC-FT
SWALE B = 0.02020 AC-FT
TOTAL = 0.04334 AC-FT

OPEN SPACE MINIMUM:

REQUIRED	20% (3,570.00 SQ.FT)
EXISTING	51.0% (±9,103.5 SQ.FT)
PROPOSED	52.0% (±9,301.0 SQ.FT)

SETBACKS COVERAGE:

FRONT SETBACK (US1) AREA	2,410 SQ.FT
REQUIRED MAX	60% (1,446.0 SQ.FT)
PROPOSED	0% (0.00 SQ.FT)
SECONDARY FRONT SETBACK (CACTUS DR & NORTH MARGINAL WAY) AREA	3,771.1 SQ.FT
REQUIRED MAX	60% (2,262.7 SQ.FT)
PROPOSED	31% (±1,154.9 SQ.FT)
ASPHALT DRIVEWAY	±1,042.6 SQ.FT
EXISTING CONCRETE WALL	±112.3 SQ.FT

REAR SIDE SETBACK AREA ±793.6 SQ.FT

REQUIRED MAX	80% (634.9 SQ.FT)
PROPOSED	22% (178.2 SQ.FT)
ASPHALT DRIVEWAY	±96.6 SQ.FT
EXISTING CONCRETE WALL	±81.6 SQ.FT

FRONT SIDE SETBACK AREA ±1,000.5 SQ.FT

REQUIRED MAX	80% (800.4 SQ.FT)
PROPOSED	0% (21.4 SQ.FT)
EXISTING CONCRETE WALL	±21.4 SQ.FT

EXISTING IMPERVIOUS AREA:

PAVEMENT	±6,196.0
BUILDING	±1,868.0
FENCE	±231.0
COVERED FRONT PORCH	±438.0
CONCRETE	±254.0
TOTAL:	50.3% (±8,987.0 SQ.FT)

PROPOSED IMPERVIOUS AREA:

PAVEMENT	±4,420.0
BUILDING	±2,866.0
FENCE	±231.0
COVERED FRONT PORCH	±438.0
COVERED AREA	±512.0
COLLECTION AREA	±82.0
TOTAL:	47.9% (±8,549.0 SQ.FT)

SETBACKS:

PRIMARY FRONT:	(US1)
REQUIRED	25 FT
EXISTING	±73.1 FT
PROPOSED	(NO CHANGES)

SECONDARY FRONT:

(CACTUS DR)	15 FT
REQUIRED	±15.7 FT
EXISTING	(NO CHANGES)
PROPOSED	(NO CHANGES)

SECONDARY FRONT:

(NORTH MARGINAL WAY)	15 FT
REQUIRED	±23.3 FT
EXISTING	(NO CHANGES)
PROPOSED	(NO CHANGES)

SIDE:

REQUIRED	5 FT
EXISTING	±12.9 FT
PROPOSED	±5.1 FT

REAR:

REQUIRED	10 FT
EXISTING	±53.0 FT
PROPOSED	±23.1 FT

MAXIMUM HEIGHT:

PROPOSED	35 FT
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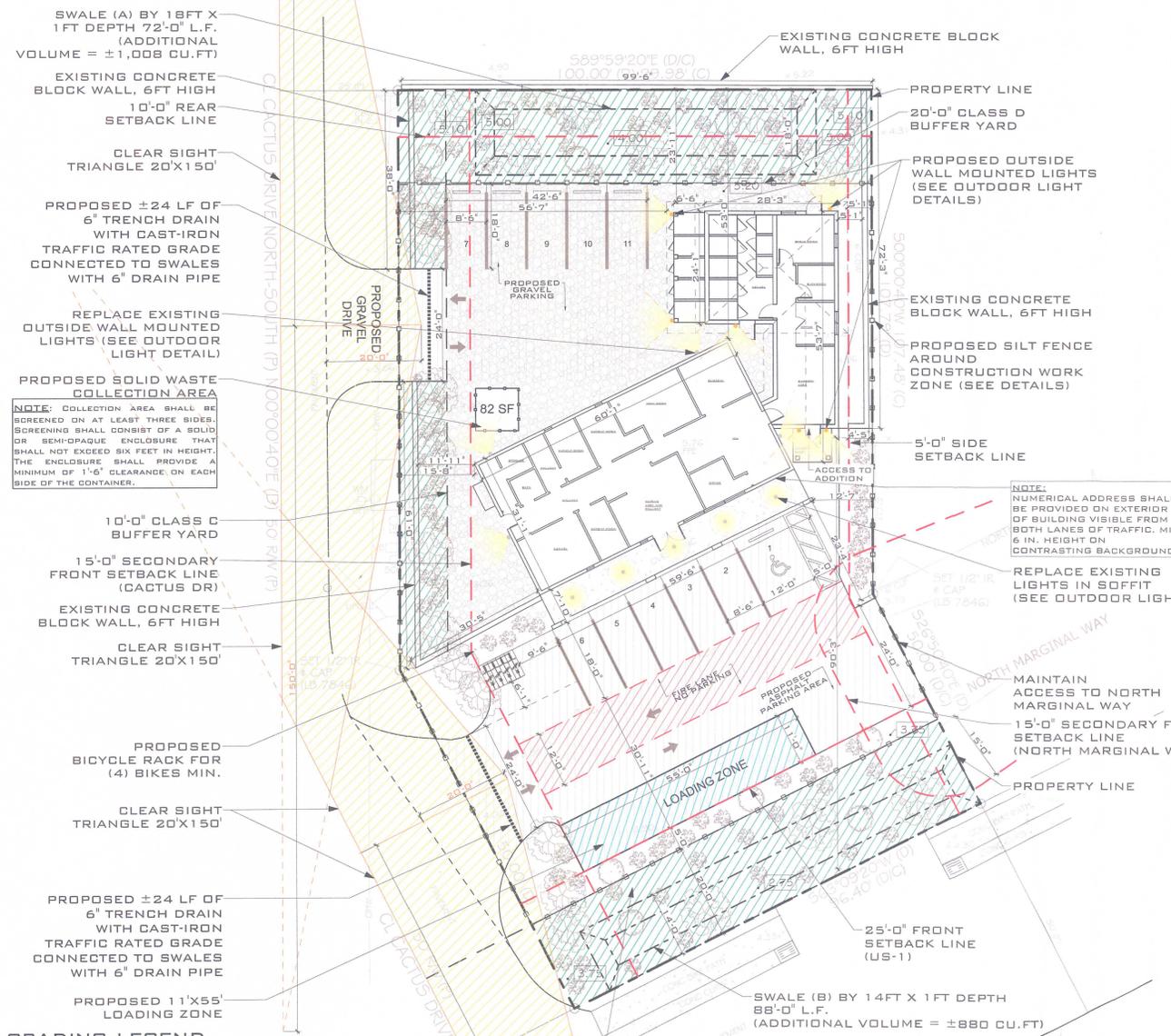
PARKING CALCS:

FOR MEDICAL CLINICS:
4 SPACES PER 1,000 SQ. FT.
OF NONRESIDENTIAL FLOOR AREA
WITHIN THE BUILDING
GROSS OFFICE FLOOR AREA: ±2,866 SQ.FT.
2,866/1000*4 = 11 SPACES
PROVIDED: 11 SPACES (1 ADA)



FIRE HYDRANT LOCATION MAP

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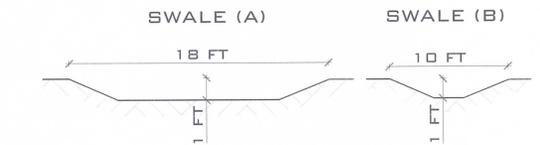


NOTE: NUMERICAL ADDRESS SHALL BE PROVIDED ON EXTERIOR OF BUILDING VISIBLE FROM BOTH LANES OF TRAFFIC. MIN 6 IN. HEIGHT ON CONTRASTING BACKGROUND.

NOTE: MAINTAIN ACCESS TO NORTH MARGINAL WAY

GRADING LEGEND

5.98	EXISTING GRADES
5.70	PROPOSED GRADES



NOTE: DURING DEMOLITION AND CONSTRUCTION ACCESS TO SITE MUST BE MAINTAINED "CLEAR" PROVIDING UNENCUMBERED INGRESS AND EGRESS FOR EMERGENCY RESPONDERS

WAC LIGHTING
Responsible Lighting®

TUBE ARCHITECTURAL DS-W505
LED Wall Mounts

WAC LIGHTING
2" Ceiling Mount 3000K

OUTDOOR LIGHT DETAIL

Feature Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____

Product Description: _____
 Specifications: _____
 Dimensions: _____
 Materials: _____
 Finishes: _____
 Installation: _____
 Maintenance: _____



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

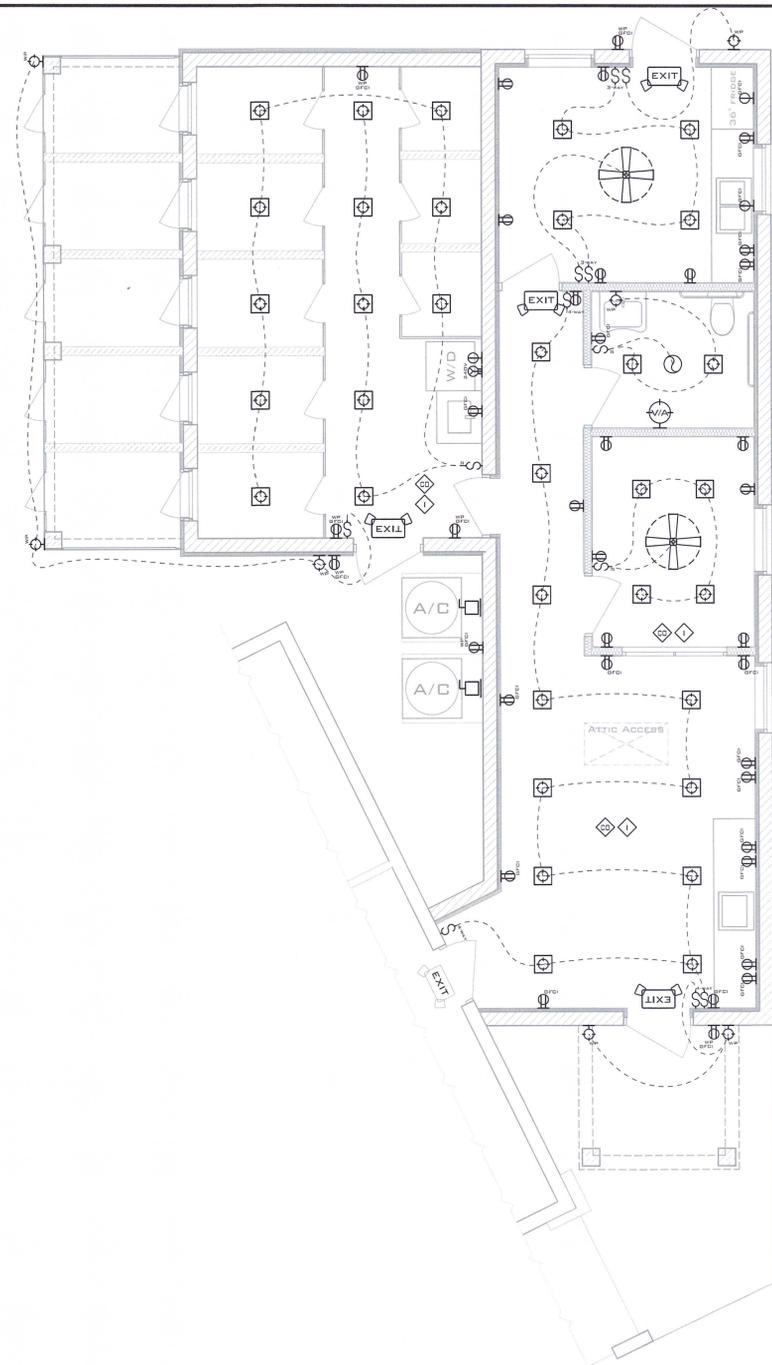
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ARTIBUS DESIGN
ENGINEERING AND PLANNING

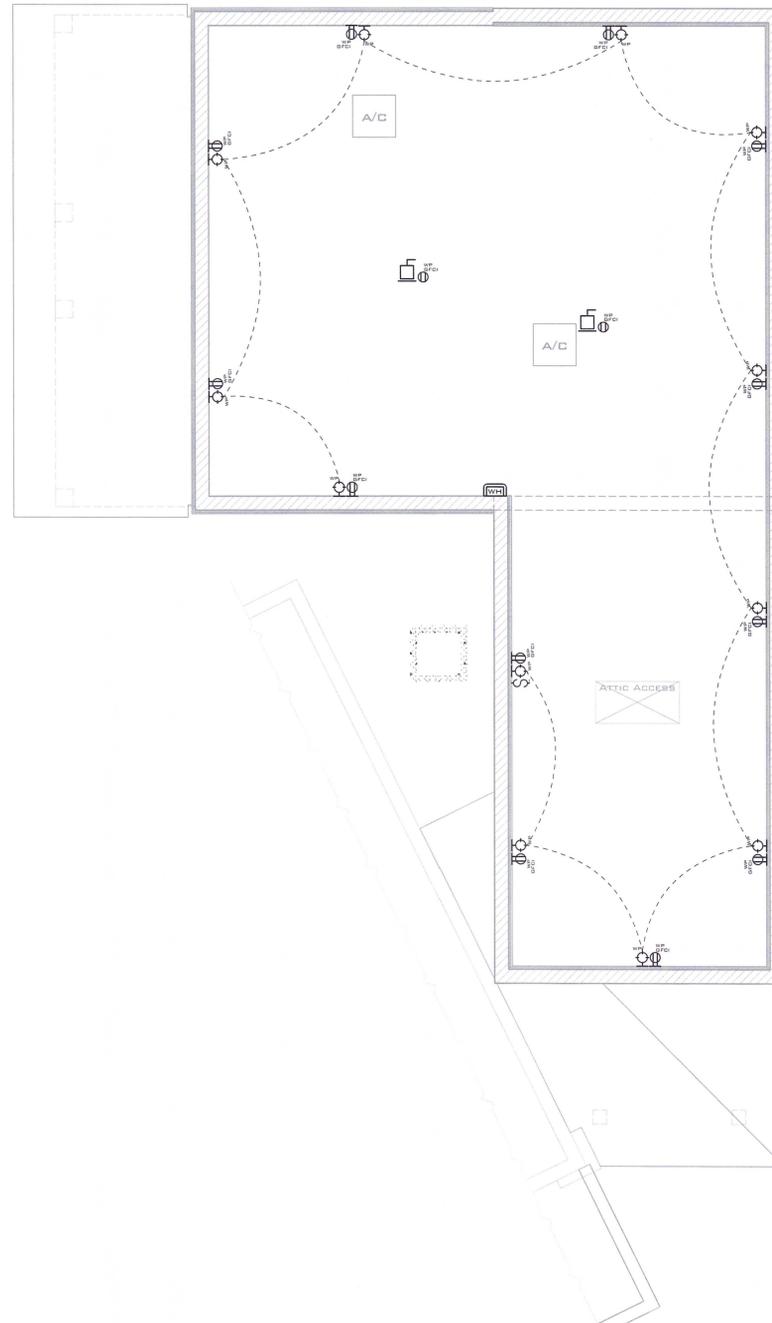
3710 W. BROSSEVEL BLVD
 KEY WEST, FL 33504
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 SA # 30835

CLIENT: HOLLY HUMPHRIES
 PROJECT: 501 OVERSEAS HWY
 TITLE: PROPOSED SITE PLAN

DATE:	24/09/27
BY:	C-101
CHECKED:	
DATE:	
DESIGNED:	
DATE:	
DRAWN:	
DATE:	
SCALE:	1



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

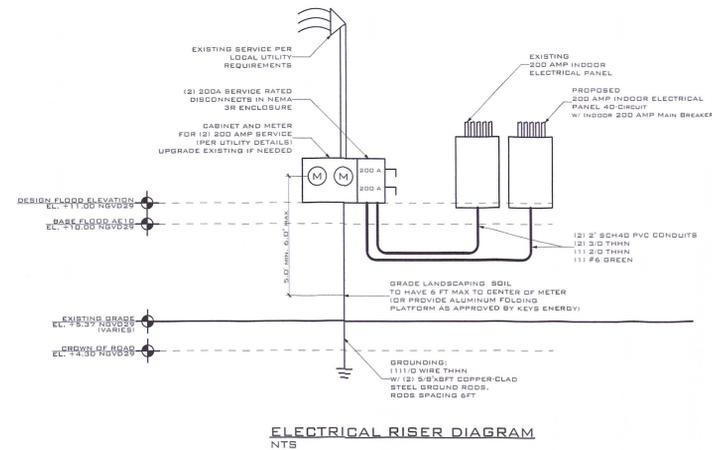


ELECTRICAL ATTIC PLAN
SCALE: 1/4" = 1'-0"

ELECTRIC CALCULATIONS & PANEL SCHEDULE LC2											
KVA	WIRE	POLE	BRK	DESCRIPTION	CKT	CKT	DESCRIPTION	BRK	POLE	WIRE	KVA
9.0*	6	2	50*	A.C. AIR HANDLER #1	01	02	A.C. AIR COMPRESSOR #1	25*	2	8	4.0*
					03	04					
9.0*	6	2	50*	A.C. AIR HANDLER #2	05	06	A.C. AIR COMPRESSOR #2	25*	2	8	4.0*
					07	08					
12.0*	8	2	40*	TANKLESS WATER HEATER TEMPR 12 PLUS	09	10	MICROWAVE	20*	1	12	1.5
					11	12	SMALL APPLIANCE #1	20	1	12	1.5
1.5	12	1	15	REFRIGERATOR	13	14	SMALL APPLIANCE #2	20	1	12	1.5
1.0	12	1	20	BREAK ROOM LIGHT&REC	15	16	BATHROOM LIGHT&REC	20	1	12	0.5
1.0	12	1	20	KENNEL LIGHT&REC	17	18	ATTIC LIGHT&REC	20	1	12	0.5
1.0	12	1	20	OFFICE LIGHT&REC	19	20	EXTERNAL LIGHT&REC	20	1	12	0.5
1.0	12	1	20	SURGERY LIGHT&REC	21	22	WASHER	20	1	12	1.5
1.0	12	1	20	SURGERY CONVENIENCE	23	24	DRYER	40	2	8	5.0
1.0	12	1	20	SURGERY CONVENIENCE	25	26					
-	-	-	-	SPACE	27	28	SPACE	-	-	-	-
-	-	-	-	SPACE	29	30	SPACE	-	-	-	-
-	-	-	-	SPACE	31	32	SPACE	-	-	-	-
-	-	-	-	SPACE	33	34	SPACE	-	-	-	-
-	-	-	-	SPACE	35	36	SPACE	-	-	-	-
-	-	-	-	SPACE	37	38	SPACE	-	-	-	-
-	-	-	-	SPACE	39	40	SPACE	-	-	-	-
37.5				SUBTOTAL							20.5
											TOTAL (LC2) 58.0
											FIRST 10 KVA @ 100% DEMAND 10.0
											20.0 KVA @ 40% DEMAND 8.0
											DEMAND 18.0
											A/C DEMAND 28.0
											TOTAL DEMAND 46.0

NOTES: ALL WIRING SHALL BE SINGLE PHASE T.H.W. COPPER IN E.M.T. OR CONDUIT.
ALL BREAKER SIZES SHALL BE COORDINATED WITH FINAL EQUIPMENT REQUIREMENTS.

46.0 KVA * 1000 / 240V = 192 AMPS



ELECTRICAL RISER DIAGRAM
NTS

NOTES:

- ALL WORK SHALL BE PER NATIONAL ELECTRIC CODE, FBC 8TH EDITION (2023), LOCAL POWER COMPANY RULES AND ANY OTHER APPLICABLE STANDARDS.
- DRAWINGS SHOWN ARE DIAGRAMMATIC IN NATURE AND WILL NOT SHOW ALL FITTINGS, BENDS AND ACCESSORIES REQUIRED FOR THE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING FIELD CONDITIONS PRIOR COMMENCING THE WORK.
- CONTRACTOR SHALL VERIFY AND TEST GROUNDING AND INSURE IT COMPLIES WITH LATEST NEC.
- ELECTRICAL CONDUIT SHALL BE BEDDED IN COMPACTED CLEAN PEA-ROCK 6" ALL SIDES MINIMUM.
- ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR TEST.
- ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED PER NEC.
- ALL HARDWARE AND EQUIPMENT SHALL BE UL LABELED AND UV RATED FOR EXTERIOR USE.
- CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
- MINIMUM WIRE SIZES SHALL BE #12 THHN/THWN UNLESS OTHERWISE IS SPECIFIED.
- ALL CONDUCTORS SHALL BE COPPER RUN IN GALVANIZED METALLIC CONDUITS UNLESS OTHERWISE IS SPECIFIED.
- ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- ALL CONDUCTORS SHALL BE RAN WITHOUT SPLICES.
- ALL FIXTURES SHALL BE SUPPORTED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND PER NEC.
- SMOKE DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACK-UP. INTERCONNECTION OF THE DETECTORS SHALL ALLOW ALL TO SOUND AT ONCE.
- ALL BREAKERS SHALL BE COMBINATION AFCI UNLESS OTHERWISE IS PERMITTED BY THE LATEST NEC.
- ALL RECEPTACLES IN BATHROOMS, KITCHEN AND GARAGE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED TYPE (GFCI).
- ALL OUTDOOR RECEPTACLES SHALL BE WATER AND TAMPERPROOF GFCI TYPE.
- BRANCH CIRCUITS SHALL BE PROPERLY BALANCED.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS AND PROVIDE FUNCTIONAL SYSTEM.
- FOUNDATION REINFORCEMENT SHALL BE BONDED WITH GROUNDING PER NEC.
- ALL ELECTRICAL EQUIPMENT SHALL BE LOCATED ABOVE BASE FLOOR ELEVATION.
- STYLES OF ALL ELECTRICAL FIXTURES, OUTLETS, SWITCHES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR ANY PURCHASING OR INSTALLATION.
- ALL LIGHTING SHALL BE LED AS PER FBC C405.2 AND C405.3 AND ENERGY SUMMIT REPORT.

ELECTRICAL SYMBOL LEGEND			
	PHOTOCELL		
	MOTION SENSOR		CEILING FAN
	RECESSED LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		CEILING FAN W/LIGHT
	CEILING MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		
	WALL MOUNT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION		POWER PANEL SWITCHBOARD
	WALL MOUNT LIGHT FIXTURE, RECHARGEABLE BATTERY TYPE		CEILING MOUNT FLUORESCENT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	EMERGENCY LIGHT FIXTURE, RECHARGEABLE BATTERY TYPE		CEILING MOUNT FLUORESCENT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	CEILING MOUNT EXIT SIGN		
	WALL MOUNT EXIT SIGN		WALL MOUNT FLUORESCENT LIGHT FIXTURE, SUBSCRIPT FOR FIXTURE GROUP DESIGNATION
	TWO SIDE EXIT SIGN		
	EXHAUST FAN		FULL BOX
	EXHAUST FAN W/ LIGHT		GROUND
	SERVICE RATED NON-FUSIBLE DISCONNECT SWITCH		IGNITION SMOKE DETECTOR
	GENERATOR		CARBON MONOXIDE DETECTOR
	TV CABLE OUTLET		POWER COMPANY METER
	TELEPHONE OUTLET		UTILITY POLE
	TELEPHONE/DATA OUTLET		STAIR LIGHT W/ DUSK TO DAWN SENSOR
	WATER HEATER		FLOOR LIGHT WATERPROOFED
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP		VISUAL ALARM

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STATE OF FLORIDA
LICENSE NO. 71480

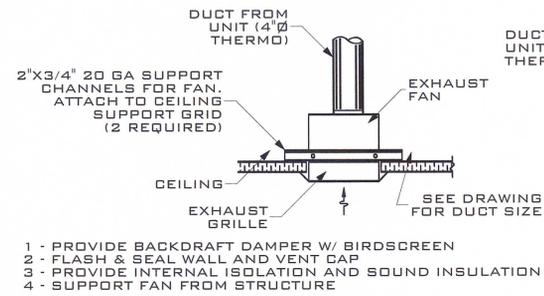
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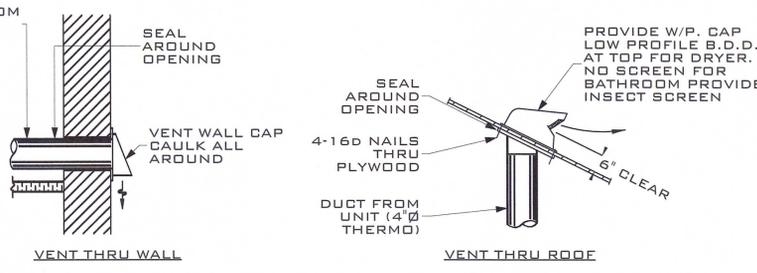
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CA # 30885

PROJECT: 501 OVERSEAS HWY
DATE: 08/26/2025
DRAWN BY: H.M.
CHECKED BY: H.M.
SCALE: AS SHOWN
PROJECT NO: 2405-07
DRAWING NO: E-101
REVISION: 1

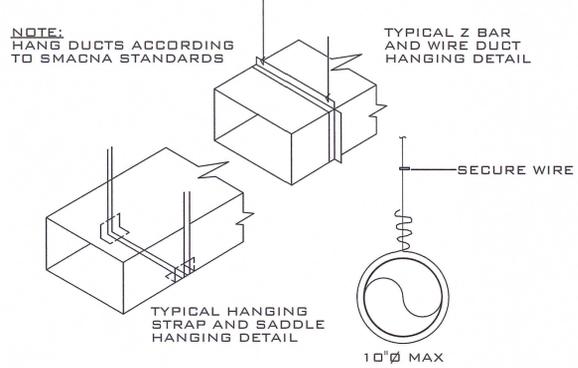
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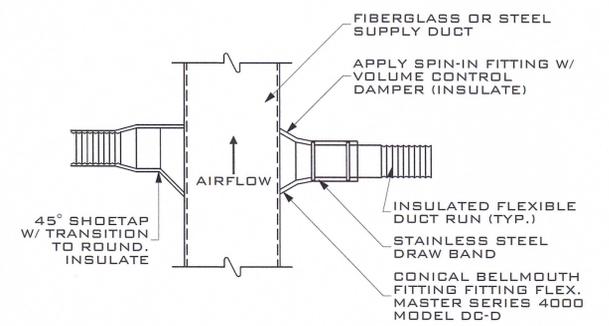
12 EXHAUST FAN DETAIL
SCALE: N.T.S.



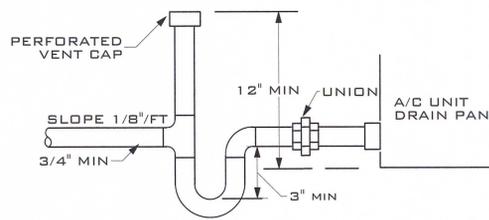
9 EXHAUST THRU ROOF DETAIL
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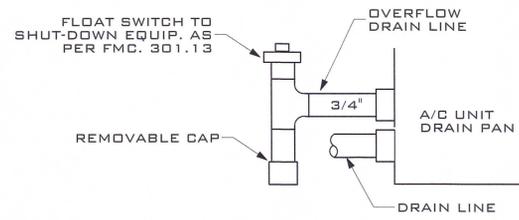
6 METHODS OF HANGING DUCTS DETAIL
SCALE: N.T.S.



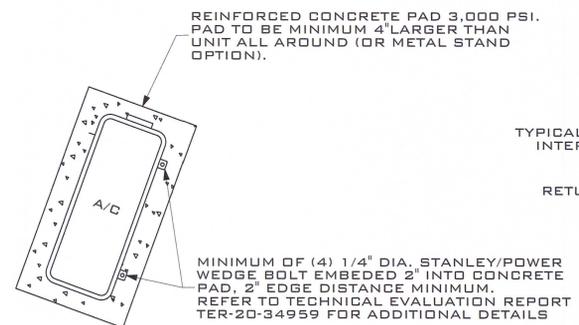
3 FLEX DUCT CONNECTIONS
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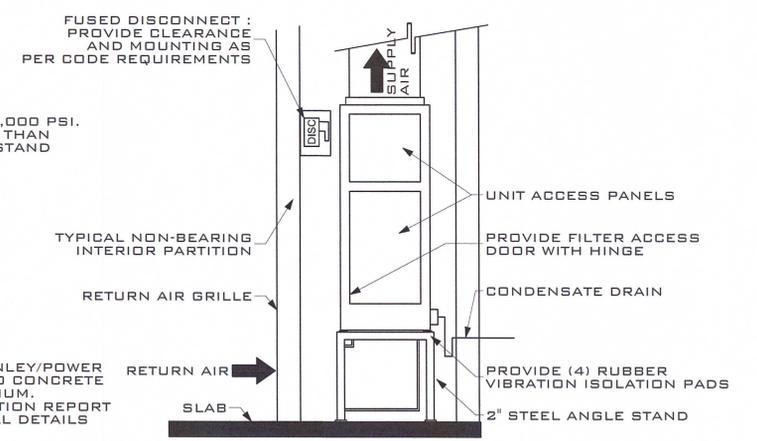
11 CONDENSATE DRAIN TRAP DETAIL
SCALE: N.T.S.



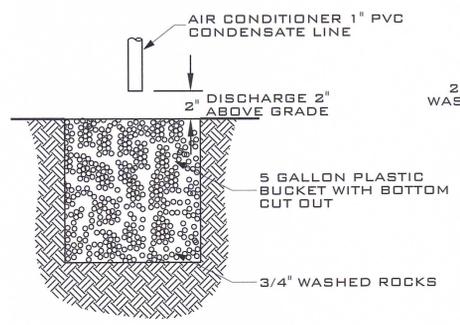
8 AUX. OVERFLOW DRAIN LINE DETAIL
SCALE: N.T.S.



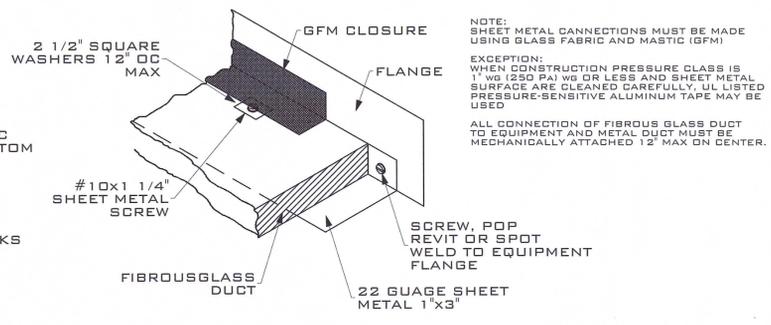
5 CONDENSING UNIT DETAIL
SCALE: N.T.S.



2 AHU DETAIL ELEVATION
SCALE: N.T.S.

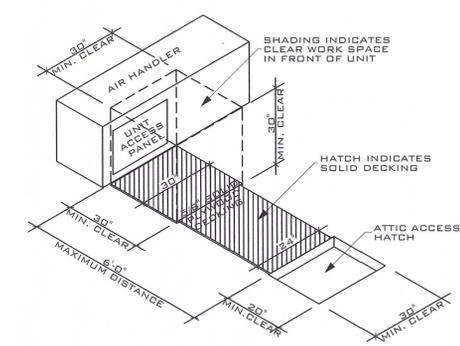


10 CONDENSATE DRYWELL
SCALE: N.T.S.

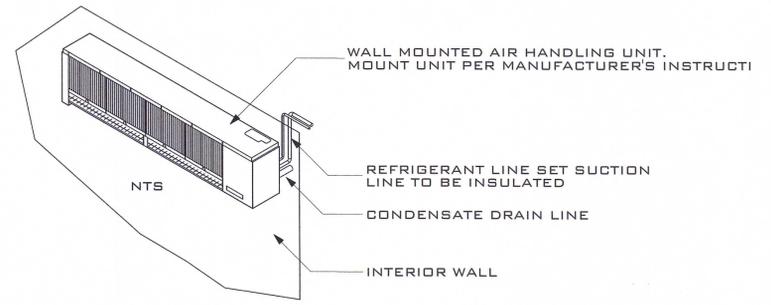


7 MECHANICAL ATTACHMENT DETAIL
SCALE: N.T.S.

NOTE:
-ALL ATTIC MOUNTED HVAC EQUIPMENT SHALL COMPLY WITH THE CLEARANCE GEOMETRY SHOWN IN DETAIL 4/M-1 AND REQUIREMENTS OF THE 2020 FBC MECHANICAL CODE SECTION 306.3 AND SUB SECTIONS.
-ALL INTERIOR HVAC UNITS SHALL COMPLY WITH THE CLEARANCE REQUIREMENTS OF THE 2020 FBC MECHANICAL CODE SECTION 306.2.



4 AHU CLEARANCE DETAIL
SCALE: N.T.S.



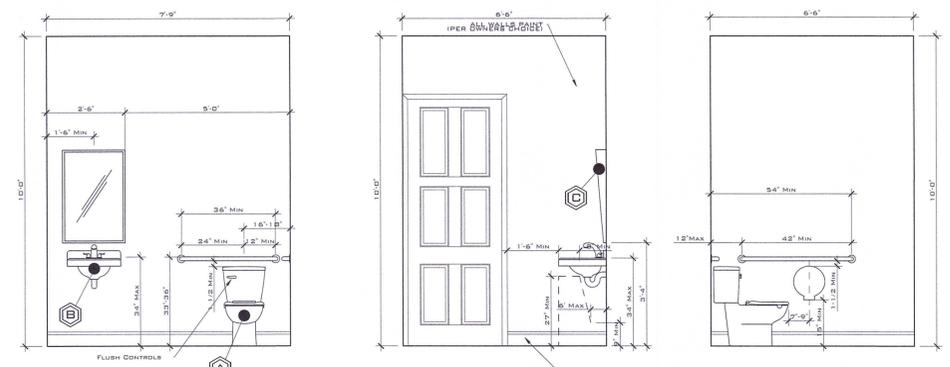
1 AIR HANDLING UNIT DETAIL
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CLIENT:	HOLLY HUMPHRIES		
PROJECT:	501 OVERSEAS HWY		
DATE:	501 OVERSEAS HWY KEY WEST, FL 33040		
TITLE:	HVAC DETAILS		
SCALE AT SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	8/14/2025	DA	SAH
PROJECT NO:	2405-07	REVISED:	HYVAC
	M-102		1



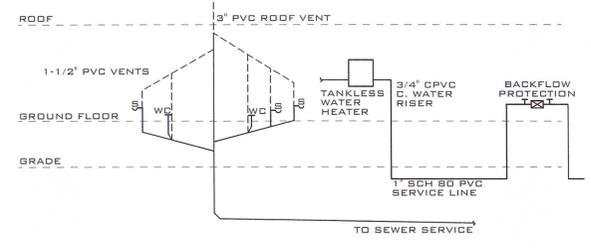
PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BATHROOM ELEVATIONS
SCALE: NTS

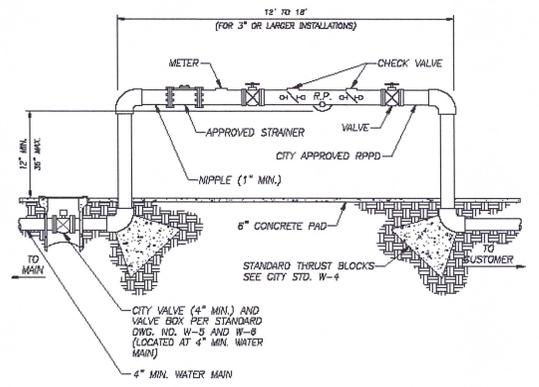
LEGEND	
SYMBOL	DESCRIPTION
(A)	PROPOSED ADA WATER CLOSET BRAND: KOHLER MODEL # K-11451-D
(B)	PROPOSED ADA SINK BRAND: AMERICAN STANDARD MODEL # 0336-011-030
(C)	PROPOSED ADA HIBBORD HARNEY HARDWARE PRODUCT # 19074

NOTES: THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT AS SHOWN OR ENGINEER APPROVED EQUAL.



TYPICAL PLUMBING RISER DIAGRAM
SCALE: NTS

- NOTES:
1. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH FBC 8TH EDITION (2023) PLUMBING AND LOCAL STANDARDS.
 2. ALL SANITARY SEWER PIPING SHALL BE SCH 40 PVC.
 3. ALL INTERIOR WATER SUPPLY PIPING SHALL BE CPVC.
 4. PLUMBING CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
 5. ALL PLUMBING FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO PURCHASING AND INSTALLATION.



BACKFLOW PROTECTION DETAIL

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STATE OF FLORIDA
LICENSE NO. 71480

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ESA # 30222

CLIENT: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY

FILE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: PLUMBING PLANS

DATE OF EXIST. AS SHOWN	DATE: 01-2025	DRAWN: DA	CHECKED: BAN
PROJECT NO.	DATE: 08-2025	PROJECT: P-101	REVISION: 1
SCALE: 1/4" = 1'-0"			

GENERAL REQUIREMENTS:

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: FBC RESIDENTIAL BUILDING 8TH EDITION (2023)
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-22
 FLOOR LIVE LOAD: 40 PSF
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 180 MPH
 EXPOSURE: C
 STRUCTURAL CATEGORY: II
 FLOOD ZONE: AE10
 ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

3.ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

AUGERCAST PILES

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #6 REBAR VERTICALLY WITH #3 HOOPS AT 10" O.C. CONTRACTOR SHALL USE PLASTIC CHAIRS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

CONCRETE:

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.

THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.

MINIMUM SAMPLING FREQUENCY:

- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
- B) EVERY 50 CUBIC YARDS;
- C) EVERY 2000 SQ.FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED&SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE B.2.2 OR IN SECTION B.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

REINFORCEMENT:

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- * ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.

2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

ALUMINUM COMPONENTS:

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

HARDWARE:

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

STRUCTURAL LUMBER:

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UG3B GRADE PER AWWA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 8TH EDITION (2023). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 4" O.C. IN THE FIELD.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

STRUCTURAL STEEL COATING:

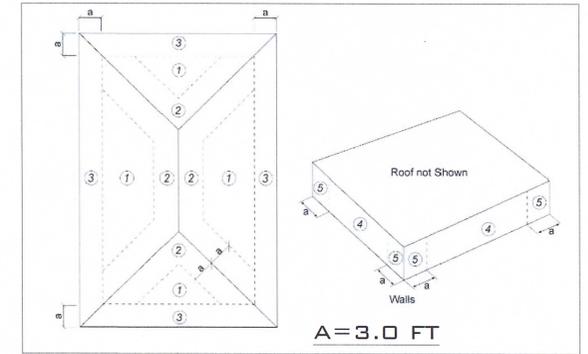
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL;
2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
- NON-EXPOSED STEEL (INTERIOR):
7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

REINFORCED MASONRY (CMU):

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F_m) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

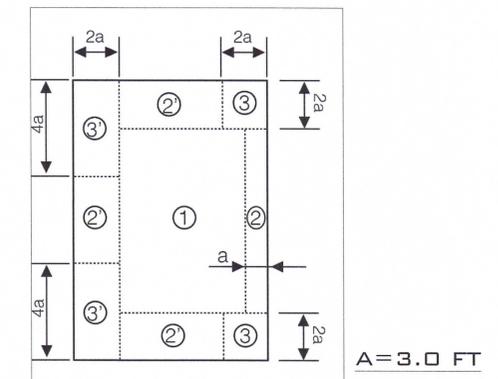
WINDOWS & DOORS:

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)



WIND PRESSURES DIAGRAM HIP ROOFS

SCALE: NTS



WIND PRESSURES DIAGRAM MONOSLOPE ROOFS (PARTIALLY ENCLOSED)

SCALE: NTS

ENCLOSED - BUILDING - HIP ROOFS					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT ²	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+40.45	-91.01
ZONE 2	1	1	1	+40.45	-118.58
ZONE 3	1	1	1	+40.45	-127.78
ZONE 4	1	1	1	+54.24	-58.83
ZONE 5	1	1	1	+54.24	-72.62

PARTIALLY ENCLOSED - BUILDING - SHED ROOF					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT ²	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+37.22	-72.24
ZONE 2	1	1	1	+37.22	-81.00
ZONE 2'	1	1	1	+37.22	-94.14
ZONE 3	1	1	1	+37.22	-102.89
ZONE 3'	1	1	1	+37.22	-137.92
ZONE 4	1	1	1	N/A	N/A
ZONE 5	1	1	1	N/A	N/A

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SENSE MASTRARDY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71482

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DATE: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY
 KEYS ANIMAL CARE CENTER

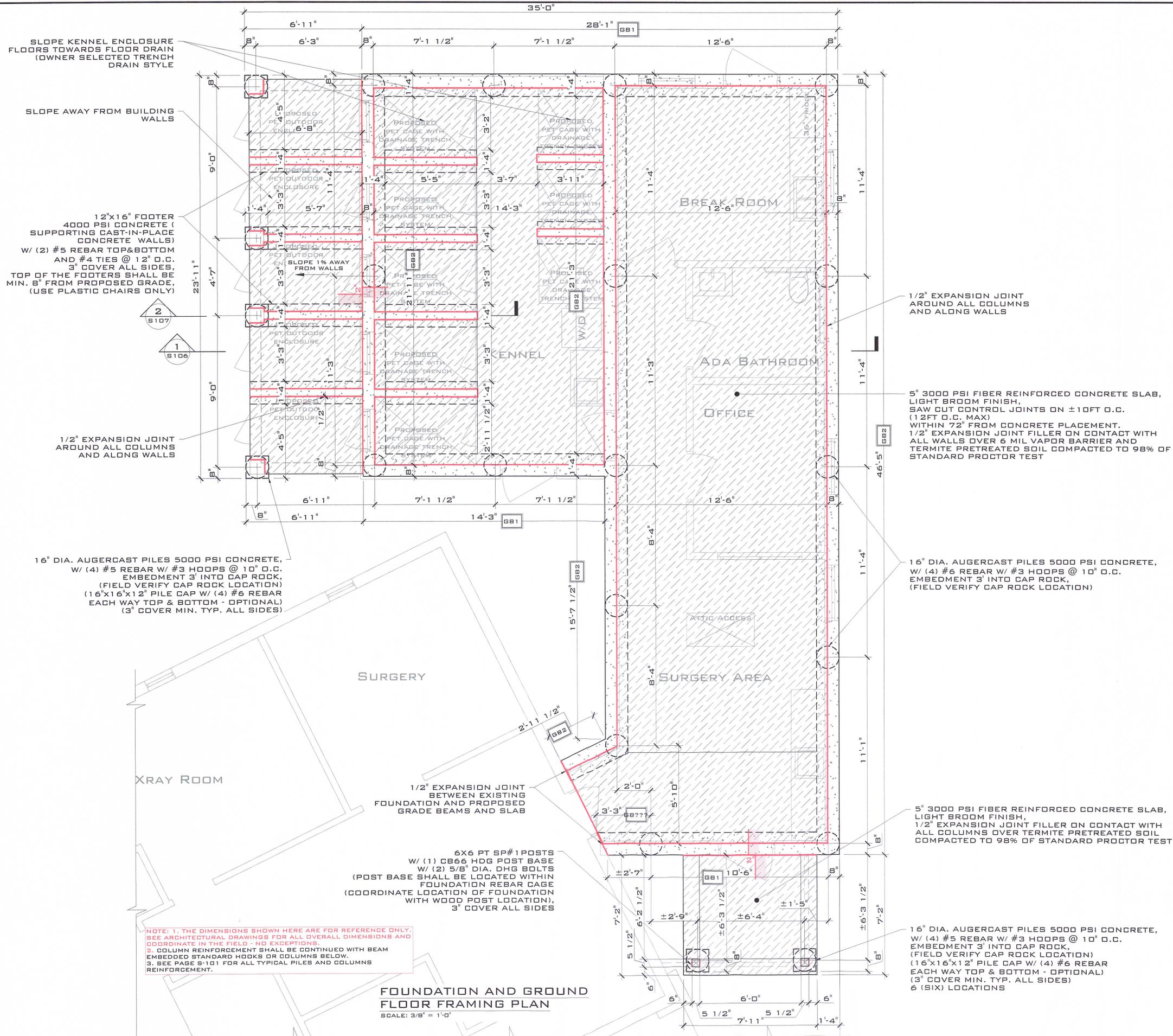
DATE: 501 OVERSEAS HWY,
 KEY WEST, FL 33040

TITLE: GENERAL NOTES

DATE OF ISSUE	DATE	ISSUED BY	REVISION
AS SHOWN	09-08-24	SEA	BAH
2408-07		08/08/2024	08/08/2024

SCALE: S-100 1

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FOUNDATION LEGEND	
SYMBOL	DESCRIPTION
	16" DIA. AUGERCAST PILES 5000 PSI CONCRETE, W/ (4) #6 REBAR W/ #3 HOOPS @ 10" O.C. EMBEDMENT 3" INTO CAP ROCK, (MINIMUM 10 FT BELOW EXISTING GRADE, FIELD VERIFY CAP ROCK LOCATION) 16 (SIXTEEN) LOCATIONS
	16" DIA. AUGERCAST PILES 5000 PSI CONCRETE, W/ (4) #6 REBAR W/ #3 HOOPS @ 10" O.C. EMBEDMENT 3" INTO CAP ROCK, (MINIMUM 10 FT BELOW EXISTING GRADE, FIELD VERIFY CAP ROCK LOCATION) (16"x16"x12" PILE CAP W/ (4) #6 REBAR EACH WAY TOP & BOTTOM - OPTIONAL) (3" COVER MIN. TYP. ALL SIDES) 6 (SIX) LOCATIONS
	16"x20" GRADE BEAM 5000 PSI CONCRETE W/ (3) #6 REBAR TOP&BOTTOM AND #3 STIRRUPS @ 8" O.C. (3" COVER ALL SIDES)
	16"x20" GRADE BEAM 5000 PSI CONCRETE W/ (3) #5 REBAR TOP&BOTTOM AND #3 STIRRUPS @ 8" O.C. (3" COVER ALL SIDES)

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GREG HARTMANN
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71482

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DESIGNED BY: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY
KEYS ANIMAL CARE CENTER

TITLE: FOUNDATION PLAN

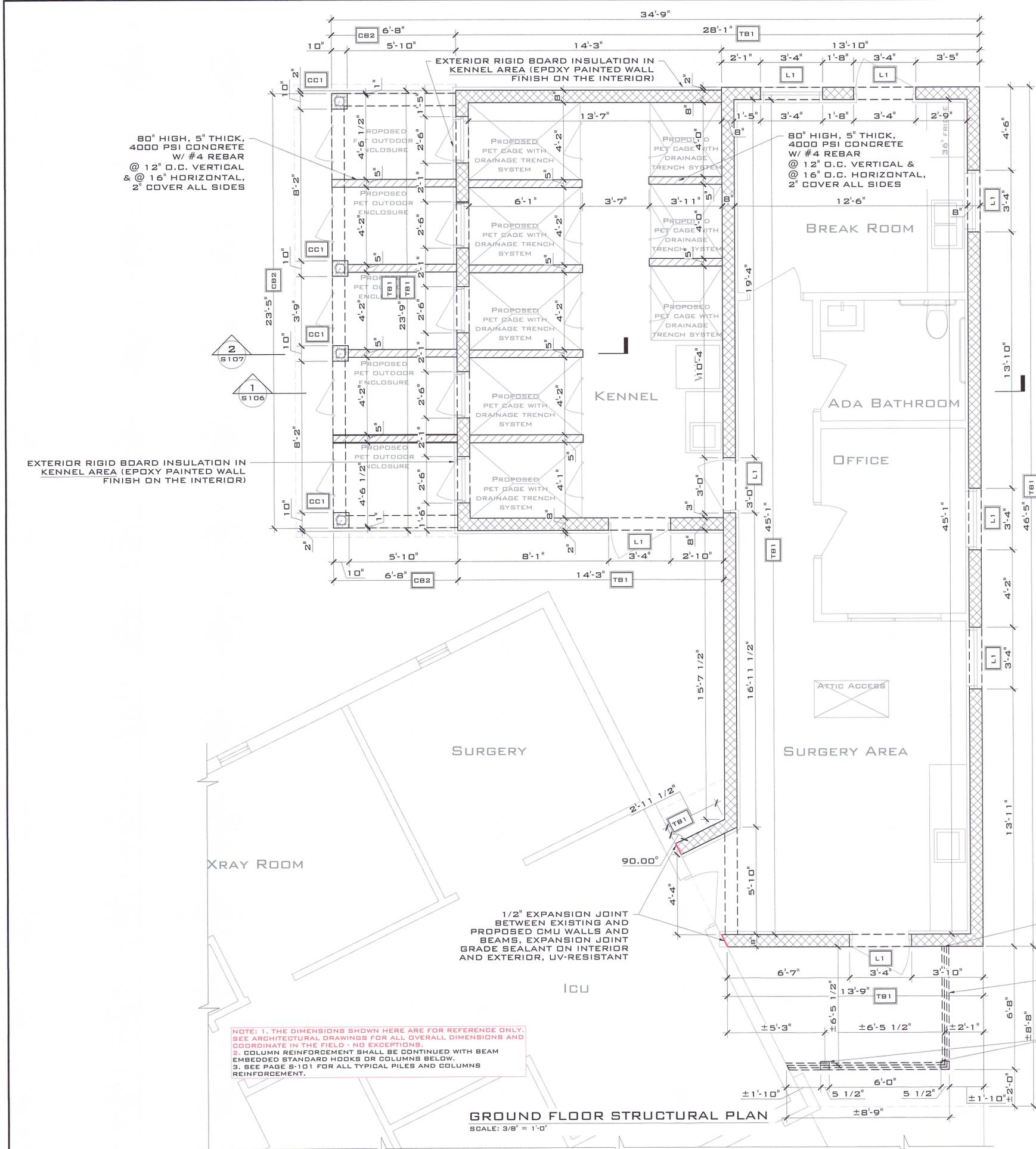
DATE: 08-08-24

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

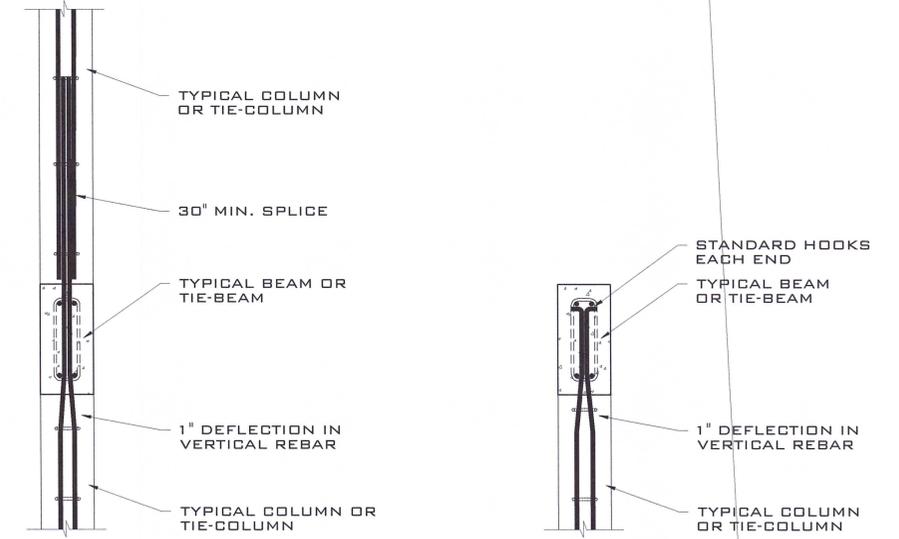
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LEGEND	
SYMBOL	DESCRIPTION
	80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL AND @ 16" HORIZONTAL, 2" COVER ALL SIDES (KENNEL DEVIDERS)
	8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW. #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI. ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS; ALL VERTICAL REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM
	10"x10" CAST-IN-PLACE COLUMN 4000 PSI CONCRETE, W/ (4) #5 REBAR VERTICAL AND #3 STIRRUPS @ 8" O.C.
	8"x16" BEAM W/ (2) #6 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x12" BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x16" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, #3 STIRRUPS @ 12" O.C. AND @ 6" O.C. FOR OPENING OVER 3FT
	8"x12" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 12" O.C.
	PRECAST LINTEL "CAST-CRETE" OPENING SIZE +16" 8FB-1B/OT - (1) #5 REBAR BOTTOM



TYPICAL BEAM TO COLUMN CONNECTION
SCALE: 1"=1'-0"

NOTE: 1. THE DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR ALL OVERALL DIMENSIONS AND COORDINATE IN THE FIELD - NO EXCEPTIONS.
2. COLUMN REINFORCEMENT SHALL BE CONTINUED WITH BEAM EMBEDDED STANDARD HOOKS OR COLUMNS BELOW.
3. SEE PAGE S-101 FOR ALL TYPICAL PILES AND COLUMNS REINFORCEMENT.

HUCQ210-3SS STAINLESS STEEL HANGER DIRECTLY TO CMU (SOLID GROUTED CELL). USING 1/4"x 3-3/4" STAINLESS STEEL TITEN SCREWS

(3) 2x10 PT SP#1 WOOD BUILD-UP BEAM W/ CD66HDG COLUMN CAP AND ECCLR66HDG END COLUMN CAP (L-SHAPED) TO WOOD POSTS

6X6 PT SP#1 POSTS W/ (1) CB66 HDG POST BASE W/ (2) 5/8" DIA. HDG BOLTS (POST BASE SHALL BE LOCATED WITHIN FOUNDATION REBAR CASE (COORDINATE LOCATION OF FOUNDATION WITH WOOD POST LOCATION) 3" COVER ALL SIDES

GROUND FLOOR STRUCTURAL PLAN
SCALE: 3/8" = 1'-0"

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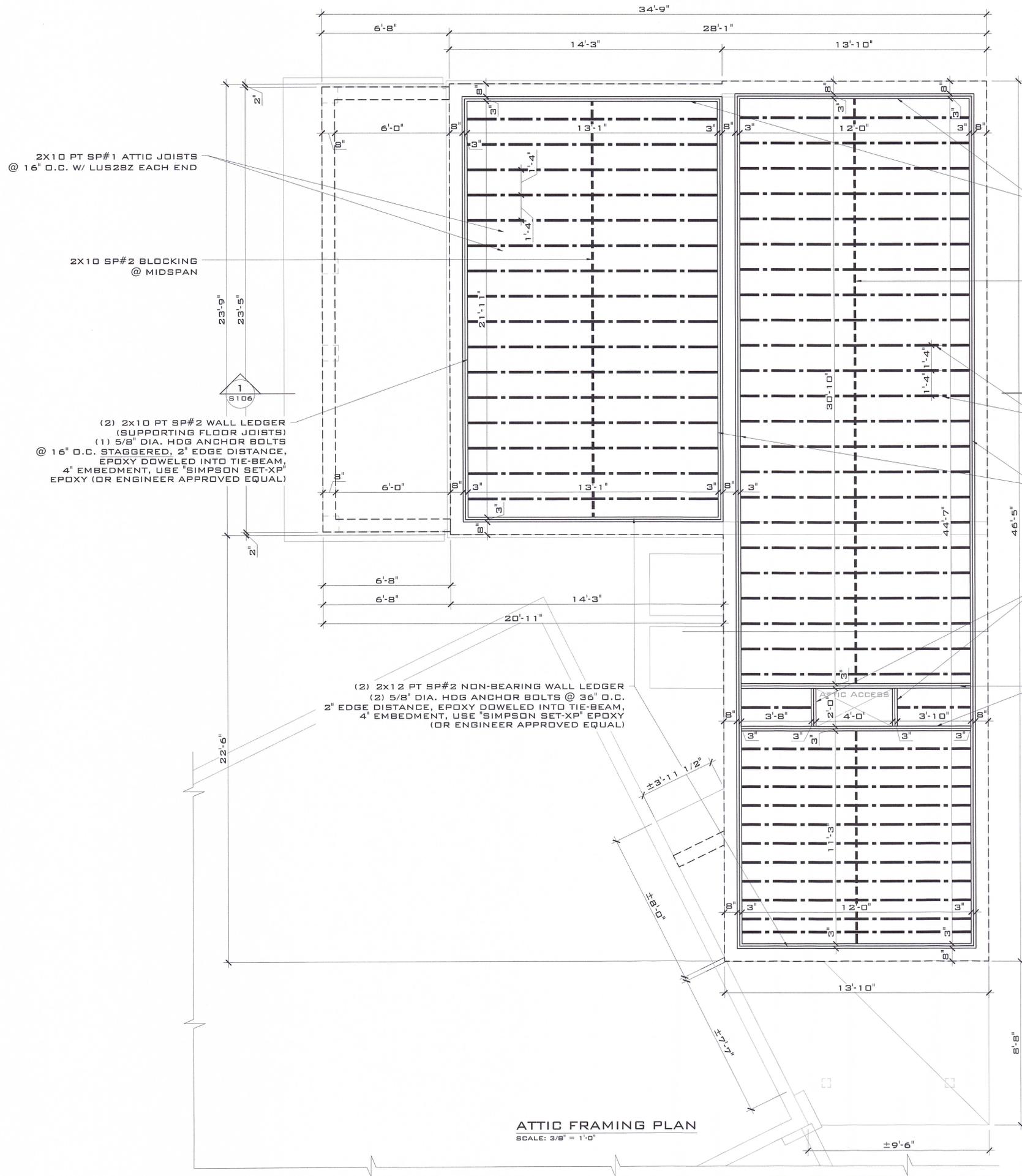
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DATE: 08/02/2025
PROJECT: 501 OVERSEAS HWY, KEY WEST, FL 33040
DRAWN: GROUND FLOOR STRUCTURAL PLAN
CHECKED: AS SHOWN 08/02/25
SCALE: 3/8" = 1'-0"
DATE: 2405-07 8-102 1

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2X10 PT SP#1 ATTIC JOISTS @ 16" O.C. W/ LUS28Z EACH END

2X10 SP#2 BLOCKING @ MIDSPAN

(2) 2X10 PT SP#2 WALL LEDGER (SUPPORTING FLOOR JOISTS)
(1) 5/8" DIA. HDG ANCHOR BOLTS @ 16" O.C. STAGGERED, 2" EDGE DISTANCE, EPOXY DOWELED INTO TIE-BEAM, 4" EMBEDMENT, USE "SIMPSON SET-XP" EPOXY (OR ENGINEER APPROVED EQUAL)

(2) 2X12 PT SP#2 NON-BEARING WALL LEDGER
(2) 5/8" DIA. HDG ANCHOR BOLTS @ 36" O.C. 2" EDGE DISTANCE, EPOXY DOWELED INTO TIE-BEAM, 4" EMBEDMENT, USE "SIMPSON SET-XP" EPOXY (OR ENGINEER APPROVED EQUAL)

2X10 SP#2 BLOCKING @ MID SPAN

2X10 PT SP#1 ATTIC JOISTS @ 16" O.C. MAX. W/ LUS28Z EACH END

(2) 2X10 PT SP#2 WALL LEDGER (SUPPORTING FLOOR JOISTS)
(1) 5/8" DIA. HDG ANCHOR BOLTS @ 16" O.C. STAGGERED, 2" EDGE DISTANCE, 4" EMBEDMENT, SIMPSON SET-XP EPOXY ADHESIVE

(2) 2X10 PT SP#1 BUILT-UP BEAM W/ LUS28-2Z TO BUILT-UP BEAM

2X10 PT SP#1 BUILT-UP BEAM W/ LUS210-2Z TO WALL LEDGER OR TIE-BEAM

(2) 2X12 PT SP#2 NON-BEARING WALL LEDGER
(2) 5/8" DIA. HDG ANCHOR BOLTS @ 36" O.C. 2" EDGE DISTANCE, EPOXY DOWELED INTO TIE-BEAM, 4" EMBEDMENT, USE "SIMPSON SET-XP" EPOXY (OR ENGINEER APPROVED EQUAL)

NOTE: 1. THE DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR ALL OVERALL DIMENSIONS AND COORDINATE IN THE FIELD - NO EXCEPTIONS.
2. COLUMN REINFORCEMENT SHALL BE CONTINUED WITH BEAM EMBEDDED STANDARD HOOKS OR COLUMNS BELOW.
3. SEE PAGE S-101 FOR ALL TYPICAL PILES AND COLUMNS REINFORCEMENT.

ATTIC FRAMING PLAN
SCALE: 3/8" = 1'-0"

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PROJECT: HOLLY HUMPHRIES

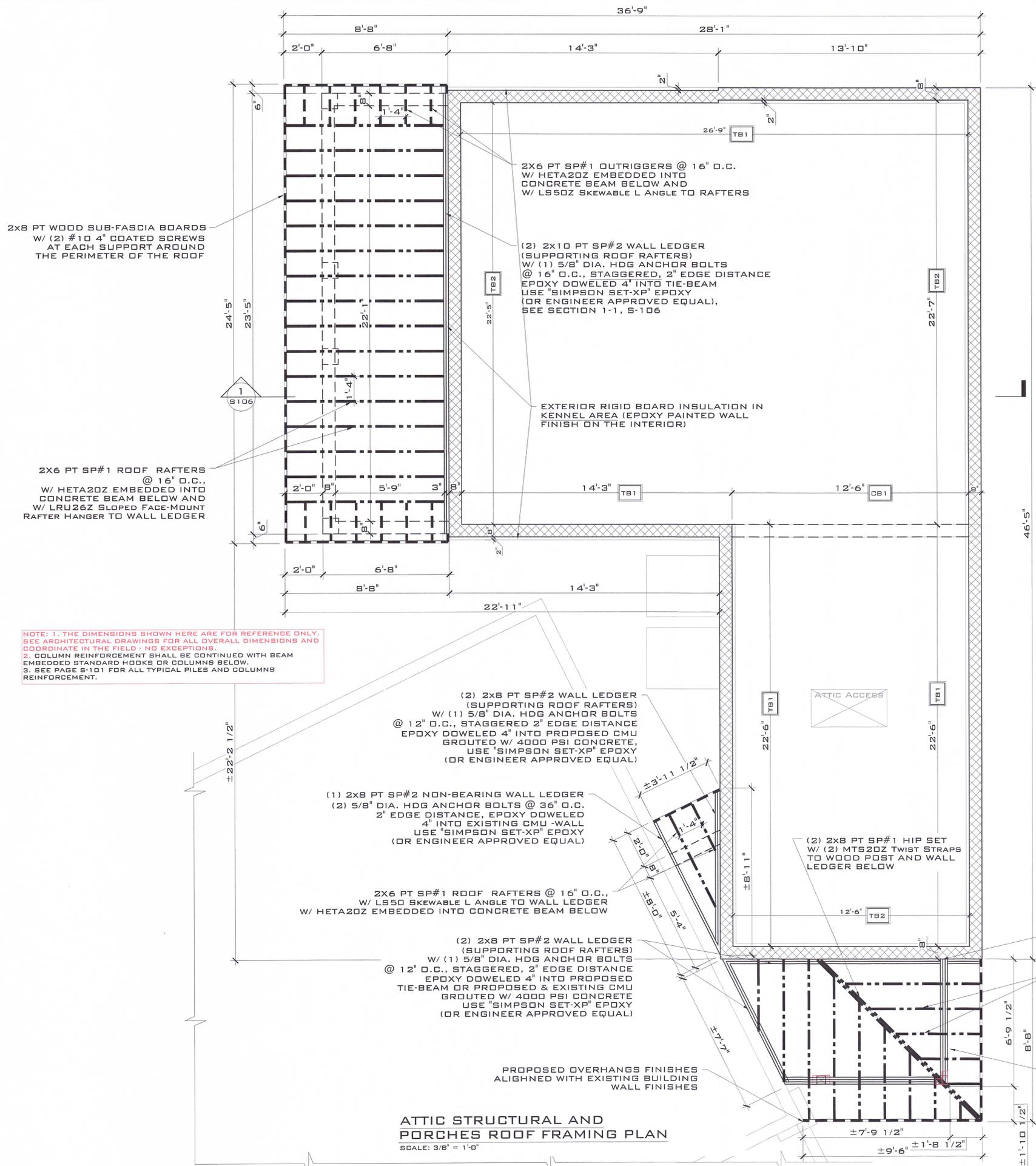
PROVIDER: 501 OVERSEAS HWY
KEYS ANIMAL CARE CENTER

CLIENT: 501 OVERSEAS HWY,
KEY WEST, FL 33040

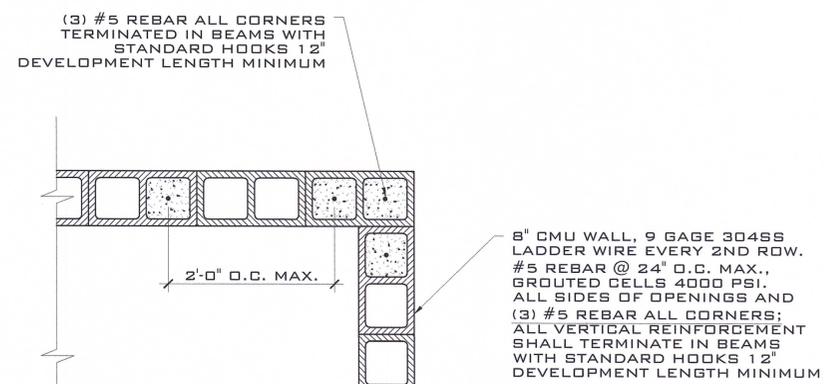
TITLE: ATTIC FRAMING PLAN

SCALE	DATE	DESIGN	SEALED	PROJECT
AS SHOWN	09/26/24	SEA	SEA	2405-07
REVISION				
2405-07	8-103			1

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2025-104



LEGEND	
SYMBOL	DESCRIPTION
	80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL AND @ 16" HORIZONTAL, 2" COVER ALL SIDES (KENNEL DEVIDERS)
	8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW, #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI. ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS; ALL VERTICAL REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM
	10"x10" CAST-IN-PLACE COLUMN 4000 PSI CONCRETE, W/ (4) #5 REBAR VERTICAL AND #3 STIRRUPS @ 8" O.C.
	8"x16" BEAM W/ (2) #6 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x12" BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 6" O.C.
	8"x16" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, #3 STIRRUPS @ 12" O.C. AND @ 6" O.C. FOR OPENING OVER 3FT
	8"x12" TIE-BEAM W/ (2) #5 REBAR TOP&BOTTOM, AND #3 STIRRUPS @ 12" O.C.
	PRECAST LINTEL "CAST-CRETE" OPENING SIZE +16" 8F8-1B/OT - (1) #5 REBAR BOTTOM



TYPICAL CMU WALL CORNER REINFORCEMENT DETAIL
SCALE: 1" = 1'-0"

NOTE: 1. THE DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR ALL OVERALL DIMENSIONS AND COORDINATE IN THE FIELD - NO EXCEPTIONS.
2. COLUMN REINFORCEMENT SHALL BE CONTINUED WITH BEAM EMBEDDED STANDARD HOOKS OR COLUMNS BELOW.
3. SEE PAGE S-101 FOR ALL TYPICAL PILES AND COLUMNS REINFORCEMENT.

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PROJECT: HOLLY HUMPHRIES

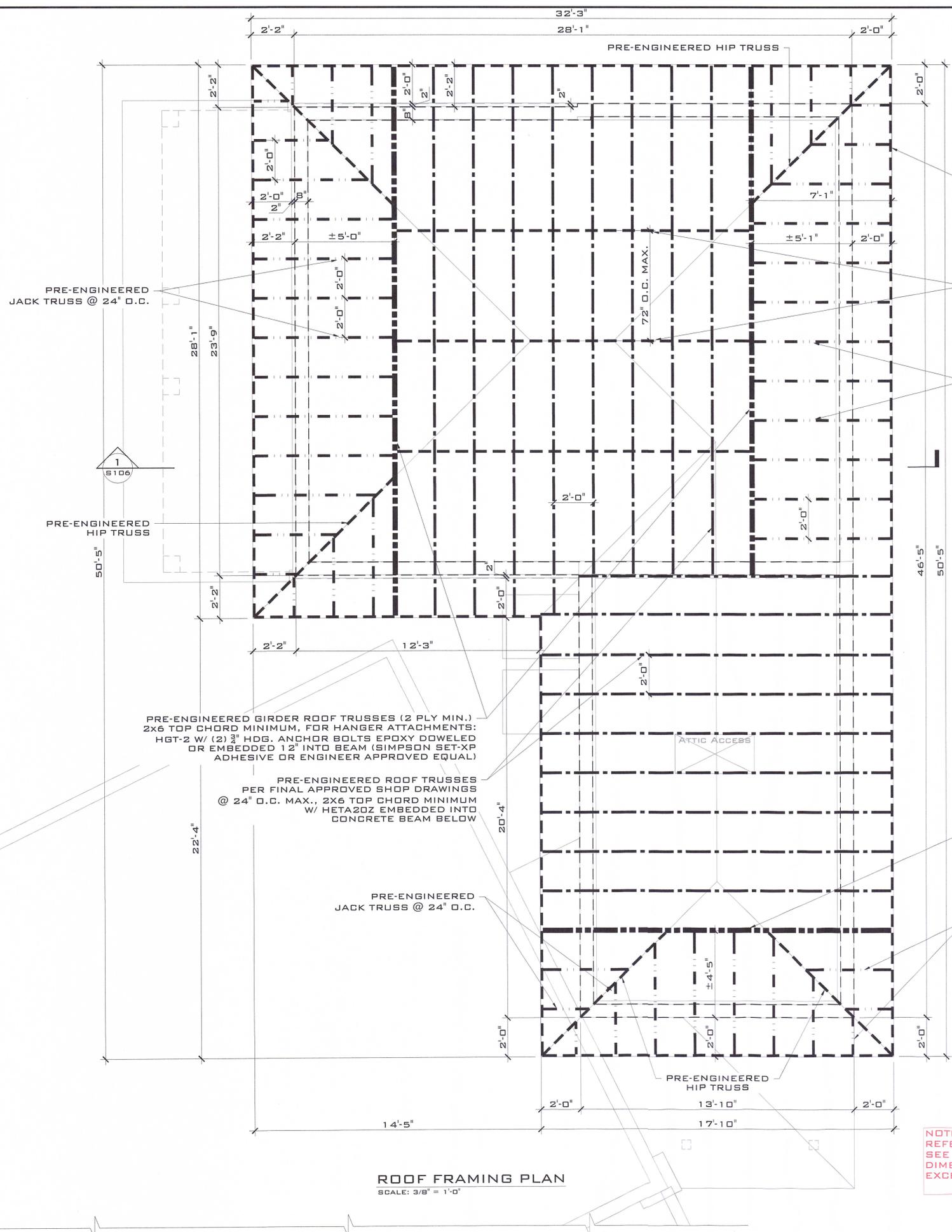
LOCATION: 501 OVERSEAS HWY
KEYS ANIMAL CARE CENTER

DATE: 501 OVERSEAS HWY
KEY WEST, FL 33040

TITLE: ATTIC STRUCTURAL AND PORCHES ROOF FRAMING PLAN

DESIGNED BY	AR SHOWN	DATE	08-24-24	SCALE	SEA	REVISION	BAH
PROJECT NO.	2405-07	DRAWING NO.	S-104	SHEET NO.	1		

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2x8 PT WOOD SUB-FASCIA BOARDS
W/ (2) #10 4" COATED SCREWS
AT EACH SUPPORT AROUND
THE PERIMETER OF THE ROOF

2X6 STRONGBACKS @ 72" O.C. MAX.
ATTACHED TO VERTICAL TRUSS MEMBERS
W/ (3) 16D NAILS AT EACH SUPPORT
(OR BLOCKING BETWEEN TRUSS BOTTOM
CHORDS FOR ATTIC TRUSSES)

PRE-ENGINEERED
JACK TRUSS @ 24" O.C.

- NOTES:
1. ROOF TRUSS LAYOUT IS FOR GUIDANCE PURPOSES. CONTRACTOR TO SUPPLY TRUSS MANUFACTURER SHOP DRAWINGS SIGNED AND SEALED BY SPECIALTY P.E.
 2. PRELIMINARY TRUSS CONNECTORS:
ORDINARY TRUSSES: TWO (2) HETA20Z
GIRDER TRUSSES: HGT-2 W/ (2) 3/4" HDG. ANCHOR BOLTS EPOXY DOWELED OR EMBEDDED 16" INTO BEAM (SIMPSON SET-XP ADHESIVE OR ENGINEER APPROVED EQUAL)
HIP SETS: TWO (1) HETA20Z
JACK TRUSSES: ONE (1) HETA20Z
 3. FINAL SIZING OF ALL TRUSS CONNECTOR WILL BE BASED ON THE APPROVED SHOP DRAWINGS. CONTRACTOR SHALL COORDINATE THE REVIEW PRIOR ORDERING ANY TRUSSES AND STRAPS.
 4. ROOF SHEATHING 3/4 PT CDX PLYWOOD NAILED W/ 10d RING SHANK NAILS @ 4" ALL SUPPORTS (ZONE 1 AND 2) AND @ 3" ALL SUPPORTS (ZONE 3) (UNLESS SHOWN OTHERWISE ON THE DETAILS)
 5. EACH ISOLATED ATTIC SPACE SHALL HAVE 30"x24" ACCESS HATCH MINIMUM. FIELD COORDINATE LOCATIONS.
 6. ATTIC FLOOR LIVE LOAD: 20 PSF
 7. ROOF LIVE LOAD: 30 PSF
 8. ALL WIND AND DEAD LOADS PER TRUSS ENGINEERING STANDARD APPLICABLE.

PRE-ENGINEERED GIRDER ROOF TRUSSES (2 PLY.)
2X6 TOP CHORD MINIMUM,
FOR HANGER ATTACHMENTS:
HGT-2 W/ (2) 3/4" HDG. ANCHOR BOLTS EPOXY
DOWELED OR EMBEDDED 12" INTO BEAM
(SIMPSON SET-XP ADHESIVE OR
ENGINEER APPROVED EQUAL)

PRE-ENGINEERED JACK TRUSS
@ 24" O.C.

NOTE: THE DIMENSIONS SHOWN HERE ARE FOR
REFERENCE ONLY.
SEE ARCHITECTURAL DRAWINGS FOR ALL OVERALL
DIMENSIONS AND COORDINATE IN THE FIELD - NO
EXCEPTIONS.

ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

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DATE: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY
KEYS ANIMAL CARE
CENTER

CLIENT: 501 OVERSEAS HWY,
KEY WEST, FL 33040

TITLE: ROOF FRAMING PLAN

DATE PLOTTED:	DATE CHECKED:	DATE REVISION:	DATE:
AS SHOWN	09/05/24	SEA	8/10/25
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2405-07	8-105	1	1

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2025-104

STANDING SEAM GALVALUME ROOFING ATTACHED PER NOA
 3/4" PT CDX SHEATHING PLYWOOD W/ 10D RING-SHANK NAILS
 @ 4" EDGES AND 4" IN FIELD USE CASE 1 PATTERN
 (3" O.C. ALL SUPPORTS IN ZONE 3)
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.,
 (ROOFING COLOR AND STYLE SHALL BE APPROVED BY OWNER)
 R-30 INSULATION

PRE-ENGINEERED ROOF TRUSSES
 PER FINAL APPROVED SHOP DRAWINGS
 @ 24" O.C. MAX., 2X6 TOP CHORD MINIMUM
 W/ HETA20Z EMBEDDED INTO
 CONCRETE BEAM BELOW

PRE-ENGINEERED GIRDER ROOF TRUSSES (2 PLY MIN.)
 2X6 TOP CHORD MINIMUM, FOR HANGER ATTACHMENTS:
 HGT-2 W/ (2) 3/4" HDG. ANCHOR BOLTS EPOXY DOWELED OR
 EMBEDDED 12" INTO CONCRETE BEAM. (SIMPSON SET-XP
 ADHESIVE OR ENGINEER APPROVED EQUAL)

TOP OF ROOF
 EL. +27.51' (NGVD29)

PRE-ENGINEERED JACK TRUSS
 PER FINAL APPROVED SHOP DRAWINGS
 @ 24" O.C. MAX., 2X6 TOP CHORD MINIMUM
 W/ HETA20Z EMBEDDED INTO TIE-BEAM BELOW

DRIP EDGE GALVALUME
 FLASHING AND GUTTER
 0.75X7.25 HARDIE-TRIM
 FASCIA BOARD W/ (2) 8D SST
 SIDING NAILS @ 12" O.C.

2X8 PT WOOD SUB-FASCIA BOARDS
 W/ (2) #10 4" COATED SCREWS
 AT EACH SUPPORT AROUND
 THE PERIMETER OF THE ROOF

0.25X24 HARDIE-SOFFIT
 W/ 8D SST SIDING NAILS @ 4" O.C.
 ALL SUPPORTS (PER NOA)

TRUSS OVERHANG TAILS W/ LUS24Z TO
 FIELD INSTALLED 2X4 PT WOOD NAILER
 (1) 1/2" DIA. 3-3/4" TAPCON ANCHORS
 @ 12" O.C. INTO FILLED CMU & TIE-BEAM

8" CMU WALL, 9 GAGE 3048SS
 LADDER WIRE EVERY 2ND ROW,
 #5 REBAR @ 24" O.C. MAX.,
 GROUTED CELLS 4000 PSI.
 ALL SIDES OF OPENINGS AND
 (3) #5 REBAR ALL CORNERS;
 ALL VERTICAL REINFORCEMENT
 SHALL TERMINATE IN BEAMS
 WITH STANDARD HOOKS 12"
 DEVELOPMENT LENGTH MINIMUM.
 SEE TYP. DETAIL, S-104

TOP OF 1ST FLOOR
 EL. +16.76' (NGVD29)

DESIGN FLOOD
 EL. +11.00' (NGVD29)

BASE FLOOD, AE10
 EL. +10.00' (NGVD29)

PROPOSED GROUND F.F.
 EL. +5.76' (NGVD29)

EXISTING GRADE
 EL. +5.20' (NGVD29)

CROWN OF THE ROAD
 EL. +4.30' (NGVD29)

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SENE MADHAVAN
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

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 SIGNATURE AND ORIGINAL SEAL.

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 ENGINEERING AND PLANNING

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 3710 N. ROOSEVELT BLVD
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 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30855

DATE: HOLLY HUMPHRIES

PROJECT: 501 OVERSEAS HWY
 KEYS ANIMAL CARE
 CENTER

DATE: 501 OVERSEAS HWY,
 KEY WEST, FL 33040

SECTION: SECTION 1-1

DATE OF FILE	DATE OF DRAWING	DATE OF REVISION	DATE OF REVISION
2405-07	09-08-24	08-10-24	08-10-24
2405-07	S-106		1

NOTE: USE ONLY PLASTIC CHAIRS AND CENTRALIZERS
 FOR REBAR SUPPORT AND CONCRETE COVER

SECTION 1-1
 SCALE: 3/4" = 1'-0"

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 2025-104

TOP OF 1ST FLOOR
EL. +16.76' (NGVD29)

ALL COLUMN REINFORCEMENT SHALL TERMINATE IN BEAMS WITH STANDARD HOOKS 12" DEVELOPMENT LENGTH MINIMUM, SEE TYP. BEAM TO COLUMN CONNECTION, S-102

8" CMU WALL, 9 GAGE 304SS LADDER WIRE EVERY 2ND ROW, #5 REBAR @ 24" O.C. MAX., GROUTED CELLS 4000 PSI, ALL SIDES OF OPENINGS AND (3) #5 REBAR ALL CORNERS

#4 REBAR PRE-EMBEDDED 5" INTO CMU CELLS GROUTED W/ 4000 PSI 30" LAPPED WITH HORIZONTAL REINFORCEMENT

(CB2) CONCRETE BEAM, SEE PLAN

80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL & @ 16" O.C. HORIZONTAL, 2" COVER ALL SIDES

HORIZONTAL REINFORCEMENT EXTENDED INTO CONCRETE COLUMN, CC1 WHERE APPLICABLE

42" REBAR LAP IN COLUMNS, SEE TYPICAL PILE & COLUMN SECTION, S-101

12"x6" FOOTER 4000 PSI CONCRETE (SUPPORTING CAST-IN-PLACE CONCRETE WALLS) W/ (2) #5 REBAR BOTTOM AND #4 TIES @ 12" O.C. 3" COVER ALL SIDES, (USE PLASTIC CHAIRS ONLY) SEE FOUNDATION AND GROUND FLOOR FRAMING PLAN, S-101

1/2" EXPANSION JOINT BETWEEN FOOTER AND GRADE BEAM

(GB2) GRADE BEAM, SEE PLAN

W/ #4 REBAR @ 12" O.C. VERTICAL, TERMINATED W/ STANDARD HOOKS INTO FOOTERS AS SHOWN

DESIGN FLOOD
EL. +11.00' (NGVD29)

BASE FLOOD, AE10
EL. +10.00' (NGVD29)

80" HIGH, 5" THICK, 4000 PSI CONCRETE W/ #4 REBAR @ 12" O.C. VERTICAL & @ 16" O.C. HORIZONTAL, 2" COVER ALL SIDES

PROPOSED GROUND F.F.
EL. +5.76' (NGVD29)

EXISTING GRADE
EL. +5.20' (NGVD29)

CROWN OF THE ROAD
EL. +4.30' (NGVD29)

NOTE: USE ONLY PLASTIC CHAIRS AND CENTRALIZERS FOR REBAR SUPPORT AND CONCRETE COVER

SECTION 2-2

SCALE: 1" = 1'-0"

1-1/2" LIGHT GAGE GALVANIZED FURRING CHANNEL @ 16" O.C. 5/8" MOLD RESISTANT DRYWALL INTERIOR

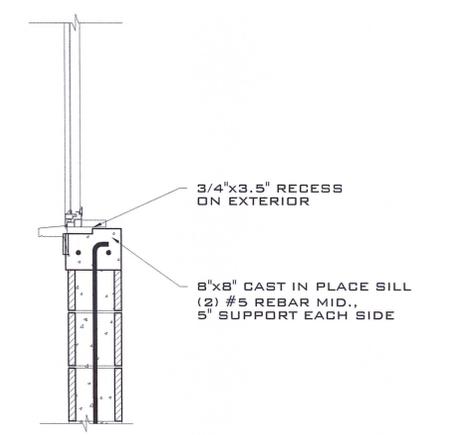
RIGID INSULATION RMAX R-MATTE PLUS-3 (R-5 MINIMUM)

2 COAT PAINTED 3/8" TEXTURED CEMENT STUCCO
3/8" PVC "V" CONTROL JOINT (TYP.) 15FT MAXIMUM SPACING (SEE ELEVATIONS FOR LOCATIONS)

NOTE: ALL EXPOSED STUCCO EDGES SHALL HAVE APPROPRIATE PVC FINISH BEAD

TYPICAL STUCCO JOINT DETAIL

SCALE: 1" = 1'-0"



TYPICAL WINDOW SILL CMU DETAIL

SCALE: 1" = 1'-0"

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PROJECT:	501 OVERSEAS HWY KEYS ANIMAL CARE CENTER		
DATE:	AUG 26 2025		
SCALE:	SECTION 2-2		
BY:	AS SHOWN	25-05-24	SEA
DATE:	2405-07	8-107	1

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