

File #: 2026-051

Owner's Name(s): Monroe County BOCC

Applicant: Steve Sanders

Agent/Contact: Kelly McKinnon

Type of Application: Historic Preservation

Key: Pigeon Key

RE #: 00106120-000000

Additional Information added to File 2026-051

RECEIVED

2026-051

MAR 11 2026

AGENT AUTHORIZATION FORM

Date of Authorization: 3, 9, 26
Month Day Year

MONROE CO. PLANNING DEPT.

I hereby authorize Kelly McKinnon (Print Name of Agent) be listed as authorized agent

representing Monroe County BOCC (Print Name of Property Owner(s) the Applicant(s)) for the application submission

of H.P.C. Special cert. of App. (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)

1 Pigeon Key
Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number 44800 Overseas hwy Alternate Key Number 44.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

1090 Overseas hwy Marathon FL 33050
Mailing Address (Street, City, State and Zip Code)

3055090545 PigeonKey@aol.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.

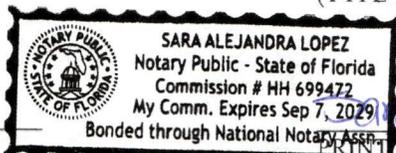
Signature of Property Owner: [Signature] Date: 3/10/2026

STATE OF Florida COUNTY OF Monroe

Sword to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 10th day of March, 2026, by Steven Sanders (PRINT NAME OF PERSON MAKING STATEMENT)

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



[Signature] SIGNATURE OF NOTARY PUBLIC

TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Cabanas-Melanie

From: pigeonkey@aol.com
Sent: Wednesday, March 18, 2026 9:17 AM
To: Cabanas-Melanie; McKinney-Jessica
Cc: sanders-steven; Kate DeLoach
Subject: Fw: pigeon key dock project NOT IN STATE APPROPRIATION FUNDING PACKAGE

CAUTION: This email originated from outside of the County. Whether you know the sender or not, do not click links or open attachments you were not expecting.

Hi Melanie and Jessica,

Im not sure exactly who would add this to the HPC special cert for the dock project but it is the approval from the state dept of historic resources office. please let me know if I need to send this to someone else in order to have it added or at least the information being relayed to the proper folks.

Thanks,

Kelly McKinnon
Executive Director
Pigeon Key Foundation
(305)509-0345
kelly@pigeonkey.net

RECEIVED
2026-051
MAR 18 2026

MONROE CO. PLANNING DEPT.

----- Forwarded Message -----

From: Lucas, Kyra <kyra.lucas@dos.fl.gov>
To: pigeonkey@aol.com <pigeonkey@aol.com>; Case, Eric K. <eric.case@dos.fl.gov>
Cc: Lotane, Alissa Slade <alissa.lotane@dos.fl.gov>; christa@ovidsolutions.net <christa@ovidsolutions.net>; Kate DeLoach <deloach@thesouthernrgroup.com>; Hu, Nicole <nicole.hu@dos.fl.gov>; dornecia@ovidsolutions.net <dornecia@ovidsolutions.net>
Sent: Tuesday, March 17, 2026 at 12:26:33 PM PDT
Subject: RE: pigeon key dock project NOT IN STATE APPROPRIATION FUNDING PACKAGE

Good Afternoon Ms. McKinnon,

Thank you for reaching out. Our Architectural Preservation Services team has reviewed the material you submitted and find that it is appropriate and meets the Secretary of Interior Standards for Rehabilitation. Although composite decking is not traditionally an appropriate replacement material, we know that it is in places like this where the sun, water, sand, and salt erosion make modern wood replacement impractical and costly. We are excited to see your continued dedication to updating Pigeon Key for ADA access. Thank you for providing our office with opportunity to review this material.

Best Regards,

Dr. Kyra Lucas

Supervisor | Survey, Registration, Architectural and Technical Services | Bureau of Historic Preservation | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | Office 850.245.6339 | Cell 850.766.1352 | Kyra.Lucas@dos.fl.gov | Dos.fl.gov/historical/

From: pigeonkey@aol.com <pigeonkey@aol.com>
Sent: Thursday, March 12, 2026 12:19 PM
To: Lucas, Kyra <Kyra.Lucas@dos.fl.gov>; Case, Eric K. <Eric.Case@dos.fl.gov>
Cc: Lotane, Alissa Slade <Alissa.Lotane@dos.fl.gov>; christa@ovidsolutions.net; Kate DeLoach <deloach@thesoutherngroup.com>; Hu, Nicole <Nicole.Hu@dos.fl.gov>; dornecia@ovidsolutions.net
Subject: pigeon key dock project NOT IN STATE APPROPRIATION FUNDING PACKAGE

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Hello Kyra and Eric,

Attached are engineered drawings of the pigeon key dock repairs project. this project is not funded by anyone and is not included in our state appropriations projects in any way. We are only sending this to get DHR approval as we would for any other project.

Please take a look and let us know if you approve or if we need to address any issues . We have included Nicole Hu who is our state contact on the DOS projects only so that she is aware and in the loop to avoid any possible future confusion.

The dock footprint will remain the same with the exception of the landing area having its angle reduced and a landing pad to accommodate ada access for guests.

If possible could you confirm receipt of these drawings and Please feel free to reach out in any way with any questions or concerns.

Thank you for your time and consideration,

Kelly McKinnon

Executive Director

Pigeon Key Foundation

(305)509-0345

kelly@pigeonkey.net

End of Additional information File 2026-051

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
 2026-051
 MAR 9 2026



MONROE CO. PLANNING DEPT.

Historic Preservation Committee Special Certificate of Appropriateness

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 by the Historic Preservation Committee

Historic Preservation Committee Special Certificate of Appropriateness Fee: \$200.00

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

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

Date of Application: 3 / 14 / 26
 Month Day Year

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

<small>monroe county bocc</small>	<small>steve sanders</small>
Applicant (Name of Person, Business or Organization)	Name of Person submitting this Application
<u>1100 simonton st key west fl 33040</u>	
Mailing Address (Street, City, State and Zip Code)	

	<u>3055090345</u>	<small>sanders-steven@monroecounty-fl.gov</small>	
Work Phone	Home Phone	Cell Phone	Email Address

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

<u>monroe county bocc</u>	<u>steve sanders</u>
(Name/Entity)	Contact Person
<u>1100 simonton st. key west, fl 33050</u>	
Mailing Address (Street, City, State and Zip Code)	

	<u>3053958283</u>	<small>sanders-steven@monroecounty-fl.gov</small>	
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property: (If in metes and bounds, attach legal description on separate sheet.)

	<u>1</u>	<u>pigeon key</u>	
Block	Lot	Subdivision	Key

<u>44800 overseas hwy</u>	<u>44</u>
Real Estate (RE) / Parcel ID Number	Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

APPLICATION

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.)

- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows
- List of names and addresses of all real property owners within a 300-foot radius of the subject property(ies). 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 300-foot radius, each unit owner must be included.

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 Letter

Is there a pending code enforcement proceeding involving all or a portion of this parcel?

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.

* * * * *

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.

APPLICATION

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: 3/4/2026

STATE OF Florida

COUNTY OF Monroe

Signed to and subscribed before me, by means of either physical presence OR online notarization,

on 4 day of March, 2026, by Steven Sanders
(PRINT NAME OF PERSON MAKING STATEMENT)

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

identification.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

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

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 00106120-000000
 Account# 1124761
 Property ID 1124761
 Millage Group 100H
 Location 44800 OVERSEAS Hwy, MARATHON
 Address
 Legal 13 66 31 LOT 1 (PIGEON KEY) Z-76 (US PATENT 304053) G6-46/55 OR15-374/76
 Description OR1541-420/24(REST COV) OR1604-541/45REST/COV
 (Note: Not to be used on legal documents.)
 Neighborhood 10041
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 13/66/31
 Affordable No
 Housing



Owner

MONROE COUNTY FLA
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$467,773	\$500,482	\$500,482	\$500,482
+ Market Misc Value	\$248,075	\$186,654	\$186,654	\$186,654
+ Market Land Value	\$42,500	\$42,500	\$42,500	\$42,500
= Just Market Value	\$758,348	\$729,636	\$729,636	\$729,636
= Total Assessed Value	\$758,348	\$729,636	\$729,636	\$729,636
- School Exempt Value	(\$758,348)	(\$729,636)	(\$729,636)	(\$729,636)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2023	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2022	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2021	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2020	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2019	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$0
2018	\$42,500	\$500,482	\$186,654	\$729,636	\$729,636	\$729,636	\$0	\$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
(8600)	5.00	Acreage	0	0

Buildings

Building ID	41600	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1909
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1963
Building Name		Foundation	
Gross Sq Ft	3247	Roof Type	
Finished Sq Ft	2751	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	350	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,751	2,751	0
OPU	OP PR UNFIN LL	327	0	0
OPF	OP PRCH FIN LL	65	0	0
PTO	PATIO	104	0	0
TOTAL		3,247	2,751	0

Building ID	7275	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1917
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1928
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1888	Roof Type	GABLE/HIP
Finished Sq Ft	1484	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	236	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,484	1,484	0
OPF	OP PRCH FIN LL	404	0	0
TOTAL		1,888	1,484	0

Building ID	41601	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1909
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1963
Building Name		Foundation	
Gross Sq Ft	1225	Roof Type	
Finished Sq Ft	906	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	136	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	906	906	0
OPF	OP PRCH FIN LL	319	0	0
TOTAL		1,225	906	0

Building ID	7276	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	550	Roof Type	GABLE/HIP
Finished Sq Ft	510	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	94	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	510	510	0
OPF	OP PRCH FIN LL	40	0	0
TOTAL		550	510	0

Building ID	7277	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	APTS-D / 03D	EffectiveYearBuilt	1938
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	407	Roof Type	GABLE/HIP
Finished Sq Ft	343	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	100	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	343	343	0
OPF	OP PRCH FIN LL	64	0	0
TOTAL		407	343	0

Building ID	7278	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	1617	Roof Type	GABLE/HIP
Finished Sq Ft	1012	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	134	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	207	0	0
FLA	FLOOR LIV AREA	1,012	1,012	0
OPF	OP PRCH FIN LL	398	0	0
TOTAL		1,617	1,012	0

Building ID	7279	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1912
Building Type	CAMP BLDG-D- / 36D	EffectiveYearBuilt	1938
Building Name		Foundation	WOOD PIERS
Gross Sq Ft	581	Roof Type	GABLE/HIP
Finished Sq Ft	529	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	92	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	529	529	0
OPU	OP PR UNFIN LL	40	0	0
OPF	OP PRCH FIN LL	12	0	0
TOTAL		581	529	0

Building ID	7280	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1916
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	1928
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1105	Roof Type	GABLE/HIP
Finished Sq Ft	844	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	120	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	844	844	0
OPF	OP PRCH FIN LL	252	0	0
PTO	PATIO	9	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,105	844	0

Building ID	41602	Exterior Walls	CONC BLOCK
Style		Year Built	1950
Building Type	CAMP BLDG / 36C	EffectiveYearBuilt	1973
Building Name		Foundation	
Gross Sq Ft	1248	Roof Type	
Finished Sq Ft	784	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	112	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	448	0	0
FLA	FLOOR LIV AREA	784	784	0
SBF	UTIL FIN BLK	16	0	0
TOTAL		1,248	784	0

Building ID	7281	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1920
Building Type	APTS-D / 03D	EffectiveYearBuilt	1938
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	910	Roof Type	GABLE/HIP
Finished Sq Ft	630	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	PLYWD/PR BD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	118	Bedrooms	2
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls	MASONRY/MIN	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	220	0	0
FLA	FLOOR LIV AREA	630	630	0
OPF	OP PRCH FIN LL	60	0	0
TOTAL		910	630	0

Building ID	41603	Exterior Walls	CONC BLOCK
Style		Year Built	1950
Building Type	ELEC/TELEPHONE ETC D / 91D	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	588	Roof Type	
Finished Sq Ft	492	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	128	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
ECF	ELEVATED CON F	96	0	0
FLA	FLOOR LIV AREA	492	492	0
TOTAL		588	492	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1980	1981	0 x 0	1	600 SF	2
CONC PATIO	1950	1951	0 x 0	1	180 SF	2
CONCRETE DOCK	1950	1951	5 x 98	1	490 SF	4
TIKI	2006	2007	11 x 15	1	165 SF	1
CONC PATIO	1950	1951	3 x 381	1	1143 SF	2
CONC PATIO	1950	1951	4 x 223	1	892 SF	2
CONC PATIO	1989	1990	5 x 62	1	310 SF	2
WOOD DECK	2011	2012	12 x 24	1	288 SF	3
CONC PATIO	1950	1951	3 x 116	1	348 SF	2
CONC PATIO	1950	1951	3 x 290	1	870 SF	2
WOOD DOCKS	2006	2007	11 x 162	1	1782 SF	5

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1950	1951	14 x 20	1	280 SF	4
CONC PATIO	1950	1951	3 x 342	1	1026 SF	2
SEAWALL	1950	1951	4 x 274	1	1096 SF	4
CONC PATIO	1950	1951	3 x 58	1	174 SF	2
CONC PATIO	1950	1951	3 x 88	1	264 SF	2
CONCRETE DOCK	1950	1951	5 x 87	1	435 SF	4
CONCRETE DOCK	1950	1951	8 x 58	1	464 SF	4
CONC PATIO	1950	1951	3 x 17	1	51 SF	2
WOOD DOCKS	2006	2007	11 x 58	1	638 SF	5

Permits

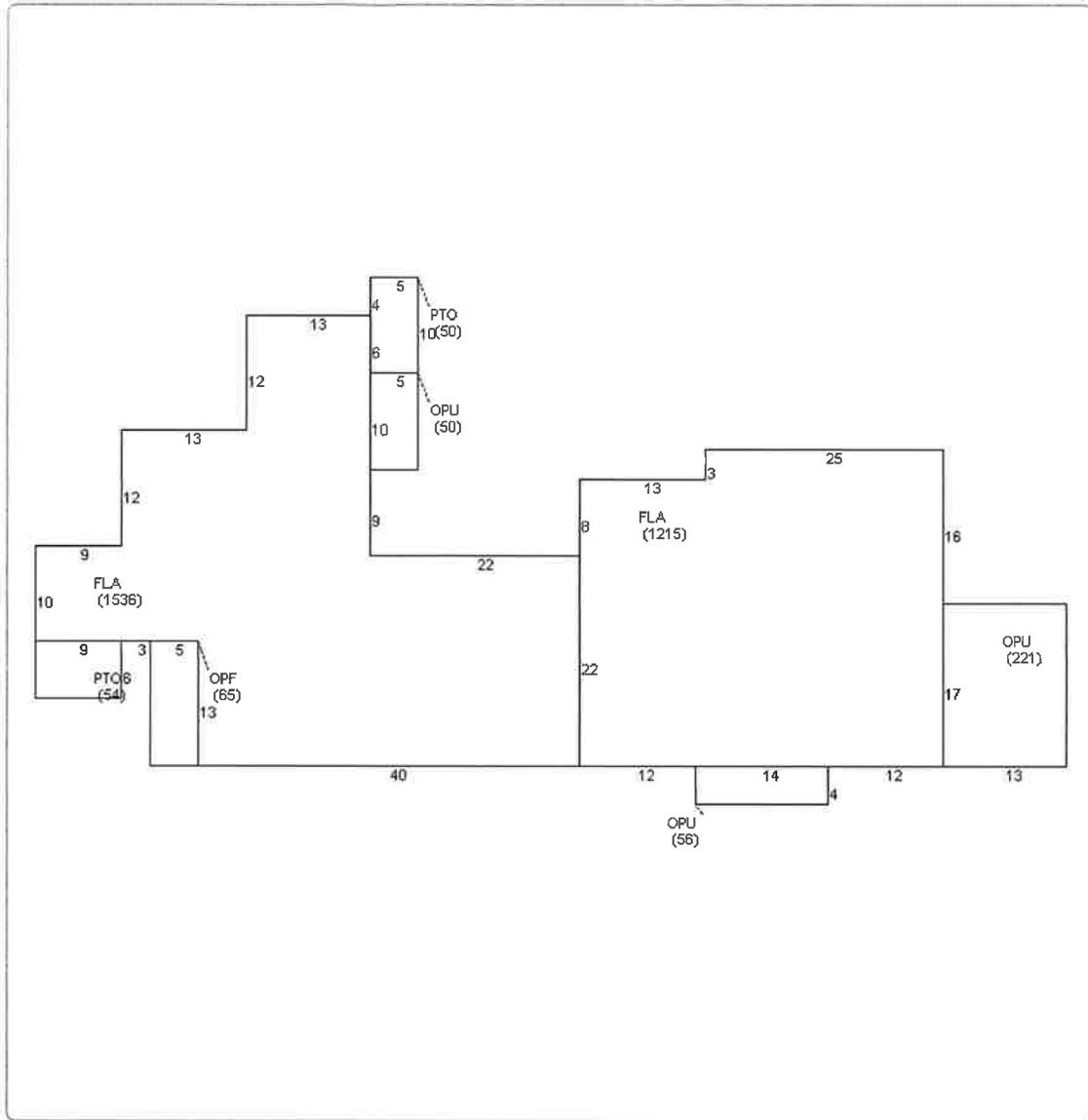
Number	Date Issued	Status	Amount	Permit Type	Notes
C-ROOF-2024-0047	01/22/2025	Active	\$4,000	Commercial	RE: Generator Shed - We will tear off existing roof, install Polyglass peel & stick base sheet and install 5V-Crimp metal. LIKE FOR LIKE.
C-ELEC-2024-0086	12/31/2024	Active	\$20,000	Commercial	Trench and install conduit and circuitry as necessary for new GFCI protected outlets. Install low voltage transformers and pathway lighting as per low voltage plan. - SOW edited as per email in file, SR.
C-MECH-2024-0025	12/04/2024	Active	\$68,000	Commercial	Replace window units with Mitsubishi mini splits in 6 buildings: Bridge Tender's Dormitory - 30,000 Tri-Zone Mitsubishi (1) 18,000 Blower (1) 12,000 Blower (1) 6,000 Blower: - Assistant Bridge Tender- 36,000 Tri-Zone Mitsubishi (3) 12,000 Blowers: - Paint Foreman's - (2) 36,000 Tri-Zone Mitsubishi (4) 9,000 blowers (2)18,000 blowers: - Section Gang Quarters -36,000 Tri-Zone (2) 9,000 Blowers (1) 18,000 Blower: - Assistant Paint Foreman's -9,000 Single Zone Mitsubishi : -Commissary- 18,000 Dual Zone Mitsubishi (2) 9,000 Blowers
C-ROOF-2024-0062	12/04/2024	Active	\$14,000	Commercial	Assistant Paint Foreman's House- We will tear off existing roof, install Polyglass peel & stick base sheet and install white self-adhered modified bitumen membrane.
C-ROOF-2024-0042	11/27/2024	Active	\$11,500	Commercial	Education Shed We will tear off existing roofs, install Polyglass peel & stick base sheet, install 5V-Crimp metal and install granulated modified bitumen membrane Education LIKE FOR LIKE.
ENV-2024-0148	11/22/2024	Active	\$17,978	Commercial	Rerock Existing Lime Rock Road on Pigeon Key Only. Description updated 11.20.24 as per email from applicant. SR.
ENV-2024-0149	11/22/2024	Active	\$18,300	Commercial	Spread 4,300 cubic feet of topsoil where refurbishment needed Install 7 pallets of St. Augustine sod over refurbished topsoil
C-RMDL-2024-0264	11/15/2024	Active	\$14,718	Commercial	Install sandset brick pavers below pigeon key solar array footprint.
C-RMDL-2024-0197	10/04/2024	Active	\$50,000	Commercial	Removing an existing porch and rebuilding it per plans. Removing the decking on another porch and add stringers to bring the height up 6.5" and install new decking per plans. Pour concrete footers to mount aluminum ADA ramps per plans.
C-RMDL-2024-0106	07/30/2024	Active	\$60,000	Commercial	Sand and refinish existing wood floors of 5,717 SF of five buildings: Section Gang Building, Paint Foremen House, Assistant Bridge Tender, Bridge Tenders House, and Bridge Forman House
C-ROOF-2024-0005	04/09/2024	Active	\$104,000	Commercial	RE: Forman's Dorm / Kitchen - We will tear off existing roof, install Polyglass peel & stick base sheet and install metal shingles.
C-RMDL-2023-0251	11/30/2023	Completed	\$74,250	Commercial	REPLACE 6500 FEET OF 4" SIDEWALK WITH 4000 PSI FIBER REINFORCED CONCRETE.
20200157	06/16/2021	Completed	\$738,000	Commercial	700 SF INTERIOR AND EXTERIOR REMODEL/ REPAIRS FOR TWO EXISTING HISTORIC ONE STORY WOOD FRAME STRUCTURES (HONEYMOON COTTAGE & COMMISSARY BLDG) - WORK TO INCLUDE: FOUNDATIONS, STRUCTURAL REPAIRS, ROOFING AND ASSOCIATED SITEWORK. ELECTRICAL, MECH. AND PLUMBING INCLUDED THIS PERMIT
20200178	11/16/2020	Completed	\$200,000	Commercial	PROVIDE PERMANANT ELECTRIC SERVICE TO PIGEON KEY. ELECTRICAL LINE TO RUN ON OLD SEVEN MILE BRIDGE - REMOVAL OF TEMP. TRAILER GENERATOR - CAPACITY OF 50KVA SINGLE PHASE 120/240V. THE ELECTRICAL METER & DISCONNECT WILL BE COMMISSIONED IN KNIGHTS KEY AT THE ENTRANCE PARKING AREA LEADING TO OLD BRIDGE
17203250	10/20/2020	Completed	\$200,000	Commercial	
19102067	01/27/2020	Completed	\$7,645	Commercial	DEMOLISH CBS BATTERY SHED STORAGE BLDG
19103050	01/27/2020	Completed	\$11,820	Commercial	INTERIOR & EXTERIOR REMODEL / REPAIR: REPLCE FRONT WALL & BARN STYLE DOORS ON EDUCATION BLDG
19200317	01/27/2020	Completed	\$45,825	Commercial	CONSTRUCT A 234 SF OPEN/SCREENED PORCH ON "GANG BLDG" (RESOLUTION# HP 21-17)
17104880	01/16/2020	Completed	\$72,500	Commercial	RE-ROOF - DEMO VICTORIAN METAL SHINGLES ROOF ON HISTORIC "BRIDGE TENDERS QUARTERS" & RE-ROOF OF NEW SELF ADHERED CERTAINTED MODIFIED BITUMEN ROLLED ROOFING , INCLUDES REPLACEMENT OF DAMAGED SHEATHING & BEAMS AS NECESSARY & RE-INSTALLATION OF FLASHING
17104884	01/16/2020	Completed	\$72,500	Commercial	RE-ROOF - DEMO VICTORIAN METAL SHINGLES ROOF ON "BRIDGE FORMAN DORM" & REPLACE WITH SELF ADHERED MODIFIED BITUMEN ROLLED ROOFING. INCLUDES REPLACEMENT OF ANY ROTTEN SHEATHING, BEAMS & FASCIA AS NECESSARY.
19102806	10/23/2019	Completed	\$30,000	Commercial	REMOVE AND REPLACE 1,200 SQ FT OF EXISTING ROOF MATERIAL AND INSTALL FLINTLASTIC SELF-ADHERED ROOFING SYSTEM OVER WOOD DECK AND MODIFIED BITUMEN ROLL ROOFING.
19200221	07/22/2019	Completed	\$25,000	Commercial	EXTERIOR PAINTING OF 7 BUILDINGS KNOWN AS SECTION GANG QUARTERS, KITCHEN, FORMAN'S, ASSIT. FORMAN'S, BRIDGE FORMAN'S, BRIDGE TENDERS & ASSIST. BRIDGE TENDER'S HOMES
18105825	01/22/2019	Completed	\$5,000	Commercial	INSTALL BATTERY & ELECTRICAL SYSTEM INSIDE OF PORTABLE TRAILER, LITHIUM BANK, BATTERY MANAGEMENT SYSTEM, BATTERY INVERTERS & SOLAR INVERTERS, QUICK DICONNECTS ON THE ISLAND TO CONNECT SOLAR PANELS & EXISTING DISTRIBUTION PANELS (PIGEON KEY) - SOLAR POWERED BATTERY POSER PLANT INSIDE CARGO TRAILER.
16208801	02/28/2017	Completed	\$40,000	Commercial	INSTALL 350 SF OF SIDING (REPLACING WOOD SIDING)
15101577	05/02/2016	Completed	\$65,000	Commercial	RE-ROOF - REMOVE / REPLACE WITH NEW METAL SHINGLE ROOFING - HISTORICAL BLDG / REV#A- CHANGE FROM VICTORIAN METAL SHINGLES WITH NEW CORTAINATED MODIFIED BITUMAN ROLLED ROOFING

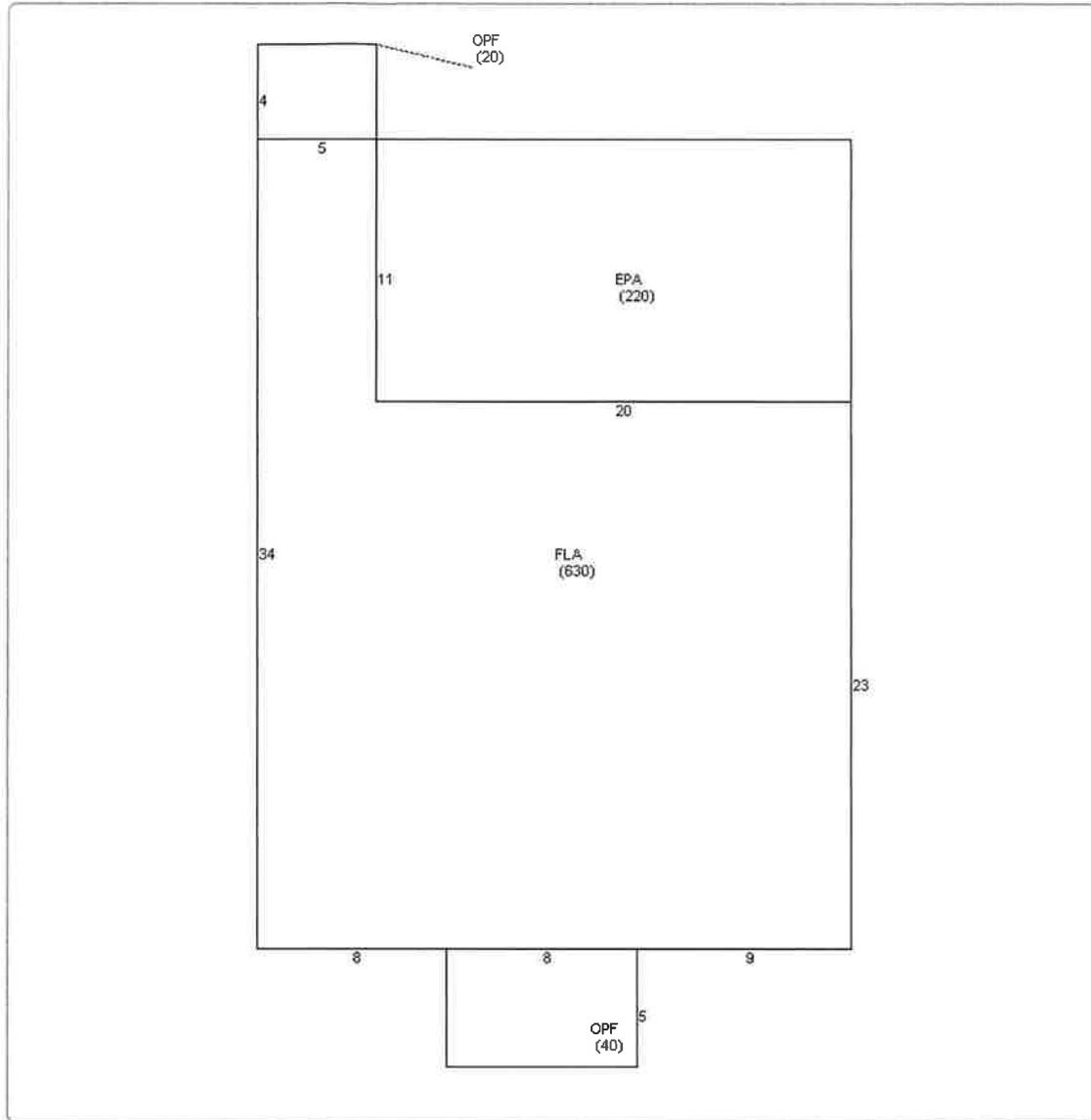
Number	Date Issued	Status	Amount	Permit Type	Notes
16200647	03/15/2016	Expired	\$10,300	Commercial	REMODEL BATH
14204117	09/25/2014	Completed	\$14,000	Commercial	INSTALL SOLAR WATER HEATING SYSTEM / TO REPLACE EXISTING WATER HEATER IN BLD 7279 IN KITCHEN AND ADD 110 V OUTLET FOR CONTROL SYSTEM
14200901	05/30/2014	Completed	\$1,200	Commercial	REMOVABLE WEED GATE AT OPENING OF EXISTING SALT WATER POOL
12204350	10/15/2012	Completed	\$0	Commercial	REMOVE 5 COCONUT PALMS & PLANT 12 NEW NATIVE PALMS
12202473	10/01/2012	Completed	\$300	Commercial	DEMO PICNIC PAVILLIONS - CONCRETE SLABS TO REMAIN
12202267	06/22/2012	Completed	\$95,000	Commercial	INSTALL SOLAR PANEL
12201559	05/10/2012	Completed	\$200	Commercial	DEMO BUILDING
09204396	11/16/2009	Completed	\$150,000	Commercial	ATF PERMIT TO REPAIR DOCK AFTER WILMA
08101994	06/25/2008	Completed	\$20,000	Commercial	SPALLING REPAIRS ON STORAGE BLDG
07202186	05/14/2007	Completed	\$3,050	Commercial	REPL A/C
07200877	02/26/2007	Completed	\$200	Commercial	FIRE RATE CEILING
04200118	02/11/2004	Completed	\$6,000	Commercial	RE-ROOF
01201647	07/05/2001	Completed	\$120,000	Commercial	BLDG 8- RESTORATION OF BRIDGE FOREMANS HOUSE INCLUDES ELECTRIC & PLUMBING
99201646	11/17/2000	Completed	\$120,000	Commercial	BLDG 5-RESTORE & ADDITION (NEW BUNK ROOM) - ADD 2 PIERS UNDER HOUSE, CONSTRUCT NEW CONNECTING BRIDGE TO ASSISTANT BRIDGE TENDERS RESIDENCE, REPLACE ROOF, SIDING ETC
962727	09/16/1997	Completed	\$1,800	Commercial	COMM. MISC.
97200792	08/20/1997	Completed	\$148,000	Commercial	WORK TO INCLUDE 3 BLDGS, BRIDGE, WORKERS DORM, TENDERS HOUSE. DEMO 322 SF OF STRUCTURES & 66 LF OF INTERIOR WALLS IN WORKERS DORM. ADD 22 NEW FOOTINGS UNDER FLOOR 7 140 LF OF CONTINUOUS FOOTINGS, RESTORE PORCH, REPAIR/REPLACE COLLAR TIES AS NEEDED, 45 LF RAMP, SIDING & INTERIOR FINISHES. 629 SF ADDITION OF BATH & DINING AREA IN WORKERS DORMTORY ETC
962727	06/19/1997	Completed	\$2,500	Commercial	COMM. MISC.
97271	02/05/1997	Completed	\$2,500	Commercial	ELEC. MISC.
9621184	11/04/1996	Completed	\$1,000	Commercial	ELEC MISC.
9621151	10/29/1996	Completed	\$750	Commercial	COMM.. ROOFING
962727	10/21/1996	Completed	\$273,000	Commercial	COM. MISC.
962611	06/10/1996	Completed	\$300	Commercial	ELECTRICAL MISC.
962523	05/24/1996	Completed	\$1,300	Commercial	AIR CONDITIONING
962369	05/03/1996	Completed	\$95,000	Commercial	COMM. REMODEL
962268	03/19/1996	Completed	\$1,200	Commercial	ELEC.MISC.
9511161	11/08/1995	Completed	\$8,900	Commercial	ELEVATOR
952193	09/12/1995	Completed	\$1,500	Commercial	COMM. REMODEL
952193	06/29/1995	Completed	\$34,000	Commercial	COMM. REMODEL
952193	04/27/1995	Completed	\$29,000	Commercial	COMM. REMODEL
942805	11/29/1994	Completed	\$8,000	Commercial	DOCKS

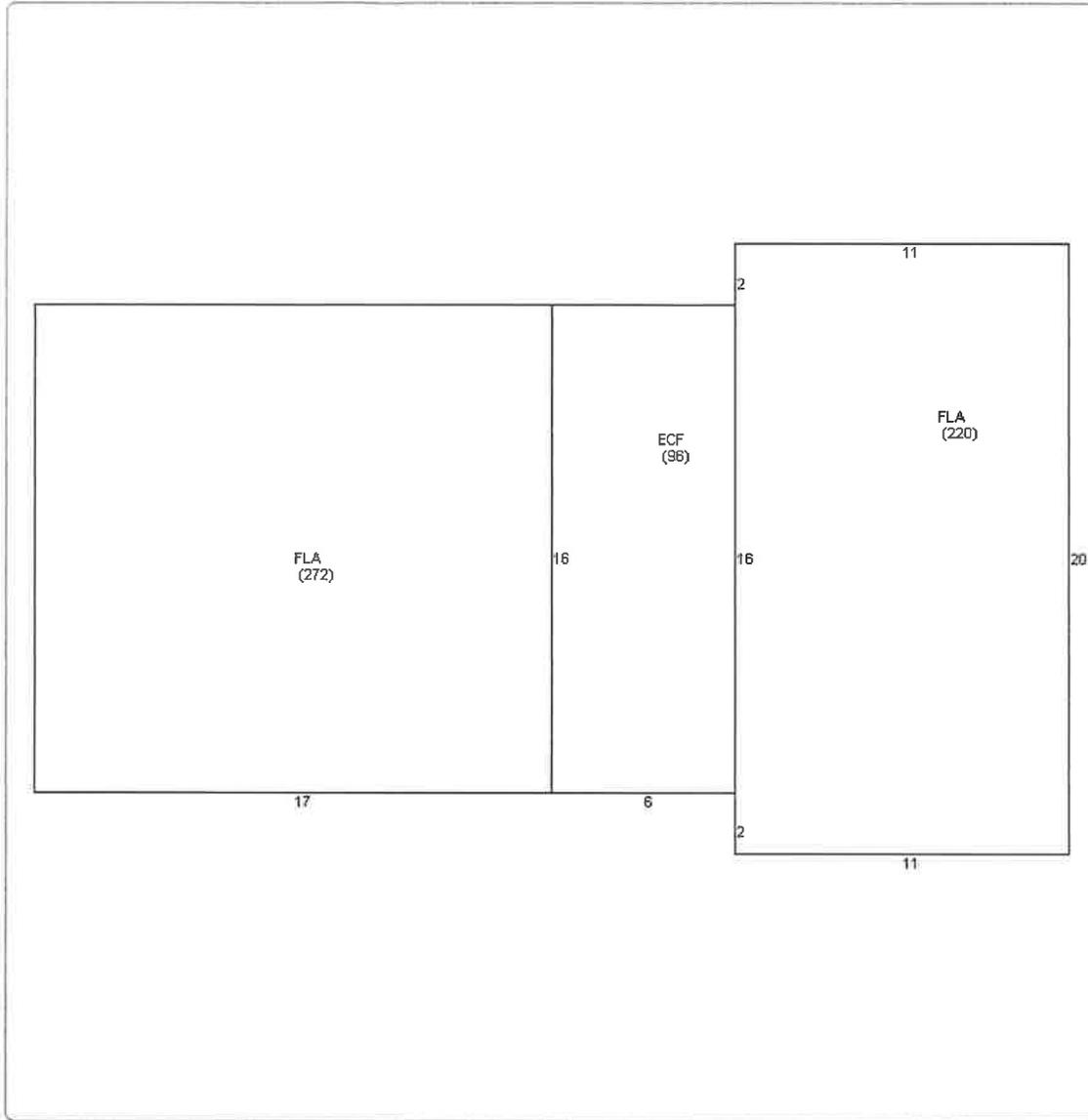
View Tax Info

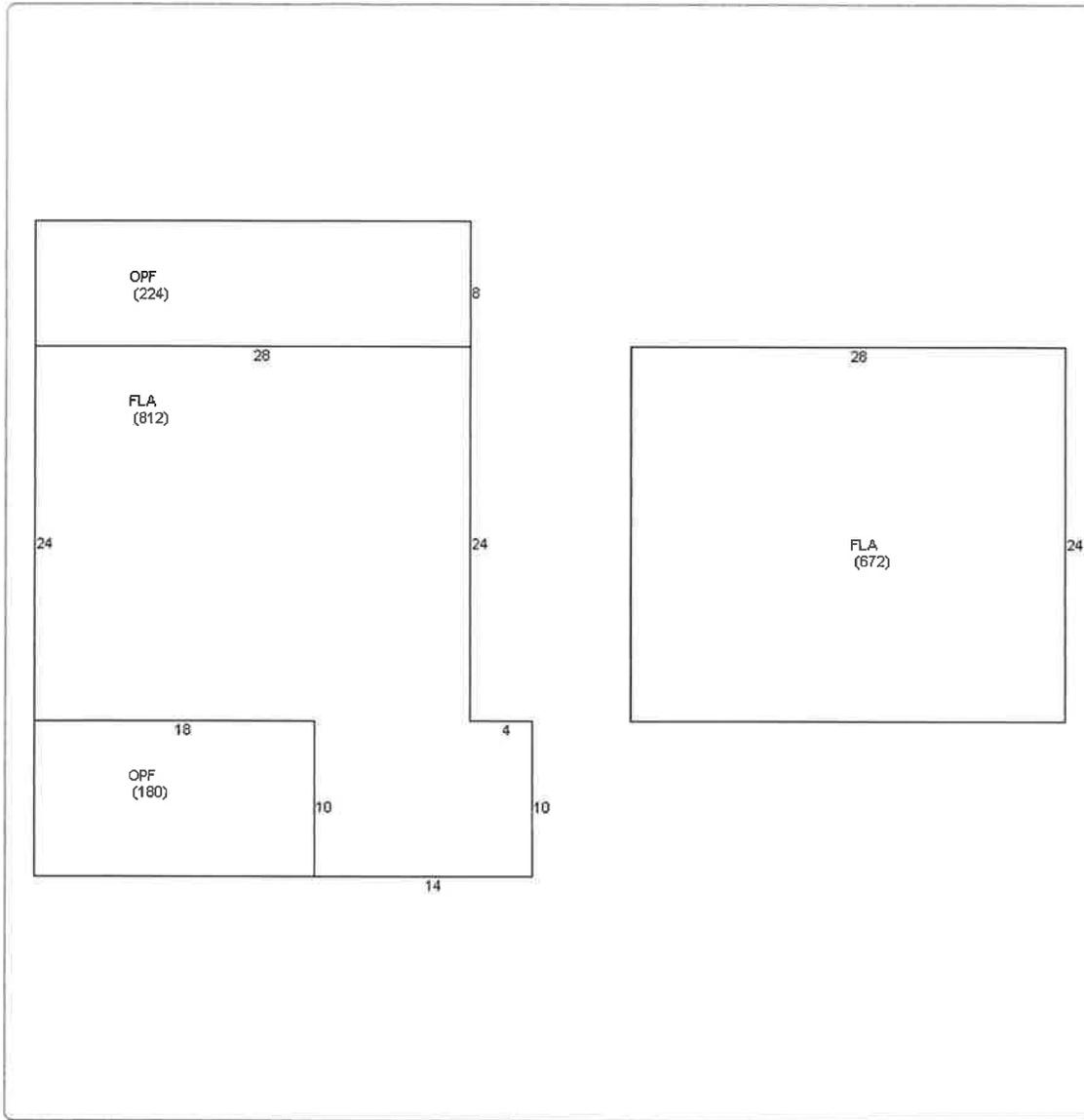
[View Taxes for this Parcel](#)

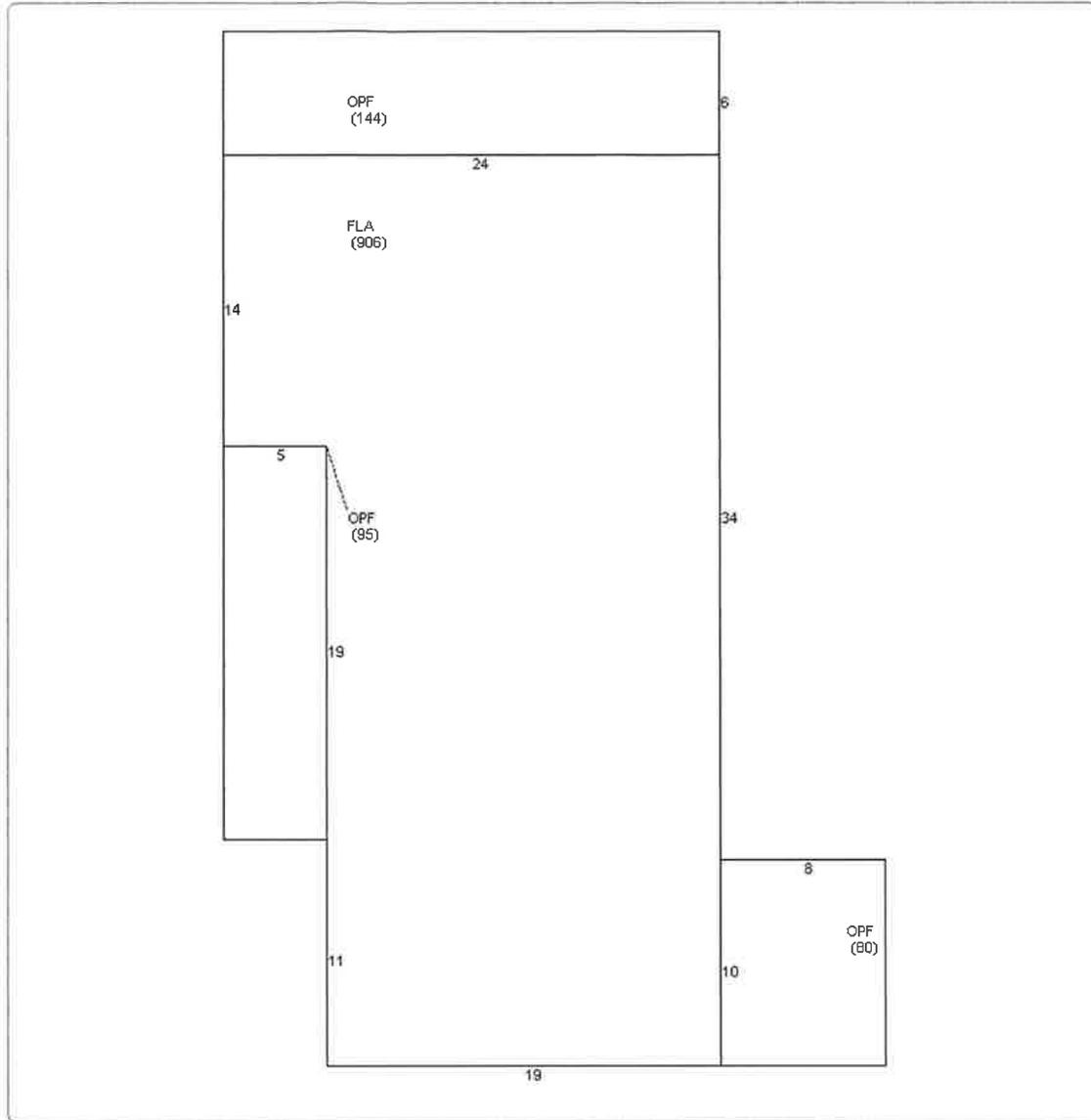
Sketches (click to enlarge)

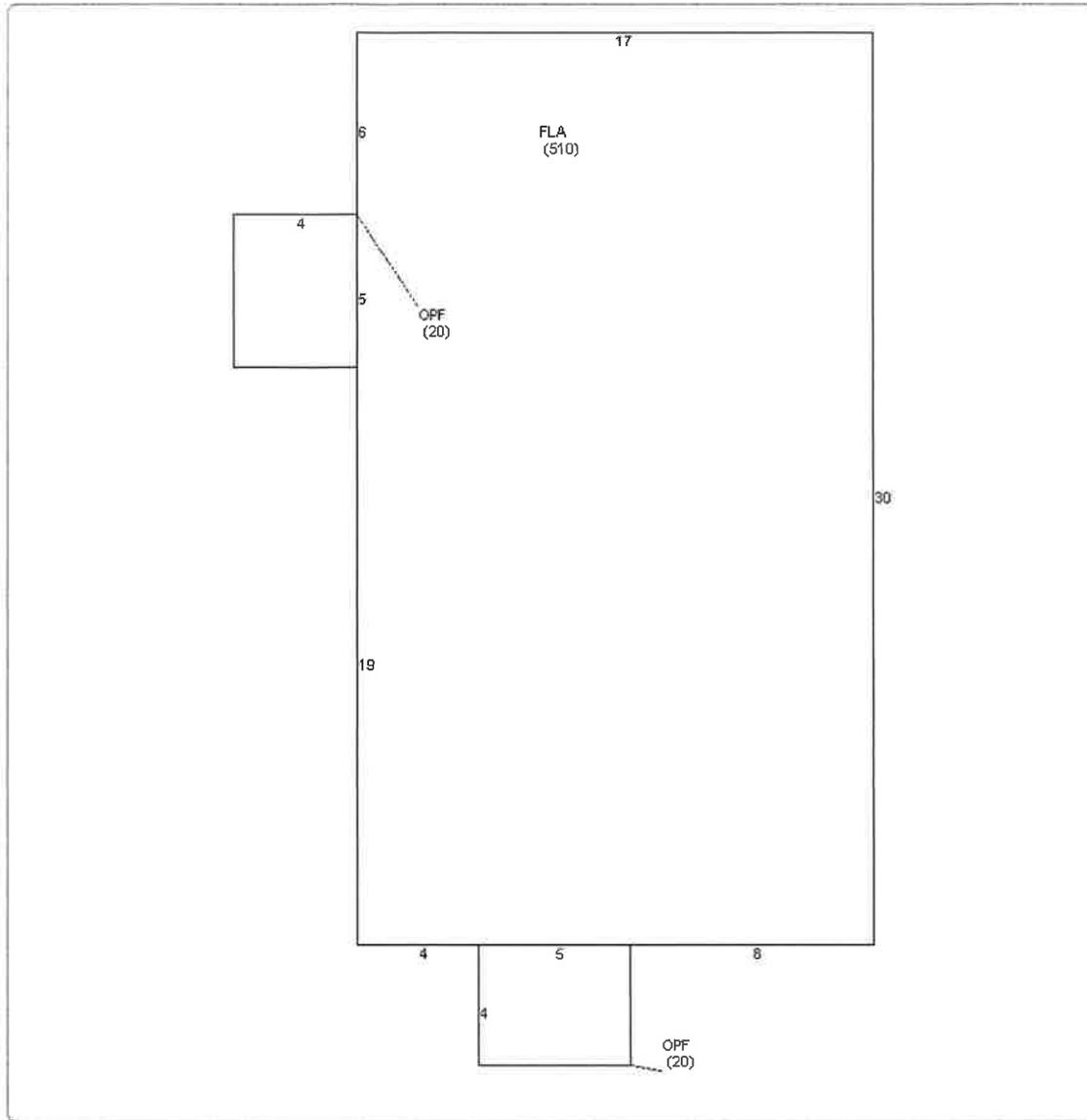


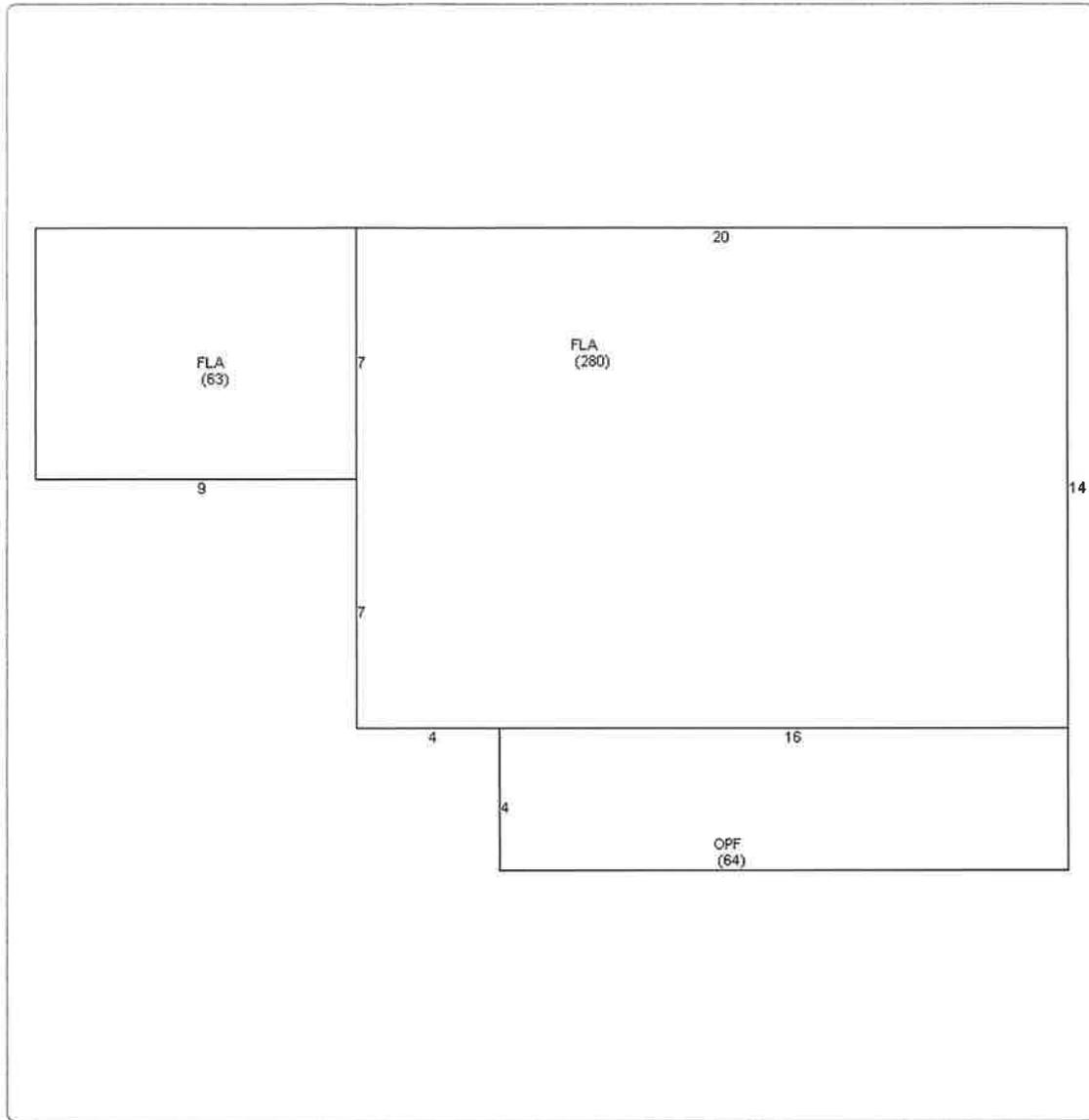


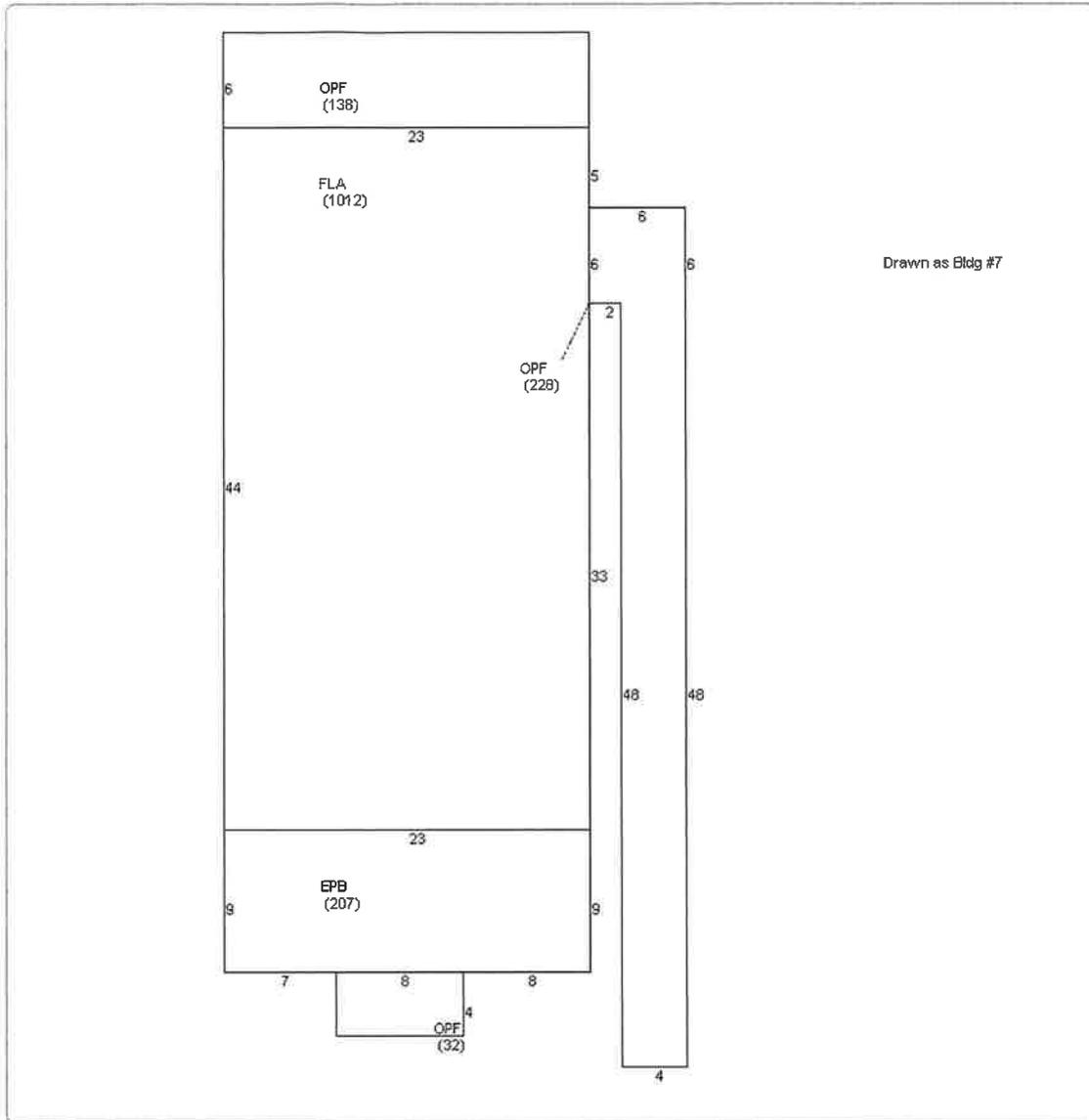


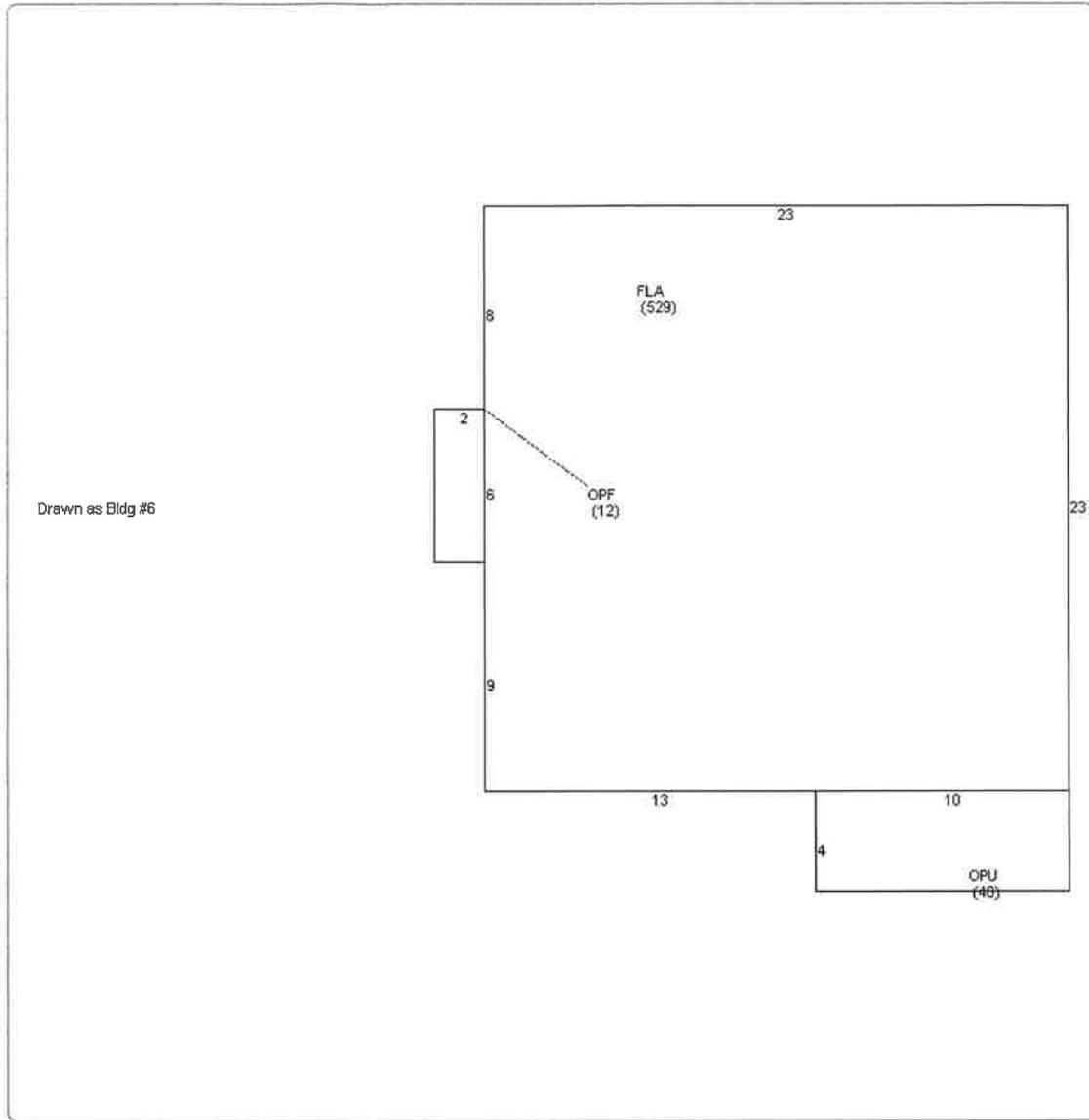


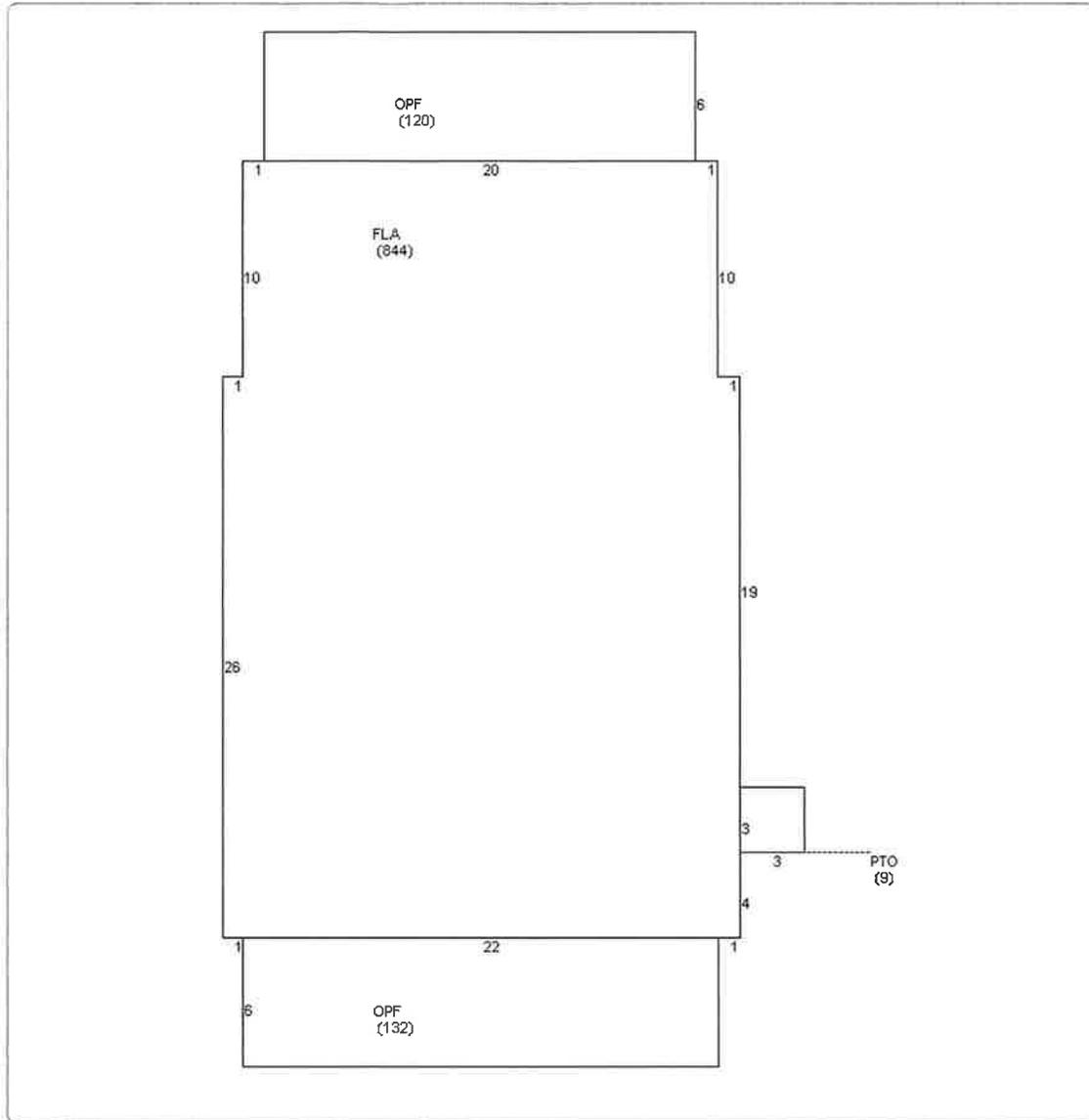


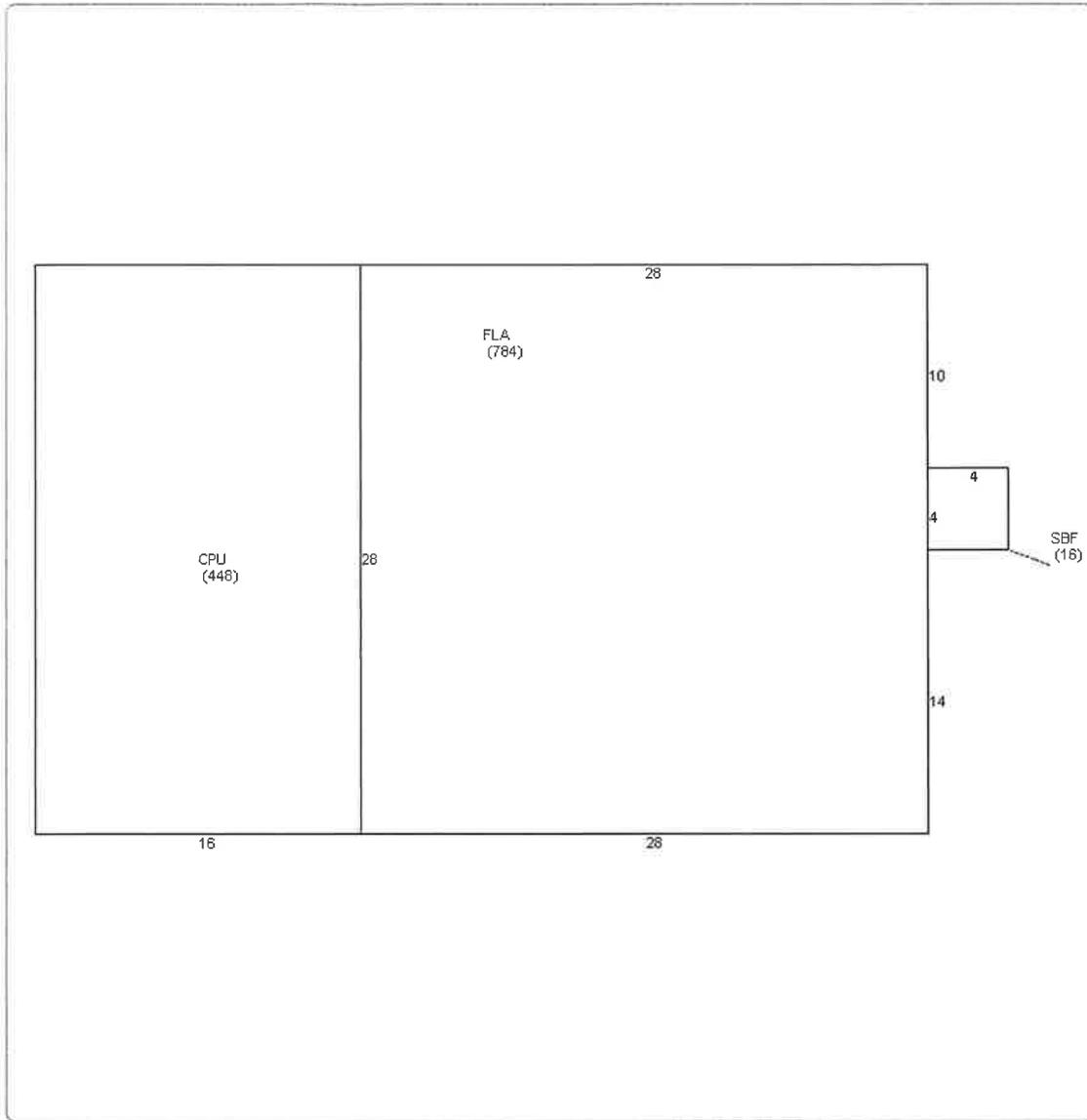












Photos



Map



No data available for the following modules: Sales, TRIM Notice.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/27/2026, 11:04:41 PM

Contact Us





1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

March 2, 2026

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

**RE: Historic Preservation Committee Special Certificate of Appropriateness
Monroe County Commercial Dock-Boat Lift-Seawall Permit No.: C-DOCK-2026-0003
Pigeon Key Dock Improvements Project**

To Whom It May Concern:

This letter is submitted in support of the Special Certificate of Appropriateness application for the proposed dock improvements at Pigeon Key. The project consists primarily of the repair and upgrade of the existing dock facilities to address age-related deterioration while maintaining the existing footprint, alignment, and function. The scope of work includes replacement of deteriorated pilings, decking, and structural framing; installation of protective pile caps; slip-resistant decking upgrades; minor plumbing and electrical reconnections; and modification of the dock entrance slope to meet ADA accessibility requirements. The only proposed expansion associated with this project is a small concrete landing pad at the upland connection point of the dock. This landing pad is required to provide a stable, ADA-compliant transition from the upland area to the dock entrance, improve public safety, and prevent erosion and undermining at the interface between the dock and shoreline.

No new buildings are proposed, and there are no revisions to any existing buildings on the island. The work is limited exclusively to dock improvements and the necessary upland landing pad to support safe access. The project is currently in process for final dock permit approval – permit number C-DOCK-2026-0003. Approval of this Special Certificate of Appropriateness is required for the permit to proceed. Required FDEP and USACE permits have already been approved.

There are no separate property owners within a 300-foot radius of the subject property, as the entirety of Pigeon Key is owned by Monroe County. Site plans and supporting documents are attached for review.

Please let us know if any additional information is needed.

Respectfully,

A handwritten signature in black ink that reads 'Amanda Martin' with a long horizontal flourish extending to the right.

Amanda Martin, E.I.
CPH Consulting, LLC
(305) 274-4805
amartin@cphcorp.com



MONROE COUNTY PIGEON KEY DOCK IMPROVEMENTS

SECTION 13 - TOWNSHIP 66 SOUTH - RANGE 31 EAST
1090 OVERSEAS HIGHWAY
MARATHON, FLORIDA 33050



VICINITY MAP
08/10/2016

Kyle M
Bechtel
heimer

CPH
www.cphcorp.com
**A Full Service
A & E Firm**

Architects
Engineers
Environmental
Landscape Architects
M/E/P
Planners
Structural
Surveyors
Traffic / Transportation

Offices in
• Florida
• Puerto Rico
• Connecticut
• Maryland

BOARD OF COMMISSIONERS

MAYOR	MICHELLE LINCOLN DISTRICT 2
MAYOR PRO TEM	DAVID RICE DISTRICT 4
COMMISSIONER	HOLLY MERRILL RASCHEIN DISTRICT 5
COMMISSIONER	CRAIG CATES DISTRICT 1
COMMISSIONER	JIM SCHOLL DISTRICT 3

ABBREVIATIONS

AL or ALUM. Aluminum	MATL Material
ASPH Asphalt	MAX Maximum
BAV Ball Valve	MGG Million Gallons
BLDG Building	MGD Million Gallons Per Day
BM Bench Mark	NG Natural Ground
BT Buried Telephone	NIC Not in Contact
BTS Biological Treatment System	NPW Non-potable Water
B.F.V. Butterfly Valve	NIS Not To Scale
C.F.S. Cubic Feet Per Second	NWL Normal Water Level
CIP or CI Concrete	OC Oil Caster
COHC Concrete	OD Outside Diameter
CONSTR. Construction	OH E Overhead Electric
CONT. Continued	PE Plain End
CMU Concrete Masonry Unit	PL Plate
C.V. Check Valve	PP Power Pole
C.Y. Cubic Yards	PROP Proposed
DN Diameter	PT Pressure Treated
DP or DI Ductile Iron Pipe	P.V. Plug Valve
DDI Dept. Of Transportation	PVC Poly-vinyl Chloride
DR or DRW Drive Or Driveway	PWMT Pavement
EA Earth	PW Potable Water
ED Equipment Drain	R Radius
ESMT Easement	NAS Return Activated Sludge
EF Each Face	HCP Reinforced Concrete Pipe
EFF Effluent	RED Reducer
ELEC Electrical	RENF Reinforced
ELEV. or EL Elevation	REQD Required
EQUIP Equipment	REUSE Reuse Water
EXIST Existing	RT Right
EXP Expansion	RWM Recycled Water Main
EXT Extended	R/W Right-of-way
EW Each Way	SAN Sanitary
FD Flood Drain	S.F. Square Foot
FDOT Florida Department of Transportation	SPEC Specification
F.E. Fire Extinguisher	STA Station
F.F. Fresh Floor	SS Stainless Steel
FLEX Flexible	SSW Stainless Steel
FLG Flange	SWD Side Water Depth
FIA Floor Main	SW(SW) Sidewalk
GALV Galvanized	S.Y. Suable Yards
GM Gas Main	T Telephone Cable
GPM Gallons Per Minute	TBM Temporary Benchmark
GS Galvanized Steel	TOP Top Of Floor
GSP Galvanized Steel Pipe	TRANS Transformer
G.V. Gate Valve	TYF Typical
HB House Base	UE Underground Electric
HORIZ Horizontal	UG Underground
HP Hardscape	UH Underground Telephone
HWL High Water Level	VCP Vertical Clay Pipe
ID Identification	VAC Vacuum
ID Inside Diameter	VENT Vertical
INF Inflow	WAS Waste Activated Sludge
IP Iron Pipe	W.L. Water Line
INV Invert	WM Water Main
L.F. Linear Feet	WM Water Main
MAN Main	Natural
MATL Material	

INDEX OF SHEETS

G-0	COVER
G-1	GENERAL NOTES
V0.1	TOPOGRAPHIC SURVEY
V1.1	TOPOGRAPHIC SURVEY
V1.2	TOPOGRAPHIC SURVEY
C-1	DEMOLITION PLAN
C-2	SITE, GRADING, AND UTILITY PLAN
C-3	CROSS SECTIONS AND DETAILS
S-1	BOARDWALK OVERALL PLAN AND STRUCTURAL NOTES
S-2	BOARDWALK STRUCTURAL ENLARGED FRAMING PLAN & SECTIONS
E-1	ELECTRICAL SYMBOL LEGEND & GENERAL NOTES
E-2	ELECTRICAL DEMOLITION PLAN
E-3	ELECTRICAL CONSTRUCTION PLAN
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DIAGRAMS
E-6	ELECTRICAL SPECIFICATIONS

PROJECT AREA



VERTICAL DATUM: NAVD88

THIS DOCUMENT IS THE PROPERTY OF CPH AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



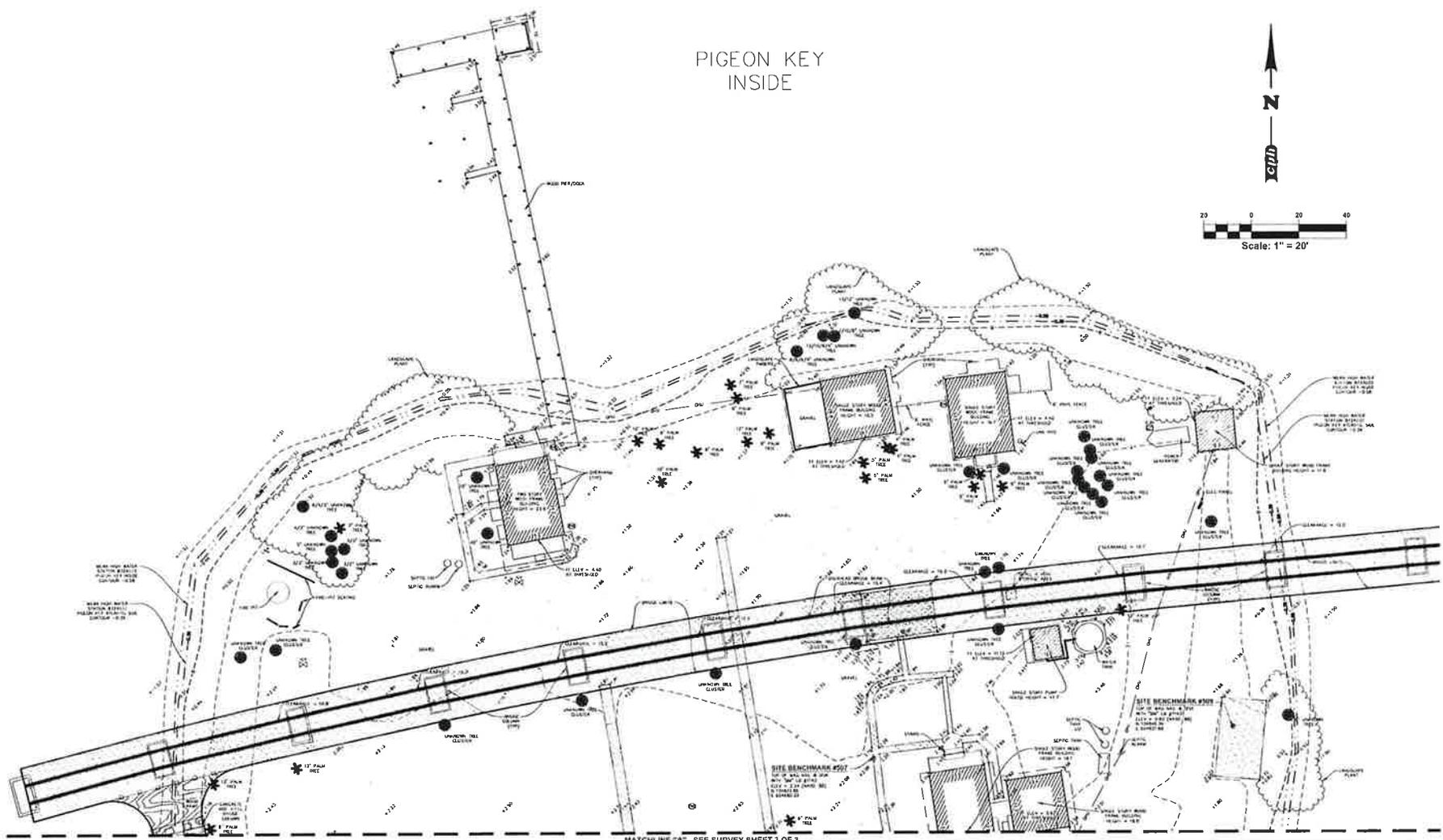
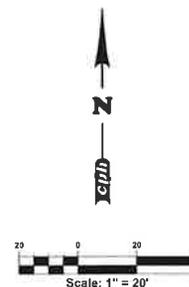
DESIGNED BY	K.B.
DRAWN BY	J.C.
CHECKED BY	A.M.
APPROVED BY	K.B.
JOB NO.	2401164
DATE	03/08/2016

Plan Prepared by
CPH Consulting LLC
1000 W. 1st St.
Suite 101
P.O. Box 101
Marathon, FL 33400
Phone: 305-884-1111
Fax: 305-884-1112
Email: info@cphe.com

COVER
MONROE COUNTY
PIGEON KEY DOCK IMPROVEMENTS
 1090 OVERSEAS HIGHWAY
 MARATHON, FLORIDA 33050

Sheet No.
G-0

PIGEON KEY
INSIDE



MATCHLINE "A" - SEE SURVEY SHEET 3 OF 3

cph
www.cphcorp.com
Building Better Communities Together
100 Wood Park Lane
Buckhead, GA 30329
Tel: 404.253.1811

Plans Prepared By
CPII, LLC
A Full Service A-E-I-E Firm
100 Wood Park Lane
Buckhead, GA 30329
Tel: 404.253.1811

By	
Checked	
Reviewed	
Approved	
Drawn	
Field Crew	

Field Crew: L. Staffel
Drawn By: R. Buchanan
Checked By: P. Kates
Approved By: T. Galloway
Job No.: P22201
Date: 5/18/24

TOPOGRAPHIC SURVEY
MONROE COUNTY
PIGEON KEY
SECTION 13-TOWNSHIP 16-SOUTH-RANGE 11-EAST
MONROE COUNTY, FLORIDA

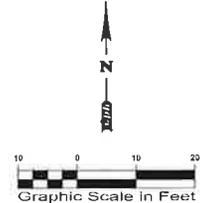
DATE: 5/18/24 10:00 AM BY: P. KATES
REVISION: 1/1/24 10:00 AM BY: P. KATES

Survey Sheet 2
Sheet No.
V1.1



TOTAL AREA OF DOCK = 2,560 SQ FT
 AREA OF DOCK WATERWARD OF MHWL = 2,220 SQ FT

MHWL
 ELEV. -0.39 FT



PLAN NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE NOT DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES ON THE LOCATION OF EXISTING UTILITIES.
2. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO BE MAINTAINED TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES RESULTING FROM THE PROTECTION.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE DEMOLITION AND REMOVAL OF EXISTING STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO BE MAINTAINED AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
4. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPES MUST BE COMPLETELY REMOVED AND REPLACED BY A MINIMUM OF 12" DEPTH (THE STRUCTURE) UNLESS APPROVED BY DESIGN OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO BE MAINTAINED AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING BUILDING AREAS AND FINISHES FROM DAMAGE AND SHALL AT THE COMPLETION OF THE DEMOLITION AND CONSTRUCTION SHALL REPAIR/REPLACE ANY DAMAGE TO ORIGINAL FINISHES AND FINISHES FROM DAMAGE TO ORIGINAL FINISHES.
6. EXISTING UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION AND CONSTRUCTION SHALL NOTIFY OWNER OF ANY DISRUPTIONS IN ADVANCE AND PROVIDE TEMPORARY UTILITIES AS REQUIRED.
7. ELECTRICAL CONTRACTOR TO PROVIDE THREE (3) TEST RECESSES FOR THE CONNECTION OF THE ELECTRICAL EQUIPMENT. ELECTRICAL DETAILING TO BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
8. PERMITTING IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM ALL APPLICABLE AGENCIES AND FULLY COMPLIANT WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
9. CONTRACTOR MUST STOP WORK IMMEDIATELY AND NOTIFY THE OWNER FOR FURTHER DIRECTION IN ANY EMERGENCY SITUATION OR RELATED SITUATION TO ENSURE THE SAFETY OF THE DEMOLITION OPERATIONS.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES.
13. CONTRACTOR SHALL FURNISH WITH PROPER KEY FOUNDATIONS FOR APPROVAL ON LOCATIONS FOR STORAGE AND STAGING AREAS.

LEGEND

- CONTRACTOR TO REMOVE AND DEMOLISH EXISTING DOCK
- DEMOLITION AND REMOVAL OF WATER PILE
- DEMOLITION AND REMOVAL OF LANDFILL
- EXISTING STRUCTURES TO BE PROTECTED BY CONTRACTOR TO AVOID DAMAGE TO ADJACENT PROPERTIES

KEYNOTES LEGEND

1. CONTRACTOR TO USE CAUTION WHEN DIGGING AROUND EXISTING UTILITIES CONTACT UTILITY PROVIDER FOR UTILITY LOCATIONS
2. REMOVE AND DISPOSE OF EXISTING COMPOSITE DECKING
3. CONTRACTOR SHALL REVIEW AND VERIFY EXISTING STRUCTURAL CONDITIONS OF THE DOCK AND CONFIRM ALL REPLACEMENT DIMENSIONS FROM DEMOLITION OF EXISTING STRUCTURE FROM FIELD RECORDING AND LANDSCAPE RECORD SHALL BE OBTAINED FOR CONSTRUCTION AND APPROVAL
4. REMOVE AND DISPOSE ALL EXISTING WATER PIPING FROM BUILDING WALKS AND SHOWERS
5. REMOVE AND DISPOSE ALL EXISTING ELECTRICAL CABLES, WIRES AND RECEPTACLES REFER TO SHEET ELEC FOR DETAILS
6. CONTRACTOR SHALL VERIFY ALL EXISTING DOCK ELECTRICAL AND WIRING BEING TO THE PROPERLY FOUNDATION



www.cphcorp.com
**A Full Service
 A & E Firm**
 Architects
 Engineers
 Environmental
 Landscape Architects
 M.E.P.
 Planners
 Structural
 Surveyors
 Traffic / Transportation

Offices in:
 • Florida
 • Puerto Rico
 • Connecticut
 • Maryland



NO.	DESCRIPTION	DATE
1	DESIGNED BY: K.B.	03/13/2020
2	CHECKED BY: J.C.	03/13/2020
3	APPROVED BY: A.M.	03/13/2020
4	DATE: 03/13/2020	

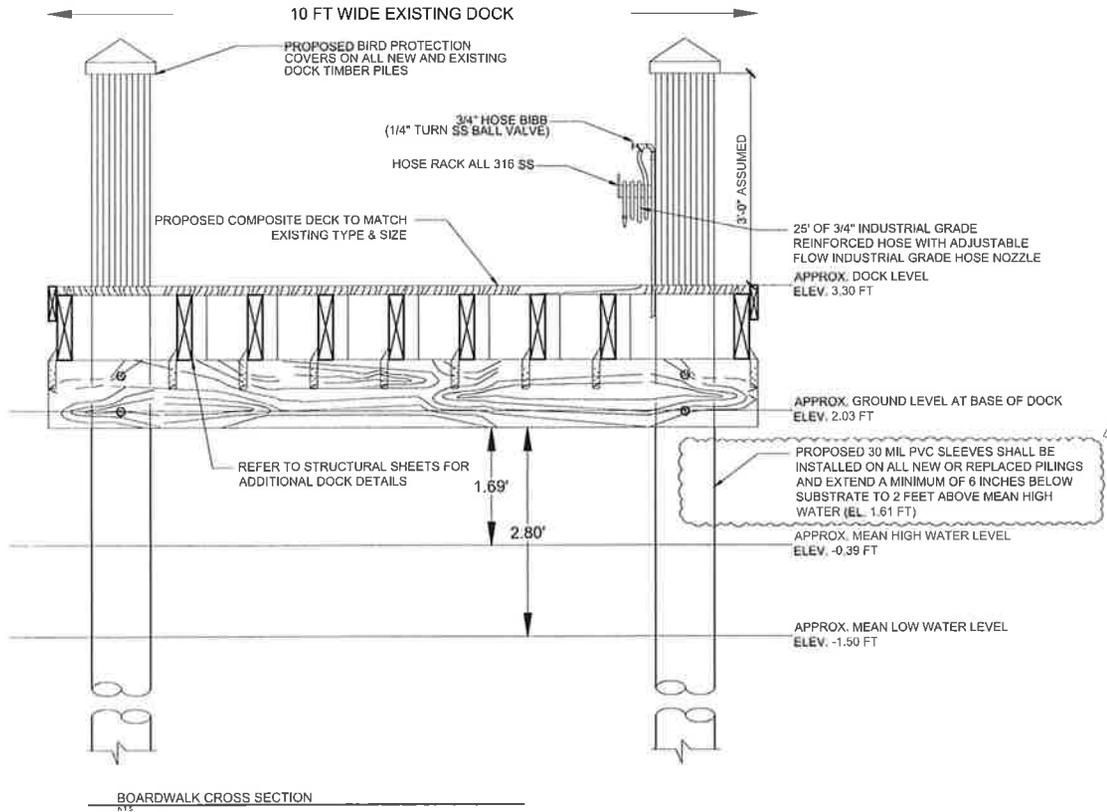
DESIGNED BY: K.B.
 CHECKED BY: J.C.
 APPROVED BY: A.M.
 DATE: 03/13/2020

Prepared By:
 CPH Consulting, LLC
 1000 N. W. 11th St.
 Suite 1111
 Ft. Lauderdale, FL 33304
 Phone: 954.561.1111
 Fax: 954.561.1112

DEMOLITION PLAN
MONROE COUNTY
PIGEON KEY DOCK IMPROVEMENTS
 1000 OVERSEAS HIGHWAY
 MARIETTA, FLORIDA 32050



Sheet No.
C-1



BOARDWALK CROSS SECTION



www.cphcorp.com
**A Full Service
 A & E Firm**

Architects
 Engineers
 Environmental
 Landscape Architects
 M/E/P
 Planners
 Structural
 Surveyors
 Traffic / Transportation

Offices In:
 • Florida
 • Puerto Rico
 • Connecticut
 • Maryland



DATE	DESCRIPTION	BY
03/19/2020	REVISED	ANZ

Designed by: N.B.
 Drawn by: J.C.
 Checked by: A.L.
 Registered by: N.B.
 Job No: 2401744
 Date: 03/19/2020

Prepared by:
 J.C. Jarama, P.E.
 License No. 12487
 State of Florida
 Exp. Date: 12/31/2020
 Exp. C.O.A. No. 2115
 Survey Lic. No. 7143
 Arch. Lic. No. A4320014
 Landscape Lic. No. L2000439

CROSS SECTIONS AND DETAILS
MONROE COUNTY
PIGEON KEY DOCK IMPROVEMENTS
 MONROE COUNTY, FLORIDA 33555



Sheet No.
C-3

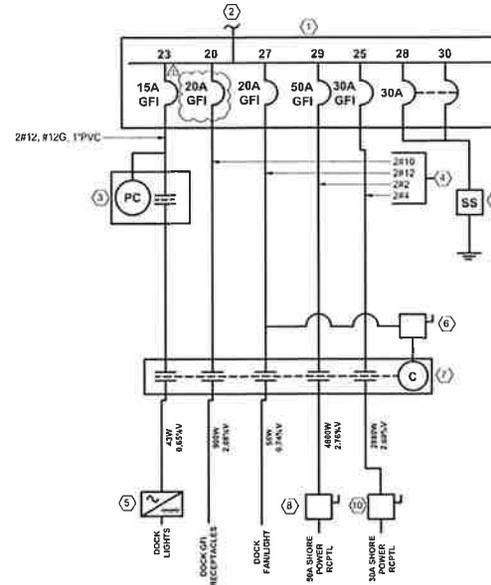
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CODES AND STANDARDS LISTED IN THE SPECIFICATIONS.
2. THE DRAWINGS ARE DIAGRAMATIC AND THE QUESTION OF AN ITEM NECESSARY FOR THE PROPER FUNCTIONING OF THE SYSTEMS DOES NOT RELIEVE THE CONTRACTOR FROM OBTAINING AND INSTALLING THAT ITEM.
3. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO PURCHASING EQUIPMENT AND PRIOR TO CUTTING OPENINGS.
4. PRIOR TO BEING COORDINATE ALL ELECTRICAL WORK WITH EXISTING BUILDING AND OTHER TRADES - ALL SPECIFICATIONS FOR ALL GOVERNMENTS.
5. CONTRACTOR SHALL NOT EXERCISE ANY RIGHTS UNDER PROTECTIVE PATENT RIGHTS OR PATENT RIGHTS IN ANY ELECTRICAL EQUIPMENT OR SYSTEMS. CONTRACTOR SHALL NOT COPIABLE VEHICULAR APPROVALS.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR ON REQUIREMENTS FOR STRUCTURAL SUPPORT AND FRAMING FOR ALL ELECTRICAL EQUIPMENT AND SYSTEMS. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AND VERIFYING STRUCTURAL SUPPORT AND FRAMING.
7. THE SIZE, LOCATION, WEIGHT AND NEGATIVE CLEARANCE OF SERVICE CHANGES OR EQUIPMENT INSTALLED UNDER CONTRACT SHALL BE COORDINATED WITH ALL OTHER TRADES.
8. WHERE CONDUIT LOCATIONS EXIST ON PLANS THERE IS A POSSIBILITY OF CONFLICTS WITH EXISTING UTILITIES. CONTRACTOR SHALL MARK EXISTING UTILITIES SHOWING THE EXACT LOCATION OF DUCTS, CONDUIT AND EQUIPMENT. DRAWINGS SHALL BE USED ON FIELD MEASUREMENTS AND ALL FIELD CORRECTIONS AND ADJUSTMENTS BETWEEN THE TRADES SHALL BE APPROVED BY THE ARCHITECT/ENGINEER INSTALLATION OF THE WORK.
9. SHIELD PROTECTION SHALL BE PROVIDED ON ALL LIGHTING CABLES ENTERING EXISTING BUILDINGS THAT CONDUIT TO ELECTRICAL EQUIPMENT.
10. INSTALL SURGE STOPPING DEVICES IN EACH PANEL WITH EQUIPMENT SHOWN ON THE PANEL SCHEDULE AS A MINIMUM OF 1000V.
11. ALL WIRE EXCAVATION OR TYPING SHALL BE DONE BY HAND. ALL CONDUITS SHALL HAVE A MINIMUM BURIAL DEPTH OF 2 FT.
12. ELECTRICAL CONTRACTOR IS TO PROVIDE PULL STRINGERS IN ALL EMPTY CONDUIT AND RACEWAYS WITH LABELING TAGS AT EACH END.
13. ALL WIRE EXCAVATION OR TYPING SHALL BE DONE BY HAND. ALL CONDUITS SHALL HAVE A MINIMUM BURIAL DEPTH OF 2 FT.
14. ALL WALL OUTLETS AND FLOOR OUTLETS SHALL HAVE A 2" MINIMUM CONDUIT CONNECTION TO PANEL OR BRACKET OUTLET.
15. ALL NEW PANELS SHALL BE MOUNTED TO THE BUILDING'S UNDERBUNG (ELECTRICAL SYSTEMS) IN ACCORDANCE WITH NEC ARTICLE 225.50.
16. ALL BARE METAL SURFACES SHALL BE PRIME AND PAINTED TO PREVENT ANY RUST, INCLUDING BUT NOT LIMITED TO ANGLE FRAMING EQUIPMENT SUPPORTS, MOUNTING BRACKETS, ETC.
17. NO SLEEVES SHALL BE PERMITTED IN UNDERGROUND/UNDER-SLAB PULL BOXES WITHOUT PRIOR WRITTEN APPROVAL BY OWNER.
18. DO NOT SCALE FROM THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.
19. ALL EQUIPMENT SHALL HAVE A MEANS OF DISCONNECT AS REQUIRED BY NEC.
20. ALL RACEWAYS SHALL HAVE A GREEN GROUNDING CONDUCTOR.
21. WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE RESISTIVE WALL, FLOOR OR PARTITION IN THE COURSE OF RUNNING RACEWAY CARRYING ELECTRICAL TELEPHONE TELEVISION OR LOCAL CABLES IN AN AREA SIGNALING OR LIGHTS, PROVIDE FIRE STOPPING AROUND THE OPENING OF THE RACEWAY PER THE STATE BUILDING CODE. MARK ALL PENETRATIONS WITH THE FOLLOWING INFORMATION TO REQUIRE THAT FIRE STOPPING IS COMPLETED.
22. EC SHALL FINISH AND INSTALL ALL OPENING JOISTS AT ALL LOCATIONS WHERE BUILDING EXCAVATION JOISTS ARE USED.
23. ALL METAL SURFACES SHALL BE GROUNDING.
24. ALL PENETRATIONS SHALL BE SEPARATELY MARKED.
25. IN ALL SPACES BELOW OR ON SPACES ABOVE ONLY IN LIGHT RATED VAULTS OR SPACES, FIRE RESISTIVE PENETRATIONS SHALL BE MADE AND LONG TERMINAL SCREWS AND SPACES REQUIRED.
26. PROVIDE SIGNALS AS REQUIRED BY NEC 550.10.
27. ALL ELECTRICAL CONNECTIONS SHALL BE LOCATED AT LEAST 12" ABOVE THE FLOOR OUTLET SHALL NOT BE LOCATED BELOW THE ELECTRICAL RATED FLOOR FINISH SURFACE.

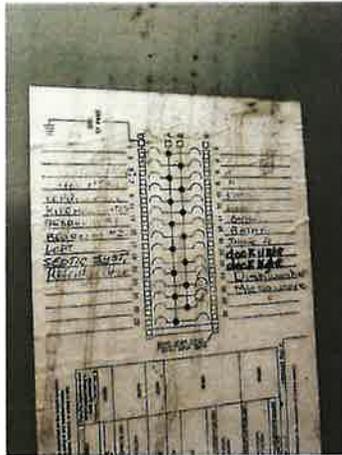
ABBREVIATIONS	
AK	ALUMINUM
AL	ALUMINUM
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	ALUMINUM MOUNTING
ALN	ALUMINUM NAILING
ALO	ALUMINUM OILING
ALP	ALUMINUM PLATE
ALF	ALUMINUM FINISH
ALC	ALUMINUM CLADDING
ALD	ALUMINUM DRAINAGE
ALM	



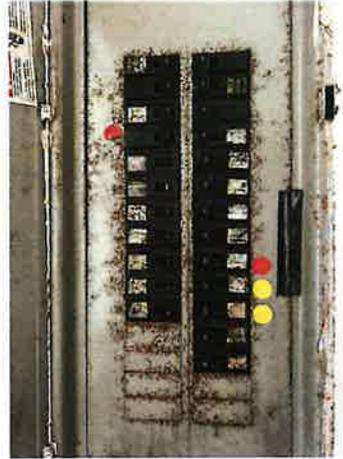
**NEW DOCK POWER SHUT-OFF SWITCH S
(SEE ONE-LINE DIAGRAM KEYNOTE 6)**



ONE LINE DIAGRAM



EXISTING PANELBOARD (SEE ONE-LINE DIAGRAM KEYNOTE 1)



LIGHT FIXTURE MOUNTING DIAGRAM

1. DRILL 1/2" OR 3/4" HOLE IN COVER PLATE FOR WIRING AND INSERT RUBBER GROMMET TO PROTECT WIRING.
2. DRILL CLEARANCE HOLE IN COVER PLATE FOR #6-32 SCREW.
3. ATTACH LIGHT ASSEMBLY TO COVER PLATE WITH #6-32 X 1/2" STAINLESS STEEL PANHEAD SCREW, LOCKWASHER AND NUT.
4. ATTACH LIGHT ASSEMBLY AND COVER TO BOX WITH STAINLESS STEEL JUNCTION BOX SCREW.
5. INSTALL STAINLESS STEEL JUNCTION BOX SCREW THROUGH COVER INTO JUNCTION BOX.

ONE LINE DIAGRAM KEYNOTES

1. EXISTING PANELBOARD "X" (ACTUAL DESIGNATION UNKNOWN) IN BUILDING SHOWN IN ELECTRICAL SITE PLAN. CIRCUIT BREAKER IN POSITION 20 IS EXISTING; ALL OTHERS NEW - PROVIDE CIRCUIT BREAKERS WITH INTERRUPTING CAPACITY MATCHING EXISTING BRANCH CIRCUIT BREAKERS.
2. EXISTING MAXIMUM DEMAND DATA UNAVAILABLE. DETERMINE EXISTING LOAD PER NEC 220.87(1) EXCEPTION TO VERIFY THE EXISTING LOAD PLUS 125% OF THE NEW LOAD DOES NOT EXCEED THE AMPACITY OF THIS PANEL OR ITS UPSTREAM FEEDERS.
3. PHOTOCCELL, INTERMATIC ELC4136 OR EQUAL.
4. CIRCUITS "X"-20,25,27,29 W/ #2G, 1-1/2" PVC - CIRCUITS DERATED TO 70% FOR 8 CURRENT-CARRYING WIRES IN SAME RACEWAY.
5. 24V, 96W, 0-10V DIMMING CLASS 2 POWER SUPPLY (KLIK MISTIK #LP096WPTRNDJIM) IN LOCKABLE NEMA 4X SS WATERTIGHT ENCLOSURE 6x4x12" (KLIK MISTIK #LPNEMAENCLR). CONTINUE WITH 2#12, #12G, 1/2" C ON SECONDARY SIDE OF TRANSFORMER.
6. EMERGENCY POWER OFF SWITCH, MAINTAINED CONTACTS, TURN TO RESET, YELLOW, SURFACE MOUNT WITH WEATHERPROOF SHIELD, SAFETY TECHNOLOGY INTERNATIONAL SS2 WITH BACKBOX OR EQUAL.
7. LIGHTING CONTACTOR, SQUARE D SMW4-V02 OR EQUAL.
8. 60A/1P, 240V, NEMA 4X 316 SS ENCL.
9. SURGE PROTECTIVE DEVICE, 80 KA/PHASE, 120/240V, SQUARE D HEPD90 OR EQUAL.
10. 30A/1P, 240V, NEMA 4X 316 SS ENCL.



www.cphcorp.com
A Full Service
A & E Firm
Architects
Engineers
Environmental
Landscape Architects
M/E/P
Planners
Structural
Surveyors
Traffic / Transportation

Offices in:
• Florida
• Puerto Rico
• Connecticut
• Maryland



DESIGNED BY	JCB
CHECKED BY	AMM
APPROVED BY	KCB
SUB NO.	2401164
DATE	03/02/2006

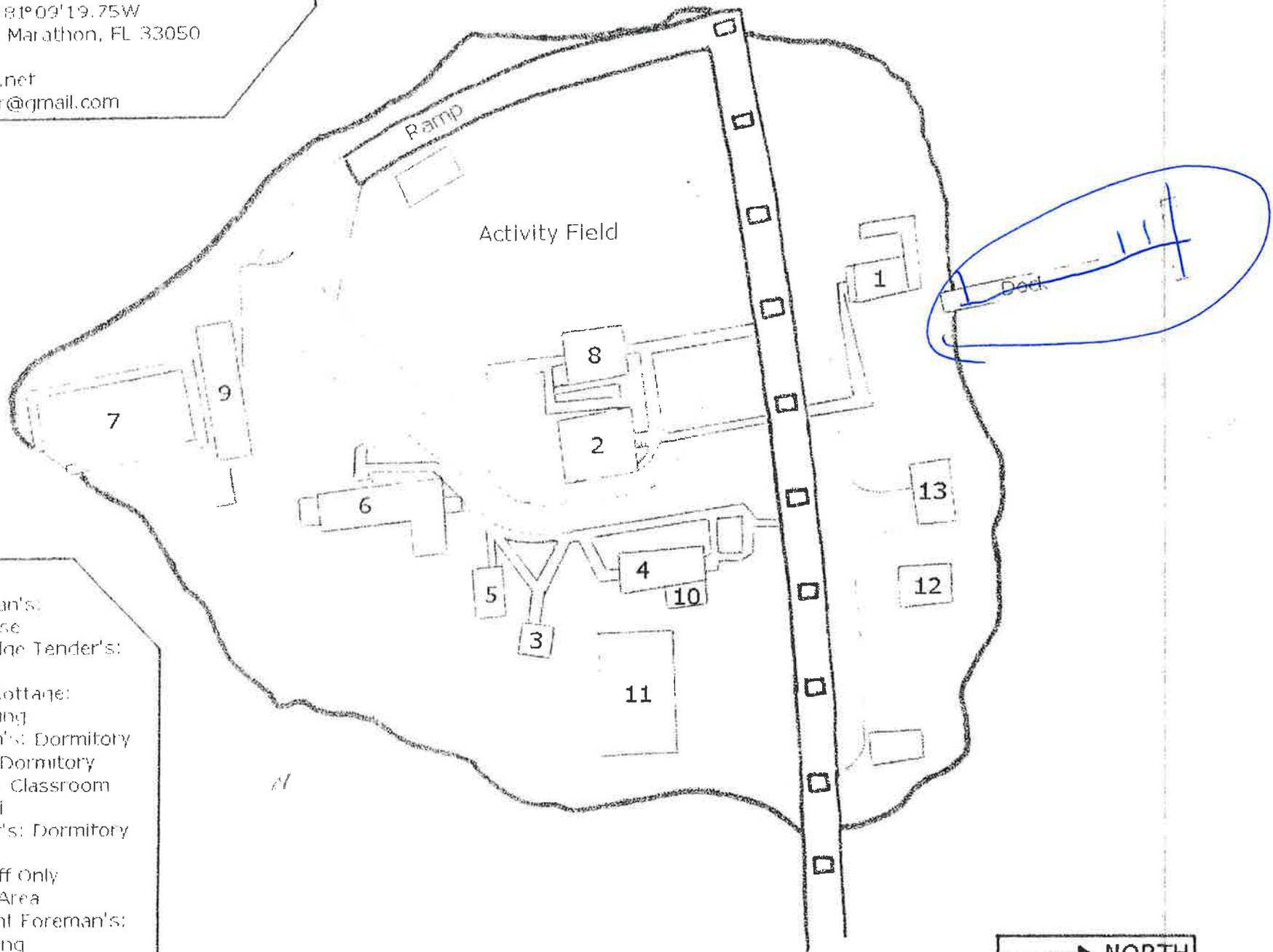
Plan Prepared By
CPH Consulting, LLC
1100 Overseas Highway
Monroe, LA 70502
PH: 225-234-4660
FAX: 225-234-4661
E-mail: info@cphe.com
www.cphcorp.com
License No. 12454

ELECTRICAL DIAGRAMS
MONROE COUNTY
PIGEON KEY DOCK IMPROVEMENTS
1100 OVERSEAS HIGHWAY
MONROE, FLORIDA 70502





Pigeon Key Foundaton & Marine Science Center
 24°42'14.5 N ~ 81°09'19.75W
 P.O. Box 500130 Marathon, FL 33050
 305-743-5999
 www.pigeonkey.net
 pigeonkeycarrier@gmail.com



KEY

- 1. Bridge Foreman's: Guest House
- 2. Assistant Bridge Tender's: Museum
- 3. Honeymoon Cottage: Staff Housing
- 4. Paint Foreman's: Dormitory
- 5. Commissary: Dormitory
- 6. Section Gang: Classroom
- 7. Saltwater Pool
- 8. Bridge Tender's: Dormitory
- 9. Solar Array
- 10. Kitchen: Staff Only
- 11. Tent/Dining Area
- 12. Assistant Paint Foreman's: Staff Housing
- 13. Education Shed: Staff Only

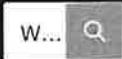
→ NORTH

#1 Home Improvement Retailer



Marathon 10PM

33050



Marathon 10PM

33050



Menu



Quotes



Lists



Kelly

... / Decking / Deck Boards / Composite Decking Boards / Trex Composite Decking Boards

Internet # 310568861 Model # RH010612E2G01 UPC Code # 652835289718 Store SKU # 1004642358

Customers Also Viewed



Deckorators Vista 1 in. x 6 in. x 16 ft. Driftwood Gray Square Edge...

★★★★★ (9)

\$89⁶⁸ (\$12.23/sq.ft.)



Deckorators Voyage 1 in. x 6 in. x 12 ft. Tundra Gray Grooved Edge...

★★★★★ (5)

\$84⁰⁰ (\$15.27/sq.ft.)

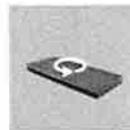
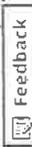
Sponsored



NewTechWood Cortes Plus 0.88 in. x 5.43 in. x 8 ft. Rustic and Wood...

★★★★★ (3)

\$51⁶² (\$14.26/sq.ft.)



Trex

Enhance Naturals 1 in. x 6 in. x 12 ft. Rocky Harbor Grooved Edge Composite Deck Board

★★★★★ (796) Questions & Answers (380)

Covers 5.5 sq.ft.

