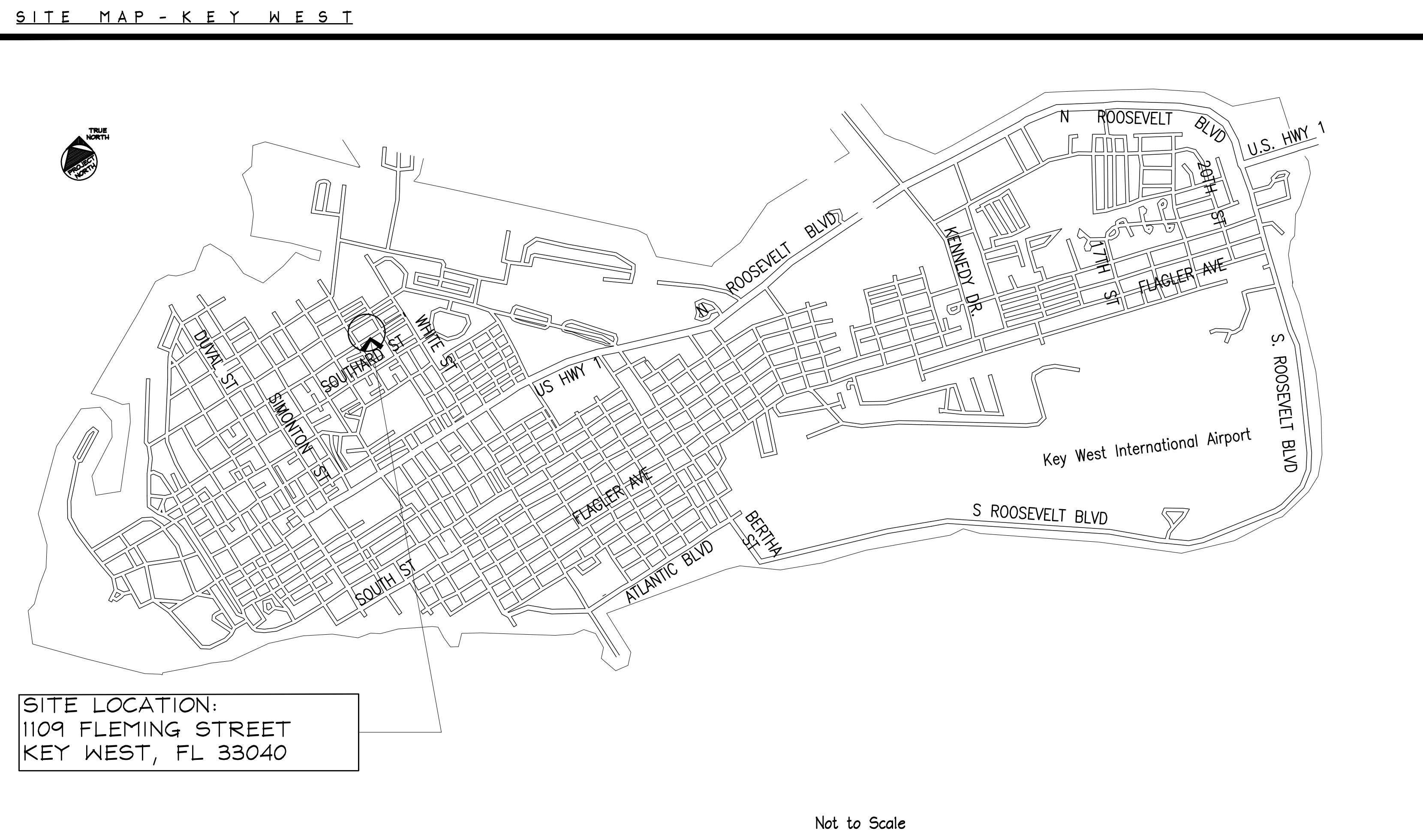


1109 FLEMING STREET

Key West Florida 33040
UPDATED HARC APPLICATION 3.24.17

SITE MAP - KEY WEST		PROJECT DIRECTORY		GENERAL NOTES																																																																																																																																																			
 <p>SITE LOCATION: 1109 FLEMING STREET KEY WEST, FL 33040</p> <p>Not to Scale</p>		<p>PROJECT: 1109 FLEMING STREET ARCHITECT'S PROJECT No.: 1642</p> <p>CONTACT: PAUL MURZYN Address: 1109 Fleming Street Key West Florida, 33040</p> <p>Tel:</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: blbender@bellsouth.net Principi: Bert L. Bender (Principal-in-Charge) Architect: Haven Burkes</p> <p>ENGINEERING CONSULTANT: STRUCTURAL: H.W. KEISTER ASSOCIATES Address: 2027 University Boulevard, North, Jacksonville, FL 32211 Tel: (904) 743-4633 Fax: (904) 744-6985 Representative: Mark J. Keister, P.E.,</p>		<p>1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:</p> <p>FLORIDA BUILDING CODE - Building 2014 EDITION FLORIDA BUILDING CODE - Existing 2014 EDITION FLORIDA BUILDING CODE - Residential 2014 EDITION FLORIDA BUILDING CODE - Plumbing 2014 EDITION FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION FLORIDA BUILDING CODE - Mechanical 2014 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION</p> <p>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).</p> <p>2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</p> <p>3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over scale.</p> <p>6. All new utilities shall be underground.</p> <p>7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</p> <p>8. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</p> <p>11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p>																																																																																																																																																			
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REFRIGERATOR	EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	TREAD(S)	EXH	EXHAUST	TYP	TYPICAL	FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE	GI	GALVANIZED IRON	VERT	VERTICAL	HORZ	HORIZONTAL	WD	WOOD	HDW	HARDWARE	WMF	WELDED WIRE FABRIC	HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER	FOC	FACE OF CONCRETE	W/O	WITHOUT	FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM			<p>TRUE NORTH</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.)</p> <p>SITE PLANS (ONCE ONLY)</p> <p>NORTH ARROWS</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>CUT DETAIL INDICATOR</p> <p>BLOWN-UP DETAIL INDICATOR</p>		<p>CROSS SECTION</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>WALL ELEVATION INDICATOR</p> <p>ROOM NUMBER INDICATOR</p> <p>DOOR OPENING INDICATOR</p> <p>WINDOW INDICATOR</p> <p>PARTITION/WALL TYPE INDICATOR</p>		<p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.</p> <p>Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.</p>	
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				<p>DESCRIPTION OF WORK:</p> <p>MAIN HOUSE: INTERIOR REMODEL, REPLACEMENT OF ALL NON-HISTORIC EXTERIOR DOORS AND WINDOWS, KITCHEN ADDITION, AND ADDITION OF NEW WRAP AROUND ONE STORY PORCH AT REAR ADDITION.</p> <p>GUEST HOUSE: INTERIOR REMODEL, NEW EXTERIOR DOORS AND WINDOWS, AND NEW TWO STORY FRONT PORCH TO REPLACE EXISTING TWO STORY PORCH.</p>																																																																																																																																																			

1109 FLEMING STREET
KEY WEST, FLORIDA

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Key West, Florida 33040
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Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No.: 1642
Date: 03/24/17

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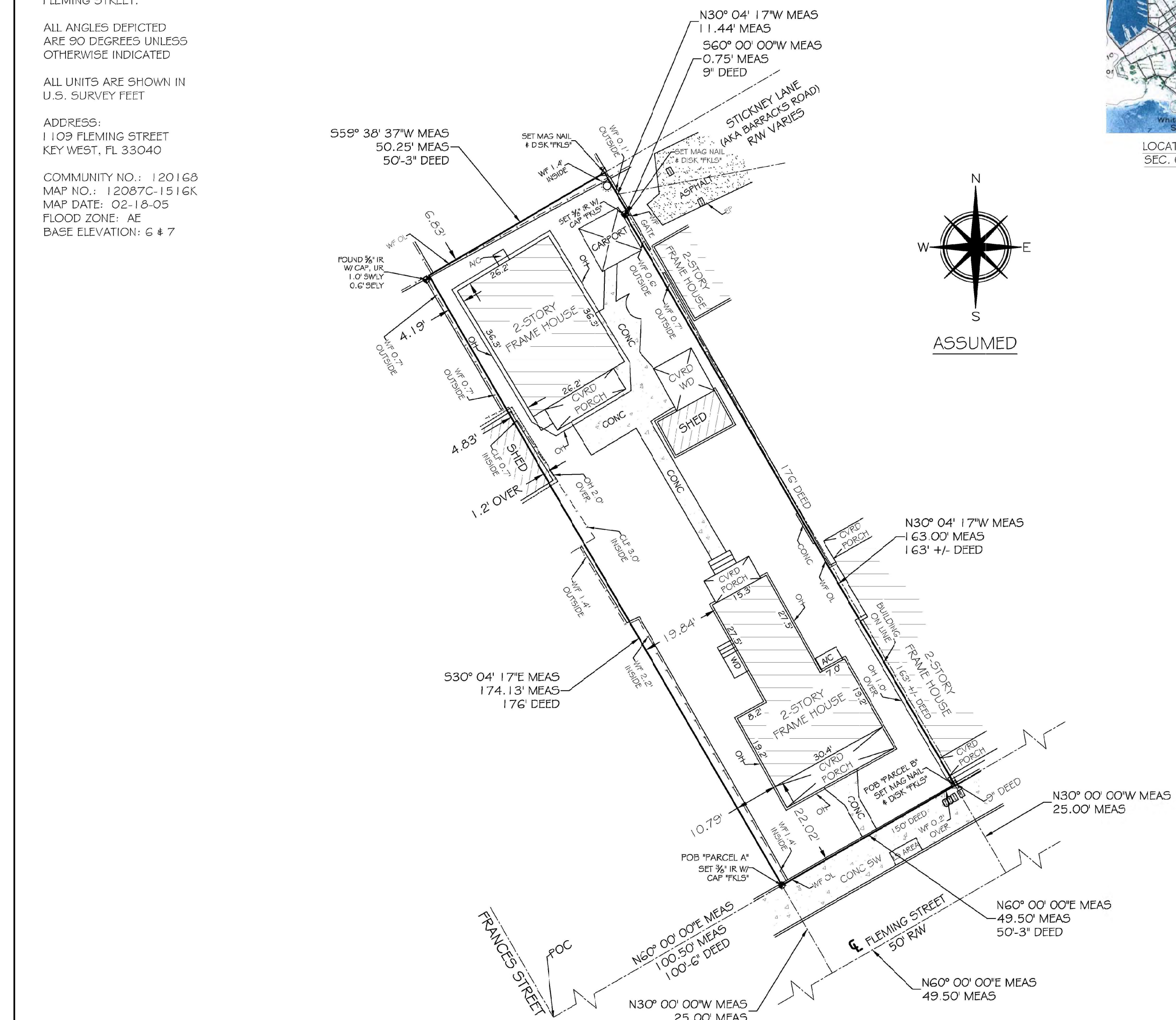
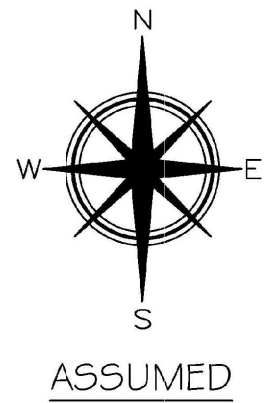
BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7



PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet; and six inches from the corner of Francis and Fleming Street; and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.W. direction fifty feet and three inches; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on William A. Whitehead's map said Island delineated in February, A.D., 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

CERTIFIED TO - Paul Murzyn;
JP Morgan Chase Bank, NA;
Smith | Oropeza | Hawks, P.L.L.;
Federal Title Insurance Agency;
Fidelity National Title;

[illegible]

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVIVOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ACQUISITION PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAP(S) OR STATUS. ADDITIONS OR DELETIONS TO SURVIVOR MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVIVOR'S OPINION OF THE DEED LINE. THE MEAN HIGH WATER LINE WAS NOT DETERMINED.

SCALE: 1"=20'	I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 151-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.
FIELD WORK DATE: 12/08/2014	
PREPARED BY: [Signature]	

A black and white illustration of a globe, centered on the Americas. The continents of North and South America are visible, surrounded by the Atlantic and Pacific Oceans. The globe is depicted with latitude and longitude lines.

**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

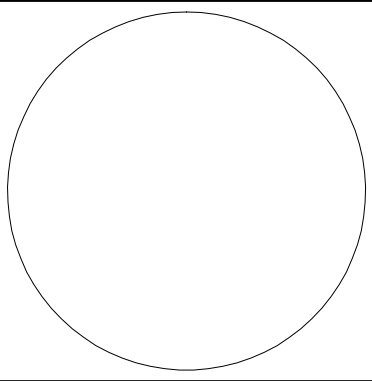
TOTAL AREA = 8,635.38 SQFT±

1 SURVEY
A1

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



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Project N° : 1642

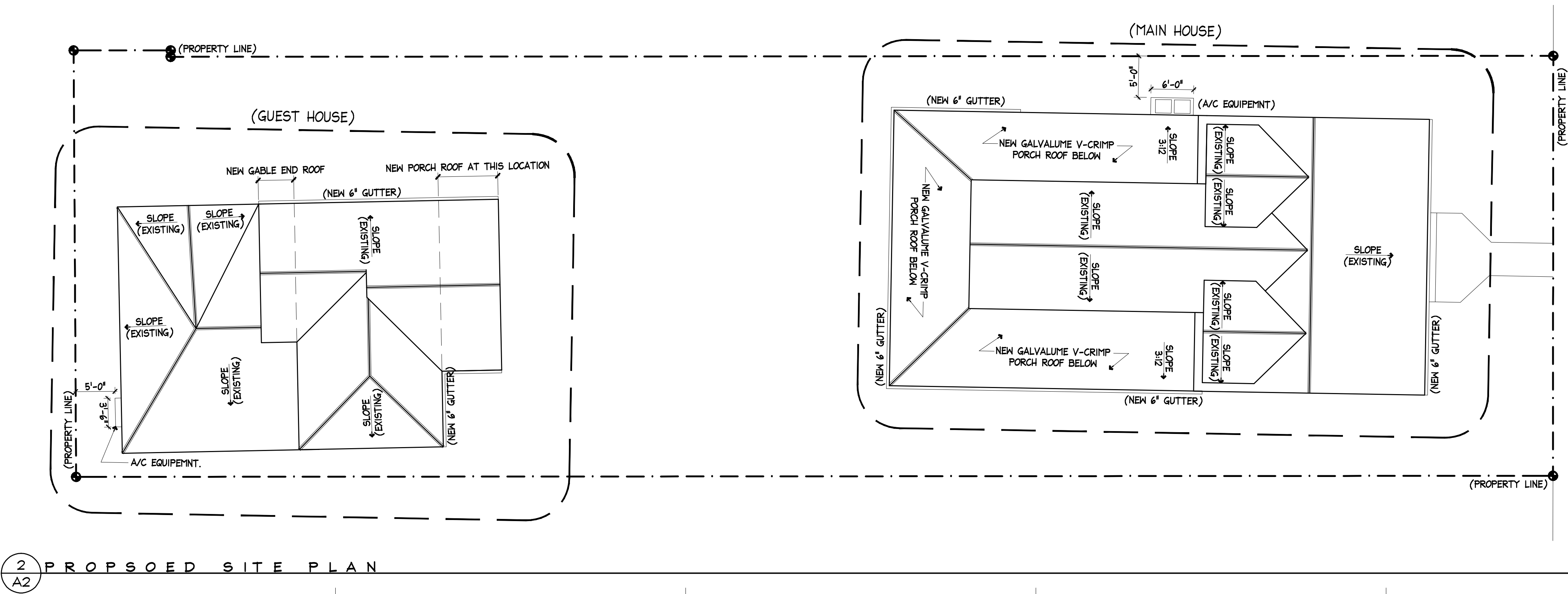
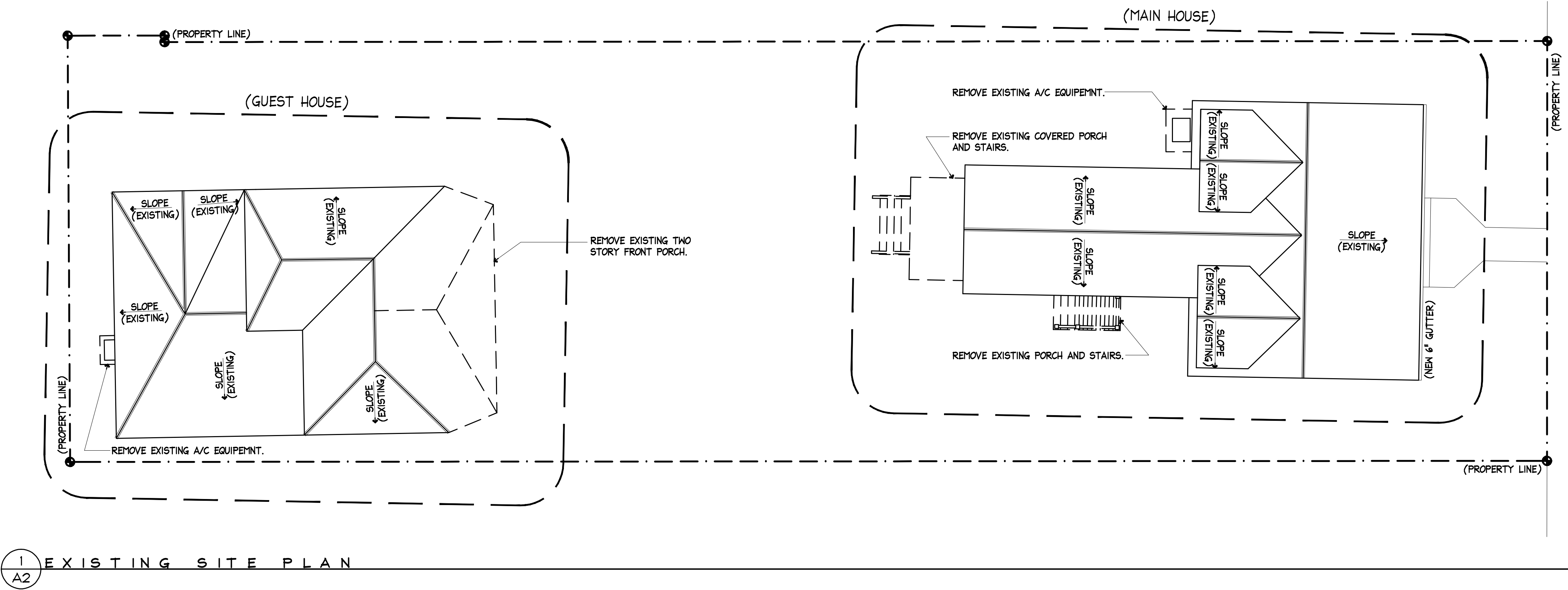
Date: 03/24/17

A1

PROJECT STATISTICS

1109 FLEMING STREET, KEY WEST, FLORIDA 33040

FEMA FLOOD ZONE	ZONE 'AE6 & AE7'		
ZONING DESIGNATION	HMDR		
LOT SIZE	8,850 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,540 S.F. MAX.	2,316 S.F.	3,075 S.F.
BUILDING HEIGHT	30'-0" MAX.	24'-6"	24'-6"
IMPERVIOUS SURFACE	5,310 S.F. MAX.	2,712 S.F.	3,200 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	6'-11" (MAIN HOUSE)	6'-11" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	4'-2" (GUEST HOUSE)	4'-2" (GUEST HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	6'-8" (GUEST HOUSE)	6'-8" (GUEST HOUSE, NO CHANGE)
OPEN SPACE (35%)	3,100 S.F. MIN.	5,634 S.F. (63.66%)	5,467 S.F. (61.77%)



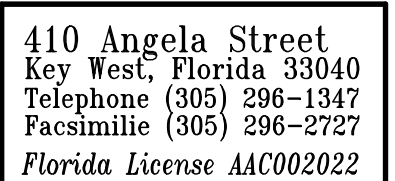
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ARCHITECTS

Project N° : 1642
Date: 03/24/17

A2

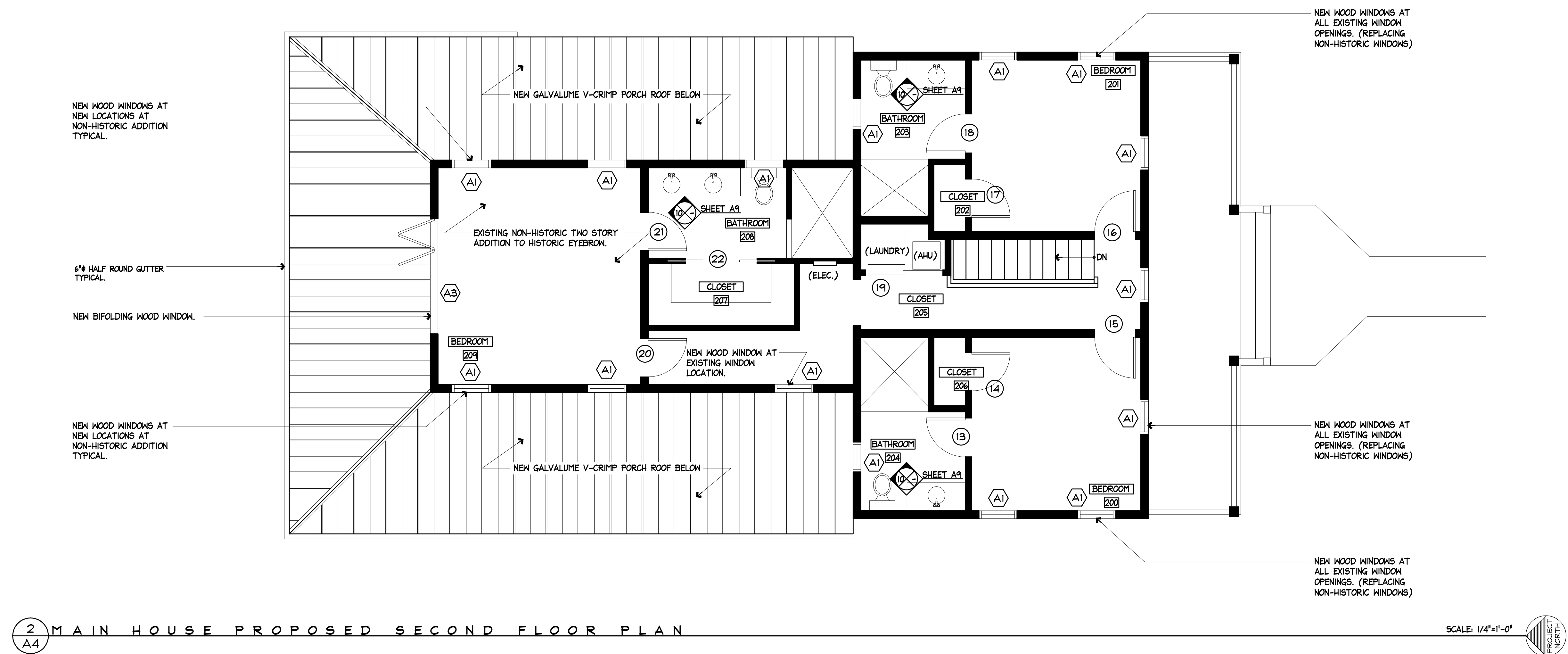
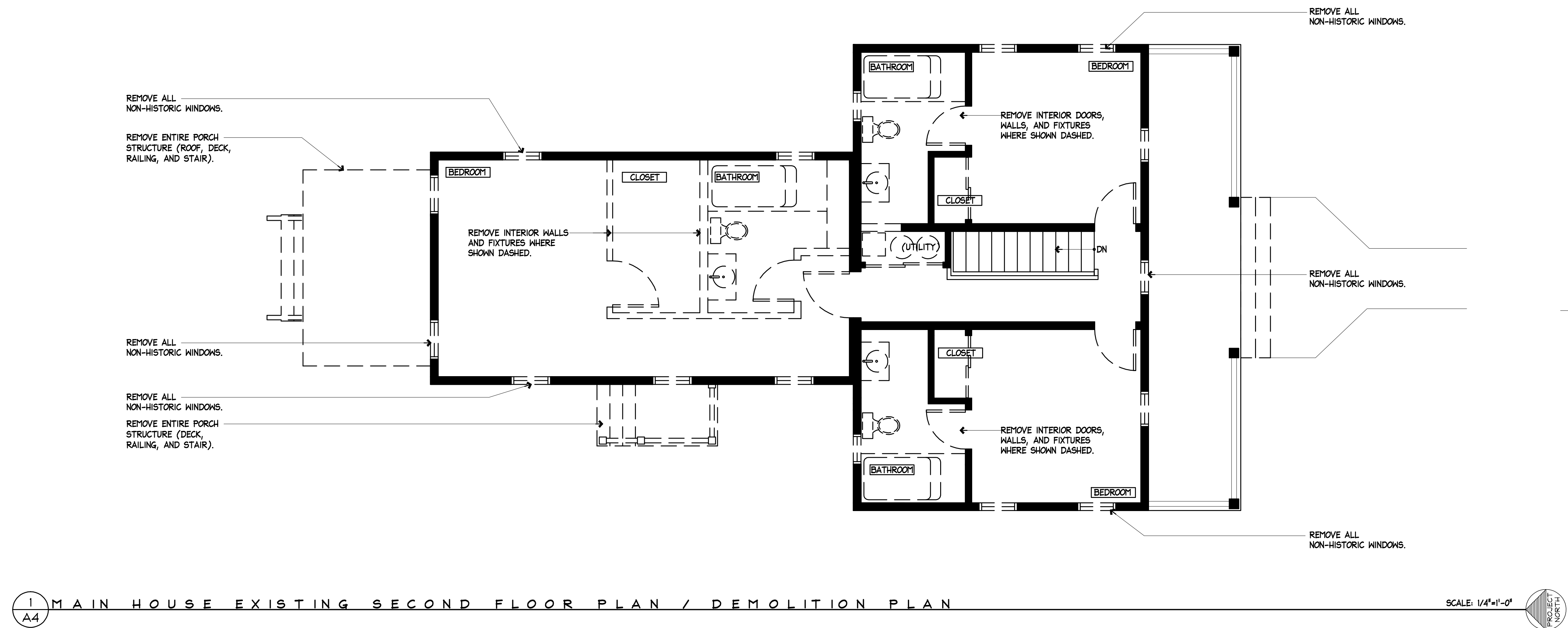


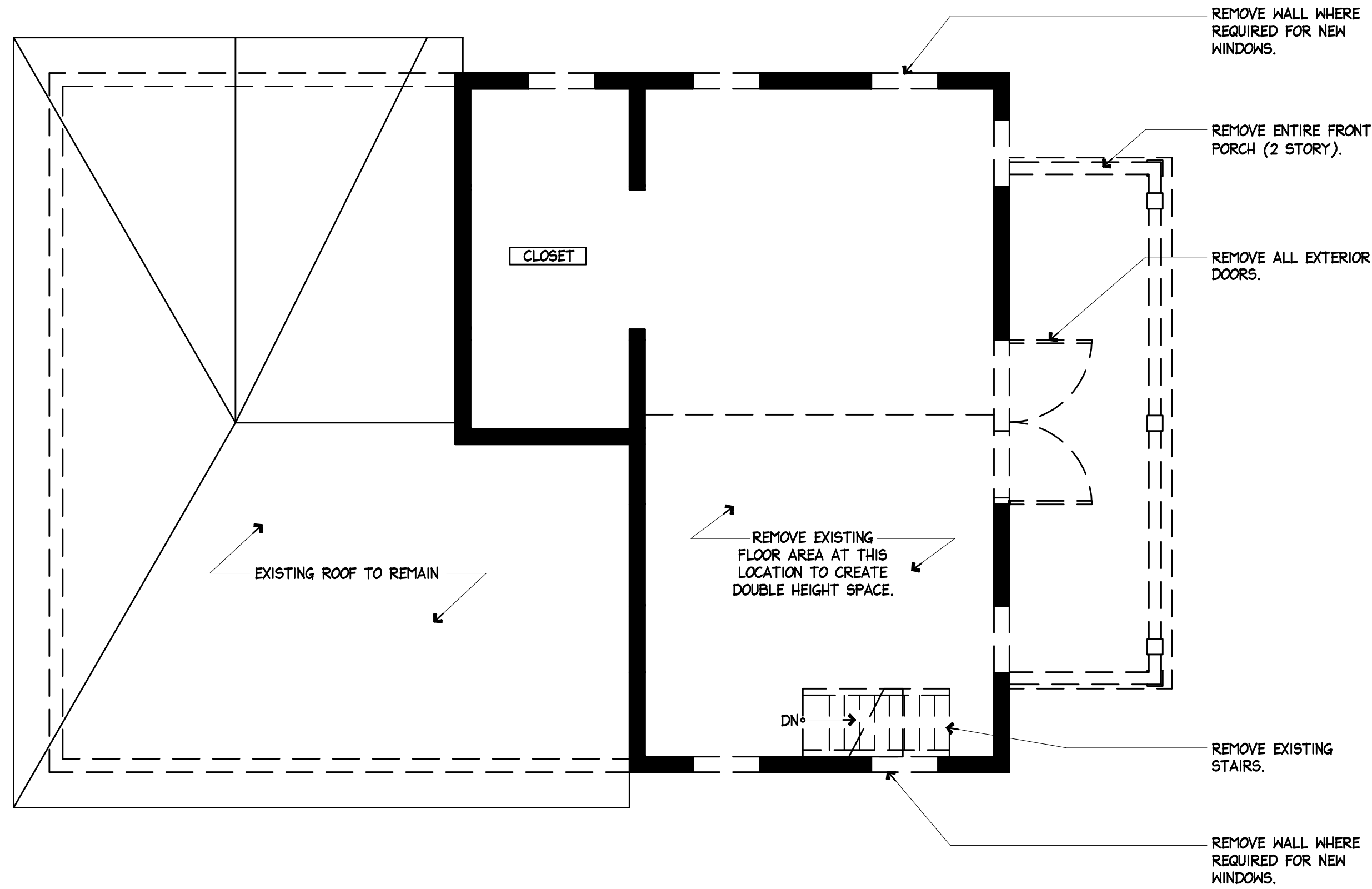
Bender & Associates
ARCHITECTS
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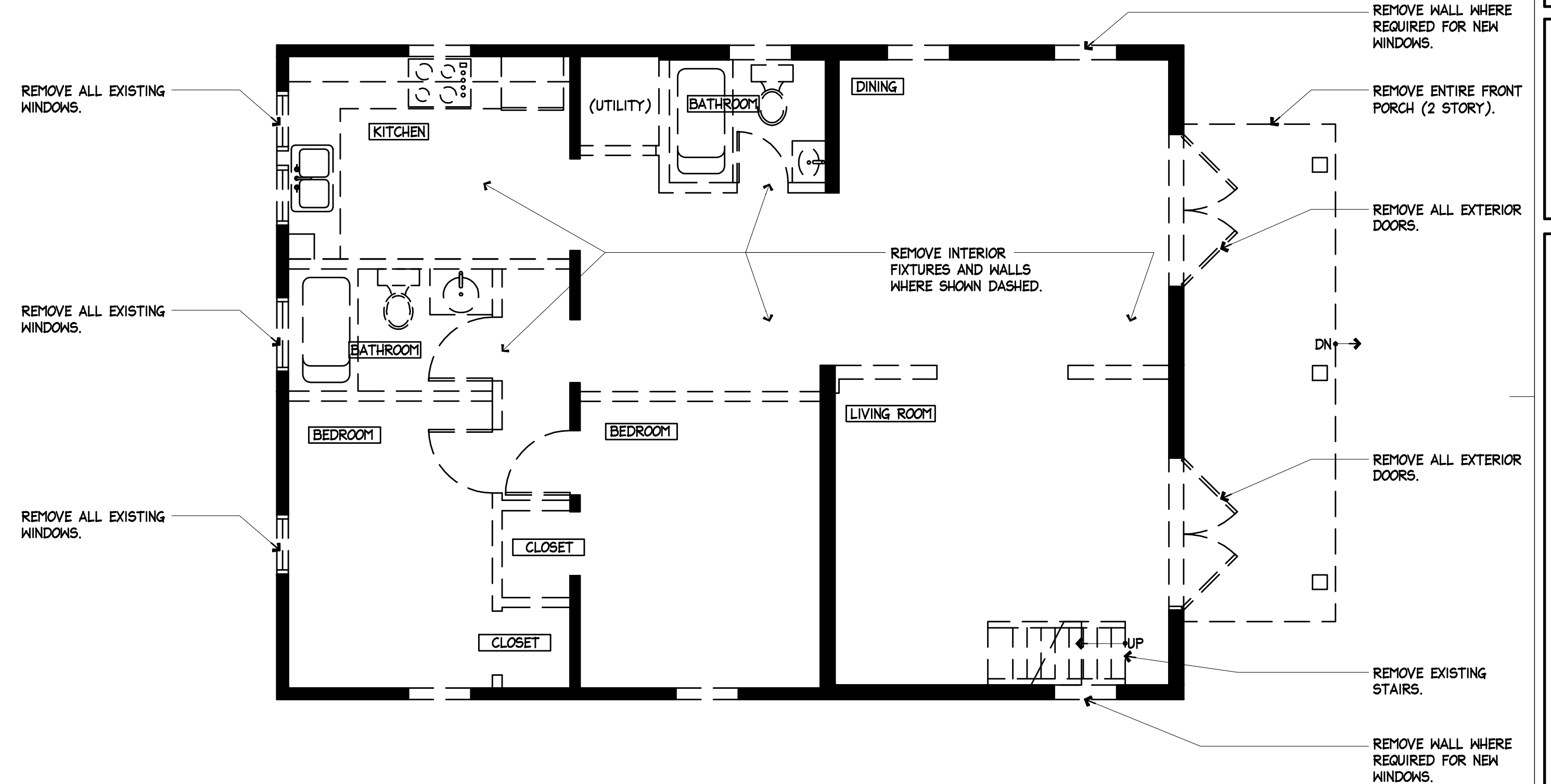
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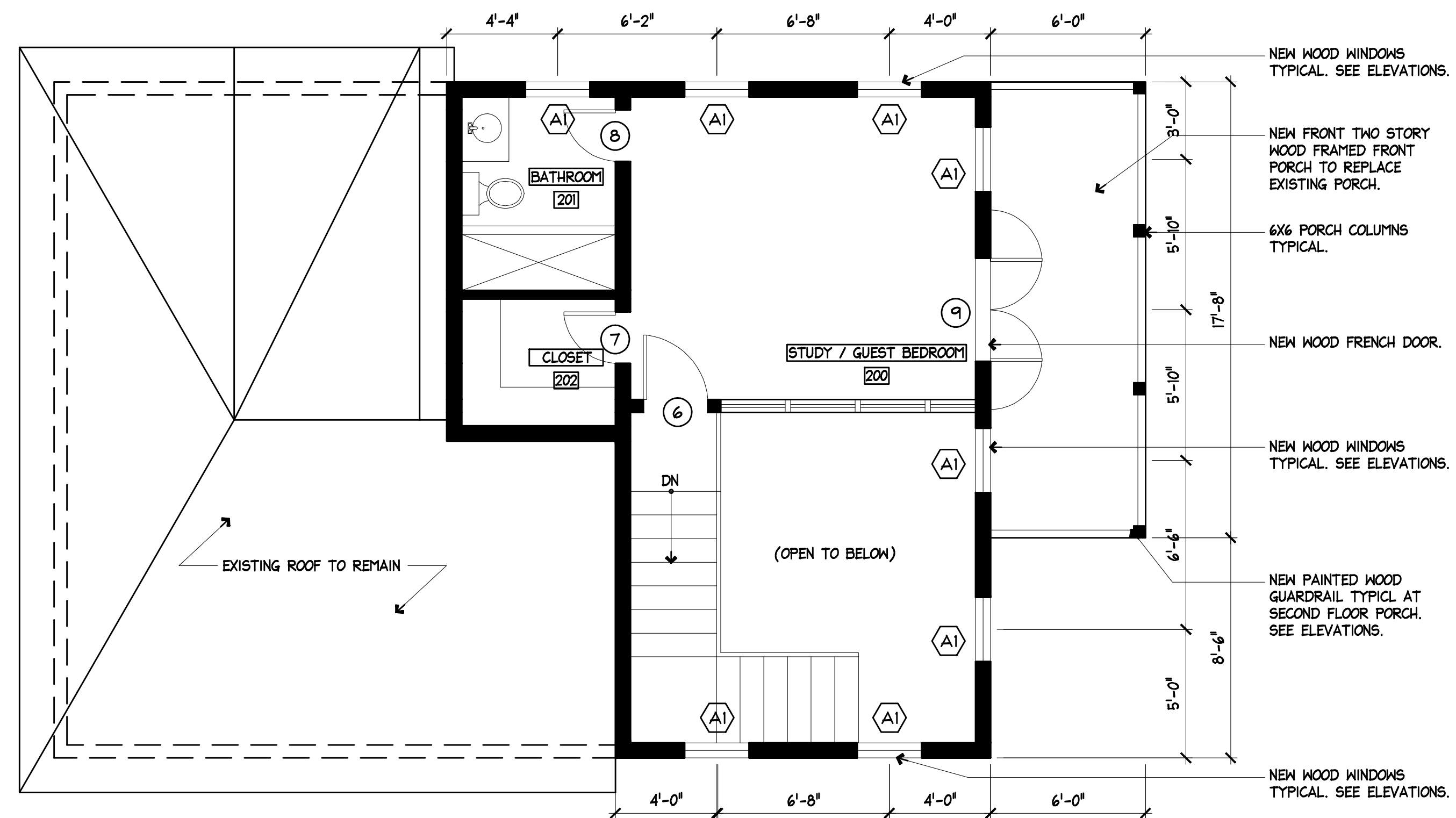




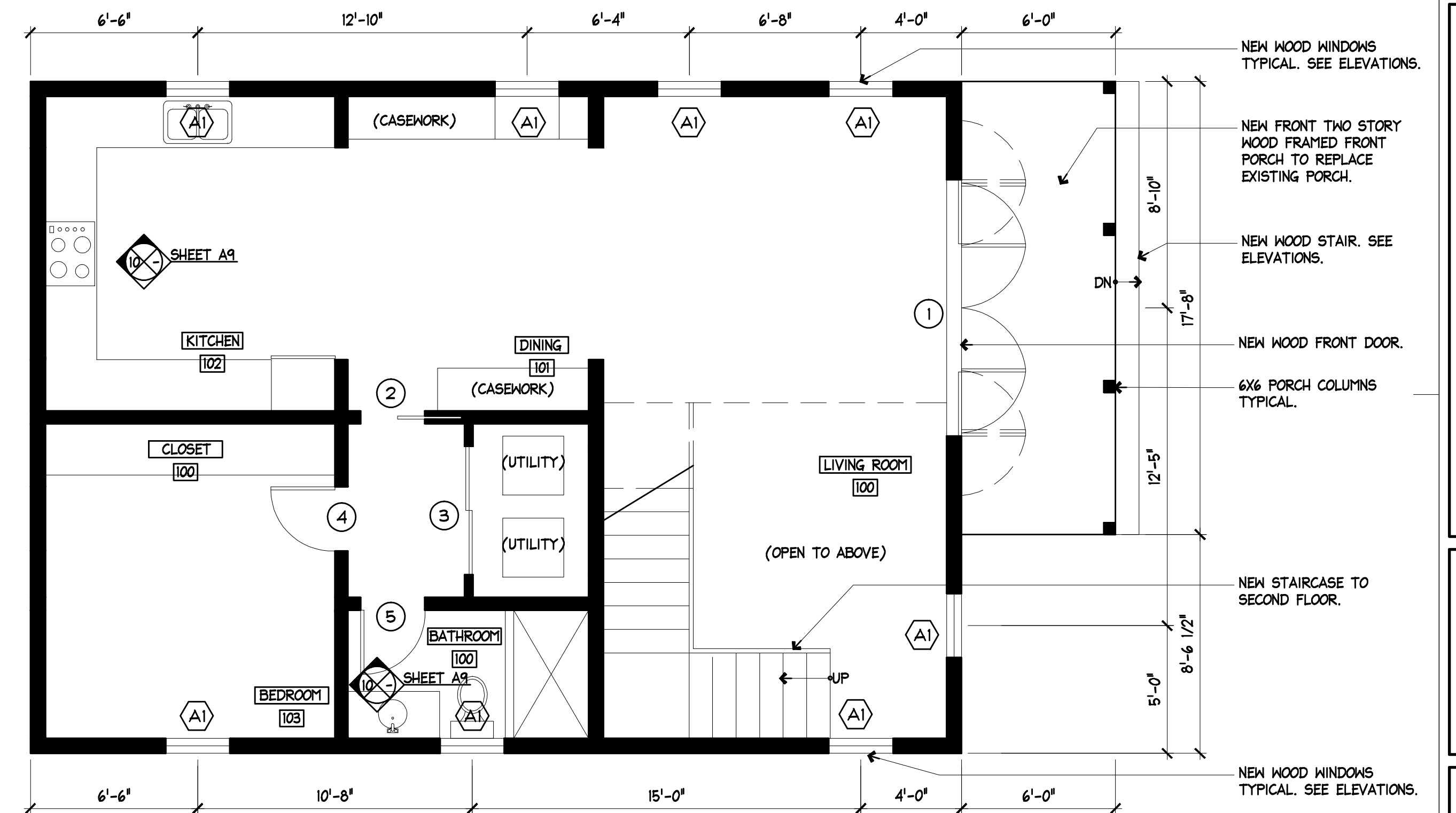
1
A5 GUEST HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



2
A5 GUEST HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



3
A5 GUEST HOUSE PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"



4
A5 GUEST HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

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Bender & Associates
ARCHITECTS
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Project N° : 1642
Date: 03/24/17

A5



1
A6 MAIN HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

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

- GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2
A6 MAIN HOUSE PROPOSED WEST ELEVATION

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

1109 FLEMING STREET
KEY WEST, FLORIDA

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Key West, Florida 33040
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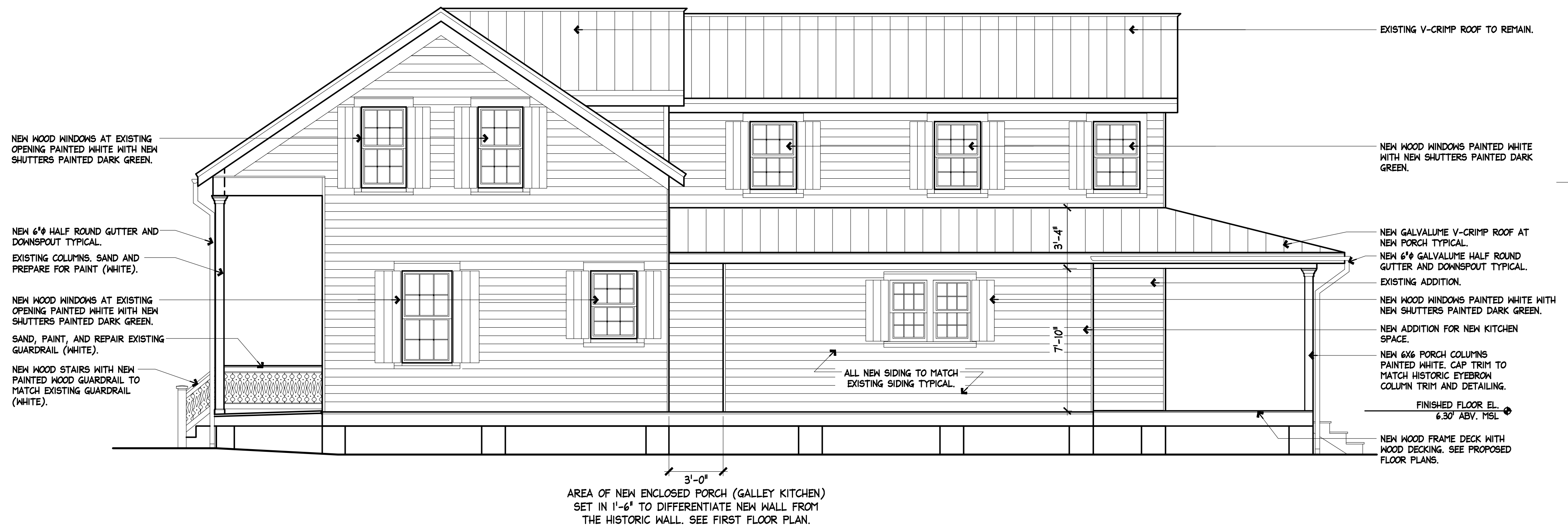
A6



1
A7 MAIN HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

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

- GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2
A7 MAIN HOUSE PROPOSED EAST ELEVATION

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

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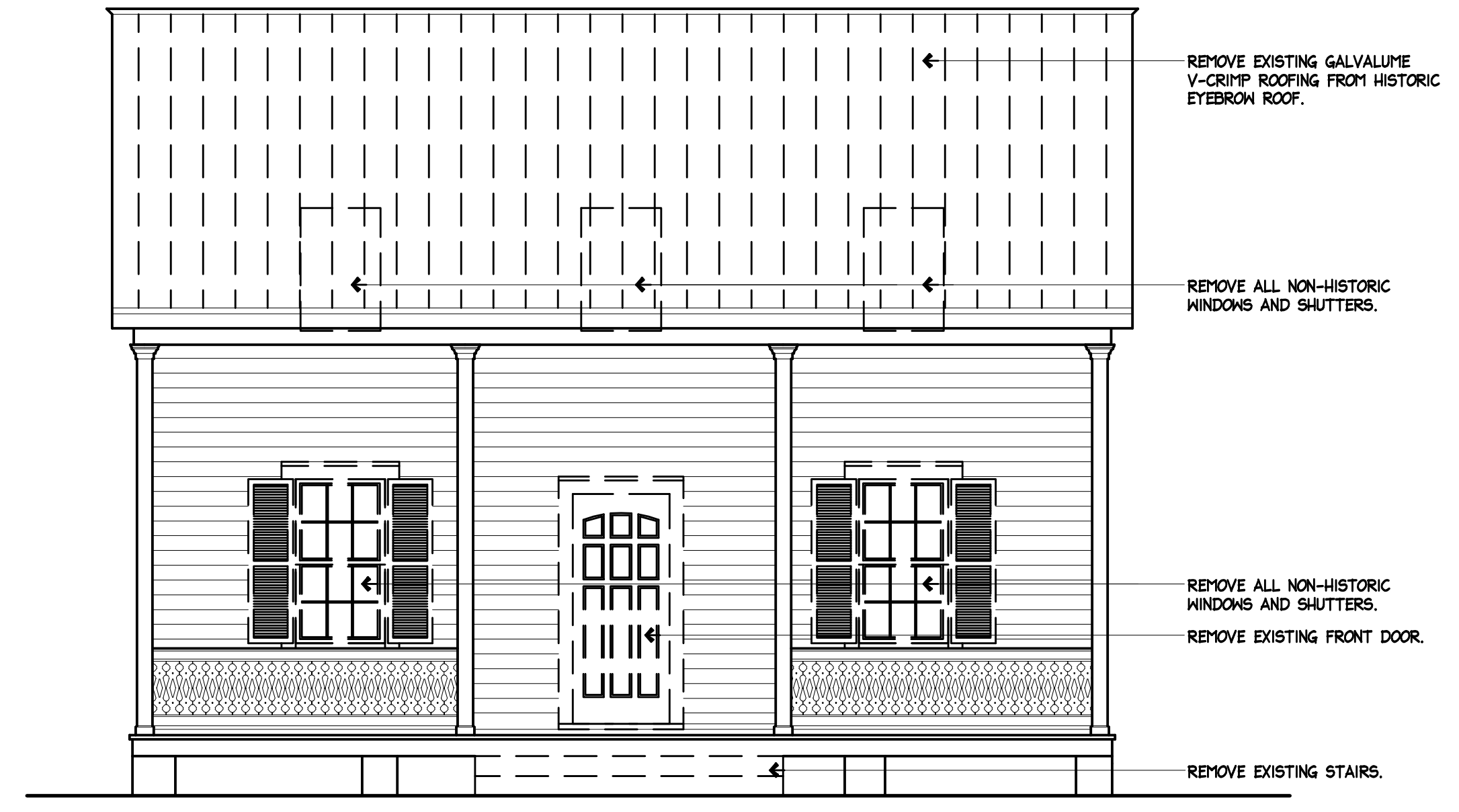
Date: 03/24/17

A7



1
A8 MAIN HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



2
A8 MAIN HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



3
A8 MAIN HOUSE PROPOSED NORTH ELEVATION

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

- GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



4
A8 MAIN HOUSE PROPOSED SOUTH ELEVATION

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

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KEY WEST, FLORIDA

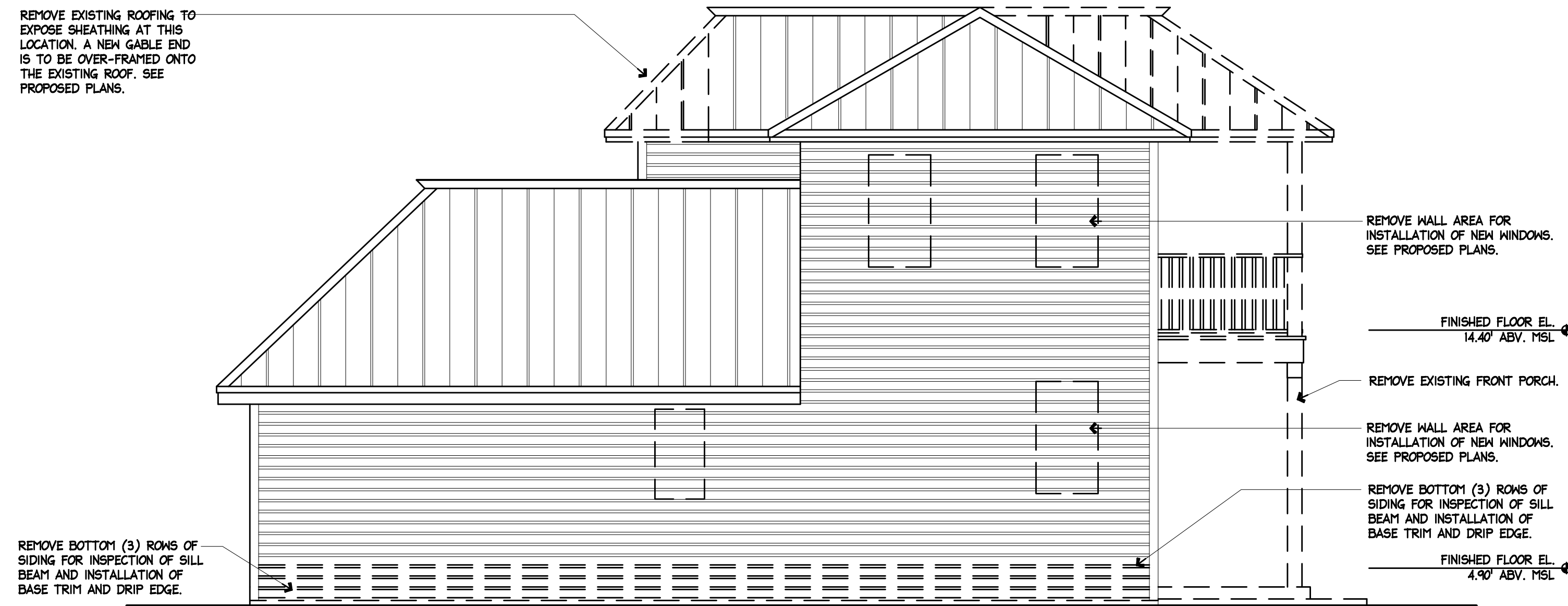
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A8



1
A9 GUEST HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

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



2
A9 GUEST HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



3
A9 GUEST HOUSE PROPOSED WEST ELEVATION

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



4
A9 GUEST HOUSE PROPOSED SOUTH ELEVATION

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

1109 FLEMING STREET
KEY WEST, FLORIDA

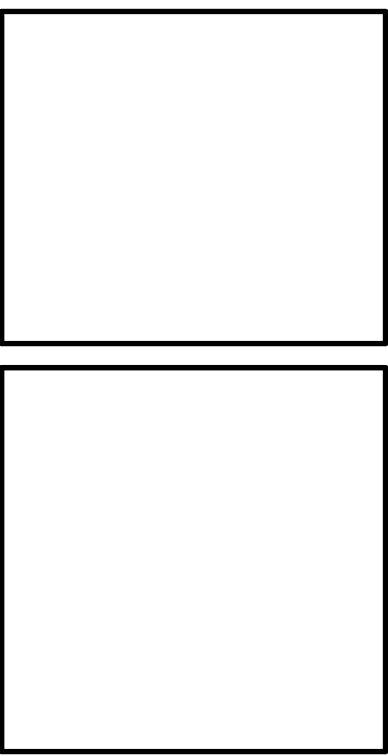
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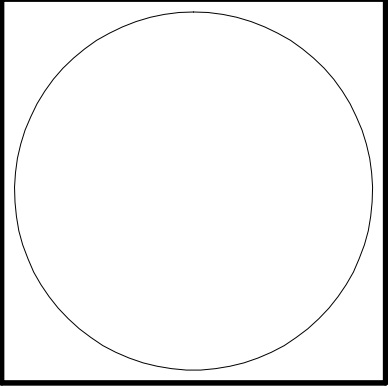
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A9



1109 FLEMING STREET
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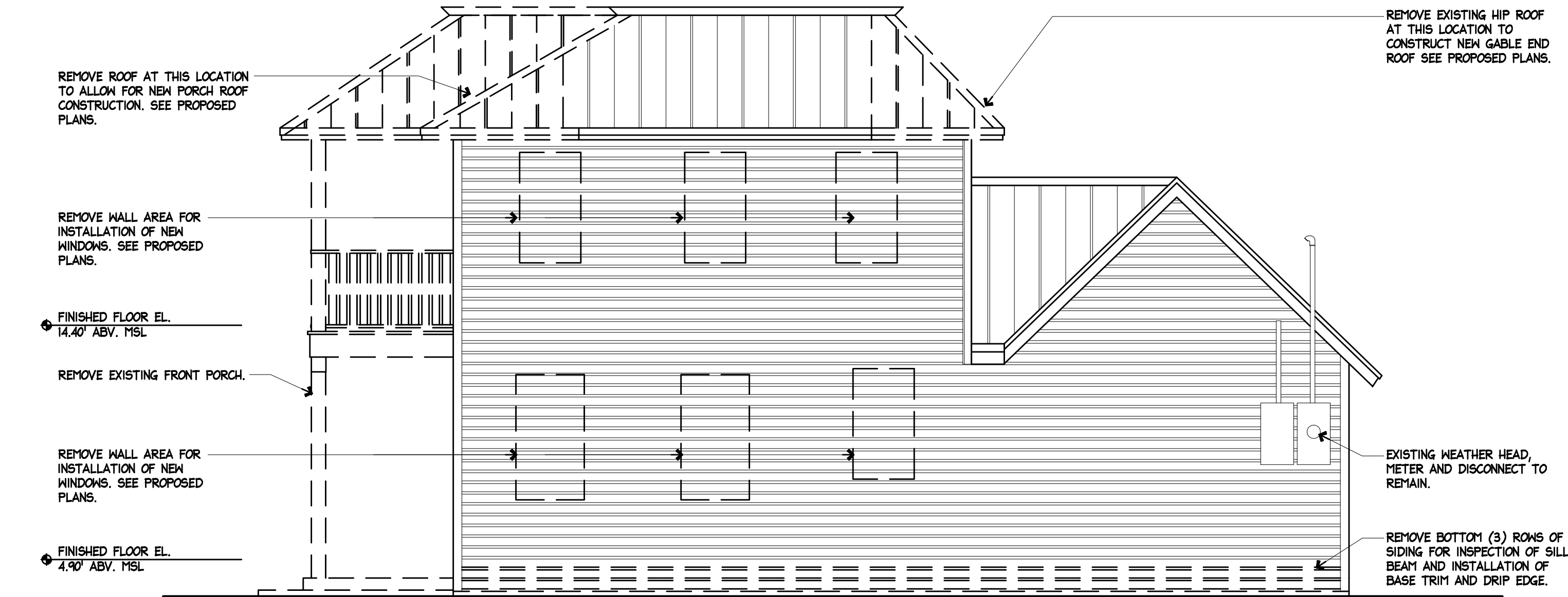


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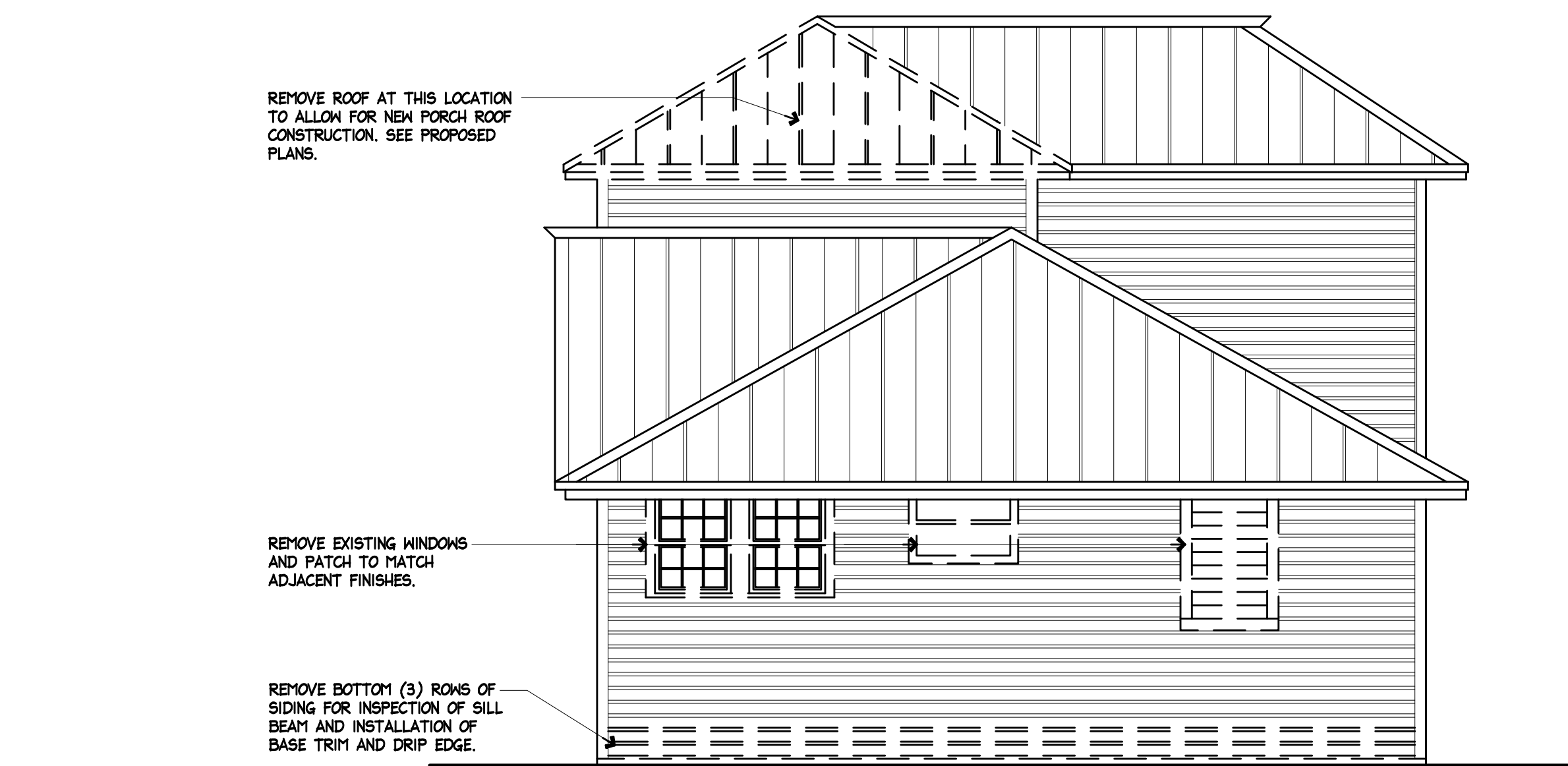
Project N° : 1642
Date: 03/24/17

A10



1
A10 GUEST HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

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



2
A10 GUEST HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

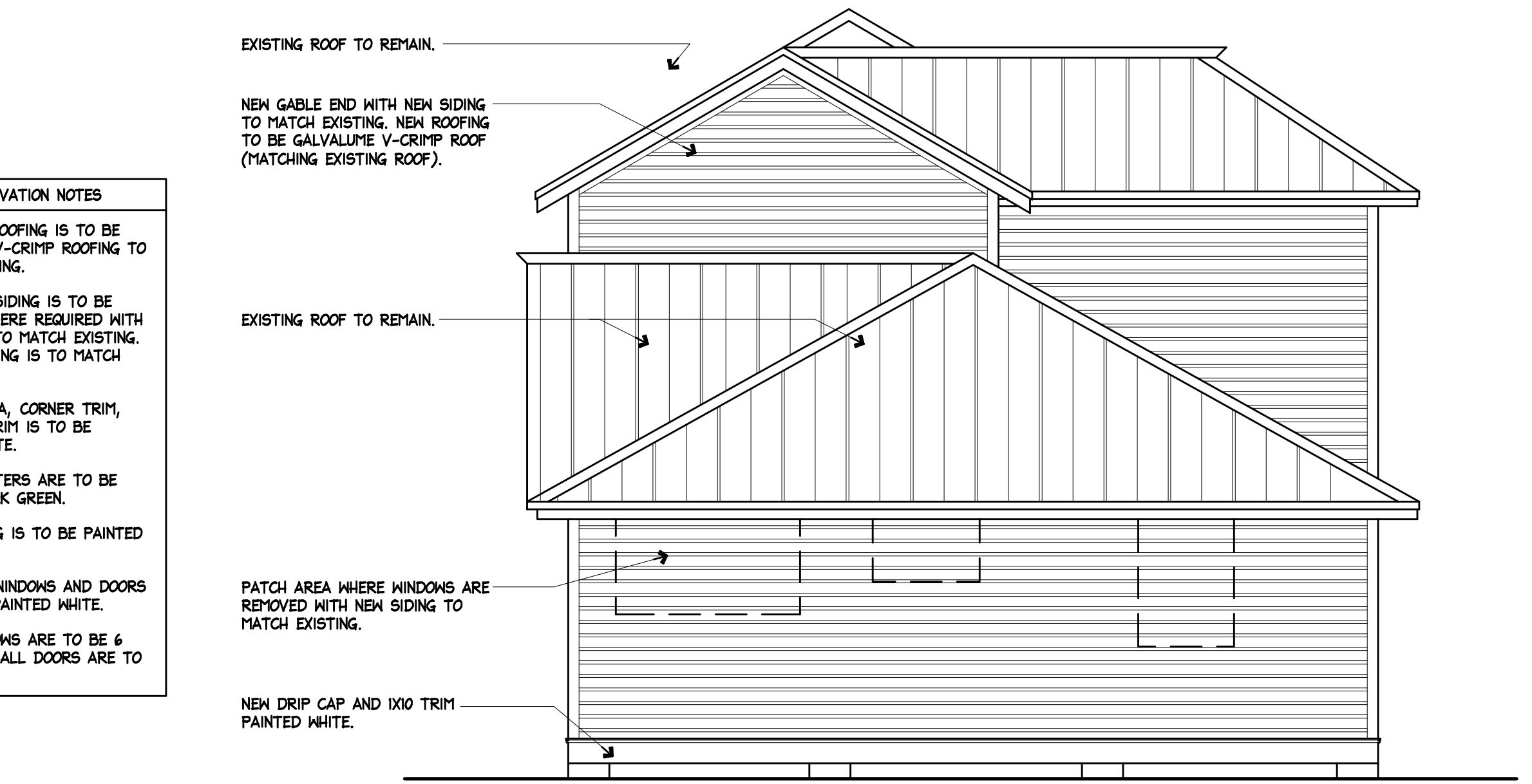
SCALE: 1/4"=1'-0"



3
A10 GUEST HOUSE PROPOSED EAST ELEVATION

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

- GENERAL ELEVATION NOTES
1. ALL NEW ROOFING IS TO BE GALVALUME V-CRIMP ROOFING TO MATCH EXISTING.
 2. EXISTING SIDING IS TO BE REPAIRED WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING IS TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 7. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL DOORS ARE TO BE 10 LITE.



4
A10 GUEST HOUSE PROPOSED NORTH ELEVATION

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