

SITE DATA

SITE ADDRESS: 3725 PAULA AVE, KEY WEST, FL 33040
 RE: 0054896-00000
 ZONING: SF (SINGLE FAMILY)
 FLOOD ZONE: AE7
 F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1509 SUFFIX K, DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 34-67-25
 LEGAL DESCRIPTION: BK 3 LT 17 REPLAT OF BLOCK 3 PEARLMAN ESTATES KW PB3-171
 SETBACKS: FRONT 20 FT, SIDE 5 FT, STREET SIDE 7.5 FT REAR 25 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph, 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA
 SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS

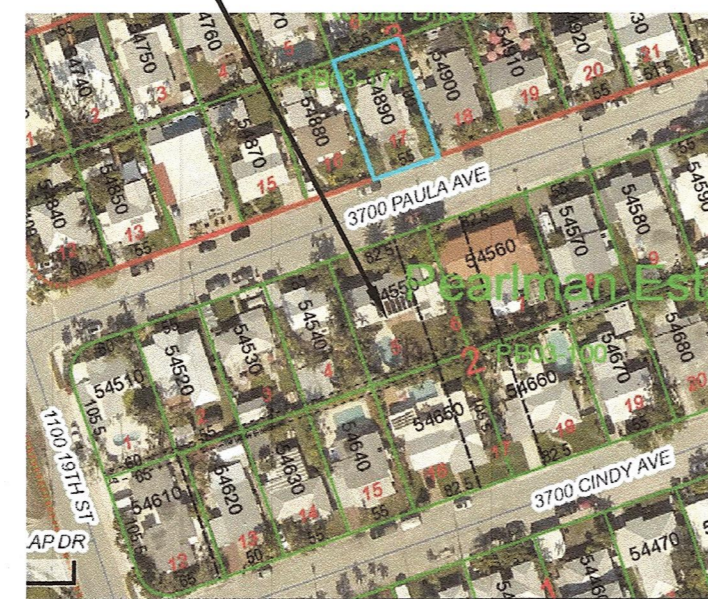
GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

SITE

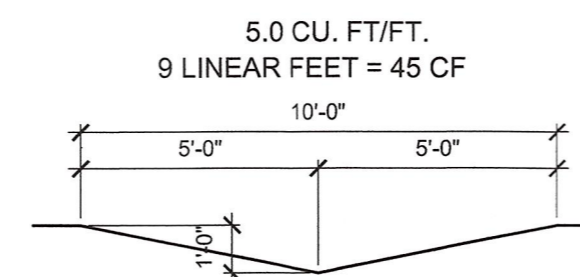


3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

VARIANCE APPLICATION

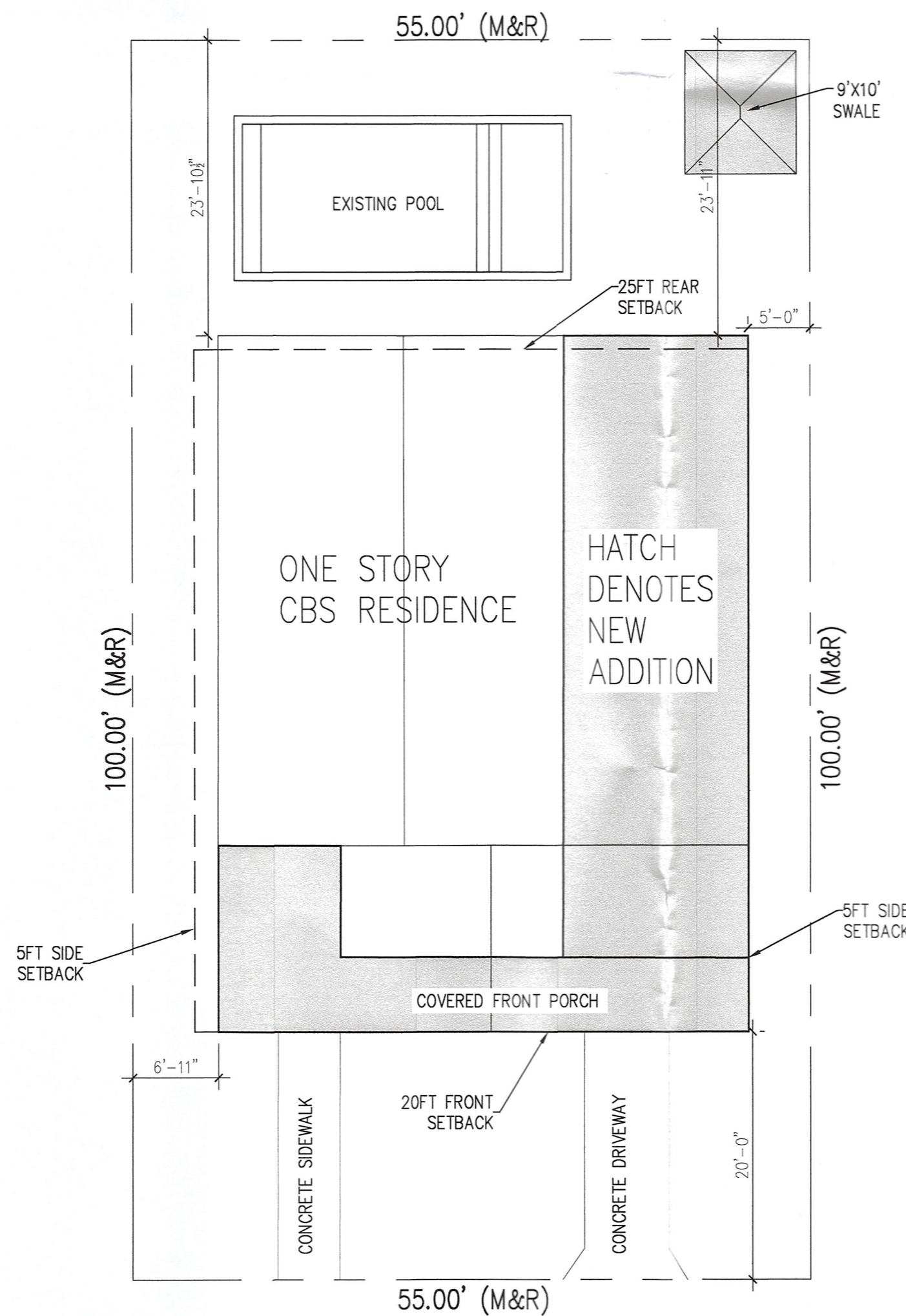
SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....5,500 SQ. FT.
 NEW IMPERVIOUS COVERAGE:
 NEW ADDITION.....425 SF
 CUBIC FT. REQUIRED 425 X .208 = 88.4 CF, 50% CREDIT
 CUBIC FT. REQUIRED 44.2 CF
 CUBIC FT. PROVIDED.....45 CF

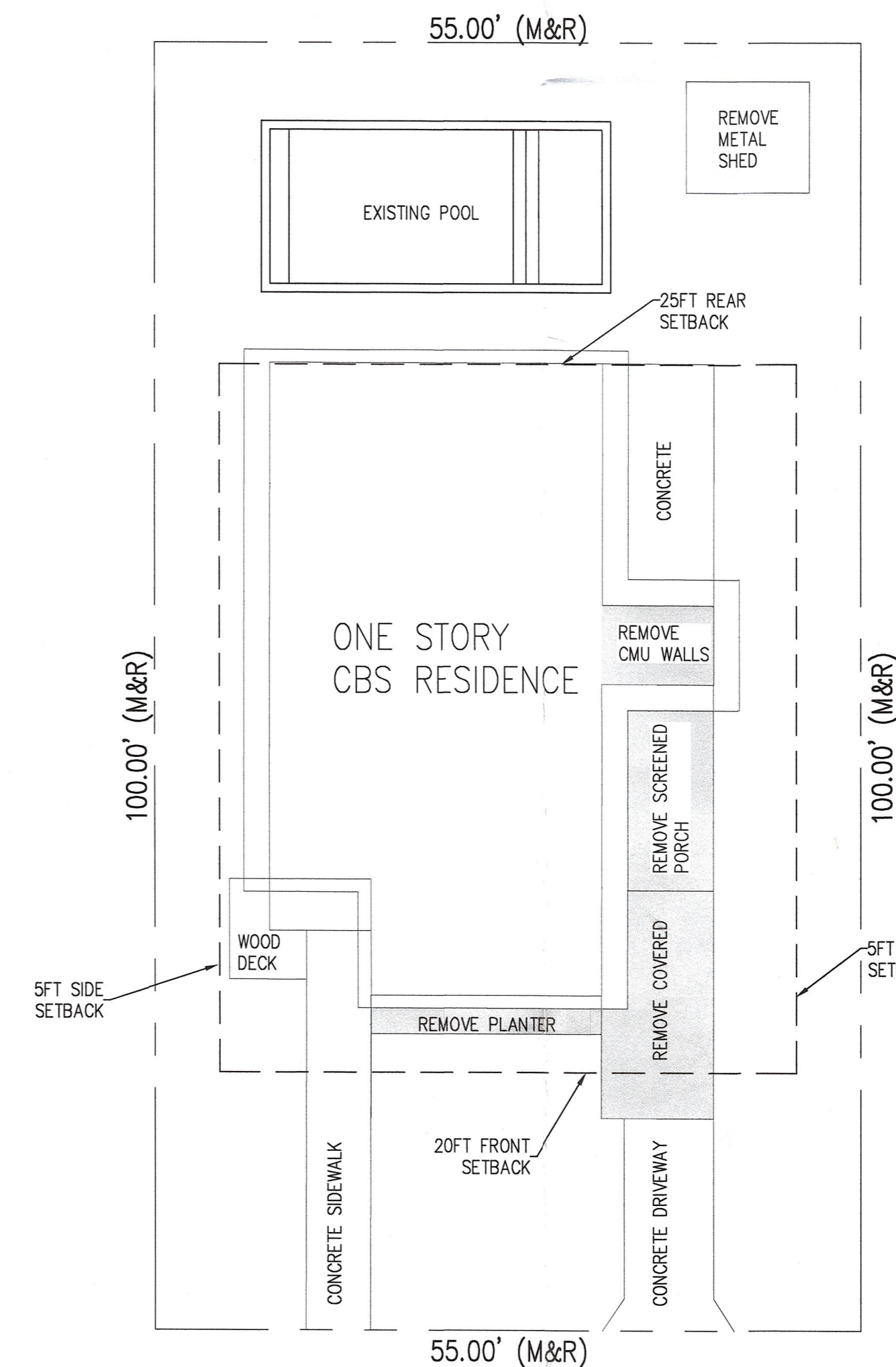


PROJECT DATA FOR ADDITION

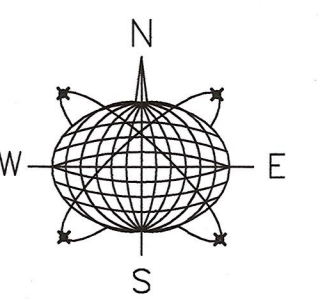
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.				
SETBACKS:				
FRONT	20'	16'-5 1/2"	20'	NONE
LEFT SIDE	7'-11"	7'-11"	5'	NONE
RIGHT SIDE	5'	10'-5 1/2"	5'	NONE
REAR	23'-10 1/2"	23'-10 1/2"	25'	YES
LOT SIZE	NO CHANGE	5,500 SQ. FT.	6000 SQ.FT.	NONE
BUILDING COVERAGE	2,418 SQ. FT. 43.9%	1,870 SQ. FT. 34%	35% MAX	YES
FLOOR AREA	1,895 SQ. FT. .344	1,255 SQ. FT. .228	1.0	NONE
BUILDING HEIGHT	N/A	N/A	25' MAX	NONE
IMPERVIOUS AREA	3,021 SQ. FT. 54.9%	2,596 SQ. FT. 47.2%	50% MAX	YES
OPEN SPACE	2,479 SQ. FT. 45%	2,873 SQ. FT. 52.2%	35% MIN	NONE



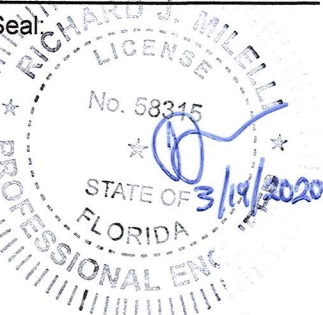
2 PROPOSED SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3283 fax: 293-4899



RICHARD J. MILELLI
 PE #58315

General Notes:

VARIANCE APPLICATION

3725 PAULA AVE.
 KEY WEST, FL

Drawn By: JMT
 Checked By: RJM
 Project No. Scale: AS NOTED
 AutoCad File No.

Revisions:

Title:
 COVER SHEET AND SITE PLANS

Sheet Number:
CS-1

Date: 3-19-2020