

Plans

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE7
 F.I.R.M. - COMMUNITY #125129; PANEL #1716; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW PT LOTS 1 & 4 SQR 20 E1-161 E6-198

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

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GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. 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.
5. 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.
6. 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.
7. 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.)
8. 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.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 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.
10. 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 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. 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.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. 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.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS

- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- GARAGE ROOM NAME AND ROOM NUMBER
- DETAIL OR SECTION AREA
- DETAIL OR SECTION NUMBER
- SHEET# WHERE DETAIL IS SHOWN
- DETAIL OR SECTION NUMBER
- SECTION
- SHEET# WHERE DETAIL IS SHOWN
- SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

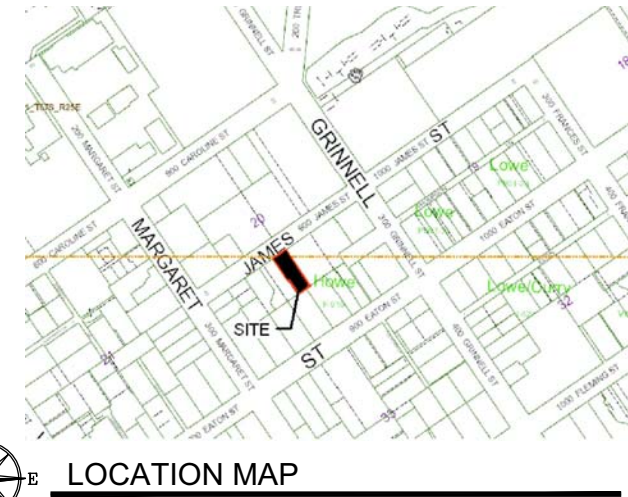
- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

ABBREVIATIONS

- & @ AND AT 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
- P.T. PRESSURE TREATED
- SF. SQUARE FOOT/FEET
- T & G TONGUE AND GROOVE
- WWM WELDED WIRE MESH

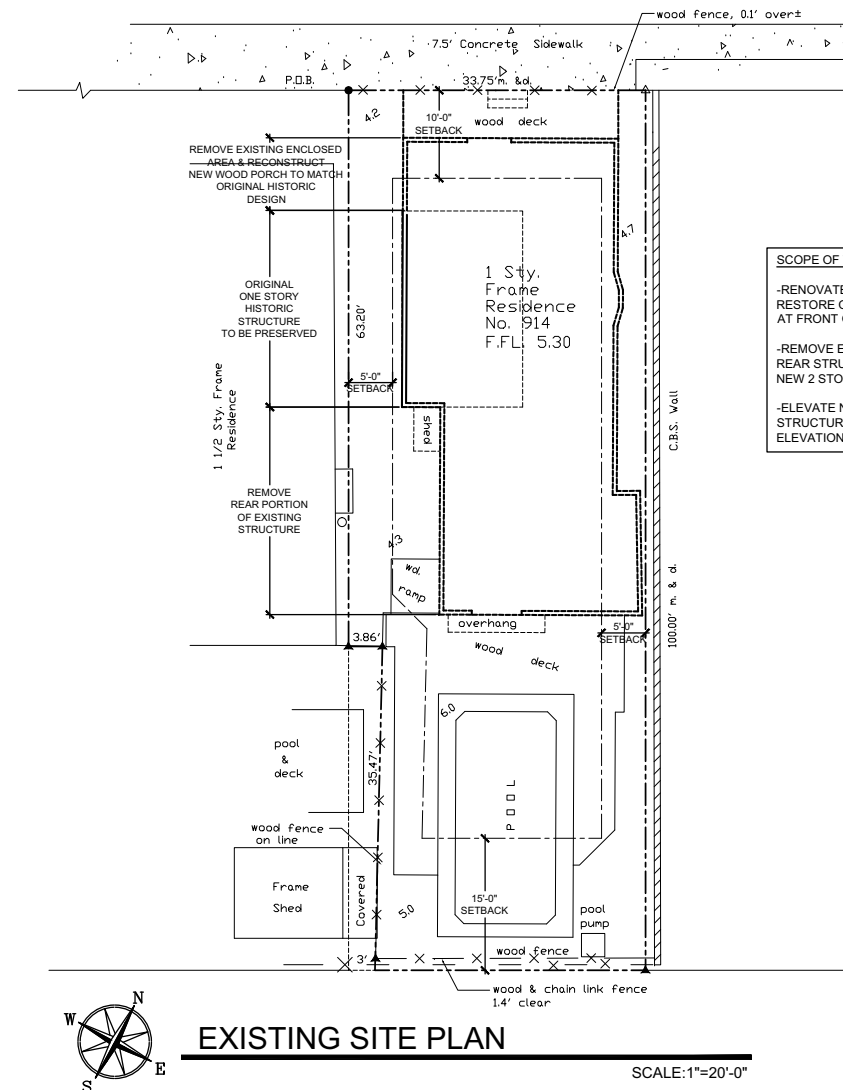
HARRIS RESIDENCE

914 JAMES STREET KEY WEST, FLORIDA



SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	UNCHANGED
LOT SIZE	3248 SF	3248 SF	3248 SF	UNCHANGED
BUILDING AREA	1301 SF	1301 SF	1215 SF	REDUCED
BUILDING COVERAGE %	40%	40%	37%	REDUCED
IMPERVIOUS COVERAGE	1726 SF	1948 SF	1871 SF	COMPLIES
IMPERVIOUS COVERAGE %	53%	60%	58%	COMPLIES
BUILDING HEIGHT	<25'-0"	30'-0"	27'-6"	COMPLIES
FRONT SETBACK	5'-5"	10'-0"	10'-0"	COMPLIES
EAST SIDE SETBACK	0'-5"	5'-0"	5'-6"	COMPLIES
WEST SIDE SETBACK	6'-0"	5'-0"	5'-6"	COMPLIES
REAR SETBACK	38'-5"	15'-0"	33'-4"	COMPLIES

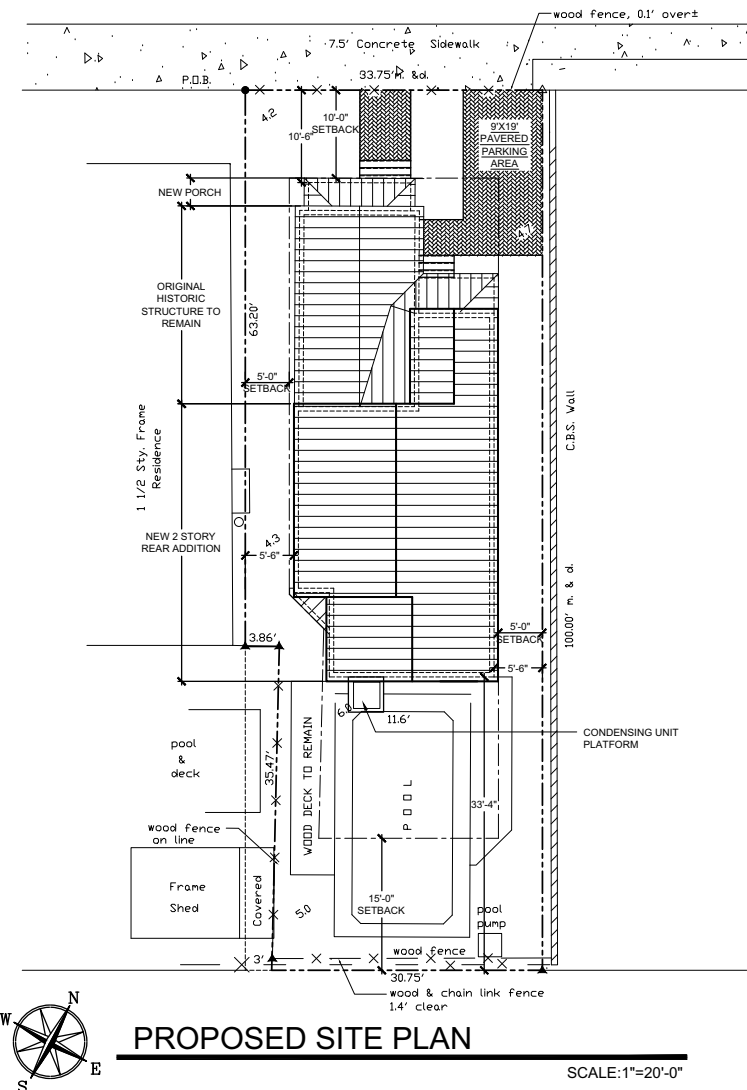
JAMES STREET



SCOPE OF WORK:

- RENOVATE EXISTING STRUCTURE TO RESTORE ORIGINAL HISTORIC DESIGN AT FRONT OF PROPERTY.
- REMOVE EXISTING NON-CONFORMING REAR STRUCTURE AND REPLACE WITH NEW 2 STORY ADDITION AT REAR
- ELEVATE NEW AND EXISTING STRUCTURES ABOVE BASE FLOOD ELEVATION

JAMES STREET



SeaTech Inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9993
 C.A. #28984

PAUL R. SEMMES
 P.E.#41137 DATE: _____

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 KEY WEST, FLORIDA

REVISIONS

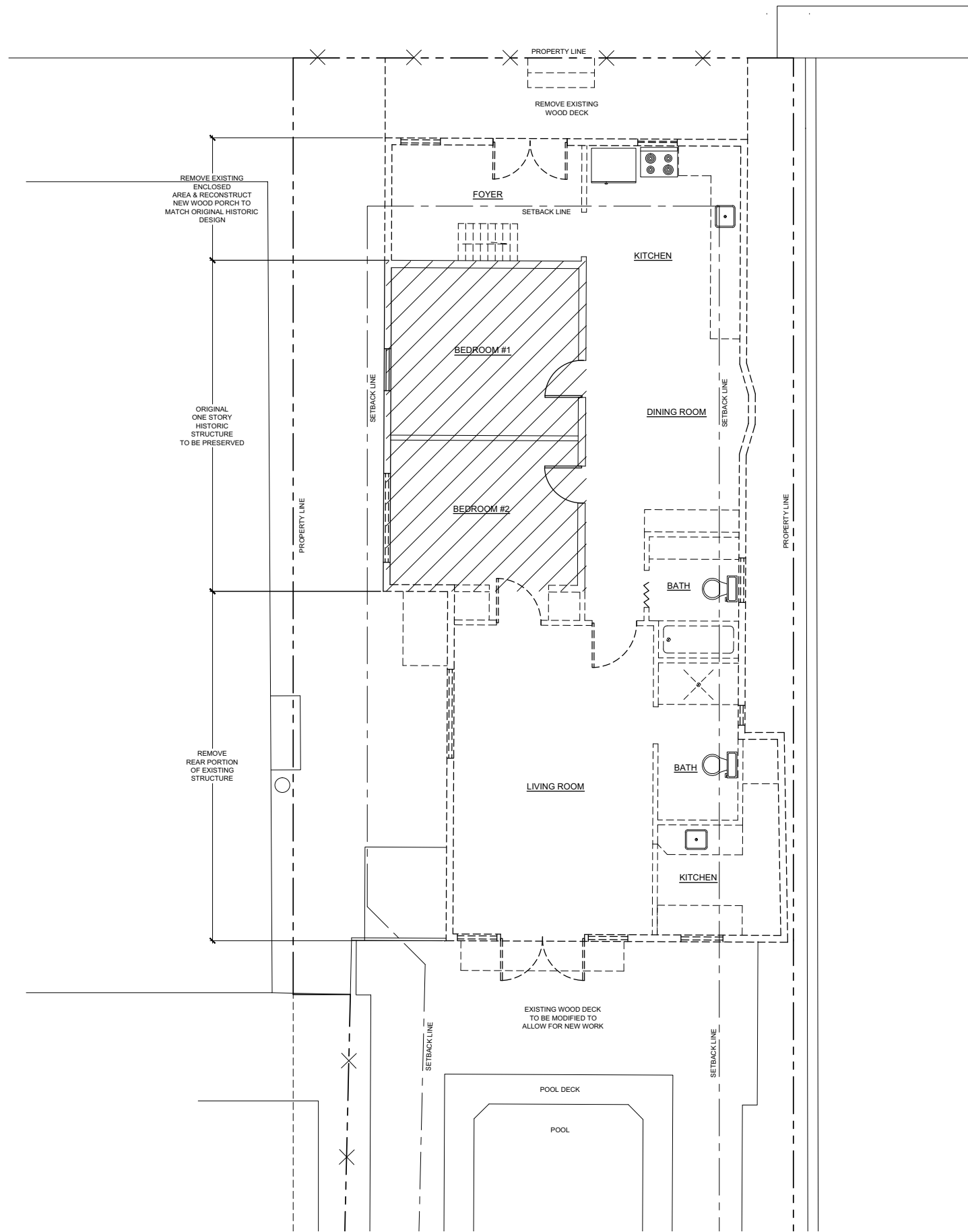
JOB:

START DATE: 10/17/11

ISSUE DATE: 01/27/12

DRAWN: EKM

T-1



EXISTING FLOOR PLAN

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

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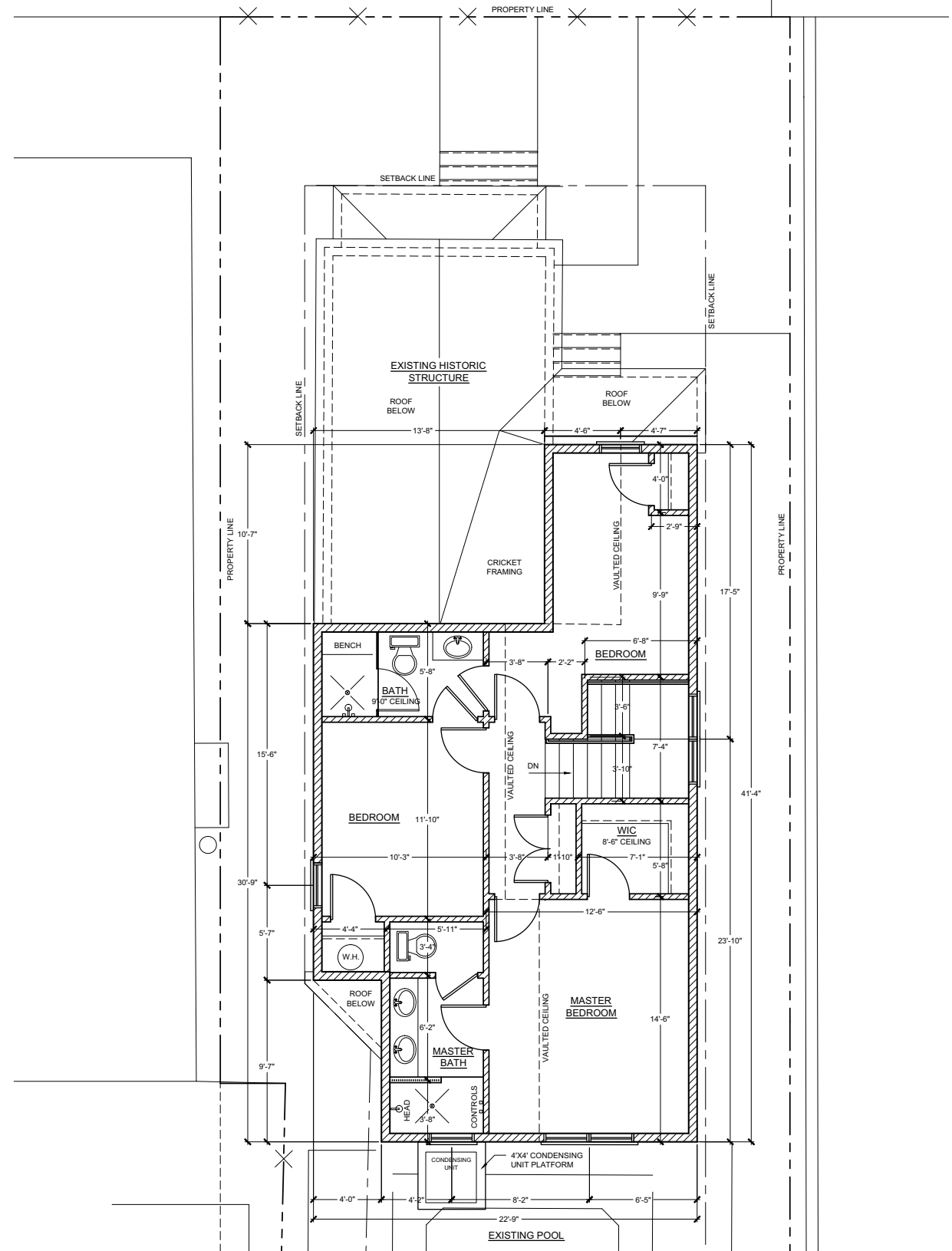
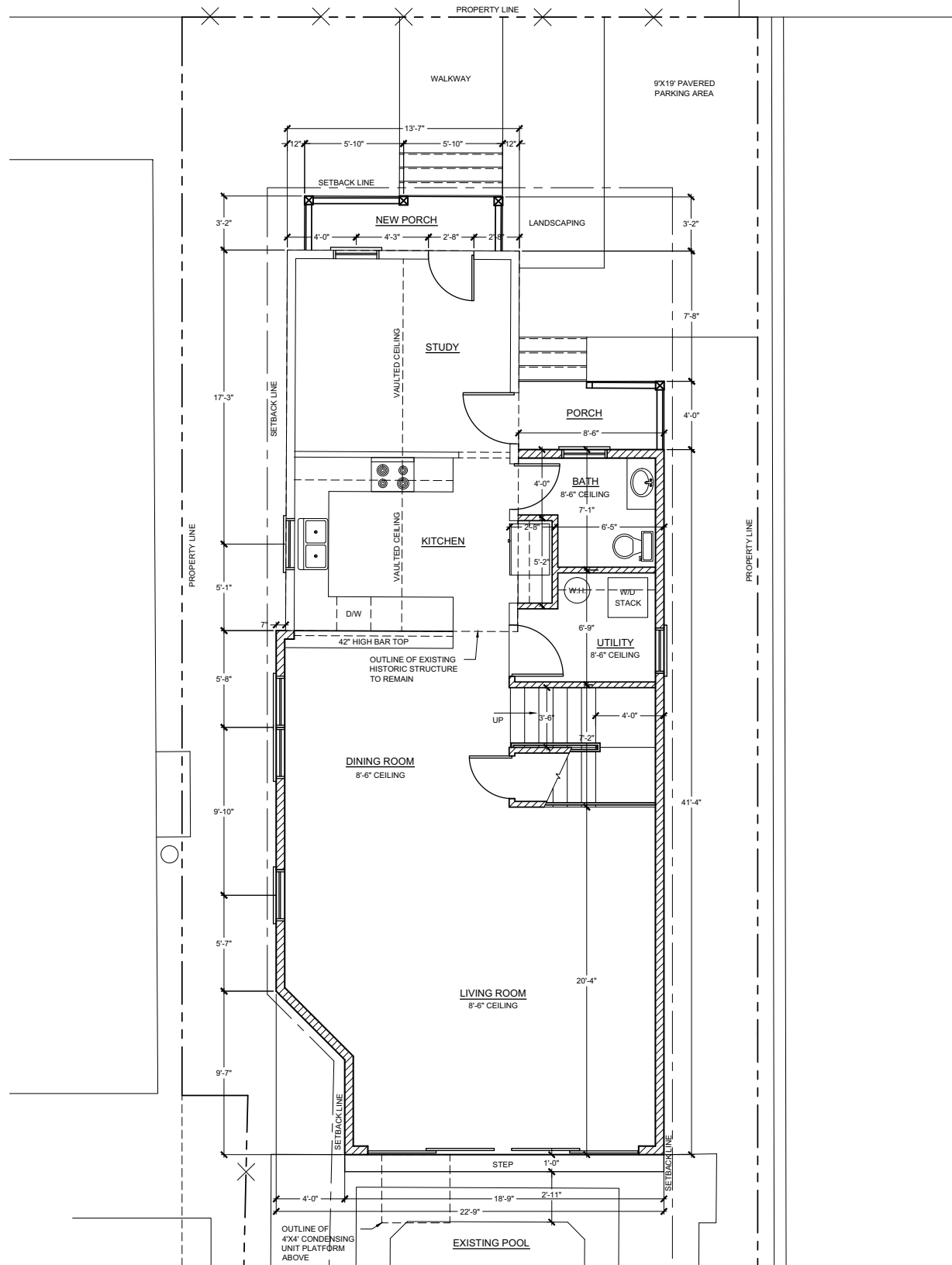
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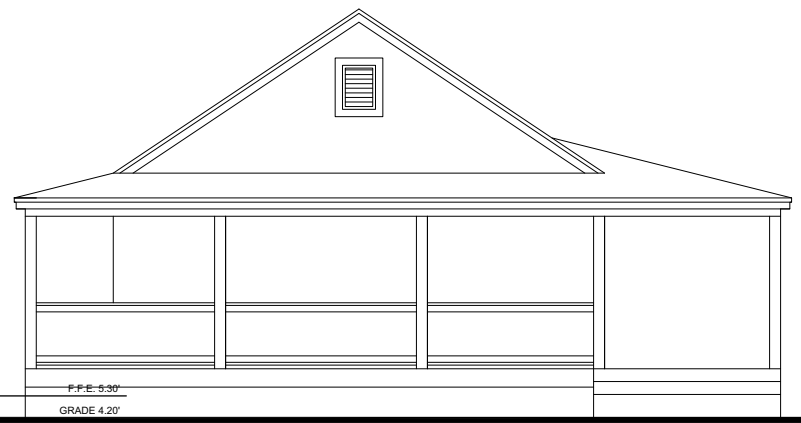
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A-1



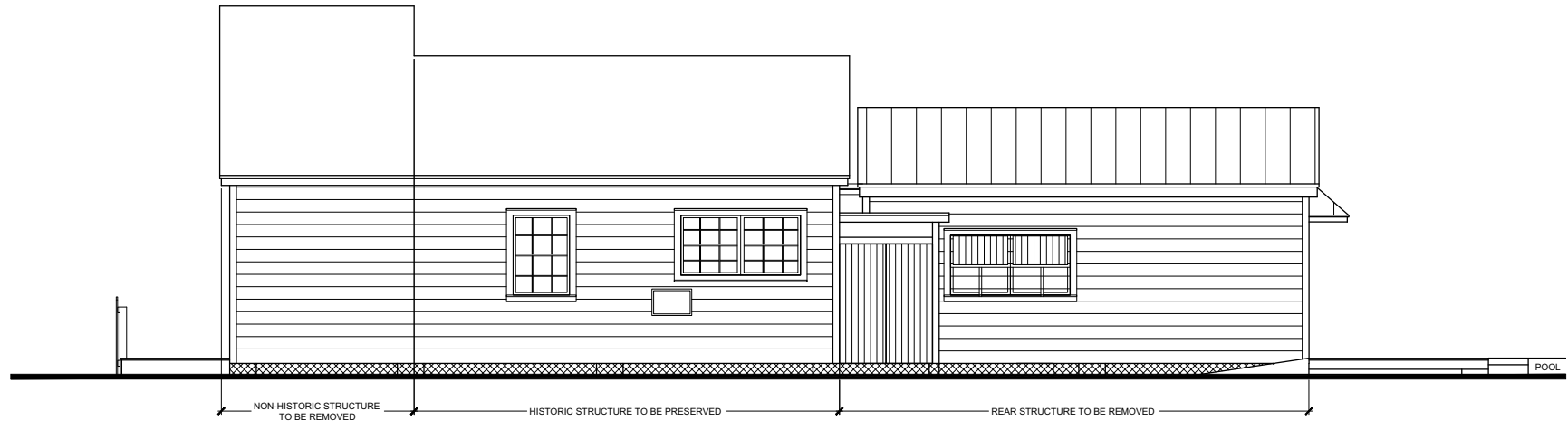
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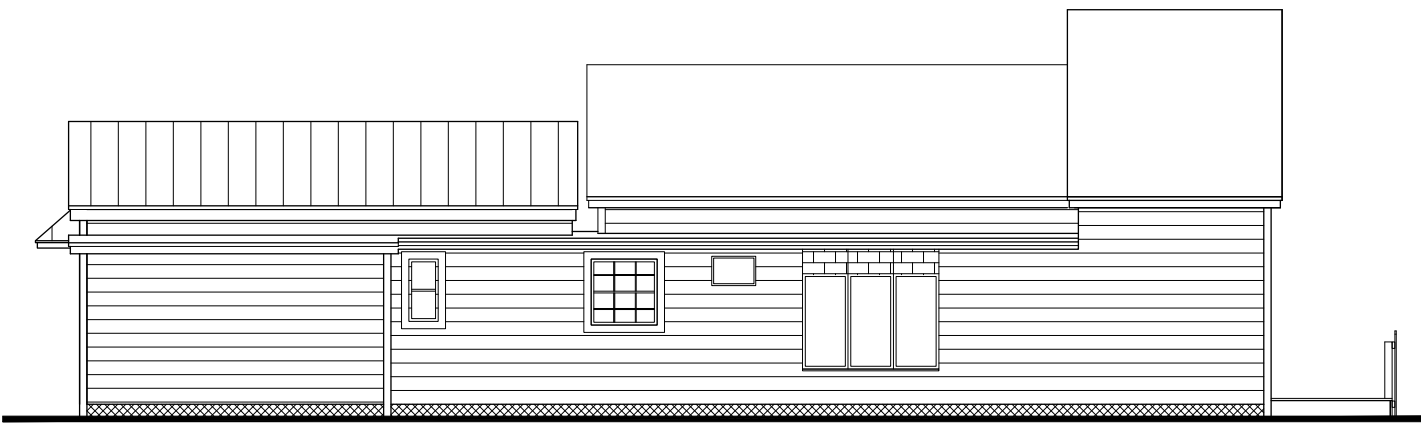
EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"



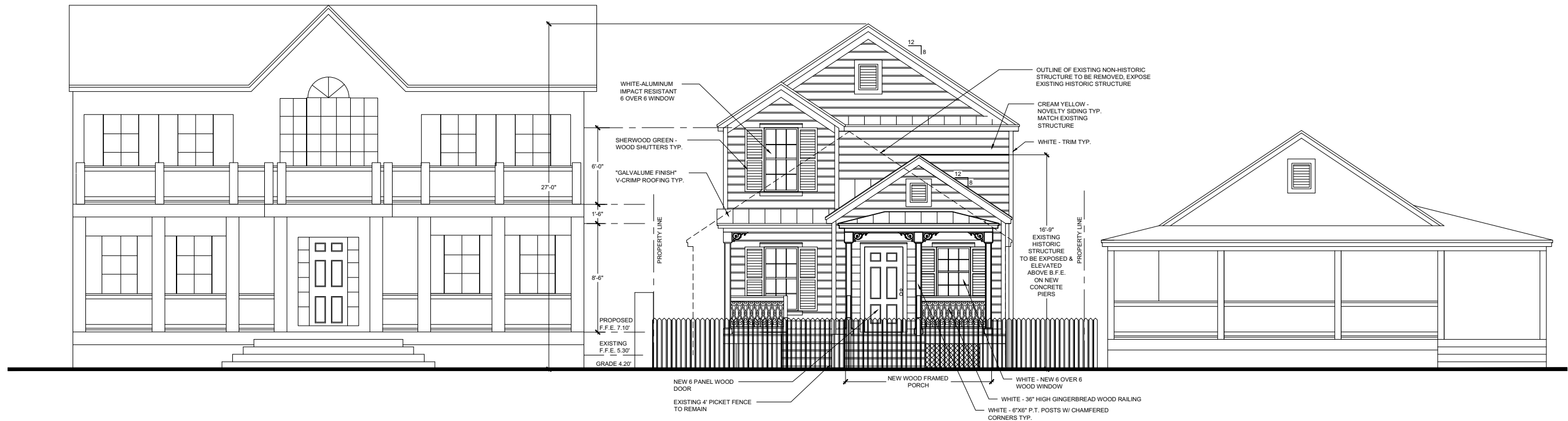
EXISTING SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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



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

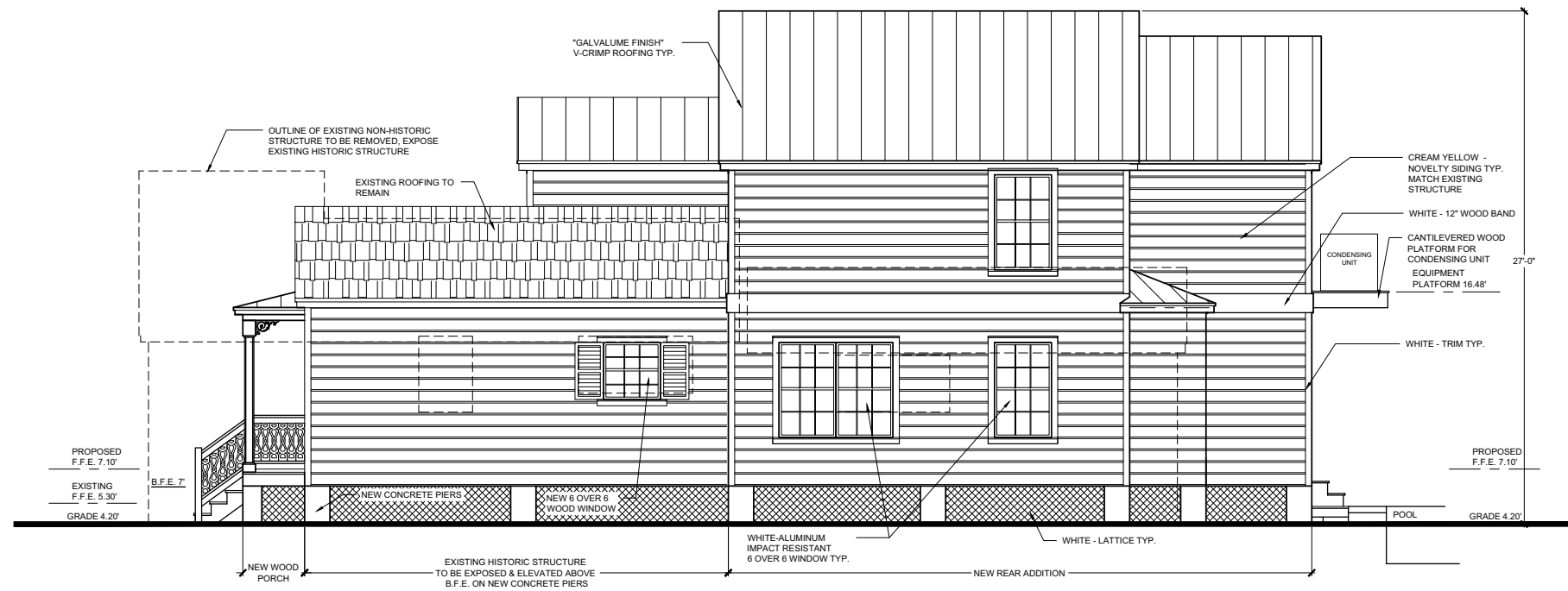


PROPOSED NORTH ELEVATION

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

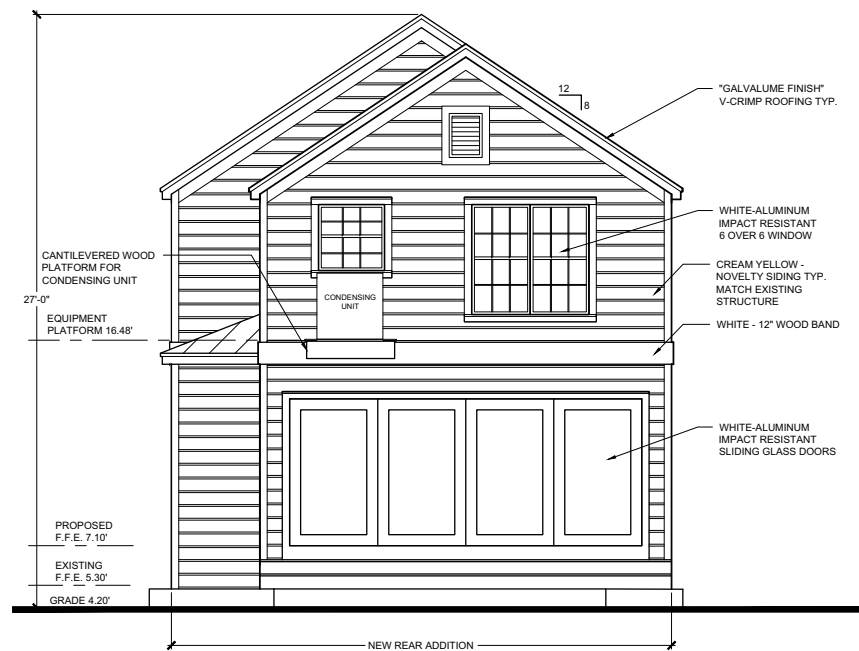


NORTH ELEVATION STREET SCENE



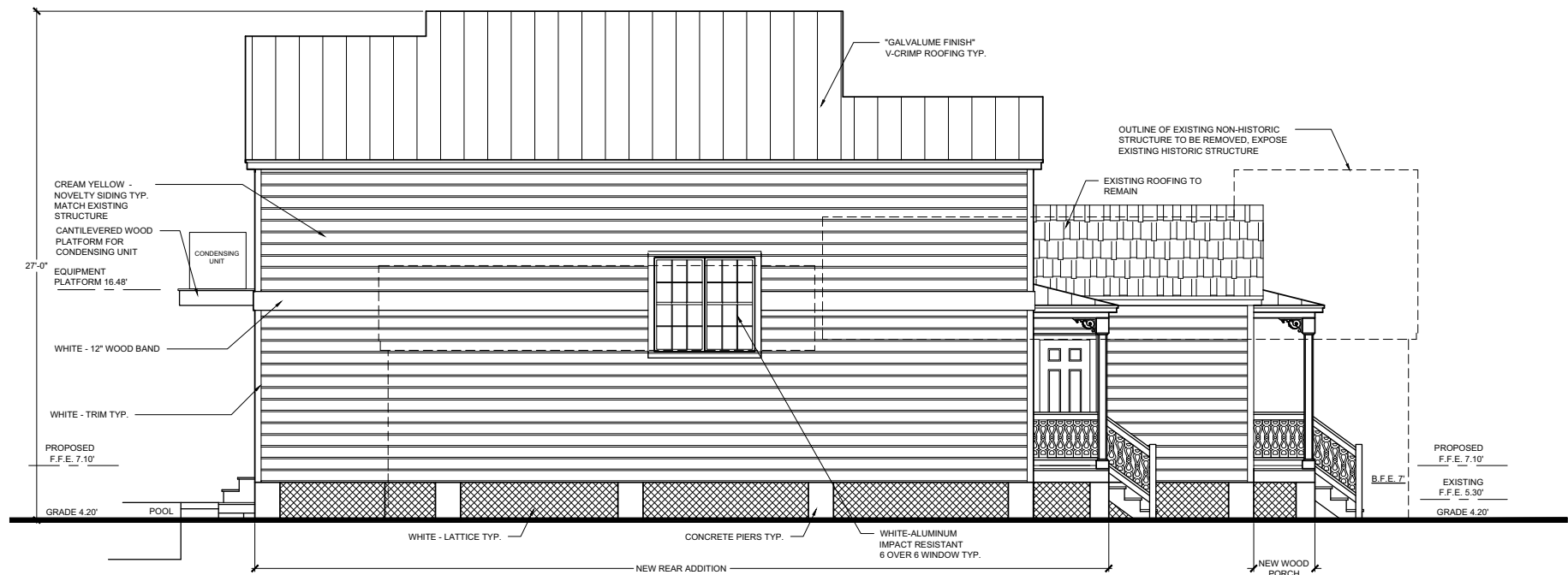
PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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