

VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

F F	
Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please complete this application and attach all required documents. This will help staff process your request quicklyand obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION: Site Address: _2827 Harris Avenue, Key West, FL 330)40	
Zoning District: SF	-	
Real Estate (RE) #: 00067390-000000	_	
Property located within the Historic District?	□Yes ⊠No	
APPLICANT: □Owner ⊠Authorize Name: Owen Trepanier of Trepanier & Associates, In	ed Representative <u>nC.</u> Mailing Address	: 1421 First Street Unit 101
City: Key West Sta	te:_FL	zip: 33040
Home/Mobile Phone:Off	ice: <u>305-293-8983</u>	Fax:
Email: owen@owentrepanier.com		
PROPERTY OWNER: (if different than above) Name: Rajindhar M Ramsingh City: Key WestSta		
Home/Mobile Phone:Off	ice: <u>c/o 305-293-8</u>	<u>983</u> Fax:
Email: c/o owen@owentrepanier.com		<u> </u>
Description of Proposed Construction, Development, and U Flood Plain elevation	_	
List and describe the specific variance(s) being requested: Building coverage		

Are there any easements, deed restrictions or other encumbrances attached to the pro	perty? □Yes	⊠No
If yes, please describe and attach relevant documents: None Known		
Will any work be within the dripline (canopy) of any tree on or off the property?	□Yes	⊠ No
f yes, provide date of landscape approval, and attach a copy of such approval.		
s this variance request for habitable space pursuant to Section 122-1078?	□Yes	⊠ No
s this variance request for habitable space pursuant to section 122-1070:		

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table

ore para rabic						
	Code Requirement	Existing	Proposed	Variance Request		
Zoning	nequirement					
Flood Zone						
Size of Site						
Height						
Front Setback						
Side Setback						
Side Setback						
Street Side Setback						
Rear Setback	Please see a	attached				
F.A.R						
Building Coverage						
Impervious Surface						
Parking						
Handicap Parking						
Bicycle Parking						
Open Space/Landscaping						
Number and type of units						
Consumption Area						
or No. of seats						

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key West under Subpart B.

^{*}Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1.	Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district. Special conditions and circumstances exist which are peculiar the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
_	Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant. Conditions not created by applicant; the special conditions and circumstances do not result from the action or negligence of the applicant.
-	Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district. Special privileges will not be conferred. The granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.
	Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the termsof this ordinance and would work unnecessary and undue hardship on the applicant. Hardship conditions exist. The literal interpretation of the provisions of the land development regulations deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
5.	Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.
	Only minimum variance(s) are requested. The variance(s) requested is/are the minimum variance(s) that will make possible the reasonable use of the building or structure as a 5 bedroom house.

- 6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - The granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare. Single-family houses are consistent with the family-oriented characteristics of the vicinity and the zoning district.
- 7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
 No other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts are proposed to be considered grounds for the issuance of this variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

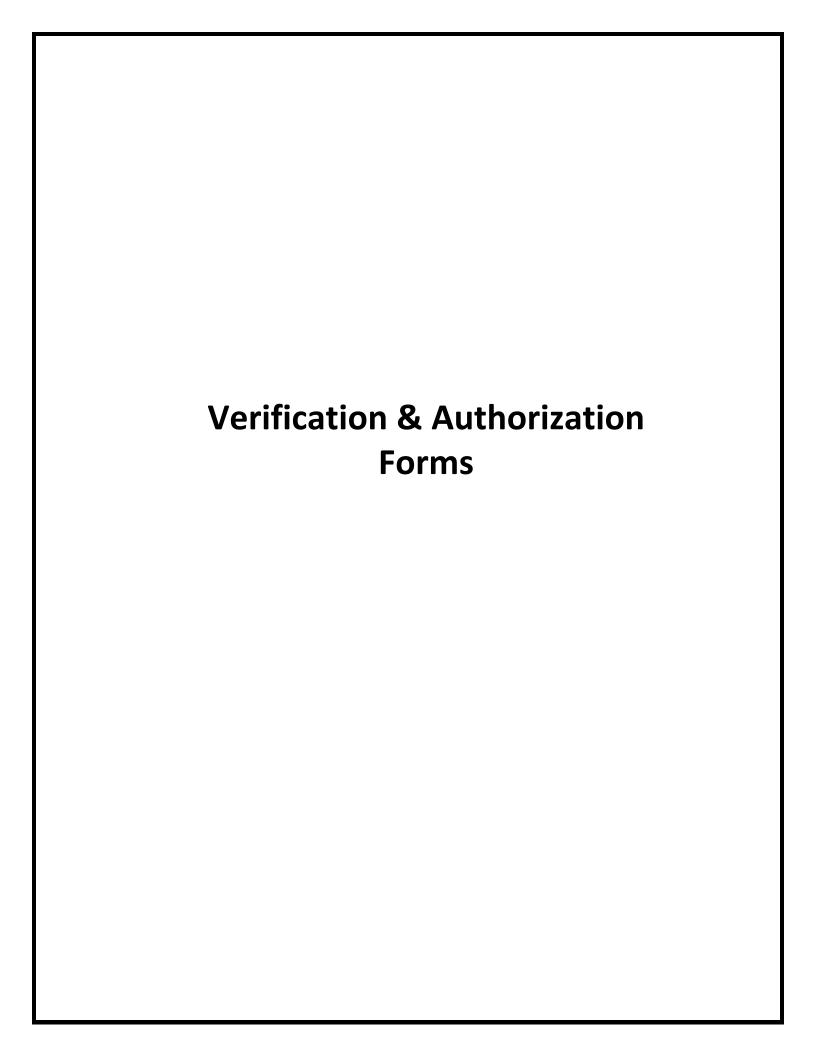
lanr	ning Department and one (1) electronic version in PDF format.
X	Correct application fee, made payable to "City of Key West."
X	Pre-application meeting form
X	Notarized verification form signed by property owner or authorized representative.
X	Notarized authorization form signed by property owner, if applicant is not the owner.
X	Copy of recorded warranty deed
X	Monroe County Property record card
X	Signed and sealed survey (Survey must be within 10 years from submittal of this application)
X	Sign and sealed site plan (sign and sealed by an Engineer or Architect)
X	Floor plans
	Any additional supplemental information necessary to render a determination related to the variance request

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: August 12, 2025 Zoning District: SF	
Address/Location: 2827 Harris	
Request: Variance	_
Type of Application: Building Coverage Variance	
Attendees: Owen Trepanier, Ben Gagnon	_
Notes:	
After the fact variance for building coverage on top of a 2021 variance.	





City of Key West Planning Department Verification Form

(Where Applicant is an entity)

I, Owen Trepanier	, in my capacity as President
(print name)	(print position; president, managing member)
ofTrepanier & Associate	es, Inc.
	(print name of entity)
being duly sworn, depose and sa the deed), for the following prop	by that I am the Authorized Representative of the Owner (as appears on perty identified as the subject matter of this application:
2827 Harris Avenue, F	Key West, FL 33040
	Street address of subject property
Authorized Representative of the drawings and sketches attached latrue and correct.	er penalty of perjury under the laws of the State of Florida that I am the property involved in this application; that the information on all plans hereto and all the statements and answers contained herein are in all respects
In the event the City or the Pla untrue or incorrect, any action of	nning Department relies on any representation herein which proves to be or approval based on said representation shall be subject to revocation.
Signature of Applicant	Mu
Subscribed and sworn to (or affi Owen Trepanier Name of Applicant	
He/She is personally known to	me or has presentedas identification.
Jagueline S. Lemes Notary's Signature and Jagueline S. Lemes Name of Acknowledger typed, pri	MY COMMISSION #HH568387 EXPIRES: JUL 09, 2028 Bonded through 1st State Insurance

#HH568387 Commission Number, if any



City of Key West Planning Department

Authorization Form

(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Deborah F Ramsingh	authorize
Please Print Name(s) of Own	ner(s) as appears on the deed
Owen Trepanier of Trepanier & Associates Please Print Name	
to be the representative for this application and act or	
Signature of Owner	Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on t	his
by Deborah F Ramsingh	
Name o	f Owner
He/She is personally known to me or has presented	as identification.
Notary's Signature and Seal	
Name of Acknowledger typed, printed or stamped	
Commission Number, if any	



City of Key West Planning Department

Authorization Form

(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rajindhar M Ramsingh	authorize
Please Print Name(s) of Owner(s)	as appears on the deed
Owen Trepanier of Trepanier & Associates, Inc.	
Please Print Name of R	epresentative
to be the representative for this application and act on my	our behalf before the City of Key West.
Signature of Owner	Signature of Joint Co-owner if applicable
	3 T
Subscribed and sworn to (or affirmed) before me on this _	8/14/2025
	Date'
by Rajindhar M Ramsingh	
Name of Own	ner
He/She is personally known to me or has presented FL	Driver's License as identification.
Inqueline S. Lemes Notary's Signature and Seal	
Notary's Signature and Seat	MOUTHUS OF LOUIS
1 . 1 . C	JAQUELINE S. LEMES MY COMMISSION #HH568387
Name of Acknowledger typed, printed or stamped	EXPIRES: JUL 09, 2028 Bonded through 1st State Insurance
g)	
#44568387	
Commission Number, if any	

Doc # 2295996 Bk# 3064 Pg# 722 Electronically Recorded 12/21/2020 at 12:17 PM Pages 2

Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK

ElectronicallyREC: \$18.50 Deed Doc Stamp \$3,325.00

This Instrument Was Prepared By: Theodore A. Topouzis, Esq. Topouzis & Associates, P.C. 595 Jefferson Blvd. Warwick, RI 02886 File No.: 2020010171CD

Tax Folio No.: 00067390-000000 SALES PRICE: \$475,000.00

SPECIAL WARRANTY DEED

(Corporate Seller POA/Trust)

THIS INDENTURE, made this <u>5th</u> day of <u>November</u>, 20<u>20</u>, between U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, whose post office mailing address is c/o Hudson, 3701 Regent Blvd., Suite 175, Irving, TX 75063, hereinafter called the Grantor and RAJINDHAR M. RAMSINGH AND DEBORAH F. RAMSINGH, A MARRIED COUPLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, whose post office mailing address is 2827 Harris Avenue, Key West, FL 33040, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Monroe County, Florida, to-wit:

Lot 7, Less The Westerly 12 Feet, Block 15, LIME GROVE SUBDVSN NO. 2, According To The Plat Thereof, As Recorded In Plat Book 2, At Page 26, Of The Public Records Of Monroe County, Florida.

Property Address: 2827 Harris Avenue, Key West, FL 33040

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

For signatory authority see power of attorney recorded in Book 26392, Page 662, of the Public Records of Hillsborough County, Florida. The undersigned agent further states that said power of attorney has not been revoked by the principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

U.S. Bank Trust, N.A., as Trustee for LSF11
Master Participation Trust, by Hudson Homes
Management LLC, its Attorney-in-Fact

BY: <u>Ceech</u>

Evelyn Waithaka its Authorized Signatory

(CORPORATE SEAL)

(Witness)

Print Name: / in Whiteker

mount mount

(Witness)

Print Name: JOSEPN Whitwher

STATE OF <u>TEXAS</u>
COUNTY OF <u>TARRANT</u>

The foregoing instrument was acknowledged before me by means of ☑ physical presence or □ online notarization this <u>5th</u> day of <u>November</u>, 20<u>20</u> by <u>Evelyn Waithaka</u> as <u>Authorized Signatory</u> of Hudson Homes Management LLC as Attorney-in-Fact for U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, who executed same on

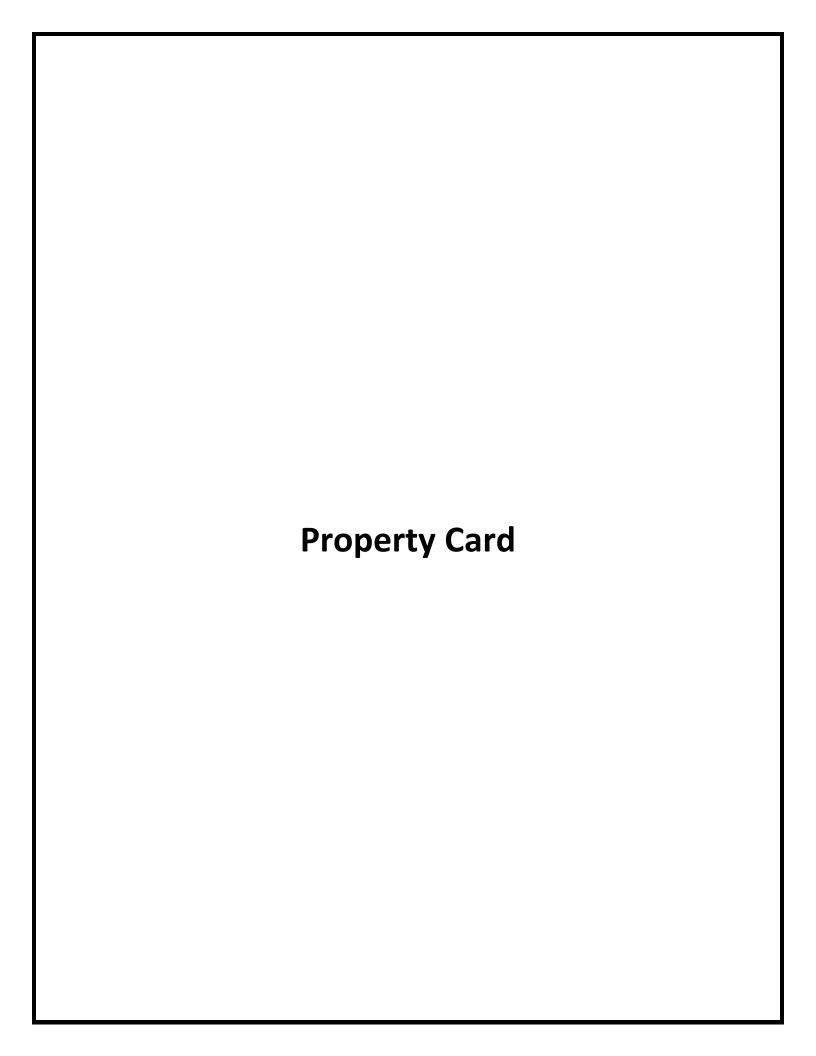
behalf of the said corporation/company. He/She is personally known to me or has produced self as identification.

SALLY WALKER
Notary Public
STATE OF TEXAS
ID#162479
My Comm. Exp. Aug. 14, 2022

NOTARYPUBLIC

Print Name: Sally Walker

My Commission Expires: 8/14/2022



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 00067390-000000
Account# 1071331
Property ID 1071331
Millage Group 10KW

Location 2827 HARRIS Ave, KEY WEST

Address

 Legal
 BLK 15 LOT 7 LESS W'LY 12 FT LIME GROVE SUB 2 PB2-26

 Description
 OR302-135/136 OR591-470 OR1957-2226/27 OR1957-2228

 OR2218-1281 OR2252-485/86 OR3004-2420 OR3064-722

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

Neighborhood 6185

Property Class SINGLE FAMILY RESID (0100)
Subdivision Lime Grove Sub No 2

Sec/Twp/Rng 33/67/25 Affordable No

Housing



Owner

RAMSINGH RAJINDHAR M
2827 Harris Ave
Key West FL 33040

RAMSINGH DEBORAH F
2827 Harris Ave
Key West FL 33040

Key West FL 33040

Valuation

	2025 Preliminary			
	Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$951,526	\$644,444	\$221,566	\$227,555
+ Market Misc Value	\$1,689	\$1,437	\$4,543	\$4,543
+ Market Land Value	\$477,080	\$477,080	\$462,663	\$335,529
= Just Market Value	\$1,430,295	\$1,122,961	\$688,772	\$567,627
= Total Assessed Value	\$1,150,531	\$1,118,106	\$688,772	\$472,529
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$1,125,531	\$1.093.106	\$663.772	\$567.627

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$477,080	\$644,444	\$1,437	\$1,122,961	\$1,118,106	\$25,000	\$1,093,106	\$4,855
2023	\$462,663	\$221,566	\$4,543	\$688,772	\$688,772	\$25,000	\$663,772	\$0
2022	\$335,529	\$227,555	\$4,543	\$567,627	\$472,529	\$0	\$567,627	\$0
2021	\$226,744	\$198,285	\$4,543	\$429,572	\$429,572	\$0	\$429,572	\$0
2020	\$214,948	\$162,499	\$4,543	\$381,990	\$381,990	\$0	\$381,990	\$0
2019	\$209,706	\$164,961	\$4,543	\$379,210	\$379,210	\$0	\$379,210	\$0
2018	\$196,599	\$167,423	\$4,515	\$368,537	\$368,537	\$0	\$368,537	\$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
RES SUPERIOR DRY (01SD)	5,041.00	Square Foot	48	105

Buildings

Building ID 66303

Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1/R1

Building Type Building Name Gross Sq Ft

Gross Sq Ft 4066 Finished Sq Ft 3086 Stories 2 Floo

Stories 2 Floor Condition GOOD

Perimeter 0 Functional Obs 0 Economic Obs 0 Depreciation % 1 Exterior Walls ABOVE AVERAGE WOOD Year Built 2023

Flooring Type CERM/CLAY TILE

Heating Type FCD/AIR DUCTED with 0% NONE

Bedrooms 5 Full Bathrooms 5 Half Bathrooms 0 Grade 650 Number of Fire PI 0

Interior Walls DRYWALL Finished Area Code Description Sketch Area Perimeter OPX **EXC OPEN PORCH** 980 0 268 FLA FLOOR LIV AREA 3,086 3,086 326

3,086

4,066

Yard Items

TOTAL

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1984	1985	4 x 300	1	1200 SF	1
FENCES	1987	1988	6 x 35	1	210 SF	2

594

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/5/2020	\$475,000	Warranty Deed	2295996	3064	722	12 - Unqualified	Improved		
1/23/2020	\$100	Certificate of Title	2253026	3004	2420	12 - Unqualified	Improved		
6/14/2006	\$180,000	Quit Claim Deed		2218	1281	H - Unqualified	Improved		
12/1/2003	\$450,000	Warranty Deed		1957	2228	Q - Qualified	Improved		
2/1/1974	\$12,500	Conversion Code		591	470	Q - Qualified	Improved		

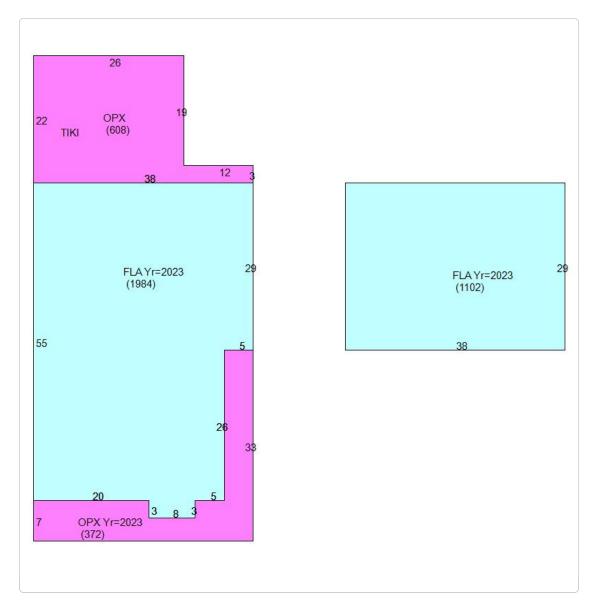
Permits

				Permit	
Number	Date Issued	Status	Amount	Туре	Notes
23-2409	08/18/2023	Completed	\$13,200	Residential	Installation of One (1) Ruud 1% Ton Split System with Heat. Condenser Model #RA14AZ18AJ1NALHP Air handler Model #RH1P1817STANNJ Install Smart Ventilation Switches on Exhaust Fans
23-2297	08/09/2023	Completed	\$6,500	Residential	Building a 6ft fence on left and right side of property.
22-0174	01/26/2022	Completed	\$8,500	Residential	Install 2½ Ton Split System - Installation of One (1) Ruud 2½ Ton 16 SEER Split System with Heat (Condenser Model #RA1630AJ1NB) (Air Handler Model #RH1T3617STANJA).
21-3049	11/02/2021	Completed	\$0	Residential	Install 12SQ Aluminum Standing Seam metal roofing to the new construction per the sealed plans attached to parent permit 21-1399.
BLD2021-2061	07/14/2021	Completed	\$3,500	Residential	Install new 200 service, 200 amp meter combo
2021-1399	05/21/2021	Completed	\$150,000	Residential	Demolition of entire 1950"s house. Phase one demo rear and build new elevated two-story structure. Phase two demolition of remaining original structure and build single story elevated structure and a join to phase one creating one completely new single family 5 bedroom 4 bathroom house with impact windows and new standing seam aluminum roof. Completely new electrical, mechanical and plumbing systems on separate permits.
2021-0146	01/25/2021	Completed	\$1,000	Residential	
06-0110	01/10/2006	Completed	\$17,000	Residential	REMOVE EXIST WATER DAMAGED PERGO FLOORING * REPAIR ANY WATERMAGED PLYWOOD AND INSTALL 16"X 16" CERAMIC TILE
05-0109	01/13/2005	Completed	\$1,200	Residential	REPAIR SEWER LEAK UNDER HOUSE.
0	08/06/1999	Completed	\$500	Residential	ROOF

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



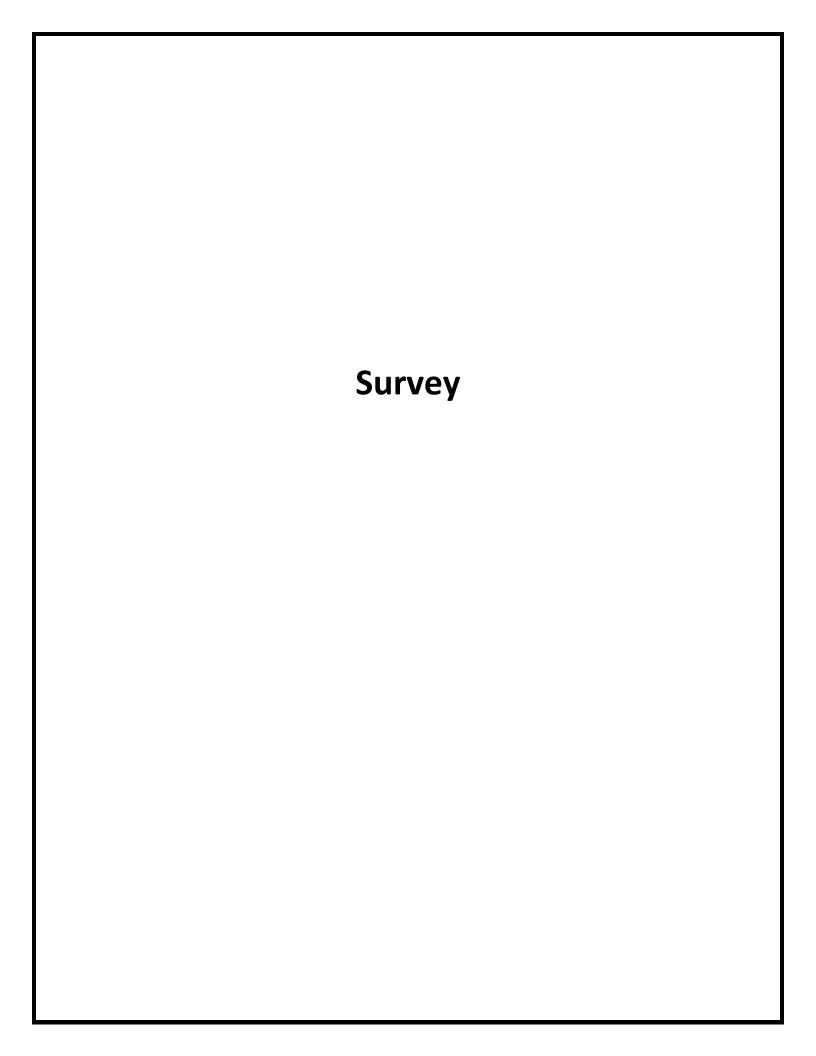
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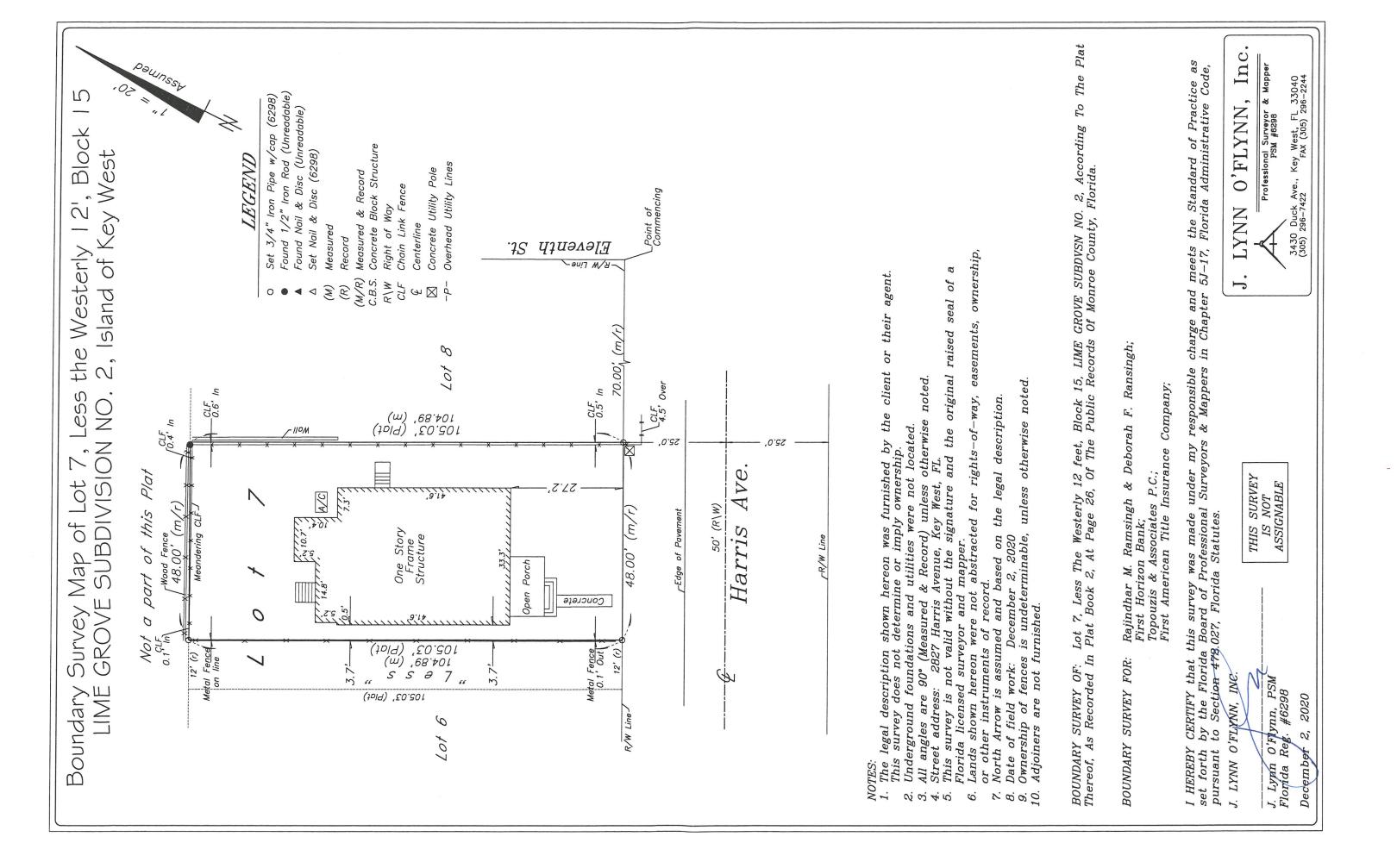


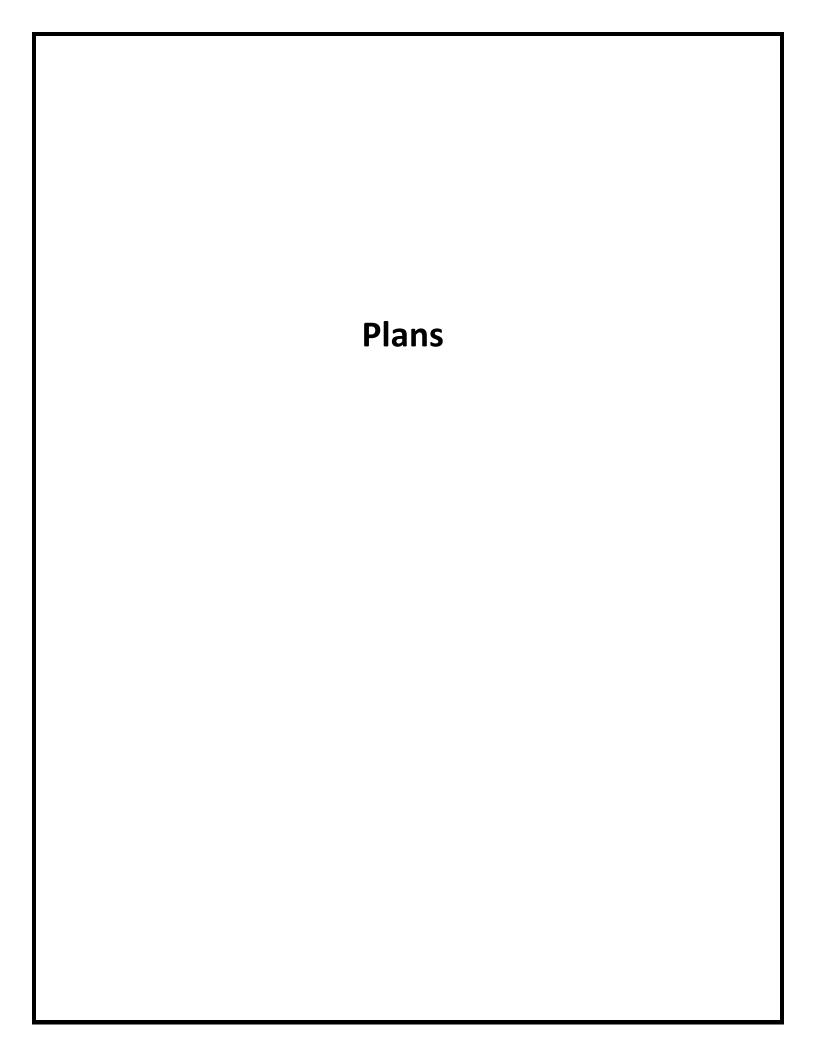
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<u>User Privacy Policy</u> <u>GDPR Privacy Notice</u> <u>Last Data Upload: 8/9/2025, 2:02:05 AM</u>







SITE DATA

SITE ADDRESS: 2827 HARRIS AVE. KEY WEST. FL 33040

ZONING: SF FLOOD ZONE: AE-7 F.I.R.M.- COMMUNITY

FLOOD ZONE: AE-7 FLIRM. COMMINITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIPIRANGE: 33-67-25 LEGAL DESCRIPTION: BLK 15 LOT 7 LESS WILY 12 FT LIME GROVE SUB 2 PB2-26 SETBACKS: FROM 20FT; SIDE STREET 10FT; SIDE SFT; REAR 25FT

OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE FOLLOWING LOADNIGS WERE USED: WWO LOAD: 180 PAIR 3 Fee grate EXPOSAIRE C. ROOF LIVE LOAD 20 PSF, DEAD LOAD 19 PSF, FLOOR LL 40 PSF, DECK LL 60 PS SOB, BEARNIG CAPACITY ASSUMED 2000 LISP FER SQ.FT. FEBRA FLOOD CESSION FER ASCE 23-41.

INDEX OF DRAWINGS

SHEET CS-1 - SITE DATA, DEMO PLAN, PROPOSED SITE PLAN SHEET A-1 - PROPOSED FLOOR PLAN

SHEET A-2 - ELEVATIONS SHEET E-1 - ELECTRICAL PLAN

SHEET E-1 - ELECTRICAL PLAN
SHEET M-1 - MECHANICAL PLAN
SHEET P-1 - PLUMBING PLAN
SHEET S-1 - PCUNDATION AND FIRST FLOOR FRAMING PLAN
SHEET S-2 - STRUCTURAL PLAN
SHEET S-2 - SECTIONS
SHEET S-3 - SECTIONS
SHEET S-3 - SECTIONS

SCOPE OF WORK

DEMOLISH EXISTING STRUCTURE AT FRONT OF PROPERTY. REBUILD STRUCTURE INCLUDING ADDITIONAL WRAP AROUND PORCH. MOVE STRUCTURE SO IT COMPLIES WITH SIDE SETBACK.

GENERAL NOTES

1. THESE ALMS ARE FRATHE CONTENDITION AT THE LOCATION SO DESIGNATED HEREN.

2. THE CONTENDITION BROWLE PROVIDE MINISTRUCK, LOADY, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMMETER AND ERROY FOR LISE AND THE AND THE

AND VERY 7 ALL DIMENSIONS AND CONCILIONS OF THE WORKS ITS AND REPORT AND TO SIGNEYARDLES, DIFFERENCE.
OR CONDITIONS THAT ARE UNSATISFECTORY OR UNSATE
S. NOTIFY THE ENGINEER OF RECORD MINEDATELY OF ANY DISCREPANCIES, DIFFERENCES, DIARRISFACTORY OR
UNKAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES AND WITHOUT PRIOR WRITTEN APPROVAL FROM THE
OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER MINECT AS A
RESULT OF NOT ORTHANING SICLE PROFESSAL.

RESIAL OF NOT CREAMAND SILLO PHOCH APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST ORCOMPENSATION FROM THE CONNECT. THE ACT PREVIOUS OF SILLOY OR STREET COST THE ACT OF A PREVIOUS BEAUTY OF THE WORK PREVIOUS OF A MADE OF THE WORK AND THE CORRECT HEALTH CONTRACTOR AND CHEET PROVIDED IN THE WORK PREVIOUS OF AMORE OUR TO THE WORK AND THE CORRECT MATERIALS OR ECOPRISING AND CHEET PROVIDED IN THE WORK PREVIOUS OF AMORE OUR TO THE WORK FOR A MERCHAN EXPOSED FROM AND CHEET PROVIDED IN THE WORK PREVIOUS OF A MADE OF THE WORK FOR A MERCHAN EXPOSED FROM AND CHEET PROVIDED IN THE WORK PREVIOUS OF A MADE OF THE WORK PREVIOUS OF A MERCHAN EXPOSED FROM ANY CONSTRUCTION WHICH ARE PREVIOUS OF A MADE OF THE WORK FOR A MERCHAN EXPOSED THE CONTRACTOR SERVING PROVIDED IN ANY CONTRACTOR SHALL BE RESPONSED FOR A MORE OF THE CONTRACT OR SHALL BE RESPONSED FOR THE CONTRACT OR SHALL BE RESPONSED FOR A MORE OF THE CONTRACT OR SHALL BE ADMITTED OWNER FOR THE CONTRACT OR SHALL PROVIDE AND ANY CONTRACT OF THE CONTRACT OR SHALL PROVIDED AND A SHALL BE ADMITTED OWNER FOR THE CONTRACT OF THE CO

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SINCE DRIVINGS OF ALL PREFAREDCENTS STRUCTURAL ELOOR AND BOOK SYSTEMS AND MICHANICAL SYSTEMS AND SHALL BE SUBMETTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR A PREVOAL PRIOR TO AND SHALL BE SUBMETTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR A PREVOAL PRIOR TO AND SHALL BE SUBMETTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR A PREVOAL PRIOR TO AND SHALL BE SUBMETTED TO SHALL BE SUBMETTED TO SHALL BE SUBMETTED TO SHALL BE SHALL BE SUBMETTED TO SHEED AND SHALL BE SHALL BE WORK OF ALL THE WORK OF ALL THOSE TO PREVOAL THE CONTRACTOR CONTRACTOR CANNOT BE NOTED ON THE DRAWINGS AND CIT CONTRACTOR SHALL BE NOTED ON THE DRAWINGS AND CIT COMPLETE AS SHALL SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETED ON THE DRAWINGS AND CIT COMPLETED

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIMIDUALS FROM INJURY, PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INJURVENTENT LOTH VINTO WORK ZONE.

PREMIUM INVESTIGATIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED, KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE, COORDINATE WITH OWNER AND UTILITY COMPANIES, PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

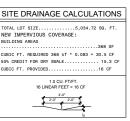
PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR

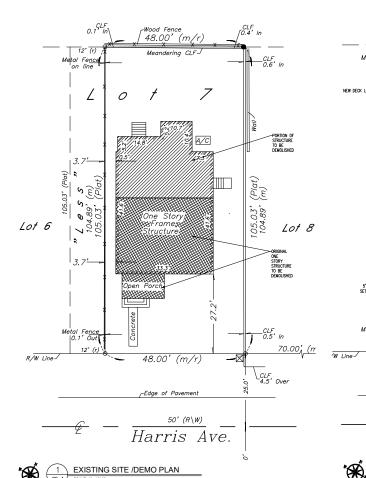
SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.

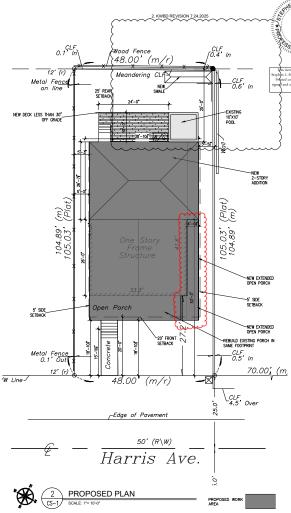
CUBIC FT. REQUIRED 368 sf * 0.083 = 30.5 CF 50% CREDIT FOR DRY SWALE...... 15.3 CF

SITE DRAINAGE CALCULATIONS
OTAL LOT SIZE
UILDING AREAS









ENCNEERING SERVICE ICEY WEST, FL. (306) 509-2847 CE OF AUTHOREATION #

ALTERNOMORE ENTERNACION

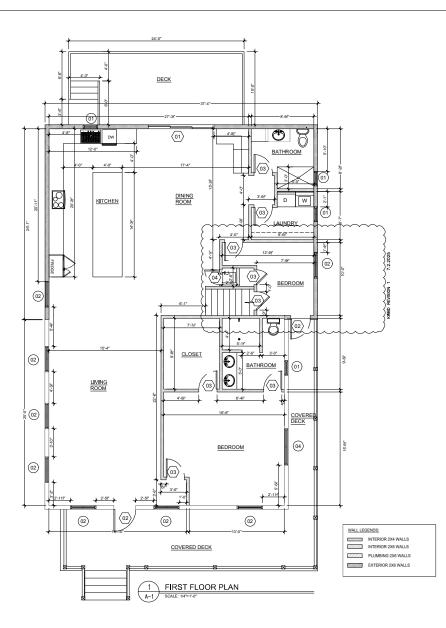
NAUTILUS DRAFTING & DESIGN SERVICES

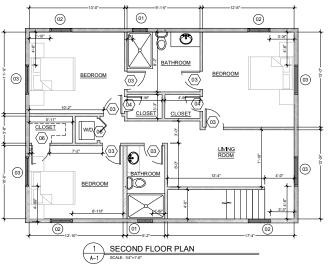
RESIDENTIAL ADDITION

Drawn By: Checked By
JMT SLM

SITE DATA, PROPOSED SITE PLAN CS-1

2827 HARRIS AVE, KEY WEST,FL





	DOOR SCHEDULE						
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER		
(01)	9'-0" x 8'-0"	IMPACT DOOR 3 PANEL SLIDING	+58.2 / (-)63.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR		
(02)	3'-0" x 8'-0"	IMPACT DOOR	+58.2 / (-)63.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR		
(03)	2'-6" x 8'-0"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR		
(04)	2'-0" x 8'-0"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR		
(05)	3'-0" x 8'-0"	SOLID WOOD BI-DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR		
(06)	2'-4" x 8'-0"	SOLID WOOD POCKET DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR		

- CONTRACTOR TO PROVIDE THE NOA'S.
 CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
 CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

		WINDO	OW SCHED	ULE	
MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	2-2.5" X 2-2"	IMPACT RESISTANT SINGLE HUNG	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
(02)	3'-1" X 4'-11.5"	IMPACT RESISTANT SINGLE HUNG	65.0 / -70.6	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-0" X 4'-0"	IMPACT RESISTANT FIXED	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04)	6'-0" X 5'-0"	IMPACT RESISTANT FIXED	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IF REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24*8 MIN. NET CLEAR WIDTH OF 20".

- ADDITIONAL NOTES:

 1. CONTRACTOR TO PROVIDE THE NOA'S.

 2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.

 3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

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NAUTILUS DRAFTING & DESIGN SERVINS 21460 Overces HWY Suite 51, 2006 506-1130 ph.200-506-1130 EALIL Section Strategy of the Con-
RESIDENTIAL ADDITION 2877 HARRIS AVE. KEY WESTFL
Drawn By: Checked By: JMT SLM Project No. Scale: AutoCad File No.
RWBD REVISION 1 7.2.2025
Title: PROPOSED FLOOR PLANS

A-1 Date: 6.25.2025

