

# 1409 ALBURY STREET NEW SWIMMING POOL

## GENERAL NOTES

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:

- BUILDING: Florida Building Code, 2014
- ELECTRICAL: National Electrical Code, 2014
- PLUMBING: Florida Building Code (Plumbing), 2014
- MECHANICAL: Florida Building Code (Mech.), 2014
- GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure C)

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.

Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.

## TREE PROTECTION PLAN

BAMBOO IS ONLY PLANT LIFE LOCATED WITHIN AREA TO BE DISTURBED.  
VERIFY ALL DISTANCES FROM NEIGHBORING TREES NOT ON SUBJECT PROPERTY.  
PROTECT ANY OTHER NATIVE PLANTS TO REMAIN.  
VERIFY WITH OWNER ON LANDSCAPING TO REMAIN.

REMOVE BAMBOO  
REMOVE EXISTING CISTERN AND COVER OVER DECK

POOL EQUIPMENT LOCATION

REMOVE FRAMED ROOF OVER DECK

REMOVE BAMBOO



STREET VIEW

PROPOSED AREA OF CONSTRUCTION



SATELLITE VIEW

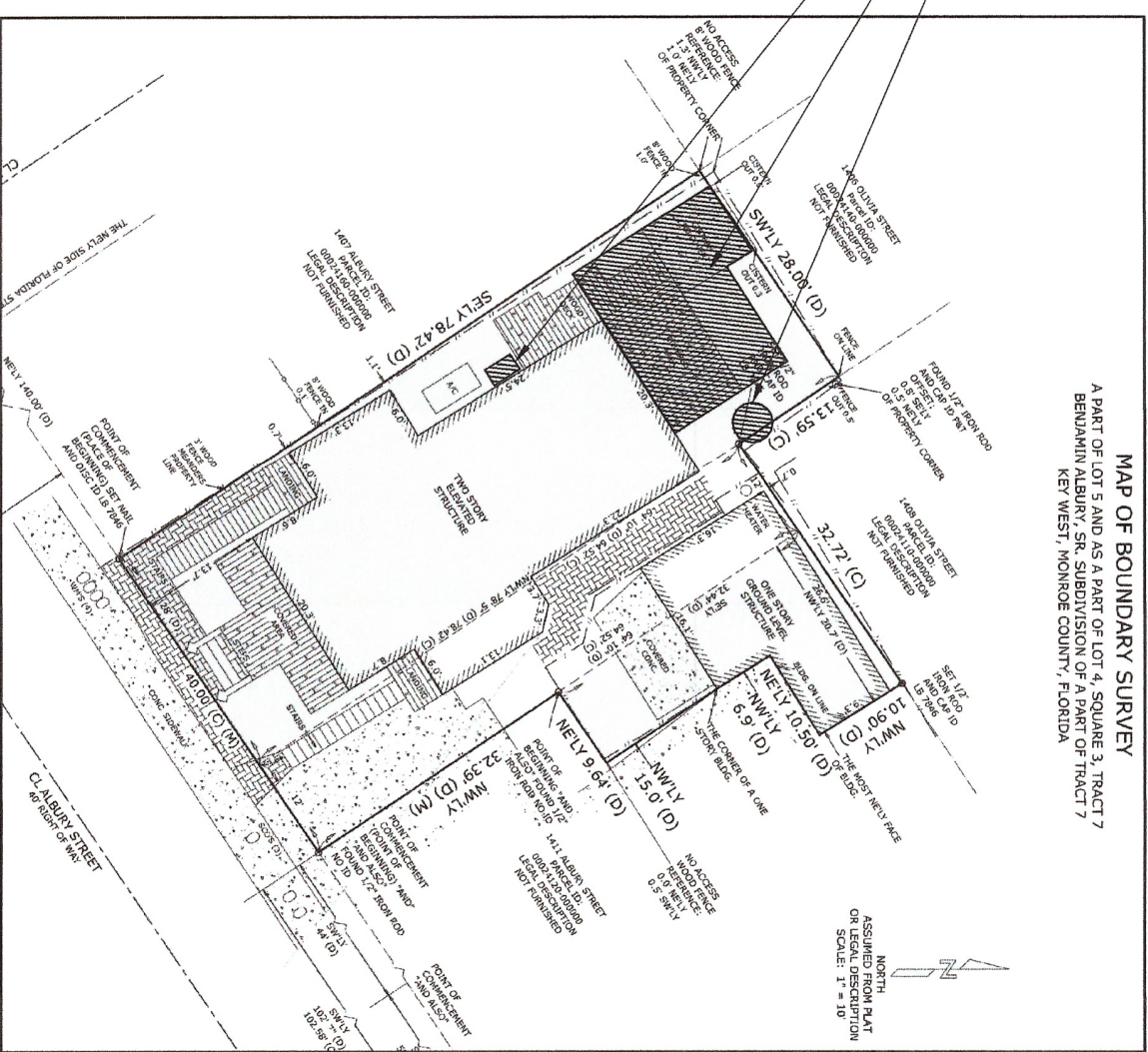


GENERAL AREA OF CONSTRUCTION

## SITE DATA

RE NO.	1409 ALBURY ST.	FLOOD: AE-7	ZONE: HMDR	CHANGE / VAR. REQ.
00024150-000000	PROPOSED	EXISTING	ALLOWED	
<b>SETBACKS:</b>				
FRONT	0.7'	0.7'	10'	NO CHANGE
SIDE	0.7'	0.7'	5'	NO CHANGE
SIDE	0.0'	0.0'	5'	NO CHANGE
REAR	0.7'	0.7'	15'	NO CHANGE
LOT SIZE	3,405 S.F.	3,405 S.F.	4,000 S.F. MIN.	NO CHANGE
BUILDING COVERAGE	1,832 S.F.	1,967 S.F.	58% 1,702.5 S.F. 1.50%	-135 S.F.
BUILDING HEIGHT	20.3'	20.3'	30'	NO CHANGE
IMPERVIOUS AREA	2,597 S.F.	76% 2,644 S.F.	78% 2,043 S.F.	60% -47 S.F.
OPEN SPACE	755 S.F.	22% 755 S.F.	22% 1,191.75 S.F.	35% NO CHANGE

NOTE: CISTERN, CONCRETE, BAMBOO, AND COVER OVER WOOD DECK AT REAR OF PROPERTY TO BE REMOVED



MAP OF BOUNDARY SURVEY  
A PART OF LOT 5 AND AS A PART OF LOT 4, SQUARE 3, TRACT 7  
BENJAMIN ALBURY, SR. SUBDIVISION OF A PART OF TRACT 7  
KEY WEST, MONROE COUNTY, FLORIDA

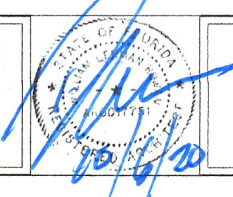
SURVEY / DEMO

## NEW SWIMMING POOL

1409 ALBURY STREET KEY WEST, FLORIDA 33040

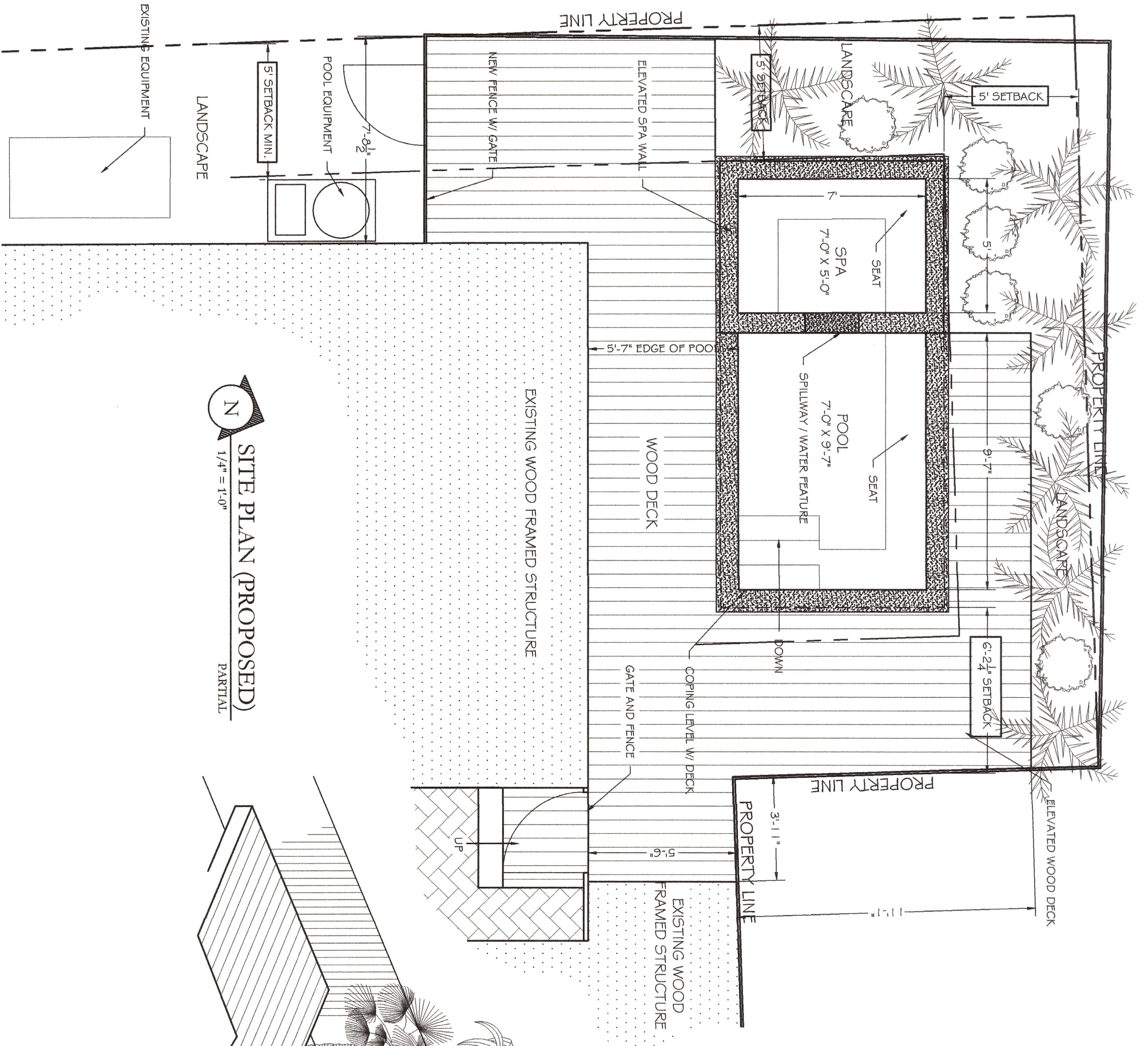
## WILLIAM ROWAN ARCHITECTURE

321 PEACON LANE KEY WEST, FLORIDA  
305 296 3784 FLORIDA LICENSE AR.0017751



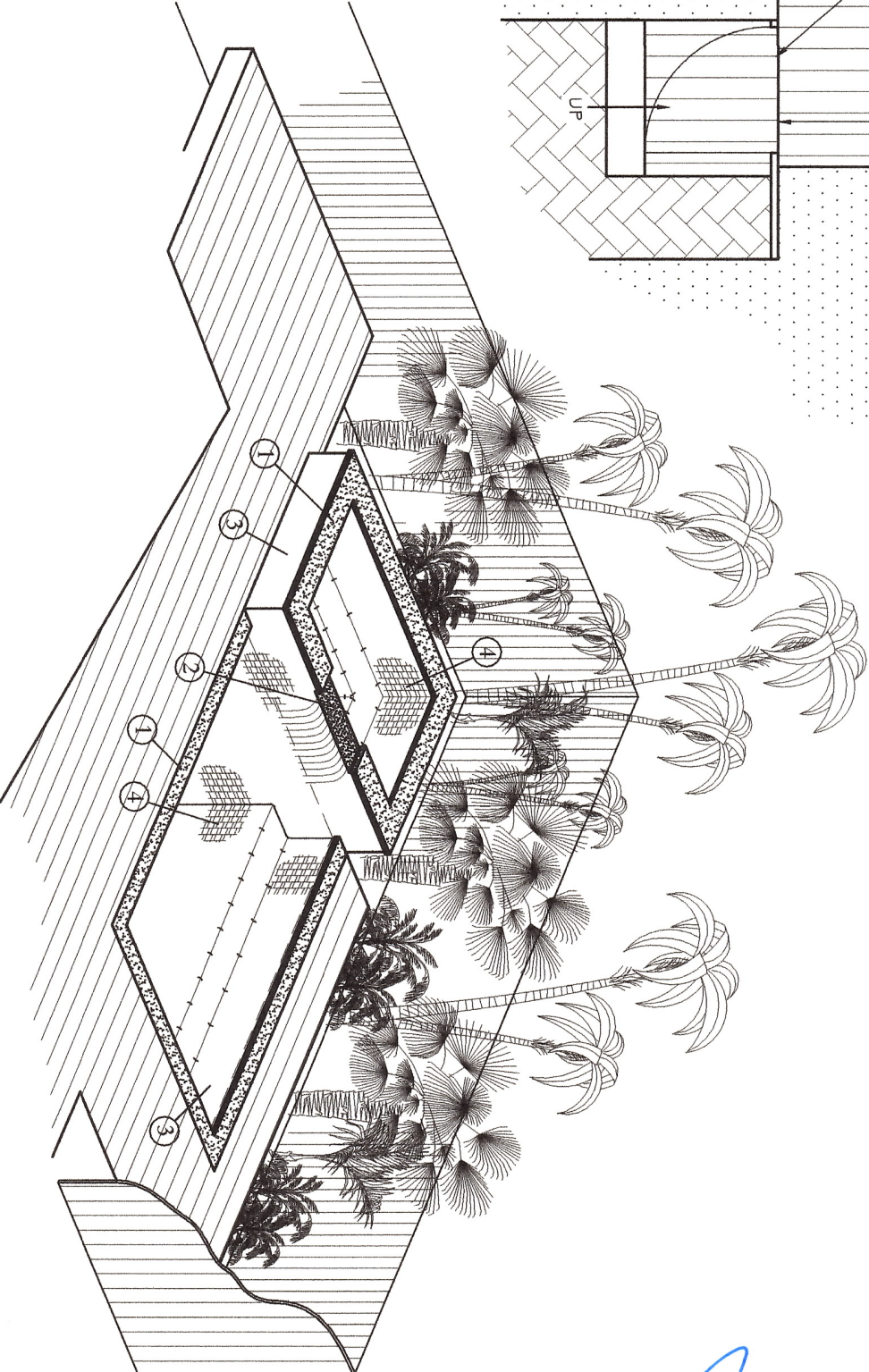
PROJECT NO.:

DATE: 10-5-2020

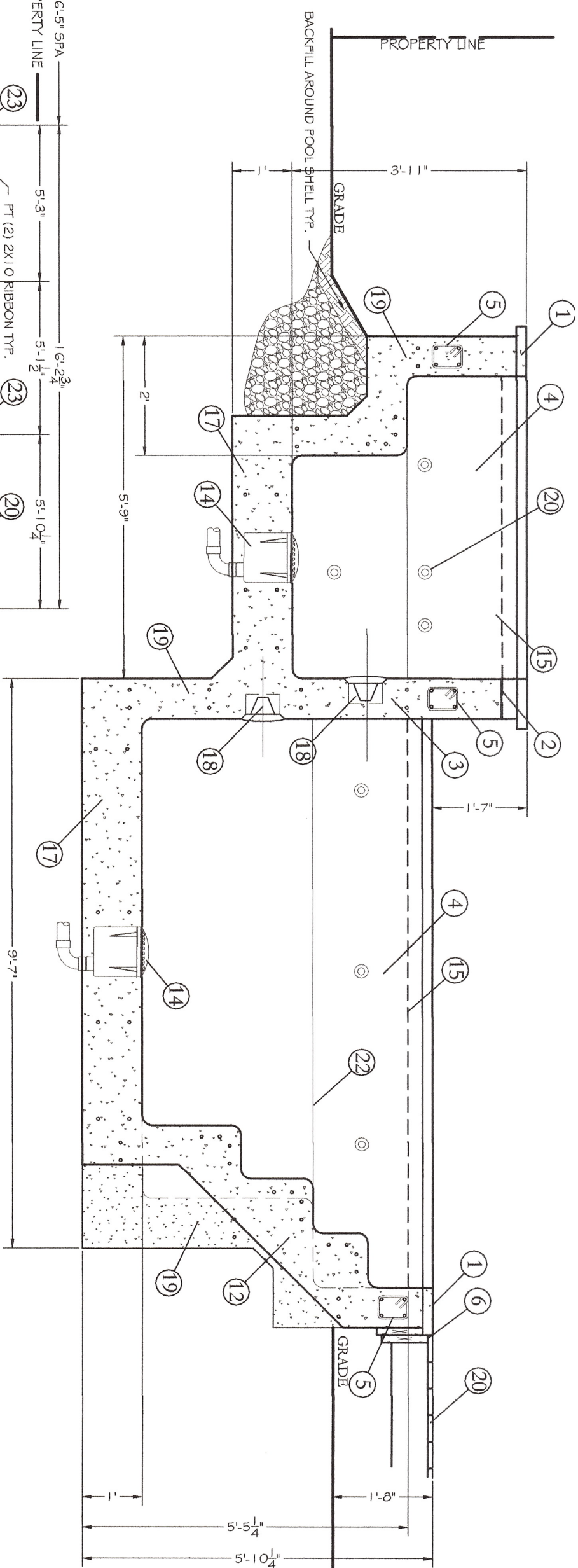
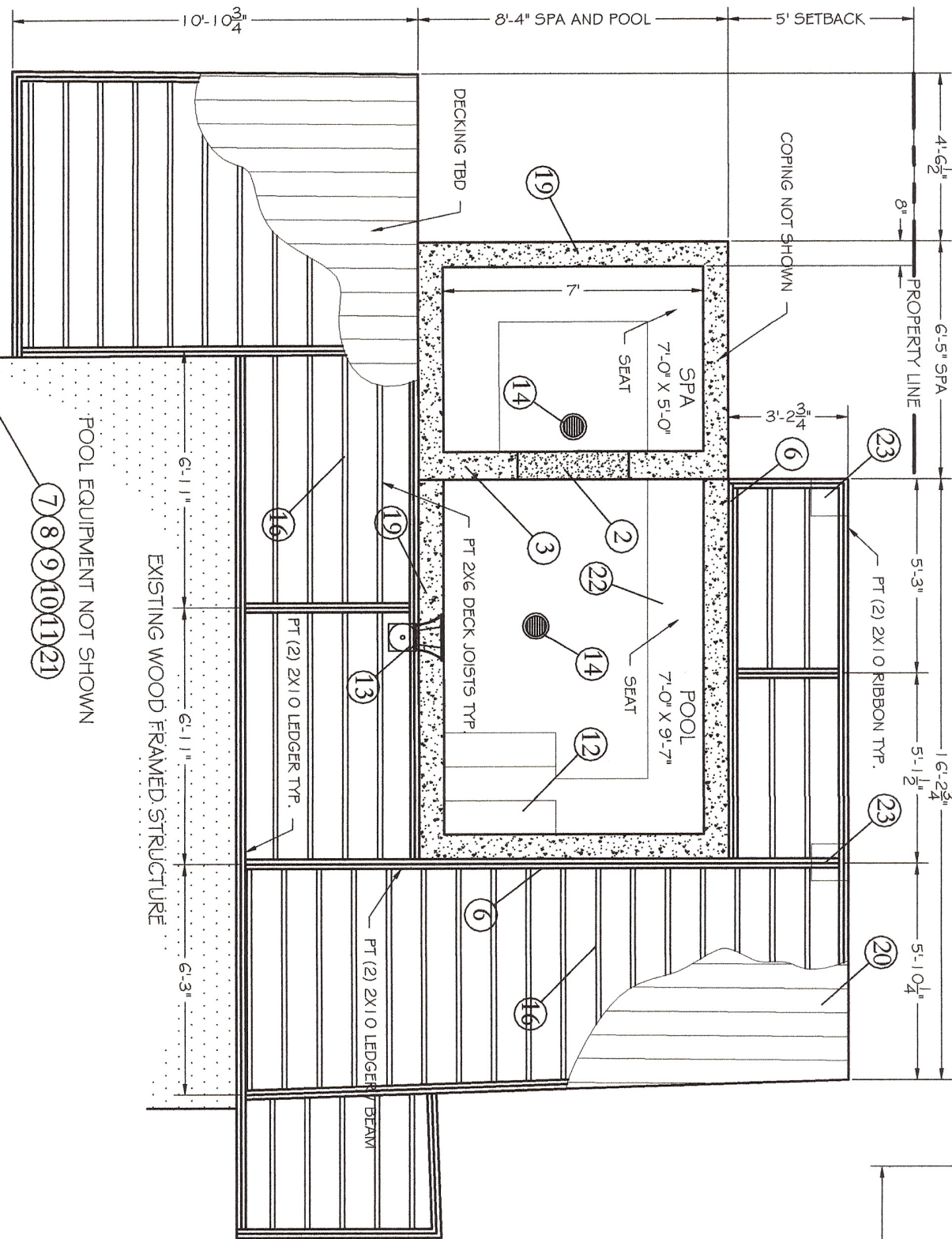


**SITE PLAN (PROPOSED)**  
 PARTIAL  
 1/4" = 1'-0"  
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- CONSTRUCTION PLAN GENERAL NOTES**
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
  2. Electrical to be done by licensed electrician and weatherproof sub panel to be located near new pool equipment per fbc.
  3. Dimensions noted "clear" or "c/c" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
  4. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
  5. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
  6. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
  7. Verify underground utilities before construction
  8. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
  9. Concrete to be 3000 psi min.
  10. All work to be done within the property lines
  11. Pool to be grounded per 2017 FBC at all noted locations and electrical work to meet 2017 6th edition



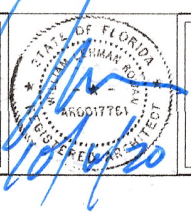
<p><b>2</b></p> <p>2 OF 3</p>	<p>DATE: 10-5-2020</p>	<p>PROJECT NO.:</p>	<p><b>WILLIAM ROWAN ARCHITECTURE</b></p> <p>321 PEACOCK LANE 305 296 3784</p> <p>KEY WEST, FLORIDA FLORIDA LICENSE AR-017751</p>		<p><b>NEW SWIMMING POOL</b></p> <p>1409 ALBURY STREET KEY WEST, FLORIDA 33040</p>
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**DRAWING LEGEND:**

1. COPING / CONCRETE CAP (OWNER TBD)
2. 36" SPILLWAY
3. 8" THICK CONCRETE WALL W/ VERTICAL #4 REBAR 12" O.C. & #4 HORIZONTAL REBAR 12" O.C.
4. TILE / FINISH TBD
5. CONT. #4 REBAR CAGE W/ #3 HOOPS 24" O.C.
6. (2) 2X10 LEDGER TYP. AROUND POOL SHELL 1/2" EMBEDDED FASTENERS 36" O.C. OR 3/16" TAPCONS 24" O.C. TYP.
7. 4" THICK CONCRETE SLAB (EMBED EQUIPMENT FASTENERS AS NEEDED)\*SEE PLAN\*
8. WHISPER FLOW 1.5 HP POOL PUMP \*SEE PLAN\*
9. PENTAIR 200 POOL FILTER \*SEE PLAN\*
10. ELECTRIC AQUA CAL T-55 HEATER \*SEE PLAN\*
11. SALT WATER CELL & MISC. POOL EQUIP. \*SEE PLAN\*
12. GUNITE OR SHOTCRETE FORMED STEPS W/ BENT #5 REBAR 10" O.C. & #4 REBAR GRID @ 12" O.C. MIN. 3" FROM SOIL
13. POOL SKIMMER W/ BASKET
14. POOL DRAIN
15. WATER LINE
16. PT 2X6 DECK JOISTS @ 12" O.C. TYP.
17. GUNITE OR SHOTCRETE POOL BOTTOM W/ #5 GRID 12" O.C. T&B
18. 5G LED UNDERWATER POOL LIGHTS (X2)
19. GUNITE OR SHOTCRETE POOL WALLS W/ #4 GRID 12" O.C. W/ #5 BENT REBAR 12" O.C. TO BOTTOM
20. NEW DECKING TBD (MATCH POOL COPING ELEVATION)
21. WEATHERPROOF ELECTRICAL SUB PANEL W/ SHUTOFFS (VERIFY AT MAIN HOUSE PANEL) \*SEE PLAN\*
22. FORMED POOL SEAT W/ #4 REBAR GRID 12" O.C. & #5 BENT REBAR 12" O.C. TO BOTTOM
23. NEW 12" X 12" X 36" CONCRETE DECK FOOTER W/ #4 CAGE

**WILLIAM ROWAN ARCHITECTURE**  
 321 PEACONLANE  
 305 296 3784



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PROPOSED POOL