

LOCATION MAP
Benj. Albury's Sub. City of Key West

SURVEYOR'S NOTES:
 Bearings based on Eisenhower Drive (assumed)
 North arrow based on assumed median
 3.4 illustrates existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

Monumentation:
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Pipe
 ▲ = fd. P.K. Nail
 △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark

o/h = Overhead
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood

P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 A/C = Air Conditioner
 Bal. = Balcony

Field Work performed on: 6/23/14

LEGAL DESCRIPTION: 920 Eisenhower:
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being a part of Lot Eight (8) and Nine (9), in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 7.78 feet to the platted Right-of-Way Line of Eisenhower Drive and the Point of Beginning; thence continue S 53°36'30" W for a distance of 100.68 feet; thence S 32°45'45" E for a distance of 77.68 feet; thence N 53°36'30" E for a distance of 100.43 feet to the said platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the said platted Right-of-Way line for a distance of 77.69 feet to the Point of Beginning.
 Containing 7795.53 square feet, more or less.

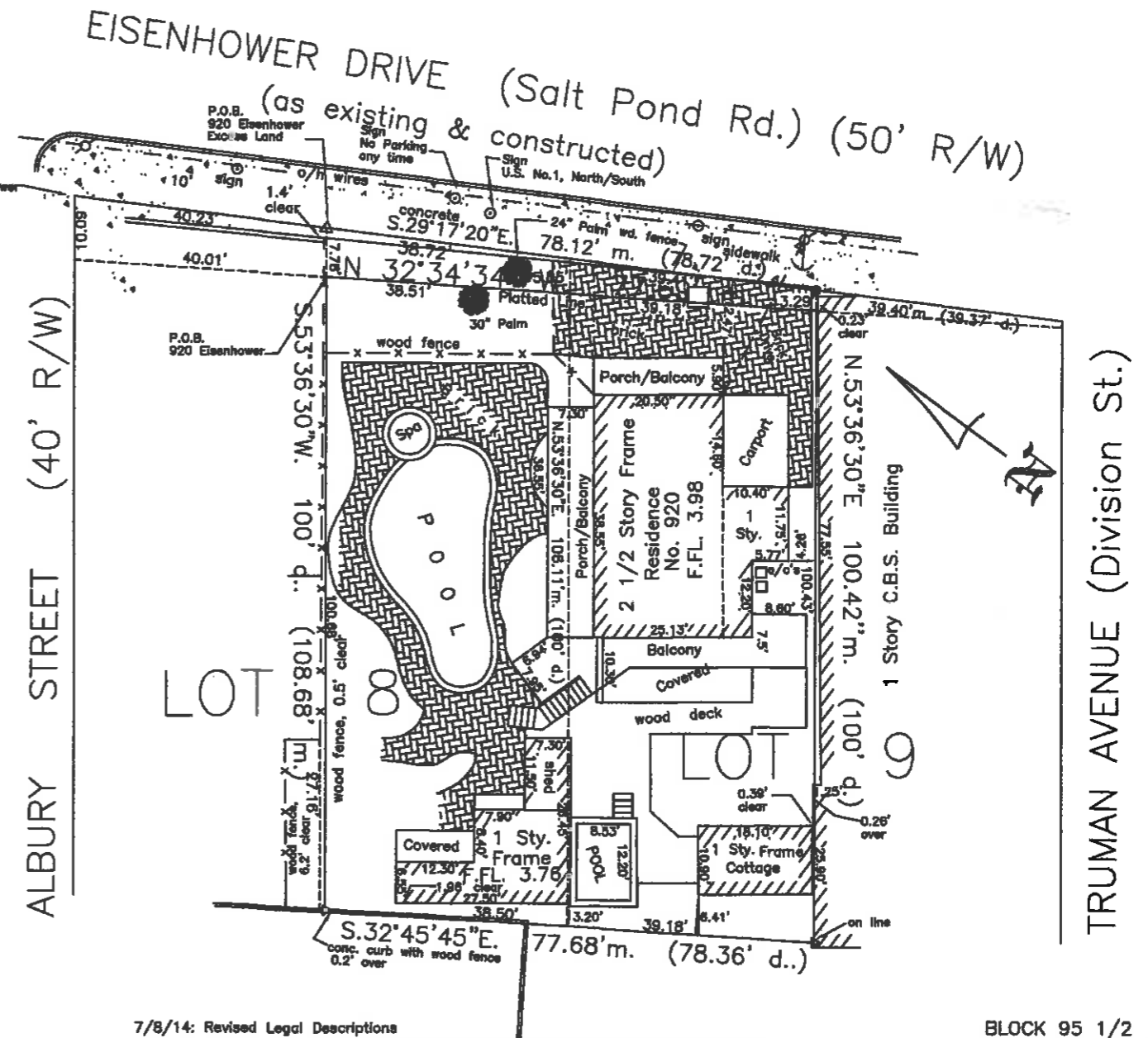
LEGAL DESCRIPTION: 920 Eisenhower: (excess land):
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and being North of part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being North of part of Lot Eight (8) and Nine (9) in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet to the Point of Beginning; thence continue S 29°17'20" E along the Southwesterly Right-of-Way Line of Eisenhower Drive for 78.12 feet; thence S 53°36'30" W for a distance of 3.29 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the platted Right-of-Way line of Eisenhower Drive for a distance of 77.69 feet; thence N 53°36'30" E for a distance of 7.78 feet to the Existing Right-of-Way Line of Eisenhower Drive and the Point of Beginning.
 Containing 428.96 square feet, more or less.

CERTIFICATION made to:
 David Wolkowsky
 Spottswood, Spottswood & Spottswood
 Chicago Title Insurance Co.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



7/8/14: Revised Legal Descriptions

BLOCK 95 1/2

David Wolkowsky 920 Eisenhower Drive, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 14-295	
Scale: 1"=20'	Ref. 175-14 file	Flood panel No. 1316 K	Dwn. By: F.H.H.
Date: 1/28/04		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/31/04: 916 only			
2/3/04: Revise legal description			
6/24/14: Updated, owner, brick, fences			
FILE: c:/dwgs/Key West/Block 95 1/2			

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhilde51@belleouth.net
L.B. No. 7700



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY, SUGARLOAF KEY, FL 33042

PHONE: (305) 394-3690

EMAIL : FKLSe-mail@gmail.com

www.floridakeyslandsurveying.net

BUILDING HEIGHT REPORT

September 29, 2014

RE: David Wolkowsky

920 Eisenhower Drive, Key West, FL 33040

M.C.P.A. Alternate Key No. 1025054

CLEINT: Meridian Engineering

On September 25, 2014 a site visit was conducted at the above stated property. The purpose of this visit was to conduct a roof height measurement on the above referenced property. At the time of the site visit the structure was undergoing renovations.

- The highest point on the building was determined to be the roof peak.
- The adjacent crown of the road elevation on Eisenhower Drive was determined to be 3.02 feet.
- The threshold of the first floor front door elevation is 3.69 feet.

The distance between the said highest point on the building and the said adjacent crown of the road has been determined to be **28.0 feet**.

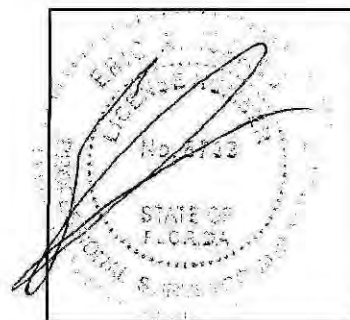
The distance between the said highest point on the building and the said first floor front door threshold has been determined to be **27.31 feet**.

Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).

Benchmark Description: National Geodetic Survey Benchmark "D 121" (P.I.D. AA0020).
Elevation=3.91' (NGVD 1929).

SIGNED:

ERIC A. ISAACS, PROFESSIONAL SURVEYOR AND MAPPER – PSM NO. 6783
FLORIDA KEYS LAND SURVEYING – LB NO. 7847
STATE OF FLORIDA



RESIDENTIAL RENOVATION

920 EISENHOWER DRIVE
KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 920 EISENHOWER, KEY WEST, FL 33040
RE: 00024260-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: AEG
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
SECTION/TOWNSHIP/RANGE: 5-08-25
LEGAL DESCRIPTION: KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOTS 8 & 9 SQR 3 TR 7 A5-516 OR713-807

SETBACKS: FRONT 10 FT.; SIDE 5 FT.; REAR 15 FT.; STREET SIDE 7.5 FT.
BUILDING COVERAGE 40%; EXISTING 29%
IMPERVIOUS COVERAGE 60%; EXISTING 75%
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 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
SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

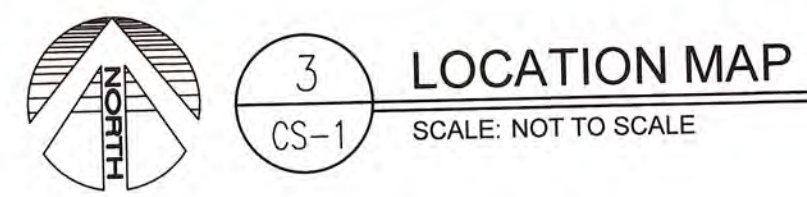
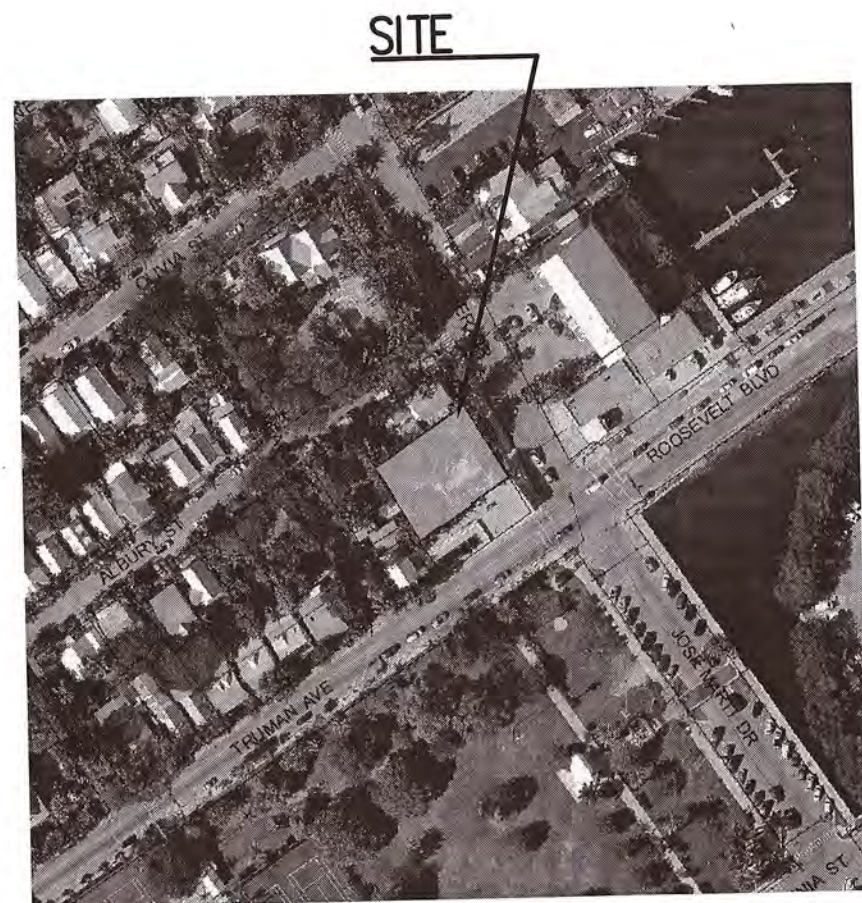
SHEET CS-1 - COVER, SURVEY, SITE PLAN, PROJECT DATA
SHEET A-1 EXISTING FLOOR PLAN, EXISTING ELEVATIONS
SHEET A-2 PROPOSED FLOOR PLAN, PROPOSED ELEVATIONS

GENERAL NOTES

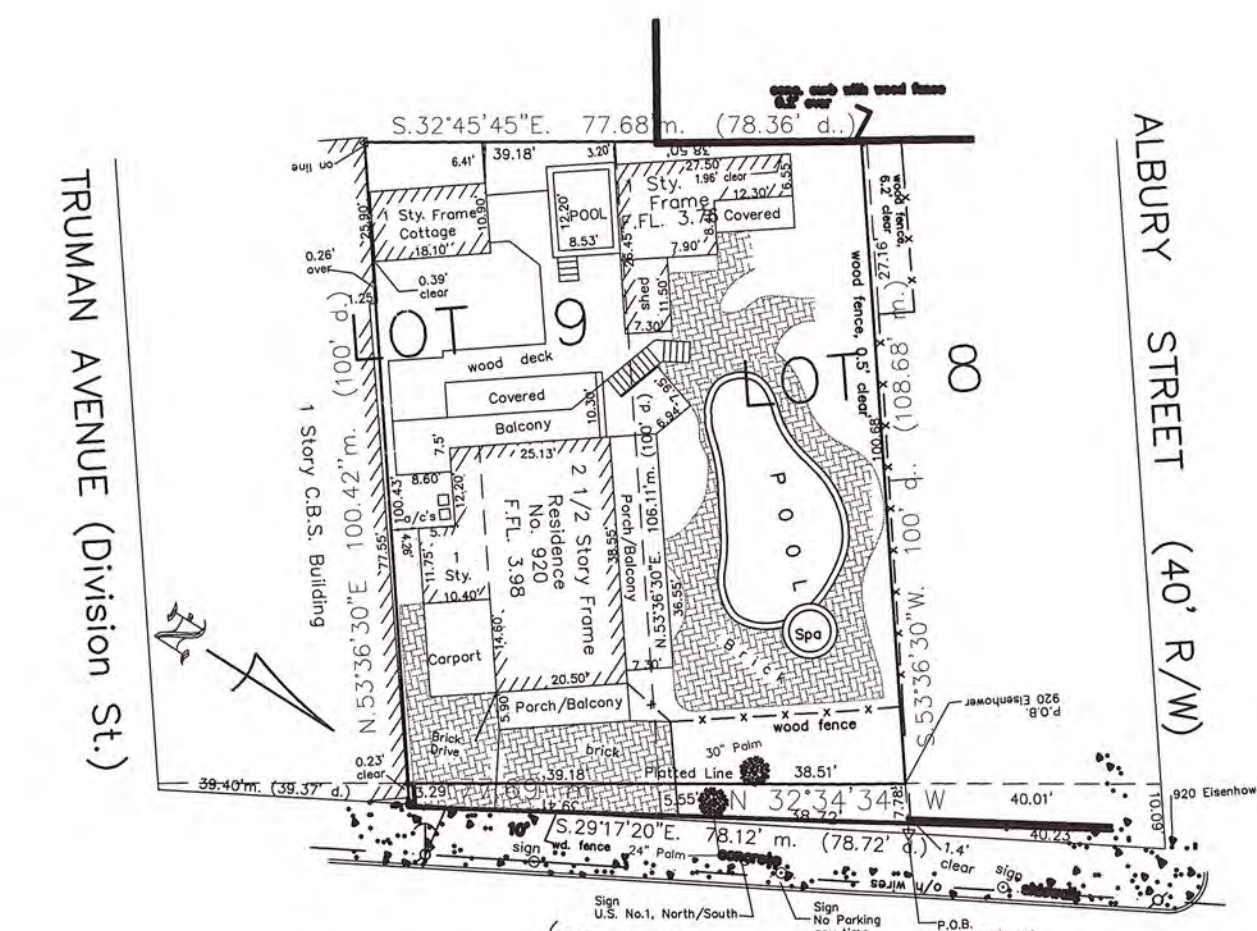
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER 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 AND 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, 2010 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 2010 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.
- 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.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AT APPROX. APPROXIMATELY
		FT. FOOTFEET
		FIN. 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

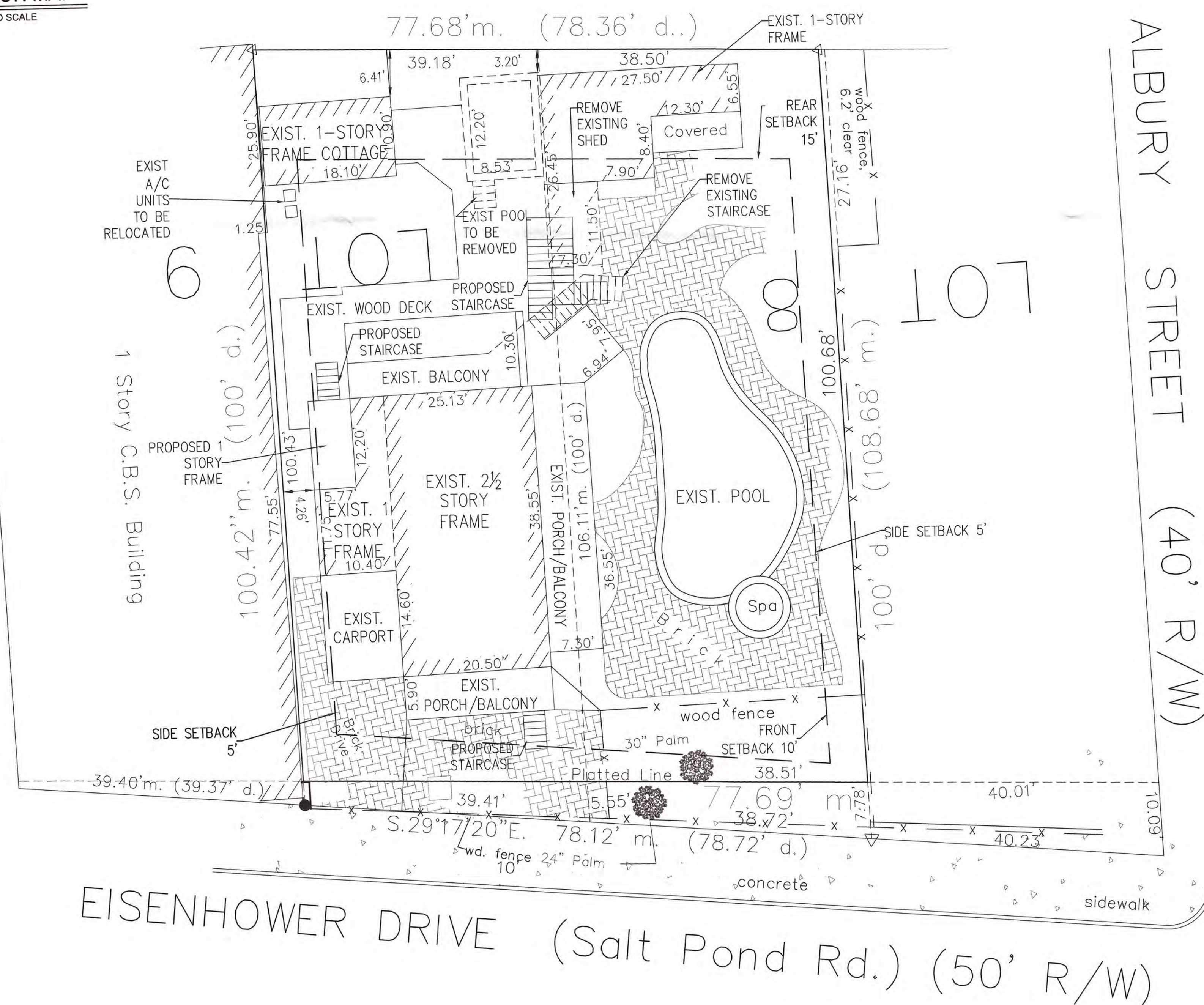


PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00024260-000000			
SETBACKS:				
FRONT	9'-5 1/2"	12'-4"	10'	NONE
SIDE	NO CHANGE	5'	5'	NONE
SIDE	NO CHANGE	11'-3"	5'	NONE
STREET SIDE		N/A	7.5'	
REAR	NO CHANGE	1'-11"	15'	NONE
LOT SIZE	NO CHANGE	7,788 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	2,273 SQ. FT. 29%	2,273 SQ. FT. 29%	40% MAX	NONE
FLOOR AREA	2,108 SQ. FT. 27	2,108 SQ. FT. 27	1.0	NONE
BUILDING HEIGHT	30'-8 1/2"	27'-3 1/2"	30' MAX	YES
IMPERVIOUS AREA	5808 SQ. FT. 75%	5808 SQ. FT. 75%	60% MAX	NONE

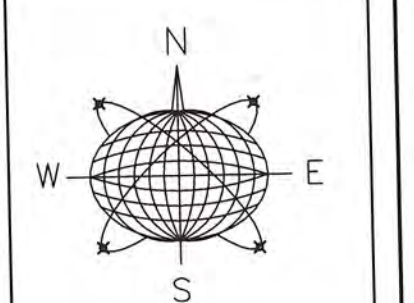


2 SURVEY
SCALE: 1"=30'-0"

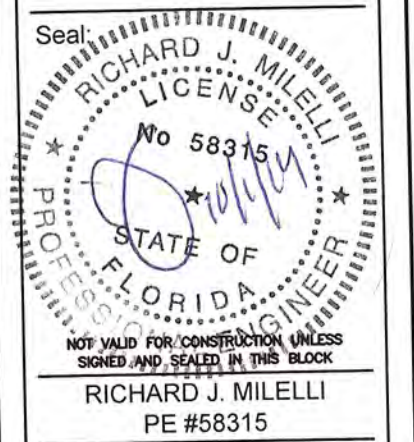
TRUMAN AVENUE (Division St.)



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



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899



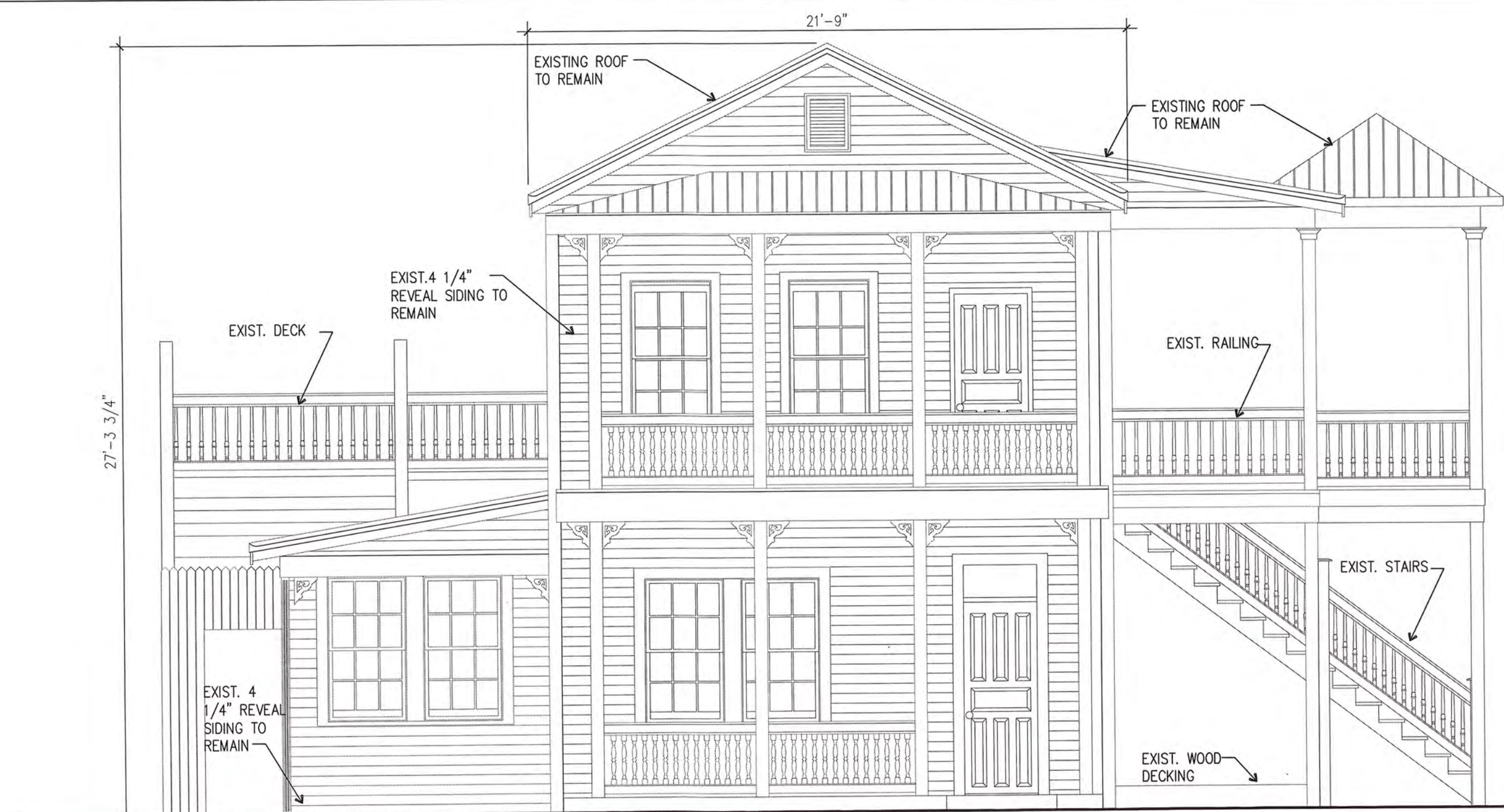
General Notes:

RESIDENTIAL RENOVATION
920 EISENHOWER DRIVE
KEY WEST, FLORIDA

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

Revisions:

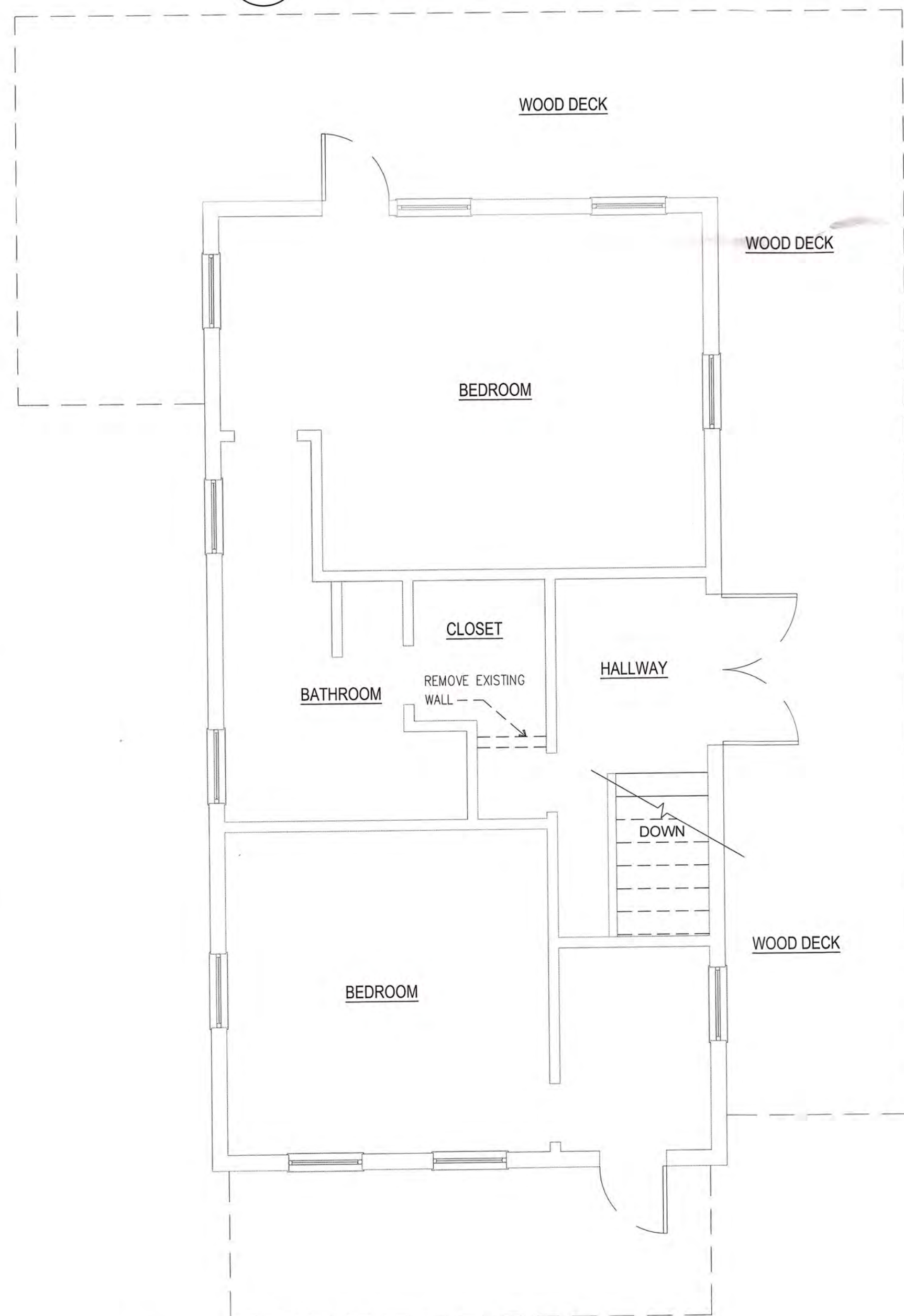
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COVER SHEET, SURVEY, SITE PLAN AND PROJECT DATA
Sheet Number:
CS-1
Date: OCTOBER 1, 2014



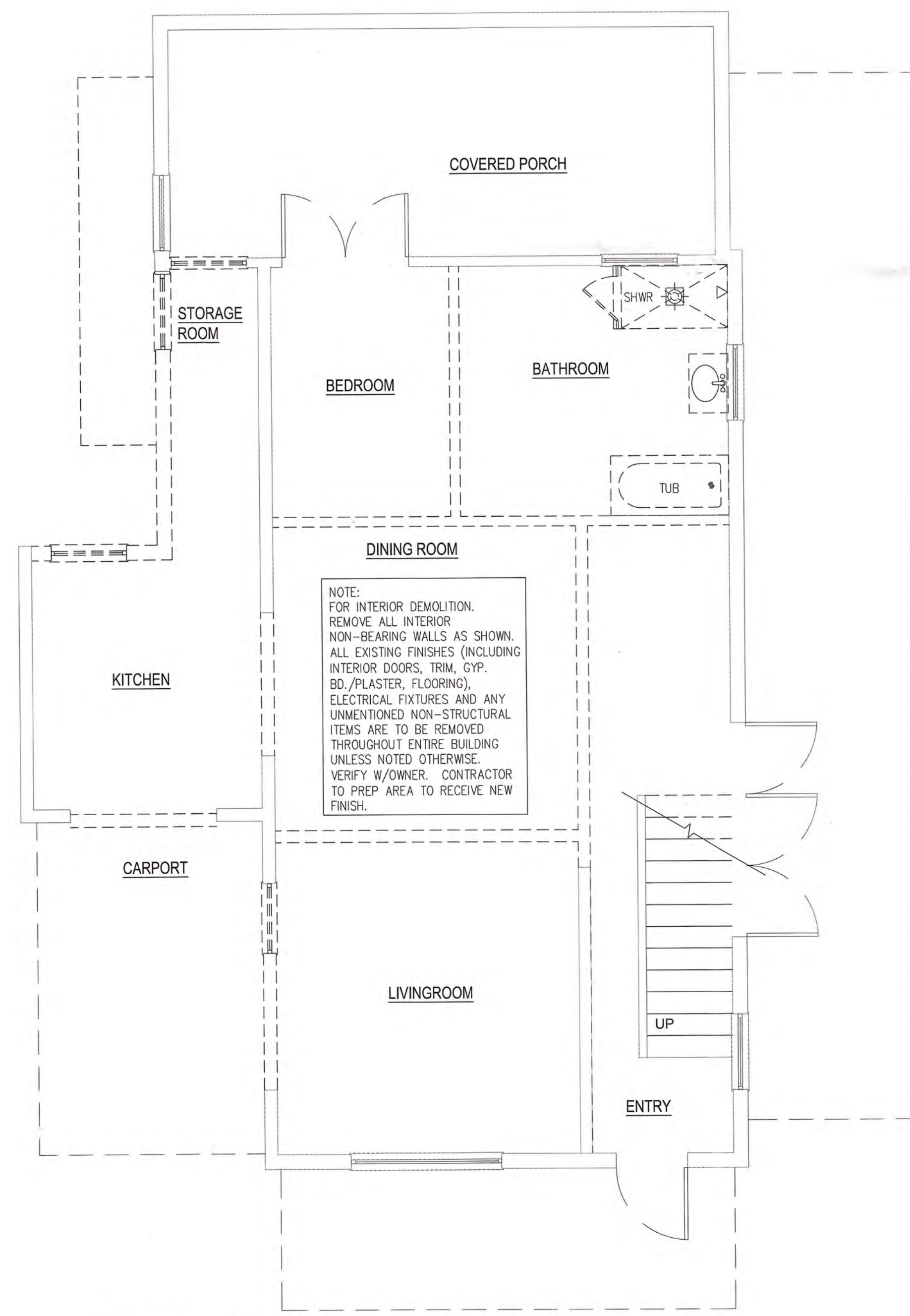
6 FRONT EXISTING ELEVATION
A-1 SCALE: 1/4" = 1'-0"



5 REAR EXISTING ELEVATION
A-1 SCALE: 1/4" = 1'-0"



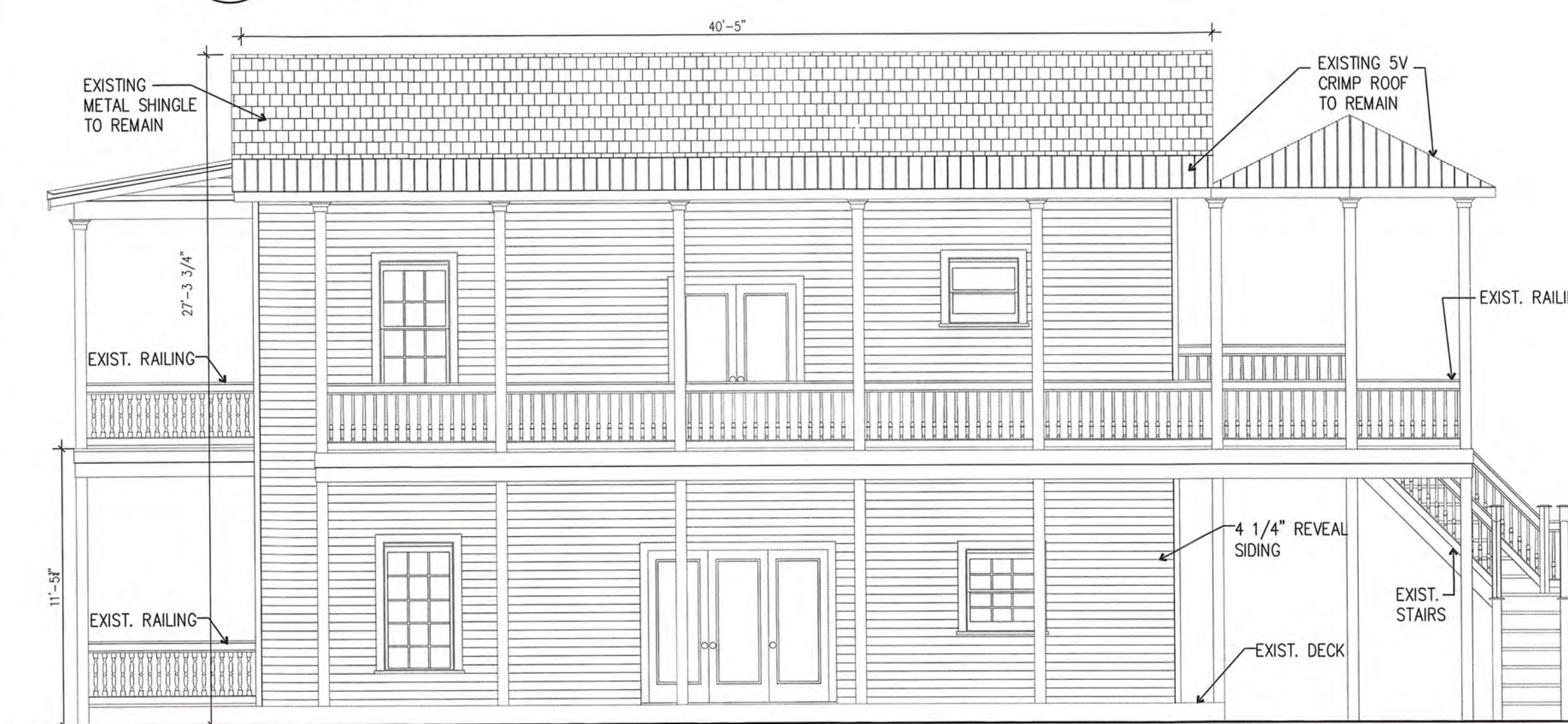
3 2ND FLOOR DEMOLITION PLAN
A-1 SCALE: 1/4" = 1'-0"



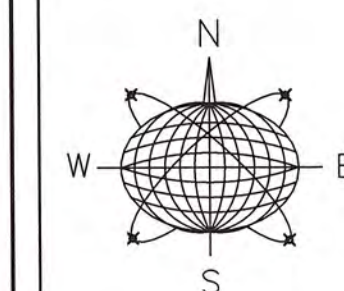
2 1ST FLOOR DEMOLITION PLAN
A-1 SCALE: 1/4" = 1'-0"



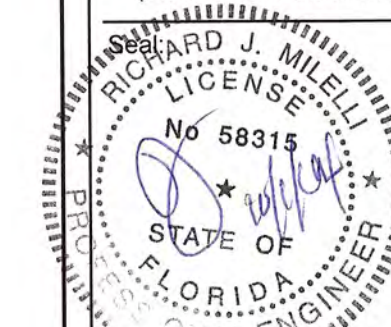
4 SOUTH EXISTING ELEVATION
A-1 SCALE: 3/16" = 1'-0"



1 NORTH EXISTING ELEVATION
A-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899



RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION

920 EISENHOWER DRIVE
KEY WEST, FLORIDA

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

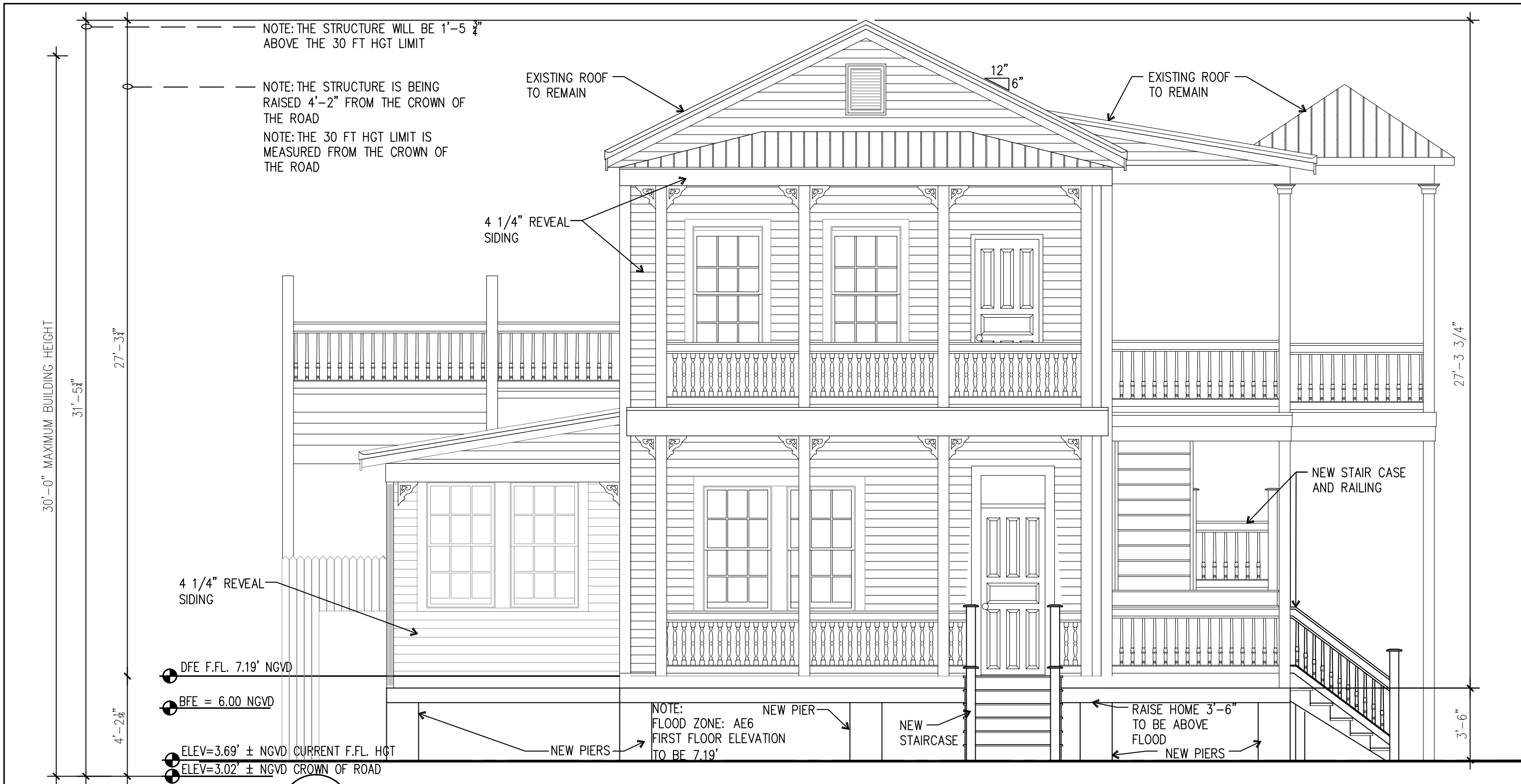
Revisions:

Title:
EXISTING PLAN
AND EXISTING
ELEVATIONS

Sheet Number:

A-1

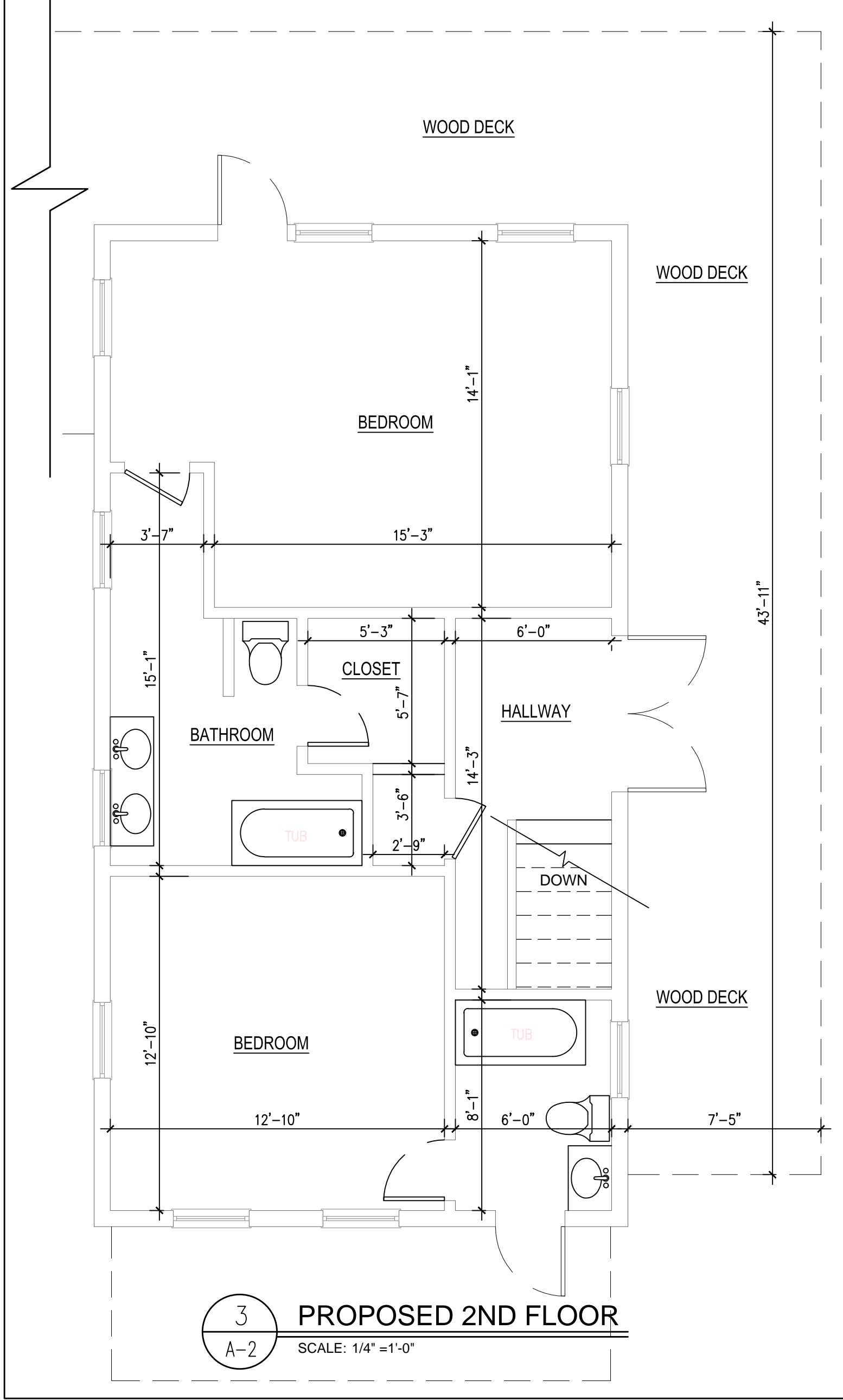
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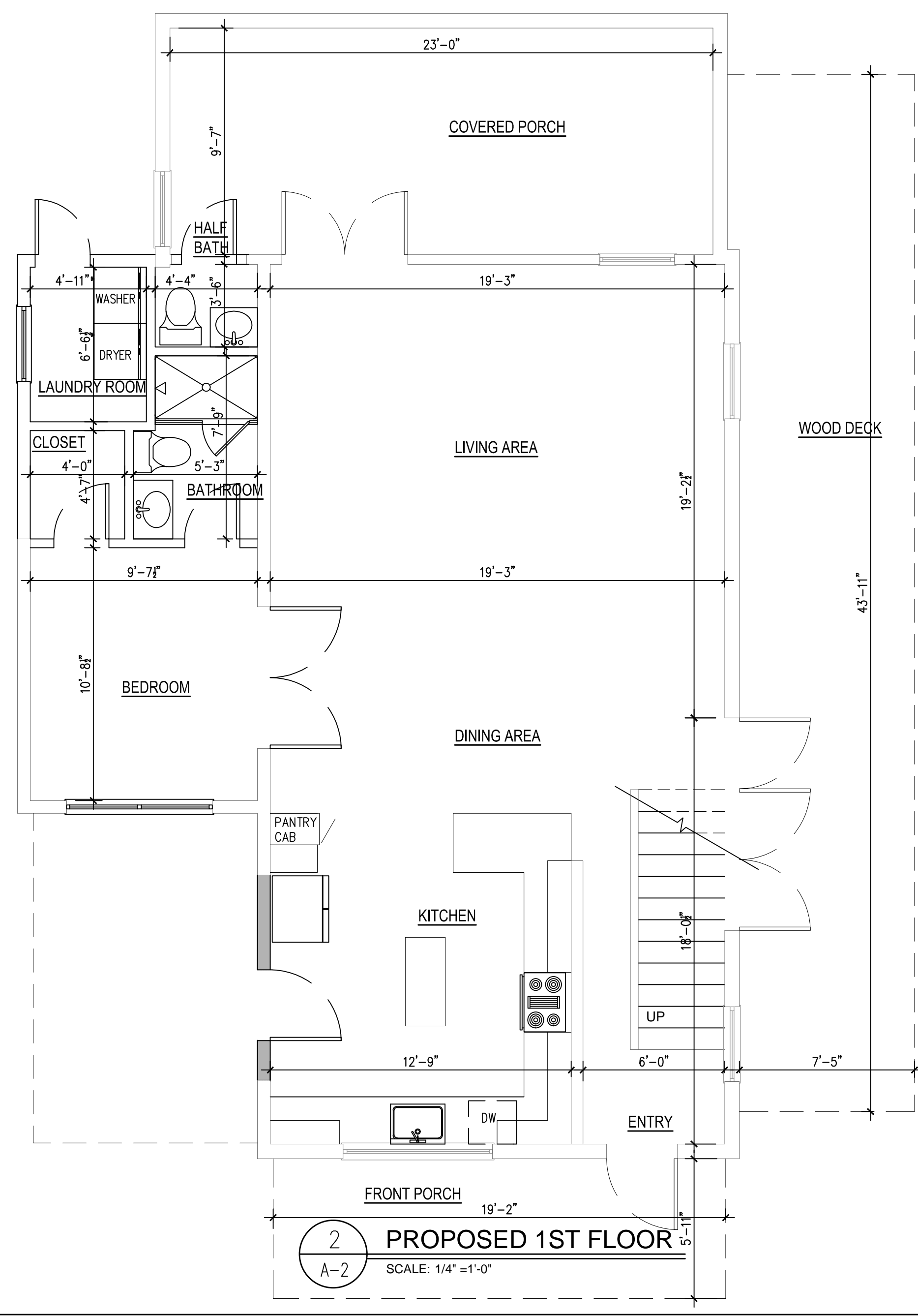
6 PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



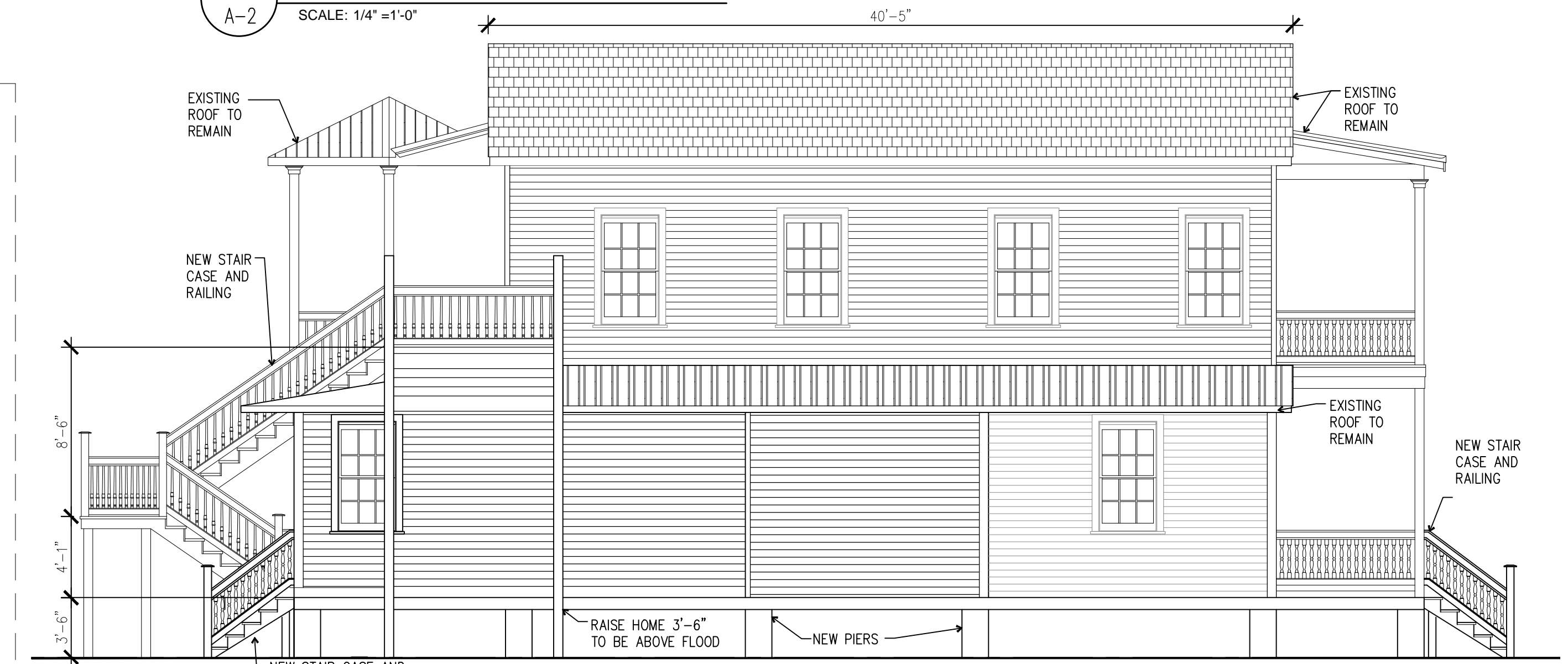
5 PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



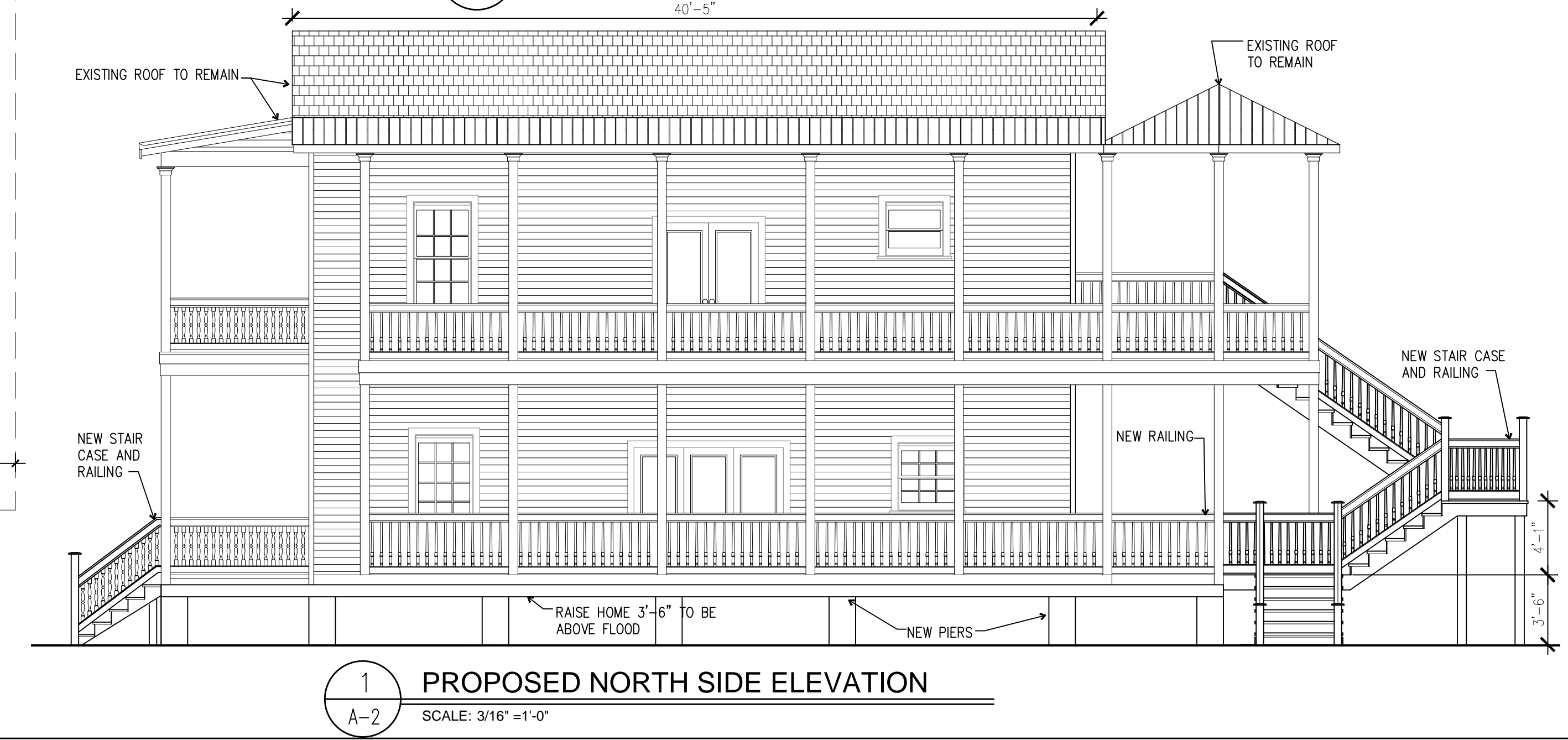
3 PROPOSED 2ND FLOOR
 SCALE: 1/4" = 1'-0"



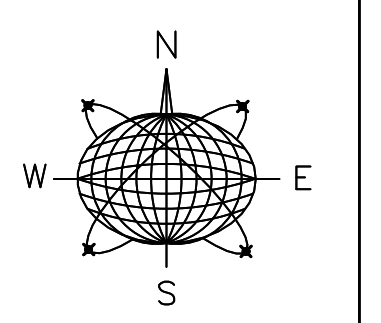
2 PROPOSED 1ST FLOOR
 SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:
 NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

RESIDENTIAL RENOVATION
 920 EISENHOWER DRIVE
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No.:
 Scale:

AutoCad File No.
 Revisions:

Title: **PROPOSED FLOOR PLAN AND PROPOSED ELEVATIONS**
 Sheet Number: **A-2**
 Date: OCTOBER 9, 2014