

**SPECIFIC PURPOSE SKETCH  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**

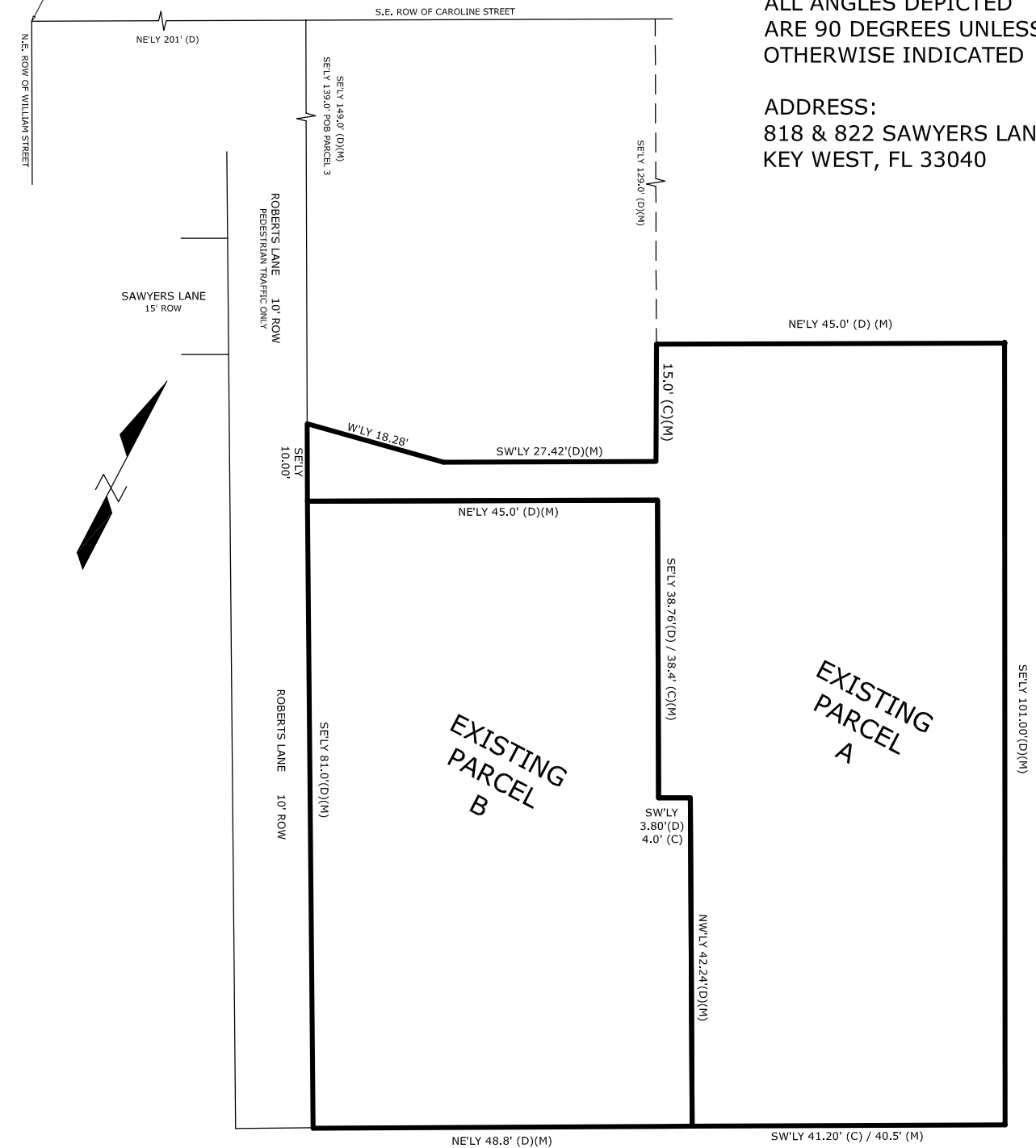
SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYERS LANE  
KEY WEST, FL 33040

THE SE CORNER  
OF CAROLINE ST.  
AND WILLIAM ST.



**LEGEND FOR ABBREVIATIONS**  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA  
 PB = PLAT BOOK XX - PAGE XX  
 R/W = RIGHT OF WAY

————— DENOTES NEWLY DESCRIBED LEGAL

**SURVEYORS NOTES:**

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/08/15

SCALE:	1"=20'
F/W DATE:	-/-/-
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15042402

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

SIGNED  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

**SPECIFIC PURPOSE SKETCH  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**

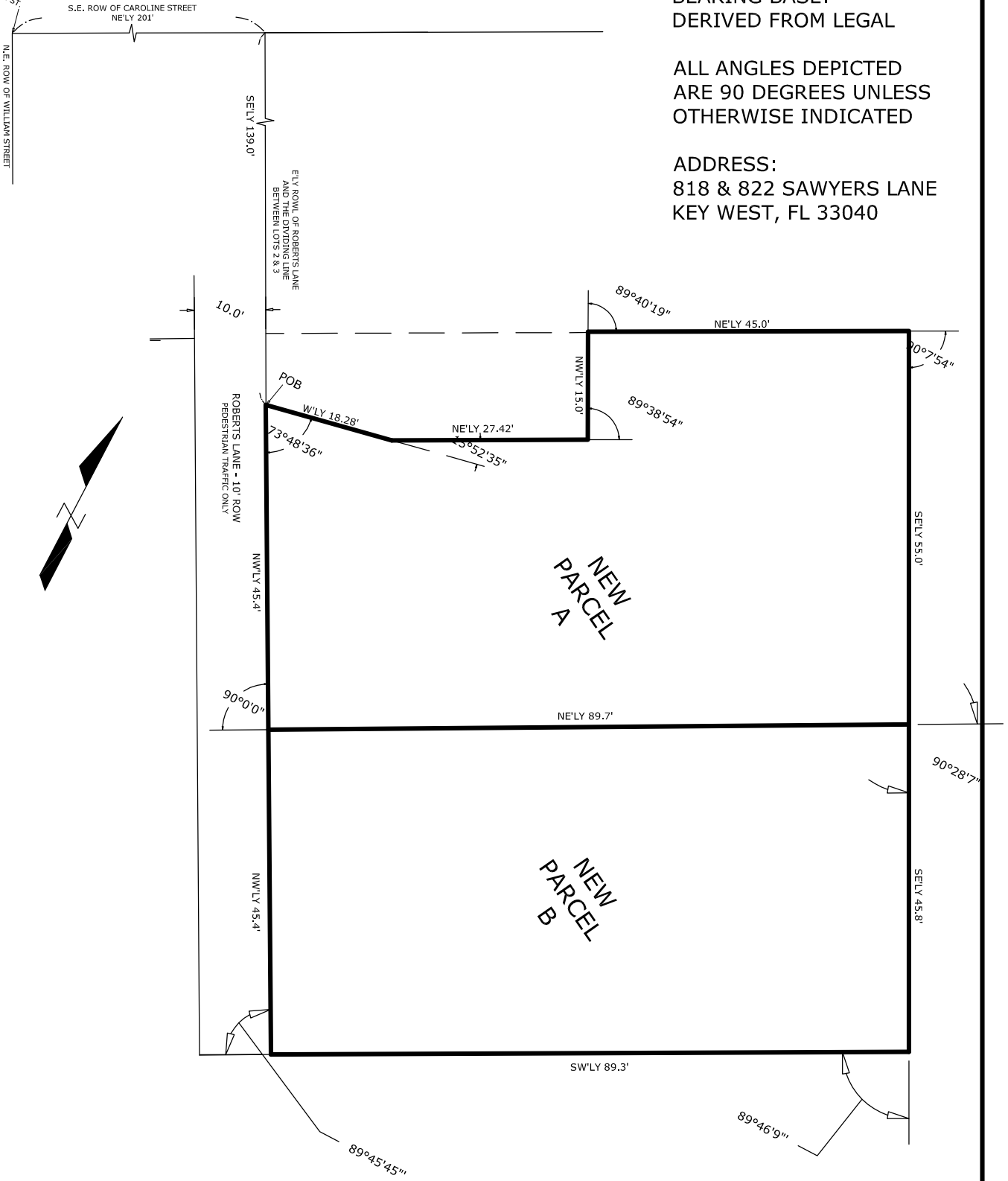
SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYERS LANE  
KEY WEST, FL 33040

POC  
THE SE CORNER  
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PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/08/15

SCALE:	1"=20'
F/W DATE:	-/-/-
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KK
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INVOICE #:	15042402

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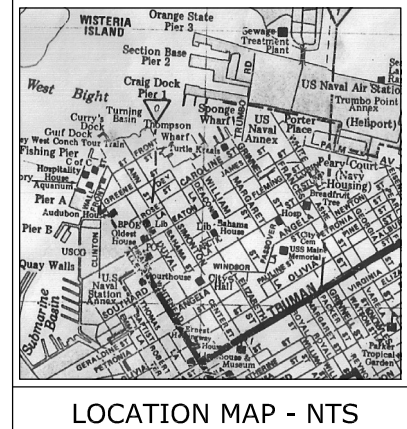
SIGNED   
 ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622



**SPECIFIC PURPOSE COMPOSITE SKETCH  
SHOWING NEW LEGAL DESCRIPTIONS  
OVERLAYED ONTO EXISTING SURVEY  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**



NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 10'

BEARING BASE:  
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYER LANE  
KEY WEST, FL 33040

**NEWLY AUTHORED BY THE UNDERSIGNED  
822 SAWYERS LANE**

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 in Square 21; Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of 201 feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 139 feet to the Point of Beginning; Thence at a deflection angle to the left of 73°48'36" in an Easterly direction for 18.28 feet; thence at a deflection angle to the left of 15°52'35" in a Northeasterly direction for 27.42 feet; Thence at a deflection angle to the left of 89°38'54" and in a Northwesterly direction for 15.0 feet; Thence at a deflection angle to the right of 89°40'19" and in a Northeasterly direction for 45.0 feet; Thence at a deflection angle to the right of 90°7'54" and in a Southeasterly direction for 55.2 feet; Thence deflection angle to the right of 89°31'53" and in a Southwesterly direction for 89.7 feet back to said Easterly line of Roberts Lane; Thence at a right angle and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,332 square feet, more or less.

**818 SAWYERS LANE**

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 (2) in Square Twenty-One (21); Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of Two Hundred and One (201) feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 184.4 feet to the Point of Beginning; Thence at a right angle and in a Northeasterly direction for 89.7 feet; thence at a deflection angle to the right of 90°28'07" in a Southeasterly direction for 45.8 feet; Thence at a deflection angle to the right of 89°46'09" and in a Southwesterly direction for 89.3 feet to said Easterly line of Roberts Lane; Thence at a deflection angle to the right of 89°45'45" and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,083 square feet, more or less.

----- EXISTING 818 PARCEL = ± 3,807 SQ. FT.  
===== NEW 818 PARCEL = ± 4,083 SQ. FT.  
----- EXISTING 822 PARCEL = ± 4,605 SQ. FT.  
===== NEW 822 PARCEL = ± 4,332 SQ. FT.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/20/15

**SURVEYORS NOTES:**

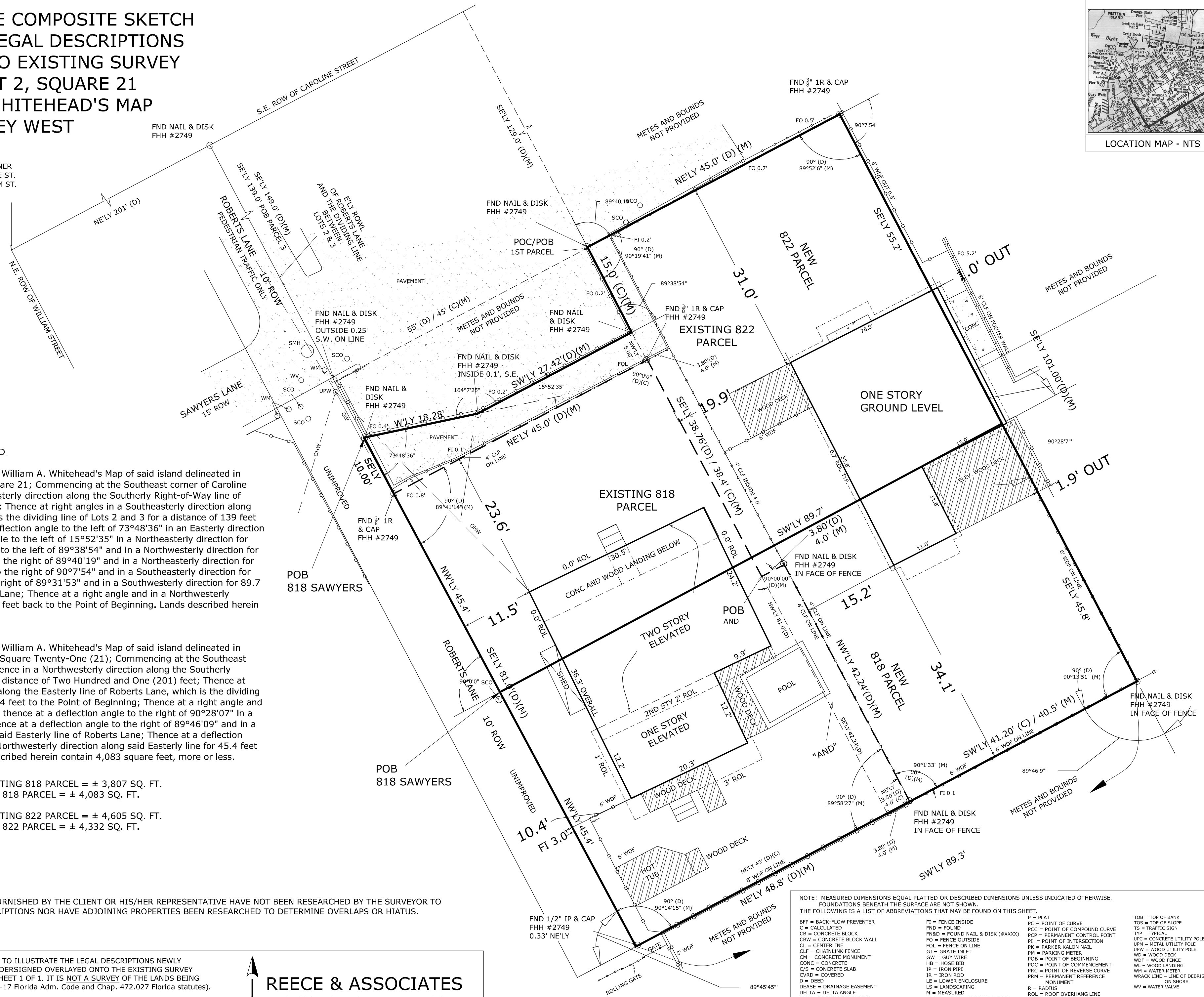
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- THIS IS NOT A SURVEY.

SCALE:	1" = 10'
FIELD WORK DATE	-/-/-
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15052002

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTIONS NEWLY CREATED ON 04/29/15 BY THE UNDERSIGNED OVERLAYED ONTO THE EXISTING SURVEY DATED 01/16/15 AS SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
SIGNED  
*Robert E. Reece*  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                |  |                                    |                                      |
|--------------------------------|--|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER      | FI = FENCE INSIDE                              | P = PLAT                           | TOB = TOP OF BANK                    |
| C = CALCULATED                 | FND = FOUND                                    | PC = POINT OF CURVE                | TOS = TOE OF SLOPE                   |
| CB = CONCRETE BLOCK            | FND&D = FOUND NAIL & DISK (#XXXX)              | PCP = POINT OF COMPOUND CURVE      | TS = TRAFFIC SIGN                    |
| CBW = CONCRETE BLOCK WALL      | FO = FENCE OUTSIDE                             | PCP = PERMANENT CONTROL POINT      | TYP = TYPICAL                        |
| CL = CENTERLINE                | FOL = FENCE ON LINE                            | PI = POINT OF INTERSECTION         | UPC = CONCRETE UTILITY POLE          |
| CLF = CHAINLINK FENCE          | GI = GRATE INLET                               | PK = PARKER KALON NAIL             | UPM = WOOD UTILITY POLE              |
| CM = CONCRETE MONUMENT         | GW = GUY WIRE                                  | PM = PARKING METER                 | WD = WOOD DECK                       |
| CONC = CONCRETE                | HB = HOSE BIB                                  | POB = POINT OF BEGINNING           | WDF = WOOD FENCE                     |
| C/S = CONCRETE SLAB            | IP = IRON PIPE                                 | POC = POINT OF COMMENCEMENT        | WL = WOOD LANDING                    |
| COVD = COVERED                 | IR = IRON ROD                                  | PRC = POINT OF REVERSE CURVE       | WM = WATER METER                     |
| D = DEED                       | LE = LOWER ENCLOSURE                           | PRM = PERMANENT REFERENCE MONUMENT | WRACK LINE = LINE OF DEBRIS ON SHORE |
| DEASE = DRAINAGE EASEMENT      | LS = LANDSCAPING                               | R = RADIUS                         | WV = WATER VALVE                     |
| DELTA = DELTA ANGLE            | M = MEASURED                                   | ROL = ROOF OVERHANG LINE           |                                      |
| DMH = DRAINAGE MANHOLE         | MHWL = MEAN HIGH WATER LINE                    | ROWL = RIGHT OF WAY LINE           |                                      |
| EB = ELECTRIC BOX              | NAVD = NORTH AMERICAN VERTICAL DATUM (1988)    | R/W = RIGHT OF WAY                 |                                      |
| EL = ELEVATION                 | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SCO = SANITARY CLEAN-OUT           |                                      |
| ELEV = ELEVATED                | NTS = NOT TO SCALE                             | SN&D = SET NAIL & DISK LB 7846     |                                      |
| EM = ELECTRIC METER            | OHW = OVERHEAD WIRES                           | SIR = SET IRON ROD 1/2" LB 7846    |                                      |
| ENCL = ENCLOSURE               |  | SMH = SANITARY MANHOLE             |                                      |
| FEE = FINISHED FLOOR ELEVATION |  |                                    |                                      |
| FH = FIRE HYDRANT              |  |                                    |                                      |



# RESIDENTIAL SITE WORK

822 SAWYER LANE  
KEY WEST, FLORIDA 33040

PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00003110-000000 & 00003140-000000			
SETBACKS:				
FRONT	10'-0"	23'-7 3/4"	10'	NONE
STREET SIDE	N/A	10'-4 1/2"	7.5'	NONE
SIDE	5'-0"	-1'-0"	5'	NONE
REAR	23'-3"	20'-2"	15'	NONE
LOT SIZE	4,083 SQ. FT.	4,207 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	3,291 SQ. FT. 40%	1,931 SQ. FT. 24%	40% MAX	NONE
FLOOR AREA	6,000 SQ. FT. .73	2,158 SQ. FT. .26	1.0	NONE
BUILDING HEIGHT	34'	22'	35' MAX	NONE
IMPERVIOUS AREA	3,797 SQ. FT. 46%	2,104 SQ. FT. 26%	60% MAX	NONE

## SITE DATA

SITE ADDRESS: 818 & 822 SAWYER LANE, KEY WEST, FL 33040  
 RE: 00003110-000000 & 00003140-000000  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE-7  
 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 & KW PT LOT 2 SQR 21  
 SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT  
 BUILDING COVERAGE 40%; PROPOSED 32%  
 IMPERVIOUS COVERAGE 60%; PROPOSED 42%  
 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 2000LBS PER SQ.FT.

## INDEX OF DRAWINGS

SHEET CS-1 - COVER, SITE PLAN AND DEMOLITION PLAN

## GENERAL NOTES

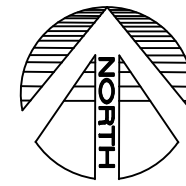
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER 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, 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

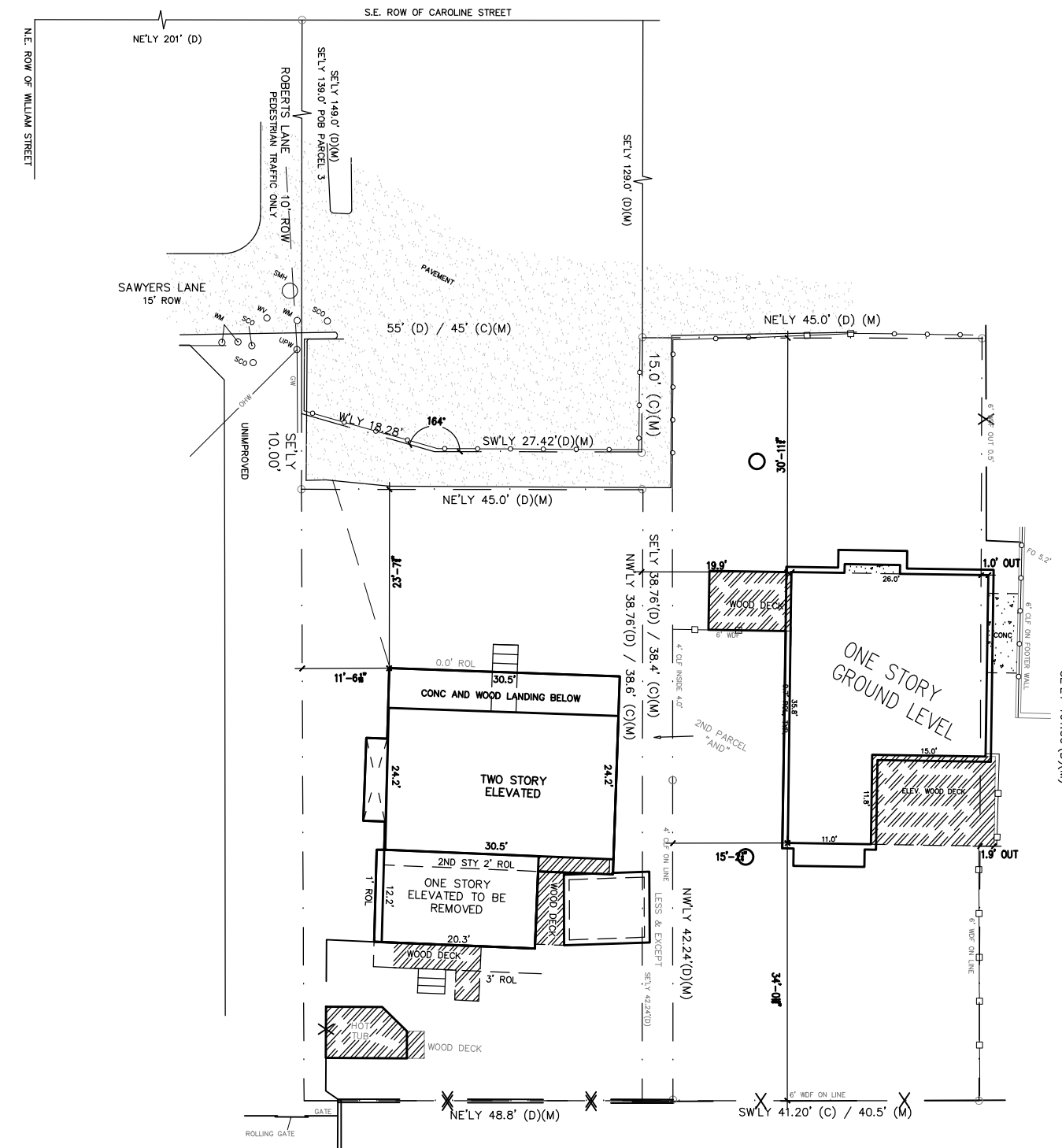
SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& @ AND AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE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



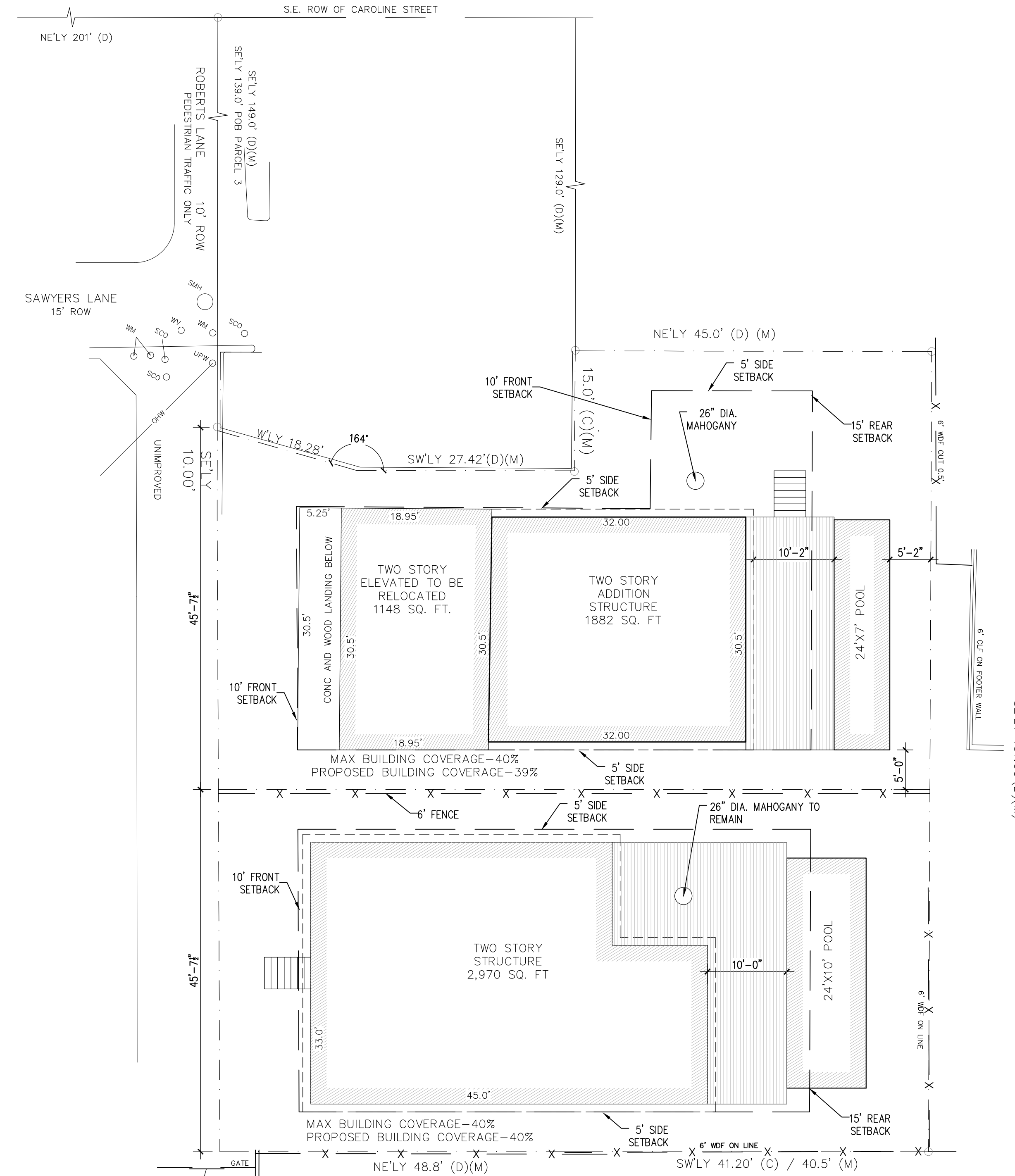
SITE



3 LOCATION MAP  
SCALE: NOT TO SCALE

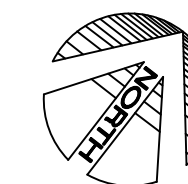


2 DEMOLITION PLAN  
SCALE: 1" = 30'-0"

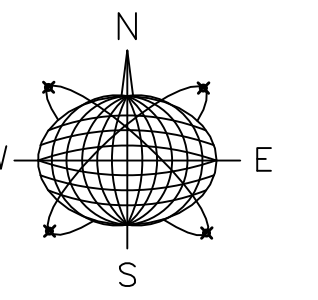


## SITE NOTES

- REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN THE BUILDING AREA. STRUCTURAL FILL SHALL BE SELECT STRUCTURAL FILL AND SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. SITE FILL SHALL BE CLEAN SAND OR CRUSHED LIMEROCK (LESS THAN 3") GRADE AS SHOWN AND/OR TO DRAIN AWAY FROM THE PROPOSED BUILDING.
- TREES REQUIRED TO BE REMOVED SHALL BE CUT AND THE STUMP AND ROOT SYSTEM SHALL BE REMOVED COMPLETELY. THE HOLES SHALL BE FILLED COMPACTED AND LEVELED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT TREES AND OTHER FEATURES. PROVIDE CONSTRUCTION BARRIERS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DAILY.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED AND ALL OTHER ITEMS REQUIRED FOR THE INSTALLATION OF NEW WORK. FINISH SURFACES SHALL BE REPAIRED TO MATCH ADJACENT SURFACES. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THE BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

RESIDENTIAL  
SITE WORK  
822 SAWYER LANE  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM  
Project No: 14-047  
Scale: AS NOTED  
AutoCad File No.

Revisions:

Title:  
COVER SHEET  
SITE PLAN AND  
DEMOLITION  
PLAN

Sheet Number:  
**CS-1**

Date: MAY 15, 2015