

Awning



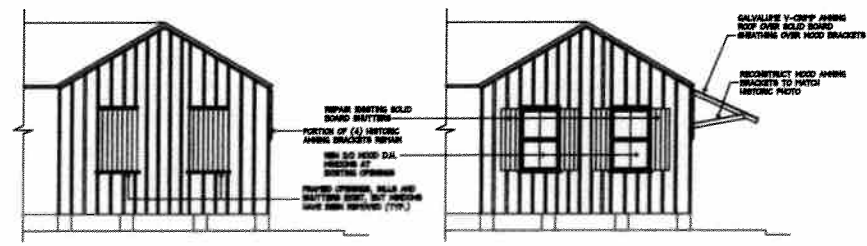
EXISTING COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

EXISTING SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"



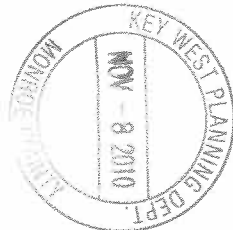
PROPOSED COTTAGE SIDE ELEVATION (NORTH)
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
1/4"=1'-0"



EXISTING COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"

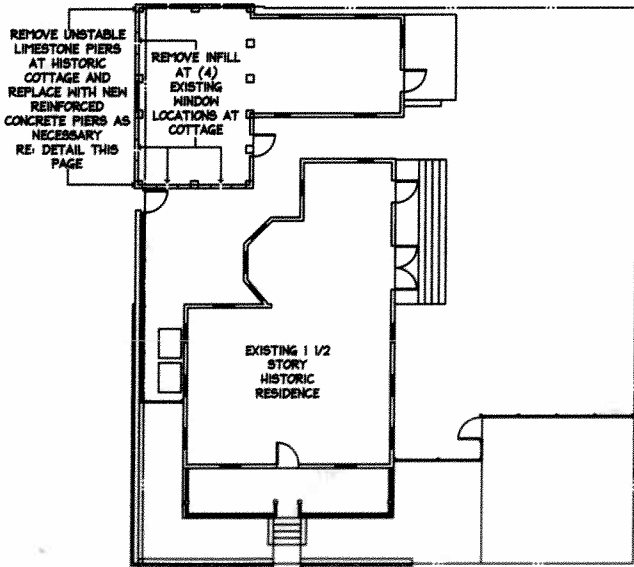
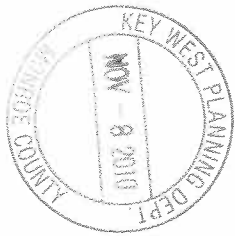
PROPOSED COTTAGE SIDE ELEVATION (SOUTH)
1/4"=1'-0"



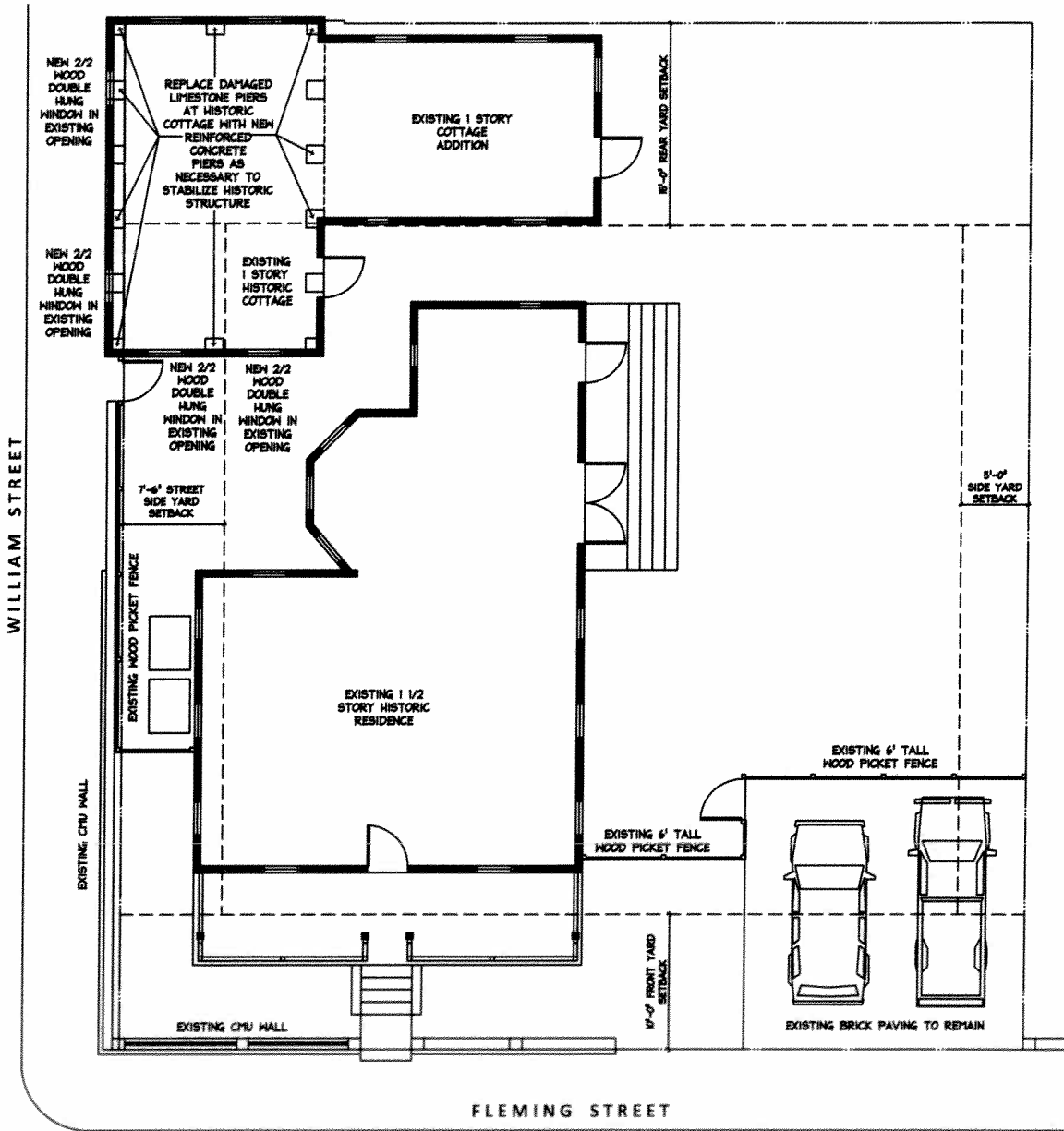
Kemp / Boyer Residence
730 Fleming Street
Key West, FL 33040

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Date 7.23.10
Project # 1011



DEMOLITION PLAN
NOT TO SCALE

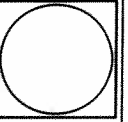


SITE PLAN / FLOOR PLAN
NOT TO SCALE



VARIANCE APPLICATION

Improvements to Rear Cottage
730 Fleming Street
Key West, FL 33040



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A1

IT IS REQUESTED THAT NO WIND DESIGN PRESSURE N.O.A. BE REQUIRED FOR HISTORIC WINDOW AND DOOR REPLACEMENT.

SECTION 407.1.2 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT THE WIND DESIGN OF EXISTING BUILDINGS SHALL BE IN ACCORDANCE WITH THE BUILDING CODES THAT WERE IN EFFECT WHEN THE BUILDING WAS PERMITTED.

SECTION 1005.1 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT STRUCTURES THAT DO NOT STRICTLY COMPLY WITH THIS CODE SHALL BE CONSIDERED TO BE IN COMPLIANCE IF IT CAN BE SHOWN TO THE SATISFACTION OF THE BUILDING CODE OFFICIAL THAT EQUIVALENT PROTECTION HAS BEEN PROVIDED OR THAT NO HAZARD WILL BE CREATED OR CONTINUED THROUGH NONCOMPLIANCE.

SECTION 1005.2.6 OF THE FLORIDA BUILDING CODE, EXISTING BUILDING, STATES THAT REPAIRS, ALTERATIONS, RESTORATIONS, CHANGES OF OCCUPANCY, ADDITIONS AND RELOCATIONS SHALL BE GUIDED BY THE RECOMMENDED APPROACHES IN REHABILITATION SET FORTH IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

NOTE:
HISTORIC SOLID BOARD SHUTTERS WILL BE REPAIRED TO GOOD WORKING ORDER TO PROVIDE IMPACT RESISTANCE AT REPLACEMENT NON-IMPACT RESISTANT WINDOWS AND DOOR.

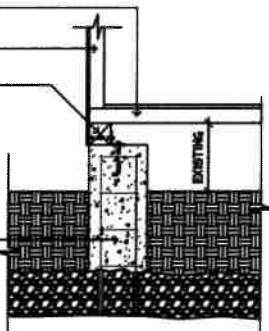
DUE TO THE LACK OF CRAWL SPACE UNDER THE HISTORIC COTTAGE STRUCTURE, ALL FOUNDATION REPAIRS SHALL BE PERFORMED FROM INSIDE BY REMOVING THE EXISTING FIN. FLR. - NOTE: EXISTING HISTORIC FLOOR FRAMING TO REMAIN. DAMAGED OR UNSTABLE FOUNDATION PIERS THAT ARE DETERMINED TO BE UNREPAIRABLE ARE TO BE REMOVED AND REPLACED WITH FORMED AND POURED REINFORCED CONCRETE PIERS BEARING DIRECTLY ONTO SOLID CAPROCK, AS INDICATED BELOW. PROVIDE TEMPORARY BRACING AND SHORING AS NECESSARY TO STABILIZE THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.

EXISTING FLOOR STRUCTURE TO REMAIN -
REMOVE FIN. FLR. AS NECESSARY TO ACCESS FOUNDATIONS

EXISTING WALL STRUCTURE TO REMAIN

EXISTING SILL BEAM TO REMAIN

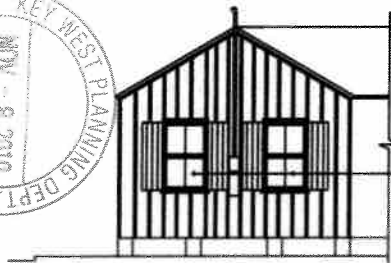
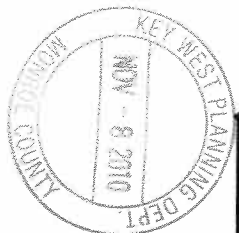
EXCAVATE DOWN TO SOLID CAPROCK. FORM AND POUR 16" X 16" CONC. PIERS W/ (4) #6 BARS VERTICAL AND #8 TIES @ 10" O.C. W/ 3" MIN. CONC. COVERAGE. PIERS TO BEAR DIRECTLY ONTO CLEAN AND SOLID CAPROCK WITH VERTICAL BARS DRILLED AND EPOXIED INTO CAPROCK W/ 4" MIN. PENETRATION - HOLD TOP OF PIER BELOW EXISTING SILL BEAM AND SEPARATE HOOD FROM CONCRETE W/ 30# BUILDING PAPER (TYP.) PROVIDE 4" X 4" X 1/4" X 4" ANGLE W/ 5/8" X 12" LONG ANCHOR BOLT CAST INTO CONCRETE, AND 5/8" THRU BOLT AT SILL BEAM.



PIER REPLACEMENT DETAIL AT COTTAGE
NOT TO SCALE



PROPOSED SIDE ELEVATION (WEST)
NOT TO SCALE



PROPOSED COTTAGE SIDE ELEVATION (NORTH)
NOT TO SCALE

MIN 2/2 WOOD DOUBLE HUNG WINDOWS W/ 5/4" SOLID BOARD SHUTTERS



PROPOSED SIDE ELEVATION (EAST) FACING WILLIAM STREET
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A2