

### LOCATION MAP

Benj. Albury's Sub. City of Key West

#### 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

#### 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

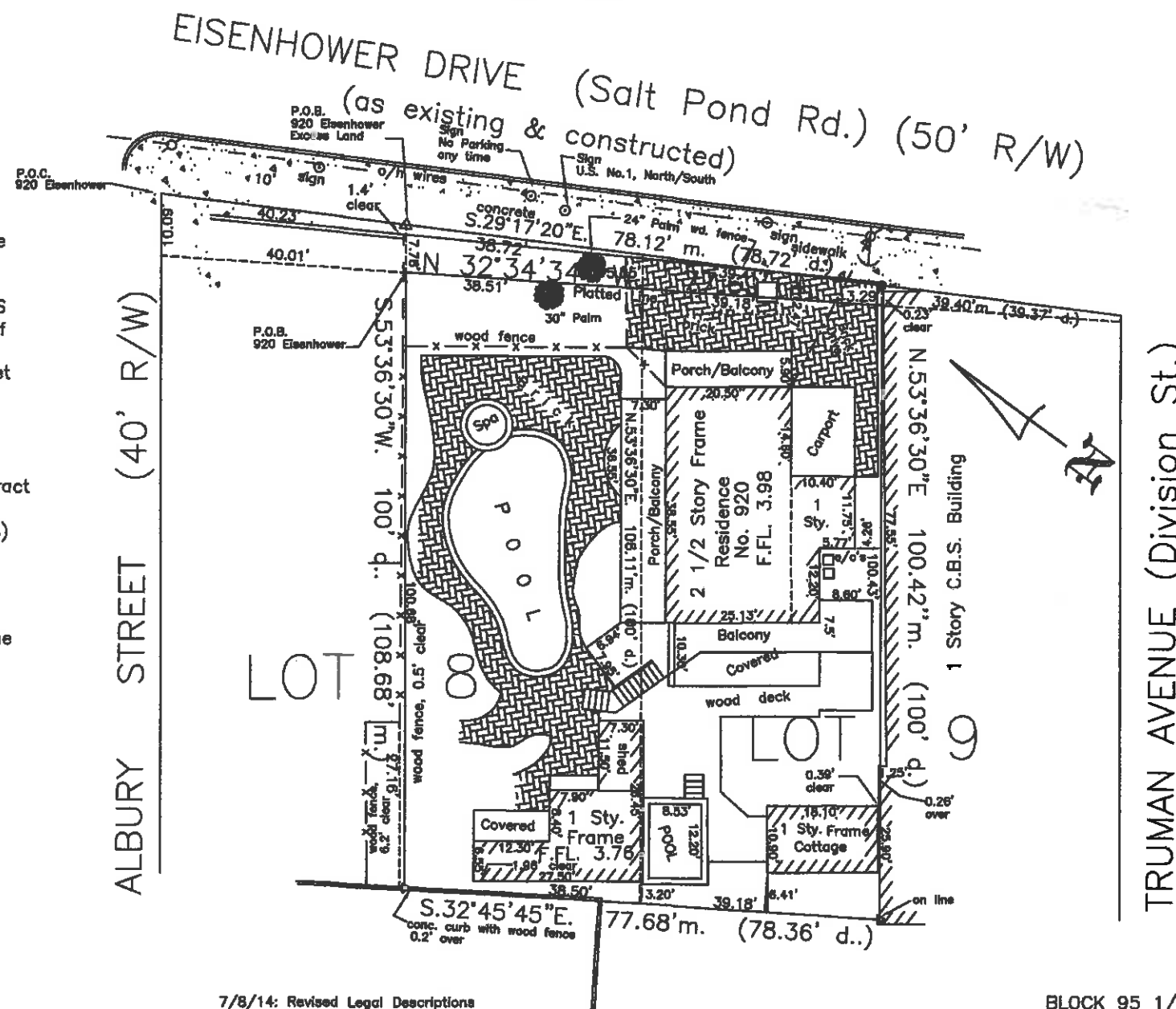
#### Abbreviations:

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



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. 1516 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: Revised 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  
fhilde61@belleouth.net  
L.B. No. 7700



SITE DATA

SITE ADDRESS: 920 EISENHOWER DRIVE, KEY WEST, FL 33040  
RE: 00024260-000000  
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: AE9  
F.I.R.M.: COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOTS 8 & 9 SQR 3 TR 7 A5-516

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 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - DEMOLITION PLAN  
SHEET A-1 EXISTING FLOOR PLAN, EXISTING ELEVATIONS  
SHEET A-2 PROPOSED FLOOR PLAN, PROPOSED ELEVATIONS  
SHEET A-3 PROPOSED COTTAGE ELEVATIONS, FLOOR PLAN

GENERAL NOTES

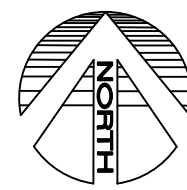
1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. 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.
5. 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.
6. 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.
7. 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.)
8. 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.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. 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.
14. 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.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		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

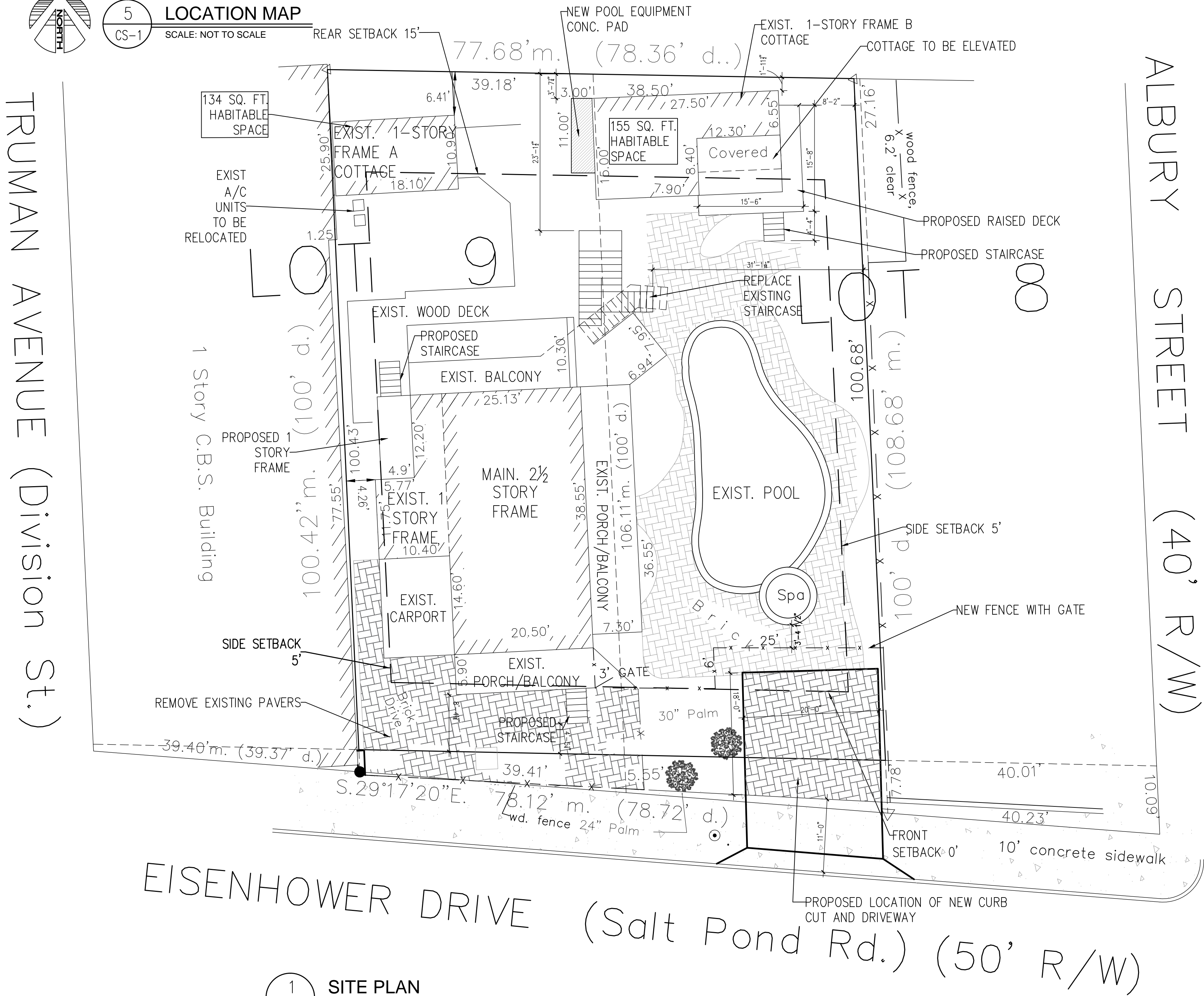
RESIDENTIAL RENOVATION

920 EISENHOWER DRIVE  
KEY WEST, FLORIDA 33040

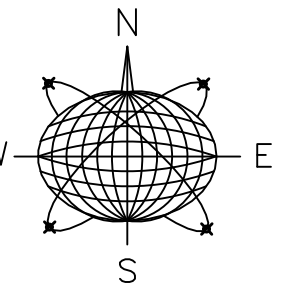
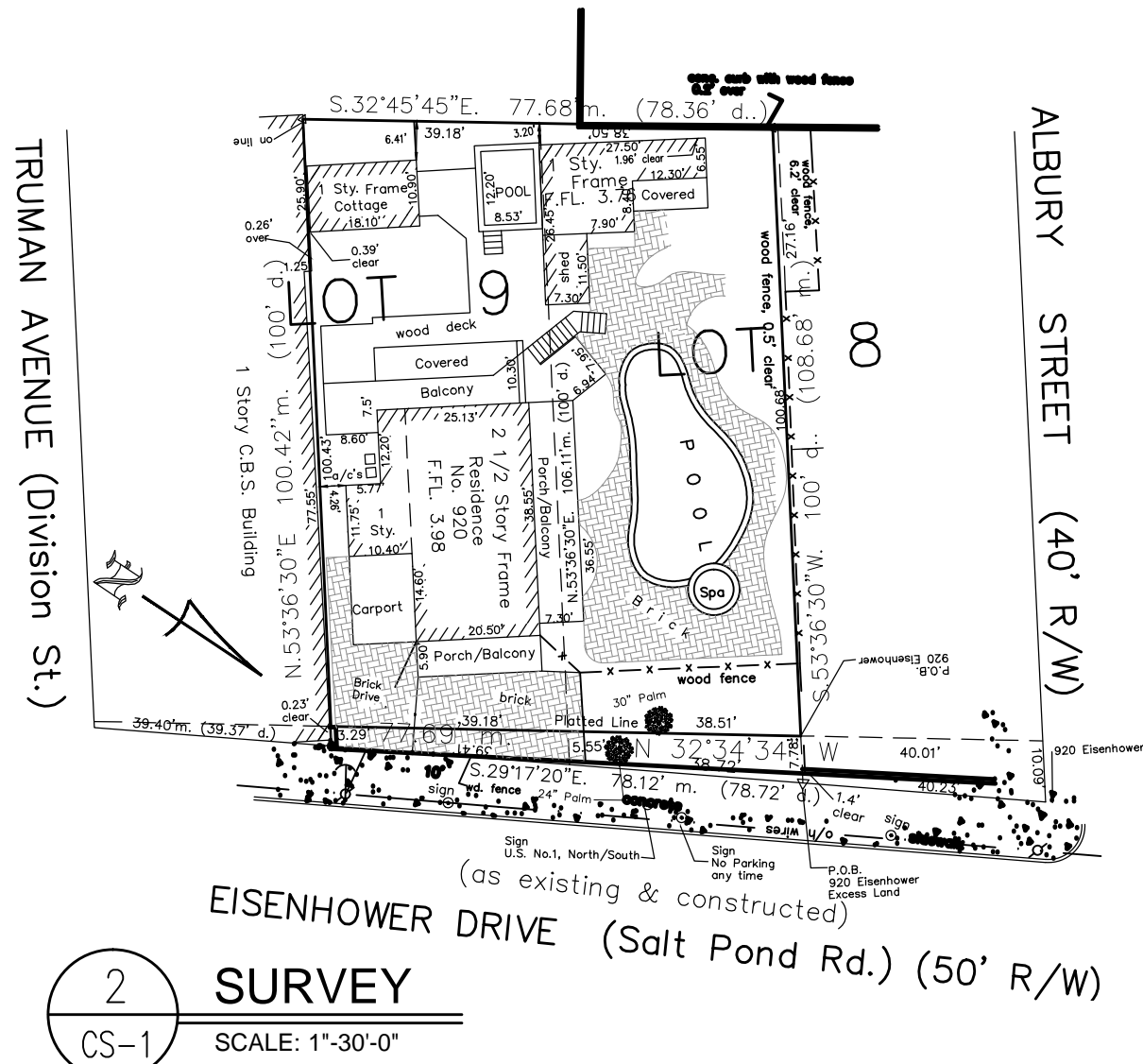


5 LOCATION MAP  
CS-1 SCALE: NOT TO SCALE

PROJECT DATA	MAIN HOUSE PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED	COTTAGE A	COTTAGE B
RE NO.	00024260-000000					
SETBACKS:						
FRONT	4'-5"	8'-4"	10'	YES	87'-2"	87'-1"
SIDE	NO CHANGE	4'-3"	5'	YES	0'	38'-8"
SIDE	NO CHANGE	31'-1"	5'	NONE	59'-1"	11'-3"
STREET SIDE		N/A	7'-6"		N/A	N/A
REAR	NO CHANGE	23'-1"	15'	YES	6'-4"	1'-11"
LOT SIZE	NO CHANGE	7,768.50 SQ. FT.	4000 SQ.FT.	NONE		
BUILDING COVERAGE	2,366 SQ. FT.	30%	2,273 SQ. FT.	29%	40% MAX	
FLOOR AREA	2,442 SQ. FT.	.31	2,442 SQ. FT.	.31	1.0	
BUILDING HEIGHT	30'-9 3/4"		27'-3 3/4"		30' MAX	YES * HEIGHT VARIANCE ALREADY OBTAINED
IMPERVIOUS AREA	5808 SQ. FT.	75%	5808 SQ. FT.	75%	60% MAX	YES
OPEN SPACE	1542 SQ. FT.	19%	1635 SQ. FT.	21%	35% MAX	YES



1 SITE PLAN  
CS-1 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 THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

RESIDENTIAL RENOVATION

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

AutoCad File No.

Revisions:

Title:

COVER SHEET,  
SURVEY, SITE PLAN  
AND PROJECT DATA

Sheet Number:

CS-1

Date: DECEMBER 18,2014

920 EISENHOWER DRIVE  
KEY WEST, FLORIDA