

Project Information:

Address: 522 Simonton St. Key West Fl 33040
 Owner: Glenn R Anderson 305-922-2480
 General Contractor/Builder: Kevin McChesney 305-304-6786
 Parcel ID: 00009320-000000
 Legal address:

KW PT LOT 1 SQR 50 G26-267 COUNTY JUDGES SERIES 3-M9 COUNTY JUDGES DOCKET
 1-73-242 OR2097-797/798L/E OR2756-501LET/ADM

Flood Zone: X, Lowest adjacent grade elevation 12.4', Top of bottom floor 14.8'
 All Elevations Based on NGVD1929 Datum

Zoning: Historic Neighborhood Commercial (HNC-1)
 HARC: Yes

Project Description: Rehabilitation of main and attached rear structures including: general rehabilitation of structures, Extension of 1 story addition across rear of house, expansion of 2 story addition across rear of house. Addition of deck, carport, pool and equipment pads.

Coverage calculations:

Lot: 6610 s/f, Coverage limits Structure: 50% (3310 s/f) & Impervious: 60% (3966 s/f)
 Existing & Approved Structure (house & accessory structure): 31.8% (2104 s/f) & Impervious: (+front walk) - 33.3% (2204 s/f)

Planned addition coverage change Structure (addition & carport): +372 sq ft. Impervious (+Pool, pads, carport pad -less carport): +750 s/f
New coverage calculations: Structure: 37.4% (2476 s/f) & Impervious: 48.8% (3226 s/f)

Rear yard (lot width x setback): 58.5' x 15' = 877.5 sq ft
 Maximum permitted coverage of rear yard =30% (263.3 sq ft) (includes structures, equipment pad but not pool or permeable decks)

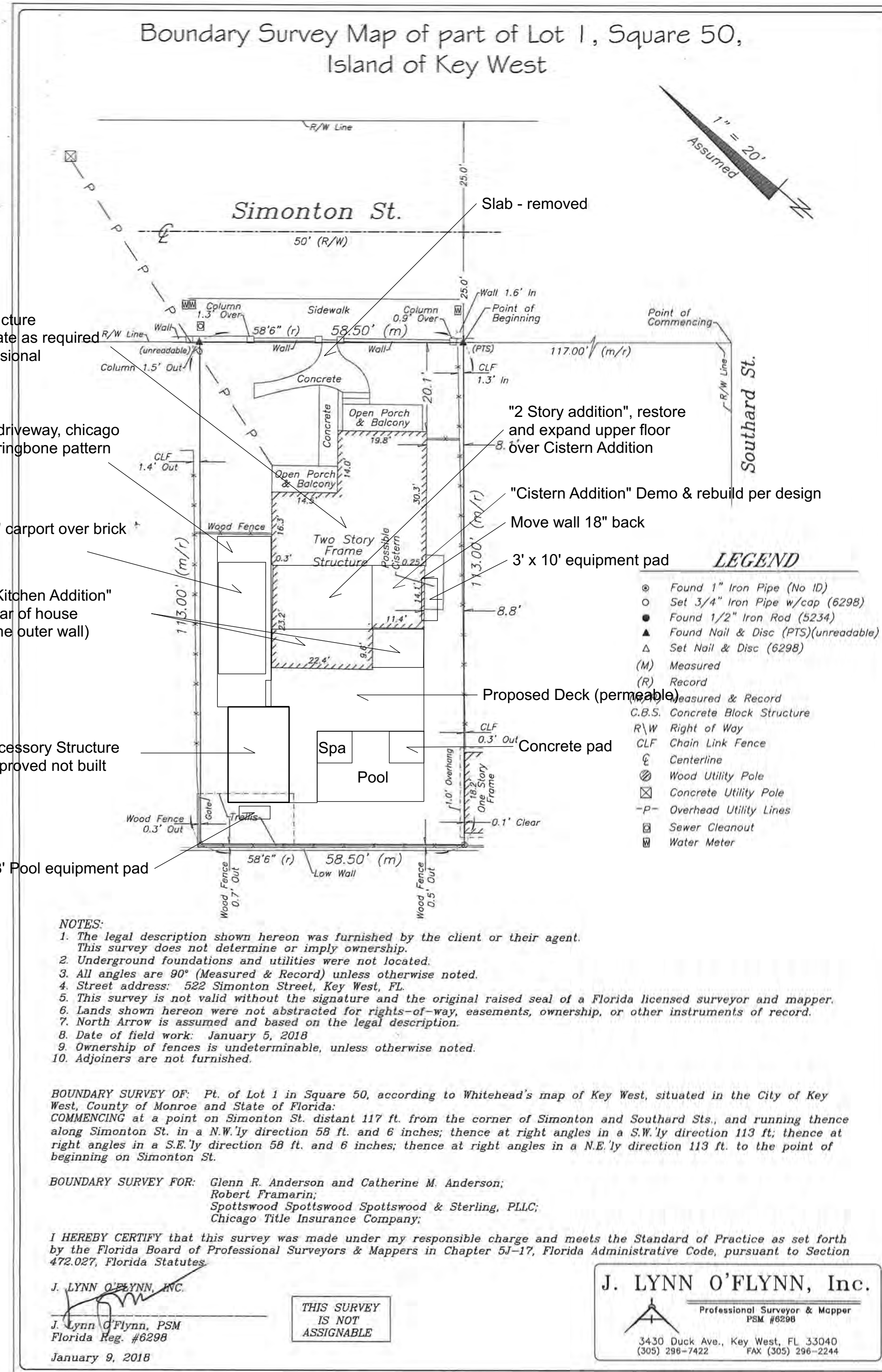
Proposed rear yard coverage = Current: 120 sq ft. (13.7%), new: 144 sq ft (16.4%)

Minimum Required Open Space = 35% (2313.5 sq ft)
Proposed open space (Lot - impervious - deck) = 44% (2914 sq ft)

Setbacks: Front yard - 5', Side 5', Rear - 5', Rear (attached structures) - 15'

General Engineering Notes:

- All work shall comply with applicable codes.
- This design is based on the 6th Edition (2017) Florida Building Code.
- The Builder shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
- The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
- The Builder shall check and verify all dimensions and elevations.
- Existing underground utilities are not shown and Builder shall contact all utility companies prior to any excavation. Builder shall protect all utilities and shall be responsible for any damages at his expense.
- All lumber for structural members shall be pressure treated Southern Pine.
- Exterior wall windows and doors must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 180 mph wind load as determined by ASCE Standard 7-10 Minimum Design Loads for Building and Other Structures.
- Connections: all connections and connectors for this project have been specified in this design and cannot be changed or substituted without written permission from the engineer of record. Connectors shall be installed as recommended and specified by the manufacturer.
- Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
- Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
- Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



Cover & Survey



STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
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 2838 LAUREL DRIVE
 GULF BAY, FL 33902
 (305) 394-9977

SHEET TITLE:
Cover & Survey

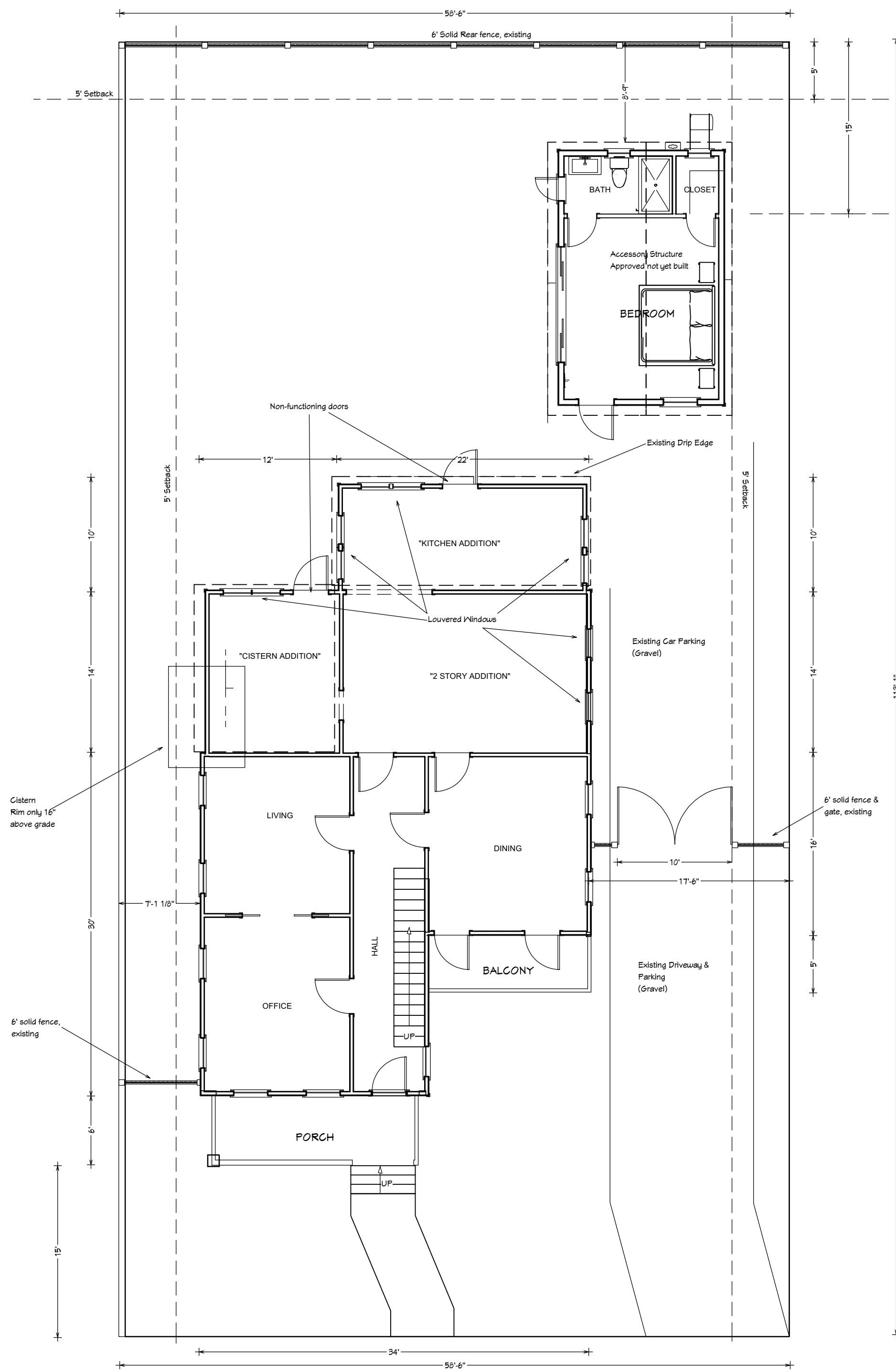
PROJECT DESCRIPTION:
**Rehabilitation of rear structures
 522 Simonton St.**

Owner: Glenn R Anderson
 522 Simonton St Key West Fl 33040
 Tel: 305-922-2480
 Contractor: Kevin McChesney
 Tel: 305-304-6786

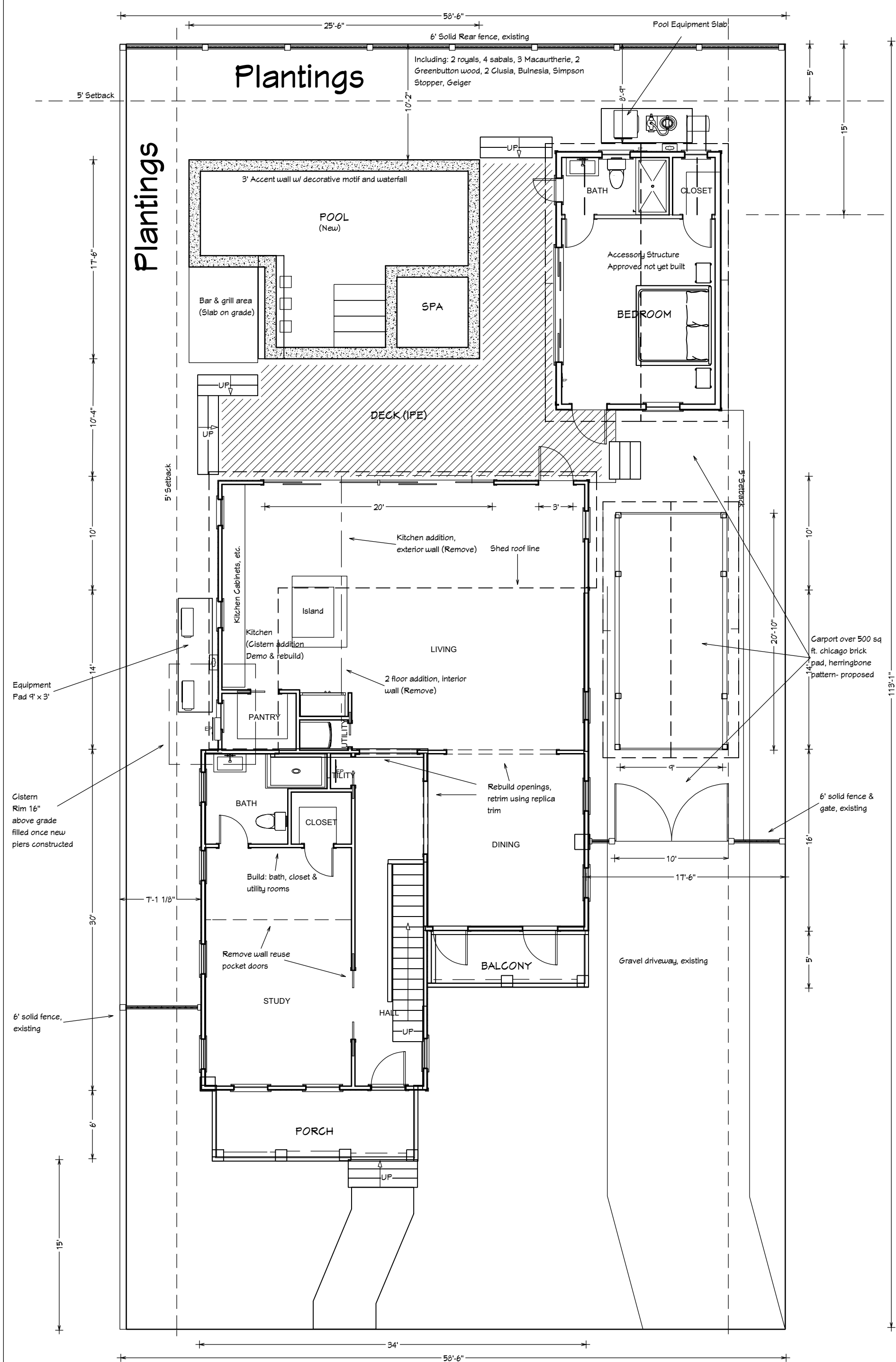
DATE:
 7/31/2018

SHEET:

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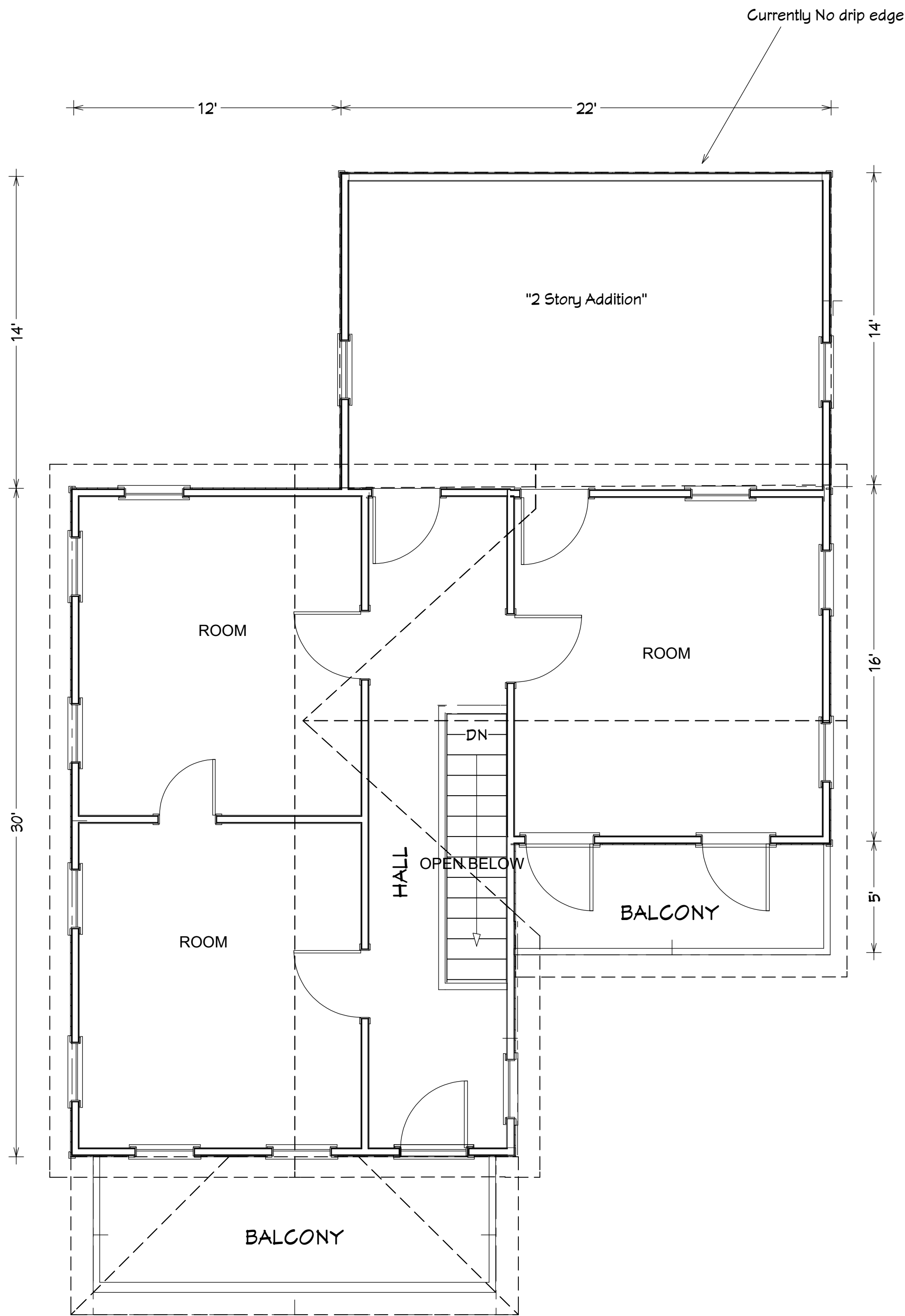


Existing: 1st Floor & Site Plan

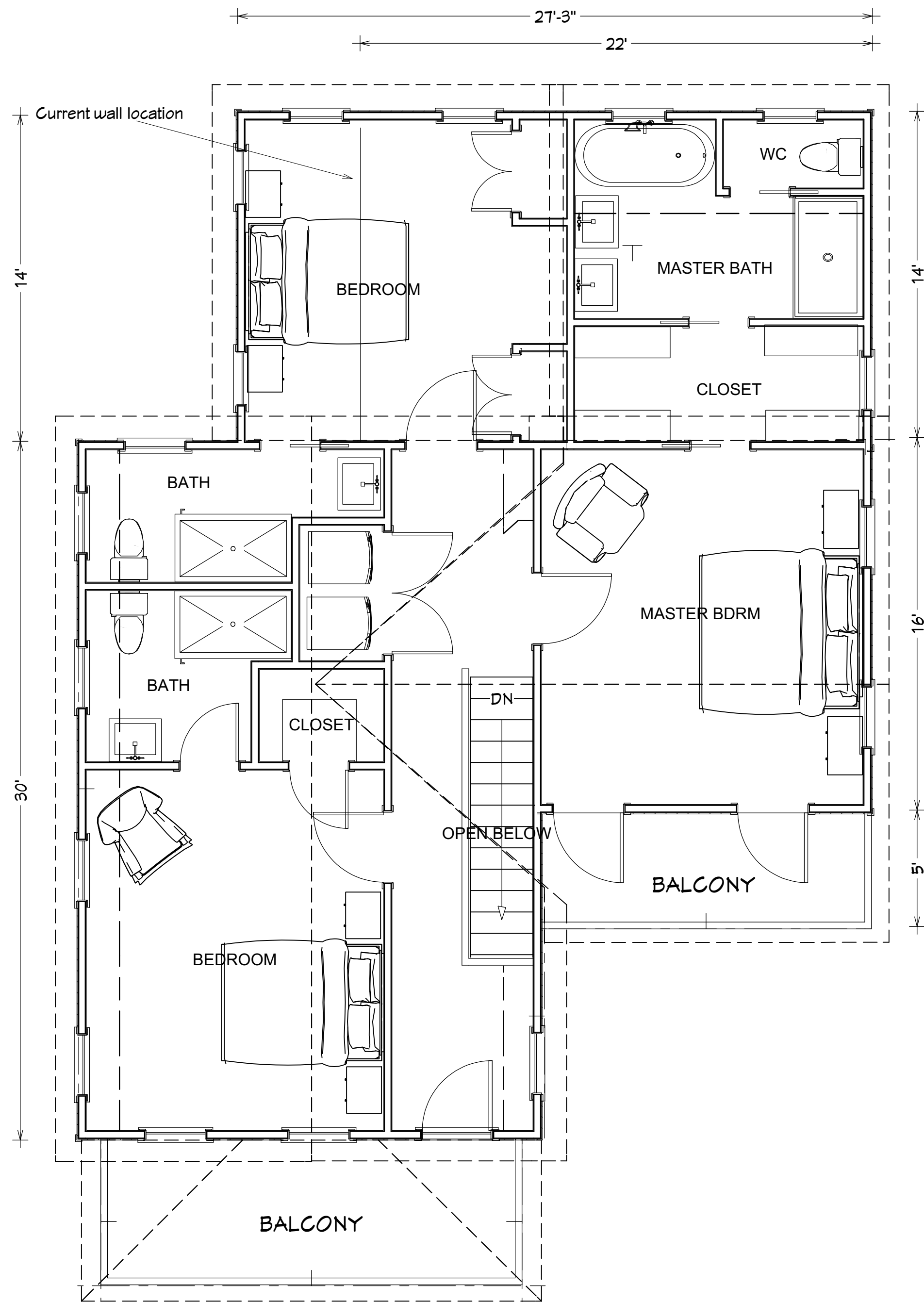


1st Floor & Site Plan - Proposed

1/8" = 1'



2nd Floor - Current



2nd Floor - Proposed

1/4" = 1'



Front: Current & Approved

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood double hung, White
 Shutters (side windows only): Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color where roofing is greater than 3/12, v-crimp on shed roofs
 Carport: Pressure treated pine, white with Metal shingle (Victorian style)
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elevation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'



Front: Proposed

Lattis panels between all piers, wood, 2" grid, white

1/4" = 1'



Rear Elevation: Current

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood double hung, White
 Shutters (side windows only: Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color where slope is greater than 3/12, grey Asphalt membrane on shed rooflines
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elvation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'



Rear - Proposed

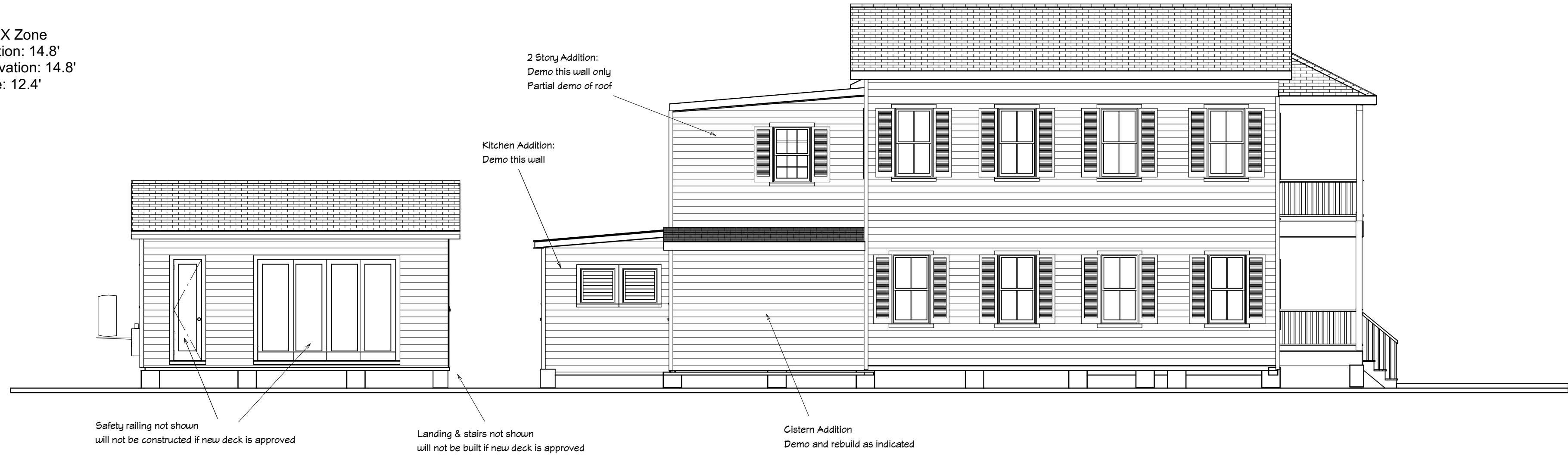
1/4" = 1'

Materials:

Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
Trim: 5/4 x 4 Cedar (match existing) White (match existing)
New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
New Windows: wood, double hung, white
Shutters (side windows only): Wood, Cedar, louvered (match existing), Gray (matching approved color)
Roofing: Metal shingle - Victorian Style, natural color on 3/12 or great roofs, v-crimp on shed rooflines
Hand Railings: pressure treated pine, Natural (match existing)
Deck: IPE wood natural color

FEMA:

Base Flood Elevation: X Zone
Existing structure elevation: 14.8'
Proposed Addition Elevation: 14.8'
Lowest Adjacent grade: 12.4'

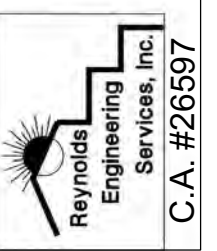


Left Side, current & approved



Left - proposed

1/6" = 1'



STRUCTURAL DETAILS BY
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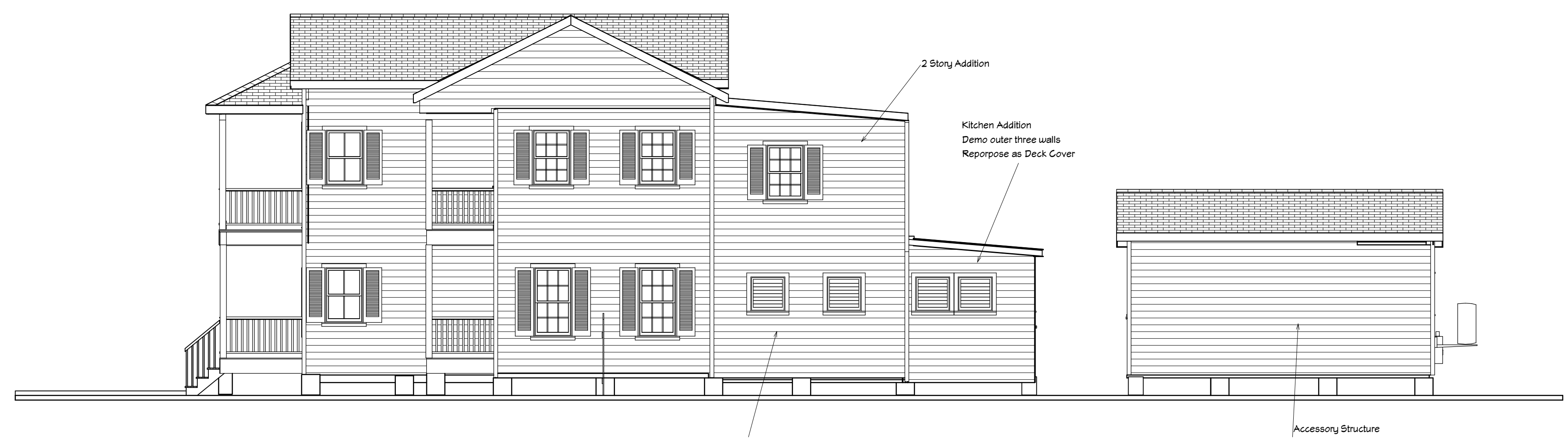
SHEET TITLE:
**Left Side Elevations
Existing & Planned**

PROJECT DESCRIPTION:
**Rehabilitation of Attached
Rear Structures
522 Simonton St.**

Owner: Glenn R. Anderson
Tel: 571-213-1760
522 Simonton St Key West Fl 33040
Contractor: Kevin McChesney
Tel: 305-304-6786

DATE:
8/1/2018

SHEET:
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of 10



Right side, Current & Approved

Materials:
 Siding: 1 x 6 Cedar Lap siding (match existing) - White (match existing)
 Trim: 5/4 x 4 Cedar (match existing) White (match existing)
 New Doors (rear elevation): metal, 3' glass panel door and 20' 6-panel sliding, White
 New Windows: wood, double hung, White
 Shutters (side windows only): Wood, Cedar, louvered (match existing), Gray (matching approved color)
 Roofing: Metal shingle - Victorian Style, natural color on 3/12 or greater roof, v-crimp on shed rooflines
 Hand Railings: pressure treated pine, Natural (match existing)
 Deck: IPE wood natural color

FEMA:
 Base Flood Elevation: X Zone
 Existing structure elevation: 14.8'
 Proposed Addition Elevation: 14.8'
 Lowest Adjacent grade: 12.4'



Right - proposed



Heron House 516 Simonton (Adjacent Property)
1 car garage



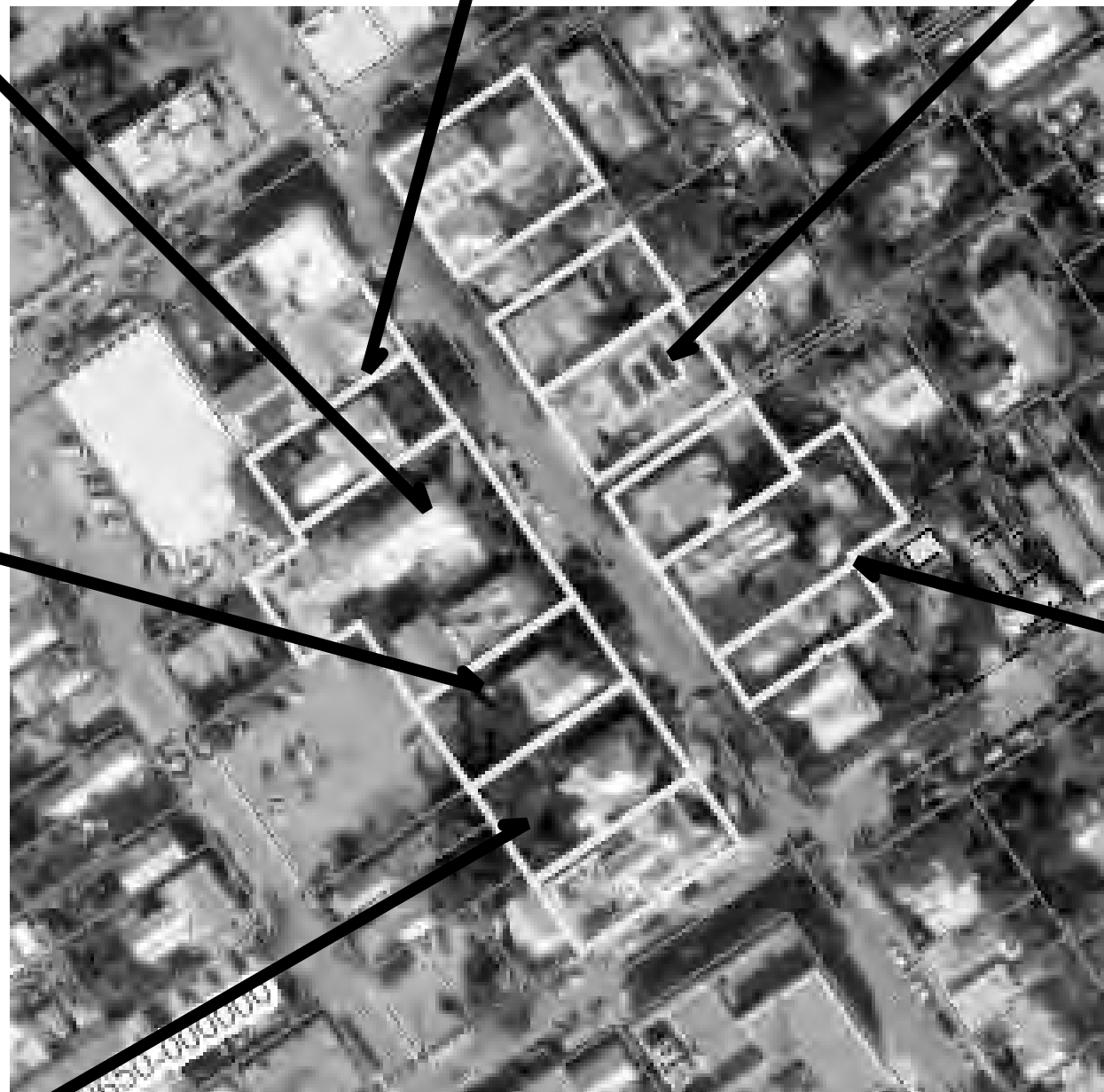
508 & 504 Simonton (Carports)



Marquesa Hotel Simonton (12 car garage)



522 Simonton (proposed carport)



500 Block Simonton



524 Simonton (accessory structure/
former garage?)



526 Simonton (Adjacent Property) 2 car garage