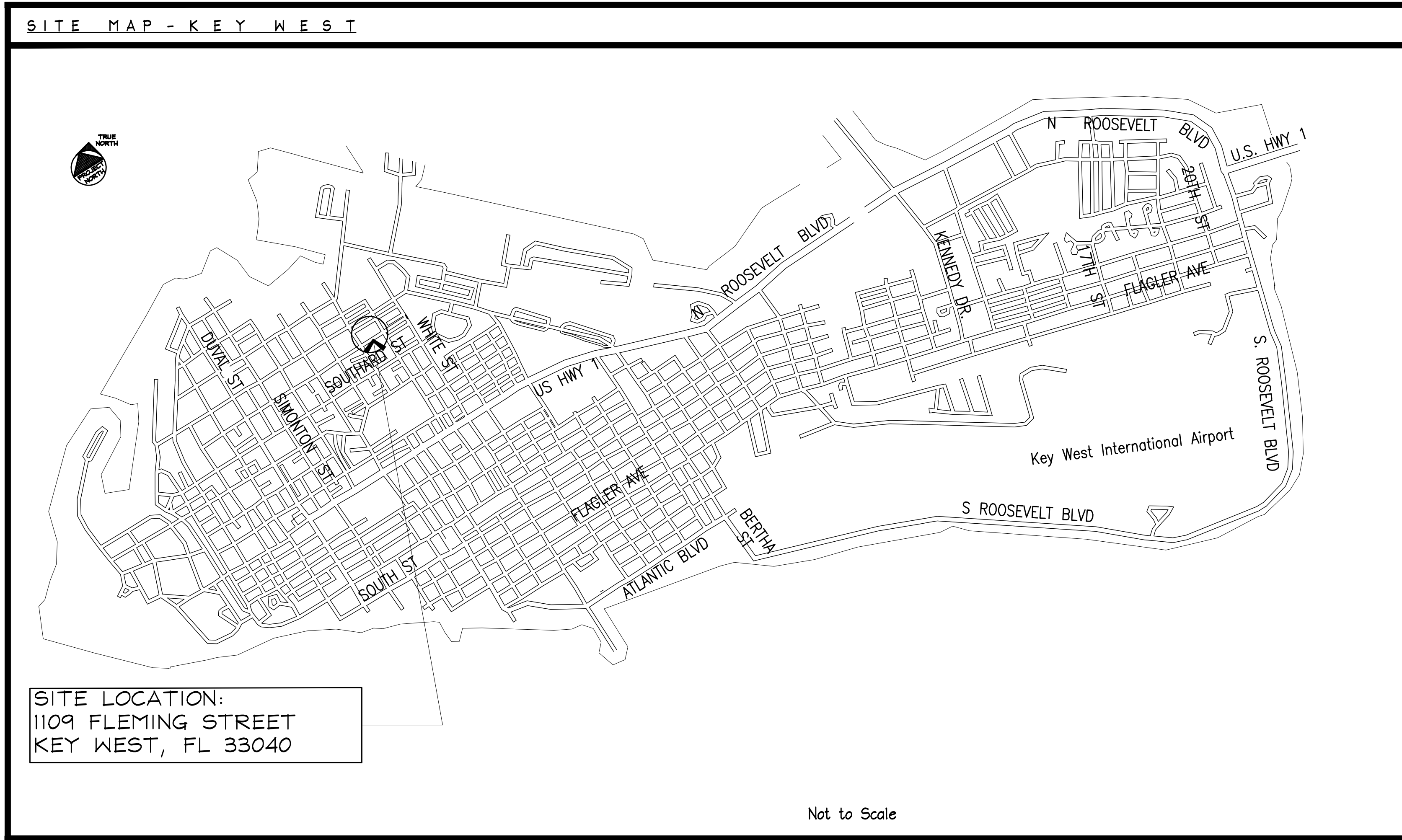


# 1109 FLEMING STREET

Key West Florida 33040  
 UPDATED HARC APPLICATION 3.24.17



**PROJECT DIRECTORY**

PROJECT: 1109 FLEMING STREET  
 ARCHITECT'S PROJECT No: 1642

CONTACT: PAUL MURZYN  
 Address: 1109 Fleming Street  
 Key West Florida, 33040

Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
 Address: 410 Angela Street, Key West, FL 33040  
 Tel: (305) 296-1347 Fax: (305) 296-2727  
 E-mail: bilbender@bellsouth.net  
 Princi: Bert L. Bender (Principal-in-Charge)  
 Architect: Haven Burkee

ENGINEERING CONSULTANT:  
 STRUCTURAL: H.W. KEISTER ASSOCIATES  
 Address: 2027 University Boulevard, North, Jacksonville, FL 32211  
 Tel: (904) 743-4633 Fax: (904) 744-6965  
 Representative: Mark J. Keister, P.E.,

**GENERAL NOTES**

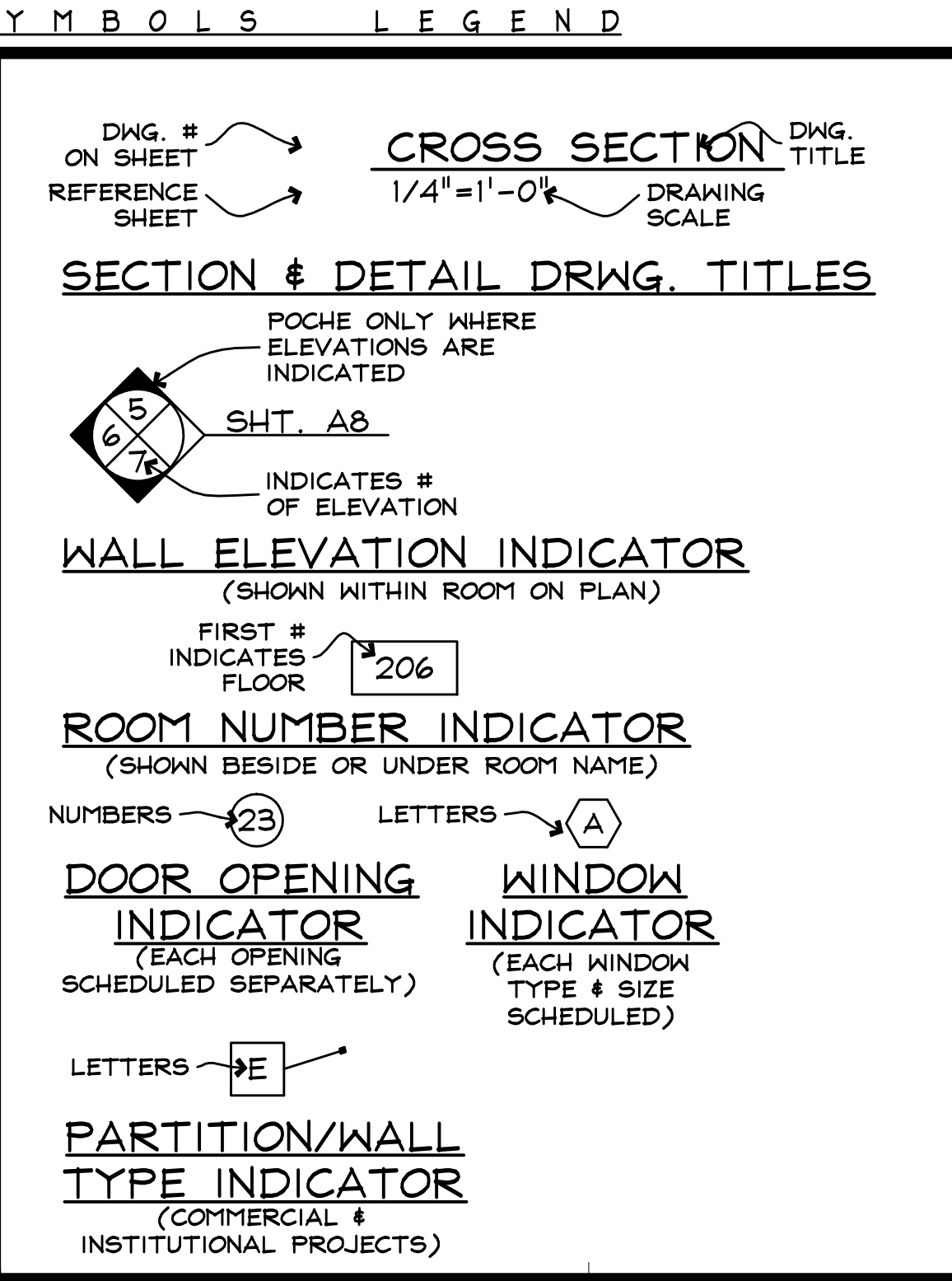
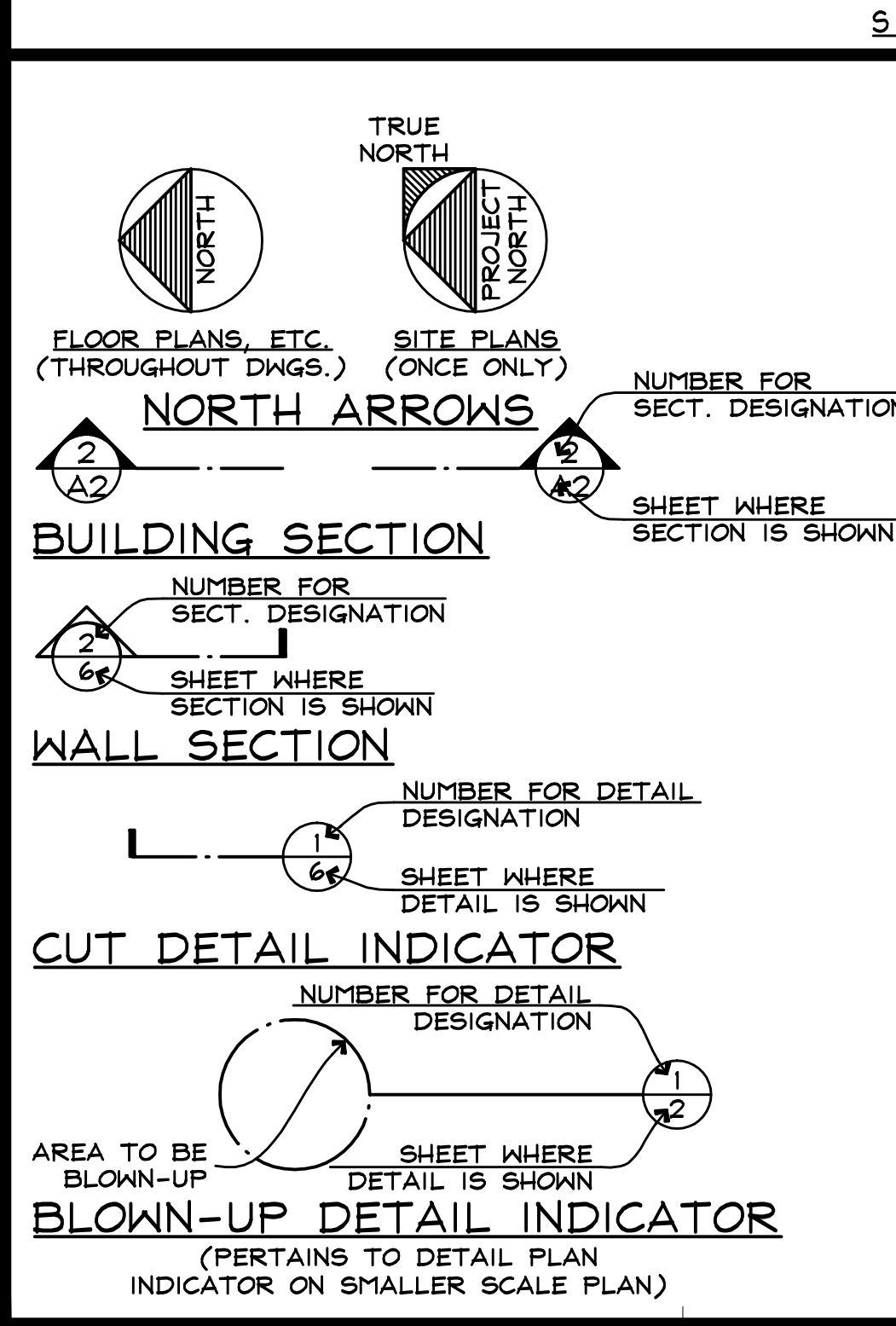
- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
 FLORIDA BUILDING CODE - Building 2014 EDITION  
 FLORIDA BUILDING CODE - Existing 2014 EDITION  
 FLORIDA BUILDING CODE - Residential 2014 EDITION  
 FLORIDA BUILDING CODE - Plumbing 2014 EDITION  
 FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION  
 FLORIDA BUILDING CODE - Mechanical 2014 EDITION  
 NATIONAL ELECTRICAL CODE 2008 EDITION  
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
 NFPA 1 2006 EDITION  
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

**FLORIDA ADMINISTRATIVE CODE**

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.  
 Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.

**ABBREVIATIONS**

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BLUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CLG	CENTER LINE	PLF	POUNDS PER LINEAL FOOT
CLN	CEILING	PNL	PANEL
CMU	CONCRETE MASONRY UNIT	PT	CCA PRESSURE TREATED
COL	COLUMN	PT	POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R	RETURN AIR
DS	DOWNSPOUT	R/A	STEEL REINFORCING BAR
DTL	DETAIL	REBAR	REFRIGERATOR
DWR	DRAWER	REFR.	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WMF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		



**MATERIAL DESIGNATIONS**

[Symbol]	CONCRETE MASONRY UNITS IN PLAN
[Symbol]	CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN
[Symbol]	METAL IN ELEVATION
[Symbol]	METAL IN SECTION
[Symbol]	FINISH WOOD IN ELEV. & IN SECTION
[Symbol]	DIMENSION LUMBER IN SECTION (CONTINUOUS)
[Symbol]	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
[Symbol]	GYPSON WALL BOARD IN SECTION (LARGE SCALE)
[Symbol]	EARTH, NATURAL SUBSTRATE
[Symbol]	GRAVEL, AGGREGATE BASE COURSE, FILL
[Symbol]	FIBERGLASS BATT INSULATION
[Symbol]	RIGID INSULATION

**PARTITIONS & WALLS**

[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	POURED CONCRETE
[Symbol]	WOOD FRAME
[Symbol]	METAL STUDS
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	EXISTING CONSTRUCTION TO BE DEMOLISHED

**SHEET INDEX**

C	COVER
A1	SURVEY
A2	EXISTING SITEPLAN, PROPOSED SITE PLAN
A3	EXISTING FIRST FLOOR PLAN MAIN HOUSE, PROPOSED FIRST FLOOR PLAN MAIN HOUSE
A4	EXISTING SECOND FLOOR PLAN MAIN HOUSE, PROPOSED SECOND FLOOR PLAN MAIN HOUSE
A5	EXISTING FIRST FLOOR & SECOND FLOOR PLAN GUEST HOUSE, PROPOSED FIRST FLOOR & SECOND FLOOR PLAN GUEST HOUSE
A6	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A7	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A8	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A9	EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE
A10	EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE

**DESCRIPTION OF WORK:**  
 MAIN HOUSE: INTERIOR REMODEL, REPLACEMENT OF ALL NON-HISTORIC EXTERIOR DOORS AND WINDOWS, KITCHEN ADDITION, AND ADDITION OF NEW WRAP AROUND ONE STORY PORCH AT REAR ADDITION.  
 GUEST HOUSE: INTERIOR REMODEL, NEW EXTERIOR DOORS AND WINDOWS, AND NEW TWO STORY FRONT PORCH TO REPLACE EXISTING TWO STORY PORCH.

1109 FLEMING STREET  
 KEY WEST, FLORIDA

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 p.a.

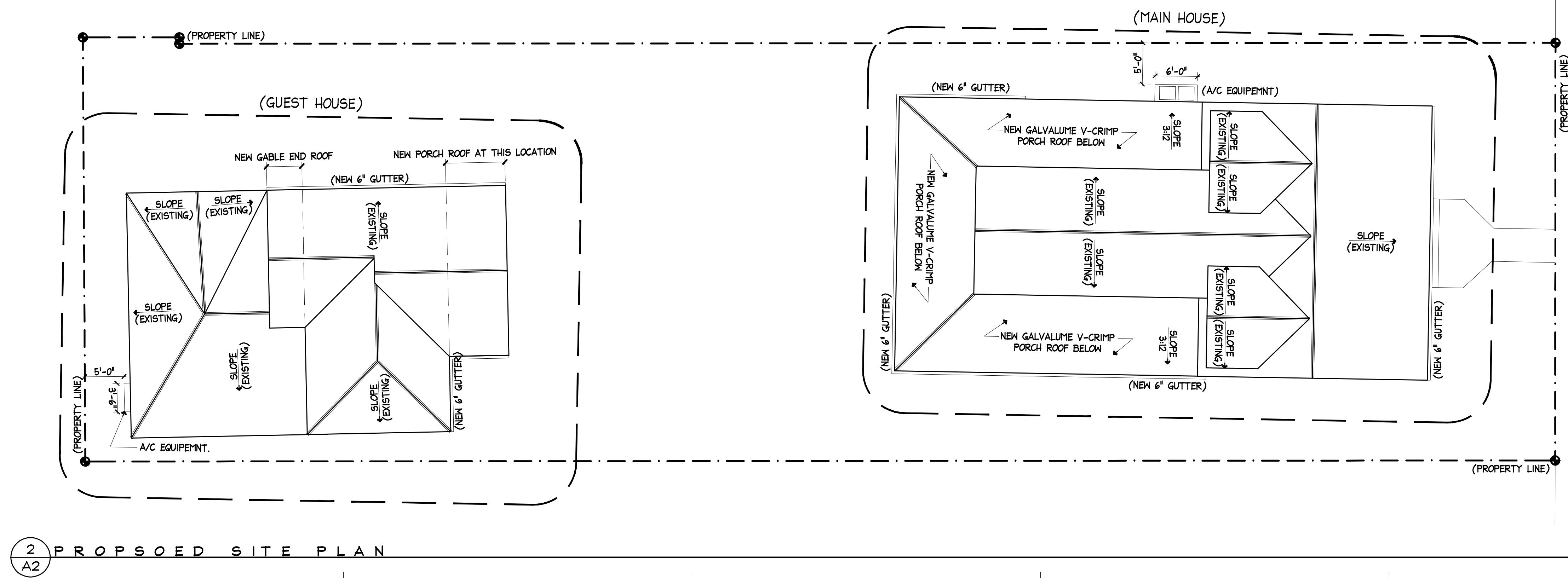
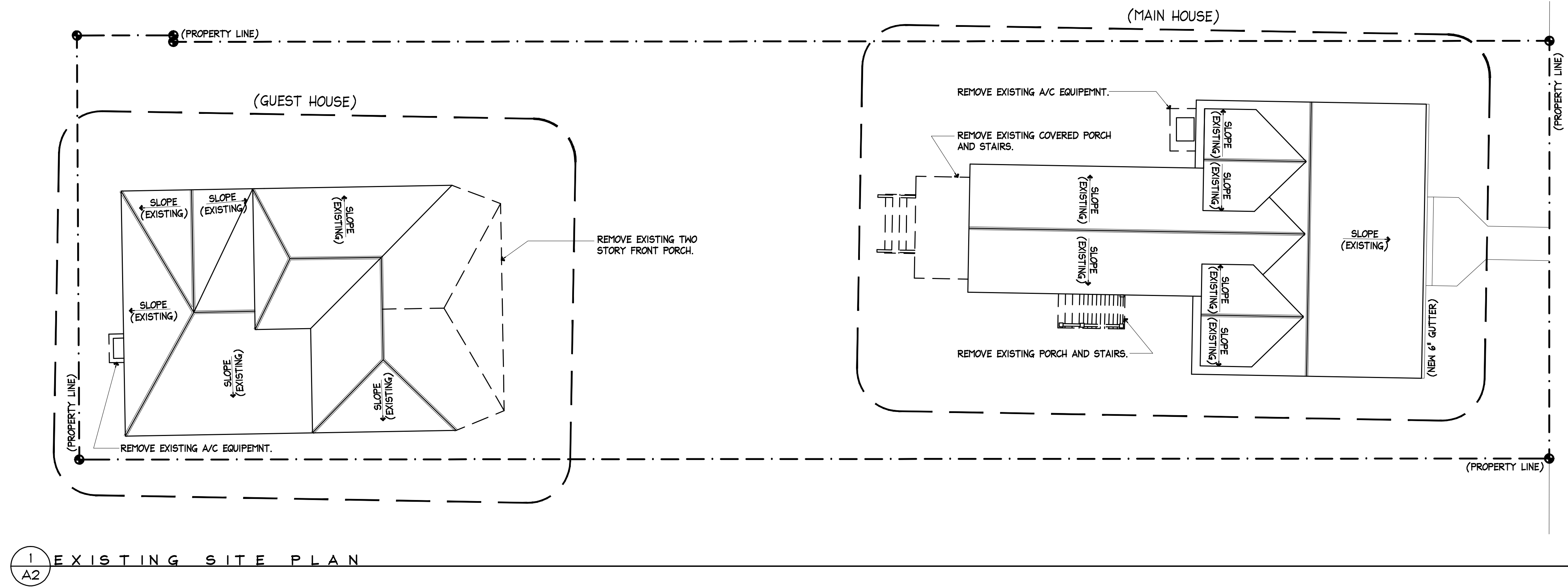
Project No: 1642

Date: 03/24/17

C



PROJECT STATISTICS		1109 FLEMING STREET, KEY WEST, FLORIDA 33040	
FEMA FLOOD ZONE	ZONE 'AE6 & AE7'		
ZONING DESIGNATION	HMDR		
LOT SIZE	8,850 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,540 S.F. MAX.	2,316 S.F.	3,075 S.F.
BUILDING HEIGHT	30'-0" MAX.	24'-6"	24'-6"
IMPERVIOUS SURFACE	5,310 S.F. MAX.	2,712 S.F.	3,200 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	6'-11" (MAIN HOUSE)	6'-11" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	4'-2" (GUEST HOUSE)	4'-2" (GUEST HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	6'-8" (GUEST HOUSE)	6'-8" (GUEST HOUSE, NO CHANGE)
OPEN SPACE (35%)	3,100 S.F. MIN.	5,634 S.F. (63.66%)	5,467 S.F. (61.77%)



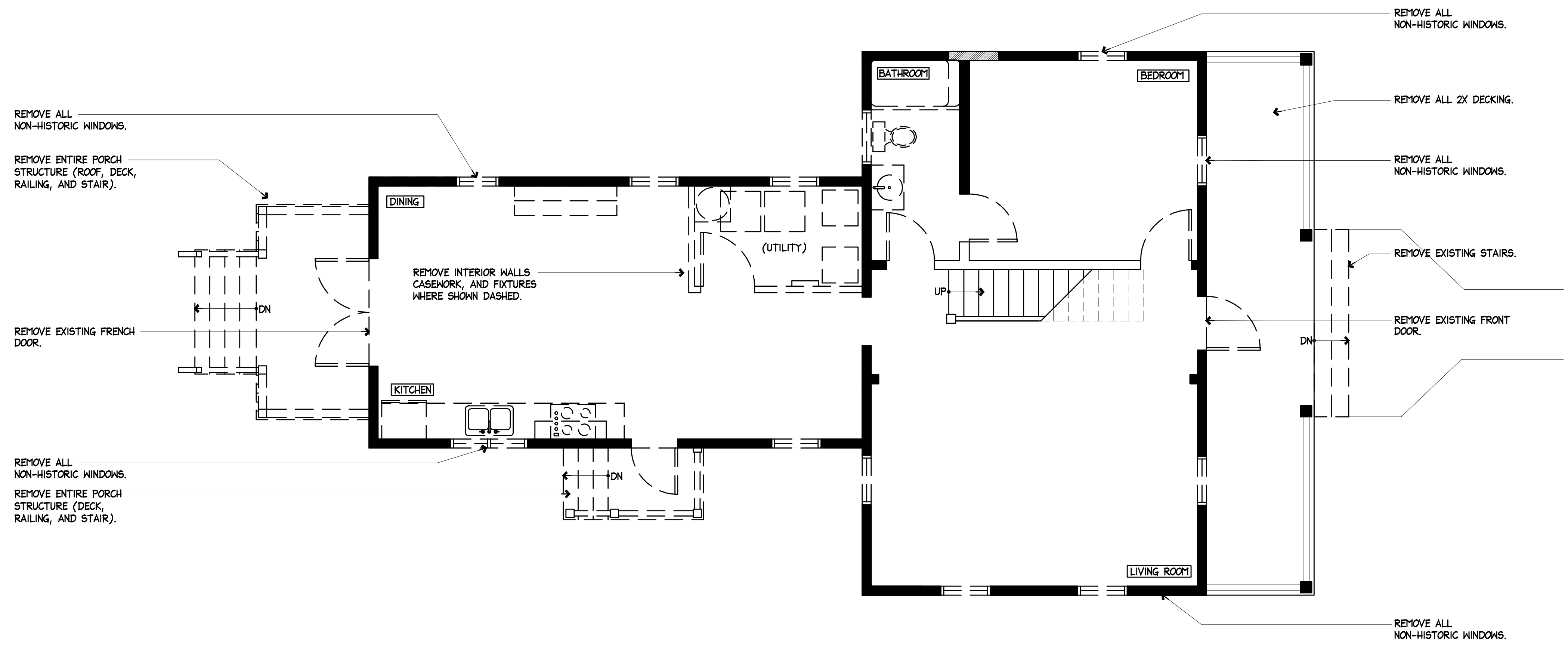
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Florida License AAC002022

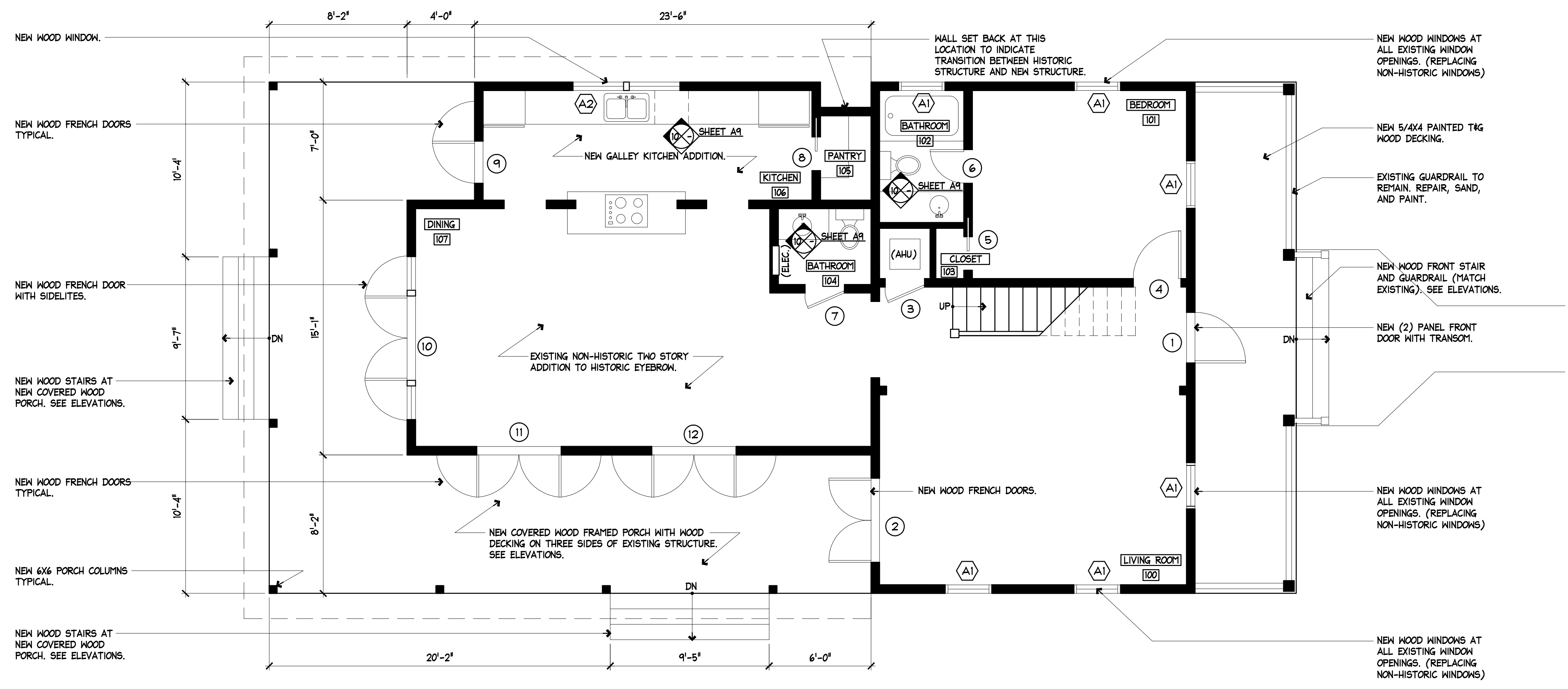
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p.c.

Project No: 16-42  
Date: 03/24/17

A2



1 MAIN HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



2 MAIN HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

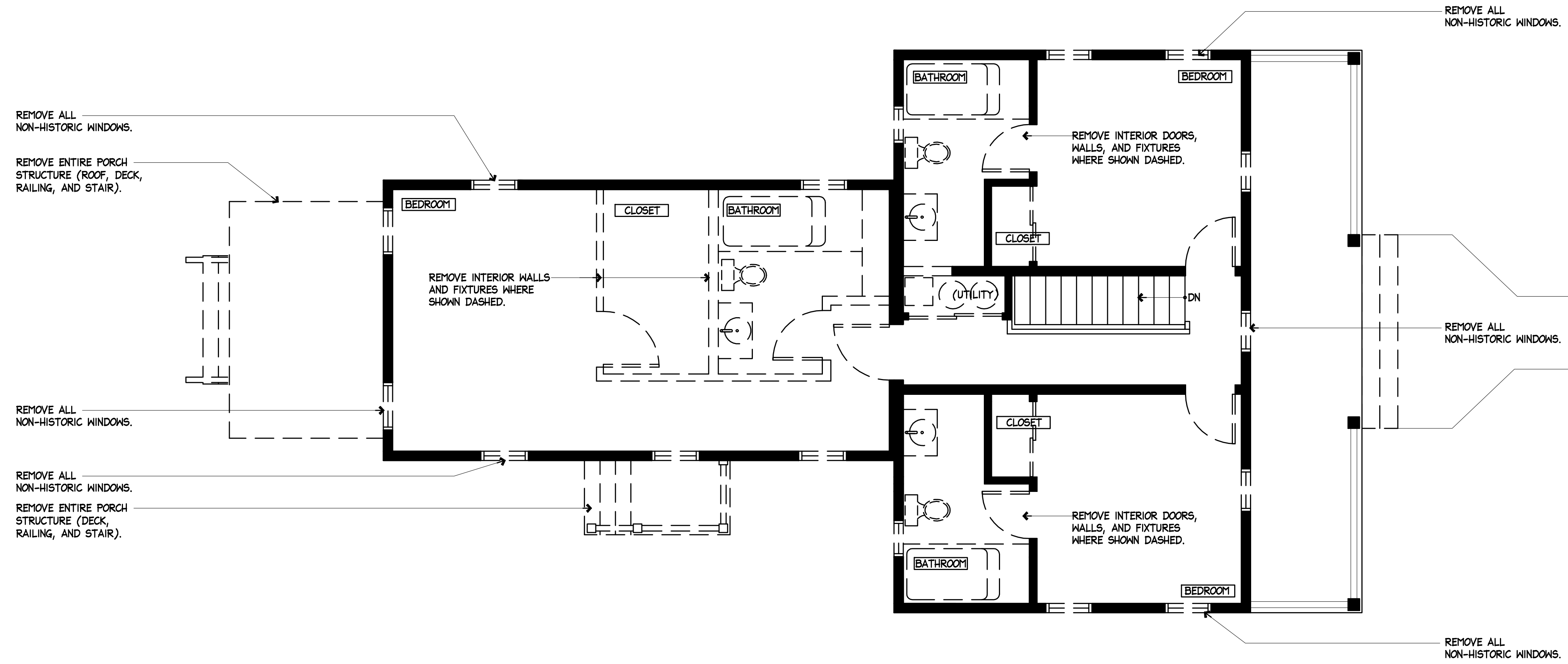
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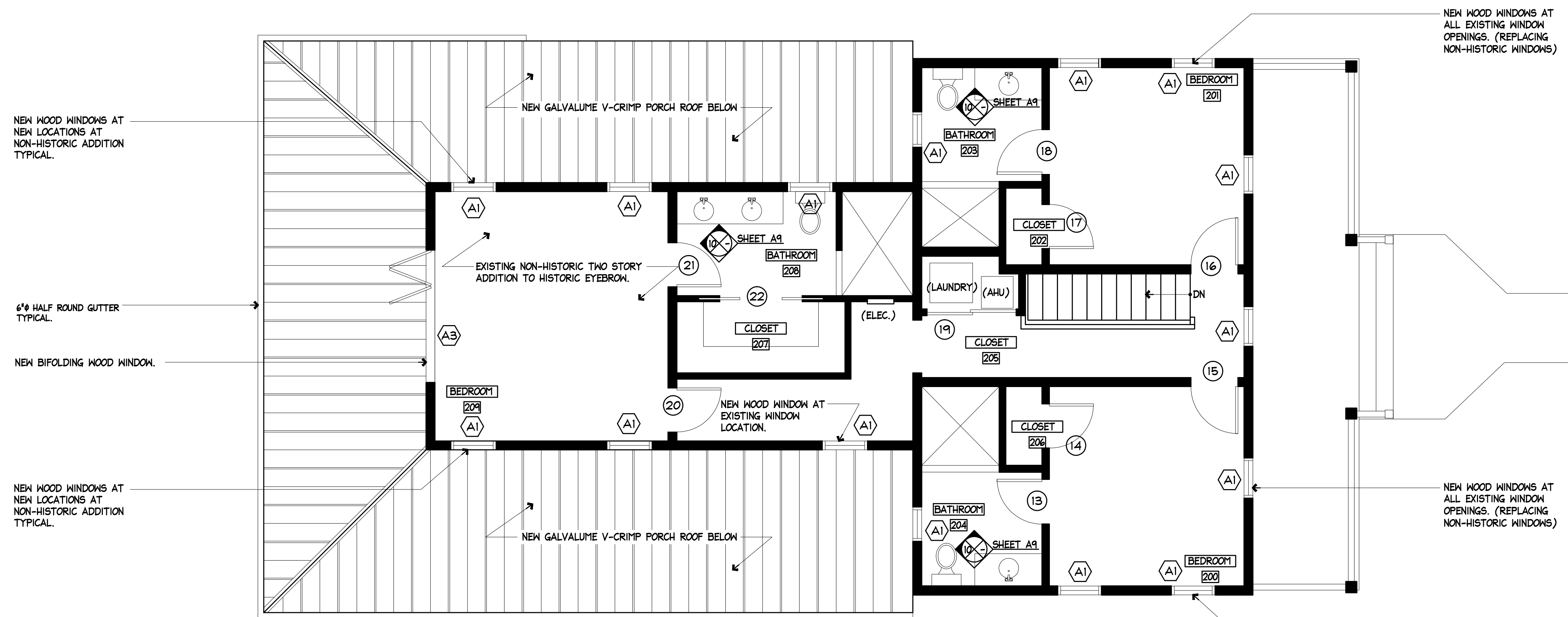
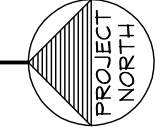
Project No: 1642  
Date: 03/24/17

A3



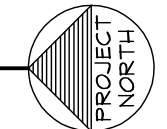
1 MAIN HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN

SCALE: 1/4"=1'-0"



2 MAIN HOUSE PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



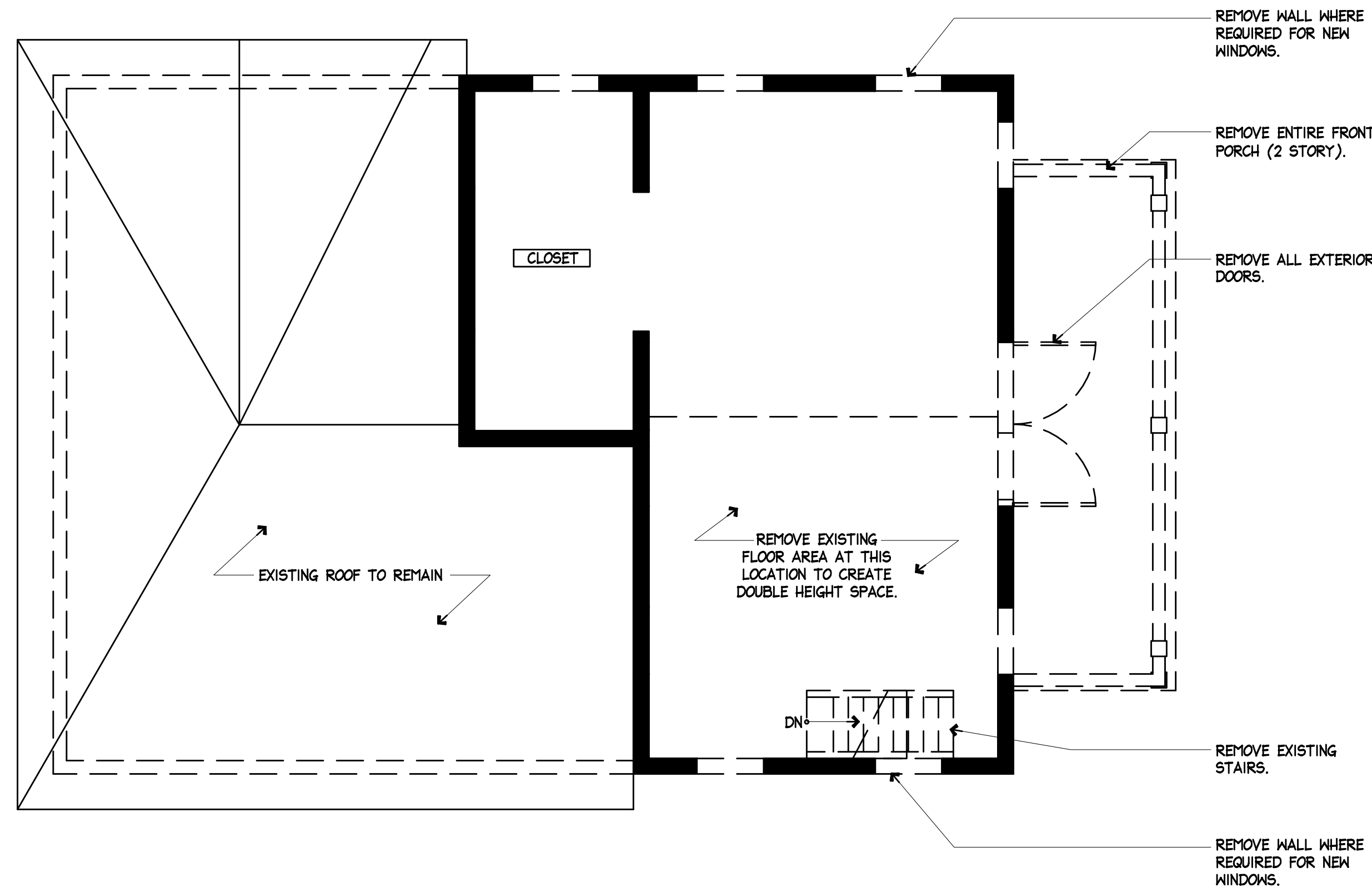
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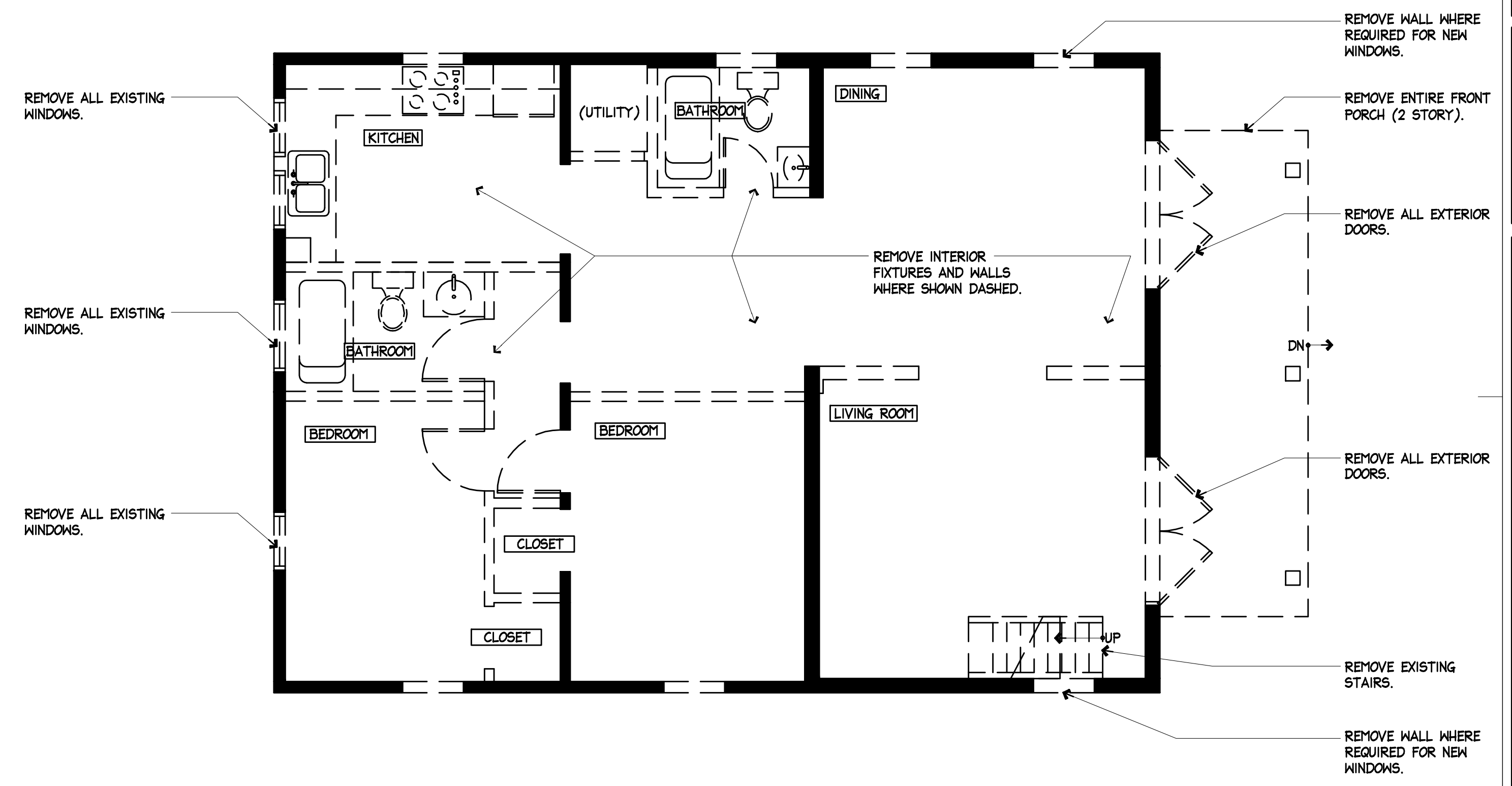
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p. a.

Project No: 1642  
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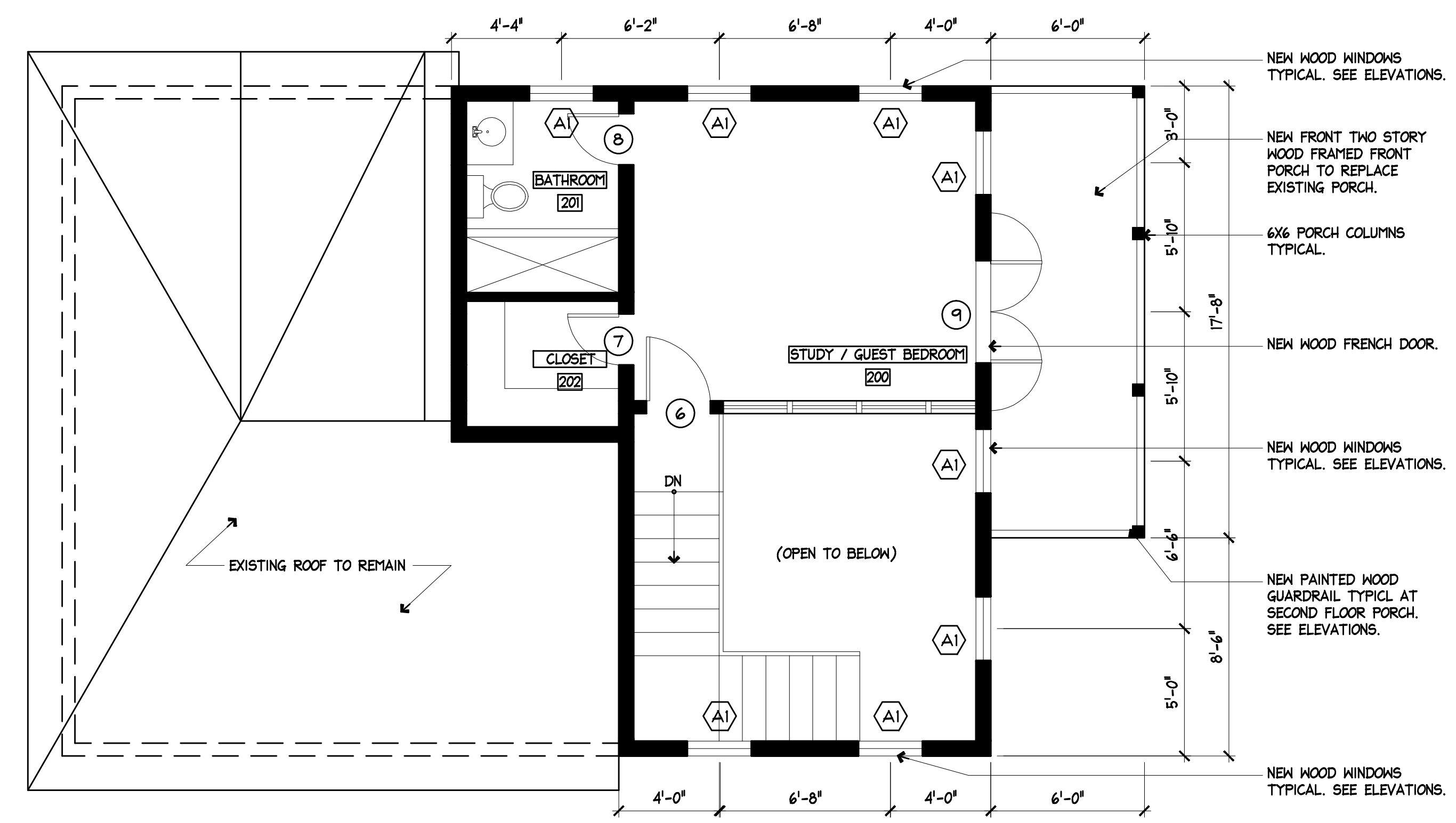
A4



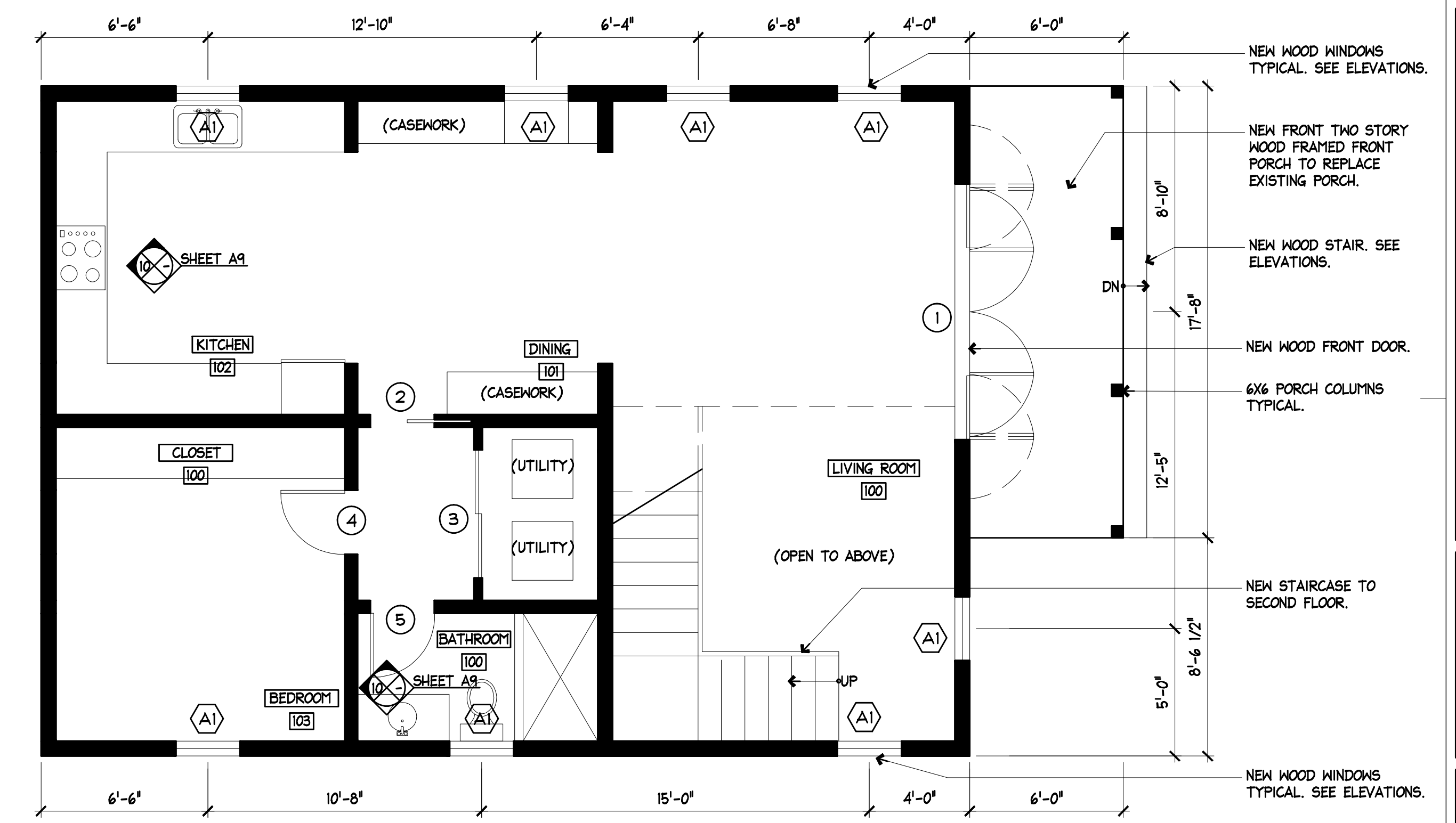
1  
A5 GUEST HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



2  
A5 GUEST HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



3  
A5 GUEST HOUSE PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"



4  
A5 GUEST HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

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Date: 03/24/17

A5



1 MAIN HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES**
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
  2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
  3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
  5. ALL SIDING IS TO BE PAINTED WHITE.
  6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2 MAIN HOUSE PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

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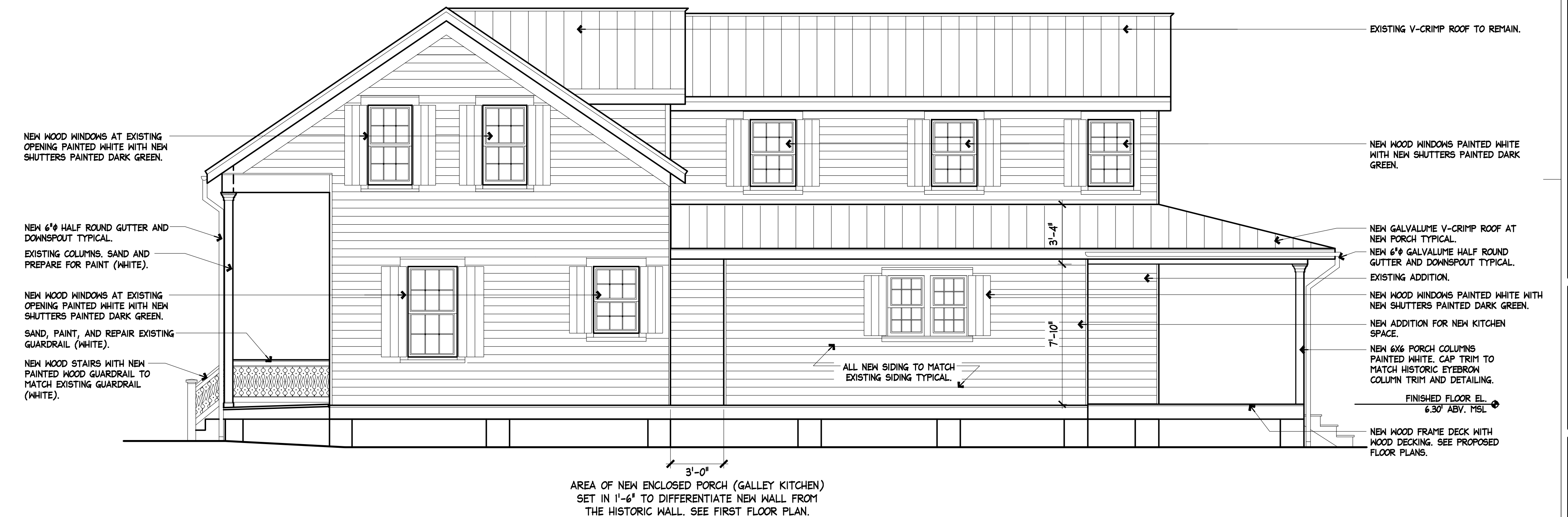
A6



1 MAIN HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES**
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
  2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
  3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
  5. ALL SIDING IS TO BE PAINTED WHITE.
  6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2 MAIN HOUSE PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

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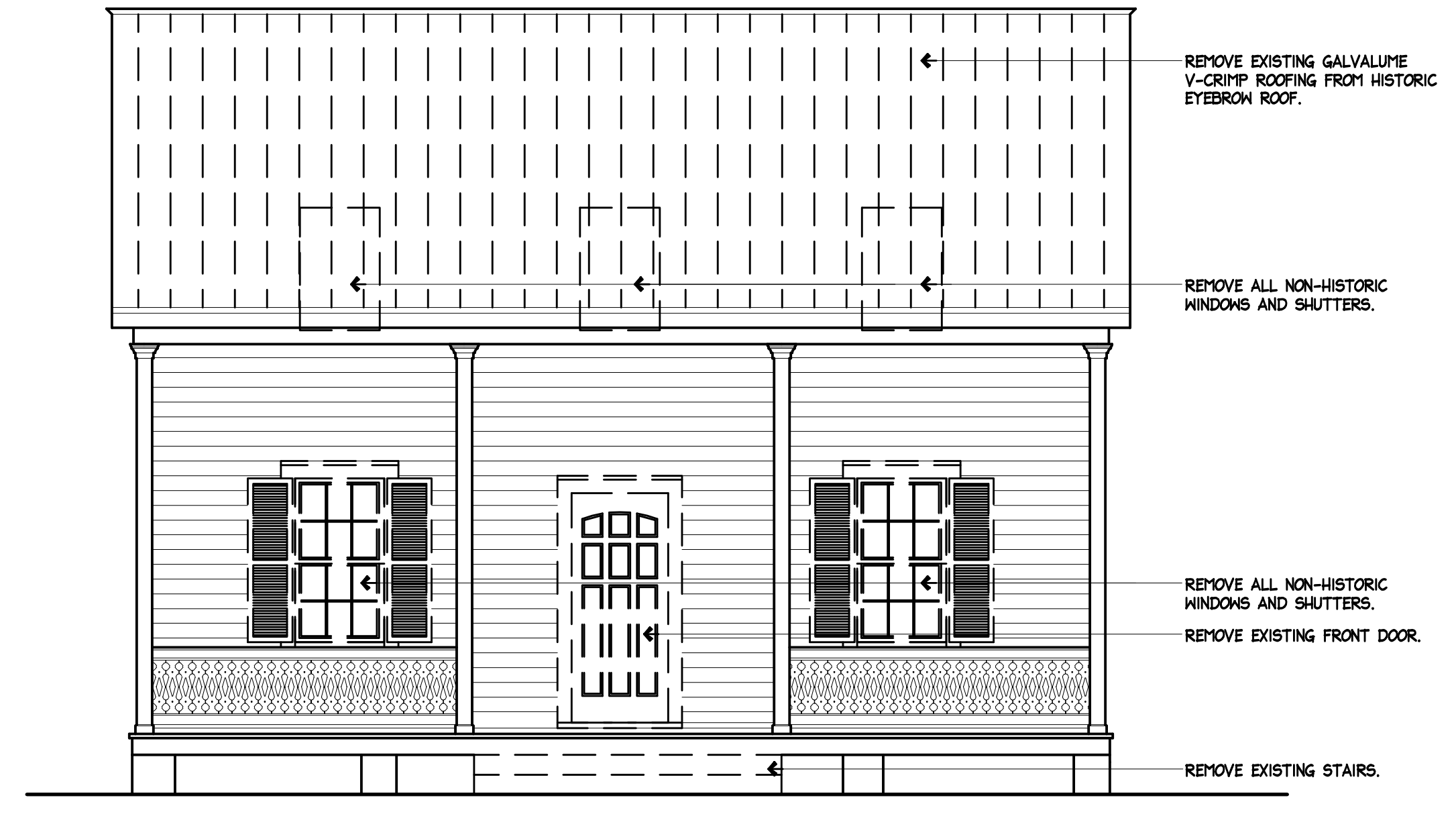
A7





1 MAIN HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



2 MAIN HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



3 MAIN HOUSE PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
  2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
  3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
  5. ALL SIDING IS TO BE PAINTED WHITE.
  6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



4 MAIN HOUSE PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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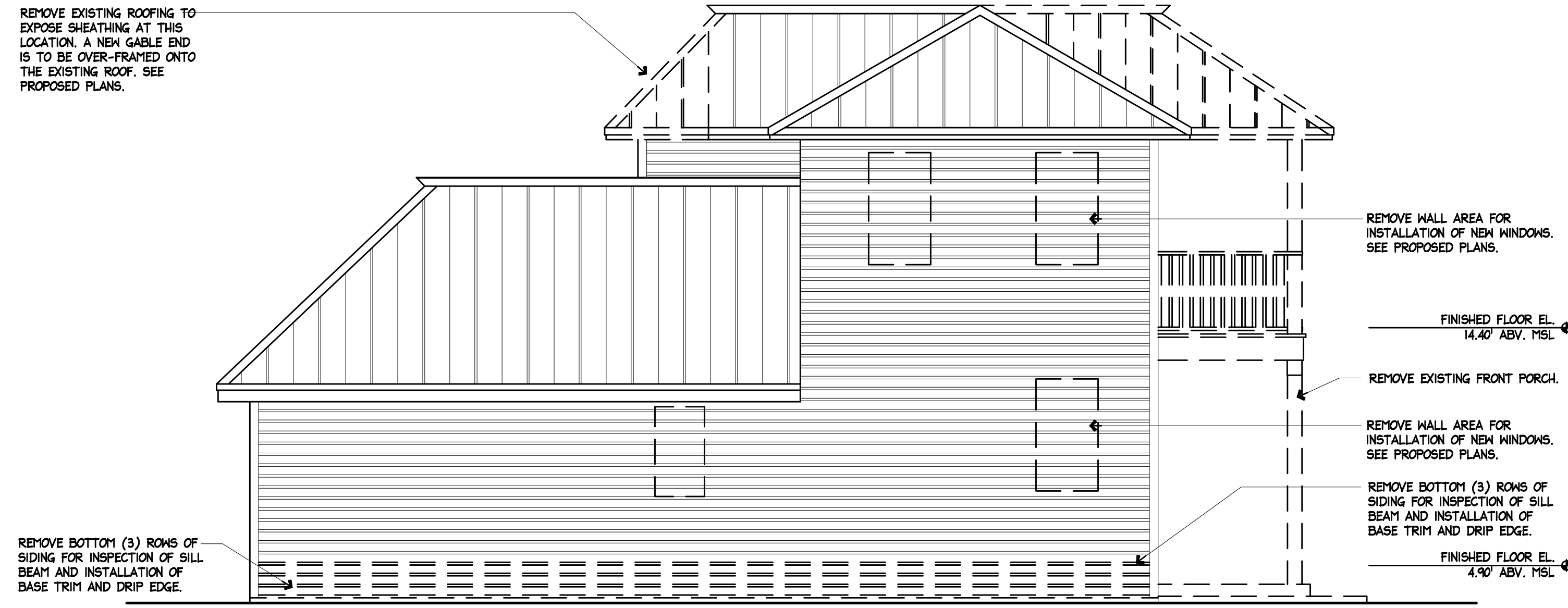
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Date: 03/24/17

A8



1  
A9 GUEST HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



2  
A9 GUEST HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



3  
A9 GUEST HOUSE PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



4  
A9 GUEST HOUSE PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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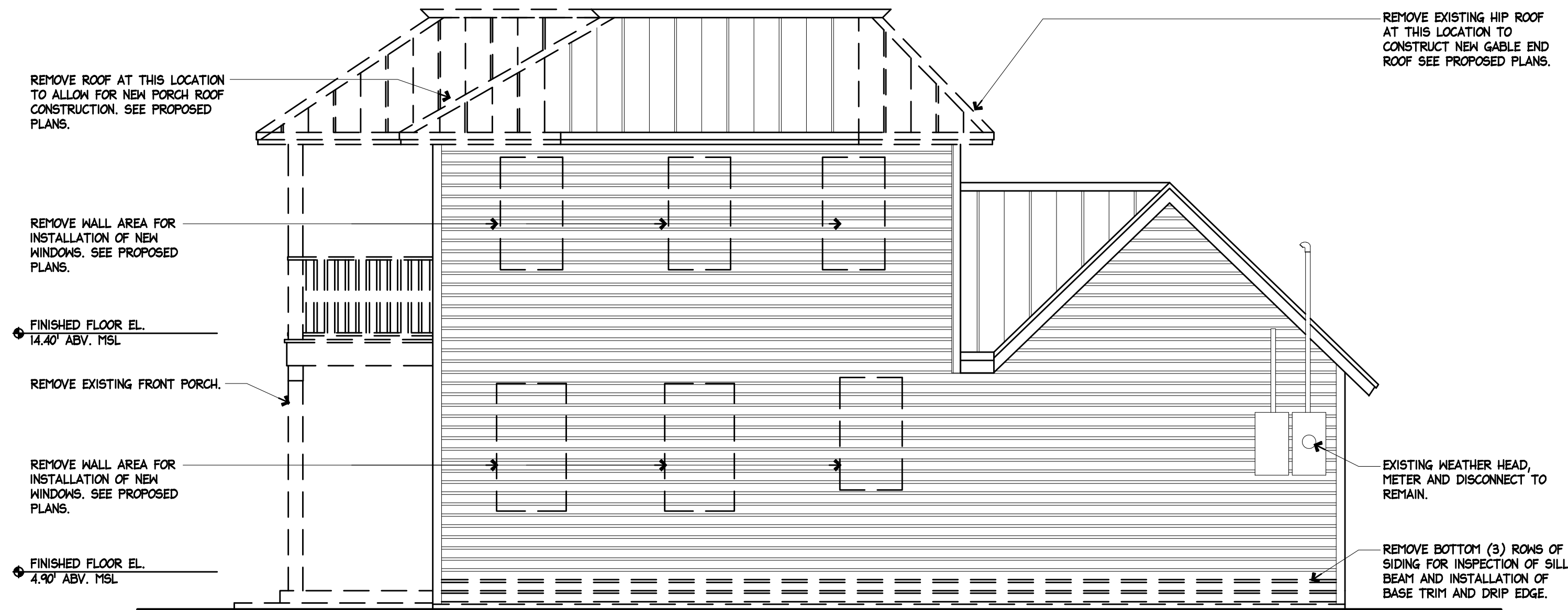
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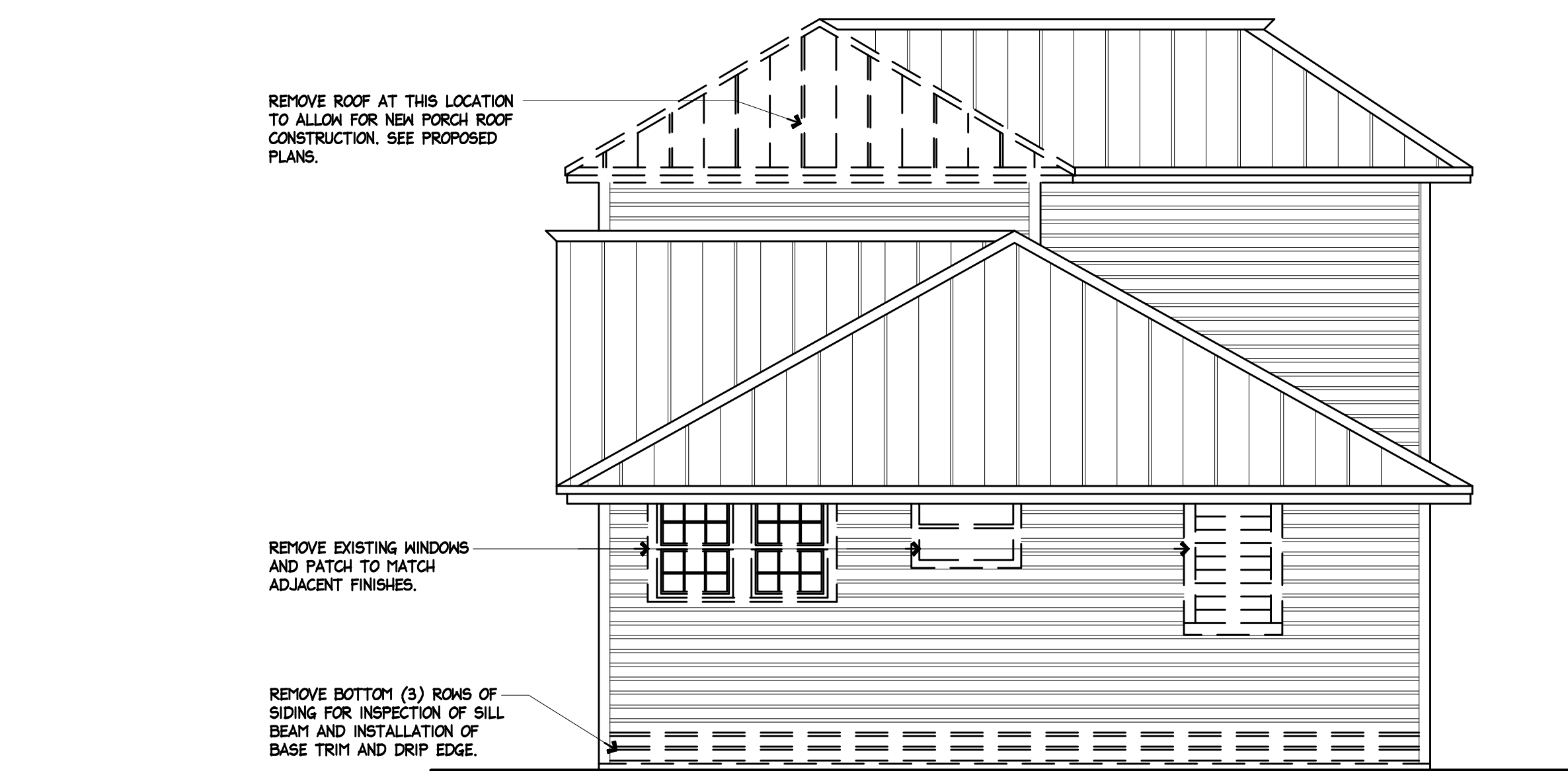
Date: 03/24/17

A9



1 GUEST HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



2 GUEST HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

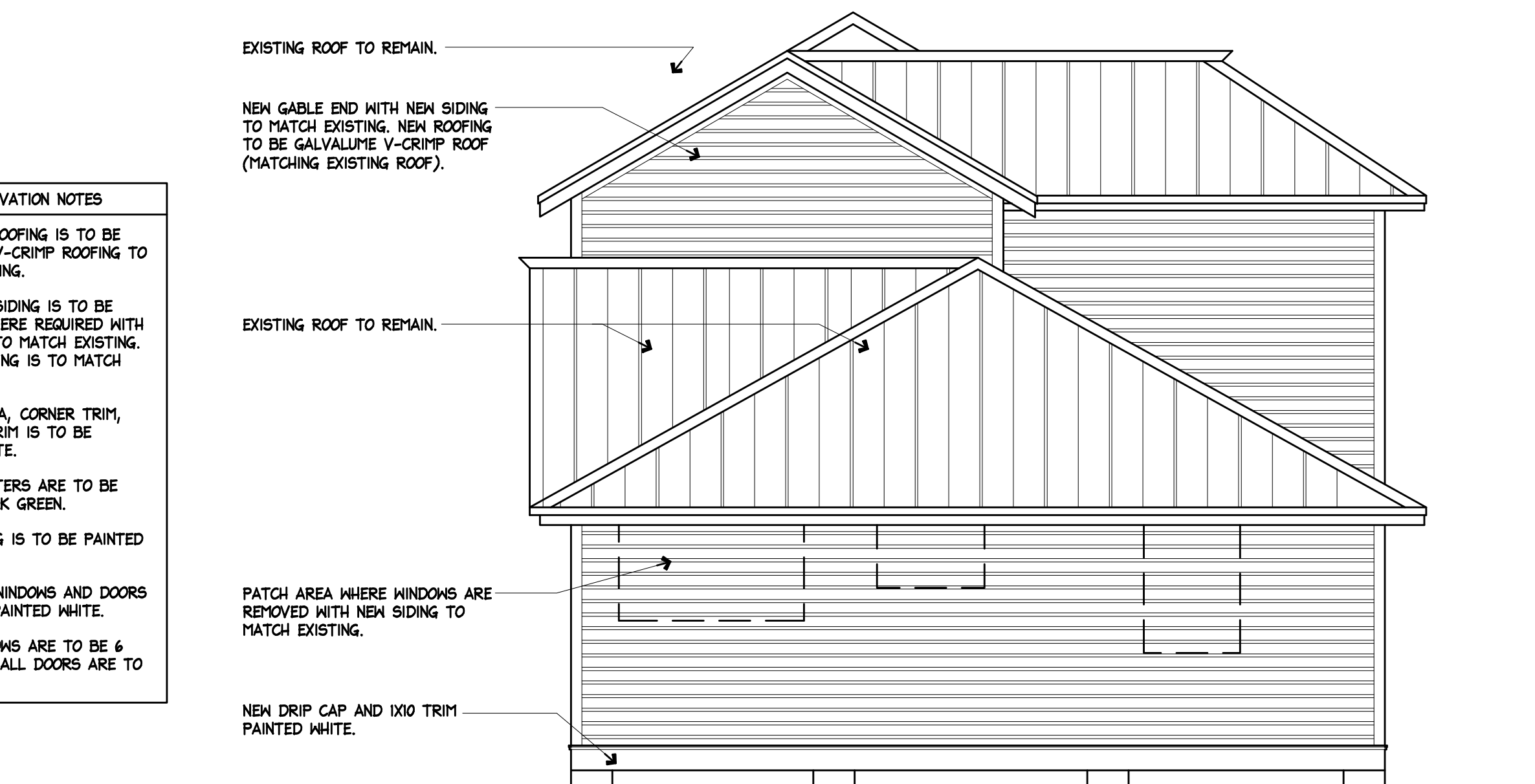
SCALE: 1/4"=1'-0"



3 GUEST HOUSE PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES**
1. ALL NEW ROOFING IS TO BE GALVALUME V-CRIMP ROOFING TO MATCH EXISTING.
  2. EXISTING SIDING IS TO BE REPAIRED WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING IS TO MATCH EXISTING.
  3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
  4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
  5. ALL SIDING IS TO BE PAINTED WHITE.
  6. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  7. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL DOORS ARE TO BE 10 LITE.



4 GUEST HOUSE PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

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A10