630 ELIZABETH STREET

KEY WEST - FLORIDA

ADDRESS

630 ELIZABETH STREET, KEY WEST

LEGAL DESCRIPTION

LOT 1, SQUARE 60 "William A. Whitehead's 1829 Map"

FLOOD ZONE

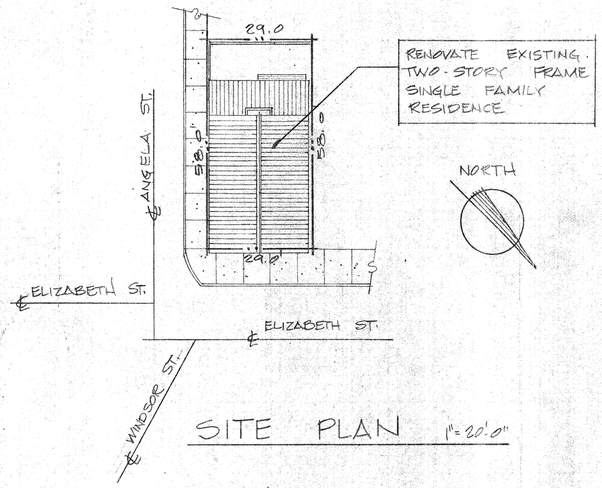
X - ZONE

BUILDING ZONE

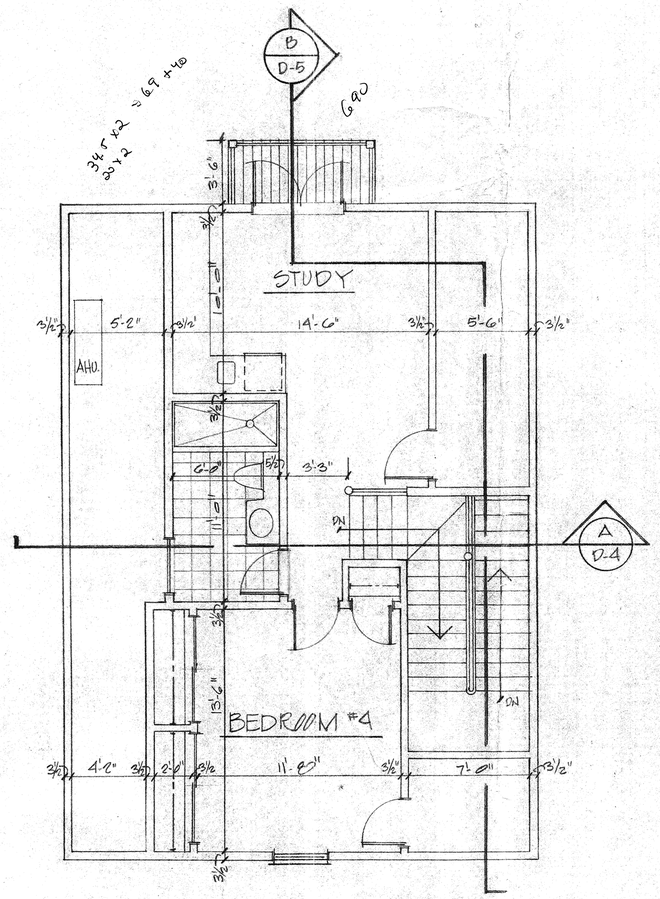
HHDR

HARC APPROVAL

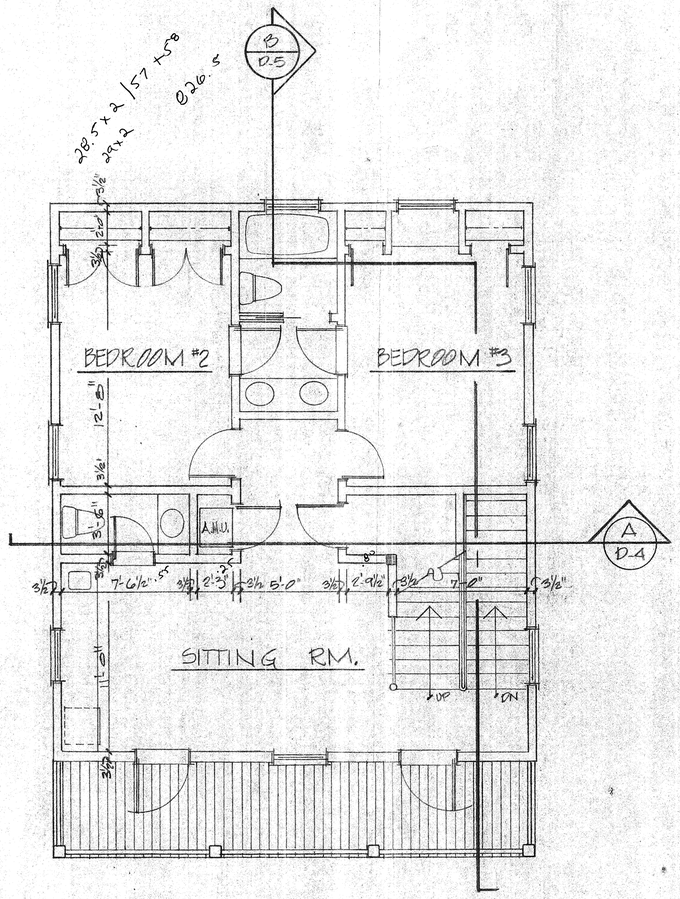
H10-01-15-49



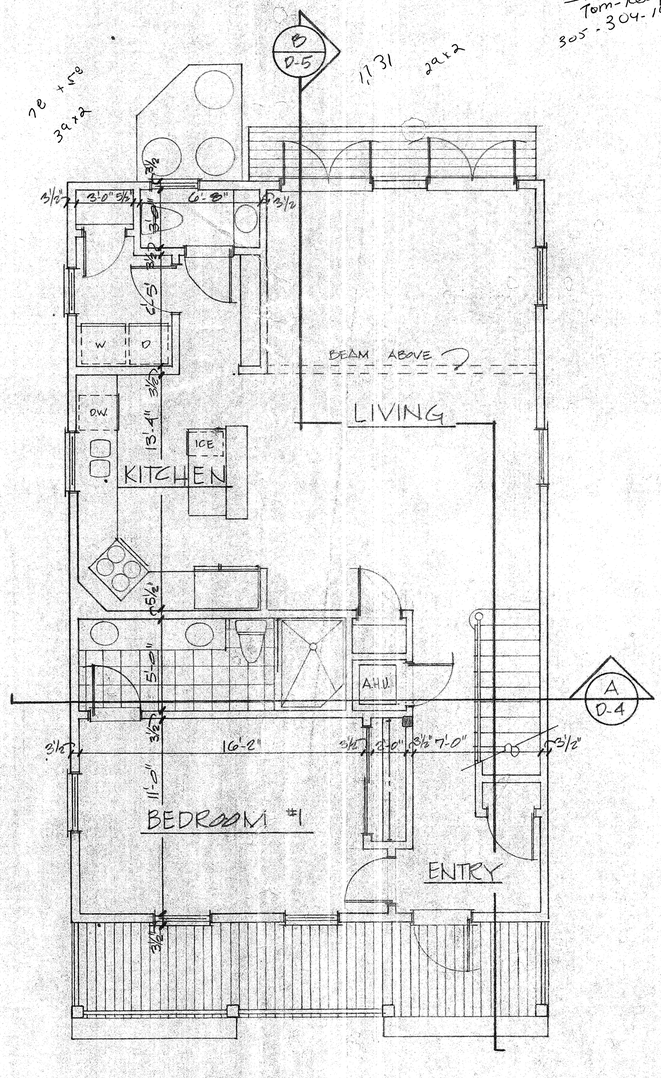
SITE PLAN 1"=20'-0"



THIRD FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

John Woodson
305-809-3958

John Crews
305-809-3738

Market value - 428,045
Assed value - 420,839

Land - 192,252
Bldg - 235,534

Tom-Kelly
305-304-1984

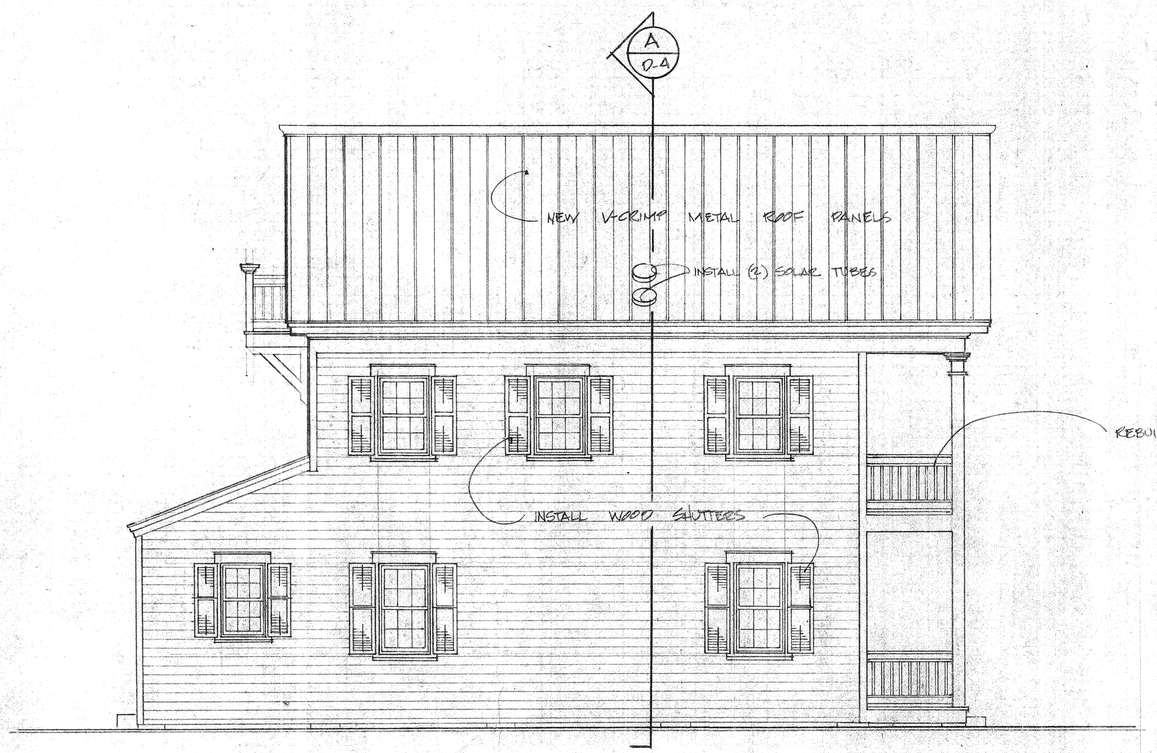
THOMAS KELLY ENTERPRISES INC.
19141 ROCKY ROAD - SUGARLOAF KEY
* DESIGN CONCEPTS
* CONSTRUCTION MANAGEMENT
(305) 745-1100

630 ELIZABETH STREET
SITE PLAN - FLOOR PLANS
KEY WEST

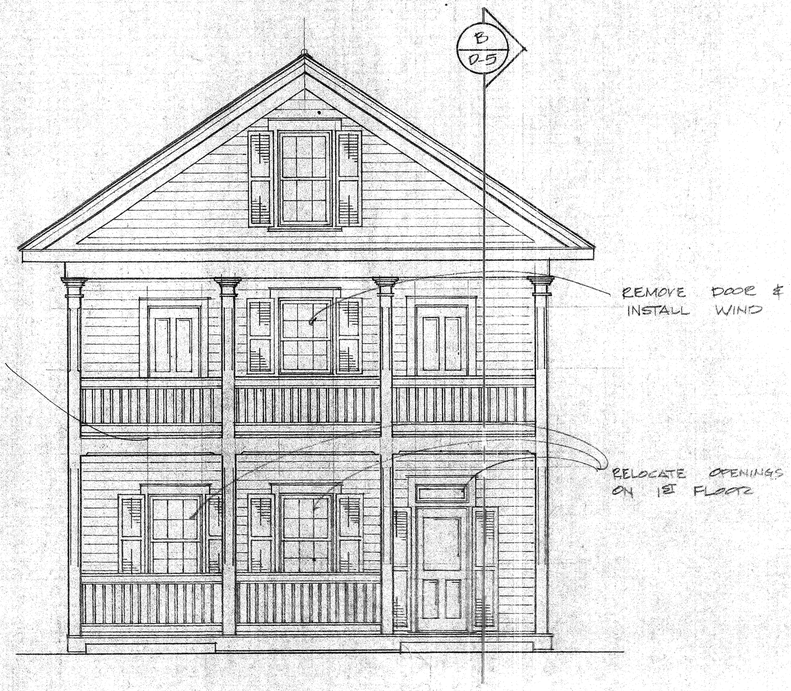
DRAWN: TCK
DATE: 12/15/09

SHEET NUMBER
D-1
OF 6

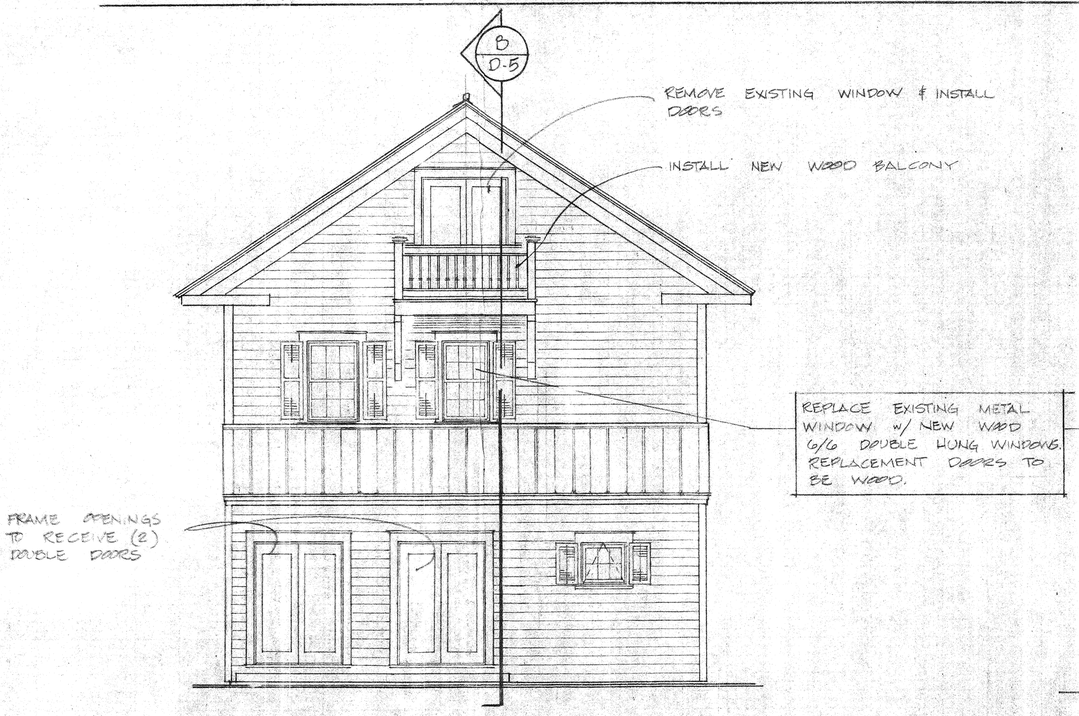
PROJECT NO.



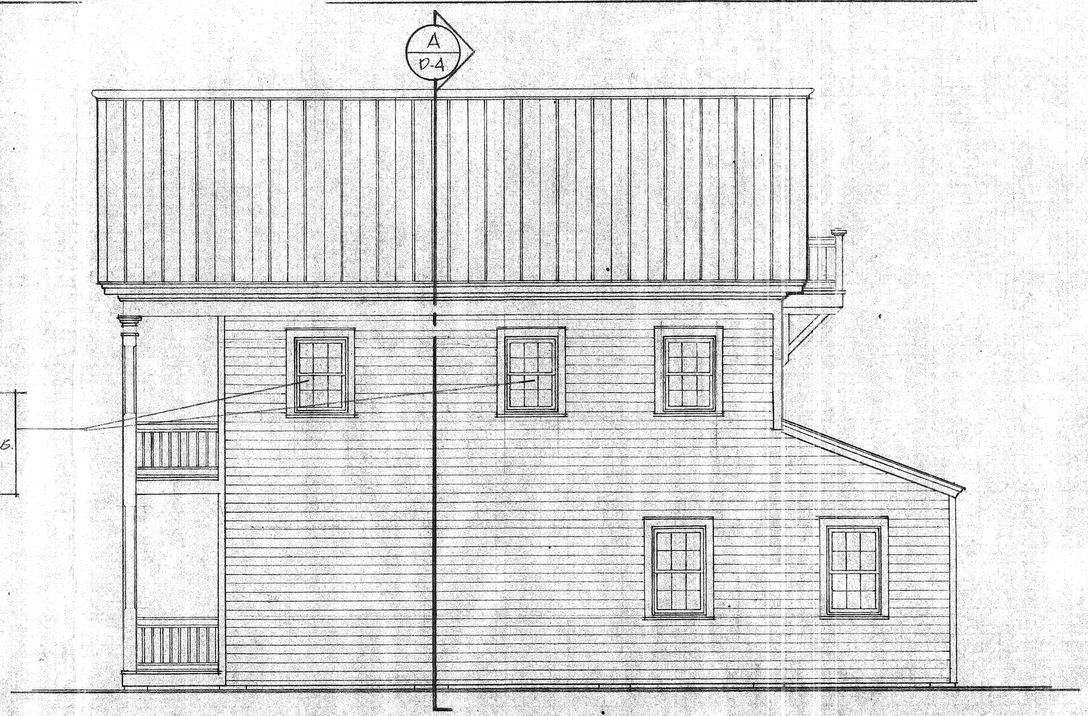
SOUTHEAST ELEVATION 1/4"=1'-0"



NORTHEAST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"



NORTHWEST ELEVATION 1/4"=1'-0"

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KEY WEST

630 ELIZABETH STREET
EXTERIOR ELEVATIONS

DRAWN: TCK
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D-2
OF 6

PROJECT NO.

GENERAL NOTES:

1. All work shall comply with applicable codes.

2. All straps, anchors, nails, bolts, ect. shall be hot-dipped galvanized with a minimum coverage of one ounce per square foot of surface area.

3. The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all saftey aspects of construtrion.

4. The Builder shall check and verify all dimensions and elevations.

5. This Design is based on the FLORIDA BUILDING 2007 CODE
   Design loads are as follows: Wind Load @ 150 MPH ASCE 7-05

6. Existing underground utilities are not shown and Contractor shall contact all utility companies prior to any excavation. Contractor shall protect all utilities and shall be responsible for any damages at his expense.

7. All lumber for structural members shall be Southern Pine and pressure-treated where required.

8. Handrail and gaurds shall be extruded aluminum systems.
   A. Handrails and gaurds shall be adequate in strength and attachment in accordance with Section 1012.0 of FLORIDA BUILDING CODE 2007.
   B. Handrail height, measured above stair tread nosing shall be uniform and between 34" and 38".
   C. Handrails with a circular cross-section shall have an outside diameter of at least 1.25" and not greater than 2.0" or provide equivalent graspability.
   D. Clear space between a handrail and a wall shall be a minimum of 1.5".
   E. Gaurds shall form a protective barrier not less than 36" with opening limitations such that a 4" diameter sphere cannot pass though. The triangular opening formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6" in diameter cannot pass through.

9. Connections (clinch nails at far sides; space and stagger nails to prevent splitting)

8x8 POSTS TO CONCRETE PIERS
1/4" X 2-1/2" STL. PLATE w/ hook embedded 14" into concrete (2) 3/4" thru-bolts. OR SIMPSON CBS6'

PERIMETER BEAM TO CONCRETE PIERS
1/4" X 2-1/2" STL. PLATE w/ hook embedded 14" into concrete (2) 3/4" thru-bolts.
1/4" X 2-1/2" STL. PLATE w/ hook embedded 14" into concrete (2) 3/4" thru-bolts.

STUDS TO PERIMETER BEAM THRU BOTTOM PLATE (at every stud)
SIMPSON CS 18 w/ (18) 10d nails (#1270)

SHEATHING TO BOTTOM PLATE
8d common nails @ 3" o.c.

DOUBLE TOP PLATE TO STUD
SIMPSON MTS12 w/ (7) 10d into stud & (7) 10d into plate

SHEATHING TO TOP PLATES
8d common nails @ 2" o.c. staggered into both top plates.

ROOF RAFTERS TO DOUBLE TOP PLATE
SIMPSON CS16

RAFTER TO RAFTER
Use 1-1/2" 14-gauge galvanized strap w/ (4) 10d nails in each rafter

3/4" SUBROOF TO RAFTERS
10d nail @ 4" o.c. at all panel edges. Field nailing @ 6" o.c.

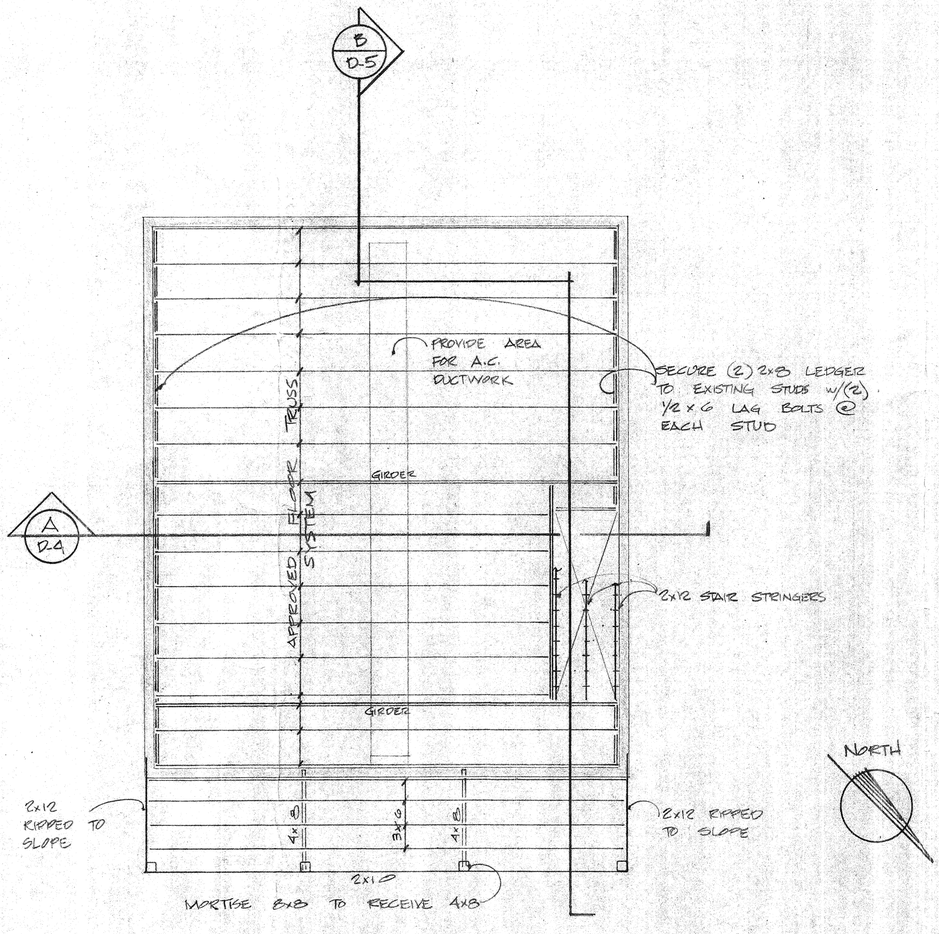
10 Exterior wall windows and doors must be certified and/or listed by an independent laboratory to be structurally capable of resisting a 150 MPH wind load as determined by ASCE Standard 7-05 Minimum Design Loads for Building and Other Structures.

11. Wood trusses shall be fabricated by an authorized Alpine Truss Manufacturer in accordance with designs prepared by Alpine Engineered Products,Inc. OR approved equal. Truss shop drawings which include all hurricane strapping to resist uplift shall be signed and sealed by a professional engineer registered in Florida.

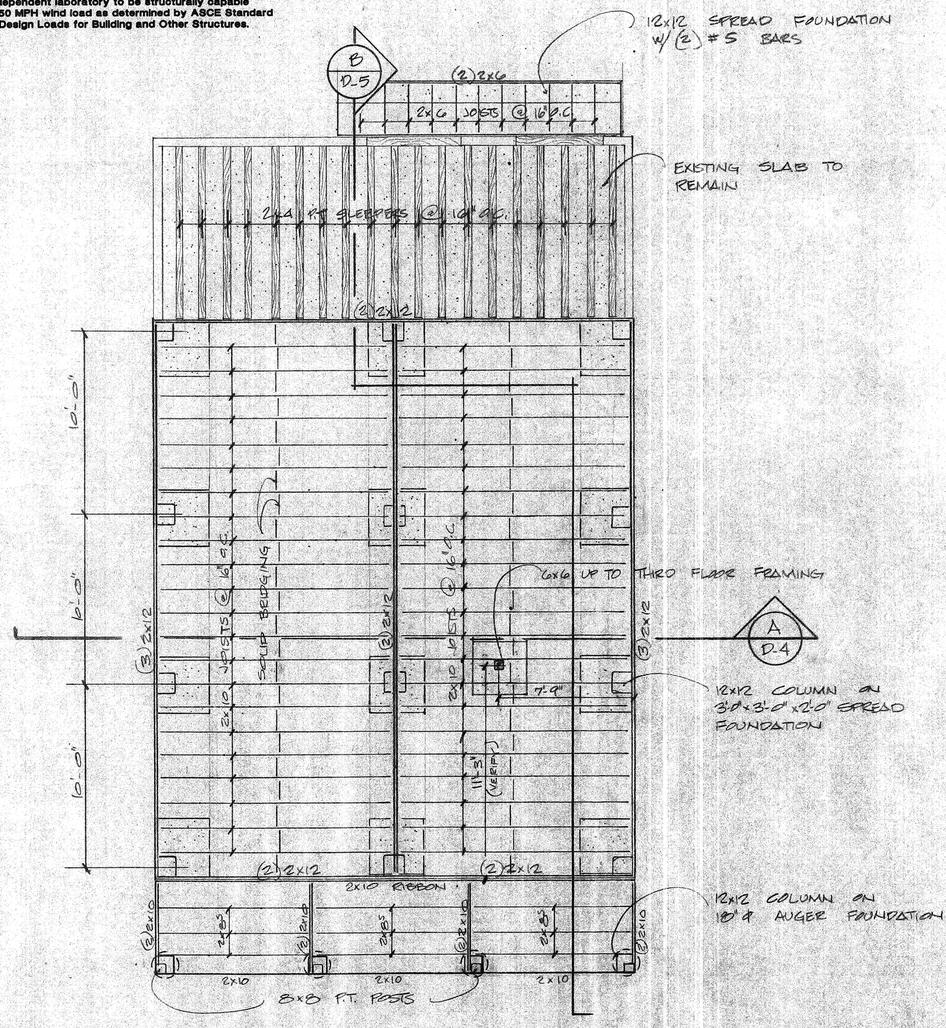
12. Concrete shall be a mix designed by a recognized testing lab to achieve a strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.

13. 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.

14. 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.



SECOND FLOOR FRAMING PLAN 1/4"=1'-0"



FIRST FLOOR FRAMING PLAN 1/4"=1'-0"

THOMAS KELLY ENTERPRISES INC.
19141 ROCKY ROAD - SUGARLOAF KEY
* DESIGN CONCEPTS
* CONSTRUCTION MANAGEMENT
(305) 745-1100

STRUCTURAL DETAILS BY
PAUL J. MITCHELL, P.E.
FLORIDA P.E.#33191
P.O.BOX 4930 KEY WEST, FL 33041
(305)304-1195

SEAL
PAUL J. MITCHELL

630 ELIZABETH STREET
FIRST and SECOND FLOOR FRAMING PLANS
KEY WEST

DRAWN: TCK
DATE:12/15/09

SHEET NUMBER
D-3
OF 6

PROJECT NO.

Install 5-V-Crimp Metal Roofing Panel System as manufactured by "FIRESTONE METAL PRODUCTS, LLC" (NOA No-06-0821.13)

UNDERLAYMENT	**Underlayment shall be an ASTM D 226 Type II installed w/ a minimum 4" side-lap and 6" end-lap. Fasten w/ corrosion resistant tin-tab and 12ga. x 1-1/4" ring shank nails @ 6" o.c. at laps and 12" o.c. in field (stagger rows).**
FASTENING	**Panel overlap and center ribs are to be installed using #9 x 1-1/2" HWH wood screws 1" from the panel end and maximum fastener spacing of 12" o.c. thereafter**

SOLATUBE INSTALLED AS PER MANUFACURE'S SPEC.

2x6 COLLAR TIES

SISTER EACH EXIST'G RAFTER W/ 2x8

7'-8"

5'-6"

5'-6"

3/4" C.D.X. PLYWOOD

R-30 ROLL INSULATION

1/2" G.W.B.

SIMPSON CS16 OVER SISTERED RAFTER & OVERLAP EXISTING STUD 16"

EXISTING SOFFIT TO REMAIN

(2) LAYERS 3/4" PLYWOOD GLUED & SCREWED

2x4 KNEE WALL

APPROVED FLOOR TRUSS SYSTEM

8'-6" 2x12 STAIR STRINGERS

10'-0"

EXISTING FRAME WALL

SECURE (2) 2x8 LEDGER TO EACH EXISTING STUD W/ (2) 1/2 x 6 LAG BOLTS

(2) LAYERS 3/4" PLYWOOD GLUED & SCREWED

WHERE EXISTING T&G WALL COVER HAS BEEN REMOVED, PATCH W/ PLYWOOD OF SAME THICKNESS (GLUED & SCREWED)

APPROVED FLOOR TRUSS

PROVIDE AREA TO RUN A.C. DUCTS

18"

9'-6"

11'-0"

2x12 STAIR STRINGERS

CONTRACTOR TO REMOVE DAMAGE FLOOR FRAMING & REPAIR BOTTOM OF STUD WALLS

(2) LAYERS 3/4" PLYWOOD GLUED & SCREWED

(3) 2x12

2x10 JOISTS @ 16" O.C.

(2) 2x12

2x10 JOISTS @ 16" O.C.

(3) 2x12

ALTERNATE FOUNDATION

ANGLED 15" ø AUGER FOUNDATION W/ (4) #6 BARS & #3 TIES @ 15" O.C. 3'-0" INTO ROCK

3'-0" x 3'-0" x 2'-0" SPREAD FOUNDATION W/ #6 BARS @ 6" O.C. B.W.

12x12 COLUMN W/ (4) #6 BARS & #3 TIES @ 10" O.C.

2'-0"

3'-0"

BUILDING SECTION

1/2" = 1'-0"

A

B D-5

4x6

2x8

2x8

2x8

SECURE (2) 2x8 LEDGER TO EXISTING STUDS W/ 1/2 x 6 LAG BOLTS

APPROVED FLOOR TRUSS SYSTEM

2x12 STAIR STRINGERS

A D-4

6x6 DOWN TO FOUNDATION

2x12 STAIR STRINGERS

2x6 JOISTS @ 16" O.C.

(2) 2x12

2x8 RIBBON SECURE W/ (2) 1/2 LAGS @ EA. STUD

2x8 JOISTS @ 16" O.C.

EXISTING

8x8 COLUMN

NORTH

THIRD FLOOR FRAMING PLAN

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SEAL

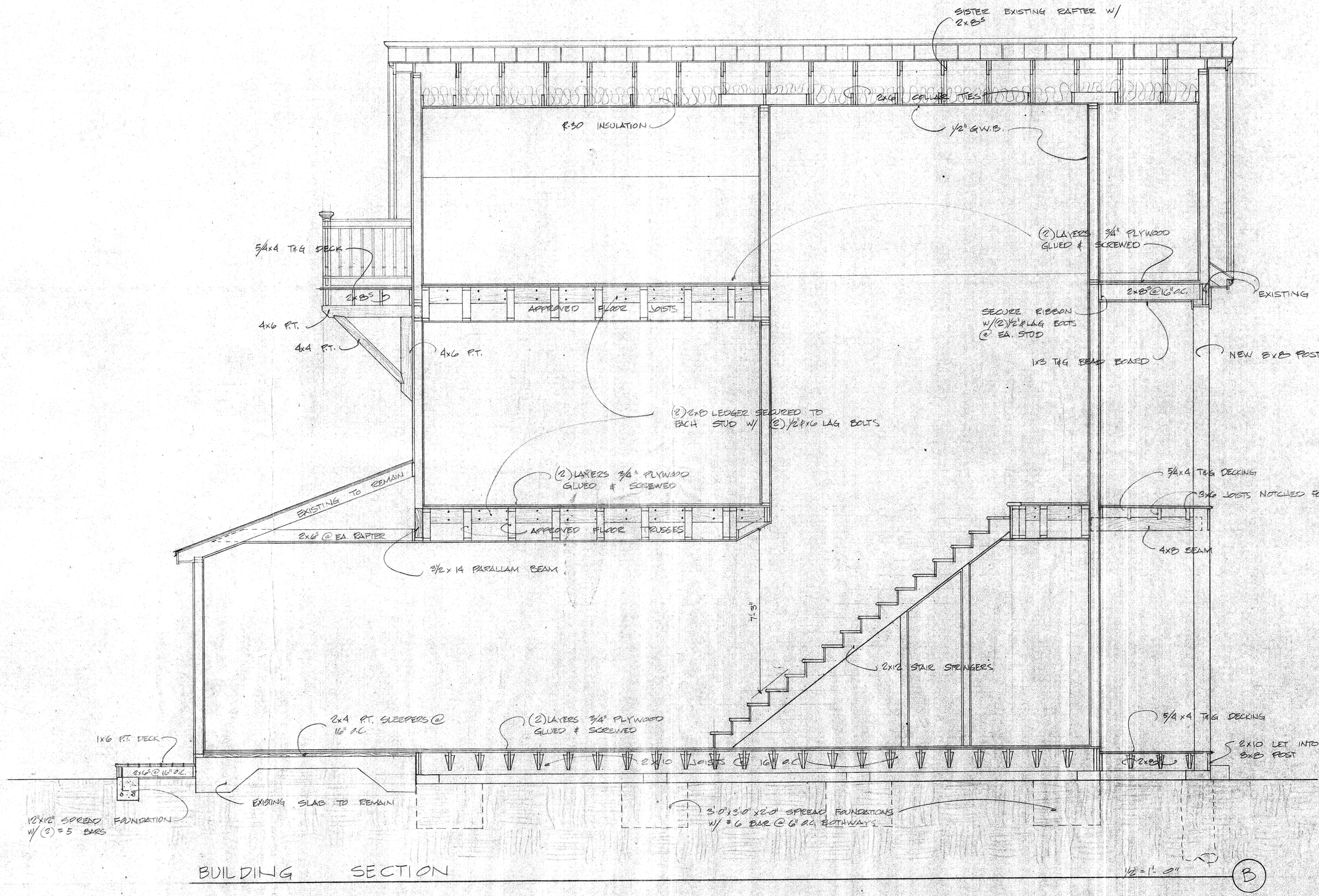
PAUL J. MITCHELL

630 ELIZABETH STREET
THIRD FLOOR FRAMING PLAN - BUILDING SECTION
KEY WEST

DRAWN: TCK
DATE: 12/15/09

SHEET NUMBER
D-4
OF 6

PROJECT NO.



BUILDING SECTION

1/2" = 1'-0"

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19141 ROCKY ROAD - SUGARLOAF KEY
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SEAL

PAUL J. MITCHELL

KEY WEST

630 ELIZABETH STREET
BUILDING SECTION

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PROJECT NO.

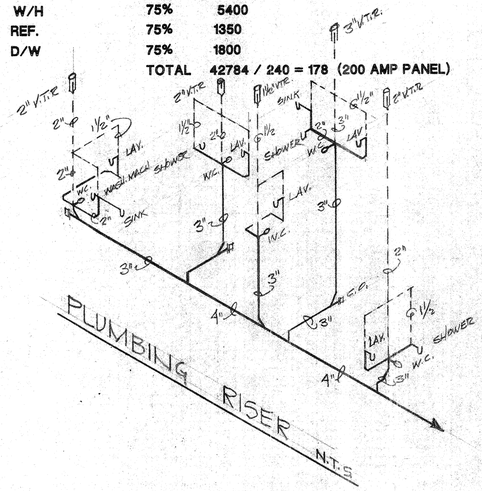
CIRCUIT #	VOLTAGE	AMPS	VOLT-AMP	DESCRIPTION	WIRE SIZE
1/2	240	50	12000	RANGE	6
3/4	240	30	7200	WATER HEATER	8
5/6	240	40	9600	A/C COMPRESSOR #1	6
7/8	240	40	9600	A/C COMPRESSOR #2	6
9/10	240	40	9600	A/C COMPRESSOR #3	6
11/12	240	40	9600	AHU #1	6
13/14	240	40	9600	AHU #2	6
15/16	240	40	9600	AHU #3	6
17/18	240	30	7200	DRIER	8
19	120	15	1800	EXTERIOR LIGHTING	12
20	120	15	1800	REFRIGERATOR	12
21	120	20	2400	DISHWASHER	12
22	120	15	1800	1st FLOOR BATHROOM	12
23	120	15	1800	1st FLOOR BEDROOM #1	12
24	120	20	2400	KITCHEN APPLIANCES	12
25	120	15	1800	KITCHEN / 1/2 BATH LIGHTING	12
26	120	20	2400	GREAT ROOM / 1st FLOOR LIGHTING	12
27	120	20	2400	GREAT ROOM / 1st FLOOR DUPLEX	12
28	120	20	2400	FAMILY ROOM LIGHTING	12
29	120	20	2400	FAMILY ROOM DUPLEX	12
30	120	20	2400	BATHROOM	12
31	120	15	1800	BEDROOM #2	12
32	120	15	1800	BEDROOM #3	12
33	120	20	2400	1/2 BATH / HALL / STAIRS	12
34	120	20	2400	MASTER BEDROOM / CLOSET	12
35	120	20	2400	MASTER BATHROOM	12
36	120	20	2400	STUDY	12

LOADS;

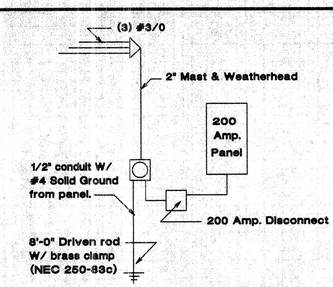
2485 Sq. Ft. X 3watts		7455
Small Appliance	2 x 1500	3000
Laundry Circuit	1 x 1500	1500
	TOTAL	11955

(First 3000 @ 100% + Remainder @ 35%)= 6134 Watts

A/C Motor	125%	12500
RANGE	80%	9600
DRYER	100%	5000
W/H	75%	5400
REF.	75%	1350
D/W	75%	1800
TOTAL		42784 / 240 = 178 (200 AMP PANEL)



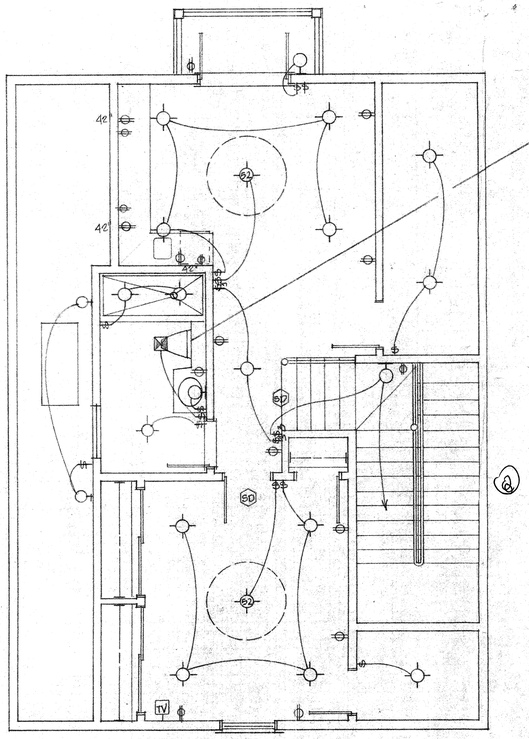
DUPLEX RECEPTACLE OUTLET
SINGLE POLE SWITCH
THREE WAY SWITCH
DIMMING SWITCH
SURFACE INCANDESCANT
SURFACE INCANDESCANT W/ PULL CHAIN
RECESS INCANDESCENT
CABLE TELEVISION
TELEPHONE OUTLET
SMOKE DETECTOR
SINGLE SPECIAL PURPOSE OUTLET
52" CEILING FAN



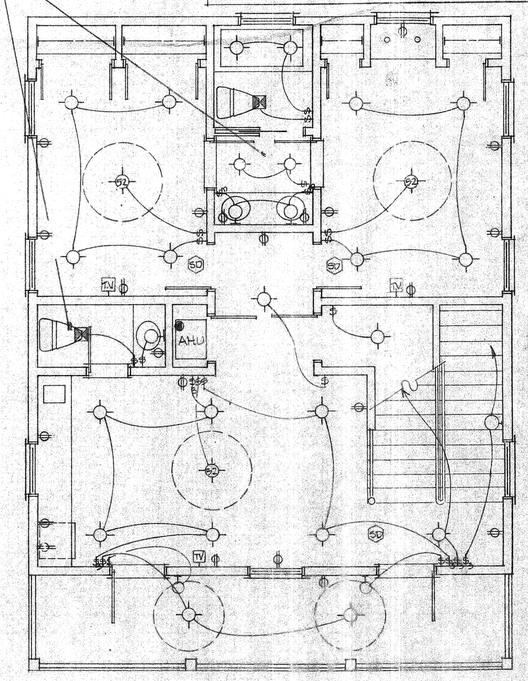
ELECTRICAL RISER

N.T.S.

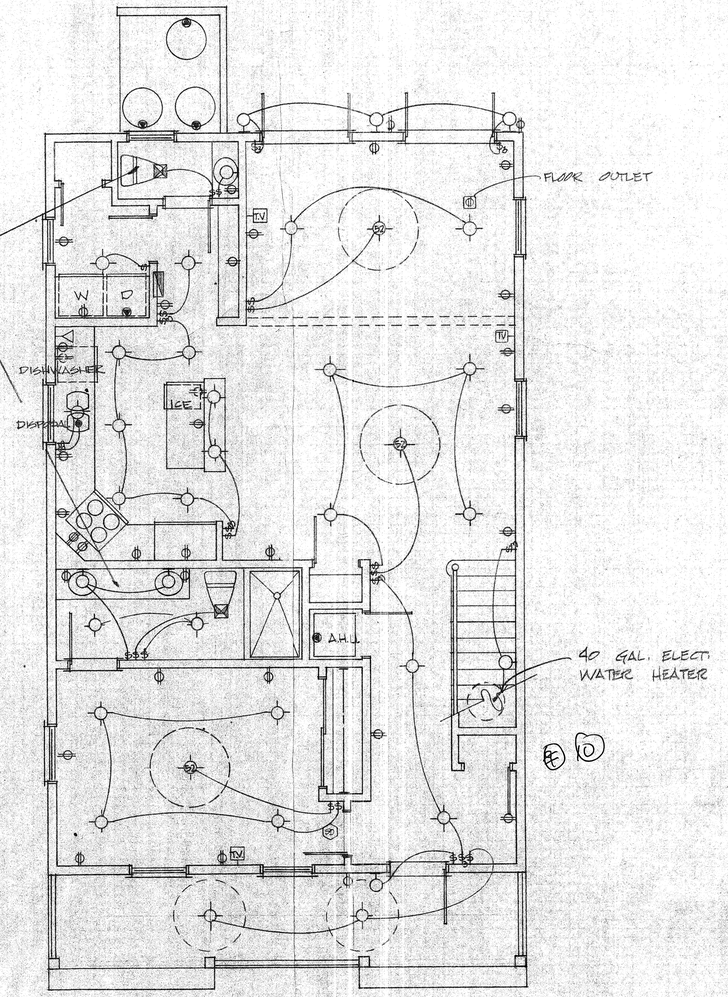
NOTE: CONTRACTOR TO INSTALL A TOTAL BATHROOM EXHAUST SYSTEM BY "FANTECH". ALL BATHROOM TO BE CONNECTED TO REMOTE FAN W/ INSULATED FLEX DUCT.



THIRD FLOOR ELECTRICAL PLAN 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN 1/4"=1'-0"



FIRST FLOOR ELECTRICAL PLAN 1/4"=1'-0"

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ELECTRICAL PLAN
KEY WEST

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