

**NOTES:**

- GENERAL CONDITIONS:**
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
  - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
  - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2017, CURRENT NEC, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
  - CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT.
  - CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
  - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.
  - CONTRACTOR SHALL COORDINATE ALL WORK, BOTH INTERIOR AND EXTERIOR WITH DRAWINGS BY ENGINEERS FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, CIVIL, AND ALL AFFECTED DISCIPLINES.
  - THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREON. THESE PLANS ARE NO TO BE REPRODUCED OR USED FOR ANY OTHER LOCATION.
  - THERE SHALL BE NO DEVIATION FROM THE INTENT OF THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
  - ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.
  - BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.
  - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE 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.
  - 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.
  - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. IF ANY CONFLICT AMONG THE ABOVE; THE MOST STRINGENT REQUIREMENT SHALL GOVERN THE WORK.
  - ANY CHANGES MADE PRIOR TO APPROVAL BY THE OWNER AND/OR ARCHITECT ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY HAVE TO RESTORE ALL CHANGES TO CONFORM TO PLANS WITHOUT ADDITIONAL COMPENSATION.
  - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS SHALL BEAR THE SEAL OF THE REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED BY DIMENSIONS, DETAIL OR SCHEDULE, SHALL BE OBTAINED FROM THE ARCHITECT.
  - THE CONTRACTOR SHALL CHECK AND COORDINATE THE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
  - THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
  - THESE PLANS 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 WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
  - ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (CURRENT EDITION) AND THE MONROE COUNTY CODE.
  - PORTABLE REST ROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
  - COMPLETE HOT AND COLD WATER SYSTEMS AND VENT WASTE AND DRAIN SYSTEMS ALL TO CODE, SHALL BE FURNISHED.
  - PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, AND FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICES.
  - ALL INTERIOR BATHROOM WALLS WILL HAVE SOUND ATTENUATION BLANKET BETWEEN STUDS.
  - ALL PLASTIC PIPES WILL HAVE SOUND INSULATION WRAP AND ALL PENETRATIONS AND STRAPS WILL BE INSULATED FOR SOUND.
  - ALL BOLTS, CLIPS, HANGERS ETC. SHALL BE GALVANIZED (90 MINIMUM)
  - CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301, AND FLORIDA BUILDING CODE, FC=4.0 KSI IN 28 DAYS OR AS INDICATED IN STRUCTURAL NOTES AND DETAILS.
  - ALL TIMBER CONSTRUCTION SHALL CONFORM TO AFC LATEST EDITION.
  - NO PIPE, CONDUIT, OR JUNCTION BOXES TO BE PLACED IN THE SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
  - NEW CONCRETE EXPOSED TO DIRECT SUN SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE CAN BE COVERED AND SOAKED WITH WATER.
  - CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
  - ALL WOOD WITHIN 18" OF GRADE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
  - ALL FORMS SHALL BE WET JUST PRIOR TO PLACING CONCRETE.
  - ALL SOILS TO BE TREATED FOR BUG INFESTATION PRIOR TO ANY POURS OR COVERINGS.
  - ALL FOUNDATION OPENINGS, WALL OPENINGS, FLOOR OPENINGS, ELECTRICAL BOXES, AND PENETRATIONS OF ANY KIND SHALL BE SEALED WITH NONFLAMMABLE, HIGH DENSITY FOAM.
  - THESE PLANS WERE DESIGNED TO MEET FLORIDA BUILDING CODE ASCE 7-98 AND WIND LOAD DESIGN IS BASED ON 180 MILES PER HOUR.
  - ALLOWANCE: CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. ALLOWANCES SUMS SHALL INCLUDE ITEMS SELECTED BY OWNER. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
  - DESIGN: IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2017.
  - LIVE LOADS USED IN DESIGN: (SEE STRUCTURAL)
    - A. WIND VELOCITY.....180 MPH AS PER ASCE 7-10
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- HEALTH, SAFETY, AND WELFARE:**
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
  - THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
  - THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
  - DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
  - ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

**DRAINAGE CALCS**

<b>REQUIRED INFORMATION:</b>	
TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA=	
ALL	3,000 S.F.
<b>% IMPERVIOUS = 3,000/ 5,000=</b>	<b>60%</b>
<b>SWALE VOLUME REQUIRED:</b>	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
5000 * 0.104 * .60 = 312 C.F.	
<b>SWALES PROVIDED:</b>	
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

**SITE CALCULATIONS : HNC-1 ZONING DISTRICT**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5'	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	10'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041s.f. (21%)	No

\* Maintain zero setback as per previous building on site

**SCOPE OF WORK**

THIS IS A NEW WOOD FRAME TWO STORY COMMERCIAL BUILDING AND A NEW WOOD FRAME, ONE AND A HALF STORY DUPLEX RESIDENCE, AND ASSOCIATED SITE WORK INCLUDING POOL AND REAR WOOD DECK.

**DRAWING INDEX**

- A-1.1 SITE PLAN, NOTES, WALL TYPES
- A-2.1 PROPOSED FLOOR PLANS
- A-3.1 PROPOSED ELEVATIONS
- A-4.1 SECTIONS
- A-5.1 CONSTRUCTION DETAILS
- S-1 STRUCTURAL PLANS
- S-2 STRUCTURAL PLANS, SECTIONS & DETAILS
- M-1.0 MECHANICAL SCOPE OF WORK AND NOTES
- M-1.1 MECHANICAL PLANS
- E-1.0 ELECTRICAL SCOPE OF WORK AND NOTES
- E-1.1 ELECTRICAL PLANS
- P-1.0 PLUMBING SCOPE OF WORK AND NOTES
- P-1.1 PLUMBING PLANS
- P-1.2 PLUMBING RISERS

**CODE INFORMATION**

THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:

- CODE OF ORDINANCES - CITY OF KEY WEST, FL
- FLORIDA BUILDING CODE 2017:
  - RESIDENTIAL BUILDING CODE 2017

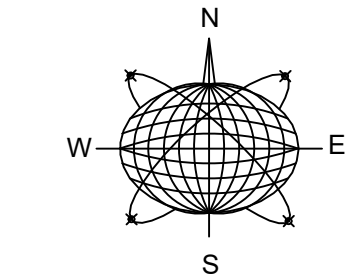


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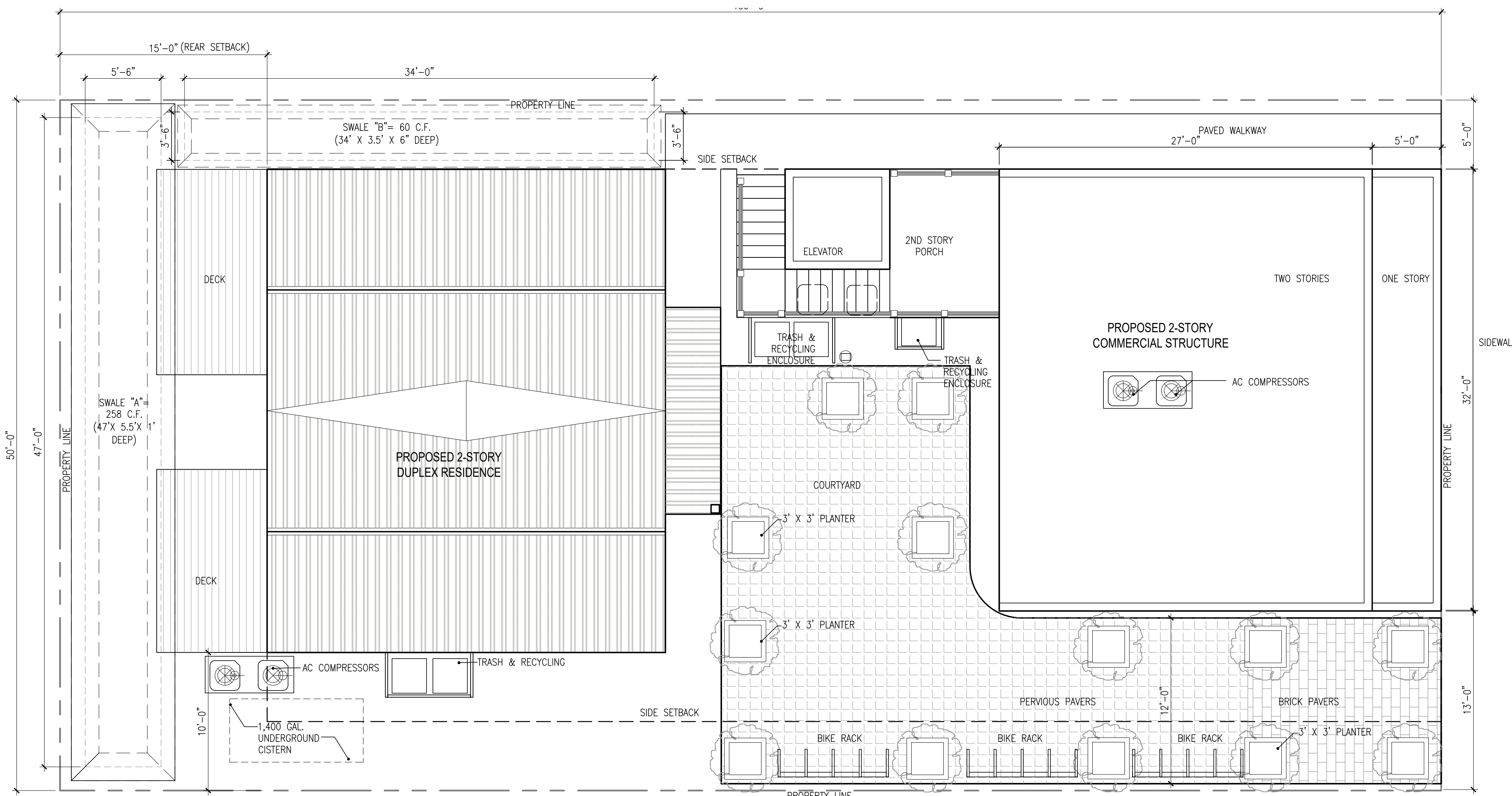


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Submissions / Revisions:

H.A.R.C. SUBMISSION: 2.26.18
PLANNING SUBMISSION: 5.31.18
REV. H.A.R.C. SUBMISSION: 9.3.18
REV. 2: 9.7.18
REV. 3: 11.12.18
REV. 4: 2.26.19
BUILDING PERMIT SET: 2.1.19



1 SITE PLAN  
A.1.1 SCALE: 3/16" = 1' - 0"

TRUMAN AVE.

**1028-1030 TRUMAN AVE.**  
KEY WEST, FL  
**NEW COMMERCIAL BUILDING & TWO RESIDENTIAL UNITS**

Drawing Size 24x36 | Project #: 18012

Title: SITE PLAN / SITE CALCS STREETScape

Sheet Number:

**A-1.1**

Date: - FEBRUARY 1, 2019

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