SITE DATA

SITE ADDRESS: 712 EATON ST, KEY WEST, FL 33040
RE: 00006090-000000
ZONING: HMDR
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #12087C1516K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 06/68/25
LEGAL DESCRIPTION: KW PT LOT 3 SQR 35 G9-514
OCCUPANCY: SINGLE FAMILY RESID
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2023 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 7-22
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE AND PAVILION PLAN
SHEET A-1 - ELEVATIONS
SHEET S-1 - STRUCTURAL PLAN AND DETAILS

SCOPE OF WORK

- RELOCATE PAVILION OFF OF PROPERTY LINE. CONTRACTOR TO DETACH EXISTING STRUCTURE FROM FOUNDATION AND MOVE IT TO NEW FOUNDATION OFF THE PROPERTY LINE.

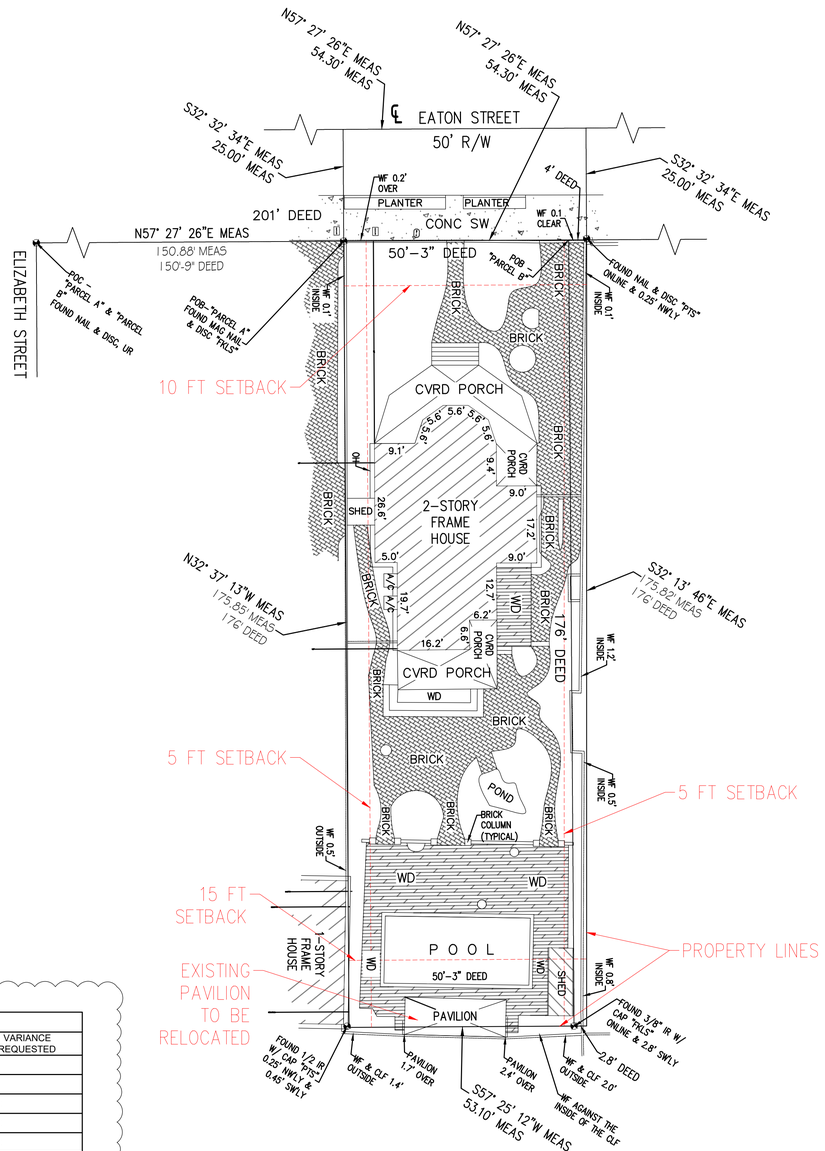
GENERAL NOTES

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, 2023 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 2023 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.

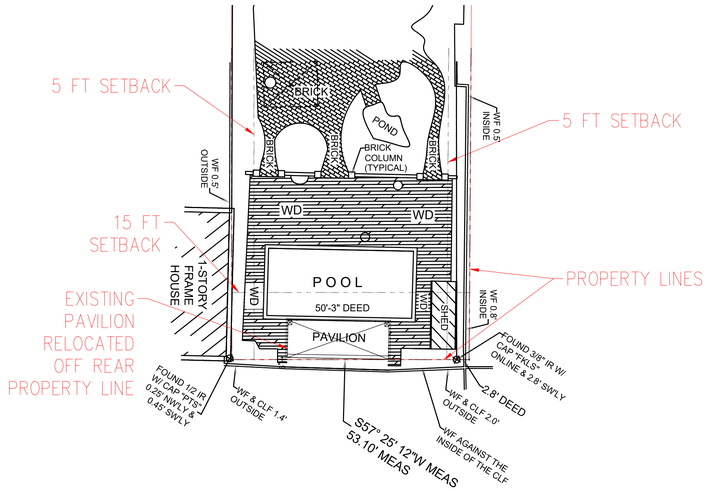
PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00006090-000000					
SETBACKS:						
FRONT	27'-10"		27'-10"		10'	NONE
STREET SIDE	NA		NA		5'	NONE
SIDE	0'-5"/3'-0"		0'-5"/3'-0"		5'	NONE
REAR	0'-0"		0'-0"		15'	YES
LOT SIZE	NO CHANGE		9442 SQ. FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	2394 SQ. FT.	25.4%	2349 SQ. FT.	24.9%	40% MAX	NONE
FLOOR AREA	714 SQ. FT.	0.45	714 SQ. FT.	0.45	1.0	NONE
BUILDING HEIGHT					30' MAX	NONE
IMPERVIOUS AREA	2792 SQ. FT.	29.6%	2747 SQ. FT.	29.1%	60% MAX	NONE
OPEN SPACE	2853 SQ. FT.	30.2%	2853 SQ. FT.	30.2%	35% MIN	NONE

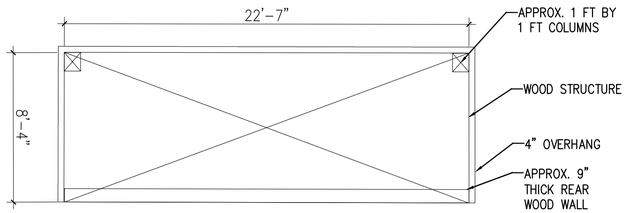
MAIN STRUCTURE ON COLUMNS WITH DIRT UNDERNEATH SO AREA IS CONSIDERED PERVIOUS.



1 CS-1 EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



2 CS-1 PROPOSED PLAN
SCALE: 1/16" = 1'-0"



3 CS-1 PAVILION PLAN
SCALE: 1/4" = 1'

4 CS-1 PAVILION PHOTOGRAPH
SCALE: 1/4" = 1'

Northstar Engineering LLC
13 Bamboo Terrace
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal: RICHARD J. MILELLI LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA

RICHARD J. MILELLI
PE #58315

General Notes:

Revisions:

STRUCTURE RELOCATION PLAN

712 EATON STREET
KEY WEST, FL

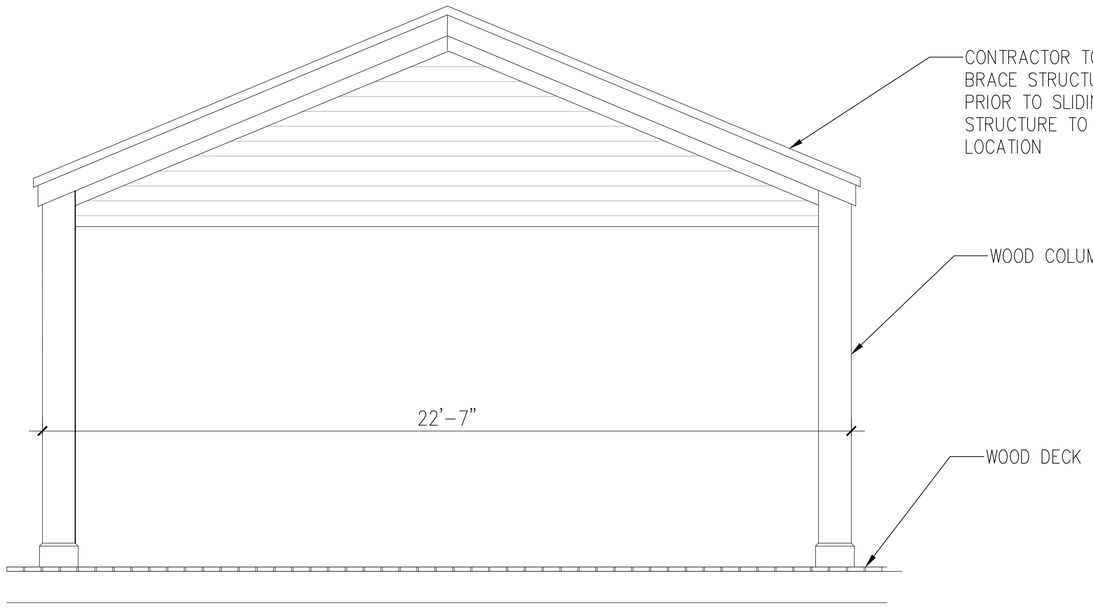
Drawn By:	Checked By:
RJM	RJM
Project No.	Scale:
	AS NOTED

AutoCad File No.

Title:
SITE AND PAVILION PLAN

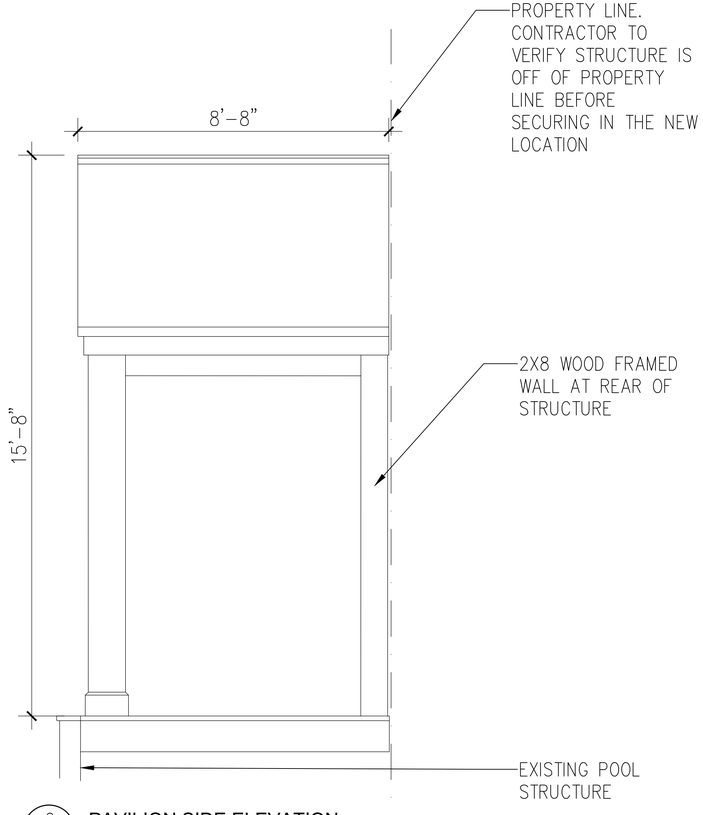
Sheet Number:
CS-1

Date: JULY 1, 2025



1 / A-1 PAVILION FRONT ELEVATION

SCALE: 1/2" = 1'



2 / A-1 PAVILION SIDE ELEVATION

SCALE: 1/2" = 1'

Northstar Engineering LLC
13 Bamboo Terrace
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

Richard Milelli

RICHARD MILELLI
PE #58315

General Notes:

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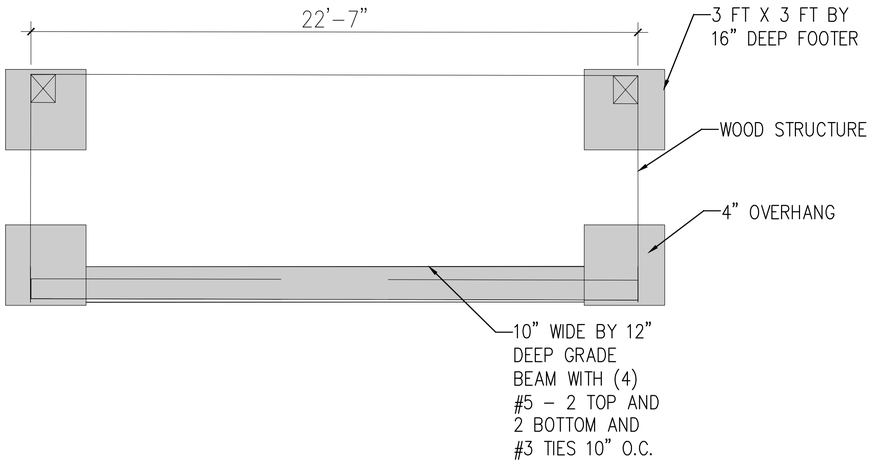
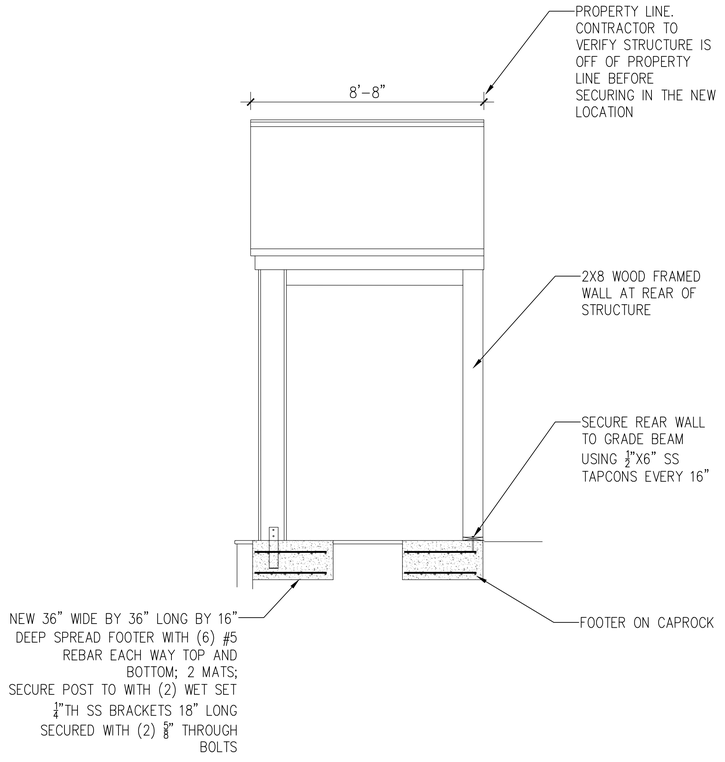


1 S-1 **FOUNDATION PLAN**

SCALE: 3/8" = 1'



2 S-1 **PAVILION SECTION**

SCALE: 3/8" = 1'

FOUNDATION & CONCRETE NOTES

1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
4. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
5. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE ¾" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
6. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
7. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
8. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
10. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
11. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
12. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
13. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED STEEL
14. MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

STRUCTURAL NOTES:

1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2023 FLORIDA BUILDING CODE AND ASCE 7-22. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-16 AND A FLOOR LIVE LOAD OF 40 PSF.
2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
4. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.
8. ALL DOUBLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ GLUE AND NAIL TOGETHER W/ (3) 3" MIN. 16D RING SHANK NAILS 12" O.C.

DESIGN NOTES:

1. FLOOR LIVE LOAD: 40 PSF; ROOF LIVE LOAD: 20 PSF; ULT. WIND SPEED: 180 MPH; NOMINAL WND SPEED: 139.4 MPH
EXPOSURE C; SOIL BEARING VALUE IS MIN. 2,000 PSF; DESIGNED PER ASCE 24-14; RISK CATEGORY II; INTERNAL PRESSURE COEFFICIENT: 0.18; AVG LOADS ON WALLS: 68.3 PSF, (-) 80.8 PSF

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Drawn By: RJM	Checked By: RJM
Project No.	Scale: AS NOTED

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Revisions:

Title: STRUCTURAL PLAN AND DETAILS

Sheet Number: S-1

Date: JULY 1, 2025