

**623 Grinnell Street
Site Plans**

SITE DATA

ZONING DISTRICT: HHDR

FLOOD ZONE: X

F.I.R.M. - COMMUNITY #120166; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

LEGAL DESCRIPTION: IN THE CITY OF KEY WEST AND KNOWN AS PART OF LOT FOUR (4) IN SQUARE FIFTY-SIX (56) ACCORDING TO THE MAP OF WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST DELINEATED IN FEBRUARY, 1829 BUT BETTER KNOWN AS PART OF LOTS TWO (2) AND SEVEN (7) ACCORDING TO A SUBDIVISION OF LOTS ONE (1) AND FOUR (4) OF SAID SQUARE FIFTY-SIX (56) RECORDED IN BOOK K OF DEEDS, PAGE 22, MONROE COUNTY PUBLIC RECORDS, COMMENCING AT A POINT ON GRINNELL STREET, DISTANT ONE HUNDRED FEET AND SIX INCHES (100'-6") FROM THE CORNER OF GRINNELL AND ANGELA STREETS, AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION FORTY (40) FEET AND THREE (3) INCHES, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION SEVENTY-EIGHT (78) FEET, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FORTY (40) FEET AND THREE (3) INCHES, THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION SEVENTY-EIGHT (78) FEET, BACK TO THE POINT OF BEGINNING ON GRINNELL STREET.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")
FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

- SHEET 1 - SITE DATA
- SHEET 2 - FLOOR PLANS
- SHEET 3 - ELEVATIONS
- SHEET 4 - STRUCTURAL PLANS & DETAILS
- SHEET 5 - ELECTRICAL / MECHANICAL / PLUMBING PLANS

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 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 UNSAFE CONDITIONS TO THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES 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 CHARGE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS 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 CHARGE.
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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE HEAT LOOSE SERVICE PRIOR TO ANY PROJECT CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (IE. 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 DISPOSE OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPLOYED AT THE PROJECT SITE THROUGHOUT THE PROJECT.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 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 PREPARATED STRUCTURAL, FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND 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 OR THE ARCHITECT.
12. 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.
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.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.
17. TWO INDIGENOUS TREES SHALL BE PROVIDED ON THE STREET SIDE OF THE LOT.

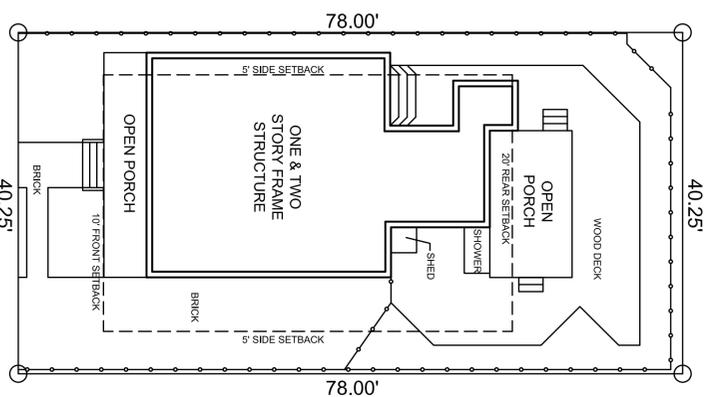
LEGEND

	ELEVATION MARK		CONCRETE		APPROX. FLOOR LEVEL
	WALL TYPE SYMBOL		COMPACTED EARTH FILL		FINISH FLOOR LEVEL
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD		MAX. MINIMUM
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT		O.C. ON CENTER
	GARAGE ROOM NAME AND ROOM NUMBER		BRICK		L.B. POUND PER SQUARE INCH
	DETAIL OR SECTION AREA		BATT INSULATION		P.T. SQUARE FOOT PER SQUARE INCH
	DETAIL OR SECTION NUMBER		RIDGE INSULATION		T & G
	DETAIL OR SECTION NUMBER		SAND		WELDED WIRE MESH
	DETAIL OR SECTION NUMBER		GRAVEL		
	DETAIL OR SECTION NUMBER		CONTINUOUS WOOD FRAMING		
	DETAIL OR SECTION NUMBER		WOOD BLOCKING		
	DETAIL OR SECTION NUMBER		PLYWOOD		
	DETAIL OR SECTION NUMBER		FINISH WOOD		

RESIDENTIAL RENOVATIONS

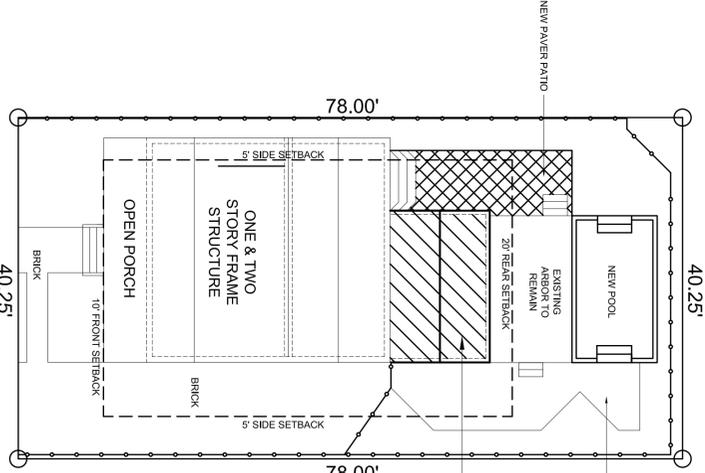
623 GRINNELL STREET KEY WEST, FLORIDA

SITE DATA TABLE				COMMENTS
EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS		
DISTRICT	HHDR	HHDR	HHDR	
LOT SIZE	3139.5 SF	3139.5 SF	3139.5 SF	
BUILDING AREA	1249 SF	1570 SF	1267 SF	
BUILDING COVERAGE %	39.8%	50%	40%	
IMPERVIOUS COVERAGE %	1342 SF	1883.7 SF	1800 SF	
IMPERVIOUS COVERAGE %	43%	60%	57%	
BUILDING HEIGHT	<25'-0"	30'-0"	<25'-0"	
FRONT SETBACK	10'-0"	10'-0"	10'-0"	
SIDE SETBACK	2'-4" / 11'-4"	5'-0"	5'-0"	
STREET SIDE SETBACK	N/A	N/A	N/A	
REAR SETBACK	12'-11"	20'-0"	UNCHANGED	



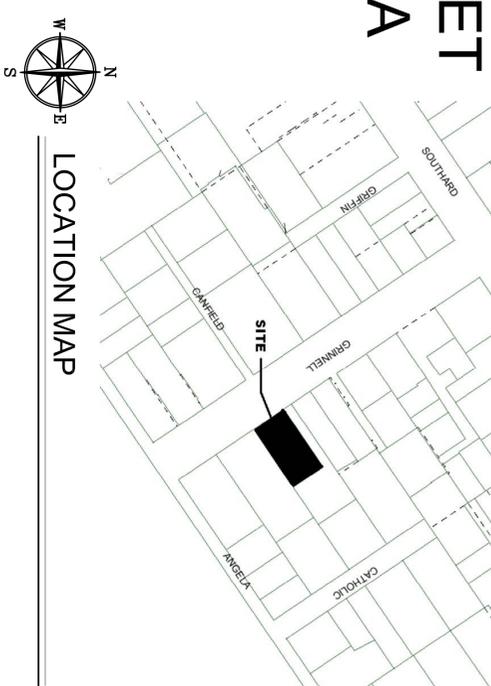
EXISTING SITE PLAN

SCALE: 1"=20'-0"



PROPOSED SITE PLAN

SCALE: 1"=20'-0"



LOCATION MAP

RESIDENTIAL RENOVATIONS

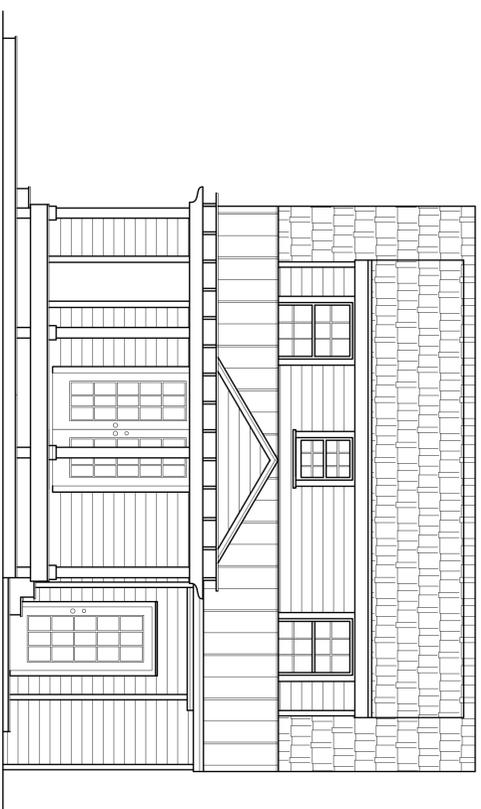
623 GRINNELL STREET
KEY WEST, FLORIDA



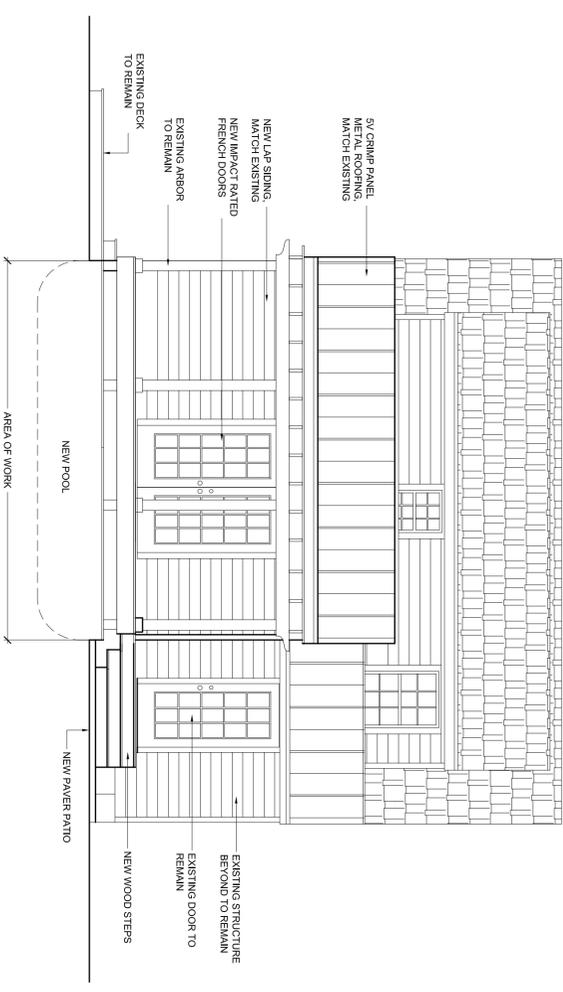
FLORIDA BUILDING CONSULTANTS, INC.
402 APPELLROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA 33040
(305)294-9993
C.A.#26045

PAUL R. SEMMES
P.E.#44137 DATE:

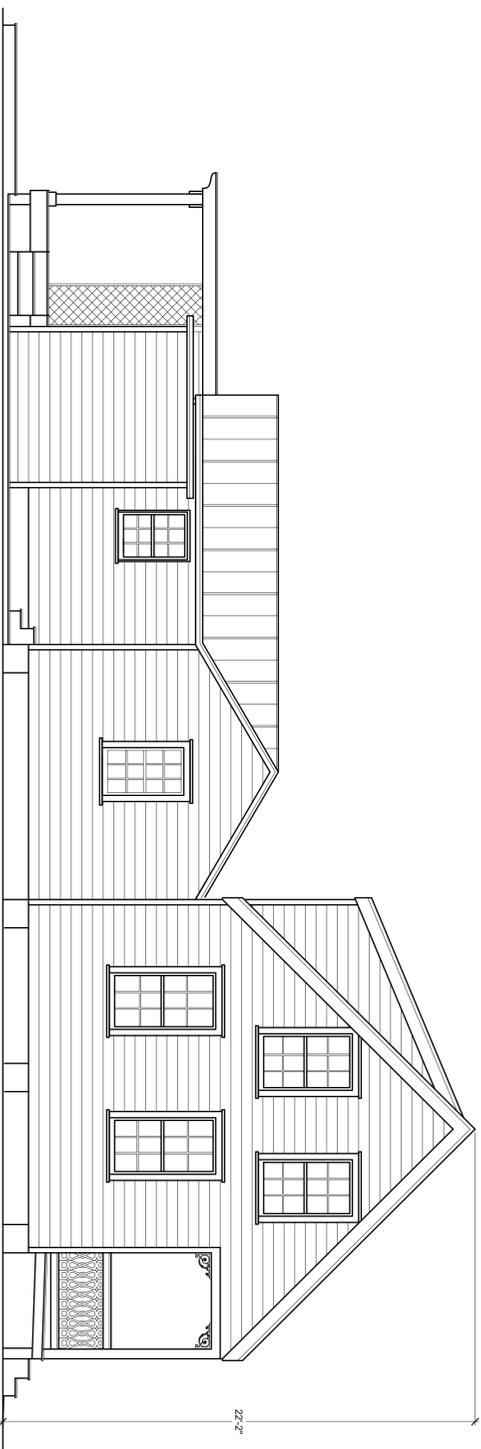
REVISIONS	
JOB:	
START DATE:	10-12-09
ISSUE DATE:	10-30-09
DRAWN:	EKM
1 OF 5	



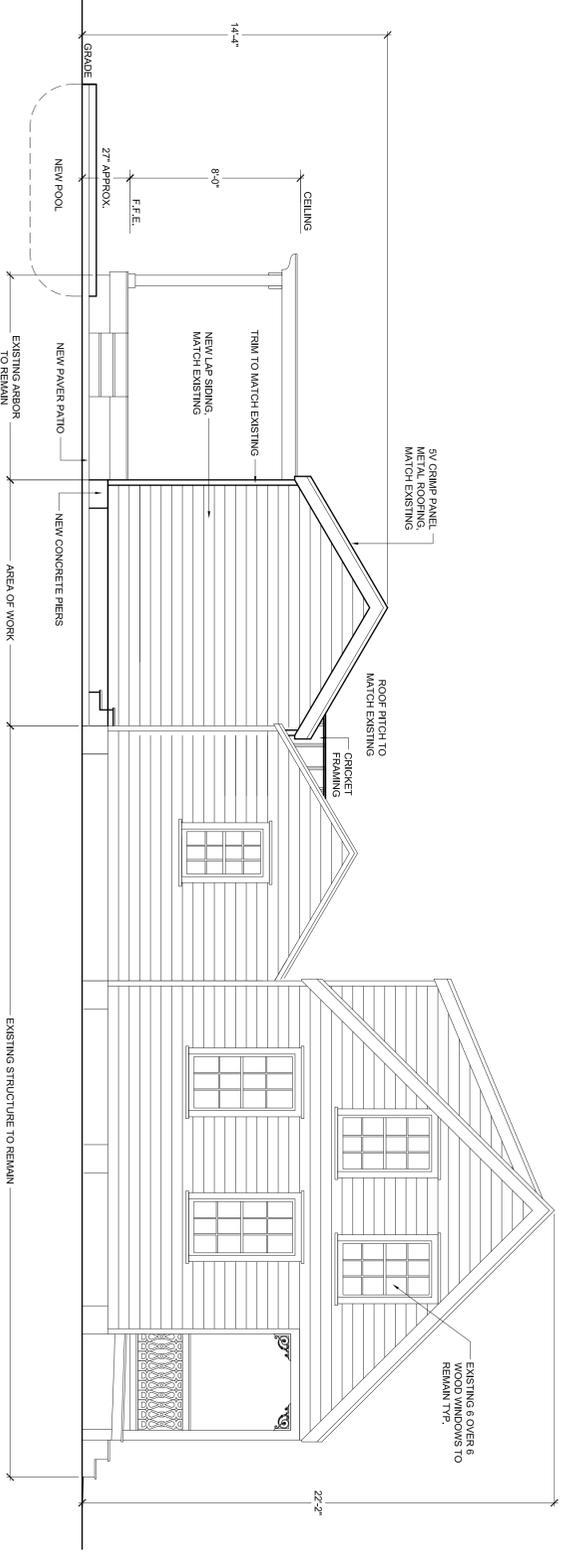
EXISTING SOUTHWEST ELEVATION
REAR
SCALE: 1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION
REAR
SCALE: 1/4"=1'-0"



EXISTING NORTHWEST ELEVATION
LEFT SIDE
SCALE: 1/4"=1'-0"



PROPOSED NORTHWEST ELEVATION
LEFT SIDE
SCALE: 1/4"=1'-0"

RESIDENTIAL RENOVATIONS

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KEY WEST, FLORIDA



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