

# SITE DATA

# HHDR

ITEM	EXISTING <small>NEED TO UPDATE TO NEW LDR, FOR REF ONLY</small>	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,991.6 (60% MAX)	3,601 SQ. FT. (72%)	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,745 (35% MIN)	1,385 SQ. FT. (27%)	IMPROVED NON-CONFORMING
BUILDING COV.	2,859 SF 57%	2,493 (50% MAX)	2,730 SF 54.7%	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	131 SQ. FT.	1,818.6 (30% MAX COV.) 545.6 SQ. FT. REAR YARD AREA	NA	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF, 13%	909 SF AREA (50% MAX. COV.) 454.5 SF FRONT	360 SQ. FT. (39%)	IMPROVED NON-CONFORMING

### SETBACKS, OVERALL SITE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	4'-4 1/2"	EXISTING NON-CONFORMING
BUILDING HEIGHT	19'-0" +/-	30'	NO CHANGE	CONFORMS

### SETBACKS, RESIDENCE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	5'-1 1/2"	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	NA	NA	NA	
BUILDING HEIGHT	16'-6" +/-	30'	NO CHANGE	CONFORMS

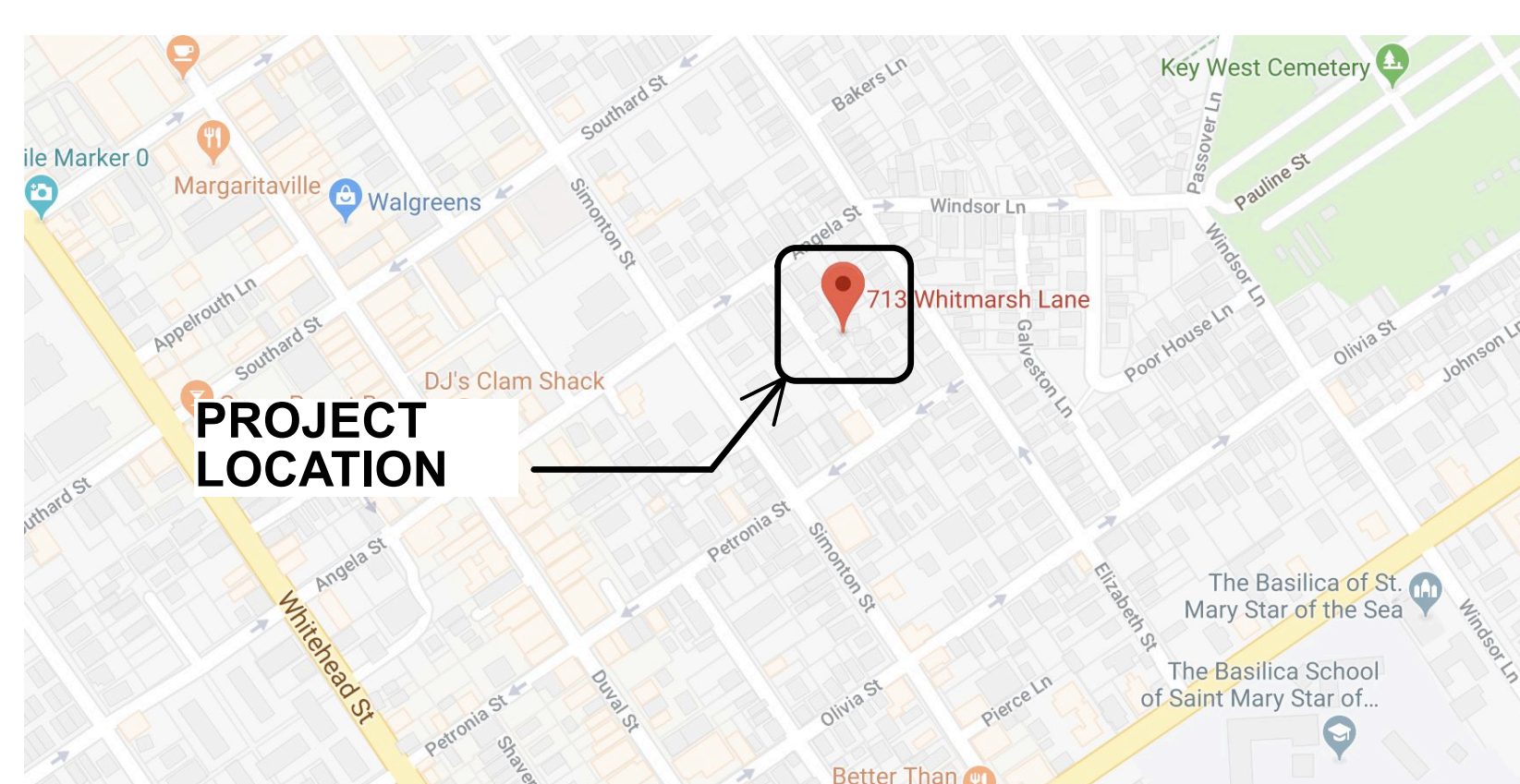
### FEMA FLOOD ZONE X



PROJECT LOCATION

## A RENOVATION FOR HAROLD. KESSLER 709 WHITMARSH LANE KEY WEST, FL 33040

### SITE LOCATION MAP



PROJECT LOCATION

### DESIGN NOTES:

**THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:**  
 FBC 2020 - RESIDENTIAL (FBC-R)  
 A.S.C.E. 24-14 REGULATIONS  
 PER FBC 07/ASCE 07-10  
 EXPOSURE "D"  
 CONSTRUCTION TYPE VB  
 LIVE LOAD 40 PSF  
 WIND LOAD 180 M.P.H.  
 SEE STRUCTURAL DRAWINGS, SHEET - S0.0

### GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

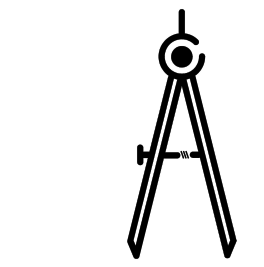
### DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFORMATION
CO.1	SURVEY, FENCE DETAILS & TREE PROTECTION
C-1	STORMWATER MANAGEMENT PLAN
EX1.0	EXISTING SITE PLAN
EX1.1	EXISTING ELEVATIONS
D1.0	DEMOLITION SITE PLAN
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	CEILING FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.0	SECTIONS & DETAILS
S5.0	SECTIONS & DETAILS
S6.0	SECTIONS & DETAILS
S7.0	SECTIONS & DETAILS
PS-1	POOL STRUCTURAL DRAWINGS
PS-2	POOL DETAILS
AP1.0	POOL PLANS, SECTION & NOTES
A1.0	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS & ROOF PLAN
A2.1	SCHEDULES
A3.1	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTION DETAILS
AS.1	INTERIOR ELEVATIONS
AS.2	INTERIOR ELEVATIONS
M-1	MECHANICAL FLOOR PLAN
M-2	MECHANICAL DETAILS & NOTES
E-1	LIGHTING & POWER FLOOR PLANS
E-2	ELECTRICAL RISER DIAGRAM & NOTES
P-1	PLUMBING DETAILS & NOTES
P-2	SANITARY FLOOR PLAN & ISOMETRIC
P-3	WATER FLOOR PLAN & ISOMETRIC

### SCOPE OF WORK:

RENOVATION & ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE & NO WORK THE EXISTING APARTMENT BUILDING.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL  
ARCHITECTS INC.

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FOR CLIENT REVIEW  
ONLY, NOT FOR  
CONSTRUCTION

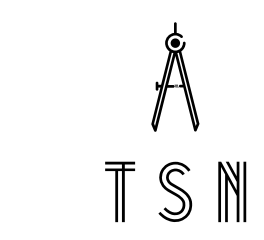
A RENOVATION FOR  
HAROLD KESSLER  
709 WHITMARSH LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION

DRAWN: TSN / EDSA  
CHECKED: TSN  
DATE: 03-24-2025

REVISION DATE

T1.1  
SHEET #



T. S. NEAL ARCHITECTS, INC.

