Staff Report for Item 5

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Kelly Perkins HARC Assistant Planner
Meeting Date:	March 28, 2017
Applicant:	Bender & Associates
Application Number:	H17-03-0006
Address:	#1109 Fleming Street

Description of Work:

Renovations to existing eyebrow house. New one-story side addition and new sides and rear covered porches to main house. New two-story front porch for existing accessory structure and changes to roof to create gable ends.

Site Facts:

#1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has a historic eyebrow house and a rear two-story guesthouse. The rear of the property has a side facing Stickney Lane. The lot has two flood zones: the front of the property is in AE-6 and the rear is in AE-7.

This property came to HARC in May 2015 for the demolition of two structures in the rear – a carport and a shed. The Commission also approved renovations to the eyebrow house and a new guesthouse in July 2015 and again in December 2015.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 6, 9, and 10.

Decorative Elements and Details (pages 24-25), specifically guideline 1.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 3.

Guidelines for Additions and Alterations (pages 36-37k); specifically, guidelines 1, 2, 3, 5, 6, 11, 12, 19, 22, 24, 25, and 30

Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (pages 40-41), specifically guidelines 1 and 8.

Staff Analysis

The Certificate of Appropriateness in review proposes renovating the existing eyebrow house, such as removing the existing v-crimp roof to add metal shingles to the historic house, installing new 6/6 wood windows, and repairing/restoring siding. Other changes proposed for the main house include a new one-story addition in the rear with a wraparound covered porch. The addition will utilize materials such as wood doors, wood columns, and a v-crimp roof.

The plans also propose to alter the existing guesthouse in the rear, including changing a hip roof to a front gable roof and constructing a new two-story porch on the front. Other changes include new wood windows, new doors, and new v-crimp roofing.

Consistency with Cited Guidelines

1. Main House: As the house was built in the late 1800s, it would have had wood shingle roof originally. Metal shingles are a much more appropriate material than v-crimp for the eyebrow house.
2. Main House: The proposed massing, height, proportions, and scale of the new one-story addition and covered porch an appropriate addition for this eyebrow house, but the new one-story enclosed addition on the rear should have a wall on the east side of the house should be inset a bit to not use the same wall plane as the eyebrow house. Guideline 24 of Additions and Alterations state, "The use of the same wall plane or cornice height on a proposed addition to a contributing or historic building is not recommended."
3. Transom Window: The guidelines are clear that the introduction of features, such as windows, which cannot be documented as pre-existing should be avoided and are not appropriate on publicly visible elevations. On page 33, guideline three states that, "the construction of transoms or sidelights is allowed if they were an original element of the entrance." The Secretary of the Interior's Standards state that "changes…such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The proposed plans introduce a new transom window over the front door. Historic photos show that the house did not have a transom window over the front door. The transom was not an original element of the entrance, and therefore, it is inappropriate to alter a historic front façade. Also, the current windows and door height are almost at the same level, creating a uniform appearance. The proposed transom window disrupts this line. Guideline 3 of Additions and Alterations state that "additions that create a false sense of history by the introduction of conjectural elements or other elements from another building are no appropriate," and guideline 2 states, "The alteration of a feature that characterizes a building…must be avoided."

4. Railings: The plans also include adding railings that jut into the middle bay of the front façade. Traditionally, houses in Key West with railings on the front porch never partially enclose the entrance bay to the house. Typically, those bays are left without any railings. The eyebrow at 1109 Fleming is no exception. The central bay has always been the main entrance without any railings jutting into the bay. Enclosing part of the bay with railings goes against the guidelines, which state, "The introduction of exterior features including…windows…railings…which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations." This guideline also applies to the transom window over the front door.
5. Guesthouse: The alterations to the non-historic guesthouse will not overshadow or diminish he historic character of adjacent contributing buildings.

It is staff's opinion that the proposed design is consistent with the guidelines regarding additions and alterations, with the exception of guidelines 2, 3, and 24 of additions and alterations. Unfortunately, staff has determined that the introduction of a transom window above the front door and the new railings on the central bay of the front porch are not appropriate alterations to the historic front façade of the contributing eyebrow house. The proposed changes are also in contradiction with the guidelines for decorative elements and details and entrances, porches, and doors and the Secretary of the Interior's Standard 4. Also, the east wall of the new addition should be setback so that there is a differentiation between the eyebrow house and the new addition.

The alterations to the guesthouse are appropriate and comply with the guidelines for additions and alterations.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
17-00300006		

FLOODPLAIN PERMIT	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____%

ADDRESS OF PROPOSED PROJECT:	1109 Fleming Street	# OF UNITS 1
RE # OR ALTERNATE KEY:	1005207	
NAME ON DEED:	Paul Murzyn	PHONE NUMBER 317-496-3732
OWNER'S MAILING ADDRESS:	1109 Fleming Street	EMAIL pmurzyn@hotmail.com
	Key West, FL 33040	
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	Bender & Associates	PHONE NUMBER 305-296-1347
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL
	Key West, FL 33040	hburkee@benderarchitects.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___YES ___NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: X ONE OR TWO FAMILY ___ MULTI-FAMILY ___COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY X ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE _____
X DEMOLITION ___ SITE WORK X INTERIOR X EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Interior remodel of two structures, (1) Main House & (1) Guest House. Addition of kitchen to Main House, addition of porch at Main House and addition of porch at Guest House. Removal of existing non-historic porches.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. Personally known or produced _____ as identification.	Notary Signature as to qualifier: STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. Personally known or produced _____ as identification.

Oper: KEYWVXC Type: BP Drawer: 1
Date: 2/28/17 53 Receipt no: 11048
2017 300006
PT * BUILDING PERMITS-NEW
1.00 $100.00
Trans number: 3101905
VM VISA/MASTERC $100.00
Trans date: 2/28/17 Time: 9:06:53

d3532-7409-DK

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: X MAIN STRUCTURE X ACCESSORY STRUCTURE ___ SITE

ACCESSORY STRUCTURES: ___ GARAGE / CARPORT ___ DECK ___FENCE ___ OUTBUILDING / SHED

FENCE STRUCTURES: ___ 4 FT. ___ 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ___ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB ___ PRIVATE ___ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: X NEW ___ ROOF-OVER ___ TEAR-OFF X REPAIR ___ AWNING

X 5 V METAL ___ ASPLT. SHGLS. X METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

FLORIDA ACCESSIBILITY CODE: ___ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ___ # OF SINGLE FACE ___ # OF DOUBLE FACE ___ REPLACE SKIN ONLY ___ BOULEVARD ZONE

___ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

_____ MECHANICAL: ___ DUCTWORK ___COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS

A / C: ___ COMPLETE SYSTEM ___ AIR HANDLER ___ CONDENSER ___ MINI-SPLIT

_____ ELECTRICAL: ___ LIGHTING ___ RECEPTACLES ___ HOOK-UP EQUIPMENT ___ LOW VOLTAGE

SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE _____ AMPS

_____ PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS. ___ LPG TANKS

RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: $10 STAFF APPROVAL: $50 COMMISSION REVIEW $100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: X GENERAL X DEMOLITION ___SIGN X PAINTING ___OTHER

ADDITIONAL INFORMATION:_____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
See attached plans.		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ___ BUSINESS SIGN ___ BRAND SIGN ___ OTHER: _____

BUSINESS LICENSE # IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:	INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.	

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	
____ APPROVED ____ NOT APPROVED	____DEFERRED FOR FUTURE CONSIDERATION	____ TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-____-_____

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The porches indicated to be demolished are non-historic and non-contributing.

OR THAT THE BUILDING OR STRUCTURE;

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The porches indicated to be demolished are non-historic and non-contributing.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The porches indicated to be demolished are non-historic and non-contributing.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The porches indicated to be demolished are non-historic and non-contributing.

(d) Is not the site of a historic event with a significant effect upon society.

The porches indicated to be demolished are non-historic and non-contributing.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The porches indicated to be demolished are non-historic and non-contributing.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The porches indicated to be demolished are non-historic and non-contributing.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

The porches indicated to be demolished are non-historic and non-contributing.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

The porches indicated to be demolished are non-historic and non-contributing.

(i) Has not yielded, and is not likely to yield, information important in history.

The porches indicated to be demolished are non-historic and non-contributing.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

X Yes Number of pages and date on plans 14 pages, 2.27.17

_____ No Reason_____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The porches indicated to be demolished are non-historic and non-contributing.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and
The porches indicated to be demolished are non-historic and non-contributing.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The porches indicated to be demolished are non-historic and non-contributing.

(4) Removing buildings or structures that would otherwise qualify as contributing.
The porches indicated to be demolished are non-historic and non-contributing.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

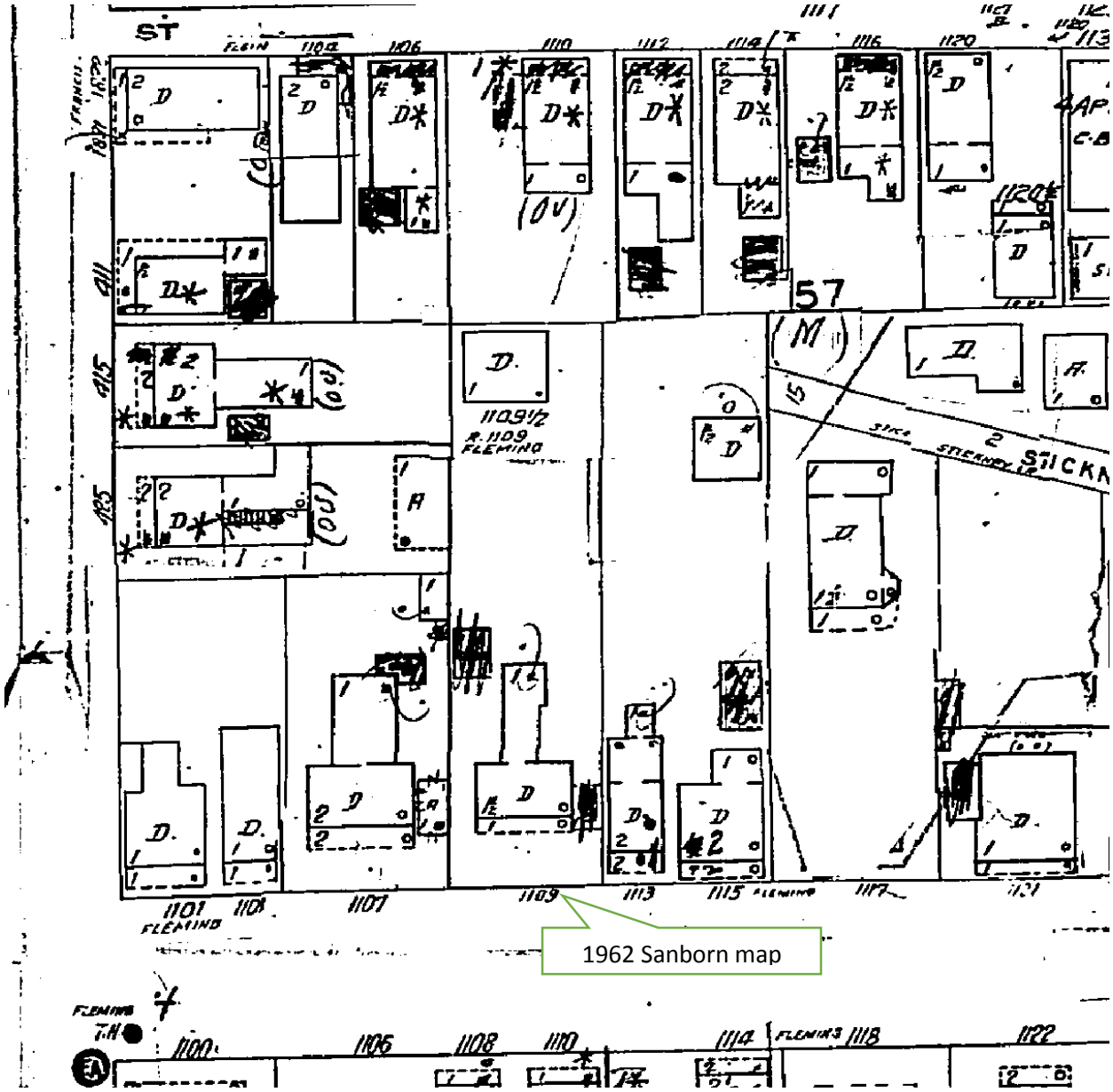
I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval ***PRIOR to proceeding with the work outlined above*** *and that there will be a final inspection required under this application. I also understand that any* ***changes to an approved Certificate of Appropriateness must be submitted for review.***	
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME: 2/27/17 PAUL MURCZYN

OFFICE USE ONLY

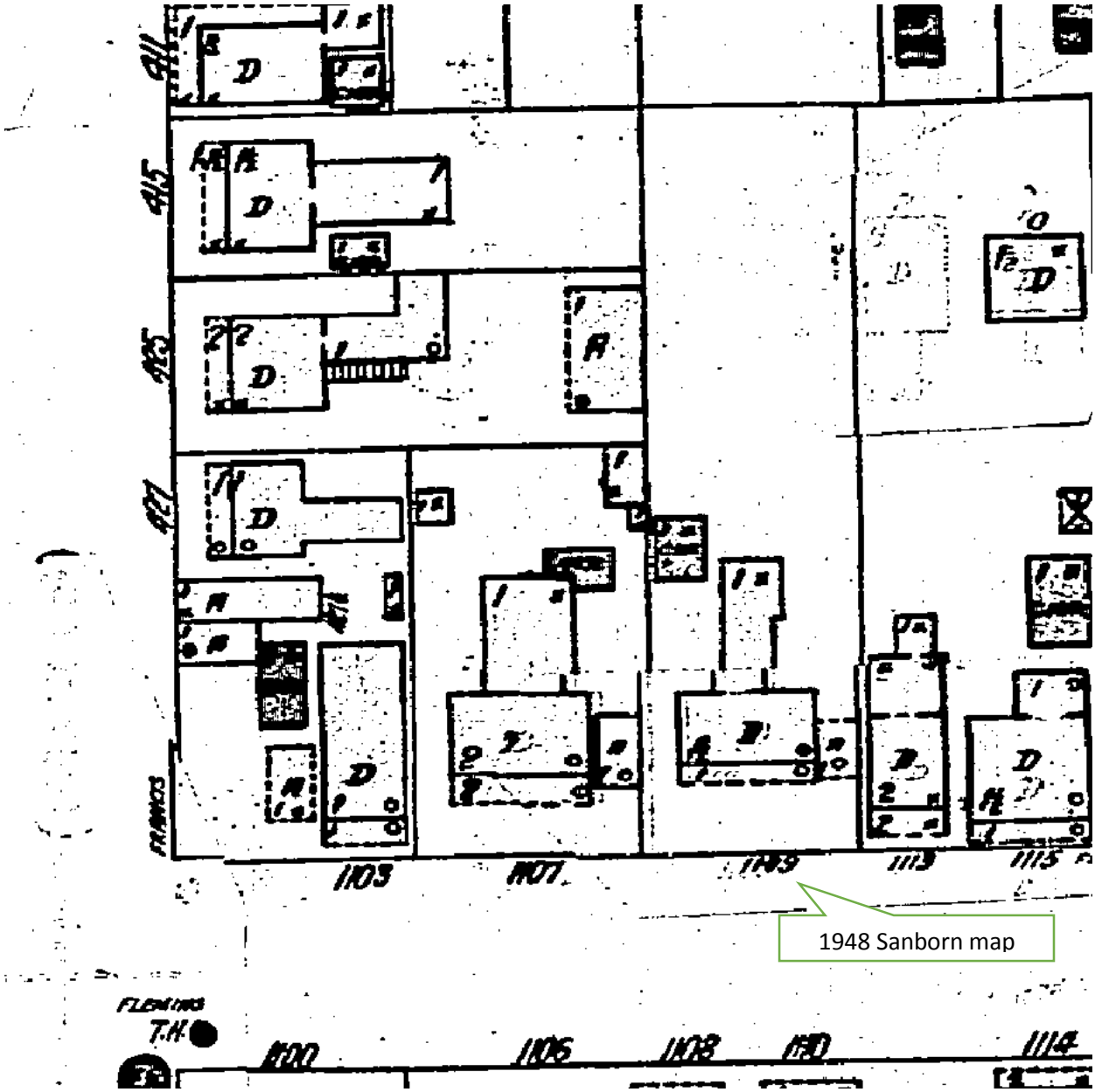
BUILDING DESCRIPTION:				
____ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
____ Not listed	Year built _____	Comments _____		

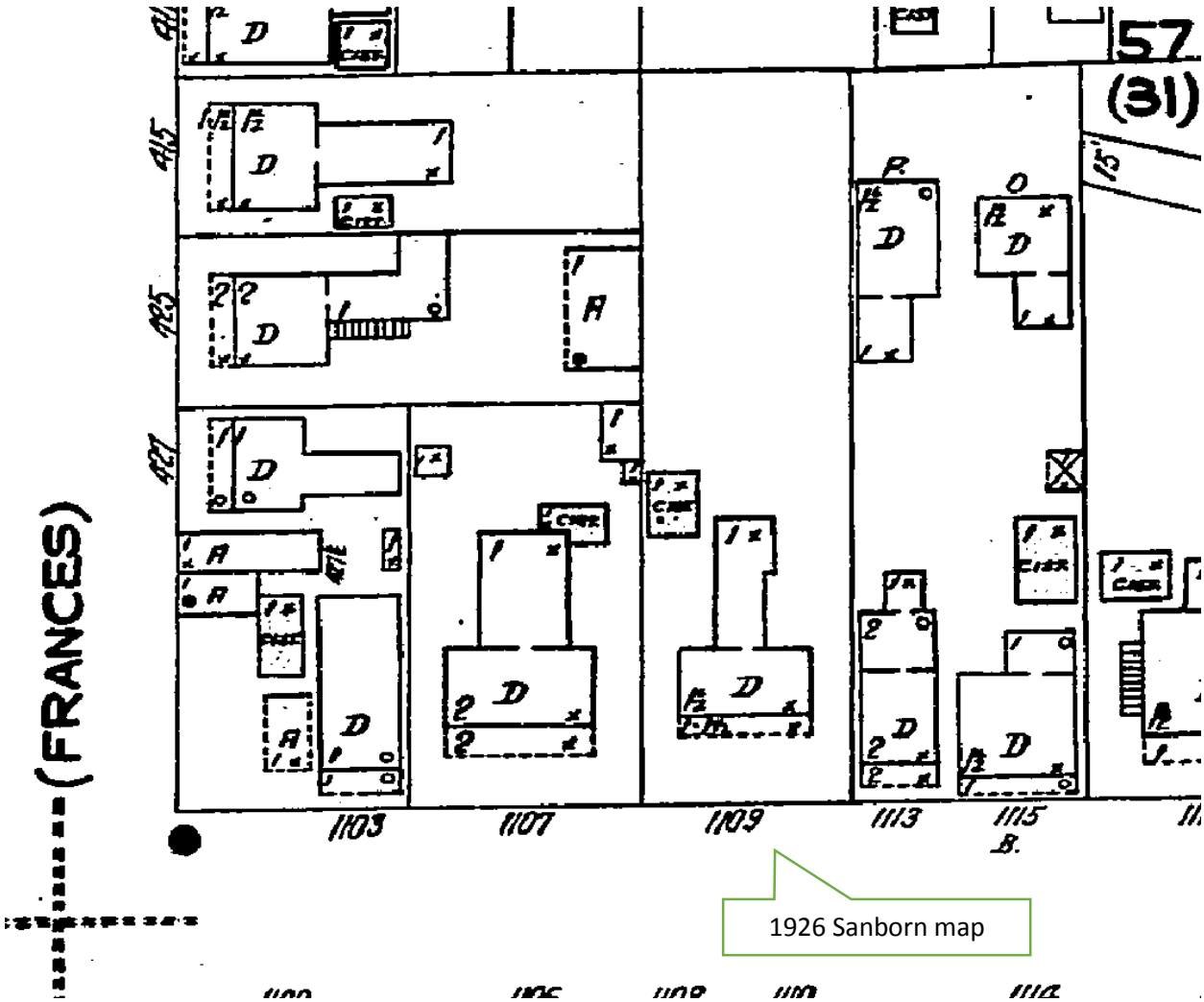
___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE** _____	Staff Comments

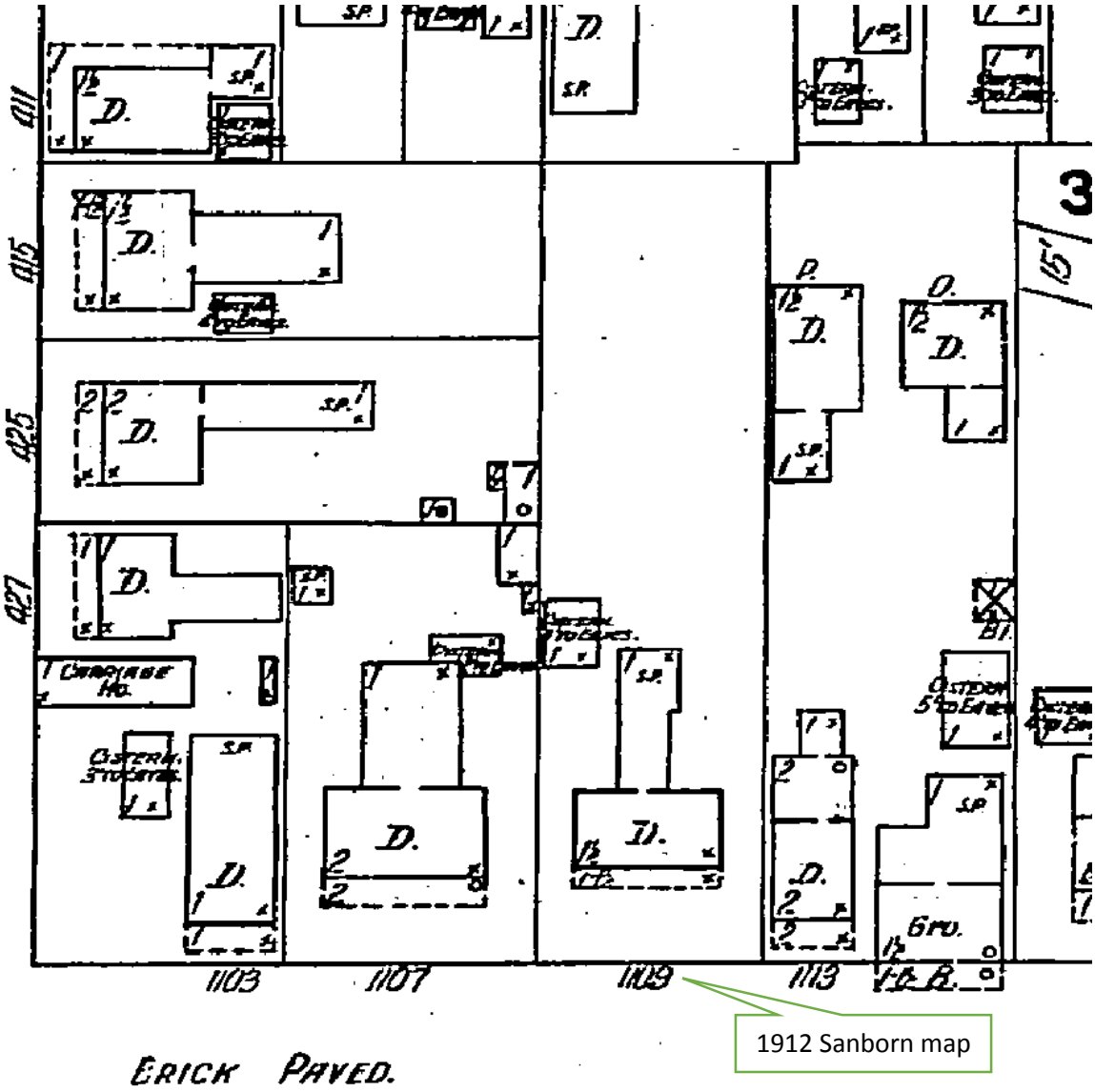
SANBORN MAPS



1962 Sanborn map


1948 Sanborn map
1103
1107
1109
1113
1115
1100
1106
1108
1114


(FRANCES)
1103
1107
1109
1113
1115
(31)
1926 Sanborn map



1912 Sanborn map

PROJECT PHOTOS

WM
WASTE MANAGEMENT
10/24/2014 21:11

Front of 1109 Fleming

Front of 1109 Fleming

View of rear of house from Stickney Lane

Rear of 1109 Fleming

Rear of 1109 Fleming

09/18/2015 10:47

09/18/2015 10:46

Front of existing guesthouse.

Front of existing guesthouse.

Side of existing guesthouse from Stickney Lane.

Side of existing guesthouse.

Front porch of existing guesthouse.

Neighboring Structures at Corner of Fleming and White

Neighboring Structures on Fleming

Neighboring Structures on Fleming

Neighboring Structures on Fleming

View of Stickney Lane

Neighboring Structure on Fleming Street

SURVEY

MAP OF BOUNDARY SURVEY

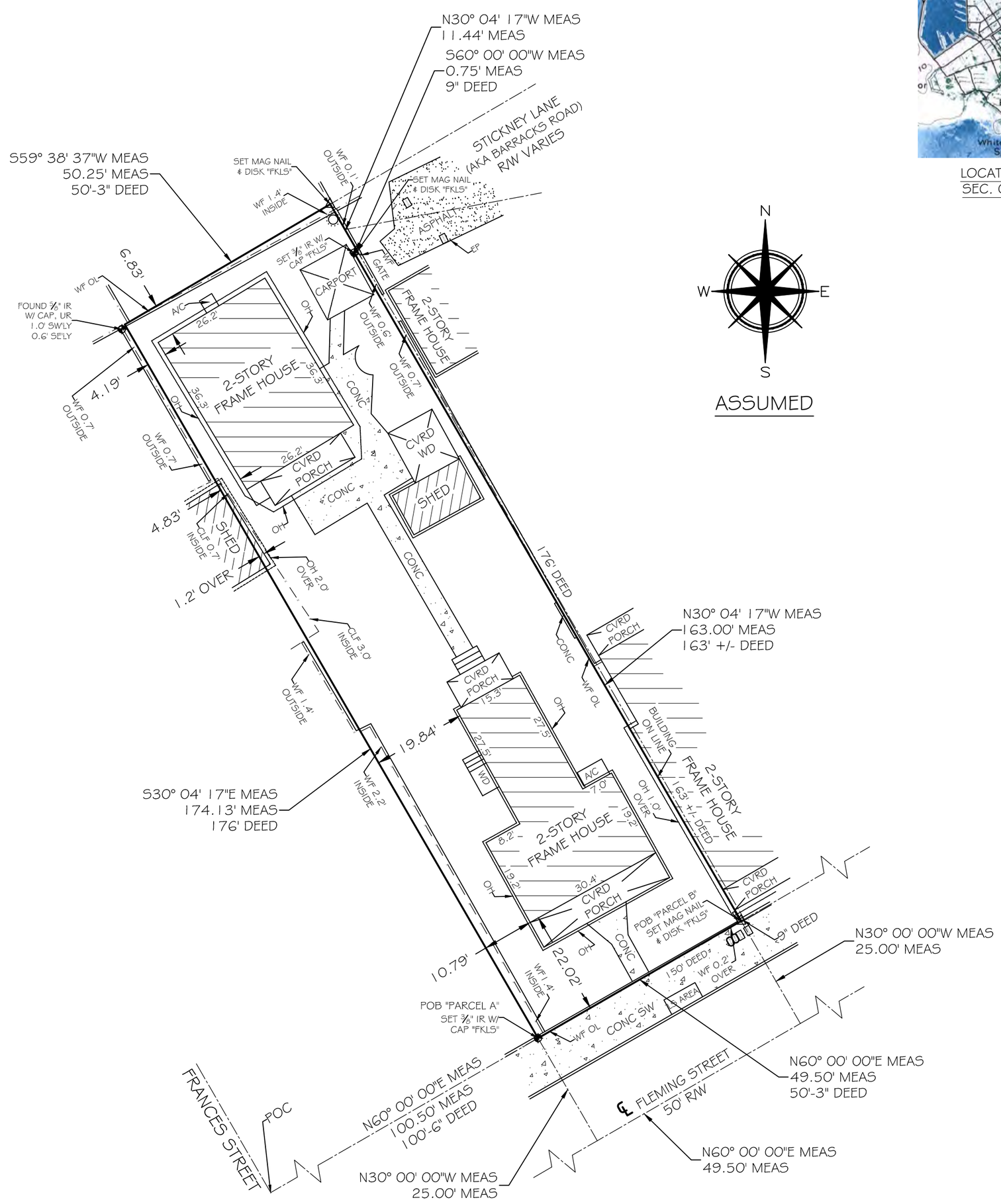
BEARING BASE:
ALL BEARINGS ARE BASED ON N60°00'00"E ASSUMED ALONG THE CENTERLINE OF FLEMING STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7



LOCATION MAP - NTS
SEC. 06-T68S-R25E

LEGAL DESCRIPTION -

PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.W. direction fifty feet and three inches; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

CERTIFIED TO - Paul Murzyn;
JP Morgan Chase Bank, NA;
Smith | Oropeza | Hawks, P.L.;
Federal Title Insurance Agency;
Fidelity National Title;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE,PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/08/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-------
INVOICE NO.:	-------

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSemail@Gmail.com

LEGEND
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

1"=20'
0 10 20 40

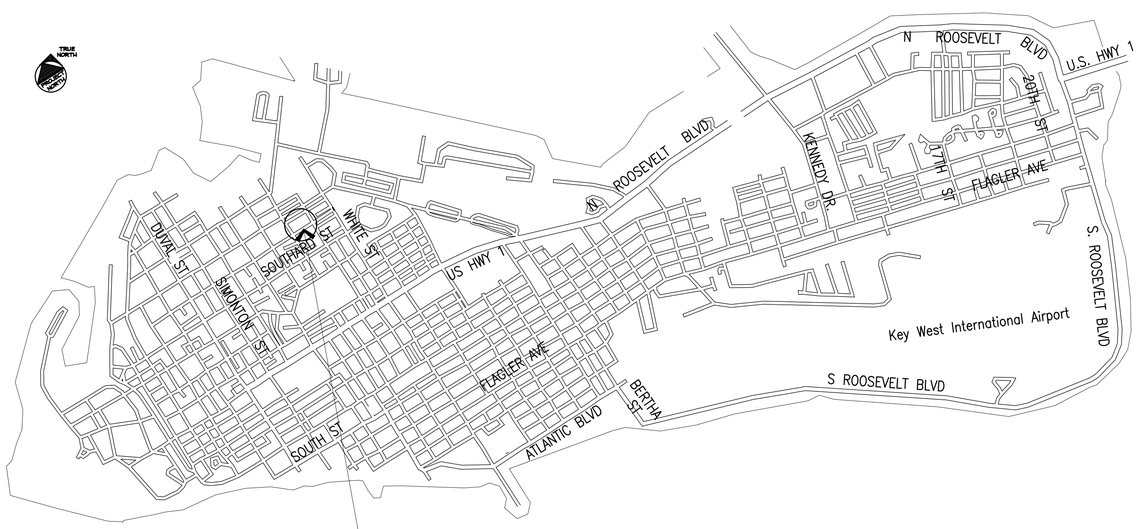
TOTAL AREA = 8,635.38 SQFT±

REVISED DESIGN

1109 FLEMING STREET

Key West Florida 33040

SITE MAP - KEY WEST



SITE LOCATION:
1109 FLEMING STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 1109 FLEMING STREET

ARCHITECT'S PROJECT No.: 1642

CONTACT: PAUL MURZYN

Address: 1109 Fleming Street
Key West Florida, 33040

Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: blbender@bellsouth.net
Principl: Bert L. Bender (Principal-in-Charge)
Architect: Haven Burkee

ENGINEERING CONSULTANT:
STRUCTURAL: H.W. KEISTER ASSOCIATES
Address: 2027 University Boulevard, North, Jacksonville, FL 32211
Tel: (904) 743-4633 Fax: (904) 744-6985
Representative: Mark J. Keister, P.E.,

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

   FLORIDA BUILDING CODE - Building 2014 EDITION
   FLORIDA BUILDING CODE - Existing 2014 EDITION
   FLORIDA BUILDING CODE - Residential 2014 EDITION
   FLORIDA BUILDING CODE - Plumbing 2014 EDITION
   FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
   FLORIDA BUILDING CODE - Mechanical 2014 EDITION
   NATIONAL ELECTRICAL CODE 2008 EDITION
   NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
   2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   NFPA 1 2006 EDITION

   This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

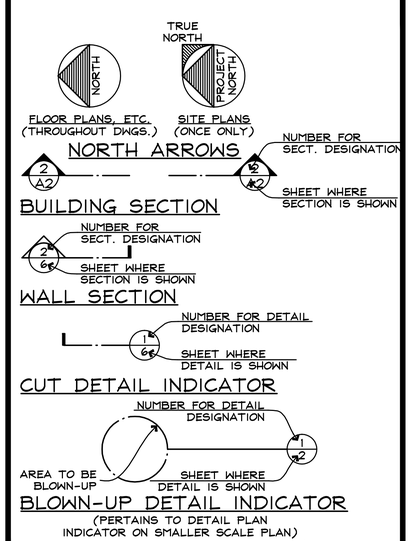
FLORIDA ADMINISTRATIVE CODE

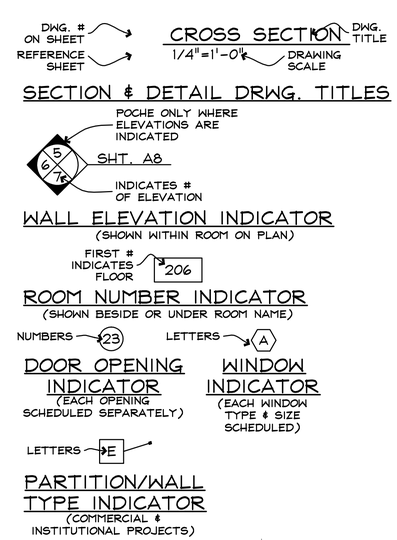
61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETRY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WWF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
		W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

C	COVER
A1	SURVEY
A2	EXISTING SITEPLAN, PROPOSED SITE PLAN
A3	EXISTING FIRST FLOOR PLAN MAIN HOUSE, PROPOSED FIRST FLOOR PLAN MAIN HOUSE
A4	EXISTING SECOND FLOOR PLAN MAIN HOUSE, PROPOSED SECOND FLOOR PLAN MAIN HOUSE
A5	EXISTING FIRST FLOOR & SECOND FLOOR PLAN GUEST HOUSE, PROPOSED FIRST FLOOR & SECOND FLOOR PLANS GUEST HOUSE
A6	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A7	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A8	EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE
A9	EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE
A10	EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE
A11	MAIN HOUSE EXISTING PHOTOGRAPHS
A12	GUEST HOUSE EXISTING PHOTOGRAPHS
A13	PHOTOGRAPHS OF ADJACENT PROPERTIES

DESCRIPTION OF WORK:

MAIN HOUSE: INTERIOR REMODEL, REPLACEMENT OF ALL NON-HISTORIC EXTERIOR DOORS AND WINDOWS, KITCHEN ADDITION, AND ADDITION OF NEW WRAP AROUND ONE STORY PORCH AT REAR ADDITION.

GUEST HOUSE: INTERIOR REMODEL, NEW EXTERIOR DOORS AND WINDOWS, AND NEW TWO STORY FRONT PORCH TO REPLACE EXISTING TWO STORY PORCH.

1109 FLEMING STREET
KEY WEST, FLORIDA

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Key West, Florida 33040
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Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project N° : 1642

Date: 02/27/17

C

MAP OF BOUNDARY SURVEY

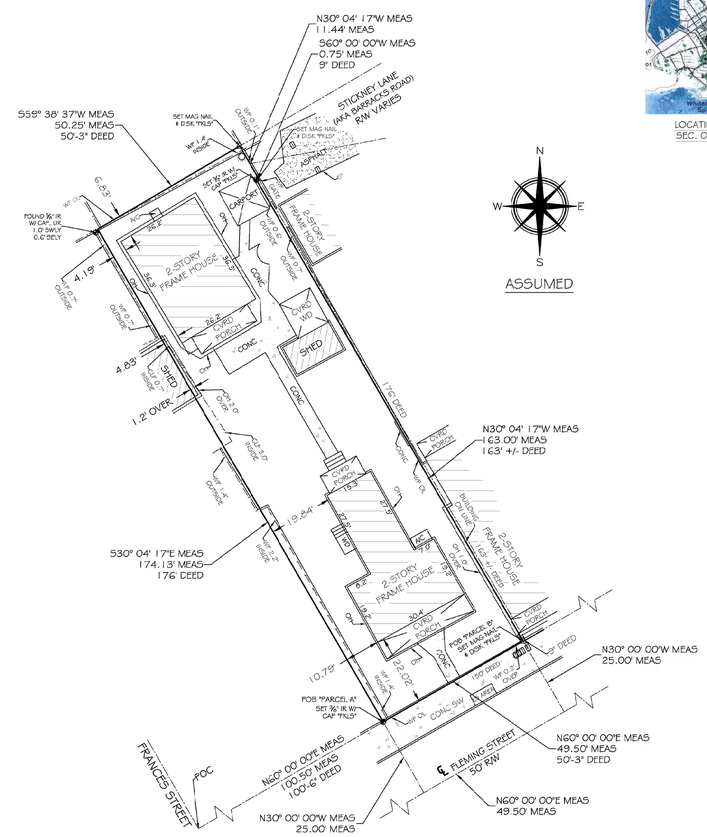
BEARING BASE:
ALL BEARINGS ARE BASED ON N60°00'00"E ASSUMED ALONG THE CENTERLINE OF FLEMING STREET.

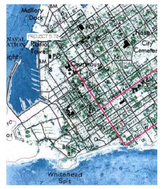
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7





LOCATION MAP - NTS
SEC. 06-T68S-R25E

LEGAL DESCRIPTION -

PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.W. direction fifty feet and three inches; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on Wiliam A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

CERTIFIED TO - Paul Murzyn;
JP Morgan Chase Bank, NA;
Smith | Oropeza | Hawks, P.L.;
Federal Title Insurance Agency;
Fidelity National Title;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACKFLOW PREVENTOR
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTER LIN
CLF = CHAIN LIN FENCE
CM = CONCRETE MONUMENT
CO = CLEAN OUT
CP = CONCRETE PADDIN WALK
COVED = COVERED
DELTA = CENTRAL ANGLE
DEASD = DRAINAGE EASEMENT
E = ELECTRIC
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FND = FOUND
FNL = FENCE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
I.D. = SIDE DIS
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MERC = MERCURIED
MH = MANHOLE
MHW = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PRC = POINT OF REVERSE CURVE
PVC = PHOTOVOLTAIC CONTROL
PL = PARKER-KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENT
PVM = PERMANENT VERTICAL MONUMENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCH MARK
TOB = TOP OF BANK
TOW = TOP OF WALL
TS = "TRAFFIC SIGN"
TYP = TYPICAL
UA = UNDERGROUND
UE = UTILITY EASEMENT
WF = WOOD FENCE
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WSCO = WATER SERVICE CLEAN OUT
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/08/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	------
INVOICE NO.:	------

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 20 | -4.147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART I FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS JR. LB# 6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

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LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

1"=20'
0 10 20 40

TOTAL AREA = 8,635.38 SQFT±

1 / A1 SURVEY

SCALE: 1/4"=1'-0"

PROJECT NORTH

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KEY WEST, FLORIDA

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Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

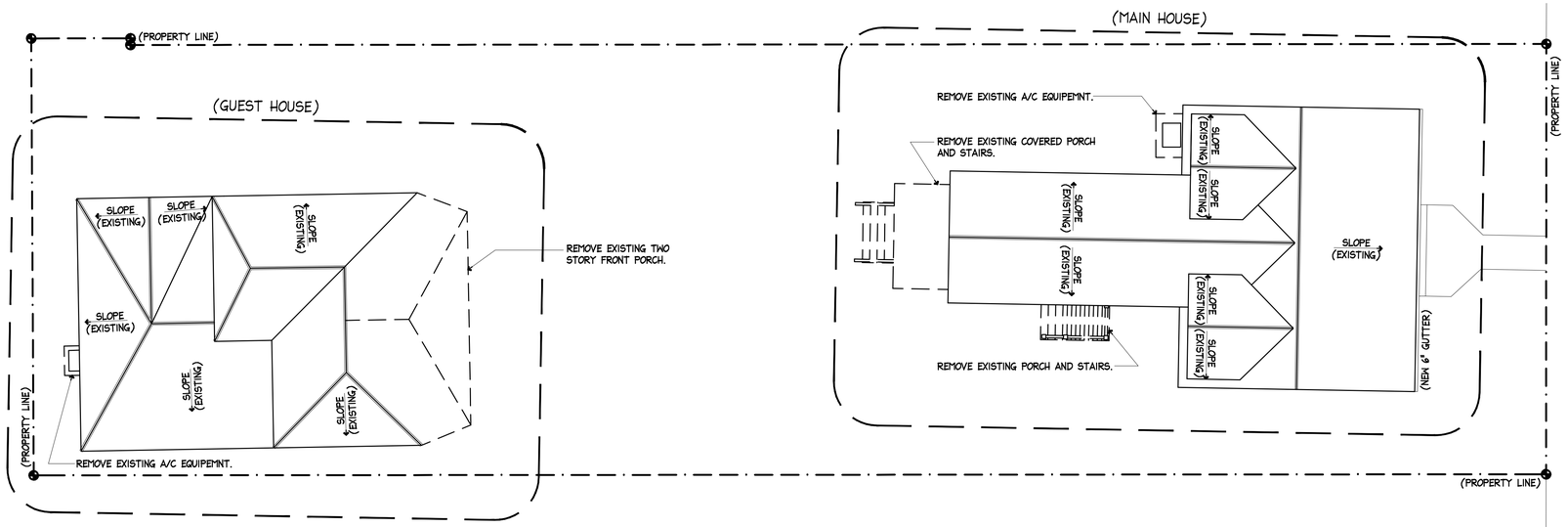
Project N°: 1642

Date: 02/27/17

A1

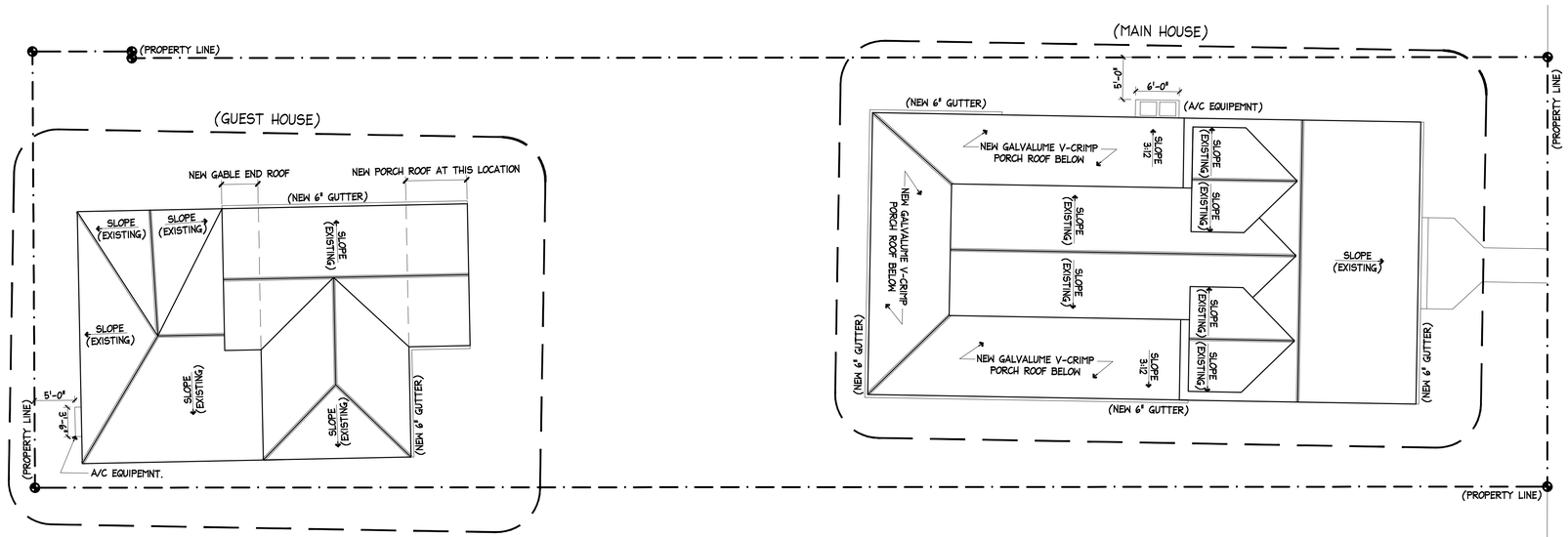
PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'AE6 & AE7'		
ZONING DESIGNATION	HMDR		
LOT SIZE	8,850 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 8,850 S.F. X 40%	3,540 S.F. MAX.	2,316 S.F.	3,075 S.F.
BUILDING HEIGHT	30'-0" MAX.	24'-6"	24'-6"
IMPERVIOUS SURFACE 8,850 S.F. X 60%	5,310 S.F. MAX.	2,712 S.F.	3,200 S.F.
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	6'-11" (MAIN HOUSE)	6'-11" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	4'-2" (GUEST HOUSE)	4'-2" (GUEST HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	6'-8" (GUEST HOUSE)	6'-8" (GUEST HOUSE, NO CHANGE)



1 A2 EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



2 A2 PROPSOED SITE PLAN

SCALE: 1/8"=1'-0"

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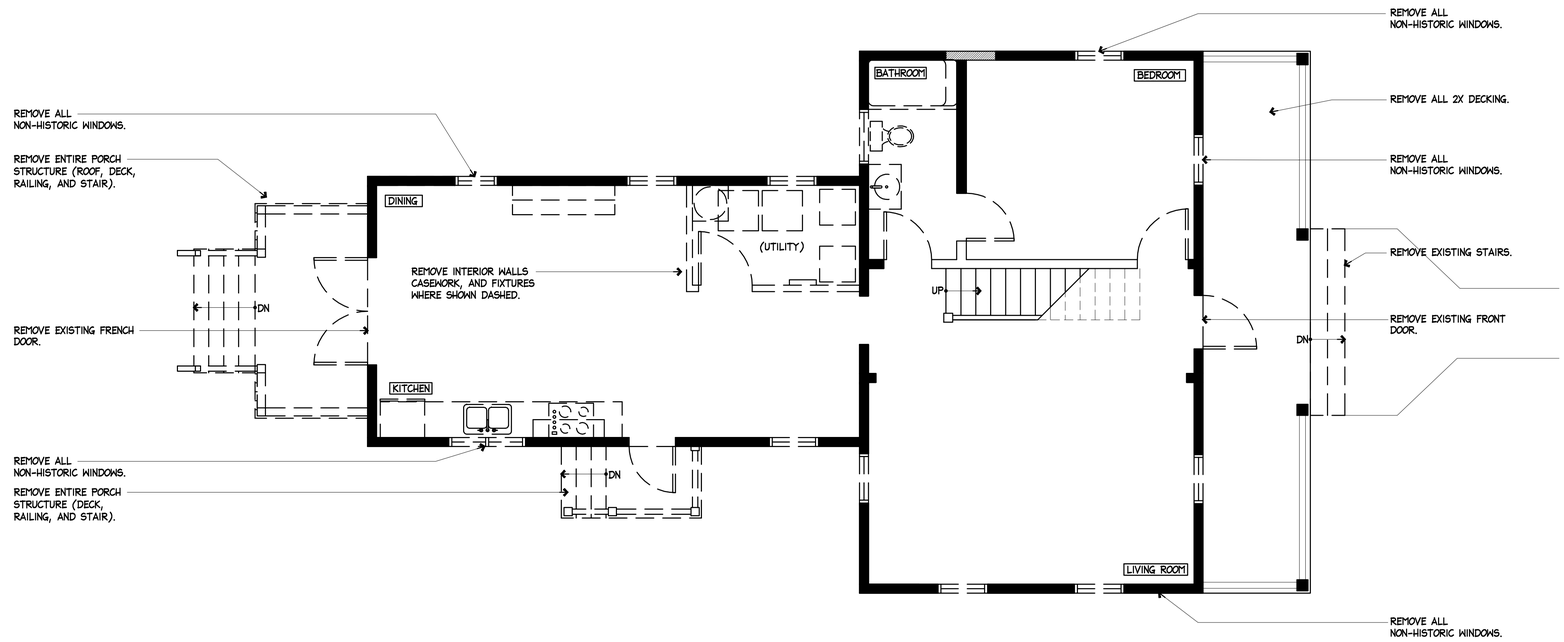
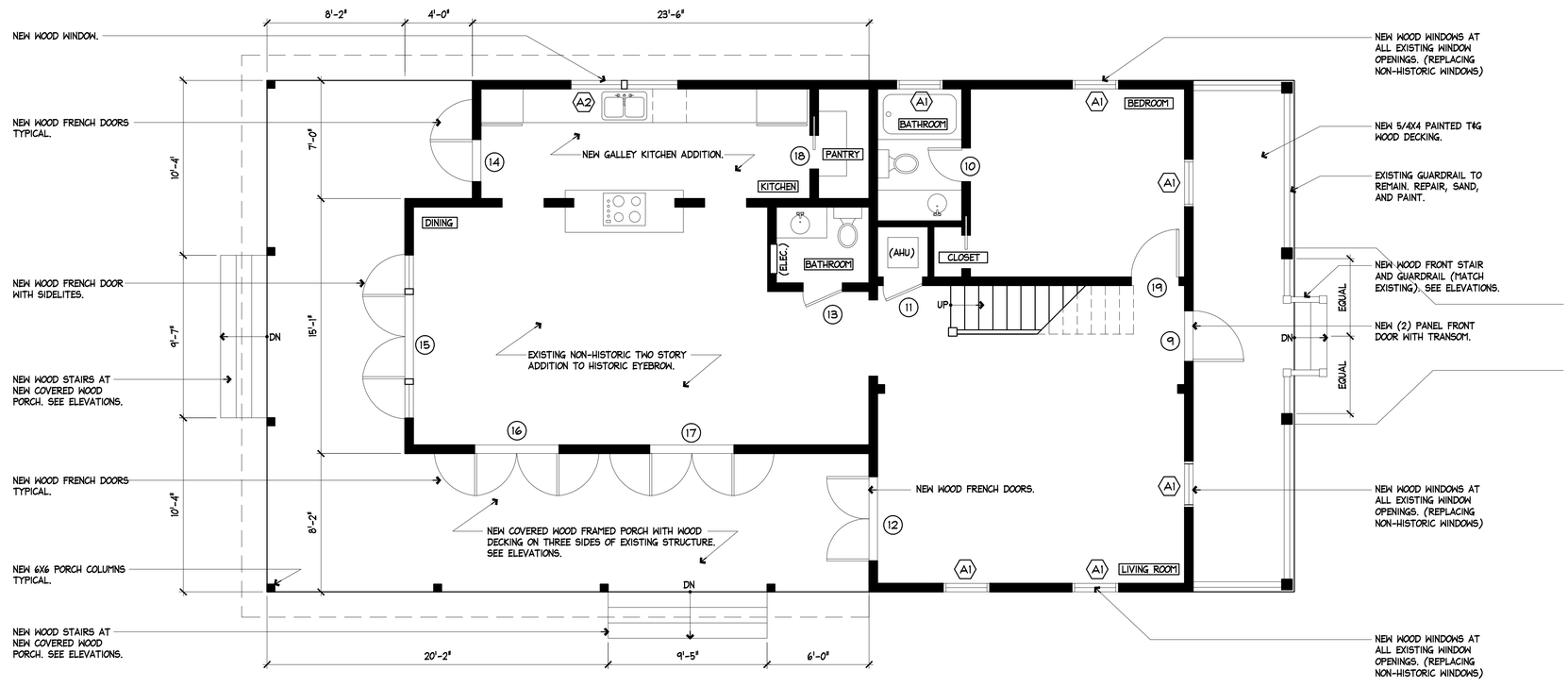
A2



1 A3 MAIN HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN

SCALE: 1/4"=1'-0"



2 A3 MAIN HOUSE PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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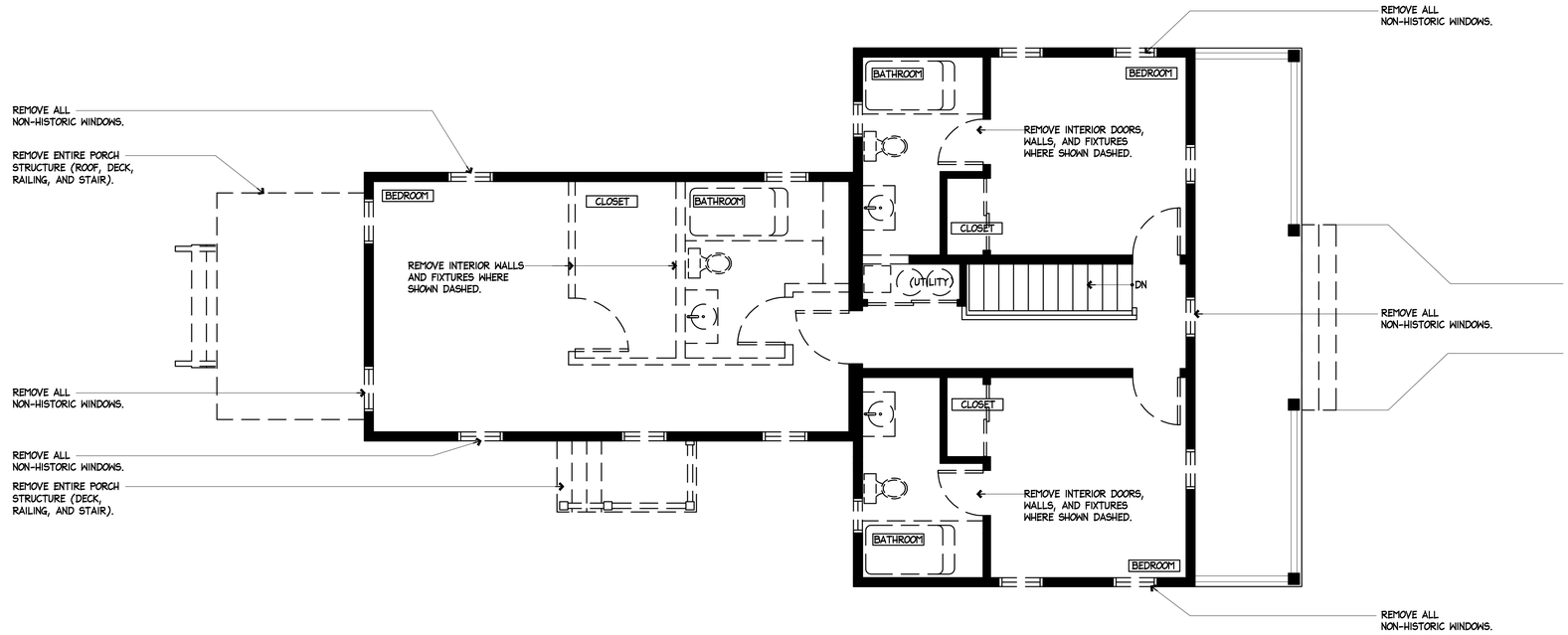
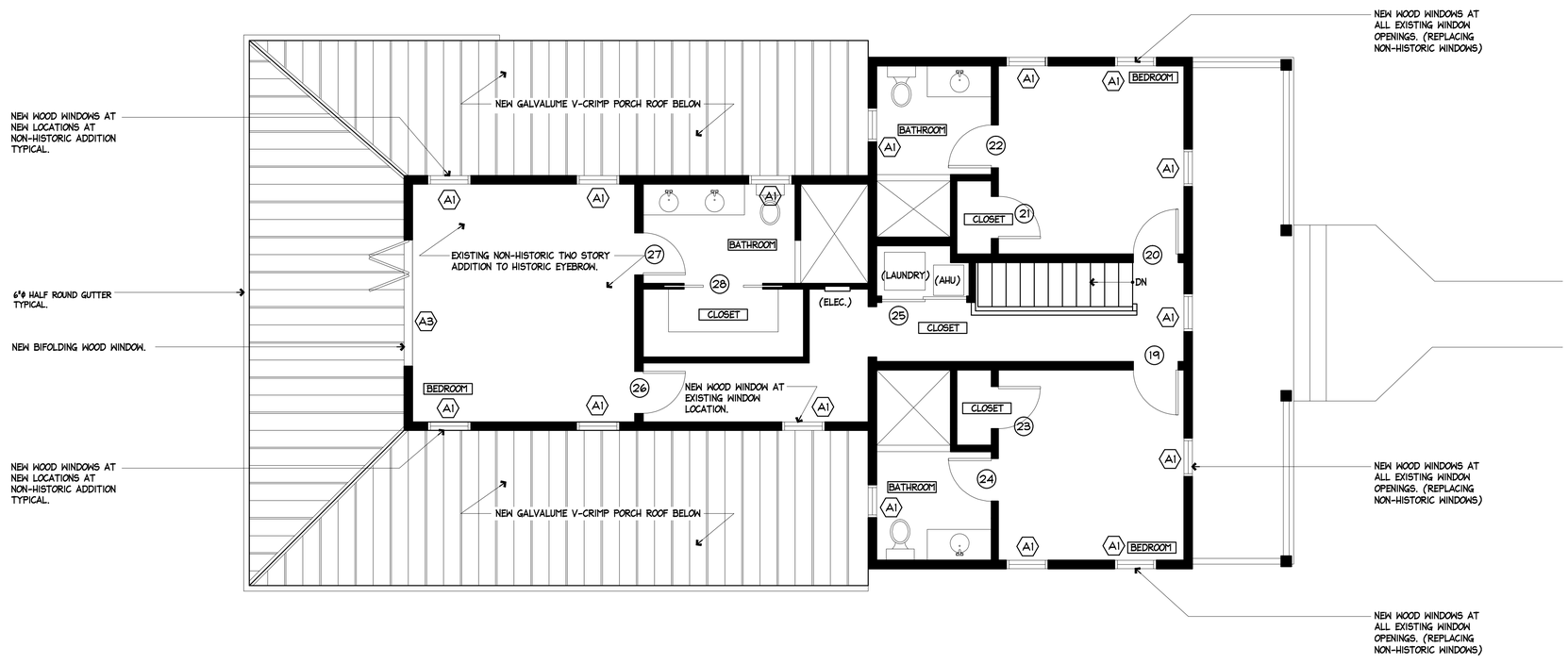
A3



1 A4 MAIN HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN

SCALE: 1/4"=1'-0"

PROJECT NORTH



2 A4 MAIN HOUSE PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT NORTH

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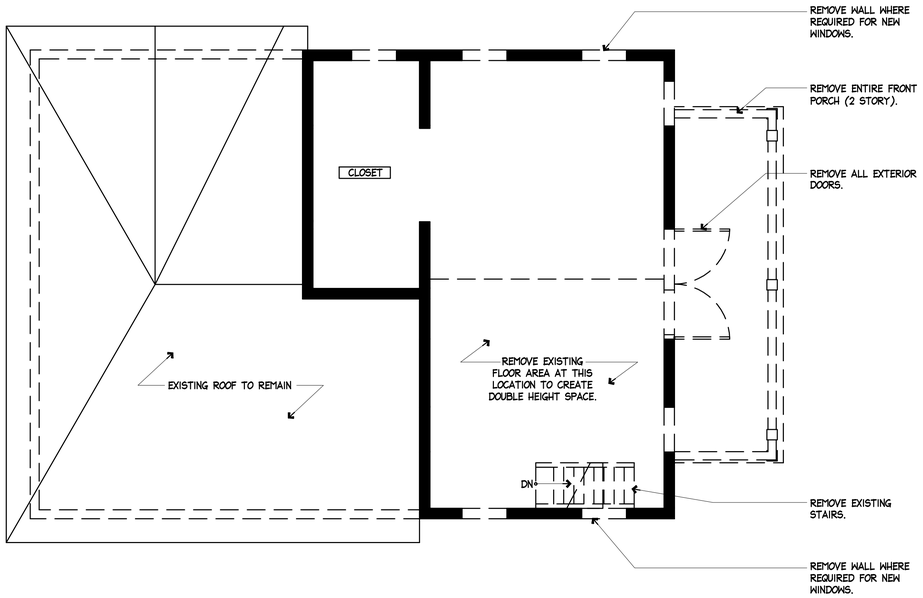
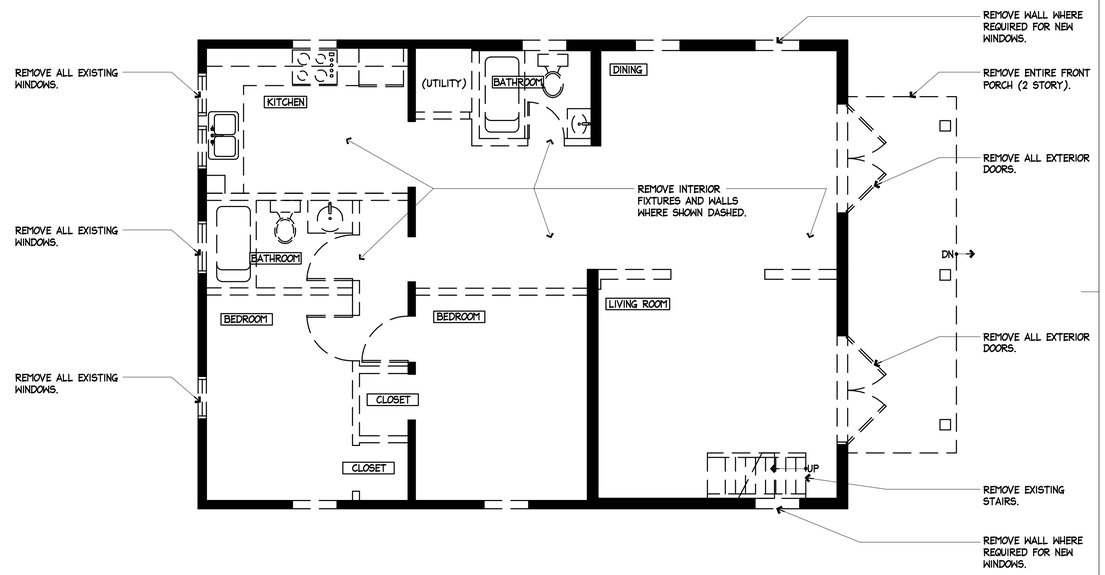
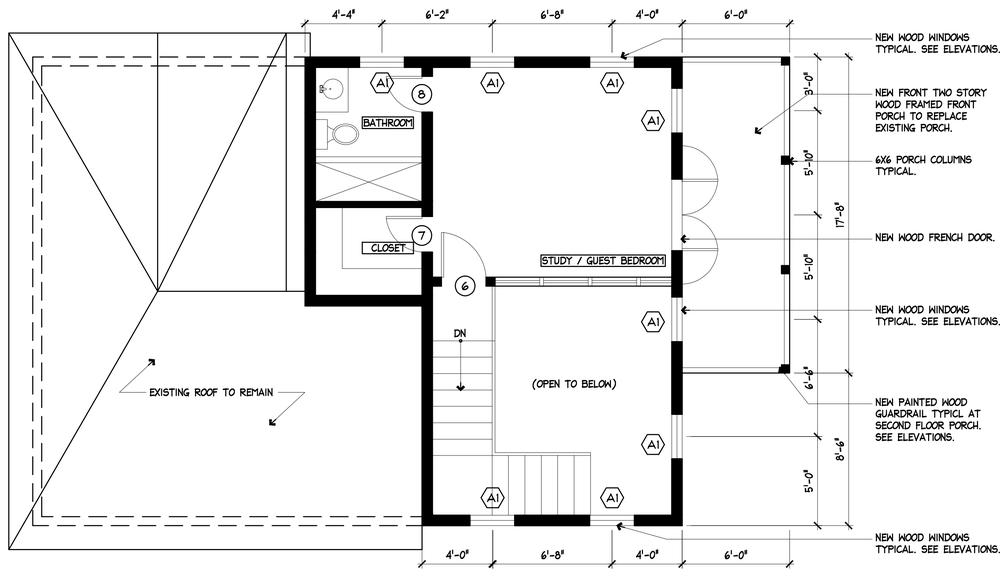
A4



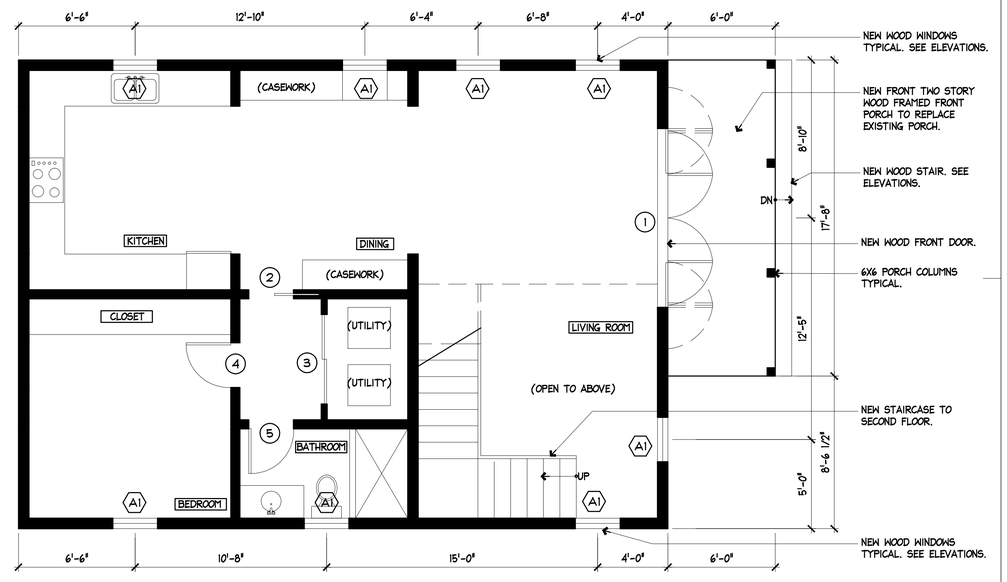
1 A5 GUEST HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



2 A5 GUEST HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



3 A5 GUEST HOUSE PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"



4 A5 GUEST HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

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Date: 02/27/17

A5

1 A6 MAIN HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
5. ALL SIDING IS TO BE PAINTED WHITE.
6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.

2 A6 MAIN HOUSE PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

1109 FLEMING STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
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Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project N° : 1642

Date: 02/27/17

A6

1 / A7 MAIN HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

GENERAL ELEVATION NOTES

1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.

2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.

3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.

4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.

5. ALL SIDING IS TO BE PAINTED WHITE.

6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.

7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.

8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.

2 / A7 MAIN HOUSE PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

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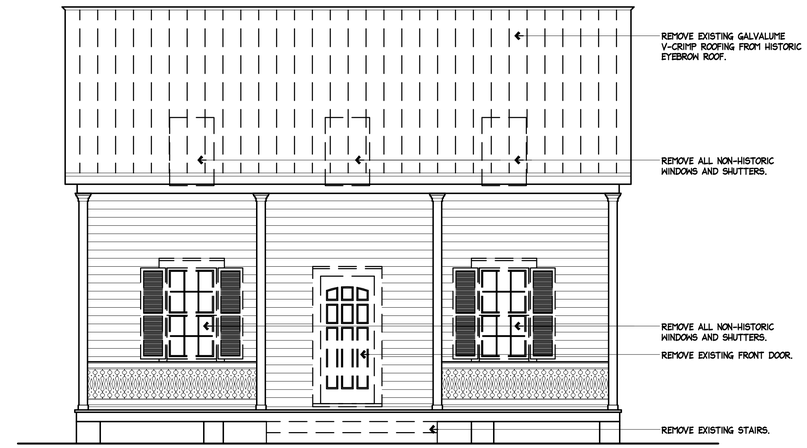
Project N° : 1642

Date: 02/27/17

A7

1 / A8 MAIN HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"



2 / A8 MAIN HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

3 / A8 MAIN HOUSE PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

GENERAL ELEVATION NOTES

1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.

2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.

3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.

4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.

5. ALL SIDING IS TO BE PAINTED WHITE.

6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.

7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.

8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.

4 / A8 MAIN HOUSE PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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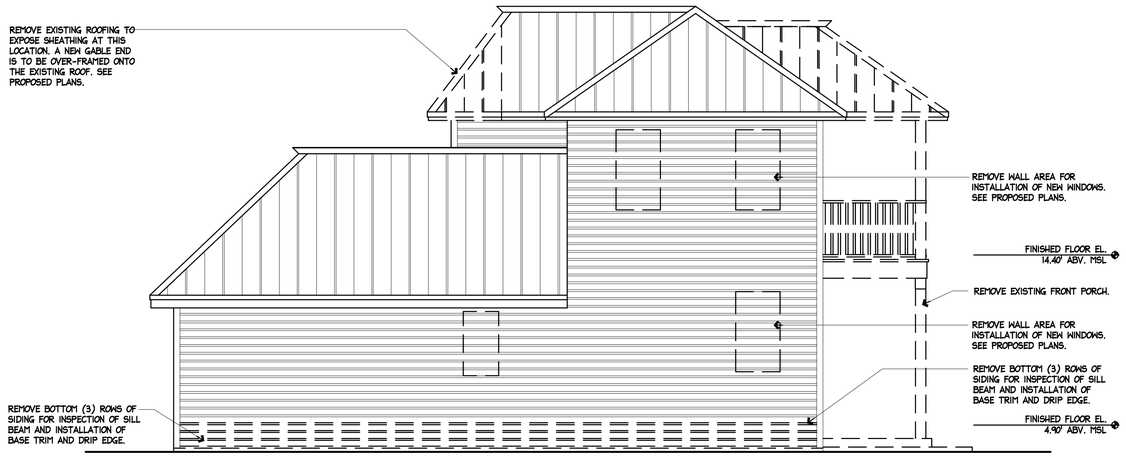
Project N° : 1642

Date: 02/27/17

A8



1 / A9 GUEST HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

2 / A9 GUEST HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

3 / A9 GUEST HOUSE PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

4 / A9 GUEST HOUSE PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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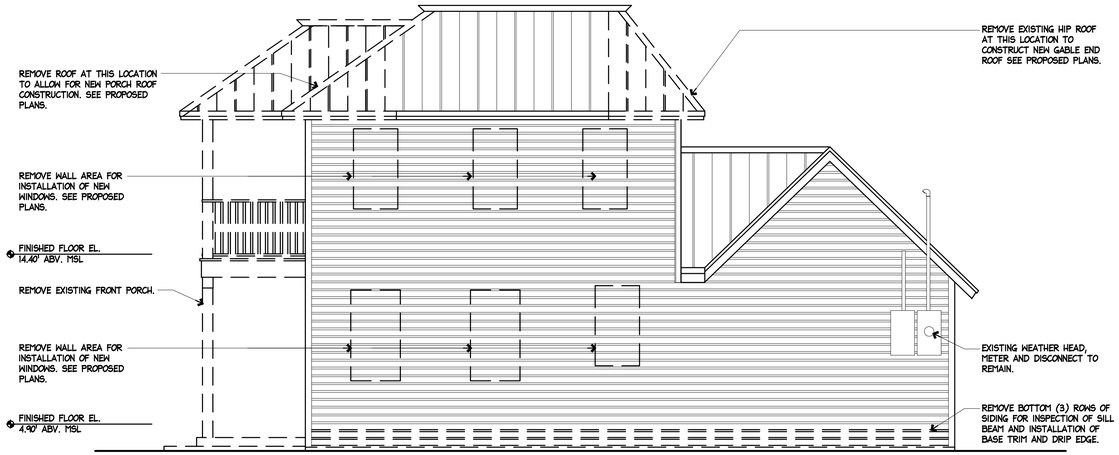
Project N° : 1642

Date: 02/27/17

A9



1 A10 GUEST HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

2 A10 GUEST HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

SCALE: 1/4"=1'-0"

3 A10 GUEST HOUSE PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

GENERAL ELEVATION NOTES

1. ALL NEW ROOFING IS TO BE GALVALUME V-CRIMP ROOFING TO MATCH EXISTING.
2. EXISTING SIDING IS TO BE REPAIRED WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING IS TO MATCH EXISTING.
3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
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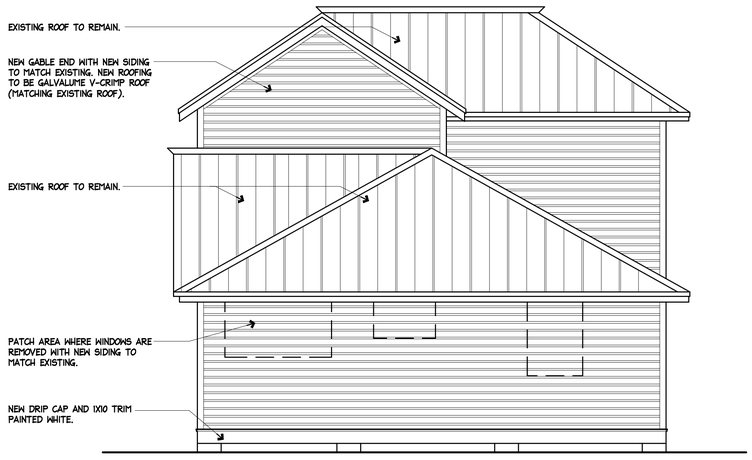
7. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL DOORS ARE TO BE 10 LITE.



4 A10 GUEST HOUSE PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

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Project N° : 1642

Date: 02/27/17

A10

1 A11 MAIN HOUSE NORTH ELEVATION

2 A11 MAIN HOUSE EAST ELEVATION

3 A11 MAIN HOUSE SOUTH ELEVATION (FLEMING STREET)

4 A11 MAIN HOUSE WEST ELEVATION

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Date: 02/27/17

A11

1 A12 GUEST HOUSE SOUTH ELEVATION

2 A12 GUEST HOUSE NORTH ELEVATION

3 A12 GUEST HOUSE EAST ELEVATION

4 A12 MAIN HOUSE WEST ELEVATION

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Date: 02/27/17

A12

1 / A13 ADJACENT PROPERTY TO THE WEST

2 / A13 ADJACENT PROPERTY TO THE EAST

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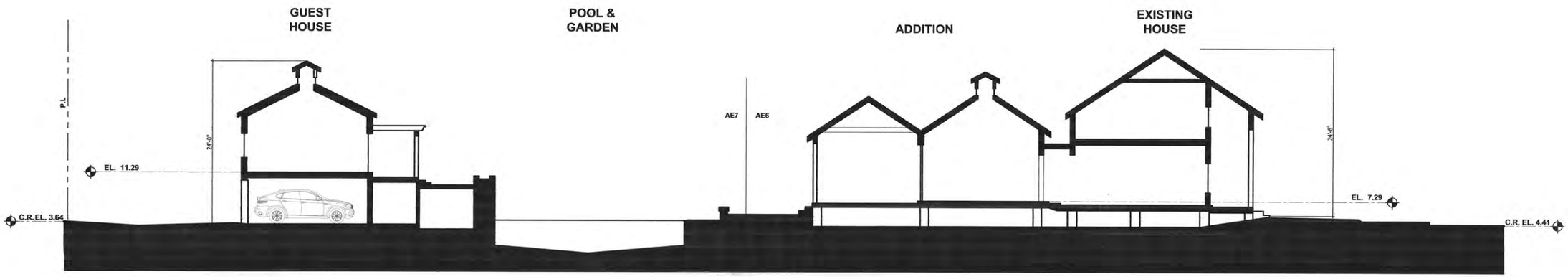
Project N° : 1642

Date: 02/27/17

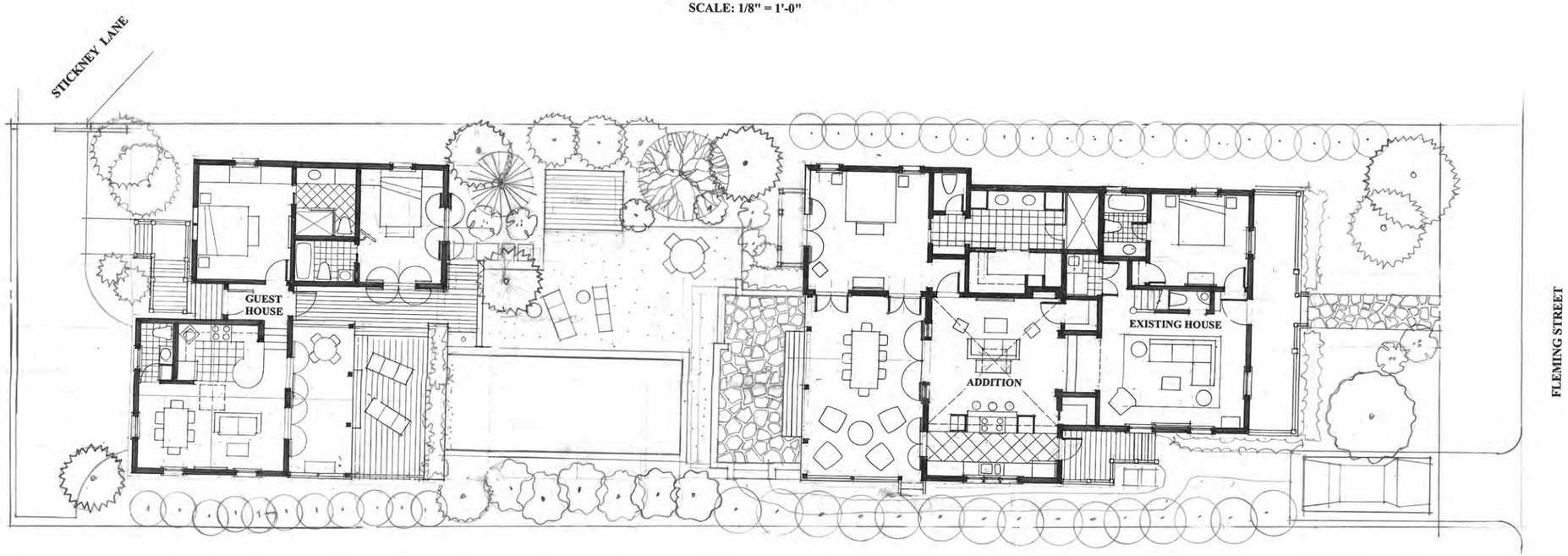
A13

PREVIOUSLY APPROVED DESIGN BASED ON OLD GUIDELINES FOR NEW CONSTRUCTION



SITE SECTION

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1/8" = 1'-0"

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mllrarch@bellsouth.net

MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

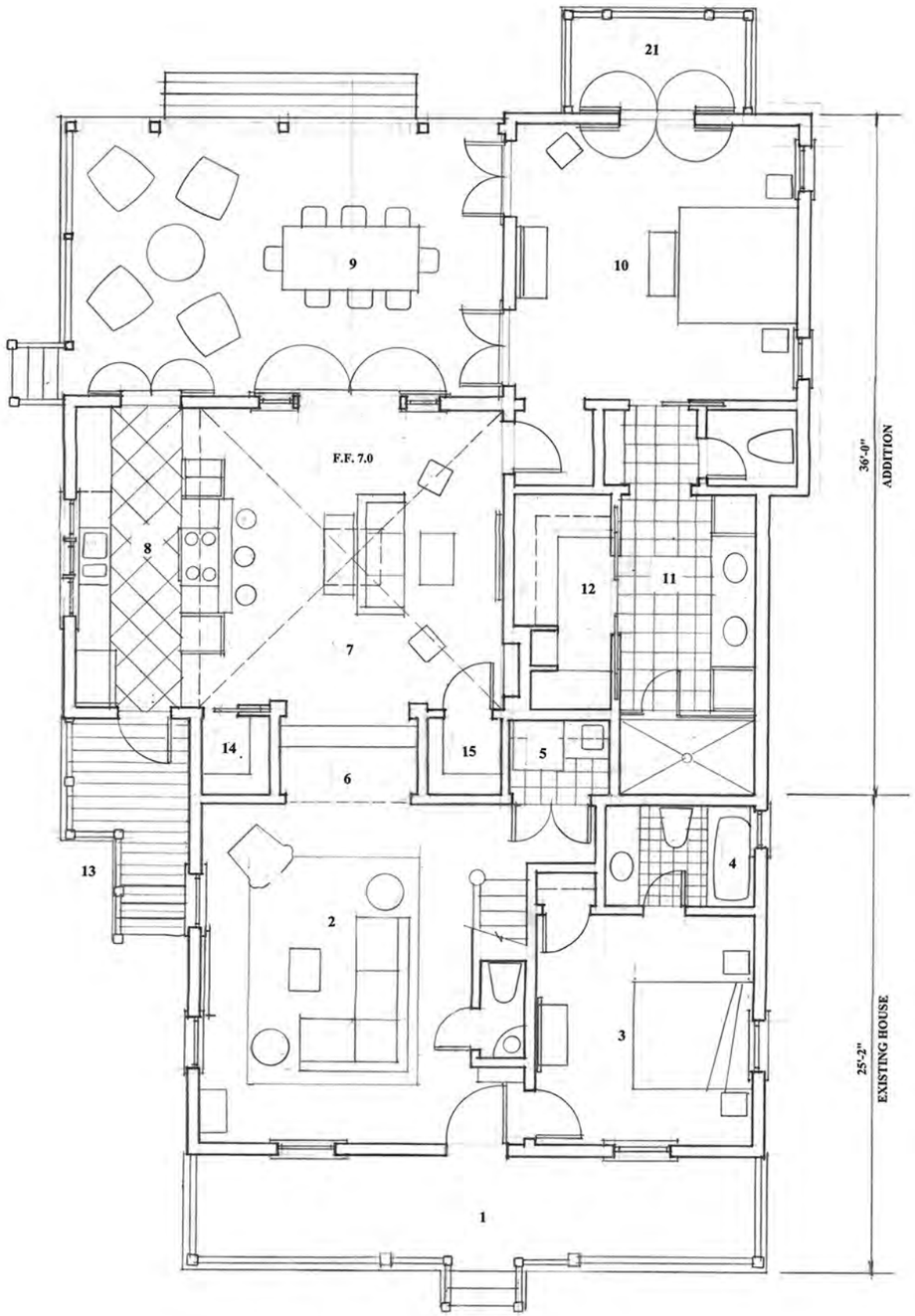
SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1504

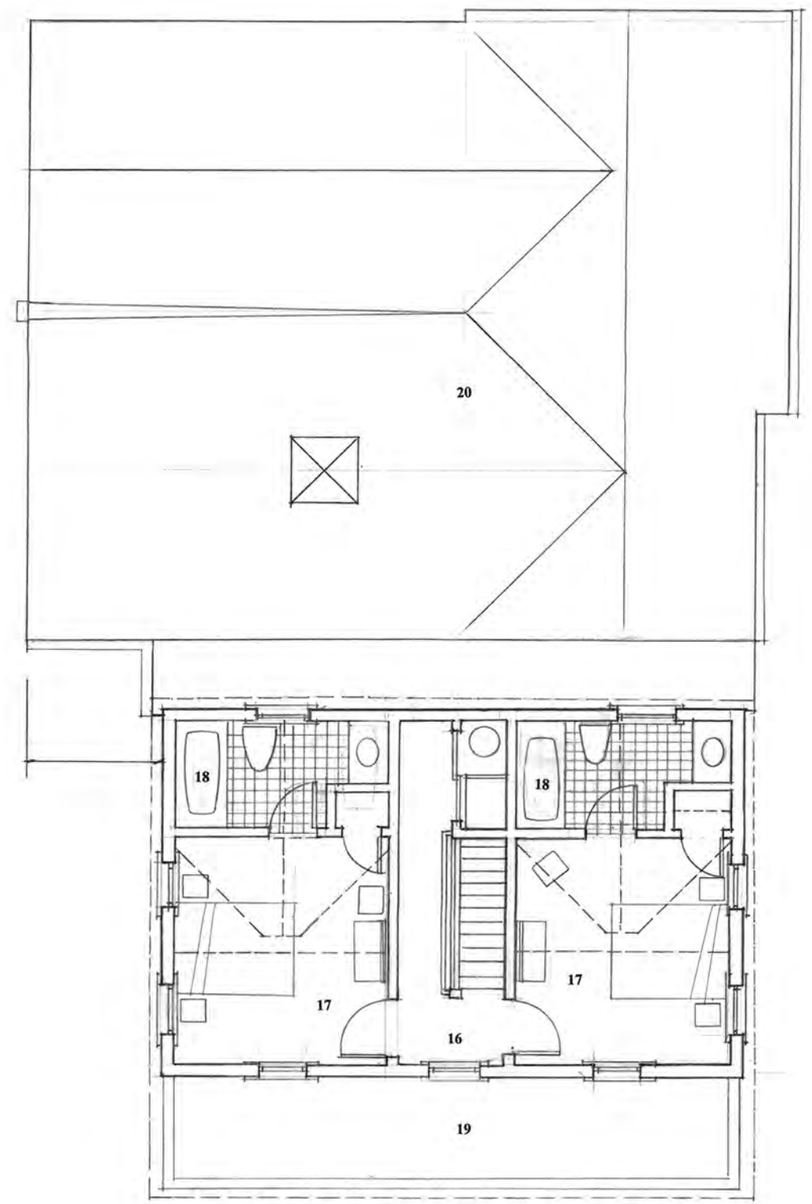
SITE PLAN AND SITE SECTION

A1



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 ENTRANCE PORCH
2 LIVING ROOM
3 BEDROOM
4 BATHROOM
5 LAUNDRY
6 VESTIBULE TO ADDITION
7 FAMILY ROOM
8 KITCHEN
9 COVERED PORCH
10 MASTER BEDROOM
11 MASTER BATH
12 CLOSET
13 SERVICE DECK
14 PANTRY
15 CLOSET
16 STAIR HALL
17 BEDROOM
18 BATHROOM
19 FRONT PORCH BELOW
20 ADDITION OVER ROOF
21 BALCONY

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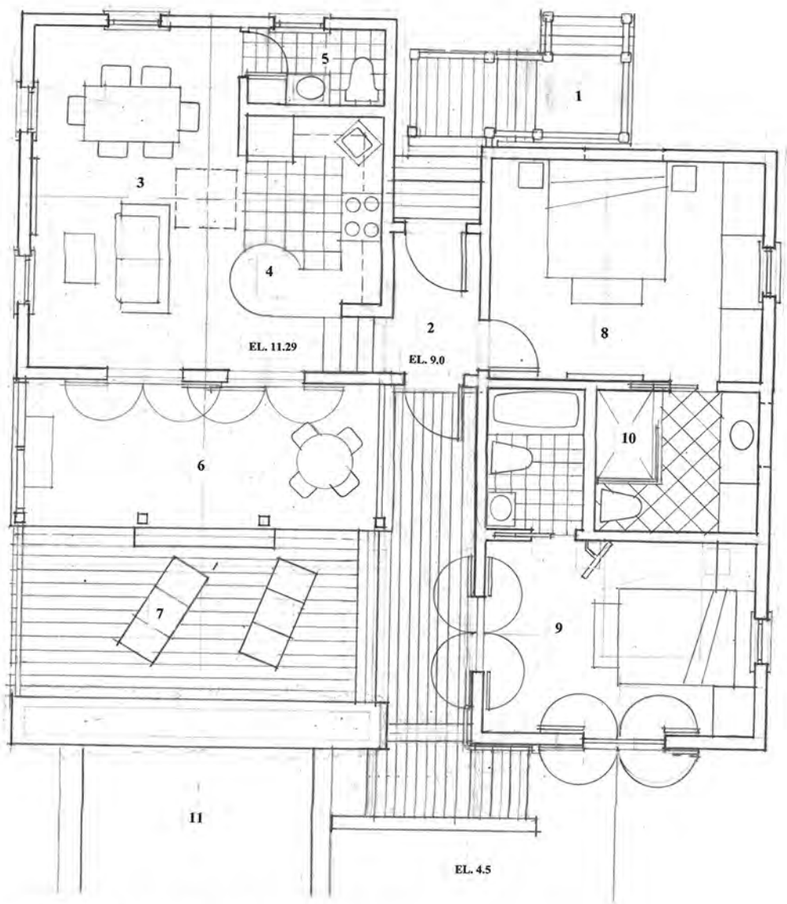
MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

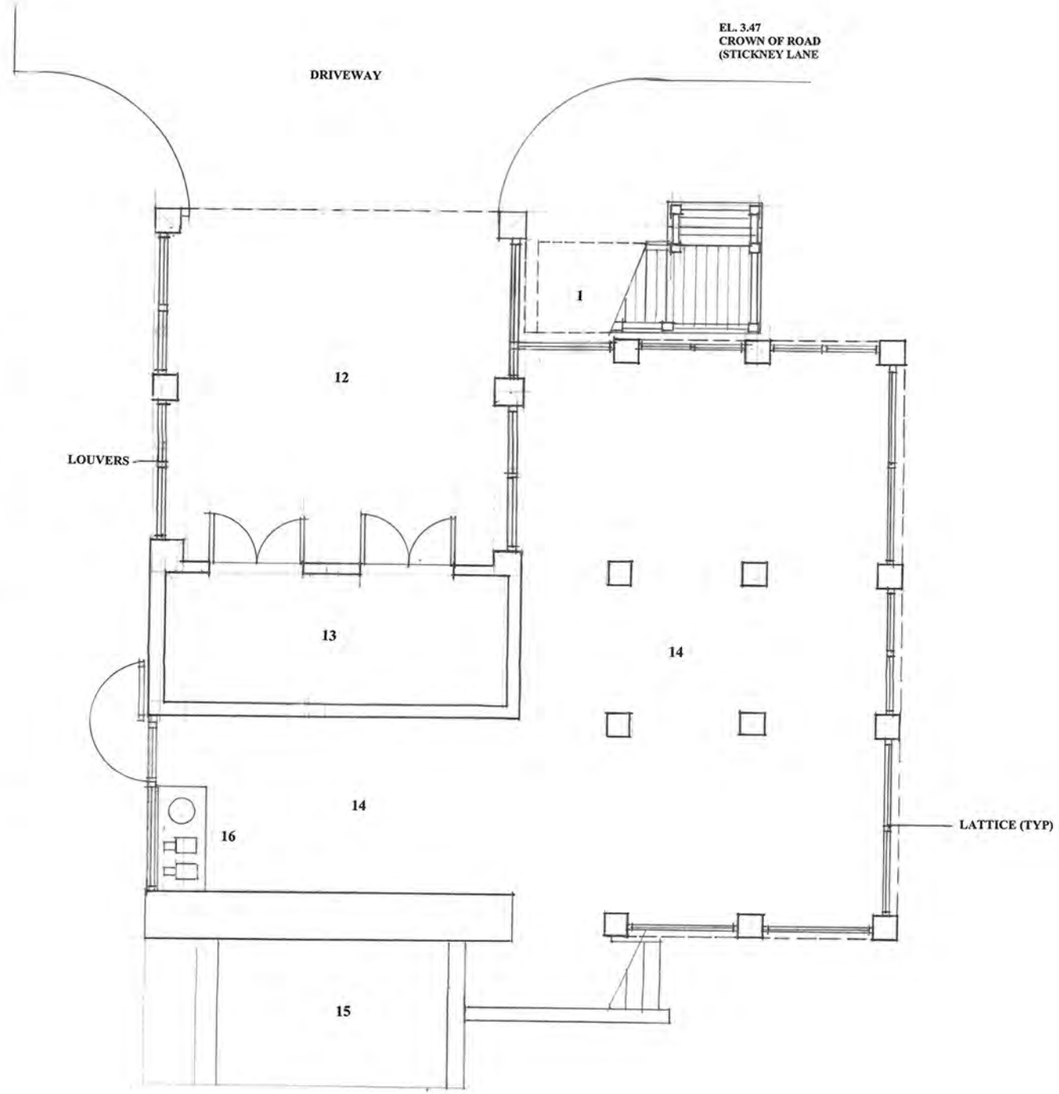
MAIN HOUSE
FLOOR PLANS

A2



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



GROUND LEVEL

SCALE: 1/4" = 1'-0"

1 ENTRANCE STAIR
2 FOYER
3 LIVING/DINING
4 KITCHEN
5 HALF-BATH
6 PORCH
7 SUNNING DECK
8 BEDROOM
9 LOCK-OUT BEDROOM
10 BATHROOM
11 POOL BELOW
12 CARPORT
13 STORAGE
14 UNDER HOUSE
15 POOL
16 POOL EQUIPMENT

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
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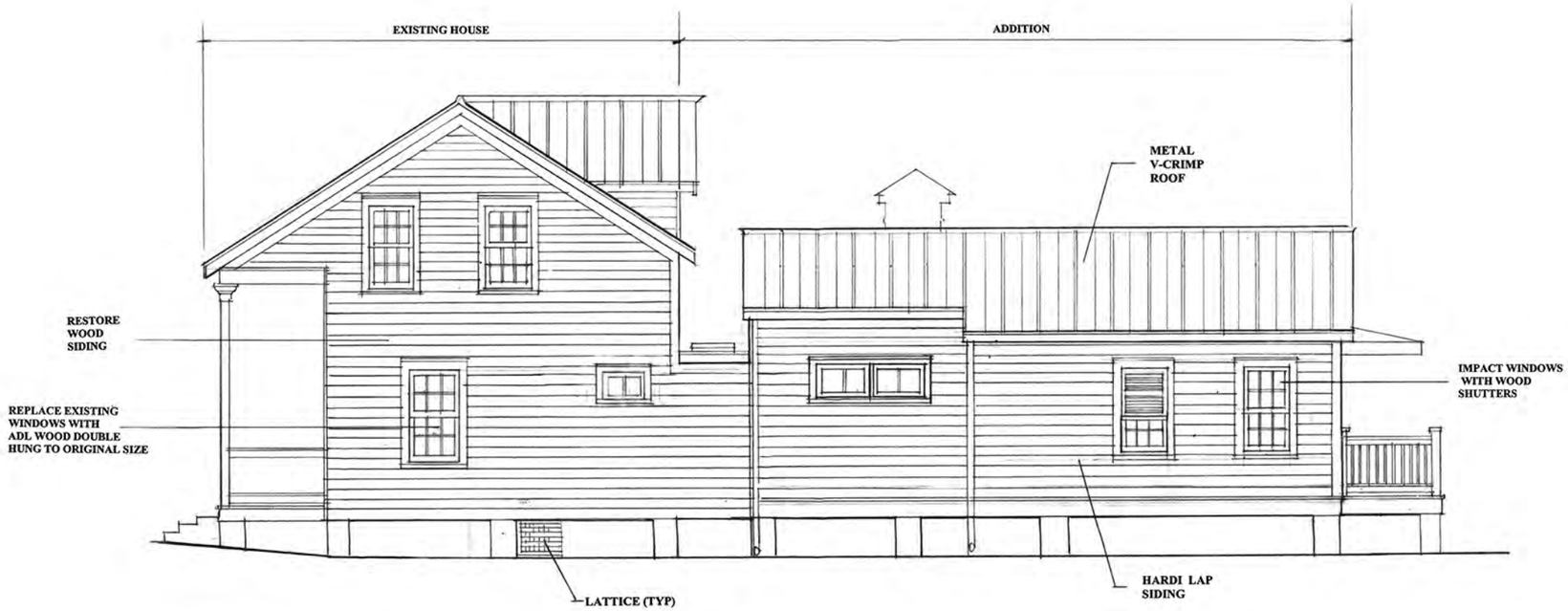
PROJECT NO: 1504

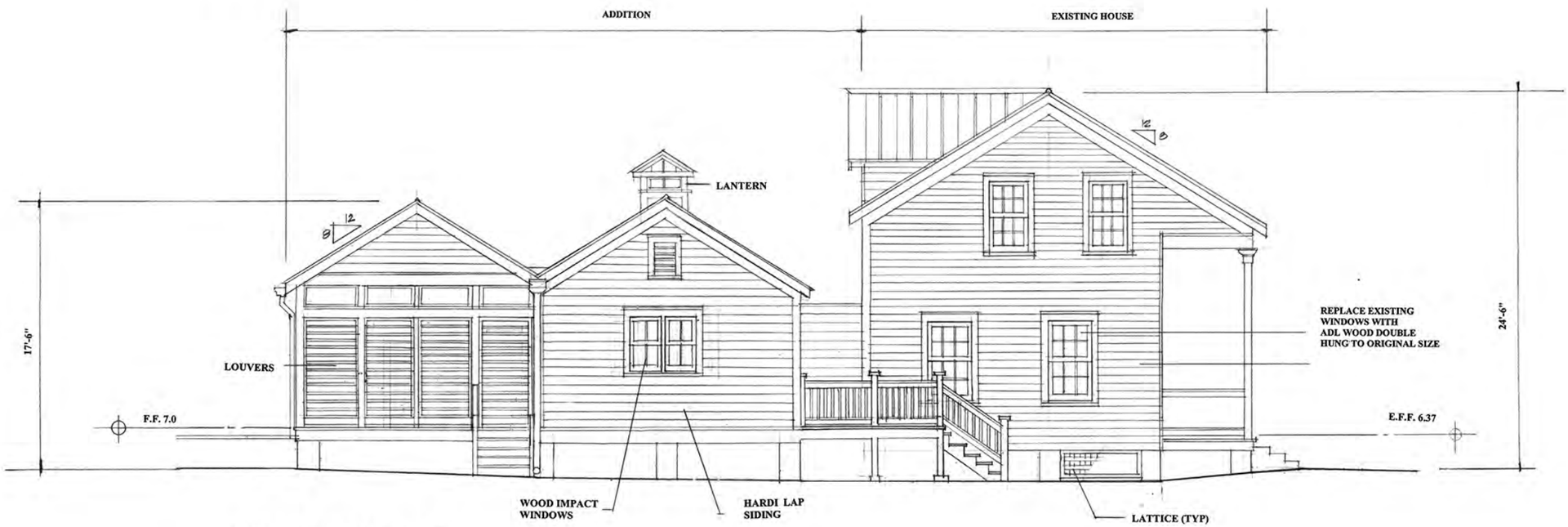
GUEST HOUSE
FLOOR PLANS

A3



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

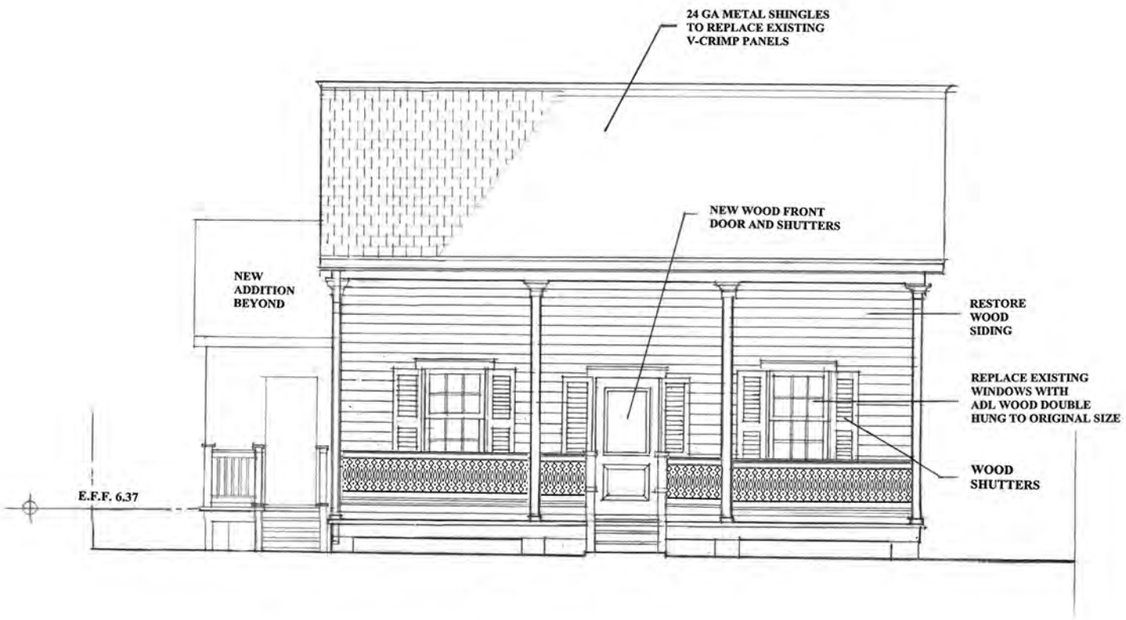
SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1504

MAIN HOUSE
EAST AND WEST
ELEVATIONS

A4



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

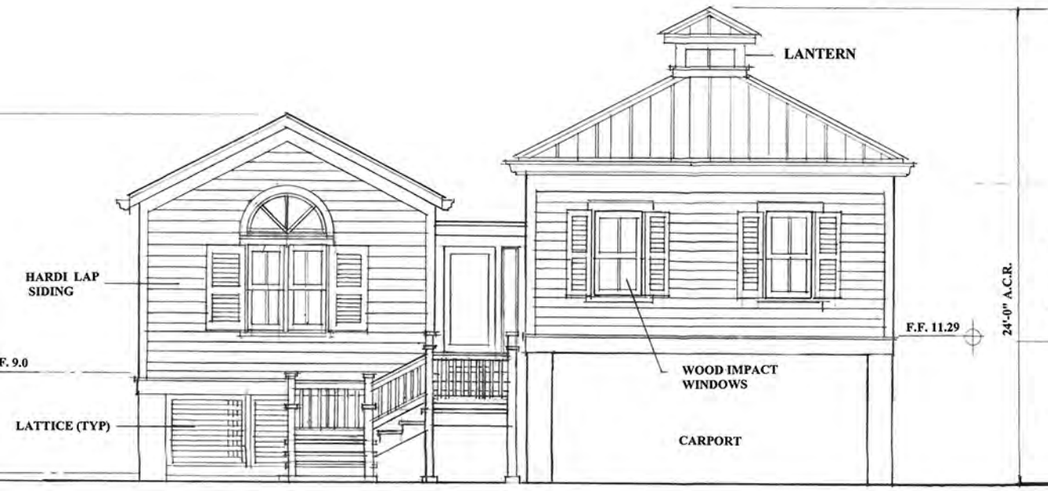
SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1504

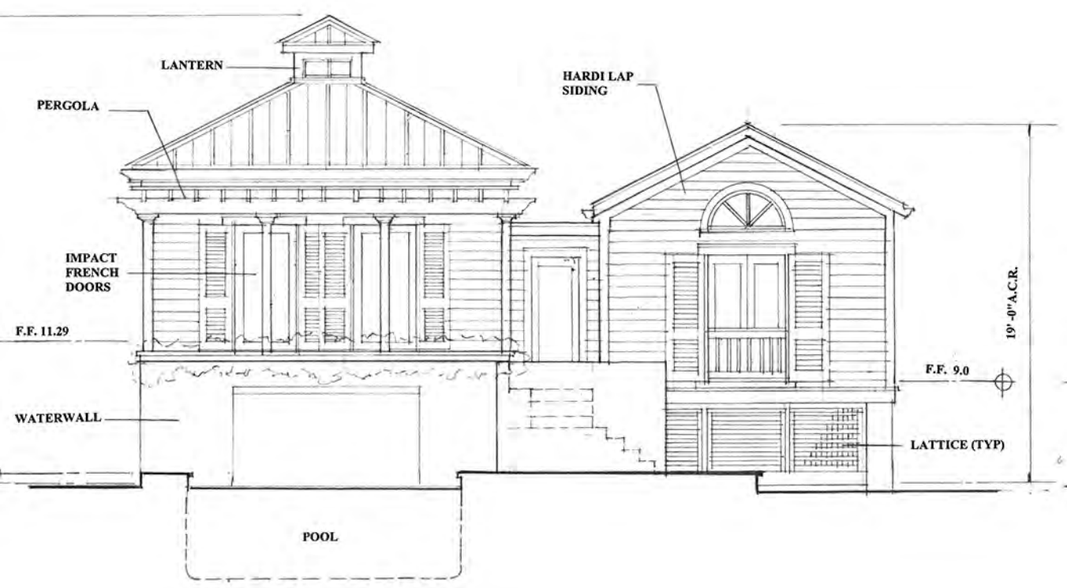
MAIN HOUSE
NORTH AND SOUTH
ELEVATIONS

A5



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
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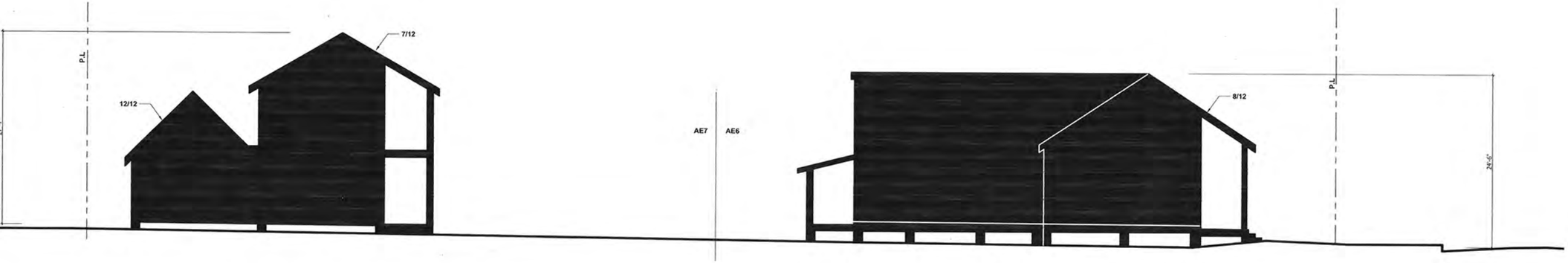
PROJECT NO: 1504

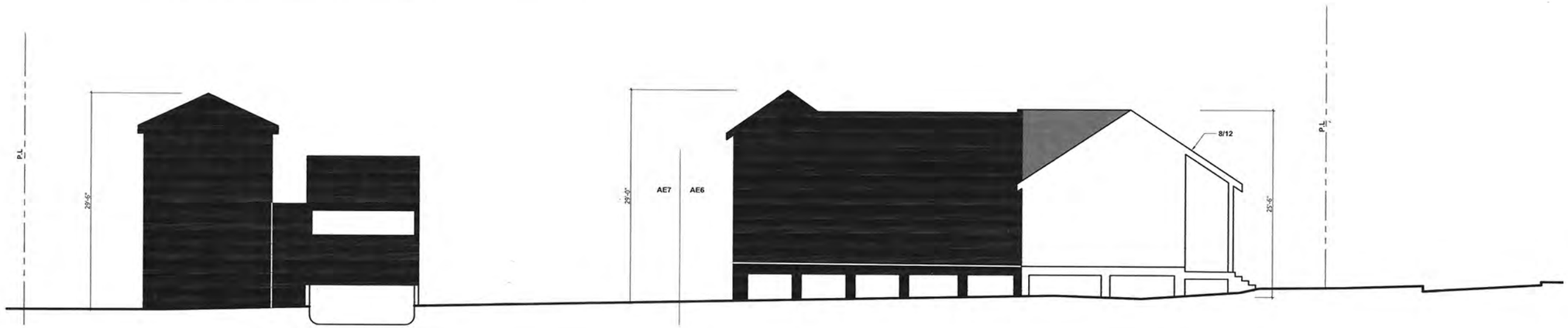
GUEST HOUSE ELEVATIONS

A6



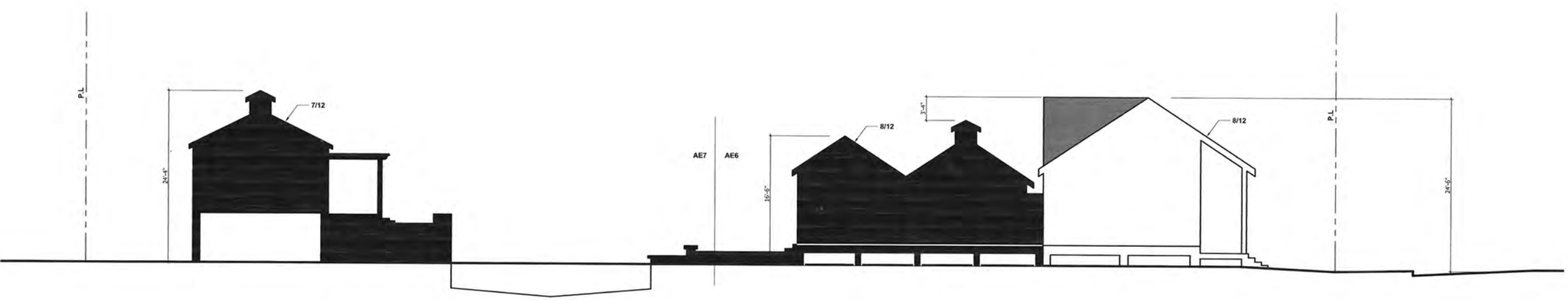
SCALE & MASS - EXISTING STRUCTURES

SCALE: 1/8" = 1'-0"



SCALE & MASS - PREVIOUSLY APPROVED SCHEME

SCALE: 1/8" = 1'-0"



SCALE & MASS - PROPOSED SCHEME

SCALE: 1/8" = 1'-0"

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MURZYN RESIDENCE

1109 FLEMING STREET,
KEY WEST, FLORIDA

DATE:

SCALE: AS NOTED

DRAWN BY: SE

CHECKED BY: MM

PROJECT NO: XXXX

SCHEME & MASS STUDY

A7

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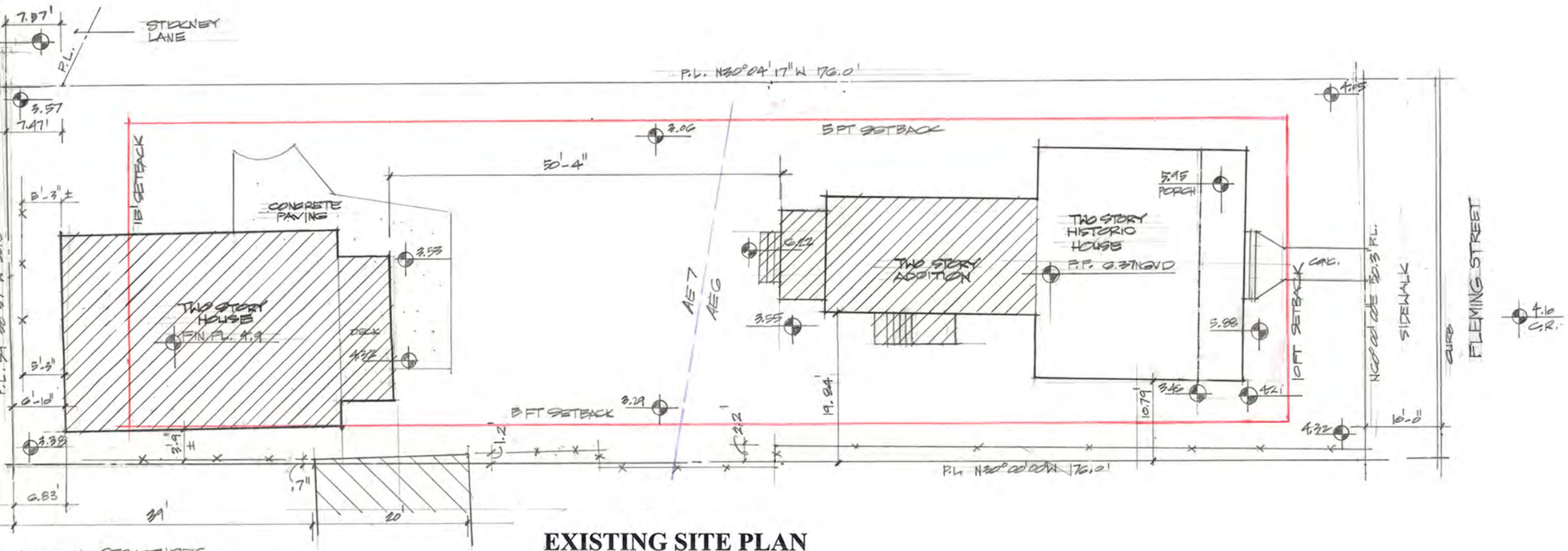
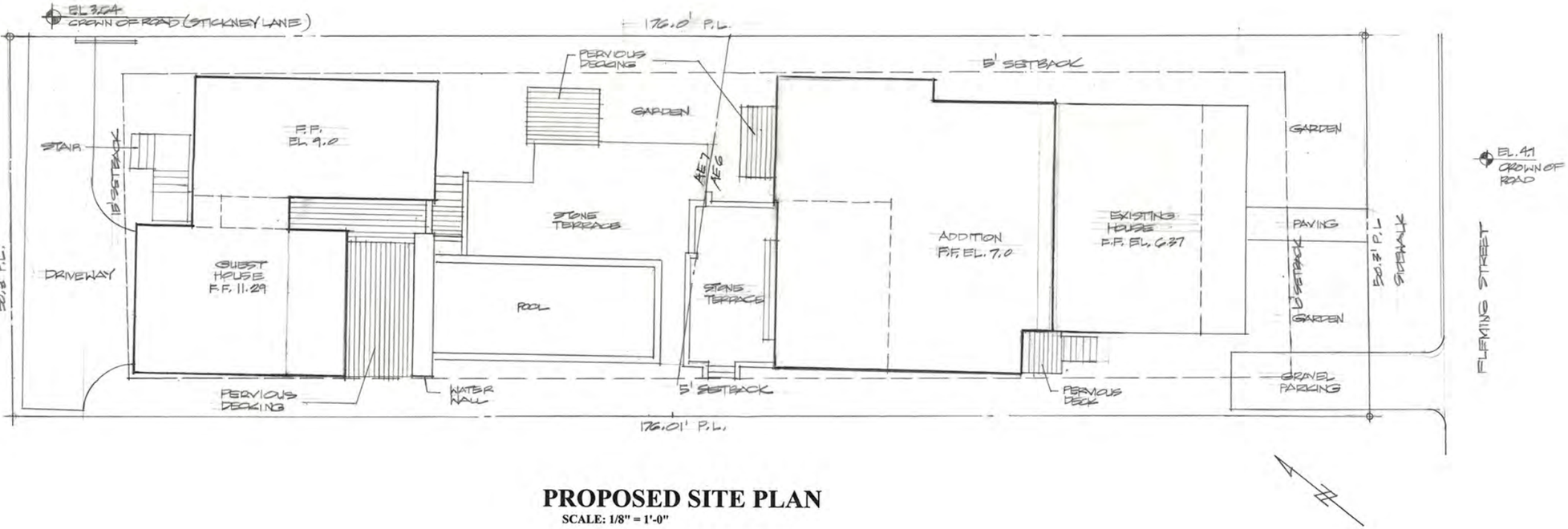


EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

PLANNING DATA

PLANNING ZONE	HMDR
FEMA ZONE	AE6 AND AE7
HEIGHT	
ALLOWED:	30 FT
EXISTING:	24.5 FT
PROPOSED:	24.5 FT
LOT SIZE	8,852.8
LOT COVERAGE	
ALLOWED:	40%/3,540.8 SF
EXISTING :	2,316 SF
PROPOSED:	3,325.7 SF
IMPERVIOUS COVERAGE	
ALLOWED:	60%/5,311.7 SF
EXISTING:	2,712 SF
PROPOSED:	5,272 SF
SETBACKS	
ALLOWED	
FRONT:	10 FT
SIDE:	5 FT
REAR:	15 FT
PROPOSED	
FRONT:	10 FT
SIDE:	5 FT
REAR:	15 FT

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1504

SITE PLANNING DATA

PL1

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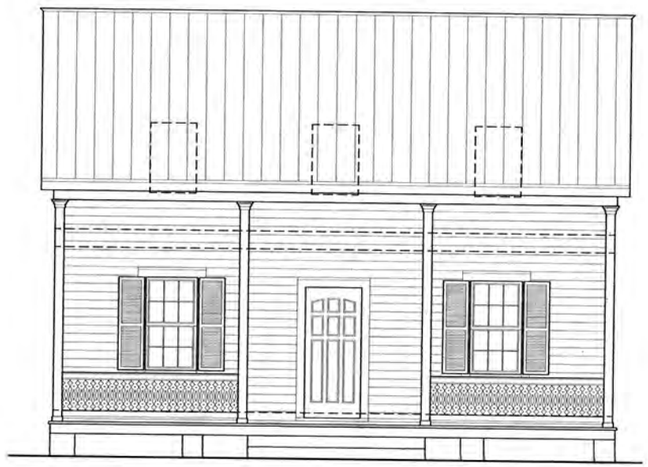
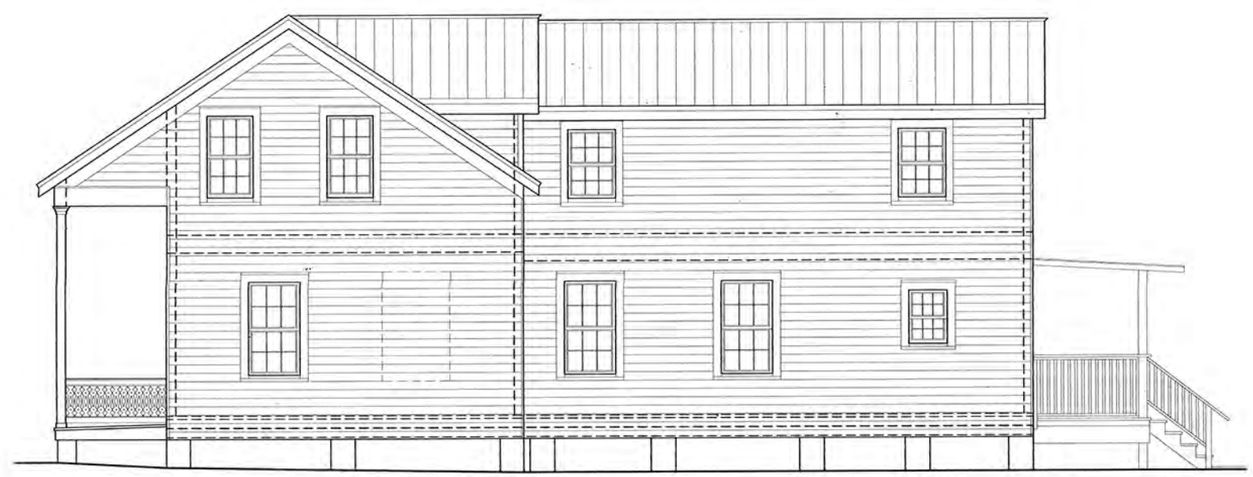


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

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MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

SCALE: AS NOTED

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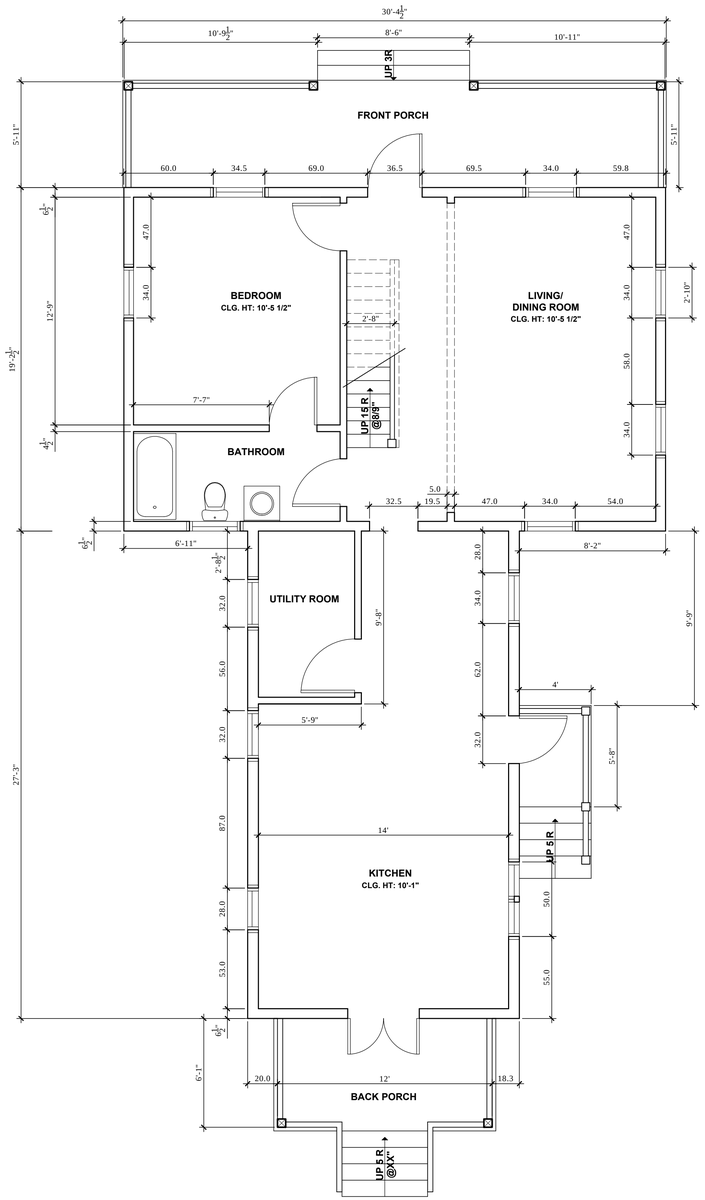
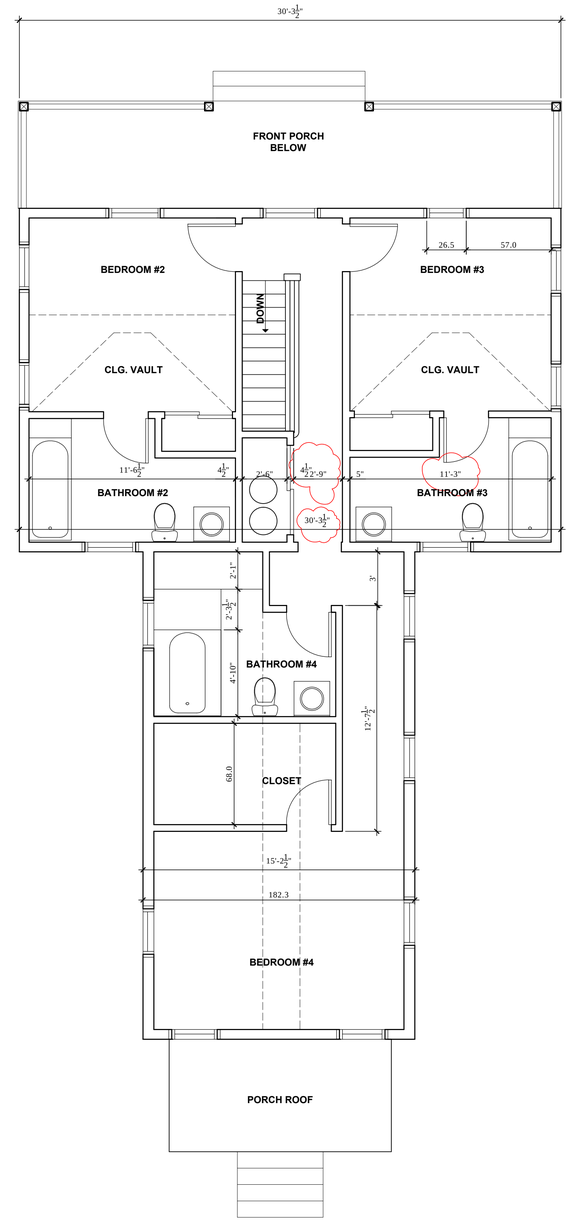
EXISTING HOUSE ELEVATIONS

EX1



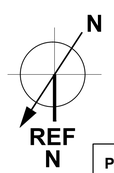
1 AB2 EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 AB2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROGRESS PRINTS
12 • 11 • 15

SHEET NOTES:

1. Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.

2. No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.

3. All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.

4. When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsability to cease work on the item in question and notify the owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.

5. When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.

6. In general, Interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).

7. Drawings shell not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.

8. "V.I.F." means "Verify in Field" and it is the Contractor's responsability to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Owner's representative if it differs from what is on the drawings before proceeding with the affected work.

9. The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright 2015 by Michael Miller, Architects INC ARC10013216.

10. The site and floor plans are laid out according to the survey provided by the Owner, The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

CONFORMS TO FLORIDA BUILDING CODE 2010
ASCE 7-10: CATEGORY C WIND LOADING

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

MURZYN RESIDENCE RENOVATIONS

**1109 FLEMING STREET,
KEY WEST, FLORIDA**

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: SE
CHECKED BY: MM
PROJECT NO: 1504

EXISTING MAIN HOUSE FLOOR PLANS

EX2

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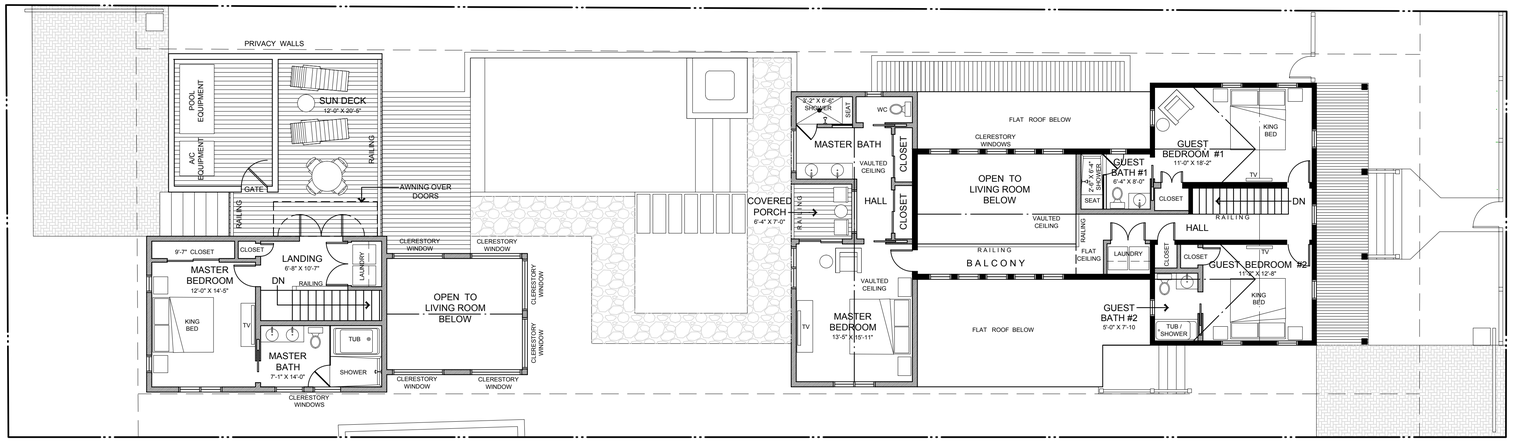
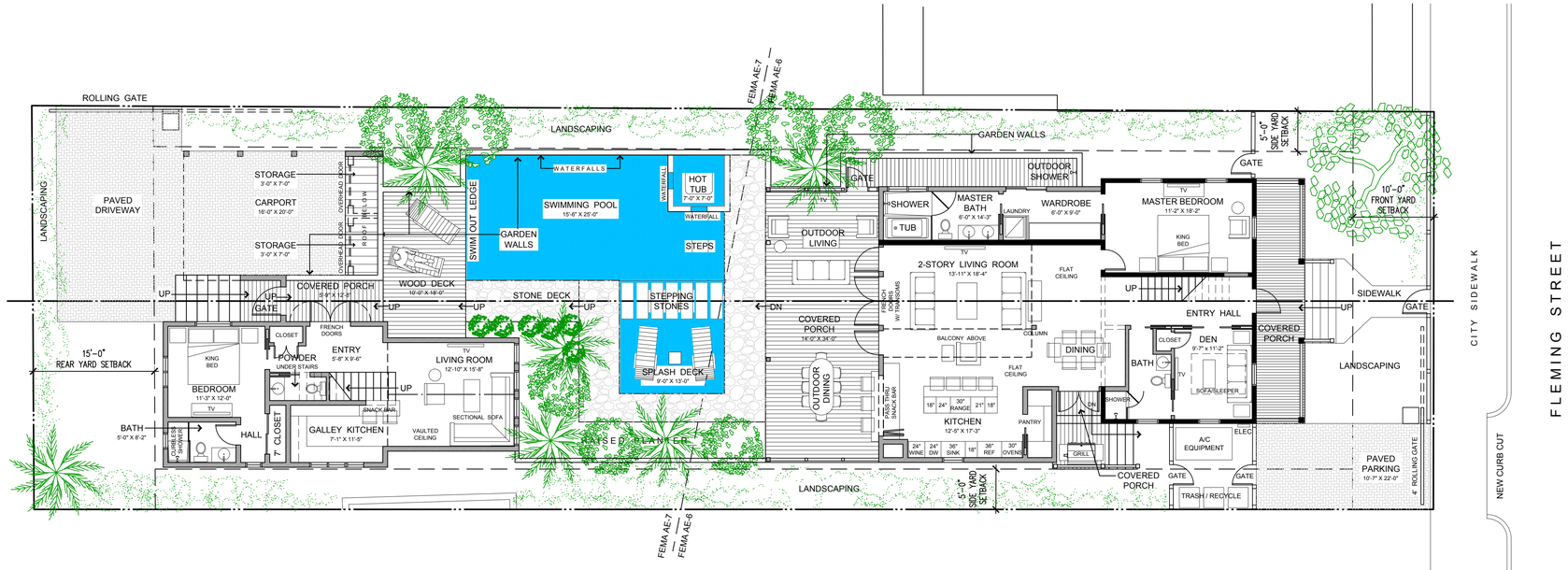
PREVIOUSLY APPROVED DESIGN



PROPOSED SITE PLAN – SECOND FLOOR PLAN
1/8"=1'-0"



PROPOSED SITE PLAN – FIRST FLOOR PLAN
1/8"=1'-0"

HARC

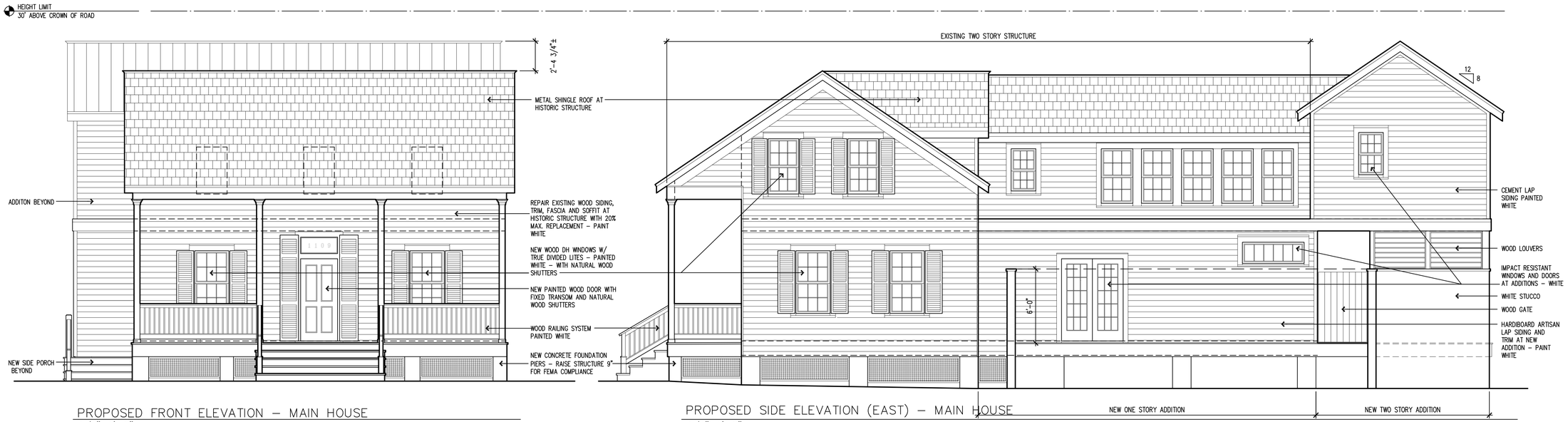
MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

Date 6.30.15

Project #

A-1



PROPOSED FRONT ELEVATION – MAIN HOUSE
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) – MAIN HOUSE
1/4"=1'-0"

EXISTING FRONT ELEVATION – MAIN HOUSE
1/4"=1'-0"

EXISTING SIDE ELEVATION (EAST) – MAIN HOUSE
1/4"=1'-0"

HARC

MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton ARCHITECTURE

Date 6.30.15

Project #

A-2

PROPOSED REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"

PROPOSED SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"

EXISTING REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"

EXISTING SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"

HARC

MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040

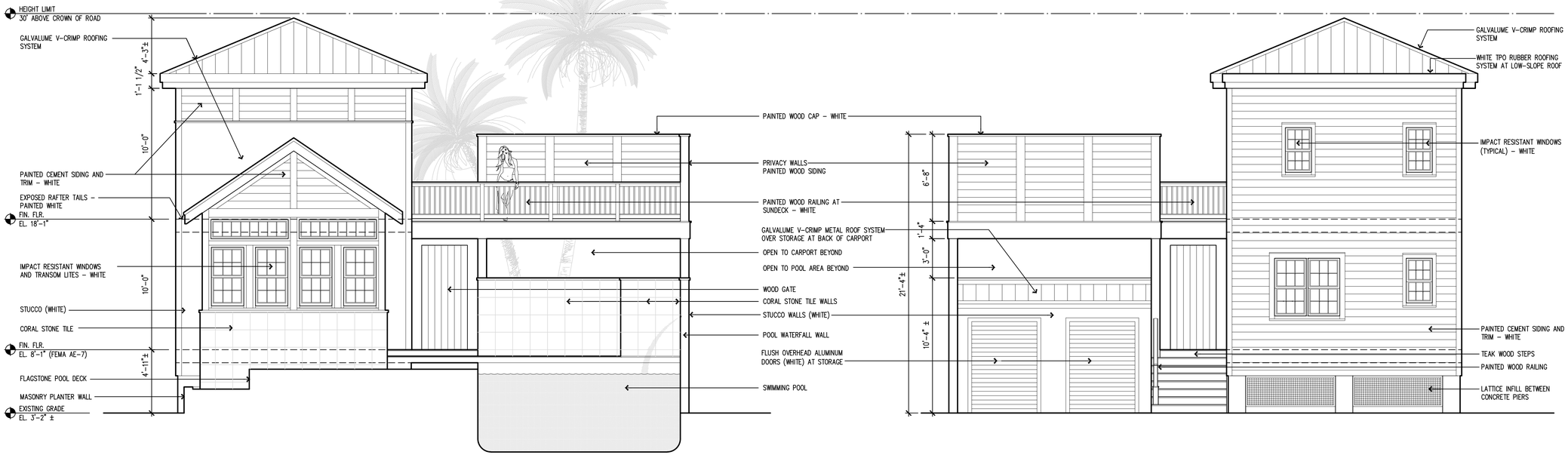
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton ARCHITECTURE

Date 6.30.15

Project #

A-3



FRONT ELEVATION – GUEST HOUSE
1/4"=1'-0"

REAR ELEVATION – GUEST HOUSE
1/4"=1'-0"

SITE DATA TABLE - 1109 FLEMING STREET

	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING	HMDR		
FLOOD ZONE	AE-6 AND AE-7		
SIZE OF SITE	8,587 SF		
HEIGHT	30'	25' ±	30'
FRONT SETBACK	10'	16' ±	UNCHANGED
SIDE SETBACK (EAST)	5'	8'-5" ±	5'-0"
SIDE SETBACK (WEST)	5'	10'-7" ±	5'-0"
REAR SETBACK	15'	6'-5" ±	15'
BUILDING COVERAGE	40% = 3,435 SF	2,694 SF (31.4%)	3,365 SF (39.2%)
IMPERVIOUS SURFACE	60% = 5,152 SF	2,409 SF (28.8%)	5,124 SF (59.7%)
OPEN SPACE	35% = 3,005 SF	4,939 SF (57.5%)	3,463 SF (40.0%)

BUILDING COVERAGE

40% ALLOWED
8,587 X 40% = 3,435 SF

EXISTING STRUCTURE TO REMAIN = 1,168 SF
PROPOSED ADDITION = 985 SF
PROPOSED GUEST COTTAGE + CARPORT = 1,212 SF
TOTAL BUILDING COVERAGE PROPOSED = 3,365 SF (39.2%)

IMPERVIOUS SURFACE RATIO

60% ALLOWED
8,587 X 60% = 5,152 SF

BUILDING COVERAGE = 3,365 SF
POOL AND DECK = 961 SF
A/C PAD = 28 SF
DRIVEWAY (FRONT) = 212 SF
DRIVEWAY (REAR) = 453 SF
FRONT SIDEWALK = 105 SF

TOTAL PROPOSED IMPERVIOUS SURFACE = 5,124 SF (59.7%)

HARC

MURZYN RESIDENCE
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Key West, FL 33040

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Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton ARCHITECTURE

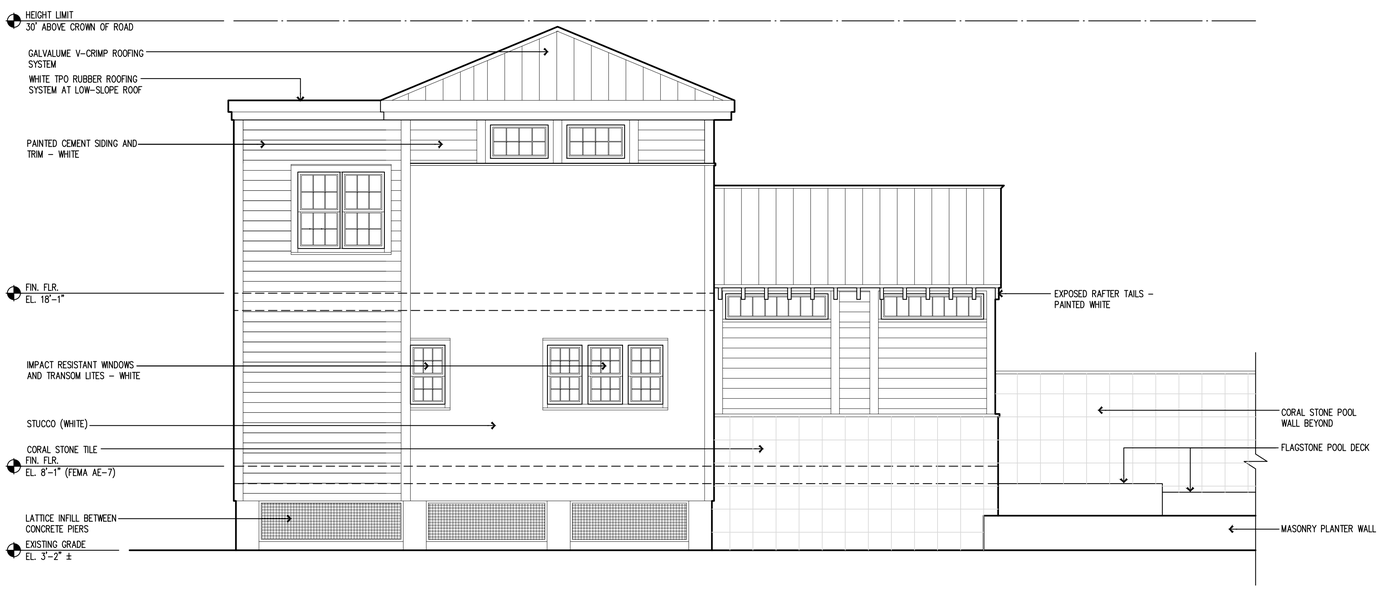
Date 6.30.15

Project #

A-4

SIDE ELEVATION (EAST) – GUEST HOUSE
SECTION THRU CARPORT
1/4"=1'-0"

SIDE ELEVATION (EAST) – GUEST HOUSE
1/4"=1'-0"



SIDE ELEVATION (WEST) – GUEST HOUSE
1/4"=1'-0"

HARC

MURZYN RESIDENCE
1109 Fleming Street
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. Stratton ARCHITECTURE

Date 6.30.15

Project #

A-5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., March 28, 2017 at Key West City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING EYEBROW HOUSE. NEW ONE-STORY SIDE ADDITION AND NEW SIDE AND REAR COVERED PORCHES TO MAIN HOUSE. NEW TWO-STORY FRONT PORCH FOR EXISTING ACCESSORY STRUCTURE AND CHANGES TO ROOF TO CREATE GABLE ENDS. DEMOLITION OF REAR AND SIDE PORCHES AT MAIN HOUSE. DEMOLITION OF TWO-STORY FRONT PORCH ON ACCESSORY STRUCTURE. PARTIAL DEMOLITION OF ROOF ON ACCESSORY STRUCTURE.

FOR- #1109 FLEMING STREET

Applicant – Bender and Associates **Application #H17-03-0006**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Albiona Balliu, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1109 Fleming Street, Key West, Fl 33040 on the 21 day of March, 20 17.

   This legal notice(s) contained an area of at least 8.5"x11".

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on March 28, 20 17.

   The legal notice(s) is/are clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is H17-03-0006

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: [signature]
Date: 3/21/2017
Address: Angela St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of March, 20 17.

By (Print name of Affiant) Albiona Balliu who is personally known to me ~~or has produced~~ _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Daina D. Katubi
Print Name: _____
Notary Public - State of Florida (seal)
My Commission Expires: _____

DAINA D. KATUBI
Commission # FF 086691
Expires February 5, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

1109
Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00005020-000000
Account #	1005207
Millage Group	10KW
Location Address	1109 FLEMING ST , KEY WEST
Legal Description	KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114 AND 79-115 OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73 (Note: Not to be used on legal documents)
Neighborhood	6108
Property Class	MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision	
Sec/Twp/Rng	31/67/25
Affordable Housing	No

Owner

MURZYN PAUL
16213 CHERRY TREE RD
NOBLESVILLE IN 46062-9431

Valuation

		2016	2015	2014	2013
+	Market Improvement Value	$409,534	$405,835	$611,122	$621,122
+	Market Misc Value	$1,807	$2,602	$760	$760
+	Market Land Value	$830,265	$571,014	$359,597	$334,509
=	**Just Market Value**	**$1,241,606**	**$979,451**	**$971,479**	**$956,391**
=	**Total Assessed Value**	**$1,077,396**	**$979,451**	**$641,501**	**$583,183**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$1,241,606**	**$979,451**	**$971,479**	**$956,391**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,722.00	Square Foot	50	170

Buildings

Building ID	4890	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	**Year Built**	2007
Building Type		**Foundation**	
Gross Sq Ft	1593	**Roof Type**	
Finished Sq Ft	1365	**Roof Coverage**	
Stories	2 Floor	**Flooring Type**	
Condition	GOOD	**Heating Type**	
Perimeter	214	**Bedrooms**	2
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	8	**Grade**	550
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,365	1,365	0
OPF	OP PRCH FIN LL	228	0	0
TOTAL		**1,593**	**1,365**	**0**

Building ID	303	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	**Year Built**	1925
Building Type		**Foundation**	WD CONC PADS
Gross Sq Ft	2324	**Roof Type**	GABLE/HIP
Finished Sq Ft	2042	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	CONC S/B GRND
Condition	GOOD	**Heating Type**	NONE with 0% NONE
Perimeter	316	**Bedrooms**	4
Functional Obs	0	**Full Bathrooms**	4
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	35	**Grade**	550
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	432	432	0
FLA	FLOOR LIV AREA	1,610	1,610	0
OPU	OP PR UNFIN LL	24	0	0
OPF	OP PRCH FIN LL	258	0	0
TOTAL		**2,324**	**2,042**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1983	1984	1	200 SF	2
PATIO	1979	1980	1	359 SF	2

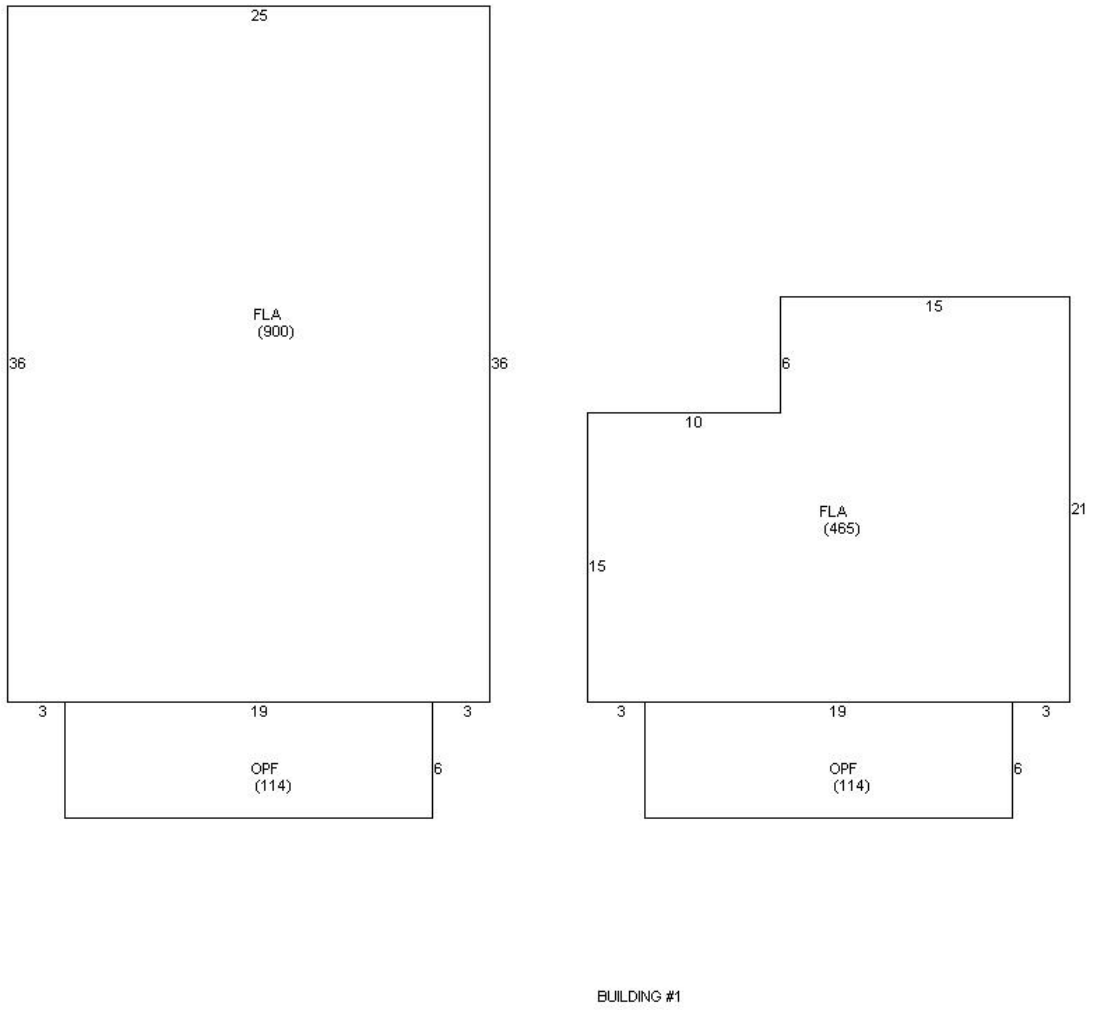
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/16/2014	$1,300,600	Warranty Deed		2717	1772	12 - Unqualified	Improved
7/28/2014	$100	Certificate of Title		2696	472	12 - Unqualified	Improved
3/24/2000	$500,000	Warranty Deed		1624	1837	Q - Qualified	Improved

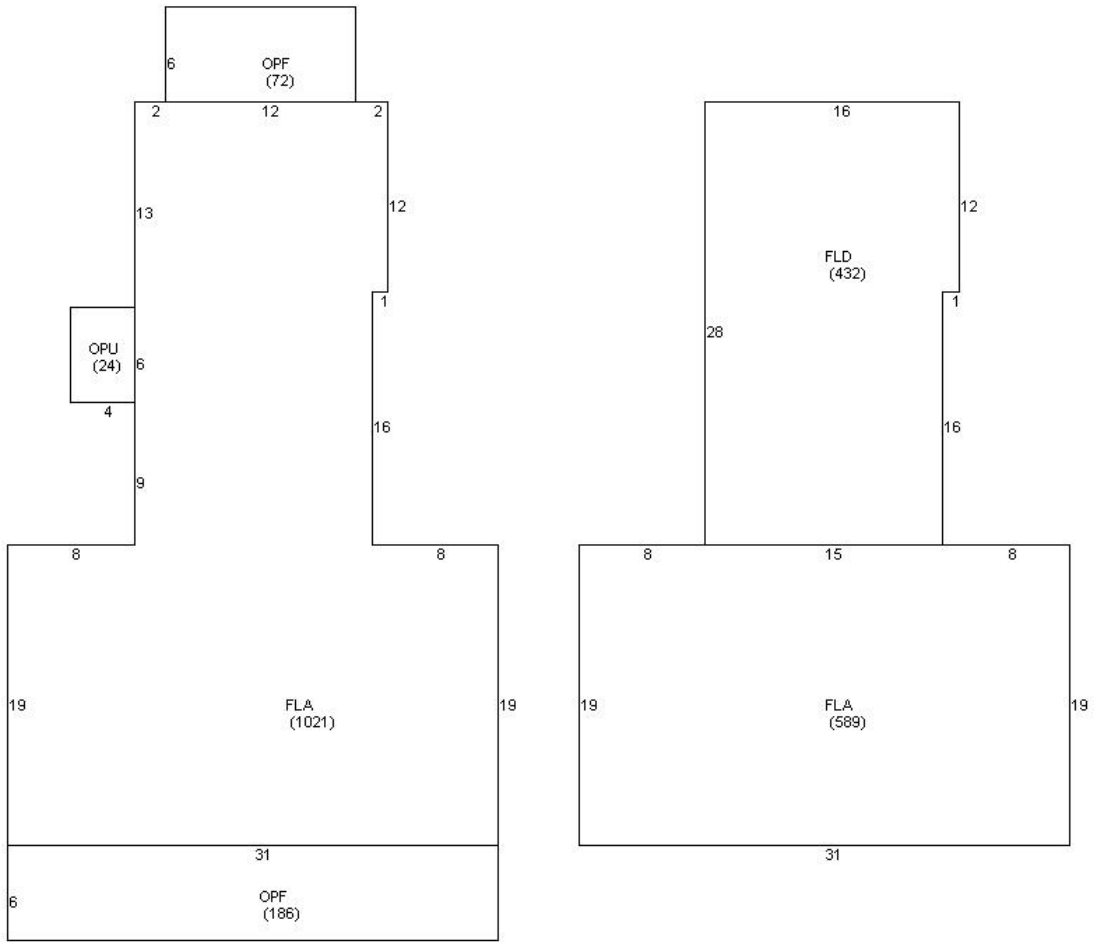
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2330	6/12/2015	2/11/2016	$3,000		DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES.
03-0345	10/6/2003	11/25/2003	$71,425		ADDITION BACK OF HOUSE
00-1007	4/26/2000	10/9/2001	$8,000		REPAIR/REPLACE KITCHEN/BA

Sketches (click to enlarge)



BUILDING #1



Photos

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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