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**Historic Architectural Review Commission  
Staff Report for Item 3a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** November 16, 2015

**Applicant:** William Shepler, Architect

**Application Number:** H15-01-1525

**Address:** #811 White Street

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**Description of Work:**

~~Extend attic area over front porch and change style of handrail on new house.~~  
New roof over second floor front porch.

**Site Facts:**

The building in question is of new construction. Built in 2014, the new house is located on the southeast corner of White and Petronia Streets.

**Guidelines Cited in Review:**

- Additions and alterations- New construction (pages 36-38a); specifically guidelines for additions 1, 2, 3, and 7.

**Staff Analysis**

On October 27, the Commission motioned to postpone this item and gave recommendations to the applicant for a more appropriate design. The applicant submitted revised drawings with a new roof configuration for the second front porch that will not require demolition. The plan also depicts the actual cable railings to be kept at the second floor front porch.

**Consistency with Cited Guidelines**

The proposed design is for a non-historic new structure. The alterations to the new house will not have any impact on surrounding buildings.

It is staff's opinion that the proposed addition is consistent with the cited guidelines for additions.

# APPLICATION

Bldg +

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

HARC PERMIT NUMBER 15-01-1525	BUILDING PERMIT NUMBER 15-4053	INITIAL & DATE Misch 9/30/15
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
		SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO %

ADDRESS OF PROPOSED PROJECT:

811 White Street

# OF UNITS 1

RE # OR ALTERNATE KEY:

1025968

NAME ON DEED:

PPKW LLC

PHONE NUMBER

219-793-2232

OWNER'S MAILING ADDRESS:

101 GULFVIEW DR #205

EMAIL

ISLAMORADA, FL

33036

CONTRACTOR COMPANY NAME:

PPKW LLC

PHONE NUMBER

219-793-2232

CONTRACTOR'S CONTACT PERSON:

PAUL MISCH

EMAIL

MISCH1225@GMAIL.COM

ARCHITECT / ENGINEER'S NAME:

SHEPHER

PHONE NUMBER

219-793-2232

ARCHITECT / ENGINEER'S ADDRESS:

Key West, Florida

EMAIL

MISCH1225@GMAIL.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:

10,000.00

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:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Extend ATTIC AREA OVER FRONT PORCH AND change style of HAND RAIL

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	OWNER PRINT NAME: PAUL A. MISCH	QUALIFIER PRINT NAME: PAUL MISCH PPKW LLC
OWNER SIGNATURE:	OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:	
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 28 DAY OF SEPTEMBER, 2015	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 28 DAY OF SEPTEMBER, 2015	
MARGO NAGY Lake County My Commission Expires December 3, 2018	MARGO NAGY Lake County My Commission Expires December 3, 2018	
Personally known or produced DRIVERS LICENSE as identification.	Personally known or produced DRIVERS LICENSE as identification.	

52946/15101 OK 10/15/15

App fee \$\$\$

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  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:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  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](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  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:
FRONT OFFICE OVER DECK	same	same
HAND RAIL -	WIRE	WOOD

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 \_\_\_\_\_

Open: KEYWBLD Type: OC Drawer: 1  
 Date: 9/30/15 53 Receipt no: 33709  
 2015 1001525  
 PT \* BUILDING PERMITS-NEN  
 1.00 \$100.00  
 Trans number: 3069292  
 via VISA/MASTERC \$100.00  
 Trans date: 9/30/15 Time: 15:22:02

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>New construction. Built in 2014</i>			
<i>Guidelines for additions/alterations.</i>			
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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

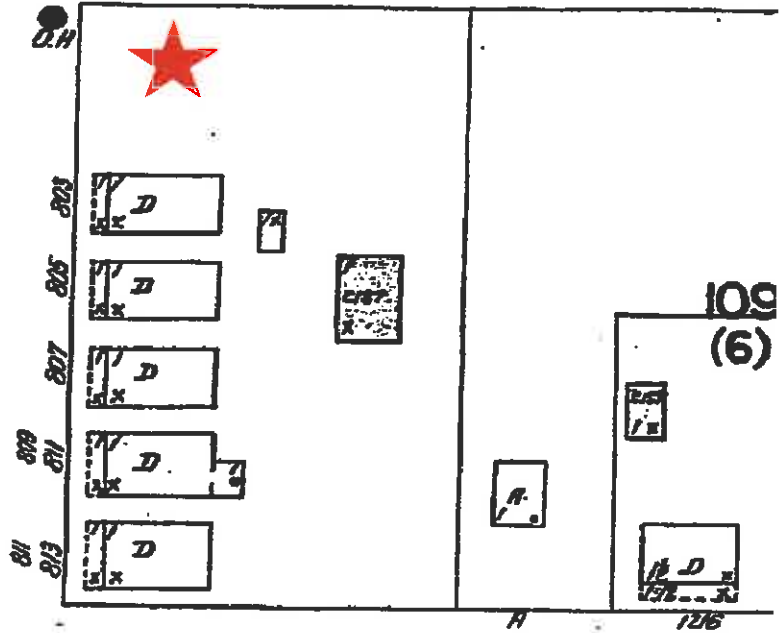
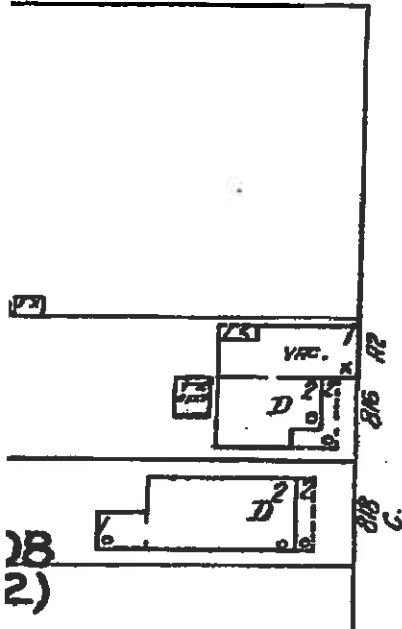
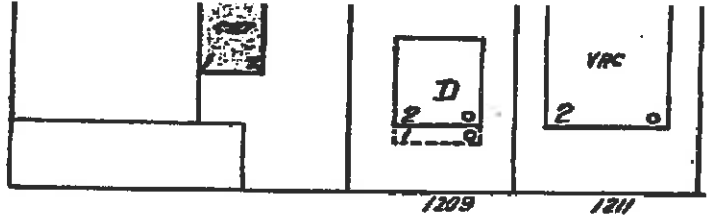
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

# SANBORN MAPS



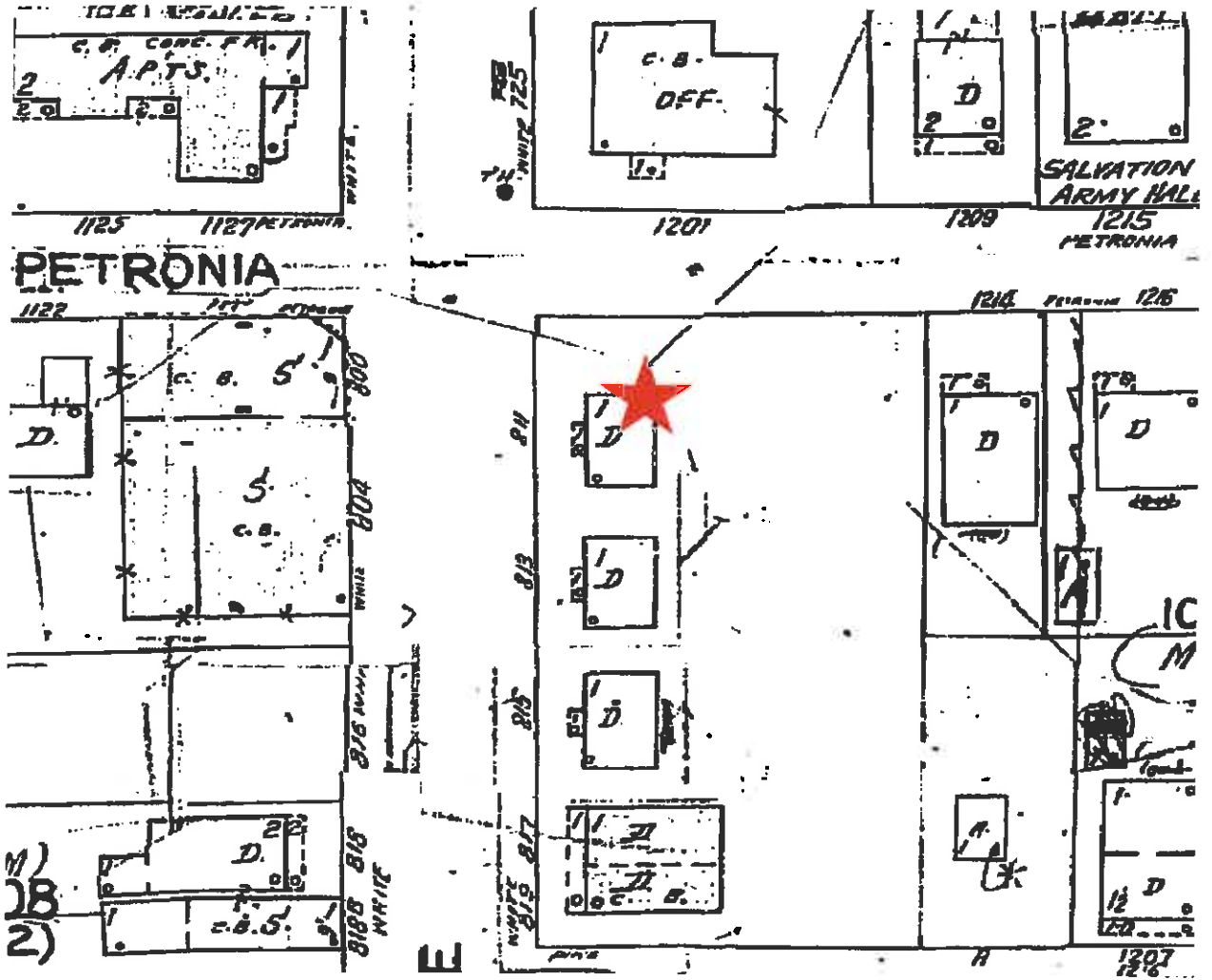
PETRONIA



#811 White Street Sanborn map 1926







#811 White Street Sanborn map 1962

# PROJECT PHOTOS





ONE WAY  
→

DO NOT ENTER



813

TOYOTA

THULE

ONE HUMAN FAMILY



STONE SOUP  
gallery & frame shop

INDAS  
PERUVIAN  
RESTAURANT

INDAS  
PERUVIAN  
RESTAURANT

RESTAURANT

800



**B B**  
Barroso Insurance

**TOW AWAY ZONE**  
NO PARKING IN THIS ZONE  
EXCEPT FOR THE PURPOSES OF  
REPAIRS OR MAINTENANCE  
ON THE PREMISES

Parking for  
Barroso Insurance  
Office Hours  
8:00am - 5:00pm  
Mon - Fri

No Block  
Loading Zone  
No  
Drops Off  
Pick-Up

**PERMIT  
PARKING  
ONLY**  
No. of Permits  
Issued: 10/15/2011

254-7127









# REVISED DESIGN

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE ALL WORK, BOTH INTERIOR AND EXTERIOR WITH DRAWINGS BY ENGINEERS FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, CIVIL, AND ALL AFFECTED DISCIPLINES.
- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREON. THESE PLANS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER LOCATION.
- THERE SHALL BE NO DEVIATION FROM THE INTENT OF THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
- ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.
- BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. IF ANY CONFLICT AMONG THE ABOVE, THE MOST STRINGENT REQUIREMENT SHALL GOVERN THE WORK.
- ANY CHANGES MADE PRIOR TO APPROVAL BY THE OWNER AND/OR ARCHITECT ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY HAVE TO RESTORE ALL CHANGES TO CONFORM TO PLANS WITHOUT ADDITIONAL COMPENSATION.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS SHALL BEAR THE SEAL OF THE REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED BY DIMENSIONS, DETAIL OR SCHEDULE, SHALL BE OBTAINED FROM THE ARCHITECT.
- THE CONTRACTOR SHALL CHECK AND COORDINATE THE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (CURRENT EDITION) AND THE MONROE COUNTY CODE.
- PORTABLE REST ROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS AND VENT WASTE AND DRAIN SYSTEMS ALL TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, AND FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICES.
- ALL INTERIOR WALLS WILL HAVE SOUND ATTENUATION BLANKET BETWEEN STUDS.
- ALL PLASTIC PIPES WILL HAVE SOUND INSULATION WRAP AND ALL PENETRATIONS AND STRAPS WILL BE INSULATED FOR SOUND.
- ALL BOLTS, CLIPS, HANGERS ETC. SHALL BE GALVANIZED (90 MINIMUM)
- CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301, AND FLORIDA BUILDING CODE, FC=4.0 KSI IN 28 DAYS OR AS INDICATED IN STRUCTURAL NOTES AND DETAILS.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO WFC LAST EDITION.
- NO PIPE, CONDUIT, OR JUNCTION BOXES TO BE PLACED IN THE SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
- NEW CONCRETE EXPOSED TO DIRECT SUN SHALL BE SPRAYED OR MAPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE CAN BE COVERED AND SOAKED WITH WATER.
- CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL FORMS SHALL BE WET JUST PRIOR TO PLACING CONCRETE.
- ALL SOILS TO BE TREATED FOR BUG INFESTATION PRIOR TO ANY POURS OR COVERINGS.
- ALL FOUNDATION OPENINGS, WALL OPENINGS, FLOOR OPENINGS, ELECTRICAL BOXES, AND PENETRATIONS OF ANY KIND SHALL BE SEALED WITH NONFLAMMABLE, HIGH DENSITY FOAM.
- THESE PLANS WERE DESIGNED TO MEET FLORIDA BUILDING CODE ASCE 7-98 AND WIND LOAD DESIGN IS BASED ON 180 MPH PER HOUR.
- ALLOWANCE CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. ALLOWANCES SUMS SHALL INCLUDE ITEMS SELECTED BY OWNER. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
- PERMIT: CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.
- LIVE LOADS USED IN DESIGN: (SEE STRUCTURAL)
  - A. WIND VELOCITY.....180 MPH AS PER ASCE 7-98

**GENERAL STRUCTURAL NOTES**

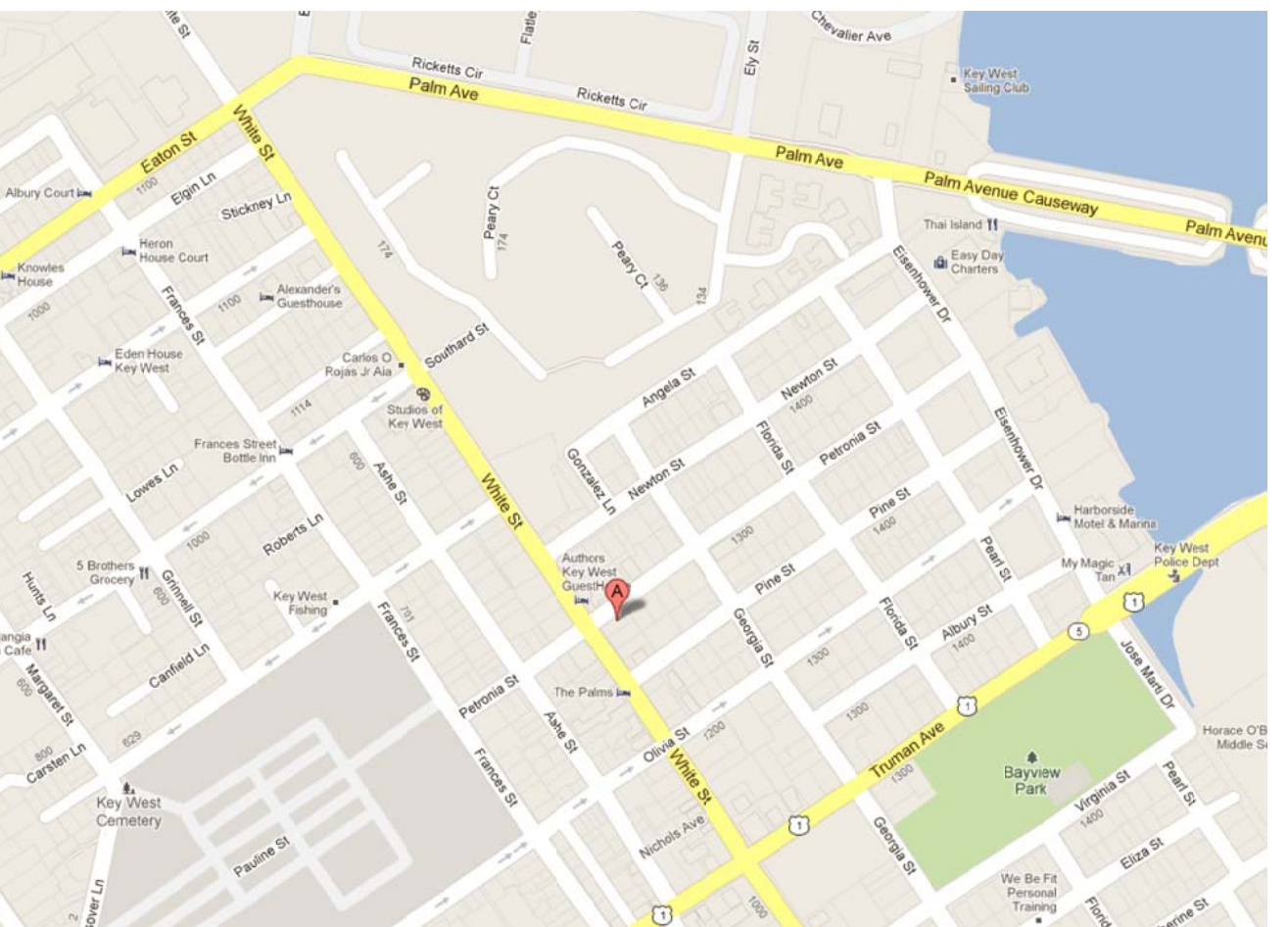
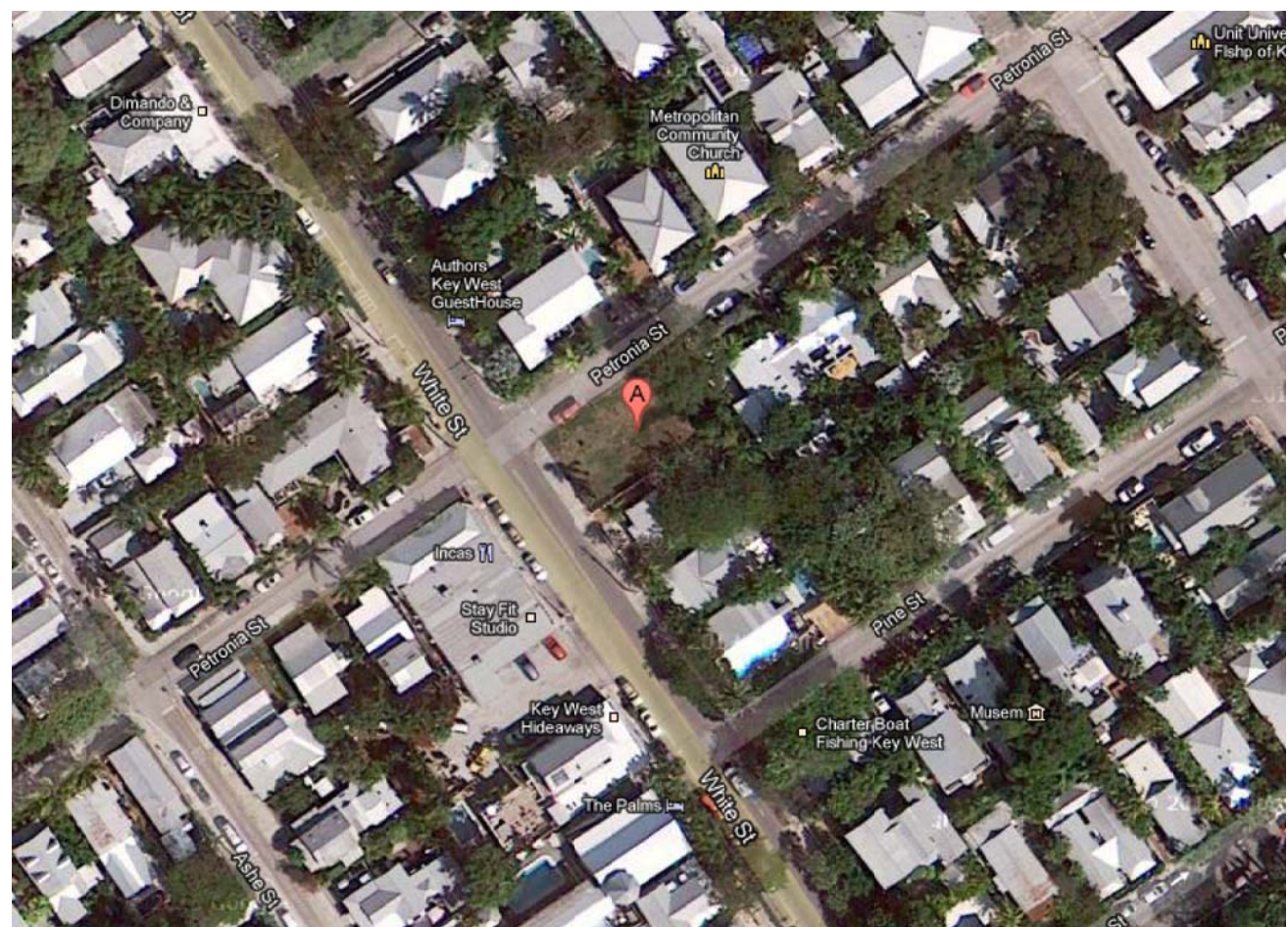
- ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LITEL AND REQUIRED CONNECTIONS ARE CONTRACTOR'S COMPLETE RESPONSIBILITY.
- PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUB-CONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC., REQUIRED FOR INSTALLATION OF HIS ITEMS.
- PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AS WELL AS STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISHED BY STEEL SUPPLIER AND INSTALLED BY CONCRETE CONTRACTOR, UNLESS APPROVED OTHERWISE BY ARCHITECT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK.
- PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE. BRACING, SHOWING, AND OTHER SAFETY PRECAUTIONS ARE SOLE RESPONSIBILITY OF CONTRACTOR.
- SUBMIT SHOP AND ERECTION DRAWING FOR ALL REINFORCING, CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECK TO ENGINEER FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.
- WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS INDICATED IN THE SPECIFICATIONS AND OR DETAILS.
- ALL CONCRETE, MAJOR STEEL AND MAJOR WOOD SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER.

**DRAWING LIST:**

A11:	SITE PLAN / SITE DATA / NOTES / SCHEDULES
AE21	EXISTING ELEVATIONS
A31	PROPOSED ELEVATIONS
AE31	EXISTING ELEVATIONS
A32	PROPOSED ELEVATIONS

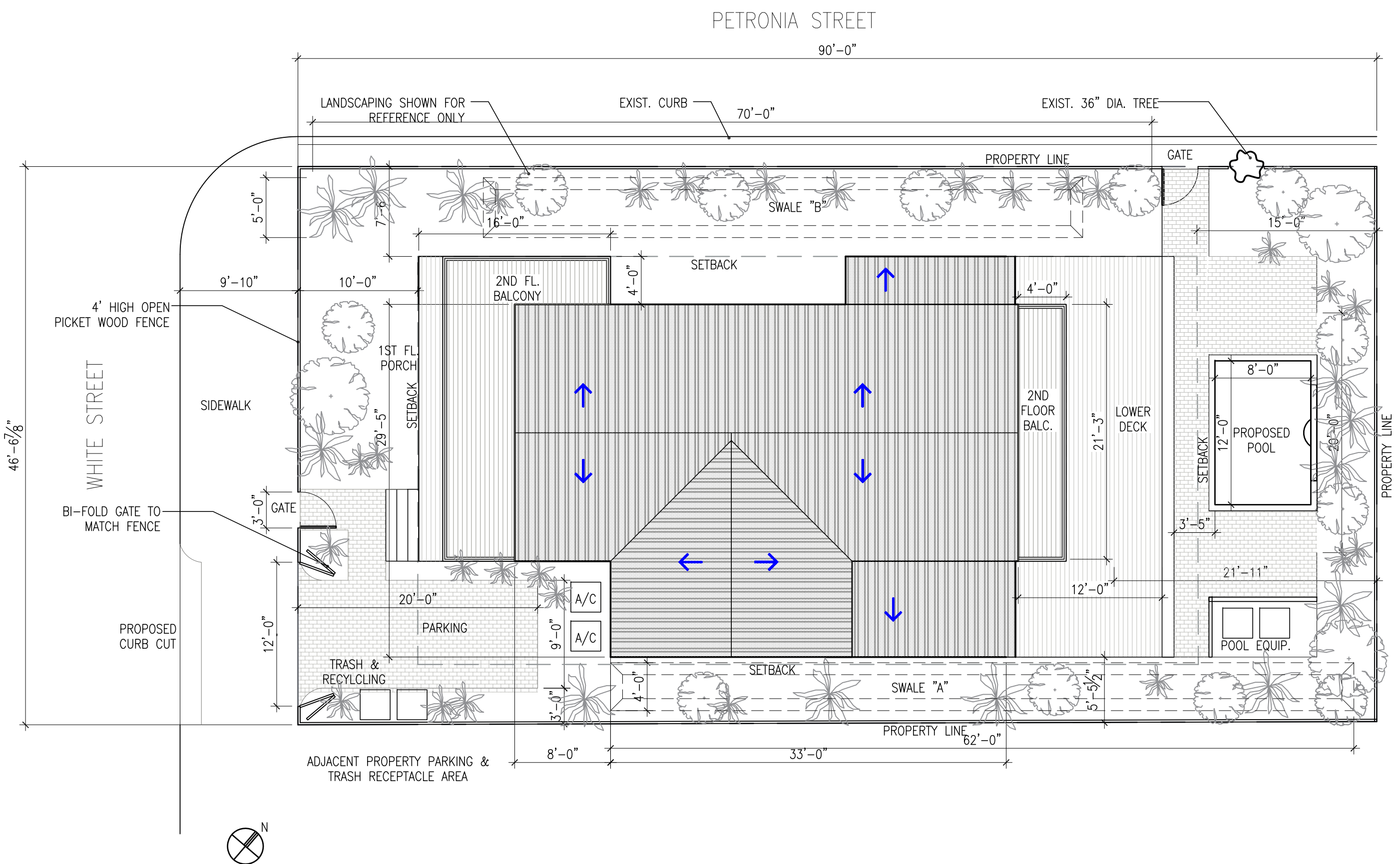
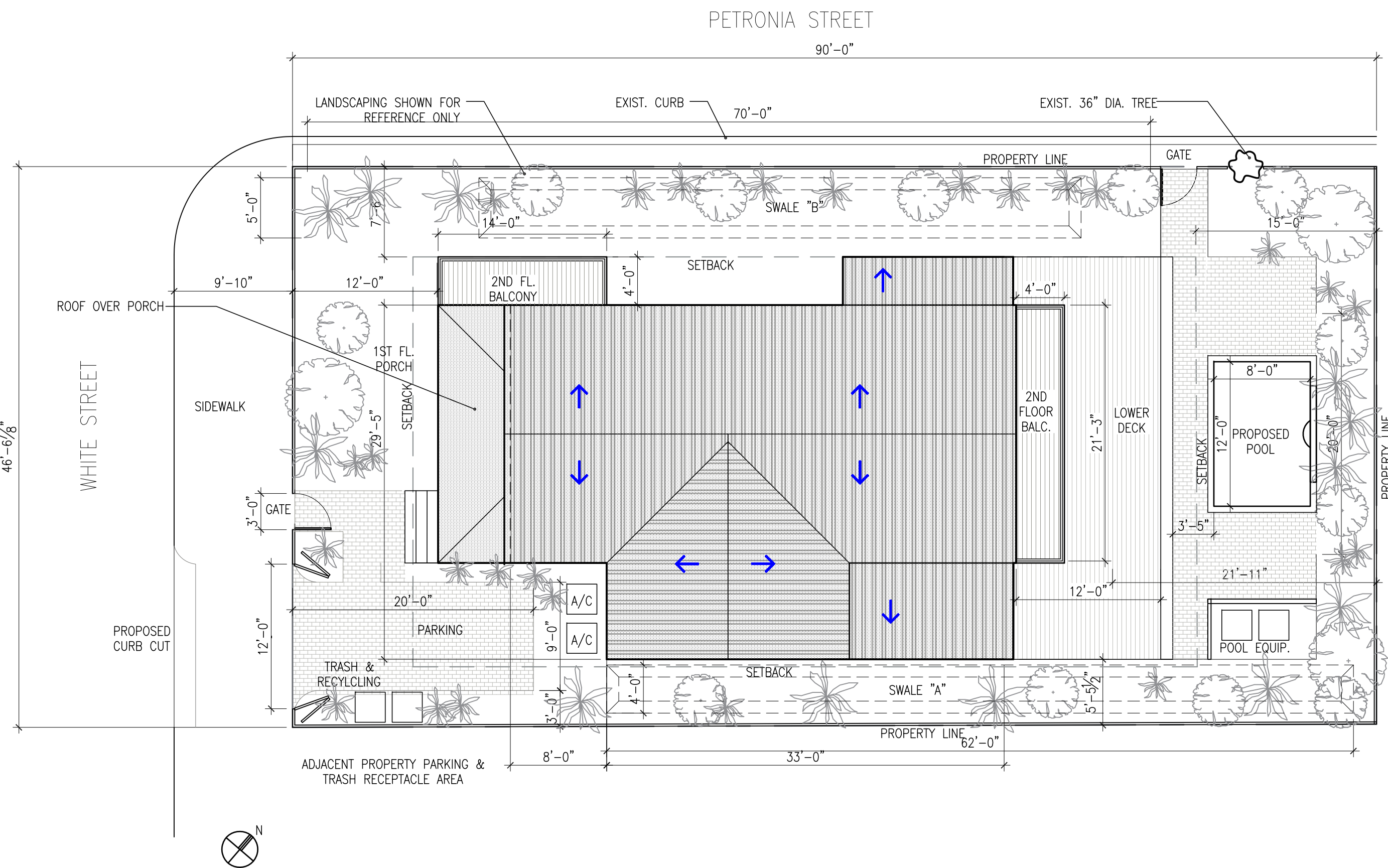
**SITE DATA**

	ALLOWED	PROPOSED	COMPLIANCE
HEIGHT	30'	28'-7.5"	Yes
BUILDING COVERAGE	40%	1,497 s.f. (35.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	2,086 s.f. (49.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,191.3 s.f.	Yes
LOT WIDTH	Min. 40'	46.57'	Yes
LOT DEPTH	Min. 90'	90'	Yes
FRONT SETBACK	Min. 10'	12'-1"	Yes
SIDE SETBACK	Min. 5'	5'-5"	Yes
STREET SIDE SETBACK	Min. 7.5'	7'-6"	Yes
REAR SETBACK	Min. 15'	25'-12"	Yes



**2 AERIAL VIEW**  
A1.1 SCALE: NTS

**3 LOCATION MAP**  
A1.1 SCALE: NTS



**wsa**  
william shepler  
architect

Tel: 305-890-6191  
Email: info@wshepler.com

Consultants:  
**Meridian Engineering**  
201 Front Street, Key West FL  
Tel: 305-293-3263

- Submissions / Revisions:
- H.A.R.C.: 2013.04.11
  - BID SET: 2013.05.20
  - PERMIT SET: 2013.07.11
  - REV.1 - WINDOWS: 2013.09.13
  - REV.2 - WINDOWS/DECS: 2013.09.23
  - REV.3 - MASTER CL: 2013.10.24
  - REV.4 - MASTER BA: 2013.11.07
  - H.A.R.C. REVISION: 2015.09.28
  - H.A.R.C. REVISION 2: 2015.11.2

**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

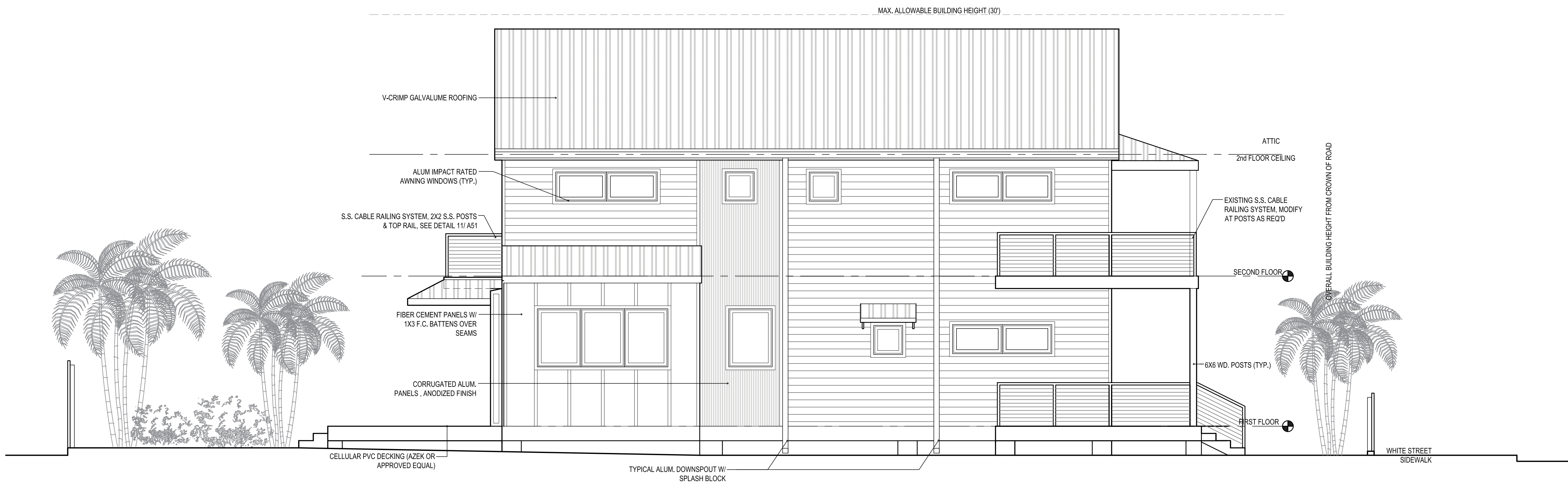
Drawing Size: 24x36 | Project #: 13014

Title:  
**SITE PLAN, SITE DATA, NOTES, SCHEDULES**

Sheet Number:

**A-1.1**

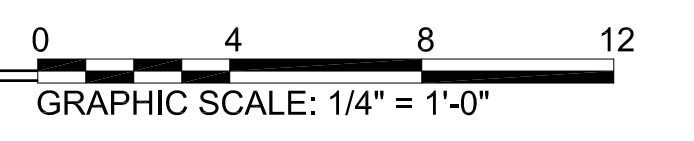
Date: - AUGUST 31, 2015  
©2015 by William Shepler Architect



**2** NORTH (PETRONIA ST.) ELEVATION  
 A3.1 SCALE: 1/4"=1'-0"



**1** WEST (WHITE STREET) ELEVATION  
 A3.1 SCALE: 1/4"=1'-0"



**811 WHITE STREET**  
 KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 Project #: 13014

**PROPOSED ELEVATIONS**

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

**A-3.1**

H.A.R.C.:	2013.04.11
BD SET:	2013.05.20
PERMIT SET:	2013.07.11
REV.1 - WINDOWS:	2013.09.13
REV.2 - WINDOWS/DRS:	2013.09.23
REV.3 - MASTER CL:	2013.10.24
REV.4 - MASTER BA:	2013.11.07
H.A.R.C. REVISION:	2015.09.28
H.A.R.C. REVISION 2:	2015.11.2



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



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



**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36  
Project #: 13014

Title:

**PROPOSED ELEVATIONS**

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

Sheet Number:

**A-3.2**

Date: - AUGUST 31, 2015

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2  
AC-1 PETRONIA STREET LOOKING SOUTH  
SCALE: 1/16"=1'-0"



1  
AC-1 WHITE STREET LOOKING EAST  
SCALE: 1/16"=1'-0"

811 WHITE STREET  
KEY WEST, FL  
RESIDENTIAL PORCH  
ADDITION PROJECT

Drawing Size 11X17 Project #: 13-013

Title:

CONTEXTUAL  
ELEVATIONS

Scale:

Sheet Number:

AC-1

Date: November 3, 2015

©2015 by William Shepler Architect



PREVIOUSLY SUBMITTED DESIGN

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE ALL WORK, BOTH INTERIOR AND EXTERIOR WITH DRAWINGS BY ENGINEERS FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, CIVIL, AND ALL AFFECTED DISCIPLINES.
- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREON. THESE PLANS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER LOCATION.
- THERE SHALL BE NO DEVIATION FROM THE INTENT OF THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
- ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.
- BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. IF ANY CONFLICT AMONG THE ABOVE, THE MOST STRINGENT REQUIREMENT SHALL GOVERN THE WORK.
- ANY CHANGES MADE PRIOR TO APPROVAL BY THE OWNER AND/OR ARCHITECT ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY HAVE TO RESTORE ALL CHANGES TO CONFORM TO PLANS WITHOUT ADDITIONAL COMPENSATION.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS SHALL BEAR THE SEAL OF THE REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED BY DIMENSIONS, DETAIL OR SCHEDULE, SHALL BE OBTAINED FROM THE ARCHITECT.
- THE CONTRACTOR SHALL CHECK AND COORDINATE THE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (CURRENT EDITION) AND THE MONROE COUNTY CODE.
- PORTABLE REST ROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS AND VENT WASTE AND DRAIN SYSTEMS ALL TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, AND FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICES.
- ALL INTERIOR WALLS WILL HAVE SOUND ATTENUATION BLANKET BETWEEN STUDS.
- ALL PLASTIC PIPES WILL HAVE SOUND INSULATION WRAP AND ALL PENETRATIONS AND STRAPS WILL BE INSULATED FOR SOUND.
- ALL BOLTS, CLIPS, HANGERS ETC. SHALL BE GALVANIZED (90 MINIMUM)
- CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301, AND FLORIDA BUILDING CODE, FC=4.0 KSI IN 28 DAYS OR AS INDICATED IN STRUCTURAL NOTES AND DETAILS.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO WFC LASTEST EDITION.
- NO PIPE, CONDUIT, OR JUNCTION BOXES TO BE PLACED IN THE SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
- NEW CONCRETE EXPOSED TO DIRECT SUN SHALL BE SPRAYED OR MAPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE CAN BE COVERED AND SOAKED WITH WATER.
- CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL FORMS SHALL BE WET JUST PRIOR TO PLACING CONCRETE.
- ALL SOILS TO BE TREATED FOR BUG INFESTATION PRIOR TO ANY POURS OR COVERINGS.
- ALL FOUNDATION OPENINGS, WALL OPENINGS, FLOOR OPENINGS, ELECTRICAL BOXES, AND PENETRATIONS OF ANY KIND SHALL BE SEALED WITH NONFLAMMABLE, HIGH DENSITY FOAM.
- THESE PLANS WERE DESIGNED TO MEET FLORIDA BUILDING CODE ASCE 7-98 AND WIND LOAD DESIGN IS BASED ON 180 MILES PER HOUR.
- ALLOWANCE CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. ALLOWANCES SUMS SHALL INCLUDE ITEMS SELECTED BY OWNER. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
- PERMITS: CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.
- LOADS USED IN DESIGN: (SEE STRUCTURAL)
  - A. WIND VELOCITY.....180 MPH AS PER ASCE 7-98

**GENERAL STRUCTURAL NOTES**

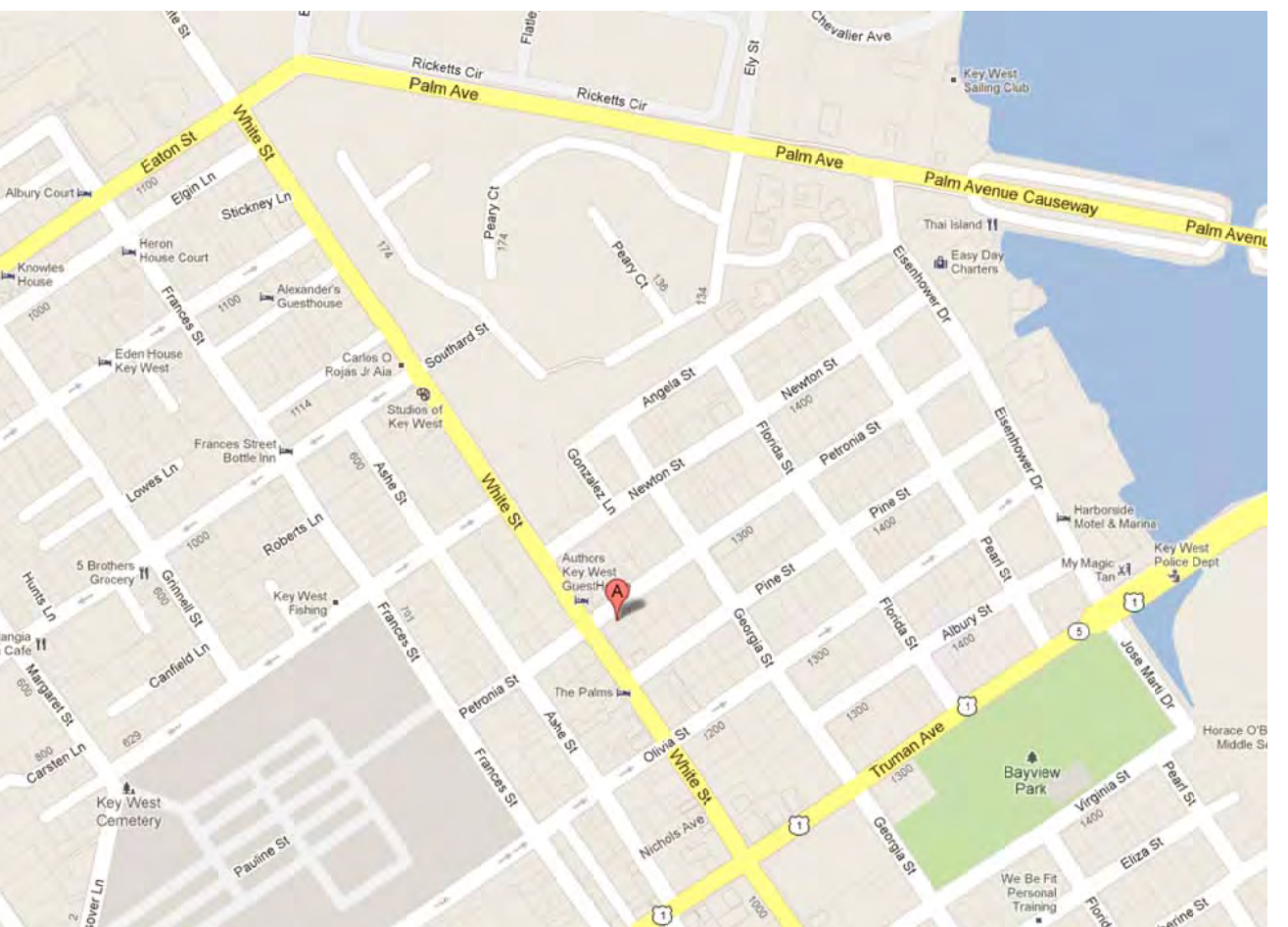
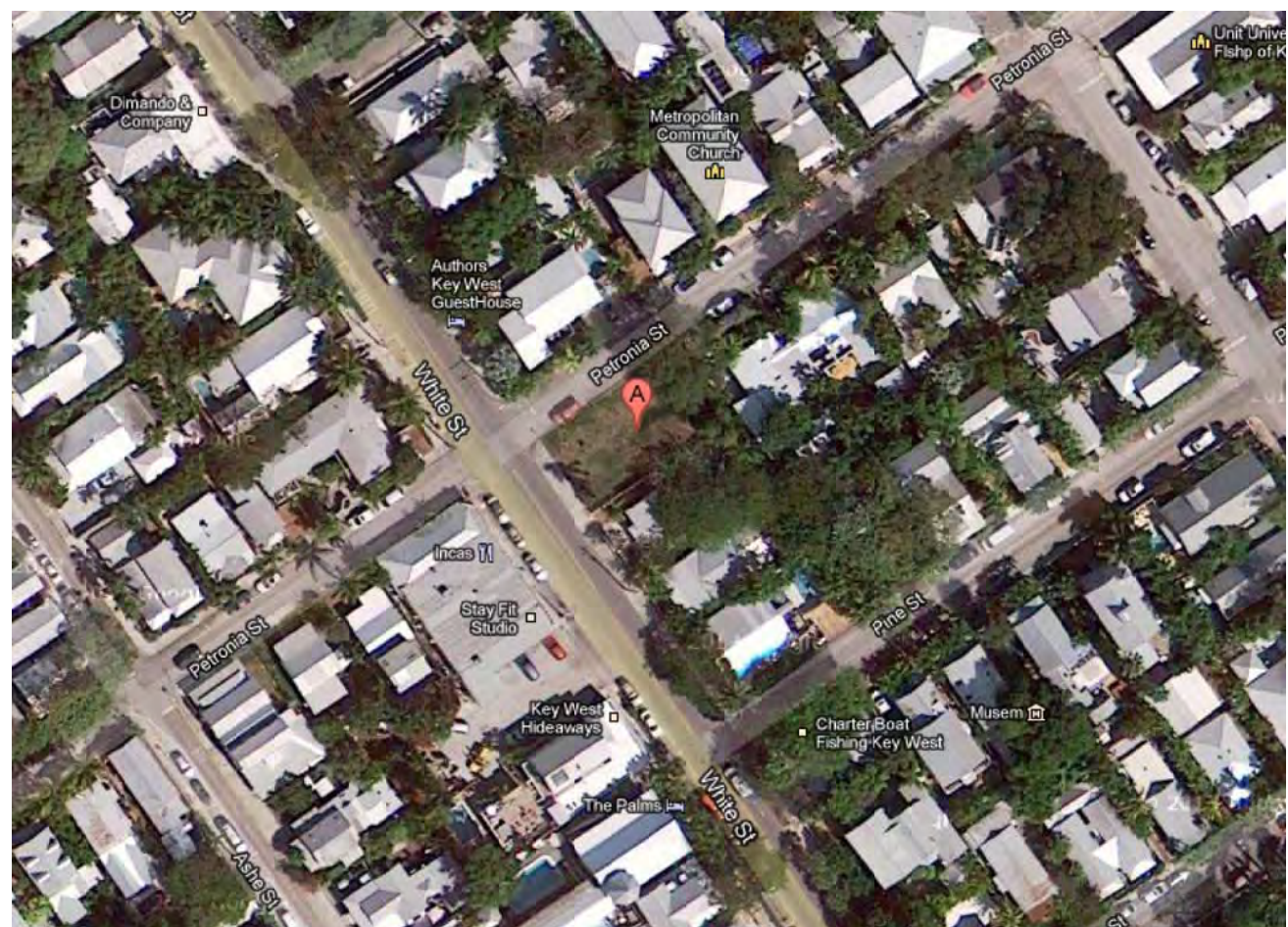
- ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LITEL AND REQUIRED CONNECTIONS ARE CONTRACTOR'S COMPLETE RESPONSIBILITY.
- PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUB-CONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC., REQUIRED FOR INSTALLATION OF HIS ITEMS.
- PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AS WELL AS STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISHED BY STEEL SUPPLIER AND INSTALLED BY CONCRETE CONTRACTOR, UNLESS APPROVED OTHERWISE BY ARCHITECT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK.
- PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE. BRACING, SHOWING, AND OTHER SAFETY PRECAUTIONS ARE SOLE RESPONSIBILITY OF CONTRACTOR.
- SUBMIT SHOP AND ERECTION DRAWING FOR ALL REINFORCING, CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECK TO ENGINEER FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.
- WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS INDICATED IN THE SPECIFICATIONS AND OR DETAILS.
- ALL CONCRETE, MAJOR STEEL AND MAJOR WOOD SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER.

**DRAWING LIST:**

A11:	SITE PLAN / SITE DATA / NOTES / SCHEDULES
AE21	EXISTING ELEVATIONS
A31	PROPOSED ELEVATIONS
AE31	EXISTING ELEVATIONS
A32	PROPOSED ELEVATIONS

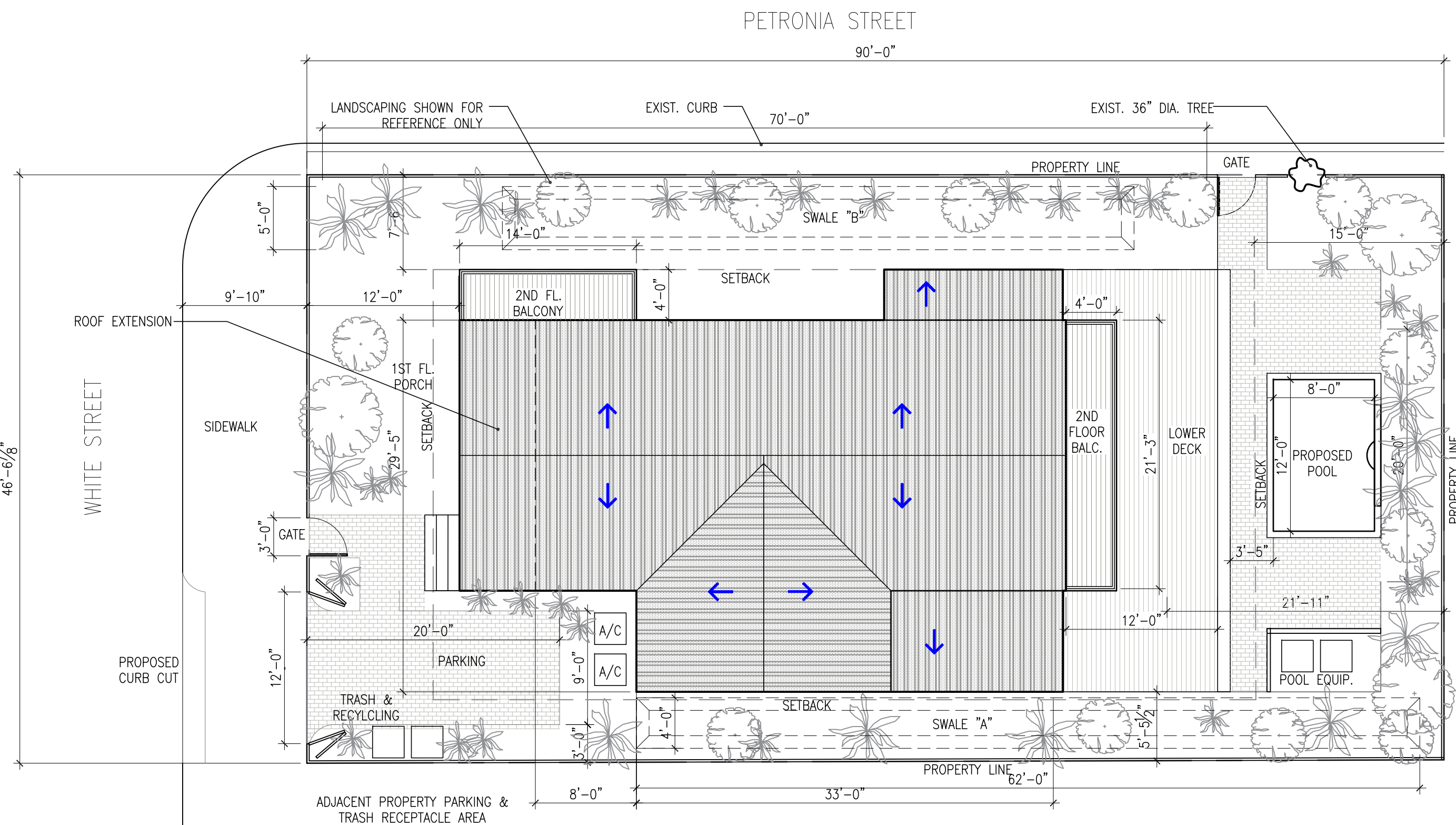
**SITE DATA**

	ALLOWED	PROPOSED	COMPLIANCE
HEIGHT	30'	28'-7.5"	Yes
BUILDING COVERAGE	40%	1,497 s.f. (35.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	2,086 s.f. (49.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,191.3 s.f.	Yes
LOT WIDTH	Min. 40'	46.57'	Yes
LOT DEPTH	Min. 90'	90'	Yes
FRONT SETBACK	Min. 10'	12'-1"	Yes
SIDE SETBACK	Min. 5'	5'-5"	Yes
STREET SIDE SETBACK	Min. 7.5'	7'-6"	Yes
REAR SETBACK	Min. 15'	25'-12"	Yes

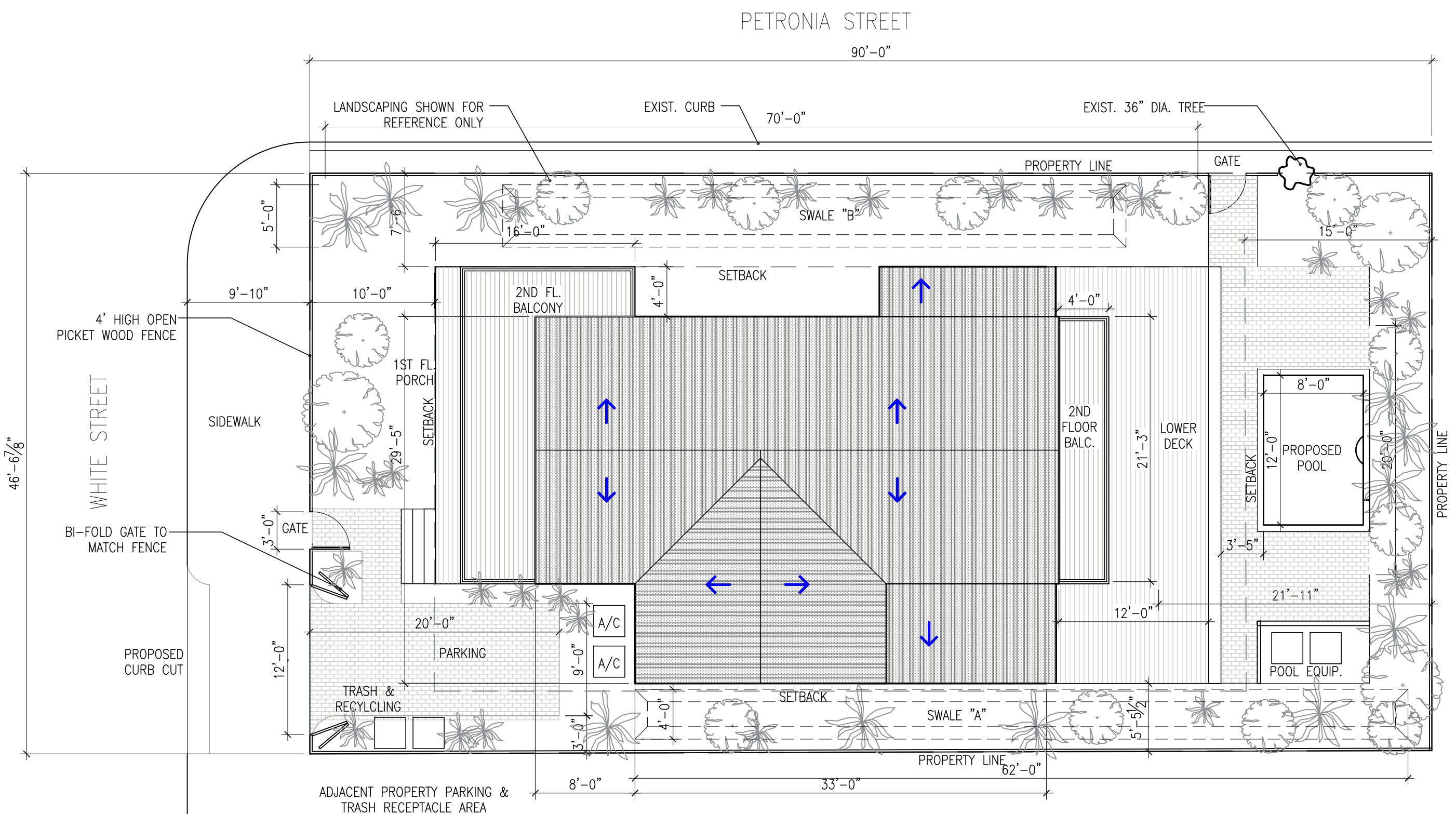


**2 AERIAL VIEW**  
A1.1 SCALE: NTS

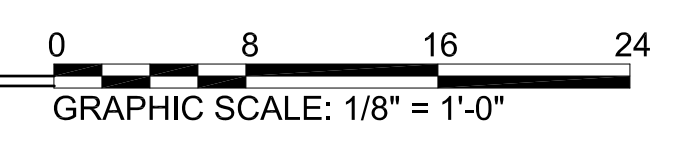
**3 LOCATION MAP**  
A1.1 SCALE: NTS



**2 PROPOSED SITE PLAN**  
A1.1 SCALE: 1/8"=1'-0"



**1 EXISTING SITE PLAN**  
A1.1 SCALE: 1/8"=1'-0"



**wsa**  
william shepler  
architect

Tel: 305-890-6191  
Email: info@wshepler.com

Consultants:  
**Meridian Engineering**  
201 Front Street, Key West FL  
Tel: 305-293-3263

Submissions / Revisions:

- H.A.R.C.: 2013.04.11
- BID SET: 2013.05.20
- PERMIT SET: 2013.07.11
- REV.1 - WINDOWS: 2013.09.13
- REV.2 - WINDOWS/DECS: 2013.09.23
- REV.3 - MASTER CL: 2013.10.24
- REV.4 - MASTER BA: 2013.11.07
- H.A.R.C. REVISION: 2015.08.31

**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 13014

Title:  
**SITE PLAN, SITE DATA, NOTES, SCHEDULES**

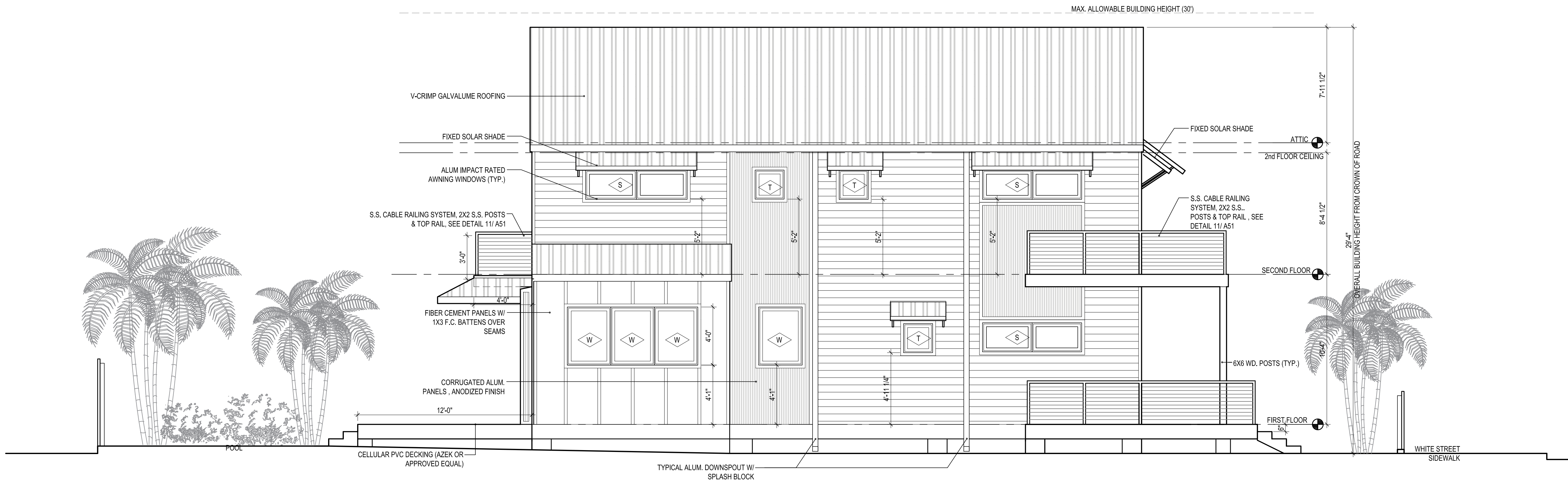
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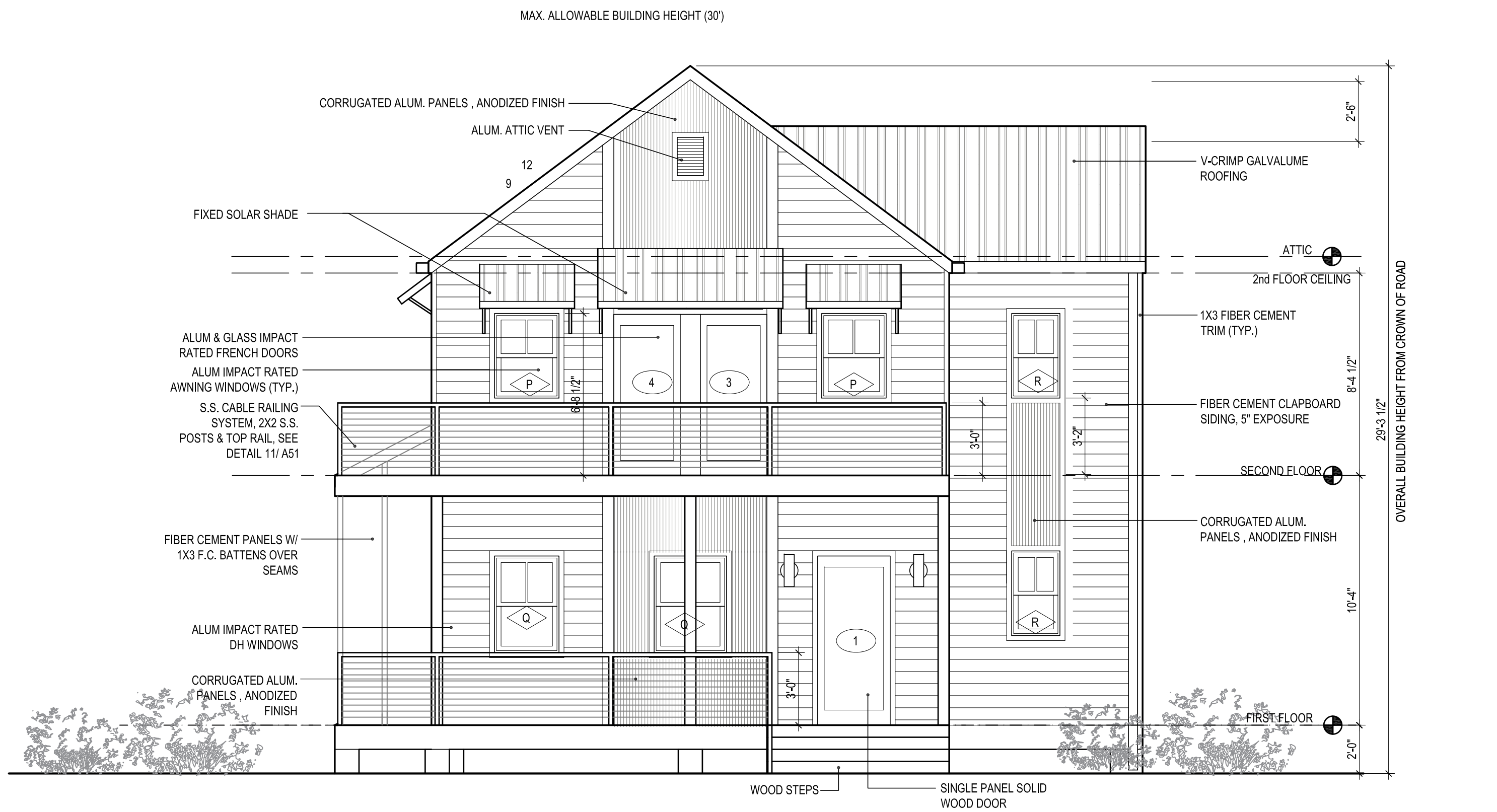
Date: - AUGUST 31, 2015  
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Submissions / Revisions:

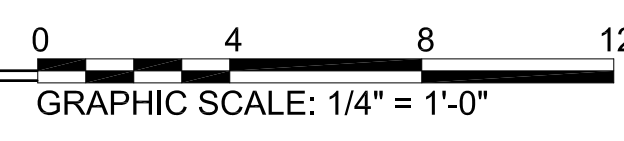
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REV.1 - WINDOWS:	2013.09.13
REV.2 - WINDOWS/DBS:	2013.09.23
REV.3 - MASTER CL:	2013.10.24
REV.4 - MASTER BA:	2013.11.07
H.A.R.C. REVISION:	2015.08.31



**2** NORTH (PETRONIA ST.) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



**1** WEST (WHITE STREET) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

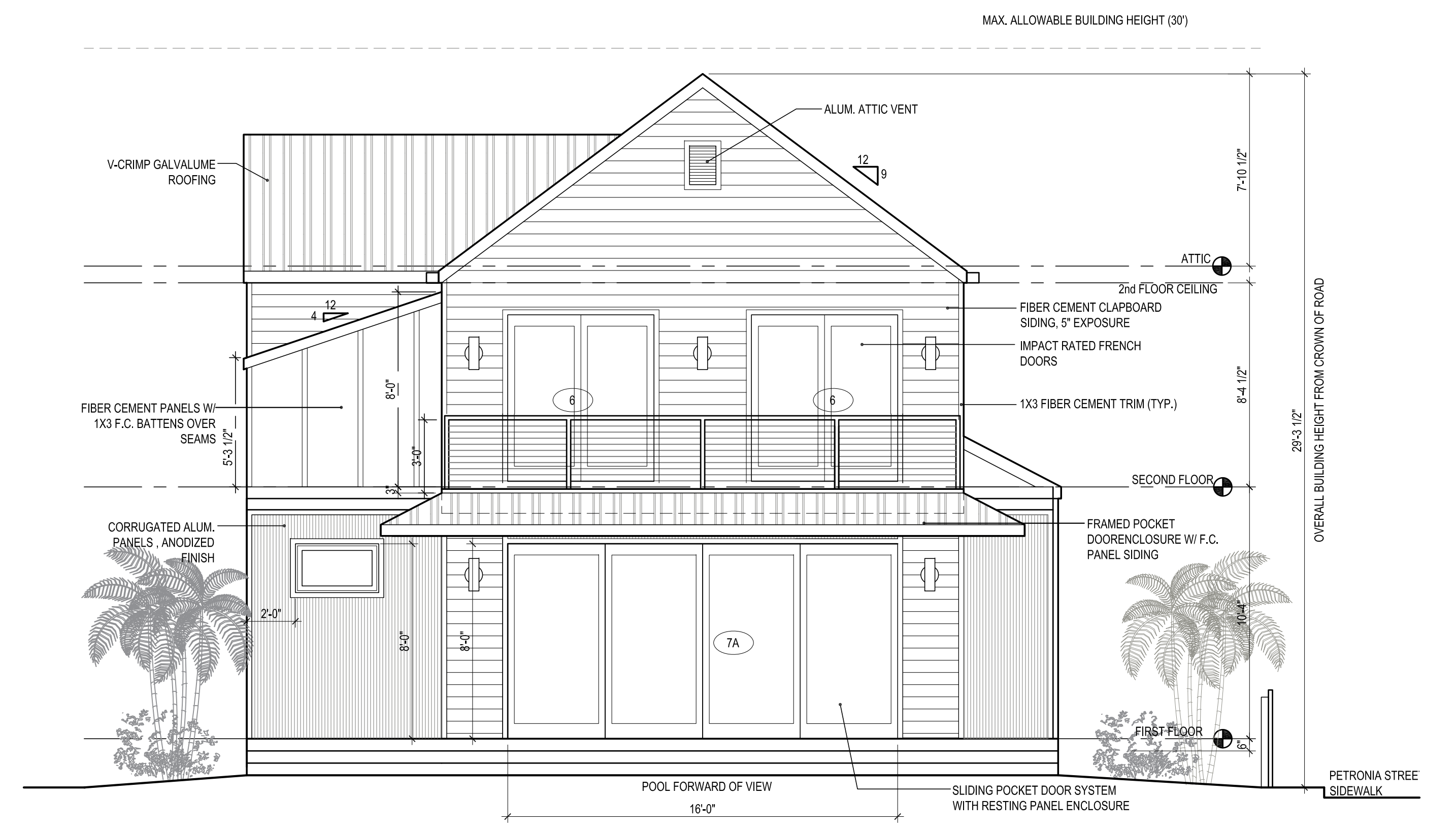
Drawing Size	Project #:
24x36	13014

**EXISTING ELEVATIONS**

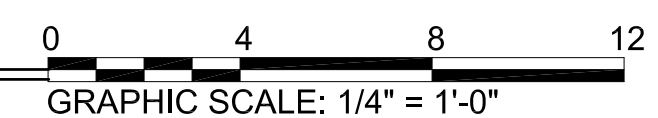
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Sheet Number:  
**AE-3.1**



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



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



**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 13014

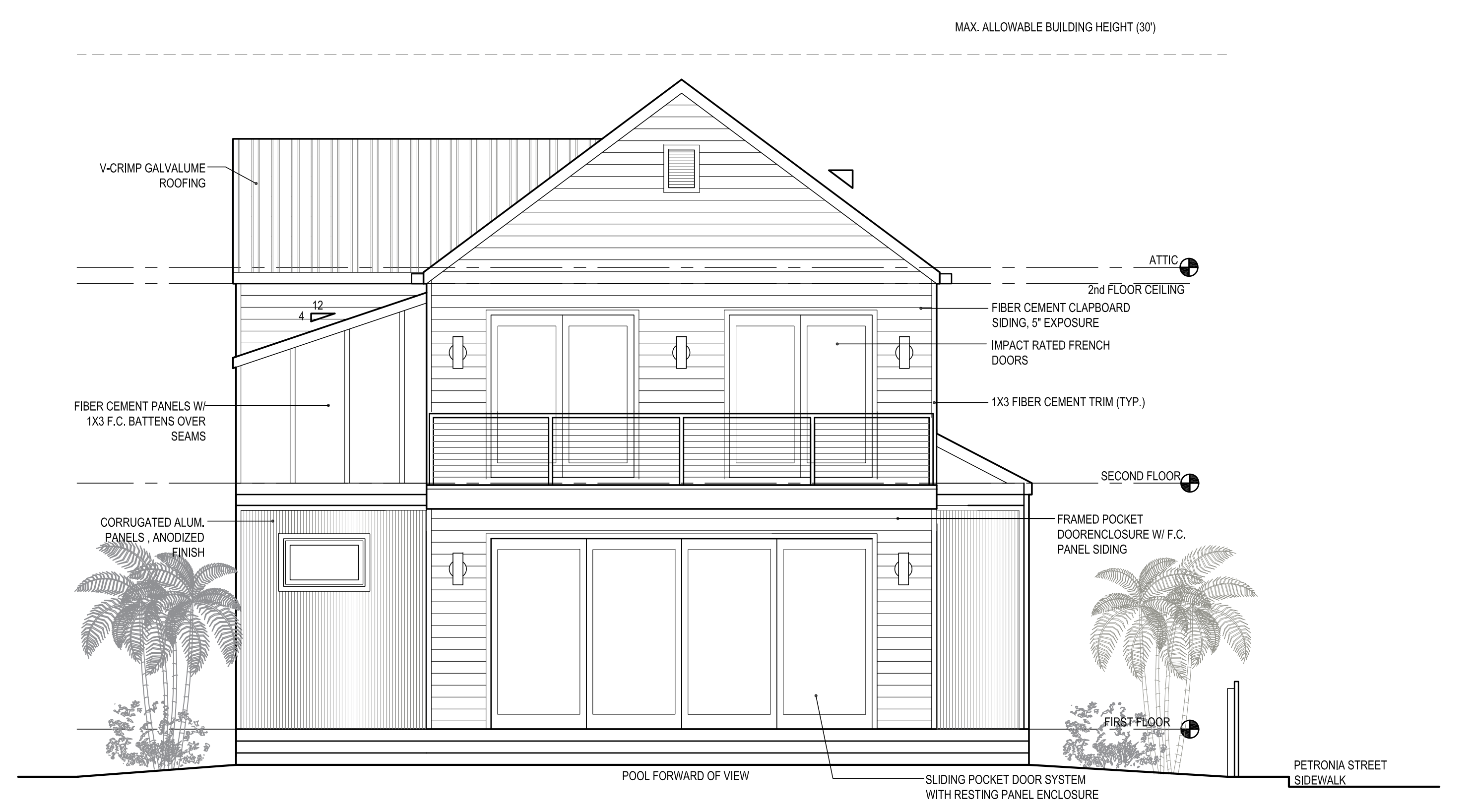
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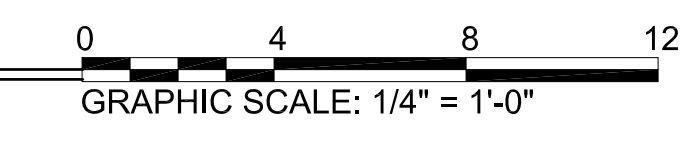
**AE-3.2**



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



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



**811 WHITE STREET**  
KEY WEST, FL  
**PORCH / ROOF MODIFICATIONS**  
**SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 13014

Title:  
**PROPOSED ELEVATIONS**

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

**A-3.2**



2  
AC-1 PETRONIA STREET LOOKING SOUTH  
SCALE: 1/16"=1'-0"



1  
AC-1 WHITE STREET LOOKING EAST  
SCALE: 1/16"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 27, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**EXTEND ATTIC AREA OVER FRONT PORCH AND CHANGE STYLE OF HANDRAIL ON NEW HOUSE. DEMOLITION OF FRONT GABLE ON NEW HOUSE.**

**FOR- #811 WHITE STREET**

**Applicant – William Shepler, Architect**

**Application #H15-01-1525**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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.



# PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

## IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

## Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

## Property Record Card -

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1025968 Parcel ID: 00025180-000000** Next Record

## Ownership Details

Mailing Address:

PPKW LLC  
101 GULFVIEW DR OFC  
ISLAMORADA, FL 33036-4140

## Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 811 WHITE ST KEY WEST

Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 1 AND PT LOT 2 SQR 6 TR 7 G11-458 H2-341 OR942-935Q/C OR959-1879Q/C OR1038-1240 OR1287-65/66 OR1366-449/51 OR1635-183 OR2113-1003-C OR2114-451 OR2487-501/02 OR2632-1154/56

[Click Map Image to open interactive viewer](#)



**Land Details**

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	47	90	4,179.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2305  
 Year Built: 2014

### Building 1 Details

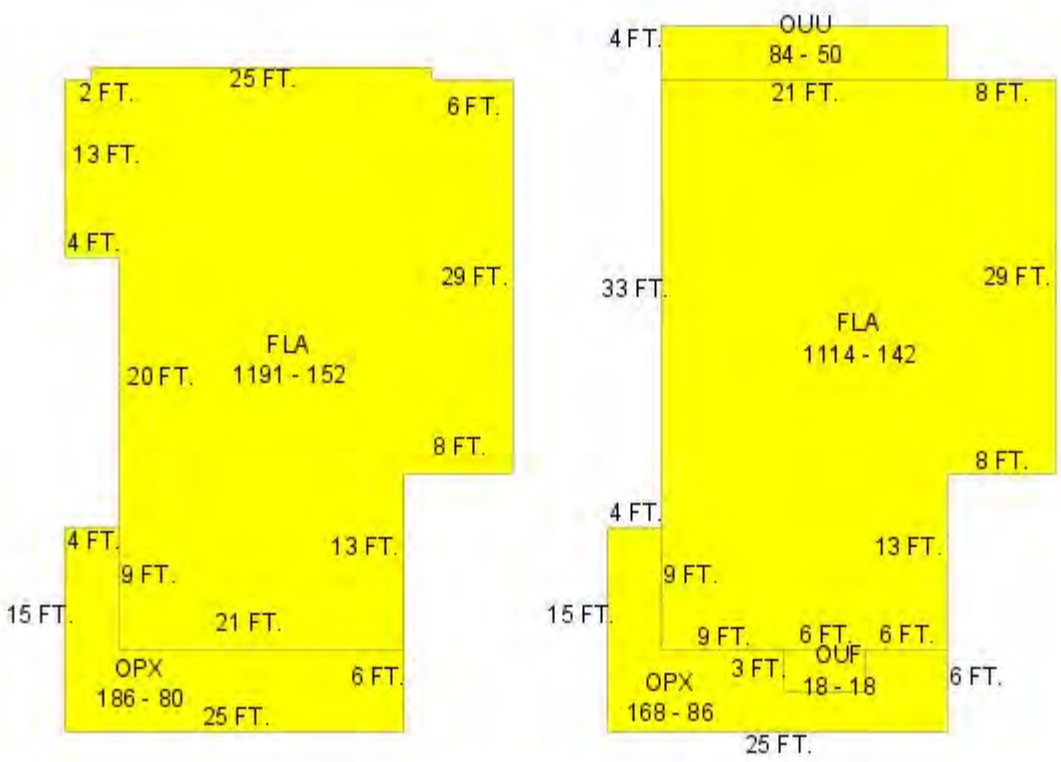
Building Type	R1	Condition	E	Quality Grade	650
Effective Age	1	Perimeter	294	Depreciation %	0
Year Built	2014	Special Arch	0	Grnd Floor Area	2,305
Functional Obs	0	Economic Obs	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	
Heat 1	FCD/AIR DUCTED	Heat 2		Bedrooms	4
Heat Src 1	ELECTRIC	Heat Src 2			

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	1	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPX		1	2014				186
0	OPX		1	2014				168
0	OOU		1	2014				84
0	OUF		1	2014				18
0	FLA	10:HARDIE BD	1	2014			Y	1,191
0	FLA	10:HARDIE BD	1	2014			Y	1,114

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	144 SF	18	8	2014	2015	4	50
0	WF2:WATER FEATURE	1 UT	0	0	2014	2015	2	20
0	PT2:BRICK PATIO	110 SF	11	10	2014	2015	5	50
0	WD2:WOOD DECK	330 SF	33	10	2014	2015	4	40
0	PT2:BRICK PATIO	230 SF	23	10	2014	2015	5	50
0	PT2:BRICK PATIO	40 SF	8	5	2014	2015	5	50
0	FN2:FENCES	348 SF	87	4	2014	2015	2	30
0	FN2:FENCES	252 SF	42	6	2014	2015	2	30

**Appraiser Notes**

2014-10-28 MLS \$1,495,000 4/3.5 BRAND NEW HOME IN OLD TOWN.THIS NEWLY BUILT, FOUR BEDROOM,THREE AND A HALF BATH HOME IS APPROXIMATELY 2300 SQUARE FEET AND IS SITUATED ON A SPACIOUS CORNER LOT THAT OFFERS OFF-STREET PARKING. THE HOME HAS BEAUTIFUL ECO FRIENDLY BAMBOO FLOORING AND DESIGNER LIGHT FIXTURES. THE KITCHEN IS AMAZING WITH ITS WHITE CABINETRY, GAS RANGE AND QUARTZ COUNTER TOPS WITH A HUGE CENTER ISLAND. THE FIRST FLOOR HAS A MASTER SUITE ALONG WITH A WIDE OPEN FLOOR PLAN THAT HAS 9' CELINGS AND A 16 FOOT DOOR THAT OPENS ONTO A LARGE PORCH ALONG WITH A BEAUTIFUL POOL AND LANDSCAPING. THE SECOND FLOOR HAS THREE BEDROOMS AND TWO BATHS. THE SECOND FLOOR BEDROOMS HAVE WOOD CATHEDRAL CEILINGS AND PORCHES. THE HOME'S FINISHES ARE MODERN WITH A RELAXING KEYS FLAVOR.
TPP 8909365 - RENTAL
2008-01-28 MLS \$519,000 VACANT. DKRAUSE
2008-01-18 MLS \$529,000 VACANT HARC APPROVED.DKRAUSE
2006-02-10 VACANT LOT FOR SALE FOR \$877,000. HARC APPROVAL AND PERMITS- FROM THE MLS LISTINGS-SKI
2014-03-17 KW CITIZEN HOMES & REAL ESTATE SECTION: \$1,895,000 BRAND NEW HOME IN OLD TOWN MEADOWS. 4/3.5 2300 PLUS SF. 2ND FLOOR HAS 3 BR AND 2 BA, CATHEDRAL CEILINGS AND PORCHES.NEVER BEEN LIVED IN
2009-03-20 MLS \$499,000 VACANT AND CLEARED CORNER LOT IN PRIME OLD TOWN LOCATION IN THE MEADOWS. HARC APPROVED PLANS CONVEY ALONG WITH ONE ROGO UNIT.
2005-08-29 BEING OFFERED FOR \$2,185,000. FROM THE MLS REPORT 3BD/4BA-SKI

**Building Permits**

Date	Date

Bldg Number	Issued	Completed	Amount	Description	Notes	
13-3118	08/13/2013	03/19/2014	385,000		BUILD 2200SF NEW SFR, DECK & PORCH	
13-3294	08/13/2013	03/19/2014	8,000		INSTALL ONE 2 TON AND ONE 2.5 TON UNITS 23 DROPS	
13-3292	08/13/2013	03/19/2014	10,000		INSTALL PLUMBING 4 TOILETS,3 SHOWERS,5 LAV SINKS, ETC	
14-0170	01/22/2014	03/19/2014	2,000		WOOD PICKET FENCE4 ' H FRONT & SIDE. 6'H STARTS WHERE BACK FACADE STARTS	
13-5351	12/30/2014	03/19/2014	14,000		8x18 POOL SALT CHLORINATOR	
1	B942448	07/01/1994	11/01/1994	650	Residential	FENCE
3	9803128	10/22/1998	06/10/1998	675	Residential	SECURITY ALARM SYSTEM
2	05-3587	08/29/2005	12/20/2005	8,000	Residential	DEMOLISH EXISTING 500SF HOUSE

**Parcel Value History**

Certified Roll Values.

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Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	396,338	37,914	717,325	1,151,577	789,900	0	1,151,577
2014	0	0	323,317	323,317	323,317	0	323,317
2013	0	0	266,261	266,261	248,352	0	266,261
2012	0	0	225,775	225,775	225,775	0	225,775
2011	0	0	243,151	243,151	243,151	0	243,151
2010	0	928	309,463	310,391	310,391	0	310,391
2009	0	1,738	481,387	483,125	483,125	0	483,125
2008	0	1,797	515,062	516,859	516,859	0	516,859
2007	0	1,876	710,430	712,306	712,306	0	712,306
2006	0	1,935	397,005	398,940	398,940	0	398,940
2005	152,939	1,995	250,740	405,674	405,674	0	405,674
2004	110,940	2,074	250,740	363,754	363,754	0	363,754
2003	125,732	2,133	117,012	244,877	244,877	0	244,877
2002	146,826	2,192	92,983	242,001	242,001	0	242,001
2001	102,778	2,271	92,983	198,032	198,032	0	198,032
2000	81,867	2,044	75,222	159,134	159,134	0	159,134
1999	57,226	1,616	75,222	134,064	134,064	0	134,064
1998	55,447	1,554	75,222	132,223	132,223	0	132,223
1997	50,555	1,454	66,864	118,873	118,873	0	118,873
1996	44,032	1,297	66,864	112,193	112,193	0	112,193
1995	31,018	1,220	70,344	102,582	102,582	0	102,582
1994	27,740	310	70,344	98,394	98,394	0	98,394
1993	27,803	0	70,344	98,147	98,147	0	98,147
1992	27,803	0	70,344	98,147	98,147	0	98,147
1991	27,803	0	70,344	98,147	98,147	0	98,147

<b>1990</b>	37,051	0	59,597	96,648	96,648	0	96,648
<b>1989</b>	33,683	0	58,620	92,303	92,303	0	92,303
<b>1988</b>	18,221	0	44,942	63,163	63,163	0	63,163
<b>1987</b>	10,882	0	26,770	37,652	37,652	0	37,652
<b>1986</b>	10,943	0	25,793	36,736	36,736	0	36,736
<b>1985</b>	10,609	0	15,751	26,360	26,360	0	26,360
<b>1984</b>	9,939	0	15,751	25,690	25,690	0	25,690
<b>1983</b>	9,939	0	15,751	25,690	25,690	0	25,690
<b>1982</b>	10,125	0	15,751	25,876	25,876	0	25,876

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>6/4/2013</b>	2632 / 1154	300,000	WD	02
<b>10/12/2010</b>	2487 / 501	238,500	WD	02
<b>4/27/2005</b>	2114 / 451	727,000	WD	Z
<b>5/24/2000</b>	1635 / 0183	225,000	WD	Q
<b>8/1/1995</b>	1366 / 0449	160,000	WD	Q
<b>12/1/1993</b>	1287 / 0065	1	WD	M
<b>12/1/1987</b>	1038 / 1240	1	WD	M

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
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