



Staff Report for Item 6a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 22, 2016

Applicant: William Shepler

Application Number: H16-01-0093

Address: #221 Petronia Street

Description of Work:

Renovations including front porch, exterior wood staircase, replacement of windows, doors, siding, and roofing material. New fence and site improvements.

Site Facts:

Located at the corner of Petronia Street and Chapman Lane, the house at 221 Petronia Street is listed as a contributing resource in the survey and was constructed c.1889, as it appears on the earliest Sanborn map drawn. The two-story building has one-story addition in the rear. The house has been altered, with part of its wooden porch changed to concrete. The house has deteriorated, such as giant cracks in the front concrete porch, and needs a lot of work. In recent years, the house suffered a fire, which mostly damaged the rear of the building. There is a shed on the property that is not historic.

Guidelines Cited in Review:

Secretary of the Interiors, Standard 6.

Guidelines for Building Exteriors (page 24).

Guidelines for Windows (pages 29-30), specifically guideline 3.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 4, 5, 7, 9, and 13.

Staff Analysis

This Certificate of Appropriateness proposes the restoration of the building's front porch, by removing the concrete bottom floor and salvaging as much of the second floor as possible for reconstruction. The c.1965 photograph shows that the house has a standard wood front porch. The plans also include new wood doors for the main house, wood lap siding replaced as needed, new 6/6 wood windows, new wood railings, and a new v-crimp roof covering. The plans do proposed infilling one of altered window on the east side, by creating the appearance of a closed shutter that is the size of the original fenestration.

Other work includes temporary repairs to the rear one-story addition, repairs to the existing exterior staircase, and installation of a new perimeter fence.

Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the guidelines regarding exterior siding, windows, doors, and staircases. The proposed changes to front of the house will return it to a more historically appropriate form.

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

HARC PERMIT NUMBER 16-01-93	BUILDING PERMIT NUMBER 16-252	INITIAL & DATE WJH/16
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

221 Petronia

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

**Suzanne Desautniers
Daniel Michaud**

PHONE NUMBER

514.594.3952

OWNER'S MAILING ADDRESS:

5655 Mille-les

EMAIL

sdesautniers@live.ca

Laval, Quebec, Canada H7U 1B2

CONTRACTOR COMPANY NAME:

**Suzanne Desautniers OWNERS
Danie**

PHONE NUMBER

514.594.3952

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

William Shepler

PHONE NUMBER

305-890-6191

ARCHITECT / ENGINEER'S ADDRESS:

261 Front Street, suite 203

EMAIL

will@shepler.com

Key West FL 33040

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:

\$ 60,000.00

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Replace non-historic concrete porch with wood porch, railings and stairs, new wood windows, replace/repair wood siding, structure repairs, interior renovation. All works as per attached plans N.O.C. w/APP.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: Suzanne Desautniers	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	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 19 DAY OF January , 20 16 .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWBLD Type: OC Drawer:
 Date: 1/20/16 53 Receipt no: 823
 2016 1000093
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 VM VISA/MASTERC \$280.00

Trans date: 1/20/16 Time: 14:17:51

3137618659K

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

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: owner-builder

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
windows / doors	wood	wood
siding	wood	wood
porch / railing	wood	wood
fence	wood	wood
roof	metal	metal

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 _____

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 1/20/16 53 Receipt no: 8231
 2016 252
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3075693
 VM VISA/MASTERC \$280.00
 Trans date: 1/20/16 Time: 14:17:51

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:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

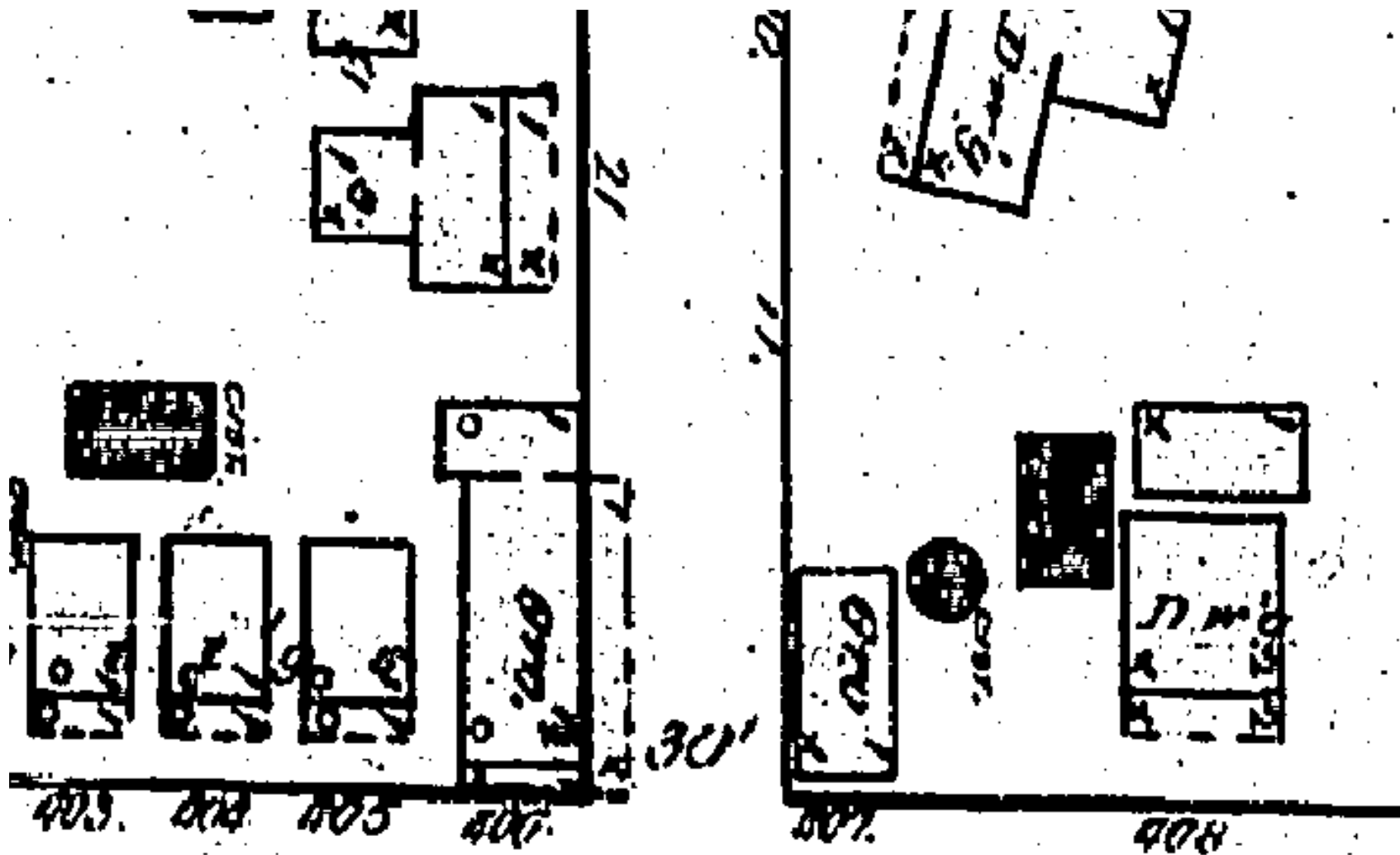
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

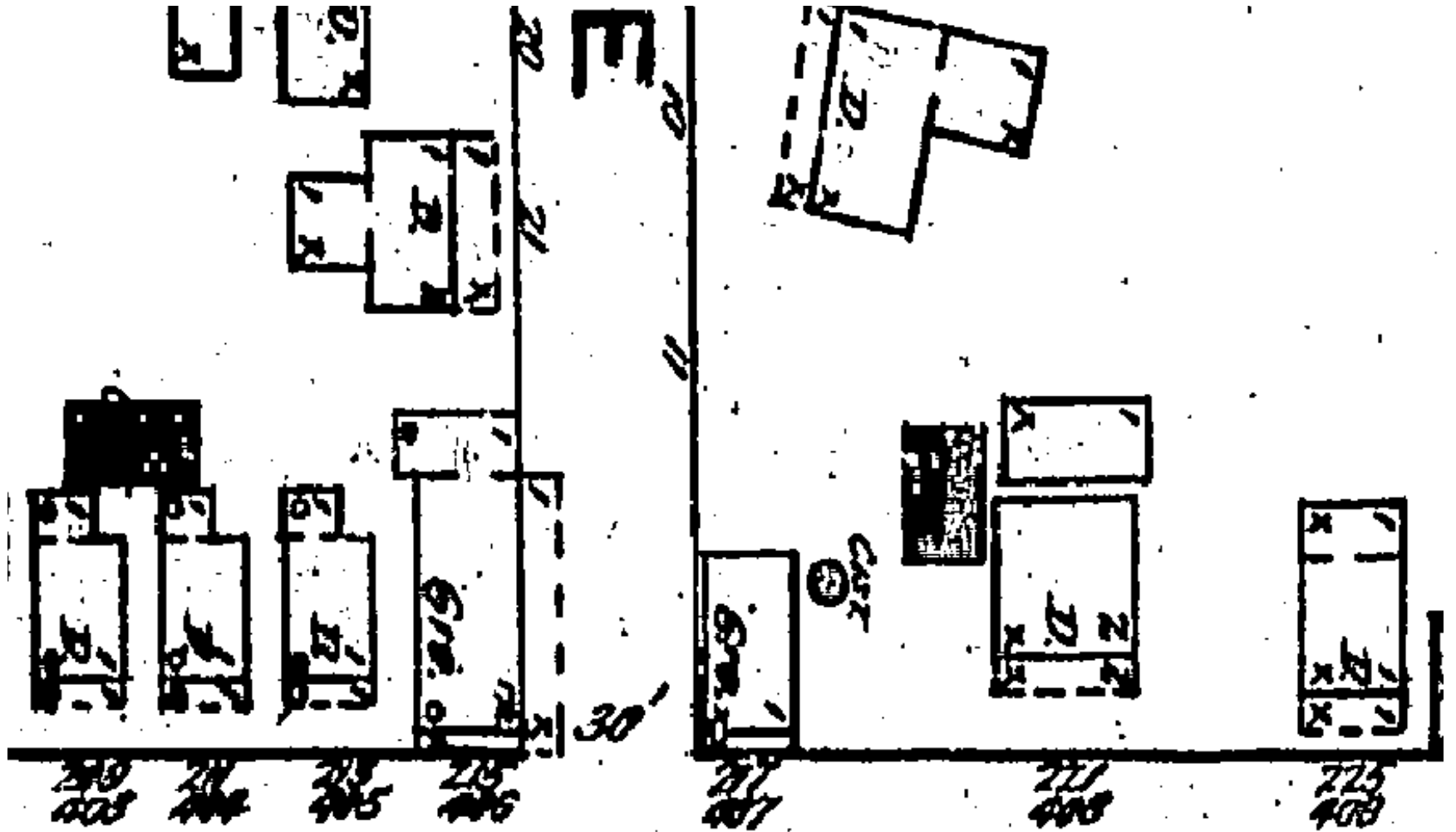
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

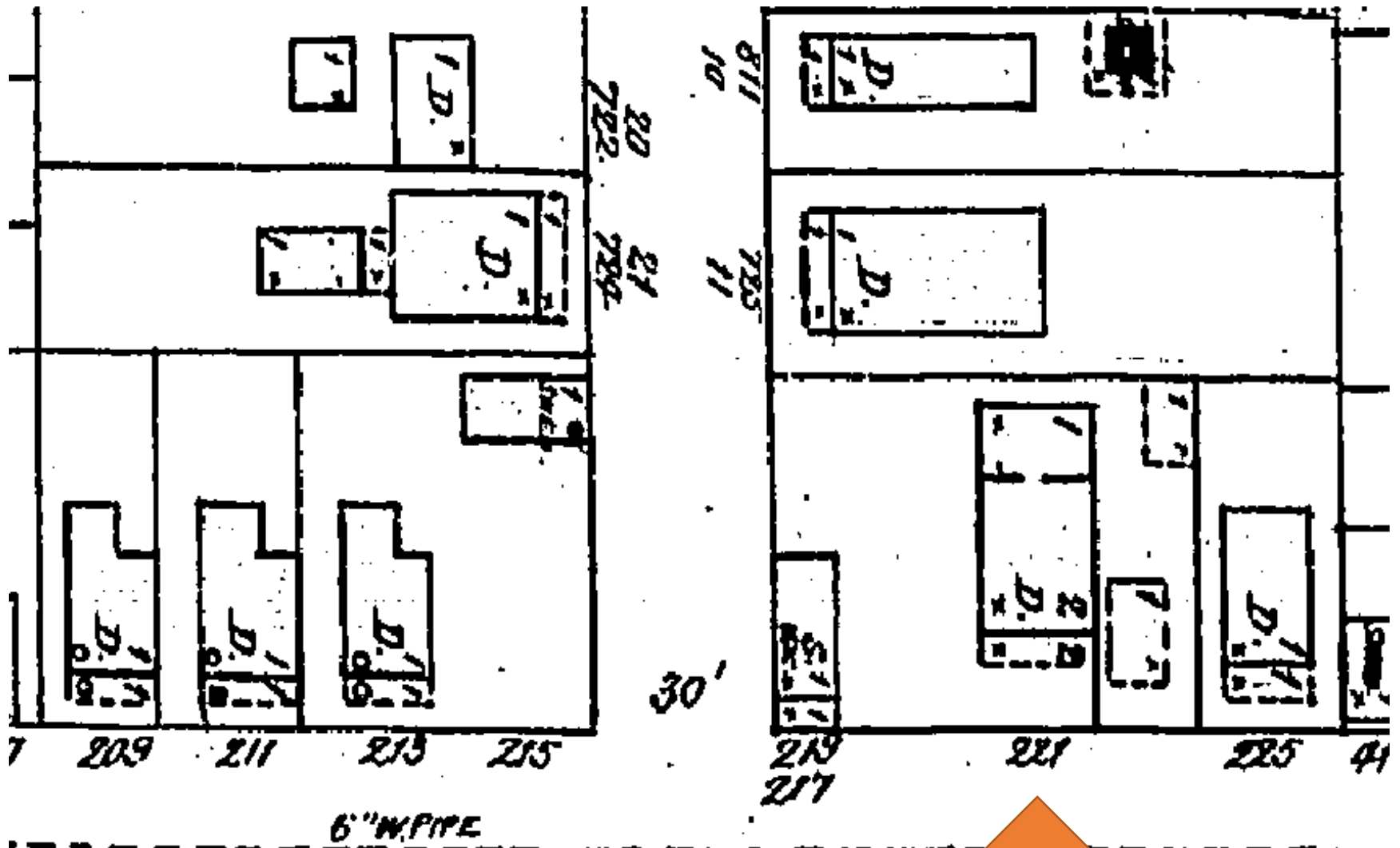
SANBORN MAPS



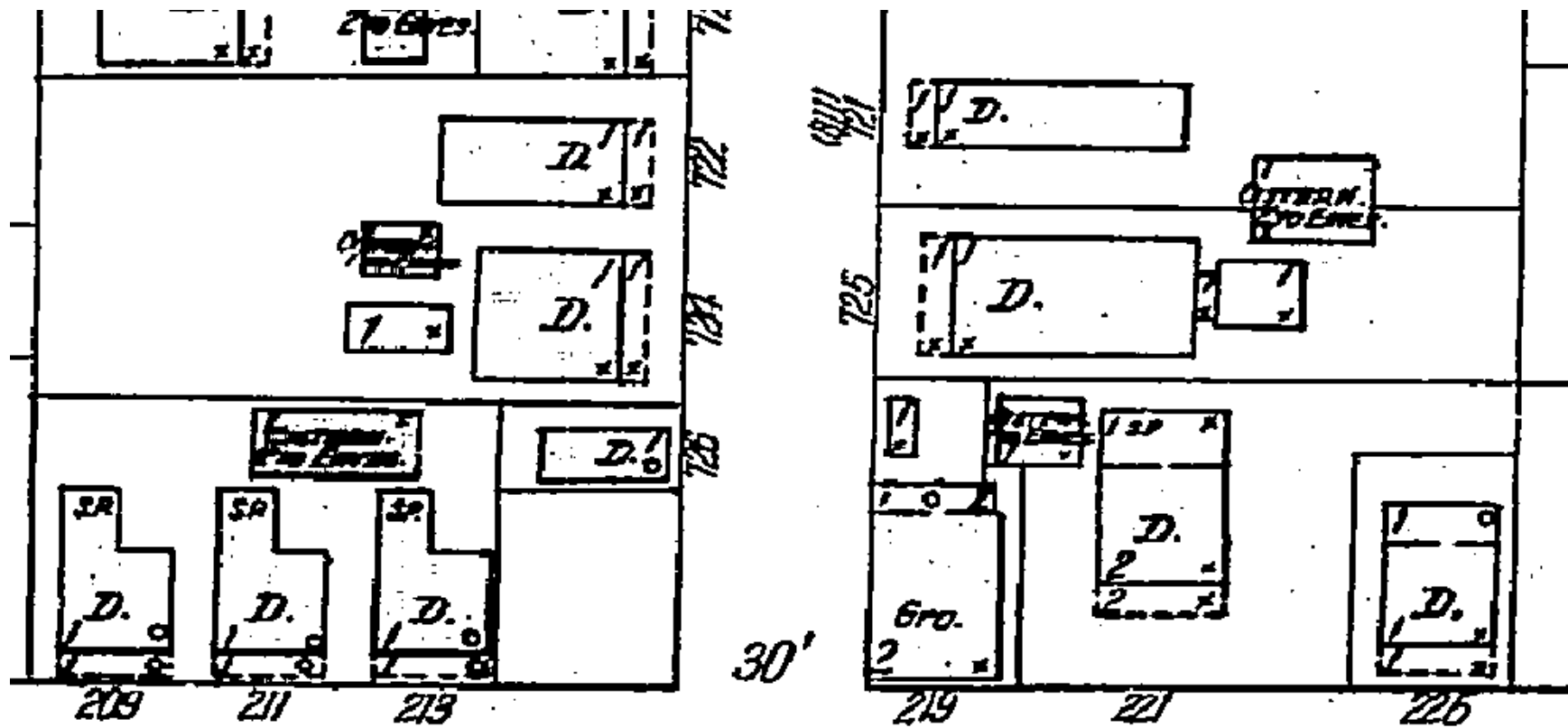
1892 Sanborn Map



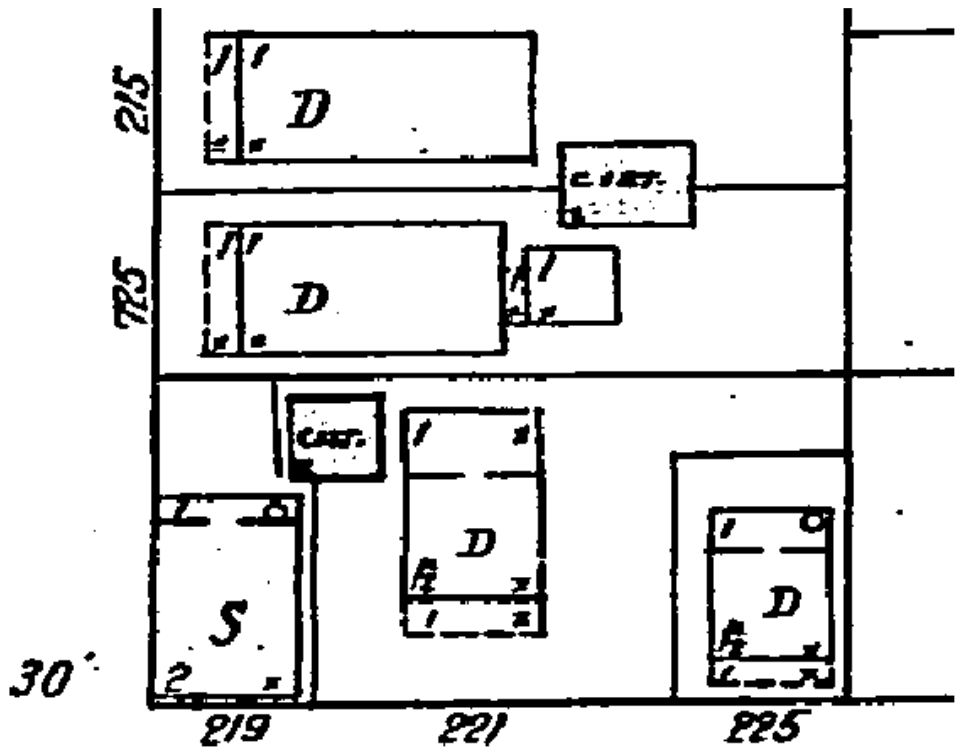
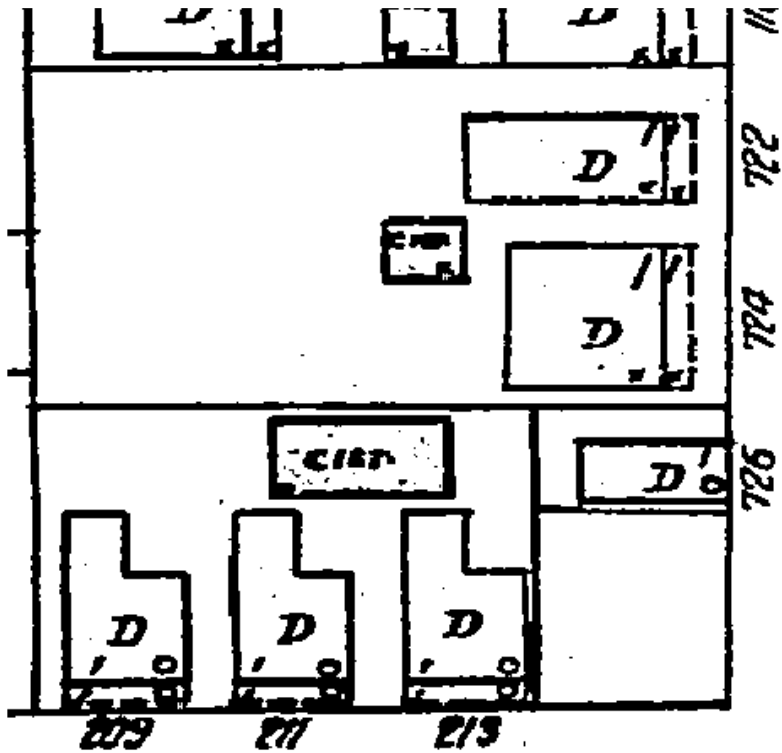
1892 Sanborn Map



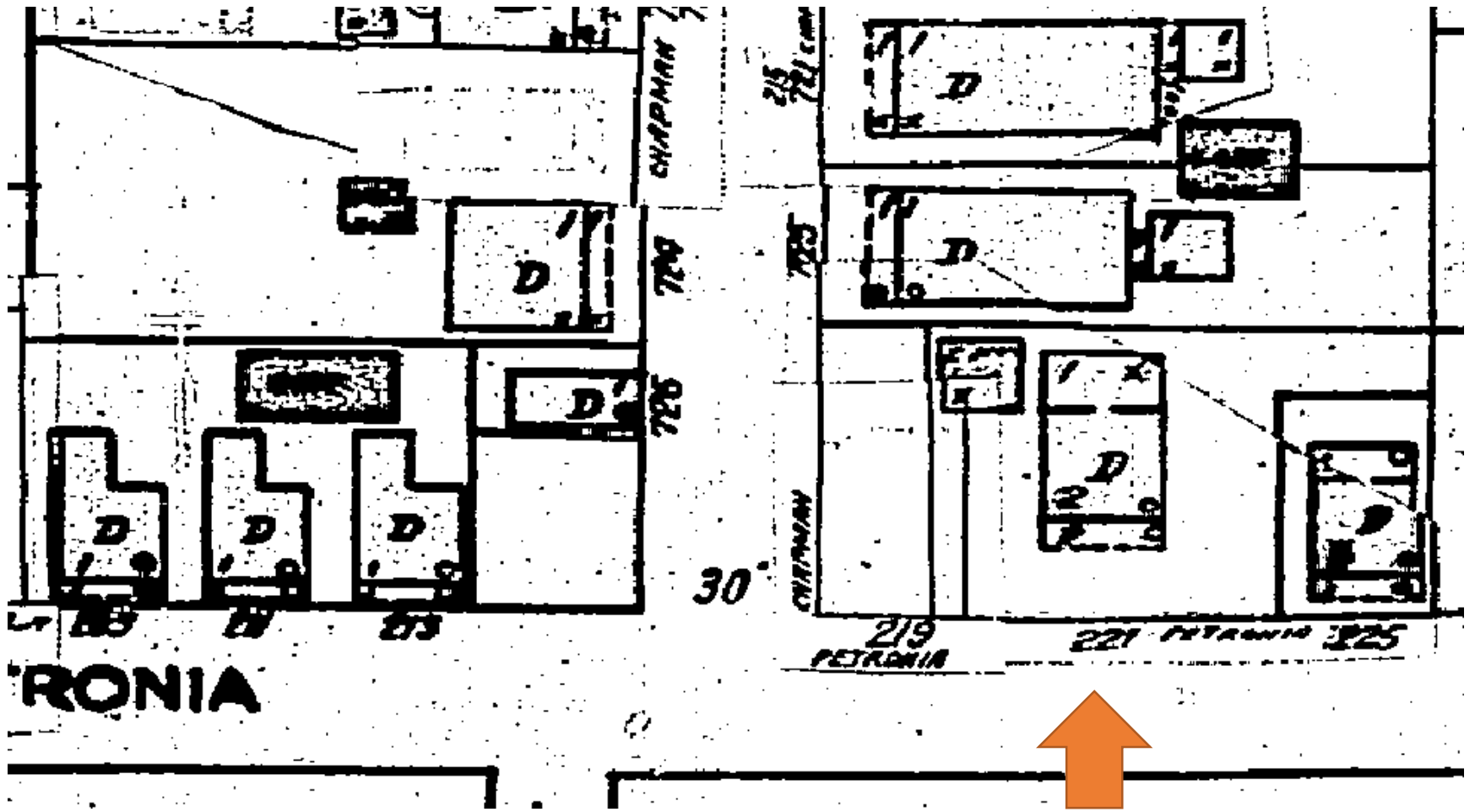
1899 Sanborn Map



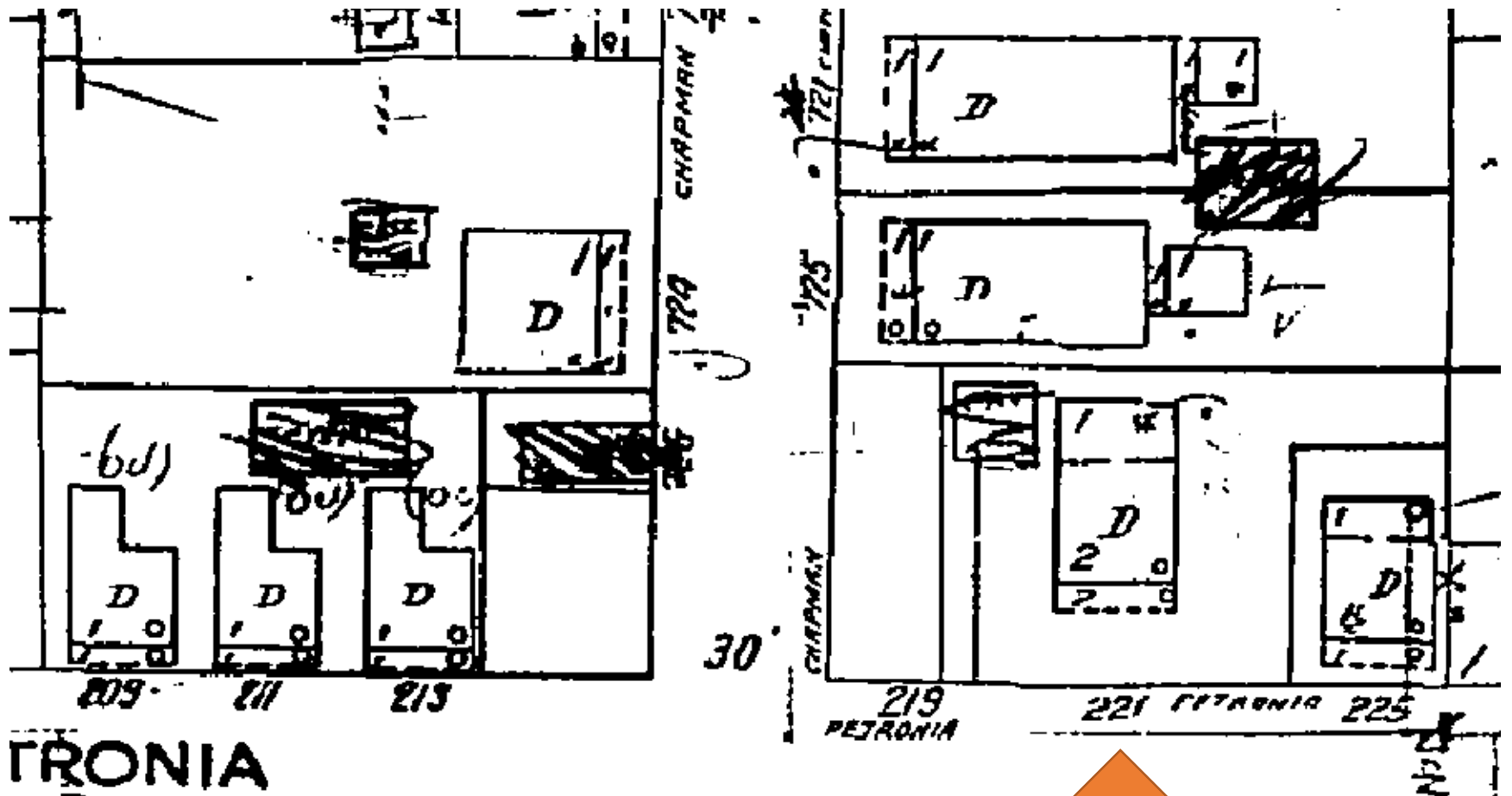
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.









PRIVATE PROPERTY

PRIVATE PROPERTY

SECRET

PROPOSED DESIGN

PHASE 1 - PERMIT SET - CLIENT REVIEW 12.30.2015

Tel: 305-890-6191
Email: info@wshepler.com
201 Front St, Suite 201
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:

221 PETRONIA STREET KEY WEST, FL RESIDENTIAL RENOVATION PROJECT

Drawing Size 24x36 Project #: 15013

Title:
SITE PLANS /
CALCS /
SURVEY

Sheet Number:

A-1.1

Date: DECEMBER 30, 2015
©2015 by William Shepler Architect

NOTES:

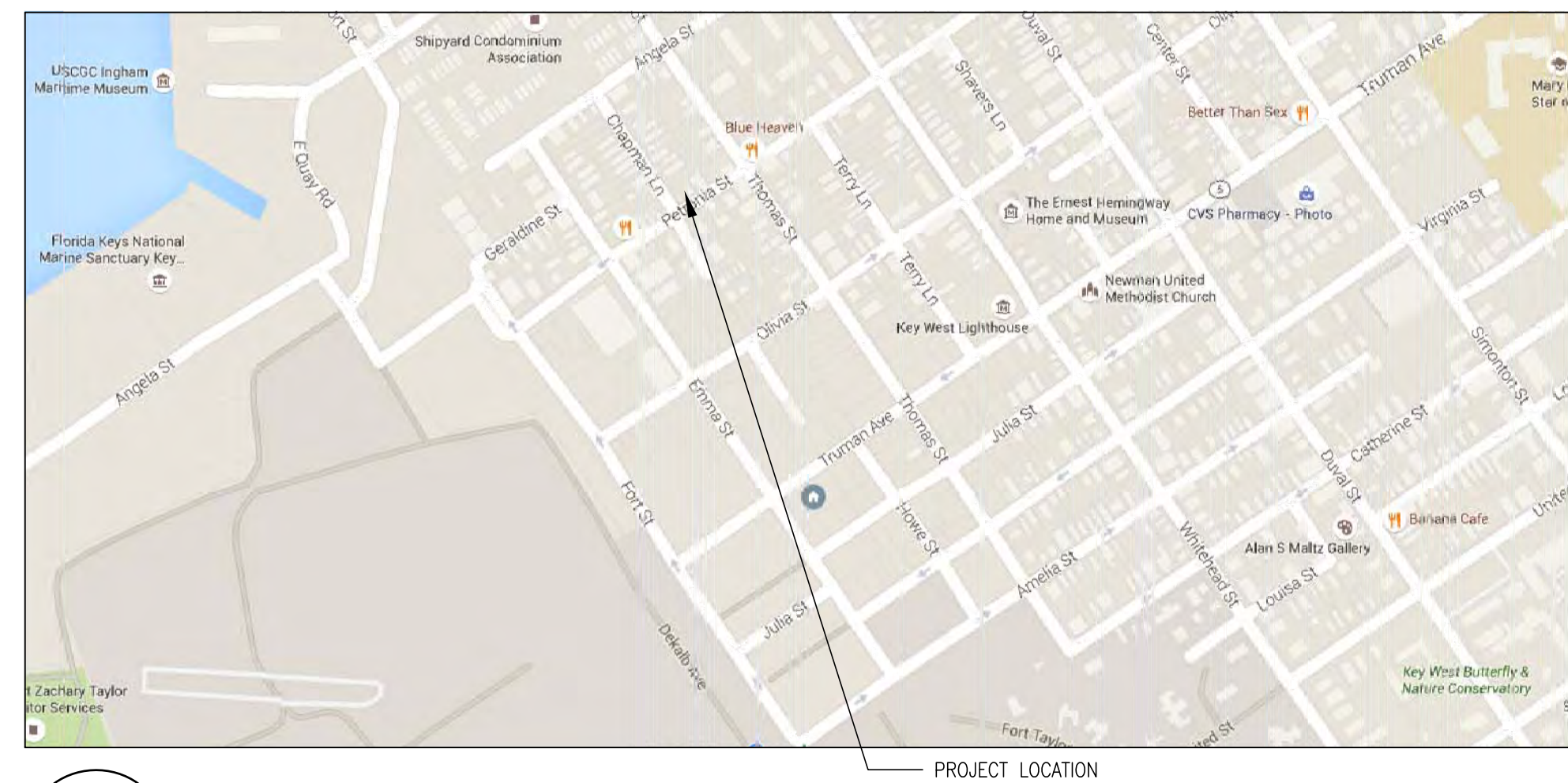
- GENERAL CONDITIONS:**
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
 - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
 - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2014, NEC 2008, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
 - CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT.
 - CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
 - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
 - TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).
 - ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
 - FOR QUESTIONABLE ITEMS INCLUDING, BUT NO LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
 - CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
 - GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.

- BUILDING CONDITIONS:**
- ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.
 - REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHED TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).
 - REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
 - WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.
 - THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT INCLUDING AREAS OUTSIDE OF THE EXTENTS OF WORK.
 - UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

- HEALTH, SAFETY, AND WELFARE:**
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
 - THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
 - THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
 - DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
 - ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

- CONCRETE**
- ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318 LATEST, AND SHALL ATTAIN A MINIMUM OF 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI UNLESS OTHERWISE NOTED ON PLANS.
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A615 LATEST GRADE 60.
 - IN FLEXURAL MEMBER, SPLICES FOR CONTINUOUS TOP BARS SHALL BE MADE AT OR NEAR THE MID-SPAN OF THE MEMBER. SPLICES FOR CONTINUOUS BOTTOM BARS SHALL BE MADE OVER THE SUPPORT. LAP SPLICE LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318 LATEST.
 - CONCRETE COVERAGE OR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND: 3"
 - CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH GROUND AFTER REMOVAL OF FORMS: 3"
 - CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER:
 - WALLS & SLABS 3/4"
 - BEAMS AND GIRDETS 1-1/2"
 - RIBBED FLOOR SHALL BE CONSIDERED SLABS.
 - ALL OTHERS: 1-1/2"
 - WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM DESIGNATION A1855 OR LATEST.
 - NO PIPE, CONDUIT OR JUNCTION BOXES ARE TO BE PLACED IN SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
 - PIPE & CONDUIT OPENINGS THROUGH SLABS SHALL BE SLEEVED PRIOR TO POURING OF SLAB.
 - ALL EXTERIOR BEAM CORNERS TO HAVE 2-#5 CORNER BARS 2' X 2' TOP AND BOTTOM. ALL INTERMEDIATE BEAM BARS TO END WITH 6" HOOK TIED TO TOP AND BOTTOM CONTINUOUS BEAM BARS.
 - ONE #4 BAR SHALL BE PLACED IN GROUDED CELL, BEAM TO BEAM, BOTH SIDES OF ALL WALL OPENINGS, U.O.N.
 - HORIZONTAL CBS REINFORCEMENT TO BE DUR-A-WAL TRUSS STANDARD WITH #9 GAUGE SIZE AND CROSS WIRE, HOT DIPPED GALVANIZED AFTER FABRICATION.
 - CONTRACTOR TO VERIFY CONDITION OF STRUCTURAL CONCRETE BEFORE INSTALLING ANY STRUCTURAL ANCHORS.

- WOOD**
- ALL LUMBER TO BE MINIMUM #2 SYP WITH STRESS PARAMETERS ACCORDING TO NDS LATEST U.O.N.
 - ALL FASTENINGS TO BE INSTALLED AS INDICATED IN THIS DESIGN PER LATEST FLORIDA BUILDING CODE TABLE 2306.1
 - ALL WOOD CONSTRUCTION SHALL CONFORM TO AITC LATEST.
 - ALL WOOD TO BE PRESSURE TREATED.
 - TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816.7 OF FBC 2010



3
A11
LOCATION MAP
SCALE: N.T.S.

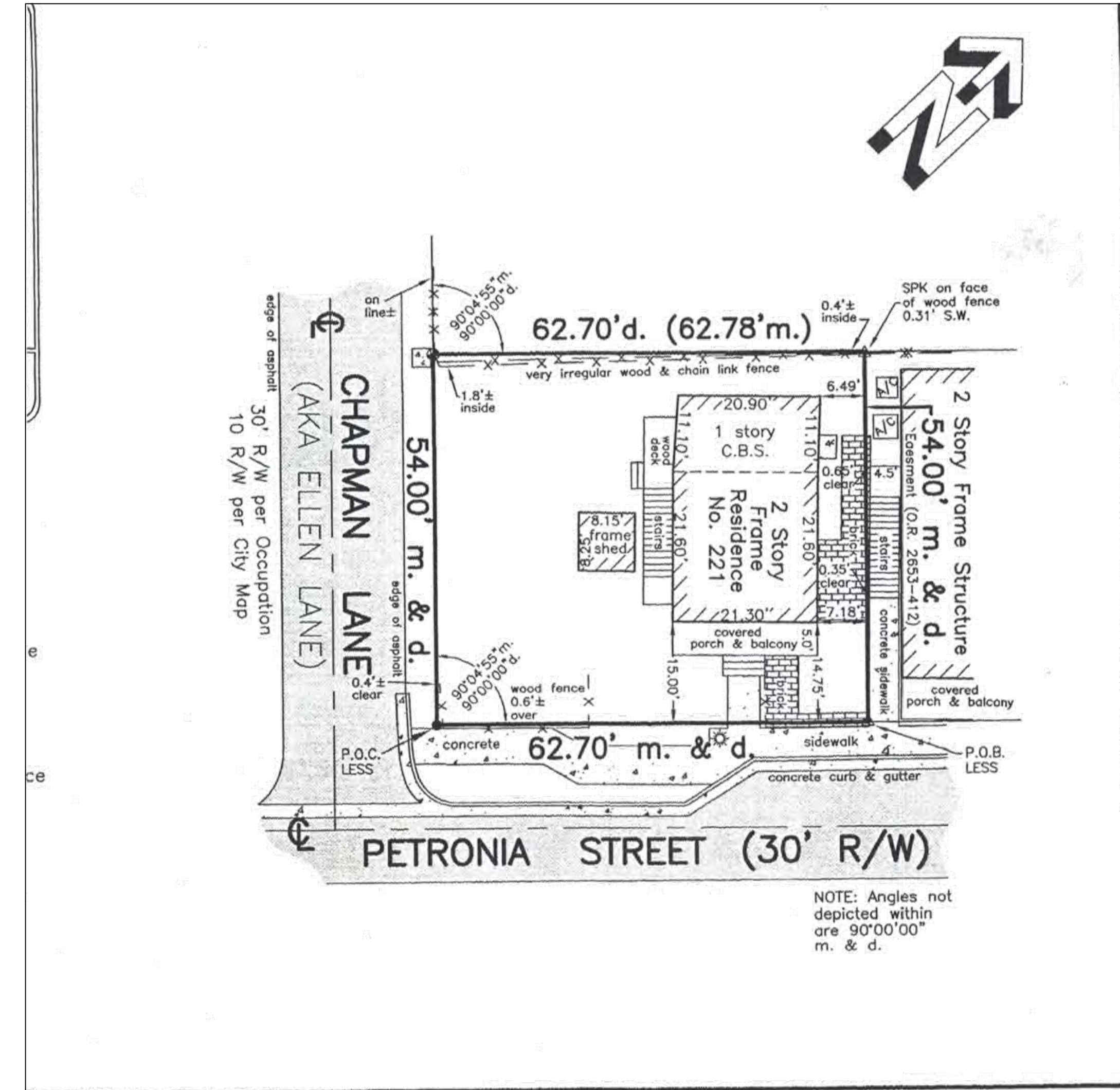
DRAWING INDEX

A11	SITE PLAN, NOTES
AD21	DEMOLITION FLOOR PLANS
A21	FLOOR PLANS
AE31	EXISTING ELEVATIONS
A31	ELEVATIONS
S1	STRUCTURAL DRAWINGS / DETAILS
EP1	ELECTRICAL / PLUMBING

CODE INFORMATION

THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:

- CODE OF ORDINANCES - CITY OF KEY WEST, FL.
- FLORIDA BUILDING CODE 2014:
 - RESIDENTIAL BUILDING CODE 2014
 - EXISTING BUILDING CODE 2014



Suzanne Desaulniers and Daniel Michaud
211 Petronia Street, Key West, Florida 33040

Boundary Survey		Dwn No.: 15-271	
Scale: 1"=20'	Ref. 218-12	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 5/26/15		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive (305) 293-0466
 Suite 201 Fax: (305) 293-0237
 Key West, FL 33040 fhildeb1@bellsouth.net
 L.B. No. 7700

1
A11
COPY OF SURVEY
SCALE: N.T.S.

Seal:

Consultants:

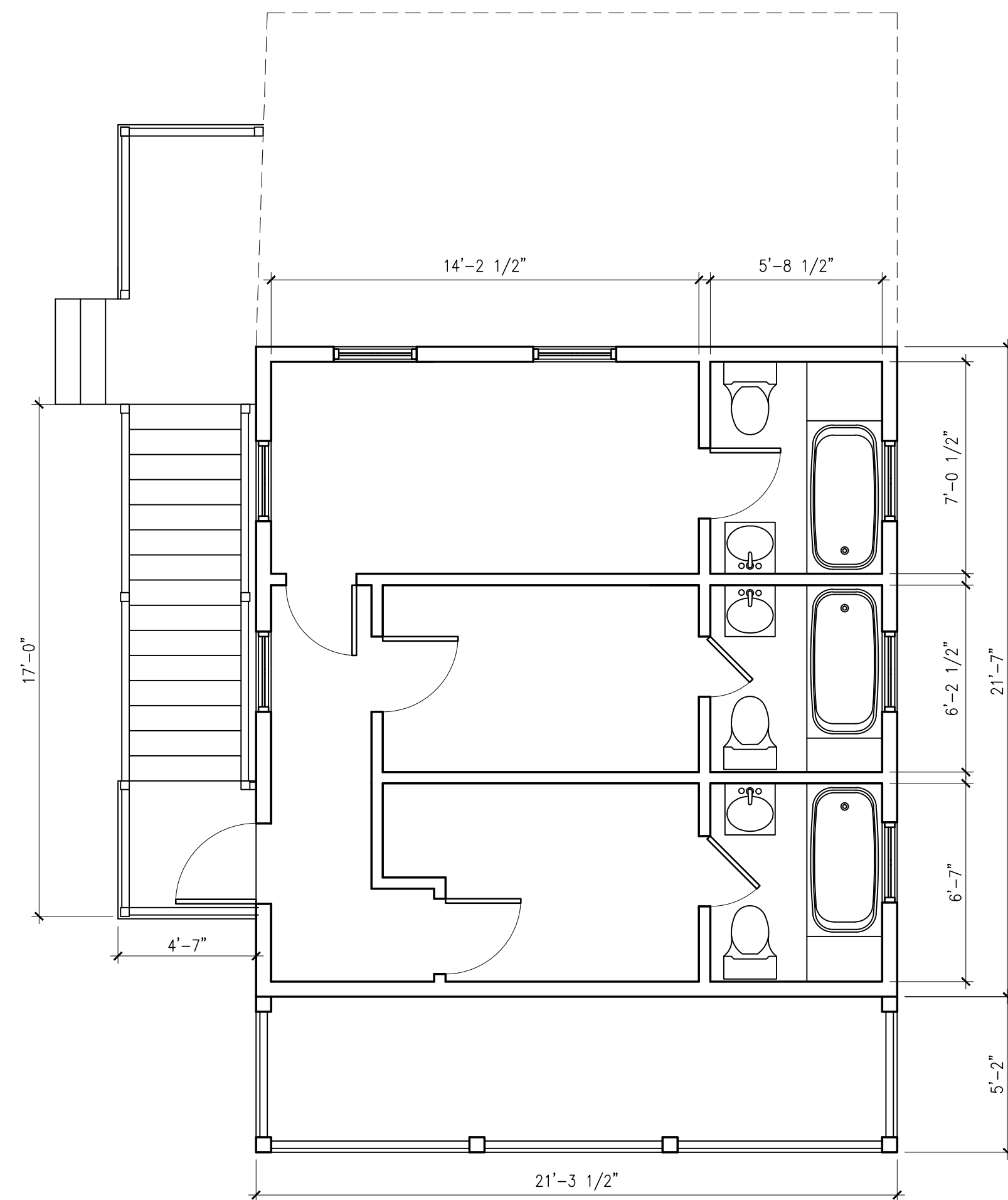
Submissions / Revisions:

221 PETRONIA STREET
 KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

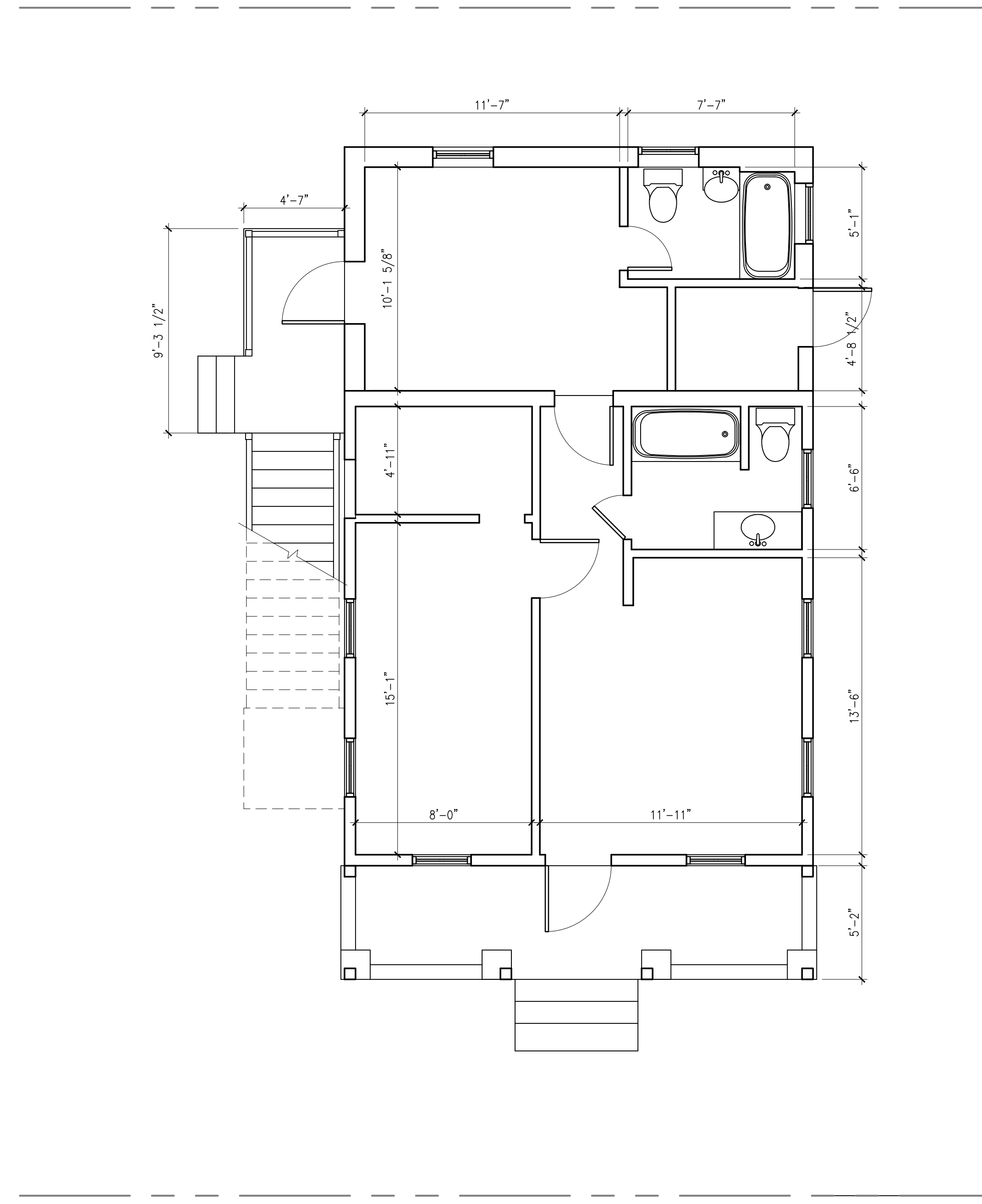
Drawing Size: 24x36 | Project #: 15013

Title:
EXISTING FLOOR PLANS

Sheet Number:
AE-2.1



2
 AE2.1
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

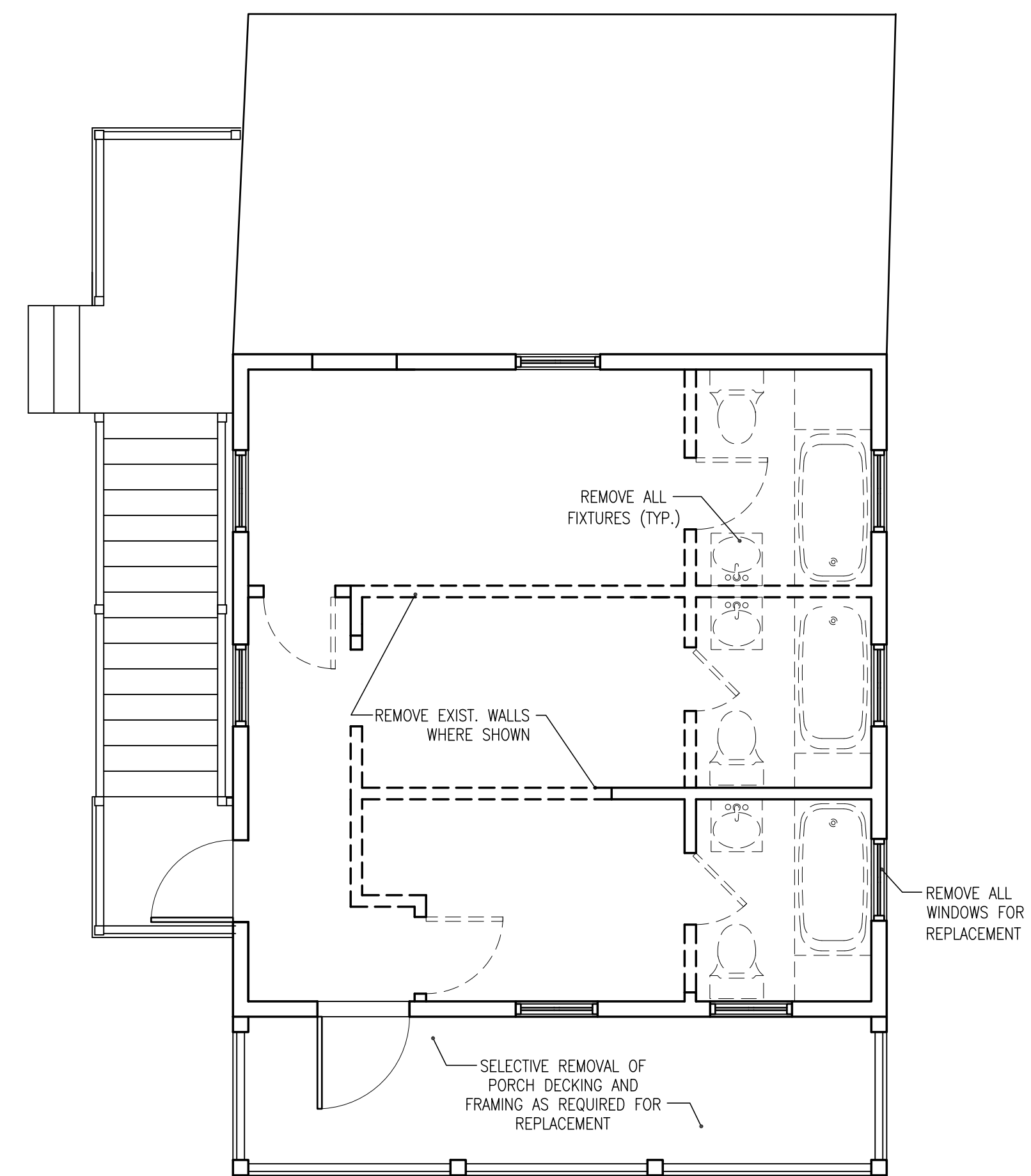


1
 AE2.1
EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

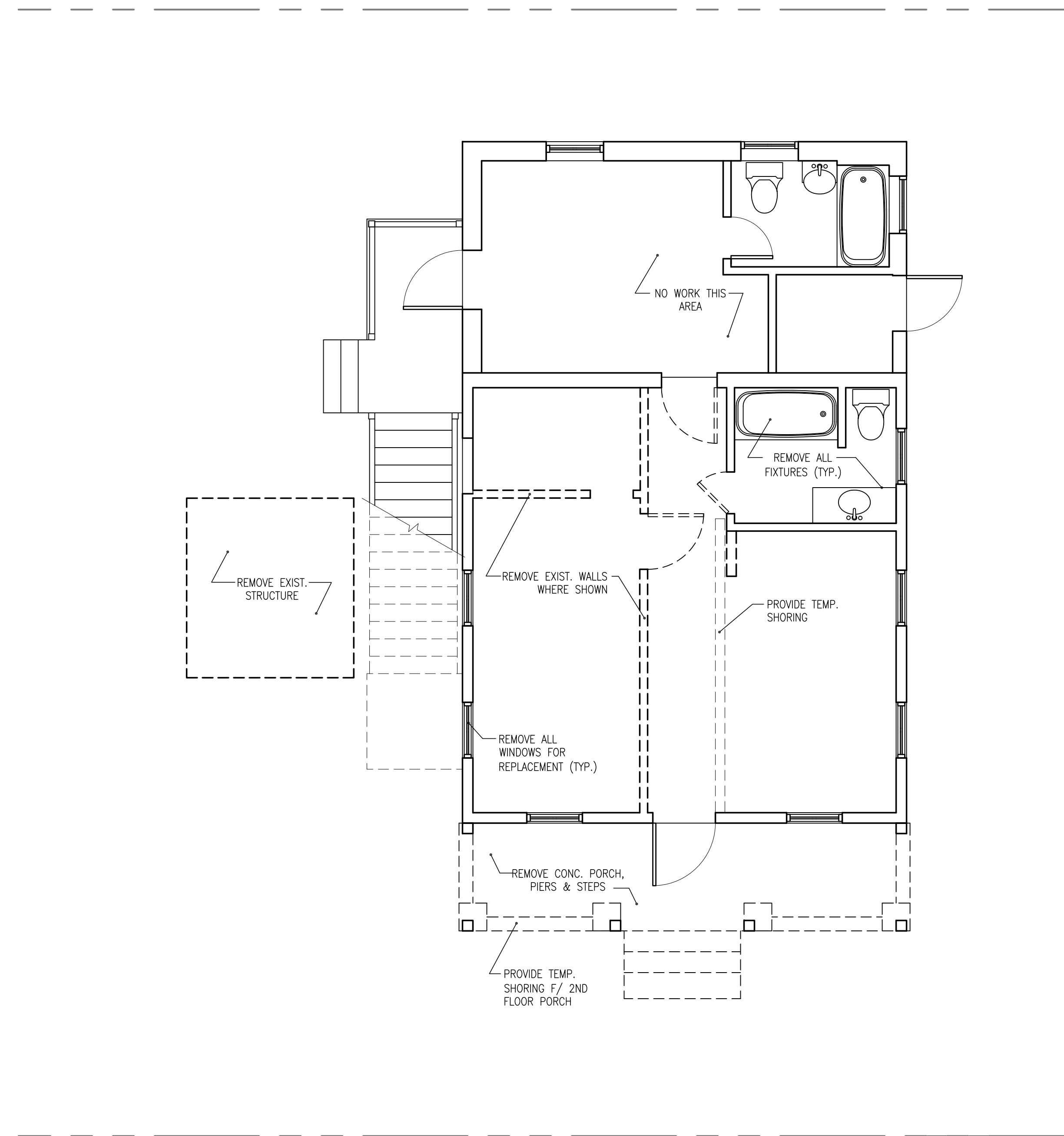
Seal:

Consultants:

Submissions / Revisions:



2
AD2.1
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"



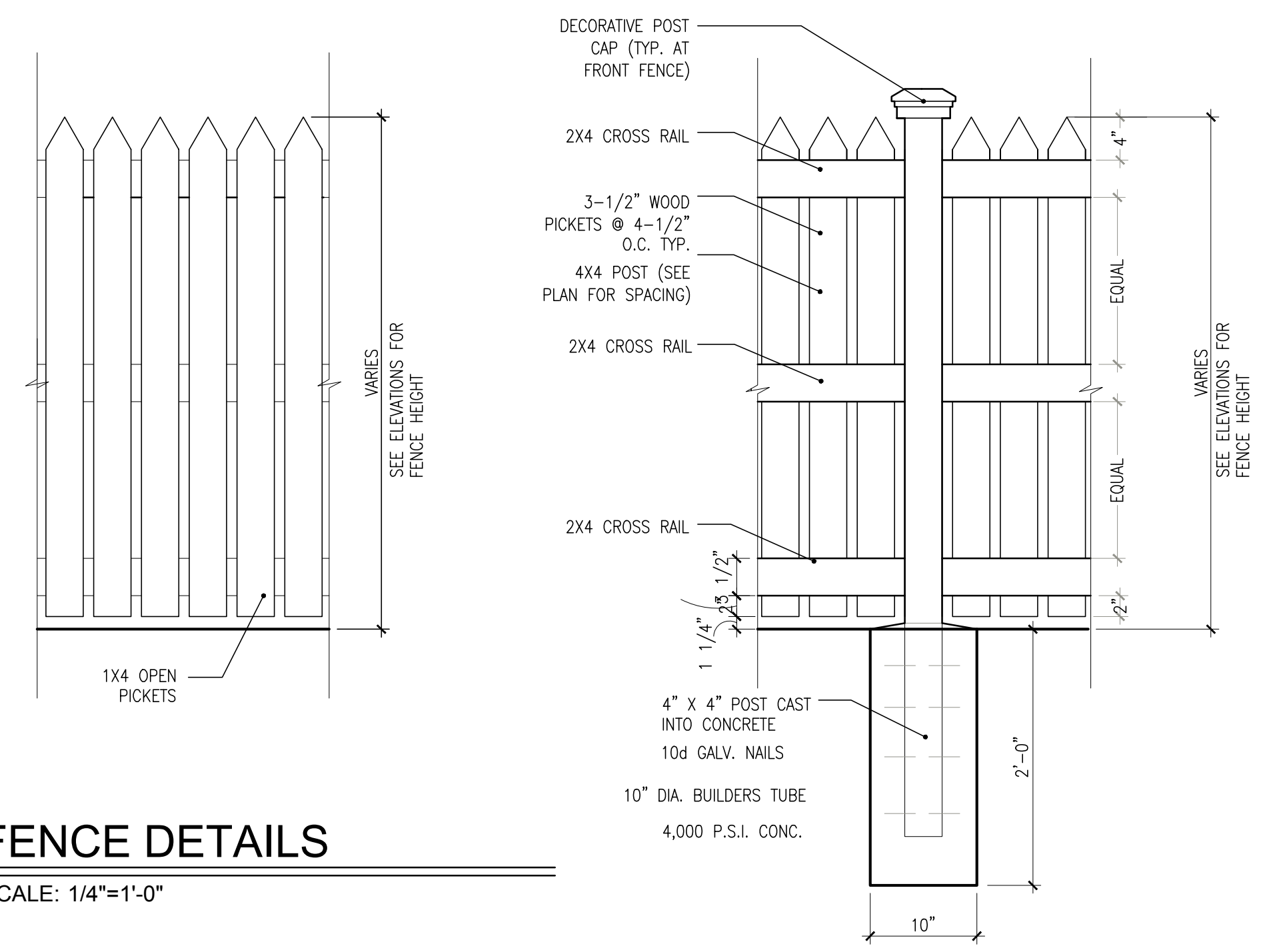
1
AD2.1
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL RENOVATION PROJECT

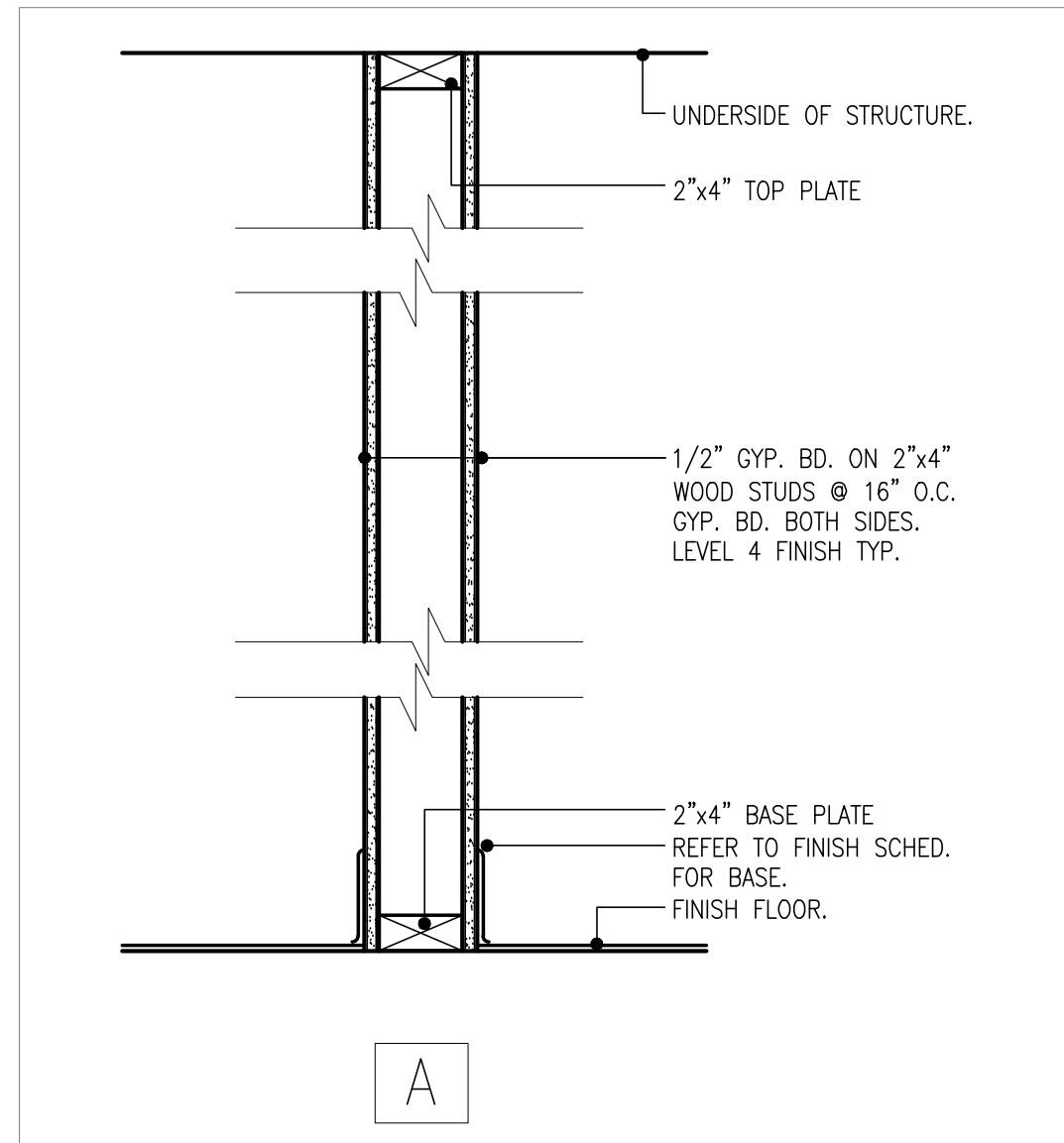
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DEMOLITION PLANS

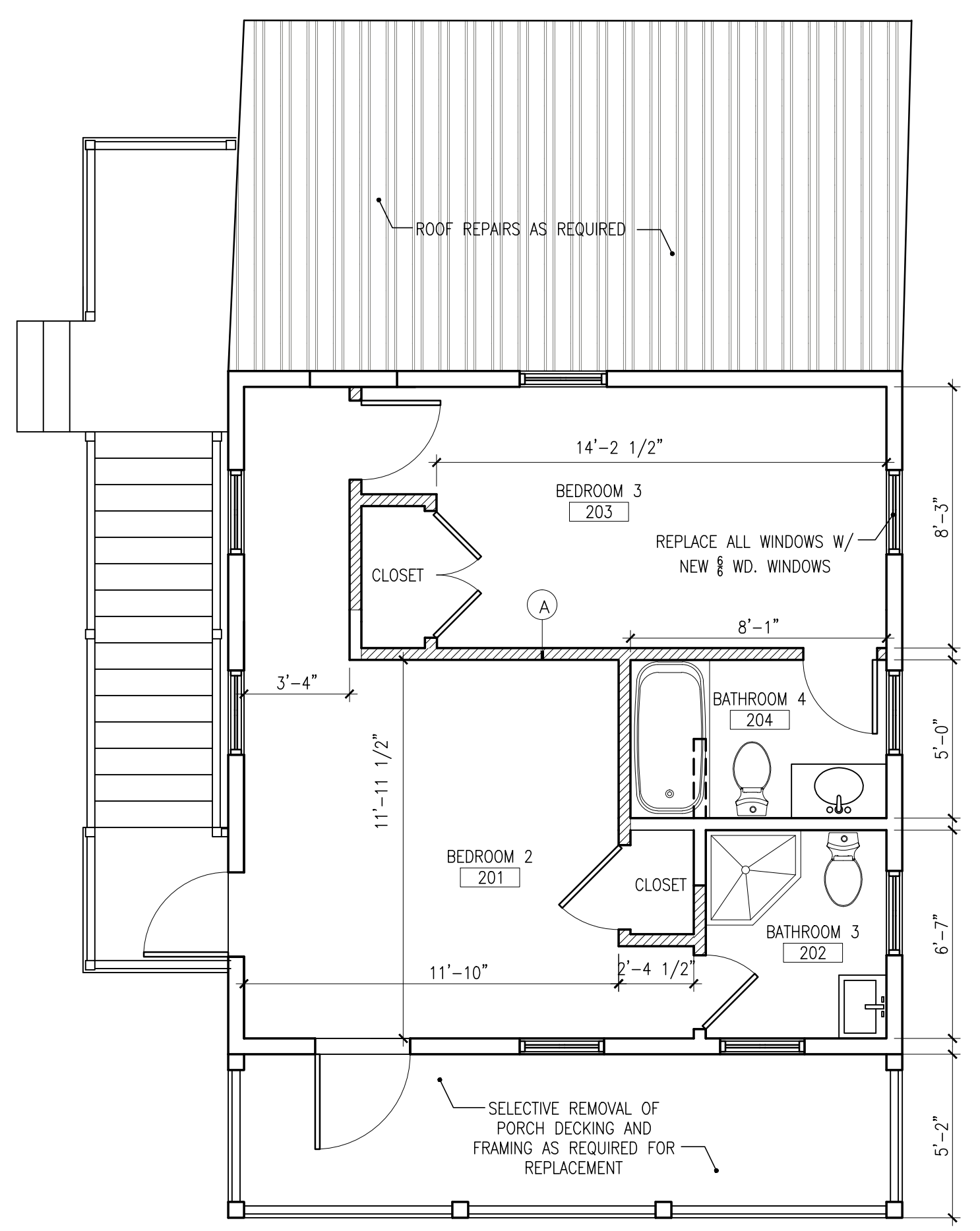
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AD-2.1



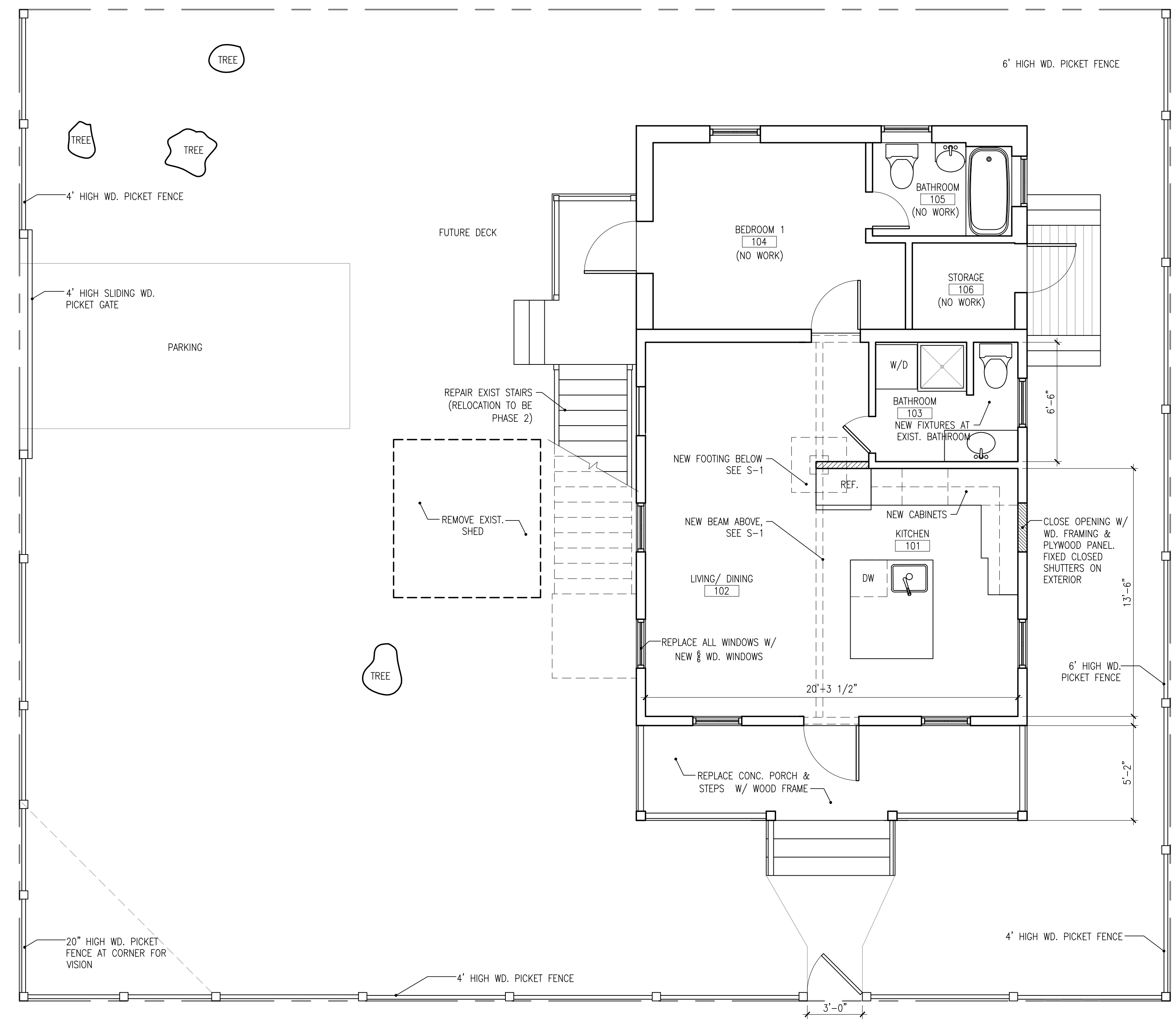
4
A2.1 **FENCE DETAILS**
SCALE: 1/4"=1'-0"



3
A2.1 **WALL TYPE**
SCALE: NTS



2
A2.1 **PROPOSED SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"



1
A2.1 **PROPOSED FIRST FLOOR / SITE PLAN**
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size: 24x36 Project #: 15013

Title:
EXISTING ELEVATIONS

Sheet Number:
AE-3.1

Seal:

Consultants:

Submissions / Revisions:
 H.A.R.C. REV 1 - 2016.3.16

221 PETRONIA STREET
 KEY WEST, FL
RESIDENTIAL RENOVATION PROJECT

Drawing Size: 24x36
 Project #: 15013

Title:

PROPOSED ELEVATIONS

Sheet Number:

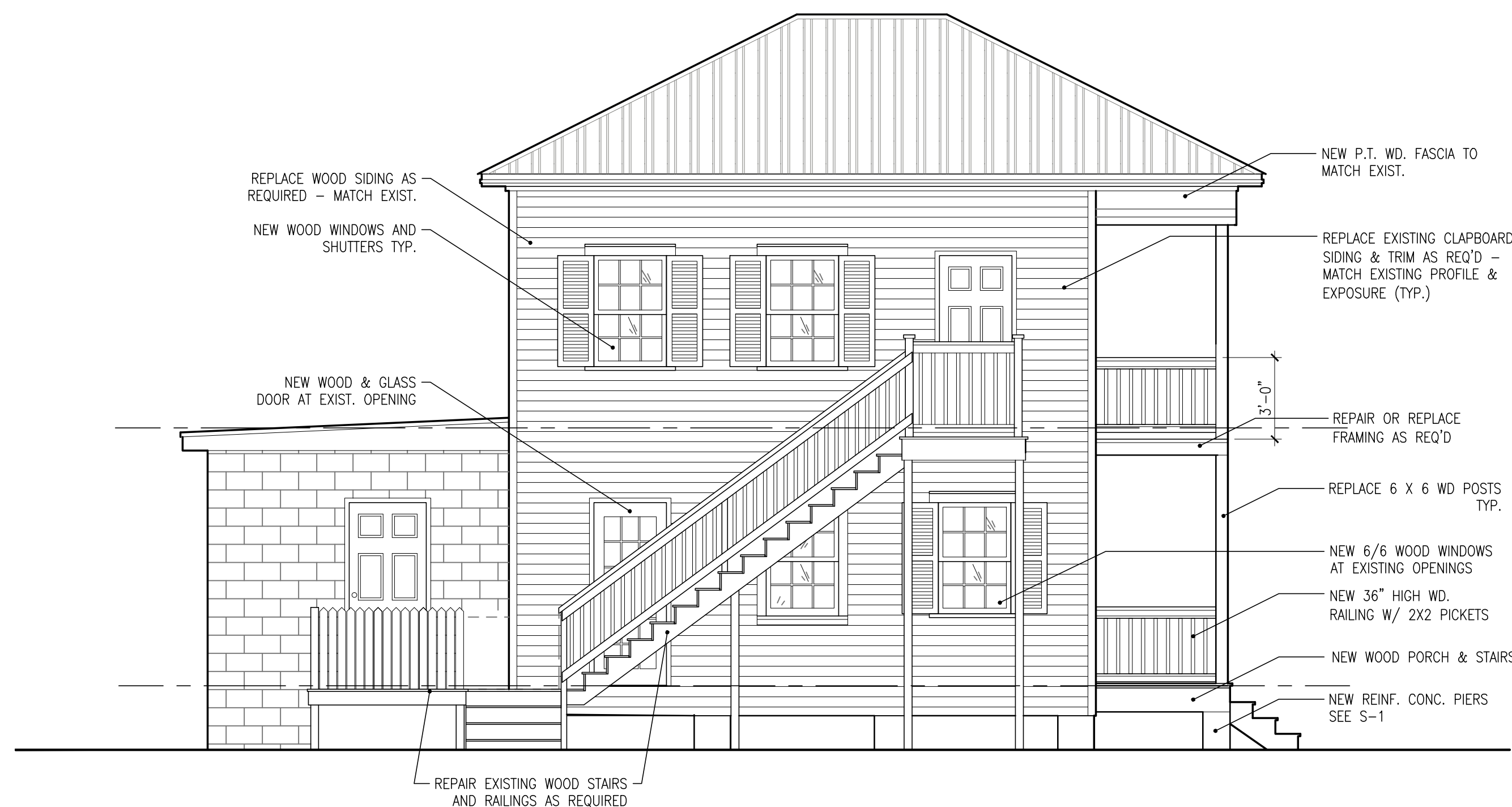
A-3.1



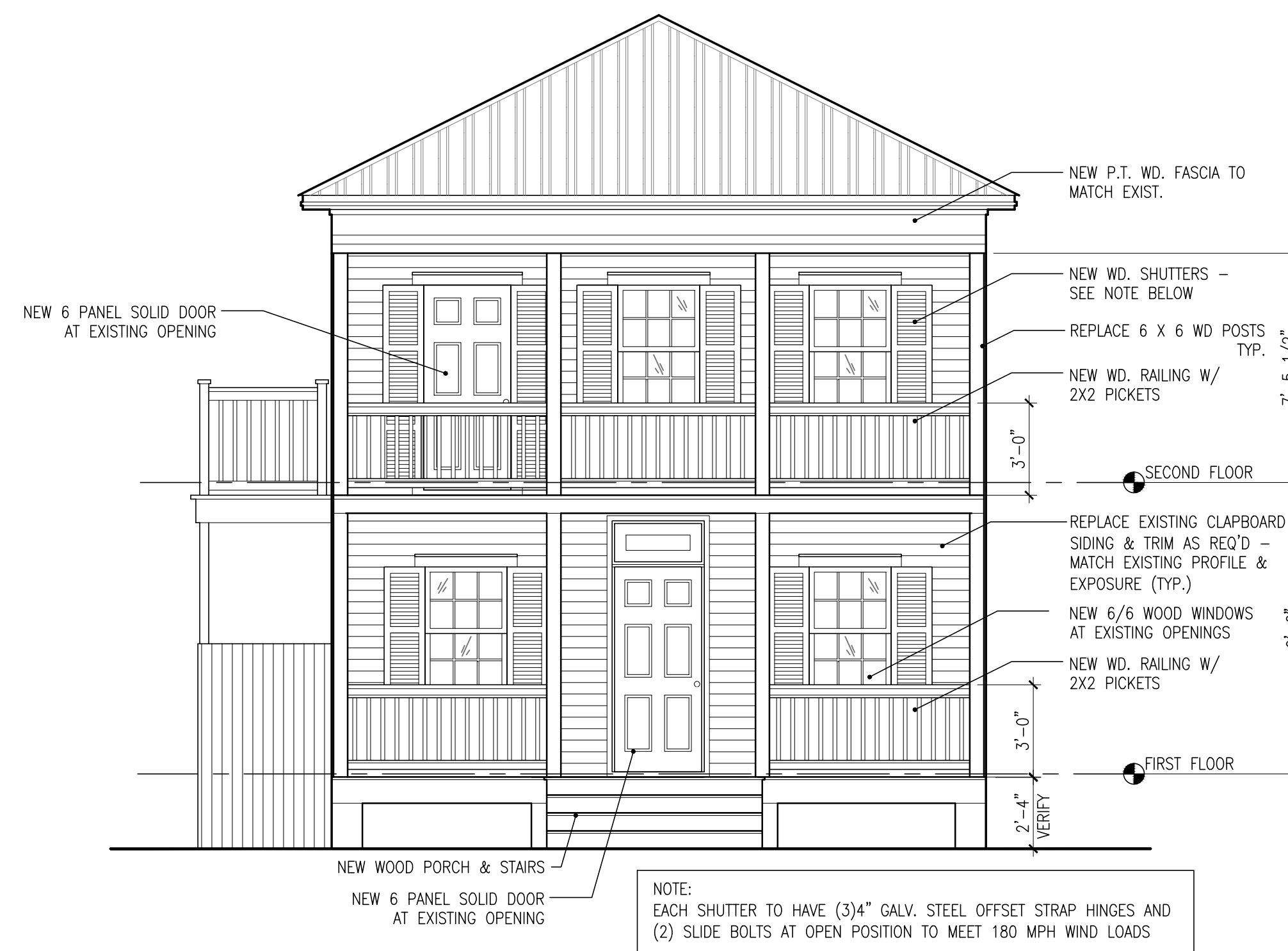
4 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



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



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



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

NOTE:
 EACH SHUTTER TO HAVE (3)4\"/>

PHASE 1 - PERMIT SET - CLIENT REVIEW 12.30.2015

Tel: 305-890-6191
Email: info@wshepler.com
201 Front St, Suite 201
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL RENOVATION PROJECT

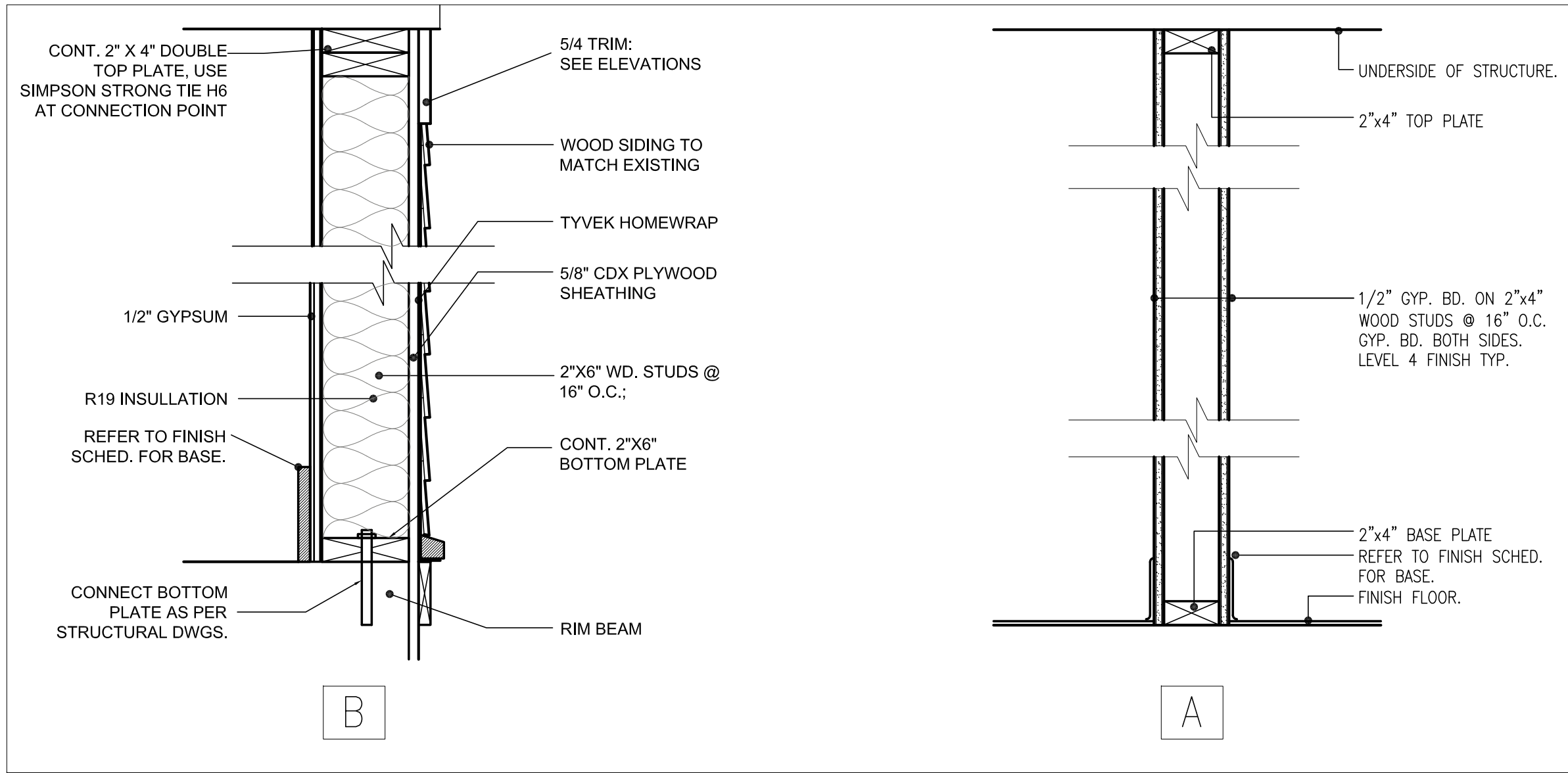
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Title:
STRUCTURAL PLANS - DETAILS

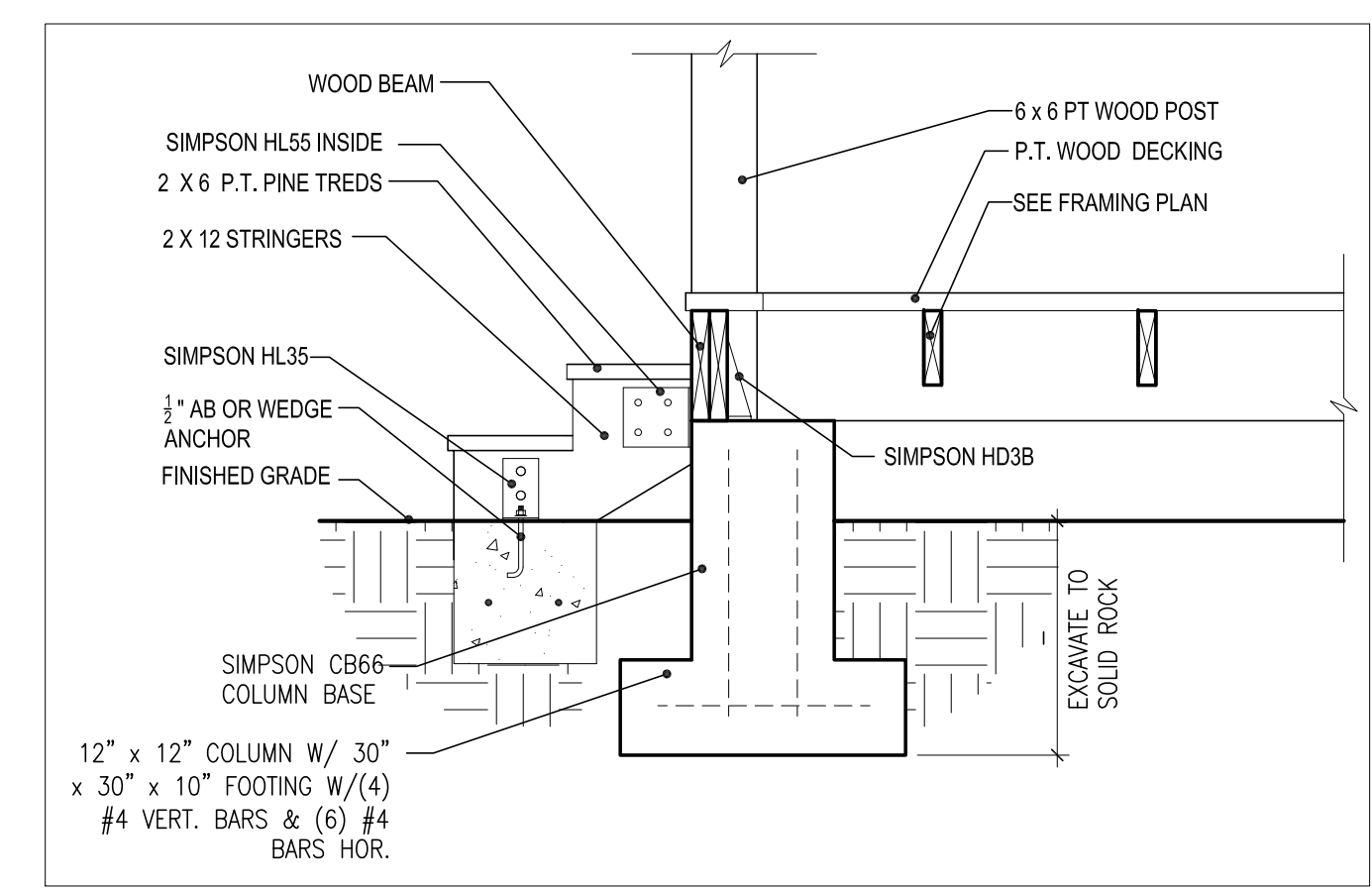
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S-1

Date: - DECEMBER 30, 2015

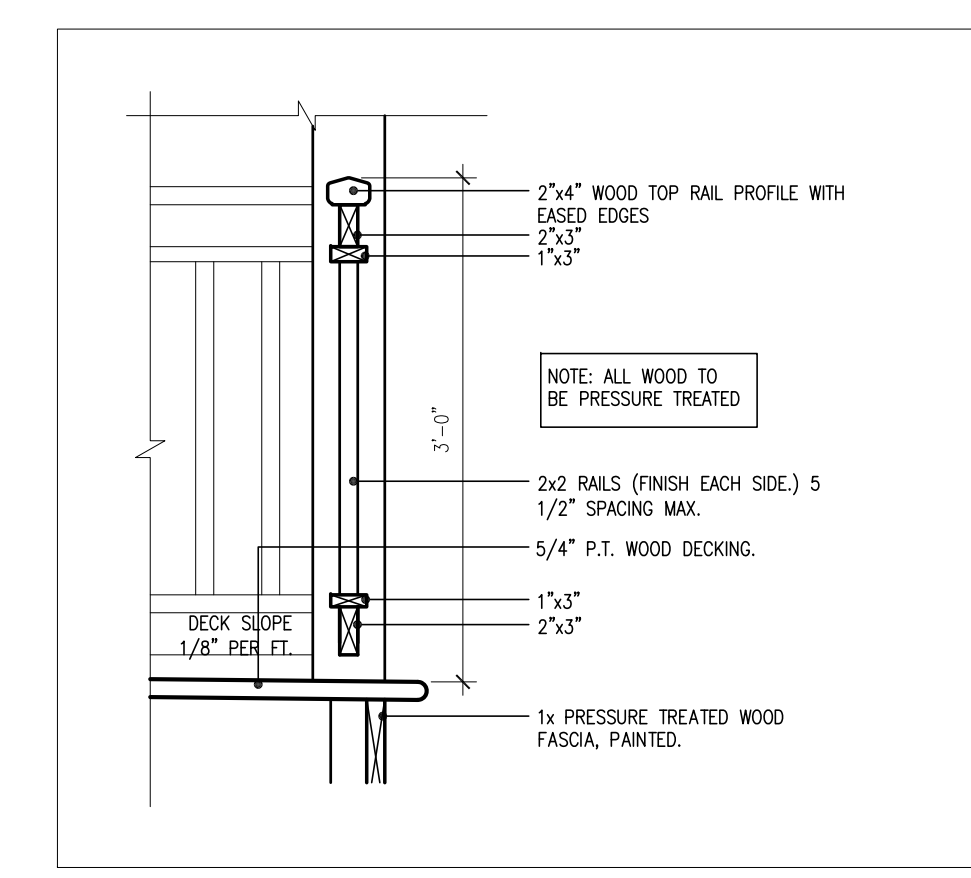
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5 WALL TYPE DETAILS
SCALE: 1 1/2"=1'-0"



3 PORCH FOOTING
SCALE: 3/4"=1'-0"



2 RAILING DETAIL
SCALE: 3/4"=1'-0"

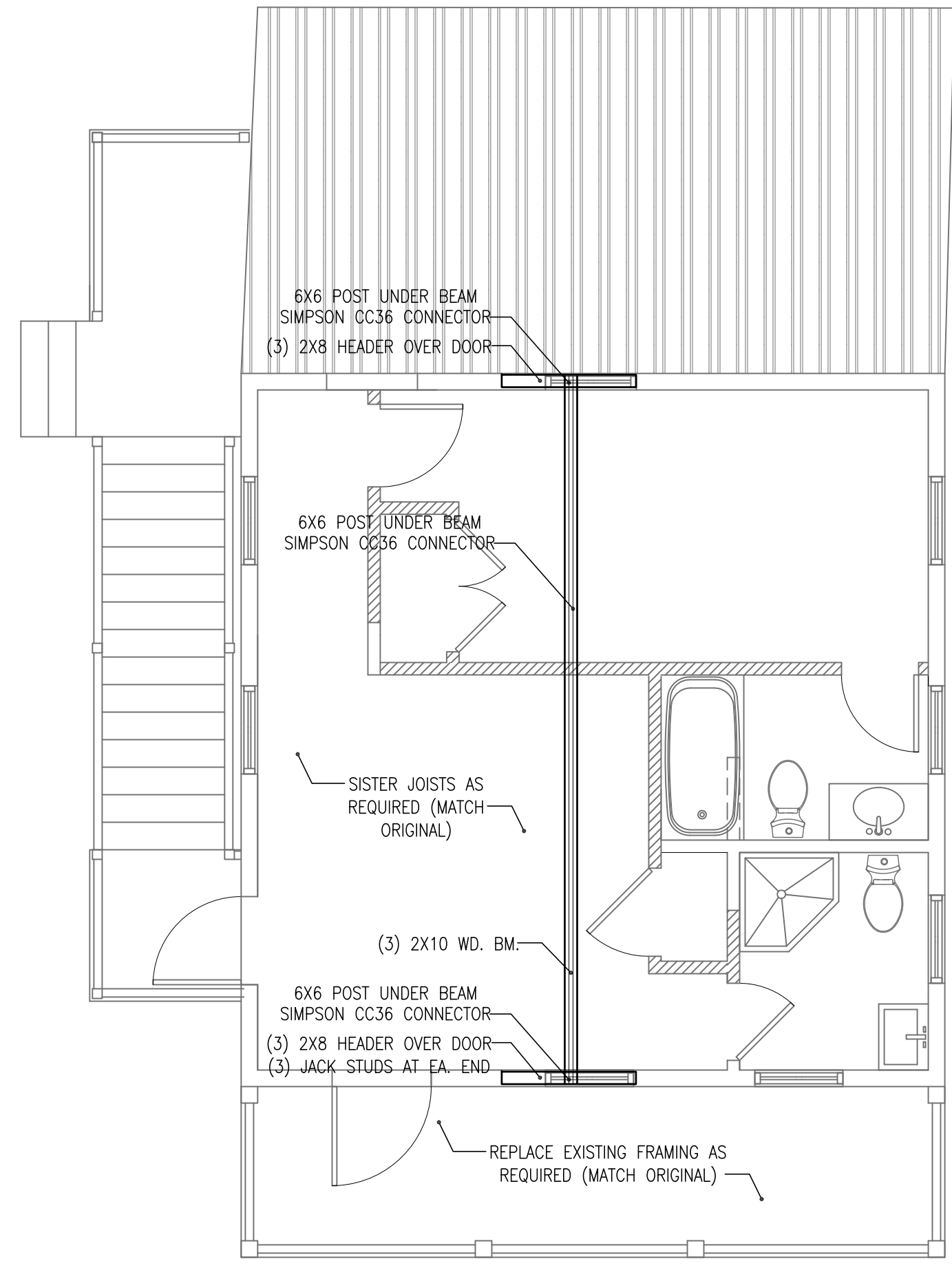
HEADER SCHEDULE	
OPENING SIZE	BEAM
< OR = 6'-0"	(3) 2X8" W/ (2) 1/2" PLYWOOD FLITCH
6'-0" - 8'-0"	(3) 2X10" W/ (2) 1/2" PLYWOOD FLITCH
8'-0" - 10'-0"	(3) 2X12" W/ (2) 1/2" PLYWOOD FLITCH

STUD SCHEDULE AT HEADERS	
OPENING SIZE	JACK STUDS
< OR = 3'-0" OPENING	1 JACK STUD@1 KING STUD
3'-0" - 6'-0" OPENING	2 JACK STUDS@1 KING STUD
6'-0" - 8'-0" OPENING	2 JACK STUDS@2 KING STUDS
8'-0" - 10'-0" OPENING	2 JACK STUDS@3 KING STUDS
10'-0" - 12'-0" OPENING	3 JACK STUDS@3 KING STUDS

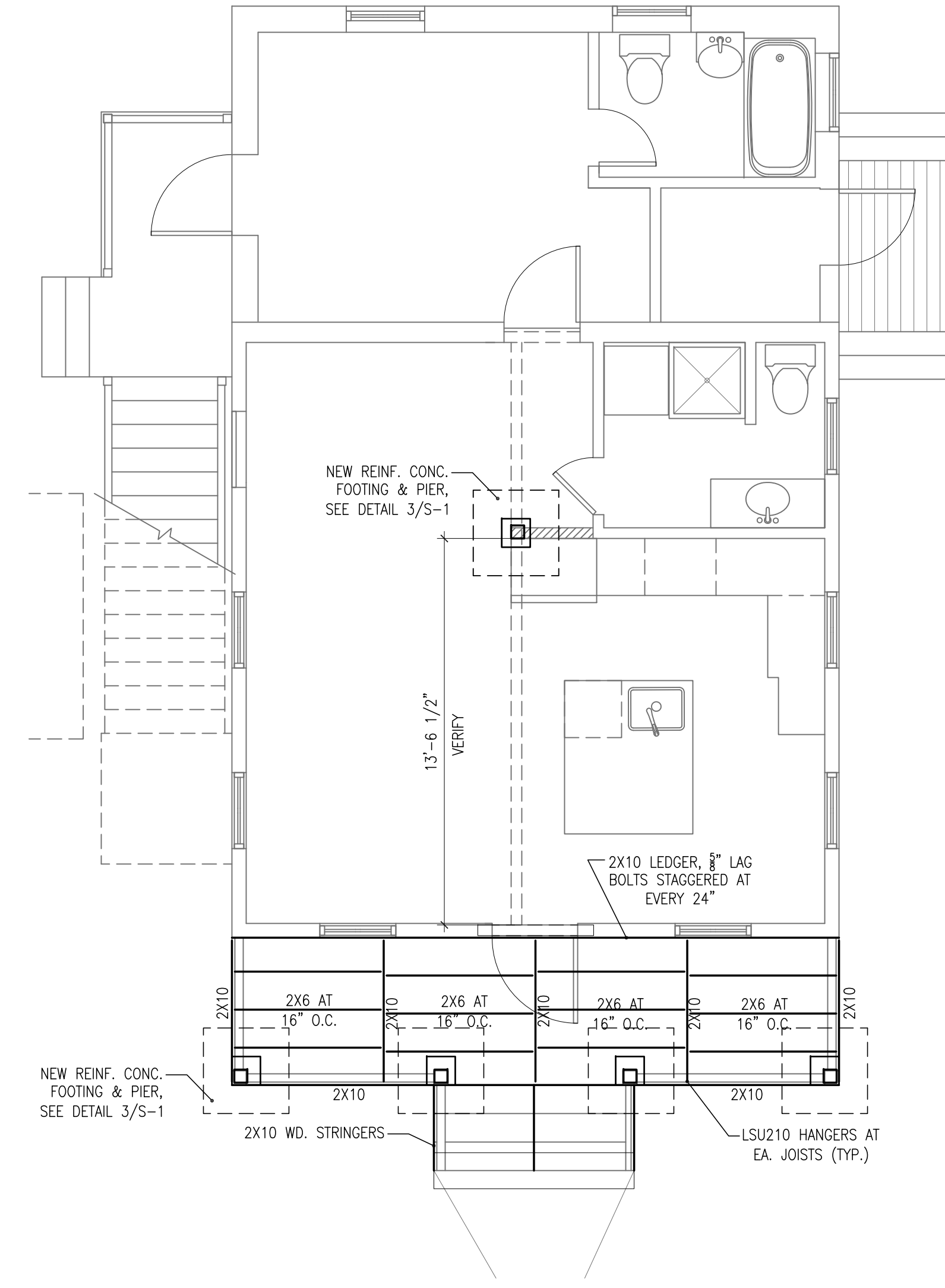
- THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-10; EXPOSURE C LOADS.
- FLOOR LL = 40 PSF; ROOF LL = 20 PSF; FRAMING DL = 15 PSF; DECK LL = 60 PSF; SEE TABLE FOR WIND LOADS.
- ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
- PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
- PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
- ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
- WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.

- ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
- AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
- CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
- ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE 1 PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
- ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
- CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
- MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
- ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRE TOGETHER.
- REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN FORMS ARE NOT USED.
- LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
- PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
- ANCHOR BOLTS, NUTS AND WASHERS SHALL BE MINIMUM 3/4" GALVANIZED STEEL AND EMBEDDED MINIMUM 7" INTO CONCRETE AND SPACED MAXIMUM 4' CC.
- MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.
- MIN. 2" COVERAGE FOR CONCRETE POURED IN FORMS AND 3" AGAINST EARTH.

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AITC.
- ALL WOOD WITHIN 24" OF GROUND SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
- ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS)
 - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
- HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM)
- ALL WALL STUDS SHALL BE SPF NO. 2 DENSE, GRADE OR BETTER.
- SEE PLANS FOR WALL STUD SIZE AND SPACING.
- ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
- ALL LINTELS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
 - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
- EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GORDER TRUSS AND BEAM BEARING POINTS.
- WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
- PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 8D RING SHANK NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
- FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETRY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.

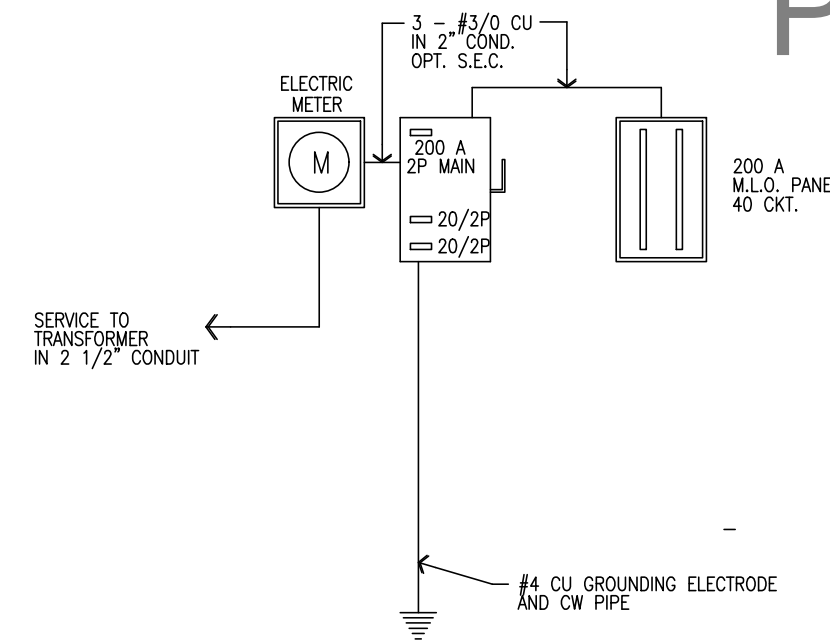


2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

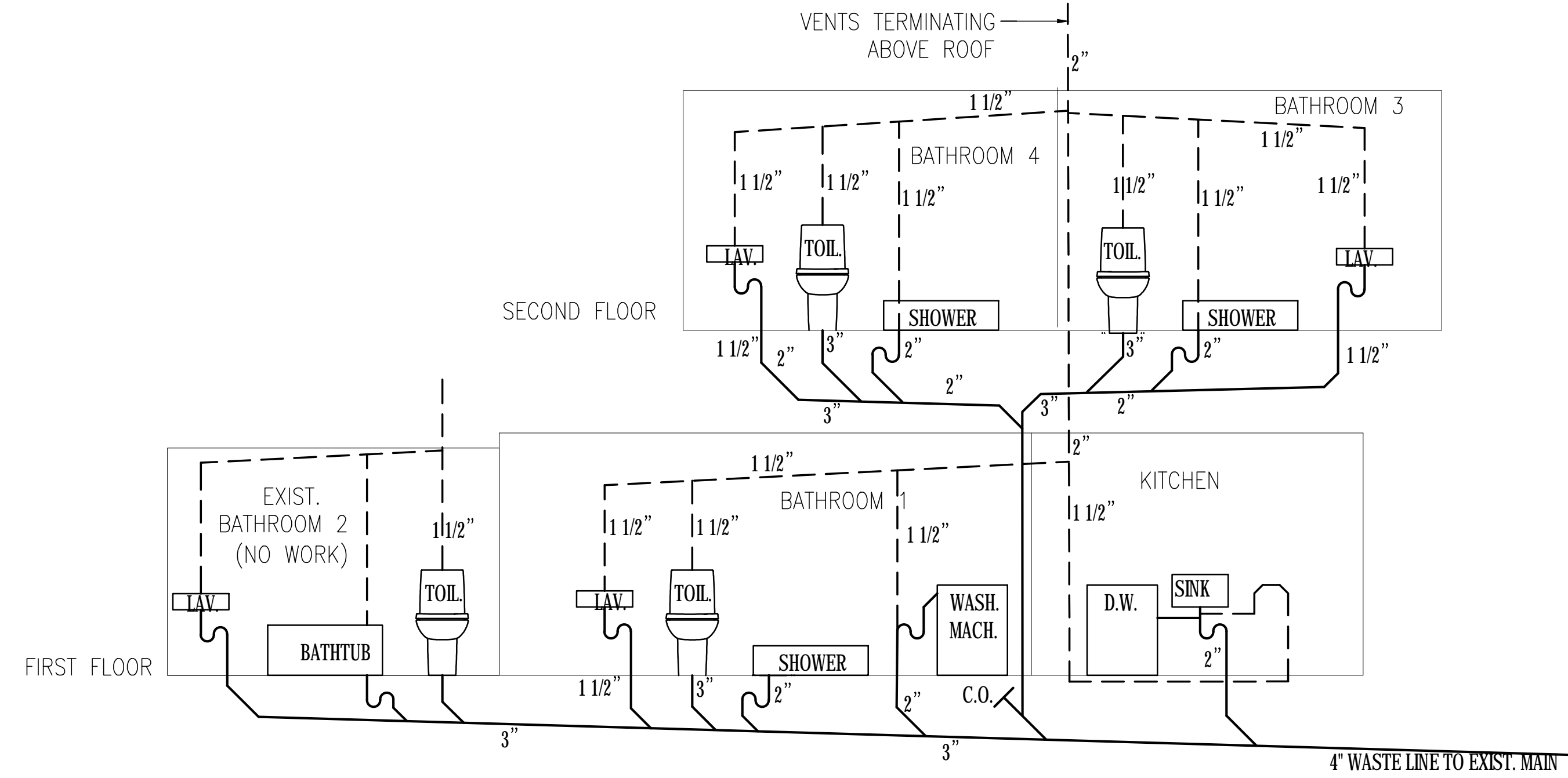
PHASE 1 - PERMIT SET - CLIENT REVIEW 12.30.2015



AHU SERVICE PANEL SHALL BE WITHIN 6 FT OF THE UNIT

AHU SHALL HAVE A MIN. ATTIC OPENING/PASSAGE OF 30" HIGH AND 22" WIDE WITH CONTINUOUS FLOORING. ACCESS PANEL SHALL BE MIN. 30" BY 30".

CONDUIT SCHEDULE	
#12 AWG	1 1/2" C
#10 AWG	1 3/4" C
#8 AWG	2" C
#6 AWG	2 1/2" C
#4 AWG	3" C

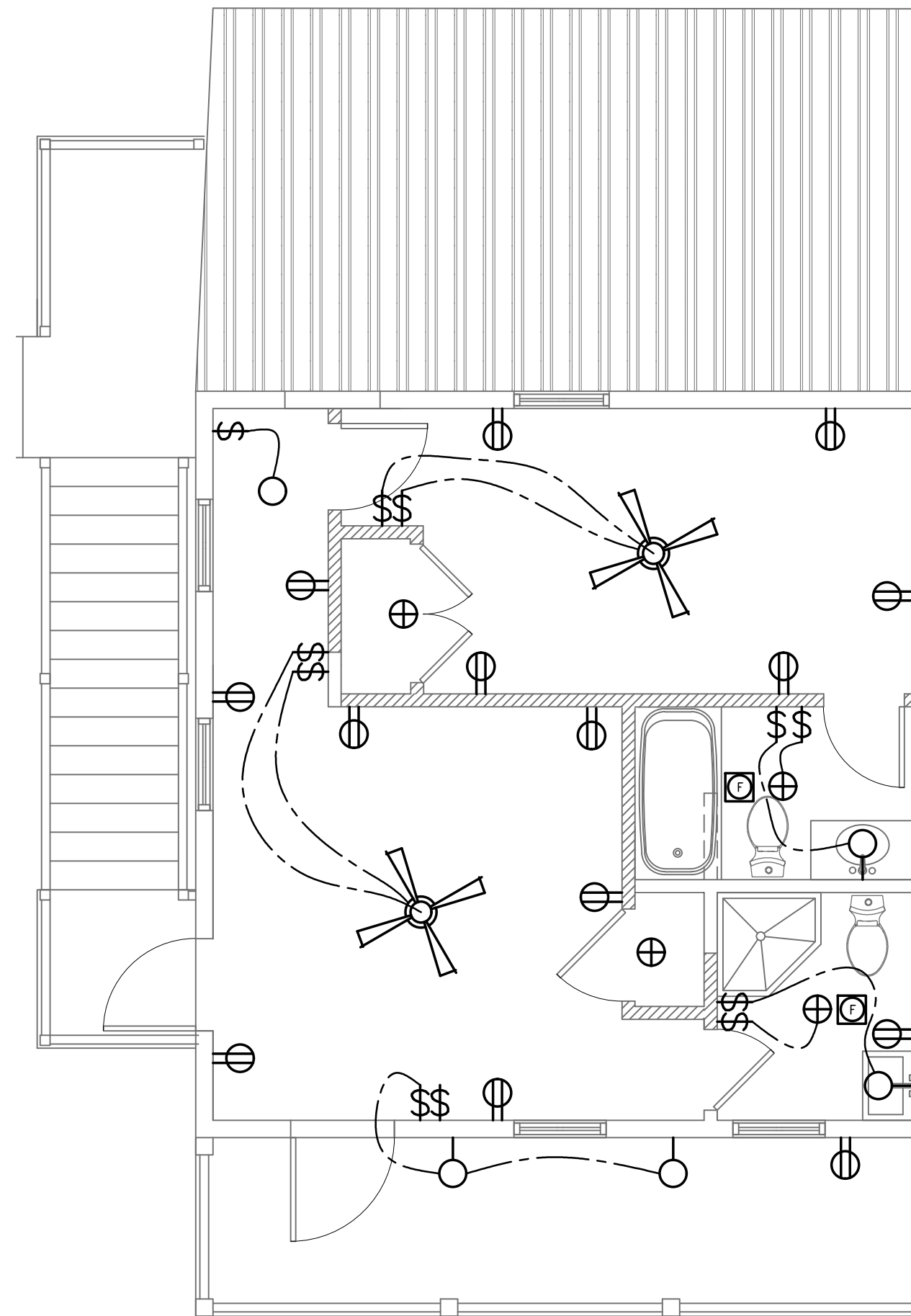
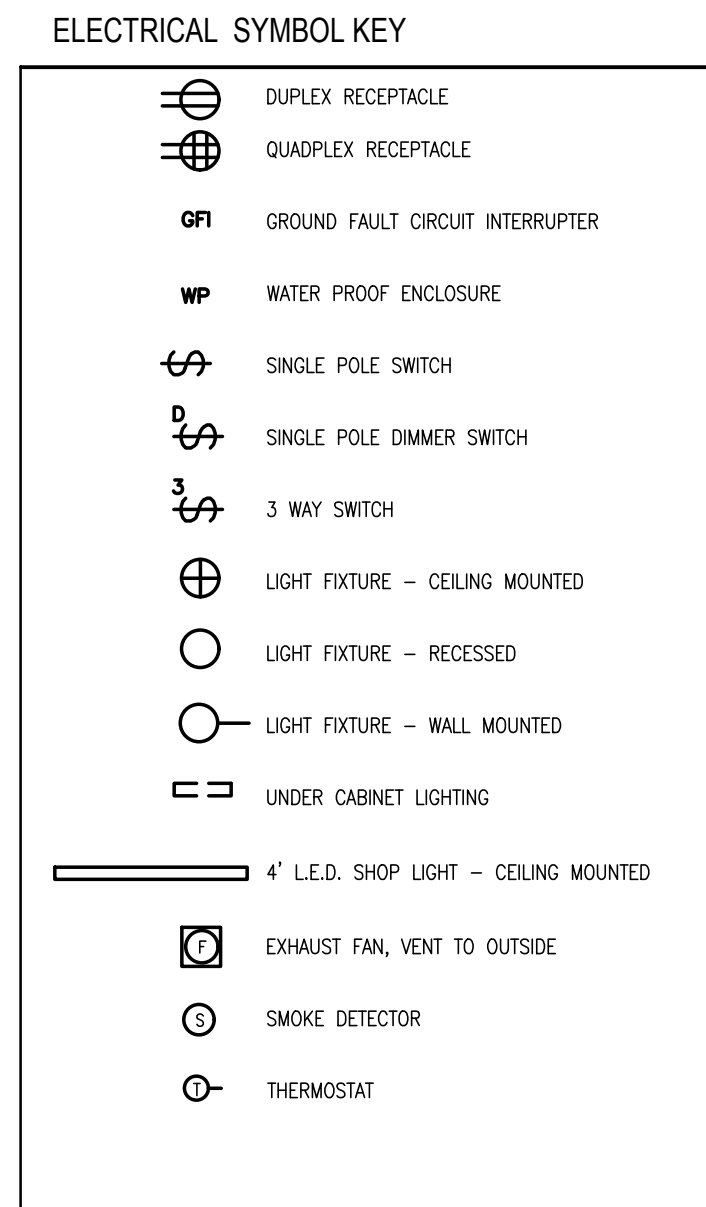


4 ELECTRICAL RISER DIAGRAM
EP11 SCALE: 3/4"=1'-0"

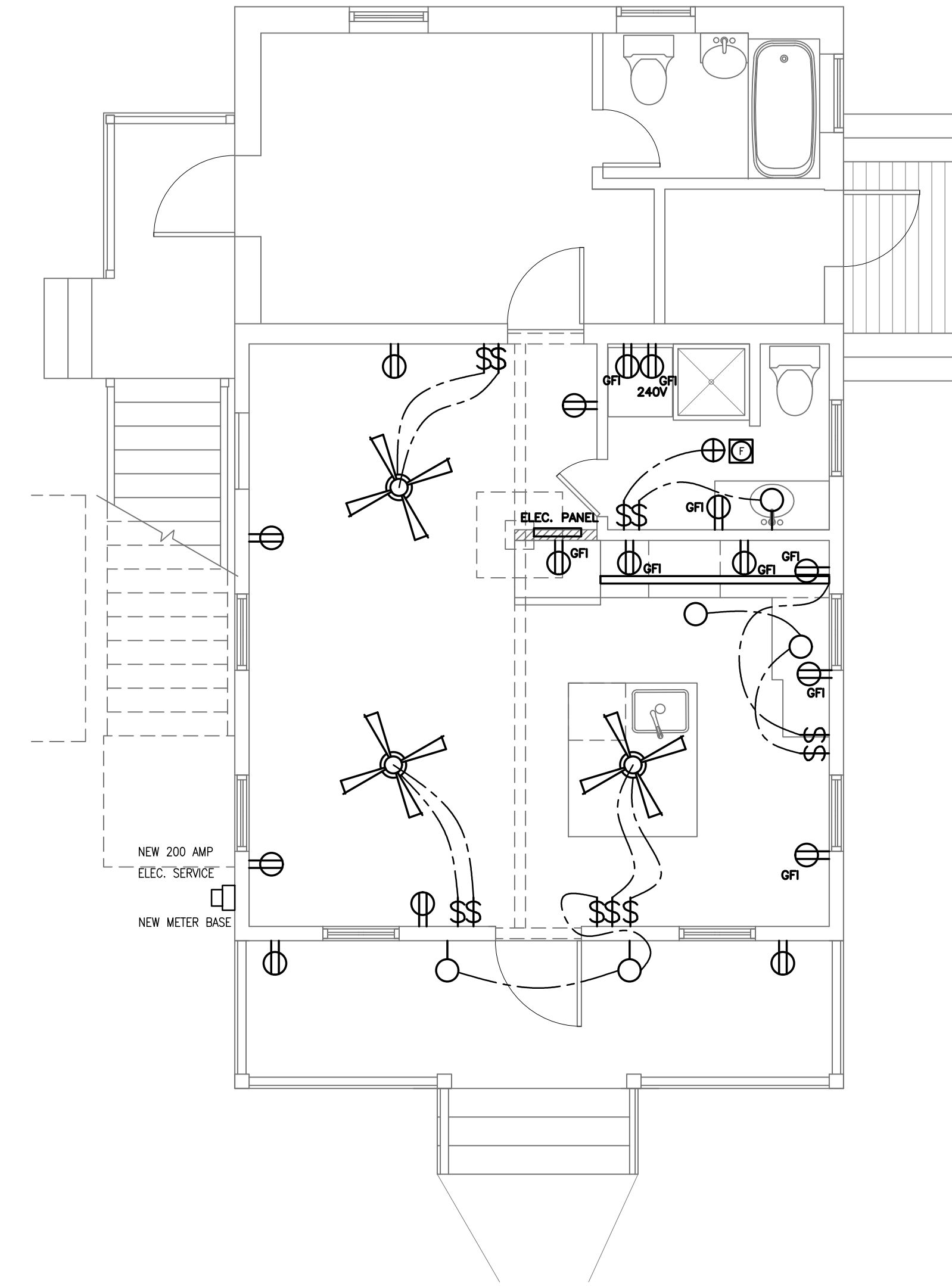
3 PLUMBING RISER DIAGRAM
EP1 SCALE: 3/4"=1'-0"

- ELECTRICAL**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.
 - APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
 - ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
 - INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWINGS.
 - ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
 - WIRE SIZE SHALL BE #12 THIN/THIN UNLESS OTHERWISE NOTED ON PLANS. CONDUCTORS #6 AND LARGER SHALL BE THW.
 - ALL CONDUCTORS SHALL BE COPPER.
 - ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-95 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
 - ALL MATERIALS SHALL BE U.L. APPROVED.
 - ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
 - CONTRACTOR SHALL SEAL ALL FLOOR OPENINGS WITH A FIRE SEAL SIMILAR TO "OZ" FLAMESEAL.
 - ALL NON-POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
 - ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
 - FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
 - ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
 - RISER ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
 - THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
 - ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT OTHERWISE INDICATED.
 - ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
 - EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
 - ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

- PLUMBING:**
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA PLUMBING CODE AND IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.
 - CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING MAIN, WATER, SEWER FOR CONNECTION OF NEW SERVICES, PRIOR TO INSTALLATION OF ANY PIPING.
 - ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBER SIZED AS PER P.D.I. STANDARDS.
 - PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, ALL BRANCHES, GROUPS OF FIXTURES AND TO EACH PIECE OF EQUIPMENT.
 - FOR WATER AND SEWER SIZING, SEE RISER DIAGRAMS AND FLOOR PLANS.
 - A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
 - MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER TRADES SHALL BE 1/8" PER LINEAL FOOT.
 - COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
 - ALL WATER PIPING SHALL BE COPPER TYPE M. PEX SUBSTITUTIONS TO BE APPROVED BY ENGINEER.
 - SANITARY DRAINAGE PIPING, WITHIN THE BUILDING, AND BELOW THE GROUND, SHALL BE SCHEDULE 40 PVC PIPE.
 - WORK SHALL INCLUDE SAW CUTTING OF THE FLOOR SLAB, (IF REQUIRED) EXCAVATION, BACKFILLING, AND REPOURING OF CONCRETE TO MATCH EXISTING FLOOR.
 - ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
 - WATER HEATER DRAIN PAN SHALL HAVE MINIMUM 3" HIGH SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 3/4" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P & T RELIEF AND HEATER DRAIN PAN PIPING SHALL BE TYPE M COPPER.
 - UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
 - ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.
 - ALL HOT AND COLD WATER PIPING AS SHOWN ON PLAN RUNS ABOVE CEILING UNLESS NOTED OTHERWISE.
 - ALL VENTS THROUGH ROOF SHALL MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE FROM ANY MECHANICAL AIR INTAKE.
 - VERIFY ALL DIMENSIONS AND CLEARANCES WITH THE STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
 - CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PRINTS FOR INDICATING ALL CHANGES IN LAYOUT. THE PRINTS SHALL BE RETURNED TO THE ARCHITECT AFTER COMPLETION OF THE JOB.
 - THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED FOR INSTALLATION IN THE SPACE ALLOCATED OR FOR COORDINATION WITH OTHER TRADES. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE IN APPROVED MANNER.
 - UTILITIES COMPANIES SHALL BE CONTACTED TO LOCATE AND/OR RELOCATE THEIR FACILITIES BEFORE WORK IS STARTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK ON ACCOUNT OF NEW CONSTRUCTION AND THE CONTRACTOR SHALL RESTORE WORK DISTURBED TO ORIGINAL CONDITION AT NO COST TO THE OWNER.



1 SECOND FLOOR ELECTRICAL PLAN
EP1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
EP1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL RENOVATION PROJECT

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS INCLUDING FRONT PORCH, EXTERIOR WOOD STAIRCASE, REPLACEMENT OF WINDOWS, DOORS, SIDING, AND ROOFING MATERIAL. NEW FENCE AND SITE IMPROVEMENTS. DEMOLITION OF FRONT PORCH, RETAINING EXISTING ROOF. DEMOLITION OF WOOD SHED.

FOR- #221 PETRONIA STREET

Applicant – William Shepler

Application #H16-01-0093

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 305-809-3975 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.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1013960 Parcel ID: 00013580-000000

Ownership Details

Mailing Address:

DESAULNIERS SUZANNE
5655 BOUL DES MILLE-ILES
LAVAL, QUEBEC H7J 1B2
CANADA

All Owners:

DESAULNIERS SUZANNE, MICHAUD DANIEL T/C

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

**Affordable
Housing:** No

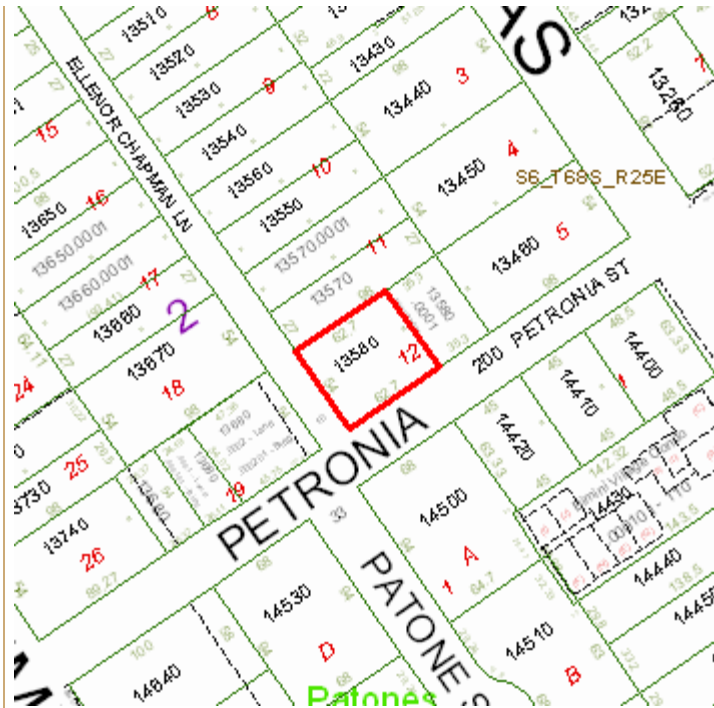
**Section-
Township-Range:** 06-68-25

**Property
Location:** 221 PETRONIA ST KEY WEST

Legal KW PT LOT 12 SQR 2 TR 3 H-731 OR1268-547/48ORD OR1265-1090/91ORD OR1258-2109/10ORD

Description: OR1430-687/688L/E OR1549-1030/31 OR1554-1534/35 OR1593-459/61 OR1650-1475/76 OR2688-766/67C/T
OR2702-394/95C/T OR2732-106/07

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,386.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1155
 Year Built: 1918

Building 1 Details

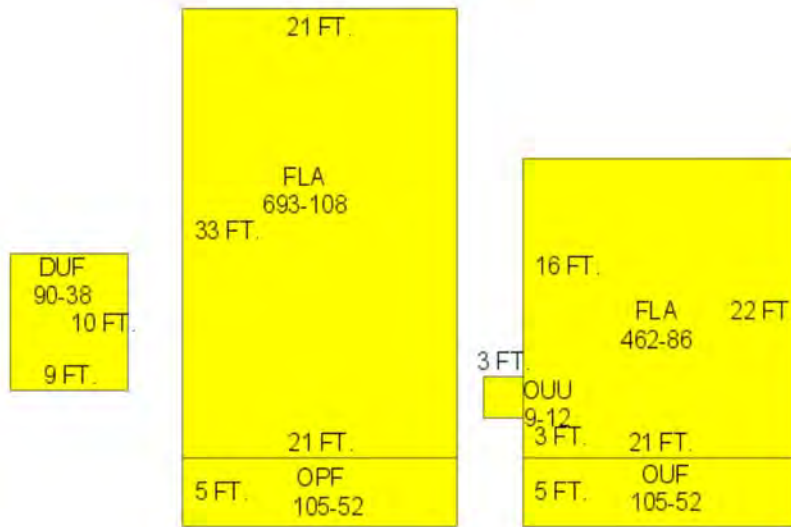
Building Type R1	Condition P	Quality Grade 500
Effective Age 40	Perimeter 194	Depreciation % 39
Year Built 1918	Special Arch 0	Grnd Floor Area 1,155
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 CONVECTION	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993				105
0	DUF	1:WD FRAME	1	1979				90
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	693
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	462
4	OUF		1	1993	N N	0.00	0.00	105
5	OUU		1	1993	N N	0.00	0.00	9

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	200 SF	0	0	1979	1980	2	50
2	FN2:FENCES	356 SF	0	0	1979	1980	2	30

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B943117	09/01/1994	08/01/1995	1,000		CHANGE DOOR TO WINDOW
	9803960	12/21/1998	11/16/1999	3,575		PAINT EXTERIOR
	03-4043	11/25/2003	11/23/2005	4,500		repair & repaint inside walls
	04-0327	02/09/2004	11/23/2005	250		MOVE UNPERMITTED TIKI BOOTH
	04-0562	02/27/2004	11/23/2005	800		BUILD 114x4' PICKET FENCE
	05-1912	05/26/2005	11/23/2005	675		TIE DOWN 8'x8' SHED

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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	42,932	1,252	223,491	267,675	267,675	0	267,675
2014	108,849	1,138	183,006	292,993	292,992	25,000	267,993
2013	110,633	1,138	217,864	329,635	329,635	25,000	304,635
2012	112,418	1,138	135,802	249,358	249,358	0	249,358
2011	110,633	1,138	137,868	249,639	249,639	0	249,639
2010	115,986	1,138	152,131	269,255	269,255	0	269,255
2009	129,419	1,170	202,842	333,431	333,431	0	333,431
2008	119,436	1,202	300,401	421,039	421,039	0	421,039
2007	136,727	1,234	399,548	537,509	537,509	0	537,509
2006	194,373	1,266	287,810	454,293	454,293	0	454,293
2005	167,650	1,460	237,020	406,130	406,130	0	406,130
2004	145,879	1,492	169,300	316,672	71,612	25,000	46,612
2003	106,978	1,524	81,264	189,766	70,277	25,000	45,277
2002	109,869	1,556	59,255	170,680	68,630	25,000	43,630
2001	100,075	1,588	59,255	160,918	67,550	25,000	42,550
2000	90,388	1,351	40,632	132,371	65,583	25,000	40,583
1999	58,077	1,112	40,632	99,821	63,859	25,000	38,859
1998	21,627	595	40,632	62,854	62,854	25,000	37,854

1997	28,368	626	33,860	62,854	62,854	25,000	37,854
1996	28,330	664	33,860	62,854	62,854	25,000	37,854
1995	28,299	695	33,860	62,854	62,854	25,000	37,854
1994	28,270	724	33,860	62,854	62,854	25,000	37,854
1993	28,994	0	33,860	62,854	62,854	25,000	37,854
1992	41,999	671	52,920	95,590	95,590	25,000	70,590
1991	41,999	671	52,920	95,590	95,590	25,000	70,590
1990	50,370	671	42,336	93,377	93,377	25,000	68,377
1989	49,600	671	41,013	91,284	91,284	25,000	66,284
1988	43,705	671	30,429	74,805	74,805	0	74,805
1987	43,047	671	17,199	60,917	60,917	0	60,917
1986	43,212	671	15,876	59,759	59,759	0	59,759
1985	42,129	671	16,352	59,152	59,152	0	59,152
1984	40,510	671	16,352	57,533	57,533	0	57,533
1983	40,510	671	16,352	57,533	57,533	0	57,533
1982	37,375	671	11,695	49,741	49,741	0	49,741

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/19/2015	2732 / 106	460,000	WD	12
9/5/2014	2702 / 394	0	CT	11
6/5/2014	2688 / 766	100	CT	12

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176