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## Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: May 24, 2022

Applicant: Shore Construction

Address: #1215 Georgia Street

### Description of Work:

Construction of a new 330-square-foot addition at rear.

### Site Facts:

This property on the northeast corner of Georgia and Duncan Streets contains a one-story masonry vernacular structure, which is listed on our survey as non-contributing. Property appraiser's records show that the structure was built in 1968, which makes it historic. There is an existing shed and a carport at the rear of the structure, both of which are not historic.

The applicant initially submitted the proposed plans under a building permit, which has been approved by both Planning and Urban Forestry. HARC staff review of the permit was postponed to allow for HARC Commission review of the proposed addition.

### Guidelines Cited on Review:

- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guideline 11.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 6, 11, 12, 13, 14, 19, 21, 22 and 26.

### Staff Analysis:

The Certificate of Appropriateness under review proposes construction of a new 330-square-foot addition at the rear of the house at 1215 Georgia Street. The proposed height would match that of the main house: 13-feet-3-inches. The proposed addition would also match the existing structure in materials and finishes: CBS structure with stucco finish and metal 5v-crimp roofing.

The addition would be utilized for a bedroom and bathroom. A set of French doors is proposed on the new rear façade of the building and a pair of windows is proposed on the south (Duncan Street side) façade of the new addition.

Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the cited guidelines for Additions and Alterations.

In terms of the age of the historic main structure, the proposed addition is appropriate in relation to mass, scale, proportion, and materials. Guideline 11 under Additions and Alterations specifies that additions should be lower than the original building height of the historic structures, but staff finds the use of same height in this case to be appropriate. For 1215 Georgia Street, a 54-year-old masonry vernacular structure with no real character defining features, the use of same height does not have a negative effect on the overall view of the structure from the street. Although the addition will be clearly visible from Duncan Street, it is not designed in a manner than is obtrusive to the streetscape.

# APPLICATION

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT # 2022-0370

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	1215 Georgia Street	
NAME ON DEED:	Jeffery Warren Dean	PHONE NUMBER 305-5871663
OWNER'S MAILING ADDRESS:	1215 Georgia Street	EMAIL
	Key West, FL 33040	
APPLICANT NAME:	Shore Construction LLC	PHONE NUMBER 3057971066
APPLICANT'S ADDRESS:	PO Box 2391	EMAIL shorekwconstructic
	Key West, FL 33045	
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 4/21/2022

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Construction of bedroom addition, 330 sf on rear of structure including demolition of existing shed and carport; install new metal roof.
<b>MAIN BUILDING:</b> Addition of new bedroom and bath on rear of structure. Match exist CBS structure, exterior finishes and roof line. Install new metal 5V Crimp roof.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Demolition of existing carport and metal shed.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): na	
PAVERS: na	FENCES: na
DECKS: na	PAINTING: Exterior painting of building.
SITE (INCLUDING GRADING, FILL, TREES, ETC): na	POOLS (INCLUDING EQUIPMENT): na
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

**HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX**




**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1215 Georgia St
PROPERTY OWNER'S NAME:	Jeffery W Dean
APPLICANT NAME:	Shore Construction LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE 	<b>Jeff Dean, 4/21/2022</b> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of carport and detached metal shed.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The structure is not contributing or a historic structure and the condition is irrevocably deteriorated. See photos
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
No distinctive characteristics of historical value or significance.

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The carport structure to be removed has no significant historical contribution value to the local, state or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
No distinctive cultural characteristics of the City or any individual.
(d) Is not the site of a historic event with significant effect upon society.
Not a historic site.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
No distinctive historical architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
No architectural features of significance.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
Typical of the neighborhood.

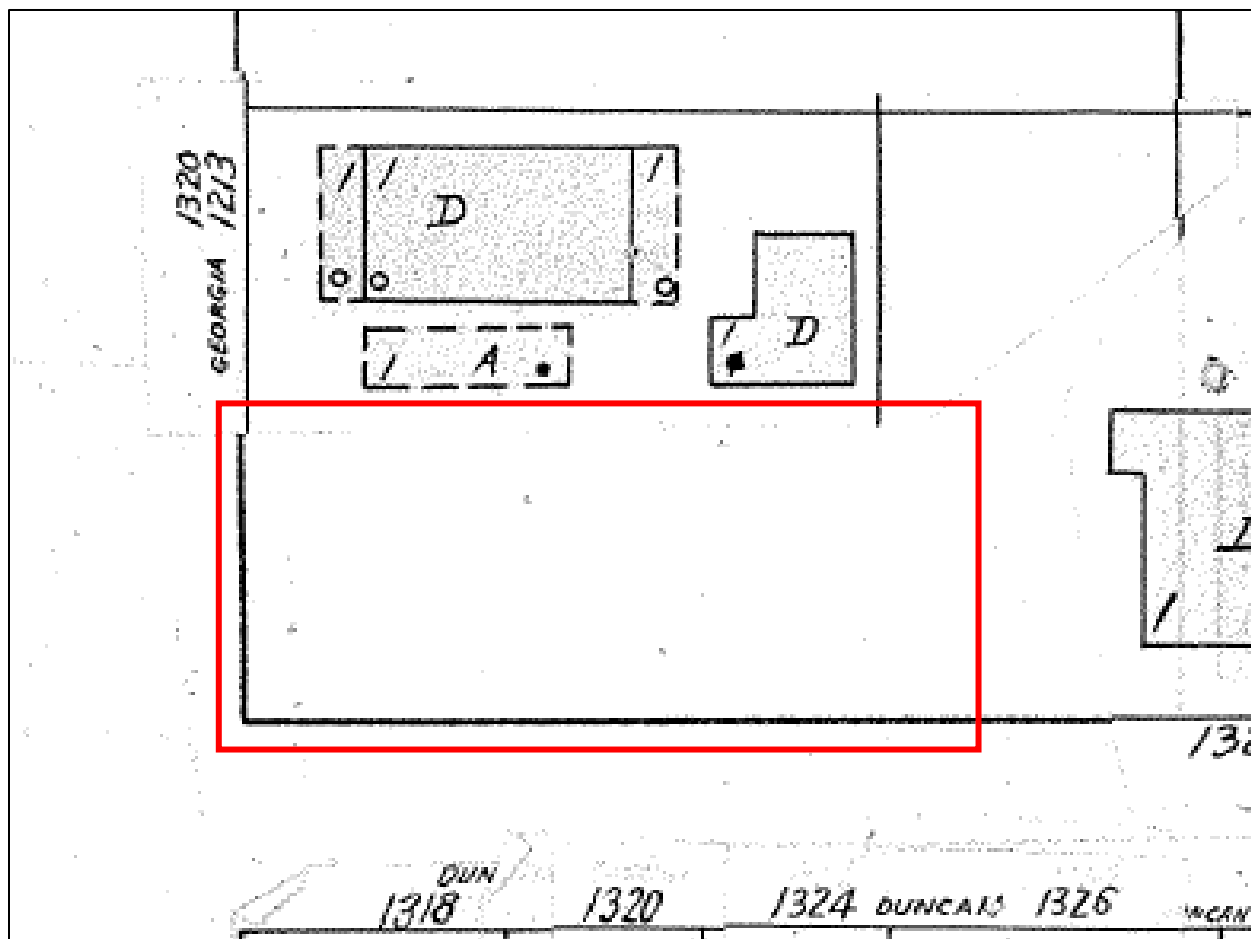
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
<b>Not likely to yield any information important to history.</b>

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
<b>Not applicable</b>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<b>Not applicable</b>
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
<b>Not applicable</b>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<b>Not applicable</b>



# SANBORN MAPS



1962 Sanborn map with the property at 1215 Georgia Street indicated in red. Existing structure was not constructed yet.

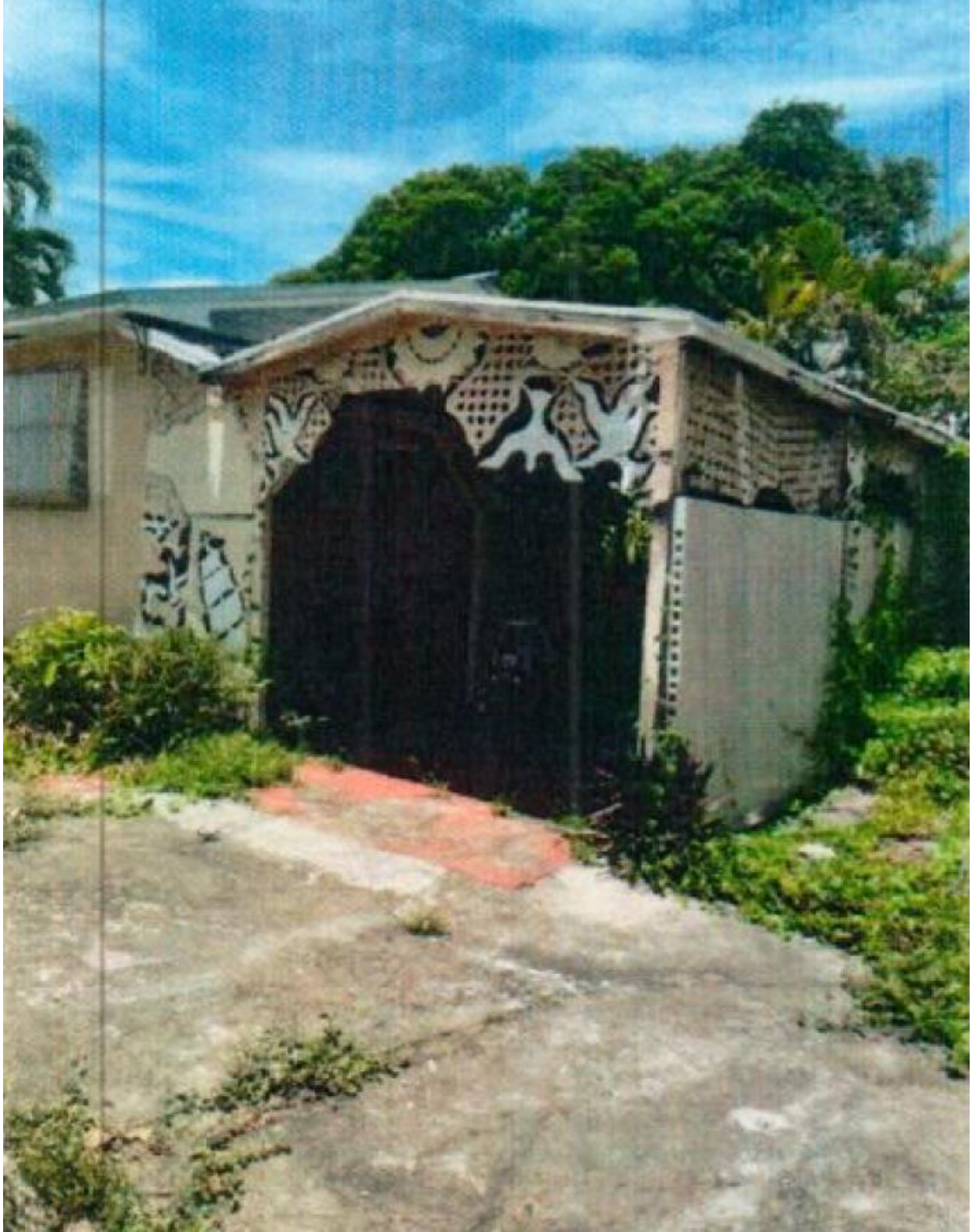
# PROJECT PHOTOS



1968 photo showing the house at 1215 Georgia Street.



South Elevation



Existing Carport, South Elevation

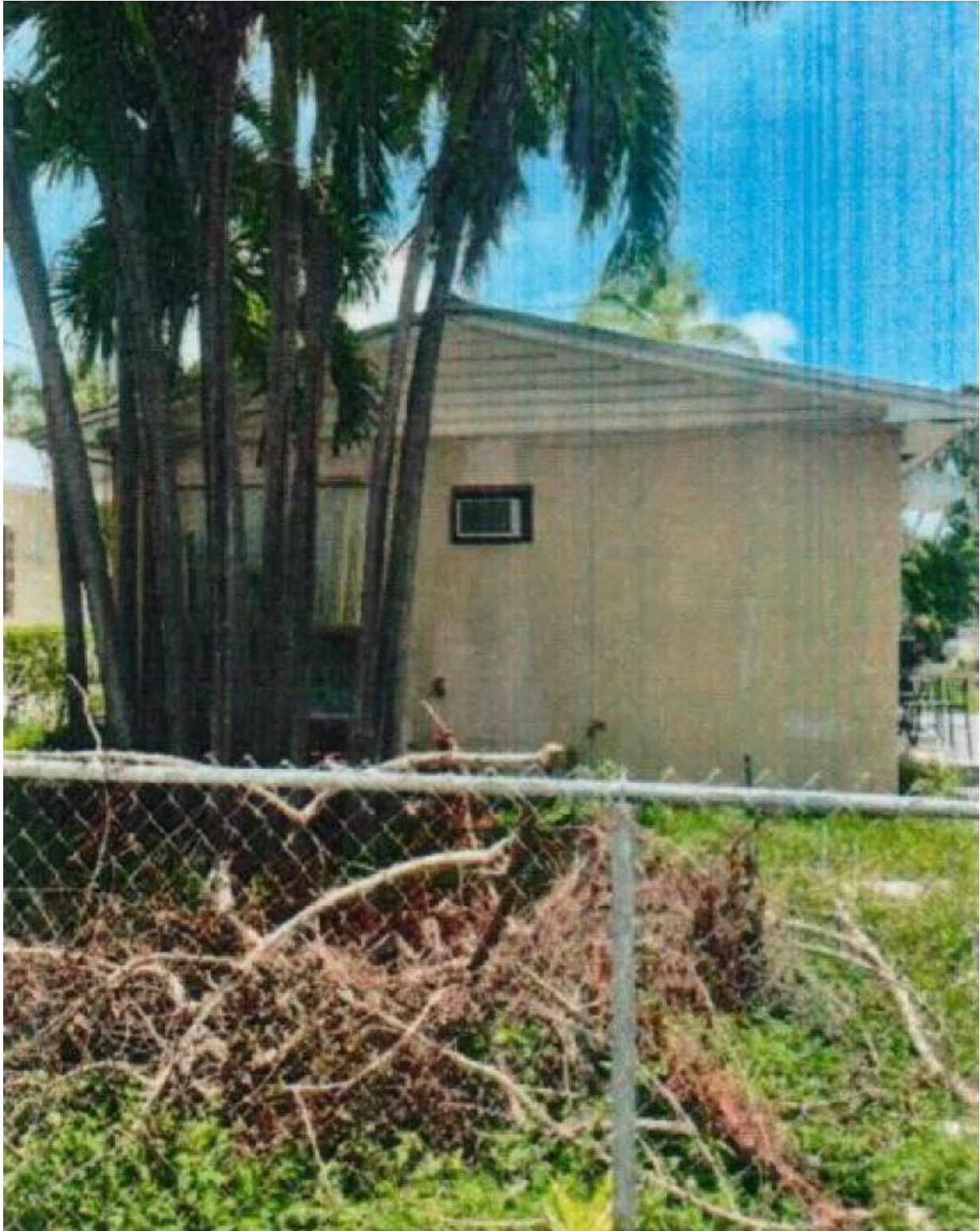


East Elevation



North Elevation





West Elevation



South Elevation, Carport

# SURVEY

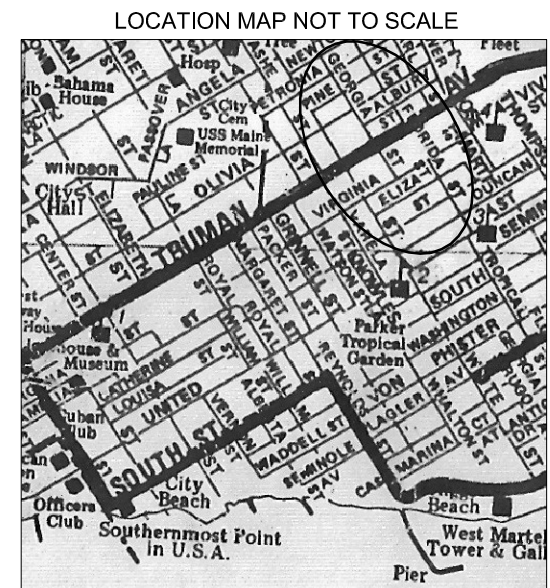
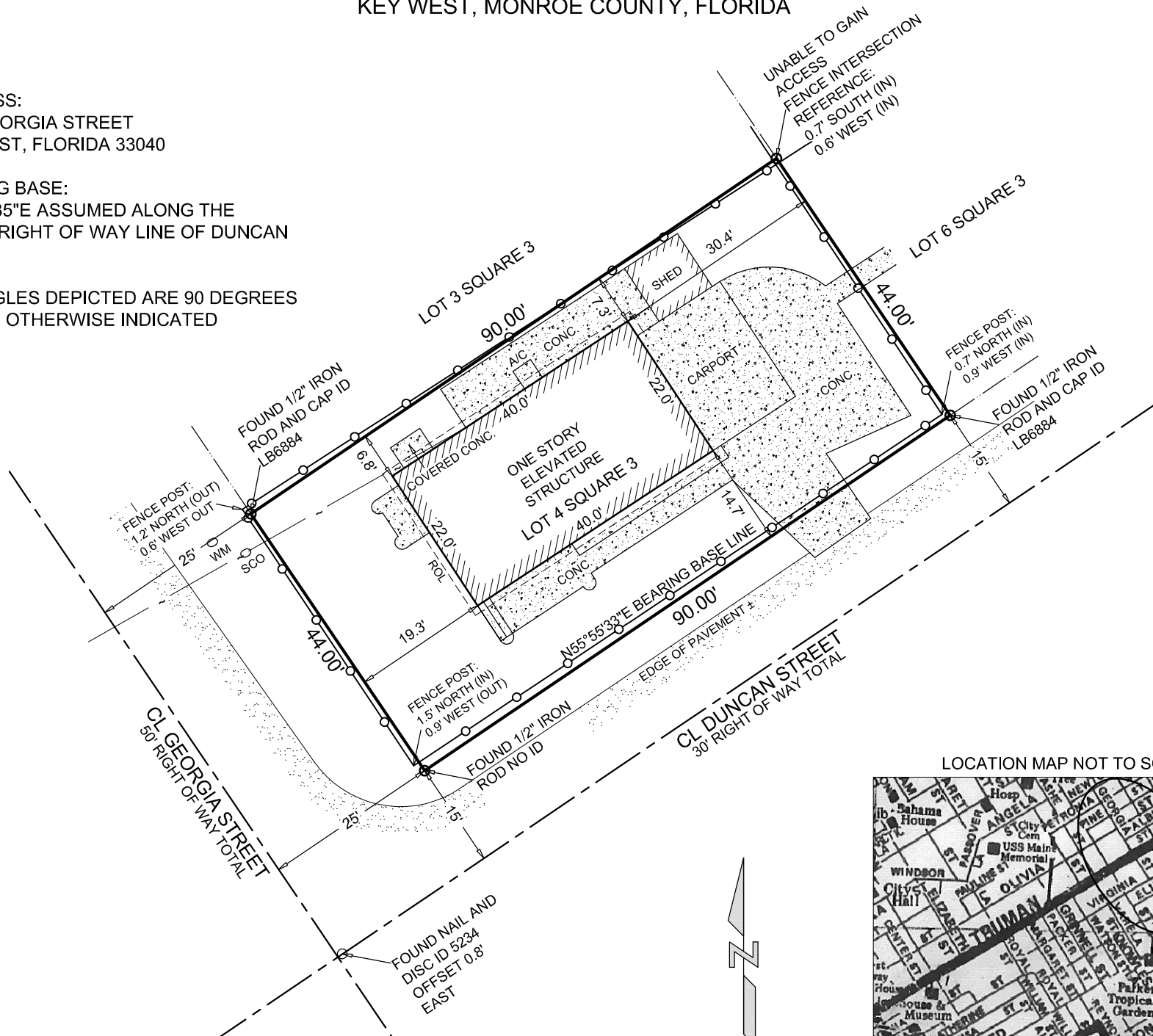
# MAP OF BOUNDARY SURVEY

LOT 4 SQUARE 3  
 DIAGRAM OF LAND  
 S.E. 1/3RD  
 TRACT NO. 14  
 BELONG TO THE ESTATE OF D. MOFFAT  
 PLAT BOOK 1, PAGE 12  
 KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:  
 1215 GEORGIA STREET  
 KEY WEST, FLORIDA 33040

BEARING BASE:  
 N55°55'35"E ASSUMED ALONG THE  
 NORTH RIGHT OF WAY LINE OF DUNCAN  
 STREET

ALL ANGLES DEPICTED ARE 90 DEGREES  
 UNLESS OTHERWISE INDICATED



**LEGAL DESCRIPTION:**  
 On the Island of Key West and know as Lot 4 in Square 3 of Tract 14, MOFFAT'S DIAGRAM of the Subdivision according to the plat thereof recorded in Plat Book 1 at Page 12 of the public Records of Monroe County, Florida

**CERTIFIED TO:**  
 - Jeffery Warren Dean Jr.  
 - Plaza Home Mortgage, Inc., its successors and/or assigns as their interest may appear  
 - Kelly & Grant, P.A.  
 - Westcor Land Title Insurance Company

**GENERAL NOTES**  
 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.  
 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

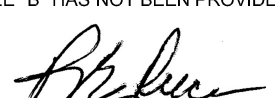
**ABBREVIATIONS:**  
 (C) = CALCULATED  
 CA = CENTRAL ANGLE  
 CL = CENTERLINE  
 CLF = CHAINLINK FENCE  
 CONC. = CONCRETE  
 (D) = DEED  
 EB = ELECTRIC BOX  
 EM = ELECTRIC METER  
 (F) = FIELD  
 FI = FENCE INSIDE  
 FO = FENCE OUTSIDE  
 FOL = FENCE ON LINE  
 GL = GROUND LEVEL  
 L = ARC LENGTH  
 (M) = MEASURED  
 NAVD = NORTH AMERICAN VERTICAL DATUM 1988  
 NGS = NATIONAL GEODETIC SURVEY  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)  
 P = PLAT  
 PID = PERMANENT IDENTIFIER  
 R = RADIUS  
 ROL = ROOF OVERHANG LINE  
 SCO = SANITARY CLEAN-OUT  
 SMH = SANITARY MANHOLE  
 SV = SEWER VALVE  
 WM = WATER METER  
 WV = WATER VALVE

**LEGEND:**  
 LINES NOT TO SCALE  
 PLATTED LOT LINES  
 PLASTIC FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 OVERHEAD WIRES  
 PROPERTY LINE  
 FIRE HYDRANT  
 UTILITY POLE CONC.  
 UTILITY POLE METAL  
 UTILITY POLE WOOD

SCALE:	1"=20'
FIELD WORK DATE:	05/20/2021
REVISION DATE:	--/--/--
SHEETS:	1 OF 1
DRAWN BY:	GF/MV
CHECKED BY:	RER
INVOICE NO.:	21042109

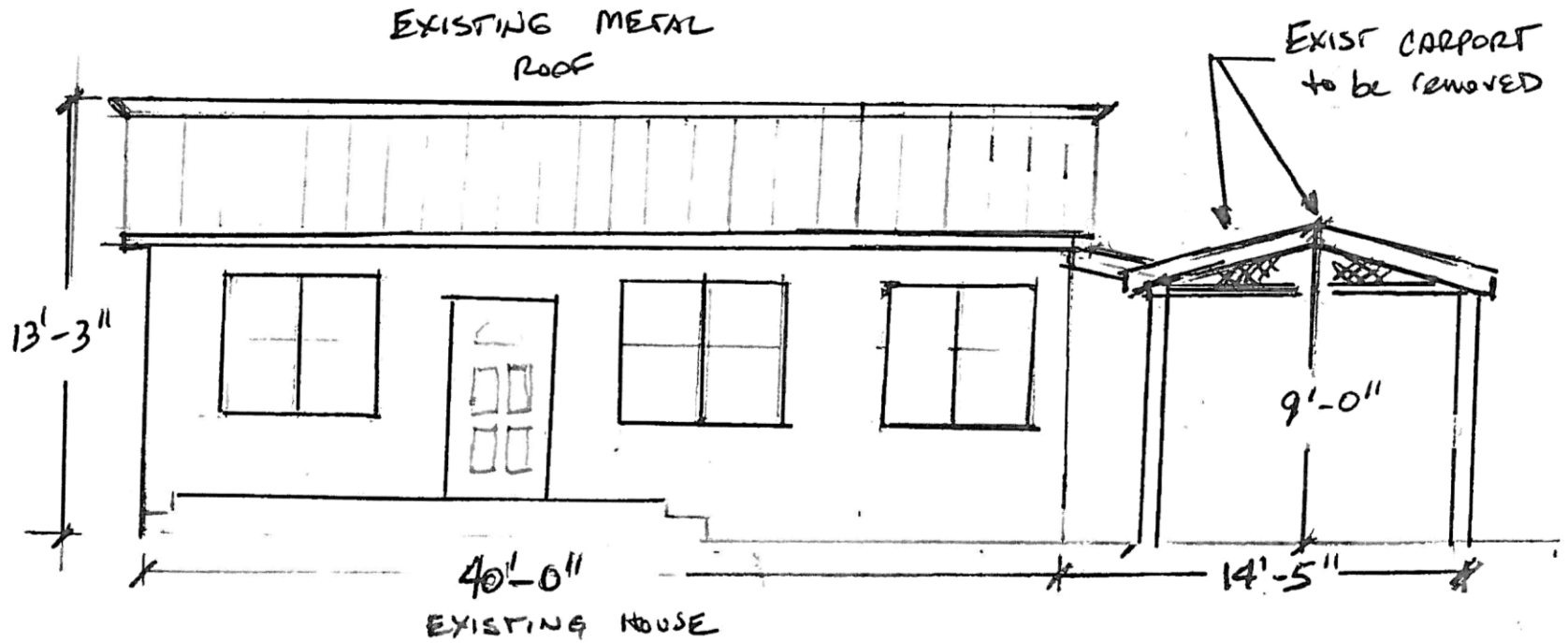
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

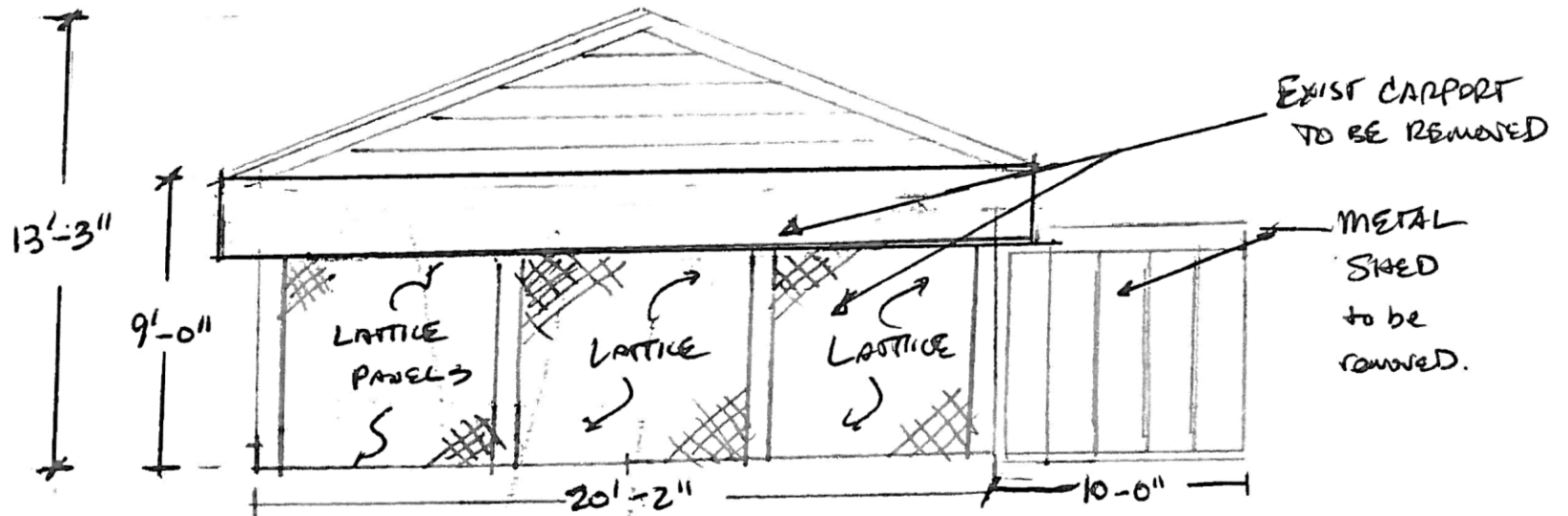
SIGNED   
 ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

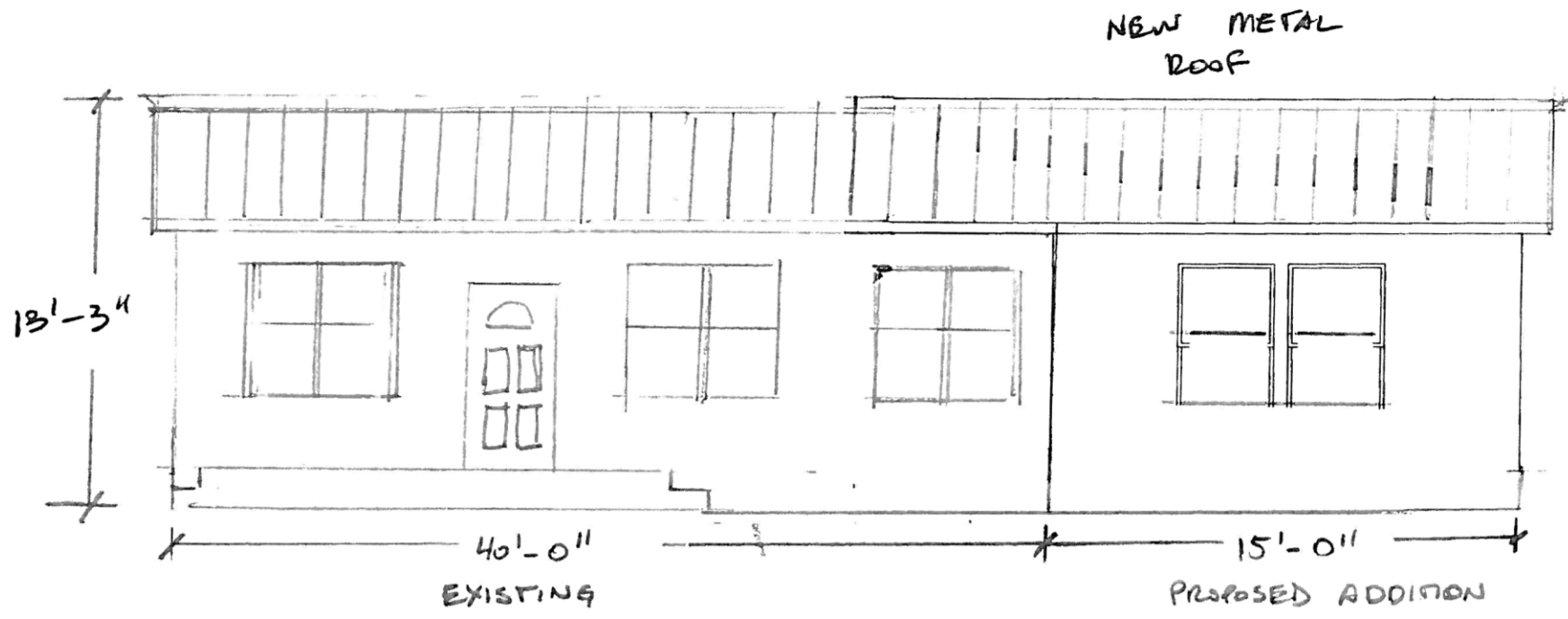
**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: INFO@REECESURVEYING.COM

# PROPOSED DESIGN

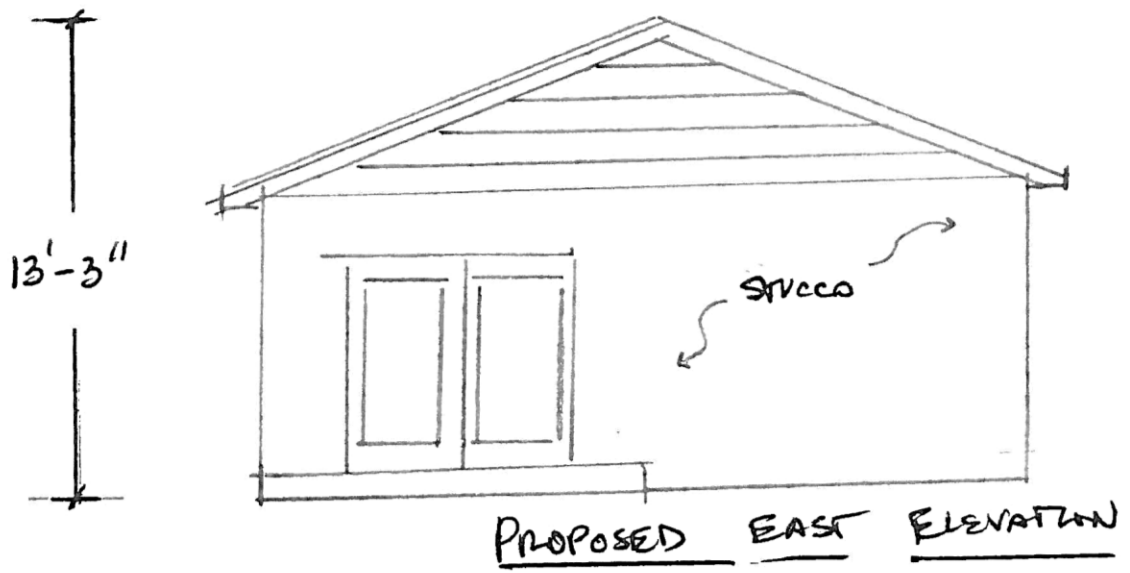


EXISTING SOUTH ELEVATION





PROPOSED SOUTH ELEVATION



# ALTERATION PLANS FOR 1215 GEORGIA ST.

**GENERAL NOTES:**

- G1 ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- G2 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE START OF WORK.
- G3 THE DETAILS ON THESE DRAWINGS SHALL BE USED WHEREVER APPLICABLE UNLESS NOTED OR SHOWN OTHERWISE ON THE DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- G4 ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 SEVENTH EDITION.
- G5 ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.
- G6 ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- G7 CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND JOB SITE AND/OR ADJACENT PROPERTIES.
- G8 OBSERVATION VISITS TO THE SITE BY AN ENGINEERING FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION UNLESS WRITTEN CONFIRMATION IS PROVIDED.
- G9 DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- G10 U.N.O.S. MEANS UNLESS NOTED OR SHOWN OTHERWISE.
- G11 DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUY'S IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
- G12 ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
- G13 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- G14 PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. STRUCTURAL MEMBERS SHALL NOT BE MODIFIED WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.
- G15 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- G16 CONTRACTOR TO BE SOLELY RESPONSIBLE FOR SHORING DURING CONSTRUCTION. ALL SHORING DESIGN'S SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
- G17 FASTENER OR SIMPSON CONNECTORS SUBSTITUTION SHALL EQUAL OR EXCEED CAPACITY OF SPECIFIED FASTENER OR SIMPSON CONNECTORS.
- G18 ALL COMPONENTS AND CLADDING AS DEPICTED ON THIS PLAN SHALL BE DESIGNED, TESTED AND APPROVED FOR USE AS REQUIRED BY THE FLORIDA BUILDING CODE 2020 SEVENTH EDITION, INCLUDING ALL ASSEMBLY AND CONNECTION DEVICES AND PROCEDURES. ALL MANUFACTURER'S OF ANY EXTERIOR COMPONENT OR CLADDING MUST HAVE THEIR PRODUCTS APPROVED, CERTIFIED AND ON FILE WITH THE RESPECTIVE PERMITTING AGENCY. THE ENGINEER OF RECORD FOR THIS PLAN TAKES NO RESPONSIBILITY FOR THE ATTACHMENT OF SAID MANUFACTURED DEVICES TO THE HOME.
- G19 ALL ELECTRICAL CONSTRUCTION MUST BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
- G20 ALL PLUMBING CONSTRUCTION MUST BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
- G21 ALL MECHANICAL CONSTRUCTION MUST BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.
- G22 CODES: THESE PLANS COMPLY WITH THE LATEST FBC 2020 SEVENTH EDITION.
- G23 BUILDING DESIGNED FOR ULTIMATE DESIGN WIND SPEED 180 MPH, NOMINAL WIND DESIGN SPEED 108 MPH, RISK CATEGORY II, EXPOSURE C. INTERNAL

- G24 BUILDING LOADS: WIND, COMPONENTS & CLADDING.
- DEAD LOAD: ROOF 7 PSF  
ATTIC 10 PSF  
DECK 7 PSF(IF APPLICABLE)
- LIVE LOAD: ROOF 20 PSF  
2ND FLOOR 40 PSF(IF APPLICABLE)  
DECK 40 PSF(IF APPLICABLE)
- C&C ASD LOADS: 180  
ZONES: 1: 26.1 PSF, -64.6 PSF  
1E: 26.1 PSF, -64.6 PSF  
2N: 26.1 PSF, -94.2 PSF  
2R: 26.1 PSF, -94.2 PSF  
3E: 26.1 PSF, -94.2 PSF  
3R: 26.1 PSF, -112.0 PSF  
4: 35.0 PSF, -37.9 PSF  
5: 35.0 PSF, -46.8 PSF

MULTIPLY VALUES ABOVE BY 1.21 FOR EXPOSURE C OR 1.47 FOR EXPOSURE D.

G25 BUILDING OCCUPANCY: R3

**CONCRETE NOTES:**

- C1 CONCRETE AND GROUT SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- C2 BILLET STEEL BARS FOR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 40.
- C3 ALL REINFORCING SHOWN CONTINUOUS SHALL BE LAP SPLICED AS SHOWN BELOW:  
#3, 15"  
#4, 20"  
#5, 25"
- C4 COVER OVER REINFORCEMENT SHALL BE:  
3" - CONCRETE CAST AGAINST EARTH  
1-1/2" - CONCRETE EXPOSED TO WEATHER  
1-1/2" - BOND BEAM
- C5 ALL REINFORCING BARS SHALL EXTEND CONTINUOUSLY (LAPPED W/ CORNER BARS OR DOWELS.) INTO FRAMING MEMBERS.
- C6 ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318, LATEST EDITION.

**FOUNDATION NOTES:**

- F1 ALL CONCRETE TO BE 3000 P.S.I. AT 28 DAY STRENGTH.
- F2 BILLET STEEL BARS FOR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 40.
- F3 CONCRETE FOOTINGS AND SLAB ON GRADE: SUB-GRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR, FOR A DEPTH OF 24 INCHES BELOW FOOTINGS AND 12 INCHES BELOW SLABS ON GRADE.
- F4 SOIL SHALL BE TREATED FOR TERMITES BY A LICENSED EXTERMINATOR.
- F5 A 6 MIL VAPOR BARRIER SHALL BE PLACED UNDER ALL SLABS ON GRADE.
- F6 FOUNDATION IS DESIGNED FOR A MINIMUM ASSUMED BEARING VALUE OF 2000 P.S.F.
- F7 IF UNSUITABLE SOIL (MORE THAN 10% PASSING A # 200 SIEVE) IS ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED NO LESS THAN 2 FEET BELOW THE BOTTOM OF THE FOOTER AND REPLACED WITH CLEAN FILL.
- F8 SAW CUT SLAB MAX. 10'x10' 1/3 DEPTH OF SLAB.
- F9 PROVIDE RAILING IF FINISH FLOOR ELEVATION IS 30" OR MORE ABOVE FINISH LOT GRADE. RAILING IS TO BE CONSTRUCTED IN ACCORDANCE TO FLORIDA BUILDING CODE 2020 SEVENTH EDITION.

**WOOD CONSTRUCTION NOTES:**

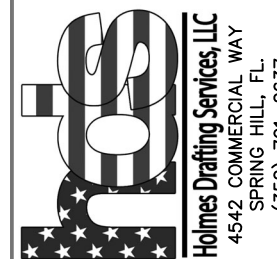
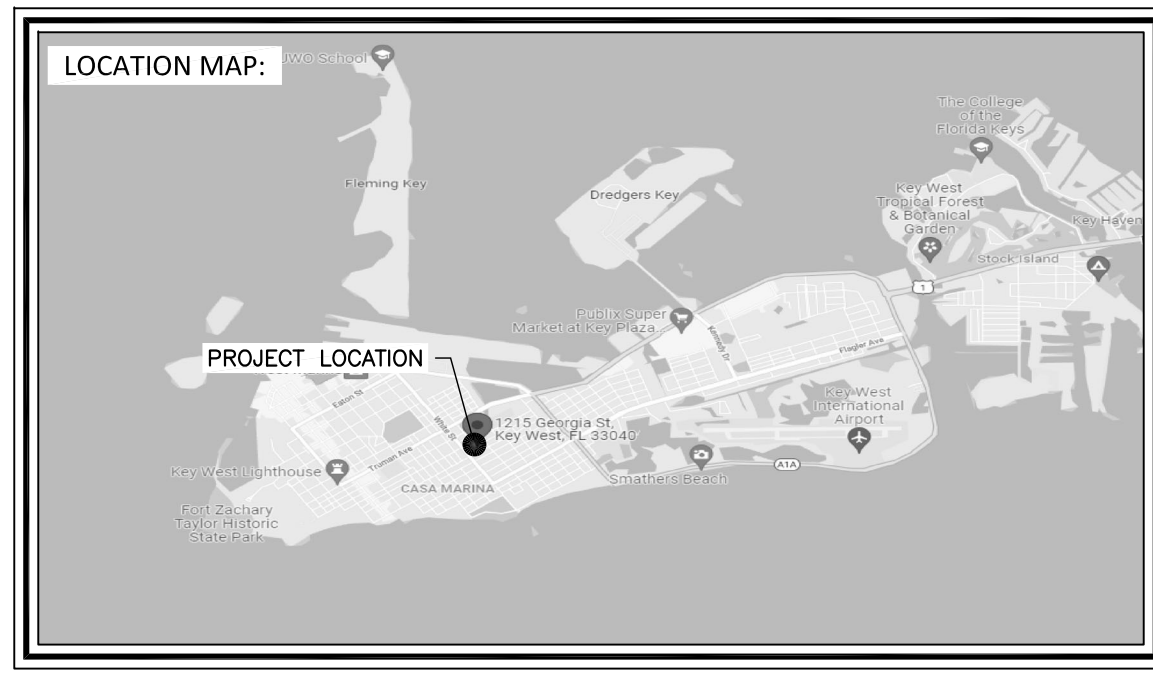
- W1 ALTHOUGH A SPECIFIC SPECIES AND GRADE IS GIVEN, A SPECIES AND GRADE WITH EQUIVALENT OR GREATER DESIGN VALUES SHALL BE PERMITTED. THE DESIGN VALUES CONTAINED IN DESIGN VALUES FOR WOOD CONSTRUCTION, AITC, SHALL BE USED TO DETERMINE EQUIVALENCY OF SUBSTITUTED MATERIAL. STUD GRADE OF A SPECIES CAN BE SUBSTITUTED FOR #3 GRADE OF SAME SPECIES.
- W2 ALL WOOD EXPOSED OR IN CONTACT WITH EARTH OR WEATHER SHALL BE PRESSURE TREATED.
- W3 DIRECT WOOD TERMITE TREATMENT IS REQUIRED IF SOIL TERMITE TREATMENT HAS NOT BEEN PROVIDED.
- W4 METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. AFTER THE FASTENER OR CONNECTOR IS FABRICATED, TO FORM A ZINC COATING NOT LESS THAN 1 OZ. PER SQ. FT..
- W5 FRAMING LUMBER SHALL BE GRADE-MARKED SOUTHERN PINE PER ATTIC SPECIFICATIONS AS GRADE NO. 1 MINIMUM EXCEPT AS NOTED BELOW.  
A. BEAM, HEADERS, PURLINS NO. 2  
B. LEDGERS NO. 2  
C. STUDS, PLATES AND SILLS STUD OR NO. 3  
D. BLOCKING STUD OR NO. 3
- W6 NAILING SHALL CONFORM TO TABLE R602.3(1) OF THE FLORIDA BUILDING CODE RESIDENTIAL UNLESS NOTED OTHERWISE. COMMON NAILS SHALL BE USED.
- W7 NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY THE STRUCTURAL ENGINEER.
- W8 MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% FOR ALL STRUCTURAL MEMBERS.
- W9 SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED WOOD, OR EQUAL, UNLESS NOTED OTHERWISE.
- W10 ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" DIA. LARGER THAN THE NOMINAL BOLT DIAMETER.
- W11 LAG BOLTS AND SCREWS SHALL BE PRE DRILLED TO SHANK DIAMETER AND FULL DEPTH AND SCREWED INTO PLACE.
- W12 TOP PLATES OF ALL WOOD STUD WALLS TO BE DOUBLE 2x'S WITH SAME WIDTH AS STUDS UNLESS NOTED OTHERWISE. LAP 48" MINIMUM WITH NOT LESS THAN 8-16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS.
- W13 ALL UNSUPPORTED EDGE OF ROOF SHEETING SHALL HAVE CLIPS.
- W14 TRUSS MANUFACTURE SHALL SPECIFY TRUSS BRACING.
- W15 ALL TRUSS TO TRUSS CONNECTORS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER IN ADDITION, THE CONNECTORS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.

**TRUSS CONSTRUCTION NOTES:**

- T1 TRUSS LOADING DESIGN  
LL: 20 psf  
DL: TOP CHORD 7 psf  
BOTTOM CHORD 10 psf  
SPACING 2'-0" O.C.
- T2 TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
- T3 CONTRACTOR TO SUPPLY ROOF TRUSS SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. DRAWINGS TO BE SENT TO ENGINEERS OFFICE FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF TRUSSES IS STARTED.
- T4 TRUSSES TO BE HANDLED WITH REASONABLE CARE DURING FABRICATION, SHIPPING AND ERECTION TO PREVENT EXCESSIVE DAMAGE. DAMAGED TRUSSES WILL BE REJECTED.
- T5 ALL METAL CONNECTORS TO BE STANDARD GALVANIZED.
- T6 TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES, BWT-76".
- T7 TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED UNLESS ENGINEER APPROVED. NO ADDITIONAL LOADING OF ANY MEMBER SHALL BE PERMITTED WITHOUT ADDITIONAL LOAD BEARING INCORPORATED INTO THE ENGINEERING DESIGN

STRUCTURE SQ.FT. AREAS	
SPACE	SQ. FT.
EXISTING STRUCTURE	880
ADDITION	330
TOTAL	1210

SHEET INDEX	
1	COVER SHEET
2	AS BUILT
3	DEMOLITION PLAN
4	FOUNDATION PLAN
5	FLOOR PLAN
6	ELEVATIONS
7	TRUSS LAYOUT PLAN
8	UTILITY PLAN
9	DETAILS
10	DETAILS



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COVER

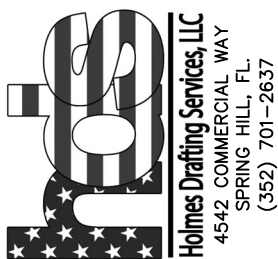
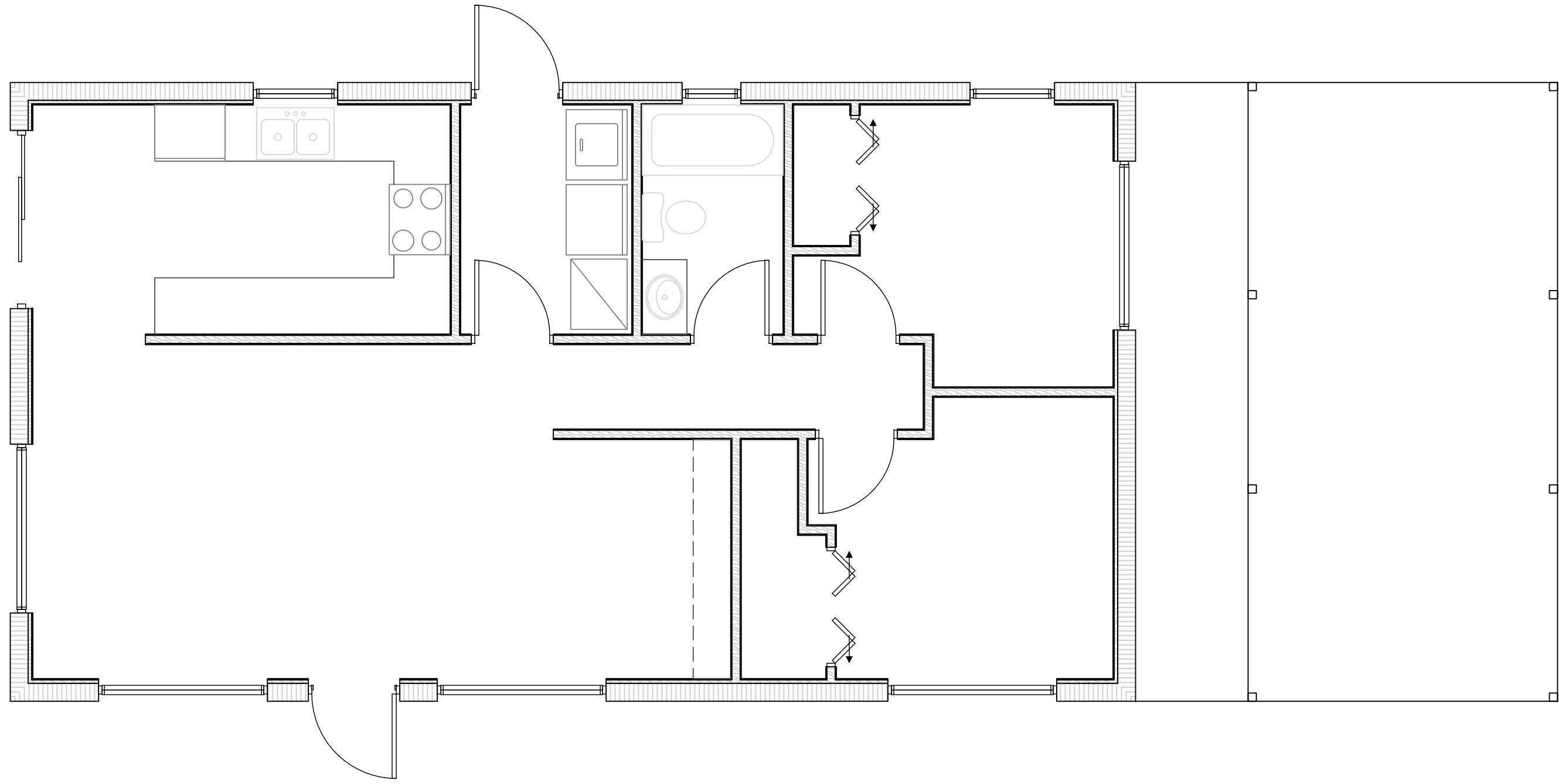
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**01** OF **11**

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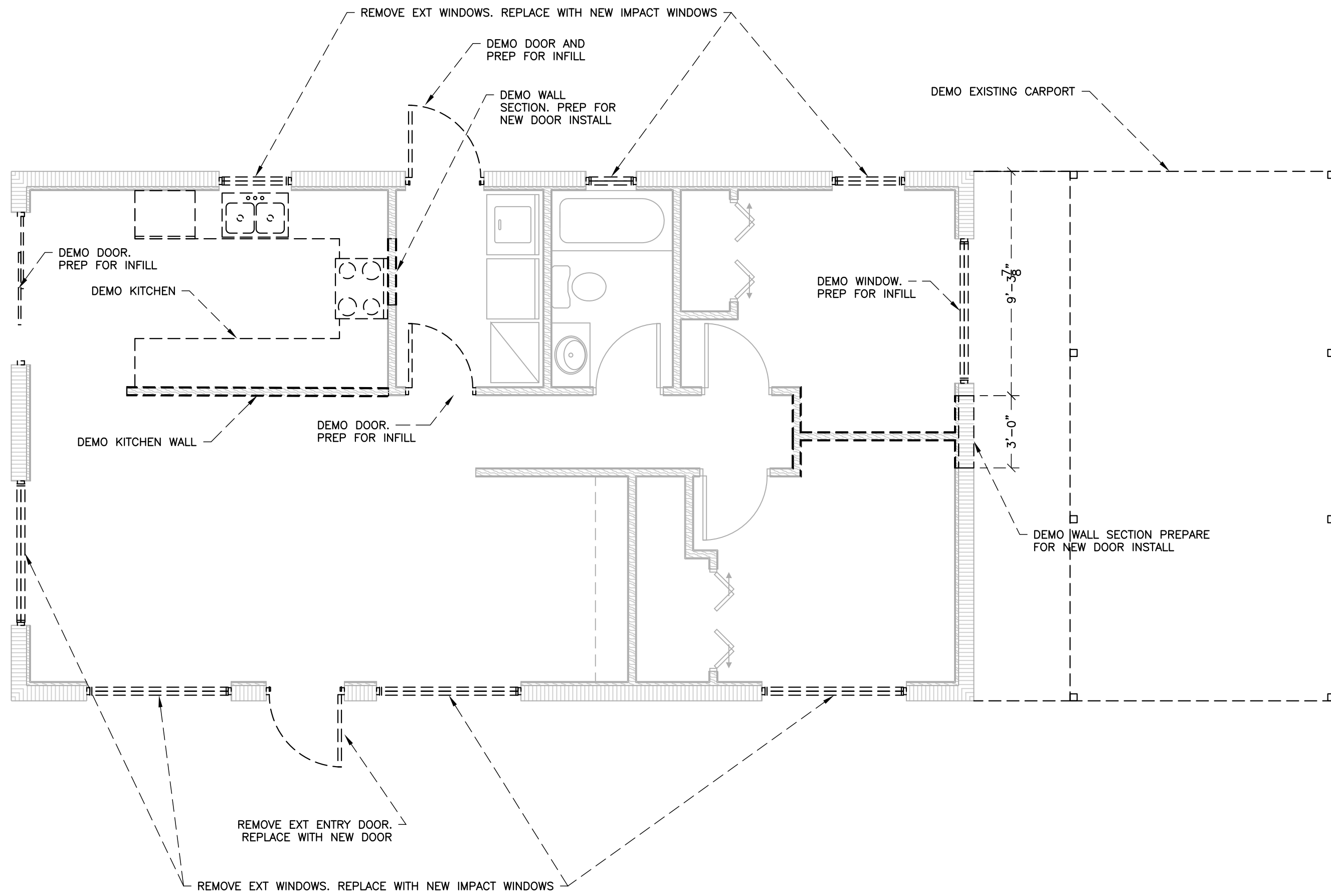
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**AS BUILT**

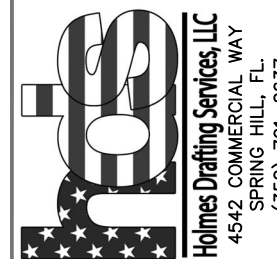
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CONTRACTOR TO BE DETERMINED



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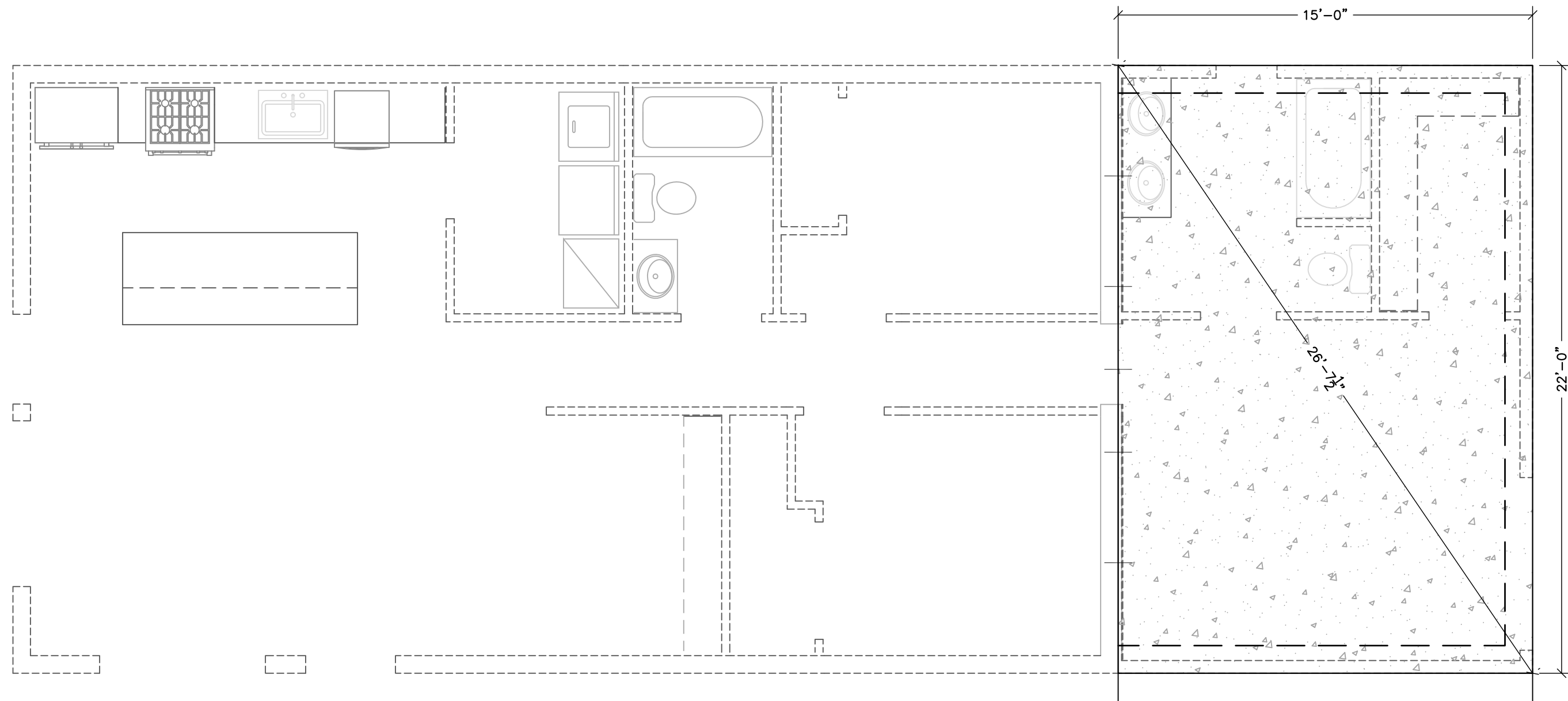
**DEMO PLAN**

PAGE  
**03** / **11**

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## FOUNDATION PLAN

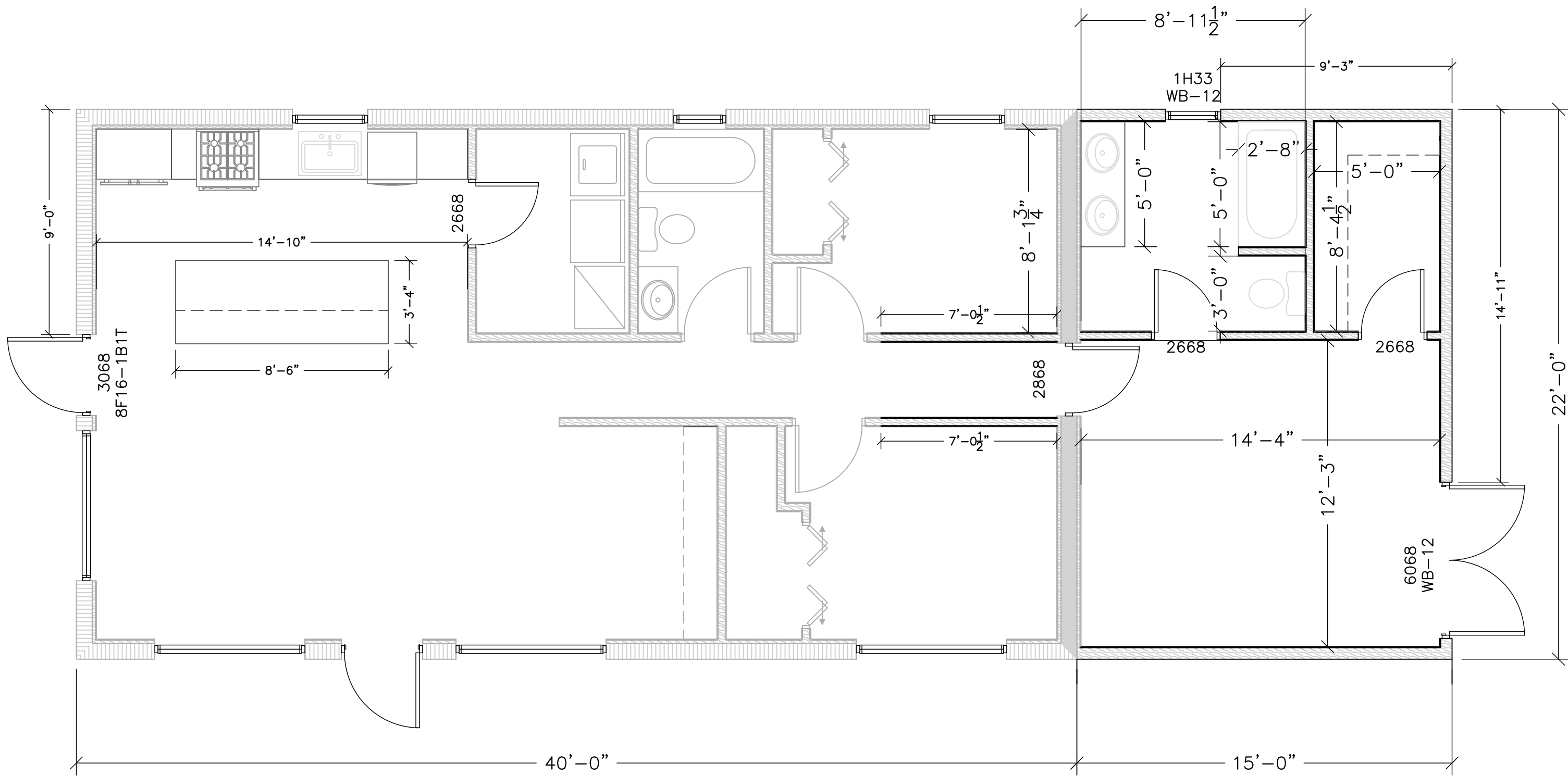
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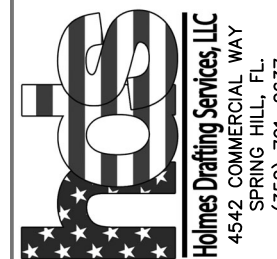
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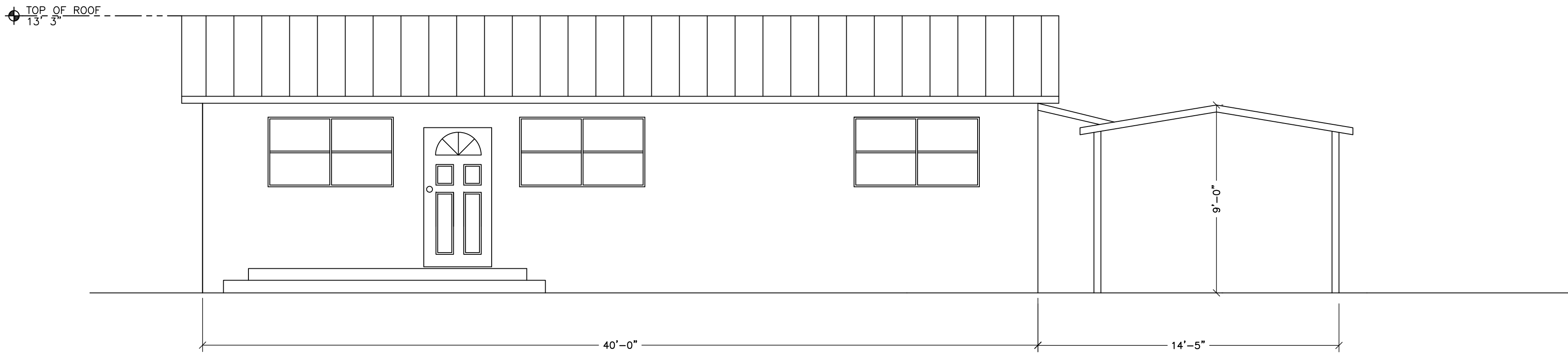


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FLOOR PLAN

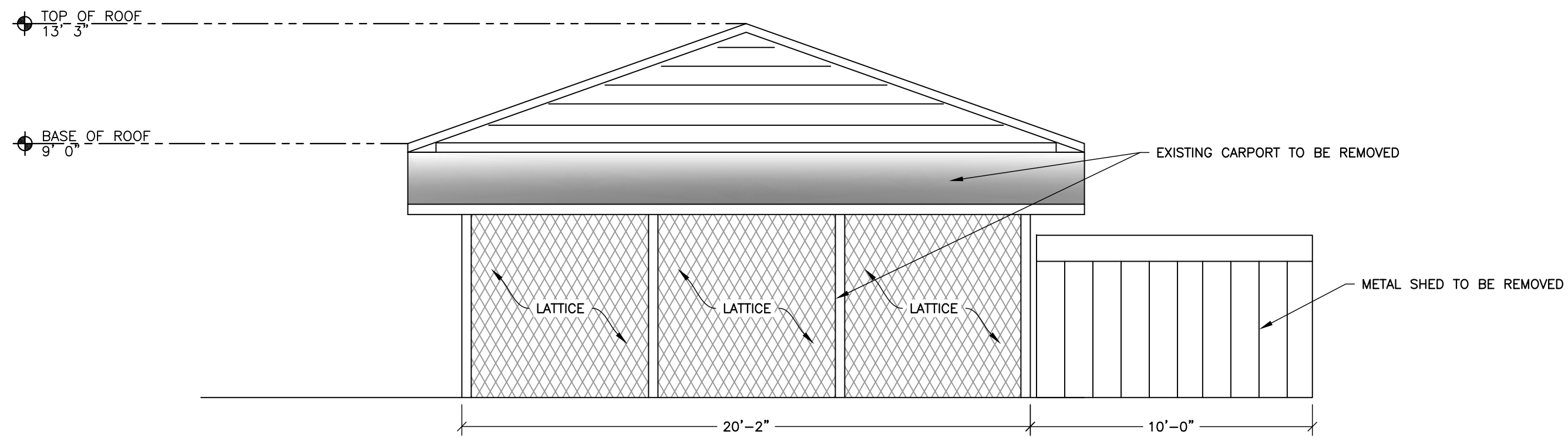
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**05** / **11**

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EXISTING SOUTH ELEVATION

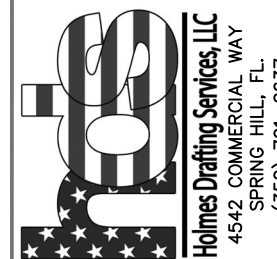
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EXISTING EAST ELEVATION

ViewportScale 1" = 0"

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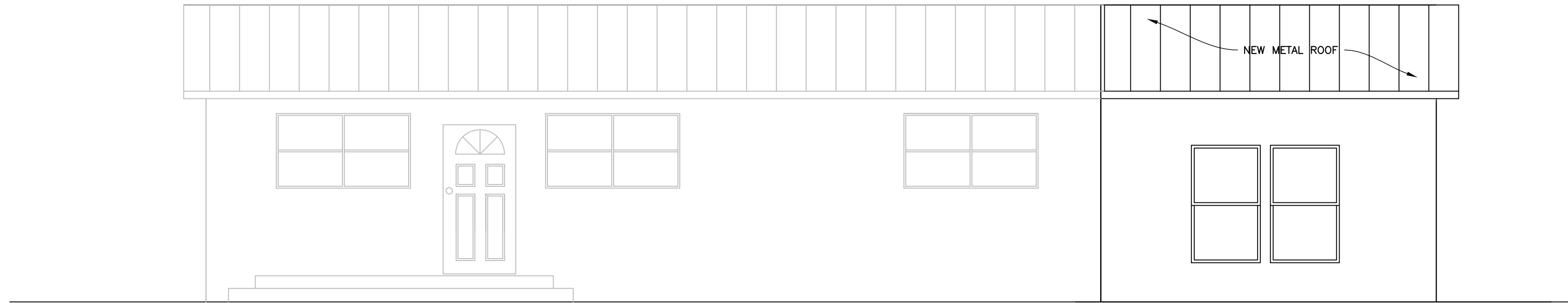


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ELEVATIONS

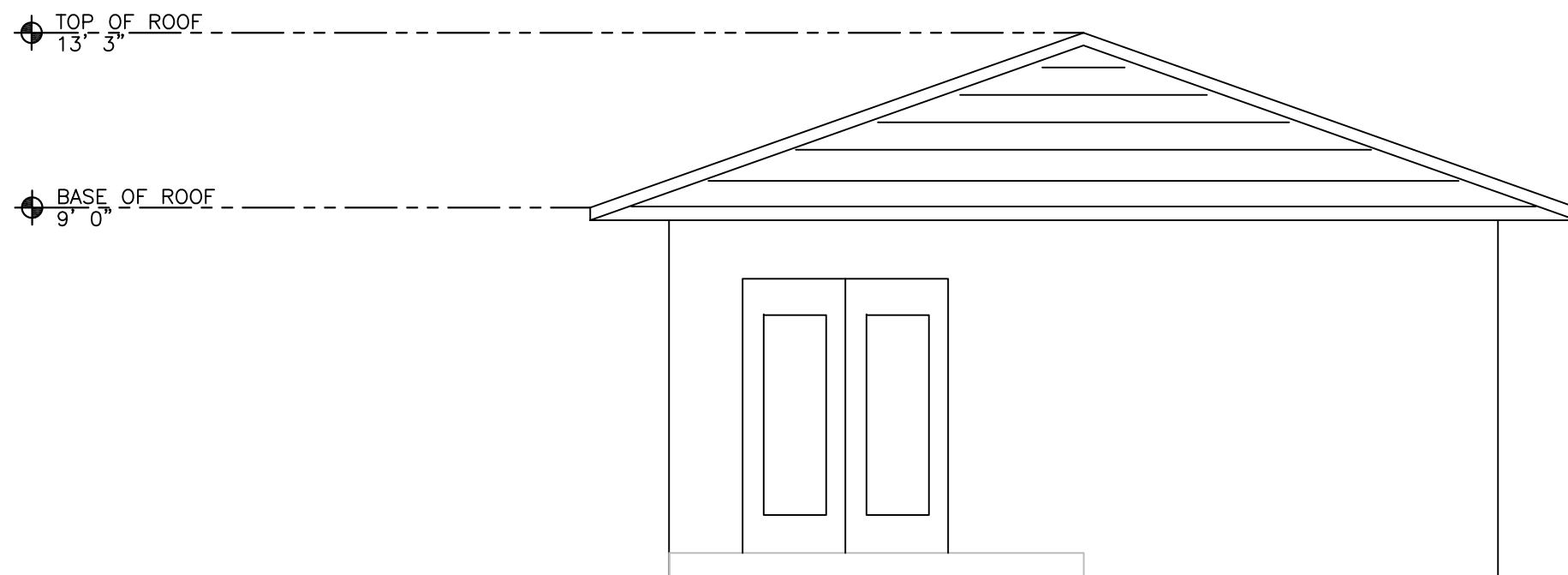
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SAVED DATE:  
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PROPOSED SOUTH ELEVATION

ViewportScale 1/4" = 1' 0"



PROPOSED EAST ELEVATION

ViewportScale 1/4" = 1' 0"

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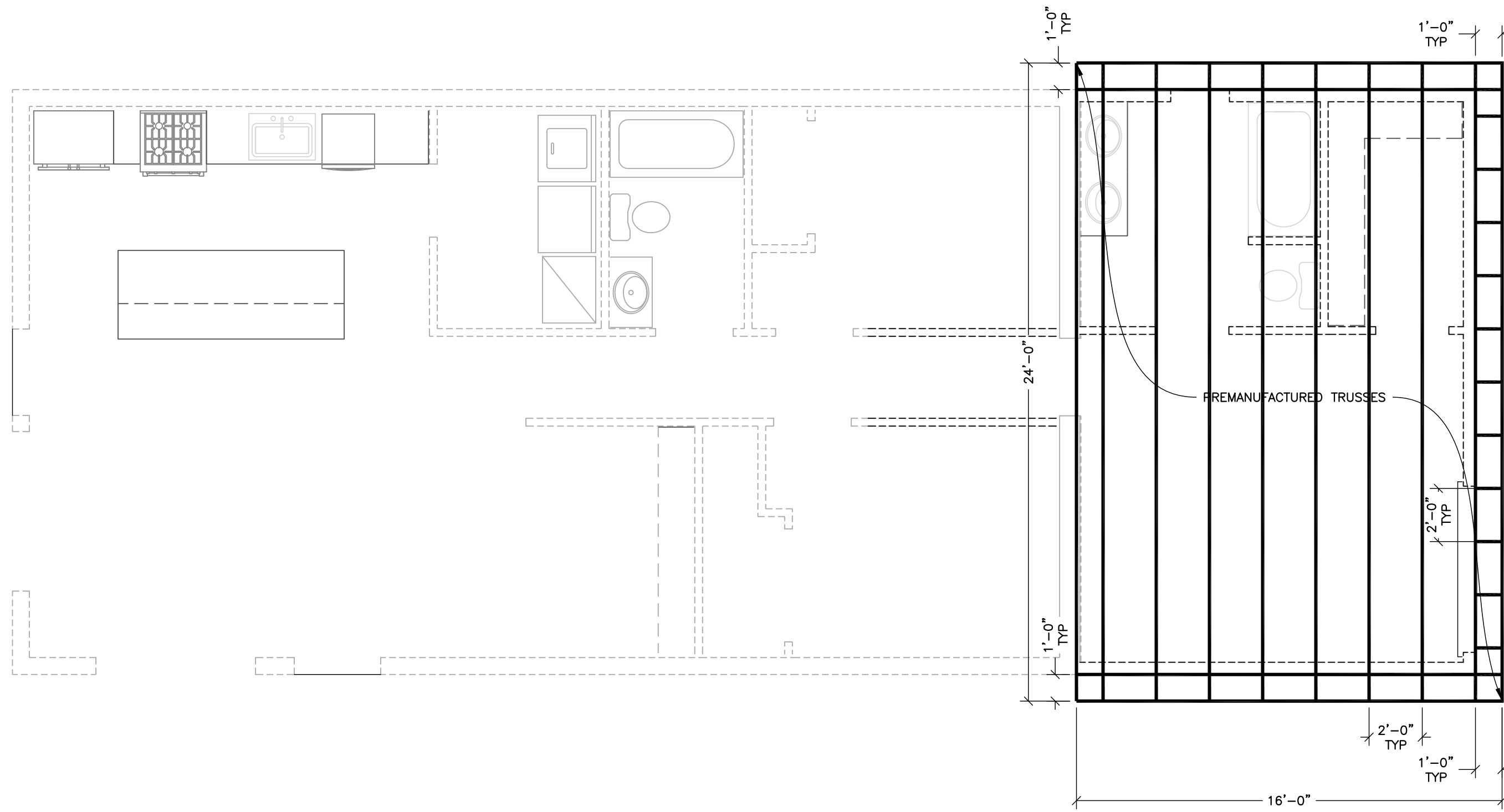
ELEVATIONS

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**07** / **11**

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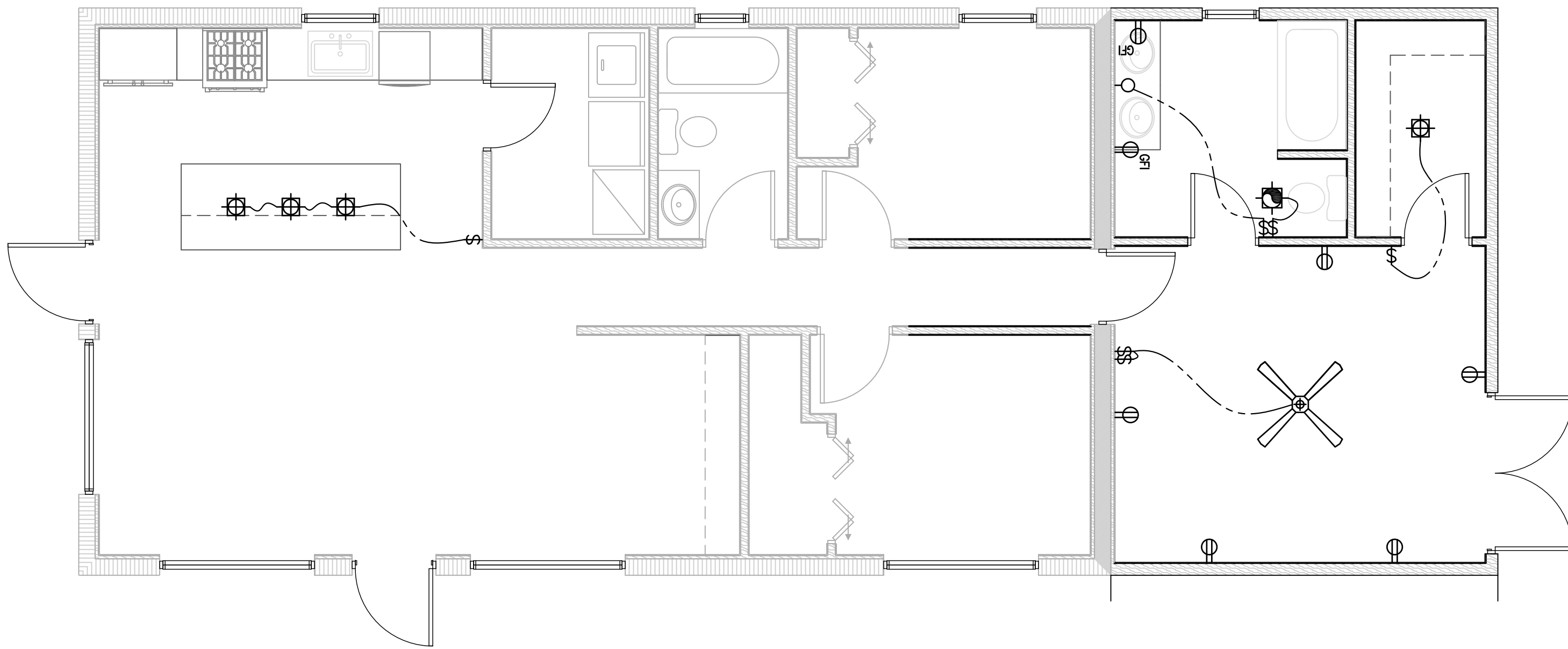
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TRUSS PLAN

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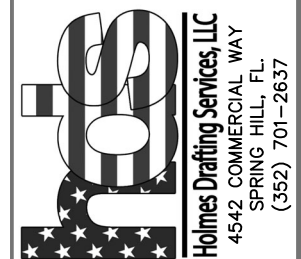
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**ELECTRICAL KEY**

	DUPLEX OUTLET		SWITCH
	HALF-SWITCHED DUPLEX OUTLET		3-WAY SWITCH
	FULL-SWITCHED DUPLEX OUTLET		DIMMER SWITCH
	GFI DUPLEX OUTLET		CEILING MOUNTED LIGHT FIXTURE
	QUAD OUTLET		RECESSED LIGHT FIXTURE
	FLOOR OUTLET		FLUORESCENT LIGHT
	SWITCHED FLOOR OUTLET		CEILING FAN OUTLET
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION 50 CFM
	TELEVISION/CABLE DATA/NETWORK		LED LIGHT
	TELEPHONE DATA/TELEPHONE COMBO		WALL MOUNTED LIGHT
	EXIT SIGN		FLOOD LIGHT
	EMERGENCY LIGHT		CHIMES (12" FROM CEILING)
	MUSIC SYS. SPEAKER (OPTIONAL)		PUSH-BUTTON SWITCH
			SMOKE DETECTOR (12" FROM CEILING)



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**UTILITY PLAN**

PAGE: **09** OF **11**

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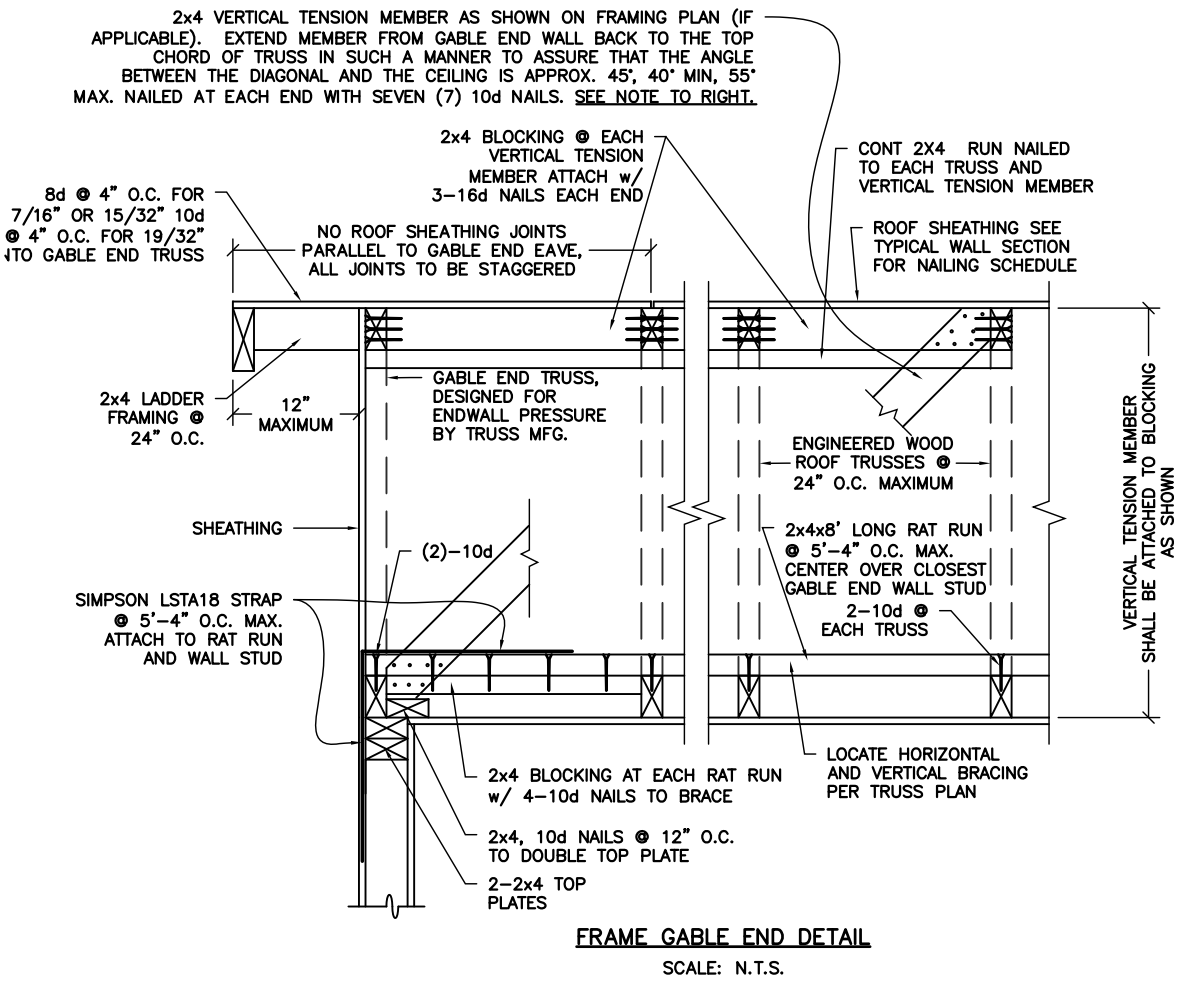
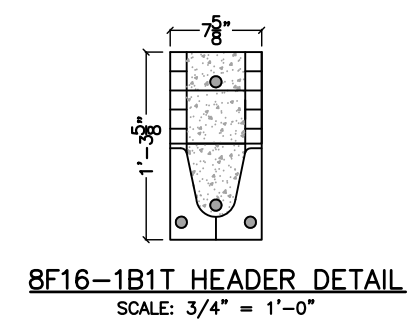
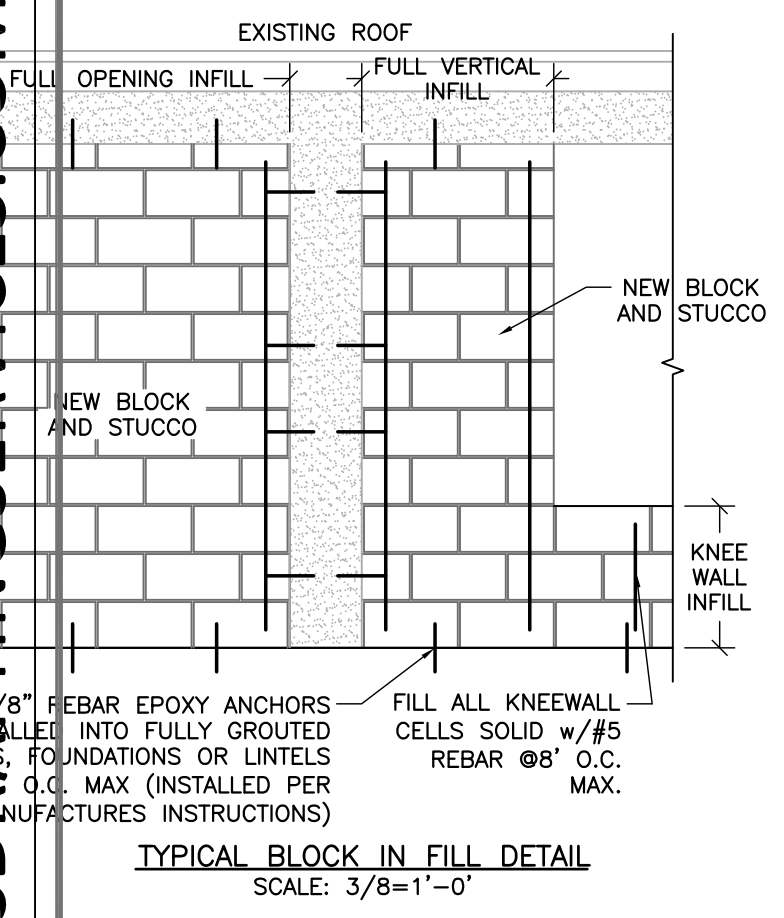
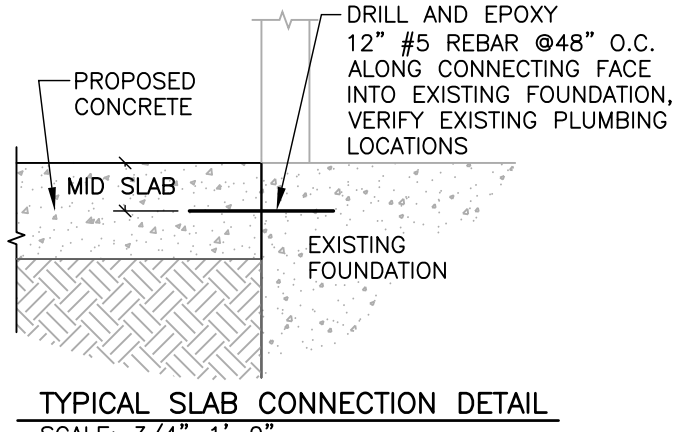
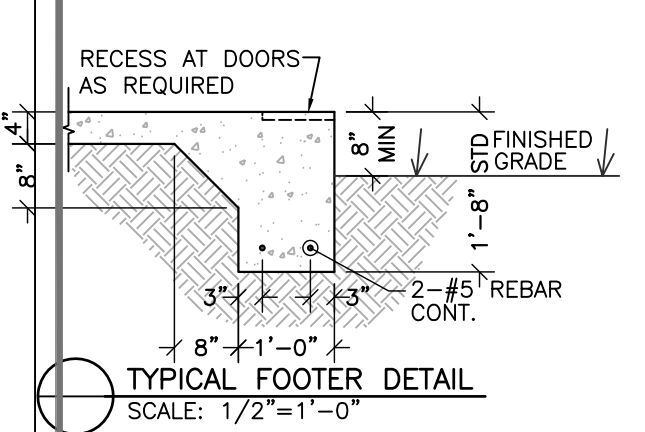
**NOTE:**

- THIS INFORMATION IS PROVIDED FOR THE GENERAL CONCEPT AND LOCATION OF ELECTRICAL ITEMS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST EDITION) AND THE NEC (LATEST EDITION).
- THIS INFORMATION IS PROVIDED FOR THE GENERAL CONCEPT OF PLUMBING/MECH. WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST EDITION).

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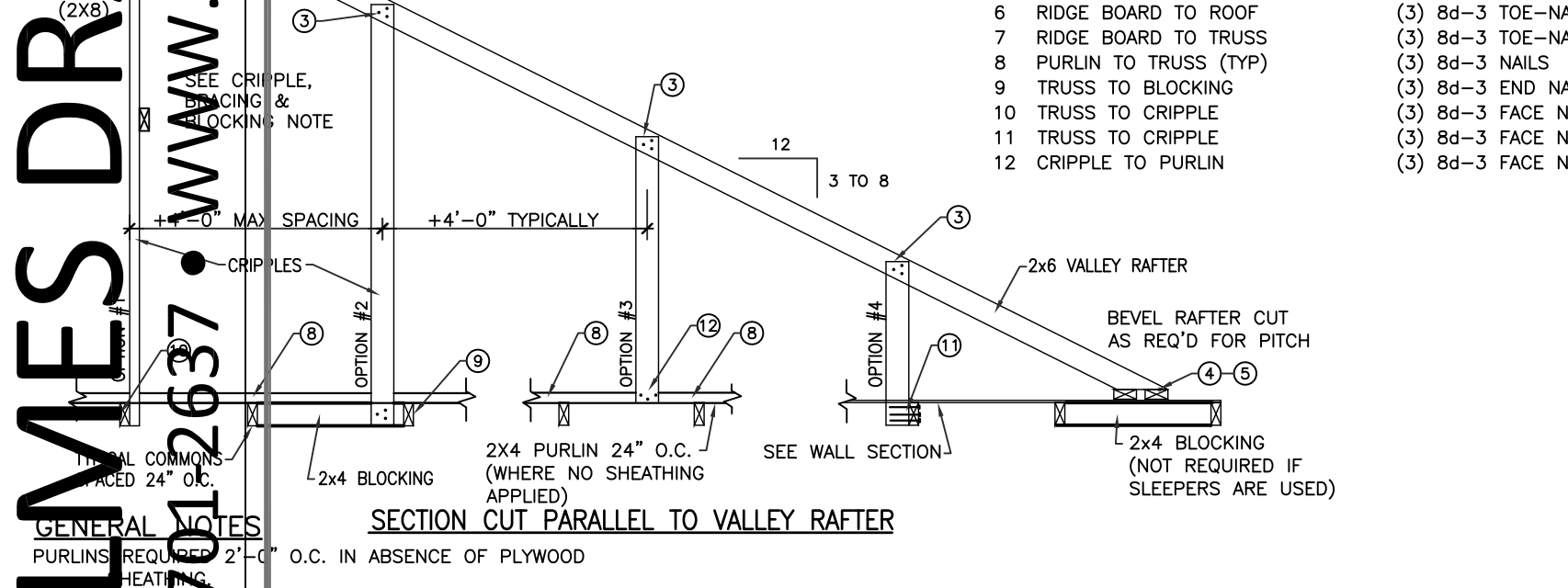


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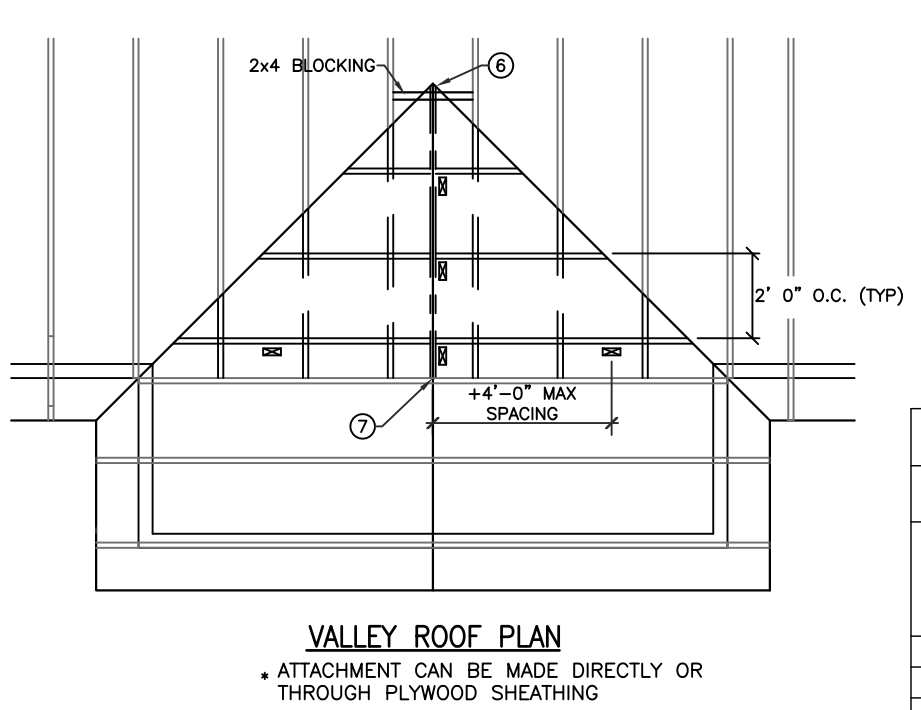
**LUMBER SIZE AND GRADE MINIMUM REQUIREMENTS**  
RIDGE BOARD - 2X6 (MIN) #2 SOUTHERN PINE  
RAFTER SPANS 20'-0" OR LESS - 2X6 #2 SOUTHERN PINE  
PURLINS / LATERAL BRACING - 2X4 #3 SPF  
SLEEPERS - 2X(WIDTH OF RAFTER SEAT CUT) #3 SPF OR 2 PARALLEL 2X4 #3 SOUTHERN PINE  
CRIPPLES AND BLOCKING - 2X4 #3 SPF

- CONNECTION REQUIREMENT NOTES**
- 1 2X4 RAFTERS TO RIDGE (3) 8d-3 TOE-NAILS
  - 2 CRIPPLE TO RIDGE (3) 8d-3 FACE NAILS
  - 3 CRIPPLE TO RAFTER (3) 8d-3 FACE NAILS
  - 4 RAFTER TO SLEEPER OR BLOCKING (3) 8d-3 TOE-NAILS
  - 5 RAFTER TO TWO 2X4 SLEEPERS (3) 8d-3 FACE NAILS
  - 6 SLEEPER TO TRUSS (3) 8d-3 FACE NAILS
  - 7 TWO 2X4 SLEEPERS TO TRUSS (3) 8d-3 TOE-NAILS EACH SLEEPER & TRUSS
  - 8 RIDGE BOARD TO ROOF (3) 8d-3 TOE-NAILS
  - 9 RIDGE BOARD TO TRUSS (3) 8d-3 TOE-NAILS
  - 10 PURLIN TO TRUSS (TYP) (3) 8d-3 NAILS
  - 11 TRUSS TO BLOCKING (3) 8d-3 END NAILS
  - 12 TRUSS TO CRIPPLE (3) 8d-3 FACE NAILS
  - 13 CRIPPLE TO PURLIN (3) 8d-3 FACE NAILS



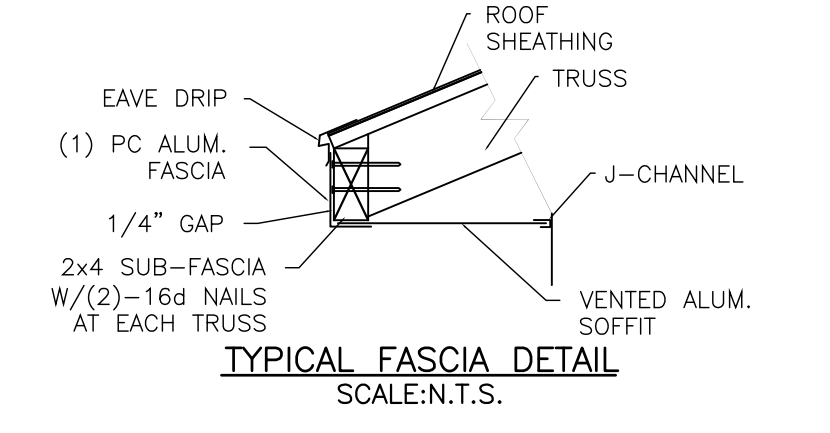
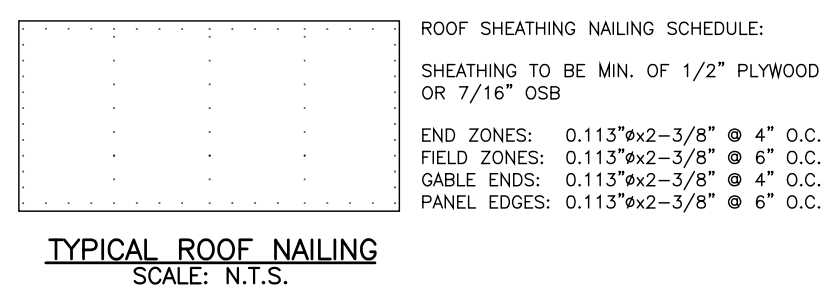
**CRIPPLE, BRACING, & BLOCKING NOTES**

- 1X4 CONTINUOUS LATERAL BRACE (CLB) MIN. IS REQUIRED FOR CRIPPLES 6'-0" TO 12'-0" LONG NAILED W/ (3) - 10d-2.5 NAILS. OR 1X4 CLR OR SCAB BRACE NAILED TO FLAT EDGE OF CRIPPLE WITH (1) - 8d-2.5 NAILS AT 8" O.C. CLR OR SCAB MUST BE 90% OF CRIPPLE LENGTH. CRIPPLES OVER 12'-0" LONG REQUIRE TWO CLB'S OR BOTH FACES W/ CLR OR SCAB. USE STRESS GRADED LUMBER.
- NARROW EDGE OF CRIPPLE CAN FACE RIDGE OR RAFTER, AS LONG AS THE PROPER NUMBER OF NAILS ARE INSTALLED INTO RIDGE BOARD
- INSTALL BLOCKING UNDER RAFTER IF SLEEPERS ARE NOT USED
- INSTALL BLOCKING UNDER CRIPPLES IF CRIPPLES FALL BETWEEN TOP CHORDS
- AND LATERAL BRACING IS NOT USED
- APPLY ALL NAILING IN ACCORDANCE TO NDS-1997 SECTION 12. NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

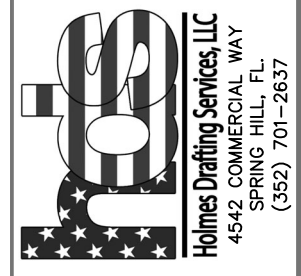


**VALLEY FRAMING & BRACING DETAIL**

NAIL LEGEND	
LABEL	DESCRIPTION
16d	0.162"ø x 3-1/2" (FOR STRAP CONNECTION ONLY 0.162"ø x 2-1/2" MACHINE DRIVEN MAY BE SUBSTITUTED)
10d-2.5	0.148"øx2-1/2"
10d-1.5	0.148"øx1-1/2"
8d-3	0.131"øx3"
8d-2.5	0.131"øx2-1/2"
8d-1.5	0.131"øx1-1/2"

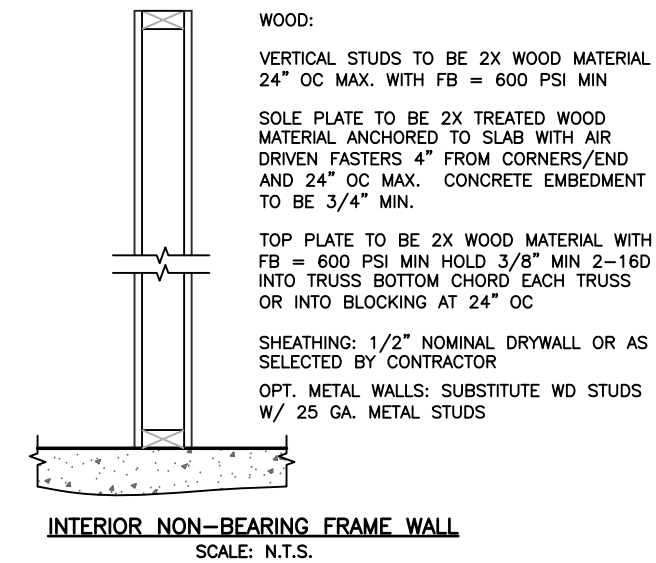
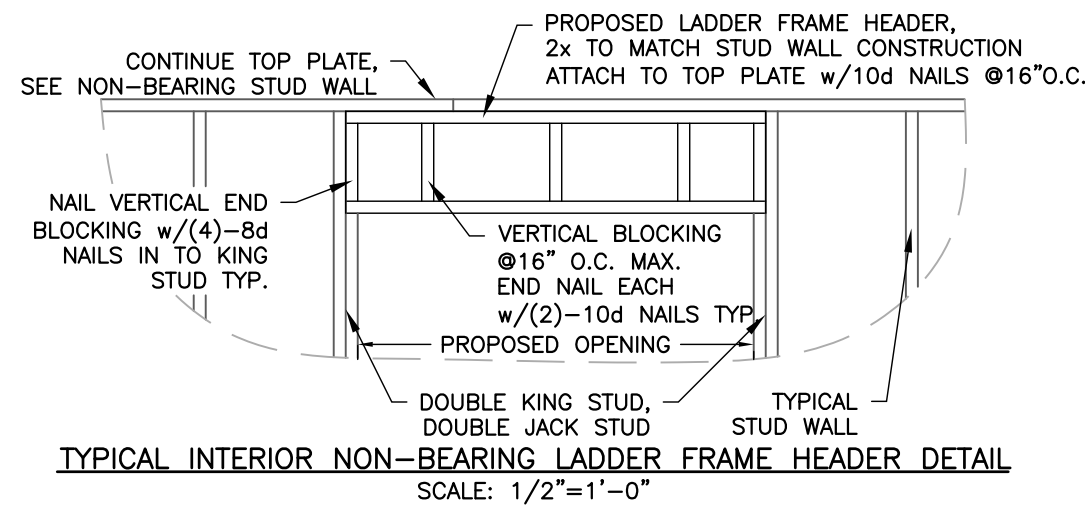
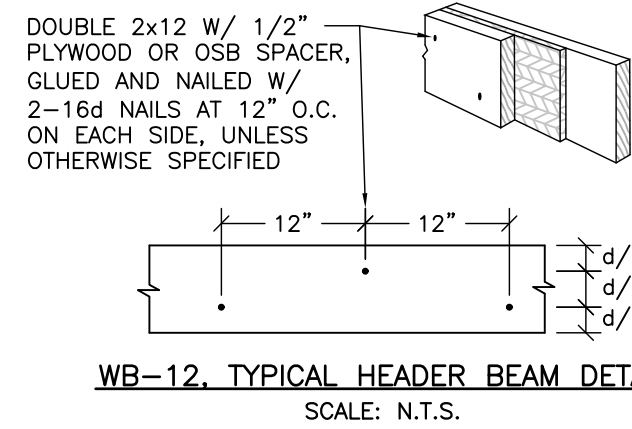
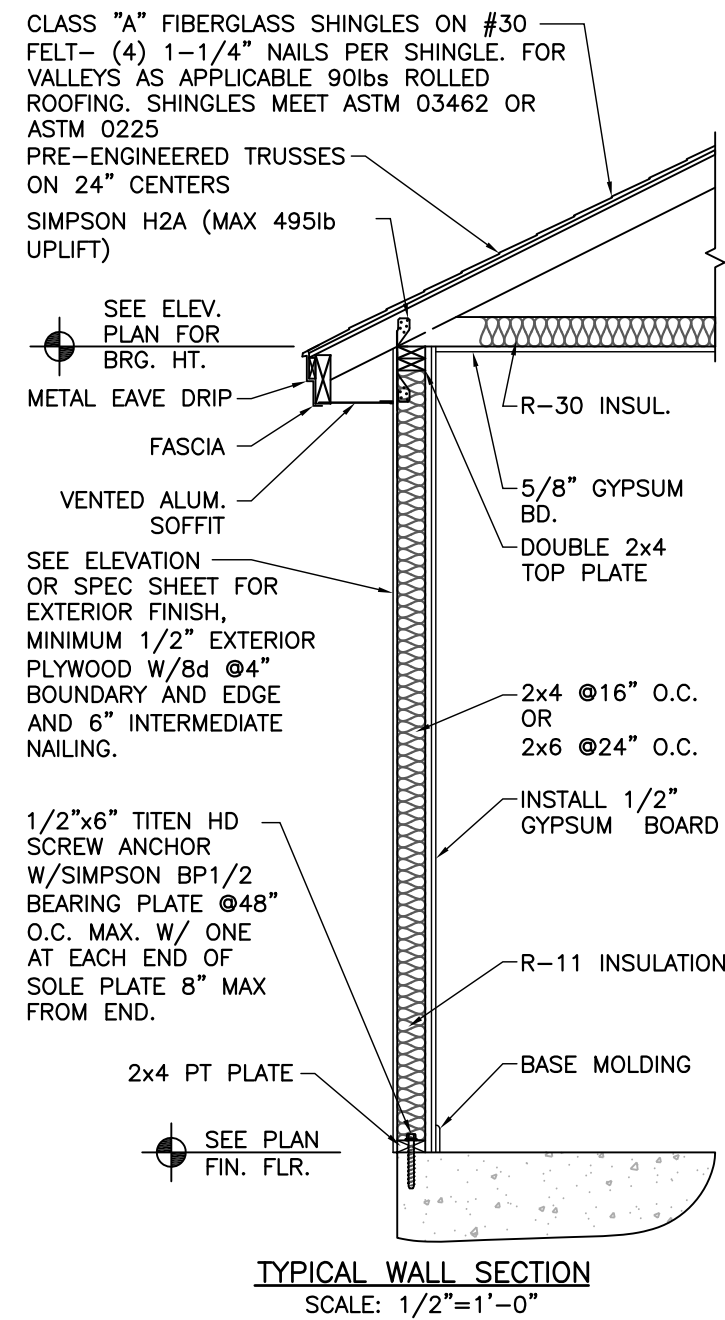
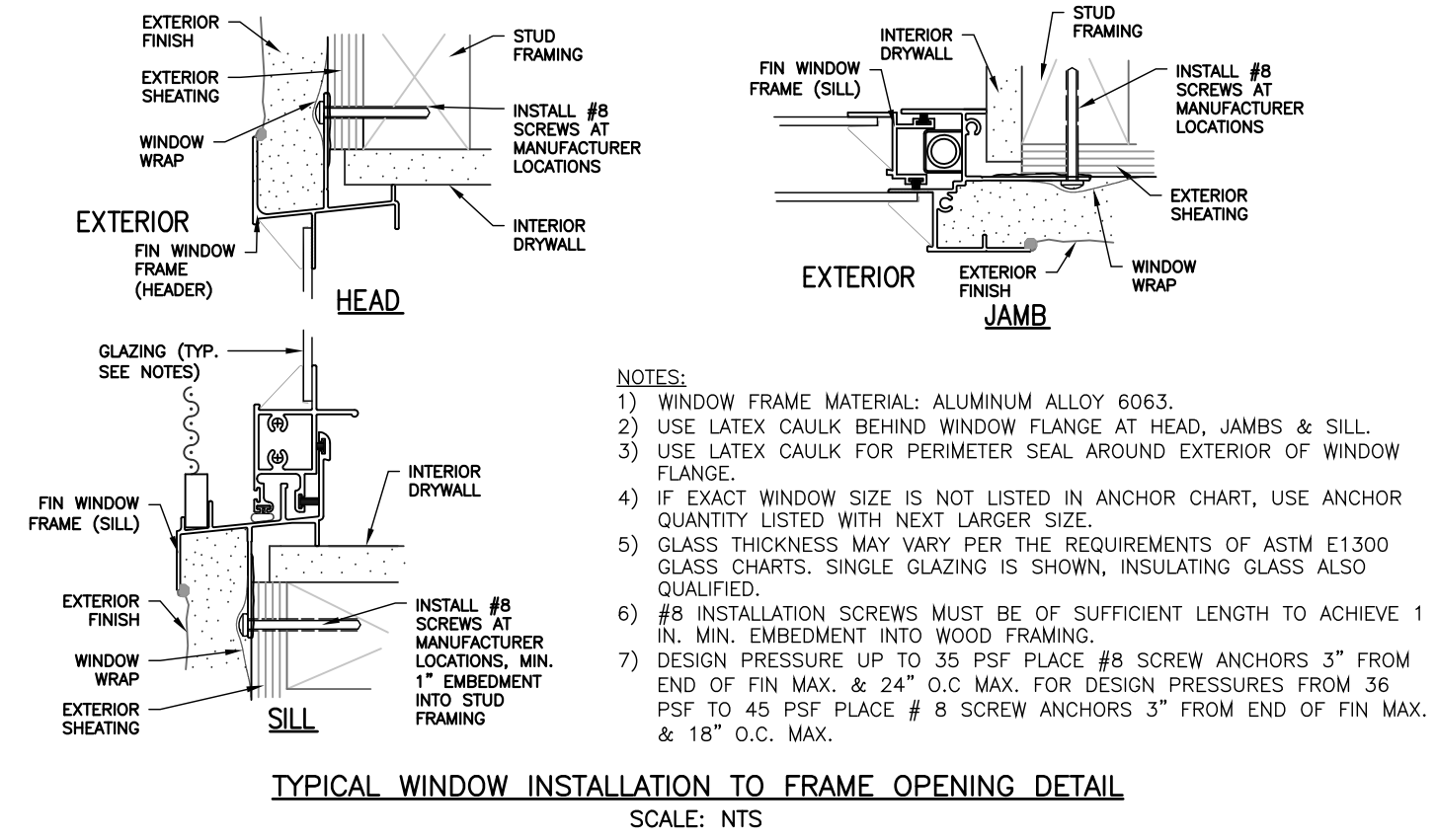
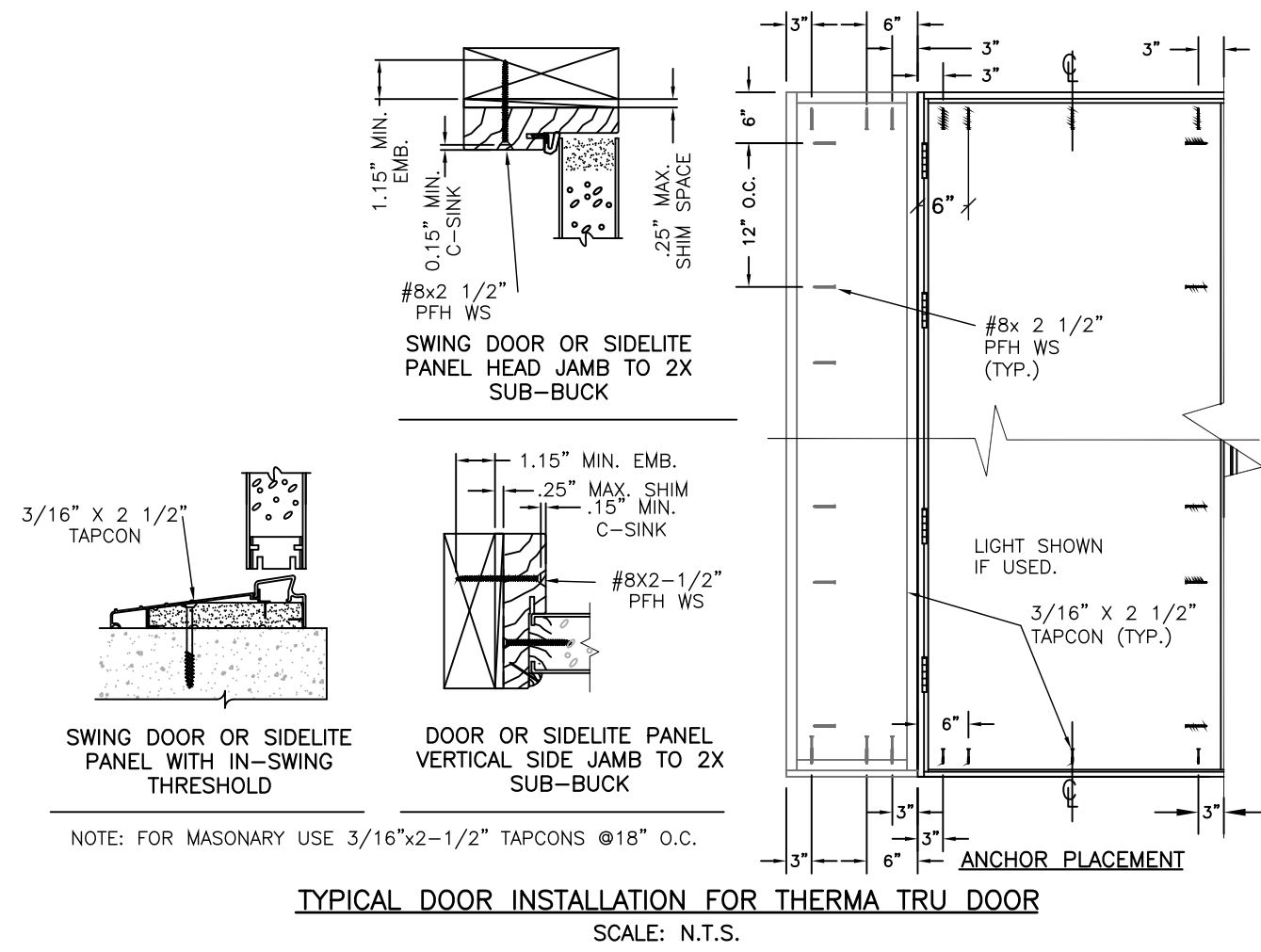


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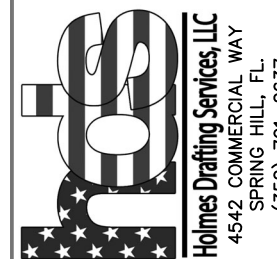


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DETAILS  
PAGE 10 OF 11  
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**DETAILS**

PAGE  
**11** OF **11**

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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 24, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **CONSTRUCTION OF A NEW 330 SQUARE-FOOT ADDITION AT REAR. DEMOLITION OF AN EXISTING SHED AND CARPORT AT REAR.**

**#1215 GEORGIA STREET**

**Applicant – Shore Construction    Application #H2022-0019**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION

**qPublic.net**™ Monroe County, FL

**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00035250-000000  
 Account# 1036102  
 Property ID 1036102  
 Millage Group 10KW  
 Location Address 1215 GEORGIA ST, KEY WEST  
 Neighborhood 6149  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Moffat's Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No



**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$98,944	\$98,944	\$98,944	\$100,467
+ Market Misc Value	\$4,521	\$4,521	\$4,521	\$4,521
+ Market Land Value	\$380,160	\$380,160	\$448,589	\$551,232
= Just Market Value	\$483,625	\$483,625	\$552,054	\$656,220
= Total Assessed Value	\$483,625	\$483,625	\$552,054	\$656,220
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$458,625	\$483,625	\$552,054	\$656,220

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	3,960.00	Square Foot	44	90

**Buildings**

Building ID	2801	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1968
Building Type	S.F.R. - R1 / R1	Effective Year Built	1989
Gross Sq Ft	1217	Foundation	CONCR FTR
Finished Sq Ft	880	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVEGRD
Perimeter	124	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	36	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	220	0	0
FLA	FLOOR LIV AREA	880	880	0
OPF	OP PRCH FIN LL	90	0	0
SBF	UTIL FIN BLK	27	0	0
<b>TOTAL</b>		<b>1,217</b>	<b>880</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1977	1978	1	1489 SF	1

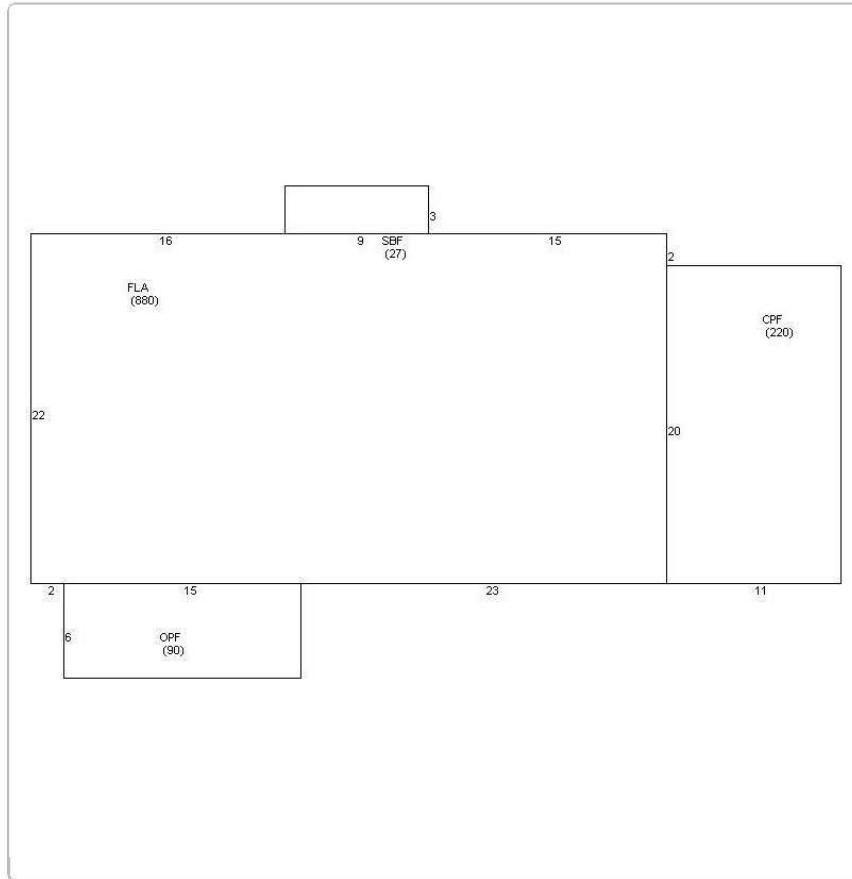
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/6/2020	\$100	Warranty Deed				30 - Unqualified	Improved
9/14/2019	\$100	Warranty Deed				30 - Unqualified	Improved
11/17/2013	\$100	Quit Claim Deed				14 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
M941873	6/1/1994	7/1/1994	\$4,100		1/3 TON A/C W/7 DROPS

**Sketches (click to enlarge)**



**Photos**



Map



No data available for the following modules: Owner, View Tax Info, TRIM Notice.

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

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