



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 26, 2023

Applicant: Bert Bender, Architect

Application Number: H2023-0015

Address: 5 Catholic Lane

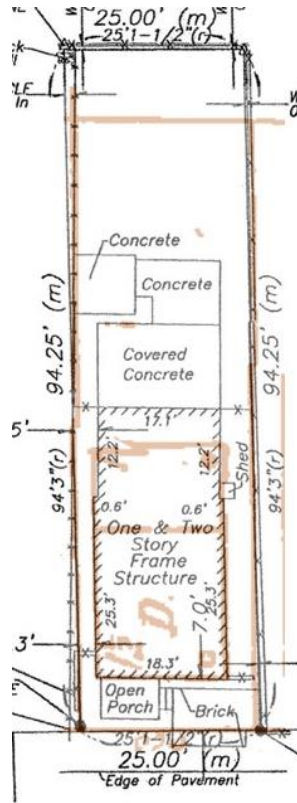
Description of Work:

Demolition of non-historic rear roofs.

Site Facts:

The house under review is considered a contributing resource to the historic district. The one and a half-story frame vernacular house was built circa 1899. Changes to the house include front and rear open porches, rear addition and changes in doors and windows.

On August 17, 2023, the Planning Board approved Resolution 2023-015 for a request for a variance on side setbacks for addition of a second floor to a noncomplying structure for property located within the Historic High Density Residential (HHDR) Zoning District. The approved Resolution is part of this record.



1962 Sanborn Map and current survey overlay



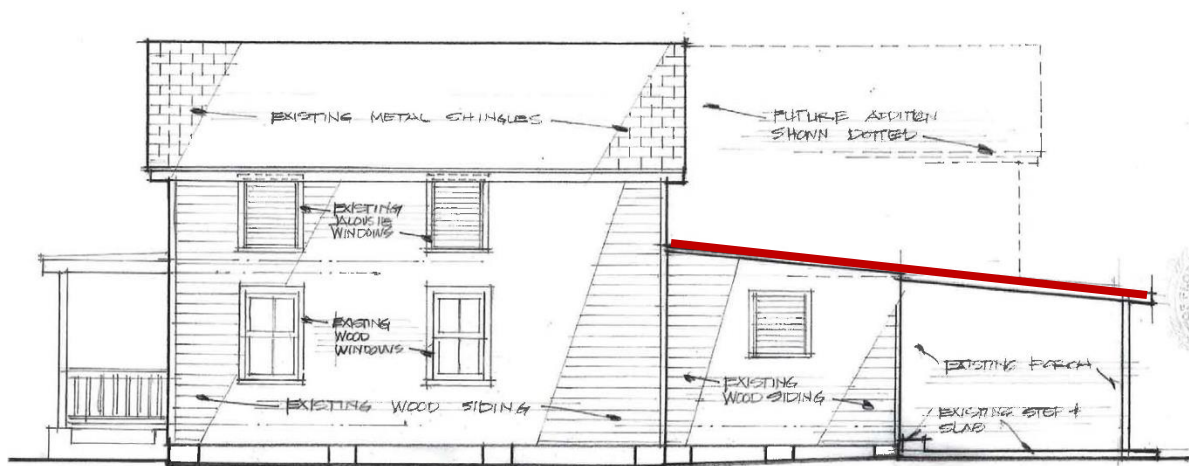
5 Catholic Lane circa 1965. Monroe County Library.

Ordinances Cited on Review:

- Land Development Regulations Section 102-217 (3), demolition for non-contributing or non-historic structures.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a non-historic shed roof over a one-story addition. In addition, the project includes the demolition of a non-historic shed roof on a rear open porch.



Existing south elevation with second story addition drawn with dotted lines. Proposed demolition for rear roofs is highlighted in red.

It is staff's opinion that the request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

This is not the case. The structural elements in question are not historic.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

All the structures submitted for demolition review are non-historic. Plans for a new addition are submitted as part of this application.

- (b) *The historic architectural review commission shall not issue permits that would result in:*

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished:*

The rear addition and the attached open porch roof are not historic and do not contribute to the historic character of the building or site.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space:*

None of the roofs proposed to be demolished are historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood:*

The rear addition and existing rear open porch are not later additions that define the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3):*

It is staff's opinion that the roofs under review will not qualify as contributing elements to the house or to the historic site in a near future.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic roofs as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

APPLICATION

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT <i>HHDR</i>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>5 CATHOLIC LANE, KEY WEST, FL.</i>
PROPERTY OWNER'S NAME:	<i>EMILY + TYLER CAUDELL</i>
APPLICANT NAME:	<i>BERT BENDER</i>

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	<i>[Signature]</i>	<i>EMILY BENDER CAUDELL</i>	<i>05/11/23</i>	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
<i>THE DEMOLITION WILL BE A NON CONTRIBUTING ROOF AND A NON CONTRIBUTING PORCH ADDITION. THIS IS NOT A HISTORIC ADDITION.</i>

<i>*</i> CRITERIA FOR DEMOLITION OF <u>CONTRIBUTING</u> OR <u>HISTORIC</u> STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
<i>THIS IS NOT CONTRIBUTING OR HISTORIC STRUCTURE. THIS DOES NOT APPLY.</i>
(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.
<i>THIS ADDITION IS LESS THAN 50 YEARS OLD AND IS NOT HISTORIC.</i>

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.

SEE 2(a) ABOVE

(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.

SEE 2(a) ABOVE

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

SEE 2(a) ABOVE

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

SEE 2(a) ABOVE

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

SEE 2(a) ABOVE

(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.

SEE 2(a) ABOVE

(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.

SEE 2(a) ABOVE

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,

SEE 2(a) ABOVE

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THIS IS A REAR ADDITION AND IS NOT VISIBLE FROM THE STREET, NOR IS IT SIGNIFICANT HISTORICALLY. THE PREVIOUS OWNERS CONSTRUCTED THIS STRUCTURE AND PORCH.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

SEE (1) ABOVE

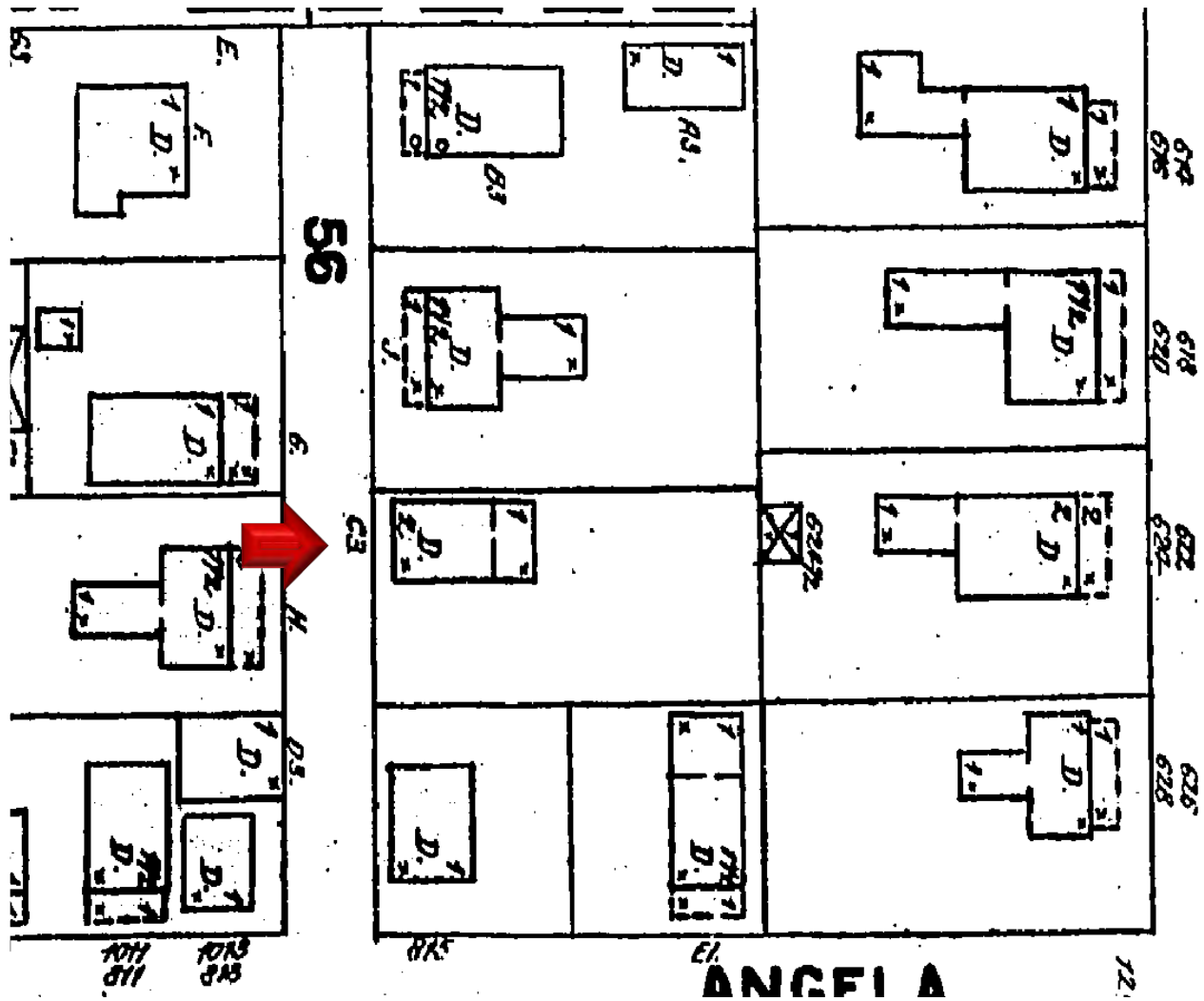
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

SEE (1) ABOVE

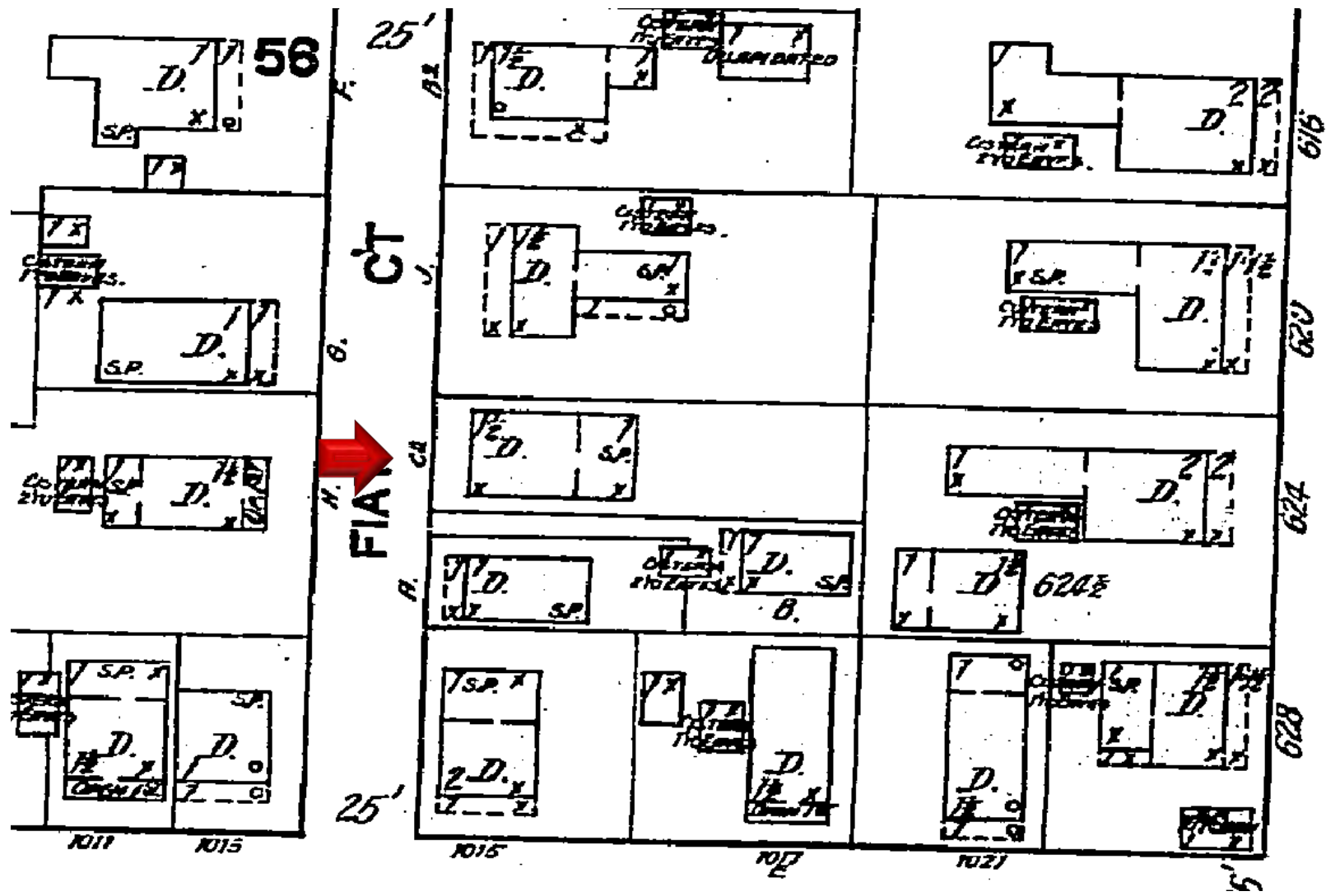
(4) Removing buildings or structures that would otherwise qualify as contributing.

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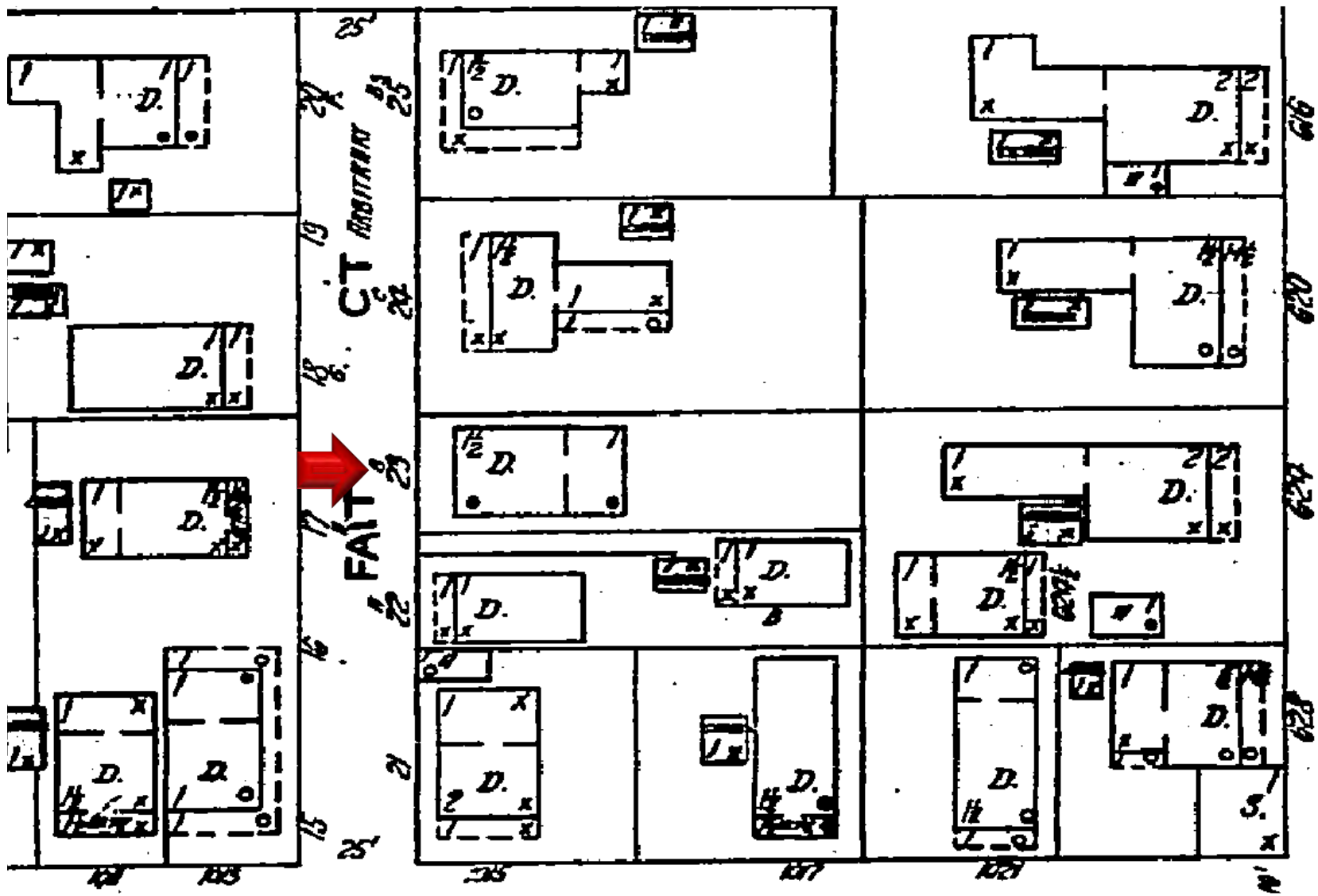
SANBORN MAPS



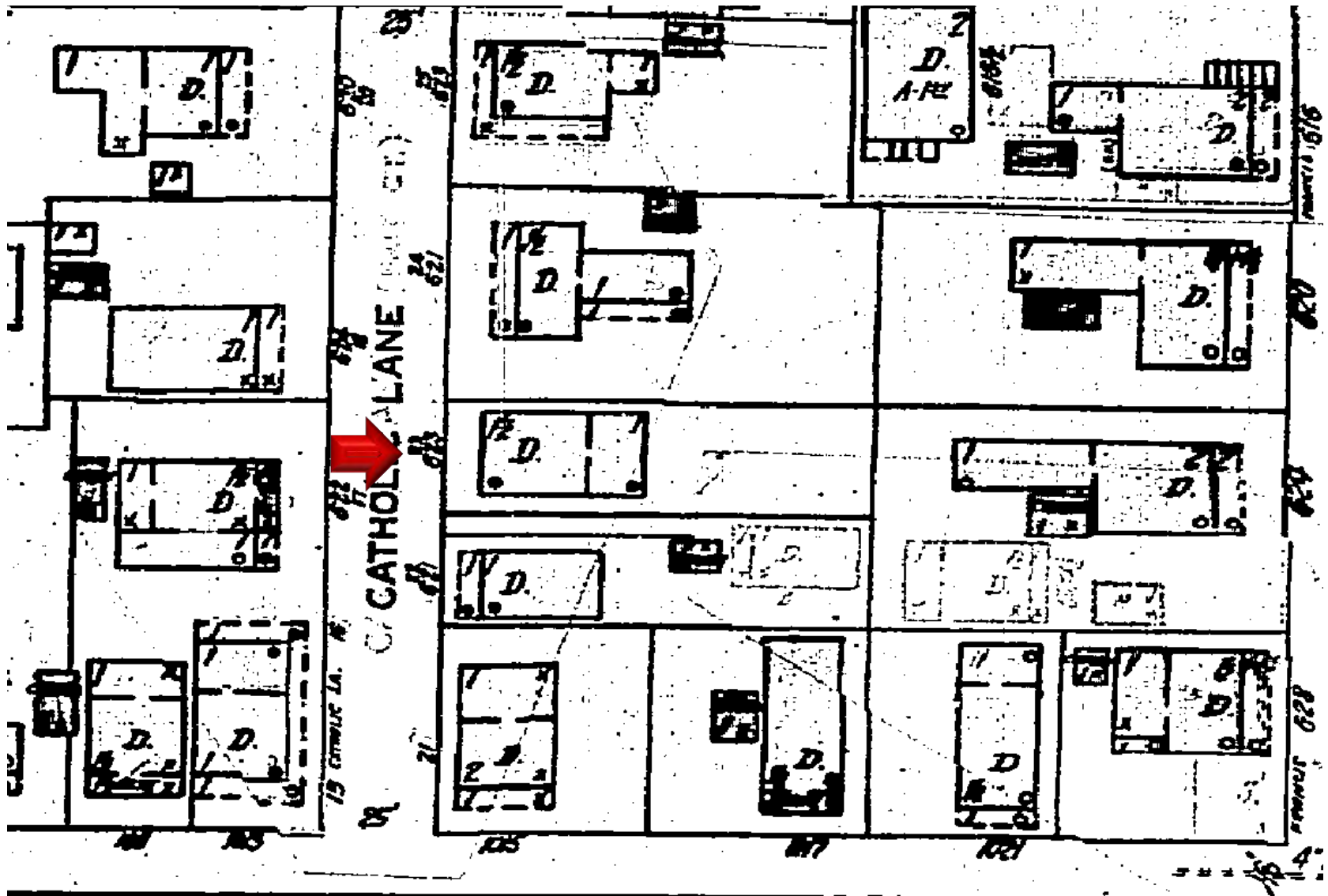
1899 Sanborn Map



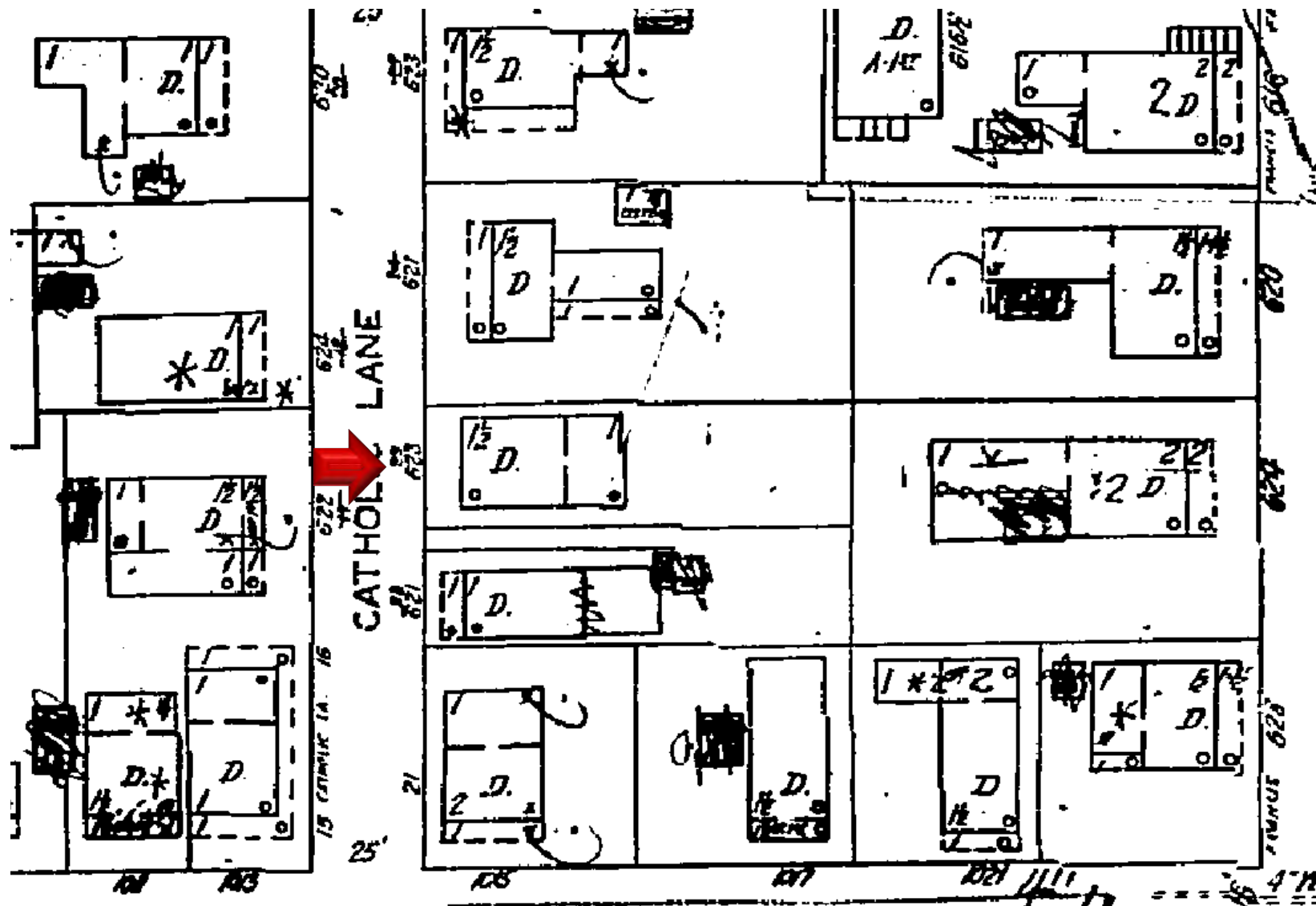
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



5 Catholic Lane circa 1965. Monroe County Library.



5 CATHOLIC LANE
EXISTING FRONT ELEVATION c. 26 MAY 2023



26 MAY 2023 • SCATHOLIC CANE • EXISTING SIDE ELEVATION.

26 MAY 2023
EXISTING REAR
5 CATHOLIC LANE



RIGHT SIDE OF 5 CATHOLIC LANE



REAR OF 5 CATHOLIC LANE



5 CATHOLIC LANE

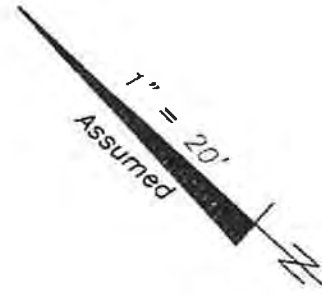
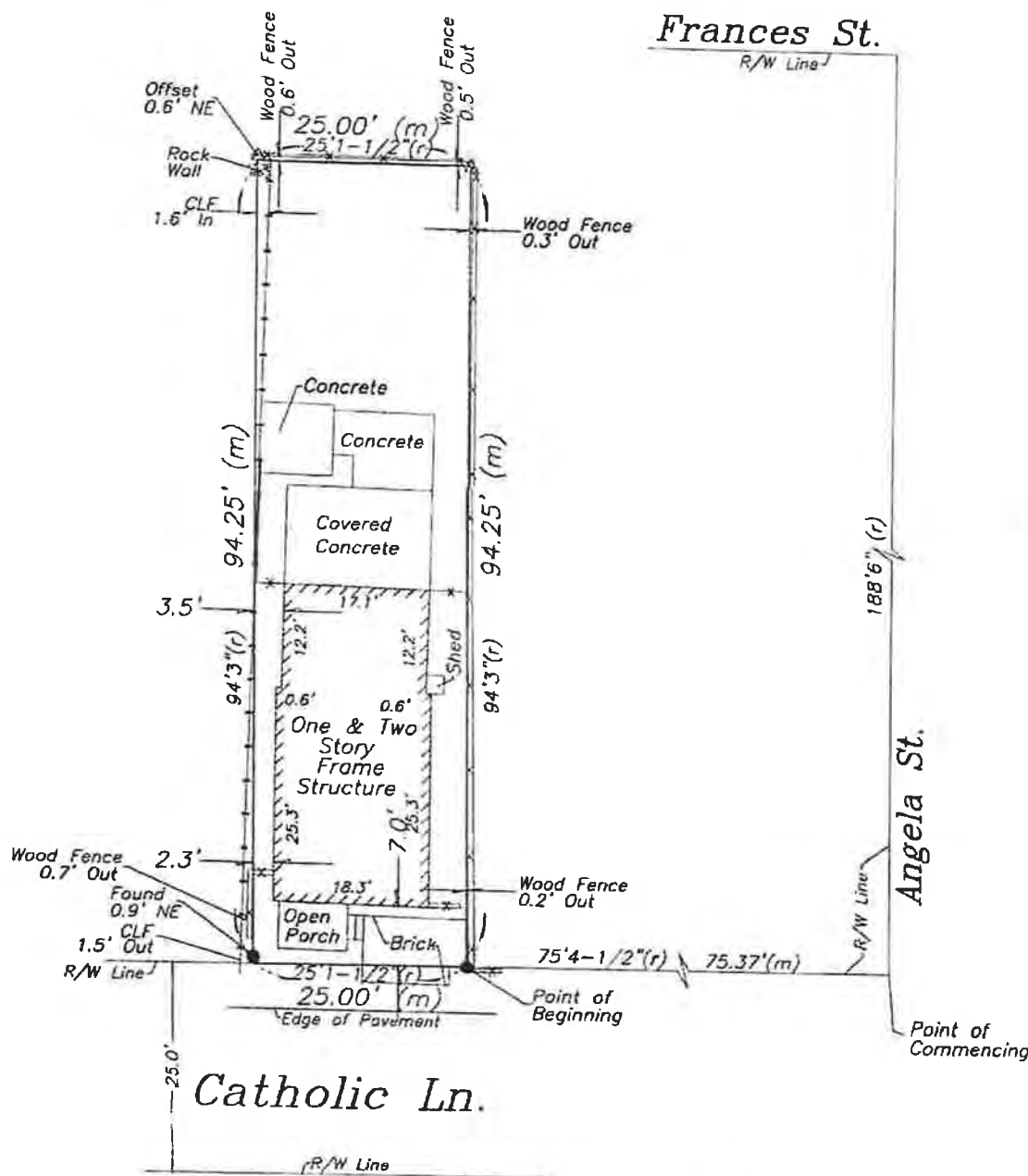


LEFT SIDE OF 5 CATHOLIC LANE

SURVEY

SETBACKS: FRONT-10' / SIDES-5' / REAR-15'

Boundary Survey Map of part of Lot 1, Square 56 Island of Key West



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (As noted)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- MHWL Mean High Water Line

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 5 Catholic Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 17, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot 11, according to George G. Watson's Subdivision of Lots 1 and 4, Square 56, according to Wm. A. Whitehead's plan of the City of Key West, made in 1829. Said Subdivision is recorded in Book "K" pages 22, 23 and 24, on the 8th day of March, 1880, Commencing 75 feet 4 1/2 inches from the corner of an alley 25 feet wide on Angela Street and 188 feet 6 inches from Frances Street and running along said alley in a NWly direction 25 feet 1 1/2 inches; thence in a NEly direction 94 feet 3 inches; thence in a SEly direction 25 feet 1 1/2 inches; thence in a SWly direction 94 feet, 3 inches, to the Place of Beginning.

BOUNDARY SURVEY FOR: Bert Bender, Emily Bender and Tyler Caudell;
Truist Bank;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM:
Florida Reg. #6298

June 17, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

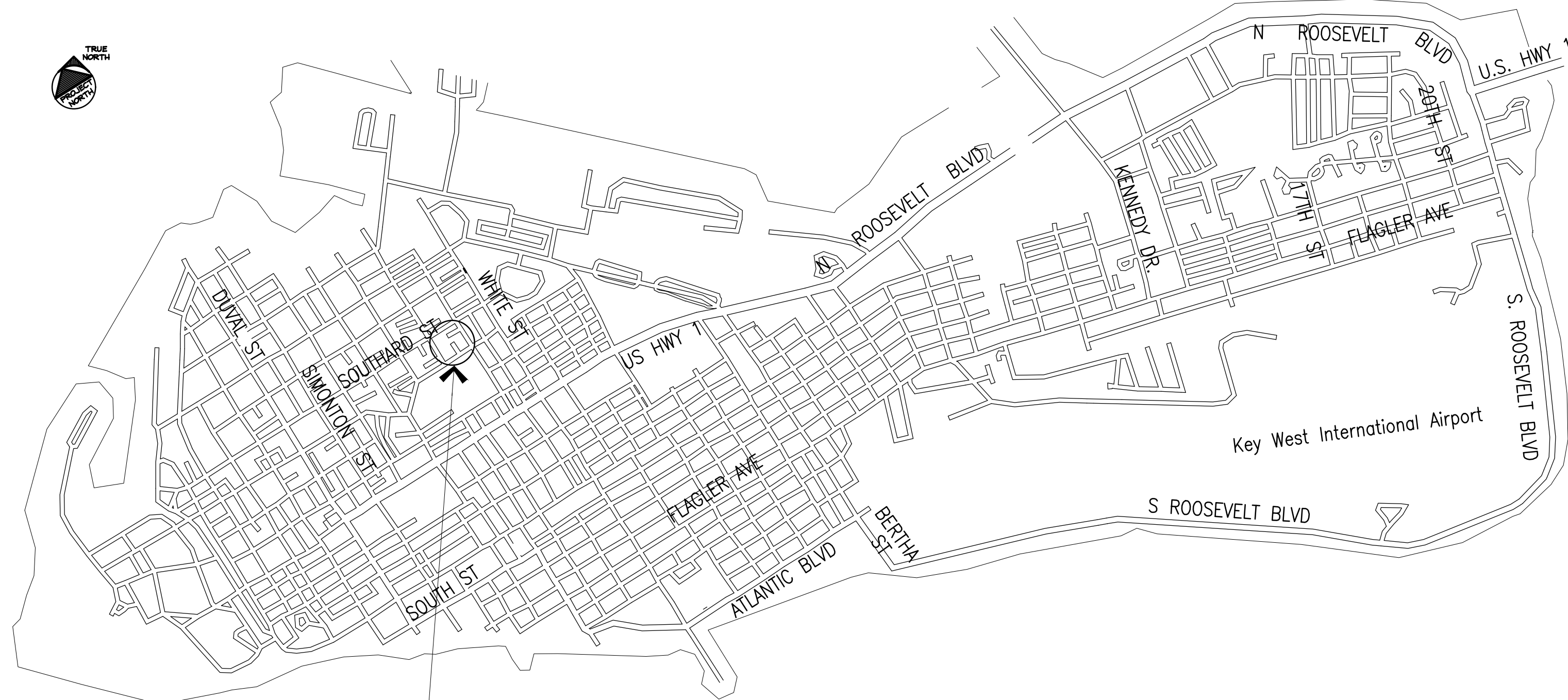
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

CAUDELL HOUSE ADDITION

5 CATHOLIC LANE
Key West Florida 33040

SITE MAP - KEY WEST



SITE LOCATION:
5 CATHOLIC LANE
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: CAUDELL RESIDENCE
ARCHITECT'S PROJECT No.: 2208

CONTACT: Emily Bender
Address: 5 Catholic Lane
Key West Florida, 33040

Tel: ---
Email: ---

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Bert Bender
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

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

- FLORIDA BUILDING CODE - Building 2020 EDITION
- FLORIDA BUILDING CODE - Existing 2020 EDITION
- FLORIDA BUILDING CODE - Residential 2020 EDITION
- FLORIDA BUILDING CODE - Plumbing 2020 EDITION
- FLORIDA BUILDING CODE - Fuel Gas 2020 EDITION
- FLORIDA BUILDING CODE - Mechanical 2020 EDITION
- FLORIDA BUILDING CODE - Energy Conservation 2020 EDITION
- NATIONAL ELECTRICAL CODE 2020 EDITION
- NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
- 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
- NFPA 1 2020 EDITION

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.

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

FLORIDA ADMINISTRATIVE CODE

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

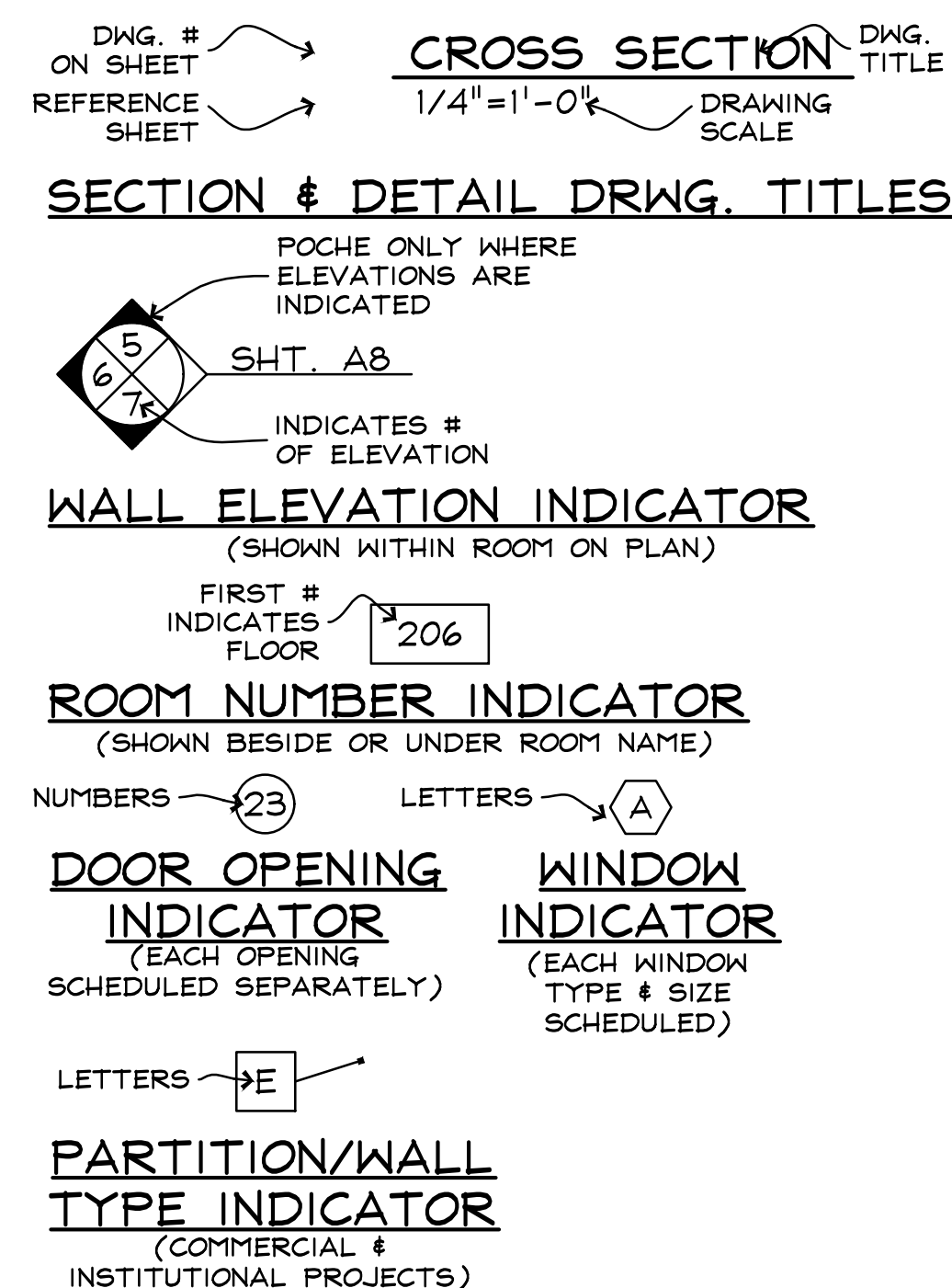
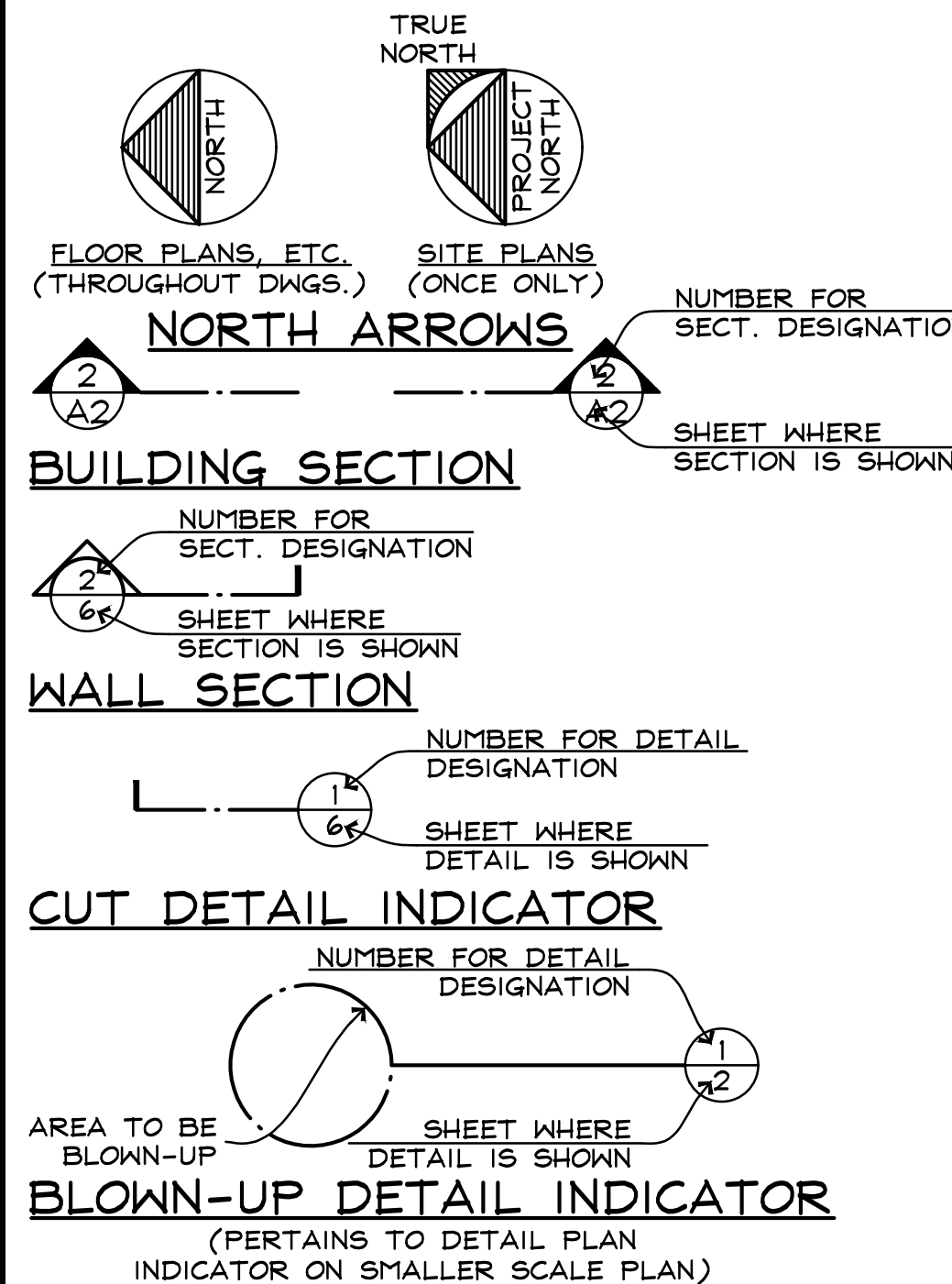
DESCRIPTION OF WORK:

ADDITION OF MASTER BEDROOM AND NEW POOL.

ABBREVIATIONS

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

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

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

PARTITIONS & WALLS

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

SHEET INDEX

- C COVER
- A1. SITE PLAN, SURVEY, PROJECT STATISTICS.
- A2. FIRST & SECOND FLOOR PLAN, FIRST & SECOND DEMOLITION PLAN
- A3. EXTERIOR ELEVATIONS
- A4. FRAMING PLANS, MECHANICAL & ELECTRICAL NOTES
- A5. DETAILS, ELECTRICAL SCHEDULES
- A6. POOL PLAN, DETAILS

CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

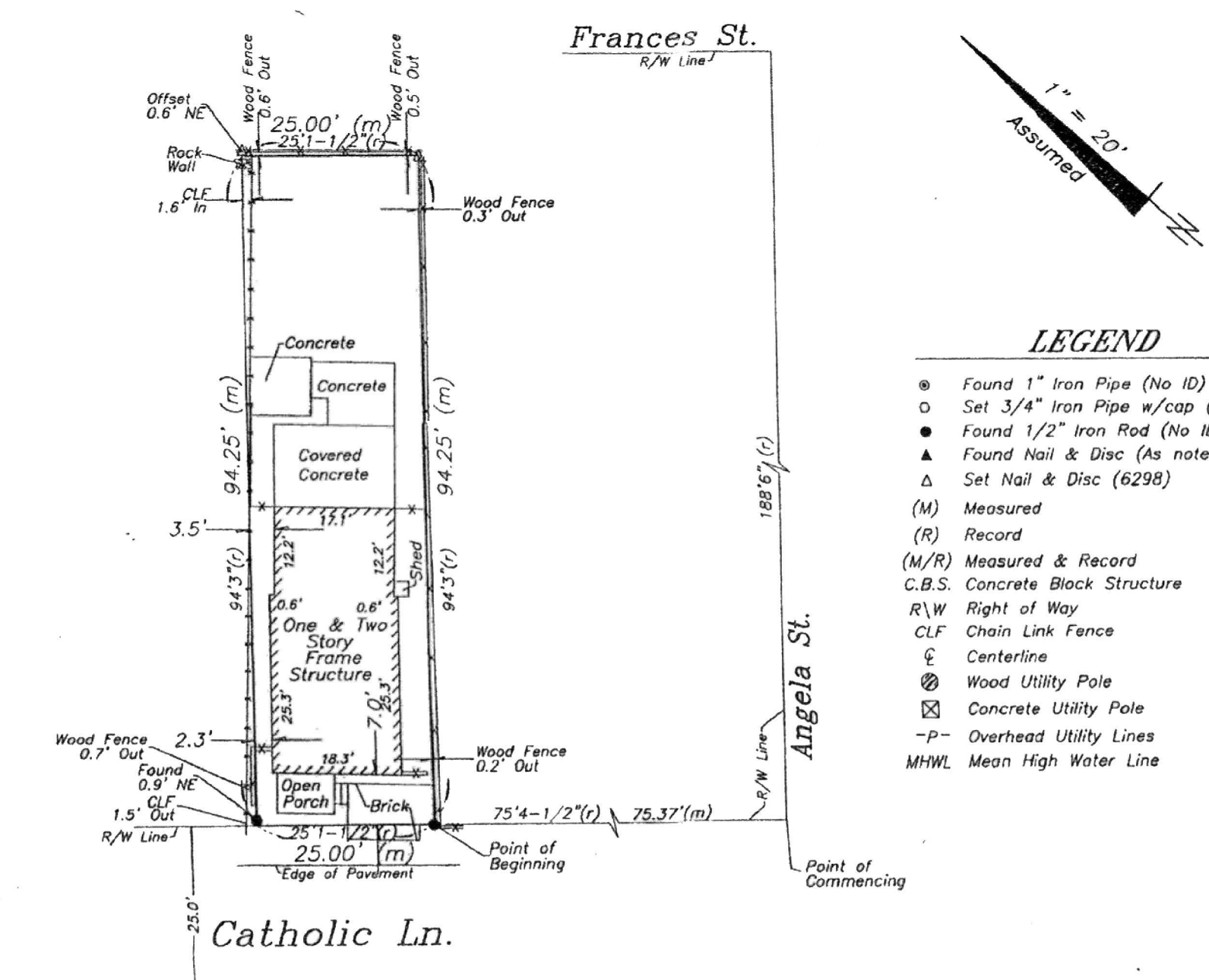
Project No.: 2208
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 05/09/2023

C

OF

Boundary Survey Map of part of Lot 1, Square 56
Island of Key West



- LEGEND**
- Found 1" Iron Pipe (No ID)
 - Set 3/4" Iron Pipe w/cap (6298)
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BOUNDARY SURVEY FOR: Bert Bender, Emily Bender and Tyler Caudell;
Trust Bank;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

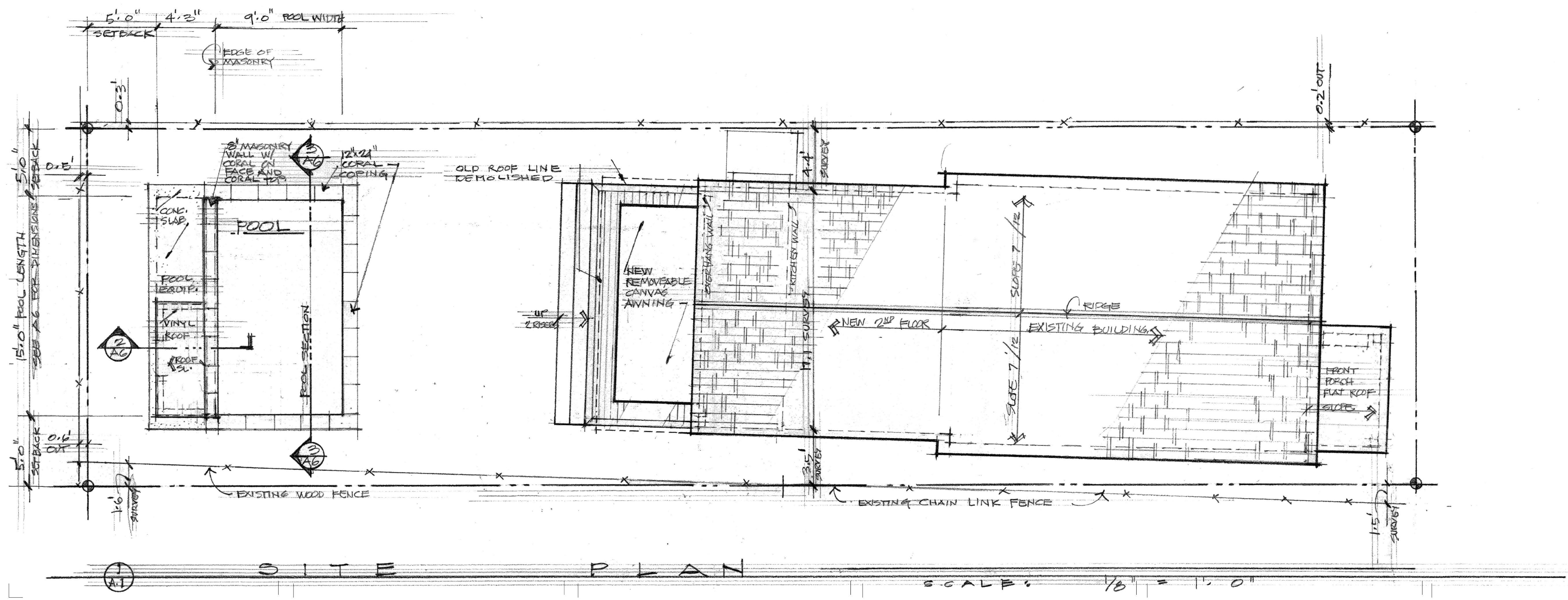
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J. LYNN O'FLYNN, INC.
Professional Surveyor & Mapper
Florida Reg. #6298
June 17, 2021

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #5208
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROJECT STATISTICS			
	REQUIRED	EXISTING	PROPOSED
FEMA FLOOD ZONE	XX		
ZONING DESIGNATION	HHDR		
LOT SIZE	2,257 S.F.		
OCCUPANCY	RESIDENCE		
BUILDING COVERAGE	1,178.5 S.F. MAX.	876 S.F.	1,029 S.F.
IMPERVIOUS SURFACE S.F. X 60%	1,414 S.F. MAX.	976 S.F.	1,029 S.F.
FRONT SETBACK	10' MIN.	2'	NO CHANGE
SIDE SETBACK	5' MIN.	2.2' NORTH	NO CHANGE
SIDE SETBACK	5' MIN.	4.0' SOUTH	NO CHANGE
REAR SETBACK	20' 7 1/2' MIN.	38' 7 1/2' POOL	
OPEN SPACE (35%)	825 MIN.	1,200 S.F.	1,200 S.F.



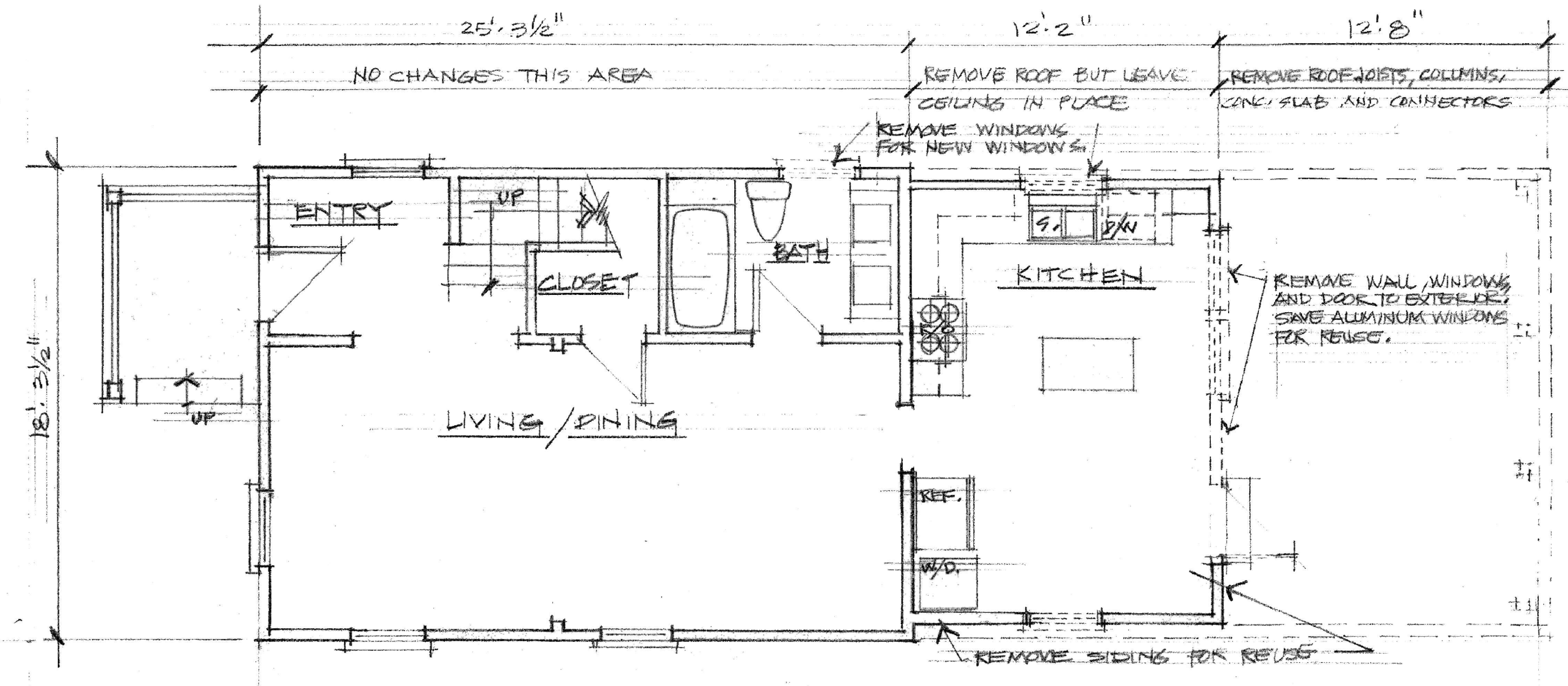
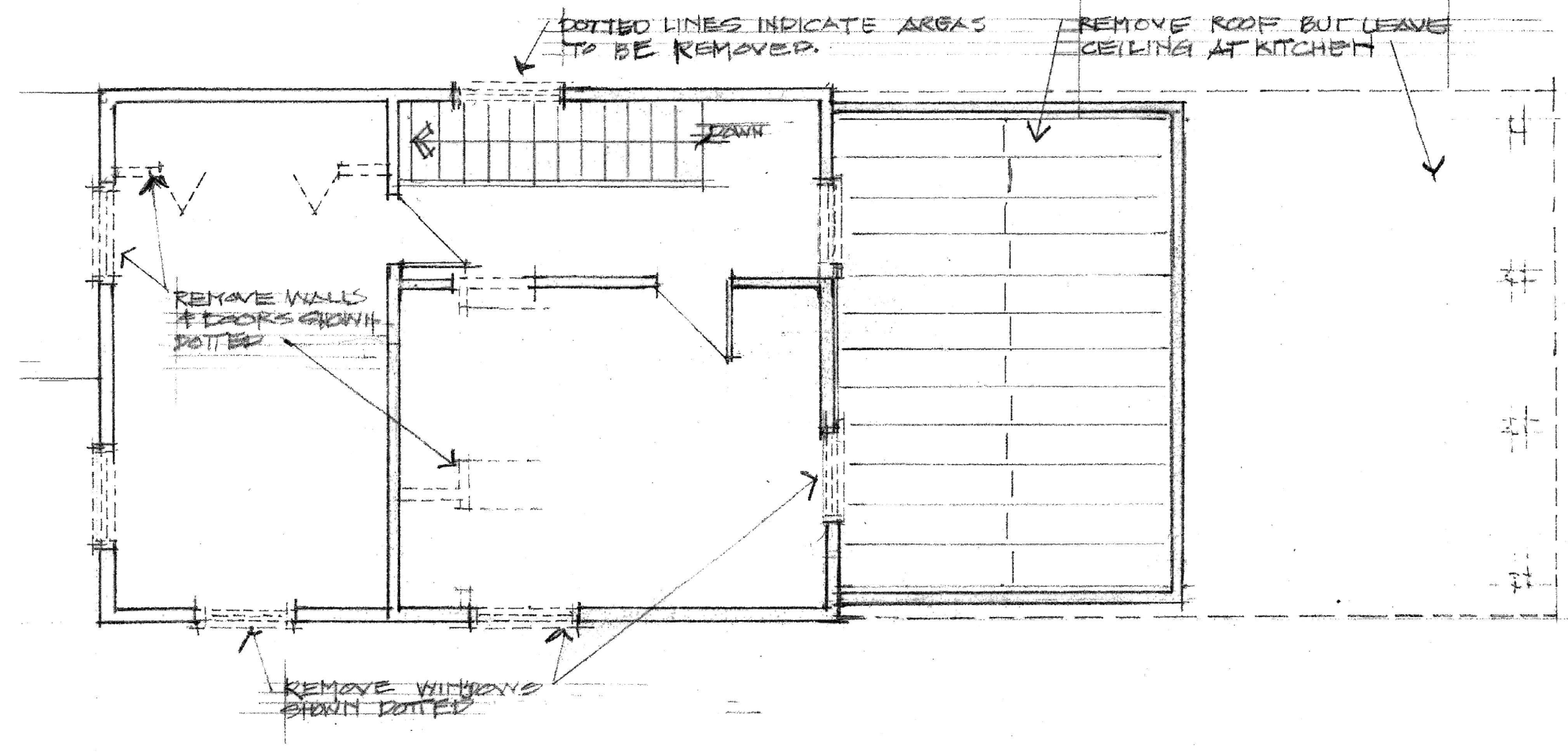
CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No. 2208
SITE PLAN
Date:

A1
OF



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

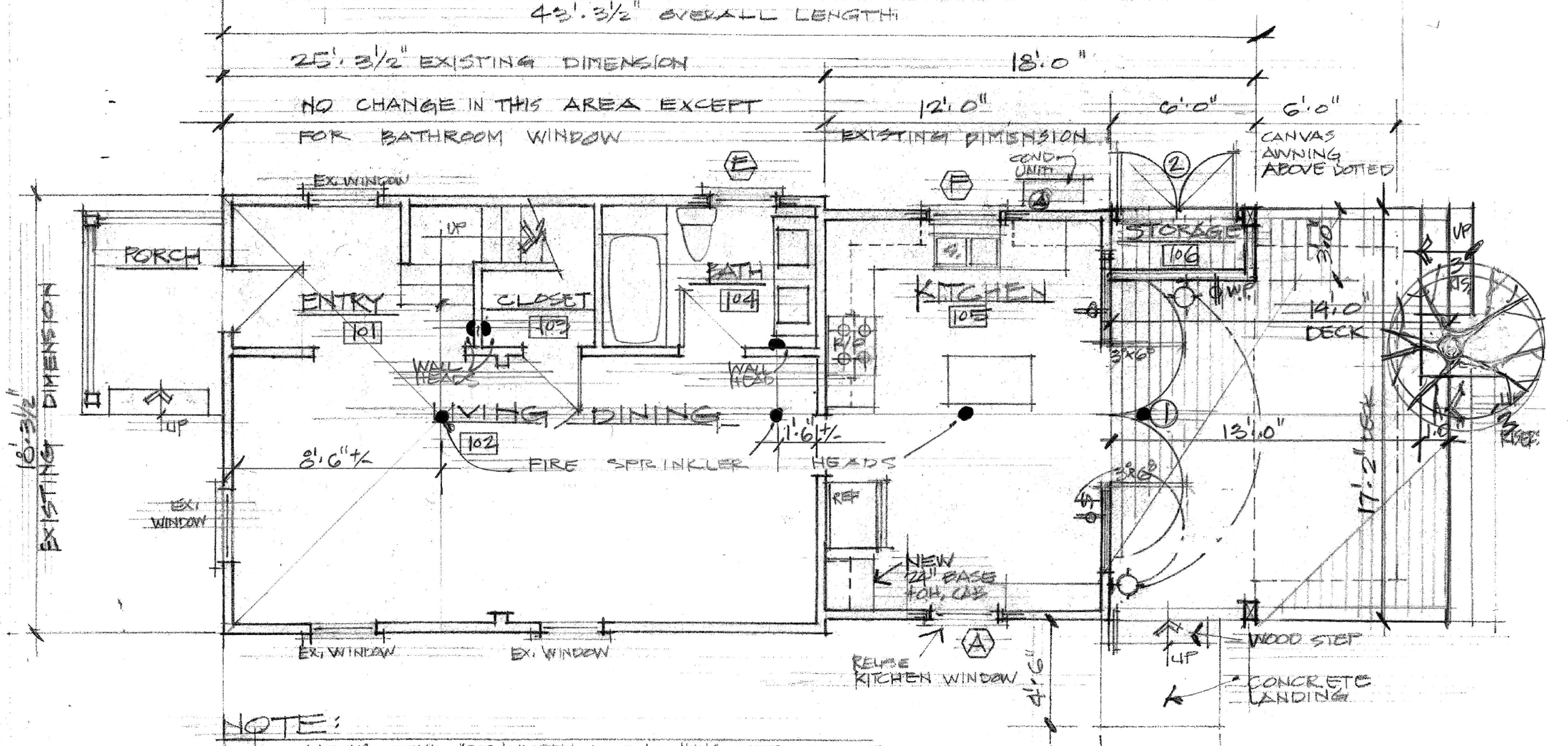
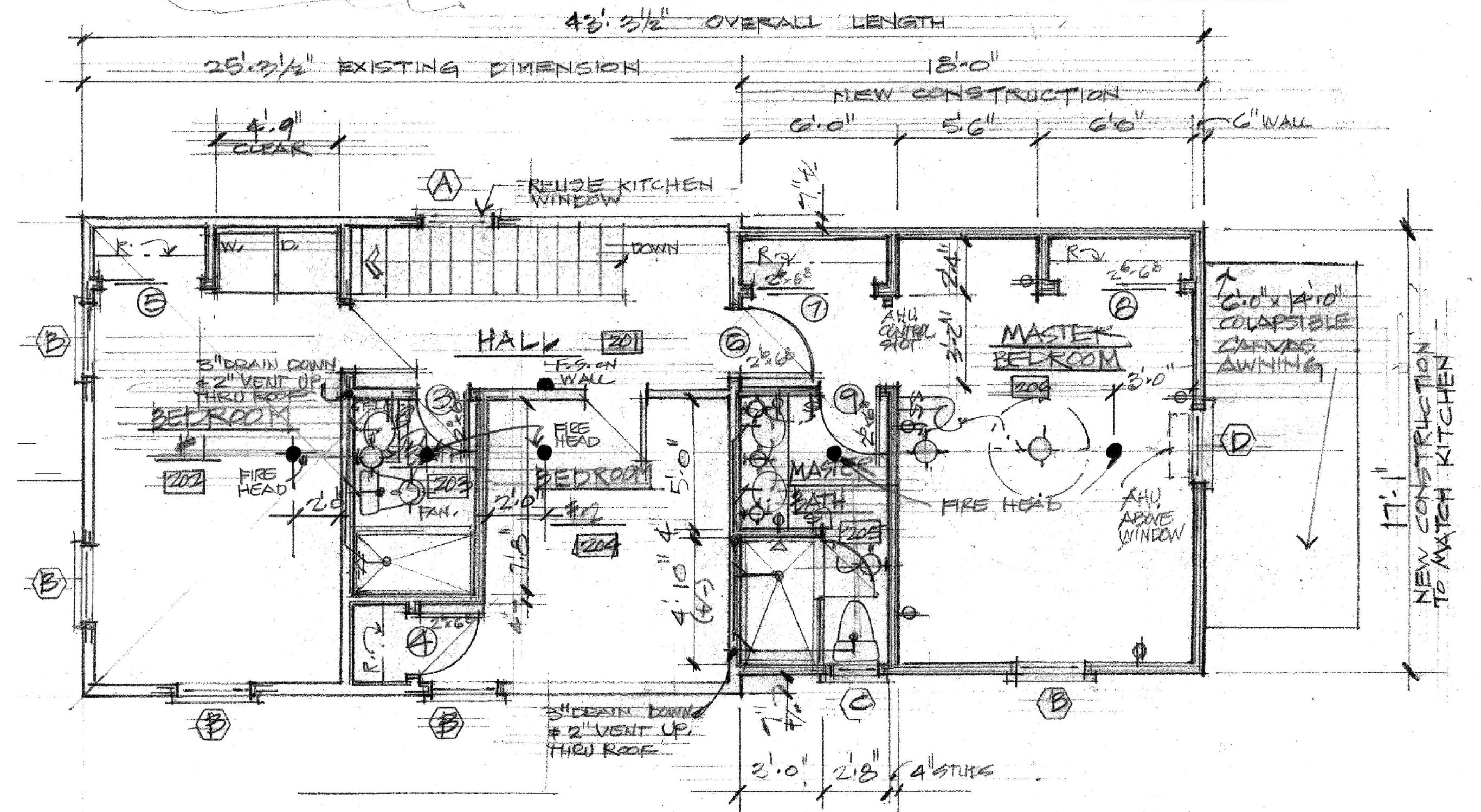
⑤ FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

FIRE SPRINKLER NOTES: 8/30/2023 REVISION*

1. A FIRE SPRINKLER SYSTEM HAS BEEN ADDED TO THIS PROJECT ON THE FIRST AND SECOND FLOOR, MOUNTED TO THE NEW PLUMBING SYSTEM.
2. SPRINKLER HEADS WILL BE CONCEALED FROM VIEW
3. ● REPRESENTS A CEILING HEAD ● REPRESENTS A WALL MOUNTED HEAD
4. THERE ARE 9 CEILING HEADS, AND 4 WALL HEADS IN THIS PLAN.

NOTE:

1. ALL ROOM FINISHES SHOULD MATCH EXISTING.
2. BATHROOMS WILL HAVE TILE AND NON-ABRASIVE PAINT
3. THE OWNER WILL SELECT LIGHT FIXTURES AND TRANSILLUMINATED ON A-4
4. THE CONTRACTOR WILL MEASURE WINDOW'S NEW UNITS.



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

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

CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

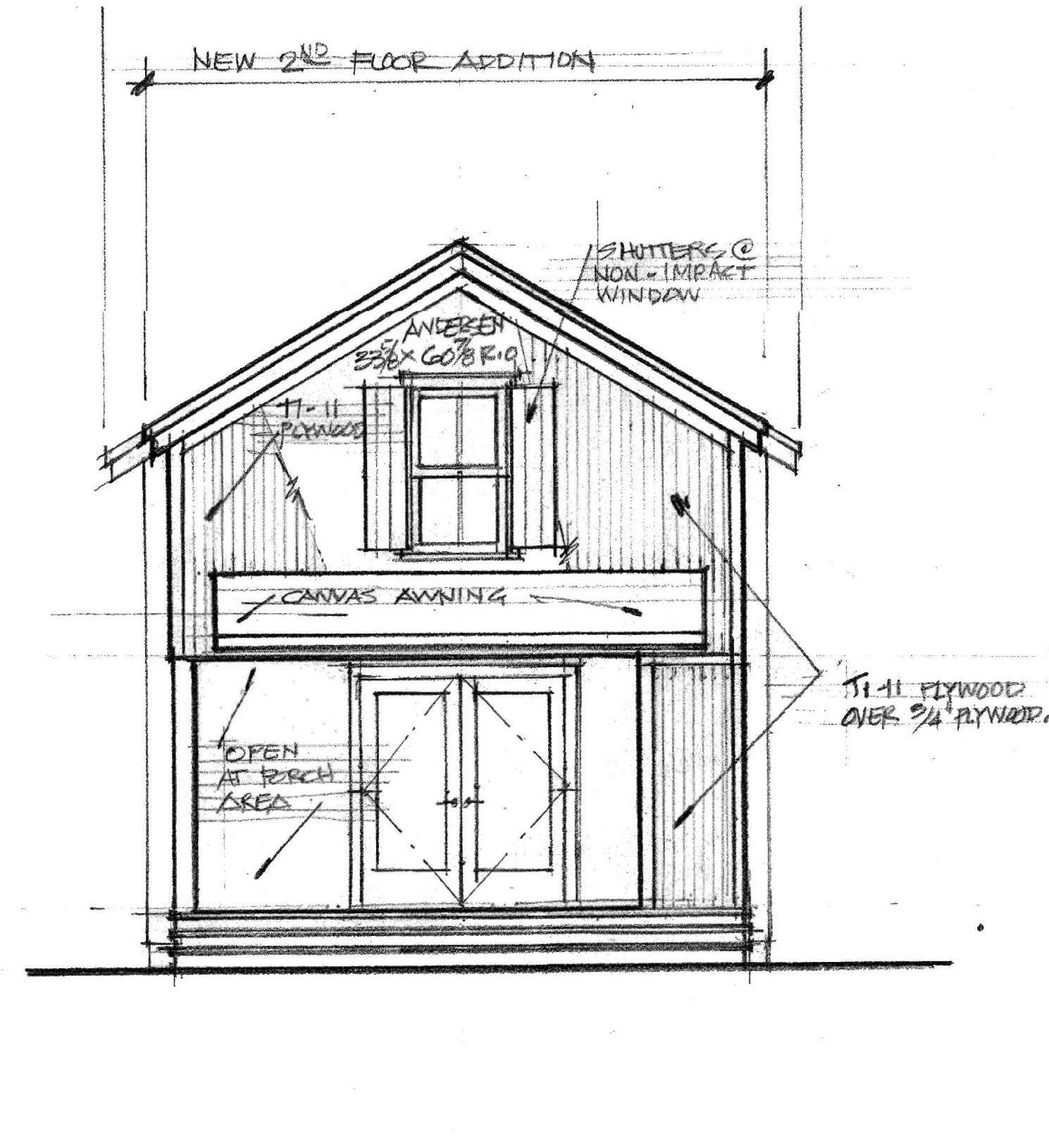
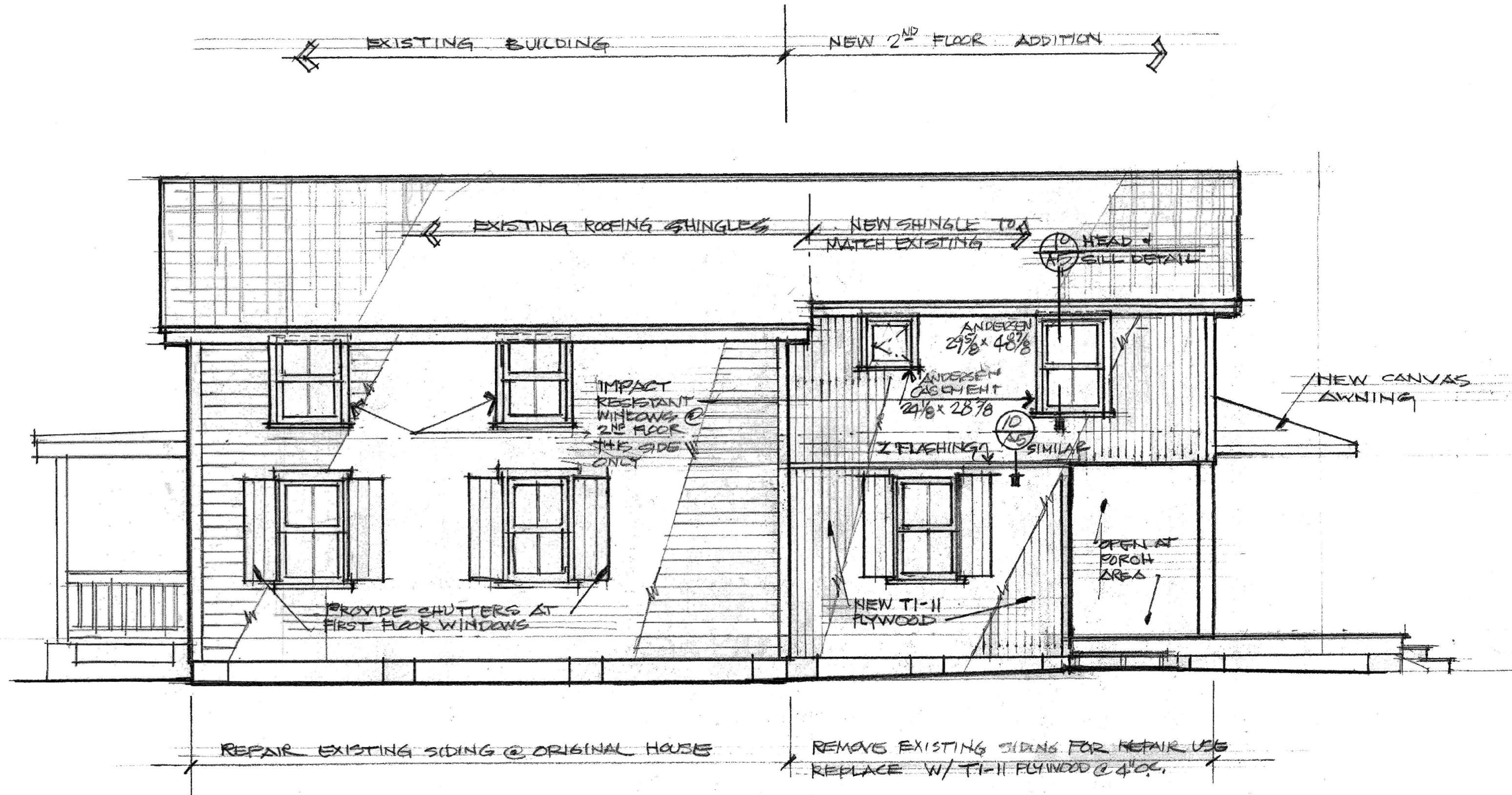
Project No: 2208

FIRST & SECOND DEMOLITION PLANS

Date:

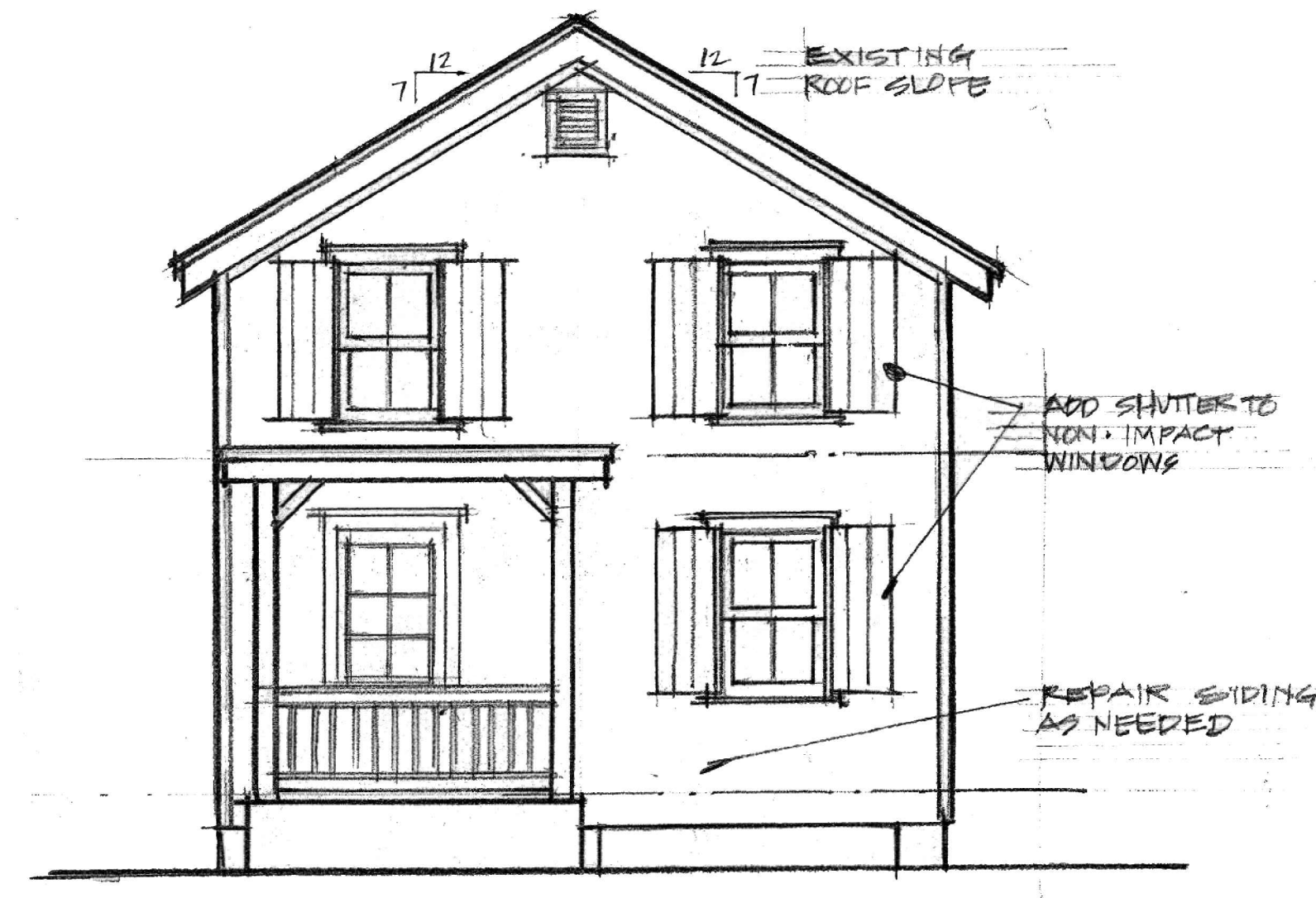
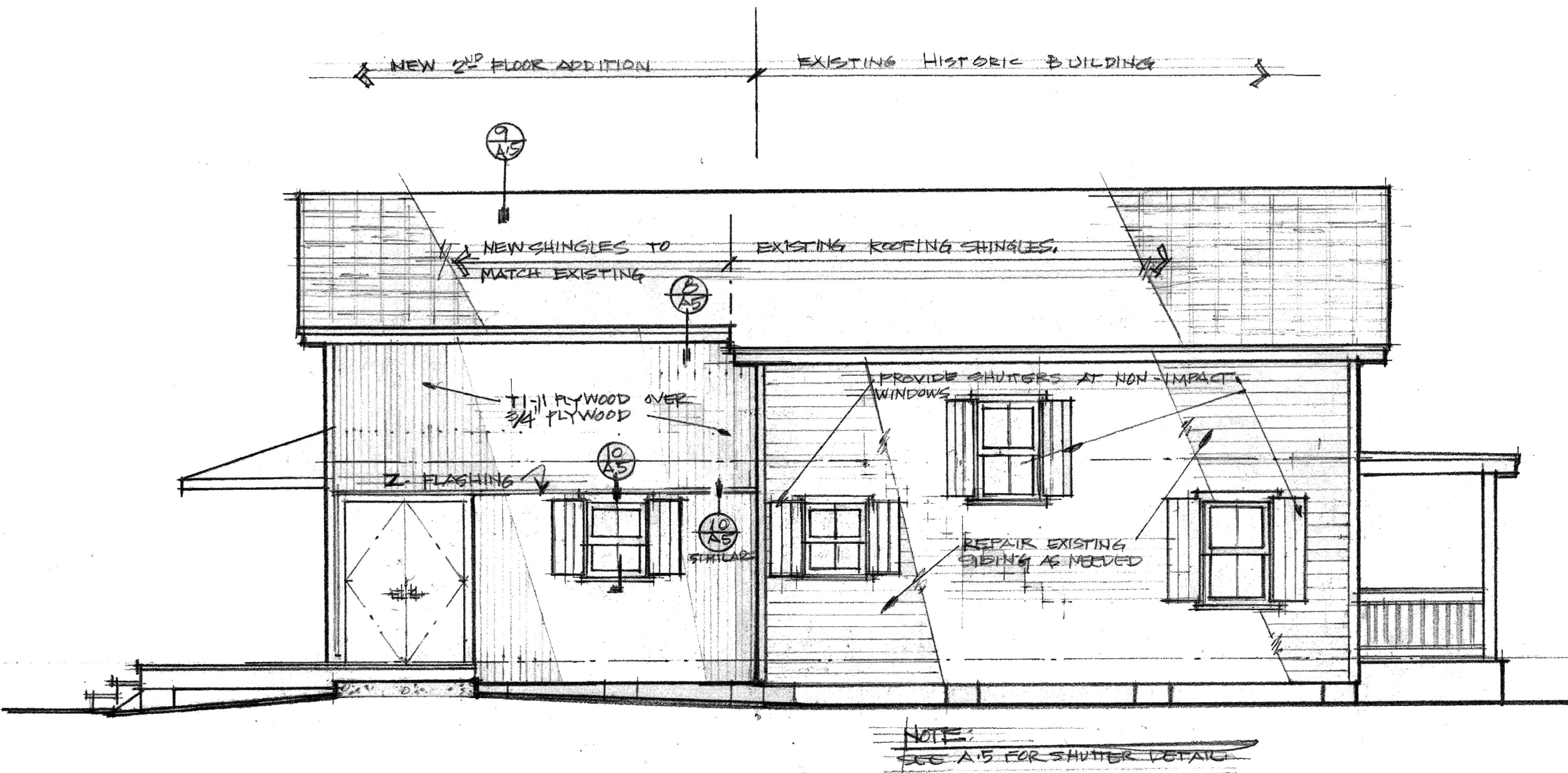
A2

OF



④ SOUTH ELEVATION SCALE: 1/4" = 1'-0"

⑤ EAST ELEVATION SCALE: 1/4" = 1'-0"



⑥ NORTH ELEVATION SCALE: 1/4" = 1'-0"

⑦ WEST ELEVATION SCALE: 1/4" = 1'-0"

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p.c.

Project No: 2208
EXTERIOR ELEVATIONS

Date:

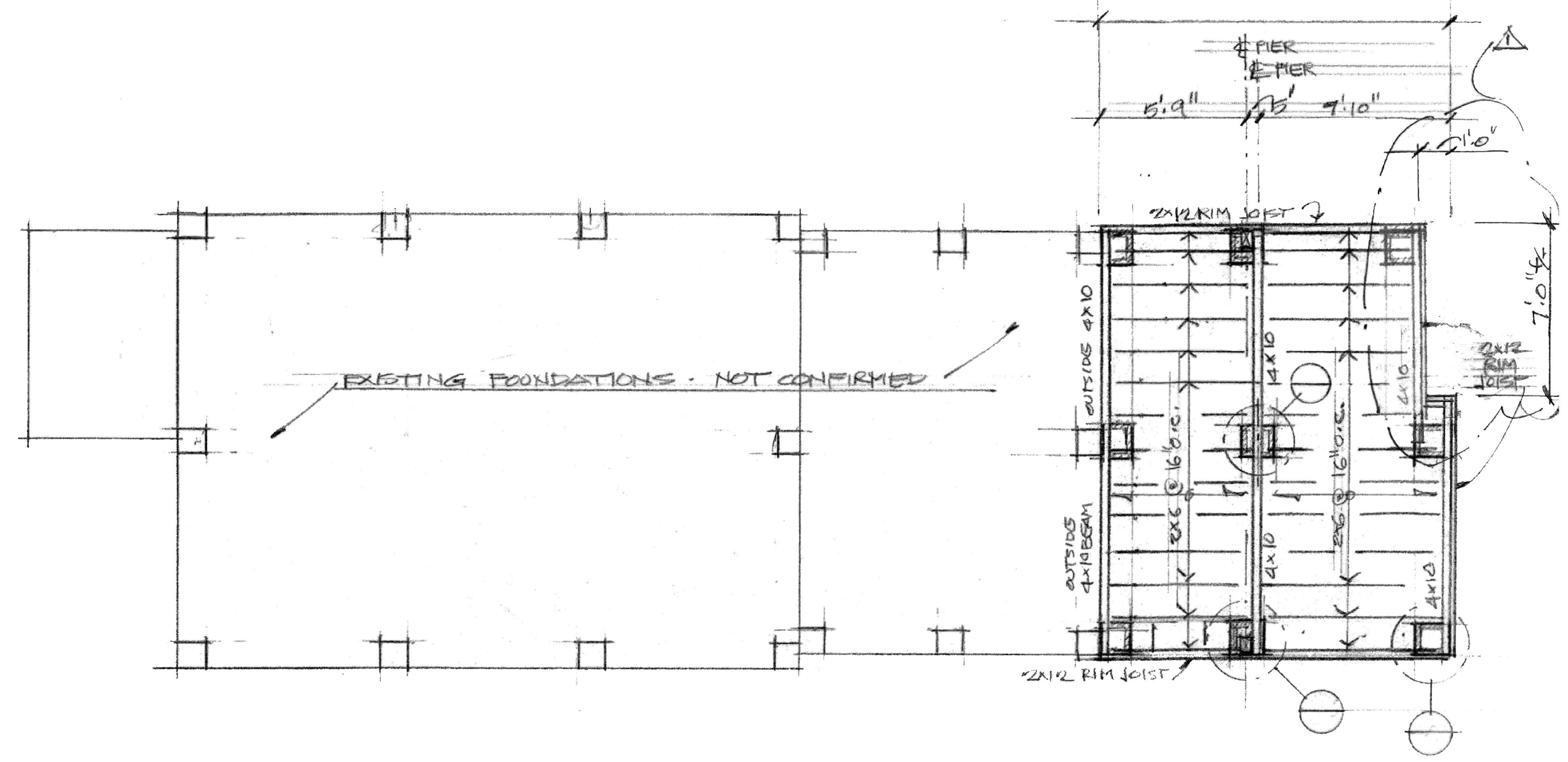
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OF

ELECTRICAL NOTES

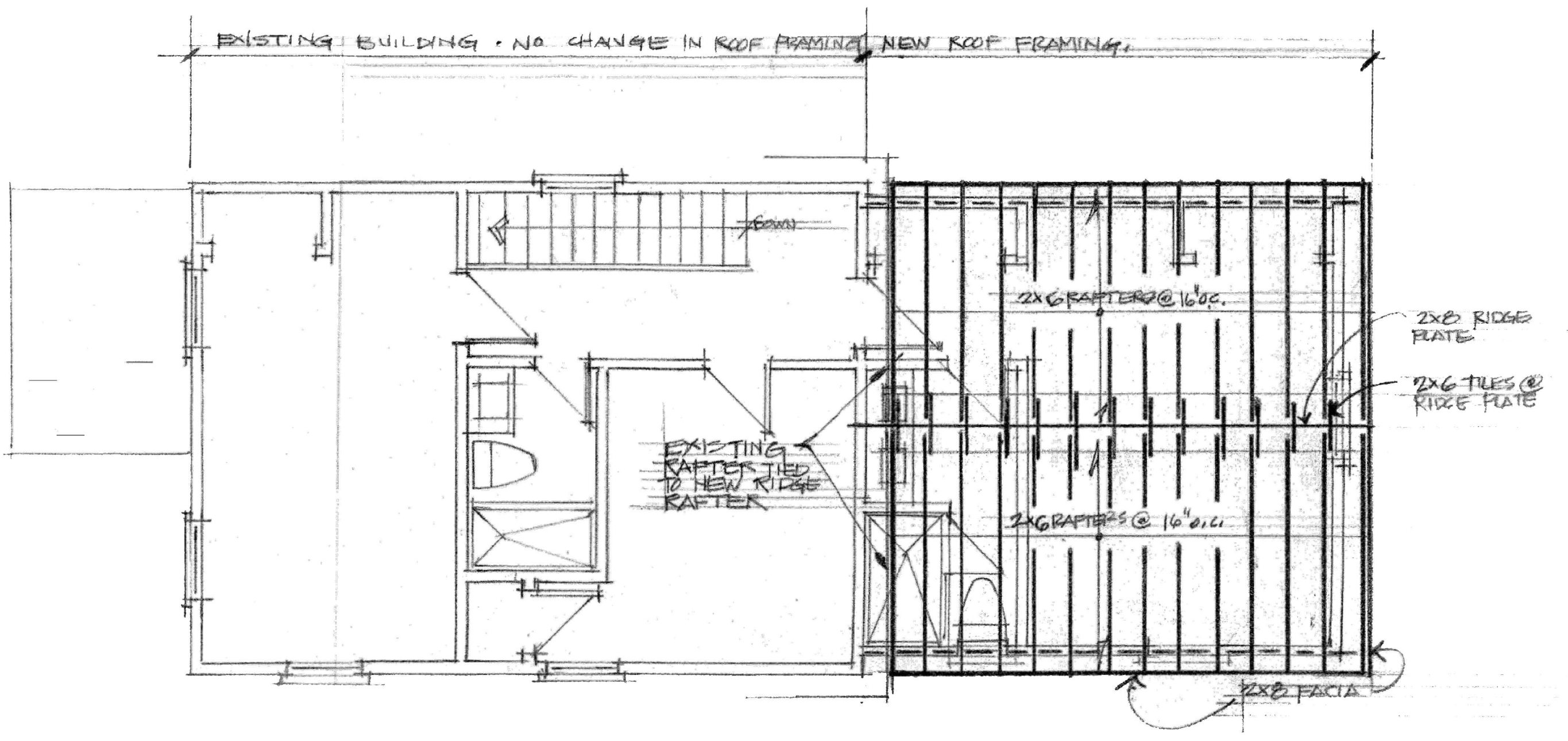
- All electrical work shall be performed in accordance with the National Electrical Code, Standard Building Code and/or any local codes and ordinances.
- The Electrical Contractor shall refer to the Architectural plans for exact location of all equipment. Contractor shall not scale plans.
- It is not the intent of these plans to show every and all details of construction. The Electrical Contractor shall furnish and install all items as to provide a complete electrical installation with all equipment in proper working order.
- The Electrical Contractor shall be responsible for the full coordination of his work with that of the General Contractor.
- It shall be understood that all work performed, shall be done so by a licensed Electrical Contractor and in a first class workmanlike manner.
- All electrical work and material shall be guaranteed for a period of one year of date of issue of Certificate of Occupancy.
- All power and control wiring shall be done by the Electrical Contractor.
- All panels shall have typewritten directories indicating all circuits.
- Lighting fixtures including lamps shall be provided and installed by the Electrical Contractor.
- All wires and cables shall be copper except as indicated. Wires shall be #12 minimum size (control wiring shall be #14AWG). Wire sizes #10 and smaller shall be TW solid. Wire sizes #8 and larger shall be THW stranded.
- Contractor shall provide temporary power for all trades.
- Contractor shall install lighting fixtures provided by others.
- All copper water pipe shall be electrical bonded and grounded.
- Balance loads in accordance with good construction practice.
- The Electrical Contractor shall be responsible for verifying adequate circuitry and breaker sizes which are required by this Contract.
- The Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department having jurisdiction over the project.

MECHANICAL NOTES

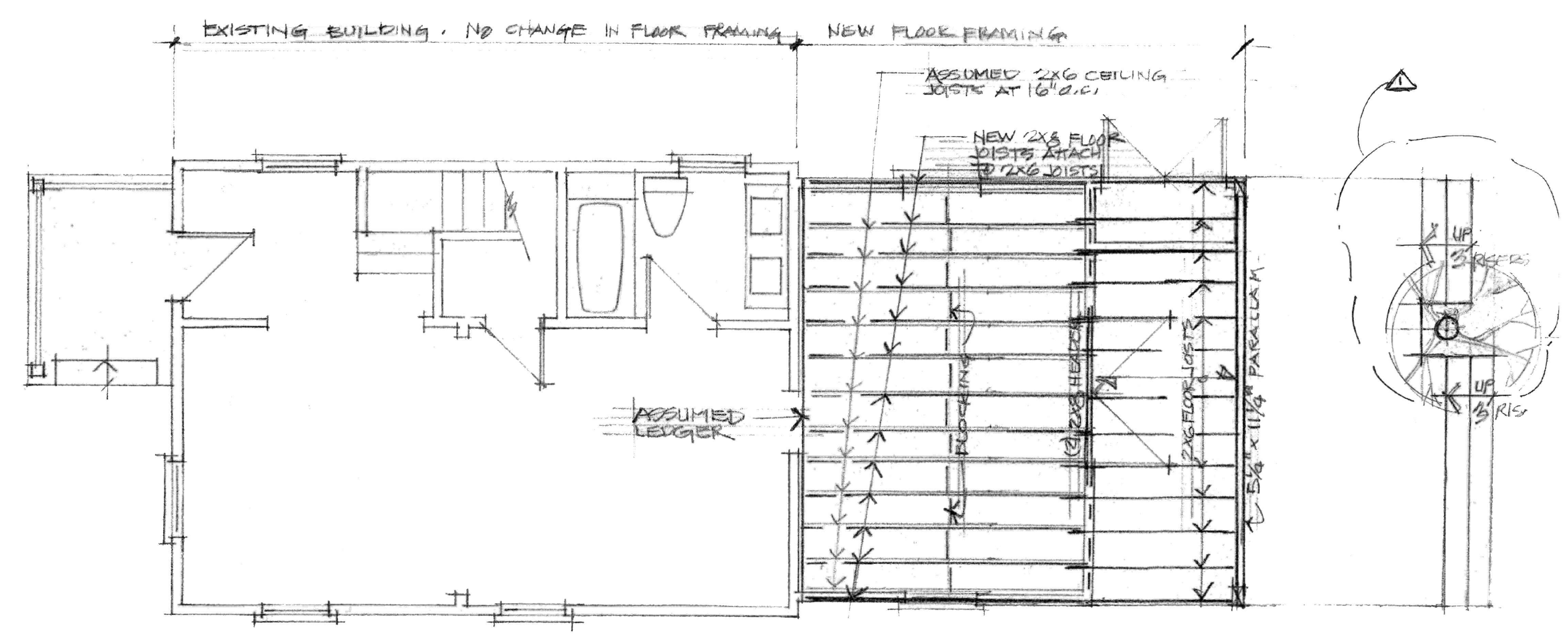
- All work shall comply with all applicable laws, codes, ordinances of the City, County and State.
- Registers shall be equal to "Kreuger". Color shall be white.
- The contractor shall have the option of using sheet metal ductwork or flexible ductwork. Provide turning vanes in all 90 degree elbows of all sheet metal ductwork. All ductwork shall be insulated.
- The mechanical contractor shall be responsible for verifying the adequacy of mechanical systems, equipment, ductwork and register sizes. Calculations and sizing shall be done in accordance with the latest published literature of: The American Society of Heating, Ventilating and Air Conditioning Engineers (ASHRAE) and The American Society of Mechanical Engineers (ASME).
- Whenever necessary for the proper functioning of mechanical systems, coordinate undercutting of doors for return of air with the General Contractor.
- Coordinate installation of equipment with all other trades (i.e. plumbing and electrical) to avoid interference with other equipment and systems.



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



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



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

CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

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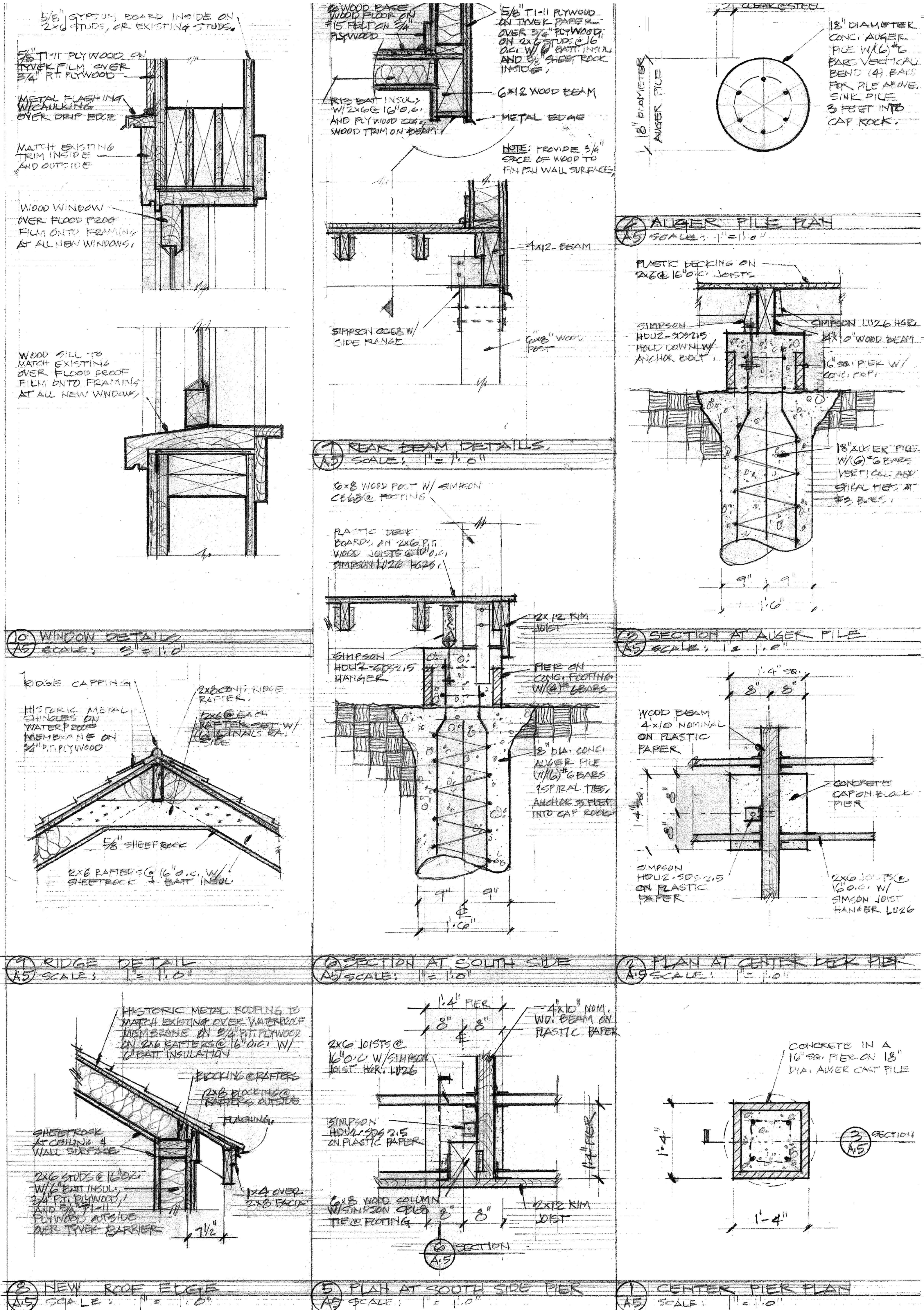
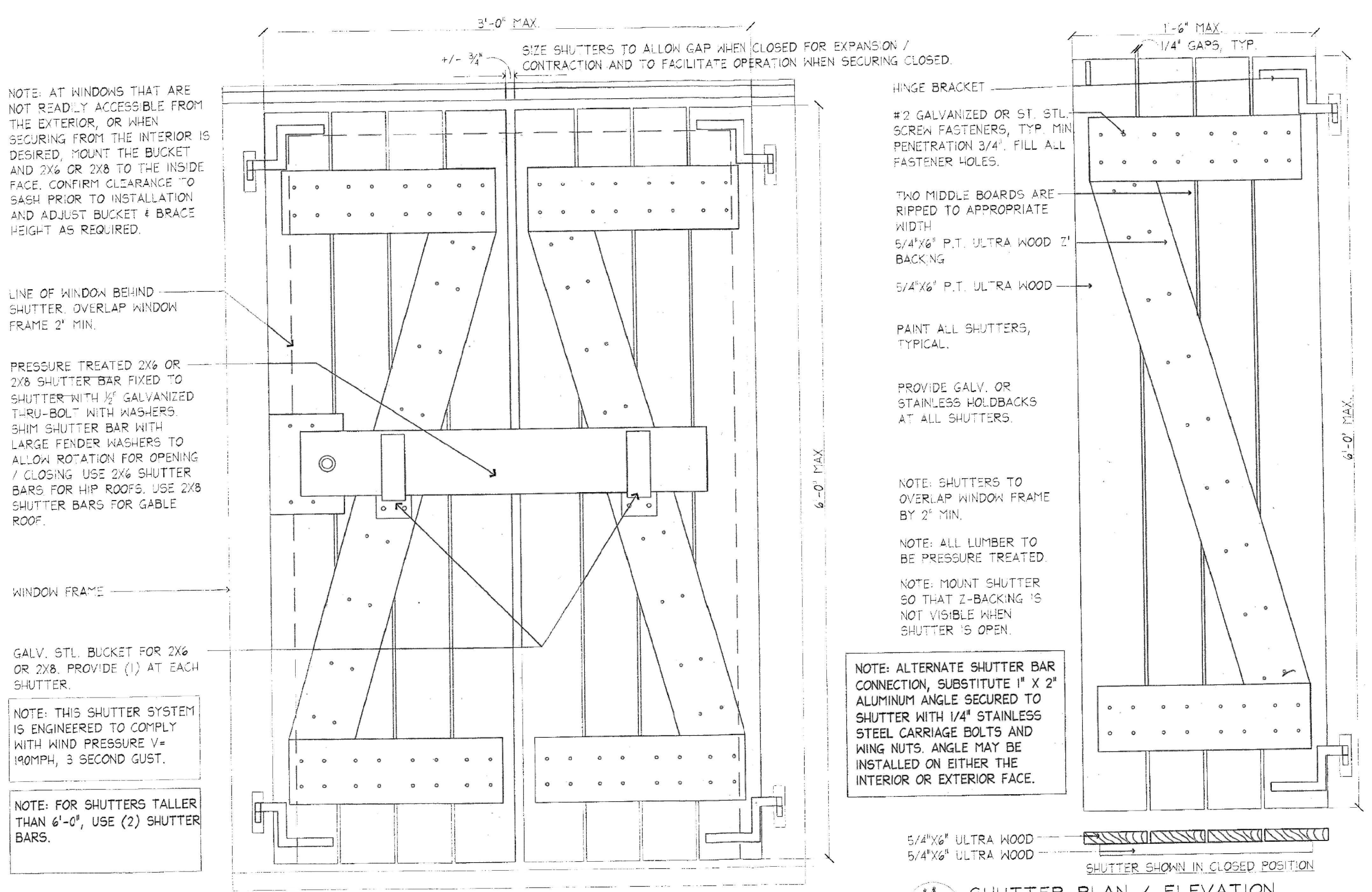
Bender & Associates
ARCHITECTS
p.a.

Project No: 2208
FIRST, SECOND & ROOF FRAMING PLANS
Date:

A4
OF

PANEL SCHEDULE			NEW ELECTRICAL PANEL (REPLACES OLD)				
CRC'T	DESCRIPTION	BRK'R POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R POLE	LOAD WATTS (V/A)
1	BURGE BREAKER			2	ELECTRIC STONE	50	2
3	BREAKER	20	1	4	UNLABELED	30	2
5	BREAKER	20	1	6	UNLABELED	30	2
7	BREAKER	20	1	8	BREAKERS	20	1
9	BACK BEDROOM POWER	20	1	10	BREAKERS	20	1
11	A/C BACK BEDROOM	20	1	12	BREAKERS	20	1
13	BREAKER	20	1	14	BREAKERS	20	1
15	WATER HEATER	30	1	16	BREAKERS	20	1
17	BREAKER	20	1	18	BREAKERS	20	1
19	A/C	30	1	20	BREAKERS	20	1
21	BREAKER	20	1	22	BREAKERS	20	1
23	(NEW) POOL PANEL	60	2	24	BREAKERS	20	1
25	(CONFIRM W/ POOL)	20	1	26	BREAKERS	20	1
27	(NEW) A/C OUTSIDE	30	1	28	BREAKERS	20	1
29	BREAKER	20	1	30	BREAKERS	20	1
31	(NEW) A/C INDOOR	20	1	32	(NEW) MASTER BEDROOM	20	1
33	(NEW) BATHROOM LIGHTS	20	1	34	(NEW) RECEPTACLES	20	1
35	(NEW) BATH RECEPTACLES	20	1	36	(NEW) DRYER (ELEC)	30	2
37	(NEW) WASHER	20	1	38	BREAKERS	20	1
39				40			

PANEL SCHEDULE			POOL PANEL CONFIRM W/ POOL SUBCONTRACTOR				
CRC'T	DESCRIPTION	BRK'R POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R POLE	LOAD WATTS (V/A)
1				2			
3				4			
5				6			
7				8			
9				10			
11				12			
13				14			
15				16			
17				18			
19				20			



CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

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Telephone (305) 298-1347
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Bender & Associates
ARCHITECTS
P.A.

Project No: 2206
DETAILS, ELECTRICAL SCHEDULES
Date:

A5
OF

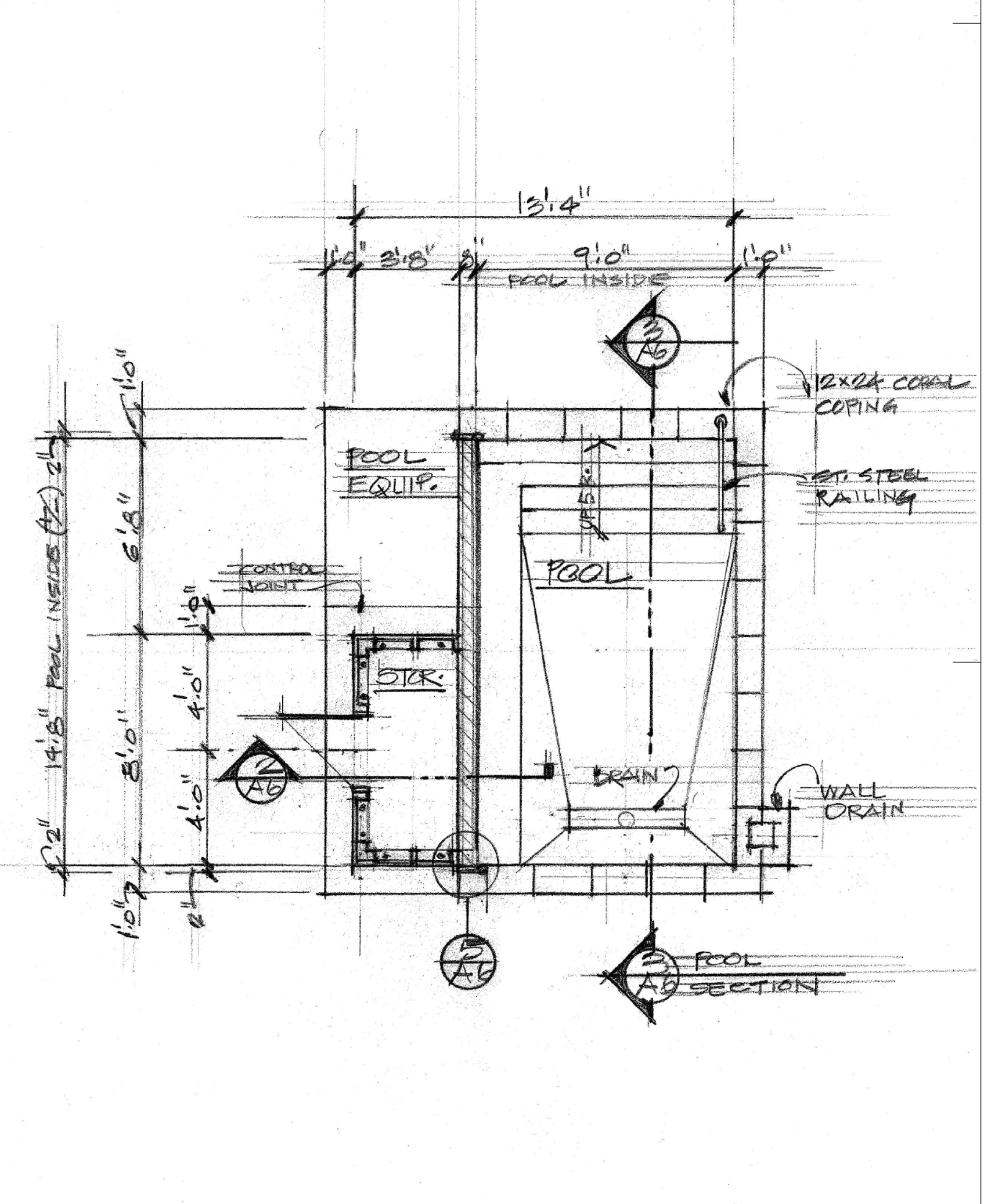
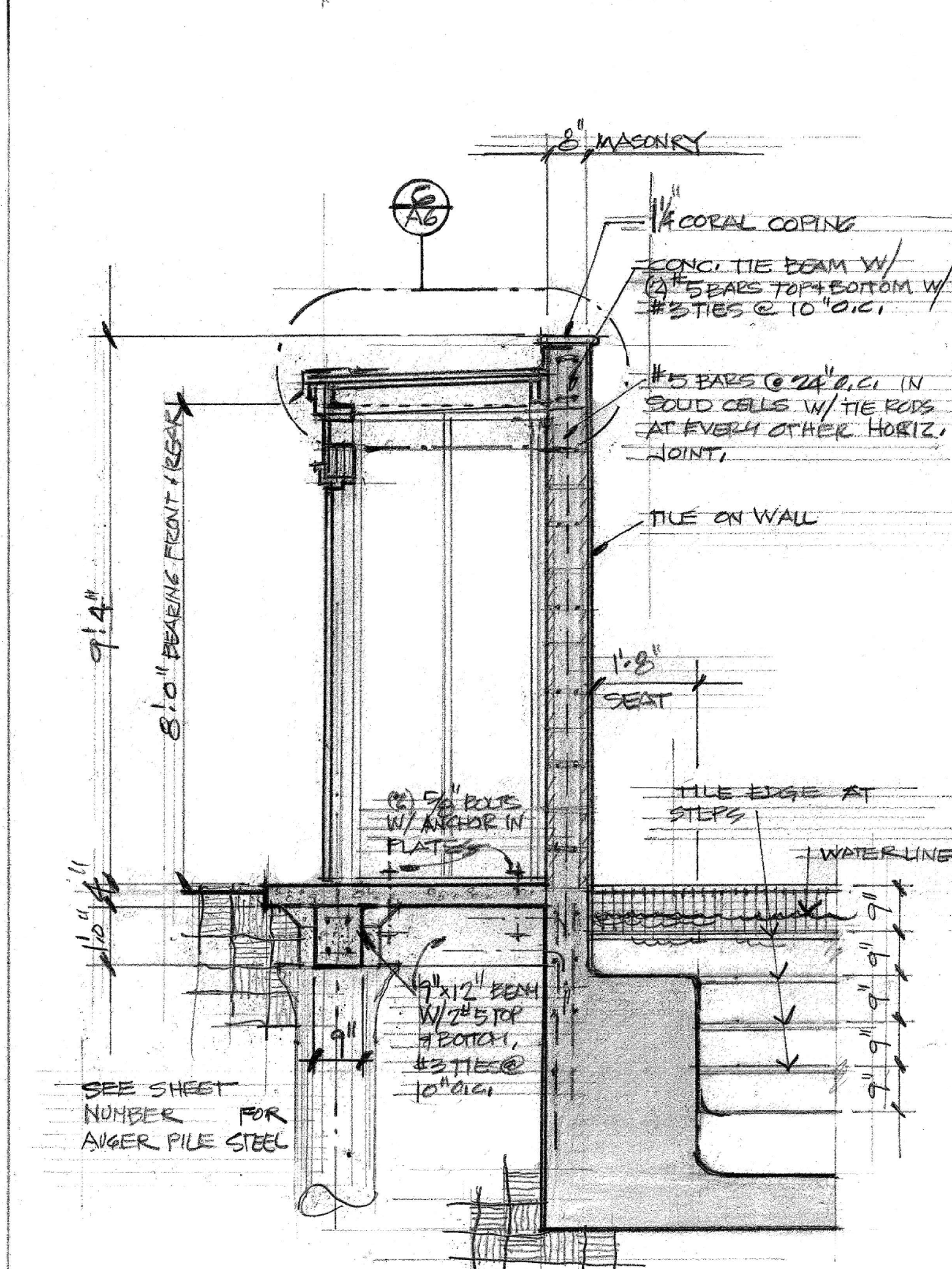
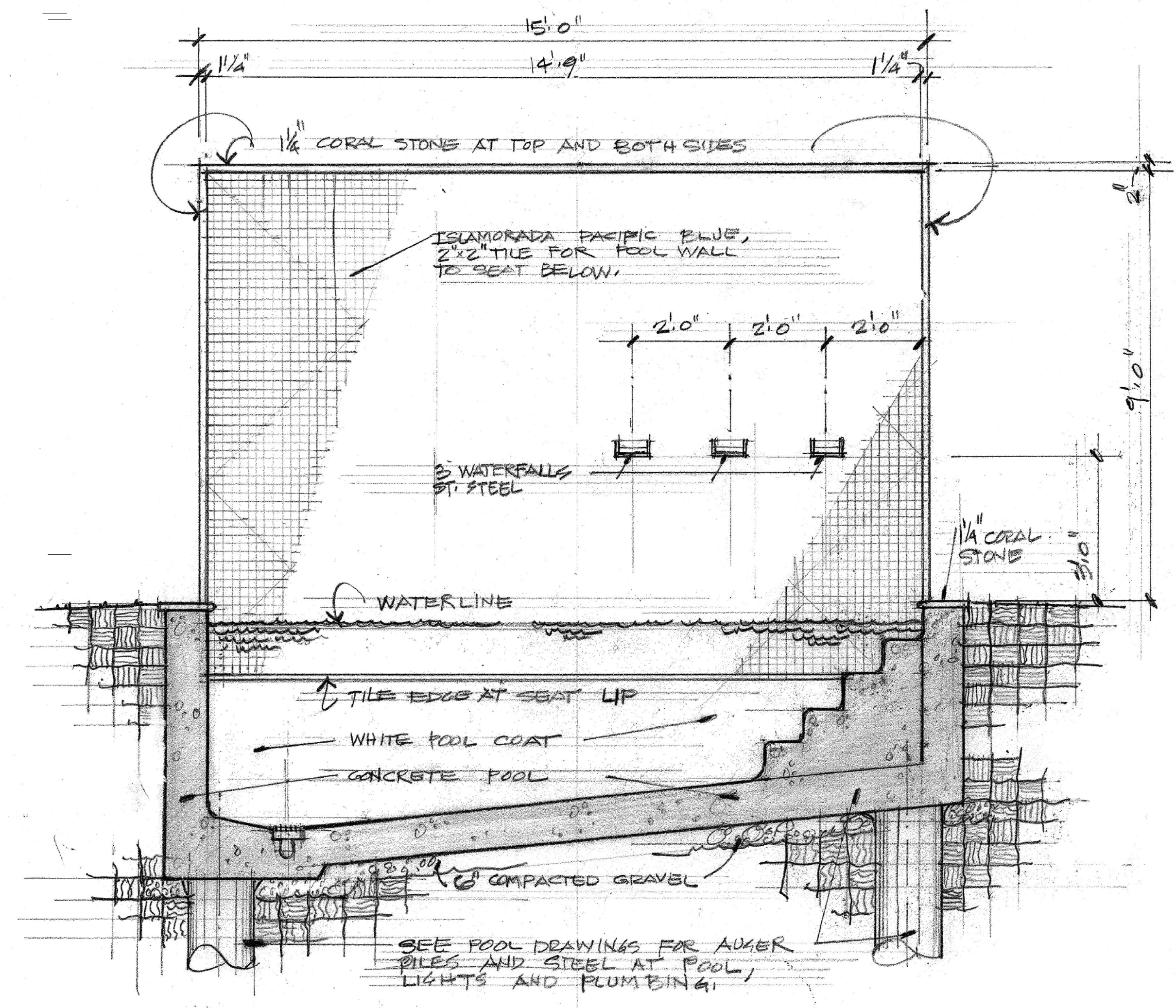
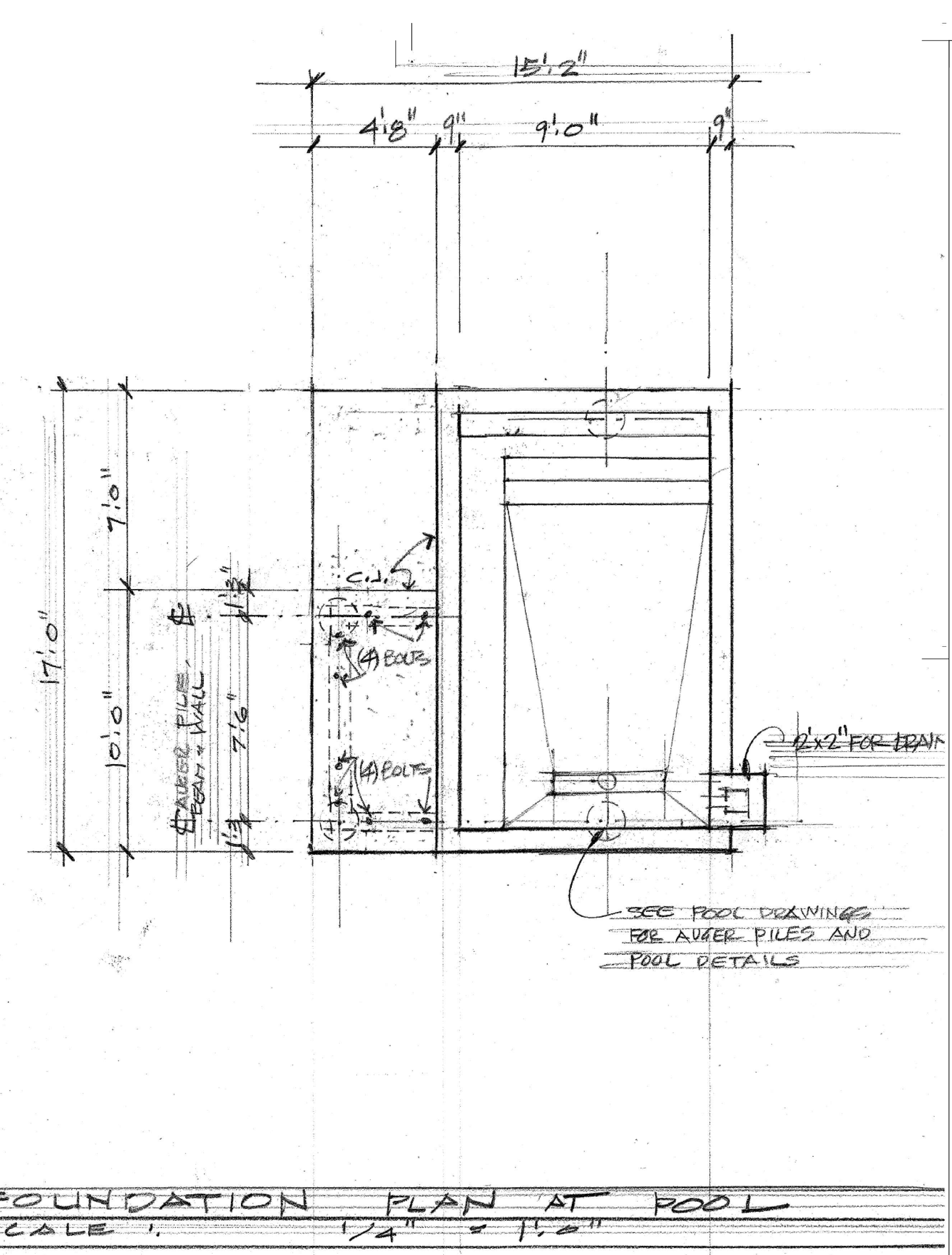
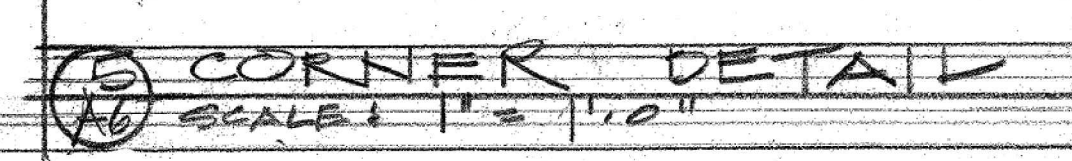
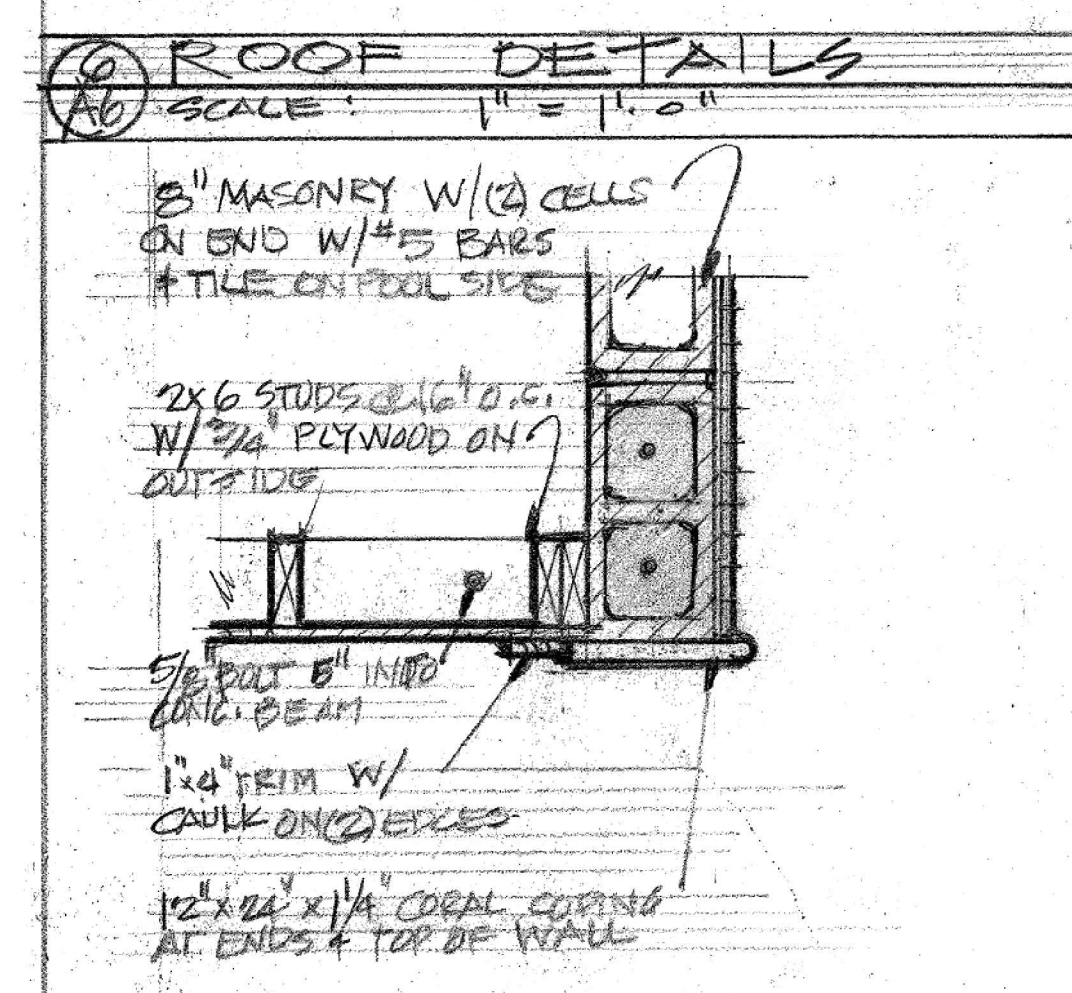
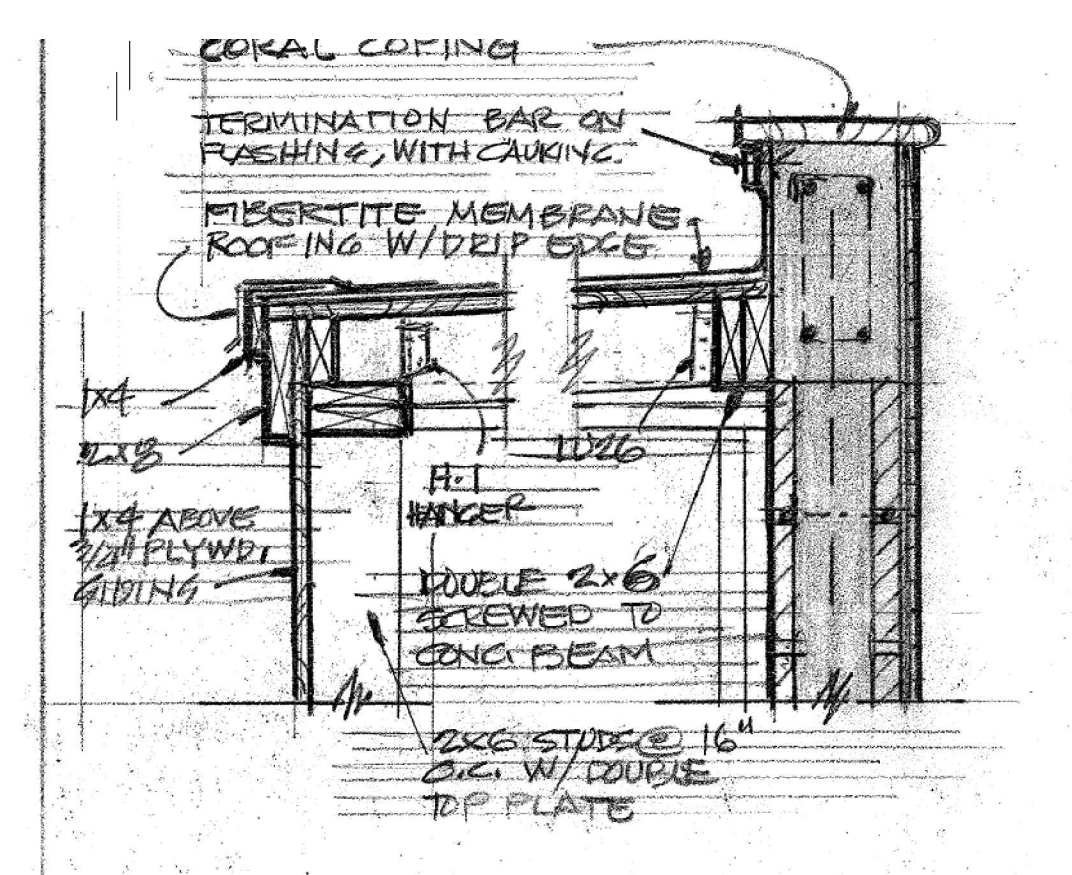
CAUDELL HOUSE ADDITION
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 ARCHITECTS
 p.a.

Project No. 2208
 POOL PLAN, DETAILS
 Date:

A6
 OF



SECTION AT POOL SCALE: 1/2" = 1'-0"

SECTION AT STORAGE ROOM SCALE: 1/2" = 1'-0"

FLOOR PLAN AT POOL SCALE: 1/4" = 1'-0"

PLANNING BOARD RESOLUTION

RESOLUTION NO. 2023-015

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A VARIANCE ON SIDE SETBACKS FOR ADDITION OF A SECOND FLOOR TO A NONCOMPLYING STRUCTURE FOR PROPERTY LOCATED WITHIN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the owner of real property at 5 Catholic Lane (RE # 00010630-000000) proposes a variance to the front and side setbacks for an existing nonconforming residential structure located within a historic district to include an addition on the second story and to remove an existing porch area; and

WHEREAS, Section 122-630(6) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provide that the minimum front setback is 10-feet; the minimum side setback is 5-feet within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, the proposed variance requests a minimum front setback of 2-feet (2'); a minimum (north) side setback of 2-feet and 3 inches (2'-3"); and a minimum (south) side setback of four-feet (4'); and

WHEREAS, the Key West Planning Board (the "Board") finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the

action or negligence of the applicant; and

WHEREAS, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code Of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth

herein.

Section 2. An approval by Resolution of the Key West Planning Board for a minimum front setback of 2-feet (2'); a minimum (north) side setback of 2-feet and 3 inches (2'-3"); and a minimum (south) side setback of four-feet (4') at a property located at 5 Catholic Lane (RE# 00010630-000000) in the Historic High Density Residential zoning district, pursuant to Section 90-395 and 122-630(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

General Conditions:

1. The proposed construction shall be consistent with the plans prepared by Bender & Associates Architects, dated May 9, 2023.
2. No impacts are authorized to occur to the existing starfruit tree. The location of the tree must be included on the plans as well as a tree protection plan for the tree.
3. Provide a fully automatic fire sprinkler system for the entire residence.

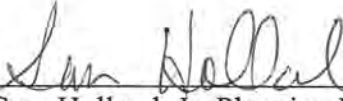
Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an

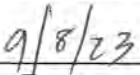
appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 17th day of August, 2023.

Authenticated by the Chair of the Planning Board and the Planning Director.




Sam Holland, Jr. Planning Board Chairman

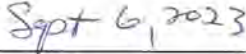


Date

Attest:



Katie Halloran, Planning Director



Date

Filed with the Clerk:



Cheryl Smith, City Clerk



Date

KERI O'BRIEN

CAUDELL HOUSE ADDITION

5 CATHOLIC LANE
Key West Florida 33040

<p>SITE MAP - KEY WEST</p> <p>SITE LOCATION: 5 CATHOLIC LANE KEY WEST, FL 33040</p> <p>Not to Scale</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: CAUDELL RESIDENCE ARCHITECT'S PROJECT No. 2028</p> <p>CONTACT: Emily Bender Address: 5 Catholic Lane Key West Florida, 33040</p> <p>Tel: _____ FAX: _____</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 40 Angela Street, Key West, FL 33040 Tel: (305) 296-1547 Fax: (305) 296-3727 E-mail: info@benderarchitects.com Architect: Ben Bender Designer: Associate: Ana Carolina Alvarez</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida in the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2021 EDITION FLORIDA BUILDING CODE - Building 2021 EDITION FLORIDA BUILDING CODE - Plumbing 2021 EDITION FLORIDA BUILDING CODE - Fuel Gas 2021 EDITION FLORIDA BUILDING CODE - Mechanical 2021 EDITION FLORIDA BUILDING CODE - Fire and Smoke Protection 2021 EDITION NATIONAL ELECTRICAL CODE 2020 EDITION NFPA 96 LIFE SAFETY CODE or Florida Tall Building 2020 EDITION FLORIDA FIRE PREVENTION CODE 2021 EDITION IFPA 1 2021 EDITION This project is designed in accordance with ASCE 7-10 to resist wind loads of 100 mph (3 second gust) and in accordance with ASCE 24-14 Flood Resistant Design and Construction Prior to submitting a bid, verify all existing conditions and dimensions on the site, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interferences of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish 5 receptacles on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blasting debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>FLORIDA ADMINISTRATIVE CODE</p> <p>650-14-005 Use of Seal The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be retained in duplicate by the architect or interior designer. A corporate seal shall be provided. Documents shall be signed personally and sealed by the responsible architect or interior designer. First official record documents (not drawings, etc.) shall be so signed. The signing and sealing of the specification book sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specification, drawing, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 650-25, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewal thereof. Specific Authority: 481.22(5), 481.22(7), 481.22(1)(a), (b), (c), (d), 481.22(1)(e), (f), (g), (h), (i) F.S. History-Now 13-23-74, Formerly 285-14.03, Amended 7-27-84, Formerly 285-14.03, Amended 11-21-94, 4-18-00.</p> <p>DESCRIPTION OF WORK: ADDITION OF MASTER BEDROOM AND HEN POOL.</p>																																																																																																														
<p>ABBREVIATIONS</p> <table border="0"> <tr> <td>AB ANCHOR BOLT</td> <td>NSH NUTS</td> <td>MINIMUM</td> </tr> <tr> <td>ABC AGGREGATE BASE COURSE</td> <td>NTS NOT TO SCALE</td> <td></td> </tr> <tr> <td>A/C AIR CONDITIONING</td> <td>OA OVERALL</td> <td></td> </tr> <tr> <td>BLDG BUILDING</td> <td>OC OR CENTER</td> <td></td> </tr> <tr> <td>BUR BUILT UP ROOF</td> <td>OD OUTSIDE DIAMETER</td> <td></td> </tr> <tr> <td>CAB CABINET</td> <td>PCF POUNDS PER CUBIC FOOT</td> <td></td> </tr> <tr> <td>CCR CERAMIC</td> <td>PL PROPERTY LINE</td> <td></td> </tr> <tr> <td>CL CENTER LINE</td> <td>PLMT PLASTIC LAMINATE</td> <td></td> </tr> <tr> <td>CLG CEILING</td> <td>PLF POUNDS PER LINEAL FOOT</td> <td></td> </tr> <tr> <td>CMU CONCRETE MASONRY UNIT</td> <td>PNL PANEL</td> <td></td> </tr> <tr> <td>COL COLUMN</td> <td>PT TGA PRESURE TREATED</td> <td></td> </tr> <tr> <td>CONC CONCRETE</td> <td>PT POINT</td> <td></td> </tr> <tr> <td>DBL DOUBLE</td> <td>PVC POLYVINYLCHLORIDE</td> <td></td> </tr> <tr> <td>DIAG DIAGONAL</td> <td>R RADIUS (OR) RISER</td> <td></td> </tr> <tr> <td>DN DOWNPOUT</td> <td>R/A RETURN AIR</td> <td></td> </tr> <tr> <td>DTL DETAIL</td> <td>REBAR STEEL REINFORCING BAR</td> <td></td> </tr> <tr> <td>DR DRAINER</td> <td>REFR REFRIGERATOR</td> <td></td> </tr> <tr> <td>EJ EXPANSION JOINT</td> <td>SF SQUARE FOOT (FEET)</td> <td></td> </tr> <tr> <td>EL ELEVATION</td> <td>SS STAINLESS STEEL</td> <td></td> </tr> <tr> <td>ELE ELECTRIC</td> <td>SPEC SPECIFICATION</td> <td></td> </tr> <tr> <td>EQ EQUAL</td> <td>T TREAD(S)</td> <td></td> </tr> <tr> <td>EXH EXHAUST</td> <td>TYP TYPICAL</td> <td></td> </tr> <tr> <td>FIELD VERIFY</td> <td>UNLESS NOTED OTHERWISE</td> <td></td> </tr> <tr> <td>GLV GALVANIZED</td> <td>VERT VERTICAL</td> <td></td> </tr> <tr> <td>GI GALVANIZED IRON</td> <td>VERT VERTICAL</td> <td></td> </tr> <tr> <td>HOR HORIZONTAL</td> <td>HD HOOD</td> <td></td> </tr> <tr> <td>HDR HARDWARE</td> <td>HWF WELDED WIRE FABRIC</td> <td></td> </tr> <tr> <td>HVAC HEATING VENTILATING & AIR CONDITIONING</td> <td>HWY WATER HEATER</td> <td></td> </tr> <tr> <td>POC FACE OF CONCRETE</td> <td>HWY WITHOUT</td> <td></td> </tr> <tr> <td>POS FACE OF STUD</td> <td></td> <td></td> </tr> <tr> <td>FR FRAMING</td> <td></td> <td></td> </tr> <tr> <td>FE FIRE EXTINGUISHER</td> <td></td> <td></td> </tr> <tr> <td>FO FOUNDATION</td> <td></td> <td></td> </tr> <tr> <td>FTS FOOTING</td> <td></td> <td></td> </tr> <tr> <td>ID INSIDE DIAMETER</td> <td></td> <td></td> </tr> <tr> <td>MAX MAXIMUM</td> <td></td> <td></td> </tr> </table>	AB ANCHOR BOLT	NSH NUTS	MINIMUM	ABC AGGREGATE BASE COURSE	NTS NOT TO SCALE		A/C AIR CONDITIONING	OA OVERALL		BLDG BUILDING	OC OR CENTER		BUR BUILT UP ROOF	OD OUTSIDE DIAMETER		CAB CABINET	PCF POUNDS PER CUBIC FOOT		CCR CERAMIC	PL PROPERTY LINE		CL CENTER LINE	PLMT PLASTIC LAMINATE		CLG CEILING	PLF POUNDS PER LINEAL FOOT		CMU CONCRETE MASONRY UNIT	PNL PANEL		COL COLUMN	PT TGA PRESURE TREATED		CONC CONCRETE	PT POINT		DBL DOUBLE	PVC POLYVINYLCHLORIDE		DIAG DIAGONAL	R RADIUS (OR) RISER		DN DOWNPOUT	R/A RETURN AIR		DTL DETAIL	REBAR STEEL REINFORCING BAR		DR DRAINER	REFR REFRIGERATOR		EJ EXPANSION JOINT	SF SQUARE FOOT (FEET)		EL ELEVATION	SS STAINLESS STEEL		ELE ELECTRIC	SPEC SPECIFICATION		EQ EQUAL	T TREAD(S)		EXH EXHAUST	TYP TYPICAL		FIELD VERIFY	UNLESS NOTED OTHERWISE		GLV GALVANIZED	VERT VERTICAL		GI GALVANIZED IRON	VERT VERTICAL		HOR HORIZONTAL	HD HOOD		HDR HARDWARE	HWF WELDED WIRE FABRIC		HVAC HEATING VENTILATING & AIR CONDITIONING	HWY WATER HEATER		POC FACE OF CONCRETE	HWY WITHOUT		POS FACE OF STUD			FR FRAMING			FE FIRE EXTINGUISHER			FO FOUNDATION			FTS FOOTING			ID INSIDE DIAMETER			MAX MAXIMUM			<p>SYMBOLS LEGEND</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.)</p> <p>SITE PLANS (ONCE ONLY)</p> <p>NORTH ARROWS</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>CUT DETAIL INDICATOR</p> <p>BLOWN-UP DETAIL INDICATOR</p>	<p>CROSS SECTION DWG. TITLE 1/4"=1'-0" DRAWING SCALE</p> <p>SECTION & DETAIL DWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>SHT. AR</p> <p>INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>FIRST # INDICATES FLOOR</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>NUMBERS 23 LETTERS A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>LETTERS E</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS IN PLAN CONC. STUCCO PLASTER IN ELEV. POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION <p>PARTITIONS & WALLS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED 	<p>SHEET INDEX</p> <p>C COVER</p> <p>A1 SITE PLAN, SURVEY, PROJECT STATISTICS</p> <p>A2 FIRST & SECOND FLOOR PLAN, FIRST & SECOND DETAIL PLAN</p> <p>A3 EXTERIOR ELEVATIONS</p> <p>A4 FRAMING PLANS, MECHANICAL & ELECTRICAL NOTES</p> <p>A5 POOL, ELECTRICAL SCHEDULES</p> <p>A6 POOL PLAN, DETAILS</p>
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CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone: (305) 296-1547
Facsimile: (305) 296-3727
Florida License: AC092022

Bender & Associates
ARCHITECTS
P.A.

Project # 2028

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
MATERIAL DESIGNATIONS
PARTITIONS & WALLS
SHEET INDEX

C

used 9/8/23
KPH 7/6/2023

NOTES

- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- Street address: 5 Catholic Lane, Key West, FL
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Date of field work: June 17, 2021
- Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot 11, according to George E. Watson's Subdivision of Lots 3 and 4, Square 56, according to Wm. A. Whitbread's plan of the City of Key West, made in 1829. Said Subdivision is recorded in Book "K" pages 22, 23 and 24, on the 8th day of March, 1888. Commencing 75 feet 4 1/4 inches from the corner of an alley 25 feet wide on Angela Street and 188 feet 8 inches from Frances Street and running along said alley in a N 87° E direction 25 feet 1 1/2 inches; thence in a N 87° E direction 34 feet 2 inches; thence in a N 67° E direction 20 feet 1 1/2 inches; thence in a S 74° E direction 94 feet, 3 inches to the Place of Beginning.

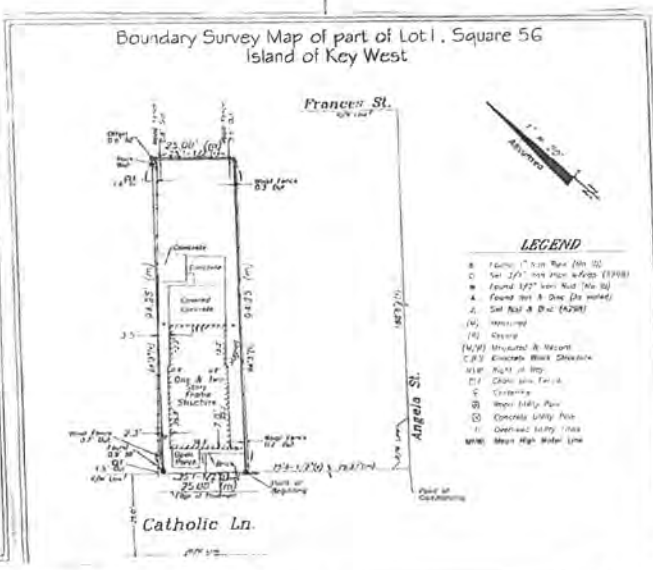
BOUNDARY SURVEY FOR: Bari Bender, Emily Bender and Tyler Coudell, Trust Bank, Orquiza Stoner Cardenas, P.L.C., Old Republic National Title Insurance Company.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 34-17, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

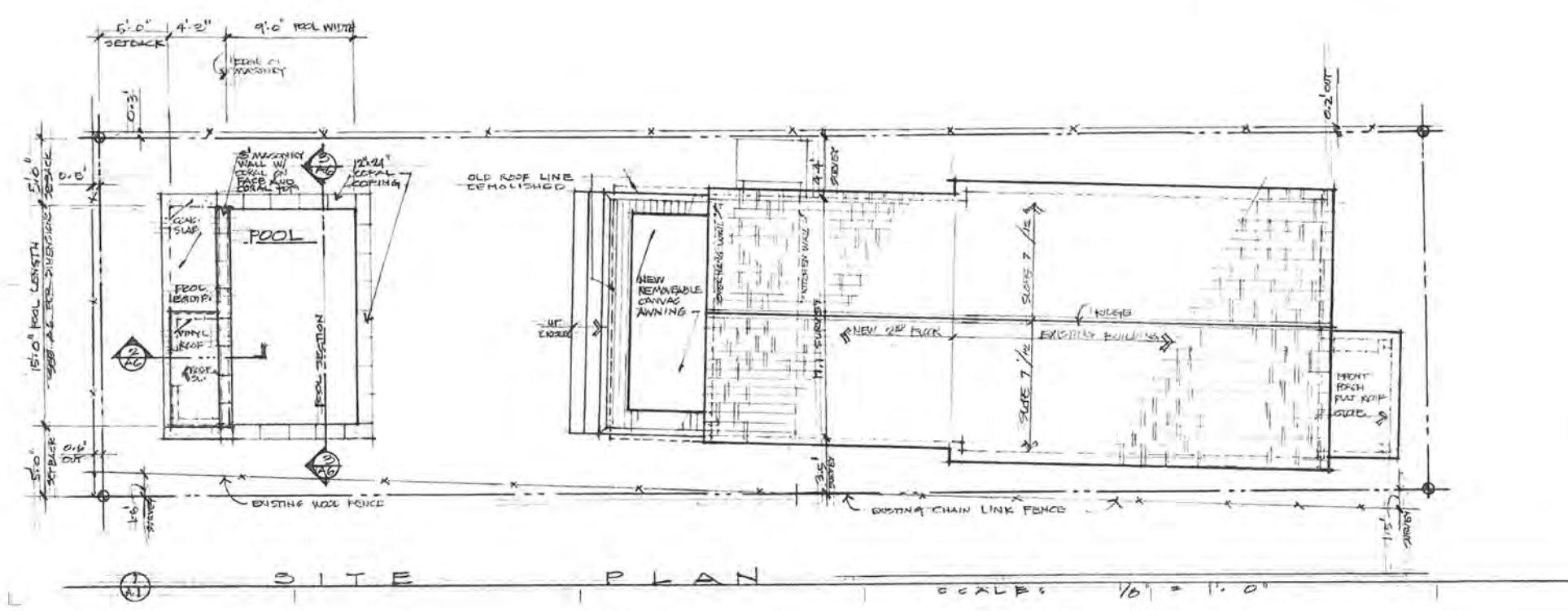
J. LYNN O'FLYNN, INC.
J. Lynn O'Flynn, P.S.
Florida Reg. #18290
June 18, 2021

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
P.S. #18290
5430 South Ave., Ste. 800, Ft. Myers, FL 33903
(813) 938-7441 Fax: (813) 938-8241



PROJECT STATISTICS			
	EXISTING	REQUIRED	PROVIDED
TOTAL SQUARE FEET	11,250	876	1,007
BUILDING COVERAGE	11,250	776	1,007
PERCENTAGE SUBJECT TO PERMITS	7%	7%	NO CHANGE
FRONT SETBACK	5'	5'	NO CHANGE
REAR SETBACK	7'	7'	NO CHANGE
DEVELOPMENT	20%	20%	NO CHANGE



CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

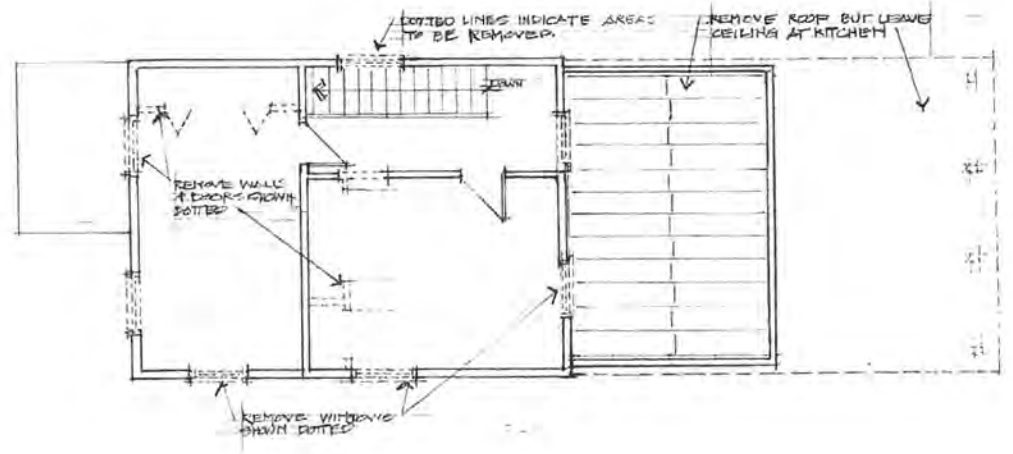
Bender & Associates ARCHITECTS P.L.L.C.

410 Angela Street
Key West, Florida 33940
Telephone: (305) 296-1317
Facsimile: (305) 296-8222
Florida License AAT002622

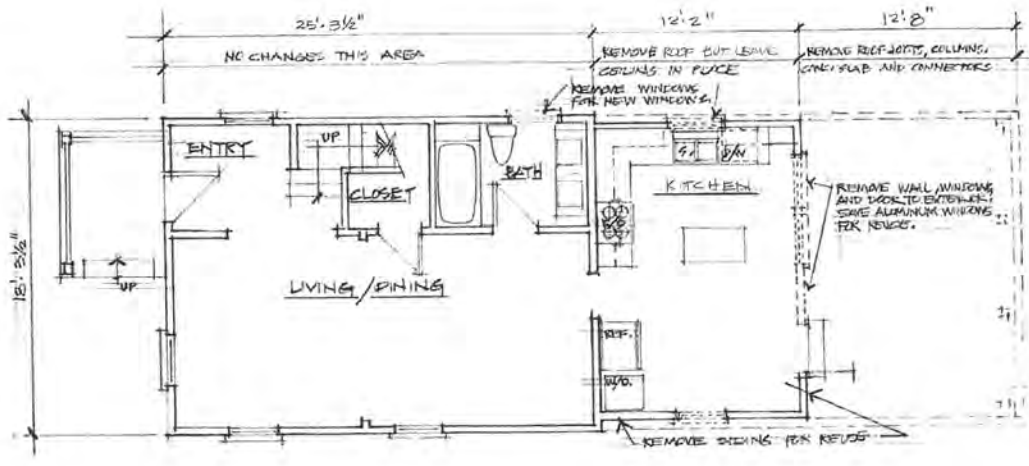
SHEET NO. 05/07/2021

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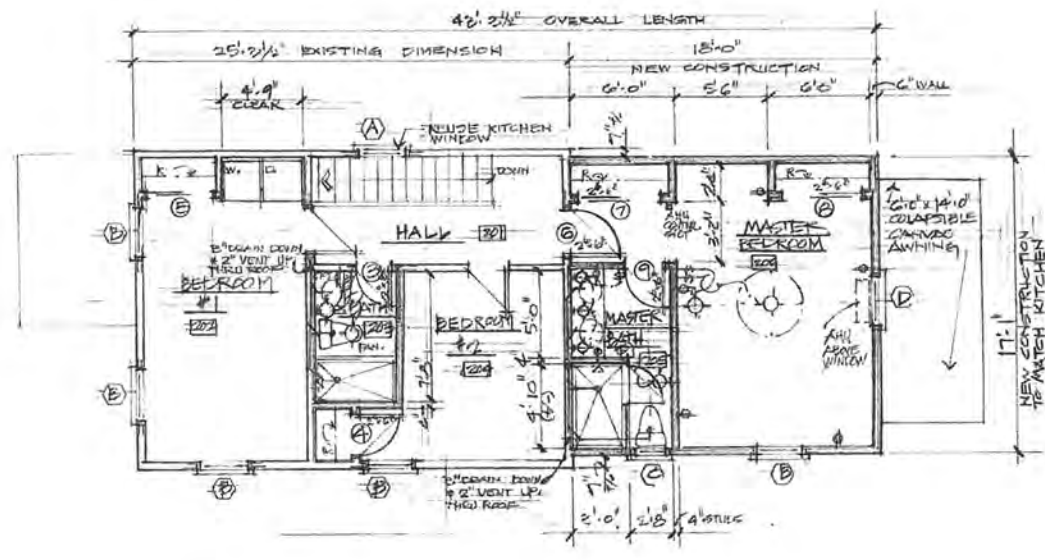
WMM 9/8/23
KPH 9/6/23



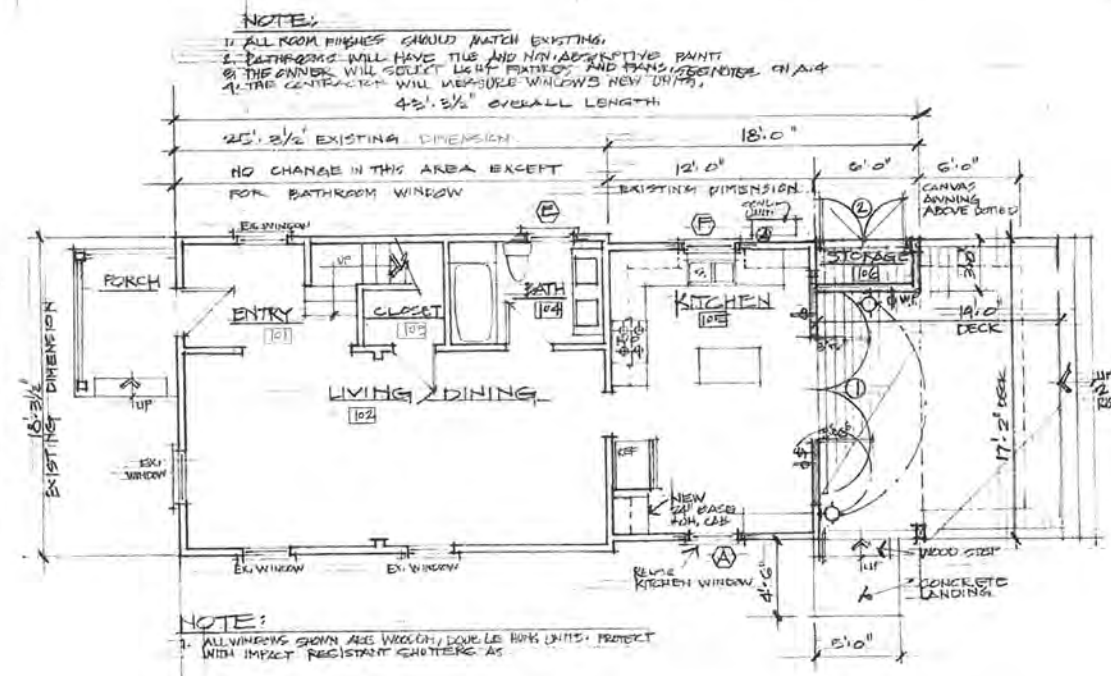
② SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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



② SECOND FLOOR PLAN
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① FIRST FLOOR PLAN
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CAUDELL HOUSE ADDITION
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KEY WEST, FLORIDA

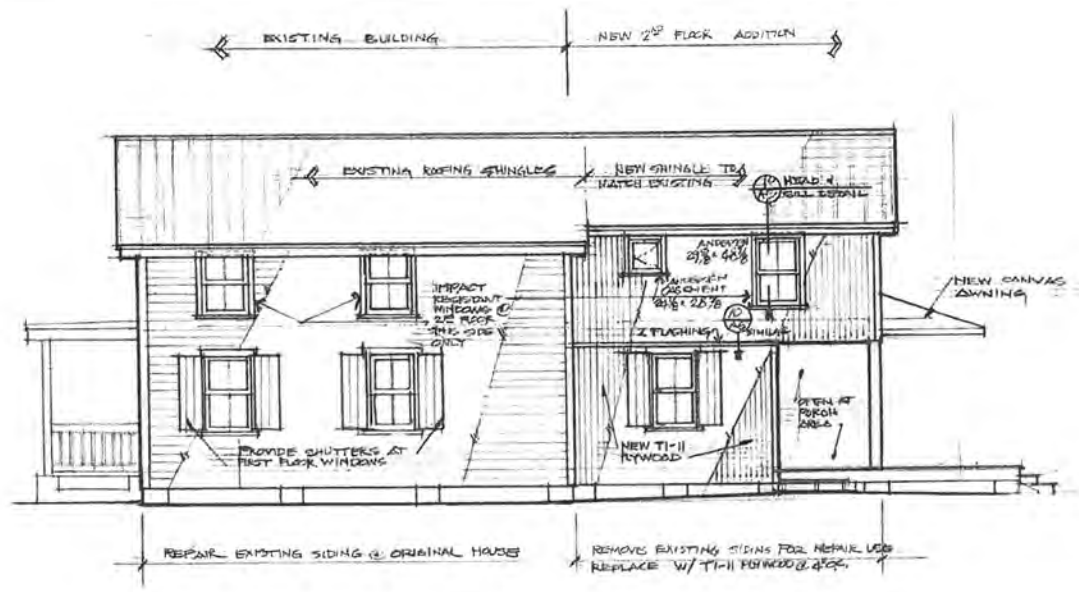
Bender & Associates
ARCHITECTS
P.L.L.C.

Project: A-1
FIRST & SECOND
DEMOLITION PLANS
Date: 06/20/23

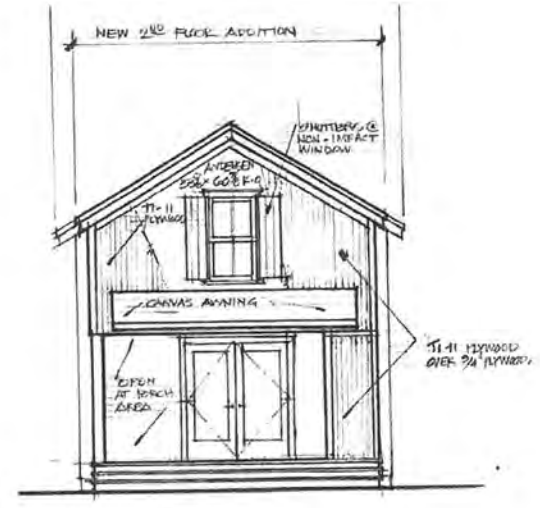
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410 Angela Street
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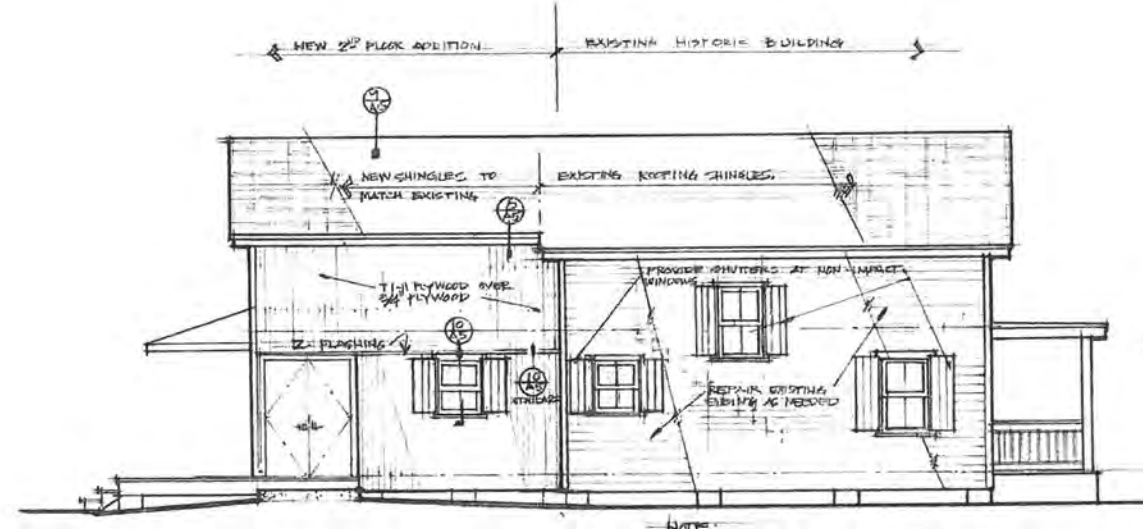
WSK 9/8/23
KPH 9/6/23



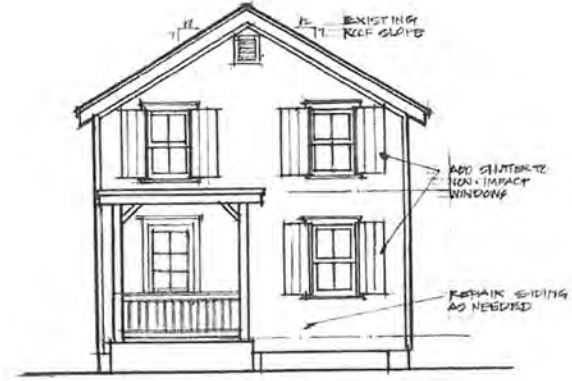
21
A3
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



22
A3
EAST ELEVATION
SCALE: 1/4" = 1'-0"



23
A3
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



24
A3
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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5 CATHOLIC LANE
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410 Angela Street
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Telephone (305) 298-1957
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Florida License ALC020222

Bender & Associates
ARCHITECTS
P.C.

Project No. 2008
EXTERIOR ELEVATIONS
Date 8/20/23

A3

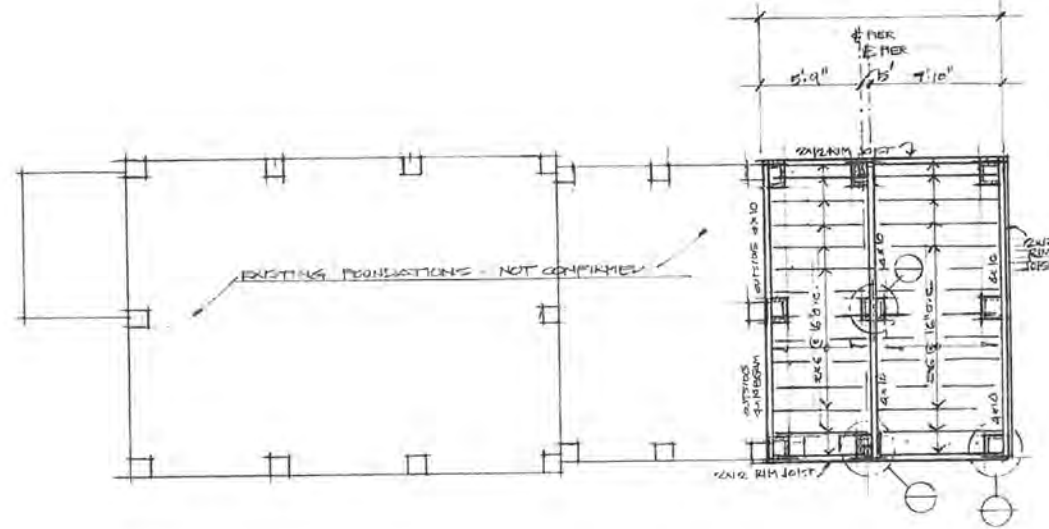
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KPH 9/6/23

ELECTRICAL NOTES

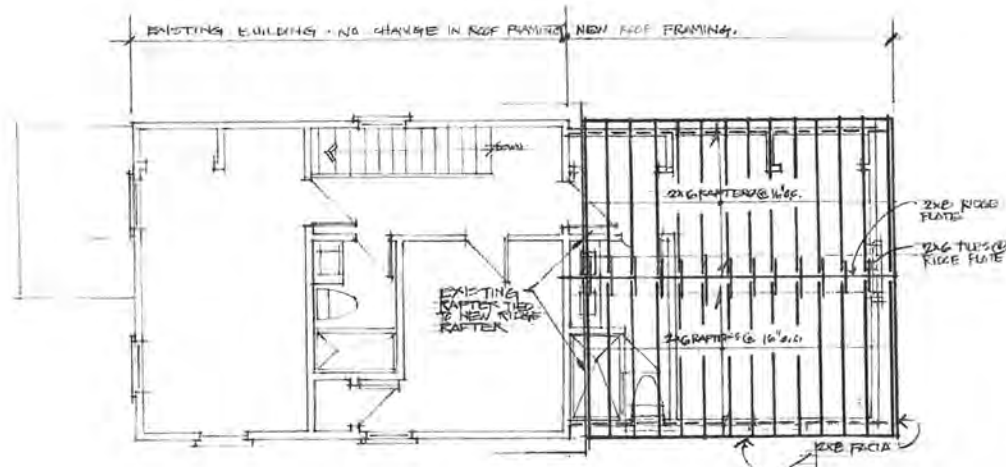
1. All electrical work shall be performed in accordance with the National Electrical Code, Standard Building Code and/or any local codes and ordinances.
2. The Electrical Contractor shall refer to the Architectural plans for exact location of all equipment. Contractor shall not scale plans.
3. It is not the intent of these plans to show every and all details of construction. The Electrical Contractor shall furnish and install all items as to provide a complete electrical installation with all equipment in proper working order.
4. The Electrical Contractor shall be responsible for the full coordination of his work with that of the General Contractor.
5. It shall be understood that all work performed, shall be done so by a Licensed Electrical Contractor and in a first class workmanlike manner.
6. All electrical work and material shall be guaranteed for a period of one year of date of issue of Certificate of Occupancy.
7. All power and control wiring shall be done by the Electrical Contractor.
8. All panels shall have typewritten directories indicating all circuits.
9. Lighting fixtures including lamps shall be provided and installed by the Electrical Contractor.
10. All wires and cables shall be copper except as indicated. Wires shall be #12 minimum size (control wiring shall be #14AWG). Wire sizes #10 and smaller shall be TW solid. Wire sizes #8 and larger shall be THW stranded.
11. Contractor shall provide temporary power for all trades.
12. All copper water pipe shall be electrical bonded and grounded.
13. Balance loads in accordance with good construction practice.
14. The Electrical Contractor shall be responsible for verifying adequate circuitry and breaker sizes which are required by this Contract.
15. The Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department having jurisdiction over the project.

MECHANICAL NOTES

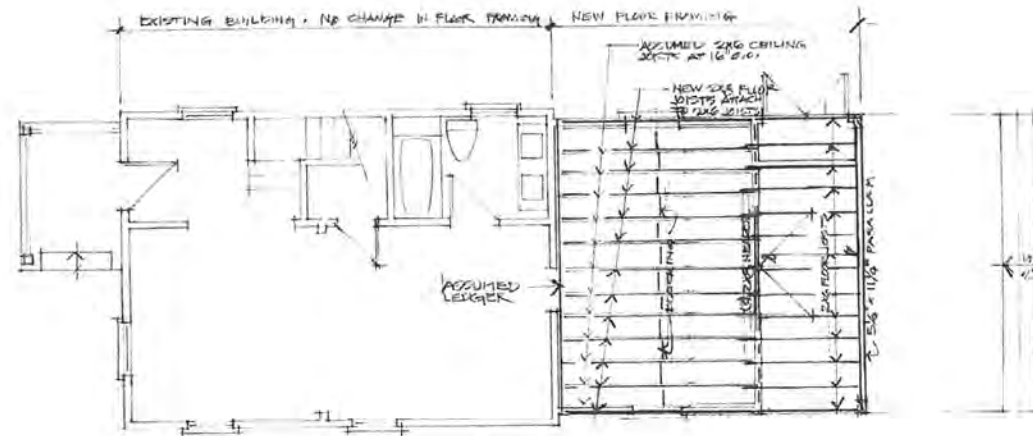
1. All work shall comply with all applicable laws, codes, ordinances of the City, County and State.
2. Registers shall be equal to "Kreuper". Color shall be white.
3. The contractor shall have the option of using sheet metal ductwork or flexible ductwork. Provide turning vane in all 90 degree elbows of all sheet metal ductwork. All ductwork shall be insulated.
4. The mechanical contractor shall be responsible for verifying the adequacy of mechanical systems, equipment, ductwork and register sizes. Calculations and sizing shall be done in accordance with the latest published literature of: The American Society of Heating, Ventilating and Air Conditioning Engineers (ASHRAE) and The American Society of Mechanical Engineers (ASME).
5. Whenever necessary for the proper functioning of mechanical systems, coordinate understanding of doors for return of air with the General Contractor.
6. Coordinate installation of equipment with all other trades i.e. plumbing and electrical to avoid interference with other equipment and systems.



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



14 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



15 SECOND FLOOR FRAMING PLAN
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Florida License #120222

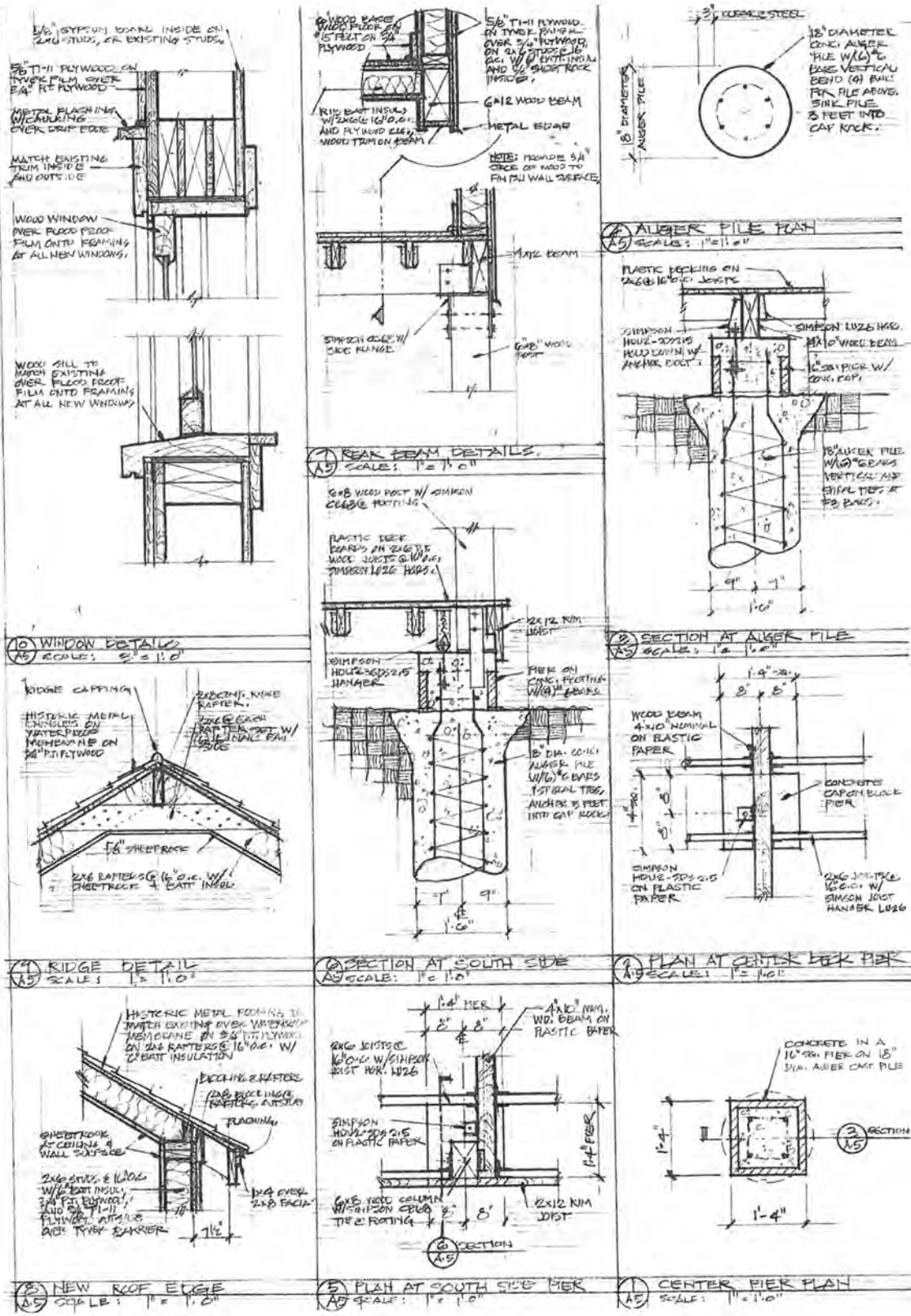
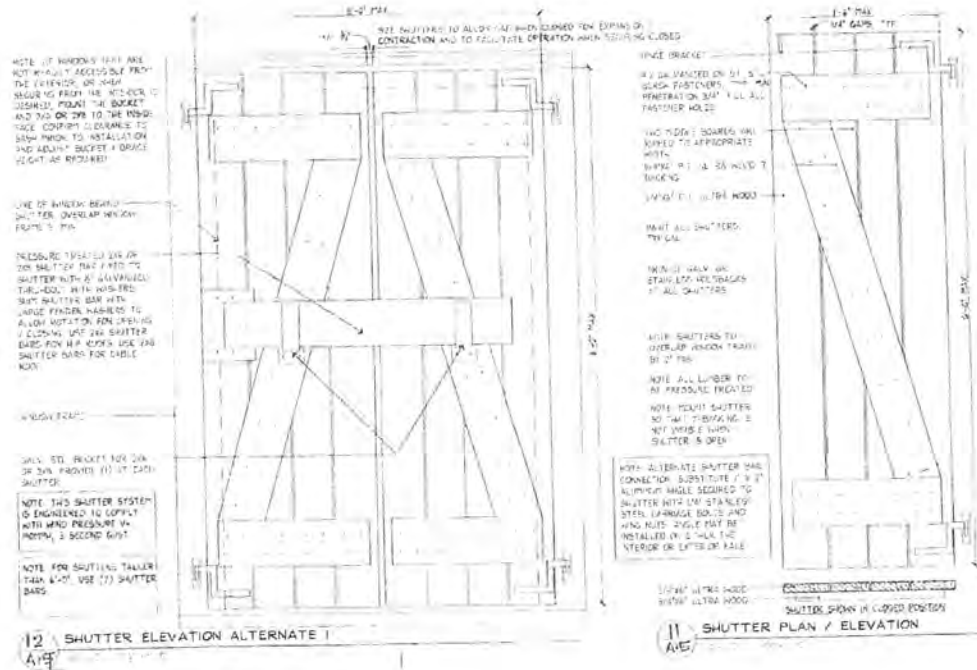
Page 14
FIRST, SECOND &
ROOF FRAMING PLANS
8/29/2023

A4

WORK 9/6/23
KPH 9/6/23

PANEL SCHEDULE				NEW ELECTRICAL - PANEL (REPLACES OLD)					
CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (VA)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (VA)
1	SPACE BREAKER				2	ELECTR. STONE			
3					4	DIABOLUS			
5	BREAKER	20	1		6				
7	BREAKER	20	1		8				
9	BK BREAKER	20	1		10	BREAKER	20	1	
11	A/C BREAKER	20	1		12				
13	BREAKER	20	1		14				
15	WATER HEATER	20	1		16				
17					18				
19	A/C	20	1		20				
21					22				
23	NEW POOL PANEL	60	2		24				
28	CONFIRM W/ POOL	12			26				
27	NEW A/C OUTSIDE	20	1		28				
29					30				
31	NEW A/C INDOOR	20	1		32	NEW MASTER BREAKER	60	1	
33	NEW BATHROOM LIGHTS	20	1		34	(NEW) CORNICE LITE	60	1	
35	NEW BATH LIGHT	20	1		36	(NEW) BATH LIGHT	30	1	
37	NEW WASH/DIC	20	1		38				
39					40				

PANEL SCHEDULE				POOL PANEL - CONFIRM W/ POOL SUBCONTRACTOR					
CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (VA)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (VA)
1					2				
3					4				
5					6				
7					8				
9					10				
11					12				
13					14				
16					16				
17					18				
19					20				



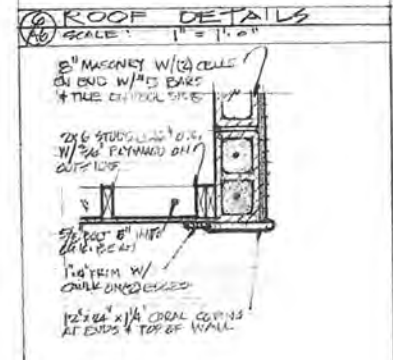
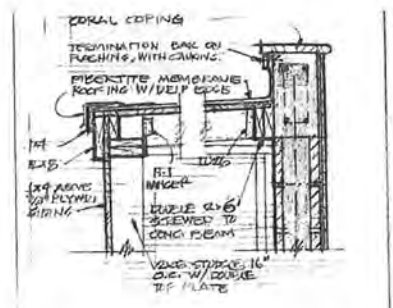
CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33440
Telephone (305) 296-1347
Facsimile (305) 296-1327
Florida License #AC000267

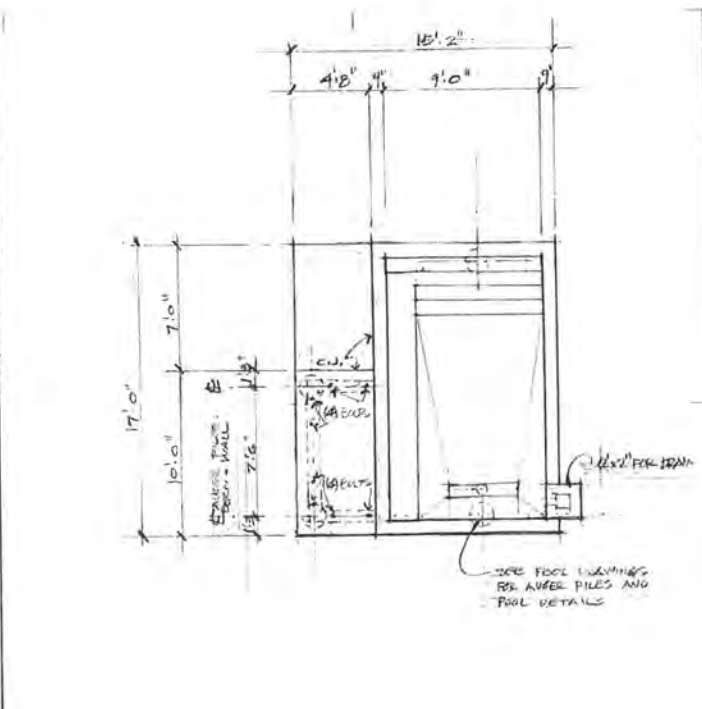
Bender & Associates
ARCHITECTS

FIG. NO. 228
DETAILS
A5

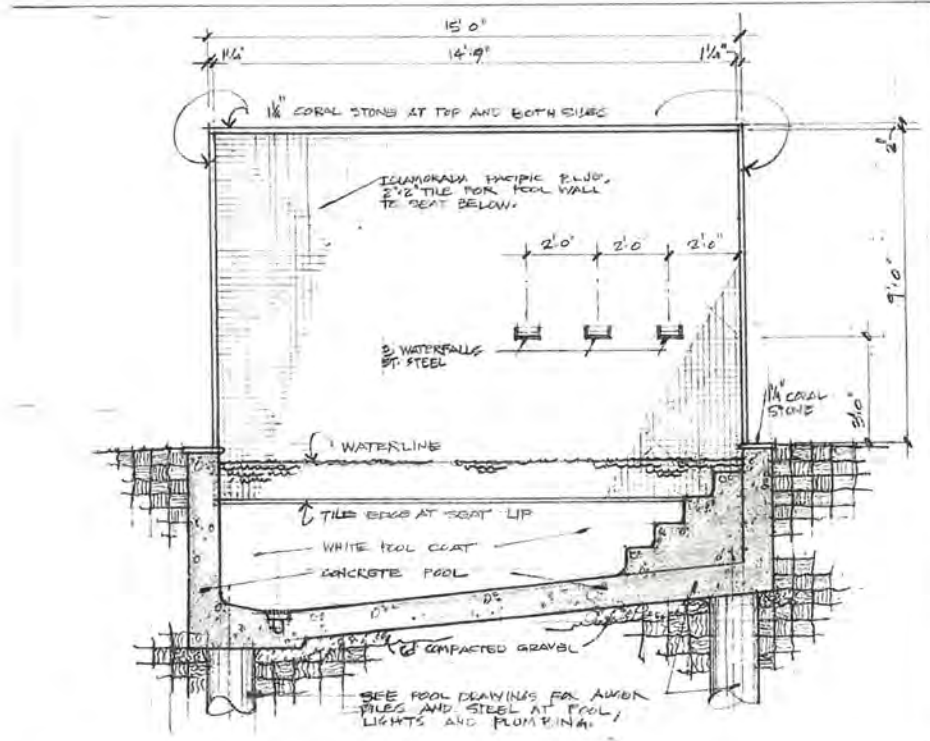
WJM 9/8/23
KPH 9/6/23



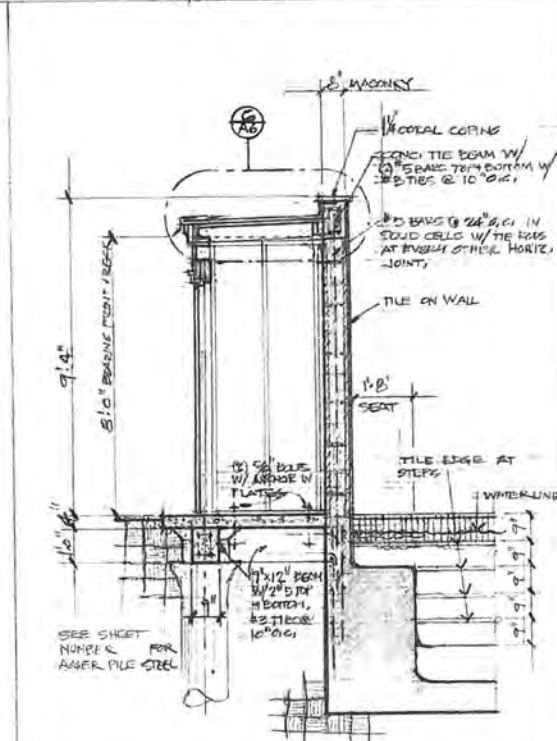
④ CORNER DETAIL SCALE: 1/2" = 1'-0"



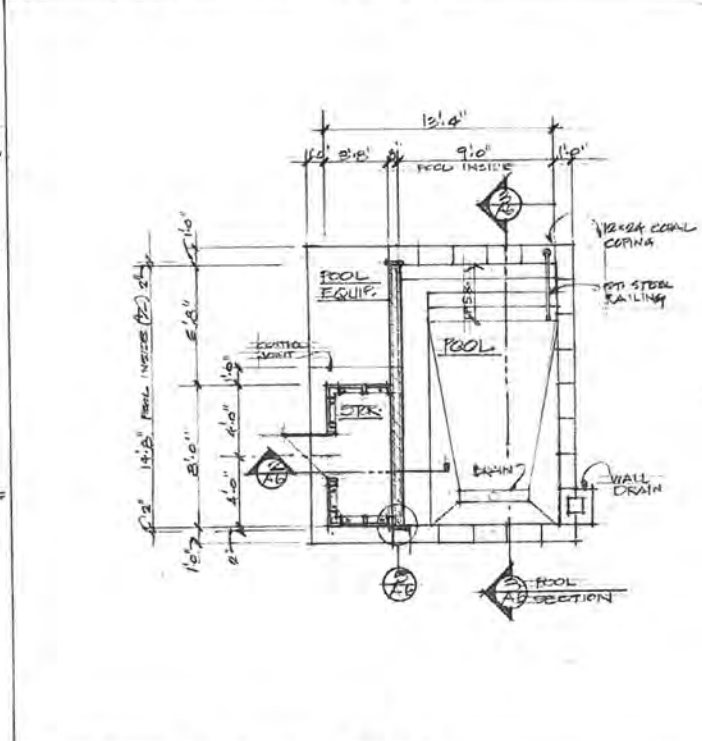
⑤ FOUNDATION PLAN AT POOL SCALE: 1/4" = 1'-0"



② SECTION AT POOL SCALE: 1/2" = 1'-0"



③ SECTION AT STORAGE ROOM SCALE: 1/2" = 1'-0"



① FLOOR PLAN AT POOL SCALE: 1/4" = 1'-0"

CAUDELL HOUSE ADDITION
5 CATHOLIC LANE
KEY WEST, FLORIDA

Bender & Associates
ARCHITECTS

Project # 229
POOL PLAN DETAILS
Date: 05/09/23

A6

COM 9/8/23
KPH 9/6/23

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW SECOND STORY ADDITION AT REAR OF HOUSE. NEW STORAGE AND CANVAS AWNING AT REAR OF HOUSE. NEW POOL. DEMOLITION OF REAR ROOF AND SECOND STORY REAR WALL.

#5 CATHOLIC LANE

Applicant – Bert Bender Application #H2023-0015

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 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

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 00010630-000000
 Account# 1010928
 Property ID 1010928
 Millage Group 10KW
 Location Address 5 CATHOLIC Ln, KEY WEST
 Legal Description KW PT LOT 1 SQR 56 OR1-24/25 OR1189-101 OR1896-1432/33 OR2231-2196/97 OR3108-0545
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BENDER EMILY MOORE CAUDELL TYLER
 5 Catholic Ln 5 Catholic Ln
 Key West FL 33040 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$203,635	\$198,787	\$138,412	\$127,035
+ Market Misc Value	\$1,217	\$1,217	\$1,217	\$1,217
+ Market Land Value	\$968,058	\$590,054	\$405,662	\$398,287
= Just Market Value	\$1,172,910	\$790,058	\$545,291	\$526,539
= Total Assessed Value	\$869,064	\$790,058	\$146,675	\$144,650
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,172,910	\$790,058	\$121,675	\$119,650

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$590,054	\$198,787	\$1,217	\$790,058	\$790,058	\$0	\$790,058	\$0
2021	\$405,662	\$138,412	\$1,217	\$545,291	\$146,675	\$25,000	\$121,675	\$398,616
2020	\$398,287	\$127,035	\$1,217	\$526,539	\$144,650	\$25,000	\$119,650	\$381,889
2019	\$398,287	\$128,931	\$1,217	\$528,435	\$141,398	\$25,000	\$116,398	\$387,037
2018	\$396,443	\$128,931	\$1,217	\$526,591	\$138,762	\$25,000	\$113,762	\$387,829

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,364.00	Square Foot	25	94

Buildings

Building ID	724	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2008
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1356	Roof Type	GABLE/HIP
Finished Sq Ft	1104	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	
Perimeter	196	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	1,104	1,104	196
OPF	OP PRCH FIN LL	204	0	58
TOTAL		1,356	1,104	282

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1979	1980	6 x 61	1	366 SF	2
BRICK PATIO	1979	1980	5 x 10	1	50 SF	4
WALL AIR COND	1984	1985	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/24/2021	\$840,000	Warranty Deed	2327140	3108	0545	01 - Qualified	Improved		

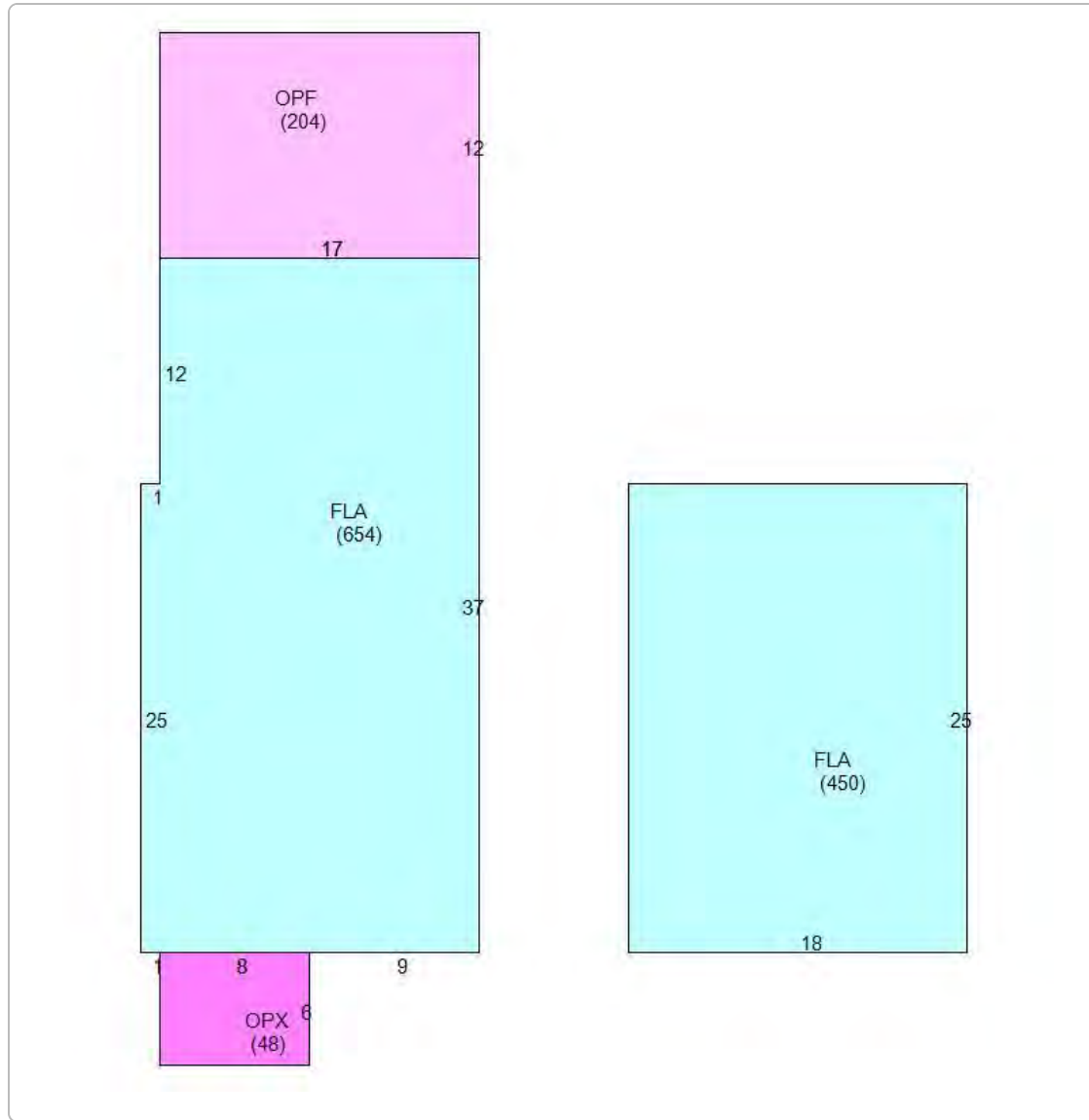
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2296	12/6/2021	12/17/2021	\$12,060	Residential	Install 700 sqf (7 squares) of 24g Victorian Metals shingles. NOC with application.
10-2780	8/18/2010	2/15/2011	\$1,500	Residential	REPLACE EXISTING DUPLEX OUTLETS & LIGHTS WITH NEW BRING UP TO CODE
10-2350	7/20/2010	2/15/2011	\$5,500	Residential	R & R SHEET ROCK & 2 DOORS
06-2699	5/3/2006	9/28/2006	\$6,495	Residential	INSTALL COOLEY C-3 WHITE PVC SINGLE ON REAR SLOPE
04-2018	6/21/2004	7/28/2004	\$4,000	Residential	REPLACE SIDING 2ND FL.
01-2295	6/18/2001	11/20/2001	\$4,000	Residential	INTERIOR RENOVATIONS
00-1589	6/12/2000	12/18/2000	\$8,000	Residential	RENOVATIONS
99-1762	5/25/1999	8/18/1999	\$5,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

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Contact Us

