



## **Historic Architectural Review Commission Staff Report for Item 18**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: June 24, 2025

Applicant: William Rowan

Application Number: C2025-0057

Address: 417 Elizabeth Street (rear)

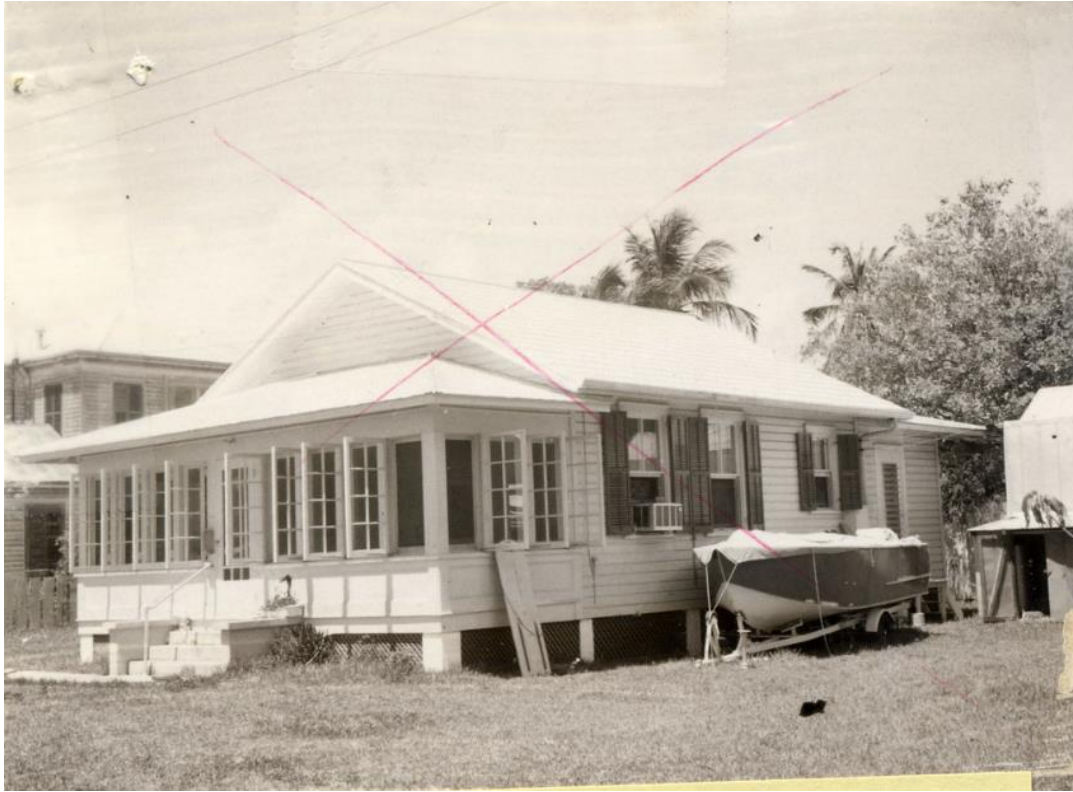
### **Description of Work:**

Renovations to historic one-story house. New accessory structure, new covered entry porch on west elevation, new decking, new one-story addition on north elevation, and site improvements.

### **Site Facts:**

The building under review is a historic, contributing structure within the historic district, constructed in 1948. This one-story house is located at the rear of Elizabeth Street, with access provided through Russell Lane. The site features the main one-story frame residence, a pool, brick paving, and a shed. An easement exists over a portion of the property to allow vehicles sufficient space to turn around for access.

Currently the house sits on piers and is located within an X flood zone.



*Photo of property under review circa 1965. Monroe County Library.*



1006416 417 ELIZABETH ST REAR 03/24/21

*Photo of property under review. Property Appraisers website 03/24/21.*

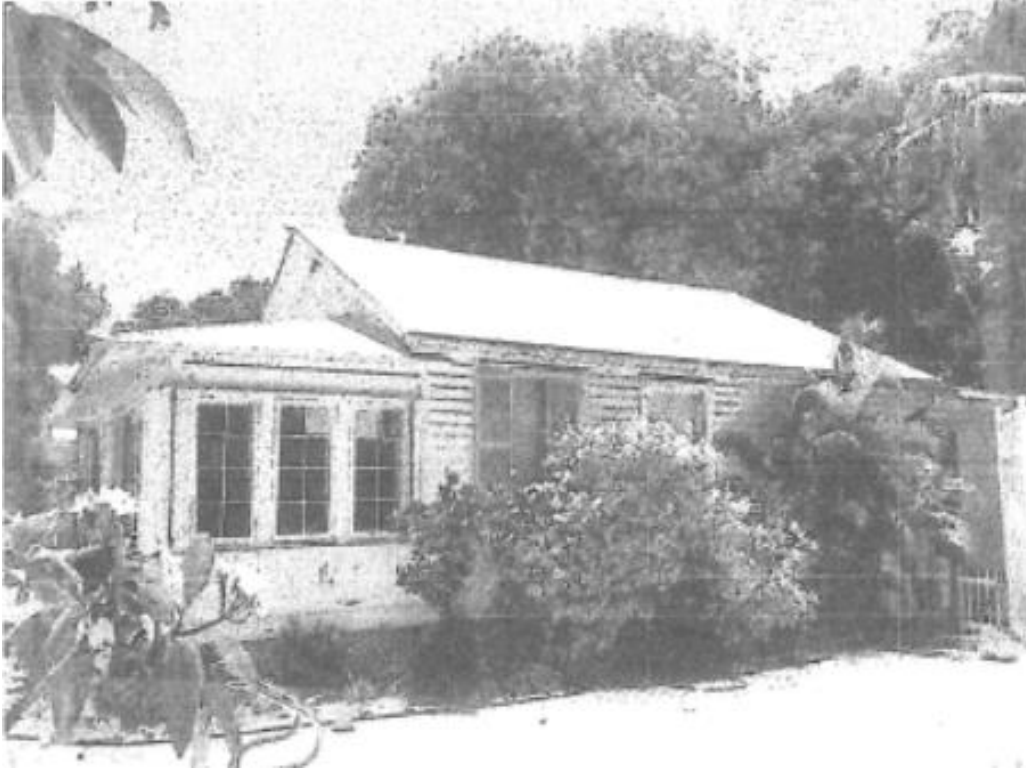


*Photo of property under review. South Elevation.*

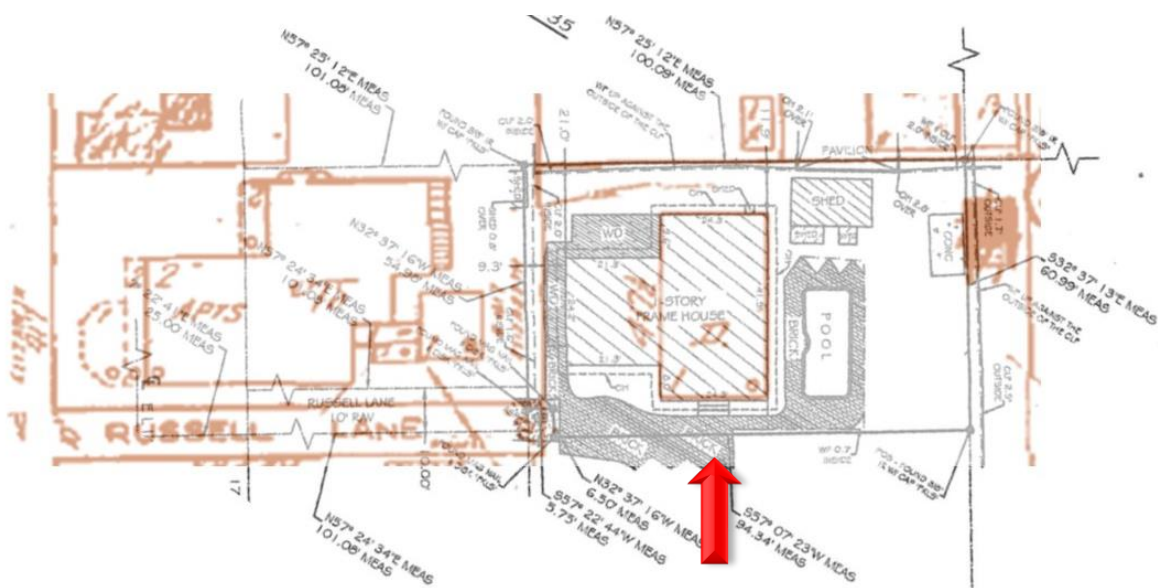


*Photo of property under review. South Elevation.*





*Photo of property under review. East Elevation.*



*1962 Sanborn Map and current survey.*



### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors-Wood (page 24), specifically first paragraph, guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (6, 7, 8, and 9), B (1 and 3-first sentence).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 3, 5, 7, 9, 12, 15, and 16.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6 (first two sentences), 7, 8, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph, guidelines 1 and 2.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9, and 11.

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for substantial renovations to a contributing one-story historic structure, including a new one-story addition, new front entry porch, new rear deck, and a detached two-story accessory structure. The scope also includes site improvements.

On the south elevation, the applicant proposes an 8' x 24' gable roof extension within the existing building footprint, along with the removal of existing jalousie windows to be replaced with 2-over-2 windows. The west elevation will feature a new covered entry porch with a gable roof, a half-glazed entry door, and sidelights. The north elevation includes the proposed addition with new vertical and 2-over-2 windows, including a triangular clerestory-style window.

The east elevation will include a new IPE deck with a new gable roof structure above, two sets of aluminum bifold doors (12' and 8' openings), a pass-through window, and a triangular window behind the proposed truss.

A new two-story accessory structure is proposed on the site. It will be 23' in height, which exceeds the height of the principal structure (approximately 19'), and includes a spiral stair, shop on the ground floor, and second-floor office space. Exterior materials for both primary and accessory structures include 5V-crimp metal roofing and wood lap siding to match the existing.

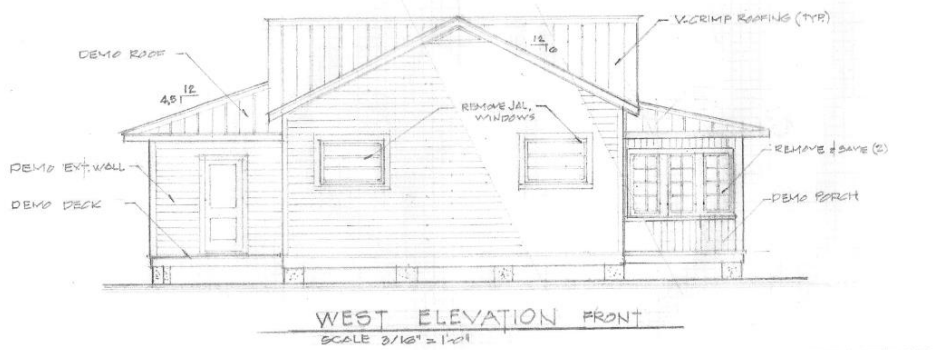
6 | Page - 417 Elizabeth Street (rear) - item 18



*Existing South Elevation.*



*Proposed South Elevation.*



EXISTING

*Existing West Elevation.*

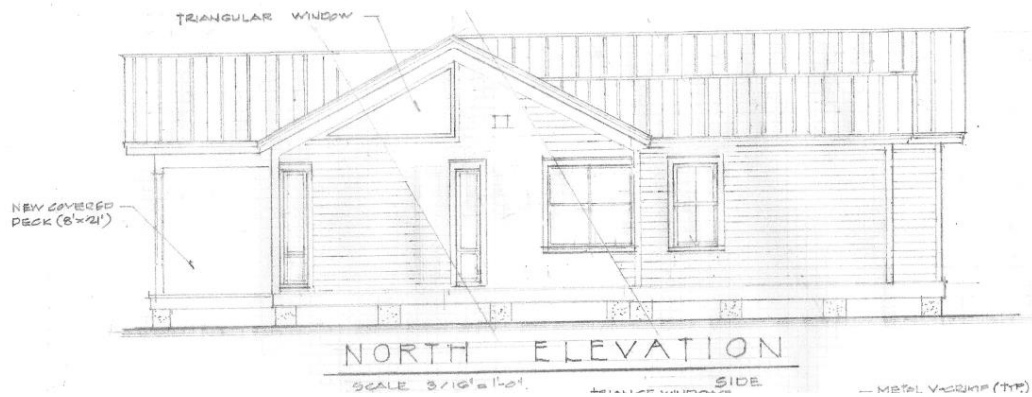




*Proposed West Elevation.*



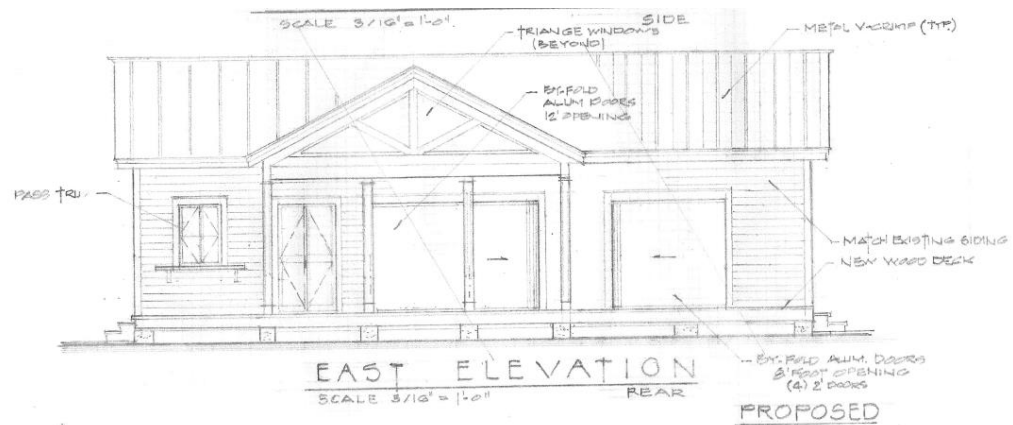
*Existing North Elevation.*



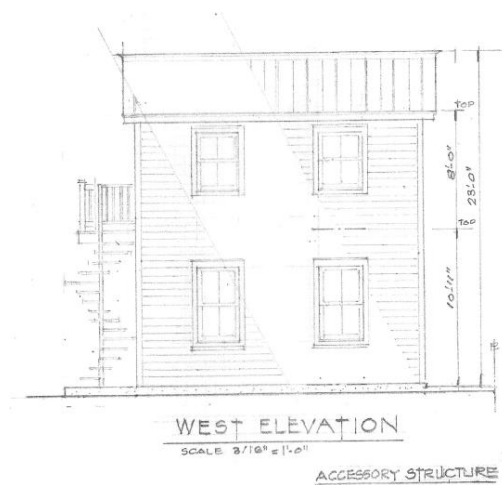
*Proposed North Elevation.*



*Existing East Elevation.*

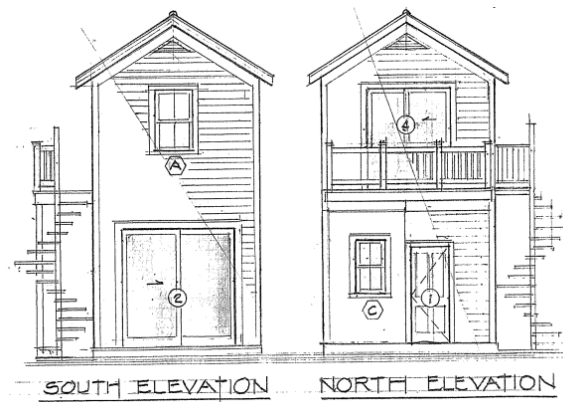


*Proposed East Elevation.*



*Proposed two-story accessory structure.*

Following multiple email exchanges with the architect and property owner, an updated set of plans was submitted by the owner via email on June 18, 2025. This new submission included additional drawings not previously provided to HARC, particularly relating to the accessory structure. The revised set includes elevation views of the accessory structure (see page 18), as well as a depiction of the spiral staircase and second-story porch. However, due to the timing of the submission, Planning staff has not had the opportunity to formally review the new materials. The original submission to HARC contained only 8 pages, whereas the updated set now includes 18 pages. Below are the new elevations for the accessory structure for reference:



### **Consistency with Cited Guidelines:**

The proposed alterations raise some concerns regarding consistency with the HARC Guidelines. The existing roof is being significantly modified and extended across multiple elevations to accommodate new additions. According to Guideline 4 under *Roofs*, the form, pitch, materials, and shape of a roof must not be altered unless restoring it to a verifiable historical form. Guidelines 20 of *Additions* states that expanding the existing building form and massing in order to add height to exterior walls is not an appropriate design solution. Guideline 24 of *Additions* discourages the use of same wall plans or cornice height.

The proposed two-story accessory structure, at 23 feet in height, also exceeds the height of the principal historic structure, which is approximately 19 feet tall. This conflicts with Guideline 11 under *Additions*, which states that additions must be subordinate in size and scale to the contributing structure and must not exceed the original building height. Guidelines 13 of *Additions* states that additions shall be smaller than massing found in the existing building and adjacent structures. Additionally, Guideline 3 of *Accessory Structures* states that accessory structures should not exceed the height of the principal building on site.

While the proposed materials are appropriate, certain elements such as the triangular and tall vertical windows, are not consistent with the typical fenestration patterns found within



the historic district. Guideline 22 of *Additions* discourages this. Additionally, Guideline 3 of *Entrances, porches, and doors* permits sidelights only if they were part of the original design. (proposed for the entry porch). Although many of the proposed windows are not visible from the street, which limits their impact on the streetscape, the sidelight at the new entry porch would be slightly visible from Russell Lane.

Staff recommends that the HARC Commission to exclude the accessory structure from this application review and resubmit it separately with complete and accurate information to allow for proper review. Therefore, staff also recommends that the applicant revise the design to reduce the height of the proposed accessory structure. For the main structure, staff recommends eliminating or reconfiguring non-traditional window shapes and preserving the original roof form.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

417 ELIZABETH ST. REAR

NAME ON DEED:

WADE MORGAN

PHONE NUMBER

305.766.9600

OWNER'S MAILING ADDRESS:

417 ELIZABETH ST REAR

EMAIL

APPLICANT NAME:

WILLIAM ROWAN

PHONE NUMBER

305.994.4773

APPLICANT'S ADDRESS:

321 PEARSON LANE

EMAIL

wrowan@gmail.com

KEY WEST, FLORIDA

APPLICANT'S SIGNATURE:

*[Signature]*

DATE

5/23/2025

**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 ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: THE PROJECT WILL INCLUDE BOTH RENOVATION AND NEW ADDITIONS

ALL MATERIAL, ROOF, SIDING, PAINT WILL CONFORM TO HARC GUIDELINES

MAIN BUILDING: PROPOSED ADDITIONS (1) ACCESSORY STRUCTURE 12x24 (288 SF)

(2) A COVERED PORCH ENTRY ON THE WEST ELEV, FACING ELIZABETH ST, 80 SF

(3) A GABLE ROOF STRUCTURE (NORTHSIDE) FOR (2) BEDROOMS (362 SF)

(4) A NEW IPE DECK 8x42 (250 SF.) W/A NEW GABLE ROOF COVERING 170 SF OF THE DECK

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

(1) REMOVE NORTH DECK. (2) REMOVE COVERED PORCH ROOM (192 SF.) (3) REMOVE WALLS IN ADJOINING STRUCTURE (NORTH SIDE FOR NEW ADDITION)



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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): <u>N.A.</u>	
PAVERS: <u>BRICK (EXISTING) WILL BE REMOVED ON BOTH EAST &amp; WEST SIDES</u>	FENCES: <u>N.A.</u>
DECKS:	PAINTING: <u>WILL MATCH EXISTING (WHITE)</u>
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
<u>N.A.</u>	<u>EXISTING TO BE REMOVED</u>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
<u>ALL EQUIP. IS EXISTING</u>	

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:

417 ELIZABETH REAR

PROPERTY OWNER'S NAME:

WADE MORGAN

APPLICANT NAME:

WILLIAM ROWAN

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

*[Handwritten Signature]*

5-22-25

DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO NORTH ELEV. WALL AND WOOD DECK, AND  
SOUTH WALL. REMOVE ALL ALUM. JALOSIES WINDOWS.  
REMOVE SOUTH WALL FLORIDA ROOM ROOF.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC 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.

(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.

THE SOUTH ELEVATION IS A FLORIDA ROOM ON THE  
REAR SIDE OF THE ORIGINAL STRUCTURE THAT WAS  
ENCLOSED AT A LATER DATE.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

IT WAS BUILT IN THE LATE 60'S IN A FLAG LOT  
120' FROM ELIZABETH ST. WITH A 10' R.O.W. LANE  
IT HAS NO SIGNIFICANT CONTRIBUTION TO THE  
HISTORIC OLD TOWN

- (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.

NONE WHAT SO EVER

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

NO HISTORIC EVENT TO MY KNOWLEDGE

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

CORRECT NONE

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

CORRECT NONE

- (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.

NOT APPLICABLE

- (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.

CORRECT - NONE



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,

CORRECT LIBRARY HAS NO MENTION OF  
THIS STRUCTURE OR LOT

**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):

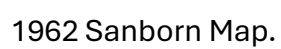
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

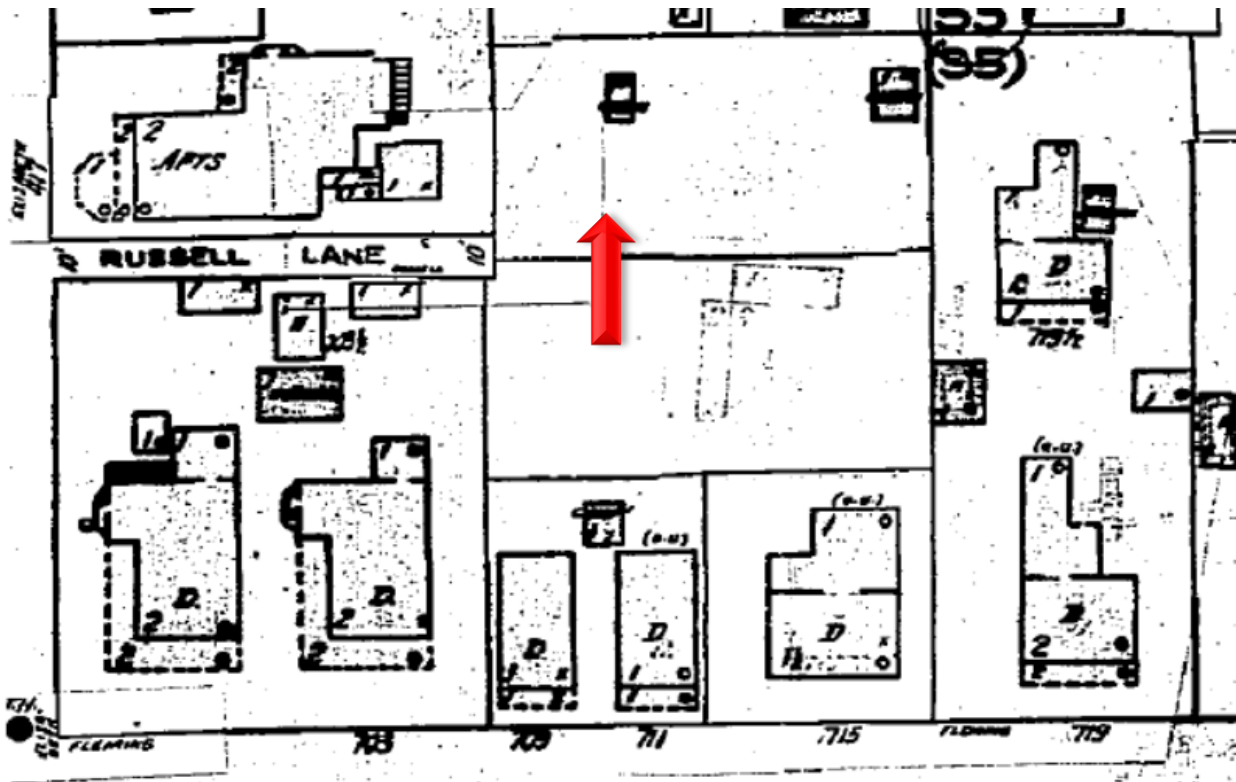
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

# SANBORN MAPS



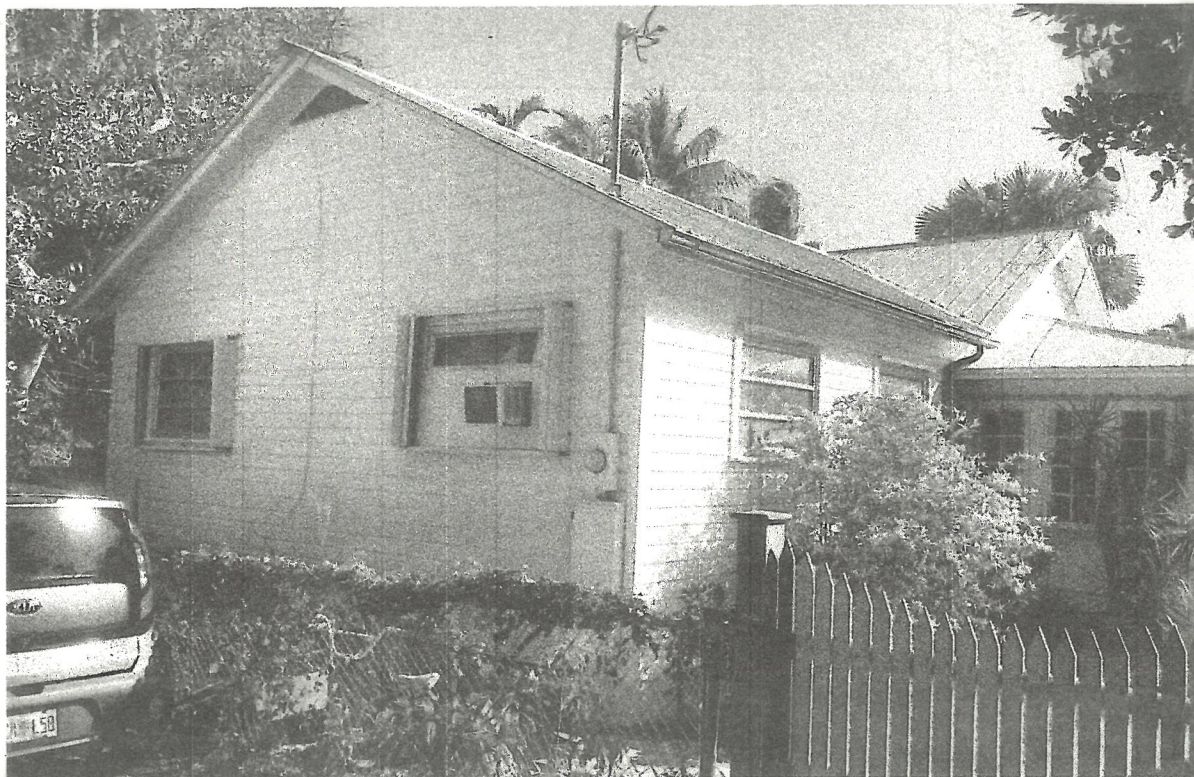
1962 Sanborn Map.



1948 Sanborn Map. Building had not yet been constructed.

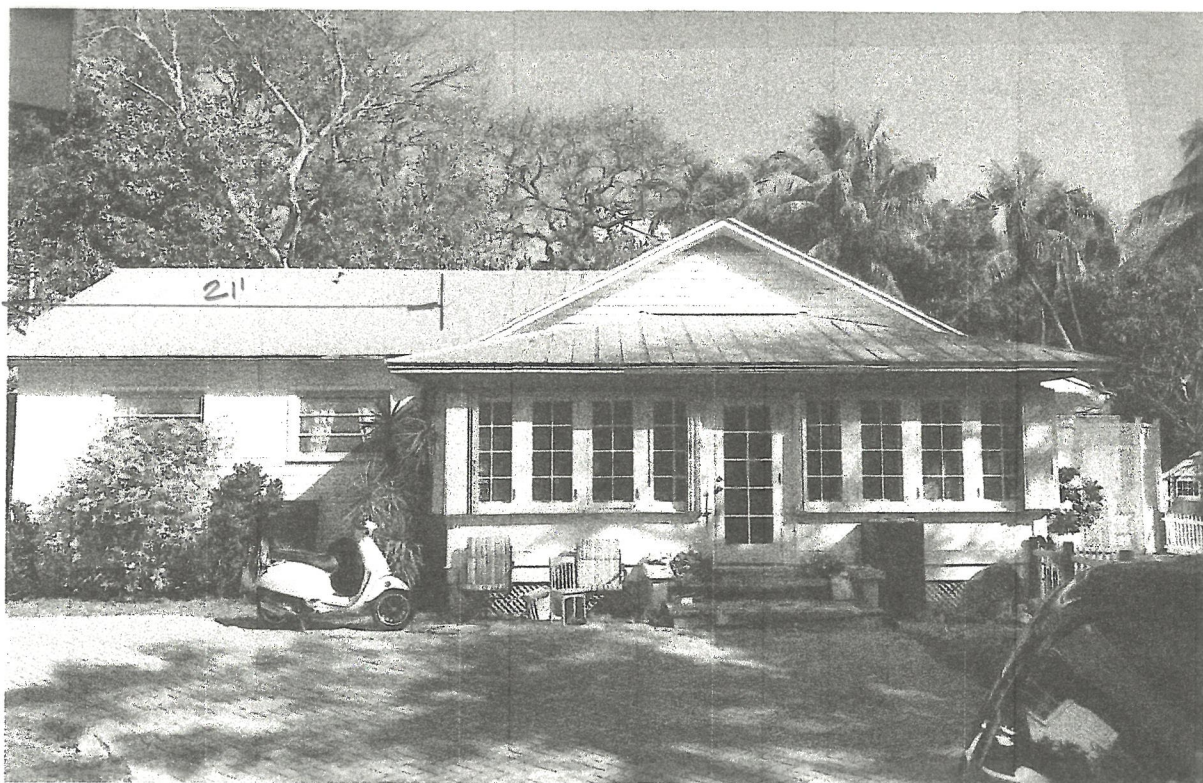
# PROJECT PHOTOS





'FRONT' OF RESIDENCE  
WEST

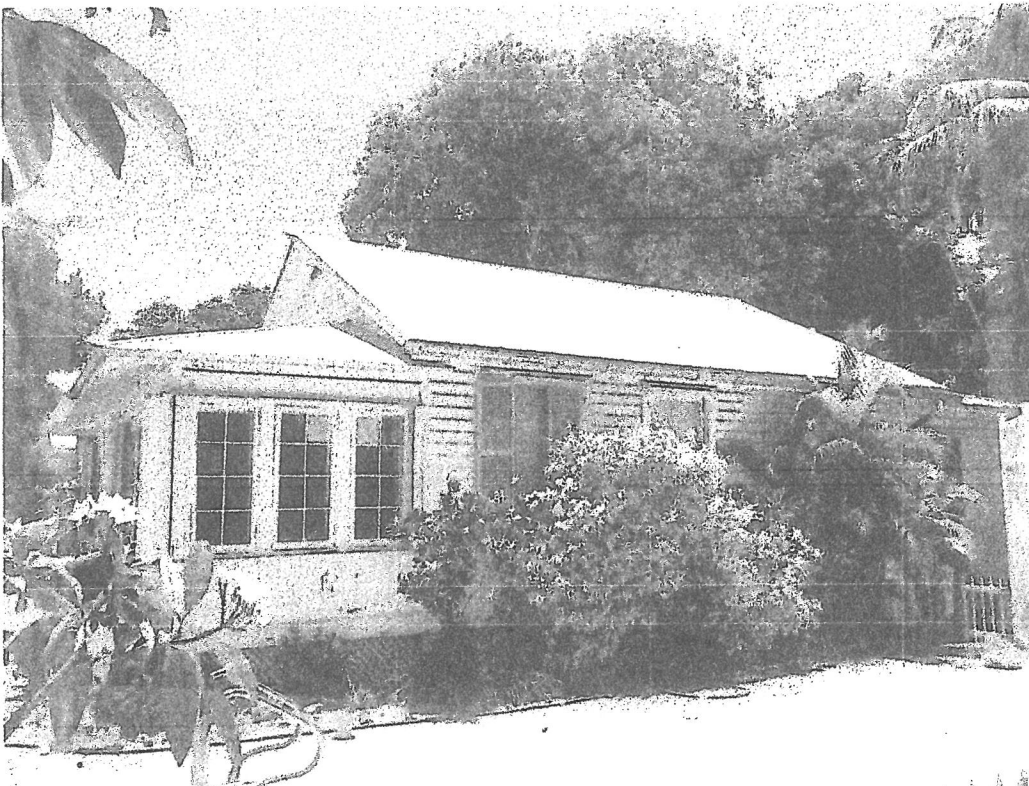
417 ELIZABETH REAR



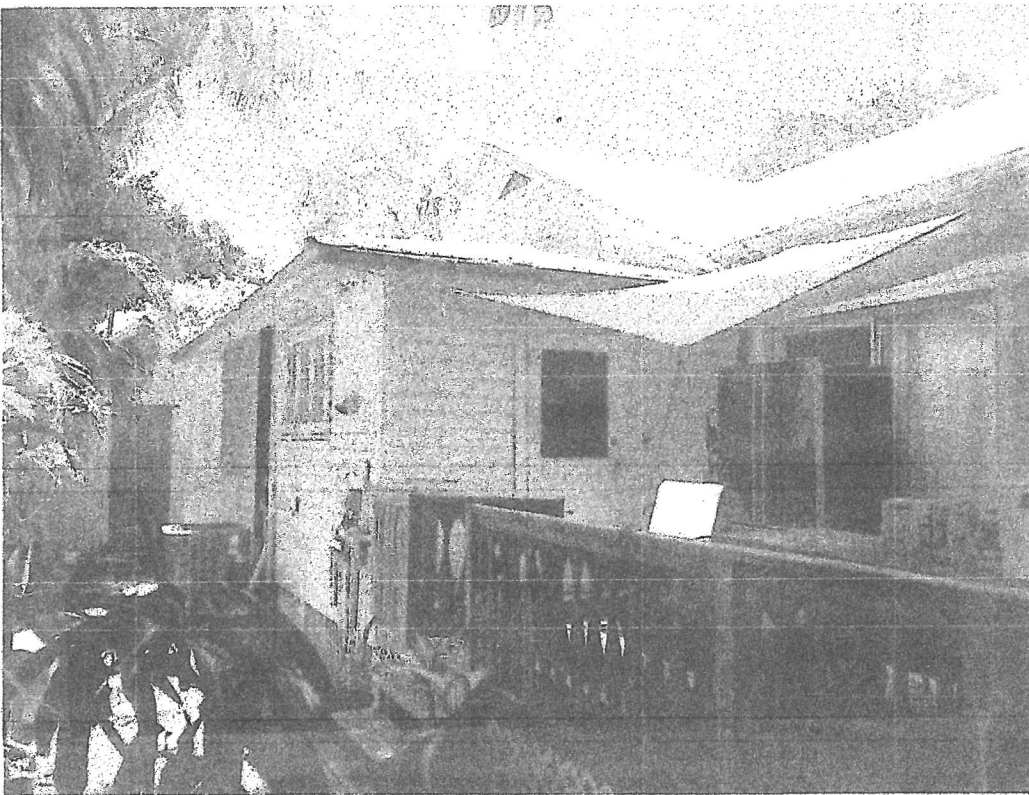
'SIDE' OF RESIDENCE  
SOUTH

417 ELIZABETH REAR





REAR - EAST VIEW



SIDE NORTH VIEW

# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N32°37'19"W ASSUMED  
ALONG THE CENTERLINE OF  
ELIZABETH STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

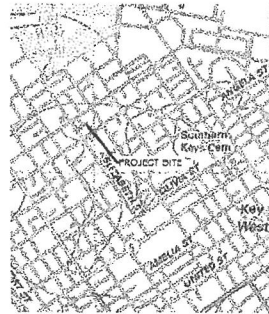
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
417 ELIZABETH STREET, REAR  
KEY WEST, FL 33040

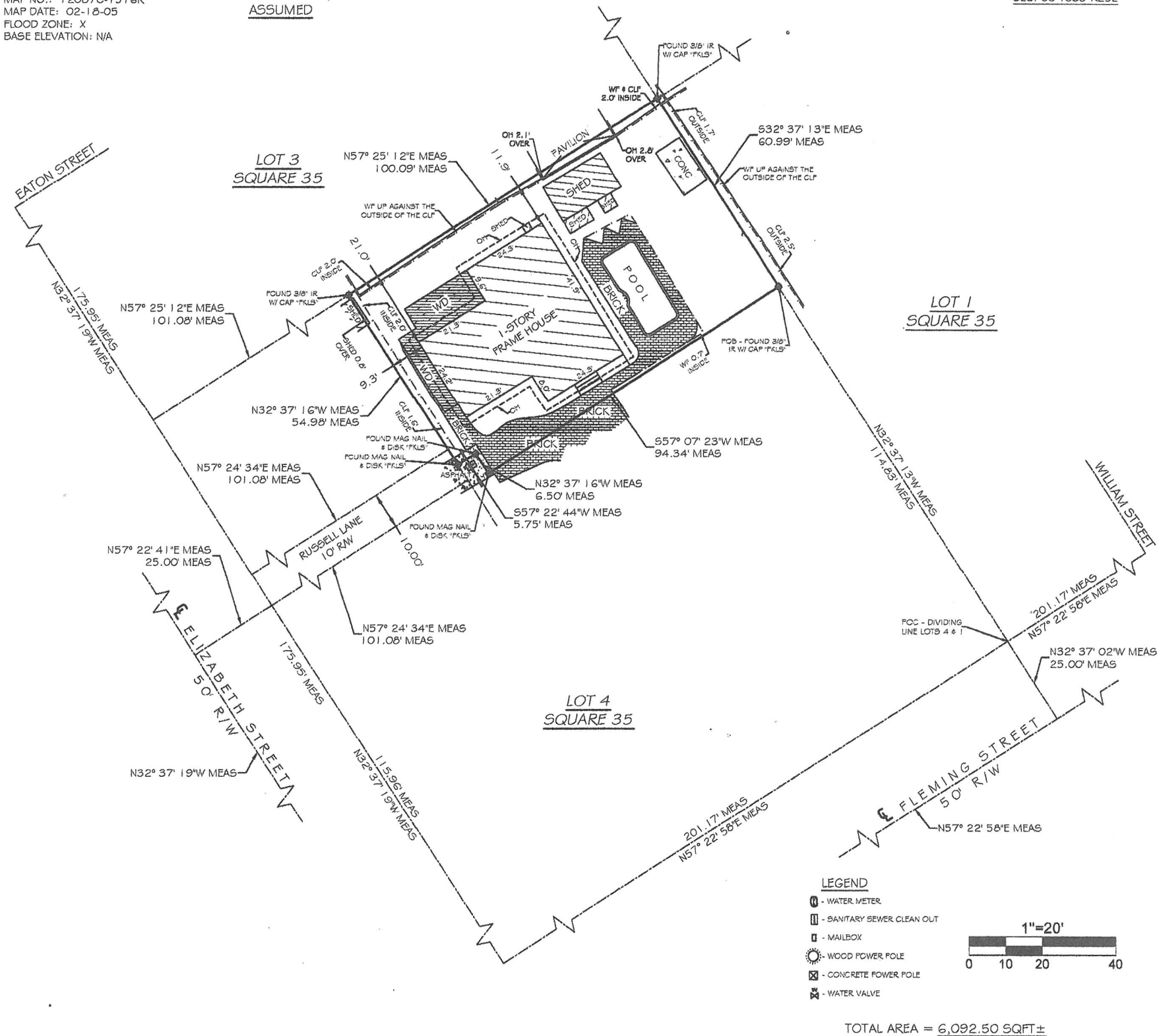
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X  
BASE ELEVATION: N/A



# MAP OF BOUNDARY SURVEY

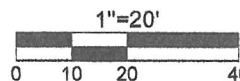


LOCATION MAP - NTG  
SEC. 06-T685-R25E



## LEGEND

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



TOTAL AREA = 6,092.50 SQFT ±

CERTIFIED TO -

WADE MORGAN;

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

SCALE: 1"=20'  
FIELD WORK DATE: 04/15/2015  
MAP DATE: 05/03/2022  
REVISED DATE: 05/03/2022  
SHEET: 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 22-088

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 8-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 478.027, FLORIDA STATUTES AND COMPLETES WITH CHAPTER 177, FLORIDA STATUTES.

ENG. A. ISAACS, PSM #2765, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7047

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



FLORIDA KEYS  
LAND SURVEYING  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5mail@gmail.com

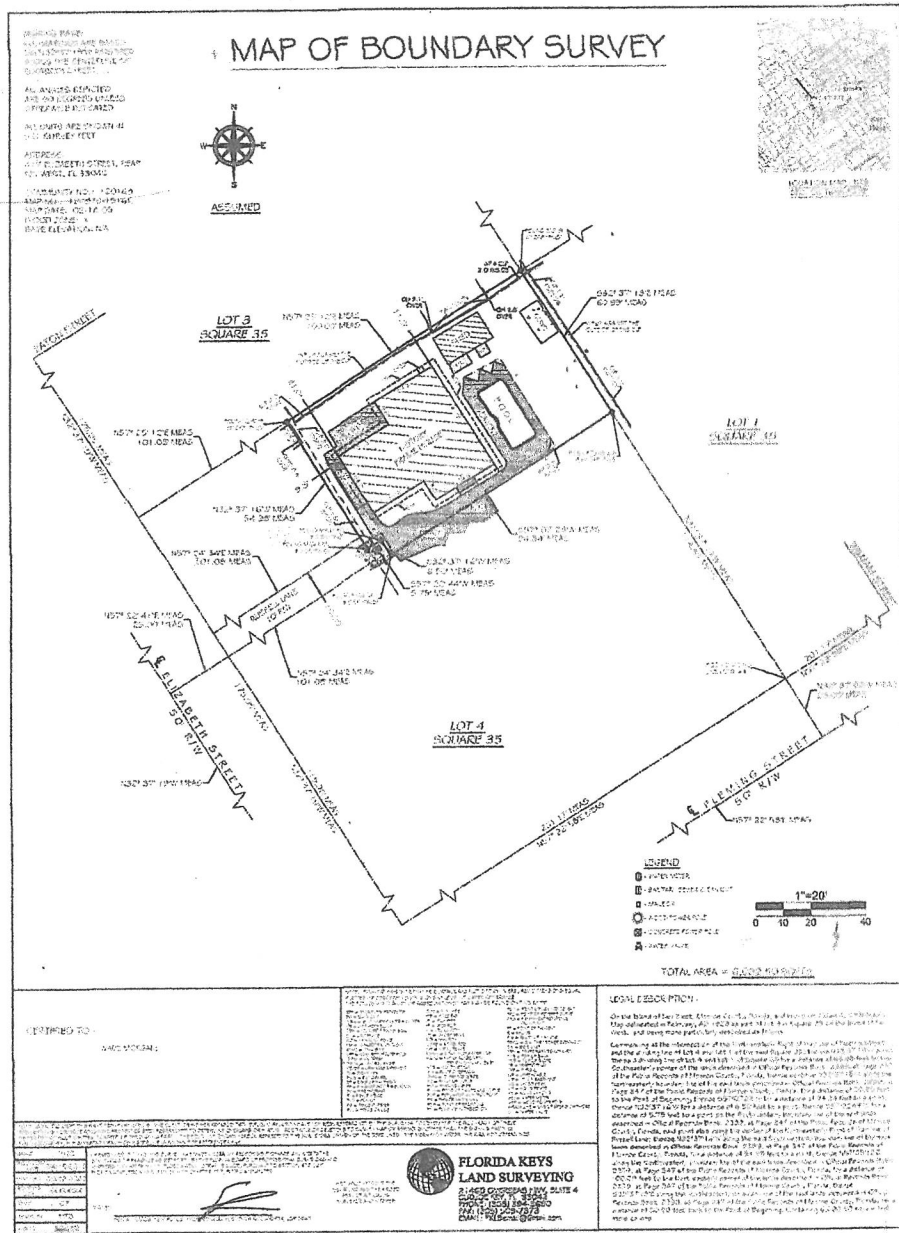
## LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot 4 in Square 35 on the Island of Key West, and being more particularly described as follows:

Commencing at the intersection of the Northwesterly Right of Way line of Fleming Street and the dividing line of Lot 4 and Lot 1 of the said Square 35; thence N32°37'13"W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 63.93 feet to the Southeastern corner of the lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida; thence continue N32°37'13"W along the Northeastern boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 50.90 feet to the Point of Beginning; thence S57°07'23"W for a distance of 94.34 feet to a point; thence N32°37'16"W for a distance of 6.50 feet to a point; thence S57°22'44"W for a distance of 5.75 feet to a point on the Southwesterly boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 54.88 feet to a point; thence N57°25'12"E along the Northwesterly boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 100.09 feet to the Northeastern corner of the lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida; thence S32°37'13"E along the Northeastern boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 60.99 feet back to the Point of Beginning. Containing 6,092.50 square feet more or less.

# PROPOSED DESIGN





## SURVEY

### LANDSCAPE PROTECTION PLAN

All existing trees to remain UNO. No impact to trees on or off property. Provide 3' fenced border around native trees within the construction area. If landscape area is to be removed or tree is damaged, notify architect.

#### GENERAL CONSTRUCTION SITE NOTES:

- The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval.
- Construction jobsites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding 14 days.
- All construction related debris and/or construction related materials, shall be kept in such a manner as to prevent it from being spread by any other means.
- After a tropical storm watch or warning or a hurricane watch or warning is issued, all construction related materials, including but not limited to, roof tiles, lumber, scaffolding and debris shall be removed from the construction site, or secured in such a manner as to minimize the danger of such materials causing projectile damage to persons or property due to a high wind event. This prohibition shall continue until the tropical storm watch or warning or hurricane watch or warning is lifted.

## SHEET INDEX

SHT	DESCRIPTION
1	SURVEY, SHEET INDEX, SITE DATA, GEN. NOTES, WINDLOAD
2	SITE PLAN, VEHICLE EASEMENT
3	FLOOR PLAN RESIDENCE
4	WEST ELEVATION (FRONT) SOUTH ELEV. (SIDE) EXISTING
5	WEST ELEVATION (FRONT) SOUTH ELEV. (SIDE) PROPOSED
6	NORTH ELEV. (SIDE) EAST ELEV. (REAR) EXISTING
7	NORTH ELEV. (SIDE) EAST ELEV. REAR PROPOSED
8	ACCESSORY STRUCTURE PLAN & ELEVATIONS

### GENERAL NOTES

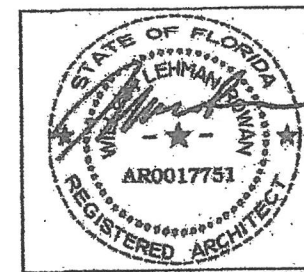
All work shall comply with the 2020 7th edition Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING:	Florida Building Code, 2023 8th edition
ELECTRICAL:	National Electrical Code, 2023
PLUMBING:	Florida Building Code (Plumbing), 2023
MECHANICAL:	Florida Building Code (Mech.), 2023
GAS:	LP Gas Code, 2023 8th edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.

Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.



## SITE DATA

### EXISTING

ADDRESS: 417 ELIZABETH REAR  
FLOOD: X  
PARCEL ID: 00006190-000000  
PROPERTY ID: 1006416  
ZONE: HMOR  
LOT SQ. FT. 6161

LOCATION	SQ. FT.	EXISTING	PROPOSED
BUILDING COVERAGE 40% MAX. STRUCTURE INCLUDES SHED & COVERED DECK	1541 220	1761 288	2399 38.6%
TOTAL BUILDING COVERAGE	1761 28.9%		
IMPERVIOUS AREA 60% MAX. TOTAL COVERAGE EXISTING CONCRETE / BRICK (SEE SHT 2) TOTAL IMPERVIOUS AREA	1781 245 2026 32.8%		2399 41%
PERVIOUS AREA YARD / LANDSCAPE	4135 67.2%		3461 56%
TOTAL PERVIOUS AREA YARD / LANDSCAPE	4135 67.2%		3461 56%
OPEN SPACE YARD / LANDSCAPE			
SETBACKS			
FRONT (10')	9.3'	10'	9.3'
SIDE (5')	11.9'	5'	7.1'
SIDE (5')	6.2'		6.2'
REAR (15')	55.0'		15' ACCESSORY 5.0'

Floor and Roof Live Loads			
Attics:	20 psf w/ storage, 10 psf w/o storage		
Habitable Attics, Bedroom:	30 psf		
All Other Rooms:	40 psf		
Garage:	40 psf		
Roofs:	20 psf		
Wind Design Data			
Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:	0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+25.8 psf max., -41.1 psf min.	
	Roof Zone 2:	+25.8 psf max., -71.5 psf min.	
	Roof Zone 3:	+25.8 psf max., -105.8 psf min.	
	Roof at Zone 2 Overhangs:	-83.6 psf min.	
	Roof at Zone 3 Overhangs:	-140.7 psf min.	
	Wall Zone 4:	+44.9 psf max., -48.6 psf min.	
	Wall Zone 5:	+44.9 psf max., -60.0 psf min.	
The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.			
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.			
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.			

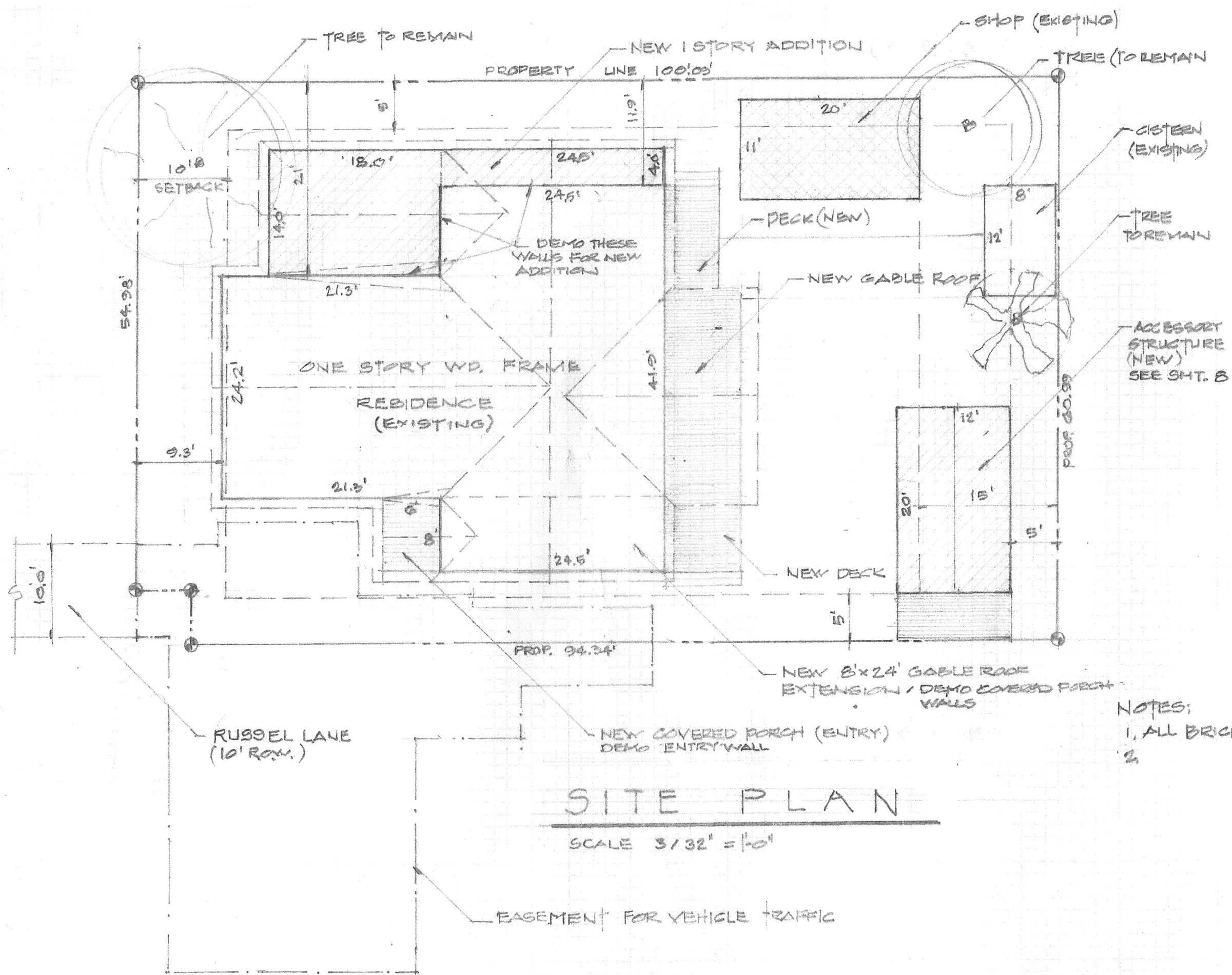
MORGAN RESIDENCE  
RENOVATION + ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

ARCHITECT  
J. LEHMAN  
REGISTERED ARCHITECT  
AR0017751

PROJECT NO:

DATE 5-23-24

1 OF 8

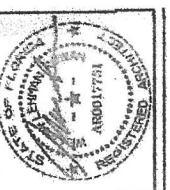


# SITE PLAN

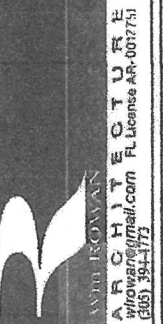
SCALE 3/32" = 1'-0"

## NOTES:

1. ALL BRICKS TO BE REMOVED
- 2.



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

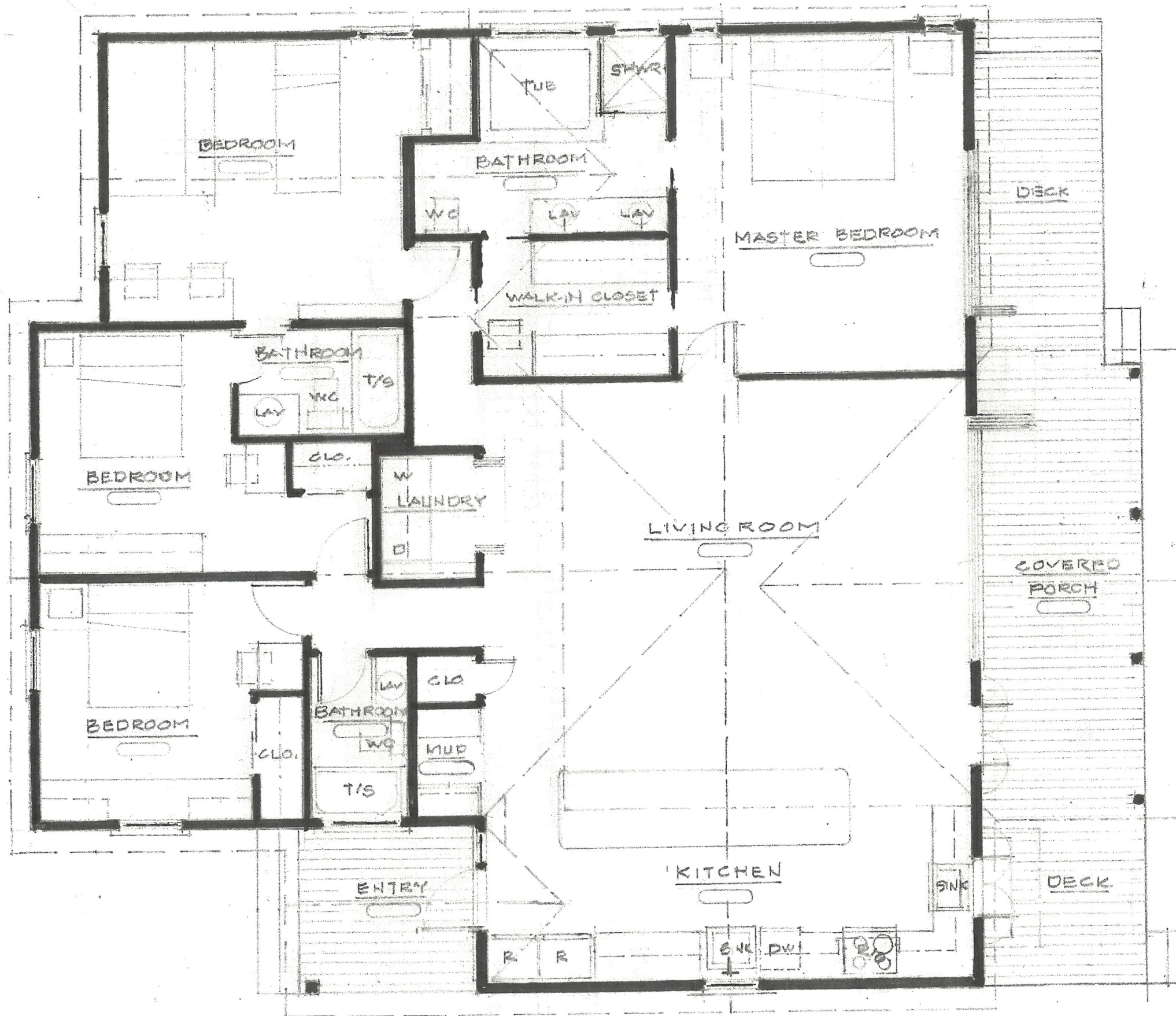


PROJECT NO. 13410  
DATE 8.15.03

2

2 OF 3



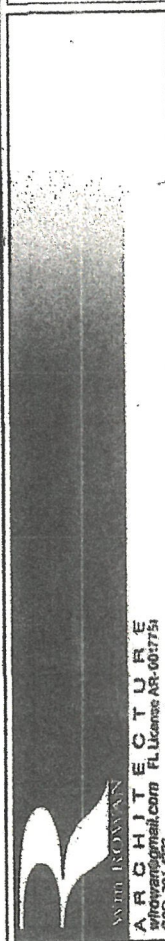


# FLOOR PLAN

SCALE 3/16" = 1'-0"



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



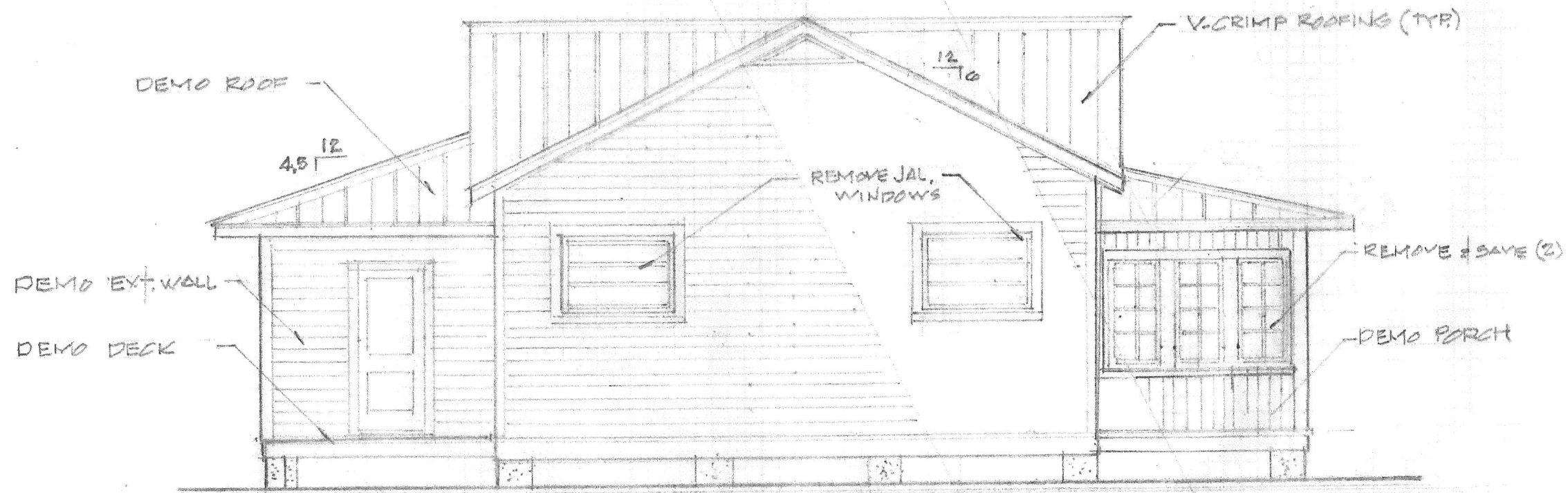
PROJECT NO.  
DATE 5-25-25





SOUTH ELEVATION SIDE

SCALE 3/16" = 1'-0"



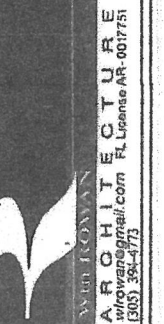
WEST ELEVATION FRONT

SCALE 3/16" = 1'-0"

EXISTING



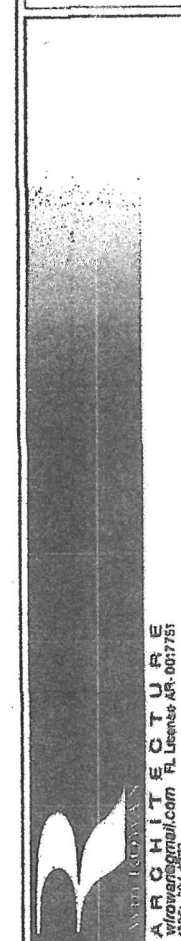
**MORGAN RESIDENCE**  
 RENOVATION - ADDITION  
 417 ELIZABETH ST. KEY WEST, FL.



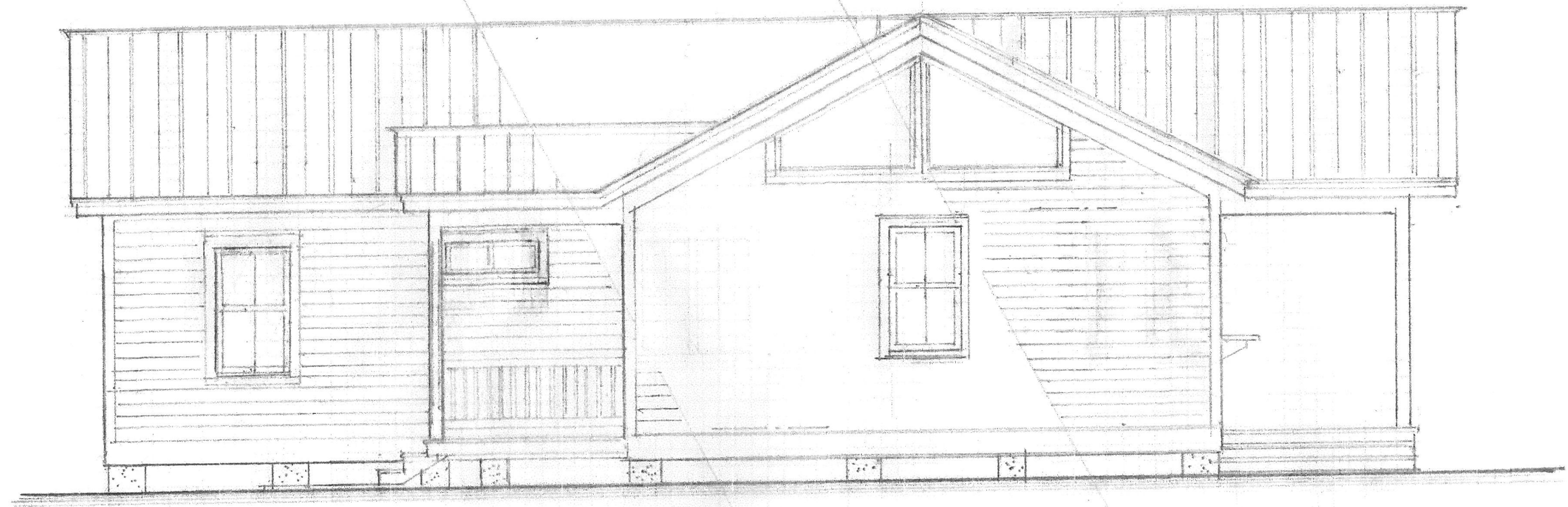
PROJECT NO :  
 DATE 5-23-25



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



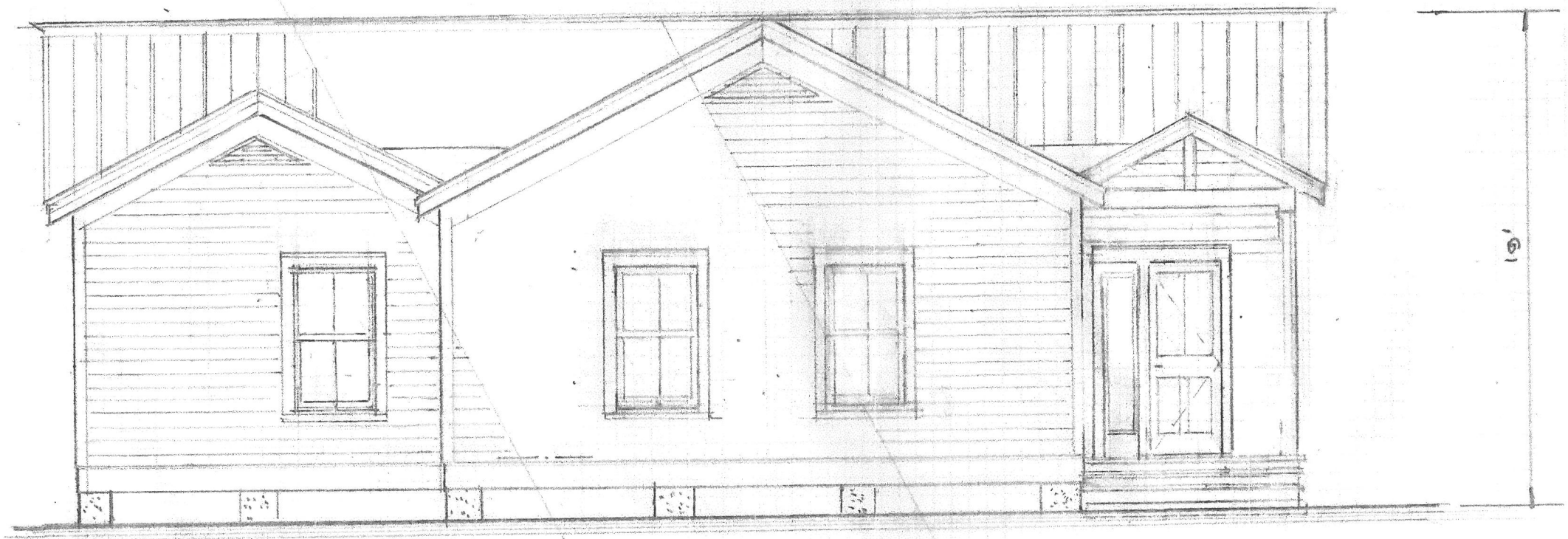
PROJECT NO:  
DATE 5/25/25



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

SIDE YARD



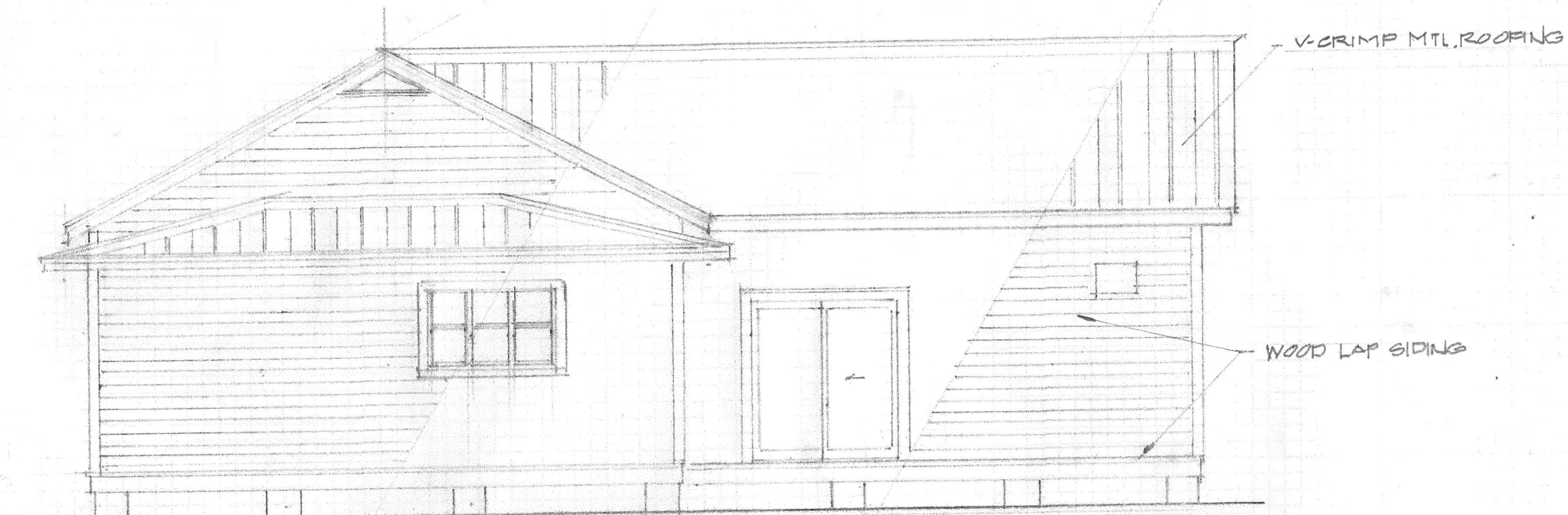
WEST ELEVATION

SCALE 3/16" = 1'-0"

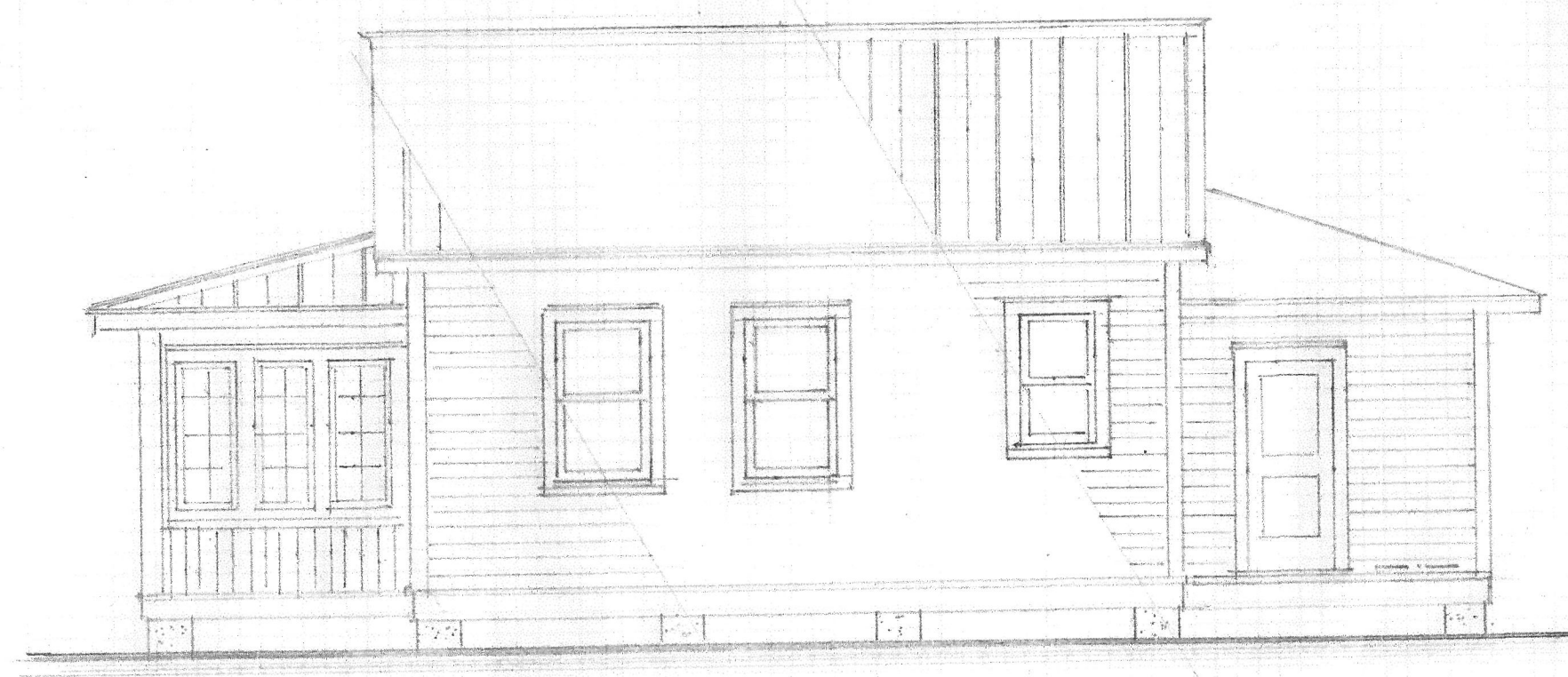
FRONT YARD

PROPOSED





**NORTH ELEVATION**  
 SCALE 3/16" = 1'-0" SIDE

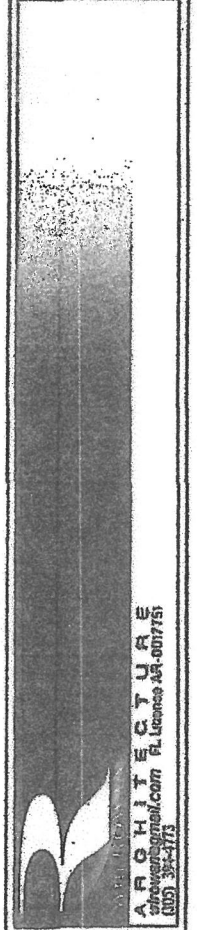


**EAST ELEVATION**  
 SCALE 3/16" = 1'-0" REAR

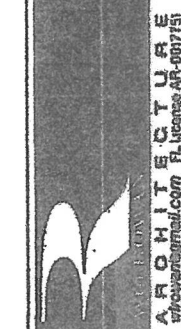
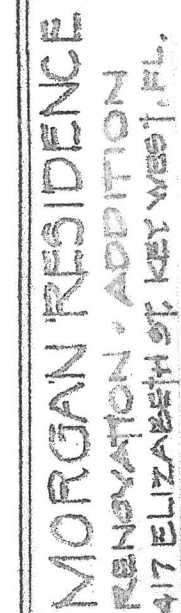
EXISTING



**MORGAN RESIDENCE**  
 RENOVATION - ADDITION  
 417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO:  
 DATE: 5-25-25



7  
7 OF 8



SCALE 3/16" = 1'-0"



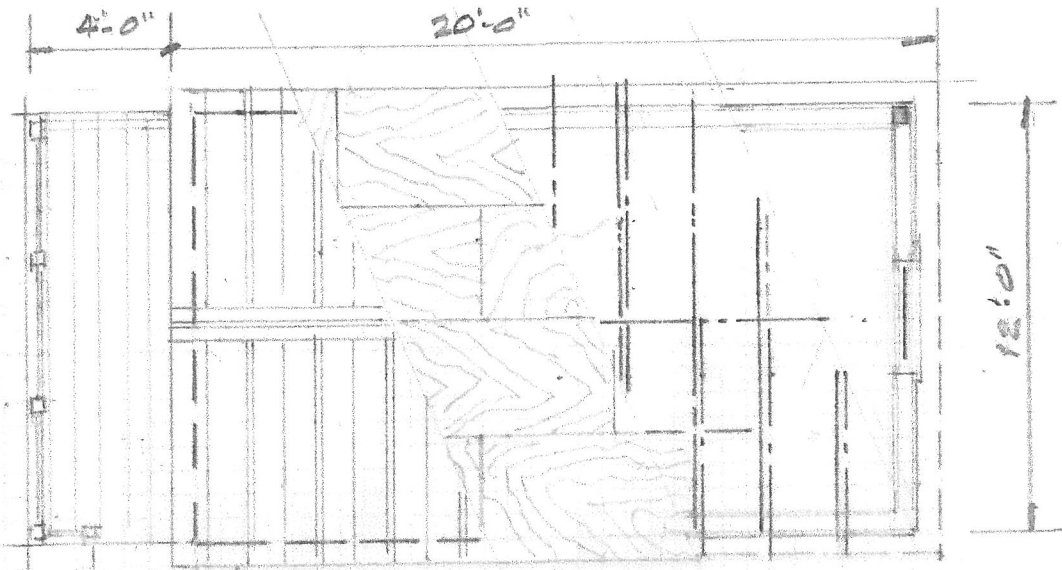
SCALE 3/16" = 1'-0"

REAR

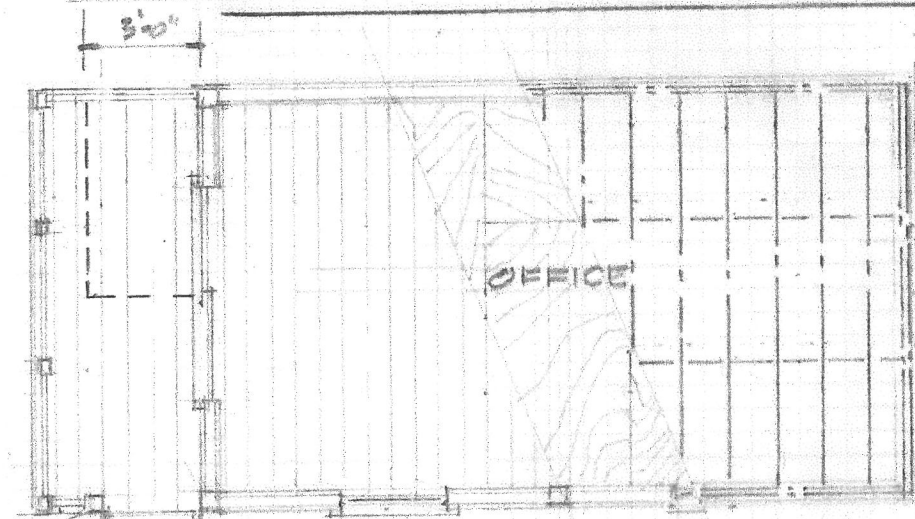
PROPOSED

ACROHITECTURE  
http://www.acrohit.com

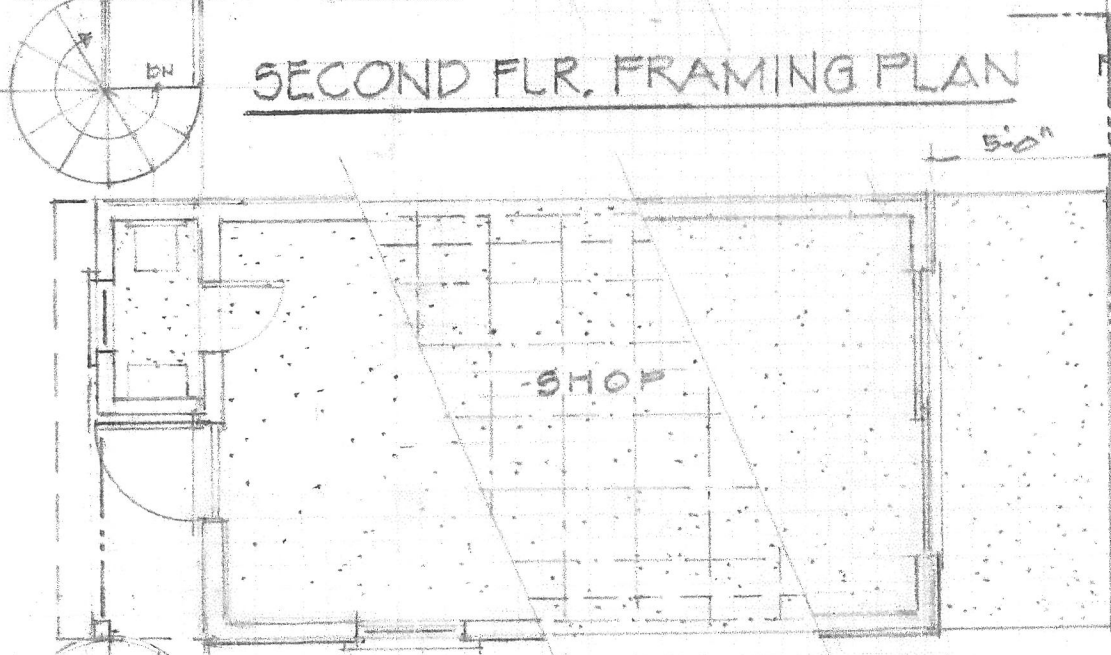




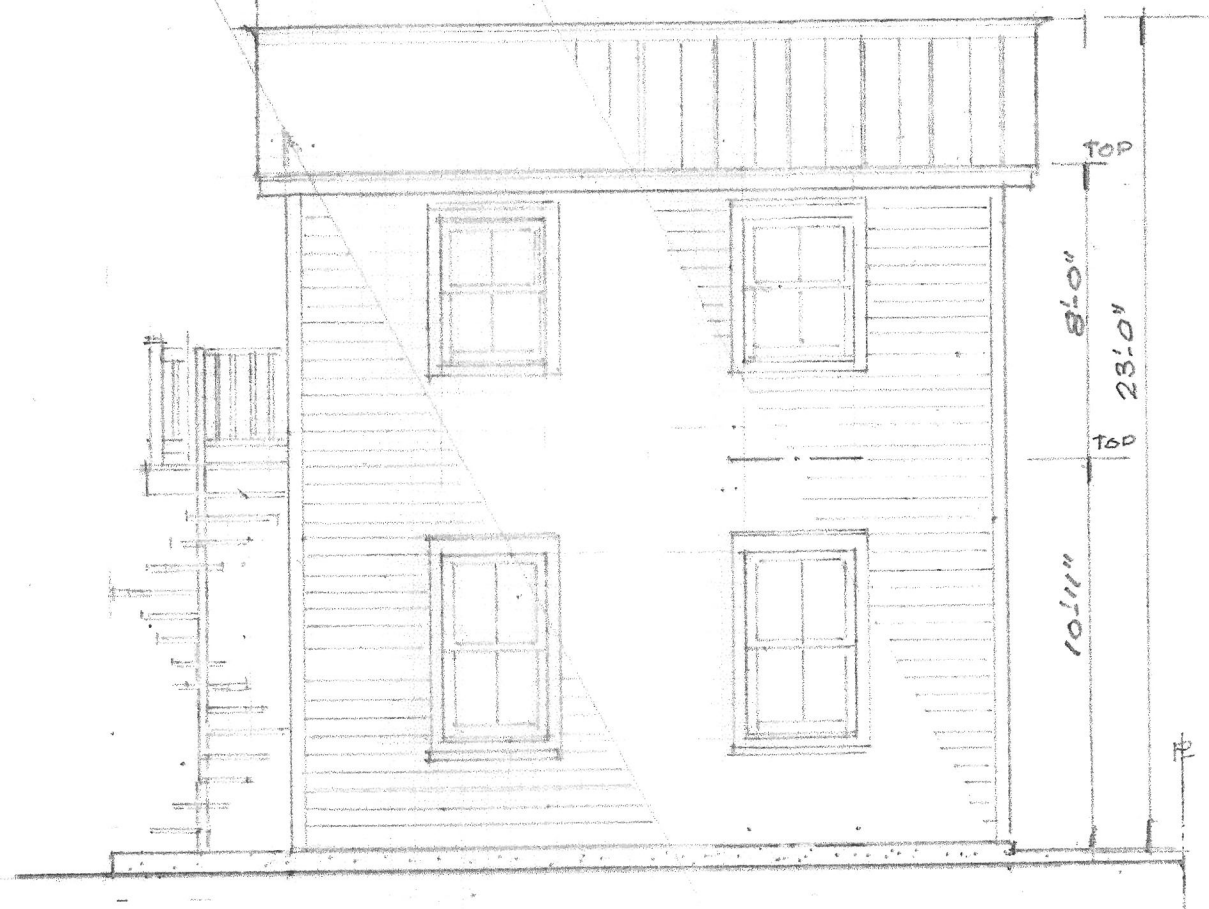
ROOF/CEILING FRAMING



SECOND FLR. FRAMING PLAN



FOUNDATION/FIRST FLR. PLAN



WEST ELEVATION

SCALE 3/16" = 1'-0"

ACCESSORY STRUCTURE

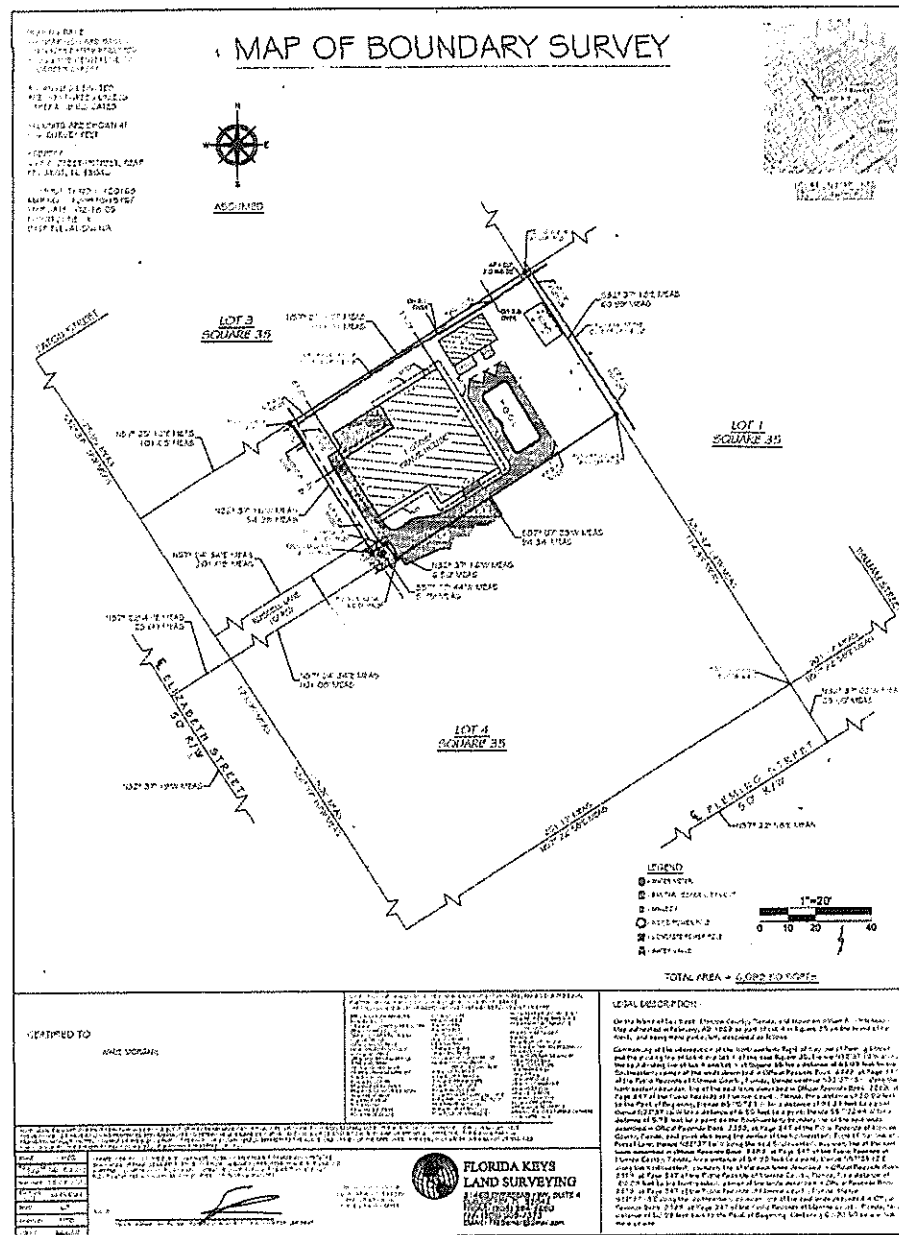


MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

THUNDERBOLT  
ARCHITECTURE  
thunderboltarch.com FL License AR-001775  
(305) 394-4773

PROJECT NO:  
DATE:

PLANS SUBMITTED ON JUNE 18, 2024



## SURVEY

### LANDSCAPE PROTECTION PLAN

All existing trees to remain UNO. No impact to trees on or off property. Provide 3' fenced border around native trees within the construction area. If landscape area is to be removed or tree is damaged, notify architect.

#### GENERAL CONSTRUCTION SITE NOTES:

- The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval.
- Construction jobsites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding 14 days.
- All construction related debris and/or construction related materials, shall be kept in such a manner as to prevent it from being spread by any other means.
- After a tropical storm watch or warning or a hurricane watch or warning is issued, all construction related materials, including but not limited to, roof tiles, lumber, scaffolding and debris shall be removed from the construction site, or secured in such a manner as to minimize the danger of such materials causing projectile damage to persons or property due to a high wind event. This prohibition shall continue until the tropical storm watch or warning or hurricane watch or warning is lifted.

SHEET INDEX	
SHT	DESCRIPTION
1.	SURVEY, SHEET INDEX, SITE DATA, GEN. NOTES, WINDLOAD
2.	PLAN, VEHICLE EASEMENT
3.	FLOOR PLAN RESIDENCE
4.	WEST ELEVATION (FRONT) SOUTH ELEV. (SIDE) EXISTING
5.	WEST ELEVATION (FRONT) SOUTH ELEV. (SIDE) PROPOSED
6.	NORTH ELEV. (SIDE) EAST ELEV. (REAR) EXISTING
7.	NORTH ELEV. (SIDE) EAST ELEV. REAR PROPOSED
8.	FOUNDATION / FLOOR FRAMING PLAN
9.	ROOF / CEILING FRAMING PLAN
10.	SECTIONS / DETAILS
11.	DOOR, WINDOW SCHEDULES / WALL SCHEDULE
12.	PLUMBING PLAN / FIXTURE SCHEDULE AND DIAGRAM
13.	ELECTRICAL PLAN, FIXTURE SCHEDULE AND MDP
14.	MECHANICAL PLAN, SECTION, ROOM FINISH SCHEDULE
15.	PLUMBING, ELECTRICAL AND MECHANICAL NOTES
16.	ACCESSORY FOUNDATION / FIRST & SECOND FLOOR FRAMING, RELOCATION OF EXISTING ROOF, ELEVATION
17.	ACCESSORY - PLUMBING / ELECTRICAL PLANS, ELEVATIONS, DOOR & WINDOW SCHEDULES
18.	SPECIFICATIONS

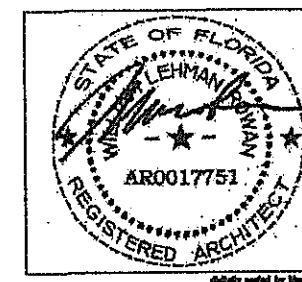
### GENERAL NOTES

All work shall comply with the 2020 7th edition 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:

BUILDING:	Florida Building Code, 2023 8th edition
ELECTRICAL:	National Electrical Code, 2023
PLUMBING:	Florida Building Code (Plumbing), 2023
MECHANICAL:	Florida Building Code (Mech.), 2023
GAS:	LP Gas Code, 2023 8th edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C)

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design. Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.



## SITE DATA

### EXISTING

ADDRESS: 417 ELIZABETH REAR  
FLOOD: X  
PARCEL ID: 00006190-000000  
PROPERTY ID: 1008410  
ZONE: HM DR  
LOT SQ. FT. 6161

LOCATION	SQ. FT.
BUILDING COVERAGE 40% MAX. STRUCTURE INCLUDES SHED & COVERED DECKS	1541
TOTAL BUILDING COVERAGE	1761 28.9%
IMPERVIOUS AREA 60% MAX. TOTAL COVERAGE EXISTING CONCRETE / BRICK (SEE SHT 2)	1781 245
TOTAL IMPERVIOUS AREA	2026 32.8%
PERVIOUS AREA YARD / LANDSCAPE	4135 67.2%
TOTAL PERVIOUS AREA	4135 67.2%
OPEN SPACE YARD / LANDSCAPE	4135 67.2%
SETBACKS	FRONT: 10' 9.3' SIDE: 5' 11.9' SIDE: 5' 6.2' REAR: 15' 55.0'

### PROPOSED

LOCATION	SQ. FT.
EXISTING BUILDING COVERAGE	1761
NEW ADDITION	350
NEW ACCESSORY BLDG.	288
PROPOSED TOTAL BUILDING COVERAGE	2399 38.9%
PROPOSED BUILDING COVERAGE	2399 38.9%
PROPOSED TOTAL IMPERVIOUS AREA	2700 44.2%
YARD / LANDSCAPE	3461 56.0%
TOTAL PERVIOUS AREA	3461 56.0%
YARD / LANDSCAPE	3461 56.0%
SETBACKS	FRONT: 10' 9.3' SIDE: 5' 11.9' SIDE: 5' 6.2' REAR: 15' 55.0'

Floor and Roof Live Loads				
Attica:		20 psf w/ storage, 10 psf w/o storage		
Habitable Attics, Bedroom:		30 psf		
All Other Rooms:		40 psf		
Garage:		40 psf		
Roofic:		20 psf		
Wind Design Data				
Ultimate Wind Speed:		180 mph	Nominal Wind Speed:	139 mph
Risk Category:		II	Wind Exposure:	C
Enclosure Classification:		Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:		0.18 +/-		
Components and Cladding Design Pressures	Roof Zone 1:	+25.8 psf max.,	-41.1 psf min.	
	Roof Zone 2:	+25.8 psf max.,	-71.5 psf min.	
	Roof Zone 3:	+25.8 psf max.,	-105.8 psf min.	
	Roof at Zone 2 Overhangs:		-83.6 psf min.	
	Roof at Zone 3 Overhangs:		-140.7 psf min.	
	Wall Zone 4:	+44.9 psf max.,	-48.6 psf min.	
	Wall Zone 5:	+44.9 psf max.,	-60.0 psf min.	
	The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.			
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.				
The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.				

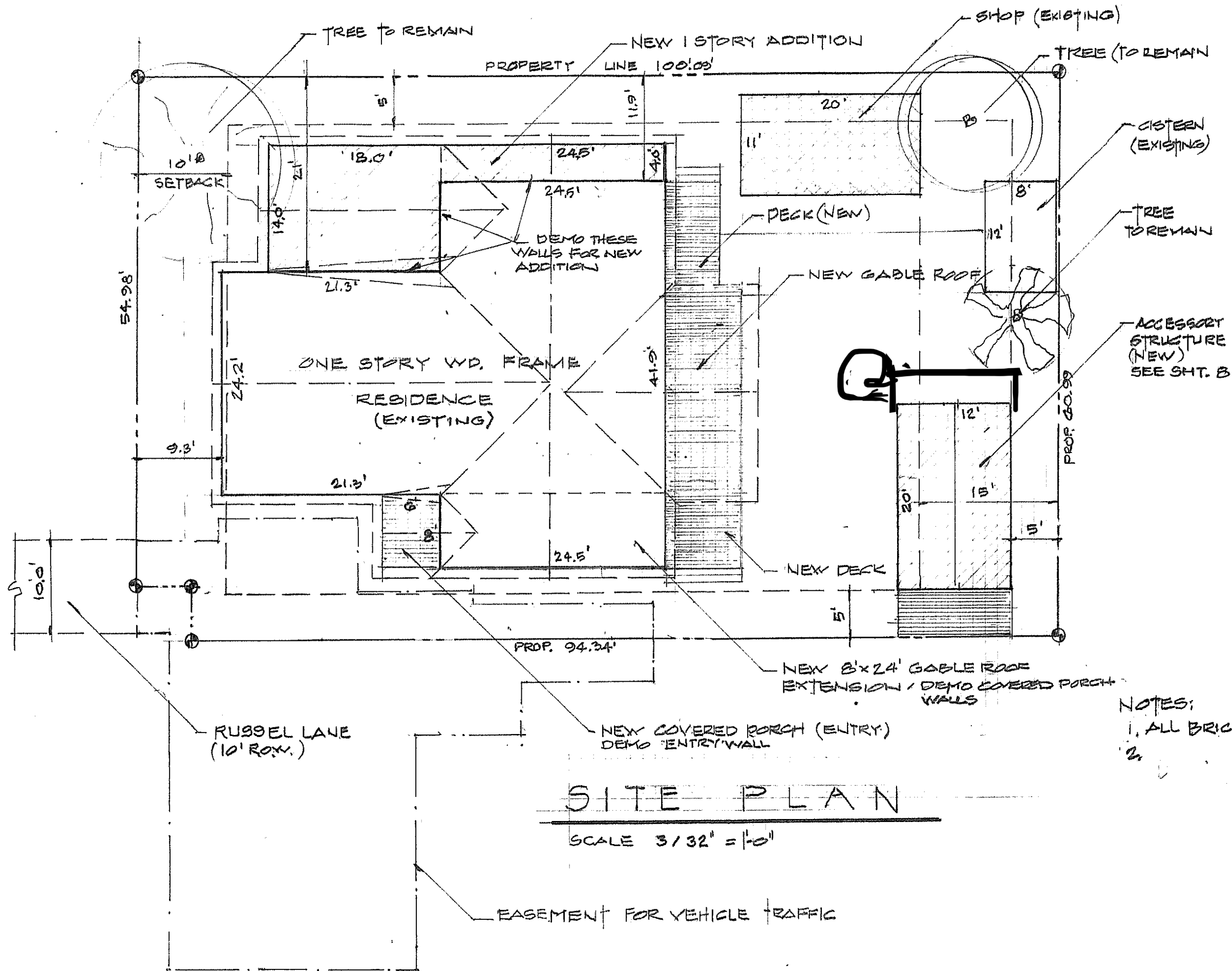
MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

ARCHITECTURE  
W. LEHMAN  
REGISTERED ARCHITECT  
AR0017751

PROJECT NO: 610.25  
DATE: 5.25.25

1 OF 8

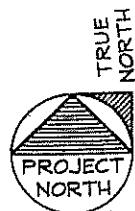




MORGAN RESIDENCE  
 RENOVATION - ADDITION  
 417 ELIZABETH ST. KEY WEST, FL.

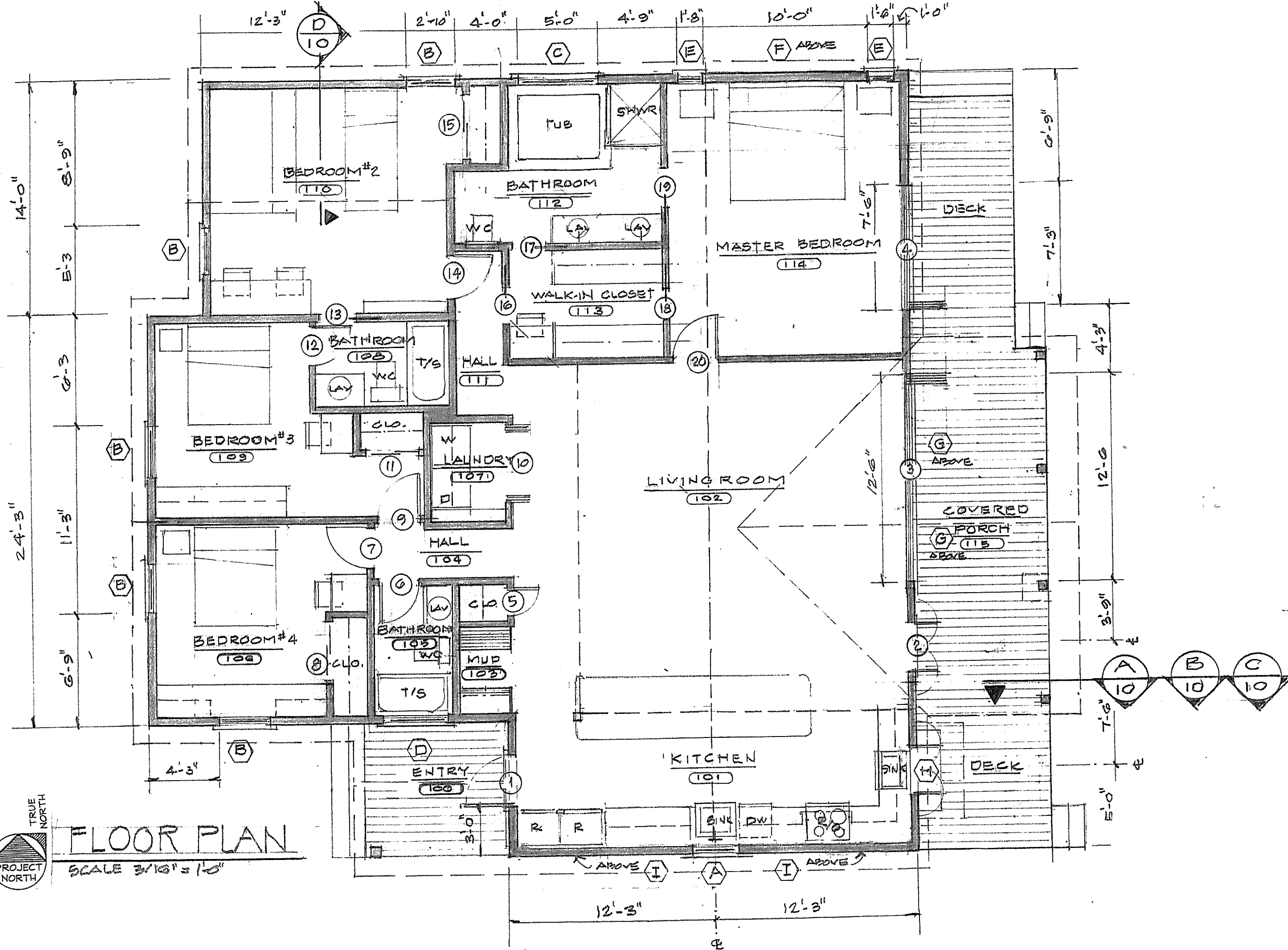
ARCHITECTURE  
 A. H. H. ARCHITECTURE  
 A. H. H. ARCHITECTURE  
 (305) 354-1773

PROJECT NO. 0-10-25  
 DATE 5.25.05

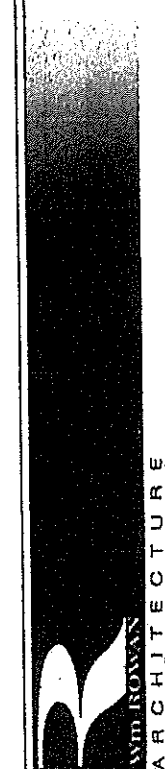


# FLOOR PLAN

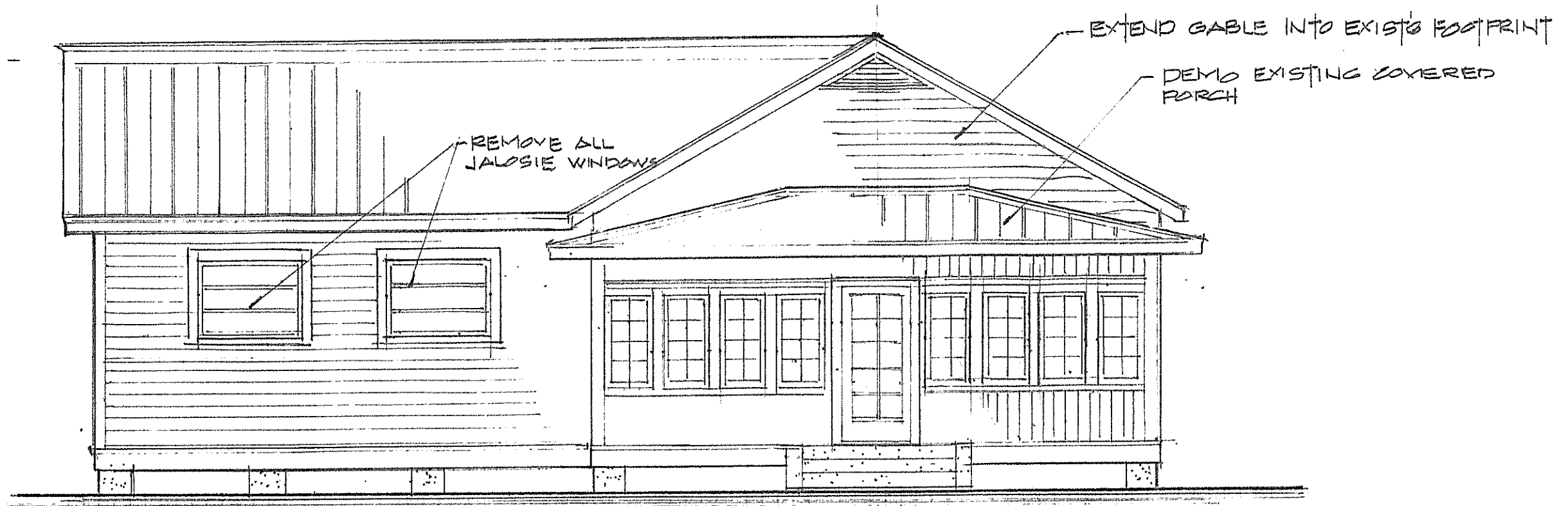
SCALE 3/16" = 1'-0"



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

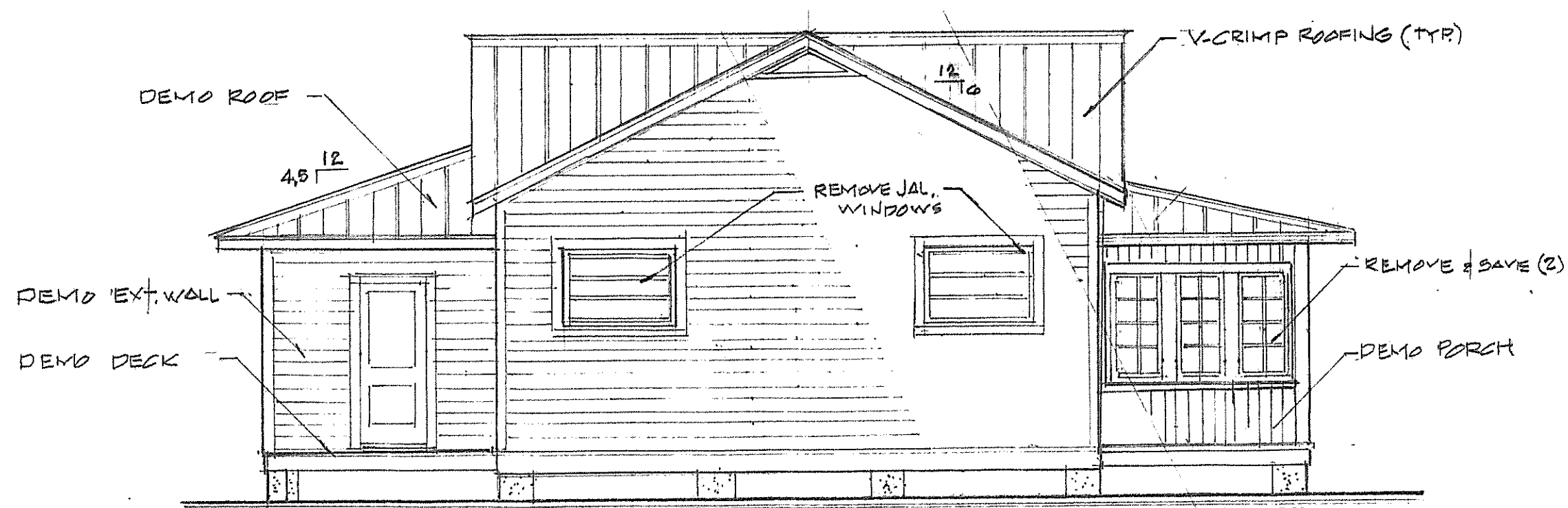


PROJECT NO.  
6.10.25  
DATE 5.25.25



SOUTH ELEVATION SIDE

SCALE 3/16" = 1'-0"



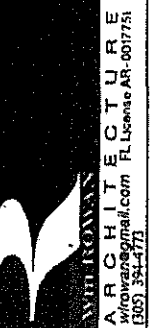
WEST ELEVATION FRONT

SCALE 3/16" = 1'-0"

EXISTING



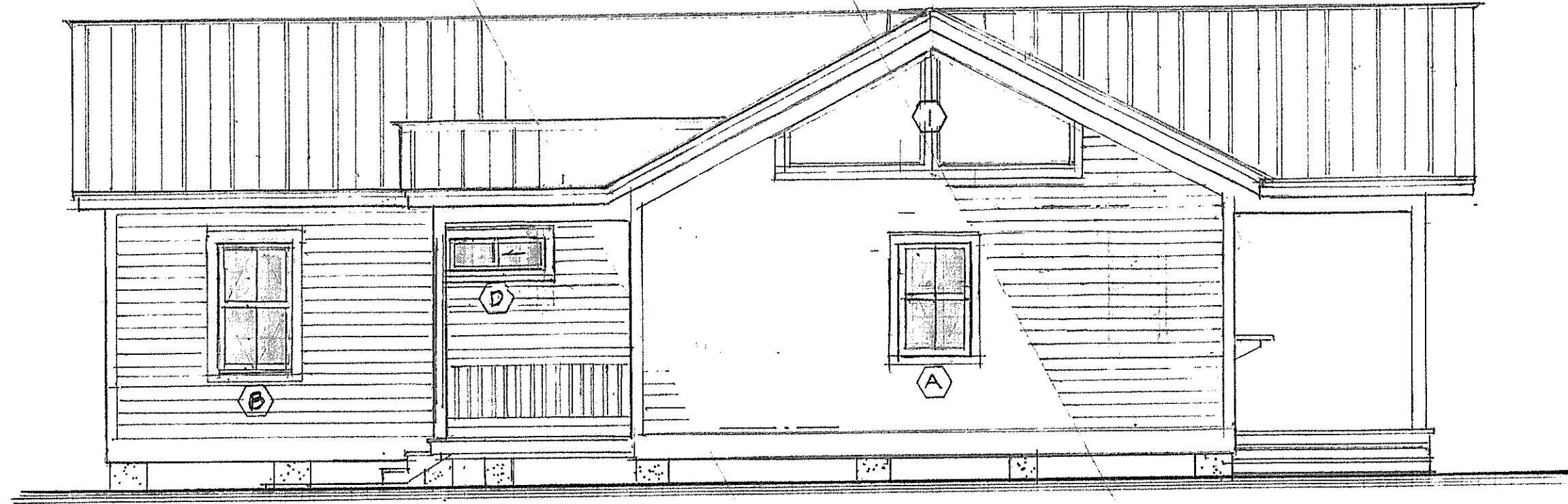
**MORGAN RESIDENCE**  
RENOVATION - ADDITION  
417 ELIZABETH ST, KEY WEST, FL.



PROJECT NO. 0-12-25  
DATE 5-25-25

4

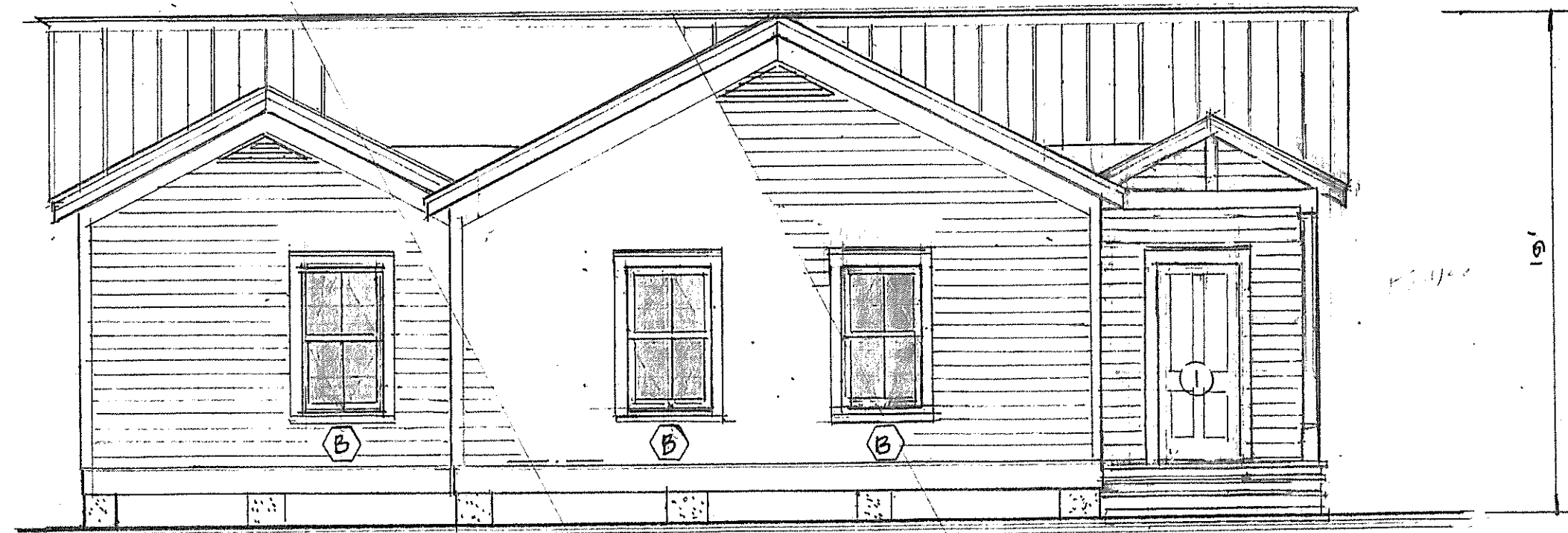
4 OF 8



# SOUTH ELEVATION

SCALE 3/16" = 1'-0"

SIDE YARD



# WEST ELEVATION

SCALE 3/16" = 1'-0"

FRONT YARD

PROPOSED



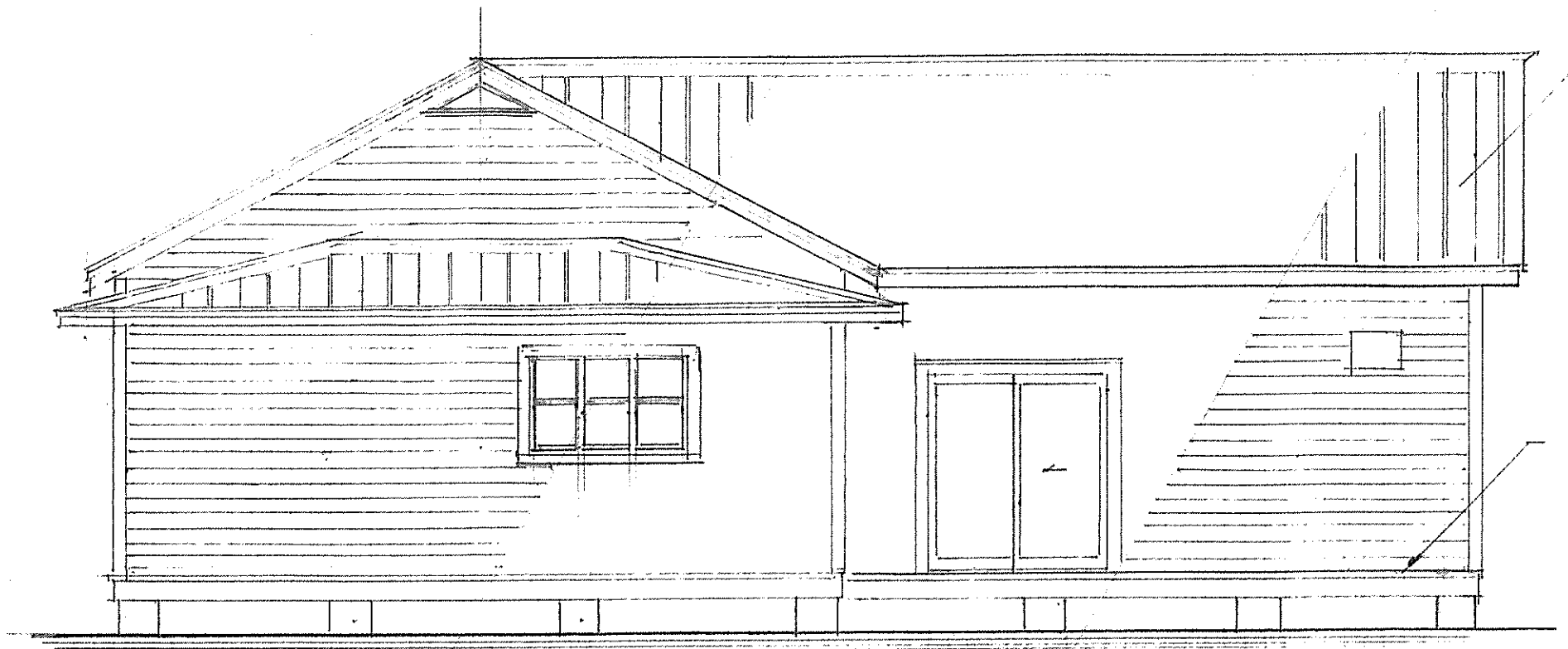
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RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO: 010225  
DATE: 08/25/25

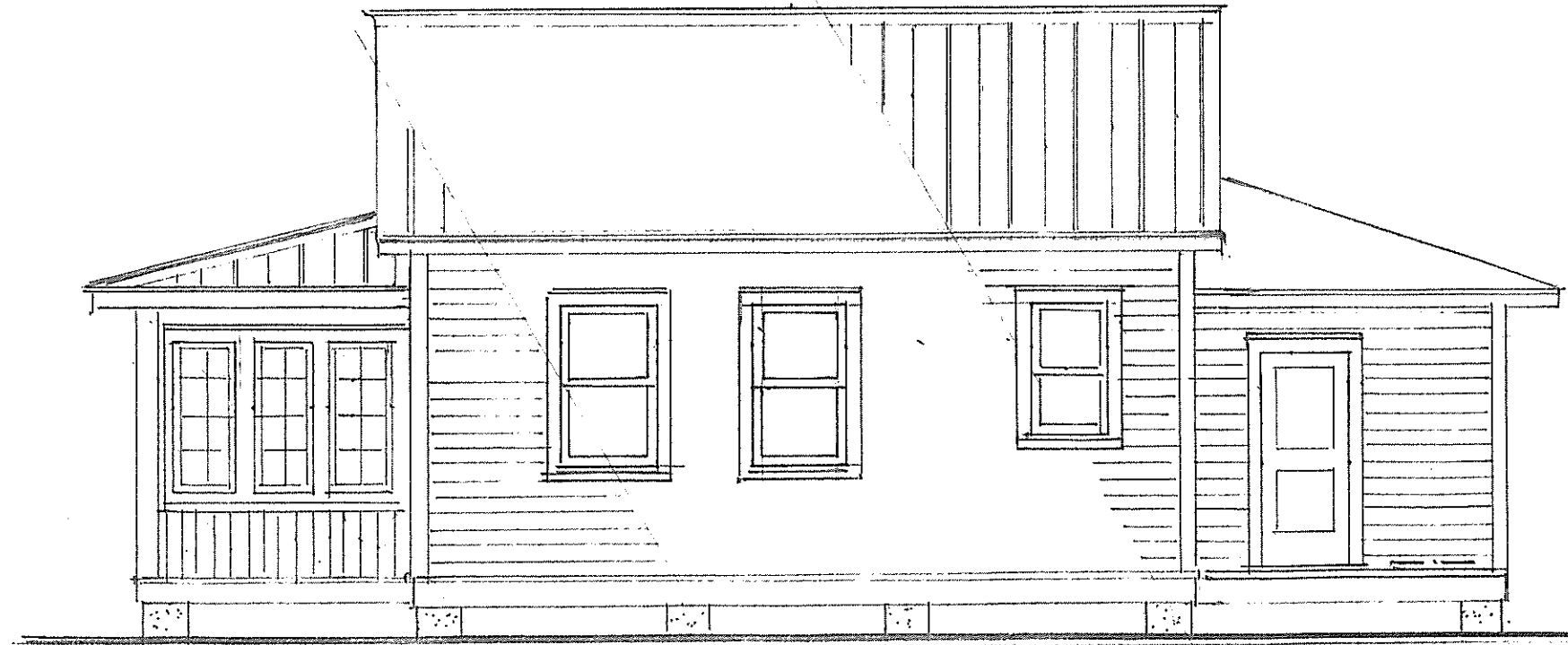
5

5 OF 18



NORTH ELEVATION

SCALE 3/16" = 1'-0" SIDE



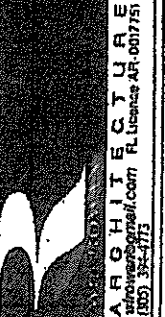
EAST ELEVATION

SCALE 3/16" = 1'-0" REAR

EXISTING



MORGAN RESIDENCE  
RENOVATION + ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

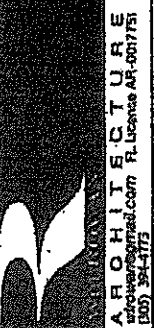


PROJECT NO. 6-10-25  
DATE 5-25-25

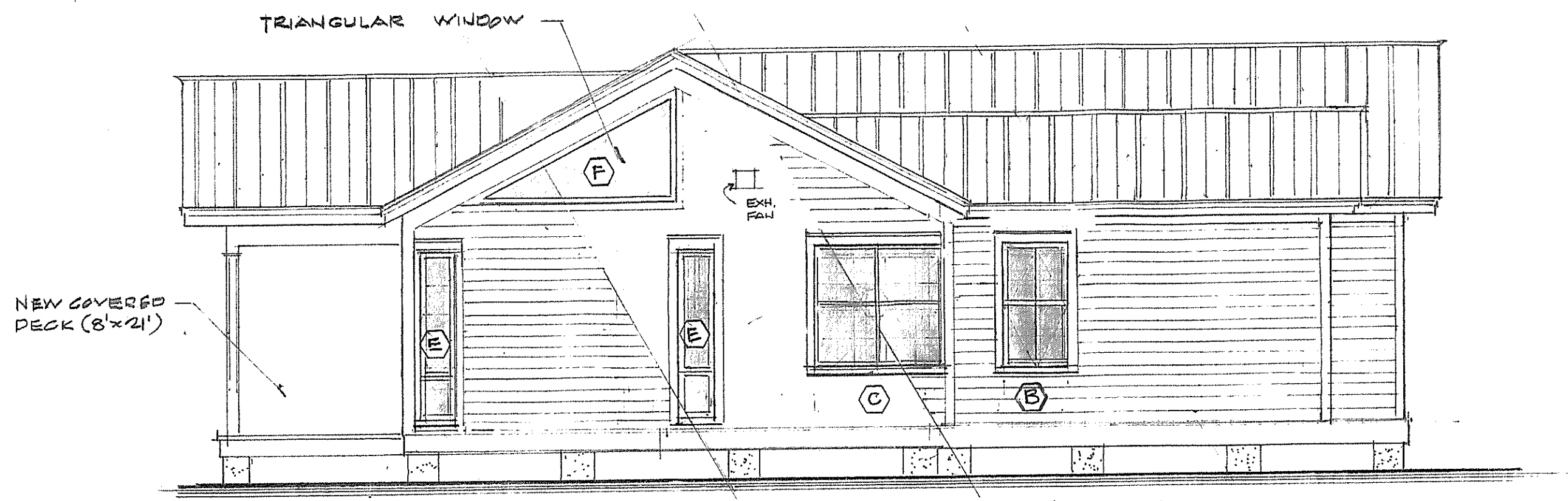
6 OF 8



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

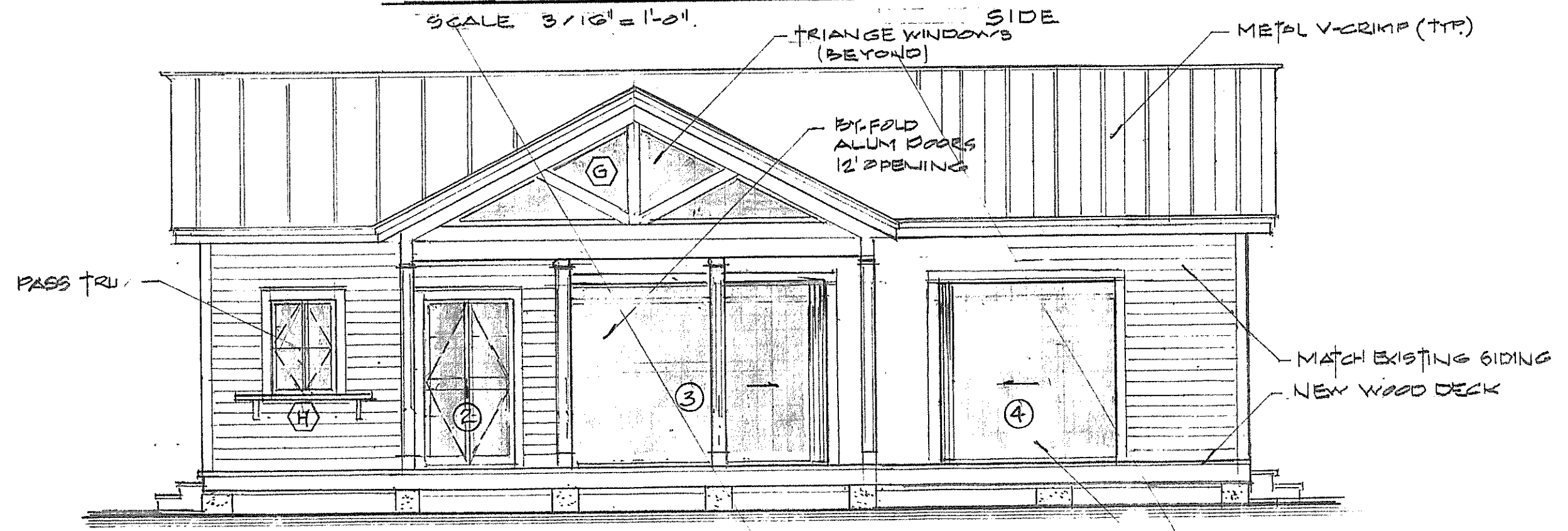


PROJECT NO:  
DATE 6.10.25



NORTH ELEVATION

SCALE 3/16" = 1'-0"



EAST ELEVATION

SCALE 3/16" = 1'-0"

REAR

BY-FOLD ALUM. DOORS  
8' FOOT OPENING  
(4) 2' DOORS

PROPOSED

MATCH EXISTING SIDING  
NEW WOOD DECK

TRIANGLE WINDOWS  
(BEYOND)

BY-FOLD  
ALUM DOORS  
12' OPENING

METAL V-CRIMP (TYP.)

PASS TRU



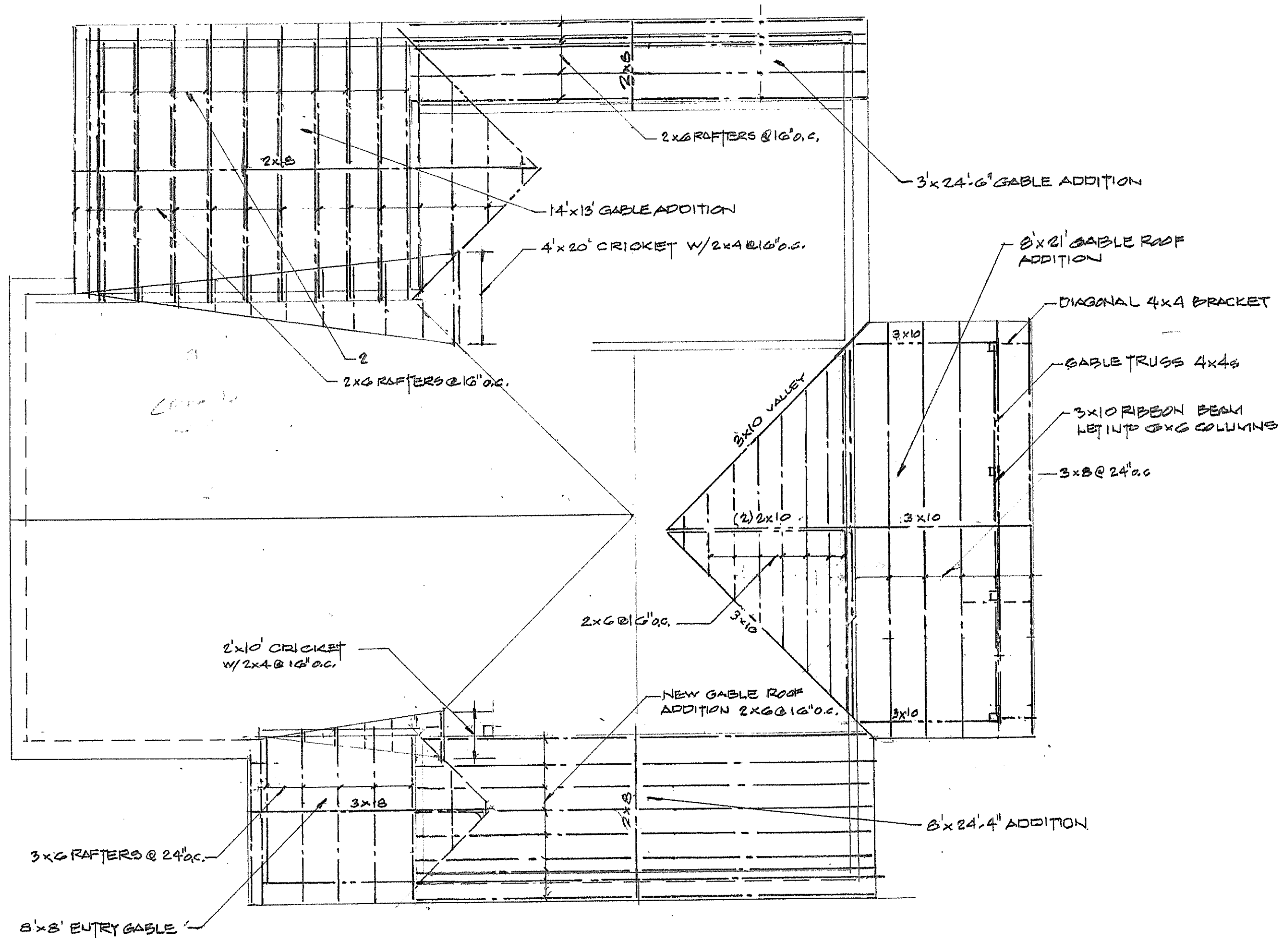


MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

A. H. & H. I. B. G. I. O. H. E.  
info@ahhig.com P. License: AH-0017751  
(305) 304-5773

PROJECT NO: \_\_\_\_\_  
DATE: 5.10.25

8  
OF 8



# ROOF FRAMING PLAN

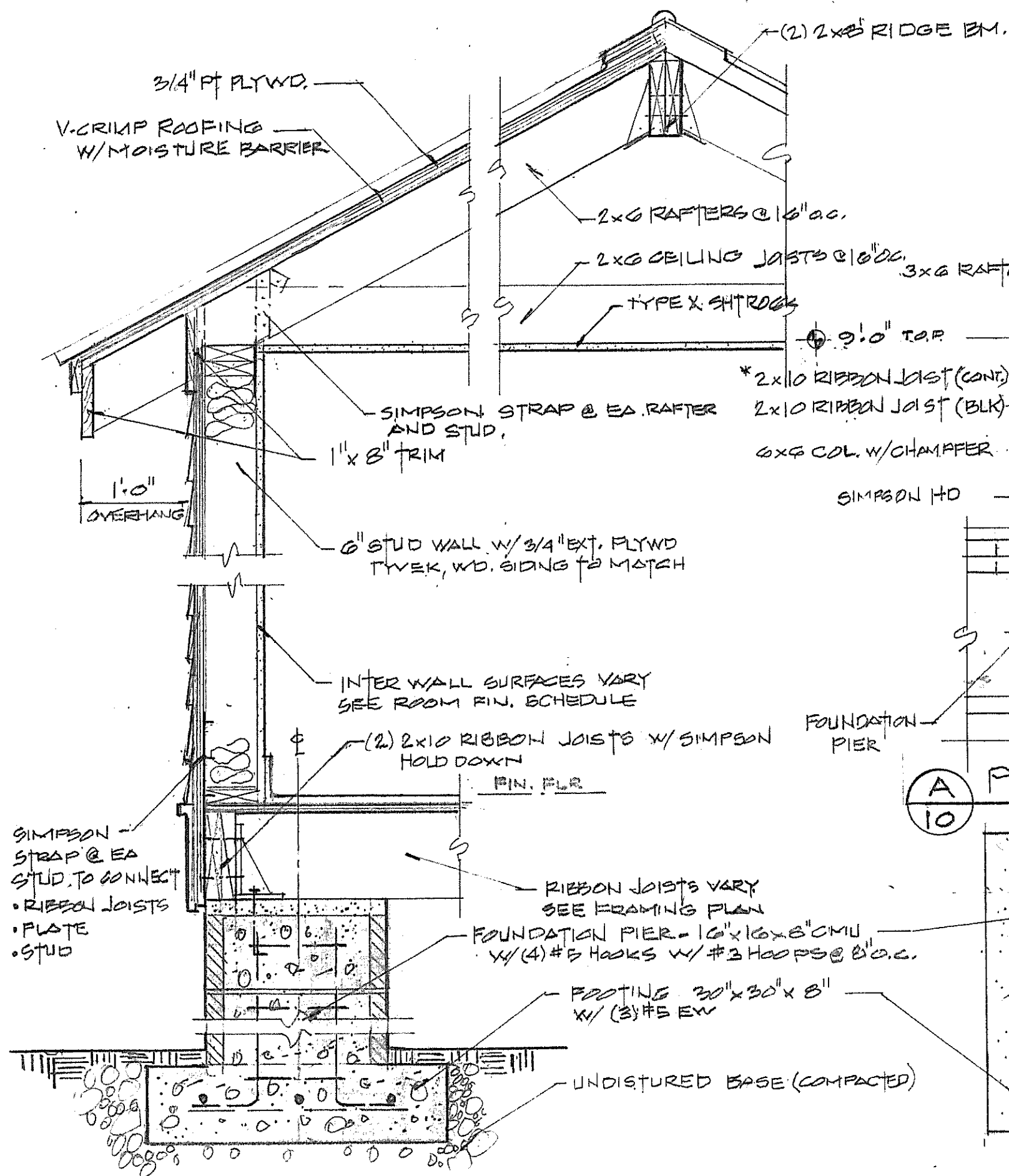
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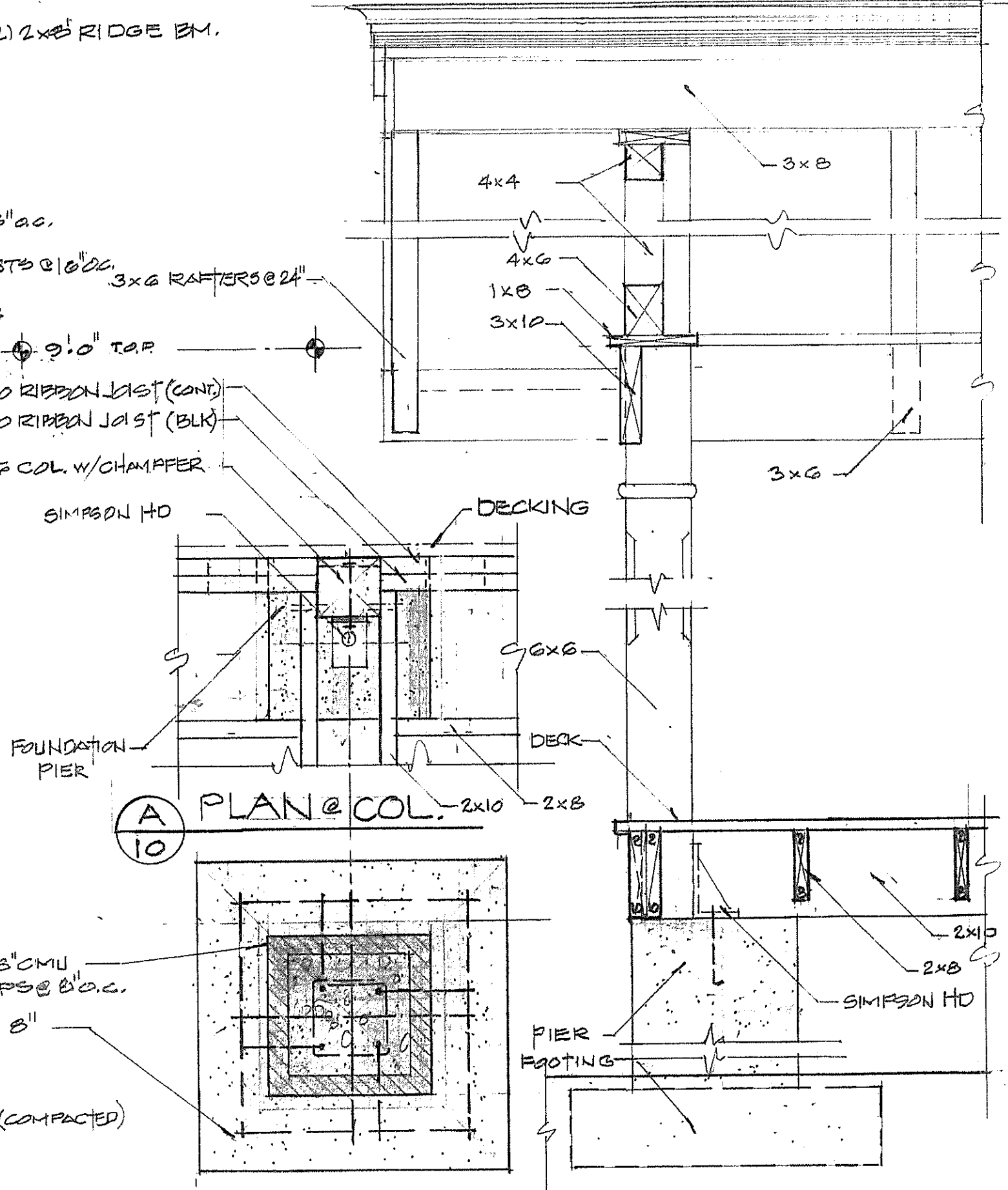
MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO.:  
DATE: 6-10-25



**D SECTION @ NEW WALLS**  
SCALE 1" = 1'-0"

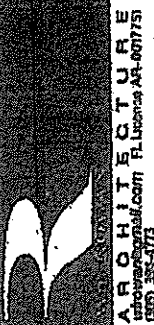


**B PLAN @ FTG/PIER**  
SCALE 1" = 1'-0"

**C SECTION @ COLUMN**  
SCALE 1" = 1'-0"



**MORGAN RESIDENCE**  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO:  
DATE: 6-10-25

10  
10 OF 18


DOOR SCHEDULE					DESIGN PRESSURES		
MARK	QTY	WIDTH	HEIGHT	TYPE	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED
1	1	3'0"	7'0"	4 PANEL 2 LIGHT			
2	1	3'0"	8'0"	(2) 18" 1 OVER 1			
3	1	12'0"	8'0"	4 DRS ALL GLASS			
4	1	9'0"	8'0"	3 DRS ALL GLASS			
5		1'6"	6'8"	FIXED LOUVER			

6		2'4"	6'8"	WD. 4 PANEL
7		2'6"	6'8"	WD. 4 PANEL
8		3'0"	6'8"	(2) SLIDERS
9		2'6"	6'8"	WD 4 PANEL 18"
10		5'0"	6'8"	(4) BI-FOLD 15"
11		3'0"	6'8"	(2) SLIDERS 18"
12		2'0"	6'8"	4 PANEL
13		2'4"	6'8"	POCKET
14		2'8"	6'8"	4 PANEL
15		4'0"	6'8"	(2) SLIDERS 24"
16		2'4"	6'8"	POCKET
17		2'0"	6'8"	POCKET
18		2'4"	6'8"	POCKET
19		2'6"	6'8"	POCKET
20		3'0"	6'8"	4 PANEL


WINDOW SCHEDULE					DESIGN PRESSURES		
MARK	QTY	WIDTH	HEIGHT	TYPE	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED
A	1	2'10"	3'6"	ALUM - 2 OVER 2			
B	5	2'10"	5'3"	" "			
C	1	5'0"	4'0"				
D	1	4'0"	1'6"				
E	2	1'6"	7'0"				
F	1	8'0"	4'0"	TRIANGLE TBD			
G	2	8'0"	4'0"				
H	1	3'0"	4'0"	(2) 1'6" GL. WINDOWS			
I	2	5'0"	4'0"	TRAPEZOID "			

WALL SCHEDULE		
MK.	WALL TYPE / DETAILS	NOTES
1	EXISTING EXT. WALL TO REMAIN	
2	NEW 2x6 STUDS @ 12" O.C. W/ 5/8" FT. FLYWD LAP SIDING TO MATCH R-1 FOAM	
3		
4		
5		
6		
7		

LEGEND  
1. DOUBLE HUNG - EGRESS  
2.



**MORGAN RESIDENCE**  
 RENOVATION - ADDITION  
 417 ELIZABETH ST KEY WEST, FL.



ARCHITECTURE  
 1100 354-0773

PROJECT NO :

DATE :

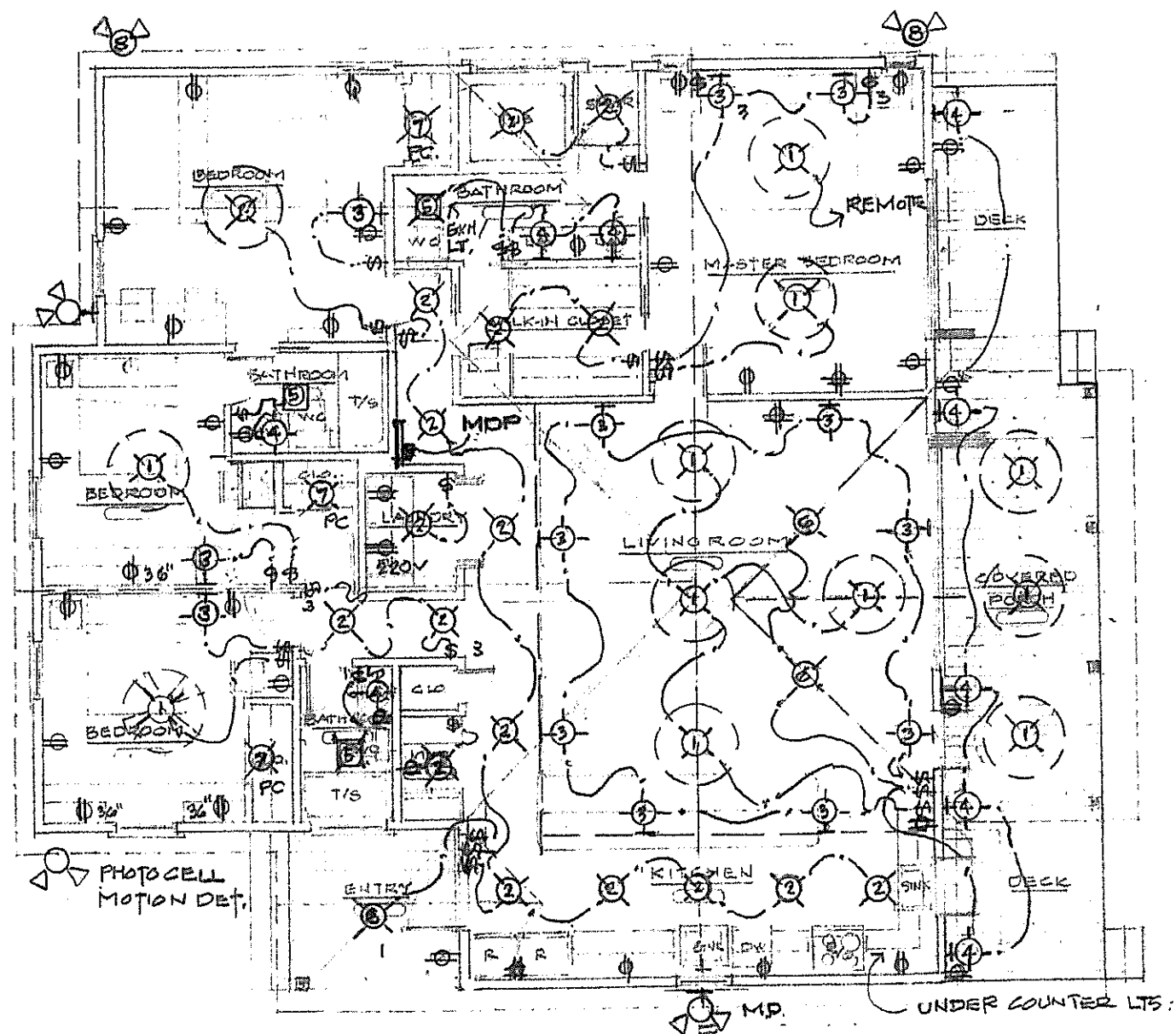
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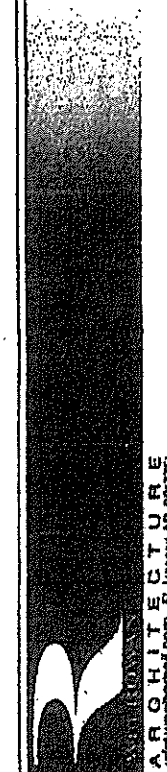
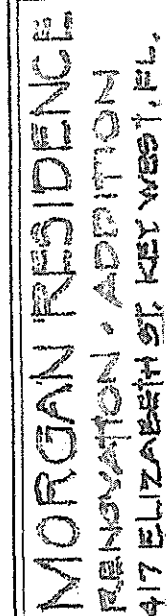




ELECTRICAL FIXTURE SCHEDULE			
MARK	DESCRIPTION	MOUNTING	REMARKS & SPECIAL NOTES
1	CEILING FAN W/ OR W/O LIGHT	HANGING	(9) INDOOR (3) OUTDOOR
2	6" CANS TYP.	RECESS	WET LOCATIONS REQ SAFETY
3	SOURCES DIRECT/INDIRECT	WALL	OUTSIDE
4	VANITY LTS.	"	ALL BATHROOMS
5	BATHROOM EXHAUST FAN W/ OR W/O LT.	RECESS	
6	ENTRY CHANDLIER	CEILING	HALLS - RIDGE OR VALLEY
7	WALL LT. W/ P.C.	WALL	CLOSETS
8	SPOT LTS.	"	PHOTOCELL MOTION DET.



PANEL SCHEDULE													
PANEL <u>MDP</u>		PHASE _____	WIRE _____	VOLTAGE _____	MAIN AMPERAGE <u>200</u>								
LOCATION <u>HALLWAY</u>		MOUNTING <u>RECESSED</u>			BUS AMPERAGE _____								
CT#	KVA ø A	KVA ø C	DESCRIPTION	P O L E	A I C	P H A S E	P O L E	A I C	DESCRIPTION	KVA ø A	KVA ø C	C T #	
1												2	
3												4	
5												6	
7												8	
9												10	
11												12	
13												14	
15												16	
17												18	
19												20	
21												22	
23												24	
25												26	
27												28	
29												30	
31												32	
33												34	
35												36	
37												38	
39												40	
Total KVA ø A													
Total KVA ø C													
Total KVA													
Line Amperes Demand													

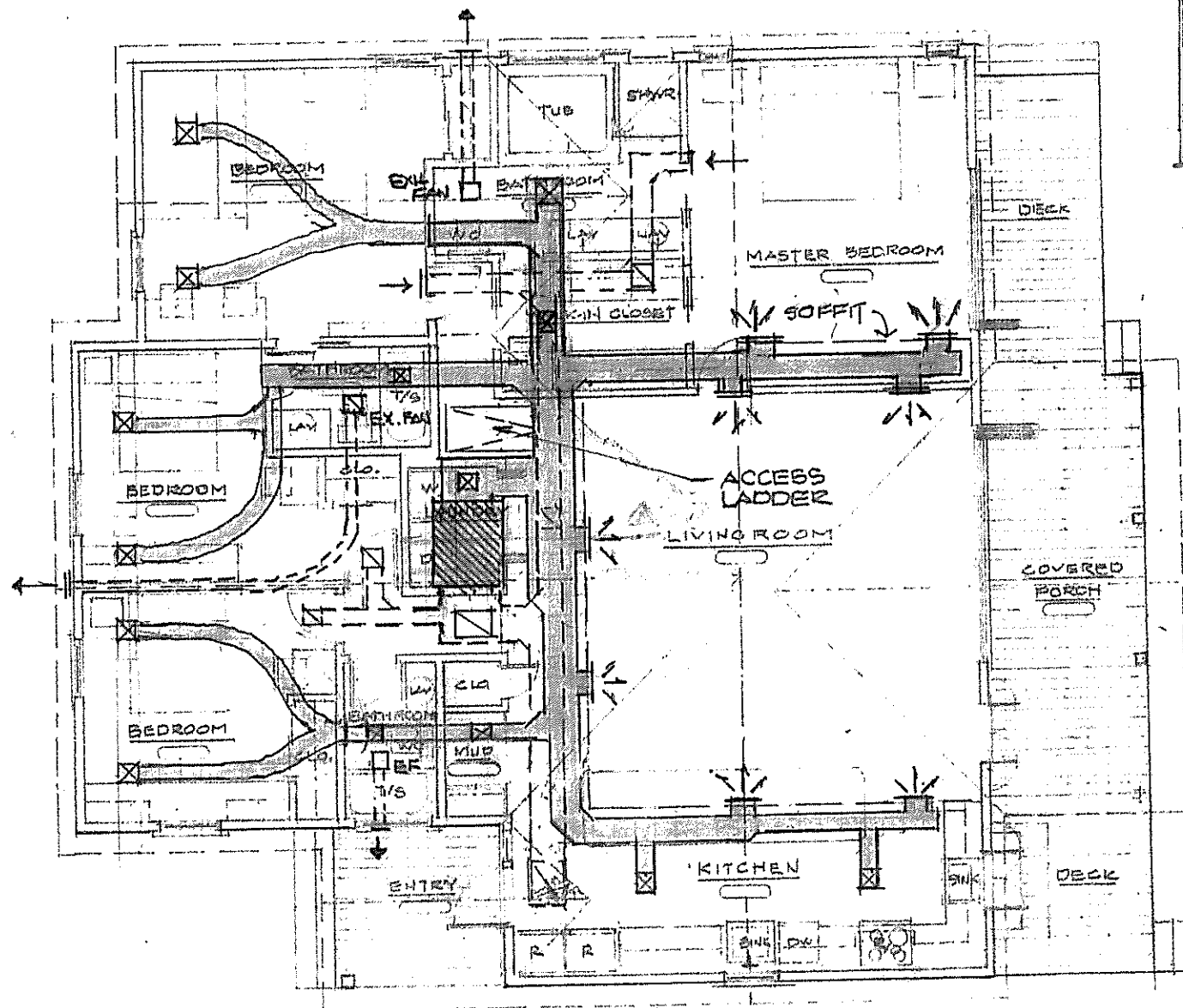


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1. All work shall comply with all applicable laws, codes, ordinances of the City, County and State.
2. Registers shall be equal to "Kreuger". Color shall be white, unless otherwise noted.
3. The Contractor shall have the option of using sheet metal ductwork or fiberboard ductwork. Provide turning vanes in all 90 degree elbows of all ductwork from main branch to register.
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 undercutting 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.



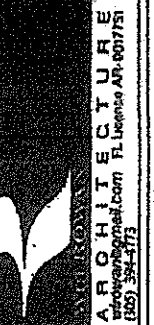
SCALE 1" = 1'-0"

[illegible]

NOTE: EXISTING 4 TON A/C AIR HANDLER/CONDENSER WILL BE REUSED IN THE NEW RENOVATIONS.



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO :  
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# PLUMBING NOTES

1. UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING, AS DETERMINED DURING CONSTRUCTION WILL BE NECESSARY.
2. FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
3. NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
4. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING AND ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATION AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
5. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT AS SPECIFICALLY NOTED.
6. SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILING AND ROOFS.
7. PROVIDE ACCESS PANELS TO ALL VALVES AND WATER HAMMER ARRESTERS THAT CAN BE TURNED BY HAND, LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
8. ALL WATER PIPING INSIDE BUILDINGS SHALL BE TYPE "L" COPPER PIPE WITH SOLDERED (95/5) JOINTS.
9. SCHEDULE 40 PVC PIPE & FITTINGS: ASTM D2665-85. JOINTS: ASTM D2855-83, SOLVENT WELD.
10. ESCUTCHEONS SHALL BE PROVIDED FOR ALL PIPING THRU WALLS, FLOORS AND CEILINGS WHERE PIPE IS EXPOSED TO VIEW.
11. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
12. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
13. PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
14. SIZE AND LOCATION OF ANY REQUIRED CLEANOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (PLUMBING), CURRENT ADDITION, AND ALL JURISDICTIONAL REGULATIONS.
15. ALL WALL MOUNTED LAVATORIES AND HAND WASHING FACILITIES SHALL BE ATTACHED TO A FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
16. PLUMBING CONTRACTOR SHALL PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC., ROUGH-IN AND MAKE FINAL CONNECTIONS (INCLUDING SUPPLYING AND/OR INSTALLING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
17. INSULATE HOT WATER PIPING WITH FACTORY FORMED, FIBERGLASS PIPE INSULATION FACTORY JACKETED SYSTEM 1" THICK EQUAL TO OWENS-CORNING FIBERGLASS 25/ASJ/55L.

# ELECTRICAL NOTES

Existing main shutoffs and existing panels to remain.  
 All switches and dimmers shall be located 42" above finished floor to center of switch, U.N.O.  
 Multiple switches at one location shall be ganged together and finished with one cover plate, U.N.O.  
 All new fixtures to meet all energy draw requirements and be of LED type typ.  
 Wall outlets located for wall mounted appliances are to be placed at 62" from finish floor typically  
 All wet location outlets are to be gfci type.  
 All exterior switches and outlets are to be or have weather proof covers.  
 Existing panels and shut offs to be replaced (Contractor to verify capacity)  
 Location of shut-offs and panels to be verified in field by EC  
**CONTRACTOR NOTICE:**  
 Contractor shall confirm all existing unidentified circuits and determine if any are required to remain. If not required to remain, completely remove and mark breaker as "spare." Set all spare breakers in the OFF position.  
 Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.  
 If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.  
 For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.  
 For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.  
 New shutoffs at all A/Cs per 2023 FBC  
 Verify all new fixtures and locations with architect or owner before install.

# MECHANICAL NOTES

## Note to Contractor on Existing Conditions:

1. Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.
2. If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.
3. For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.
4. For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.
5. Refer to manufacturers specifications for mounting details on A/C air handlers.
6. Location of compressors are to be a min. of 5' from property lines. Contractor to place per code.
7. Location of exterior unit to be placed on existing deck at rear of 3rd floor.

## MECHANICAL SPECIFICATIONS:

**Scope:** The contractor shall visit the site and examine the drawing and specifications before submitting a proposal. All work shall be in accordance with the 2023 8th ed. FBC and with all amendments, and local codes and ordinances; installation shall comply with the standards set by the NFPA, ASHRAE, ASPE, SMACNA, NEC and UL. The systems, equipment, devices, and accessories shall be installed, finished, tested and adjusted for continuous and proper operation. The contractor shall be responsible for his work fitting in place and shall coordinate with the other trades to avoid interference with their work. The information given herein and on the drawings is as exact as could be secured, but its extreme accuracy is not guaranteed. The drawings are diagrammatic, intended to show general arrangement, capacity and location of various components, equipment, and devices, if work is required in a manner to make it impossible to produce first class work, or should discrepancies appear among the contract documents or between the contract documents and manufacturers recommendations, the contractor shall request interpretation from the owner or architect before proceeding with work. Contractor shall furnish all minor items which are obviously and reasonably necessary to complete the installation whether or not specific in the documents.  
**Required Coordination:** All work shall be coordinated with all trades involved. Offsets in ducts and piping (including divided ducts) and transitions around obstructions shall be included in the bid price.  
**Construction Plans:** In general, plans and diagrams are schematic only and should not be scaled.  
**Required Access:** Contractor shall ensure that all equipment and devices that require replacement, servicing, adjusting or maintenance shall be located to allow access and space for removal of internal assemblies, if required. Contractor shall provide access panels where required to allow access, even if not indicated on the drawings and these shall be included in the bid price.  
**Wind Resistance:** All equipment, appliance and supports located exterior of the facility shall be installed to resist 180mph wind loads as detailed in FBC.  
**Cutting and Patching:** All openings around duct or pipe penetrations through smoke or fire rated floors, ceiling or walls shall be sealed airtight with materials having a rating equal to the material of the ceiling, wall, or floor penetrated.  
**Fire Stopping:** UL approved materials and methods shall protect the penetrations of fire and/or smoke rated walls, ceiling or floors. The rating of fire stopping shall equal the rating of the rated assembly. All insulation shall have composite fire and smoke hazard ratings as tested by procedure ASTM E-84, NFPA-225, UL-723, not exceeding: Flame spread - 25, Smoke developed - 50, Fuel distributed - 50.  
**Condensate and Drain Piping:** Condensate drain piping shall be PVC type DWV. Drains shall be pitched not less than 1:10. Runs shall be as short as possible without any dips to trap water and interfere with proper drainage. Provide traps and cleanouts at drain pan connections.



MORGAN RESIDENCE  
 RENOVATION - ADDITION  
 417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO:  
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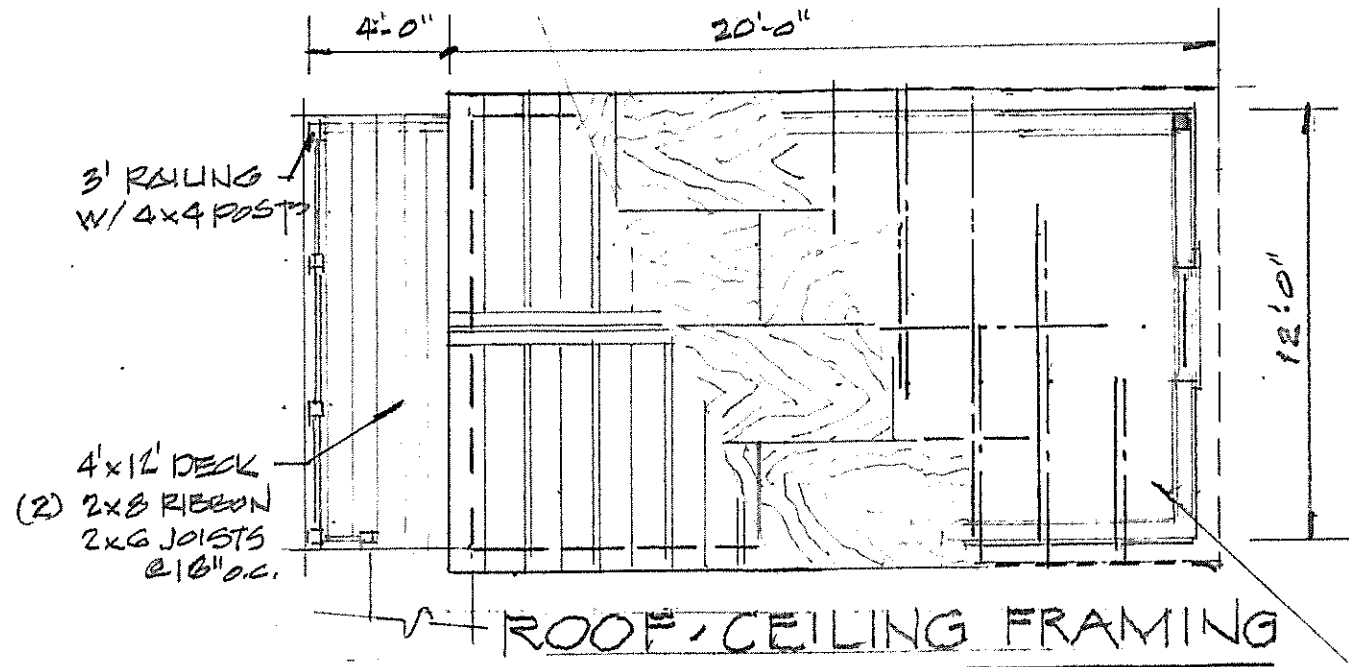
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MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



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DATE 6/10/25

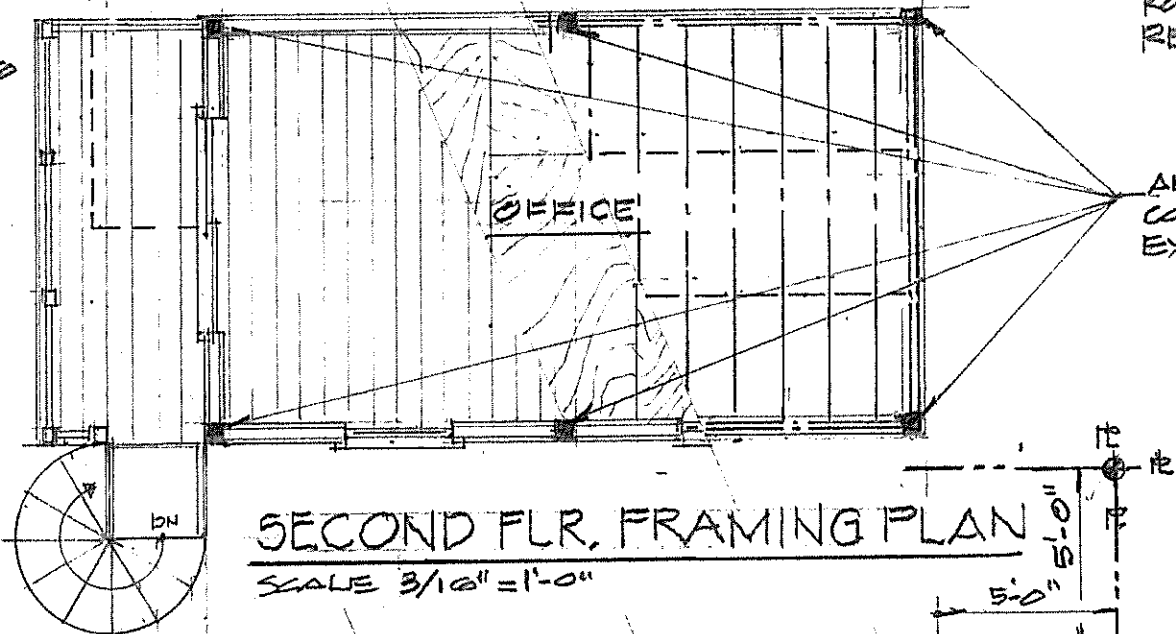


3'-0" SCALE 3/16" = 1'-0"

THIS 12'x20'  
ROOF IS TO BE  
REUSED!

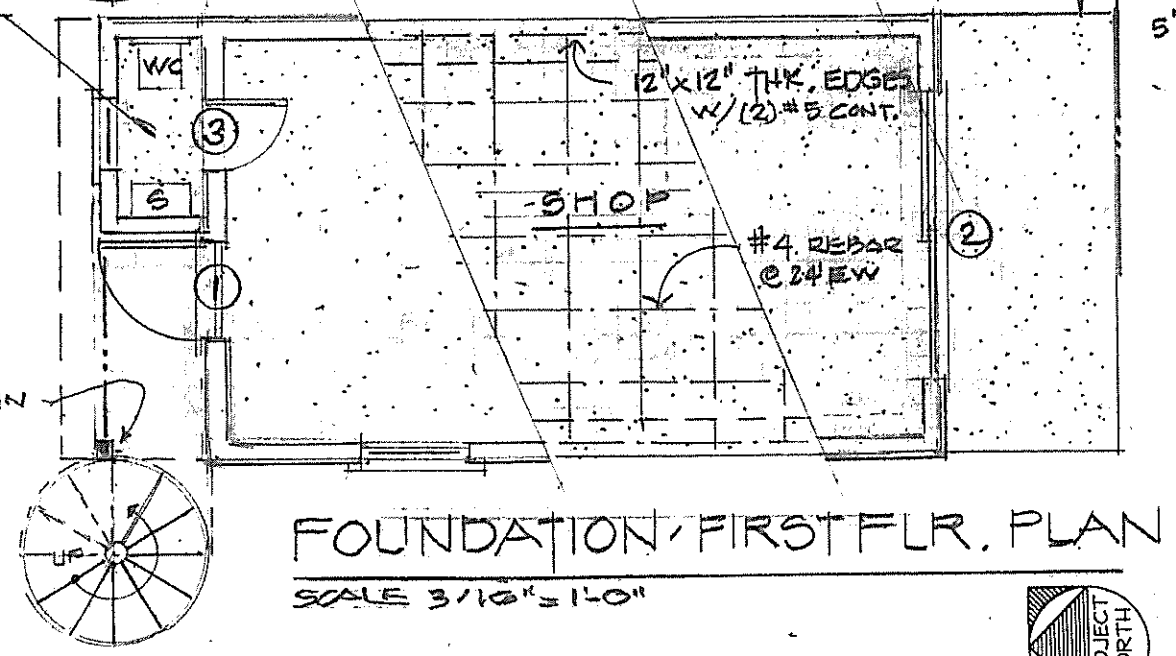
ALL (6) 6x6s  
COME W/ THE  
EXISTING ROOF

NOTE  
ALL WALLS TO  
BE 2x6

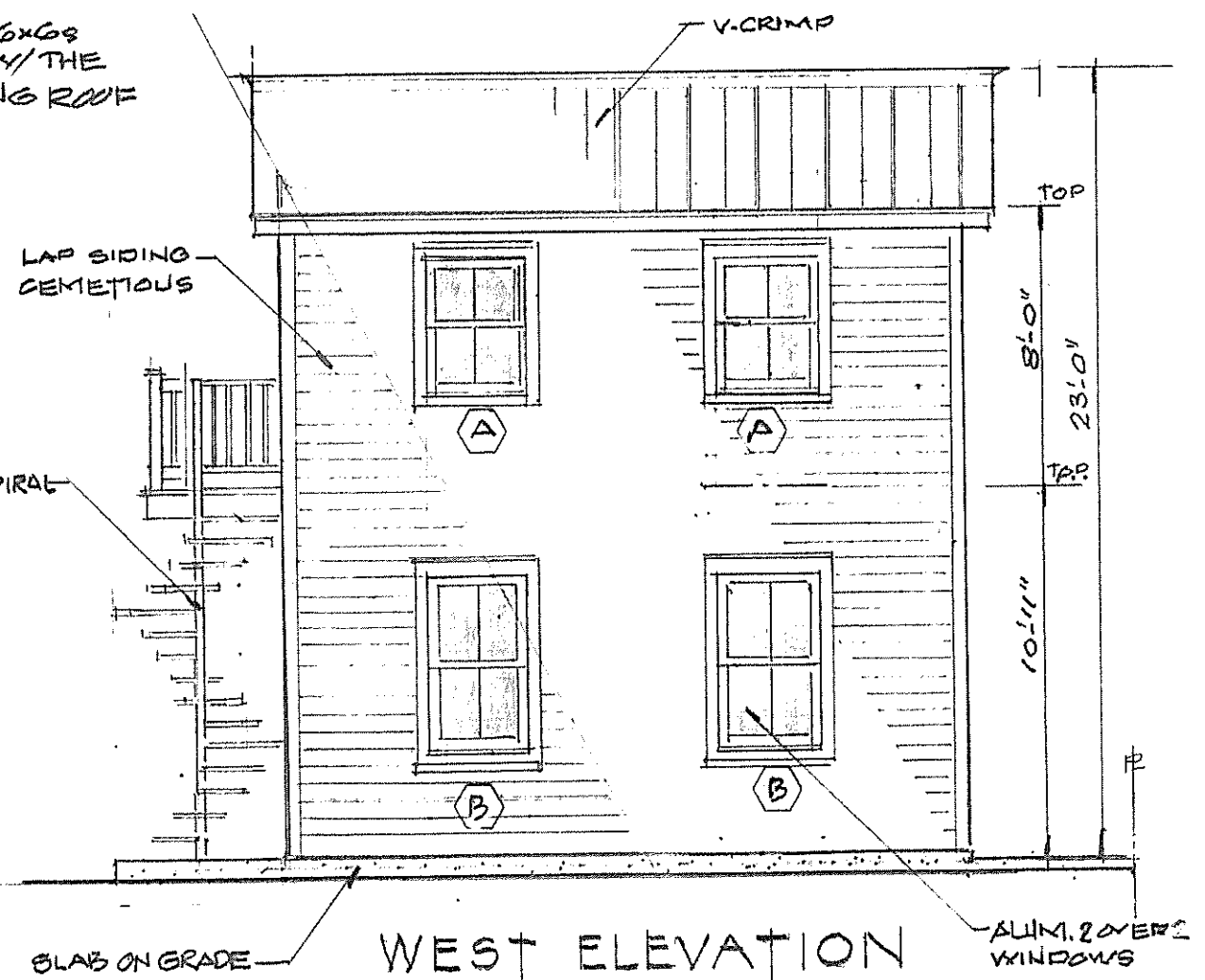


SECOND FLR. FRAMING PLAN  
SCALE 3/16" = 1'-0"

HALF BATH



FOUNDATION/FIRST FLR. PLAN  
SCALE 3/16" = 1'-0"

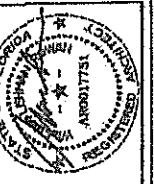


WEST ELEVATION  
SCALE 3/16" = 1'-0"

ACCESSORY STRUCTURE

SLAB ON GRADE

ALUM. 2 OVER 2  
WINDOWS



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.

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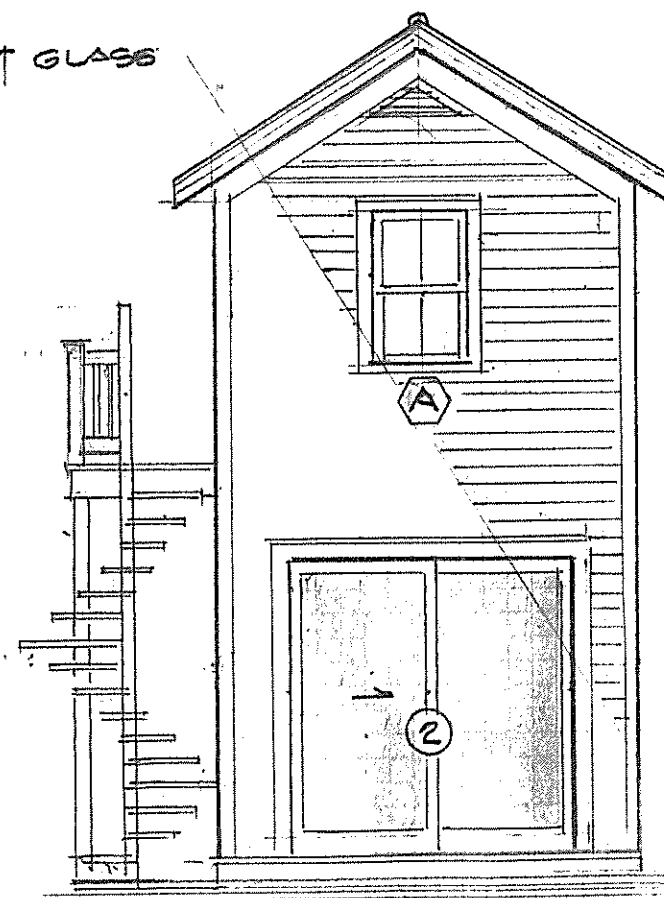
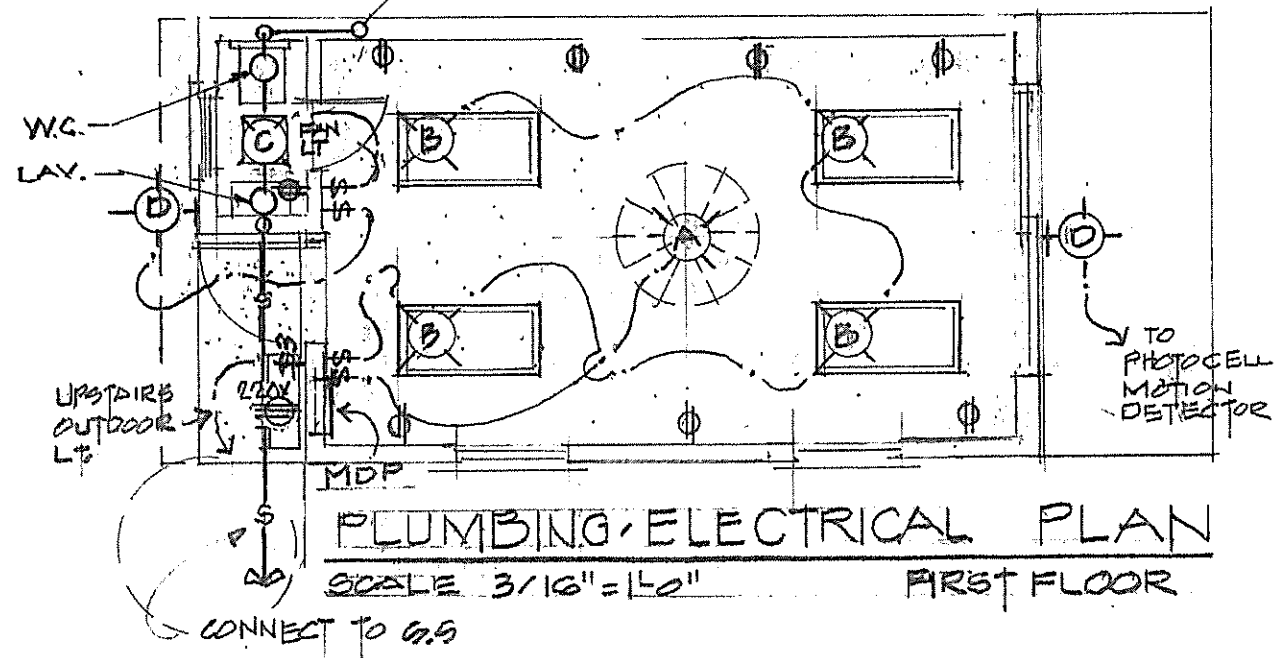
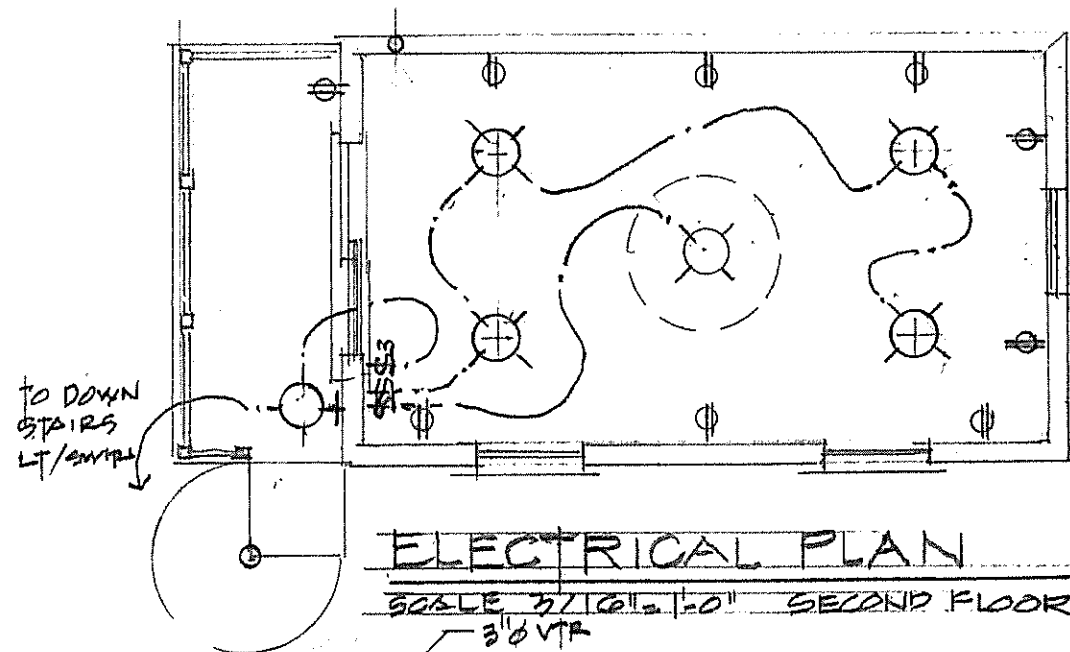
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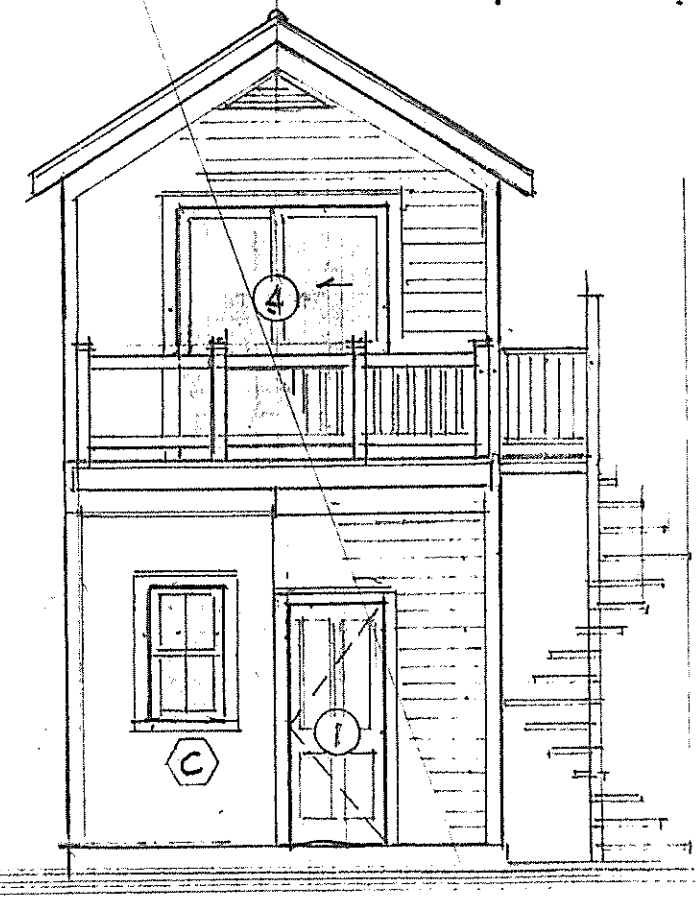
DOOR SCHEDULE					DESIGN PRESSURES		
MARK	QTY	WIDTH	HEIGHT	TYPE	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED
1	1	2'-0"	6'-8"	WD 4 PANEL			
2	1	8'-0"	8'-0"	ALUM. SLIDING*			
3	1	2'-0"	6'-8"	HC FLUSH		NOT APPLICAL	
4	1	6'-0"	6'-8"	ALUM. SLIDING*			

WINDOW SCHEDULE					DESIGN PRESSURES		
MARK	QTY	WIDTH	HEIGHT	TYPE	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED
A	3	2'-10"	4'-3"	DH 2 OVER 2 *			
B	2	2'-10"	5'-3"	DH 2 OVER 2 *			
C	1	2'-0"	4'-0"	DH 2 OVER 2 *			

\* IMPACT GLASS



SOUTH ELEVATION



NORTH ELEVATION



1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc.: (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailers; and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-end twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut." The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.
2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.131" x 2 1/2", 0.148" x 3" and 0.162" x 3 1/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 1 1/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overload. Do not exceed catalog allowable loads, which would jeopardize the connection..
3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc. or similar with the same design criteria
7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.

#### WALL FINISHES:

1. Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.
2. Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners.
3. Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
4. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
5. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

#### WOOD FRAMING NOTES:

1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc.: (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailers; and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-end twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut." The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.
2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.131" x 2 1/2", 0.148" x 3" and 0.162" x 3 1/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 1 1/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overload. Do not exceed catalog allowable loads, which would jeopardize the connection..
3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans.
6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.
7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
8. Epoxy dowel all new horizontal reinforcing into existing footings. Minimum embedment 4".

It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.

9. Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.

10. Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cascd openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.

11. Lumber and its fastenings shall conform to the national design specifications for wood construction, latest edition.
12. All wood framing sizes, framing, fastening requirements, anchorages, firestops, and connectors not shown on these plans to be per the specified building code.
13. All structural lumber to be structural grade no. 2 spruce-pine-fir with a maximum moisture content of 19%. all lumber to be stamped with the grade mark of an approved grading agency.
14. All wood framing exposed to weather shall be pressure treated. all fasteners in contact with pressure-treated wood to be hot dip galvanized per the manufacturers recommendations and the applicable building code.
15. The framing layouts depicted on the plans are to illustrate general framing conditions but do not necessarily depict the correct quantities or connections required.
16. Fastening for all structural members not specifically shown in the plans to be per the fastening schedule of the applicable building code.
17. Bolts shall conform to astm 307, and d1 8.2.1, screws and lag screws shall conform to ansi b1 8.2.1, and ansi b1 8.6.1, respectively. bolts through wood shall be fitted with standard washers.
18. Bolt holes shall be at least a minimum diameter of 1/32" and no more than a maximum of 1/16" larger than the bolt diameter.
19. Bolt nuts shall be finger-tight plus 1/3 to 1/2 turn with a hand wrench, with consideration given to possible future wood shrinkage. care should be taken not to over-torque the nut. impact wrenches should not be used as they may preload the connectors. bolt nuts shall be periodically retightened.
20. Unless otherwise noted, connectors shall be installed with the maximum number and size of fasteners as required in the manufacturer's installation instructions.
21. The number and size of nails used to connect wood members shall be according to the applicable building code. refer to manufacturer for nailing requirements (to attain maximum table values) for all wood-to-wood mechanical fasteners.

#### FOUNDATION & CONCRETE NOTES

1. The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
2. Minimum concrete strength shall be 4000 p.s.i. unless otherwise specified in these documents.
3. Concrete protection for reinforcement:
  - a. The reinforcement of footings and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 in. of concrete between it and the ground contact surface. If concrete surfaces after removal of the forms are to be exposed to the weather or be in contact with the ground, the reinforcement shall be protected with not less than 2" of concrete for bars larger than # 5 and 1 1/2" for # 5 bars or smaller.
  - b. The concrete protective covering for any reinforcement at surfaces not exposed directly to the ground or weather shall be not less than 3/4" for slabs and walls and not less than 1 1/2" for beams and girders. In concrete joist floors in which the clear distance between joists is not more than 30 in., the protection of reinforcement shall be at least 3/4".
  - c. Column spirals or ties shall be protected everywhere by a covering of concrete cast monolithically with the core, for which the thickness shall be not less than 1 1/2", nor less than 1 1/2 times the maximum size of the coarse aggregate.
  - d. Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joists in (b.).
  - e. In extremely corrosive atmospheres or other severe exposures, the amount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 inches.

#### WOOD FRAMING NOTES:

1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, LATEST EDITION.
2. ALL WOOD FRAMING SIZES, FRAMING, FASTENING REQUIREMENTS, ANCHORAGES, AND CONNECTORS NOT SHOWN ON THESE PLANS TO BE PER THE SPECIFIED BUILDING CODE.
3. ALL STRUCTURAL LUMBER TO BE STRUCTURAL GRADE NO. 2 SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%. ALL LUMBER TO BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
4. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD TO BE HOT DIP GALVANIZED PER THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE BUILDING CODE.
5. THE FRAMING LAYOUTS DEPICTED ON THE PLANS ARE TO ILLUSTRATE GENERAL FRAMING CONDITIONS BUT DO NOT NECESSARILY DEPICT THE CORRECT QUANTITIES OR CONNECTIONS REQUIRED.
6. FASTENING FOR ALL STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN IN THE PLANS TO BE PER THE FASTENING SCHEDULE OF THE APPLICABLE BUILDING CODE.
7. BOLTS SHALL CONFORM TO ASTM 307, ANSI D1 8.2.1. SCREWS AND LAG SCREWS SHALL CONFORM TO ANSI B1 8.2.1, AND ANSI B1 8.6.1, RESPECTIVELY. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.
8. BOLT HOLES SHALL BE AT LEAST A MINIMUM DIAMETER OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
9. BOLT NUTS SHALL BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN NOT TO OVER-TORQUE THE NUT. IMPAC WRENCHES SHOULD NOT BE USED AS THEY MAY PRELOAD THE CONNECTORS. BOLT NUTS SHALL BE PERIODICALLY RETIGHTENED.

#### DEMOLITION & HOUSEKEEPING NOTES:

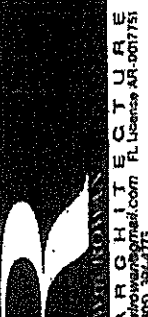
1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from construction area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing outlets to remain except where damage occurs due to demolition or noted otherwise. Replace or relocate where required.
10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
12. Contractor to coordinate with owner for reuse of existing millwork.
13. Keep construction area clean and clear of all trip hazards.

#### CLOSED CELL INSULATION TYP. SPECIFICATIONS:

Flame spread/smoke development <25/50 (ASTM E84)  
Hot surface performance: No cracking or delamination (ASTM C411)  
Operating temperature range: -40°F (-40°C) to +200°F (93°C) (ASTM C534)  
Thermal conductivity: 0.024 (24°C) mean temp 0.0245 (0.0353) (ASTM C177)  
Insulation shall be made from non-porous, closed-cell polyethylene foam, manufactured without CPCs, HCFCs, HFCs, PBDEs, or formaldehyde.  
Insulation shall have very low water vapor permeability, superior flexibility, and excellent microbial and fungi resistance.



MORGAN RESIDENCE  
RENOVATION - ADDITION  
417 ELIZABETH ST. KEY WEST, FL.



PROJECT NO:  
DATE 6/25

18  
18 OF 18

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 24, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC ONE-STORY HOUSE. NEW ACCESSORY STRUCTURE, NEW COVERED ENTRY PORCH ON WEST ELEVATION, NEW DECKING, NEW ONE-STORY ADDITION ON NORTH ELEVATION, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF COVERED FLORIDA ROOM ON SOUTH ELEVATION TO EXTEND GABLE ROOF, REMOVAL OF DECK IN NORTH ELEVATION, PARTIAL DEMOLITION OF WALLS IN NORTH ELEVATION TO ACCOMMODATE NEW ADDITION, AND DEMOLITION OF EXISTING POOL.

#417 ELIZABETH STREET

Applicant – William Rowan    Application #C2025-0057

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.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 417 Elizabeth St Rear on the 18 day of June, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 24, 2025.

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

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 6-18-2025  
**Address:** 417 Elizabeth St Rear  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 18 day of June, 2025.

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

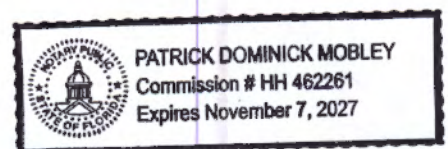
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027





# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on Thursday, June 24, 2021, at City Hall, 100 N.W. 20th Street, Fort Worth, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ONE AND A HALF STORY ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS, DEMOLITION OF 1950s-BUILDING, CARPORT AND BRICK FENCING.**

**2701 RUSSELL LANE**

Applicant - **Barb Bender, Architect** Application #C2021-0012

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1000 White Tower, call 800-489-0770 or visit our website at [cityofwfh.com/development](http://cityofwfh.com/development)

**THIS NOTICE CAN BE REQUESTED FOR THE NEW AND EXISTING BUILDING, DEMOLITION AND SITE IMPROVEMENTS.**

ANY COMMENTS to the Planning Department must be received by the Planning Department on or before the date of the public meeting. Comments received after the public meeting will be considered at the next public meeting. Comments received after the public meeting will be considered at the next public meeting.

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on Thursday, June 24, 2021, at City Hall, 100 N.W. 20th Street, Fort Worth, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE, NEW ONE-STORY SINGLE-FAMILY RESIDENCE, NEW ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS, DEMOLITION OF 1950s-BUILDING, CARPORT AND BRICK FENCING, AND DEMOLITION OF 1950s-BUILDING, CARPORT AND BRICK FENCING.**

**1411 RALPH AUSTIN STREET**

Applicant - **W. Brian Barker** Application #C2021-0017

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1000 White Tower, call 800-489-0770 or visit our website at [cityofwfh.com/development](http://cityofwfh.com/development)

**THIS NOTICE CAN BE REQUESTED FOR THE NEW AND EXISTING BUILDING, DEMOLITION AND SITE IMPROVEMENTS.**

ANY COMMENTS to the Planning Department must be received by the Planning Department on or before the date of the public meeting. Comments received after the public meeting will be considered at the next public meeting. Comments received after the public meeting will be considered at the next public meeting.

# PROPERTY APPRAISER INFORMATION

Monroe County, FL

\*\*PROPERTY RECORD CARD\*\*

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 00006190-000000  
Account# 1006416  
Property ID 1006416  
Millage Group 10KW  
Location Address 417 ELIZABETH St REAR, KEY WEST  
Legal Description KW PT LOT 4 SQR 35 OR168-423 OR183-81 OR1494-663 OR2394-2003 OR2399-345 OR2743-107 OR3096-639 OR3118-1509  
(Note: Not to be used on legal documents.)  
Neighborhood 6108  
Property Class SINGLE FAMILY RESID (0100)  
Subdivision  
Sec/Twp/Rng 06/68/25  
Affordable No  
Housing



Owner

[MORGAN WADE](#)  
417 Elizabeth St  
Rear  
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$305,774	\$291,434	\$297,911	\$243,978
+ Market Misc Value	\$42,577	\$43,640	\$27,916	\$28,710
+ Market Land Value	\$1,739,875	\$1,458,425	\$1,130,066	\$835,822
= Just Market Value	\$2,088,226	\$1,793,499	\$1,455,893	\$1,108,510
= Total Assessed Value	\$1,761,630	\$1,601,482	\$1,455,893	\$1,108,510
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,088,226	\$1,793,499	\$1,455,893	\$1,108,510

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,739,875	\$305,774	\$42,577	\$2,088,226	\$1,761,630	\$0	\$2,088,226	\$0
2023	\$1,458,425	\$291,434	\$43,640	\$1,793,499	\$1,601,482	\$0	\$1,793,499	\$0
2022	\$1,130,066	\$297,911	\$27,916	\$1,455,893	\$1,455,893	\$0	\$1,455,893	\$0
2021	\$835,822	\$243,978	\$28,710	\$1,108,510	\$1,108,510	\$0	\$1,108,510	\$0
2020	\$1,082,592	\$300,054	\$29,502	\$1,412,148	\$1,394,566	\$0	\$1,412,148	\$0
2019	\$982,800	\$303,179	\$30,296	\$1,316,275	\$1,267,787	\$0	\$1,316,275	\$0
2018	\$895,104	\$234,721	\$22,709	\$1,152,534	\$1,152,534	\$0	\$1,152,534	\$0

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
RESIDENTIAL DRY (010D)	6,092.00	Square Foot	0	0

**Buildings**

Building ID	405	Exterior Walls	HARDIE BD
Style	1 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1632	Roof Type	IRR/CUSTOM
Finished Sq Ft	1464	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	170	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,464	1,464	170
OPF	OP PRCH FIN LL	168	0	58
TOTAL		1,632	1,464	228

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1974	1975	10 x 20	1	200 SF	3
FENCES	1999	2000	10 x 30	1	300 SF	2
FENCES	1999	2000	4 x 12	1	48 SF	2
BRICK PATIO	1999	2000	0 x 0	1	1726 SF	2
CONC PATIO	1969	1970	0 x 0	1	45 SF	1
RES POOL	1999	2000	11 x 25	1	275 SF	5

**Sales**

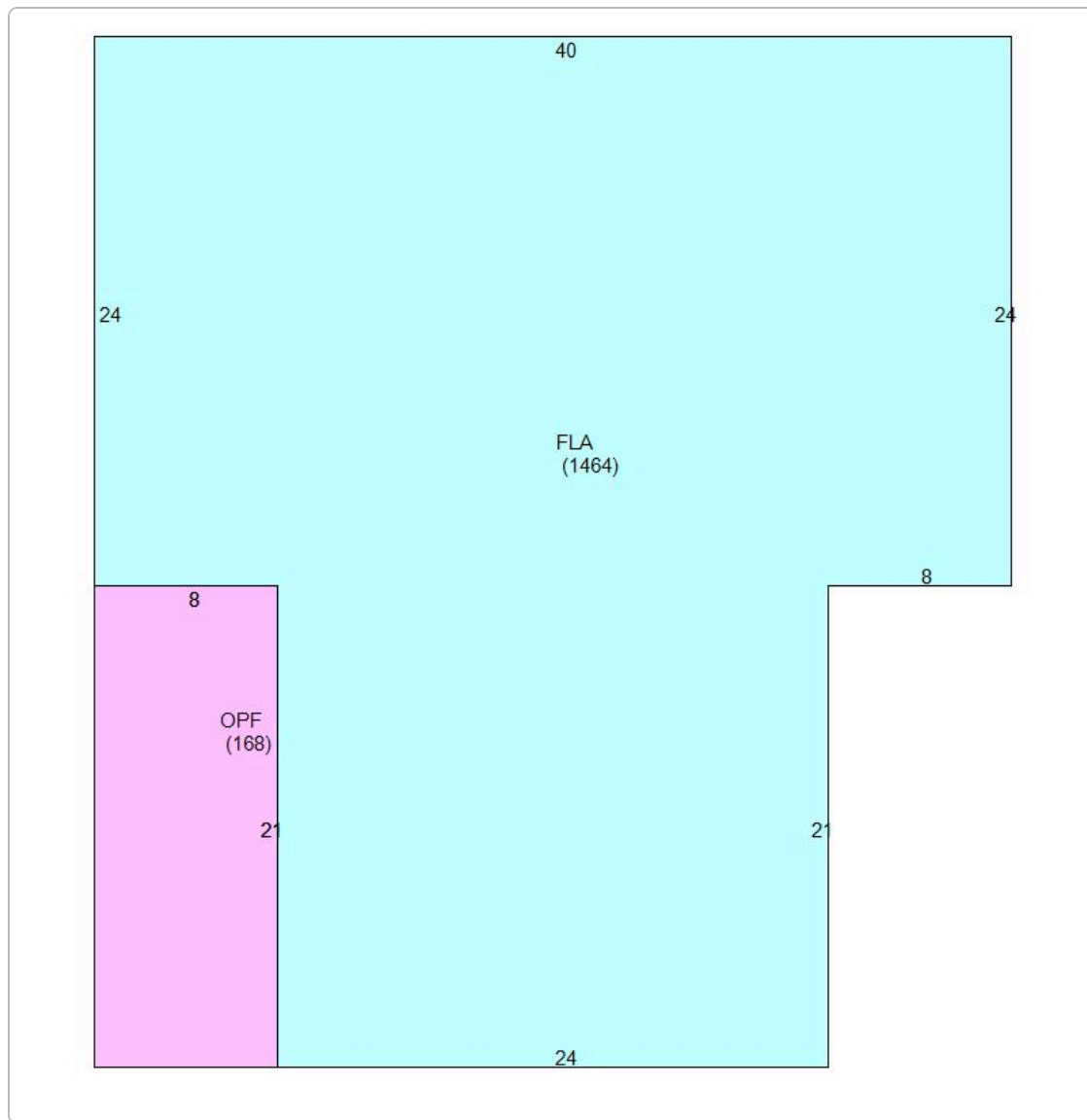
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/5/2021	\$1,000,000	Warranty Deed	2334422	3118	1509	37 - Unqualified	Improved		
5/28/2015	\$1,482,000	Warranty Deed		2743	107	37 - Unqualified	Improved		
2/5/2009	\$100	Quit Claim Deed		2399	345	11 - Unqualified	Improved		
12/30/2008	\$100	Quit Claim Deed		2394	2003	J - Unqualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
13-0088	01/11/2013	Completed	\$2,200	Commercial	REMOVE AND REPLACE EXISTING CONCH SHINGLES W/ SAME INSTALL MODIFIED RUBBER TO GUTTER
06-2324	04/12/2006	Completed	\$14,000		INSTALL V-CRIMP OVER CONCH SHINGLES
02/2906	10/23/2002	Completed	\$2,500		ROOFING V-CRIMP
02/2066	07/30/2002	Completed	\$5,000		BUILD CARPORT
9901657	05/17/1999	Completed	\$2,000		RENOVATIONS
9900463	02/08/1999	Completed	\$300		PAINT SOUTH SIDE HOUSE
9900309	01/26/1999	Completed	\$2,200		MOVE METER
9804042	01/04/1999	Completed	\$19,500		POOL/BRICK DECK

**View Tax Info**
[View Taxes for this Parcel](#)
**Sketches (click to enlarge)**





### Photos



[illegible]

2024 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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 6/20/2025, 1:55:13 AM

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