

Historic Architectural Review Commission

Staff Report Item 11b

Meeting Date:	December 16, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-1880
Address:	#1315 Whitehead Street
Description of Work:	Major Development Plan – Demolition of existing structure.
Site Facts:	The parcel of approximately .45 acre is zoned as Historic High Density Residential district (HHDR). The site, which is located very close to the southernmost point, contains a two story cbs structure has been abandoned and neglected for years. The main structure is listed as a non-contributing resource to the historic district. According to the records the structure was built as a one story building ca. 1965 for offices for the State Department of Public Welfare, then in 1968 a second story was added. The structure stands as an eyesore.
Ordinance Cited in Review:	Sections 102-217 (3), demolition for contributing or historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing cbs building that was built in the 1960's. Although the structure has been altered the building was built as a one story structure between 1962 and 1965. The photograph found circa 1965 depicts a one story structure on the same location as the existing one. It is staff's opinion that some of the existing first floor walls are deemed historic therefore the structure shall be reviewed as a non-contributing historic building.

It is staff's opinion that the request for this demolition should be reviewed based by the demolition criteria of 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).

The following is the criteria of section 102-125:

- 1 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;*
- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*
- 3 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;*
- 4 Is not the site of a historic event with a significant effect upon society;*
- 5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*
- 6 Does not portray the environment in an era of history characterized by a distinctive architectural style;*
- 7 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;*
- 8 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; and*
- 9 Has not yielded, and is not likely to yield, information important in history.*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's opinion that the way the building looks today does not have any resemblance to what originally used to be. Any character defining features of the 1963-65 era building are inexistence and the building has been qualified as a non-contributing structure. Therefore staff recommends to the Commission to consider the request for demolition.

If the demolition is approved a second reading will be required, since the application includes the demolition of a structure where parts of it were built more than 50 years ago.

APPLICATION



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS** 24-2014 011880
APPLICATION # _____

PAST DUE

OWNER'S NAME: Paul Misch DATE: 11-24-14

OWNER'S ADDRESS: 811 White Street, Key West, FL 33040 PHONE #: 219-793-2232

APPLICANT'S NAME: William Shepler, Architect PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 513 Fleming Street, Key West, FL, 33040

ADDRESS OF CONSTRUCTION: 1315 Whitehead Street, Key West, FL 33040 # OF UNITS: 7

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 (7) new 2 story, wood frame single family residences. All with roof terraces, dip pools and small wood deck areas. Various porches and details and exterior finishes as per application drawings. Site work to include retaining walls along Whitehead street with metal picket gates, brick paving at walkways and driveway, wood picket fences as per Site Plan.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11-24-14

Applicant's Signature: *William Shepler*

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

Used: 11/21/14 22 SAMPLES of no: 6292
 Date: 11/21/14 22
 Date: 11/21/14 22

Staff Use Only

Trans number: 159
 Date: 11/25/14 Time: 13:12:29
 Staff Approval: _____
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

PAST DUE

December 3, 2014

Regarding: 1315 Whitehead Street, Key West, FL 33040

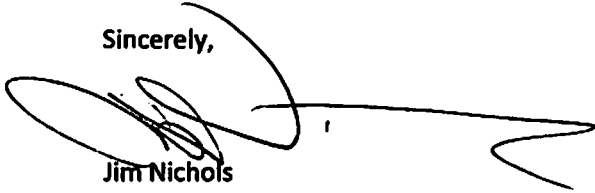
To: PP KW, LLC, Buyer's of 1315 Whitehead St. Key West, FL 33040

From: Southwhitehead, LC, Owner, Jim Nichols

To Who It May Concern:

Please allow this letter to serve as permission for the Buyer's of my property at 1315 Whitehead Street, Key West, FL 33040, to make application to any and all municipalities for permits and approvals including but not limited to the Key West HARC Board.

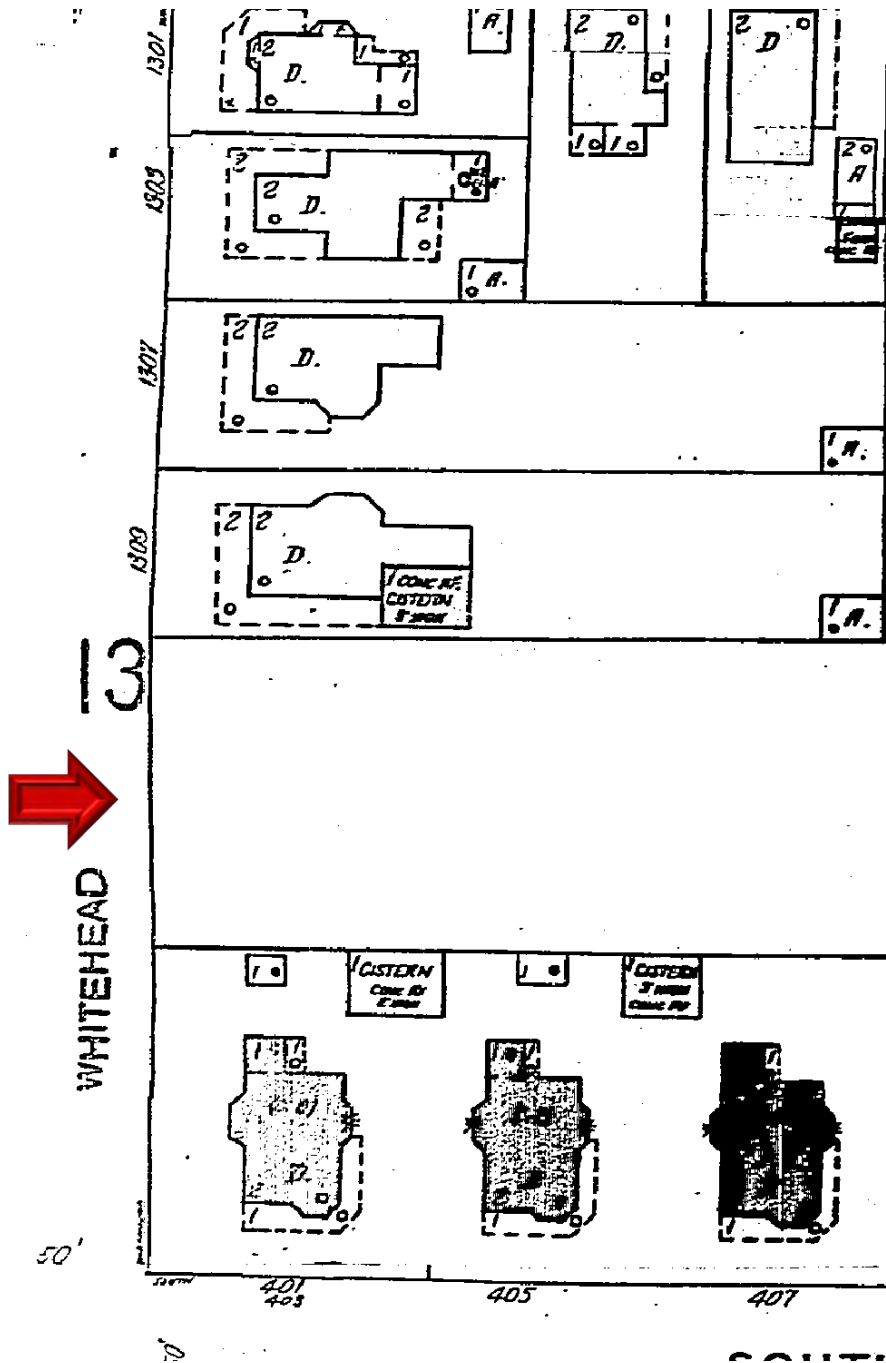
Sincerely,

A handwritten signature in black ink, appearing to read "Jim Nichols", with a long horizontal flourish extending to the right.

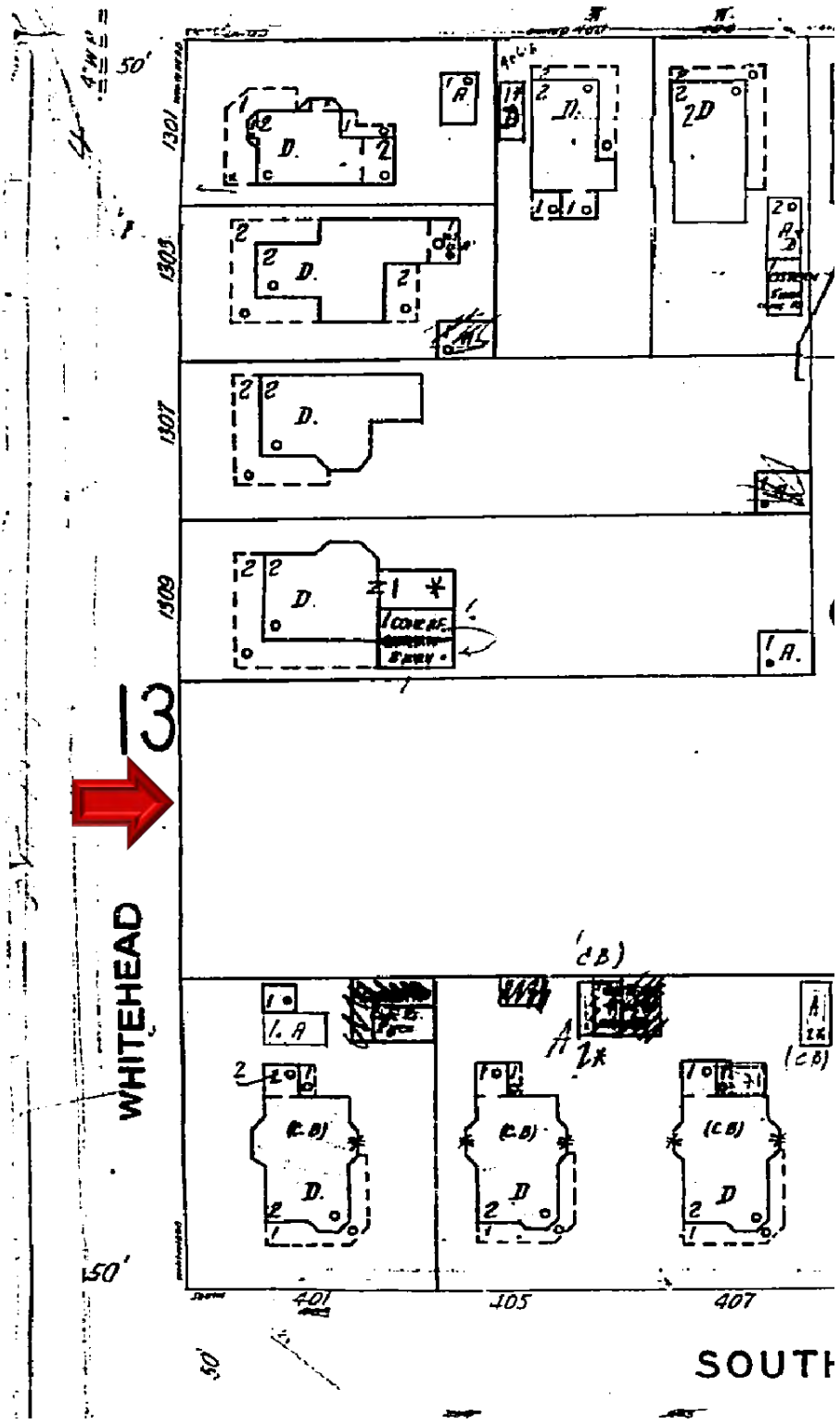
Jim Nichols

Southwhitehead, LC

SANBORN MAPS



#1315 Whitehead Street Sanborn map 1948



#1315 Whitehead Street Sanborn map 1962

PROJECT PHOTOS



#1315 Whitehead Street circa 1965, State Department of Public Welfare. Monroe County Library.















PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2014-77**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING MAJOR DEVELOPMENT PLAN APPROVAL
PURSUANT TO SECTIONS 108-91.A.2.(A) AND 122-627 OF
THE LAND DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA FOR THE CONSTRUCTION OF SEVEN (7)
PERMANENT RESIDENTIAL UNITS ON PROPERTY
LOCATED AT 1315 WHITEHEAD STREET (RE # 00036180-
000000; AK # 1037044) WITHIN THE HISTORIC HIGH
DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of five or more residential units; and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 20, 2014; and

WHEREAS, the granting of the Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.



Vice-Chairman



Planning Director

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. The Major Development Plan for the construction of seven permanent residential units on property located at 1315 Whitehead Street (RE # 00036180-000000; AK # 1037044) in the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 108-91.A.2.(a) and 122-627 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the architectural plans by William Shepler, Architect, the civil plans by Allen E. Perez, P.E., and the landscape plans by Ladd B. Roberts, Landscape Architect; notwithstanding the revisions requested and recommended by staff.
2. A Building Permit Allocation System (BPAS) award of one residential dwelling unit with an ESFU of 1.0 shall be obtained prior to building permit issuance for the seventh proposed residence.
3. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

4. Exterior lighting shall be shielded in accordance with City Code Section 108-284.

Conditions prior to the City Commission hearing:

5. The applicant shall address all of staff's and the DRC's concerns as outlined in the November 19, 2014 staff letter and the August 28, 2014 DRC minutes.

6. The applicant shall submit an irrigation plan pursuant to City Code Section 108-243(d).

Conditions prior to issuance of a building permit:


7. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

8. Per the correspondence dated October 23, 2014, the Applicant offered to voluntarily contribute one full permanent residential BPAS-exempt unit to the City as an in-lieu contribution to the City's work force housing requirements. Therefore, the Applicant shall execute a "Waiver and Release of Building Permit Allocation" affidavit prior to the issuance of the first Certificate of Occupancy for this Major Development Plan.

9. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

10. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with


Vice-Chairman


Planning Director


the above conditions.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. 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 6. 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 shall 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 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 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.


Vice-Chairman


Planning Director

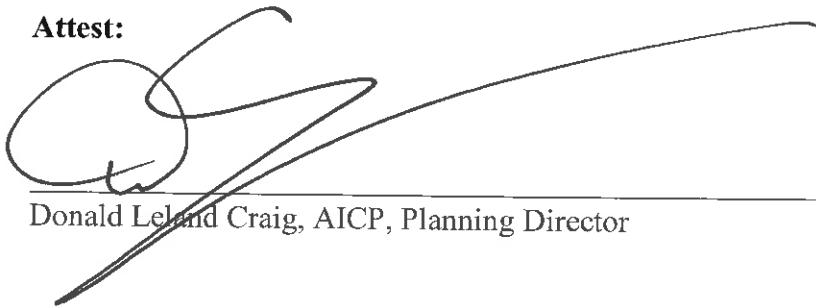
Read and passed on first reading at a regularly scheduled meeting held this 20th day of November, 2014.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director.



Sam Holland, Jr., Planning Board Vice-Chairman 11/20/14
Date

Attest:



Donald Leland Craig, AICP, Planning Director 11/21/14
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 11-21-14
Date

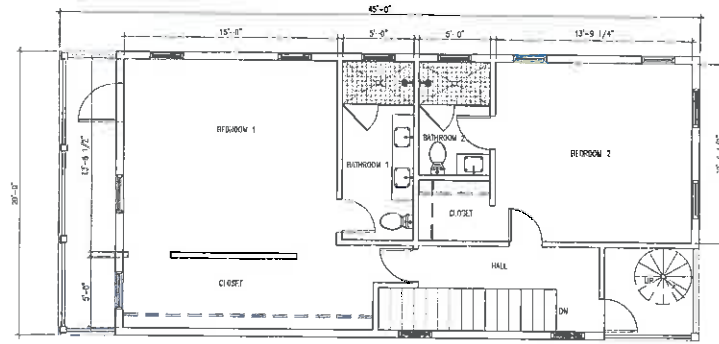


Vice-Chairman


Planning Director



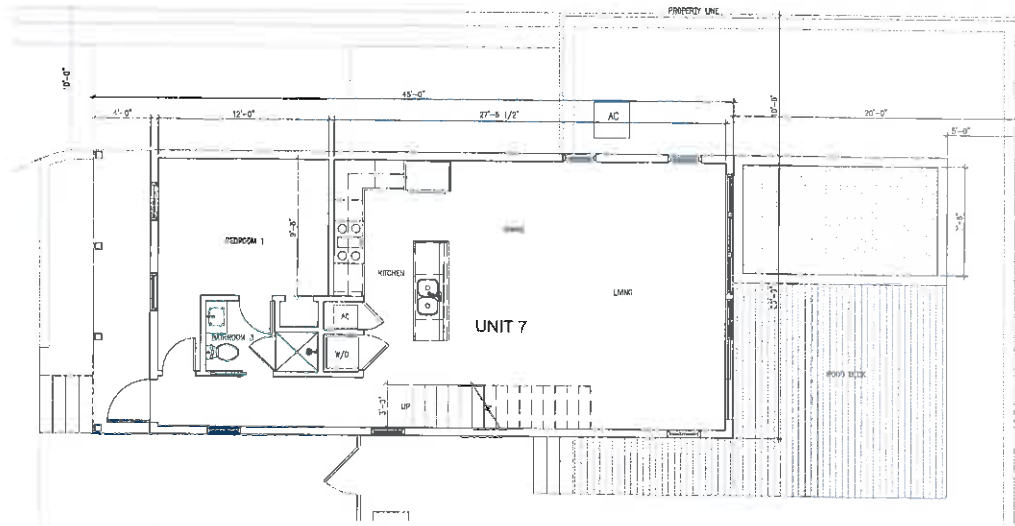
4 SIDE ELEVATION (SOUTH)
A21 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A21 SCALE: 1/4"=1'-0"



3 FRONT ELEVATION (WEST)
A21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A21 SCALE: 1/4"=1'-0"

*11/2/14
12/1/14
12/1/14
RC*

HOUSE TYPE "B" - VARIATIONS AT UNITS 5-7

WS
architect

Tel: 305-490-6151
Email: info@wsarchitect.com
333 Fleming Rd, Suite 14
Key West, FL 33903

Project Name:
Architect:
Date:
Scale:
Sheet No.:

Submittals / Revisions:
DATE: 2014.16.17

1315 WHITEHEAD STREET
KEY WEST, FL
RESIDENTIAL PROJECT

Drawing Size: 11x17
Project #: 1309

Title:
UNITS 5-7
-
FLOOR
PLANS &
ELEVATIONS

Sheet Number:
A-2.1

Date: SEPTEMBER 4, 2014
© 2014 by William Charles Architects



SCALE 1"=10'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quality - Postdevelopment	
Project Area	A = 0.454 ac 19,775 sf
Typical Area	0.085 ac 3,693 sf
Impervious Area	0.368 ac 16,082 sf
% Impervious	81.25%
Rainfall for 25yr/72hr event	$P_{72} = 9$ in
Rainfall for 24hr/24hr event	$P_{24} = 12.93$ in
Depth to Water Table	3 ft
Developed Available Storage	4.85 in
Soil Storage	5.82 in
$Q_{peak} = \frac{0.007 \cdot 0.007}{(P_{72} + 0.88)}$	$Q_{peak} = 11.19$ ac-ft
Runoff Volume from 24 hr/24 hr storm	$V_{runoff} = 3.08$ ac-ft

Water Quality - Postdevelopment	
Project Area	A = 0.454 ac 19,775 sf
Typical Area	0.177 ac 7,711 sf
Impervious Area	0.277 ac 12,064 sf
% Impervious	61.25%
Rainfall for 25yr/72hr event	$P_{72} = 9$ in
Rainfall for 24hr/24hr event	$P_{24} = 12.93$ in
Depth to Water Table	3 ft
Developed Available Storage	4.85 in
Soil Storage	5.82 in
$Q_{peak} = \frac{0.007 \cdot 0.007}{(P_{72} + 0.88)}$	$Q_{peak} = 10.16$ ac-ft
Runoff Volume from 24 hr/24 hr storm	$V_{runoff} = 4.82$ ac-ft

Postdevelopment - Postdevelopment	
$Q_{pre} - Q_{post} = Q_{net}$	$Q_{pre} - Q_{post} = -1.00$ ft
Final Volume = $Q_{pre} \cdot A$	$V_{pre} = 0.48$ ac-ft

FOR THE PURPOSES OF THE DRAINAGE CALCULATIONS, THE PERMEABLE PAVES ARE CONSIDERED IMPERVIOUS

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality	
Project Area	0.454 ac 19,775 sf
Typical Area	0.000 ac 0 sf
Roof Area	0.151 ac 6,588 sf
Paving/Impervious	0.120 ac 5,278 sf
Impervious Area	0.177 ac 7,711 sf
Impervious Area for Water Quality	0.128 ac 5,570 sf
% Impervious	28%
At One Inch of Rainfall from project area	0.85 ac-in
At 2.8 Inches from project impervious (2.8 in x 0.128 ac)	0.314 ac-in

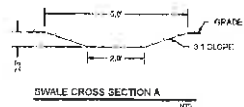
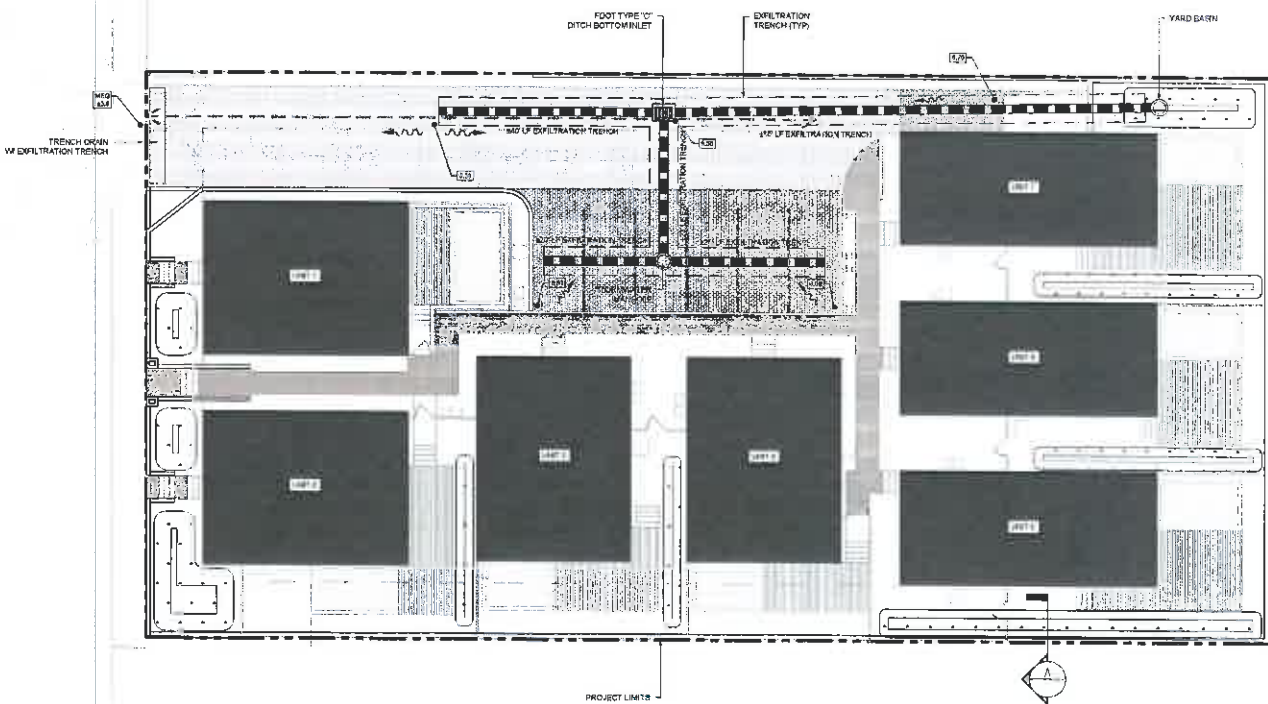
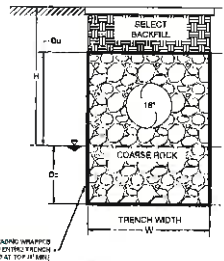
Concentration of Water Quality Ambsch	
$\frac{0.85}{0.314} >$	0.314
PC 43	3049
Total Volume Recycled	0.454 ac-in 1,984 sf
Final Volume Recycled	0.152 ac-in 622 sf
Final Volume Recycled	0.299 ac-in 1,293 sf
Total Volume Recycled	0.341 ac-in 1,484 sf

Infiltration Trench Design

Pre: (80% trench length L) =	
$L = \frac{V}{K \cdot (H_1 - H_2) \cdot C_u \cdot 2.4 \cdot 24 \cdot 3600} + 1.5 \cdot H_1 \cdot 10^{-3} \cdot 400000$	
Assumed Hydraulic Conductivity (K) = 0.000148	
H ₁ = 2.5 ft	
H ₂ = 5 ft	
C _u = 2	
C _d = 2	
Value of Trench (V) = 0.788 ac-in	
Trench Length Required = 190 FT	
Trench Length Provided = 194 FT	

LEGEND

- PROJECT LIMITS
- NEW ASPHALT PAVEMENT
- ROOF AREA
- DRY RETENTION AREA
- EXISTING GRADE
- PROPOSED GRADE
- STORMWATER PIPE
- STORMWATER INLET (NYLOPLAST INLINE BASIN)
- STORMWATER INLET (FOOT DITCH BOTTOM)
- STORMWATER FLOW
- STORMWATER MANHOLE



Handwritten notes:
 11/21/14
 DC
 W22/14

CONCEPTUAL DRAINAGE PLAN
 PEREZ ENGINEERING
 1815 GULFWIND DR
 ISLAMORADA, FL 33036
 TEL: 941.303.4343 FAX: 941.303.4343
 WWW.PEREZENGINEERING.COM
 DATE: 11/21/14
 PROJECT: 1315 WHITEHEAD STREET

REVISIONS

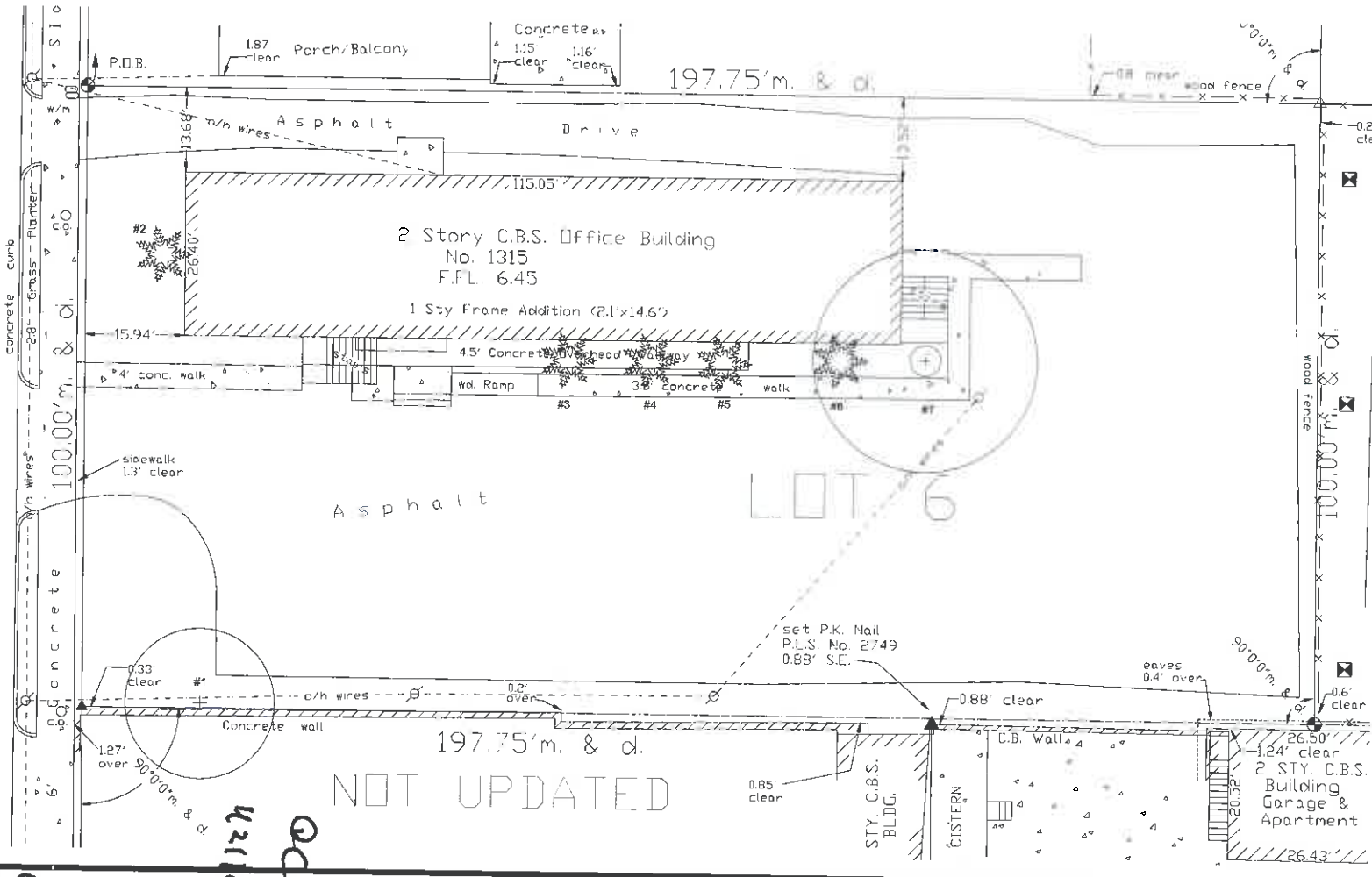
NO.	DESCRIPTION
1	
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1315 WHITEHEAD STREET
 KEY WEST, FL 33040

PPKW, LLC
 181 GULFWIND DR
 ISLAMORADA, FL 33036

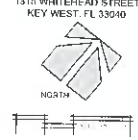
DATE	11/20/14
DESIGNED	DC
CHECKED	AP
IN CHARGE	AP
DATE	11/20/14

WHITEHEAD STREET (50' R/W)



EXISTING TREE IMPACT SCHEDULE										
TREE #	TREE NAME	DISTANCE FROM PROPERTY LINE	HEIGHT	APPROX. DBH	HEIGHT	SPREAD	REMOVE	LOCATION	CONDITION (%)	TOTAL
1	Large Maple	13.68'	14'	12"	14'	14'	X	0	0	0
2	Christmas Palm	13.68'	8'	8"	8"	8"	X	0	0	0
3	Christmas Palm	13.68'	8'	8"	8"	8"	X	0	0	0
4	Christmas Palm	13.68'	8'	8"	8"	8"	X	0	0	0
5	Christmas Palm	13.68'	8'	8"	8"	8"	X	0	0	0
6	Large Palm	13.68'	12'	12"	12"	12"	X	0	0	0
7	Medium Palm	13.68'	10'	10"	10"	10"	X	0	0	0
8	Medium Palm	13.68'	10'	10"	10"	10"	X	0	0	0
									Total	0

1315 WHITEHEAD ST
KEY WEST, FL 33040



TREE IMPACT PLAN

DATE 10.17.14

REVISIONS		
No.	Date	Notes
1		
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Landscape Plans

SHEET NUMBER
L-1

JOB # 14007 DRAWN BY: LER
THIS DRAWING IS THE PROPERTY OF LANDWISE DESIGN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF LANDWISE DESIGN, INC. IS STRICTLY PROHIBITED.



LANDSCAPE CALCULATIONS - Chapter 108.347 to 108.347			
REQ. 30% OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 33% REQ. DP TOTAL SITE AREA (9,275)	30% / 2,782 SF	30% / 2,782 SF	
LINE 347 REQUIRED SCREENING			
NORTH ADJACENCY - SINGLE-FAMILY 8' 10" Buffer @ 4.5 PLS per 100'			
LINE 347 Req'd @ 8' PLS (L.O.B. = 45' - 00")			
	PLANT PROVIDED	# PLANT UNITS	PLU'S PROVIDED
Canopy Trees:	0	30	0
Understory Trees:	8	1	27
Shrubs:	64	1	64
TOTAL PLU'S PROVIDED:			91
SOUTH ADJACENCY - SINGLE-FAMILY NO BUFFER REQUIRED			
LINE 347 Req'd @ 8' PLS (L.O.B. = 0')			
	PLANT PROVIDED	# PLANT UNITS	PLU'S PROVIDED
Canopy Trees:	0	0	0
Understory Trees:	0	0	0
Shrubs:	0	0	0
TOTAL PLU'S PROVIDED:			0
EAST ADJACENCY - LOW IMPACT 5" C Buffer @ 72 PLS per 100'			
LINE 347 Req'd @ 72 PLS (L.O.B. = 72')			
	PLANT PROVIDED	# PLANT UNITS	PLU'S PROVIDED
Canopy Trees:	0	0	0
Understory Trees:	5	2	15
Shrubs:	7	1	7
TOTAL PLU'S PROVIDED:			22
WEST ADJACENCY - SEE STREET FRONTAGE SECTION 108.413			

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
REQ. 20% MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
RESIDENTIAL LANDSCAPE 20% OF BLDG. SITE AREA	20% / 1,855 SF	20% / 1,855 SF	
LINE 412(a) MINIMUM NATIVE PLANT REQUIREMENT 70%			
NATIVE PLANTS (TYP. Minimum)	100	25%	
NON-NATIVE PLANTS (20% Minimum)	34	25%	
LINE 415 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
8 FEET PLANT 3' ACRES = 60' MIN. (7' PLANT UNITS PER 100')			
REQ. LF Street Frontage / 100 LF = 82.40 PLU'S = 63.8 PLU'S REQUIRED			
	PLANT PROVIDED	# PLANT UNITS	PLU'S PROVIDED
Canopy Trees:	2	1	2
Understory Trees:	1	1	1
Shrubs:	15	1	15
TOTAL PLU'S PROVIDED:			18
LINE 418 INTERIOR LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
LINE 419 PERIMETER LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
LINE 416 MINIMUM VEHICULAR OPEN SPACE (MOS) TREE REQUIREMENT			
DESIGNED		PROVIDED	
1,800 SF / 20% MOS REQ. (PLANT 4' TALL) = 2,000 SF of MOS		35	
0.360 SF / 2,000 = 1.8E x 4 Trees = 7.3 Trees Required		7.8	(4-Trees / 11-Plants)

GENERAL INFORMATION & TREE MITIGATION	
FORMER	NON
GRASS SITE AREA	45 ACRES OR 18,720 SF
BUILDING COVERAGE	3,106 sq. ft. 4.92%
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	
TREES IMPACTED	0
PROTECTED TREES IMPACTED	0
MITIGATION REQUIRED (MOS) (70' x .66 = 23.4')	0
DSH INCHES PROVIDED (4" DSH MIN. TREES)	12 Trees / 88'

1315 WHITEHEAD ST
1315 WHITEHEAD STREET
KEY WEST FL 33040



LANDSCAPE PLAN

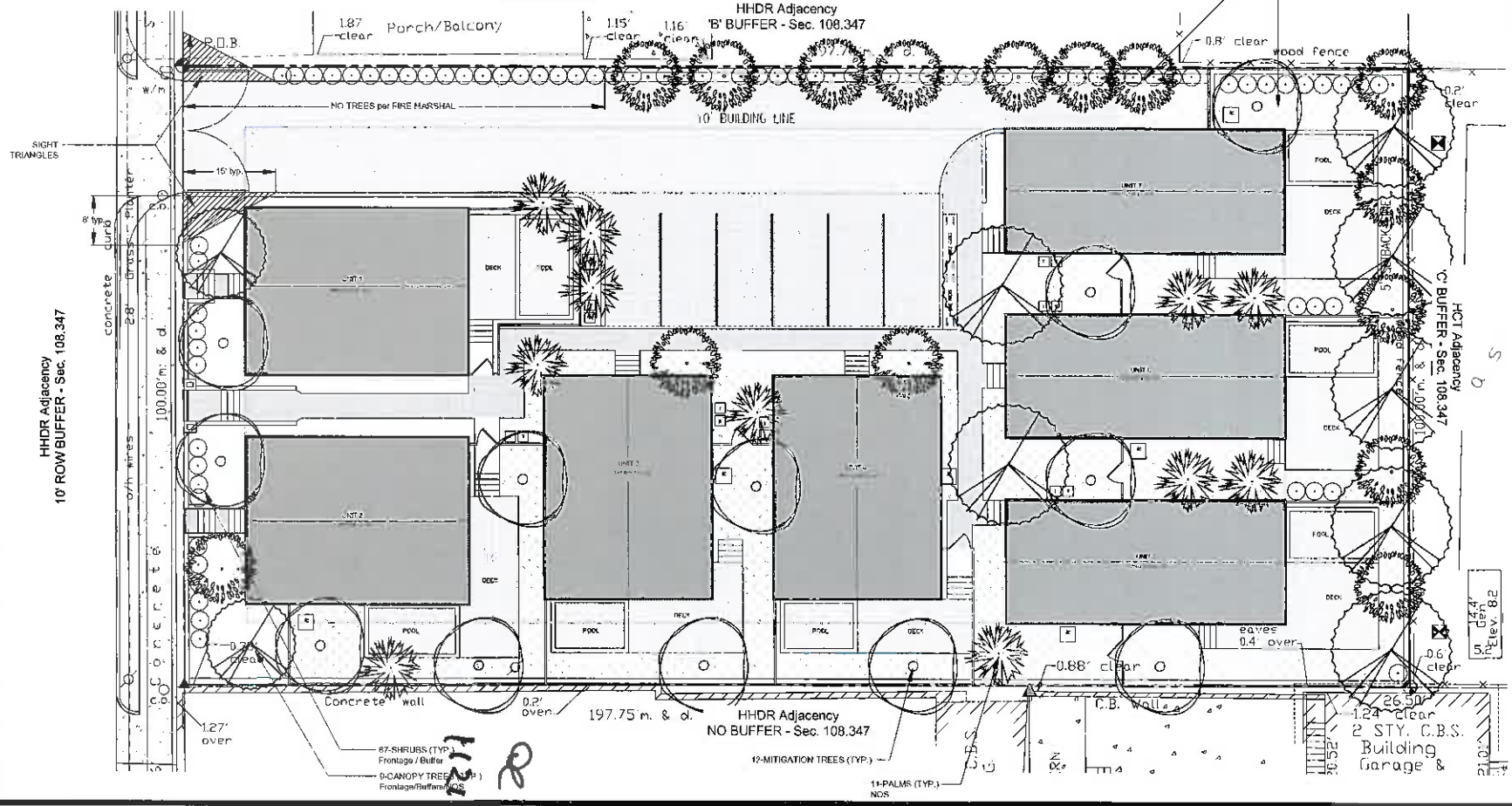
DATE 10.17.14

REVISIONS	
No.	Date / Notes
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Landscape Plans

SHEET NUMBER
L-2

JOB # 14007 DRAWN BY: LAR
REVISIONS & TO PREPARE OF: LANDSCAPE PLAN FOR
THE PROPOSED 2-STY. C.B.S. BUILDING GARAGE & 10' ROW BUFFER
AT 1315 WHITEHEAD STREET, KEY WEST, FLORIDA 33040
DATE: 10/17/14
BY: LAR



HHDR Adjacency
10' ROW BUFFER - Sec. 108.347

Handwritten notes:
11/11/14
L-2

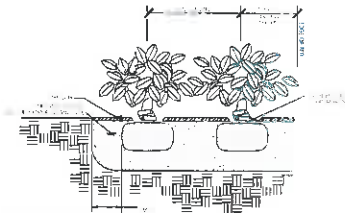
**1315
WHITEHEAD ST**

1315 WHITEHEAD STREET
KEY WEST, FL 33040



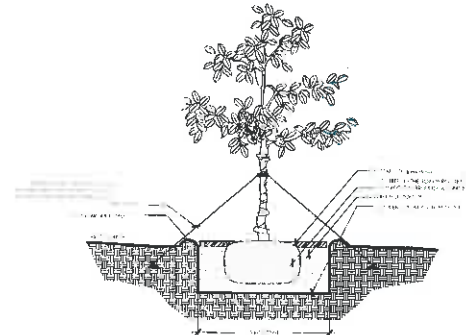
PLANT SCHEDULE & DETAILS

DATE 10.17.14



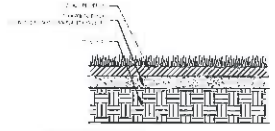
SHRUB PLANTING DETAIL

1. 4" MULCH
2. 1/2" IRRI. BUBBLER
3. 1/2" IRRI. BUBBLER
4. 1/2" IRRI. BUBBLER
5. 1/2" IRRI. BUBBLER
6. 1/2" IRRI. BUBBLER
7. 1/2" IRRI. BUBBLER
8. 1/2" IRRI. BUBBLER
9. 1/2" IRRI. BUBBLER
10. 1/2" IRRI. BUBBLER
11. 1/2" IRRI. BUBBLER
12. 1/2" IRRI. BUBBLER
13. 1/2" IRRI. BUBBLER
14. 1/2" IRRI. BUBBLER
15. 1/2" IRRI. BUBBLER
16. 1/2" IRRI. BUBBLER
17. 1/2" IRRI. BUBBLER
18. 1/2" IRRI. BUBBLER
19. 1/2" IRRI. BUBBLER
20. 1/2" IRRI. BUBBLER



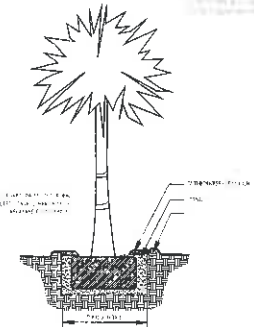
TREE PLANTING DETAIL

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2. 1/2" IRRI. BUBBLER
3. 1/2" IRRI. BUBBLER
4. 1/2" IRRI. BUBBLER
5. 1/2" IRRI. BUBBLER
6. 1/2" IRRI. BUBBLER
7. 1/2" IRRI. BUBBLER
8. 1/2" IRRI. BUBBLER
9. 1/2" IRRI. BUBBLER
10. 1/2" IRRI. BUBBLER
11. 1/2" IRRI. BUBBLER
12. 1/2" IRRI. BUBBLER
13. 1/2" IRRI. BUBBLER
14. 1/2" IRRI. BUBBLER
15. 1/2" IRRI. BUBBLER
16. 1/2" IRRI. BUBBLER
17. 1/2" IRRI. BUBBLER
18. 1/2" IRRI. BUBBLER
19. 1/2" IRRI. BUBBLER
20. 1/2" IRRI. BUBBLER



SOODING DETAIL

1. 4" MULCH
2. 1/2" IRRI. BUBBLER
3. 1/2" IRRI. BUBBLER
4. 1/2" IRRI. BUBBLER
5. 1/2" IRRI. BUBBLER
6. 1/2" IRRI. BUBBLER
7. 1/2" IRRI. BUBBLER
8. 1/2" IRRI. BUBBLER
9. 1/2" IRRI. BUBBLER
10. 1/2" IRRI. BUBBLER
11. 1/2" IRRI. BUBBLER
12. 1/2" IRRI. BUBBLER
13. 1/2" IRRI. BUBBLER
14. 1/2" IRRI. BUBBLER
15. 1/2" IRRI. BUBBLER
16. 1/2" IRRI. BUBBLER
17. 1/2" IRRI. BUBBLER
18. 1/2" IRRI. BUBBLER
19. 1/2" IRRI. BUBBLER
20. 1/2" IRRI. BUBBLER



PALM PLANTING DETAIL

GENERAL NOTES:

- AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.
- 100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE.
- 100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12.10' OF THE CITY OF KEY WEST CODE. **AS BUILT DRAWING REQUIRED.**
- ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

Conceptual Planting Palette

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS (11 palms)						SHRUBS (87 shrubs)					
	SABAL PALM	Sabal palmetto	12-18 cl. trunk	FL #1	NATIVE		SPANISH STOPPER	Eugenia foetida	7 gal. 10" x 10" high spread	FL #1	NATIVE
	KEY THATCH PALM	Thrinax parviflora	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal. 24" x 24" high spread	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax parviflora	9' o.h.	FL #1	NATIVE		FIJOU (GREEN ISLAND)	Ficus Glarea Island	3 gal. 18" x 18" high spread	FL #1	NATIVE
	SAVI PALMETTO	Serenoa repens Silver	16 gal. 3' o.h.	FL #1	NATIVE		LOUDESTERRY	Bryconia lucida	7 gal. 24" x 24" high spread	FL #1	NATIVE
	BUCCANEER PALM	Pholidocarpus argentei	30 gal. 6-8' o.h.	FL #1	NATIVE		JAMAICA CUPERT	Capparis cynophallophora	7 gal. 24" x 24" high spread	FL #1	NATIVE
	ROYAL PALM	Royal palm	8' to 12' grey wood, Fla. Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal. 24" x 24" high spread	FL #1	NATIVE
TREES (9 canopy in ex / 12 mitigation trees)							DWARF FIREBUSH	Hamelia patens compacta	3 gal. 18"	FL #1	NATIVE
	MANDOYNI	Svelteria madoyana	4' cal., 14-16" o.h., 10-12' spread	FL #1	NATIVE		SPARTINA	Spartina patens	3 gal. 18"	FL #1	NATIVE
	WILD TAMARIND	Lycium bis longum	4' cal., 10-12" o.h.	FL #1	NATIVE	GROUNDCOVER (3,300 SF)					
	INDIAN PLUM	Coccoloba grandiflora	3' cal., 12-14" o.h.	FL #1	NATIVE		MURRAY GRASS	Muhlenbergia capillaris	1 gal. full	FL #1	NATIVE
	CUSCO LIMBO	Bursera rhamnifolia	4' cal., 10-12" o.h.	FL #1	NATIVE		WART FERN	Mossopus sordidissimus	3 gal. full	FL #1	NATIVE
	GREEN BUTTWOOD	Coccoloba grandiflora	4' cal., 10-12" o.h.	FL #1	NATIVE		GOLDEN GREENER	Eriodictyon foetidum	1 gal. full	FL #1	NATIVE
	SILVER BUTTWOOD	Silver buttwood	2' cal., 10-12" o.h.	FL #1	NATIVE		BEVERLY GRASS	Eriodictyon foetidum	1 gal. full	FL #1	NATIVE
	PARADISE TREE	Samanea saman	3' cal., 12-14" o.h.	FL #1	NATIVE		SPIDERBELL	Hymenocallis biflora	1 gal. full	FL #1	NATIVE
	CINNAMON BARK	Canelo Williamsii	1.5' cal., 9-12" o.h.	FL #1	NATIVE		TIKESSED	Conocarpus scop. Dwarf	1 gal. full	FL #1	NATIVE
UNDERSTORY (15 understory trees)							ST. AUGUSTINE BGD or Preferred Species				
	LIGNUM VITAE	Quercus laevis	1.5' cal., 6-8" o.h.	FL #1	NATIVE						
	CRAWWOOD	Gymnocladia dioica	1.5' cal., 6-8" o.h.	FL #1	NATIVE						
	SATINWOOD	Zinnia mexicana	1.5' cal., 6-8" o.h.	FL #1	NATIVE						
	BIRDSON STOPPER	Mimulus lewisii	1.5' cal., 6-8" o.h.	FL #1	NATIVE						
	RELI STOPPER	Euphorbia thymifolia	1.5' cal., 6-8" o.h.	FL #1	NATIVE						

NOTE: CANOPY TREES PLANTED ALONG WHITEHEAD STREET SHALL BE SMALLER IN NATIVE AND SETBACK FROM SIDEWALK.

Handwritten notes: "LAW 11/21/14", "11/21/14", "11/21/14", "AR"

REVISIONS

No.	Date	Notes
1		
2		
3		
4		
5		
6		
7		
8		

Landscape Plans

SHEET NO./TOTAL
L-3

JOB # 14007 DRAWN BY: LOR
DATE: 10/17/14
SCALE: AS SHOWN
PROJECT: 1315 WHITEHEAD STREET
CLIENT: [unreadable]



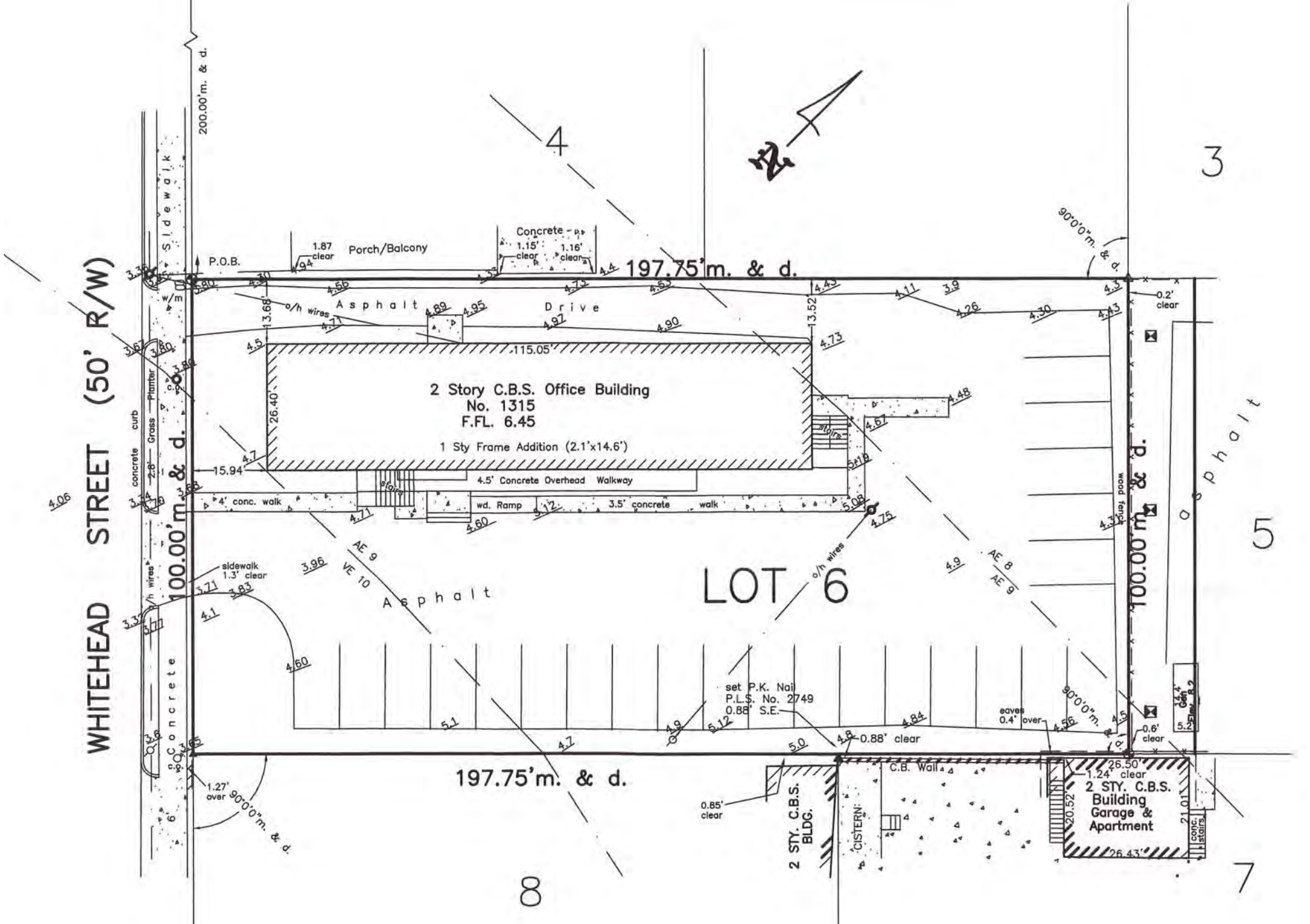
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SURVEY

UNITED STREET (50' R/W)

P.O.C

WHITEHEAD STREET (50' R/W)



197.75' m. & d.

2 Story C.B.S. Office Building
No. 1315
F.L. 6.45

1 Sty Frame Addition (2.1'x14.6')

LOT 6

197.75' m. & d.

2 STY. C.B.S. BLDG.

2 STY. C.B.S. Building
Garage & Apartment

3

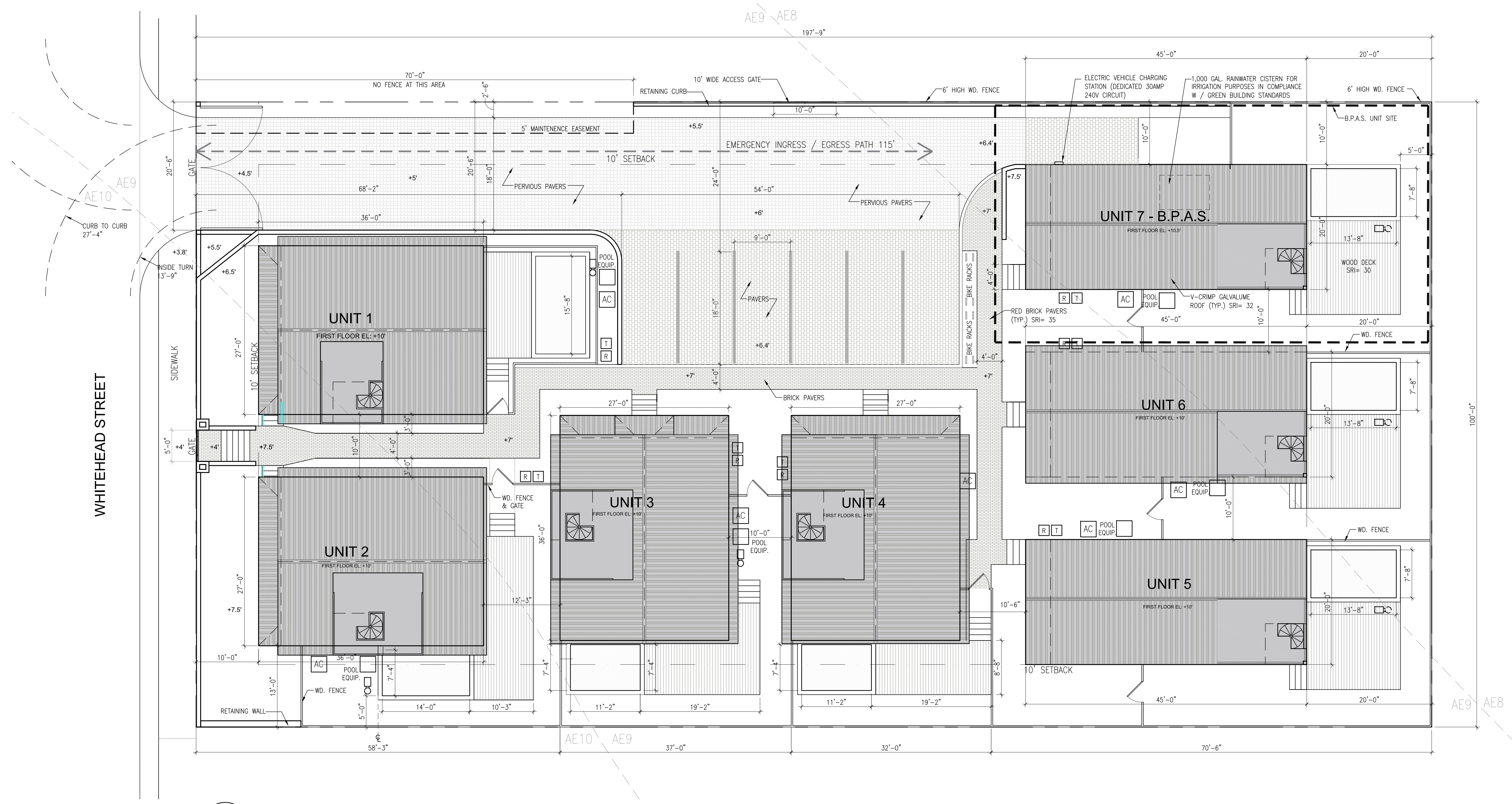
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7

8



PROPOSED DESIGN

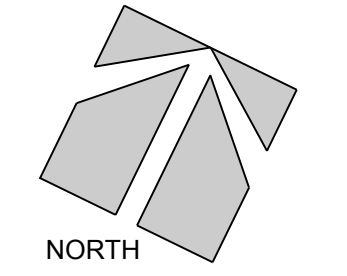


1
A1 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

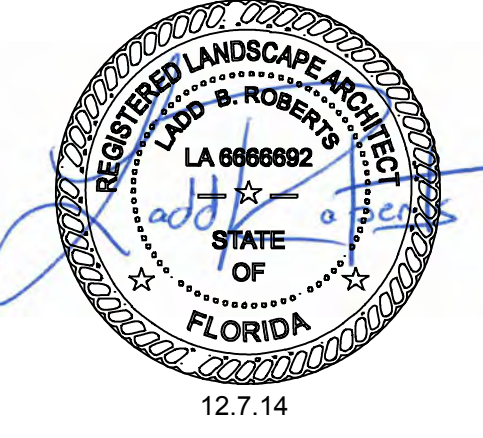
Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HHDR	HHDR	No Change	Complies
Min Lot Size	4,000 sq. ft.	19,775 sq. ft.	No Change	Complies
Legal Description	KW FILER BOYLE SUB N-478 LOT 6 SCR 3 TR 18		2-story residential dwellings as depicted on the attached site plans	
Building Size	2 story commercial structure as depicted on the attached survey		2-story residential dwellings as depicted on the attached site plans	
Commercial F.A.R.	0.00 (0.0 sq. ft.)	32.9% (6,510 sq. ft.)	0.00 (0 sq. ft.)	Complies
Density (u/a)	16 u/a (7.6 units)	23 units	No Change	Complies
Height	30'	Unk.	30 ft.	Complies
Open Space	35% (9,921 sq. ft.)	5% (988.75 sq. ft.)	36% (7,062 sq. ft.)	Complies
Building Coverage	50% (9,887.5 sq. ft.)	17.6% (3,480 sq. ft.)	33% (6,492 sq. ft.)	Complies
Impervious Surface	80% (11,865 sq. ft.)	81% (16,082 sq. ft.)	57% (11,350 sq. ft.)	Complies
PerVIOUS Surface		3,893 sq. ft.	7,621 sq. ft.	N/A
Landscape Area	20% (3,955 sq. ft.)	~5% (~988 sq. ft.)	20% (3,960 sq. ft.)	Complies
Landscape Buffers Front	10ft R.O.W. Buffer Sec. 108-413	None	10ft R.O.W. Buffer Sec. 108-413	Complies
Right Side	No Buffer, Sec. 108-347	None	No Buffer, Sec. 108-347	Complies
Left Side	Buffer B, Sec. 108-347	None	Buffer B, Sec. 108-347	Complies
Rear	Buffer C, Sec. 108-347	None	Buffer C, Sec. 108-347	Complies
Setbacks:				
Front	10 ft.	10 ft.	10 ft.	Complies
Right Side	10 ft.	10 ft.	10 ft.	Complies
Left Side	10 ft.	10 ft.	10 ft.	Complies
Rear	20 ft.	20 ft.	20 ft.	Complies
Parking - Auto	7 sp.	NA	7 sp.	Complies

1315 WHITEHEAD ST

1315 WHITEHEAD STREET
KEY WEST, FL 33040



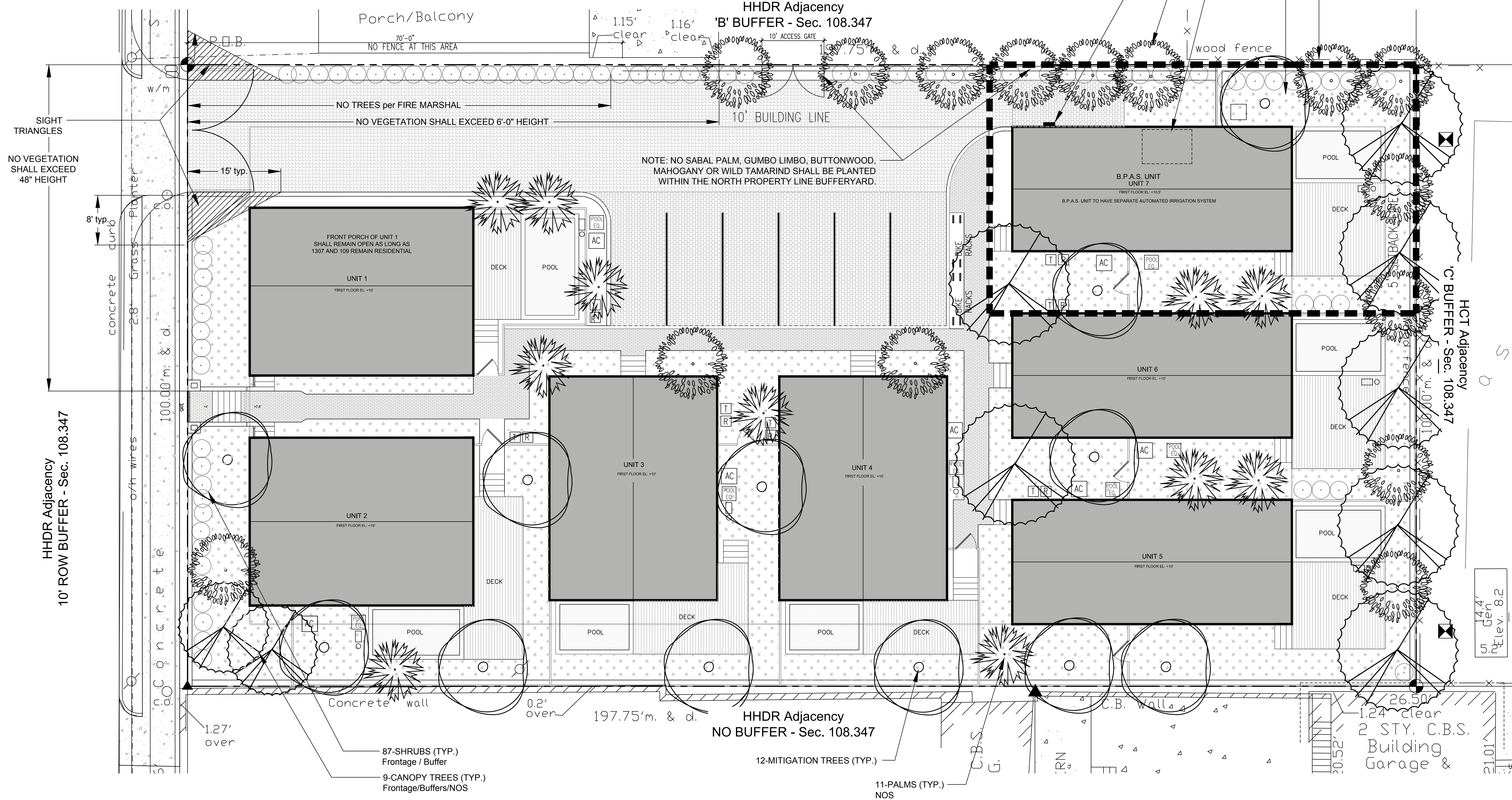
SCALE: 1/8" = 1'-0"



LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (19,775)	35% / 6,921 SF	36% / 7,062 SF	
108.347 REQUIRED SCREENING			
NORTH ADJACENCY - MULTI-FAMILY 3' "B" Buffer @ 45 PU's per 100'			
198 LF Requires 89 PU's (1.98 x 45 = 89.1)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	0	10	0
Understory Trees	9	3	27
Shrubs	64	1	64
TOTAL PU'S PROVIDED			91
SOUTH ADJACENCY - SINGLE-FAMILY NO BUFFER REQUIRED			
198 LF Requires 0 PU's (1.98 x 0 = 0)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	0	10	0
Understory Trees	0	3	0
Shrubs	0	1	0
TOTAL PU'S PROVIDED			0
EAST ADJACENCY - LOW IMPACT 5' "C" Buffer @ 72 PU's per 100'			
100 LF Requires 72 PU's (1.00 x 72 = 72)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	5	10	50
Understory Trees	5	3	15
Shrubs	7	1	7
TOTAL PU'S PROVIDED			72
WEST ADJACENCY - SEE STREET FRONTAGE Section 108.413			

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 3,955 SF	20% / 3,960 SF	
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%			
NATIVE PLANTS (70% Minimum)	100	75%	
EXOTIC PLANTS (30% Maximum)	34	25%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF)			
82 LF Street Frontage / 100 LF = .82 x 40 PU's = 32.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	2	10	20
Understory Trees	1	3	3
Shrubs	16	1	16
TOTAL PU'S PROVIDED			39
108.414 INTERIOR LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
3,960 SF / 20% NOS REQUIRES 4 Trees / 2,000 SF OF NOS	7.9	15	
(3,960 SF / 2,000 = 1.98 x 4 Trees = 7.9 Trees Required)		(4-Trees / 11- Palms)	

GENERAL INFORMATION & TREE MITIGATION	
ZONING	HHDR
GROSS SITE AREA	.45 ACRES OR 19,775 SF
BUILDING COVERAGE	33.0% or 6,492 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	
TREES IMPACTED	DSH INCHES REMOVED
PROTECTED TREES IMPACTED	70"
MITIGATION REQUIRED (66%) (70" x .66 = 21.6")	46"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	12 Trees / 48"



LANDSCAPE PLAN

DATE 10.17.14

REVISIONS:		
No.	Date	Notes
1.	11.14.14	CISTERN - B.P.A.S. UNIT
2.	11.18.14	Coord. w/Arch Plans
3.	12.5.14	LS Chnges per Planning/Legal
4.	12.7.14	Moved Equip/gate per SP Chnges
5.		
6.		
7.		

Landscape Plans

SHEET NUMBER:
L-2

JOB #: 14007 DRAWN BY: LBR
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SITE LOCATION



1 CONTEXTUAL SITE PLAN
A31 SCALE: N.T.S.



1 CONTEXTUAL ELEVATION
A31 SCALE: 1/8"=1'-0"

Seal:

Consultants:

Submissions / Revisions:
PLANNING - 2014.10.20

1315 WHITEHEAD STREET
KEY WEST, FL
RESIDENTIAL PROJECT

Drawing Size: 24x36
Project #: 14009

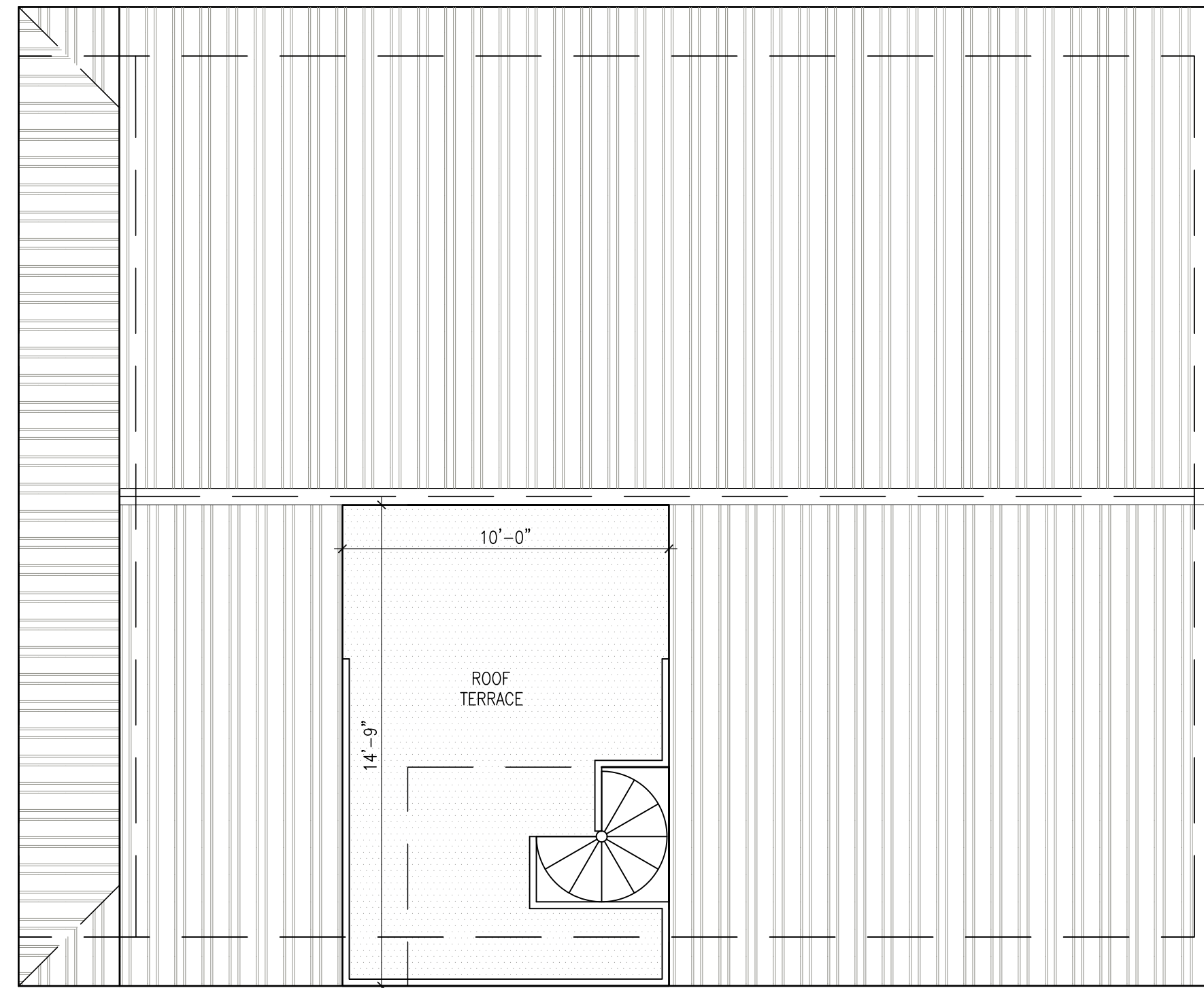
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CONTEXT SITE PLAN & ELEVATIONS

Sheet Number:

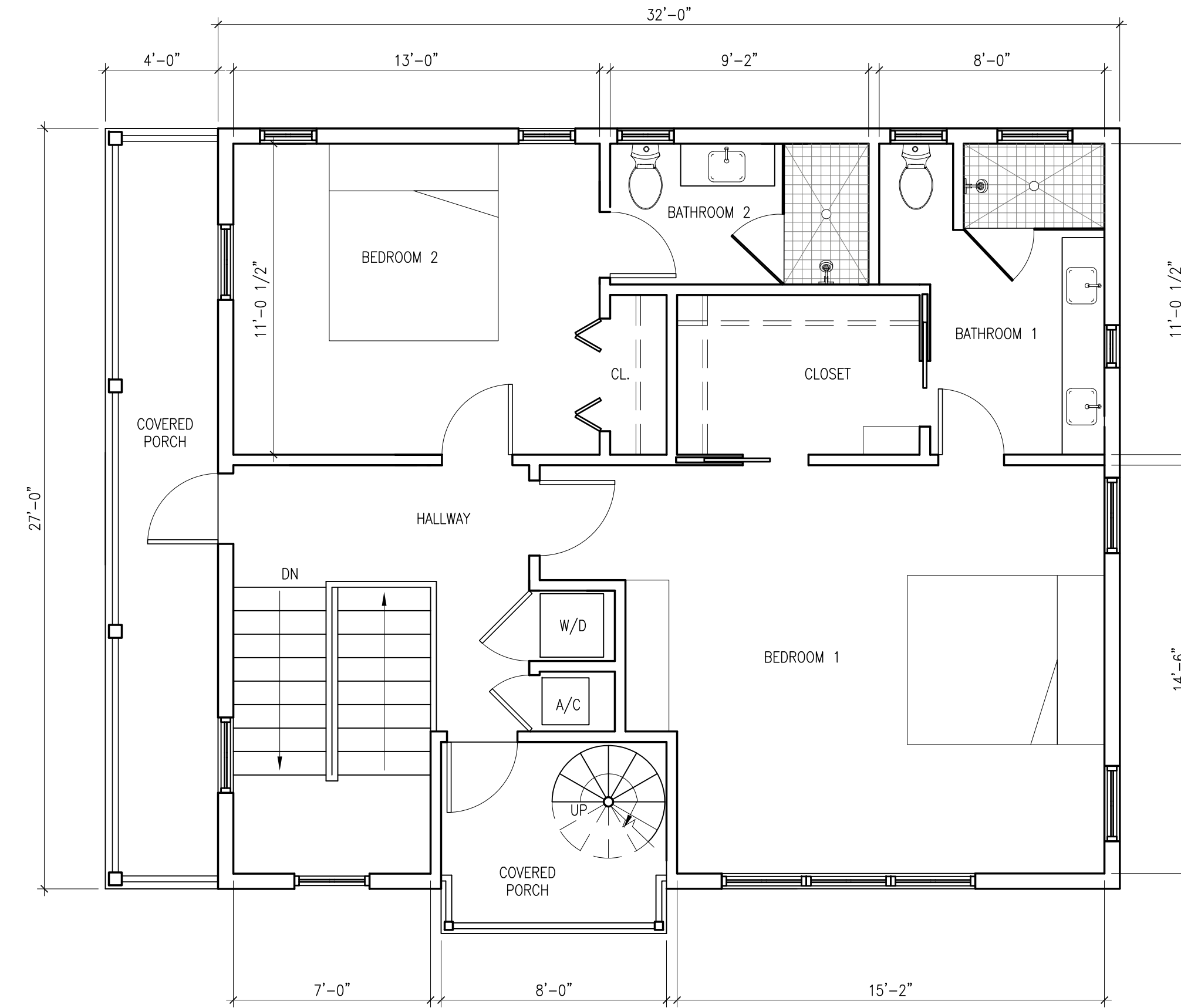
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Date: - OCTOBER 20, 2014

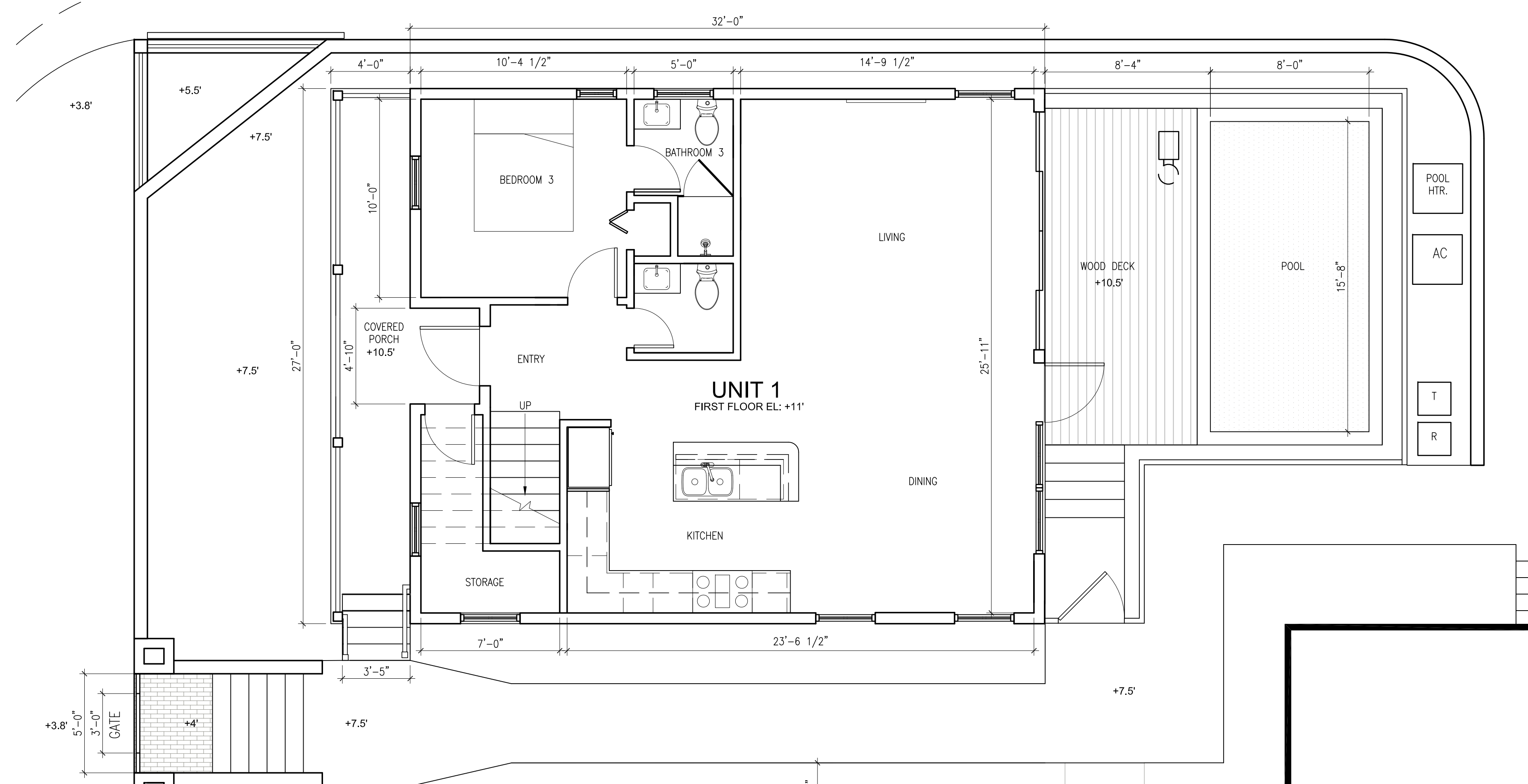
©2014 by William Shepler Architect



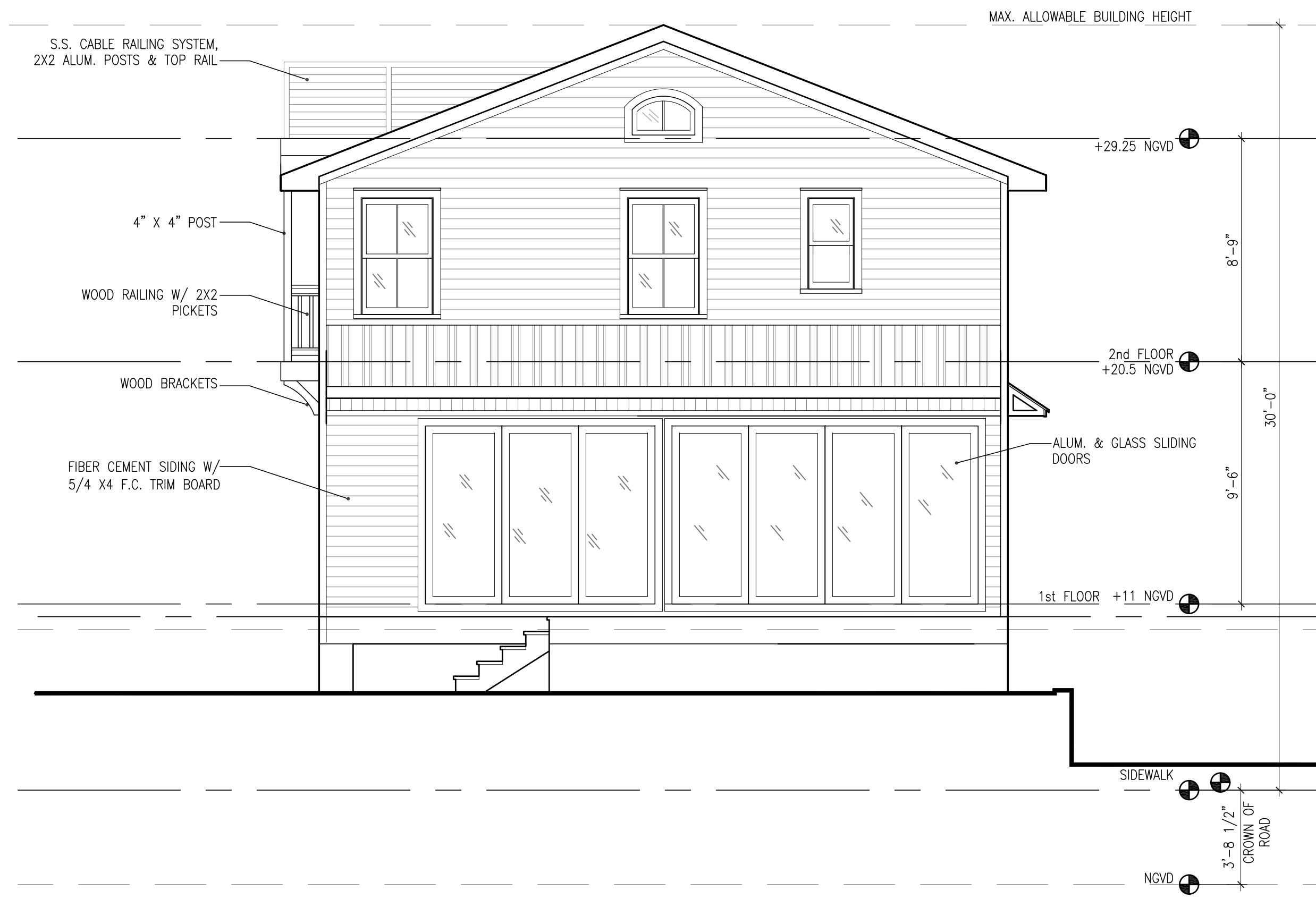
3 ROOF PLAN
A211 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A211 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A211 SCALE: 1/4"=1'-0"



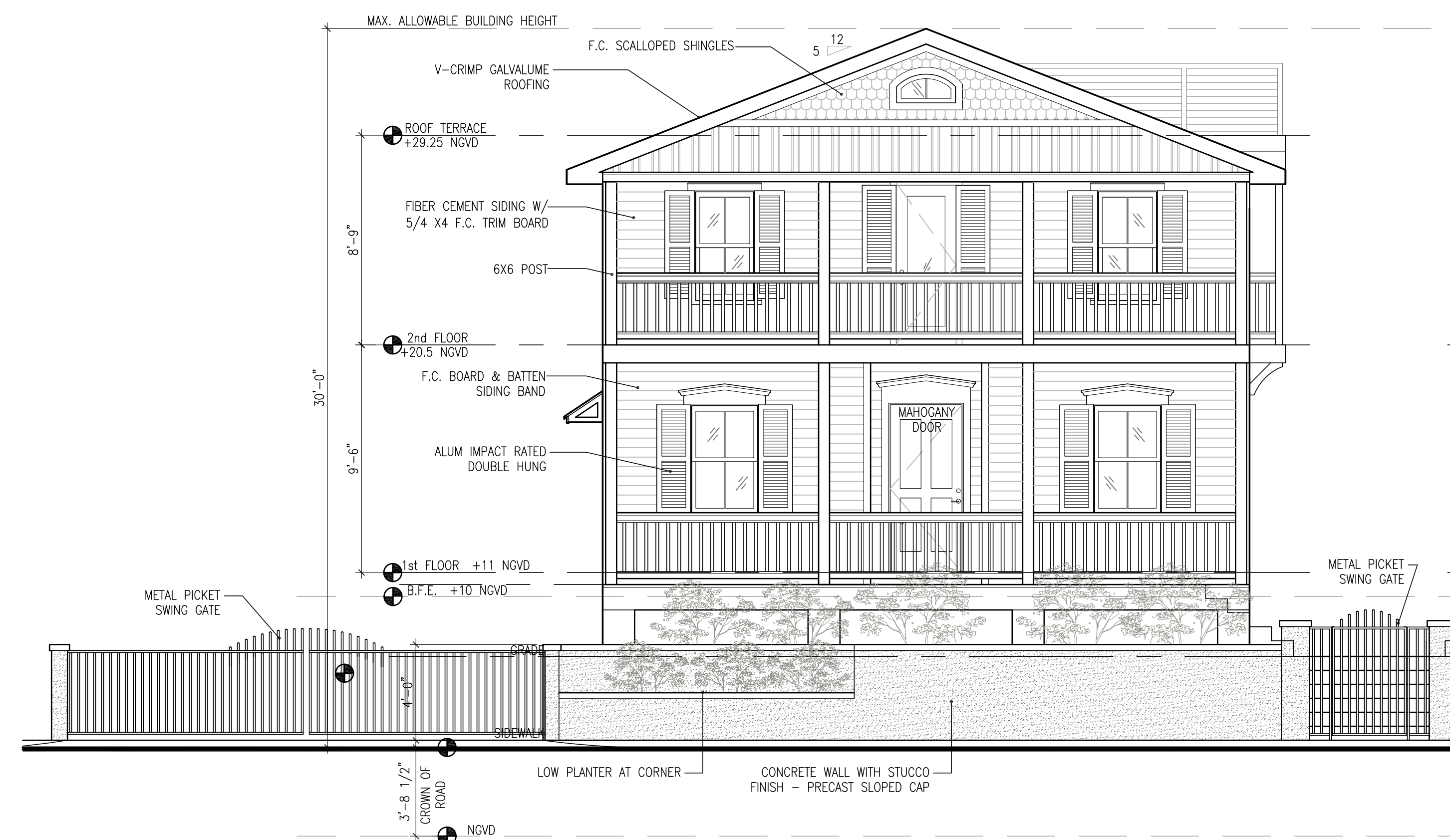
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A311 SCALE: 1/4"=1'-0"



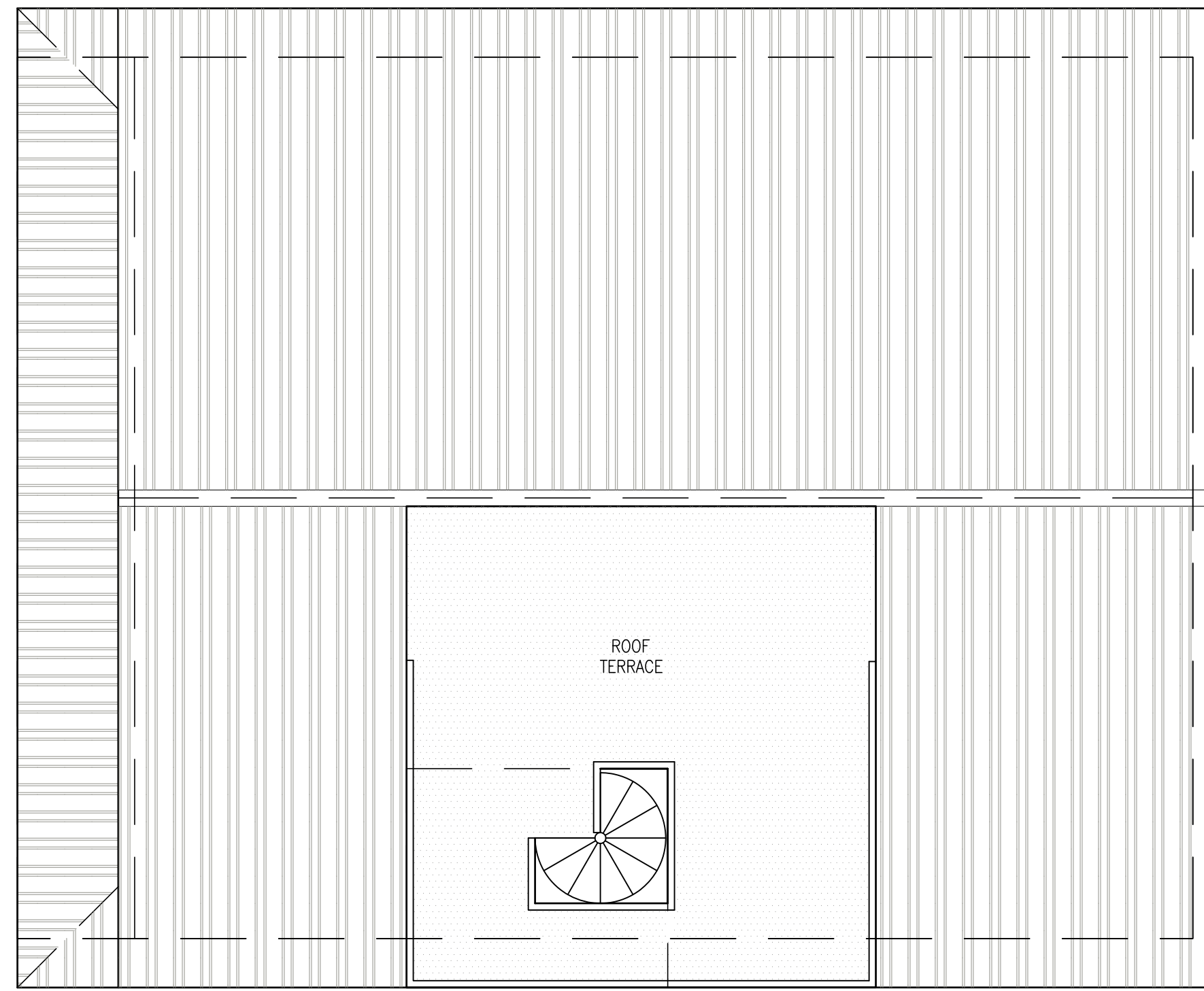
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A311 SCALE: 1/4"=1'-0"



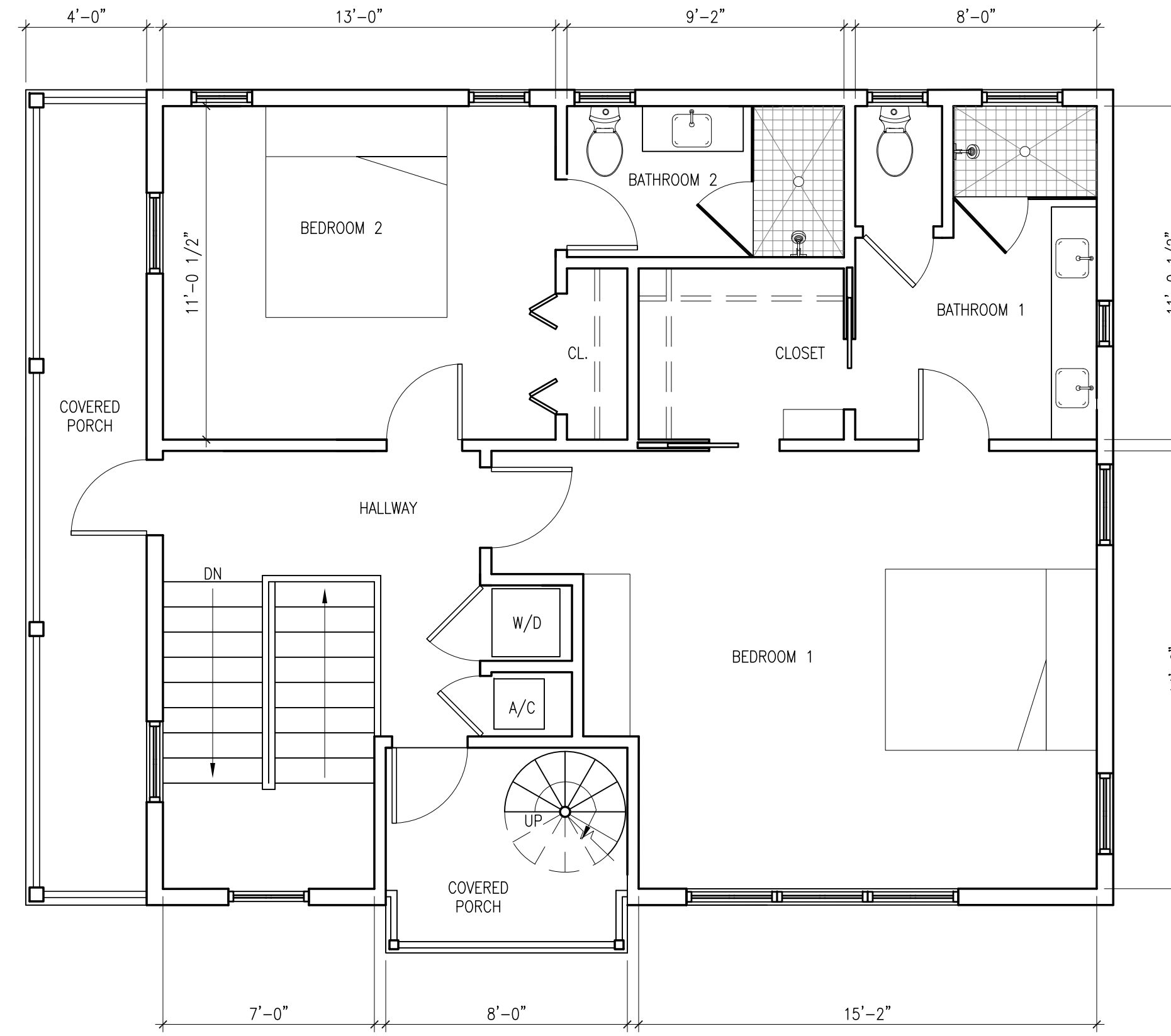
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A311 SCALE: 1/4"=1'-0"



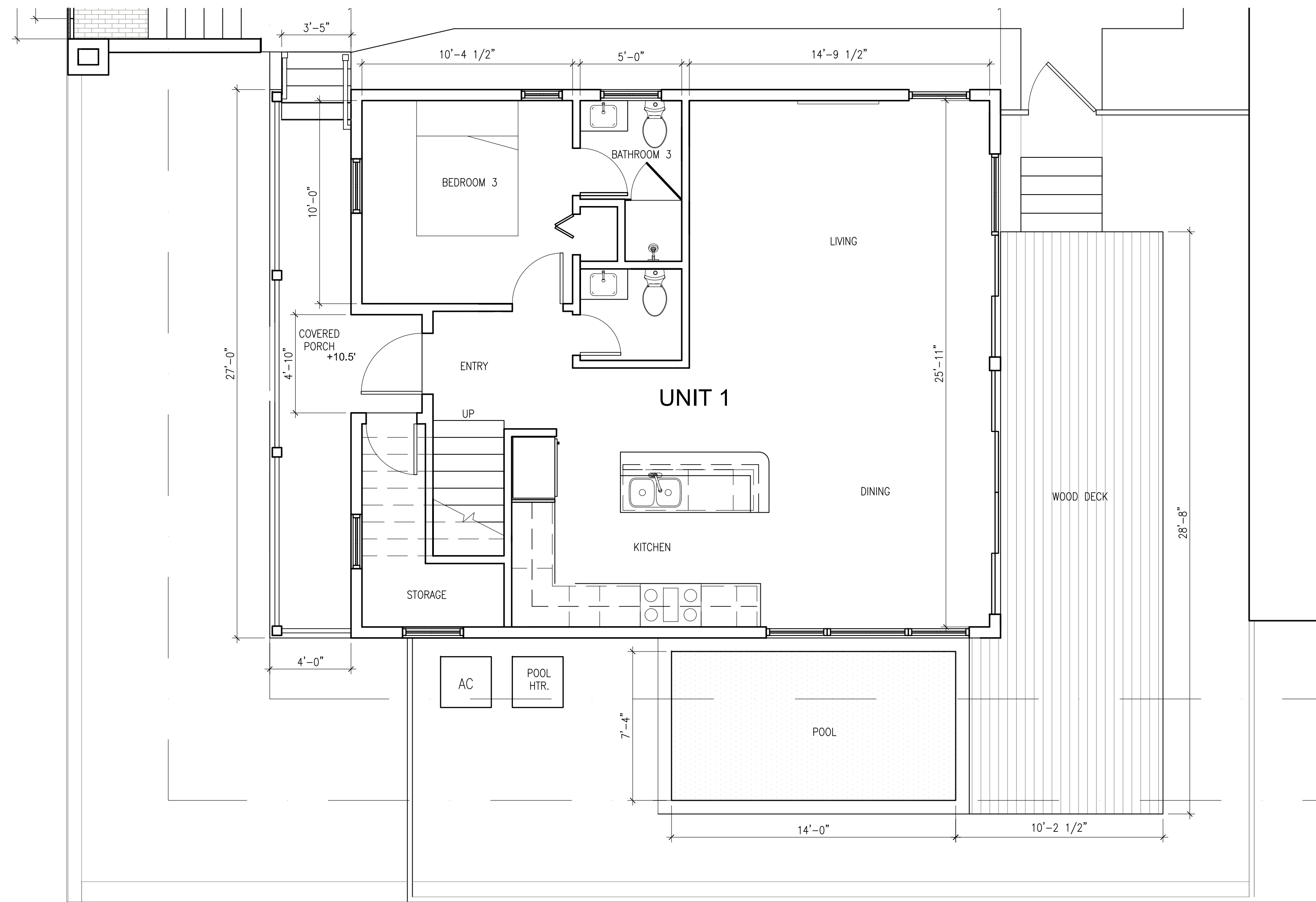
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A311 SCALE: 1/4"=1'-0"



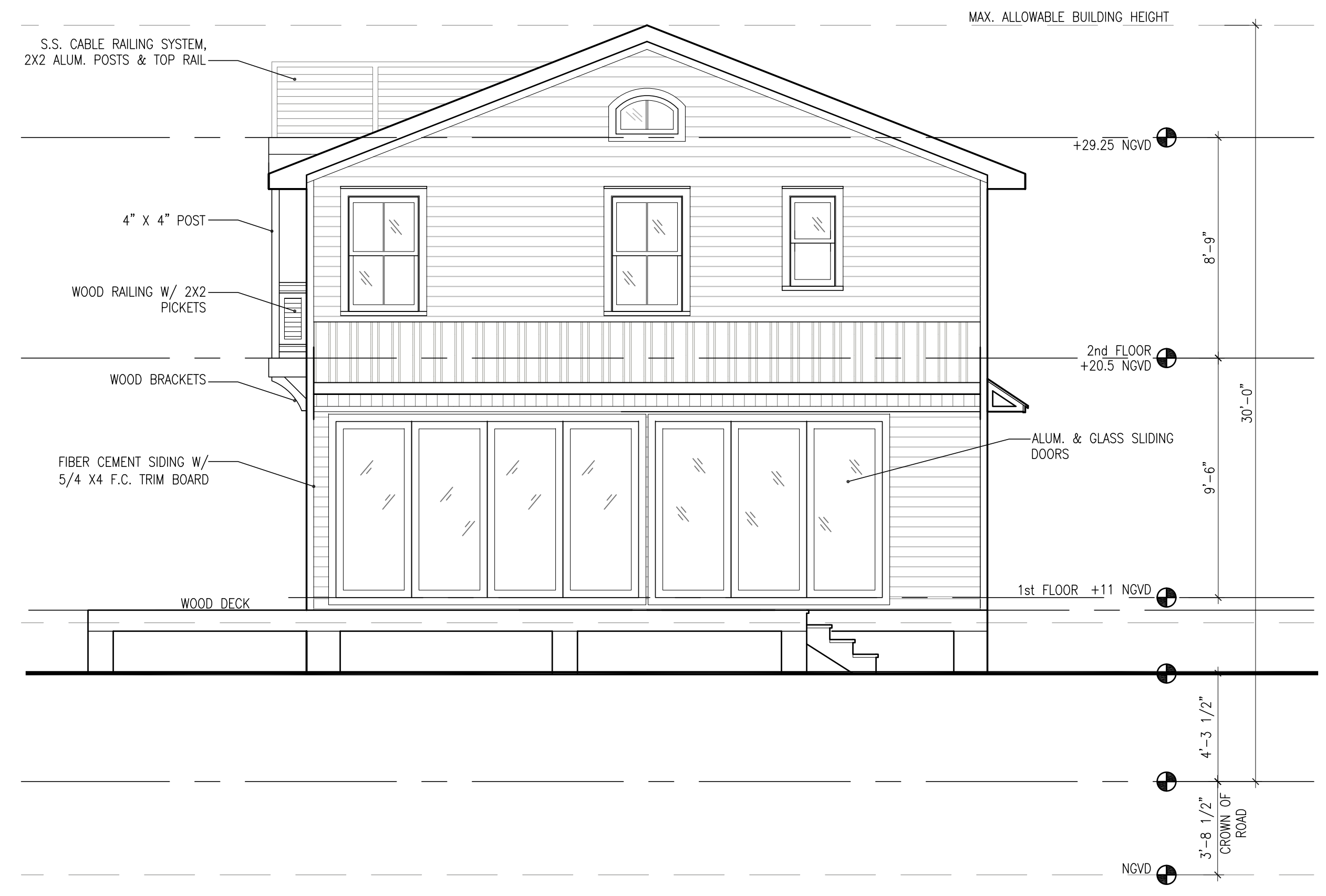
4 ROOF PLAN
A21.2 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
A21.2 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A21.2 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
 A31.2 SCALE: 1/4"=1'-0"



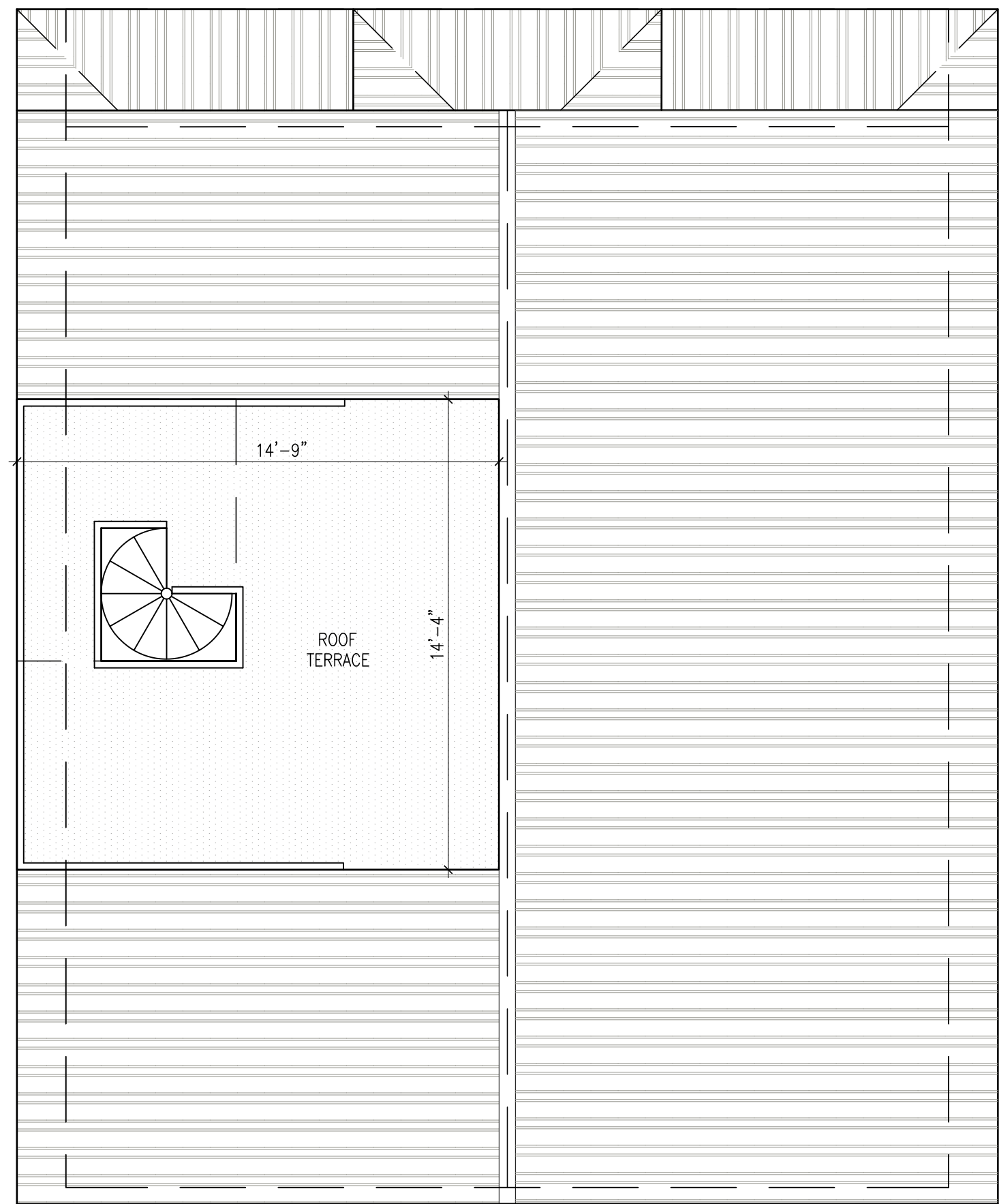
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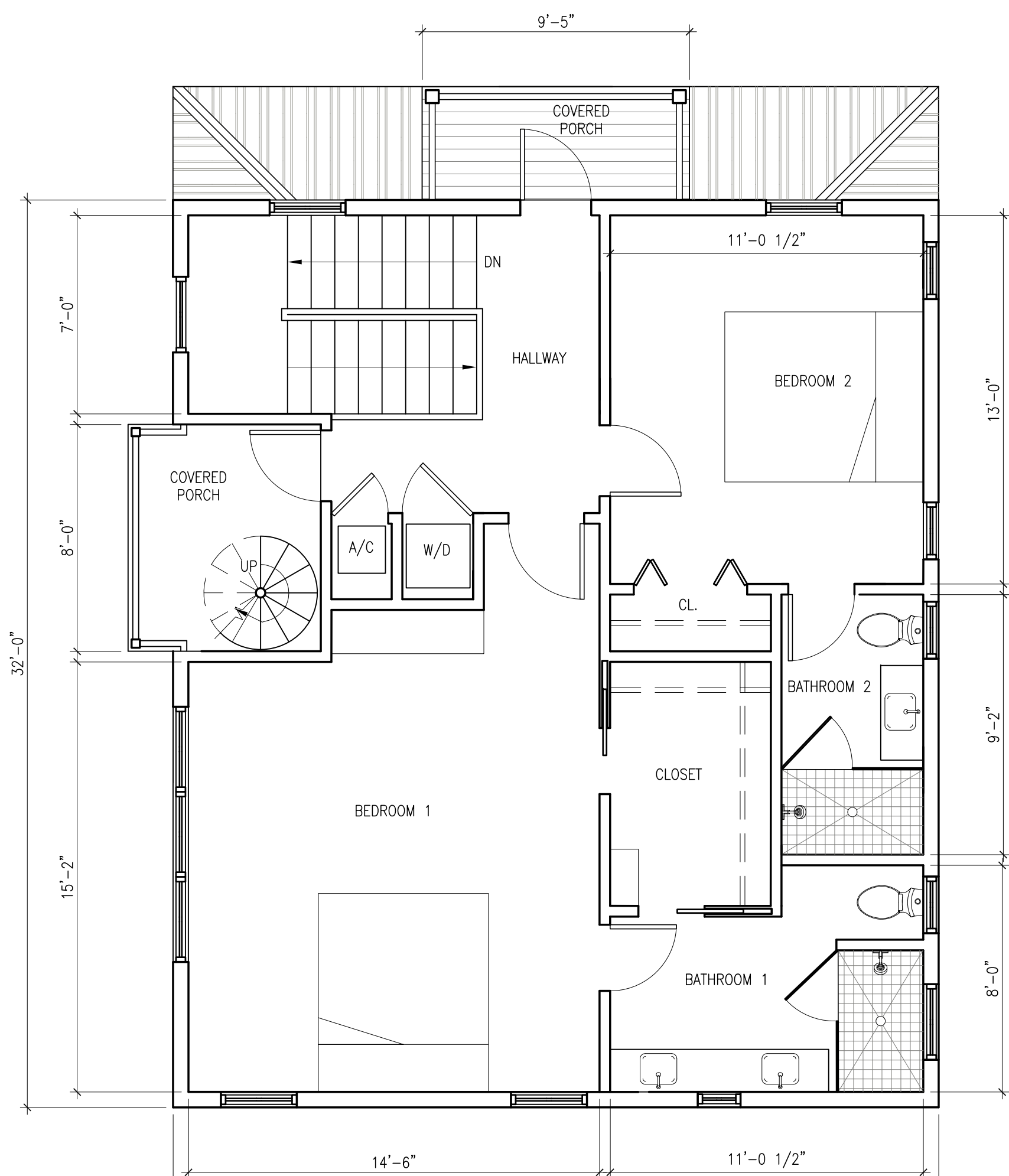
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 A31.2 SCALE: 1/4"=1'-0"



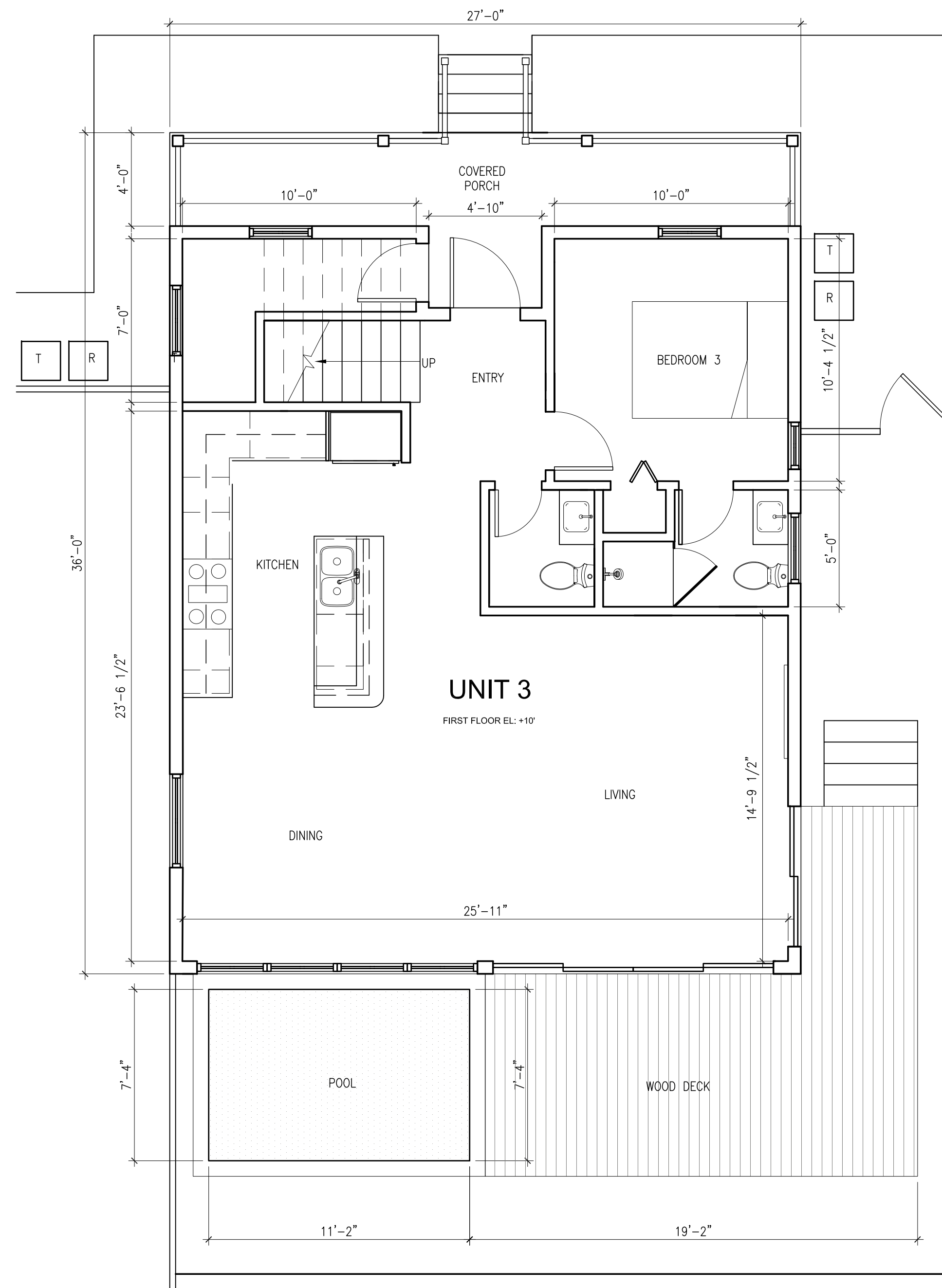
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 A31.2 SCALE: 1/4"=1'-0"



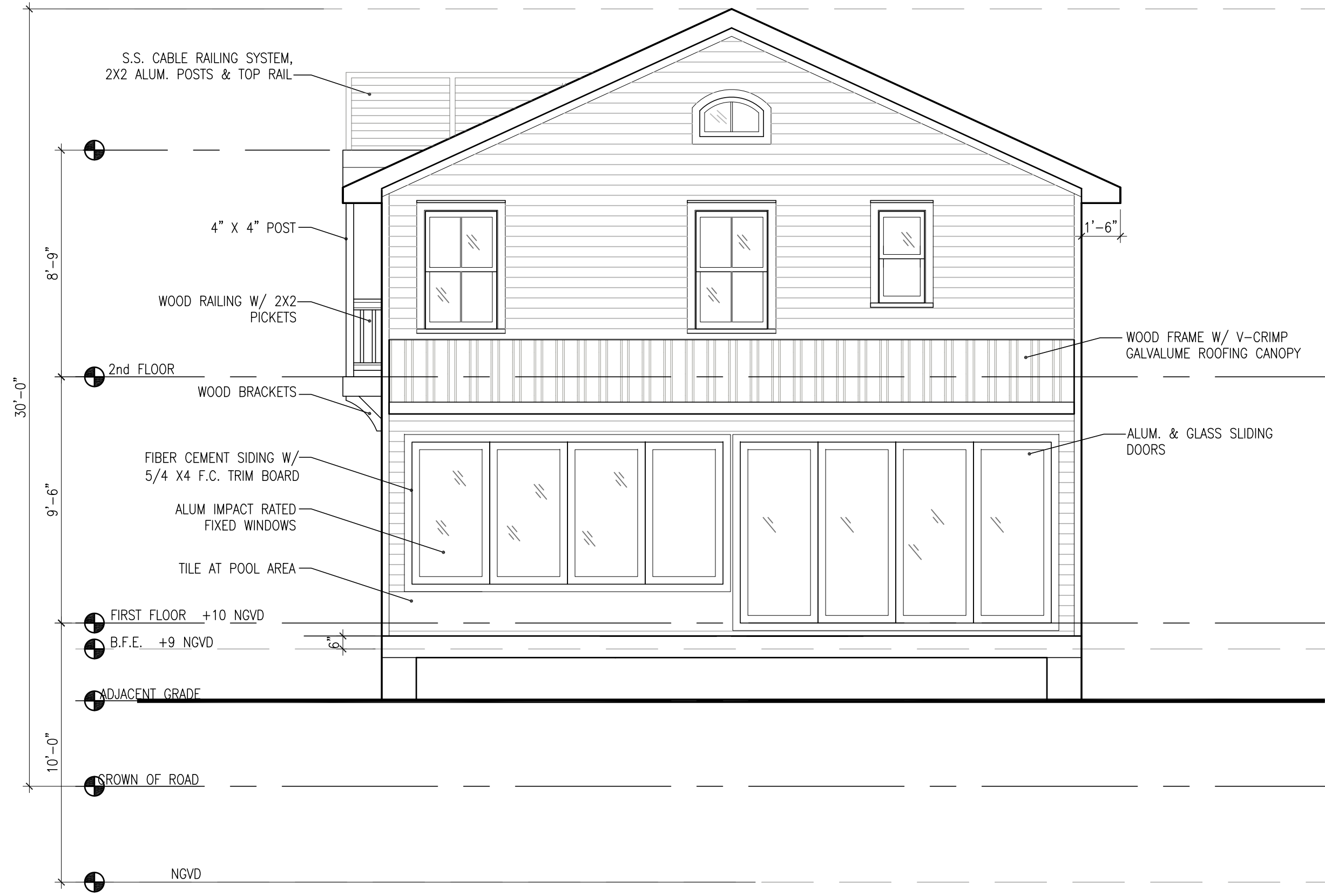
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A21.3 SCALE: 1/4"=1'-0"



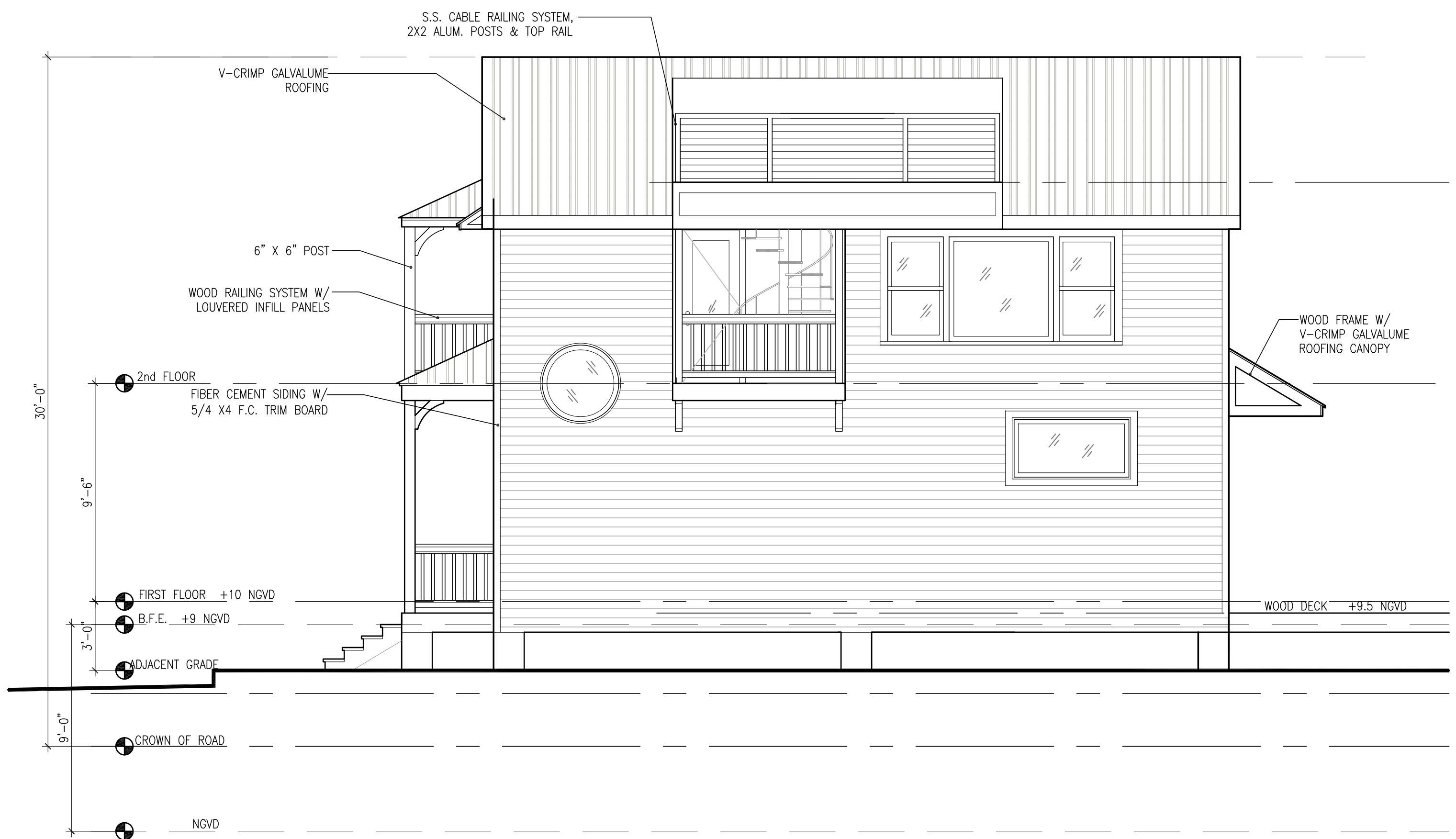
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A21.3 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A21.3 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
 A31.3 SCALE: 1/4"=1'-0"



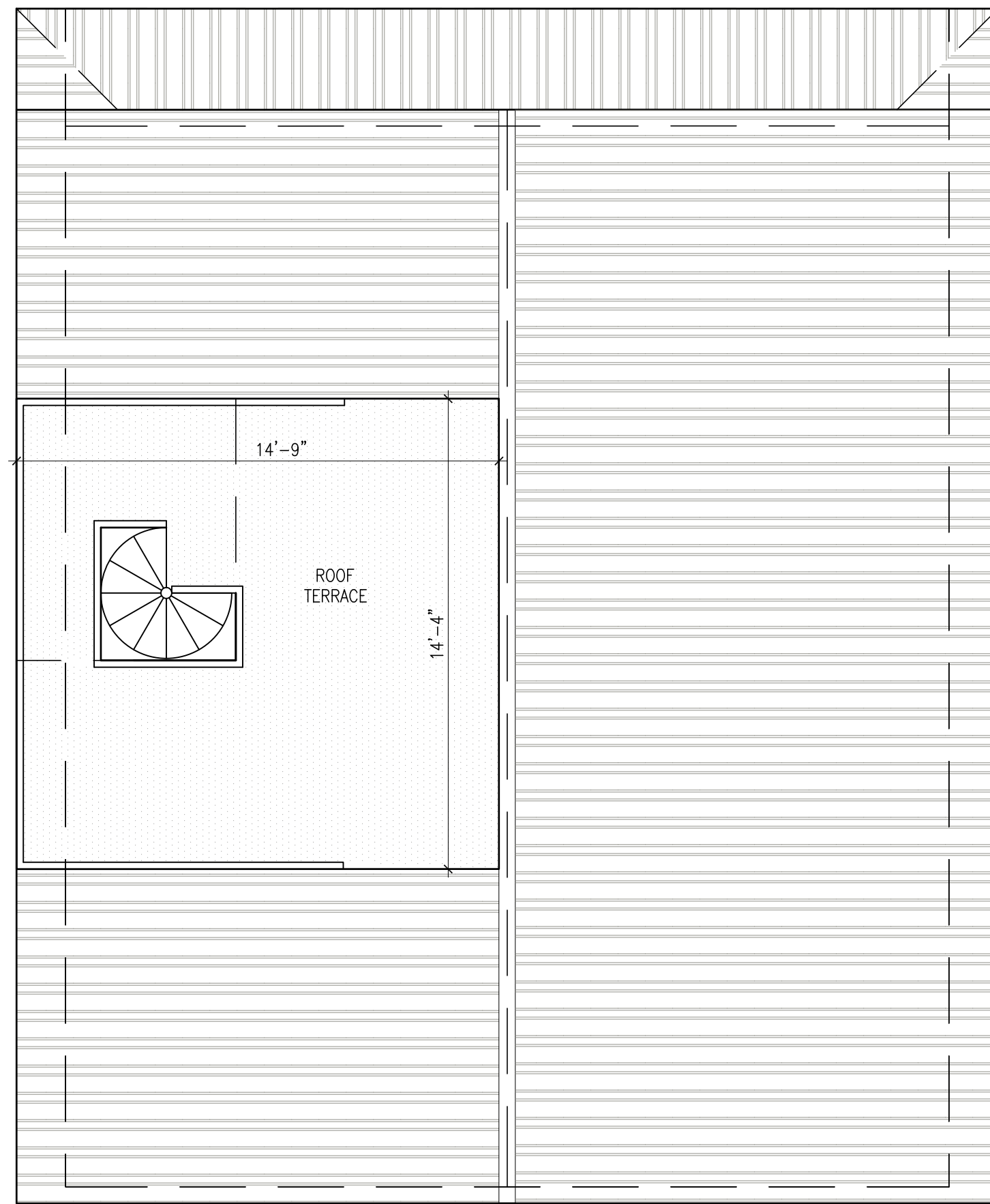
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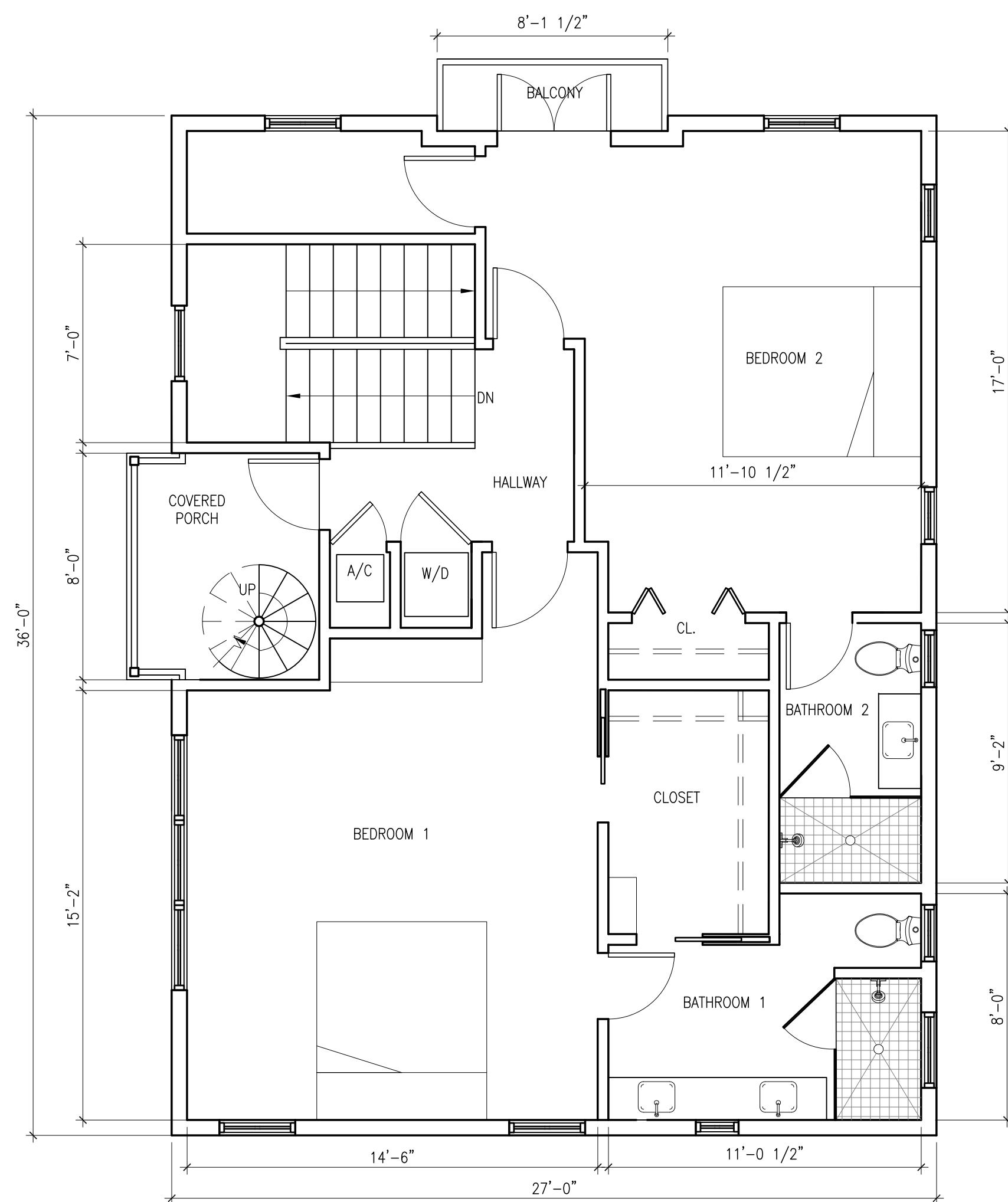
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 A31.3 SCALE: 1/4"=1'-0"



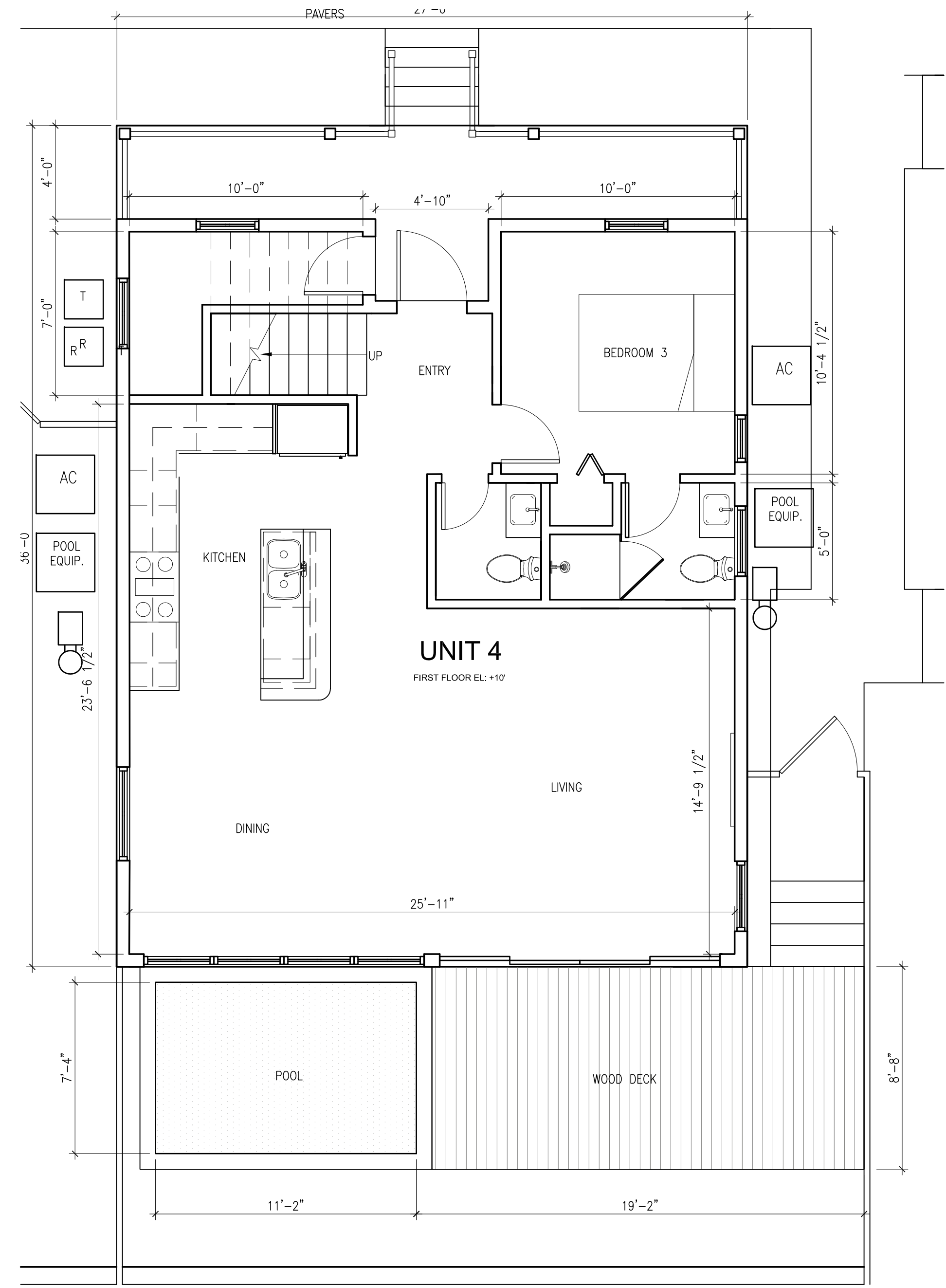
1 WEST ELEVATION
 A31.3 SCALE: 1/4"=1'-0"



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



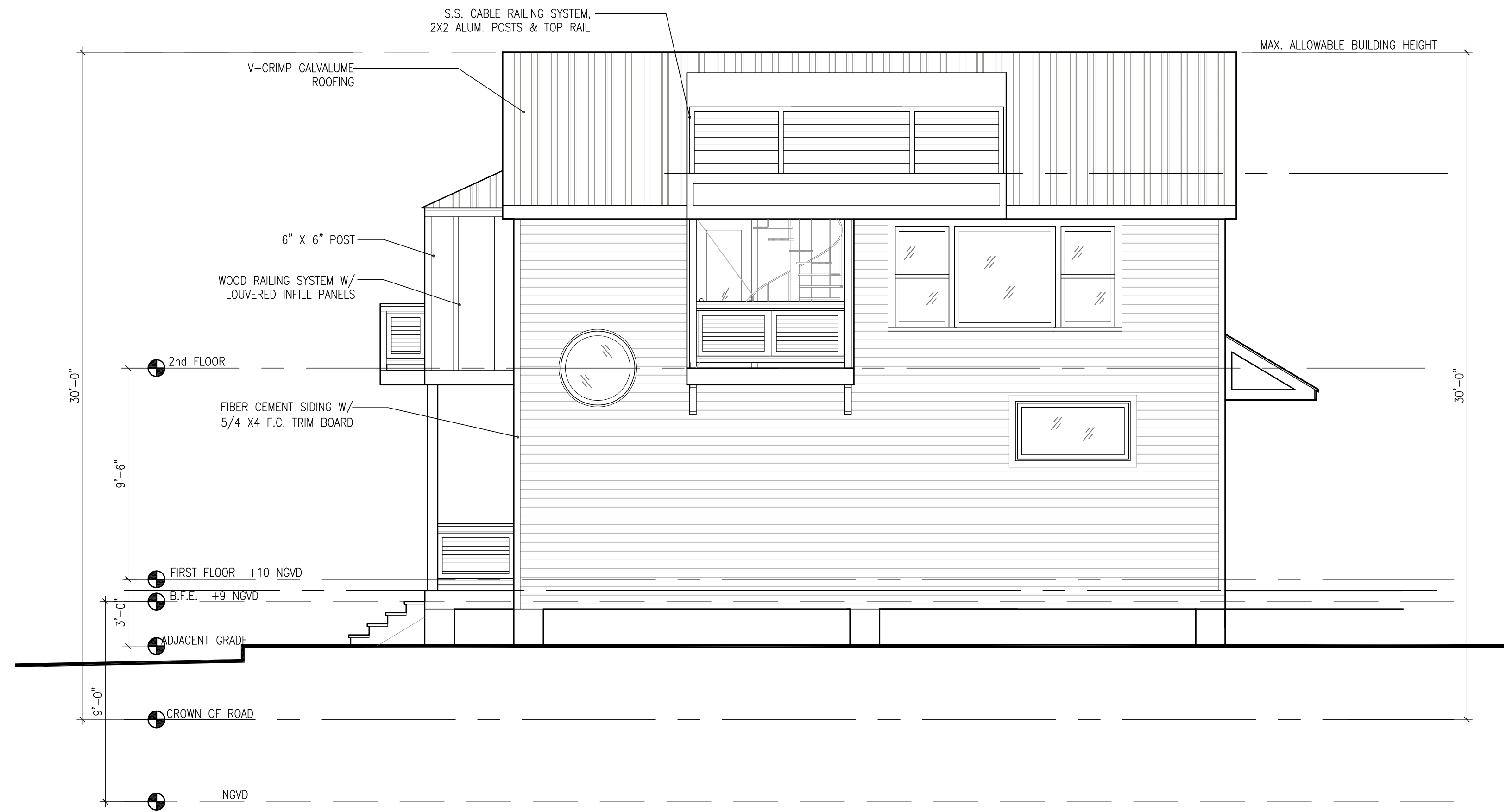
2 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



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



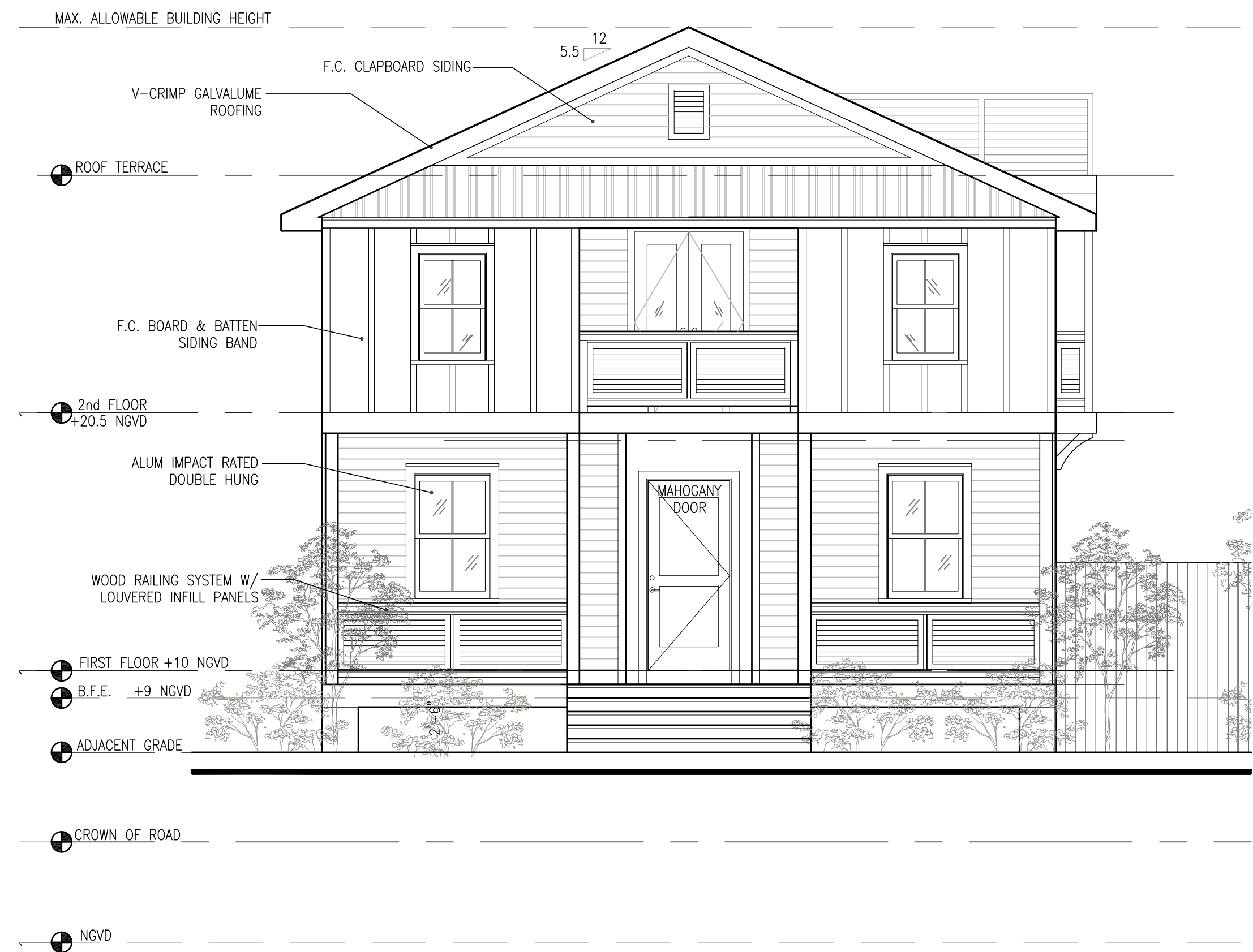
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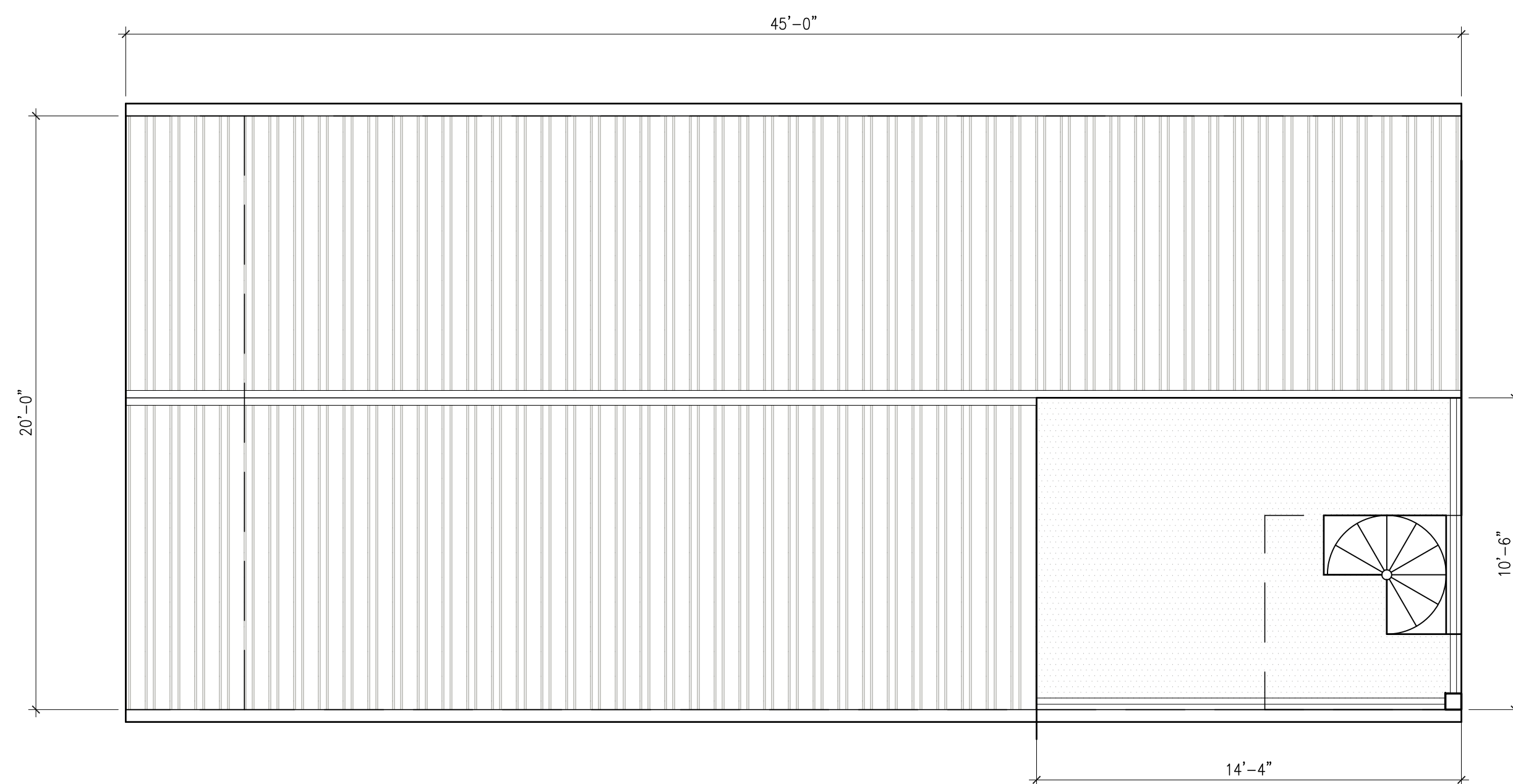
3 WEST ELEVATION
A31.4 SCALE: 1/4"=1'-0"



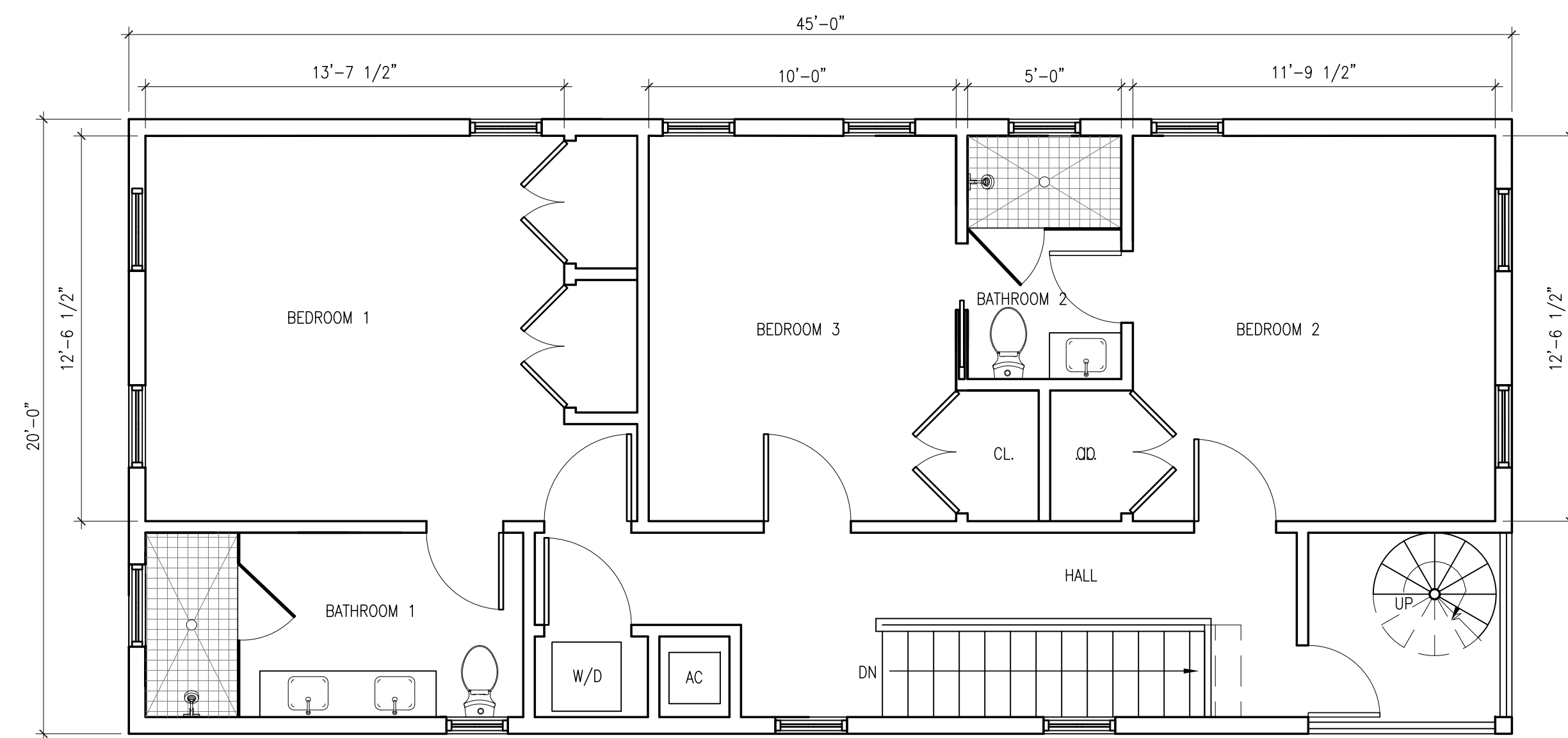
2 EAST ELEVATION
A31.4 SCALE: 1/4"=1'-0"



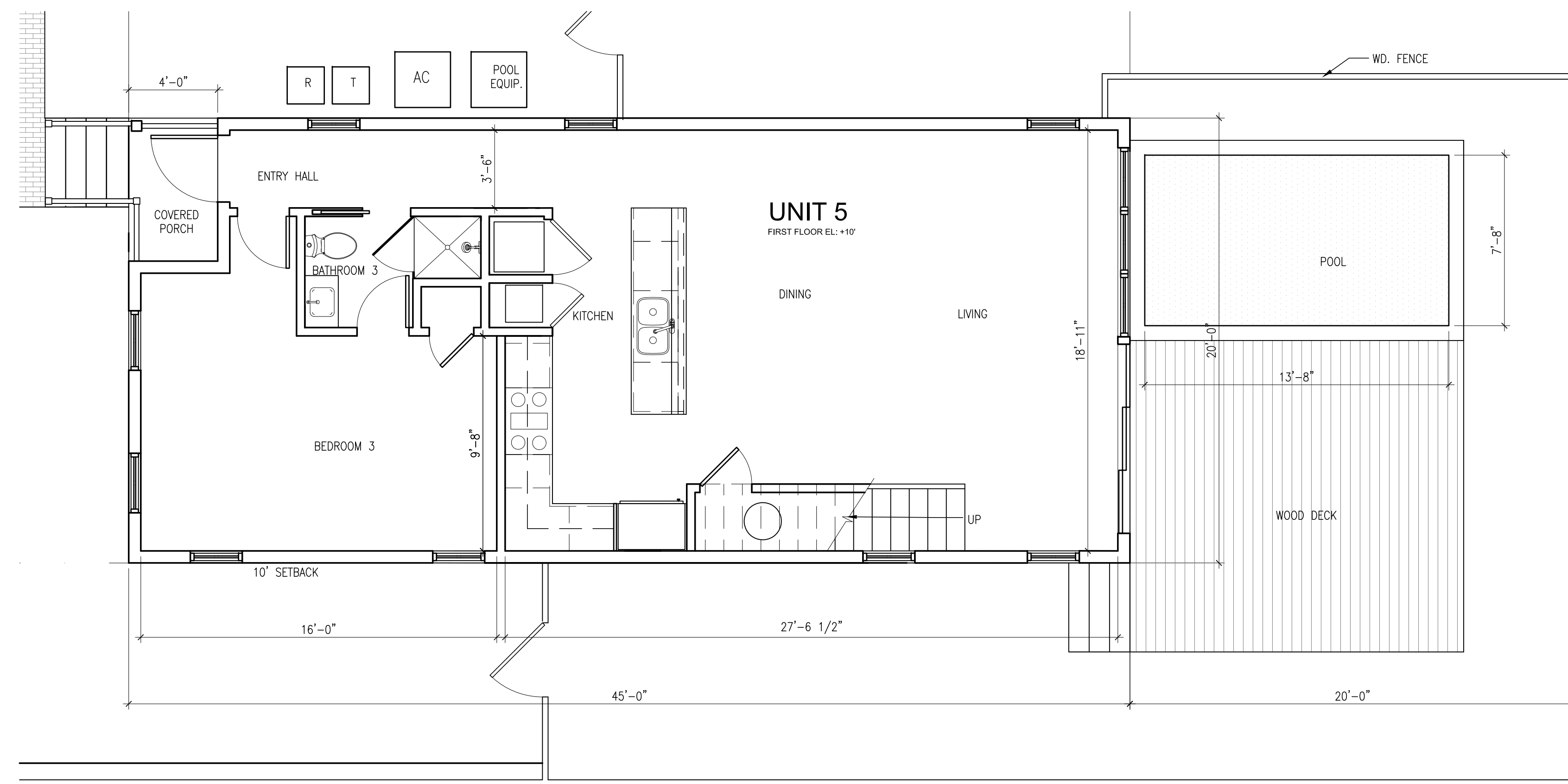
1 NORTH ELEVATION
A31.4 SCALE: 1/4"=1'-0"



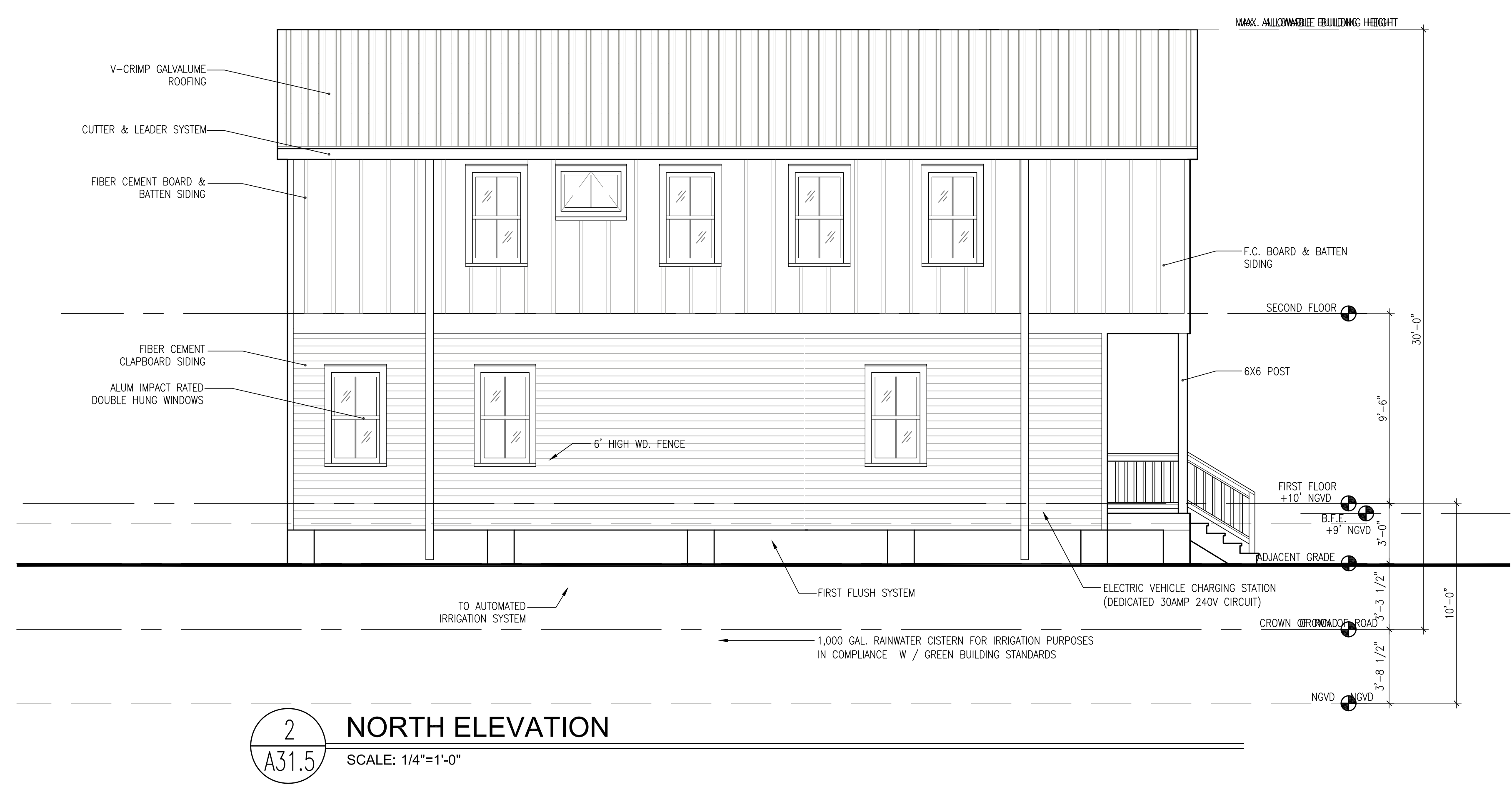
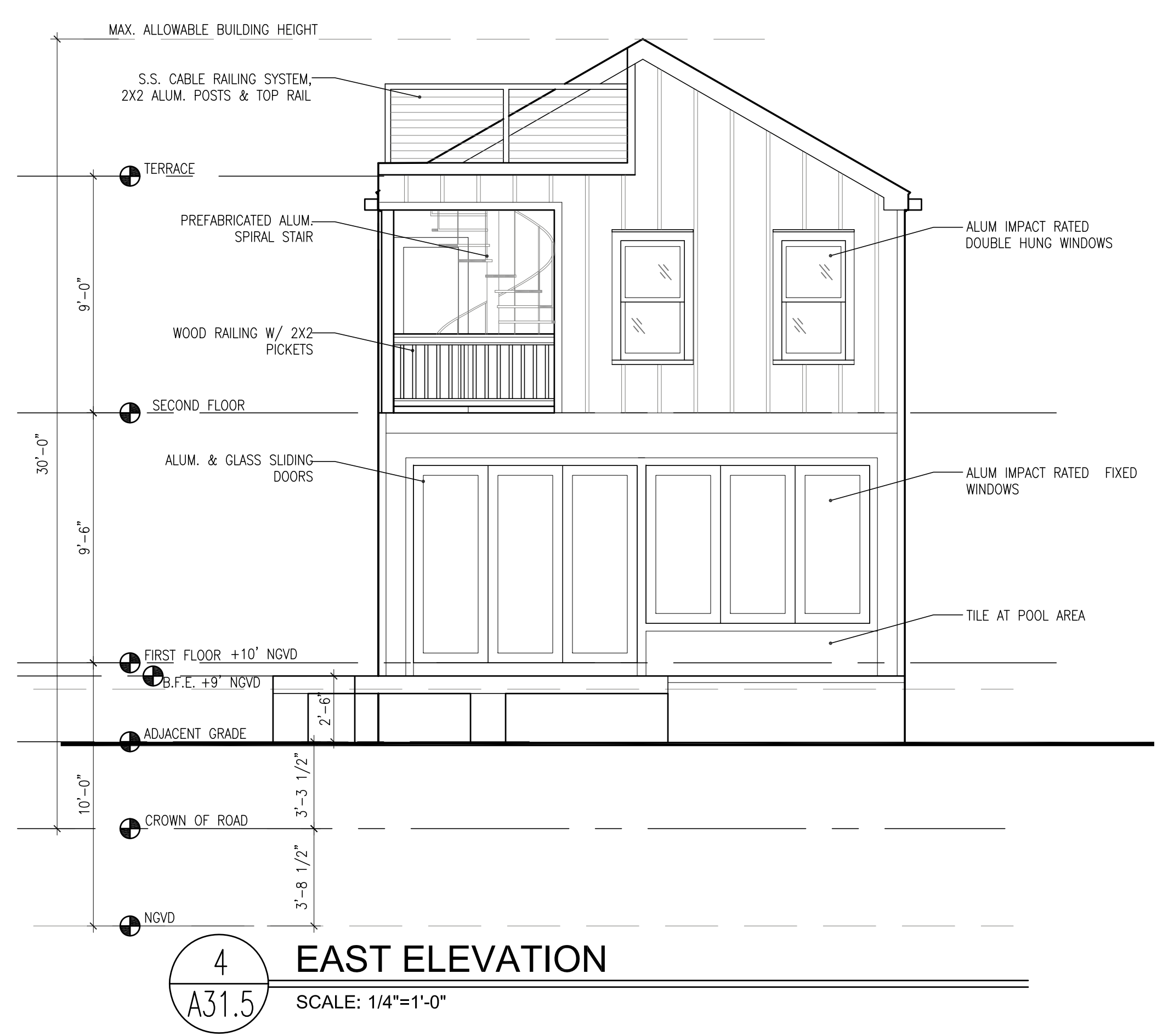
2 ROOF PLAN
A21.5 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A21.5 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A21.5 SCALE: 1/4"=1'-0"



Seal:

Landscape Architect:
LANDWISE DESIGN
9822 Tapestry Pk Circle, Ste 201
Jacksonville, FL 32246
904.343.4191

Civil Engineer:
Perez Engineering
1010 Kennedy Drive, Suite
400 Key West, FL 33040
(305) 283-9440

Submissions / Revisions:
PLANNING - 2014.10.20
B.P.A.S. - 2014.11.21
H.A.R.C. - 2014.11.24
H.A.R.C. REV. 1 - 2014.12.9

1315 WHITEHEAD STREET
KEY WEST, FL
UNIT 6

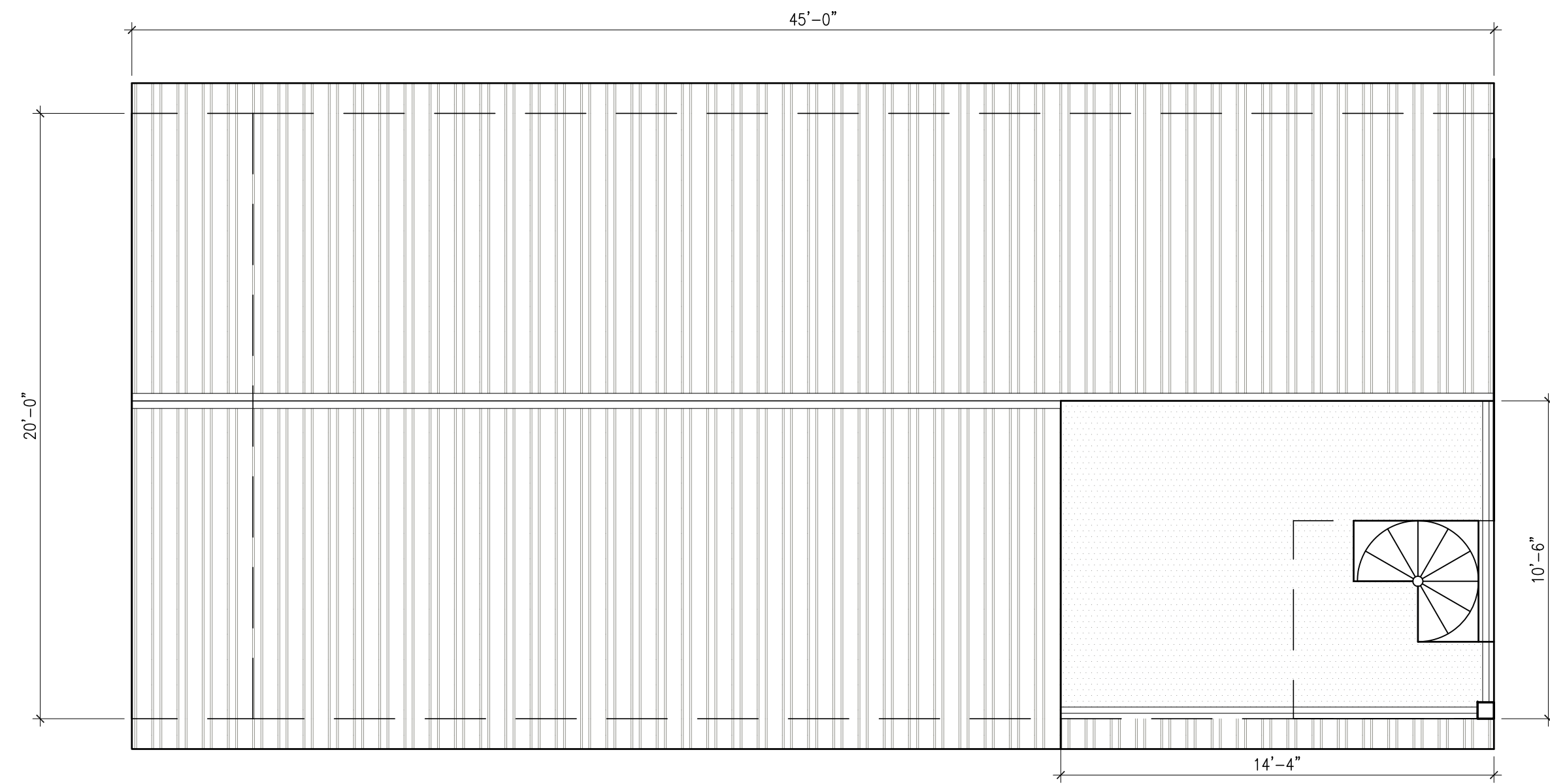
Drawing Size: 24x36
Project #: 14010

Title:
UNIT 6
-
FLOOR PLANS

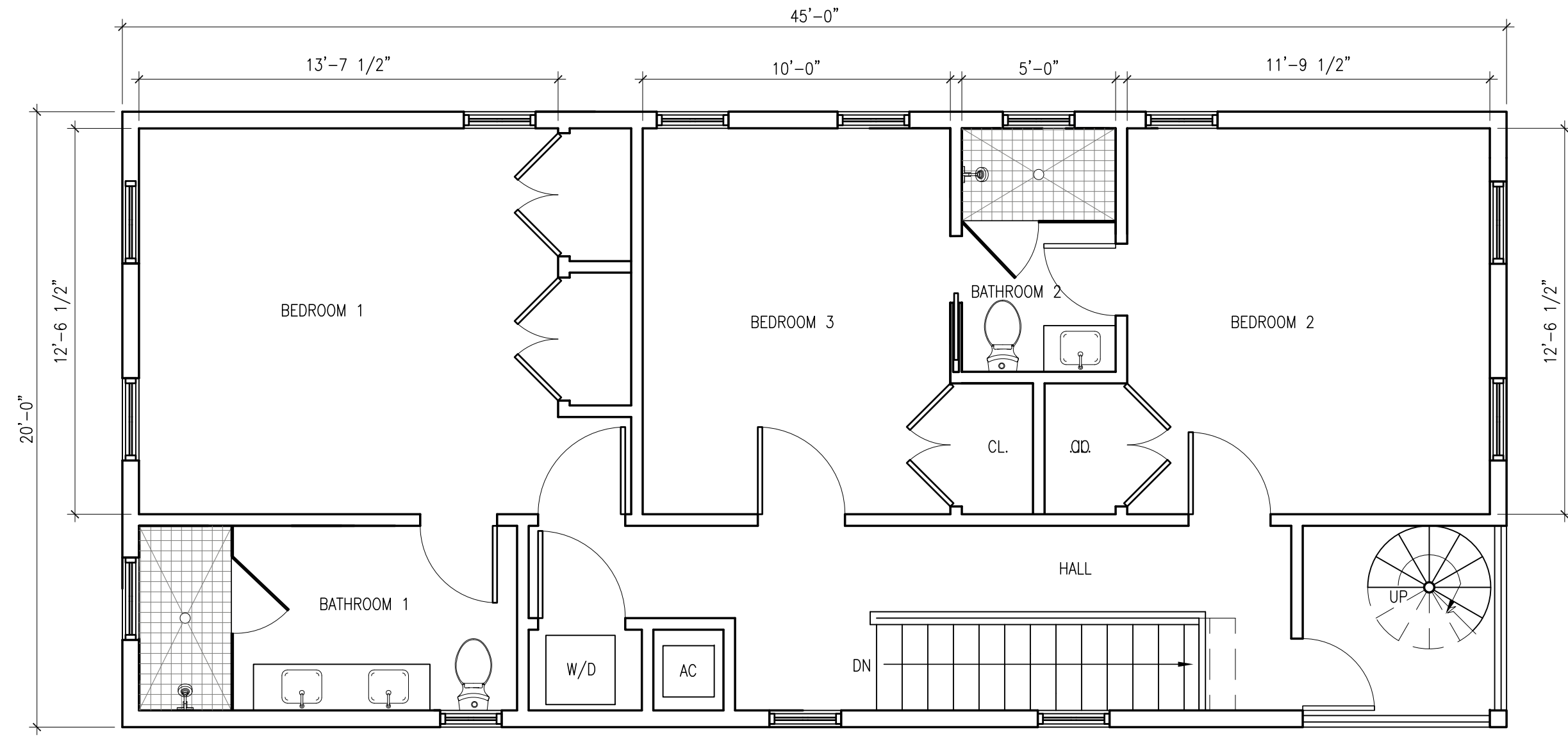
Sheet Number:

A21.6

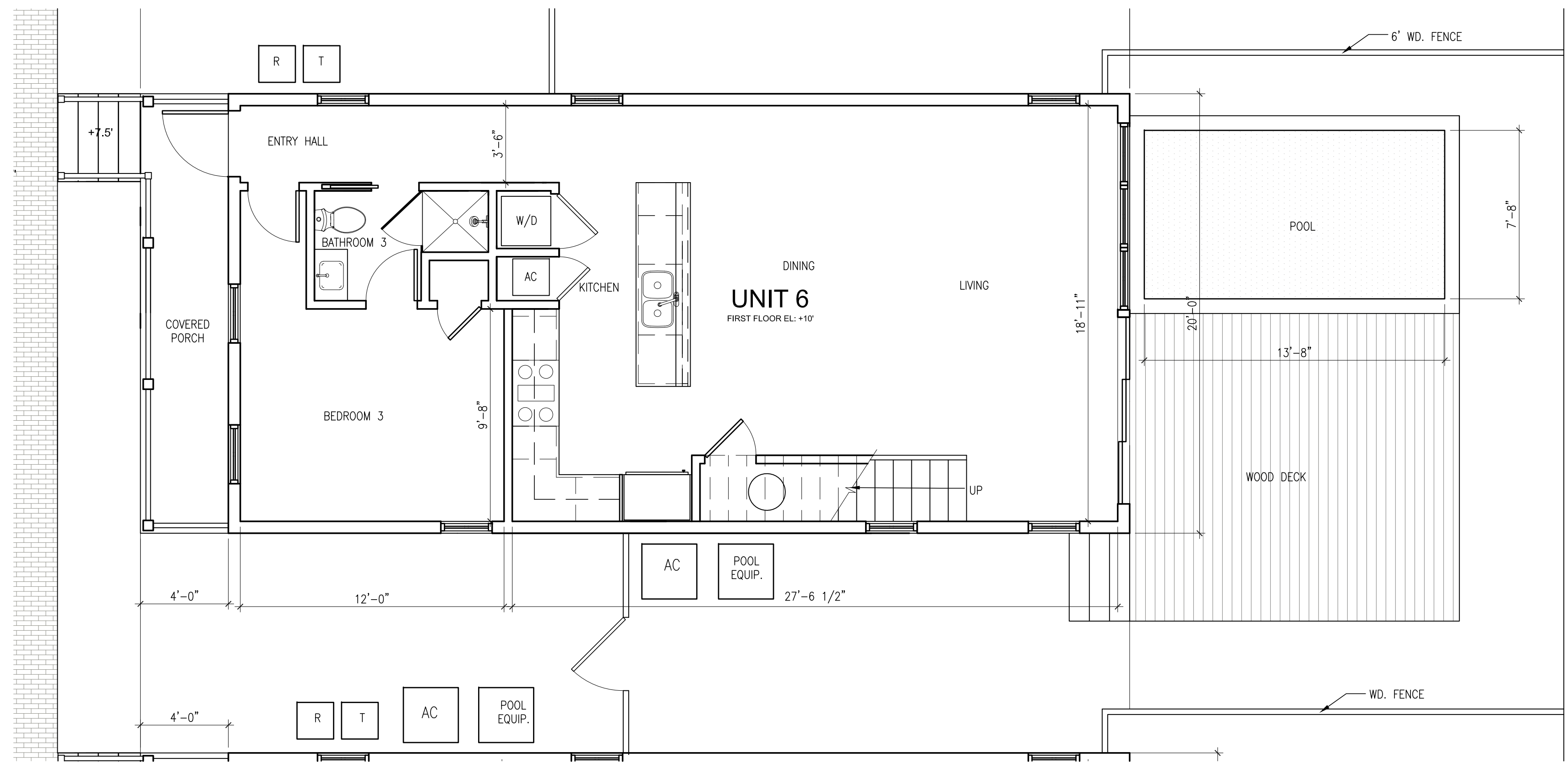
Date: - NOVEMBER 23, 2014
©2014 by William Shepler Architect



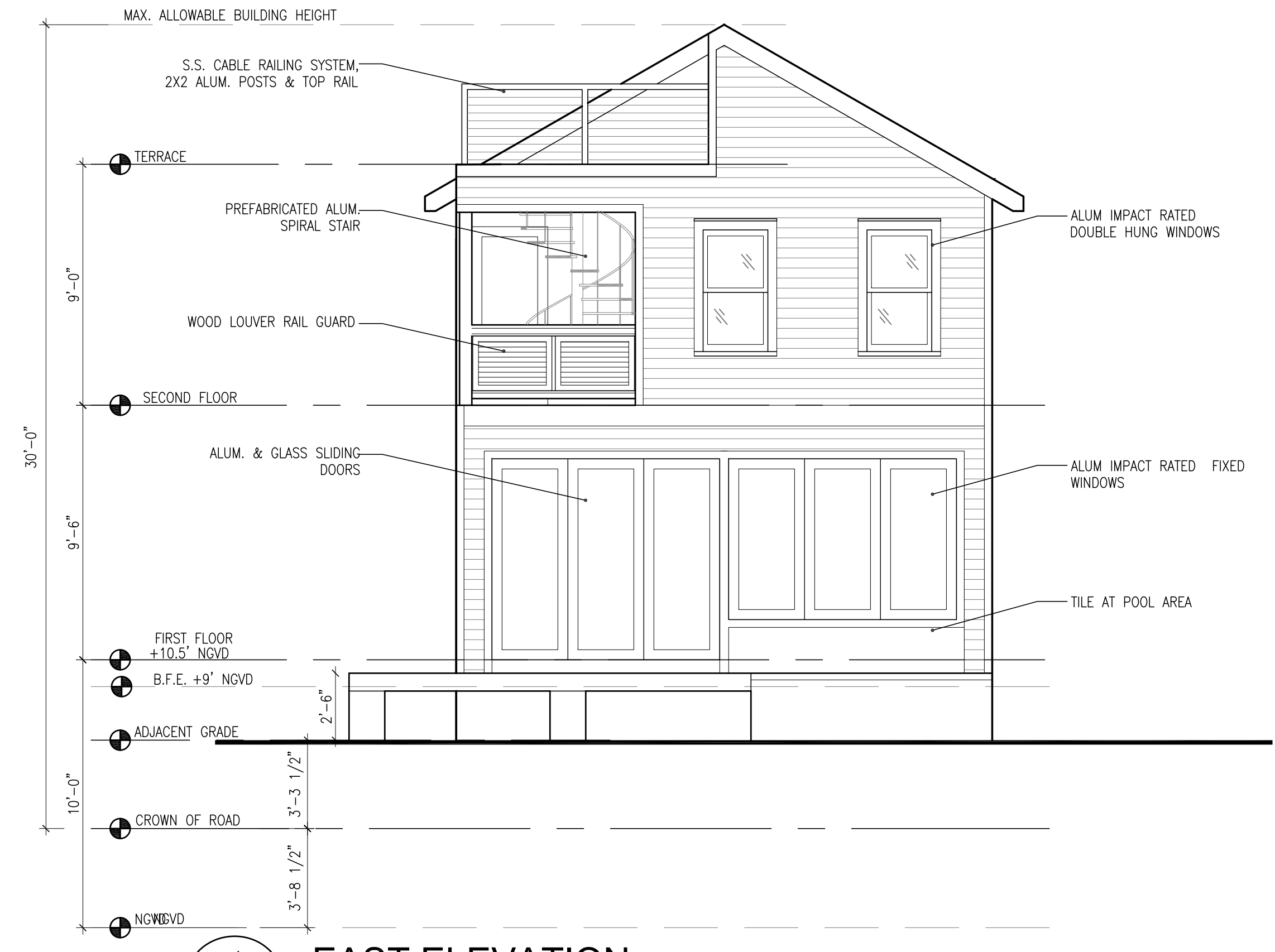
2 ROOF PLAN
A21.5 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A21.5 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A21.6 SCALE: 1/4"=1'-0"



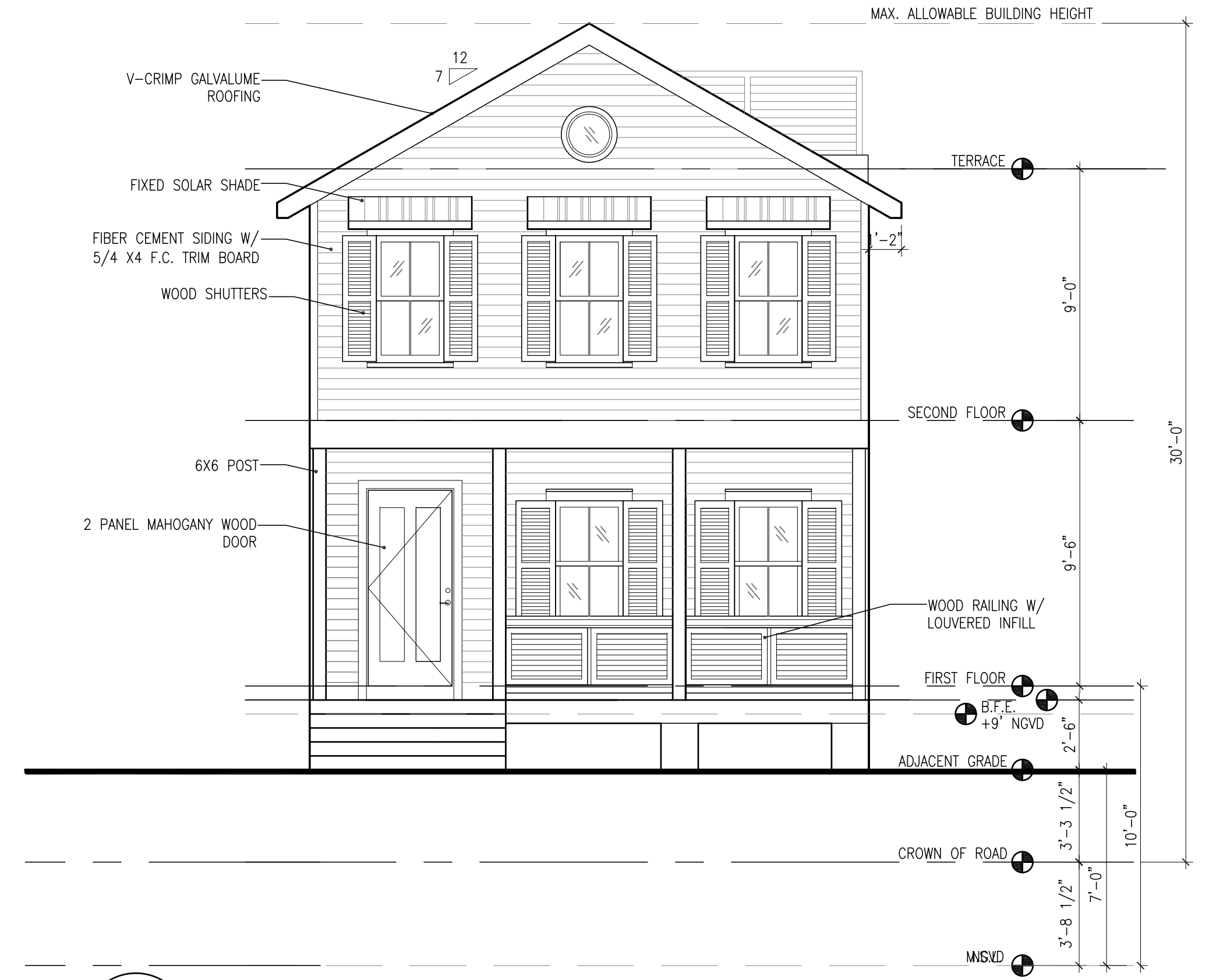
4 EAST ELEVATION
 A31.6 SCALE: 1/4"=1'-0"



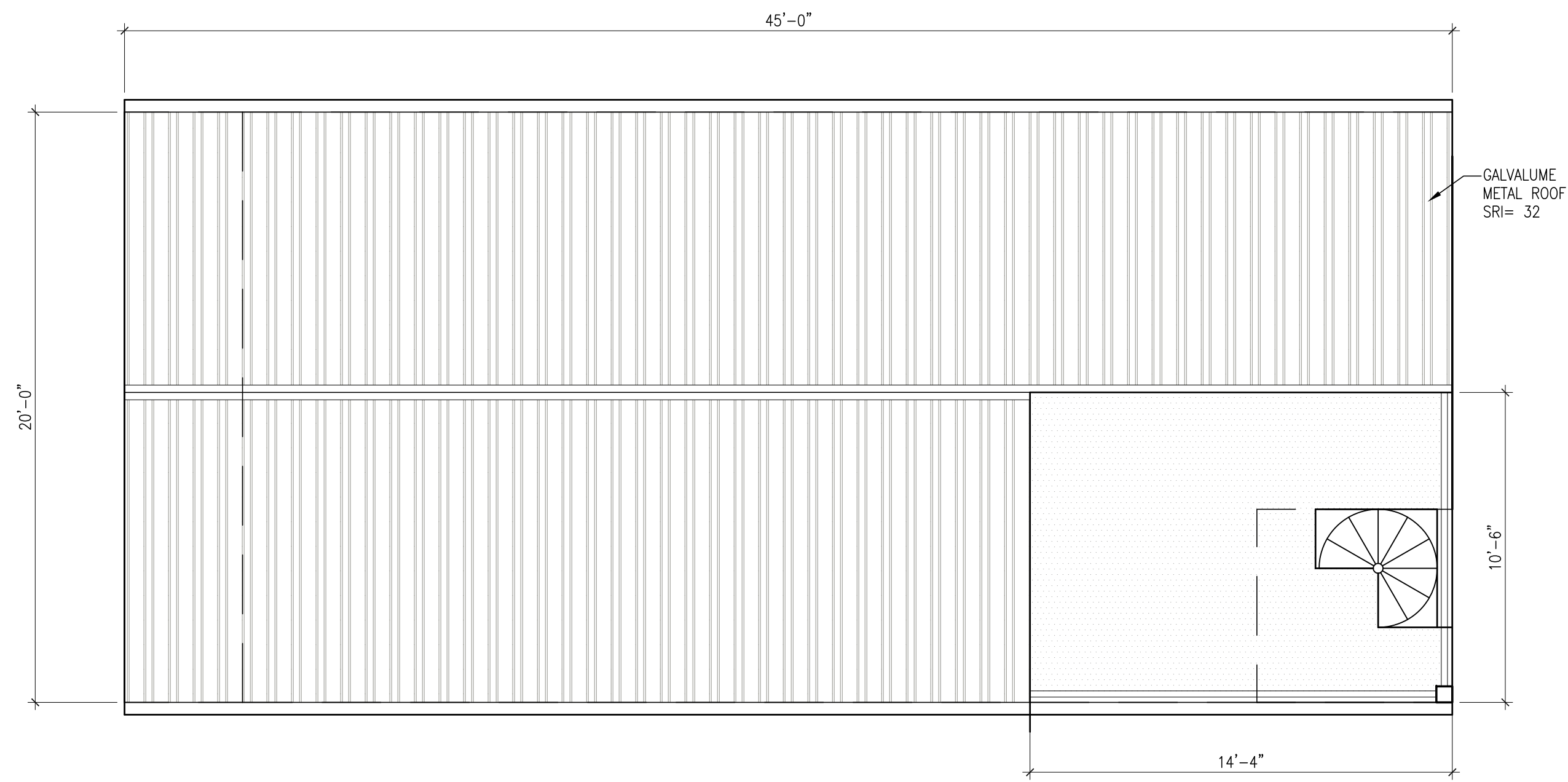
3 SOUTH ELEVATION
 A31.6 SCALE: 1/4"=1'-0"



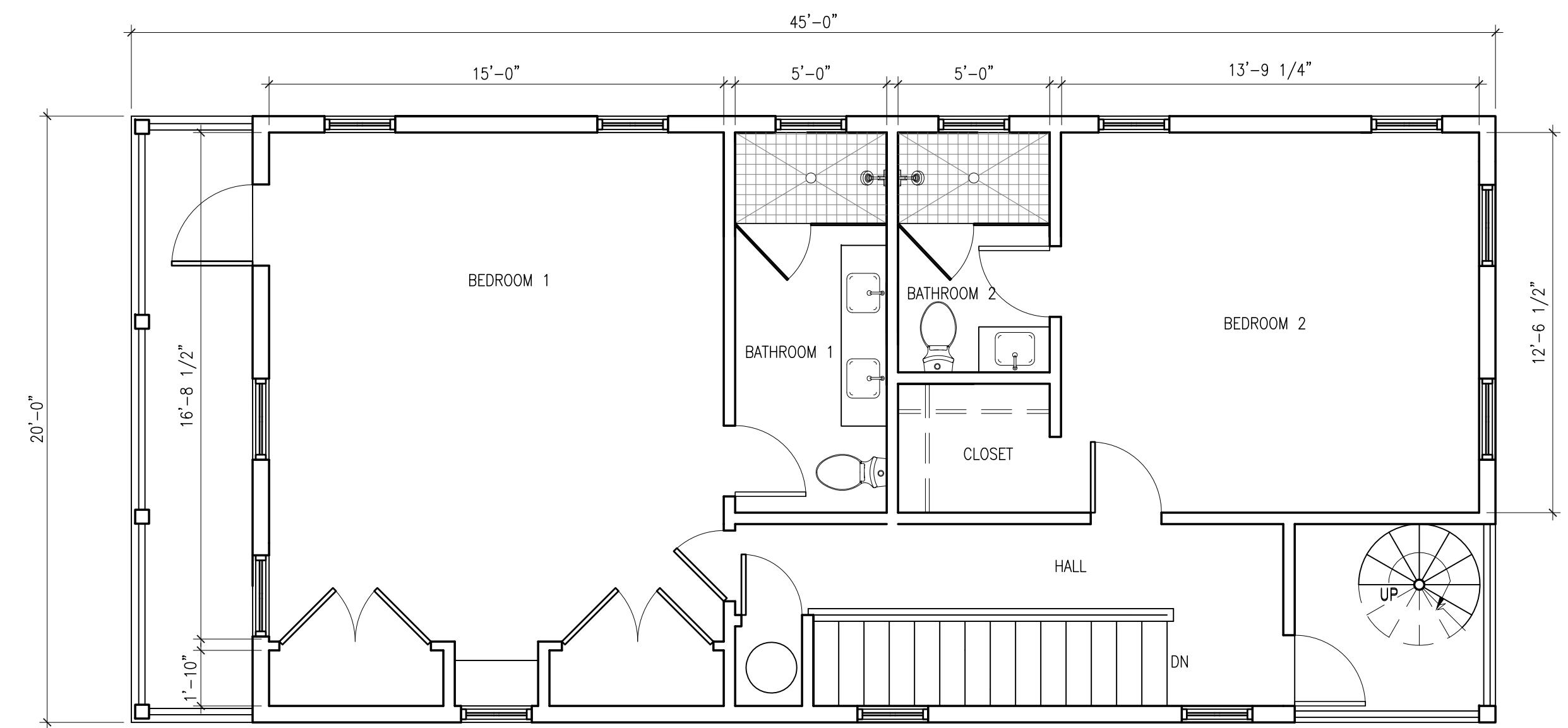
2 NORTH ELEVATION
 A31.6 SCALE: 1/4"=1'-0"



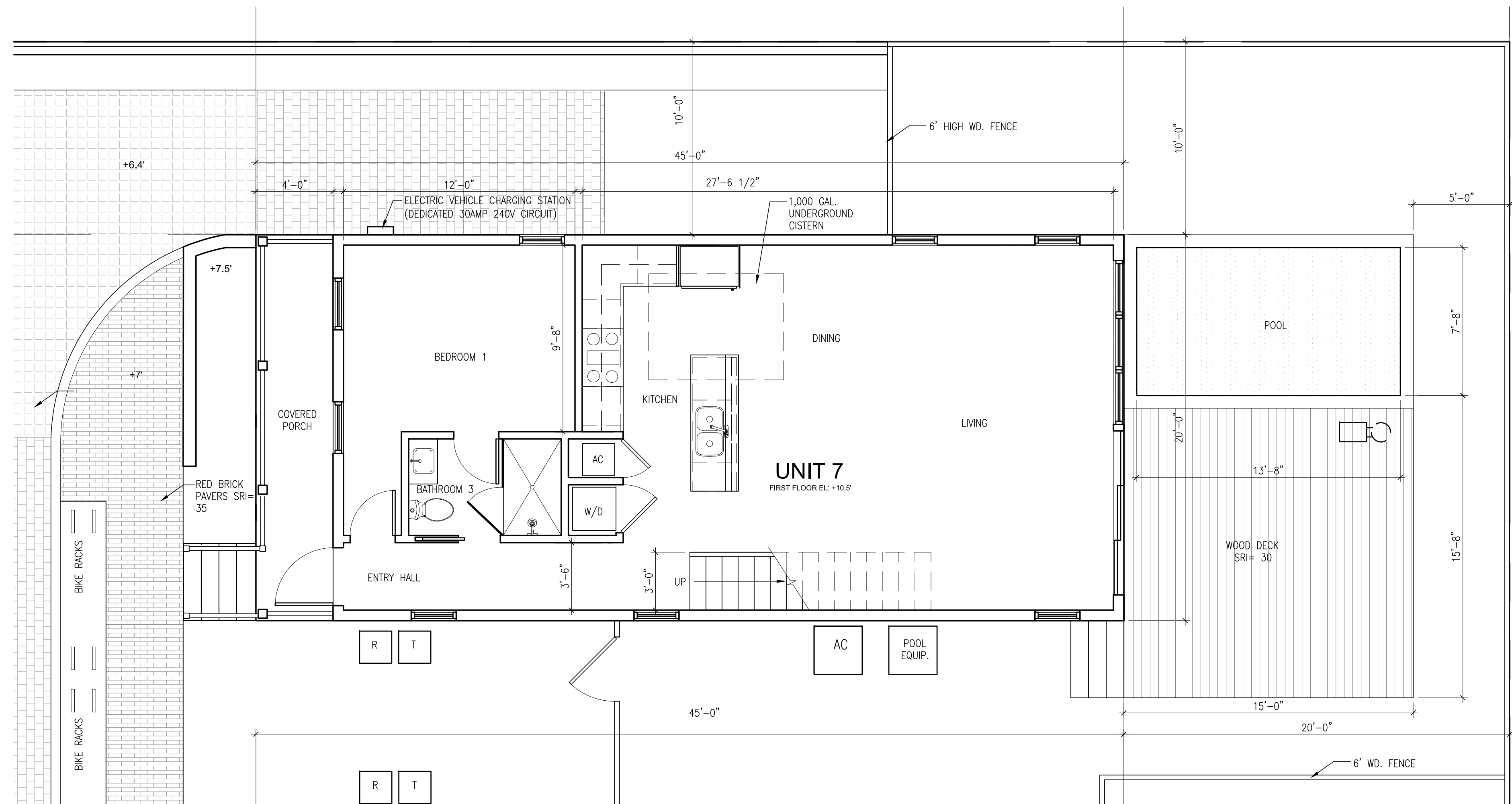
1 WEST ELEVATION
 A31.6 SCALE: 1/4"=1'-0"



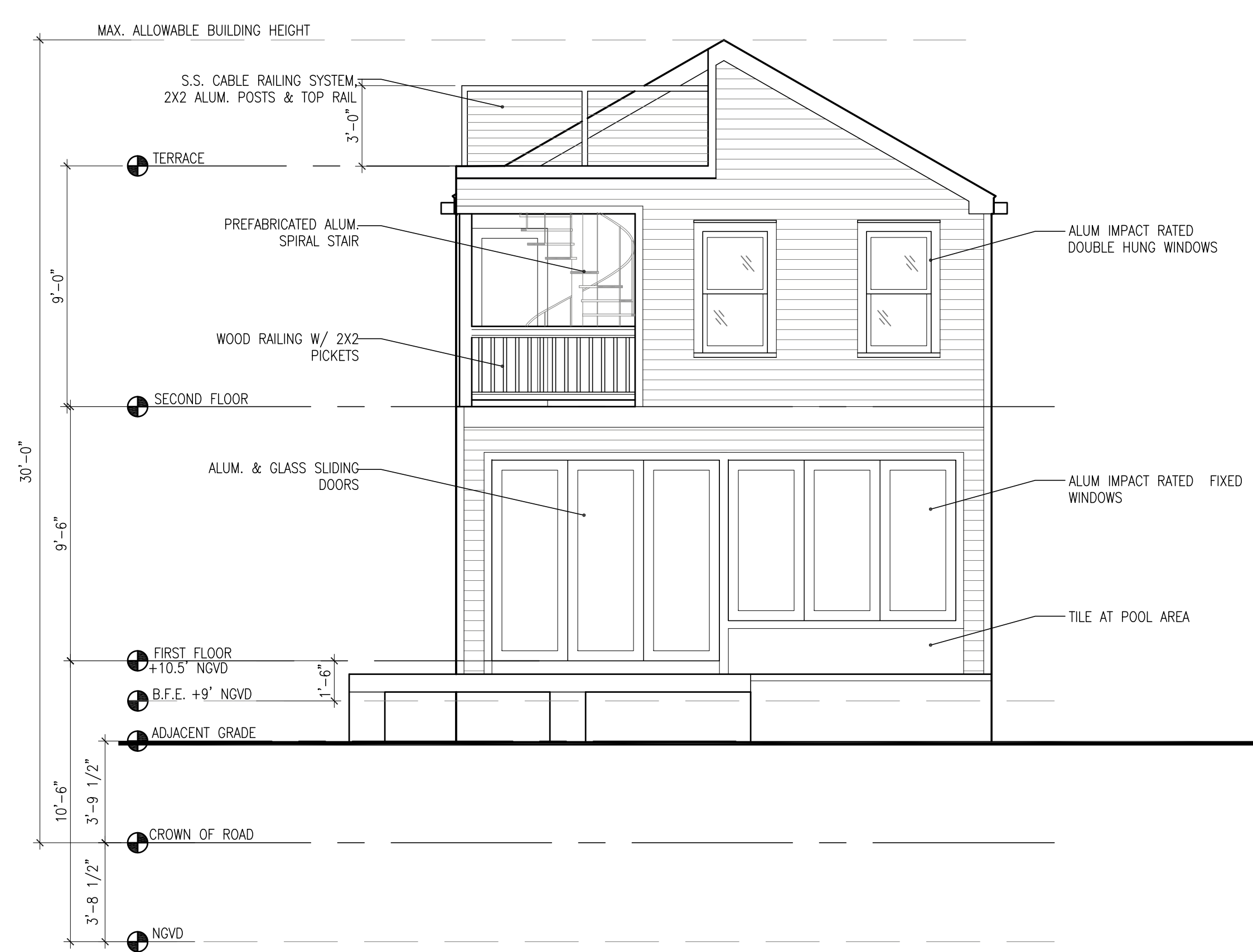
2
ROOF PLAN
 SCALE: 1/4"=1'-0"



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



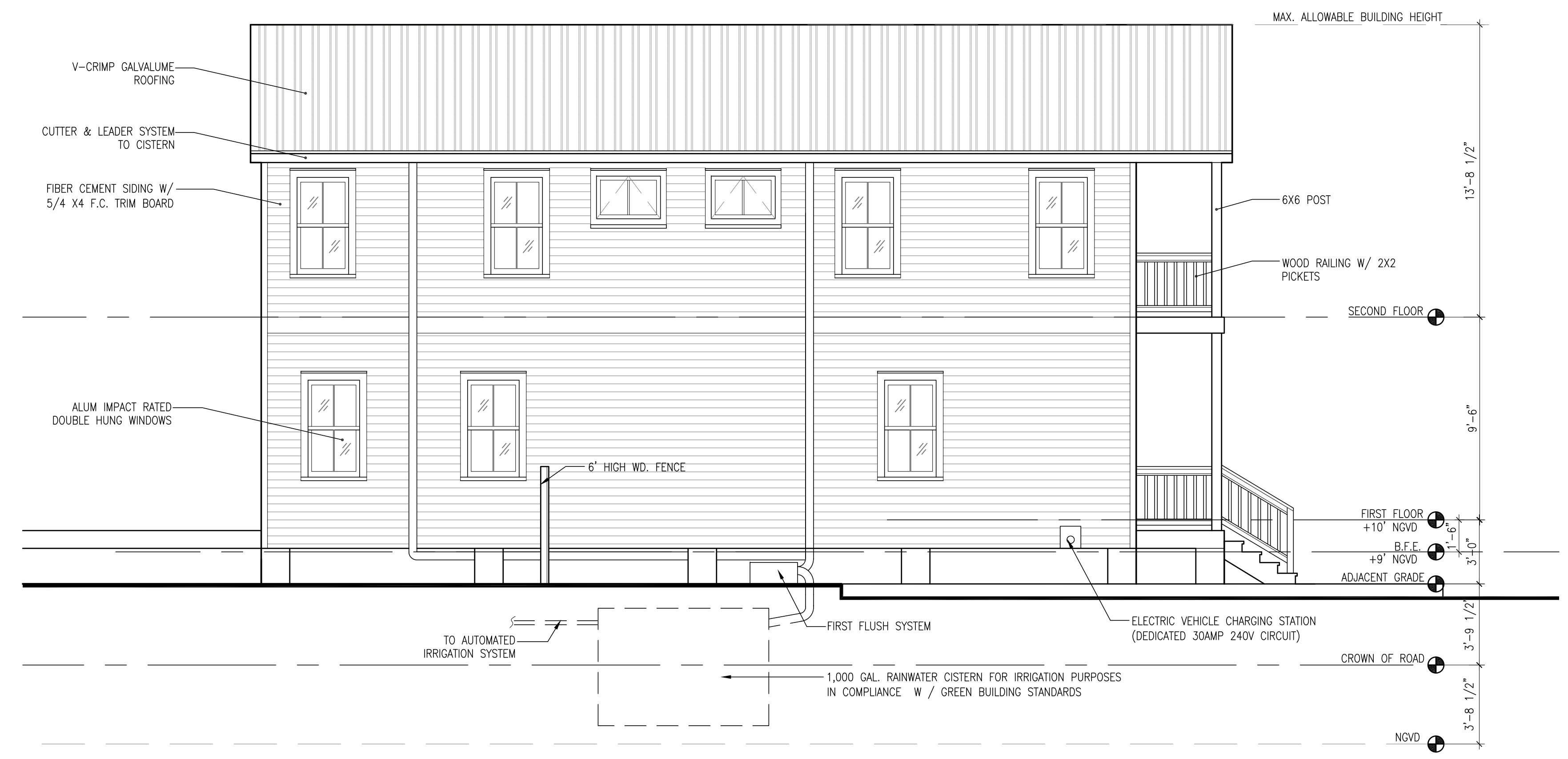
1
FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



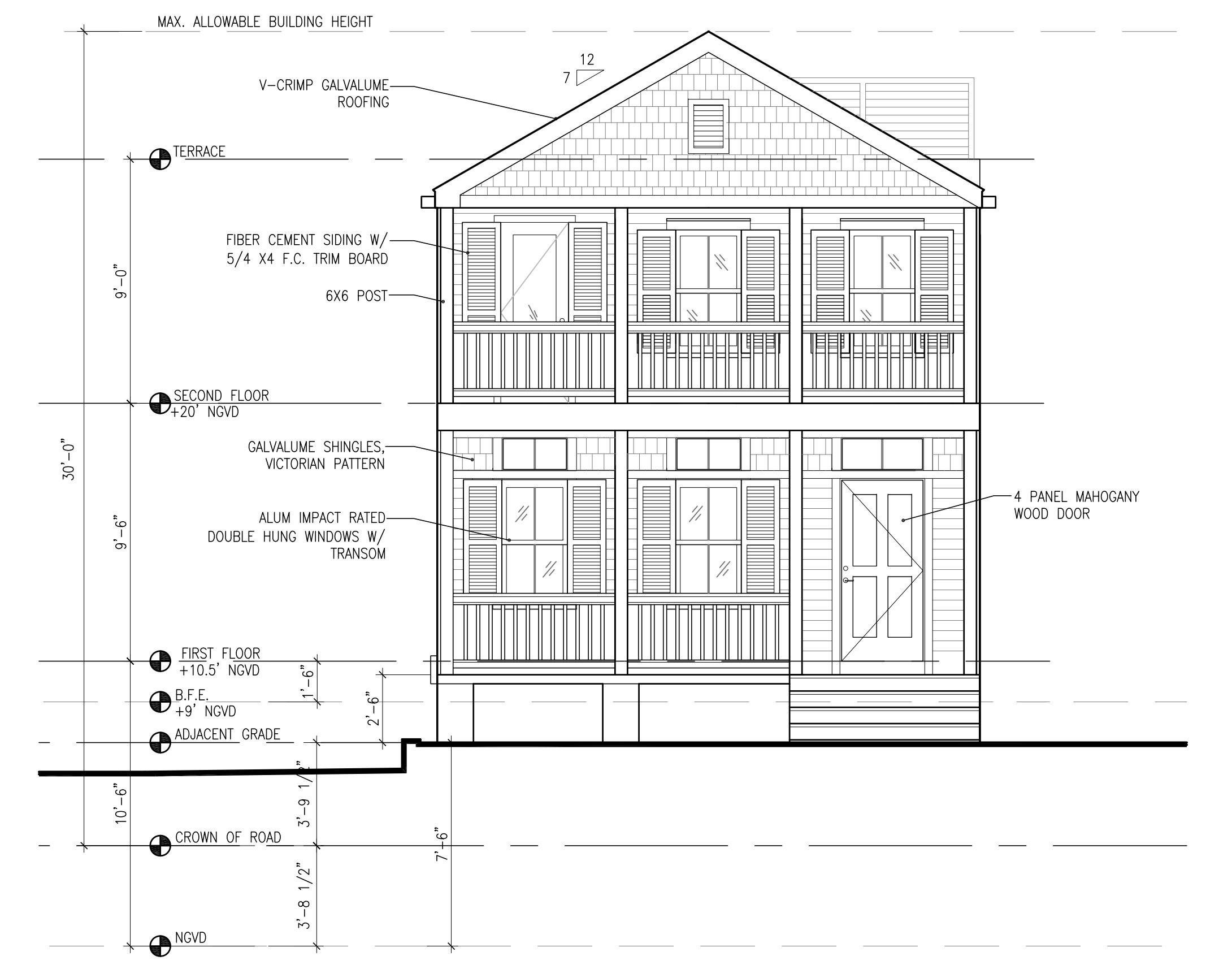
4 EAST ELEVATION
A31.7 SCALE: 1/4"=1'-0"



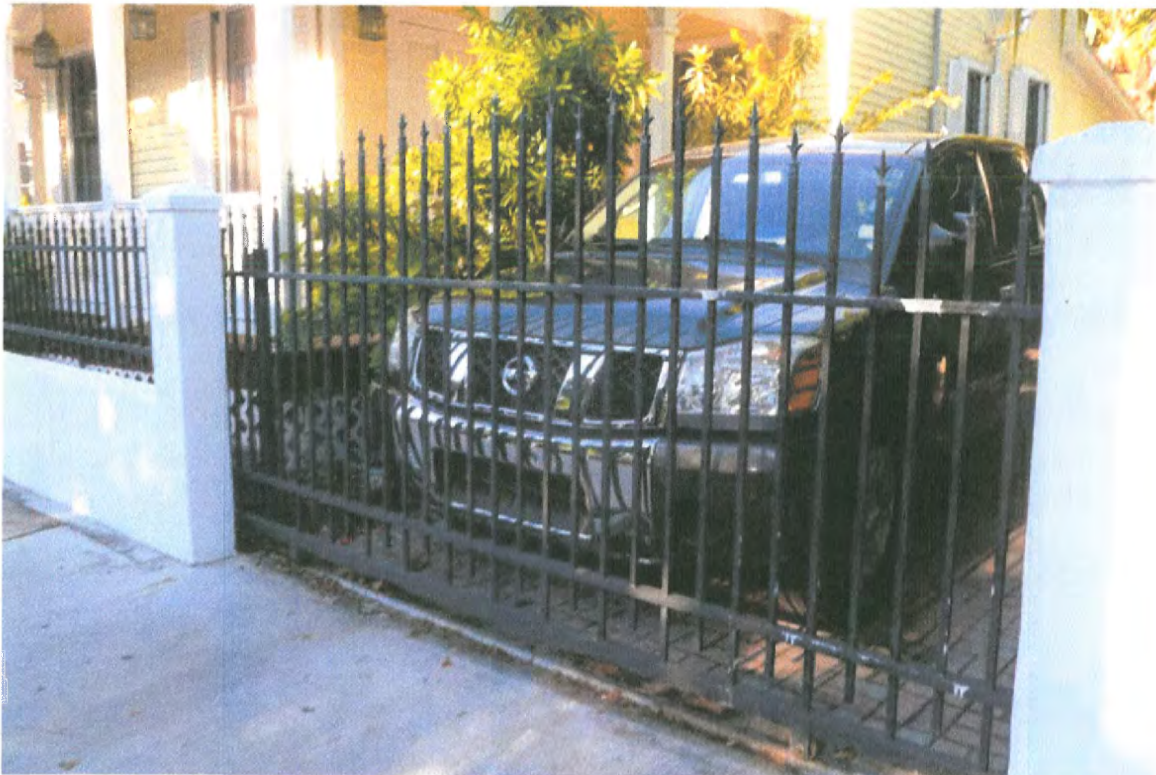
3 SOUTH ELEVATION
A31.7 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A31.7 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A31.7 SCALE: 1/4"=1'-0"





ESTATE COLLECTION

Impact Resistant Windows & Doors

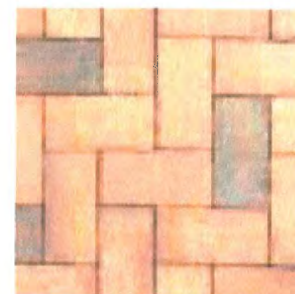
A photograph of a large, modern two-story house at dusk. The house features a prominent balcony with a metal railing and large glass windows and doors. The interior lights are on, and the patio area is visible. A swimming pool is in the foreground, reflecting the lights from the house. The sky is a deep blue, and a palm tree is visible on the left side of the frame.

IF IT'S WORTH *protecting* IT'S WORTH
THE ESTATE COLLECTION.

Boral® Pavers Specifications



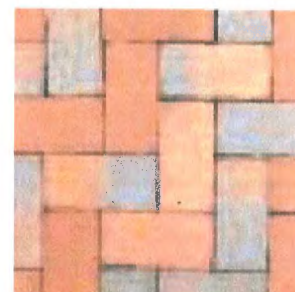
Parquet Tan



Peachtree Avenue



Santee Gray
(Available in Antique only.)



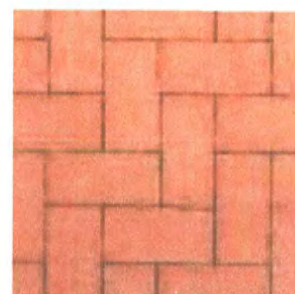
Bourbon Street

Finishes and Styles.

Boral® Pavers come in three unique styles: straight edge pavers, beveled edge pavers, and Antique Pavers®. Straight edge pavers create a very classy look that's equally appropriate for traditional and contemporary styles. Beveled edge pavers add distinctive character and highlight the patterns that are formed in your paved space. Our lovely Antique Pavers® provide the perfect accent to a traditional garden or outdoor walkway, creating a unique sense of old world charm and grace.



Heartland Flashed



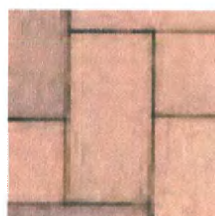
Red



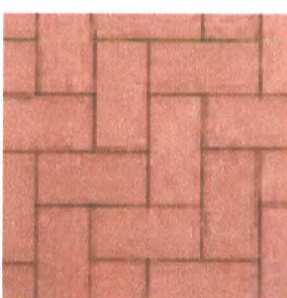
Antique



Beveled Edge



Straight Edge



Burgundy



Savannah Brown

Ideas in Color.

With 25 beautiful products to choose from, you can explore all kinds of different outdoor accents and possibilities. From the rich, deep burgundies and earthy browns to our fresh beiges and cool grays, we offer a broad palette of color options that make it easy to match your personal style. Because Boral® Pavers are all clay pavers, you have the added assurance that their strong, true colors will never fade or change, season after season and year after year.



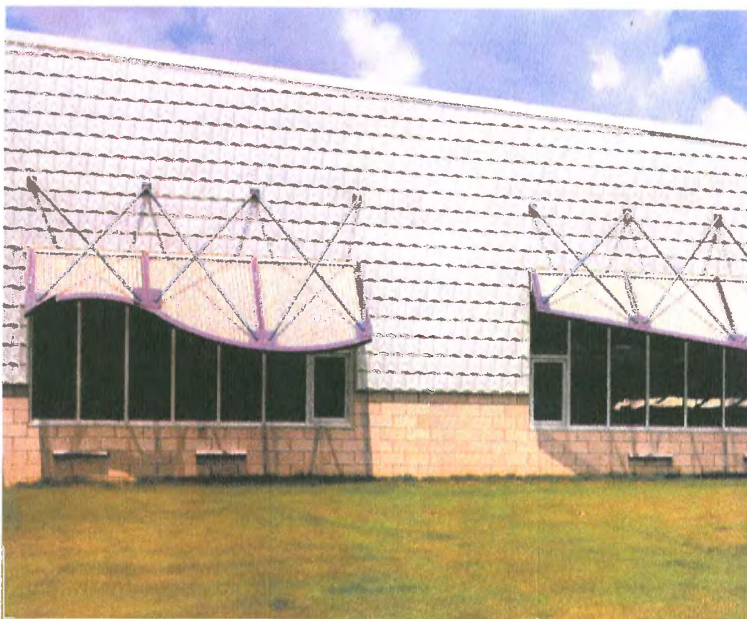
Cape Town

*All paver swatch color options shown on this page are Straight Edge except Santee Gray.

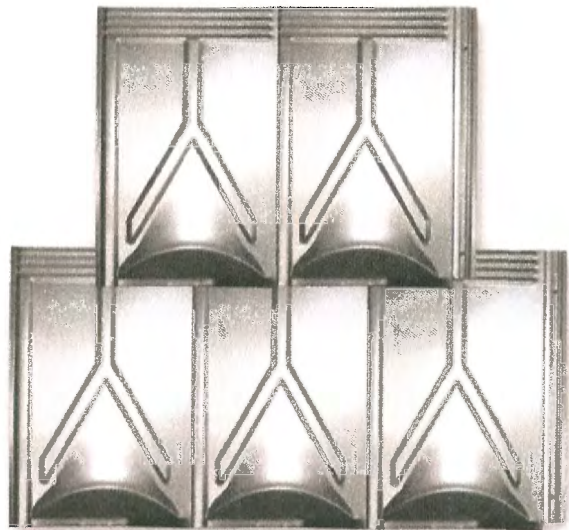
Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
- Miami-Dade Approved



Victorian Shingles
9" x 12" Coverage



Classic Shingles
9" x 12" Coverage

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge Victorian or Classic Shingles as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:

Each shingle to have a stamped design with 9" x 12" coverage.

MATERIALS AND FINISH

Reference web site: www.berridge.com

CONSTRUCTION DETAILS

Reference web site: www.berridge.com



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com









RAILEASY™ SPECTRUM

A SQUARE POST SYSTEM WITH MANY OPTIONS

The RailEasy™ Spectrum features pre-drilled square posts and fittings to fascia mount the posts and mount handrails. The cable infill offers a choice between using HandiSwage fittings with 1/8" cable or RailEasy™ Studs with 5/32" cable. You can find installation instructions specific to your cable railing infill choice at www.atlantisrail.com or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own flat handrail. Choose from the stock colors below or special order the color that best fits your application.



COLOR SELECTION

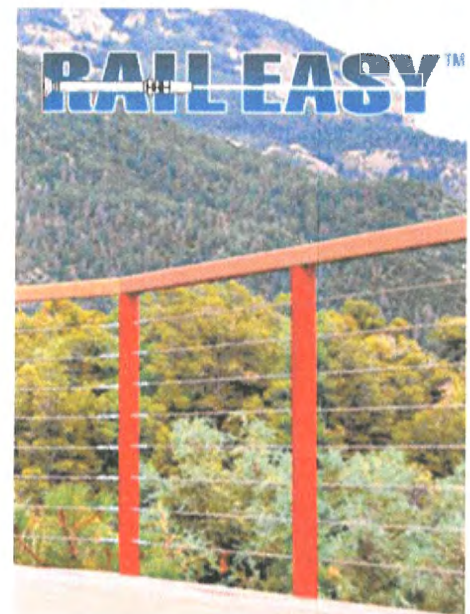
STANDARD	 BLACK	 CLEAR COATED STAINLESS	
SPECIAL ORDER	 GREEN	 WHITE	 LIGHT GRAY
	 RED	 BLUE	 AGED COPPER

*Custom colors available upon request.

CABLE INFILL OPTIONS

HandiSwage

The HandiSwage cable infill option features a line of stainless steel hand swage fittings and 1/8" cable, making it one of the simplest and most economical cable railing systems available. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 1/8" cable size and include standard studs, small studs and a variety of nut sets.



RailEasy™

The RailEasy™ cable infill option features patented mechanical swage capabilities. The cable used is a 5/32" diameter, 1x19 strand cable. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 5/32" cable size and include the RailEasy™ Stud and a variety of nut sets to provide a finished look.

EERING *makes* IS CRYSTAL CLEAR

DISTINCTIVE MUNTIN/GRID DETAILS



ESTATE
Our highly contoured muntin provides a fashionable look.

Theirs
Some competitors offer basic, less contoured muntins that lack real style.

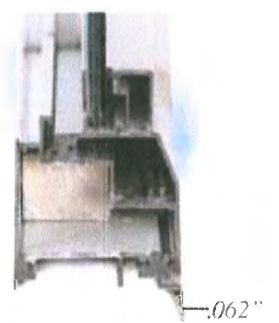
ATTRACTIVE GLAZING BEAD TRIM



ESTATE
Designed to look like wood. Square is also available.

Theirs
Only available in square.

THICKER ALUMINUM FRAME



ESTATE
Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.

Theirs
Standard aluminum thickness is just .062".

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- SEVEN NEW TWO STORY WOOD SINGLE FAMILY RESIDENCES WITH ROOF TERRACES AND DIP POOLS. SITE PLAN IMPROVEMENTS AND PICKET FENCES. DEMOLITION OF EXISTING STRUCTURE.

FOR- #1315 WHITEHEAD STREET

Applicant- William Shepler, Architect

Application # H14-01-1880

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

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Ralph Sanchez, 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: 1315 Whitehead St. Key West, FL 33040 on the 3rd day of December, 2014.

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 December 16th, 2014.

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:

Ralph Sanchez

Date: 12/2/14

Address: 13 Cypres Ave

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 3rd day of December, 2014.

By (Print name of Affiant) Ralph Jesus Sanchez who is personally known to me or has produced FL DL S522 730 70403-0 as identification and who did take an oath.

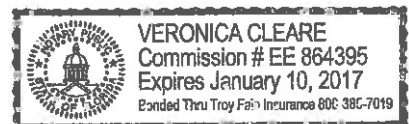
NOTARY PUBLIC

Sign Name: Veronica Cleare

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: _____



Public Meeting Notice

The Board of Directors of the City of [Redacted] is hereby giving notice of a public meeting to be held on [Redacted] at [Redacted] o'clock [Redacted] of the month of [Redacted] 200[Redacted]. The purpose of the meeting is to hear and consider [Redacted] and to take action on [Redacted].

Any person desiring to present comments or suggestions should appear at the meeting and be heard. The meeting will be held in the [Redacted] of the [Redacted] building, [Redacted] [Redacted] [Redacted] [Redacted].

Public Meeting Notice

The Board of Directors of the City of [Redacted] is hereby giving notice of a public meeting to be held on [Redacted] at [Redacted] o'clock [Redacted] of the month of [Redacted] 200[Redacted]. The purpose of the meeting is to hear and consider [Redacted] and to take action on [Redacted].

Any person desiring to present comments or suggestions should appear at the meeting and be heard. The meeting will be held in the [Redacted] of the [Redacted] building, [Redacted] [Redacted] [Redacted] [Redacted].

Public
Meeting
Notice

1315

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

PC Code: 17 - OFFICE BUILDINGS 1 STORY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 1315 WHITEHEAD ST KEY WEST
 Legal Description: KW FILER BOYLE SUB N-476 LOT 6 SQR 3 TR 16 OR312-514/515 OR321-138/139 OR1553-2011/13 OR2140-982/84

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	198	19,775.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 6010
 Year Built: 1968

Building 1 Details

Building Type Condition P Quality Grade 400

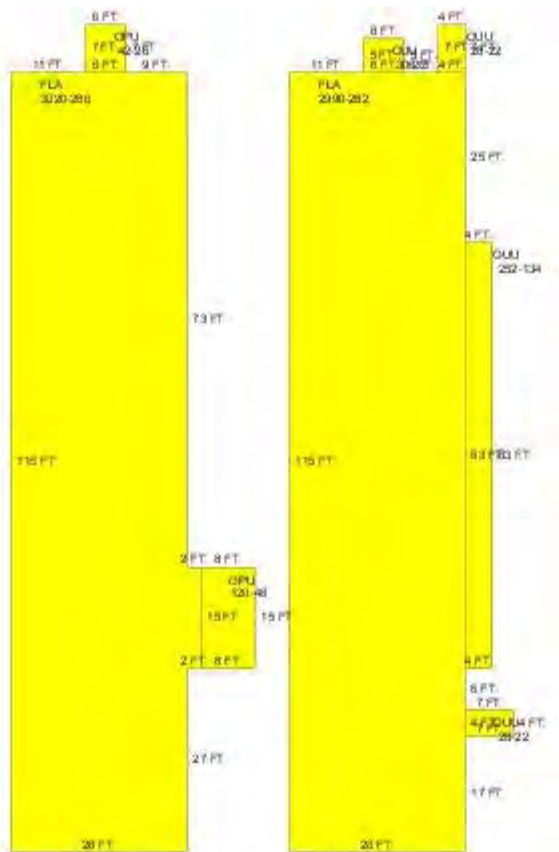
Effective Age	39	Perimeter	568	Depreciation %	50
Year Built	1968	Special Arch	0	Grnd Floor Area	6,010
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993				3,020

2	OPU	1	1993	120
3	OPU	1	1993	42
4	FLA	1	1993	2,990
5	OUU	1	1993	30
6	OUU	1	1993	28
7	OUU	1	1993	252
8	OUU	1	1993	28

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4574	OFF BLDG MULT STY-B	100	N	Y
	4577	OFF BLDG MULT STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1237	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	10,543 SF	0	0	1987	1988	2	25
2	PT3:PATIO	512 SF	0	0	1967	1968	2	50

Appraiser Notes

08-2006- THE CITY APPROVED A REQUEST TO BUILD A SIX UNIT NON-TRANSIENT RESIDENTAL BUILD AT 1315 WHITEHEAD ST-SKI
2007-01-30 TRANSFER OF FOUR TRANSIENT UNITS FROM 2801 N ROOSEVELT PARROT KEY ASSOCIATES TO 1315 WHITEHEAD FOR CONSTRUCTION OF SIX NON TRANSIENT DWELLING UNITS.DKRAUSE
2011-03-15 ALL DEMO PERMITS EXPIRED.DKRAUSE
DOWNSTAIRS - FELDMAN, KOENIG & HIGHSMITH, ATTORNEYS AT LAW UPSTAIRS - ISLAND NEWS NEWSPAPER, WESLEY HOUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
96-3717	09/01/1996	11/01/1996	1	Commercial	ROOF
96-4432	11/01/1996	12/01/1997	10,000	Commercial	REPAIR/REMODELING
97-0149	01/01/1997	12/01/1997	285	Commercial	FIRE ALARM
06-5199	09/18/2006	12/29/2006	2,400	Commercial	CAP OFF LINES FOR DEMO PURPOSES.
07-0113	02/27/2007	02/16/2009	50,000	Commercial	DEMOLITION OF EXISTING STRUCTURES,FOUNDATIONS.AND TANKS
07-0115	03/05/2007	02/16/2009	1,000	Commercial	CAP OFF SEWER AND WATER FOR DEMOLITION OF BUILDING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	357,605	10,072	1,625,802	1,993,479	1,993,479	0	1,993,479
2013	393,366	10,072	1,535,479	1,938,917	1,938,917	0	1,938,917
2012	393,366	10,072	1,535,479	1,938,917	1,938,917	0	1,938,917
2011	393,366	10,072	1,535,479	1,938,917	1,938,917	0	1,938,917
2010	429,126	10,072	1,535,479	1,974,677	1,818,069	0	1,974,677
2009	429,126	10,072	1,213,592	1,652,790	1,652,790	0	1,652,790
2008	429,126	10,072	2,214,800	2,653,998	2,653,998	0	2,653,998
2007	393,068	10,072	2,214,800	2,617,940	2,617,940	0	2,617,940
2006	569,949	10,072	2,175,250	2,645,229	2,645,229	0	2,645,229
2005	576,500	10,072	1,186,500	1,773,072	1,773,072	0	1,773,072
2004	589,586	10,072	1,186,500	1,786,158	1,786,158	0	1,786,158
2003	589,586	10,072	889,875	1,489,533	1,489,533	0	1,489,533
2002	569,933	10,916	889,875	1,470,724	1,470,724	0	1,470,724
2001	484,771	11,759	889,875	1,386,405	1,386,405	0	1,386,405
2000	484,771	6,542	672,350	1,163,663	1,163,663	0	1,163,663
1999	484,771	7,006	672,350	1,164,127	1,164,127	0	1,164,127
1998	0	7,470	672,350	482,498	482,498	0	482,498
1997	0	7,960	632,800	482,498	482,498	0	482,498
1996	0	8,449	632,800	482,498	482,498	0	482,498
1995	0	8,939	632,800	482,498	482,498	0	482,498
1994	0	9,428	632,800	482,498	482,498	0	482,498
1993	0	0	632,800	482,498	482,498	0	482,498
1992	0	0	632,800	482,498	482,498	0	482,498
1991	0	0	632,800	482,498	482,498	0	482,498
1990	82,054	0	400,444	482,498	482,498	0	482,498
1989	86,998	0	395,500	482,498	482,498	0	482,498
1988	54,827	0	355,950	410,777	410,777	0	410,777
1987	192,066	0	177,975	370,041	370,041	0	370,041
1986	192,659	0	177,975	370,634	370,634	0	370,634
1985	189,103	0	128,239	317,342	317,342	0	317,342
1984	143,883	0	128,239	272,122	272,122	0	272,122
1983	143,883	0	68,904	212,787	212,787	0	212,787
1982	138,330	0	68,904	207,234	207,234	0	207,234

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
-----------	----------------------------	-------	------------	---------------

7/12/2005	2140 / 982	2,900,000	WD	Q
12/28/1998	1553 / 2011	1,740,000	WD	M

This page has been visited 44,380 times.

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