



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: November 18, 2024

Applicant: Jonathan Ring

Application Number: H2024-0043

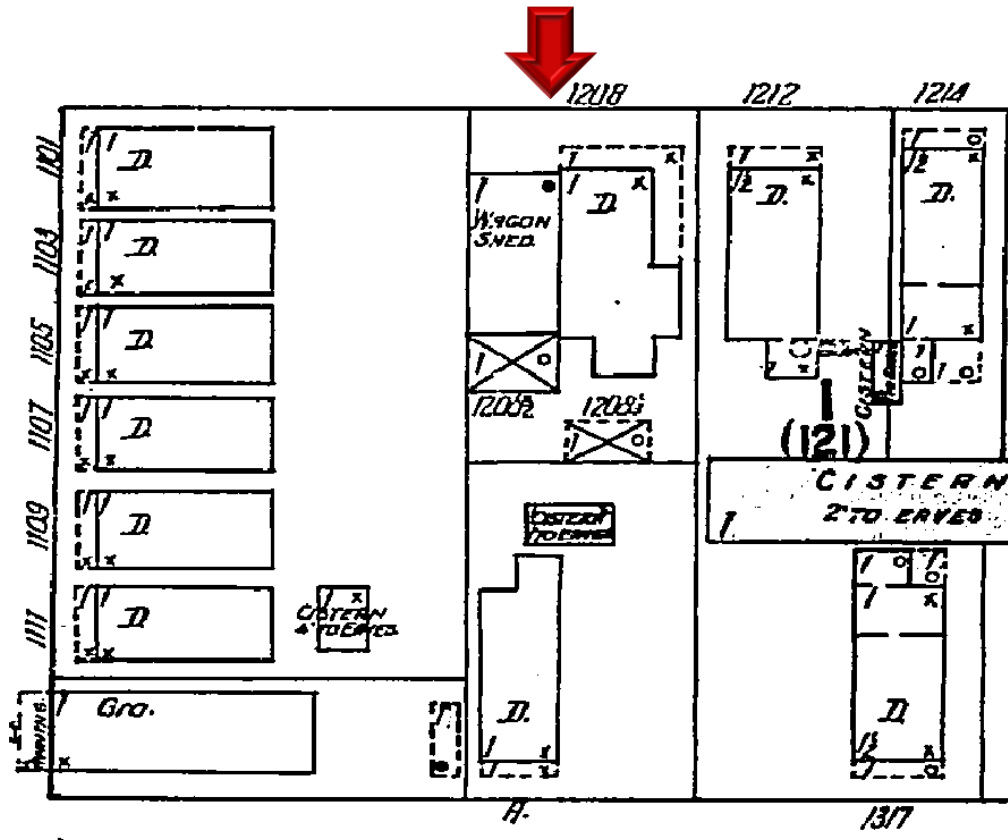
Address: 1208 Virginia Street

Description of Work:

Addition of dormer to a section of the roofline.

Site Facts:

The building under review was demolished in August 2023 without a Certificate of Appropriateness. The original structure was a historic and contributing structure to the historic district which appears on the 1912 Sanborn Map. In November 2022, the Commission approved the demolition of a non-historic rear addition and renovations to the historic house. Engineer Bob Hulec indicated that the rear addition was unsound and unsalvageable but did not comment on the historic section. Currently, the house consists of a one and a half story frame structure featuring a gabled roof and metal shingles. It is currently elevated on concrete piers and located within an X flood zone.



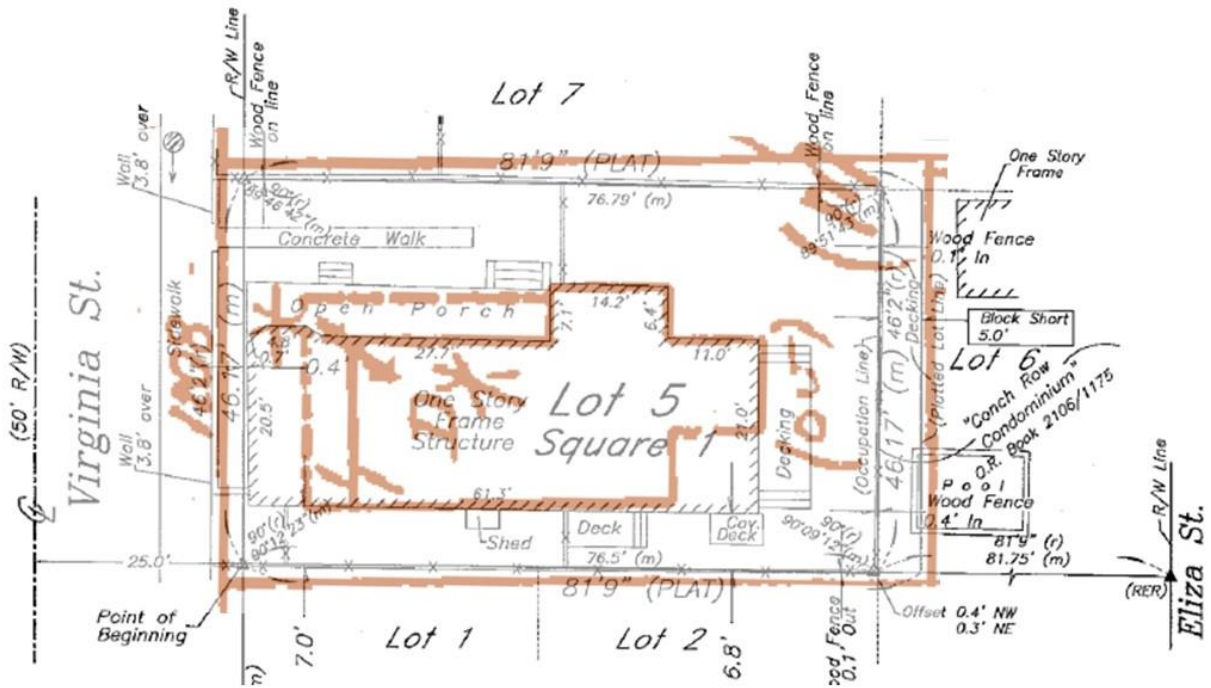
1912 Sanborn Map.



Photo of house circa 1965. Monroe County Library.



Front of the house before demolition.



1962 Sanborn Map and survey.

Guidelines Cited on Review:

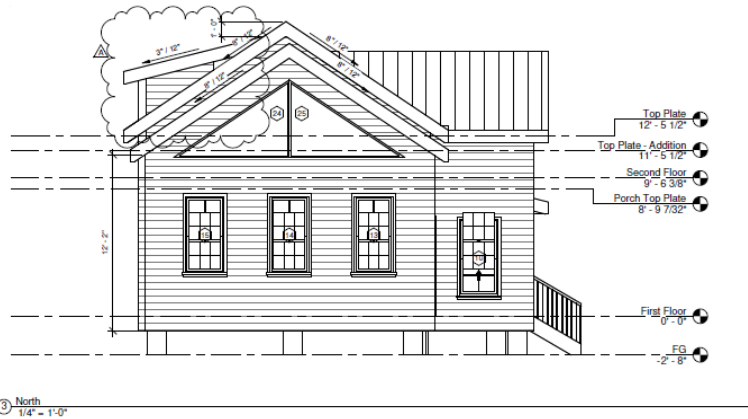
- Roofing (page 26), specifically guidelines 3 and 5.
- Roof - Secondary Structures: Dormers (page 27), specifically first sentence, guidelines 2, 3, and 5.
- Additions and alterations on contributing, non-contributing, and non-historic buildings and structures (pages 37a-37k), specifically guidelines 6 (first two sentences), 8, 9 (second sentence) and 19.
- New construction (pages 38a-38q), specifically guidelines 18 and 21.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the addition of a dormer with a shed roof to a section of the roofline to a new single-family residence. The applicant proposes to modify the previously approved design for a new one and a half story structure by adding a shed-roof dormer spanning approximately 41 feet and 11 inches on the west elevation roofline. The dormer will be set back behind the 10 feet front yard setback and will extend a good portion of the roof length. The scale and placement of the proposed dormer effectively creates the appearance of a full second story rather than a traditional dormer element, which typically occupies a smaller portion of the roof plane. It will be visible from the street as the property beside it is a parking lot.



Proposed West Elevation.

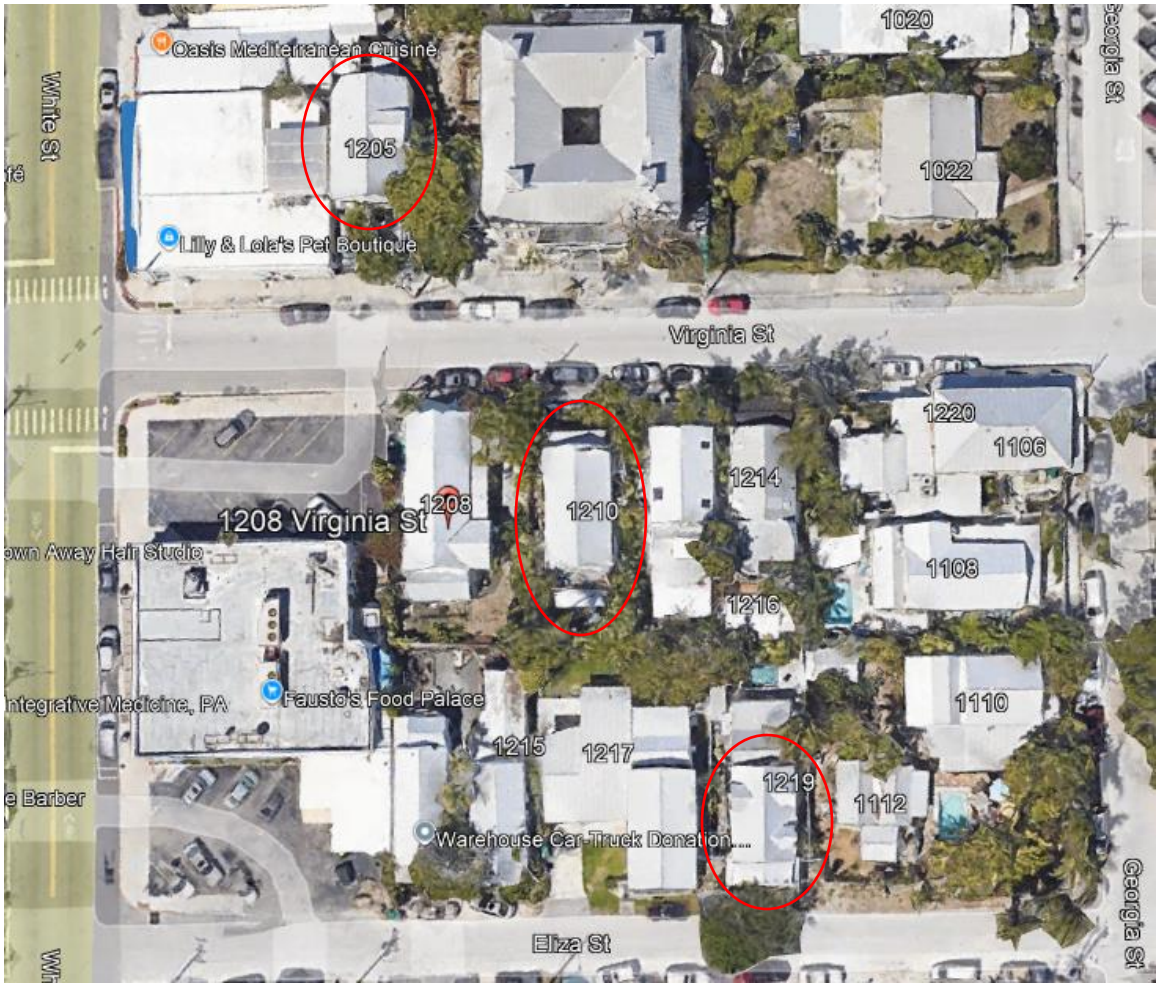


Proposed North Elevation.



Proposed South Elevation.

In this area, there are a few buildings featuring dormers. The building at 1210 Virginia Street (built circa 1906), adjacent to this property, features a full-length “dormer”, as depicted in a historic photograph from 1965 available through the Monroe County Library. The building in front located at 1205 Virginia Street (built possibly in 1947) features one dormer on the right elevation that is not visible from the street and portrays traditional massing and scale. The gable roof with one dormer was added in 2005. Additionally, the building located at 1219 Eliza Street (built circa 1912) has three dormers, which also portrays traditional massing and scale of dormer designs. These dormers were added in 2001.



Map of surrounding context.



Photo of 1210 Virginia Street circa 1965 with full length “dormer” adjacent to building under review (built circa 1906). Monroe County Library.



Photo of 1210 Virginia Street with full length “dormer”, adjacent to building under review.



Photo of 1205 Virginia Street circa 1965, in front of building under review before gabled roof with dormer was added.



Photo of 1205 Virginia Street with dormer not visible from the street, in front of building under review.



Photo of 1219 Virginia Street circa 1965, located at the rear of building under review. Monroe County Library.



Photo of 1219 Virginia Street, located at the rear of building under review.

Consistency with Guidelines Cited Guidelines:

This new one and a half story frame structure featuring a dormer with a shed roof extends a good portion of the roof creating a full second story. The proposed design for the dormer is not similar in style to other dormers found in the same building typology within the area, making it read as a full second story addition rather than a typical dormer. The structure is visible from the public right-of-way and is located within the historic district. The width of the dormer differs from the traditional architectural patterns typically found in Key West's historic district, where dormers are generally smaller in scale. The Commission may wish to consider how the proposed dormer's scale relates to the historic district's traditional architectural patterns.

The definition of a dormer in the Historic Architectural Guidelines is as follows: *A vertical window set in a sloping roof or a roofed structure containing a window.* If this proposal proceeds, it would require a demolition permit, as at the time of the application, the building was still under construction. However, it has since progressed to the point where the roof is in place, making its demolition necessary to accommodate the dormer.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



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:	1208 VIRGINIA STREET	
NAME ON DEED:	JONATHAN RING	PHONE NUMBER 512-845-4417
OWNER'S MAILING ADDRESS:	1075 DUVAL STREET, STE C21	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	JONATHAN RING	PHONE NUMBER 512-845-4417
APPLICANT'S ADDRESS:	3108 Riviera Drive	EMAIL Ring.jonathan@proton.net
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	<i>Jonathan Ring</i>	DATE 9/5/24

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 X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: ADD SHED DORMER ON A PORTION OF THE SOUTH ROOF LINE TO EXISTING SINGLE FAMILY RESIDENCE.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

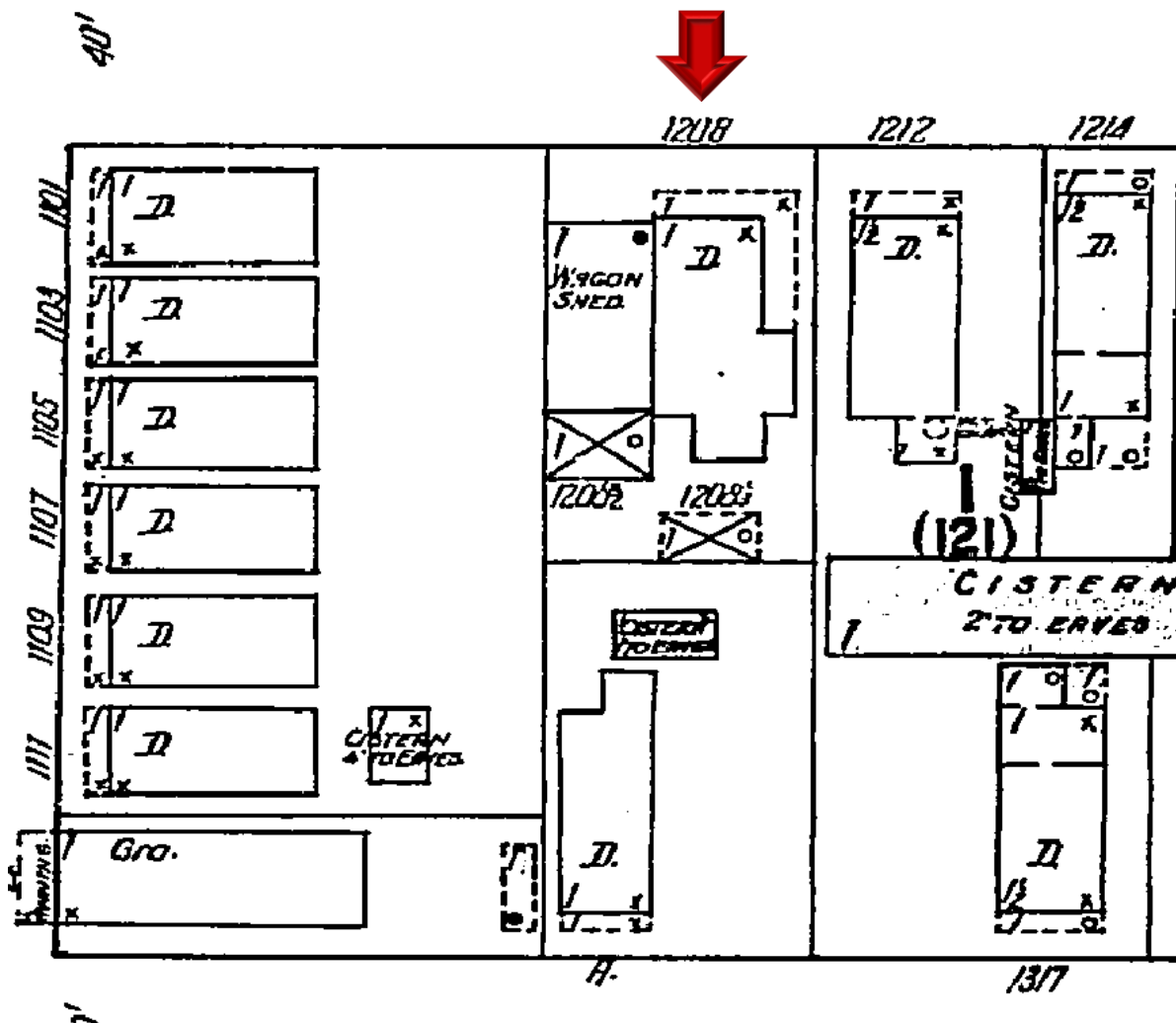
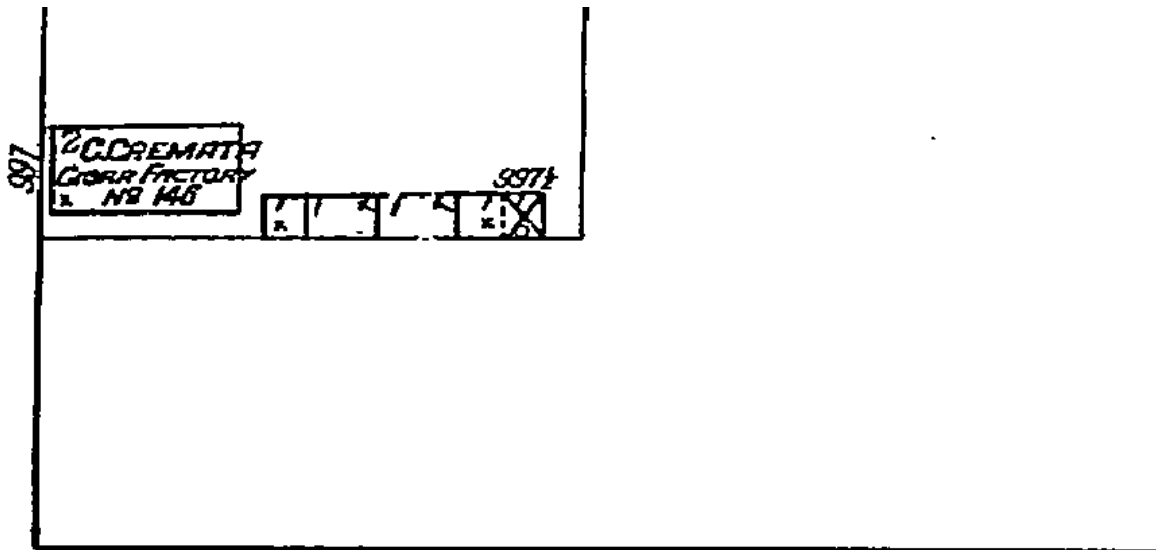
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
	N/A

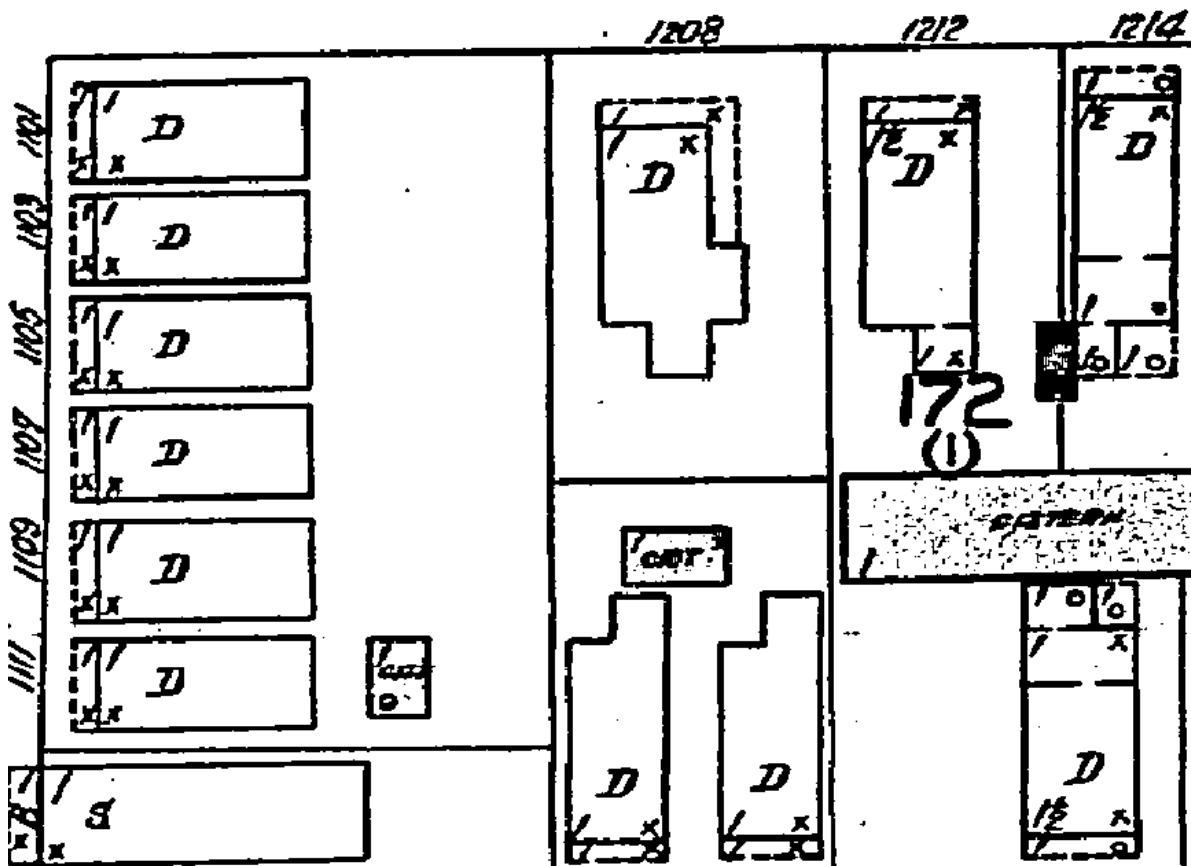
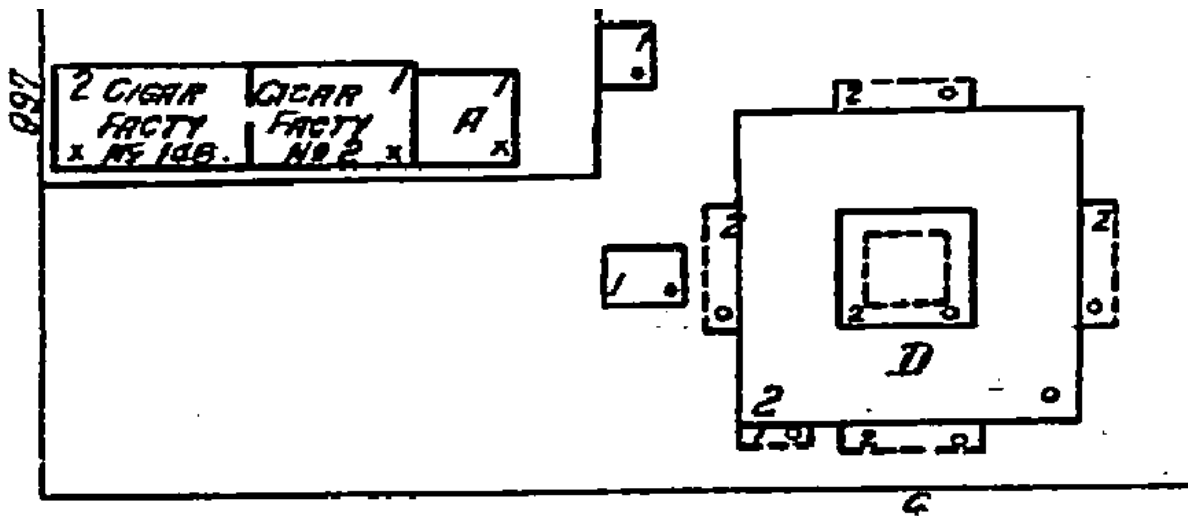
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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.

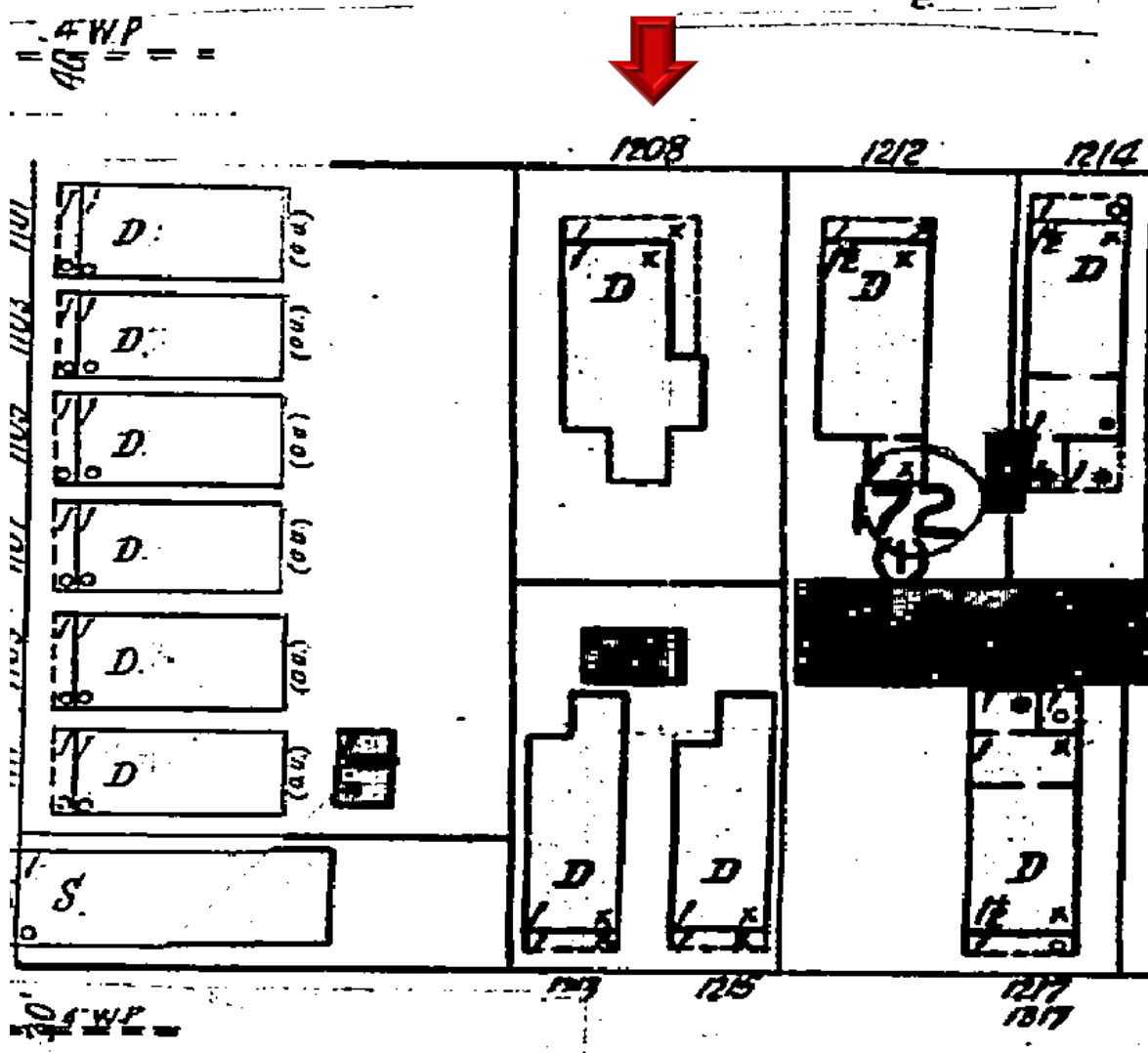
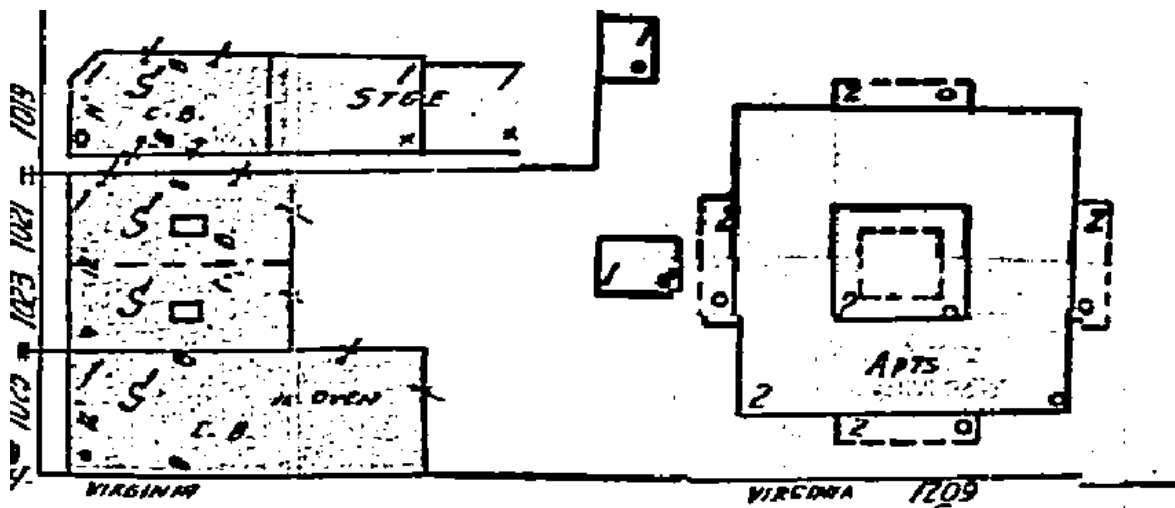
SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



Front of House taken from Virginia St.



Left side of house from Virginia St.
This is the only porch and the front door is on this side.



North side of house, Front door and Porch are on this side, looking at the house from the back corner of the yard.



South side of house that faces Fausto's looking from the back of the lot.
The Shed Dormer will be on this side.
There will be landscaping so that you cannot see the house or shed dormer from Fausto's.



South side of house that faces Fausto's looking from Virginia St.
The Shed Dormer will be on this side. There will be landscaping so that you cannot see the house or shed dormer from Fausto's.



South side of house that faces Fausto's looking from Virginia St.
The Shed Dormer will be on this side. It will be setback 10' from the front and end before the back section.
There will be landscaping so that you cannot see the house or shed dormer from Fausto's.

1210 Virginia

This house has a full-length dormer and a set of stairs going up to the dormer. It is setback from the front less than two feet and runs the full length of the house.



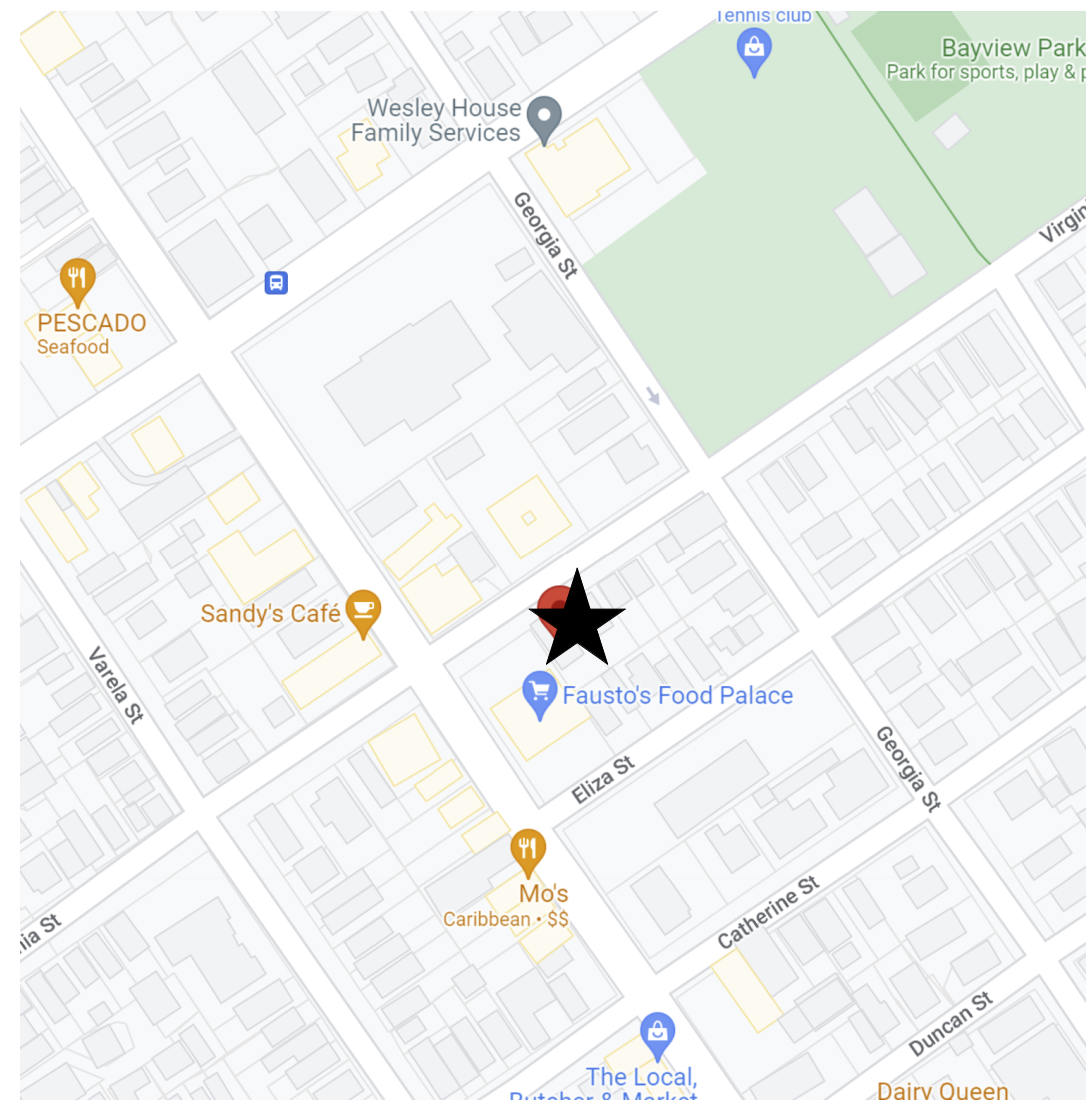
1210 Virginia Front View from Virginia St. showing Shed Dormer



1210 Virginia Close up view of Shed Dormer taken from Virginia St.

SURVEY

LOCATION MAP



BUILDING DATA

SITE DATA:
 FLOOD ZONE: X-ZONE
 ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
 KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14

RE #: 00033940-000000

ADDRESS: 1208 VIRGINIA STREET; KEY WEST, FL 33040

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

SQUARE FOOTAGES PER FLOOR:
 FIRST FLOOR: 1,426 SF
 FIRST FLOOR: 1,026 SF
 TOTAL SF: 2,452 SF

CONTRACTOR GENERAL NOTES:
 - ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
 - WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
 - FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
 - FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
 WALL R-VALUE (CAVITY) = 13
 ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE ON EXISTING FOUNDATION SYSTEM. IMPACT RATED WINDOWS/DOORS, HARDI SIDING, WOOD FRAME CONSTRUCTION OF WALLS AND ROOF. NEW METAL ROOF.

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2024 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE, 6TH EDITION
MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE
PLUMBING CODE: 2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE: 2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE: 2023 FLORIDA FUEL GAS CODE
ENERGY CODE: 2023 FLORIDA ENERGY CONSERVATION CODE ASCE 7-22

LOCAL BUILDING REQUIREMENTS: CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS: FLOOD ZONE: X-ZONE NGVD 1929
DESIGN FLOOD ELEVATION: FLOOD ZONE: X-ZONE NGVD 1929
CURRENT ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL
MAX BUILDING HEIGHT: 35' FROM COR/LAG

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

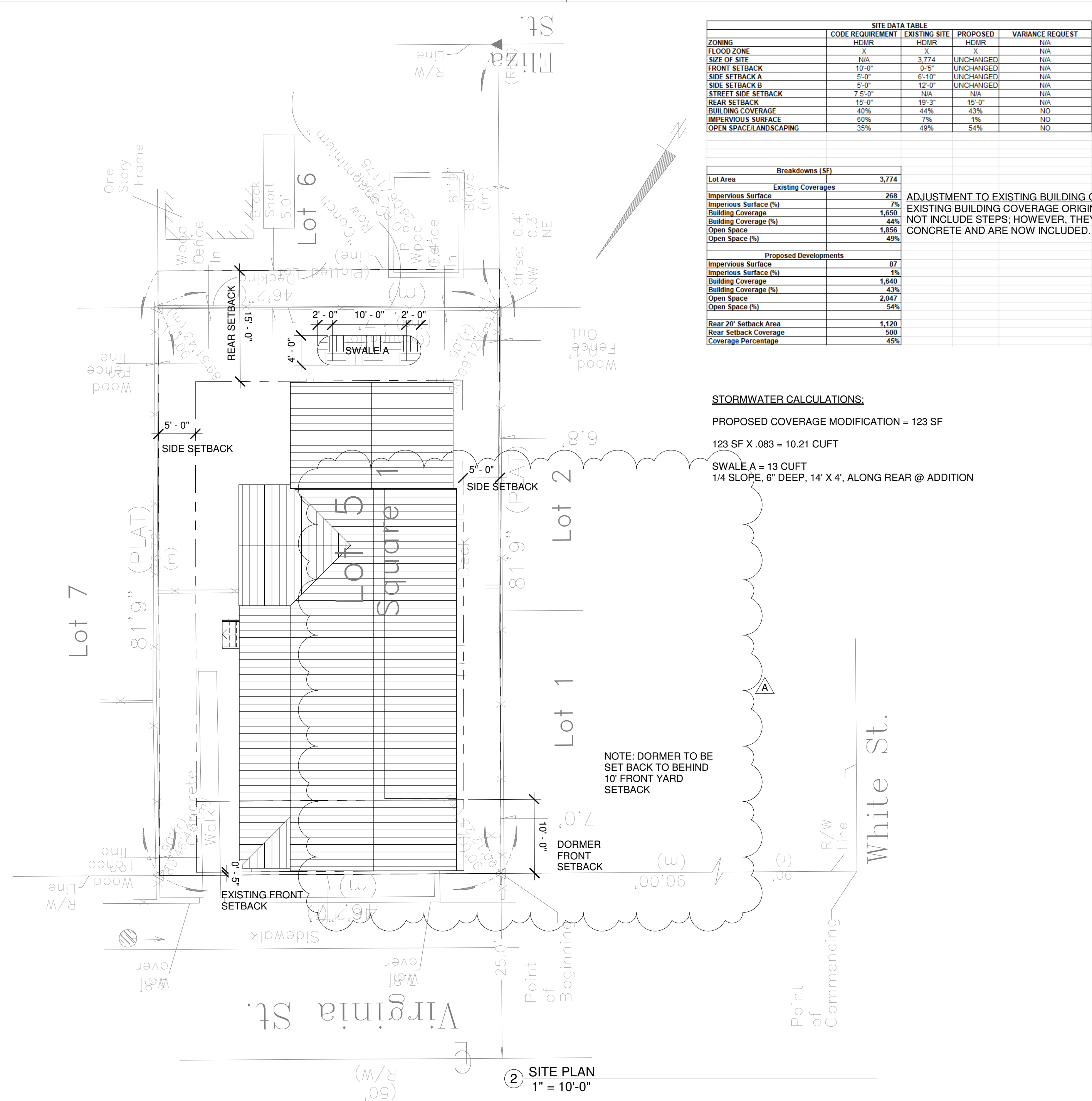
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GALLON
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSON WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER TITLE SHEET NUMBER SCALE

DRAWING INDEX

A 0	COVER SHEET
A 1	FLOOR PLANS
A 2	ROOF PLAN & SCHEDULES
A 3	ELEVATIONS
E 1	ELECTRICAL NOTES & RISER DIAGRAM
E 2	ELECTRICAL PLAN & PANEL SCHEDULE
M 1	NOTES & SCHEDULE
M 2	MECHANICAL FLOOR PLAN
M 3	SECTIONS
P 1	NOTES & SCOPE
P 2	PLUMBING PLANS
P 3	WASTE & SUPPLY DIAGRAMS
S 1	STRUCTURAL NOTES
S 2	STRUCTURAL NOTES
S 3	FOUNDATION & FIRST FLOOR FRAMING PLAN
S 4	SECOND FLOOR FRAMING & ROOF PLAN
S 5	WALL SECTIONS
S 6	SECTIONS



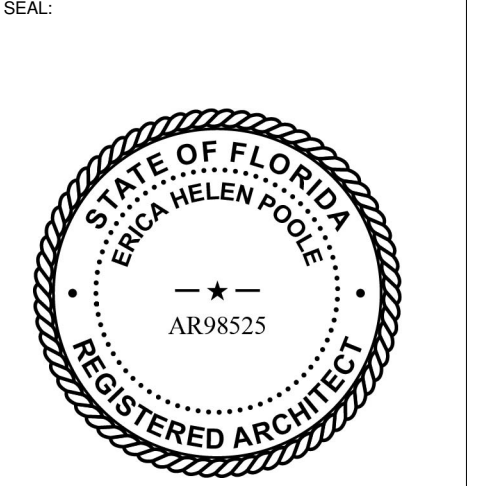
SITE DATA TABLE				
ZONING	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
FLOOD ZONE	HMDR	HMDR	HMDR	N/A
SIZE OF SITE	N/A	3,774	UNCHANGED	N/A
FRONT SETBACK	10'-0"	10'-0"	UNCHANGED	N/A
SIDE SETBACK A	5'-0"	6'-10"	UNCHANGED	N/A
SIDE SETBACK B	5'-0"	12'-0"	UNCHANGED	N/A
STREET SIDE SETBACK	7'-0"	N/A	N/A	N/A
REAR SETBACK	15'-0"	19'-3"	15'-0"	N/A
BUILDING COVERAGE	40%	44%	43%	NO
IMPERVIOUS SURFACE	69%	7%	1%	NO
OPEN SPACE/LANDSCAPING	35%	49%	54%	NO

Breakdowns (SF)	
Lot Area	3,774
Impervious Surface	268
Impervious Surface (%)	7%
Building Coverage	1,650
Building Coverage (%)	44%
Open Space	1,855
Open Space (%)	49%

Proposed Developments	
Impervious Surface	87
Impervious Surface (%)	2%
Building Coverage	1,640
Building Coverage (%)	43%
Open Space	2,047
Open Space (%)	54%
Rear 20' Setback Area	1,120
Rear Setback Coverage	560
Coverage Percentage	49%

STORMWATER CALCULATIONS:
 PROPOSED COVERAGE MODIFICATION = 123 SF
 123 SF X .083 = 10.21 CUFT
 SWALE A = 13 CUFT
 1/4 SLOPE, 6" DEEP, 14' X 4', ALONG REAR @ ADDITION

DATE:	REV:	SET/DESCRIPTION	ISSUED PERMIT SET
2024.03.04			
2024.08.16	A		REVISION A



NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGN AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
 #AR98525



Residential Remodel
 1208 Virginia Street
 Key West, FL 33040

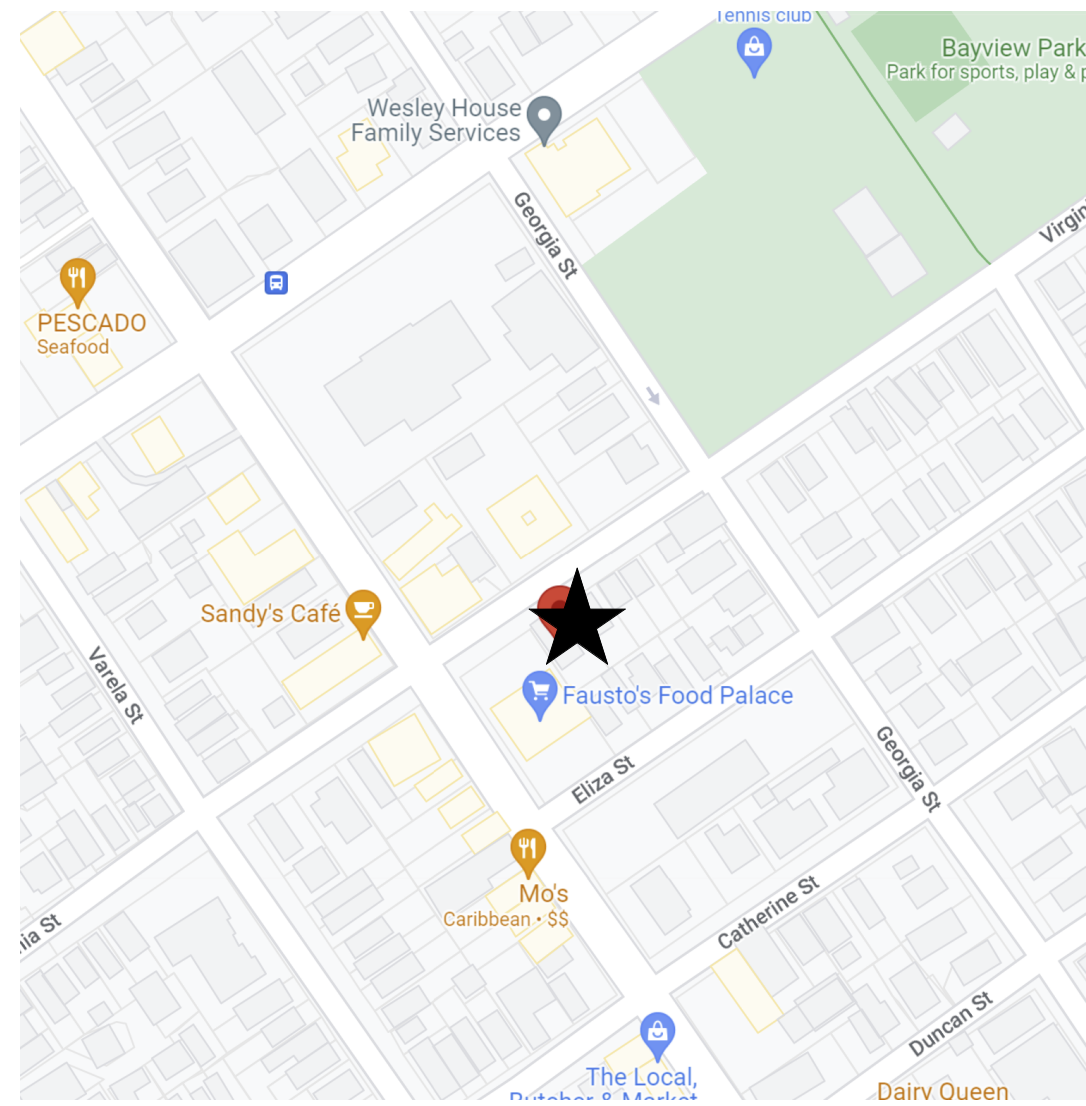
SHEET
 COVER SHEET

A
0

PROJECT NO: LAK2022B DRAWN BY: Author APPROVED BY: Checker

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

SITE DATA:
FLOOD ZONE: X-ZONE
ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
 KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14

RE #: 00033940-00000

ADDRESS: 1208 VIRGINIA STREET; KEY WEST, FL 33040

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

SQUARE FOOTAGES PER FLOOR:
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- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2024 FLORIDA BUILDING CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE, 6TH EDITION
MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE
PLUMBING CODE: 2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE: 2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE: 2023 FLORIDA FUEL GAS CODE
ENERGY CODE: 2023 FLORIDA ENERGY CONSERVATION CODE ASCE 7-22

LOCAL BUILDING REQUIREMENTS: CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS: FLOOD ZONE: X-ZONE NGVD 1929
DESIGN FLOOD ELEVATION: FLOOD ZONE: X-ZONE NGVD 1929
CURRENT ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL
MAX BUILDING HEIGHT: 35' FROM COR/LAG

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AV	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GALLON
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSON WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER TITLE SHEET NUMBER SCALE

DRAWING INDEX

A 0	COVER SHEET
A 1	FLOOR PLANS
A 2	ROOF PLAN & SCHEDULES
A 3	ELEVATIONS
E 1	ELECTRICAL NOTES & RISER DIAGRAM
E 2	ELECTRICAL PLAN & PANEL SCHEDULE
M 1	NOTES & SCHEDULE
M 2	MECHANICAL FLOOR PLAN
M 3	SECTIONS
P 1	NOTES & SCOPE
P 2	PLUMBING PLANS
P 3	WASTE & SUPPLY DIAGRAMS
S 1	STRUCTURAL NOTES
S 2	STRUCTURAL NOTES
S 3	FOUNDATION & FIRST FLOOR FRAMING PLAN
S 4	SECOND FLOOR FRAMING & ROOF PLAN
S 5	WALL SECTIONS
S 6	SECTIONS

SITE DATA TABLE				
ZONING	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
FLOOD ZONE	HMDR	HMDR	HMDR	N/A
SIZE OF SITE	N/A	3,774	UNCHANGED	N/A
FRONT SETBACK	10'-0"	10'-0"	UNCHANGED	N/A
SIDE SETBACK A	5'-0"	6'-10"	UNCHANGED	N/A
SIDE SETBACK B	5'-0"	12'-0"	UNCHANGED	N/A
STREET SIDE SETBACK	7'-0"	N/A	N/A	N/A
REAR SETBACK	15'-0"	19'-3"	15'-0"	N/A
BUILDING COVERAGE	40%	44%	43%	NO
IMPERVIOUS SURFACE	69%	7%	1%	NO
OPEN SPACE/LANDSCAPING	35%	49%	54%	NO

Breakdowns (SF)		Lot Area
Impervious Surface	Existing	268
Impervious Surface (%)	Existing	7%
Building Coverage	Existing	1,650
Building Coverage (%)	Existing	44%
Open Space	Existing	1,858
Open Space (%)	Existing	49%

Proposed Developments		Lot Area
Impervious Surface	Proposed	87
Impervious Surface (%)	Proposed	2%
Building Coverage	Proposed	1,640
Building Coverage (%)	Proposed	43%
Open Space	Proposed	2,047
Open Space (%)	Proposed	54%
Rear 20' Setback Area	Proposed	1,120
Rear Setback Coverage	Proposed	500
Coverage Percentage	Proposed	45%

STORMWATER CALCULATIONS:
 PROPOSED COVERAGE MODIFICATION = 123 SF
 123 SF X .083 = 10.21 CUFT
 SWALE A = 13 CUFT
 1/4 SLOPE, 6" DEEP, 14' X 4', ALONG REAR @ ADDITION

NOTE: DORMER TO BE SET BACK TO BEHIND 10' FRONT YARD SETBACK

DATE: 2024.03.04
 REVISED: 2024.08.16

ISSUED PERMIT SET
 REVISION A

SEAL:

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ERICA HELEN POOLE - ARCHITECT
 #AR98525

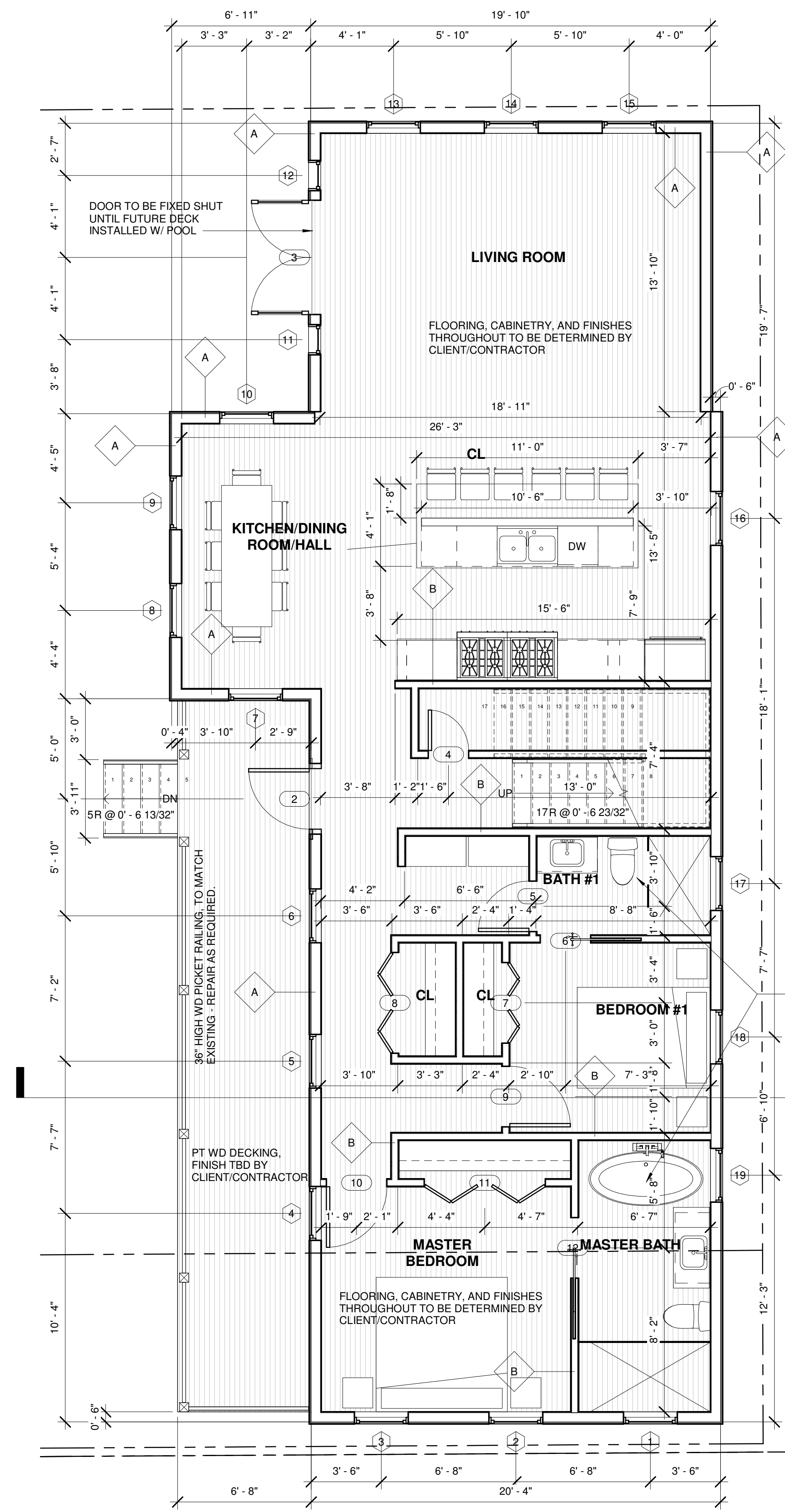


Residential Remodel
 1208 Virginia Street
 Key West, FL 33040

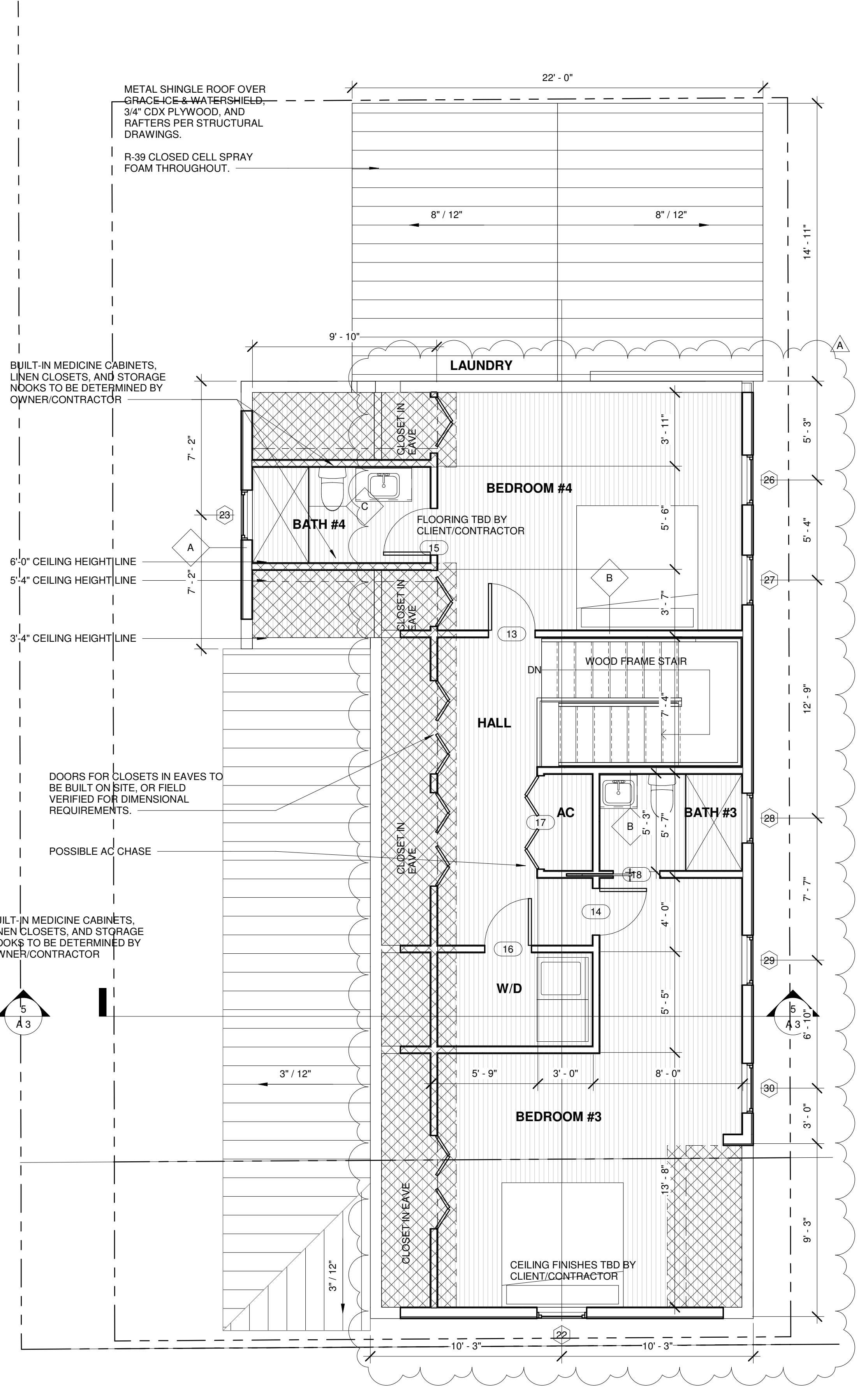
SHEET COVER SHEET

A 0

PROJECT NO: LAK2022B
 DRAWN BY: Author
 APPROVED BY: Checker



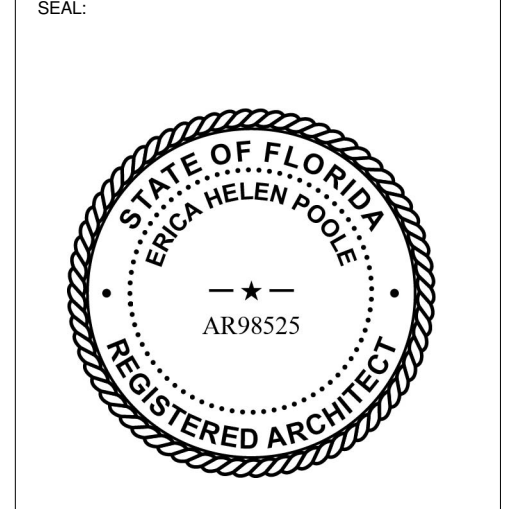
2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"

WALL SCHEDULE			
Mark	Type	Description	Thickness
A	2X6 EXTERIOR STUD WALL W/ WOOD SIDING	2X6 PT WD STUD WALL W/ 3/4" CDX PLYWOOD SHEATHING, GRACE ICE & WATERSHIELD, AND WOOD SIDING EXTERIOR, R-13 CLOSED CELL SPRAY FOAM & 5/8" GWB INTERIOR, PTD.	0' - 7 1/4"
B	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C., R-13 SOUND ATTENUATION BATT INSULATION IN WALL CAVITY	0' - 4 3/4"
C	3/8" GLASS	SHOWER GLASS WALL - VIF	0' - 0 3/8"

DATE	REV.	SET DESCRIPTION
2024.03.04		ISSUED PERMIT SET
2024.08.16	A	REVISION A



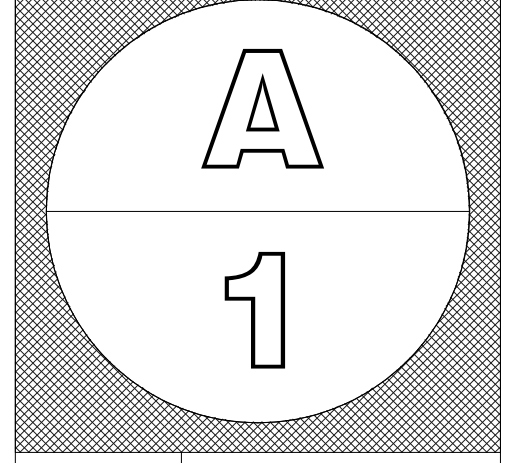
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Residential Remodel
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Key West, FL 33040

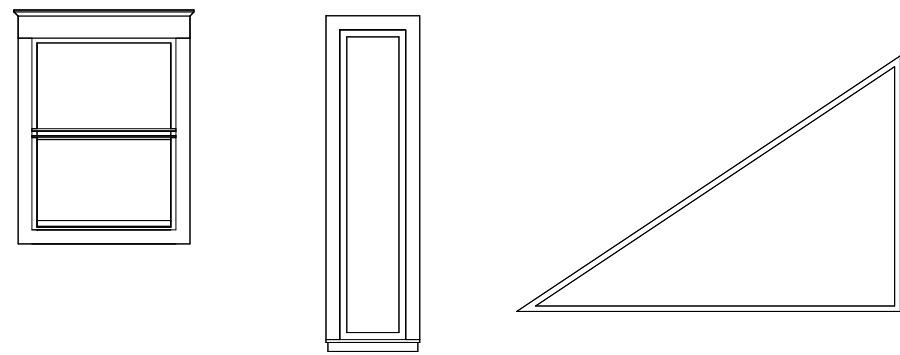
SHEET
FLOOR PLANS



PROJECT NO. LAK2022B
DRAWN BY: Author
APPROVED BY: Checker

WINDOW SCHEDULE

Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height
1	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
2	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
3	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
4	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
5	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
6	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
7	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
8	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
9	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
10	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
11	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1' - 6"	6' - 7"
12	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED SIDELITE	B	1' - 6"	6' - 7"
13	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
14	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
15	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
16	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
17	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
18	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
19	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	5' - 3"
22	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
23	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
24	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8' - 0"	5' - 4"
25	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED TRIANGULAR FIXED WINDOW	C	8' - 0"	5' - 4"
26	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
27	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
28	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
29	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"
30	CGI WINDOW AND DOORS, INC.	SENTINEL SERIES	IMPACT RATED DOUBLE HUNG WINDOW	A	2' - 8"	4' - 5"



TYPE "A"
IMPACT RATED DOUBLE HUNG WINDOW

TYPE "B"
SINGLE IMPACT RATED SIDELITE

TYPE "C"
IMPACT RATED TRIANGULAR FIXED WINDOW

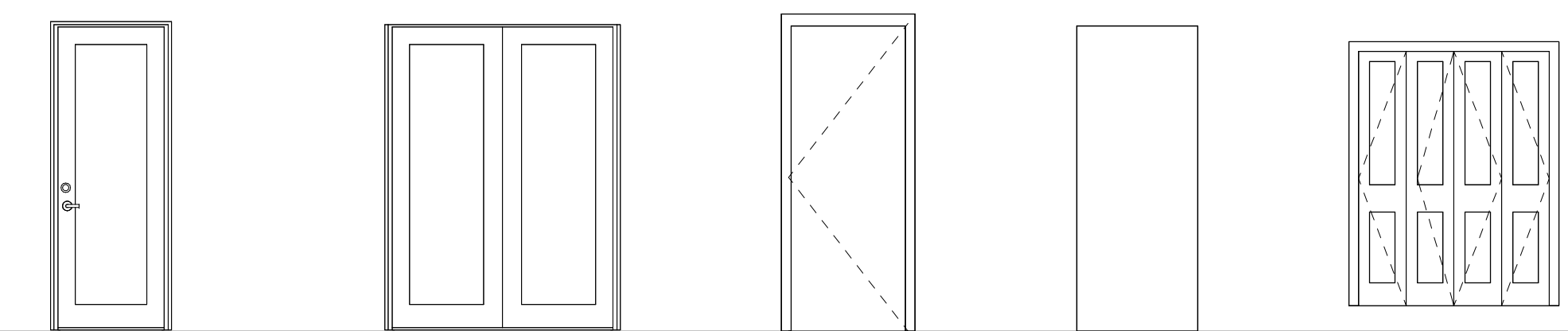
NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

- WINDOW/DOOR ADDITIONAL NOTES:**
- CONTRACTOR TO PROVIDE THE NOA'S.
 - CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
 - CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

HARC NOTES:
ALL DOORS AND WINDOWS TO MATCH HARC APPROVED MUNTIN STYLE OF 6 OVER 6.
ALL EXTERIOR WINDOW & DOOR TRIM TO MATCH EXISTING, AND BE CONSTRUCTED OF PT LUMBER, PTD. TO MATCH EXISTING.

DOOR SCHEDULE

Mark	Manufacturer	Model	Type	Description	Width	Height	Comments
2	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	A	IMPACT RATED SINGLE OUTSWING DOOR	3' - 0"	6' - 8"	
3	CGI WINDOWS & DOORS, INC.	SENTINEL SERIES	B	IMPACT RATED DOUBLE OUTSWING DOOR	5' - 8"	6' - 8"	
4	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 0"	6' - 8"	
5	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
6	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2' - 6"	6' - 8"	
7	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	4' - 0"	6' - 8"	
8	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	5' - 0"	6' - 8"	
9	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3' - 0"	6' - 8"	
10	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	3' - 0"	6' - 8"	
11	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	6' - 0"	6' - 8"	
12	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	3' - 0"	6' - 8"	
13	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
14	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
15	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
16	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	C	INTERIOR WOOD SINGLE SWING DOOR	2' - 6"	6' - 8"	
17	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	E	INTERIOR WOOD DOUBLE BIFOLD DOOR	5' - 0"	6' - 8"	
18	TBD BY CLIENT/CONTRACTOR	TBD BY CLIENT/CONTRACTOR	D	INTERIOR WOOD POCKET DOOR	2' - 6"	6' - 8"	



TYPE "A"
IMPACT RATED SINGLE OUTSWING DOOR W/ GLAZING

TYPE "B"
IMPACT RATED DOUBLE OUTSWING DOOR W/ GLAZING

TYPE "C"
SINGLE SWING INTERIOR DOOR

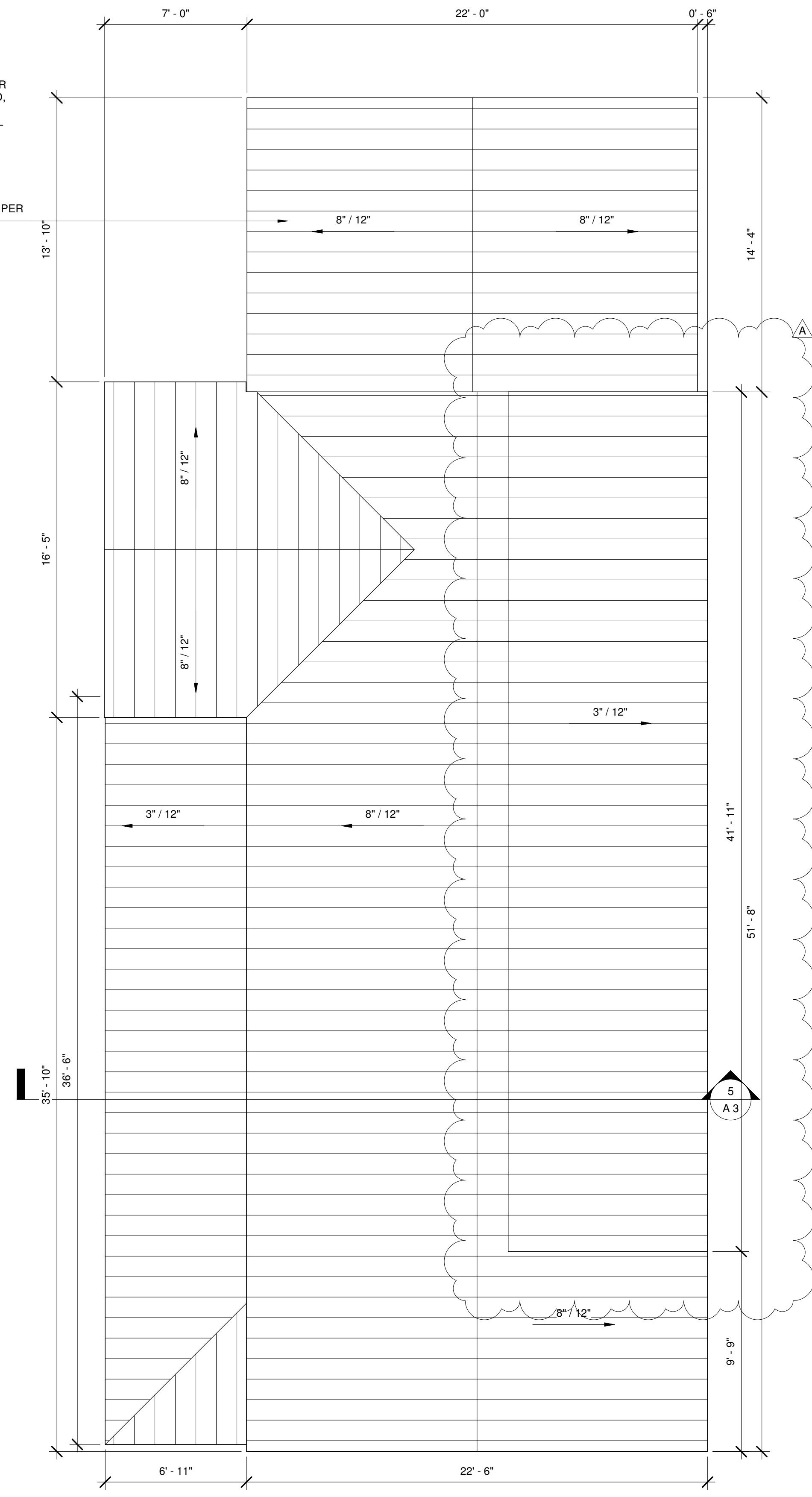
TYPE "D"
SINGLE INTERIOR PANEL POCKET DOOR

TYPE "E"
INTERIOR DOUBLE BIFOLD DOOR

METAL SHINGLE ROOF OVER GRACE ICE & WATERSHIELD, 3/4" CDX PLYWOOD, AND RAFTERS PER STRUCTURAL DRAWINGS.

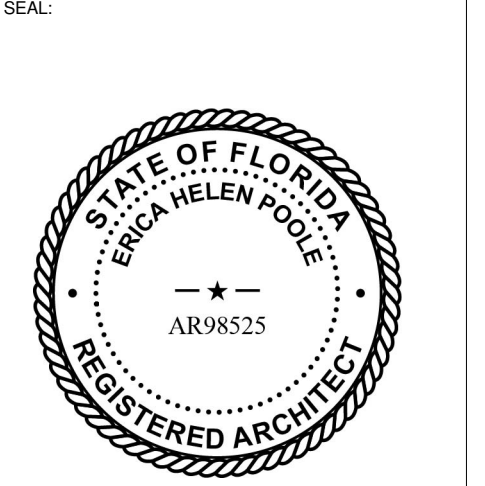
R-39 CLOSED CELL SPRAY FOAM THROUGHOUT.

METAL SHINGLE TO BE GALVALUME OR ALUMINUM PER HARC APPROVAL.



1 ROOF PLAN
1/4" = 1'-0"

DATE	REV.	SET DESCRIPTION	ISSUED PERMIT SET	REVISION A
2024.03.04				
2024.08.16	A			



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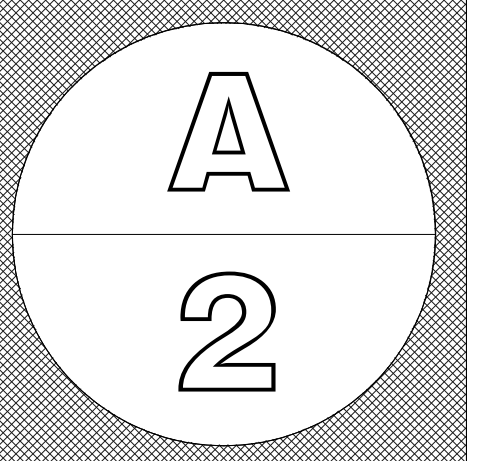
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Key West, FL 33040

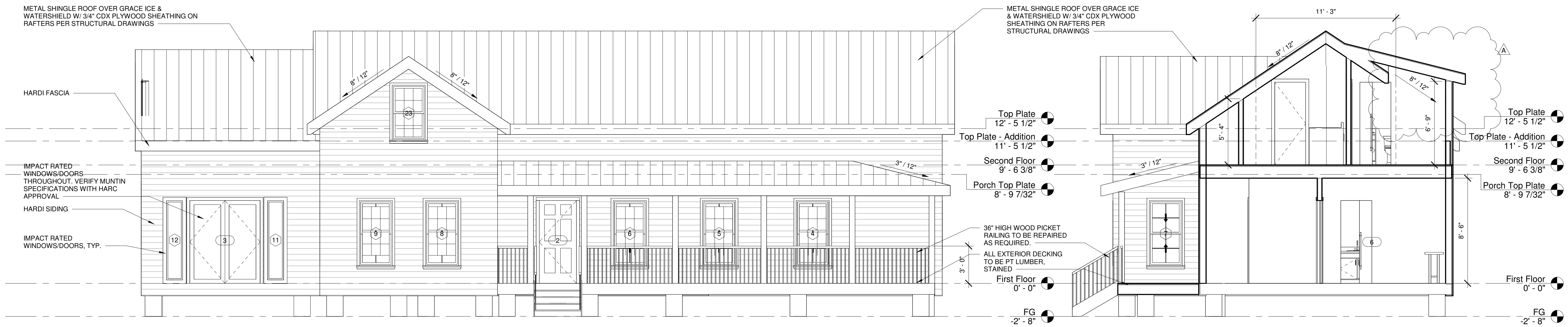
SHEET
ROOF PLAN & SCHEDULES



PROJECT NO. LAK2022B
DRAWN BY: Author
APPROVED BY: Checker



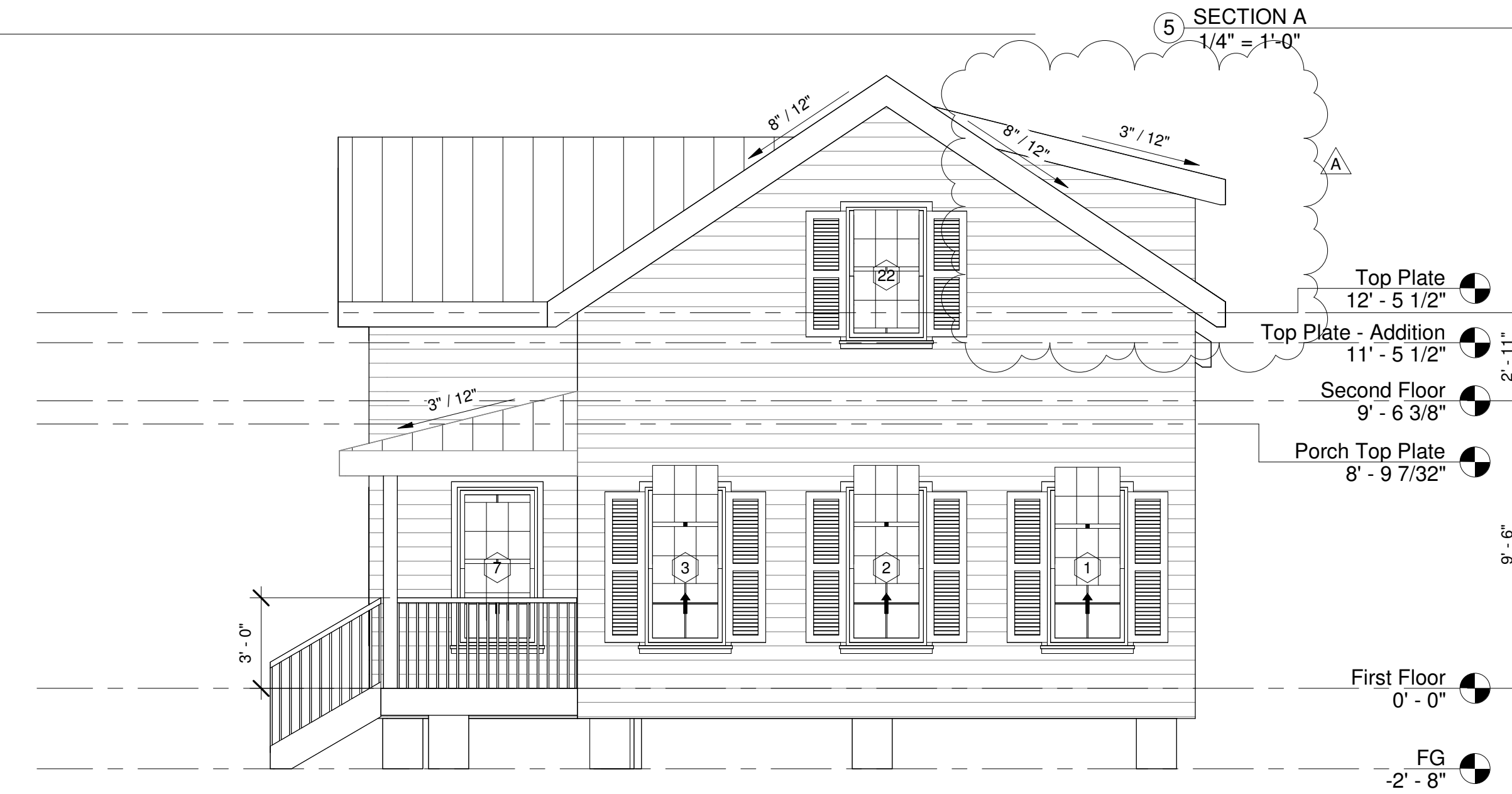
1 West
1/4" = 1'-0"



2 East
1/4" = 1'-0"



3 North
1/4" = 1'-0"



4 South
1/4" = 1'-0"

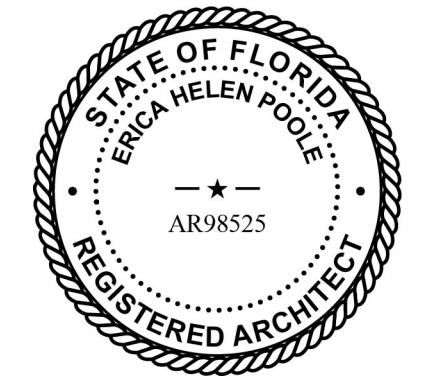
5 SECTION A
1/4" = 1'-0"

HARC NOTES:

- EXTERIOR SIDING TO BE HARDI BOARD.
- ROOFING TO BE METAL SHINGLE, MILL FINISH.
- EXTERIOR SOFFITS TO BE HARDI BOARD.
- EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL SHINGLE ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
- EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

DATE	REV.	SET DESCRIPTION	ISSUED PERMIT SET	REVISION A
2024.03.04				
2024.08.16				

SEAL:



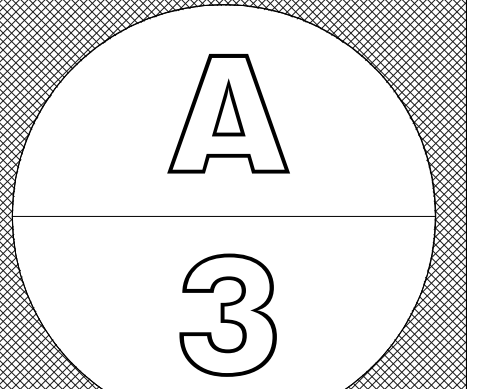
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Residential Remodel
1208 Virginia Street
Key West, FL 33040

SHEET
ELEVATIONS



PROJECT NO. LAK2022B DRAWN BY: Author APPROVED BY: Checker

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 18, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION OF DORMER TO A SECTION OF THE ROOFLINE.

#1208 VIRGINIA STREET

Applicant – Jonathan Ring Application #H2024-0043

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jonathan Ring, 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: 1208 VIRGINIA ST KEY WEST on the 12th day of NOVEMBER, 2024.

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 NOVEMBER 18, 2024.

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 H2024-0043.

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

Signed Name of Affiant:

Jonathan Ring
Date: 11/12/24
Address: 3108 RIVIERA DR.
City: KEY WEST
State, Zip: FL 33040

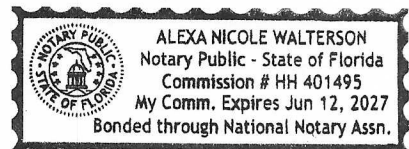
The forgoing instrument was acknowledged before me on this 12th day of November, 2024.

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

NOTARY PUBLIC

Sign Name: Alexa Walterson
Print Name: Alexa Walterson

Notary Public - State of Florida (seal)
My Commission Expires: Jun 12, 2027



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION OF DORMER TO A SECTION OF THE ROOFLINE.

#1208 VIRGINIA STREET

Applicant – Jonathan Ring Application #H2024-0043

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

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Public Meeting Notice

ADDITION OF DORMER TO A SECTION OF THE ROOFLINE
1400 LORAIN STREET
MARIETTA, GA 30067

Manleyo
deBoer
LUMBER COMPANY

INC

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 00033940-000000
 Account# 1034843
 Property ID 1034843
 Millage Group 10KW
 Location 1208 VIRGINIA St, KEY WEST
 Address
 Legal KW ISLAND CITY SUB PB 1-26 LOT 5 SQR 1 TR 14 G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08 OR3036-1085 OR3159-0831
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[RING JONATHAN](#)
 1075 Duval St
 Ste C21
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$241,470	\$239,532	\$251,815	\$225,679
+ Market Misc Value	\$904	\$904	\$904	\$904
+ Market Land Value	\$670,932	\$494,592	\$426,575	\$340,085
= Just Market Value	\$913,306	\$735,028	\$679,294	\$566,668
= Total Assessed Value	\$808,531	\$735,028	\$623,335	\$566,668
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$913,306	\$735,028	\$679,294	\$566,668

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$670,932	\$241,470	\$904	\$913,306	\$808,531	\$0	\$913,306	\$0
2023	\$494,592	\$239,532	\$904	\$735,028	\$735,028	\$0	\$735,028	\$0
2022	\$426,575	\$251,815	\$904	\$679,294	\$623,335	\$0	\$679,294	\$0
2021	\$340,085	\$225,679	\$904	\$566,668	\$566,668	\$0	\$566,668	\$0
2020	\$354,360	\$176,313	\$904	\$531,577	\$531,577	\$0	\$531,577	\$0
2019	\$351,001	\$181,351	\$904	\$533,256	\$533,256	\$0	\$533,256	\$0
2018	\$312,374	\$183,869	\$876	\$497,119	\$497,119	\$0	\$497,119	\$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
MULTI RES DRY (080D)	3,774.00	Square Foot	0	0

Buildings

Building ID	2695	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2006
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2451	Roof Type	GABLE/HIP
Finished Sq Ft	1329	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	176	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	760	0	116
FLA	FLOOR LIV AREA	1,329	1,329	176
OPU	OP PR UNFIN LL	146	0	74
OPF	OP PRCH FIN LL	216	0	84
TOTAL		2,451	1,329	450

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1927	1928	0 x 0	1	31 SF	4
CONC PATIO	1964	1965	0 x 0	1	90 SF	2
LC UTIL BLDG	1981	1982	7 x 10	1	70 SF	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/7/2022	\$835,000	Warranty Deed	2364657	3159	0831	01 - Qualified	Improved		
7/29/2020	\$100	Quit Claim Deed	2276408	3036	1085	30 - Unqualified	Improved		
9/1/1986	\$105,000	Warranty Deed		988	2149	Q - Qualified	Improved		
8/1/1983	\$67,500	Warranty Deed		890	439	Q - Qualified	Improved		
2/1/1973	\$14,200	Conversion Code		539	489	Q - Qualified	Improved		

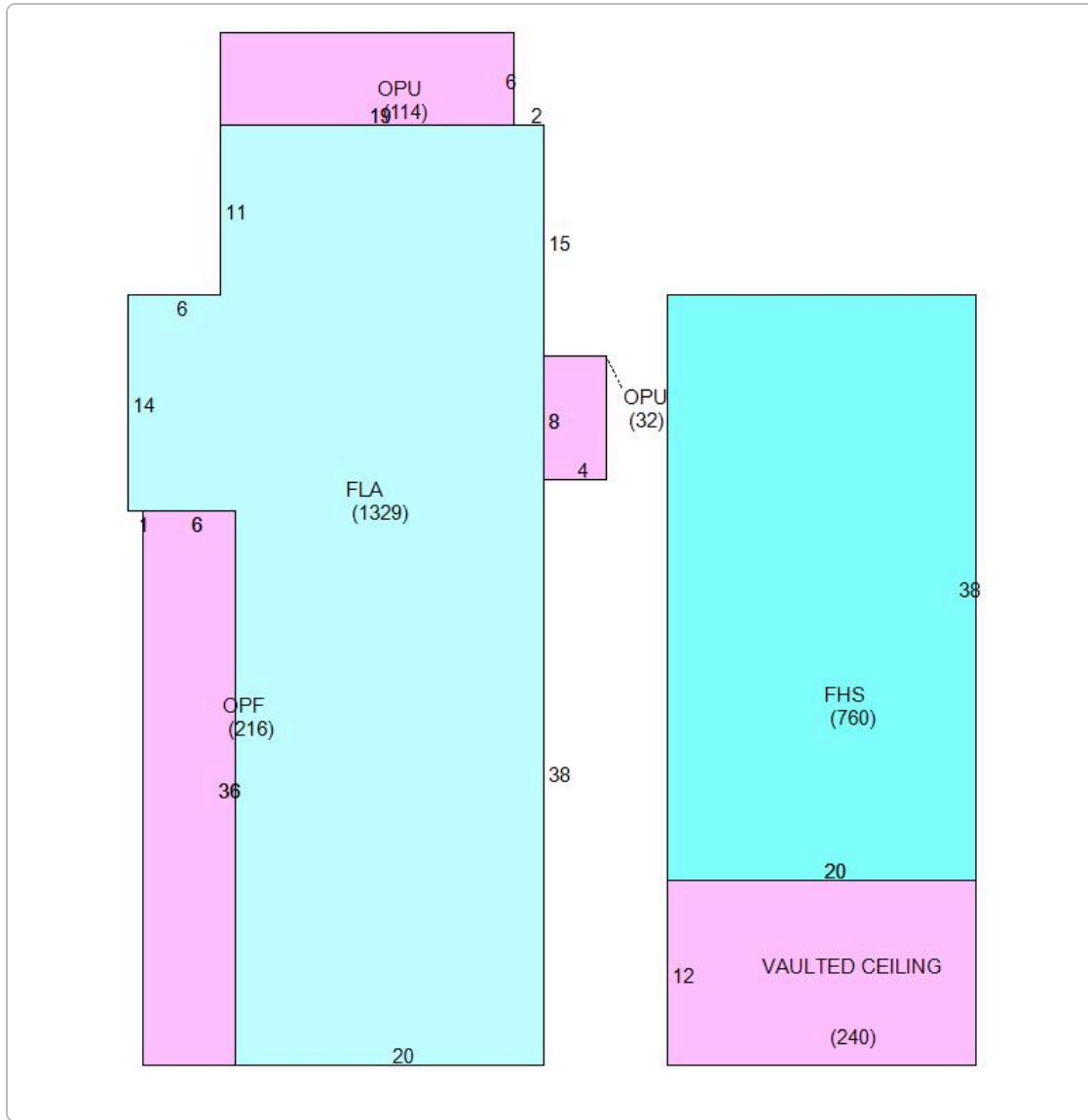
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-0448	03/15/2023	Active	\$390,000	Residential	Exterior Renovation - per plans. New foundation system. Replacement/restoration of roof system. Replacement of all interior framing members.
22-1182	06/03/2022	Expired	\$18,000	Residential	Labor and disposal to selective remove Interior wall. Labor and disposal to selective remove Interior wall, Ceiling surfaces to expose the structure for observation, exploration of structural framing, support members. **NOC required**
12-2948	08/14/2012	Completed	\$600	Residential	REPLACE 100 AMP / 240 VOLT FUSE PANEL WITH OUTDOOR R.T. 100 AMP / 240 VOLT BREAKER PANEL.
10-0139	01/22/2010	Completed	\$5,881	Residential	INSTALL 300SF VICTORIAN METAL SHINGLES & 300SF OF VCRIMP ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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