



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: K2M Design, Amy VanderMeer, Designer

Application Number: H2022-0016

Address: 1202 Royal Street

Description of Work:

Renovations to accessory structure. New pool and pool deck.

Site Facts:

The site under review contains a two-story main house and a one-story accessory structure. The main house is listed on our survey as historic and contributing with a year-built ca. 1920, although the structure appears on the 1912 Sanborn map. An accessory structure is located on the property's northwest side. The accessory structure was likely built sometime in the 1950s and through the years several alterations have changed the building form. The accessory structure is not recognized as a contributing resource.

On December 21, 2021, the Commission approved plans for renovations to the main house, which included a new dormer at the rear. On June 16, 2022, the Planning Board approved, under resolution 2022-034, variances for maximum rear yard coverage for accessory structures as well as rear and side yards setback requirements.



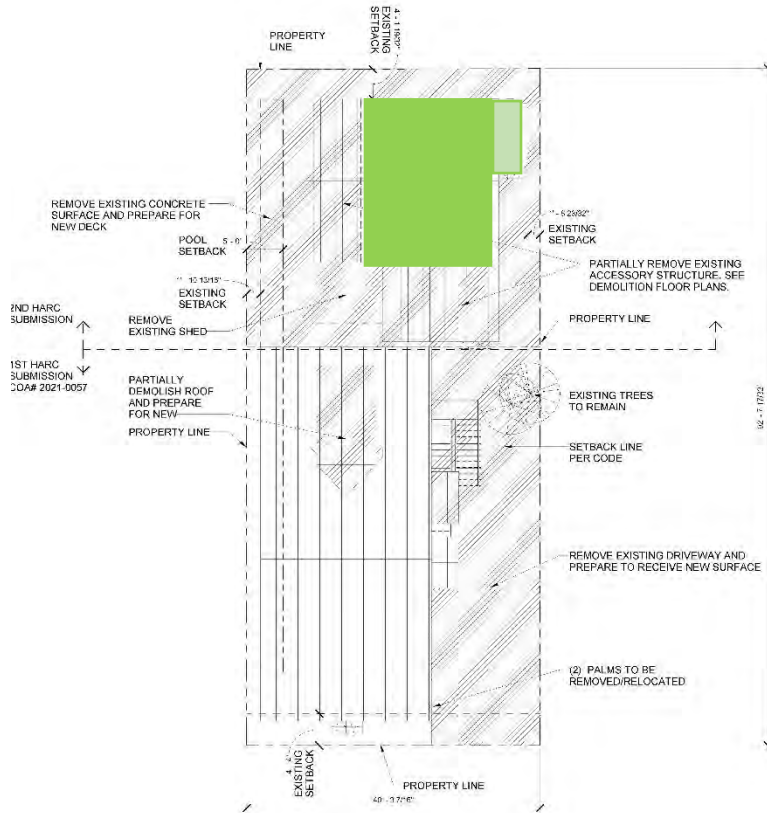
Accessory structure under review circa 1965. Monroe County Library.

Guidelines Cited on Review:

- Building exteriors (page 24), specifically guideline 2.
- Windows (pages 20-30), specifically guideline 4.
- Additions and alterations (pages 37a-38k), specifically guidelines 32 and 33.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guidelines 1 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations to a historic non-contributing accessory structure located at the rear yard and behind a contributing house. The plan includes the removal of non-historic additions to the south and east facades. A small addition to the north side of the structure will be preserved. The following graphic highlights the portions of the accessory structure that will not be demolished.



The plan proposes for the accessory structure new hardi board siding, new impact windows and doors, and new 5 v-crimp roofing system. The east eave will be reconstructed and will have exposed rafter tails. A new pool and deck are included in the site plan. Both new elements will be behind the main house.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design complies with cited guidelines. The proposed renovations will bring the accessory structure back to its original form. All materials and renovations are within the required regulations. Proposed pool and deck will be at the rear of the house, which will be consistent with cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>2022-0016</i>	REVISION #	INITIAL & DATE <i>TK</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1202 Royal Street	
NAME ON DEED:	Piotrowski Gail J 2002 Inter Vivos Trust	PHONE NUMBER 860-574-5470
OWNER'S MAILING ADDRESS:	12 Willow Street; Mystic, CT 06355	EMAIL jonarruda@gmail.com
APPLICANT NAME:	Amy VanderMeer; K2M Design	PHONE NUMBER 727-252-4417t
APPLICANT'S ADDRESS:	1150 Virginia Street	EMAIL avandermeer@k2mdesign.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 04/21/2022

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Removal of several non-historic sheds. Reduction in the overall size of historic structure. Replacement of windows, new siding on all sides of structure (to match existing/main structure). New IPE deck around existing structure.
MAIN BUILDING:
See plan set for additional information, heights, dimensions, square footage and location.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
See Demo appendix

RECEIVED

APR 21 2022

BY: *TK*

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):	
Accessory structure to be added at deck. See variances and drawings for additional information.	
PAVERS: New pavers to replace existing concrete driveway.	FENCES:
DECKS: New IPE deck around existing structure.	PAINTING: Paint color TBD, to receive HARC staff approval prior to painting
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): New pool to be added in house rear.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1202 Royal Street
PROPERTY OWNER'S NAME:	Piotrowski Gail J 2002 Inter Vivos Trust
APPLICANT NAME:	Amy VanderMeer; K2M Design

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

PROPERTY OWNER'S SIGNATURE
 SAMMY PIOTROWSKI
4/20/22
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo to include removal of non-historic sheds, reduction in historic structure size. Demo and replacement of doors/windows per new plan.

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

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

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

The structure is not associated with any historical events.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The structure is not associated with any significant historical or cultural characteristics or people.

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

The structure is not associated with any historical events.

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

The structure is not associated with the cultural, political, economic, social or historic heritage of the city.

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

The structure is not associated with any distinctive architectural style, but original style will be maintained.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

The property is not related to a square or park.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

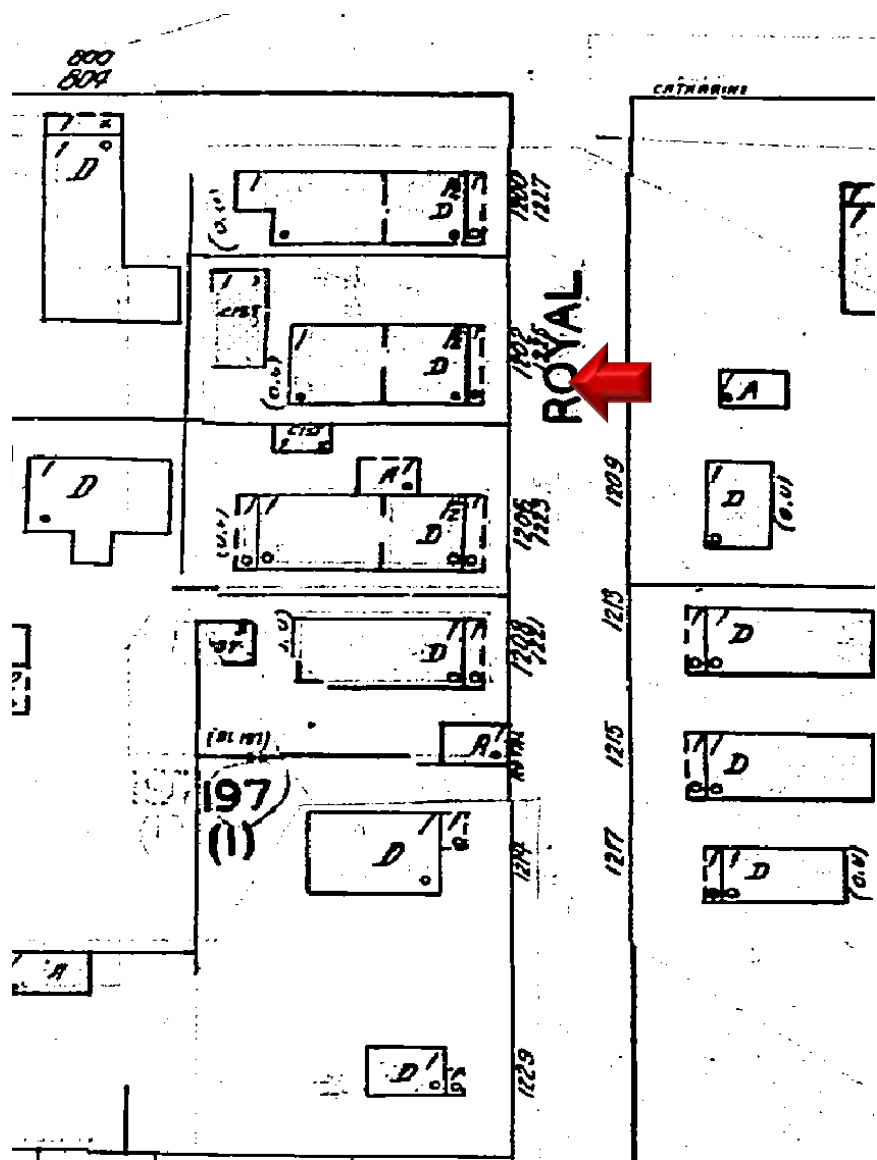
The property does not have any unique/singular characteristics and does not exemplify the best remaining architectural type in this neighborhood.

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

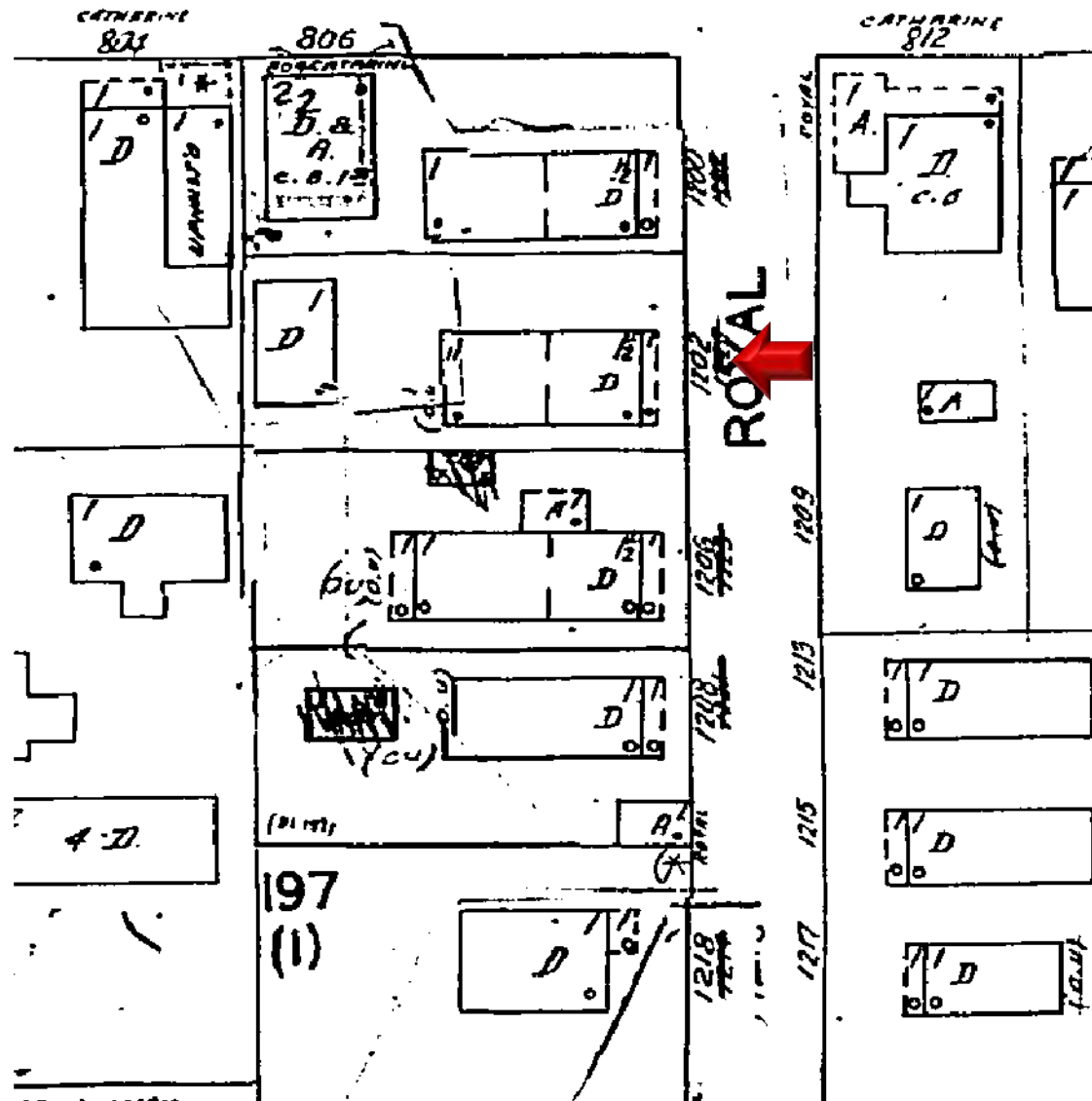
(i) Has not yielded, and is not likely to yield, information important in history,
The property has not yielded, and is not likely to yield information important to history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The proposed demo of the existing structure does not diminish the character, although the rear structure is not defining in overall historic character of the neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The front addition demo of the rear structure provides for more circulation between the main house and the rear structure, to be used for deck space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The rear structure does not define the historic character of the site or surrounding neighborhood, but the demo will not remove any significant defining elements. The rear structure upon modification will follow the same style as the main house.
(4) Removing buildings or structures that would otherwise qualify as contributing.
No buildings are being removed in their entirety. The rear structure is non contributing.

SANBORN MAPS



Sanborn Map 1948



Sanborn Map 1948

PROJECT PHOTOS



Accessory Structure at 1202 Royal Street circa 1965. Monroe County Library.

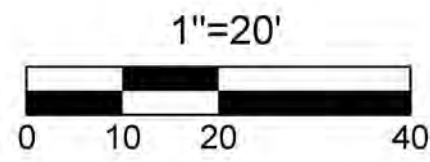
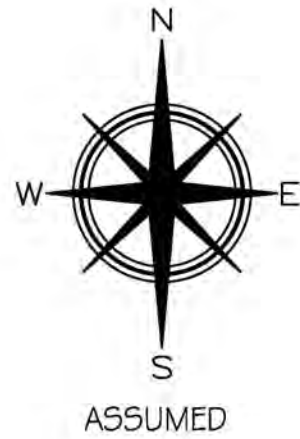








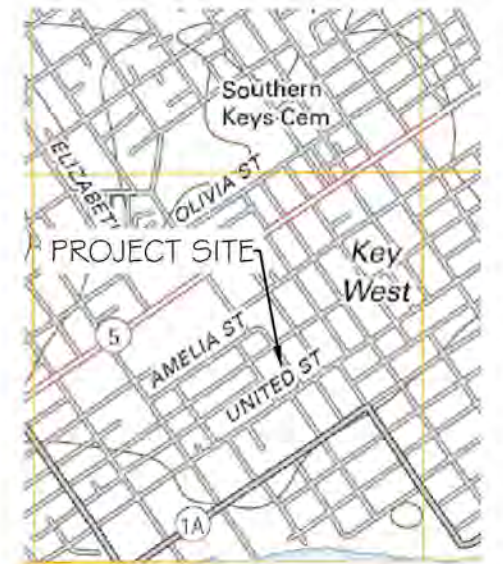
SURVEY



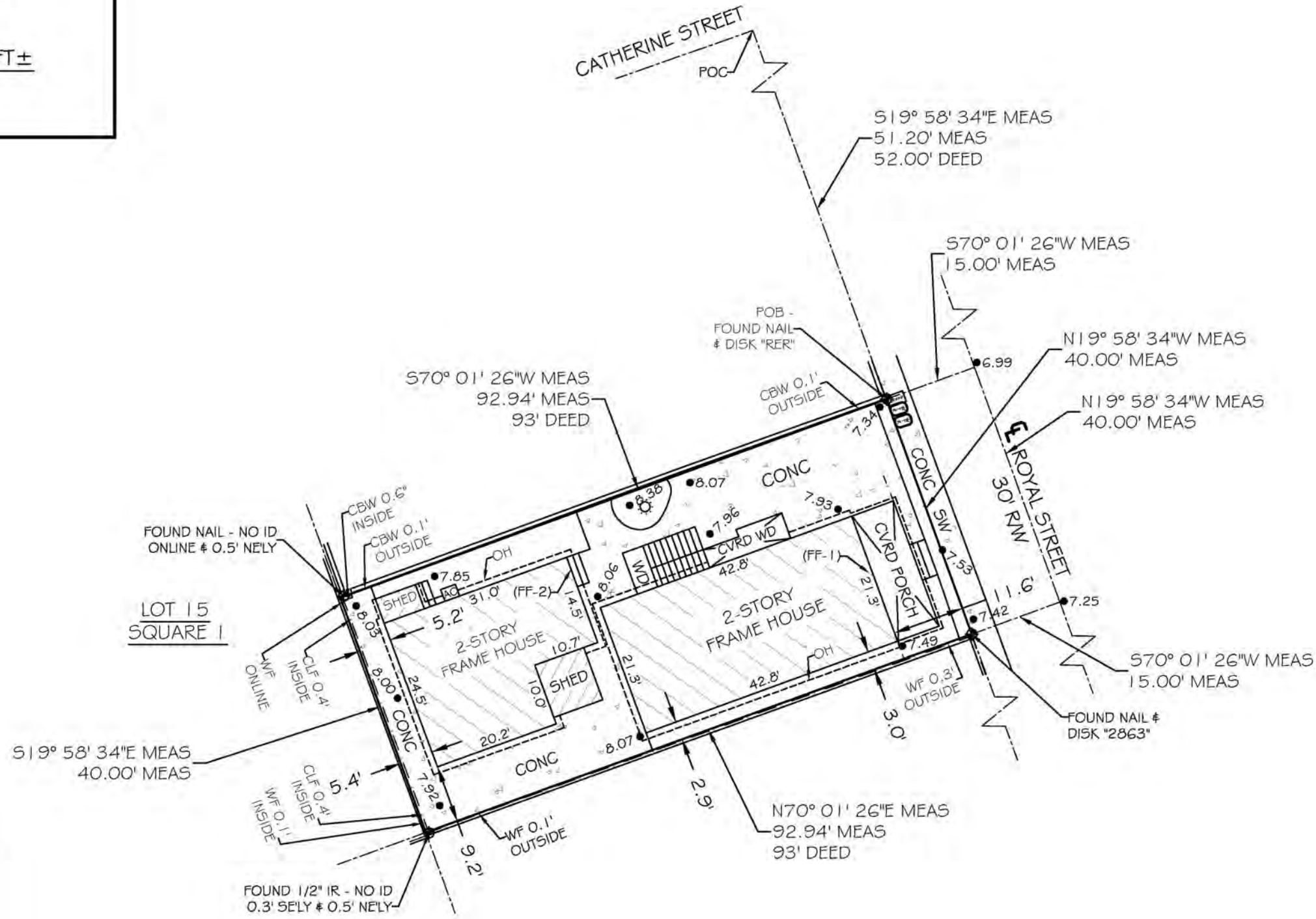
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 3717.58 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N19°58'34"W ASSUMED ALONG THE CENTERLINE OF ROYAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION '872 4580 TIDAL 25' P.I.D. AAOO04, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1202 ROYAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/18/2021.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

(FF-1) = 10.7' (NGVD) 1929)

(FF-2) = 9.8' (NGVD) 1929

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

Gail J. Potrkowski 2002 Inter Vivos Trust;
Oropeza Stones & Cardenas;
Old Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-------------------------|----------------|--------------------------------|
| BP = BACKFLOW PREVENTER | GLW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HO = HOSE BIB | POB = POINT OF BEGINNING CURVE |
| C = 4\"/> | | |

LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Tract 12, but now better known and described as part of Lot 14, Square 1, of said Tract 12, according to Waddell's Subdivision of a part of said Tract 12, a plat of which is recorded in Plat Book 1, Page 49, of Monroe County, Florida, records, and more particularly described as follows:

COMMENCING at a point on Royal Street 52 feet in a Southeasterly direction from the Southwesterly corner of Catherine and Royal Streets for a point of place of beginning; and thence running in a Southwesterly direction parallel with Catherine Street 93 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 93 feet to Royal Street; thence at right angles in a Northwesterly direction 40 feet to the point of beginning.

SCALE: 1"=20'

MAP DATE 08/27/2021

REVISION DATE XXXXXXXX

SHEET 1 OF 1

DRAWN BY: IDG

CHECKED BY: MPB

JOB NO.: 21-458

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

SIGNED: 
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LD# 7847



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

1202 ROYAL STREET RENOVATION

1202 Royal St, Key West, FL 33040

Gail J Piotrkowski 2002 Intervivos Trust

REAR STRUCTURE HARC SET

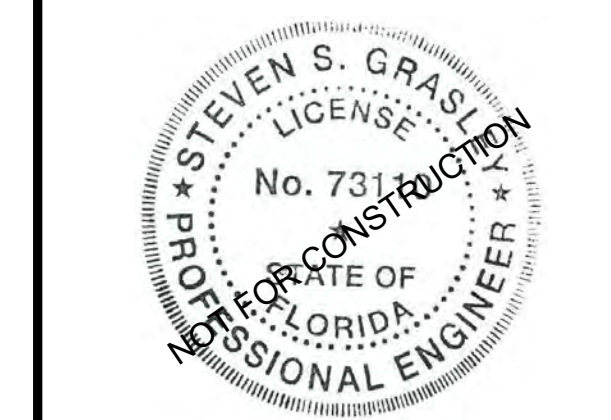
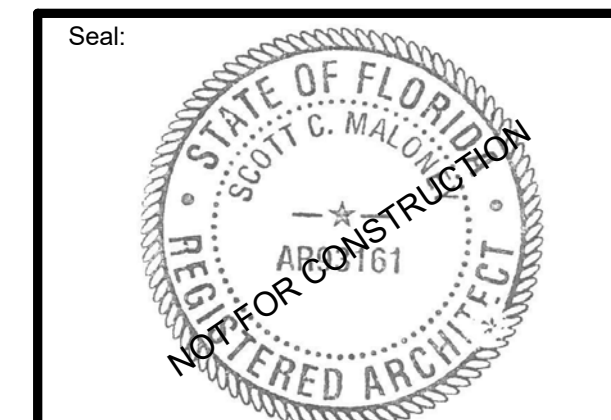
UPDATED PER PLANNING VARIANCE APPROVAL 6/16/22

K2M DESIGN
 Architecture, Engineering,
 Interior Design,
 Facility Asset Management

Key Largo, Florida
 Key West, Florida
 Marathon, Florida
 www.k2mdesign.com
 PROF. REG. AA26001059

Building Relationships
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 Marathon | Charlotte | Baltimore | Bentonville



Submissions:

No.	Description	Date
SD SET		9/30/2021
PERMIT SET		3/11/2022

1202 ROYAL LANE RENOVATION
 1202 Royal Lane, Key West, FL 33040

Jon Arruda
 1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
 4/15/2022 12:19:01 PM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

Title:
COVER SHEET HARC 2

Sheet Number:
G0.0.0

Date: 09/30/2021

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<p>K2M DESIGN</p> <p>1150 Virginia Street Key West, Florida 33040 Tel: 305-294-4011 Fax: 305-292-2162</p> <p>URL: www.k2mdesign.com</p>				<p>APPROVALS RECEIVED DATE</p> <table border="1"> <tr> <td>1. HARC</td> <td>APPROVED 12/21/21</td> </tr> <tr> <td>2. MAIN HOUSE PERMIT SET</td> <td>APPROVED XX/XX/XX</td> </tr> <tr> <td>3. -</td> <td>APPROVED XX/XX/XX</td> </tr> <tr> <td>4. -</td> <td>APPROVED XX/XX/XX</td> </tr> <tr> <td>5. -</td> <td>APPROVED XX/XX/XX</td> </tr> </table>	1. HARC	APPROVED 12/21/21	2. MAIN HOUSE PERMIT SET	APPROVED XX/XX/XX	3. -	APPROVED XX/XX/XX	4. -	APPROVED XX/XX/XX	5. -	APPROVED XX/XX/XX
1. HARC	APPROVED 12/21/21													
2. MAIN HOUSE PERMIT SET	APPROVED XX/XX/XX													
3. -	APPROVED XX/XX/XX													
4. -	APPROVED XX/XX/XX													
5. -	APPROVED XX/XX/XX													

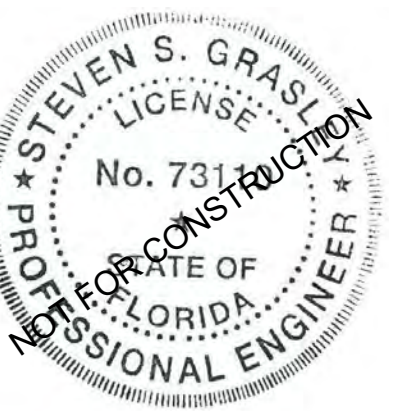
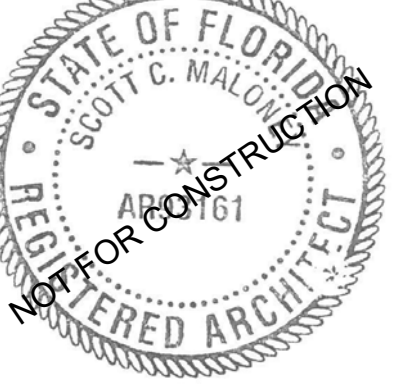


Architecture, Engineering,
Interior Design,
Facility Asset Management

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Marathon | Charlotte | Baltimore | Berkeley

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
4/21/2022 2:23:35 PM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

Title:
DRAWING INDEX, CODE
INFO., SYMBOL
LEGEND, &
ABBREVIATIONS

Sheet Number:

G0.0.2

Date: 09/30/2021

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DRAWING INDEX

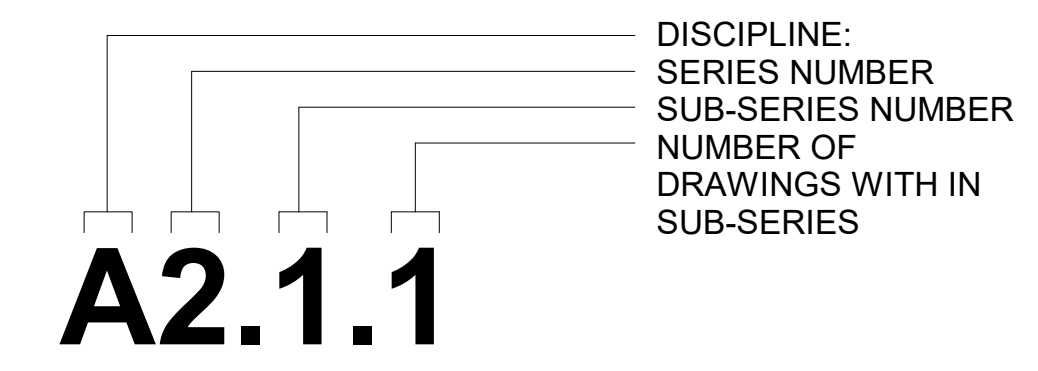
DRAWING INDEX							
ISSUED FOR:	Revision 1	Permit Set	SD Review	Sheet Number	Sheet Name	REVISION NUMBER	REVISION DATE
				A1.1.2	BUILDING COVERAGE SITE PLAN		
GENERAL							
X		G0.0.0			COVER SHEET HARC 2		
X		G0.0.1			COVER SHEET		
X		G0.0.2			DRAWING INDEX, CODE INFO., SYMBOL LEGEND, & ABBREVIATIONS		
HARC							
X		A0.1.1A			SURVEY		
X	X	A0.1.2A			EXISTING FLOOR PLANS - HARC1		
X		AE3.1.1A			EXISTING EXTERIOR ELEVATIONS		
ARCHITECTURE							
X		AD1.1.1			DEMOLITION SITE PLAN		
X	X	AD2.1.1			DEMOLITION FLOOR PLANS		
X		AD3.1.1			DEMOLITION EXTERIOR ELEVATIONS		
X	X	A1.1.1			SITE PLAN		
X	X	A2.1.1			PROPOSED FLOOR PLANS		
X		A2.2.1			REFLECTED PLANS		
X		A2.3.1			ROOF PLAN & DETAIL SECTIONS		
X		A3.1.1			PROPOSED EXTERIOR ELEVATIONS		
X		A3.2.1			PROPOSED SECTIONS		
X		A4.1.1			INTERIOR ELEVATIONS - KITCHEN AND POWDER ROOM		
X		A4.1.2			INTERIOR ELEVATIONS - MASTER BATH, LAUNDRY AND POOL		
X		A4.1.3			HOUSE KITCHEN		
X		A6.1.1			SCHEDULES AND DETAILS		
MECHANICAL							
X		M0.1.1			MECHANICAL LEGENDS, ABBREVIATIONS, & SYMBOLS		
X		M0.1.2			MECHANICAL SPECIFICATIONS		
X		M2.1.1			MECHANICAL PLANS		
X		M5.1.1			MECHANICAL DETAILS		
ELECTRICAL							
X		E0.1.1			ELECTRICAL LEGENDS, ABBREVIATIONS, & SYMBOLS		
X		E0.1.2			ELECTRICAL SPECIFICATIONS		
X		E2.1.1			ELECTRICAL PLANS		
X		E3.0.1			ELECTRICAL ONE-LINE & SCHEDULES		
PLUMBING							
X		P0.1.1			PLUMBING LEGENDS, ABBREVIATIONS, & SYMBOLS		
X		P0.1.2			PLUMBING SPECIFICATIONS		
X		P2.1.1			PLUMBING PLANS SANITARY		
X		P2.1.2			PLUMBING PLANS WATER		
X		P5.1.1			PLUMBING DETAILS		

DESIGN TEAM INFORMATION

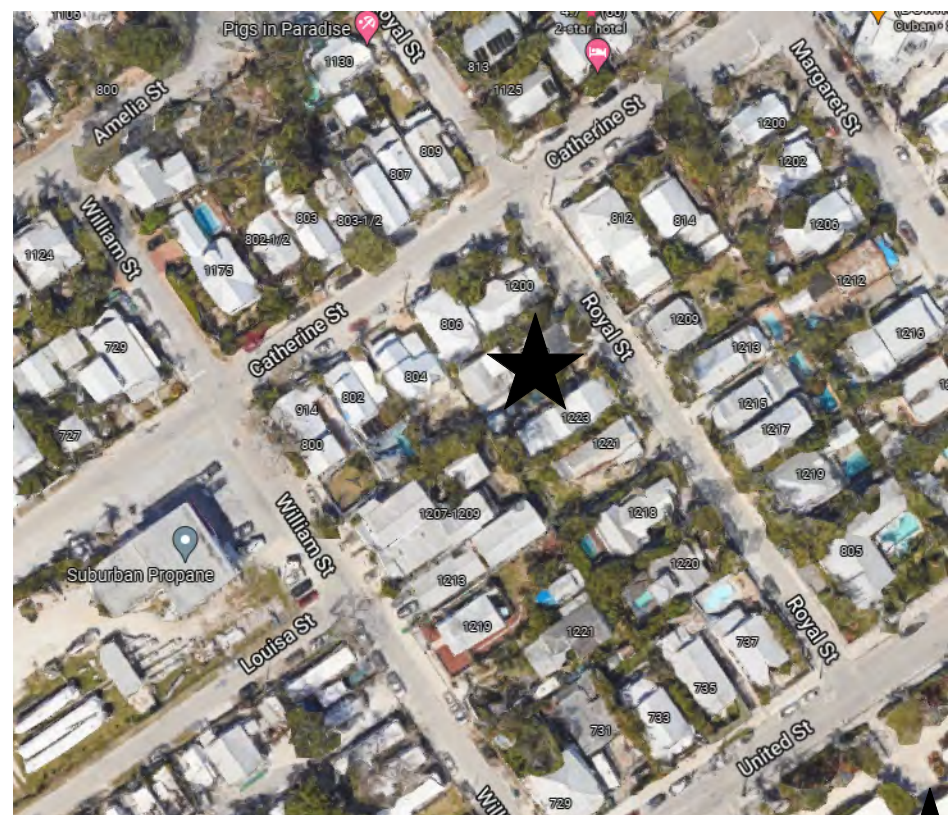
POINT OF CONTACT:
Amy VanderMeer
k2m Design
1150 Virginia St,
Key West, FL 33040
tel: 305.307.5845

MEP ENGINEER:
Jordan Parker Mechanical Designer
k2m Design
tel: 216.588.0748
Kirk Puterbaugh Electrical Designer
k2m Design
tel: 216.588.2794

SHEET NUMBERING SYSTEM



LOCATION MAP

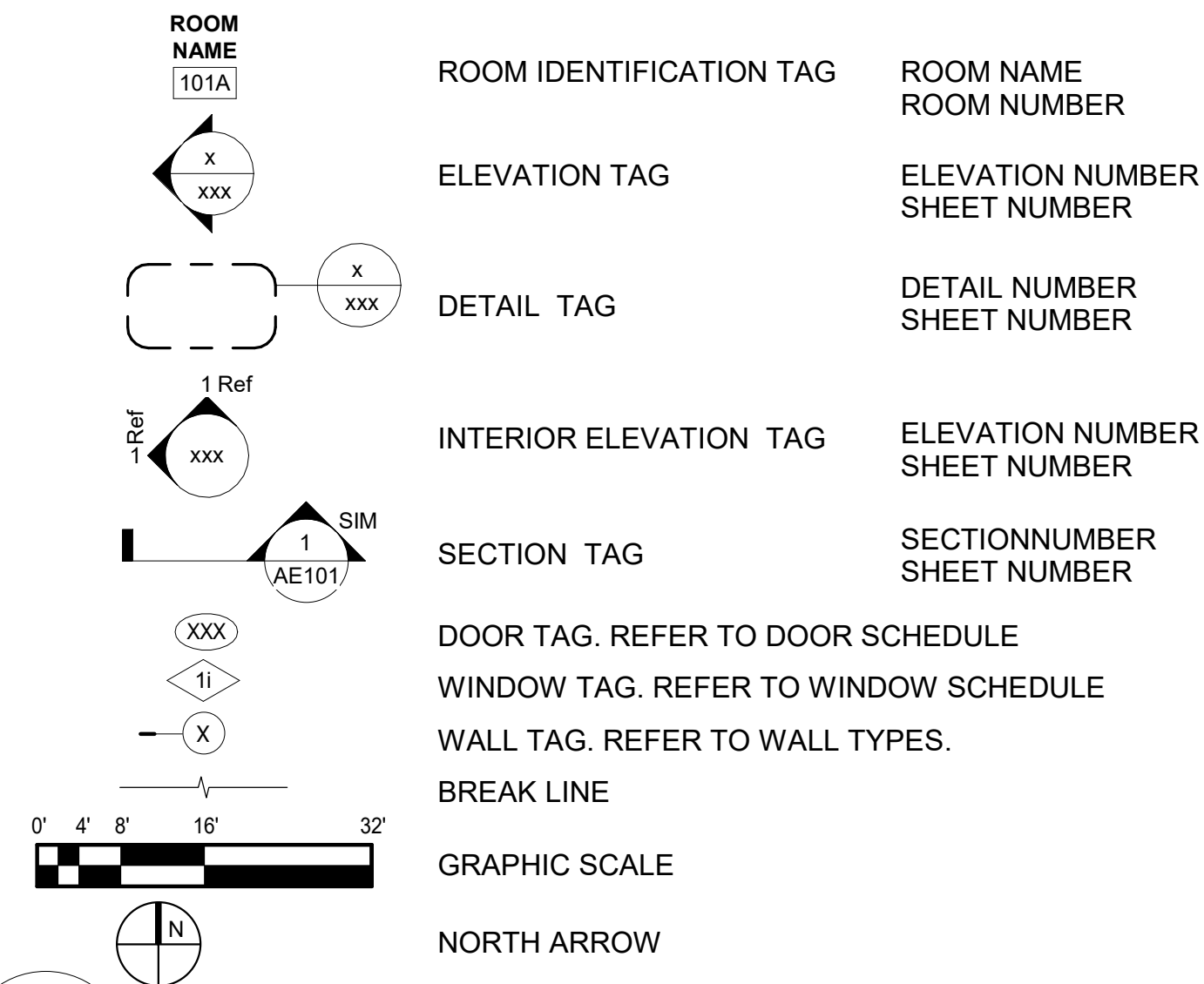


PROJECT LOCATION ★

GENERAL NOTES

- The contract documents consist of this set of drawings, addenda, construction change directives, change orders, the contract between the owner and contractor, conditions of the contract and any other information written and mutually agreed upon between the owner and contractor.
- These drawings are complementary and interrelated; work of any individual trade is not necessarily confined to specific documents, chapters, or locations.
- It is the intent of the contract documents to be designed in accordance with all codes and ordinances in effect at the time the permit is issued. Notify architect immediately upon discovery of suspected deviation.
- If discrepancies or inconsistencies in the documents are discovered, notify the architect immediately using a consistent "request for information" procedure.
- Construction techniques, procedures, sequencing, and scheduling are solely the responsibility of the contractor.
- DO NOT SCALE DRAWINGS;** use dimensions only. All dimensions must be verified on the job and the architect must be notified of any discrepancies before proceeding with the work.
- Coordinate locations and/or elevations of floor drains, registers, grilles, louvers, ducts, unit heaters, panels, etc. with the Mechanical, Plumbing, and Electrical Contractors and the architectural drawings.
- Blocking at openings, doors, windows, and wall mounted fixtures shall be 2x FRT materials. At wall mounted equipment locations, use 1/2" plywood sheet material. All blocking in contact with concrete or concrete masonry units to be pressure treated.
- Where a detail is shown for one condition, it shall apply to all like or similar conditions, even though not specifically marked on the drawings.
- All abbreviations, materials and symbols in legends may or may not be used.
- Follow the manufacturer's instruction specifications for preparation, implementation, and construction of all materials and systems.

SYMBOLS



01 View Name DRAWING TITLE
SCALE: 1/8" = 1'-0" DETAIL NUMBER TITLE SHEET NUMBER SCALE

SCOPE OF WORK

NEW WORK TO INCLUDE - REPLACEMENT OF EXISTING WINDOWS/DOORS, REPLACE/REPAINT EXTERIOR SIDING ACCORDING TO NEW PLAN. NEW IPE DECK AND POOL, NEW CABANA.

DEMO TO INCLUDE REMOVAL NON HISTORIC SHEDS AND DEMO OF FRONT ADDITION ALONG WITH PARTIAL DEMO OF SIDE WALL TO ALLOW FOR MORE CIRCULATION SPACE IN THE REAR.

CODE INFORMATION

APPLICABLE CODES -
FLORIDA BUILDING CODE, 2020 7TH ED.
CITY OF KEY WEST CODES AND ORDINANCES
NFPA NEC 2017

BUILDING INFORMATION

OWNER: GAIL J PIOTRKOWSKI 2002 INTERVIVOS TRUST
ADDRESS: 12 WILLOW ST, MYSTIC, CT 06355

PROPERTY LOCATION:
1202 ROYAL STREET,
KEY WEST, FL 33040

MAIN BUILDING SQUARE FOOTAGE:
1ST FLOOR - 815 S.F.
2ND FLOOR - 472 S.F.
TOTAL - 1,287 S.F.

POOL HOUSE SQUARE FOOTAGE:
1ST FLOOR - 274 S.F.

BUILDING IS HISTORICAL
ZONING: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

PARCEL ID: 00029450-000000
ACCOUNT # 1030210

LEGAL DESCRIPTION: KW INVESTMENT CO SUB PB1-49 PT LOT 14 SQR 1 TR 12 OR128-113 OR344-560/61 OR471-670/72 OR624-283/84 OR783-1511/12 OR1010-62/63 OR1010-59 OR1010-61 OR1010-64 OR1062-2351 OR1244-708/09 OR1494-2333/35 OR1545-991/93 OR3123-1194

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 = 19 **FILL THIS IN PLEASE!!**
ROOF R-VALUE - AS REQUIRED TO MEET MINIMUM ENERGY CODE REQUIREMENTS.

RESIDENTIAL REMODEL & RENOVATION OF:

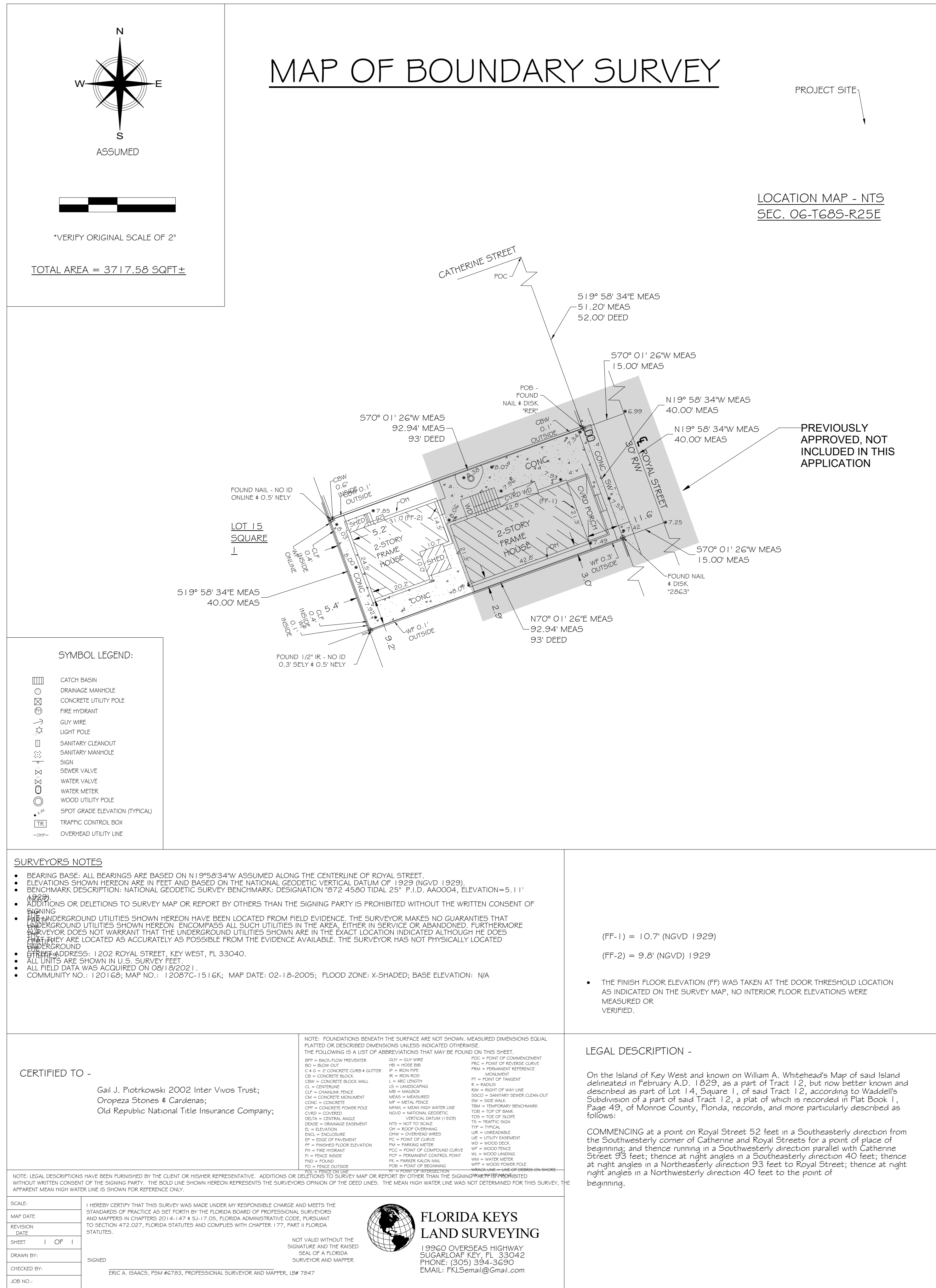
1202 Royal Street, Key West

Owner:

Piotrowski Gail J 2002 Inter Vivos Trust

12 Willow Street; Mystic, CT 06355

860-574-5470



ARCHITECT:

Architecture, Engineering,
Interior Design,
Facility Asset Management

Key Largo, Florida
Key West, Florida
Marathon, Florida
www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West |
Marathon | Charlotte | Baltimore | Burlington

Seal:

STEVEN S. GRASSO
LICENSE
No. 731
PROFESSIONAL ENGINEER

Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION
 1202 Royal Lane, Key West, FL 33040
Jon Arruda
 1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
4/15/2022 12:18:20 PM

Drawing Size 24X36	Project #: 21095
Drawn By: NM	Checked By: EHP

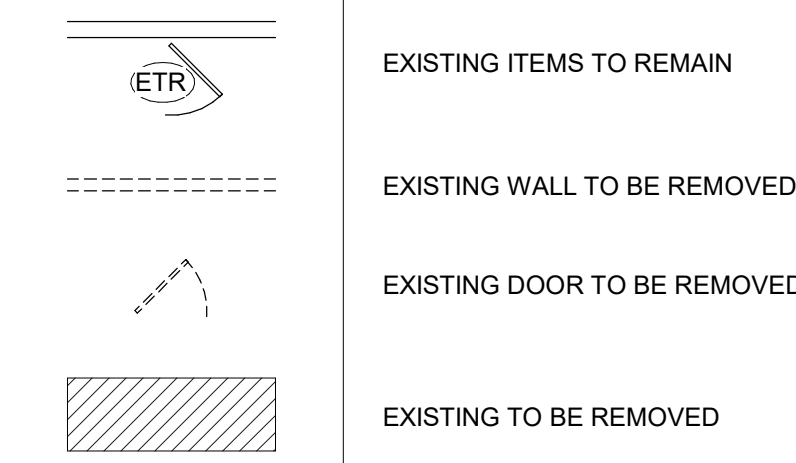
Title:
SURVEY

Sheet Number:
A0.1.1A

Date: 09/30/2021

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DEMOLITION PLAN LEGEND

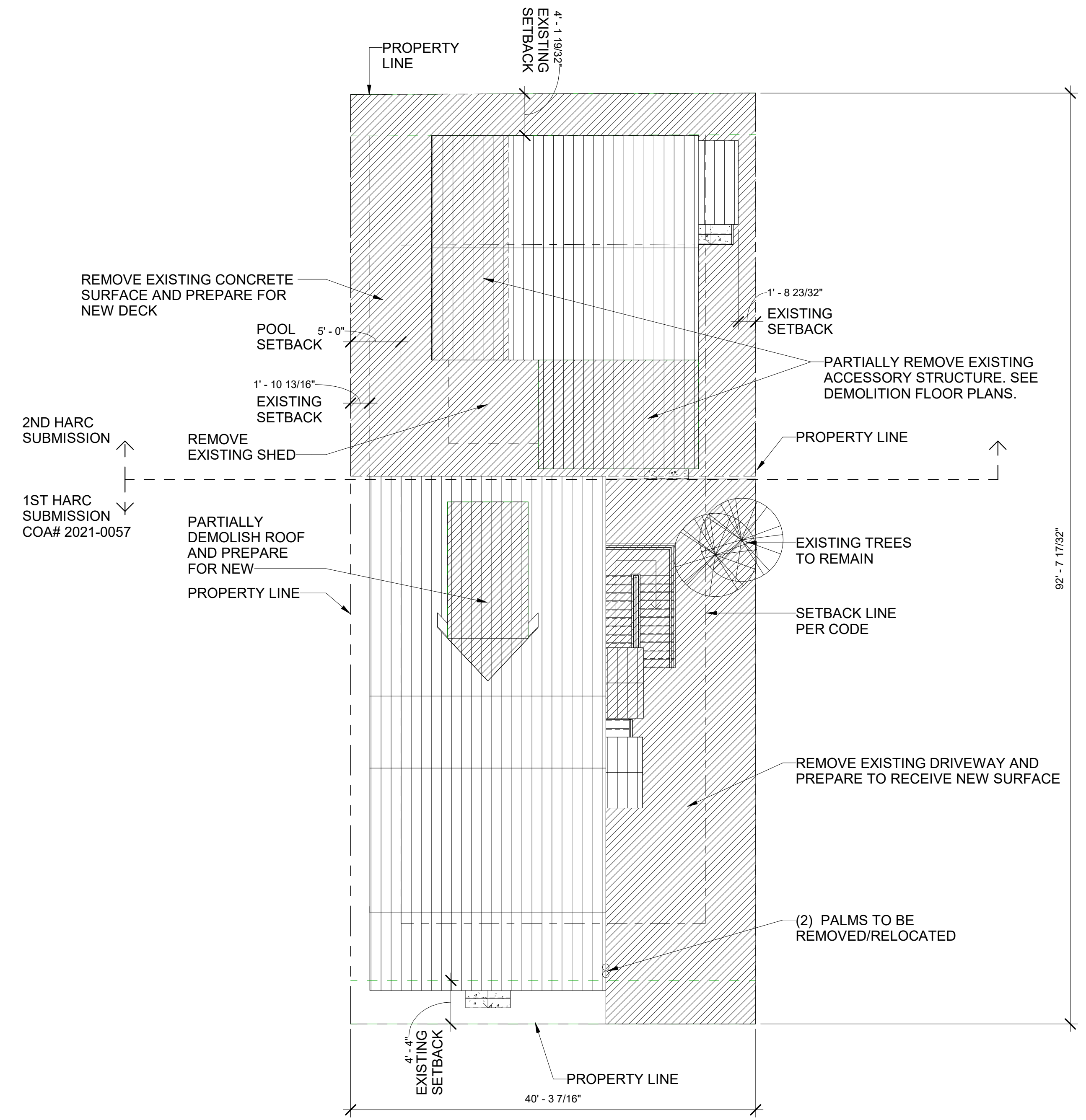


GENERAL DEMOLITION NOTES:

- SECTION 02 4116 - BUILDING DEMOLITION
1.01 SUBMITTALS
A. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
1.02 QUALITY ASSURANCE
A. Demolition Firm Qualifications: Company specializing in the type of work required.
B. Comply with governing EPA notification regulations.
3.01 SCOPE
A. Building must be inspected and tested for asbestos...
B. Remove the entire building or portions thereof...
C. Remove paving and curbs as required to accomplish new work.
D. Remove foundation walls and footings to a minimum of 2 feet below finished grade...
E. Remove underground tanks.
F. Remove other items indicated, for salvage, relocation, and recycling.
G. Fill excavations, open pits, and holes in ground areas generated as result of removals...
3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
A. Perform an engineering survey of building to determine whether demolition operations might result in structural deficiency or unplanned collapse...
B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Comply with applicable requirements of NFPA 241, ANSI A10.6 and the Building Code.
3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed...
4. Provide, erect, and maintain temporary barriers and security devices.
5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
6. Do not close or obstruct roadways or sidewalks without permit.
7. Conduct operations to minimize obstruction of public and private entrances and exits...
8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse...
C. Do not begin removal until built elements to be salvaged or relocated have been removed.
D. Do not begin removal until vegetation to be relocated has been removed and specified measures have been taken to protect vegetation to remain.
E. Protect existing structures and other elements that are not to be removed.
F. Provide bracing and shoring, prevent movement or settlement of adjacent structures...
G. Minimize production of dust due to demolition operations.
H. If hazardous materials are discovered during removal operations, stop work and notify Owner.
I. Perform demolition in a manner that maximizes salvage and recycling of materials.
J. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.
K. Grade demolition areas to level condition, sloped to drain, with smooth transitions to adjacent surfaces.
3.03 EXISTING UTILITIES
A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.
C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Do not close, shut off, or disrupt existing life safety systems that are in use.
E. Do not close, shut off, or disrupt existing utilities that are in use.
F. Locate and mark utilities to remain with identification of utility type.
G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone...
3.04 DEBRIS AND WASTE REMOVAL
A. Remove debris, junk, and trash from site.
B. Leave site in clean condition, ready for subsequent work.
C. Clean up spillage and wind-blown debris from public and private lands.



Submissions: Table with columns for No., Description, and Date.

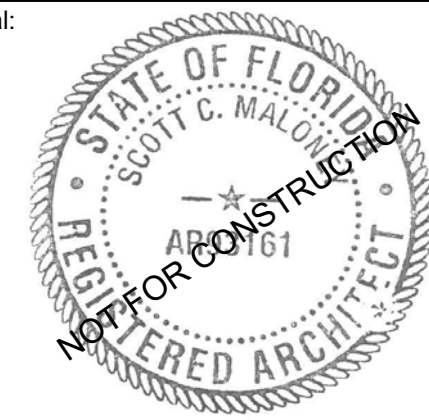


DEMOLITION SITE PLAN SCALE: 1/8" = 1'-0" 1

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040
Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED: 6/24/2022 11:46:57 AM
Drawing Size: 24X36 Project #: 21095
Drawn By: Designer Checked By: EHP
Title: DEMOLITION SITE PLAN
Sheet Number: AD1.1.1
Date: 09/30/2021
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Seal:



Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:

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Drawing Size
24X36

Project #:
21095

Drawn By:
NM

Checked By:
EHP

Title:

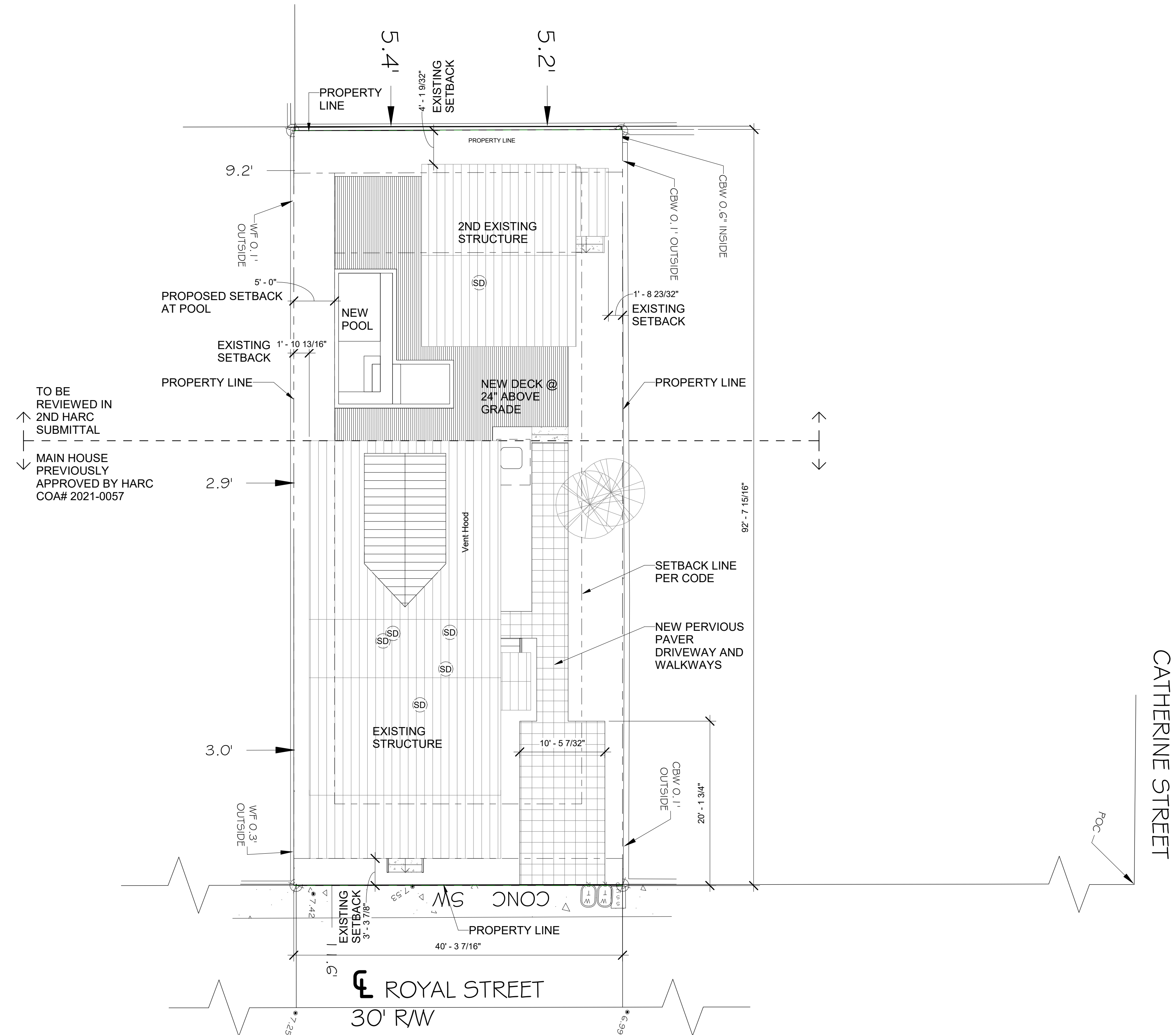
SITE PLAN

Sheet Number:

A1.1.1

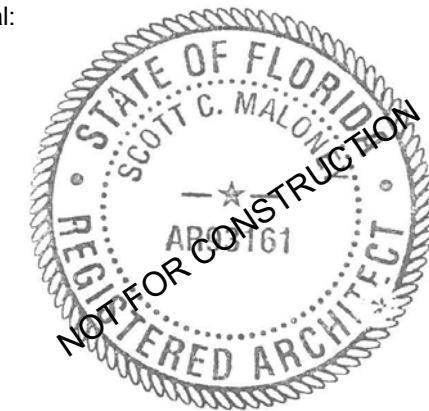
09/30/2021

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↑ TO BE REVIEWED IN 2ND HARC SUBMITTAL
 ↓ MAIN HOUSE PREVIOUSLY APPROVED BY HARC COA# 2021-0057

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:

4/15/2022 12:18:22 PM

Drawing Size: 24X36 | Project #: 21095

Drawn By: Designer | Checked By: AVM

Title:

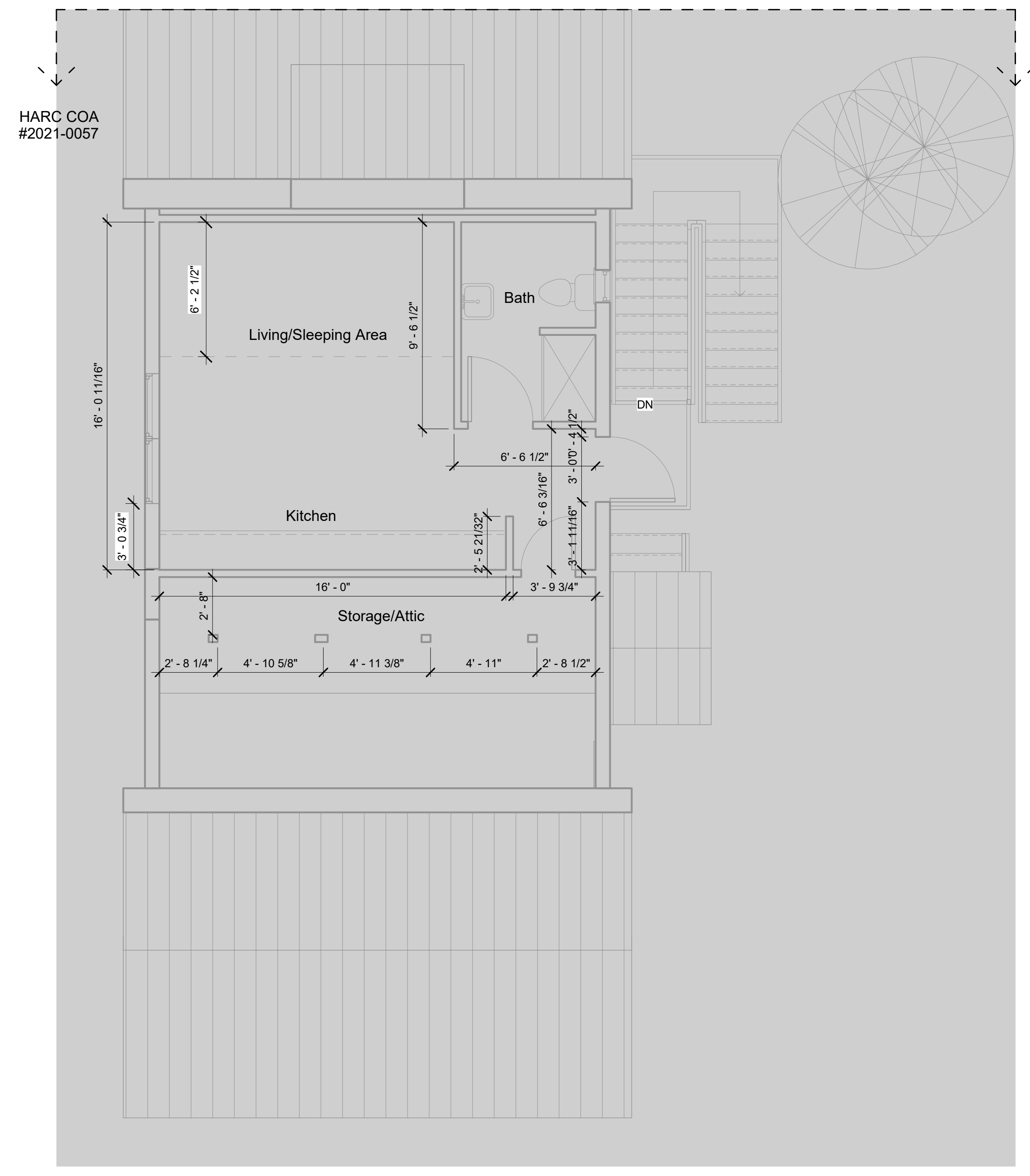
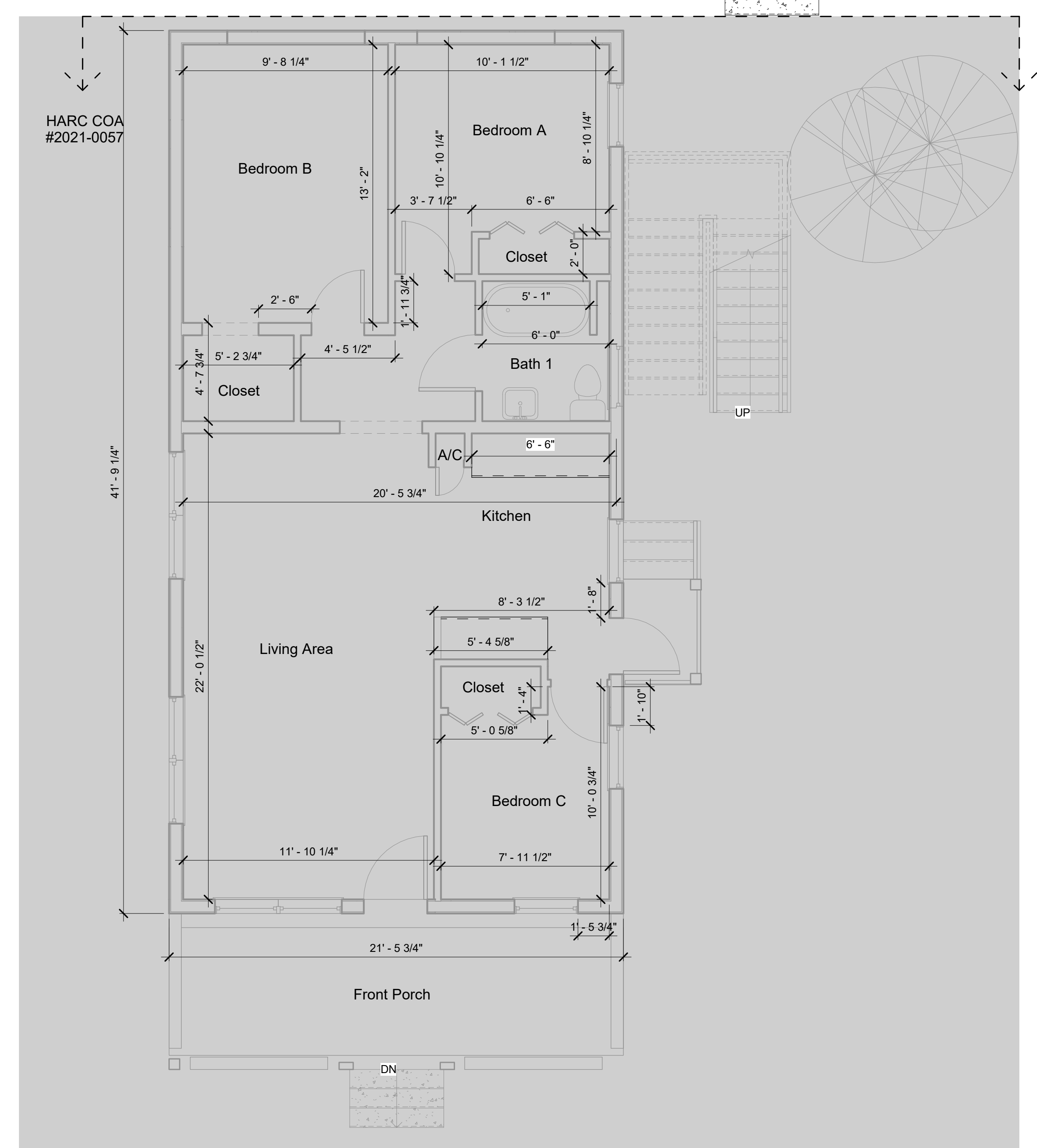
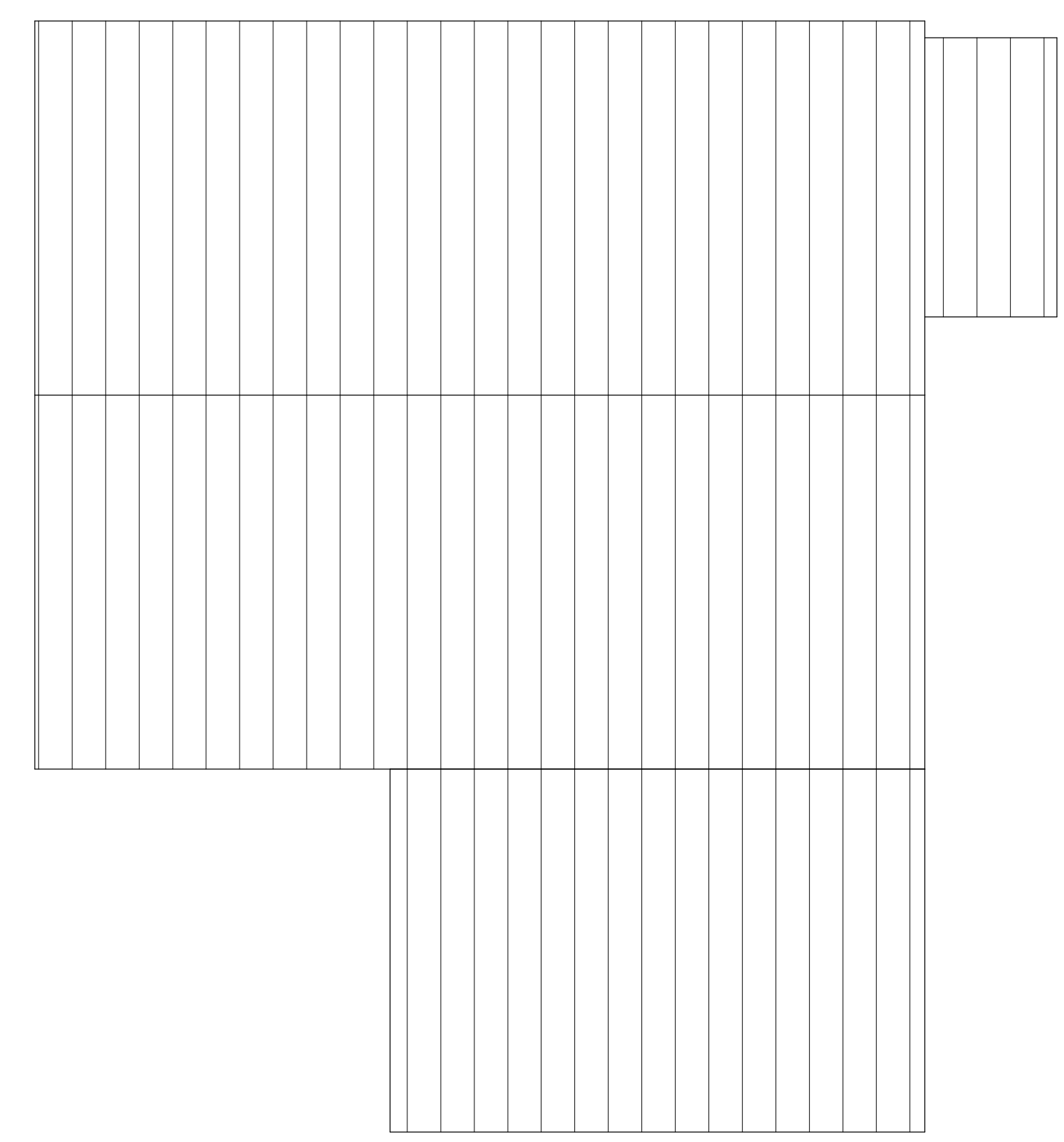
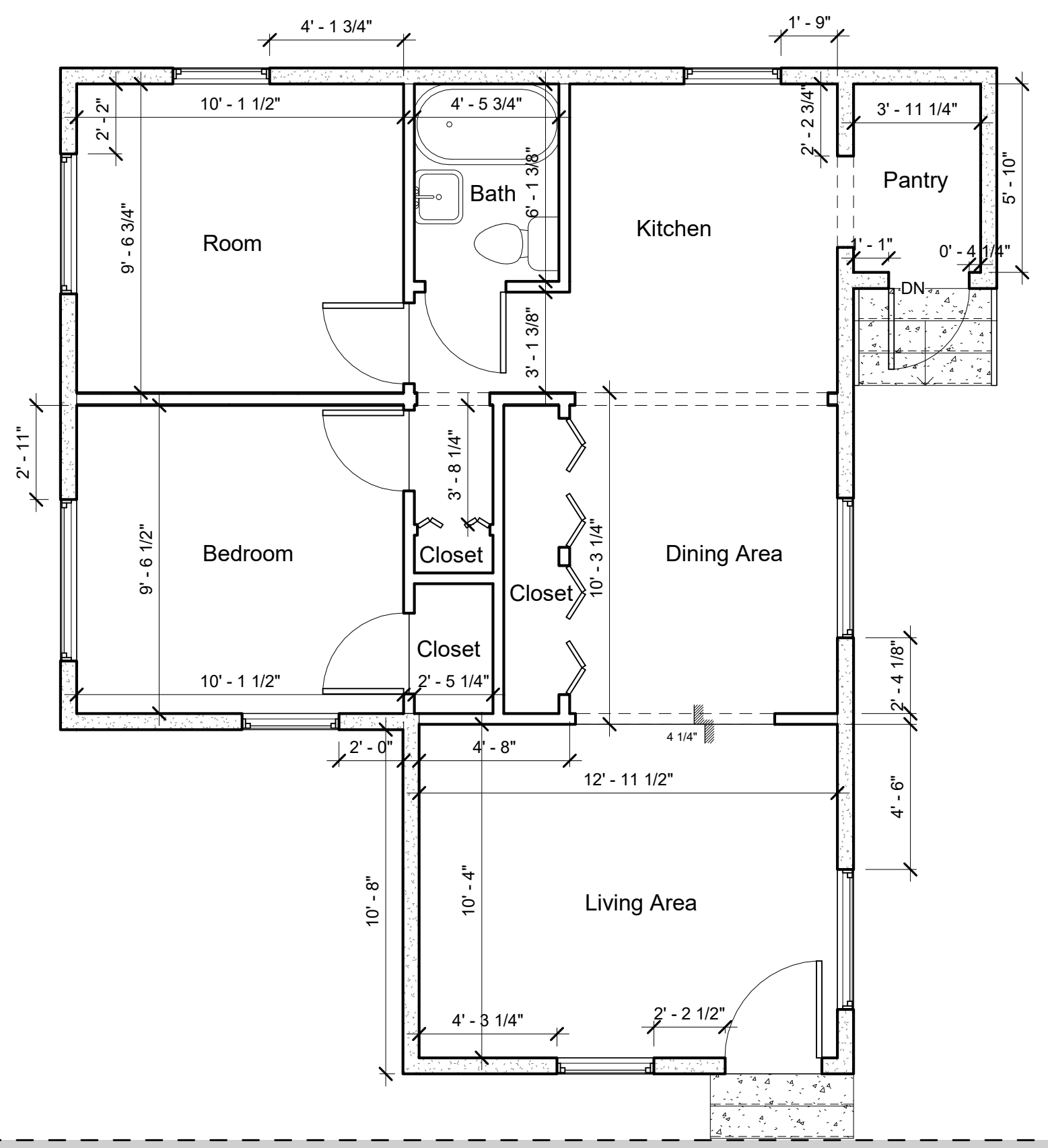
EXISTING FLOOR
PLANS - HARC1

Sheet Number:

A0.1.2A

Date: 09/30/2021

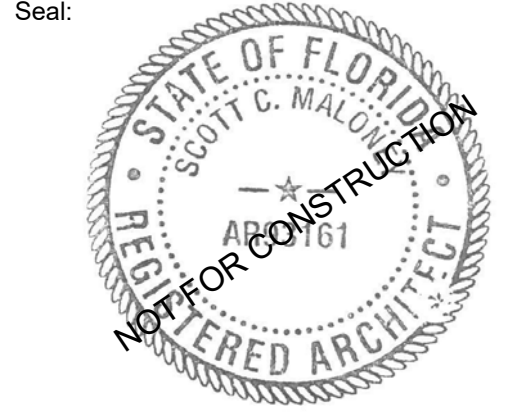
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1 EXISTING FIRST FLOOR
1/4" = 1'-0"

2 EXISTING SECOND FLOOR
1/4" = 1'-0"

Seal:



Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
4/15/2022 12:18:53 PM

Drawing Size 24X36	Project #: 21095
Drawn By: NM	Checked By: EHP

Title:
DEMOLITION FLOOR PLANS

Sheet Number:

AD2.1.1

09/30/2021

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DEMOLITION PLAN LEGEND

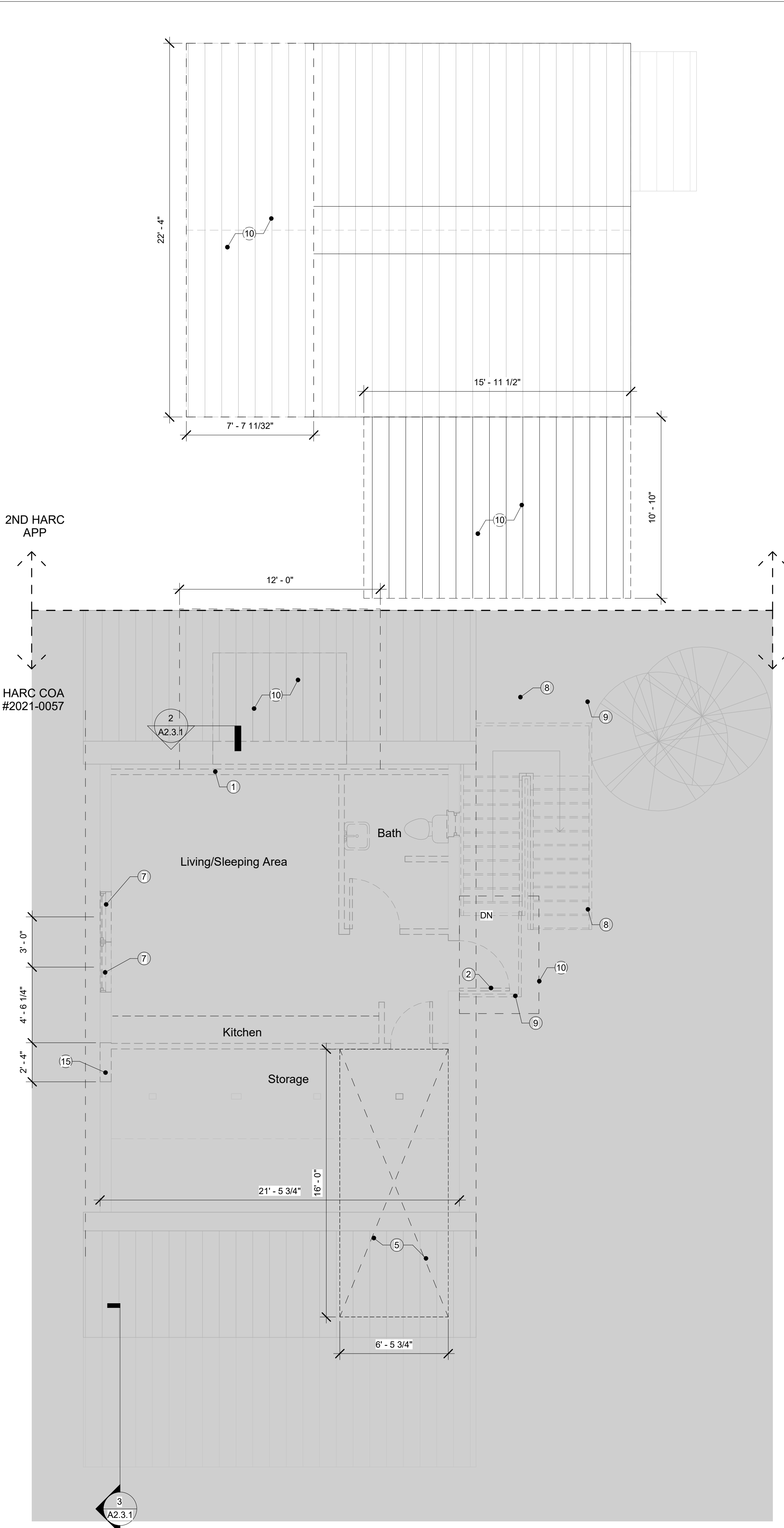
	EXISTING ITEMS TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

GENERAL DEMOLITION NOTES:

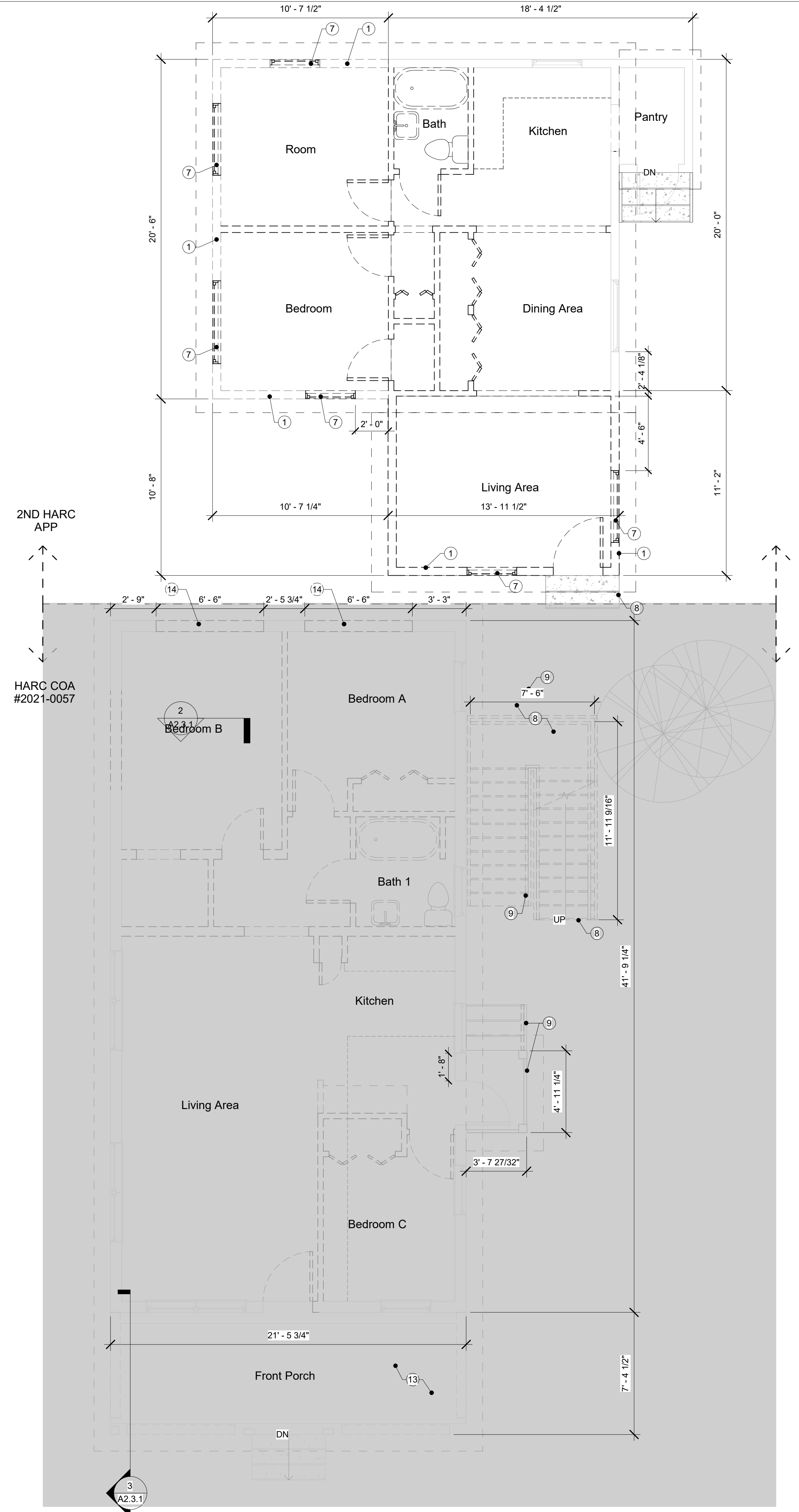
- SECTION 02 4116 - BUILDING DEMOLITION**
- 1.01 SUBMITTALS
A. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
- 1.02 QUALITY ASSURANCE
A. Demolition Firm Qualifications: Company specializing in the type of work required.
B. Comply with governing EPA notification regulations.
- 3.01 SCOPE
A. Building must be inspected and tested for asbestos? Any asbestos needs to be removed before demolition can start.
B. Remove the entire building or portions thereof, as indicated on drawings.
C. Remove paving and curbs as required to accomplish new work.
D. Remove foundation walls and footings to a minimum of 2 feet below finished grade, or to a minimum of 12" below foundation bearing elevation for any construction within 4' of new foundations.
E. Remove underground tanks.
F. Remove other items indicated, for salvage, relocation, and recycling.
G. Fill excavations, open pits, and holes in ground areas generated as result of removals, using specified fill, compacted as specified.
- 3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
A. Perform an engineering survey of building to determine whether demolition operations might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures.
B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Comply with applicable requirements of NFPA 241, ANSI A10.6 and the Building Code.
3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
4. Provide, erect, and maintain temporary barriers and security devices.
5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
6. Do not close or obstruct roadways or sidewalks without permit.
7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
C. Do not begin removal until built elements to be salvaged or relocated have been removed.
D. Do not begin removal until vegetation to be relocated has been removed and specified measures have been taken to protect vegetation to remain.
E. Protect existing structures and other elements that are not to be removed.
F. Provide bracing and shoring, prevent movement or settlement of adjacent structures and stop work immediately if adjacent structures appear to be in danger.
G. Minimize production of dust due to demolition operations.
H. If hazardous materials are discovered during removal operations, stop work and notify Owner.
I. Perform demolition in a manner that maximizes salvage and recycling of materials.
J. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.
K. Grade demolition areas to level condition, sloped to drain, with smooth transitions to adjacent surfaces.
- 3.03 EXISTING UTILITIES
A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.
C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Do not close, shut off, or disrupt existing life safety systems that are in use.
E. Do not close, shut off, or disrupt existing utilities that are in use.
F. Locate and mark utilities with identification of utility type.
G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.
- 3.04 DEBRIS AND WASTE REMOVAL
A. Remove debris, junk, and trash from site.
B. Leave site in clean condition, ready for subsequent work.
C. Clean up spillage and wind-blown debris from public and private lands.

CODED NOTES DEMO

Number	Note
1	DEMO WALL
2	DEMO DOOR, SALVAGE PANELS AND HARDWARE
3	DEMO KITCHEN CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
4	DEMO BATH CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
5	DEMO FLOORING AND FLOOR JOISTS
6	DEMO CEILING DRYWALL FOR NEW STRUCTURE AND SHORING AS REQUIRED
7	DEMO WINDOW
8	DEMO STAIRS AND LANDING
9	DEMO RAILINGS
10	DEMO ROOF
11	DEMO FLOOR FINISH
12	DEMO WINDOW
13	DEMO PORCH TILE & SUBFLOOR DOWN TO STRUCTURE
14	DEMO WALL IN PREP FOR NEW SLIDING DOORS
15	DEMO WALL IN PREP FOR NEW WINDOW
16	DEMO STONE WALL
17	REMOVE LOUVER AND INFILL WALL
18	DEMO STONE COLUMNS, IN PREP FOR NEW WOOD WRAPPED COLUMNS

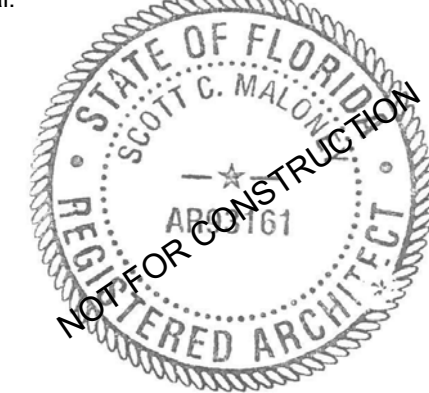


② SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



① FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

Seal:



GENERAL FLOOR PLAN NOTES:

- GC TO COORDINATE ALL FINISHES W/ OWNER.

PLAN LEGEND

- EXISTING ITEMS TO REMAIN
- NEW PARTIAL HEIGHT WALL
- NEW GYP. BD. WALL/ REFER TO WALL TYPES
- WALL TYPE:**
 - A - 2X4 WOOD STUD 16" O.C. W/ GYP BOARD BOTH SIDES
 - B - 2X6 WOOD STUD 15" O.C. W/ GYP BOARD BOTH SIDES. PROVIDE CONCRETE BOARD @ PLUMBING WALLS
 - C - 2X6 WOOD STUD 15" O.C. W/ CONCRETE BOARD, PLYWOOD SHEATHING WITH WOOD SIDING TO MATCH EXISTING
- EXISTING DOOR TO REMAIN
- NEW DOOR. REFER TO DOOR SCHEDULE

NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

Wall Schedule

Type Mark	Type	Description
A	5" WOOD FRAME INTERIOR WALL - NEW	INTERIOR 3 1/2" STUD WALL W/ 5/8" GWB BOTH SIDES, R-11 INSULATION FOR SOUND DEADENING
B	8" WOOD FRAME EXTERIOR WALL - EXISTING	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR
C	8" WOOD FRAME EXTERIOR WALL - NEW	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR

Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

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Drawn By: NM	Checked By: EHP

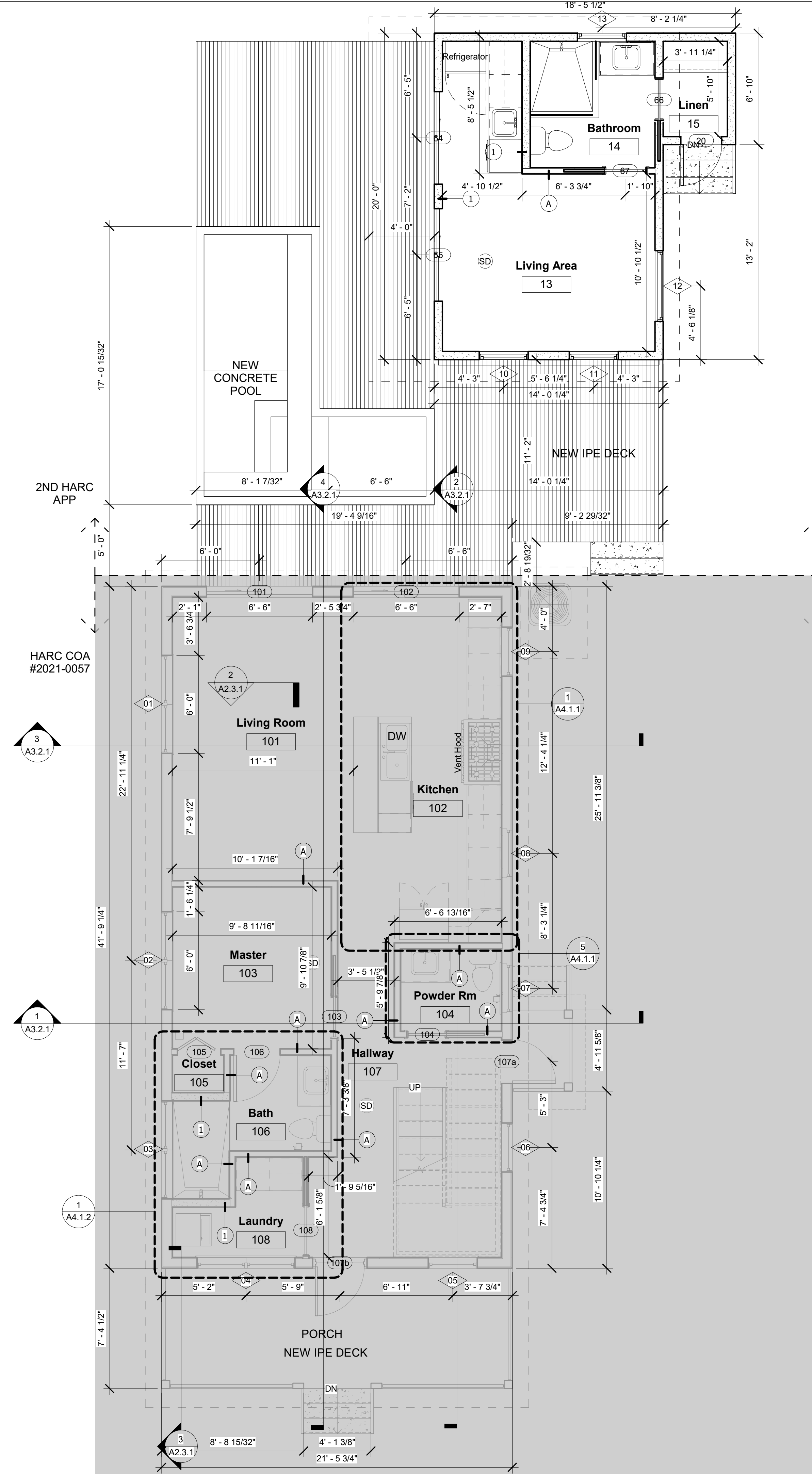
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PROPOSED FLOOR PLANS

Sheet Number:

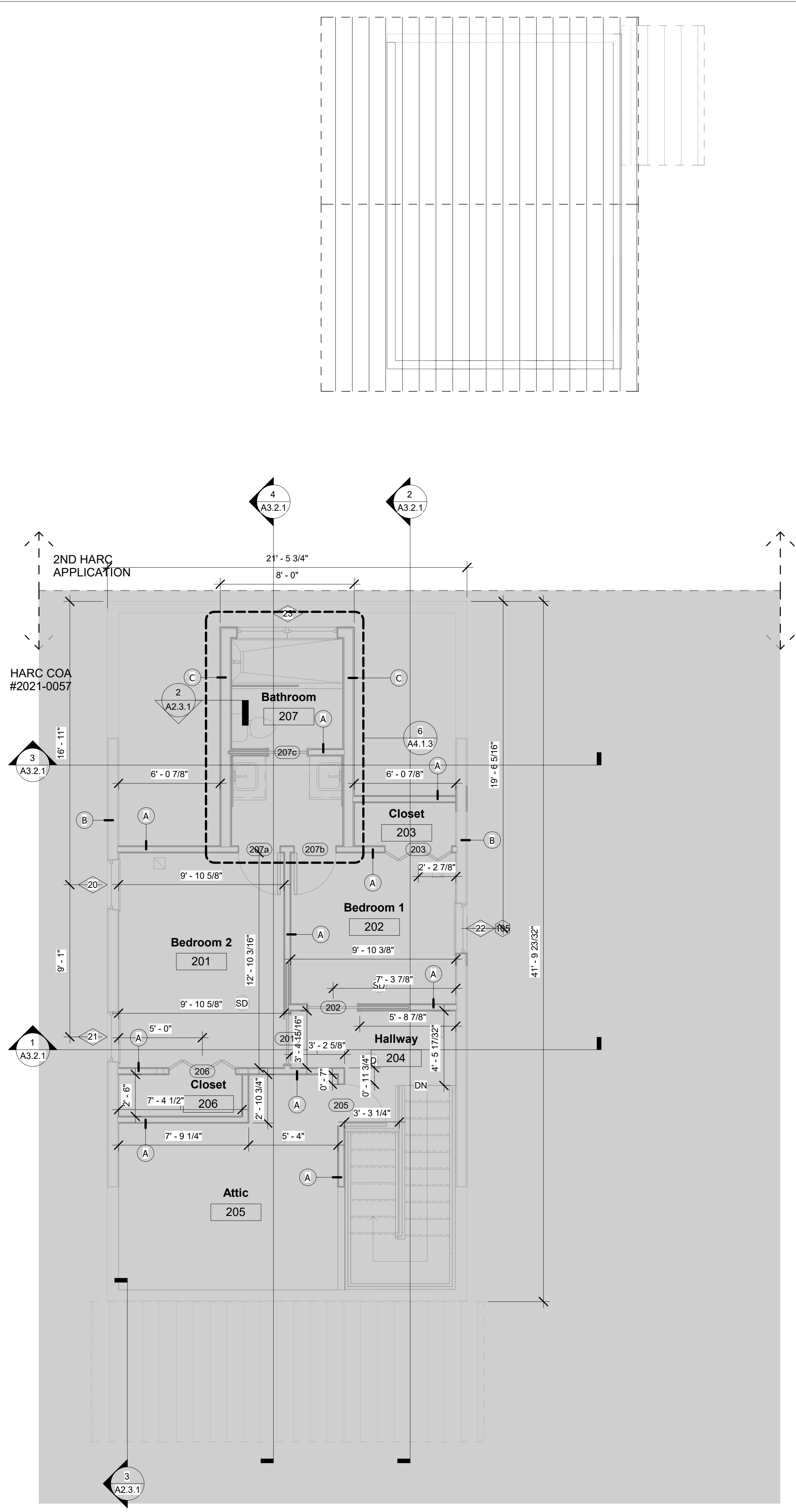
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09/30/2021

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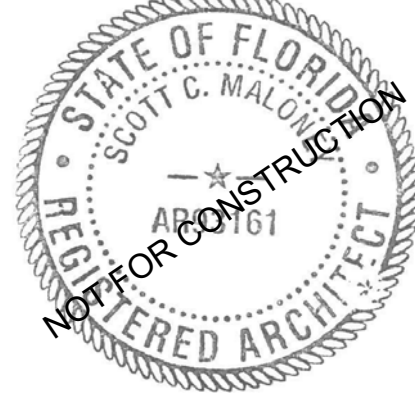


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 1



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

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

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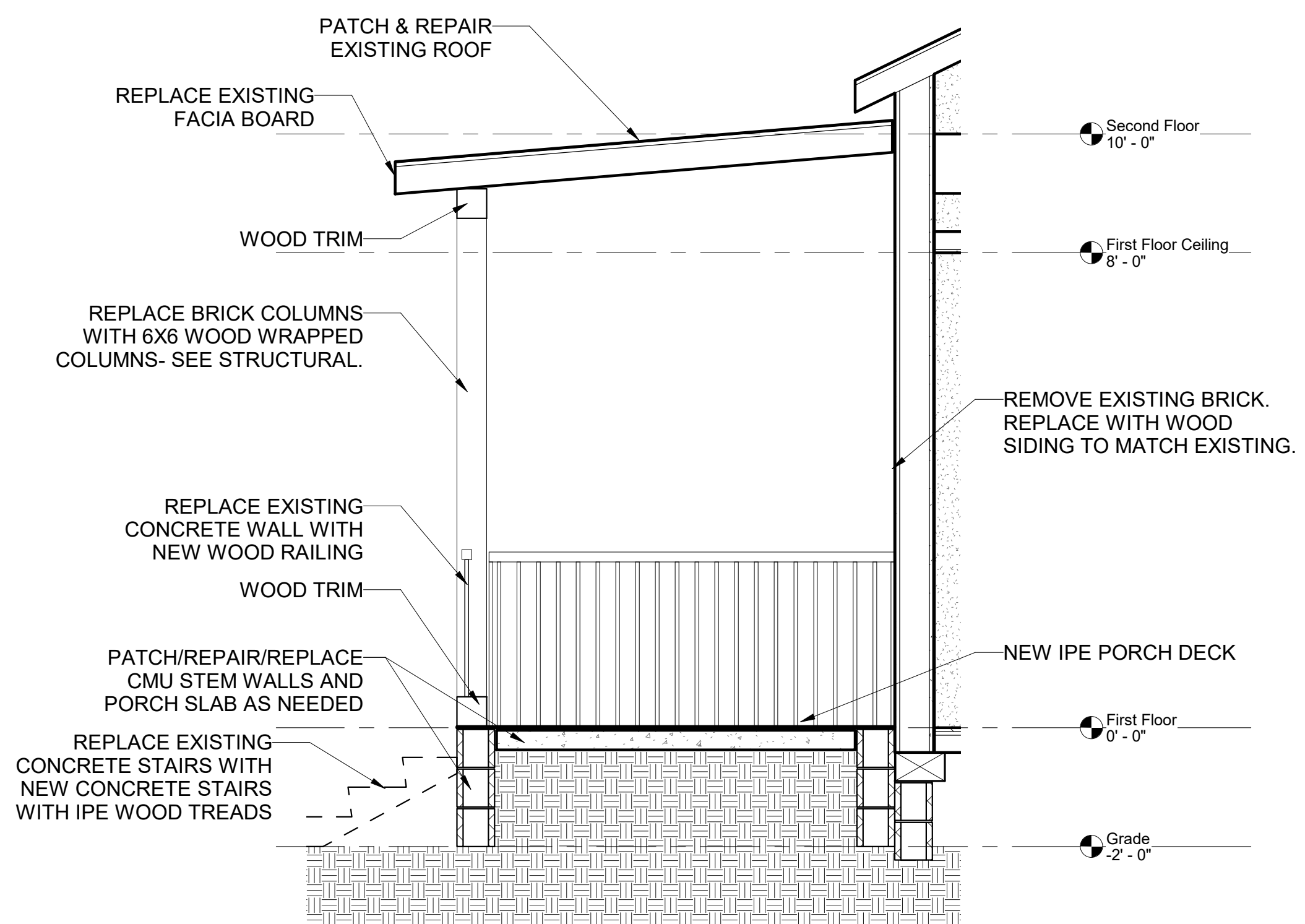
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ROOF PLAN & DETAIL SECTIONS

Sheet Number:

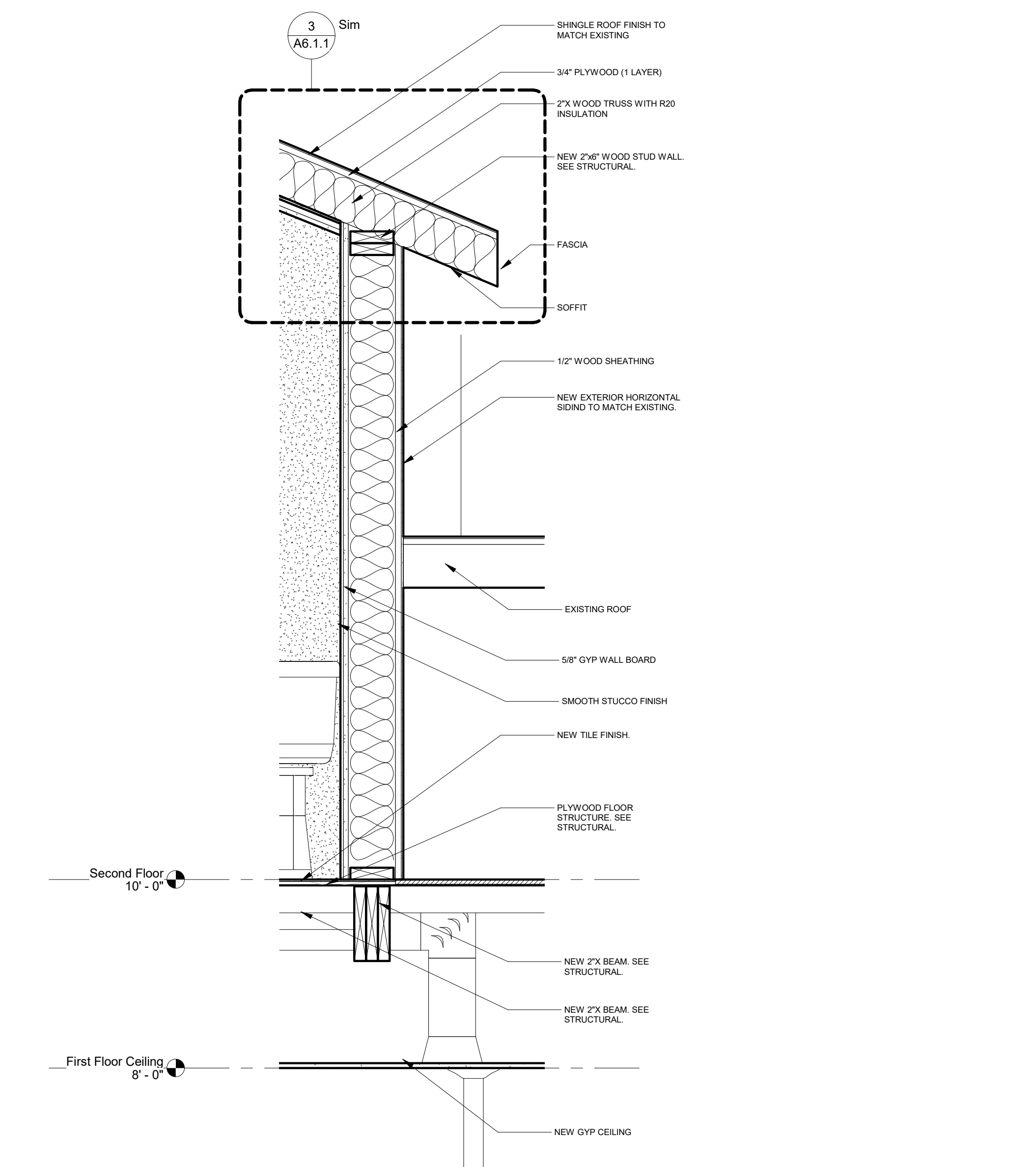
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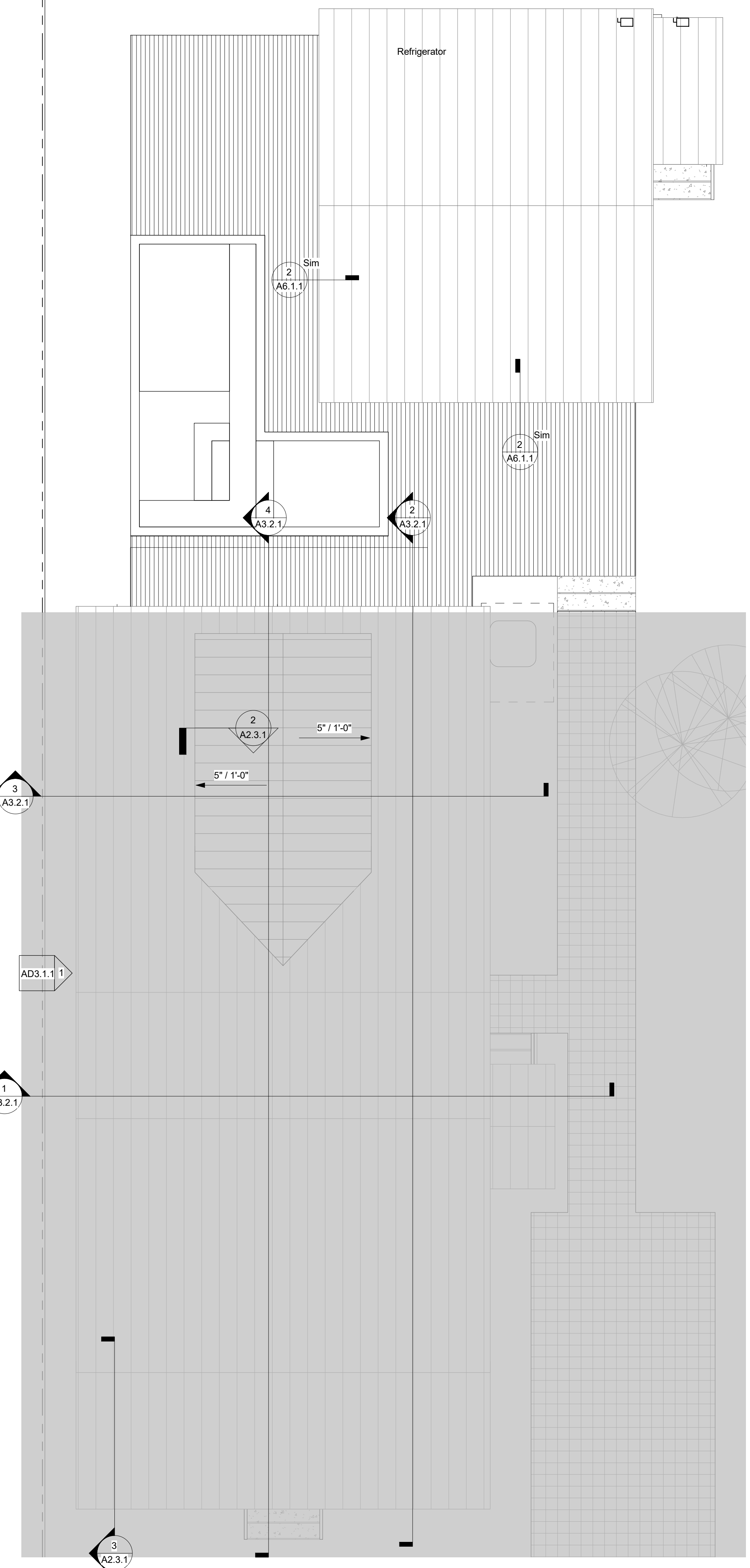
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PORCH SECTION SCALE: 1/2" = 1'-0" **3**

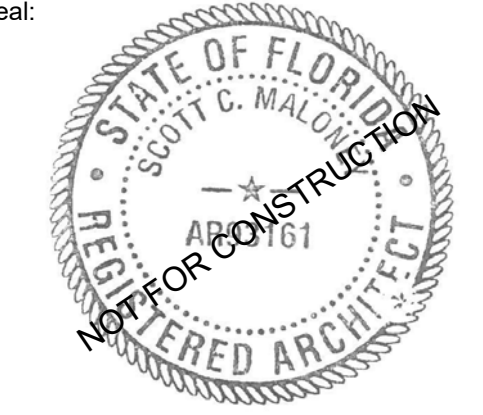


DORMER WALL SECTION SCALE: 1" = 1'-0" **2**



03 Roof Plan SCALE: 1/4" = 1'-0" **1**

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
4/15/2022 12:19:00 PM

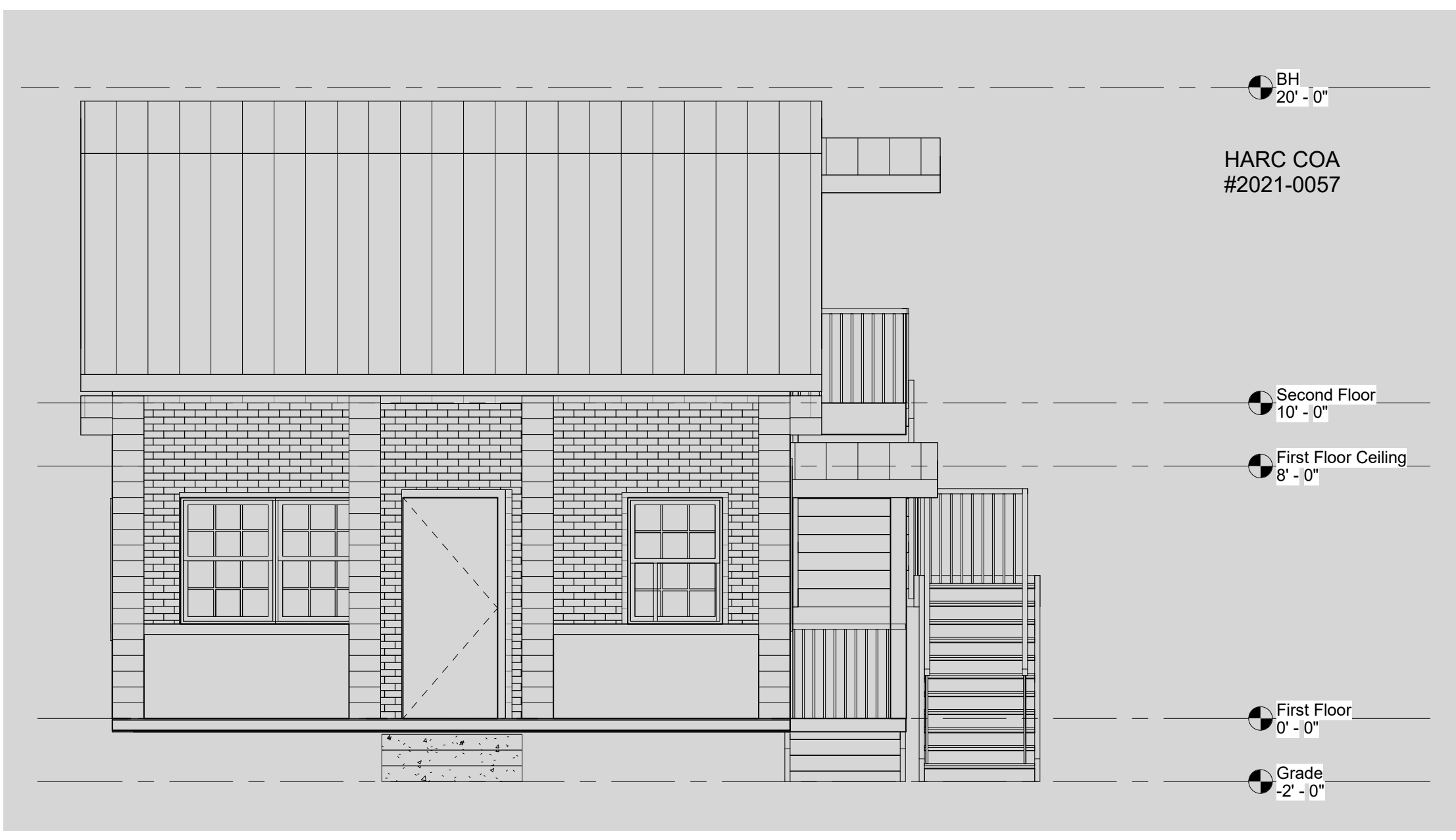
Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

Title:
EXISTING EXTERIOR ELEVATIONS

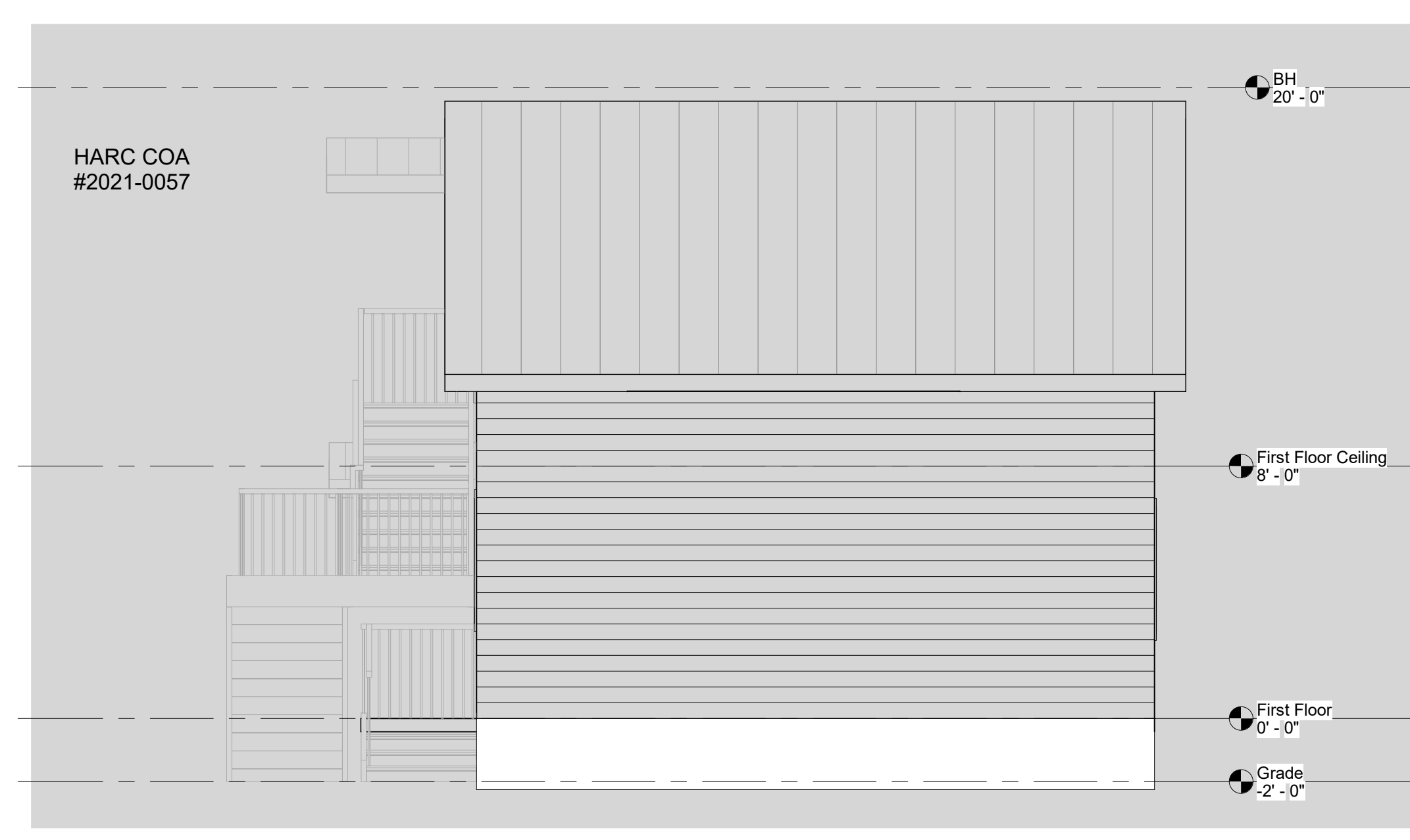
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Date: 09/30/2021

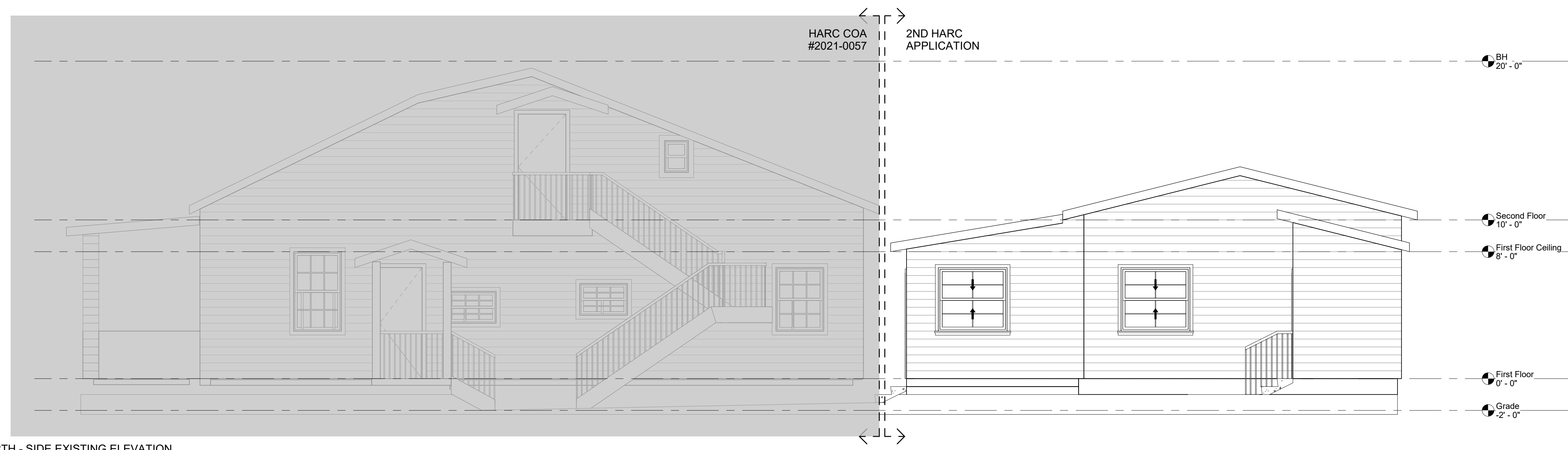
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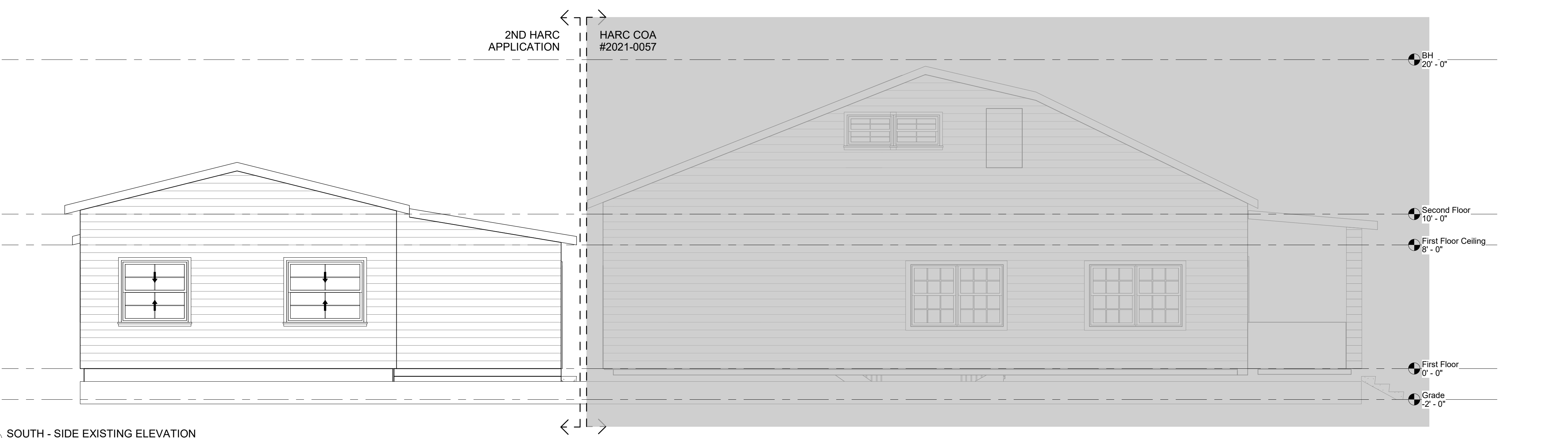
① EAST - FRONT EXISTING ELEVATION
1/4" = 1'-0"



③ WEST - REAR EXISTING ELEVATION - ONLY HOUSE
1/4" = 1'-0"



④ NORTH - SIDE EXISTING ELEVATION
1/4" = 1'-0"



⑤ SOUTH - SIDE EXISTING ELEVATION
1/4" = 1'-0"



Architecture, Engineering,
Interior Design,
Facility Asset Management

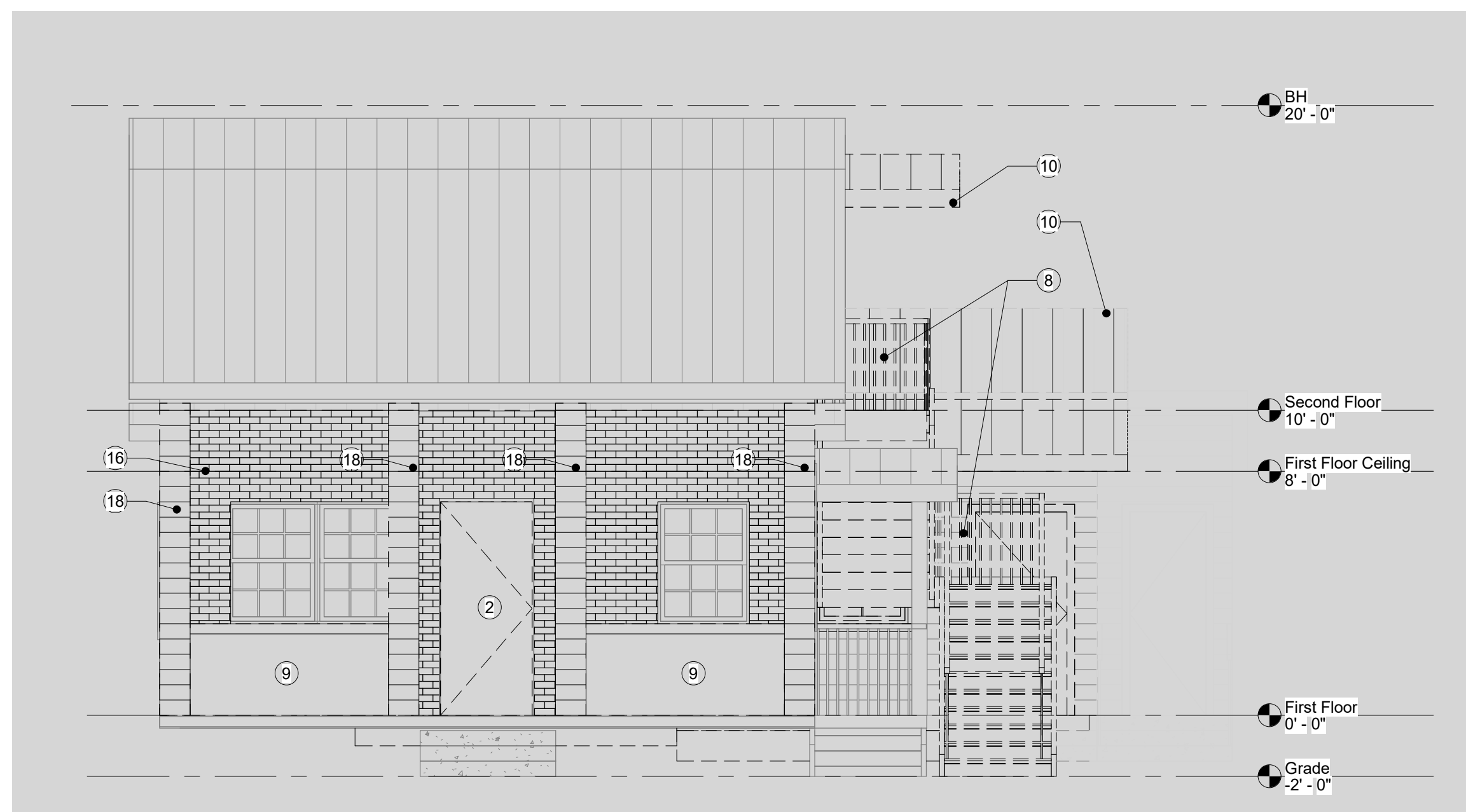
Key Largo, Florida
Key West, Florida
Marathon, Florida
www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

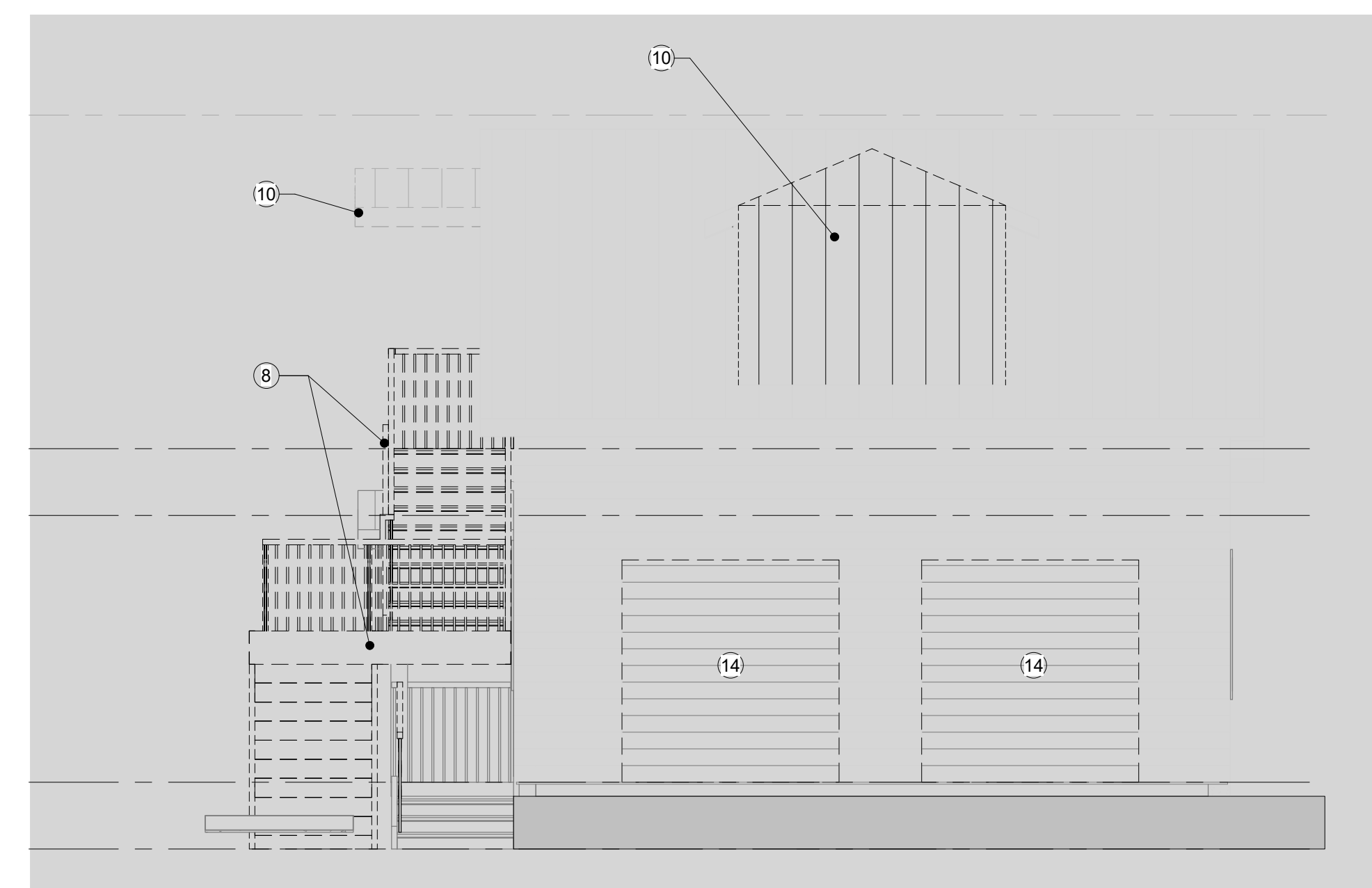
Cleveland | Indianapolis | Key Largo | Key West |
Marathon | Charlotte | Baltimore | Burlington

CODED NOTES DEMO

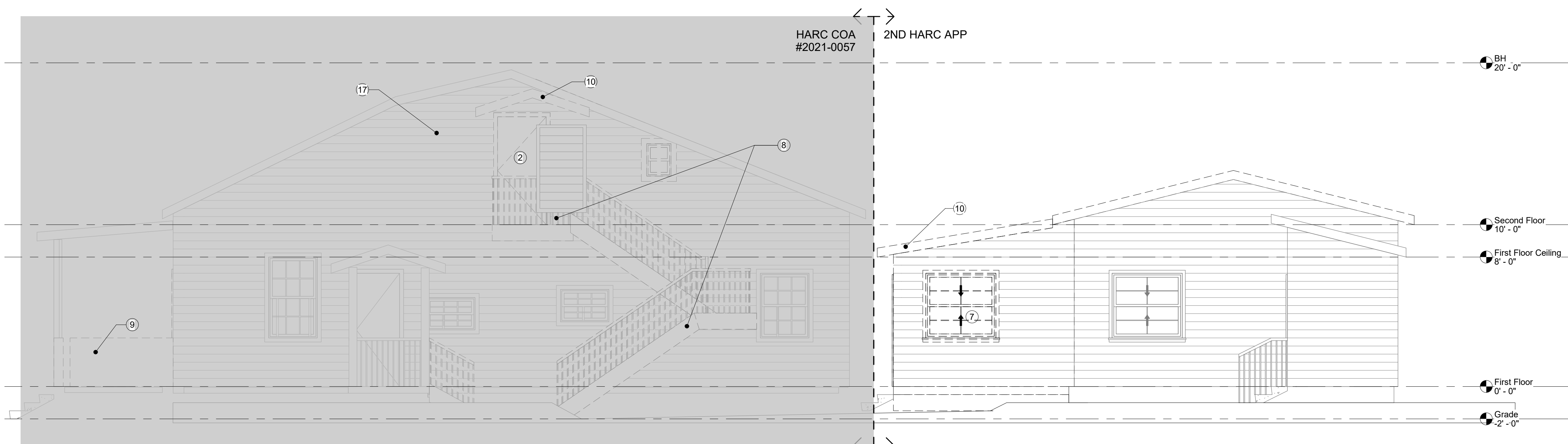
Number	Note
1	DEMO WALL
2	DEMO DOOR, SALVAGE PANELS AND HARDWARE
3	DEMO KITCHEN CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
4	DEMO BATH CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
5	DEMO FLOORING AND FLOOR JOISTS
6	DEMO CEILING DRYWALL FOR NEW STRUCTURE AND SHORING AS REQUIRED
7	DEMO WINDOW
8	DEMO STAIRS AND LANDING
9	DEMO RAILINGS
10	DEMO ROOF
11	DEMO FLOOR FINISH
12	DEMO WINDOW
13	DEMO PORCH TILE & SUBFLOOR DOWN TO STRUCTURE
14	DEMO WALL IN PREP FOR NEW SLIDING DOORS
15	DEMO WALL IN PREP FOR NEW WINDOW
16	DEMO STONE WALL
17	REMOVE LOUVER AND INFILL WALL
18	DEMO STONE COLUMNS, IN PREP FOR NEW WOOD WRAPPED COLUMNS



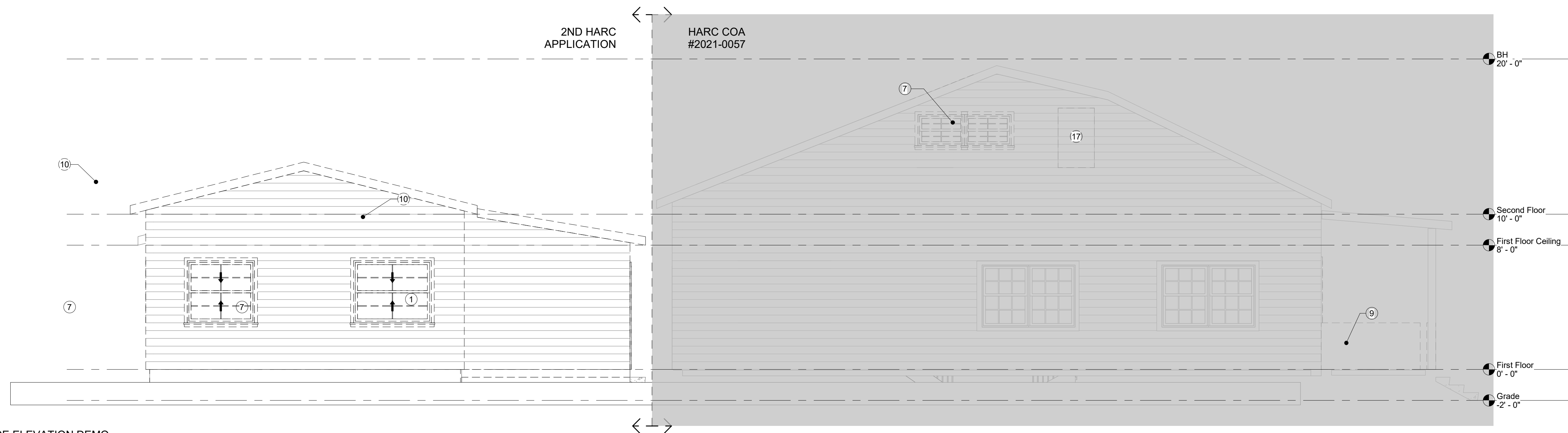
③ EAST - FRONT ELEVATION DEMO
1/4" = 1'-0"



⑤ WEST - REAR EXISTING ELEVATION DEMO
1/4" = 1'-0"

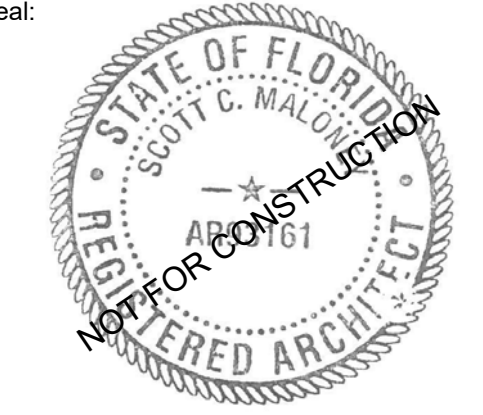


② NORTH - SIDE ELEVATION DEMO
1/4" = 1'-0"



① SOUTH - SIDE ELEVATION DEMO
1/4" = 1'-0"

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD; KEY WEST, FL 33040

PLOTTED:
4/15/2022 12:18:57 PM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: EHP

Title:
DEMOLITION EXTERIOR ELEVATIONS

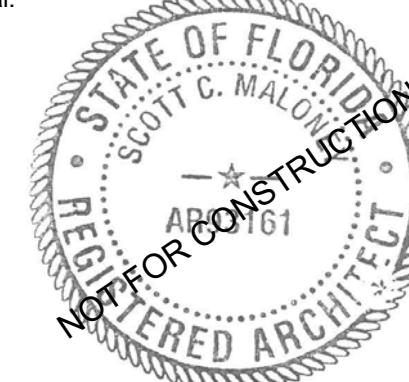
Sheet Number:

AD3.1.1

Date: 09/30/2021

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Seal:

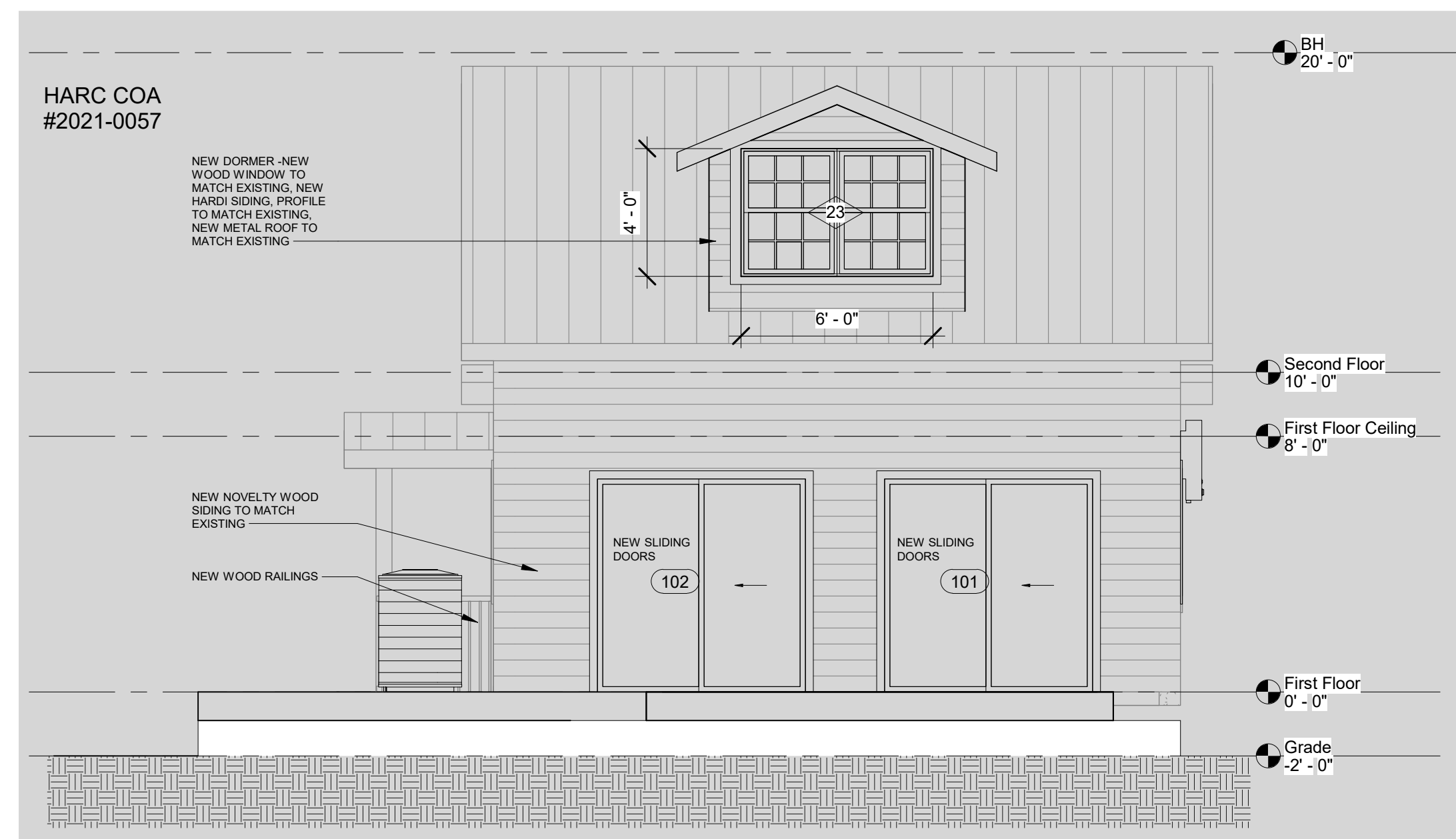


Submissions:

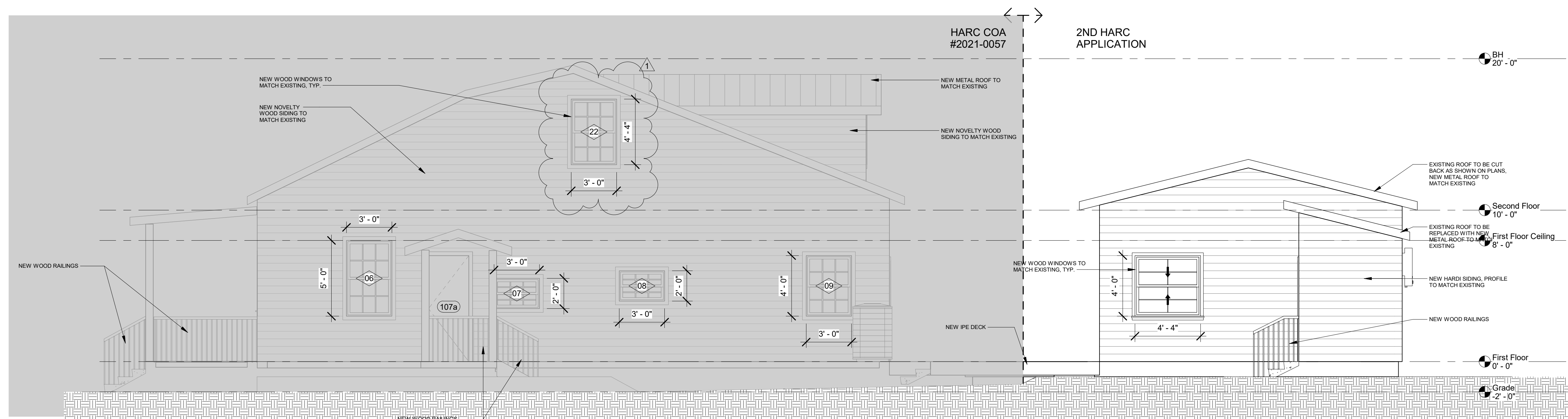
No.	Description	Date
1	PERMIT SET	3/11/2022
	Revision 1	6/16/2022



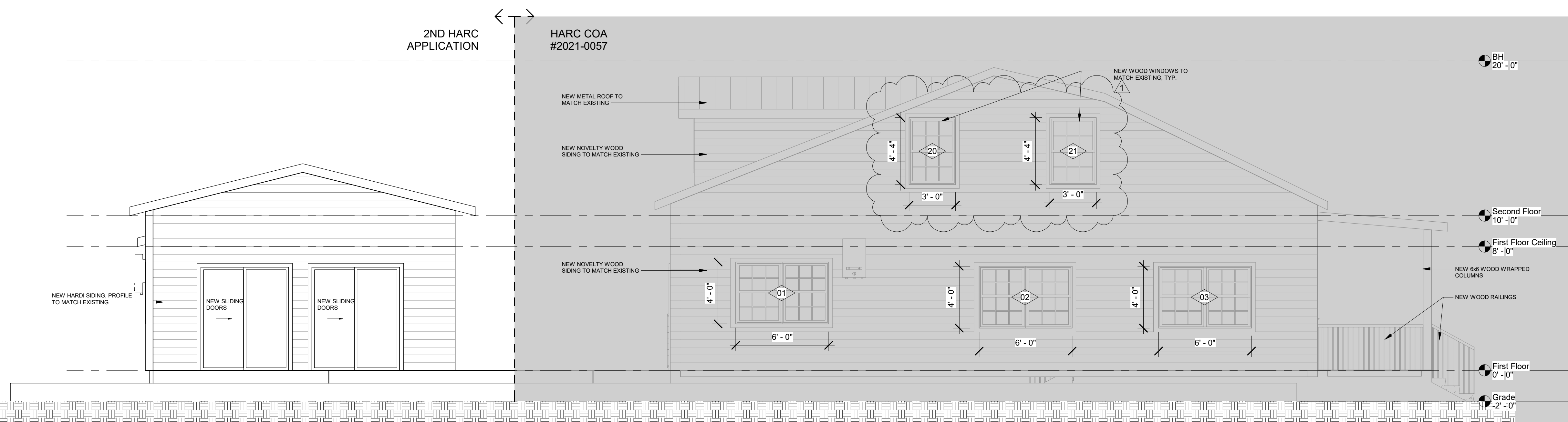
1 EAST - FRONT ELEVATION
1/4" = 1'-0"



5 WEST - REAR ELEVATION - ONLY HOUSE
1/4" = 1'-0"



4 NORTH - SIDE ELEVATION
1/4" = 1'-0"



3 SOUTH - SIDE ELEVATION
1/4" = 1'-0"

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
6/24/2022 11:28:51 AM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: Checker

Title:
PROPOSED EXTERIOR
ELEVATIONS

Sheet Number:

A3.1.1

Date: 09/30/2021

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO ACCESSORY STRUCTURE. NEW POOL AND POOL DECK. DEMOLITION OF PORTIONS OF ACCESSORY STRUCTURE AND SHED.

1202 ROYAL STREET

Applicant – K2M Design Application #H2022-0016

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

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

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

PROPERTY APPRAISER INFORMATION

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 00029450-000000
 Account# 1030210
 Property ID 1030210
 Millage Group 10KW
 Location 1202 ROYAL St, KEY WEST
 Address
 Legal KW INVESTMENT CO SUB PB1-49 PT LOT 14 SQR 1 TR 12 OR128-113 OR344-560/61 OR471-670/72 OR624-283/84
 Description OR783-1511/12 OR1010-62/63 OR1010-59 OR1010-61 OR1010-64 OR1062-2351 OR1244-708/09 OR1494-2333/35 OR1545-991/93 OR3123-1194
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

PIOTRKOWSKI GAIL J 2002 INTER VIVOS TRUST
 12 Willow St
 Mystic CT 06355

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$262,772	\$247,385	\$252,255	\$256,888
+ Market Misc Value	\$6,063	\$6,063	\$6,063	\$6,063
+ Market Land Value	\$335,219	\$349,289	\$349,866	\$307,904
= Just Market Value	\$604,054	\$602,737	\$608,184	\$570,855
= Total Assessed Value	\$604,054	\$602,737	\$608,184	\$570,855
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$604,054	\$602,737	\$608,184	\$570,855

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,720.00	Square Foot	40	93

Buildings

Building ID 2267
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Gross Sq Ft 1531
 Finished Sq Ft 1344
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 212
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 EffectiveYearBuilt 2012
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	147	0	0
FLA	FLOOR LIV AREA	1,344	1,344	0
OPF	OP PRCH FIN LL	20	0	0
OUF	OP PRCH FIN UL	20	0	0
TOTAL		1,531	1,344	0

Building ID 2268
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 693
 Finished Sq Ft 693
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 120
 Functional Obs 0
 Economic Obs 0
 Depreciation % 18
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1938
 EffectiveYearBuilt 2006
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type CERAM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
------	-------------	-------------	---------------	-----------

FLA	FLOOR LIV AREA	693	693	0
TOTAL		693	693	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	1280 SF	2
UTILITY BLDG	1967	1968	1	80 SF	3
CH LINK FENCE	1984	1985	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/31/2021	\$1,100,000	Warranty Deed	2338041	3123	1194	O1 - Qualified	Improved
10/21/1998	\$1	Quit Claim Deed		1545	0991	M - Unqualified	Improved
2/1/1993	\$76,000	Quit Claim Deed		1244	708	H - Unqualified	Improved
7/1/1988	\$170,000	Warranty Deed		1062	2351	Q - Qualified	Improved
10/1/1978	\$14,500	Conversion Code		783	1511	Q - Qualified	Improved

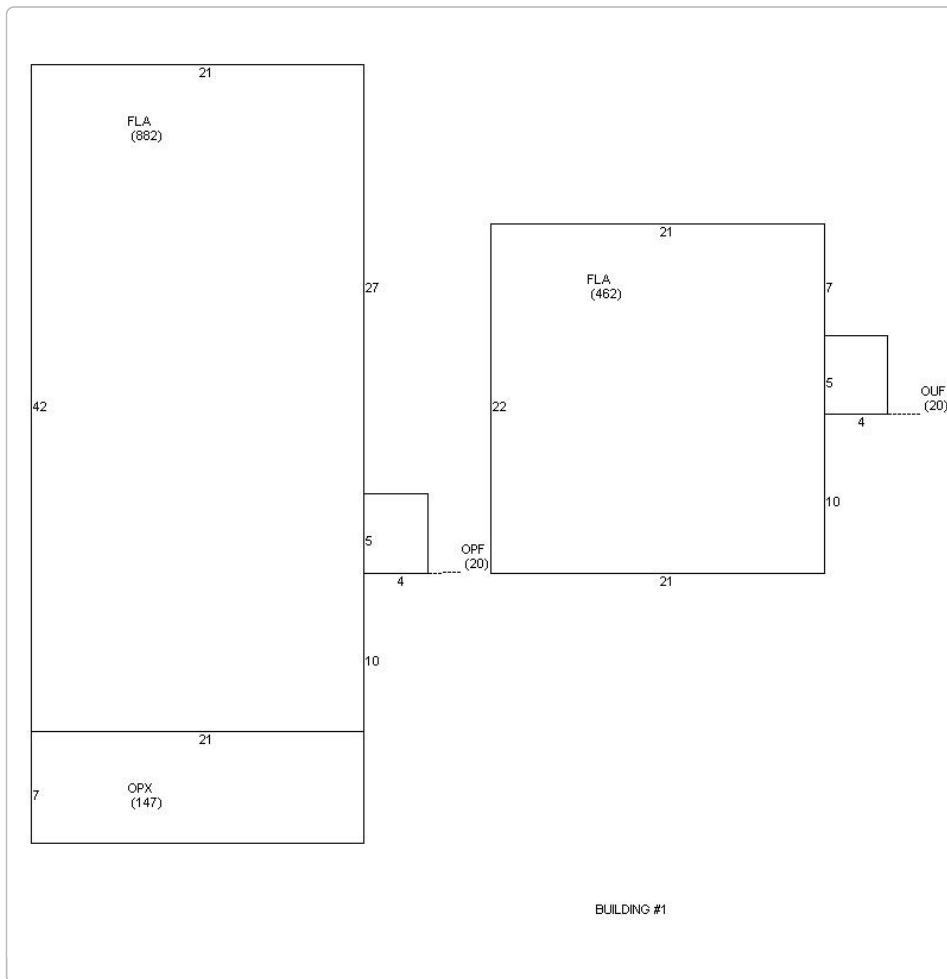
Permits

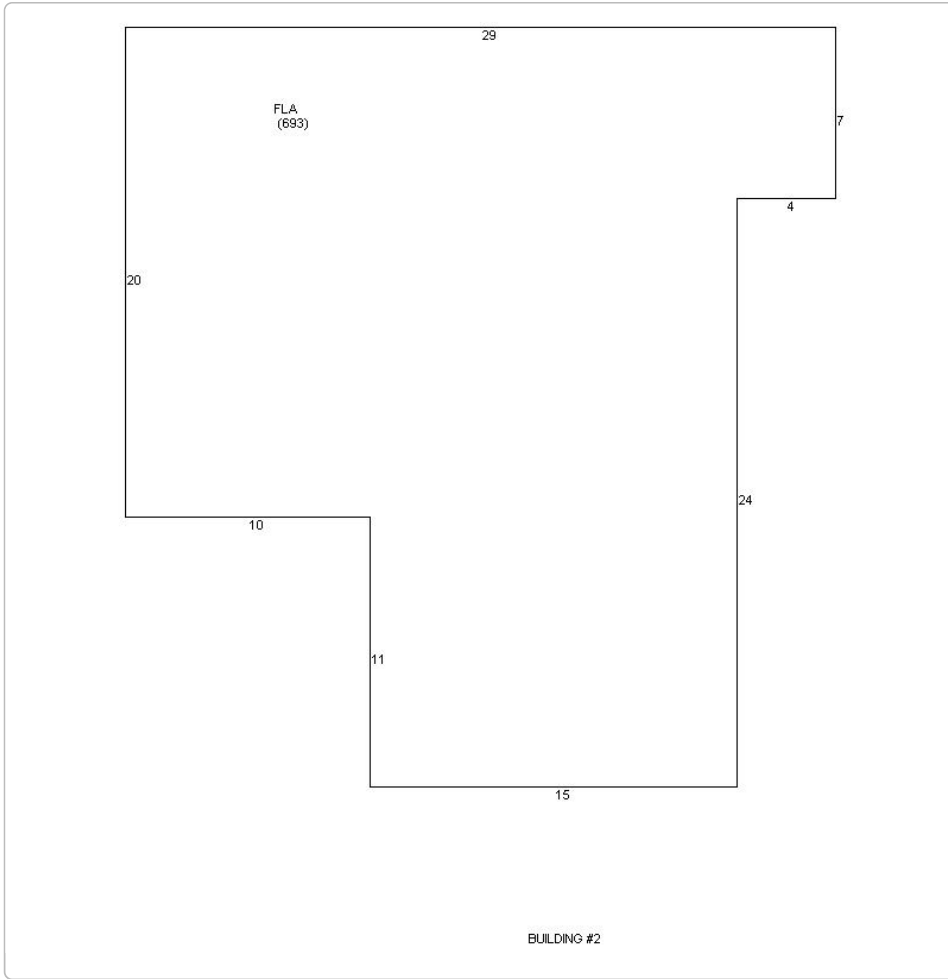
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
03-2621	11/13/2003	9/22/2003	\$10,000		REPLACED EXTERIOR STAIRS
01-3673	11/20/2001	9/18/2002	\$750		REPAIR FRNT POR ROOF CEIL
9601441	3/1/1996	12/1/1997	\$1,800		PLUMBING
9600875	2/1/1996	12/1/1997	\$3,600		REPAIR/REMODELING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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Version 2.3.164