



Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: March 28, 2017

Applicant: Bender & Associates

Application Number: H17-03-0006

Address: #1109 Fleming Street

Description of Work:

Renovations to existing eyebrow house. New one-story side addition and new sides and rear covered porches to main house. New two-story front porch for existing accessory structure and changes to roof to create gable ends.

Site Facts:

#1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has a historic eyebrow house and a rear two-story guesthouse. The rear of the property has a side facing Stickney Lane. The lot has two flood zones: the front of the property is in AE-6 and the rear is in AE-7.

This property came to HARC in May 2015 for the demolition of two structures in the rear – a carport and a shed. The Commission also approved renovations to the eyebrow house and a new guesthouse in July 2015 and again in December 2015.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 6, 9, and 10.

Decorative Elements and Details (pages 24-25), specifically guideline 1.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 3.

Guidelines for Additions and Alterations (pages 36-37k); specifically, guidelines 1, 2, 3, 5, 6, 11, 12, 19, 22, 24, 25, and 30

Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (pages 40-41), specifically guidelines 1 and 8.

Staff Analysis

The Certificate of Appropriateness in review proposes renovating the existing eyebrow house, such as removing the existing v-crimp roof to add metal shingles to the historic house, installing new 6/6 wood windows, and repairing/restoring siding. Other changes proposed for the main house include a new one-story addition in the rear with a wraparound covered porch. The addition will utilize materials such as wood doors, wood columns, and a v-crimp roof.

The plans also propose to alter the existing guesthouse in the rear, including changing a hip roof to a front gable roof and constructing a new two-story porch on the front. Other changes include new wood windows, new doors, and new v-crimp roofing.

Consistency with Cited Guidelines

1. Main House: As the house was built in the late 1800s, it would have had wood shingle roof originally. Metal shingles are a much more appropriate material than v-crimp for the eyebrow house.
2. Main House: The proposed massing, height, proportions, and scale of the new one-story addition and covered porch an appropriate addition for this eyebrow house, but the new one-story enclosed addition on the rear should have a wall on the east side of the house should be inset a bit to not use the same wall plane as the eyebrow house. Guideline 24 of Additions and Alterations state, “The use of the same wall plane or cornice height on a proposed addition to a contributing or historic building is not recommended.”
3. Transom Window: The guidelines are clear that the introduction of features, such as windows, which cannot be documented as pre-existing should be avoided and are not appropriate on publicly visible elevations. On page 33, guideline three states that, “the construction of transoms or sidelights is allowed if they were an original element of the entrance.” The Secretary of the Interior’s Standards state that “changes...such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” The proposed plans introduce a new transom window over the front door. Historic photos show that the house did not have a transom window over the front door. The transom was not an original element of the entrance, and therefore, it is inappropriate to alter a historic front façade. Also, the current windows and door height are almost at the same level, creating a uniform appearance. The proposed transom window disrupts this line. Guideline 3 of Additions and Alterations state that “additions that create a false sense of history by the introduction of conjectural elements or other elements from another building are no appropriate,” and guideline 2 states, “The alteration of a feature that characterizes a building...must be avoided.”

4. Railings: The plans also include adding railings that jut into the middle bay of the front façade. Traditionally, houses in Key West with railings on the front porch never partially enclose the entrance bay to the house. Typically, those bays are left without any railings. The eyebrow at 1109 Fleming is no exception. The central bay has always been the main entrance without any railings jutting into the bay. Enclosing part of the bay with railings goes against the guidelines, which state, “The introduction of exterior features including...windows...railings...which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations.” This guideline also applies to the transom window over the front door.
5. Guesthouse: The alterations to the non-historic guesthouse will not overshadow or diminish the historic character of adjacent contributing buildings.

It is staff’s opinion that the proposed design is consistent with the guidelines regarding additions and alterations, with the exception of guidelines 2, 3, and 24 of additions and alterations. Unfortunately, staff has determined that the introduction of a transom window above the front door and the new railings on the central bay of the front porch are not appropriate alterations to the historic front façade of the contributing eyebrow house. The proposed changes are also in contradiction with the guidelines for decorative elements and details and entrances, porches, and doors and the Secretary of the Interior’s Standard 4. Also, the east wall of the new addition should be setback so that there is a differentiation between the eyebrow house and the new addition.

The alterations to the guesthouse are appropriate and comply with the guidelines for additions and alterations.

APPLICATION

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

| PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA | | |
|--|--------------------|--------------------|
| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
| See attached plans. | | |
| | | |
| | | |
| | | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

| SIGN SPECIFICATIONS | | |
|--|---------------------|--------------------------|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | TYPE OF LTG.: |
| | | LTG. LINEAL FTG.: |
| MAX. HGT. OF FONTS: | | COLOR AND TOTAL LUMENS: |
| IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. | | |

| | | | |
|---|--------------------|--------------------------------------|--|
| OFFICIAL USE ONLY: | | HARC STAFF OR COMMISSION REVIEW | |
| ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO. | | | |
| HARC MEETING DATE: | HARC MEETING DATE: | HARC MEETING DATE: | |
| REASONS OR CONDITIONS: | | | |
| | | | |
| STAFF REVIEW COMMENTS: | | | |
| | | | |
| | | | |
| HARC PLANNER SIGNATURE AND DATE: | | HARC CHAIRPERSON SIGNATURE AND DATE: | |

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: | | | | CBO OR PL. EXAM. APPROVAL: |
|---|-------------|-------------------|--------------|----------------------------|
| HARC FEES: | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | |
| | | | | DATE: |

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.
The porches indicated to be demolished are non-historic
and non-contributing.

OR THAT THE BUILDING OR STRUCTURE;

- (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 porches indicated to be demolished are non-historic
and non-contributing.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The porches indicated to be demolished are non-historic
and non-contributing.

- (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 porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

- (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 porches indicated to be demolished are non-historic and non-contributing.

- (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 porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 14 pages, 2.27.17
 No Reason _____

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

AND

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

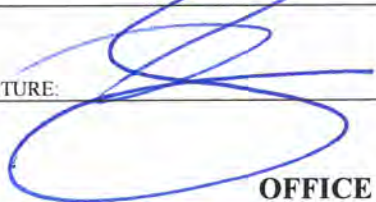
The porches indicated to be demolished are non-historic and non-contributing.

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

The porches indicated to be demolished are non-historic and non-contributing.

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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

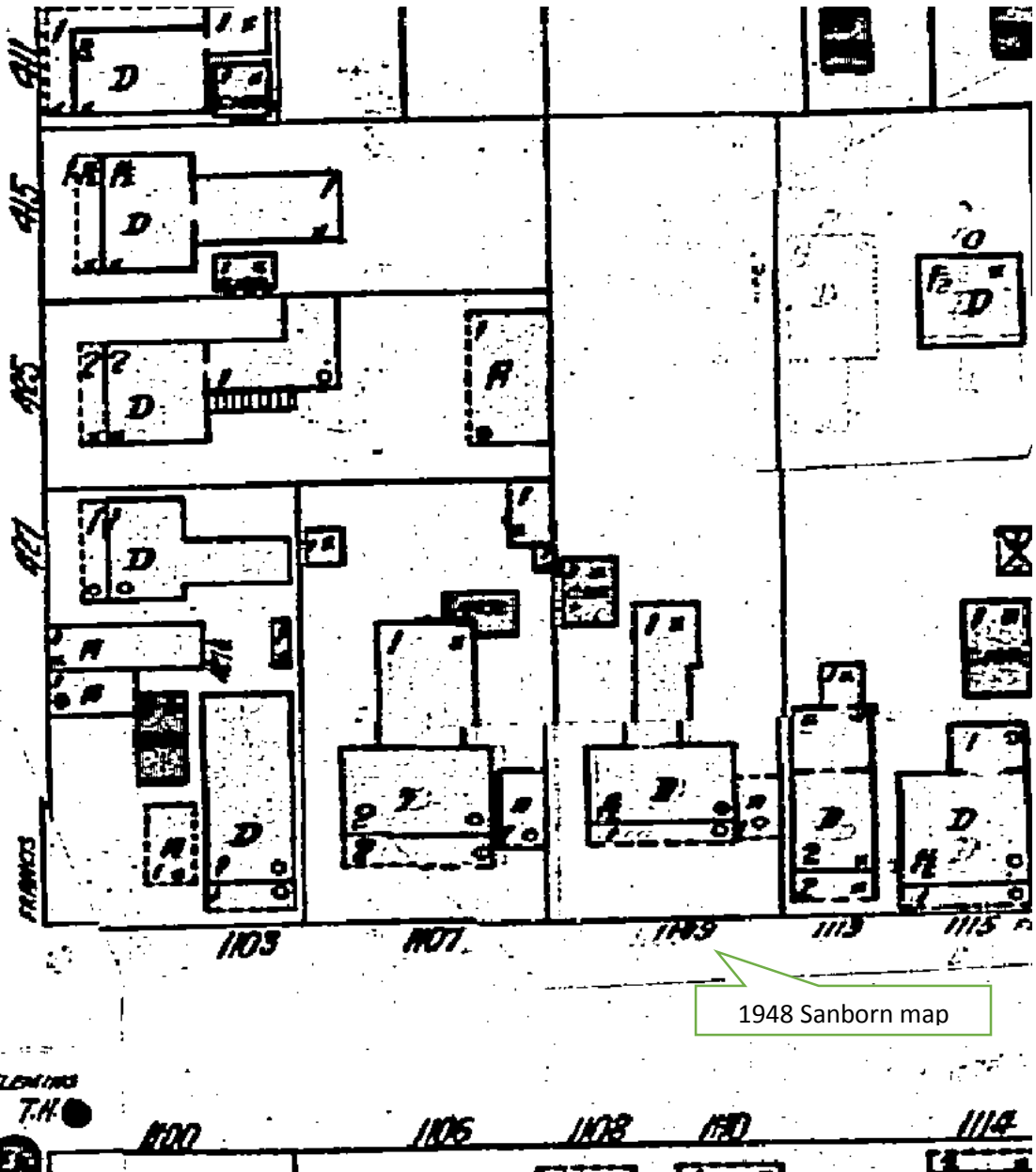
| | |
|---|---|
| PROPERTY OWNER'S SIGNATURE:  | DATE AND PRINT NAME: <u>2/27/17 Paul Murray</u> |
|---|---|

OFFICE USE ONLY

| BUILDING DESCRIPTION: | | | | |
|------------------------------|------------------|----------------|--------------------------|------------|
| ___ Contributing | Year built _____ | Style _____ | Listed in the NRHP _____ | Year _____ |
| ___ Not listed | Year built _____ | Comments _____ | | |

| | |
|--|----------------|
| ___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____ | Staff Comments |
|--|----------------|

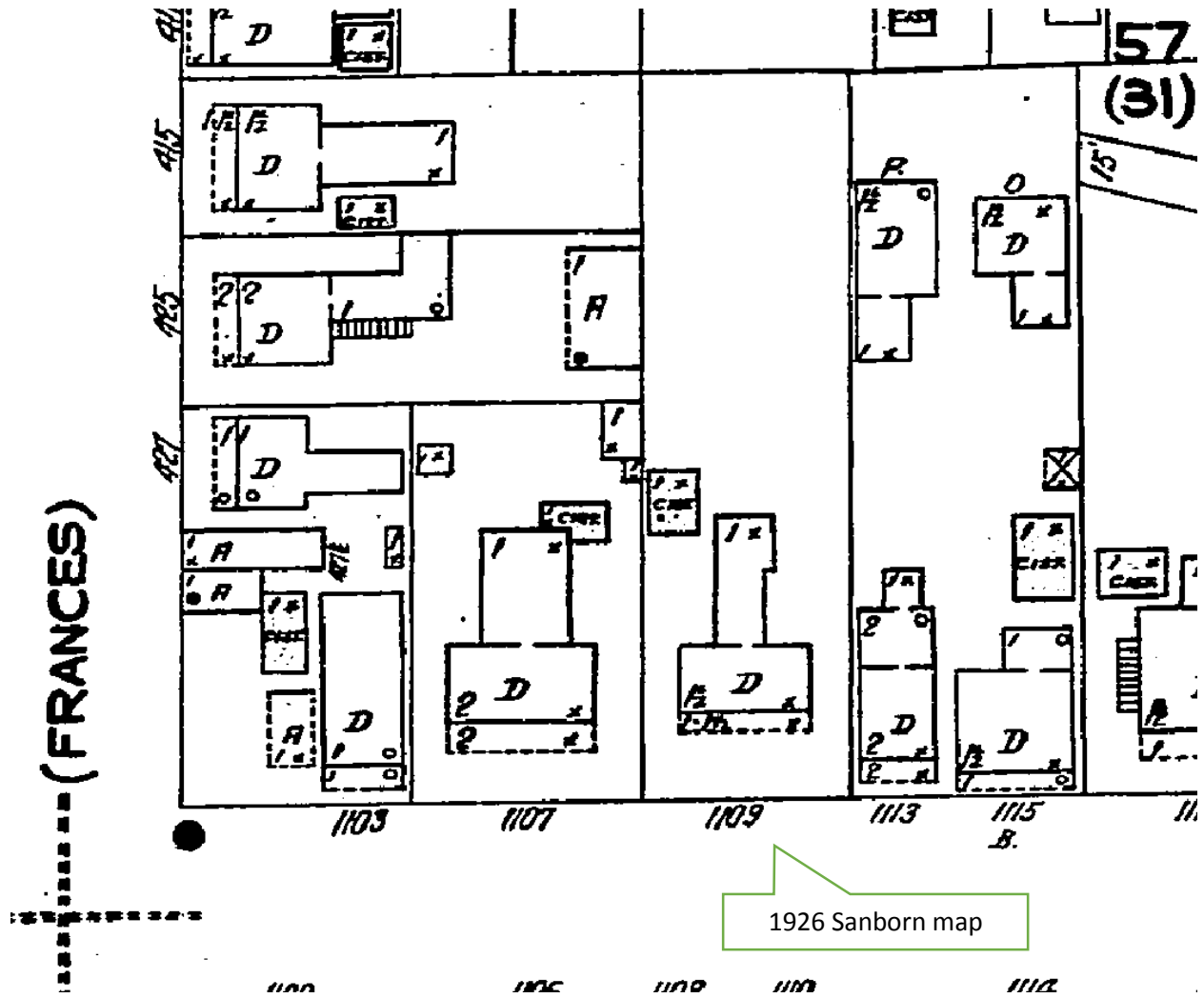
SANBORN MAPS



1948 Sanborn map

FLEMING
T.H.

1100 1106 1108 1110 1114



PROJECT PHOTOS







Front of 1109 Fleming



Front of 1109 Fleming



View of rear of house from Stickney Lane



Rear of 1109 Fleming



Rear of 1109 Fleming



09/18/2015 10:47



09/18/2015 10:46



Front of existing guesthouse.



Front of existing guesthouse.



Side of existing guesthouse from Stickney Lane.



Side of existing guesthouse.



Front porch of existing guesthouse.



Neighboring Structures at Corner of Fleming and White



Neighboring Structures on Fleming



Neighboring Structures on Fleming



Neighboring Structures on Fleming



View of Stickney Lane



Neighboring Structure on Fleming Street

SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

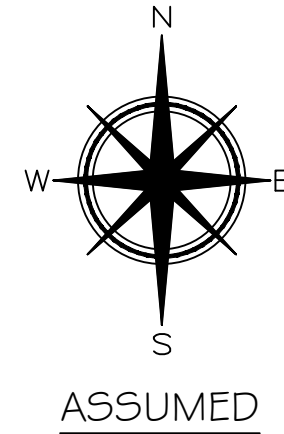
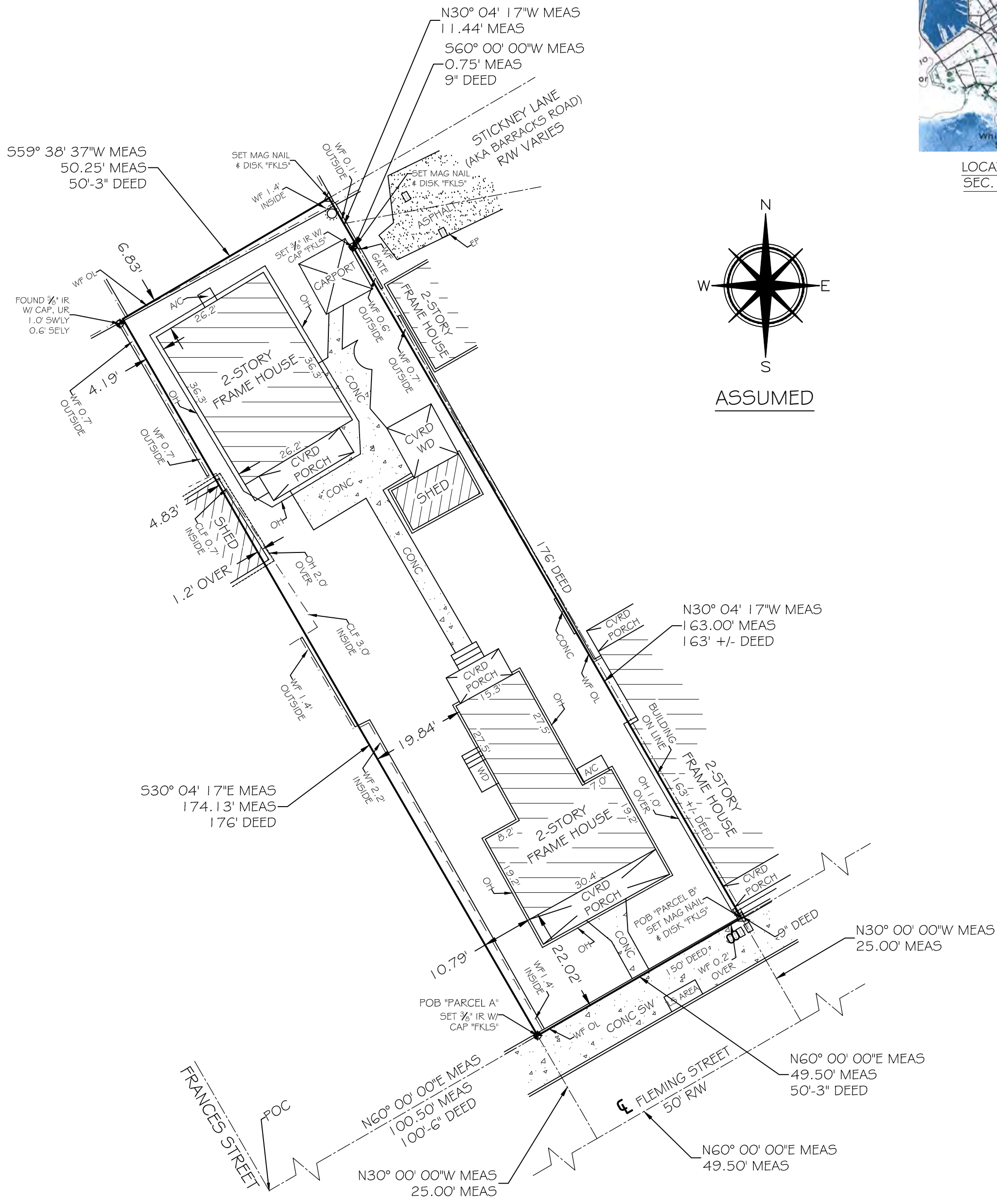
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1109 FLEMING STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7



LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION -

PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

PARCEL B: (LESS AND EXCEPT)

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 Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

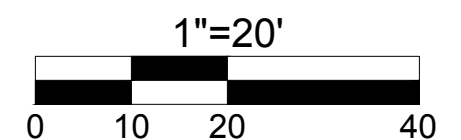
CERTIFIED TO - Paul Murzyn;
JP Morgan Chase Bank, NA;
Smith | Oropeza | Hawks, P.L.;
Federal Title Insurance Agency;
Fidelity National Title;

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.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 4" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | LS = LANDSCAPING | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | MB = MAILBOX | R = RADIUS |
| CL = CENTERLINE | MEAS = MEASURED | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MF = METAL FENCE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MHWL = MEAN HIGH WATER LINE | SW = SIDE WALK |
| CONC = CONCRETE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | NTS = NOT TO SCALE | TOB = TOP OF BANK |
| CVRD = COVERED | OH = OVERHANG | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | OHW = OVERHEAD WIRES | TYP = TYPICAL |
| DEISE = DRAINAGE EASEMENT | PC = POINT OF CURVE | UR = UNREADABLE |
| EL = ELEVATION | PCC = POINT OF COMPOUND CURVE | UE = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PK = PARKER KALON NAIL | WF = WOOD FENCE |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WL = WOOD LANDING |
| FI = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WM = WATER METER |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FND = FOUND | POI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | | WV = WATER VALVE |
| FOL = FENCE ON LINE | | |

LEGEND

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



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

SCALE: 1"=20'
FIELD WORK DATE: 12/08/2014
REVISION DATE: XXXXXXXX
SHEET 1 OF 1
DRAWN BY: MPB
CHECKED BY: -----
INVOICE NO.: -----

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

ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



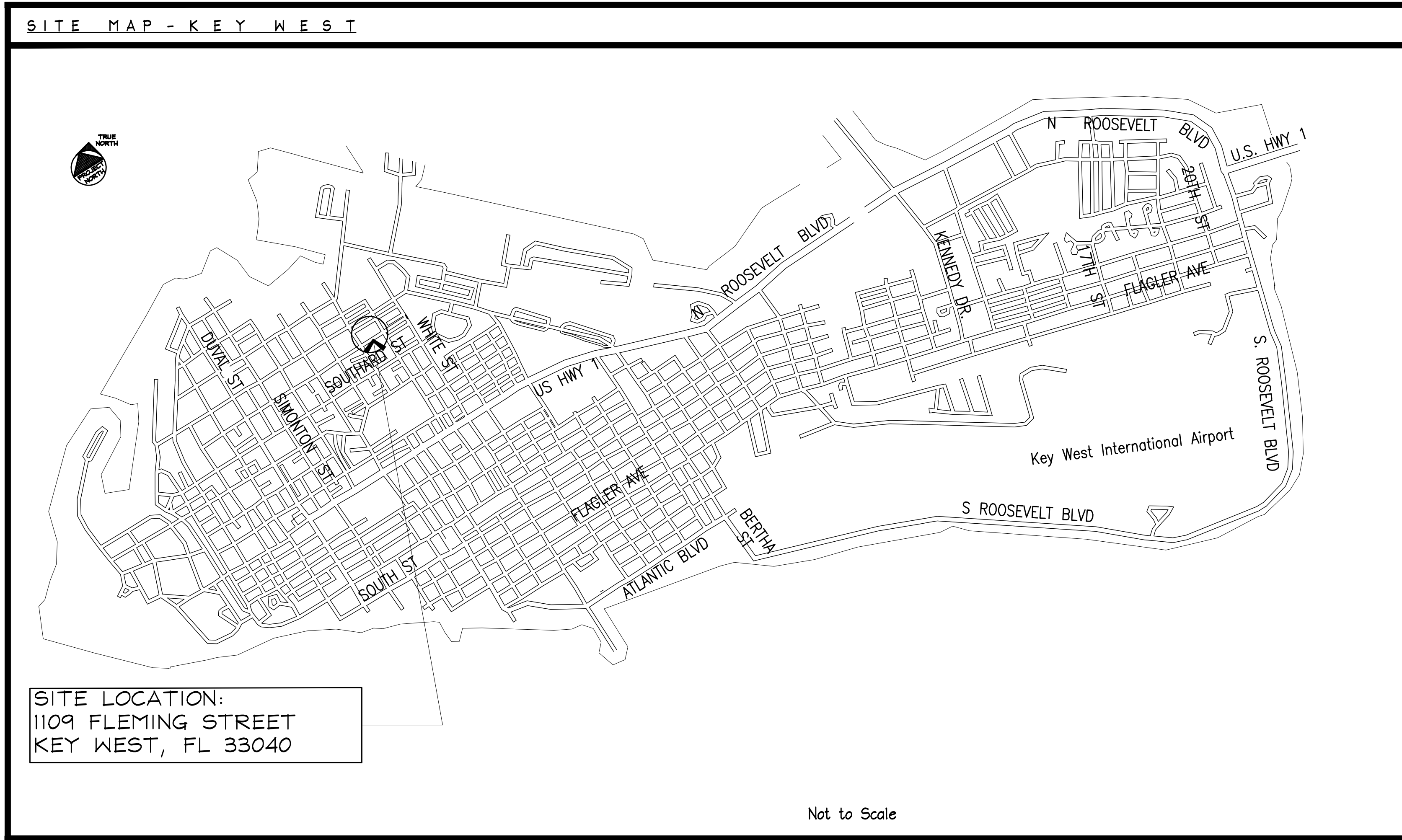
**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

TOTAL AREA = 8,635.38 SQFT ±

REVISED DESIGN

1109 FLEMING STREET

Key West Florida 33040



PROJECT DIRECTORY

PROJECT: 1109 FLEMING STREET
ARCHITECT'S PROJECT No.: 1642

CONTACT: PAUL MURZYN
Address: 1109 Fleming Street
 Key West Florida, 33040

Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 **Fax:** (305) 296-2727
E-mail: bilbender@bellsouth.net
Principi: Bert L. Bender (Principal-in-Charge)
Architect: Haven Burkee

ENGINEERING CONSULTANT:
STRUCTURAL: H.W. KEISTER ASSOCIATES
Address: 2027 University Boulevard, North, Jacksonville, FL 32211
Tel: (904) 743-4633 **Fax:** (904) 744-6965
Representative: Mark J. Keister, P.E.,

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
 FLORIDA BUILDING CODE - Building 2014 EDITION
 FLORIDA BUILDING CODE - Existing 2014 EDITION
 FLORIDA BUILDING CODE - Residential 2014 EDITION
 FLORIDA BUILDING CODE - Plumbing 2014 EDITION
 FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
 FLORIDA BUILDING CODE - Mechanical 2014 EDITION
 NATIONAL ELECTRICAL CODE 2008 EDITION
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
 NFPA 1 2006 EDITION
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

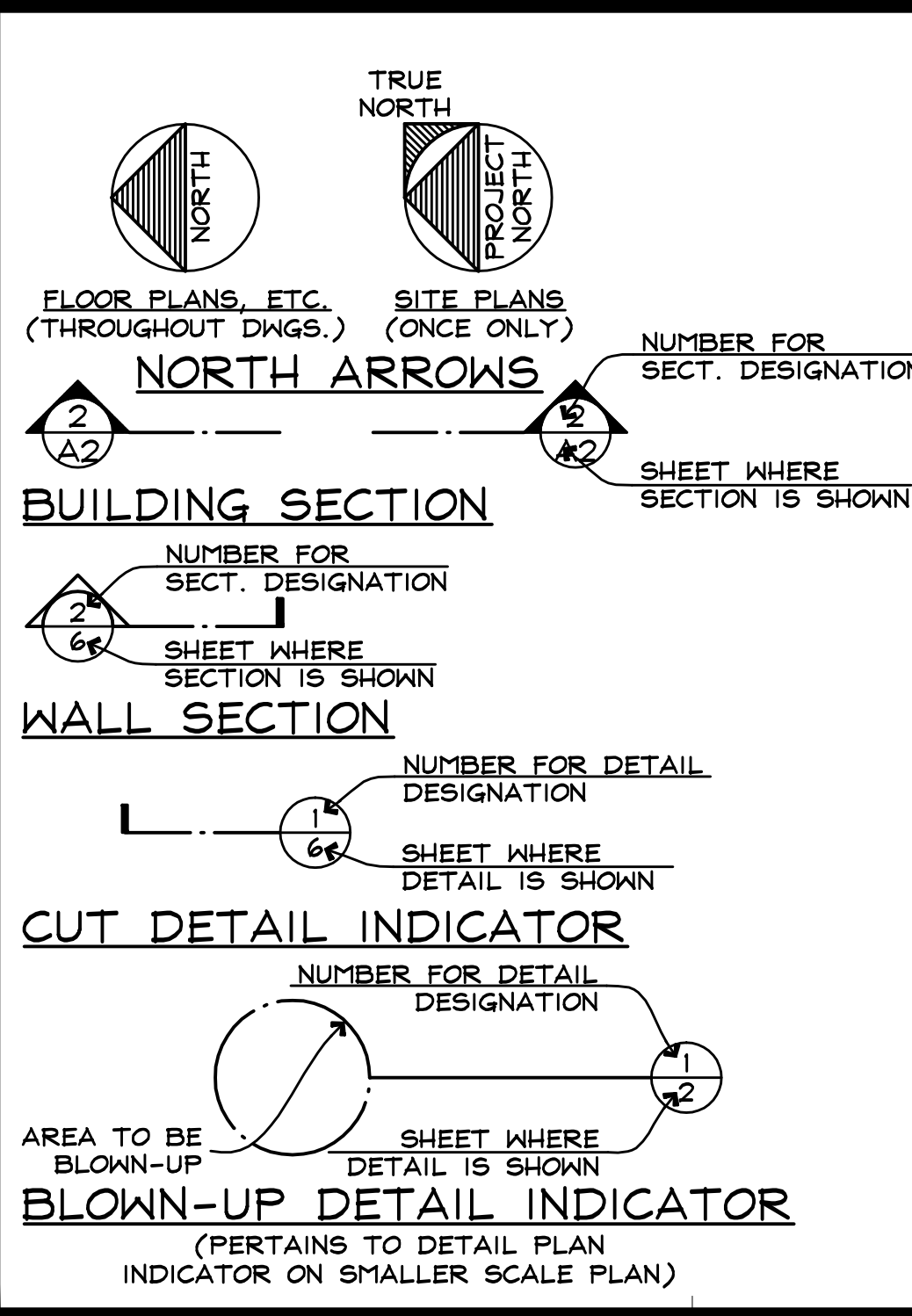
FLORIDA ADMINISTRATIVE CODE

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

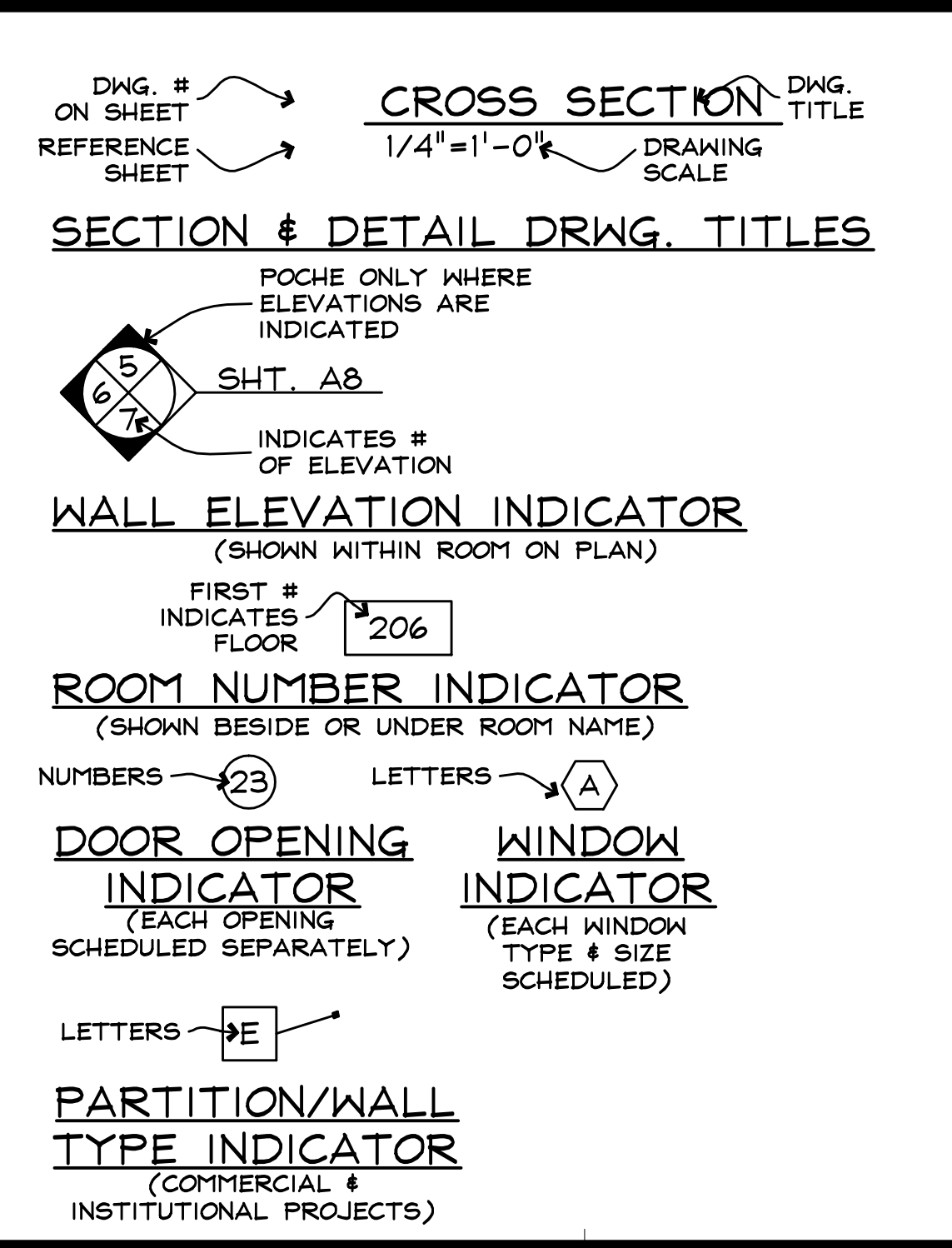
ABBREVIATIONS

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

SYMBOLS LEGEND



CROSS SECTION



MATERIAL DESIGNATIONS

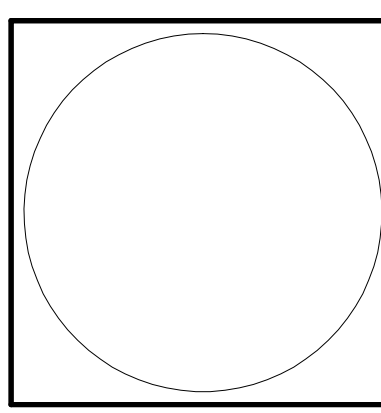
| | |
|----------|--|
| [Symbol] | CONCRETE MASONRY UNITS IN PLAN |
| [Symbol] | CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN |
| [Symbol] | METAL IN ELEVATION |
| [Symbol] | METAL IN SECTION |
| [Symbol] | FINISH WOOD IN ELEV. & IN SECTION |
| [Symbol] | DIMENSION LUMBER IN SECTION (CONTINUOUS) |
| [Symbol] | WOOD BLOCKING IN SECTION (DISCONTINUOUS) |
| [Symbol] | GYPSON WALL BOARD IN SECTION (LARGE SCALE) |
| [Symbol] | EARTH, NATURAL SUBSTRATE |
| [Symbol] | GRAVEL, AGGREGATE BASE COURSE, FILL |
| [Symbol] | FIBERGLASS BATT INSULATION |
| [Symbol] | RIGID INSULATION |
| [Symbol] | CONCRETE MASONRY UNITS |
| [Symbol] | POURED CONCRETE |
| [Symbol] | WOOD FRAME |
| [Symbol] | METAL STUDS |
| [Symbol] | EXISTING CONSTRUCTION TO REMAIN |
| [Symbol] | EXISTING CONSTRUCTION TO BE DEMOLISHED |

SHEET INDEX

| | |
|-----|--|
| C | COVER |
| A1 | SURVEY |
| A2 | EXISTING SITEPLAN, PROPOSED SITE PLAN |
| A3 | EXISTING FIRST FLOOR PLAN MAIN HOUSE, PROPOSED FIRST FLOOR PLAN MAIN HOUSE |
| A4 | EXISTING SECOND FLOOR PLAN MAIN HOUSE, PROPOSED SECOND FLOOR PLAN MAIN HOUSE |
| A5 | EXISTING FIRST FLOOR & SECOND FLOOR PLAN GUEST HOUSE, PROPOSED FIRST FLOOR & SECOND FLOOR PLAN GUEST HOUSE |
| A6 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE |
| A7 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE |
| A8 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS MAIN HOUSE |
| A9 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE |
| A10 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS GUEST HOUSE |
| A11 | MAIN HOUSE EXISTING PHOTOGRAPHS |
| A12 | GUEST HOUSE EXISTING PHOTOGRAPHS |
| A13 | PHOTOGRAPHS OF ADJACENT PROPERTIES |

DESCRIPTION OF WORK:
 MAIN HOUSE: INTERIOR REMODEL, REPLACEMENT OF ALL NON-HISTORIC EXTERIOR DOORS AND WINDOWS, KITCHEN ADDITION, AND ADDITION OF NEW WRAP AROUND ONE STORY PORCH AT REAR ADDITION.
 GUEST HOUSE: INTERIOR REMODEL, NEW EXTERIOR DOORS AND WINDOWS, AND NEW TWO STORY FRONT PORCH TO REPLACE EXISTING TWO STORY PORCH.

1109 FLEMING STREET
 KEY WEST, FLORIDA



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 Facsimile (305) 296-2727
 Florida License AAC002022

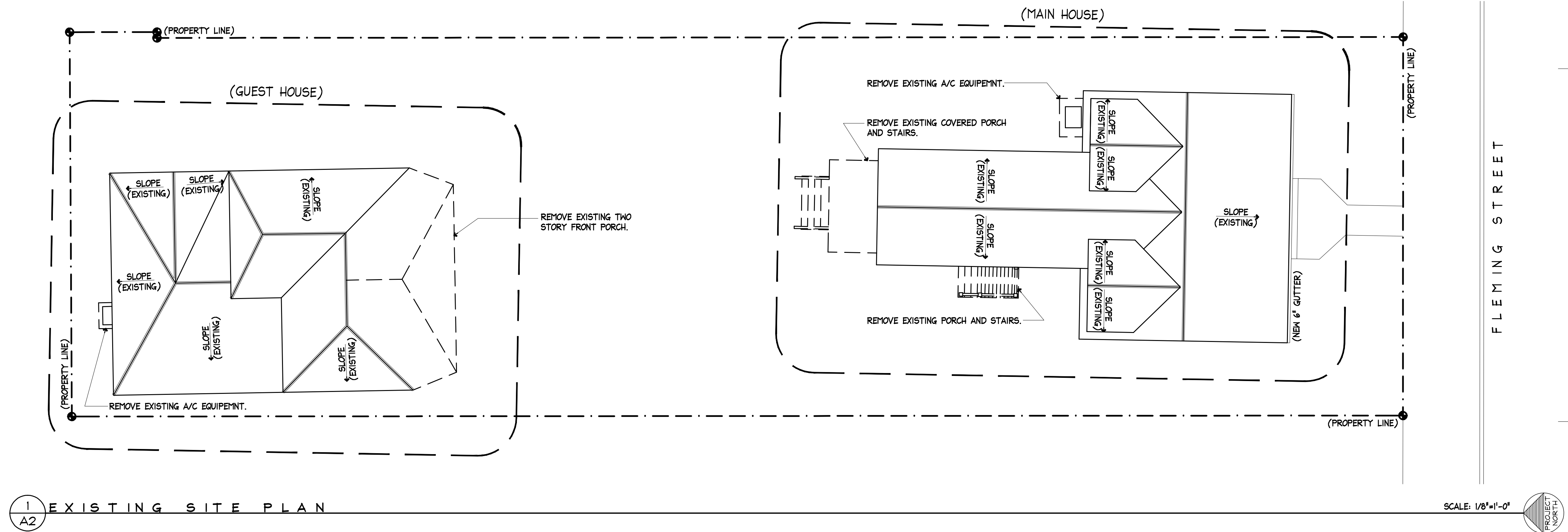
Bender & Associates
 ARCHITECTS
 p.c.

Project No. 1642
 Date: 02/21/17

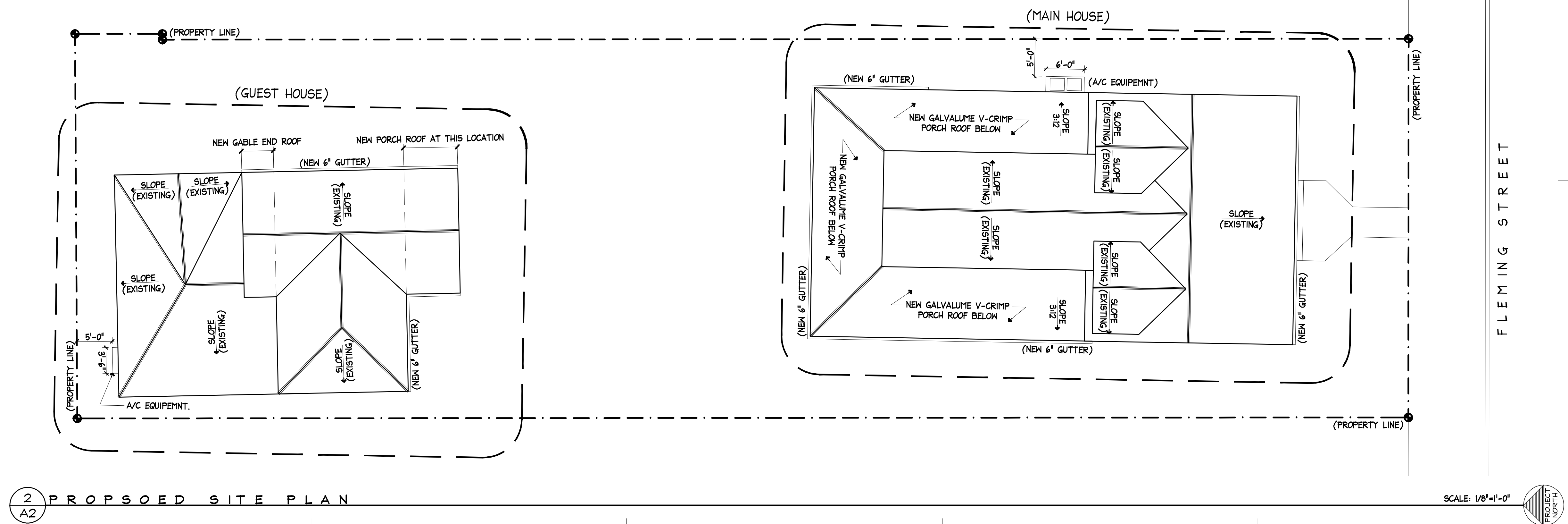
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PROJECT STATISTICS

| FEMA FLOOD ZONE | | ZONE 'AE6 & AE7' | |
|------------------------|-----------------|---------------------|--------------------------------|
| ZONING DESIGNATION | | HM1DR | |
| LOT SIZE | | 8,850 S.F. | |
| OCCUPANCY | | SINGLE FAMILY | |
| | REQUIRED | EXISTING | PROPOSED |
| BUILDING COVERAGE | 3,540 S.F. MAX. | 2,316 S.F. | 3,075 S.F. |
| BUILDING HEIGHT | 30'-0" MAX. | 24'-6" | 24'-6" |
| IMPERVIOUS SURFACE | 5,310 S.F. MAX. | 2,712 S.F. | 3,200 S.F. |
| FRONT SETBACK (STREET) | 10'-0" MIN. | 14'-6" | 14'-6" (NO CHANGE) |
| SIDE SETBACK (EAST) | 5'-0" MIN. | 6'-11" (MAIN HOUSE) | 6'-11" (MAIN HOUSE, NO CHANGE) |
| SIDE SETBACK (WEST) | 5'-0" MIN. | 4'-2" (GUEST HOUSE) | 4'-2" (GUEST HOUSE, NO CHANGE) |
| REAR SETBACK | 15'-0" MIN. | 6'-8" (GUEST HOUSE) | 6'-8" (GUEST HOUSE, NO CHANGE) |



1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

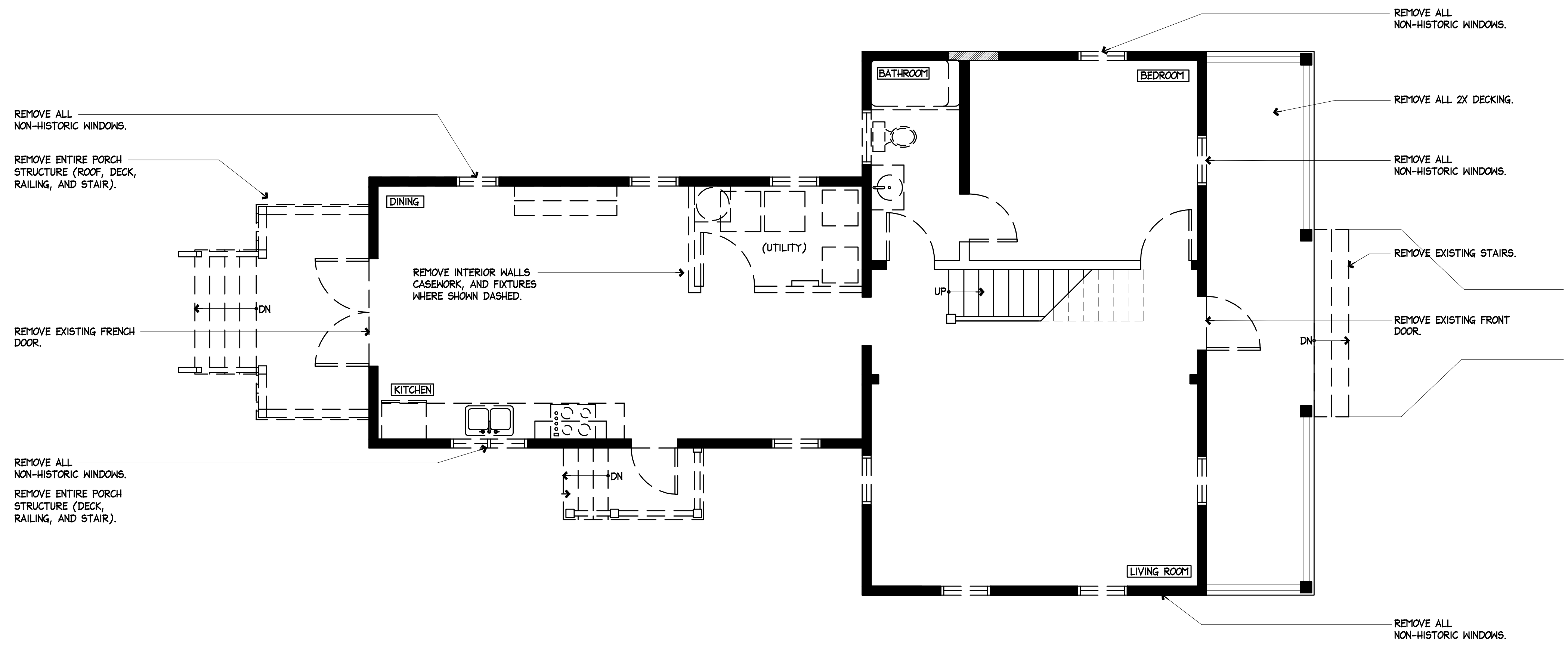
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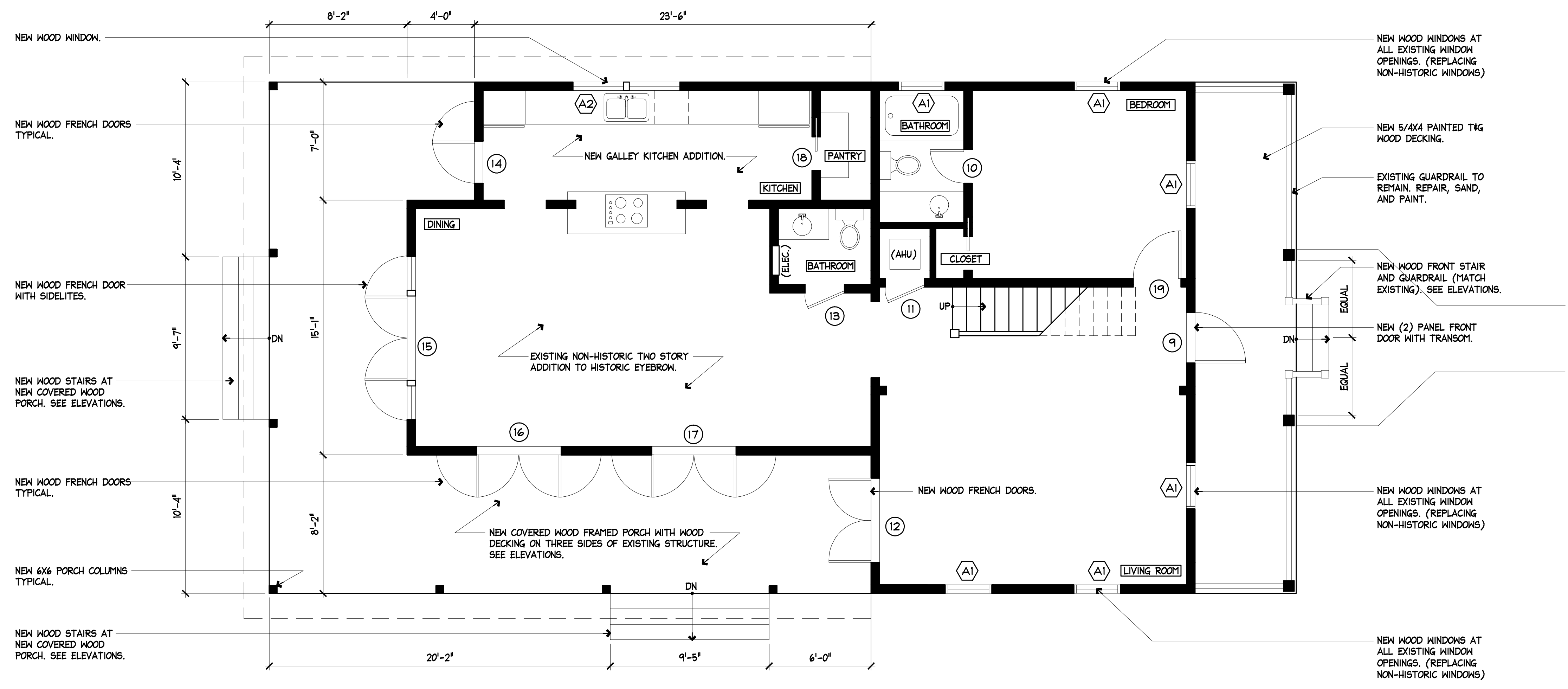
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p.c.

Project No: 16-42
Date: 02/27/17

A2



1 MAIN HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0" NORTH



2 MAIN HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0" NORTH

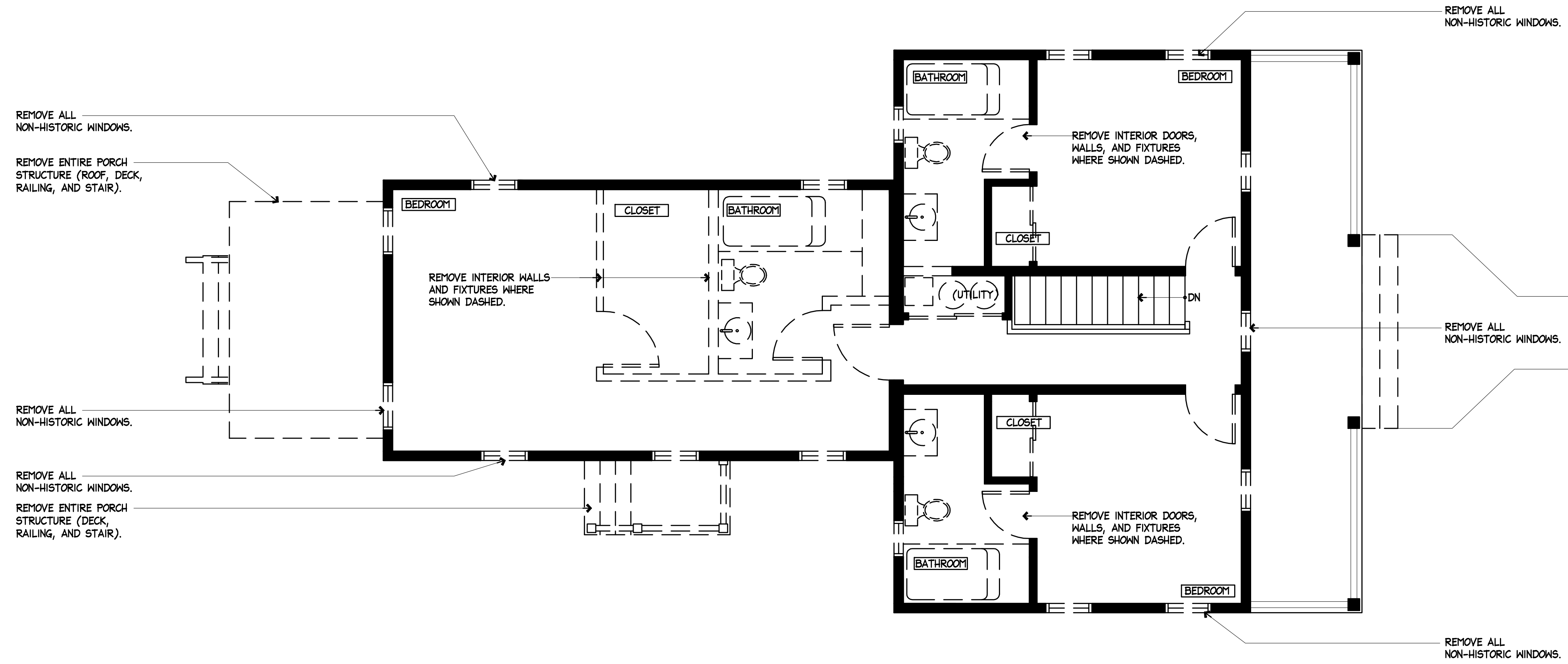
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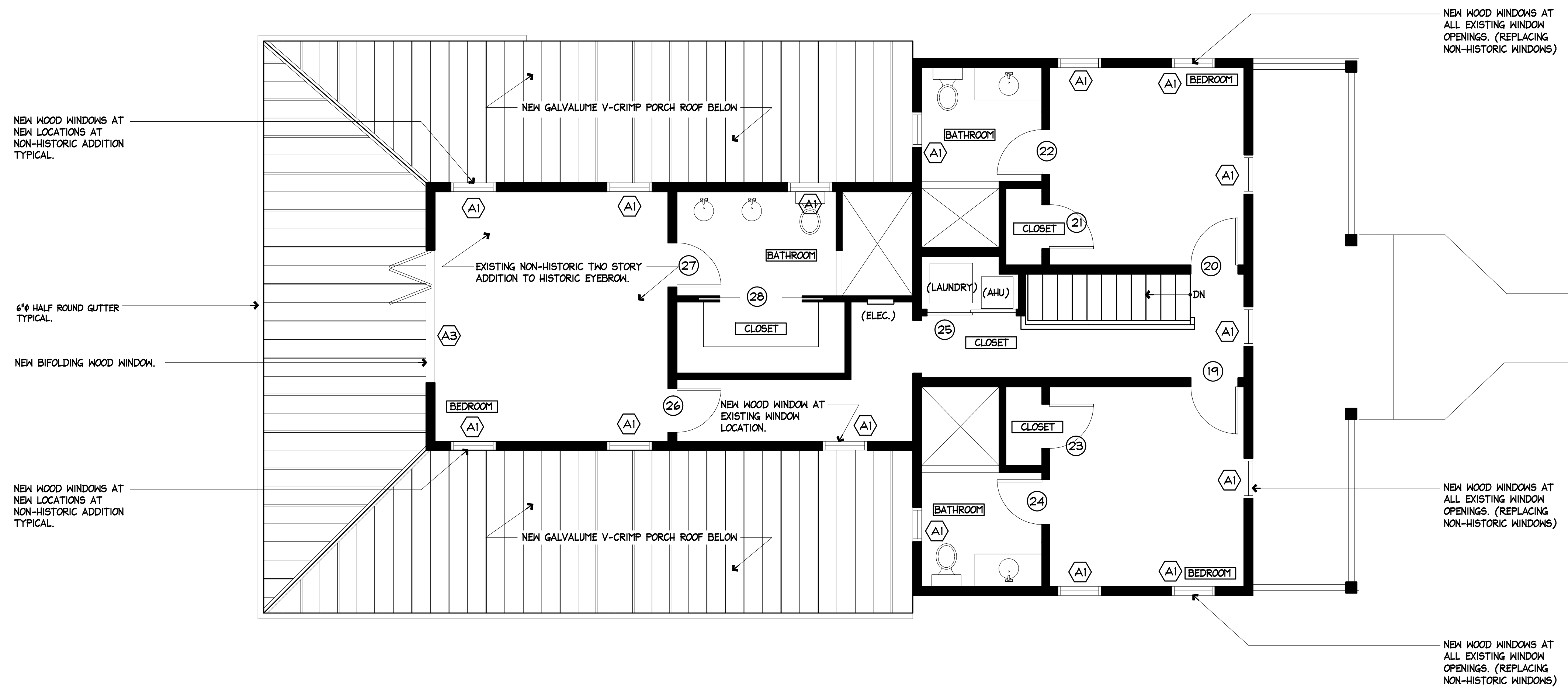
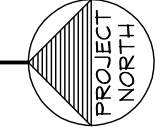
Project No: 1642
Date: 02/27/17

A3



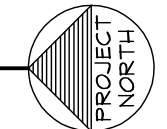
1 MAIN HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN

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

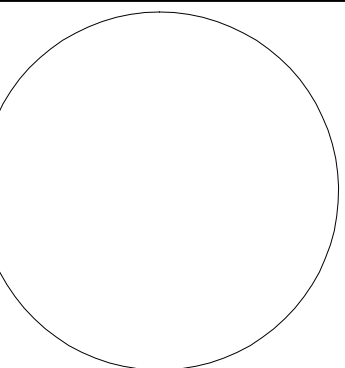


2 MAIN HOUSE PROPOSED SECOND FLOOR PLAN

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



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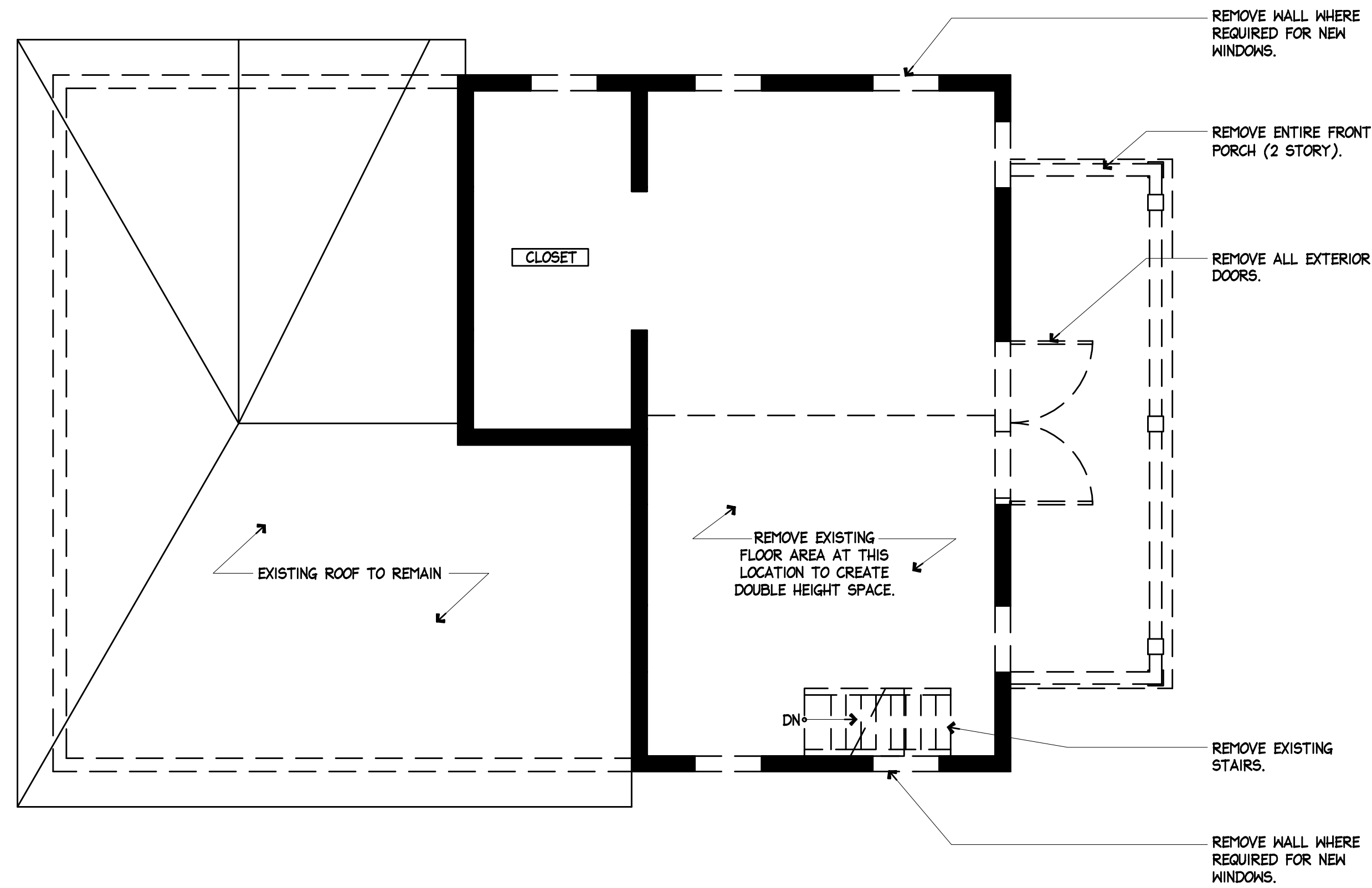
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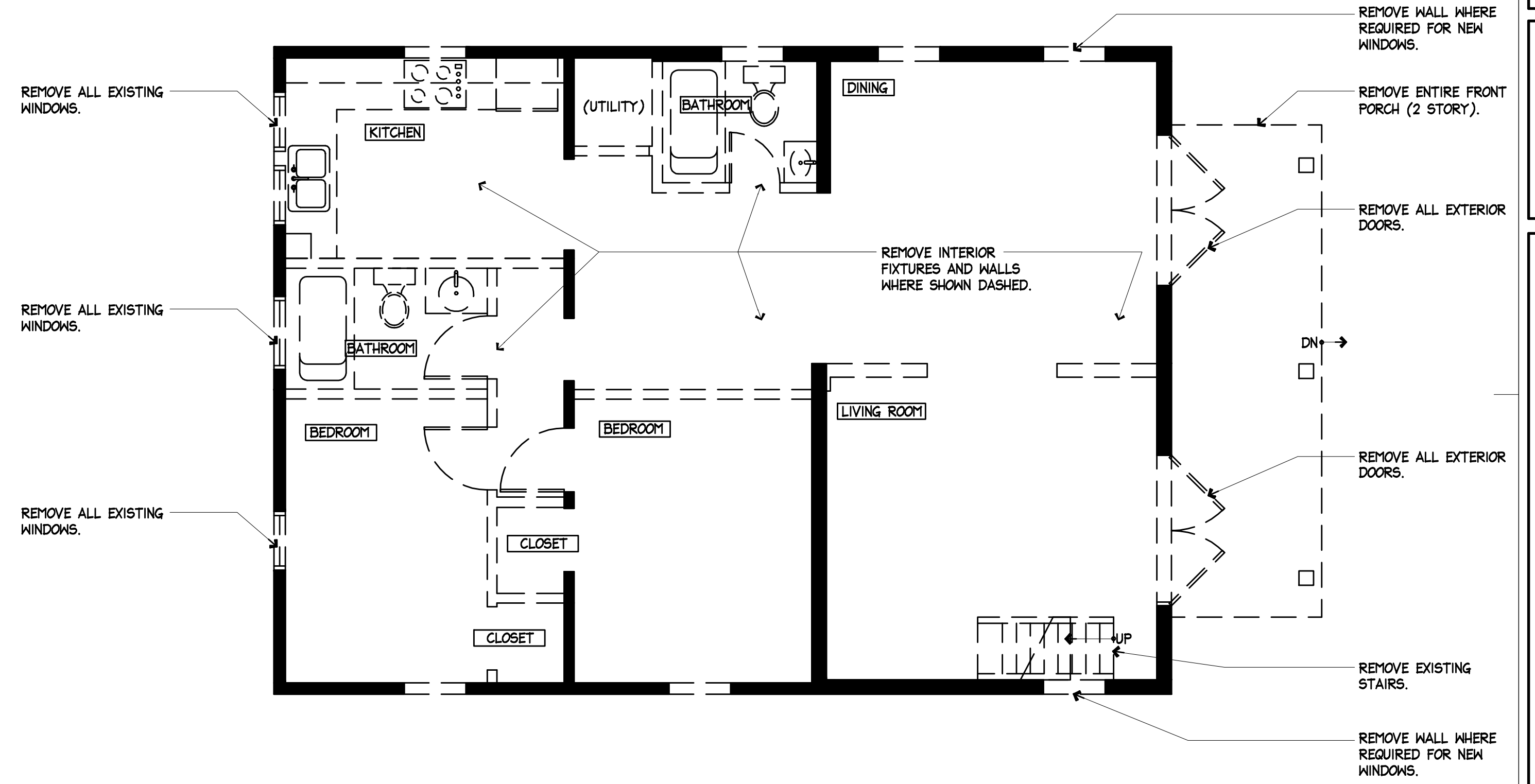
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Date: 02/27/17

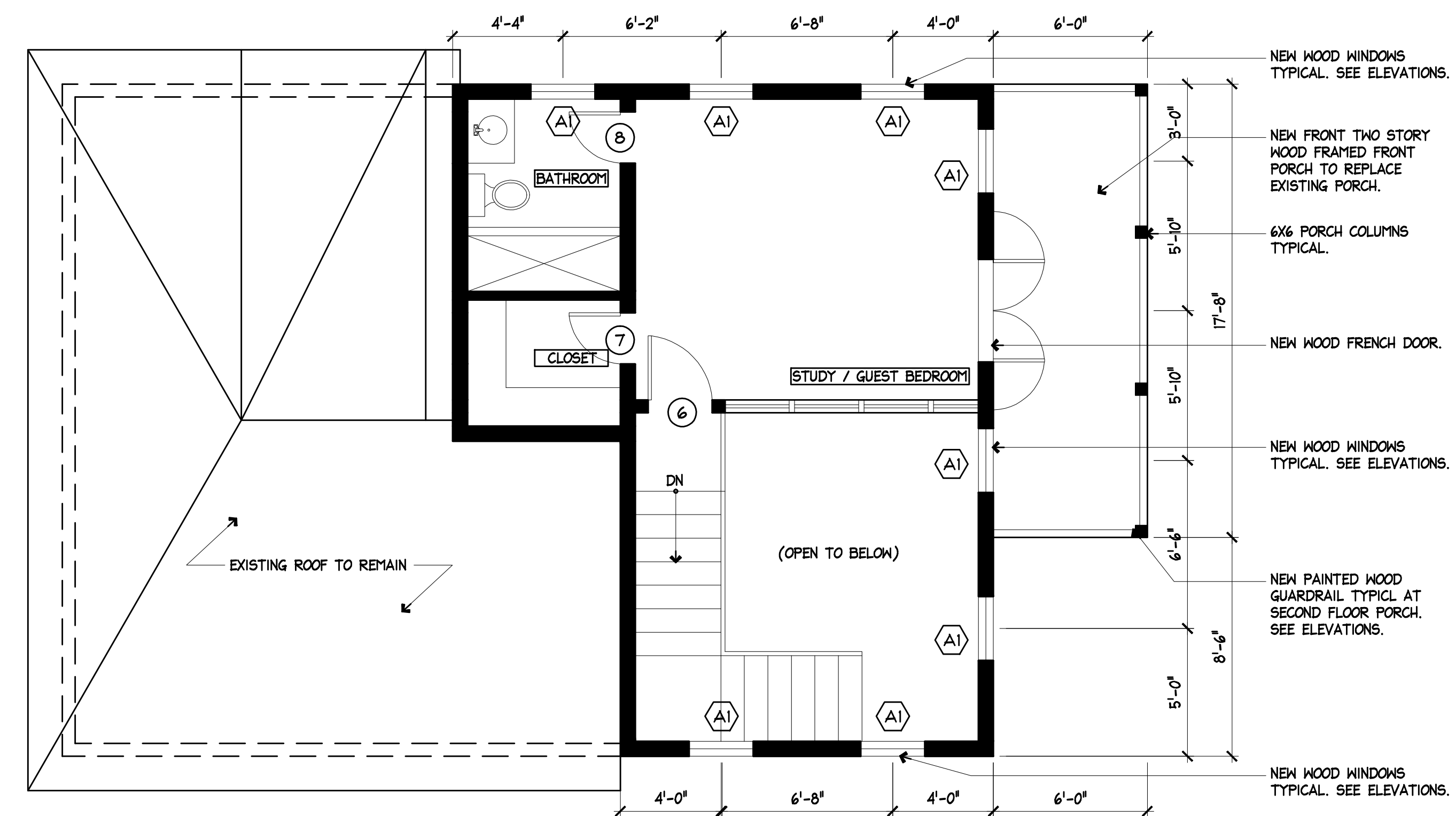
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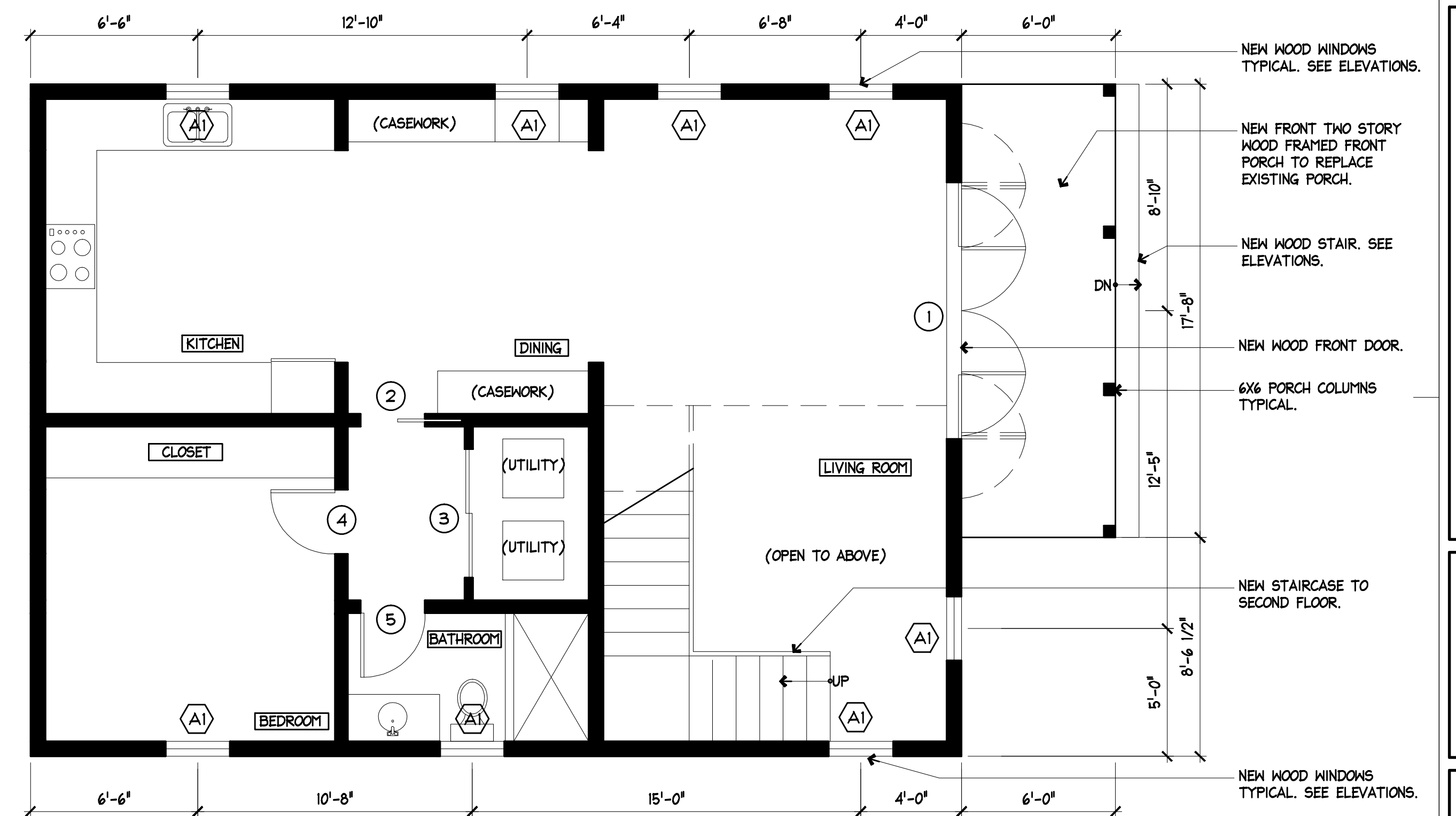
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A5 GUEST HOUSE EXISTING SECOND FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



2
A5 GUEST HOUSE EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN SCALE: 1/4"=1'-0"



3
A5 GUEST HOUSE PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"



4
A5 GUEST HOUSE PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

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Date: 02/27/17

A5



1 MAIN HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

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

- GENERAL ELEVATION NOTES**
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2 MAIN HOUSE PROPOSED WEST ELEVATION

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

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Date: 02/27/17

A6



1 MAIN HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

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

- GENERAL ELEVATION NOTES**
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



2 MAIN HOUSE PROPOSED EAST ELEVATION

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

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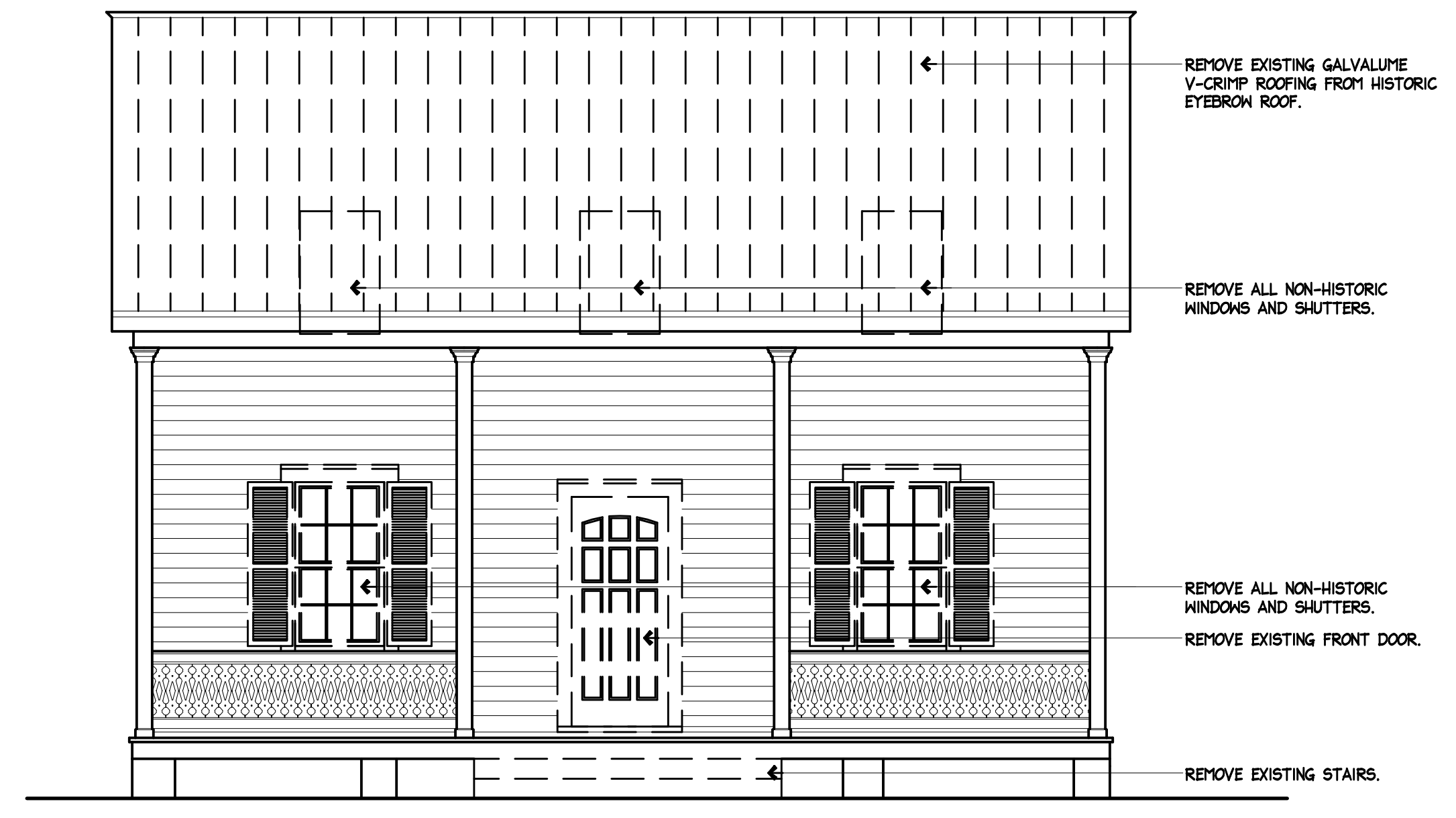
Project No: 1642
Date: 02/27/17

A7



1 MAIN HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



2 MAIN HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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

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Date: 02/27/17

A8



3 MAIN HOUSE PROPOSED NORTH ELEVATION

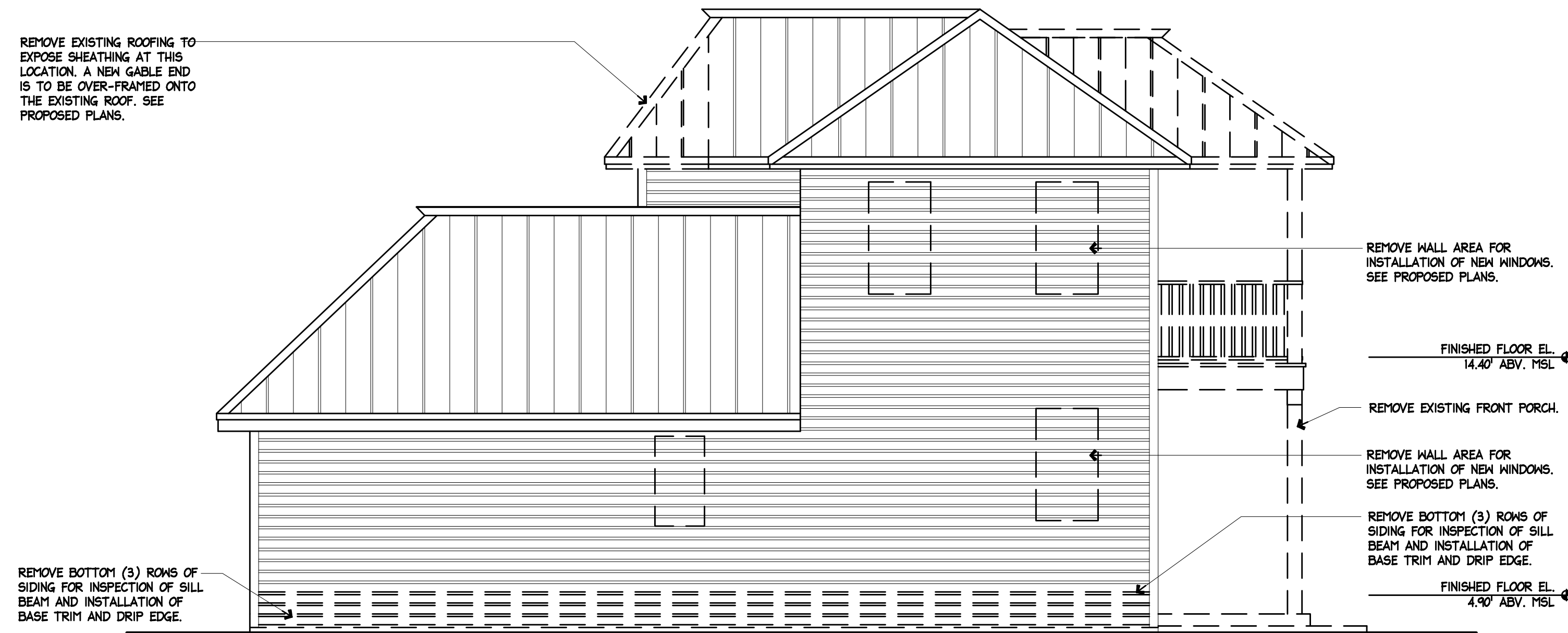
SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES
1. REPLACE V-CRIMP ROOFING AT HISTORIC EYEBROW WITH METAL SHINGLES AS SHOWN ON ELEVATIONS.
 2. EXISTING SIDING IS TO BE SANDED AND PREPARED FOR NEW PAINT (WHITE). FILL ALL HOLES AND CRACKS. REPAIR / REPLACE SIDING WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL EXISTING WINDOWS ARE NON-HISTORIC AND NON-IMPACT RATED. ALL WINDOWS ARE TO BE REPLACED WITH IMPACT RATED WOOD WINDOWS.
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL GLAZED DOORS ARE TO BE 10 LITE.



4 MAIN HOUSE PROPOSED SOUTH ELEVATION

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



1
A9 GUEST HOUSE EXISTING WEST ELEVATION (SHOWING PROPOSED DEMOLITION)

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



2
A9 GUEST HOUSE EXISTING SOUTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



3
A9 GUEST HOUSE PROPOSED WEST ELEVATION

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



4
A9 GUEST HOUSE PROPOSED SOUTH ELEVATION

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

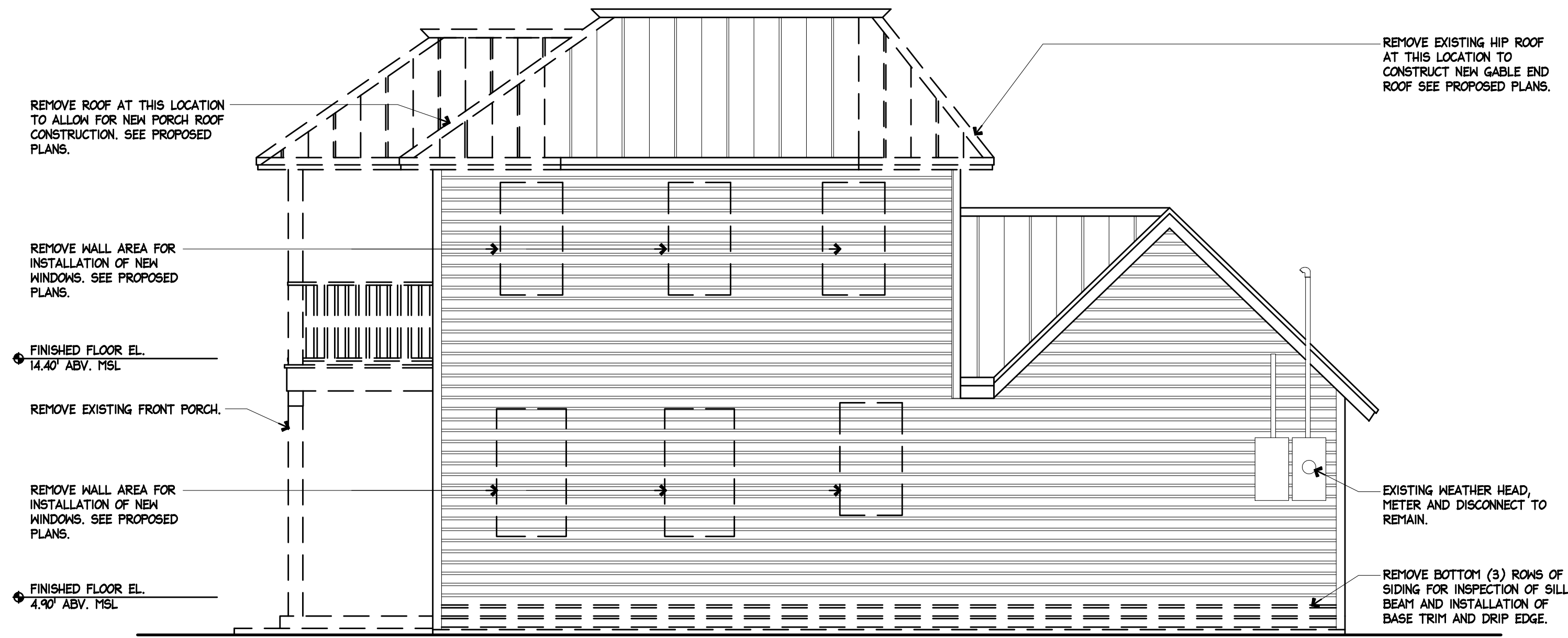
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A9



1
A10 GUEST HOUSE EXISTING EAST ELEVATION (SHOWING PROPOSED DEMOLITION)

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



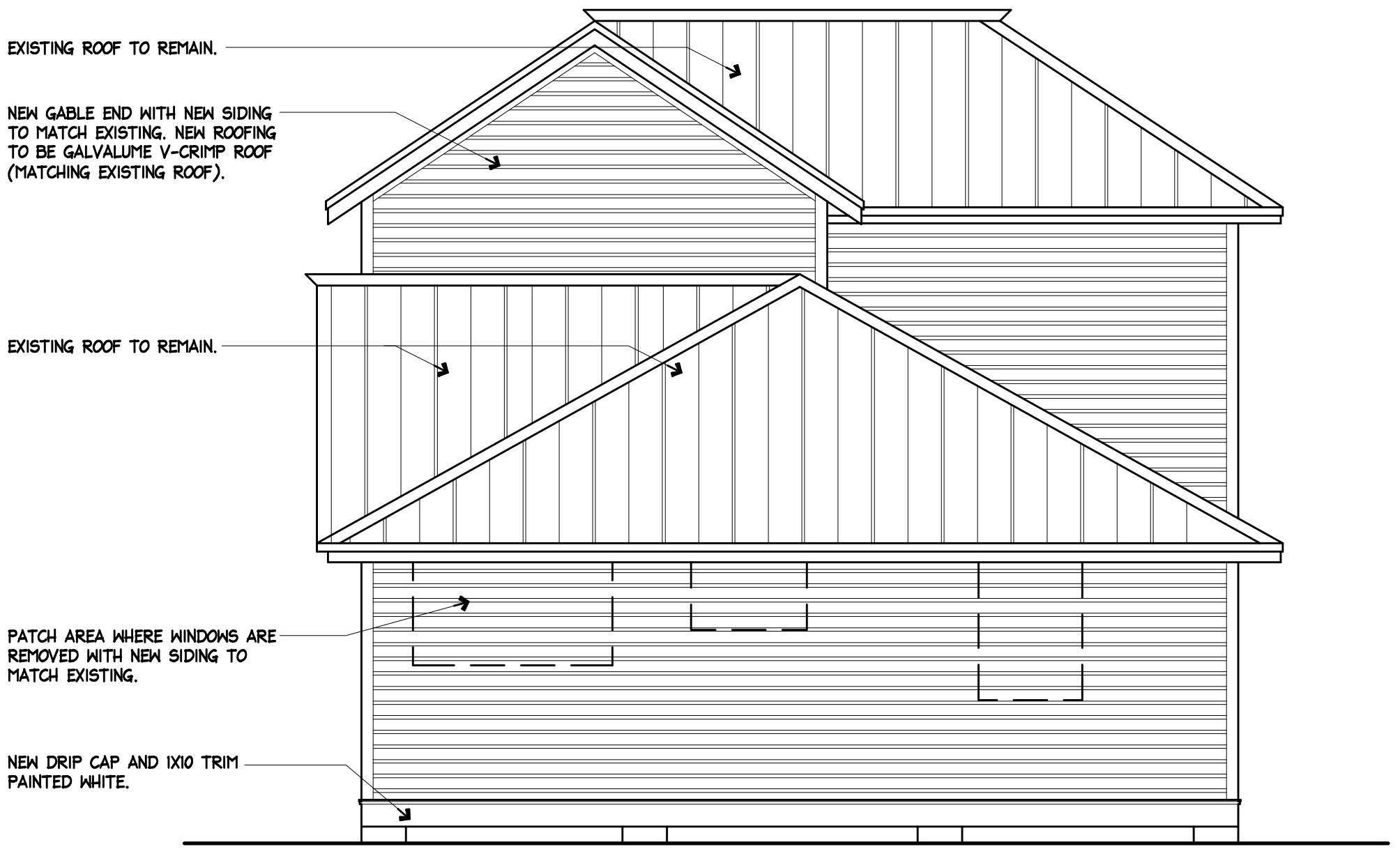
2
A10 GUEST HOUSE EXISTING NORTH ELEVATION (SHOWING PROPOSED DEMOLITION)

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



3
A10 GUEST HOUSE PROPOSED EAST ELEVATION

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



4
A10 GUEST HOUSE PROPOSED NORTH ELEVATION

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

- GENERAL ELEVATION NOTES**
1. ALL NEW ROOFING IS TO BE GALVALUME V-CRIMP ROOFING TO MATCH EXISTING.
 2. EXISTING SIDING IS TO BE REPAIRED WHERE REQUIRED WITH NEW SIDING TO MATCH EXISTING. ALL NEW SIDING IS TO MATCH EXISTING.
 3. ALL FASCIA, CORNER TRIM, AND BASE TRIM IS TO BE PAINTED WHITE.
 4. ALL SHUTTERS ARE TO BE PAINTED DARK GREEN.
 5. ALL SIDING IS TO BE PAINTED WHITE.
 6. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 7. ALL WINDOWS ARE TO BE 6 OVER 6 AND ALL DOORS ARE TO BE 10 LITE.

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Date: 02/27/17

A10



1
A11 MAIN HOUSE NORTH ELEVATION



2
A11 MAIN HOUSE EAST ELEVATION



3
A11 MAIN HOUSE SOUTH ELEVATION (FLEMING STREET)



4
A11 MAIN HOUSE WEST ELEVATION

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Date: 02/27/17

A11



1 GUEST HOUSE SOUTH ELEVATION
A12



2 GUEST HOUSE NORTH ELEVATION
A12



3 GUEST HOUSE EAST ELEVATION
A12



4 MAIN HOUSE WEST ELEVATION
A12

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Date: 02/27/17

A12



1 ADJACENT PROPERTY TO THE WEST



2 ADJACENT PROPERTY TO THE EAST

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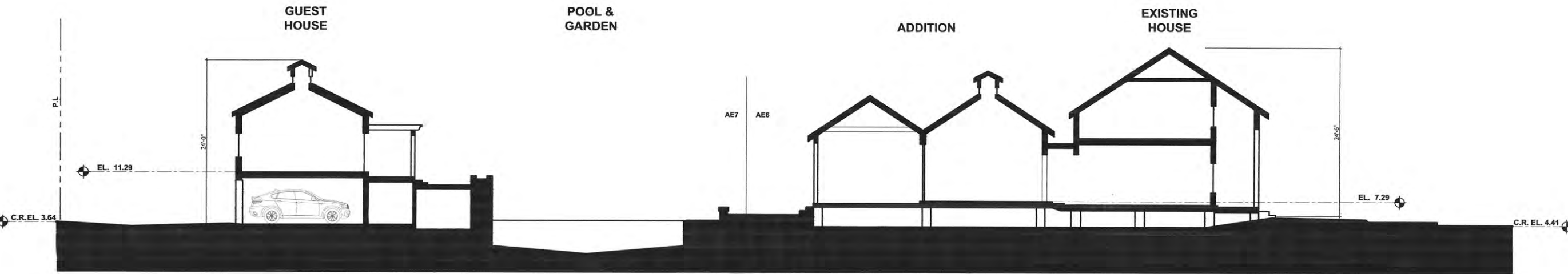
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Project N° : 16-42

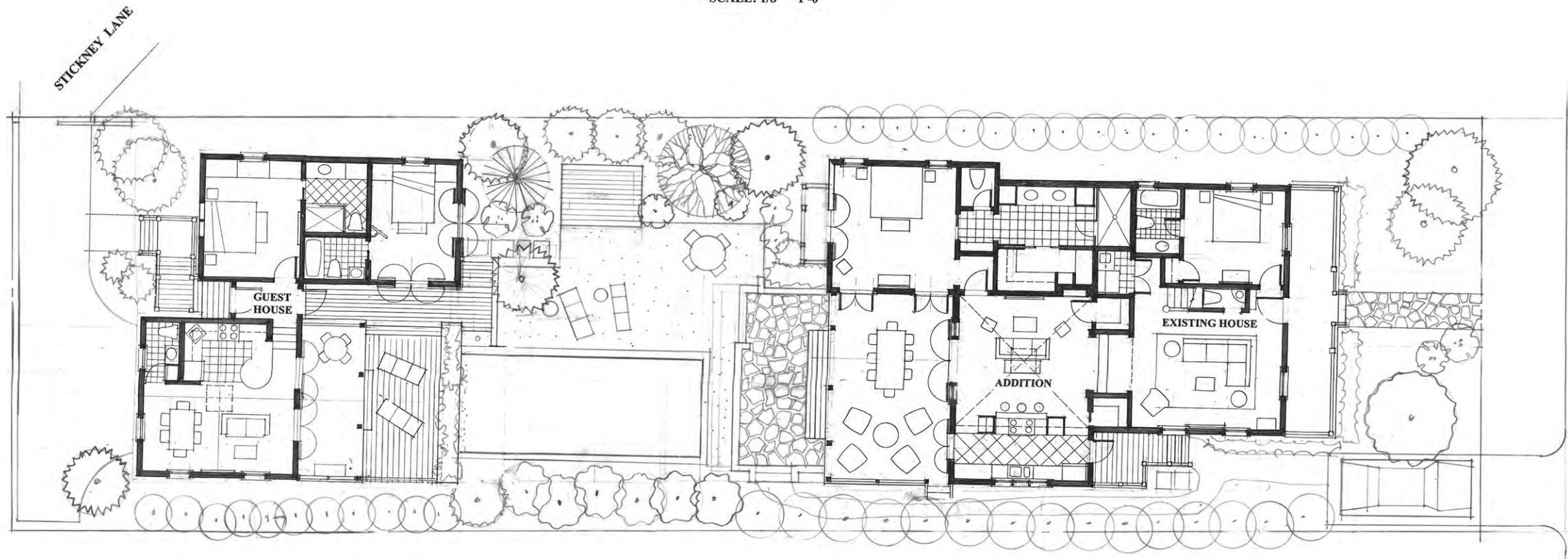
Date: 02/27/17

A13

PREVIOUSLY APPROVED DESIGN BASED ON
OLD GUIDELINES FOR NEW CONSTRUCTION



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



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

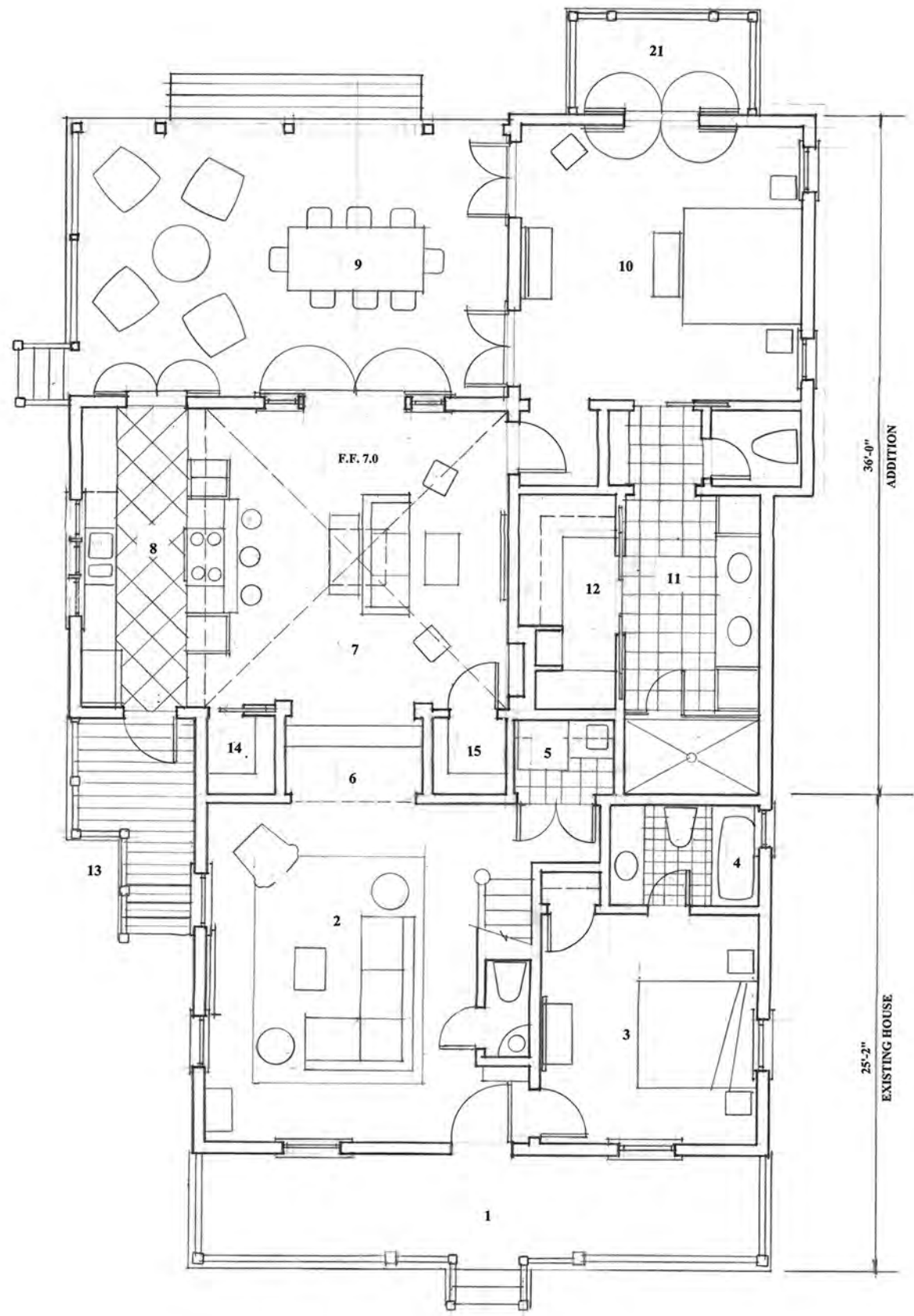
MICHAEL MILLER . ARCHITECT
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
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KEY WEST, FLORIDA

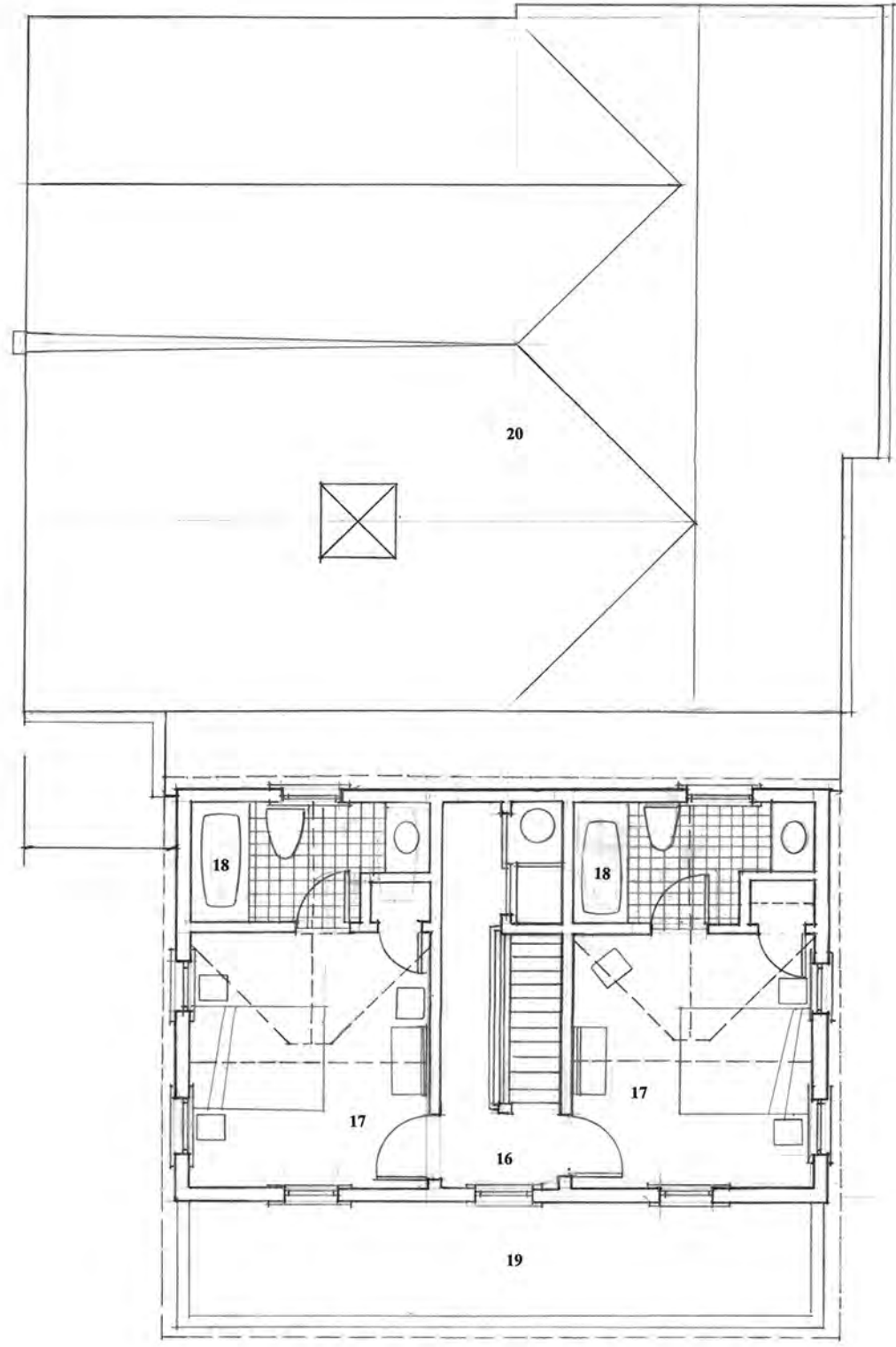
DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

**SITE PLAN
AND SITE SECTION**

- 1 ENTRANCE PORCH
- 2 LIVING ROOM
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 VESTIBULE TO ADDITION
- 7 FAMILY ROOM
- 8 KITCHEN
- 9 COVERED PORCH
- 10 MASTER BEDROOM
- 11 MASTER BATH
- 12 CLOSET
- 13 SERVICE DECK
- 14 PANTRY
- 15 CLOSET
- 16 STAIR HALL
- 17 BEDROOM
- 18 BATHROOM
- 19 FRONT PORCH BELOW
- 20 ADDITION OVER ROOF
- 21 BALCONY



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



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

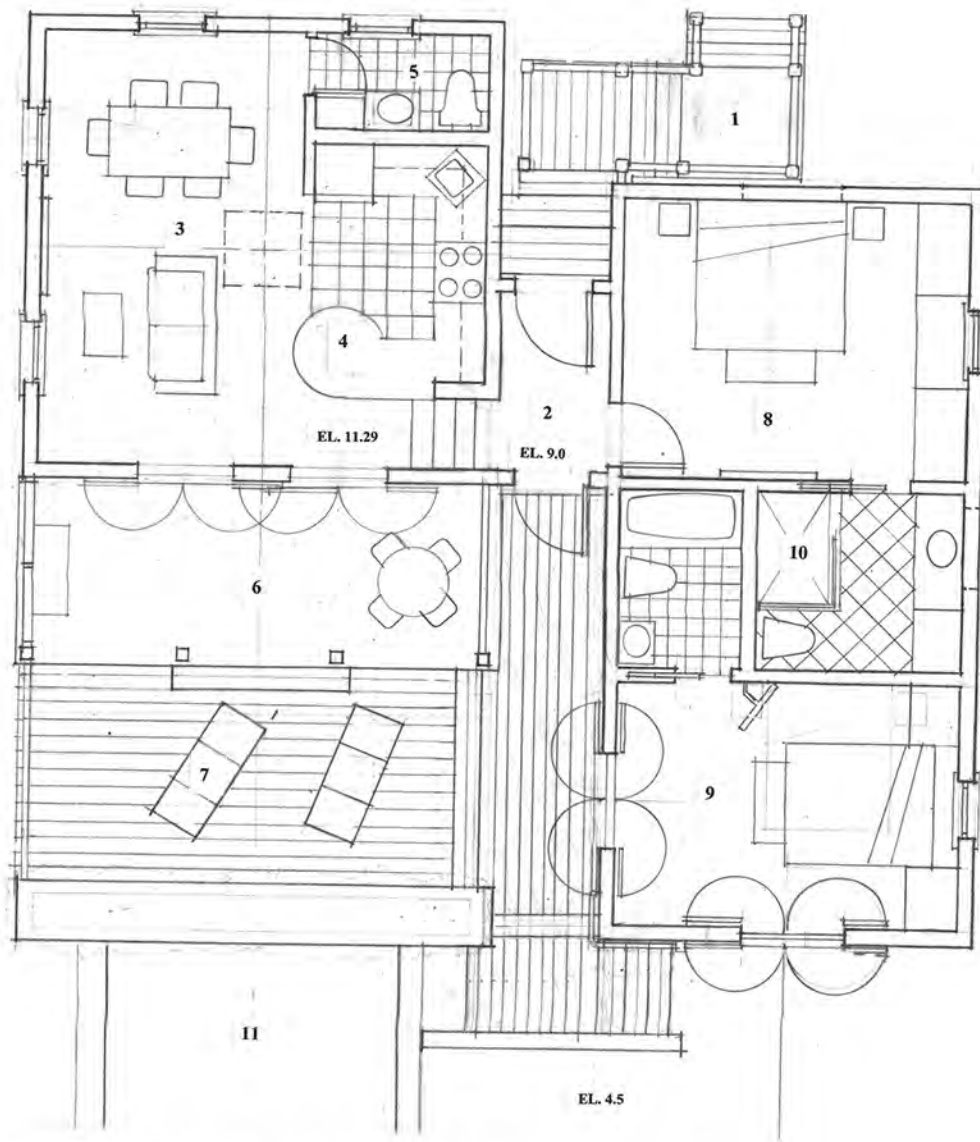
MICHAEL MILLER . ARCHITECT
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

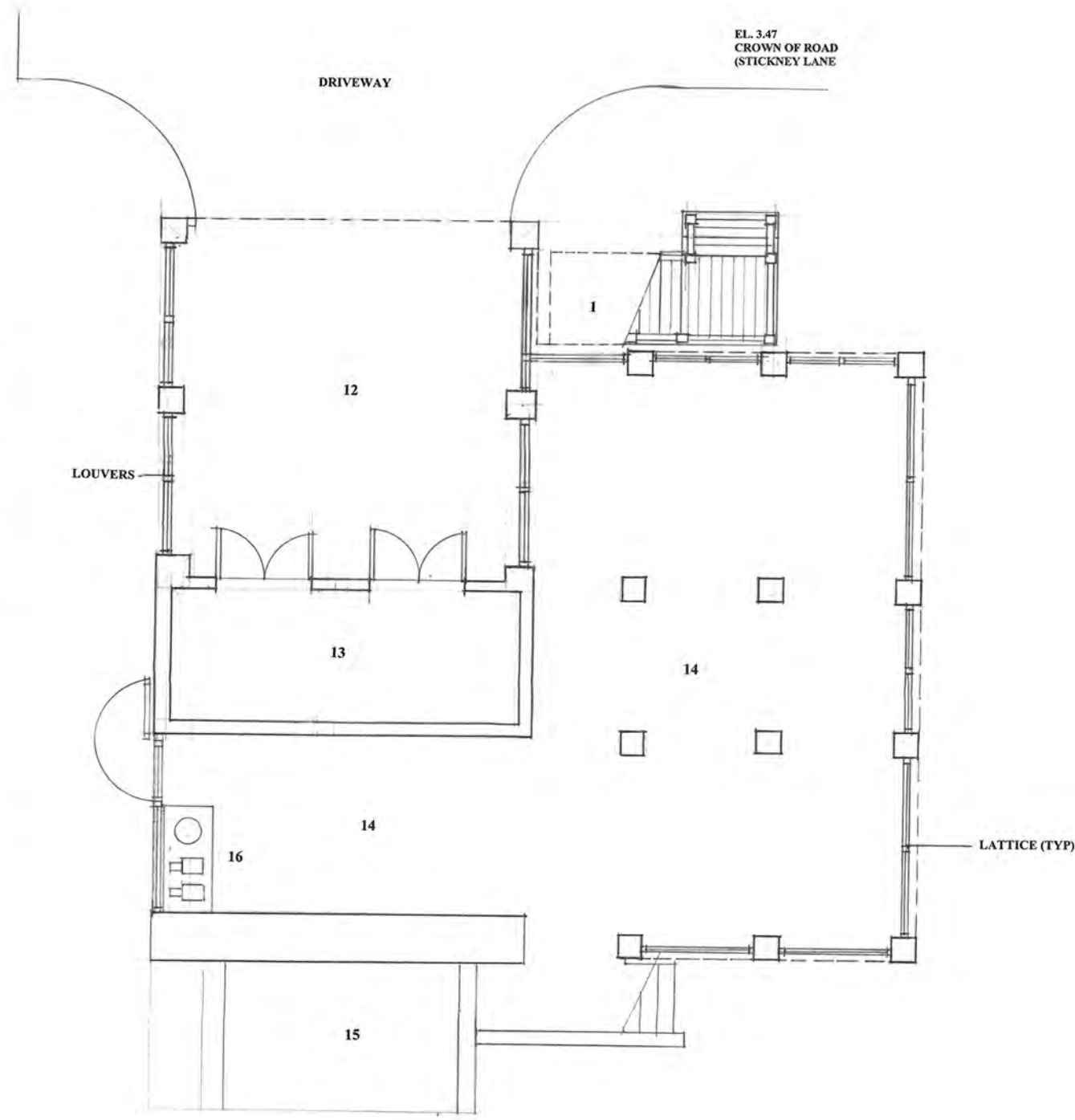
DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

**MAIN HOUSE
FLOOR PLANS**

- 1 ENTRANCE STAIR
- 2 FOYER
- 3 LIVING/DINING
- 4 KITCHEN
- 5 HALF-BATH
- 6 PORCH
- 7 SUNNING DECK
- 8 BEDROOM
- 9 LOCK-OUT BEDROOM
- 10 BATHROOM
- 11 POOL BELOW
- 12 CARPORT
- 13 STORAGE
- 14 UNDER HOUSE
- 15 POOL
- 16 POOL EQUIPMENT



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



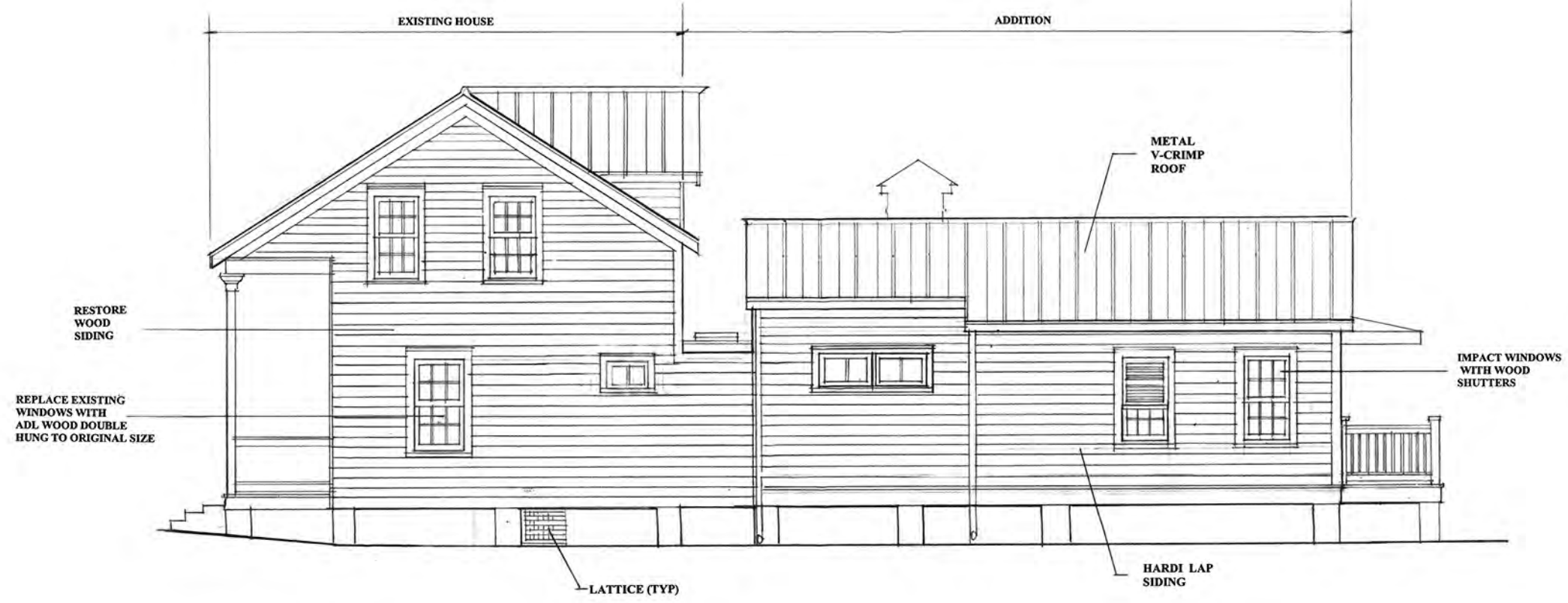
GROUND LEVEL
SCALE: 1/4" = 1'-0"

MICHAEL MILLER . ARCHITECT
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(305) 294 - 7687
mlrarch@bellsouth.net

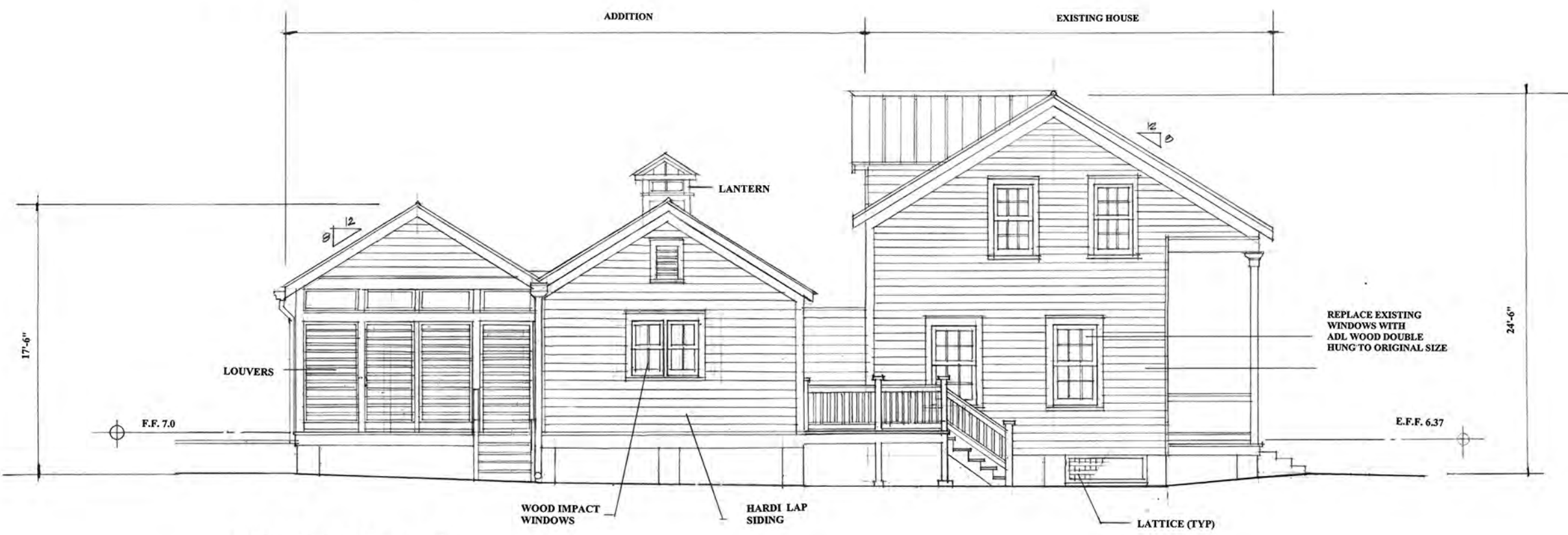
**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

**GUEST HOUSE
FLOOR PLANS**



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



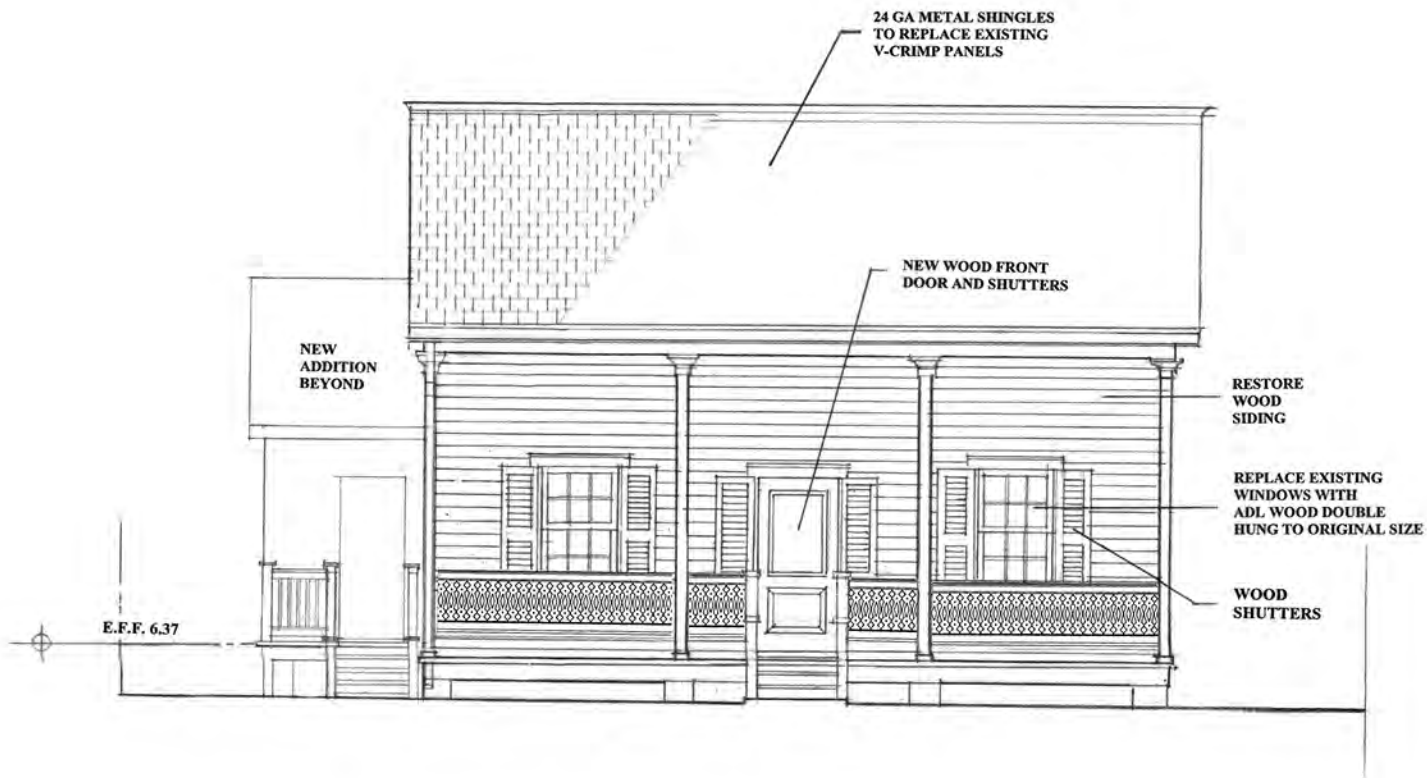
WEST ELEVATION
SCALE: 1/4" = 1'-0"

MICHAEL MILLER . ARCHITECT
517 DUVAL STREET
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(305) 294 - 7687
mllrarch@bellsouth.net

**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

**MAIN HOUSE
EAST AND WEST
ELEVATIONS**



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



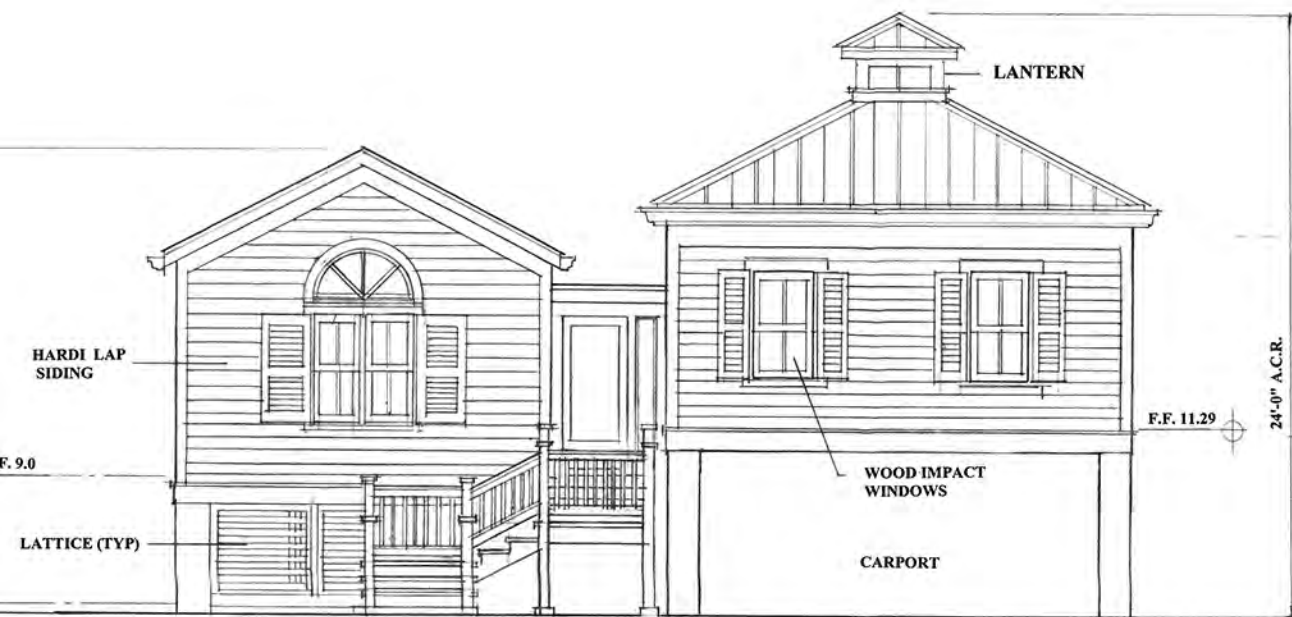
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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(305) 294 - 7687
mlrarch@bellsouth.net

**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

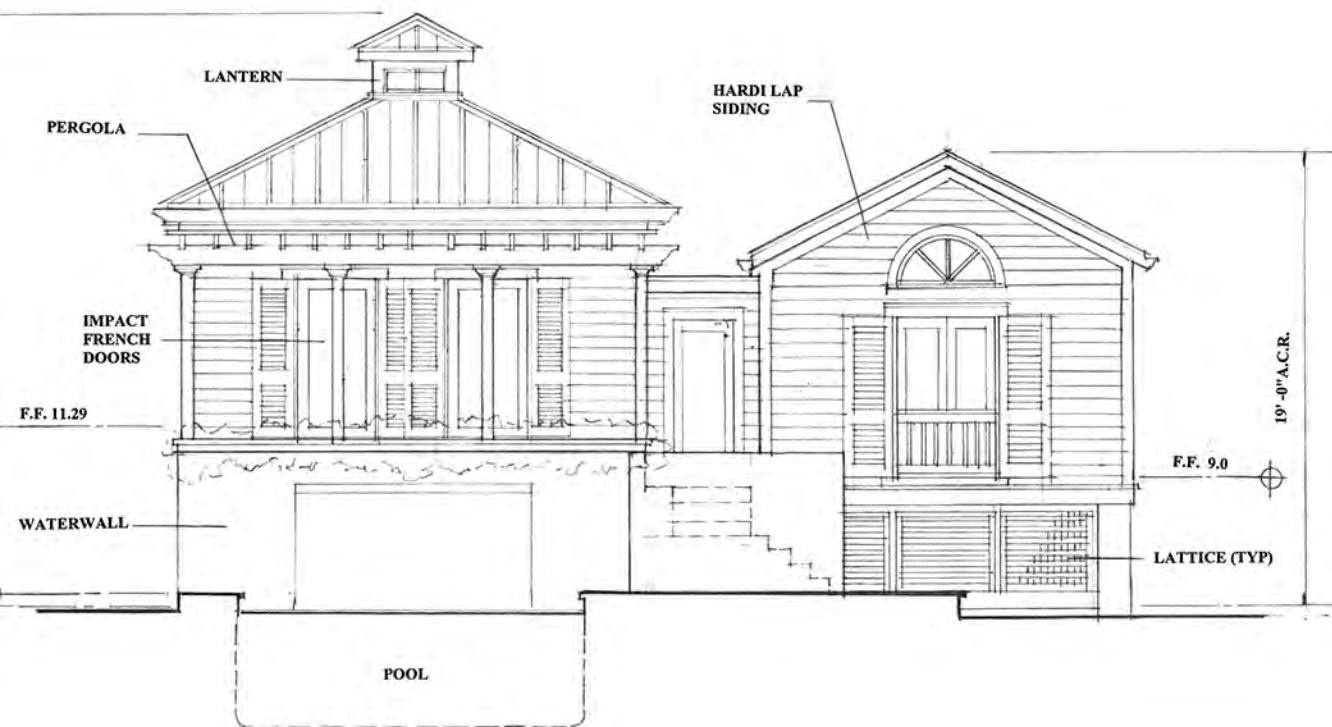
**MAIN HOUSE
NORTH AND SOUTH
ELEVATIONS**



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



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



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



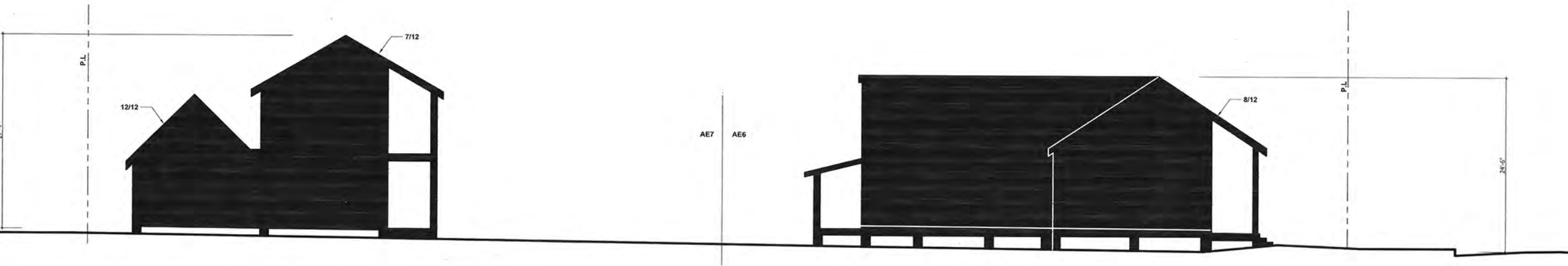
EAST ELEVATION
SCALE: 1/4" = 1'-0"

MICHAEL MILLER . ARCHITECT
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(305) 294 - 7687
mlrarch@bellsouth.net

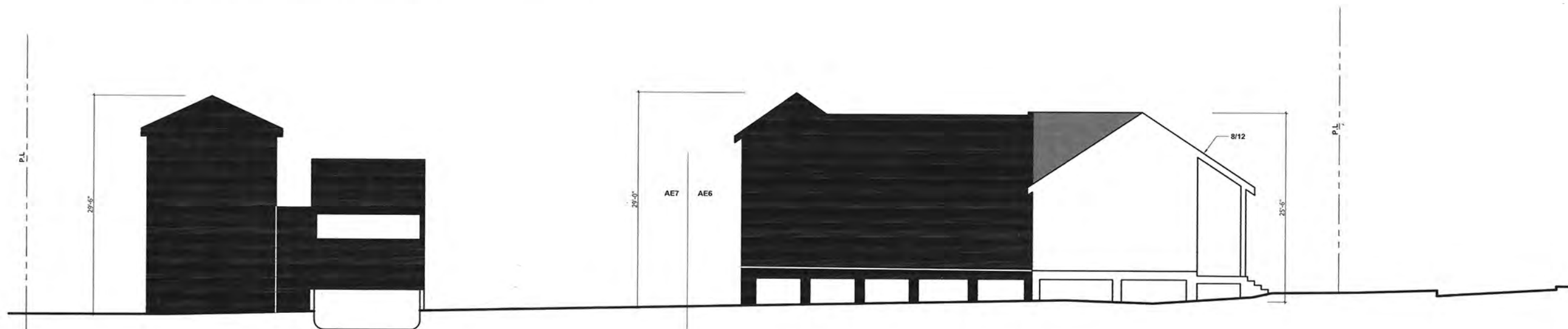
**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

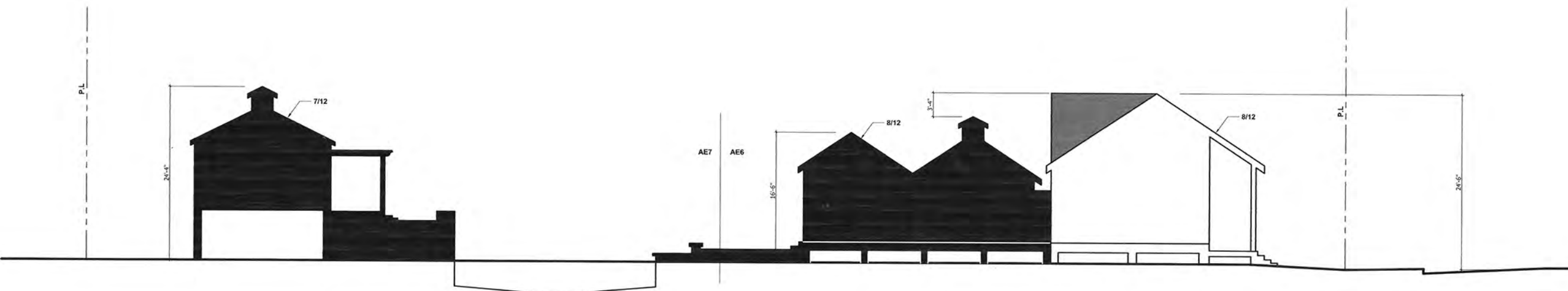
**GUEST HOUSE
ELEVATIONS**



SCALE & MASS - EXISTING STRUCTURES
SCALE: 1/8" = 1'-0"



SCALE & MASS - PREVIOUSLY APPROVED SCHEME
SCALE: 1/8" = 1'-0"



SCALE & MASS - PROPOSED SCHEME
SCALE: 1/8" = 1'-0"

MICHAEL MILLER ARCHITECTS
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

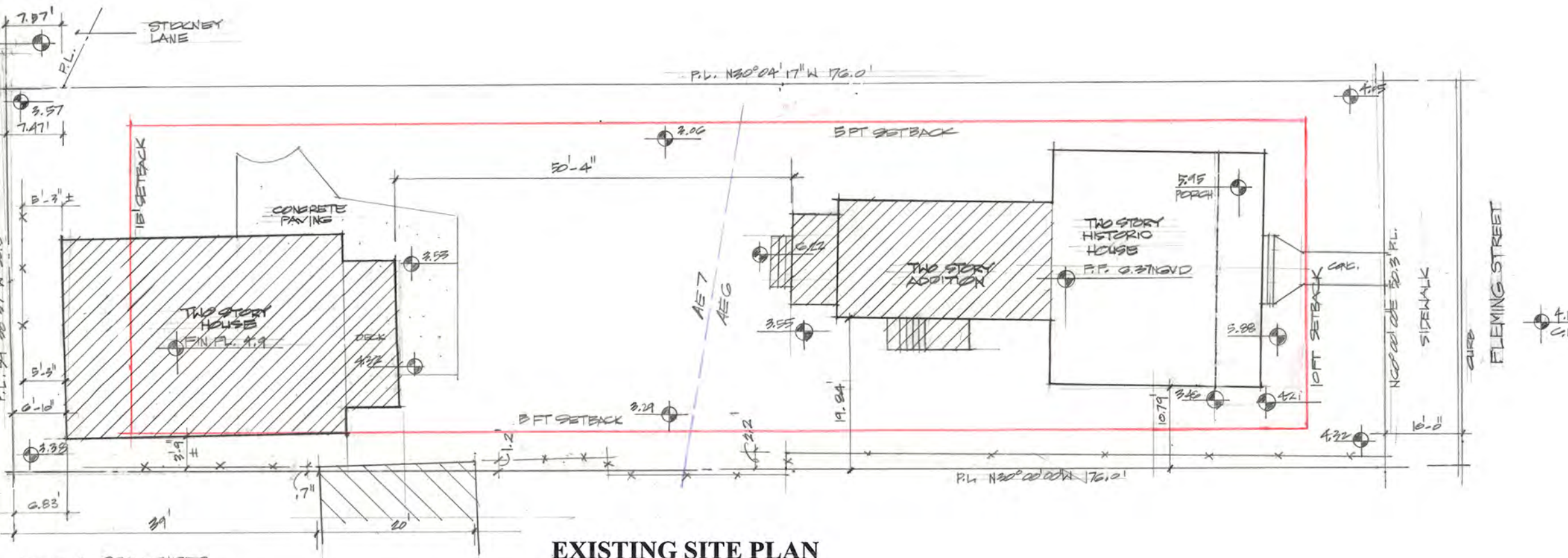
MURZYN RESIDENCE

1109 FLEMING STREET,
KEY WEST, FLORIDA

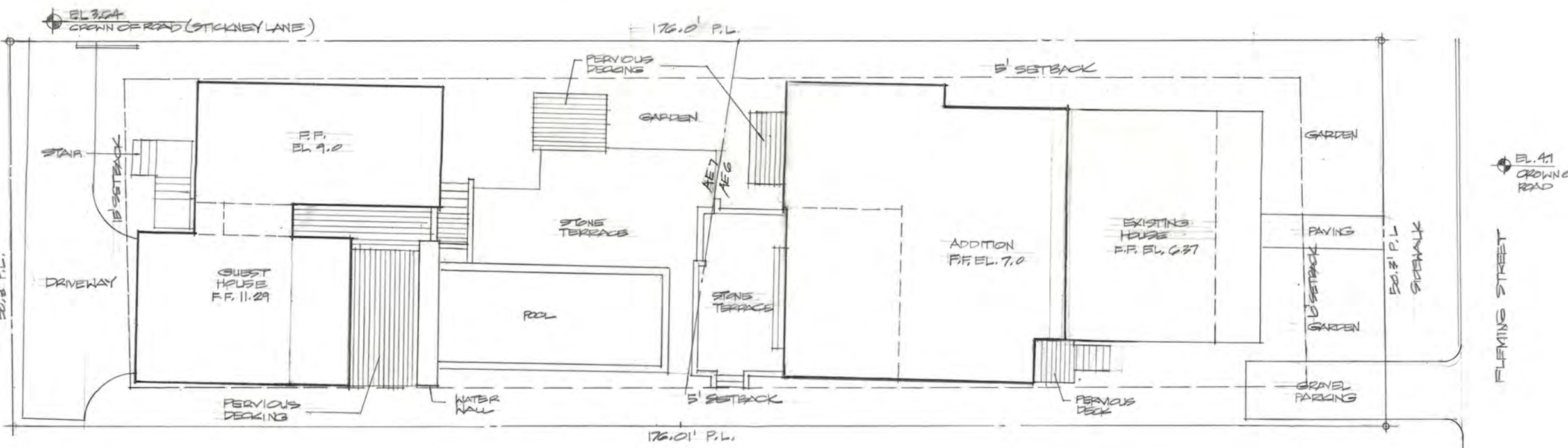
DATE: _____
SCALE: AS NOTED
DRAWN BY: SE
CHECKED BY: MM
PROJECT NO: XXXXX

SCHEME & MASS STUDY

A7



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



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

PLANNING DATA

| | |
|---------------------|----------------|
| PLANNING ZONE | HMDR |
| FEMA ZONE | AE6 AND AE7 |
| HEIGHT | |
| ALLOWED: | 30 FT |
| EXISTING: | 24.5 FT |
| PROPOSED: | 24.5 FT |
| LOT SIZE | 8,852.8 |
| LOT COVERAGE | |
| ALLOWED: | 40%/3,540.8 SF |
| EXISTING: | 2,316 SF |
| PROPOSED: | 3,325.7 SF |
| IMPERVIOUS COVERAGE | |
| ALLOWED: | 60%/5,311.7 SF |
| EXISTING: | 2,712 SF |
| PROPOSED: | 5,272 SF |
| SETBACKS | |
| ALLOWED FRONT: | 10 FT |
| ALLOWED SIDE: | 5 FT |
| ALLOWED REAR: | 15 FT |
| PROPOSED FRONT: | 10 FT |
| PROPOSED SIDE: | 5 FT |
| PROPOSED REAR: | 15 FT |

MICHAEL MILLER . ARCHITECT
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(305) 294 - 7687
mlrarch@bellsouth.net

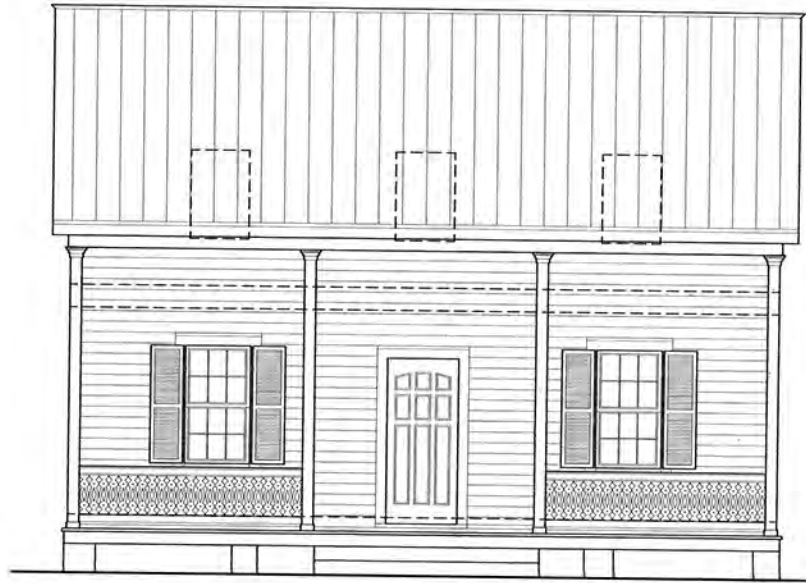
**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**
1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015
SCALE: AS NOTED
DRAWN BY: MM
PROJECT NO: 1504

**SITE PLANNING
DATA**

PL1

Copyright © 2015 Michael Miller Architecture Inc. The design or any part of it and/or the drawings



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

MICHAEL MILLER . ARCHITECT

517 DUVAL STREET
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(305) 294-7887
mlrarch@bellsouth.net

**MURZYN RESIDENCE
ADDITIONS AND ALTERATIONS**

1109 FLEMING STREET
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

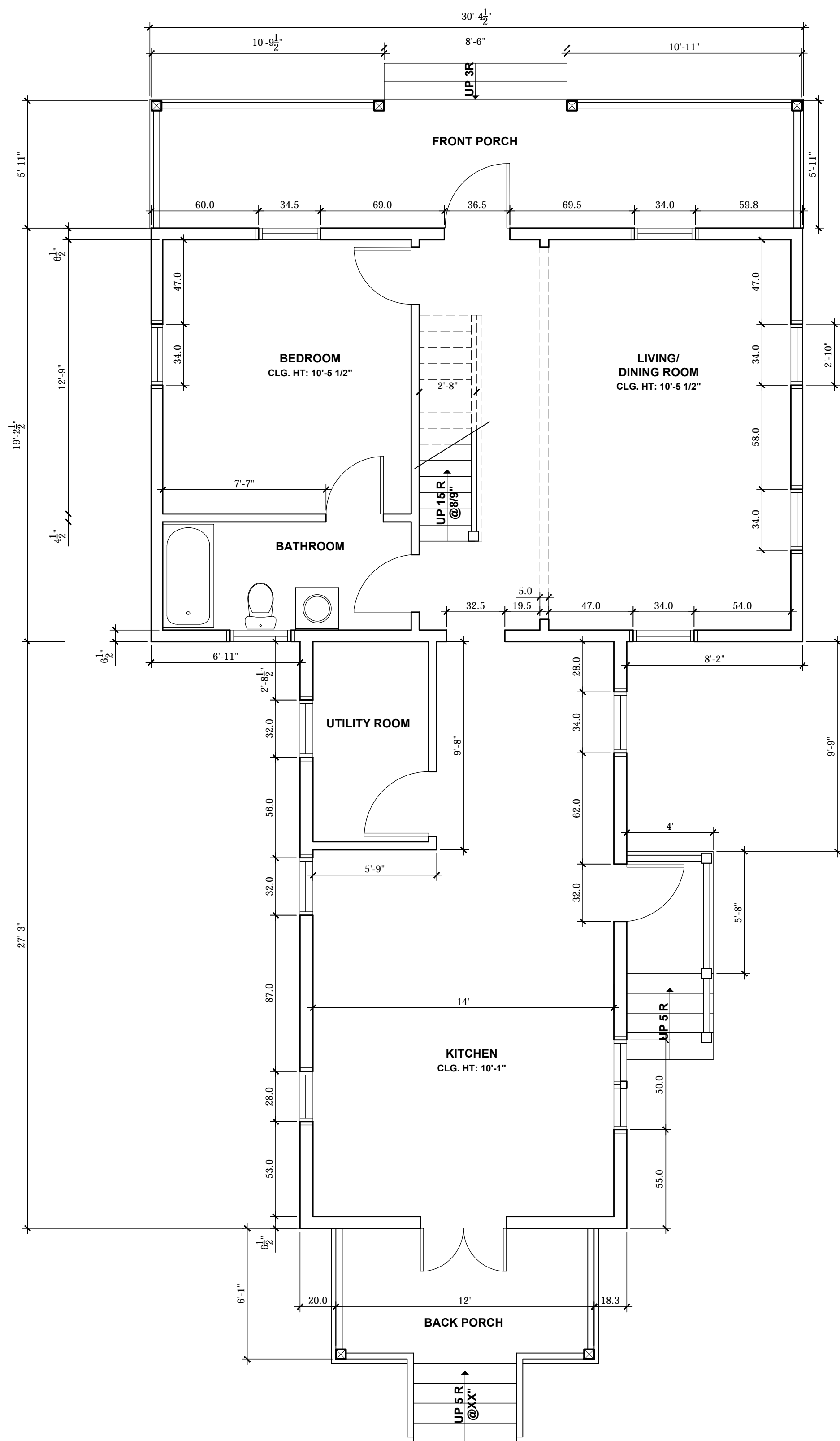
SCALE: AS NOTED

DRAWN BY: MM

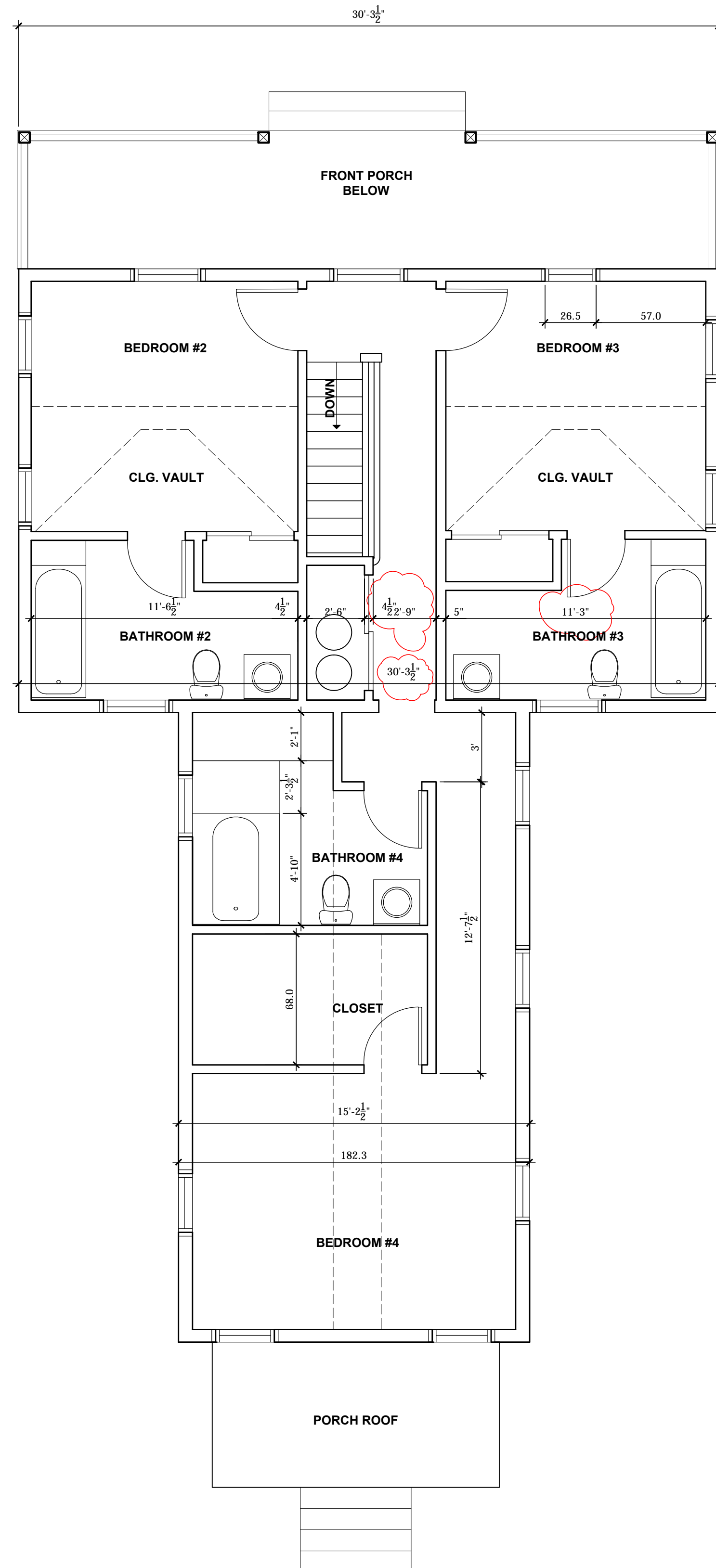
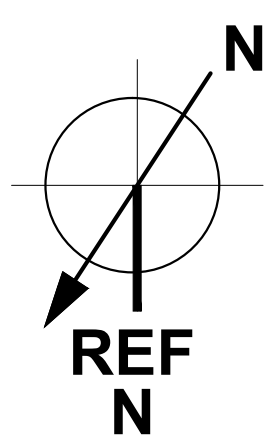
PROJECT NO: 1504

**EXISTING HOUSE
ELEVATIONS**

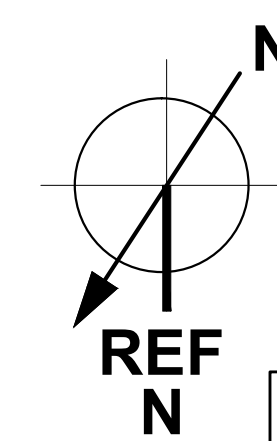
EX1



1
AB2 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2
AB2 **EXISTING SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



PROGRESS PRINTS
12 • 11 • 15

SHEET NOTES:

1. Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
2. No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
3. All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
4. When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
5. When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor to cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
6. In general, Interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
7. Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
8. "V.I.F." means "Verify in Field" and it is the Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
9. The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright 2015 by Michael Miller, Architects INC ARC10013216.
10. The site and floor plans are laid out according to the survey provided by the Owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

CONFORMS TO FLORIDA BUILDING CODE 2010
ASCE 7-10: CATEGORY C WIND LOADING

MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**MURZYN RESIDENCE
RENOVATIONS**

1109 FLEMING STREET,
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

SCALE: AS NOTED

DRAWN BY: SE

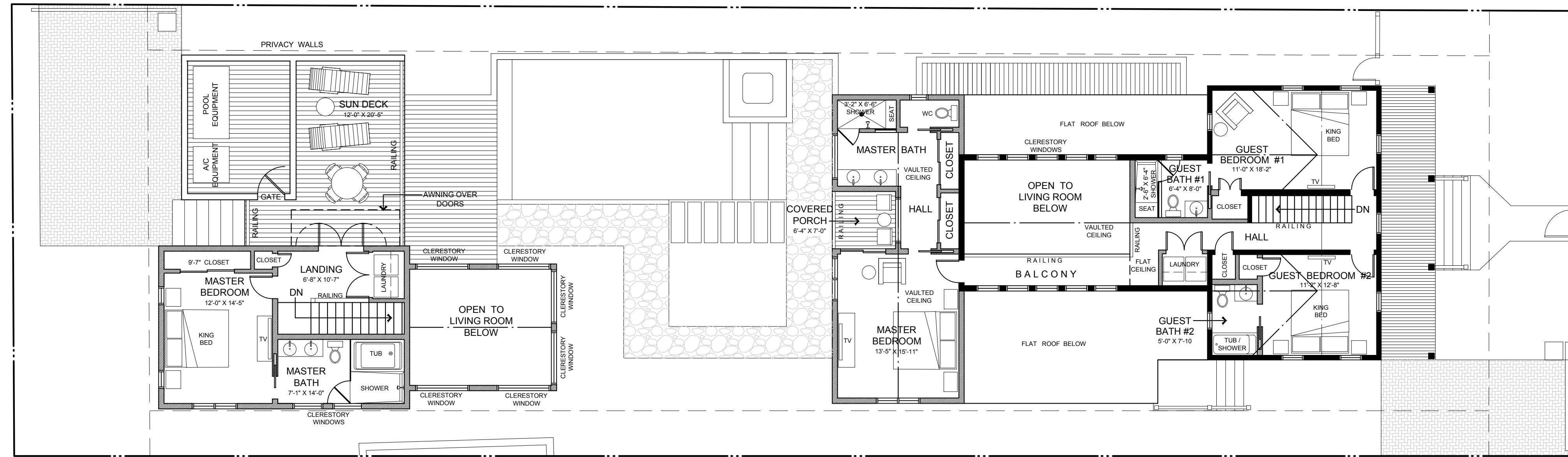
CHECKED BY: MM

PROJECT NO: 1504

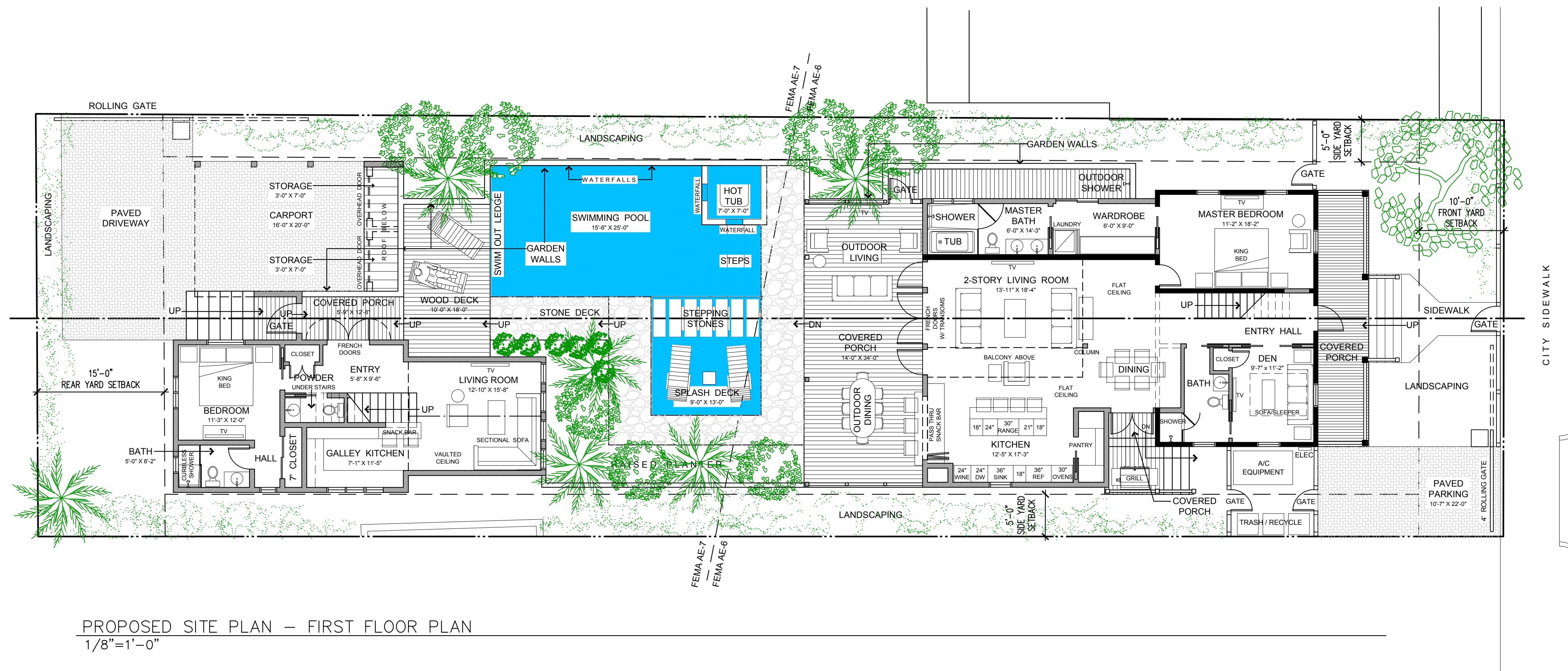
**EXISTING
MAIN HOUSE
FLOOR PLANS**

EX2

PREVIOUSLY APPROVED DESIGN

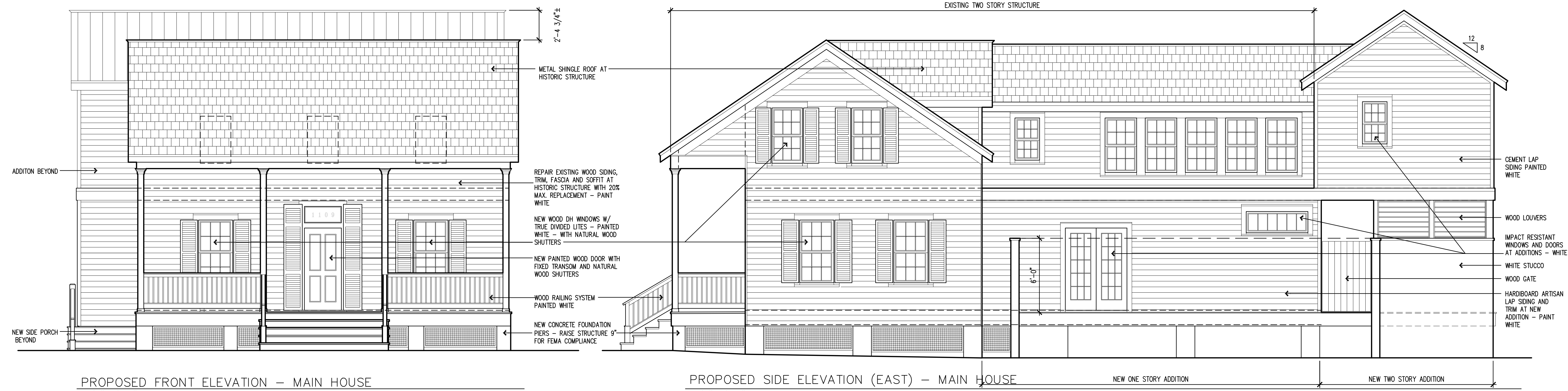


PROPOSED SITE PLAN – SECOND FLOOR PLAN
 1/8"=1'-0"



PROPOSED SITE PLAN – FIRST FLOOR PLAN
 1/8"=1'-0"

HEIGHT LIMIT
30' ABOVE CROWN OF ROAD



PROPOSED FRONT ELEVATION - MAIN HOUSE
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) - MAIN HOUSE
1/4"=1'-0"



EXISTING FRONT ELEVATION - MAIN HOUSE
1/4"=1'-0"



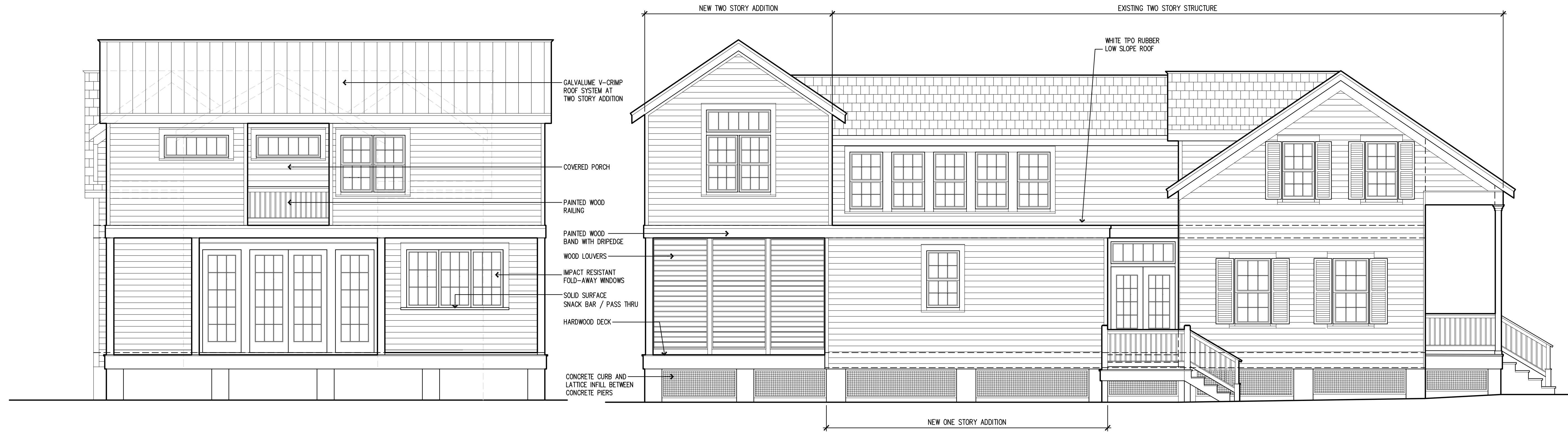
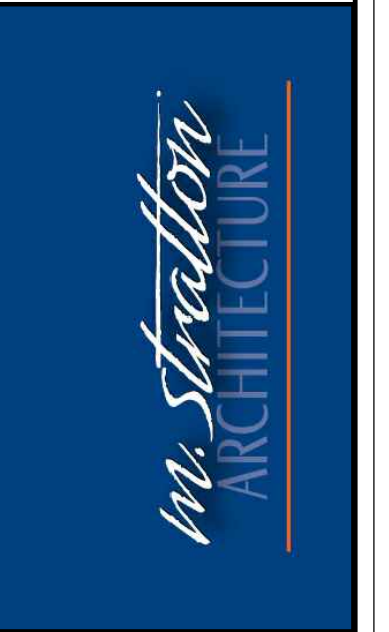
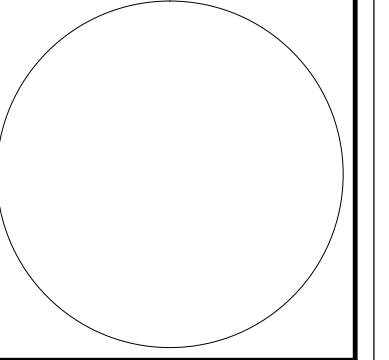
EXISTING SIDE ELEVATION (EAST) - MAIN HOUSE
1/4"=1'-0"

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com

m. stratton
ARCHITECTURE

Date 6.30.15

Project #



PROPOSED REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"

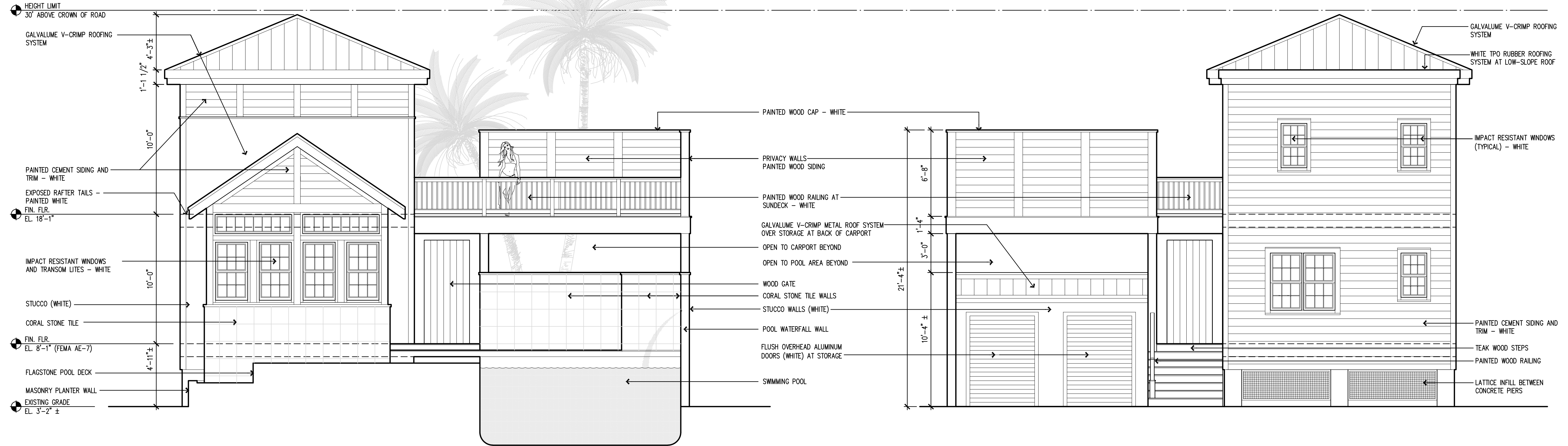
PROPOSED SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"



EXISTING REAR ELEVATION – MAIN HOUSE
1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST) – MAIN HOUSE
1/4"=1'-0"



FRONT ELEVATION – GUEST HOUSE
 1/4"=1'-0"

REAR ELEVATION – GUEST HOUSE
 1/4"=1'-0"

| SITE DATA TABLE - 1109 FLEMING STREET | | | |
|---------------------------------------|------------------|------------------|------------------|
| | CODE REQUIREMENT | EXISTING | PROPOSED |
| ZONING | HMDR | | |
| FLOOD ZONE | AE-6 AND AE-7 | | |
| SIZE OF SITE | 8,587 SF | | |
| HEIGHT | 30' | 25' ± | 30' |
| FRONT SETBACK | 10' | 16' ± | UNCHANGED |
| SIDE SETBACK (EAST) | 5' | 8'-5" ± | 5'-0" |
| SIDE SETBACK (WEST) | 5' | 10'-7" ± | 5'-0" |
| REAR SETBACK | 15' | 6'-5" ± | 15' |
| BUILDING COVERAGE | 40% = 3,435 SF | 2,694 SF (31.4%) | 3,365 SF (39.2%) |
| IMPERVIOUS SURFACE | 60% = 5,152 SF | 2,409 SF (28.8%) | 5,124 SF (59.7%) |
| OPEN SPACE | 35% = 3,005 SF | 4,939 SF (57.5%) | 3,463 SF (40.0%) |

BUILDING COVERAGE
 40% ALLOWED
 8,587 X 40% = 3,435 SF
 EXISTING STRUCTURE TO REMAIN = 1,168 SF
 PROPOSED ADDITION = 985 SF
 PROPOSED GUEST COTTAGE + CARPORT = 1,212 SF
 TOTAL BUILDING COVERAGE PROPOSED = 3,365 SF (39.2%)

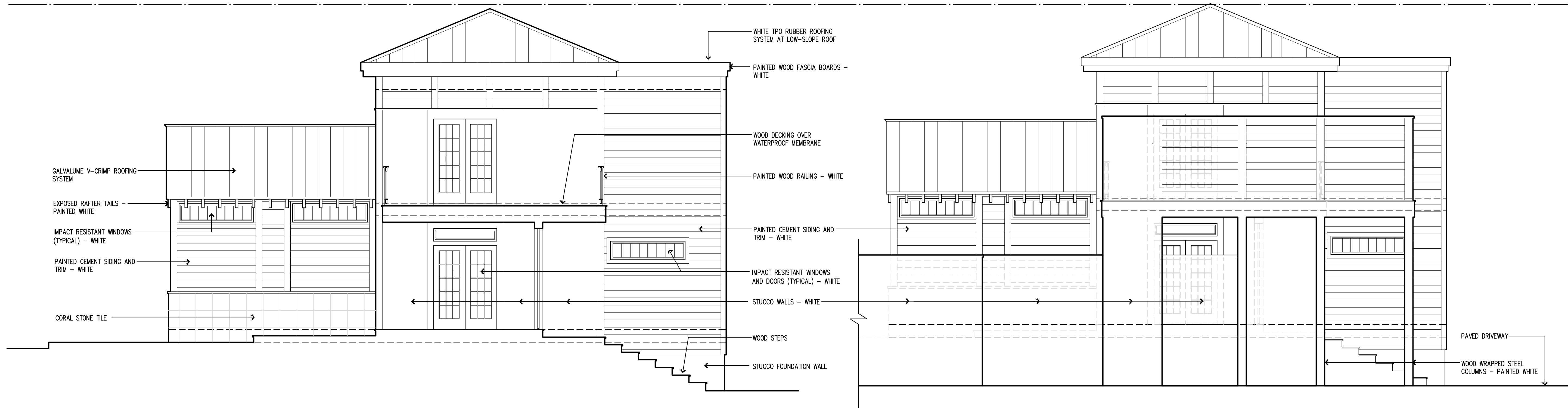
IMPERVIOUS SURFACE RATIO
 60% ALLOWED
 8,587 X 60% = 5,152 SF
 BUILDING COVERAGE = 3,365 SF
 POOL AND DECK = 961 SF
 A/C PAD = 28 SF
 DRIVEWAY (FRONT) = 212 SF
 DRIVEWAY (REAR) = 453 SF
 FRONT SIDEWALK = 105 SF
 TOTAL PROPOSED IMPERVIOUS SURFACE = 5,124 SF (59.7%)

1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com



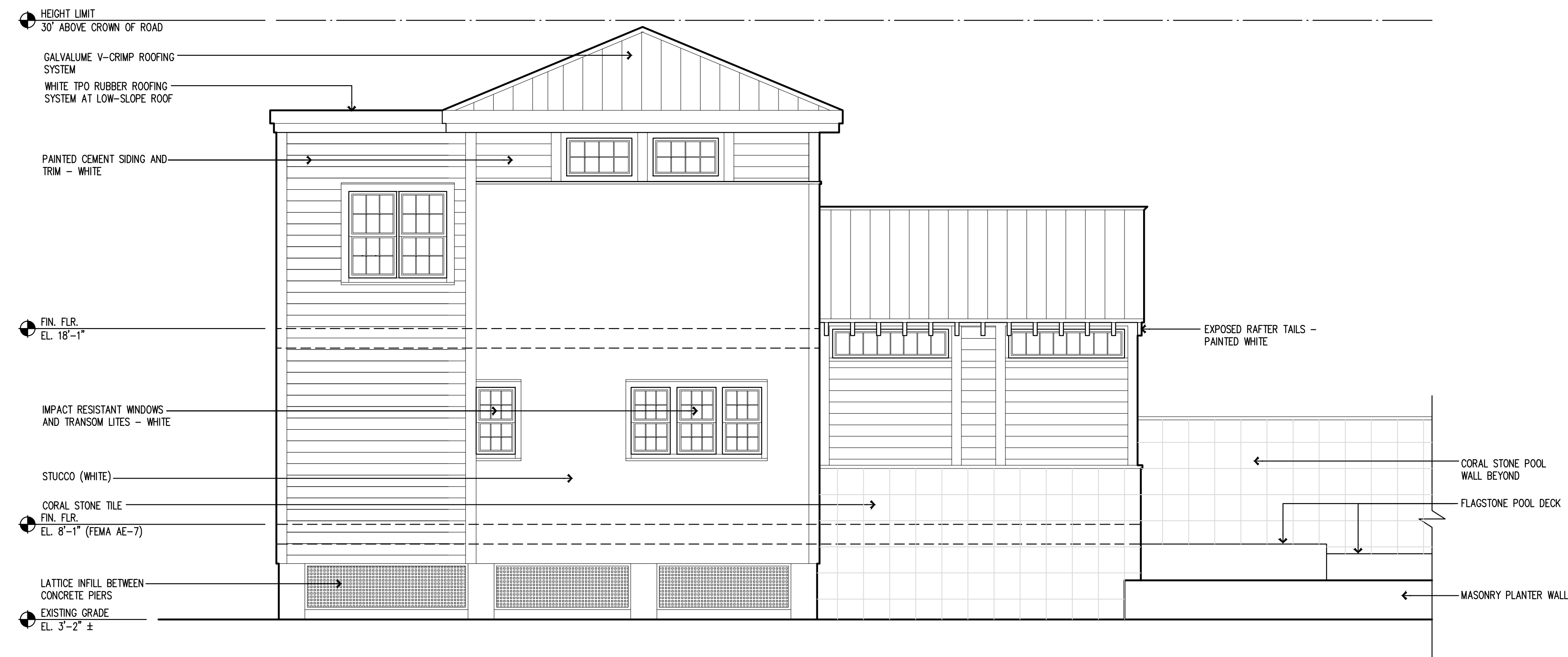
Date 6.30.15

Project #



SIDE ELEVATION (EAST) - GUEST HOUSE
SECTION THRU CARPORT
1/4"=1'-0"

SIDE ELEVATION (EAST) - GUEST HOUSE
1/4"=1'-0"



SIDE ELEVATION (WEST) - GUEST HOUSE
1/4"=1'-0"

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
matthew@mstrattonarchitecture.com



Date 6.30.15

Project #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 28, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING EYEBROW HOUSE. NEW ONE-STORY SIDE ADDITION AND NEW SIDE AND REAR COVERED PORCHES TO MAIN HOUSE. NEW TWO-STORY FRONT PORCH FOR EXISTING ACCESSORY STRUCTURE AND CHANGES TO ROOF TO CREATE GABLE ENDS. DEMOLITION OF REAR AND SIDE PORCHES AT MAIN HOUSE. DEMOLITION OF TWO-STORY FRONT PORCH ON ACCESSORY STRUCTURE. PARTIAL DEMOLITION OF ROOF ON ACCESSORY STRUCTURE.

FOR- #1109 FLEMING STREET

Applicant – Bender and Associates

Application #H17-03-0006

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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 305-809-3731 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 Albiona Balliu, 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: 1109 Fleming Street, Key West, FL 33040 on the 21 day of March, 2017.

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 March 28, 2017.

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 H17-03-0006

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

Signed Name of Affiant:

Albiona Balliu
Date: 3/21/2017
Address: Angela St
City: Key West, FL
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of March, 2017.

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

NOTARY PUBLIC

Sign Name: Daina D. Katubi

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____





1109

Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Summary

Parcel ID 00005020-000000
 Account # 1005207
 Millage Group 10KW
 Location 1109 FLEMING ST , KEY WEST
 Address
 Legal KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114 AND 79-115
 Description OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C
 OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

MURZYN PAUL
 16213 CHERRY TREE RD
 NOBLESVILLE IN 46062-9431

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-------------|-----------|-----------|-----------|
| + Market Improvement Value | \$409,534 | \$405,835 | \$611,122 | \$621,122 |
| + Market Misc Value | \$1,807 | \$2,602 | \$760 | \$760 |
| + Market Land Value | \$830,265 | \$571,014 | \$359,597 | \$334,509 |
| = Just Market Value | \$1,241,606 | \$979,451 | \$971,479 | \$956,391 |
| = Total Assessed Value | \$1,077,396 | \$979,451 | \$641,501 | \$583,183 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,241,606 | \$979,451 | \$971,479 | \$956,391 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (080D) | 8,722.00 | Square Foot | 50 | 170 |

Buildings

| | | | | |
|----------------|------------------|-------------------|--------------------|-----------|
| Building ID | 4890 | Exterior Walls | ABOVE AVERAGE WOOD | |
| Style | 2 STORY ON GRADE | Year Built | 2007 | |
| Building Type | | Foundation | | |
| Gross Sq Ft | 1593 | Roof Type | | |
| Finished Sq Ft | 1365 | Roof Coverage | | |
| Stories | 2 Floor | Flooring Type | | |
| Condition | GOOD | Heating Type | | |
| Perimeter | 214 | Bedrooms | 2 | |
| Functional Obs | 0 | Full Bathrooms | 2 | |
| Economic Obs | 0 | Half Bathrooms | 0 | |
| Depreciation % | 8 | Grade | 550 | |
| Interior Walls | | Number of Fire Pl | 0 | |
| Code | Description | Sketch Area | Finished Area | Perimeter |
| FLA | FLOOR LIV AREA | 1,365 | 1,365 | 0 |
| OPF | OP PRCH FIN LL | 228 | 0 | 0 |
| TOTAL | | 1,593 | 1,365 | 0 |

| | | | |
|----------------|------------------|-------------------|--------------------|
| Building ID | 303 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 2 STORY ON GRADE | Year Built | 1925 |
| Building Type | | Foundation | WD CONC PADS |
| Gross Sq Ft | 2324 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 2042 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | CONC S/B GRND |
| Condition | GOOD | Heating Type | NONE with 0% NONE |
| Perimeter | 316 | Bedrooms | 4 |
| Functional Obs | 0 | Full Bathrooms | 4 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 35 | Grade | 550 |
| Interior Walls | WALL BD/WD WAL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLD | 3 SIDED SECT | 432 | 432 | 0 |
| FLA | FLOOR LIV AREA | 1,610 | 1,610 | 0 |
| OPU | OP PR UNFIN LL | 24 | 0 | 0 |
| OPF | OP PRCH FIN LL | 258 | 0 | 0 |
| TOTAL | | 2,324 | 2,042 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES | 1983 | 1984 | 1 | 200 SF | 2 |
| PATIO | 1979 | 1980 | 1 | 359 SF | 2 |

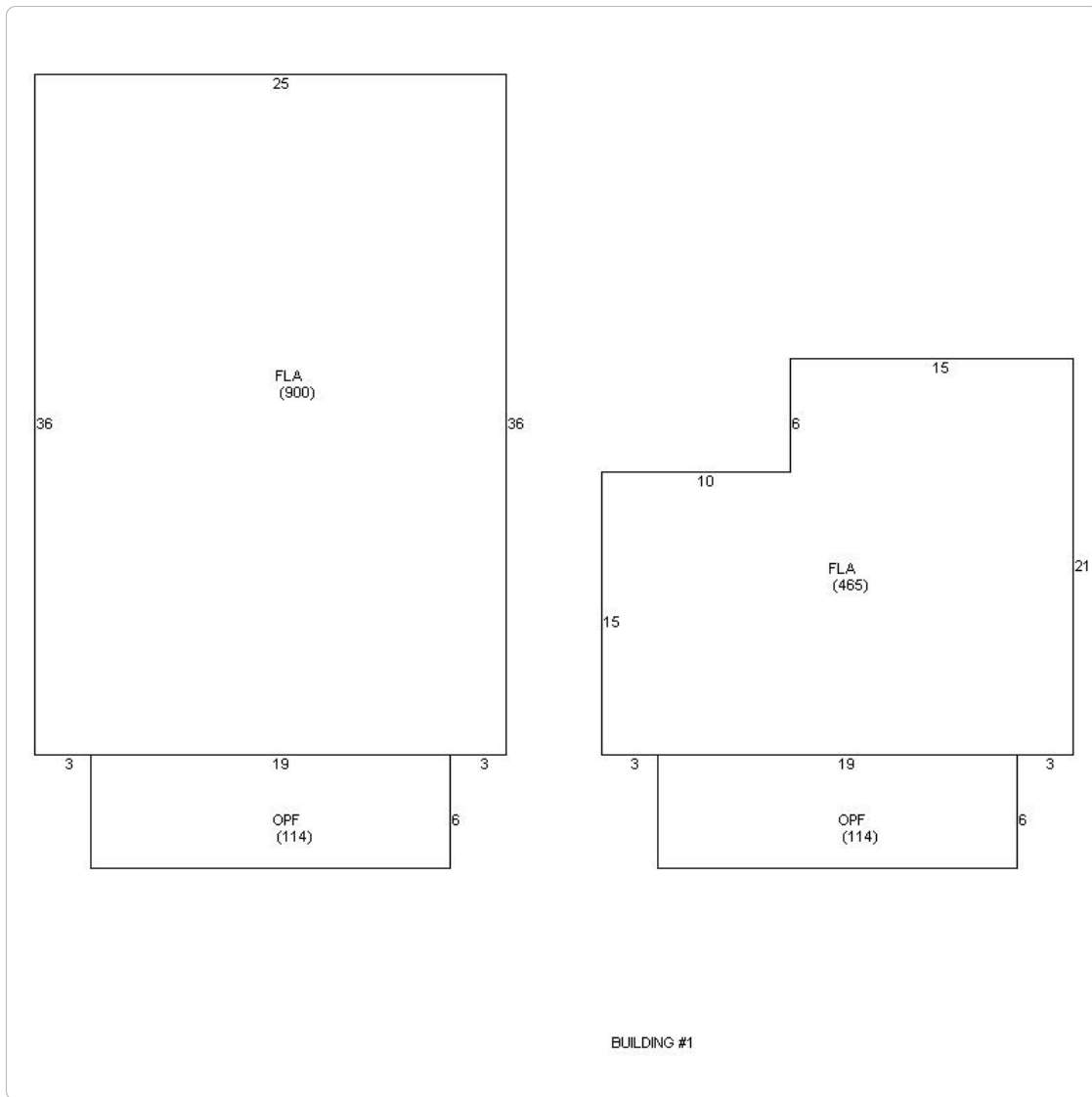
Sales

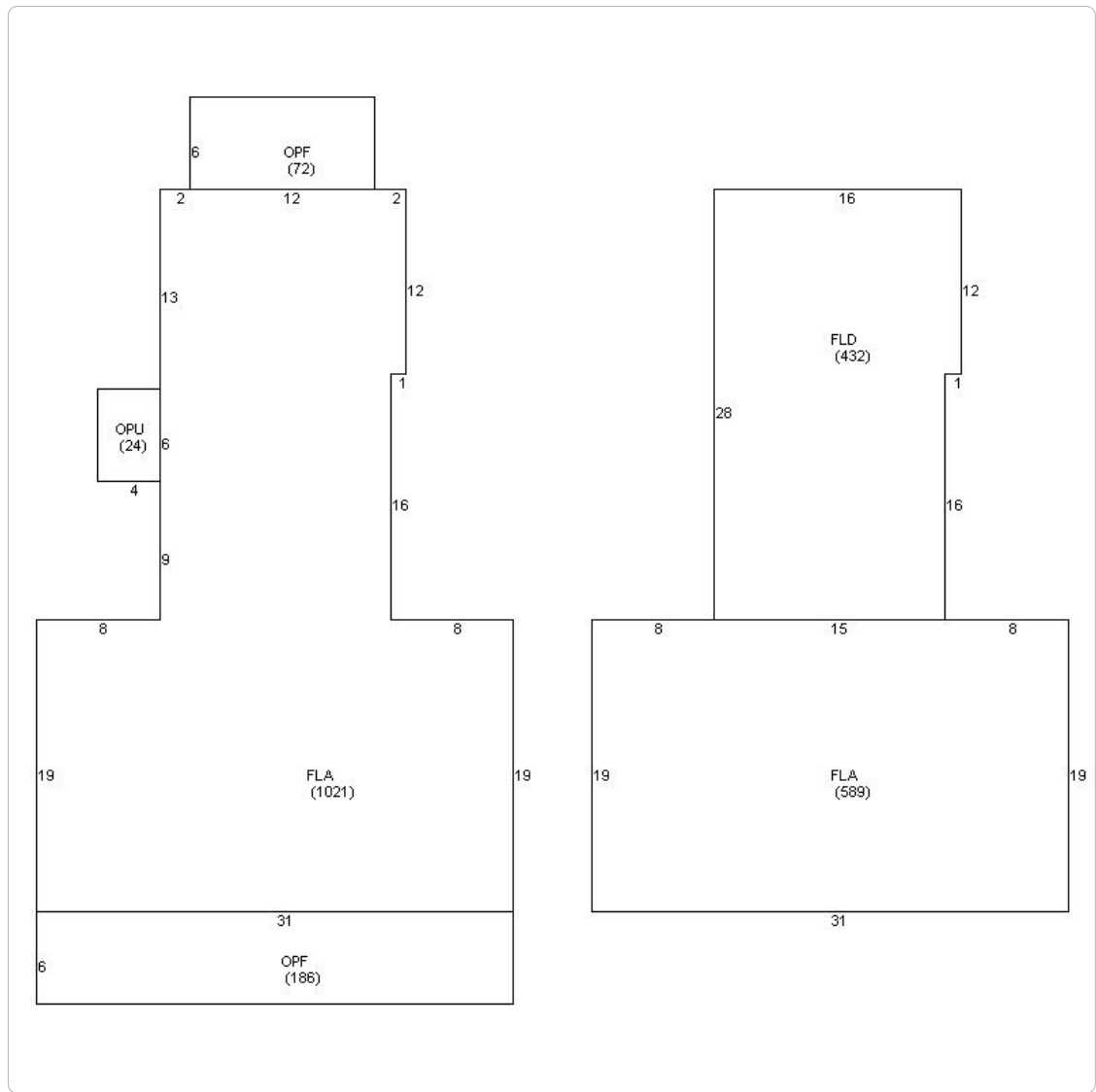
| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 12/16/2014 | \$1,300,600 | Warranty Deed | | 2717 | 1772 | 12 - Unqualified | Improved |
| 7/28/2014 | \$100 | Certificate of Title | | 2696 | 472 | 12 - Unqualified | Improved |
| 3/24/2000 | \$500,000 | Warranty Deed | | 1624 | 1837 | Q - Qualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|--|
| 15-2330 | 6/12/2015 | 2/11/2016 | \$3,000 | | DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES. |
| 03-0345 | 10/6/2003 | 11/25/2003 | \$71,425 | | ADDITION BACK OF HOUSE |
| 00-1007 | 4/26/2000 | 10/9/2001 | \$8,000 | | REPAIR/REPLACE KITCHEN/BA |

Sketches (click to enlarge)





Photos



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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