



**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**

To: Chairman and Planning Board Members

From: Nicole Malo

Through: Donald L. Craig, AICP, Interim Planning Director

Meeting Date: May 19, 2011

Agenda Item: Variance - 1125 Von Phister Street (RE Number 00038550-000000) - A variance request for front and side-yard setback requirements, building coverage and impervious surface ratio for a second storey addition and expansion of a contributing structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: To consider variances associated with the expansion of a non-conforming, historical contributing structure for a second storey addition.

Applicant: SeaTech, Inc.

Property Owner: Jeffrey Johnson and Gary Sensing

Location: 1125 Von Phister Street
RE Number 00038550-000000

Zoning: Historic Medium Density Residential – HMDR



Background:

This single family home is a contributing structure listed in the Historic Architectural Survey as built in 1907. On February 8, 2011 the Historic Architectural Review Committee approved the second storey addition to the rear of the structure. Subsequently, on May 12, 2011 the applicant submitted a revised elevation drawing to the Historic Preservation Planner. The revision included the removal of a window associated with the addition in response to a neighbor’s request, and was approved by staff the same day. The property has an existing pool and shed in the rear yard that are not proposed for renovation.

Currently the property is conforming to rear, and the easterly side yard setback requirements, but non conforming to front and side yard setbacks, impervious surface ratio and building coverage.

Request:

This second storey addition request does not alter the existing footprint of the structure. Nor does it increase historical non-conformities, however the second storey addition will be built above the encroaching westerly side-yard setback thus triggering the need for a variance.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HMDR			
Size of Site	4,000 s.f	4,621 s.f	No changes proposed	
Height	30’	29’7”	29’7”	None Required
Front Setback	10’	9’ 10”	9’ 10” No change	2”
Southwesterly Side Yard Setback	5’	1’	1’	4’
Northeasterly Side Yard Setback	5’	12’8”	12’8” No change	None Required
Rear Setback	15’	21’ 7”	21’ 7” No change	None Required
Building Coverage	40% (1,848s.f)	41% (1,923s.f)	41% (1,923s.f) No change	1% (46s.f)
Impervious Surface	60% (2,772s.f)	71% (3,279s.f)	71% (3,279s.f) No change	11% (508s.f)
Open Space	35% (1,617s.f)	41% (1,894s.f)	41% (1,894s.f) No change	6% (277s.f)

Process:

Development Review Committee Meeting:

March 24, 2011

HARC Meeting:

February 8, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board, before granting a variance, must find all of the following:

1. **Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing structure is a non-conforming historically contributing building. Further, the proposed variances are in the same footprint as existing structural improvements. These conditions are widespread in the historic districts, and do not constitute special conditions or circumstances.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

Although the existing conditions and circumstances do not result from the action or negligence of the owners the proposed addition is the result of the applicant's request.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, structures or structures in the same zoning district.

4. **Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

If the variance for the proposed addition is denied the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested appear to be the minimum variances needed to make reasonable use of the land and existing structure.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The granting of the variance for a second storey addition does not appear injurious to the public welfare. The addition is in the rear of the property and does not increase existing

nonconformities. Furthermore, HARC has approved the design to modify the contributing structure.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing nonconforming uses of other properties do not form the basis for this analysis.

The Planning Board shall make factual findings regarding the following:

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The application does not meet all the standards established by the City Code for a variance.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The department has not been notified of any neighborhood objections to date, however the department is aware that site plans were revised on May12, 2011 to remove a window on the addition in response to a neighbors concerns.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

No utilities or services are required with this application, however the Florida Keys Aqueduct Authority and Keys Energy have provided letters (see Attached).

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

However, if the Planning Board chooses to approve the variance application, the Planning Department recommends the following condition:

1. That the applicant obtain approval from the Historic Preservation Department for the proposed new gutters and down spouts.

**Draft
Resolution**

**PLANNING BOARD RESOLUTION
NO- 2011-XX**

**A VARIANCE APPROVAL FOR FRONT AND SIDE-YARD
SETBACK REQUIREMENTS, BUILDING COVERAGE AND
IMPERVIOUS SURFACE RATIO FOR A SECOND STOREY
ADDITION AND EXPANSION OF A CONTRIBUTING
STRUCTURE FOR PROPERTY LOCATED AT 1125 VON
PHISTER STREET (RE NUMBER 00038550-000000) IN THE
HMDR ZONING DISTRICT PER SECTION 90-391 OF THE
LAND DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA**

WHEREAS, Section 122-600 (4) a. and b. and 122-600(6) a. and b. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 40%, maximum impervious surface ratio is 60% and building setbacks in the HHDR zoning district are ten feet in the front, and five feet on each side; and

WHEREAS, the applicant requested variances to building coverage (41% (1,923s.f)), impervious surface ratio (11% (508 S.F)), and front (9' 11") and side yard setbacks (1') to allow improvements to a historically contributing single family structure, and;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 19, 2011; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist

_____ Chairman
_____ Interim Planning Director

which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variance will

_____ Chairman

_____ Interim Planning Director

not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. A variance approval for front and side-yard setback requirements, building coverage and impervious surface ratio for a second storey addition and expansion of a contributing structure located at 1125 Von Phister Street (RE Number 00038550-000000) in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated May 12, 2012, with the following condition:

_____ Chairman

_____ Interim Planning Director

1. That the applicant obtain approval from the Historic Preservation Department for the proposed new gutters and down spouts.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption

and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____ Chairman

_____ Interim Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May, 2011.

Authenticated by the Chairman of the Planning Board and the Interim Planning Director.

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Interim Planning Director

Application

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING

Variance Application

**City of Key West
Planning Department**

Please print or type a response to the following:

1. Site Address 1125 Vonphister St.
2. Name of Applicant SeaTech, Inc.
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant P.O. Box 420529
Summerland Key, FL 33042
5. Phone # of Applicant 305-872-0888 Mobile# _____ Fax# _____
6. **E-Mail Address** erikm@seatech.cc
7. Name of Owner, if different than above Jeffrey Johnson & Gary Sensenig R/S
8. Address of Owner 1125 Vonphister St.
Key West, FL 33040
9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel HMDR RE# 00038550-000000
12. Description of Proposed Construction, Development, and Use
2nd floor rear addition over existing.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10 ft 0 in	9 ft 10 in	No Change
Side Setback - Left	5 ft 0 in	1 ft 9 in	1 ft 9 in
Side Setback - Right	5 ft 0 in	5 ft 0 in	No Change
Rear Setback	15 ft 0 in	15 ft 0 in	No Change
Building Coverage	40%	41%	No Change
Open Space Requirements	35%	41%	No Change
Impervious Surface	60%	59%	No Change

14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 2/8/11 HARC # H11-01-060

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents. There are no easements, deed restrictions, or
encumbrances to the best of the applicant's knowledge.

16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES NO
 If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>ST</u>	<u> </u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>ST</u>	<u> </u>	Application Fee (to be determined according to fee schedule)
<u>ST</u>	<u> </u>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>ST</u>	<u> </u>	Floor Plans of existing and proposed development (8.5 x 11)
<u>ST</u>	<u> </u>	Copy of the most recent survey of the subject property
<u>ST</u>	<u> </u>	Elevation drawings as measured from crown of road
<u>ST</u>	<u> </u>	Stormwater management plan
<u>ST</u>	<u> </u>	HARC Approval (if applicable)
<u>ST</u>	<u> </u>	Notarized Verification Form
<u>ST</u>	<u> </u>	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

According to the Sanborn Maps and the City's Historic Resources Survey, this historic contributing structure is located in its original location. The modern LDRs do not recognize historic setbacks, in this case 1.9ft. Therefore, in order to add a modest bedroom addition 294 sq. ft.) to the existing structure a side yard setback variance is required.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

This home is at least 103 years old. It was built in its existing location long before the current owners, however, the current owners have gone to great lengths to restore and maintain this historic structure. If the home were originally built in a manner that complied with today's code requirements, or today's code recognized historic setbacks, a historically appropriate and sympathetic addition could be built without variances.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Other properties in the same zoning district can make historically appropriate additions to their properties when not exceeding dimensional regulations. However, because this particular structure is located within the side setback, this property owner must seek a variance in order to build a bedroom addition that is in keeping with the structure's architectural harmony.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

As mentioned above, other properties in the same zoning district can make architecturally appropriate additions or alterations to their homes when not exceeding dimensional regulations. This property owner is prevented from enjoying the same right as that enjoyed by other properties, because this historic structure was built in a manner that does not happen to comply with the modern zoning code.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This is the minimum variance necessary to construct the proposed 2nd story. The entirety of the historically appropriate addition can be built with no increase to any lot coverage.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of this variance will not be injurious to the public welfare, in fact, the variance will assure that the best design option for such an addition is followed.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Non-conforming uses of other properties are not the basis for this variance request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Robin Szamansky, in my capacity as PRESIDENT
(print name) (print position; president, managing member)

of SEATECH OF THE FLORIDA KEYS, INC.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1125 VON PHISTER STREET
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18TH of May, 2011 by
Robin Szamansky
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

[Notary Seal]
Name of Agent, if any, larger typed, printed or stamped
RYON LACHAPELLE
COMMISSION # DD808445
EXPIRES July 23, 2012
FloridaNotaryService.com
(407) 398-0153

Commission Number, if any



RECEIVED
May 18, 2011
KW Planning Dpt

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, SeaTech, Inc., being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1125 Vonphister St.

Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

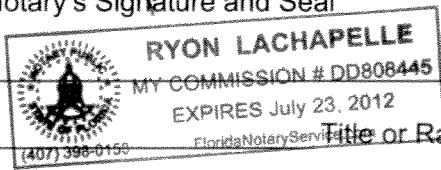
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 1st of March 2011 (date) by

Paul Semmes - for SeaTech, Inc.
(name). He/She is personally known to me or has

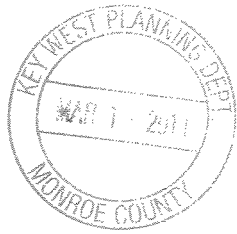
presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank DD808445 Commission Number (if any)



Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jeffrey L. Johnson / Gary P. Sensewig authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

SEATECH OF THE FLORIDA KEYS, INC.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

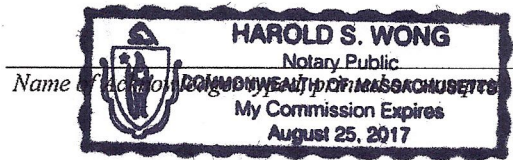
[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

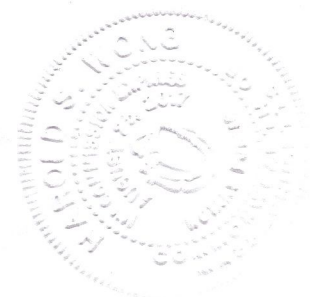
Subscribed and sworn to (or affirmed) before me on this May 17, 2011 by
Jeffrey L. Johnson
Gary P. Sensewig
Name of Authorized Representative
date


He/She is personally known to me or has presented FL Dr. License as identification.

[Signature]
Notary's Signature and Seal



Commission Number, if any



 RECEIVED
May 18, 2011
KW Planning Dpt

Deed

Doc# 1804863 09/08/2010 2:12PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

09/08/2010 2:12PM
DEED DOC STAMP CL: TRINA \$8,400.00

Doc# 1804863
Blk# 2482 Pgh 1278

Prepared by and return to:
Barton W Smith, Esq.
President
Sunset Title Insurance, LLC
309 1/2 Whitehead Street
Key West, FL 33040
305-296-7227
File Number: 2010-3
Will Call No.: \$ 1,200,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of September, 2010 between **Cooke Family LLC**, a Delaware limited liability company whose post office address is **Post Office Box 1887, Middleburg, VA 20118**, grantor, and **Jeffrey L. Johnson, a single man and Gary P. Sensenig, a single man**, as joint tenants with the right of survivorship whose post office address is **2290 Mason Hill Road, South, Pownal, VT 05261**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

On the Island of Key West and Known on William A. Whitehead's map of said Island, delineated in February, AD. 1829, as a part of Tract Eighteen (18) but now better known according to the Plat made by the Webb Realty Company, recorded in Plat Book I, Page 42, Monroe County, Florida, Records as Lot Seven (7) of Square Two (2) of part of said Tract Eighteen (18); COMMENCING at a point on Von Phister Street One Hundred and Seventy Eight (178) feet and Nine (9) inches from the corner of Von Phister and White Streets and running thence along the line of Von Phister Street in a Southwesterly direction Forty-Four (44) feet and Five (5) inches; thence at right angles in a Northwesterly direction Ninety Three (93) feet and Six (6) inches; thence a right angles in a Northwesterly direction Forty Four (44) feet and Five (5) inches; thence a right angles in a Southeasterly direction Ninety. Three (93) feet and Six (6) inches to the Point of Beginning. AND ALSO On the Island of Key West and Known on William A Whitehead's map of said Island, delineated in February, AD. 1829, as a part of Tract Eighteen (18) but now better known as all of Lot Six (6) and part of Lot Five (5) in Square Two (2) of part of said Tract Eighteen (18) according to a diagram made by the Webb Realty Company recorded in Plat Book I Page 42, Monroe County, Florida, Records. COMMENCING at a point in Von Phister Street, distant One Hundred and Eighteen (118) feet and Nine (9) inches from the corner of White and Von Phister Streets and running thence along the line of Von Phister Street in a Southwesterly direction Sixty (60) feet; thence at right angles in a Northwesterly direction Ninety-Three (93) feet and Six (6) inches; thence a right angles in a Northeasterly direction Sixty (60) feet; then at right angles in a Southeasterly direction Ninety-Three (93) feet and Six (6) inches to the Point of Beginning. LESS AND EXCEPT On the Island of Key West and Known on William A Whitehead's map of said Island, delineated in February, AD. 1829, as a part of Tract Eighteen (18) but better known as a part of Lot Six (6) and part of Lot Five (5) in Square Two (2) of part of said Tract Eighteen (18), according to a diagram made by the Webb Realty Company, recorded in Plat Book I Page 42, Monroe County, Florida, Records. COMMENCING at a point on Von Phister Street, distant One Hundred and Eighteen (118) feet and Nine (9) inches from the corner of White and Von Phister Streets and running thence along the line of Von Phister Street in a Southwesterly direction Fifty Five (55) feet; thence at right angles in a Northwesterly direction Ninety-

Three (93) feet and Six (6) inches; thence at right angles in a Northeasterly direction Fifty-Five (55) feet; thence a right angles in a Southeasterly direction Ninety-Three (93) feet and Six (6) inches to the Point of Beginning.

Parcel Identification Number:

Property Address: 1125 Von Phister Street, Key West, Florida 33040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

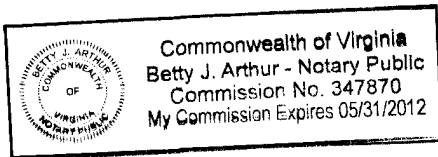
Rita B. Cooke
Witness Name: RITA B. COOKE
Sarah Triplett
Witness Name: Sarah Triplett

[Signature] (Seal)
John Kent Cooke, Mgr of Cooke Family, LLC

State of Virginia
County of Loudoun

The foregoing instrument was acknowledged before me this 3 day of September, 2010 by John Kent Cooke, Mgr of Cooke Family, LLC, who are personally known or [] have produced a driver's license as identification.

[Notary Seal]

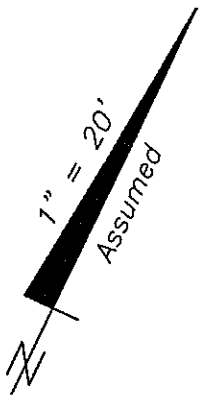


[Signature]
Notary Public
Printed Name: Betty J. Arthur
My Commission Expires: 5/31/12

MONROE COUNTY
OFFICIAL RECORDS

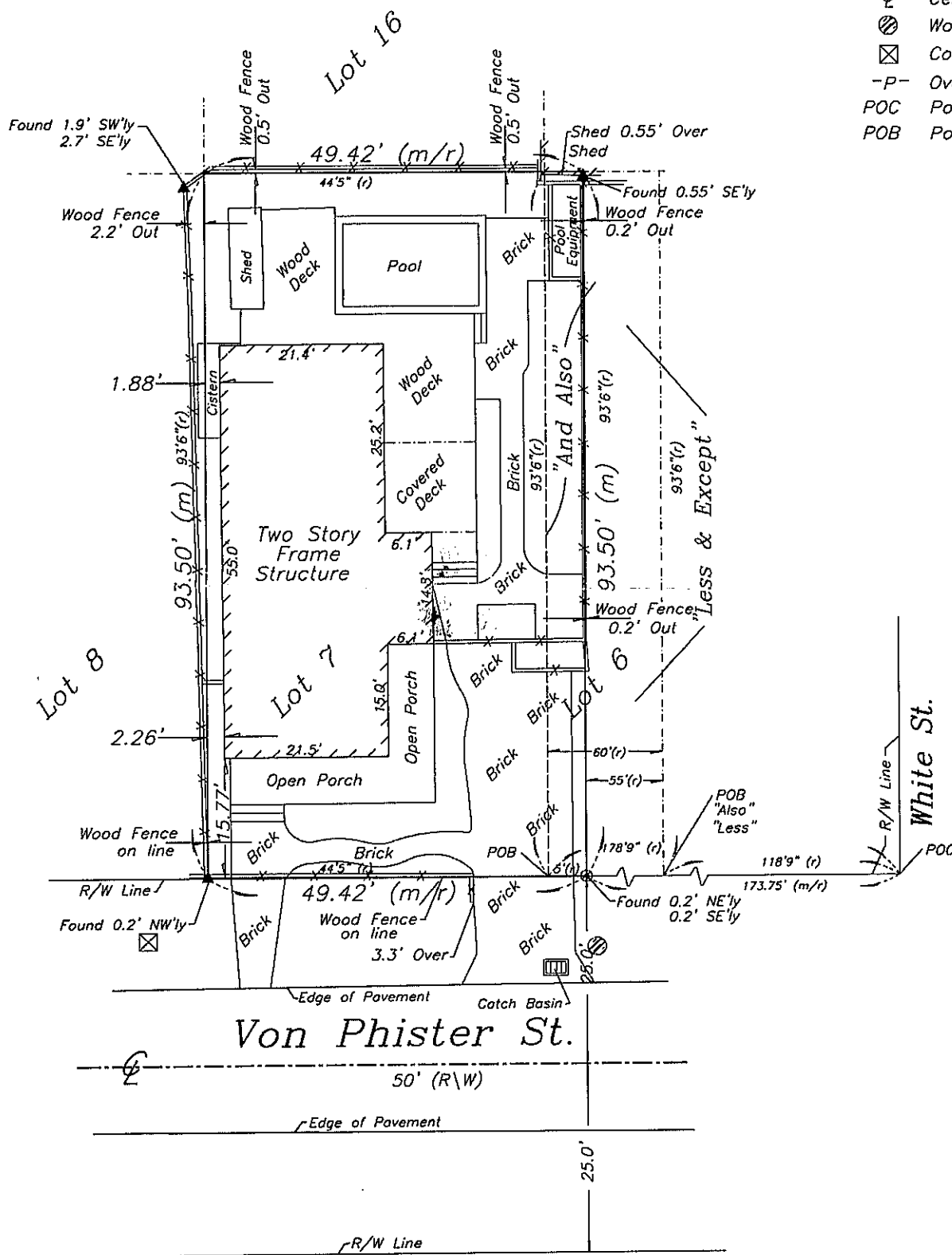
Survey

Boundary Survey Map of part of Lot 6, all of Lot 7, Square 2, Tract 18, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- POC Point of Commencing
- POB Point of Beginning



NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 6, all of Lot 7, Square 2, Tract 18, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1125 Von Phister Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 23, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: 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 Eighteen (18) but now better known according to the plat made by the WEBB REALTY COMPANY, recorded in Plat Book 1, Page 42, Monroe County, Florida, Records, as Lot Seven (7) of Square Two (2) of part of said Tract Eighteen (18):

COMMENCING at a point on Von Phister Street One Hundred and Seventy-eight (178) feet and nine (9) inches from the corner of Von Phister and White Streets and running thence along the line of Von Phister Street in a Southwesterly direction Forty-four (44) feet and five (5) inches; thence at right angles in a Northwesterly direction Ninety-three (93) feet and six (6) inches; thence at right angles in a Northeasterly direction Forty-four (44) feet and five (5) inches; thence at right angles in a Southeasterly direction Ninety-three (93) feet and six (6) inches to the Point of Beginning.

AND ALSO;

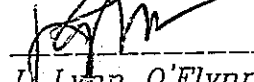
On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Eighteen (18) but now better known as all of Lot Six (6) and part of Lot Five (5) in Square Two (2) of part of said Tract Eighteen (18) according to a diagram made by the WEBB REALTY COMPANY recorded in Plat Book 1, Page 42, Monroe County, Florida Records. COMMENCING at a point on Von Phister Street, distant One Hundred and Eighteen (118) feet and nine (9) inches from the corner of White and Von Phister Streets and running thence along the line of Von Phister Street in a Southwesterly direction Sixty feet (60); thence at right angles in a Northwesterly direction Ninety-three (93) feet and six (6) inches; thence at right angles in a Northeasterly direction Sixty feet (60); thence at right angles in a Southeasterly direction Ninety-three (93) feet and six (6) inches to the Point of Beginning.

LESS & 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 Tract Eighteen (18) but now better known as a part of Lot 6 and part of Lot 5 in Square 2 of part of said Tract 18, according to a diagram made by the WEBB REALTY COMPANY recorded in Plat Book 1, Page 42, Monroe County, Florida, Records. COMMENCING at a point on Von Phister Street, distant 118 feet and 9 inches from the corner of White and Von Phister Streets and running thence along the line of Von Phister Street in a Southwesterly direction 55 feet; thence at right angles in a Northwesterly direction 93 feet 6 inches; thence at right angles in a Northeasterly direction 55 feet; thence at right angles in a Southeasterly direction 93 feet 6 inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Jeffrey L. Johnson & Gary P. Sensenis;
Sunset Title Insurance, LLC;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

August 24, 2010

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE6
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX 'K'; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW WEBB REALTY CO SUB PB1-42 LOT 7 & THE WLY 5' LOT 6 SQR 2 TR 18

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST. EXPOSURE 'C')
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

- T-1 - SITE DATA
- A-1 - FLOOR PLANS
- A-2 - ELEVATIONS
- A-3 - ELEVATIONS
- S-1 - STRUCTURAL ROOF PLANS
- S-2 - STRUCTURAL DETAILS
- E-1 - ELECTRICAL

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAILS SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS		MATERIAL INDICATIONS		ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATE(LY)
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	ROOM NAME AND ROOM NUMBER		BRICK	F.F.L.	FINISH FLOOR LEVEL
	DETAIL OR SECTION AREA		BATT INSULATION	IN.	INCH
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MAX.	MAXIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	MIN.	MINIMUM
	DETAIL OR SECTION NUMBER		GRAVEL	#	NUMBER
	SECTION		CONTINUOUS WOOD FRAMING	O.C.	ON CENTER
	SHEET# WHERE DETAIL IS SHOWN		WOOD BLOCKING	LB.	POUND
	SHEET# WHERE DETAIL IS TAKEN		PLYWOOD	PSI	POUND PER SQUARE INCH
			FINISH WOOD	P.T.	PRESSURE TREATED
				SF	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

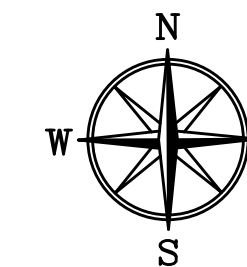
JOHNSON RESIDENCE

1125 VON PHISTER STREET

KEY WEST, FLORIDA

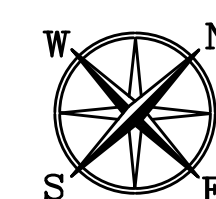
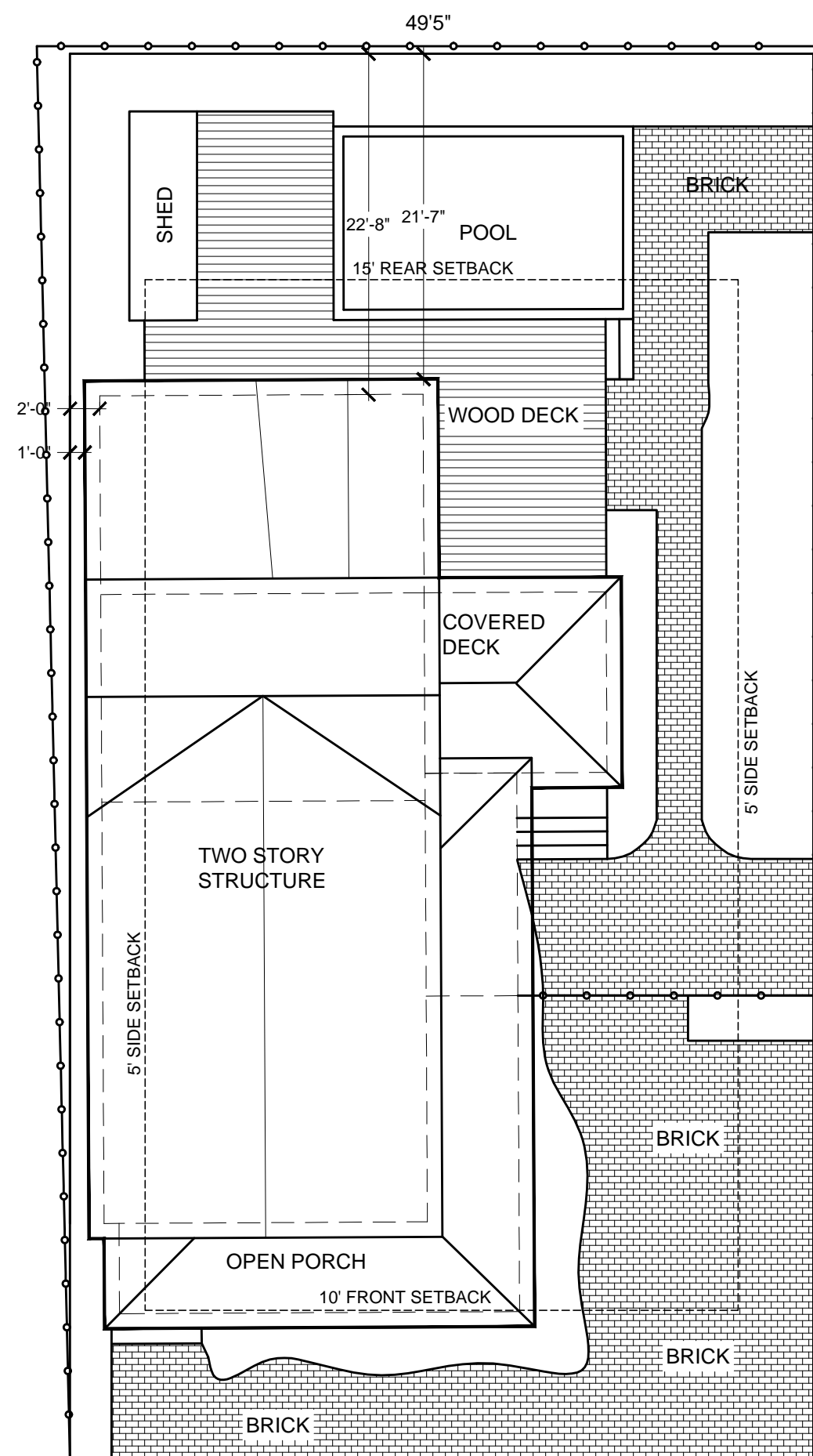
H.A.R.C. APPROVAL #H11-01-060

RECEIVED
 May 12, 2011
 KW Planning Dpt



LOCATION MAP

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	4621 SF	4621 SF	4621 SF	
BUILDING AREA	1923 SF	1848 SF	1923 SF	
BUILDING COVERAGE %	41%	40%	41%	UNCHANGED
IMPERVIOUS COVERAGE	3279 SF	2772 SF	3279 SF	
IMPERVIOUS COVERAGE %	71%	60%	71%	UNCHANGED
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	9'-10"	10'-0"	9'-10"	
LEFT SIDE SETBACK	2'-0"	5'-0"	2'-0"	UNCHANGED
RIGHT SIDE SETBACK	12'-8"	5'-0"	12'-8"	
REAR SETBACK	22'-8"	15'-0"	22'-8"	

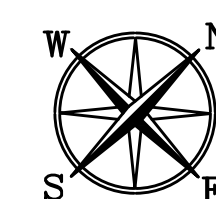
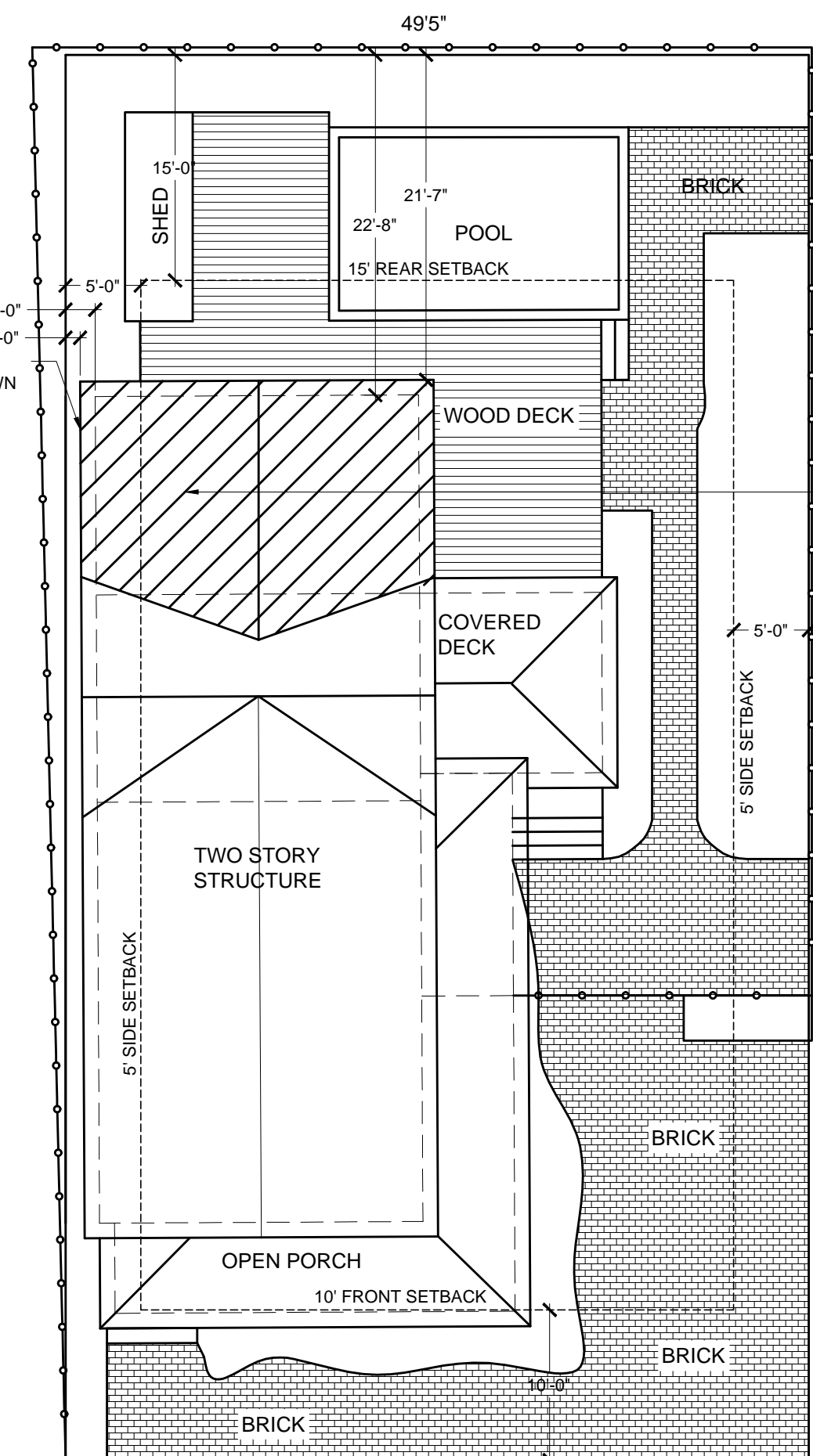


EXISTING SITE PLAN

SCALE:1" = 10'-0"

NOTE: DUE TO NO INCREASED IMPERVIOUS COVERAGE, ADDITIONAL STORM WATER SWALES WILL NOT BE PROVIDED

NOTE: EXISTING GUMBO LIMBO TREE TO BE TRIMMED TO ALLOW FOR NEW ADDITION
 PROVIDE GUTTERS FOR NEW ADDITION. THE NEW GUTTER DOWN SPOUTS INTO EXISTING GUTTER DOWN SPOUTS



PROPOSED SITE PLAN

SCALE:1" = 10'-0"

Seatech Inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9993
 C.A. #28984

PAUL R. SEMMES
 P.E.#44137 DATE: _____

JOHNSON RESIDENCE
 1125 VON PHISTER
 KEY WEST, FLORIDA

REVISIONS

JOB:

START DATE: 02-16-11

ISSUE DATE: ---

DRAWN: EKM

T-1

DEMOLITION NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. PROVIDE SECOND FLOOR JOIST MEMBER, SAME SIZE, UNDER ALL WALLS.
7. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
8. PROVIDE 1x4 PRESSURE TREATED FURRING AT 16" CC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE.
9. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
10. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM).
11. ALL WALL STUDS SHALL BE SPP NO. 2 DENSE GRADE OR BETTER.
12. SEE PLANS FOR WALL STUD SIZE AND SPACING.
13. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
14. HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - (1) 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0"
 - (2) 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0"
 - (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - (4) 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0"
 - (5) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - (6) 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0"
 - (7) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
15. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL, PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
16. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
17. FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
18. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVER CEILINGS, ETC.
 - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - D. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS; FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
19. FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
20. SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE, SELECT GRADE OF 3/4" X 6", NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 3/4" X 6s SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16D COMMON NAILS.
21. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.
22. FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETS. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED BY THE OWNER OR NOTED ON THE DRAWINGS. CABINETS SHALL BE CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. PARTICLE OR PRESS BOARD SHALL NOT BE USED. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED BY SKILLED FINISH CARPENTERS.
23. WOOD SHELVING SHALL BE 3/4" PLYWOOD WITH EDGE BANDING AND PAINTED.

DOOR & WINDOW NOTES

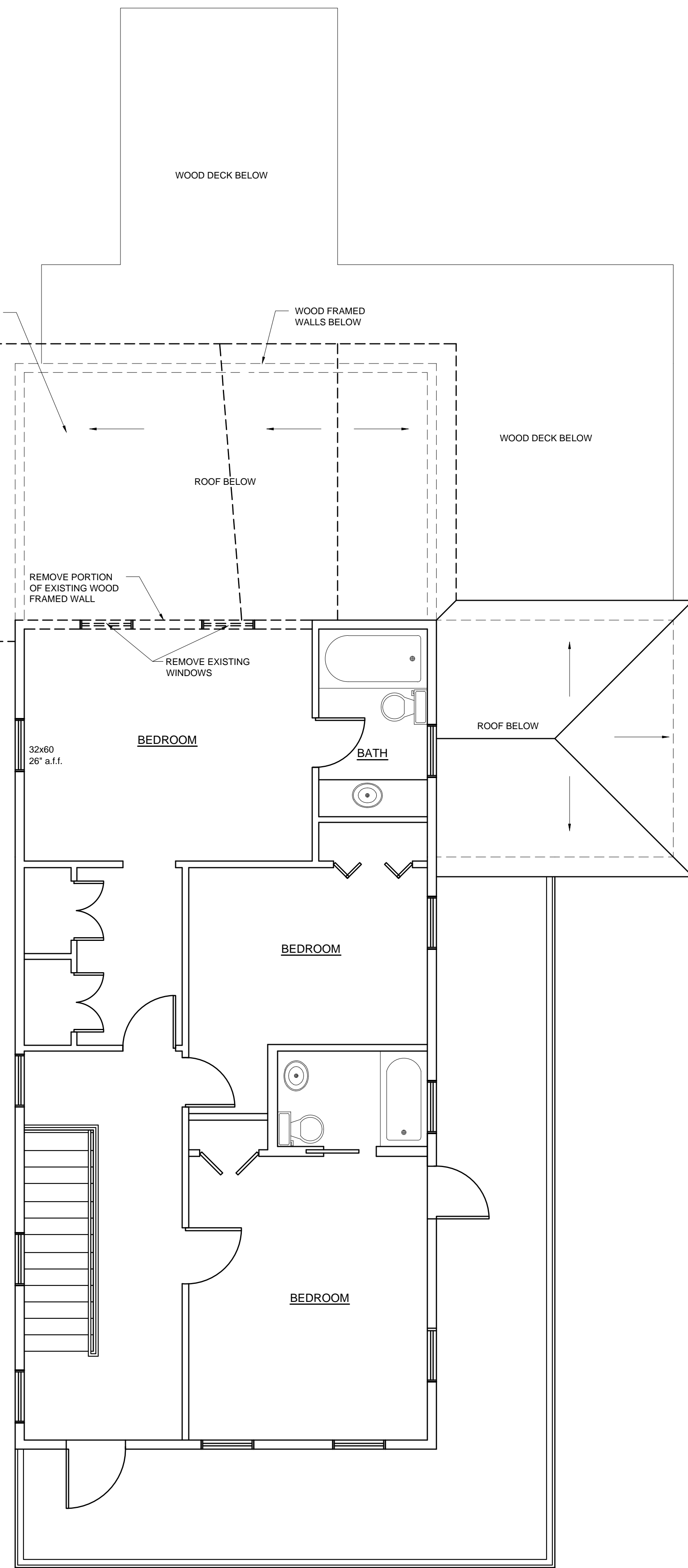
1. ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 150 MPH WINDS IN ACCORDANCE WITH ASCE 7-05. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
4. FURNISH AND INSTALL COMPLETE HARDWARE SETS; SCHLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
5. ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
6. WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
7. WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
8. PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
9. FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

DOOR SCHEDULE

MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-05)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	6'-0"x6'-8" x 3/4"	SLIDING GLASS	-00.0 / +00.0	PGT INDUSTRIES	-00.0 / +00.0 (FL # 0000.0)

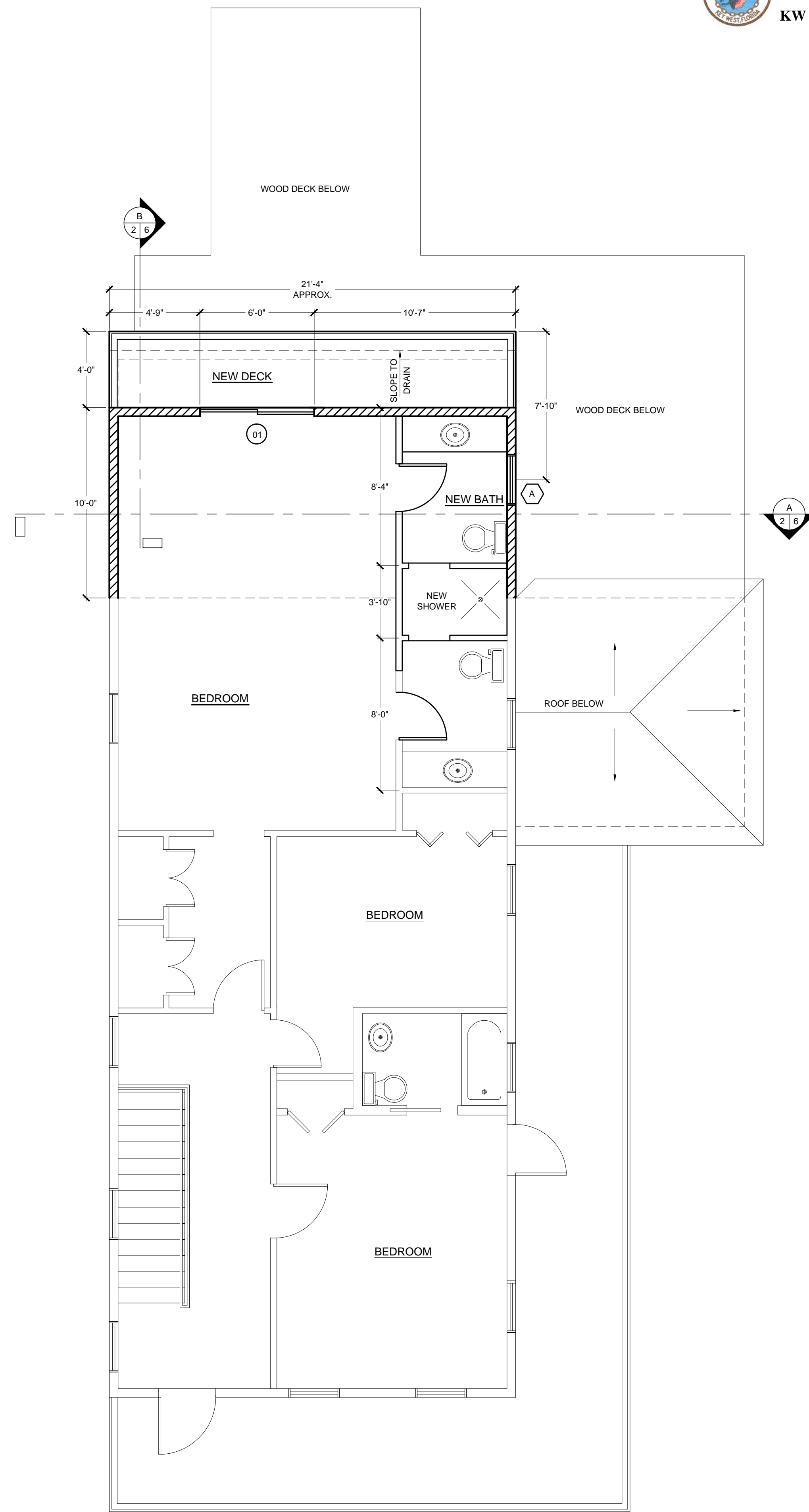
WINDOW SCHEDULE

MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-05)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-8"x5'-0"	DOUBLE HUNG	-00.0 / +00.0	PGT INDUSTRIES	-00.0 / +00.0 (FL# 0000.0)



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



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Seatech Inc.

830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

PAUL R. SEMMES
P.E.#44137

JOHNSON RESIDENCE

1125 VON PHISTER
KEY WEST, FLORIDA

REVISIONS

JOB:

START DATE: 02-16-11

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EXISTING SOUTHEAST ELEVATION

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



EXISTING NORTHEAST ELEVATION

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



PROPOSED SOUTHEAST ELEVATION

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



PROPOSED NORTHEAST ELEVATION

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



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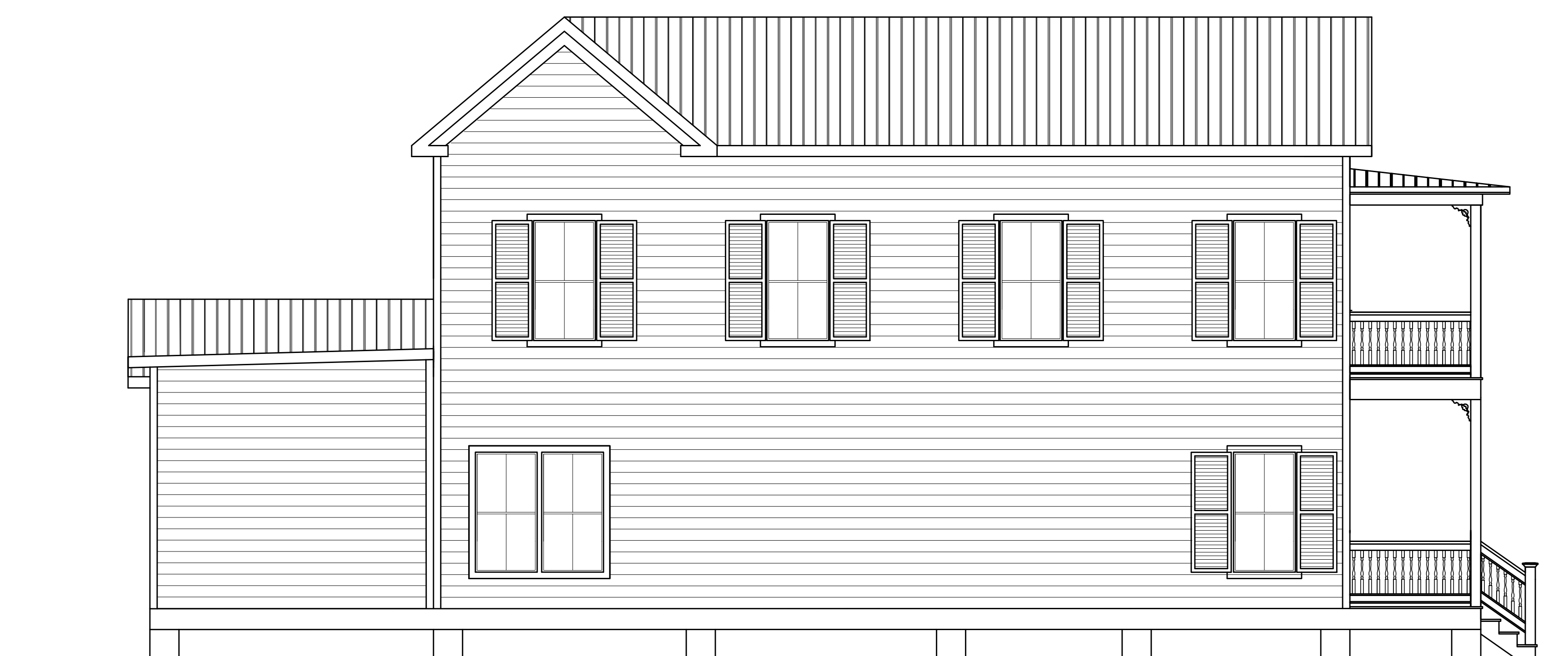
PAUL R. SEMMES
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1125 VON PHISTER
KEY WEST, FLORIDA

REVISIONS
JOB:
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EXISTING NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"

TRUSS NOTES

1. TRUSS DETAILS HEREIN ARE FOR SCHEMATIC PURPOSES ONLY. THE TRUSS MANUFACTURER SHALL VERIFY TRUSS LAYOUT AND PROVIDE TRUSS DESIGN.
2. WOOD TRUSSES SHALL BE FABRICATED BY A LICENSED FABRICATOR AND FURNISHED IN ACCORDANCE WITH DESIGNS AND CALCULATIONS PREPARED, SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (LATEST REVISION) AND "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WITH TRUSSES" BY TRUSS PLATE Institute.
3. THE DESIGN AND SHOP DRAWINGS AS WELL AS THE FABRICATION OF WOOD TRUSSES, WILL BE SUBJECT TO THE INSPECTIONS AND APPROVAL OF THE ENGINEER OF RECORD.
4. THE HANDLING, ERECTION, AND FIXING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ON THE DESIGN DRAWINGS FOR THE WOOD TRUSSES.
5. WOOD TRUSSES SHALL BE DESIGNED FOR 150 MPH WIND SPEED.
6. ALL TRUSSES, INCLUDING GIRDERS AND GIRDER TRUSSES, SHALL BE ANCHORED IN COMPLIANCE WITH THE TRUSS MANUFACTURER'S FINAL TRUSS REQUIREMENTS USING APPROPRIATE TRUSS TIES DESIGNED TO MEET THE UPLIFT AND LATERAL LOADS AS SPECIFIED BY THE TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL PROVIDE ALL HURRICANE STRAPPING AND DETAILS FOR ROOF CONNECTIONS.
7. TRUSS MANUFACTURER TO PROVIDE WEB OPENING IN FLOOR TRUSSES FOR A/C DUCT WORK. COORDINATE WITH MECHANICAL CONTRACTOR.

NAILING OF ROOF & SIDING SHEATHING

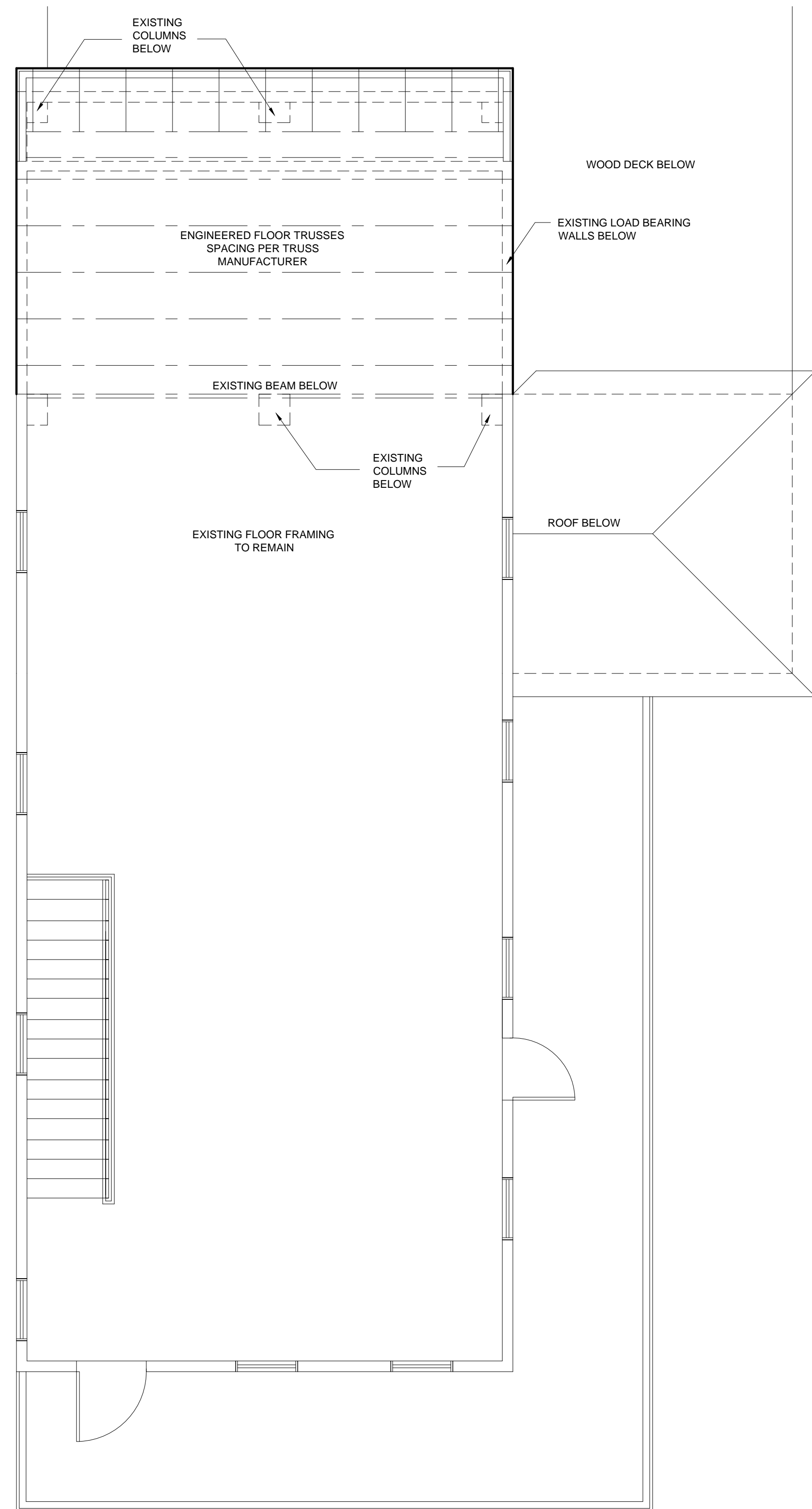
1. ALL EXTERIOR SURFACES SHALL BE SHEATHED WITH CDX PLYWOOD UNLESS NOTED OTHERWISE.
2. EXTERIOR WALL SHEATHING SHALL EXTEND FROM TOP OF TOP PLATE TO BOTTOM OF SILL BEAM.
3. SHEATHING SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS BUT NOT LESS THAN 1/2" FOR SIDING SHEATHING AND 3/4" FOR ROOF SHEATHING.
4. THE LONG DIMENSION OF THE PLYWOOD SHEATHING SHALL BE INSTALLED PERPENDICULAR TO THE FRAMING AND END JOINTS SHALL BE STAGGERED.
5. SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH 8d RING-SHANK NAILS AT 4" oc ALONG PANEL EDGES AND 6" oc IN THE FIELD.
6. SHEATHING SHALL BE FASTENED TO WALL FRAMING WITH 10d NAILS AT 4" oc ALONG PANEL EDGES, 6" IN THE FIELD AND DOUBLE ROW STAGGERED 4" oc ALONG TOP AND BOTTOM PLATE.



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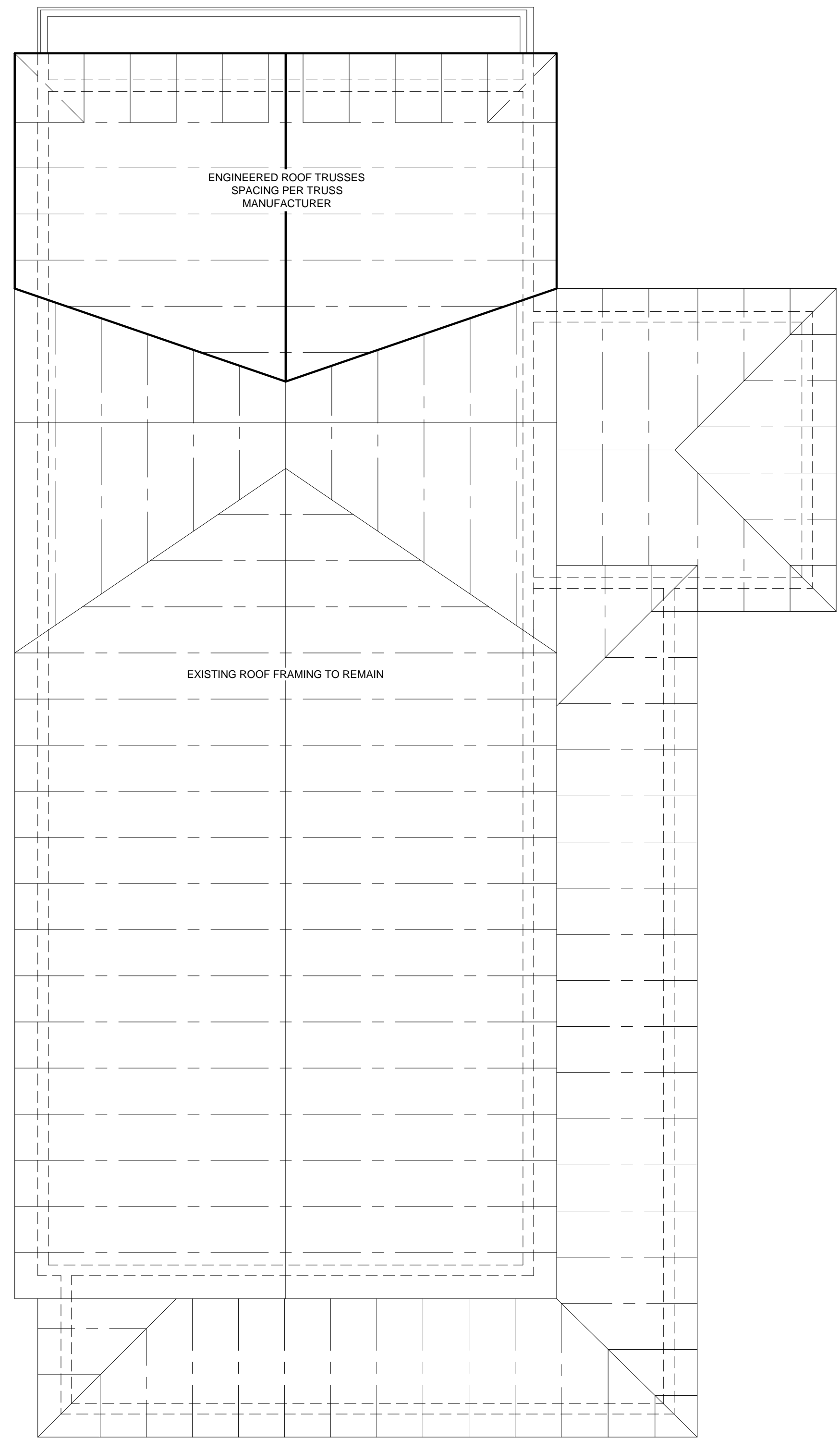
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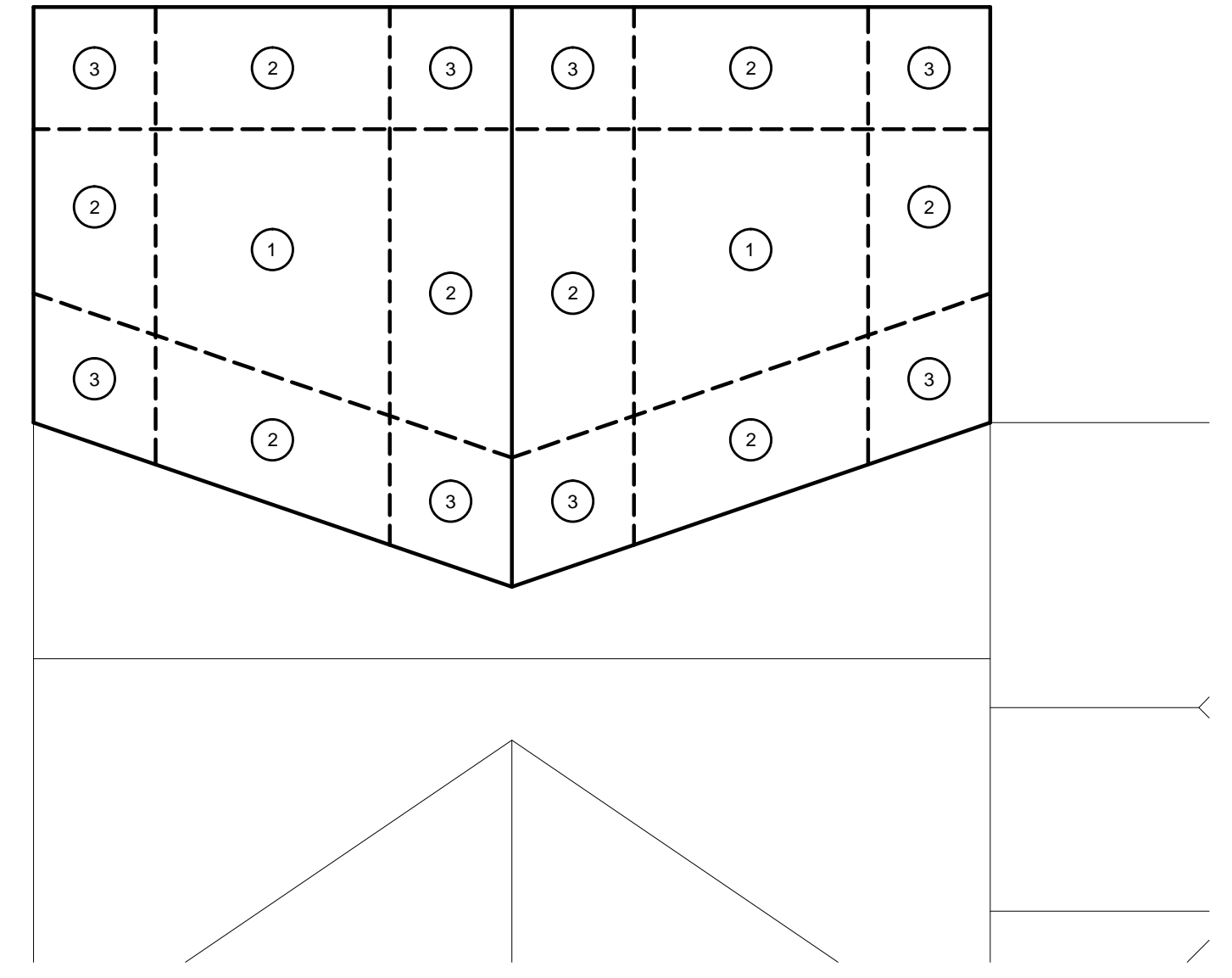
STRUCTURAL PLAN SECOND FLOOR

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



ROOF FRAMING PLAN

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



ROOF ZONE PRESSURES

ZONE 1:	_____
ZONE 2:	_____
ZONE 3:	_____

ROOF ZONE PLAN

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

JOHNSON RESIDENCE

1125 VON PHISTER
KEY WEST, FLORIDA

REVISIONS	
JOB:	
START DATE:	02-16-11
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S-1

ELECTRICAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK READY TO USE.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
3. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
5. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.
6. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
7. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
8. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
9. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
10. EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
11. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
12. ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.
13. ALL CONDUCTORS SHALL BE COPPER.
14. ALL MATERIAL SHALL BE UL APPROVED.
15. A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
16. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
17. ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESEAL.
18. ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
19. ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 5350/5252 SERIES OR EQUAL.
20. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
21. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
22. FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
23. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
24. ALL RECESS CANS SHALL BE IC RATED, AND CONTROLLED BY DIMMER SWITCHES.
25. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
26. PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPENER(S), KITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
27. BRANCH CIRCUITS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210.12 AS APPLICABLE.
28. RECEPTACLE OUTLETS SHALL BE TAMPER PROOF IN ACCORDANCE WITH NEC 406.11. BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED.
29. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.

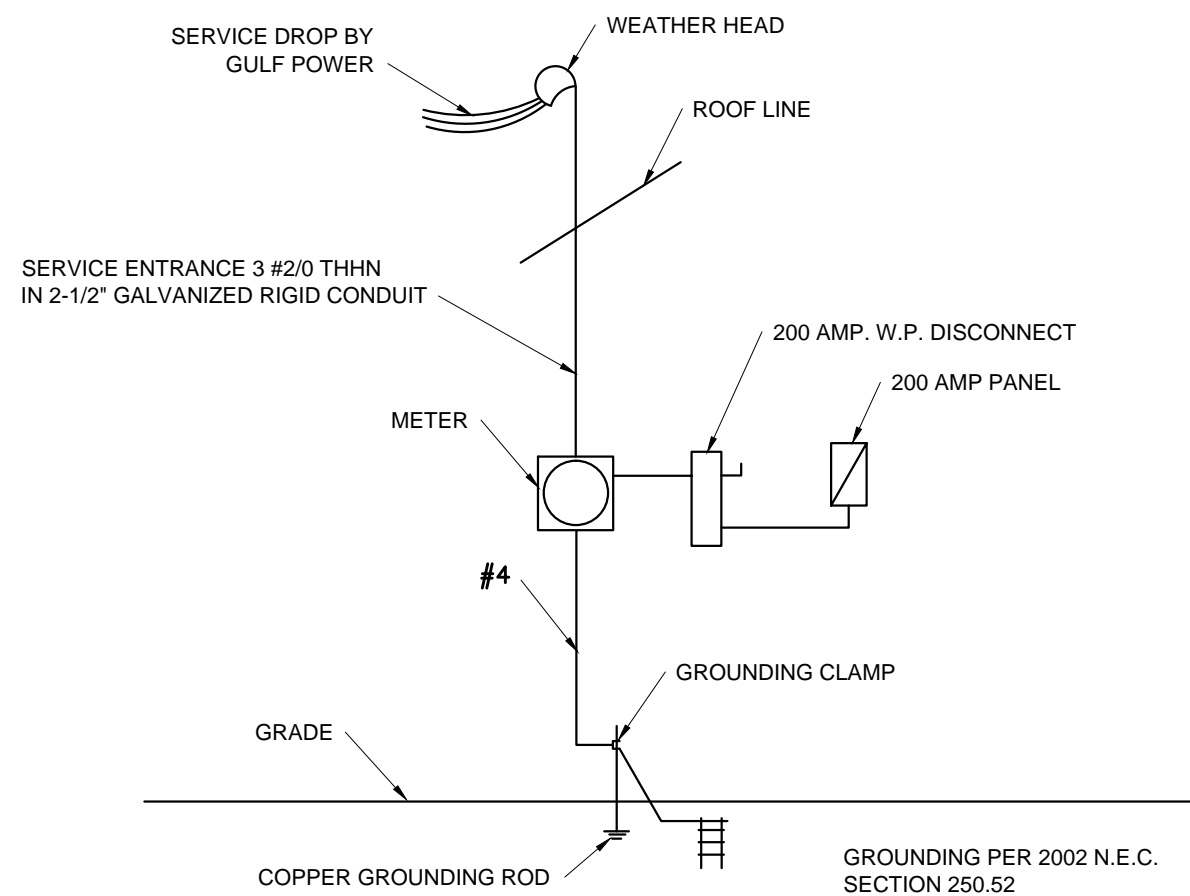
PLUMBING NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WASTE AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2007 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.
5. PLUMBING DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT.
7. THE OWNER WILL NOT BE HELD LIABLE FOR ANY CHANGES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER OR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP.
8. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATING.
9. VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.
10. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.
11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO BID AND BECOME FAMILIAR WITH THE SCOPE OF WORK. NO EXTRAS WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY WITH THIS REQUIREMENT.
12. PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. (PLUMBING FIXTURES INDICATED ON DRAWING ARE FOR REFERENCE ONLY, FIXTURES OR EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS DIRECTED).
13. ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. (JOSAN OR EQUAL)
14. PROVIDE CONTROL VALVES TO ALL RISERS, BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT. CONTROL VALVES SHALL BE CAST BRASS OR BRONZE GATE VALVES.
15. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY PIPING AT THE BASE OF EACH SOIL AND WASTE PIPE AND AT EVERY CHANGE OF DIRECTION.
16. PROVIDE MINIMUM PITCH OF 1/4" PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRADES.
17. ALL WATER PIPING SHALL BE TYPE M COPPER WITH WROUGHT COPPER SOLDERED JOINT FITTINGS.
18. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.
19. SANITARY DRAIN PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 PVC.
20. WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 2" MIN. SIDES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 1/2" DRAIN OUTLET LOCATED 1/2" ABOVE BOTTOM OF PAN. P&T RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.
21. UNDERGROUND PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND.
22. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT TRAP SEAL.
23. ALL VENTS THROUGH ROOF SHALL MAINTAIN MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.
24. ALL PIPING SHALL BE SUPPORTED RIGIDLY.
25. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
26. WATER USAGE FOR PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING:
WATER CLOSETS: 1.6 GALLONS PER FLUSH
SHOWERS: 2.5 GALLONS PER MINUTE
FAUCETS: 2.0 GALLONS PER MINUTE
27. HOSE BIBS SHALL BE PROTECTED BY APPROVED BACK-SIPHONAGE BACKFLOW PREVENTERS.
28. TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS.
29. TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10' HEAD OF WATER. WATER LEVEL TO REMAIN UNCHANGED FOR 2 HOURS MINIMUM.
30. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

MECHANICAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2007 MECHANICAL CODE, FLORIDA ENERGY EFFICIENCY CODE AND ALL LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, PERMITS, FEES AND INSPECTIONS NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OR PIPING.
4. PRIMARY DUCTWORK SHALL BE CONSTRUCTION OF ONE AND HALF-INCH THICK (R-6 MINIMUM) FIBERGLASS DUCTBOARD WITH REINFORCED ALUMINUM FOIL FACED COVERING FABRICATED AND INSTALLED PER SMACNA RECOMMENDATIONS.
5. ALL VENTILATION AND EXHAUST DUCTWORK SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION PER SMACNA RECOMMENDATIONS.
6. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER TUBING SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSULATED SUCTION AND CONDENSATE PIPING WITH 1/4" THICK FOAM PLASTIC OF FIRE RETARDANT TYPE 2500 MAXIMUM SMOKE DEVELOPED AND FLAME SPREAD RATING RESPECTIVELY PER TESTS IN MPA-255. FINISH WHERE EXPOSED WITH TWO COATS OF ACRYLIC LACQUER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. COMPRESSORS SHALL CARRY A FIVE-YEAR FACTORY GUARANTEE.
8. AIR CONDITION SYSTEM SHALL BE BALANCED TO OBTAIN COMFORT CONDITIONS IN ALL AREAS WITHOUT DRAFTING.
9. THERMOSTATS SHALL BE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB BASE. MOUNT FIVE FEET ABOVE FINISHED FLOOR WHERE SHOWN.
10. ALL DUCT ELBOWS GREATER THAN FORTY FIVE (45) DEGREES SHALL BE FITTED WITH TURNING VANES.
11. PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
12. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
13. VIBRATION ISOLATION SHALL BE PROVIDED FOR ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
14. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND FORCES GENERATED BY 150 MPH WINDS.
15. FLEXIBLE DUCT SHALL BE FACTORY FABRICATED ROUND DUCTWORK COMPOSED OF CORROSION-RESISTANT REINFORCING WITH HELIX PERMANENTLY BONDED AND ENCLOSED IN POLYESTER FILM THEN COVERED WITH 1-1/2 INCH THICK 1/4 PCF (R-6 MINIMUM) DENSITY FIBERGLASS INSULATION BLANKET SHEATHED IN A VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, ELASTOMER BACK COATED. THE DUCT SHALL COMPLY WITH MFPA BULLETIN 90-A AND BE LISTED A CLASS 1 AIR DUCT. UL 161 DUCT SHALL BE "WIRE HOLD" TYPE WG OR EQAL.

ELECTRICAL LEGEND	
	WALL DUPLEX OUTLET
	G.F.I. WALL DUPLEX OUTLET
	240V SINGLE OUTLET
	WALL SWITCH
	3-WAY WALL SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	UNDER CABINET LIGHTING
	WALL MOUNTED LIGHT FIXTURE
	CEILING FAN / LIGHT
	TELEPHONE OUTLET
	SMOKE DETECTOR
	WATER PROOF ITEM
	RECESSED CAN CEILING FIXTURE
	VAPOR PROOF HIGH HAT CAN CEILING FIXTURE
	CABLE T.V.
	EXHAUST
	220 CIRCUIT
	TRACK LIGHTING
	FLORESCENT LIGHT FIXTURE



ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

ELECTRICAL LOAD CALCULATIONS

GENERAL LOADING	
GENERAL LOADING (EXISTING)	2,159 SF X 3 W/SF = 6,477 W
GENERAL LOADING (ADDITIONAL)	299 X 3 W/SF = 897 W
RANGE	3# 6 THHN = 12,000 W
REFRIGERATOR	2# 12 THHN = 1,000 W
KITCHEN APPLIANCES	2# 12 THHN = 3,000 W
MICROWAVE	2# 12 THHN = 1,500 W
DISHWASHER	2# 12 THHN = 1,200 W
EXTERIOR RECEPTACLES	2# 12 THHN = 1,500 W
EXTERIOR LIGHTING	2# 12 THHN = 1,500 W
WASHER	3# 12 THHN = 1,500 W
DRYER	3# 10 THHN = 5,000 W
WATER HEATER	3# 10 THHN = 4,500 W
POOL EQUIPMENT	3# 10 THHN = 6,000 W
	SUBTOTAL = 46,074 W
FIRST 10 KW @ 100%	= 10,000 W
REMAINDER @ 40%	= 14,429 W
CENTRAL AIR @ 100% (SEER 13)	= 9,500 W
	NET COMPUTED LOAD = 33,929 W
	33,929 W / 240V = 141 AMPS

PROVIDE NEW 200 AMP SERVICE



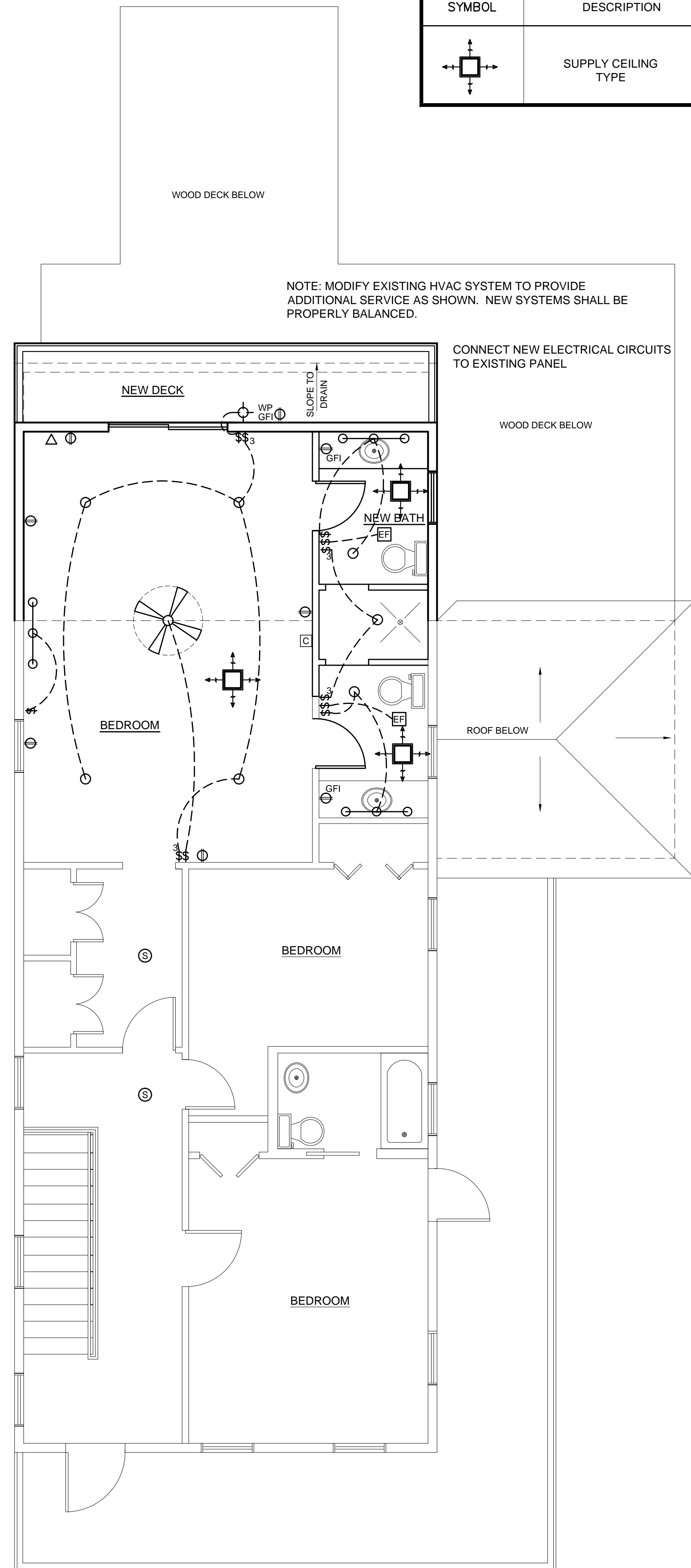
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May 12, 2011

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HVAC LEGEND

SYMBOL	DESCRIPTION
	SUPPLY CEILING TYPE



ELECTRICAL PLAN

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

Seatech Inc.

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PAUL R. SEMMES
P.E.#41137 DATE: _____

JOHNSON RESIDENCE

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KEY WEST, FLORIDA

REVISIONS

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ISSUE DATE: ---

DRAWN: EKM

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SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
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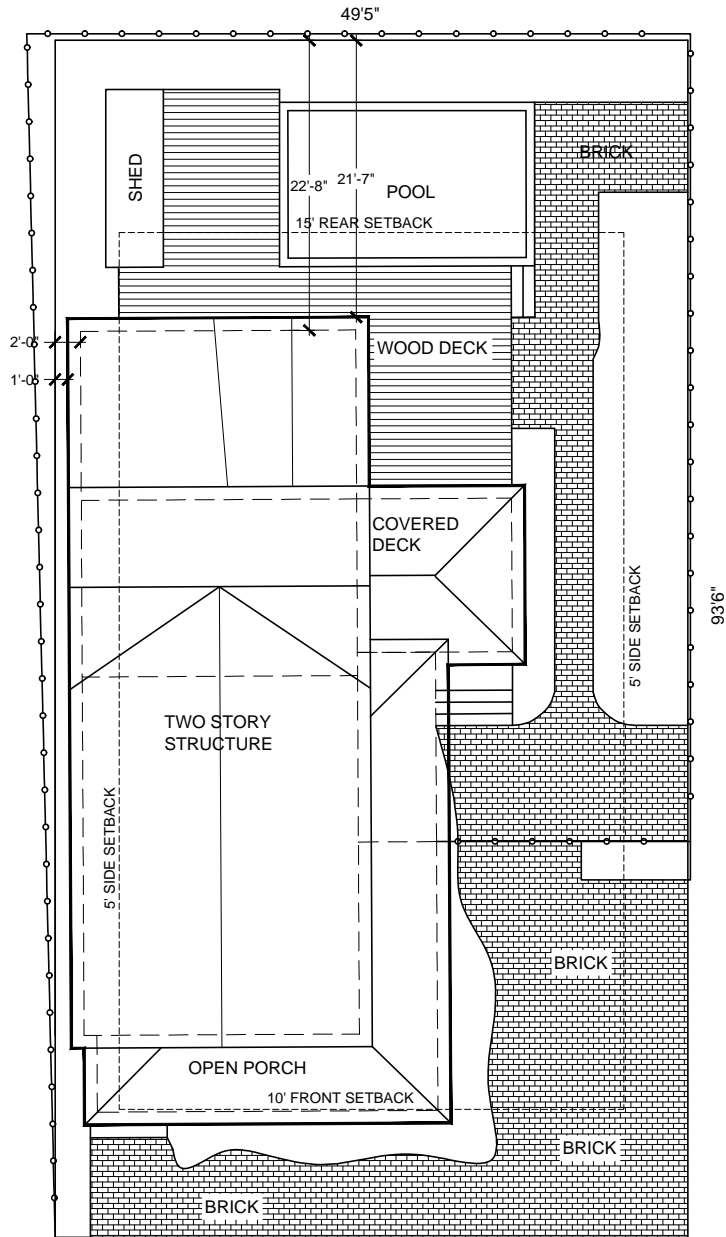
SHEET: 1 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



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SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING SITE PLAN

SCALE: 1" = 15'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
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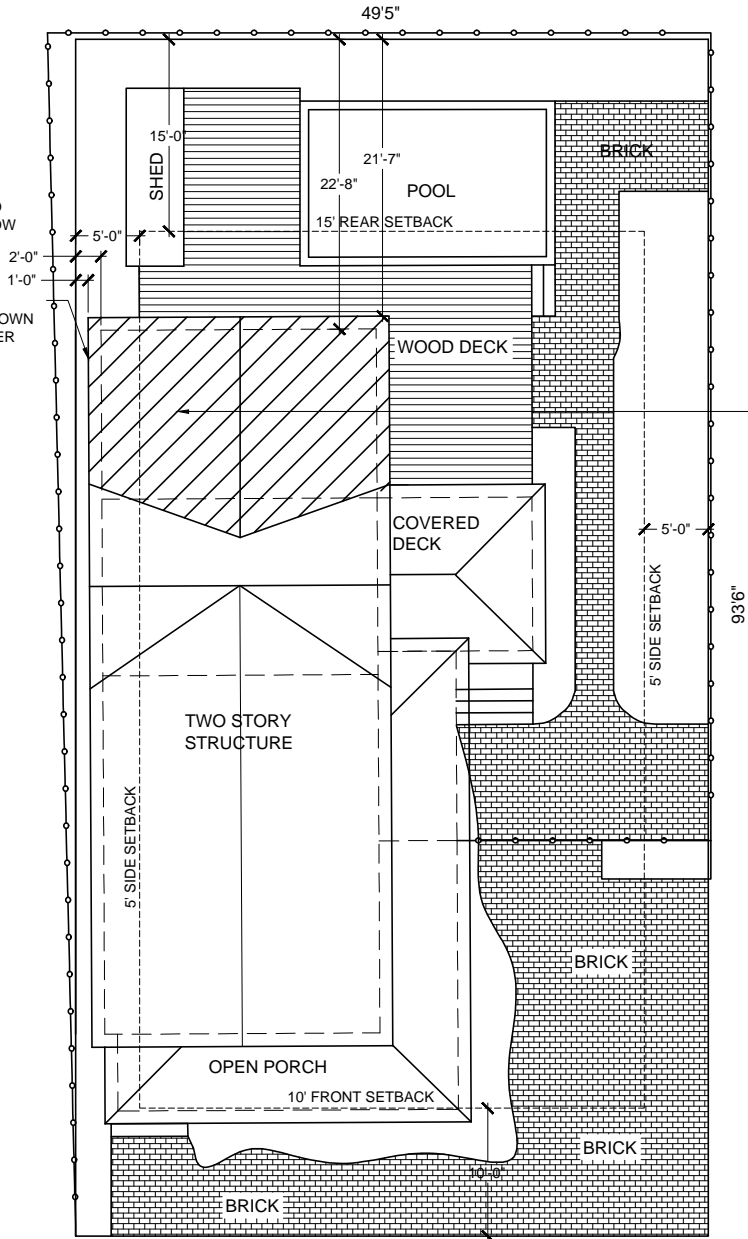
SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA

H.A.R.C. APPROVAL #H11-01-060

NOTE: EXISTING GUMBO LIMBO TREE TO BE TRIMMED TO ALLOW FOR NEW ADDITION

PROVIDE GUTTERS FOR NEW ADDITION, TIE NEW GUTTER DOWN SPOUTS INTO EXISTING GUTTER DOWN SPOUTS



AREA OF WORK
 NEW SECOND FLOOR
 ADDITION



PROPOSED SITE PLAN

SCALE: 1" = 15'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____



SHEET: 3 OF 11
 DATE: 02-22-11
 BY: DWK
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SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	4621 SF	4621 SF	4621 SF	
BUILDING AREA	1923 SF	1848 SF	1923 SF	
BUILDING COVERAGE %	41%	40%	41%	UNCHANGED
IMPERVIOUS COVERAGE	3279 SF	2772 SF	3279 SF	
IMPERVIOUS COVERAGE %	71%	60%	71%	UNCHANGED
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	9'-10"	10'-0"	9'-10"	
LEFT SIDE SETBACK	2'-0"	5'-0"	2'-0"	UNCHANGED
RIGHT SIDE SETBACK	12'-8"	5'-0"	12'-8"	
REAR SETBACK	22'-8"	15'-0"	22'-8"	

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
 TEL: (305) 294-9993 FAX: (850)939-3953
 C.A.#28984

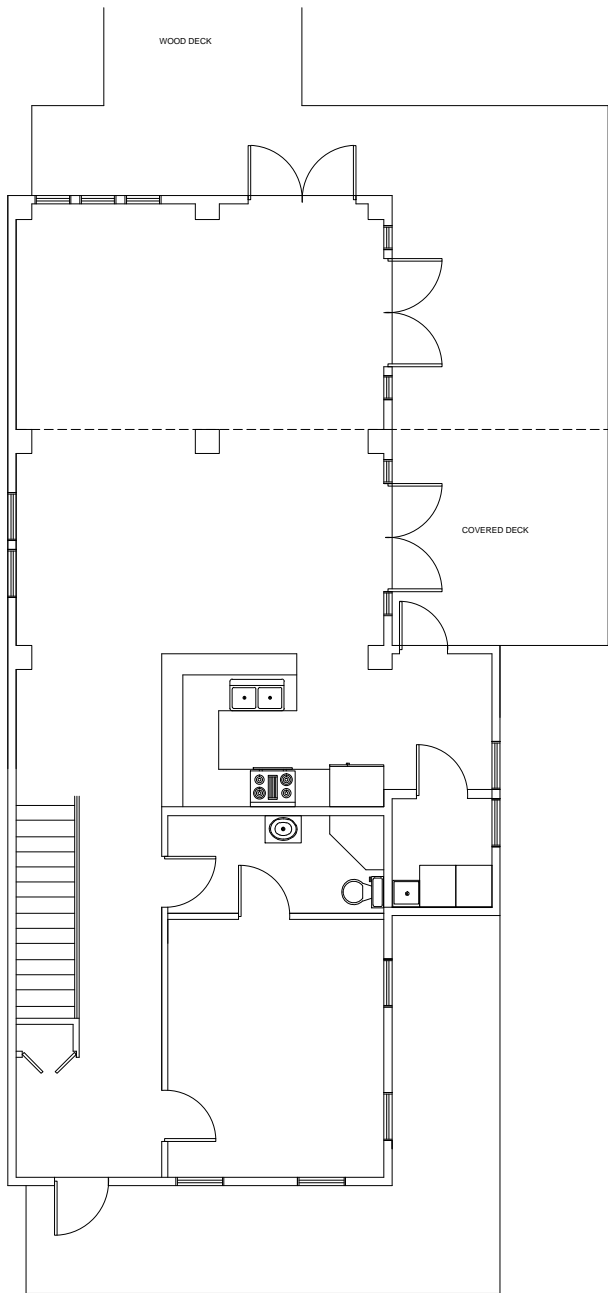
SHEET: 4 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



RECEIVED
 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
 TEL: (305) 294-9993 FAX: (850)939-3953
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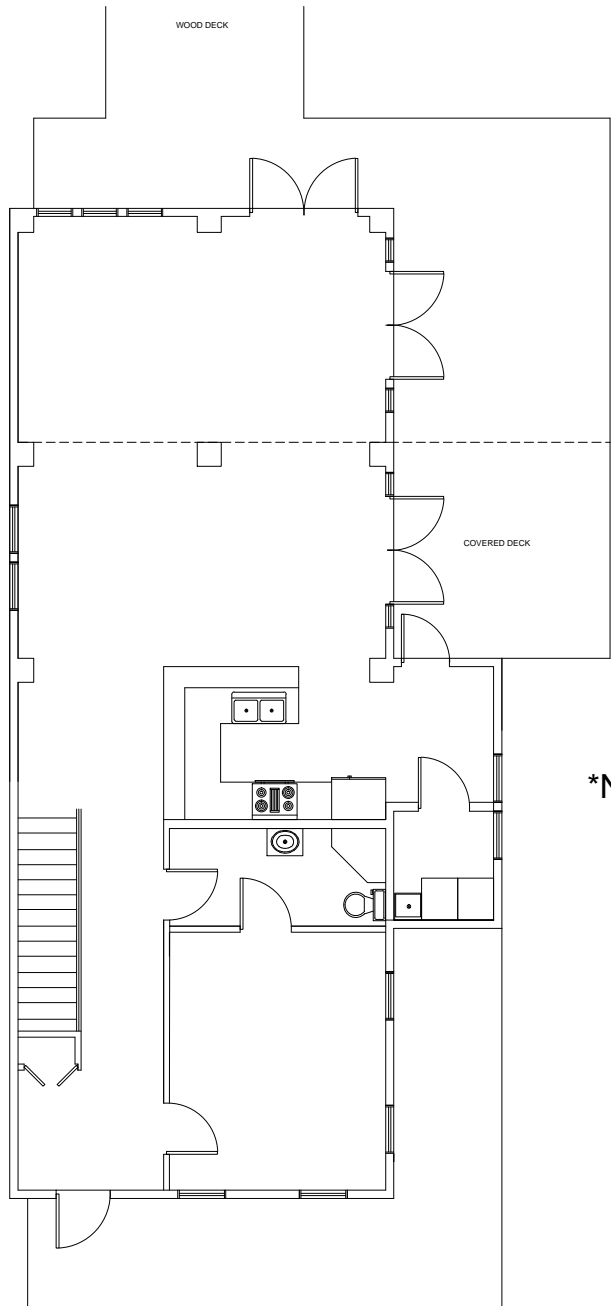
SHEET: 5 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



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 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



*NO CHANGES

PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

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 TEL: (305) 294-9993 FAX: (850)939-3953
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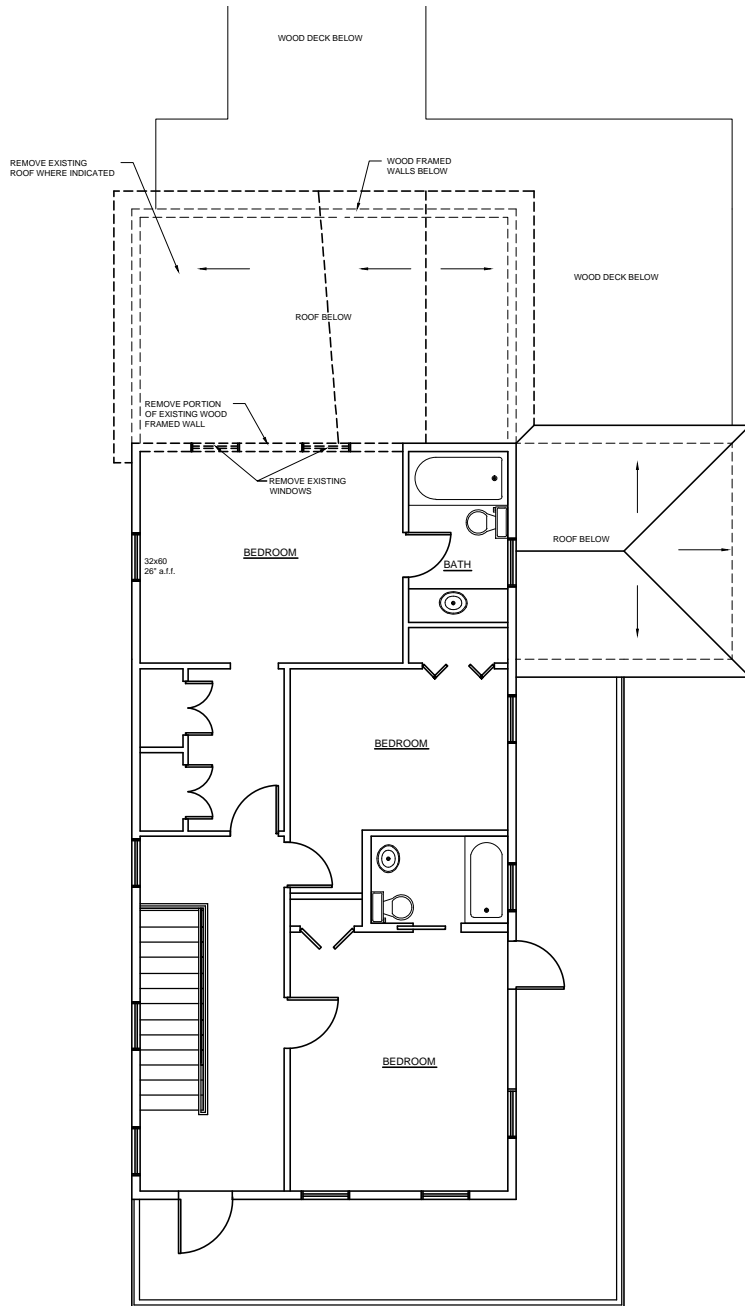
SHEET: 6 OF 11
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RECEIVED
 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

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 TEL: (305) 294-9993 FAX: (850)939-3953
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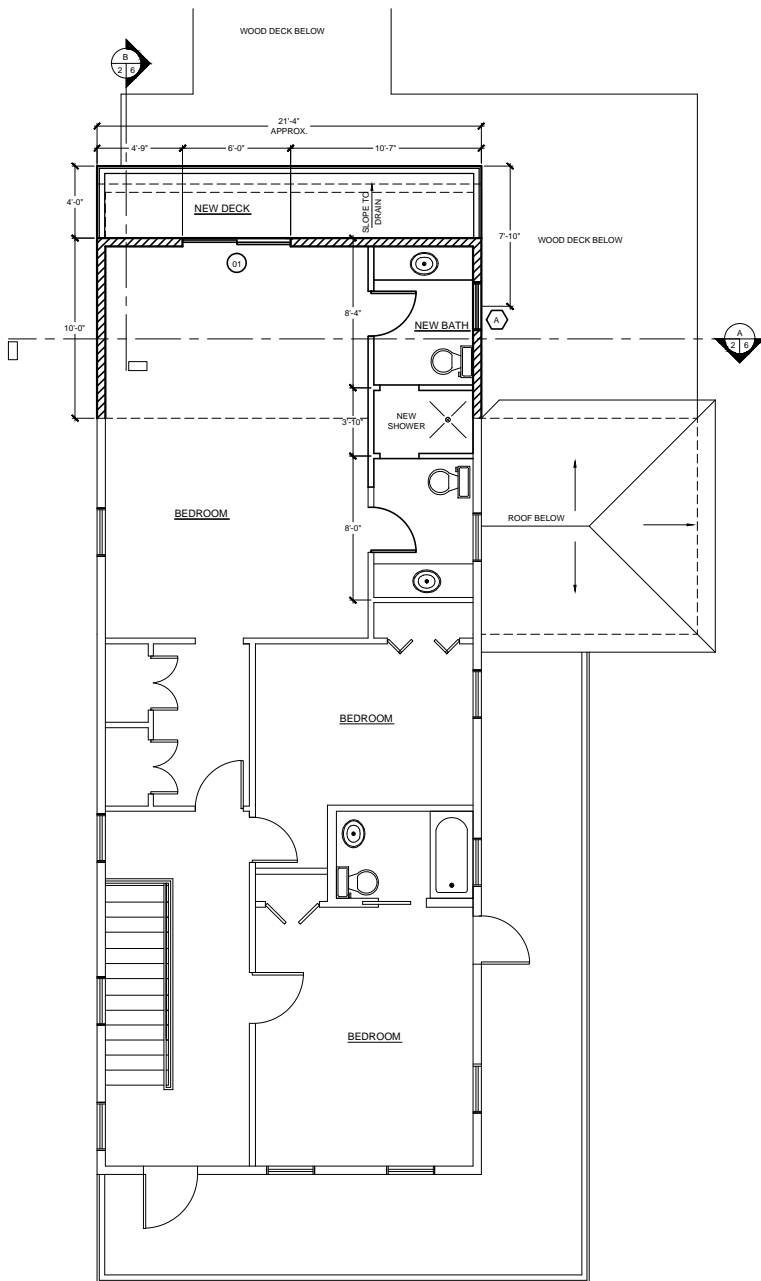
SHEET: 7 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



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 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
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 TEL: (305) 294-9993 FAX: (850)939-3953
 C.A.#28984

SHEET: 8 OF 11
 DATE: 02-22-11
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 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
 TEL: (305) 294-9993 FAX: (850)939-3953
 C.A.#28984

SHEET: 9 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



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 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
 TEL: (305) 294-9993 FAX: (850)939-3953
 C.A.#28984

SHEET: 10 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



RECEIVED
 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

SeaTech inc.
 830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
 TEL: (305) 294-9993 FAX: (850)939-3953
 C.A.#28984

SHEET: 11 OF 11
 DATE: 02-22-11
 BY: DWK
 JOB # _____



RECEIVED
 May 12, 2011
 KW Planning Dpt

SECOND FLOOR ADDITION

1125 VON PHISTER STREET, KEY WEST, FLORIDA



EXISTING SOUTHWEST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED SOUTHWEST ELEVATION

SCALE: 3/32" = 1'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

DRC
Minutes & Comments

3. Variance - 1125 Von Phister (RE Number 00004300-000000) - A variance request for the expansion of a nonconforming structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo reviewed the project. She asked the applicant for a signed and sealed survey as well as drawings on the site plan.

Ms. Ignaffo requested that the applicant provide a rear storm water swale as well as side setbacks for downspouts.

Mrs. Domenech-Coogle stated that the applicant would need to set up a site visit with the Landscaping Department.

Mr. Craig, Mr. Avertte, Mr. Torrence, Mr. Cruz, and Mrs. Nicklaus had no comments.

4. Variances - 611 Grinnell Street (RE#00010810-000100) - A variance request for front, side and rear yard setback requirements in the HHDR zoning district per Section 122-630(6) a., b.& c.

Ms. Ignaffo asked what the deck materials would consist of, and if there was a proposed lighting plan. She added that she needed to review storm water plans.

Mr. Averette asked if the deck was going to farther into the setbacks.

Mrs. Nicklaus, Mr. Torrence and Mr. Cruz had no comment.

Mrs. Domenech-Coogle suggested a shaded tree in the front or a donation to the local park.

Mehdi Benkhatar stated he would look into these issues.

5. Exception for Outdoor Display - 408 Greene street (RE Number 00001500-000000) - An Exception for Outdoor Display in the HRO zoning district per Section 106-51 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Nicole Malo Reviewed the project.

Mr. Cunningham stated that outdoor displays are not allowed in the Historic District.

Mr. Averette stated that the two entrances to the porch area would need a 3ft minimum clearance for ADA.

Mrs. Ignaffo and Mr. Cruz had no comments.

Mrs. Nicklaus stated that the cracked and broken concrete pavers were a concern for fire access and ADA, but not a requirement.



CITY OF KEY WEST
BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS
APPLICATION # 11-01-612

OWNER'S NAME: Jeff Johnson DATE: 5-12-11

OWNER'S ADDRESS: 1125 Von Phister, Key West, FL 33040 PHONE #: 917-239-7916

APPLICANT'S NAME: SeaTech, Inc. PHONE #: 305-294-9993

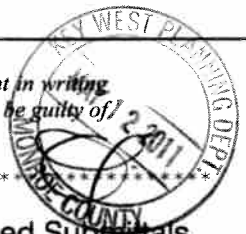
APPLICANT'S ADDRESS: 830 Crane Blvd Sugarloaf Key, FL 33042

ADDRESS OF CONSTRUCTION: 1125 Von Phister, Key West, FL 33040 # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Remove window from SW Wall of Addition

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083



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

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

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

Date: 5/12/11
Applicant's Signature: Ryan A. Charles

Table with 2 columns: Description and Submittal. Rows include: Required Submittals, TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS, TREE REMOVAL PERMIT, PHOTOGRAPHS OF EXISTING BUILDING, PHOTOGRAPHS OF ADJACENT BUILDINGS, ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES.

Staff Use Only
Date: May 12 2011
Staff Approval: [Signature]
Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

March 23, 2011

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF MARCH 24, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for March 24, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 313 Duval Street – Exception for Outdoor Display
COMMENT: KEYS has no objections to the Exception for Outdoor Display.
2. LOCATION: 520 Petronia Street - Easement
COMMENT: KEYS has no objections to the Easement application.
3. LOCATION: 1125 Von Phister Street - Variance
COMMENT: KEYS has no objections to the Variance application.
4. LOCATION: 611 Grinnell Street – Variances
COMMENT: KEYS has no objections to these Variances.
Customer will need to coordinate with Keys for upgrade of service. Service will need to be relocated to front left side of residence.
5. LOCATION: 825 Ashe Street - Variances
COMMENT: KEYS has no objections to these Variances application.
6. LOCATION: 906 Trinity Street – Subdivision Waiver
COMMENT: KEYS has no objections to this Waiver.
7. LOCATION: 313 Truman Avenue – Variances
COMMENT: KEYS has no objections to these Variances.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

c:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PI 1-137

no bldg app
file yet
2-14-11
M



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 11, 2011

Mr. Ryan Le Chapelle
PO Box 420529
Summerland Key, Florida 33042

RE: NEW SECOND STORY ADDITION ON REAR
FOR: #1125 VON PHISTER STREET - HARC APPLICATION # H11-01-060
KEY WEST HISTORIC DISTRICT


Dear Mr. Le Chapelle:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, February 8, 2011. The Commission decision was based on the revised plans submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

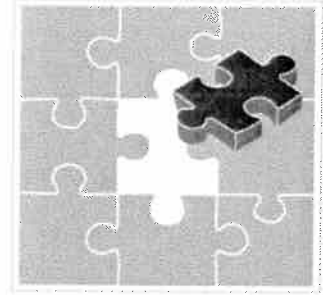
etorregr@keywestcity.com

RECEIVED
By nmal0 at 4:29 pm, Apr 05, 2011

4/5/11

Mr. Paul Semmes, PE
SeaTech, Inc.
PO Box 420529
Summerland Key, FL 33042

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 1125 Vonphister DRC comments

Dear Mr. Semmes:

Thank you for the opportunity to assist you with the attached variance application. On 3/24/11 the Key West Planning Dept. made the following request for additional information:

- A clearer version of the survey will be needed
-The survey provided with the application was a fax of the most recent survey by J. Lynn O'Flynn dated 8/24/10. A Clean copy is provided herewith.
- Please show the dimensions for setbacks on the site plans
-Dimensions are now shown on the site plans, attached
- Will gutters be installed on the addition and where will water be directed?
-Please see site plan. New gutters will tie into existing gutter downspouts, therefore eliminating any new drainage issues.
- Will swales be dug to direct storm water?
-As noted on the site plan, no new swales will be added due to no increase in impervious coverage.
- Will the gumbo limbo need to be cut down or trimmed?
-The gumbo limbo tree will be trimmed as necessary by obtaining the required permits.

Sincerely,

A handwritten signature in black ink that reads "Mehdi Benkhatar". The signature is fluid and cursive.

Mehdi J. Benkhatar
Planner/Development Specialist
Trepanier & Associates, Inc.

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1039292 Parcel ID: 00038550-000000

Ownership Details

Mailing Address:

JOHNSON JEFFREY L
1125 VONPHISTER ST
KEYWEST, FL 33040-4831

All Owners:

SENENIG GARY P R/S, JOHNSON JEFFREY L

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

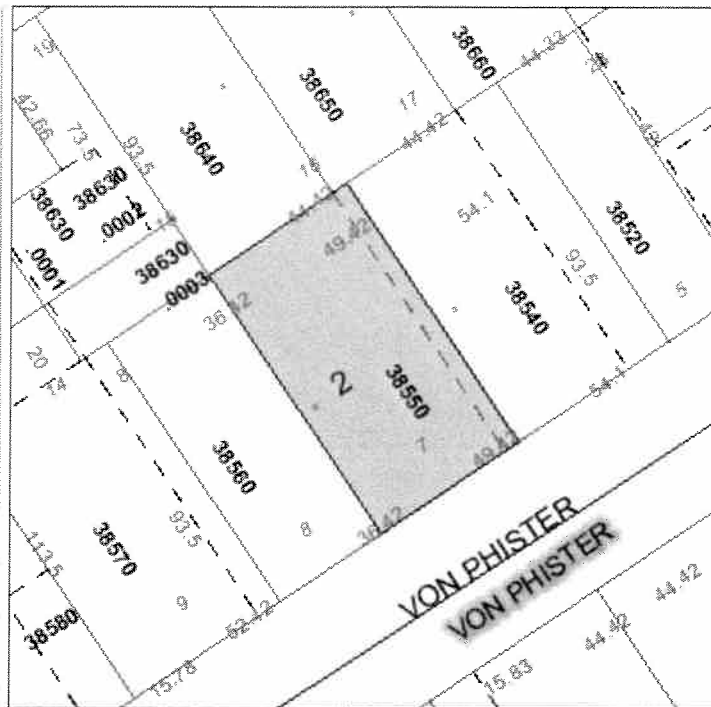
**Section-Township-
Range:** 05-68-25

Property Location: 1125 VON PHISTER ST KEY WEST

Subdivision: The Webb Realty Co

Legal Description: KW WEBB REALTY CO SUB PB1-42 LOT 7 AND THE WLY 5FT LOT 6 SQR 2 TR 18 G21-438/440
OR1597-1324/26P/R OR1628-2461/64 OR1806-738/739 OR2077-1873/76 OR2482-1278/79R/S

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	4,621.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2127
Year Built: 1928

Building 1 Details

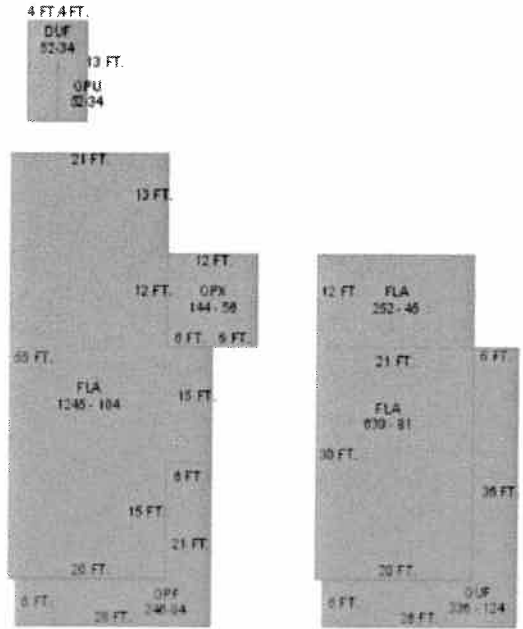
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 650
Effective Age 7	Perimeter 290	Depreciation % 6
Year Built 1928	Special Arch 0	Grnd Floor Area 2,127
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 4
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 1	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>DUF</u>	12:ABOVE AVERAGE WOOD	1	2001				52

0	OPU		1	2001					52
0	FLA	10:CUSTOM	1	1928	Y				630
0	OUF		1	2001					336
0	FLA	10:CUSTOM	1	2001	Y				252
1	FLA	12:ABOVE AVERAGE WOOD	1	1928	N Y	0.00	0.00		1,245
2	OPF	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00		246
5	OPX		1	2001	N Y	0.00	0.00		144

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	352 SF	88	4	2001	2002	2	30
1	PT2:BRICK PATIO	504 SF	36	14	2001	2002	2	50
2	PT3:PATIO	240 SF	0	0	1959	1960	1	50
4	PO4:RES POOL	198 SF	11	18	2001	2002	5	50
5	WD2:WOOD DECK	397 SF	0	0	2001	2002	2	40
6	PT2:BRICK PATIO	267 SF	89	3	2001	2002	2	50
7	FN2:FENCES	642 SF	6	107	2001	2002	2	30

Appraiser Notes

TPP 8516754 - RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9701516	05/01/1997	12/01/1997	1,600		UPGRADE TO 2-100A PANELS
00-2457	09/07/2000	10/22/2001	250,000		TOTAL RENOVATION
01-1235	03/26/2001	10/22/2001	19,000		POOL
02-0778	04/03/2002	10/09/2002	800		PICKET FENCE=80X4'

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
-----------	------------------	------------------------------	------------------	---------------------------	----------------------	---------------------	----------------------

2010	365,626	28,941	429,240	823,807	823,807	0	823,807
2009	406,017	29,753	581,859	1,017,629	1,002,081	0	1,017,629
2008	447,327	24,661	438,995	910,983	910,983	0	910,983
2007	587,521	20,558	508,310	1,116,389	1,116,389	0	1,116,389
2006	831,502	21,040	415,890	1,268,432	1,268,432	0	1,268,432
2005	827,103	21,506	300,365	1,148,974	1,148,974	0	1,148,974
2004	549,936	21,975	231,050	802,961	802,961	0	802,961
2003	571,934	22,459	118,991	713,384	713,384	0	713,384
2002	446,363	22,347	118,991	587,701	587,701	0	587,701
2001	255,852	699	118,939	375,490	375,490	0	375,490
2000	238,655	774	86,606	326,035	326,035	0	326,035
1999	188,078	653	86,606	275,337	275,337	0	275,337
1998	160,343	557	86,606	247,506	247,506	0	247,506
1997	136,589	485	77,368	214,442	214,442	0	214,442
1996	115,247	414	77,368	193,029	193,029	0	193,029
1995	105,003	381	77,368	182,752	182,752	0	182,752
1994	93,905	344	77,368	171,617	171,617	0	171,617
1993	96,383	0	77,368	173,751	173,751	0	173,751
1992	96,383	0	77,368	173,751	173,751	0	173,751
1991	96,383	0	77,368	173,751	173,751	0	173,751
1990	75,620	0	61,202	136,822	136,822	0	136,822
1989	68,745	0	57,738	126,483	126,483	0	126,483
1988	38,681	0	47,345	86,026	86,026	0	86,026
1987	38,230	0	31,640	69,870	69,870	0	69,870
1986	38,419	0	33,574	71,993	71,993	0	71,993
1985	37,329	0	21,929	59,258	59,258	0	59,258
1984	34,743	0	21,929	56,672	56,672	0	56,672
1983	34,743	0	21,929	56,672	56,672	0	56,672
1982	35,416	0	20,608	56,024	56,024	0	56,024

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/3/2010	2482 / 1278	1,200,000	<u>WD</u>	<u>02</u>
8/6/2002	1806 / 0738	1,377,300	<u>WD</u>	<u>Z</u>
4/17/2000	1628 / 2461	450,000	<u>WD</u>	<u>Q</u>

This page has been visited 15,716 times.

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., May 19, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 1125 Von Phister (RE# 00038550-000000) – A request for front and side-yard setback requirements, building coverage and impervious surface ratio for a second storey addition of a contributing structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com .

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variances – 1125 Von Phister (RE# 00004300-000000) – A request for front and side-yard setback requirements, building coverage and impervious surface ratio for a second storey addition of a contributing structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: SeaTech, Inc. **Owner:** Jeffrey Johnson & Gary Sensenig
Project Location: 1125 Von Phister **Date of Hearing:** Thursday, May 19, 2011
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variances – 1125 Von Phister (RE# 00004300-000000) – A request for front and side-yard setback requirements, building coverage and impervious surface ratio for a second storey addition of a contributing structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

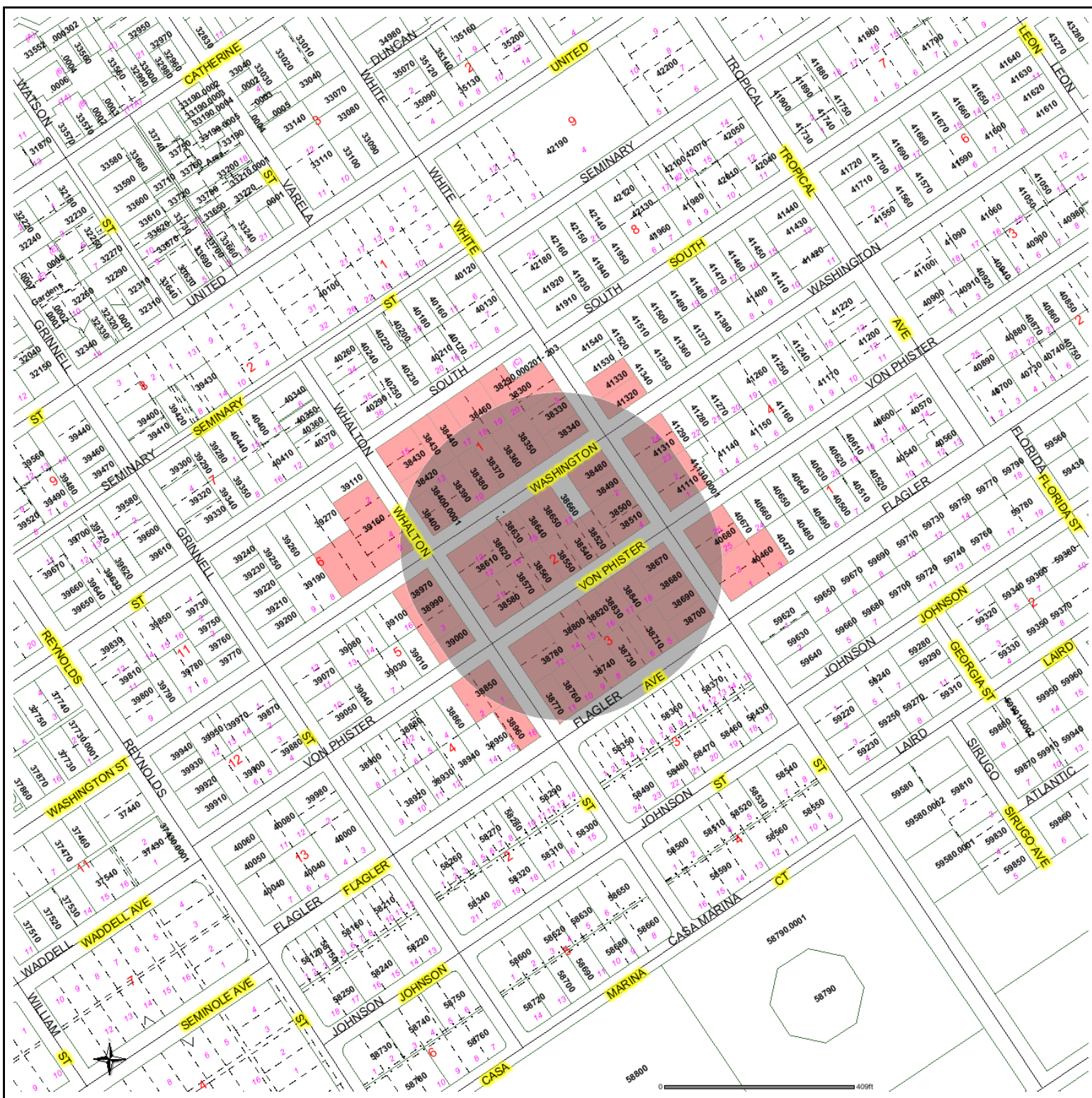
Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

1125 Von Phister

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

Date Created: May 4, 2011 12:53 PM

1125 Von Phister

BURKE ROBERT R
1105 WASHINGTON ST
KEY WEST, FL 33040

BURNS RICHARD T
6519 DARNALL RD
BALTIMORE, MD 21204

CLOSE CHARLES HOWARD AND
KIRA
306 BEAVER DAM RD
BROOKHAVEN, NY 11719

COLLINS ANN L
PO BOX 187
DOWELL, MD 20629

COOKE FAMILY LLC
P O BOX 1887
MIDDLEBURG, VA 20118

CUNNINGHAM CAROLINE
11320 LONGWATER CHASE CT
FORT MYERS, FL 33908

DRUM DANIEL P
1126 WASHINGTON ST
KEY WEST, FL 33040

EISENBERG JEFFREY C
77 SOUTH LN
MORELAND HILLS, OH 44022

FAIRBANK JONATHAN J &
LENNON LISA (H/W)
1424 WHITE ST
KEY WEST, FL 33040

FISHER LAWRENCE B AND NEILA
715 PARK AVE
NEW YORK, NY 0

GAFFNEY MICHAEL J AND
BRENDA
1420-1422 SOUTH ST
KEY WEST, FL 33040

GALAHER ROBERT E II LIV TR
10/06/00
PO BOX 767
KEY WEST, FL 33041

GEELMUYDEN KARL
FANTOFTVEGEN 40B
0 5072 BERGEN
NORWAY

GILLIS EDWARD F
P O BOX 1284
KEY WEST, FL 0

GOYAL YATISH C AND VIDYA Y
1409 WHITE ST
KEY WEST, FL 33040

GRANT KARLEEN A
1033 FLAGLER AVE
KEY WEST, FL 33040

GREENDALE JEAN
1129 WASHINGTON ST
KEY WEST, FL 0

HOFFMAN CHARLES B
1420 WHALTON ST
KEY WEST, FL 33040

JOHNSON JEFFREY L
1125 VONPHISTER ST
KEY WEST, FL 0

KOENIG JOHN M AND NORA M
1117 FLAGLER AVE
KEY WEST, FL 33040

LEWIS RICHARD T
3423 PIEDMONT RD
ATLANTA, GA 30305

MACHALA EDWARD W AND
KATHLEEN A
654 GLENWATER LN
BONITA SPRINGS, FL 34134

MCCARTHY JAMES R
1409 WHALTON ST
KEY WEST, FL 33040

MCTEER MERCIDEES C
1125 FLAGLER AVE
KEY WEST, FL 33040

MILLER ROBERT J
1104 SOUTH ST
KEY WEST, FL 33040

MUZYKA DANIEL F
5851 MARINE DR
WEST VANCOUVER 0
CANADA

NUSSBAUM THOMAS P & SHERRY S
SEIBER (H/W)
1515 S PEARL STREET
DENVER, CO 80210

PARADISE PROPERTIES OF KEY
WEST INC
910 GRINNELL ST
KEY WEST, FL 33040

PAZO ALBERT AND OTILIA L/E
13 THOMPSON LN
KEY WEST, FL 33040

QUICK GILES AND ANGELA
55 BOCA CHICA RD
KEY WEST, FL 33040

REILLY EDWARD T AND ANN
MARIE
21 STATE RD
BREEZY POINT, NY 0

ROCKWOOD WILLIAM K AND
DONNA M
7 SARA LN
BARRINGTON, IL 60010

SANCHEZ WINONA A
5 MCCOY CIR
KEY WEST, FL 0

SEGEL SHELDON AND VIVIEN
1605 VON PHISTER ST
KEY WEST, FL 33040

SHARKEY CAROLANN E
1120 SOUTH ST
KEY WEST, FL 33040

SILVERMAN KENNETH R
1119 VON PHISTER ST
KEY WEST, FL 33040

SINAGRA JACK AND EILEEN
30 W 18TH ST PH PH
NEW YORK, NY 0

SLAUGHTER HAROLD T
1124 WASHINGTON ST
KEY WEST, FL 33040

SOUTHMAYD WILLIAM W
1424 WHALTON ST
KEY WEST, FL 0

STOVER SANDY R AND ESTA M
1408 WHITE ST
KEY WEST, FL 33040

STRUNK ANDY B AND JAMIE L
1428 WHALTON ST
KEY WEST, FL 0

STUART TODD A
1404 WHITE ST
KEY WEST, FL 33040

SUNSET 2020 LLC
5409 OVERSEAS HWY
MARATHON, FL 0

THOMAS GARY
1101 VON PHISTER ST
KEY WEST, FL 33040

THRASHER LAYNE W
2427 HARRIS AVE
KEY WEST, FL 33040

TROHPIA SAMUEL J
1108 SOUTH ST
KEY WEST, FL 33040

TRUSTEES CHURCH OF GOD OF KW
FL
1419 WHITE ST
KEY WEST, FL 33040

WHITE AND WASHINGTON LLC
1411 WHITE ST
KEY WEST, FL 33040

WILCOX ROBERT G
1414 WHITE ST
KEY WEST, FL 33040

WILLIAMSON-KUNKEL ANGELA
1120 VONPHISTER ST
KEY WEST, FL 0

WOOD DIANE MARIE
1202 VON PHISTER ST
KEY WEST, FL 33040

WOOD SHIRLEY P
1021 WASHINGTON ST
KEY WEST, FL 33040