Historic Architectural Review Commission
Staff Report for Item 5

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	December 21, 2021
Applicant:	WM. Rowan Architecture
Application Number:	H2021-0055
Address:	809 Fleming Street Rear

Description of Work:
New one-story addition to non-historic building.

Site Facts:
The principal building in the site is listed as an altered contributing resource to the district in the 1982 survey done for the expansion of the National Register Historic District. Historically the building's address was 415 ½ William Street. The site is located at the end of a driveway and it is not visible from any street. In 2002 permits were issued for a new rear addition to the house which extended towards the north side yard.

Guidelines Cited on Review:
- Additions (pages 37a-k), specifically guidelines 1, 6, 12, 13, 14, 25, and 30.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 5, 6, 11, 12, 22, and 24.

Staff Analysis:
The Certificate of Appropriateness under review proposes the construction of a small one-story addition to be attached to the west elevation of a non-historic structure build in 2002. This new addition will house a bathroom and closet. The one-story structure's north wall will be oblique to the existing structure but parallel to the north side property line in order to conform with required side yard setbacks.

The new addition will be approximately 82 square feet. Impact rated small sliding windows will be installed in the north and south elevation and hardie board will be used for siding material

Consistency with Cited Guidelines:

It is staff's opinion that the proposed addition is small in scale and mass and conforms with cited regulations.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
2021-0055		
FLOODPLAIN PERMIT	ZONING	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			◯ YES ◯ NO 0.0% %

ADDRESS OF PROPOSED PROJECT:	809 R FLEMING ST.	# OF UNITS —
RE # OR ALTERNATE KEY:		
NAME ON DEED:	MARK / BROOKS PHILIPS	PHONE NUMBER 305 304 2929
OWNER'S MAILING ADDRESS:	809 R FLEMING ST KEY WEST. FL.	EMAIL
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	WM. ROWAN ARCHITECTURE	PHONE NUMBER 305 394 4773
ARCHITECT / ENGINEER'S ADDRESS:	381 PEACON LN.	EMAIL wlrowan@gmail.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: (X) YES ( ) NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: $

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as decribed shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the decription of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned decription of work shall be controlling.)

CONSTRUCT NEW BATHROOM ADDITION (APPROX. 80+S.F) AND RECONFIGURE EXISTING BATHROOM TO HAVE ACCESS TO OTHER BEDROOM ONLY.

Printed name of property owner or licensed contractor.	Signature.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced _____ as identification.

Official Use Only:

RECEIVED
OCT 25 2021
BY: MP.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: [X] MAIN STRUCTURE [ ] ACCESSORY STRUCTURE [ ] SITE

ACCESSORY STRUCTURES: [ ] GARAGE / CARPORT [ ] DECK [ ] FENCE [ ] OUTBUILDING / SHED

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

POOLS: [ ] INGROUND [ ] ABOVE GROUND [ ] SPA / HOT TUB [ ] PRIVATE [ ] PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: [X] NEW [ ] ROOF-OVER [ ] TEAR-OFF [ ] REPAIR [ ] AWNING

[ ] 5 V METAL [ ] ASPLT. SHGLS. [ ] METAL SHGLS. [X] BLT. UP [ ] TPO [ ] OTHER

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

SIGNAGE: [ ] # OF SINGLE FACE [ ] # OF DOUBLE FACE [ ] REPLACE SKIN ONLY [ ] BOULEVARD ZONE

[ ] POLE [ ] WALL [ ] PROJECTING [ ] AWNING [ ] HANGING [ ] WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

[ ] MECHANICAL: [ ] DUCTWORK [ ] COMMERCIAL EXH. HOOD [ ] INTAKE / EXH. FANS [ ] LPG TANKS

A / C: [ ] COMPLETE SYSTEM [ ] AIR HANDLER [ ] CONDENSER [ ] MINI-SPLIT

[ ] ELECTRICAL: [ ] LIGHTING [ ] RECEPTACLES [ ] HOOK-UP EQUIPMENT [ ] LOW VOLTAGE

SERVICE: [ ] OVERHEAD [ ] UNDERGROUND [ ] 1 PHASE [ ] 3 PHASE _____ AMPS

[ ] PLUMBING: [ ] ONE SEWER LATERAL PER BLDG. [ ] INGROUND GREASE INTCPTRS [ ] LPG TANKS

RESTROOMS: [ ] MEN'S [ ] WOMEN'S [ ] UNISEX [ ] ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: $10 STAFF APPROVAL: $50 COMMISSION REVIEW $100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: [ ] GENERAL [ ] DEMOLITION [ ] SIGN [ ] PAINTING [ ] OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
1 STORY BATHROOM ADDITION	WOOD SIDING	HARDY PLANK SIDING
WINDOWS	WOOD	ALUM.

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) [ ] BUSINESS SIGN [ ] BRAND SIGN [ ] OTHER: _____

BUSINESS LICENSE # IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

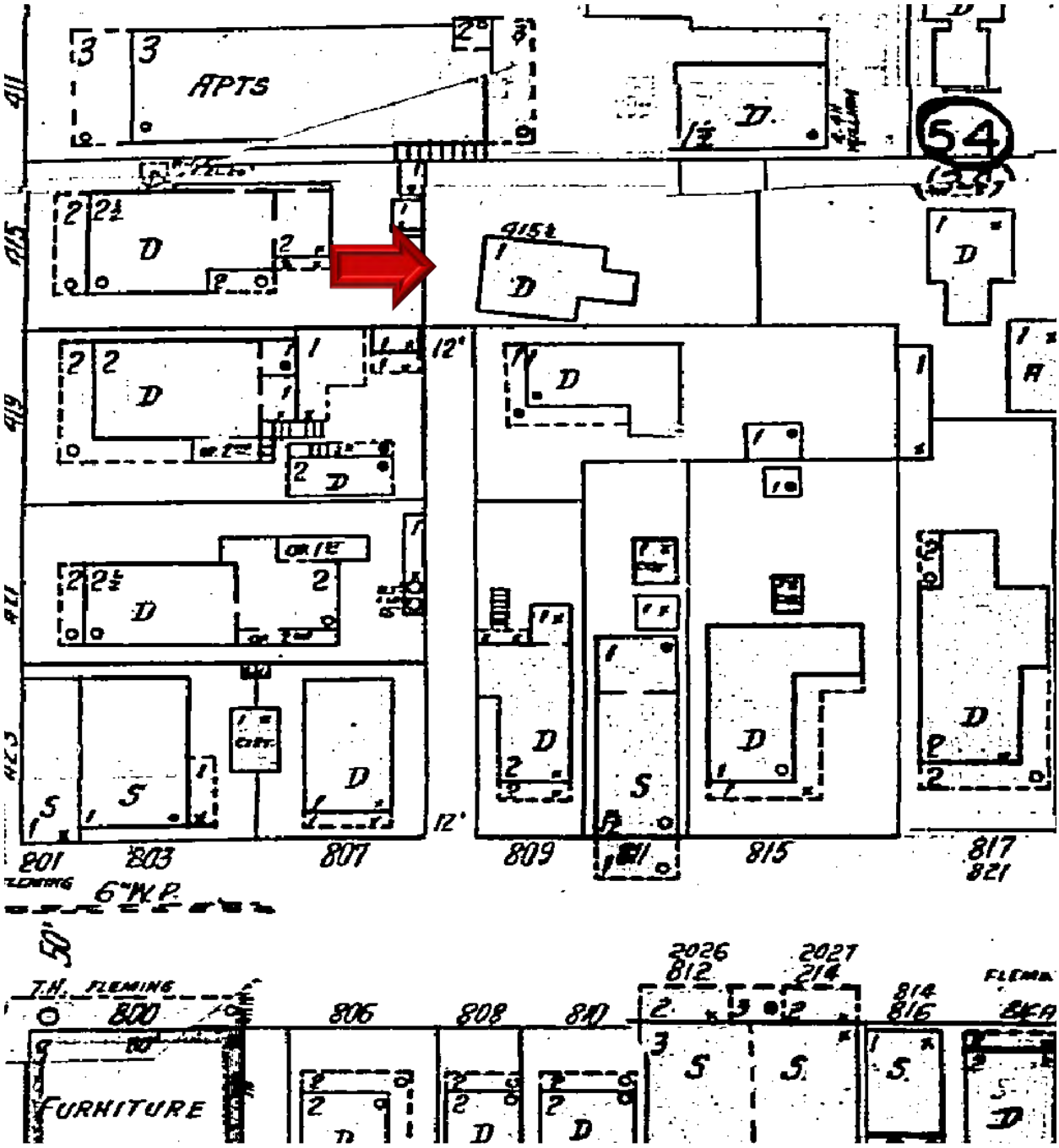
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

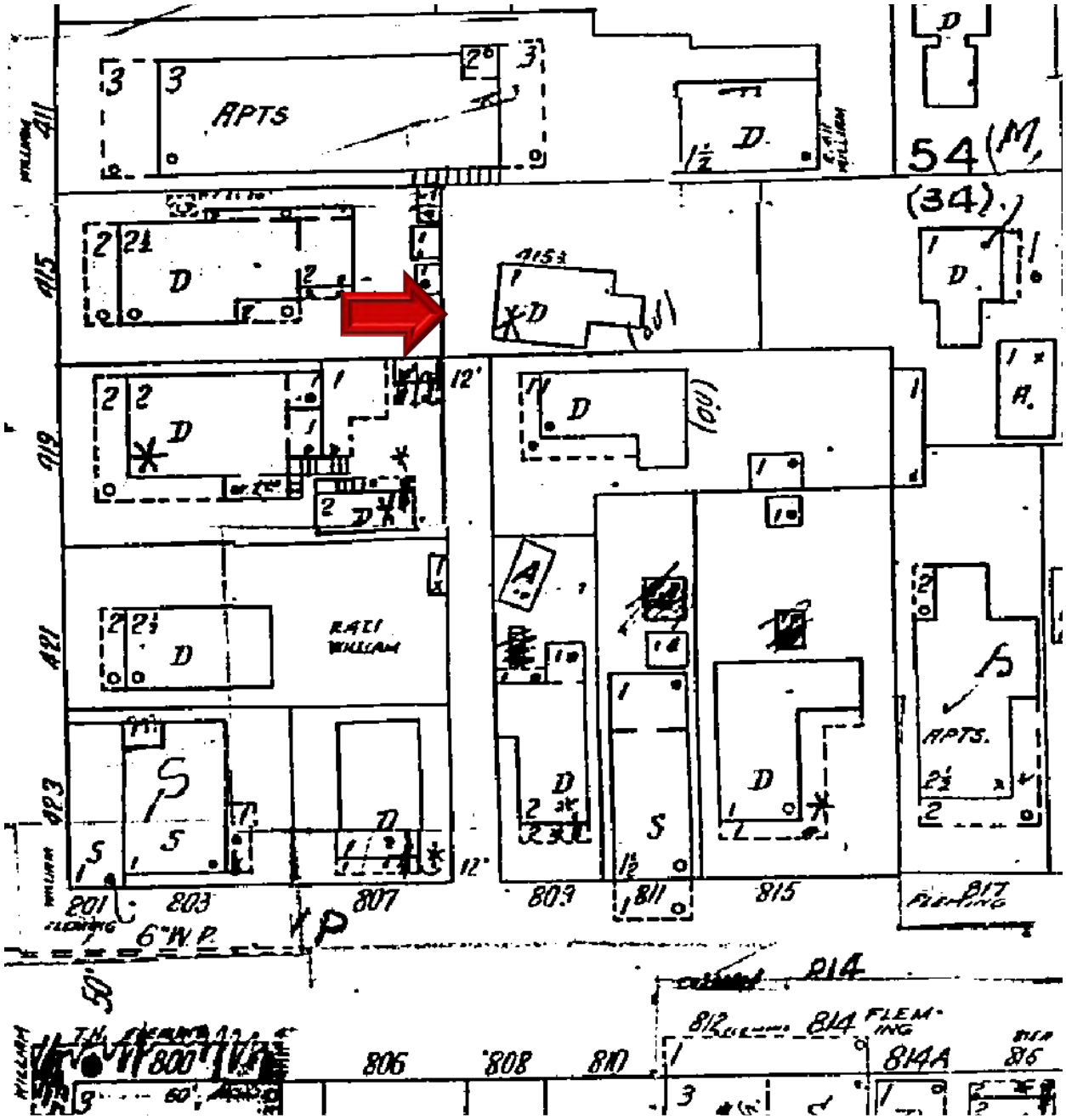
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

SANBORN MAPS



1948 Sanborn Map



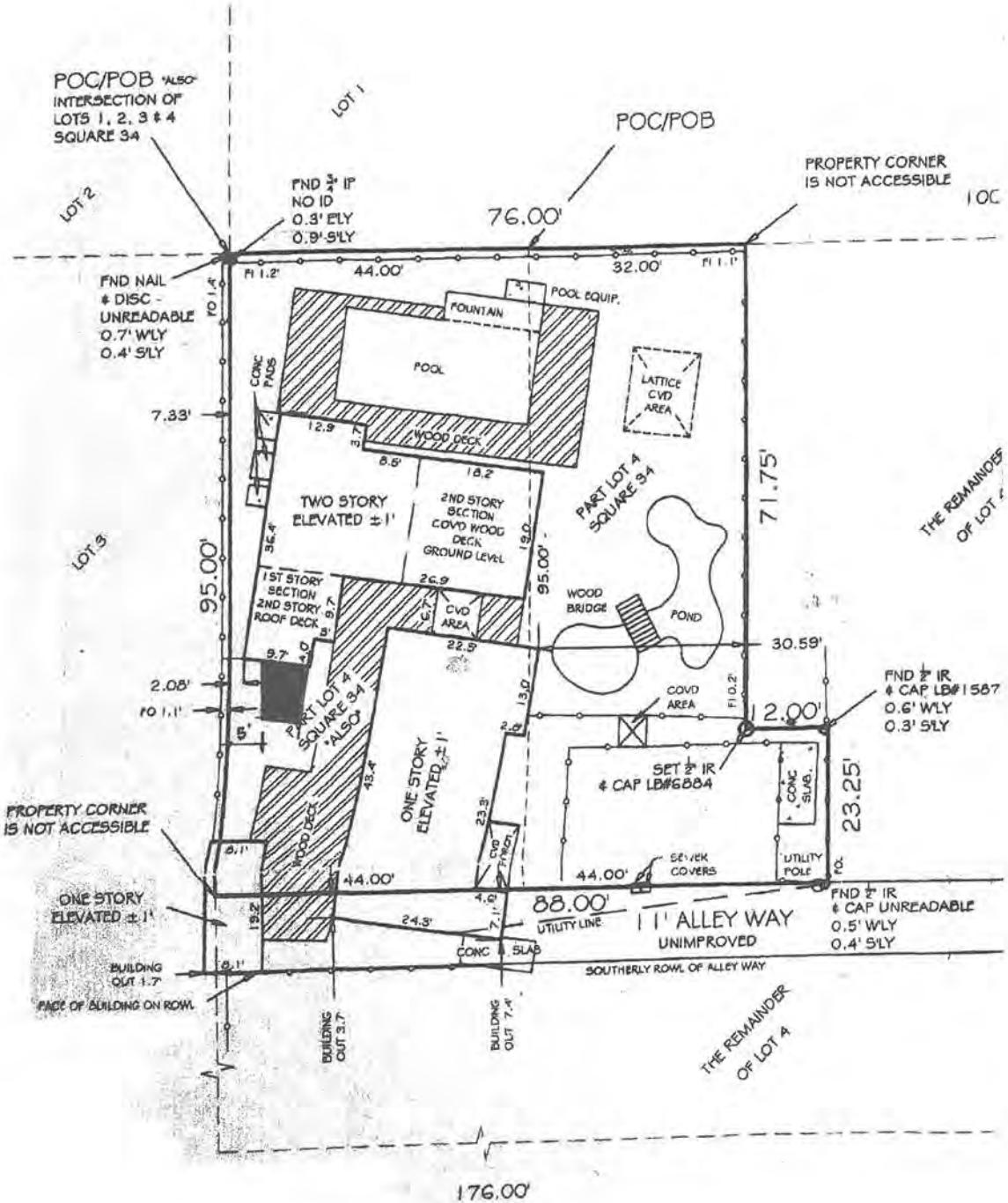
1962 Sanborn Map

PROJECT PHOTOS

808 REAR

809

SURVEY



SURVEY

SCALE 1" = 20'-0"

PROPOSED DESIGN

PHILLIPS RESIDENCE
BATHROOM ADDITION & INTERIOR UPGRADES

809 FLEMING STREET KEY WEST, FLORIDA 33040

PROPERTY ENTRANCE (END OF ROW)

SITE LOCATION

PROPOSED AREA OF CONSTRUCTION

STREET VIEW (FLEMING)

** WINDOWS **

Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph	Wind Exposure:	C

No.	Description	Opening Width (in ft.)	Opening Height (in ft.)	Distance from Corner (in ft.)	Design Pressure Requirements
A	IMPACT RATED	2.2 ft.	3.4 ft.	12.0 ft.	+42.1 psf, -45.6 psf
B	IMPACT RATED	3.6 ft.	1.4 ft.	4.0 ft.	+42.1 psf, -51.0 psf

Basic Building Structural Information

Floor and Roof Live Loads

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data

Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width:	4.00 ft.
Internal Pressure Coefficient:		0.18 +/-	

Components and Cladding Design Pressures			
	Roof Zone 1:	+24.2 psf max.,	-38.6 psf min.
	Roof Zone 2:	+24.2 psf max.,	-67.1 psf min.
	Roof Zone 3:	+24.2 psf max.,	-99.2 psf min.
	Roof at Zone 2 Overhangs:		-78.4 psf min.
	Roof at Zone 3 Overhangs:		-132.0 psf min.
	Wall Zone 4:	+42.1 psf max.,	-45.6 psf min.
	Wall Zone 5:	+42.1 psf max.,	-56.3 psf min.

The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the code.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

SHEET INDEX

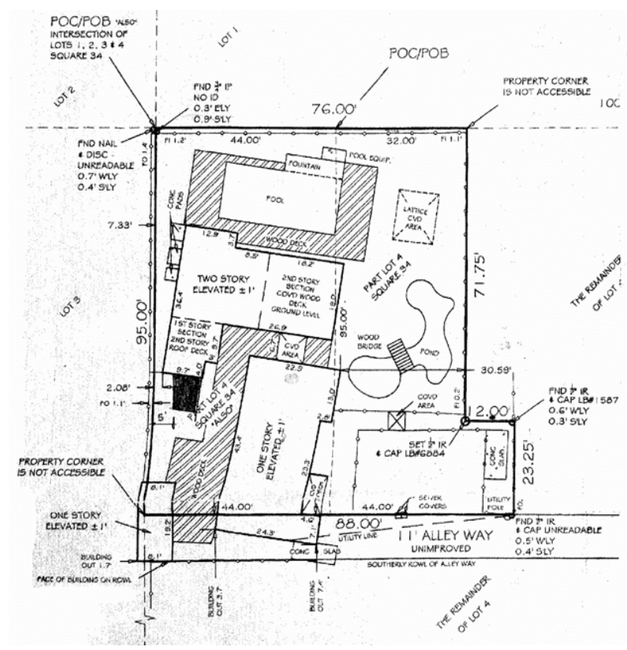
NO.	DESCRIPTION
1	COVER - SURVEY, NOTES, WIND PRESSURES
2	FIRST FLOOR REPAIRS (FOUNDATION & FRAMING)
3	FLOOR PLAN, FLOOR & ROOF FRAMING, MEP
4	ELEVATIONS AND NOTES
5	EXISTING BATHROOM UPDATES

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2020 7th edition
ELECTRICAL: National Electrical Code, 2020
PLUMBING: Florida Building Code (Plumbing), 2020
MECHANICAL: Florida Building Code (Mech.), 2020
GAS: LP Gas Code, 2020 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)
This project is designed in accorance with A.S.C.E. 24-14 for flood resistant design.
This project is designed in accorance with ACI 318-11 for structural concrete design.



SURVEY

PHILLIPS RESIDENCE
BATHROOM ADDITION & INTERIOR UPGRADES
809 FLEMING STREET KEY WEST, FLORIDA 33040

STATE OF FLORIDA WILLIAM ROWAN AR0017751 REGISTERED ARCHITECT

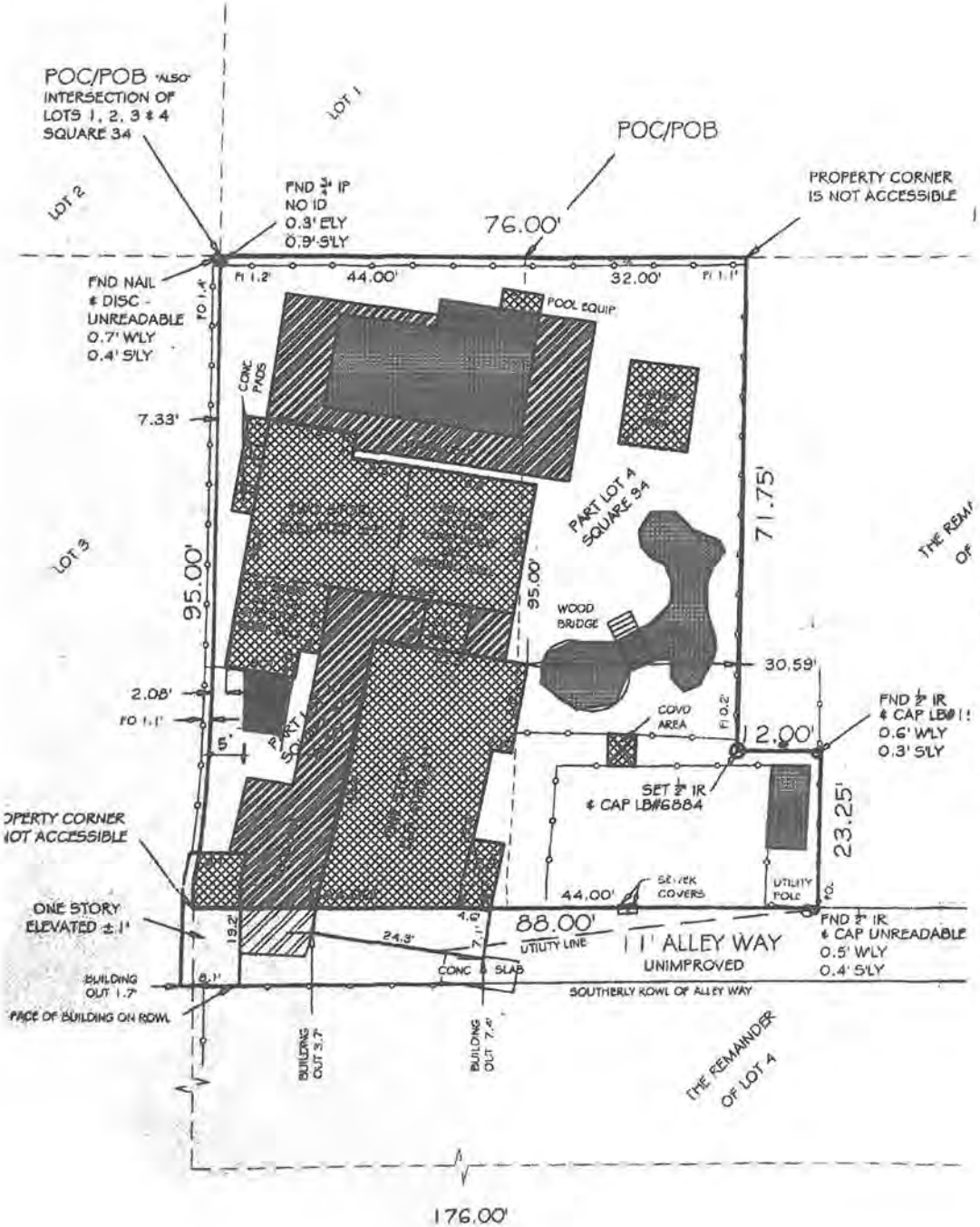
WILLIAM ROWAN ARCHITECTURE
321 PEACON LANE
305 394-4773
KEY WEST FLORIDA
FLORIDA LICENSE: AR-0017751

PROJECT NO :

DATE : 10-20-2021

1

1 OF 5



SURVEY
SCALE 1" = 20'-0"

PROJECT DATA	809 FLEMING STREET		FLOOD: AE-7		ZONE: HMDR	
	PROPOSED		EXISTING		ALLOWED	
*** ALL NEW CONSTRUCTION TO BE MIN. 5' FROM PROPERTY (NO VARIANCE REQUIRED) ***						
SETBACKS:						
FRONT	0.0'		0.0'		10'	
SIDE	30.59'		30.59'		5'	
SIDE	0.0'		0.0'		5'	
REAR	22.2'		22.2'		15'	
LOT SIZE	7,499 S.F.		7,499 S.F.		7,499 S.F.	
BUILDING COVERAGE	2,124 S.F.	28%	2,042 S.F.	27%	2,999 S.F.	40%
BUILDING HEIGHT	24.8'		24.8'		30'	
IMPERVIOUS AREA	3,920 S.F.	52%	3,838 S.F.	51%	4,499 S.F.	60%
OPEN SPACE	3,579 S.F.	48%	3,661 S.F.	49%	2,624 S.F.	35%

PHILLIPS RESIDENCE
BATHROOM ADDITION & INTERIOR UPGRADES
809 FLEMING STREET KEY WEST, FLORIDA 33040

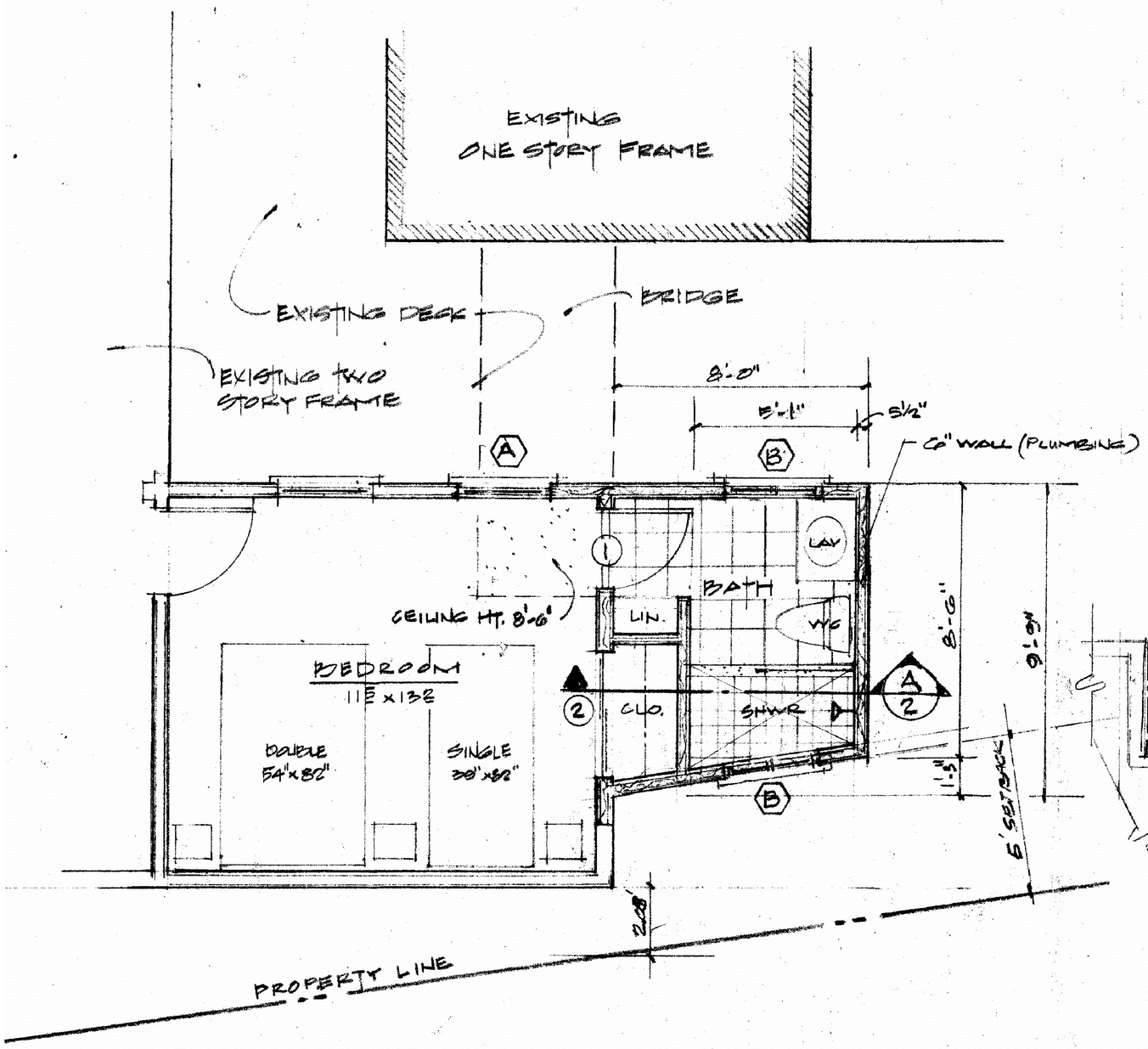
WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751

PROJECT NO.:

DATE: 10-24-2021

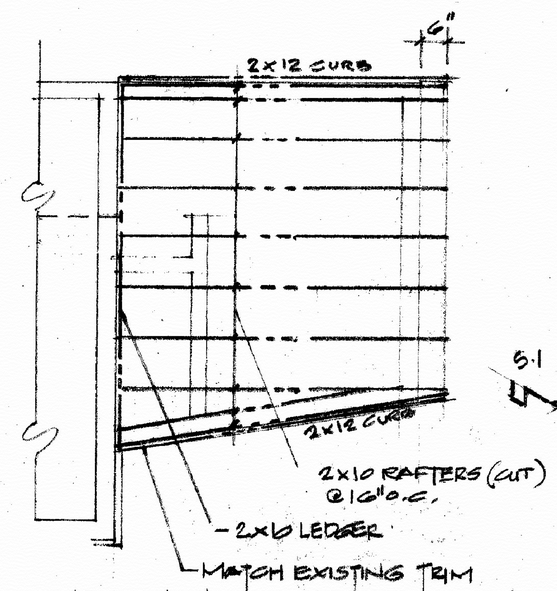
1

1 OF 1



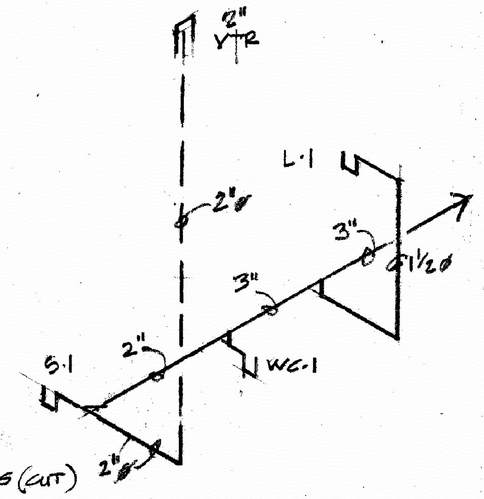
PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"



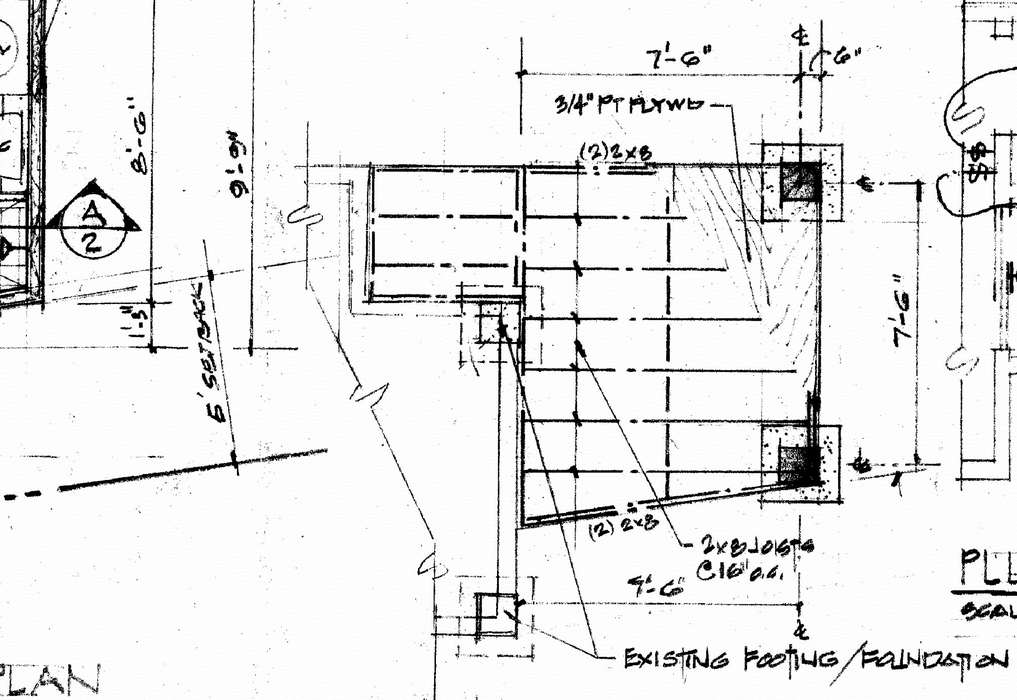
ROOF FRAMING PLAN

SCALE 1/4"



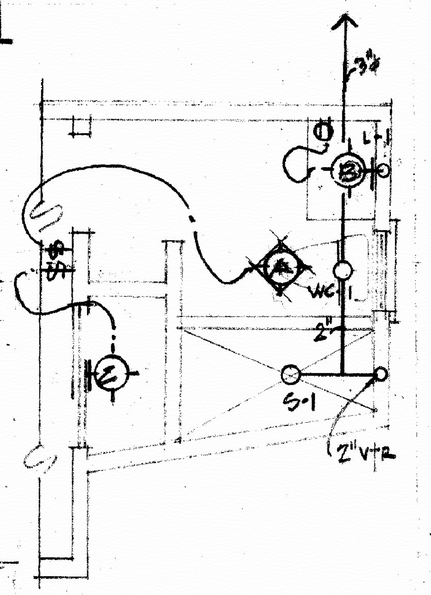
PLUMBING DIAG.

NTS



FLOOR FRAMING PLAN

SCALE 1/4"



PLUMB./ELECT.

SCALE 1/4"

PHILLIPS RESIDENCE

BATHROOM ADDITION & INTERIOR UPGRADES

809 FLEMING STREET KEY WEST, FLORIDA 33040

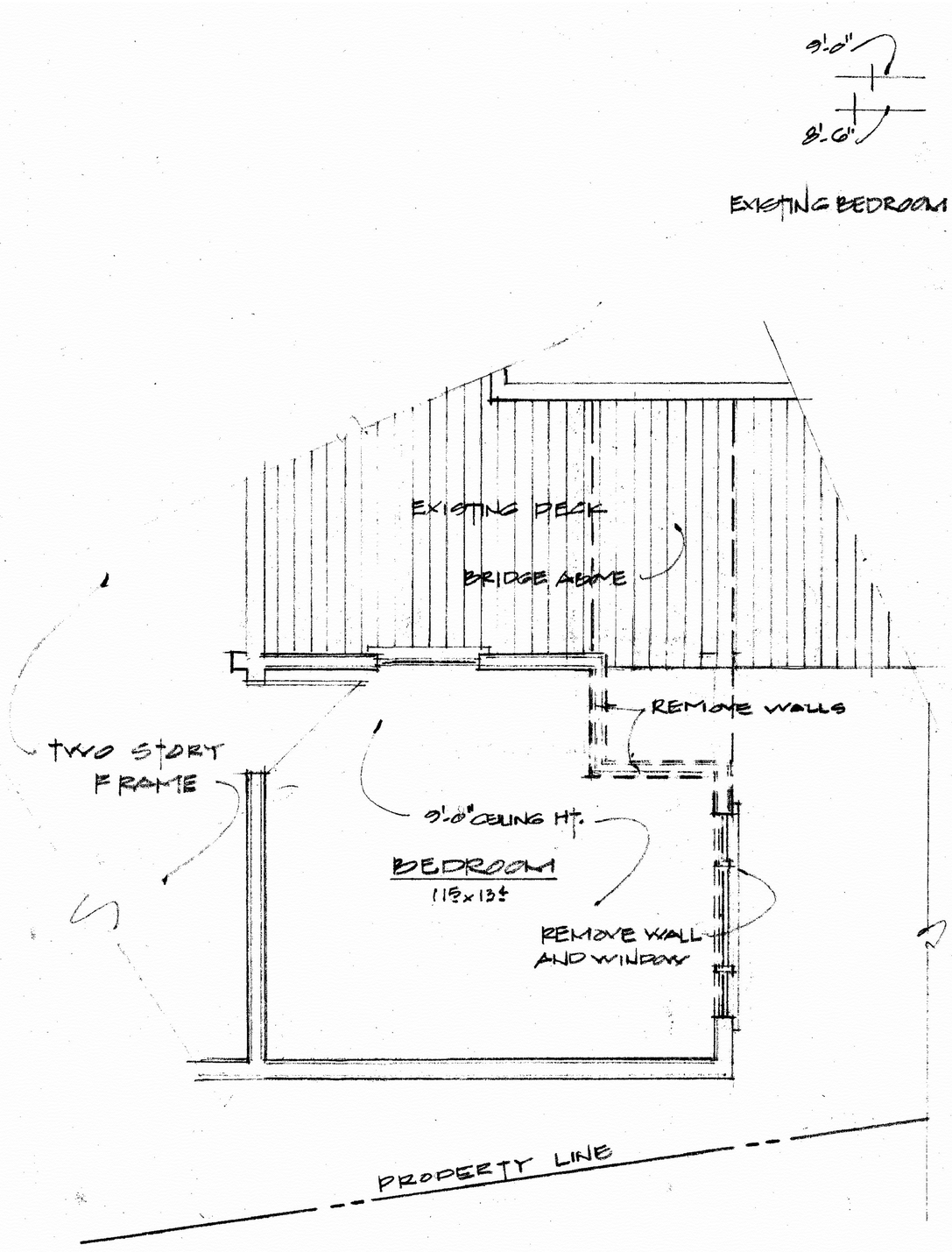
STATE OF FLORIDA WILLIAM LEHMAN ROWAN ARC017751 REGISTERED ARCHITECT

WILLIAM ROWAN
ARCHITECTURE
KEY WEST FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 394-4773

PROJECT NO :

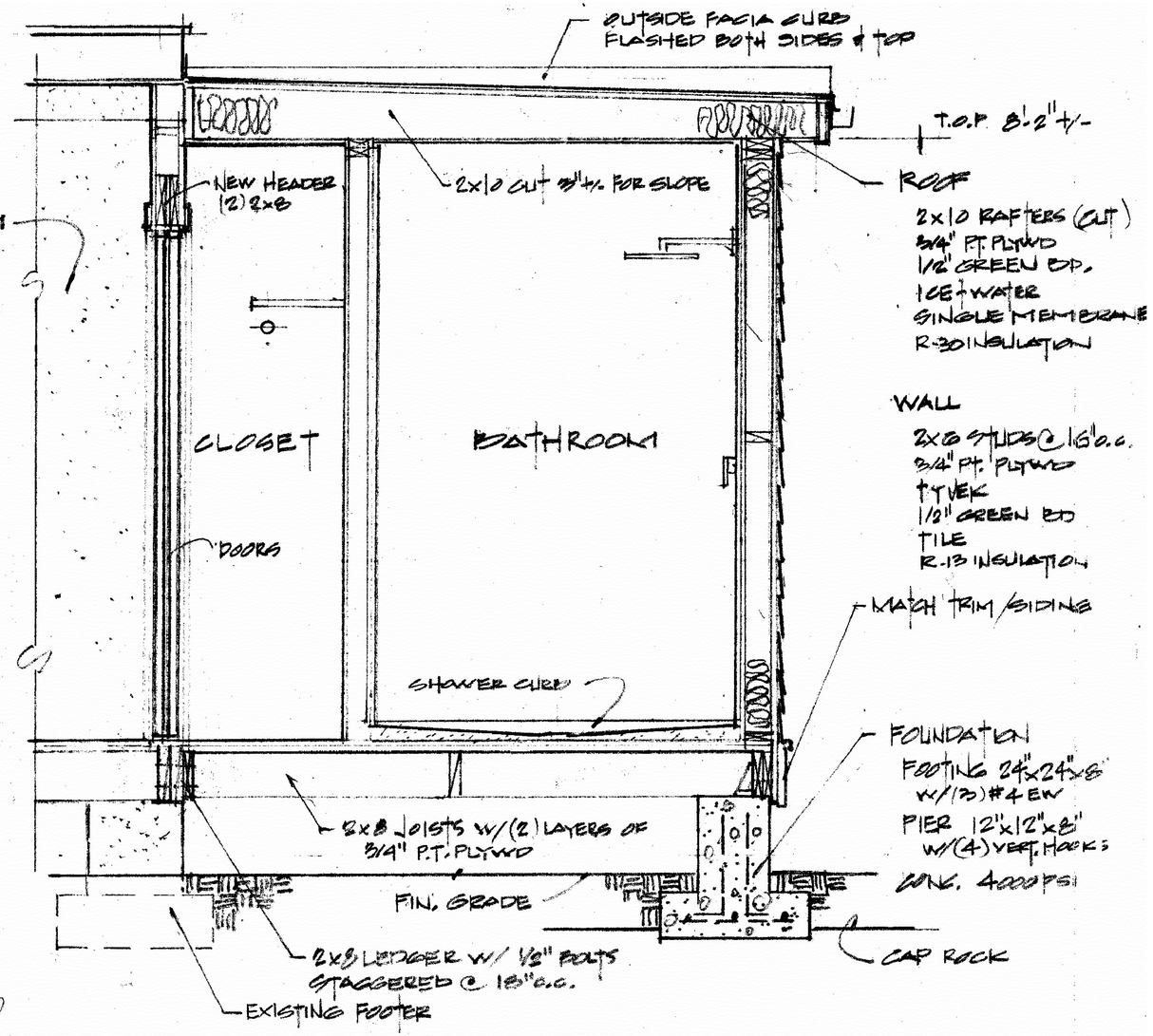
DATE : 10-20-2021

2



EXISTING FLOOR PLAN - PARTIAL

SCALE 1/4"=1'-0" DEMOLITION PLAN



A/2 BUILDING SECTION

SCALE 1/2" = 1'-0"

NOTES

CONNECTORS

FLOOR FRAMING TO CONC. PIERS - SIMPSON HD3X

FLOOR FRAMING TO STUDS - SIMPSON 18" STRAP

STUD TO PLATE TO RAFTER - SIMPSON 24" STRAP

* ELECTRICAL FIXTURES TO BE SELECTED BY OWNER
* PLUMBING FIXTURES TO BE SELECTED BY OWNER
* INSTALLED BY CONTRACTOR

PHILLIPS RESIDENCE

BATHROOM ADDITION & INTERIOR UPGRADES

809 FLEMING STREET KEY WEST, FLORIDA 33040

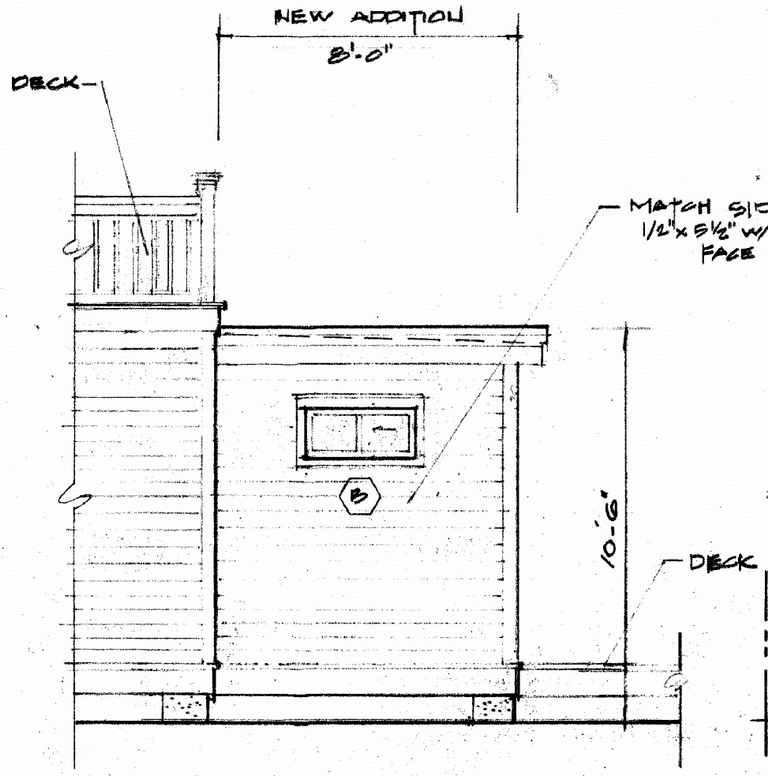
STATE OF FLORIDA WILLIAM KEIMAN ROWAN ARC017761 REGISTERED ARCHITECT

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 394-4773

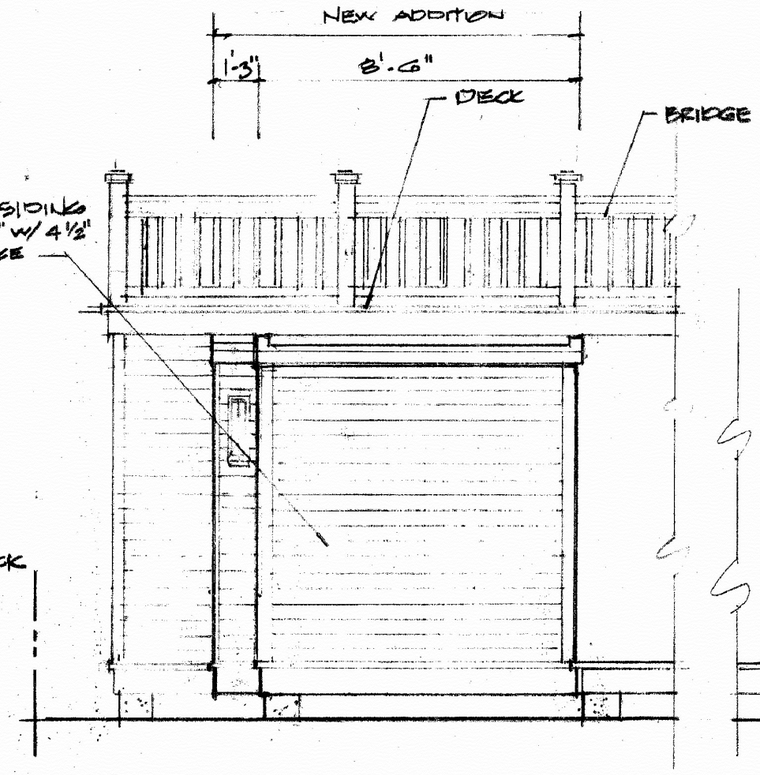
PROJECT NO :

DATE :10-20-2021

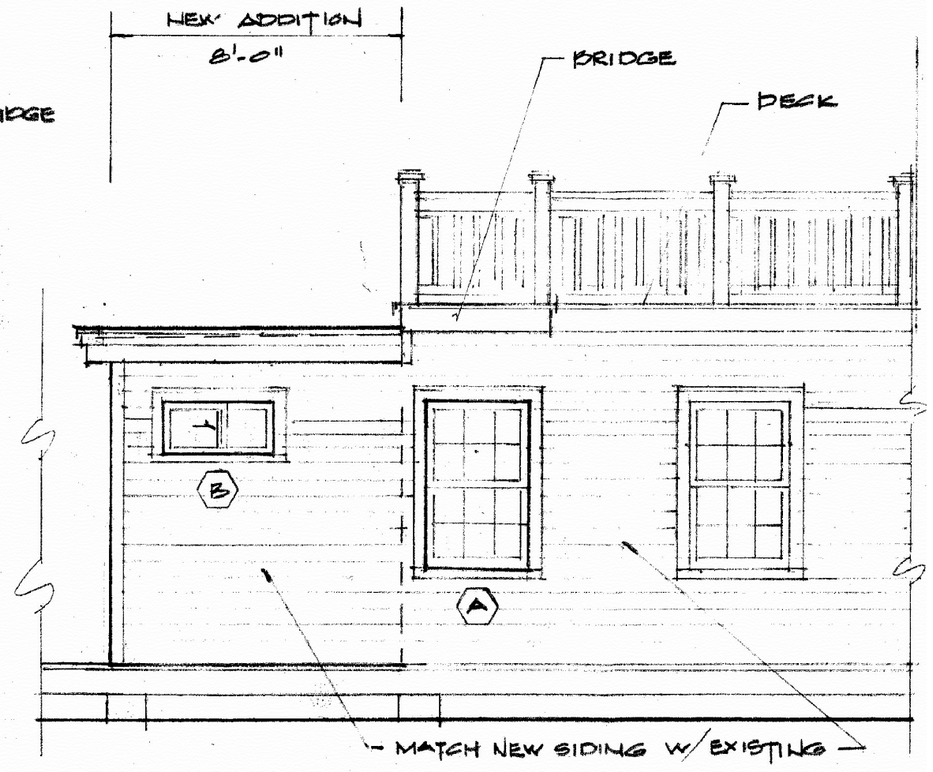
3



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

ELECTRICAL NOTES

All switches and dimmers shall be located 42" above finished floor to center of switch, U.N.O. Multiple switches at one location shall be ganged together and finished with one cover plate, U.N.O.

All wet location outlets are to be gfci type

All exterior switches and outlets are to be or have weather proof covers.

Existing panels and shut offs to be replaced (Contractor to verify capacity)

Location of shut-offs and panels to be verified in field by EC

CONTRACTOR NOTICE:

Contractor shall confirm all existing unidentified circuits and determine if any are required to remain. If not required to remain, completely remove and mark breaker as "spare." Set all spare breakers in the OFF position.

Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.

If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.

For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.

For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.

PHILLIPS RESIDENCE

BATHROOM ADDITION & INTERIOR UPGRADES

809 FLEMING STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-0017751
321 PEACON LANE
305 394-4773

PROJECT NO :

DATE : 10-20-2021

GENERAL NOTES

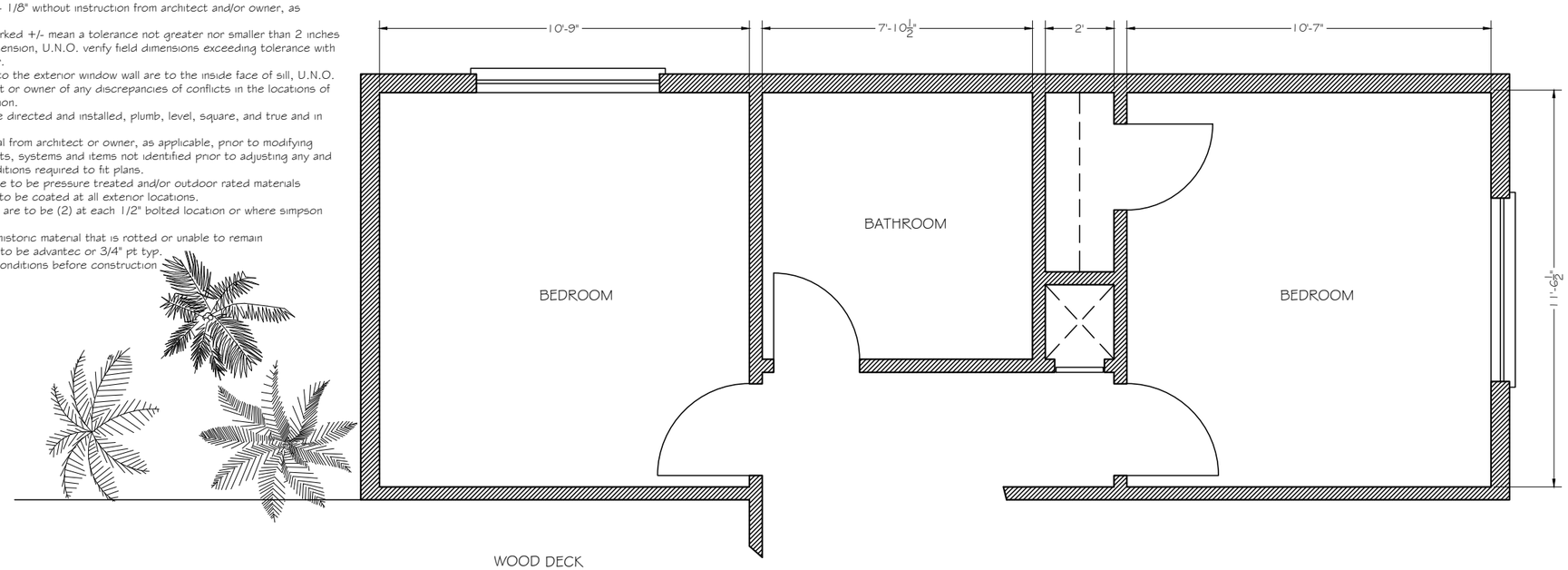
1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, LATEST EDITION.
2. ALL WOOD FRAMING SIZES, FRAMING, FASTENING REQUIREMENTS, ANCHORAGES, FIRESTOPS, AND CONNECTORS NOT SHOWN ON THESE PLANS TO BE PER THE SPECIFIED BUILDING CODE.
3. ALL STRUCTURAL LUMBER TO BE STRUCTURAL GRADE NO. 2 SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%. ALL LUMBER TO BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
4. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD TO BE HOT DIP GALVANIZED PER THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE BUILDING CODE.
5. THE FRAMING LAYOUTS DEPICTED ON THE PLANS ARE TO ILLUSTRATE GENERAL FRAMING CONDITIONS BUT DO NOT NECESSARILY DEPICT THE CORRECT QUANTITIES OR CONNECTIONS REQUIRED.
6. FASTENING FOR ALL STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN IN THE PLANS TO BE PER THE FASTENING SCHEDULE OF THE APPLICABLE BUILDING CODE.
7. BOLTS SHALL CONFORM TO ASTM 307, ANSI D18.2.1. SCREWS AND LAG SCREWS SHALL CONFORM TO ANSI B18.2.1. AND ANSI B18.6.1, RESPECTIVELY. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.
8. BOLT HOLES SHALL BE AT LEAST A MINIMUM DIAMETER OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
9. BOLT NUTS SHALL BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN NOT TO OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED AS THEY MAY PRELOAD THE CONNECTORS. BOLT NUTS SHALL BE PERIODICALLY RETIGHTENED.
10. UNLESS OTHERWISE NOTED, CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER AND SIZE OF FASTENERS AS REQUIRED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO THE APPLICABLE BUILDING CODE. REFER TO MANUFACTURER FOR NAILING REQUIREMENTS (TO ATTAIN MAXIMUM TABLE VALUES) FOR ALL WOOD-TO-WOOD MECHANICAL FASTENERS.
12. MULTIPLE STUDS SHALL BE GLUED AND NAILED TO 10d NAILS 24" O.C.
13. BRACING SHALL BE PROVIDED FOR ALL WALLS UNTIL SHEAR PANELS, FLOOR FRAMING, ROOF FRAMING, AND DECKING ARE INSTALLED.
14. CUTTING AND NOTCHING OF ALL LOAD BEARING STUDS SHALL BE LIMITED TO 25% OF THE STUD DEPTH.
15. ALL LOAD BEARING WALLS SHALL CONSIST OF A SINGLE STUD SILL PLATE AT THE BOTTOM AND A DOUBLE STUD TOP PLATE AT THE TOP. STUDS USED IN PLATES SHALL MATCH THE DIMENSIONS USED FOR STUDS WITHIN THE WALLS. STUD WALLS SHALL END WITH DOUBLE STUDS ON EACH END.
16. WALL OPENINGS LESS THAN AND INCLUDING 5'-0" WIDE ARE TO BE FRAMED WITH ONE KING STUD AND ONE JACK STUD ON EACH SIDE. WALL OPENINGS GREATER THAN 5'-0" WIDE SHALL BE FRAMED WITH ONE KING STUD AND TWO JACK STUDS ON EACH SIDE.
17. ALL BEAMS AND JOISTS TO BE FRAMED FLUSH WITH SUPPORTING MEMBER TO BE SUPPORTED BY APPROVED HANGERS WITHIN ENCLOSED CONDITIONED SPACE.
18. DOUBLE JOISTS ARE TO BE PROVIDED BELOW PARTITION WALLS THAT RUN PARALLEL TO JOISTS AND SOLID BLOCKING THE DEPTH OF THE JOISTS SHALL BE PROVIDED BETWEEN JOISTS BELOW PARTITION WALLS THAT FRAME PERPENDICULAR TO JOISTS.
19. WHERE HEADERS FRAME INTO STUDS, DOUBLE STUDS SHALL BE PROVIDED.

PLUMBING NOTES

Dielectric Unions: provide dielectric unions or flanges at connections or contact between pipes of dissimilar metals.
Water Hammer Arrestors: Install water hammer arrestors at fixture hot and cold supplies (at all lavatories and sinks and other quick acting fixtures.)
Exposed Piping: Exposed piping shall be polished chromium on either brass or bronze.
Valves: All valves shall have a minimum of 125 psig working pressure. Valves and cocks may not be indicated in every instance on the drawings, but whether or not shown, all valves, cocks and check valves necessary for the proper operation of the system shall be furnished and installed. Install isolation/ shut-off valves at all main risers. Install isolation/shut off on sinks, toilets and washer inlet of each piece of equipment. Provide a flange or union between the valve and the equipment to permit disconnection, removal and service.
Venting: The stacks shall be extended through roof of building to points not less than 12" above roof. Vents shall be offset as required to penetrate roofs at least 3 feet from the ridge or edge of building and 10 feet from any fresh air intake or operable window or door.
Sanitary, Waste, Grease, and Vent Piping: All below ground piping and fittings shall be sch 40 PVC-DWV (solid core). Slope of sanitary or drainage piping 2-1/2" and smaller shall be a minimum of ¼" per foot; piping 3' and larger shall be sloped a minimum of 1/8" per foot. Cleanouts will be located not more than 100 feet apart and at each change of direction greater than 45° along the horizontal drain. Cleanouts shall be installed at base of each stack.
Plumbing Fixtures and Trim: Plumbing fixtures shall be furnished and installed in a neat and workmanlike manner with proper connections to supply and drainage piping. All fixtures shall be free of flaws and defects of any sort in material and workmanship and shall operate perfectly when installed in accordance with manufacturer's directions. Contractor shall provide rough-in and shall connect all fixtures to the plumbing systems. All fixtures to be provided with chrome plated supplies and stops. Proved 17 gauge chrome plated brass traps for all fixtures without integral traps. Provide concealed arm carriers and supports for all fixtures requiring same.
Pipe Insulation: Install insulation products in accordance with the manufacturer's instructions and in accordance with recognized industry practices. Seal all joints, breaks, tears, and penetrations with rife retardant, vapor barrier mastic. Cover valves, fittings and similar items in each piping systems. Insulate all domestic hot water with 1" thick fiberglass sectional pipe covering with canvas jacket or Armaflex AP pipe insulation kits or equivalent.
Testing: Test all waste and vent piping for a period of not less than 8 hours by capping or plugging all joints to a level of the highest fixture or fittings, filling the system with water and observe for leaks. Test water piping at 100 psig for a period of 8 hours, observing for any visible leaks. Test piping again with fixtures installed. Repair any leaks found by remaking joint. Do not use caulking or similar methods.
Equipment Furnished by Others: Where shown on the drawings, the contractor shall make all piping connections to equipment furnished by others. This work shall include furnishing and installation of all water and drain piping. All work shall be performed in accordance with recommendations of equipment manufacturer.
Substitutions: Unless as otherwise agreed, plumbing contractor shall pay for added costs associated with any substitution.
Provide full blocking around all floor penetrations. Hole saw through 2x10 and 2x8 floor joists when required.

CONSTRUCTION PLAN GENERAL NOTES:

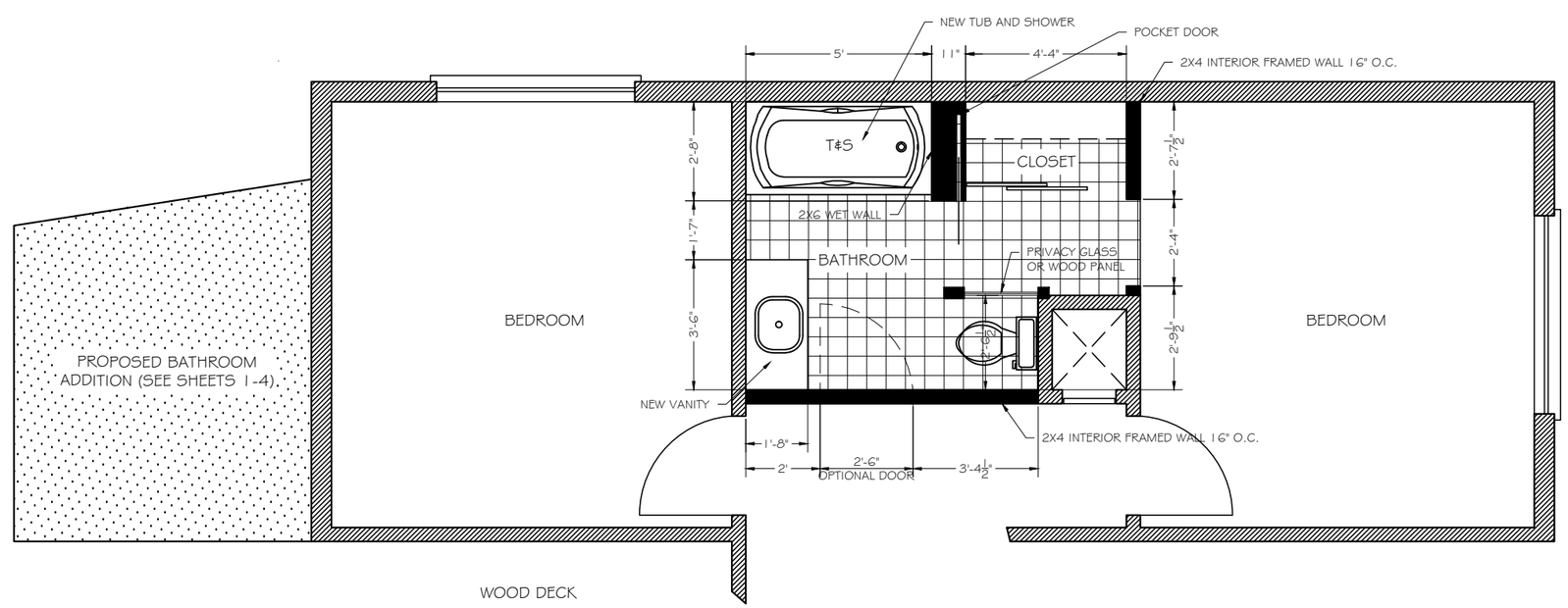
1. 1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
2. 2. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
3. 3. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
4. 4. All dimensions to the exterior window wall are to the inside face of sill, U.N.O.
5. 5. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
6. 6. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
7. 7. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
8. 8. All materials are to be pressure treated and/or outdoor rated materials
9. 9. Fasteners are to be coated at all exterior locations.
10. 10. Timber screws are to be (2) at each 1/2" bolted location or where simpson mfg. specify
11. 11. Only remove historic material that is rotted or unable to remain
12. 12. New subfloor to be advantec or 3/4" pt typ.
13. verify all existing conditions before construction



NORTH

FLOOR PLAN (PARTIAL)

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



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FLOOR PLAN (PARTIAL)

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

PHILLIPS RESIDENCE
INTERIOR UPGRADES
809 FLEMING STREET KEY WEST, FLORIDA 33040

STATE OF FLORIDA WILLIAM ROWAN AR0017751 REGISTERED ARCHITECT

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR0017751
321 PEACON LANE
305 296-3784

PROJECT NO :

DATE : 10-10-2021

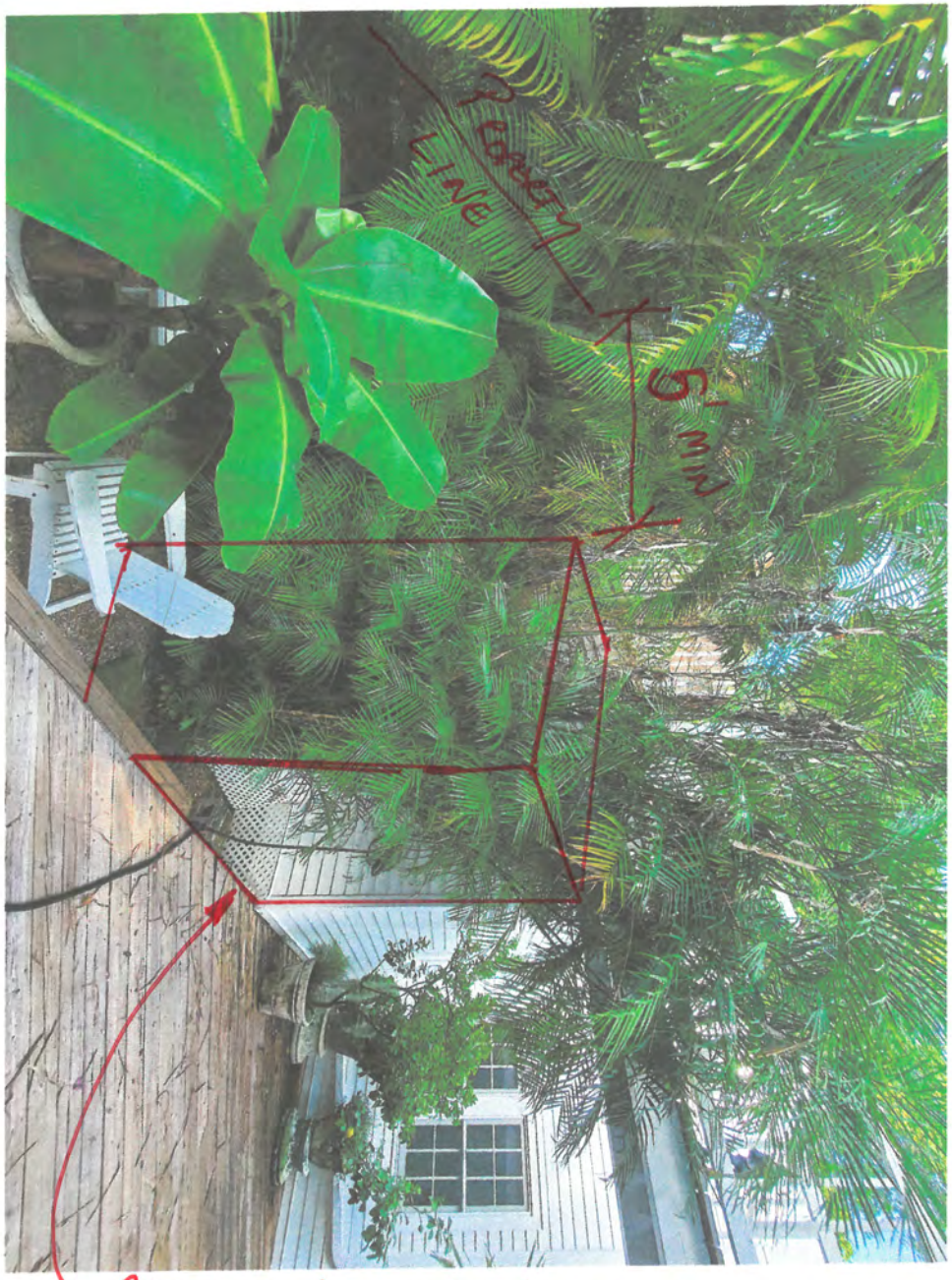
5

5 OF 5

PROPOSED BATHROOM LOCATION

VIEW FROM FLEMING ST.

FLAGGED LOT ENTRY



BATHROOM ADDITION LOCATION

NEW BATHROOM ADDITION

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 23, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ADDITION TO NON-HISTORIC BUILDING.

#809 FLEMING STREET REAR

Applicant –WM Rowan Architecture **Application #H2021-0055**

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

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

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

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, 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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00005890-000000
Account#	1006114
Property ID	1006114
Millage Group	10KW
Location Address	809 FLEMING St, KEY WEST
Legal Description	KW PT LOT 4 SQR 34 OR161-141/42 OR331-34/46 OR417-600/01 OR429-245/46 OR756-1294/95 OR869-997/98 OR917-627 OR920-324/25 OR1423-1745 OR1596-1234/35 OR2928-1809 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

WHITNEY PHILLIPS BROOK REV TRUST 6/18/2018
809 Fleming St
Rear
Key West FL 33040

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$999,696	$1,010,331	$1,020,966	$1,031,601
+	Market Misc Value	$27,833	$28,667	$29,506	$30,346
+	Market Land Value	$696,388	$691,059	$728,365	$641,317
=	Just Market Value	**$1,723,917**	**$1,730,057**	**$1,778,837**	**$1,703,264**
=	Total Assessed Value	**$702,699**	**$692,998**	**$677,418**	**$664,788**
-	School Exempt Value	($25,000)	($25,000)	($25,000)	($25,000)
=	School Taxable Value	**$677,699**	**$667,998**	**$652,418**	**$639,788**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,180.00	Square Foot	44	95

Buildings

Building ID	376
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	4959
Finished Sq Ft	1662
Stories	2 Floor
Condition	GOOD
Perimeter	314
Functional Obs	0
Economic Obs	0
Depreciation %	7
Interior Walls	WALL BD/WD WAL
Exterior Walls	CUSTOM
Year Built	1945
EffectiveYearBuilt	2013
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	CONC S/B GRND
Heating Type	FCD/AIR DUCTED with 0% NONE
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	0
Grade	650
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLE	4 SIDED SECT	104	104	0
OPX	EXC OPEN PORCH	412	0	0
FHS	FINISH HALF ST	812	0	0
FLA	FLOOR LIV AREA	1,558	1,558	0
OUU	OP PR UNFIN UL	170	0	0

OPF	OP PRCH FIN LL	66	0	0
PTO	PATIO	1,809	0	0
SBF	UTIL FIN BLK	28	0	0
TOTAL		**4,959**	**1,662**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1996	1996	1	12 SF	5
FENCES	1995	1996	1	176 SF	2
WATER FEATURE	1996	1997	1	1 UT	1
WATER FEATURE	1996	1997	1	1 UT	2
RES POOL	1996	1997	1	406 SF	3
TIKI	2002	2003	1	80 SF	1

Exemptions

Exemption	Amount
01 25000 HOMESTEAD 196.031(a)	$25,000.00
02 ADDL HOMESTEAD 196.031(b)	$25,000.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/25/2018	$100	Quit Claim Deed	2188098	2928	1809	30 - Unqualified	Improved
9/7/1999	$360,000	Warranty Deed		1596	1234	M - Unqualified	Improved
9/1/1996	$275,000	Warranty Deed		1423	1745	M - Unqualified	Improved
6/1/1984	$110,000	Warranty Deed		917	627	M - Unqualified	Improved
12/1/1982	$80,000	Warranty Deed		869	997	Q - Qualified	Improved

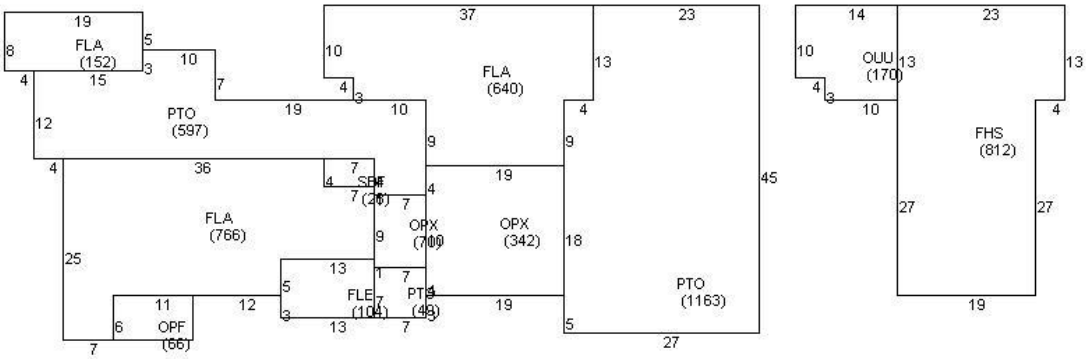
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
03-2161	6/16/2003	8/7/2003	$2,100		REPAIR V- CRIMP EAVE
03-1744	5/19/2003	8/7/2003	$3,950		REPAINT EXTERIOR
02-1004	4/22/2002	10/28/2002	$9,700		PLUMBING
02-0280	3/18/2002	10/28/2002	$171,500		BUILD NEW STRUCTURE
B952704	8/1/1995	10/1/1995	$1,800		INSTALL 6 SINGLEHUNG WIND
E950610	2/1/1995	10/1/1995	$300		100 AMP SERVICE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


FLA
(152)
PTO
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OPX
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PTO
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OPF
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OUU
(170)
FHS
(812)

Photos

1006114 809 FLEMING ST 10/19/16

Map

TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

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