



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 12, 2022

Applicant: MTM Building and Roofing

Application Number: H2022-0038

Address: 1101 Simonton Street

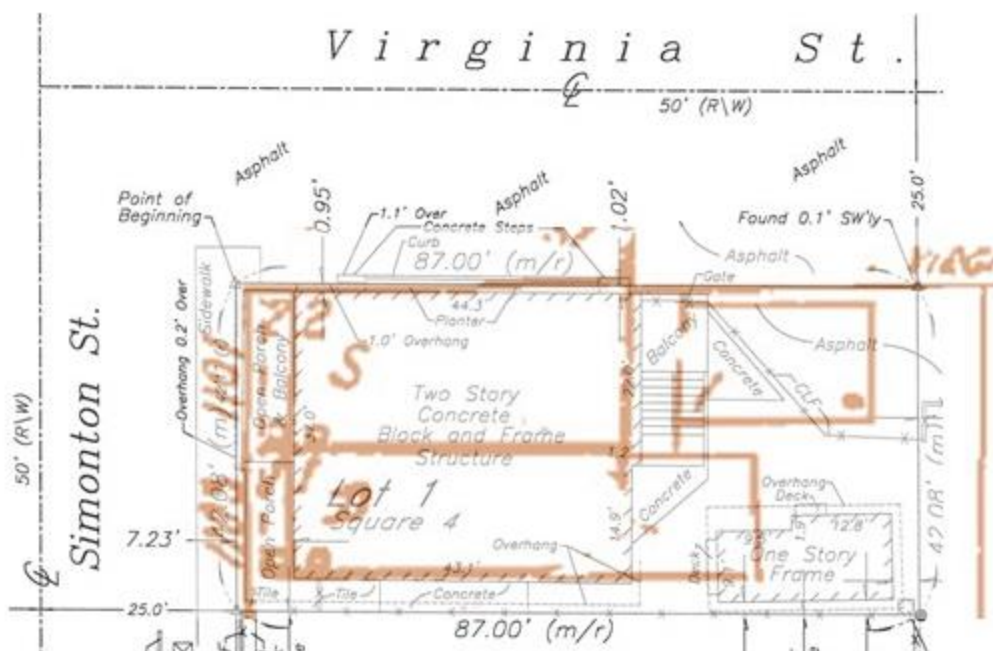
Description of Work:

New addition over non-historic portion of building.

Site Facts:

The site under review is a corner lot situated in the southeast intersection of Simonton and Virginia Streets. Although the principal two-story building is historic it is not listed as a contributing resource. Mario Sanchez depicted the structure in one of his carvings.

According to the Sanborn maps the corner building was built as a mix use structure with commercial use on the first floor. To the south side the existing one story attached structure is non-historic and was built in the 1970's as a replacement of a one-story structure that was demolished most probably after a fire. Photographs from the Property Appraisers green card and annotations are proof that the current one-story structure is not historic. The annotations include a note that the structure was built for storage. In the 1970's the main building was used as laundry on the first floor. The second floor of the building has always been used as residence. The building has undergone several changes, particularly on the rear. Front and street side walls have been altered with stucco and brick veneer.



Overlay of current Survey and 1962 Sanborn map



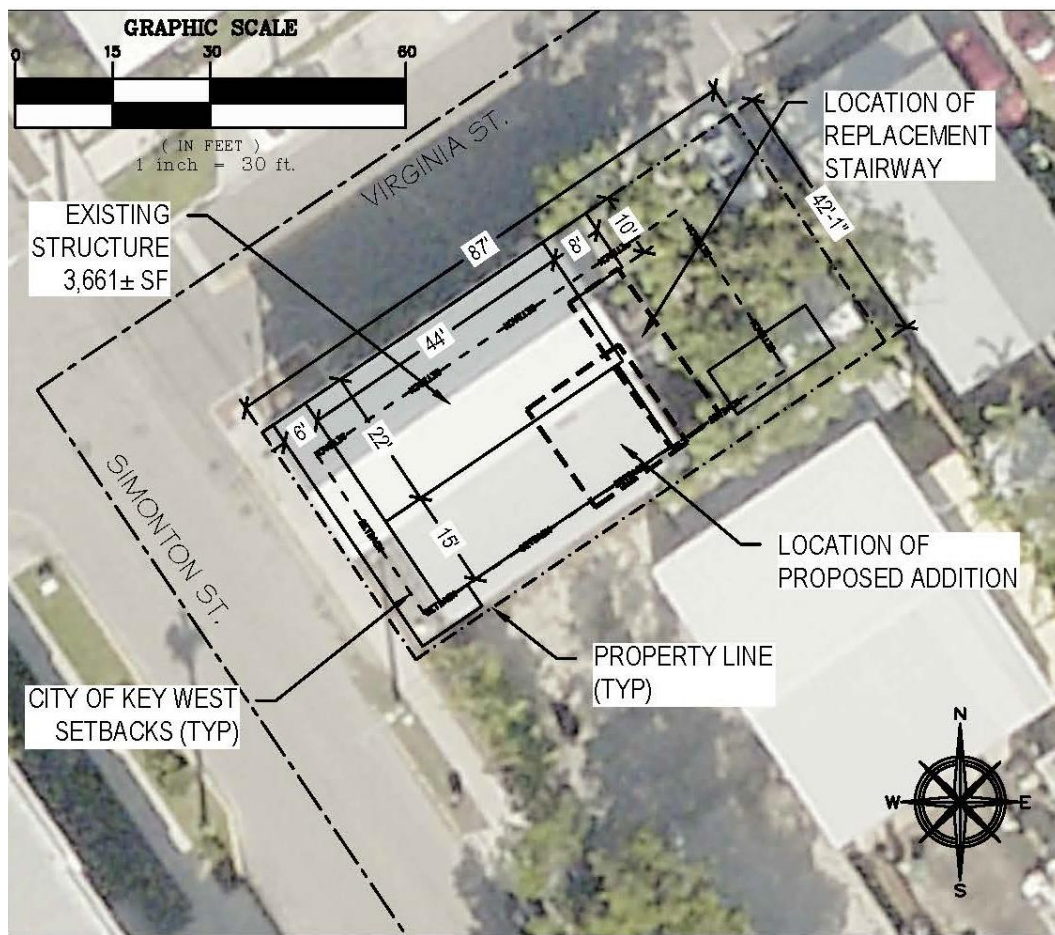
Mario Sanchez carving piece of 1101 Simonton Street.

Guidelines Cited on Review:

- Additions and alterations (pages 37a-37k), specifically guidelines 5, 6, 11, 12, 13, 19, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 12, 22, 23, 24, and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposed the construction of an attached addition to the southeast portion of the two-story building and over the rear portion of a one-story non-historic structure. The structure will be rectangular in footprint and will have a shed roof that will be below the existing historic building eaves.



Proposed site plan

The addition will have wood lap siding to match existing, impact windows and membrane roofing system. A new door will be facing the east or rear side of the addition. The plans also include the replacement of an existing non-historic wood staircase with a new one. The existing rear porch will remain.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design meets cited guidelines. The small addition will be towards the rear and over a non-historic structure. Although approximately 13'-6" lineal wall of the side of the second-story historic building will be demolished it is staff's opinion that there is no historic material left in the wall, which includes non-historic windows. Staff also finds the new design of the wood stair at the rear of the building in compliance with guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1101 Simonton Street	
NAME ON DEED:	5441 Moss Side Lane	PHONE NUMBER 225-278-4615
OWNER'S MAILING ADDRESS:	Baton Rouge, LA 70808	EMAIL Jnredhead@aol.com
APPLICANT NAME:	Max Heller/ MTM Building & Roofing	PHONE NUMBER 305-393-2417
APPLICANT'S ADDRESS:	2117 Fogarty Ave Key West	EMAIL <i>mtm.maxh@gmail.com</i>
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE <i>8/8/22</i>

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Approx. 196 sf addition to second floor side elevation. Approximately 13.5' of exterior siding to be removed along with two non-historic windows. Addition to be above a non-contributing non-historic one story addition and located on the rear portion of the side elevation.
MAIN BUILDING: The structure has undergone many alterations to the exterior including a change in siding on the second floor and masonry/brick added to the first floor. Original front facade has changed signifantly as well as the original fenestration along the side elevation where the addition is proposed.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Proposal is to remove 13.5' of siding and two non-historic windows.

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

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER HARC 0038		BUILDING PERMIT NUMBER	INITIAL & DATE TK
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV L FL	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %

ADDRESS OF PROPOSED PROJECT:

1101 Simonton Street, Key West, FL 33040

OF UNITS

RE # OR ALTERNATE KEY:

RE#: 00027480-000000 AK: 1028266

NAME ON DEED:

Nordy and Tamara Redhead Family LLC

PHONE NUMBER
225-278-4615

OWNER'S MAILING ADDRESS:

5441 Moss Side Lane

EMAIL
Jnredhead@aol.com

Baton Rouge, LA 70808

CONTRACTOR COMPANY NAME:

MTM Building & Roofing

PHONE NUMBER
305 393 2417

CONTRACTOR'S CONTACT PERSON:

Max Heller

EMAIL
mtm.maxh@gmail.com

ARCHITECT / ENGINEER'S NAME:

Stephen Markey

PHONE NUMBER
305-509-2647

ARCHITECT / ENGINEER'S ADDRESS:

SLiM Engineering

EMAIL
steve.markey@SlimEngineering.com

33 7th Avenue, Stock Island/Key West, FL 33040

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

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

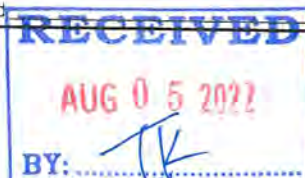
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ☐ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☐ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☐ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE _____
☐ DEMOLITION ☐ SITE WORK ☐ INTERIOR ☐ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Second floor addition above non-contributing/non-historic one-story structure for additional kitchen space.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT	
OWNER PRINT NAME: See NEXT page	QUALIFIER PRINT NAME:
OWNER SIGNATURE	QUALIFIER SIGNATURE
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



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

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. 1 FL	SUBSTANTIAL IMPROVEMENT		
			YES NO %		

ADDRESS OF PROPOSED PROJECT:	1101 Simonton Street, Key West, FL 33040		# OF UNITS
RE # OR ALTERNATE KEY:	REL#: 00027480-000000 AK- 1028266		
NAME ON DEED:	Nordy and Tamara Redhead Family LLC	PHONE NUMBER	225-276-4615
OWNER'S MAILING ADDRESS:	5441 Miss Side Lane	EMAIL	amredhead@outlook.com
	Baton Rouge, LA 70806		
CONTRACTOR COMPANY NAME:		PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Stephen H. Harty	PHONE NUMBER	305-305-2047
ARCHITECT / ENGINEER'S ADDRESS:	SLIM Engineering	EMAIL	steve.markey@SlimEngineering.com
	33 7th Avenue, Stock Island/Key West, FL 33040		

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

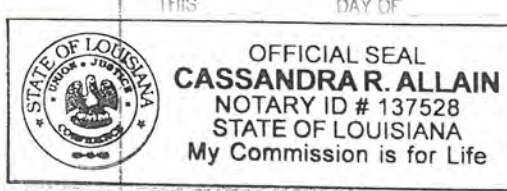
CONTRACT PRICE (FOR FEE) OR FEE: \$100.00 PER DAY, 1st DAY & FORTH.

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PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Second floor addition above non-contributing/non-historic one-story structure for additional kitchen space.

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: Tamara Santiago Redhead	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to Owner: State of Louisiana, Parish of East Baton Rouge	Notary Signature as to Qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SIGNED BEFORE ME THIS 3 DAY OF August 2022	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SIGNED BEFORE ME THIS DAY OF 20
<i>[Signature]</i> LA Driver's License	

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



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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Due to past deterioration, the structure has been renovated over the years and gone through exterior changes, altering its appearance.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The original structure embodied the historic architectural style typical of early development, however, the many changes over the years have impacted the distinctive characteristics that previously existed.

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

Not associated with any significant local, state or national event.

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

The portion of the structure that is proposed for demolition does not portray any significant character or value due to the alterations over the years.

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

Structure is not the site of a historic event.

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

The proposed demolition portion does not exemplify the cultural, political, economic, social or historic heritage of the city nor significantly impact the structure.

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

The previous alterations to the structure have diminished the distinctive architectural style of the building.

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

The structure is not a part of or related to a square, park, or other distinctive area.

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

A unique location or physical characteristic is not applicable to this request.

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

The structure is not likely to yield information important in history.

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



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

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

☒ Yes Number of pages and date on plans 10 pages 7-14-22
☐ No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

No building or structure will be removed. A small portion of an exterior wall and two windows (not original) are proposed to be removed for a second floor addition.

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

Not applicable.

AND

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

Not applicable.

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

Not applicable.

SANTIAGO, IGNACIO & ELIANA
1101 SIMONTON ST.
KEY WEST, FL. 33040

1500 3000

KW
SUB 1
PT LOT 2 SQR 4 TR 11
COUNTY JUDGE SERIES 3-D4
COUNTY JUDGE DOCKET 9-92-A1
OR 488-458 OR 488-459

PC-12

LAND COMPUTATIONS						
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	42 X 87	150	.95		142.50	5990
	42 X 87	187.50	.95		178.13	7481
TOTAL						7481

142 2748
REAL PROPERTY RECORD CARD
1028266
MONROE COUNTY, FLORIDA
000 27480.000000

VALUATION TOTALS		
1966	LAND	5990
	IMPROVEMENTS	4660
	TOTAL	10650
1970	LAND	5990
	IMPROVEMENTS	3664
	TOTAL	9650
1974	LAND	7481
	IMPROVEMENTS	14,035
	TOTAL	21,500
1976	LAND	7500
	IMPROVEMENTS	16,663
	TOTAL	24,150
1977	LAND	7500
	IMPROVEMENTS	18,344
	TOTAL	25,850
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

17 1583 - 12/13/68
demolish Dept Building

WC V for 1977
\$16.79

2748

1700

P.R.



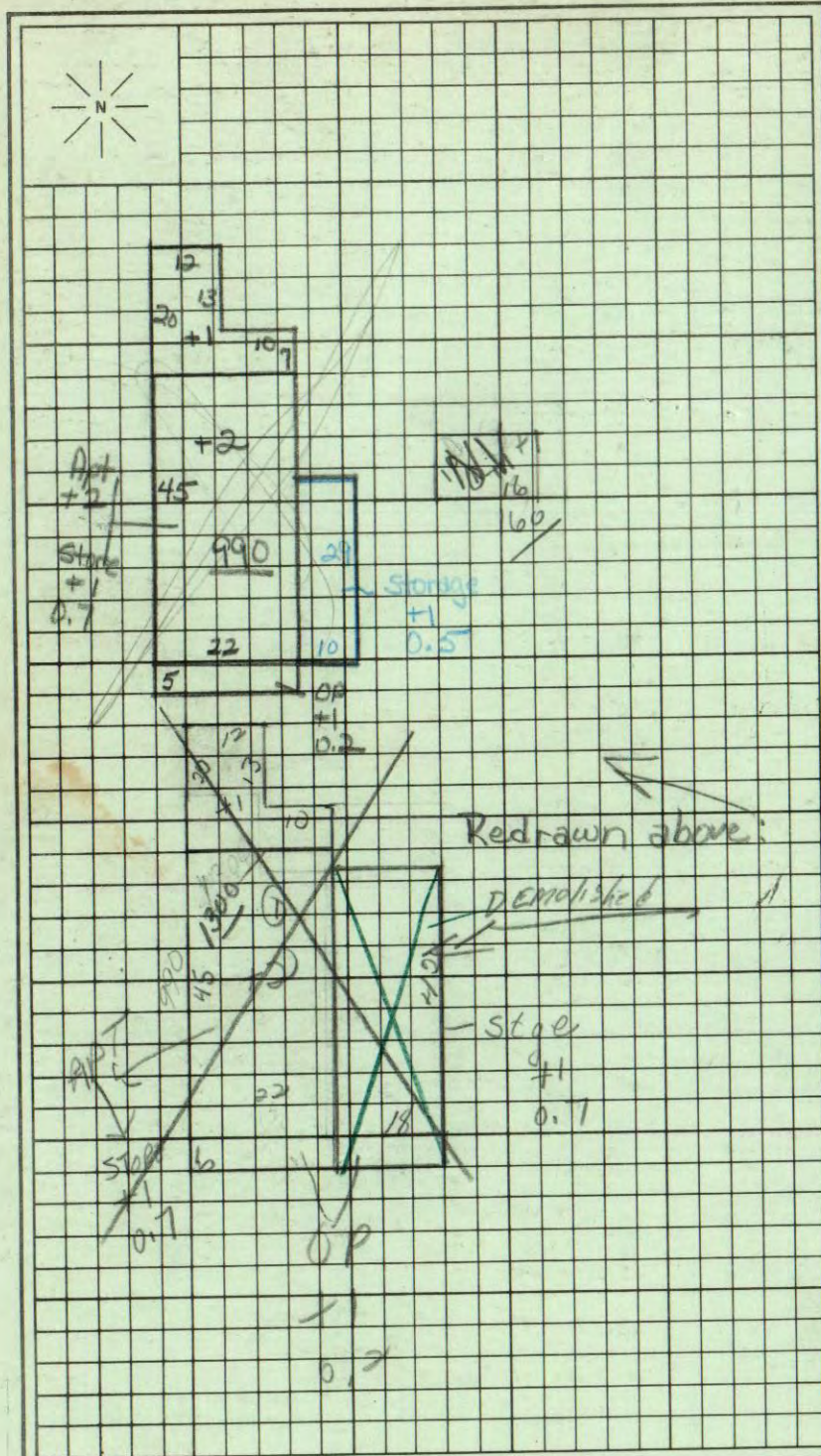
9 June 1969



(Mystery Woman) 3-15-74



1976



CARD	/	SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA									
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	RES 7000 STORE SHELL				RES 1970 Storage add'n				
					INTERIOR FINISH				
					Unfinished				
					Wd. or Ceil. Bds.				18
					Wallboard				28
YEAR BUILT	1970				Plaster, No Furring				
					Plaster, Furring				
				Drywall					
				Wood Panel					
ROOMS									
Total Rooms	5				FLOORS				
Eff. Apts.					None				
— Rm. Apts.					Single Pine				15
— Rm. Apts.					Concrete				
No. of Baths	1				Conc., Asph. Tile				
No. of Rest Rms.					Conc., Terrazzo				
— Fixt. R. Rms.					Double Pine				
— Fixt. R. Rms.					Double Hardwood				
Total Fixtures					Precast Conc.				
FOUNDATION									
Continuous Wall	CONC CONC				Parquet				
Piers					Conc. Q. Tile				
Piling					Conc. Cer. Tile				
ADJUSTMENTS									
Frame					Marble				
Height					COMPOSITION				
Front & Interior					PLUMBING				
Apt. Equiv.					None				
Partitions					Poor				
Special Use					Good, Plain				9
EXTERIOR WALLS									
Wallboard					Good, Tile				
Corr. Metal					HEATING				
Corr. Asbestos					None				
Wd. Fr. Stucco					Unit Heat				
Wd. Fr. Asbestos					Cntrl. Heating				
C.B. Plain					Cntrl. Cooling				
C.B. Stucco					Cntrl. Cool & Heat				
Wd. Fr. Siding	30				ELECTRICITY				
Tile Stucco					None				
Brick					Poor				
Reinf. Conc.					Average				3
Panel, Glass, Mtl.					Good				
ROOF TYPE									
Flat, Shed	9				CLASS & SCALE				H15
Hip, Gable					CONST. UNITS				76
Bar Joist					CLASS UNITS				12
Wood Truss					TOTAL UNITS				64
Prestressed					BASE RATE				15.15
Steel Truss					ADJ. RATE				9.10
ROOF MATERIAL									
Sht. Mtl. Roll					AREA				2067
T. & G., B.U.					E.F.				
Shing., Wd., Etc.	4				E.F.				
Shing., Asbestos					REP. COST NEW				20,050
Tile, Cement					CONDITION				270
Tile, Clay					DEP. REP. VALUE				14035
Bermuda					DEPRECIATION ADJUSTMENT				
Slate					NO. PHY. ADJUSTMENT % COND				
Gypsum					1 2 3 4				

SANTIAGO, IGNACIO & ELIANA
1101 SIMONTON ST.
CITY

KW
SUB 1
PT LOT 2 SQR 4 TR 11



PHOTO
IMP # 3

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
TOTAL						

242 2748
REAL PROPERTY RECORD CARD
Ac: 1028266
MONROE COUNTY, FLORIDA
00027480.000000

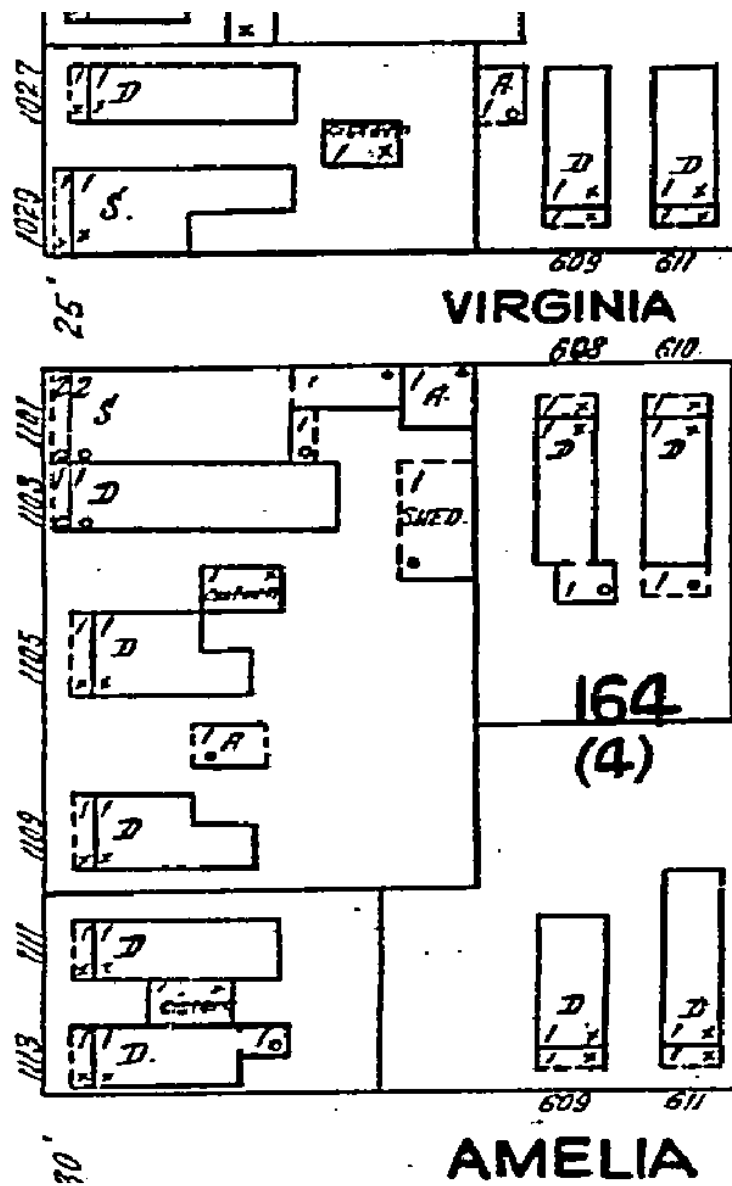
VALUATION TOTALS		
1968	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

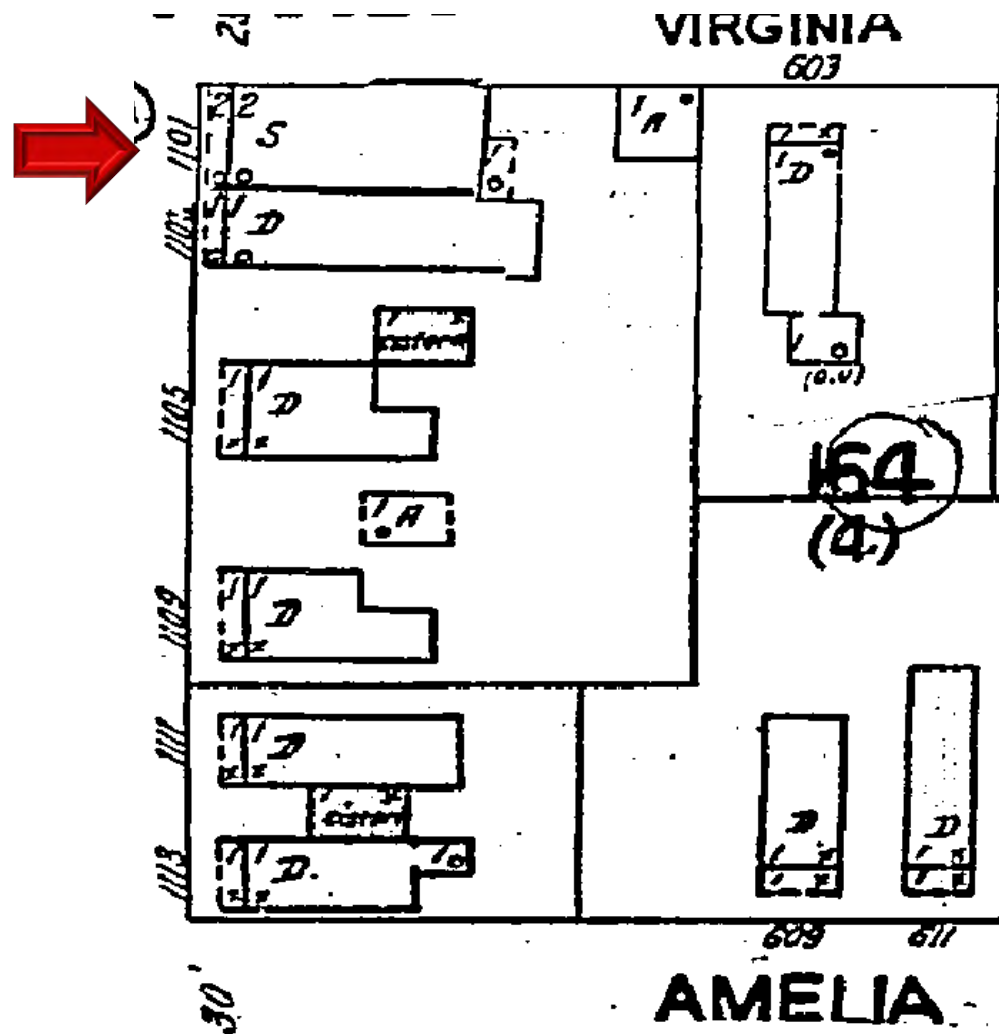
PHOTO
IMP # 2

PHOTO
IMP # 4

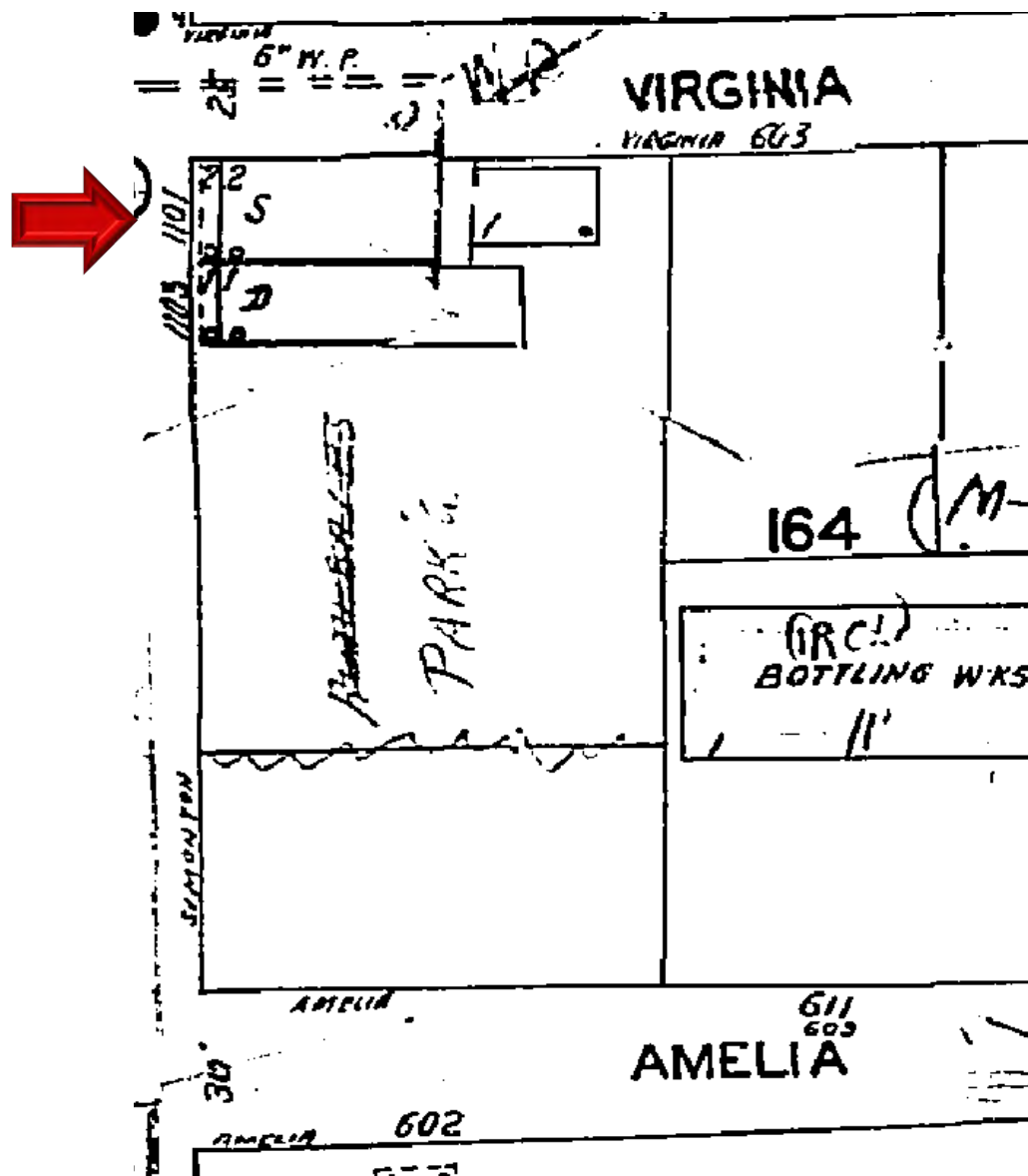
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1101 Simonton Street circa 1965. Monroe County Library.



1101 Simonton Street in 1976. Monroe County Library.

1101 Simonton Street

Street View – Location of proposed addition



1101 Simonton Street

Side Elevation – Location of proposed addition



1101 Simonton Street
Virginia Street Elevation



1101 Simonton Street

Simonton Street - Looking Northwest



1101 Simonton Street

Street View -Adjacent Property (Welding Shop/RV rental)



1101 Simonton Street
and
1017 Simonton – Southernmost Cabana Townhomes



SURVEY

LEGEND

-
- 1" = 20'
Assumed
- R/W Line

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: 1101 Simonton 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: March 11, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

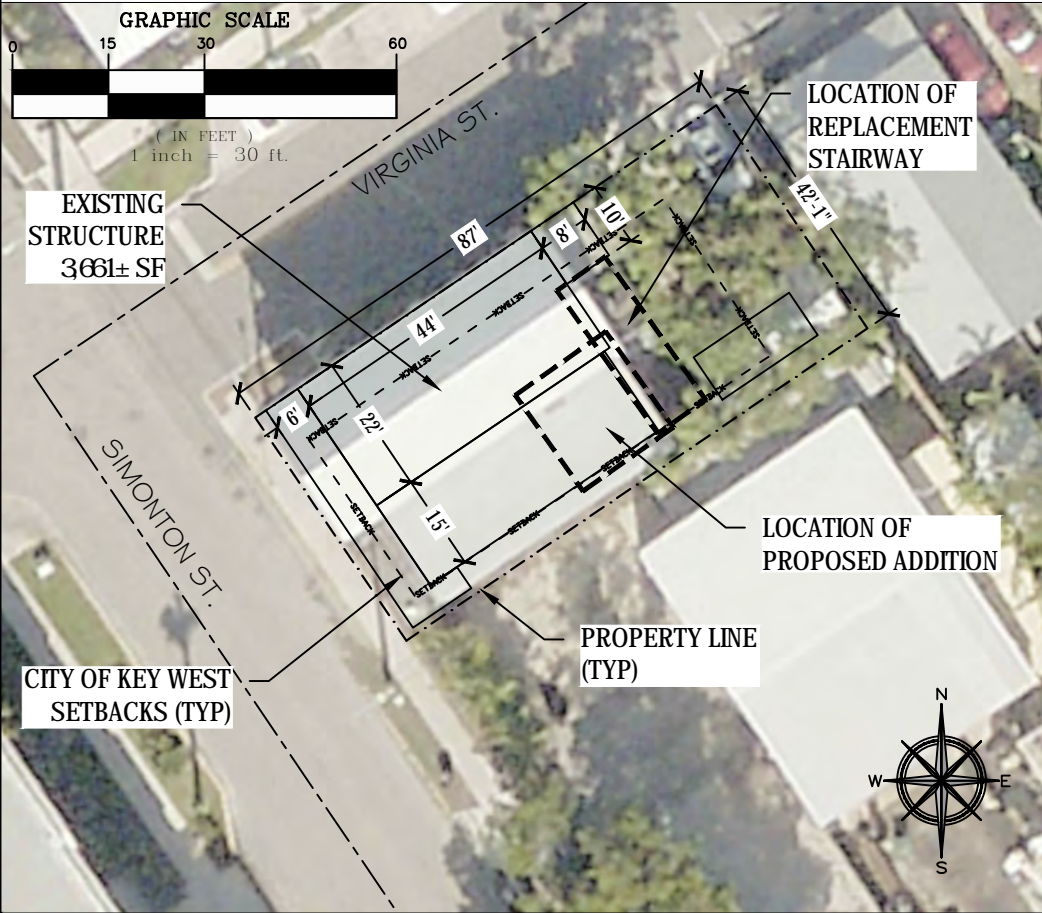
THIS SURVEY
IS NOT
ASSIGNABLE

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

PROPOSED DESIGN

PROJECT INFO

RE#	00027480-000000
OWNER	NORDY & TAMARA REDHEAD FAMILY, LLC
ADDRESS	1101 SIMONTON ST, KEY WEST, FL 33040
SCT/TWN/RNG	06-68-25
LEGAL	KW SUB 1 PT LOT 2 SQR 4 TR 11
FLOOD ZONE	EFFECTIVE: X (NGVD); PRELM: AE-9 (NAVD)
FIRM	COMMUNITY #12087C; MAP & PANEL 1516K; (02/18/05)
SETBACKS	FRONT 5 FT / STREET SIDE 7.5 FT / SIDE 5 FT / REAR 15 FT
LOT AREA	3,661 SF
MAX HEIGHT	35 FT
OCCUPANCY	R-3
ZONING	HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL-1)
TYPE OF CONST	V-B



GENERAL REQUIREMENTS

- CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND DETAILS AND SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES, PERCEIVED OR REAL, PRIOR TO COMMENCEMENT OF WORK.
- ANY ISSUES OR QUESTIONS PERTAINING TO THE CONSTRUCTION DRAWINGS RELATED TO SITE WORK IMPROVEMENTS SHALL BE DIRECTED TO THE ENGINEER.
- ALL MATERIALS, EQUIPMENT, CONNECTORS, AND WORK SHALL MEET OR EXCEED THE DESIGN DATA AND COMPLIANCE CODE CITED.
- ENGINEER IS NOT RESPONSIBLE FOR ANY SUPERVISION DURING CONSTRUCTION.
- THE CONTRACTOR MAINTAINS THE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, AND TECHNIQUES REQUIRED TO PERFORM THE WORK AS OUTLINED IN THE CONSTRUCTION PLANS. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
- THE STRUCTURAL INTEGRITY OF THE WORK SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY APPLIED TO STRUCTURE AS DIRECTED. THE ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.
- ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
- DISSIMILAR METALS SHALL BE ISOLATED TO PREVENT GALVANIC ACTION.
- ALL DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HANDLED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND SHALL BE HAULED TO AN APPROVED DISPOSAL SITE.
- UPON COMPLETION OF WORK, LEAVE SITE IN CLEAN CONDITION SATISFACTORY TO OWNER. CLEAN-UP SHALL INCLUDE DISPOSAL OF ALL ITEMS AND MATERIALS NOT REQUIRED FOR NEW CONSTRUCTION AS WELL AS ALL DEBRIS AND RUBBISH.

DESIGN DATA

- THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE, THE CITY OF KEY WEST HISTORIC ARCHITECTURAL GUIDELINES, AND THE LATEST EDITIONS OF THE FLORIDA ENERGY CODE, FIRE CODE, AND LIFE SAFETY CODE.
- FLOOR AND DECK LOADS: DEAD=20 PSF / LIVE=40 PSF
- ROOF LOADS: DEAD=15 PSF / LIVE=20 PSF
- INTERIOR PARTITIONS: DEAD=6 PSF
- EXTERIOR 2x6 WALLS: DEAD=10 PSF
- CEILING (MINIMAL ATTIC STORAGE): DEAD=5 PSF / LIVE=10 PSF
- WIND SPEED = 180 MPH
- EXPOSURE "D"
- ASCE 7-16 USED FOR ALL WIND PRESSURE CALCULATIONS

HURRICANE ANCHORS

- ALL HURRICANE ANCHORS TO BE FBC TESTED AND APPROVED, AND SIZED FOR LOADS REQUIRED.
- SEE DRAWING PLANS AND DETAILS FOR SPECIFIC TYPE OF ANCHORS TO BE USED FOR EACH INDIVIDUAL APPLICATION.
- ALL SIMPSON STRONG-TIE OR OTHER APPROVED WOOD CONNECTORS TO BE ZMAX GALVANIZED COATED UNLESS NOTED OTHERWISE.

SCOPE OF WORK

REPLACE EXISTING ENTRY STAIRWAY, RENOVATE RESIDENCE INTERIOR, AND CONSTRUCT 2nd FLOOR ADDITION ON EXISTING RESIDENTIAL STRUCTURE

INDEX OF DRAWINGS

- SHEET G-1.0 - SITE LOCATION AND NOTES
- SHEET S-1.0 - SITE PLAN EXISTING CONDITIONS
- SHEET S-1.1 - PROPOSED DEMOLITION PLAN
- SHEET S-2.0 - PROPOSED SITE PLAN
- SHEET S-3.0 - PROPOSED FLOOR & WALL FRAMING PLAN
- SHEET S-4.0 - PROPOSED ROOF FRAMING PLAN
- SHEET S-5.0 - CONSTRUCTION DETAILS
- SHEET S-6.0 - PROPOSED ELECTRICAL PLAN
- SHEET S-7.0 - ELEVATIONS
- SHEET S-7.1 - ELEVATIONS (CONT'D)

LUMBER

- PRESSURE TREATMENT SHALL BE PROVIDED TO MEET OR EXCEED THE COMPLIANCE CODE CITED AND, WHERE NOTED, P.T. MEANS PRESSURE TREATMENT. FIELD CUTS AND HOLES SHALL BE PRESERVATIVE TREATED.
- SEE RELATED NOTES ON ROOF TRUSSES AND ON HURRICANE ANCHORS.
- WALL STUDS MIN. Fb = 1100 P.S.I ALL 2x4 INTERIOR BEARING WALLS SHALL BE FRAMED 12" O.C., ALL 2x6 EXTERIOR WALLS AND 2x4 INTERIOR NON-BEARING WALLS SHALL BE FRAMED 16" O.C.
- WOOD HEADERS MIN. Fb = 975 P.S.I WHERE NOT NOTED SHALL BE (2) 2" x 12".
- BEAM STRESSES: 2x8 Fb = 1610 P.S.I, E = 1,700,000
- MIN 3/8" CDX PLYWOOD ROOF SHEATHING, WHERE NOT NOTED OTHERWISE, SHALL BE NAILED WITH 8d RING OR SCREW SHANK (0.131" x 2 1/4") NAILS AT 4" O.C. ALONG PANEL ENDS AND AT 6" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING SUPPORTS. USE PLYWOOD CLIPS AT ALL LOCATIONS.
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE NFPA "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" AND SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION".
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2x6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- ALL FLUSH CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS CAPABLE OF SUPPORTING THE MAXIMUM REACTION OF THE MEMBER.
- ALL NAILING SHALL BE IN ACCORDANCE WITH FBC 2020 AND SHALL BE COMMON NAILS U.N.O.
- ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE CONTRACT DOCUMENTS.
- ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL."
- ALL WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2 OR BETTER, KILN DRIED TO 15% MOISTURE CONTENT, UNLESS OTHERWISE NOTED, AND SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1100 PSI, MODULUS OF ELASTICITY OF 1,400,000 PSI AND HORIZONTAL SHEAR STRESS OF 90 PSI.
- HANGERS, FRAMING ANCHORS, AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED IN THE CONSTRUCTION DOCUMENTS OR CONNECTION SHOP DRAWINGS. NAILS TO BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. "SIMPSON STRONG-TIE" OR OTHER APPROVED HANGERS SHALL BE PROVIDED CONFORMING TO THE REQUIREMENTS INDICATED. ALL HANGERS AND ANCHORS SHALL BE ZMAX GALVANIZED UNLESS NOTED OTHERWISE.
- BOLTS AND EXPANSION ANCHORS SHALL BE ASTM A325, GALV., UNLESS NOTED OTHERWISE.

FOUNDATION & CONCRETE NOTES

- CONTRACTOR SHALL VERIFY DIMENSIONS OF MODULAR STRUCTURE PRIOR TO BEGINNING ANY WORK.
- ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
- AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED. CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
- CENTER ALL FOOTINGS UNDER WALLS, COLUMNS, OR GRID LINES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FURNISH FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND SLABS PRIOR TO PLACING CONCRETE. A MINIMUM OF 3 REPRESENTATIVE TESTS SHALL BE TAKEN FOR EACH FOOTING AND SLAB POUR.
- ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
- SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN THE HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THE CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE INSTALLED TO MINIMIZE RANDOM CRACKING PER ACI 224.3R-95(R2013), AS DETAILED IN THE PLANS, OR AS OTHERWISE APPROVED BY THE ENGINEER.
- ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
- CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
- MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE COVERED AND SPRAYED.
- ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
- REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
- LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
- PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
- ANCHOR BOLTS, NUTS, AND WASHERS SHALL BE MINIMUM 3/8" GALVANIZED STEEL AND EMBEDDED MINIMUM 7" INTO CONCRETE AND SPACED MAXIMUM 4' O.C. ALL FASTENERS SHALL BE LOCATED A MINIMUM OF 6 TIMES THE FASTENER DIAMETER AWAY FROM CONCRETE EDGES.
- MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74560
STATE OF FLORIDA

SLIM ENGINEERING INC.

CIVIL ENGINEERING SERVICES

KEY WEST, FL

(305) 509-2647
CERTIFICATE OF AUTHORIZATION #30200

DRAWN BY: SLM

PROJECT NO: 22-04

REVIEWED BY: SLM

SCALE: AS NOTED

CAD FILE: 1101 Simonton Renovation (0713-22).dwg

SHEET SIZE: ANSI B (11x17)

1101 SIMONTON ST.

RENOVATION PROJECT

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:

SITE LOCATION AND NOTES

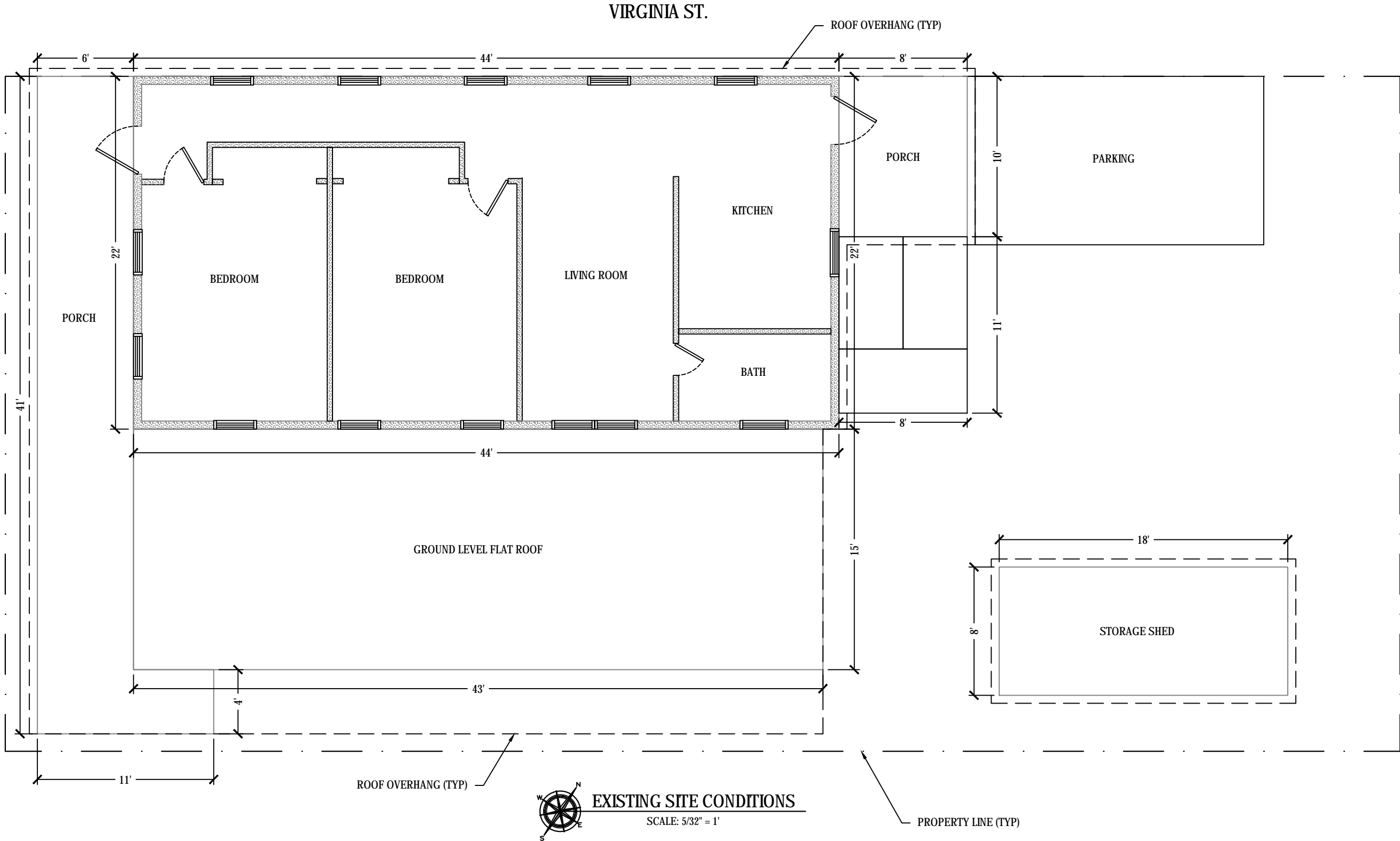
SHEET NUMBER:

G-1.0

SHEET 1 OF 10

DATE:

JULY 13, 2022



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FOR
CONSTRUCTION
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CAD FILE:	1101 Simonton Renovation (0713-22).dwg	SHEET SIZE:	ANSI B (11x17)

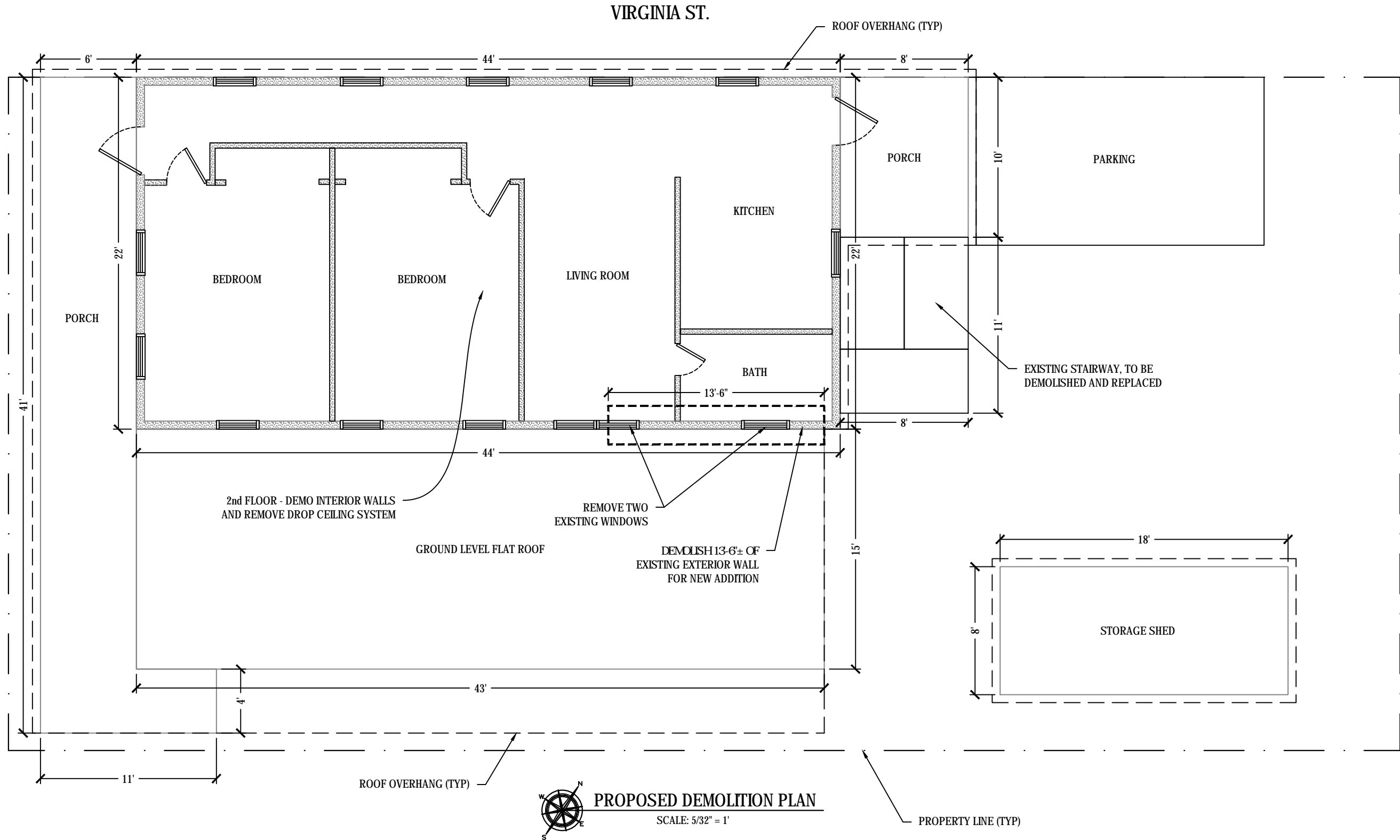
1101 SIMONTON ST.
RENOVATION PROJECT

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
S-1.0
SHEET 2 OF 10

DATE:
JULY 13, 2022



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CAD FILE:	1101 Simonton Renovation (0713-22).dwg	SHEET SIZE:	ANSI B (11x17)

1101 SIMONTON ST.
RENOVATION PROJECT

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:
PROPOSED DEMOLITION PLAN

SHEET NUMBER:
S-1.1
SHEET 3 OF 10

DATE:
JULY 13, 2022

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1101 SIMONTON ST.
KEY WEST FL 33040

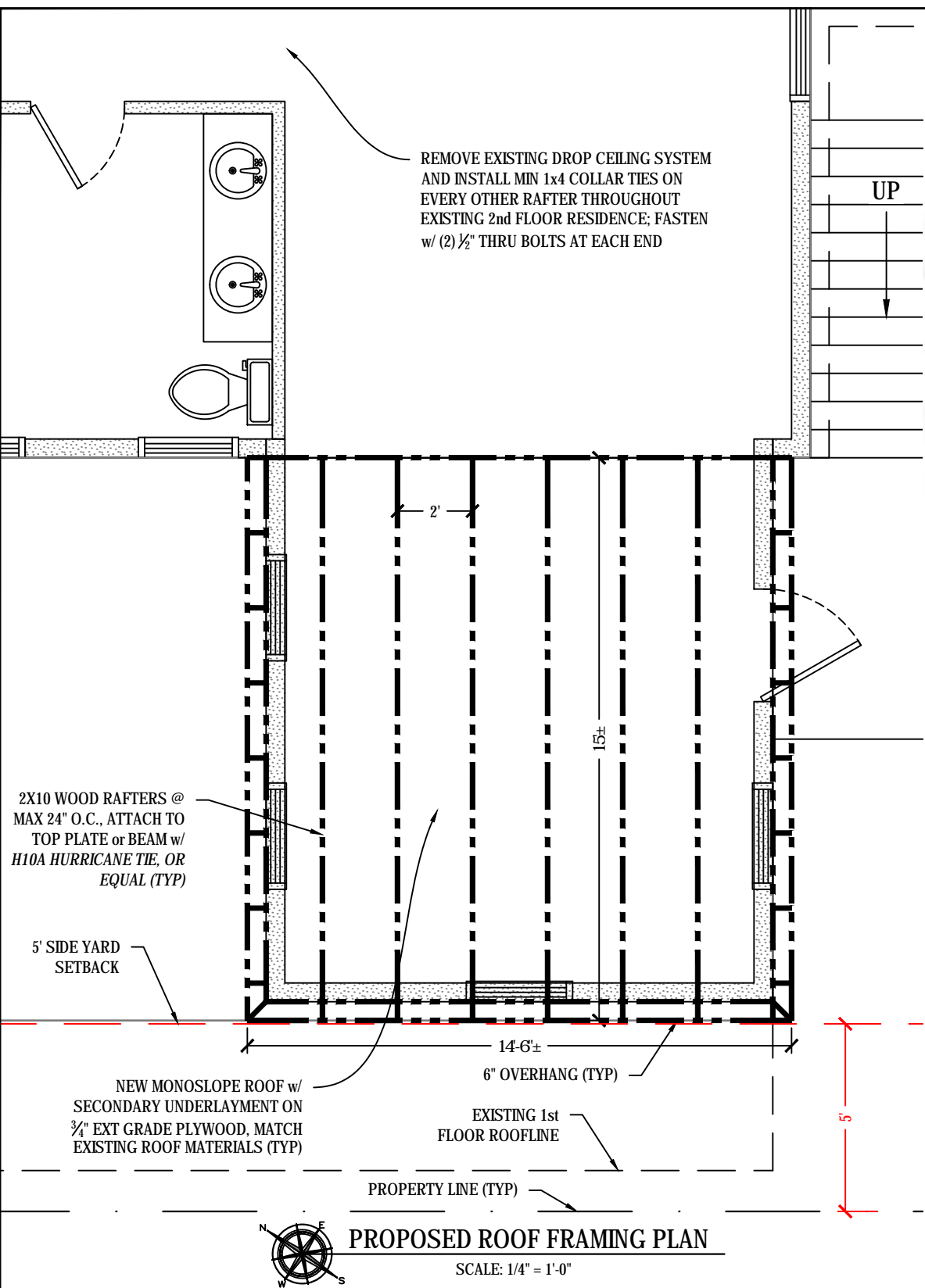
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DATE: JULY 13, 2022

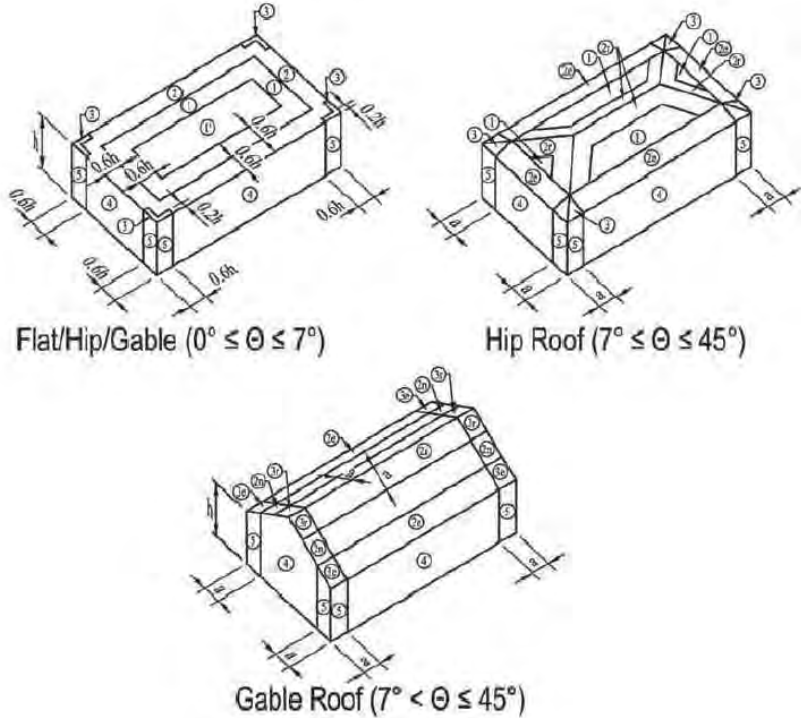
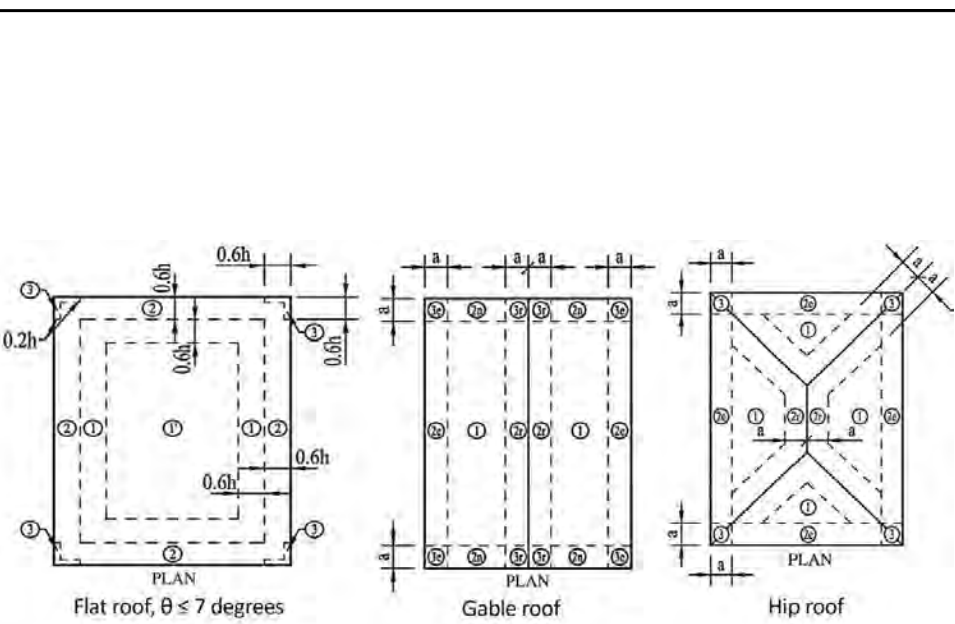


SCALE: 5/32" = 1'

SITE DATA CALCULATIONS		
	<u>EXISTING</u>	<u>PROPOSED</u>
PROPERTY AREA	3,662 SF	3,662 SF
BUILDING COVERAGE	2,426 SF	2,425 SF
OPEN SPACE RATIO	0.34	0.34
PERCENT BLDG COVERAGE	66.3%	66.2%
IMPERVIOUS AREA	2,615 SF	2,614 SF
PERCENT IMPERVIOUS AREA	71.4%	71.4%



- ROOF CONSTRUCTION NOTES:
- DIMENSIONS SHOWN HEREIN ARE APPROXIMATE; CONTRACTOR TO MEASURE AND VERIFY PROPER DIMENSIONS PRIOR TO CONSTRUCTION.
 - ROOF SHEATHING SHALL BE FASTENED WITH MINIMUM 8d RING OR SCREW SHANK (0.131" x 2½") NAILS AS FOLLOWS:
 - ROOF ZONE 1 (FIELD) - AT 4" O.C. ALONG PANEL ENDS, AND AT 6" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING SUPPORTS.
 - ROOF ZONES 2 & 3 (PERIMETER ZONES & CORNER ZONES) - AT 3" O.C. ALONG PANEL ENDS, AND AT 3" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING SUPPORTS.
 - HURRICANE STRAPS, TIES, AND CONNECTORS ARE BY *SIMPSON STRONG-TIE*, U.N.O., AND MAY BE SUBSTITUTED WITH ENGINEER APPROVED EQUAL.
 - ALL PRODUCTS SPECIFIED IN THESE PLANS SHALL BE INSTALLED OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 - ANY EXISTING ROOF PANELS OR PANEL SECTIONS REMOVED SHALL NOT BE REUSED. NEW PANELING SHALL BE USED AND FASTENED ACCORDING TO FASTENER SCHEDULE FOR NEW CONSTRUCTION.
 - ROOF OVERHANGS MUST BE SUPPORTED BY CONTINUOUS SHEATHING FASTENED TO COMMON RAFTERS/TRUSSES.



COMPONENTS & CLADDING PRESSURE ZONES

- Notes:
- Pressures shown are applied normal to the surface, for exposure B, at h=30 ft (9.1m). Adjust to other conditions using ASCE 7-16 Equation 30.4-1.
 - Plus and minus signs signify pressures acting toward and away from the surfaces, respectively.
 - For hip roofs with 25° , Zone 3 shall be treated as Zone 2e and 2c.
 - For effective wind areas between those given, value may be interpolated, otherwise use the value associated with the lower effective wind area.
 - Notation:
 - a: 10 percent of least horizontal dimension or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft (0.9 m). If an overhang exists, the edge distance shall be measured from the outside edge of the overhang. The horizontal dimensions used to compute the edge distance shall not include any overhang distances.
 - B: Horizontal dimension of building measured normal to wind direction, in feet (meters).
 - h: Mean roof height, in feet (meters), except that eave height shall be used for $< 10'$.
 - θ : Angle of plane of roof from horizontal, in degrees.
 - L: Horizontal dimension of building, measured in along-wind direction, in feet (meters).

- NOTES:
- ASCE 7-16 WINDLOAD PRESSURE REQUIREMENTS ARE SHOWN IN THE PLAN CALLOUTS AND TABLE AS "MAX POSITIVE PRESSURE (+) / MAX NEGATIVE PRESSURE (-)"; ALL PRESSURES ARE IN PSF.
 - WIND PRESSURE CALCULATIONS AND IMPACT RATINGS ARE BASED ON ASCE 7-16 / ASTM E 1996-17, ZONE 4 U.N.O., 180 MPH (3-SEC GUST), EXPOSURE D.

ROOF WIND PRESSURE CALCULATIONS
FLAT ROOF

BASIC WIND SPEED	139.4 (180 ult)
ROOF SLOPE	FLAT
OCCUPANCY	II
EXPOSURE CATEGORY	C
MEAN ROOF HEIGHT	25 ft
EFFECTIVE WIND AREA	10 sf
DIMENSION "a"	4.1 ft
ROOF ZONE 1	18.3 PSF
	-71.9 PSF
ROOF ZONE 1'	18.3 PSF
	-41.3 PSF
ROOF ZONE 2	18.3 PSF
	-94.8 PSF
ROOF ZONE 3	18.3 PSF
	-129.2 PSF

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DRAWN BY:	SLM	PROJECT NO:	22-04
REVIEWED BY:	SLM	SCALE:	AS NOTED
CAD FILE:	1101 Simonton Renovation (0713-22).dwg	SHEET SIZE:	ANSI B (11x17)

1101 SIMONTON ST.

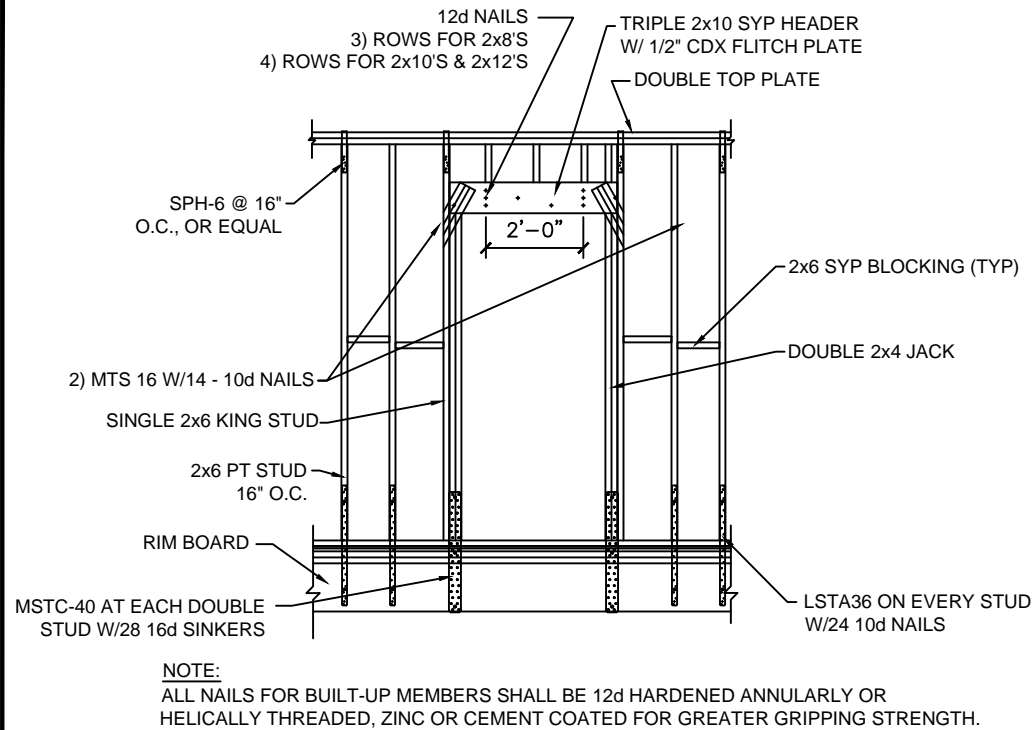
RENOVATION PROJECT

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:
PROPOSED ROOF FRAMING PLAN

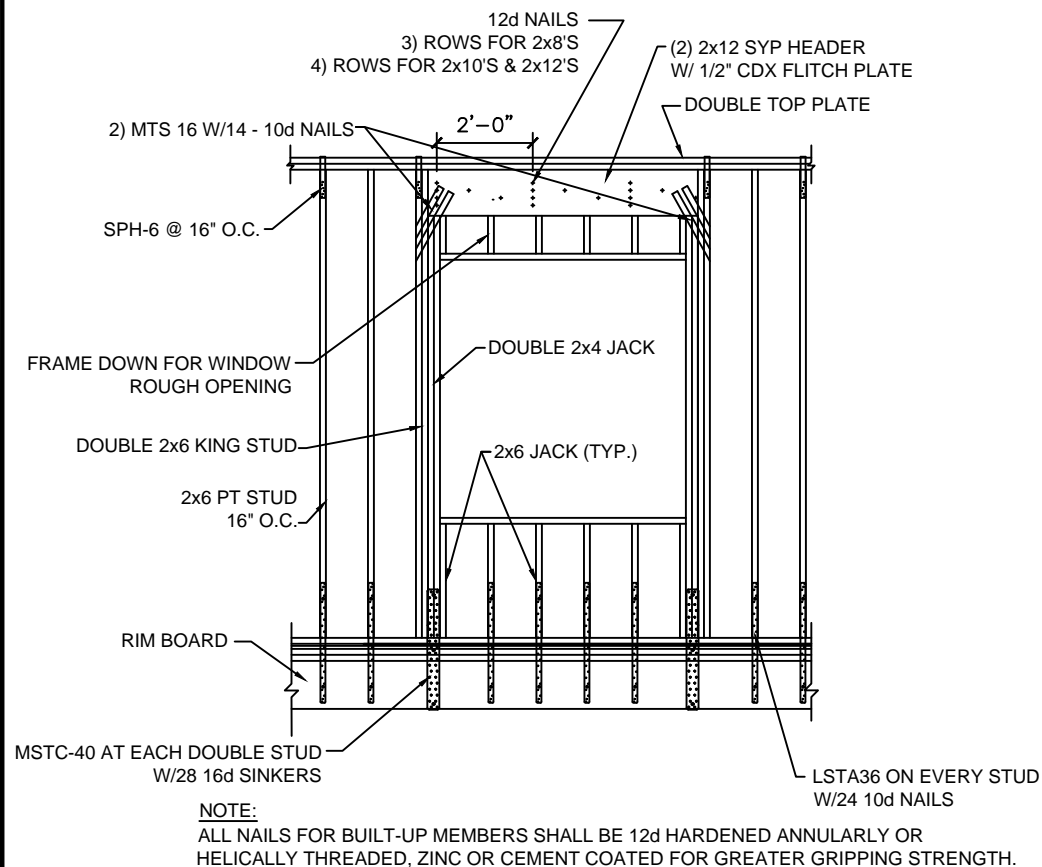
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SHEET 6 OF 10

DATE:
JULY 13, 2022



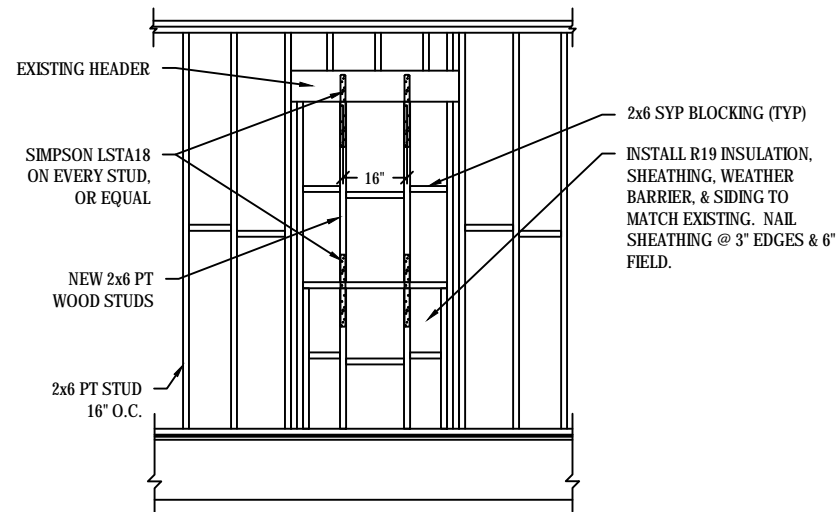
TYPICAL DOOR OPENING DETAIL

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



TYPICAL WINDOW OPENING DETAIL

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

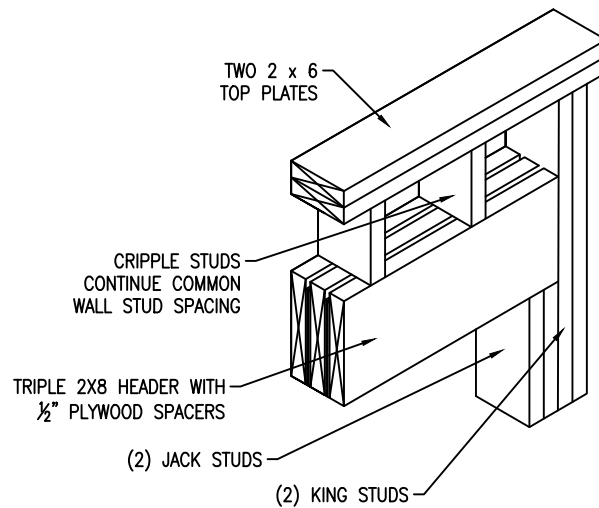


NOTES:

1. LUMBER WIDTHS SHALL BE SIZED TO MATCH EXISTING WALL THICKNESS,
CONTRACTOR TO VERIFY.
2. DETAIL SHOWN IS TYPICAL INSTALLATION, OPENING SIZE MAY VARY.

TYPICAL WINDOW INFILL DETAIL

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



TYPICAL HEADER DETAIL

SCALE: N.T.S.

NOTES:

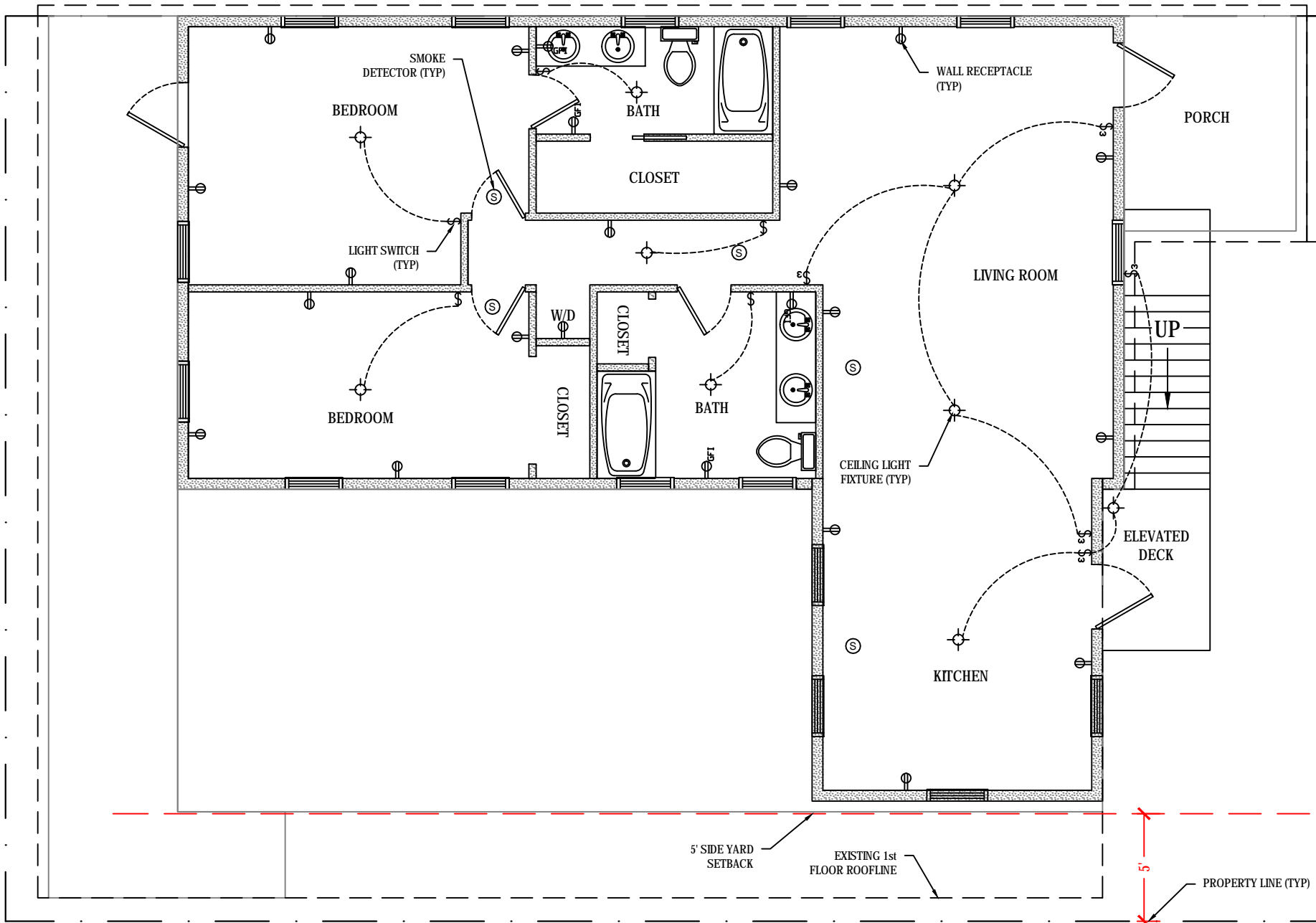
1. THE PROPOSED IMPROVEMENTS TO THIS STRUCTURE DO NOT
SUBJECT THE ELEVATED PORTION OF THE STRUCTURE TO
INCREASED FLOOD RISK OR STRUCTURAL DAMAGE.
2. DIMENSIONS SHOWN HEREIN ARE APPROXIMATE; CONTRACTOR
TO MEASURE AND VERIFY PROPER DIMENSIONS PRIOR TO
CONSTRUCTION.
3. HURRICANE STRAPS, TIES, AND CONNECTORS ARE BY SIMPSON
STRONG-TIE, U.N.O. EQUAL SUBSTITUTES ARE ACCEPTABLE
WITH ENGINEER'S APPROVAL.
4. ALL PRODUCTS SPECIFIED IN THESE PLANS SHALL BE INSTALLED
OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS,
UNLESS NOTED OTHERWISE.
5. WINDOWS AND DOORS SHALL HAVE MIAMI-DADE COUNTY NOA
OR FLORIDA PRODUCT APPROVAL NUMBER.
6. DIMENSIONS OF ALL OPENINGS SHALL BE COORDINATED WITH
MANUFACTURER'S SHOP DRAWINGS PRIOR TO CONSTRUCTION.

HEADER SCHEDULE

OPENING SIZE	BEAM
< OR = 6'-0"	(3) 2"x8" W/ (2) 1/2" PLYWOOD FLITCH
6'-0" - 8'-0"	(3) 2"x10" W/ (2) 1/2" PLYWOOD FLITCH
8'-0" - 10'-0"	(3) 2"x12" W/ (2) 1/2" PLYWOOD FLITCH

STUD SCHEDULE AT HEADERS

< OR = 3'-0" OPENING	1 JACK STUD/1 KING STUD
3'-0" - 6'-0" OPENING	2 JACK STUDS/1 KING STUD
6'-0" - 8'-0" OPENING	2 JACK STUDS/2 KING STUDS
8'-0" - 10'-0" OPENING	2 JACK STUDS/3 KING STUDS
10'-0" - 12'-0" OPENING	3 JACK STUDS/3 KING STUDS



PROPOSED ELECTRICAL PLAN

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

ELECTRICAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.
- 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.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- 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.

- 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.
- 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.
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL MATERIAL SHALL BE UL APPROVED.
- A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESEAL.
- ALL NON-POWER RELATED WIRING IN CEILING A/C PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LEVITON 5350/5252 SERIES OR EQUAL.
- ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.

- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
- 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.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
- CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. PLUG-IN TYPE CIRCUIT BREAKERS WILL NOT BE ACCEPTED.
- RECEPTACLE SPACING SHALL COMPLY WITH NEC 210.52 - NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE SHALL BE MORE THAN 6 FT FROM A RECEPTACLE OUTLET.
- ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL BEDROOM RECEPTACLE OUTLETS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210-12.
- 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.

PLANS NOT VALID
FOR
CONSTRUCTION
UNLESS SIGNED
AND SEALED IN
THIS BLOCK

PLANS NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND SEALED IN THIS BLOCK
STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74560
STATE OF FLORIDA

SLIM ENGINEERING INC.

CIVIL ENGINEERING SERVICES

KEY WEST, FL
(305) 509-2647
CERTIFICATE OF AUTHORIZATION #30200

DRAWN BY: SLM

PROJECT NO: 22-04

REVIEWED BY: SLM

SCALE: AS NOTED

CAD FILE: 1101 Simonton Renovation

(0713-22).dwg

SHEET SIZE:

ANSI B (11x17)

1101 SIMONTON ST.
RENOVATION PROJECT

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:

PROPOSED ELECTRICAL
& LIGHTING PLAN

SHEET NUMBER:

S-6.0

SHEET 8 OF 10

DATE:

JULY 13, 2022

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

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STEPHEN L. MARKEY
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KEY WEST, FL
(305) 509-2647

CERTIFICATE OF AUTHORIZATION #30200

DRAWN BY:	SLM	PROJECT NO:	22-04
REVIEWED BY:	SLM	SCALE:	AS NOTED
CAD FILE:	1101 Simonton Renovation (0713-22).dwg	SHEET SIZE:	ANSI B (11x17)

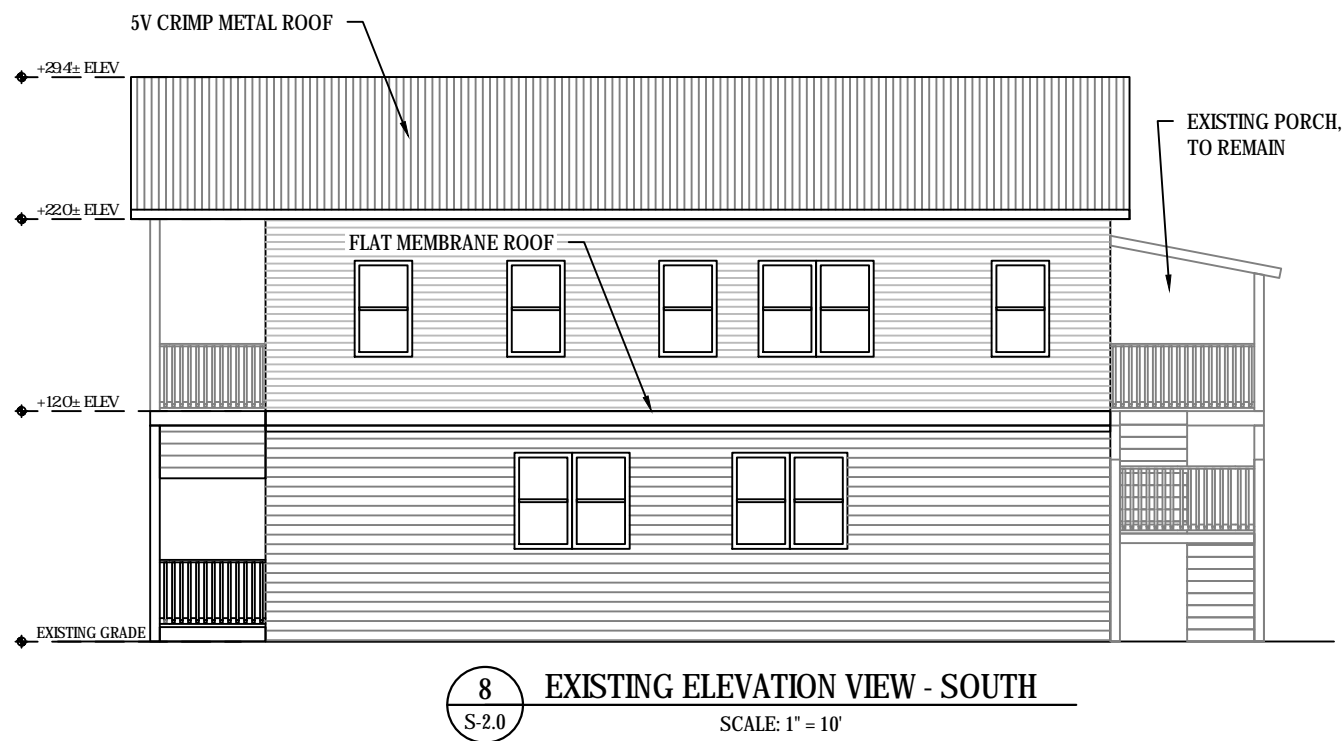
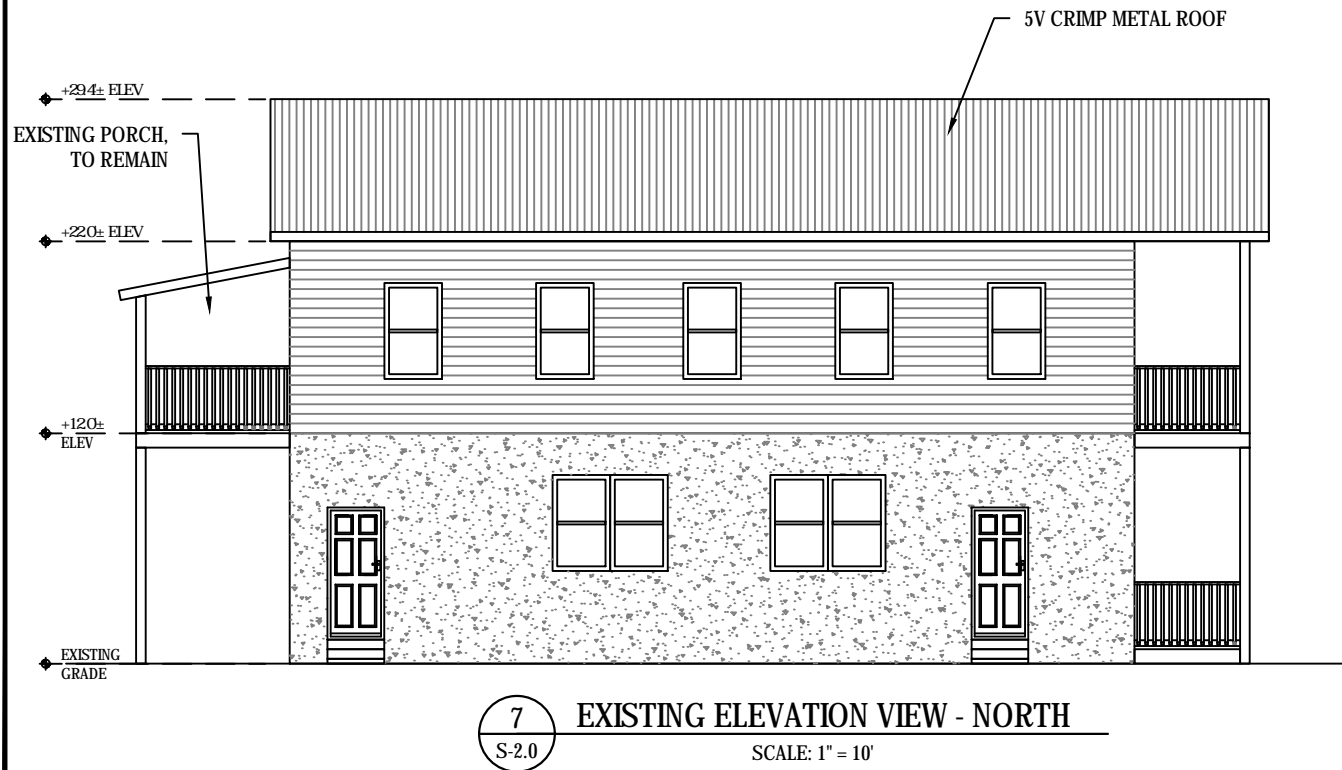
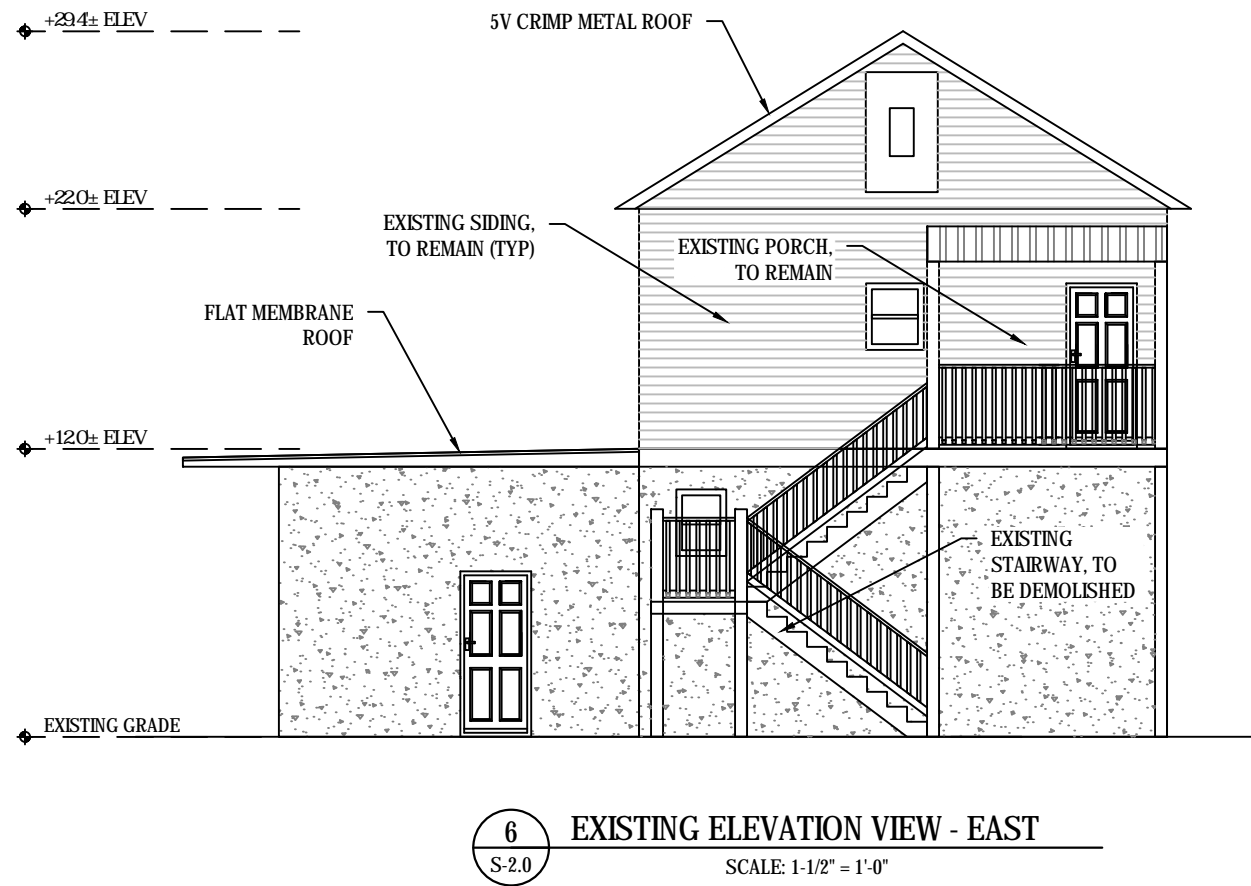
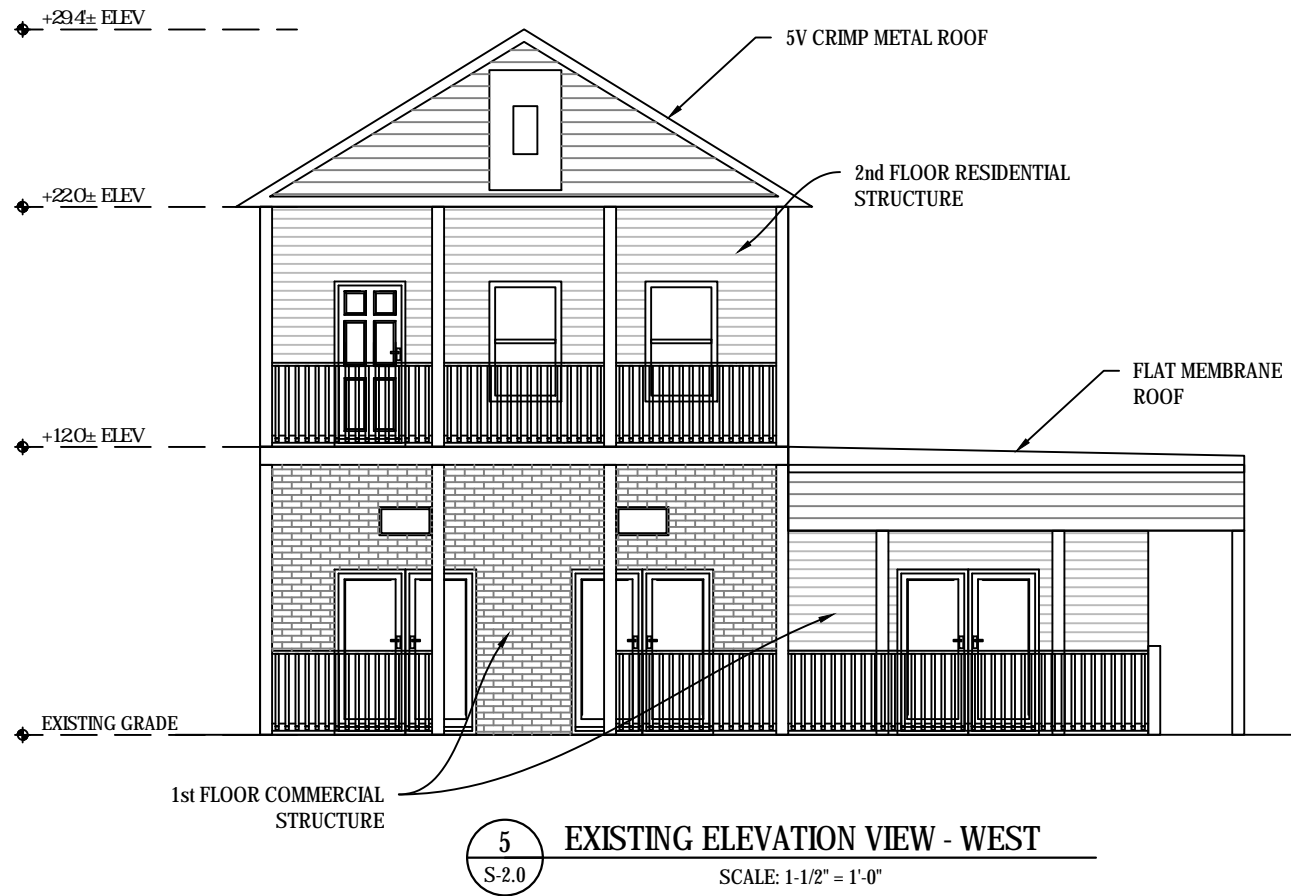
1101 SIMONTON ST.
RENOVATION PROJECT

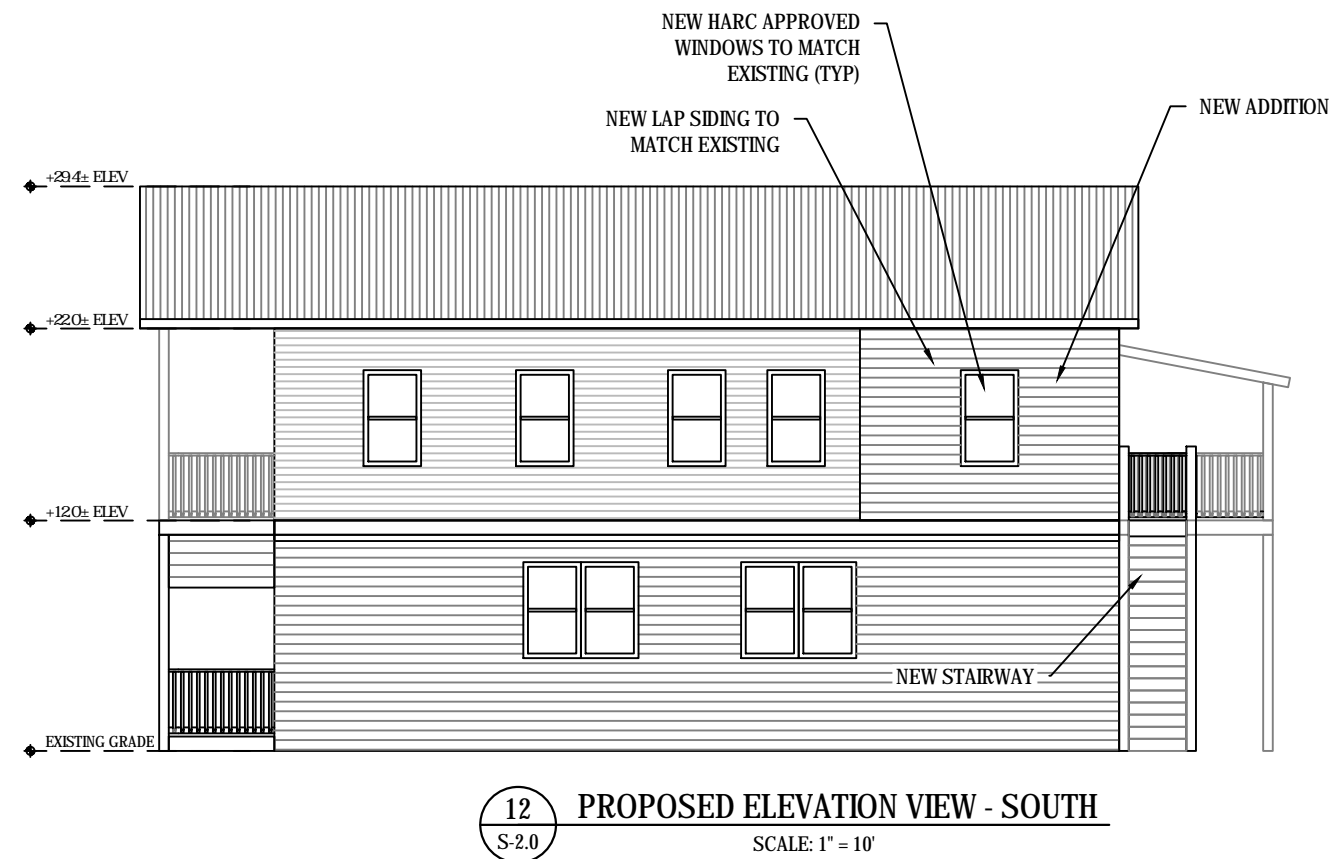
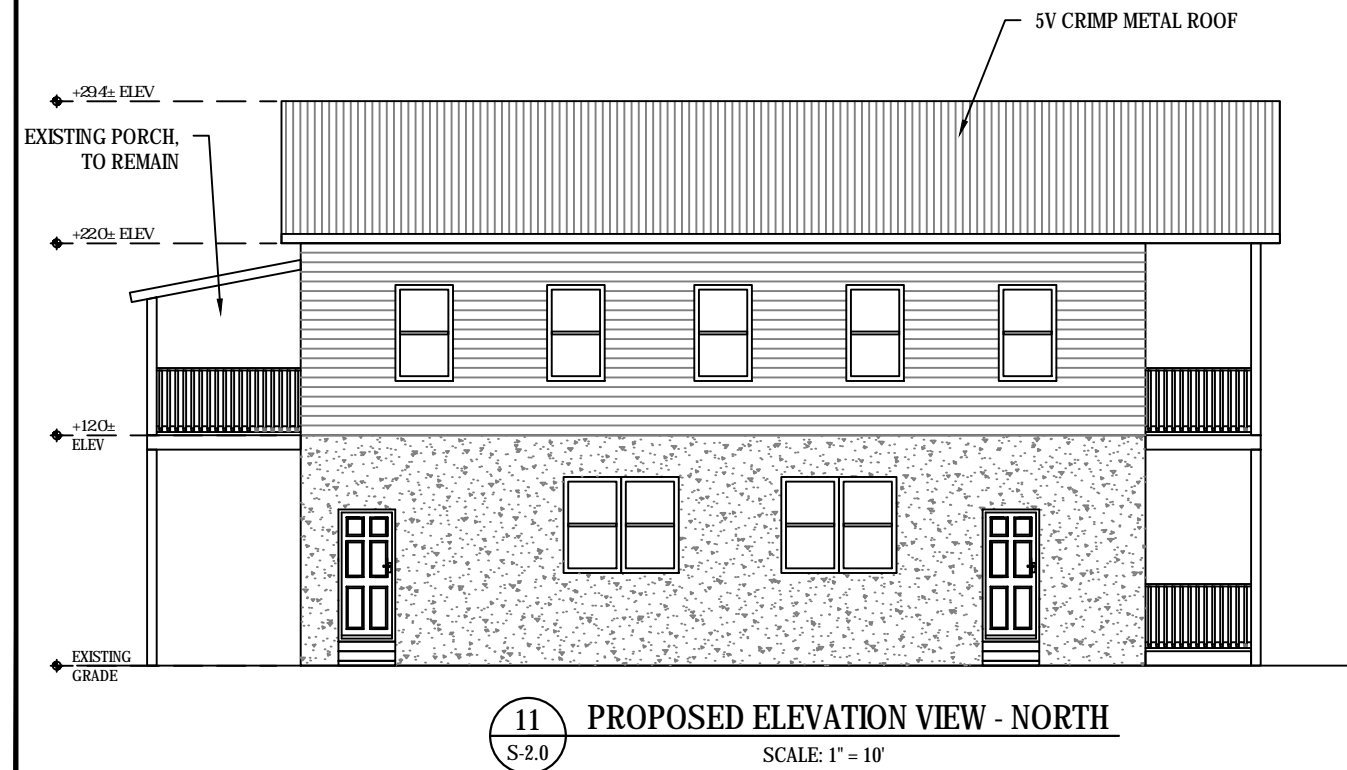
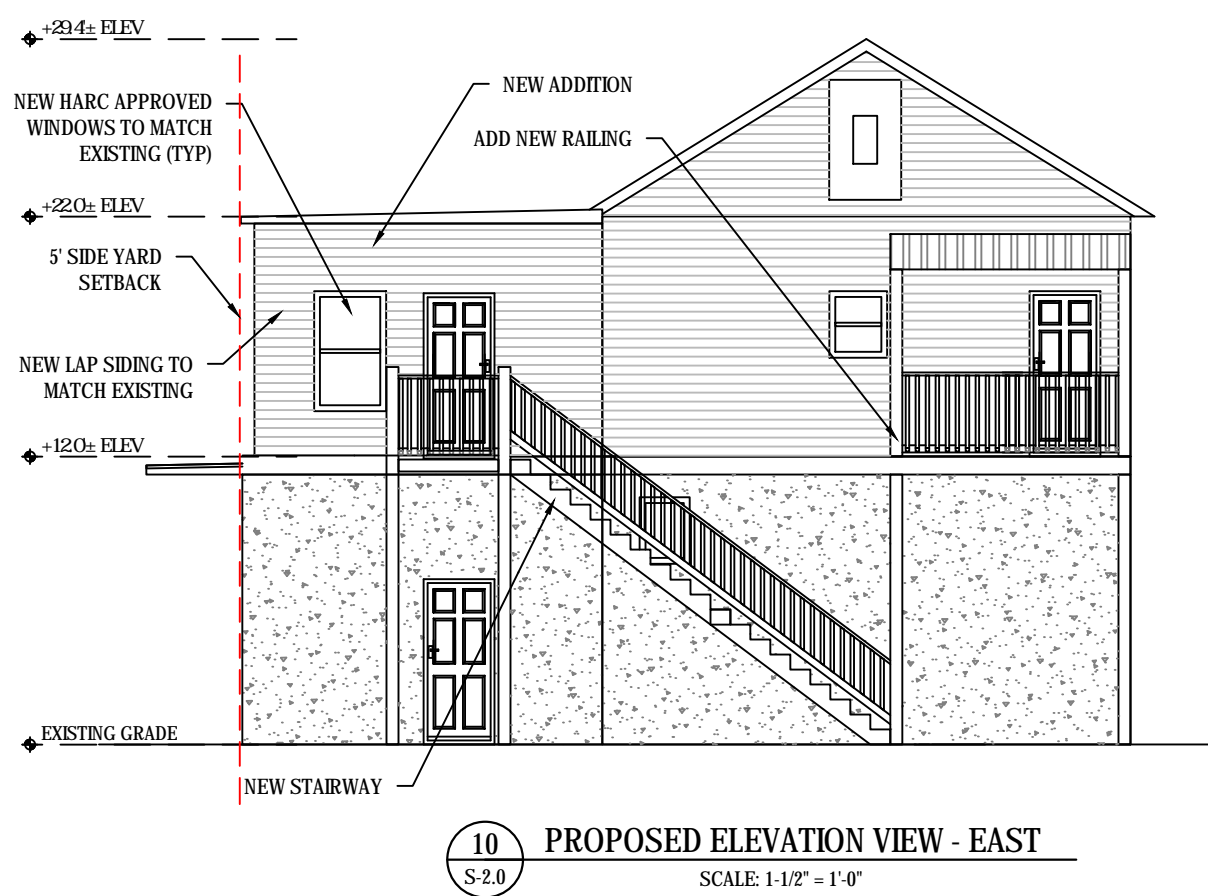
1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
S-7.0
SHEET 9 OF 10

DATE:
JULY 13, 2022





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SLM ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 509-2647
CERTIFICATE OF AUTHORIZATION #30200

DRAWN BY:	SLM	PROJECT NO:	2204
REVIEWED BY:	SLM	SCALE:	AS NOTED
CAD FILE:	1101 Simonton Renovation (0713-22).dwg	SHEET SIZE:	ANSI B (11x17)

**1101 SIMONTON ST.
RENOVATION PROJECT**

1101 SIMONTON ST.
KEY WEST, FL 33040

SHEET TITLE:
ELEVATIONS (CONT'D)

SHEET NUMBER:
S-7.1
SHEET 10 OF 10

DATE:
JULY 13, 2022

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a special public meeting at **5:00 p.m., September 12, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**NEW ADDITION OVER NON-HISTORIC PORTION OF BUILDING.
PARTIAL DEMOLITION OF SECOND FLOOR SOUTH ELEVATION
WALL AND NON-HISTORIC REAR STAIRS.**

1101 SIMONTON STREET

Applicant – MTM Building and Roofing Application #H2022-0038

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



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 00027480-000000
 Account# 1028266
 Property ID 1028266
 Millage Group 10KW
 Location 1101 SIMONTON St, KEY WEST
 Address
 Legal KW SUB 1 PT LOT 2 SQR 4 TR 11 OR488-458 OR488-459 OR1417-1557 OR1560-
 Description 1407/09 OR1560-1410/12 OR1560-1413/16 OR2491-2334 OR2499-1343 OR2499-
 1350/51 OR2499-1352/54 OR2611-251 OR2601-1684/85
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

NORDY AND TAMARA REDHEAD FAMILY LLC
 5441 Moss Side Ln
 Baton Rouge LA 70808

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$356,434	\$376,802	\$376,802	\$392,078
+ Market Misc Value	\$1,961	\$1,961	\$1,961	\$1,961
+ Market Land Value	\$538,625	\$495,535	\$495,535	\$568,004
= Just Market Value	\$897,020	\$874,298	\$874,298	\$962,043
= Total Assessed Value	\$594,779	\$540,709	\$491,554	\$446,868
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$897,020	\$874,298	\$874,298	\$962,043

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	3,661.00	Square Foot	42.1	87

Buildings

Building ID 39924
 Style
 Building Type OFF BLDG 1 STY-A / 17A
 Gross Sq Ft 3284
 Finished Sq Ft 2725
 Stories 4 Floor
 Condition EXCELLENT
 Perimeter 388
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls
 Exterior Walls REIN CONCRETE with 40% C.B.S.
 Year Built 1958
 EffectiveYearBuilt 1999
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	267	0	0
FLA	FLOOR LIV AREA	2,725	2,725	0
OPF	OP PRCH FIN LL	80	0	0
OUF	OP PRCH FIN UL	212	0	0
TOTAL		3,284	2,725	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1957	1958	1	2208 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/21/2012	\$100	Warranty Deed		2601	1684	11 - Unqualified	Improved
12/22/2010	\$100	Warranty Deed		2499	1352	11 - Unqualified	Improved
12/22/2010	\$100	Quit Claim Deed		2499	1350	11 - Unqualified	Improved

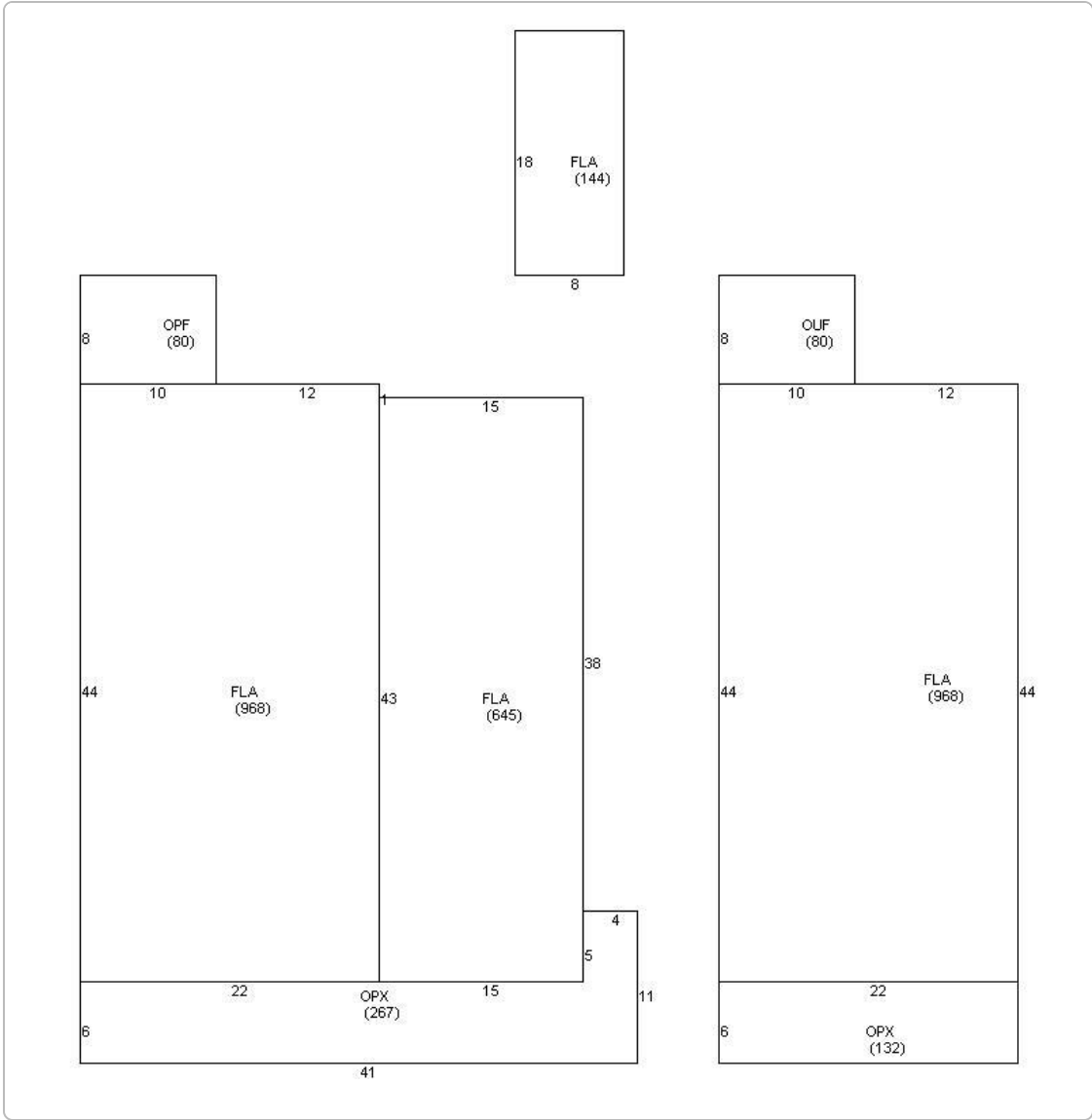
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
16-00003539	2/20/2019	4/16/2017	\$6,750	Commercial	REMOVE APPROX. 8 SQUARE EXISTING MOD BITUMEN ROOF, BRING NAIL PATTERN UP TO CODE, INSTALL 1 PLY BASE SHEET, INSTALL 1 PLY MODIFIELD BITUMEN SMOOTH PLY INSTALL 1 PLY MODIFIELD BITUMEN CAP SHEET, INSTALL WALL TIE IN, INSTALL NEW EAVE METAL AND INSTALL NEW LEAD BOOT AT PENETRATIONS. NOC REQUIRED. **HARC INSPECTION REQUIRED**
15-2103	6/5/2015	9/21/2015	\$2,100	Commercial	APPROX. 40 LF. OF CRACKED BLOCK WALL AND DEMO FOR EXPLORATION ONLY.
12-2964	10/17/2012	10/17/2012	\$0	Commercial	AFTER THE FACT RECOGNITION OF DETACHED HABITABLE SPACE: BEDROOM AND BATHROOM ONLY (NOT AN INDEPENDENT DWELLING UNIT) INCLUDING ELECTRIC, PLUMBING AND ROOFING.
12-3107	9/25/2012		\$1,000	Commercial	AFTER THE FACT: FINAL FOR WORK COMPLETED BY OTHERS. INSPECT WIRING, ETC. PRIOR TO CALLING FOR FINAL INSEPTION.
12-3172	9/18/2012		\$4,000	Commercial	INSTALL V-CRIMP ROOFING OVER LB FELT OVER NEW CONSTRUCTION
12-2964	9/13/2012		\$34,000	Commercial	AFTER THE FACT FINES AND IMPACT FEES CHARGED SEPERATELY
12-2964	9/13/2012		\$34,000	Commercial	BUILD 12X20 BUILDING AS 2ND BEDROOM.
04-3789	12/20/2004	12/8/2005	\$2,400		INSTALL HANDRAIL DOWNSTAIRS
04-3395	12/2/2004	12/31/2005	\$9,000		44 FIRE SPRINKLERS
03-3359	9/19/2003	12/8/2005	\$24,500		REPLACE SIDING & WINDOWS,&PAINTNEW WOOD DECK
03-0968	3/20/2003	12/29/2003	\$2,500		REPAIR & PAINT
0103267	9/27/2001	10/31/2001	\$1,023		3 SQS V-CRIMP
0000640	3/14/2000	12/1/2000	\$3,300		ROOF REPAIRS
9903935	12/2/1999	12/23/1999	\$4,614		10 SQS S.B.S OVER HOT ASP
9800670	3/13/1998	11/23/1998	\$2,200	Commercial	NEW STAIRS
9603723	9/1/1996	11/1/1996	\$1		PAINTING
	1/1/1900		\$0		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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

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