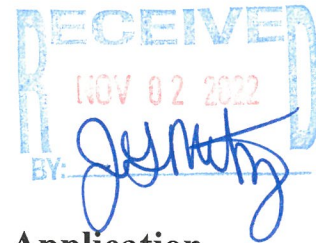




317 WHITEHEAD STREET

1 MARKET-RATE UNIT



Building Permit Allocation System (BPAS) Application
(Year 10: July 1, 2022 - June 30, 2023) – Market Rate

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fees:

- \$ 1,212.75 for the first unit
- \$ 1,155.00 each unit starting with 2 units up to 10 units
- \$ 1,102.50 each unit starting with 11 units up to 20 units
- \$ 1,050.00 each unit starting with 21 units or more

A. APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** authorization form authorizing the applicant / agent to act on their behalf (Exhibit A).

Name: Gregory S. Oropeza

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252

Email:

greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

PROPERTY OWNER:

Name:

Key West Modernist, LLC, a Florida limited liability company

Mailing Address: 7901 4th Street N

City: St. Petersburg State: FL Zip: 33702

Home/Mobile Phone: _____ Office: 305-294-0252

Email: c/o greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 317 Whitehead Street, Key West, FL 33040

Parcel ID RE#: 00004490-000000 Alternate Key: 1004677

Zoning District: HRO 6,537 Sq. Ft.

Density Allowed: 2 (16 DU/acre) Commercial Floor Area: N/A

Size of Site: _____

B. EXISTING DEVELOPMENT:

Please provide a brief description of how the property is currently used:

The property is currently occupied as an office building.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	1	1	1
Affordable Residential Dwelling Unit(s)2	0	0	0
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)3	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

Please provide City Licensing Records from the Building Department.

Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

Please indicate the scope of the proposed development as it relates to the BPAS (Section 108-997 (B)).



Major construction / renovation – meaning new development, additions to existing structures, or redevelopment constituting more than 50% of the value of the existing building.



Minor renovation- meaning redevelopment constituting less than 50% of the value of the existing building.

Is this property located within a Historic Zoning District?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Yes X	No
Yes	No X
Yes	No X
Yes	No X

Advanced affordable allocation request?

Yes

No ☒

Will the allocation require development review?

Yes

☒

No

If yes, please specify what type of development review will be required. _

HARC

Variance(s)	
Lawful Unit Determination	
Minor Development Plan	
Major Development Plan	
Beneficial Use	
Transient Transfer	
Conditional Use	
HARC	X
Tree Commission	
Other	

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties proposing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
 - a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, historic and archeological resource protection, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
 - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
(A)Major Construction/Renovation Prerequisites. The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
 - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
 - b. All new buildings shall be constructed to have the **first habitable floor 1.5 feet above the required base flood elevation**, except for properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
 - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
* (See page 4 of application.)***(B)Minor Renovation Prerequisites.*** For development constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing a copy of the Required Energy and Water Baseline Report consisting of 12 months of energy and water use. For Commercial buildings (including multifamily), building data must be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either Energy Gauge or RESNET may be used to establish a baseline. Please provide a description of 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).

6. Copy of City licensing records for existing units.
 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
 9. Completed BPAS Estimated Score Sheet and Estimated total Points to be achieved (*Exhibit C*).
 10. Signed and Notarized BPAS Certification Form (*Exhibit D*).
 11. Copy of LEED or FGBC Score Sheet (*Exhibit E*) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.
- *An applicant may request to be exempted from the rainwater catchment requirement, if:
- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
 - (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums for parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

November 2, 2022

Katie Halloran, Director of Planning
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Request for Market Rate Building Permit Allocation System Allocations for
317 Whitehead Street, Key West, Florida 33040

Dear Mrs. Halloran:

Please allow this correspondence to serve as an application for one (1) residential Building Permit Allocation System ("BPAS") unit on behalf of Key West Modernist, LLC ("KW Modernist" or "Applicant"). KW Modernist intends to develop the BPAS Unit at the real property located at 317 Whitehead Street, Key West, Florida 33040 (the "Property"). As counsel for KW Modernist, my firm submits the following application and supporting documents for your consideration:

Title Block:

- | | |
|-------------------------------|--------------------------------|
| a. Name of Owner: | Key West Modernist, LLC |
| b. Scale: | 1/4" = 1' |
| c. North Arrow: | As identified on the site plan |
| d. Preparation/Revision Date: | October 7, 2022 |

Identification of Key Persons:

- | | |
|--|---|
| a. Owner: | |
| b. Owner's Authorized Agent: | Gregory Oropeza- Oropeza, Stones & Cardenas, PLLC |
| c. Surveyor: | Reece & Associates |
| d. Architect: | T.S. Neal Architects, Inc. |
| e. Environmental Consultant: | Two Trails Sustainable Building Consultants |
| f. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: | KW Modernist is the sole owner of the Property. |

Project Description: The proposed project is for two single-family residences utilizing the Year 9 BPAS award for one single family residence together with the proposed BPAS award for a second single family unit.

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase – Completion of two (2) single family residential units utilizing the 1 BPAS unit awarded in Year 9 in conjunction with the proposed award of 1 BPAS unit.
- b. Expected Date of Completion – On or before two (2) years from the award of the building permit.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed as required by the City.

Description of Proposed Development and Use:

The proposed development shall consist of two (2) residential single-family units utilizing the 1 BPAS unit awarded in Year 9 and the proposed 1 BPAS award subject to this application.

Solution Statement:

The proposed market rate unit development shall be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve the Gold Standard for Florida Green Building Code. The Applicant's sustainable building consultant is LEED certified and will coordinate the FGBC certification process, providing the FGBC baseline certification prior to the issuance of a Certificate of Occupancy. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the Code. A cistern will be installed, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,



Gregory S. Oropeza, Esq.

GSO
Enclosures



AUTHORIZATION & VERIFICATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

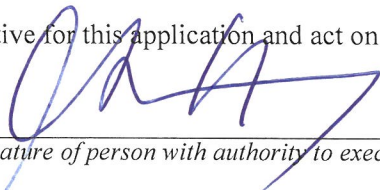
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Christopher Dierig _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Member _____ of Key West Modernist, LLC, a Florida LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones and Cardenas, PLLC
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 of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/27/22
Date

by Christopher Dierig
Name of person with authority to execute documents on behalf of entity owner

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



Notary's Signature and Seal

Andrew M. Haber
Name of Acknowledger typed, printed or stamped

01HA6345478
Commission Number, if any

Andrew M. Haber
Notary Public, State of New York
Reg. No. 01HA6345478
Qualified in New York County
Commission Expires 7/25/20 24



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Gregory S. Oropeza, in my capacity as Oropeza, Stones & Cardenas, PLLC
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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:

317 Whitehead Street, Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/27/22 by
date

Gregory Oropeza
Name of Applicant

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any





**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Douglas Maxwell as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Key West Modernist, LLC, a Florida LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Gregory S. Oropeza, Esq., Oropeza, Stones and Cardenas, PLLC
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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/27/22
Date

by Douglas Maxwell
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Andrew M. Haber
Name of Acknowledger typed, printed or stamped

01HA6345478
Commission Number, if any

Andrew M. Haber
Notary Public, State of New York
Reg. No. 01HA6345478
Qualified in New York County
Commission Expires 7/25/20 24



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-31-2022

Employer Identification Number:
88-2563735

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

KEY WEST MODERNIST LLC
DOUG MAXWELL SOLE MBR
100 ROCANN DR
RHINEBECK, NY 12572

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-2563735. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is KEYW. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 G

999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 05-31-2022
EMPLOYER IDENTIFICATION NUMBER: 88-2563735
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
|||||

KEY WEST MODERNIST LLC
DOUG MAXWELL SOLE MBR
100 ROCANN DR
RHINEBECK, NY 12572

Year 10 BPAS



BOUNDARY SURVEY

A PART OF LOT 3, SQUARE 25
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS: 317 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

CERTIFIED TO:
Michael R. Marceau
Spottswood, Spottswood, Spottswood & Sterling, PLLC
Chicago Title Insurance Company
Fidelity National Title Insurance Company

On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Beginning at a point on Whitehead Street, One Hundred Eighty-Five (185) feet from the corner of Caroline and Whitehead Streets; thence at right angles in a Westerly direction Ninety (90) feet to a point on Herald (100) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to a point on Whitehead Street; thence at right angles in a Southeasterly direction along Whitehead Street Thirty-two and One-Half (32.50) feet to the Point of Beginning.

On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Commencing at a point on the Northerly side of Whitehead Street, distant One Hundred Eighty-Five (185) feet from the corner of the intersection of Whitehead Street and Caroline Street, and running North and right angles to Whitehead Street, a distance of One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-Four (34) feet, Six (6) inches to the Northerly boundary of the land now owned by Virginia Lee Mook as described in deed recorded in Deed Book G-24, Pages 44 and 45, Monroe County, Florida Public Records; thence measuring the said Northerly boundary of the land of the said Virginia Lee Mook in a Southeasterly direction One Hundred (100) feet, Six (6) inches to the Northerly boundary of the land of the said Virginia Lee Mook in a Southeasterly direction Thirty-Four (34) feet, Six (6) inches to the point or place of beginning.

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeasterly 90.00 feet; thence Southeasterly 5.00 feet; thence Southwesterly 90.00 feet; thence Northwesterly 5.00 feet to the Point of Beginning.

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeastly Right-of-Way Line of Whitehead Street and the Southeastly Right of Way Line of Caroline Street; thence in a Southeastly direction along the said Northeastly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeastly 90.00 feet; thence Northwestly 5.00 feet; thence Southwestly 90.00 feet; thence Southeastly 5.00 feet to the Point of Beginning.

ABBREVIATIONS:

- (C) = CALCULATED
- CA = CENTRAL ANGLE
- CE = CENTERLINE
- CLF = CHAINLINK FENCE
- CONC = CONCRETE
- (D) = DEED
- EB = ELECTRIC BOX
- EM = ELECTRIC METER
- (F) = FIELD
- FI = FENCE INSIDE
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- GL = GROUND LEVEL
- ARC = ARC LENGTH
- (M) = MEASURED
- NAVD = NORTH AMERICAN VERTICAL DATUM 1988
- NGS = NATIONAL GEODEIC SURVEY
- NOVD = NATIONAL GEODEIC VERTICAL DATUM 1929)
- P = PLAT
- PID = PERMANENT IDENTIFIER
- R = RADIUS
- ROL = ROOF OVERHANG LINE
- SCQ = SANITARY CLEANOUT
- SURF = SANITARY MANHOLE
- SV = SEWER VALVE
- WM = WATER METER

LINES NOT TO SCALE
 PLATTED LOT LINES
 PLASTIC FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 OVERHEAD WIRES
 PROPERTY LINE

FIRE HYDRANT
 UTILITY POLE CONC.
 UTILITY POLE METAL
 UTILITY POLE WOOD

GENERAL NOTES

- 1) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY OTHER PURPOSE OR FOR ANY OTHER ENTITY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE AT SOLE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 2) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR & MAPPER TO DETERMINE WHETHER THE LEGAL DESCRIPTIONS ADJOINING PARTIES WERE RESEARCHED TO DETERMINE OVERLAPS OR HATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES OR OTHER LINE ADJUNCTIONS.
- 3) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 5) MEASURED DIMENSIONS EITHER PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- 6) THE SURVEY MAP IS PRINTED AT A U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 7) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 1,500 FEET. ACCURACY WAS VERIFIED THROUGH A COMPARISON OF MEASUREMENTS TO THE PROPERTY.
- 8) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD FOR THE PROPERTY.

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PUNISHING TO SECTION 502.07, FLORIDA STATUTES. THIS SURVEY, PUNISHING SCHEDULE B HAS BEEN PROVIDED MEANS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3) (ENCROACHMENTS), AND 1(B)(4) (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED Robert E. Reece RA
ROBERT E. REECE SU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 15632

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

SCALE:	1"=20'
FIELD WORK DATE:	03/30/21
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	21022603

Year 10 BPAS



SITE PLANS

SITE DATA

317 WHITEHEAD STREET

RE # 00004590-000000

ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	NO CHANGE TO EXISTING
SITE AREA	8,000 Sq. Ft.	8,837.39 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	50' X 100' (MIN)	SEE SURVEY	EXISTING	SEE SURVEY
IMPROVEMENTS	3,823.43 Sq. Ft. (48% HAS)	5,817.69 Sq. Ft. (70.41%)	3,820.39 Sq. Ft. (48.43%)	IMPROVED CONFORMING
OPEN SPACE	2,366.0 Sq. Ft. (30% MIN)	1,319.5 Sq. Ft. (20.16%)	2,393.0 Sq. Ft. (30.67%)	IMPROVED NON-CONFORMING
BUILDING COV.	3,268.69 Sq. Ft. (40% HAS)	3,413.7 Sq. Ft. (52.21%)	2,725.0 Sq. Ft. (41.68%)	IMPROVED CONFORMING
ACCESSORY STRUCTURE	462 Sq. Ft. (30% HAS COV.)	69 Sq. Ft. (4.3%)	EXISTING	EXISTING
REAR YARD COV.	540.5 Sq. Ft. (30% MIN)	137 Sq. Ft. (12.7%)	287 Sq. Ft. (26.5%)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	1081 Sq. Ft. FRONT YARD AREA			

FEMA MAP FLOOD ZONE: AE-6

SITE LOCATION MAP



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ALL REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:

SQUARE FOOT TABLE:

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
C0.1 SURVEY & TREE PROTECTION
A1.1 SITE & 1ST FLOOR PLAN
A1.2 2ND FLOOR PLAN
A1.3 ELEVATIONS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
A.F.F. = ABOVE FINISH FLOOR
A.G. = ABOVE ADJACENT GRADE
ALUM. = ALUMINUM
ARCH. = ARCHITECTURAL
BALC. = BALCONY
BD. = BOARD
C.I.P. = CAST IN PLACE
C.J. = CONTROL JOINT
CL. = CLOSET
S. = CENTERLINE
CONC. = CONCRETE
COORD. = COORDINATE
C.O.R. = CROWN OF ROAD
D. = DRYER
DIM. = DIMENSION
DN. = DOWN
DTL. = DETAIL
DWG. = DRAWING
ELECT. = ELECTRICAL
ELEV. = ELEVATOR
E.P. = ELECTRICAL PANEL
EQ. = EQUAL
EX. = EXISTING
E.J. = EXPANSION JOINT
F.F.E. = FINISH FLOOR ELEVATION
FIN. = FINISH
FREEZ. = FREEZER
GYP. BD. = GYPSUM WALL BOARD
HORIZ. = HORIZONTAL
HR. = HOUR
MAX. = MAXIMUM
MECH. = MECHANICAL
MIC. = MICROWAVE OVEN
MIN. = MINIMUM
M.R. = MOISTURE RESISTANT
N.A. = NOT APPLICABLE
N.L.C. = NOT IN CONTRACT
O.H. = OPPOSITE HAND
PT. = PAINTED
P.T. = PRESSURE TREATED
R.A. = RADIUM AIR
REF. = REFERENCE
REFR. = REFRIGERATOR
REQ. = REQUIRED
SCHED. = SCHEDULE
S.F. = SQUARE FOOT
SIM. = SIMILAR
STOR. = STORAGE
STRUCT. = STRUCTURAL
SQ. = SQUARE
TL. = TILE
TYP. = TYPICAL
U.C. = UNDER COUNTER
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.I.F. = VERIFY IN FIELD
W. = WITH
WD. = WOOD
W.H. = WATER HEATER



22974 OVERSEAS HWY
CUDDO KEY, FL
33048
305-340-8857
251-422-9947

FOR REVIEW
ONLY - NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

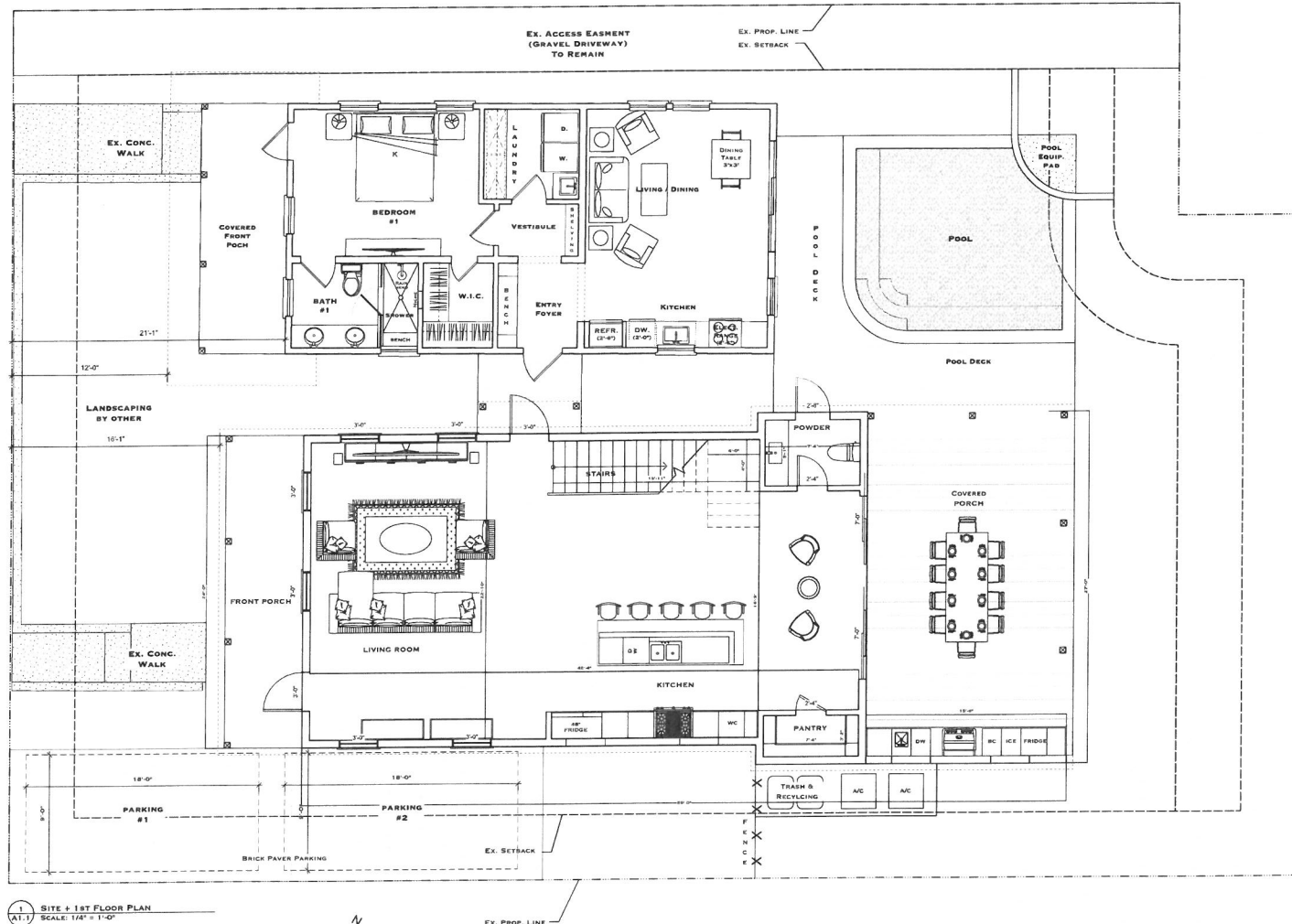
DRAWN: EDSA
CHECKED:
DATE: 10-07-2025

REVISION # DATE
T1.1
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL ARCHITECTS INC.



T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
GUDJES KEY, FL
33043
305-340-8897
251-482-9547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

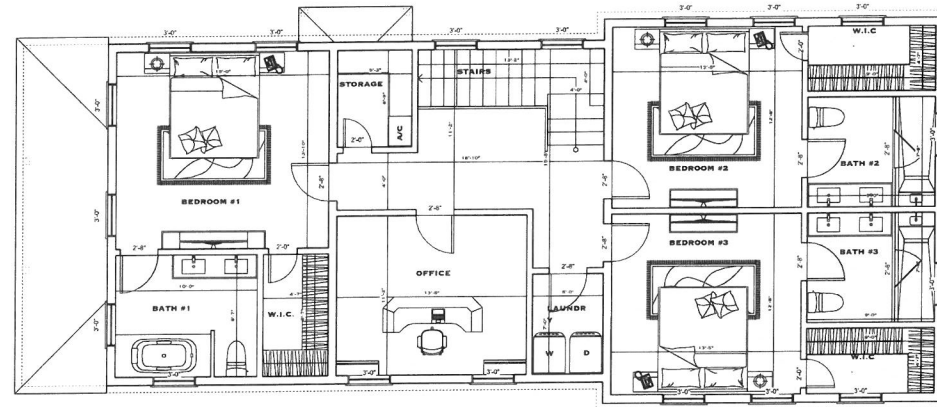
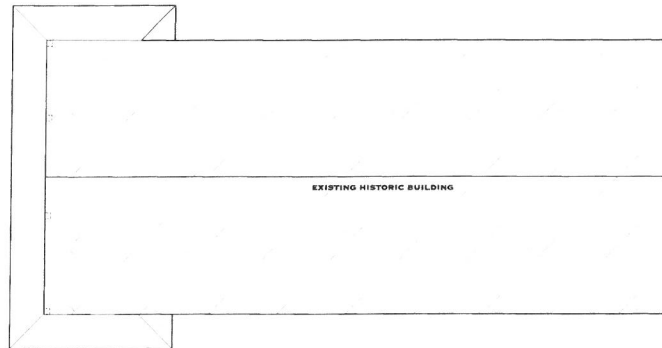
DRAWING TITLE:
SITE & 1ST FLOOR PLAN

DRAWN: EDGA
CHECKED:
DATE: 10-07-2022

REVISION #	DATE

A1.1
SHEET #

T.S.N
T.S. NEAL ARCHITECTS INC.



1 2ND FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDDOGE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
2ND FLOOR PLAN

DRAWN: EDSA
CHECKED:
DATE: 10-07-2022

REVISION # DATE

A1.2
SHEET #



T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

FOR REVIEW
 ONLY - NOT FOR
 CONSTRUCTION

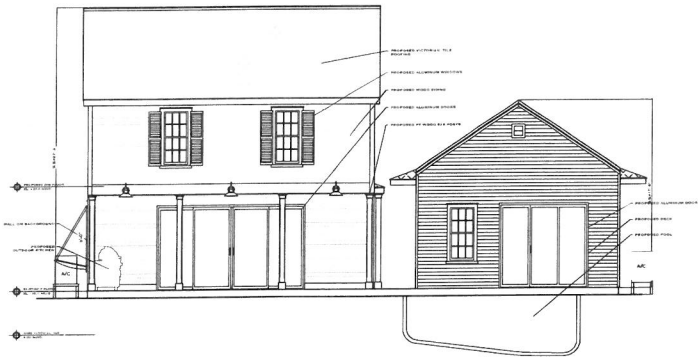
317 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ELEVATIONS

DRAWN: EDSA
 CHECKED:
 DATE: 10-07-2022

REVISION #	DATE

A1.3
 SHEET #



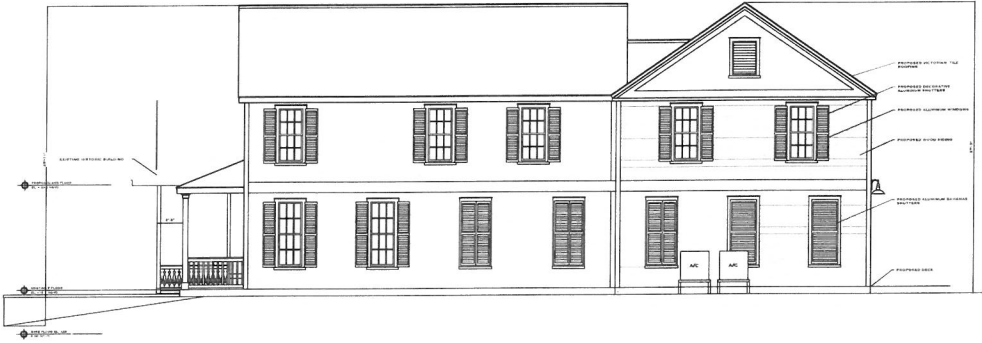
1 ELEVATION: EAST (REAR)
 AT.3 SCALE: 3/16" = 1'-0"



2 ELEVATION: NORTH
 AT.3 SCALE: 3/16" = 1'-0"



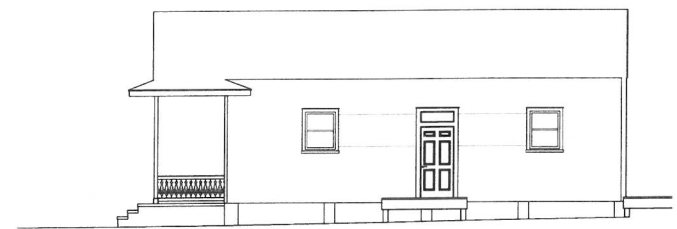
3 ELEVATION: WEST (FRONT)
 AT.3 SCALE: 3/16" = 1'-0"



4 ELEVATION: SOUTH
 AT.3 SCALE: 3/16" = 1'-0"



5 ELEVATION: NORTH (PARTIAL)
 AT.3 SCALE: 3/16" = 1'-0"



6 ELEVATION: SOUTH (PARTIAL)
 AT.3 SCALE: 3/16" = 1'-0"

Year 10 BPAS



WARRANTY DEED

Deed Doc Stamp \$12,775.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Prepared by and return to:

Richard J. McChesney
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 1073-22.0478RMJ
Will Call No.:

\$1,825.000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2022 between Michael R. Marceau, a married man, whose post office address is P.O. Box 584, Kennebunkport, ME 04046-0584, grantor, and Key West Modernist, LLC, a Florida limited liability company whose post office address is 7901 4th St. N, Ste 300, Saint Petersburg, FL 33702, 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:

See Exhibit "A" Attached Hereo

Parcel Identification Number: 00004490-000000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

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, 2021.

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:

[Signature]
Witness Name: Sean Moore

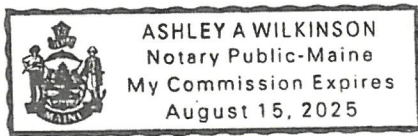
[Signature]
Witness Name: Jason McPhee

[Signature] (Seal)
Michael R. Marceau

State of Maine
County of York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of October, 2022 by Michael R. Marceau, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Ashley A Wilkinson

My Commission Expires: August 15 2025

Exhibit A

PARCEL 'A':

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY A.D. 1829 AS PART OF LOT THREE (3), SQUARE TWENTY-FIVE (25), DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Beginning at a point on Whitehead Street, One Hundred Eighty-Five (185) feet from the corner of Caroline and Whitehead Streets; thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to a point on Whitehead Street; thence at right angles in a Southeasterly direction along Whitehead Street Thirty-two and One-Half (32.50) feet to the Point of Beginning.

ALSO

On the island of Key West, known as William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Commencing at a point on the Northeasterly side of Whitehead Street, distant One Hundred Eighty-Five (185) feet from the corner of the intersection of Whitehead Street and Caroline Street, and running thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-Four (34) feet, Six (6) inches to the Northwesterly boundary of the land now owned by Virginia Lee Mock as described in deed recorded in Deed Book G-24, Pages 44 and 45, Monroe County, Florida Public Records; thence meandering the said Northwesterly boundary of the land of the said Virginia Lee Mock in a Southwesterly direction One Hundred (100) feet to Whitehead Street; thence in a Northwesterly direction along the Northeasterly line of Whitehead Street. Thirty-Four (34) feet, Six (6) inches to the point or place of beginning.

PARCEL 'B': Easement

TOGETHER WITH: Easement for Ingress and Egress set forth and recorded in O.R. 3097-355

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: **COMMENCE** at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the **POINT OF BEGINNING**; thence Northeasterly 90.00 feet; thence Southeasterly 5.00 feet; thence Southwesterly 90.00 feet; thence Northwesterly 5.00 feet to the Point of Beginning.

Parcel Identification Number: 00004490-000000



FGBC CHECKLIST

PREREQUISITES:

Version 12 Rev 1.0

Revised 11-18-2020

Prerequisite 1: Swimming Pool / Spa

- | | | |
|-------|-----|---|
| P1.01 | Yes | Sanitation system that reduces chlorine use |
| P1.02 | N/A | Pool Cover |
| P1.03 | N/A | Solar pool heating system |
| P1.04 | N/A | Dedicated PV's to run pool equipment |
| P1.05 | N/A | Home has no pool or spa |

Prerequisite 2: Waterfront Considerations

- | | | |
|-------|-----|---|
| P2.01 | N/A | Use of native aquatic vegetation in shoreline area |
| P2.02 | N/A | No turf adjacent to water (Low maintain plants instead) |
| P2.03 | N/A | Use of terraces, swales, or berms to slow storm water |
| P2.04 | Yes | Home site does not border natural water body |

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|-----|----------------------------------|
| P3.01 | Yes | Landscape Considerations |
| | New | Is the landscape existing or new |

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Version 12 Rev 1.0

Revised 11-18-2020

HERS Index - Energy Rating

E1.01 **60** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index

55 :Confirmed HERS Index

OR, For Multi-Family Prescriptive Energy Option

E1.01.b **0** 1 - 57 **See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page**

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	1	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	?	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors N/A all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint N/A bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 52W fixtures in bathrooms
E2.15	0	1	Credit Relocated to Category 8: General
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	0	1	Credit Removed
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	0	1	Credit Removed
E2.21	NA	1, 3, 4	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 731 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	2	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	0	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	68	112	Total Points

68 Total points for Category 1 (30 min / 75 max)

Name of HERS Rater:

Certifying Agent Category 1: **Drew Smith**

0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Version 12 Rev 1.0

Revised 11-18-2020

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	?	3	Water saving clothes washer
W1.02	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	2	2 - 3	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.06	1	1	Water Closet with UNAR MaP Rating of 600 g/l
W1.07	?	1	Compact Hot Water Distribution

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
-------	---	-------	----------------------------

W3 Rainwater Harvesting

W3.01	2	1, 2, 3, 5	Rainwater Harvesting System installed with dedicated use
-------	---	------------	--

W4 Reclaimed Water Reuse

W4.01	0	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

W5.01	?	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	2	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list
			80% :Percentage of drought tolerant plant
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less than 50% of landscape
W5.05	2	2	No turf in densely shaded areas
W5.06	2	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	?	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	N/A	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03a	0	3	Landscape irrigated to FGBC standard
W6.03b	0	5	100% micro-irrigation - Landscape irrigated to FGBC standard
W6.04	0	1	Pressure compensating spray heads installed in spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	-	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	20	56	Total Points

20 Total points for Category 2 (15 min / 40 max)

Certifying Agent Category 2:

Drew Smith

Landscape Auditor:

Debbie Smith

Credentials of Auditor:

Florida WaterStar Certifier

CATEGORY 3: LOT CHOICE

Version 12 Rev 1.0

Revised 11-18-2020

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
LC1.02	2	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	0	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
		Yes	Arts and entertainment center
		Yes	Bank
		0	Community or civic center
		0	Convenience store
		0	Daycare center
		0	Fire station
		0	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		0	Medical or dental office
		0	Pharmacy
		0	Police station
		0	Post office
		Yes	Place of worship
		Yes	Restaurant
		0	School
		0	Senior Care Facility
		0	Supermarket
		0	Theater
		Yes	Other Neighborhood-serving retail
		0	Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Possible Points

12 Total points for Category 3 (0 min / 15 max)

Certifying Agent Category 3: Drew Smith

CATEGORY 4: SITE

Version 12 Rev 1.0

Revised 11-18-2020

Category Minimum 5 / Category Maximum 30

- I Understand That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.

Native Tree and Plan Preservation

- S1.01 0 2 Maximize tree survivability
 S1.02 2 1 - 2 Minimize soil compaction
 Restrict all construction equipment from driving on site during construction except for
 area of future driveway
 S1.03 0 2 Replant or donate removed vegetation
 S1.4 0 1 - 9 Preserve or create wildlife habitat / shelter
 0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

- S2.1 0 2 Mill clear trees
 S2.2 0 1 - 2 Reuse cleared materials for mulch / landscape
 Mulch is both cleared and reused: 0

Erosion Control / Topsoil Preservation

- S3.1 2 2 Develop and Implement an Erosion Control Site Plan
 S3.2 0 1 Stabilize disturbed soil
 S3.3 0 2 Stage disturbance
 S3.4 - 1 Control sediment runoff during construction
 S3.5 0 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 0 2 Onsite designated retention area
 S4.2 0 2 Direct filtered rooftop runoff to planted area(s)
 S4.3 0 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
 Partial Pervious
 0 % Pervious Material 0.1 Total Lot Area (sq. ft.)
 0 Coverage Area (sq. ft.) 0.001 100% Pervious sq. ft.
 0 Equivalent Pervious Area --> 0.001 Equivalent Pervious Area (semi-pervious)
 0 Total points for pervious area

4 34 Total Points

4 Total points for Category 4 (5 min / 30 max)

Certifying Agent Category 4: Drew Smith

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Version 12 Rev 1.0

Revised 11-18-2020

Combustion

H1.01	0	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
Yes	Outside of conditioned space

Moisture Control

H2.01	0	1	Drainage tile on and around top of footing
H2.02	0	1	Drainage board for below grade walls
H2.03	0	1	Gravel bed beneath slab on grade floors
H2.04	0	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	1	1	No vapor barrier on inside of assemblies
H2.08	0	1	Moisture control for tub/shower and shower surrounds
H2.09	0	1	Seal Entire Slab

Source Control

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	0	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1 - 2	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	3	3	Integrated Pest Management

Cleanability

H4.01	0	1 - 2	Central vacuum system
	0		System roughed in
	0		Installed with exhaust outdoor
	0		Installed with exhaust indoor thru HEPA filter
H4.02	0	1	Useable entry area

Universal Design

H5.01	0	1 - 3	Universally designed living area
-------	---	-------	----------------------------------

Ventilation

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Credit moved to Category 7: Disaster Mitigation
H6.03	0	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	?	1	Kitchen range hood vented to exterior
H6.06	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

18 53 Total Points

18 Total points for Category 5 (15 min / 35 max)

Certifying Agent Category 5: Drew Smith

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Version 12 Rev 1.0

Revised 11-18-2020

Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
			0 homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
			0 home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	-	1	Concrete with fly ash or blast furnace slag
M1.05	-	1	Recycled content siding or soffit material
M1.06	0	1	Eco-friendly insulation
M1.07	?	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	0	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	2	1 - 3	Locally produced materials
			Yes minimum 80% of all new windows & doors are from local manufacturers & are operable
			0 50% of all doors are reused doors or 50% of all windows are reused windows
			Yes 80% of all structural components are from local sources - includes panelized & modular systems
M1.13	0	2	Reduce Heat Island Effect - Roof

Waste Reduction

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	2	2	Develop a construction and demolition waste management plan
M2.03	2	2 - 4	Implement job site waste management
			2 # of items implemented
			h, k
M2.04	?	1	Compost bin/built in collection of recyclables
M2.05	1	1 - 2	Engineered roof and floor components
			0 80% of floor (or code allowance) Yes 80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	1	1	Eco-friendly trim
M2.08	0	1	Perimeter based on 2 foot dimensions
M2.09	0	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	1	1	Siding and exterior trim primed all sides
M3.06	0	1	Plants/turf minimum of 2ft. from foundation
M3.07	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	11	47	Total Points

11 Total points for Category 6 (10 min / 35 max)

Certifying Agent Category 6: Drew Smith

CATEGORY 7: DISASTER MITIGATION

Version 12 Rev 1.0

Revised 11-18-2020

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

DM1.01	0	2	Safe room
DM1.02	2	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	1	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	2	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	0	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

DM2 Flood (must incorporate all three)

DM2	3	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			Yes	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			Yes	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

Fire (must incorporate all three for 3.1)

DM3.01	0	3	No	Fire resistant exterior wall cladding
			No	Fire resistant roof covering or sub-roof
			No	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
-----	---	-------	--

Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

	10	Seal slab penetrations (Health: H2.4)	
	required	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
		0	Exterior cladding installed to prohibit intrusion
		0	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
		0	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		0	Irrigation/sprinkler water does not hit building
		0	Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
		No	Chemical soil treatment avoided
		Yes	Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
		0	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated

DM6.01	0	2	Mold Prevention - ASTM D3273
DM6.02	0	1-3	Water Leak Detection and Shut Off System
DM6.03	0	2	Gas Leak Detection and Shut Off System
DM7.01	0	1	Radon/Soil Gass Vent System

11 47 Total Points

11 Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7: Drew Smith

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Version 12 Rev 1.0

Revised 11-18-2020

Small House Credit

G1.01 0 - 25 Conditioned house size (enter **no** if not claiming any points)
 :square feet of conditioned area

Adaptability

G2.01 2 Roof trusses designed for addition
 G2.02 1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
 G2.03 1 Install a minimum of 2 upgraded automation system
 G2.04 1 Pre-Plumb for Solar Hot Water
 G2.05 3 Zero Energy Ready Home
 G2.06 2 Provide Future Connection to Public or Private Utility
 G2.07 1-3 Electric Vehicle Charging

Renewable Power Generation

G3.01 1 - 5 Reduce peak demand or annual load
 1 point for each 2kW system size

Remodel

G4.01 10 Remodeling structure (HERS Index < 80)
 G4.02 3 Water Closets 1.6 gpf and showers 2.5 gpm or less
 G4.03 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
 G4.04 2 Existing homes with pools - upgrade pump to variable speed or dual speed
 G4.05 2 Roof to wall connection upgrades

Other

G5.01 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
 :Number of members on the team that are members of FGBC
 G5.02 2 Homeowner's manual, including information, benefits, operations - per reference guide
 G5.03 2 FGBC Green Homeowner Checklist
 G5.04 1 Plan for edible landscape/food garden
 G5.05 2 Guaranteed energy bills
 G5.06 2 FGBC Certified Professional
 G5.07 5 Energy Star Qualified Home
 G5.08 1 - 5 INNOVATIVE CREDITS

Description of innovation:

56 Total Points

Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

FGBC Home Score			Version 12 Rev 1.0
Category	Your Score	Required Min - Max	
Category 1: Energy	68	30 - 75	
Category 2: Water	20	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	4	5 - 30	
Category 5: Health	18	15 - 35	
Category 6: Materials	11	10 - 35	
Category 7: Disaster Mitigation	11	5 - 30	
Category 8: General	28	0 - 40	
Total:	172		
Total Need:	101		
Certified Home Score	171		
Certification Level:	Gold		

The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

Home Address
317 Whitehead St Key West, FL 33040



317 Whitehead St.
Key West, FL 33040

10/26/2022

To whom it may concern,

The above referenced home plans have been evaluated and the dwelling unit is designed according to, and will be inspected by Two Trails, and certified by Florida Green Building Coalition to be constructed as proposed to the FGBC requirements.

Thank you,

A handwritten signature in black ink, appearing to read "Drew Smith".

10/26/22

Drew Smith | COO

LEED AP BD&C, CxA, RESNET Rater, NGBS MASTER Verifier, GGP, CGP,
FGBC CA, GBTP, CHIEQP, CGC 024883

fl: 941-776-8680 | nv: 725-222-8680 | fax: 941-238-6382

e: drew@twotrails.com | w: www.twotrails.com

Florida Office: 8955 U.S. Highway 301N #386 | Parrish | FL | 34219

Nevada Office: 1671 Horizon Ridge Pkwy #100 | Henderson | NV | 89012

Appointment & Accreditations: Florida Building Commissioner – Green Building | Commissioning Authority (CxA) | RESNET Energy Rater | LEED for Homes Field Agent | Home Innovations Research Lab Accredited Master Verifier | Green Globes Professional | FGBC Certifying Agent | Florida WaterStar AP | General Contractor CGC024883

TWO TRAILS, INC.
8955 U.S. HWY 301 N #386, PARRISH, FL, 34219
PH: 941-776-8680 FAX: 941-238-6382
WWW.TWOTRAILS.COM

Year 10 BPAS



PROPERTY RECORD CARD

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 00004490-000000
 Account# 1004677
 Property ID 1004677
 Millage Group 10KW
 Location 317 WHITEHEAD St, KEY WEST
 Address
 Legal KW PT LT 3 SQR 25 G71-343/44 G72-528/29 A4-460/61 OR294-445/47 OR491-356/57 OR605-887 OR819-1809/12 OR819-1815/18 OR863-1434/35 OR877-1405 OR909-1035/36 OR2558-1823/24 OR3097-0350 OR3097-343 OR3199-2161
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1004677 317 WHITEHEAD ST 01/26/23

Owner

KEY WEST MODERNIST LLC
 7901 4th St N
 Ste 300
 Saint Petersburg FL 33702

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$190,019	\$196,353	\$196,353	\$205,854
+ Market Misc Value	\$1,743	\$2,215	\$2,235	\$2,256
+ Market Land Value	\$1,041,017	\$1,441,409	\$1,441,409	\$1,264,910
= Just Market Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020
= Total Assessed Value	\$1,232,779	\$1,317,690	\$1,197,900	\$1,089,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,232,779	\$1,639,977	\$1,639,997	\$1,473,020

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,441,409	\$196,353	\$2,215	\$1,639,977	\$1,317,690	\$0	\$1,639,977	\$0
2020	\$1,441,409	\$196,353	\$2,235	\$1,639,997	\$1,197,900	\$0	\$1,639,997	\$0
2019	\$1,264,910	\$205,854	\$2,256	\$1,473,020	\$1,089,000	\$0	\$1,473,020	\$0
2018	\$1,061,504	\$0	\$0	\$1,061,504	\$990,000	\$0	\$1,061,504	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	6,537.00	Square Foot	67	100

Buildings

Building ID	39334	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1963
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1991
Gross Sq Ft	3779	Foundation	
Finished Sq Ft	3514	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	
Perimeter	374	Heating Type	
Functional Obs	0	Bedrooms	0

Economic Obs 0
Depreciation % 40
Interior Walls

Full Bathrooms 0
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	133	0	52
FLA	FLOOR LIV AREA	3,514	3,514	374
OPU	OP PR UNFIN LL	72	0	36
OUF	OP PRCH FIN UL	30	0	26
SBF	UTIL FIN BLK	30	0	26
TOTAL		3,779	3,514	514

Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
RW2	1975	0 x 0	1	\$1,788	3
FENCES	1989	4 x 125	1	\$2,210	2
FENCES	1994	3 x 10	1	\$360	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/31/2022	\$1,825,000	Warranty Deed	2396222	3199	2161	01 - Qualified	Improved		
5/5/2021	\$1,150,000	Warranty Deed	2319413	3097	0350	01 - Qualified	Improved		
5/5/2021	\$100	Quit Claim Deed	2319411	3097	343	11 - Unqualified	Improved		
3/7/2012	\$0	Quit Claim Deed		2558	1823	11 - Unqualified	Improved		
4/1/1983	\$75,000	Warranty Deed		877	1405	U - Unqualified	Improved		
2/1/1975	\$40,000	Conversion Code		605	887	Q - Qualified	Improved		

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
15-4105	10/19/2015	5/13/2017	\$8,950	Commercial	REPLACE GRAVEL ROOF.
10-00000095	1/14/2010		\$500	Commercial	INSTALL SIGN
06-3374	6/5/2006	9/28/2006	\$2,000	Commercial	INSTALL TORCH DOWN MODIFIED RUBBER 1 1/2 SQRS.
05-4598	12/14/2005	12/31/2005	\$500	Commercial	RUN POWER FOR ARM ACROSS DRIVEWAY
05-4772	10/31/2005	12/31/2005	\$500	Commercial	EMERGENCY ELECTRIC REPAIR FROM WILMA
05-3183	10/7/2005	12/31/2005	\$5,415	Commercial	RELOCATE LIFTMASTER ARM AT BARRIER ENTRANCE
B953330	10/1/1995	12/1/1995	\$1,000	Commercial	CBS STORAGE BLDG/WALL
B953475	10/1/1995	12/1/1995	\$1,700	Commercial	CANVAS COVERED CARPORT
B951363	4/1/1995	8/1/1995	\$400	Commercial	REPAIR CONCRETE
B950502	2/1/1995	8/1/1995	\$1,200	Commercial	SCAPE/REPAINT BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

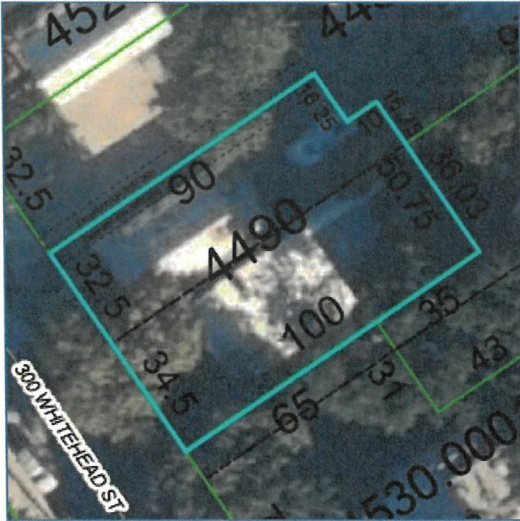


Photos





Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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Version 2.3.254

Developed by
 Schneider
GEOSPATIAL

Year 10 BPAS



Business Tax Receipt

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ARTEMISIA PROPERTY VII LLC
Location Addr 1317 WHITEHEAD ST
Lic NBR/Class LIC2021-000475 PROPERTY RENTAL
Issued Date 8/18/2022 **Expiration Date: September 30, 2023**
NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

ARTEMISIA PROPERTY VII LLC
C/O BEST OF KEY WEST RENTALS
923 WHITE ST
KEY WEST, FL 33040

This document must be prominently displayed.

ARTEMISIA PROPERTY VII LLC



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • 305-809-3720
www.cityofkeywest-fl.gov

June 23, 2022

Richard McChesney
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, FL 33040

Re: Award for Year 9 (2021-22) Building Permit Allocation System (BPAS)
317 Whitehead Street; RE # 00004490-000000; AK # 1004677

Dear Mr. McChesney:

The Planning Board approved the final determination of award for Year 9 (2021-2022) of the Building Permit Allocation System (BPAS) on May 19, 2022, via Resolution No. 2022-27. Congratulations on your BPAS award allocation for one (1) market-rate BPAS unit for property located at 317 Whitehead Street, with five (5) points.

Per City Code, Section 108-997 (e), building permits shall be obtained within two (2) years of the final determination award date or no later than May 19, 2024. If a building permit is not issued within that timeframe, the allocated unit will revert back to the City as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two-year period:

Additional Approvals Required:

1. All applicable building permits.
2. All applicable Planning Board approvals.
3. All applicable Historic Architectural Review Committee (HARC) approvals.
4. All applicable Tree Commission approvals.
5. Arts in Public Places (AIPP) for applicable projects.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario Duron".

Mario Duron, AICP
The Corradino Group
4055 NW 97th Ave.
Miami, FL 33178

Attachment: Planning Board Resolution 2022-27
Final Ranking

Year 10 BPAS



Year 9 BPAS Allocation

**PLANNING BOARD
RESOLUTION NO. 2022-027**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF NINE (9) MARKET-RATE UNITS AND TWENTY-EIGHT (28) AFFORDABLE-RATE UNITS FROM YEAR 9 (JULY 1, 2021 TO JUNE 30, 2022) PURSUANT TO SECTIONS 86-9 AND 108- 997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

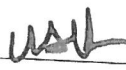

WHEREAS, the City of Key West, Florida, (the "City") adopted Ordinance No.13-19, which became effective on February 27, 2014, establishing a Building Permit Allocation System ("BPAS") in order to limit the amount of new permanent and transient residential development in the City pursuant to Objective 1-1.16 of the Comprehensive Plan; and

WHEREAS, the BPAS is now codified in Chapter 108, article X of the Land Development Regulations ("LDRs") of the Code of Ordinances (the "Code"); and

WHEREAS, City code Section 108-995 identifies the annual amount of residential development that may be allocated by housing type (affordable and market rate) using the Equivalent Single-Family Unit ("ESFU") Factors of City Code Section 108-994; and

WHEREAS, for Year 9 (July 1, 2021 - June 30, 2022), a maximum of 46 market-rate units and a minimum of 45 affordable units are available for allocation; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee; and

 Chairman
 City Manager

WHEREAS, the City of Key West drew lots to determine final allocation of market rate units and properties at 1905 Staples Avenue and 1110 Truman Avenue were not selected, however would receive units upon the contingency clause outlined below; and



WHEREAS, the affordable housing project on the Truman Waterfront 3.2 acres is critical public infrastructure, the Key West City Commission set aside 38.4 market-rate units from the Year-9 allocation to be used for the affordable housing project; the set aside created a deficit for the pending Year 9 BPAS applicants which results in two applicants being denied a market-rate BPAS award; the Sheriff's Trumbo Road Affordable Housing Project is awarded 24 units which shall be automatically returned to the City upon passage of CS/HB 1499; if the 24 units are returned, 2 affordable-rate housing units can be assigned to the 3.2 acre project which, upon written agreement from the 3.2 Lessee, will allow 2 market-rate units to be returned to the City and then awarded to the remaining Year-9 BPAS applicants who otherwise would not receive allocations, specifically, 1905 Staples Avenue and 1110 Truman Avenue; and

WHEREAS, on May 19th, 2022, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 9.

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.



 Chairman
 City Manager

Section 2. The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board APPROVAL of the final Year 9 BPAS rankings, the award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units; and should CS/HB 1499 become law upon signature of the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will automatically revert back to the City of Key West and the City shall assign at least 2 of these units to the 3.2-acre project, whereby upon written agreement from the 3.2 Lessee, the City would recover at least 2 market-rate units, which will allow 1905 Staples Avenue and 1110 Truman Avenue to each be allocated 1 market-rate unit for the Year-9 allocation.

Section 3. The Planning Board approves the attached rankings and makes its Final Determination of Award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units from BPAS Year 9:

Market-Rate:

- One (1) unit with a 1.00 ESFU to 1501 South Street with 25 points
- One (1) unit with a 1.00 ESFU to 913 White Street with 15 points
- Two (2) units with a 2.00 ESFU to 700 Front Street with 15 points
- One (1) unit with a 1.00 ESFU to 1307 1309 Whitehead Street with 10 points
- One (1) unit with a 1.00 ESFU to 317 Whitehead Street with 5 points
- One (1) unit with a 1.00 ESFU to 608 Duval Street with 0 points
- One (1) unit with a 1.00 ESFU to 704 Russell Lane with 0 points
- One (1) unit with a 1.00 ESFU to 630 Mickens Lane with 0 points

 Chairman
 City Manager

Affordable-Rate:

- Two (2) units with a 2.00 ESFU to 1618 N. Roosevelt Boulevard with 95 points
- One (1) unit with a .78 ESFU to 2719 Staples Ave with 35 points
- Twenty-four (24) units with a 24.00 ESFU to 255 Trumbo Road with 0 points
- One (1) unit with a 1.00 ESFU to 1020 Margaret Street with 0 points

Section 3. This Resolution shall go into effect immediately upon the beginning of the appeal period.

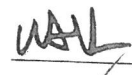

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).


General Conditions

1. For 255 Trumbo Road, should CS/HB 1499 be signed by the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will automatically revert back to the City of Key West and the City shall assign at least 2 of these units to the 3.2-acre project, whereby upon written agreement from the 3.2 Lessee, the City would recover at least 2 market-rate units, which will allow 1905 Staples Avenue and 1110 Truman Avenue to each be allocated 1 market-rate unit for the Year-9 allocation..

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

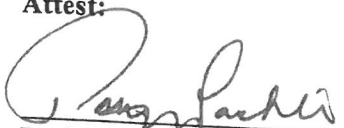
Authenticated by the Chairman of the Planning Board and the Planning Director;

 Chairman
 City Manager


Sam Holland, Planning Board Chair

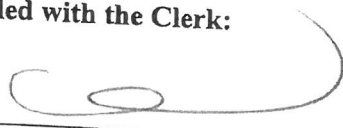
6/22/22
Date

Attest:




Patti McLaughlin, City Manager

6/22/22
Date

Filed with the Clerk:


Cheryl Smith, City Clerk
Date

6-22-22


Chairman

City Manager

THE CITY OF KEY WEST
PLANNING BOARD

Staff Report



To: Chair and Planning Board Members
From: Mario Duron, AICP, The Corradino Group
Through: Patti McLaughlin, City Manager
Meeting Date: May 19, 2022
Agenda Item: **Final Determination of Award for Year 9 Building Permit Allocation System (BPAS) Applications pursuant to Sections 108-995 and 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: Approval of the final rankings of Year 9 (July 1, 2021 – June 30, 2022) BPAS applications for award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units.

Background:

BPAS Year 9 covers the application cycle between July 1, 2021 and June 30, 2022. For Year 9, a maximum of forty-six (46) market-rate units are available for allocation, by Code, and a minimum of forty-five (45) affordable units may be allocated.

A total of 38.4 market-rate units were set aside during Year 9 for development at the 3.2 acres through City Commission Ordinances No. 22-05 and No. 22-06, therefore only 7.6 (7) market-rate unit allocations remained. In May 2022, two market rate units allocated to the 3.2-acre project were surrendered back to the City of Key West; in sum a total of nine (9) market-rate BPAS permits are now available for award. As of the date of this report, the number of market-rate BPAS allocations available for Year 9 are nine (9) market-rate residential units. City of Key West Code Section 108-995 establishes that there is no limitation to the total number of affordable housing allocations on a year to year basis. For Year 9, the City has received applications for 27.78 Equivalent Single Family Units (28 building permit allocations).

The deadline to submit applications for Year 9 was November 5, 2021, by 3 PM EST. As of that date, the City received sixteen (16) BPAS applications requesting a total of thirteen (13) market-rate units and one hundred four (104) affordable units.

The applications were evaluated by staff for completeness. On December 17th, 2021, applicants were notified of any deficiencies and were allowed approximately one month to resolve the deficiencies and change their BPAS score. One application requesting seventy-six (76) affordable units was withdrawn on January 31, 2022 and one application requesting one (1) market-rate unit was withdrawn on January 3, 2022. One additional application reduced the number of market-rate units from two (2) to one (1) unit on May 3, 2022.

WST
6/21/22

The remaining Year 9 BPAS applications are summarized in the following table:

Year 9 BPAS Applications	2719 Staples Ave	1618 N Roosevelt Boulevard	250 Trumbo Road (vacant)	1020 Margaret Street	913 White Street	1501 South Street (vacant)	700 Front Street	1307 1309 Whitehead Street	317 Whitehead Street	608 Duval Street	630 Mickens Lane (vacant)	1905 Staples Avenue (vacant)	704 Russell Lane (vacant)	1110 Truman Avenue
Existing/Recognized Units	1 (MR)	0	0	5 (MR)	1 (MR)	0	0	8 (MR)	0	0	0	0	0	0
New Market Rate Units					1	1	2**	1	1	1**	1	1	1	1**
New Affordable Units	1*	2**	24	1										
Total Existing + Proposed Year 9 BPAS Units	2	2	24	6	2	1	2	9	1	1	1	1	1	1
Zoning	Single Family	General Commercial	Historic Residential Commercial Core - 2	Historic Medium Density Residential	Historic Medium Density Residential & Historic Neighborhood Commercial - 1	Single Family	Historic Residential Commercial Core - 2	Historic High Density Residential	Historic Residential / Office	Historic Residential Commercial Core - 1	Historic Residential / Office	Limited Commercial	Historic Medium Density Residential	Historic Neighborhood Commercial - 1
Maximum Density (du/acre)	8 du/acre	Affordable Housing: 40 du/acre	Workforce Affordable Housing: 40 du/acre	16 du/acre	16 du/acre	8 du/acre	8 du/acre	22 du/acre	16 du/acre	22 du/acre	16 du/acre	16 du/acre	16 du/acre	16 du/acre
Land Area (SF)	9,059	119,995	49,500	17,512	11,642	4694.8	57,193	18786.25	6537	2479	4470 x	2550	5184 x	2583
Land Area (AC)	0.21	2.76	1.14	0.40	0.27	0.11	1.31	0.43	0.15	0.06	0.10	0.06	0.12	0.06
Proposed Density (du/acre)	9.5 du/acre	0.7 du/acre	21 du/acre	15 du/acre	7.4 du/acre	9.1 du/acre	1.5 du/acre	20.9 du/acre	6.6 du/acre	16.7 du/acre	20 du/acre	16.6 du/acre	8.3 du/acre	16.6 du/acre
Maximum Dwelling Units Allowed	1.6	110.4	45.6	6.4	4.3	0.9	10.5	9.5	2.4	1.3	1.6	0.9	1.9	0.9

**Section 122-233 (a) (10): "Density shall be calculated based only upon the number of principal units on a site." This application is for an accessory unit.*

***Section 108-998. – Compact infill development and mixed-use development incentives. This application is for additional density allowed based on commercial floor area.*

(MR): Market Rate

Analysis:

Staff evaluated, scored, and ranked the final BPAS applications according to the prerequisites and criteria outlined in City Code Section 108-997 (b) and (c).

A total of ten (10) applicants were competing for the nine (9) available market-rate units. One market-rate applicant is applying for two units. Staff is recommending allocation of the first six (6) market-rate units to the five (5) applicants receiving the top scores. The remaining five market-rate applicants tied with zero points after ranking.

As required in Code Section 108-997, a drawing was performed by the City Clerk on May 10, 2022 to allocate the remaining three available market-rate units.

Applicants with properties listed below were selected during the drawing:

- 608 Duval Street – 1 market-rate unit
- 704 Russell Lane – 1 market-rate unit
- 630 Mickens Lane – 1 market-rate unit

The City of Key West is not able to allocate market-rate permits for properties at 1905 Staples Avenue and 1110 Truman Avenue during the Year 9 BPAS cycle.

Attached are the resulting scores and final rankings. Staff's evaluation of the final applications is summarized in the score review sheet, which is attached to the application package.

Pursuant to City Code Section 108-995, a maximum of forty-six (46) market-rate units are available for Year 9 (July 1, 2021– June 30, 2022) of the BPAS. The following market-rate projects are recommended for award:

YEAR 9 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1501 South Street	1	1.00	1	Major	25
Tied	913 White Street	1	1.00	1	Minor	15
Tied	700 Front Street	2	1.00	2	Minor	15
3	1307 1309 Whitehead Street	1	1.00	1	Major	10
4	317 Whitehead Street	1	1.00	1	Major	5
Tied	608 Duval Street	1	1.00	1	Minor	0
Tied	704 Russell Lane	1	1.00	1	Major	0
Tied	630 Mickens Lane	1	1.00	1	Major	0

Pursuant to City Code Section 108-995, a minimum of forty-five (45) affordable units are available for Year 9 (July 1, 2021 – June 30, 2022) of the BPAS. The following affordable projects are recommended for award:

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS - RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1618 N Roosevelt Boulevard	2	1.00	2	Major	95
2	2719 Staples Ave	1	0.78	0.78	Major	35
Tied	255 Trumbo Road	24	1.00	24	Major	0
Tied	1020 Margaret Street	1	1.00	1	Major	0

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board **APPROVAL** of the final Year 9 BPAS rankings, the award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units.

[illegible]

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS

AFFORDABLE-RATE PROJECTS

1618 N Roosevelt Boulevard	2	1.00	2	Major	5	30	40	0	0	0	0	5	5	0	0	95	95	95	None.
255 Trumbo Road	24	1.00	24	Major	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Proposed Site Plan requires: - HARC meeting - Major Development Plan approval - Should CS/HB 1499 be signed by the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will revert back to the City of Key West as recovered units for allocation during the sequential award year.
1020 Margaret Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	0	0	0	0	Proposed Site Plan will require HARC meeting Previous approvals: - Variances approved PB 2021-25 - Minor Development Site Plan approved PB 2021-30
2719 Staples Ave	1	0.78	0.78	Major	5	0	0	0	20	0	0	0	5	5*	0	40	35	35	Previous approvals: - Variances approved PB2021-65 Proposed Site Plan will require: - Tree Commission meeting
TOTAL REQUESTED:	28	3.78	27.78																

NOTES:

- YEAR 9 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
- YEAR 9 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.
- All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO.
- All new units shall be constructed in compliance with and obtain a baseline green building certification.
- The Year 9 document, "Exhibit C- Applicant's Estimated Score Sheet BPAS Application" erroneously included an allocation of +5 points for "Using light-colored, high-reflectivity materials...". This feature is not reflected in City of Key West Code, therefore no bonus points can be allocated.
- All proposed site plans underwent a preliminary development review.
- All final BPAS application are pending development review.
- All final BPAS applications are pending final density/zoning review.
- All Affordable-Rate Projects shall provide a deed restriction running with the land and binding on owners, for at least 50 years demonstrating continuing affordability for the applicable income designation, and provide an annual report to the City Manager ensuring continued compliance with affordability criteria.



ELEVATION CERTIFICATE

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Michael R Marceau				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street				Company NAIC Number:	
City Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW PT LOT 3 SQR 25; RE# 00004490-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat. <u>N24° 33' 25.6"</u> Long. <u>W081° 48' 17.7"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City Of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C-1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: PIDAA0008 Elevation 14.32' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	10.1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	21.8	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	8.2	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	7.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	7.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Robert E. Reece		License Number LS 5632	 Place Seal Here 06-17-2021 LS 5632
Title Professional Surveyor and Mapper			
Company Name Reece & White Land Surveying, Inc.			
Address 127 Industrial Road, Suite B			
City Big Pine Key	State Florida	ZIP Code 33043	
Signature 	Date 06-17-2021	Telephone (305) 872-1348	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

A5. Hand Held Device. A7. Best fit diagram. C2.e) Bottom of A/C condenser located at the left/rear of the building. Bottom of electric meter box located at the left/rear of the building at elevation 13.5 feet.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable)				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
317 Whitehead Street

Policy Number:

City
Key WestState
FloridaZIP Code
33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View

Clear Photo One



Photo Two

Photo Two Caption Right View

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
317 Whitehead Street

Policy Number:

City
Key WestState
FloridaZIP Code
33040

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Left/Rear View

Clear Photo Three



Photo Four

Photo Four Caption Rear View

Clear Photo Four



ESTIMATED SCORE SHEET

Exhibit C – Applicant's Estimated Score Sheet

Building Permit Allocation System Application

305-809-3884 • www.cityofkeywest-fl.gov

The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout the lifecycle of the project. Because the total amount of points is not linked to one specific criterion, the applicant has flexibility in the construction phase in the event that certain point system criteria, for which the application is ranked, need to be substituted.

In the event that the Prerequisites and/or the total points are not achieved, a Certificate of Occupancy will not be issued for the project.

Applicant: Key West Modernist, LLC Site Address: 317 Whitehead Street, Key West, FL 33040

Number and type of Units Requested: Market Rate _____ Affordable _____

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation _____

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: _____

Initial here

The following criteria and point system shall be utilized in the ranking of applications for development of non-transient units as follows:

a	Building more than 1.5' higher than the base flood elevation (+5)	Points	_____
b	Exceeding the minimum required percentage of affordable housing (+30)	Points	_____
c	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	_____
d	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60)	Points	_____
e	Achieving Green Building Certification Upgrade 1 (+20)	Points	_____
f	Achieving Green Building Certification Upgrade 2 (+27)	Points	<u>27</u>
g	Achieving Green Building Certification Upgrade 3 (+40)	Points	_____
h	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	<u>5</u>
i	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u>5</u>
j	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	_____
k	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	_____
TOTAL ESTIMATED POINTS			<u>37</u>

Year 10 BPAS



CERTIFICATION FORM

Exhibit D – BPAS Certification Form

City of Key West Planning Department

Building Permit Allocation System Application

305-809-3764 • www.cityofkeywest-fl.gov

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete, and accurate. I certify that all information required has been provided.

I certify that my total estimated points are 37. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

[Signature] 10/27/22
Signature of applicant Date

Gregory S. Oropeza
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 27th day of October, 2022
by Gregory S. Oropeza (Name of person signing the application)
as attorney (Type of authority...e.g., officer, manager/member, trustee,
attorney)
for Key West Modernist, LLC (name of entity or party on behalf of whom application was
executed).

They are personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

SEAL

Name of Acknowledger typed, printed, or stamped

Commission Number if any





PRELIMINARY DRAFT RANKING



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 2, 2022

VIA ELECTRONIC MAIL

Gregory Oropeza, Esq.
Oropeza, Stones, & Cardenas
221 Simonton Street
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS)
Application
317 Whitehead Street (RE #00004490-000000)**

Dear Gregory,

The following letter is in response to a request for one (1) market-rate residential dwelling BPAS unit received by the Planning Department on November 2nd, 2022, for property located at 317 Whitehead Street, more specifically RE #00004490-000000. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the Planning Department staff comments related to the review of the application.

Completeness

- ✓ All required submittals were provided with the initial application.

BPAS Prerequisites

- ☐ Sec. 108-997 (b) (1) a. - The submitted FGBC checklist gives this home a score of 171, resulting in the "Gold" certification level.
Status: Verified
Applicant Action: None.
- ☐ Sec. 108-997 (b) (1) b. – Sheet A1.3 reflects the first finished floor at 10.1 feet NGVD. The parcel is in the AE-6 flood zone.
Status: Verified
Applicant Action: None for the prerequisite qualification; however, the applicant has the potential to claim 5 points for building more than 1.5 feet higher than the base flood elevation, pursuant to Section 108-997(c)(1) a.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

- Sec. 108-997 (b) (1) c. - *All new buildings shall be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.*
Status: Unverified.

Applicant Action: Please depict the proposed location and size of the cistern on the site plan.

BPAS Scoring Criteria

The applicant claimed 37 points in Exhibit C “*Applicant’s Estimated Score Sheet*” and Exhibit D “*BPAS Certification Form*”. The points claimed in Exhibit C and D cannot be verified by staff. Applicant is claiming the following points:

- Sec. 108-997(c)(1) f. *Achieving Green Building Certification Upgrade 2 (FGBC Gold): 27 points.*
Status: Verified

Applicant Action: None.

- Sec. 108-997(c)(1) h. *Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more: 5 points.*
Status: Pending

Applicant Action: Applicant must provide credit card authorization or have submitted a check through the City of Key West Planning Department in the event a unit is approved for allocation in order to receive final allocation award letter.

- Sec. 108-997(c)(1) i. *Providing electrical high-voltage sized conduit for future electric car charging station near parking area: 5 points.*
Status: Unverified.

Applicant Action: Please depict the location of the proposed electrical high-voltage sized conduit for electric car charging station on the site plan.

The applicant has the potential to claim 15 additional points for the following:

- Building more than 1.5’ higher than the base flood elevation (+5)



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Additional Documentation & Comments

- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.
- The subject property is located within the Historic District and will require HARC review.

General Information

Draft Rankings: A preliminary draft copy of the Year 10 BPAS application rankings is attached, so that you can get a sense of how your project compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

Deadline: Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 p.m. on Friday, January 6, 2023.

Year 10 BPAS Set Asides: Pursuant to Section 108-995 of the Land Development Regulations, the City of Key West is permitted to allocate a minimum of 0.4 affordable units and a maximum of 46 market rate units in Year 10. However, from time to time, the City Commission authorizes 'set-asides' of market rate BPAS units, these set asides effectively reduce the number of market rate units available for allocation during any one BPAS cycle. At this time, no Year 10 allocations have been approved to be set aside.

Assistance: Please contact us with any questions or need for clarification. Planning staff is available to meet with you to discuss your application in greater detail. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katie P. Halloran", is written over the typed name.

Katie P. Halloran, Planning Director
Planning Department
City of Key West
1300 White Street
Key West, FL 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 10 PRELIMINARY RANKINGS																			
<div style="display: flex; justify-content: space-between;"> <div>Units Requested</div> <div>Equivalent Single Family Unit (ESFU) Factor</div> <div>Total ESFUs</div> <div>Major/Minor Renovation</div> <div>Sec. 108-997(c)(1)a. Building more than 1.5' higher than the BFE (+5)</div> <div>Sec. 108-997(c)(1)b. Exceeding the minimum required percentage... (+40)</div> <div>Sec. 108-997(c)(1)c. Voluntarily providing affordable housing... (+60)</div> <div>Sec. 108-997(c)(1)d. Voluntarily providing affordable housing... (+20)</div> <div>Sec. 108-997(c)(1)e. Achieving GBC Upgrade 1 (FGBC Silver) (+20)</div> <div>Sec. 108-997(c)(1)f. Achieving GBC Upgrade 2 (FGBC Gold) (+27)</div> <div>Sec. 108-997(c)(1)g. Achieving GBC Upgrade 3 (FGBC Platinum) (+40)</div> <div>Sec. 108-997(c)(1)h. Providing electrical high voltage... (+5)</div> <div>Sec. 108-997(c)(1)i. Using light colored, high reflectivity materials... (+5)</div> <div>Sec. 108-997(c)(1)j. Providing on-site recreational amenities... (+10)</div> <div>TOTAL BPAS POINTS: CLAIMED PER APPLICANT</div> <div>TOTAL BPAS POINTS: VERIFIED</div> </div>																			
YEAR 9 MARKET-RATE BPAS APPLICATIONS																			Notes
MARKET-RATE PROJECTS																			
717 Duval Street	1	1.00	1	Major	0	0	0	0	0	27	0	0	0	0	0	27	27		
317 Whitehead Street	1	1.00	1	Major	0	0	0	0	0	27	0	5	5	0	0	37	27	Pending +10 points, eligible for +5 additional points	
3701 Eagle Avenue	1	1.00	1	Major	5	0	0	0	20	0	0	5	0	0	0	30	5	Pending +20 additional points	
715 Seminole Street	5	1.00	1	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +25 additional points	
1000 Virginia Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +30 additional points	
918 James Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +35 additional points	
TOTAL REQUESTED:	10																		
YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS																			
AFFORDABLE-RATE PROJECTS																			
811 Seminole Street	9	1.00	9	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +95 additional points	
TOTAL REQUESTED:	9																		
NOTES:																			
- YEAR 10 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM																			
- YEAR 10 AFFORDABLE-RATE UNITS AVAILABLE: 0.4 MINIMUM																			
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.																			
- All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO.																			
- All new units shall be constructed in compliance with and obtain a baseline green building certification.																			
- All final BPAS applications are pending final density/zoning review.																			



PRELIMINARY RANKING RESPONSE

S I T E D A T A

317 WHITEHEAD STREET


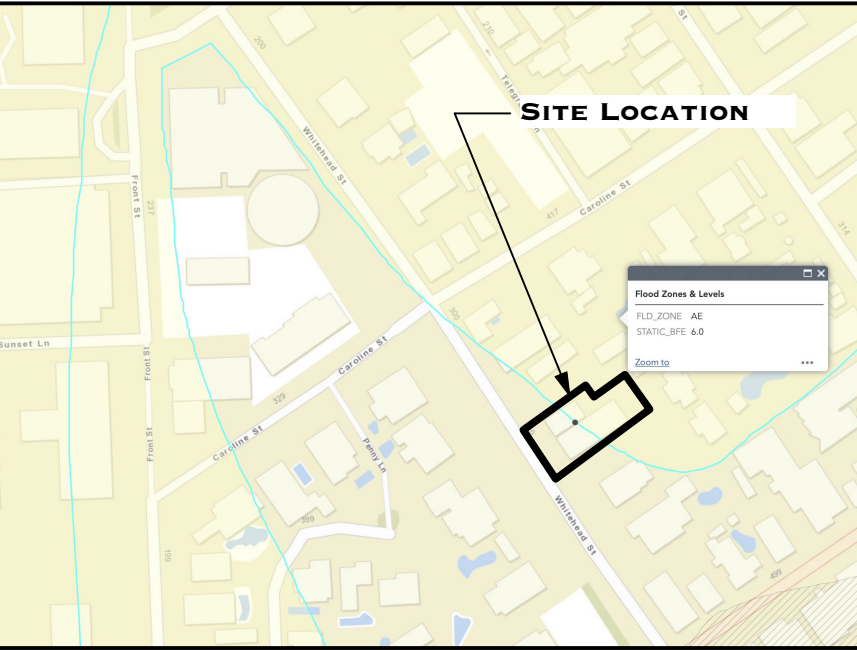
RE # 00004490-000000

ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	NO CHANGE TO EXISTING
SITE AREA	5,000 Sq. Ft.	6,537.39 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	50' X 100' (MIN)	SEE SURVEY	EXISTING	SEE SURVEY
IMPERVIOUS	3,922.43 Sq. Ft. (60% MAX)	5,517.89 Sq. Ft. (79.81%)	3,820.39 Sq. Ft. (58.43%)	IMPROVED CONFORMING
OPEN SPACE	2,288.0 Sq. Ft. (35% MIN)	1,319.5 Sq. Ft. (20.18%)	2,293.0 Sq. Ft. (35.07%)	IMPROVED NON-CONFORMING
BUILDING COV.	3,268.69 Sq. Ft. (50% MAX)	3,413.7 Sq. Ft. (52.21%)	2,725.0 Sq. Ft. (41.68%)	IMPROVED CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	463 Sq. Ft. (30% MAX COV.) 1,546 Sq. Ft. REAR YARD AREA	69 Sq. Ft. (4.5%)	EXISTING	EXISTING
FRONT YARD 50% GREEN SPACE COV.	540.5 Sq Ft. (50% MIN) 1081 Sq. Ft. FRONT YARD AREA	137 Sq. Ft. (12.7%)	287 Sq. Ft. (26.5%)	CONFORMING

SETBACKS				
SIDE SETBACK (NORTH)	5'	4'-10"	EXISTING	EXISTING NON-CONFORMING
SIDE SETBACK (SOUTH)	5'	5'-4 1/2"	6'-7" +/-	CONFORMING
REAR SETBACK	10'	5'-2"	17'-11" +/-	IMPROVED, CONFORMING
FRONT SETBACK	5'	13'-6 1/2"	EXISTING	NO CHANGE TO EXISTING
BUILDING HEIGHT	30'	13'-5" +/-	EXISTING	NO CHANGE TO EXISTING

FEMA MAP FLOOD ZONE: AE-6

SITE LOCATION MAP



- GENERAL NOTES:
1. DO NOT SCALE ANY DRAWING.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.

4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.

9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.

10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.

12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.

13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.

14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:

SQUARE FOOT TABLE:

DRAWING SCHEDULE:

T1.1
CO.1

TITLE, SITE DATA & PROJECT INFORMATION
SURVEY + TREE PROTECTION

A1.1
A1.2
A1.3

SITE & 1ST FLOOR PLAN
2ND FLOOR PLAN
ELEVATIONS

ABBREVIATION LEGEND:

ADJ. = ADJUSTABLE

A.F.F. = ABOVE FINISH FLOOR

A.A.G. = ABOVE ADJACENT GRADE

ALUM. = ALUMINUM

ARCH. = ARCHITECTURAL

BALC. = BALCONY

BD. = BOARD

C.I.P. = CAST IN PLACE

C.J. = CONTROL JOINT

CL. = CLOSET

CL. = CENTERLINE

CONC. = CONCRETE

COORD. = COORDINATE

C.O.R. = CROWN OF ROAD

D. = DRYER

DIM. = DIMENSION

DN. = DOWN

DTL. = DETAIL

DW. = DISHWASHER

DWG. = DRAWING

ELECT. = ELECTRICAL

ELEV. = ELEVATOR

E.P. = ELECTRICAL PANEL

EQ. = EQUAL

EX. = EXISTING

E.J. = EXPANSION JOINT

F.F.E. = FINISH FLOOR ELEVATION

FIN. = FINISH

FREZ. = FREEZER

GYP. BD. = GYPSUM WALL BOARD

HORZ. = HORIZONTAL

HR. = HOUR

MAX. = MAXIMUM

MECH. = MECHANICAL

MIC. = MICROWAVE OVEN

MIN. = MINIMUM

M.R. = MOISTURE RESISTANT

N.A. = NOT APPLICABLE

N.I.C. = NOT IN CONTRACT

O.H. = OPPOSITE HAND

PT. = PAINTED

P.T. = PRESSURE TREATED

R.A. = RETURN AIR

REF. = REFERENCE

REFR. = REFRIGERATOR

REQ. = REQUIRED

SCHED. = SCHEDULE

S.F. = SQUARE FOOT

SIM. = SIMILAR

STOR. = STORAGE

STRUCT. = STRUCTURAL

SQ. = SQUARE

TL. = TILE

TYP. = TYPICAL

U.C. = UNDER COUNTER

U.N.O. = UNLESS NOTED OTHERWISE

VERT. = VERTICAL


V.I.F. = VERIFY IN FIELD

W. = WASHER

W/ = WITH

WD. = WOOD

W.H. = WATER HEATER



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
ONLY - NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

DRAWN: EDSA

CHECKED: TSN

DATE: 10-28-2022

REV. #1	12-05-2022

REVISION #	DATE
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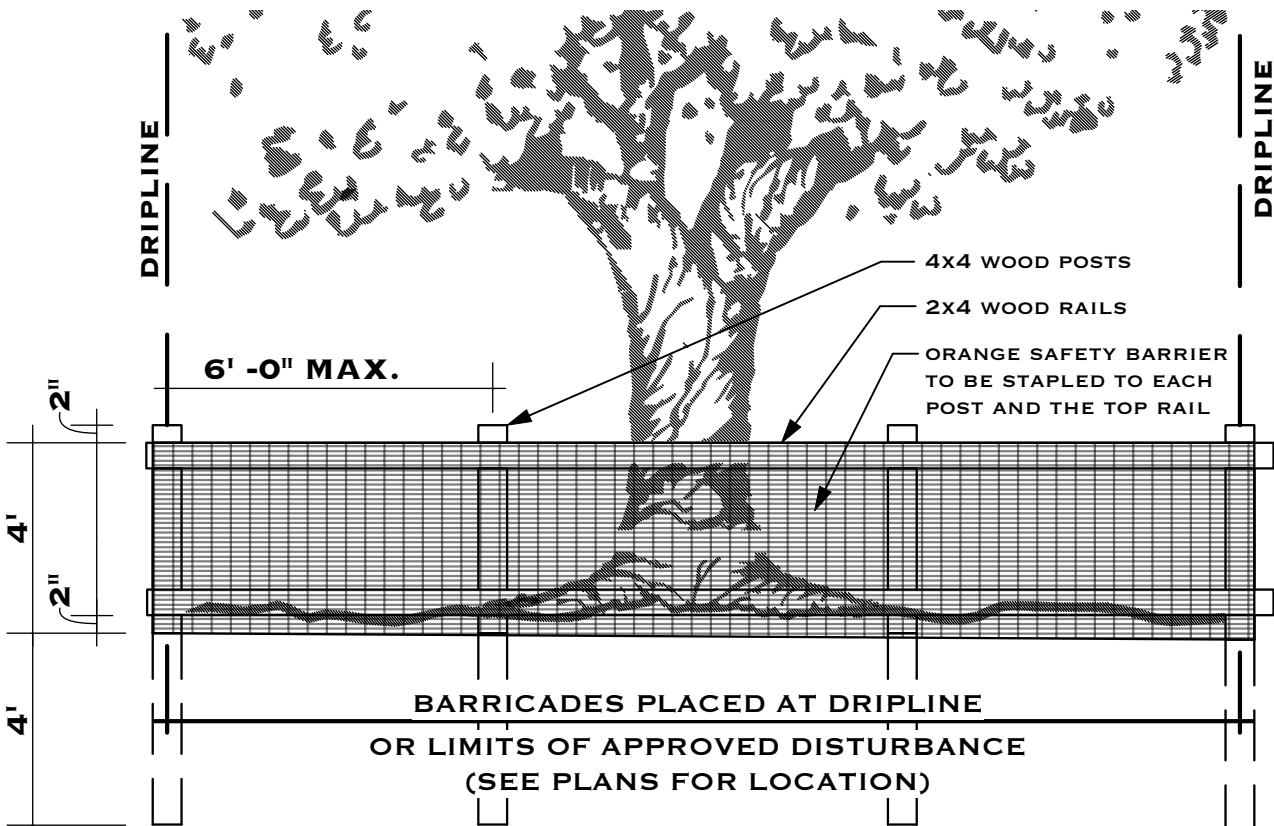
T1.1

SHEET #



T S N

T. S. NEAL ARCHITECTS, INC.



TREE PROTECTION AND BARRICADE ELEVATION
SCALE: NTS

TREE PROTECTION AND PRESERVATION NOTES

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON-SITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

GENERAL SITE NOTES:

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
- THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
- THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-A-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYECORE AND SHALL BE EMPTIED REGULARLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
- THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
- SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.

E:\Land Projects\2004\ELEMENT2\1022603\shg2\1022603.dwg, 4/27/2001 12:44:53 PM, 130

SURVEY & FEC FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT ORIGINAL SIGNED & SEALED SURVEY

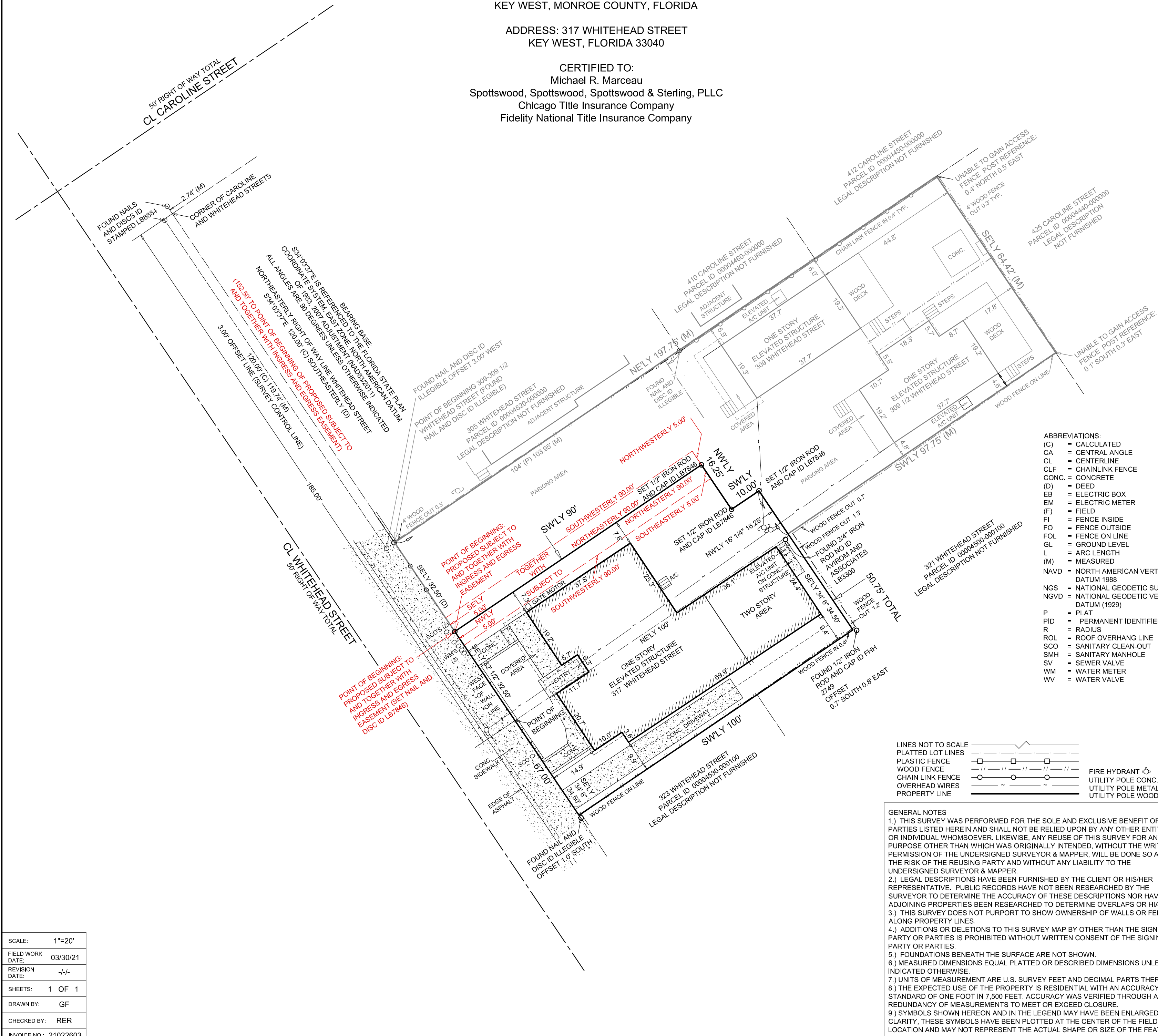
SCALE:	1"=20'
FIELD WORK DATE:	03/30/21
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	21022603

MAP OF BOUNDARY SURVEY

A PART OF LOT 3, SQUARE 25
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS: 317 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

CERTIFIED TO:
Michael R. Marceau
Spottswood, Spottswood, Spottswood & Sterling, PLLC
Chicago Title Insurance Company
Fidelity National Title Insurance Company



PLATTED LOT LINES	---
WOOD FENCE	---
CHAIN LINK FENCE	---
OVERHEAD WIRES	---
PROPERTY LINE	---

GENERAL NOTES
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

LEGAL DESCRIPTION:

On the Island of Key West, known as William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows:
Beginning at a point on Whitehead Street, One Hundred Eighty-Five (185) feet from the corner of Caroline and Whitehead Streets; thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to a point on Whitehead Street; thence at right angles in a Southeasterly direction along Whitehead Street Thirty-two and One-Half (32.50) feet to the Point of Beginning.

AND

On the Island of Key West, known as William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows:
Commencing at a point on the Northeasterly side of Whitehead Street, distant One Hundred Eighty-Five (185) feet from the corner of the intersection of Whitehead Street and Caroline Street, and running thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-Four (34) feet, Six (6) inches to the Northwesterly boundary of the land now owned by Virginia Lee Mock as described in deed recorded in Deed Book G-24, Pages 44 and 45, Monroe County, Florida Public Records; thence meandering the said Northwesterly boundary of the land of the said Virginia Lee Mock in a Southwesterly direction One Hundred (100) feet to Whitehead Street; thence in a Northwesterly direction along the Northeasterly line of Whitehead Street Thirty-Four (34) feet, Six (6) inches to the point or place of beginning.

SUBJECT TO (an easement for ingress and egress newly authored by the undersigned)

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeasterly 90.00 feet; thence Southeasterly 5.00 feet; thence Southwesterly 90.00 feet; thence Northwesterly 5.00 feet to the Point of Beginning.

TOGETHER WITH (an easement for ingress and egress newly authored by the undersigned)

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeasterly 90.00 feet; thence Northwesterly 5.00 feet; thence Southwesterly 90.00 feet; thence Southeasterly 5.00 feet to the Point of Beginning.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872-1348
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM B, SUBPARAGRAPH 1(B) (SETBACKS), 1(B) (ENCROACHMENTS), & 1(B) (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: *Robert E. Reece*
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 9532

T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
ONLY - NOT FOR
CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
SURVEY & TREE PROTECTION

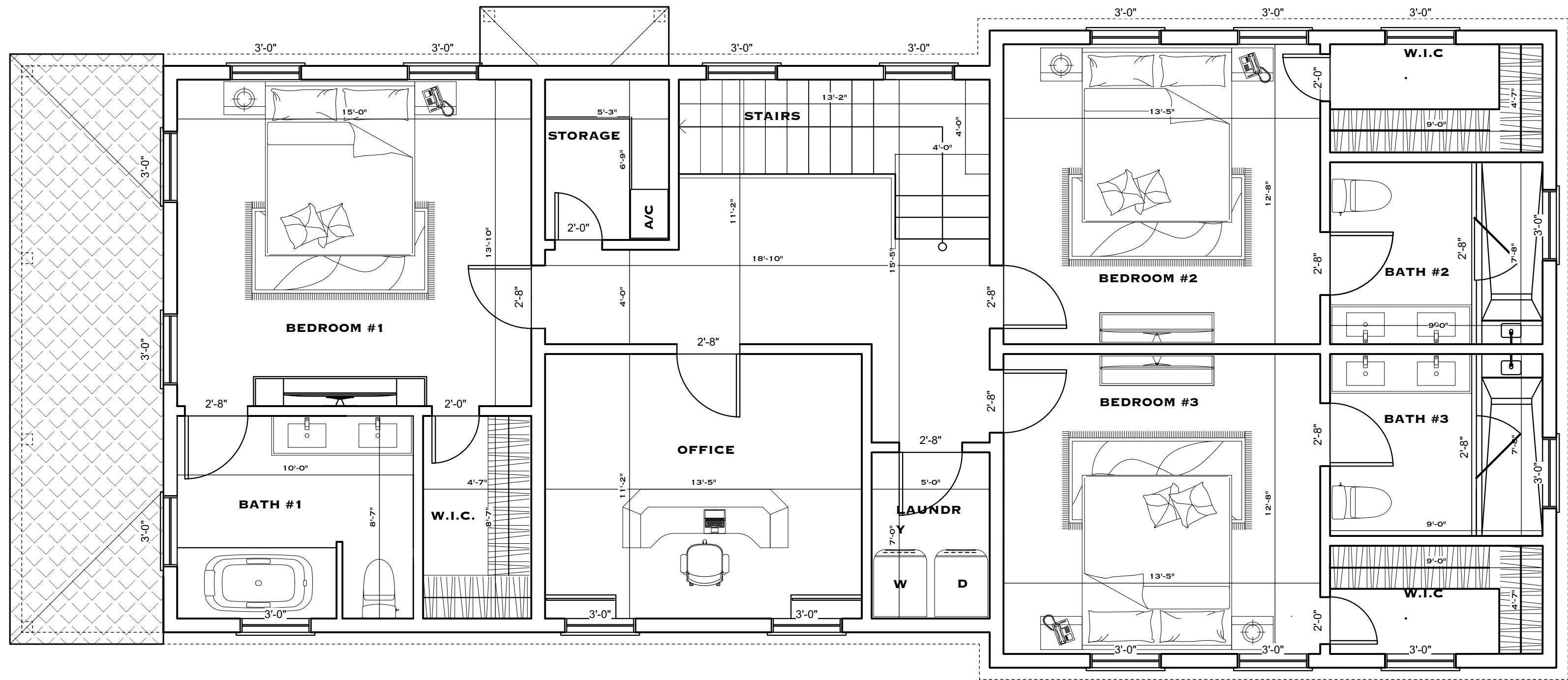
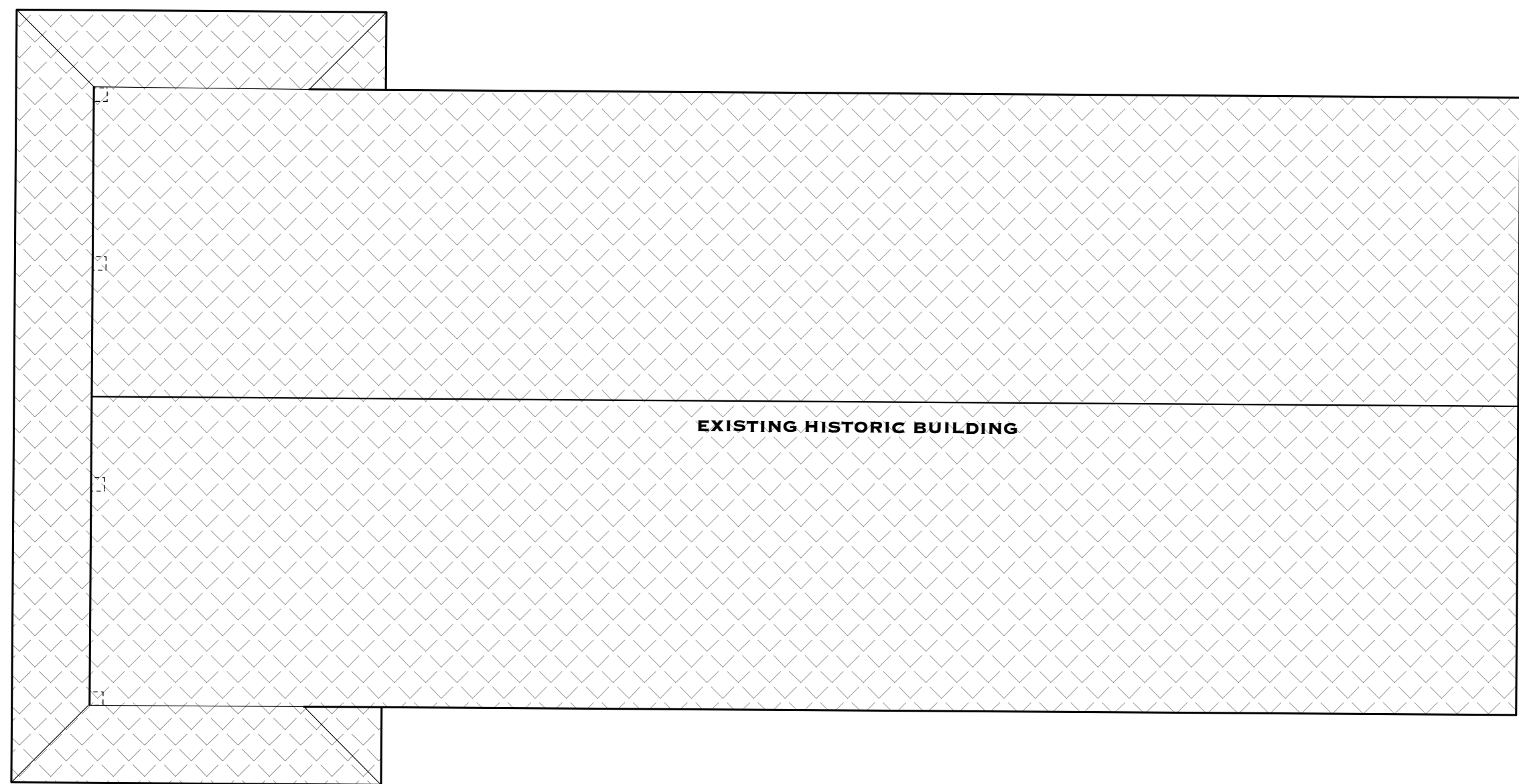
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CHECKED: TSN
DATE: 10-28-2022

REV. #1	12-05-2022
REVISION #	DATE

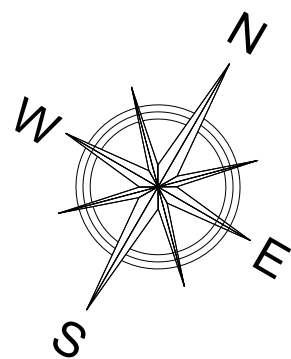
CO.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 2ND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"




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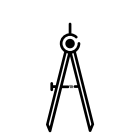
317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
2ND FLOOR PLAN

DRAWN: EDSA
CHECKED: TSN
DATE: 10-28-2022

REV. #1	12-05-2022
REVISION #	DATE

A1.2
SHEET #


TSN
T. S. NEAL ARCHITECTS, INC.

FOR REVIEW
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CONSTRUCTION

317 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

DRAWN: EDSA
CHECKED: TSN
DATE: 10-28-2022

REV. #1	12-05-2022
REVISION #	DATE

A1.3
SHEET #



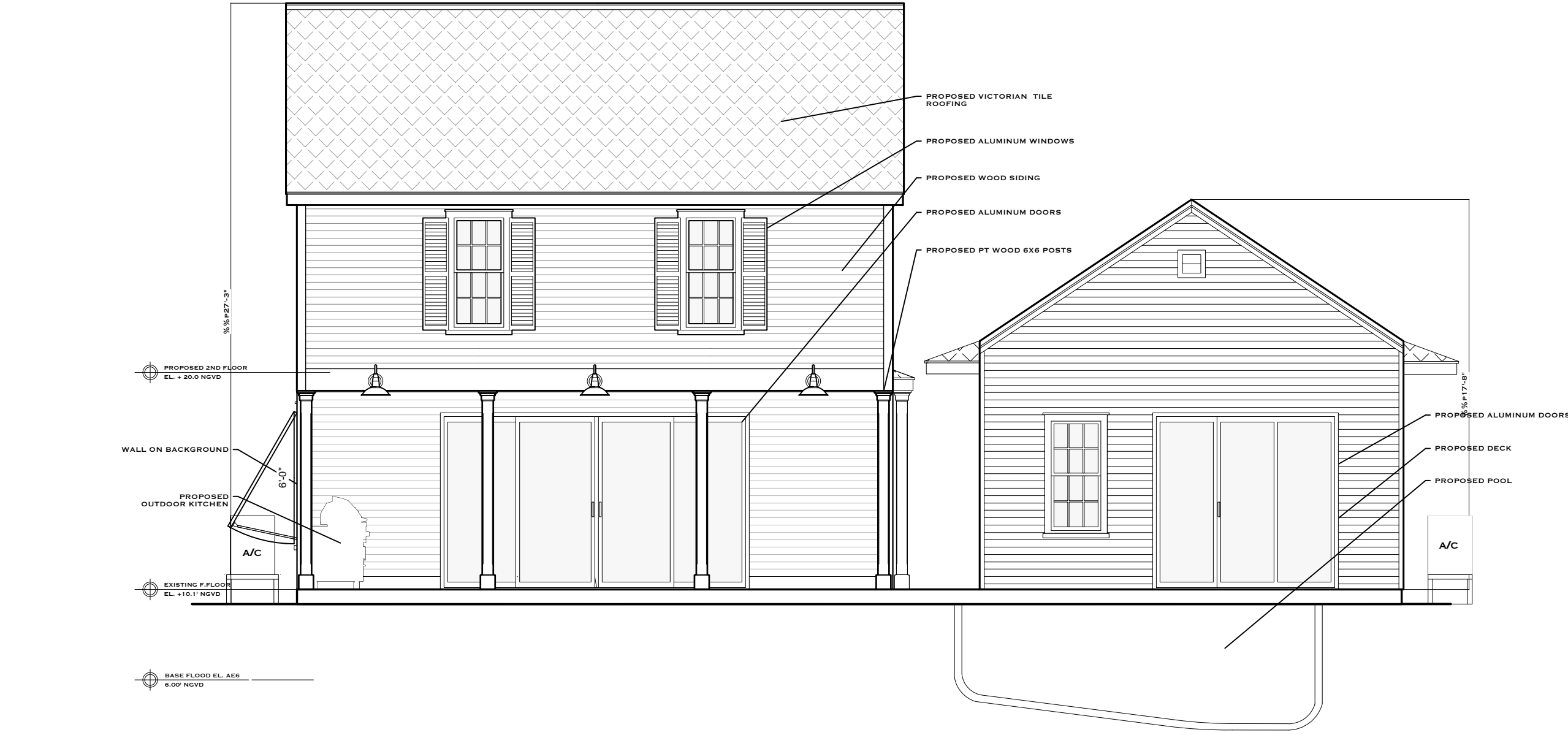
2 ELEVATION: NORTH
A1.3 SCALE: 3/16" = 1'-0"



4 ELEVATION: SOUTH
A1.3 SCALE: 3/16" = 1'-0"



6 ELEVATION: SOUTH (PARTIAL)
A1.3 SCALE: 3/16" = 1'-0"



1 ELEVATION: EAST (REAR)
A1.3 SCALE: 3/16" = 1'-0"



3 ELEVATION: WEST (FRONT)
A1.3 SCALE: 3/16" = 1'-0"



5 ELEVATION: NORTH (PARTIAL)
A1.3 SCALE: 3/16" = 1'-0"