



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Becker
Consultant

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2024

Applicant: Evan Amato T.S.N Architects

Application Number: H2024-0003

Address: 918 James Street

Description of Work:

New single-family house. New deck and pool at rear and two off street parking spaces on a vacant lot.

Site Facts:

The site under review is an irregular parcel largely vacant except for one rear accessory structure. Formerly identified as 113 and 117 James Street on the 1912 Sanborn Map the parcels had included multiple dwellings. The 1926 Sanborn Map no longer depicts these dwellings and, along with the 1948 and 1962 maps depict various alterations in structures and modifications to parcel lines of these and adjacent parcels.

The 1965 photograph inventory does not identify any property for 918 James Street, however, does identify a two-story frame structure at 916 James Street that housed Nick's Motor Tune-Up. Further, there is no indication of a structure at this address on the historic resource survey.



916 James Street circa 1965. Monroe County Library.



Site with accessory structure.



Site context.

Guidelines Cited on Review:

- New construction (pages 38a – 38q), specifically guideline 2 on page 38c, and guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 21, 22, 23, and 24.
- Decks, pools (page 39a), specifically first paragraph and guidelines 1, 2 and 3.
- Air conditioning units (pages 42 – 43), specifically guidelines 2c, 5, and 6.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 2, 3, 4, and 5.

As the application proposes new construction on a vacant lot, the *Evaluation by Guidelines* (pages 38p – 38q) are included:

(1) Does the new building or structure have a similar height to the immediately adjacent buildings?

Yes, the proposed structure is similar, if not slightly shorter than the homes on either side.

(2) Is the new building or structure sensitive and harmonious to the immediate urban context in which it will be located?

Yes, this is the case. The roof forms, porches, and window placement are cohesive with the adjacent structures.

(3) *The new building or structure does not parody any existing building within the urban block.*

No, this is not the case.

(4) *The new building or structure does not overpower adjacent buildings or structures.*

No, this is not the case.

(5) *Does the new building or structure maintain the required setbacks and relationship to the street and or site.*

Yes, this is the case.

(6) *For new buildings or structures facing a street, does any façade facing a street maintain similar rhythm, and composition found in adjacent buildings and or same typology?*

Yes, this is the case.

(7) *The new design does not propose a carport or garage that is visible from any street?*

No, this is not the case.

(8) *Does the new building or structure have a similar scale, mass, and form to the buildings immediately adjacent to where it will be built?*

Yes, this is the case.

(9) *Are the exterior materials for the new building or structure similar to those used on the immediate adjacent properties or same typology?*

Yes, this is the case.

(10) *The new building or structure does not include elements such as roof decks, balconies, dormers, roof forms, openings, doors, and windows, among others, that are incompatible or would unnecessarily intrude on the privacy of the immediate adjacent buildings or structures?*

No, it does not.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a new two-story wood frame house, pool, and deck on the primarily vacant parcel.

The new wood frame 2,776 sq ft house features a central gabled front facing design with hipped roof behind, full frontal two-story porch, and symmetrical street facing window placement. Steps will be located on both sides of the structure will be visible from the street to provide access to the side and rear elevated decking.

The house will have horizontal Hardie board lap siding with a 5-V metal crimp roof. The front door will be wood, and the remainder of the windows and doors will be impact resistant aluminum with wood shutters. Decorative columns, trim and brackets will be used on the front and rear porches. The finish floor elevation will be approximately 4-feet above finish grade, and the overall height of the structure will be 30-feet.

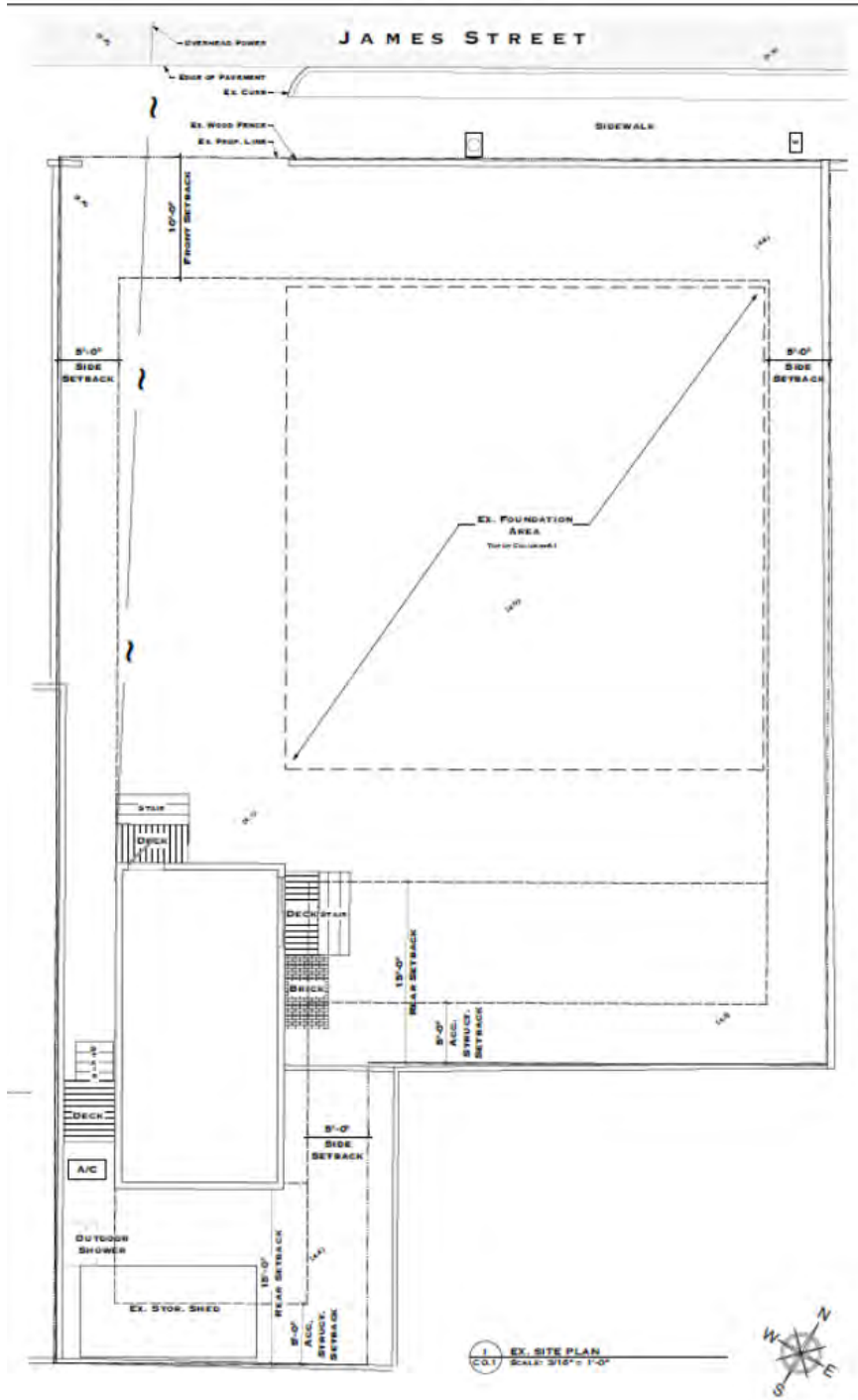
To the west of the structure will be a single width gravel parking pad to accommodate two vehicles. A raised wood deck and pool will be located to the side and rear of the structure and wrap around the existing accessory structure. A raised landscape bed with retaining wall that appears to be approximately 2-feet in height on the west side will separate the rear of the parking pad from the deck. A similar 5-foot segment of retaining wall will be constructed at the rear of the structure between the existing accessory structure and the parcel line and on the eastern side of the accessory structure to connect with an existing wall, also approximately 5-feet.

The plans indicate there is an existing wall along the side and rear parcels lines, although is not easily visible in photographs provided. AC units, pool equipment and other mechanicals are located behind the primary structure and should not be visible from the street.

Based on the plan data provided, the proposed house complies with setbacks, building height, impervious area, open space, building coverage, accessory structure rear yard coverage, and front yard green space coverage.

The proposed house is compatible in mass and roof forms to structures located on the east and west of it. The raised elevation is similar to the house to the west, and the two-story porch is compatible and creates consistency among all three structures.

The remainder of the homes (approximately four) on the same side of the street appear generally much smaller than these three structures. Across the street with limited setback is a very prominent four-level parking structure that spans much of the block.



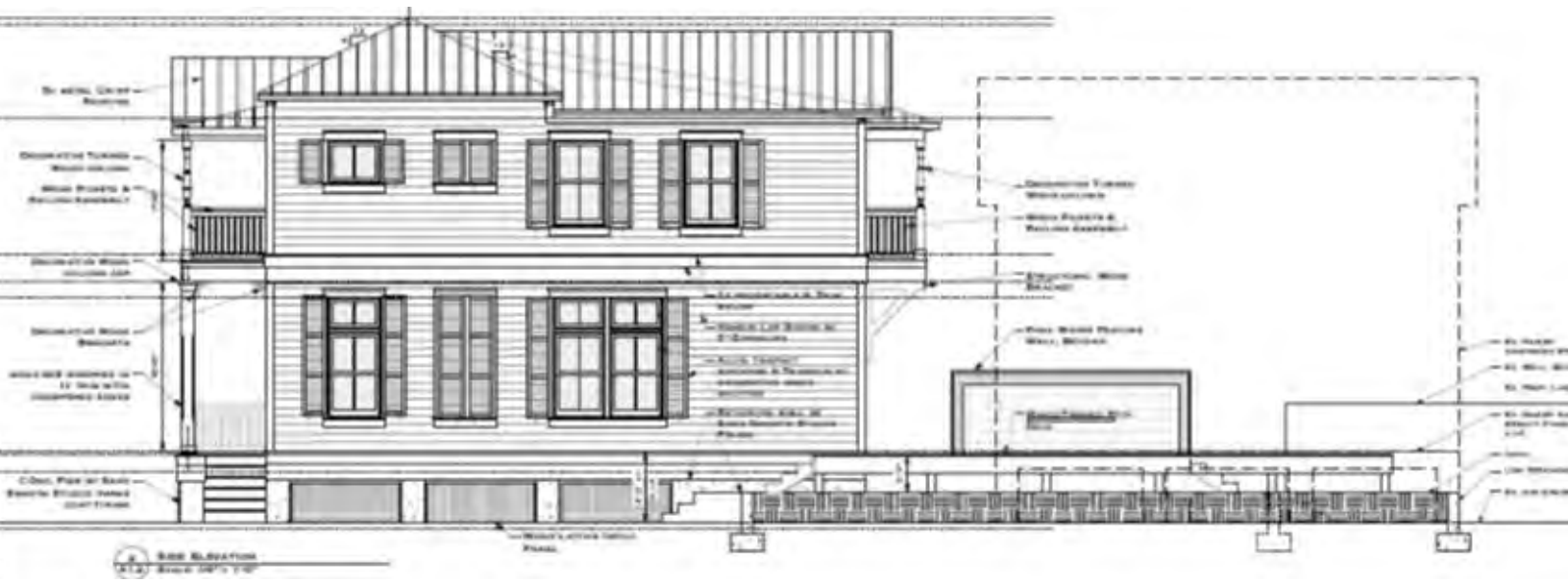
Existing Site Plan.



Front elevation of the proposed structure.



Rear elevation of the proposed structure.



West side elevation of the proposed structure.



East side elevation of the proposed structure.



Context elevations and photographs.



Consistency with Guidelines Cited Guidelines:

It is the staff's opinion that the proposed design for Certificate of Appropriateness H2024-0003 conforms with cited guidelines. The proposed building form, mass and scale of the new structure will be harmonious to its urban context. The proposed pool and mechanical equipment all will be located behind the house and not visible from the street.

APPLICATION

RECEIVED
 BY: TK
 JAN 22 2024

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2024-0003	REVISION #	INITIAL & DATE TK 1/22/2024
FLOOD ZONE AE 7	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	918 JAMES ST. KEY WEST FL, 33040	
NAME ON DEED:	DONAL MORRIS JR.	PHONE NUMBER 305.928.0703
OWNER'S MAILING ADDRESS:	918 JAMES ST. KEY WEST, FL. 33040	EMAIL FRESH.DON.MORRIS@GMAIL.COM
APPLICANT NAME:	EVAN AMATO	PHONE NUMBER 802.922.0478
APPLICANT'S ADDRESS:	1207 FLORIDA ST. KEY WEST FL. 33040	EMAIL EVAN@TSNARCHITECTS.COM
APPLICANT'S SIGNATURE:		DATE 01-10-2024

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO INVOLVES A HISTORIC STRUCTURE: YES___ NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: A NEW 30'-0" TALL, 2,776 SQ FT, SINGLE FAM. STRUCTURE, REAR DECK & POOL ARE TO BE ADDED TO THE EXISTING SITE. THERE WILL BE 2 NEW OFF STREET PARKING SPACES & THE EXISTING REAR YARD ELEVATION IS TO BE RAISED, SEE PLANS.
MAIN BUILDING: THE NEW MAIN STRUCTURE IS TO BE WOOD FRAMED WITH HARDIE LAP SIDING. IT WILL HAVE ALUM IMPACT DOORS & WINDOWS, EXCEPT THE FRONT DOOR WHICH WILL BE WOOD, SW METAL CRIMP ROOF, ALONG WITH DECORATIVE HARDIE TRIM & WOOD BRACKETS.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
NONE

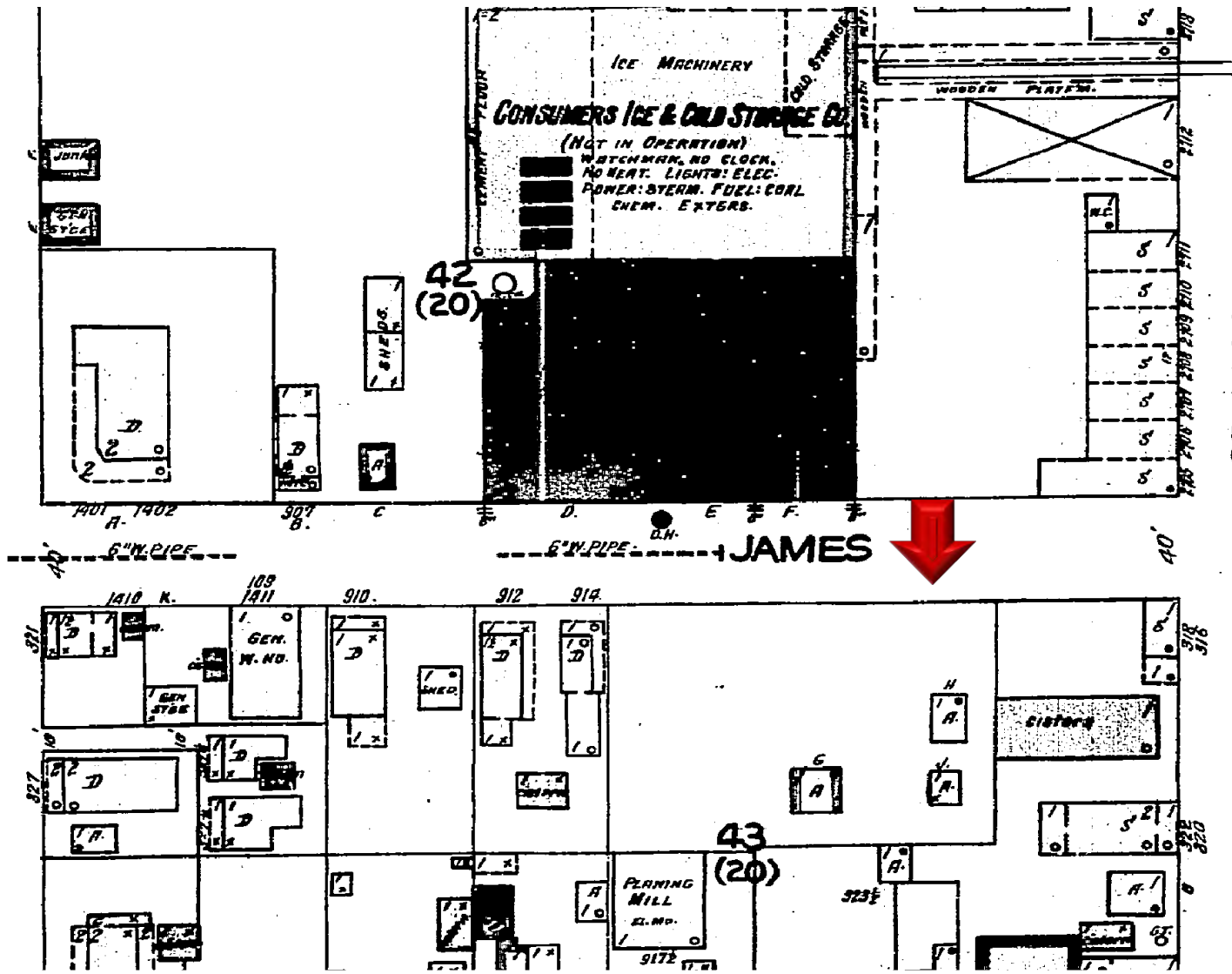
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Ex. ACC. STRUCT. TO BE RAISED TO MATCH NEW MAIN HOUSE FINISH FLOOR ELEVATION, SEE PLANS, 3 SECTIONS	
PAVERS: CONCRETE @ STAIR LANDINGS	FENCES: Ex. WOOD PICKET & MASONRY WALLS TO REMAIN
DECKS: POOL DECK	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC): YES, REAR YARD TO BE PARTIALLY RAISED, SEE PLANS	POOLS (INCLUDING EQUIPMENT): YES, SEE PLANS
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): A/C & POOL EQUIP, SEE PLANS	OTHER:

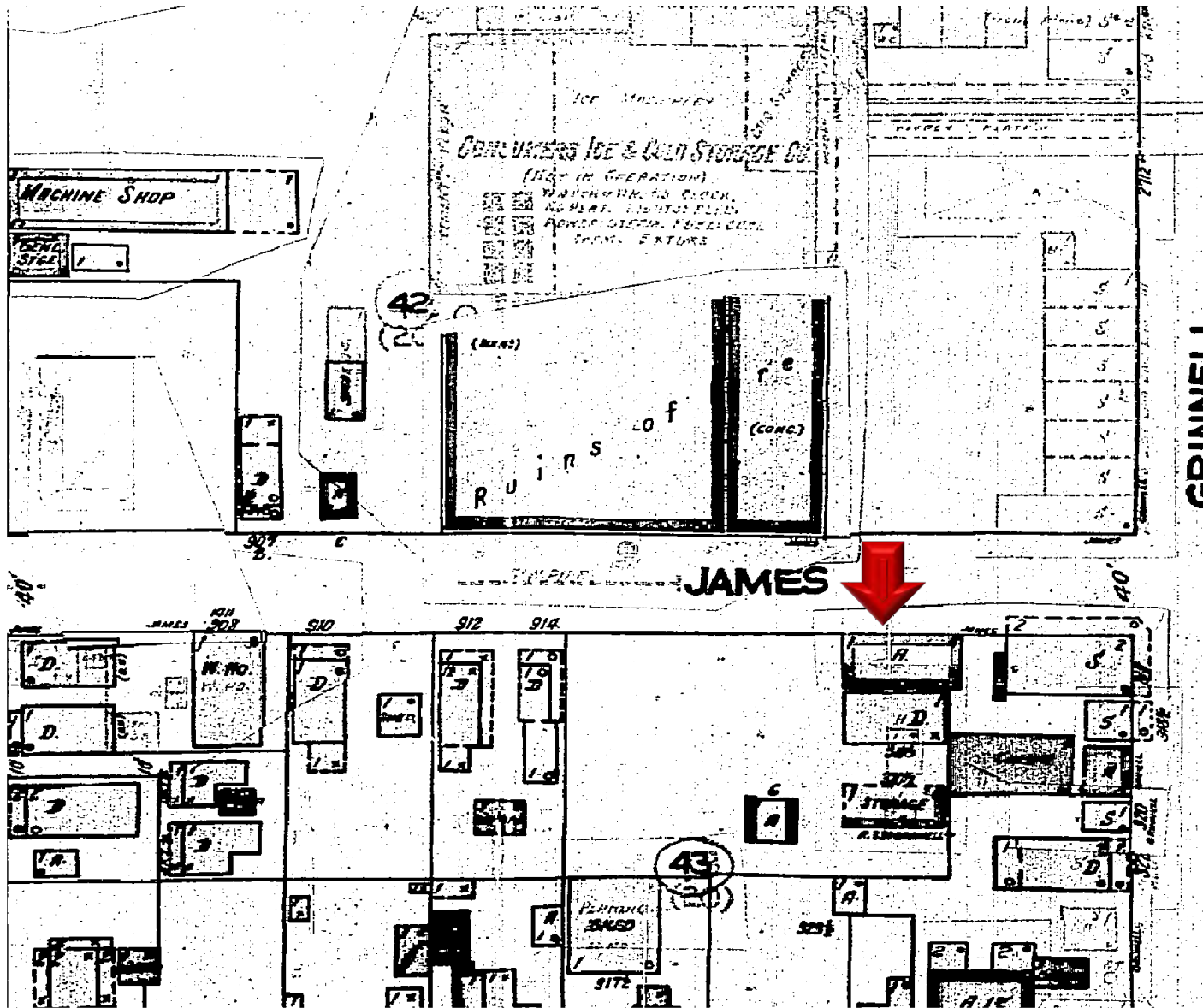
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

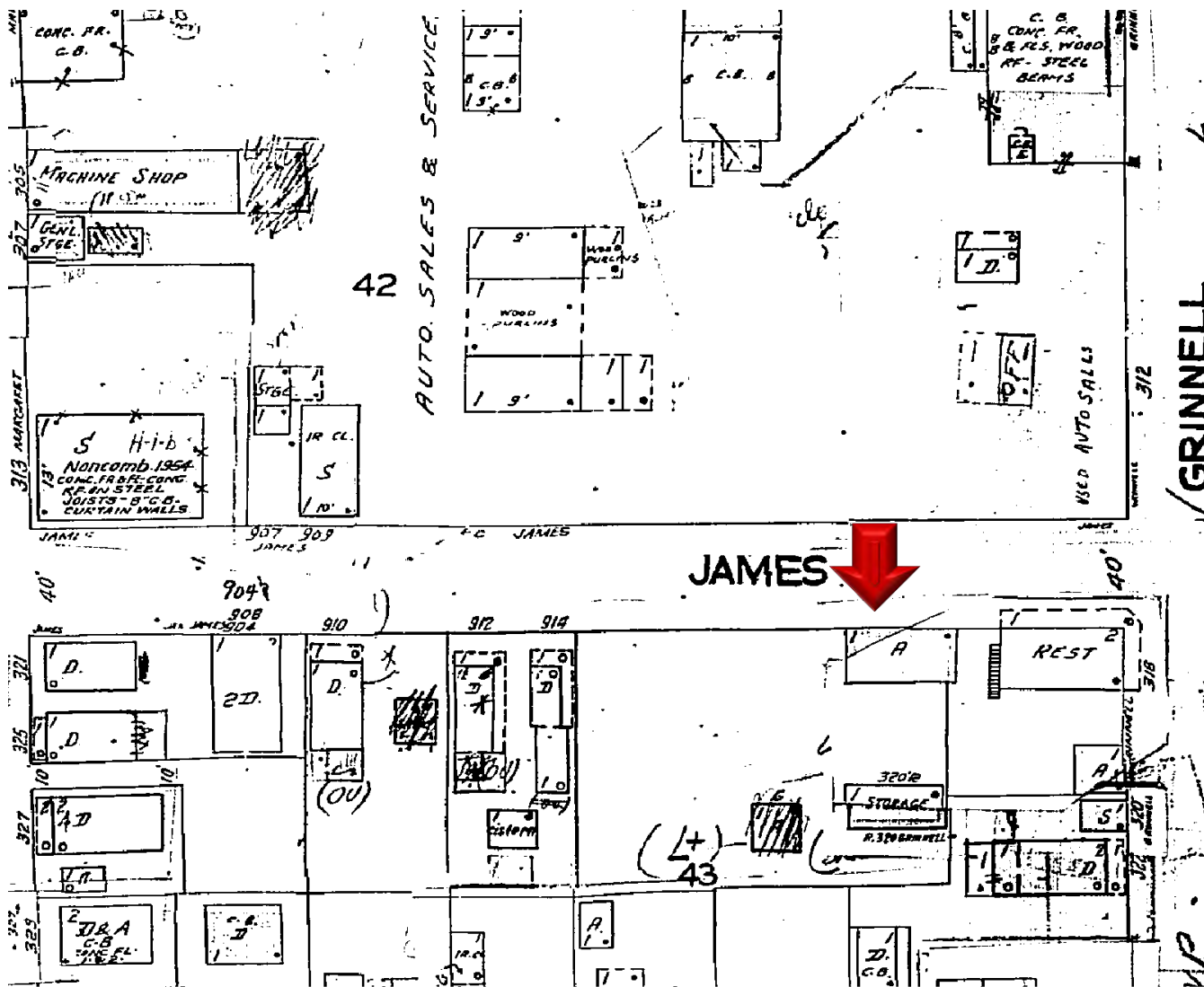
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

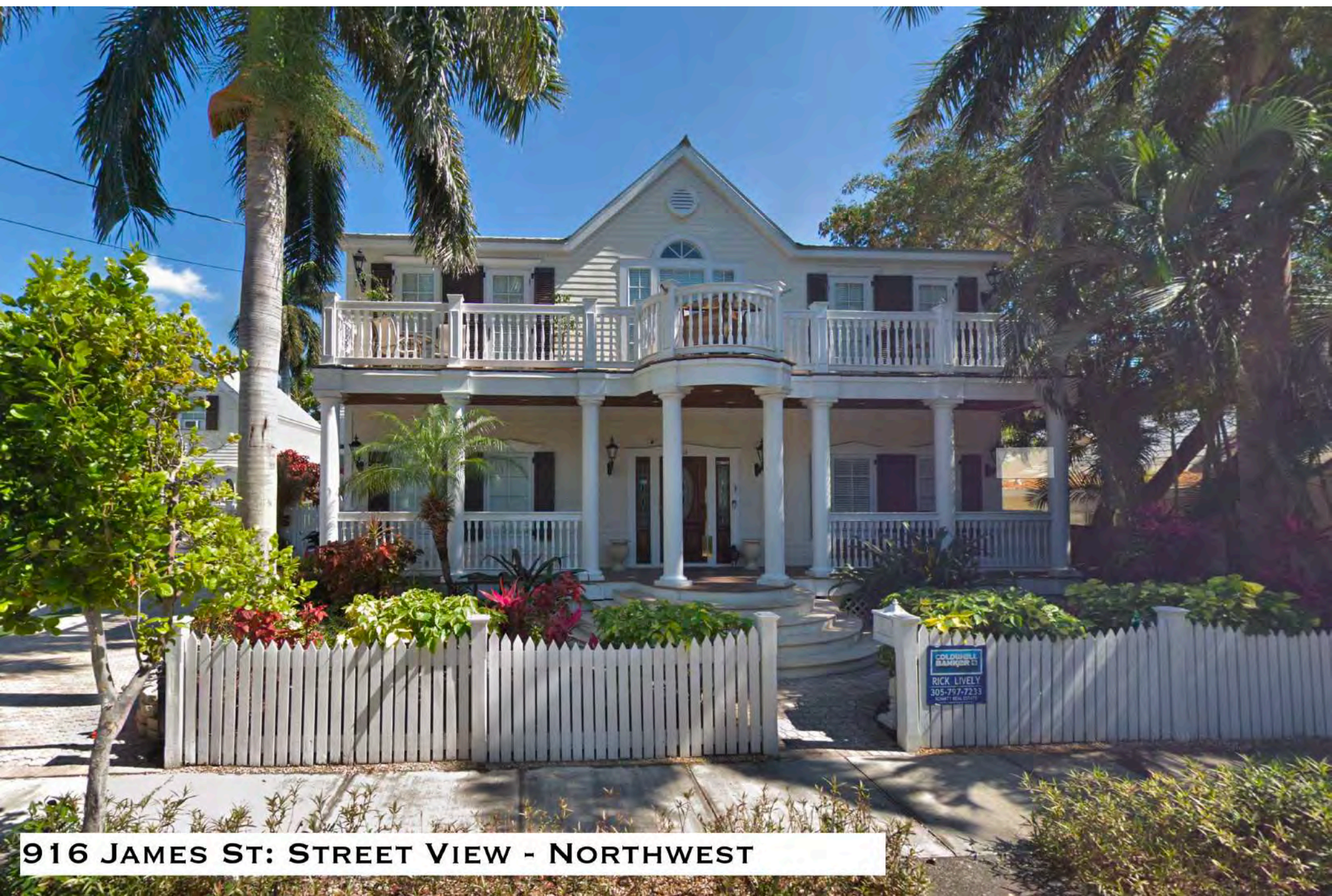
PROJECT PHOTOS



Structure on site circa 1965. Monroe County Library.



918 JAMES ST: EX. ACC. STRUCT. - NORTHWEST



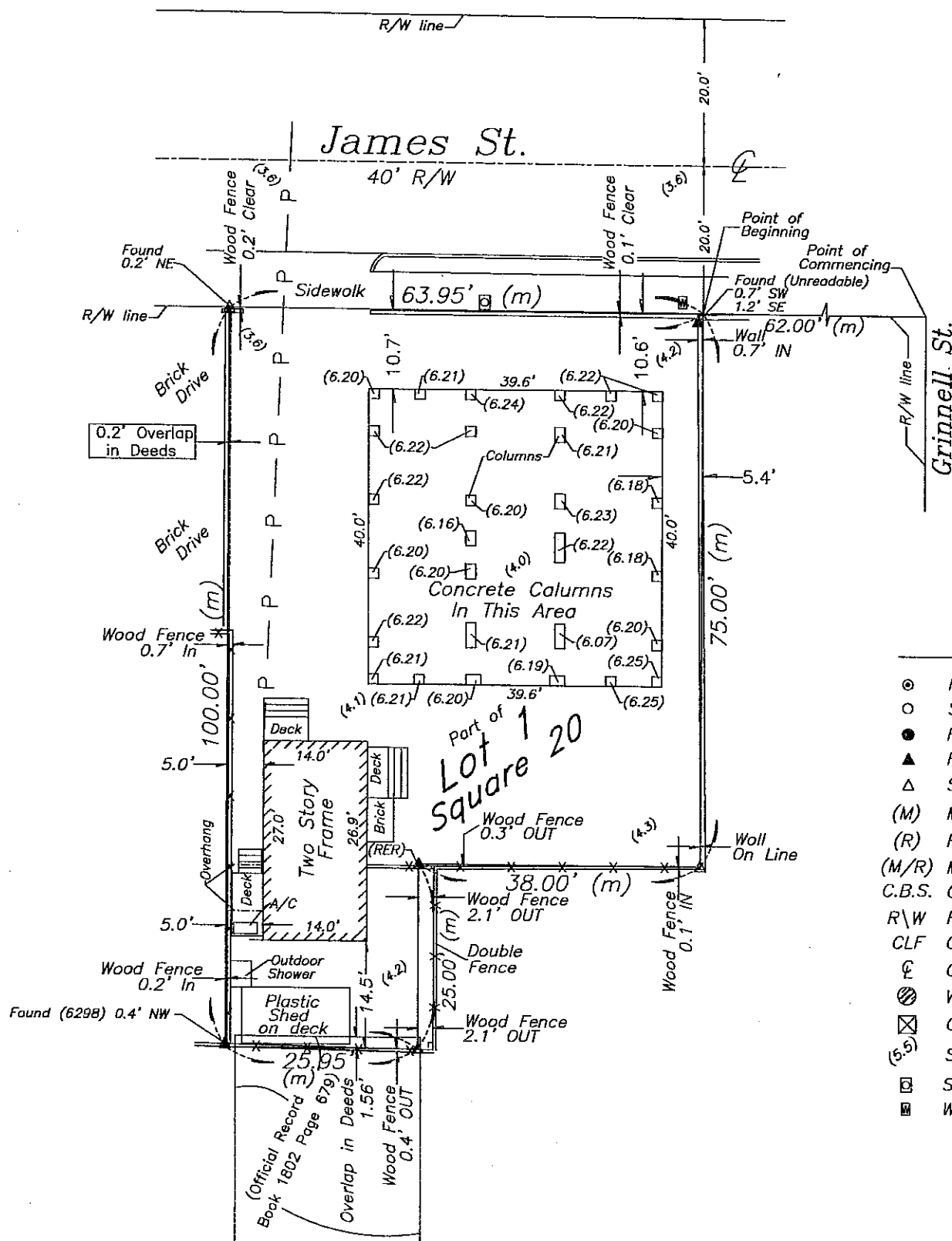
916 JAMES ST: STREET VIEW - NORTHWEST



320 GRINNELL STREET: NORTH

SURVEY

Boundary Survey of part of Lot 1, Square 20, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (LB 7131)
- ▲ Found Nail & Disc (FHH) (RER) (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (6.5) Spot Elevation (Typical)
- ⊠ Sewer Cleanout
- ⊠ Water Meter

NOTES:

1. The legal descriptions shown hereon was furnished by the client or their agent..
2. Underground foundations and utilities were not located.
3. All angles are 90° (Record) unless otherwise noted.
4. Street address: 918 James Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: January 31, 2007, June 14, 2017 and August 29, 2022.
10. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
11. Benchmark utilized: BASIC
12. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; dated 2-18-05, Revised 1-24-17.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as part Lot 1, in Square 20 according to William A. Whitehead's Map of the said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'y right of way line of Grinnell Street with the SE'y right of way line of James Street and run thence SW'y along the SE'y right of way line of the said James Street for a distance of 62.00 feet to the Point of Beginning; thence continue SW'y along the SE'y right of way line of the said James Street for a distance of 63.95 feet; thence SE'y and at right angles for a distance of 100.00 feet; thence NE'y and at right angles for a distance of 25.95 feet; thence NW'y and at right angles for a distance of 25.00 feet; thence NE'y and at right angles for a distance of 38.00 feet; thence NW'y and at right angles for a distance of 75.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Donal Morris;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

April 12, 2007
Updated & add elevations 6/16/17
Updated & add elevations 8/29/22
Updated show columns 9/29/22

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

SITE DATA 918 JAMES STREET

RE # 00002700-000100

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,445.79 Sq. Ft.	4,000 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	566 Sq. Ft. (10.4%)	3,267.4 Sq. Ft. (60% MAX)	791 Sq. Ft. (14.5%)	CONFORMING
OPEN SPACE	4,818 Sq. Ft. (88.5%)	1,906 Sq. Ft. (35% MIN)	2,387 Sq. Ft. (43.8%)	CONFORMING
BUILDING COV.	489 Sq. Ft. (9%)	2,178.3 Sq. Ft. (40% MAX)	2,112 Sq. Ft. (38.8%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	118 Sq. Ft. (11.5%)	308.6 Sq. Ft. (30% MAX COV.) 1,028.8 Sq. Ft. REAR YARD AREA	131 Sq. Ft. (12.7%)	EXISTING (NO CHANGE)
FRONT YARD 50% GREEN SPACE COV.	639.5 Sq. Ft. (100%)	319.75 SQ FT. (50% MIN) 639.5 Sq. Ft. FRONT YARD AREA	463.5 sq ft. (72.4%)	CONFORMING

SETBACKS				
SIDE SETBACK (EAST)	EX. ACC. STRUCT: 6'-8"	5'	EX. ACC. STRUCT: EXISTING	NO CHANGE
	MAIN STRUCT: N.A.		MAIN STRUCT: 18'-8"	CONFORMING
SIDE SETBACK (WEST)	EX. ACC. STRUCT: 4'-8"	5'	EX. ACC. STRUCT: 4'-8"	NO CHANGE
	MAIN STRUCT: N.A.		MAIN STRUCT: 5'-0"	CONFORMING
REAR SETBACK	EX. ACC. STRUCT: 14'-2"	15'	EX. ACC. STRUCT: 14'-2"	NO CHANGE
	MAIN STRUCT: N.A.		MAIN STRUCT: 20'-10"	CONFORMING
FRONT SETBACK	EX. ACC. STRUCT: 58'-2"	10'	EX. ACC. STRUCT: 58'-2"	NO CHANGE
	MAIN STRUCT: N.A.		MAIN STRUCT: 10'-4"	CONFORMING
BUILDING HEIGHT	EX. ACC. STRUCT: 24'-1"	30'	EX. ACC. STRUCT: 24'-1"	NO CHANGE
	MAIN STRUCT: N.A.		MAIN STRUCT: 29'-8"	CONFORMING



- 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 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.
 - ANY 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:

BUILDING NEW HOUSE ON EXISTING PILES WITH NEW WATER CATCHMENT SYSTEM & ADDING (2) NEW GRAVEL PARKING SPOTS. THE EXISTING (2) STORY ACCESSORY STRUCTURE IS TO BE RAISED 16" TO MEET FLOOD AND MATCH THE NEW FINISH FLOOR ELEVATION OF THE NEW HOUSE.

SQUARE FOOT TABLE:

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
CO.1 SURVEY & FEC + EXISTING SITE PLAN + TREE PROTECTION
- A1.1 PROPOSED FLOOR PLANS + SITE CALCS. & DIAGRAM
A1.2 PROPOSED ELEVATIONS
A1.3 PROPOSED ELEVATIONS
A1.4 HARC CONTEXT 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

918 JAMES STREET
KEY WEST, FL 33040

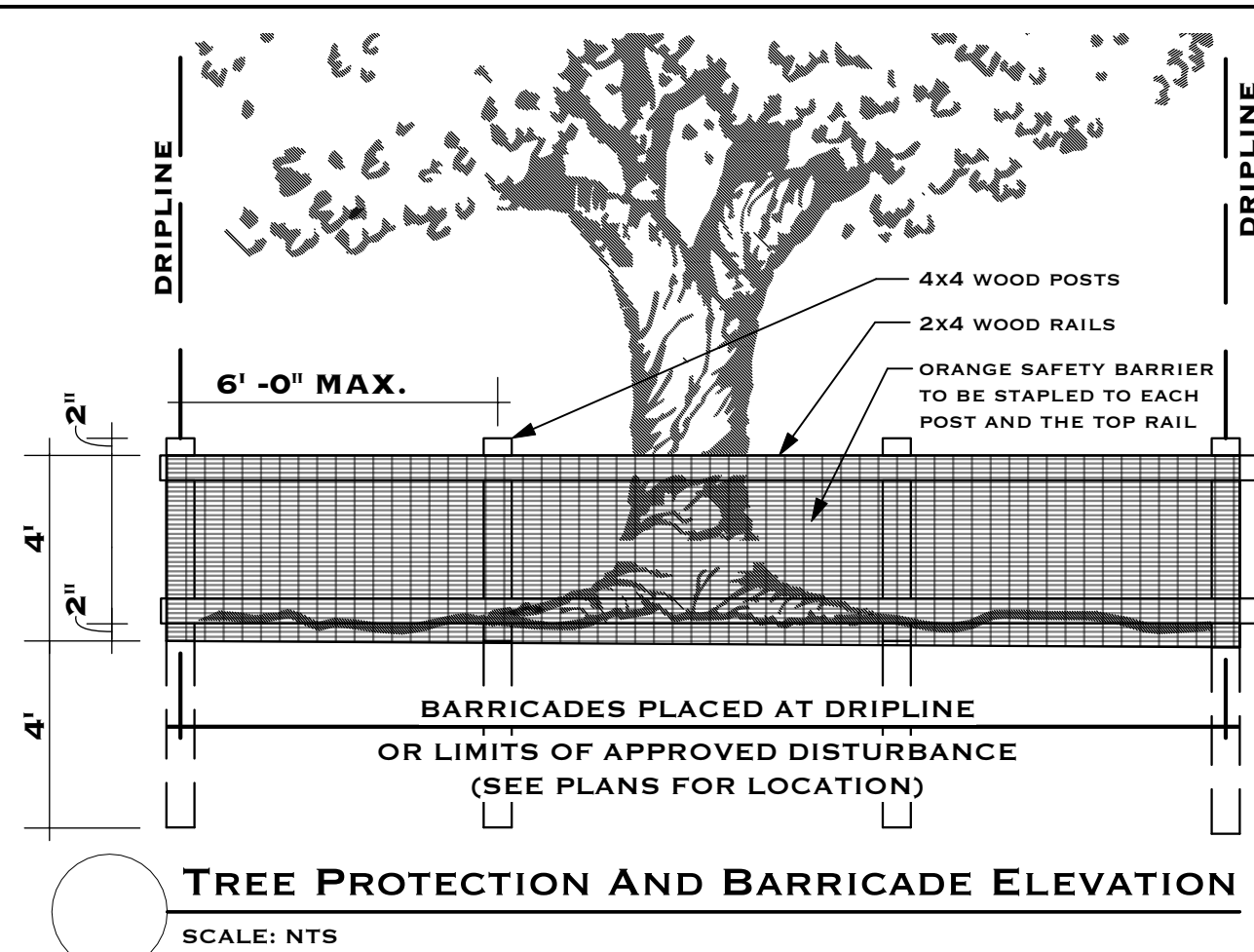
DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION # DATE

T1.1
SHEET #

T.S. NEAL ARCHITECTS, INC.



TREE PROTECTION AND BARRICADE ELEVATION

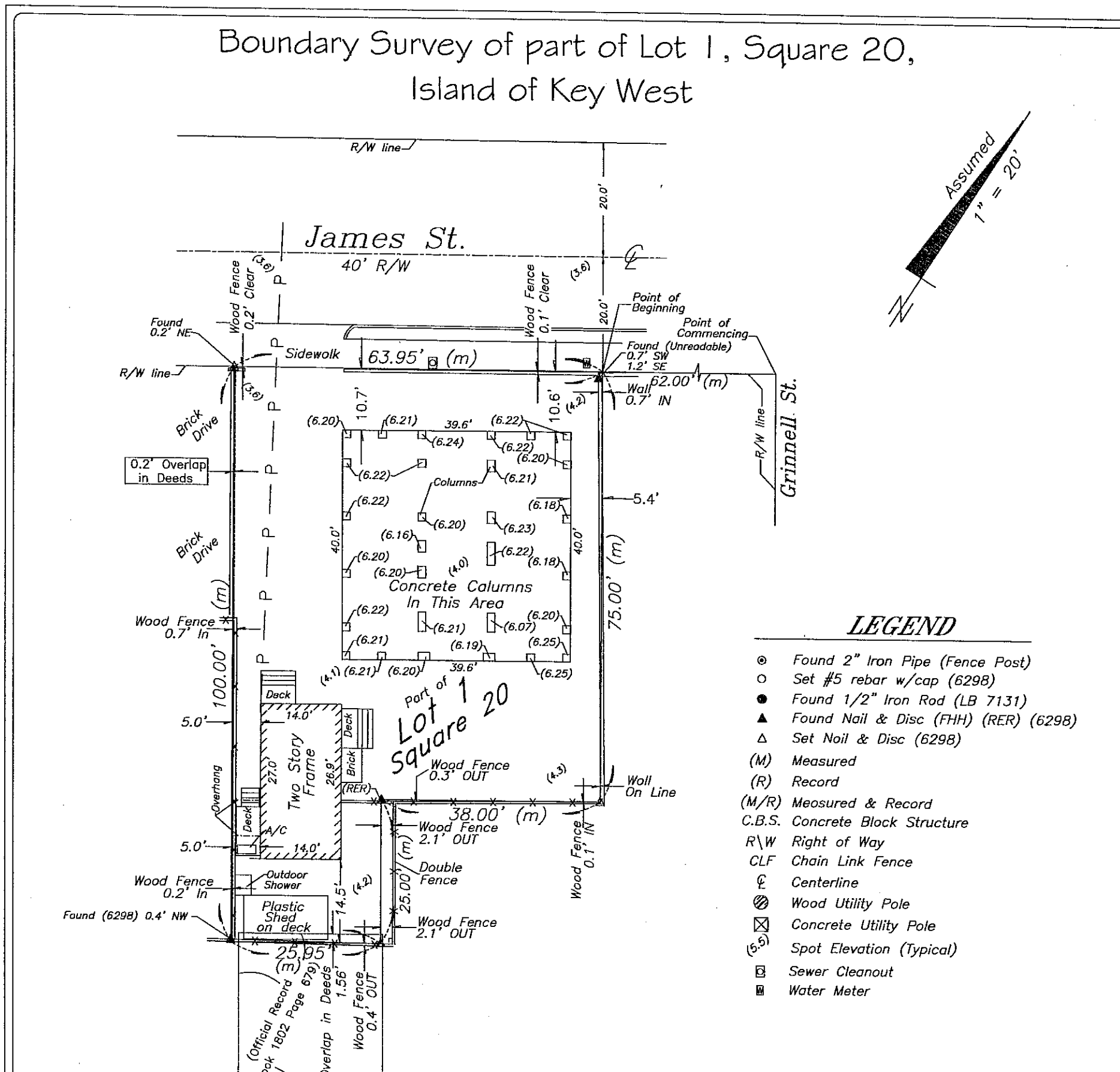
SCALE: NTS

TREE PROTECTION AND PRESERVATION NOTES

1. 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
2. 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.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. 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.
6. 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.
7. 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 ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. 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.
11. 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.
12. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 & OVERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERTFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. 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.
7. 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.
8. 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.



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (LB 7131)
- ▲ Found Nail & Disc (FH) (RER) (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Spot Elevation (Typical)
- Sewer Cleanout
- Water Meter

NOTES:

1. The legal descriptions shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Record) unless otherwise noted.
4. Street address: 918 James Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: January 31, 2007, June 14, 2017 and August 29, 2022.
10. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
11. Benchmark utilized: BASIC
12. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; dated 2-18-05, Revised 1-24-17.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as part Lot 1, in Square 20 according to William A. Whitehead's map of the said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'ly right of way line of Grinnell Street with the SE'ly right of way line of James Street and run thence SW'ly along the SE'ly right of way line of the said James Street for a distance of 62.00 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said James Street for a distance of 63.95 feet; thence SE'ly and at right angles for a distance of 100.00 feet; thence NE'ly and at right angles for a distance of 25.95 feet; thence NW'ly and at right angles for a distance of 25.00 feet; thence NE'ly and at right angles for a distance of 38.00 feet; thence NW'ly and at right angles for a distance of 75.00 feet back to the Point of Beginning.

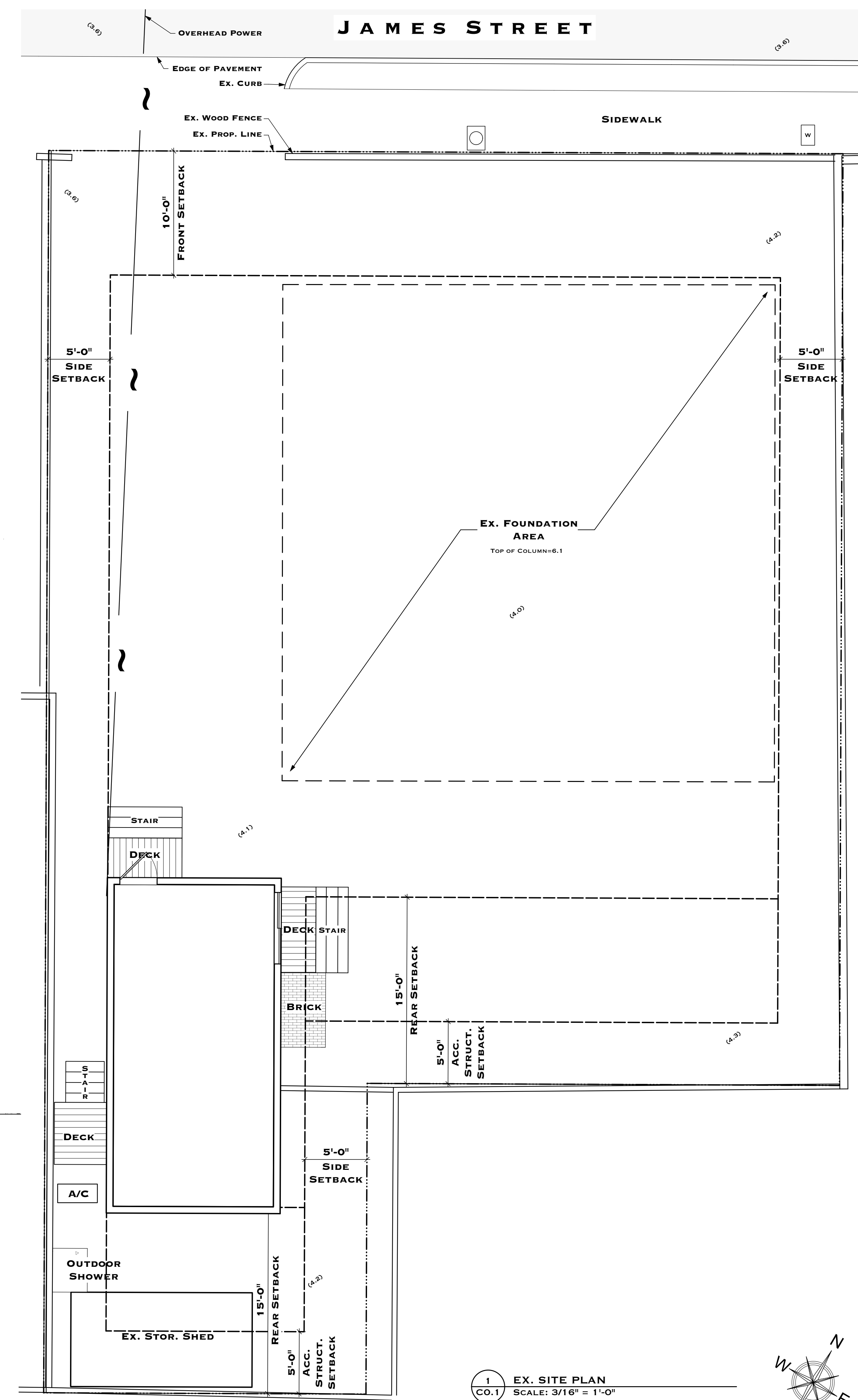
BOUNDARY SURVEY FOR: Donal Morris;
 I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #0608
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 Fax (305) 296-2244

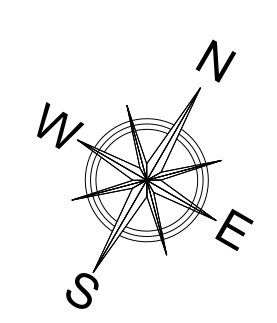
THIS SURVEY IS NOT ASSIGNABLE

J. Lynn O'Flynn, PSM
 Florida Reg. #0608
 April 12, 2007
 Updated & add elevations 6/16/17
 Updated & add elevations 6/29/22
 Updated show columns 9/29/22

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



1 EX. SITE PLAN
 CO.1 SCALE: 3/16" = 1'-0"



T.S. NEAL ARCHITECTS INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

918 JAMES STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 SURVEY & EXISTING SITE PLAN + TREE PROTECTION

DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION # DATE

CO.1
 SHEET #

T.S. NEAL ARCHITECTS, INC.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

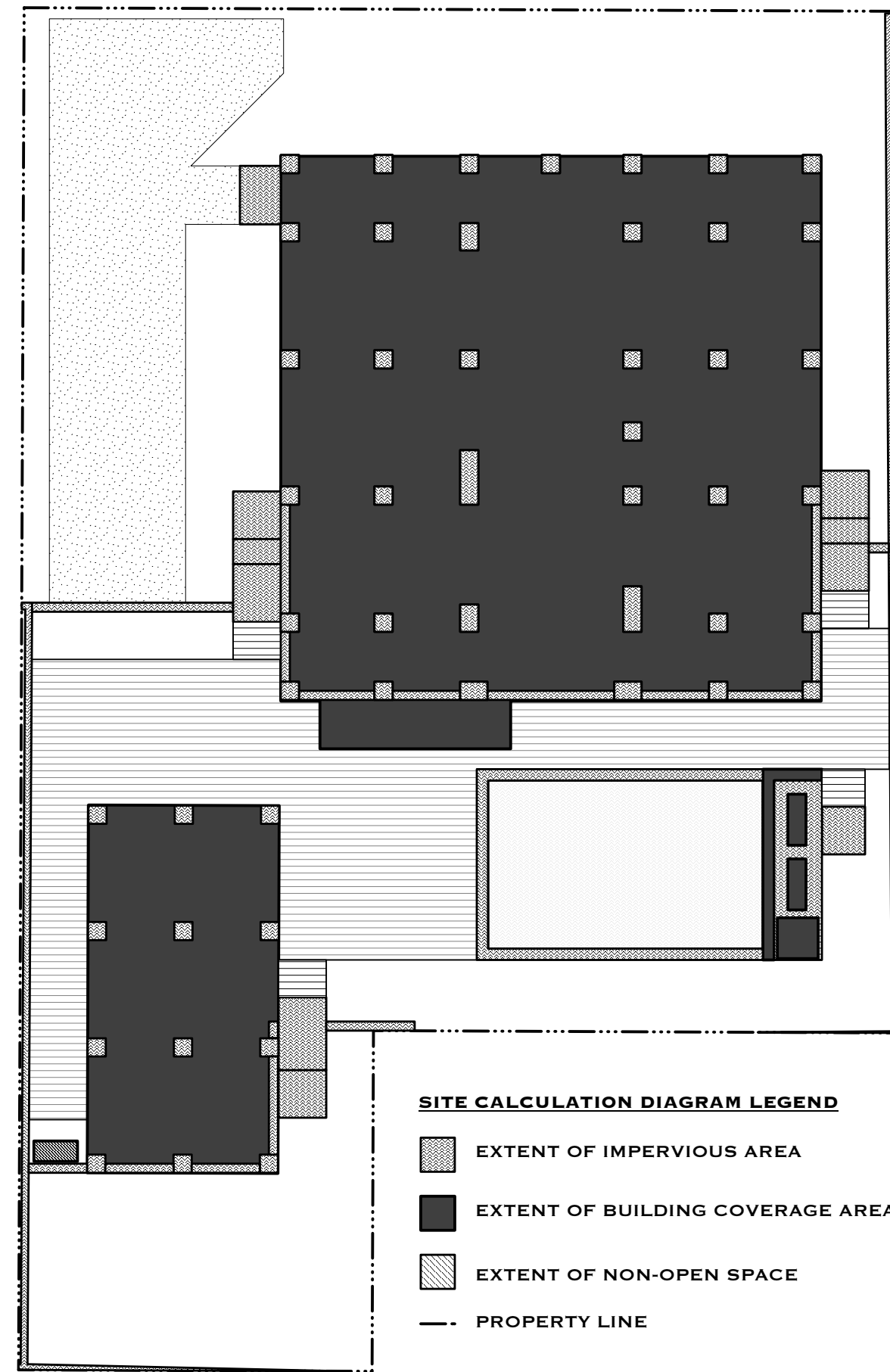
918 JAMES STREET
KEY WEST, FL 33040

DRAWING TITLE: PROPOSED SITE & FLOOR PLANS + ROOF PLAN

DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION # DATE

A1.1 SHEET #

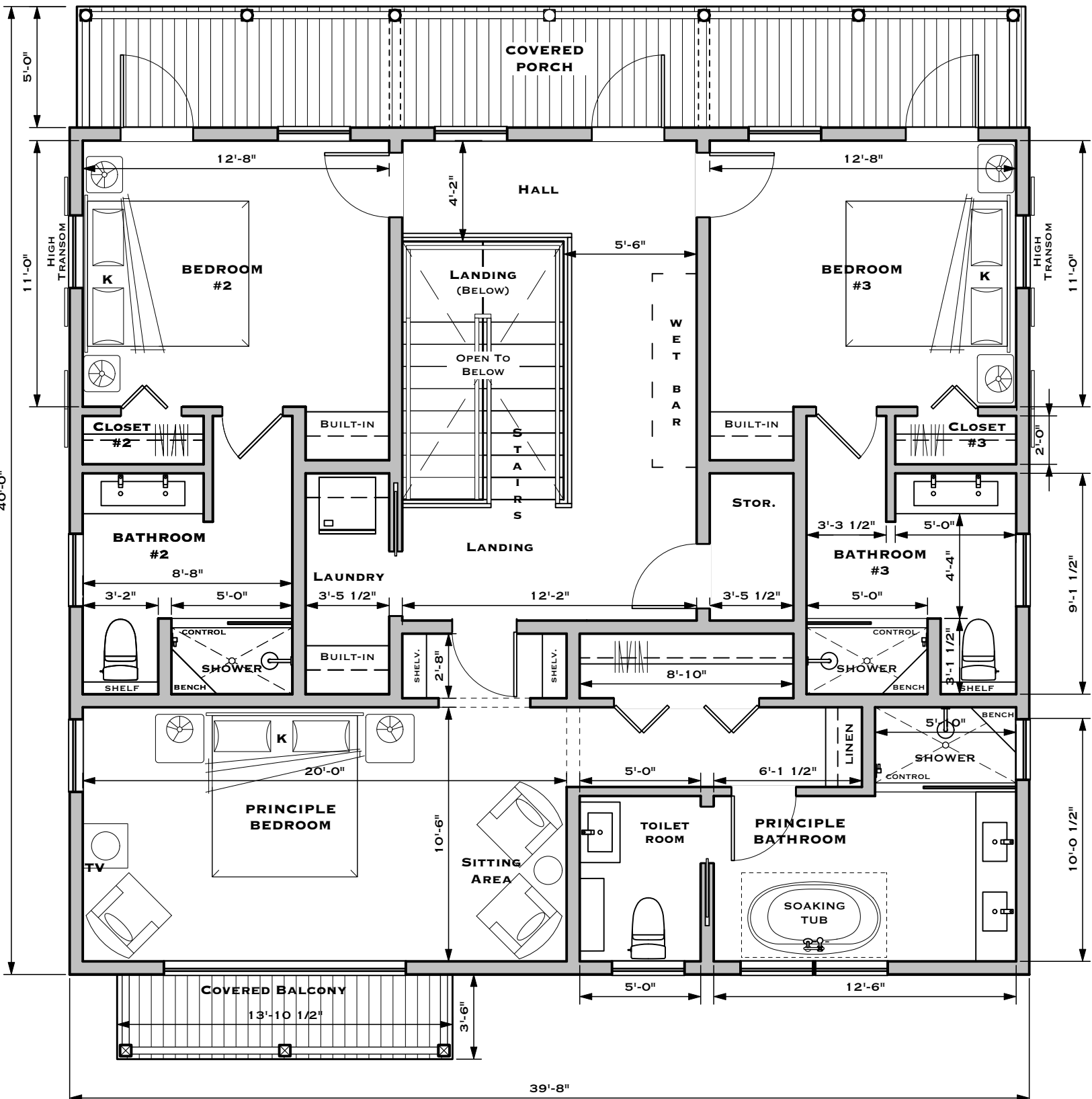


1 SITE CALCULATION DIAGRAM
SCALE: 3/32" = 1'-0"

1ST FLOOR CONDITIONED SPACE:	1,388 SQ FT
1ST FLOOR COVERED PORCH SPACE:	198 SQ FT
2ND FLOOR CONDITIONED SPACE:	1,388 SQ FT
2ND FLOOR COVERED PORCH SPACE:	247 SQ FT
TOTAL CONDITIONED SPACE:	2,776 SQ FT
TOTAL PORCH SPACE:	445 SQ FT
POOL DECK:	105 SQ FT
POOL:	305 SQ FT

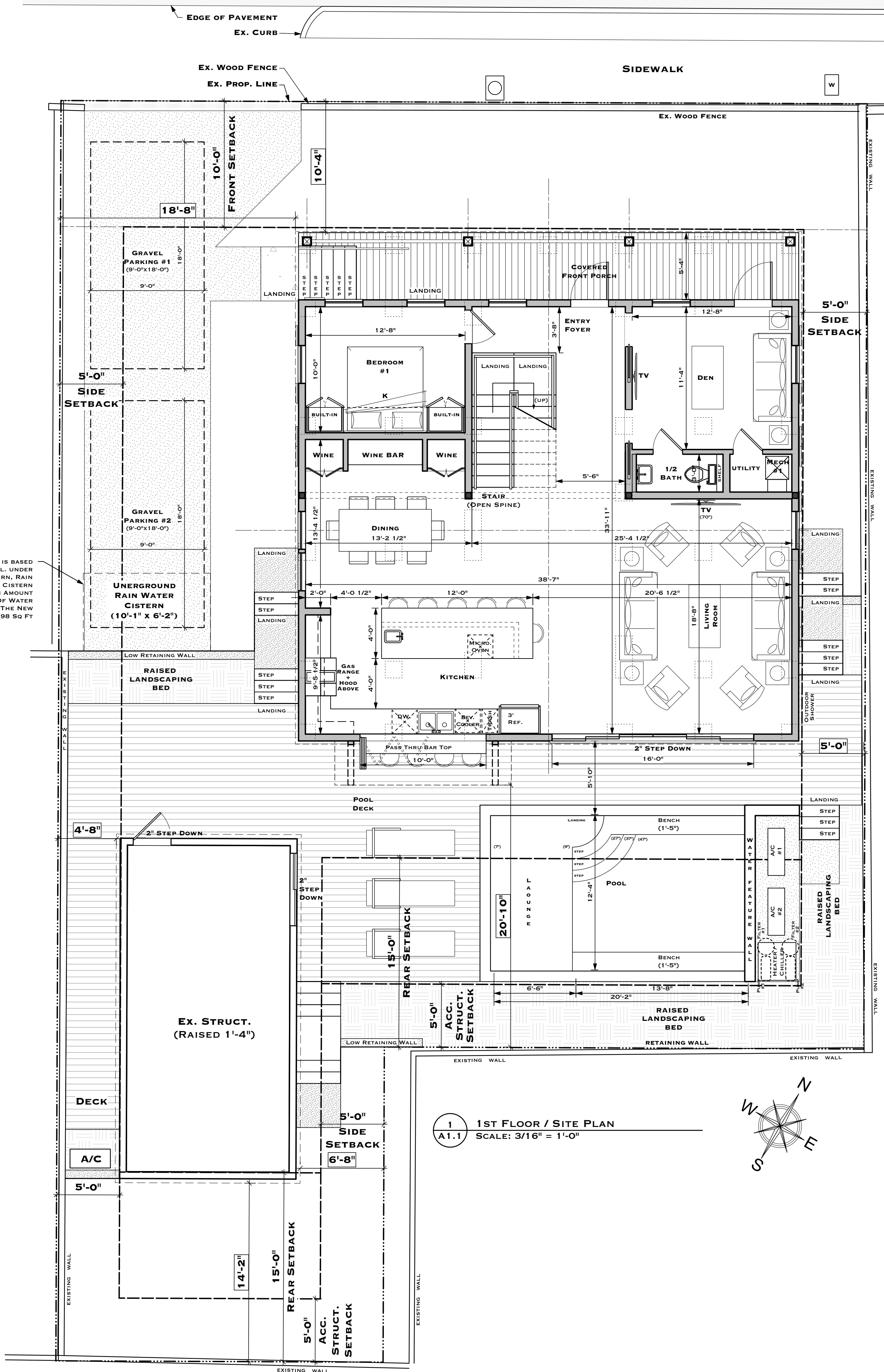
2 BUILDING SQUARE FOOT TABLE
SCALE: 1/4" = 1'-0"

SITE DATA 918 JAMES STREET				
RE # 00002700-000100				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,445.79 Sq. Ft.	4,000 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	566 Sq. Ft. (10.4%)	3,267.4 Sq. Ft. (80% MAX)	791 Sq. Ft. (14.8%)	CONFORMING
OPEN SPACE	4,819 Sq. Ft. (88.5%)	1,906 Sq. Ft. (35% MIN)	2,287 Sq. Ft. (43.8%)	CONFORMING
BUILDING COV.	489 Sq. Ft. (9%)	2,178.3 Sq. Ft. (40% MAX)	2,112 Sq. Ft. (38.8%)	CONFORMING
ACCESSORY STRUCTURE	118 Sq. Ft. (11.5%)	308.6 Sq. Ft. (30% MAX COV.)	131 Sq. Ft. (12.7%)	EXISTING (NO CHANGE)
REAR YARD COV.		1,028.9 Sq. Ft. REAR YARD AREA		
FRONT YARD 50% GREEN SPACE COV.	639.5 Sq. Ft. (100%)	319.75 Sq. Ft. (50% MIN)	463.5 Sq. Ft. (72.4%)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.		639.5 Sq. Ft. FRONT YARD AREA		
SETBACKS				
SIDE SETBACK (EAST)	EX. ACC. STRUCT: 6'-8" MAIN STRUCT: N.A.	5'	EX. ACC. STRUCT: EXISTING MAIN STRUCT: 18'-8"	NO CHANGE CONFORMING
SIDE SETBACK (WEST)	EX. ACC. STRUCT: 4'-8" MAIN STRUCT: N.A.	5'	EX. ACC. STRUCT: 4'-8" MAIN STRUCT: 5'-0"	NO CHANGE CONFORMING
REAR SETBACK	EX. ACC. STRUCT: 15'-0" MAIN STRUCT: N.A.	15'	EX. ACC. STRUCT: 15'-0" MAIN STRUCT: 20'-10"	NO CHANGE CONFORMING
FRONT SETBACK	EX. ACC. STRUCT: 58'-2" MAIN STRUCT: N.A.	10'	EX. ACC. STRUCT: 58'-2" MAIN STRUCT: 10'-4"	NO CHANGE CONFORMING
BUILDING HEIGHT	EX. ACC. STRUCT: 24'-11" MAIN STRUCT: N.A.	30'	EX. ACC. STRUCT: 24'-11" MAIN STRUCT: 29'-8"	NO CHANGE CONFORMING

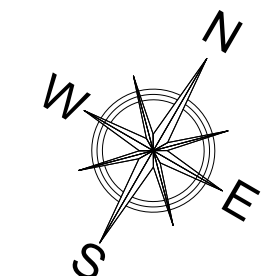


2 2ND FLOOR
SCALE: 3/16" = 1'-0"

THE CISTERN SHOWN IS BASED OFF OF A 1,850 GAL. UNDER GROUND CONC. CISTERN, RAIN BROTHERS OR EQ. THE CISTERN SHALL HOLD A MINIMUM AMOUNT EQUIVALENT TO 1 GAL. OF WATER PER SQ FT OF ROOF. THE NEW ROOF AREA IS 1,298 SQ FT



1 1ST FLOOR / SITE PLAN
SCALE: 3/16" = 1'-0"



FOR REVIEW
 ONLY - NOT FOR
 CONSTRUCTION

918 JAMES STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED ELEVATIONS

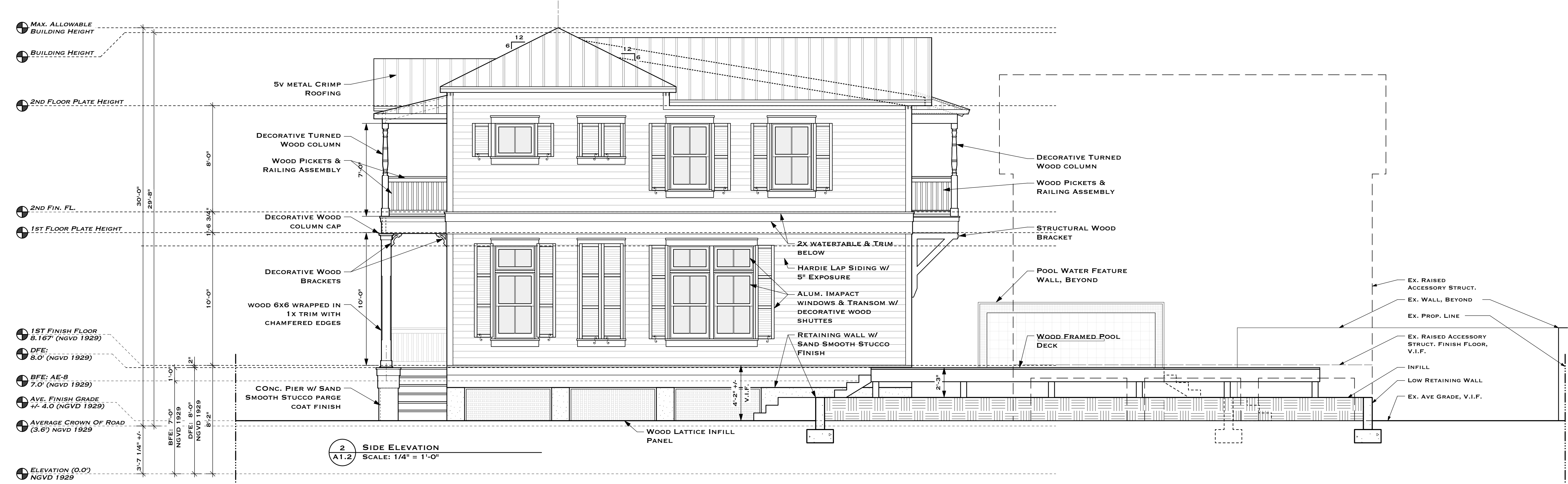
DRAWN: EDSA
 CHECKED:
 DATE: 10-15-2022

REVISION #	DATE

A1.2
 SHEET #



1 FRONT ELEVATION (JAMES STREET)
 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

MAX. ALLOWABLE BUILDING HEIGHT
 BUILDING HEIGHT
 2ND FLOOR PLATE HEIGHT
 2ND FIN. FL.
 1ST FLOOR PLATE HEIGHT
 1ST FINISH FLOOR 8.167' (NGVD 1929)
 DFE: 8.0' (NGVD 1929)
 BFE: AE-8 7.0' (NGVD 1929)
 AVE. FINISH GRADE +/- 4.0 (NGVD 1929)
 AVERAGE CROWN OF ROAD (3.6') NGVD 1929
 ELEVATION (0.0') NGVD 1929

MAX. ALLOWABLE BUILDING HEIGHT
 BUILDING HEIGHT
 2ND FLOOR PLATE HEIGHT
 2ND FIN. FL.
 1ST FLOOR PLATE HEIGHT
 1ST FINISH FLOOR 8.167' (NGVD 1929)
 DFE: 8.0' (NGVD 1929)
 BFE: AE-8 7.0' (NGVD 1929)
 AVE. FINISH GRADE +/- 4.0 (NGVD 1929)
 AVERAGE CROWN OF ROAD (3.6') NGVD 1929
 ELEVATION (0.0') NGVD 1929

5V METAL CRIMP ROOFING
 DECORATIVE TURNED WOOD COLUMN
 WOOD PICKETS & RAILING ASSEMBLY
 DECORATIVE WOOD COLUMN CAP
 DECORATIVE WOOD BRACKETS
 WOOD 6X6 WRAPPED IN 1X TRIM WITH CHAMFERED EDGES
 CONC. PIER W/ SAND SMOOTH STUCCO PARGE COAT FINISH

2X WATERTABLE & TRIM BELOW
 HARDIE LAP SIDING W/ 5' EXPOSURE
 ALUM. IMPACT WINDOWS & TRANSOM W/ DECORATIVE WOOD SHUTTES
 RETAINING WALL W/ SAND SMOOTH STUCCO FINISH

DECORATIVE TURNED WOOD COLUMN
 WOOD PICKETS & RAILING ASSEMBLY

STRUCTURAL WOOD BRACKET
 POOL WATER FEATURE WALL, BEYOND

WOOD FRAMED POOL DECK

EX. RAISED ACCESSORY STRUCT.
 EX. WALL, BEYOND
 EX. PROP. LINE
 EX. RAISED ACCESSORY STRUCT. FINISH FLOOR, V.I.F.
 INFILL
 LOW RETAINING WALL
 EX. AVE GRADE, V.I.F.

WOOD LATTICE INFILL PANEL

FOR REVIEW
 ONLY - NOT FOR
 CONSTRUCTION

918 JAMES STREET
 KEY WEST, FL 33040



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

MAX. ALLOWABLE BUILDING HEIGHT
 BUILDING HEIGHT
 2ND FLOOR PLATE HEIGHT
 2ND FIN. FL.
 1ST FLOOR PLATE HEIGHT
 1ST FINISH FLOOR
 8.167' (NGVD 1929)
 DFE:
 8.0' (NGVD 1929)
 BFE: AE-8
 7.0' (NGVD 1929)
 AVE. FINISH GRADE
 +/- 4.0 (NGVD 1929)
 AVERAGE CROWN OF ROAD
 (3.6') NGVD 1929
 ELEVATION (0,0)
 NGVD 1929



2 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

MAX. ALLOWABLE BUILDING HEIGHT
 BUILDING HEIGHT
 2ND FLOOR PLATE HEIGHT
 2ND FIN. FL.
 1ST FLOOR PLATE HEIGHT
 1ST FINISH FLOOR
 8.167' (NGVD 1929)
 DFE:
 8.0' (NGVD 1929)
 BFE: AE-8
 7.0' (NGVD 1929)
 AVE. FINISH GRADE
 +/- 4.0 (NGVD 1929)
 AVERAGE CROWN OF ROAD
 (3.6') NGVD 1929
 ELEVATION (0,0)
 NGVD 1929

DRAWING TITLE:
 PROPOSED ELEVATIONS

DRAWN: EDSA
 CHECKED:
 DATE: 10-15-2022

REVISION #	DATE
A1.3	

SHEET #

FOR REVIEW
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 CONSTRUCTION



918 JAMES STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 HARC CONTEXT ELEVATIONS
DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION #	DATE

A1.4
 SHEET #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY HOUSE. NEW DECK AND POOL AT REAR AND TWO OFF STREET PARKING SPACES.

#918 JAMES STREET

Applicant – Evan Amato T.S.N Architects Application #H2024-0003

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

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

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



Public Meeting Notice

NEW SINGLE FAMILY HOME, NEW BECK AND
POGGI AT BEAR AND TROCH STREET PARKING
SPACES. 2024 JAMES STREET

PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00002700-000100
Account# 9102630
Property ID 9102630
Millage Group 10KW
Location 918 JAMES St, KEY WEST
Address
Legal KW PT LOT 1 SQR 20 OR331-440/41 OR387-825 OR403-457 OR451-500 OR494-1054 OR581-48 OR594-624 OR659-193 OR905-292 OR905-2290 OR920-184 OR1089-912 OR1462-1835 OR1583-884 OR1867-1444 OR1979-1750 OR2212-3 OR2212-5 OR2269-2205 OR2269-2207 OR2373-1132 OR2373-1143 OR3004-1931 OR3099-1832
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Yes
Housing



Owner

[MORRIS JR DONAL](#)
 918 James St
 Key West FL 33040

MORRIS JEFFERY
 918 James St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$197,244	\$134,318	\$114,659	\$117,265
+ Market Misc Value	\$752	\$0	\$0	\$0
+ Market Land Value	\$1,372,959	\$855,089	\$648,342	\$594,146
= Just Market Value	\$1,570,955	\$989,407	\$763,001	\$711,411
= Total Assessed Value	\$923,231	\$839,301	\$763,001	\$477,498
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,570,955	\$989,407	\$763,001	\$711,411

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$855,089	\$134,318	\$0	\$989,407	\$839,301	\$0	\$989,407	\$0
2021	\$648,342	\$114,659	\$0	\$763,001	\$763,001	\$0	\$763,001	\$0
2020	\$594,146	\$117,265	\$0	\$711,411	\$477,498	\$0	\$711,411	\$0
2019	\$572,256	\$101,283	\$0	\$673,539	\$434,089	\$0	\$673,539	\$0
2018	\$654,364	\$102,384	\$0	\$756,748	\$394,626	\$0	\$756,748	\$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
RESIDENTIAL DRY (010D)	5,425.00	Square Foot	0	100

Buildings

Building ID	6061	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	2009
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	CONCR FTR
Gross Sq Ft	706	Roof Type	GABLE/HIP
Finished Sq Ft	676	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC
Perimeter	156	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	6	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	676	676	156
OPU	OP PR UNFIN LL	30	0	32
TOTAL		706	676	188

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2022	2023	4 x 44	1	176 SF	2

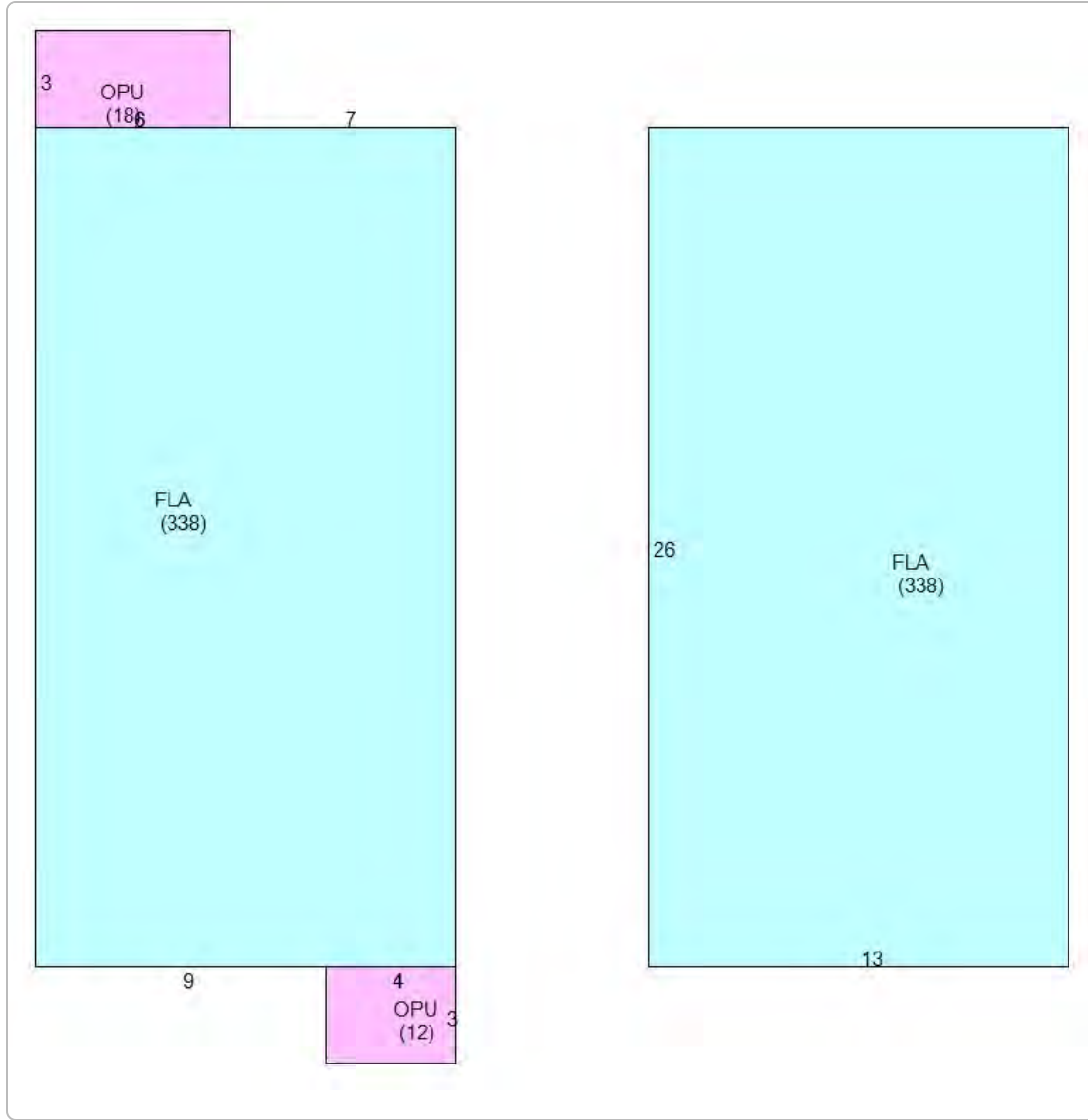
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/19/2019	\$0	Death Certificate	2252825	3004	1931	11 - Unqualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Permits.

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

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