

Staff Report

4a New two story house and new fence -#914 James Street- Seatech of the Florida Keys (H12-01-345)

This staff report is for the review of a Certificate of Appropriateness for a request for the construction of a new two story house. The plans propose the demolition of a one story non-contributing house. On February 8, 2012 the Commission approved the design of the "restoration" of the historic portion of the house and a new two story addition. A second reading for the demolition of non-historic portions of the house was approved on the February 21 public meeting. On March 28 a new application was postponed by the Commission for the demolition of the entire house and the new construction of a two story structure. On May 9 and 22 revised plans were submitted and the project was, in both occasions, postponed. On June 12 this item was postponed since the vote for motions were tied. During that meeting, as a request of the Commission, the applicant chose Proposal B as the design they wanted to pursue. On June 26 the item was again postponed since there was a tied vote. The Commission requested a perspective drawing during the June 12 meeting, but as per today, staff has never received such requested drawings.

Proposal B depicts the same front porch design of proposal A but includes the first five feet depth of the main house roof as a hip one. The house to the east side is a non- historic 2 story frame structure and to the west a one story historic structure. The new building will sit across the City parking garage and the majority of the structures abutting the back yard are two stories.

The plans propose metal hung 4 over 1 windows and hardi board siding. The roof will have metal v-crimp. The plans show the new building elevated for FEMA requirements; the applicant submitted an Elevation Certificate. The building is located on an AE 7 flood zone.

Staff understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the plans. Under page 38 of the Historic Architectural Guidelines, new construction criteria can be found:

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will conform to actual setbacks for this particular historic zone district HMDR;

Front yard- 10 feet

Side yard- 5 feet
Back yard- 15 feet
Maximum height- 30 feet

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

The applicant has designed a new house that will meet FEMA requirements for new construction.

3. **Height** – must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed new structure will be two stories. The building will be 28'-0" high.

4. **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

Although there are no contributing buildings within the 900 block of James Street it is staff's belief that the proposed new structure's mass, scale and proportions will not be similar to the two one story historic houses located on 912 and 910 James Street. Although the non-historic house located on 916 James Street is a two story structure the main gable roof can barely be visible from the pedestrian level. The new house will be set back from the sidewalk almost as the same distance the 916 James Street house is setback and will still be perceived as taller than 916 James Street modular house.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed plans are based on a traditional frame vernacular design. Although architectural elements have been refined on this new proposals the size, design and scale of the new building will not be compatible with the actual existing historic buildings still found in the urban fabric.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new design proposes traditional building details that can be found in new houses in Old Town.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new structure will incorporate building materials that are used and have been accepted for new construction in the historic district.

It is staff's opinion that Proposal B is inconsistent with many of the guidelines for new construction. Staff understands that although the building will be setback from the sidewalk approximately 13', it will be perceived taller than the non-historic house on the east side. The main façade of the east side house is also setback from the sidewalk, but approximately 15'. The scale of the proposed house will not be in keeping to the scale and massing **of the existing historic houses on that urban block**. Staff understands that most of the historic urban context on this part in town has been lost but what is still left as historic should be protected. It is staff's opinion that, although the applicant has tried to lower the main façade's scale by incorporating hip roofs, the massing and scale of the entire house is not appropriate when reviewing what still standing as historic fabric.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # **12-01000345**

OWNER'S NAME: DANIEL HARRIS DATE: 2-22-12

OWNER'S ADDRESS: 12303 BLAIR RIDGE RD, FAIRFAX, VA 22033 PHONE #: 703-609-5990

APPLICANT'S NAME: SKETCH OF THE FLORIDA KEYS PHONE #: 305-294-9995

APPLICANT'S ADDRESS: 830 CRANE BLVD, SUMMERLAND KEY, FL 33042

ADDRESS OF CONSTRUCTION: 914 JAMES STREET # OF UNITS: 1

REVISED

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVE EXISTING ONE STORY RESIDENCE. CONSTRUCT NEW TWO STORY RESIDENCE. CONSTRUCT NEW WOOD FENCE ALONG WEST SIDE OF PROPERTY.

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

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

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

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

Date: 2-22-12
Applicant's Signature: [Signature]

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____
Staff Approval: _____
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

3/28/12 - Design reviewed for building postponed *Shelley*
3/28/12 - Resolution reviewed postponed *Shelley*
5/9/12 - postponed *Shelley*
5/22/12 postponed *finances*
6/12/12 Postponed *ETA*
6/26/12 Postponed *BCR*

HARC Comments:

Area is not listed in the surveys.
Guidelines for New construction (ps. 34-38a)
Ordinance for demolitions.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: 3/28/12

Signature: *Judy Cole*

Historic Architectural
Review Commission



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

July 3, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

RE: NEW TWO STORY HOUSE AND FENCE. DEMOLITION OF HOUSE
FOR: #914 JAMES STREET - APPLICATION #H12-01-345
KEY WEST HISTORIC DISTRICT

Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Tuesday June 26, 2012. The Commissioners voted to postpone the item since the proposed motions received tied votes.

As per your request I included this item on the next agenda for July 10, 2012. Should you have any questions, please do not hesitate to contact me at your convenience.

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

Sincerely:


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

305.809.3973

etorregr@keywestcity.com



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

June 20, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

**RE: NEW TWO STORY HOUSE AND FENCE. DEMOLITION OF
HOUSE
FOR: #914 JAMES STREET - APPLICATION #H12-01-345
KEY WEST HISTORIC DISTRICT**


Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Tuesday June 12, 2012. The Commissioners voted to postpone the item since the proposed motions received tied votes.

As per your request I included this item on the next agenda for June 26, 2012. Should you have any questions, please do not hesitate to contact me at your convenience.

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

Sincerely:


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

305.809.3973

etorregr@keywestcity.com



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

May 29, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

**RE: NEW TWO STORY HOUSE AND FENCE. DEMOLITION OF
HOUSE
FOR: #914 JAMES STREET - APPLICATION #H12-01-345
KEY WEST HISTORIC DISTRICT**


Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Tuesday May 22, 2012. The Commissioners voted to postpone the item and requested revised drawings of your proposal for further review.

I will be including this item on the next agenda for June 12, 2012. Should you have any questions, please do not hesitate to contact me at your convenience.

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

Sincerely:


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

305.809.3973

etorregr@keywestcity.com



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

May 17, 2012

Eng. Paul R. Semmes
Seatech of the Florida Keys
#830 Crane Blvd.
Summerland Key, Florida 33042

RE: NEW TWO STORY HOUSE AND FENCE. DEMOLITION OF HOUSE
FOR: #914 JAMES STREET - APPLICATION #H12-01-345
KEY WEST HISTORIC DISTRICT

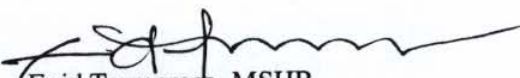
Dear Engineer Semmes:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Wednesday May 9, 2012. The Commissioners voted to postpone the item and requested revised drawings of your proposal for further review.

Be advised that I will need the revised drawings in or before the due dates in order to include the item on the next available agenda. Should you have any questions, please do not hesitate to contact me at your convenience.

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

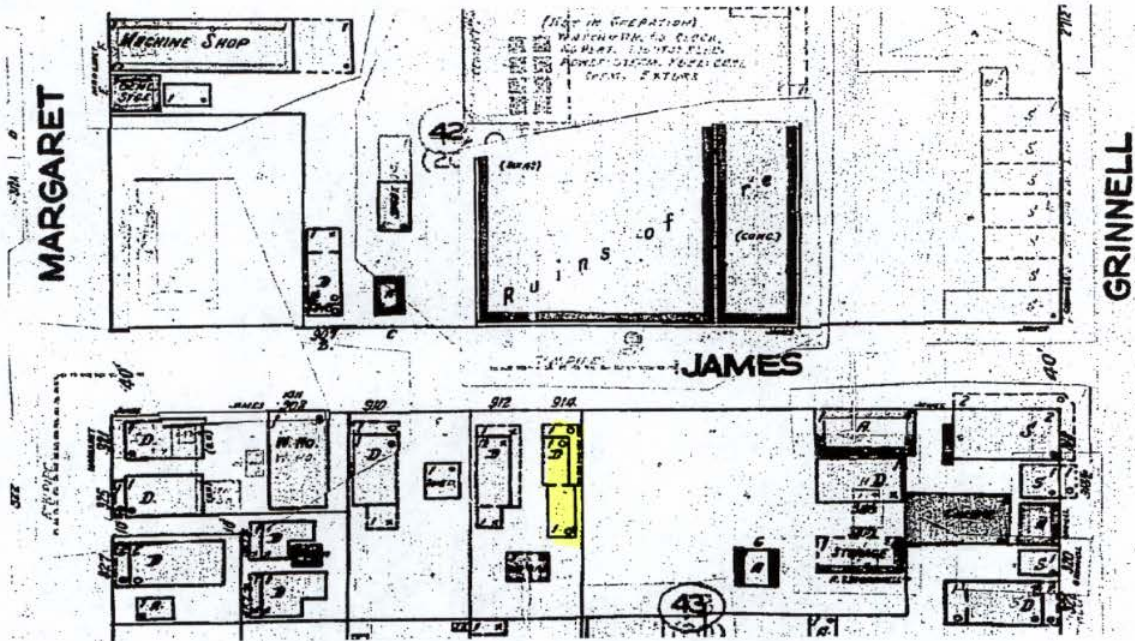
Sincerely:


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

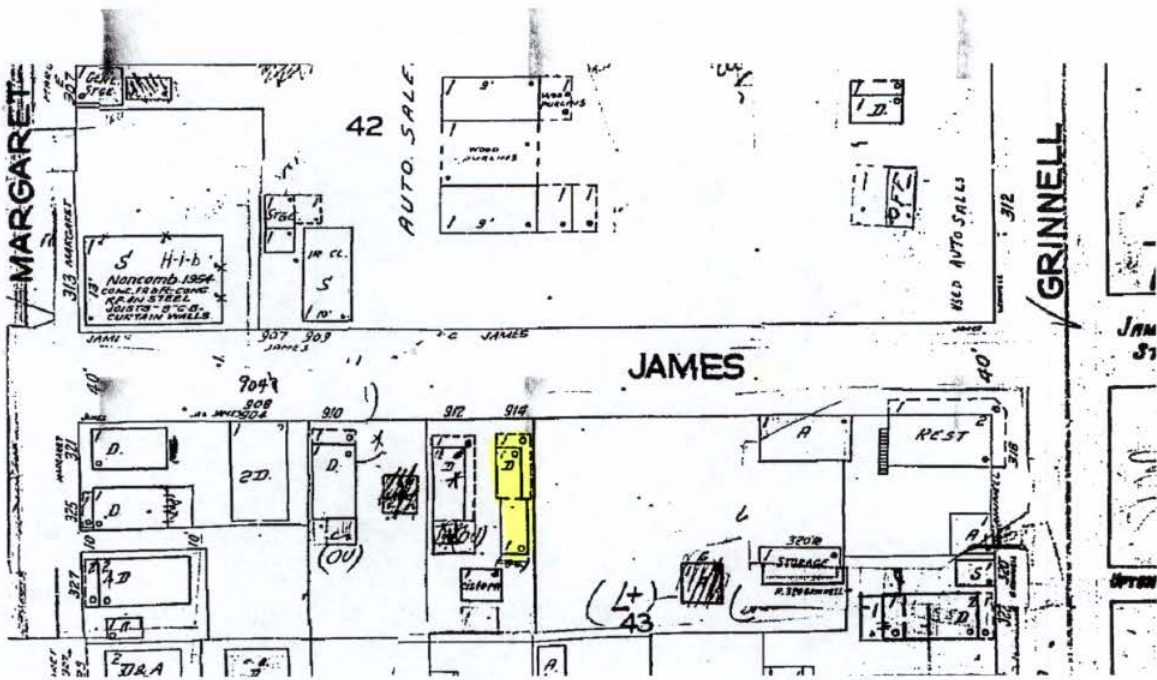
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#914 James Street Sanborn map 1948 copy



#904 James Street Sanborn map 1962 copy

Project Photos



Photo taken by Property Appraiser's office c1965; 914 James St. Monroe County Library



FRONT ELEVATION



WEST SIDE LOOKING TOWARD FRONT HISTORIC STRUCTURE



FRONT ELEVATION



FRONT ELEVATION & NEIGHBORING STRUCTURES



REAR ELEVATION



ROOF STRUCTURE



NEW WOOD FRAMING & STRAPPING @ EXISTING NON-HISTORIC REAR ADDTION



NEW WOOD FRAMING & STRAPPING @ EXISTING NON-HISTORIC REAR ADDITION



NEW WOOD FRAMING & STRAPPING @ EXISTING NON-HISTORIC REAR ADDITION



FRONT ELEVATION & NEIGHBORING STRUCTURE



FRONT ELEVATION & NEIGHBORING STRUCTURE



914 James St, Key West, FL 33040

© 2013 Google

Google earth

Google earth

feet
meters

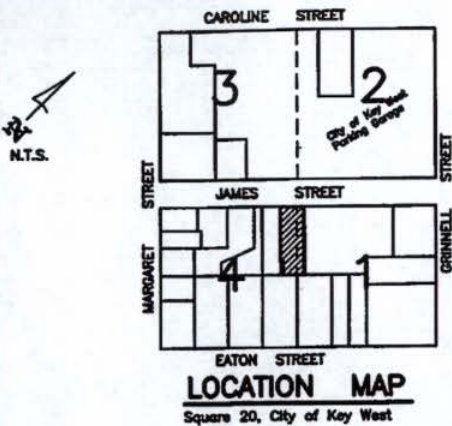




Google earth



Survey

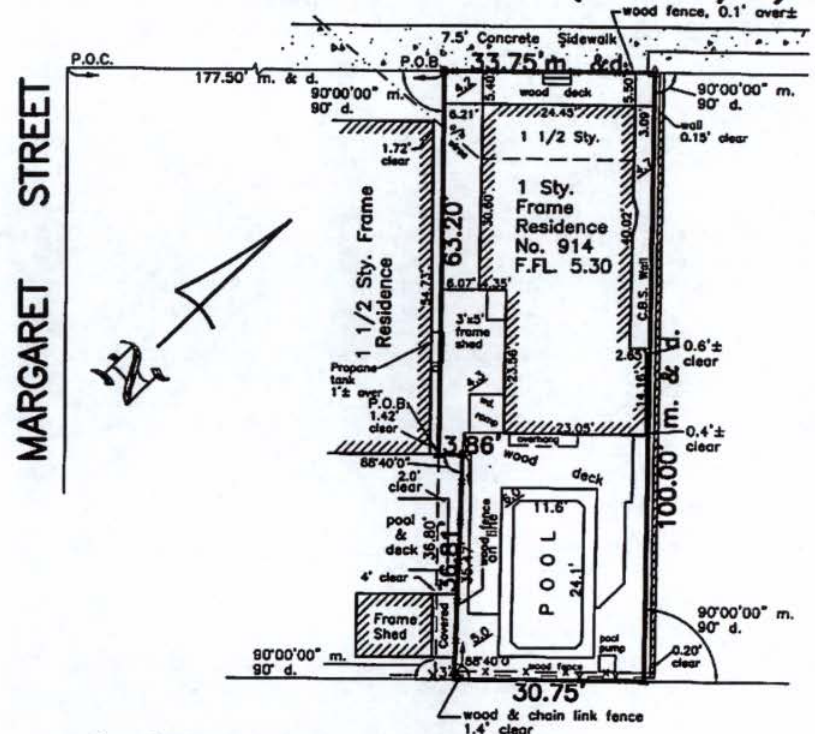


SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Grinnell Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Monumentation:

- ⊙ = Set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- = Found 1/2" Iron Pipe,
- △ = Found P.K. Nail, P.L.S. No. 2749

JAMES STREET (30' R/W)



LEGAL DESCRIPTION:

In the City of Key West and known as part of Lot 4 and part of Lot 1 of Square 20, according to Whitehead's map delineated in February, 1829, being more particularly described as follows:
Commencing at a point on James Street, distant 177 feet and 6 inches from the corner of Margaret and James Street and runs thence Northeasterly 33 feet and 9 inches; thence at right angles Southeasterly 100 feet; thence at right angles Southwesterly 33 feet, 9 inches, thence at right angles Northwesterly 100 feet to the Point of Beginning.

LESS

A portion of Lot 4, in Square 20, according to William A. Whitehead's Map of the City of Key West, delineated in February 1829, and being more particularly described as follows:
Commencing at the Intersection of the Southwesterly Right-of-Way Line of Margaret Street and the Northwesterly Right-of-Way Line of James Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of James Street for 177.50 feet; thence at a right angle and in a Southeasterly direction for 63.20 feet to the Point of Beginning; thence continue in a Southeasterly direction for 36.80 feet; thence at a right angle and in a Northeasterly direction for 3.00 feet; thence at an angle of 91°20'00" to the right and in a Northwesterly direction and along a wooden fence for 36.81 feet; thence at an angle of 88°40'00" to the right and in a Northwesterly direction along a wooden fence for 3.86 feet to the Point of Beginning.

Containing 126.22 Square Feet, more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.021, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 35610
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- Ⓒ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- C.B.S. = Concrete Block Stucco
- cov.d. = Covered
- wd. = Wood
- ⊙ = Wood utility Pole
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner
- P.B. = Plat Book
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning

Field Work performed on: 12/30/11

Dan Harris 914 James Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 11-390	
Scale: 1"=20'	Ref. 150-30 file	Flood panel No. 1716 K	Dwn. By: F.H.H.
Date: 2/7/00		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
2/26/01: updated, new L.D., owner, cert,			
1/5/05: Corredt L.D.			
1/5/12: Updated, owner, grades, minor changes			
1/datarfred/dwg/keywest/block19/914james			

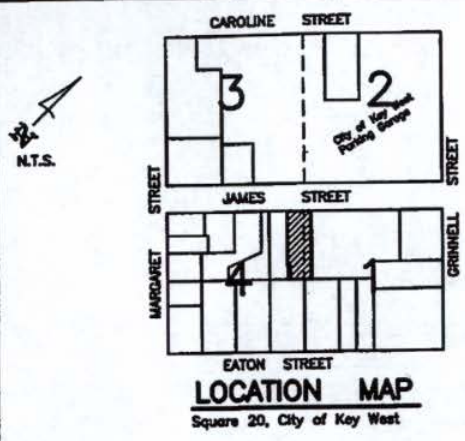
Block 19

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: R/W Grinnell Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:
 ⊙ = Set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Found P.K. Nail, P.L.S. No. 2749
 ● = Found 1/2" Iron Pipe,
 △ = Found P.K. Nail, P.L.S. No. 2749

LEGAL DESCRIPTION:
 In the City of Key West and known as part of Lot 4 and part of Lot 1 of Square 20, according to Whitehead's map delineated in February, 1829, being more particularly described as follows:
 Commencing at a point on James Street, distant 177 feet and 6 inches from the corner of Margaret and James Street and runs thence Northeasterly 33 feet and 9 inches; thence at right angles Southeasterly 100 feet; thence at right angles Southwesterly 33 feet, 9 inches, thence at right angles Northwesterly 100 feet to the Point of Beginning.

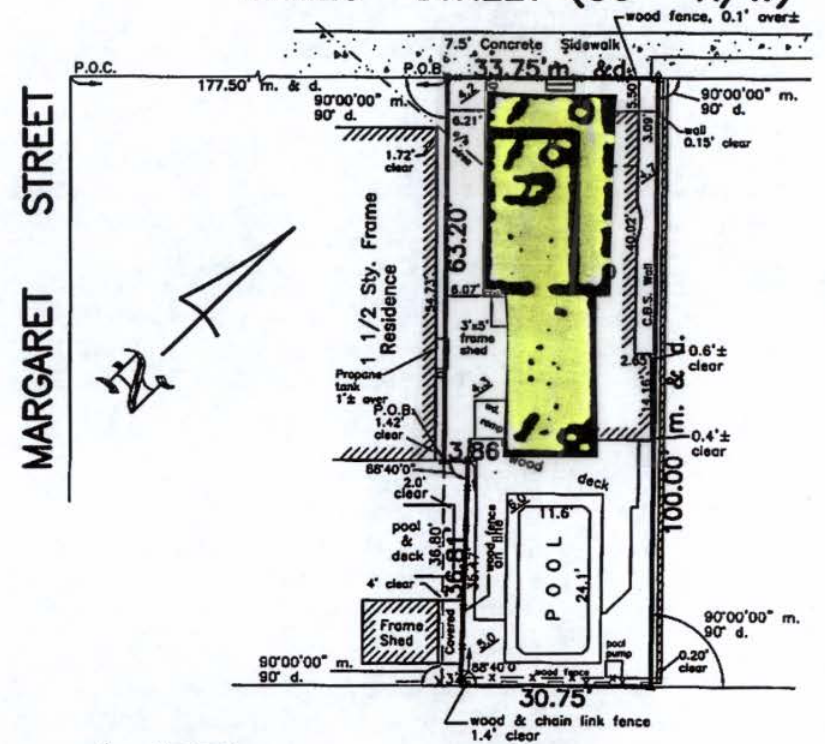
LESS
 A portion of Lot 4, in Square 20, according to William A. Whitehead's Map of the City of Key West, delineated in February 1829, and being more particularly described as follows:
 Commencing at the Intersection of the Southwesterly Right-of-Way Line of Margaret Street and the Northwesterly Right-of-Way Line of James Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of James Street for 177.50 feet; thence at a right angle and in a Southeasterly direction for 63.20 feet to the Point of Beginning; thence continue in a Southeasterly direction for 36.80 feet; thence at a right angle and in a Northeasterly direction for 3.00 feet; thence at an angle of 91°20'00" to the right and in a Northwesterly direction and along a wooden fence for 36.81 feet; thence at an angle of 88°40'00" to the right and in a Northwesterly direction along a wooden fence for 3.86 feet to the Point of Beginning.
 Containing 126.22 Square Feet, more or less.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK W. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

JAMES STREET (30' R/W)



- Abbreviations:**
- Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Deed
 - N.T.S. = Not to Scale
 - C = Centerline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - o/h = Overhead
 - F.F.L. = Finish Floor Elevation
 - conc. = concrete
 - I.P. = Iron Pipe
 - C.B.S. = Concrete Block Stucco
 - cov'd. = Covered
 - wd. = Wood
 - ⊙ = Wood utility Pole
 - Bal. = Balcony
 - Pl. = Planter
 - A/C = Air Conditioner
 - P.B. = Plat Book
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning

Field Work performed on: 12/30/11

Dan Harris 914 James Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 11-390	
Scale: 1"=20'	Ref. 150-30 file	Flood panel No. 1716 K	Dwn. By: F.H.H.
Date: 2/7/00		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
2/26/01: updated, new L.D., owner, cert.			
1/5/05: Correct L.D.			
1/5/12: Updated, owner, grades, minor changes			
1/datarfred/dwg/keywest/block19/914james			

Block 19

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
fhades1@bellsouth.net
L.B. No. 7700

Revised Plans



"GALVALUME FINISH"
V-CRIMP ROOFING TYP.

WHITE - TRIM TYP.

10" WOOD BAND - TYP.

VINYL SINGLE LITE DOOR

WOOD RAILING TYP.

CREAM YELLOW -
HARDBOARD SIDING

SINGLE LITE 3/4 GLASS STAINED
DOOR W/ 12" TRANSOM

WHITE - 6"x6" WOOD COLUMN

PROPERTY LINE



12
16

WHITE-ALUMINUM
IMPACT RESISTANT
4 OVER 1 DOUBLE
HUNG WINDOW TYP.

SHERWOOD GREEN -
WOOD SHUTTERS TYP.

CEILING

TOP OF
WINDOW

8'-0"

6'-8"

28'-0"

F.F.E.

1'-6"

CEILING

TOP OF
WINDOW

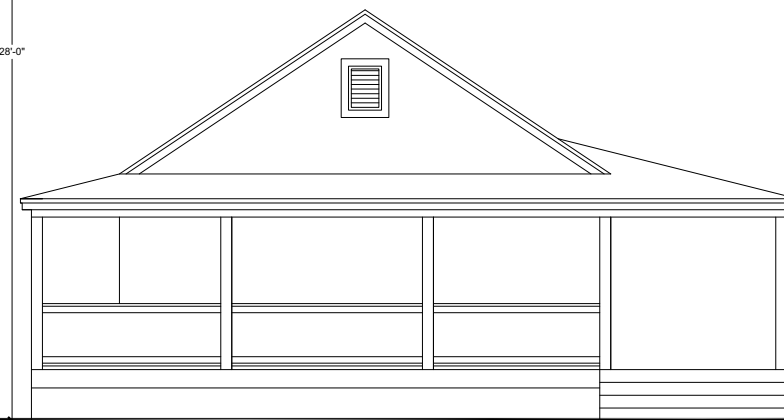
9'-0"

8'-0"

F.F.E. 7.10'

GRADE 4.20'

PROPERTY LINE

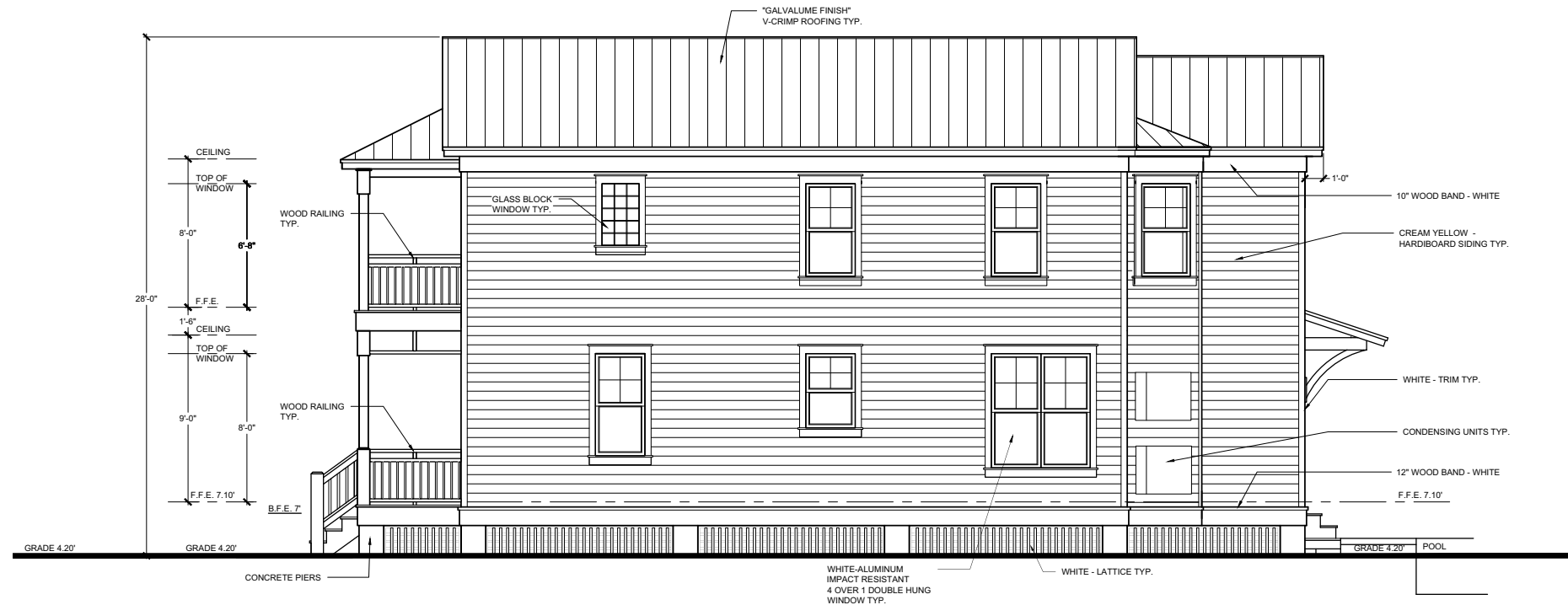


WHITE - 36" HIGH WOOD RAILING

WHITE-ALUMINUM
IMPACT RESISTANT
4 OVER 1 DOUBLE
HUNG WINDOW TYP.

PROPOSED NORTH ELEVATION - OPTION A

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



CEILING

TOP OF
WINDOW

8'-0"

6'-8"

28'-0"

F.F.E.

1'-6"

CEILING

TOP OF
WINDOW

9'-0"

8'-0"

F.F.E. 7.10'

B.F.E. 7

GRADE 4.20'

GRADE 4.20'

CONCRETE PIERS

1'-0"

10" WOOD BAND - WHITE

CREAM YELLOW -
HARDBOARD SIDING TYP.

WHITE - TRIM TYP.

CONDENSING UNITS TYP.

12" WOOD BAND - WHITE

F.F.E. 7.10'

GRADE 4.20'

POOL

WHITE-ALUMINUM
IMPACT RESISTANT
4 OVER 1 DOUBLE HUNG
WINDOW TYP.

WHITE - LATTICE TYP.

PROPOSED WEST ELEVATION - OPTION A

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

REVISIONS

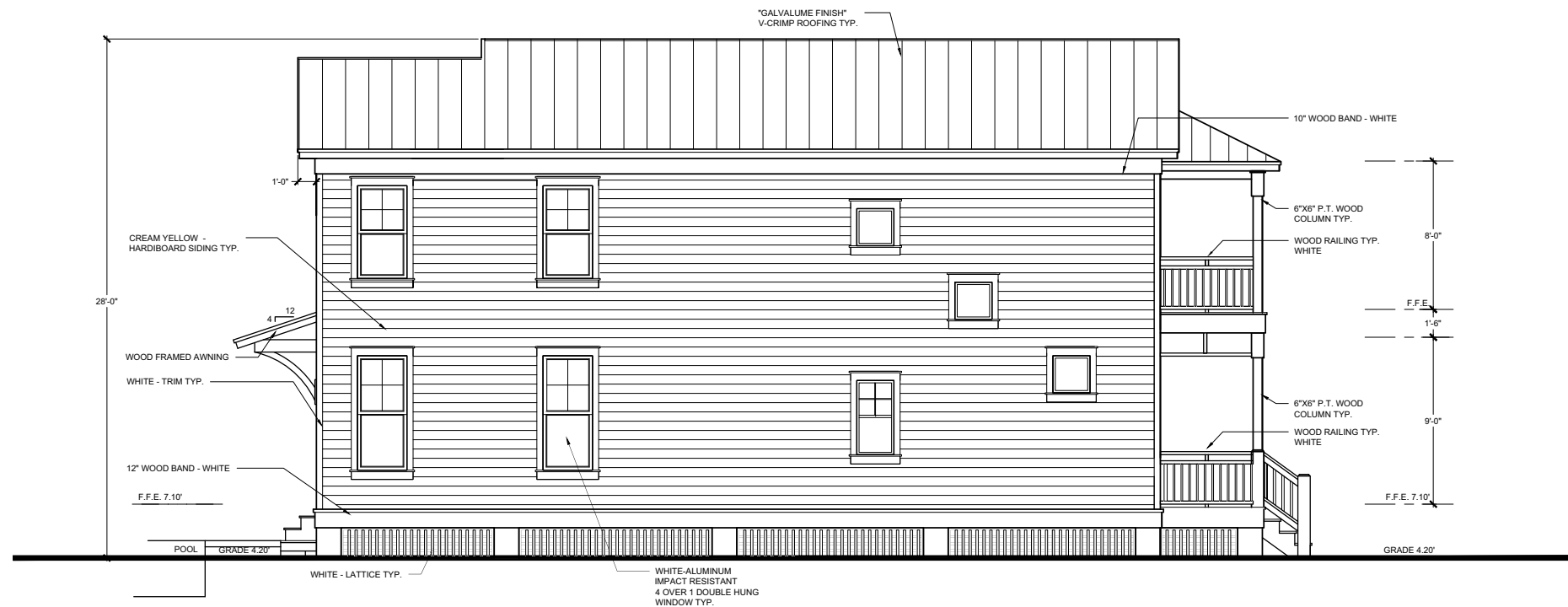
JOB:
START DATE: 10/17/11
ISSUE DATE: 01/27/12
DRAWN: EKM

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA



PROPOSED SOUTH ELEVATION - OPTION A

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



PROPOSED EAST ELEVATION - OPTION A

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

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

REVISIONS

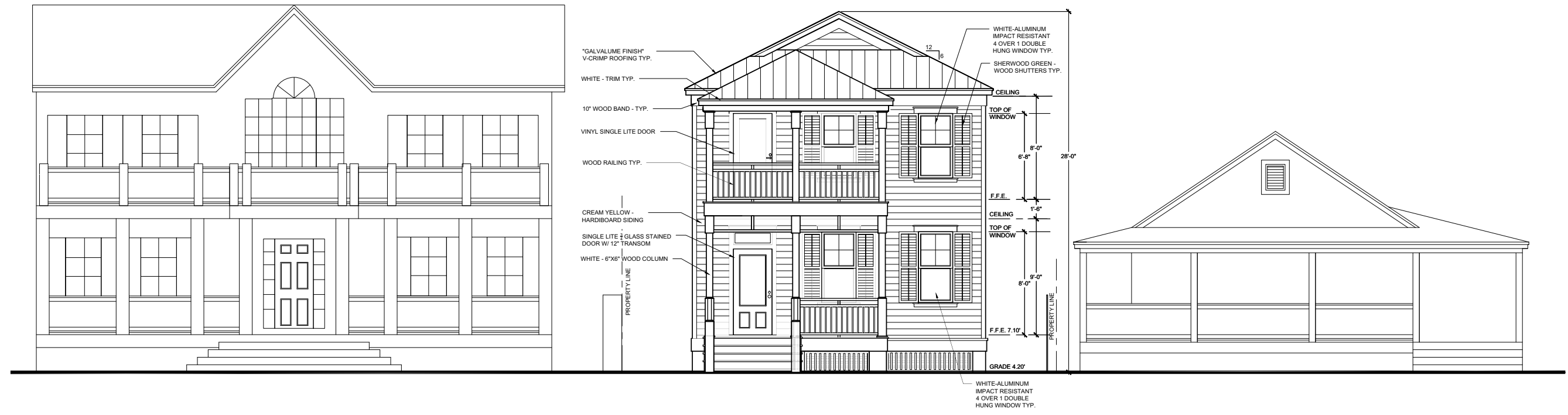
JOB:

START DATE: 10/17/11

ISSUE DATE: 01/27/12

DRAWN: EKM

A-6



PROPOSED NORTH ELEVATION - OPTION B

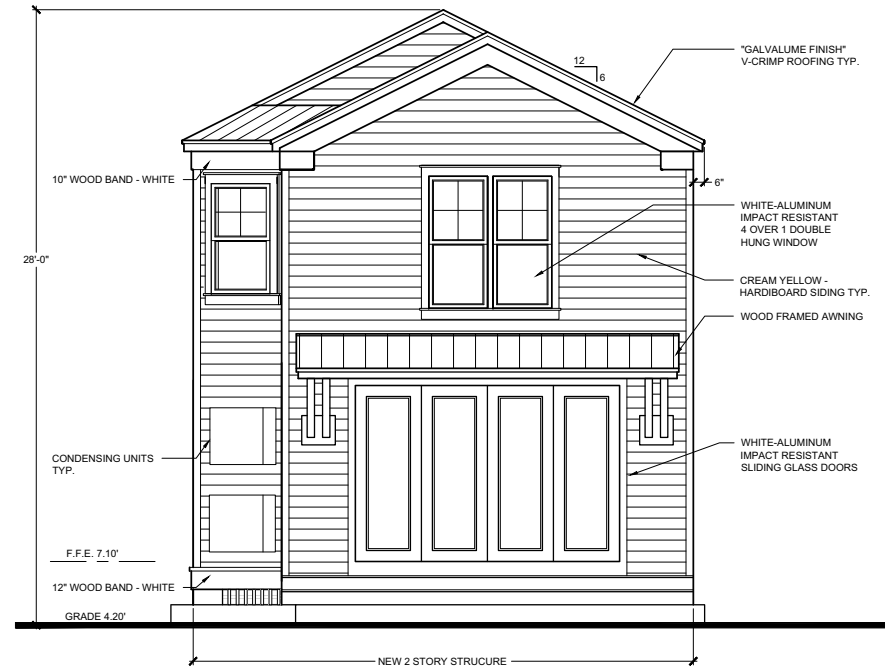
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION - OPTION B

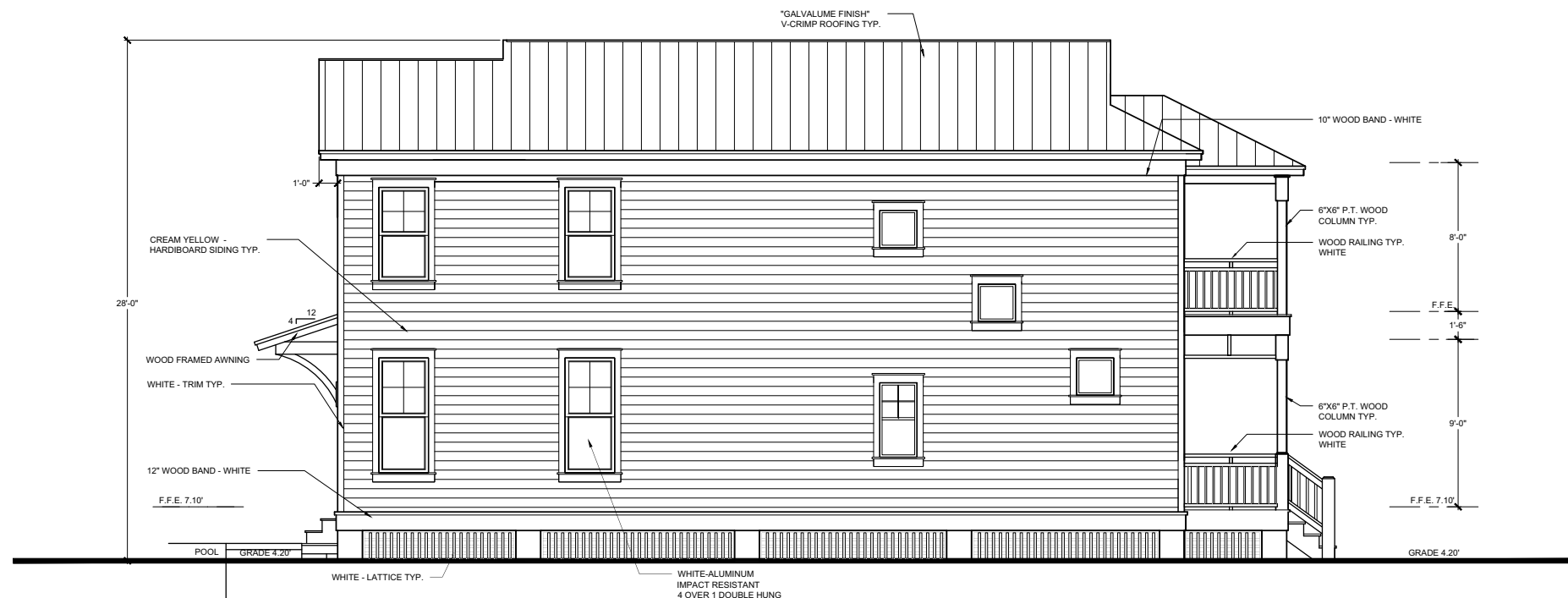
SCALE: 1/4"=1'-0"

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA



PROPOSED SOUTH ELEVATION - OPTION B

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



PROPOSED EAST ELEVATION - OPTION B

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

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM

**Plans that were presented
and postponed on May 9, 2012**

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE7
 F.I.R.M. - COMMUNITY #125129; PANEL #1716; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW PT LOTS 1 & 4 SQR 20 E1-161 E6-198

DESIGN DATA

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

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

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

INDEX OF DRAWINGS

- T-1 - SITE DATA
- A-1 - FLOOR PLANS
- A-2 - EXISTING ELEVATIONS
- A-3 - PROPOSED ELEVATIONS
- A-4 - PROPOSED ELEVATIONS

GENERAL NOTES

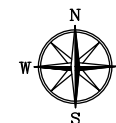
1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.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

LEGEND

SYMBOLS	MATERIAL INDICATIONS	ABBREVIATIONS
		CONCRETE
		COMPACTED EARTH FILL
		STUCCO OR GYPSUM WALL BOARD
		CONCRETE MASONRY UNIT
		BRICK
		BATT INSULATION
		RIDGE INSULATION
		SAND
		GRAVEL
		CONTINUOUS WOOD FRAMING
		WOOD BLOCKING
		PLYWOOD
		FINISH WOOD
		ELEVATION MARK
		WALL TYPE SYMBOL
		WINDOW TYPE SYMBOL
		DOOR NUMBER SYMBOL
		ROOM NAME AND ROOM NUMBER
		DETAIL OR SECTION AREA
		DETAIL OR SECTION NUMBER
		SHEET# WHERE DETAIL IS SHOWN
		DETAIL OR SECTION NUMBER
		SHEET# WHERE DETAIL IS SHOWN
		SHEET# WHERE DETAIL IS TAKEN
		CONCRETE
		APPROX.
		FOOT/FEET
		FINISH FLOOR LEVEL
		INCH
		MAXIMUM
		MINIMUM
# symbol"/>		NUMBER
		ON CENTER
		POUND
		POUND PER SQUARE INCH
		PRESSURE TREATED
		SQUARE FOOT/FEET
		TONGUE AND GROOVE
		WELDED WIRE MESH

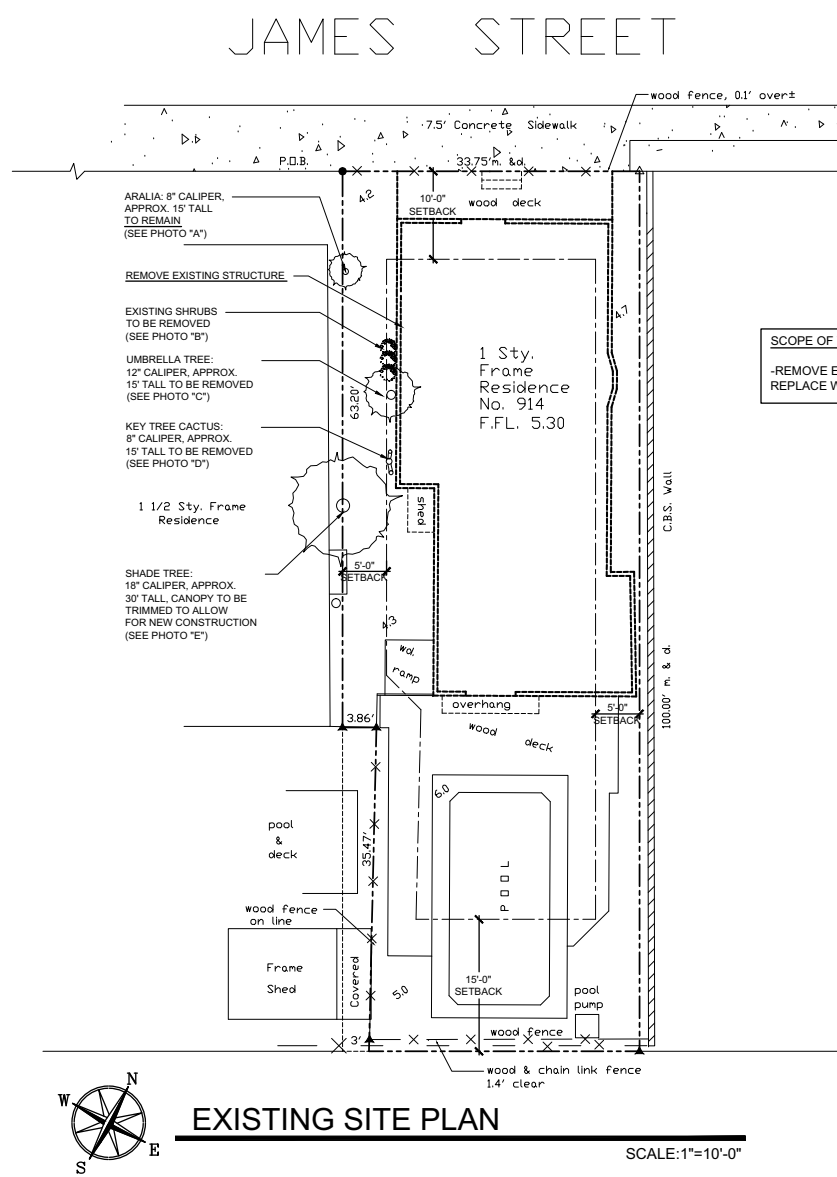
HARRIS RESIDENCE

914 JAMES STREET KEY WEST, FLORIDA



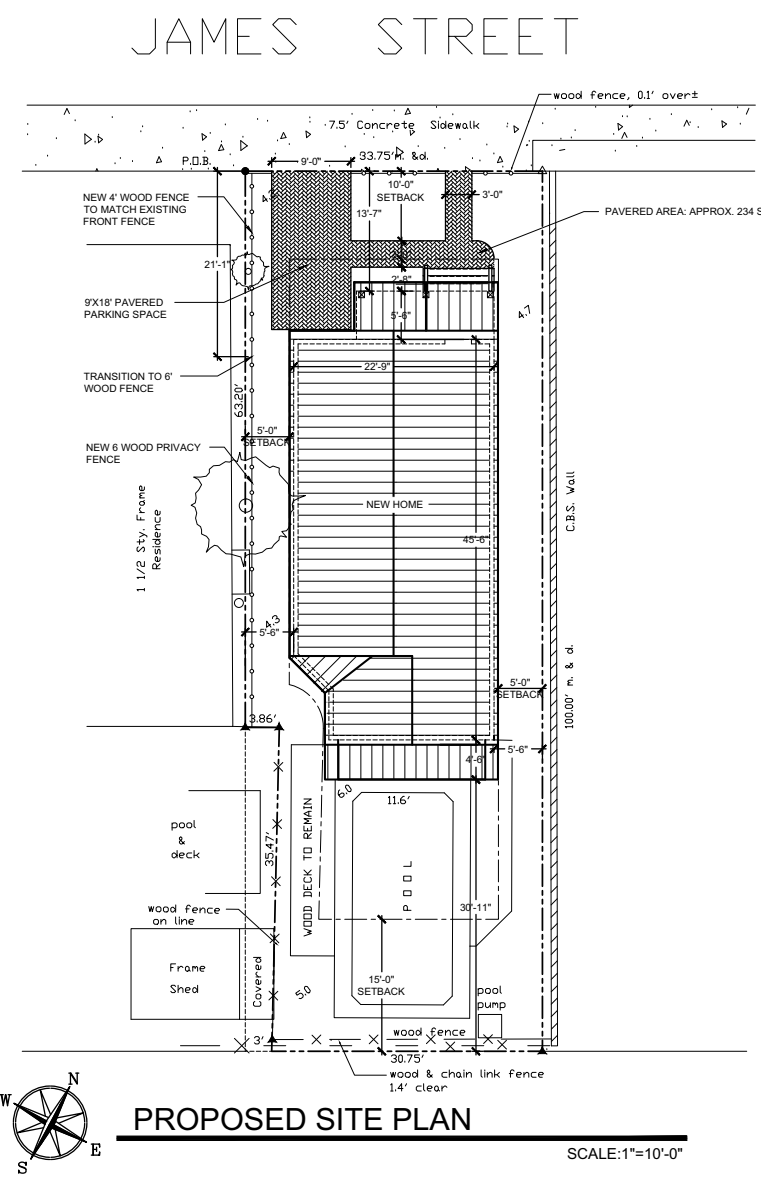
LOCATION MAP

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	UNCHANGED
LOT SIZE	3248 SF	3248 SF	3248 SF	UNCHANGED
BUILDING AREA	1301 SF	1301 SF	1249 SF	REDUCED
BUILDING COVERAGE %	40%	40%	38%	REDUCED
IMPERVIOUS COVERAGE	1726 SF	1948 SF	1899 SF	COMPLIES
IMPERVIOUS COVERAGE %	53%	60%	58%	COMPLIES
BUILDING HEIGHT	<25'-0"	30'-0"	29'-7"	COMPLIES
FRONT SETBACK	5'-5"	10'-0"	14'-7"	COMPLIES
EAST SIDE SETBACK	0'-5"	5'-0"	5'-0"	COMPLIES
WEST SIDE SETBACK	6'-0"	5'-0"	5'-0"	COMPLIES
REAR SETBACK	38'-5"	15'-0"	32'-10"	COMPLIES



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

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

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

HARRIS RESIDENCE

914 JAMES STREET,
KEY WEST, FLORIDA

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12

DRAWN: EKM

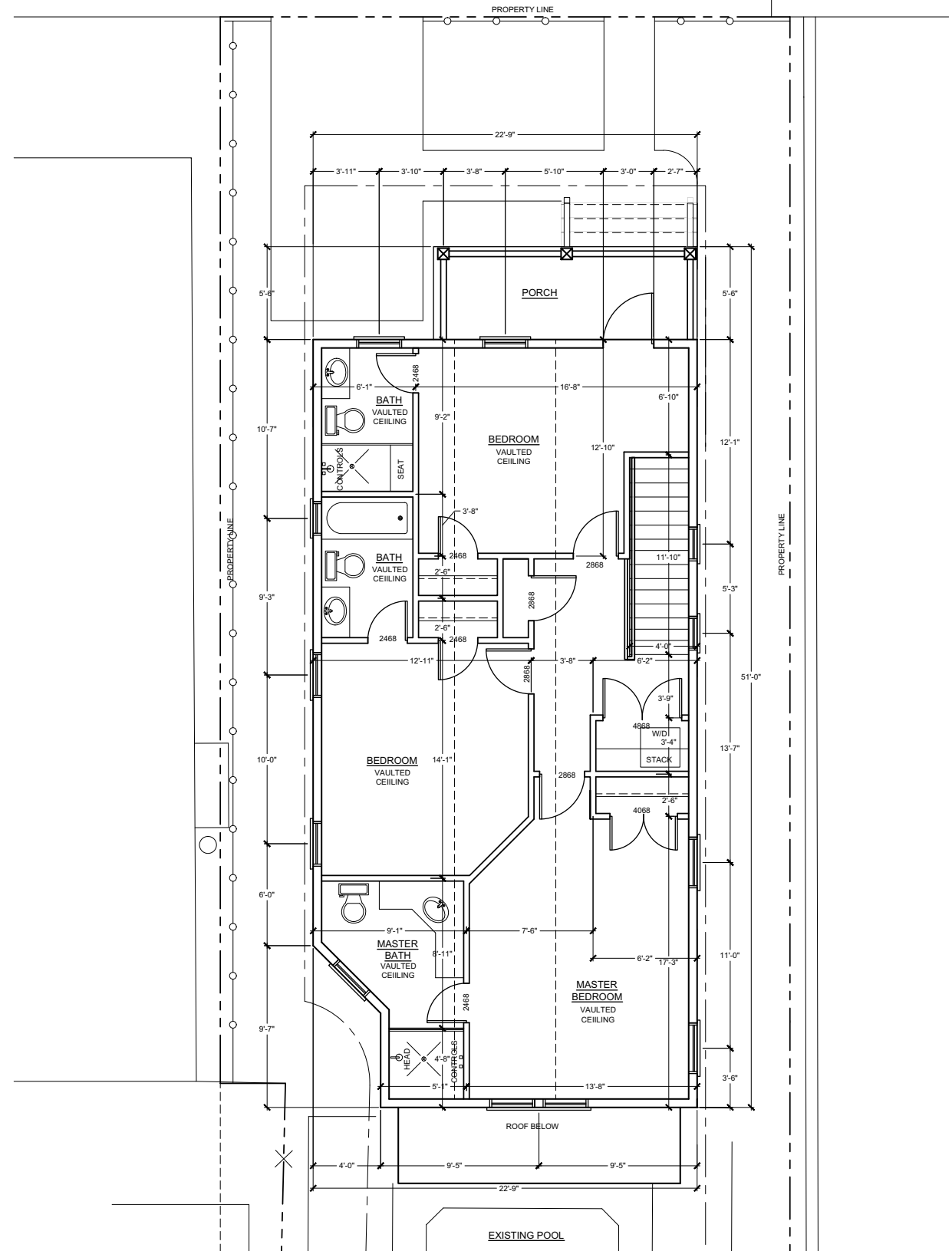
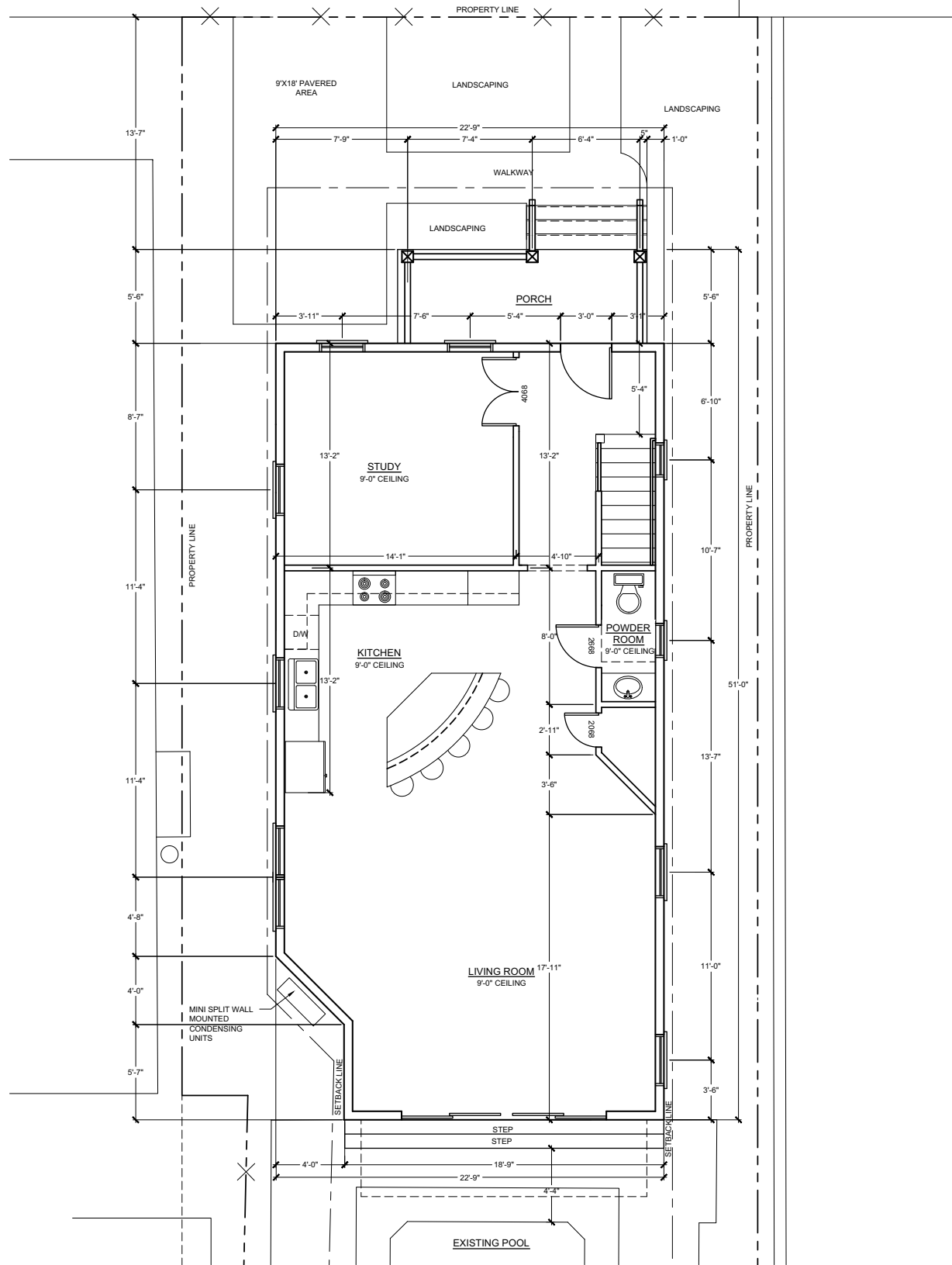
T-1

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM

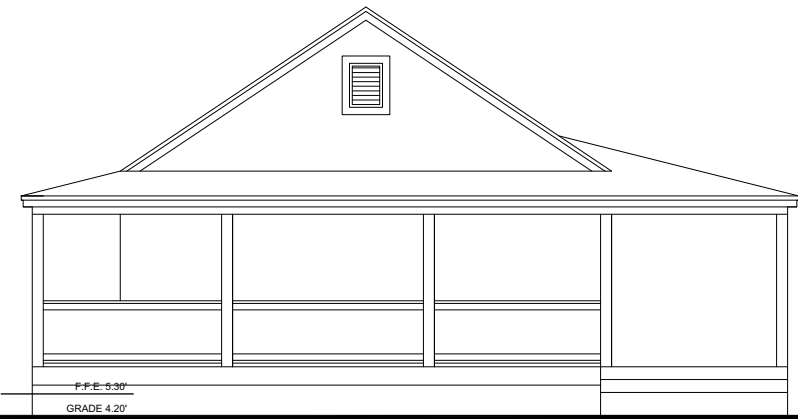
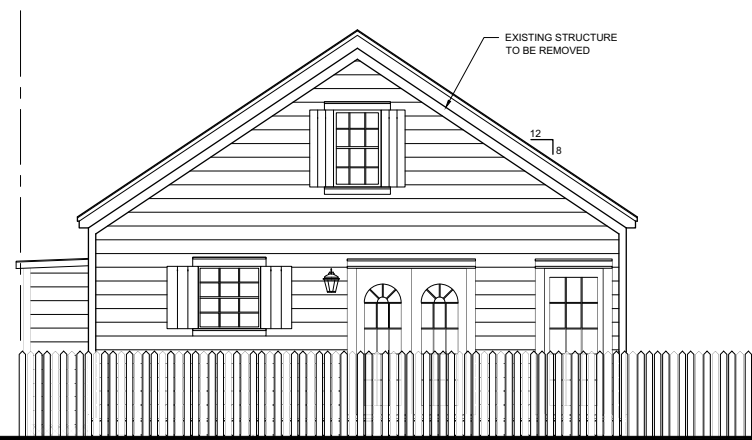
A-1



REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12

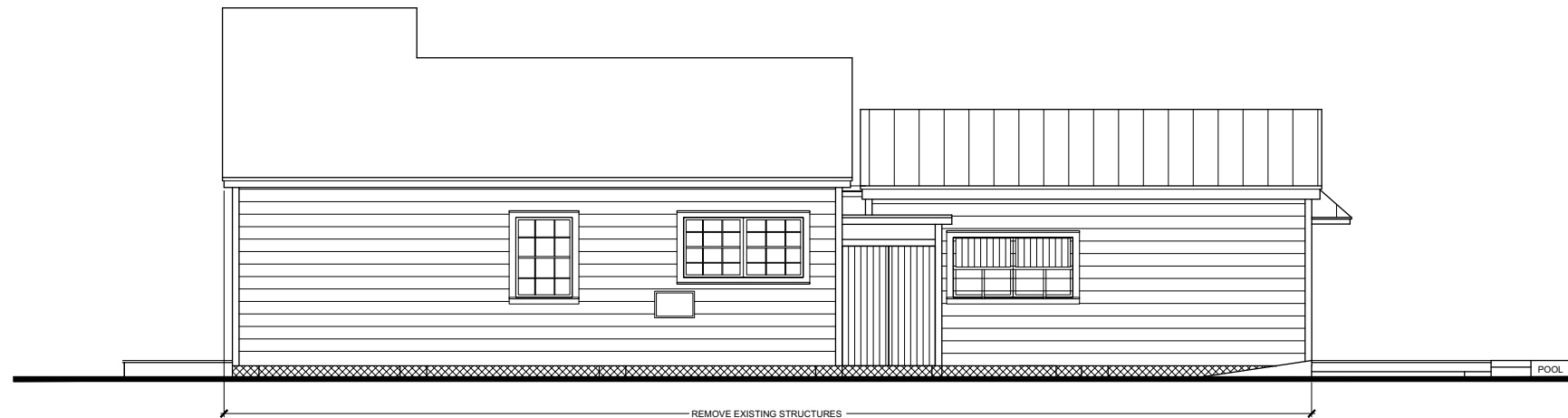
DRAWN: EKM



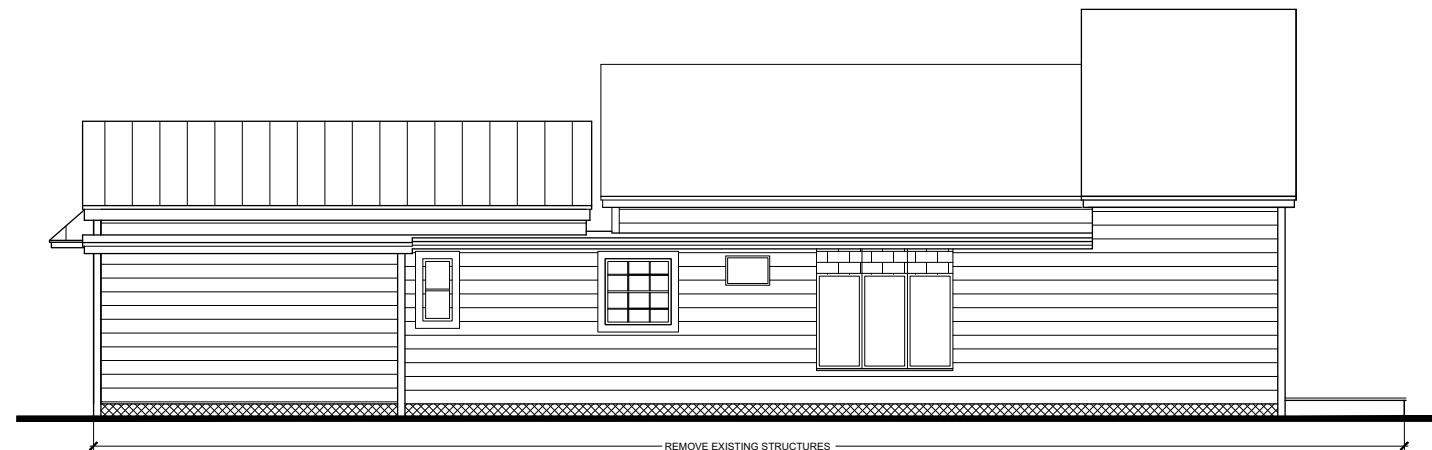
EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"



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



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



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

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

REVISIONS

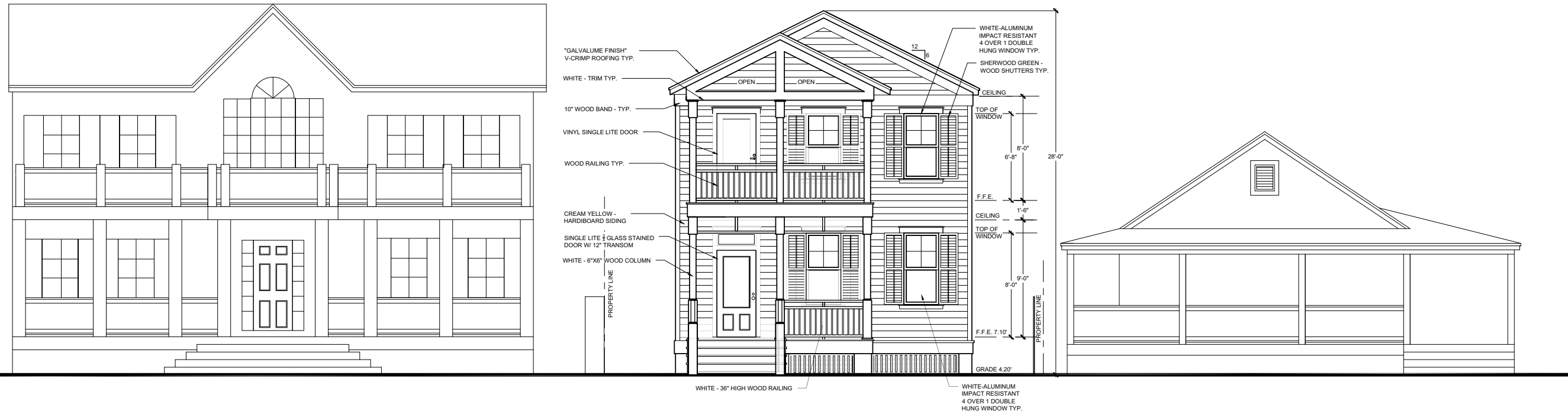
JOB:

START DATE: 10/17/11

ISSUE DATE: 01/27/12

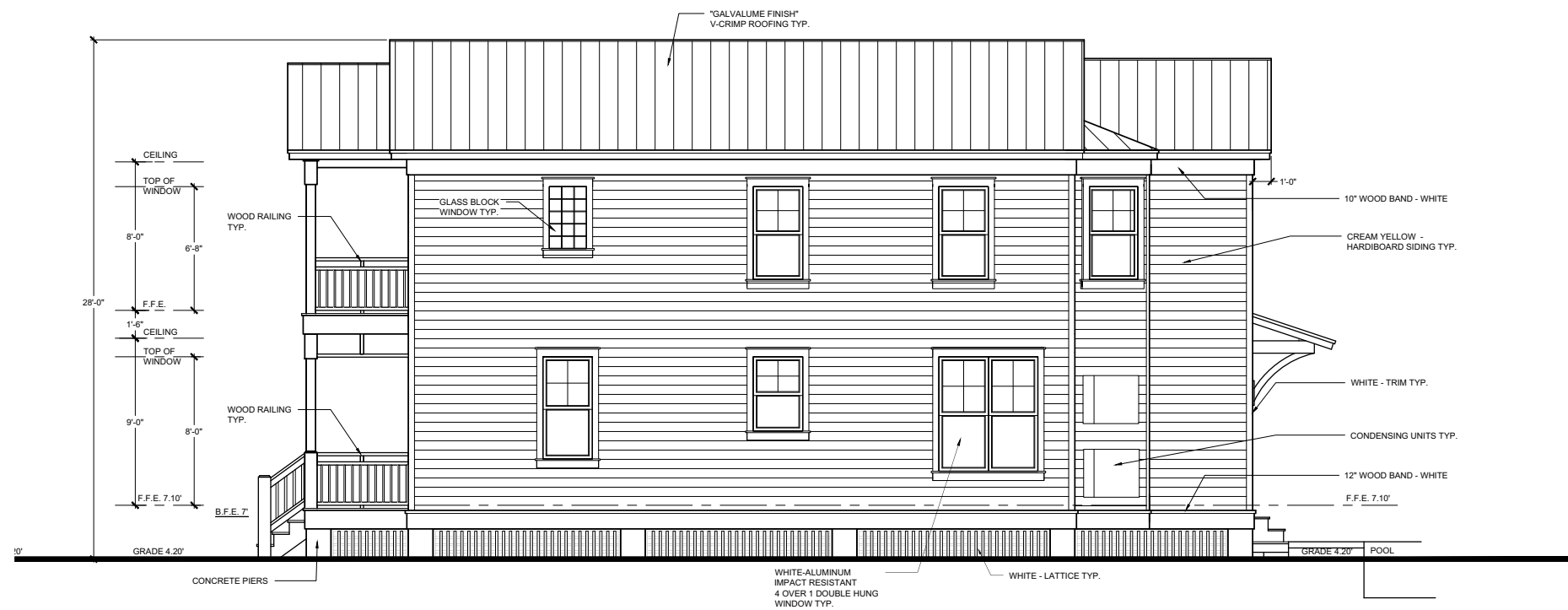
DRAWN: EKM

A-3



PROPOSED NORTH ELEVATION

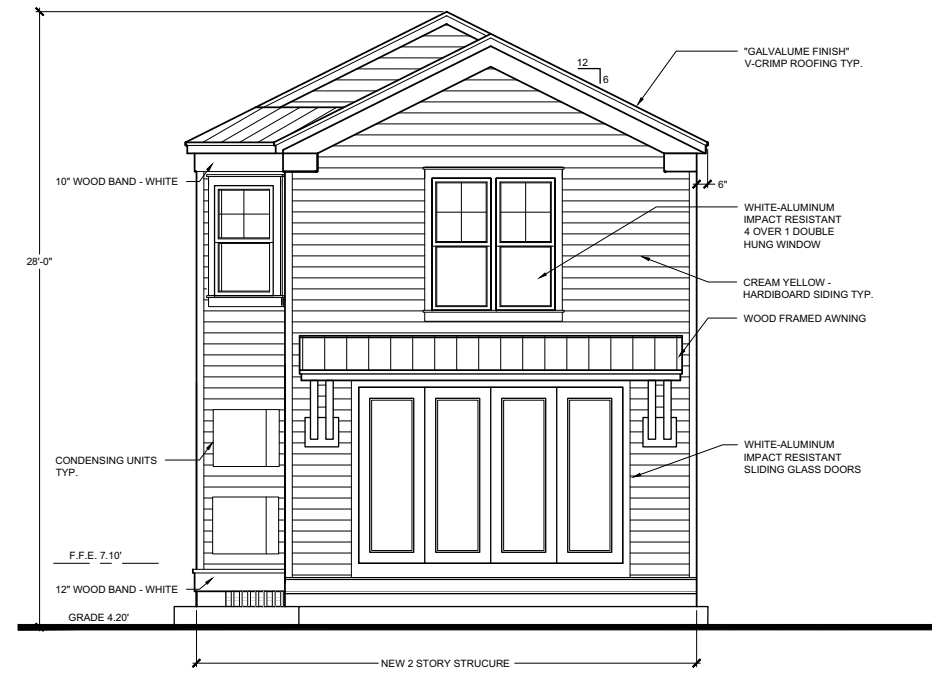
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

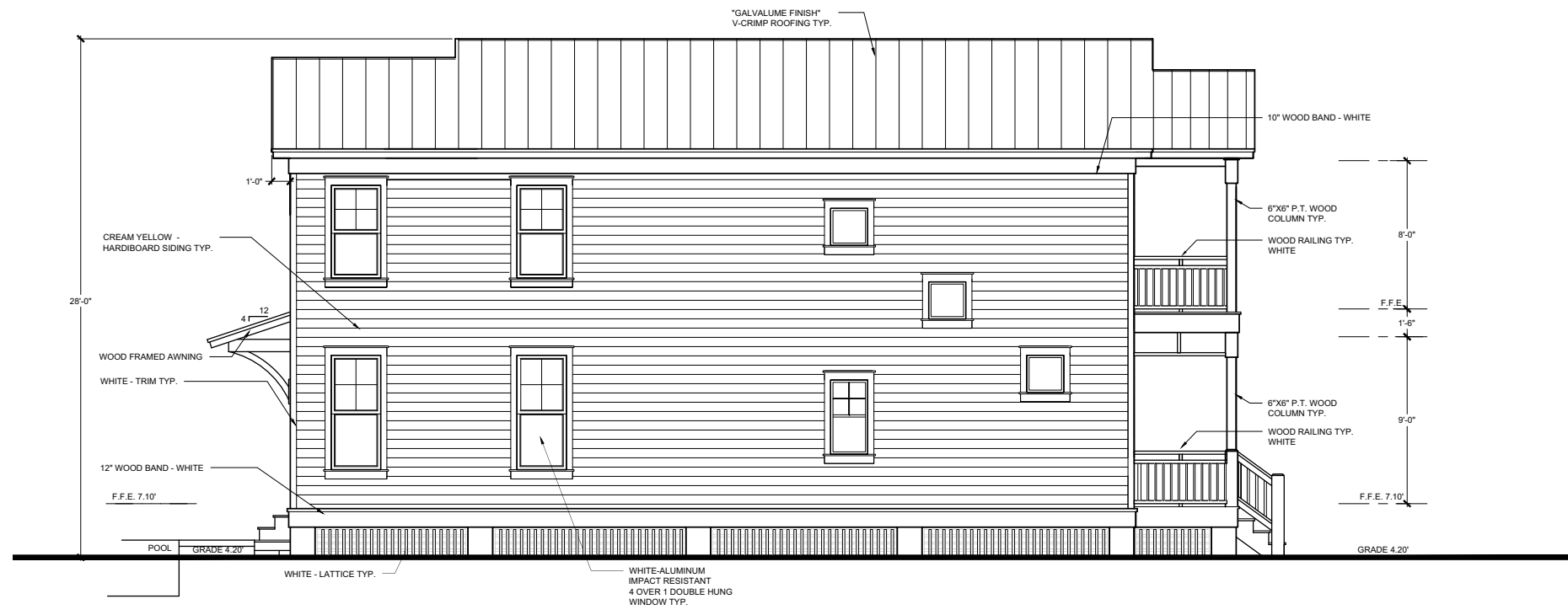
SCALE: 1/4"=1'-0"

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM

**Plans that were presented
and postponed on March 28, 2012**

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE7
 F.I.R.M. - COMMUNITY #125129; PANEL #1716; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW PT LOTS 1 & 4 SQR 20 E1-161 E6-198

DESIGN DATA

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

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

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

INDEX OF DRAWINGS

- T-1 - SITE DATA
- A-1 - FLOOR PLANS
- A-2 - EXISTING ELEVATIONS
- A-3 - PROPOSED ELEVATIONS
- A-4 - PROPOSED ELEVATIONS

GENERAL NOTES

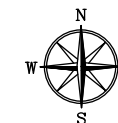
1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.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

LEGEND

SYMBOLS	MATERIAL INDICATIONS	ABBREVIATIONS
		CONCRETE
		COMPACTED EARTH FILL
		STUCCO OR GYPSUM WALL BOARD
		CONCRETE MASONRY UNIT
		BRICK
		BATT INSULATION
		RIDGE INSULATION
		SAND
		GRAVEL
		CONTINUOUS WOOD FRAMING
		WOOD BLOCKING
		PLYWOOD
		FINISH WOOD
		AND @ APPROX. FT. FFL IN. MAX. MIN. # O.C. LB. PSI P.T. SF T & G WWM
		AT APPROXIMATE(LY) FOOT/FEET FINISH FLOOR LEVEL INCH MAXIMUM MINIMUM NUMBER ON CENTER POUND POUND PER SQUARE INCH PRESSURE TREATED SQUARE FOOTFEET TONGUE AND GROOVE WELDED WIRE MESH

HARRIS RESIDENCE

914 JAMES STREET KEY WEST, FLORIDA



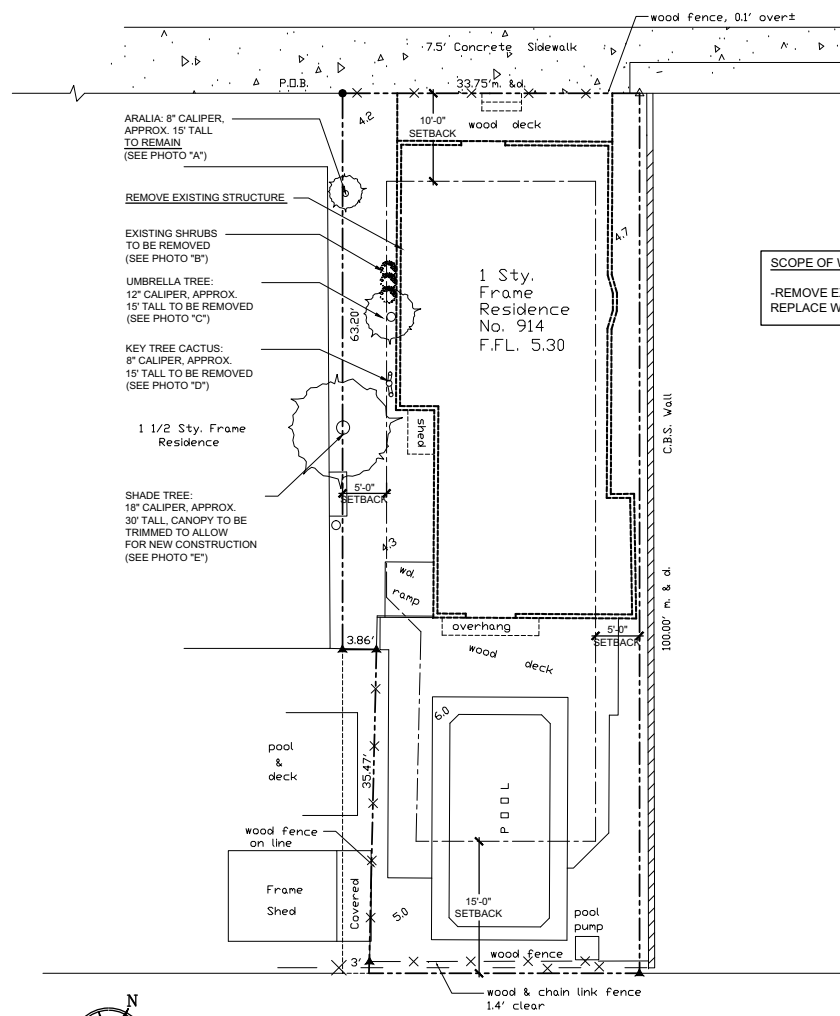
LOCATION MAP

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	UNCHANGED
LOT SIZE	3248 SF	3248 SF	3248 SF	UNCHANGED
BUILDING AREA	1301 SF	1301 SF	1226 SF	REDUCED
BUILDING COVERAGE %	40%	40%	37.7%	REDUCED
IMPERVIOUS COVERAGE	1726 SF	1948 SF	1884 SF	COMPLIES
IMPERVIOUS COVERAGE %	53%	60%	58%	COMPLIES
BUILDING HEIGHT	<25'-0"	30'-0"	29'-7"	COMPLIES
FRONT SETBACK	5'-5"	10'-0"	14'-7"	COMPLIES
EAST SIDE SETBACK	0'-5"	5'-0"	5'-0"	COMPLIES
WEST SIDE SETBACK	6'-0"	5'-0"	5'-0"	COMPLIES
REAR SETBACK	38'-5"	15'-0"	32'-10"	COMPLIES

DEMOLITION NOTES

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

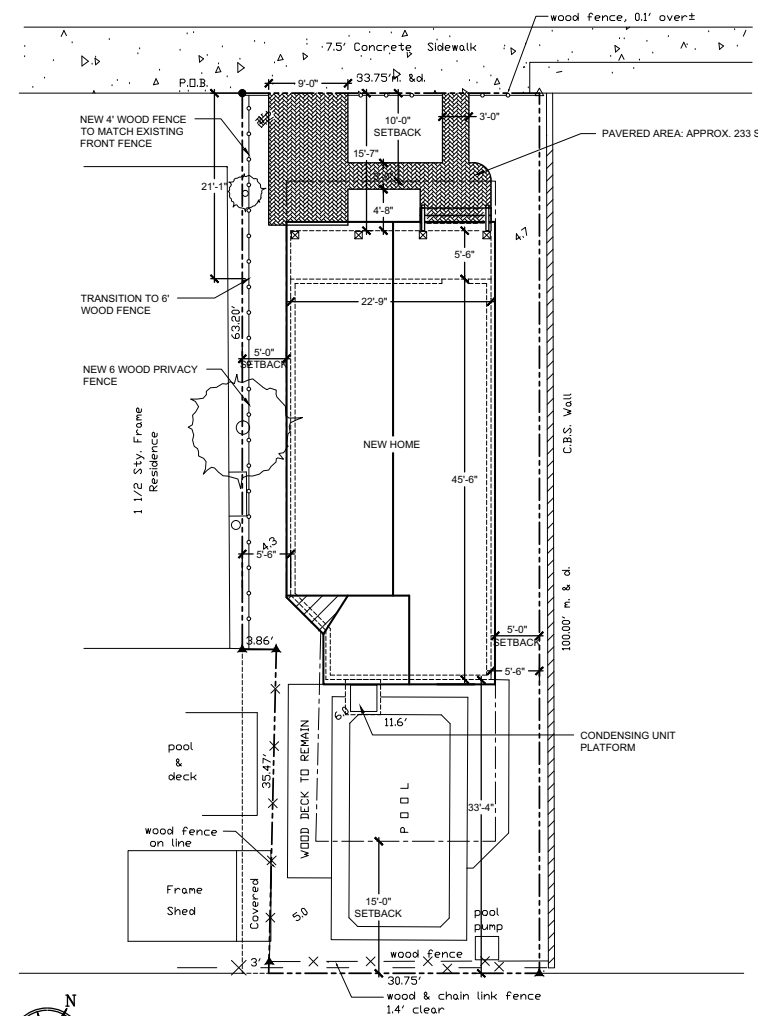
JAMES STREET



EXISTING SITE PLAN

SCALE: 1"=10'-0"

JAMES STREET



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

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

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

HARRIS RESIDENCE

914 JAMES STREET,
KEY WEST, FLORIDA

REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12

DRAWN: EKM

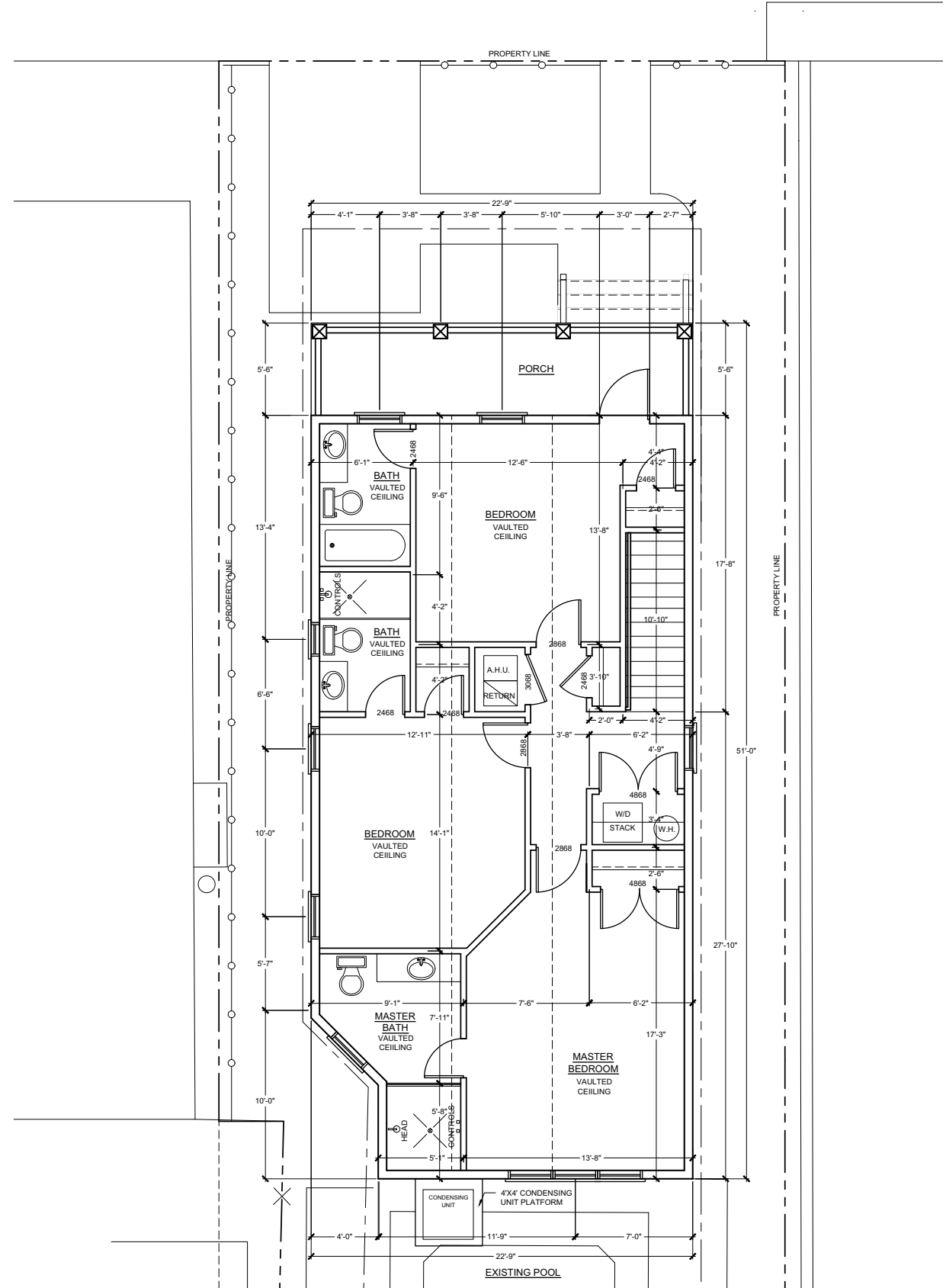
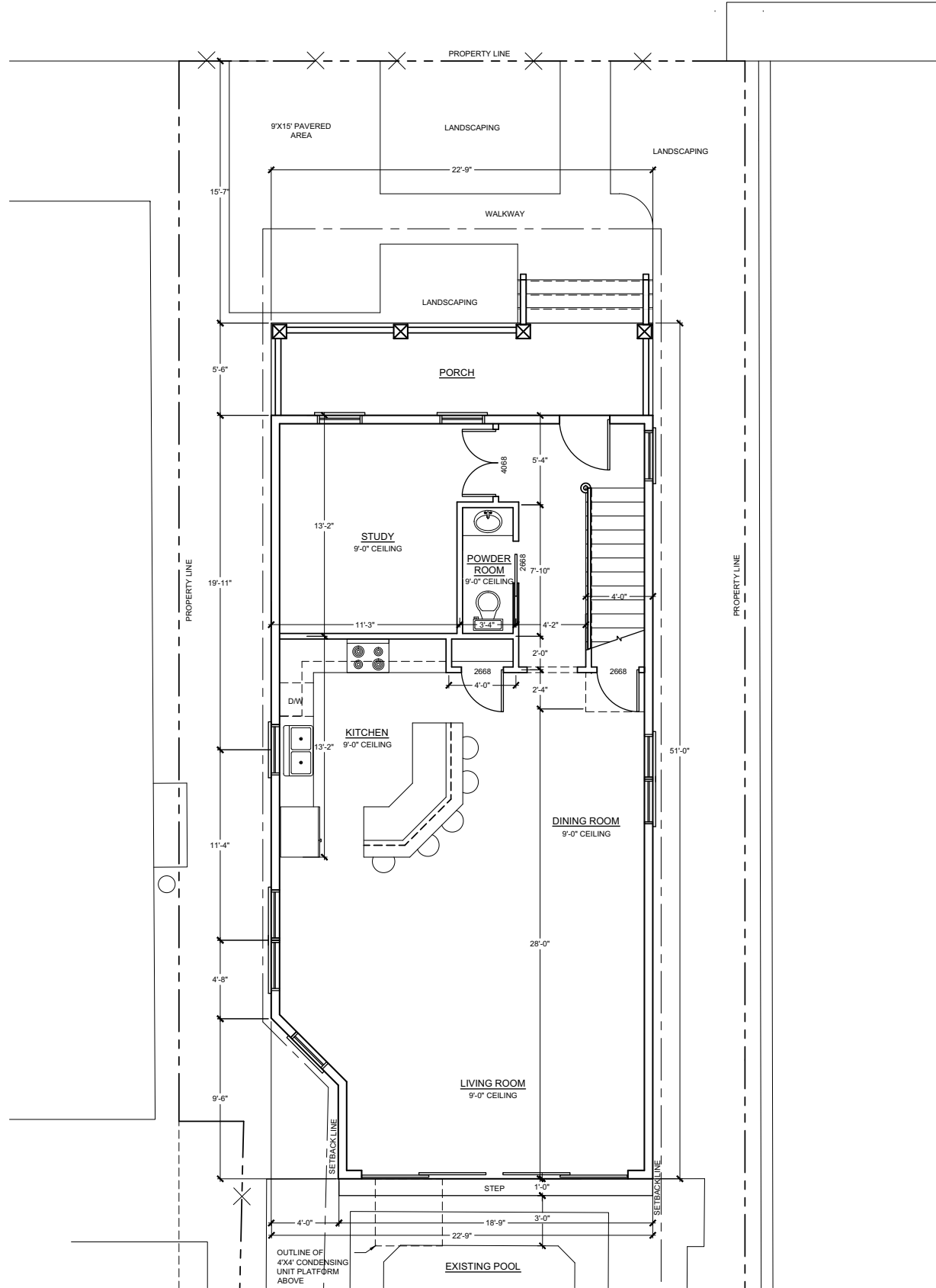
T-1

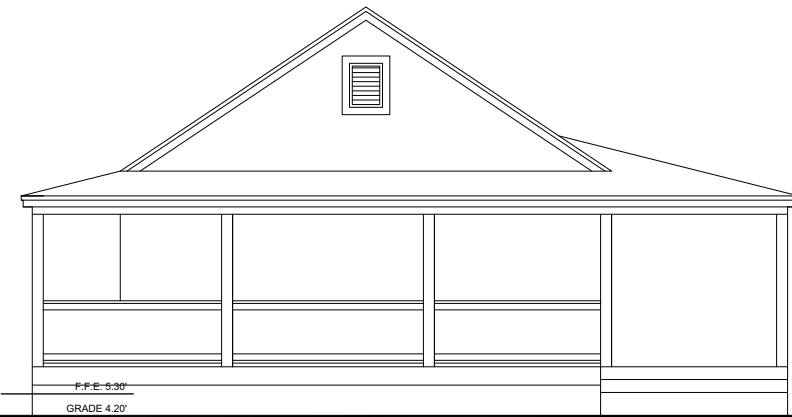
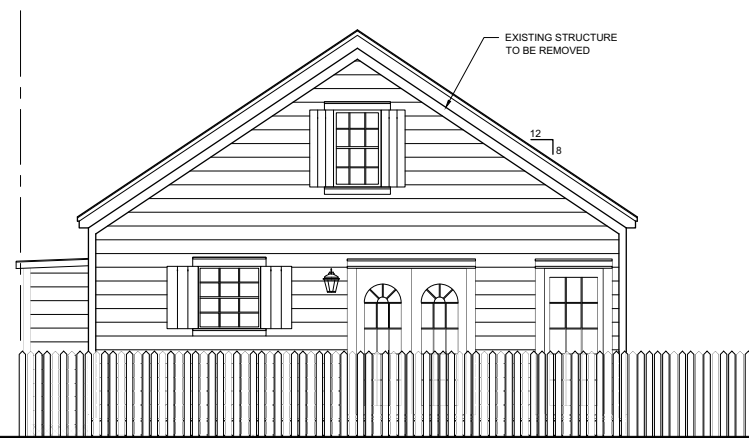
HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

REVISIONS

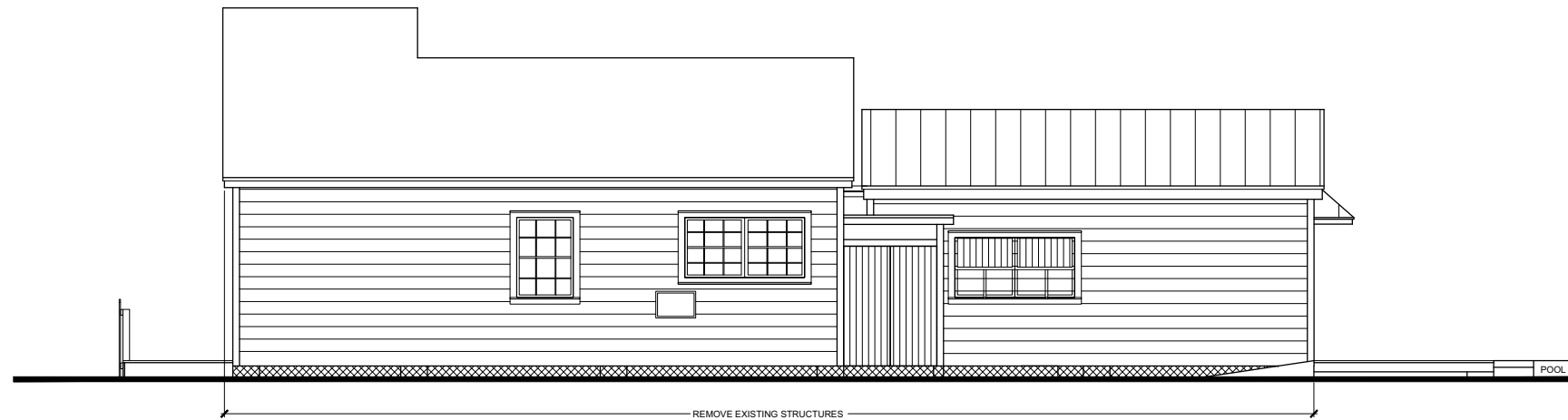
JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM

A-1





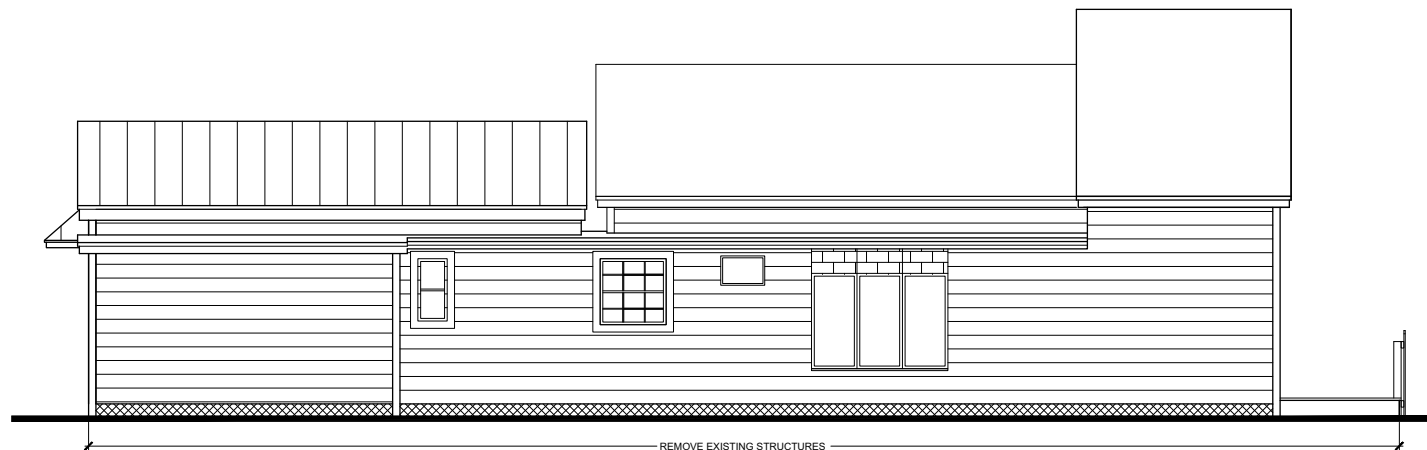
EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"



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



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



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

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

REVISIONS

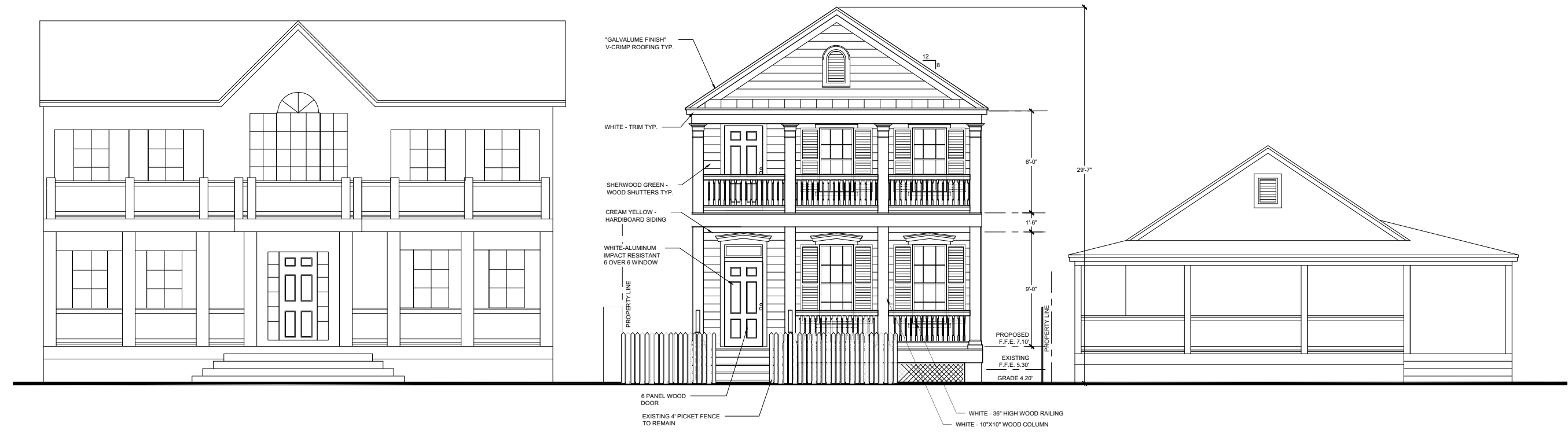
JOB:

START DATE: 10/17/11

ISSUE DATE: 01/27/12

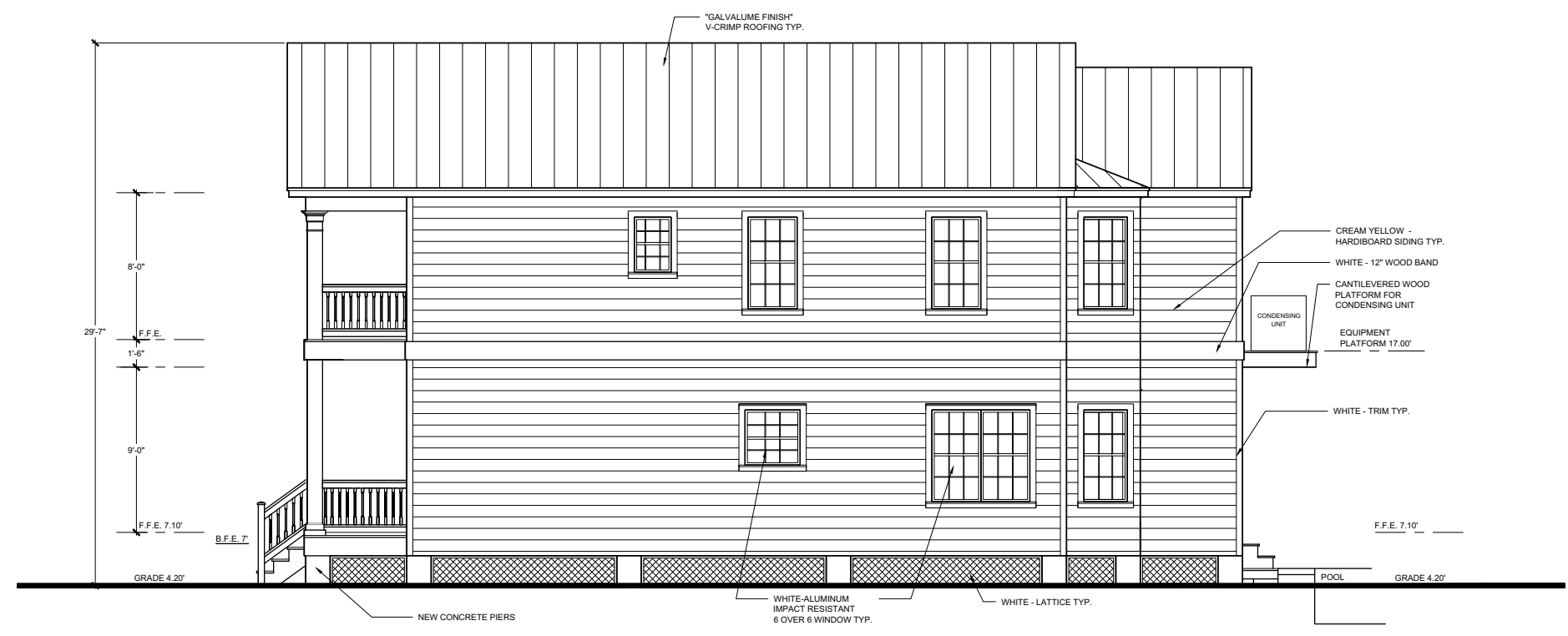
DRAWN: EKM

A-3



PROPOSED NORTH ELEVATION

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



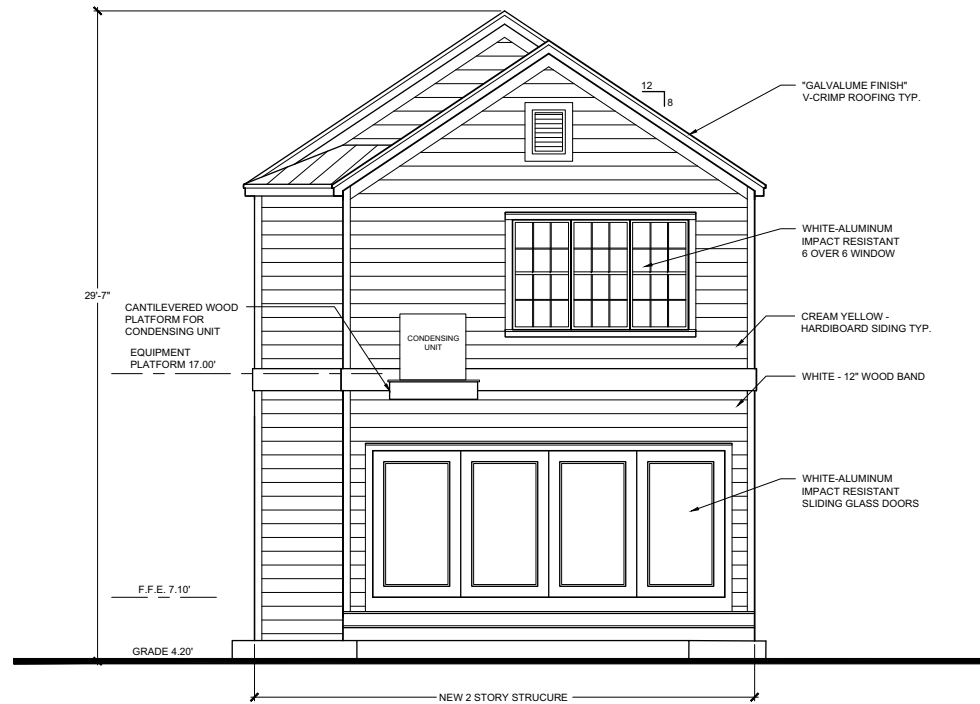
PROPOSED WEST ELEVATION

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

HARRIS RESIDENCE
 914 JAMES STREET,
 KEY WEST, FLORIDA

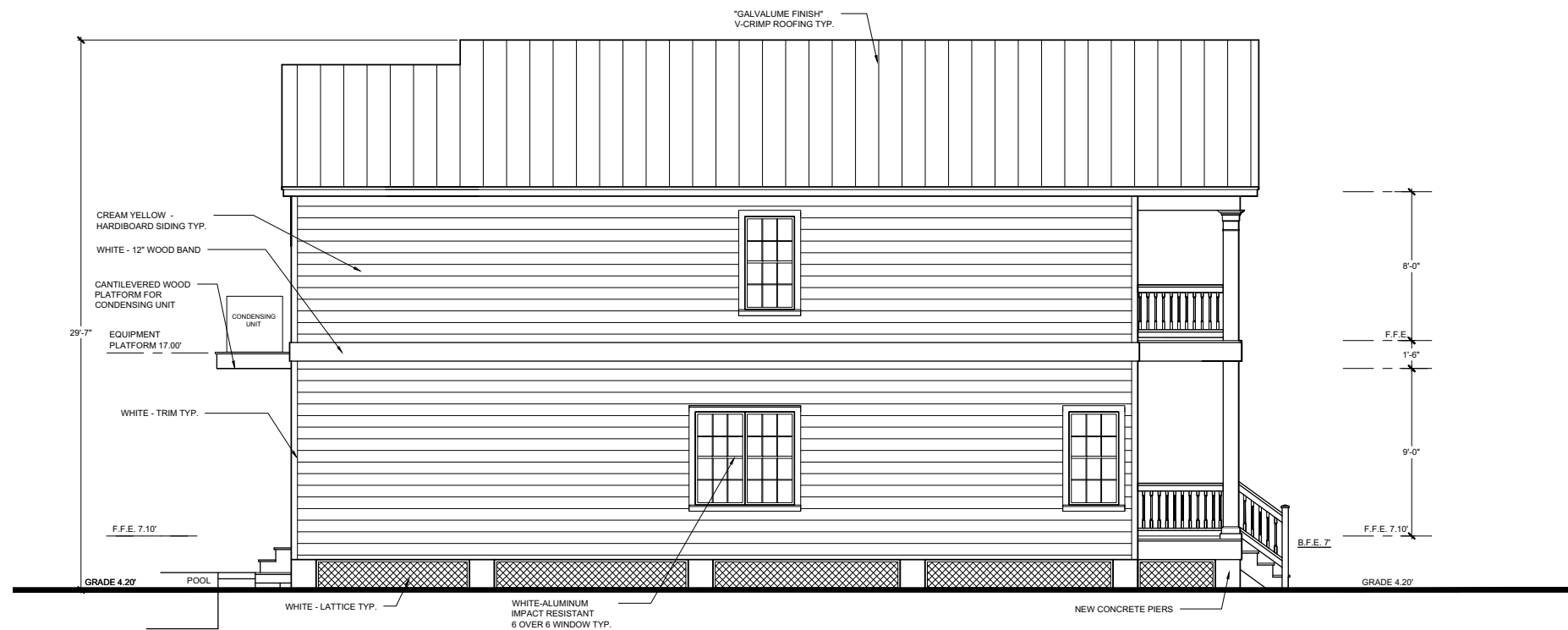
REVISIONS

JOB:
 START DATE: 10/17/11
 ISSUE DATE: 01/27/12
 DRAWN: EKM



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

Miscellaneous Information



U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Dan Harris</u>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>914 James Street</u>		Policy Number
City <u>Key West</u> State <u>Fl</u> ZIP Code <u>33040</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Part of Lot s 1 & 4, Square 20, William A Whitehead's Map of the City of key West, 1829 , R.E. 00002850-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 33' 38.5"</u> Long. <u>81 47 55.8"</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>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) No. 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 A8.b <u>n/a</u> sq in		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 type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO. use base flood depth) <u>7'</u>
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 (Describe) _____					
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 (Describe) _____					
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					

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. Use the same datum as the BFE.
Benchmark Utilized D-121 Vertical Datum NGVD 1929
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>5.30</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>5.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>4.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>Frederick H. Hildebrandt</u>	License Number <u>PLSM 2749</u>
Title <u>P.E., P.L.S.</u>	Company Name <u>Island Surveying Inc.</u>
Address <u>3152 Northside Drive</u>	City <u>Key West</u> State <u>Fl</u> ZIP Code <u>33040</u>
Signature _____	Date <u>1/7/12</u> Telephone <u>(305) 293-0466</u>

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. 914 James Street		Policy Number	
City Key West State FL ZIP Code 33040		Company NAIC Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2.e) hot water heater at elevation 5.3'
A5; Lat. & Long. determined with hand held GPS

Signature _____	Date 1/7/12 _____	<input checked="" type="checkbox"/> Check here if attachments
-----------------	-------------------	---

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 _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or 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? Yes No 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's or Owner's Authorized Representative's Name _____			
Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments

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 and G9.

- G1. 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. 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. The following information (Items G4-G9) 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: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
914 James Street

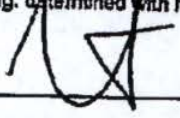
City Key West State FL ZIP Code 33040

For Insurance Company Use
Policy Number
Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2.e hot water heater at elevation 5.3'
A5: Lat. & Long. determined with hand held GPS



Signature

Date 1/7/12

Check here if attachments

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).

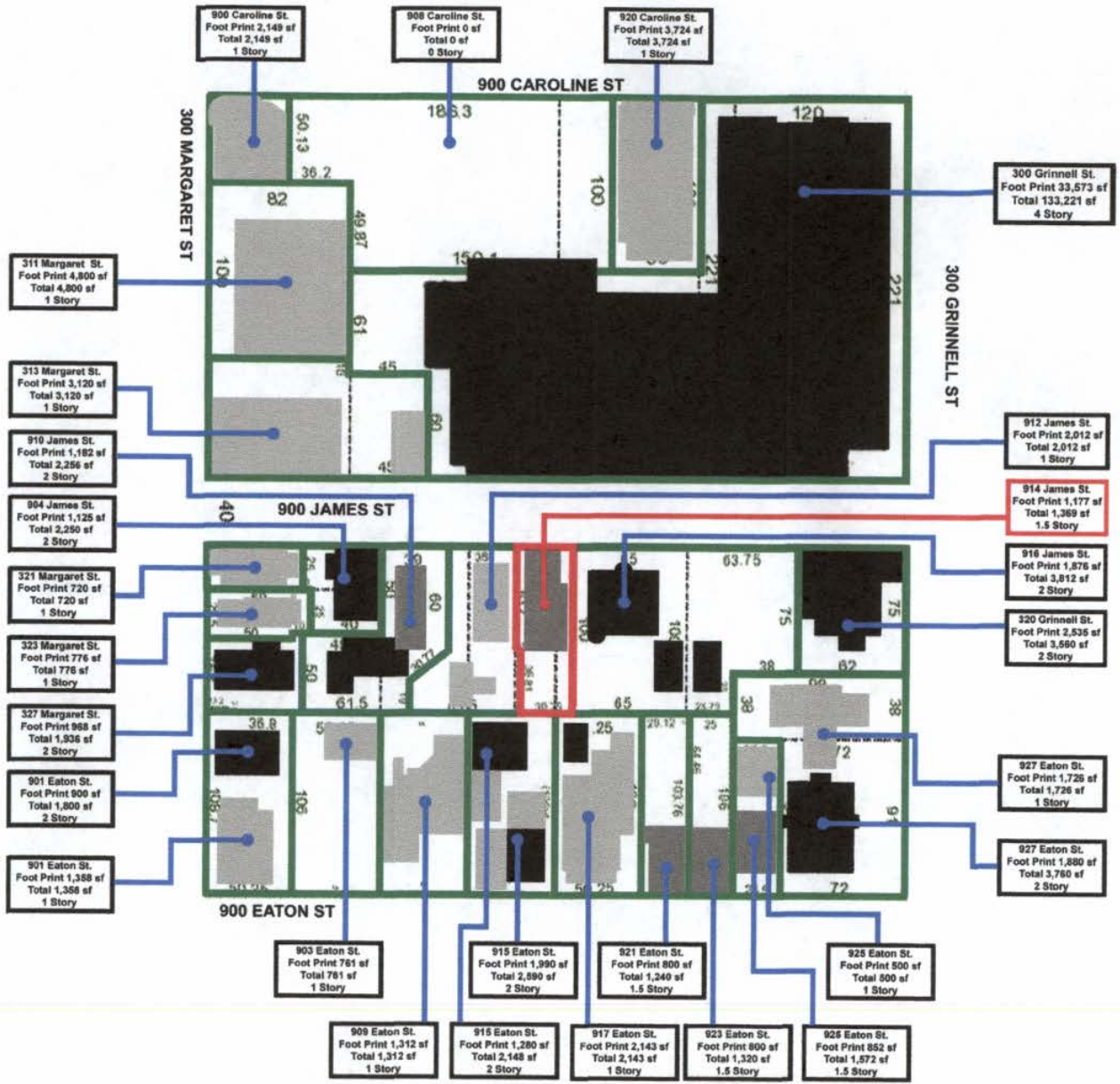
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

BLOCK 1 AVERAGES
 Foot Print 2,759 sf*
 Total 2,759 sf*
 (4) 1 Story
 (0) 2 Stories
 (1) 4 Stories

BLOCK 2 AVERAGES
 Foot Print 1,512 sf
 Total 2,197 sf
 (8) 1 Story
 (3) 1.5 Stories
 (10) 2 Stories

BLOCK 1 & 2 AVERAGES
 Foot Print 1,739 sf*
 Total 2,299 sf*
 (12) 1 Story
 (3) 1.5 Stories
 (10) 2 Stories

* SF DOES NOT INCLUDE PARKING GARAGE



914 James St.
 Existing Foot Print 1,177 sf
 Existing Total 1,369 sf
 Proposed Foot Print 1,090 sf
 Proposed Total 2,008 sf

BUILDING MASS COMPARISON

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 10, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY HOUSE AND NEW FENCE.

DEMOLITION OF EXISTING HOUSE

#914 JAMES STREET

Applicant- Seatech of the Florida Keys -

Application Number H12-01-345

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1002941 Parcel ID: 00002850-000000

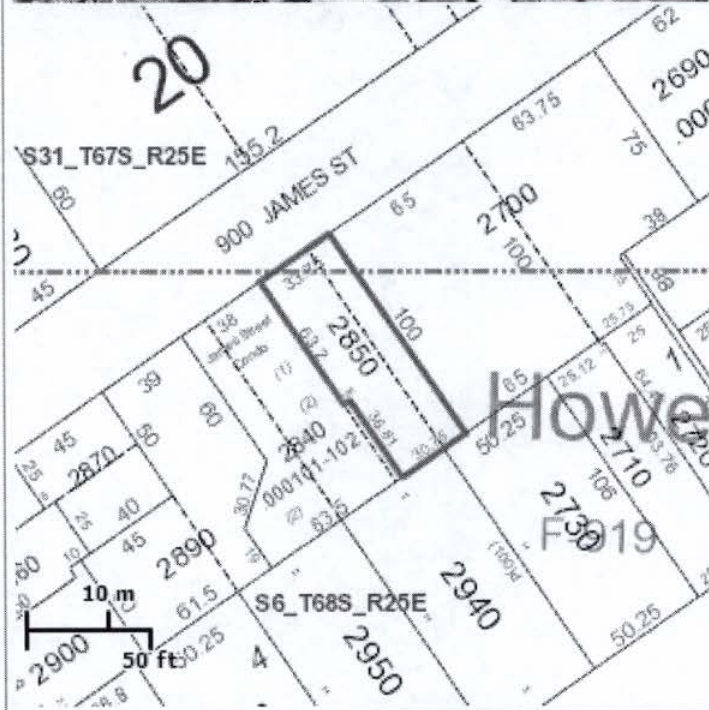
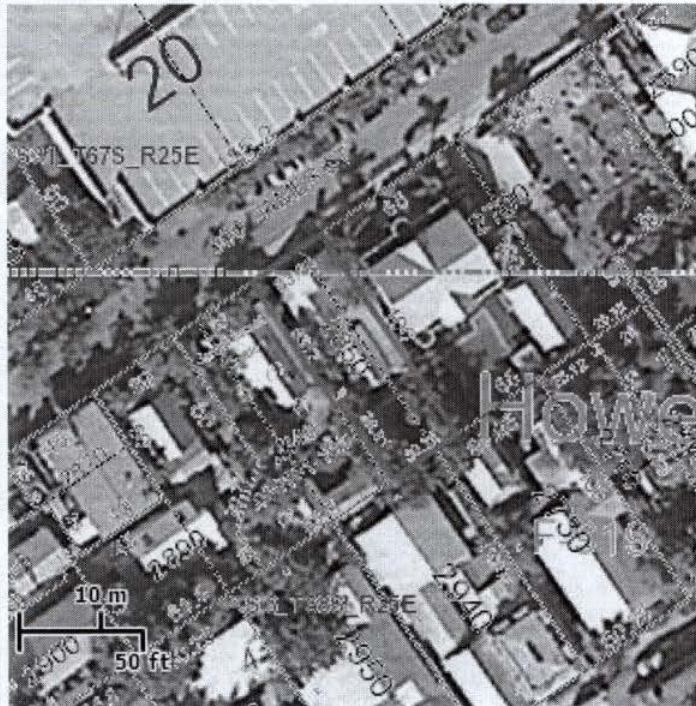
Ownership Details

Mailing Address:
HARRIS DANIEL G
12303 BLAIR RIDGE RD
FAIRFAX, VA 22033-1820

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 914 JAMES ST KEY WEST
Legal Description: KW PT LTS 1 AND 4 SQR 20 E1-161 E6-198 OR489-499/500 OR778-1183 OR842-1827 OR857-1921OR920-140 OR1237-54 OR1252-2348/50 OR1458-566 OR1681-1858 OR1681-1859/60 OR2081-1022/23C OR2081-1030/32 OR2081-1033/35 OR2549-89/91

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	34	100	3,249.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1177
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 160
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 19
 Grnd Floor Area 1,177

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

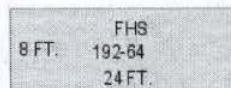
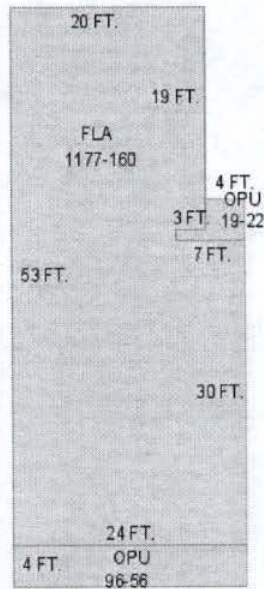
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1943	N N	0.00	0.00	1,177
2	OPU		1	1990		0.00	0.00	96
3	OPU		1	1990		0.00	0.00	19
4	FHS	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	192

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	362 SF	0	0	1975	1976	2	40
2	PO2:LOW COST POOL	288 SF	24	12	1975	1976	5	40
3	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20
4	FN2:FENCES	104 SF	26	4	1979	1980	5	30
5	FN2:FENCES	104 SF	26	4	1997	1998	2	30
6	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
7	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20

Appraiser Notes

2011-02-14 MLS \$450,000 2/2 POTENTIAL SHORT SALE. GREAT OLD TOWN LOCATION,LARGE POOL. 2 BEDROOM 2 BATH HOME WITH LARGE POOL. BUYER TO PAY %1 CONTRACT PRICE NEGOTIATION FEE TO SHORT SALE NEGOTIATOR. SELLER IS A LICENSED FLORIDA REAL ESTATE AGENT. EXCLUDED ARE 2 CHANDELIERS,BATHROOM SINK AND VANITY, OUTDOOR BATHTUB

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9803531	02/25/1999	11/10/1999	1,000	Residential	NEW DECK
9803643	02/25/1999	11/10/1999	650	Residential	WOOD DECK
1 9800489	03/18/1998	12/22/1998	750	Residential	REPAINT FACADE
B933499	12/01/1993	11/01/1994	10,000	Residential	REPR.FLRS,WALL & CABINETS
06-1144	04/06/2006	08/14/2006	50,000	Residential	REPLACE SUBFLOOR AND TILE AND DRYWALL AND CABINETS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	133,241	8,975	248,714	390,930	390,930	25,000	365,930
2010	164,739	8,986	311,319	485,044	485,044	25,000	460,044

2009	182,978	8,997	473,205	665,180	665,180	25,000	640,180
2008	168,114	9,012	568,575	745,701	699,441	25,000	674,441
2007	237,836	7,491	433,742	679,069	679,069	25,000	654,069
2006	443,407	7,502	308,655	759,564	670,883	25,000	645,883
2005	317,756	7,516	246,924	572,196	433,282	25,000	408,282
2004	180,681	7,527	232,454	420,662	420,662	25,000	395,662
2003	173,989	7,538	124,412	305,939	305,939	0	305,939
2002	168,821	7,553	88,398	264,772	264,772	0	264,772
2001	129,827	7,564	88,398	225,789	225,789	0	225,789
2000	129,827	9,299	66,299	205,425	205,425	0	205,425
1999	113,386	8,064	66,299	187,749	187,749	0	187,749
1998	83,081	6,508	66,299	155,888	155,888	0	155,888
1997	78,709	6,552	59,751	145,012	145,012	0	145,012
1996	59,031	5,115	61,594	125,741	125,741	0	125,741
1995	53,784	4,926	61,594	120,304	120,304	0	120,304
1994	44,537	4,566	61,594	110,697	110,697	0	110,697
1993	44,537	4,807	61,594	110,938	110,938	0	110,938
1992	44,537	4,969	61,594	111,100	111,100	0	111,100
1991	44,537	5,233	61,594	111,364	111,364	0	111,364
1990	102,656	0	41,344	144,000	144,000	0	144,000
1989	100,125	0	43,875	144,000	144,000	0	144,000
1988	41,954	0	33,750	75,704	75,704	0	75,704
1987	39,000	0	22,881	61,881	61,881	0	61,881
1986	39,196	0	22,113	61,309	61,309	0	61,309
1985	38,018	0	11,814	49,832	49,832	0	49,832
1984	35,739	0	11,814	47,553	47,553	0	47,553
1983	35,739	0	11,814	47,553	47,553	0	47,553
1982	36,392	0	11,814	48,206	48,206	0	48,206

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/30/2011	2549 / 89	366,250	WD	99
1/14/2005	2081 / 1033	889,000	WD	Q
3/2/2001	1681 / 1859	329,600	WD	Q
3/1/1997	1458 / 0566	198,000	WD	Q
11/1/1992	1237 / 54	135,000	WD	Q
6/1/1982	857 / 1921	45	WD	U
12/1/1978	778 / 1183	40,000	00	Q

This page has been visited 4,055 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176