



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: October 28, 2025

Applicant: Sandbar Design Studio, Inc

Application Number: C2025-0082

Address: 1222 Seminary Street

Description of Work:

Change to previous design. Extension of left side of north elevation of house. Elevation increase by 7.5" ~~2'5"~~. Pool size reduction to 16' x 9'.

Site Facts:

The original building on this site has been demolished (2nd reading approved on June 24, 2025). The building was a contributing structure within the historic district, originally constructed around 1940 as a multi-family residence. However, staff found evidence indicating that the building predates 1940, as a smaller version appears on the 1926 Sanborn Map. The site is now vacant and is located within an X flood zone.



Photo of property already demolished. Property Appraisers website 12/13/21.



Photo of property already demolished. Property Appraisers website 04/07/25.



Photo of property already demolished. Property Appraisers website 04/07/25.



Photo of property already demolished.



Photo of property already demolished.



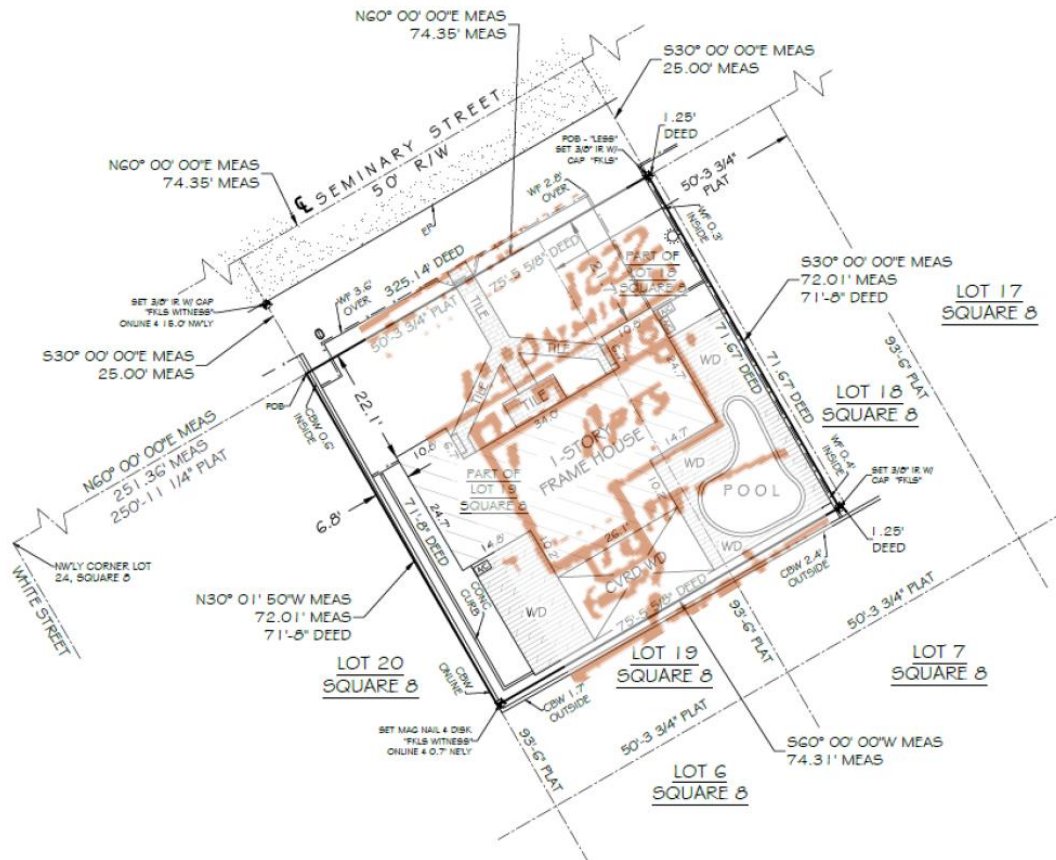
Photo of property already demolished. Florida Master Site File Nov 2004.



Photo of property under review.



Photo of property under review.



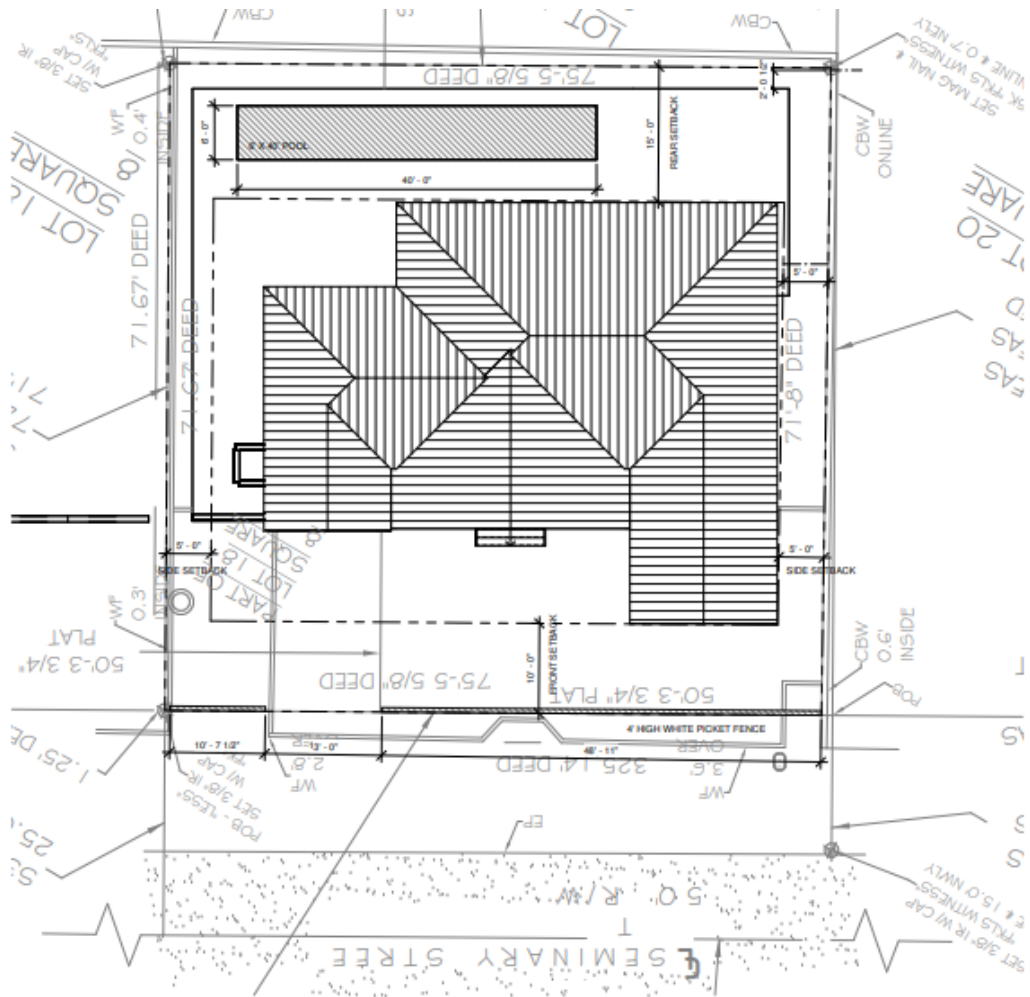
1962 Sanborn Map and current survey.

Guidelines Cited on Review:

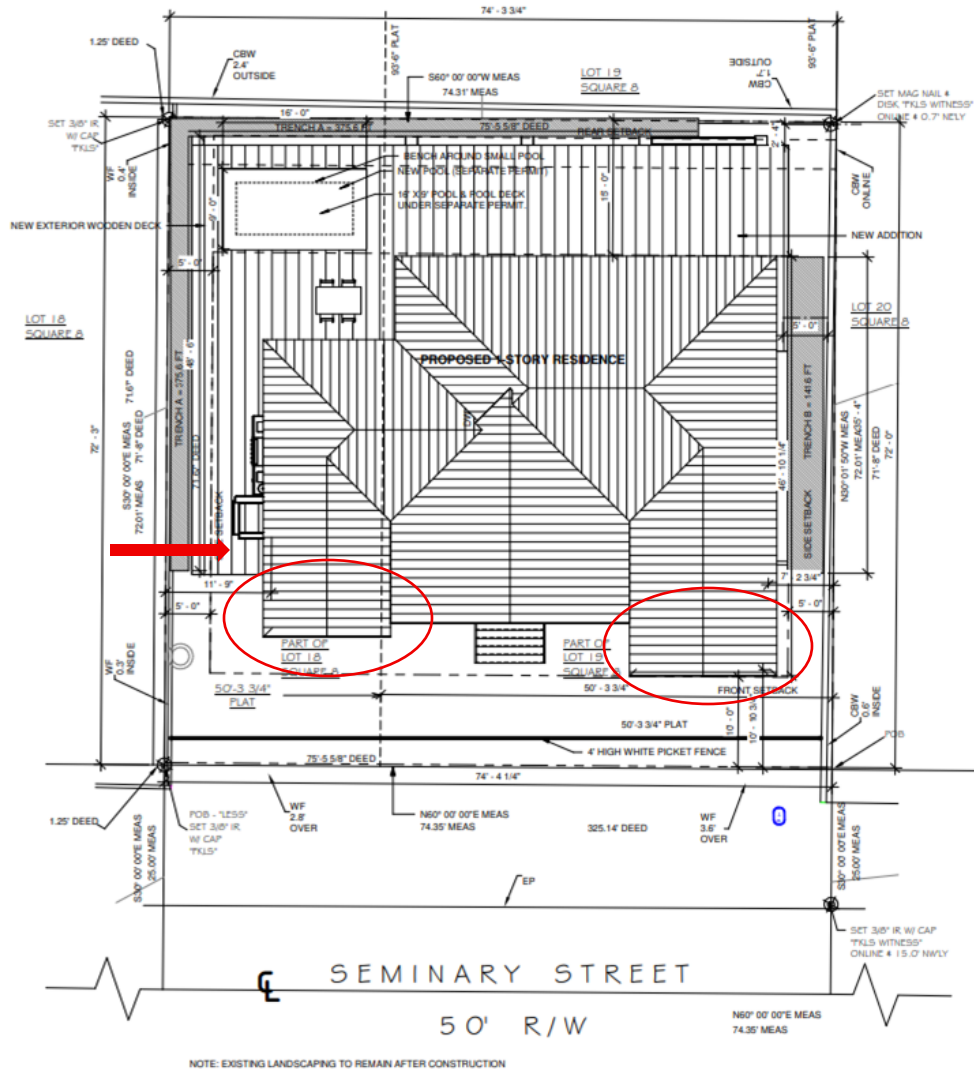
- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (first and last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1, 2 (2 last sentences), 3 and 4.
- Guidelines for Fences and Walls (page 41), specifically guidelines 1, 2, 3, 4 (second sentence), 8, 9, and 10.
- Guidelines for air conditioning units, antennas, trash facilities & satellite dishes (pages 42-43), specifically guidelines 1 (first sentence), 5, and 6 (first sentence).

Staff Analysis:

A Certificate of Appropriateness is currently under review for revisions to the previously approved design dated May 27, 2025. The updated plans propose extending the north elevation of the house approximately 25' to 31' 3½" on the left side and approximately 45' 9¼" to 46' 10¼" on the right side, as shown on the submitted drawings. The building will be elevated approximately 7.5" higher than previously approved, resulting in the addition of new front steps. The pool will be reduced in size from 40' × 6' to 16' × 9'. All proposed materials remain consistent with the prior approval, including Hardie siding, aluminum impact-rated windows and doors (with a half-glazed front door), 5V-crimp metal roofing, and pressure-treated wood decking.



Previous approved site plan from May 27, 2025.

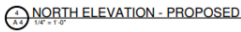


LOCATIONS:

2 SITE PLAN - PROPOSED

A1 SCALE: 1/8" = 1'-0"

Proposed Site Plan. Arrow indicating proposed A/C location.



4 NORTH ELEVATION - PROPOSED
A 4 1/4" = 1'-0"



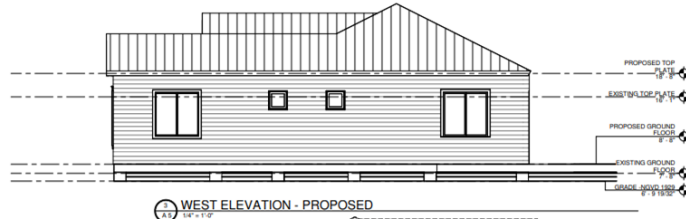
3 NORTH ELEVATION - PROPOSED
AS SCALE: 1/4" = 1'-0"



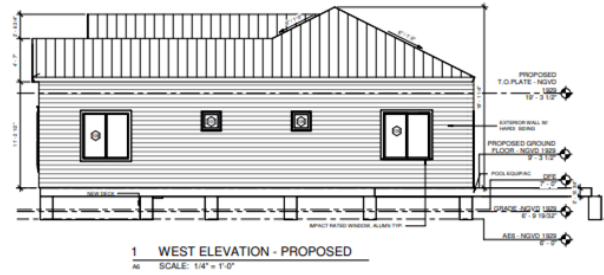
2 EAST ELEVATION - PROPOSED
A4 1/4" = 1'-0"



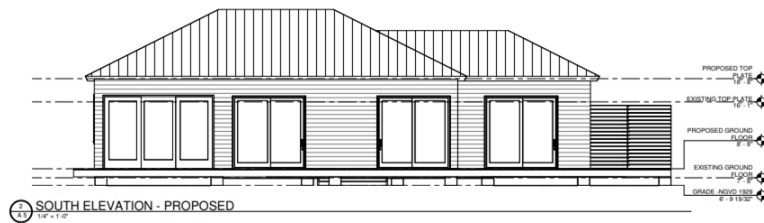
2 EAST ELEVATION - PROPOSED
 AS SCALE: 1/4" = 1'-0"



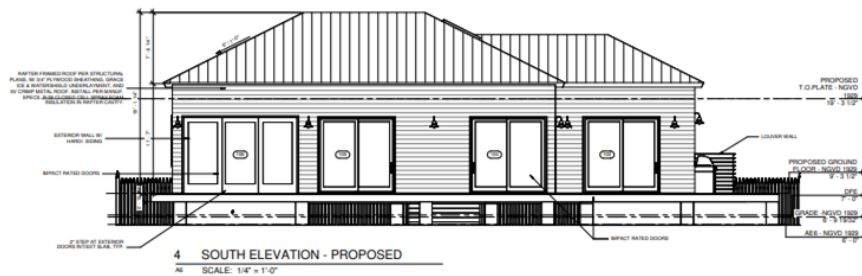
Previous approved West Elevation from May 27, 2025.



Proposed West Elevation.



Previous approved South (rear) Elevation from May 27, 2025.



Proposed South (rear) Elevation.

Consistency with Cited Guidelines:

Staff finds that the overall design is cohesive and compatible with the surrounding context. If approved, staff recommends that the A/C unit be properly screened with an enclosure, landscaping or fencing, as it will become more visible on the front elevation once the house is elevated. Overall, the proposed Hardie siding, aluminum impact-rated windows and doors, and 5V-crimp metal roofing are appropriate material choices for new construction within the historic district.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
X-ZONW	HMDR	

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

ADDRESS OF PROPOSED PROJECT:	1222 Seminary Street	
NAME ON DEED:	FC Real Estate Investments LLC	PHONE NUMBER 843-290-8895
OWNER'S MAILING ADDRESS:	221 Simonton Street	EMAIL skyfly11@gmail.com
	Key West, FL 33040	
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	<i>Erica Poole</i>	DATE 09/17/2025

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 X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE PER PLAN. HARDI SIDING, ALUMINUM IMPACT WINDOWS/DOORS, 5V CRIMP METAL ROOF. REFER TO PLANS FOR HEIGHT, DIMENSIONS, SQUARE FOOTAGES.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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):	
FUTURE POOL PER PLAN	
PAVERS:	FENCES:
FRONT BRICK PAVER PATH PER PLAN DRIVEWAY TO BE PEAROCK	REPLACE EXISTING FRONT PICKET FENCE TO MATCH EXISTING
DECKS:	PAINTING:
PT WOOD FRAME FRONT PORCH & FUTURE PT WOOD POOL DECK	PAINT COLOR TBD, WITH HARC APPROVAL, DURING CONSTRUCTION
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	FUTURE POOL PER PLAN, IN REAR YARD
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
AC UNITS, CONCEALED ON SIDE OF HOUSE	
POOL EQUIPMENT, CONCEALED ON SIDE OF HOUSE	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

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

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>FC REAL ESTATE INVESTMENTS LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1222 SEMINARY STREET</u>		Company NAIC Number: _____
City: <u>KEY WEST</u> State: <u>FL</u> ZIP Code: <u>33040</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>MONROE COUNTY PROPERTY APPRAISER PARCEL ID: 000042120-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTAL</u>		
A5. Latitude/Longitude: Lat. <u>24°33'11.20"</u> Long. <u>-081°47'15.90"</u> Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84		
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>1B</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>CITY OF KEY WEST</u>		B1.b. NFIP Community Identification Number: <u>120168</u>
B2. County Name: <u>MONROE</u>	B3. State: <u>FL</u>	B4. Map/Panel No.: <u>12087C1516</u> B5. Suffix: <u>K</u>
B6. FIRM Index Date: <u>02/18/2005</u>		B7. FIRM Panel Effective/Revised Date: <u>02/18/2005</u>
B8. Flood Zone(s): <u>X-SHADED</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

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1222 SEMINARY STREET

City: KEY WEST

State: FL

ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA1653

Vertical Datum: NGVD29

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

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other: _____

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

☒ Yes ☐ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

7.8

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

N/A

☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☐ feet ☐ meters

d) Attached garage (top of slab):

N/A

☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

7.5

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished

6.8

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished

7.1

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

6.8

☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: ERIC ISAACS

License Number: PSM 6783

Title: SURVEYOR AND MAPPER

Company Name: FLORIDA KEYS LAND SURVEYING

Address: 21460 OVERSEAS HWY, SUITE 4

City: CUDJOE KEY

State: FL

ZIP Code: 33042

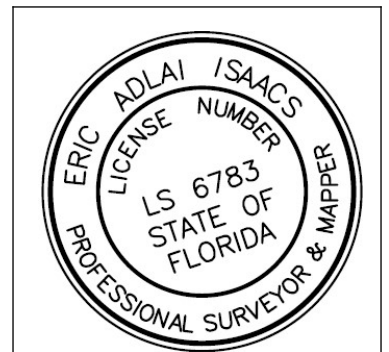
Telephone: (305) 394-3690

Ext.: _____

Email: FKLSEMAIL@GMAIL.COM

Signature: _____

Date: 12/20/2024



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
THE BUILDING=A 1 STORY HOUSE ON A RAISED CONCRETE SLAB FOUNDATION. C2e=THE ELEVATION OF THE BOTTOM OF AN A/C COMPRESSOR. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

1222 SEMINARY STREET

City: KEY WEST

State: FL

ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

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

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

1222 SEMINARY STREET

City: KEY WEST

State: FL

ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

1222 SEMINARY STREET

City: KEY WEST

State: FL

ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1222 SEMINARY STREET

City: KEY WEST State: FL ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW - 12/19/2024

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW - 12/19/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1222 SEMINARY STREET

City: KEY WEST State: FL ZIP Code: 33040

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: SIDE VIEW -12/19/2024

Clear Photo Three

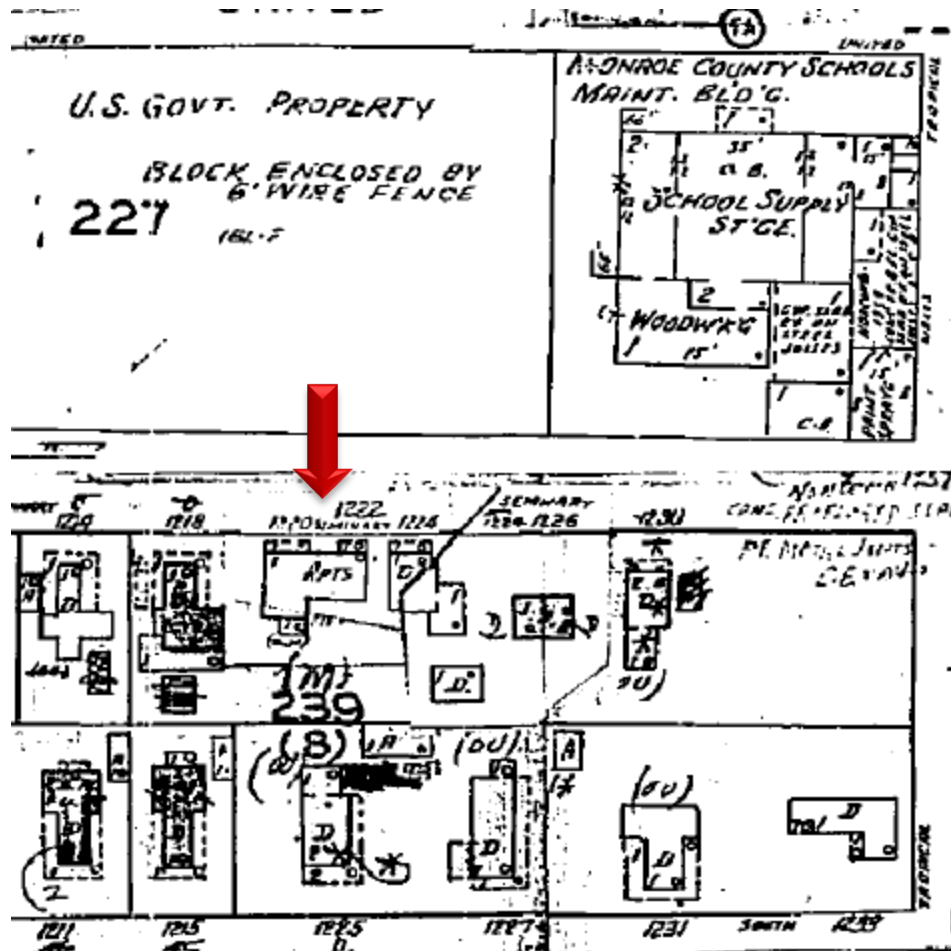


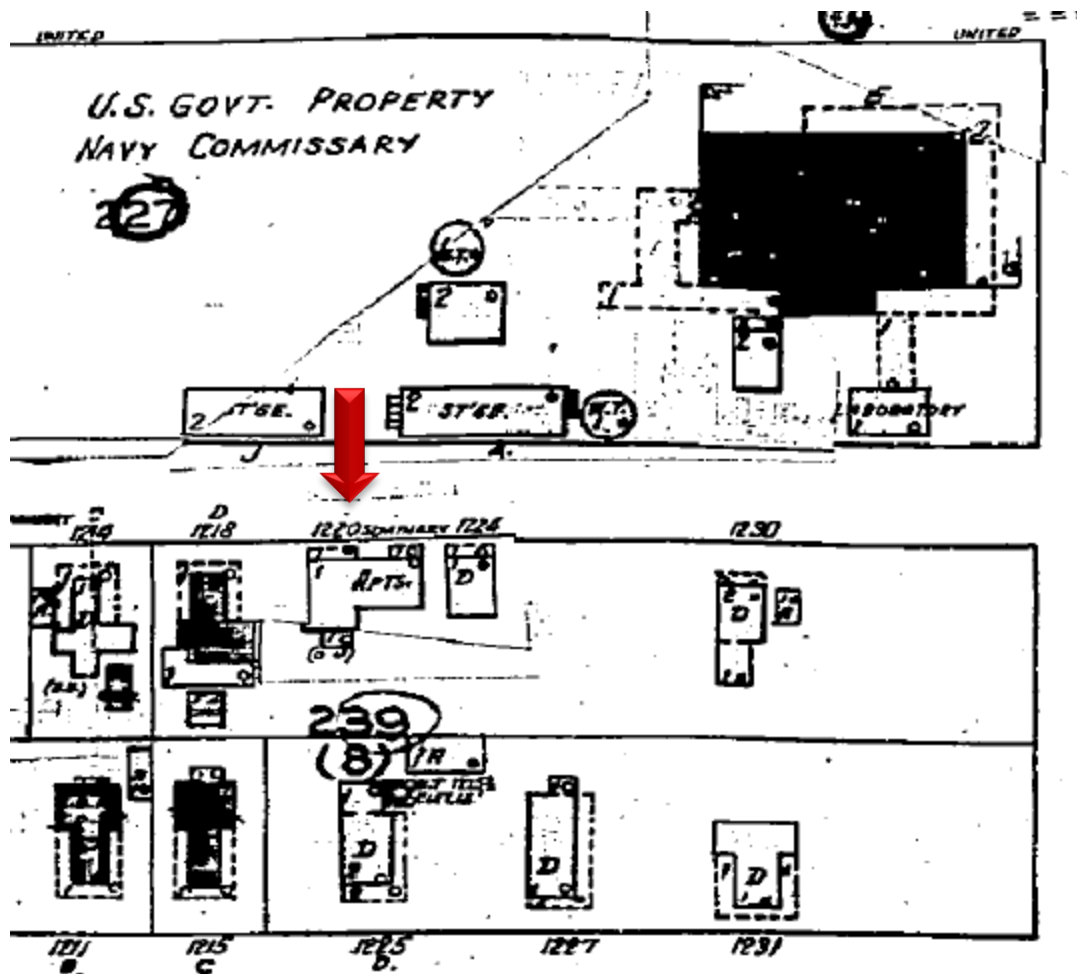
Photo Four

Photo Four Caption: SIDE VIEW - 12/19/2024

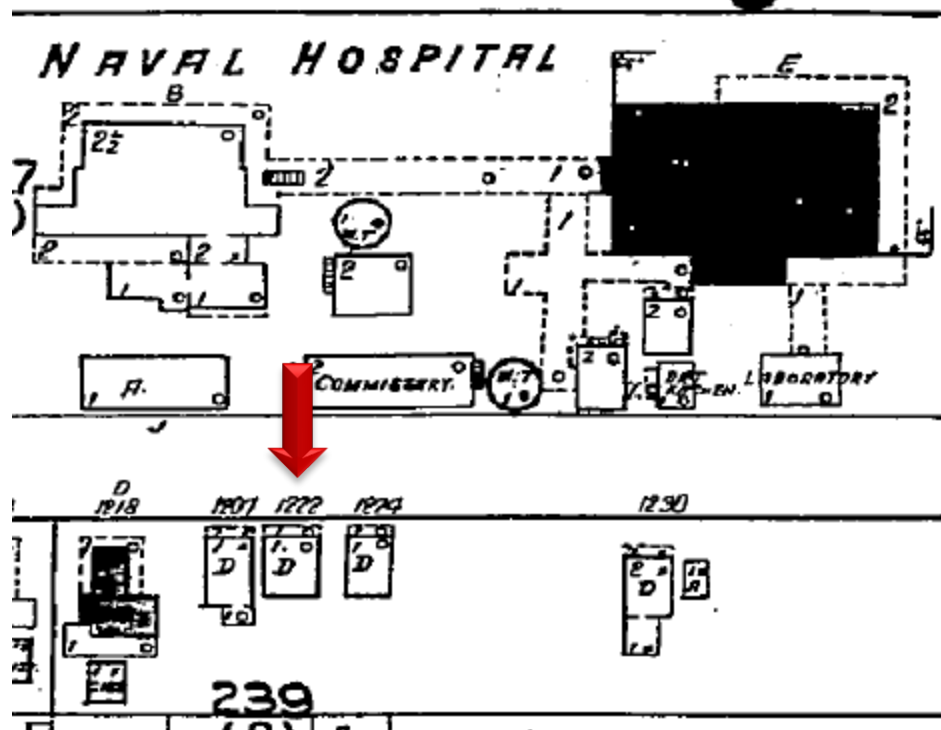
Clear Photo Four

SANBORN MAPS





1948 Sanborn Map.



1926 Sanborn Map.

PROJECT PHOTOS

PHOTOS OF RESIDENCE















SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N60°00'00"E ASSUMED
ALONG THE CENTERLINE OF
SEMINARY STREET .

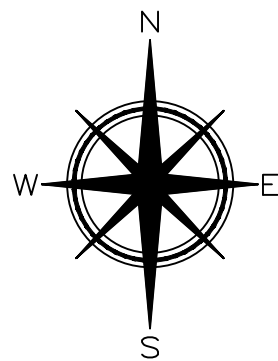
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

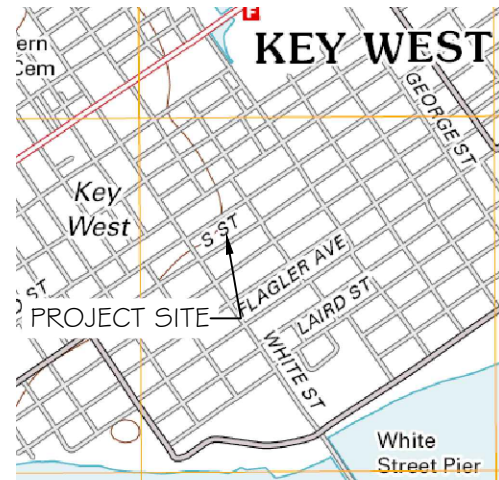
ADDRESS:
1222 SEMINARY STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED & AE
BASE ELEVATION: N/A & AE-G

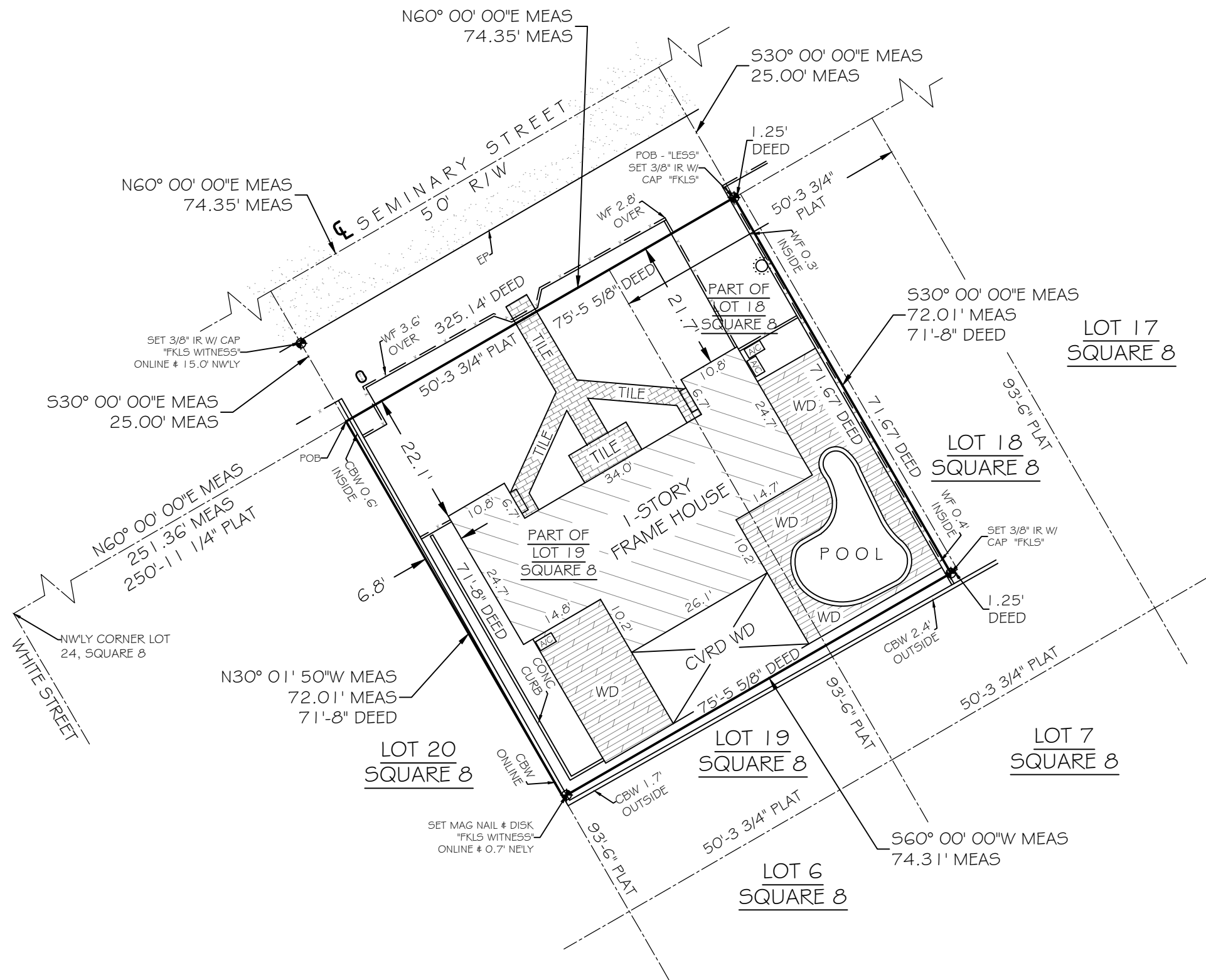
MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E

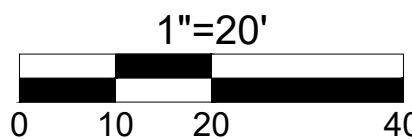


SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 01/29/2025 - REVISED "LESS" DESCRIPTION VERBIAGE PER CLIENTS REPRESENTATIVE.

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE



TOTAL AREA = 5,352.27 SQFT ±

CERTIFIED TO -

FC Real Estate Investments LLC, a Florida limited liability company;
Spottswood, Spottswood, Spottswood & Spottswood, PLLC;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GOV = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	R = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	R = RADIUS
CL = CENTERLINE	MEAS = MEASURED	R/W = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CVP = CONCRETE POWER POLE	(SEE NOTE)	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELT = CENTRAL ANGLE	NITS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OWH = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCG = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FND = FOUND	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WV = WATER VALVE
FOL = FENCE ON LINE		

LEGAL DESCRIPTION -

The Southwest one-half (1/2) of Lot Eighteen (18) of all of Lot Nineteen (19), Square Eight (8), Tract Nineteen (19), according to a diagram made by William A. Gwynn, Surveyor, recorded in Plat Book 1, page 34, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: Beginning at a point on the Southeast side of Seminary Street 250 feet, 11-1/4 inches in a Northeasterly direction, from the Southeast corner of Seminary and White Street; running thence in a Northeasterly direction along the Southeast side of Seminary Street 75 feet, 5-5/8 inches; thence at right angles in a Southeasterly direction 71 feet, 8 inches; thence at right angles in a Southwesterly direction 75 feet, 5-5/8 inches; thence at right angles in a Northwesterly direction 71 feet, 8 inches to Seminary Street, the Place of Beginning.

LESS

A 1.25 feet x 71.67 feet parcel of land on the Island of Key West and being a part of Lot 18, Square 8, Tract 19, according to a diagram made by William A. Gwynn, Surveyor, recorded in Plat Book 1, at page 34, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Beginning at a point on the Southeasterly right-of-way line of Seminary Street 325.14 feet, in a Northeasterly direction from the Southeast corner of Seminary and White Streets; thence continuing in a Northeasterly direction along the said Southeasterly right-of-way line of Seminary Street for 1.25 feet; thence at right angles and Southeasterly for 71.67 feet; thence at right angles and Southwesterly for 1.25 feet; thence at right angles and Northwesterly for 71.67 feet to the said Southeasterly right-of-way line of Seminary Street and the Point of Beginning.

SCALE:	1"=20'
FIELD WORK DATE	12/09/2024
MAP DATE	12/16/2024
REVISION DATE	01/29/2025
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	24-264

SIGNED

ERIC A. ISAACSON, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

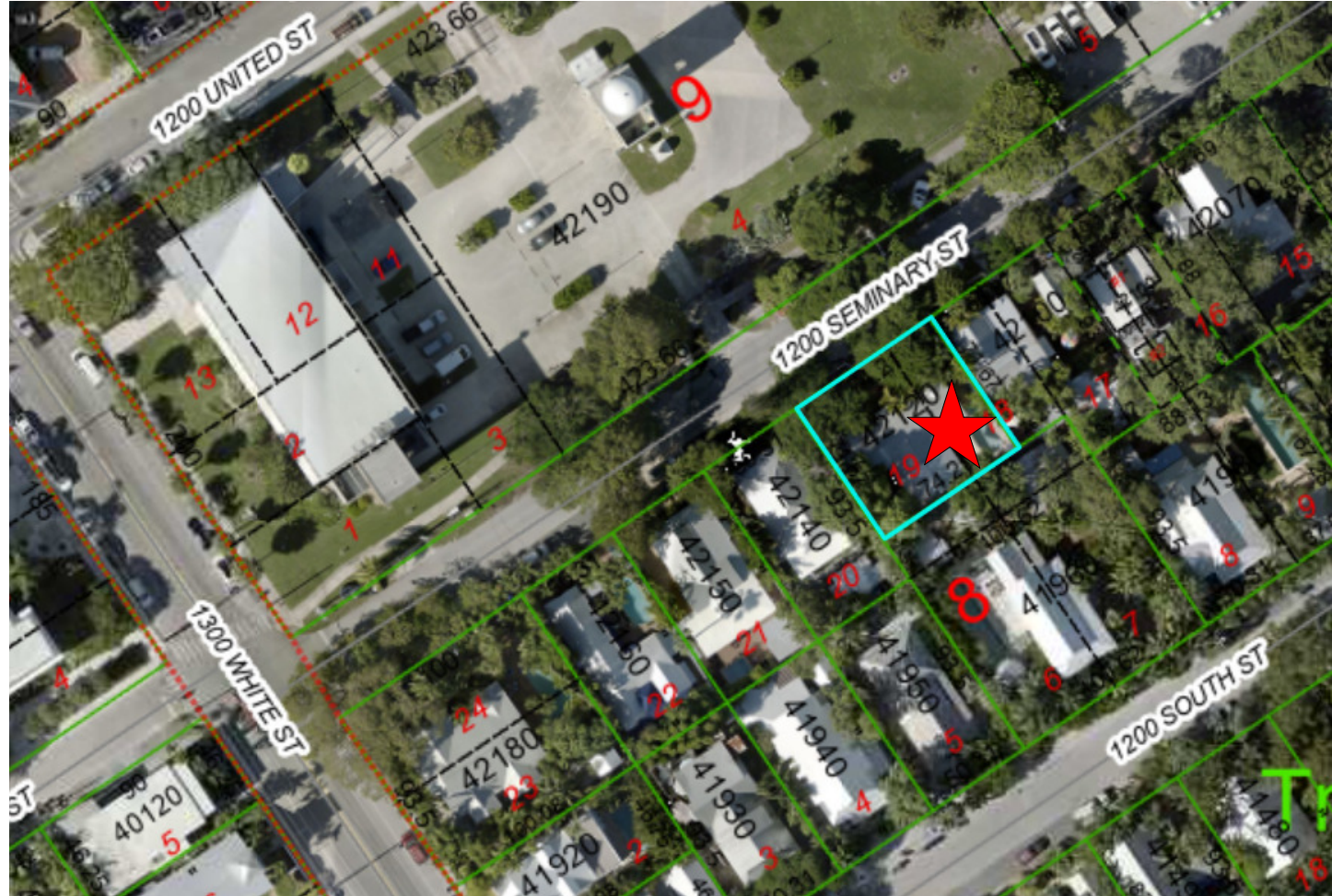


FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

RESIDENTIAL REMODELING
1222 SEMINARY ST, KEY WEST, FL 33040

CONTRACTOR GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
FLOOD ZONE X-ZONE
ZONING INCORPORATED (INC)
FLUM INC
LAND COVER (HABITAT2009) DEVELOPED LAND

LEGAL DESCRIPTION:
KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOTS 18 & 19 SQR 8 TR 19 PB1-34 OR269-274 OR281-492 OR621-892 OR920-299 OR920-300 OR920-301 OR1029-1538 OR1055-116 OR1121-1168 OR2609-2151 OR2795-1765 OR3310-1412

RE #: 00042120-000000

ADDRESS: 1222 SEMINARY ST, KEY WEST, FL 33040

SUBDIVISION: TROPICAL BUILDING AND INVESTMENT CO

MAX BUILDING HEIGHT = 35' FROM COR OR LAG, WHICHEVER IS LOWER.
LAG IS LOWER THAN COR.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
REVISED EFFECTIVE DATE: 2/08/2005
FLOOD ZONE: X-ZONE
DESING BASE FLOOD ELEVATION: X-ZONE
FLOOD ZONE DESIGN CRITERIA: ASCE 12-24

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE MECHANICAL CODE: PLUMBING CODE ELECTRICAL CODE: FUEL GAS CODE ENERGY CODE: STANDARD LOAD DESIGN CRITERIA	2023 FLORIDA BUILDING CODE, 8TH EDITION 2023 FLORIDA MECHANICAL CODE 2023 FLORIDA PLUMBING CODE 2020 NATIONAL ELECTRIC CODE (NEC) NFPA 2023 FLORIDA FUEL GAS CODE 2023 FLORIDA ENERGY CONSERVATION CODE ASCE 7-22
LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS: DESIGN FLOOD ELEVATION: CURRENT ZONING MAX BUILDING HEIGHT: USE GROUP:	FLOOD ZONE: X-ZONE FLOOD ZONE: X-ZONE INCORPORATED 35' FROM COR/LAG RESIDENTIAL

ALL ELEVATIONS PROVIDED IN NGVD 1929.

SCOPE OF WORK:

DEMO OF AN EXISTING 1,414 SF TRIPLEX AND ASSOCIATED DECK/POOL (PER SEPARATE PERMIT).

NEW CONSTRUCTION: 2014 SF SINGLE FAMILY RESIDENCE. WOOD FRAME CONSTRUCTION ON CONC. FOUNDATION.

IMPACT WINDOWS & DOORS. HARDI SIDING. METAL ROOF. PT WOOD FRAME DECK PER PLAN.

ALL CASEWORK, FIXTURES, APPLIANCES, AND FINISHES TO BE DETERMINED BY CLIENT.

SQUARE FOOTAGES PER FLOOR:

GROUND FLOOR (AC): 1874 SF

HARC NOTES:

- EXTERIOR SIDING TO BE HARDI BOARD.
- ROOFING TO BE 5V CRIMP, MILL FINISH.
- EXTERIOR SOFFITS TO BE HARDI BOARD.
- EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
- EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
H8	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME	ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER	SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER	SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER	SHEET NUMBER
	SECTION TAG	SECTIONNUMBER	SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE		
	WINDOW TAG. REFER TO WINDOW SCHEDULE		
	WALL TAG. REFER TO WALL TYPES.		
	BREAK LINE		
	GRAPHIC SCALE		
	NORTH ARROW		
	DRAWING TITLE	DETAIL NUMBER	TITLE SCALE
		SHEET NUMBER	

DRAWING INDEX

A0	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLANS - EXISTING
A3	FLOOR PLANS - PROPOSED AND W/D SCHED. & LEGENDS
A4	ROOF PLAN & RCP - PROPOSED
A5	ELEVATIONS - EXISTING
A6	ELEVATIONS - PROPOSED

DATE: 2025.10.03

REV. SET DESCRIPTION

HARC SUBMITTAL SET

NEW SFR

1222 Seminary St, Key West,
FL 33040

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ERICA HELEN POOLE USING A DIGITAL
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ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
20185 CAMEL LA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8479353854

M4E CONSULTING ENGINEERING SERVICES
7901 4TH STREET N SUITE 4000
SAINT PETERSBURG, FL 33702
56124778893

COVER SHEET

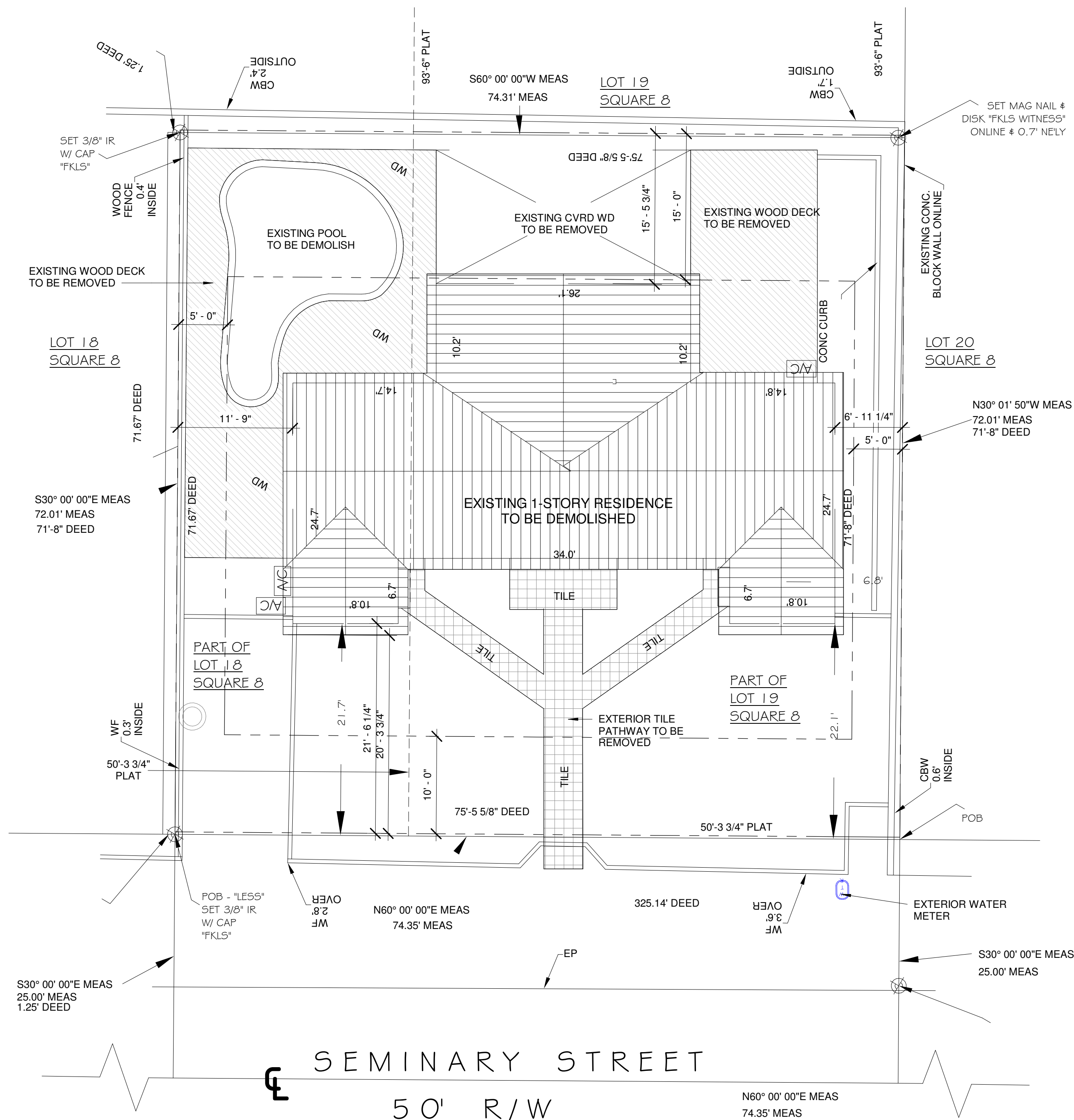
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A0

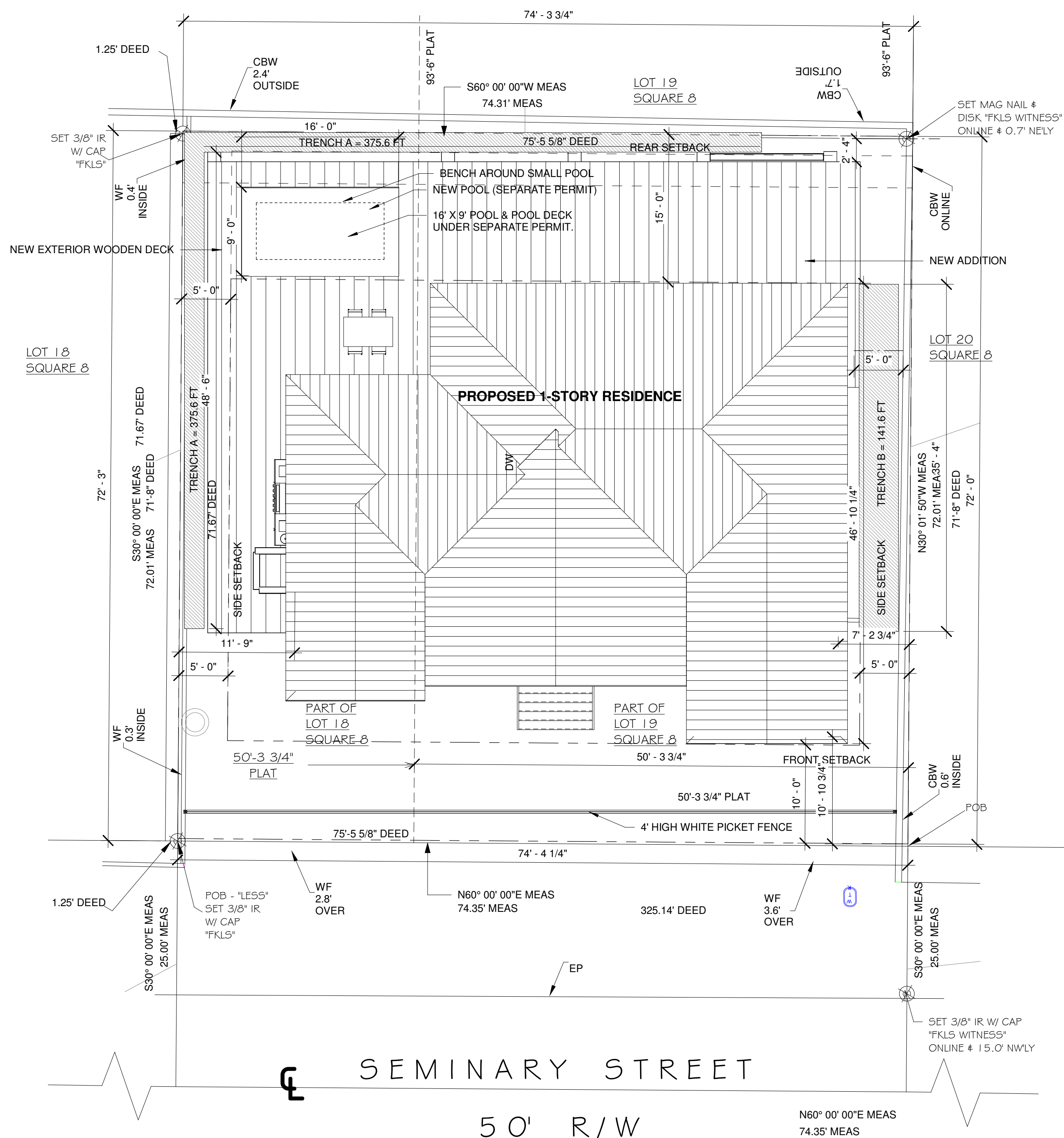
PROJECT NO: HHB2025

DRAWN BY: M4E LLC

APPROVED BY: EHP



1 SITE PLAN - EXISTING
A1 SCALE: 1/8" = 1'-0"



NOTE: EXISTING LANDSCAPING TO REMAIN AFTER CONSTRUCTION

2 SITE PLAN - PROPOSED
A1 SCALE: 1/8" = 1'-0"

STORMWATER RETENTION CALCULATIONS:

IMPERVIOUS SURFACE:

TOTAL IMPERVIOUS SURFACE = 2,356 SF

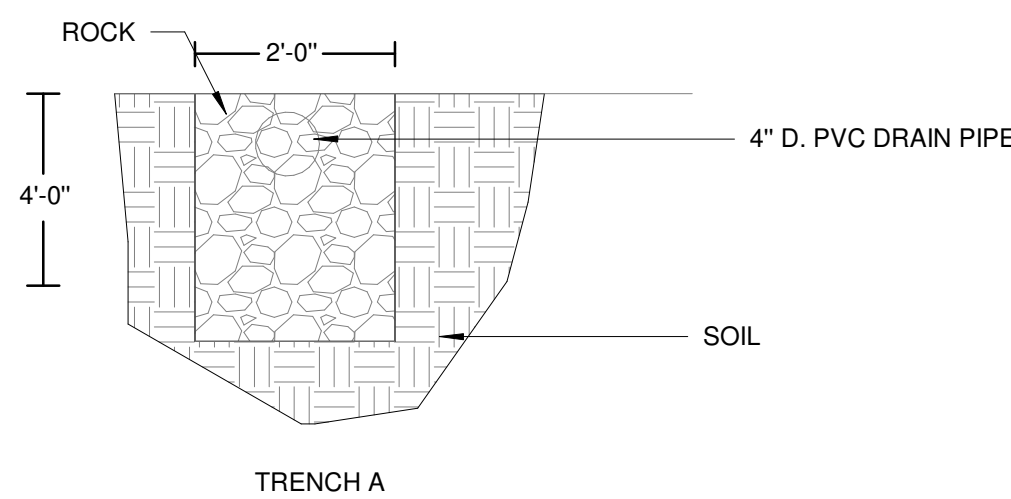
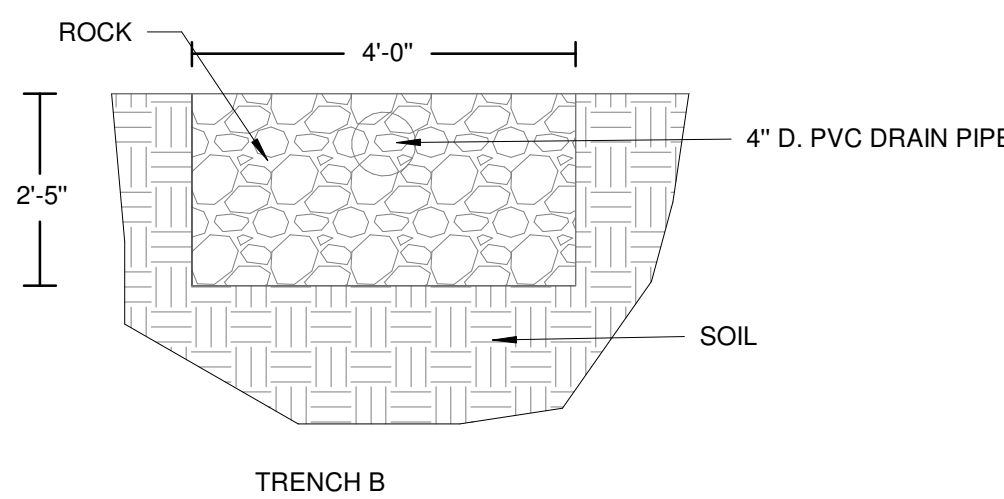
STORMWATER REQUIRED:

2,356 SF & 0.208 = 490 CUFT

TRENCH A (effective volume 40%) : (117.4' X 4' X 2')x40% = 375.68 CUFT

TRENCH B (effective volume 40%) : (40' X 2.5' X 4')x40% = 141.6 CUFT

TOTAL VOLUME PROVIDED = 517.2 FT



SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	X-ZONE/AE-6	X-ZONE/AE-6	X-ZONE/AE-6	N/A
Size of Site	5,353	5,353	5,353	N/A
Height	35'-0"	14'-7"	NO CHANGE	N/A
Front Setback	10'-0"	22.1'	NO CHANGE	N/A
Side Setback A	5'-0"	6.8'	NO CHANGE	N/A
Side Setback B	5'-0"	11.9'	NO CHANGE	N/A
Street Side Setback	15'-0"	N/A	N/A	N/A
Rear Setback	15'-0"	1.6'	15.3'	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	1 DU/ACRE	N/A	N/A	N/A
Building Coverage	40%	26%	40%	N/A
Impervious Surface	60%	44%	3%	N/A
Open Space	35%	56%	38%	N/A
Breakdowns (SF)				
Lot Area	5,353			
Existing Coverages				
Impervious Surface	2,355		Front Tile	277 IS
Impervious Surface (%)	44%		Pool	309 IS
Building Coverage	1412		Wood Deck 1	511
Building Coverage (%)	26%		Wood Deck 2	306
Open Space	2,998		Covered Deck	357 IS/BC
Open Space (%)	56%		House Footprint	1412 IS/BC
Proposed Developments				
Impervious Surface	144		Pool	144 IS
Impervious Surface (%)	3%		Pool Deck	1023
Building Coverage	2,137		House Footprint	1940 BC
Building Coverage (%)	40%		Covered Front Porch	197 BC
Open Space	2,049			
Open Space (%)	38%			

DATE: REV. SET DESCRIPTION
2025.10.03 HARC SUBMITTAL SET

NEW SFR

1222 Seminary St, Key West,
FL 33040

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK

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#AR98525



M4E

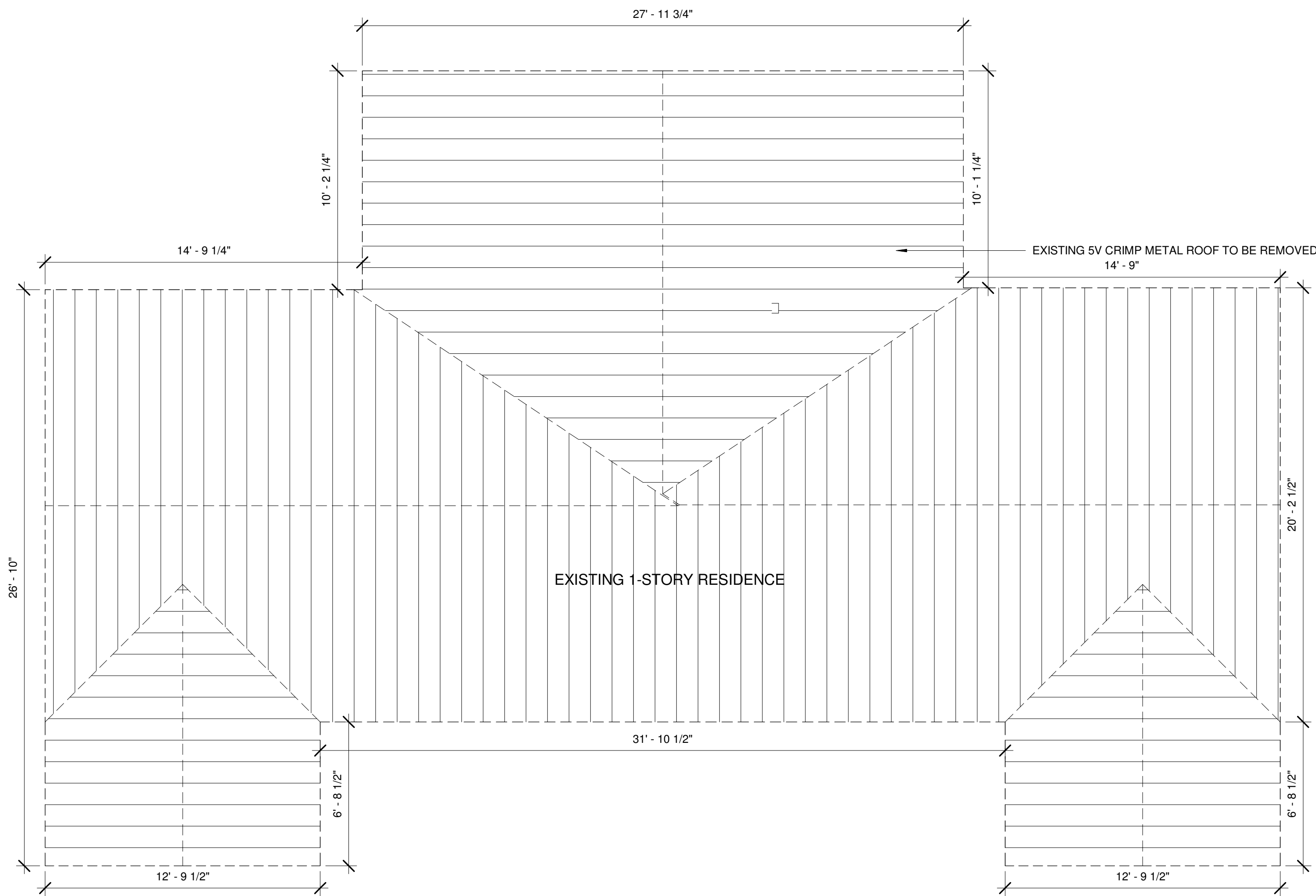
M4E CONSULTING ENGINEERING SERVICES
7901 4TH STREET N SUITE 4000
SAINT PETERSBURG, FL 33702
56124778893

SITE PLAN

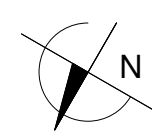
SHEET TITLE

A1

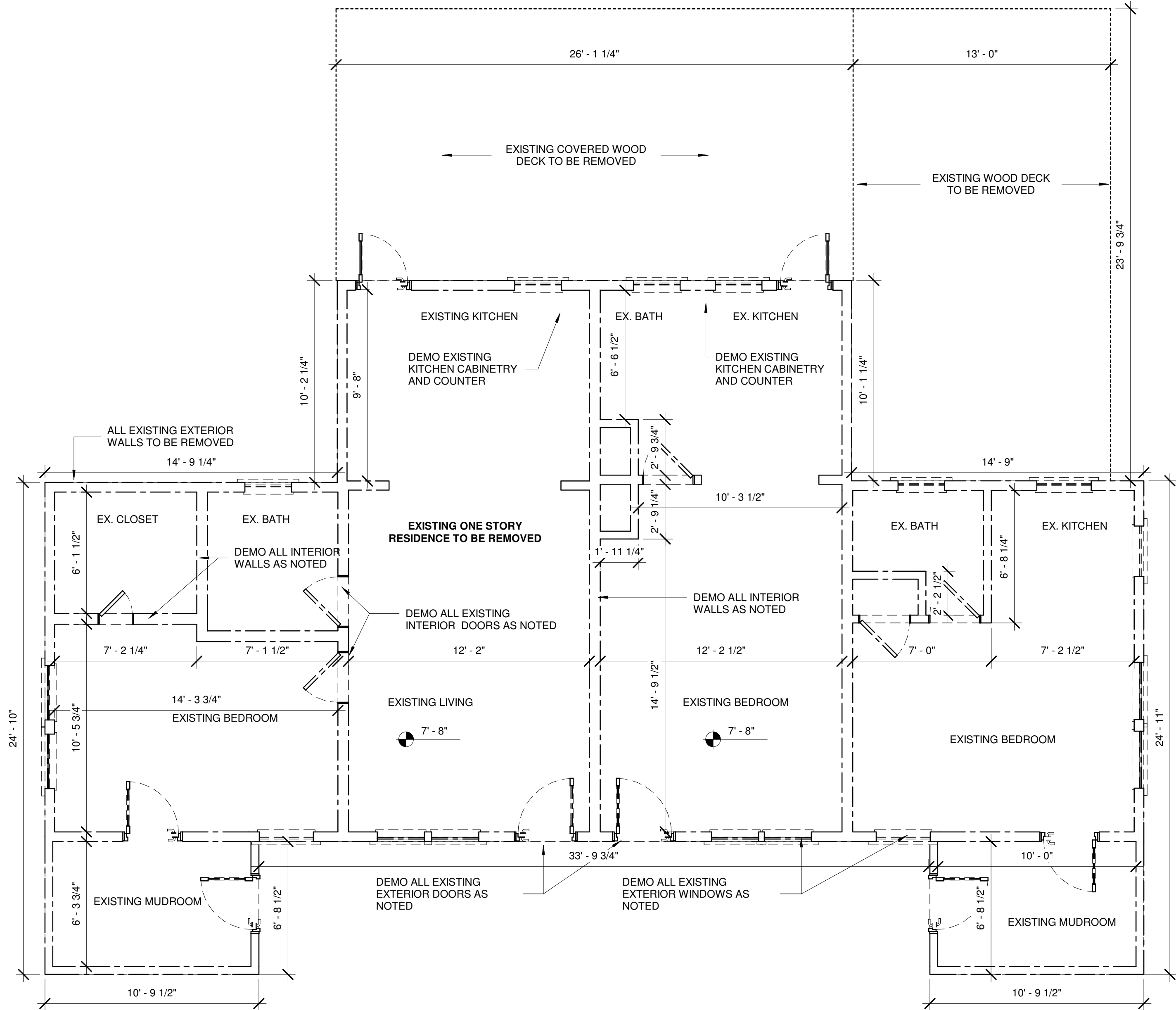
PROJECT NO: HHB2025
DRAWN BY: M4E LLC
APPROVED BY: EHP



DEMO NOTES:
 • DEMO ENTIRE RESIDENCE & ASSOCIATED STRUCTURE & UTILITIES.



2 ROOF PLAN - EXISTING
 A2 SCALE: 1/4" = 1'-0"



DEMO NOTES:
 • DEMO ENTIRE RESIDENCE & ASSOCIATED STRUCTURE & UTILITIES.



1 GROUND FLOOR - EXISTING/DEMO
 A2 SCALE: 1/4" = 1'-0"

DATE: 2025.10.03
 REV. SET DESCRIPTION
 HARC SUBMITTAL SET

NEW SFR
 1222 Seminary St, Key West,
 FL 33040

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M4E CONSULTING ENGINEERING SERVICES
 7201 4TH STREET N SUITE 4000
 SAINT PETERSBURG, FL 33702
 56124778893

FLOOR PLANS - EXISTING

SHEET TITLE

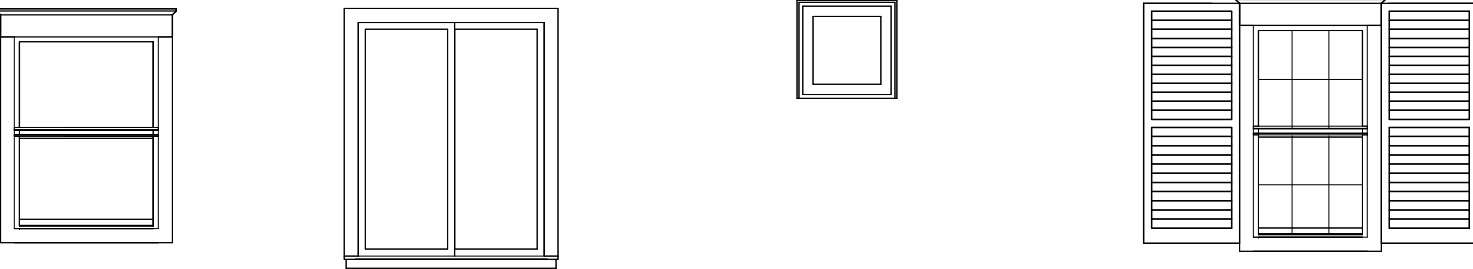
A2

PROJECT NO. HHB2025
 DRAWN BY: M4E LLC
 APPROVED BY: EHP

WINDOW SCHEDULE						
Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height
101	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	A	3'-0"	6'-0"
102	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	A	3'-0"	6'-0"
103	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	B	3'-0"	5'-0"
104	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW W/ SHUTTERS	D	3'-0"	6'-0"
105	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED SLIDER WINDOW	B	5'-0"	5'-0"
106	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	C	2'-0"	2'-0"
107	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	C	2'-0"	2'-0"
108	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED SLIDER WINDOW	B	5'-0"	5'-0"
109	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW W/ SHUTTERS	D	3'-0"	6'-0"
110	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED SLIDER WINDOW	B	3'-0"	5'-0"
111	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED SLIDER WINDOW	B	5'-0"	5'-0"
112	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	C	3'-0"	1'-6"

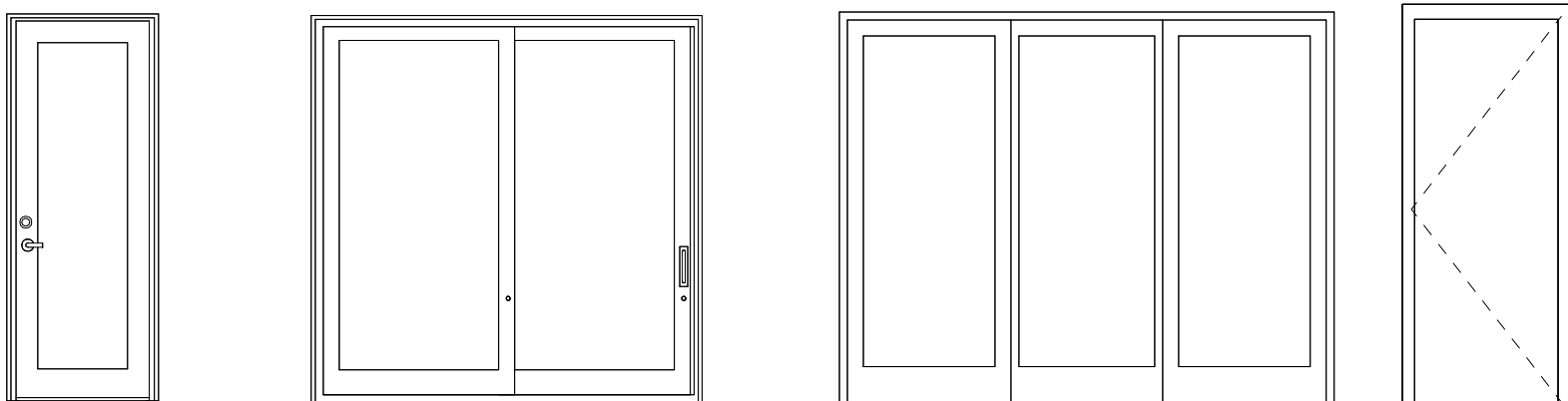
NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

- WINDOW/DOOR ADDITIONAL NOTES:
1. CONTRACTOR TO PROVIDE THE NOA'S.
2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

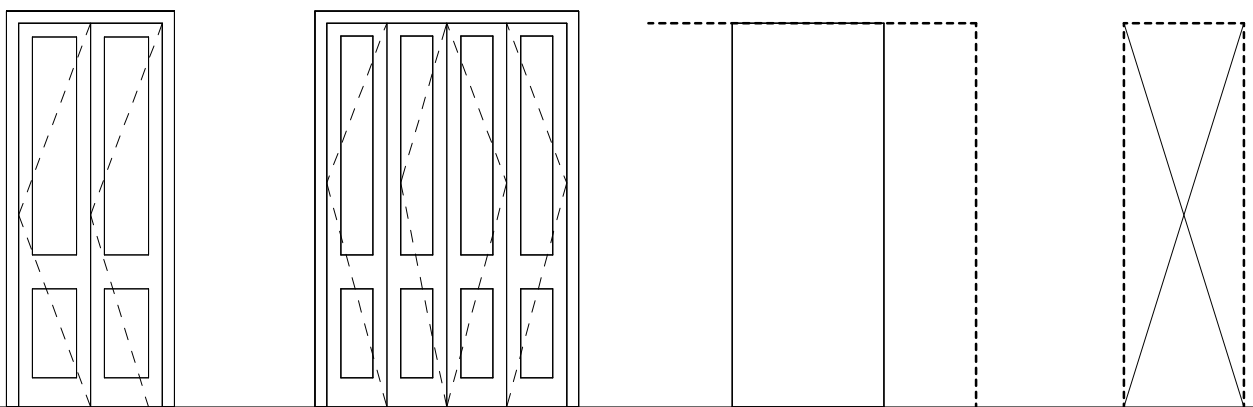


- TYPE "A" IMPACT RATED SINGLE HUNG WINDOW
TYPE "B" SINGLE IMPACT RATED SLIDER WINDOW
TYPE "C" SINGLE IMPACT RATED FIXED WINDOW
TYPE "D" IMPACT RATED SINGLE HUNG WINDOW W/SHUTTERS

DOOR SCHEDULE						
Mark	Manufacturer	Model	Type	Description	Width	Height
101	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	IMPACT RATED SINGLE OUTSWING DOOR W/ SIDE WDWS	3'-0"	6'-8"
102	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	IMPACT RATED DOUBLE PANEL SLIDING GLASS DOOR	8'-0"	8'-0"
103	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	IMPACT RATED DOUBLE PANEL SLIDING GLASS DOOR	8'-0"	8'-0"
104	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	IMPACT RATED DOUBLE PANEL SLIDING GLASS DOOR	8'-0"	8'-0"
105	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	IMPACT RATED DOUBLE PANEL SLIDING GLASS DOOR	8'-0"	8'-0"
106	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	C	IMPACT RATED 3 PANEL SLIDING GLASS DOOR	12'-0"	8'-0"
107	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	2'-6"	6'-8"
108	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	E	INTERIOR SINGLE PANEL BIFOLD DOOR	3'-0"	8'-0"
109	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	3'-0"	6'-8"
110	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	F	INTERIOR DOUBLE PANEL BIFOLD DOOR	6'-0"	6'-8"
111	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	2'-6"	6'-8"
112	Trupine	TD200	U	Flush	2'-0"	8'-0"
113	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	2'-6"	6'-8"
114	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	3'-0"	6'-8"
115	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	2'-6"	6'-8"
116	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR SINGLE PANEL SWING DOOR	2'-6"	6'-8"
117	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	C	INTERIOR SINGLE PANEL SWING DOOR	2'-4"	6'-8"
118	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	H	CASED OPENING	0'-0"	0'-0"
119	Trupine Doors		55	Interior Wood Panel Door	2'-0"	6'-8"

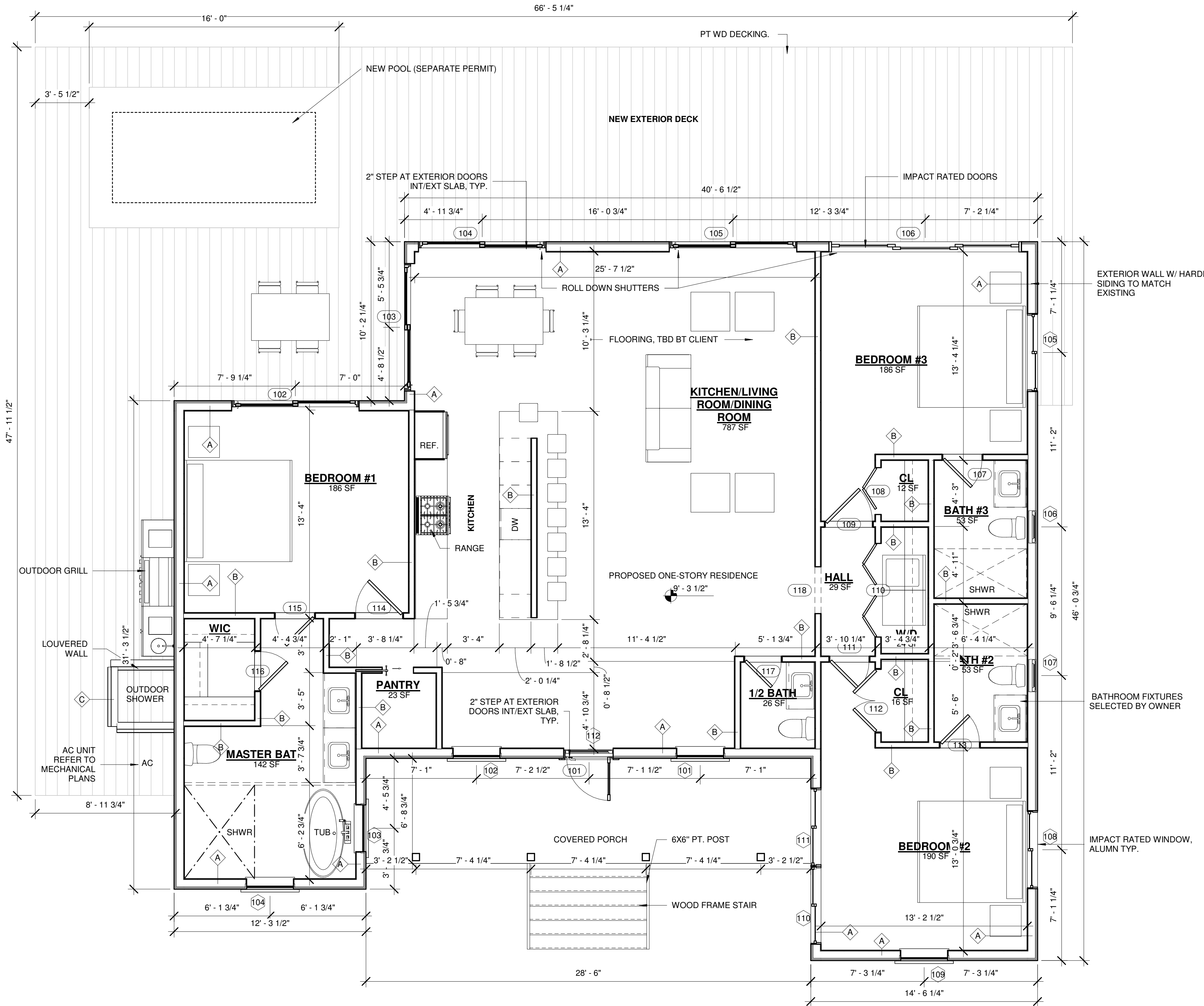


- TYPE "A" IMPACT RATED SINGLE OUTSWING DOOR W/ GLAZING
TYPE "B" IMPACT RATED DOUBLE PANEL SLIDING GLASS DOOR
TYPE "C" IMPACT RATED 3 PANEL SLIDING GLASS DOOR
TYPE "D" SINGLE SWING INTERIOR DOOR



- TYPE "E" INTERIOR PANEL SINGLE BIFOLD DOOR
TYPE "F" INTERIOR DOUBLE BIFOLD DOOR
TYPE "G" SINGLE INTERIOR PANEL POCKET DOOR
TYPE "H" CASED OPENING

WALL SCHEDULE			
Mark	Type	Description	Thickness
	<varies>	<varies>	<varies>
A	6" WOOD STUD W/ SIDING EXTERIOR, GWB INTERIOR	6" STL STUD WALL W/ 5/8" GWB INTERIOR; 3/4" PLYWOOD, DURROCK & SMOOTH STUCCO EXTERIOR; STUD SPACING @ 16" O.C.; R-14 SPRAY FOAM INSULATION	0' - 7 7/8"
B	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C.	0' - 4 3/4"
C	7 3/4" LOUVER WALL	EXTERIOR LOUVER WALL	



1 GROUND FLOOR - PROPOSED
A3 SCALE: 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2025.10.03 HARC SUBMITTAL SET

NEW SFR
1222 Seminary St, Key West,
FL 33040

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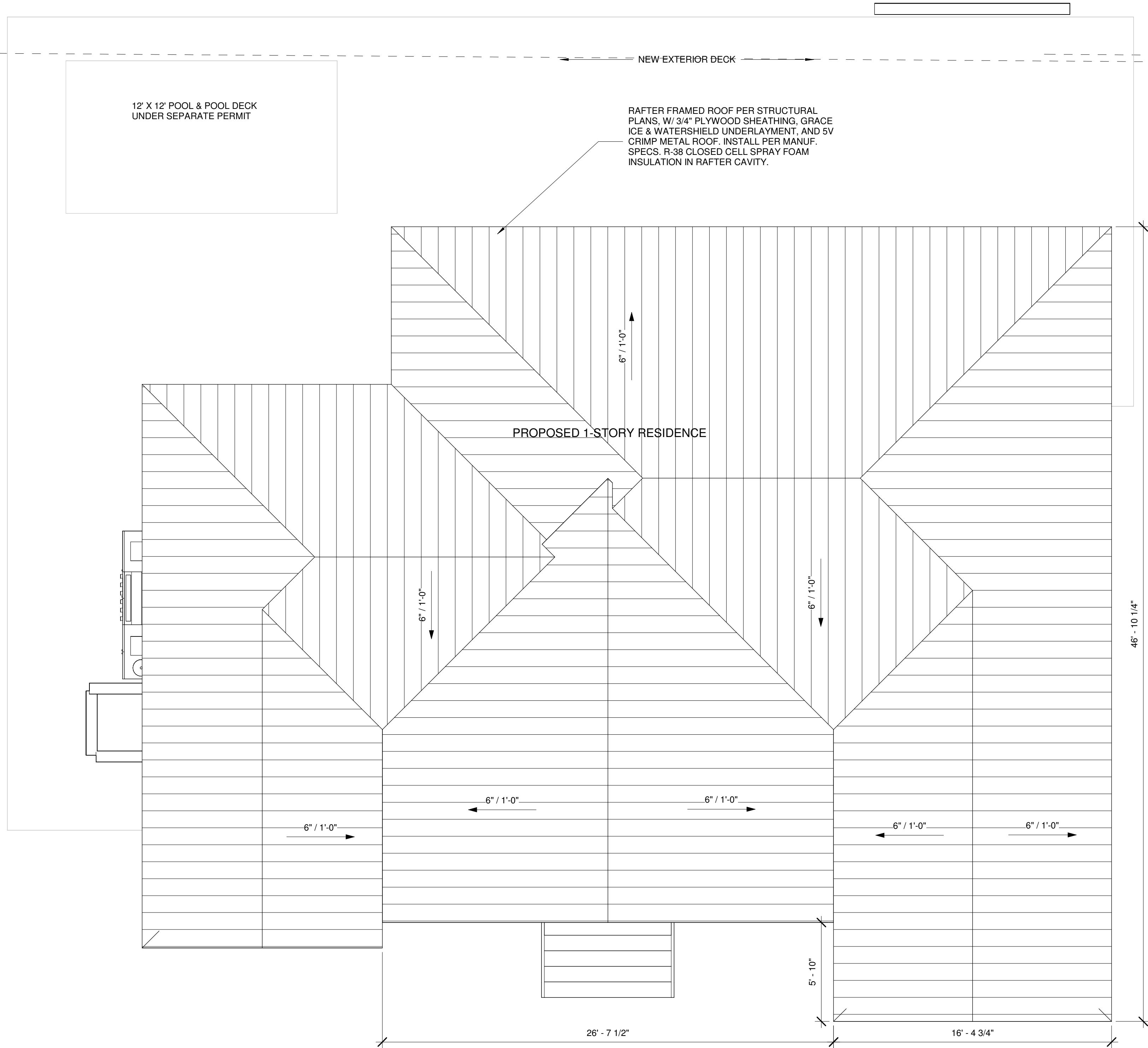
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8479035854

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M4E CONSULTING ENGINEERING SERVICES
7901 4TH STREET N SUITE 400
SAINT PETERSBURG, FL 33702
5612478893

FLOOR PLANS -
PROPOSED AND W/D
SCHD. & LEGENDS

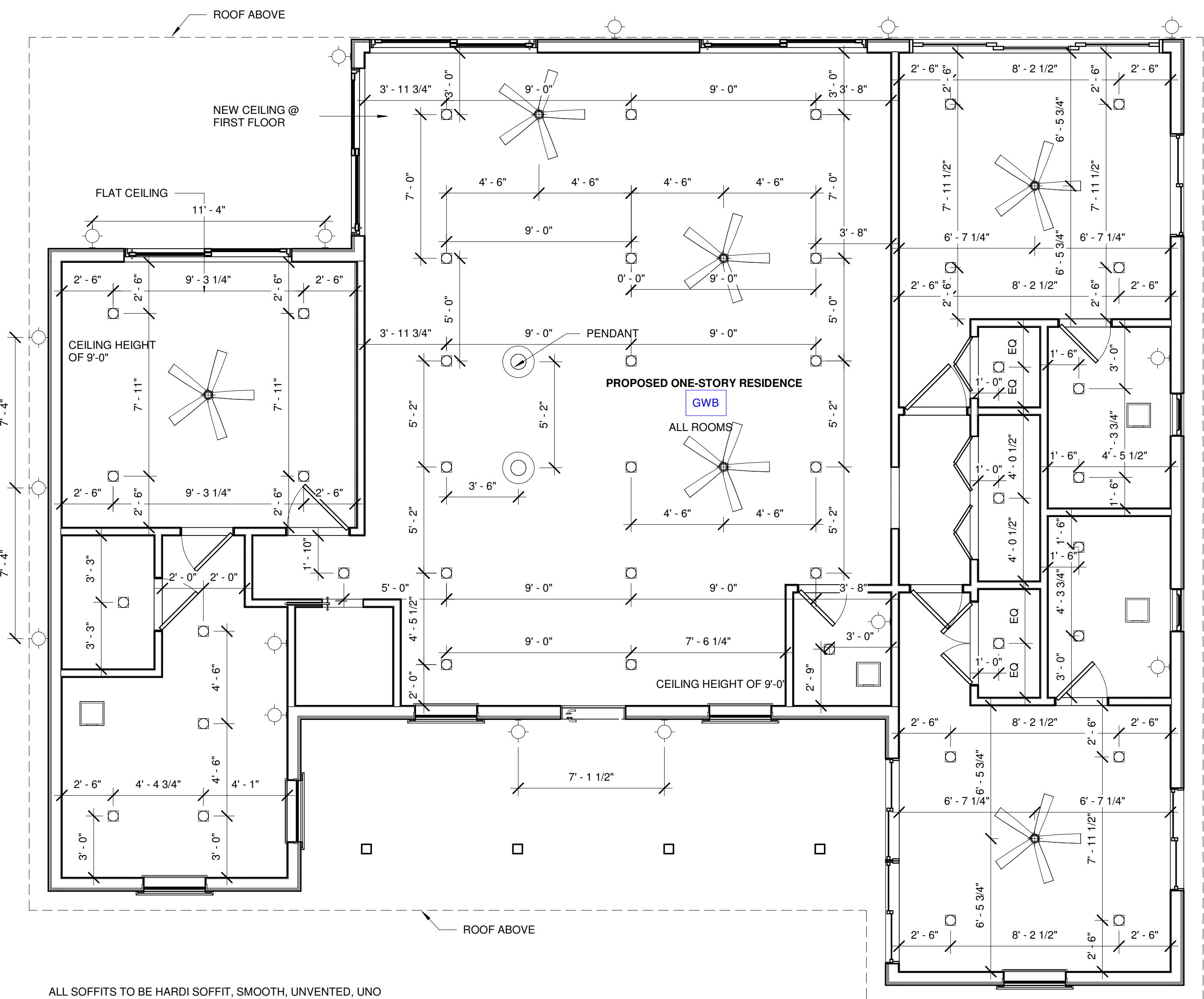
SHEET TITLE
A3

PROJECT NO. HHB2025
DRAWN BY: M4E LLC
APPROVED BY: EHP



2 ROOF PLAN - PROPOSED

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



1 GROUND FLOOR RCP

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

NOTE: ALL FIRST AND SECOND FLOOR CEILINGS TO BE GWB. USE DURROCK IN WET LOCATIONS.

DATE: 2025.10.03
REV. SET DESCRIPTION
HARC SUBMITTAL SET

NEW SFR

1222 Seminary St, Key West,
FL 33040

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SAINT PETERSBURG, FL 33702
5612478893

ROOF PLAN & RCP -
PROPOSED

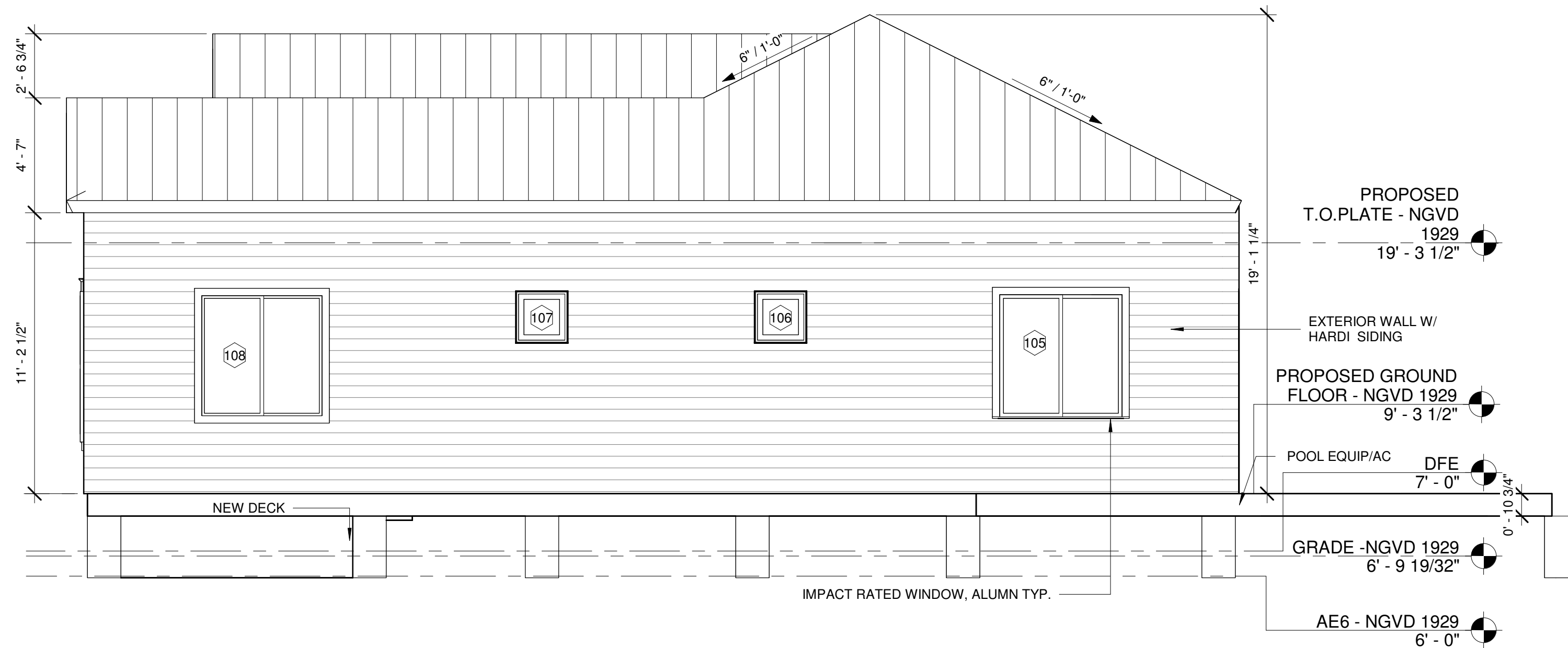
SHEET TITLE

A4

PROJECT NO: HHB2025
DRAWN BY: M4E LLC
APPROVED BY: EHP

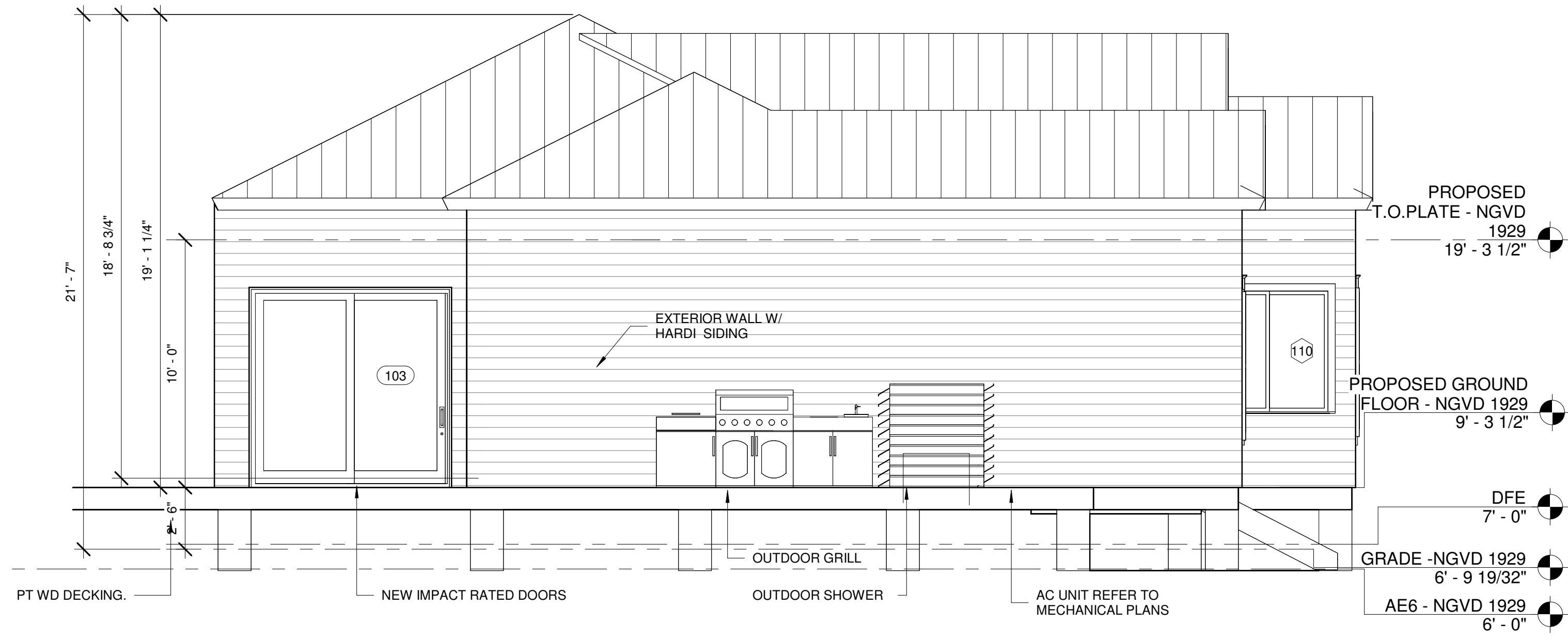


PROJECT NO. HHB2025	DRAWN BY: M4E LLC
	APPROVED BY: EHP



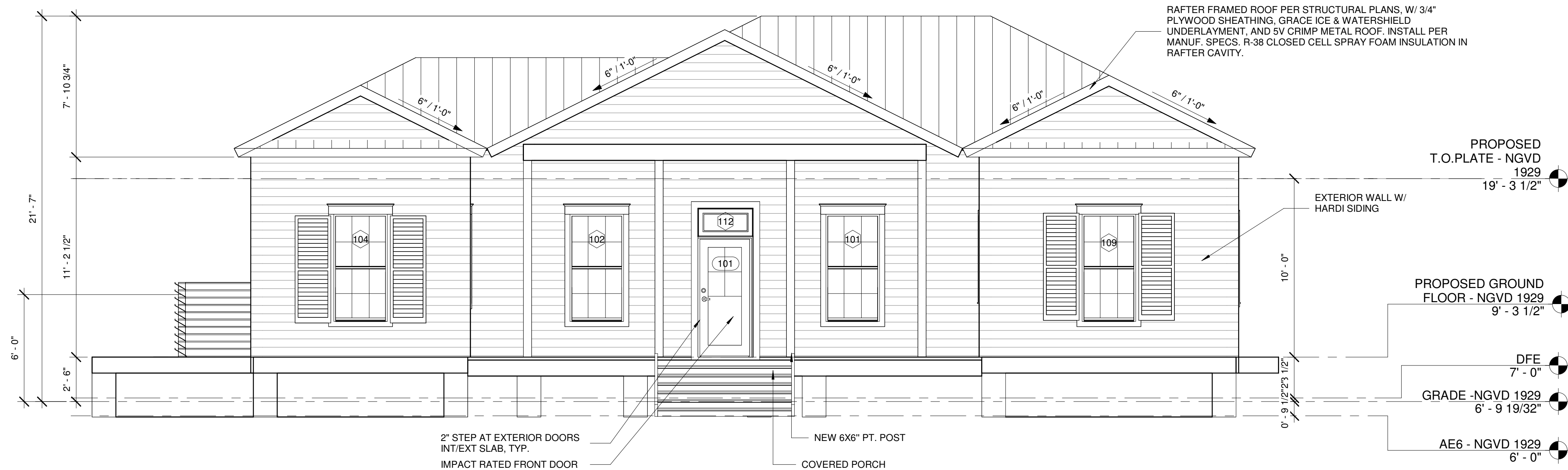
1 WEST ELEVATION - PROPOSED

A6 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED

A6 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - PROPOSED

A6 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - PROPOSED

A6 SCALE: 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2025.10.03 HARC SUBMITTAL SET

NEW SFR

1222 Seminary St, Key West,
FL 33040

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56124778893

ELEVATIONS - PROPOSED

SHEET TITLE

A6

PROJECT NO: HHB2025
DRAWN BY: M4E LLC
APPROVED BY: EHP

PREVIOUS APPROVED PLANS

LOCATION MAP



BUILDING DATA

1222 SEMINARY STREET
KEY WEST, FL 33040

BUILDING SQUARE FOOTAGE:
EXISTING: 1,414 SF
PROPOSED: 1,738 SF

CONTRACTOR GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SCOPE OF WORK:

DEMO OF AN EXISTING 1,414 SF TRIPLEX AND ASSOCIATED DECK/POOL.
CONSTRUCTION OF A NEW 1,738 SF SINGLE FAMILY RESIDENCE. WOOD FRAME CONSTRUCTION ON CONC. FOUNDATION. IMPACT WINDOWS & DOORS. HARDI SIDING. METAL ROOF. PT WOOD FRAME DECK PER PLAN.

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION; LOCAL CODES AND ORDINANCES; MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SITE DATA:
ZONING HMDR

LEGAL DESCRIPTION:
The Southwest one-half (1
2) of Lot Eighteen (18) of all of Lot Nineteen (19), Square Eight (8),
Tract Nineteen (19), according to a diagram made by William A. Gwynn, Surveyor, recorded in
Plat
Book 1, page 34, Public Records of Monroe County, Florida; more particularly described by
metes and bounds as follows: Beginning at a point on the Southeast side of Seminary Street
250
feet, 11-1/4 inches in a Northeasterly direction, from the Southeast corner of Seminary and
White Street; running thence in a Northeasterly direction along the Southeast side of Seminary
Street 75 feet, 5-5/8 inches; thence at right angles in a Southeasterly direction 71 feet, 8
inches; thence at right angles in a Southwesterly direction 75 feet, 5-5/8 inches; thence at right
angles in a Northwesterly direction 71 feet, 8 inches to Seminary Street, the Place of
Beginning.
LESS
A 1.25 feet x 71.67 feet parcel of land on the Island of Key West and being a part of Lot 18,
Square 8, Tract 19, according to a diagram made by William A. Gwynn, Surveyor, recorded in
Plat
Book 1, at page 34, of the Public Records of Monroe County, Florida, and being more
particularly described as follows: Beginning at a point on the Southeasterly right-of-way line of
Seminary Street 325.14 feet, in a Northeasterly direction from the Southeast corner of
Seminary
and White Streets; thence continuing in a Northeasterly direction along the said Southeasterly
right-of-way line of Seminary Street for 1.25 feet; thence at right angles and Southeasterly for
71.67 feet; thence at right angles and Southwesterly for 1.25 feet; thence at right angles and
Northwesterly for 71.67 feet to the said Southeasterly right-of-way line of Seminary Street and
the Point of Beginning.

RE #: 00042120-000000

SUBDIVISION: TROPICAL BUILDING AND INVESTMENT CO

MAX BUILDING HEIGHT = 30' FROM COR OR LAG, WHICHEVER IS LOWER.
LAG IS LOWER THAN COR.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-ZONE
DESIGN FLOOD ELEVATION: X-ZONE

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE, 8TH EDITION
MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE
PLUMBING CODE: 2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE: 2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE: 2023 FLORIDA FUEL GAS CODE
ENERGY CODE: 2023 FLORIDA ENERGY CONSERVATION CODE
STANDARD LOAD DESIGN CRITERIA: ASCE 7-22

LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION: FLOOD ZONE: X-ZONE NGVD 1929
CURRENT ZONING: HMDR
MAX BUILDING HEIGHT: 30' FROM COR/LAG
USE GROUP: R3

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYP SUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTIONNUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER
	SCALE: ?	TITLE SCALE

DRAWING INDEX

A 0	COVER SHEET
A 2	SITE PLAN
A 3	FLOOR PLANS
A 4	ELEVATIONS
A 5	ELEVATIONS

HARC NOTES:
-EXTERIOR SIDING TO BE HARDI BOARD.
-ROOFING TO BE 5V CRIMP, MILL FINISH.
-EXTERIOR SOFFITS TO BE HARDI BOARD.
-EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI.
-EXTERIOR FASCIA TO BE HARDI.
-ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
-GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
-EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
-EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

DATE: 2025.04.22

REV. SET DESCRIPTION
HARC SUBMITTAL SET

Single Family Residence

1222 Seminary Street
Key West, FL 33040

SEAL:

NOT FOR CONSTRUCTION

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COVER SHEET

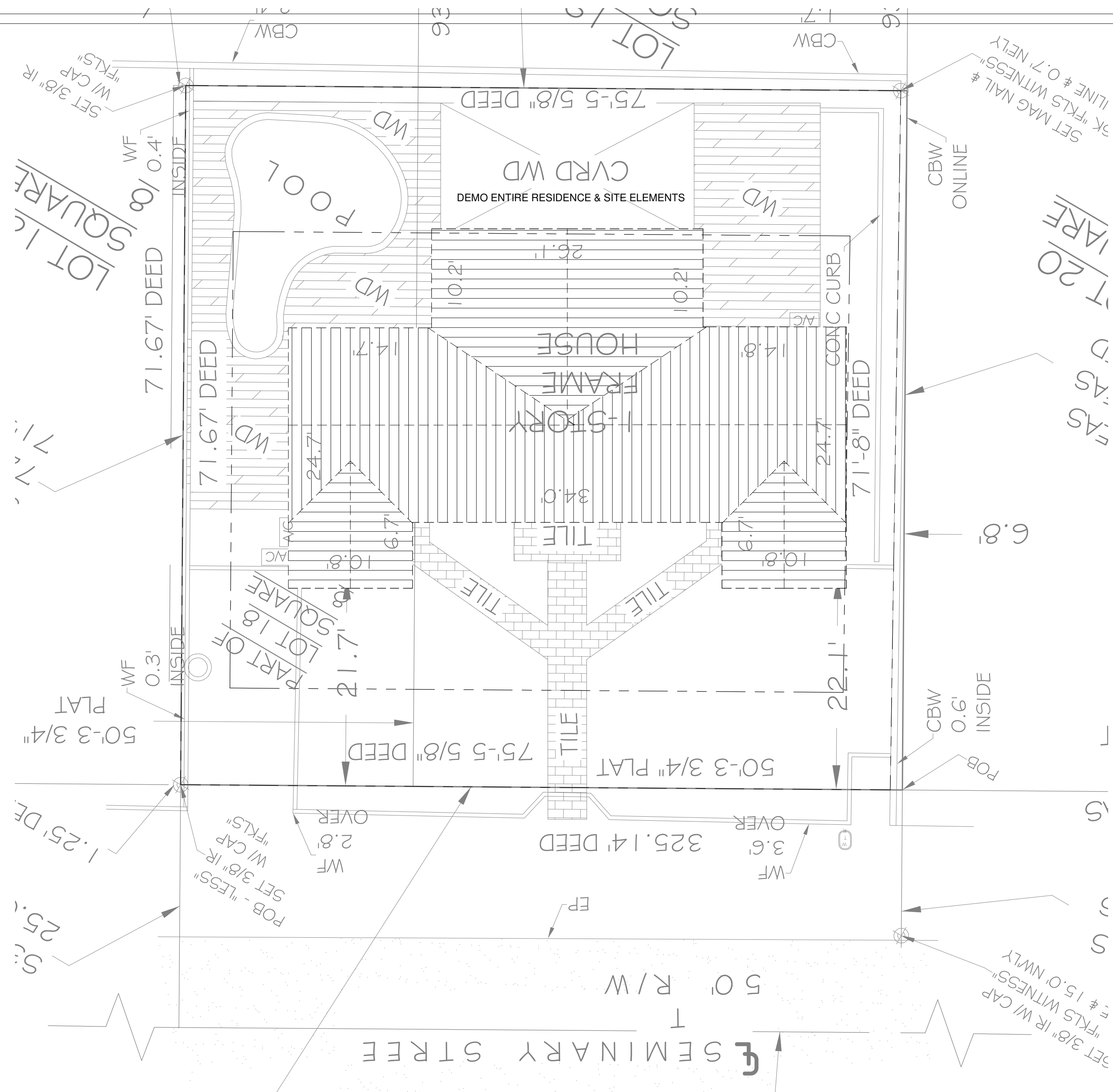
SHEET TITLE

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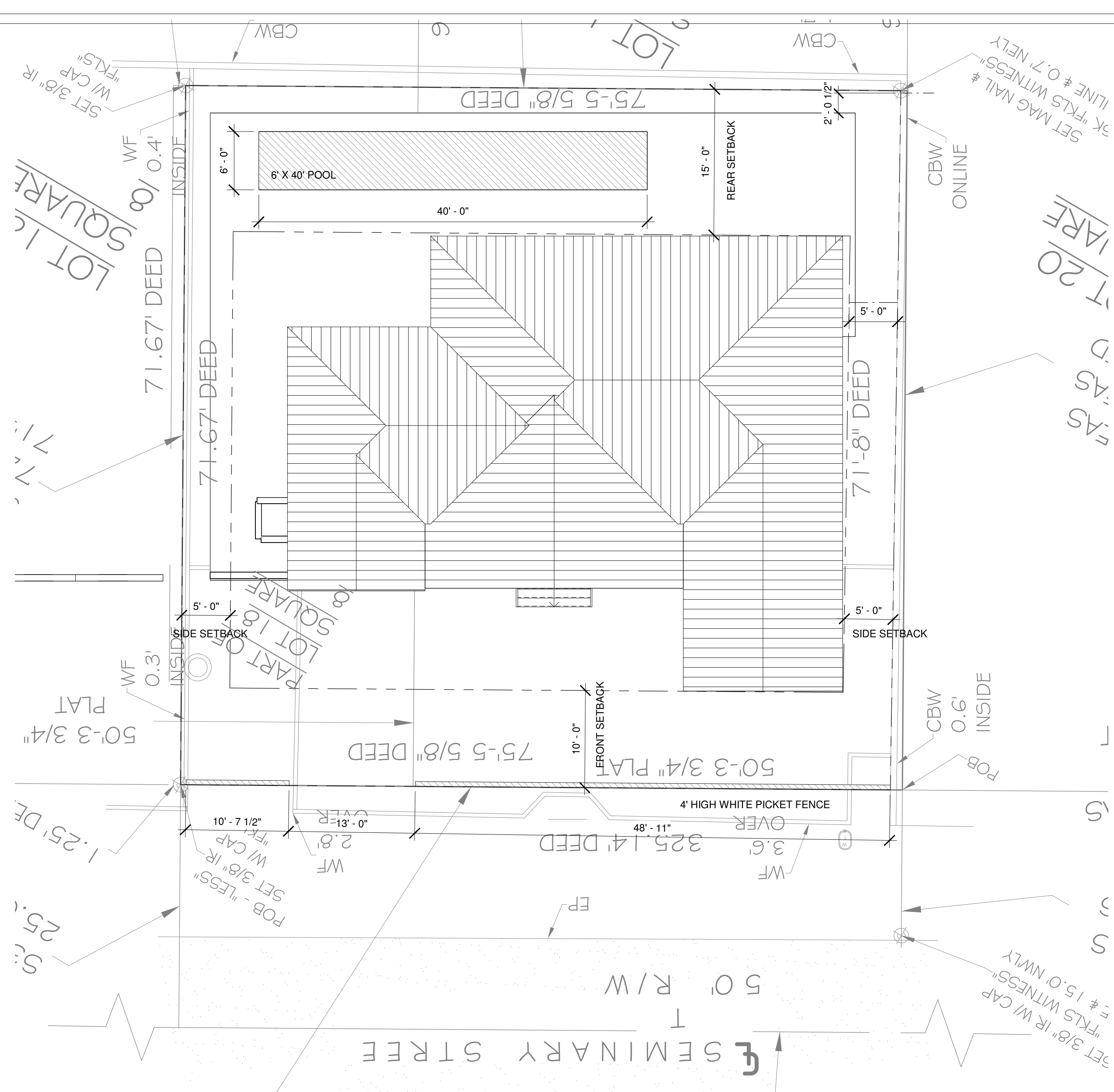
PROJECT NO:
HHB2025

DRAWN BY:
Author

APPROVED BY:
Checker



2 SITE PLAN - EXISTING/DEMO
1/8" = 1'-0"



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	X-ZONE/AE-6	X-ZONE/AE-6	X-ZONE/AE-6	N/A
Size of Site	5,353	5,353	5,353	N/A
Height	35'-0"	14'-7"	NO CHANGE	N/A
Front Setback	10'-0"	22.1'	10.1'	N/A
Side Setback A	5'-0"	6.8'	NO CHANGE	N/A
Side Setback B	5'-0"	11.9'	NO CHANGE	N/A
Street Side Setback	15'-0"	N/A	N/A	N/A
Rear Setback	15'-0"	1.6'	15.3'	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	1 DU/ACRE	N/A	N/A	N/A
Building Coverage	40%	26%	35%	N/A
Impervious Surface	60%	44%	46%	N/A
Open Space	35%	56%	54%	N/A
Breakdowns (SF)				
Lot Area	5,353			
Existing Coverages				
Impervious Surface	2,355		Front Tile	277
Impervious Surface (%)	44%		Pool	309
Building Coverage	1412		Wood Deck 1	511
Building Coverage (%)	26%		Wood Deck 2	306
Open Space	2,998		Covered Deck	357
Open Space (%)	56%		House Footprint	1412
Proposed Developments				
Impervious Surface	2,469		Front Drive/Walk	466
Impervious Surface (%)	46%		Pool	240
Building Coverage	1,888		Pool Deck	979
Building Coverage (%)	35%		House Footprint	1763
Open Space	2,884			125
Open Space (%)	54%			



3 STREET ELEVATION - EXISTING/DEMO
1" = 10'-0"

4 STREET ELEVATION - PROPOSED
1" = 10'-0"

Single Family Residence
1222 Seminary Street
Key West, FL 33040

SEAL:

NOT FOR CONSTRUCTION

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK

ERICA HELEN POOLE - ARCHITECT
#AR98525

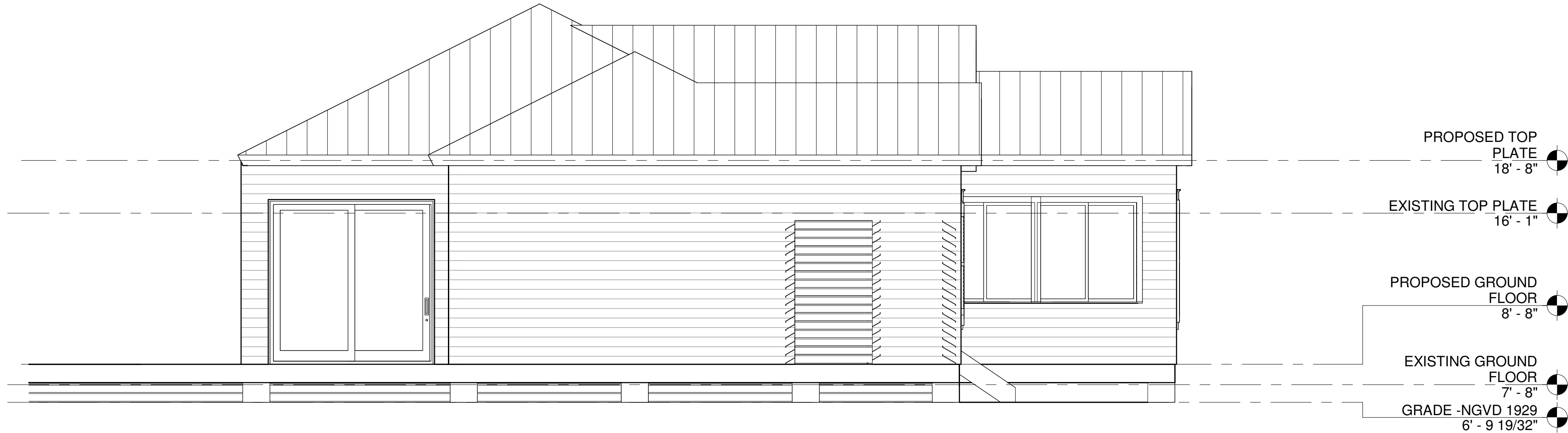


SITE PLAN

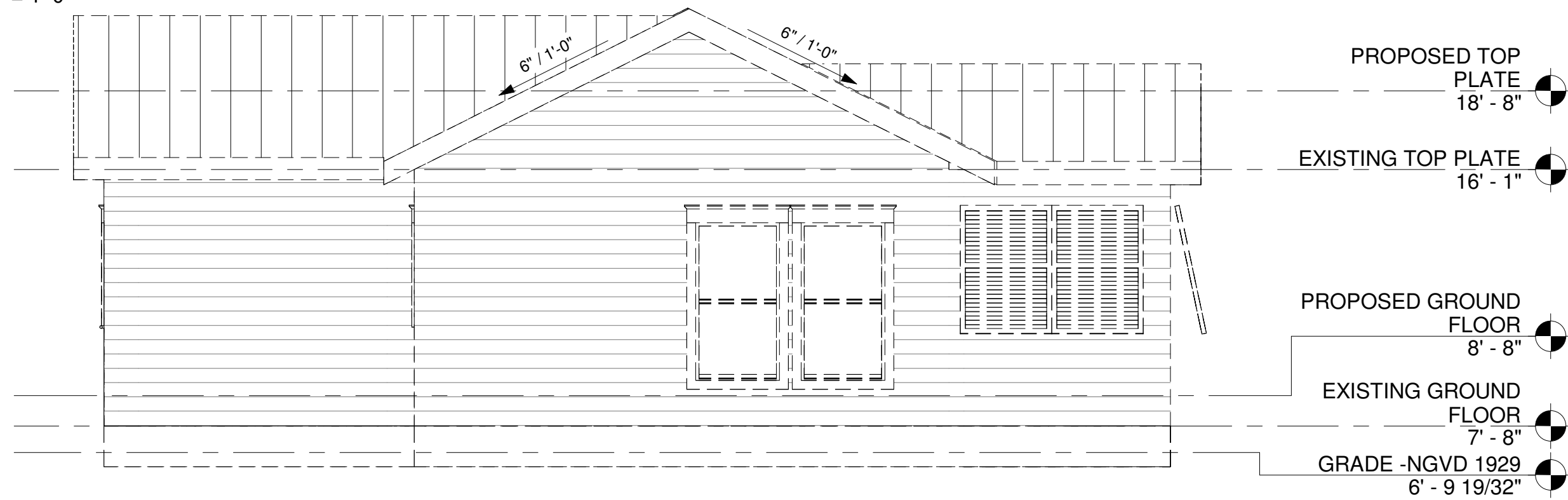
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A 2

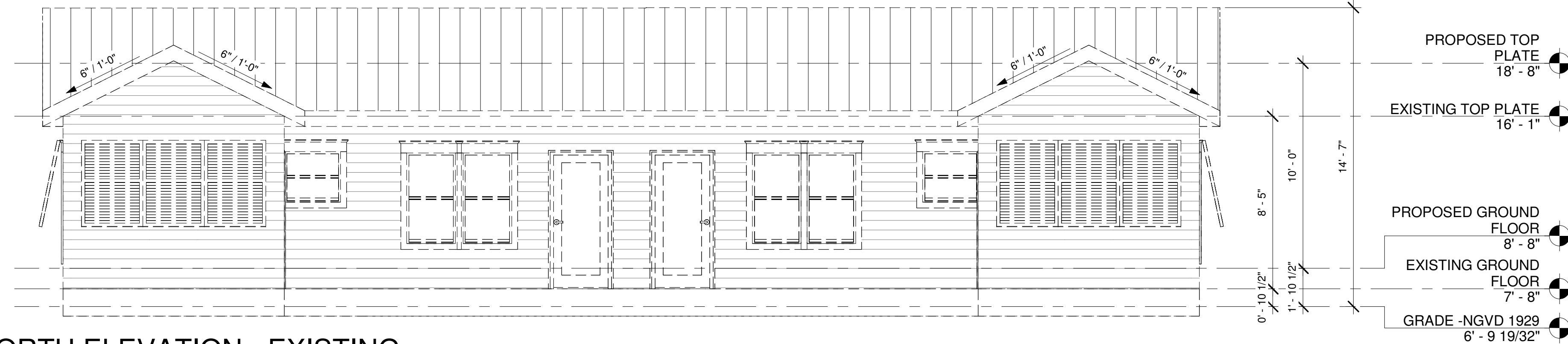
PROJECT NO: HHB2025
DRAWN BY: EHP
APPROVED BY: EHP



2 EAST ELEVATION - PROPOSED
A 4 1/4" = 1'-0"



1 EAST ELEVATION - EXISTING
A 4 1/4" = 1'-0"



3 NORTH ELEVATION - EXISTING
A 4 1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED
A 4 1/4" = 1'-0"

DATE: 2025 04 22

REV: HARC SUBMITTAL SET

Single Family Residence
1222 Seminary Street
Key West, FL 33040

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#AR98525

SANDBAR
DESIGN STUDIO
SANDBAR DESIGN STUDIO
20185 CAMEL JAIL LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
8473935854

ELEVATIONS

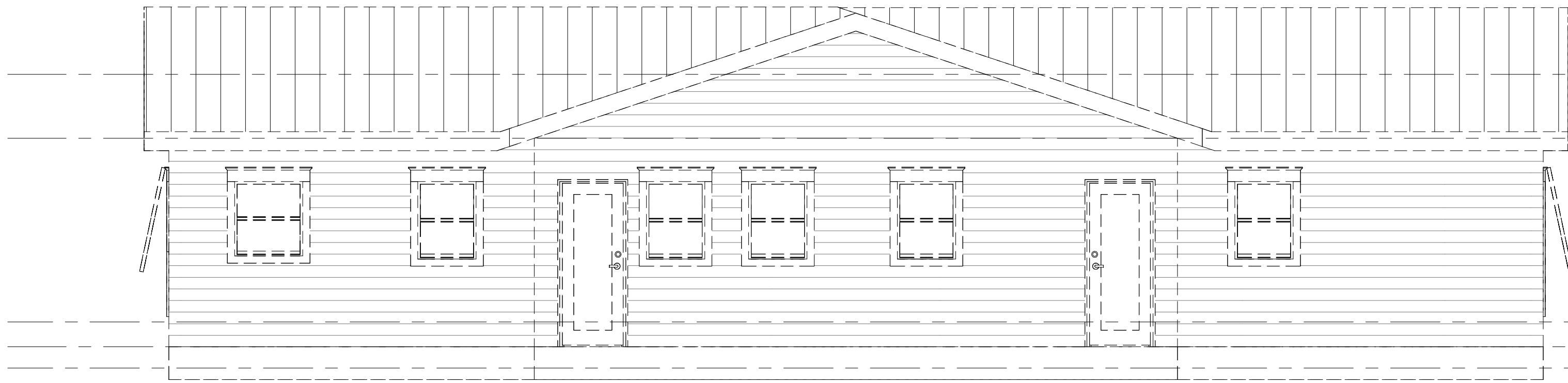
SHEET TITLE

A 4

PROJECT NO:
HHB2025

DRAWN BY: EHP

APPROVED BY: EHP



PROPOSED TOP
PLATE
18' - 8"

EXISTING TOP PLATE
16' - 1"

PROPOSED GROUND
FLOOR
8' - 8"

EXISTING GROUND
FLOOR
7' - 8"

GRADE -NGVD 1929
6' - 9 19/32"

1 SOUTH ELEVATION - EXISTING
A 5 1/4" = 1'-0"



PROPOSED TOP
PLATE
18' - 8"

EXISTING TOP PLATE
16' - 1"

PROPOSED GROUND
FLOOR
8' - 8"

EXISTING GROUND
FLOOR
7' - 8"

GRADE -NGVD 1929
6' - 9 19/32"

2 SOUTH ELEVATION - PROPOSED
A 5 1/4" = 1'-0"



PROPOSED TOP
PLATE
18' - 8"

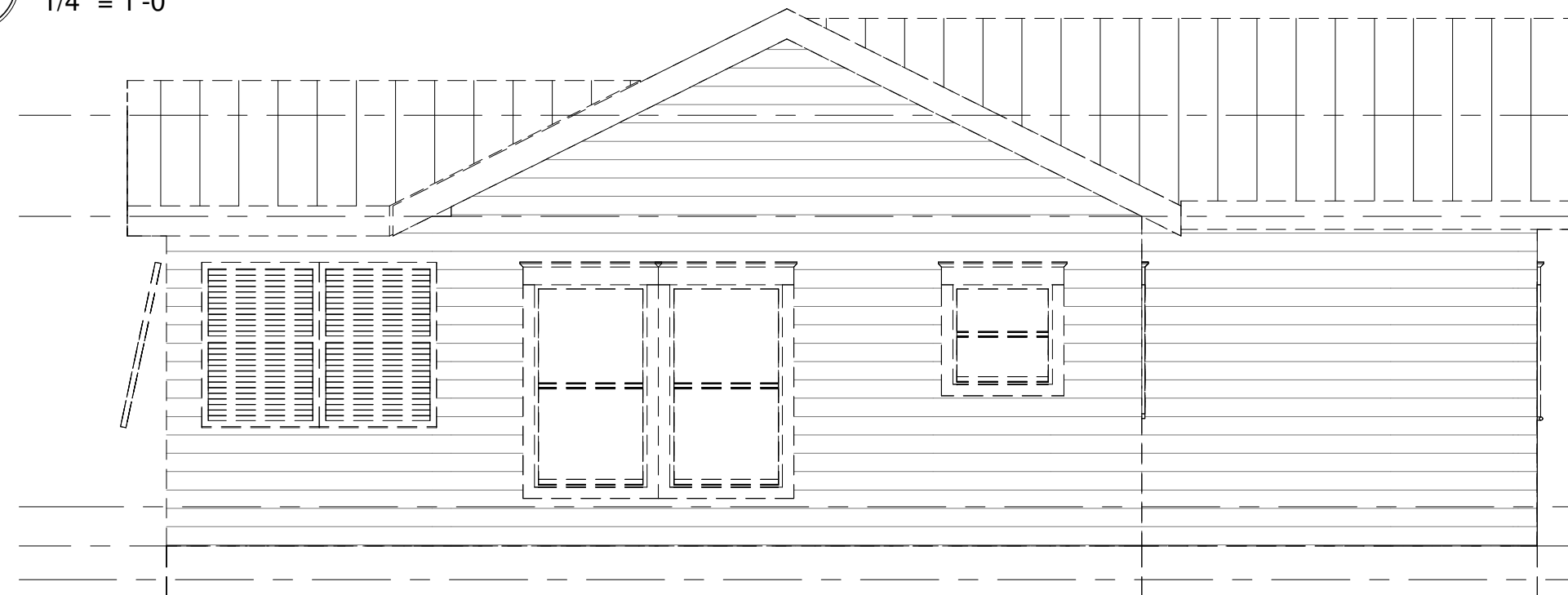
EXISTING TOP PLATE
16' - 1"

PROPOSED GROUND
FLOOR
8' - 8"

EXISTING GROUND
FLOOR
7' - 8"

GRADE -NGVD 1929
6' - 9 19/32"

3 WEST ELEVATION - PROPOSED
A 5 1/4" = 1'-0"



PROPOSED TOP
PLATE
18' - 8"

EXISTING TOP PLATE
16' - 1"

PROPOSED GROUND
FLOOR
8' - 8"

EXISTING GROUND
FLOOR
7' - 8"

GRADE -NGVD 1929
6' - 9 19/32"

4 WEST ELEVATION = EXISTING
A 5 1/4" = 1'-0"

DATE: 2025 04 22

REV: HARC SUBMITTAL SET

Single Family Residence
1222 Seminary Street
Key West, FL 33040

SEAL:

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8473935854

ELEVATIONS

SHEET TITLE

A 5

PROJECT NO:
HHB2025

DRAWN BY: Author
APPROVED BY: Checker

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 28, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CHANGE TO PREVIOUS DESIGN. EXTENSION OF LEFT SIDE OF NORTH ELEVATION OF HOUSE. ELEVATION INCREASE BY 2'5". POOL SIZE REDUCTION TO 16' X 9'.

#1222 SEMINARY STREET

Applicant – Sandbar Design Studio Inc Application #C2025-0082

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 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Edward Flynn, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

1222 Semenary St on the 17 day of Oct, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Oct-28, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0082

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date:

Address:

City:

State, Zip:

The forgoing instrument was acknowledged before me on this 17 day of October, 2025.

By (Print name of Affiant) Edward Flynn who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____

Print Name: Celia Tolle

Notary Public - State of Florida (seal)

My Commission Expires: 10-2-27



CELIA L. TOLLE
MY COMMISSION #HH449756
EXPIRES: OCT 02, 2027
Bonded through 1st State Insurance

Edward Flynn

PROPERTY APPRAISER INFORMATION

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

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

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

Summary

Parcel ID 00042120-000000
 Account# 1042765
 Property ID 1042765
 Millage Group 10KW
 Location 1222 SEMINARY St, KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOTS 18 & 19 SQR 8 TR 19
 Description PB1-34 OR269-274 OR281-492 OR621-892 OR920-299 OR920-300 OR920-301 OR1029-1538 OR1055-116 OR1121-1168 OR2609-2151 OR2795-1765 OR3310-1412
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

[FC REAL ESTATE INVESTMENTS LLC](#)
 221 Simonton St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$252,367	\$256,211	\$262,461	\$162,724
+ Market Misc Value	\$27,048	\$27,729	\$28,462	\$29,195
+ Market Land Value	\$893,424	\$814,984	\$579,662	\$382,896
= Just Market Value	\$1,172,839	\$1,098,924	\$870,585	\$574,815
= Total Assessed Value	\$765,080	\$695,527	\$632,297	\$574,815
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,172,839	\$1,098,924	\$870,585	\$574,815

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$893,424	\$252,367	\$27,048	\$1,172,839	\$765,080	\$0	\$1,172,839	\$0
2023	\$814,984	\$256,211	\$27,729	\$1,098,924	\$695,527	\$0	\$1,098,924	\$0
2022	\$579,662	\$262,461	\$28,462	\$870,585	\$632,297	\$0	\$870,585	\$0
2021	\$382,896	\$162,724	\$29,195	\$574,815	\$574,815	\$0	\$574,815	\$0
2020	\$361,624	\$162,724	\$29,928	\$554,276	\$554,276	\$0	\$554,276	\$0
2019	\$343,968	\$165,117	\$30,661	\$539,746	\$539,746	\$0	\$539,746	\$0
2018	\$360,640	\$167,510	\$31,395	\$559,545	\$559,545	\$0	\$559,545	\$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
MULTI RES DRY (080D)	5,318.00	Square Foot	73	72

Buildings

Building ID	3299	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1948
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2007
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1767	Roof Type	GABLE/HIP
Finished Sq Ft	1268	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	168	Bedrooms	3
Functional Obs	40	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,268	1,268	0
OPU	OP PR UNFIN LL	55	0	0
OPF	OP PRCH FIN LL	312	0	0
SPF	SC PRCH FIN LL	132	0	0
TOTAL		1,767	1,268	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1959	1960	0 x 0	1	508 SF	3
FENCES	1988	1989	0 x 0	1	408 SF	2
WOOD DECK	1988	1989	0 x 0	1	874 SF	2
TILE PATIO	1993	1994	0 x 0	1	196 SF	4
FENCES	1994	1995	4 x 82	1	328 SF	2
RES POOL	1999	2000	0 x 0	1	294 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/31/2025	\$1,200,000	Warranty Deed	2488671	3310	1412	01 - Qualified	Improved		
5/2/2016	\$655,000	Warranty Deed		2795	1765	02 - Qualified	Improved		
4/28/2016	\$100	Quit Claim Deed		2795	1763	11 - Unqualified	Improved		
1/23/2013	\$100	Quit Claim Deed		2609	2151	11 - Unqualified	Improved		
10/1/1987	\$145,000	Warranty Deed		1029	1538	U - Unqualified	Improved		

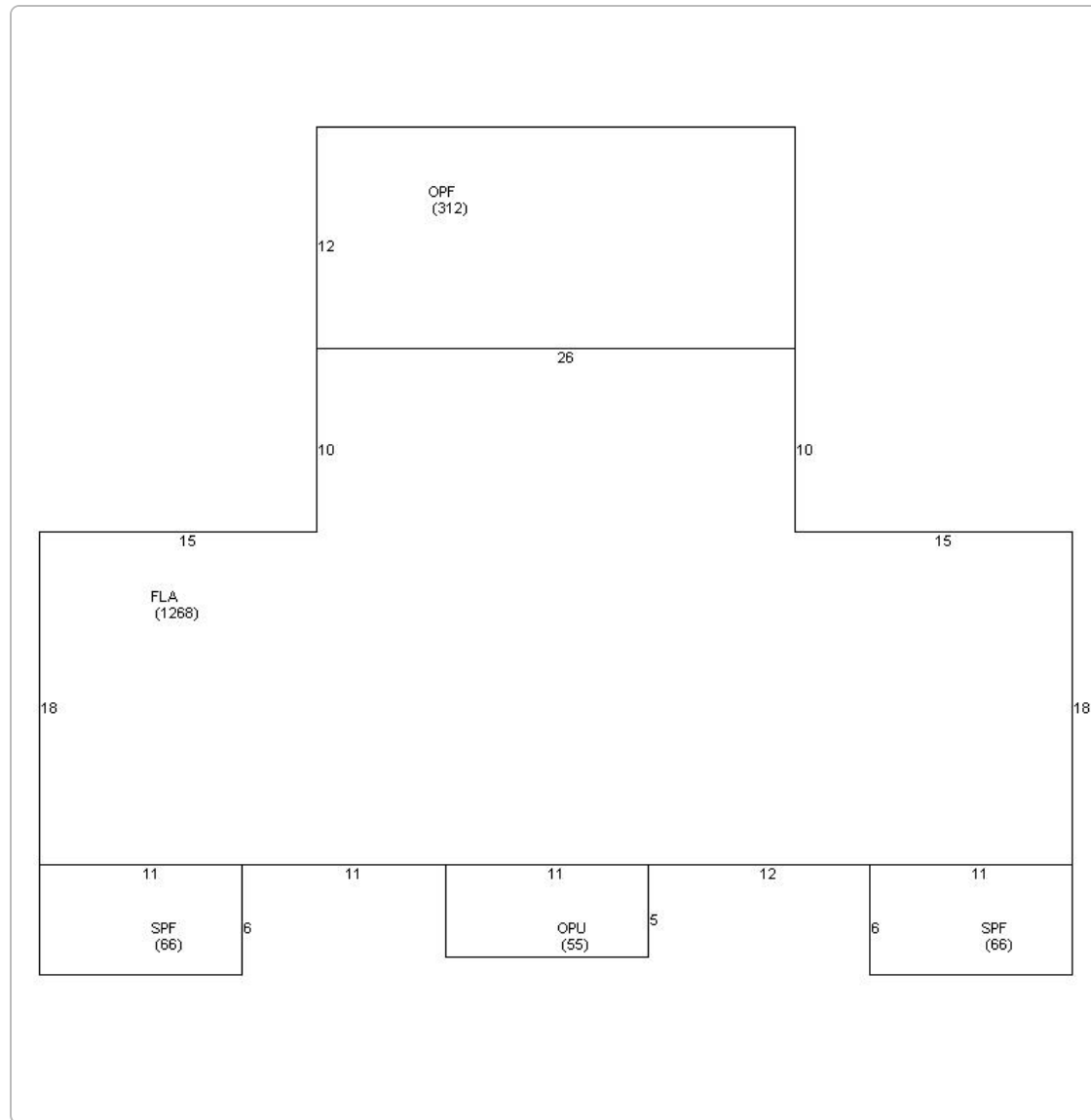
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-0251	02/05/2025	Active	\$0	Residential	Demo 3 kitchens, 3 baths, interior exploratory.
11-1597	05/17/2011	Completed	\$6,200	Residential	RE-PAINT CONCRETE COPING, NEW TILE CERAMIC (COLBALT BLUE) AND REPLASTER.
06-4357	07/17/2006	Completed	\$1,145	Residential	INSTALL 7 GFL'S & 3 SMOKE DETECTORS.
03-2275	06/27/2003	Completed	\$6,000	Residential	INSTALLED SEWER LATERAL
9903921	12/03/1999	Completed	\$2,300	Residential	RESURFACE POOL
A951359	04/01/1995	Completed	\$1,200	Residential	PICKET FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



**Map****TRIM Notice**

[User Privacy Policy](#) [GDPR Privacy Notice](#)
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