



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: T.S. Neal, Architect

Application Number: H2022-0044

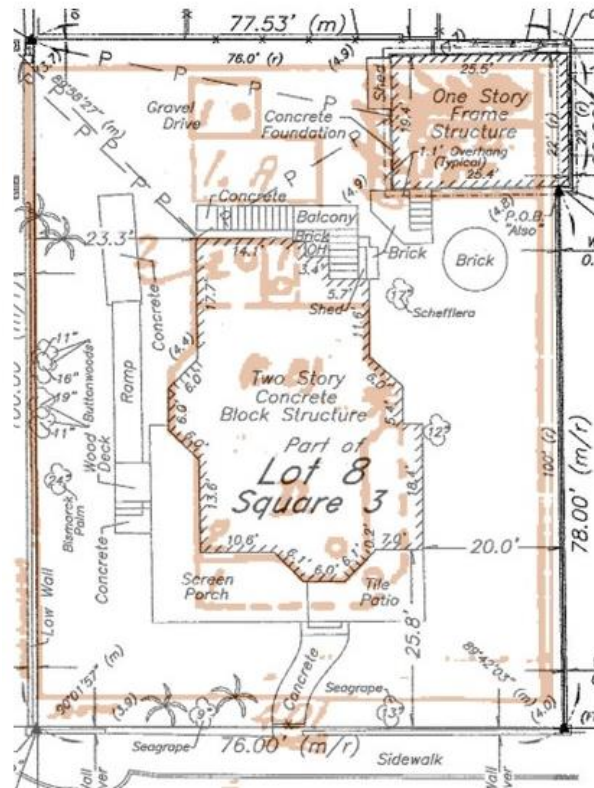
Address: 401 South Street

Description of Work:

Partial demolition of altered wrap porch. Demolition of ~~rear staircase and~~ accessory structure.
Partial demolition of cistern.

Site Facts:

The property under review sits on the northeast corner of South and Whitehead Streets. The principal house is one of three contiguous sister structures facing South Street. During the 1920's the property served as the Cuban Consul's residence. The site comprises of two structures the primary house and an accessory structure build over a cistern and located on the northeast corner of the lot. The main house is a contributing resource to the district. Built circa 1910 the two-story Queen Anne revival building has undergone several changes through time, including the removal of original round columns, alterations, and enclosures to the wrap porch and second floor front porch, as well as side and rear additions. A rear staircase and a ramp are of latter addition. The current one-story accessory structure was built around 1968. The applicant has met with the urban forester manager and reviewed the submitted plans. The property is located on a VE flood zone.



Current survey and 1962 Sanborn Map over imposed.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for all porch elements.

Staff Analysis:

On October 26, 2022, the Commission motioned to approve submitted plans for demolition. This report is for the required second reading for demolition of the partial demolition of the current altered wrap porch, the removal of columns and knee walls, louvered enclosure, all non-original to the house but historic, as they were built more than fifty years ago. The plan also includes the demolition of a historic accessory structure and partial demolition of a historic cistern. The cistern has been compromised by the construction of the accessory structure over it. The north wall of the cistern will be kept in place as it serves as a retaining wall from the adjacent development. Submitted plans include replacements where proposed.

It is staff’s opinion that the request for the partial demolition of the front wrap porch and cistern, and accessory structure shall be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR’s. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing structures under review are not irrevocably compromised by extreme deterioration.

The following is the criteria of section 102-125:

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

Staff opines that the current non-original wrap porch diminishes the distinctive characteristics of the house. Staff also finds that the accessory structure and cistern lack individual distinction and are not significant to the site and neighborhood.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Although the house was once the residence of a Cuban consul the wrap porch and accessory structure under review were built after this historic event.

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

The structures under review are of no significant value to the development, heritage, or cultural record of the city. Materials used for the wrap porch and the design of current knee wall are not based on the original design of the house.

- 4 *Is not the site of a historic event with a significant effect upon society;*

Although the house was once the residence of a Cuban consul the structures under review, except for the cistern, were not in place at that time in history.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structures under review do not exemplify social, cultural, or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structures under review cannot be considered fine example of a distinctive architectural style, moreover when the current wrap porch is foreign to the original design of the house.

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

This is not the case.

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

The property under review is located on a prominent corner within the historic district. The structures under review do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The structures under review do not yield important information in history.

In conclusion, it is staff's opinion that the request for partial demolition of wrap porch and cistern, can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the last of two required readings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # HARC2022-0044	REVISION #	INITIAL & DATE
FLOOD ZONE VE-10	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

401 South Street Key West FL 33040	
Sheckler Dennis L Trustee Sheckler Allyson E Trustee	PHONE NUMBER 857-998-8189
500 Atlantic Avenue Boston, MA 02210	EMAIL asheckler@aol.com
T.S. Neal Architect - Seth Neal	PHONE NUMBER 251-422-9547
22974 Overseas Highway Cudjoe Key, FL 33042	EMAIL sethneal@tsnarchitects.com
<i>[Signature]</i>	DATE 9/26/2022

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RENOVATION TO EXISTING MAIN HOUSE + DEMO BACK ACCESSORY STRUCTURES + FACIAL CISTERN-
 DEMO. NEW ACCESSORY STRUCTURE IN REAR YARD - MAIN HOUSE, DEMO SCREEN PORCH, LOW WALLS,
 SIDE ROOFTOPS + REAR STAIRS.

MAIN BUILDING: MAIN HOUSE INTERIOR RENOVATION, DEMO EXG SCREEN PORCH + LOW CMU WALLS, NEW POOLH COOLUMNS +
 2ND FLOOR BALCONY PORCH, NEW WINDOW DOORS, NEW ROOF, + NEW 2 CAR GARAGE + GUEST HOUSE.
 ACCESSORY STRUCTURES; RAISE GUEST HOUSE TO MEET VARIO STANDARDS, CMU WALLS WITH STUCCO FINISH, +
 METAL SWINGING ROOF.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

[Handwritten signature]

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

ACCESSORY STRUCTURE(S): <i>YES GARAGE & GUEST HOUSE.</i>	
PAVERS: <i>YES, DUNHAM</i>	FENCES: <i>NA</i>
	<i>EXISTING WALLS TO REMAIN + NO NEW FENCES</i>
	<i>NEW BACK GATE</i>
DECKS: <i>YES, REAL WOOD DECK</i>	PAINTING: <i>YES</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>NA</i>
<i>LANDSCAPE PLAN TO BE PROVIDED IN FRONT</i>	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
<i>YES, SEE SITE PLAN</i>	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # HARC2022-0044	INITIAL & DATE
ZONING DISTRICT HHDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: **401 South Street Key West, FL 33040**

PROPERTY OWNER'S NAME: **Sheckler Dennis L Trustee Sheckler Allyson E Trustee**

APPLICANT NAME: **T.S. Neal Architects, Inc - Beth Neal**

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

	Dennis L Sheckler
PROPERTY OWNER'S SIGNATURE Allyson E. Sheckler	DATE AND PRINT NAME Allyson E. Sheckler

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Main house - To demo existing front screen porch & low concrete walls at porch sides. Rear stairs & added wood frame exterior walls at rear.

Accessory Structure - Demo existing guest house which sits on existing cistern. To remove top and half of cistern walls.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

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

The cistern is historic but lacks aesthetic or historic significance.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

Cistern is not associated with contributing events

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

Cistern has no character or interest.

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

No

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

No

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

No

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

N/A

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

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A

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

NO

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

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

The parts that are being removed contributed to diminishing the historic architectural characteristics of the property

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

Does not result in destroying the historic relationship which we are trying to restore with this project.

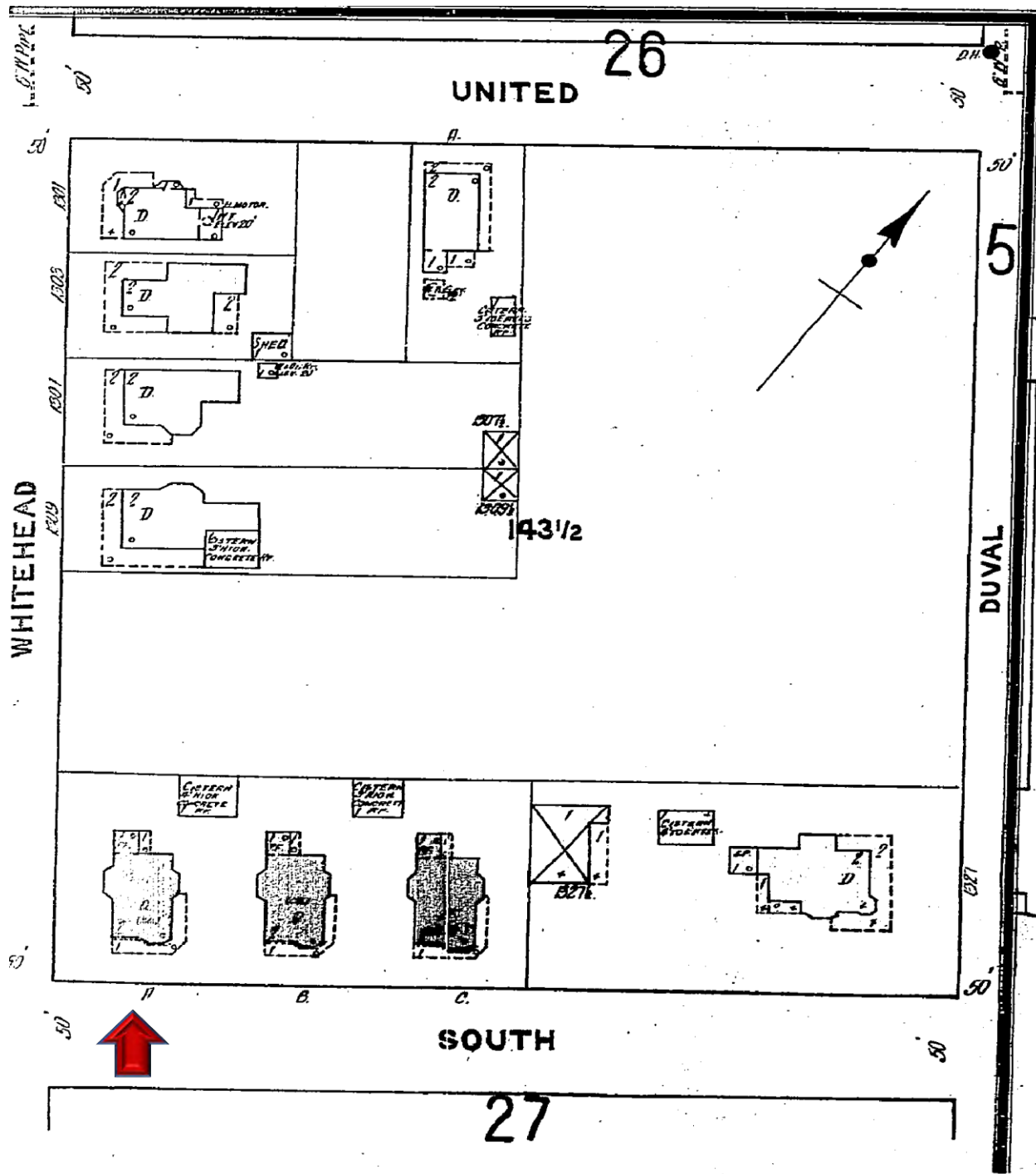
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

No

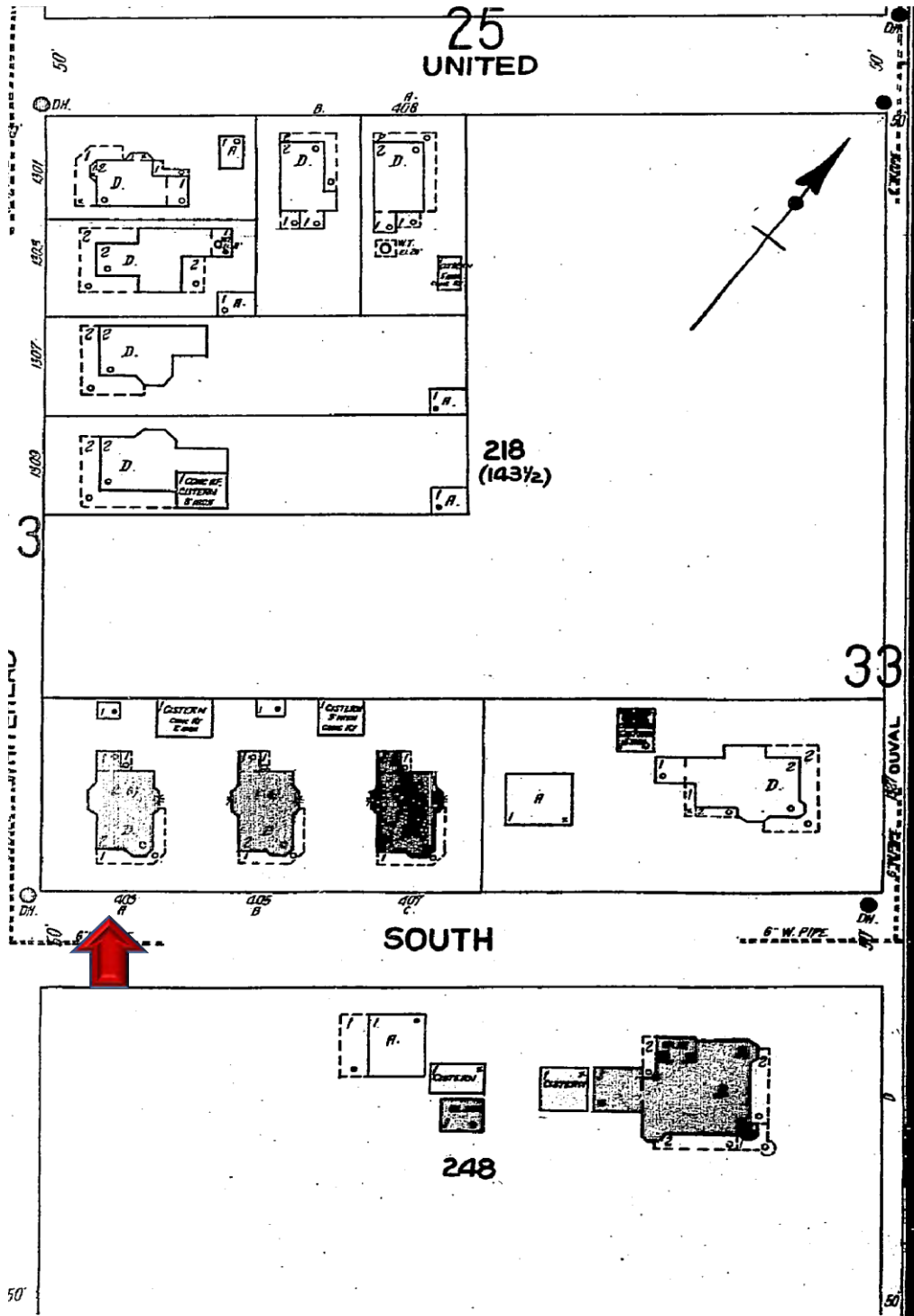
(4) Removing buildings or structures that would otherwise qualify as contributing.

No

SANBORN MAPS

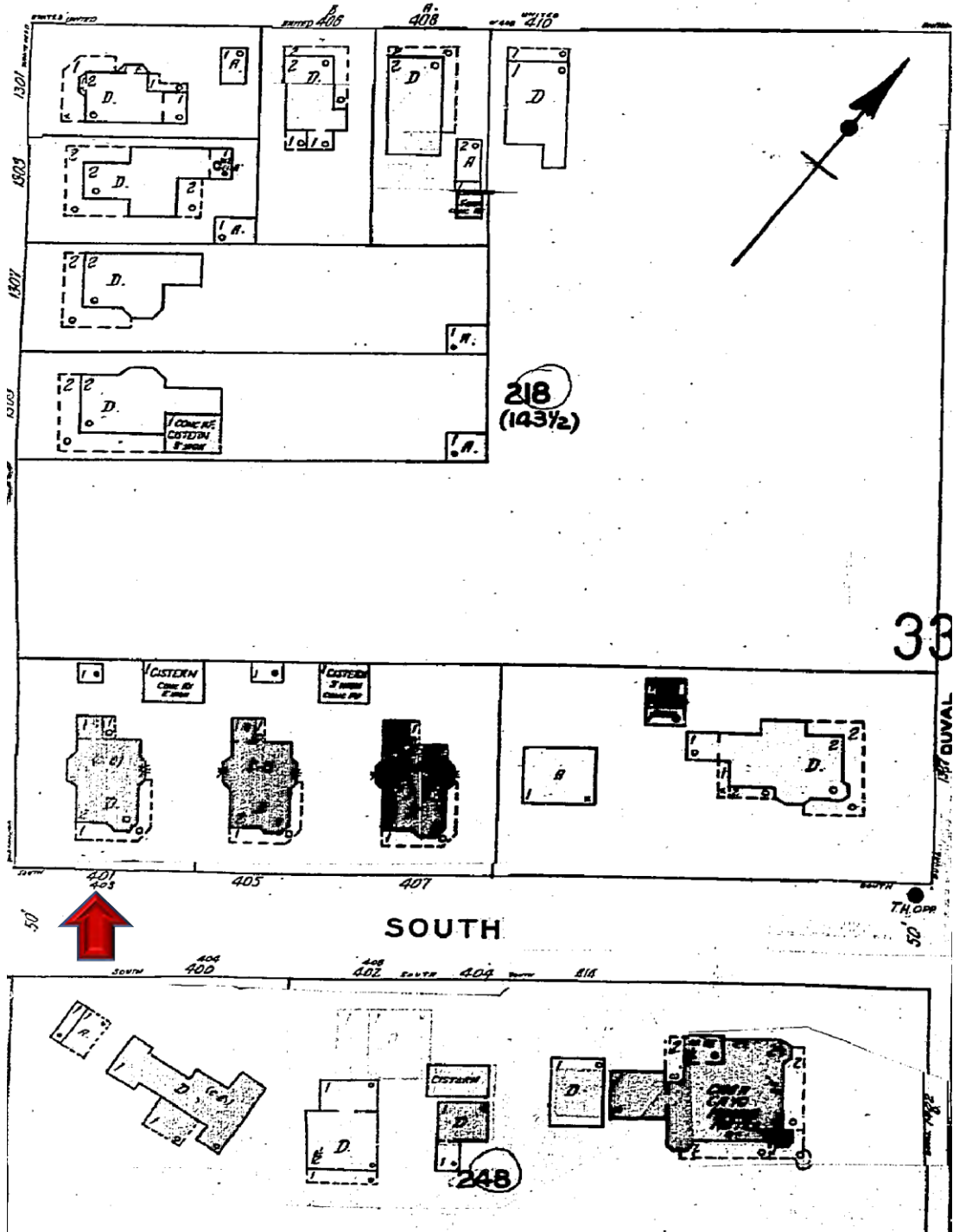


1912 Sanborn Map

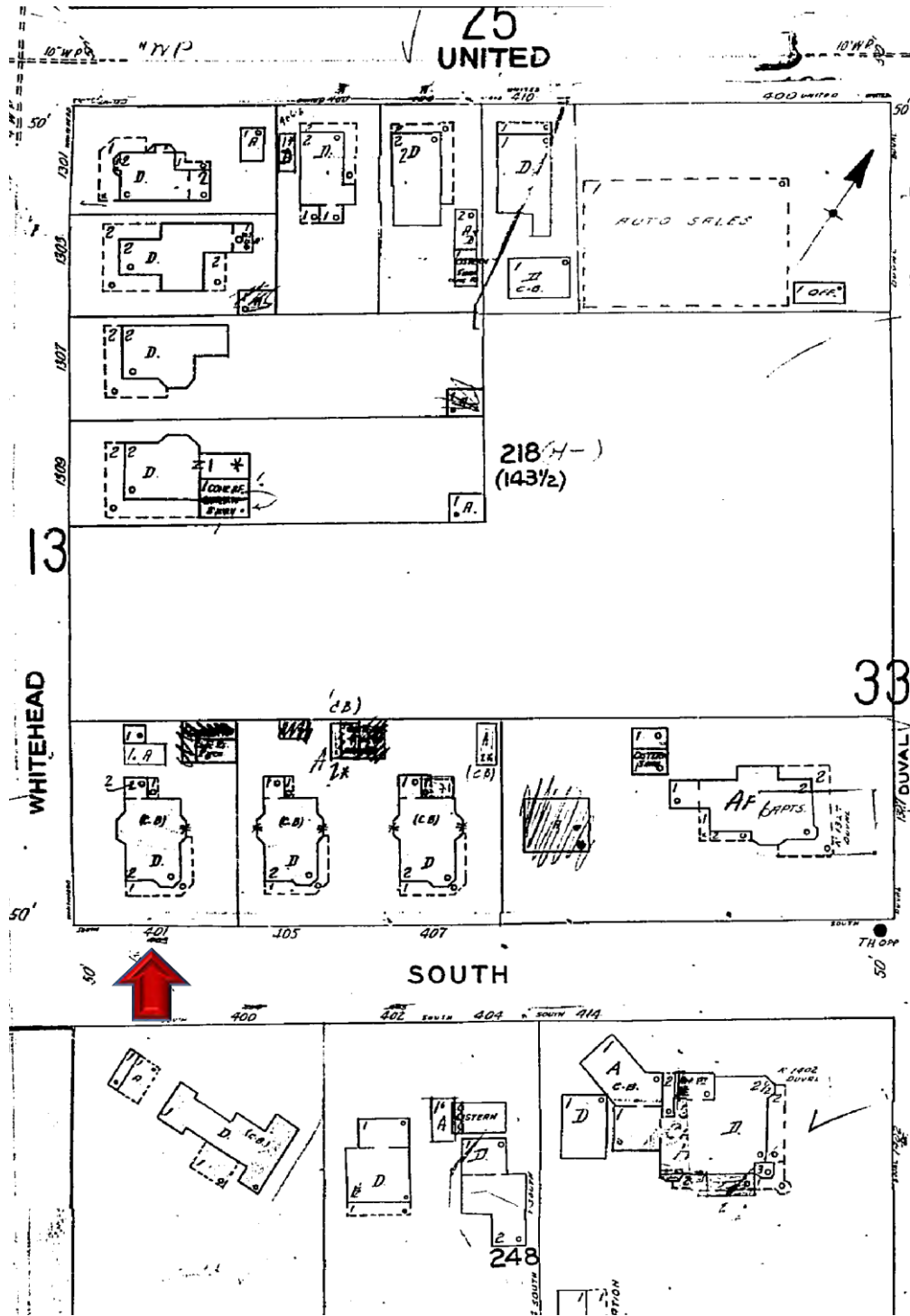


1926 Sanborn Map

23
UNITED



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

Key West, Fla. - Outlook of South Beach Street

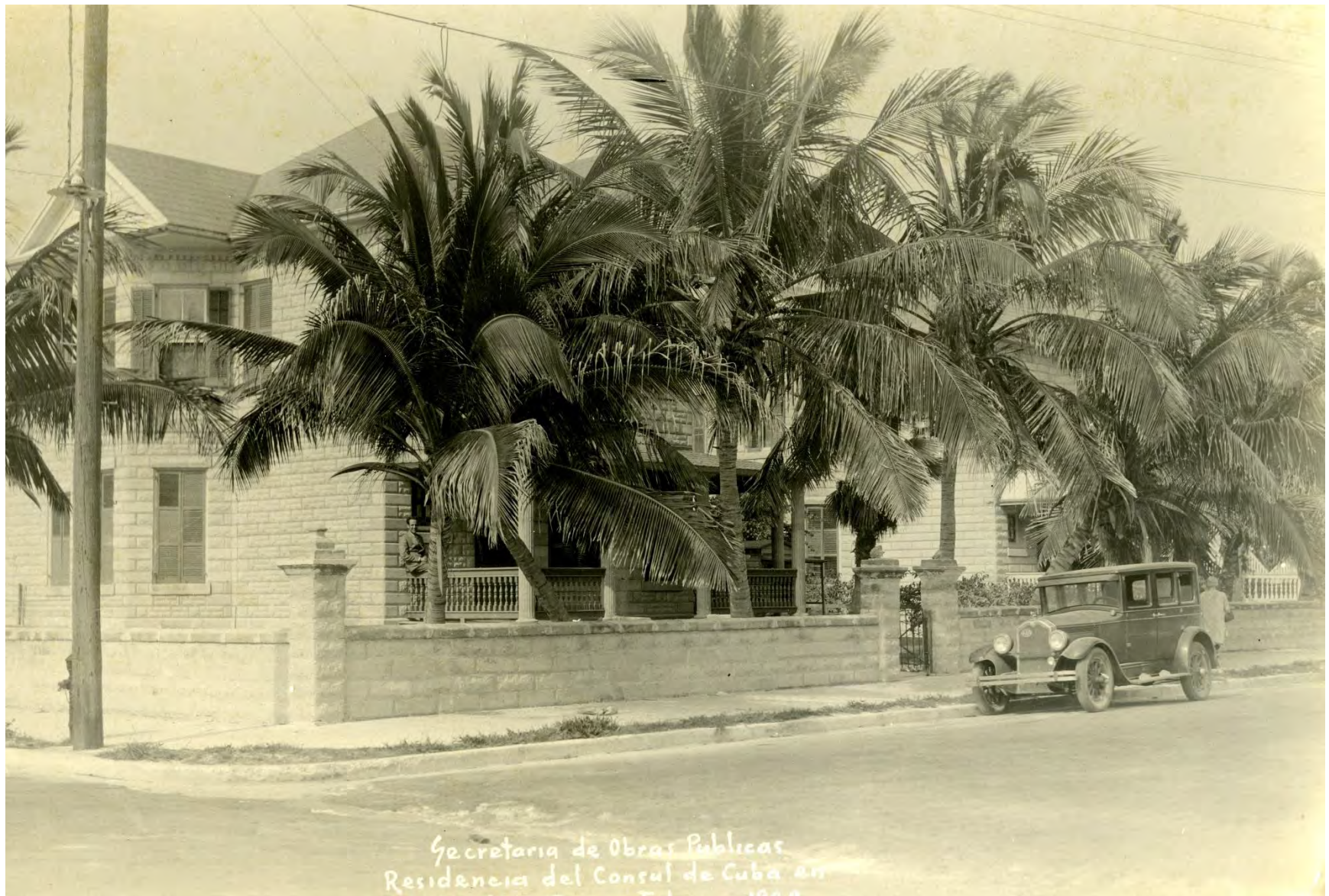




Backyard damage from 1919 hurricane. Monroe County Library.



401 South Street in 1919 after hurricane. Monroe County Library.



Secretaria de Obras Publicas
Residencia del Consul de Cuba en
1928

401 South Street in 1928. Monroe County Library.



401 South Street after 1944 hurricane. Monroe County Library.





**401 SOUTH STREET:
SOUTH STREET ELEVATION (FRONT)**



**407 SOUTH STREET:
SOUTH STREET ELEVATION**



**401 SOUTH STREET:
ACCESSORY STRUCTURE
SOUTH ELEVATION (FRONT)**



**401 SOUTH STREET:
ACCESSORY STRUCTURE
SIDE ELEVATION
WHITEHEAD STREET**



**405 SOUTH STREET:
SOUTH STREET ELEVATION**

**407 SOUTH STREET:
SOUTH STREET ELEVATION**



**401 SOUTH STREET:
NORTHWEST CORNER,
(REAR) ELEVATION**



**401 SOUTH STREET:
SOUTHERN MOST CORNER,
SOUTH STREET / WHITEHEAD ELEVATION**



**401 SOUTH STREET:
SOUTH-EAST CORNER,
SOUTH STREET**



**405 SOUTH STREET:
ACCESSORY STRUCT.
(FRONT)**



**405 SOUTH STREET:
ACCESSORY STRUCT.
(SIDE)**



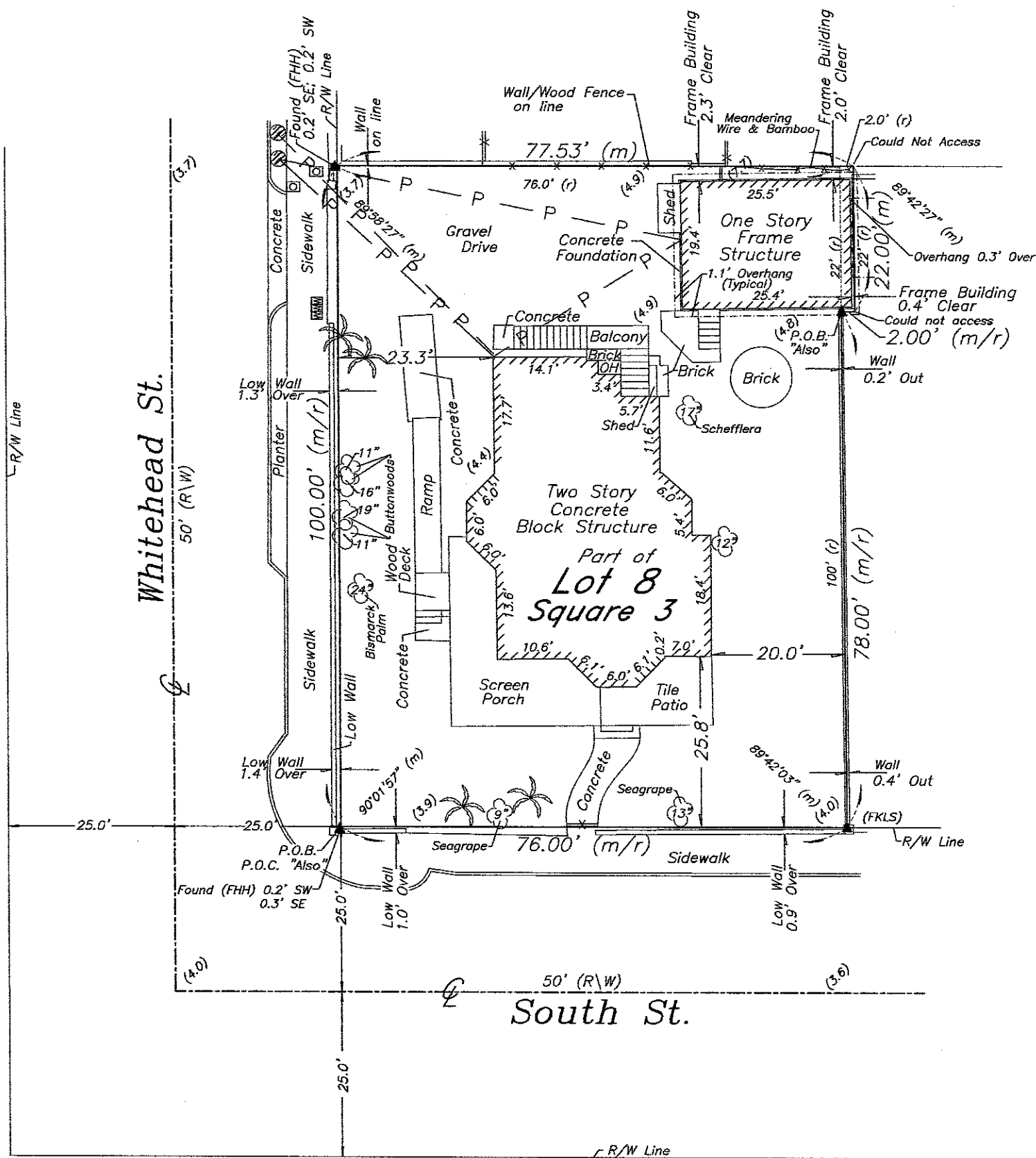
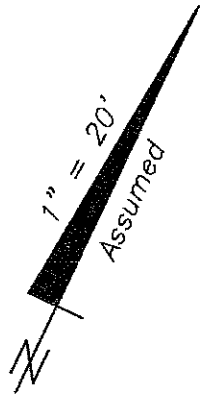
**407 SOUTH STREET:
ACCESSORY STRUCT.
(FRONT)**

SURVEY

Boundary Survey Map of part of Lot 8, Square 3, Tract 16, Island of Key West, FL

L E G E N D

- | | |
|---------------------------------|-----------------------------|
| ● Found 1/2" Iron Rod (No ID) | ⊙ Centerline |
| ▲ Found Nail & Disc (FHH)(FKLS) | ⊗ Utility Pole |
| △ Set Nail & Disc (6298) | OH Overhang |
| (M) Measured | P.O.C. Point of Commencing |
| (R) Record | P.O.B. Point of Beginning |
| (M/R) Measured & Record | 🌴 Coconut Palm |
| ⊠ Sewer Cleanout | 🌳 Tree w/diameter (Typical) |
| ⊡ Water Meter | |
| R\W Right of Way | |



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

0-9852

Boundary Survey Report of part of Lot 8, Square 3,
Tract 16, Island of Key West, FL

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 401 South Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 4, 2022.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: U 397

BOUNDARY SURVEY OF: On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Deed Book N, Page 476 and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Deed Book N, Page 715, of Monroe County Records, and which Subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Said Lot commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 100 feet; thence in a Southwesterly direction 76 feet to Whitehead Street; thence along Whitehead Street in a Southeasterly direction 100 feet back to place of beginning.

ALSO

On the Island of Key West, and known and described as all that certain piece, parcel or lot of land Numbered 8 of Square 3, according to the diagram of the division of Tract 16, made between Frederick Filer and John Boyle, recorded in Book N, Page 476, and according to diagram of Subdivision of the portion allotted to the said Frederick Filer, under the said agreement between himself and the said John Boyle, made by the heirs at law of said Frederick Filer, recorded in Book N, Page 715, of Monroe County Records, and which subdivision and subdivisions were confirmed by Decree of Circuit Court, dated 16th day of December, A.D. 1885. Commencing at the corner of South and Whitehead Streets, and running thence along South Street in a Northeasterly direction 76 feet; thence in a Northwesterly direction 78 feet to the point of beginning of the parcel of land herein after described: From the said point of beginning continue Northwesterly for a distance of 22 feet; thence Northeasterly a distance of 2 feet; thence Southeasterly a distance of 22 feet; thence Southwesterly 2 feet to the point of beginning.

BOUNDARY SURVEY FOR: Dennis L. Sheckler Trust; Allyson E. Sheckler;
Oropeza Stones & Cardenas;
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

February 8, 2022

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

SITE DATA 401 SOUTH STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	7,621 Sq. Ft.	4,000 Sq. Ft.	EXISTING	
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	3,098 Sq. Ft. 40.6%	4,572.6 (60% MAX)	3,684 Sq. Ft. 48%	CONFORMS
OPEN SPACE	4,523 Sq. Ft. 59%	2,667 (35% MIN)	3,612 Sq. Ft. 47.4%	CONFORMS
BUILDING COV.	2,581 Sq. Ft. 33.8%	3,810.5 (50% MAX)	2,785 Sq. Ft. 36.5%	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	708 Sq. Ft. 93% OPEN	760 SF @ (50% MIN) 380 SQ FT	734 Sq. Ft. 96.5% OPEN	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	529 Sq. Ft. 34% OPEN	1,552 SQ. FT. @ (30% MAX.) = 466 SQ FT	361 Sq. Ft. 23% OPEN	CONFORMS

PRINCIPLE STRUTURE SETBACKS				
FRONT SETBACK SOUTH STREET	15'-2 3/4"	10'	EXISTING	CONFORMS
REAR SETBACK	24'-1"	20'	EXISTING	CONFORMS
SIDE STREET SETBACK, WHITEHEAD	16'-5 1/2"	5'	EXISTING	CONFORMS
EAST SIDE SETBACK	19'-11"	5'	EXISTING	CONFORMS
BUILDING HEIGHT	35'-6" +/-	30'	EXISTING	CONFORMS

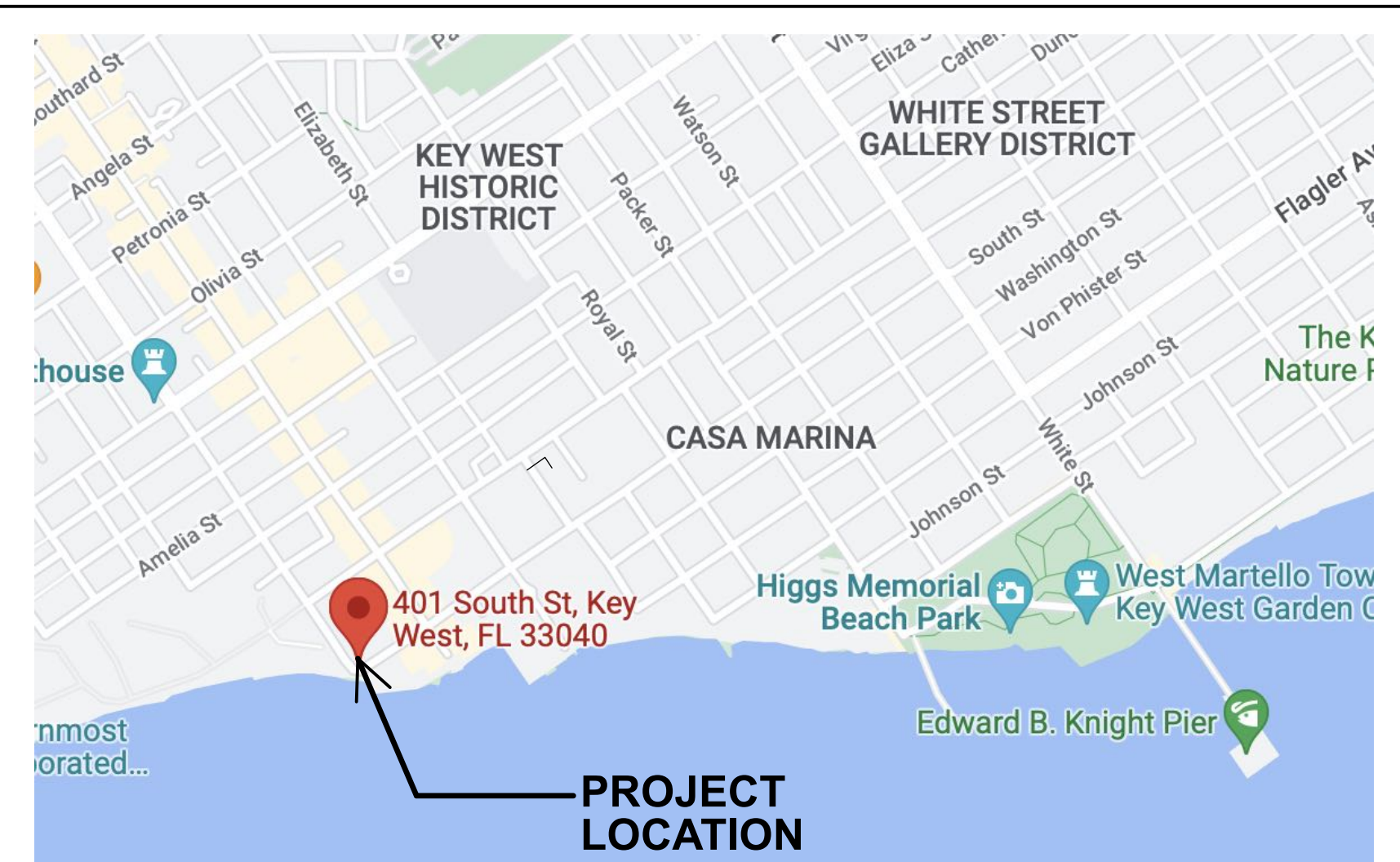
ACCESSORY STRUTURE SETBACKS				
FRONT SETBACK SOUTH STREET	75'-5"	10'	52'-9"	CONFORMS
REAR SETBACK	0'-10"	5'	5'-0"	CONFORMS
SIDE STREET SETBACK, WHITEHEAD	48'-2"	5'	47'-10"	CONFORMS
EAST SIDE SETBACK	0'-0"	5'	5'-0"	CONFORMS
BUILDING HEIGHT	14'-4"	30'	24'-5"	CONFORMS

FEMA MAP FLOOD ZONE VE 10, 10'+1'=11'
(FIRM DATE: 02-18-2005) (FLOOD MAP PANEL # "12087C1516K")



A RENOVATION FOR DENNIS & ALLYSON SHECKLER 401 SOUTH STREET KEY WEST, FL 33040

SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
CONSTRUCTION TYPE VB
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1

GENERAL NOTES:

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

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.0 SURVEY + F.E.C.
- C1.1 EXISTING SITE PLAN
- EX1.1 EXISTING FLOOR PLAN
- EX1.2 EXISTING FLOOR PLAN
- EX2.1 EXISTING ELEVATIONS
- EX2.2 EXISTING ELEVATIONS
- EX2.3 EXISTING SECTIONS
- D1.1 DEMOLITION FLOOR PLAN
- D1.2 DEMOLITION ELEVATIONS
- A1.1 PROPOSED SITE & FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND FLOOR PLAN
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED ELEVATIONS
- A3.3 PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

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

SCOPE OF WORK:

RENOVATING TO THE EXISTING PRINCIPLE STRUCTURE ALONG WITH DEMO EXISTING ACCESSORY STRUCTURE AND BUILD NEW ACCESSORY STRUCTURE IN THE REAR YARD.



A RENOVATION FOR DENNIS & ALLYSON SHECKLER 401 SOUTH STREET KEY WEST, FL 33040

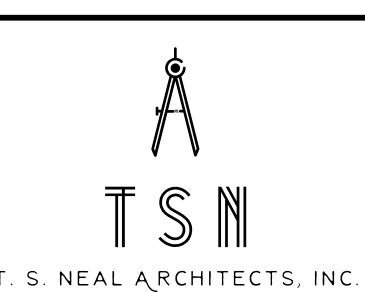
DRAWING TITLE: TITLE & PROJECT INFORMATION

DRAWN: EDSA/TSN
CHECKED: -
DATE: 09-25-2022

REV. #1	10-04-2022

REVISION #	DATE

T1.1
SHEET #



ELEVATION CERTIFICATE

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

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name SHECKLER		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 401 SOUTH STREET		Company NAIC Number:	
City KEY WEST	State Florida	ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00036210-000000) (KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16)			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL			
A5. Latitude/Longitude: Lat. 24.5467 N Long. -81.7974 W 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>8</u>			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s) <u>1685.00</u> sq ft			
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>3</u>			
c) Total net area of flood openings in A8.b <u>592.00</u> sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
A9. For a building with an attached garage:			
a) Square footage of attached garage <u>N/A</u> sq ft			
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>			
c) Total net area of flood openings in A9.b <u>N/A</u> sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168		B2. County Name MONROE	B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/Revised Date 02-18-2005
B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____			
B11. Indicate elevation datum used for BFE in item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			

ELEVATION CERTIFICATE

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. 401 SOUTH STREET		Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: U 267 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	7.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	5.8	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	6.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	4.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name J. LYNN O'FLYNN	License Number 6298	Place Seal Here
Title P.S.M.		
Company Name J. LYNN O'FLYNN, INC.		
Address 3430 DUCK AVENUE		
City KEY WEST	State Florida	ZIP Code 33040
Signature	Date 02-04-2022	Telephone (305) 296-7422

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

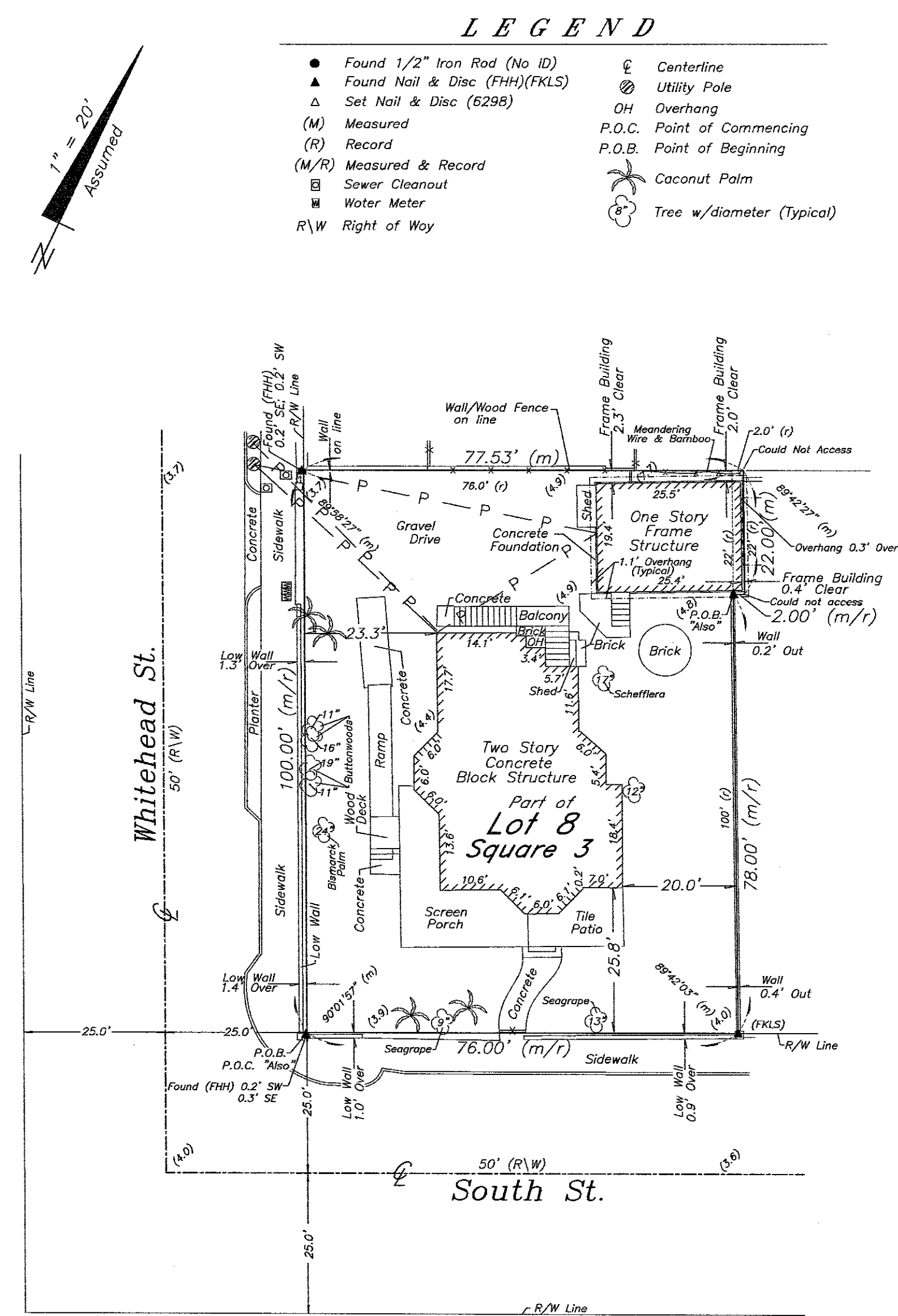
Comments (including type of equipment and location, per C2(e), if applicable)
C2. a) - CRAWL SPACE
C2. b) - FIRST FLOOR LIVING
C2. e) - WATER HEATER

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

F.E.C. PROVIDED BY OWNER

NOTE:
ORIGINAL SIGNED & SEALED SURVEY TO BE SUBMITTED SEPARATELY WITH SUBMITTED PLANS. SURVEY COPY ON SHEET C1.0 IS FOR REFERENCE PURPOSES ONLY.

Boundary Survey Map of part of Lot 8, Square 3,
Tract 16, Island of Key West, FL



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER

0-9852

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

A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
KEY WEST, FL 33040

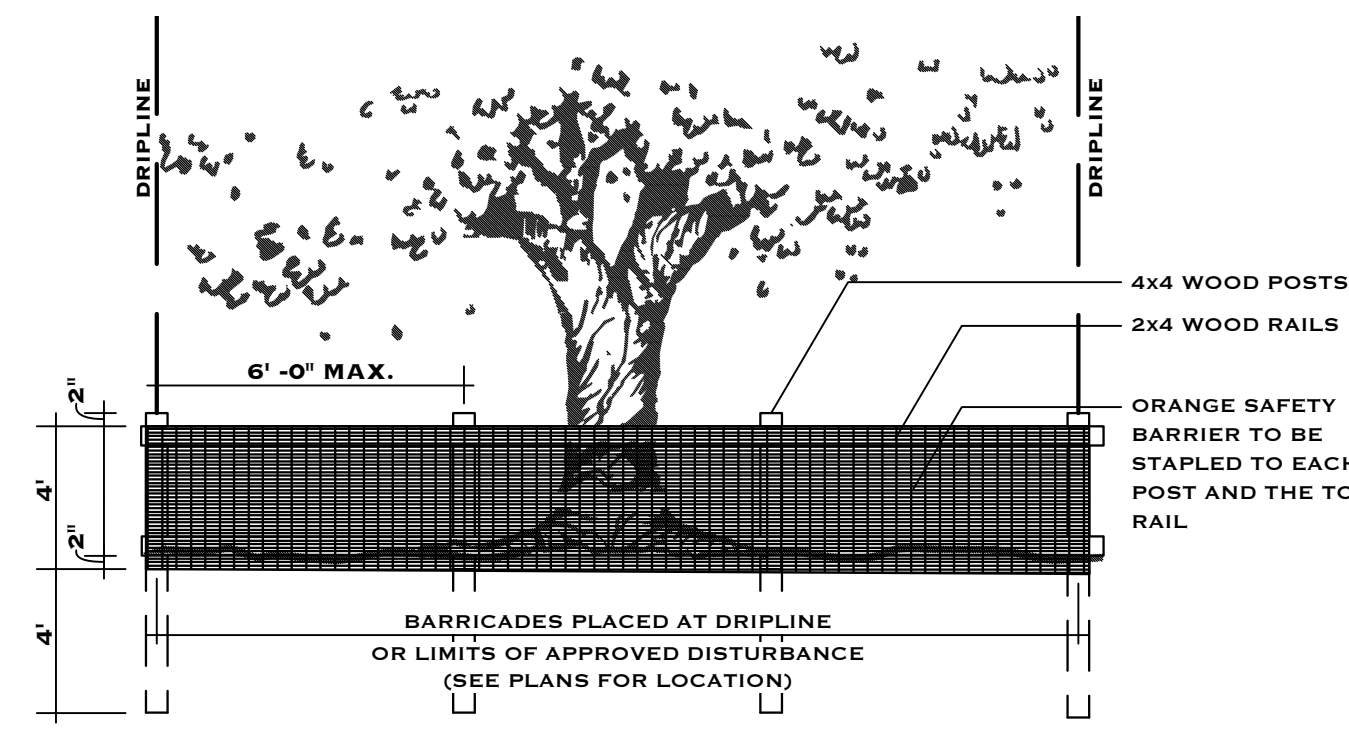
DRAWING TITLE:
SURVEY & FEC

DRAWN: EDSA/TSN
CHECKED: -
DATE: 09-25-2022

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C1.0
SHEET #

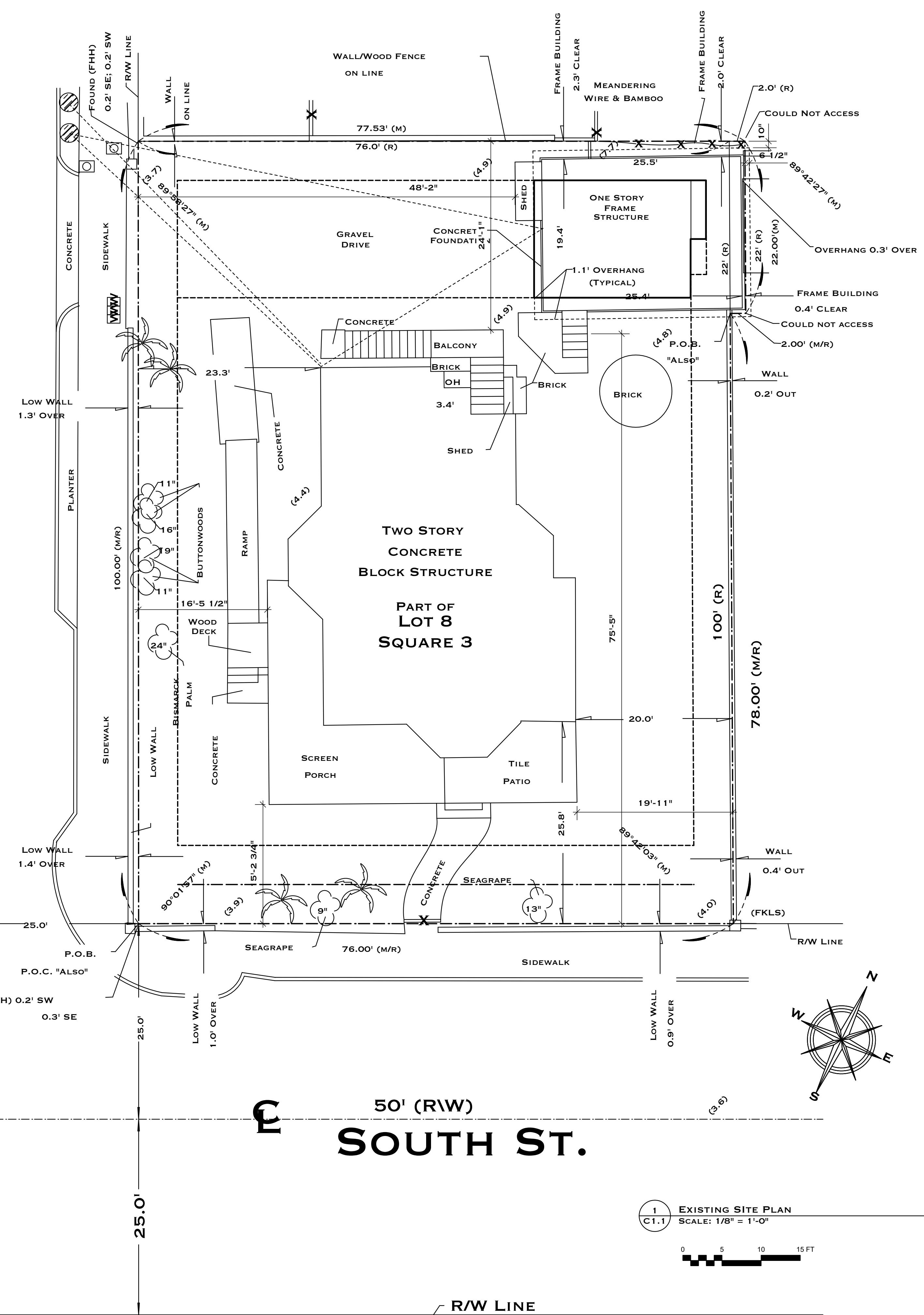
T S N
T. S. NEAL ARCHITECTS, INC.



TREE PROTECTION AND PRESERVATION NOTES

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

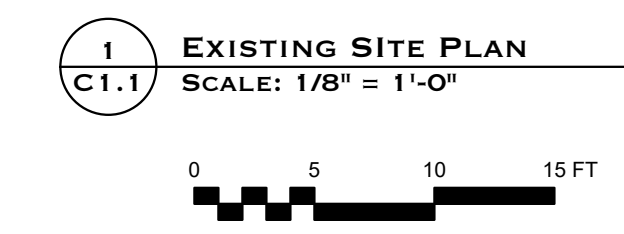
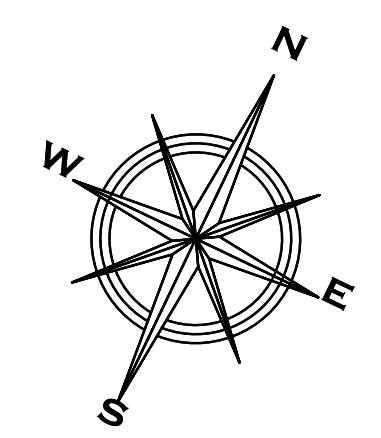
WHITEHEAD ST.
 50' (R/W)
 (3.7)



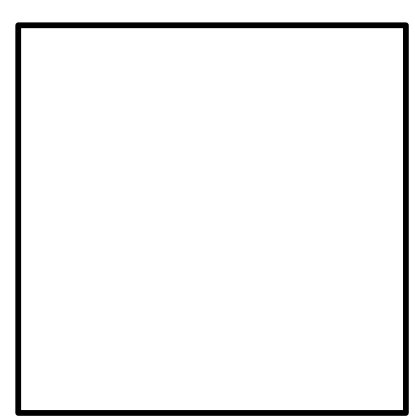
£

£

SOUTH ST.



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



A RENOVATION FOR DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ARCHITECTURAL SITE PLAN
 DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022
REVISION #	DATE

C1.1
 SHEET #

T.S. NEAL ARCHITECTS, INC.



A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

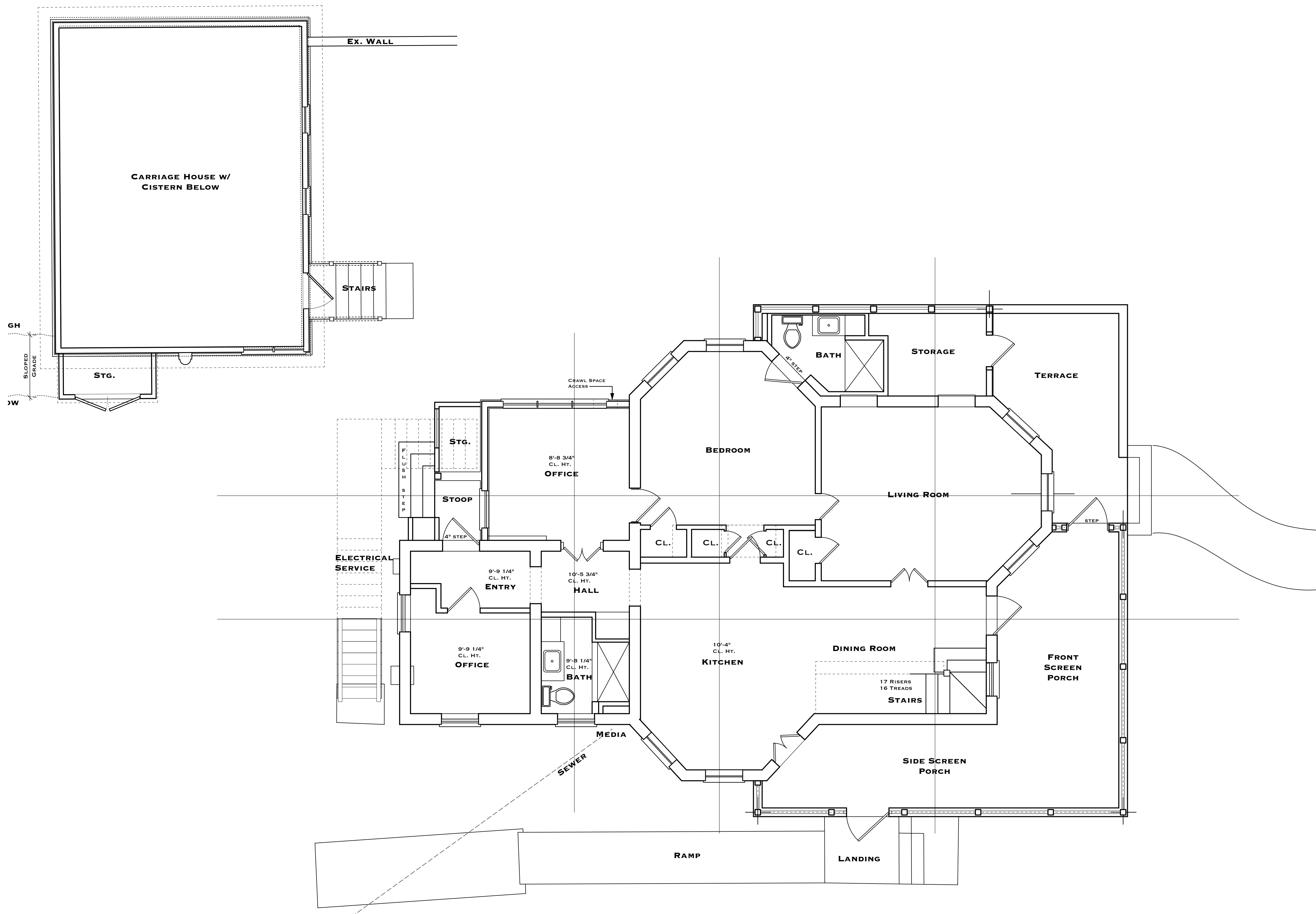
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 EXISTING FLOOR & ROOF PLAN

DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022

REVISION # DATE

EX1.1
 SHEET #



1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

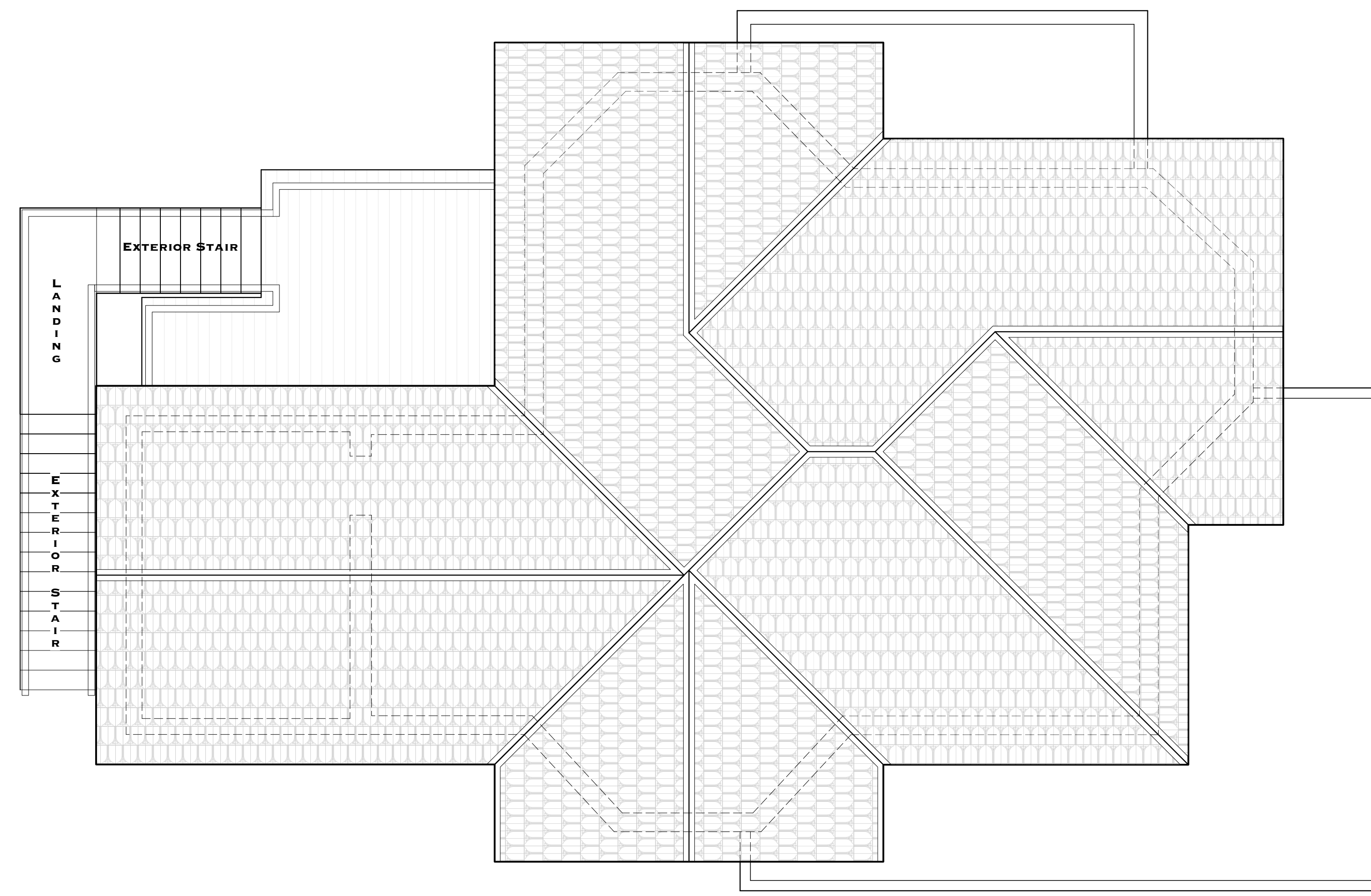




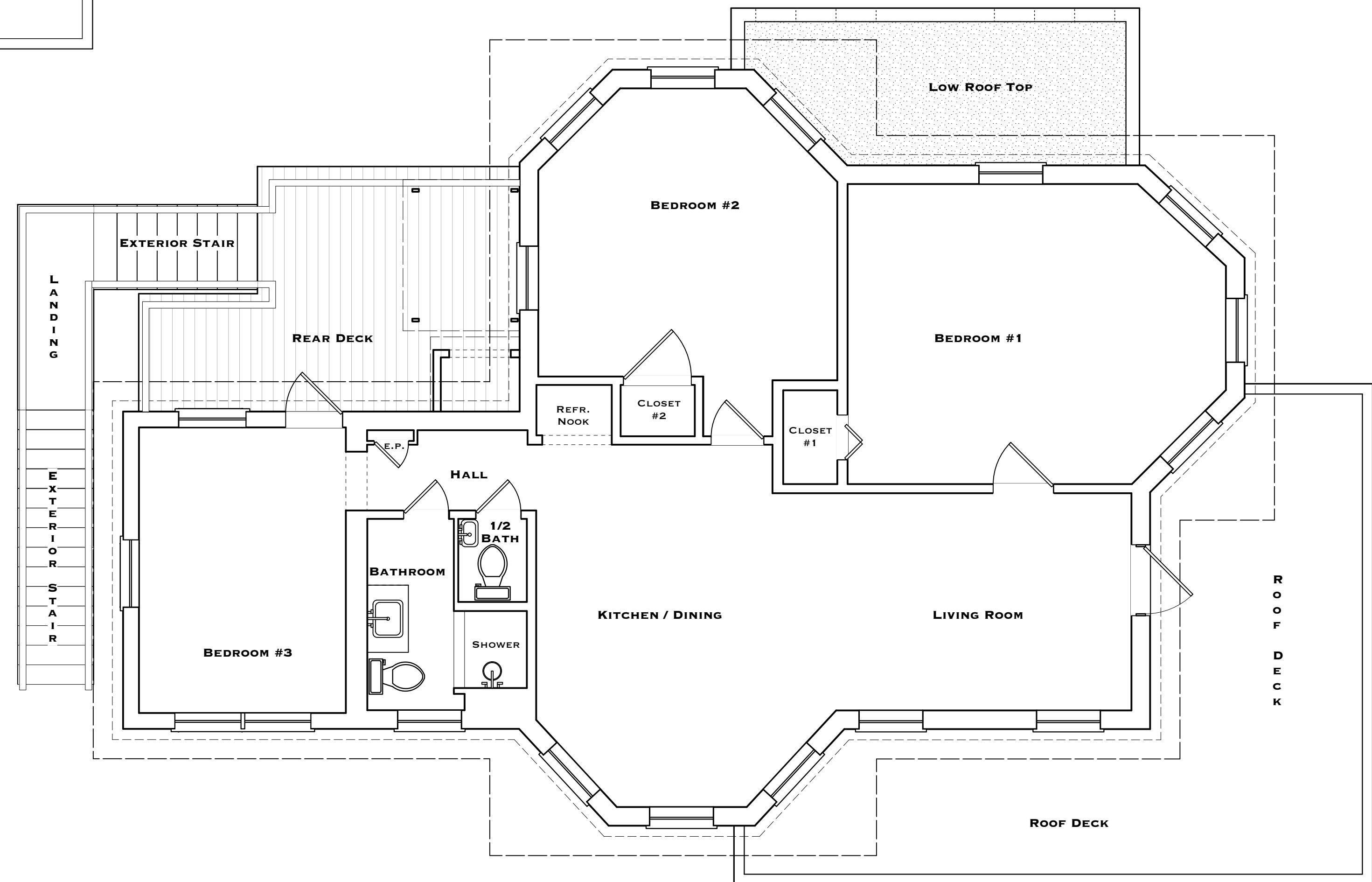
REV. #1	10-04-2022

REVISION #	DATE

EX1.2
 SHEET #



2 EXISTING ROOF PLAN
 EX1.2 SCALE: 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
 EX1.2 SCALE: 1/4" = 1'-0"





A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING ELEVATIONS &
 SECTIONS

DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022
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REVISION #	DATE
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EX2.1
 SHEET #



1
EX1.1 EXISTING WHITEHEAD STREET ELEVATION
 SCALE: 1/4" = 1'-0"



3
EX1.1 EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2
EX1.1 EXISTING SOUTH STREET ELEVATION
 SCALE: 1/4" = 1'-0"

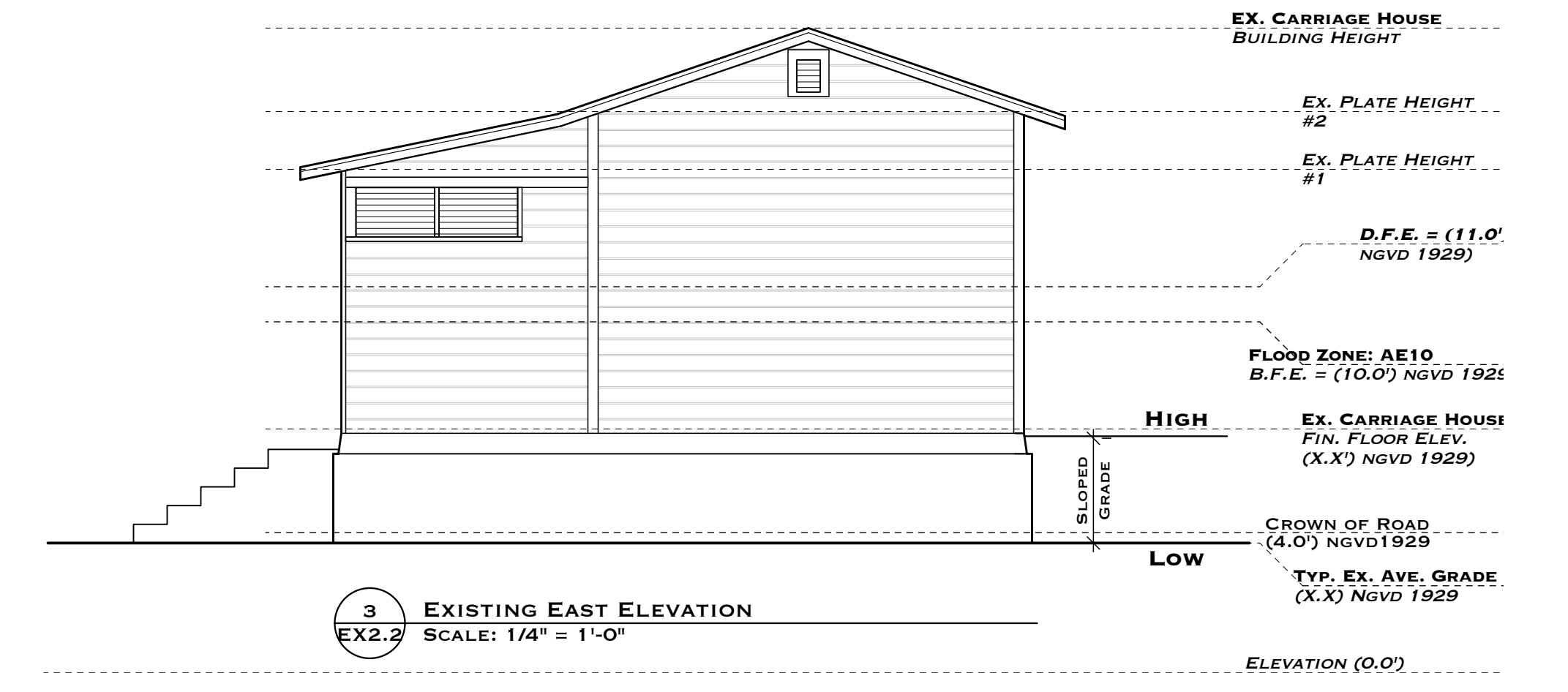
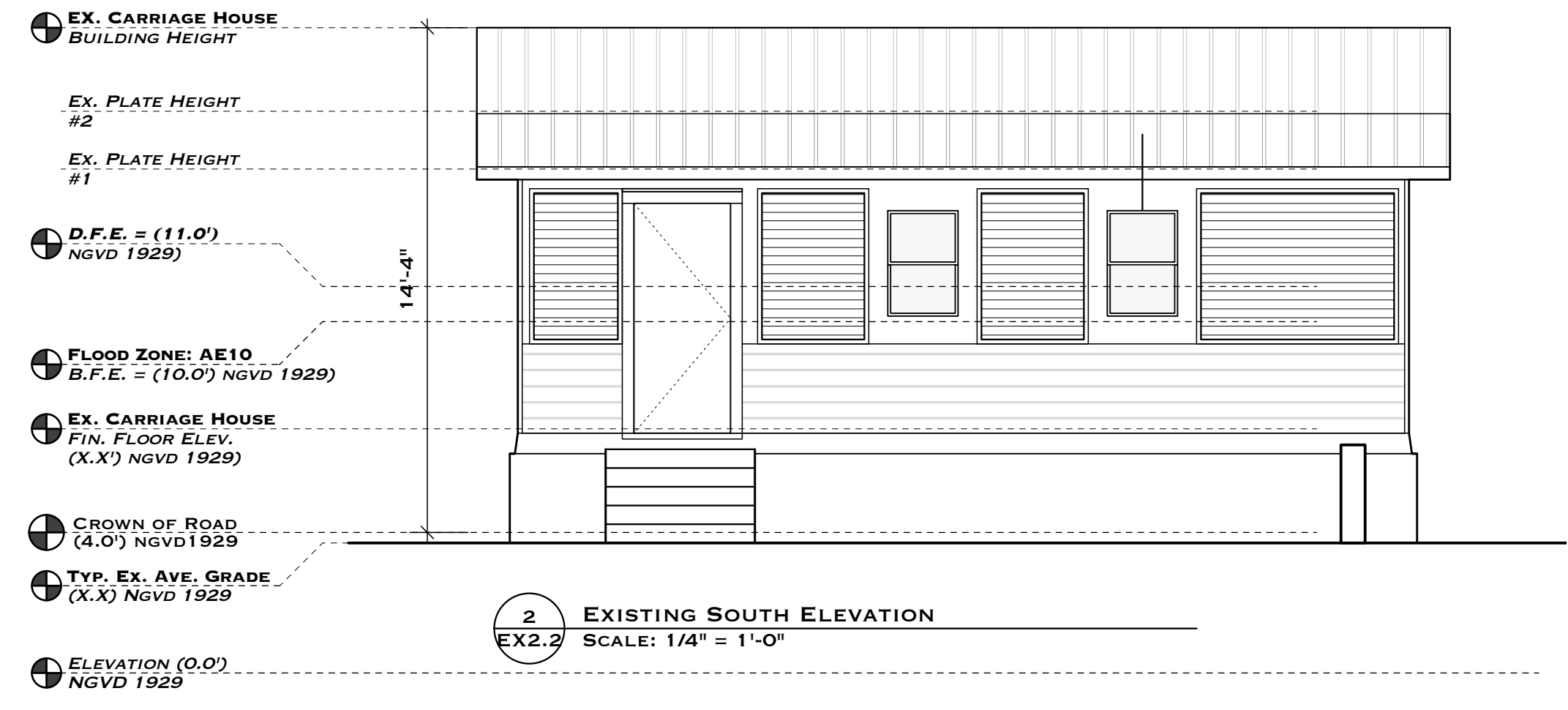


A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING ELEVATIONS &
 SECTIONS
 DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022

REVISION # DATE
EX2.2
 SHEET #





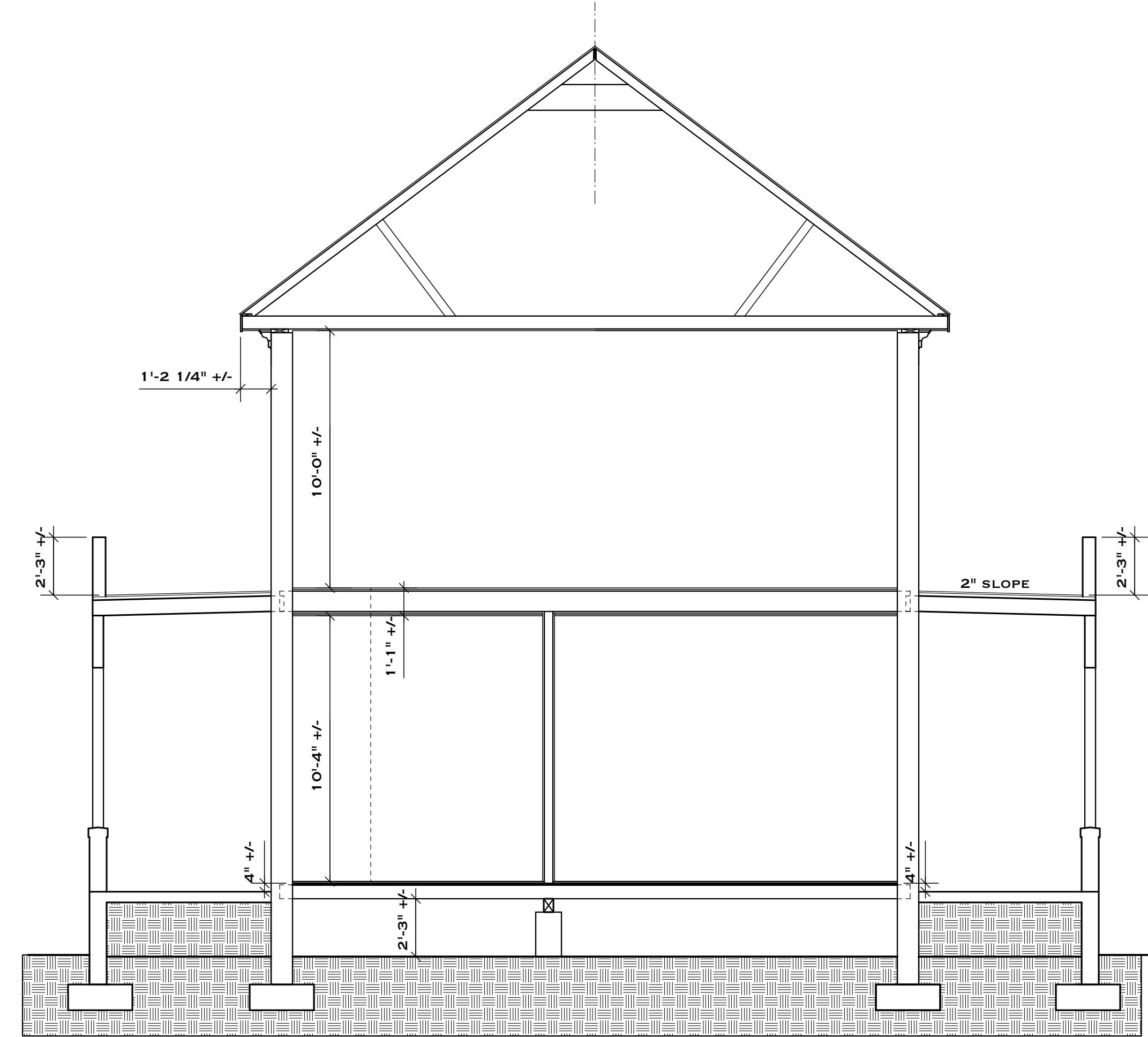
A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING SECTIONS
 DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

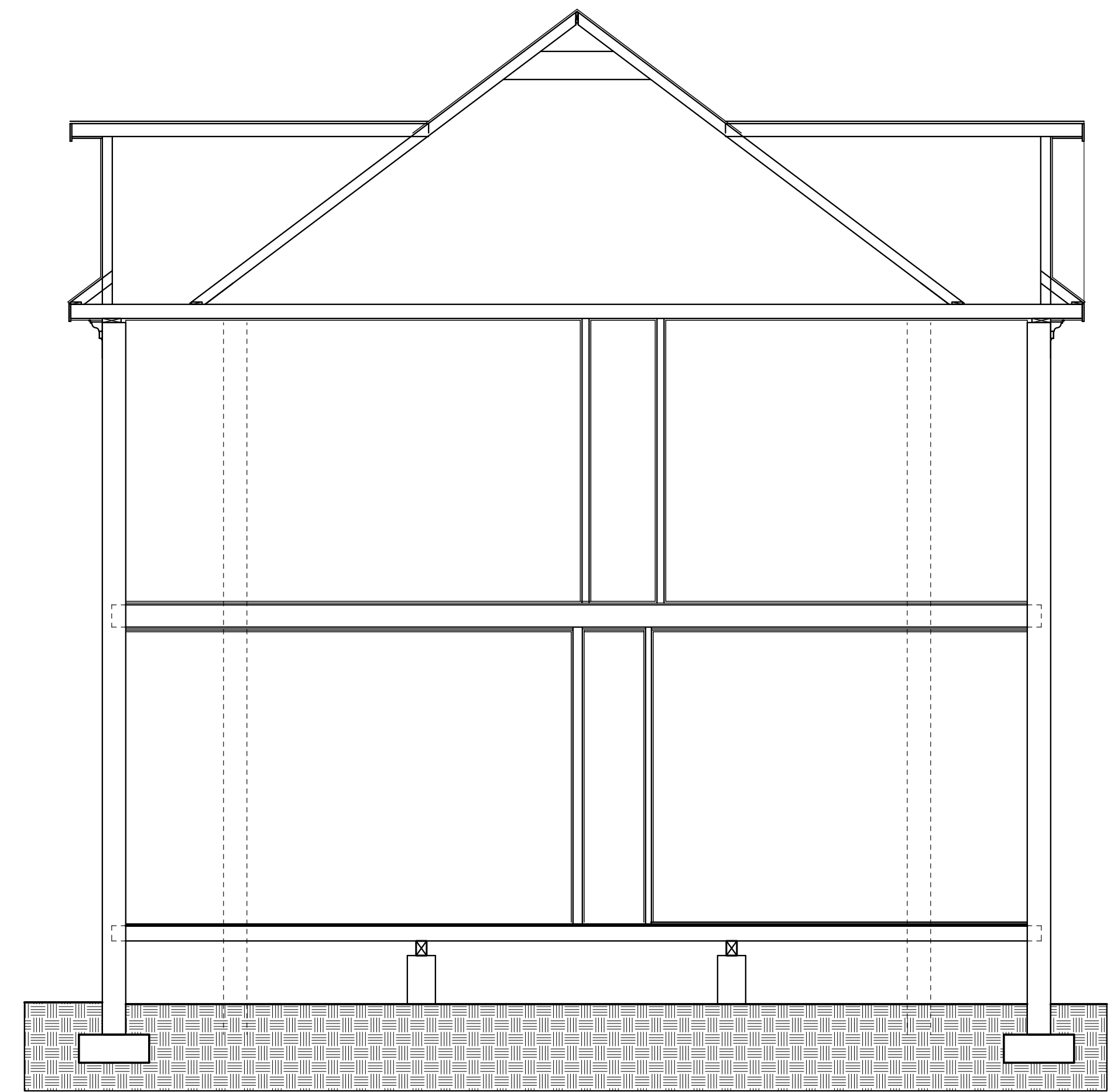
REV. #1	10-04-2022

REVISION #	DATE

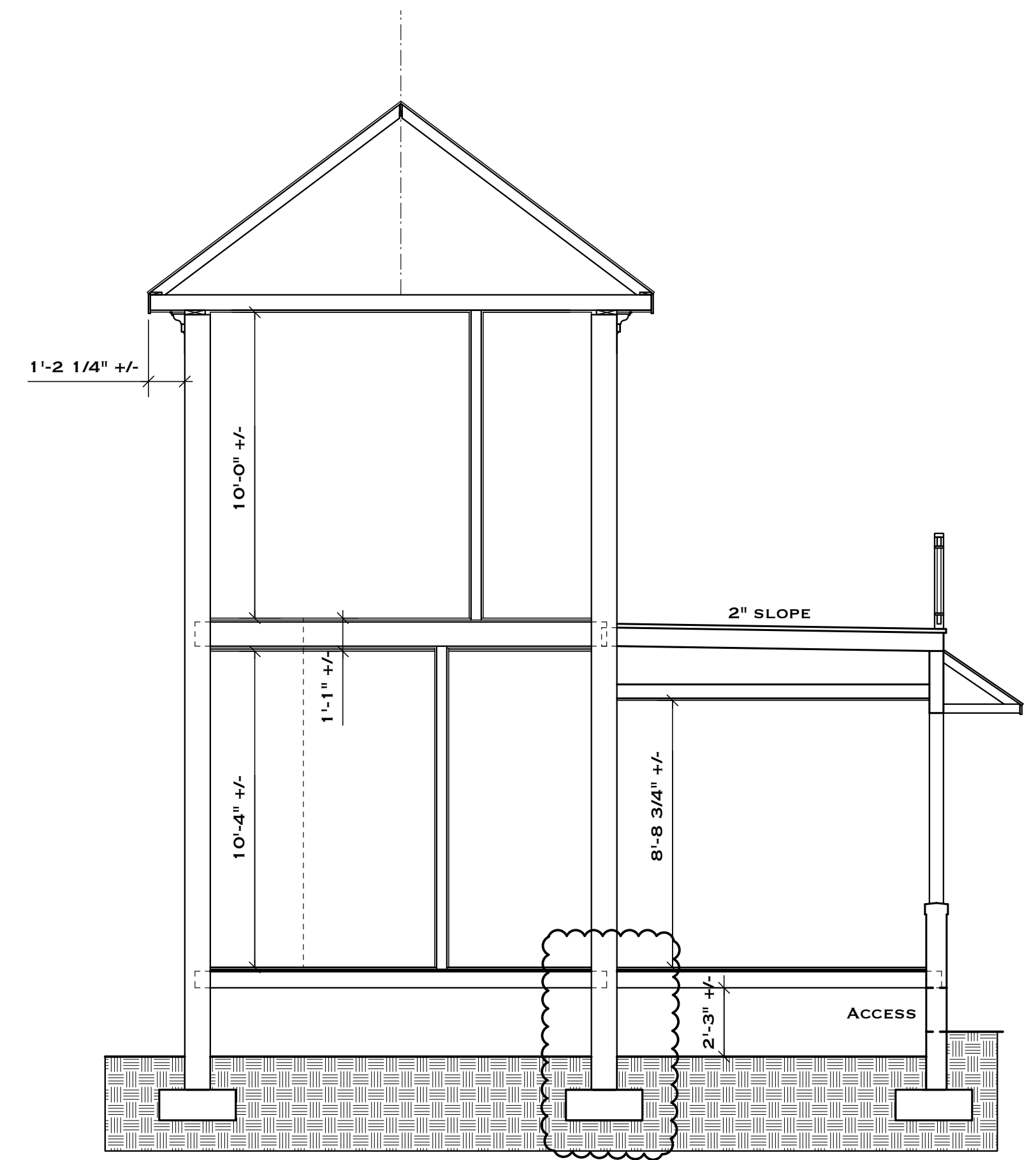
EX2.3
 SHEET #



2 EXISTING SECTION
 EX2.3 SCALE: 1/4" = 1'-0"



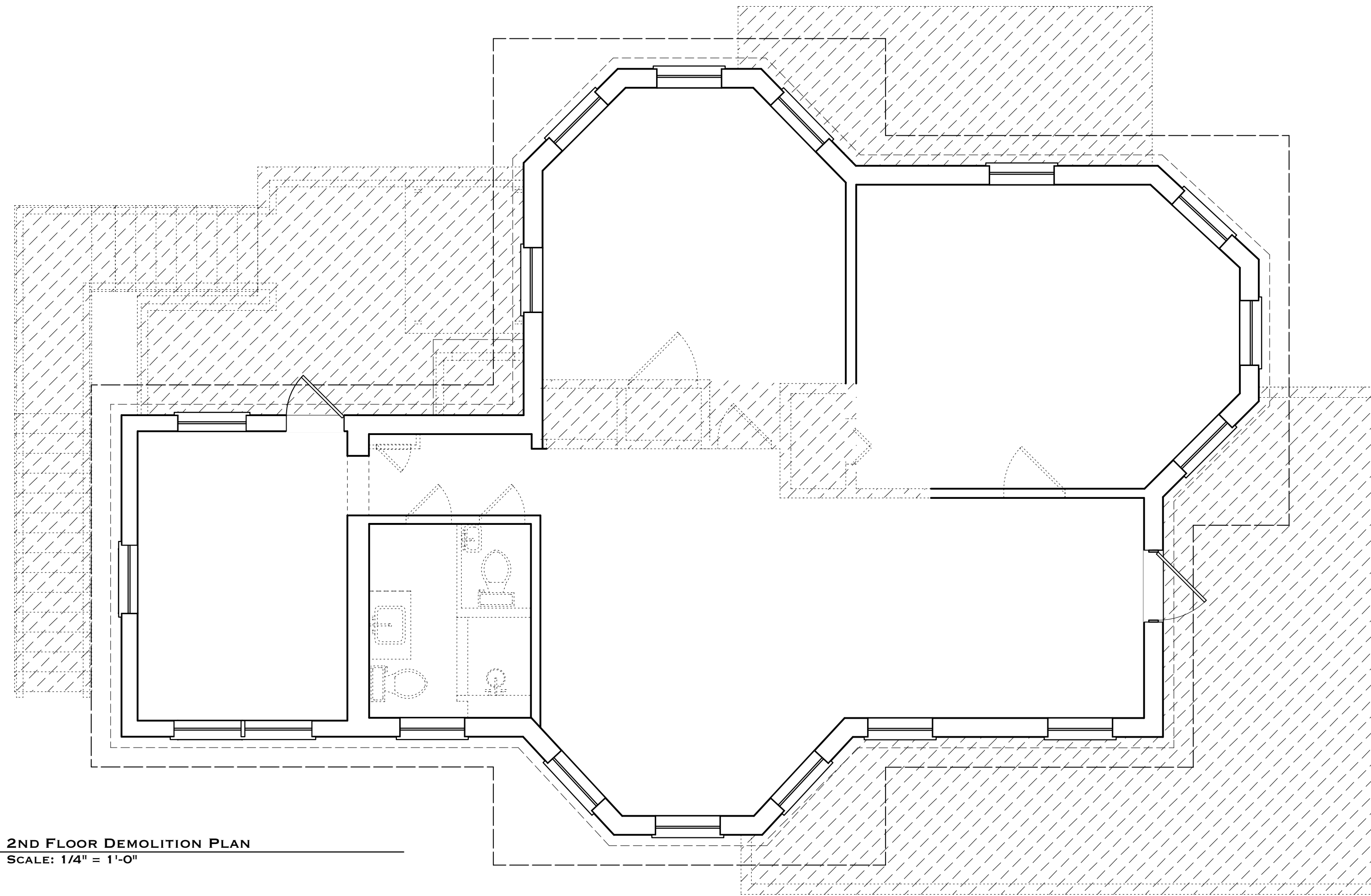
1 EXISTING SECTION
 EX2.3 SCALE: 1/4" = 1'-0"



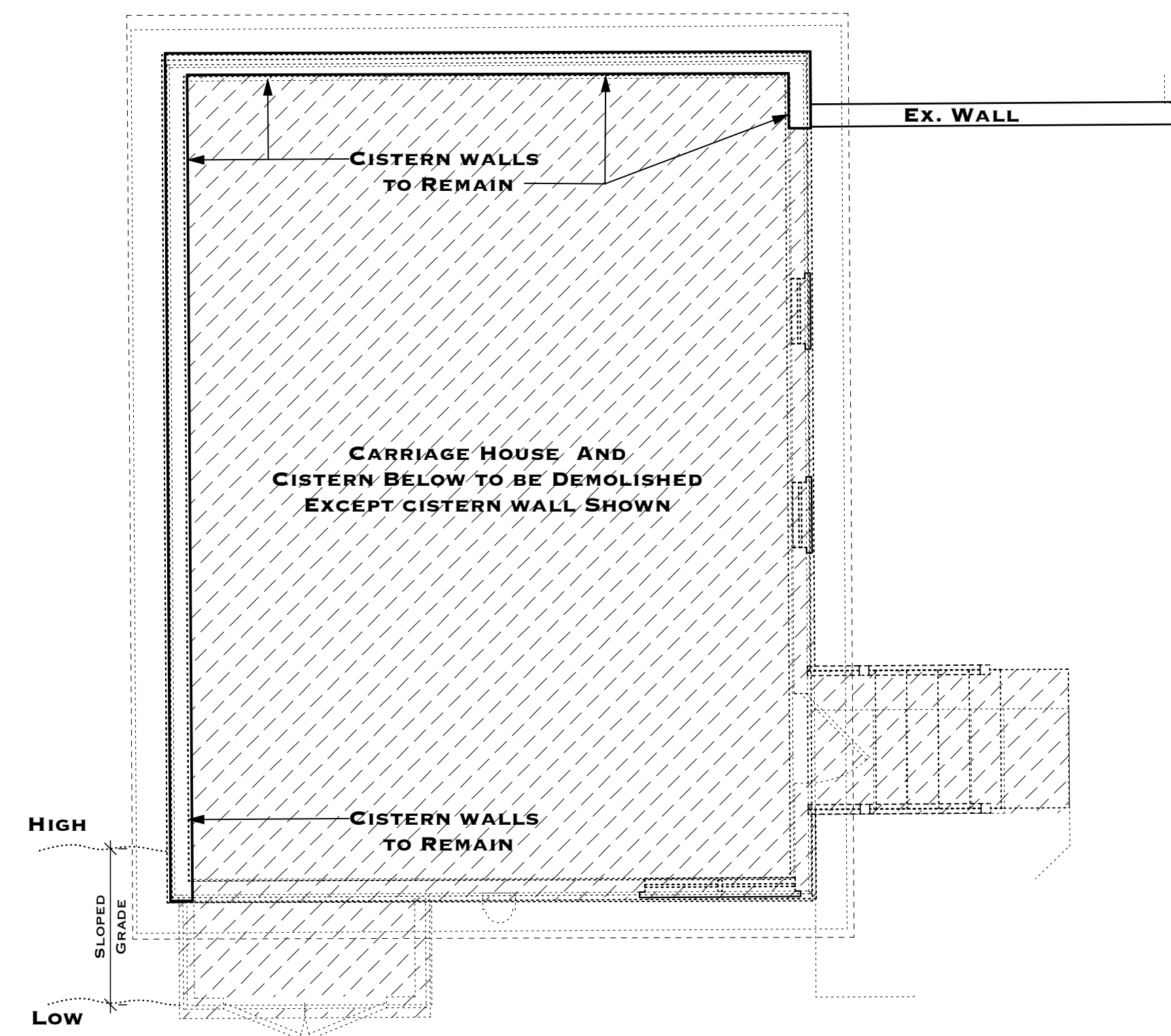
3 EXISTING SECTION
 EX2.3 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

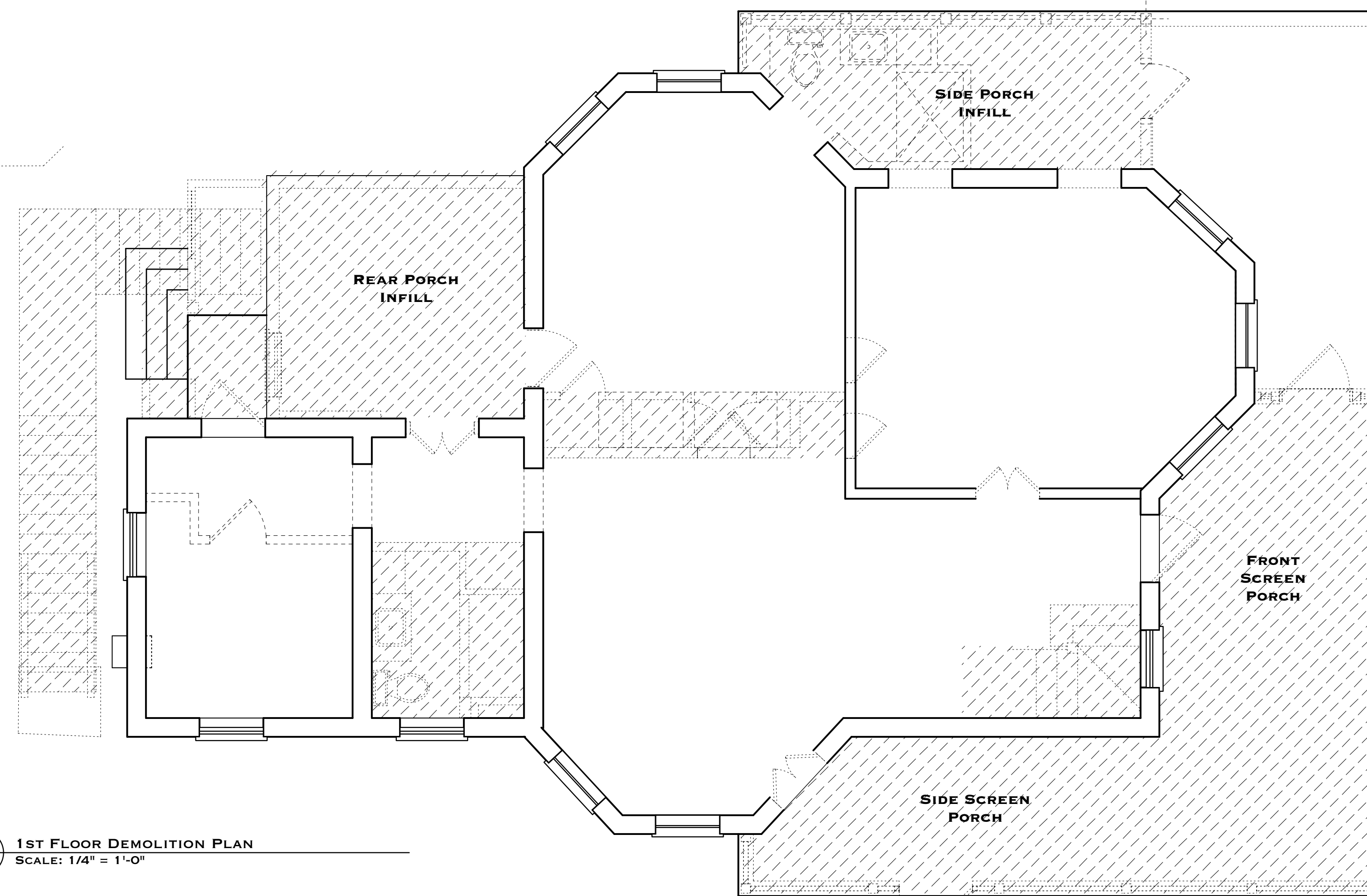
1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEP CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFACEMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.



2 2ND FLOOR DEMOLITION PLAN
D1.1 SCALE: 1/4" = 1'-0"



3 ACC. STRUCTURE DEMOLITION FLOOR PLAN
D1.1 SCALE: 1/4" = 1'-0"



1 1ST FLOOR DEMOLITION PLAN
D1.1 SCALE: 1/4" = 1'-0"

GRAPHIC LEGEND:

- EXTENT OF DEMOLITION
- EXISTING EXTERIOR & INTERIOR WALLS
- WALLS, STAIRS, COLUMNS & BALCONY TO BE REMOVED

T.S. NEAL
ARCHITECTS INC.
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33042
305-340-8857
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A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
KEY WEST, FL 33040

DRAWING TITLE:
DEMOLITION FLOOR PLAN

DRAWN: EDSA/TSN
CHECKED: -
DATE: 09-25-2022

REV. #1 10-04-2022

REVISION # DATE

D1.1
SHEET #

T.S. NEAL
ARCHITECTS, INC.

REV. #1	10-04-2022

REVISION #	DATE

D1.2
 SHEET #



2
D1.1
ELEVATION DEMOLITION
 SCALE: 3/16" = 1'-0"

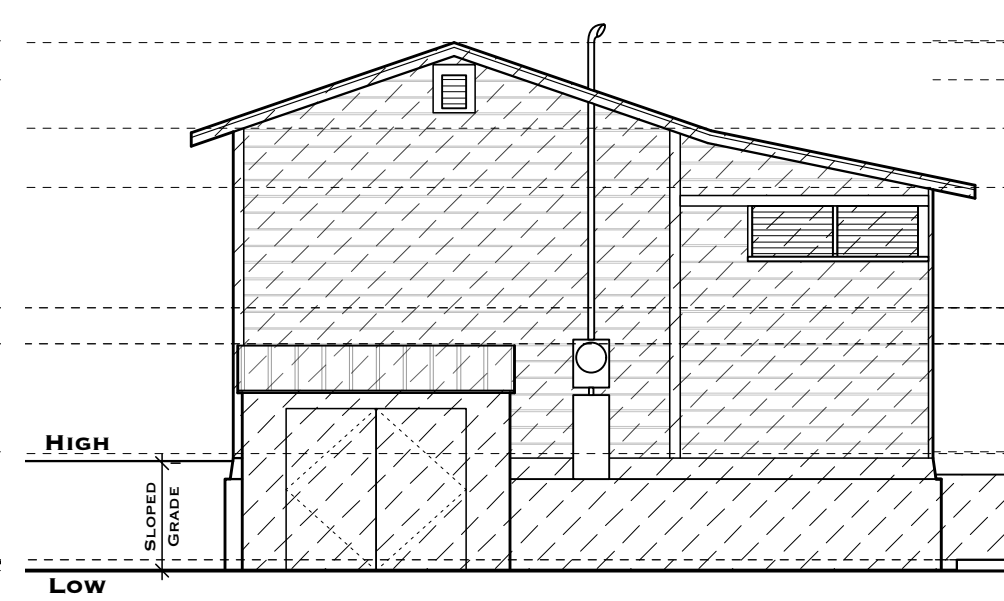


1
D1.1
ELEVATION DEMOLITION
 SCALE: 3/16" = 1'-0"

- EX. MAIN HOUSE BUILDING HEIGHT
- 2ND FLOOR CEILING ELEVATION
- 2ND FIN. FLOOR ELEVATION
- D.F.E. = (11'-0") NGVD 1929
- FLOOD ZONE: AE10 B.F.E. = (10'-0") NGVD 1929
- EX. MAIN HOUSE 1ST FIN. FLOOR ELEV. (7'-0") NGVD 1929
- CROWN OF ROAD (4'-0") NGVD 1929
- TYP. EX. AVE. GRADE (X.X) NGVD 1929
- ELEVATION (0'-0") NGVD 1929



4
D1.1
ELEVATION DEMOLITION
 SCALE: 3/16" = 1'-0"




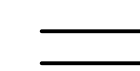
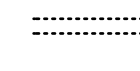
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D1.1
ELEVATION DEMOLITION
 SCALE: 3/16" = 1'-0"

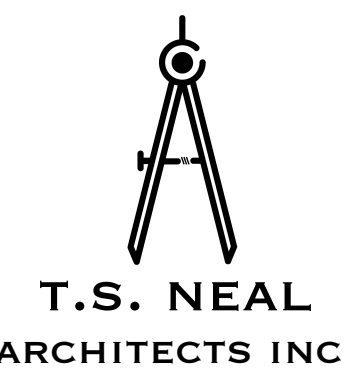
- EX. MAIN HOUSE BUILDING HEIGHT
- 2ND FLOOR CEILING ELEVATION
- 2ND FIN. FLOOR ELEVATION
- D.F.E. = (11'-0") NGVD 1929
- FLOOD ZONE: AE10 B.F.E. = (10'-0") NGVD 1929
- EX. MAIN HOUSE 1ST FIN. FLOOR ELEV. (7'-0") NGVD 1929
- CROWN OF ROAD (4'-0") NGVD 1929
- TYP. EX. AVE. GRADE (X.X) NGVD 1929
- ELEVATION (0'-0") NGVD 1929

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFACEMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.

GRAPHIC LEGEND:

-  EXTENT OF DEMOLITION
-  EXISTING EXTERIOR & INTERIOR WALLS
-  WALLS, STAIRS, COLUMNS & BALCONY TO BE REMOVED



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

A RENOVATION FOR DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED SITE & FIRST FLOOR PLANS

DRAWN: EDSA/TSN
CHECKED: -
DATE: 09-25-2022

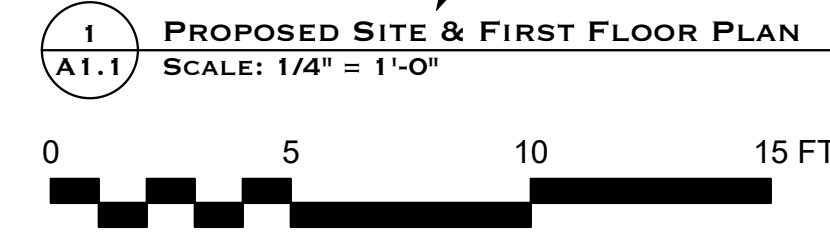
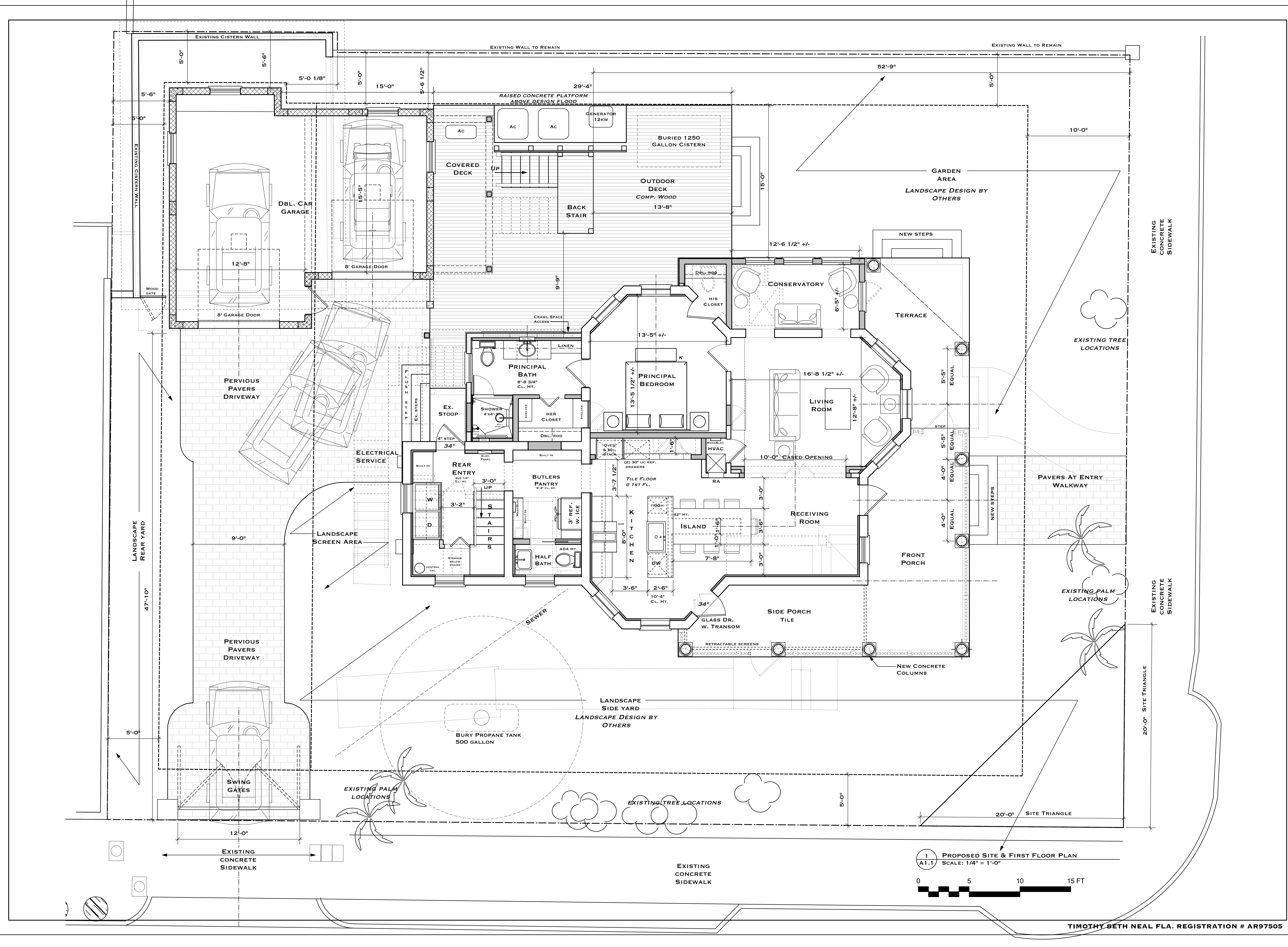
REV. #1	10-04-2022
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REVISION #	DATE
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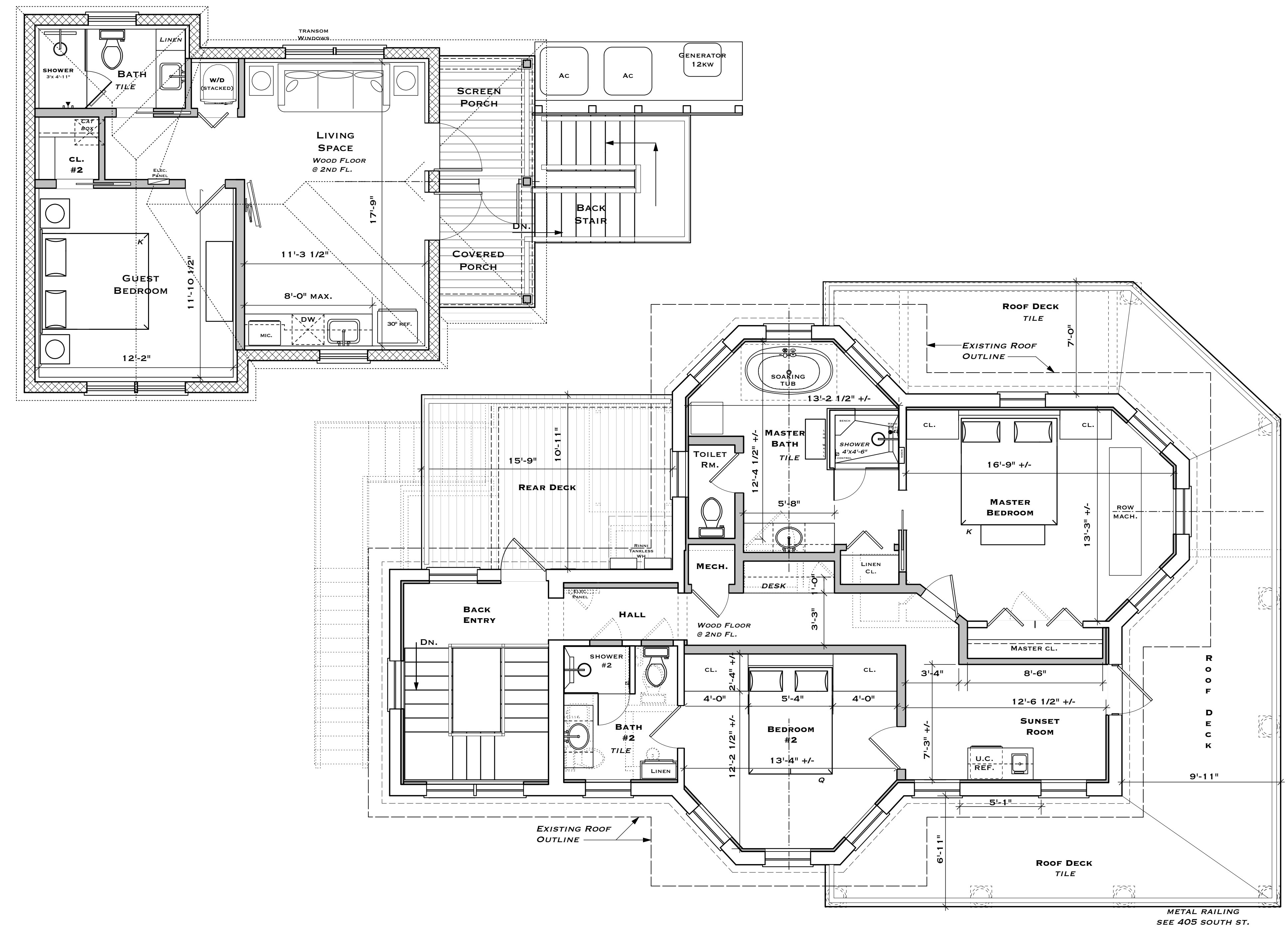
A1.1
SHEET #



TIMOTHY BETH NEAL FLA. REGISTRATION # AR97505



REV. #1	10-04-2022
REVISION #	DATE

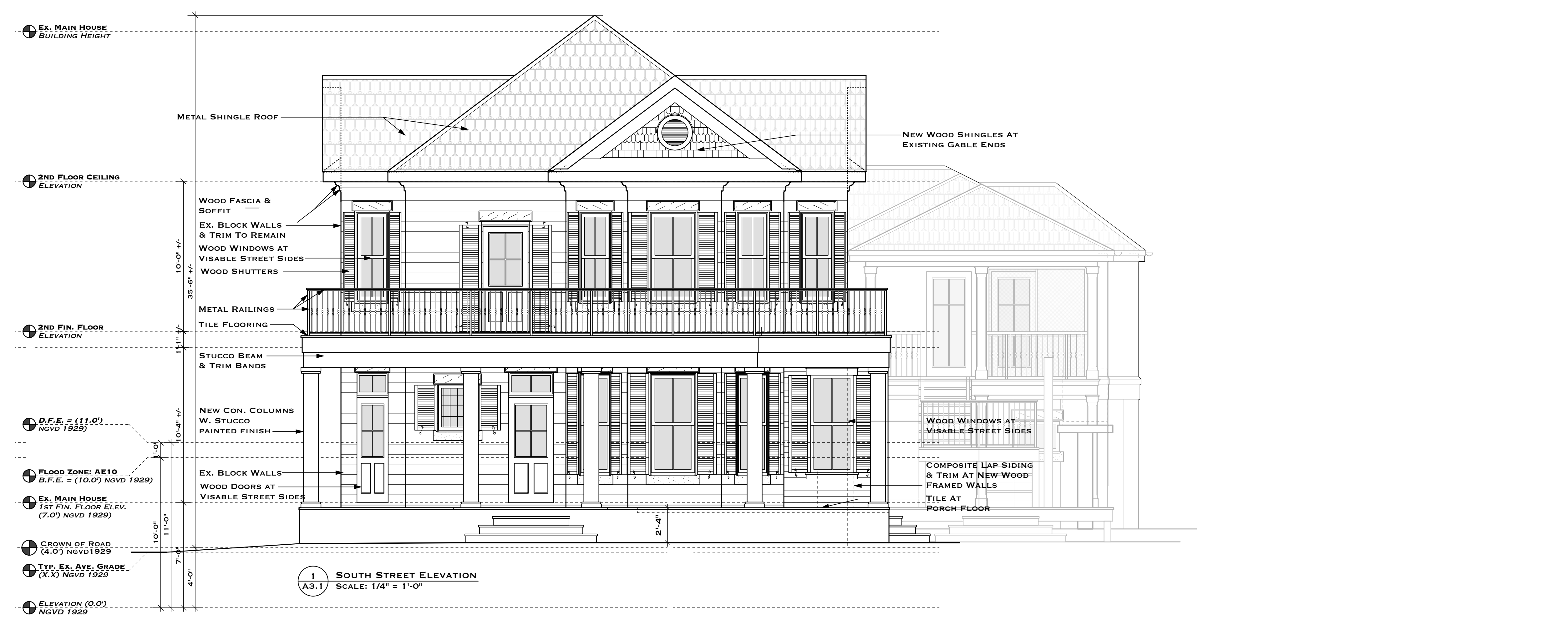


1
A1.2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"





A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040



DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022
REVISION #	DATE

A3.1
 SHEET #



1 BACK ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



- Ex. MAIN HOUSE BUILDING HEIGHT
- 2ND FLOOR CEILING ELEVATION
- 2ND FIN. FLOOR ELEVATION
- D.F.E. = (11.0') NGVD 1929
- FLOOD ZONE: AE10 B.F.E. = (10.0') NGVD 1929
- Ex. MAIN HOUSE 1ST FIN. FLOOR ELEV. (7.0') NGVD 1929
- CROWN OF ROAD (4.0') NGVD 1929
- TYP. EX. AVE. GRADE (X.X') NGVD 1929
- ELEVATION (0.0') NGVD 1929

2 PROPOSED EAST ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022

REVISION #	DATE

A3.2
 SHEET #









A RENOVATION FOR
DENNIS & ALLYSON SHECKLER
401 SOUTH STREET
 KEY WEST, FL 33040



2 SOUTH STREET GARAGE ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"

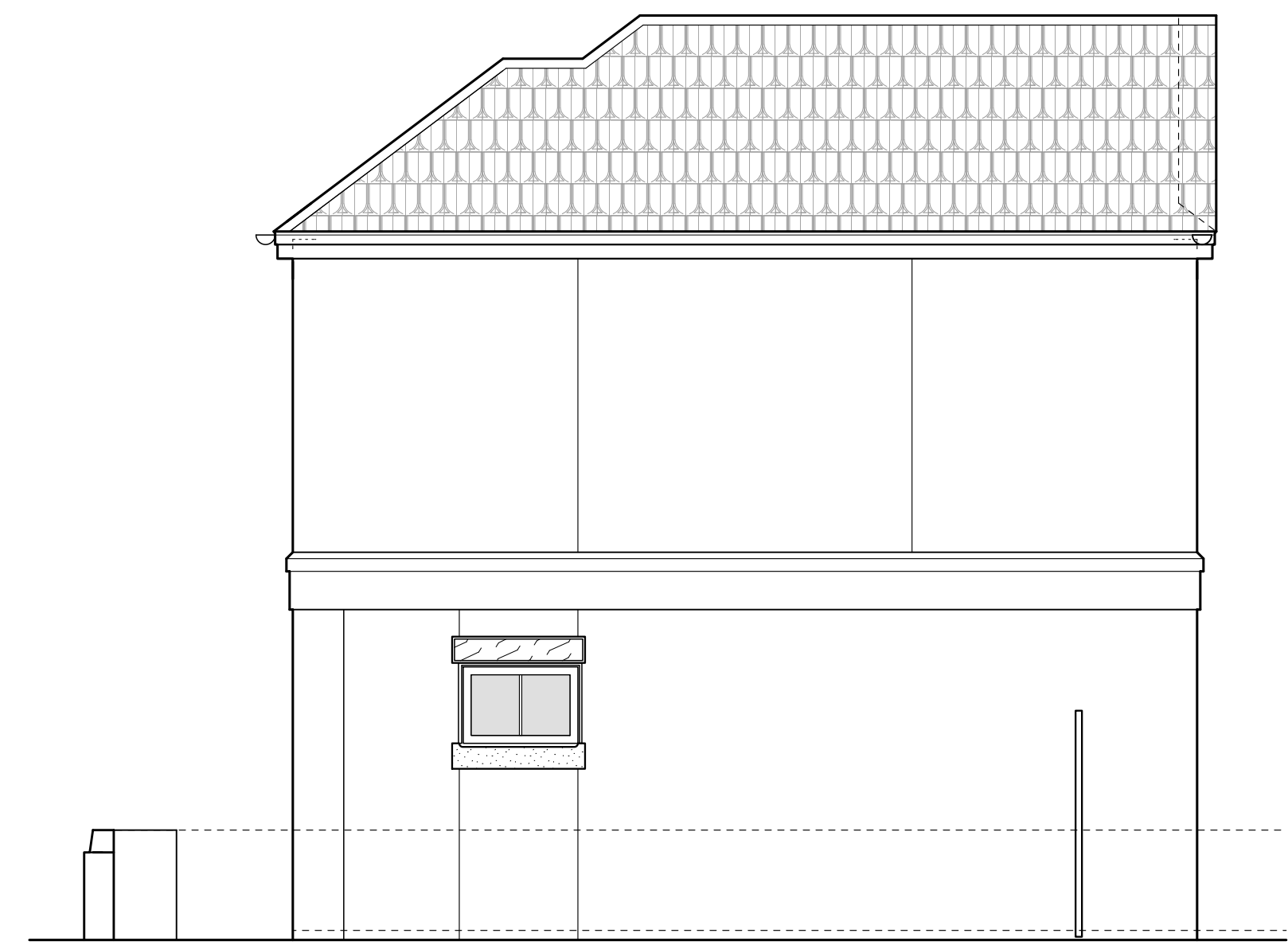


1 WHITEHEAD STREET GARAGE ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"

-  **D.F.E. = (11.0')**
 NGVD 1929
-  **FLOOD ZONE: VE10**
 B.F.E. = (10.0') NGVD 1929
-  **EX. CARRIAGE HOUSE**
 FIN. FLOOR ELEV.
 (X.X') NGVD 1929
-  **CROWN OF ROAD**
 (4.0') NGVD 1929
-  **TYP. EX. AVE. GRADE**
 (X.X') NGVD 1929
-  **ELEVATION (0.0')**
 NGVD 1929



4 EAST GARAGE ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"



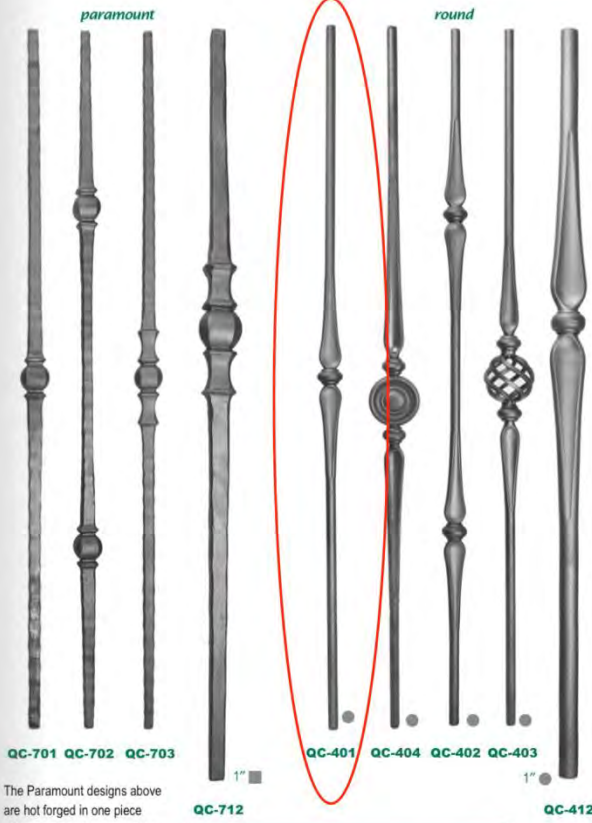
3 NORTH GARAGE ELEVATION
 A3.3 SCALE: 1/4" = 1'-0"

DRAWING TITLE:

DRAWN: EDSA/TSN
 CHECKED: -
 DATE: 09-25-2022

REV. #1	10-04-2022
REVISION #	DATE

A3.3
 SHEET #



QC-701 QC-702 QC-703

The Paramount designs above are hot forged in one piece with no welds - hammered bar.

QC-401 QC-404 QC-402 QC-403

QC-712

QC-412

14 mm stock = 1/2" - 5/16" (unless otherwise noted)
Lengths could vary up to 1/4"

QC-401	39 1/2" H (2.75 lbs)
QC-402	39 1/2" H (3 lbs)
QC-403	39 1/2" H x 2 1/4" W (3.25 lbs)
QC-404	39 1/2" H x 3" W (3.5 lbs)
QC-412	47 1/4" H (15.25 lbs)
QC-701	39 1/2" H (3.75 lbs)
QC-702	39 1/2" H (3.75 lbs)
QC-703	39 1/2" H (4.25 lbs)
QC-712	47 1/4" H (18 lbs)

Please read all information carefully

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., October 26, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW TWO-STORY ACCESSORY STRUCTURE WITH GARAGE AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF ALTERED WRAP PORCH. DEMOLITION OF REAR STAIRCASE AND ACCESSORY STRUCTURE. PARTIAL DEMOLITION OF CISTERN.

#401 SOUTH STREET

Applicant – T.S. Neal Architect Application #H2022-0044

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

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

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

PROPERTY APPRAISER INFORMATION

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 00036210-000000
 Account# 1037079
 Property ID 1037079
 Millage Group 10KW
 Location 401 SOUTH St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16 OR135-414 OR755-767 OR2680-
 Description 1635 OR3154-0585
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SHECKLER DENNIS L TRUST 8/11/2011
 500 Atlantic Ave
 Unit 16P
 Boston MA 02210

SHECKLER ALLYSON E TRUST 8/11/2011
 500 Atlantic Ave
 Unit 16P
 Boston MA 02210

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,028,357	\$548,341	\$559,336	\$450,908
+ Market Misc Value	\$5,109	\$5,486	\$5,864	\$6,241
+ Market Land Value	\$1,009,467	\$730,155	\$709,975	\$790,695
= Just Market Value	\$2,042,933	\$1,283,982	\$1,275,175	\$1,247,844
= Total Assessed Value	\$1,412,380	\$1,283,982	\$1,275,175	\$1,247,844
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,042,933	\$1,283,982	\$1,275,175	\$1,247,844

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (08SD)	7,644.00	Square Foot	76	100

Buildings

Building ID 2880
 Style 2 STORY ON GRADE
 Building Type M.F. - R2 / R2
 Gross Sq Ft 3627
 Finished Sq Ft 2420
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 307
 Functional Obs 0
 Economic Obs 0
 Depreciation % 7
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
 Year Built 1948
 EffectiveYearBuilt 2014
 Foundation CONCR FTR
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CERAM/CLAY TILE
 Heating Type FCD/AIR DUCTED
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLG	6 SIDED SECT	147	147	56
SPX	EXEC SC PORCH	381	0	114
FLA	FLOOR LIV AREA	2,273	2,273	307
OPU	OP PR UNFIN LL	145	0	52
OOU	OP PR UNFIN UL	562	0	169

SBF	UTIL FIN BLK	110	0	50
SBU	UTIL UNFIN BLK	9	0	12
TOTAL		3,627	2,420	760

Building ID	2881	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Gross Sq Ft	458	Foundation	WD CONC PADS
Finished Sq Ft	425	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ROLLED COMPOS
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	84	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	26	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	425	425	0
OPU	OP PR UNFIN LL	12	0	0
SBU	UTIL UNFIN BLK	21	0	0
TOTAL		458	425	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	16 SF	2
FENCES	2004	2005	1	880 SF	4
BRICK PATIO	2000	2007	1	133 SF	2
CONC PATIO	1948	2007	1	36 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/8/2022	\$2,800,000	Warranty Deed	2360796	3154	0585	01 - Qualified	Improved
4/22/2014	\$1,400,000	Warranty Deed		2680	1635	02 - Qualified	Improved
2/1/1978	\$100,000	Conversion Code		755	767	Q - Qualified	Improved

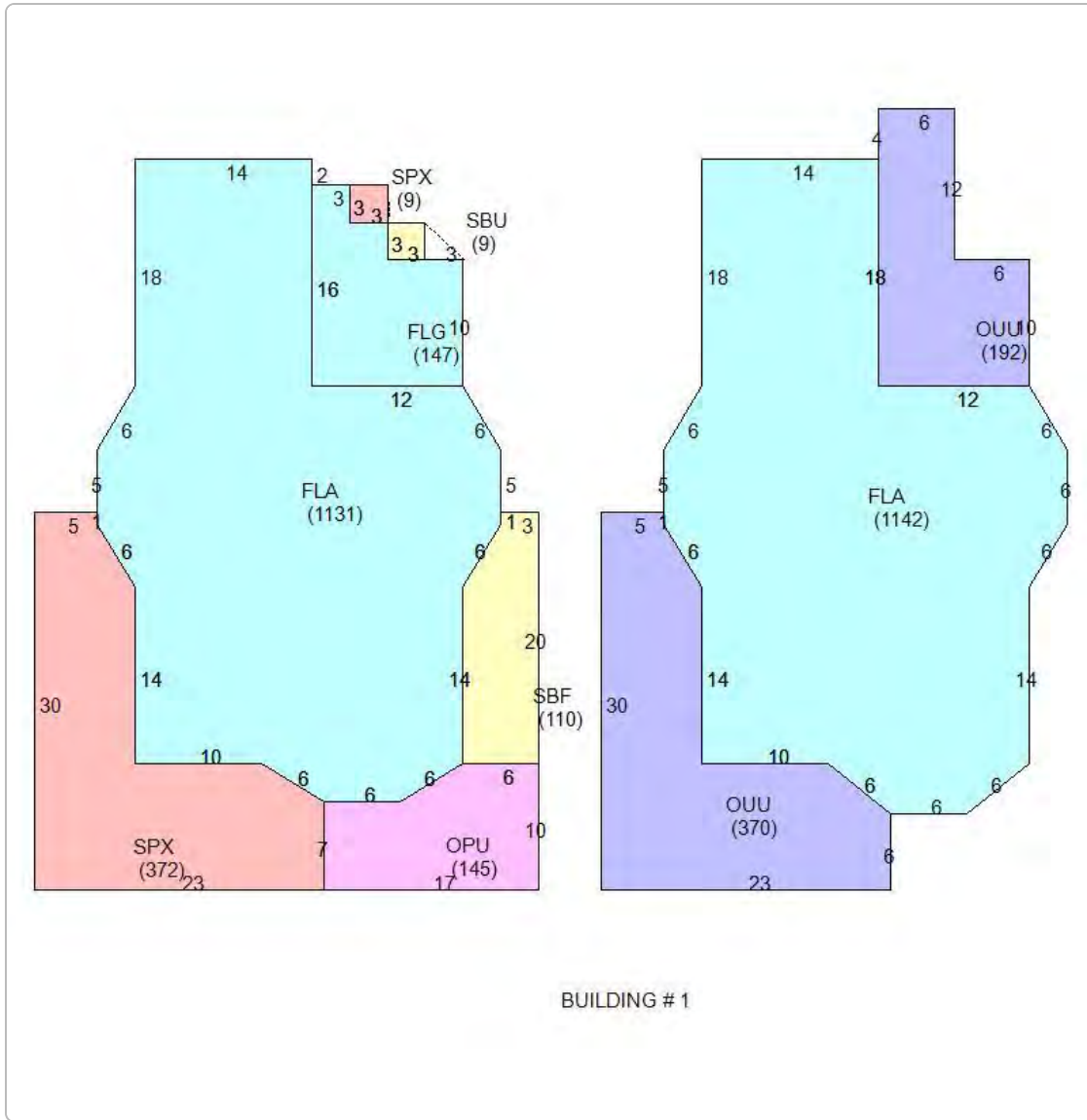
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0568	3/1/2022	3/21/2022	\$0	Residential	Demo kitchen cabinets, bathroom tile, replace with owner supplied. Paint the interior NOC required 3/1/2022 2:29:04 PM Please change job value to \$10,000.00 for permit price.
15-905	3/18/2015	4/7/2015	\$7,500	Residential	INSTALL 3 TON SPLIT SYSTEM WITH 3 RETURNS
06-3064	5/19/2006	8/14/2006	\$2,500	Residential	REMOVE ROLL ROOFING AND REPLACE WITH 5 SQS V-CRIMP
04-0604	3/1/2004	10/22/2004	\$2,100	Residential	SEWER LINE
03-3404	10/17/2003	9/24/2003	\$6,000	Residential	REPLACE UPSTAIRS PORCH
03-3423	9/25/2003	10/22/2004	\$13,570	Residential	REBUILD PERIMETER WALL
02-2174	8/20/2002	10/4/2002	\$45,500	Residential	PAINT ROOF COVER
98-3113	10/8/1998	3/6/2000	\$3,000	Residential	REPAIRS
B950397	2/1/1995	9/1/1995	\$1,920	Residential	REPLACE ROTTEN LUMBER
B943618	11/1/1994	12/1/1994	\$3,000	Residential	REPAIR PORCH & REPLACE SC
B942538	8/1/1994	12/1/1994	\$400	Residential	REPLACE SOFFIT F/PORCH
B942092	6/1/1994	12/1/1994	\$500	Residential	REPLACE ROTTEN DECK WOOD

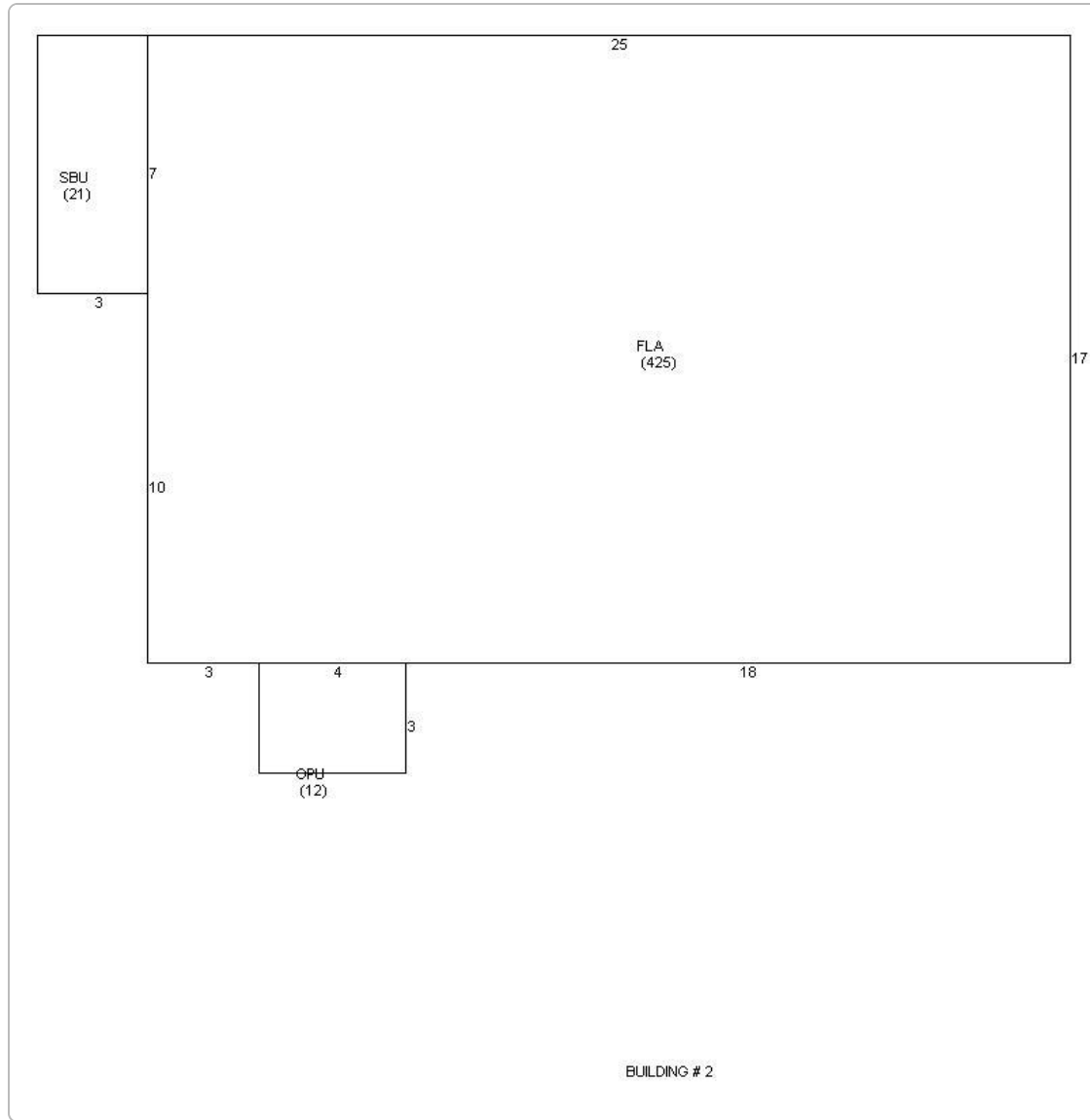
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



BUILDING # 1



Photos





Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

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