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## Historic Architectural Review Commission Staff Report for Item 6a

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** February 23, 2016

**Applicant:** William Shepler/Meridian Engineering

**Application Number:** H15-01-1540

**Address:** #818 Sawyers Lane

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### Description of Work:

~~Relocation and~~ Rehabilitation of eyebrow house and new rear addition. New pool and site improvements.

### Site Facts:

The house located at 818 Sawyers Lane is listed as a contributing resource to the historic district. The eyebrow house first appears on the 1889 Sanborn maps. The building is unique in that the house is not oriented towards the street. The north elevation of the building, which is its side, is the primary elevation facing Sawyers Lane. The house is currently in very poor condition. The rear of the main roof has been altered, with the roof expanded to create a second floor. There is a one-story non-historic addition on the rear of the contributing structure.

This project came before the Commission in December 2015 to relocate the eyebrow house and demolish the rear addition. The Commission postponed the project, with the instructions to revise the scope of the project, as relocation would not be supported. The applicant has now decided to keep the eyebrow in its original location.

### Guidelines Cited in Review:

Additions and Alterations/New Construction (pages 36 to 38a), specifically guidelines 1, 3, 4, 5, 7, and 8 for additions and alterations and guidelines 2, 3, 4, and 5 for new construction.

Fences and Walls (pages 41-42), specifically guideline 3.

Air Conditioning Units, Antennas, Trash Facilities, and Satellite Dishes (pages 42-43), specifically guidelines 1 and 2.

### **Staff Analysis**

The Certificate of Appropriateness proposes the demolition of a rear non-historic addition and the construction of a new one-story addition behind an eyebrow house.

The proposed eyebrow will be raised from 21 feet, 4 inches to 23 feet, 9.5 inches. Renovations to the house include new wood, true divided light windows, removal of inappropriate second windows on the half story, a new porch with wood railings, repaired or replaced posts on the front porch, a new front door, new wood lap siding, new foundations and lattice, and new stairs and railings.

A one story addition will be built behind the historic house. The new addition will have a height of 20 feet, 7 inches, approximately 3 feet shorter than the elevated eyebrow house. The new addition will have a traditional design with contemporary elements, such as aluminum impact windows and a v-crimp roof.

Site work includes a new fencing, pool, and rear deck.

### **Consistency with the Guidelines**

#### **Renovations and Elevations to Main House**

The applicant also proposed to raise the house 2.5 feet from its existing height. Our guidelines state that elevation can be considered if the applicant demonstrates that “such elevation does not interfere with the essential form and integrity of properties in the neighborhood.” This case is unusual as the house does not have many neighboring structures to use for context. Currently, 818 Sawyers Lane does not have much interaction with either of its neighbors from a ground floor level perspective. Therefore, the application to raise the building is compliant with the guidelines, as the proposed elevation will not affect the form and integrity of the neighboring properties.

The renovations proposed to the main house are also consistent with the guidelines. The house is currently in very poor condition, where one side of the building does not have siding, the posts are located on cinderblocks, and the house has chains tying the front portion together. The proposal will help stabilize, protect, and return the house to a more appropriate form.

#### **Addition**

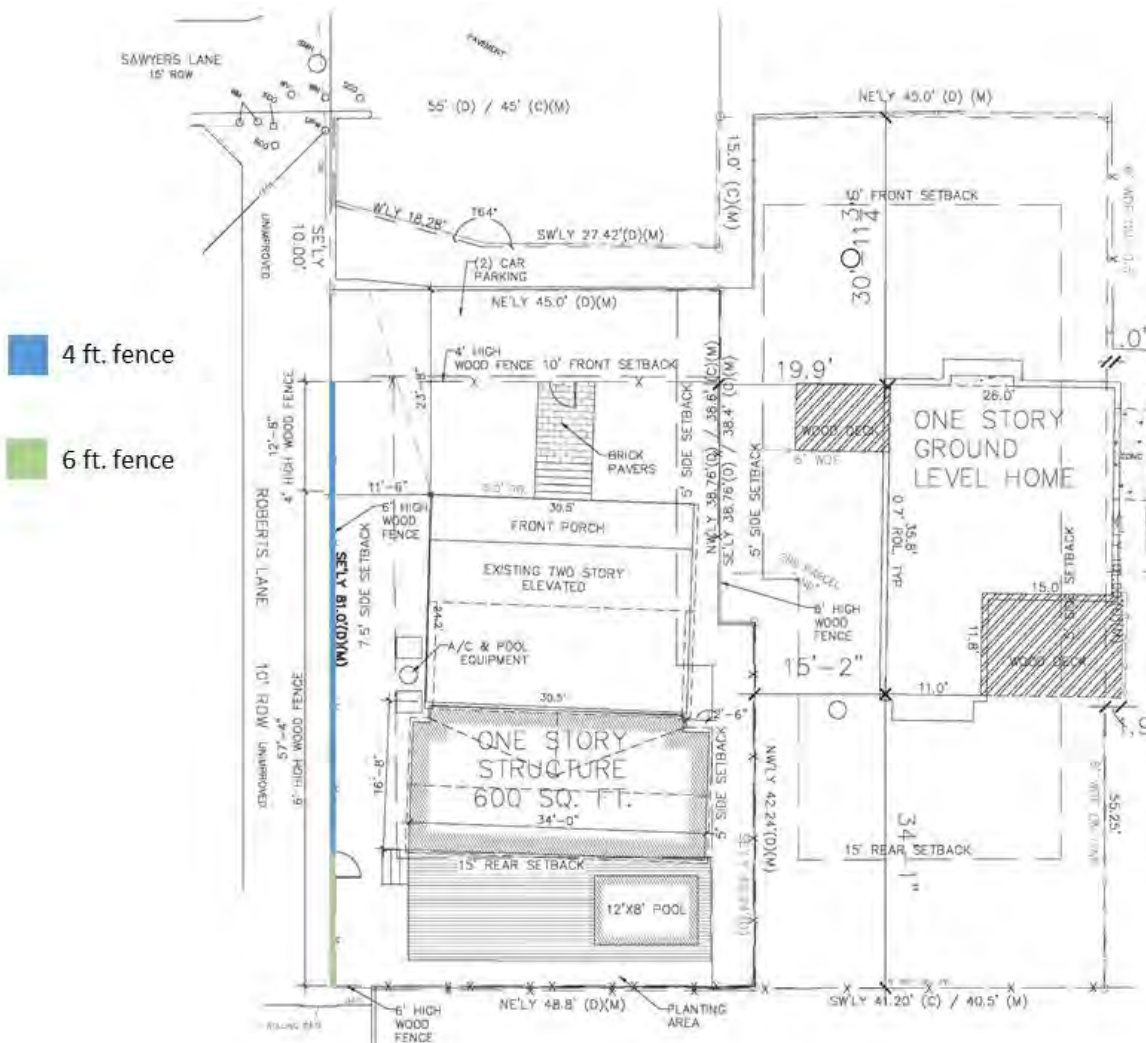
In addition to the elevation and renovation to the main house, the applicant is also proposing to construct a new addition on the rear of the eyebrow house. The overall massing, height, and scale of the addition is a more consistent with the guidelines than what was previously submitted.

Although, the addition would be more appropriate with a more pronounced jog to create a more noticeable separation between the historic eyebrow house and the new addition.

### Fence

The proposed fence on the Robert’s Lane is to be 6 feet tall, where the front porch of the eyebrow begins. As the house fronts the now defunct Sawyer’s Lane, it acts as a corner property, as the side of the house is Robert’s Lane. In that case, the guideline regarding fences that are along public right of ways should apply, and the 4 foot fence should be the same height on both front and side elevations, “at least to the rear of the structure.”

Staff finds that the proposed fence along Robert’s lane is inconsistent with the guidelines in regards to fence height.



Currently, the mechanical and pool equipment is proposed to be located behind a 6 foot fence. If the fence height is lowered, then either the equipment should be relocated or more screening should be required.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

818 Sawyers Lane

# OF UNITS 1

RE # OR ALTERNATE KEY:

00003140-000000

NAME ON DEED:

Robert Cautilli

PHONE NUMBER

215-510-0440

OWNER'S MAILING ADDRESS:

8217 Marshall Ave.

EMAIL

Keywestroxllc@yahoo.com

Margate City, NJ 08402

CONTRACTOR COMPANY NAME:

Mckendry Builders Inc.

PHONE NUMBER

305-745-4228

CONTRACTOR'S CONTACT PERSON:

Brian Mckendry

EMAIL

mckendrybuildersinc@comcast.net

ARCHITECT / ENGINEER'S NAME:

Will Shepler

PHONE NUMBER

305-890-6191

ARCHITECT / ENGINEER'S ADDRESS:

201 Front St. #203

EMAIL

Will@wshelper.com

Key West, FL, 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

REPLACE EXISTING  
 ADDITION W/ NEW WOOD FRAME 1-STORY ADDITION, CONSTRUCT POOL, FENCES AND DECK, IN ADDITION TO WORK SHOWN ON THE ATTACHED DRAWINGS.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**PART B:**

**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C:**

**HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Rear Wall	wood siding	hard board siding/impact windows 5v metal roof

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>		<b>HARC STAFF OR COMMISSION REVIEW</b>	
___ APPROVED    ___ NOT APPROVED    ___ DEFERRED FOR FUTURE CONSIDERATION    ___ TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D:            STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

N/A

**OR THAT THE BUILDING OR STRUCTURE;**

- (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 rear addition of the home is the portion to be removed and embodies no distinctive characteristics as described above.

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

is not associated with events, etc as description above.



- (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.

*Does not have any significant characters, etc as described above.*

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

*Is not described above.*

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

*It does not.*

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

*It does not.*

- (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.

*Is not related to a square, park or other distinctive area.*

- (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.

*It does not.*

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

*Has not and will not.*

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

\_\_\_\_\_ No Reason \_\_\_\_\_

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 removal will not affect the above criteria.*

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

*The removal will not affect the above criteria.*

AND

(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.

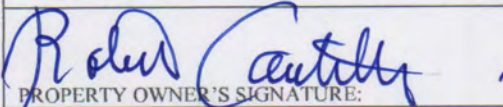
*The removal will not affect the above criteria.*

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

*The portion being removed does not qualify.*

**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.**

*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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

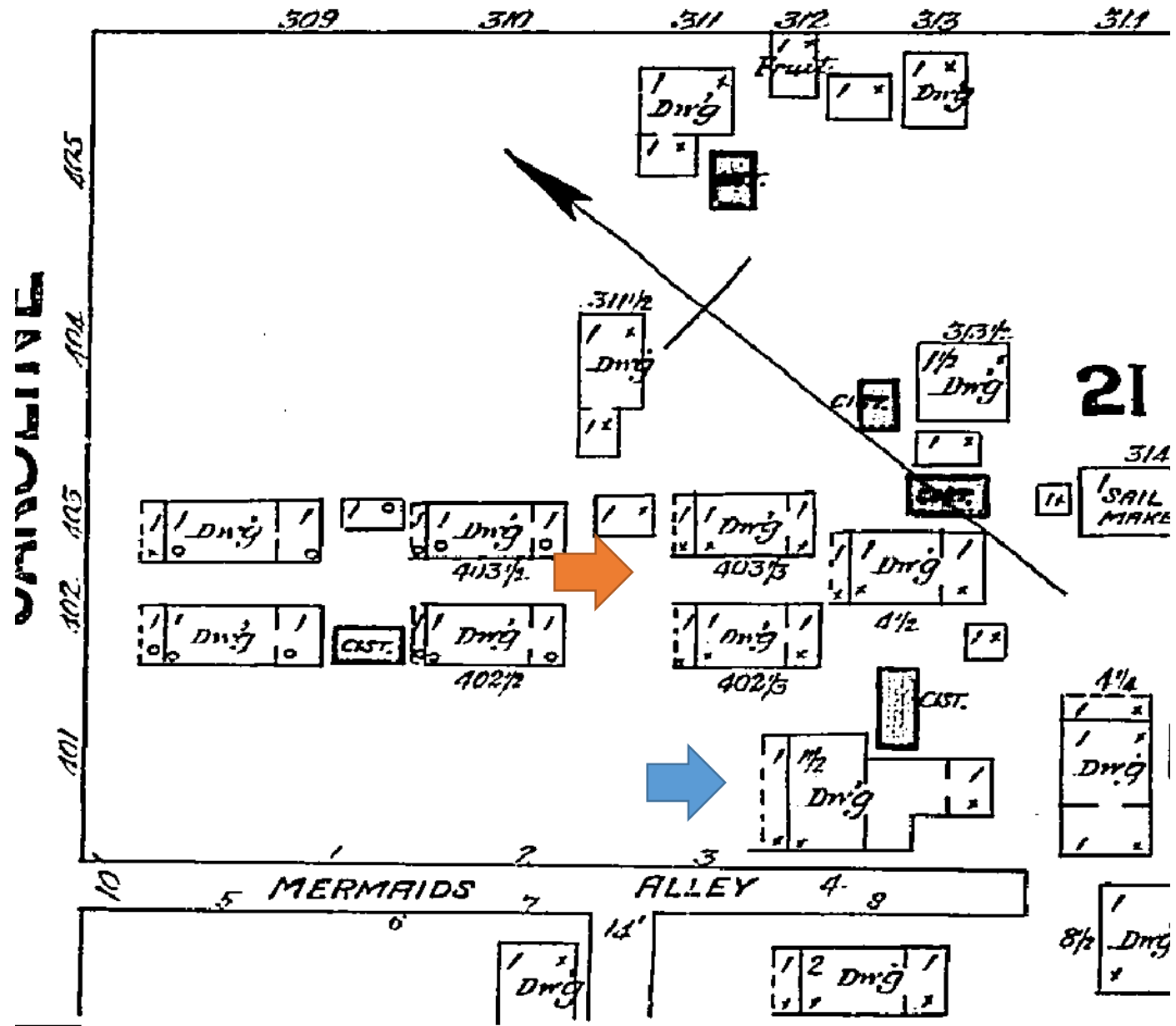
 PROPERTY OWNER'S SIGNATURE:	2/2/2016 Robert Cautley DATE AND PRINT NAME:
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**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# SANBORN MAPS

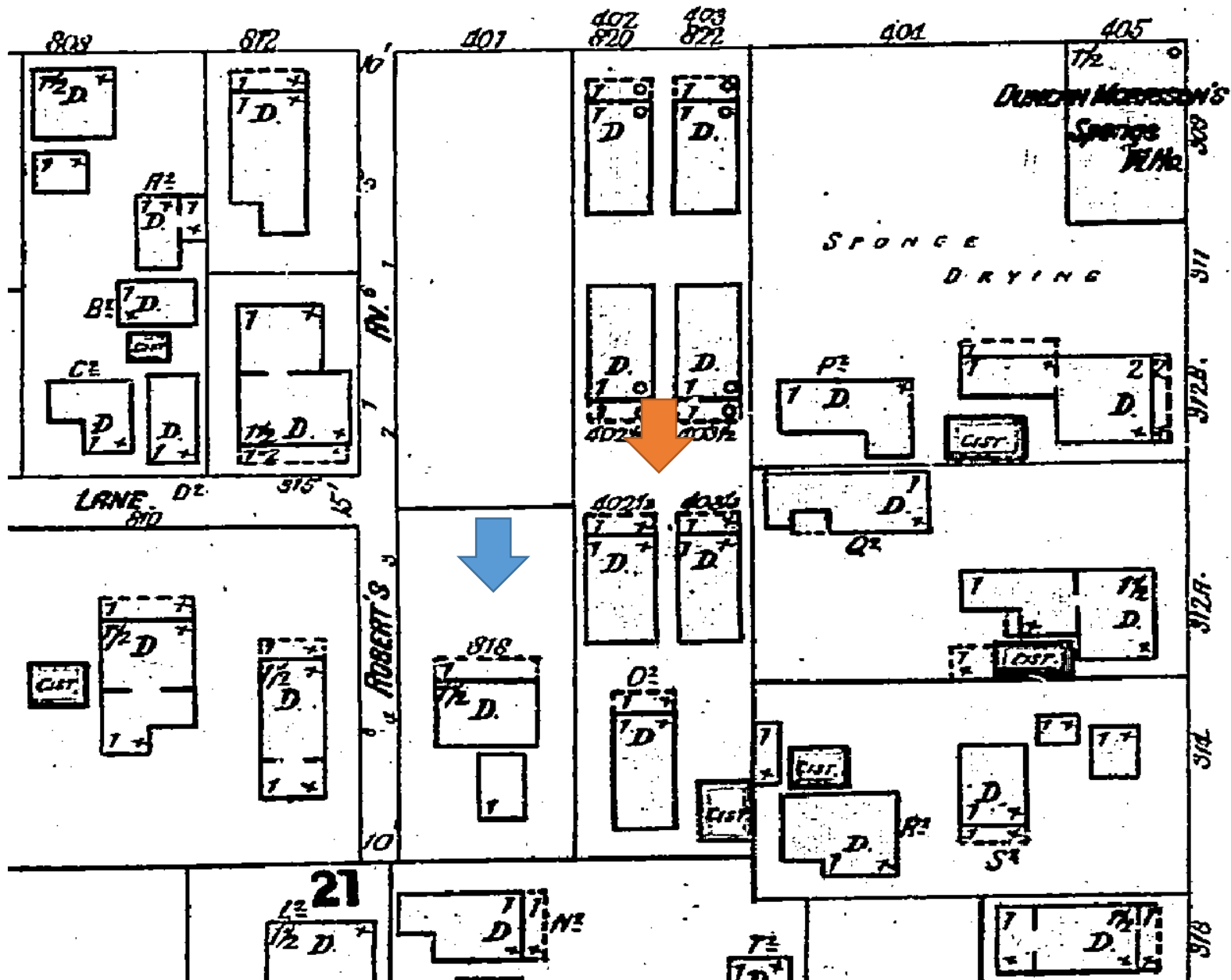


1889 Sanborn Map

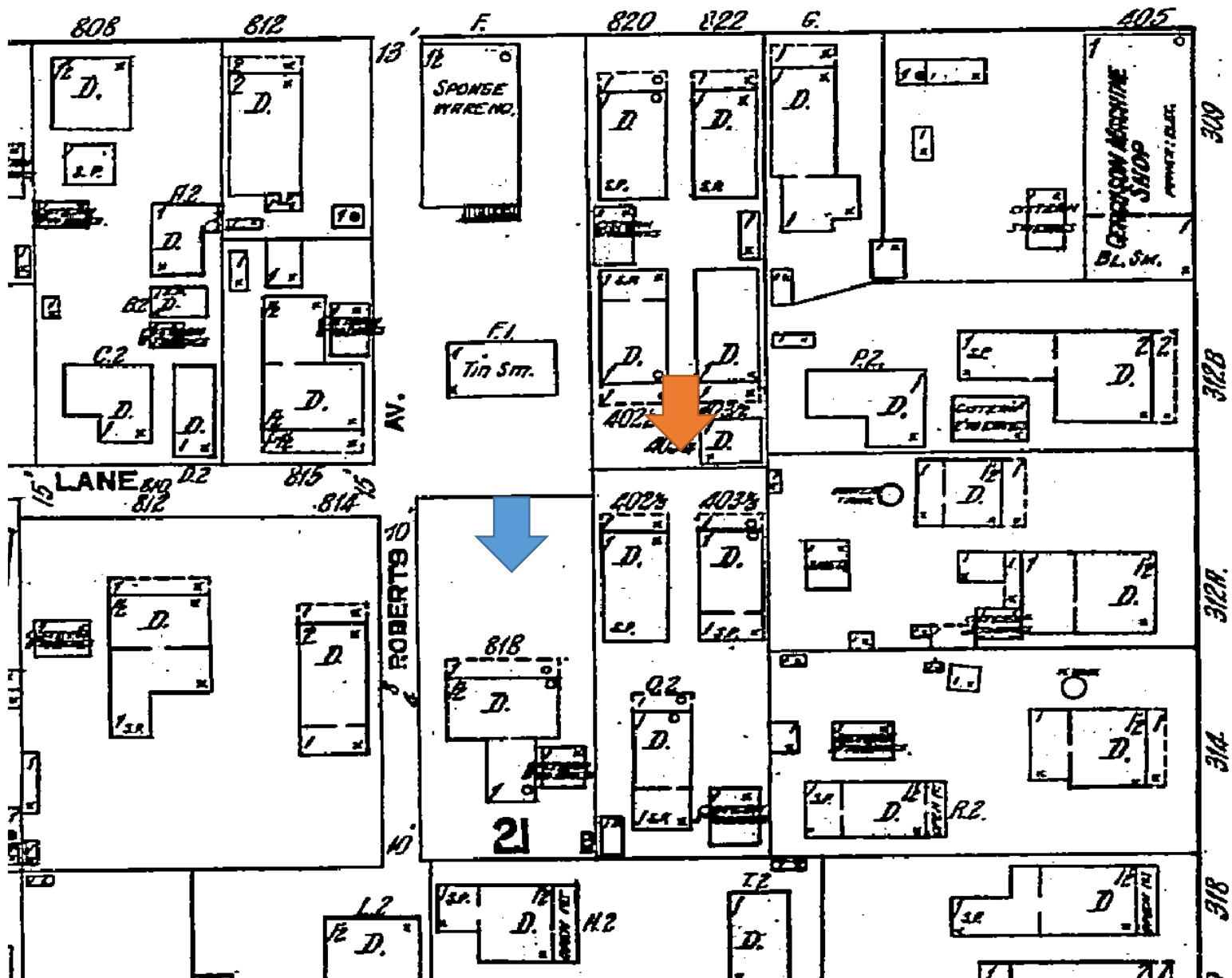
UNROLLED



1892 Sanborn Map



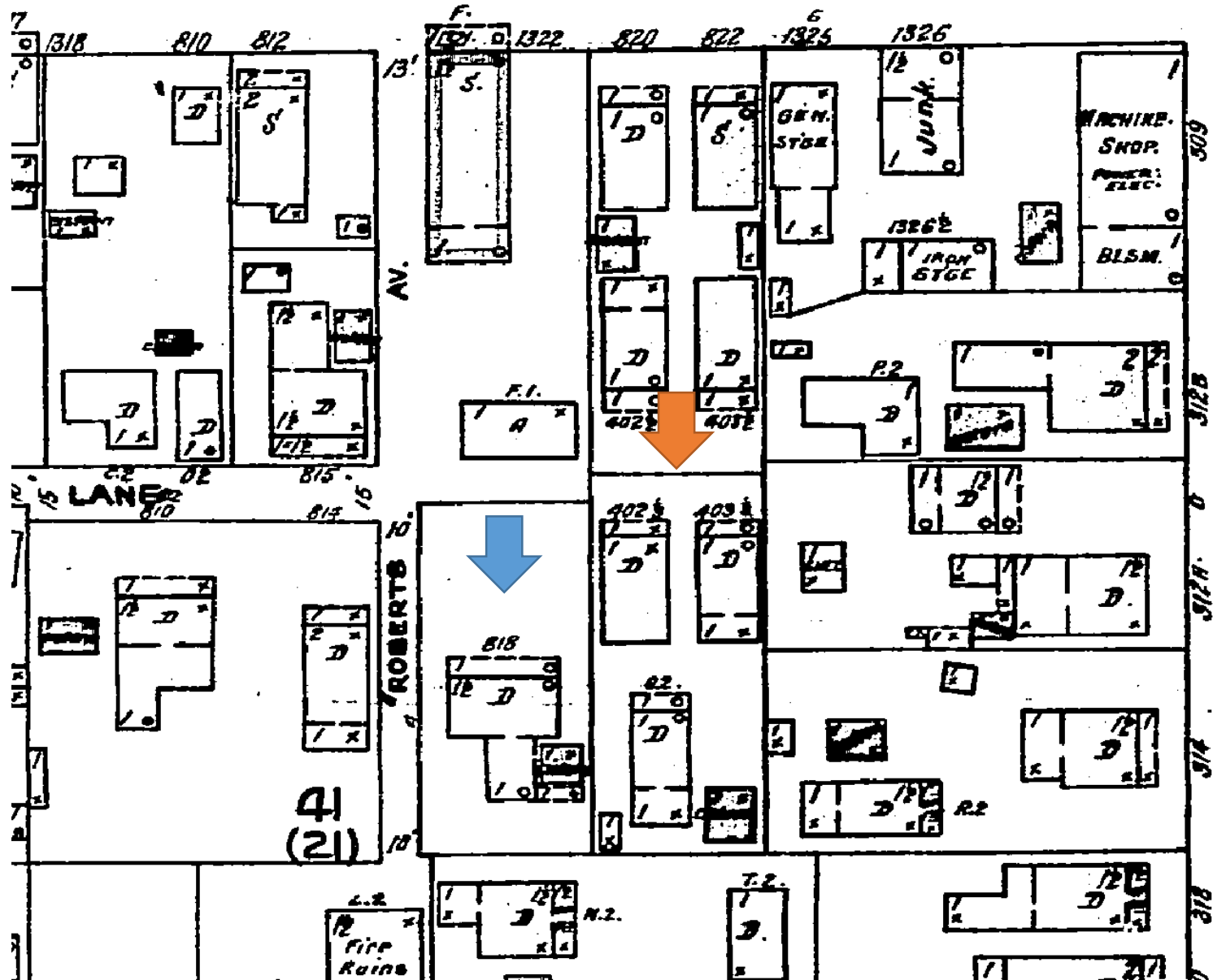
1899 Sanborn Map



1912 Sanborn Map

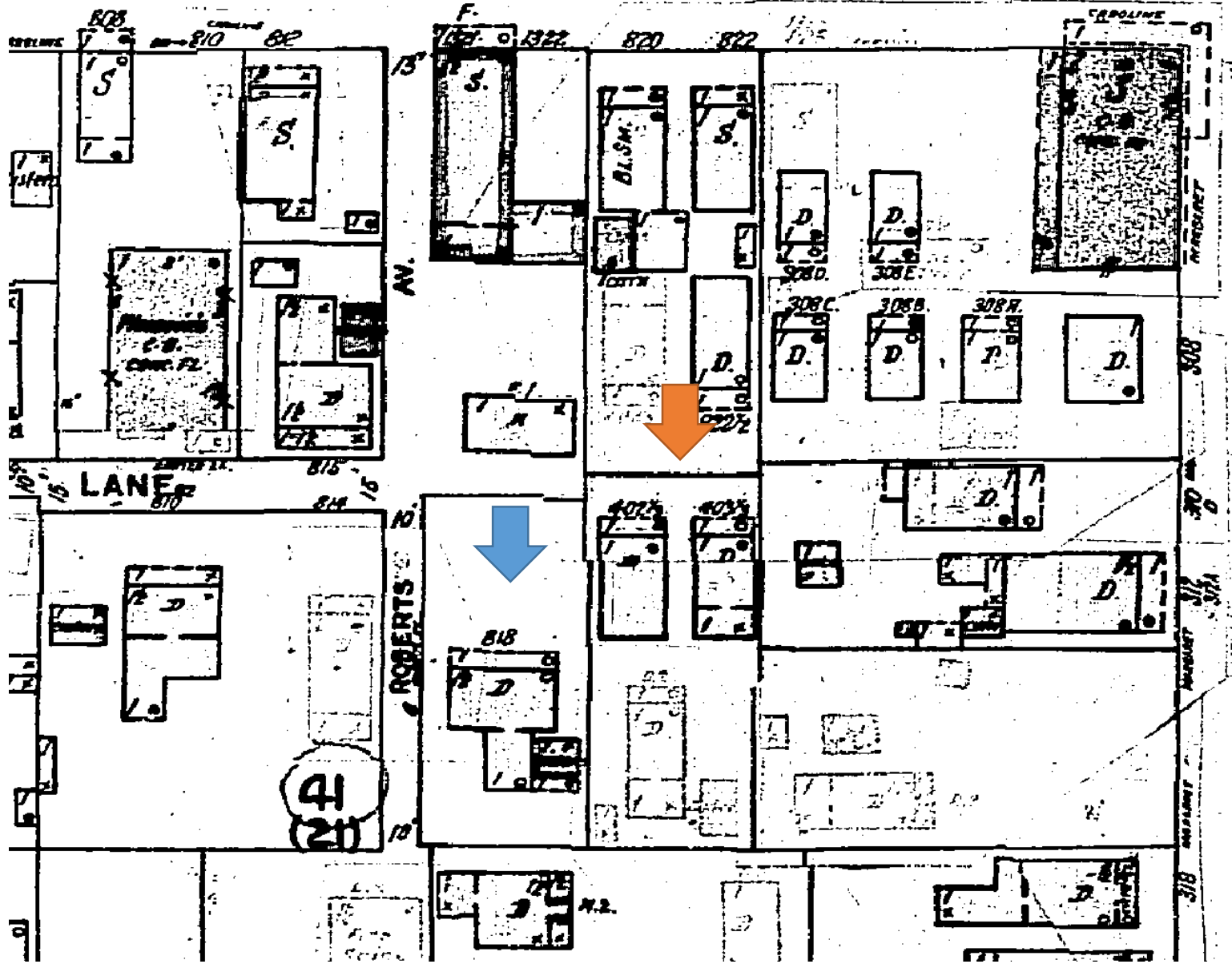


# CAROLINE



1926 Sanborn Map

# CAROLINE



1948 Sanborn Map



# PROJECT PHOTOS



818 Sawyers Lane. Property Appraiser's Photograph, c. 1965.



822 Sawyers Lane. Property Appraiser's Photograph, c. 1965.



818 Sawyers Lane



818 Sawyers Lane and the end of Robert's Lane





818 Sawyers Lane



818 Sawyers Lane



Rear of 818 Sawyers Lane



822 Sawyers Lane



822 Sawyers Lane















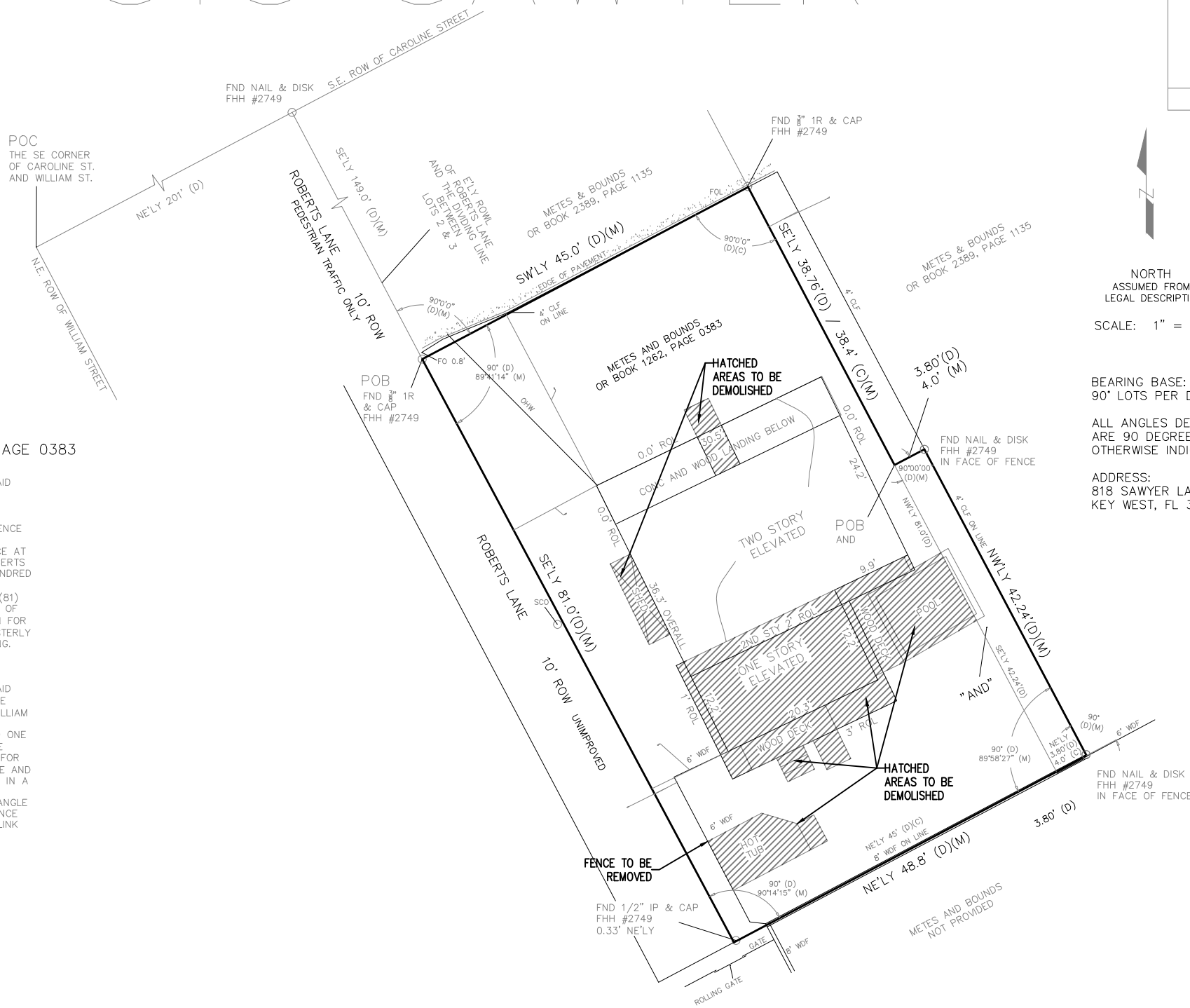


# SURVEY

# 818 SAWYER

## MAP OF BOUNDARY SURVEY PART OF LOT 2, SQUARE 21 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST

LOCATION MAP - NTS



NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 10'

BEARING BASE:  
90° LOTS PER DESCRIPTION  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
818 SAWYER LANE  
KEY WEST, FL 33040

### LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 1262, PAGE 0383

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829 AS A PART OF LOT TWO (2) IN SQUARE TWENTY ONE (21):  
COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREETS; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET FOR A DISTANCE OF TWO HUNDRED AND ONE (201) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF ROBERTS LANE, WHICH IS THE DIVIDING LINE OF LOTS 2 AND 3 FOR A DISTANCE OF ONE HUNDRED FORTY-NINE (149) FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG ROBERTS LANE IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF EIGHTY-ONE (81) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF FORTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF EIGHTY-ONE (81) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF FORTY-FIVE FEET BACK TO THE POINT OF BEGINNING.  
AND

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D., 1829 AS A PART OF LOT TWO (2) IN SQUARE TWENTY ONE (21); COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREETS; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET FOR A DISTANCE OF TWO HUNDRED AND ONE (201) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF ROBERTS LANE, WHICH IS THE DIVIDING LINE OF LOTS 2 AND 3 FOR A DISTANCE OF ONE HUNDRED FORTY-NINE (149) FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 38.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION FOR 42.24 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 3.80 FEET TO A CHAIN LINK FENCE THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION ALONG THE SAID CHAIN LINK FENCE FOR 42.24 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 3.80 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION -  
SEE ABOVE

CERTIFIED TO -  
Robert Cautilli  
Old Republic National Title Insurance Company  
Smith Oropeza Hawks, P.L.

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.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	PC = POINT OF CURVE	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PCC = POINT OF COMPOUND CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (#XXXX)	PCP = PERMANENT CONTROL POINT	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	UEASE = UTILITY EASEMENT
CB = CONCRETE BLOCK	FO = FENCE ON LINE	PK = PARKER KALON NAIL	URC = CONCRETE UTILITY POLE
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PM = PARKING METER	UPM = METAL UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	UFW = WOOD UTILITY POLE	VB = VIDEO BOX
CI = CURB INLET	GL = GROUND LEVEL	WDF = WOOD FENCE	WB = WOOD DECK
CL = CENTERLINE	GW = GUY WIRE	WLF = WOOD FENCE	WL = WOOD LANDING
CLF = CHAINLINK FENCE	HB = HOSE BIB	WV = WATER VALVE	WM = WATER METER
CM = CONCRETE MONUMENT	IR = IRON PIPE	WRACK LINE = LINE OF DEBRIS ON SHORE	T = TREE
CONC = CONCRETE	LE = IRON ROD		
C/S = CONCRETE SLAB	LS = LOWER ENCLOSURE		
COVD = COVERED	LS = LANDSCAPING		
D = DEED	M = MEASURED		
DEASE = DRAINAGE EASEMENT	MB = MAILBOX		
DELTA = DELTA ANGLE	MHWL = MEAN HIGH WATER LINE		
DMH = DRAINAGE MANHOLE	MTL = METAL FENCE		
EB = ELECTRIC BOX	NAV = NORTH AMERICAN VERTICAL DATUM (1988)		
ELEV = ELEVATION	NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929)		
EM = ELECTRIC METER	NTS = NOT TO SCALE		
ENCL = ENCLOSURE	FTF = FINISHED FLOOR ELEVATION		
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES		
FTF = FINISHED FLOOR ELEVATION			
FH = FIRE HYDRANT			

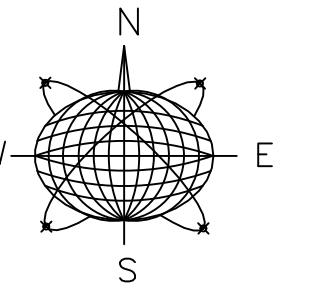
SCALE: 1"=10'  
FIELD WORK DATE: 01/16/15  
REVISION DATE: --/--/--  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RER  
INVOICE #: 15010905

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
SIGNED: ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# REVISED DESIGN



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.9.30  
H.A.R.C. REV. - 2015.10.9  
H.A.R.C. DESIGN REV. - 2016.2.1

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size: 24x36 | Project #: 15015

Title:

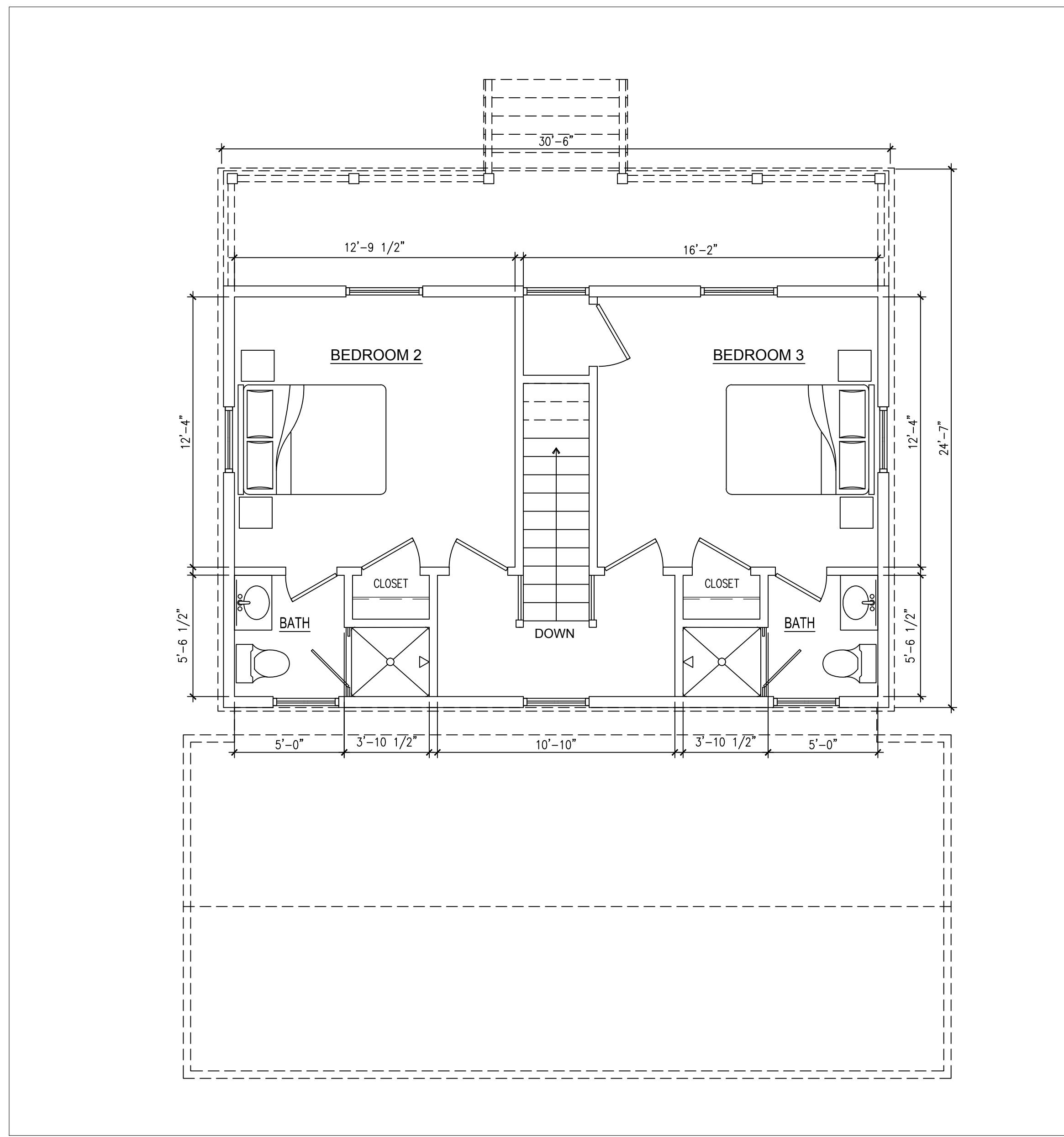
**PROPOSED FLOOR PLANS**

Sheet Number:

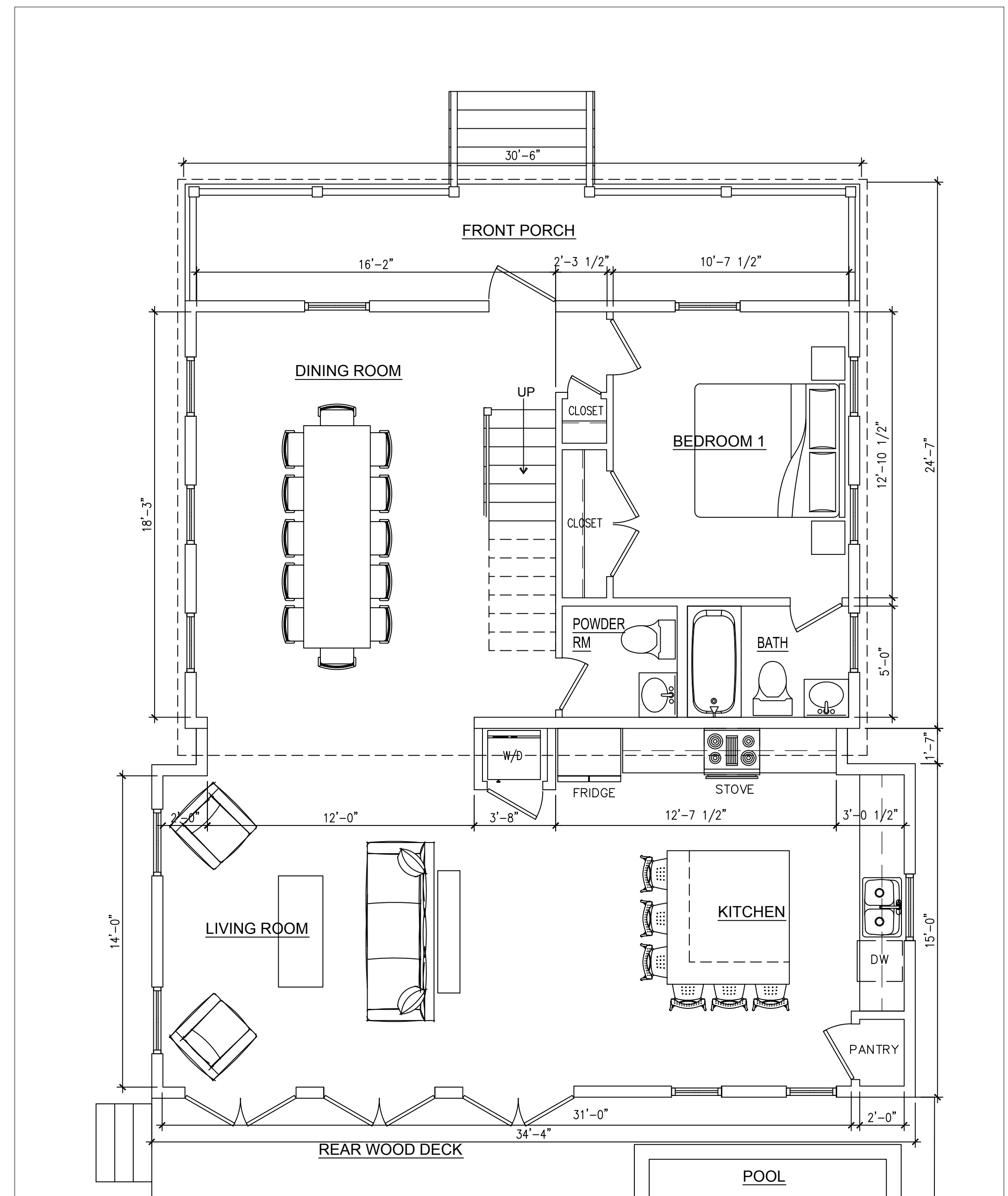
**A-2.1**

Date: - FEBRUARY 1, 2016

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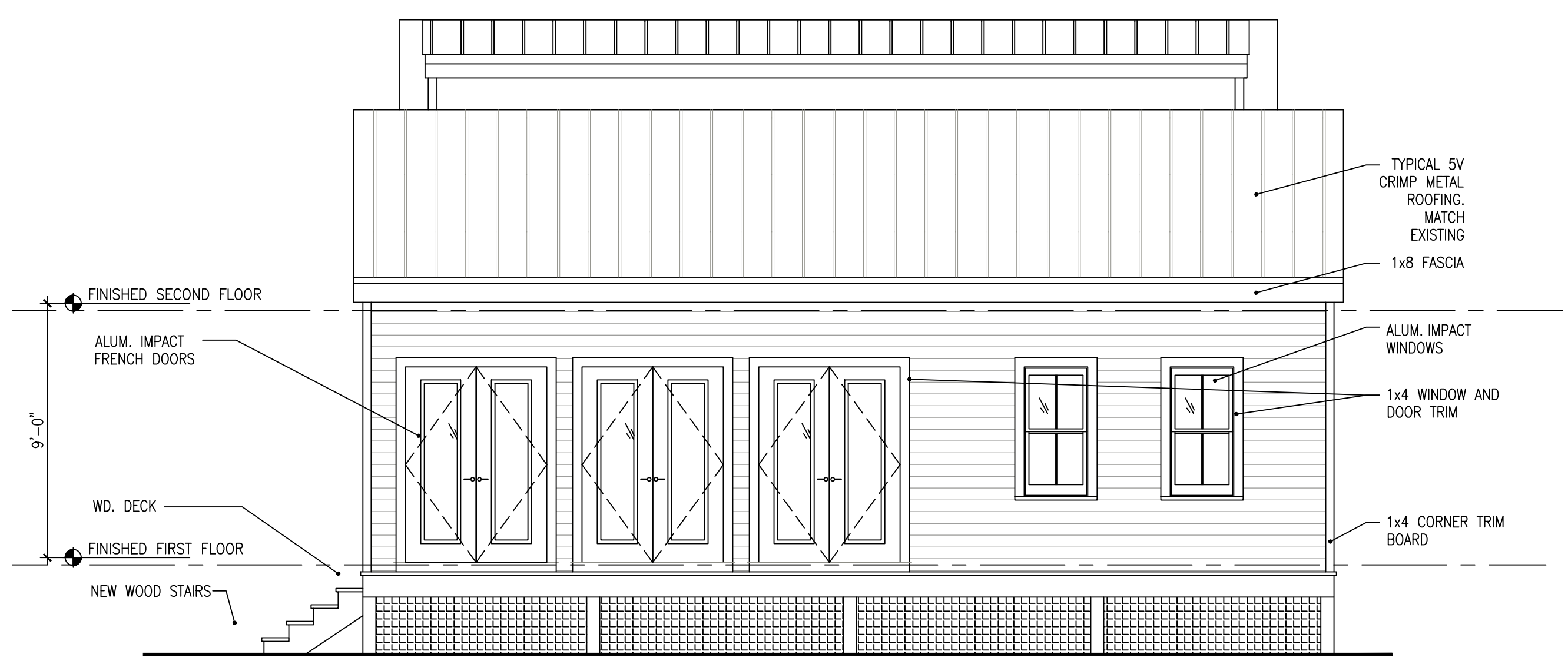
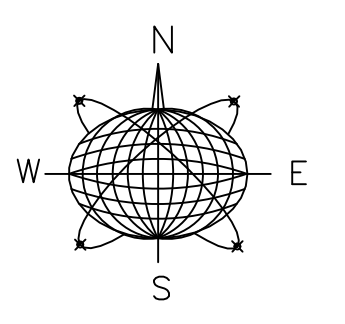


**2**  
A21  
**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

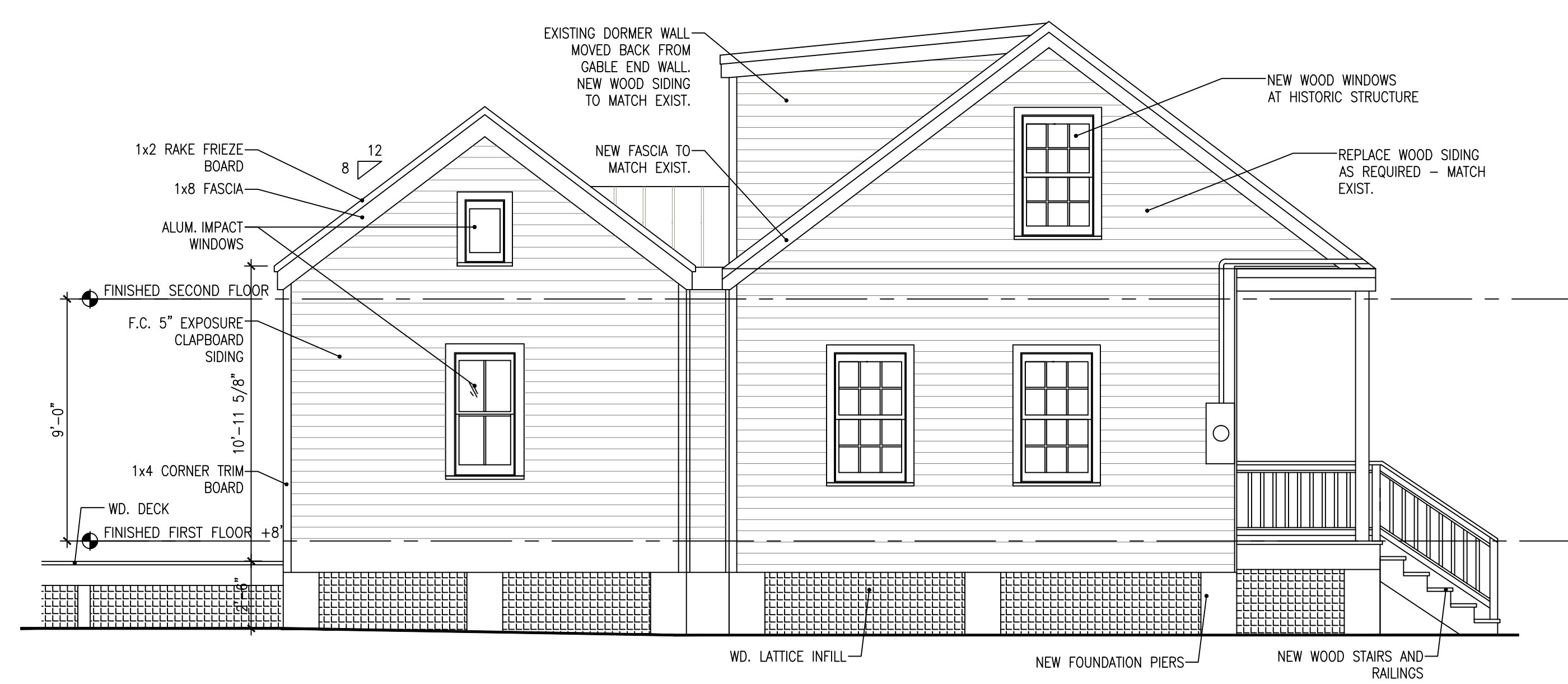


**1**  
A21  
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

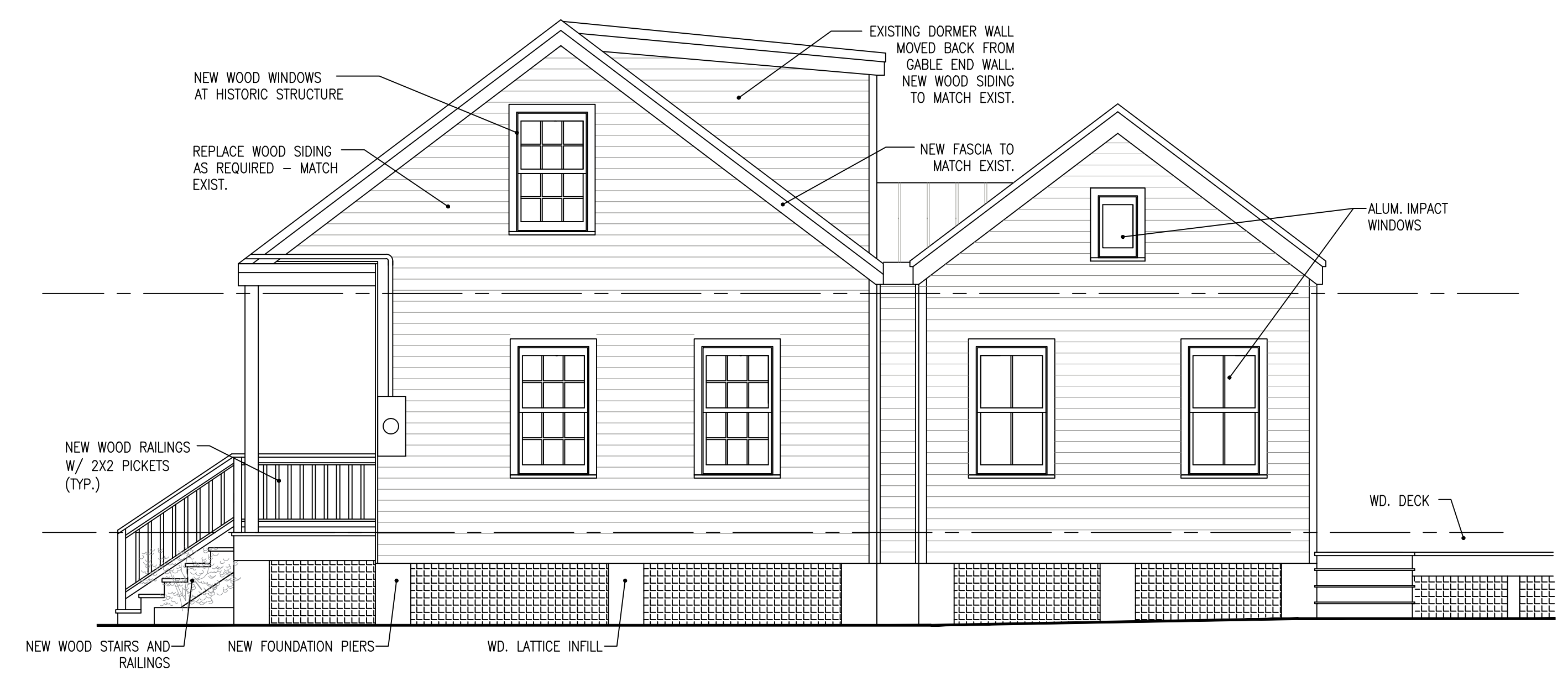




**4 REAR ELEVATION**  
 SCALE: 1/4"=1'-0"  
 A31



**3 SIDE ELEVATION (LEFT)**  
 SCALE: 1/4"=1'-0"  
 A31



**2 SIDE ELEVATION (RIGHT)**  
 SCALE: 1/4"=1'-0"  
 A31



**1 FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"  
 A31



4 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



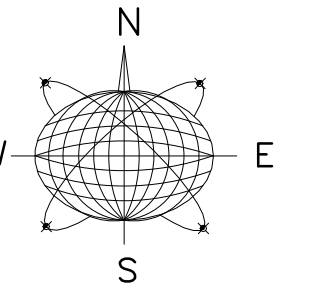
3 SIDE ELEVATION (WEST)  
 AE31 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH)  
 AE31 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
 H.A.R.C. - 2015.9.30


**818 SAWYERS LANE**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size 24x36 Project #: 15015

Title:

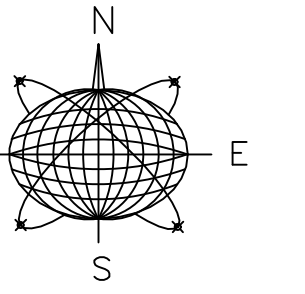
EXISTING  
 ELEVATIONS

Sheet Number:

**AE-3.1**

Date: - SEPTEMBER 29, 2015

©2015 by William Shepler Architect



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - SETBACK REV. 2015.2.16


**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size | Project #:  
24x36 | 15015

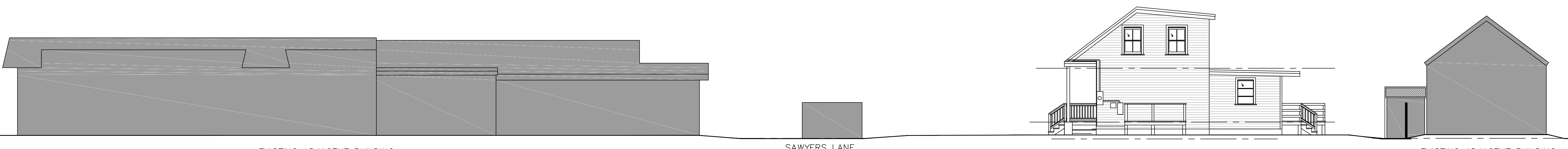
Title:  
**EXIST. & PROPOSED STREET SCAPES, SITE PLAN**

Sheet Number:

**A-3.3**

Date: - FEBRUARY 1, 2016

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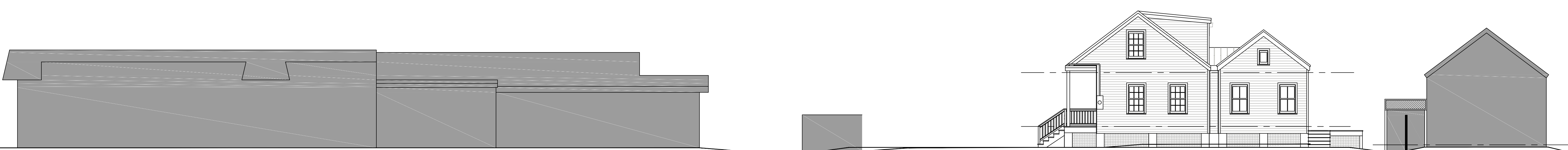


EXISTING ADJACENT BUILDING

SAWYERS LANE

EXISTING ADJACENT BUILDING

**2**  
A-3.3 **EXISTING STREETSCAPE (ROBERTS LANE)**  
SCALE: 1/8"=1'-0"

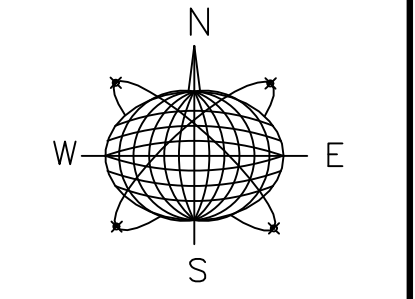


EXISTING ADJACENT BUILDING

SAWYERS LANE

EXISTING ADJACENT BUILDING

**1**  
A-3.3 **PROPOSED STREETSCAPE (ROBERTS LANE)**  
SCALE: 1/8"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - SETBACK REV. 2015.2.16

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size: 24x36 | Project #: 15015

Title: **EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S**

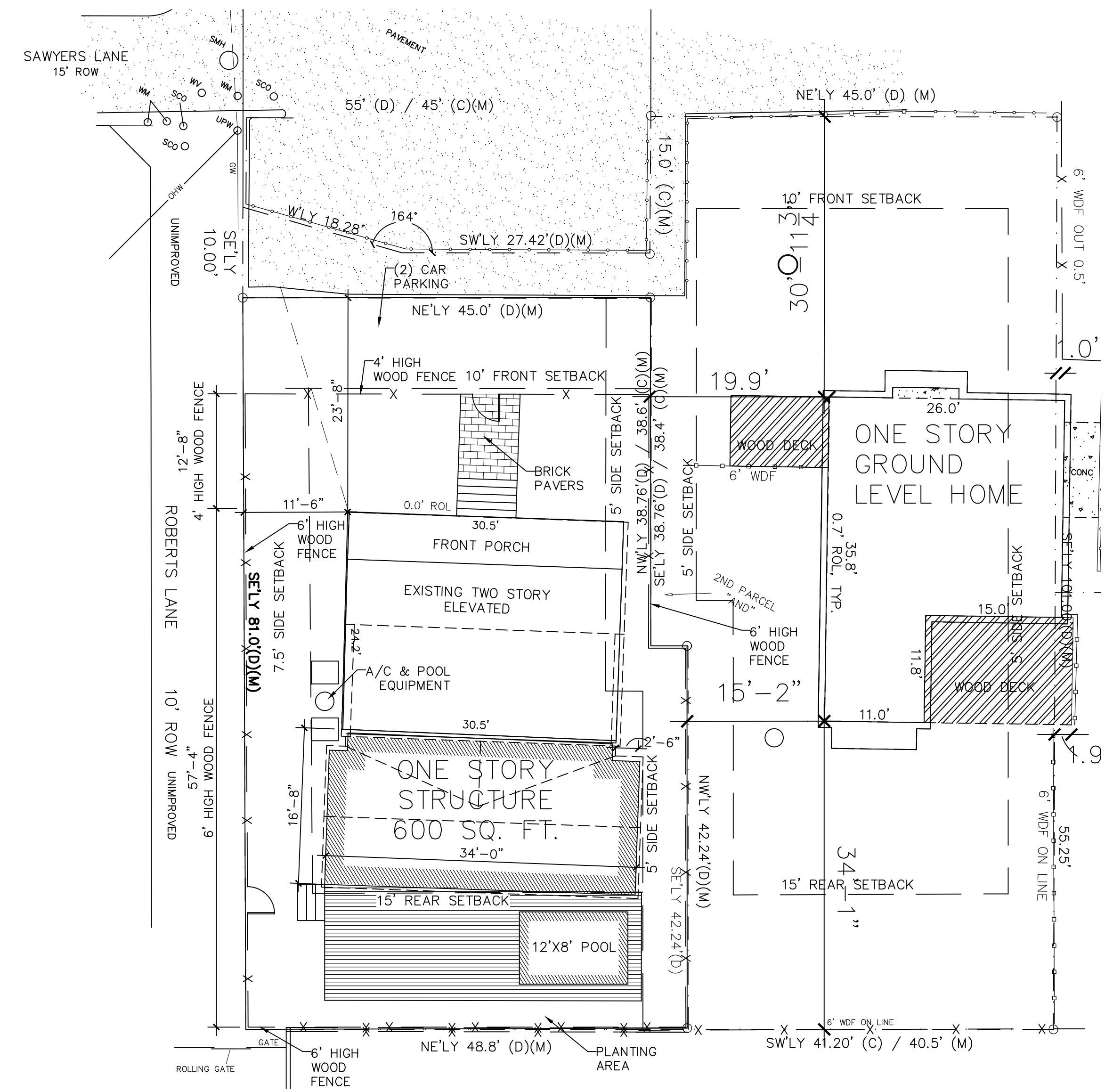
Sheet Number:

**A-3.4**

Date: - FEBRUARY 1, 2016  
©2016 by William Shepler Architect

**ZONING CALCULATIONS**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
<b>HEIGHT</b>	30'	N/A	No Change	N/A
<b>BUILDING COVERAGE</b>	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
<b>IMPERVIOUS SURFACE RATIO</b>	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
<b>LOT SIZE</b>	Min. 4,000 s.f.	3,801 s.f.	N/A	N/A
<b>LOT WIDTH</b>	Min. 40'	48.80'	N/A	N/A
<b>LOT DEPTH</b>	Min. 90'	81'	N/A	N/A
<b>FRONT SETBACK</b>	Min. 10'	23'-8"	No Change	N/A
<b>SIDE SETBACK (EAST)</b>	Min. 5'	5'	5'	Yes
<b>SIDE SETBACK (WEST)</b>	Min. 5'	6'-0"	No Change	Yes
<b>REAR SETBACK</b>	Min. 15'	31'-2"	15'-0"	Yes
<b>OPENSOURCE</b>	35%			Yes



**3 SITE PLAN**  
SCALE: 1" = 10'-0"

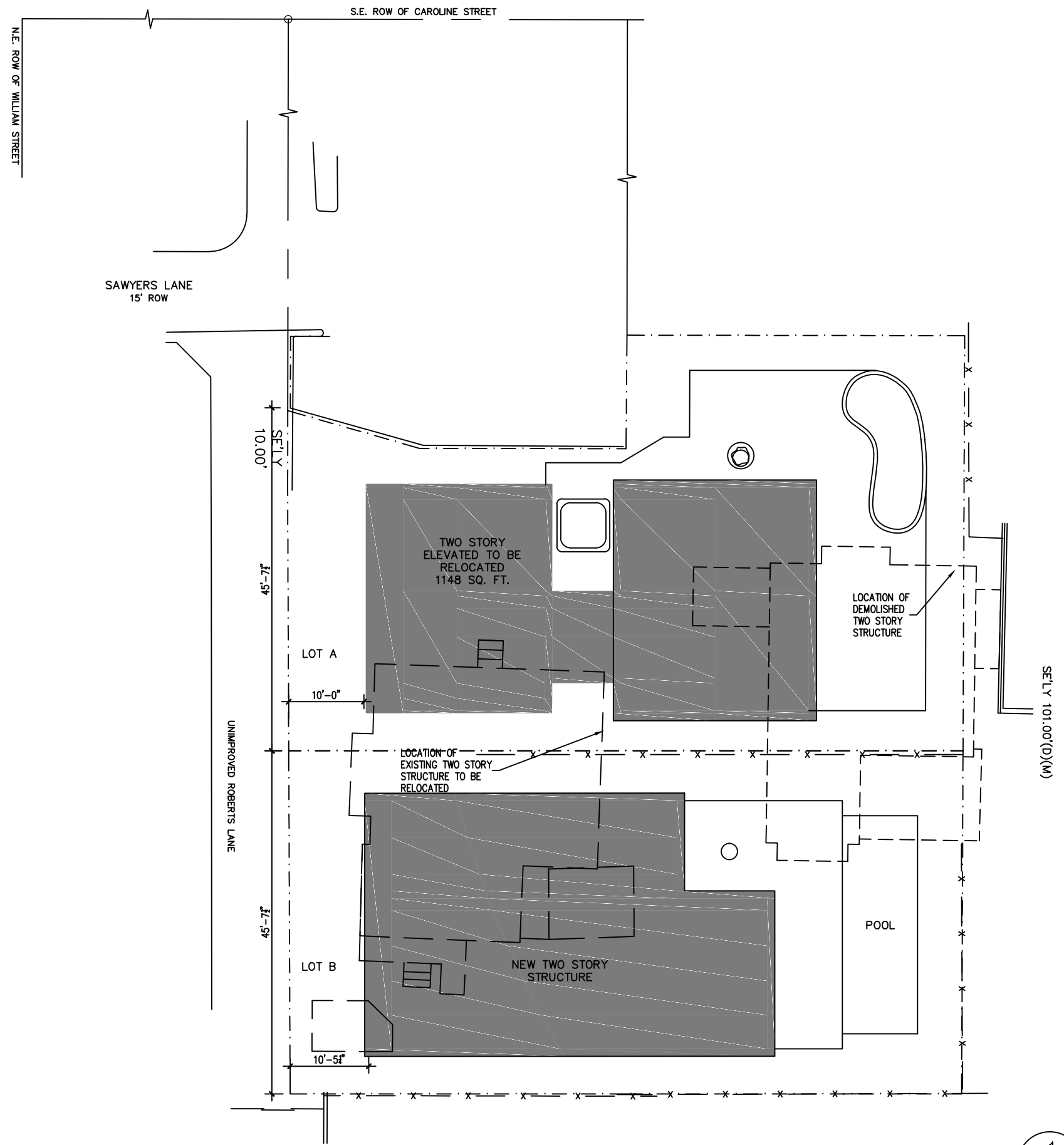


**2 EXISTING STREETSCAPE (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"

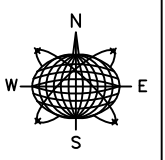


**1 PROPOSED STREETSCAPE (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"

PREVIOUSLY SUBMITTED DESIGN



1
RELOCATION PLAN  
 RP-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 207  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

**NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THE ENGINEER**  
 RICHARD J. MILELLI  
 PE #58315

Consultants:

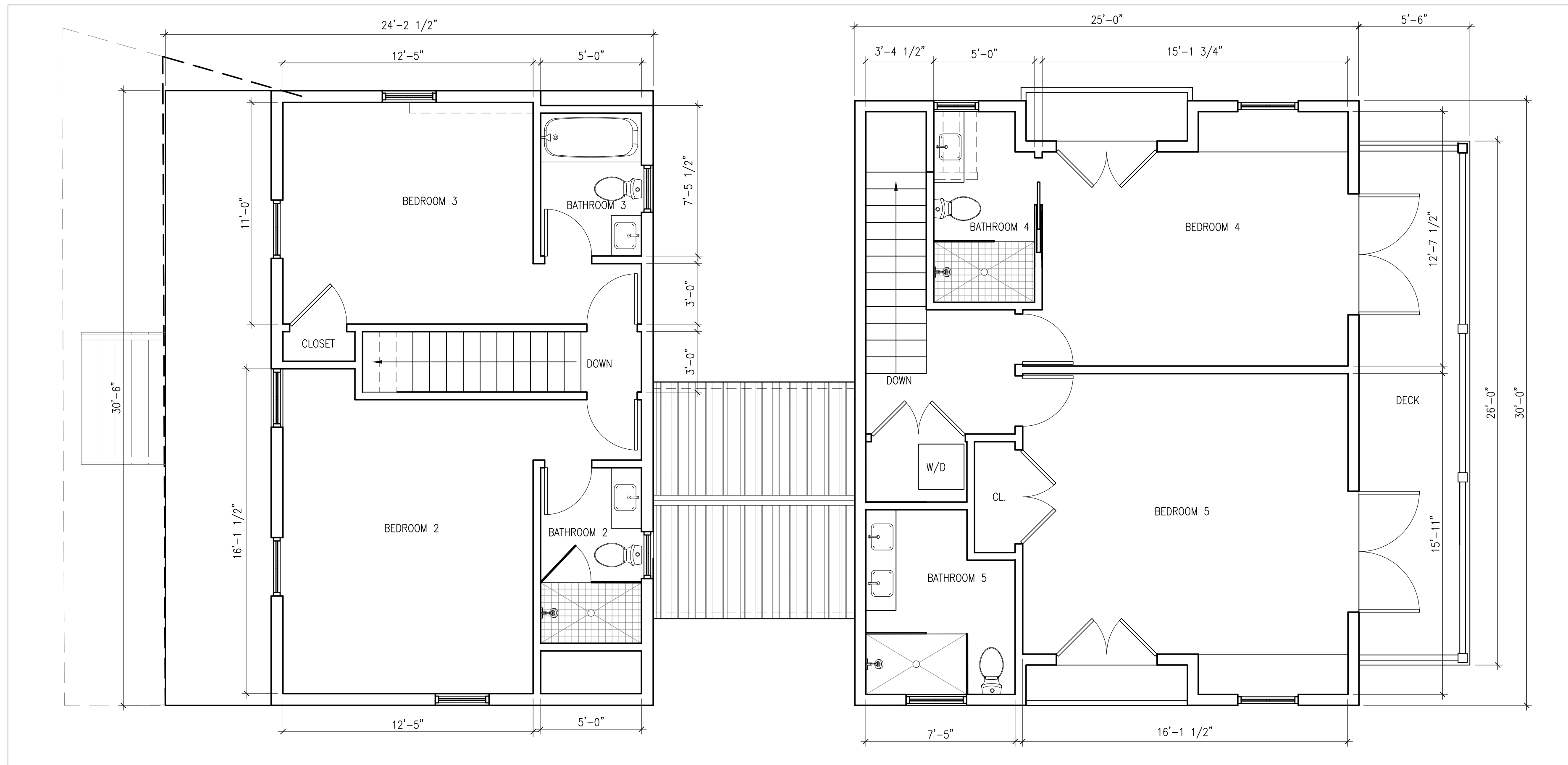
General Notes:

**RESIDENTIAL  
 SITE WORK**  
 818 SAWYER LANE  
 KEY WEST, FLORIDA

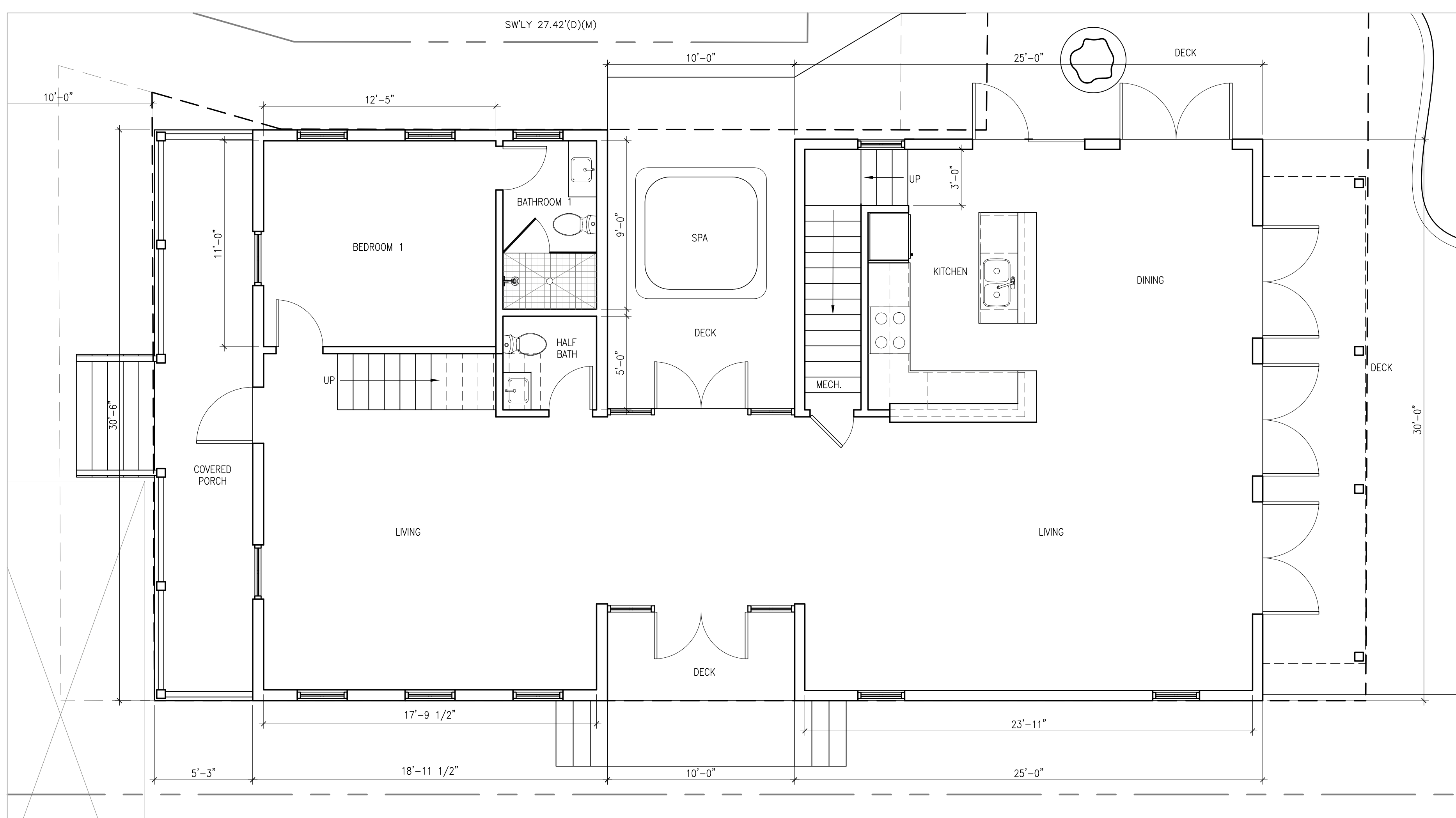
Drawn By: JC	Checked By: RJM
Project No. 14-047	Scale: AS NOTED
AutoCad File No.	

Title:  
RELOCATION SITE PLAN

Sheet Number:  
RP-1  
 Date: OCTOBER 9, 2015



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**wsa**  
 william shepler & associates  
 architecture  
 Tel: 305-890-6191  
 Email: info@wshepler.com

N  
 W E  
 S

**Meridian Engineering LLC**  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

Consultants:

Submissions / Revisions:  
 H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size | Project #:  
 24x36 | 15015

Title:  
**PROPOSED FLOOR PLANS**

Sheet Number:  
**A-2.1**

Date: - SEPTEMBER 29, 2015  
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4 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



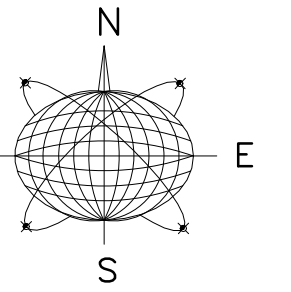
3 SIDE ELEVATION (WEST)  
 AE31 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH)  
 AE31 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size 24x36 Project #: 15015

Title:

EXISTING  
 ELEVATIONS

Sheet Number:  
**AE-3.1**





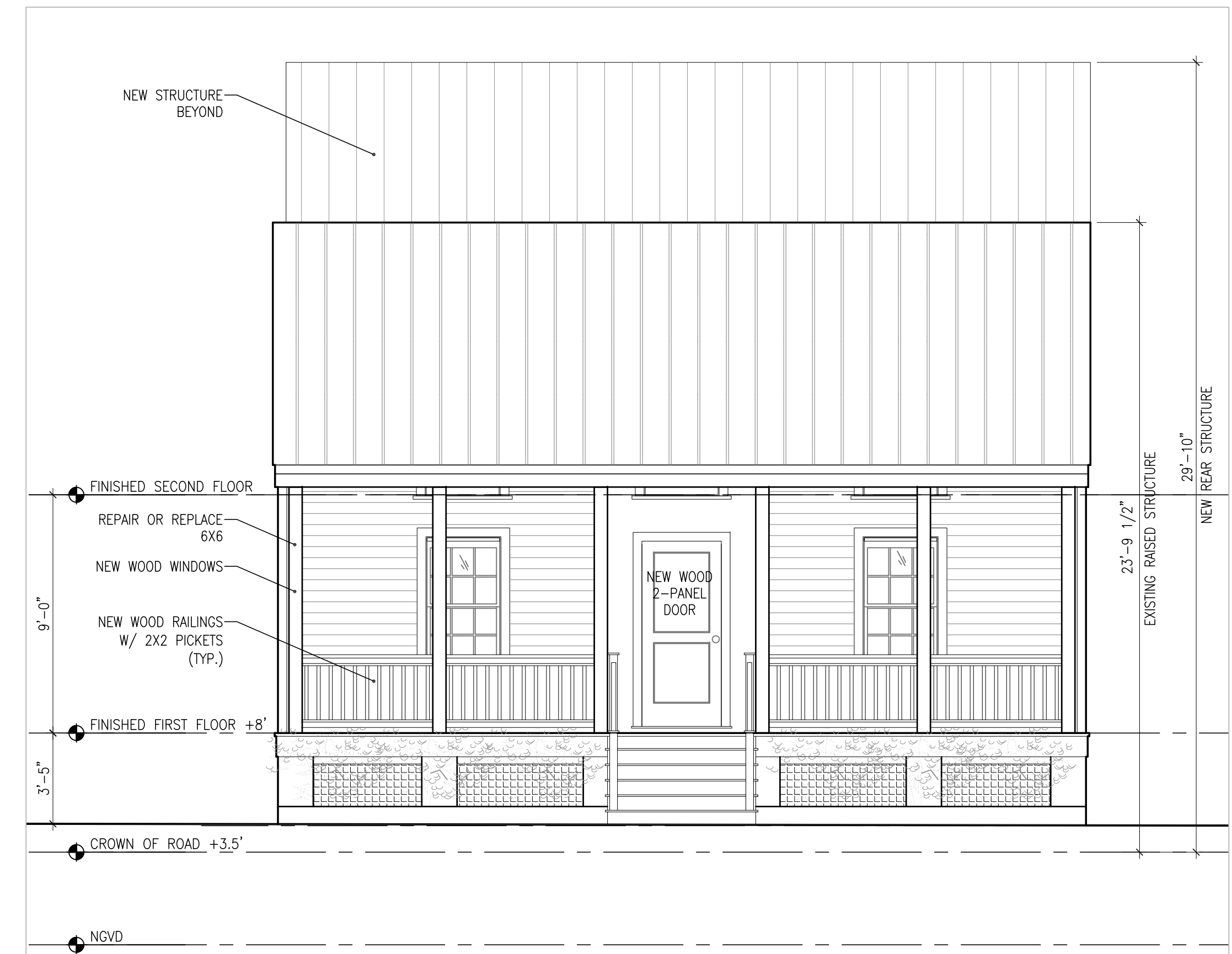
4 REAR ELEVATION (EAST)  
A31 SCALE: 1/4"=1'-0"



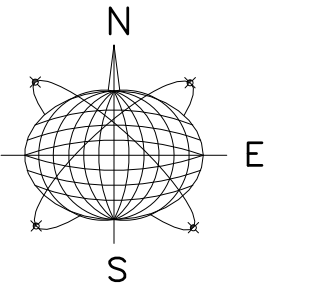
3 SIDE ELEVATION (SOUTH)  
A31 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION NORTH  
A31 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (WEST)  
A31 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size | Project #:  
24x36 | 15015

Title:

PROPOSED  
ELEVATIONS

Sheet Number:

**A-3.1**

Date: - SEPTEMBER 29, 2015

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MAP OF BOUNDARY SURVEY  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST

822 SAWYER

LOCATION MAP - NTS

POC - "AND" PARCELS  
AND LESS AND EXCEPT  
THE SE CORNER  
OF CAROLINE ST.  
AND WILLIAM ST.

LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 2389, PAGE 1135

IN THE CITY OF KEY WEST KNOWN AND DESIGNATED ON THE MAP OR PLAN OF SAID CITY AS DELINEATED BY WILLIAM A. WHITEHEAD, IN FEBRUARY 1829, AS PART OF LOT 2 IN SQUARE 21, BEGINNING AT A POINT 129 FEET BACK FROM CAROLINE STREET IN A SOUTHEASTERLY DIRECTION 55 FEET FROM THE DIVIDING LINE OF LOTS 2 AND 3 IN SAID SQUARE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 101 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 101 FEET TO THE PLACE OF BEGINNING.

AND

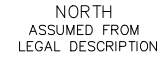
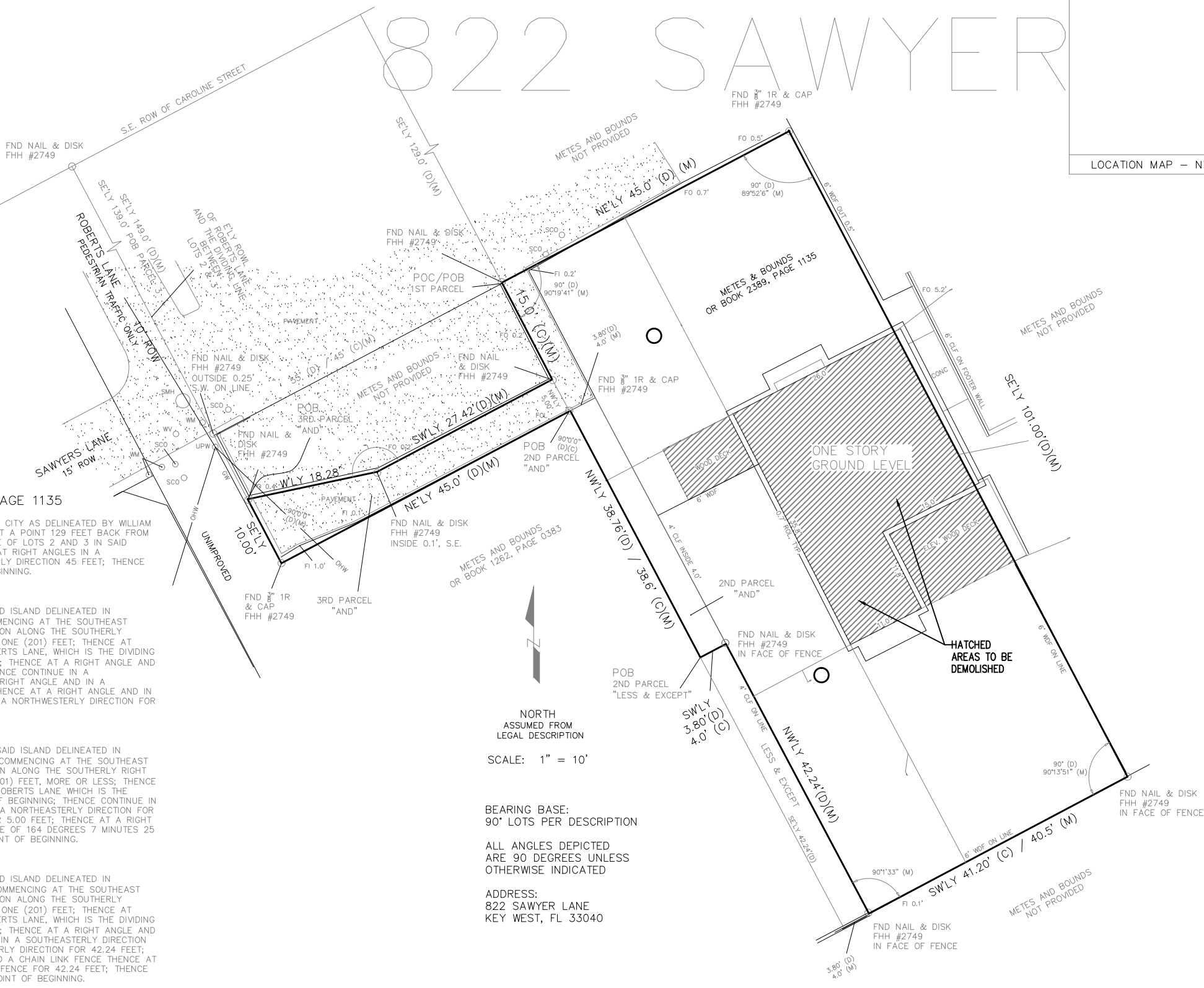
ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829 AS PART OF LOT TWO (2) IN SQUARE TWENTY ONE (21); COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREETS; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET FOR A DISTANCE OF TWO HUNDRED AND ONE (201) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF ROBERTS LANE, WHICH IS THE DIVIDING LINE OF LOTS 2 AND 3 FOR A DISTANCE OF ONE HUNDRED FORTY-NINE (149) FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION FOR 3.80 FEET TO A CHAIN LINK FENCE; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION ALONG THE SAID CHAIN LINK FENCE FOR 38.76 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 3.80 FEET TO THE POINT OF BEGINNING.

AND

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM WHITEHEAD'S MAP OF THE SAID ISLAND DELINEATED IN FEBRUARY A.D., 1829, AS A PART OF LOT TWO (2) IN SQUARE TWENTY-ONE (21); COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CAROLINE STREET FOR A DISTANCE OF TWO HUNDRED AND ONE (201) FEET, MORE OR LESS; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF ROBERTS LANE WHICH IS THE DIVIDING LINE OF LOTS 2 AND 3 FOR A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION FOR 10.00 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 5.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 27.42 FEET; THENCE AT AN ANGLE OF 164 DEGREES 7 MINUTES 25 SECONDS TO THE LEFT AND IN A WESTERLY DIRECTION FOR 18.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D., 1829 AS PART OF LOT TWO (2) IN SQUARE TWENTY-ONE (21); COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREETS; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET FOR A DISTANCE OF TWO HUNDRED AND ONE (201) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF ROBERTS LANE, WHICH IS THE DIVIDING LINE OF LOTS 2 AND 3 FOR A DISTANCE OF ONE HUNDRED FORTY-NINE (149) FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 38.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION FOR 42.24 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 3.80 FEET TO A CHAIN LINK FENCE THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION ALONG THE SAID CHAIN LINK FENCE FOR 42.24 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 3.80 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 10'

BEARING BASE:  
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
822 SAWYER LANE  
KEY WEST, FL 33040

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

Robert Cautilli  
Old Republic National Title Insurance Company  
Smith Oropeza Hawks, P.L.

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.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

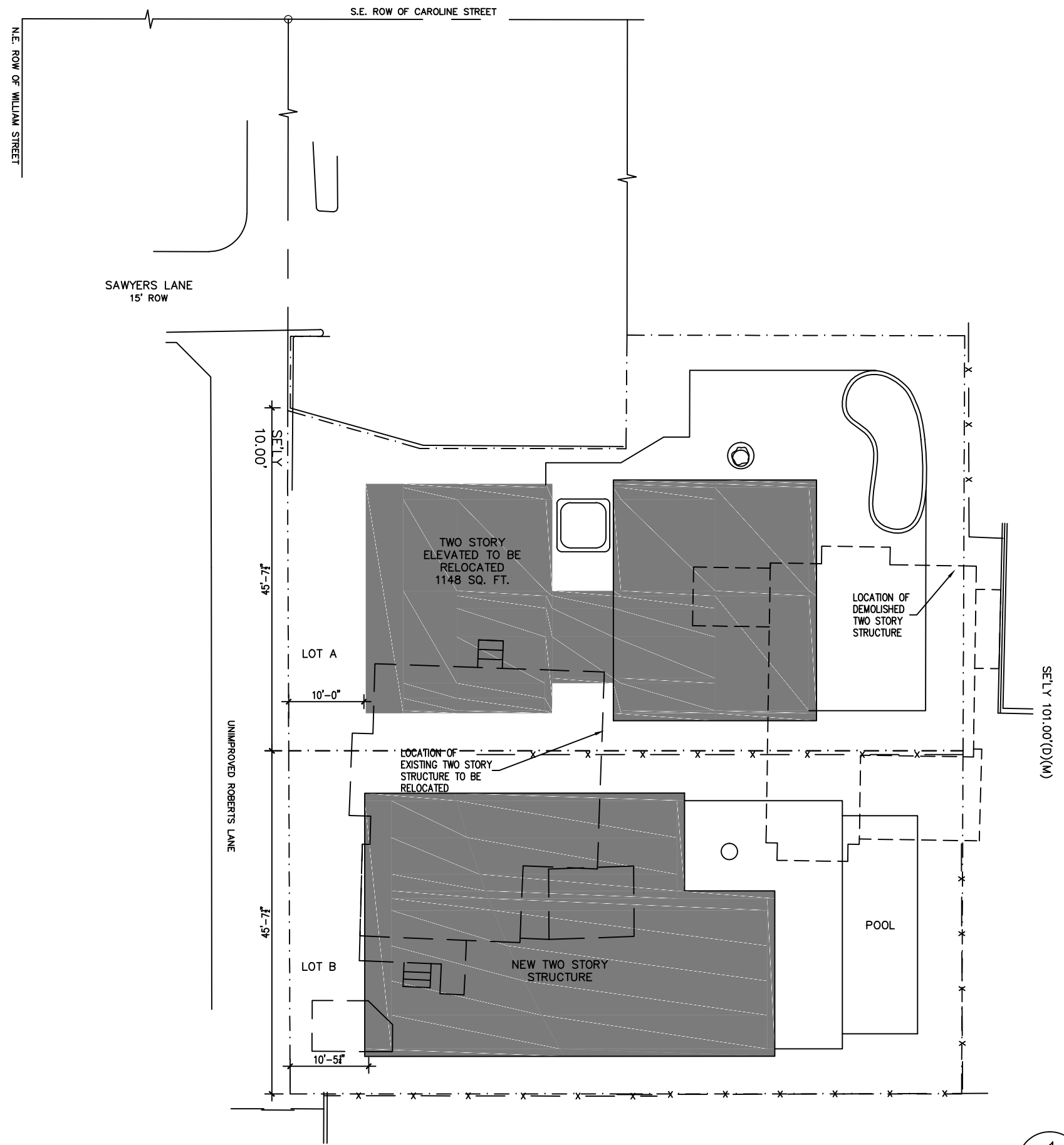
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- BFP = BACK-FLOW PREVENTER
- BO = BLOW OUT
- C = CALCULATED
- C&G = 2" CONCRETE CURB & GUTTER
- CB = CONCRETE BLOCK
- CBW = CONCRETE BLOCK WALL
- CBRW = CONCRETE BLOCK RETAINING WALL
- CI = CURB INLET
- CL = CENTERLINE
- CLF = CHARLUMK FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- COVD = COVERED
- D = DEED
- DEASE = DRAINAGE EASEMENT
- DELTA = DELTA ANGLE
- DMH = DRAINAGE MANHOLE
- EB = ELECTRIC BOX
- ELEV = ELEVATION
- EM = ELECTRIC METER
- ENCL = ENCLOSURE
- FF = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- FI = FENCE INSIDE
- FND = FOUND
- FND&D = FOUND NAIL & DISK (#XXXX)
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- GB = GRADE BREAK
- GI = GRATE INLET
- GL = GROUND LEVEL
- GW = GUY WIRE
- HB = HOSE BIB
- IP = IRON PIPE
- IR = IRON ROD
- LE = LOWER ENCLOSURE
- LS = LANDSCAPING
- M = MEASURED
- MB = MAILBOX
- MHWL = MEAN HIGH WATER LINE
- MTF = METAL FENCE
- NAV = NORTH AMERICAN
- NAV D = NORTH AMERICAN VERTICAL DATUM (1988)
- NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- P = PLAT
- PC = POINT OF CURVE
- PCC = POINT OF COMPOUND CURVE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER KALON NAIL
- PM = PARKING METER
- PL = LOWER ENCLOSURE
- PT = POINT OF TANGENT
- R = RADIUS
- ROL = ROOF OVERHANG LINE
- R/WL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SCD = SANITARY CLEAN-OUT
- SN&D = SET NAIL & DISK LB 7846
- SR = SET IRON ROD 3/4" LB 7846
- NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- TMH = TELEPHONE MANHOLE
- TOB = TOP OF BANK
- TOS = TOP OF SLOPE
- TS = TRAFFIC SIGN
- TYP = TYPICAL
- UEASE = UTILITY EASEMENT
- URC = CONCRETE UTILITY POLE
- UPM = METAL UTILITY POLE
- UPW = WOOD UTILITY POLE
- VB = VIDEO BOX
- WB = WOOD DECK
- WDF = WOOD FENCE
- WL = WOOD LANDING
- WM = WATER METER
- WRACK LINE = LINE OF DEBRIS ON SHORE
- WV = WATER VALVE
- T = TREE
- TW = BUTTWOOD
- TOL = GUMBO LIMBO
- TMA = MAHOGANY
- TO = OAK
- TPA = PALM
- YPAC = COCONUT PALM
- TRON = ROYAL PONCIANA
- TSCH = SCHEFFLERA
- TSD = SEAGRAPE
- TUNK = UNKNOWN

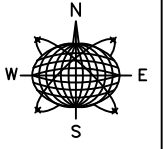
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FIELD WORK DATE: 01/16/15  
REVISION DATE: -/-/-  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RER  
INVOICE #: 15010905

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (1)(SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
SIGNED: ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



1
**RELOCATION PLAN**  
 RP-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 207  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

**NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THE ENGINEER**  
 RICHARD J. MILELLI  
 PE #58315

Consultants:

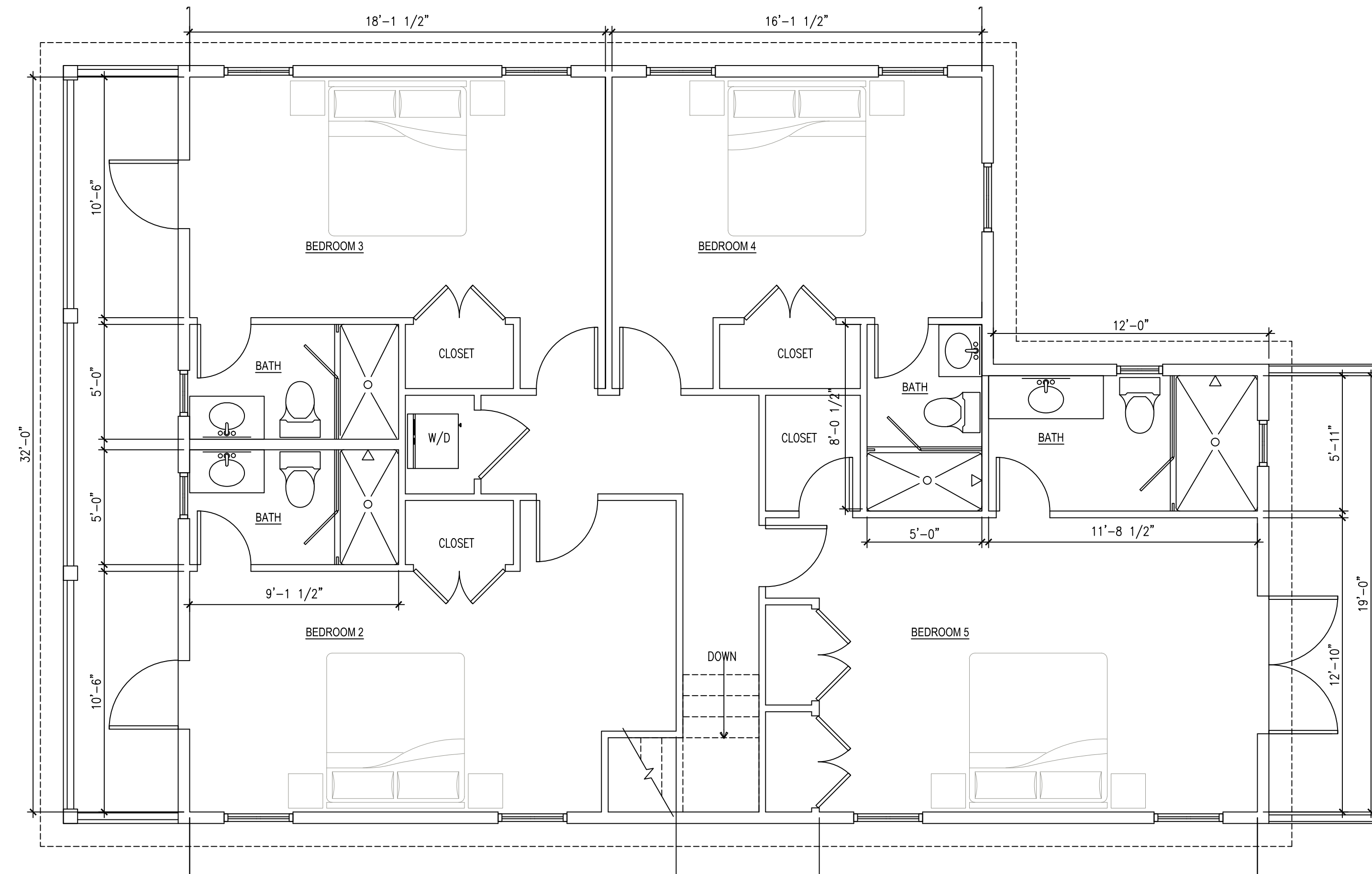
General Notes:

**RESIDENTIAL  
 SITE WORK**  
 818 SAWYER LANE  
 KEY WEST, FLORIDA

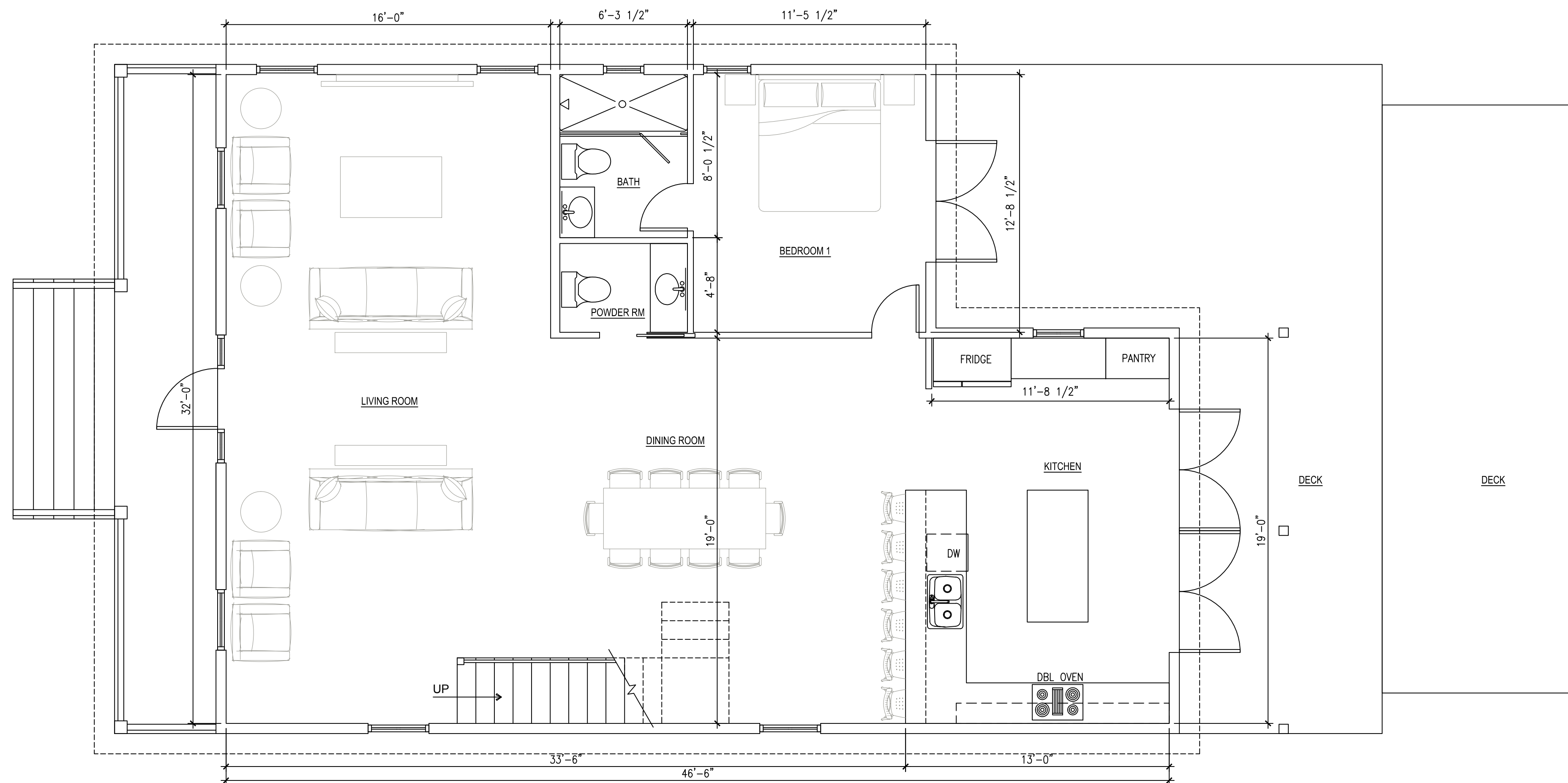
Drawn By: JC	Checked By: RJM
Project No. 14-047	Scale: AS NOTED
AutoCad File No.	

Title:  
RELOCATION SITE PLAN

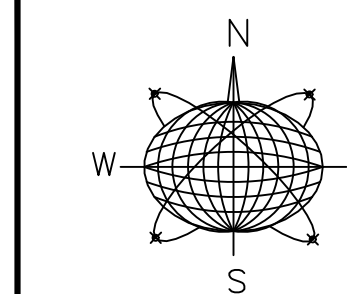
Sheet Number:  
RP-1  
 Date: OCTOBER 9, 2015



2  
A21 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



1  
A21 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**822 SAWYERS LANE**  
KEY WEST, FL  
**NEW RESIDENTIAL HOME**

Drawing Size: 24x36  
Project #: 15015

Title:

**PROPOSED  
FLOOR  
PLANS**

Sheet Number:

**A-2.1**

Date: - OCTOBER 9, 2015

©2015 by William Shepler Architect



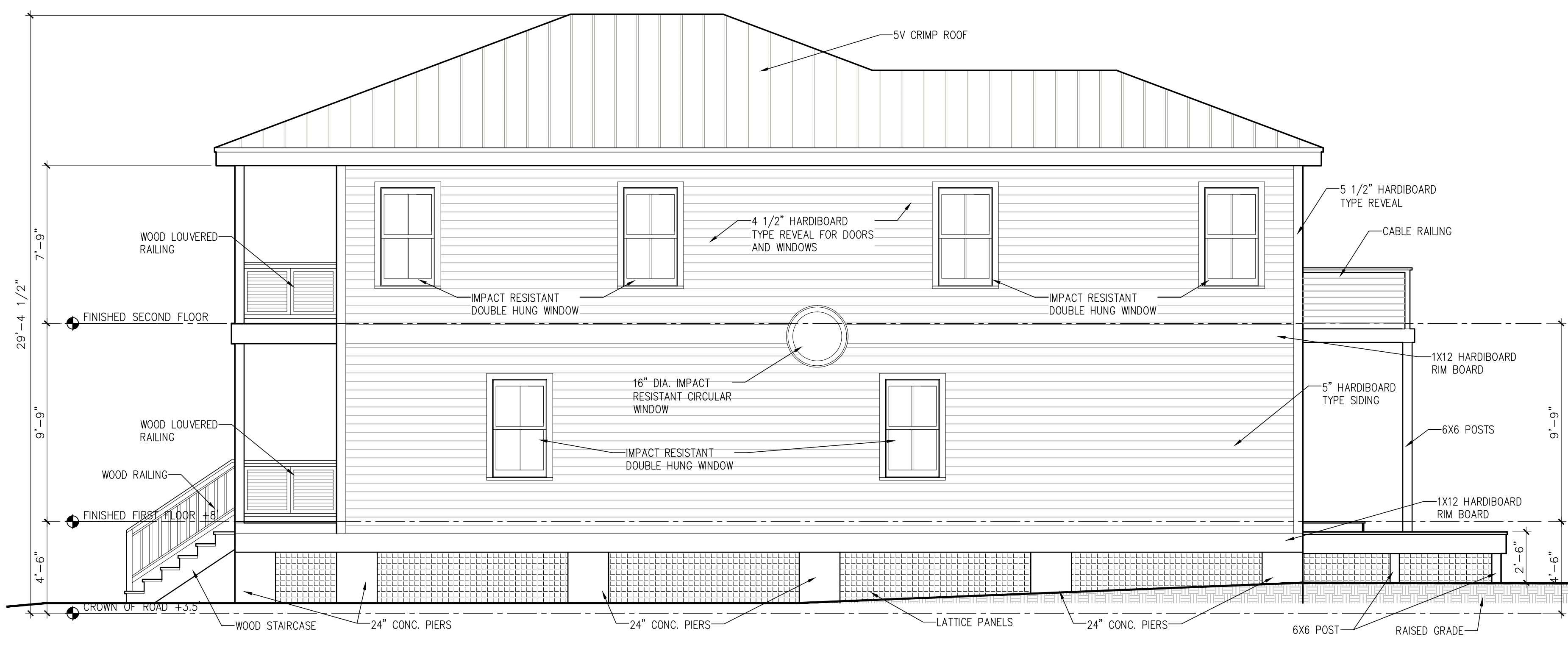
**SIDE ELEVATION (EAST)**

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



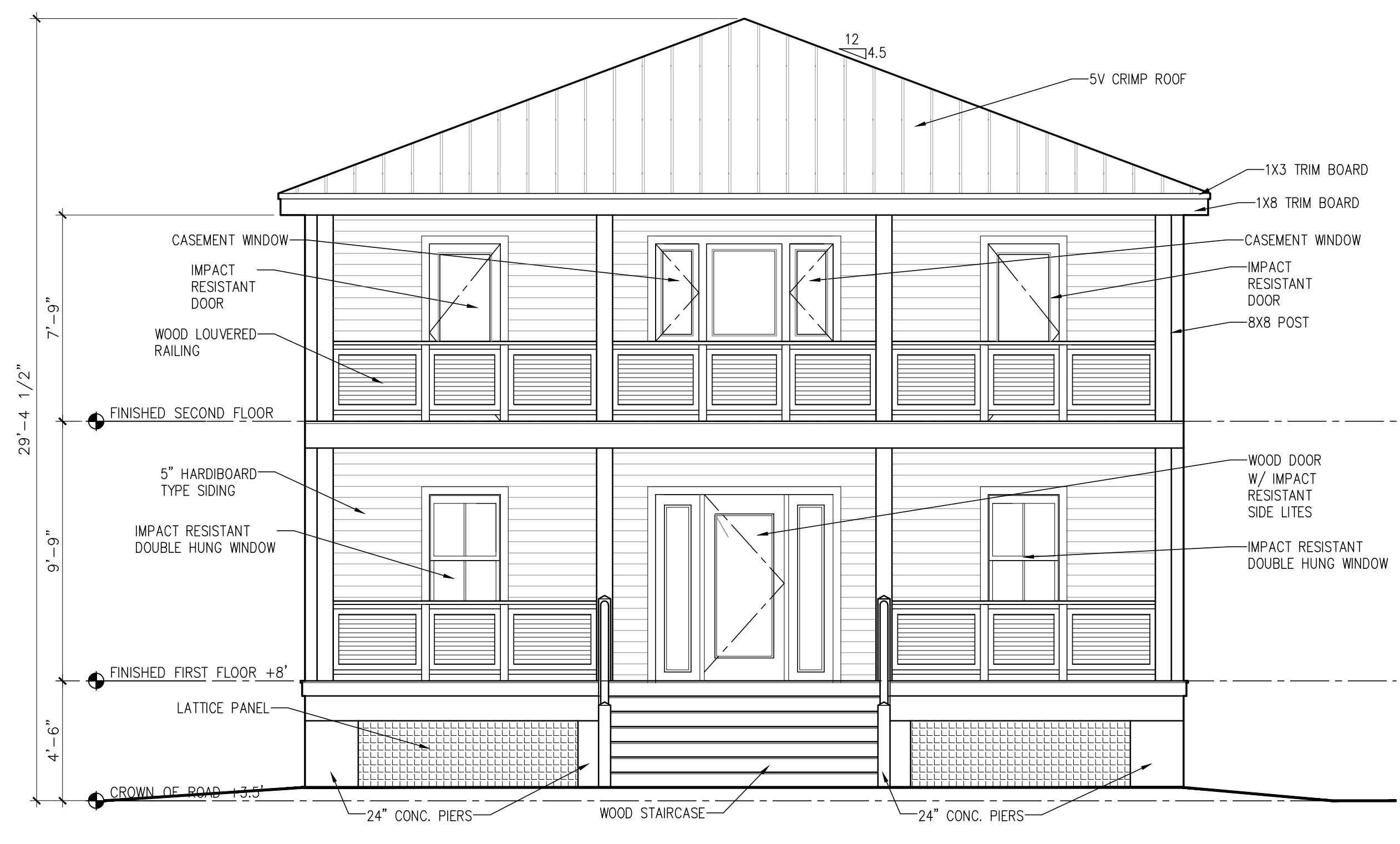
**REAR ELEVATION (EAST)**

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



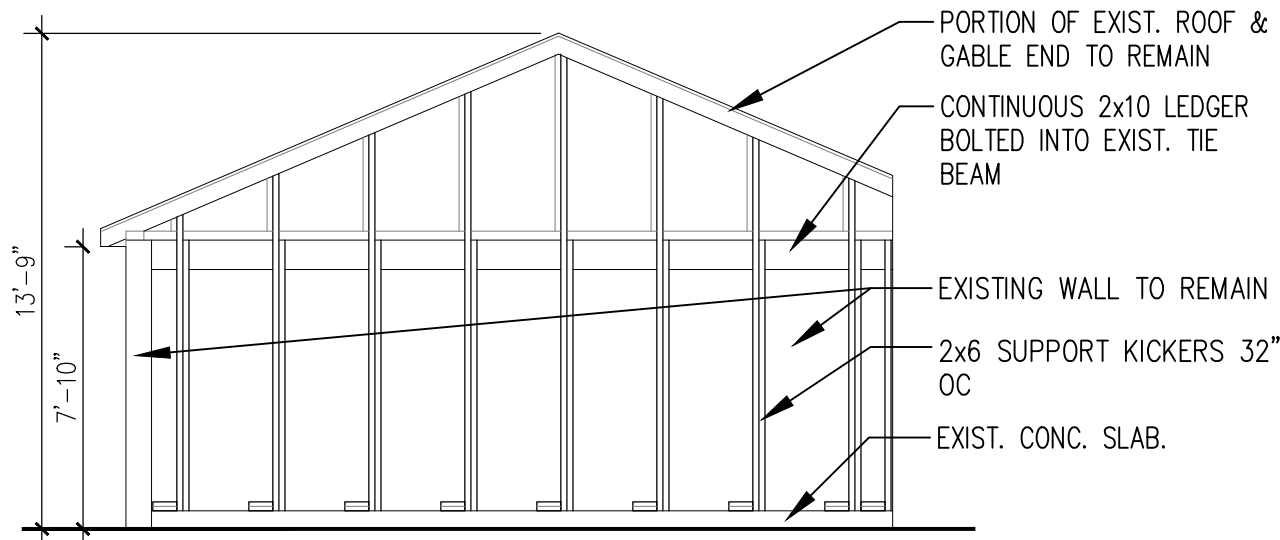
**SIDE ELEVATION (SOUTH)**

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

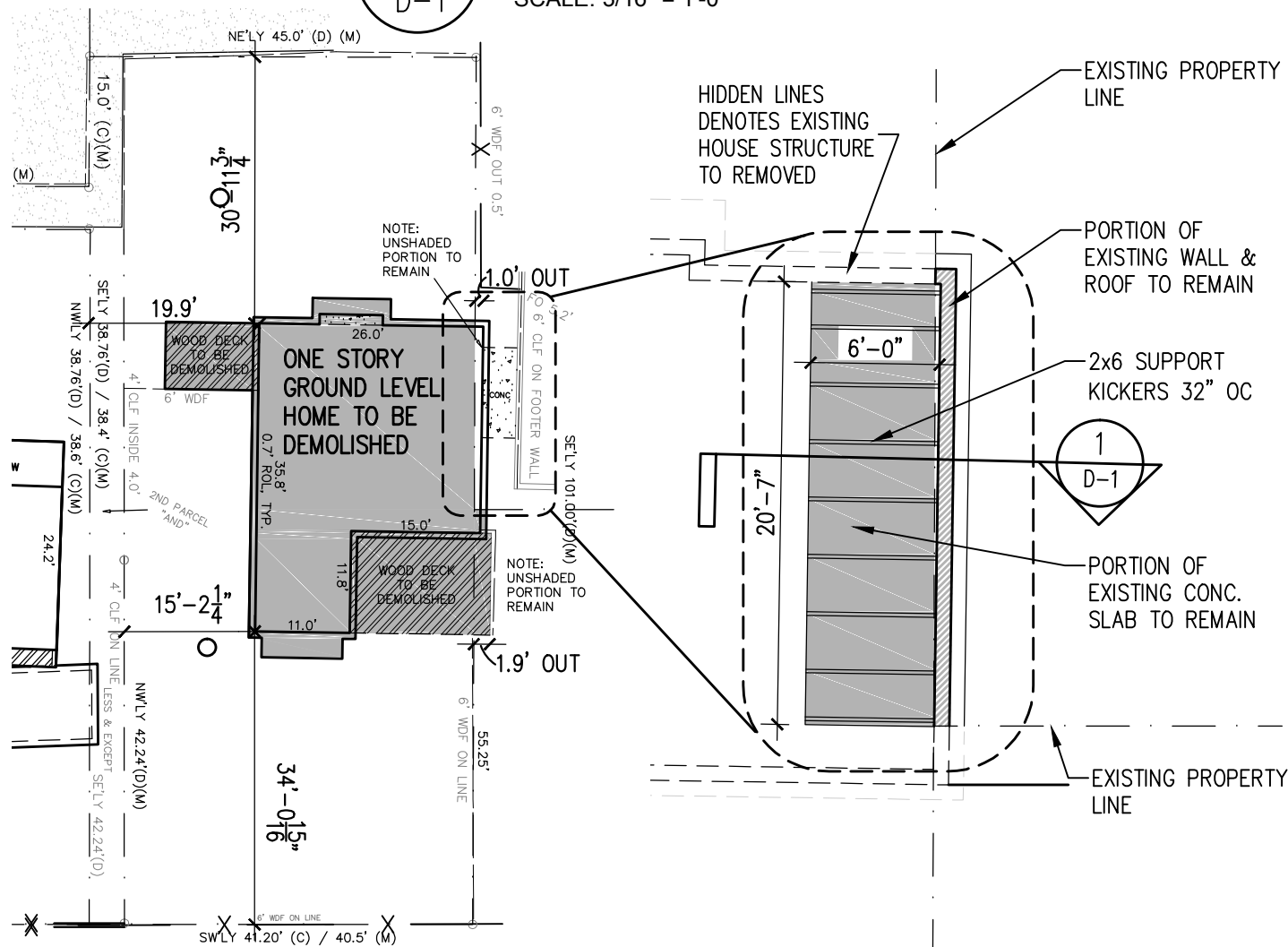


**FRONT ELEVATION (WEST)**

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

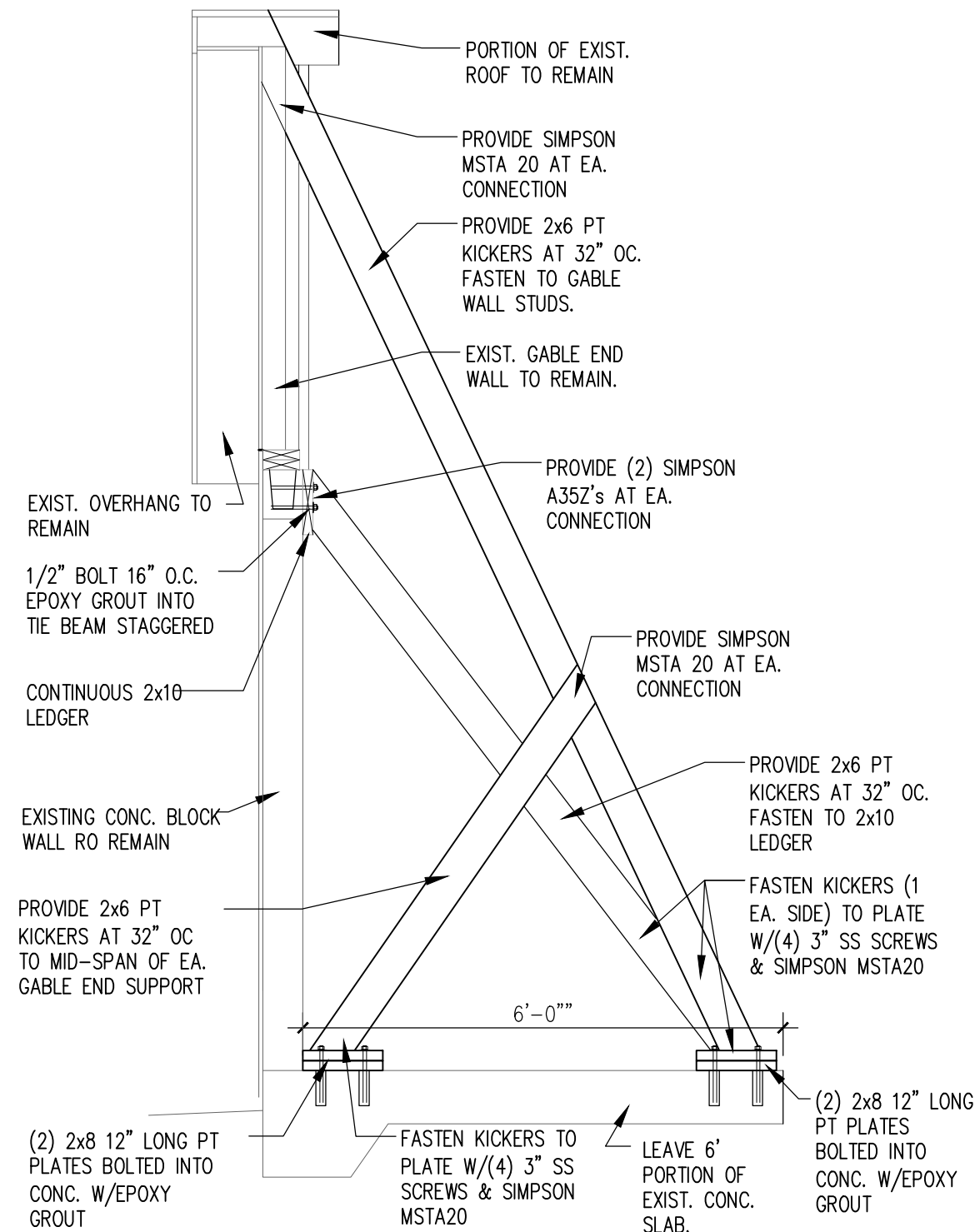


**4 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

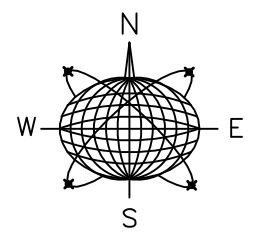


**3 SITE DEMOLITION PLAN**  
 SCALE: 1" = 30'-0"

**2 PARTIAL PLAN**  
 SCALE: 1/8" = 1'-0"



**1 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI  
 PE #58315

**NEW SINGLE FAMILY RESIDENCE**

822 SAWYERS LANE  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Revisions:

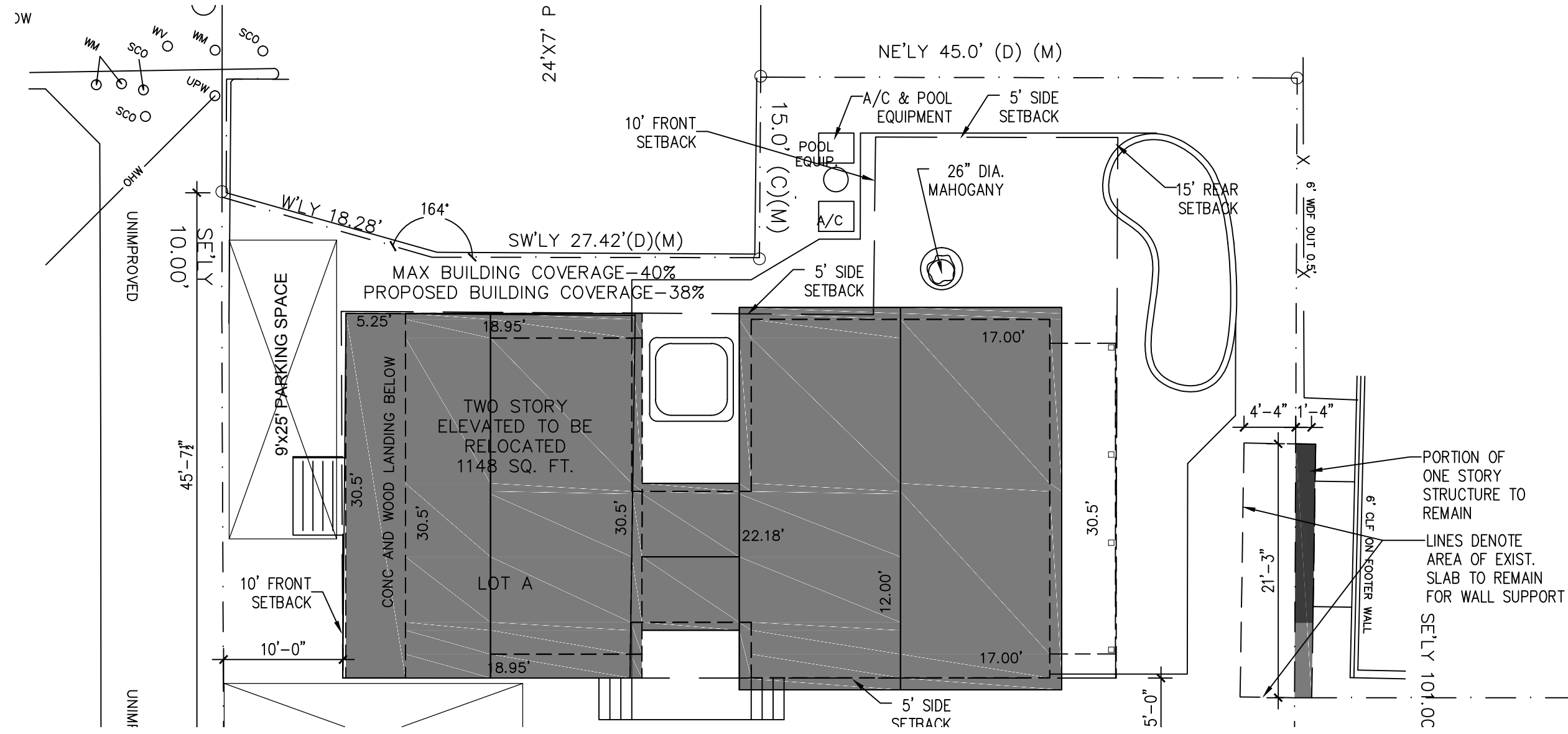
Title:  
 DEMOLITION SITE PLAN AND DETAILS

Sheet Number:  
**D-1**

Date: DECEMBER 8, 2015

### ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,329 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	51.54'	N/A	N/A
LOT DEPTH	Min. 90'	84'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	5'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	18'-9"	No Change	Yes
REAR SETBACK	Min. 15'	32'-2"	15'-0"	Yes
OPENSACE	35%			Yes



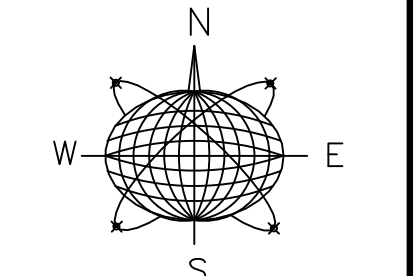
**3 SITE PLAN**  
SCALE: 1"=10'-0"



**2 EXISTING STREETScape (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"



**1 PROPOSED STREETScape (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.9.30

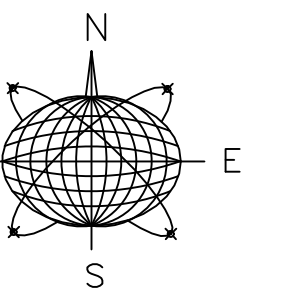
**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size: 24x36 | Project #: 15015

Title: **EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S**

Sheet Number:

**A-3.4**



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

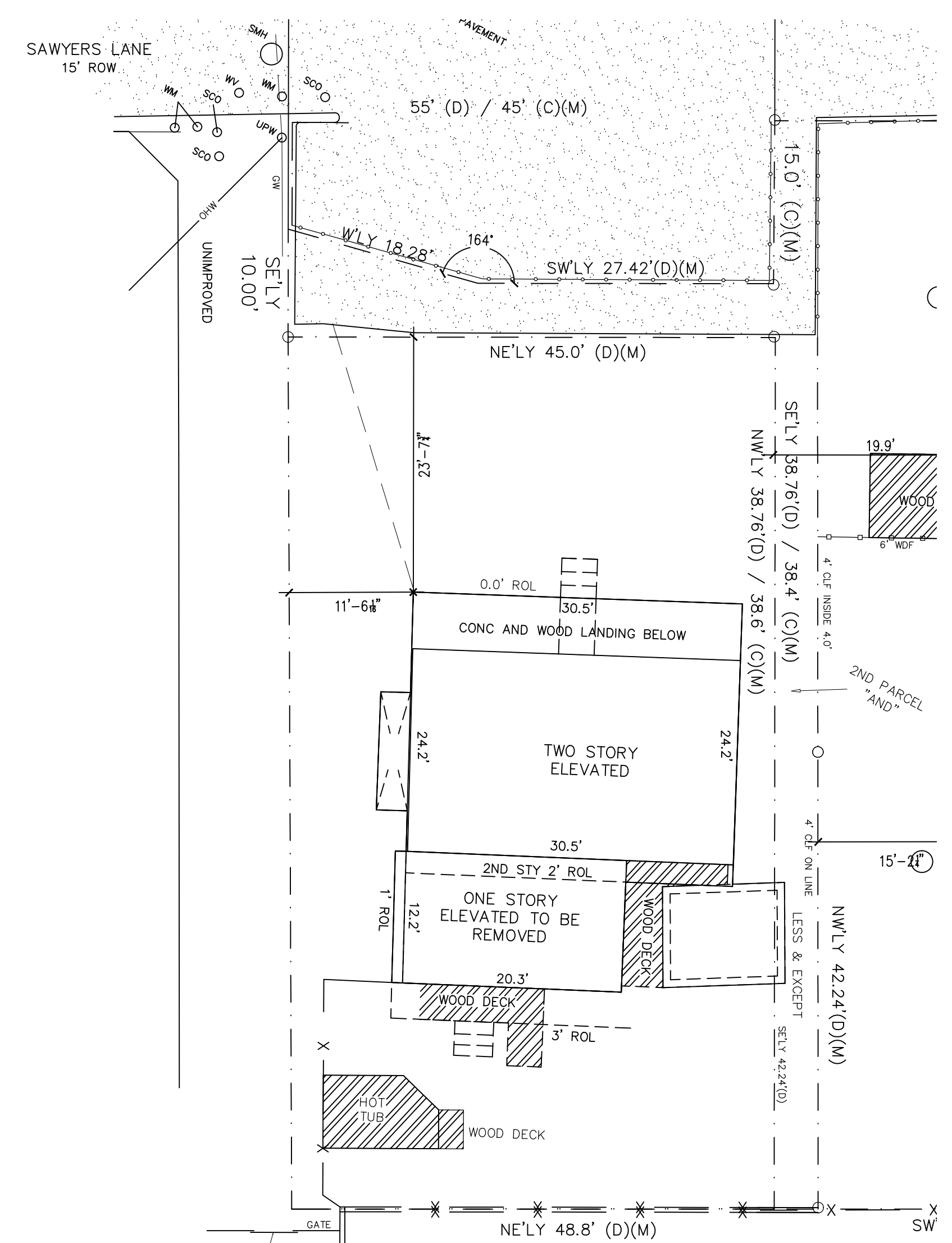
Drawing Size: 24x36 | Project #: 15015

Title:  
**EXIST. & PROPOSED STREET SCAPES, SITE PLAN**

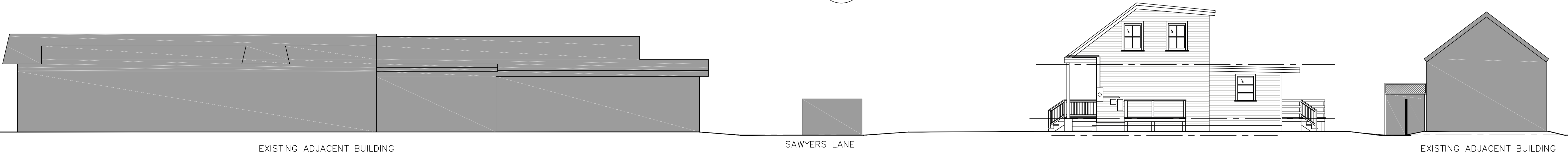
Sheet Number:

**A-3.3**

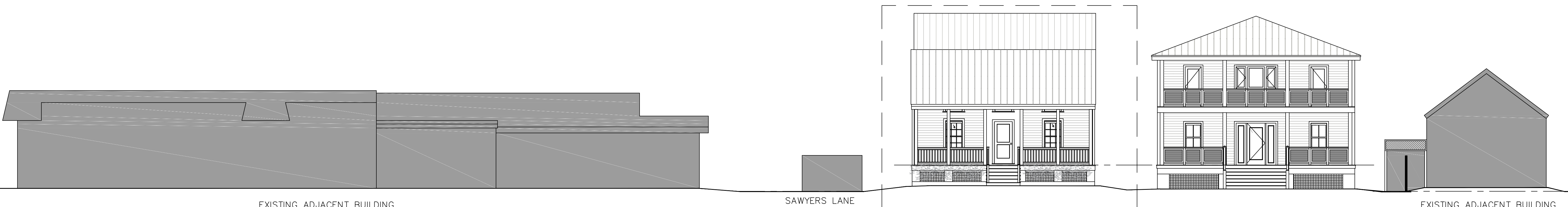
Date: - SEPTEMBER 29, 2015  
©2015 by William Shepler Architect



**3**  
EXISTING SITE PLAN  
SCALE: 1"=10'-0"



**2**  
EXISTING STREETScape (ROBERTS LANE)  
SCALE: 1/8"=1'-0"



**1**  
PROPOSED STREETScape (ROBERTS LANE)  
SCALE: 1/8"=1'-0"



**SPECIFIC PURPOSE SKETCH  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**

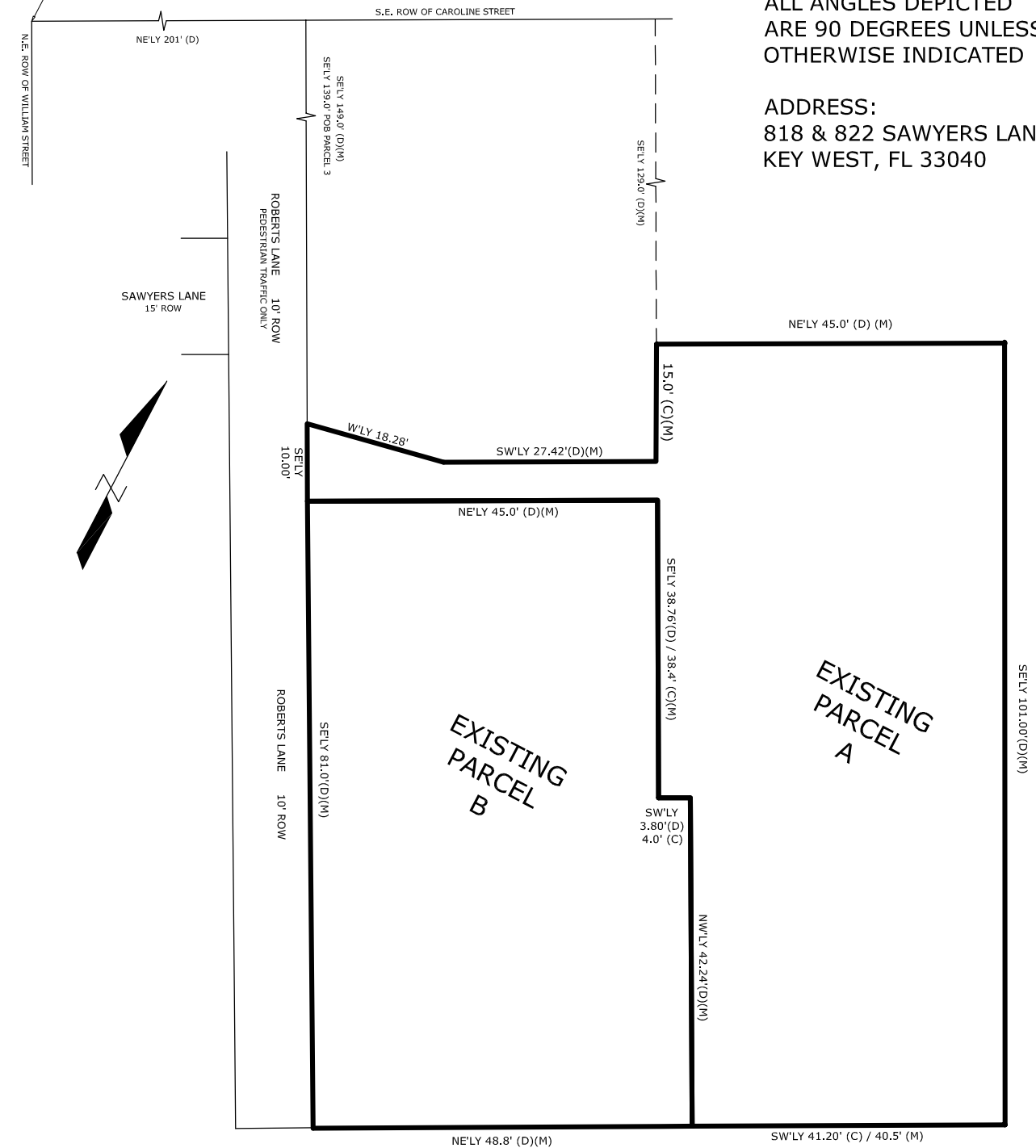
SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYERS LANE  
KEY WEST, FL 33040

THE SE CORNER  
OF CAROLINE ST.  
AND WILLIAM ST.



**LEGEND FOR ABBREVIATIONS**  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA  
 PB = PLAT BOOK XX - PAGE XX  
 R/W = RIGHT OF WAY

————— DENOTES NEWLY DESCRIBED LEGAL

**SURVEYORS NOTES:**

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/08/15

SCALE:	1"=20'
F/W DATE:	-/-/-
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15042402

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

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

SIGNED  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

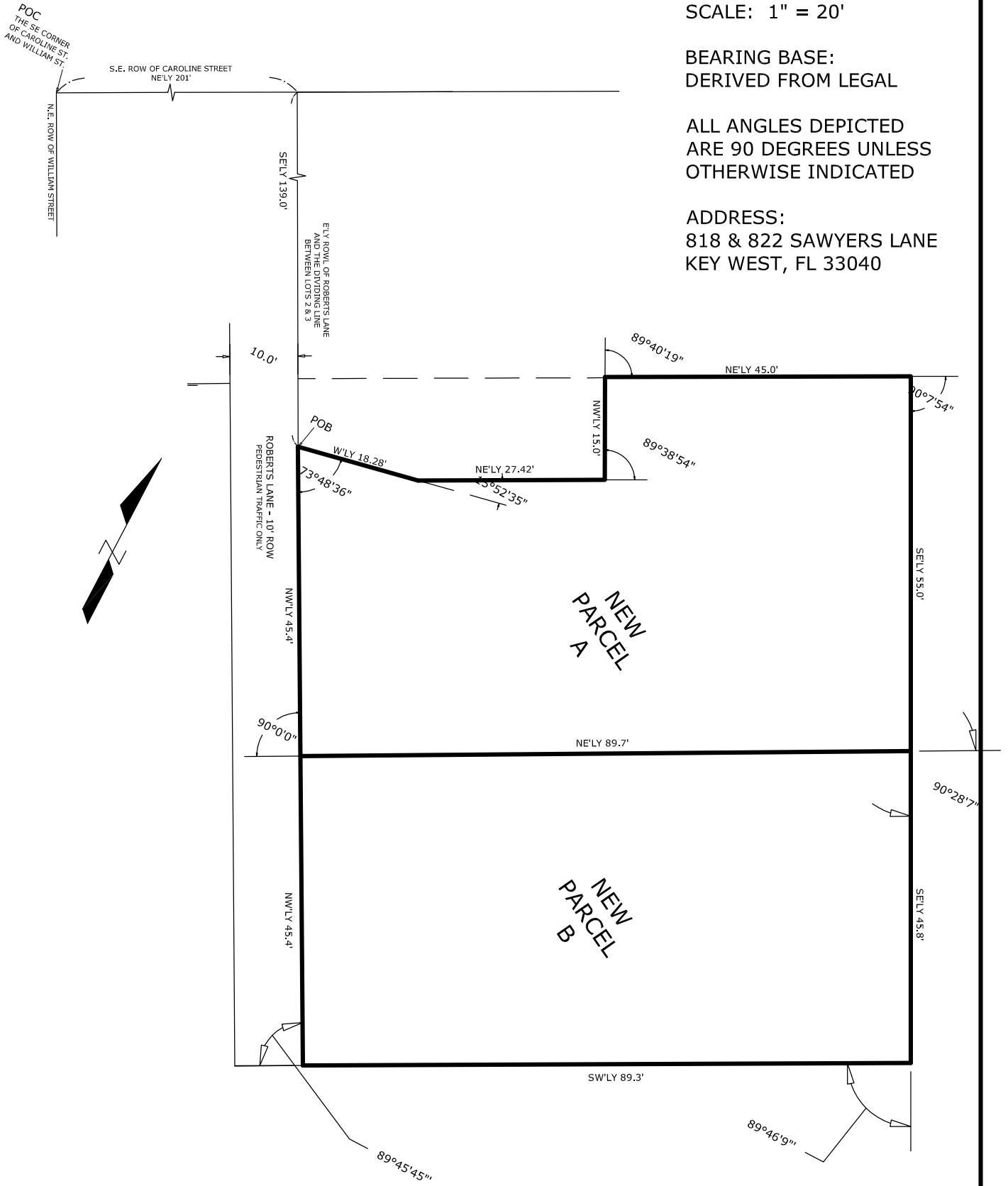
**SPECIFIC PURPOSE SKETCH  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**

SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYERS LANE  
KEY WEST, FL 33040



**LEGEND FOR ABBREVIATIONS**  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA  
 PB = PLAT BOOK XX - PAGE XX  
 R/W = RIGHT OF WAY

————— DENOTES NEWLY DESCRIBED LEGAL

**SURVEYORS NOTES:**

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/08/15

SCALE:	1"=20'
F/W DATE:	-/-/-
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15042402

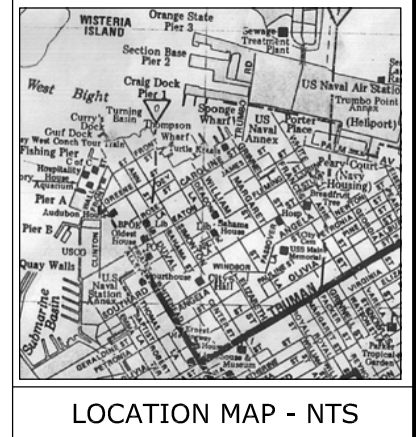
THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

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

SIGNED  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622

**SPECIFIC PURPOSE COMPOSITE SKETCH  
SHOWING NEW LEGAL DESCRIPTIONS  
OVERLAYED ONTO EXISTING SURVEY  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**



NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 10'

BEARING BASE:  
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
818 & 822 SAWYER LANE  
KEY WEST, FL 33040

**NEWLY AUTHORED BY THE UNDERSIGNED  
822 SAWYERS LANE**

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 in Square 21; Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of 201 feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 139 feet to the Point of Beginning; Thence at a deflection angle to the left of 73°48'36" in an Easterly direction for 18.28 feet; thence at a deflection angle to the left of 15°52'35" in a Northeasterly direction for 27.42 feet; Thence at a deflection angle to the left of 89°38'54" and in a Northwesterly direction for 15.0 feet; Thence at a deflection angle to the right of 89°40'19" and in a Northeasterly direction for 45.0 feet; Thence at a deflection angle to the right of 90°7'54" and in a Southeasterly direction for 55.2 feet; Thence deflection angle to the right of 89°31'53" and in a Southwesterly direction for 89.7 feet back to said Easterly line of Roberts Lane; Thence at a right angle and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,332 square feet, more or less.

**818 SAWYERS LANE**

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 (2) in Square Twenty-One (21); Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of Two Hundred and One (201) feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 184.4 feet to the Point of Beginning; Thence at a right angle and in a Northeasterly direction for 89.7 feet; thence at a deflection angle to the right of 90°28'07" in a Southeasterly direction for 45.8 feet; Thence at a deflection angle to the right of 89°46'09" and in a Southwesterly direction for 89.3 feet to said Easterly line of Roberts Lane; Thence at a deflection angle to the right of 89°45'45" and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,083 square feet, more or less.

----- EXISTING 818 PARCEL = ± 3,807 SQ. FT.  
===== NEW 818 PARCEL = ± 4,083 SQ. FT.  
----- EXISTING 822 PARCEL = ± 4,605 SQ. FT.  
===== NEW 822 PARCEL = ± 4,332 SQ. FT.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/20/15

**SURVEYORS NOTES:**

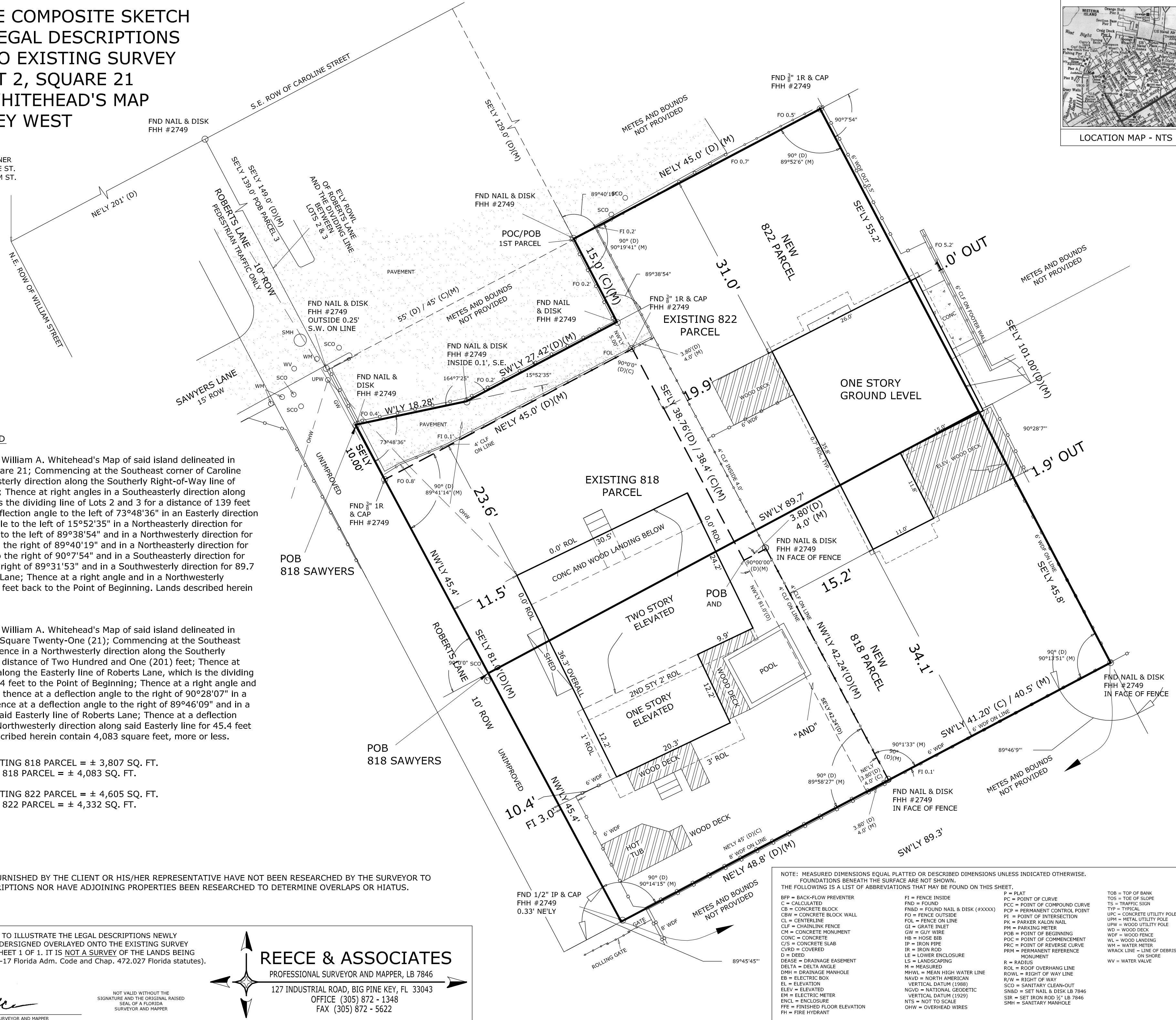
- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

SCALE:	1" = 10'
FIELD WORK DATE	-/-/-
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15052002

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTIONS NEWLY CREATED ON 04/29/15 BY THE UNDERSIGNED OVERLAYED ONTO THE EXISTING SURVEY DATED 01/16/15 AS SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



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

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOB = TOP OF BANK
C = CALCULATED	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
CB = CONCRETE BLOCK	FND&D = FOUND NAIL & DISK (#XXXX)	PCP = POINT OF COMPOUND CURVE	TS = TRAFFIC SIGN
CBW = CONCRETE BLOCK WALL	FO = FENCE OUTSIDE	PCF = PERMANENT CONTROL POINT	TYP = TYPICAL
CL = CENTERLINE	FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	UPC = CONCRETE UTILITY POLE
CLF = CHAINLINK FENCE	GI = GRATE INLET	PK = PARKER KALON NAIL	UPM = WOOD UTILITY POLE
CM = CONCRETE MONUMENT	GW = GUY WIRE	PM = PARKING METER	WD = WOOD DECK
CONC = CONCRETE	HB = HOSE BIB	POB = POINT OF BEGINNING	WDF = WOOD FENCE
C/S = CONCRETE SLAB	IP = IRON PIPE	POC = POINT OF COMMENCEMENT	WL = WOOD LANDING
COVD = COVERED	IR = IRON ROD	PRC = POINT OF REVERSE CURVE	WM = WATER METER
D = DEED	LE = LOWER ENCLOSURE	PRM = PERMANENT REFERENCE MONUMENT	WRACK LINE = LINE OF DEBRIS ON SHORE
DEASE = DRAINAGE EASEMENT	LS = LANDSCAPING	R = RADIUS	WV = WATER VALVE
DELTA = DELTA ANGLE	M = MEASURED	ROL = ROOF OVERHANG LINE	
DMH = DRAINAGE MANHOLE	MHWL = MEAN HIGH WATER LINE	ROWL = RIGHT OF WAY LINE	
EB = ELECTRIC BOX	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	R/W = RIGHT OF WAY	
EL = ELEVATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SCO = SANITARY CLEAN-OUT	
ELEV = ELEVATED	NTS = NOT TO SCALE	SN&D = SET NAIL & DISK LB 7846	
EM = ELECTRIC METER	OHW = OVERHEAD WIRES	SIR = SET IRON ROD 1/2" LB 7846	
ENCL = ENCLOSURE		SMH = SANITARY MANHOLE	
FEE = FINISHED FLOOR ELEVATION			
FH = FIRE HYDRANT			

## SITE DATA

SITE ADDRESS: 818 & 822 SAWYER LANE, KEY WEST, FL 33040  
 RE: 00003110-000000 & 00003140-000000  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE-7  
 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 & KW PT LOT 2 SQR 21

SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT

BUILDING COVERAGE 40%; PROPOSED 32%  
 IMPERVIOUS COVERAGE 60%; PROPOSED 42%  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

## DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-10  
 WIND LOAD: 180 mph; 1 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
 SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ.FT.

## INDEX OF DRAWINGS

SHEET CS-1 - COVER, SITE PLAN AND DEMOLITION PLAN

## GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

## LEGEND

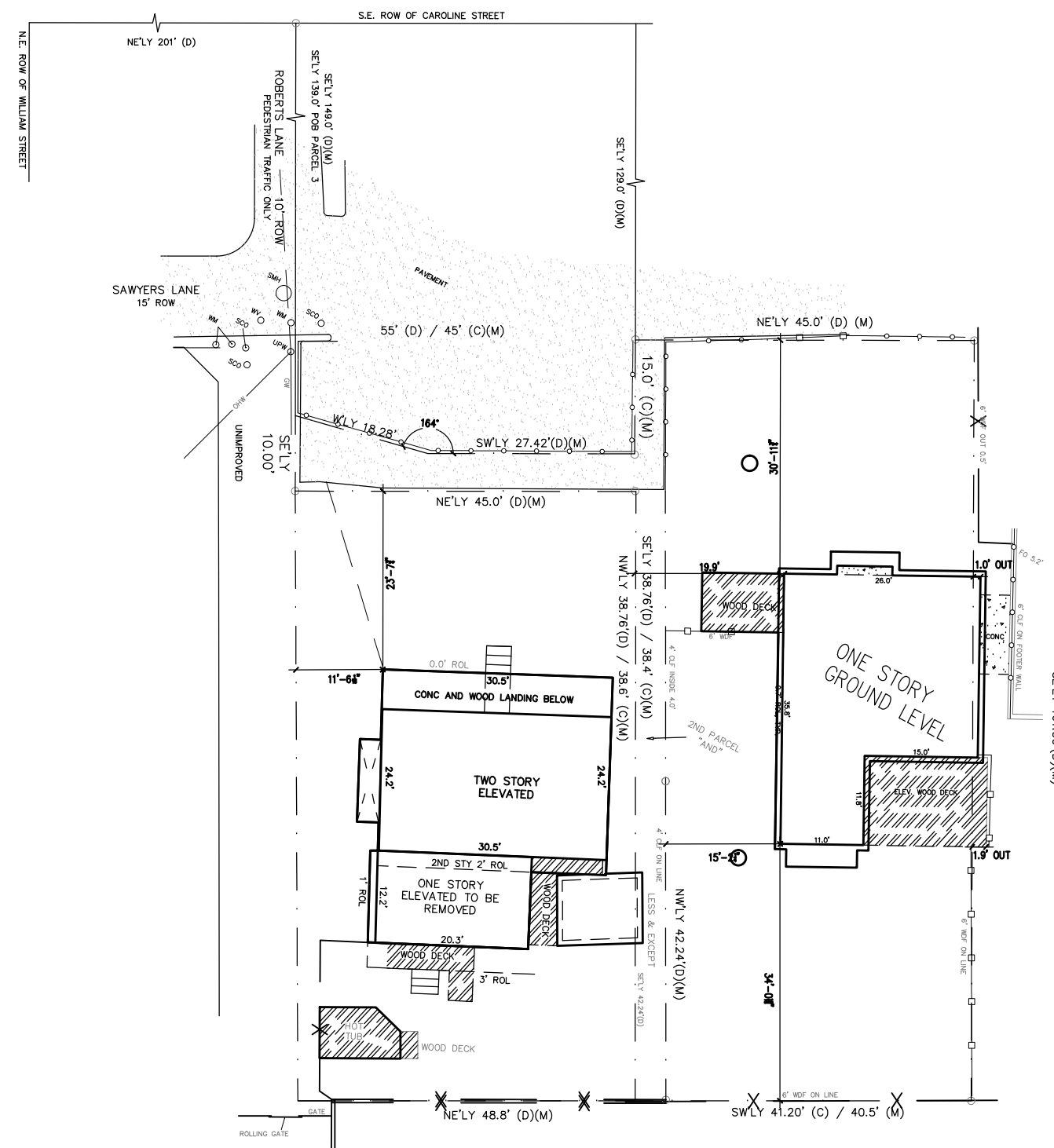
SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& @ AND AT APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT. PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

# RESIDENTIAL SITE WORK

822 SAWYER LANE  
 KEY WEST, FLORIDA 33040

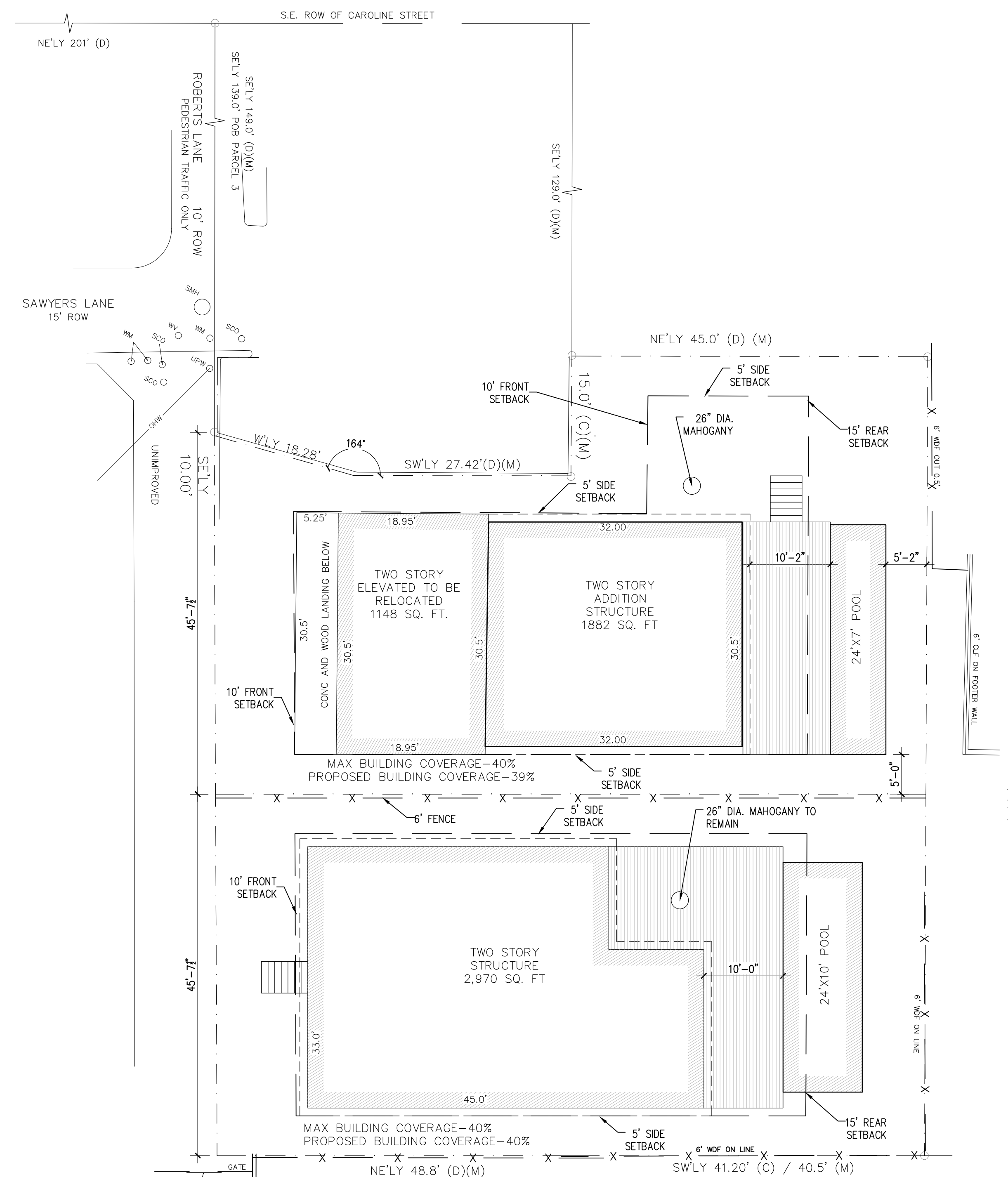


**3 LOCATION MAP**  
 SCALE: NOT TO SCALE



**2 DEMOLITION PLAN**  
 SCALE: 1" = 30'-0"

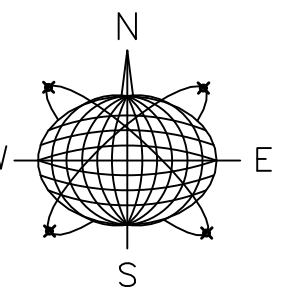
PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00003110-000000 & 00003140-000000			
SETBACKS:				
FRONT	10'-0"	23'-7 3/4"	10'	NONE
STREET SIDE	N/A	10'-4 1/2"	7.5'	NONE
SIDE	5'-0"	-1'-0"	5'	NONE
REAR	23'-3"	20'-2"	15'	NONE
LOT SIZE	4,083 SQ. FT.	4,207 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	3,291 SQ. FT. 40%	1,931 SQ. FT. 24%	40% MAX	NONE
FLOOR AREA	6,000 SQ. FT. .73	2,158 SQ. FT. .26	1.0	NONE
BUILDING HEIGHT	34'	22'	35' MAX	NONE
IMPERVIOUS AREA	3,797 SQ. FT. 46%	2,104 SQ. FT. 26%	60% MAX	NONE



**1 SITE PLAN**  
 SCALE: 1" = 10'-0"

## SITE NOTES

- REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN THE BUILDING AREA. STRUCTURAL FILL SHALL BE SELECT STRUCTURAL FILL AND SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. SITE FILL SHALL BE CLEAN SAND OR CRUSHED LIMEROCK (LESS THAN 3") GRADE AS SHOWN AND/OR TO DRAIN AWAY FROM THE PROPOSED BUILDING.
- TREES REQUIRED TO BE REMOVED SHALL BE CUT AND THE STUMP AND ROOT SYSTEM SHALL BE REMOVED COMPLETELY. THE HOLES SHALL BE FILLED COMPACTED AND LEVELED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT TREES AND OTHER FEATURES. PROVIDE CONSTRUCTION BARRIERS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DAILY.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED AND ALL OTHER ITEMS REQUIRED FOR THE INSTALLATION OF NEW WORK. FINISH SURFACES SHALL BE REPAIRED TO MATCH ADJACENT SURFACES. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THE BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

**RESIDENTIAL  
 SITE WORK**  
 822 SAWYER LANE  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Project No: 14-047  
 AutoCad File No:

Checked By: RJM  
 Scale: AS NOTED

Revisions:

Title:  
 COVER SHEET  
 SITE PLAN AND  
 DEMOLITION  
 PLAN

Sheet Number:  
**CS-1**

Date: MAY 15, 2015

# NOTICING

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1003255 Parcel ID: 00003140-000000**

### Ownership Details

**Mailing Address:**

CAUTILLI ROBERT  
8217 MARSHALL AVE  
MARGATE CITY, NJ 08402-1645

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 12KW

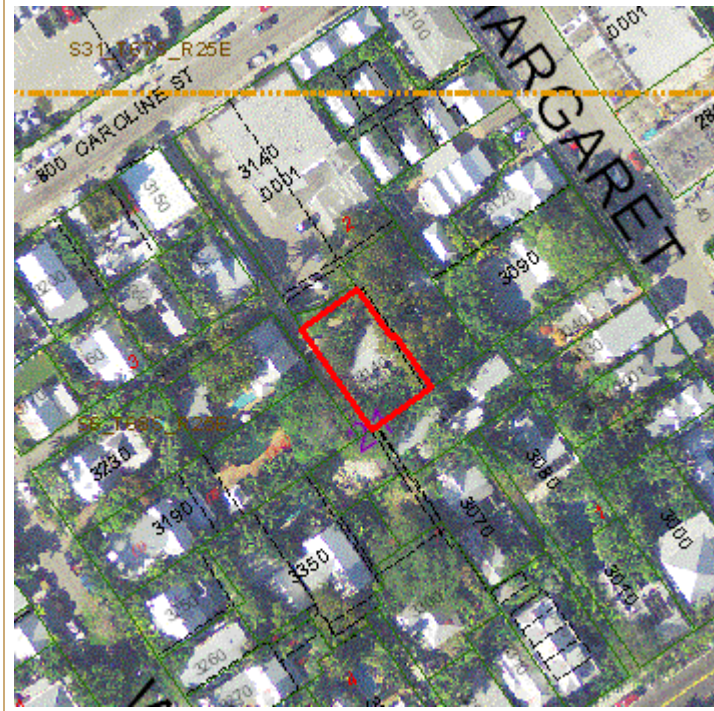
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 818 SAWYERS LN KEY WEST

**Legal Description:** KW PT LOT 2 SQR 21 OR271-113/14 OR525-587/89 OR650-635/36 OR678-363/64 OR723-530 OR751-1850 OR785-1695/96 OR822-2307/08 OR996-1783/84 OR996-1790 OR1072-717/18 OR1197-2137/2138C/T OR1213-682/84 OR1213-685/86 OR1249-632/33 OR1262-383/84 OR2445-2242/43 OR2668-1049LET/ADM OR2731-1132/34ORD OR2731-952/53 OR2731-954/59 OR2736-1141/43C

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	49	42	3,805.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1380  
 Year Built: 1924



## Building 1 Details

**Building Type** R1  
**Effective Age** 70  
**Year Built** 1924  
**Functional Obs** 0

**Condition** P  
**Perimeter** 230  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 62  
**Grnd Floor Area** 1,380

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

**Roof Type** GABLE/HIP

**Roof Cover** ASPHALT SHINGL

**Foundation** CONC BLOCK

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 2

**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

**2 Fix Bath** 0

**Vacuum** 0

**3 Fix Bath** 1

**Garbage Disposal** 0

**4 Fix Bath** 0

**Compactor** 0

**5 Fix Bath** 0

**Security** 0

**6 Fix Bath** 0

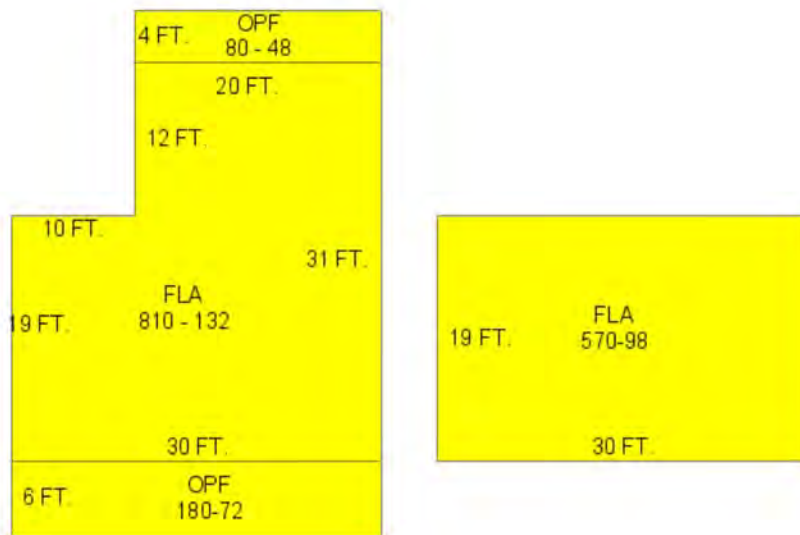
**Intercom** 0

**7 Fix Bath** 0

**Fireplaces** 0

**Extra Fix** 0

**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993					80
0	FLA	1:WD FRAME	1	1993		N			570
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	810
2	OPF		1	1993	N	N	0.00	0.00	180

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,008 SF	168	6	1980	1981	2	30
3	WD2:WOOD DECK	245 SF	0	0	1984	1985	2	40
4	CL2:CH LINK FENCE	164 SF	0	0	1964	1965	1	30
5	AC2:WALL AIR COND	2 UT	0	0	2000	2001	1	20

## Appraiser Notes

GRATTAN EUGENE (Q) IN 2010

2015-01-13 MLS \$650,000 2/1 THIS CLASSIC EYEBROW HOME IS LOCATED IN THE HEART OF THE HISTORIC KEY WEST SEAPORT DISTRICT. THE PROPERTY FEATURES 2 BEDROOMS, 1 BATH. LOCATED ON A QUAIN T LANE WITH ON-SITE PARKING

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	15-1558	04/28/2015		20,000		DEMO INTERIOR OF HOME (1500 SQ FT)
	B933707	12/30/1993	11/30/2000	1,900		PERMITS EXPIRED
	B951369	04/25/1995	11/30/2000	2,800		PERMITS EXPIRED
	B951544	05/10/1995	11/30/2000	3,800		PERMITS EXPIRED
	03-2166	06/17/2003	12/28/2003	500		REPLACED BURNT METER

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	70,408	3,432	450,281	524,121	457,640	0	524,121
2014	62,698	3,120	350,219	416,037	416,037	0	416,037
2013	64,306	3,120	302,528	369,954	262,469	25,000	257,144
2012	65,913	3,160	231,477	300,550	245,818	25,000	220,818
2011	67,521	3,200	340,955	411,676	298,598	25,000	273,598
2010	147,962	3,240	360,579	511,781	347,279	25,000	322,280
2009	119,342	8,492	494,990	622,824	177,340	25,000	152,340
2008	110,065	8,829	508,601	627,495	177,163	25,000	152,163
2007	176,103	7,664	640,325	824,092	172,003	25,000	147,003
2006	335,061	7,949	347,605	690,615	167,808	25,000	142,808
2005	265,922	8,201	314,674	588,797	162,920	25,000	137,920
2004	226,699	8,485	274,425	509,609	158,175	25,000	133,175
2003	169,526	8,737	135,383	313,646	155,226	25,000	130,226
2002	141,645	9,021	124,406	275,072	151,588	25,000	126,588
2001	123,368	9,273	124,406	257,047	149,201	25,000	124,201
2000	123,368	9,858	74,095	207,321	144,079	25,000	119,079
1999	95,954	7,482	75,010	178,446	140,292	25,000	115,292

1998	85,399	6,905	75,010	167,314	138,083	25,000	113,083
1997	76,763	6,435	67,692	150,890	135,775	25,000	110,775
1996	59,012	5,117	67,692	131,821	131,821	25,000	106,821
1995	59,012	5,199	67,692	131,903	128,666	25,000	103,666
1994	52,775	4,817	67,692	125,284	125,284	25,000	100,284
1993	80,639	4,958	67,692	153,289	153,289	25,000	128,289
1992	109,489	5,109	67,433	182,031	182,031	25,000	157,031
1991	109,489	5,267	67,433	182,188	182,188	25,000	157,188
1990	109,489	5,419	58,320	173,227	173,227	25,000	148,227
1989	99,535	5,055	58,320	162,910	162,910	25,000	137,910
1988	93,100	488	58,320	151,908	151,908	25,000	126,908
1987	92,070	507	31,356	123,933	123,933	25,000	98,933
1986	28,823	0	30,509	59,332	59,332	25,000	34,332
1985	28,181	0	22,873	51,054	51,054	25,000	26,054
1984	26,832	0	22,873	49,705	49,705	24,852	24,853
1983	26,832	0	22,873	49,705	49,705	0	49,705
1982	27,207	0	22,873	50,080	50,080	0	50,080

## Parcel Sales History

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

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/20/2015	2731 / 954	625,000	WD	30
2/16/2015	2731 / 952	100	QC	11
2/16/2015	2736 / 1141	0	QC	11
11/21/2013	2731 / 1132	0	ORDER	11
12/23/2009	2445 / 2242	100	QC	11
5/1/1992	1213 / 682	126,000	WD	U
1/1/1992	1197 / 2137	119,400	CT	U
11/1/1988	1072 / 717	204,000	WD	Q
12/1/1986	996 / 1783	175,000	WD	Q
4/1/1979	785 / 1695	90,000	00	Q

This page has been visited 133,308 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176