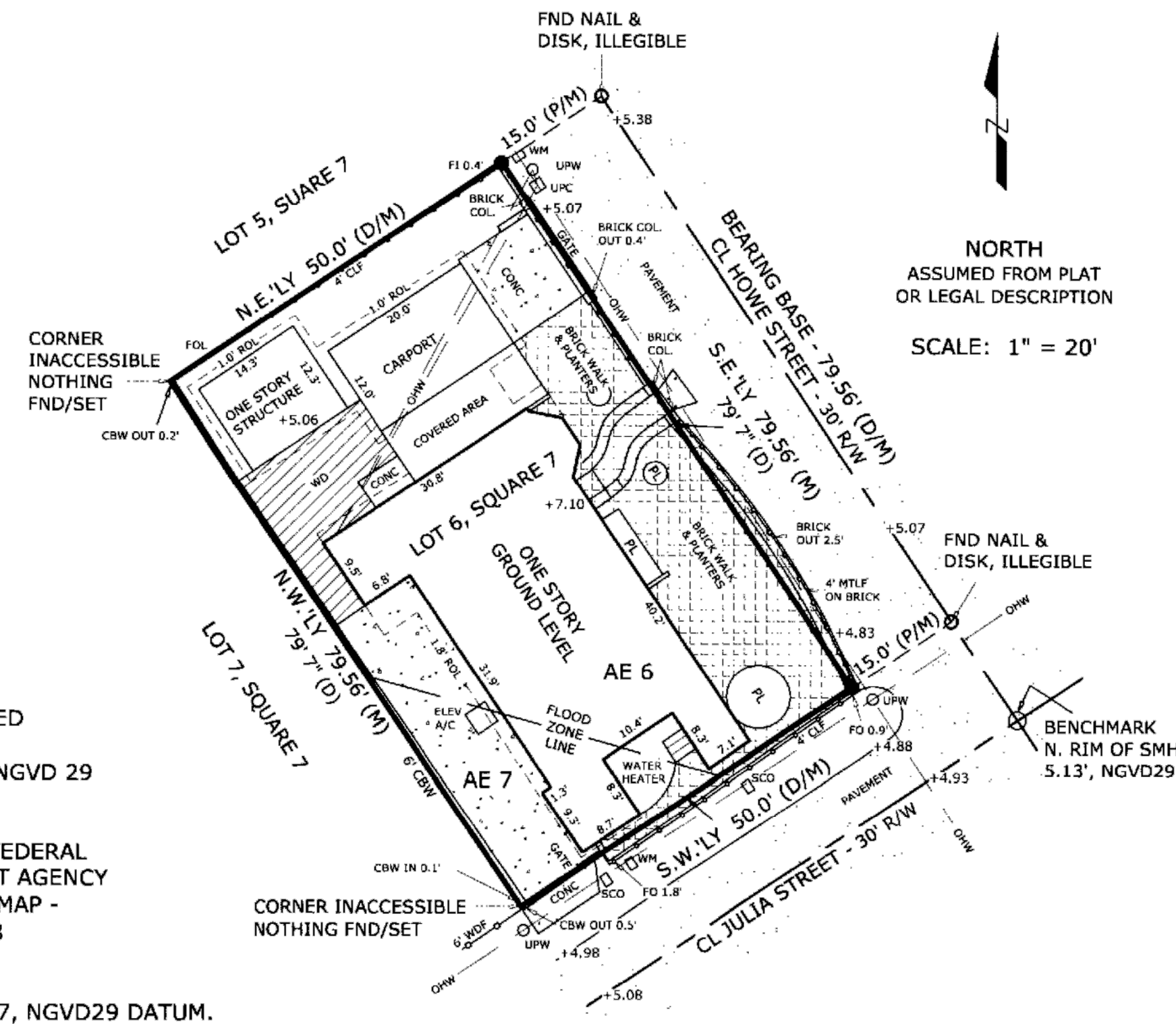
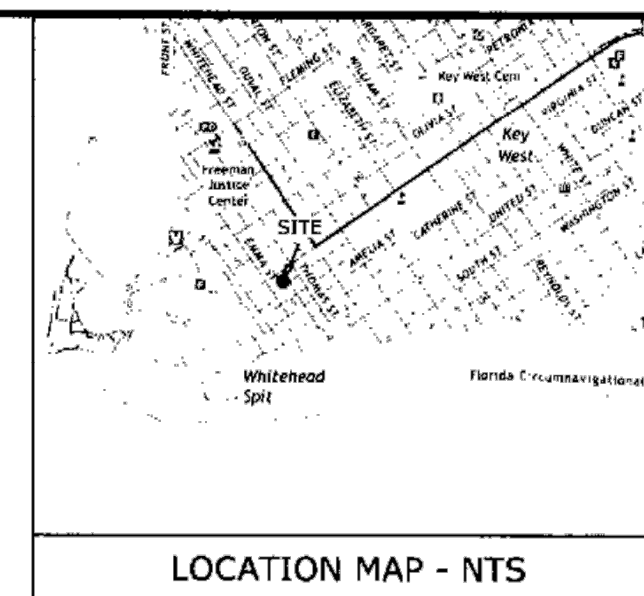


MAP OF BOUNDARY SURVEY
 LOT 6, SQUARE 7, TRACT 10
 DIAGRAM BY EDWARD C. HOWE
 MONROE COUNTY, FLORIDA

BEARING BASE:
 THE CENTERLINE OF HOWE STREET
 AS DERIVED FROM THE DEED AND ASSUMED

ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ADDRESS:
 1012 HOWE STREET
 KEY WEST, FL 33040



ELEVATIONS SHOWN AS
 X.X REFER TO NGVD29
 VERTICAL DATUM
 UNLESS OTHERWISE NOTED

FLOOD ZONES REFER TO NGVD 29
 AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP -
 COMMUNITY NO.: 120168
 MAP NO.: 12087C-1516
 MAP DATE: 02-18-05
 FLOOD ZONE: AE 6 & AE 7, NGVD29 DATUM.

APPROXIMATE FLOOD ZONE LINES SHOWN ON THIS SURVEY ARE THE MINIMUM
 HORIZONTAL POSITIONAL ACCURACY FOR BASEMAP HYDROGRAPHIC AND
 TRANSPORTATION FEATURES USED IN THE NATIONAL FLOOD HAZARD LAYER
 AND IS THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY WITH A RADIAL
 ACCURACY OF 1.9 FEET RESULTING IN A 95% CONFIDENCE LEVEL.

LEGAL DESCRIPTION -

Lot number Six (6) in Square Number (7) of Tract Number (10) according to a diagram delineated by Edward C. Howe and recorded in Monroe County Records. The said Lot commencing at the corner of Julia and Howe Streets, and running along the said Julia Street in a southwesterly direction Fifty (50) feet; thence along the dividing line between Lots number Six (6) and Seven (7) of the said Square Seven (7) in a northwesterly direction Seventy-nine (79) feet and Seven (7) inches; thence in a northeasterly direction Fifty (50) feet to Howe Street; thence in a southeasterly direction along the said Howe Street Seventy-nine (79) feet and Seven (7) inches to the place of beginning.

CERTIFIED TO -

MARVA A. SWEETING

NOTE: 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.

SCALE:	1"=20'
FIELD WORK DATE	04/16/21
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RER
INVOICE #:	21031104

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENCROACHMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

AMBWL = APPARENT MEAN HIGH WATER LINE	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BFP = BACK FLOW PREVENTER	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
BO = BLOW OUT	GW = GUY WIRE	PT = POINT OF TANGENT
C = CALCULATED	IP = IRON PIPE	PUPC = PILE FENCE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	R = RADIUS
CC = CONCRETE	LE = LOWER ENCLOSURE	ROD = ROOF OVERHANG LINE
CHD = CHORD DISTANCE	LI = LIGHT POLE	R/W = RIGHT OF WAY
CHDB = CHORD BEARING	LS = LANDSCAPING	SCD = SANITARY CLEAN-OUT
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SMH = SANITARY MANHOLE
CLP = CHARLIE LINK FENCE	MFL = METAL FENCE	SPV = SPINER VALVE
CLC = CONCRETE CURB	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TBM = TIDAL BENCHMARK
COVC = CONCRETE COVER	NGVD = NATIONAL GEODETIC VERTICAL DATUM (-529)	TOS = TOP OF BANK
CSW = COVERED SANDWICH	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
D = DEED	OHW = OVERHEAD WIRE	TP = TYPICAL
DELTA = DELTA ANGLE	PC = POINT OF CURVE	UPC = UTILITY FASFPINT
DESE = DRAINAGE EASEMENT	PCC = POINT OF COMPOUND CURVE	UPC = CONCR. LI. UTILITY POLL
EB = ELECTRIC BOX	PCP = PERMANENT CONTROL POINT	URP = METAL UTILITY POLE
EL = ELEVATION	PI = POINT OF INTERSECTION	UPW = WOOD UTILITY POLE
ELEV = ELEVATED	PK = PARKER KALOV NAIL	WD = WOOD DECK
EN = ELECTRIC METER	PL = PLASTER	WDF = WOOD FENCE
ENCL = ENCLOSURE	POB = POINT OF BEGINNING	WF = WIRE FENCE
EPF = FINISHED FLOOR FINISH	POC = POINT OF COMMENCEMENT	WL = WOOD LANDING
FI = FENCE INSIDE	PP = PLASTER	WM = WATER METER
FND = FOUND	PPC = POINT OF BEGINNING	WRACK LHP = LINE OF FIREFRITS ON SHORE
FND = FENCE OUTSIDE	PPC = POINT OF BEGINNING	WV = WATER VALVE
FOL = FENCE ON LINE		

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 EMAIL INFO@REECESURVEYING.COM

1012 HOWE STREET

KEY WEST, FL 33040

ACCESSORY STRUCTURE

PARCEL: 00026830-000000

VARIANCE

SCOPE OF WORK

- REMOVE EXISTING ACCESSORY STRUCTURE & ATTACHED CARPORT.
- NEW DETACHED ACCESSORY STRUCTURE.

SHEET INDEX

GENERAL	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.1	SITE PLANS & DATA TABLE
A2.1	PROPOSED FLOOR PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

APPLICABLE CODES
 FLORIDA BUILDING CODE 7TH EDITION 2020; WITH ALL AMENDMENTS.
 ASCE 7-10
 CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
 HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
 ZONE - AE 6-7

qPublic.net Monroe County, FL



Parcel ID: 00026830-000000
 Sec/Twp/Rng: 06/68/25
 Property Address: 1012 HOWE St
 KEY WEST
 District: 11KW
 Brief Tax Description: KW P81-25-40LT 6 SQ 7 TR 10 OR 163-494/95 OR 1597-302 OR 2530-226
 (Note: Not to be used on legal documents)

Date created: 5/17/2021
 Last Data Updated: 5/17/2021 2:06:04 AM
 Developed by: Schneider & S.P.A.T.T.L.

2 LOCATION MAP

SCALE: NOT TO SCALE

1 COPY OF SURVEY

SCALE: NOT TO SCALE



ARCHITECT:
 CONSULTANTS:

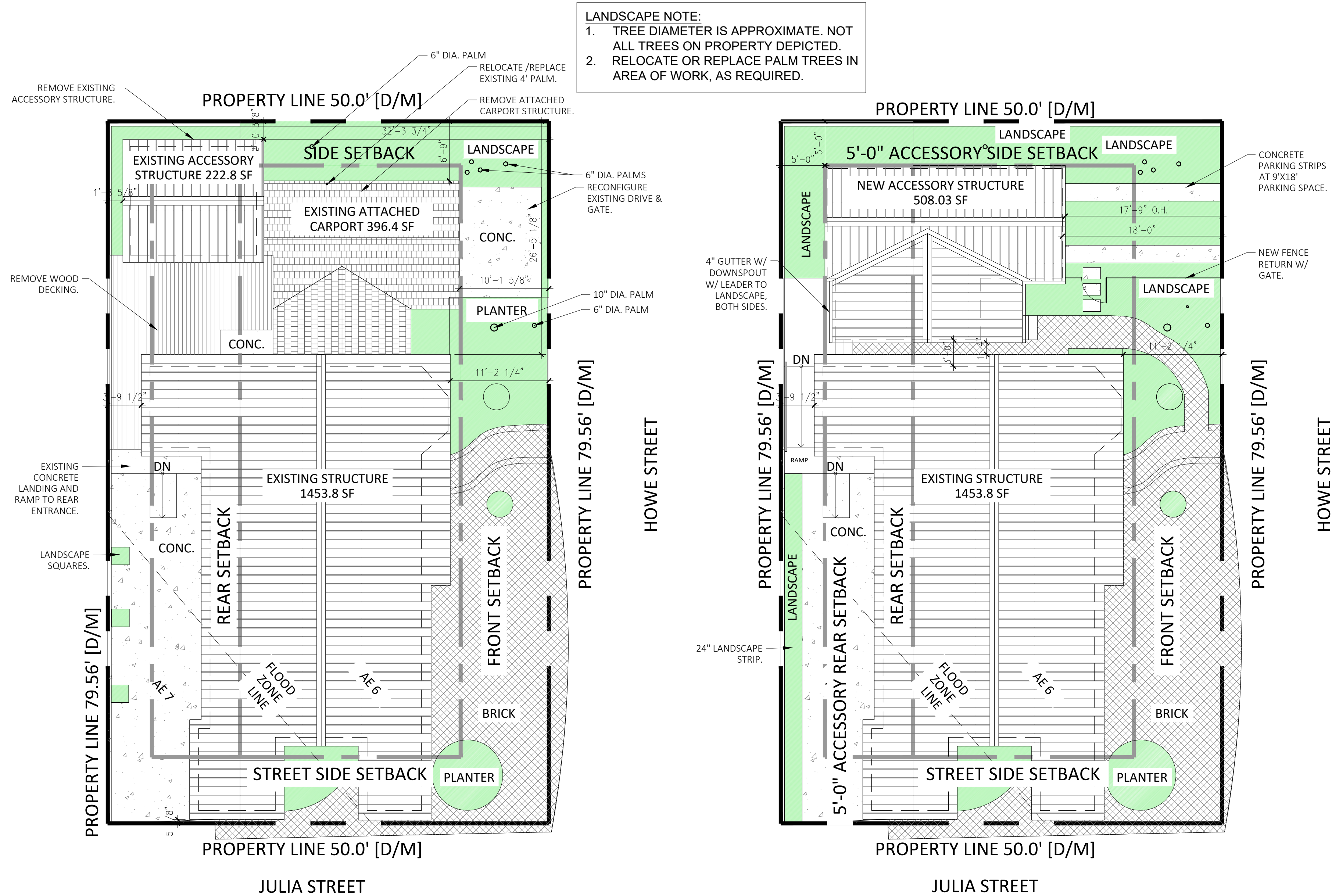
SWEETING RESIDENCE

ACCESSORY STRUCTURE

SUBMISSIONS:
 APPROVALS:

TITLE:
 COVER, SCOPE OF WORK, COPY OF SURVEY
 PROJECT #: 21-18

SHEET:
 G1.0
 AUG. 9, 2021



LANDSCAPE NOTE:
 1. TREE DIAMETER IS APPROXIMATE. NOT ALL TREES ON PROPERTY DEPICTED.
 2. RELOCATE OR REPLACE PALM TREES IN AREA OF WORK, AS REQUIRED.

PROJECT SITE DATA				
1012 HOWE STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00026830-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE 6 & AE 7			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	3,978 SF	NO CHANGE	N/A
HEIGHT	30'-0"	14'-10" [PRIMARY]	13'-9 5/8" [ACCESSORY]	COMPLIES
SETBACKS				
FRONT YARD	10'-0"	11'-2 1/4"	NO CHANGE	NO CHANGE
SIDE YARD 1	5'-0"	6'-9"	26'-5 1/8"	COMPLIES
STREET SIDE YARD 2	7'-6"	0'-5 3/8"	NO CHANGE	NO CHANGE
REAR YARD	15'-0"	3'-9 1/2"	NO CHANGE	NO CHANGE
ACCESSORY FRONT YARD	5'-0"	32'-3 3/4"	17'-9"	COMPLIES
ACCESSORY REAR YARD	5'-0"	1'-8 5/8"	5'-0"	COMPLIES
ACCESSORY SIDE YARD	5'-0"	2'-0 3/8"	5'-0"	COMPLIES
BUILDING COVERAGE	40% MAX [1,591.2 SF]	52.11% [2,073.04 SF]	49.3% [1,961.83 SF]	VARIANCE/IMPROVES
IMPERVIOUS COVERAGE	60% MAX [2,386.8 SF]	82.1% [3,268 SF]	77.7% [3,092.5 SF]	VARIANCE/IMPROVES
OPEN SPACE	35% MIN [1,392.3 SF]	17.8% [710 SF]	22.3% [885.5 SF]	VARIANCE/IMPROVES
REAR YARD OPEN SPACE [AREA: 1,193.7 SF]	30% MIN [358.1 SF]	5.4% [65 SF]	18.3 SF [218.1 SF]	VARIANCE/IMPROVES
REAR YARD ACCESSORY BUILDING COVER ¹ [AREA: 1,193.7 SF]	30% MAX [358.1 SF]	15.5% [185.5 SF]	16.4% [195.2 SF]	COMPLIES

NOTE¹: PER SEC. 122-1181 - PERMITTED AND RESTRICTED USES. No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line.

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

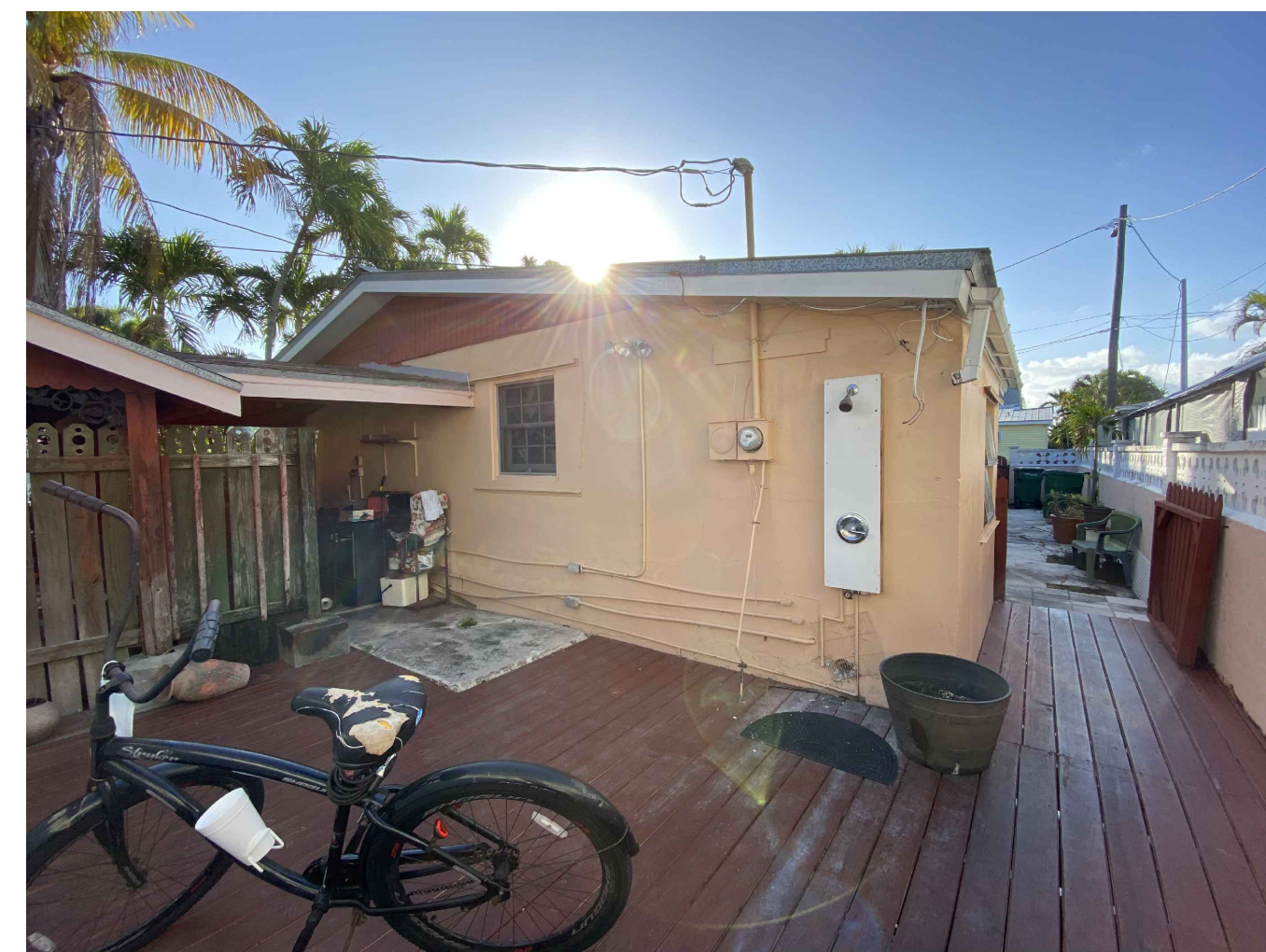
2 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"



3 EXISTING CARPORT



4 EXISTING ACCESSORY STRUCTURE



5 EXISTING STRUCTURE



6 EXISTING CARPORT

A2O ARCHITECTURE
 P: 305.741.1974 | T: 305.741.1975 | E: INFO@A2OARCH.COM
 1012 HOWE STREET, KEY WEST, FLORIDA 33040

ARCHITECT:
 CONSULTANTS:

SWEETING RESIDENCE

ACCESSORY STRUCTURE

1012 HOWE STREET
 KEY WEST, FLORIDA 33040

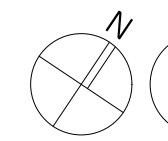
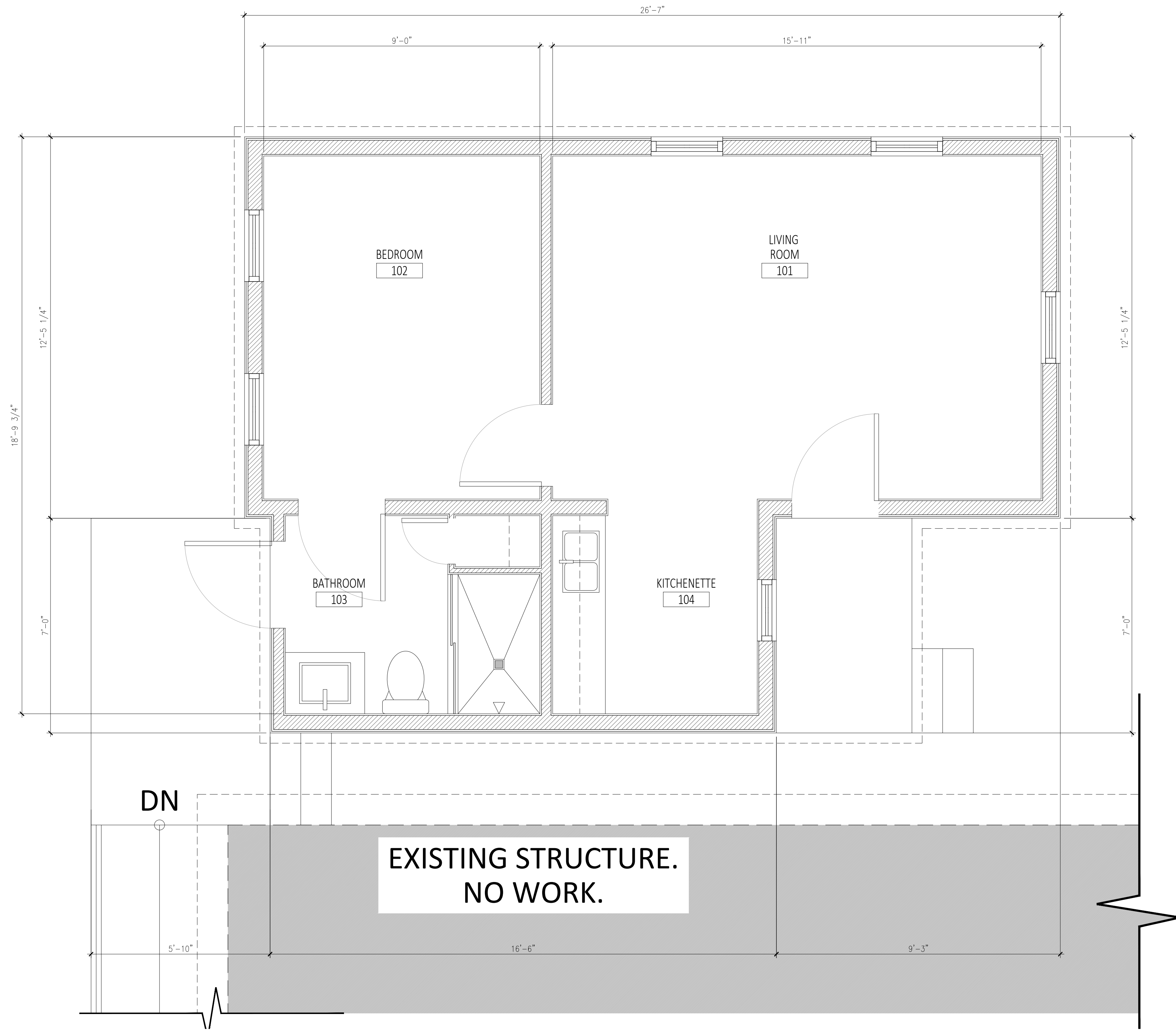
SUBMISSIONS:
 APPROVALS:

TITLE:
 SITE PLANS & DATA TABLE

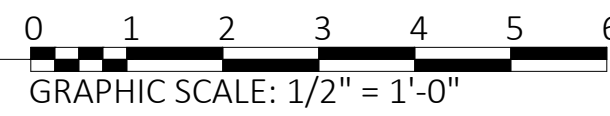
PROJECT #: 21-18

SHEET:
 A1.1

AUG. 9, 2021
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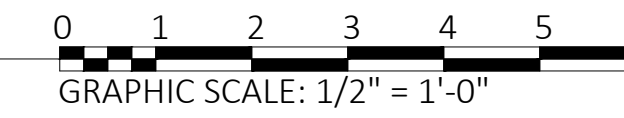


1 PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"

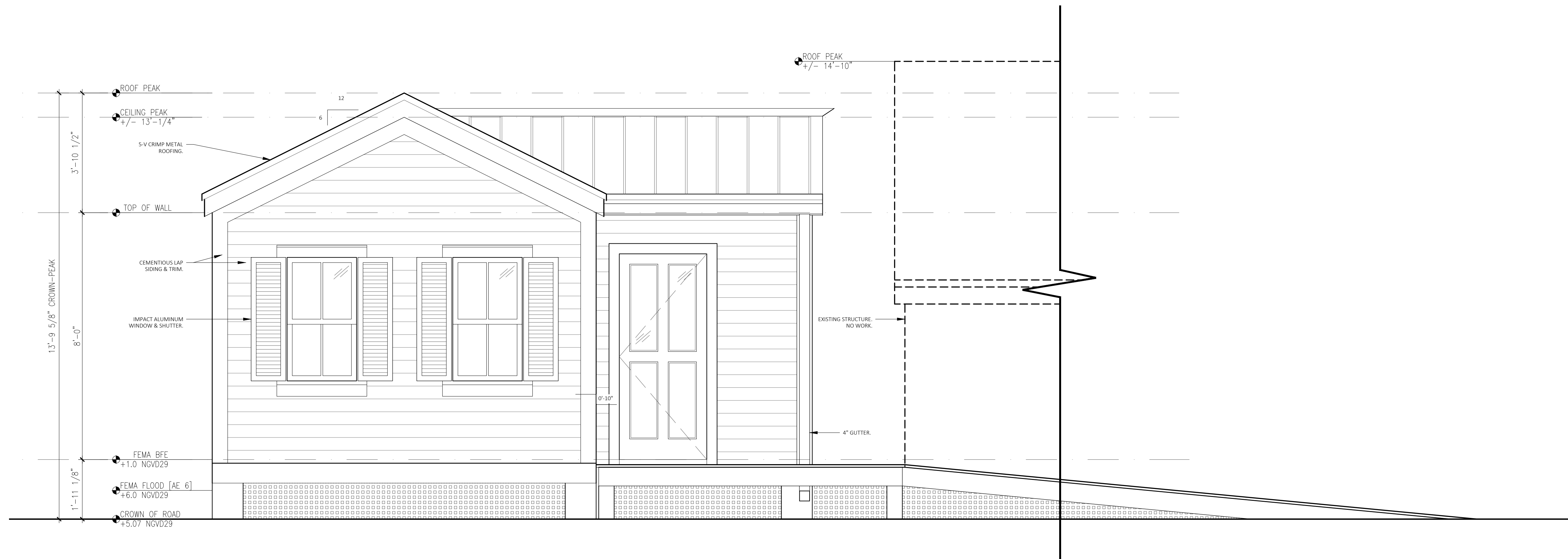




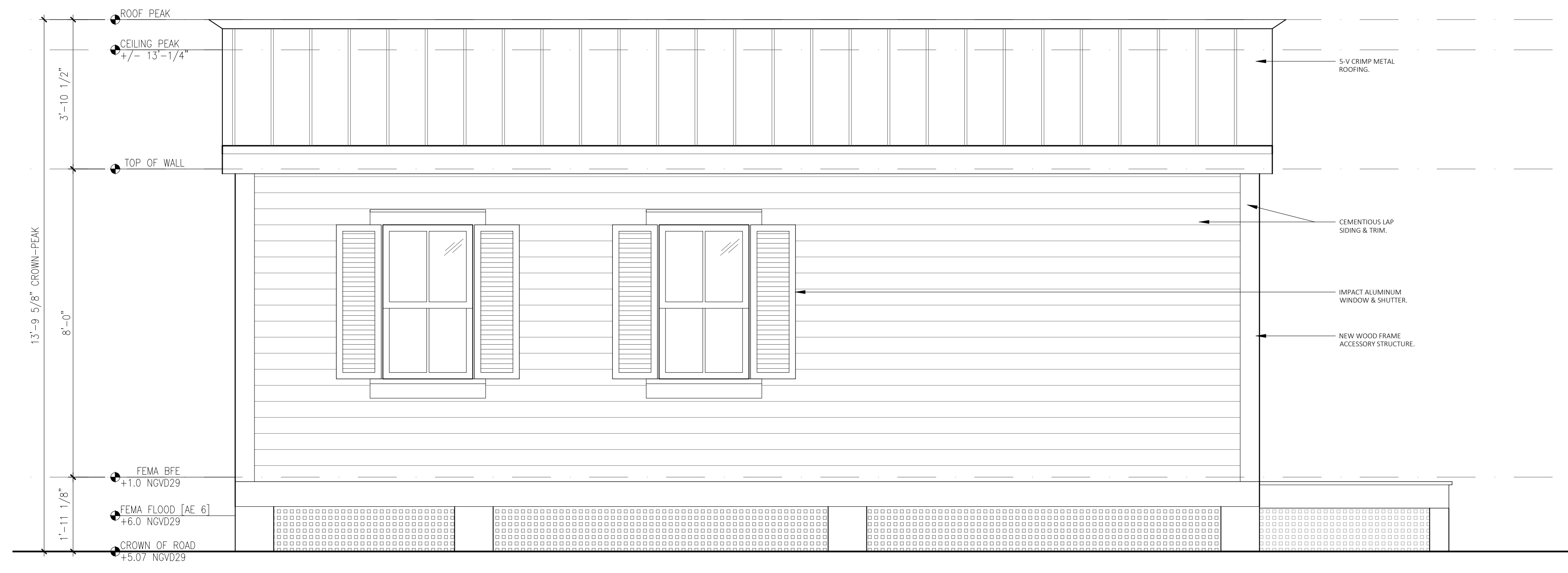
1 PROPOSED FRONT ELEVATION (HOWE STREET)
SCALE: 1/2"=1'-0"



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



1 PROPOSED REAR ELEVATION
 SCALE: 1/2"=1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"



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

SHEET:	A3.2	TITLE:	PROPOSED EXTERIOR ELEVATIONS
		PROJECT #:	21-18
SHEETS:		DATE:	AUG. 9, 2021
SUBMISSIONS:		APPROVALS:	
CONSULTANTS:		ARCHITECT:	A2O ARCHITECTURE
TITLE:		ACCESSORY STRUCTURE	
PROJECT #:		33040	
ADDRESS:		1012 HOWE STREET KEY WEST, FLORIDA 33040	
ARCHITECT:		ALEXIA GORDON, AIA LUCYNE LOAR, AIA LUCYNE@A2OARCH.COM 305.852.1212	
DRAWING DATE:		08/03/21	

A2O
ARCHITECTURE

ARCHITECT:
ALEXIA GORDON, AIA
LUCYNE LOAR, AIA
LUCYNE@A2OARCH.COM
305.852.1212

CONSULTANTS:

SWEETING RESIDENCE
ACCESSORY STRUCTURE
1012 HOWE STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:
APPROVALS:

TITLE:
PROPOSED EXTERIOR ELEVATIONS
PROJECT #:
21-18

SHEET:
A3.2
DATE:
AUG. 9, 2021