

Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Matthew Crawford

Historic Architectural Preservationist

Meeting Date: August 26, 2025

Applicant: Sandbar Design Studio Inc.

Application Number: C2025-0074

Address: 1118 Watson Street

Description of Work:

Demolition of rear sawtooths and shed roofs. Demolition of rear shed, concrete pad, and cistern.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed 1925 according to Tax Appraiser's data. However, this date could not be confirmed as the property is visible on the 1899 Sanborn Map, but not the 1892 Sanborn Map. This puts the construction date between 1899-1912. The site includes the main historic one-story frame structure, a rear cistern, and a rear shed not visible in the 1964 aerial photo.

Currently the house sits on piers and is located within an X flood zone.



Photo of property under review. Monroe County Library.



Photo of Property Under Review Front (East) Elevation.



1964 Aerial Showing Property Under Review.



Photo of Property Under Review Front and Left (East and South) Elevations.



Photo of Property Under Review Left (South) Elevation.



Photo of Property Under Review Rear (West) Elevation. Note the Cistern.

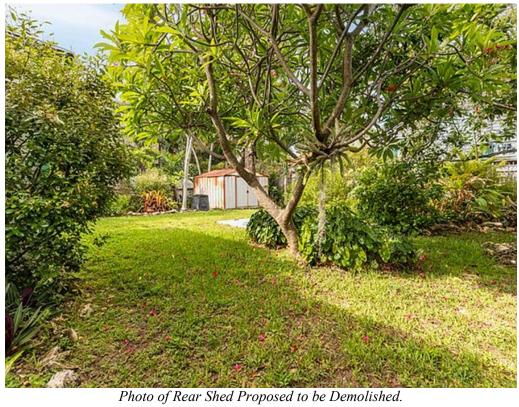
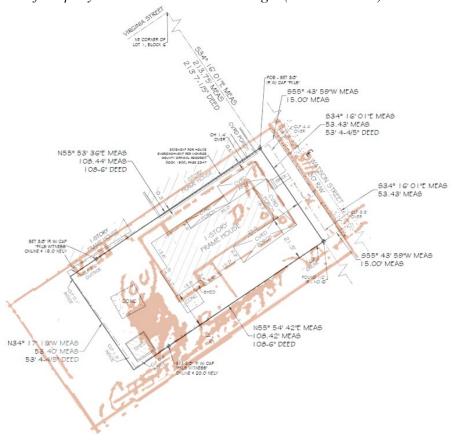




Photo of Property Under Review Front and Right (East and North) Elevations.



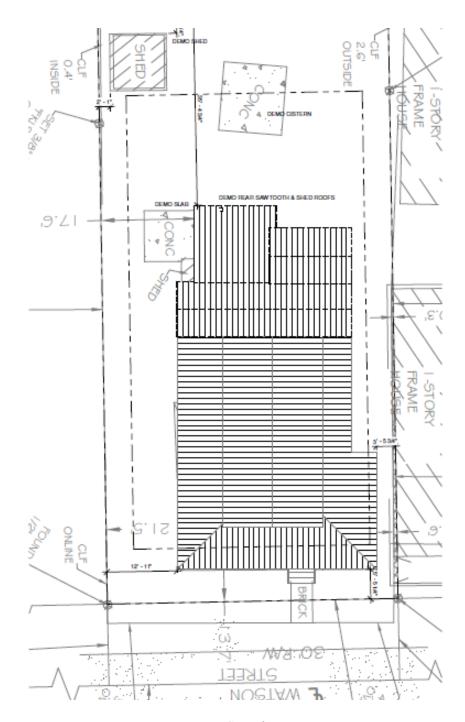
1962 Sanborn Map and Current Survey

Ordinance Cited on Review:

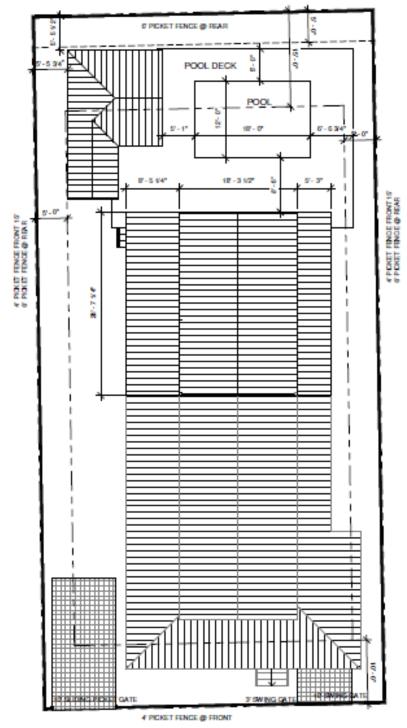
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

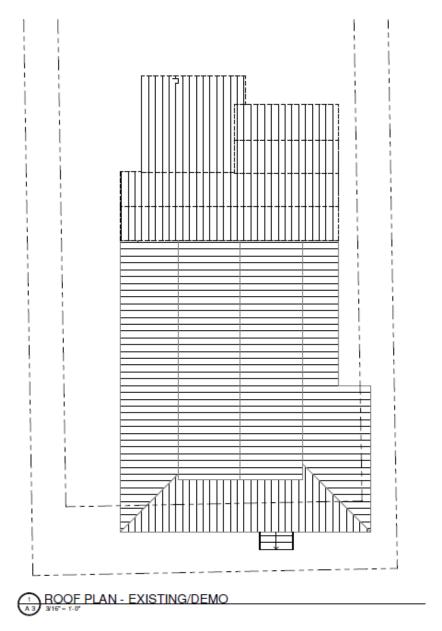
A Certificate of Appropriateness is currently under review for the demolition of rear sawtooths and shed roofs. A non-historic shed, concrete pad, and historic cistern are also proposed to be demolished.



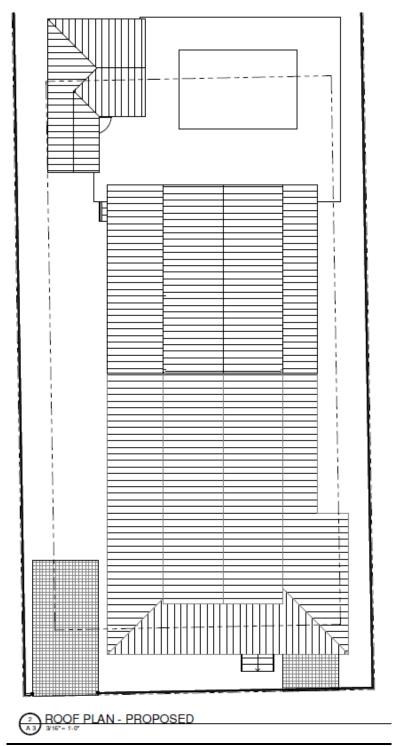
Existing Site Plan



Proposed Site Plan.



Current Roof Plan.



Proposed Roof Plan.



FRONT ELEVATION - DEMO/EXISTING

Current Front (East) Elevation.



PRONT ELEVATION - PROPOSED

Proposed Front (East) Elevation.



Current Left (South) Elevation.



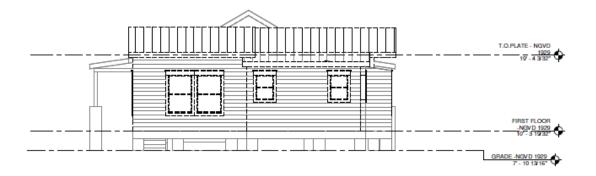
Proposed Left (South) Elevation.

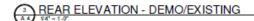


Current Right (North) Elevation.



Proposed Right (North) Elevation.





Existing Rear (West) Elevation.



REAR ELEVATION - PROPOSED

Proposed Rear (West) Elevation.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures 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).

The structure proposed for demolition is considered historic and contributing; however, the rear sawtooths and shed roof have been altered over time and are no longer significant to the structure.

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 while the main structure is modest in design, it does reflect elements of early 20th-century Key West vernacular architecture. However, the building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status. Also, the features proposed to be demolished have been altered over time and do not have distinctive characteristics.

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

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

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.

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 Is not the site of a historic event with a significant effect upon society.

It is staff's understanding that the site is not associated with any significant event.

5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

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

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

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 elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1899-1912.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished have been altered and their historical significance is limited. The proposed shed and cistern to be demoli lack any distinctive features or characteristics. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



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

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

ADDRESS OF PROPOSED PROJECT:	1118 Watson Street		
NAME ON DEED:	KW Sunshine Homes LLC	PHONE NUMBER 216-533-4988	
OWNER'S MAILING ADDRESS:	2211 Medina Rd Suite 100	EMAIL asainato@priceone.cc	
	Medina, OH 44256		
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854	
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM	
	Big Pine Key, FL 33043		
APPLICANT'S SIGNATURE:	Trica Poole	DATE 07/25/2025	
FLORIDA STATUTE 837.06: WHOEVER KNO SERVANT IN THE PERFORMANCE OF HIS PUNISHABLE PER SECTION 775.082 OR TO DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A CONTRIBUTING SERVICE TO THE STATE OF THE STATE	TO AN APPROVED CERTIFICATE OF APPROPRIATENE DWINGLY MAKES A FALSE STATEMENT IN WRITING AN S OR HER OFFICIAL DUTY SHALL BE GUILTY OF A INTO TO THE APPLICANT FURTHER HEREBY ACKNOW. BE THE SCOPE OF WORK THAT IS CONTEMPLATED TO SHOULD FURTHER ACTION BE TAKEN BY THE CITCHERIN, AND IF THERE IS CONFLICTING INFORMATION MENTIONED DESCRIPTION OF WORK SHALL BE CONTEMPLATED TO THE WORK SHALL BE CONTEMPLATED TO THE WORK SHALL BE CONTEMPLATED TO THE NATIONAL REGISTS OF MINDOWS. AN INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SOUNT OF WINDOWS, SO	D WITH THE INTENT TO MISLEAD A PUBLIC MISDEMEANOR OF THE SECOND-DEGREE VLEDGES THAT THE SCOPE OF WORK AS D BY THE APPLICANT AND THE CITY. THE TY FOR EXCEEDING THE SCOPE OF THE DIN BETWEEN THE DESCRIPTION OF WORK ROLLING. ELEVATION OF A STRUCTURE ISTORIC STRUCTURE: YES_X_NO STER: YES NO_X. BUARE FOOTAGE, LOCATION, ETC.	
MAIN BUILDING:			
DEMOLITION (PLEASE FILL OUT AND A	TTACH DEMOLITION APPENDIX):		
REFER TO DEMO APPENDIX			
TELLET TO DEMO ALL ENDIA			

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

ACCESSORY STRUCTURE	E(S):			
ACCESSORY STR	JCTURE PER PLAN. FI	UTURE POOL PER PLAN		
PAVERS:		FENCES:	FENCES:	
PAVER DRIVES & PATHS PER PLAN.		PICKET FENCE PER PLAN. DEMO	CHAIN LINK	
DECKS:		PAINTING:	PAINTING:	
PT WOOD POOL DECK		PAINT COLOR TBD, WITH HARC AF	PAINT COLOR TBD, WITH HARC APPROVAL, DURING CONSTRUCTION	
SITE (INCLUDING GRADING, FILL, TREES, ETC):		POOLS (INCLUDING EQUIPMENT):		
		FUTURE POOL PER PLAN, IN REAF	FUTURE POOL PER PLAN, IN REAR YARD	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:		
AC & POOL EQUIP. AT REAR OF HOUSE				
OFFICIAL USE ONLY:	ПУС	RC COMMISSION REVIEW	EXPIRES ON:	
OFFICIAL USE ONLY.	ПАГ	CC COMMINISSION REVIEW	EXPIRES ON.	
MEETING DATE:	APPROVEDNOT APPRO	OVED DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	APPROVED NOT APPRO	OVED DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	APPROVED NOT APPRO	OVED DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CHAIRPERSON SIGNATURE AND DATE:

HARC STAFF SIGNATURE AND DATE:

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

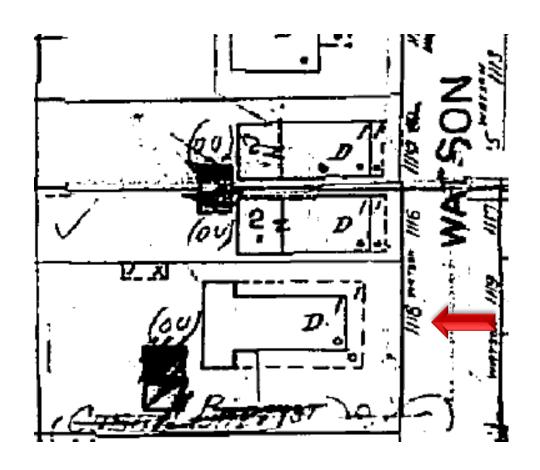


HARC COA#	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT#

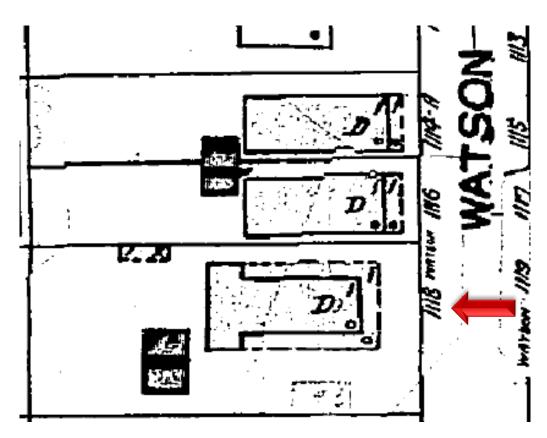
ADDRESS OF PROPOSED PROJECT:	1118 Watson Street
PROPERTY OWNER'S NAME:	KW SUNSHINE HOMES LLC
APPLICANT NAME:	Sandbar Design Studio, Inc
Appropriateness, I realize that this project	and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a ication. I also understand that any changes to an approved Certificate of Appropriateness must be
PROPERTY OWNER'S SIGNATURE	Tim Courtad 7/28/25 DATE AND PRINT NAME
	DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO OF REAR SAWTOOTHS	& SHED ROOFS. DEMO OF REAR SHED, CONCRETE PAD, AND CISTERN
CRITERIA F	FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
	ness may be issued for a demolition request, the Historic Architectural Review Commission ents are met (please review and comment on each criterion that applies):
	ontributing or historic building or structure, then it should not be demolished unless its condition is deterioration or it does not meet any of the following criteria:
(a) The existing condition of the	ne building or structure is irrevocably compromised by extreme deterioration.
(0) 0	
(2) Or explain how the building or structu	
	naracteristics of a type, period, or method of construction of aesthetic or historic significance in the tand distinguishable building entity whose components may lack individual distinction.
THE EXISTING REAR IS NO	T ARCHITECTURALLY HISTORICALLY SIGNIFICANT.

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.
THE RESIDENCE HAS NOT BEEN ASSOCIATED WITH SIGNIFICANT 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.
THE RESIDENCE DOES NOT HOLD SIGNIFICANT CHARACTER, AND IS NOT ASSOCIATED WITH THE LIFE OF A SIGNIFICANT HISTORICAL FIGURE.
WITH THE LIFE OF A SIGNIFICANT HISTORICAL FIGURE.
(d) Is not the site of a historic event with significant effect upon society.
THE SITE HAS NO HISTORIC EVENTS ASSOCIATED WITH IT.
(a) Deep not expressify the cultural relitions expressing expiral or historic heritage of the city.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
THE RESIDENCE DOES NOT EXEMPLIFY THE CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
THE RESIDENCE DOES NOT PORTRAY THE ENVIRONMENT IN AN ERA OF HISTORY CHARATERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE. THE HOME HAS CHANGED
CONFIGURATION OVER THE YEARS.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved
(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.
THE SITE IS NOT RELATED TO A PARK/SQUARE OR SIGNIFICANT 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.
THE RESIDENCE AND SITE DO NOT CONTAIN UNIQUE/SINGULAR CHARACTERISTICS.

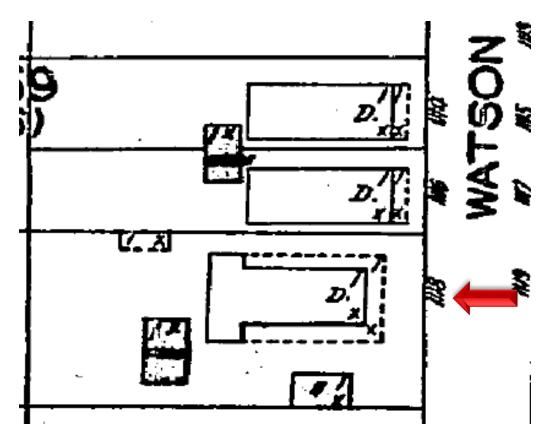
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.
(i) Has not yielded, and is not likely to yield, information important in history,
THE RESIDENCE AND SITE HAVE NOT YIELDED AND ARE NOT LIKELY TO YIELD INFORMATION
IMPORTANT TO HISTORY.
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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(2) Tremoving historic buildings of structures and thus destroying the historic relationship between buildings of structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.



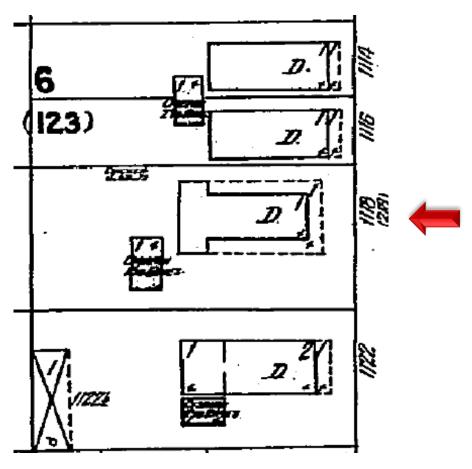
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS

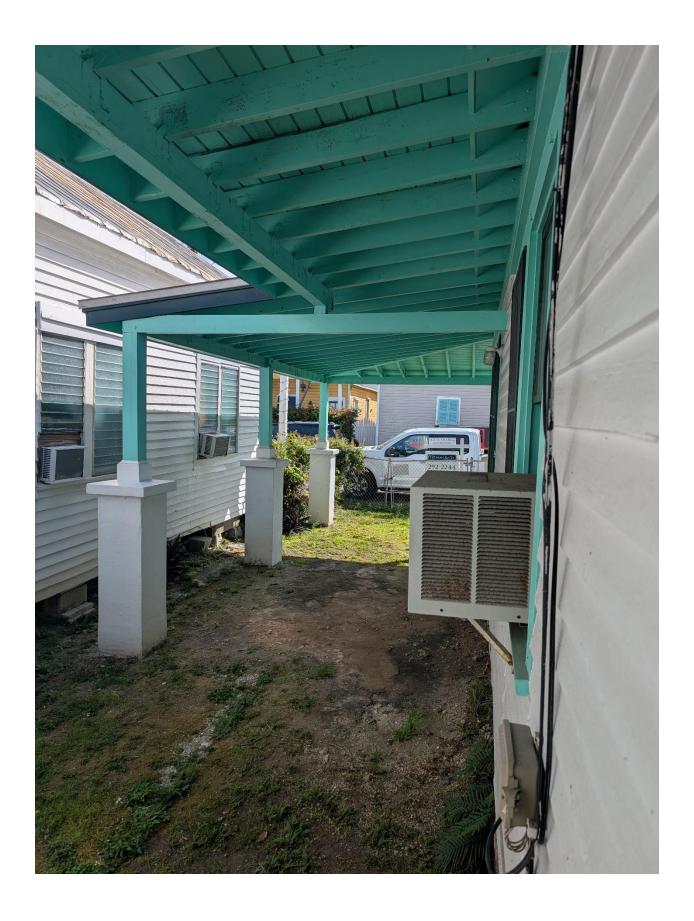


29183 Camellia Lane Big Pine Key, FL 33043 Phone: 847. 903.5854 E-Mail: info@sandbardesignstudio.com

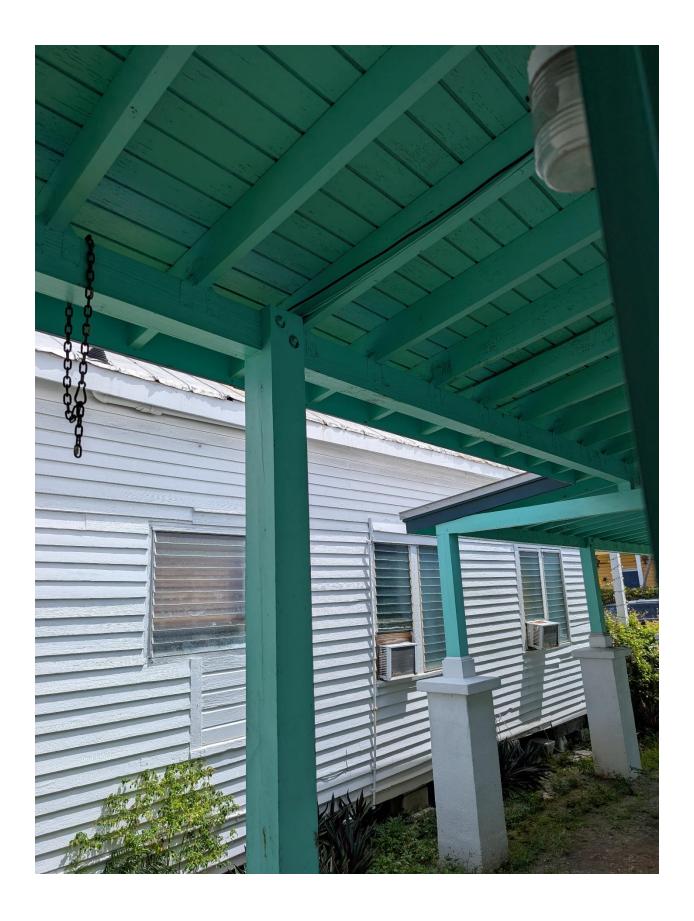
PHOTOS OF RESIDENCE

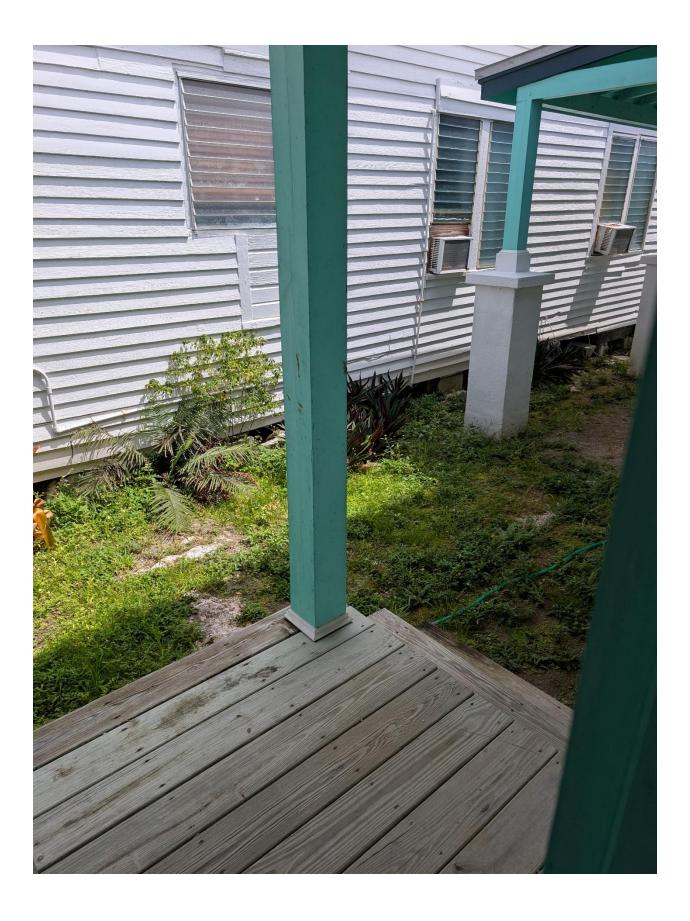


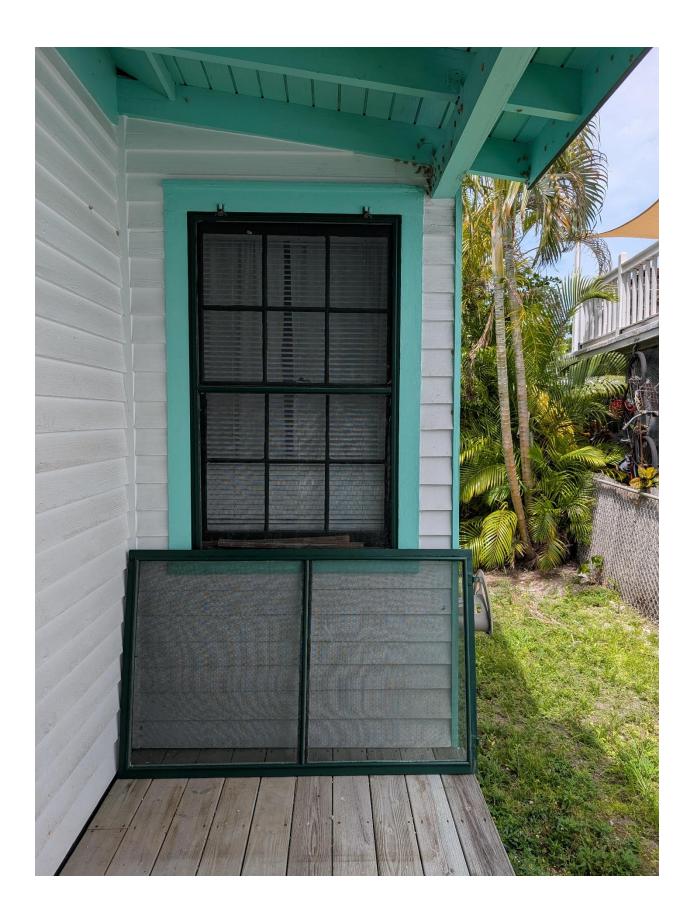
























BEARING BASE: ALL BEARINGS ARE BASED ON S34°16'01"E ASSUMED ALONG THE CENTERLINE OF WATSON STREET.

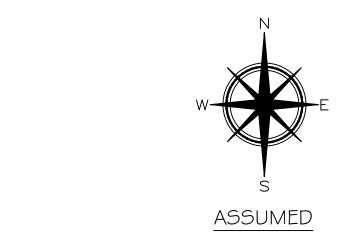
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

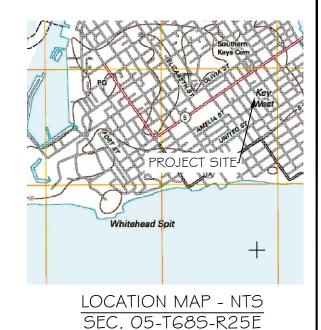
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

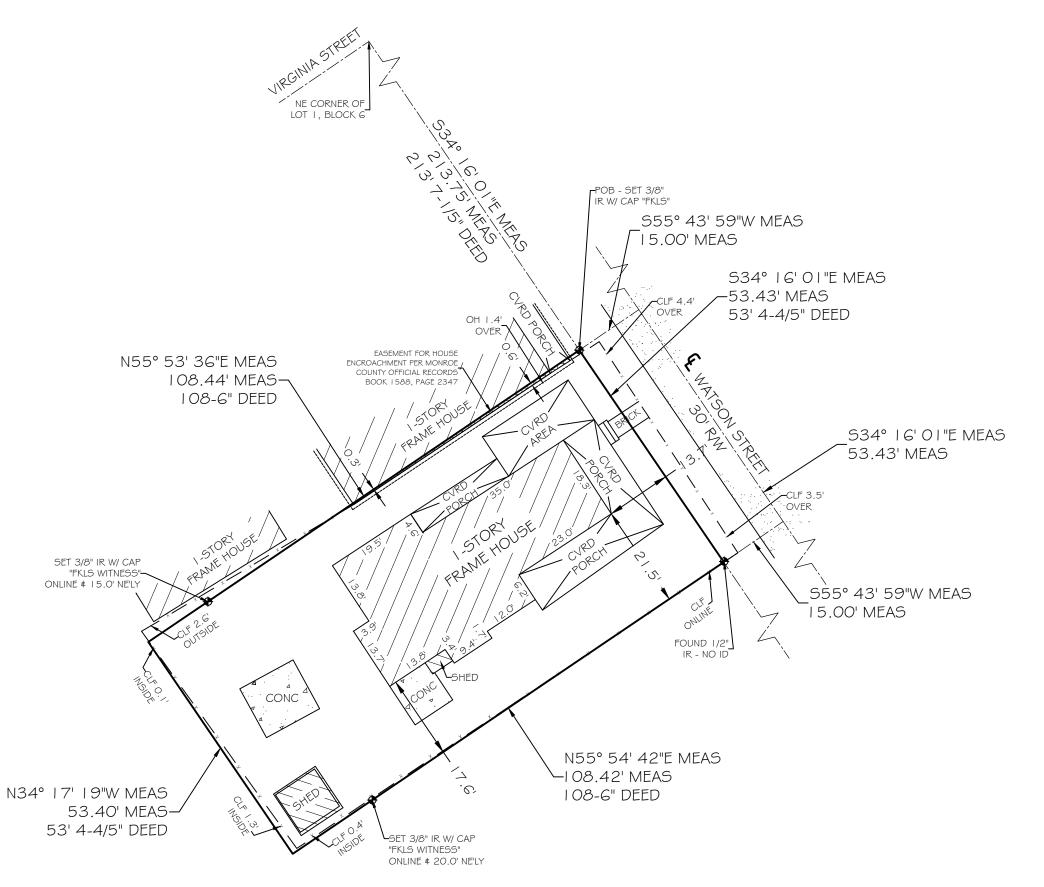
ADDRESS: 1118 WATSON ST KEY WEST, FL 33040

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

MAP OF BOUNDARY SURVEY





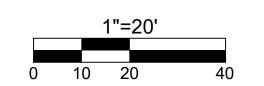


SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE
- RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR \$ MAPPER. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- THE EASEMENT FOR THE HOUSE ENCROACHMENT AT 1116 WATSON STREET, PER MONROE COUNTY OFFICIAL RECORDS BOOK 1588, PAGE 2347 REFERENCES AWNINGS ON THE SIDE OF THE HOUSE ENCROACHING ONTO THE 1118 WATSON STREET PROPERTY. THERE WERE NO AWNINGS ON THE SAID IIIG WATSON STREET PROPERTY OBSERVED AT THE TIME OF FIELD WORK.

LEGEND

- WATER METER - SANITARY SEWER CLEAN OUT
- - MAILBOX
- :O:- WOOD POWER POLE
- ONCRETE POWER POLE



TOTAL AREA = 5,791.91 SQFT±

CERTIFIED TO -

Douglas C. Leohr Trust; Old Republic National Title Insurance Company; Oropeza Stones Cardenas PLLC;

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.

BIT = DACATLOW REVUNILE

BO = BLOW OUT

C \$ G = 2' CONCRETE CURB \$ GUTTER

CB = CONCRETE BLOCK

CBW = CONCRETE BLOCK WALL

CL = CENTERLINE

CL = CENTERLINE

CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE CVRD = COVERED

DELTA = CENTRAL ANGLE

DEASE = DRAINAGE EASEMENT

EL = ELEVATION

ENCL = ENCLOSURE

EP = EDGE OF PAVEMENT FF = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT

FI = FENCE INSIDE FND = FOUND FO = FENCE OUTSIDE

FOL = FENCE ON LINE

POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
950C = SANITARY SURPER CLEAN.OL RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
LIFE - LITTLY FASSEMENT

U/E = UTILITY EASEMENT WD = WOOD DECK WF = WOOD FENCE WM = WATER METER WPP = WOOD POWER POLE WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE

POB = POINT OF BEGINNING PI = POINT OF INTERSECTION

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

THOTT WATE	IN LINE IS SHOWN
SCALE:	I "=20'
FIELD WORK DATE	` `05/09/2025
MAP DATE	05/14/2025
REVISION DATE	XX/XX/XXXX
SHEET	I OF I
DRAWN BY:	IDG
JOB NO.:	25-121

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.





LEGAL DESCRIPTION -

Lot Nine (9) of Square Six (6) in Tract Thirteen (13) according to Watson's Subdivision of part of said Tract Thirteen (13) on Island of Key West, recorded in Book I, Page 209, Monroe County Records. Commencing at a point on Watson Street 213 feet 7-1/5 inches from the corner of Virginia and Watson Streets and runs thence along Watson Street Southeasterly Fifty-Three feet four and four-fifths inches (53'4-4/5"); thence at right angles Southwesterly along the line bounding lots 9 and 11 one hundred eight feet six inches (108' - 6"); thence at right angles Northwesterly Fifty-three feet four and four-fifths inches (53'-4-4/5"); thence at right angles Northeasterly along boundary line of lot seven one hundred eight feet six inches (108'-6"). Reference being had to Deed from J.A. Waddell to Mary A. Johnson dated March 29, 1889 and recorded in Book PP, Page 149, Monroe County, Florida Records.

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

1118 WATSON STREET KEY WEST, FL 33040

SITE DATA: ZONING

HMDR

Lot Nine (9) of Square Six (6) in Tract Thirteen (13) according to Watson's Subdivision of part of said Tract Thirteen (13) on Island of Key West, recorded in Book I, Page 209, Monroe County Records. Commencing at a point on Watson Street 213 feet 7-1/5 inches from the corner of Virginia and Watson Streets and runs thence along Watson Street Southeasterly Fifty-Three feet four and four-fifths inches (53'4-4/5"); thence at right angles Southwesterly along the line bounding lots 9 and 11 one hundred eight feet six inches (108' - 6"); thence at right angles Northwesterly Fifty-three feet four and four-fifths inches (53'-4-4/5"); thence at right angles Northeasterly along boundary line of lot seven one hundred eight feet six inches (108'-6"). Reference being had to Deed from J.A. Waddell to Mary A. Johnson dated March 29, 1889 and recorded in Book PP, Page 149, Monroe County, Florida Records.

RE #: 00031820-000000

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

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

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

SCOPE OF WORK:

DEMO OF EXISTING CISTERN, SHED, AND CONCRETE PAD. DEMO EXISTING REAR SAW-TOOTH AND SHED ROOFS. NEW 121.8 SF REAR ADDITION. MATCH ROOF LINE TO REAR OF HOUSE. NEW 213.7 SF ACCESSORY STRUCTURE. NEW POOL AND DECK PER PLAN. REPAIR SIDING AS REQUIRED. NEW WINDOWS & DOORS THROUGHOUT (HARC APPROVED).

BUILDING SQUARE FOOTAGE:

EXISTING: 1,353 SF PROPOSED: 1,474.8 SF PROPOSED ACCESSORY: 213.7 SF

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.

- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE

- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.

- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.

- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

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

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

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

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN

. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT

4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.

5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF

6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.

8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.

9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE. 11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA

12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.

13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.

14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR

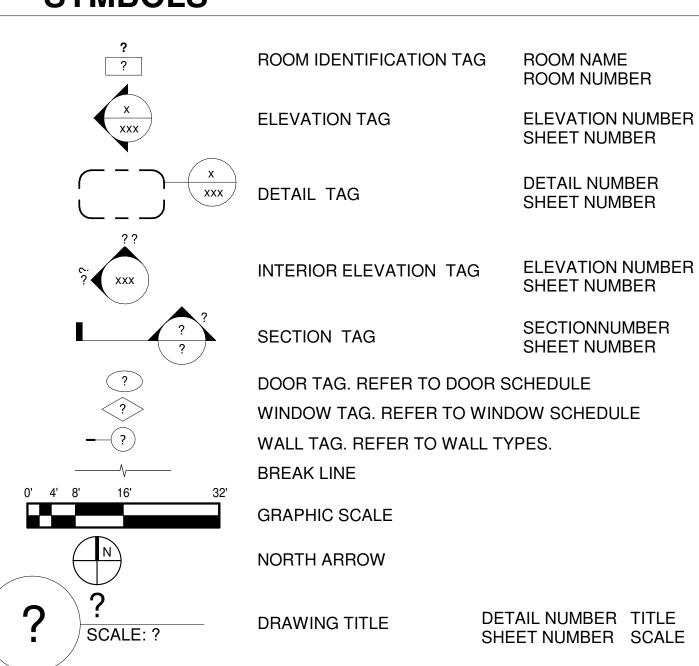
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.

16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.

18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SYMBOLS



CODE INFORMATION

BUILDING CODE MECHANICAL CODE: PLUMBING CODE ELECTRICAL CODE: FUEL GAS CODE **ENERGY CODE:** STANDARD LOAD DESIGN CRITERIA

LOCAL BUILDING REQUIREMENTS: **FEMA REQUIREMENTS: DESIGN FLOOD ELEVATION:** MAX BUILDING HEIGHT:

2023 FLORIDA BUILDING CODE, 8TH EDITION 2023 FLORIDA MECHANICAL CODE 2023 FLORIDA PLUMBING CODE 2020 NATIONAL ELECTRIC CODE (NEC) NFPA 2023 FLORIDA FUEL GAS CODE 2023 FLORIDA ENERGY CONSERVATION CODE **ASCE 7-22**

CITY OF KEY WEST CODES AND ORDINANCES FLOOD ZONE: X-ZONE NGVD 1929 FLOOD ZONE: X-ZONE NGVD 1929 30' FROM COR/LAG

ALL ELEVATIONS PROVIDED IN NGVD 1929.

WATER HEATER

A 0 / 1/8" = 1'-0"

ABBREVIATIONS

, (DD) (L	- 17 (1101(0	
AFF	ADOVE FINIOUED EL COD	
AFF	ABOVE FINISHED FLOOR	
AHU	AIR HANDLING UNIT	
A/V	AUDIO VISUAL	
ВО	BOTTOM OF	
CL	CENTERLINE	
CLG	CEILING	
CMU	CONCRETE MASONRY UNIT	
CO	CLEAN OUT	
CONC	CONCRETE	
D	DRYER	
DIA	DIAMETER	
DTLS	DETAILS	
DW	DISHWASHER	
E	ELECTRICAL METER	
FBC	FLORIDA BUILDING CODE	
FEC	FIRE EXTINGUISHER CABINET	
GA	GAUGE	
GAL	GALLON	
GFI	GROUND FLOOR IMPACT	
GWB	GYPSUM WALL BOARD	
HB	HOSE BIB	
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	
LHM	LOWEST HORIZONTAL MEMBER	
MAX	MAXIMUM	
MEP	MECHANICAL, ELECTRICAL, PLUMBING	
MIN	MINIMUM	
NIC	NOT IN CONTRACT	
NTS	NOT TO SCALE	
O.C.	ON CENTER	
PSI	POUNDS PER SQUARE INCH	
PT	PRESSURE TREATED	
RCP	REFLECTED CEILING PLAN	
RE	REFERENCE	
REF	REFRIGERATOR	
REQ'D	REQUIRED	
RO	ROUGH OPENING	
STL	STEEL	
THK	THICK	
TO	TOP OF	
TOP	TOP OF PILE	
TOW	TOP OF WALL	
TYP	TYPICAL	
U.N.O.	UNLESS OTHERWISE NOTES	
VTR	VENT TO ROOF	
W	WASHER	
WC	WATER CLOSET	
WD	WOOD	
W/D	WASHER/DRYER	
WP	WATERPROOF	
\/\L	WATER HEATER	

1122 WATSON

1122 WATSON

DRAWING INDEX

A 0	COVER SHEET
A 1	SITE PLAN
A 2	FLOOR PLANS
A 3	ROOF PLANS
A 4	ELEVATIONS
A 5	ELEVATIONS

1118 WATSON

1118 WATSON

1116 WATSON

1116 WATSON

esidentia

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. **ERICA HELEN POOLE - ARCHITECT**



847/903/5854

COVER SHEET

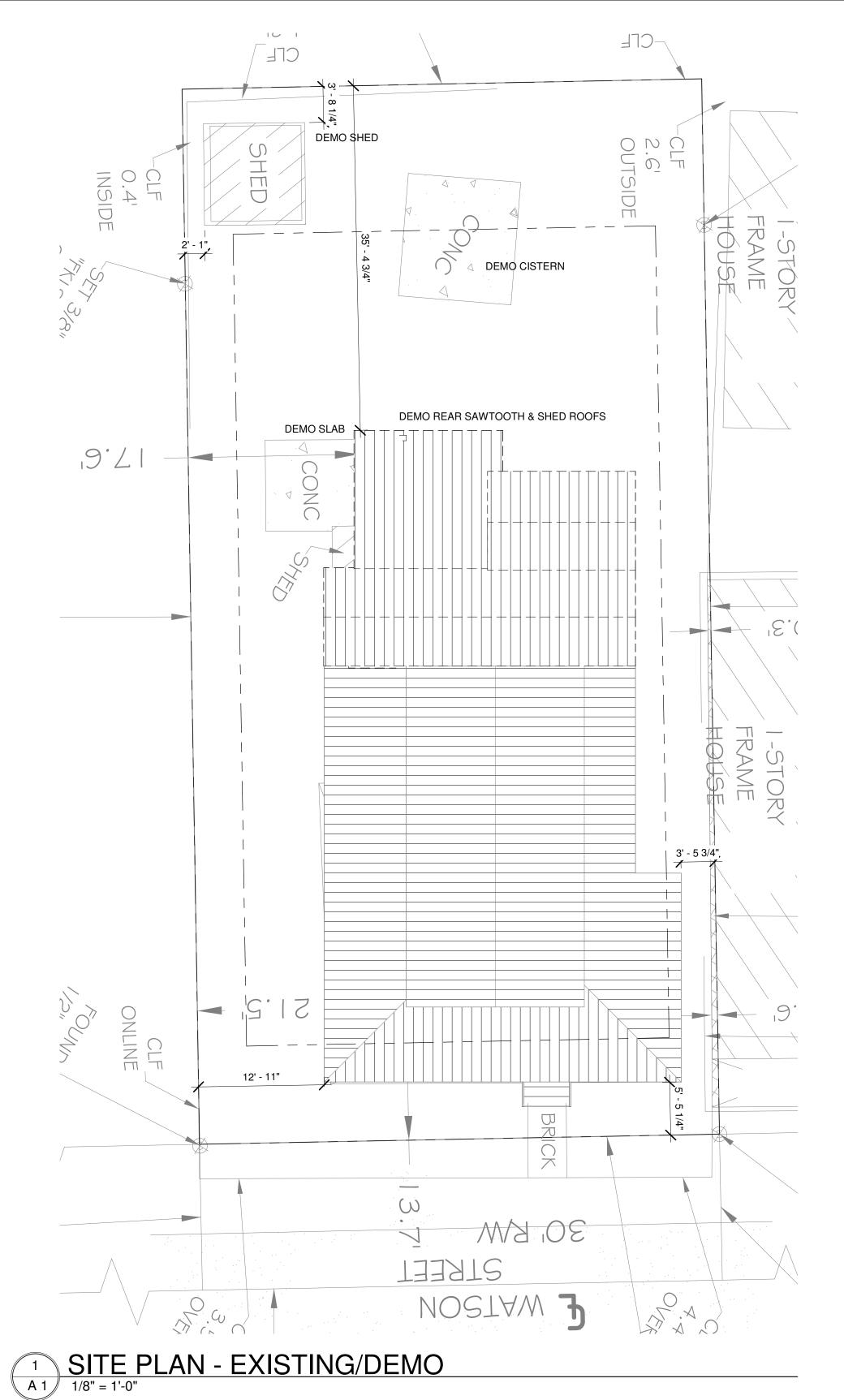
SHEET TITLE

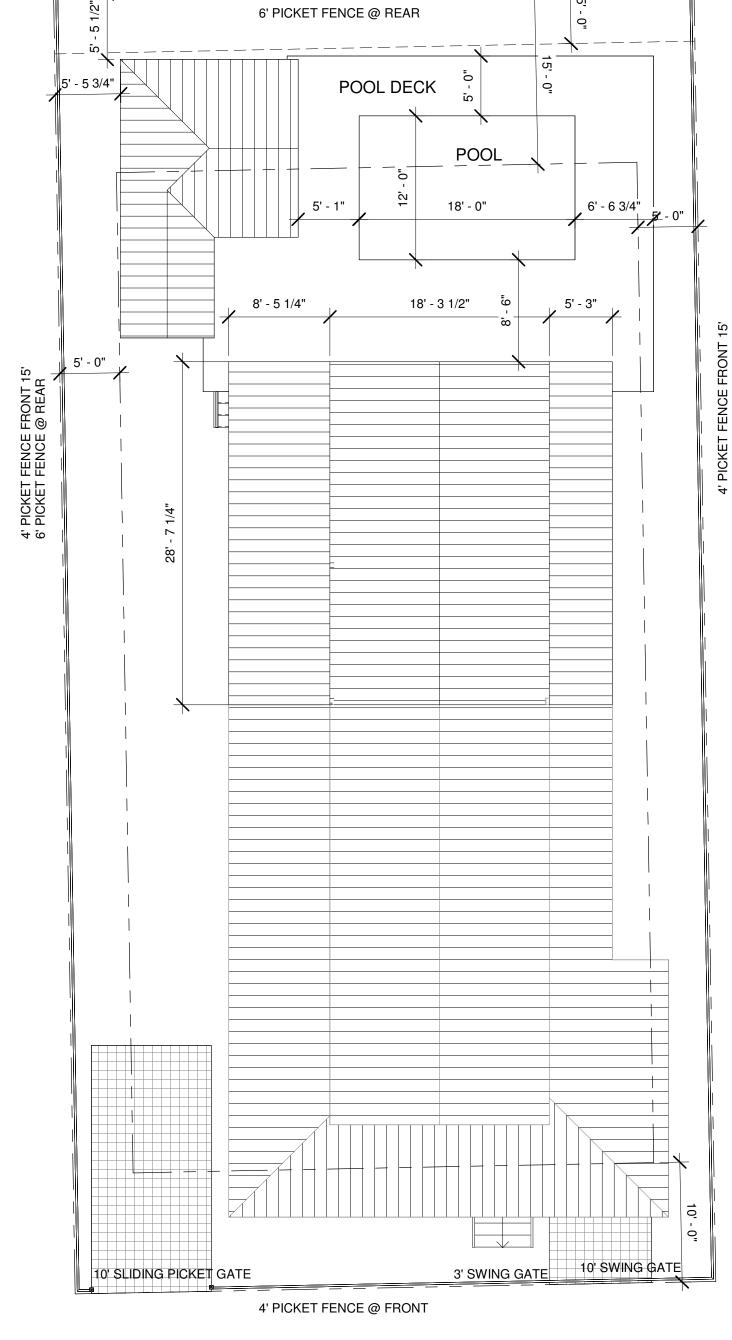


PROJECT NO. DRAWN BY: Author SAI2025B APPROVED BY: Checker

STREET ELEVATION - PROPOSED A 0 / 1/8" = 1'-0"

STREET ELEVATION - EXISTING





SITE PLAN - PROPOSED

1/8" = 1'-0"

	SITE DATA	TABLE				
	CODE DECLUDEMENT	EVICTING CITE	PROPOSED	VARIANCE REQUEST		
Zoning	CODE REQUIREMENT HMDR	HMDR	NO CHANGE	N/A		
Flood Zone	X-ZONE	X-ZONE		N/A N/A		
Size of Site			NO CHANGE NO CHANGE			
	5,792	5,792		N/A		
Height	30'-0"	16'-9.75"	NO CHANGE	N/A		
Front Setback	10'-0"	5'-4.5"	NO CHANGE	N/A		
Side Setback A	5'-0"	3'-10"	NO CHANGE	N/A		
Side Setback B	5'-0"	12'-10.5"	NO CHANGE	N/A		
Street Side Setback	7'-6"	N/A	N/A	N/A		
Rear Setback	15'-0"	36'-4.25"	NO CHANGE	N/A		
Building Coverage	40%	36%	40%	N/A		
Impervious Surface	60%	12%	19%	N/A		
Open Space	35%	60%	35%	N/A		
Open Space/Landscaping						
Number & Type of Units						
Consumption Area or Number of Seats						
** Up to 25 = 1						
Breakdowns (SF)						
Lot Area	5,792					
Existing Coverage	s		SHED	91	IS/BC	DEMO
Impervious Surface	723		CONC. PADS	235.25	IS	DEMO
Imperious Surface (%)	12%		HOUSE	1353.6	BC	
Building Coverage	2074		COVERED PORCH	373	IS/BC	
Building Coverage (%)	36%		COVERED CARPORT	256.4	BC	
Open Space	3,459		FRONT PATH	24	IS	
Open Space (%)	60%					
Proposed Developm						
Impervious Surface	1,080		REAR ADDITION	120.8	BC	
Imperious Surface (%)	19%		POOL	216	IS	
Building Coverage	2,317		POOL DECK	736		
Building Coverage (%)	40%		EXISTING HOUSE	1353.6	BC	
Open Space	2,032		EXISTING CARPORT		BC	
Open Space (%)	35%		EXISTING PORCH	373	IS/BC	
			EXISTING PATH	24	IS	
			ACC. STRUCTURE	213	BC	
			PAVERS	467	IS	

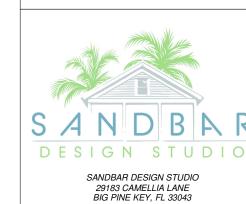
HARC NOTES:

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

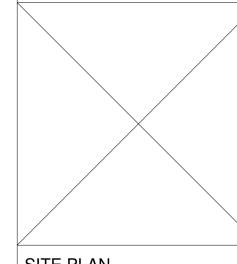
Residential Remodel & Addition
1118 Watson Street
Key West, FL 33040

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT #AR98525



SANDBAR DESIGN STUDIO 29183 CAMELLIA LANE BIG PINE KEY, FL 33043 WWW.SANDBARDESIGNSTUDIO.COM 847/903/5854



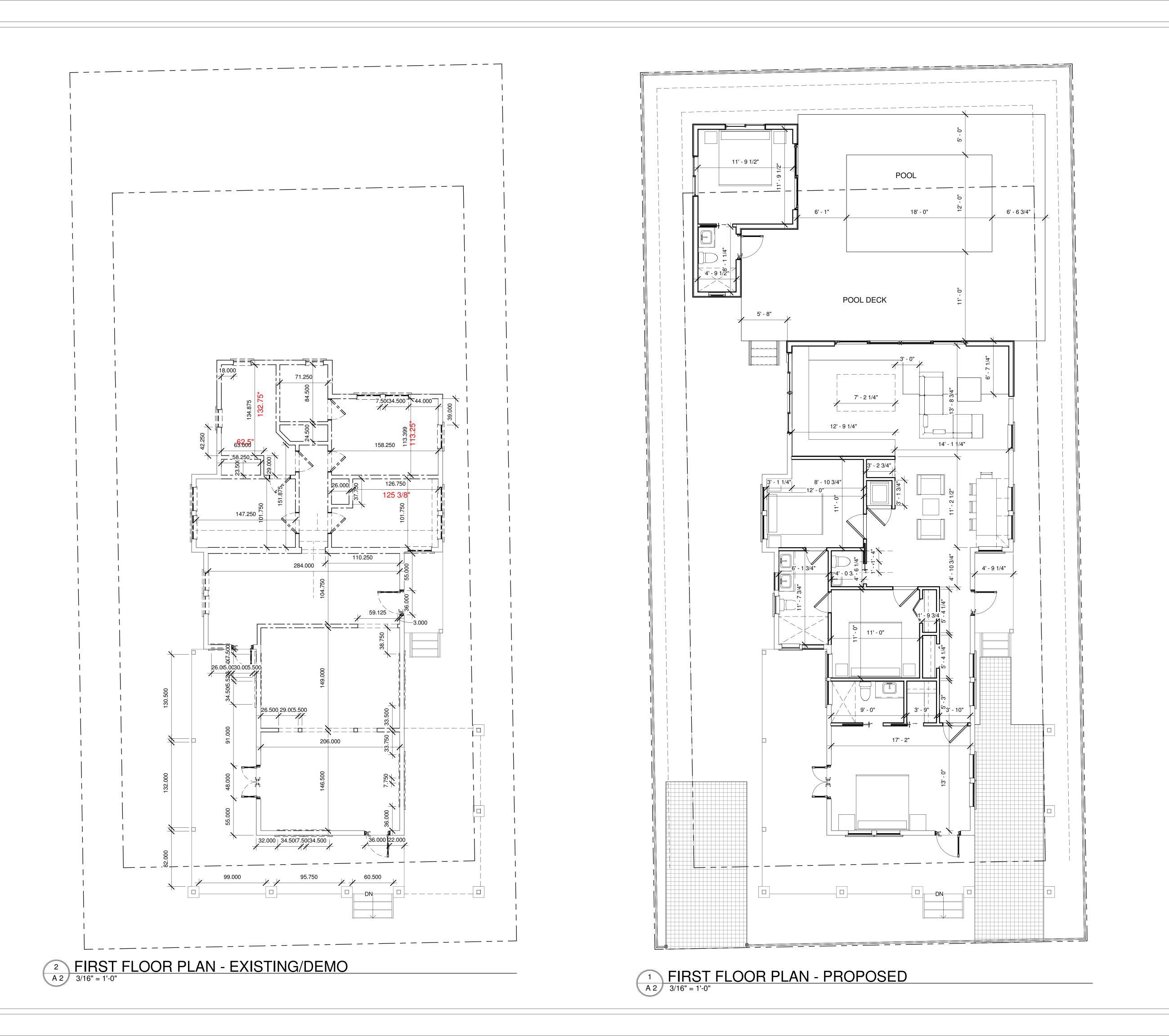
SITE PLAN



PROJECT NO.
SAI2025B

DRAWN BY: EHP

APPROVED BY: EHP



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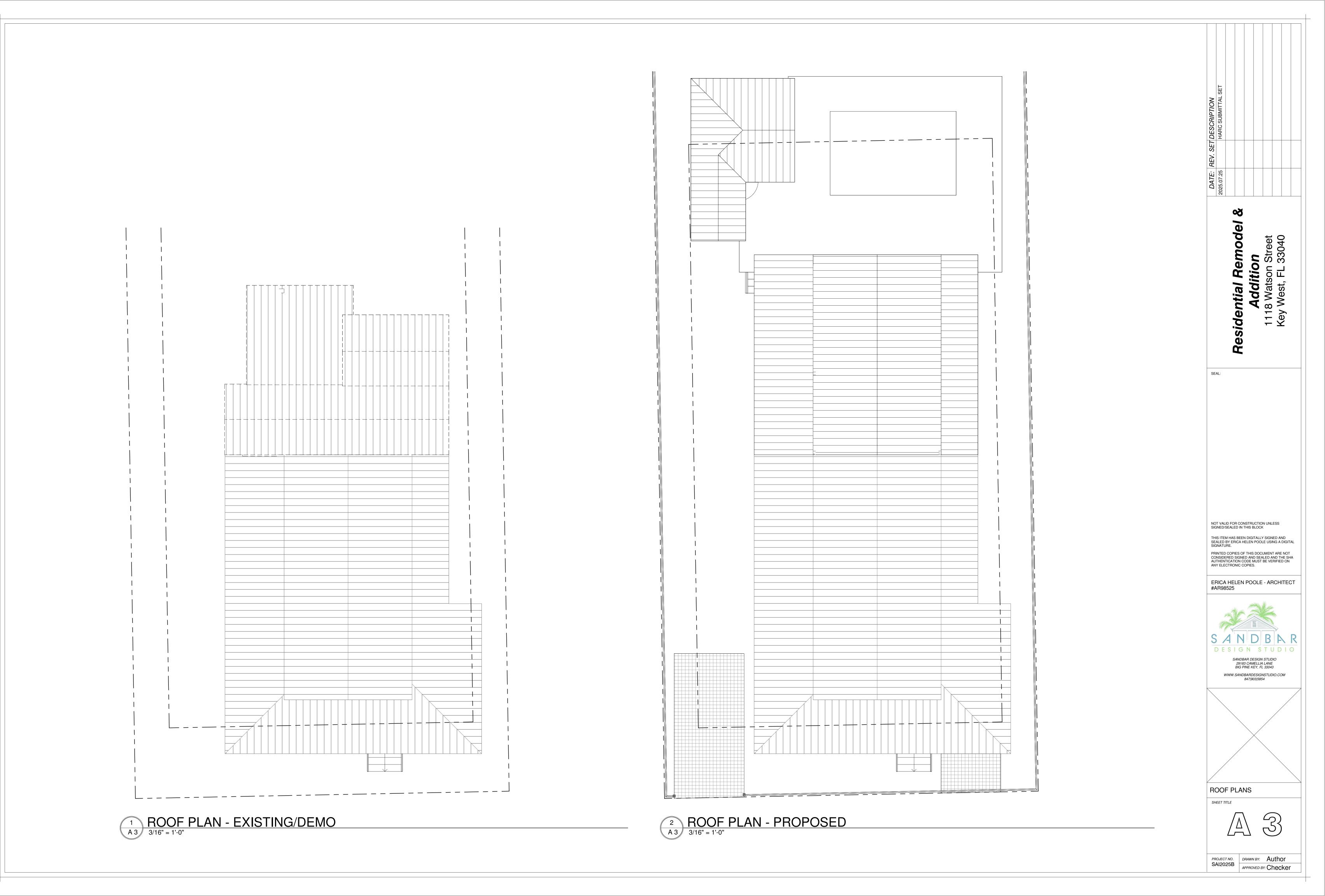
WWW.SANDBARDESIGNSTUDIO.COM 847|903|5854

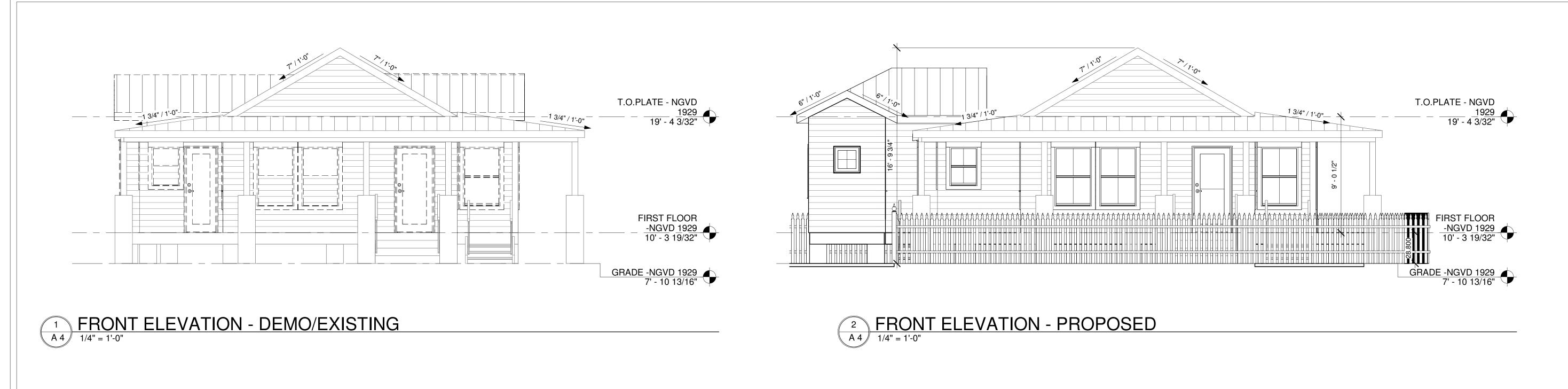
FLOOR PLANS

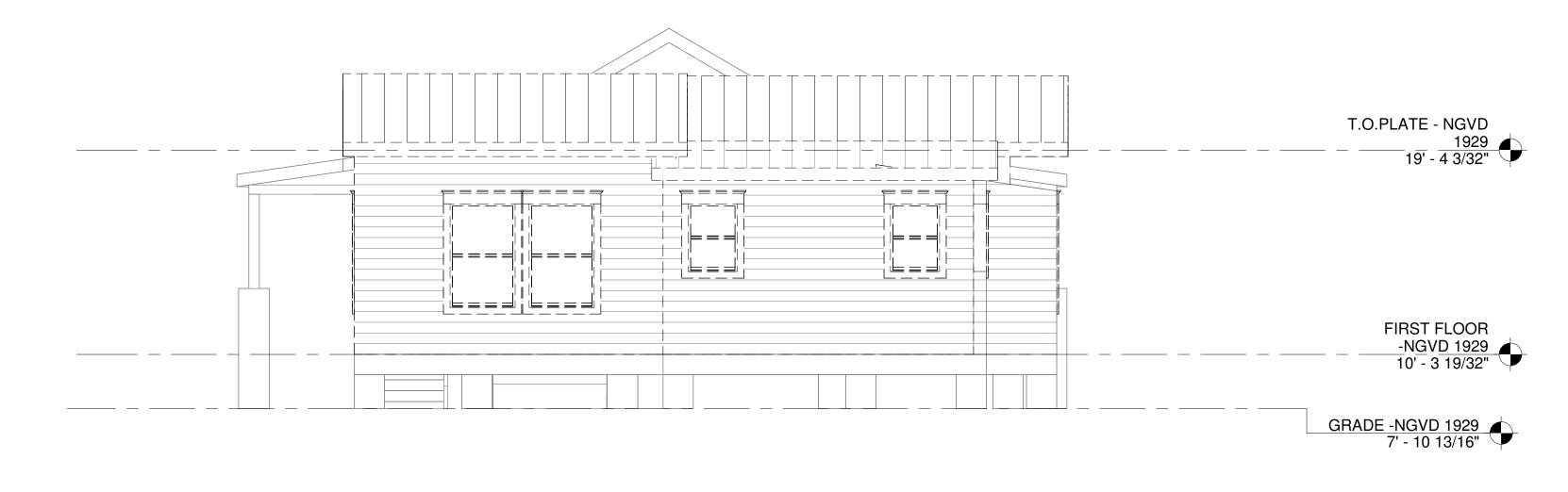
PROJECT NO.
SAI2025B

DRAWN BY: EHP

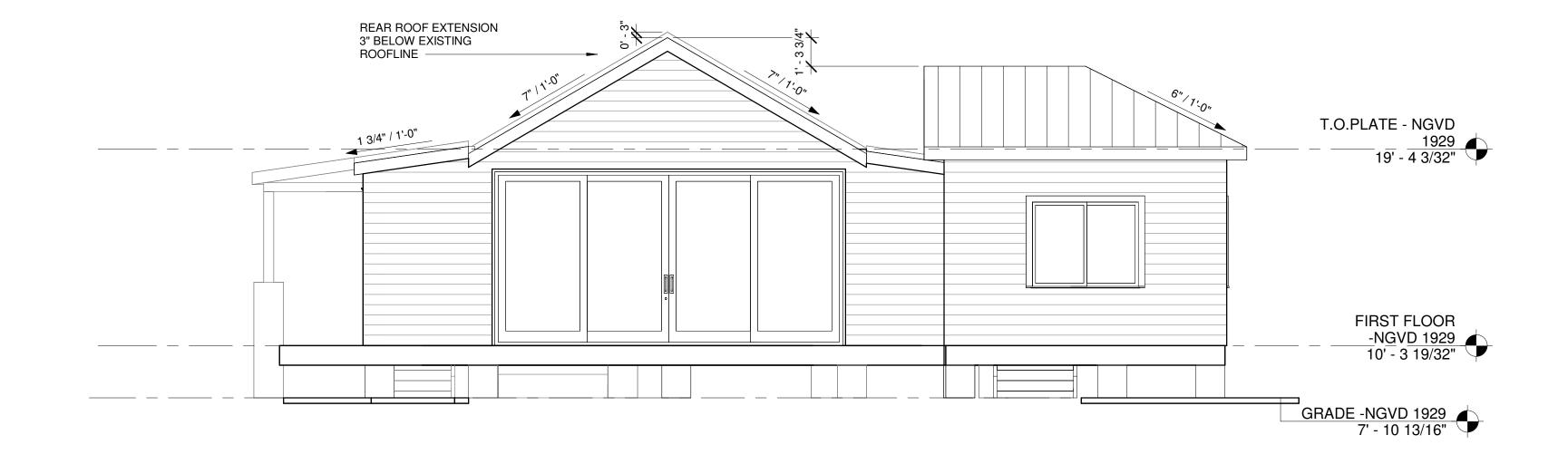
APPROVED BY: EHP





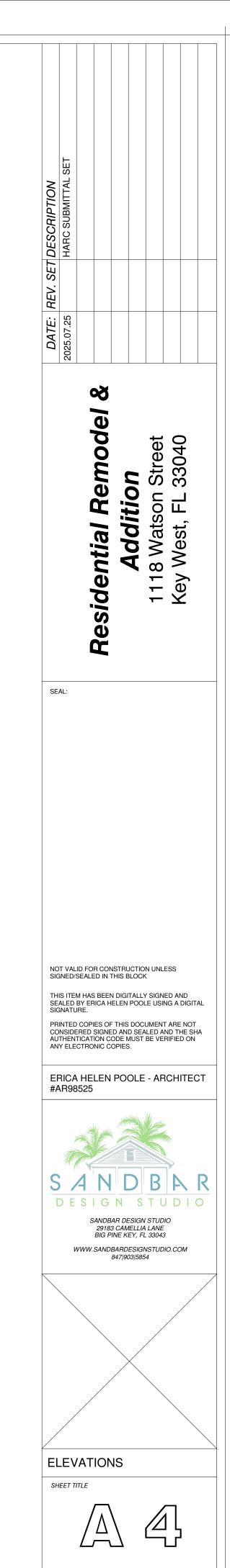






REAR ELEVATION - PROPOSED

1/4" = 1'-0"



PROJECT NO. DRAWN BY: EHP

APPROVED BY: EHP

SAI2025B



The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m. August 26, 2025, at City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW ADDITION AT REAR, NEW ACCESSORY STRUCTURE, NEW POOL, NEW POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF REAR SAWTOOTHS AND SHED ROOFS. DEMOLITION OF REAR SHED, CONCRETE PAD, AND CISTERN.


#1118 WATSON STREET

Applicant - Sandbar Design Studio Inc. Application #C2025-0074

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.citvofkevwest-fl.gov.

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

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



HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:				
BEFORE ME, the undersigned auti	nority, perso	onally app	eared	
depose and says that the following his/her knowledge and belief:				rn, on oati the best o
That a legal notice for Public Review Commission (HARC) was	Notice of He	earing of t	he Historic Arding address:	
Review Commission (HARC) W.	2025	Jack 1	33670	on the
This legal notice(s) contained a				
The property was posted to notic Architectural Review Commission 20 2.5.	ce a public he to be held o	earing befor	re the Key Wes	t Historic
The legal notice(s) is/are clearly property.	visible from	the public	5/26 street adjacen	t to the
The Certificate of Appropriatenes	s number for	this legal n	otice is	
2. A photograph of that legal notice	posted in th	e property	is attached her	eto.
Sig	ned Name	Arrant:		
Dái Ado	tross: Q!	21/25 2 Cae a	hom	
City Sta	te, Zip: H	33041	0	
The foregoing instrument was acknowled			day of	
By (Print name of Affiant) personally known to me or has produced identification and who did take an oath.	c Moto	my	who a	
NOTARY PUBLIC Sign Name: Takase Season Making Print Name: Takase Season Making				
Notary Public - State of Florid My Commission Expires: ##	sterz B	The section took	BIOCHOILEY 7	

PATRONIC DOMESTICS MODILEY Commission 9 141 adgger Copins Scienter 1, 2007

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00031820-000000 Account# 1032603 Property ID 1032603 10KW Millage Group

Location 1118 WATSON St, KEY WEST

Address

KW G G WATSON SUB I-209 LOT 9 SQR 6 TR 13 RR-543 COUNTY JUDGE DOCKET Legal Description 10-125-A OR1053-482 OR1607-349 OR1053-481 OR1161-2067 OR2857-802

OR3236-1596 OR3327-1432

(Note: Not to be used on legal documents.)

Neighborhood 6096 SINGLE FAMILY RESID (0100)

Property Class

Subdivision

05/68/25 Sec/Twp/Rng Affordable No

Housing



Owner

KW SUNSHINE HOMES LLC 2211 Medina Rd Ste 100 Medina OH 44256

Valuation

	2025 Preliminary			
	Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$180,320	\$200,965	\$192,342	\$202,205
+ Market Misc Value	\$1,202	\$1,202	\$1,202	\$1,202
+ Market Land Value	\$975,594	\$975,594	\$848,605	\$729,680
= Just Market Value	\$1,157,116	\$1,177,761	\$1,042,149	\$933,087
= Total Assessed Value	\$1,157,116	\$1,177,761	\$873,413	\$794,012
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,157,116	\$1,177,761	\$1,042,149	\$933,087

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$975,594	\$200,965	\$1,202	\$1,177,761	\$1,177,761	\$0	\$1,177,761	\$0
2023	\$848,605	\$192,342	\$1,202	\$1,042,149	\$873,413	\$0	\$1,042,149	\$0
2022	\$729,680	\$202,205	\$1,202	\$933,087	\$794,012	\$0	\$933,087	\$0
2021	\$544,236	\$176,391	\$1,202	\$721,829	\$721,829	\$0	\$721,829	\$0
2020	\$596,644	\$153,292	\$1,202	\$751,138	\$751,138	\$0	\$751,138	\$0
2019	\$584,550	\$146,992	\$1,202	\$732,744	\$732,744	\$0	\$732,744	\$0
2018	\$577,495	\$146,992	\$1,202	\$725,689	\$715,073	\$0	\$725,689	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,678,00	Square Foot	0	0

Buildings

Building ID	2498			Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION			Year Built	1933
Building Type	S.F.R R1 / R1			EffectiveYearBuilt	1999
Building Name				Foundation	WD CONC PADS
Gross Sq Ft	2065			Roof Type	GABLE/HIP
Finished Sq Ft	1378			Roof Coverage	METAL
Stories	1 Floor			Flooring Type	SFT/HD WD
Condition	GOOD			Heating Type	NONE with 0% NONE
Perimeter	180			Bedrooms	3
Functional Obs	s 0			Full Bathrooms	2
Economic Obs	0			Half Bathrooms	0
Depreciation 9	6 32			Grade	450
Interior Walls	WALL BD/WD WAL			Number of Fire PI	0
Code De	escription	Sketch Area	Finished Area	Perimeter	
CPU CO	OVERED PARKING UNFIN	200	0	0	
FLA FL	OOR LIV AREA	1,378	1,378	0	
OPF OF	P PRCH FIN LL	487	0	0	
TOTAL		2,065	1,378	0	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1144 SF	1
UTILITY BLDG	1964	1965	7×7	1	49 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/22/2025	\$1,250,000	Warranty Deed	2502030	3327	1432	03 - Qualified	Improved		
5/30/2017	\$100	Ouit Claim Deed	2125503	2857	802	11 - Unqualified	Improved	ALLISON EDNA A	

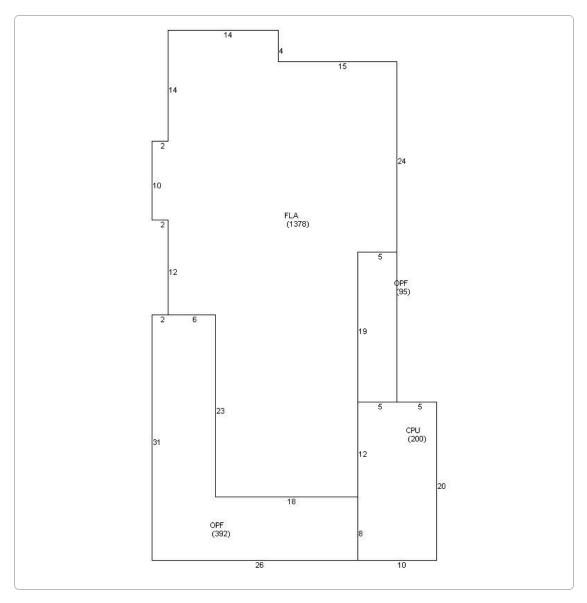
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
0000344	02/11/2000	Completed	\$3,060		ROOFING
E952532	08/01/1995	Completed	\$5,000		ELECTRICAL
P952541	08/01/1995	Completed	\$5,000		PLUMBING
A952378	07/01/1995	Completed	\$3,050		7 SQS GALV. V-CRIMP ROOF
B951685	05/01/1995	Completed	\$8.000		RENOVATIONS

View Tax Info

View Taxes for this Parcel

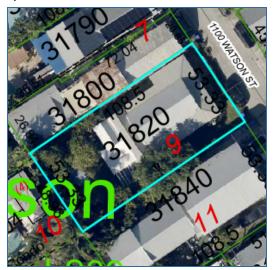
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> <u>Last Data Upload: 8/20/2025, 2:12:52 AM</u> Contact Us

