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**Historic Architectural Review Commission  
Staff Report for Item 7**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Casey Burtch  
Historic Preservation Planner II

**Meeting Date:** March 28, 2023

**Applicant:** Lorain Ramsey Matthews, Owner and Architect

**Application Number:** H2023-0007

**Address:** 219 Olivia Street

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**Description of Work**

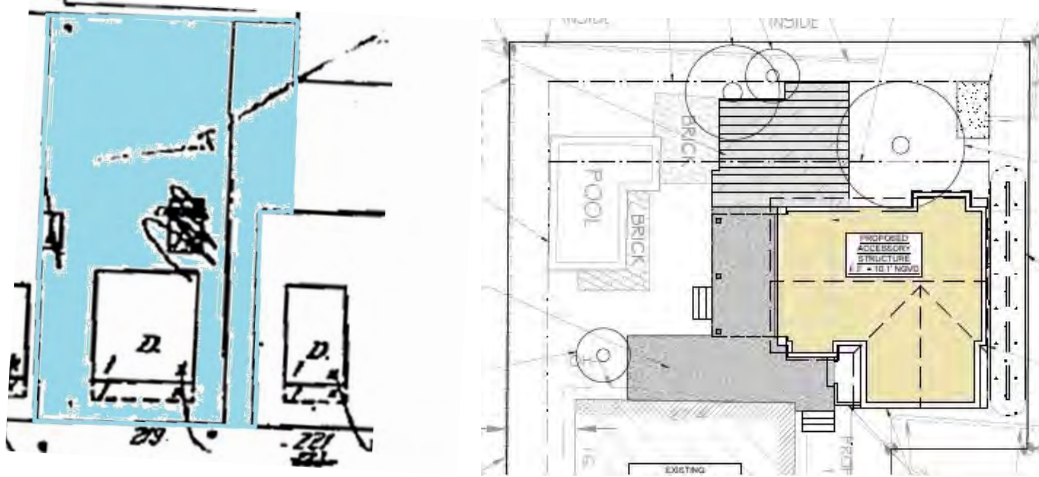
Demolition of existing non-historic shed and other non-historic site structures.

**Site Facts**

The building under review is a non-historic accessory structure in the historic district built circa 2000.



*The accessory structure under review, existing.*



*1962 Sanborn Map & Proposed new accessory structure.*



*West elevation of accessory structure under review and rear elevations.*



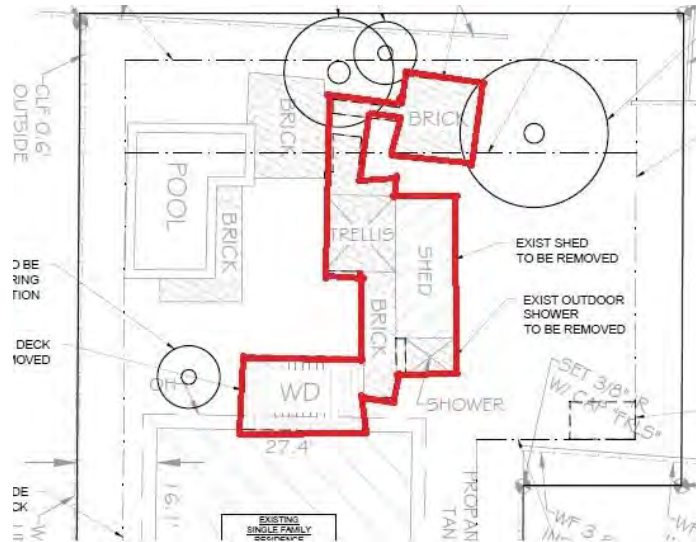
*East elevation of accessory structure under review.*

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of non-historic structures, including woodshed, trellis, outdoors shower, and wood deck. It is the staff's opinion that the proposed demolitions will be done for non-historic and non-contributing structures and elements. Staff opine that the proposed new construction of an accessory structure that will replace the existing structures meet guidelines for new construction of outbuildings.



*Areas proposed to be demolished.*

Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the structures under review are not important character defining features to the historic site.

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

The proposed structures to be demolished are not historic.

- (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 non-historic structures under review cannot be considered important elements that define the historic character of the site and neighborhood. The

proposed new design will be harmonious to the house and surrounding properties.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as the proposed replacements to structures to be demolished will have no adverse effect to the existing primary structure. The new accessory structure will be an appropriate design a would be harmonious with the historic primary house and surrounding properties. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# APPLICATION

FEB 27 2023

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS BY: TK

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA # 2023-0007	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	219 OLIVIA STREET, KEY WEST, FL 33040	
NAME ON DEED:	LORAIN RAMSEY MATTHEWS CHRISTOPHER R. MATTHEWS	PHONE NUMBER (617) 359-7721
OWNER'S MAILING ADDRESS:	115 CARLISLE STREET NEWTON, MA 02459	EMAIL LRMATTHEWS@PARTNERS.ORG
APPLICANT NAME:	LORAIN RAMSEY MATTHEWS	PHONE NUMBER (617) 359-7721
APPLICANT'S ADDRESS:	115 CARLISLE STREET NEWTON, MA 02459	EMAIL LRMATTHEWS@PARTNERS.ORG
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE FEBRUARY 27, 2023

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: THE PROJECT IS A <sup>NEW</sup> FREESTANDING WOOD FRAME STRUCTURE ON CONCRETE PIER FOUNDATIONS. MATERIALS INCLUDE WOOD LAP SIDING & V-CRIMP METAL ROOF. ACCESSORY STRUCTURE IS 600SF PLUS A 130SF COVERED PORCH. THE HEIGHT OF THE ROOF PEAK IS 24.61' NEVD (17.01' ABOVE GRADE). THE DIMENSIONS & LOCATION ARE SHOWN ON THE SUBMITTED DRAWINGS
MAIN BUILDING: THE MAIN EXISTING HOUSE IS A SINGLE STORY CONCH HOUSE WITH WOOD LAP SIDING AND A METAL V CRIMP ROOF. THE HOUSE WAS BUILT IN THE 1920S AND HAS A MIX OF DOUBLE-HUNG, CASEMENT AND AWNING WINDOWS. NO CHANGES TO THE MAIN BUILDING ARE PROPOSED IN THIS DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): APPLICATION.
FILLED OUT AND ATTACHED

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): THE PROJECT IS A <sup>NEW</sup> FREESTANDING ACCESSORY AT GOOSE. IT IS A ONE-STORY STRUCTURE TO HOUSE A BEDROOM, BATHROOM AND LIVING AREA. THE HEIGHT OF THE STRUCTURE WILL NOT EXCEED THE HEIGHT OF THE EXISTING MAIN HOUSE. <sup>THE PROJECT ALSO INCLUDES</sup> A 130SF COVERED PORCH.	
PAVERS: AREA OF PAVERS: MATERIALS: BRICK PAVERS AND CORNELINA STONE	FENCES: PERIMETER FENCING IS EXISTING
DECKS: NO DECK	PAINTING: NO PAINTS SELECTED AT THIS POINT; WE ASSUME HARC WILL REVIEW PRIOR TO PAINTING
SITE (INCLUDING GRADING, FILL, TREES, ETC): TREES IN THE NEW FOOTPRINT WILL BE RELOCATED. WE ARE SUBMITTING TREE RELOCATION PAPER - <sup>WORK</sup> SEPARATELY.	POOLS (INCLUDING EQUIPMENT): EXISTING DIPPING POOL SHOWN ON PLANS. POOL EQUIPMENT TO BE RELOCATED (SEE PLANS)
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): EXISTING PROPANE TANK + AC UNIT TO REMAIN. ADDING NEW TANKLESS HW HEATER (INSIDE STRUCTURE) AND NEW AC UNIT (LOCATION TBD)	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	219 OLIVIA STREET, KEY WEST, FL 33040
PROPERTY OWNER'S NAME:	LORAIN AND CHRISTOPHER MATTHEWS
APPLICANT NAME:	LORAIN MATTHEWS

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

 PROPERTY OWNER'S SIGNATURE	 CHRISTOPHER R. MATTHEWS	LORAIN RAMSEY MATTHEWS FEB. 27, 2023 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMOLITION OF A WOOD FRAME UTILITY SHED, ORIGINALLY BUILT IN 2000. THE SHED IS A NON-CONTRIBUTING STRUCTURE AND HAS BEEN DAMAGED BY BEES. DEMOLITION OF THIS SHED WILL MAKE WAY FOR THE PROPOSED NEW PROJECT.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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,

**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.

THE SHED WAS BUILT IN 2000 AND IT NOT AN IMPORTANT STRUCTURE IN DEFINING THE OVERALL HISTORIC CHARACTER OF THE NEIGHBORHOOD.

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

THE SHED IS NOT A HISTORIC STRUCTURE, IS DETACHED FROM THE MAIN HOUSE AND REMOVING IT WOULD NOT DESTROY THE RELATIONSHIP WITH THE 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.

THE SHED IS NOT AN HISTORIC BUILDING AND IT NOT AN ADDITION TO THE MAIN HOUSE. THE SHED IS A FREESTANDING OUTBUILDING. THE SHED DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE OR NEIGHBORHOOD.

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

THE SHED HAS NO ARCHITECTURAL OR HISTORIC SIGNIFICANCE, IS ~23 YRS OLD, AND IS NOT A CONTRIBUTING STRUCTURE.

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,

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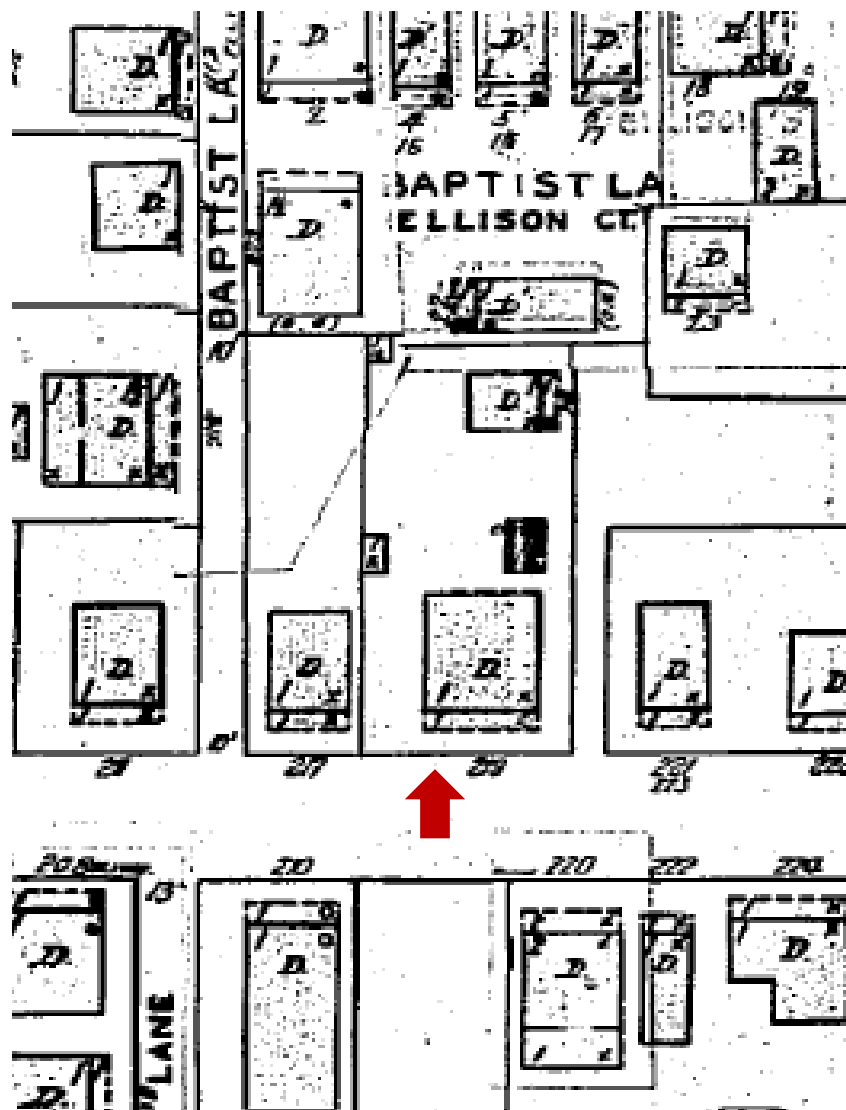
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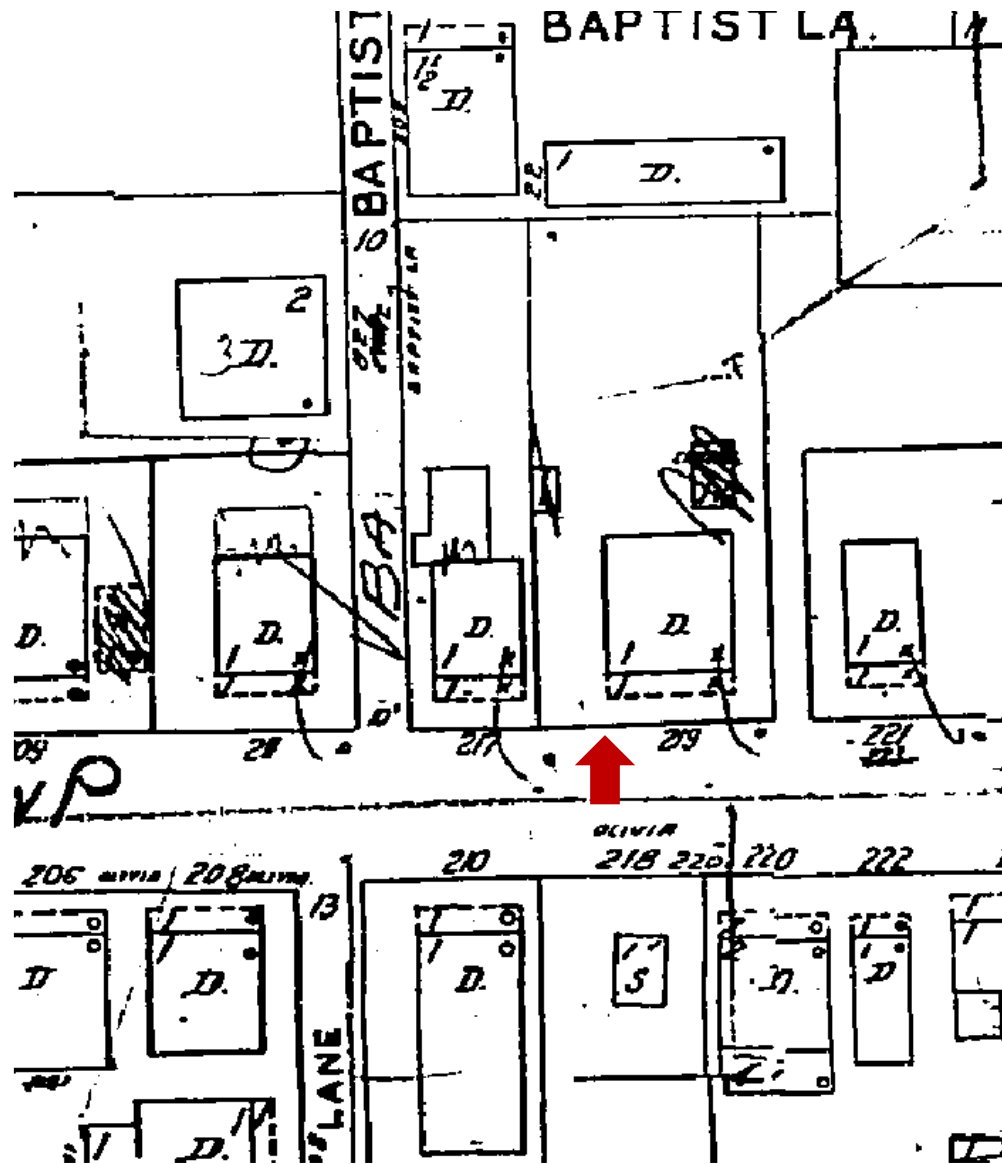
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# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





219 Olivia Street (South) Elevation of Existing Main House from Street



Existing Main House view from street looking north along east side of house



219 Olivia Rear (North) elevation of Existing Main House and Shed



219 Olivia Shed, built in 2000. Front (West) elevation. Located in rear yard.



219 Olivia Shed, built in 2000. Rear (east) elevation. Extensive bee damage.



219 Olivia, Rear yard behind shed. Looking south. Trees to be relocated.



# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S62°1'4'48"W ASSUMED  
ALONG THE CENTERLINE OF  
OLIVIA STREET.

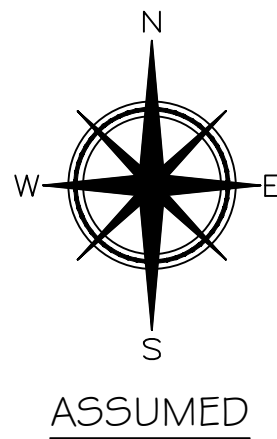
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
219 OLIVIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
ELEVATION: 6

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

## -LEGAL DESCRIPTION -

### FORMERLY DESCRIBED AS FOLLOWS:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West.

Commencing at a point on Olivia Street One Hundred and Fifty (150) feet and Six inches; from the corner of Olivia and Thomas Streets and running thence along Olivia Street in a Southwesterly direction Forty-Two (42) feet; thence at right angles in a Northwesterly direction Ninety-Seven (97) feet; thence at right angles in a Northeasterly direction Forty-Two (42) feet; thence at right angles in a Southeasterly direction Ninety-Seven (97) feet back to the Point of Beginning.

### (AND ALSO)

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West.

Commencing at point on Olivia Street One Hundred Ninety-Two (192) feet and six inches from the corner of Olivia and Thomas Streets and running thence along Olivia Street in a Southwesterly direction Sixteen (16) feet; thence at right angles in a Northwesterly direction Ninety-Seven (97) feet; thence at right angles in a Northeasterly direction Sixteen (16) feet; thence at right angles in a Southeasterly direction Ninety-Seven (97) feet back to the Point of Beginning.

### (LESS AND EXCEPT)

On the Island of Key West, Monroe County, Florida, and known as William A. Whitehead's map delineated in February, AD 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West; Commencing at a point on Olivia Street One Hundred Fifty feet and Six inches (150'-6") from the corner of Olivia and Thomas Streets and running thence along Olivia Street in a Southwesterly direction Ten (10) feet; thence at right angles in a Northwesterly direction Ninety Seven (97) feet; thence at right angles in a Northeasterly direction Ten (10) feet; thence at right angles in a Southeasterly direction Ninety Seven (97) feet to the Point of the Beginning.

### (AND ALSO)

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West, being a part of a 10 foot wide un-named alley way vacated by the City of Key West by resolution No. 18-379 and being more particularly described as follows:

Commencing at the intersection of the Westerly Right of Way line of Thomas Street and the Northerly Right of Way line of Olivia Street, thence N90°00'00"W along the Northerly Right of Way of Olivia Street a distance of 148.50 feet to the Southwesterly corner of the said vacated 10 foot wide alley way; thence N00°00'00"E and along the Westerly line of the said vacated 10 foot wide alley way for a distance of 46.25 feet to a point, said point being the Point of Beginning; thence N00°00'00"E and continuing along the Westerly line of the said vacated 10 foot wide alley way for a distance of 50.75 feet to a point; thence N90°00'00"W for a distance of 5.00 feet to a point on the centerline of the said vacated 10 foot wide alley way; thence S00°00'00"E along the centerline of the said vacated 10 foot wide alley way for a distance of 50.75 feet; thence N90°00'00"W for a distance of 5.00 feet back to the point of beginning. Containing 253.75 square feet more or less.

### (AND ALSO)

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West, and being more particularly described as follows:

Commencing at the intersection of the Westerly Right of Way line of Thomas Street and the Northerly Right of Way line of Olivia Street, thence N90°00'00"W along the Northerly Right of Way of Olivia Street a distance of 148.50 feet to the Southwesterly corner of the said vacated 10 foot wide alley way; thence N00°00'00"E and along the Westerly line of the said vacated 10 foot wide alley way for a distance of 46.25 feet to a point, said point being the Point of Beginning; thence N00°00'00"E and continuing along the Westerly line of the said vacated 10 foot wide alley way for a distance of 50.75 feet to a point; thence N90°00'00"W for a distance of 2.00 feet to the Northeasterly corner of lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida; thence S00°00'00"E along the Easterly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida, for a distance of 50.75 feet to a point; thence N90°00'00"E for a distance of 2.00 feet back to the point of beginning. Containing 101.50 square feet more or less.

### (AND ALSO)

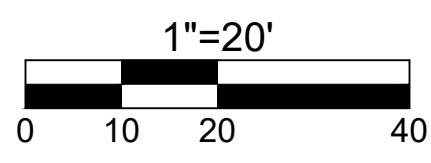
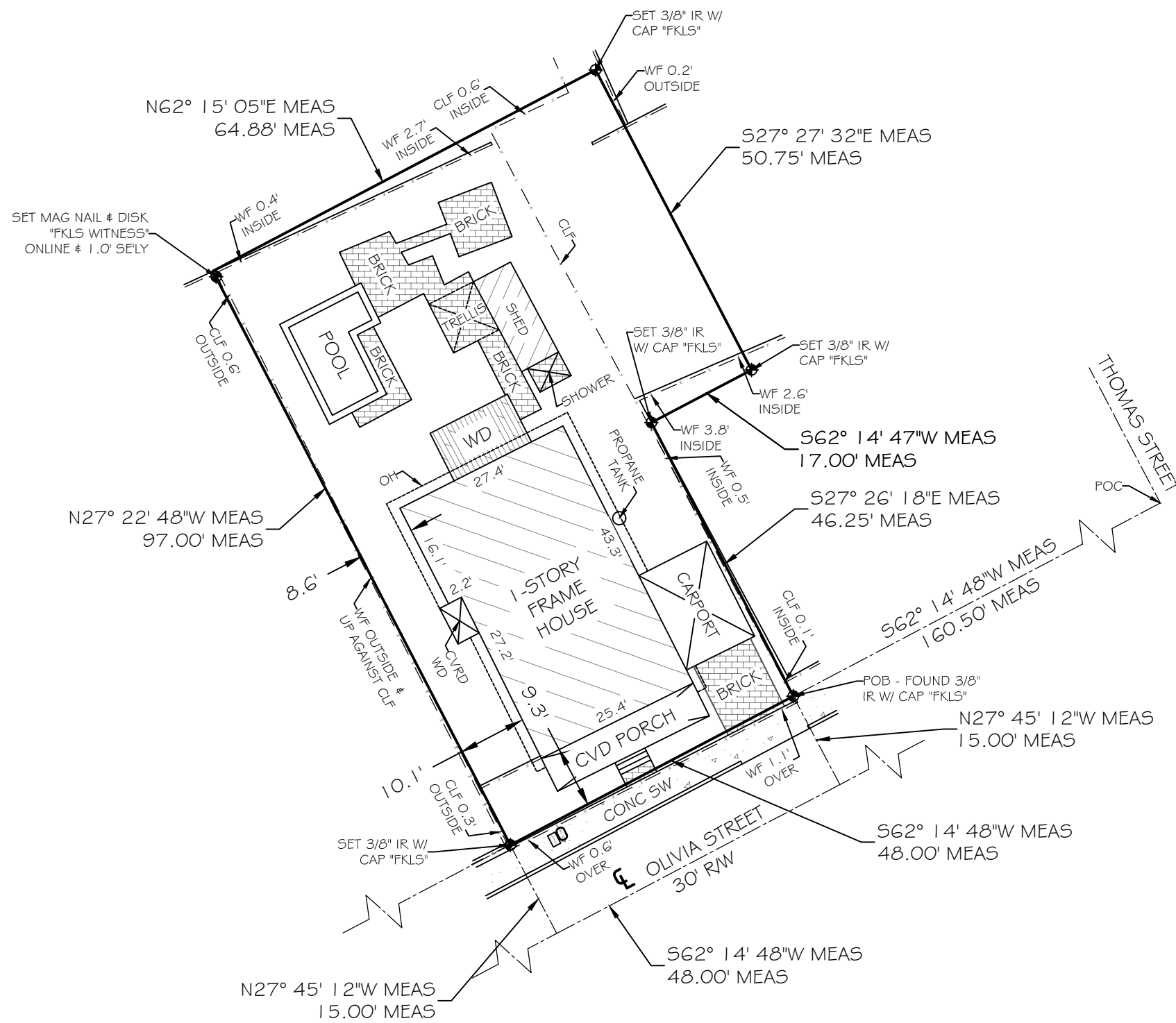
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Commencing at the intersection of the Westerly Right of Way line of Thomas Street and the Northerly Right of Way line of Olivia Street, thence N90°00'00"W along the Northerly Right of Way of Olivia Street a distance of 150.50 feet to the Southeasterly corner of lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida; thence N00°00'00"E along the Easterly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida, for a distance of 46.25 feet to a point, said point being the Point of Beginning; thence N90°00'00"W for a distance of 10.00 feet to a point on the Westerly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida; thence N00°00'00"E along the Westerly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida for a distance of 50.75 feet to the Northwesterly corner of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida; thence N90°00'00"E along the Northerly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida, for a distance of 10.00 feet to the Northwesterly corner of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida; thence S00°00'00"E along the Easterly boundary line of the said lands described in Official Records Book 1635, at Page 2062 of the Public Records of Monroe County, Florida for a distance of 50.75 feet back to the point of beginning. Containing 507.50 square feet more or less.

### NOW BEING DESCRIBED AS FOLLOWS: (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West, and being more particularly described as follows:

Commencing at the intersection of the Southwesterly Right of Way line of Thomas Street and the Northwesterly Right of Way line of Olivia Street, thence S62°1'4'48"W along the Northwesterly Right of Way of Olivia Street a distance of 160.50 feet to the Southeasterly corner of lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida; thence continue S62°1'4'48"W along the said Northwesterly Right of Way line of Olivia Street a distance of 48.00 feet to the Southwesterly corner of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida; thence N27°22'48"W along the Southwesterly boundary line of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida for a distance of 97.00 feet to the Northwesterly corner of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida; thence N62°1'5'05"E along the Northwesterly boundary line of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida, and the extension thereof, for a distance of 64.88 feet to a point on the centerline of a vacated 10 foot wide alley way; thence S27°27'32"E along the centerline of the said vacated 10 foot wide alley way for a distance of 50.75 feet; thence S62°1'4'47"W for a distance of 17.00 feet to a point on the Northeasterly boundary line of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida; thence S27°26'18"E along the said Northeasterly boundary line of the said lands described in Official Records Book 2842, at Page 1347 of the Public Records of Monroe County, Florida for a distance of 46.25 feet back to the Point of Beginning. Containing 5,512.98 square feet more or less.



TOTAL AREA = 5,512.98 SQFT±

### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊞ - WATER VALVE

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

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GLV = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = ROSE BBS                                  | PRC = POINT OF REVERSE CURVE         |
| C 4 G = 4" CONCRETE CURB & GUTTER | IR = IRON ROD                                  | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | LS = LANDSCAPING                               | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | MB = MAILBOX                                   | R = RADIUS                           |
| CL = CENTERLINE                   | MEAS = MEASURED                                | R/W = RIGHT OF WAY LINE              |
| CLF = CHAINLINK FENCE             | MF = METAL FENCE                               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MHWL = MEAN HIGH WATER LINE                    | TBM = TEMPORARY BENCHMARK            |
| CONC = CONCRETE                   | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK                    |
| CPP = CONCRETE POWER POLE         | NTS = NOT TO SCALE                             | TOS = TOP OF SLOPE                   |
| CVRD = COVERED                    | OH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| DEASE = DRAINAGE EASEMENT         | ORW = OVERHEAD WIRES                           | UE = UTILITY EASEMENT                |
| DELTA = CENTRAL ANGLE             | PC = POINT OF CURVE                            | UNR = UNREADABLE                     |
| DEISE = DRAINAGE EASEMENT         | PCC = POINT OF COMPOUND CURVE                  | WL = WOOD LANDING                    |
| ELEVATION                         | POB = POINT OF BEGINNING                       | WM = WATER METER                     |
| ENCL = ENCLOSURE                  | PK = PARKER KALON NAIL                         | WRAP = WOOD POWER POLE               |
| EP = EDGE OF PAVEMENT             | PI = POINT OF INTERSECTION                     | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FF = FINISHED FLOOR ELEVATION     |  | WV = WATER VALVE                     |
| FH = FIRE HYDRANT                 |  |                                      |
| FI = FENCE INSIDE                 |  |                                      |
| FND = FOUND                       |  |                                      |
| FO = FENCE OUTSIDE                |  |                                      |
| FOL = FENCE ON LINE               |  |                                      |


CERTIFIED TO -

Christopher Matthews and Loraine Matthews;  
Oropeza Stones & Cardenas;  
Fairway Independent Mortgage Corp.;  
Old Republic National Title Insurance;

SCALE:	1"=20'
FIELD WORK DATE:	04/13/2020
MAP DATE:	05/06/2020
REVISION DATE:	XXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	20-255

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED:   
ERIC A. ISAACS, #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# PROPOSED DESIGN

### SITE DATA

ZONING DISTRICT: HMDR  
 FLOOD ZONE: AE6  
 F.I.R.N. - COMMUNITY #120168; PANEL #12087C1516K; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW PT LOT2 SQR2 TR3

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION (2020) - RESIDENTIAL BUILDING CODE ASCE 7-16, ASCE 24-14

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V  
 RISK CATEGORY: II

THE FOLLOWING LOADINGS WERE USED:  
 FUTURE PROPOSED FLOOD ZONE: AE7 NAVD = 8.4 NGVD29  
 DESIGN FLOOD ELEVATION (D.F.E.) 8.4 + 1.0 = 9.4 NGVD29  
 WIND LOAD: 180 MPH (ASCE 7-16) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II  
 FLOOR LIVE LOAD: 40 PSF, FLOOR DEAD LOAD: 25 PSF, DECK LIVE LOAD: 60 PSF, DECK DEAD LOAD: 20 PSF  
 ROOF LIVE LOAD: 20 PSF, ROOF DEAD LOAD: 20 PSF  
 ASSUMED SOIL BEARING CAPACITY: 2,000 PSF

### INDEX OF DRAWINGS

T-1 - SITE PLAN/SITE DATA  
 A-1 - FLOOR PLAN  
 A-2 - ELEVATIONS  
 A-3 - ELEVATIONS

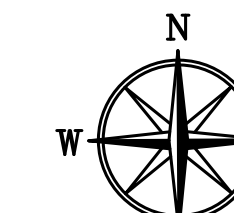
### GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE 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, THE FLORIDA BUILDING CODE, 7TH EDITION (2020), 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 SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH EDITION (2020) 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.

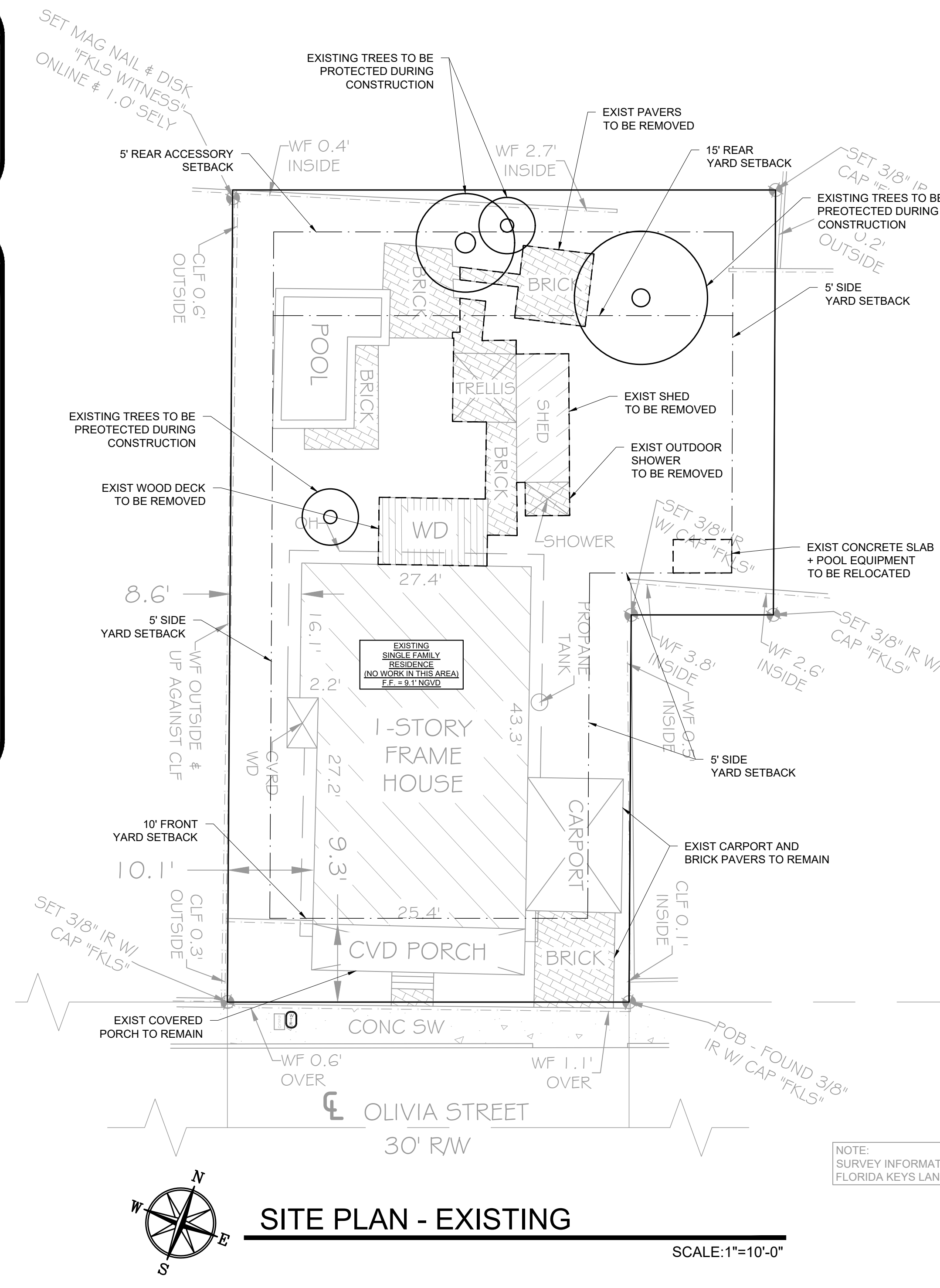
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
UPLAND LOT SIZE (SF)	5513	N/A	5513	
BUILDING AREA (SF)	1545	2205.2	2033	
BUILDING COVERAGE	28.0%	40.0%	36.88%	
IMPERVIOUS COVERAGE (SF)	2393	3307.8	3134	
IMPERVIOUS COVERAGE	43.4%	60.0%	56.8%	
OPEN SPACE (SF)	3120	1929.55	2379	
OPEN SPACE	56.6%	35.0%	43.2%	
BUILDING HEIGHT	N/A	30'-0"	+/- 16'-9"	ABOVE ADJACENT GRADE
FRONT YARD SETBACK	N/A	10'-0"	N/A	
SIDE YARD SETBACK	N/A	5'-0"	5'-0"	
ACCESSORY REAR YARD SETBACK	N/A	5'-0"	18'-0"	
REAR YARD SETBACK	N/A	15'-0"	N/A	

# ACCESSORY STRUCTURE

## 219 OLIVIA STREET KEY WEST, FLORIDA



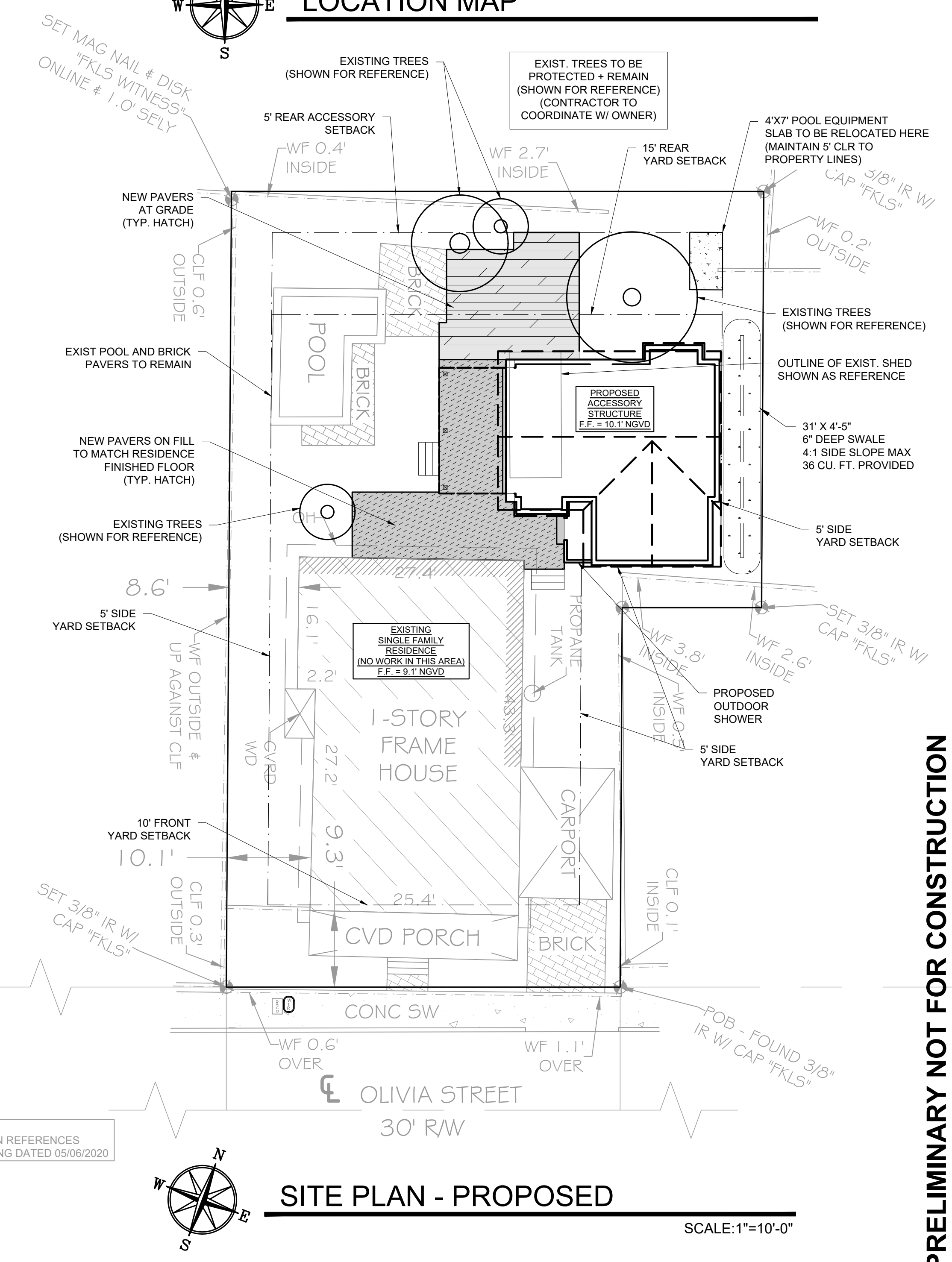
### LOCATION MAP



### SITE PLAN - EXISTING

SCALE: 1"=10'-0"

NOTE: SURVEY INFORMATION SHOWN REFERENCES FLORIDA KEYS LAND SURVEYING DATED 05/06/2020



### SITE PLAN - PROPOSED

SCALE: 1"=10'-0"

PRELIMINARY NOT FOR CONSTRUCTION

JUSTIN D. HENIKA  
 Florida P.E. NO. 86478  
 February 27, 2023

ORIGINAL: JANUARY 2023

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ACCESSORY STRUCTURE  
 219 OLIVIA STREET  
 KEY WEST, FL 33040

LORAIN MATHEWS  
 115 CARLISLE ST  
 NEWTON, MA 02459

JOB NO. 231003  
 DRAWN AJH  
 DESIGNED JDH  
 CHECKED JDH

SHEET T-1

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC  
 CERTIFICATE OF AUTHORIZATION No. 8579  
 Key West Office  
 1010 East West Street, Suite 202  
 Key West, Florida 33040  
 Tel: (305) 293-9440

**WOOD AND FRAMING NOTES**

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC #19%, NO. 2 DENSE.
- ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
- ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE CO. OR APPROVED EQUAL. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER SPECIFIED FASTENERS BEFORE LOADING.
- WOOD FRAMING MEMBERS SHALL BE FASTENED PER F.B.C. TABLE 2304.10.1. UNLESS NOTED OTHERWISE, DO NOT USE STAPLES AS FRAMING FASTENERS. ALL FASTENERS SHALL BE GALVANIZED U.N.O.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
  - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
  - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
- PROVIDE DOUBLE FLOOR JOIST MEMBERS, UNDER WALLS RUNNING PARALLEL WITH JOISTS, OR 2X6 MIN. BLOCKING AT 16" O.C. BETWEEN TWO JOIST MEMBERS WHEN WALL ALIGNS BETWEEN JOISTS.
- HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
- PROVIDE 1X4 PRESSURE TREATED FURRING AT 16" OC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE. FASTEN TO EACH TRUSS WITH (2) 8d RING SHANK NAILS.
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM)
- ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
- SEE PLANS FOR WALL STUD SIZE AND SPACING.
- ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
- HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
  - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", 2 X 6 N/A FOR EXTERIOR OPENINGS
  - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
  - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
  - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
- EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN) FOR GIRDER TRUSS AND BEAM BEARING POINTS
- WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
- FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
- FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVER CEILINGS, ETC.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
  - IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
- FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
- SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE. SELECT GRADE OF 3/4" X 6", NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 3/4" X 6's SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16d COMMON NAILS.
- PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA RATED "SHEATHING", IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 2" MINIMUM. GLUE AND FASTEN FLOOR DECKING TO FLOOR FRAMING WITH A MINIMUM OF 6d COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BOLTS AND THREADED ROD SHALL BE A MINIMUM OF A307 GRADE A, GALVANIZED. UNLESS NOTED OTHERWISE. SUPPLY ALL BOLTS W/ NUTS AND WASHERS MEETING ASTM A563 AND F844.
- WHEN STAINLESS STEEL BOLTS AND THREADED ROD IS SPECIFIED, THEY SHALL BE TYPE 304 OR 316, Fy=30ksi MIN.; PROVIDED WITH TYPE 304 OR 316 NUTS AND WASHERS. (DO NOT ALLOW CONTACT BETWEEN STAINLESS STEEL AND GALVANIZED PARTS)
- 10d NAILS SPECIFIED IN THIS PLAN REFER TO GALVANIZED 10d BOX NAILS (3"x0.128"), AND CAN BE SUBSTITUTED FOR 3"x0.131" GALVANIZED GUN NAILS (ROUND HEAD NAILS ONLY). NAILS SHALL BE STAGGERED AND HAVE A MIN. SPACING AND EDGE DISTANCE OF 2".
- STAINLESS STEEL FASTENERS MAY BE USED FOR INCREASED CORROSION RESISTANCE. STAINLESS STEEL SHALL NOT BE IN CONTACT WITH GALVANIZED STEEL.

DOOR SCHEDULE			
MARK	NOMINAL SIZE (WxH)	TYPE	WINDLOAD REQUIREMENTS (ASCE7-16) Vasd
01	15'-0" x 8'-0"	EUROWALL (OR EQUAL)	00.0 / +00.0
02	2'-8" x 8'-0"	OUTSWING	00.0 / +00.0
03	6'-0" x 8'-0"	SLIDING GLASS	00.0 / +00.0

WINDOW SCHEDULE			
MARK	NOMINAL SIZE (WxH)	TYPE	WINDLOAD REQUIREMENTS (ASCE7-16) Vasd
A	5'-6" x 4'-10"	DOUBLE CASEMENT	00.0 / +00.0
B	2'-0" x 5'-2"	CASEMENT	00.0 / +00.0
C	3'-6" x 5'-2"	DOUBLE CASEMENT	00.0 / +00.0
D	5'-2" x 5'-2"	FIXED	00.0 / +00.0
E	(3) 2'-8" x 8'-0"	FIXED	00.0 / +00.0
F	6'-5" x 5'-2"	FIXED	00.0 / +00.0

WINDOW "A" TO MEET EGRESS REQUIREMENTS (F.B.C. R310)

**SITE DRAINAGE CALCULATIONS**

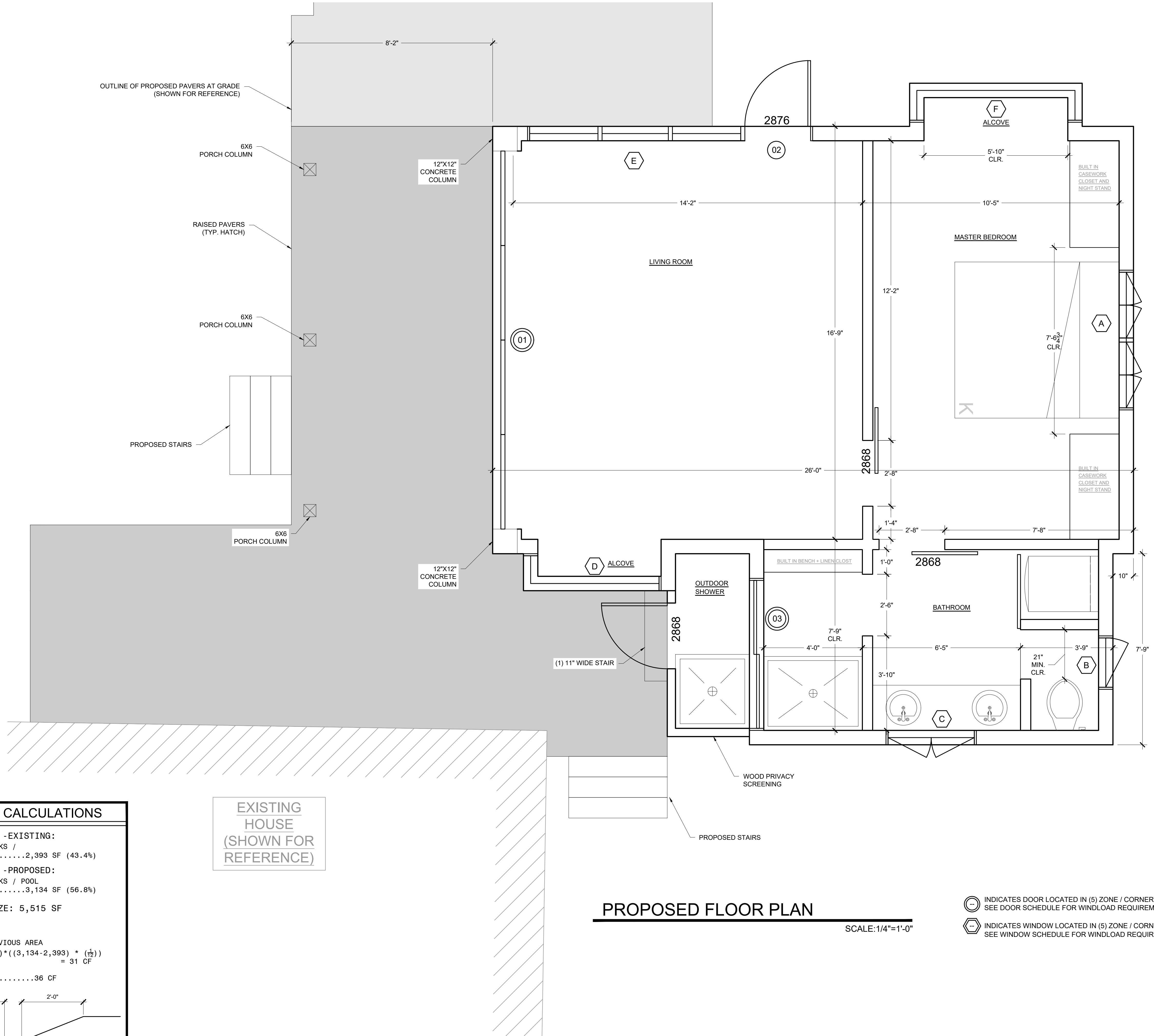
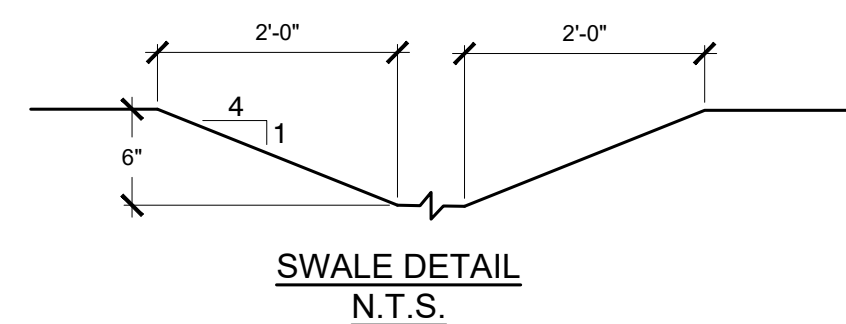
IMPERVIOUS COVERAGE -EXISTING:  
 BUILDING AREA / SIDEWALKS / COVERED PORCH(S) .....2,393 SF (43.4%)

IMPERVIOUS COVERAGE -PROPOSED:  
 BUILDING AREA / SIDEWALKS / POOL COVERED PORCH(S) .....3,134 SF (56.8%)

TOTAL UPLAND LOT SIZE: 5,515 SF

1 INCH OVER ADDED IMPERVIOUS AREA  
 CUBIC FT. REQUIRED (50%) \* (3,134 - 2,393) \* (1/2) = 31 CF

CUBIC FT. PROVIDED.....36 CF



**PROPOSED FLOOR PLAN**

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

- ⊙ INDICATES DOOR LOCATED IN (5) ZONE / CORNER ZONE SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS
- ⊞ INDICATES WINDOW LOCATED IN (5) ZONE / CORNER ZONE SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

**PRELIMINARY NOT FOR CONSTRUCTION**

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC**  
 Key West Office: 1010 East Key West Blvd., Suite 202, Key West, Florida 33040, Tel: (305) 293-3440  
 JUSTIN D. HENIKA, Florida P.E. NO. 86478, February 27, 2023  
 ORIGINAL: JANUARY 2023  
 REVISIONS: 1, 2, 3, 4, 5, 6  
 ACCESSORY STRUCTURE: 219 OLIVIA STREET, KEY WEST, FL 33040  
 LORAIN MATHEWS, 115 CARLISLE ST, NEWTON, MA 02459  
 JOB NO. 231003, DRAWN AJH, DESIGNED JDH, CHECKED JDH, SHEET A-1



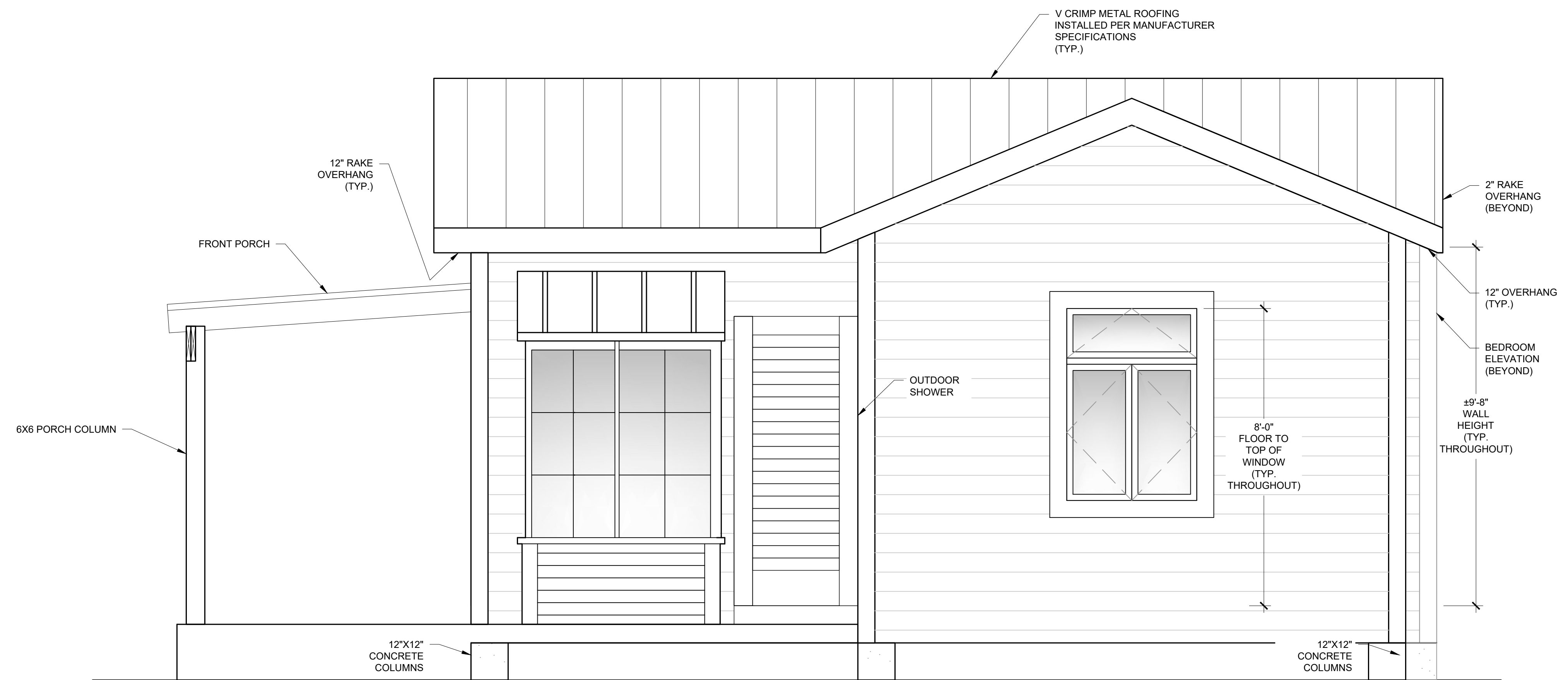
EXIST BUILDING HEIGHT = ±24.5' NGVD  
 (±18.9' ABOVE GRADE)  
 MAX. ROOF PEAK ELEV. = 24.5' MGVD  
 (±16.9' ABOVE GRADE)

FINISHED FLOOR = 9.6' NGVD  
 D.F.E. = 9.34' NGVD  
 EXIST. HOUSE FINISHED FLOOR = 9.1' NGVD  
 (SHOWN FOR REFERENCE)  
 FUTURE PROPOSED  
 B.F.E. [AE7] = 8.34' NGVD  
 EXIST. GRADE = ±7.6' NGVD



**WEST ELEVATION - PROPOSED**

SCALE: 1/2" = 1'-0"



**SOUTH ELEVATION - PROPOSED**

SCALE: 1/2" = 1'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC.  
 CERTIFICATE OF AUTHORIZATION No. 8579  
 Key West Office  
 1010 East Duval Street, Suite 202  
 Key West, Florida 33940  
 Tel: (305) 293-9440

JUSTIN D. HENIKA  
 Florida P.E. NO. 86478  
 February 27, 2023

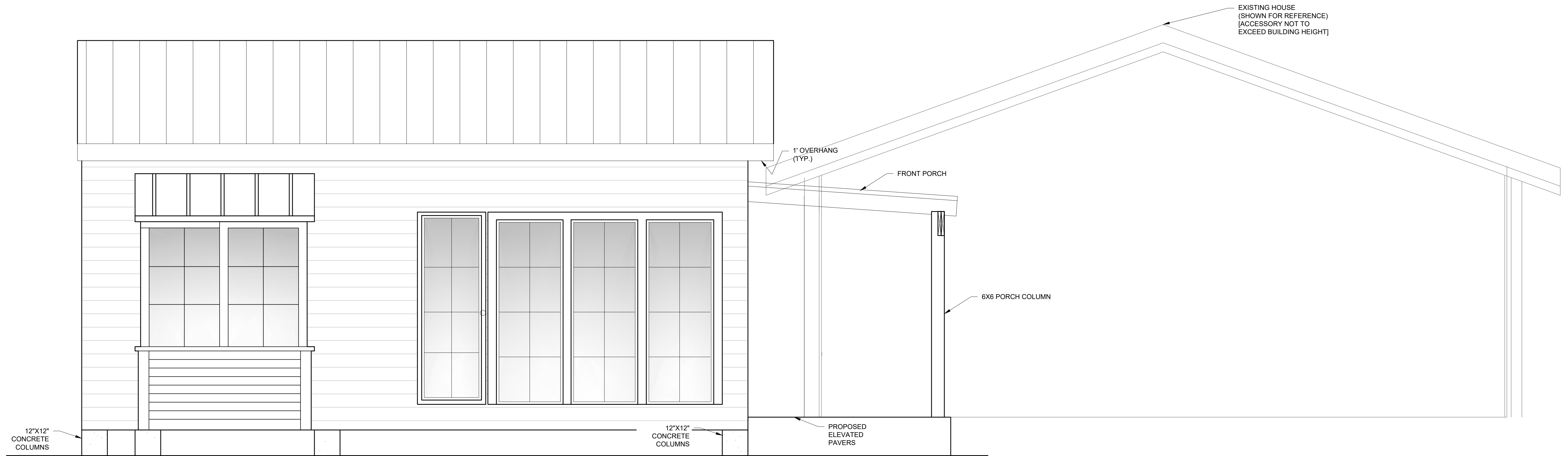
REVISIONS:	DATE	DESCRIPTION
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ACCESSORY STRUCTURE  
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 KEY WEST, FL 33040

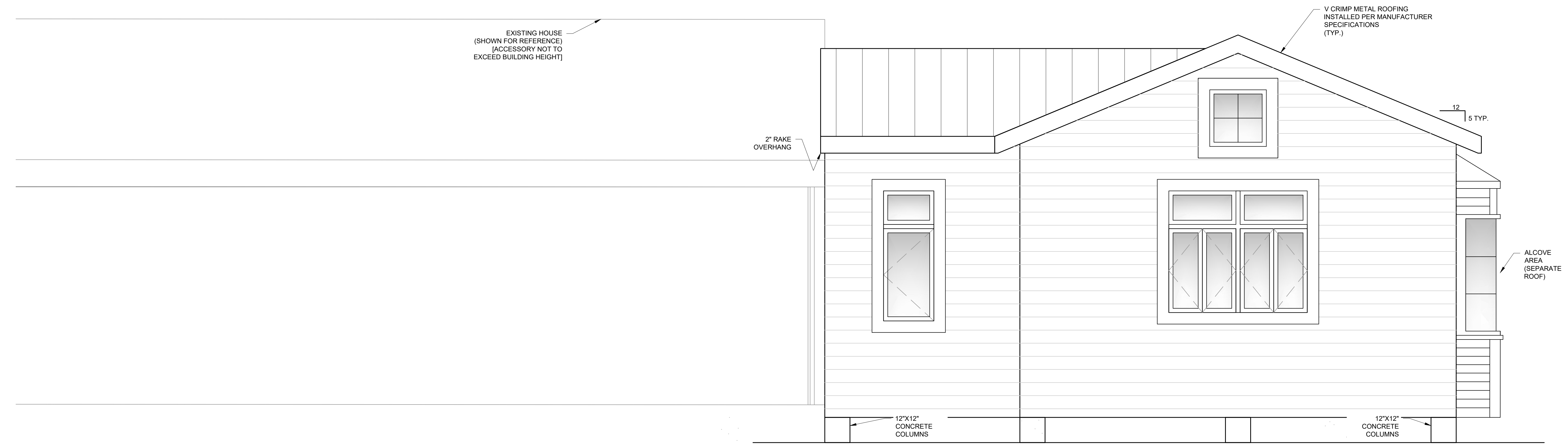
LORAIN MATHEWS  
 115 CARLISLE ST  
 NEWTON, MA 02459

JOB NO. 231003  
 DRAWN AJH  
 DESIGNED JDH  
 CHECKED JDH

SHEET A-2



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



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

**PRELIMINARY NOT FOR CONSTRUCTION**

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING**  
& DEVELOPMENT, INC  
CERTIFICATE OF AUTHORIZATION No. 8579

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**ACCESSORY STRUCTURE**  
219 OLIVIA STREET  
**KEY WEST, FL 33040**

**LORAIN MATHEWS**  
115 CARLISLE ST  
NEWTON, MA 02459

JOB NO. 231003  
DRAWN AJH  
DESIGNED JDH  
CHECKED JDH

SHEET A-3

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 28, 2023, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY ACCESSORY STRUCTURE AND NEW COVERED PORCH AT REAR OF HOUSE. DEMOLITION OF NON-HISTORIC SHED AND NON-HISTORIC SITE STRUCTURES.**

**#219 OLIVIA STREET**

**Applicant – Lorain Ramsey Matthews, Owner    Application #H2023-0007**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 219 OLIVIA STREET, KEY WEST, FL 33040 on the 13 day of MARCH, 2023.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MARCH 28, 2023.

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

The Certificate of Appropriateness number for this legal notice is H2023-0007.

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

Signed Name of Affiant:

[Signature]  
Date: MARCH 13, 2023  
Address: 219 OLIVIA ST.  
City: KEY WEST  
State, Zip: FL 33040

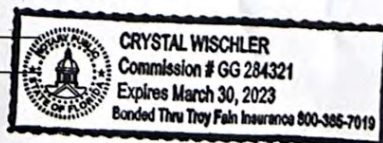
The foregoing instrument was acknowledged before me on this 13<sup>th</sup> day of March, 2023.

By (Print name of Affiant) Lorain Matthews who is personally known to me or has produced MH ID S 05401729 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)  
My Commission Expires: 3/30/23



219



**Public Meeting Notice**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, WILL HOLD A PUBLIC MEETING TO CONSIDER THE PROPOSITIONS SET FORTH AT THE MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ON THE 15TH DAY OF APRIL, 2011, AT 10:00 A.M. IN THE BOARD ROOM, 1000 G STREET, SAN DIEGO, CALIFORNIA 92101.

FOR FURTHER INFORMATION, CONTACT THE COUNTY CLERK'S OFFICE AT (619) 491-2200.

# PROPERTY APPRAISER INFORMATION

**Disclaimer**

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

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

**Summary**

Parcel ID 00014550-000000  
 Account# 1014931  
 Property ID 1014931  
 Millage Group 11KW  
 Location 219 OLIVIA St, KEY WEST  
 Address  
 Legal KW PT LOT2 SQR2 TR3 E6-60 G17-393 OR1246-71 OR1246-969/71  
 Description OR1249-797/98 OR1275-680/88A OR1275-689/90 OR1279-1159/70  
 OR1572-2404 OR1607-1371/72 OR1635-2062 OR1645-2440/41 OR2557-1403/06 OR2575-846/49 OR2842-1347/49 OR2908-13/15 OR2997-0257 OR3023-1328 OR3044-0531  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

MATTHEWS CHRISTOPHER R  
 113 Carlisle St  
 115  
 Newton MA 02459

MATTHEWS LORAIN RAMSEY  
 113 Carlisle St  
 115  
 Newton MA 02459

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$352,556	\$286,381	\$307,787	\$284,645
+ Market Misc Value	\$18,630	\$11,874	\$12,302	\$12,729
+ Market Land Value	\$684,080	\$554,660	\$536,171	\$509,553
= Just Market Value	\$1,055,266	\$852,915	\$856,260	\$806,927
= Total Assessed Value	\$941,027	\$852,915	\$856,260	\$806,927
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,055,266	\$852,915	\$856,260	\$806,927

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$554,660	\$286,381	\$11,874	\$852,915	\$852,915	\$0	\$852,915	\$0
2020	\$536,171	\$307,787	\$12,302	\$856,260	\$856,260	\$0	\$856,260	\$0
2019	\$509,553	\$284,645	\$12,729	\$806,927	\$806,927	\$0	\$806,927	\$0
2018	\$517,933	\$305,473	\$13,157	\$836,563	\$836,563	\$0	\$836,563	\$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
RES SUPERIOR DRY (01SD)	5,519.00	Square Foot	48	97



**Buildings**

Building ID	1044	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1430	Foundation	WD CONC PADS
Finished Sq Ft	1150	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	142	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	150	0	50
OPX	EXC OPEN PORCH	130	0	62
FLA	FLOOR LIV AREA	1,150	1,150	194
TOTAL		1,430	1,150	306

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1993	1994	1	96 SF	3
FENCES	1996	1997	1	72 SF	2
FENCES	2000	2001	1	180 SF	2
FENCES	2000	2001	1	192 SF	2
BRICK PATIO	1993	1994	1	329 SF	4
WOOD DECK	2000	2001	1	84 SF	2
RES POOL	2000	2001	1	96 SF	5
FENCES	2021	2022	1	660 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/28/2020	\$100	Quit Claim Deed	2281732	3044	0531	11 - Unqualified	Improved		
5/18/2020	\$1,035,000	Warranty Deed	2266847	3023	1328	01 - Qualified	Improved		
11/26/2019	\$0	Quit Claim Deed	2246703	2997	0257	30 - Unqualified	Improved		
5/22/2018	\$950,000	Warranty Deed	2170197	2908	13	30 - Unqualified	Improved		
2/28/2017	\$950,000	Warranty Deed	2113339	2842	1347	37 - Unqualified	Improved	BAIER MICHAEL W DECLARATION OF TRUST 5/18/2000	
5/29/2012	\$0	Warranty Deed		2575	846	11 - Unqualified	Improved		
2/14/2012	\$100	Warranty Deed		2557	1403	11 - Unqualified	Improved		
4/21/1999	\$250,000	Warranty Deed		1572	2404	Q - Qualified	Improved		
9/1/1993	\$72,000	Warranty Deed		1275	0689	Q - Qualified	Improved		

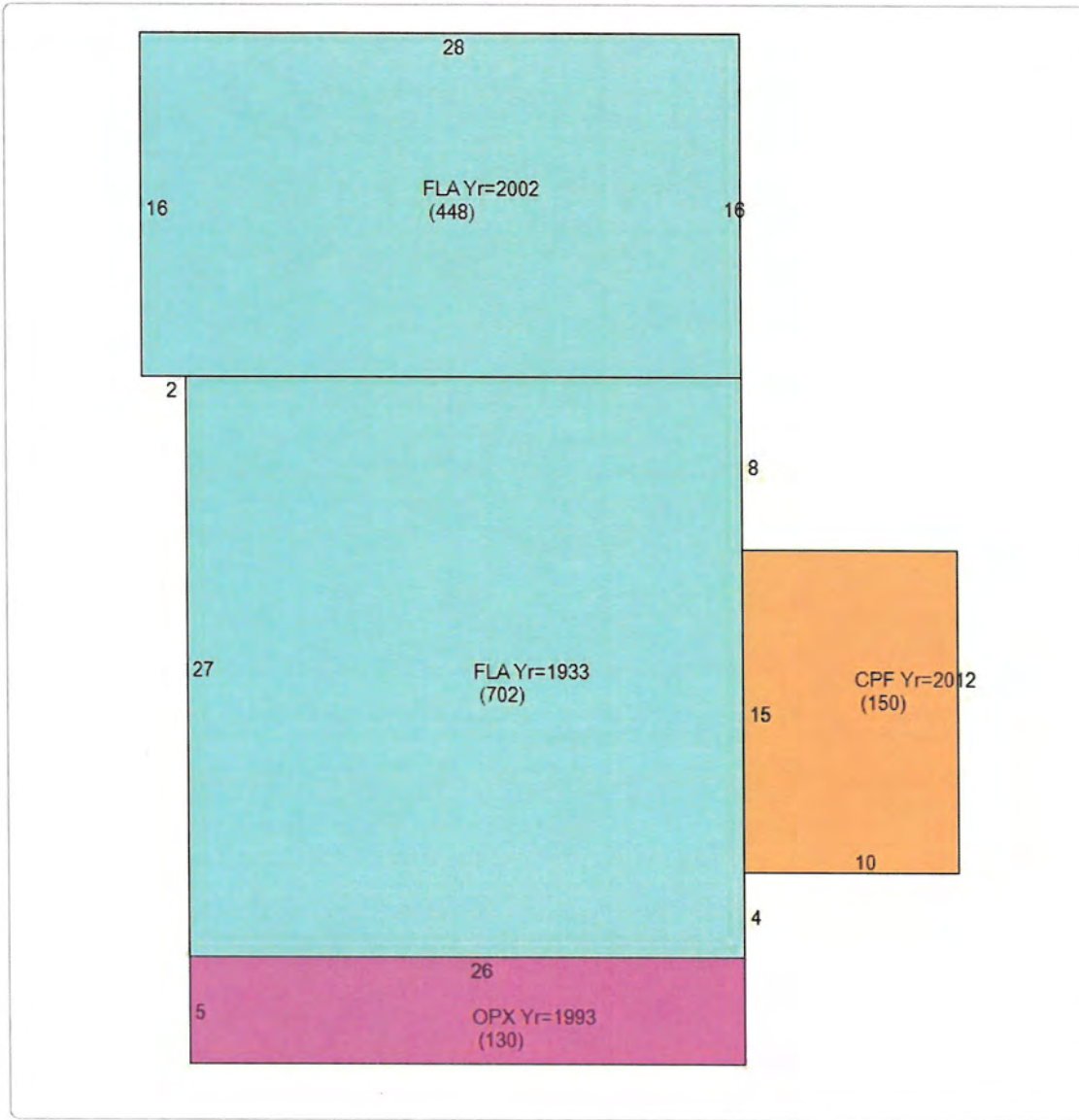
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-1211	6/15/2021	5/13/2021	\$6,000	Residential	Install wooden stockade fence between properties. 6' feet tall
11-1317	4/25/2011	7/12/2011	\$1,920		REPLACE 3X20 OF SIDING
11-0140	1/20/2011	7/12/2011	\$5,000		REPLACE EXISTING CARPORT 12X20
11-0141	1/20/2011	7/12/2011	\$2,000		INSTALL METAL ROOF FOR NEW CARPORT
02-2513	12/18/2002	1/1/2003	\$118,000		ADDITION
0001225	5/15/2000	11/22/2000	\$5,000		CHANGE WINDOWS/FENCE
0000390	2/23/2000	11/22/2000	\$13,500		POOL
9901359	4/26/1999	11/22/2000	\$5,000		INT.RENOVATIONS & AC

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



