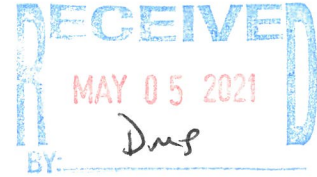


Application



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1617 White Street

Zoning District: SF

Real Estate (RE) #: 00059580-000200

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Van D. Fischer, Esq./VDF LAW, PLLC Mailing Address: 626 Josephine Parker Dr. Suite 205

City: Key West, FL 33040 State: Zip: Home/Mobile Phone:

Office: 305-849-3893 Fax:

Email: van@vdf-law.com

PROPERTY OWNER: (if different than above)

Name: Steel City Motors LLC Mailing Address: 9925 Jourdan Way

City: Dallas, TX 75230 State: Zip: Home/Mobile Phone:

Office: Fax:

Email:

Description of Proposed Construction, Development, and Use:

Variance required per Planning Department for permit 2021-0583 which will resolve code case 2020-01335.

See attached pages for detailed description.

List and describe the specific variance(s) being requested:

Existing nonconforming Impervious area of 61.9% which will be reduced to 61.7% which will require a 11.7% variance to 50% code limit.

The proposed project will reduce the existing nonconforming impervious area.

Building coverage area of 35.6% which will require a 0.6% variance to the 35% code limit.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents:

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE-7			
Size of Site	12,440 sq ft			
Height	25' + 5'			N/A
Front Setback	30'			N/A
Side Setback	5'			N/A
Side Setback	5'			N/A
Street Side Setback				N/A
Rear Setback	5'			N/A
F.A.R				N/A
Building Coverage	35%	34.5%	35.6%	0.6%
Impervious Surface	50%	61.9%	61.7%	11.7%
Parking				N/A
Handicap Parking				N/A
Bicycle Parking				N/A
Open Space/ Landscaping	35% (minimum)	38%	38.2%	none - conforming
Number and type of units				N/A
Consumption Area or Number of seats				N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

See attached pages for detailed description.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

See attached pages for detailed description.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

See attached pages for detailed description.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

See attached pages for detailed description.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

See attached pages for detailed description.

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- 📄 Correct application fee, made payable to “City of Key West.”
- 📄 Pre-application meeting form Permit application review and discussions with staff substitute for form
- 📄 Notarized verification form signed by property owner or authorized representative.
- 📄 Notarized authorization form signed by property owner, if applicant is not the owner.
- 📄 Copy of recorded warranty deed
- 📄 Monroe County Property record card
- 📄 Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- 📄 Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- 📄 Floor plans
- 📄 Any additional supplemental information necessary to render a determination related to the variance request.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

See attached pages for detailed description.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

See attached pages for detailed description.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Background and Description of Proposed Project

Owner was cited on November 5, 2020, for unpermitted construction on an existing shed, case number CC2020-01335. Work immediately stopped and Owner retained Van D. Fischer, Esq., and Seth Neal, Architect, to assist with resolving the violation.

The original scope of the project was to simply repair the existing dilapidated shed so that it would be usable again. However, after Owner received the notice of violation and discussed the matter with attorney and architect, the scope of the project was completely changed to an accessory guest cottage. The impetus for the modification being that the permitting process would be the same for a shed as it would be for converting the shed into an accessory guest cottage. As such, the actual proposed project is not an application for an after the fact shed repair permit, but rather an application for the proposed guest cottage.

It is important to note that the existing shed is nonconforming with regard to setbacks. The proposed guest cottage will be conforming in all code requirements except for the two requirements which are the basis of this variance request. Also, the initial proposed reduction of the carport was not desired by Owner, but intended to avoid the need for a variance and to speed along the permitting process for the guest cottage. However, given that a variance is necessary for the impervious area, there was no longer a compelling reason to reduce the carport by 85 square feet.¹

Legally Cognizable Hardship

The current Owner of the subject property did not create the underlying hardship which requires this variance request. At the time the property was developed the lot was approximately 24,346 square feet in area and the impervious surface area and building coverage area were nowhere near the code limits. However, the lot was split on April 29, 2019 as evidenced by the Warranty Deed recorded in book 2961, page 1528 of the Official Records of Monroe County, Florida (a true and accurate copy of said deed is attached hereto). As a result of the lot split, the size of the subject property was reduced to approximately 12,440 square feet in area. The current Owner purchased the property on April 6, 2020, as recorded in the Warranty Deed recorded in book 3018, page 650, of the Official Records of Monroe County, Florida (a true and accurate copy of said deed is attached hereto).

Unfortunately, the lot split created a nonconformity for the impervious area ratio. Prior to the lot split, the impervious area was approximately 31.7% and after the lot split the percentage doubled to the current 61.9%. With regard to building coverage the percentage prior to the lot split was approximately 17.7% and after the lot split it doubled to 34.5%.

¹ While reducing the carport by 85 square feet sounds simple on paper, it would actually require a near complete reconstruction of the carport because of the need to re-engineer the structure and roof.

The legally cognizable hardship regarding impervious area is self-evident as the current nonconforming impervious area is 61.9%. Here, the proposed project will reduce the impervious area to 61.7% and require a variance of 11.7% to the 50% code limit. The existing building coverage amount also constitutes a legally cognizable hardship because a literal application of the code limit of 35% would create an unnecessary hardship. The unnecessary hardship being that the Owner would be denied its constitutional right to improve the property to enhance its value. "The **constitutional right** to own private property includes at least three aspects: (1) the right to use the property, (2) **the right to improve the property to enhance its value**, and (3) the right to transfer or alienate the property." Department of Transp. v. Weisenfeld, 617 So.2d 1071, 1086 (Fla. 5th DCA 1993)(emphasis added). Here, the proposed project requires a mere 0.6% variance to the 35% code limit which will be unnoticeable on the property. Section 90-391, Key West Code, expressly authorizes the Planning Board to grant variances such as this one when "a literal enforcement of the land development regulations would result in unnecessary hardship."

- (1) **Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

Please refer to Legally Cognizable Hardship section above. In sum, the original lot was basically split in half in 2019 which caused the various site calculations (e.g. impervious area, building coverage) to essentially double. It is not reasonably feasible to reduce the existing impervious area or building coverage without causing substantial, unnecessary hardship to Owner. Further, a literal enforcement of the land development regulations would create an unnecessary hardship because it would deny Owner its constitutional right to improve the property to enhance its value.

- (2) **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

Please refer to Legally Cognizable Hardship section above. The reduction of lot area occurred prior to the current Owner and the Owner did not create the nonconforming conditions. The variance requested for impervious area is actually a net reduction in the existing impervious area, and the variance requested for building coverage is for 85 square feet which amounts to a statistically insignificant 0.6% variance request.

- (3) **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

No special privileges would be conferred. The proposed accessory structure will not increase the existing impervious area as noted by the City's Engineering Department in its review notes. The proposed project will resolve setback nonconformities and reduce impervious area with only a

0.6% variance needed for building coverage. The net result of the proposed project will be a reduction of existing nonconformities and a greater overall code conformity on the site than currently exists.

- (4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

Please refer to Legally Cognizable Hardship section above. The existing nonconforming impervious area cannot be cured without substantial demolition of the property. However, the proposed project will reduce the current amount of impervious area which is an improvement. Likewise, if the land development regulations are literally enforced, the existing building coverage would limit building coverage to a mere 55 additional square feet. Such a literal limitation would cause unnecessary hardship and be contrary to the constitutional right of Owner to improve the property. Further, the requested variance of 0.6%, or 85 square feet, is very minimal and commensurate with the property and surrounding neighborhood.

- (5) Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The requested variances are the minimum required to make possible the reasonable use of the land proposed. The result of granting the variances will be a net reduction in nonconformities on the property which is an improvement to the existing conditions. There will be a decrease in existing impervious area, an elimination of nonconforming setbacks, and the requested 0.6% variance to building coverage is the minimum required to allow for the reasonable use of the land and structure proposed.

- (6) Not injurious to the public welfare. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

As described above, the proposed project will result in a net reduction of nonconformities on the property. Such a reduction of nonconformities is in harmony with the intent and purpose of the land development regulations. Denial of the requested variances would be contrary to the intent and purpose of the land development regulations which strives to reduce nonconformities over time. The requested variances are appropriate in this instance because granting the variances will avoid unnecessary hardship and result in a net reduction of nonconformities. The requested variances will not be injurious to the public welfare as the variances will only affect Owner's property.

- (7) Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other properties is not the basis of this variance request. The proposed project involves use of Owner's property allowed as-of-right under the land development regulations.

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the
City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 19-188
Consideration: \$3,285,000.00

05/01/2019 9:32AM
DEED DOC STAMP CL: Brit \$22,995.00

Doc# 2217864
Bk# 2961 P# 1528

Parcel Identification No. 00059580-000200

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of April, 2019 between William H. Fehr and Holly A. Fehr, as husband and wife whose post office address is 28885 Summit Ranch Drive, Golden, CO 80401 of the County of Jefferson, State of Colorado, grantor*, and Robert H. Vannuccini, a married man whose post office address is 1617 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

*BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as a part of Tract 28, but now better described by metes and bounds as follows:
COMMENCE at the intersection of the Northwesterly right of way line of Atlantic Boulevard with the Northeasterly right of way line of White Street and run thence Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning, said point being the Southerly corner of the lands described in Official Record Book 2756 at Page 1699 of the Public Records of Monroe County, Florida; thence continue Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 100.80 feet to the Westerly corner of the said lands; thence Northeasterly with a deflection angle of 90°02'55" to the right and along the Northwesterly boundary line of said lands, for a distance of 123.24 feet to the Southwesterly boundary line of Lot 1, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 150 of the Public Records of the said Monroe County, Florida; thence Southeasterly with a deflection angle of 89°40'22" to the right and along the Southwesterly boundary line of Lots 1, 2 and 3, of said SUNSHINE SUBDIVISION, Plat No. 1, for a distance of 100.81 feet; thence Southwesterly with a deflection angle of 90°19'38" to the right and along the Southeasterly boundary line of the said lands described in Official Record Book 2756 at Page 1699, for a distance of 123.73 feet back to the Point of Beginning.*

Signature Page to Follow

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gregory Oropeza
Witness Name: Gregory Oropeza
[Signature]
Witness Name: _____

[Signature] (Seal)
William H. Fehr

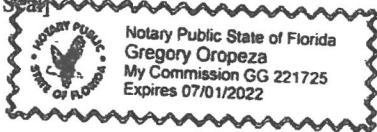
Gregory Oropeza
Witness Name: Gregory Oropeza
[Signature]
Witness Name: _____

[Signature] (Seal)
Holly A. Fehr

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29 day of April, 2019 by William H. Fehr and Holly A. Fehr, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Doc # 2263267 Bk# 3018 Pg# 650 Electronically Recorded 4/15/2020 at 3:54 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: \$18.50 Deed Doc Stamp \$22,995.00

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 20-209
Consideration: \$3,285,000.00

Parcel Identification No. 00059580-000200

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2020 between Robert H. Vannuccini, a married man whose post office address is 1617 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Steel City Motors LLC, a Texas limited liability company whose post office address is 9925 Jourdan Way, Dallas, TX 75230 of the County of Dallas, State of Texas, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

A parcel of land on the Island of Key West and known as a part of Tract 28, but now better described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Atlantic Boulevard with the Northeasterly right of way line of White Street and run thence Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning, said point being the Southerly corner of the lands described in Official Record Book 2756 at Page 1699 of the Public Records of Monroe County, Florida; thence continue Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 100.80 feet to the Westerly corner of the said lands; thence Northeasterly with a deflection angle of 90°02'55" to the right and along the Northwesterly boundary line of said lands, for a distance of 123.24 feet to the Southwesterly boundary line of Lot 1, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 150 of the Public Records of the said Monroe County, Florida; thence Southeasterly with a deflection angle of 89°40'22" to the right and along the Southwesterly boundary line of Lots 1, 2 and 3, of said SUNSHINE SUBDIVISION, Plat No. 1, for a distance of 100.81 feet; thence Southwesterly with a deflection angle of 90°19'38" to the right and along the Southeasterly boundary line of the said lands described in Official Record Book 2756 at Page 1699, for a distance of 123.73 feet back to the Point of Beginning.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

DoubleTime®

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: John W. Smith

[Handwritten Signature]

Witness Name: Sean Flahart

[Handwritten Signature] (Seal)

Robert H. Vannuccini

State of Texas

County of Denton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2020 by Robert H. Vannuccini, who is personally known or has produced a driver's license as identification.

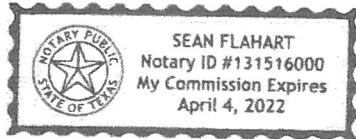
[Notary Seal]

[Handwritten Signature]

Notary Public

Printed Name: Sean Flahart

My Commission Expires: 4-4-22



Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Van D. Fischer, Esq., being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1617 White Street, Key West, Florida

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

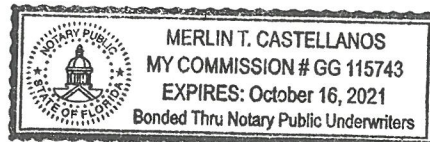
Subscribed and sworn to (or affirmed) before me on this April 29th, 21 by

Van D. Fischer, Esq.

Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal



Merlin T. Castellanos
Name of Acknowledger typed, printed or stamped

#GG 115743
Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, John Lindle _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member _____ of Steel City Motors, LLC _____
Name of office (President, Managing Member) *Name of owner from deed*

authorize Van D. Fischer, Esq. _____
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature] _____
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 4-30-2021 _____
Date

by John Lindle _____
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented DRIVERS LICENCE as identification.

Kristine Marshall _____
Notary's Signature and Seal

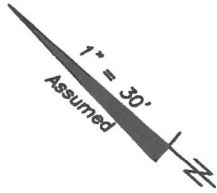


Kristine Marshall _____
Name of Acknowledger typed, printed or stamped

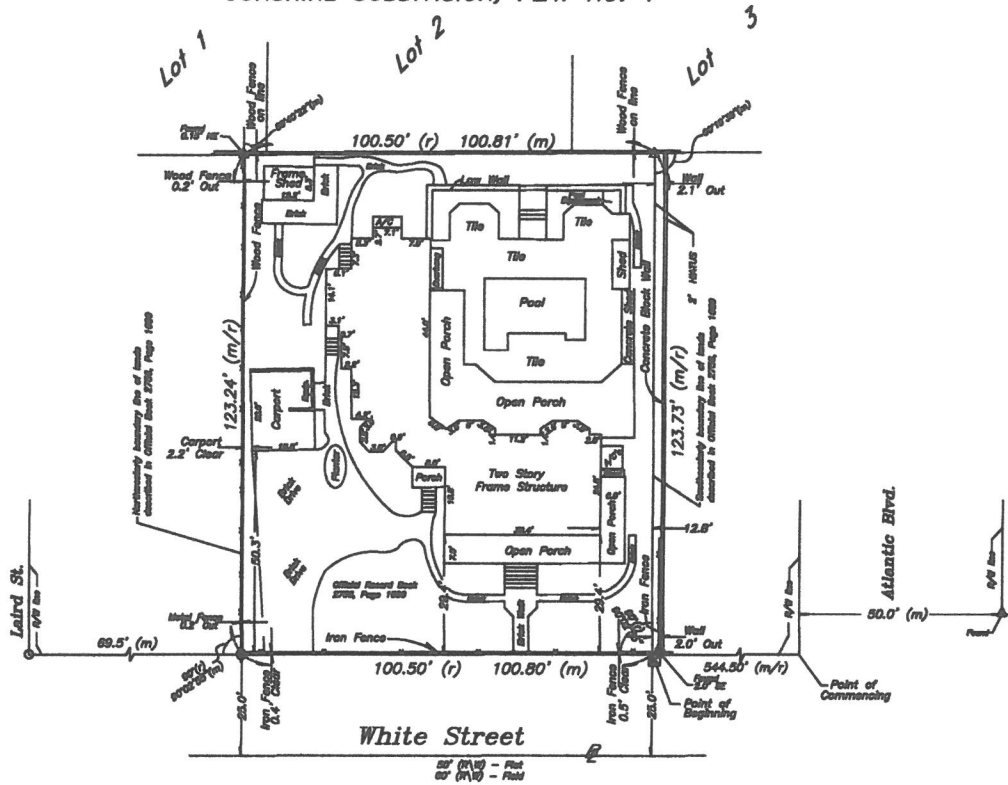
055385 _____
Commission Number, if any

Site Plans

Boundary Survey Map of part of Tract 28, Island of Key West



SUNSHINE SUBDIVISION, PLAT NO. 1



LEGEND

- Found 3/4" Iron Pipe (No ID)
- Found 1/2" Iron Rod (In Cutout)
- Found 1/2" Iron Rod (PTS-March 25, 2004)
- ▲ Found Nail & Disc (PTS-March 25, 2004)
- △ Set/Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- E Baseline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PA 9688

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Boundary Survey Report of part of Tract 28,
Island of Key West

NOTES:

1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1617 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 26, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known as a part of Tract 28, but now better described by metes and bounds as follows:
COMMENCE at the intersection of the Northwesterly right of way line of Atlantic Boulevard with the Northeasterly right of way line of White Street and run thence Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning, said point being the Southerly corner of the lands described in Official Record Book 2756 at Page 1699 of the Public Records of Monroe County, Florida; thence continue Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 100.80 feet to the Westerly corner of the said lands; thence Northeasterly with a deflection angle of 90°02'55" to the right and along the Northwesterly boundary line of said lands, for a distance of 123.24 feet to the Southwesterly boundary line of Lot 1, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 150 of the Public Records of the said Monroe County, Florida; thence Southeasterly with a deflection angle of 89°40'22" to the right and along the Southwesterly boundary line of Lots 1, 2 and 3, of said SUNSHINE SUBDIVISION, Plat No. 1, for a distance of 100.81 feet; thence Southwesterly with a deflection angle of 90°19'38" to the right and along the Southeasterly boundary line of the said lands described in Official Record Book 2756 at Page 1699, for a distance of 123.73 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Robert H. Vannuccini;
Oropeza, Stones & Cardenas, PLLC;
Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

April 26, 2019

Sheet Two of Two Sheets

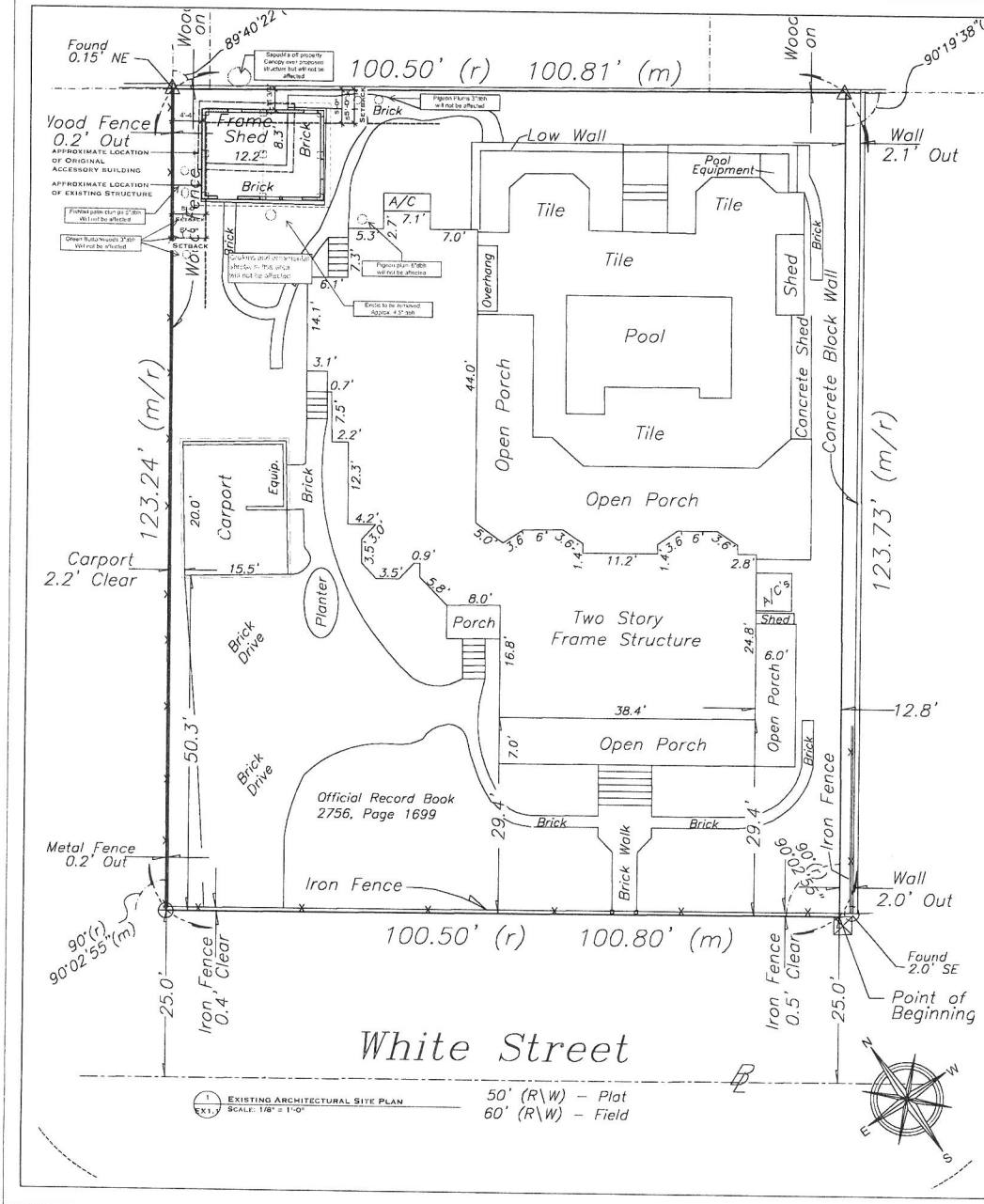
J. LYNN O'FLYNN, Inc.



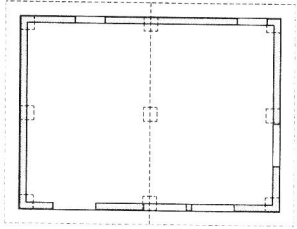
Professional Surveyor & Mapper
FSM #2285

3430 Duck Ave., Key West, FL 33040
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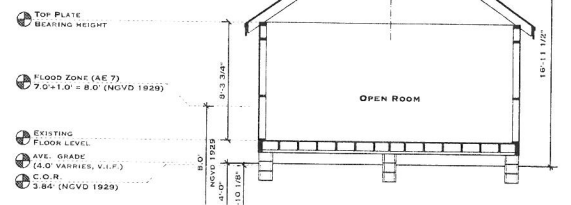
Tree Survey



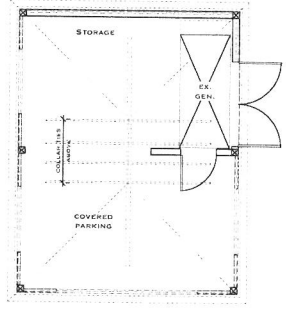
1 EXISTING ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



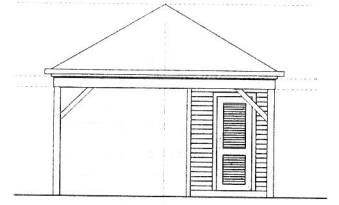
2 EXISTING GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



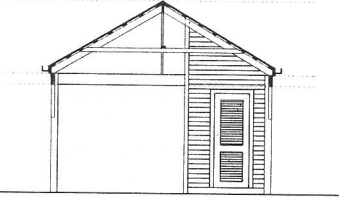
3 EXISTING GUEST HOUSE SECTION
SCALE: 1/4" = 1'-0"



4 EXISTING CARPORT FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 EXISTING CARPORT ELEVATION
SCALE: 1/4" = 1'-0"



6 EXISTING CARPORT SECTION
SCALE: 1/4" = 1'-0"

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22874 OVERCASH HWY
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KEY WEST, FL 33040

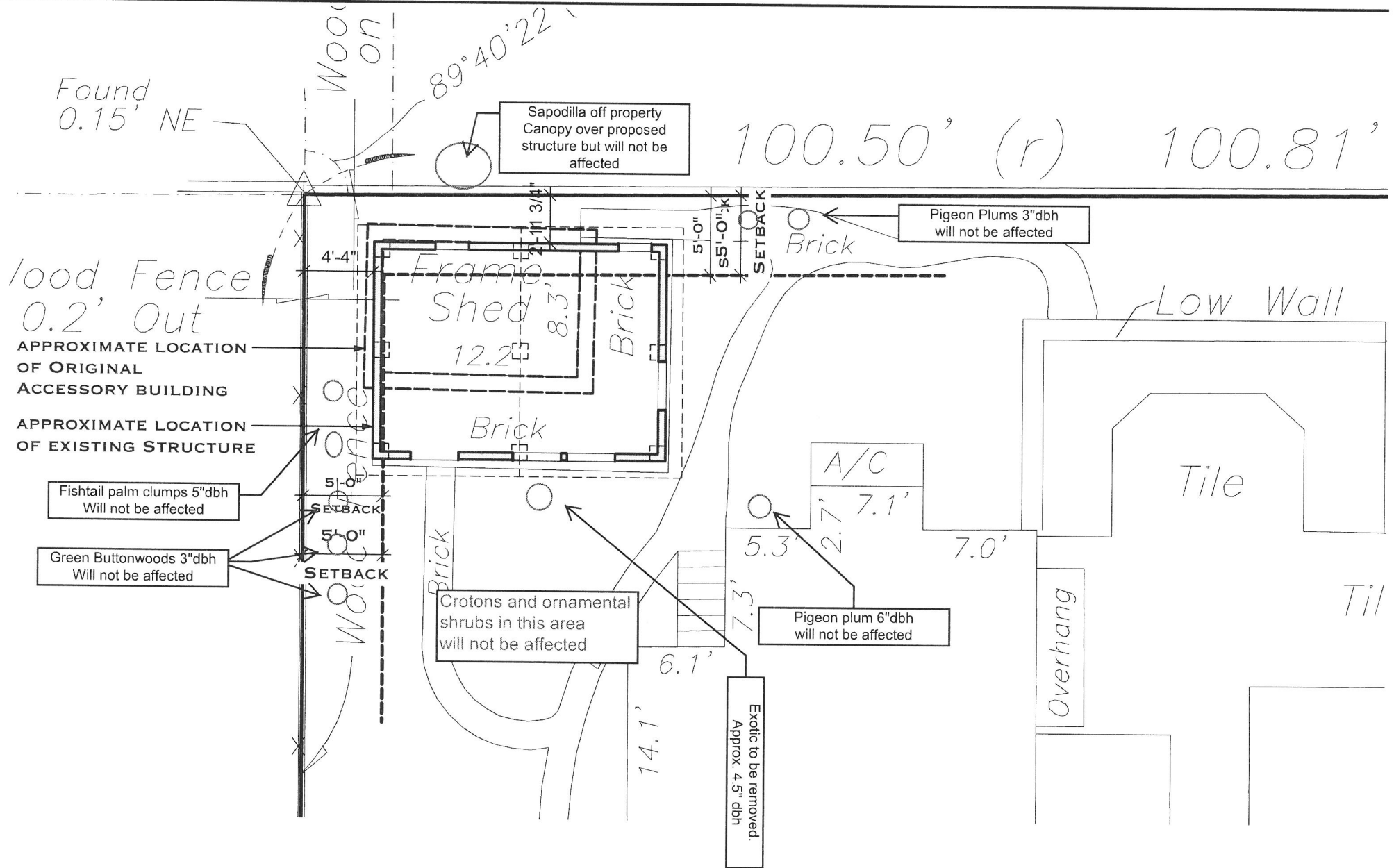
DRAWING TITLE:
EXISTING FLOOR PLANS SECTION
& SITE PLAN

DRAWN: TSN
CHECKED: TSN
DATE: 02-08-2021

REVISION #	DATE

EX 1.1
SHEET #

T.S. NEAL ARCHITECTS, INC.



SITE DATA 1617 WHITE ST.

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SP	SP	SP	NO CHANGE
SITE AREA	12,440 SQ. FT.	8,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	7,705 SQ. FT. (61.95%)	6,240 SQ. FT. (78% MAX)	7,888 SQ. FT. (61.75%)	IMPROVED NON-COMPLIANT
OPEN SPACE	4,735 SQ. FT. (38%)	4,384 SQ. FT. (55% MIN)	4,797 SQ. FT. (38.6%)	COMPLIANT
BUILDING COV.	4,899 SQ. FT. (39.4%)	4,384 SQ. FT. (55% MAX)	4,489 SQ. FT. (36.1%)	VARIANCE REQUIRED 88 SF +/- 5%
ACCESSORY STRUCTURE REAR YARD COV.	281 SQ. FT. (2.26%)	(30% MAX COV.) 785.1 SQ. FT. REAR YARD AREA (6,307SF)	458 SQ. FT. (3.7%)	COMPLIANT

REVISION #1
4-18-2021

ACCESSORY STRUCTURE SETBACKS				
FRONT SETBACK	EXISTING	30'	100'-0" 1/2"	COMPLIANT
REAR SETBACK	EXISTING	5'	5'-1"	COMPLIANT
NORTH BAY SIDE SETBACK	EXISTING	5'	5'-1"	COMPLIANT
SOUTH WEST SIDE SETBACK	EXISTING	5'	7'-1"	COMPLIANT
BUILDING HEIGHT ACCESSORY STRUCTURE	EXISTING	8'-0" & 5'-0"	12'-0"	COMPLIANT

FEMA MAP FLOOD ZONE AE 7, 7'+1'=8' (NGVD 1929)



JOHN LINDLE
1617 WHITE ST.
KEY WEST, FL 33040

SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 84-08 REGULATIONS PER FBC 07/AGE 07-10 EXPOSURE 'D'
LIVE LOAD 40 PSF
WIND LOAD 140 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1
CONSTRUCTION TYPE VB

GENERAL NOTES:


- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS HIRLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TRIM AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND NO REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

SCOPE OF WORK:

EXISTING ACCESSORY STRUCTURE TO BE BROUGHT INTO CODE COMPLIANCE AND BUILT TO THE 2020 FBC.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
EX1.0	EXISTING FLOOR PLANS, SECTION & SITE PLAN
A1.0	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLAN, ELEVATIONS, SECTION & NOTES
A1.2	CARPENT FLOOR PLAN & ELEVATIONS
S-1	STRUCTURAL DRAWINGS
S-2	STRUCTURAL DRAWINGS
MEP	MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS


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ABBREVIATION LEGEND:

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

DRAWING TITLE, SITE DATA & PROJECT INFORMATION

DRAWN: TSN
CHECKED: TSN
DATE: 08-08-2021

REV. # 4-18-2021
T1.1
SHEET #


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ARCHITECT, INC.

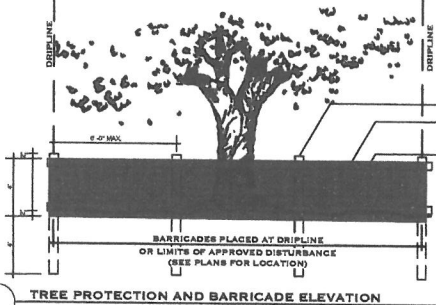
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97808

TREE PROTECTION AND PRESERVATION NOTES

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

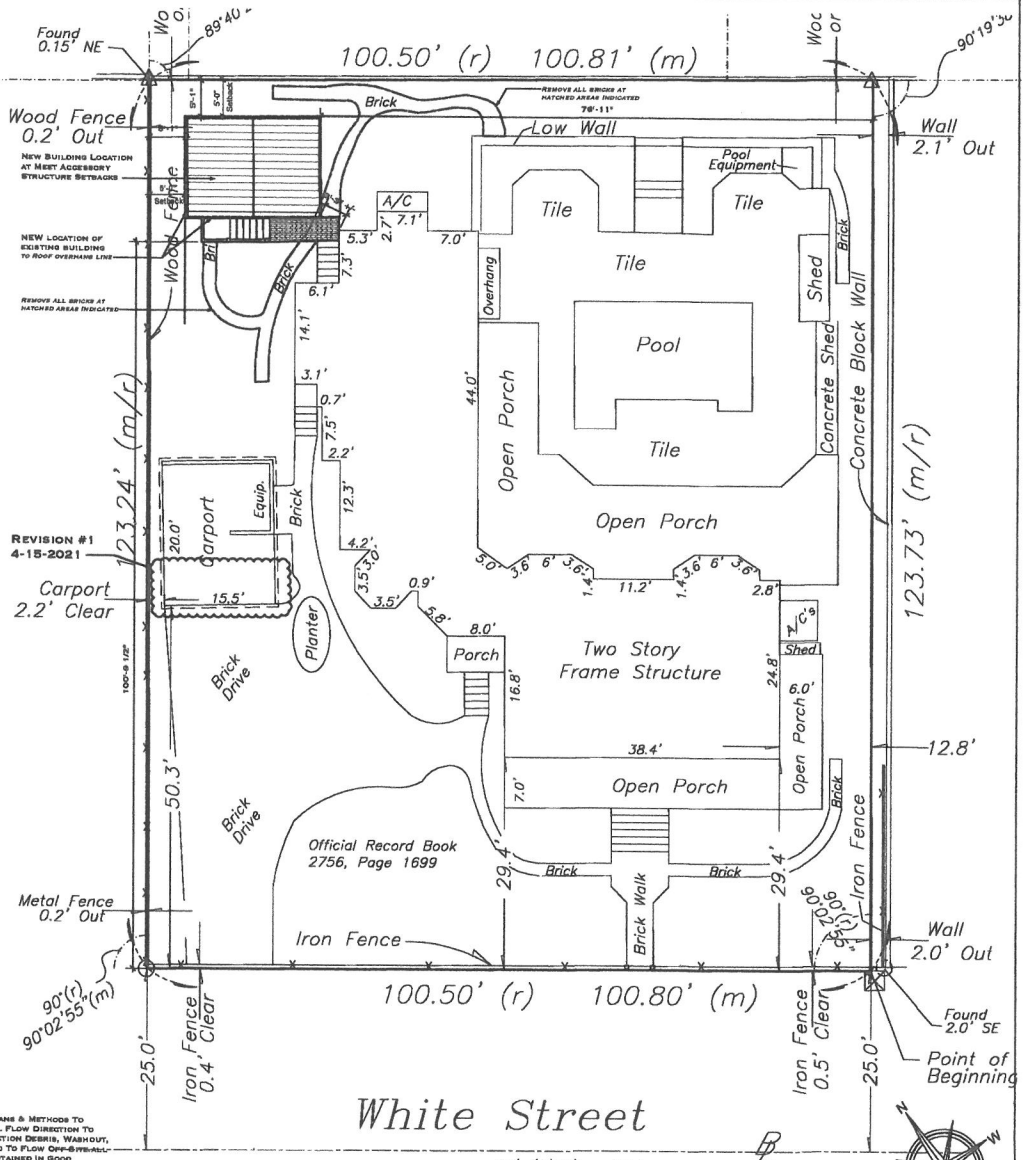
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2. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3x THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
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5. EXPOSED ROOTS SHALL BE CUT USING A SHARP TOOL, TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAISED EDGES.
6. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



SITE NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREA, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & ASSESS OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TRENDS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON-SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM THE BUILDING AND DRIVES. BUT UNDER NO CIRCUMSTANCES SHALL ADDITIONAL DRAINAGE BE REQUIRED TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON-SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY ON EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN ON OR OUTSIDE OF SECURE CONTAINERS. THE PORT-A-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & REGULATORY AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN OBSTACLE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF-SITE OR ALLOWED TO FLOW OFF-SITE. ALL-SILT PONDING ON OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION. SEE CIVIL.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON-SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER. SEE MEP DRAWINGS.



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

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GULFUDAY KEY, FL 33046
305-340-8877
251-458-8547



JOHN LINDLE
1617 WHITE ST.
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ARCHITECTURAL SITE PLAN

DRAWN: TSN
CHECKED: TSN
DATE: 02-09-2021

REV. #1	DATE
4-18-2021	

REV. #1	DATE
4-18-2021	

A1.0
SHEET #

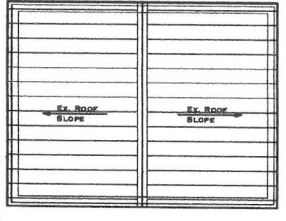
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FINISH NOTES:

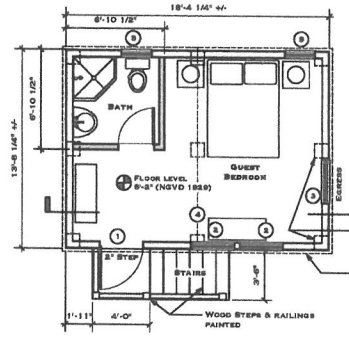
- CONTRACTOR VERIFY ALL FINISH SELECTIONS (PAINT, COUNTERTOPS, TILE FLOORS & SHOWERS, DOOR & CABINET HARDWARE, ETC.) WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- ALL TRIMWORK AND MOLDING PROFILES AND FINISHES AS SELECTED BY OWNER & CONTRACTOR. SEE DETAIL FOR REFERENCE AS BASE FOR PRICING.
- ALL PLUMBING FIXTURES, DECORATIVE LIGHT FIXTURES/LAND APPLIANCES AS SELECTED BY OWNER & CONTRACTOR INSTALLED.
- CABINETS DESIGN BY OTHERS, PLAN LAYOUT FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY CLOSET SHELVING AND ROOF CONFIGURATIONS WITH OWNER.
- CONTRACTOR TO PAINT ENTIRE HOUSE EXTERIOR WITH APPROVED COLOR SELECTIONS EG. TO BENJAMIN MOORE OR SHERRILL WILLIAMS.
- VERIFY EACH FINISH FLOOR MATERIAL WITH THE OWNER AND DESIGNER FOR SPECIFIC TYPES.
- PROVIDE SOUND BATT INSULATION (EQUAL TO ROOFWOOL) AT INTERIOR WALLS FOR NOISE. INSULATE ALL EXTERIOR WALLS R-18 MIN. & ROOF OVER CELL REFRY FAN AT ROOF LINE, AND R-19 CLOSED CELL FOAM AT FLOOR. INSULATION TO MEET THERMAL BARRIERS, FLAME SPREAD AND SMOKE BARRIER REQUIREMENTS PER IRC CODE & APPLICABLE REQUIREMENTS.
- PROVIDE MOISTURE RESISTANT BOARD AT ALL WET AREAS. PROVIDE DUNCO CEMENT BOARD OR WOODBOARDS BEROH ALL TILE AREAS OR SCHLUTER SHOWER PAN SYSTEM. COORDINATE BOUNDS OF TILE WITH THE OWNER & DESIGNER. PROVIDE TILE AROUND ALL TUB & SHOWERS UP TO 6" MIN. UNLESS INDICATED OTHERWISE. ALL TILE AT FLOORS AND WALL SHALL BE INSTALLED PER TONGUE MANUAL RECOMMENDATIONS. USE EPOXY GROUT, BANNED GROUT AT JOINTS LARGER THAN 1/8" AND UNLESS FOR 1/8" AND SMALLER. VERIFY ALL GROUT COLOR SELECTIONS WITH OWNER.
- GENERAL CONTRACTOR AND PAINTING SUB CONTRACTORS SHALL CONFIRM WITH THE OWNER THE EXACT LOCATIONS OF WALLCOVERINGS AND SPECIAL WALL MOUNTED ITEMS THAT SHALL REQUIRE WALL SURFACE PREPARATION OR SPECIAL BLOTTING FOR SUPPORT. THE PAINTING SUB CONTRACTOR SHALL PROVIDE WALL PRIMER AT SHEET ROCK SURFACES TO RECEIVE WALL COVERING WITH PRIMER BUTTABLE TO RECEIVE WALL COVERING MATERIALS AND ADHESIVE.

ROOFING NOTES:

- PROVIDE METAL ROOFING SYSTEM & ALL REQUIRED COMPONENTS SIMILAR OR EQUAL TO BERKSHIRE DOUBLE R-5, 26-GAUGE STEEL V-CURVE.
- REFER STRUCTURAL DRAWINGS FOR WIND PRESSURES AND DECKING REQUIREMENTS.
- INSTALL NEW PEEL & STICK MEMBRANE UNDERLAYMENT HT.
- VERIFY COMPATIBILITY OF ROOFING AND UNDERLAYMENT WITH MANUFACTURER.
- ROOFING MANUFACTURER SHALL CONFIRM THAT METAL ROOFING MEETS ALL GOVERNING CODES REGARDING UPLIFT & WIND CRITERIA AND ANY OTHER DESIGN OR SPECIFIC CRITERIA AFFECTING THE ROOFING. PROVIDE NOA OF FLORIDA APPROVAL FOR ROOFING PRODUCT AND INSTALLATION. MANUFACTURER INSTALLATION INSTRUCTIONS & RECOMMENDATION SHALL BE STRICTLY ADHERED TO.
- ROOFING MANUFACTURER SHALL SUPPLY ALL PRODUCTS & COMPONENTS INCLUDING BUT NOT LIMITED TO FLASHING, TRIM, MITERED CORNERS, FATHERS, SEALANT, ETC. COMPATIBLE WITH ROOFING SYSTEM FOR A COMPLETE AND WEATHERTIGHT ROOFING SYSTEM INSTALLED IN A FIRST-CLASS WORKMANLIKE MANNER. PROVIDE FLASHING AND TRIM AS PER MANUFACTURER'S RECOMMENDATIONS AND DESIGNER'S REFERENCE MANUAL DETAILS.
- PROVIDE 80 YEAR MINIMUM FINISH WEATHERRESISTNESS & CORROSION WARRANTY.
- PROVIDE CONTINUOUS INSULATION, R-30 MIN.



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



1 GUEST HOUSE FLOOR PLAN SCALE: 1/8" = 1'-0"

- WALL NOTES:**
- 1 1/2" DTP. BD. @ TYP. WALLS INTERIOR FINISH
 - 5/8" DTP. BD. @ TYP. CEILING FINISH
 - 1/2" MOISTURE RESISTANT DTP. BD. @ BATHROOM WALLS
 - 5/8" MOISTURE RESISTANT DTP. BD. @ BATHROOM CEILING
 - 5/8" GEMENT. BD. W/ LIQUID APPLIED WATERPROOF MEMBRANE W/TILE @ SHOWER WALLS. VERIFY HEIGHT W. OWNER
 - 2x6 FT. WD. STUD @ 16" O.C. W SOUND BATT INSULATION, ROOFWOOL OR EQ. AT INTERIOR WALLS

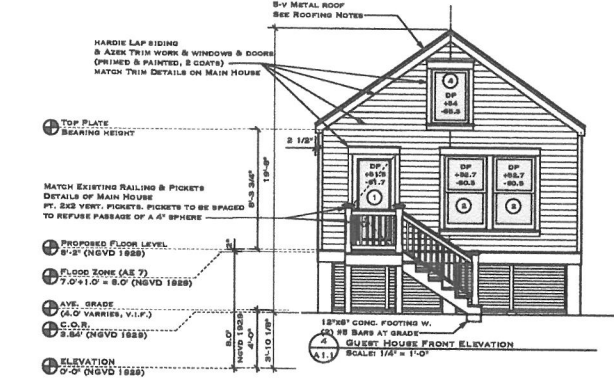
- GRAPHIC WALL LEGEND**
- NEW 2x4 WOOD FRAMED WALL SEE WALL NOTES & STRUCTURAL
 - EX. WD. FRAMED WALL TO REMAIN SEE WALL NOTES & STRUCTURAL

DOOR & WINDOW PRESSURES

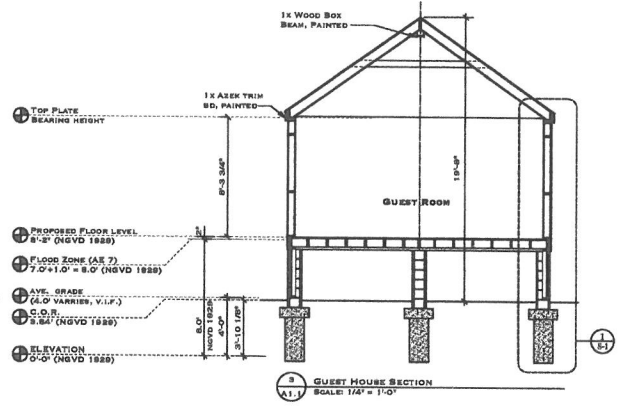
Ultimate Wind Speed: 180 mph Nominal Wind Speed: 139 mph Wind Exposure: D

Sl.	Description	Qty	Unit	Design Pressure	Design Wind Speed
1	6x6x6 front door	3.0 E	6.7 R	-4.8 R	+51.5 pcf, -61.7 pcf
2	36x60 SH	3.0 E	5.1 R	-4.7 R	+52.7 pcf, -63.3 pcf
3	36x48 SH	3.0 E	4.0 R	-4.7 R	+53.5 pcf, -61.5 pcf
4	32x66	2.7 E	3.7 R	-4.0 R	+54.0 pcf, -65.3 pcf
5	25x25	2.1 E	2.1 R	-2.0 R	+54.0 pcf, -72.2 pcf

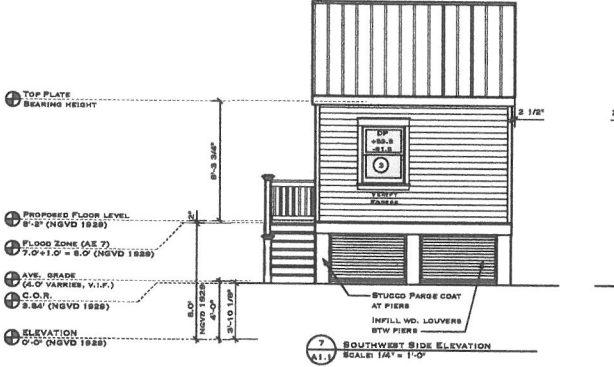
(The Nominal Wind speed is used to determine the Component and Cladding design pressures.)
(This Building is in a Wind-Borne Debris Region, and all exterior glass openings shall be protected from wind-borne debris.)



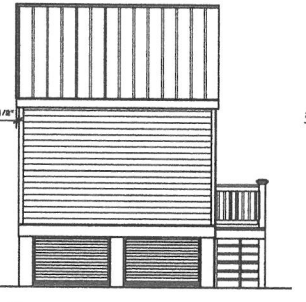
4 GUEST HOUSE FRONT ELEVATION SCALE: 1/8" = 1'-0"



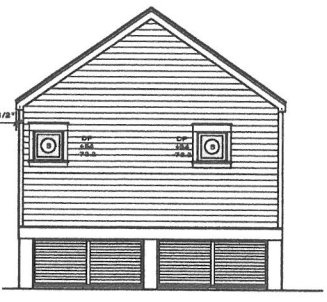
3 GUEST HOUSE SECTION SCALE: 1/4" = 1'-0"



7 SOUTHWEST SIDE ELEVATION SCALE: 1/8" = 1'-0"



6 NORTHEAST SIDE ELEVATION SCALE: 1/8" = 1'-0"



8 GUEST HOUSE BACK ELEVATION SCALE: 1/8" = 1'-0"

T.S. NEAL ARCHITECT INC.
22674 OVERSEAS HWY
CLUOK KEY, FL 33008
308-340-8827
291-422-8547



JOHN LINDLE
1617 WHITE ST.
KEY WEST, FL 33040

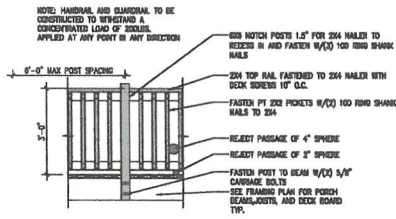
DRAWING TITLE:
FLOOR PLAN, ELEVATIONS,
SECTION, & NOTES

DRAWN: TSN
CHECKED: TSN
DATE: 03-20-2021

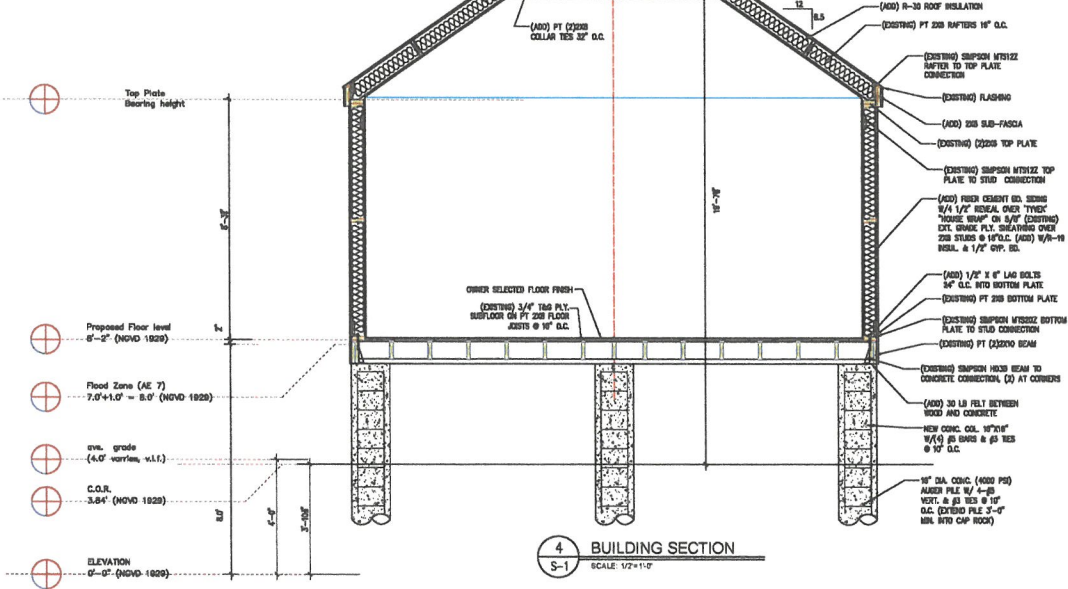
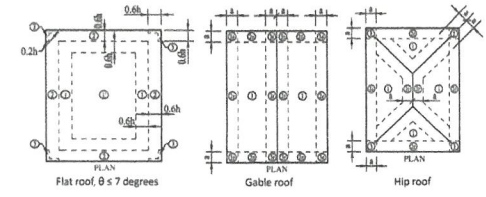
REVISION #	DATE

A1.1
SHEET #

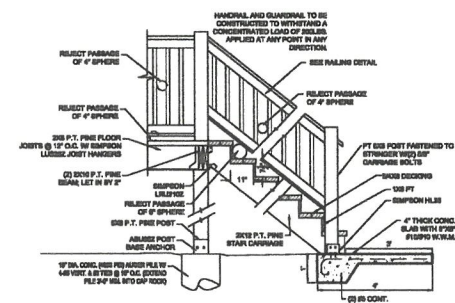
T.S. NEAL ARCHITECT, INC.



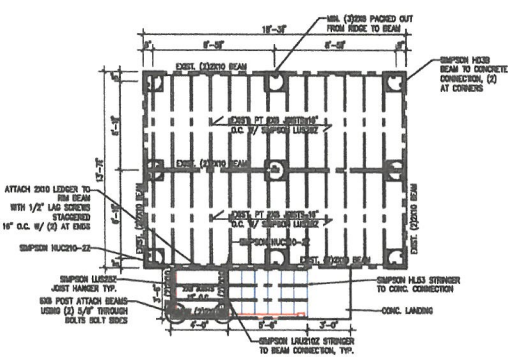
6 RAILING DETAIL
S-1 SCALE: 1/2"=1'-0"



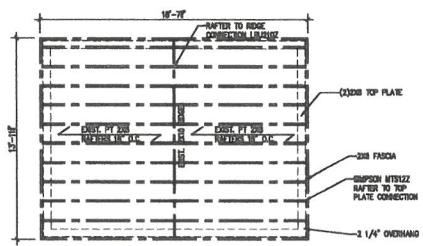
4 BUILDING SECTION
S-1 SCALE: 1/2"=1'-0"



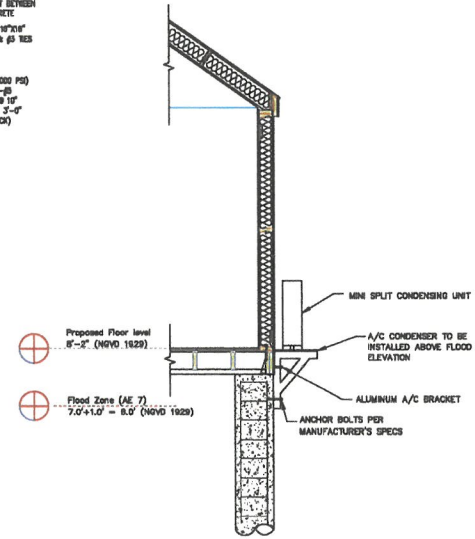
5 STAIR SECTION
S-1 SCALE: 1/2"=1'-0"



1 FLOOR FRAMING PLAN
S-1 SCALE: 1/4"=1'-0"



2 ROOF FRAMING PLAN
S-1 SCALE: 1/4"=1'-0"



3 A/C STAND SECTION
S-1 SCALE: 1/2"=1'-0"



REVISIONS	
N.	DATE

T.S. Neal
Architect Inc.
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Cuda Key, FL 33042
305-340-6887
351-422-5547

Reynolds Engineering Services, Inc
Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-394-5987
Jim@Reynoldsengeeringservices.com

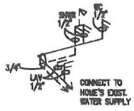
ACCESSORY UNIT
FOR
STEEL CITY MOTORS LLC
1617 WHITE STREET, KEY WEST, FL



James C. Reynolds, PE
Fl. License No. 48885
Drawn By: M.T.
Checked By: M.T.

STRUCTURAL PLAN

Sheet **S-1**
Date: 2/8/2021

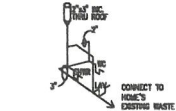


SUPPLY DIAGRAM

N.T.S.

NOTES:

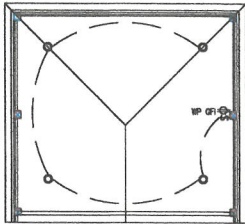
1. SHUT-OFFS AT ALL FITTINGS AND BRANCHES
2. REMOVE EXISTING WATER PIPING, CIP-C
3. REMOVE GROUND WATER PIPING, CIP-C
4. P.V.C. WASTE LINES ABOVE GROUND



WASTE DIAGRAM

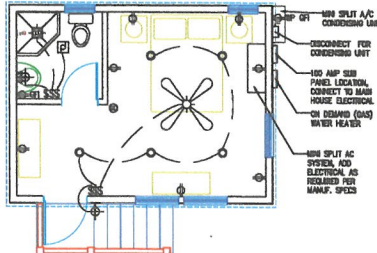
N.T.S.

5. P.V.C. WASTE LINES BELOW GROUND
6. PROVIDE 1/2" COLD WATER SUPPLIES TO FLOOR
7. PROVIDE 1/2" HOT & COLD WATER SUPPLIES TO ALL OTHER FIXTURES UNLESS NOTED



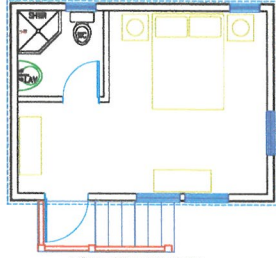
3 CARPORT ELECTRICAL PLAN

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



1 ACCESSORY UNIT ELECTRICAL PLAN

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



2 ACCESSORY UNIT PLUMBING PLAN

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

PLUMBING NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROMOTE THE WORK COMPLETE AND READY FOR USE. THE NEW WORK SHALL INCLUDE COMPLETE HOT AND COLD WATER SYSTEMS AND VENT, WREST AND DRAIN SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2000 PLUMBING CODE, THE ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR.
5. PLUMBING DRAWINGS (PLANS, ELEVATIONS, ETC.) ARE DIMENSIONAL AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EXISTING REPAIRS, OFFSETS, BLENDS AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER WORK UNDER THIS CONTRACT.
7. THE OWNER WILL NOT BE HELD LIABLE FOR ANY DAMAGES THAT ARE NOT INCIDENT TO THE ATTENTION OF THE OWNER OR FIELD CHANGER THAT CAUSE FROM CONTRACTOR ERROR OR OMISSION OF MATERIAL OR POOR WORKMANSHIP.
8. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING MAIN, WATER AND SEWER CONNECTIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY AND RECEIVE CLEARANCE FROM THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.
9. VERIFY ALL DIMENSIONS AND CLEARANCES AT THE SITE AND IN THE BUILDING PRIOR TO FABRICATION AND INSTALLATION.
10. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FIXTURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT SURFACES AND FINISHES.
11. THE CONTRACTOR SHALL RESPECT EXISTING CONDITIONS PRIOR TO USE AND BECOME FAMILIAR WITH THE SCOPE OF WORK AND CONDITIONS WILL BE ALLOWED FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS.
12. PLUMBING FINISHES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. PLUMBING FIXTURES INDICATED ON DRAWINGS ARE FOR REFERENCE ONLY. FINISHES OF EQUAL QUALITY, AND CRAFTSMANSHIP MAY BE USED AS ACCEPTED.
13. ALL FIXTURES SHALL BE PROTECTED FROM WATER HAMMER WITH AIR CHAMBER SIZED IN ACCORDANCE WITH P.A.U. STANDARDS (GASAN OR EQUAL).
14. PROVIDE CORRELATION VALVES TO ALL BRANCHES, GROUPS OF FIXTURES AND EACH PIECE OF EQUIPMENT.
15. CORRELATION VALVES SHALL BE CAST BRASS OF BRASS GATE VALVES.
16. PROVIDE FULLY ACCESSIBLE CLEARANCE OF SWIREY PIPING AT THE BASE OF EACH SOIL AND WASTE PIPE AND AT EVERY CHANGE OF DIRECTION.
17. PROVIDE MINIMUM PIPING OF 1/2" PER FOOT FOR ALL HORIZONTAL BRANCHES AND SEWER TRENCHES.
18. ALL WATER PIPING SHALL BE TYPE M COPPER WITH MEGALON COPPER SOLDERED JOINT FITTINGS.
19. FLOOR DRAINAGE FITTINGS FOR EXISTING EQUALIZER METALS.
20. SWIREY CORNER PIPING WITHIN THE BUILDING AND BELOW THE GROUND SHALL BE SCHEDULE 40 P.V.C.
21. WATER HEATER SHALL BEAR LABEL INDICATING COMPLIANCE WITH ASHRAE STD. 90. WATER HEATER SHALL BE EQUIPPED WITH A DRAIN PAN WITH 1" DIA. HOLES AND 2" CLEARANCE ON ALL SIDES. PROVIDE 1" DRAIN OUTLET LOCATED AT ANGLE BOTTOM OF PAN. PAN RELIEF VALVE AND DRAIN PAN PIPING SHALL BE TYPE M COPPER.
22. UNDERGROUND PIPING SHALL BE PROTECTED WITH A GAIT OF BRASS/STEEL COUPLER.
23. ALL FLOOR DRAINS SHALL HAVE TRAP PIPERS TO PROTECT TRAP SEAL.
24. ALL VENTS THROUGH ROOF SHALL SHOW MINIMUM 10' HORIZONTAL CLEARANCE FROM ANY MECHANICAL AIR INTAKE.
25. ALL PIPING SHALL BE SUPPORTED PROPERLY.
26. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE DIVISION OF RECORD PRIOR TO CUTTING OR MILLING STRUCTURAL MEMBERS (UNLESS SPECIFICALLY ADDRESSED OTHERWISE).
27. HOSE SHALL BE PROTECTED BY APPROVED BACK-SPLASH PROTECTORS.
28. TEST ALL WATER PIPING AT 100 PSI HYDROSTATIC PRESSURE A MINIMUM OF 2 HOURS.
29. TEST ALL SOIL, WASTE AND VENT PIPING WITH A 10" HEAD OF WATER. WATER LEVEL TO REMAIN UNCHANGED FOR 2 HOURS MINIMUM.
30. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE PLUMBING DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

ELECTRICAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROMOTE THE WORK COMPLETE AND READY FOR USE.
2. ALL ELECTRICAL EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND OWNER MANUFACTURER RECOMMENDATIONS.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
5. TO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL, SLAB, COLLARS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND FOR COORDINATING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
7. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SCHEDULED SERVICE OVERHEAD FEEDERS BY KEVA. ELECTRICAL CONTRACTOR SHALL COORDINATE SPACE LOCATION WITH ROOF SURFACE REQUIREMENTS.
8. ELECTRICAL FIXTURES (PANEL, DISTRIBUTION, ETC.) ARE DIMENSIONAL AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EXISTING REPAIRS, OFFSETS, BLENDS AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGE TO THE OWNER.
9. ALL WORK SHALL BE INSTALLED IN A NEW AND UNOCCUPIED MANNER.
10. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LISTED.
11. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FIXTURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
12. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE DIVISION OF RECORD PRIOR TO CUTTING OR MILLING STRUCTURAL MEMBERS (UNLESS SPECIFICALLY ADDRESSED OTHERWISE).
13. EXISTING ELECTRICAL WORK, FIXTURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY REMOVED BY THE CONTRACTOR INCLUDING APPROVED PRACTICES, WIRE, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
14. ALL GROUND BUSES SHALL BE INSTALLED PLAIN AND CONDUITS RAN CONCEALED IN FINISHED AREAS UNLESS AS SPECIFICALLY SHOWN ON DRAWINGS.
15. ALL CONDUITS INSTALLED THROUGH SHALL BE EMT. ALL CONDUITS INSTALLED OUTSIDE SHALL BE EMT OR RIGID PVC.
16. ALL WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #10 AND CONDUCTORS #10 AND LARGER SHALL BE GROUNDING COPPER. UNLESS NOTED OTHERWISE, CONDUCTOR INSTALLATION SHALL BE QUAL. BUNDLED AT TRIP/SPIN.
17. ALL MATERIAL SHALL BE UL APPROVED.
18. A TERMINATED PULSE SHALL BE APPLIED TO THE PANEL, BOSS AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
19. CONTRACTOR TO PROVIDE CONDUIT PROTECTED ON ROOF SURFACES REFER WITH CLEAR PLASTIC PROTECTION FOR THE FULL 36" WIRE MANDREL. MANDREL SHALL HAVE PULLEYWAYS MADE AND CONDUIT HANGER ON ALL RISERS IN JUNCTION AND PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
20. CONTRACTOR TO PROVIDE PANEL TYPE LABELS ON ALL BOARD DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TYPE WITH THESE MINIMUM LETTERS: TYPE LABEL SHALL HAVE PULLEYWAYS MADE AND CONDUIT PROTECTED.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER OF THE JOB FOR THE CONSTRUCTION.
22. ALL SWITCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITHIN 10%.
23. ALL PANEL PERFORMANCE SHALL BE BUILT WITH A P.V.C. SOIL. SIMILAR TO 10" FLAME-RATED.
24. ALL NON-FUSED RELATED MOUNTS IN COLLAR A/C PIPING BUNDLING WITHOUT CONDUIT SHALL BE TOPGUN COVERED CLASSIFIED FOR USE IN PLUMBING.
25. ALL CIRCUITS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FRONT OR OTHER COLOR SELECTED BY OWNER AND LAMINAR 8300/9000 SERIES OR EQUAL.
26. ALL CIRCUIT BREAKERS SHALL BE EQUIPPED WITH A GFIER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC TABLE.
27. ALL GFIER CIRCUITS SHALL BE PROVIDED WITH INCH PULL STOPPING.
28. PIPING SHALL BE EQUAL BLENDING. THIS GFIER BLENDING IS NOTED.
29. ALL LIGHTING SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH OWNER MANUFACTURER RECOMMENDATIONS. F APPROVED AND LOCAL REQUIREMENTS. DRAWING SHOULD BEY BE COMPILE OF SUPERVISION CENTER FOR FINISHES.
30. ALL DEVICES CASE SHALL BE IN BOXES, AND CONTROLLED BY 3-WAY SWITCHES.
31. ALL CIRCUITS SHALL BE RUN WITHOUT SPACES UNLESS OTHERWISE NOTED.
32. PUBLIC REQUIRED CONNECTION FOR GROUND DOOR OPERATOR, SWITCH APPLIANCES, AND MECHANICAL EQUIPMENT.
33. ALL EXTERIOR, SERVICE AND EXTERIOR RECEPTACLE OUTLETS AND EXTERIOR RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCE SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED. ALL RECEPTACLE OUTLETS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC TABLE 210-12.
34. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
35. ALL SOURCE DETECTORS SHALL BE WIRED IN TRIGGAL.

ELECTRICAL SYMBOL LIST			
○	DOUBLE RECEPTACLE OUTLET	○	RECEPTACLE INDICATED
○	WATERPROOF EXTERIOR OUTLET	○	WATERPROOF EXTERIOR OUTLET
○	WATERPROOF EXTERIOR OUTLET	○	WATERPROOF EXTERIOR OUTLET
○	TOGGLE SWITCH	○	TOGGLE SWITCH
○	3-WAY TOGGLE SWITCH	○	3-WAY TOGGLE SWITCH
○	WALL MOUNTED FIXTURE	○	WALL MOUNTED FIXTURE
○	CEILING MOUNTED FIXTURE	○	CEILING MOUNTED FIXTURE
○	EMERGENCY LIGHT FIXTURE	○	EMERGENCY LIGHT FIXTURE
○	RECEPTACLE	○	RECEPTACLE
○	WATERPROOF EXTERIOR OUTLET	○	WATERPROOF EXTERIOR OUTLET
○	TOGGLE SWITCH	○	TOGGLE SWITCH
○	3-WAY TOGGLE SWITCH	○	3-WAY TOGGLE SWITCH
○	WALL MOUNTED FIXTURE	○	WALL MOUNTED FIXTURE
○	CEILING MOUNTED FIXTURE	○	CEILING MOUNTED FIXTURE
○	EMERGENCY LIGHT FIXTURE	○	EMERGENCY LIGHT FIXTURE



REVISIONS		
No.	DATE	REMARKS

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jim@reynoldsengineeringservices.com

ACCESSORY UNIT
FOR
STEEL CITY MOTOTRS LLC
1617 WHITE STREET, KEY WEST, FL



James C. Reynolds, PE
License No. 45938
Drawn by: [Signature]
Checked by: [Signature]

MECHANICAL, ELECTRICAL AND PLUMBING PLAN

Sheet **MEP**
Date 2/8/2021

Site Visit























Additional 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 00059580-000200
Account# 8632959
Property ID 8632959
Millage Group 10KW
Location 1617 WHITE St, KEY WEST
Address
Legal Description KW PT TR 28 .24AC (100.5FT X 125FT) G31-455 G39-130 OR18-419/420 OR18-421/22 OR84-414 OR450-364 OR496-796 OR507-512 OR615-3 OR855-1060 OR855-1061 OR1050-1524/25 OR1372-2404/05 OR1460-853/54 OR1696-1272 OR2744-219/21 OR2756-1699/702C OR2961-1528 OR3018-0650
(Note: Not to be used on legal documents.)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

STEEL CITY MOTOTRS LLC
 9925 Jourdan Way
 Dallas TX 75230

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,766,936	\$1,692,481	\$1,649,863	\$1,687,360
+ Market Misc Value	\$70,065	\$71,785	\$109,563	\$112,563
+ Market Land Value	\$862,577	\$933,152	\$1,098,267	\$983,164
= Just Market Value	\$2,699,578	\$2,697,418	\$2,857,693	\$2,783,087
= Total Assessed Value	\$2,699,578	\$2,153,389	\$2,670,252	\$2,615,331
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,699,578	\$2,128,389	\$2,645,252	\$2,590,331

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	12,447.00	Square Foot	0	0

Buildings

Building ID 32691
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1/ R1
Gross Sq Ft 6461
Finished Sq Ft 3252
Stories 2 Floor
Condition GOOD
Perimeter 489
Functional Obs 0
Economic Obs 0
Depreciation % 3
Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
Year Built 1983
EffectiveYearBuilt 2016
Foundation WD CONC PADS
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 4
Full Bathrooms 3
Half Bathrooms 1
Grade 700
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,040	0	264
DCF	F DET CARPORT	320	0	72
FLA	FLOOR LIV AREA	3,252	3,252	489
OPU	OP PR UNFIN LL	1,717	0	210
OUU	OP PR UNFIN UL	102	0	44
OPF	OP PRCH FIN LL	12	0	14
SBF	UTIL FIN BLK	18	0	18
TOTAL		6,461	3,252	1,111

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1987	1988	1	822 SF	2
BRICK PATIO	1995	1996	1	1585 SF	2
WROUGHT IRON	1997	1998	1	774 SF	1
TIKI	2002	2003	1	120 SF	5
CUSTOM PATIO	2002	2003	1	288 SF	4
FENCES	2002	2003	1	720 SF	2
CUSTOM POOL	2003	2002	1	375 SF	3
WATER FEATURE	2002	2003	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/6/2020	\$3,285,000	Warranty Deed	2263267	3018	0650	01 - Qualified	Improved
4/29/2019	\$3,285,000	Warranty Deed	2217864	2961	1528	01 - Qualified	Improved
8/12/2015	\$0	Warranty Deed		2756	1699	11 - Unqualified	Improved
5/23/2015	\$3,005,300	Warranty Deed		2744	219	02 - Qualified	Improved
6/1/1997	\$1,050,000	Warranty Deed		1460	0853	Q - Qualified	Improved
10/1/1995	\$825,000	Warranty Deed		1372	2404	U - Unqualified	Improved
5/1/1982	\$50,000	Warranty Deed		855	1060	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-5062	12/18/2015	3/21/2016	\$36,000	Residential	INSTALL VIC METAL SHINGLES, FLAT, KINSTALL SECONDARY WATER BARRIER
15-3933	9/22/2015	3/21/2016	\$28,000	Residential	
15-3630	9/3/2015	3/21/2016	\$2,200	Residential	AFTER THE FACT*** ADD TRELIS ROOF TO EXISTING GAZEBO IN REAR OF HOME.
15-3642	9/3/2015	3/21/2016	\$15,000	Residential	AFTER THE FACT* DECK REPLACEMENT TO BE COMPLETE IN REAR OF HOME AS PER PLANS., REPAIR ONE FRONT STAIR RISER. REPAIR TO EXISTING.
15-3255	8/31/2015	3/21/2016	\$27,000	Residential	KITCHEN CABINETS, TILE HALF BATH, MASTER BEDROOMS, 160 SF FLOORING FIRST FLOOR, 1850 SF BAE BOARD REPAIR/REPLACE 2300 LF.
15-3210	8/4/2015	3/21/2016	\$0	Residential	
15-3227	8/4/2015	3/21/2016	\$1,500	Residential	ATF INSTALL 1 WATER HEATER INSTALL 4 TOILETS, 6 HAND SINKS LAVS, & 2 SHOWERS
15-3231	8/4/2015	3/21/2016	\$7,500	Residential	REMODEL KITCHEN REPLACE SWITCHES RECEPS, REPLACE PANEL AT KITCHEN
15-2239	6/12/2015	3/16/2016	\$5,000	Residential	REMODEL OF KITCHEN 2-3 BATHROOMS, TILE AND HARD WOOD FLOOR. (NO FRAMING TO BE REMOVED) NOTE: DEMOLITION ONLY PER E.C.
13-2095	5/10/2013	12/13/2013	\$3,728	Residential	CHANGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL.
12-2149	6/8/2012	12/13/2013	\$2,100	Residential	RE INSTALL NEW DECKING 14x14 DUE TO WATER LEAK IN ROOF
08-4257	11/17/2008	12/13/2008	\$650	Residential	EMERGENCY 200 AMP METER CAN REPLACEMENT. METER CAN IS BURNT, DISCONNECT BY KEYS ENERGY.
04-3009	9/15/2004	12/15/2004	\$3,100	Residential	METAL ROOF
04-2252	7/7/2004	12/15/2004	\$500	Residential	relocate pool heater
00-2421	8/18/2000	12/12/2000	\$100	Residential	ELECTRICAL
9702286	7/28/1999	12/31/1998	\$150,000	Residential	RENOVATIONS/ADDITIONS
9703434	10/10/1997	12/31/1998	\$6,700	Residential	RETILE,REPLASTER POOL
9702735	8/14/1997	12/31/1998	\$3,000	Residential	CENTRAL AC
9702699	8/12/1997	12/31/1998	\$7,351	Residential	ROOFING
9702392	7/16/1997	12/31/1998	\$5,000	Residential	DEMO/RENOVATIONS
9600389	1/1/1996	8/1/1996	\$3,000	Residential	RENOVATIONS
B953627	10/1/1995	12/1/1995	\$1,500	Residential	INSULATE CEILING
E953561	10/1/1995	12/1/1995	\$2,113	Residential	ALARM SYSTEM
B940551	2/1/1994	12/1/1994	\$1,000	Residential	ADD BAY ADDITION

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Sketches (click to enlarge)



Photos



Map



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No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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