



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck
Consultant

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2024

Applicant: Evan Amato T.S.N Architects

Application Number: H2024-0004

Address: 1000 Virginia Street

Description of Work:

Demolition of a single-story non-contributing house.

Site Facts:

The site under review is located on the southeast corner at Virginia and Grinnell Streets that currently has a non-contributing single-story ranch house constructed in 1963. 1912 and 1926 Sanborn Maps indicates the American Catholic Church of the Holy Innocents was located on this parcel. The 1948 Sanborn Map shows the church was occupied by the El Salvador Methodist Church, and by 1962 a community building was constructed on this same parcel adjacent to the church.

The 1965 photograph inventory does not identify any structure at 1000 Virginia Street or 1101 Grinnell Street. The existing structure is identified as a non-contributing structure to the historic district.



Existing structure.



Existing structure.



Site context.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for historic but non-contributing, non-historic or non-contributing buildings or structures of the Land Development Regulations for rear additions and carport.

Since the proposed structure to be demolished under review have no historic elements, the evaluation shall be based on section 102-218 (a) (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review. If approved, HARC staff will review construction documents during building permitting for consistency with approved schematic plans.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a*

significant and distinguishable building entity whose components may lack individual distinction.

Staff opine that the structure under review has no distinctive characteristics of a type or method of construction.

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

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

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

The house in question has no significant character or architectural value to the development, heritage, or cultural record of the city.

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

The site is not associated with any significant event.

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

The house in question does not exemplify the social, cultural, or historic heritage of the city.

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

The house in question cannot be considered a fine example of a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

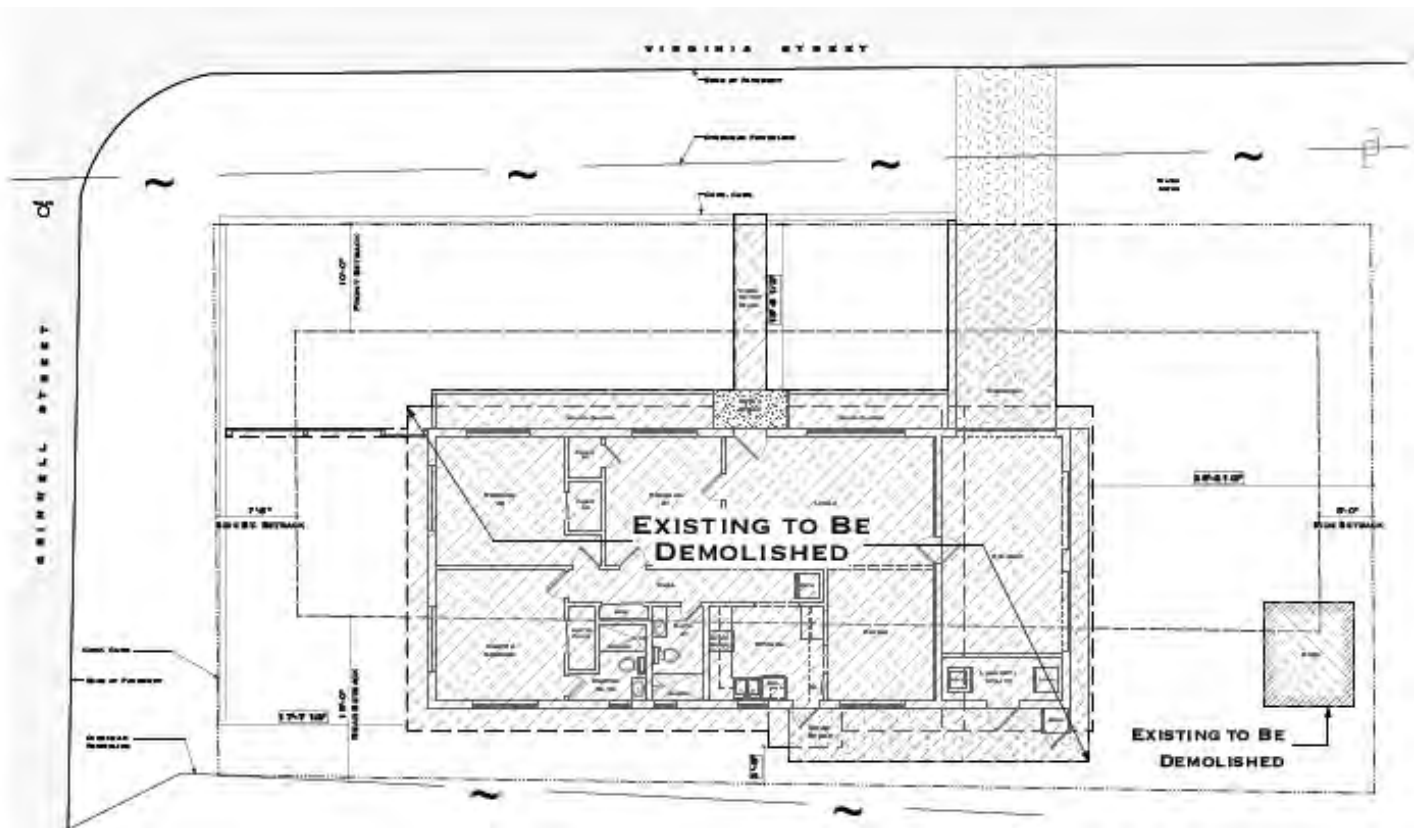
The house in question does not exemplify the remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The house in question does not yield important information in history.

Staff Analysis:

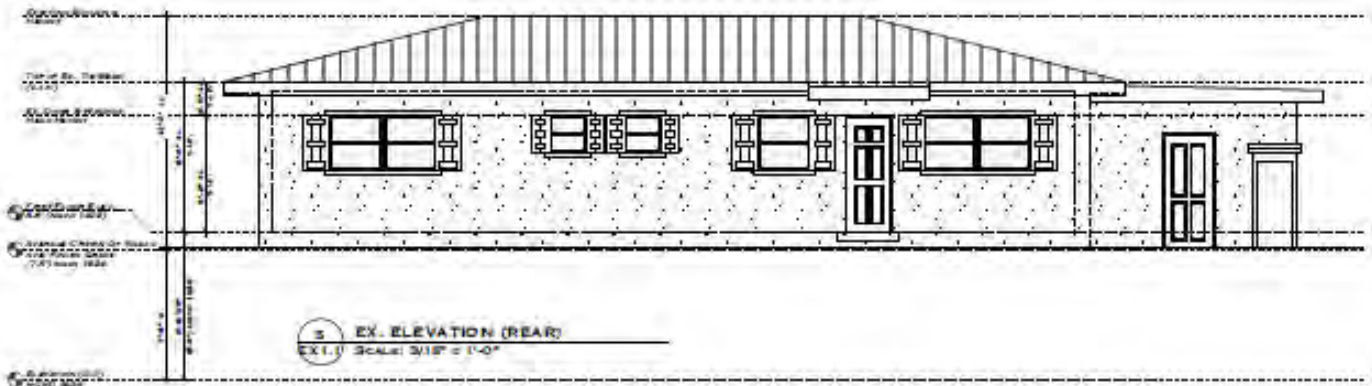
The Certificate of Appropriateness is under review for the demolition of a single-story non-contributing house. The ranch styled structure appears to have no distinctive features or design elements and imagery of the property portray general disrepair and neglect. The only notable improvements to the property were the installation of a new roof in 2008, and new wood fencing in 2018, as identified on the Monroe County Property Appraiser.



Site plan.



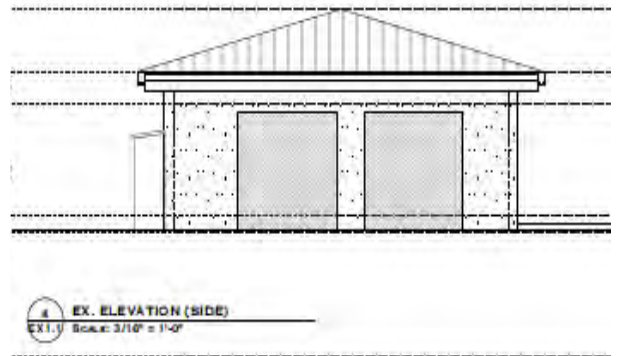
Front (Virginia Street) façade.



Rear façade.



Side (northeast) façade.

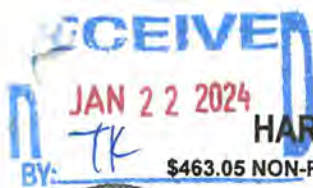


Side (Grinnell Street) façade.

Consistency with the Ordinance Cited:

In conclusion, it is the staff's opinion that the request for Certificate of Appropriateness H2024-0004 for the demolition of a house can be considered by the Commission. The request meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION



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 # <u>HARC 2024-0004</u> | REVISION # <u>0004</u> | INITIAL & DATE <u>TK 1/22/24</u> |
| FLOOD ZONE <u>FLOOD CONE X</u> | ZONING DISTRICT <u>HMDR</u> | BLDG PERMIT # |

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

ADDRESS OF PROPOSED PROJECT:


NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

| | |
|--|--------------------------------------|
| <u>1101 GRINNELL ST / 1000 VIRGINIA ST, KEY WEST FL 33040</u> | |
| <u>SONI HANSA V. LIVING TRUST</u> | PHONE NUMBER <u>(305) 879-0358</u> |
| <u>830 TRUMAN AVE. KEY WEST FL 33040</u> | EMAIL <u>KRISTSONI@GMAIL.COM</u> |
| | |
| <u>EVAN AMATO</u> | PHONE NUMBER <u>802.922.0478</u> |
| <u>1207 FLORIDA ST, KEY WEST FL 33040</u> | EMAIL <u>EVAN@JTSNARCHITECTS.COM</u> |
| | |
|  | DATE <u>01-11-2024</u> |

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 X INVOLVES A HISTORIC STRUCTURE: YES X NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: EXISTING STRUCTURE TO BE DEMOLISHED & REPLACED WITH (2) NEW, ELEVATED STRUCTURES WITH RAISED REAR YARDS, EACH HAVING SEPARATE POOLS & POOL DECKS, SEE PLANS FOR MORE INFORMATION.

MAIN BUILDING: THE (2) NEW STRUCTURES WILL BE WOOD FRAMED W/ HARDIE LAP SIDING & BOARD & BATTEN SIDING - THEY WILL HAVE WOOD ENTRY DOORS ALONG W/ ALUM. DOORS & WINDOWS, ALL WILL BE IMPACT. SOME OF THE WINDOWS WILL RECEIVE DECORATIVE SHUTTERS, SEE PLANS & ELEVATIONS.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

EXISTING HISTORIC, NON-CONTRIBUTING STRUCTURE WILL BE DEMOLISHED, SEE PLANS.

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

| | |
|--|--|
| ACCESSORY STRUCTURE(S): THE WATER FEATURE WALLS ON THE (2) NEW POOLS WERE INCLUDED WITHIN THIS SITE AREA CALCULATION. THERE ARE NO OTHER ACCESSORY STRUCTURES. | |
| PAVERS: BRICKED PARKING & WALKWAYS. SEE PLANS. | FENCES: WOOD / MASONRY, SEE PLANS |
| DECKS: POOL DECKS, SEE PLAN | PAINTING: |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): PARTIAL FILLING OF REAR YARDS | POOLS (INCLUDING EQUIPMENT): YES (2) NEW SMALL POOLS, SEE PLAN |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): A/C | 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 |
| HARC2024-0004 TK | |
| ZONING DISTRICT | BLDG PERMIT # |
| HMPR | |

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

| |
|--|
| 1000 1000 VIRGINIA ST. KEY WEST, FL 33040 |
| SOWI HANSA V. LIVING TRUST |
| EVAN AMATO, TS. NEAL ARCHITECTS |

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

01/23/2024

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

THE EXISTING, HISTORIC, NON-CONTRIBUTING, SINGLE STORY CMU WALLED STRUCTURE WITH LOW SLOPE METAL ROOF IS TO BE COMPLETELY DEMOLISHED.

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.

THE EXISTING STRUCTURE ON 1000 VIRGINIA ST. IS STRUCTURALLY SOUND.

(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.

1000 VIRGINIA STREET DOES NOT EMBODY ANYTHING MENTIONED ABOVE, IS NOT SIGNIFICANT OR DISTINGUISHABLE.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CORRECT

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

CORRECT

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

CORRECT

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

CORRECT

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

CORRECT

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

1000 VIRGINIA ST IS NOT PART OF, OR RELATED TO ANYTHING MENTIONED ABOVE.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

CORRECT

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,

CORRECT.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

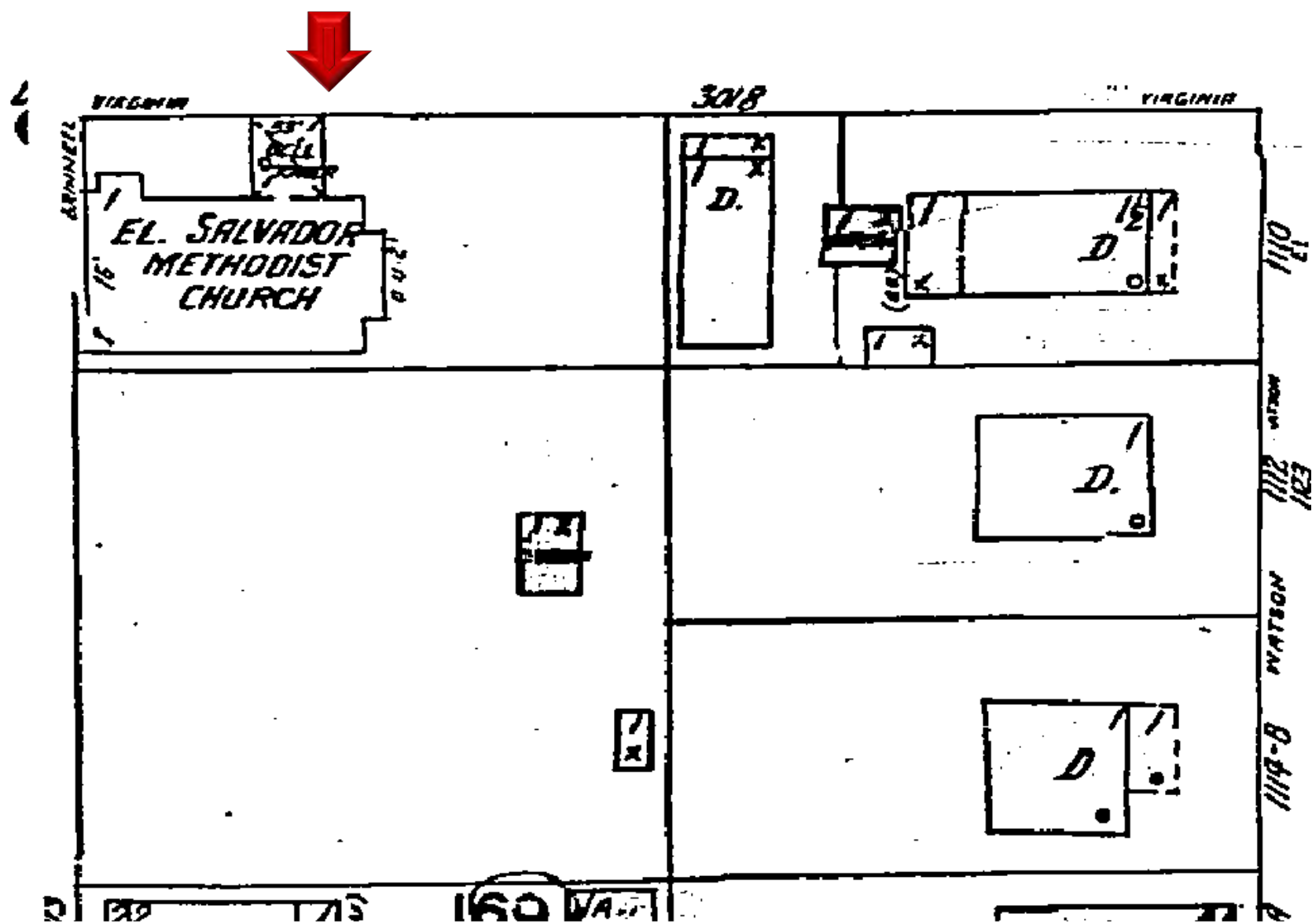
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

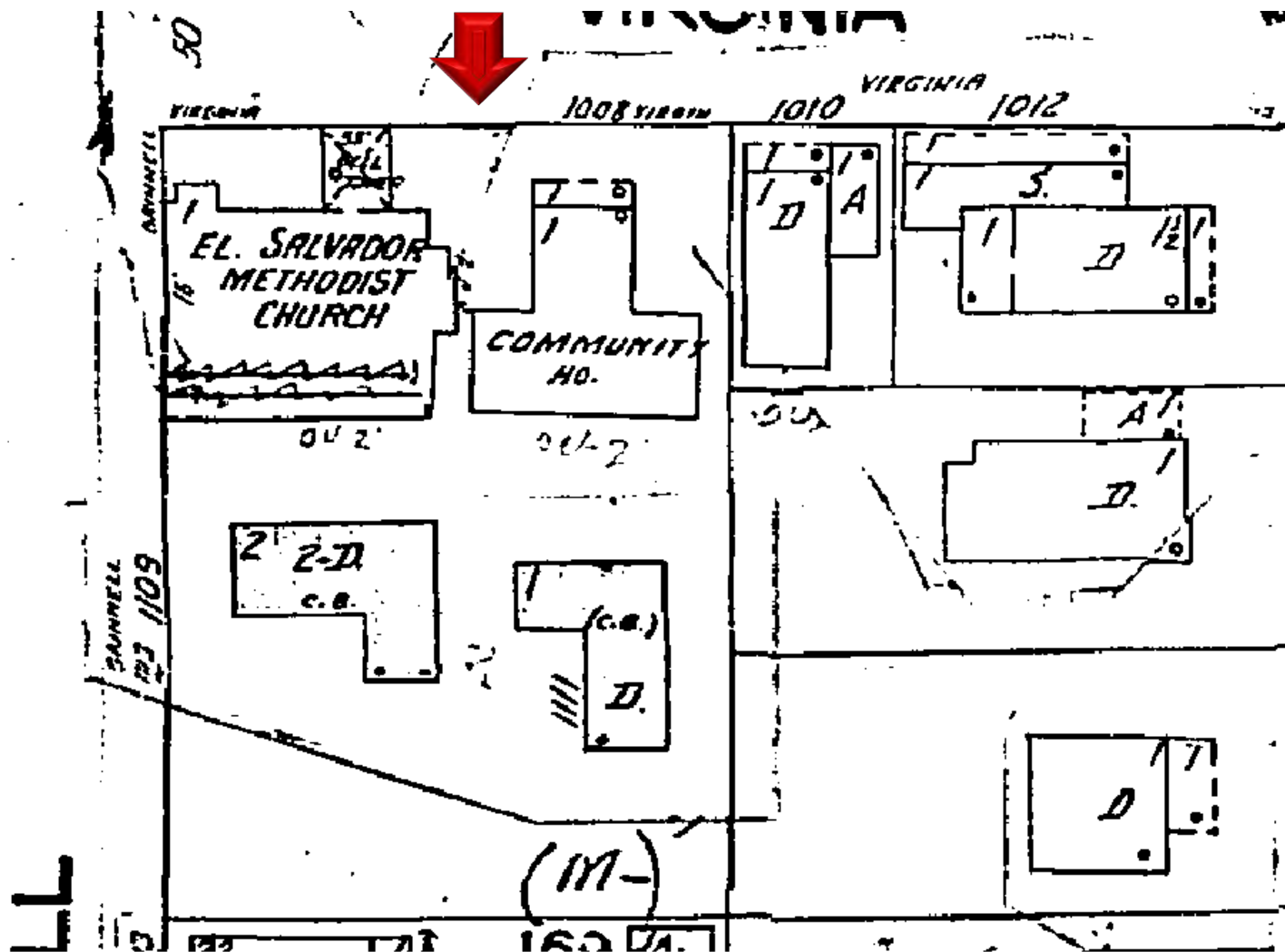
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

SANBORN MAPS

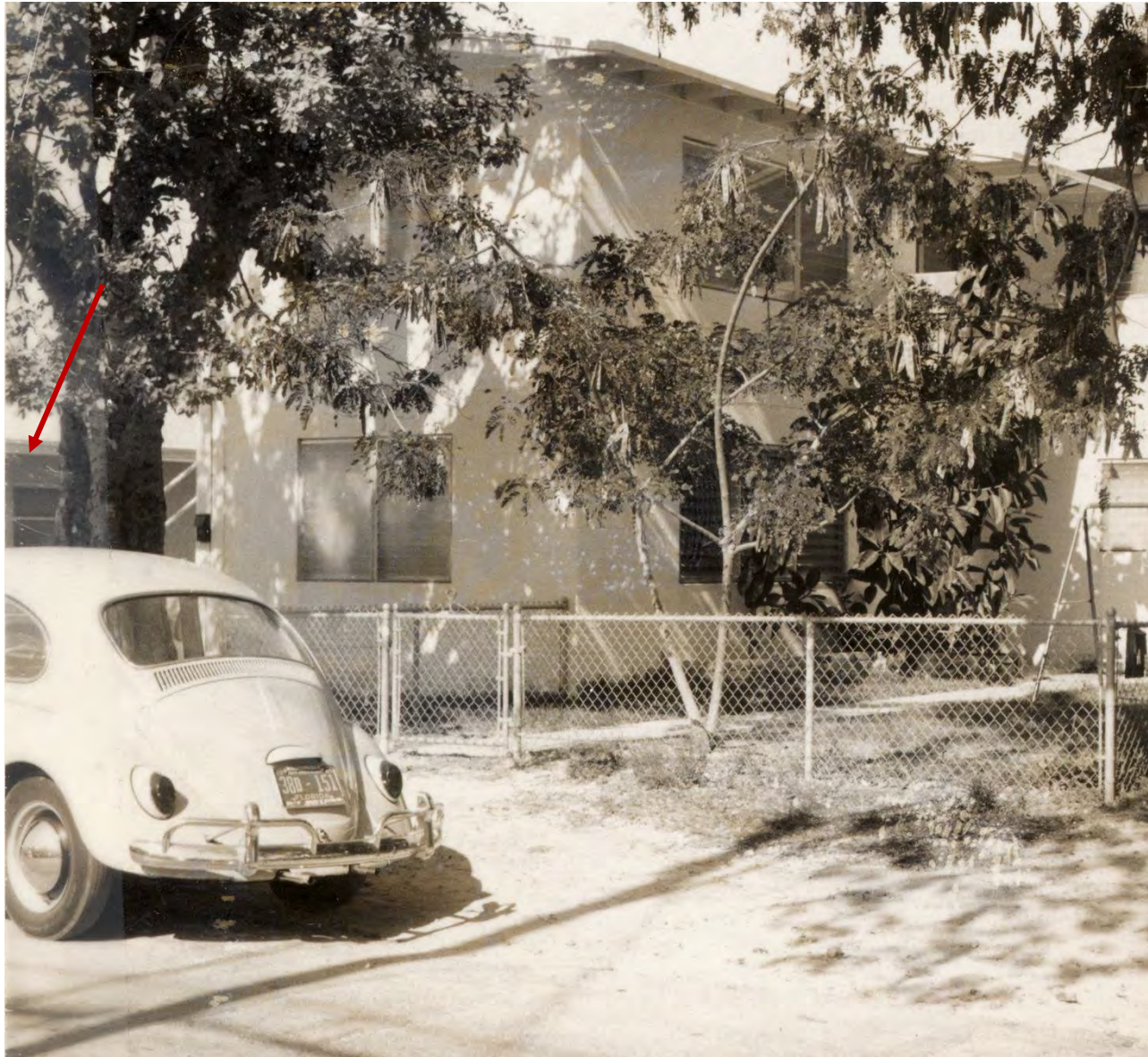


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



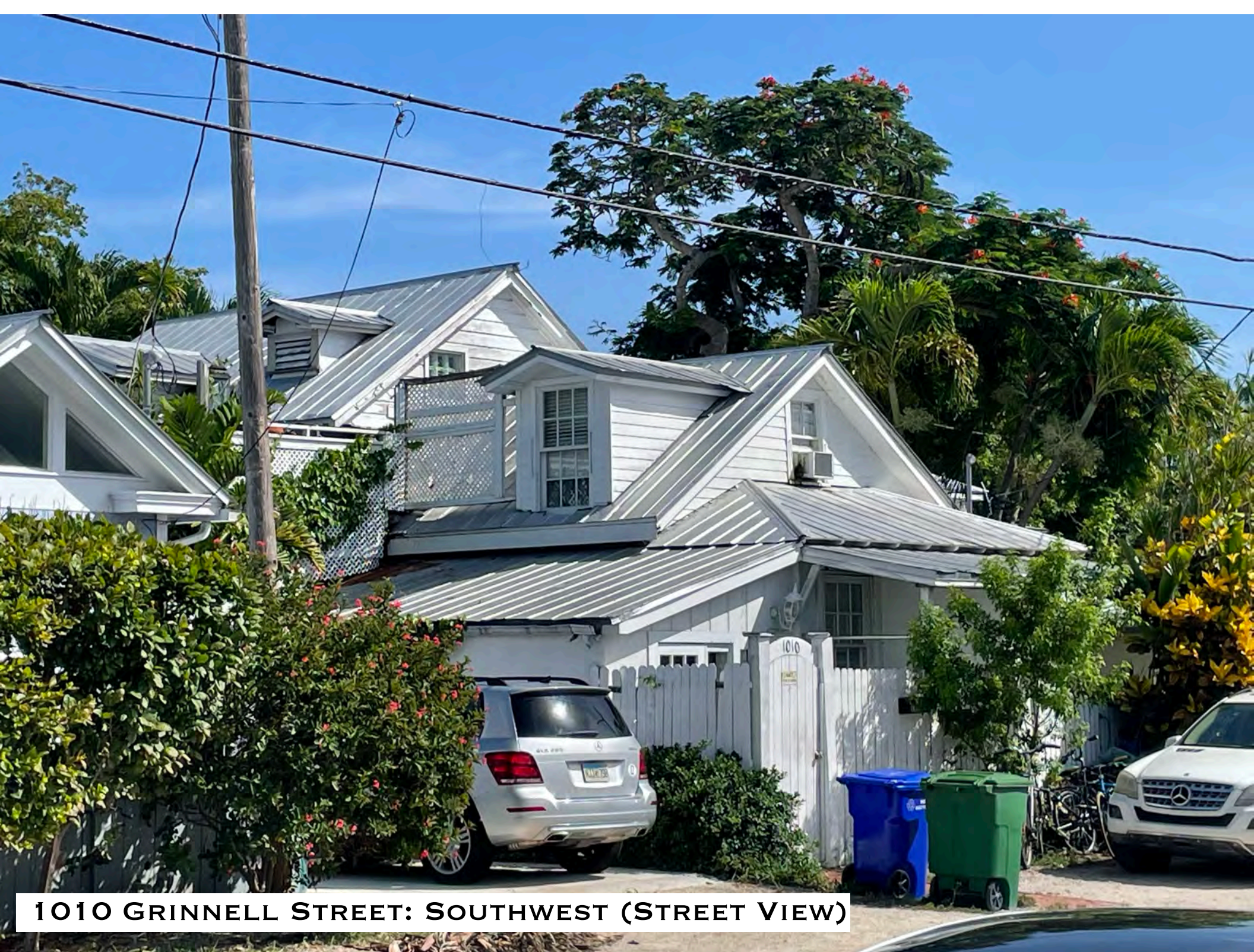
1107 Grinnell Street circa 1965. Notice portions of 1000 Virginia Street. Monroe County Library.



1100 GRINNELL STREET: NORTHEAST (STREET VIEW)







1010 GRINNELL STREET: SOUTHWEST (STREET VIEW)



1111 GRINNELL STREET: SOUTHWEST (STREET VIEW)



GRINNELL ST

KEY WEST
CHOOSE MUSEUM

3

3

POSTED





1115 GRINNELL STREET: SOUTHWEST (STREET VIEW)

ADDRESS:
1000 VIRGINIA STREET, KEY WEST, FLORIDA 33040

BEARING BASE:
N55°50'36"E ALONG THE CENTERLINE OF VIRGINIA STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929
UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
ELEVATION: 3.91' NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

** "5J-17.052 Standards of Practice: Specific Survey, Map, and Report Requirements. (b) Boundary monuments: f. "When a corner falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable." (examples: fence post, bldg. corners, etc.)

| | |
|------------------|----------|
| SCALE: | 1"=20' |
| FIELD WORK DATE: | 08/29/22 |
| REVISION DATE: | -/-/- |
| SHEETS: | 1 OF 1 |
| DRAWN BY: | GF |
| CHECKED BY: | RER |
| INVOICE NO.: | 22080404 |

CERTIFIED TO:
SONI HANSZ V LIVING TRUST 09/15/1998

MAP OF BOUNDARY SURVEY
LOT 2, SQUARE 6
GEORGE G. WATSON SUBDIVISION OF PART OF TRACT 13
BOOK I, PAGE 209
MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

ABBREVIATIONS:
(C) = CALCULATED
L = CENTERLINE
CLF = CHAINLINK FENCE
(D) = DEED
EB = ELECTRIC BOX
EM = ELECTRIC METER
(F) = FIELD
FFE = FINISHED FLOOR ELEVATION
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE

NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
ROL = ROOF OVERHANG LINE

FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD

LEGAL DESCRIPTION (Official Records Book 3079, Page 1985):
Lot number Two (2) in Square Six (6), of George G. Watson Subdivision of part of Tract Thirteen (13) according to diagram recorded in Book I, Monroe County records on Page 209;
COMMENCING at corner of Virginia and Grinnell Streets and running thence along the line of Virginia Street in a Northeasterly direction One hundred Eight (108) feet and six (6) inches; thence at right angles in a Southeasterly direction Fifty-three (53) feet and Four (4) inches; thence at right angles in a Southwesterly direction One hundred Eight (108) feet and six (6) inches; thence along the line of Grinnell Street to the place of beginning. Being the same land as described in that certain deed of conveyance recorded in Deed Book A-4, Page 330 in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida.

Reference being had to deed of conveyance by the Board of Missions of the Methodist Episcopal Church, South, to the District of National Missions of the Board of Missions of the Methodist Church, recorded in Official Records Book 69, Page 207, Monroe County, Florida.

GENERAL NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

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

SIGNED _____
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

PROPOSED DESIGN

SITE DATA1101 GRINNELL ST. / 1000 VIRGINIA ST.

RE # 00031740-000000

| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|------------------------------------|-----------------------|--|-------------------------|-------------------------------------|
| DISTRICT | HMDR | HMDR | HMDR | HISTORIC MEDIUM DENSITY RESIDENTIAL |
| SITE AREA | 5,645 Sq. Ft. | 4,000 Sq. Ft. | EXISTING | NO CHANGE, SEE SURVEY |
| LOT SIZE | SEE SURVEY | 40' X 90' (MIN) | EXISTING | NO CHANGE, SEE SURVEY |
| IMPERVIOUS | 2,332 Sq. Ft. (41.3%) | 3,387 Sq. Ft. (60% MAX) | 3,214 Sq. Ft. (56.9%) | CONFORMING |
| OPEN SPACE | 3,313 Sq. Ft. (58.7%) | 1,976 Sq. Ft. (35% MIN) | 2,050.6 Sq. Ft. (36.3%) | CONFORMING |
| BUILDING COV. | 2,035 Sq. Ft. (36.0%) | 2,258 Sq. Ft. (40% MAX) | 2,113.4 Sq. Ft. (37.4%) | CONFORMING |
| ACCESSORY STRUCTURE REAR YARD COV. | 69 Sq. Ft. (4.5%) | 463 Sq. Ft. (30% MAX COV.) 1,546 Sq. Ft. REAR YARD AREA | 10 Sq. Ft. (2.1%) | CONFORMING |
| FRONT YARD 50% GREEN SPACE COV. | 137 Sq. Ft. (12.7%) | 257.5 sq ft. (50% MIN) 540.5 Sq. Ft. FRONT YARD AREA | 331 Sq. Ft. (61.2%) | CONFORMING |

| SETBACKS | | | | |
|---------------------|------------|-------|--|----------------------|
| SIDE SETBACK | 26'-2 1/2" | 5' | 5'-1" | CONFORMING |
| SIDE STREET SETBACK | 17'-7 1/2" | 7'-6" | 7'-6" | CONFORMING |
| REAR SETBACK | 3'-5" | 15' | 15'-4 1/2" | IMPROVED, CONFORMING |
| FRONT SETBACK | 15'-5 1/2" | 10' | 10'-2" | CONFORMING |
| BUILDING HEIGHT | 13'-5" | 30' | 1101 GRINNELL: 27'-10" 1000 VIRGINIA: 28'-10" | CONFORMING |

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



- GENERAL NOTES:
1. DO NOT SCALE ANY DRAWING.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

3. 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.

4. 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 SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

6. 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.

7. 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.

8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.

9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.

10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.

12. 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.

13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.

14. 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 USE OR 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.

| COMMENTS: |
|-----------|
| |

| DESIGN NOTES: |
|---------------|
| |

| SCOPE OF WORK: |
|----------------|
| |

| SQUARE FOOT TABLE: |
|--------------------|
| |

DRAWING SCHEDULE:

T1.1
CO.1

TITLE, SITE DATA & PROJECT INFORMATION
SURVEY & FEC + TREE PROTECTION

EX1.1

EXISTING FLOOR PLAN + ELEVATIONS

A1.0
A1.1
A1.2
A3.1
A3.2
A3.3

PROPOSED SITE PLAN
1ST FLOOR PLANS
2ND FLOOR PLANS + SITE CALCULATIONS & DIAGRAM
ELEVATIONS
ELEVATIONS
HARC STREETSCAPE

ABBREVIATION LEGEND:

ADJ. = ADJUSTABLE

A.F.F. = ABOVE FINISH FLOOR

A.A.G. = ABOVE ADJACENT GRADE

ALUM. = ALUMINUM

ARCH. = ARCHITECTURAL

BALC. = BALCONY

BD. = BOARD

C.I.P. = CAST IN PLACE

C.J. = CONTROL JOINT

CL. = CLOSET

CL. = CENTERLINE

CONC. = CONCRETE

COORD. = COORDINATE

C.O.R. = CROWN OF ROAD

D. = DRYER

DIM. = DIMENSION

DN. = DOWN

DTL. = DETAIL

DW. = DISHWASHER

DWG. = DRAWING

ELECT. = ELECTRICAL

ELEV. = ELEVATOR

E.P. = ELECTRICAL PANEL

E.Q. = EQUAL

EX. = EXISTING

E.J. = EXPANSION JOINT

F.F.E. = FINISH FLOOR ELEVATION

FIN. = FINISH

FREZ. = FREEZER

GYP. BD. = GYPSUM WALL BOARD

HORZ. = HORIZONTAL

HR. = HOUR

MAX. = MAXIMUM

MECH. = MECHANICAL

MIC. = MICROWAVE OVEN

MIN. = MINIMUM

M.R. = MOISTURE RESISTANT

N.A. = NOT APPLICABLE

N.I.C. = NOT IN CONTRACT

O.H. = OPPOSITE HAND

PT. = PAINTED

P.T. = PRESSURE TREATED

R.A. = RETURN AIR

REF. = REFERENCE

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.I.F. = VERIFY IN FIELD

W. = WASHER

W/ = WITH

WD. = WOOD

W.H. = WATER HEATER

T.S. NEAL
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CONSTRUCTION

1101 GRINNELL / 1000 VIRGINIA
STREET
KEY WEST.F L 33040

DRAWING TITLE:
TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

DRAWN: EDSA

CHECKED:

DATE: 09-20-2023

| | |
|------------|------|
| | |
| | |
| | |
| REVISION # | DATE |

T1.1

SHEET #

T S N

T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL 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 & AGREED 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 TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.

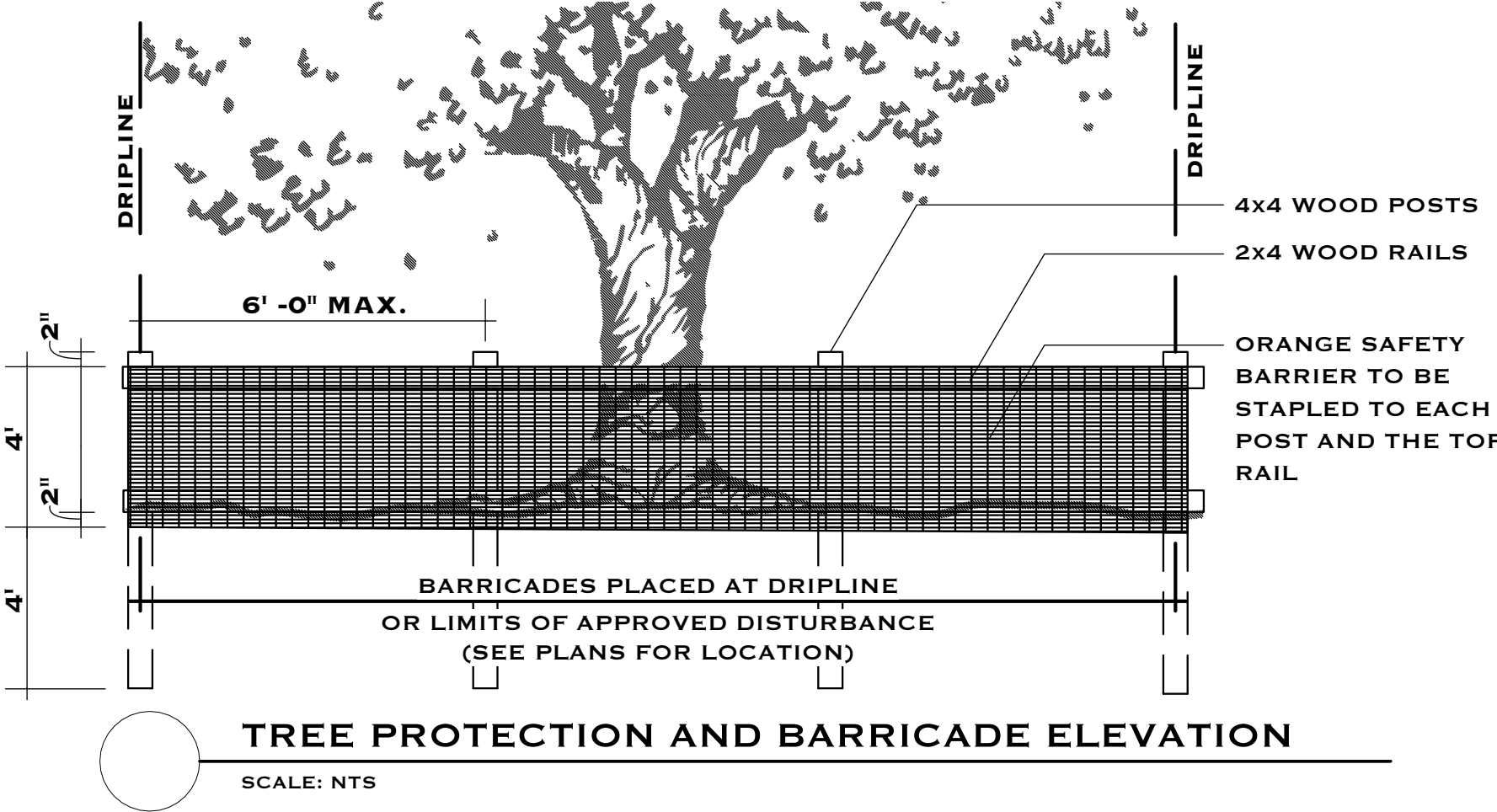
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.

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 & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. 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 EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE 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 FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.

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.

8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.



TREE PROTECTION AND PRESERVATION NOTES

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION 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 BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- 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.
- 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 ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3x THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- 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 CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- 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.

ELEVATION CERTIFICATE

| | |
|---|---------------------|
| OMB No. 1660-0008 Expiration Date: November 30, 2022 | |
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | |
| FOR INSURANCE COMPANY USE | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Virginia Street | |
| City KEY WEST | State Florida |
| ZIP Code 33040 | Company NAIC Number |

| | |
|--|--|
| SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) | |
| C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete. | |
| C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: PIDAA0023 Elevation 4.27' Vertical Datum: NGVD 1929 Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: Datum used for building elevations must be the same as that used for the BFE. | |
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 8.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 7.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 7.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 7.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

| | |
|---|---------------------------|
| SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION | |
| This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. | |
| Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments. | |
| Certifier's Name Robert E. Reece | License Number LS 5632 |
| Title Professional Surveyor and Mapper | |
| Company Name Reece & White Land Surveying, Inc. | |
| Address 31193 Avenue A | |
| City Big Pine Key | State Florida |
| ZIP Code 33043 | |
| Signature <i>Robert E. Reece</i> | Date 08-30-2022 |
| Telephone (305) 872-1348 | Ext. |
| Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner. | |
| Comments (including type of equipment and location, per C2(e), if applicable) A5. Hand Held Device, B8. 0.2 PCT ANNUAL CHANCE FLOOD HAZARD; C2.e) A/Cs observed as window/wall units. Bottom of electric meter box at the rear of the home at elevation 13.8 feet. | |

ADDRESS:
1000 VIRGINIA STREET, KEY WEST, FLORIDA 33040

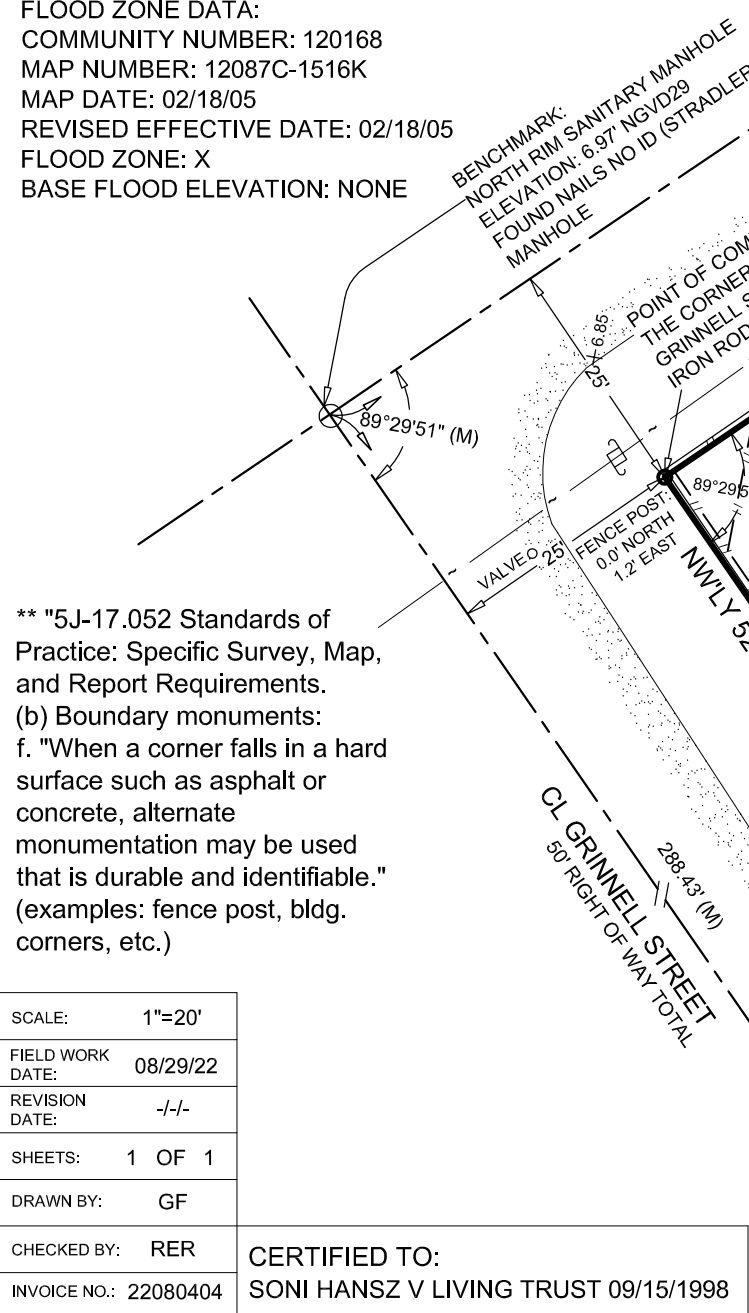
BEARING BASE:
N55°50'36"E ALONG THE CENTERLINE OF VIRGINIA STREET ASSUMED

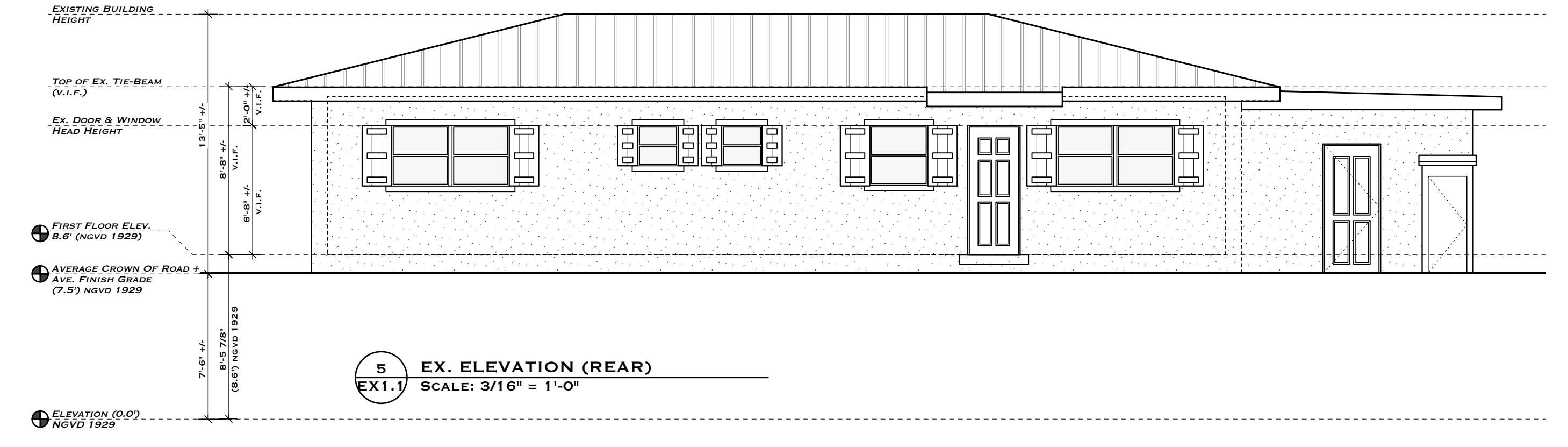
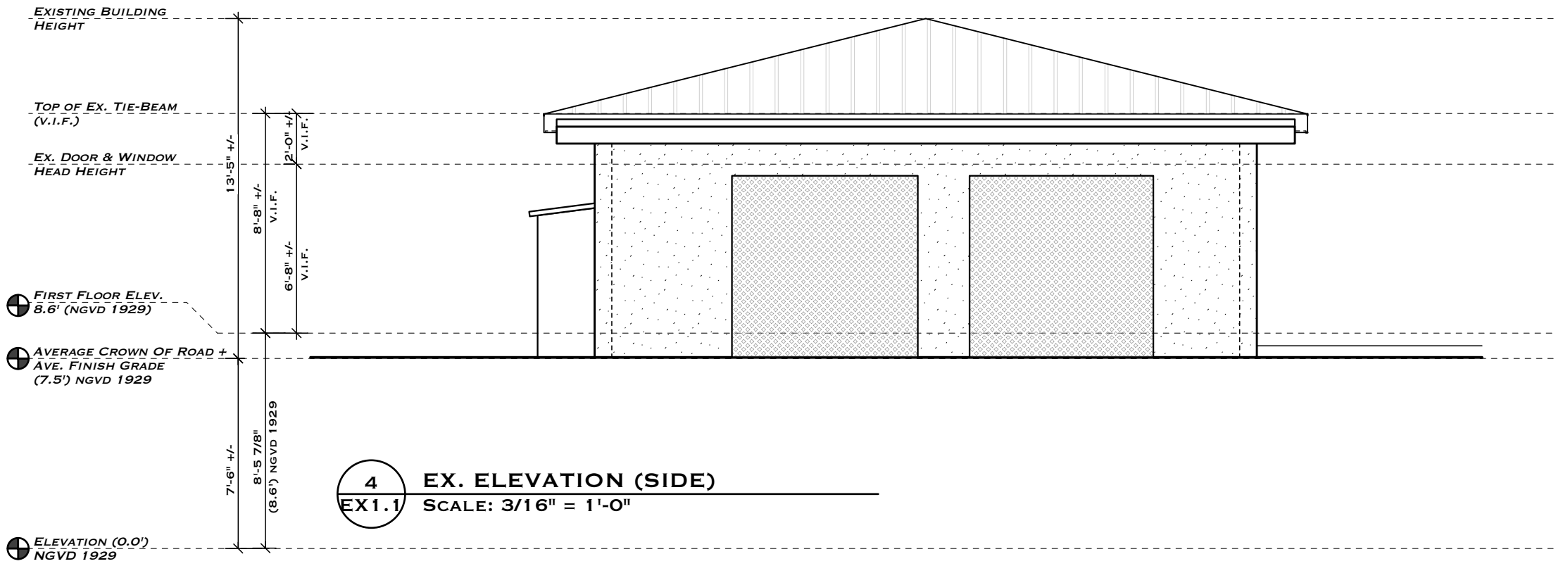
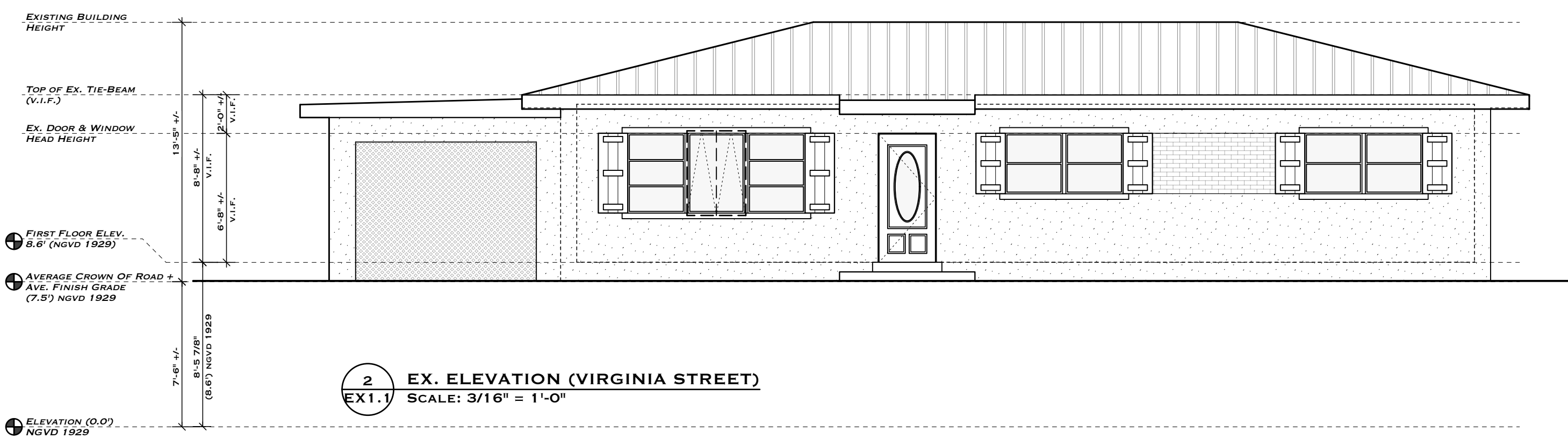
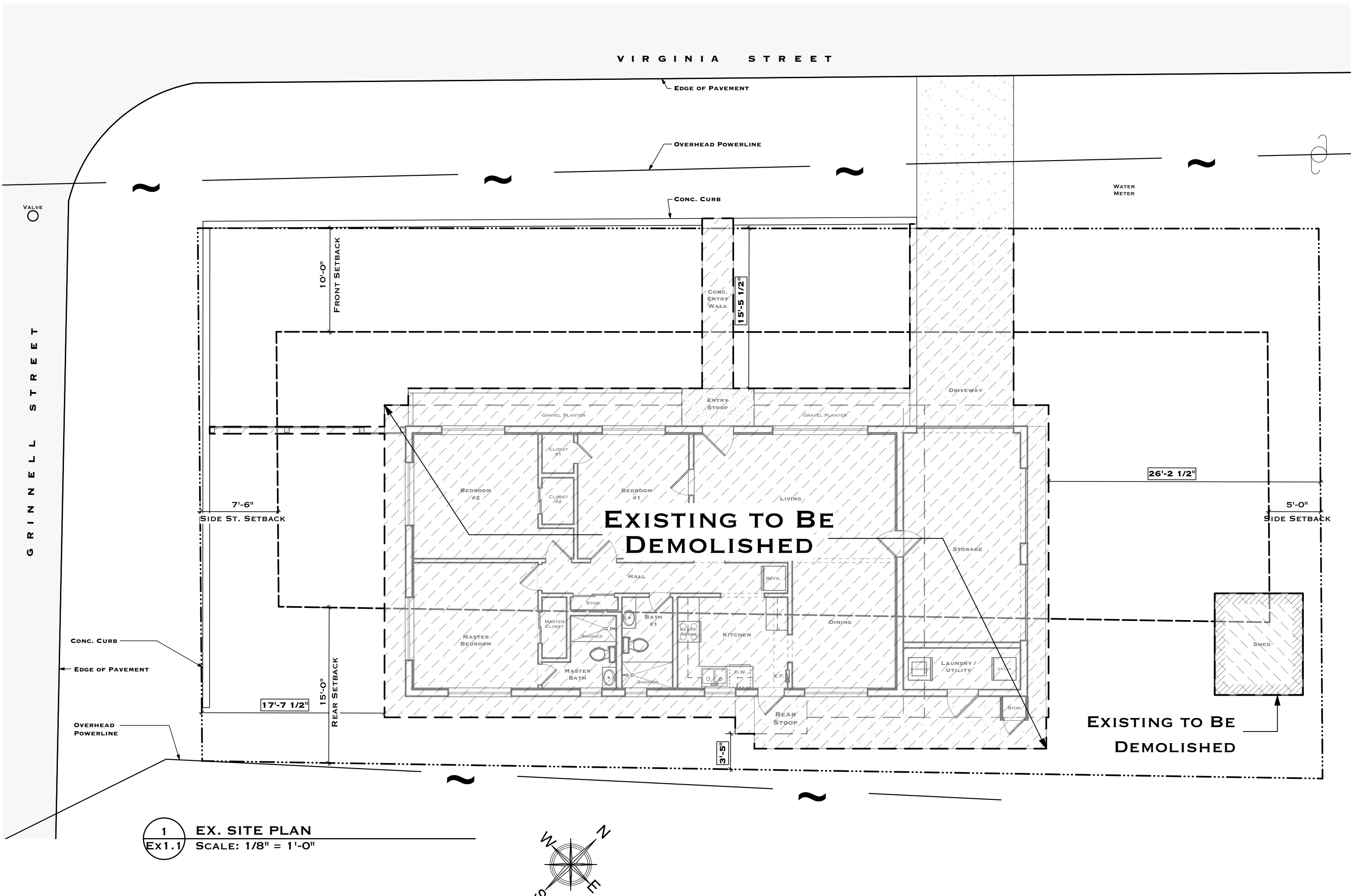
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

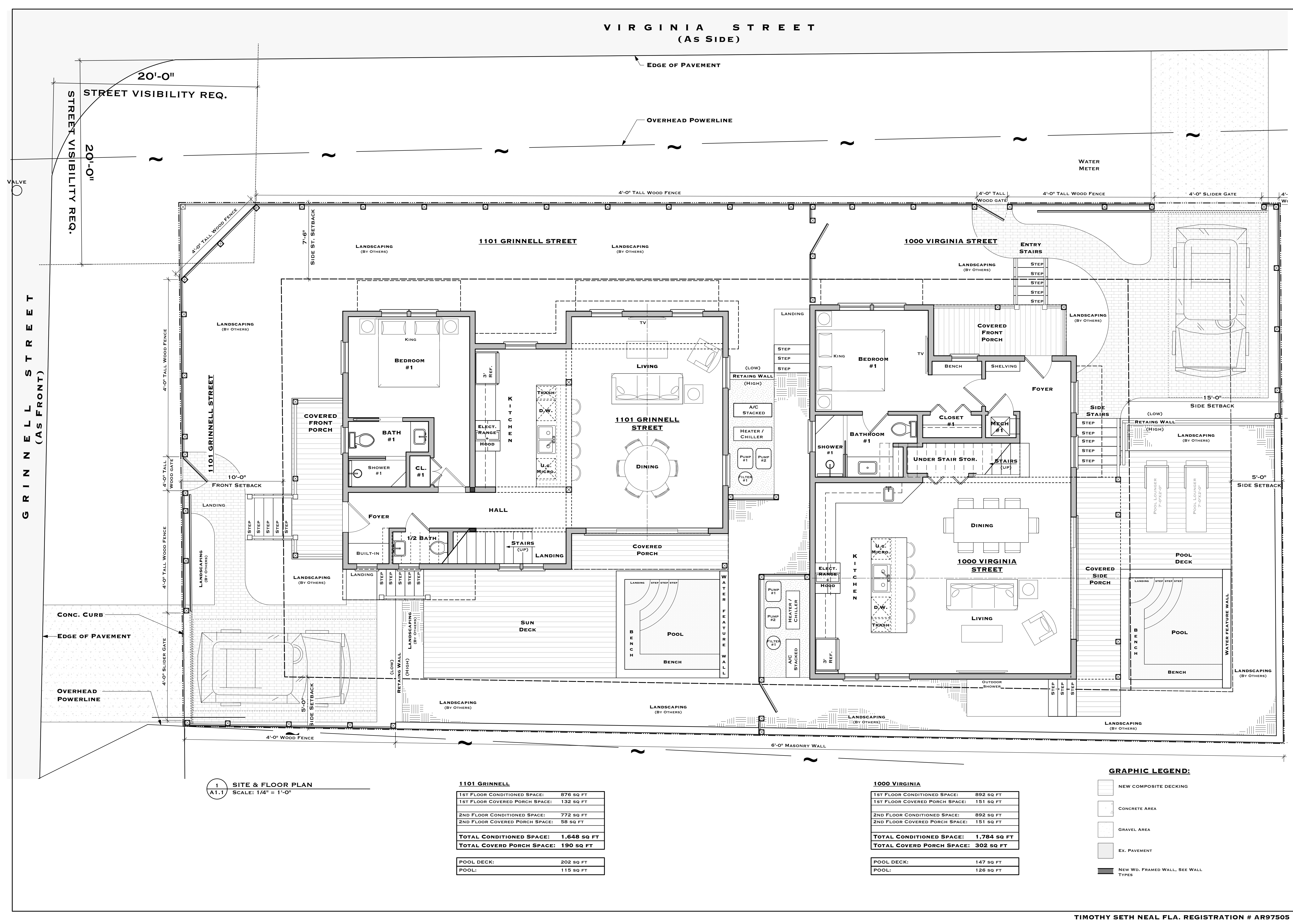
ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929 UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0020
STAMPING: D 121 1945
MARK LOGO: CQS
ELEVATION: 3.91' NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE







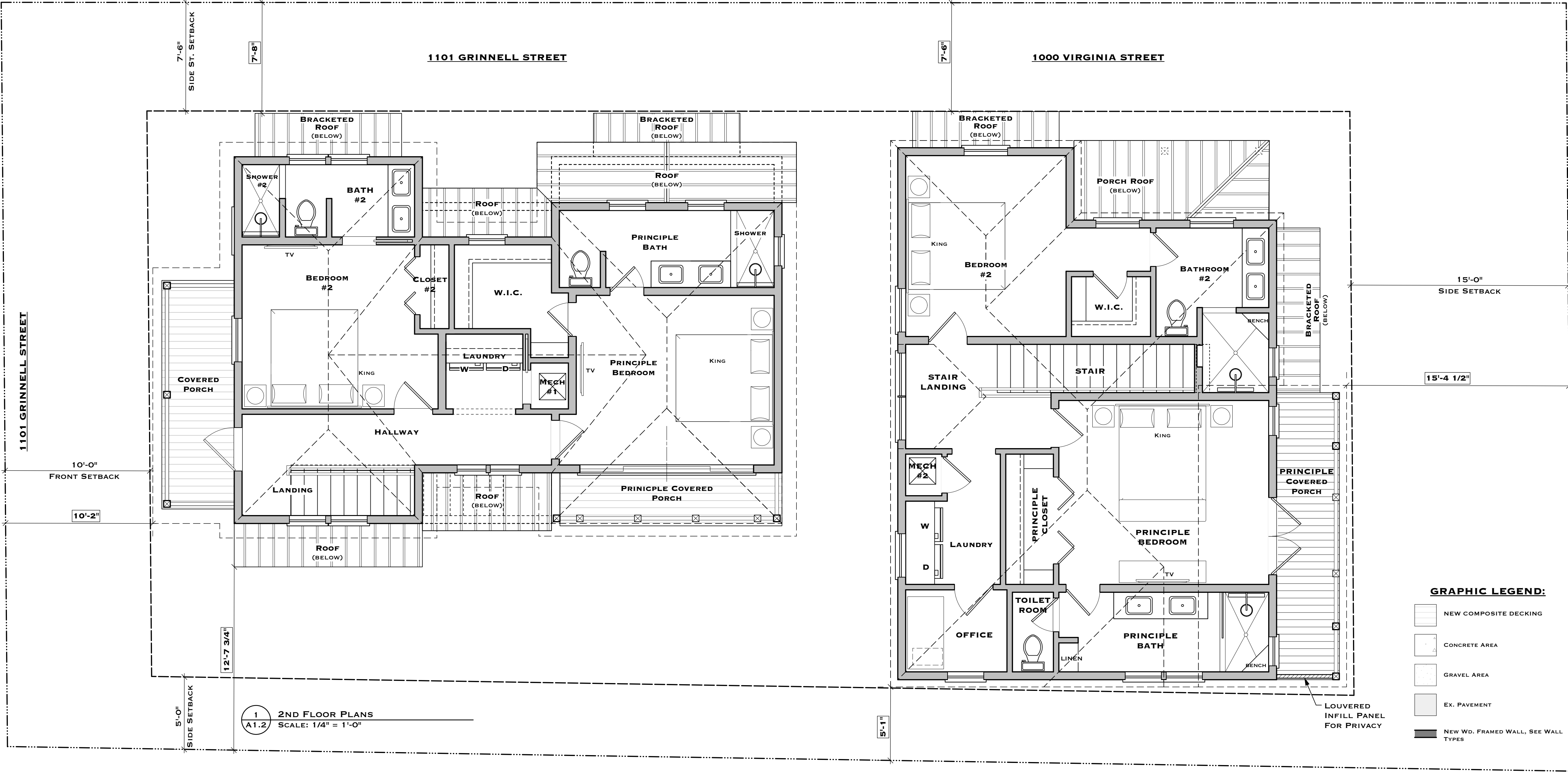
FOR REVIEW
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CONSTRUCTION

1101 GRINNELL / 1000 VIRGINIA
STREET
KEY WEST, FL 33040

DRAWING TITLE:
2ND FLOOR PLANS
DRAWN: EDSA
CHECKED:
DATE: 09-20-2023

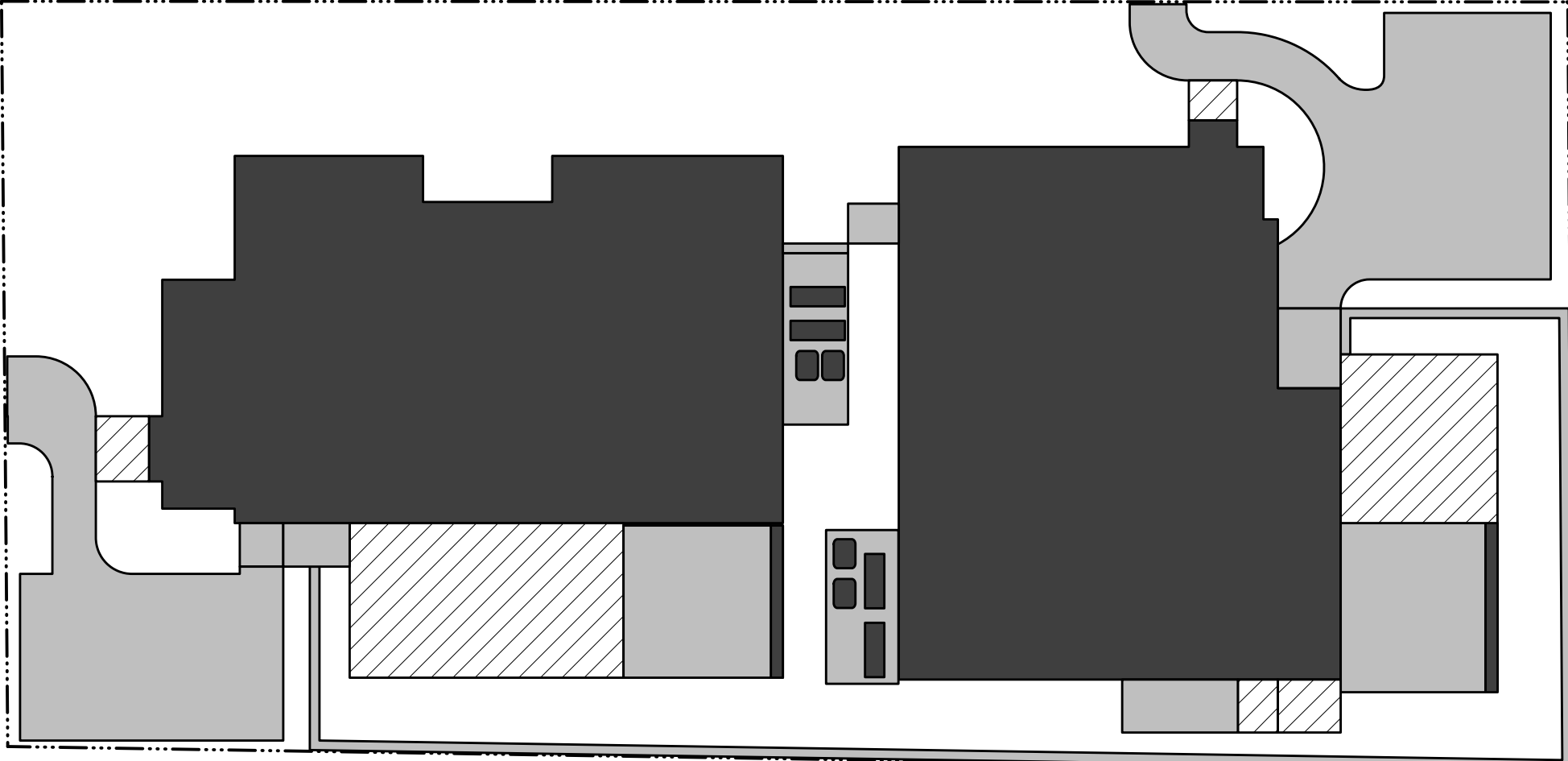
| REVISION # | DATE |
|------------|------|
| | |
| | |
| | |

A1.2
SHEET #



SITE DATA 1101 GRINNELL ST. / 1000 VIRGINIA ST.
RE # 00031740-000000

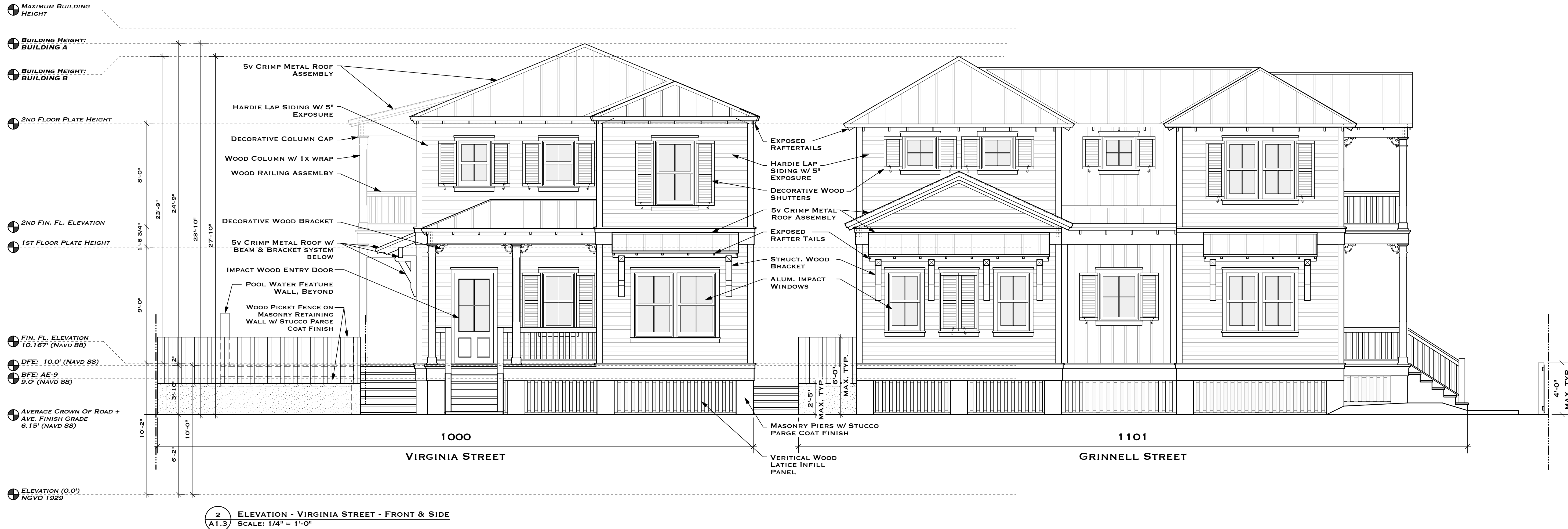
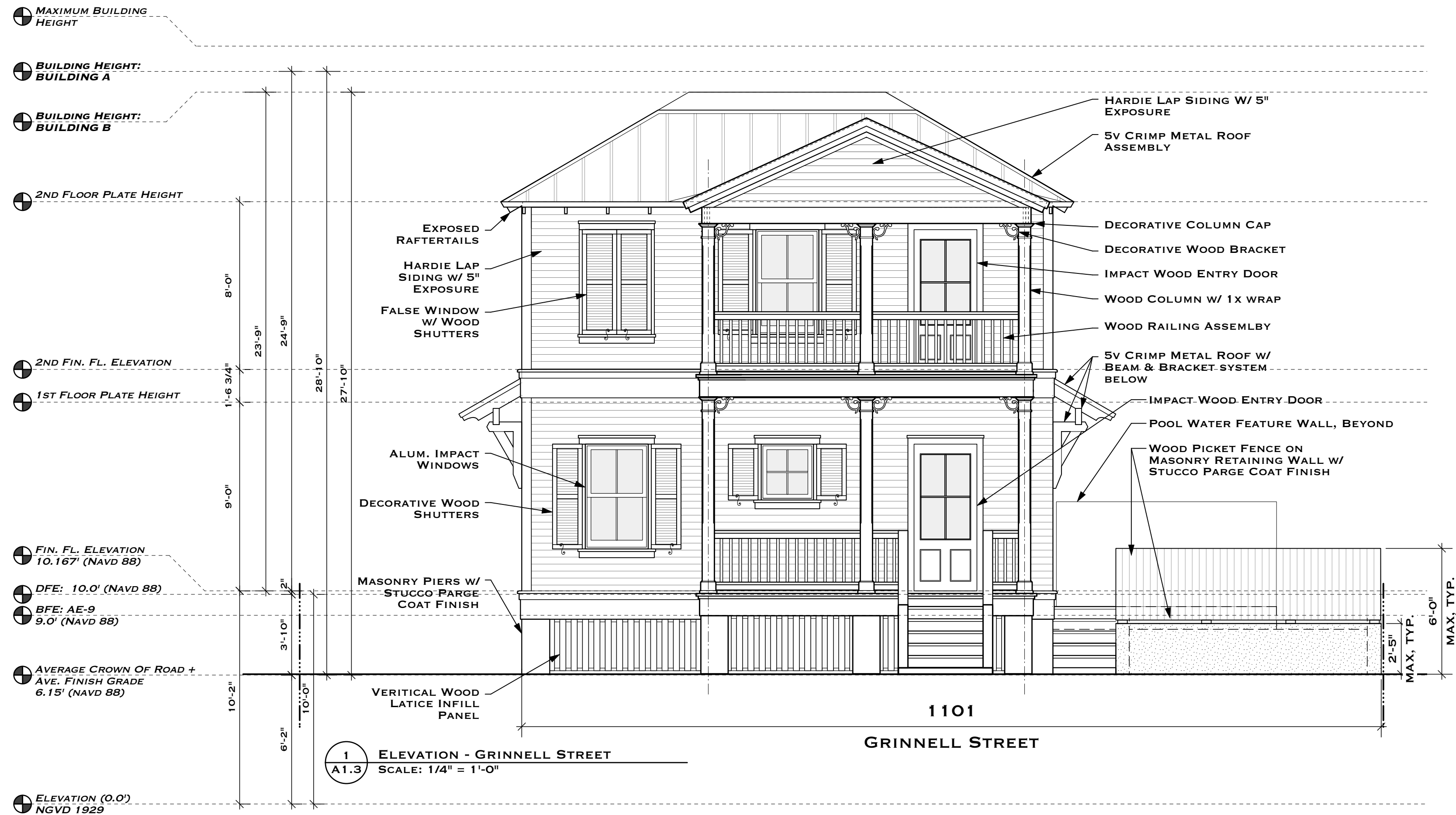
| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|------------------------------------|-----------------------|--|--|-------------------------------------|
| DISTRICT | HMDR | HMDR | HMDR | HISTORIC MEDIUM DENSITY RESIDENTIAL |
| SITE AREA | 5,645 Sq. Ft. | 4,000 Sq. Ft. | EXISTING | NO CHANGE, SEE SURVEY |
| LOT SIZE | SEE SURVEY | 40' X 90' (MIN) | EXISTING | NO CHANGE, SEE SURVEY |
| IMPERVIOUS | 2,332 Sq. Ft. (41.3%) | 3,387 Sq. Ft. (60% MAX) | 3,214 Sq. Ft. (56.9%) | CONFORMING |
| OPEN SPACE | 3,313 Sq. Ft. (58.7%) | 1,978 Sq. Ft. (35% MIN) | 2,090.6 Sq. Ft. (36.3%) | CONFORMING |
| BUILDING COV. | 2,035 Sq. Ft. (36.0%) | 2,258 Sq. Ft. (40% MAX) | 2,113.4 Sq. Ft. (37.4%) | CONFORMING |
| ACCESSORY STRUCTURE REAR YARD COV. | 69 Sq. Ft. (4.5%) | 463 Sq. Ft. (30% MAX COV.) 1,548 Sq. Ft. REAR YARD AREA | 10 Sq. Ft. (2.1%) | CONFORMING |
| FRONT YARD 50% GREEN SPACE COV. | 137 Sq. Ft. (12.7%) | 257.5 Sq. Ft. (50% MIN) 540.5 Sq. Ft. FRONT YARD AREA | 331 Sq. Ft. (61.2%) | CONFORMING |
| SETBACKS | | | | |
| SIDE SETBACK | 26'-2 1/2" | 5' | 5'-1" | CONFORMING |
| SIDE STREET SETBACK | 17'-7 1/2" | 7'-6" | 7'-6" | CONFORMING |
| REAR SETBACK | 3'-5" | 15' | 15'-4 1/2" | IMPROVED, CONFORMING |
| FRONT SETBACK | 15'-5 1/2" | 10' | 10'-2" | CONFORMING |
| BUILDING HEIGHT | 13'-5" | 30' | 1101 GRINNELL: 27'-10" 1000 VIRGINIA: 28'-10" | CONFORMING |



SITE CALCULATION DIAGRAM

SITE CALCULATION
DIAGRAM LEGEND:

- EXTENT OF IMPERVIOUS AREA
- EXTENT OF BUILDING COVERAGE AREA
- EXTENT OF NON-OPEN SPACE
- PROPERTY LINE





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22974 OVERSEAS HWY
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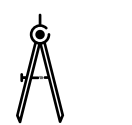
1101 GRINNELL / 1000 VIRGINIA
STREET
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

DRAWN: EDSA
CHECKED:
DATE: 09-20-2023

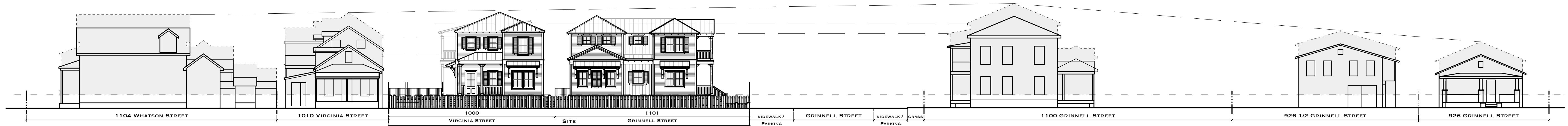
REVISION # DATE

A1.4
SHEET #

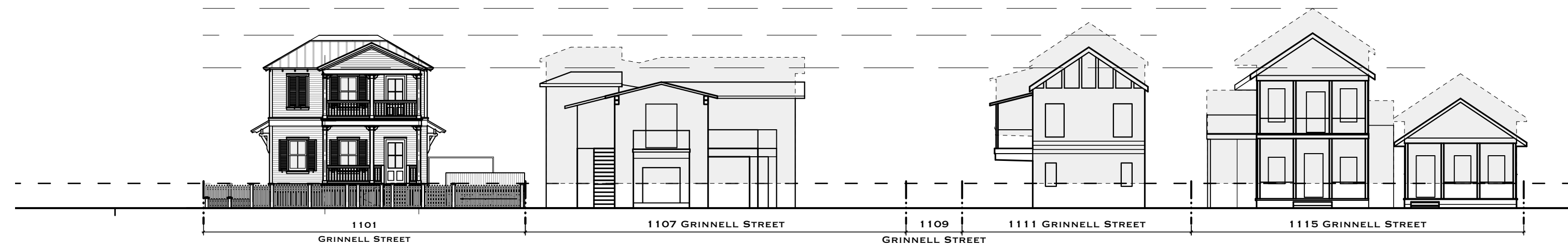


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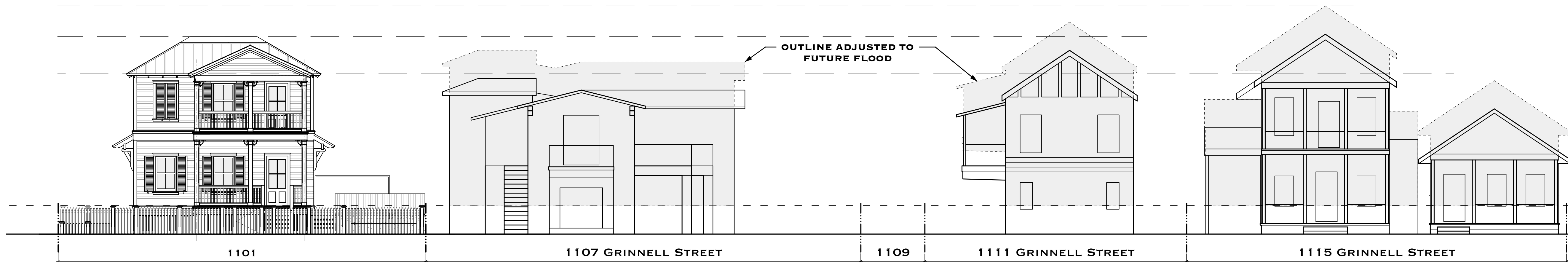
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 HARC STREET SCAPE - VIRGINIA STREET
A1.5 SCALE: 1/16" = 1'-0"



2 HARC STREET SCAPE - GRINNELL STREET
A1.5 SCALE: 1/16" = 1'-0"



3 HARC STREET SCAPE - GRINNELL STREET - ENLARGED
A1.5 SCALE: 1/8" = 1'-0"



4 HARC STREET SCAPE - VIRGINIA STREET - ENLARGED
A1.5 SCALE: 1/8" = 1'-0"

5 HARC STREET SCAPE - VIRGINIA STREET - ENLARGED
A1.5 SCALE: 1/8" = 1'-0"



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ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

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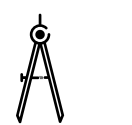
1101 GRINNELL / 1000 VIRGINIA
STREET
KEY WEST, FL 33040

DRAWING TITLE:
HARC STREETSCAPE ELEVATIONS

DRAWN: EDSA
CHECKED:
DATE: 09-20-2023

REVISION # DATE

A1.5
SHEET #



T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO NEW ELEVATED SINGLE-FAMILY HOUSES. TWO NEW POOLS AND DECKS AT REAR. NEW FENCES AND TWO PARKING SPACES. DEMOLITION OF SINGLE-STORY NON-CONTRIBUTING HOUSE.

#1000 VIRGINIA STREET/(#1101 GRINNELL STREET)

Applicant – Evan Amato T.S.N Architects Application #H2024-0004

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.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 EVAN AMATO, 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:

1000 VIRGINIA STREET KEY WEST FL on the 20 day of FEBRUARY, 2024.

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 FEB. 27 2024, 2024.

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 #H2024-0004

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

Signed Name of Affiant:

[Signature]

Date: 02-21-2024

Address: 1007 FLORIDA ST

City: KEY WEST

State, Zip: 33040

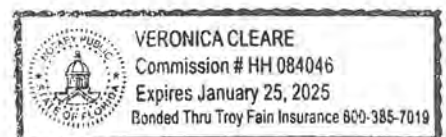
The forgoing instrument was acknowledged before me on this 21 day of February, 2024.

By (Print name of Affiant) Evan Amato who is personally known to me or has produced personally known as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 1/25/25



1000

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **Friday, February 27, 2020**, at **City Hall, 1300 White Street, Key West, Florida**. The purpose of the meeting will be to consider a request for:

TWO NEW ELEVATED SINGLE-FAMILY HOUSES, TWO NEW POOLS AND DECKS AT REAR, NEW FENCES AND TWO PARKING SPACES, DEMOLITION OF SINGLE-STORY NON-CONTRIBUTING HOUSE.

#1000 VIRGINIA STREET/#1101 GRINNELL STREET

Applicant - Evan Amato T.S.N. Architects Application #112824-0004

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 305-899-9779 or visit us at www.cityofkeywest.com.
LARRY STEINER & LARRY NIXON ARE ARCHITECTS FOR THE CITY OF KEY WEST. LARRY NIXON IS A LICENSED ARCHITECT IN THE STATE OF FLORIDA. LARRY STEINER IS A LICENSED ARCHITECT IN THE STATE OF FLORIDA. LARRY STEINER IS A LICENSED ARCHITECT IN THE STATE OF FLORIDA. LARRY STEINER IS A LICENSED ARCHITECT IN THE STATE OF FLORIDA.

NOT A REQUIREMENT: It is the policy of the City of Key West to accept without charge, any of the documents and materials submitted for review by the City of Key West. It is the policy of the City of Key West to accept without charge, any of the documents and materials submitted for review by the City of Key West. It is the policy of the City of Key West to accept without charge, any of the documents and materials submitted for review by the City of Key West.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00031740-000000
Account# 1032522
Property ID 1032522
Millage Group 10KW
Location Address 1000 VIRGINIA St, KEY WEST
Legal Description KW G G WATSON SUB I-206 LOT 2 SQR 6 TR 13 OR307-460/64 OR1418-1905/07 OR2731-1718 OR3079-1985
(Note: Not to be used on legal documents.)
Neighborhood 6097
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SONI HANSA V LIVING TRUST 09/15/1998
 830 Truman Ave
 Key West FL 33040

Valuation

| | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$124,082 | \$125,880 | \$106,807 | \$109,858 |
| + Market Misc Value | \$3,114 | \$3,114 | \$3,114 | \$3,114 |
| + Market Land Value | \$791,669 | \$680,723 | \$556,613 | \$556,613 |
| = Just Market Value | \$918,865 | \$809,717 | \$666,534 | \$669,585 |
| = Total Assessed Value | \$806,506 | \$733,187 | \$666,534 | \$669,585 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$918,865 | \$809,717 | \$666,534 | \$669,585 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2022 | \$680,723 | \$125,880 | \$3,114 | \$809,717 | \$733,187 | \$0 | \$809,717 | \$0 |
| 2021 | \$556,613 | \$106,807 | \$3,114 | \$666,534 | \$666,534 | \$0 | \$666,534 | \$0 |
| 2020 | \$556,613 | \$109,858 | \$3,114 | \$669,585 | \$669,585 | \$0 | \$669,585 | \$0 |
| 2019 | \$545,331 | \$99,178 | \$3,114 | \$647,623 | \$647,623 | \$0 | \$647,623 | \$0 |
| 2018 | \$580,191 | \$100,703 | \$3,078 | \$683,972 | \$683,972 | \$0 | \$683,972 | \$0 |

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

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 5,786.00 | Square Foot | 0 | 0 |

Buildings

| | | | | |
|----------------|---------------------|--------------------|-------------------|-----------|
| Building ID | 2485 | Exterior Walls | C.B.S. | |
| Style | GROUND LEVEL | Year Built | 1963 | |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 1999 | |
| Building Name | | Foundation | CONCR FTR | |
| Gross Sq Ft | 1585 | Roof Type | GABLE/HIP | |
| Finished Sq Ft | 1273 | Roof Coverage | TAR & GRAVEL | |
| Stories | 1 Floor | Flooring Type | CONC S/B GRND | |
| Condition | AVERAGE | Heating Type | NONE with 0% NONE | |
| Perimeter | 150 | Bedrooms | 2 | |
| Functional Obs | 0 | Full Bathrooms | 2 | |
| Economic Obs | 0 | Half Bathrooms | 0 | |
| Depreciation % | 32 | Grade | 500 | |
| Interior Walls | PLYWOOD PANEL | Number of Fire Pl | 0 | |
| Code | Description | Sketch Area | Finished Area | Perimeter |
| CPF | COVERED PARKING FIN | 252 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,273 | 1,273 | 0 |
| SBF | UTIL FIN BLK | 60 | 0 | 0 |
| TOTAL | | 1,585 | 1,273 | 0 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|--------------|------------|-----------|---------|----------|--------|-------|
| CONC PATIO | 1973 | 1974 | 0 x 0 | 1 | 168 SF | 2 |
| LC UTIL BLDG | 1989 | 1990 | 0 x 0 | 1 | 90 SF | 1 |
| FENCES | 1997 | 1998 | 109 x 4 | 1 | 436 SF | 2 |
| FENCES | 1997 | 1998 | 134 x 6 | 1 | 804 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|--|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 3/3/2021 | \$100 | Quit Claim Deed | 2307095 | 3079 | 1985 | 30 - Unqualified | Improved | | |
| 3/23/2015 | \$0 | Order (to be used for Order Det. Heirs, Probate in | | 2731 | 1718 | 11 - Unqualified | Improved | | |
| 8/1/1996 | \$165,500 | Warranty Deed | | 1418 | 1905 | Q - Qualified | Improved | | |

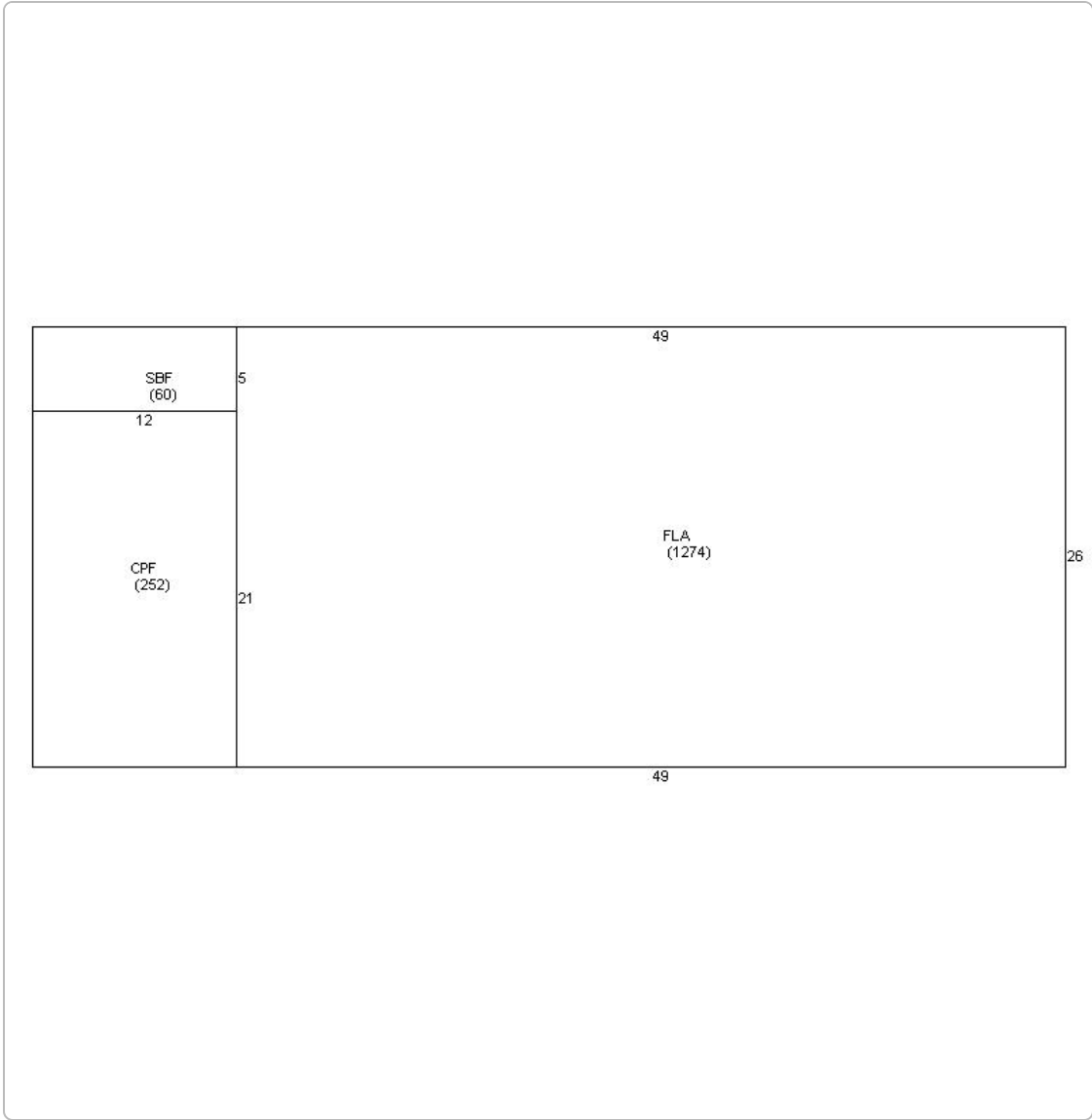
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|---|
| 07-0647 | 2/12/2007 | 7/17/2008 | \$11,865 | Residential | REPLACE 15 SQS OF ASPHALT SHINGLES W3ITH FLAT ROLL RUBBER |
| 9704285 | 3/30/1998 | 4/12/2018 | \$10,000 | Residential | WOOD PICKET FENCE |
| 97-4285 | 1/22/1998 | 7/17/2008 | \$10,000 | Residential | FENCE |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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Contact Us

