



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural
Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: September 22, 2020

Applicant: Seth Neal, Architect

Application Number: H2020-0025

Address: 1316 Walton Street

Description of Work:

New addition to the existing non-historic house.

Site Facts:

The principal structure in the site is a two-story non-historic house that was built in 2019. On June 23, 2020 the Commission approved an accessory structure on the site.

Guidelines Cited on Review:

- Additions (pages 37a- 37k), specifically guidelines 1, 12, 13, 14, 19, 22, 25, and 26.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 6 7, 8, 9, 11, 12, 13, 14, 18, 22, 24, and 25.

Staff Analysis:

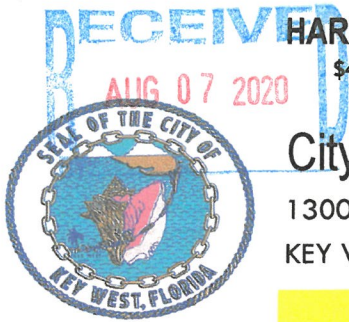
The Certificate of Appropriateness under review is for the construction of a one-story frame addition to the north side of the house. The new addition will be separated from the house 5'-2" at its front portion. Visible from Walton Street there will be a connector with a door at approximately 16 feet from the addition's front façade. The new addition will be located approximately 23'-8" from the front property line. The addition will have a front gable roof with a maximum height of 15'-9" from grade. All eaves will have rafter tails, matching the existing house.

Materials proposed for the building are hardie board siding, 5 V-crimp metal panels for roofing, wood impact windows, wood front door, impact pocket double doors on the rear, and wood louvered shutters for the front and southeast elevations. The addition will consist of a guest room with a bathroom and a living room for the entire house. The design also proposes one off street parking space.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed addition is consistent with the cited guidelines. The addition is harmonious in scale and mass with the main house and neighboring properties. The addition will serve as an effective transitional element between the two-story house and the neighboring one-story house that sits on the north side lot.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	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:

1316 WHALTON STREET	
DARK UNITED LLC	PHONE NUMBER 405-830-6162
9211 LAKE HEFNER PARKWAY	EMAIL KIMDAVIS405@gmail.com
SUITE 109 OKLAHOMA CITY, OK 73120	
SETH NEAL, T. SETH NEAL ARCHITECT	PHONE NUMBER 305-340-8857 305-340-8857
22974 OVERSEAS HWY	EMAIL SETHNEAL@TSNARCHITECT.COM
CUDJOE KEY, FL 33042	
<i>T. Seth Neal</i>	DATE 8-5-2020

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

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

GENERAL:

NEW ADDITION TO THE EXISTING HOUSE.

MAIN BUILDING: THE ADDITION WILL HAVE HARDIE SIDING, S-V METAL ROOF, WOOD WINDOWS TO MATCH EXISTING HOUSE.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): NA

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: YES, WOOD PAINTED TO MATCH EXISTING FENCE, SEE SITE PLAN
DECKS: YES, EXTENSION OF MAIN HOUSE WOOD DECK, SEE SITE PLAN	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.

PROJECT PHOTOS















1316





SURVEY

ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D°	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
RW	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 120168
PANEL NUMBER	: 12087C1516
SUFFIX	: K
DATE OF FIRM	: 02-18-2005
FIRM ZONE	: X
BASE FLOOD ELEVATION	: N/A

FIELD WORK INFORMATION:	
DATE FIELD WORK	: 01-07-2020
DATE DRAFTING	: 01-17-2020
DATE SIGNED AND SEALED	: 01-17-2020
REVISED FIELD SURVEY	: N/A

SYMBOL LEGEND:	
	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.



MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
316 WHALTON STREET
KEY WEST, FL 33040

EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6755
STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"=20'	SHEET No.	1 OF 1

REVISIONS	SURVEYOR'S CERTIFICATE:
	I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.
	CAD FILE: \\Fred\Island_Surveying_Data\Data_MCSM\Drawings\Key West\Block 189\1316 WHALTON 01-13-20\1316 WHALTON UPDATE 1-10-20.dwg

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
 3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
 4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
 8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
 9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
 10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
 11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
 12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHER WISE NOTED
 13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
 14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
 15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA,VIRGINA.
 16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 17. ACCURACY OF HORIZONTAL CONTROL:(FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.
- ☒ COMMERCIAL/HIGH RISK
☒ SUBURBAN
☐ RURAL

LINEAR: 1 FOOT IN 10,000 FEET
LINEAR: 1 FOOT IN 7,500 FEET
LINEAR: 1 FOOT IN 5,000 FEET

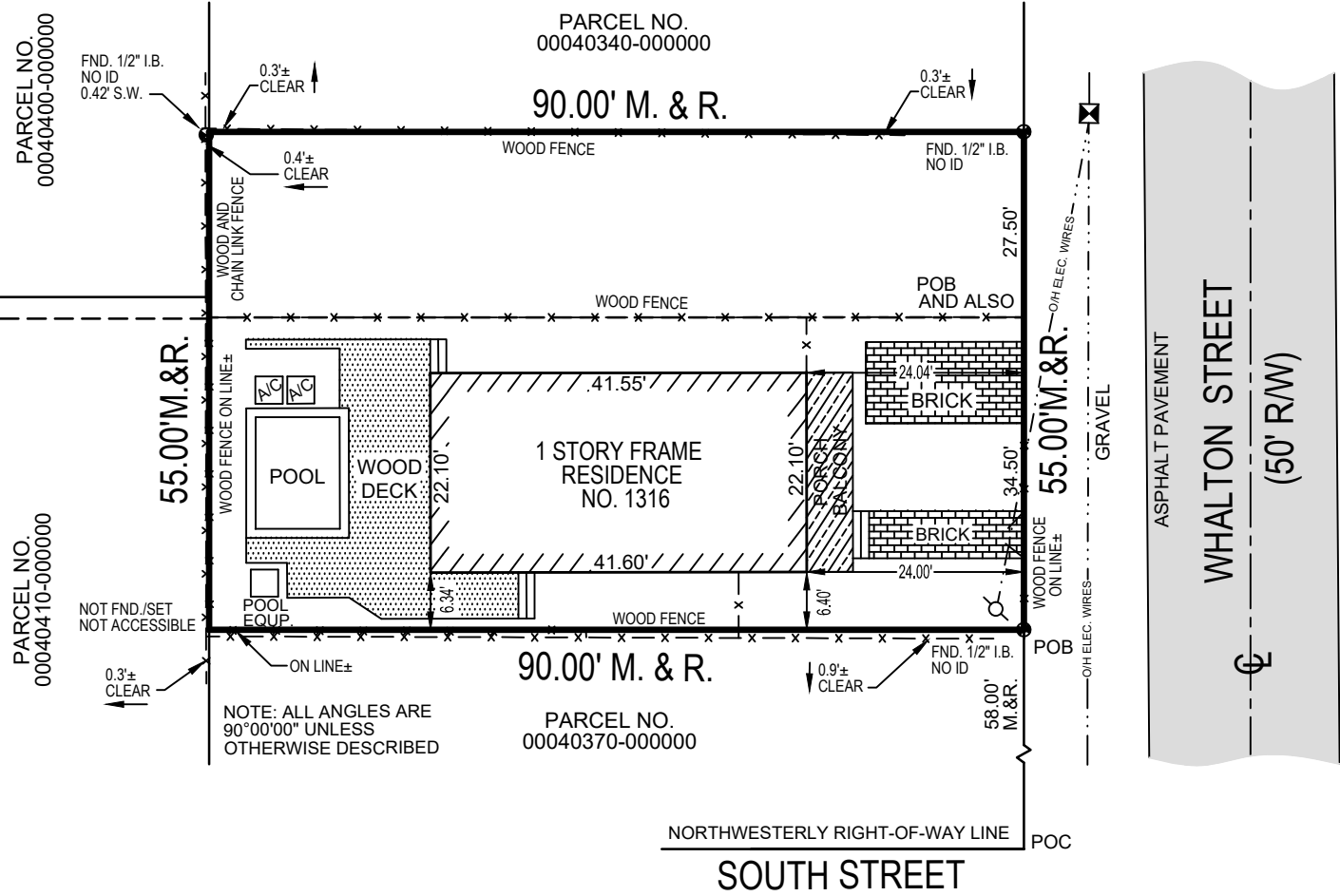
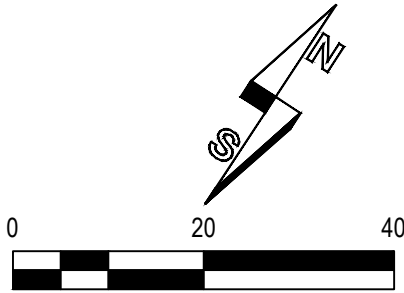
LOCATION MAP (N.T.S.)
A PART OF
SQUARE 2, TRACT 18
PB 1, PG 42
CITY OF KEY WEST, FL



RESERVED:

BENCHMARK INFORMATION:
NOT REQUESTED

SURVEYORS NOTE:
SHEET SIZE 13"X19"



LEGAL DESCRIPTION:

A parcel of land on the Island of Key West and known as the Northwesternly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesternly Right-of-Way line of South Street with the Southwesternly Right-of-Way line of Whalton Street and run thence Northwesternly along the Southwesternly Right-of-Way line of said Whalton Street for a distance of 58.00 feet to the Point of Beginning; thence continue Northwesternly along the Southwesternly Right-of-Way line of the said Whalton Street for a distance of 34.50 feet to the Northerly corner of the said Lot 7; thence Southwesternly and at right angles along the Northwesternly boundary line of the said Lot 7 for a distance of 90.00 feet to the Westerly corner of the said Lot 7; thence Southeasterly and at right angles along the Southeasterly boundary line of the said Lot 7 for a distance of 34.50 feet; thence Northeasterly and at right angles for a distance of 90.00 feet back to the Point of Beginning.
AND ALSO:
A parcel of land on the Island of Key West and known as the SE'ly 20 feet and 6 inches of Lot 6, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follow:
A parcel of land on the Island of Key West and known as the Northwesternly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesternly Right-of-Way line of South Street with the Southwesternly Right-of-Way line of Whalton Street and run thence Northwesternly along the Southwesternly Right-of-Way line of said Whalton Street for a distance of 92.50 feet to E'ly corner of the said Lot 6, said point also being the Point of Beginning; thence continue Northwesternly along the Southwesternly Right-of-Way line of the said Whalton Street for a distance of 20.50 feet; thence Southwesternly and at right angles for a distance of 90.00 feet to the SW'ly boundary line of the said Lot 6; thence Southeasterly and at right angles along the SW'ly boundary line of the said Lot 6 for a distance of 20.50 feet to the S'ly corner of said Lot 6; thence Northeasterly and at right angles along the SE'ly boundary line of said Lot 6 for a distance of 90.00 feet back to the Point of Beginning.

PROPOSED DESIGN

S I T E D A T A 1316 WHALTON ST.

ITEM	EXISTING MAIN HOUSE	REQ. PER LDR	PROPOSED GUEST HOUSE	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,950 SQ. FT.	4,000 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	90' X 55'	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	1,616 SQ. FT. 33% IMPERVIOUS	2,970 (60% MAX)	2,353 SQ. FT. 47.5% IMPERVIOUS	CONFORMS
OPEN SPACE	2,955 SQ. FT. 60% OPEN SPACE	1,732.5 (35% MIN)	1,894 SQ. FT. 38% OPEN SPACE	CONFORMS
BUILDING COV.	1,185 SQ. FT. 24% BLD. COV.	1,980 (40% MAX)	1,859 SQ. FT. 37.5% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	181 SQ FT. 22% COVERAGE (POOL & AC UNITS)	247 (30% MAX COV.) 826 SQ. FT. REAR YARD AREA	193 SQ FT. 23% COVERAGE (POOL, AC & POOL HEATER UNITS)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	408 SQ. FT. 74% OPEN SPACE	275 (50% MIN) 550 SQ. FT. REAR YARD AREA	378 SQ. FT. 68.7% OPEN SPACE	CONFORMS
SETBACKS				
EAST SIDE SETBACK	5'-5"	5'	5'-5" EXISTING	CONFORMS
WEST SIDE SETBACK	25'-8"	5'	6'-2"	CONFORMS
REAR SETBACK	23'-5'	15'	23'-5'	CONFORMS
FRONT SETBACK	17'-11"	10'	23'-8"	CONFORMS
BUILDING HEIGHT	27'-5"	30'	27'-5" EXISTING 15'-6" NEW ADDITION	CONFORMS

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2017 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS

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 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 SKILLED 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 TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- 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 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 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.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFORMATION
C1.1	SURVEY
A1.1	ARCHITECTURAL SITE PLAN & FLOOR PLAN FLOOR PLAN & ELEVATIONS

SCOPE OF WORK:

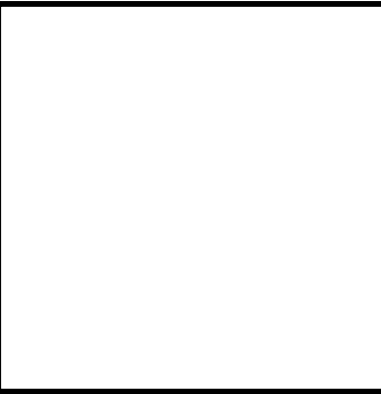
A NEW ONE STORY ADDITION AT 1316 WHALTON STREET



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
1316 WHALTON STREET
KEY WEST, F L 33040

DRAWING TITLE:
TITLE, SITE DATA &
PROJECT INFORMATION

DRAWN: ED SA / TSN
CHECKED:
DATE: 07-28-2020

REVISION # DATE

T1.1
SHEET #



T S N
T. S. NEAL ARCHITECTS, INC.

SWALE CALCULATIONS:

LOT SIZE 4,950 SQ. FT.
IMPERVIOUS AREA 2,353 SQ. FT.
IMPERVIOUS 47.5%

TOTAL 2,353 SQ. FT.

CUBIC FT REQUIRED 2,353 SQ. FT. / 12= 196 CU FT.
50% REDUCTION = 98 CU FT.

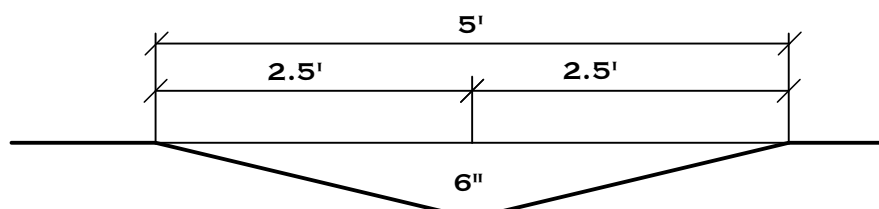
EXISTING 5' X 21' (1) SWALE = 26.25 CU FT
5' X 20' (1) SWALE = 25 CU FT
CUBIC FT SUPPLIED 51.25 CU FT.

98 CU FT. - 51.25 CU. FT = 46.75 CU. FT. ADDITIONAL CAPACITY

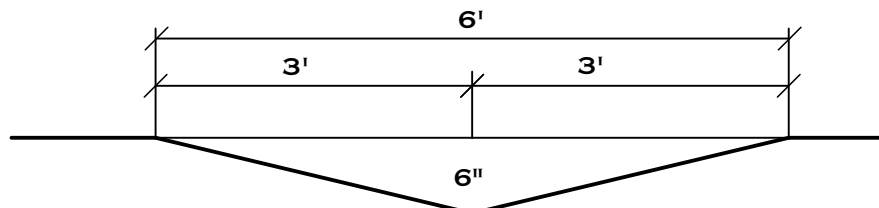
NEW 6' X 30' (1) SWALE = 45 CU FT
6' X 6' (1) SWALE = 9 CU FT
NEW CUBIC FT SUPPLIED 54 CU FT.

TOTAL CUBIC FT SUPPLIED 105 CU FT.

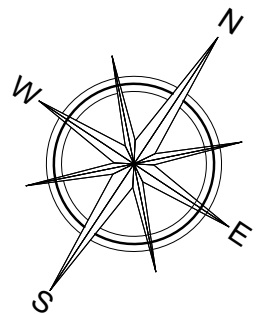
SECTION THRU SWALE N.T.S



SITE DRAINAGE CALCULATION
1.25 CU FT PER FT.



SITE DRAINAGE CALCULATION
1.5 CU FT PER FT.

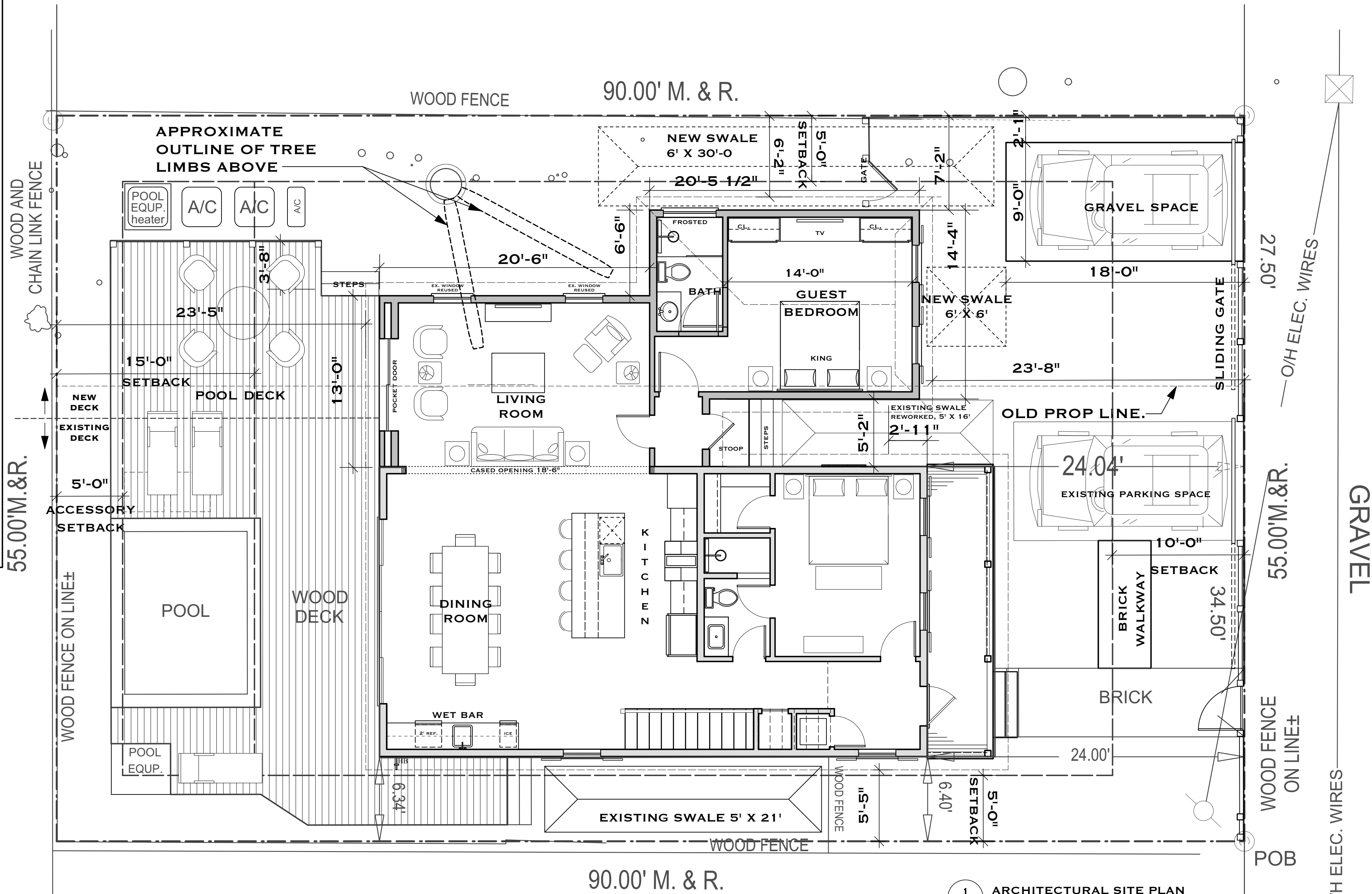


SITE DATA

1316 WHALTON ST.

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BUILDING COV.	1,185 SQ. FT. 24% BLD. COV.	1,980 (40% MAX)	1,859 SQ. FT. 37.5% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	181 SQ. FT. 22% COVERAGE (POOL & AC UNITS)	247 (30% MAX COV.) 826 SQ. FT. REAR YARD AREA	193 SQ. FT. 23% COVERAGE (POOL, AC & POOL HEATER UNITS)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	408 SQ. FT. 74% OPEN SPACE	275 (50% MIN) 550 SQ. FT. REAR YARD AREA	378 SQ. FT. 68.7% OPEN SPACE	CONFORMS
SETBACKS				
EAST SIDE SETBACK	5'-5"	5'	5'-5" EXISTING	CONFORMS
WEST SIDE SETBACK	25'-8"	5'	6'-2"	CONFORMS
REAR SETBACK	23'-5"	15'	23'-5"	CONFORMS
FRONT SETBACK	17'-11"	10'	23'-8"	CONFORMS
BUILDING HEIGHT	27'-5"	30'	27'-5" EXISTING 15'-6" NEW ADDITION	CONFORMS

FEMA MAP FLOOD ZONE X



1 ARCHITECTURAL SITE PLAN
C1.2 SCALE: 3/16" = 1'-0"

T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

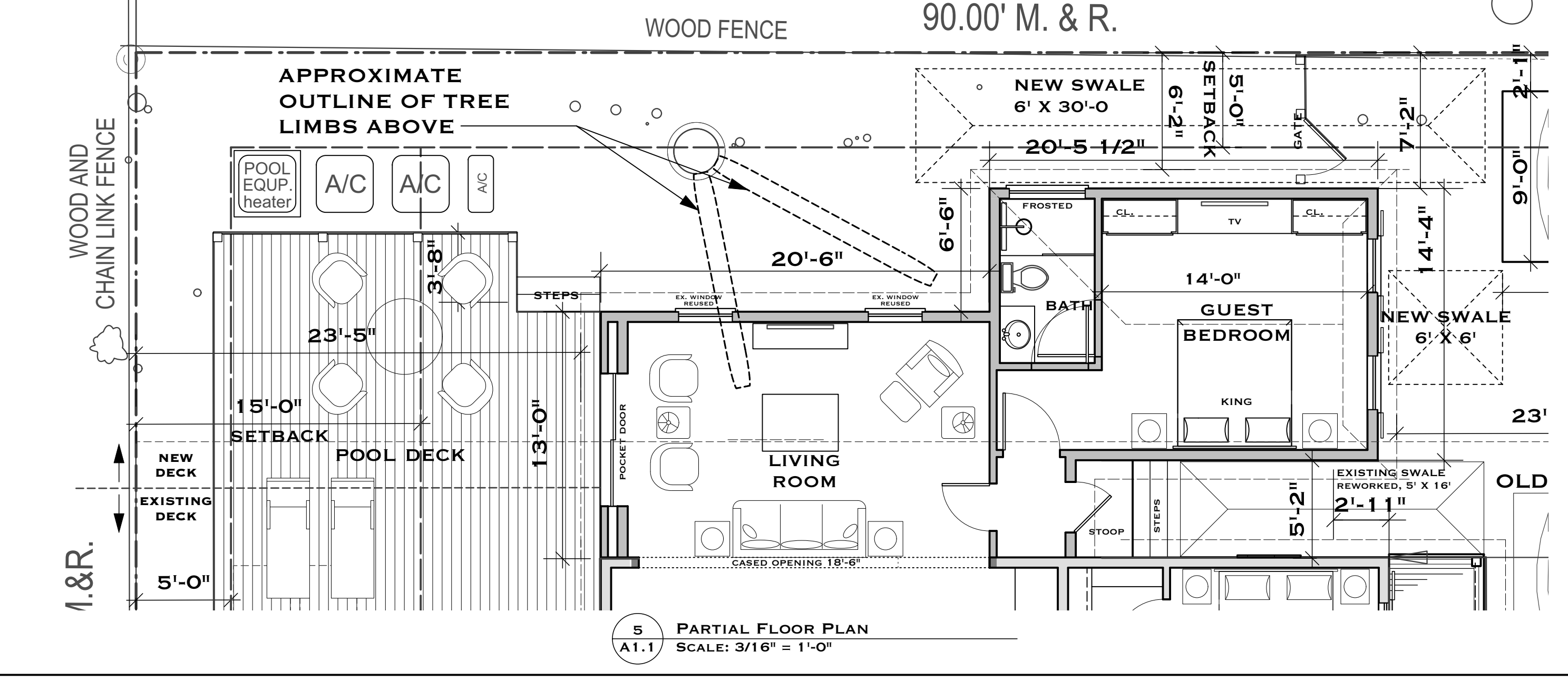
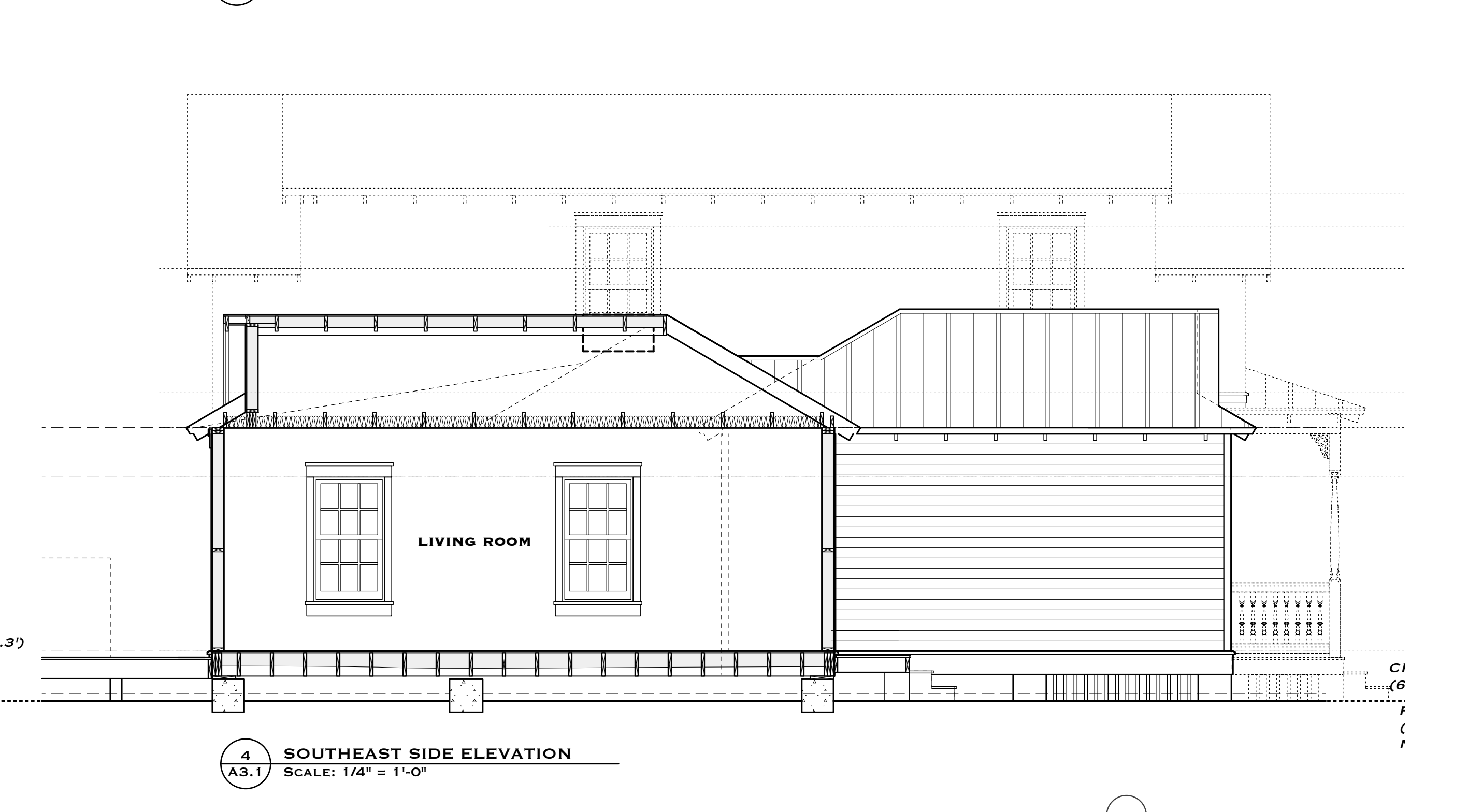
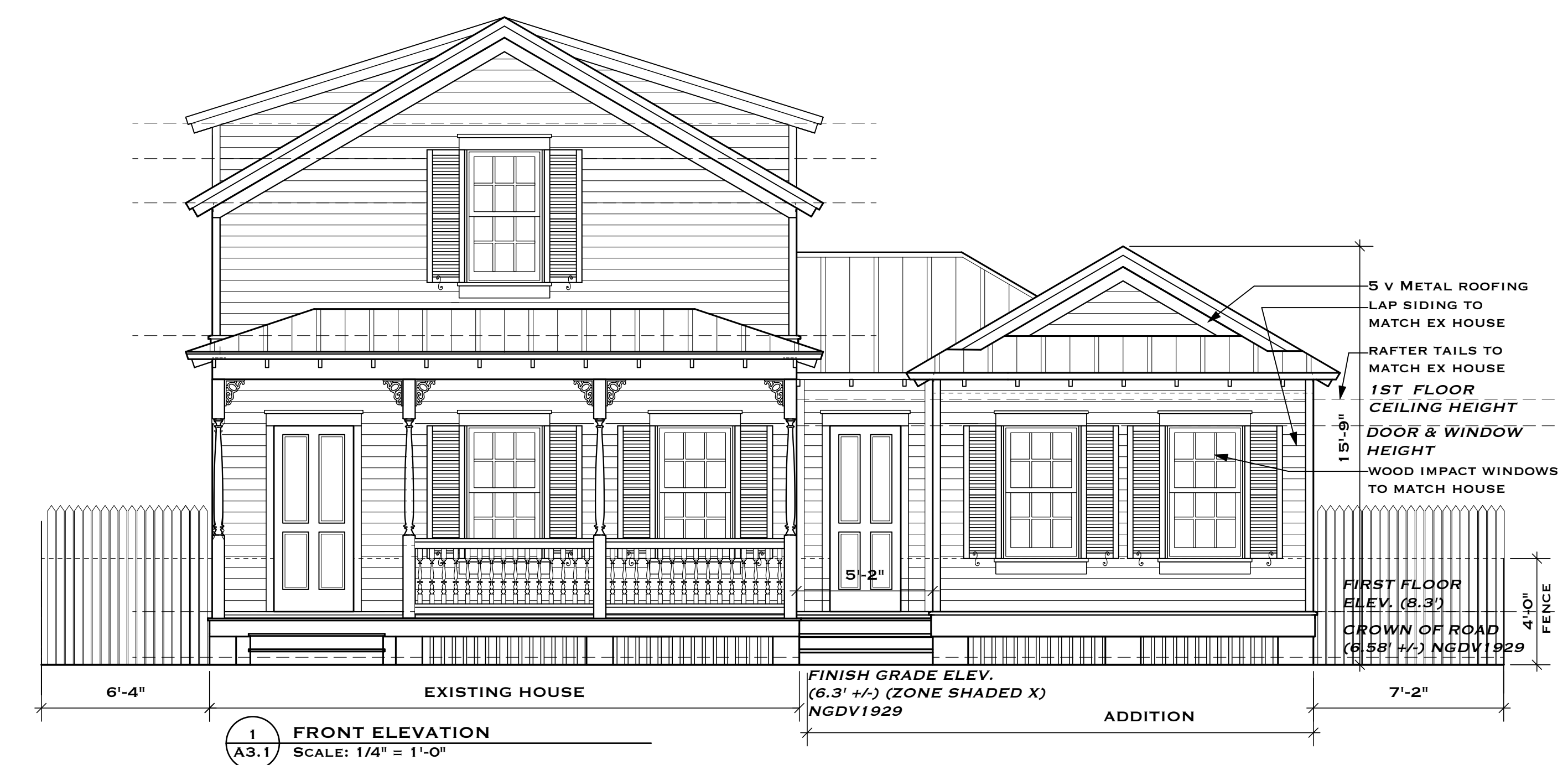
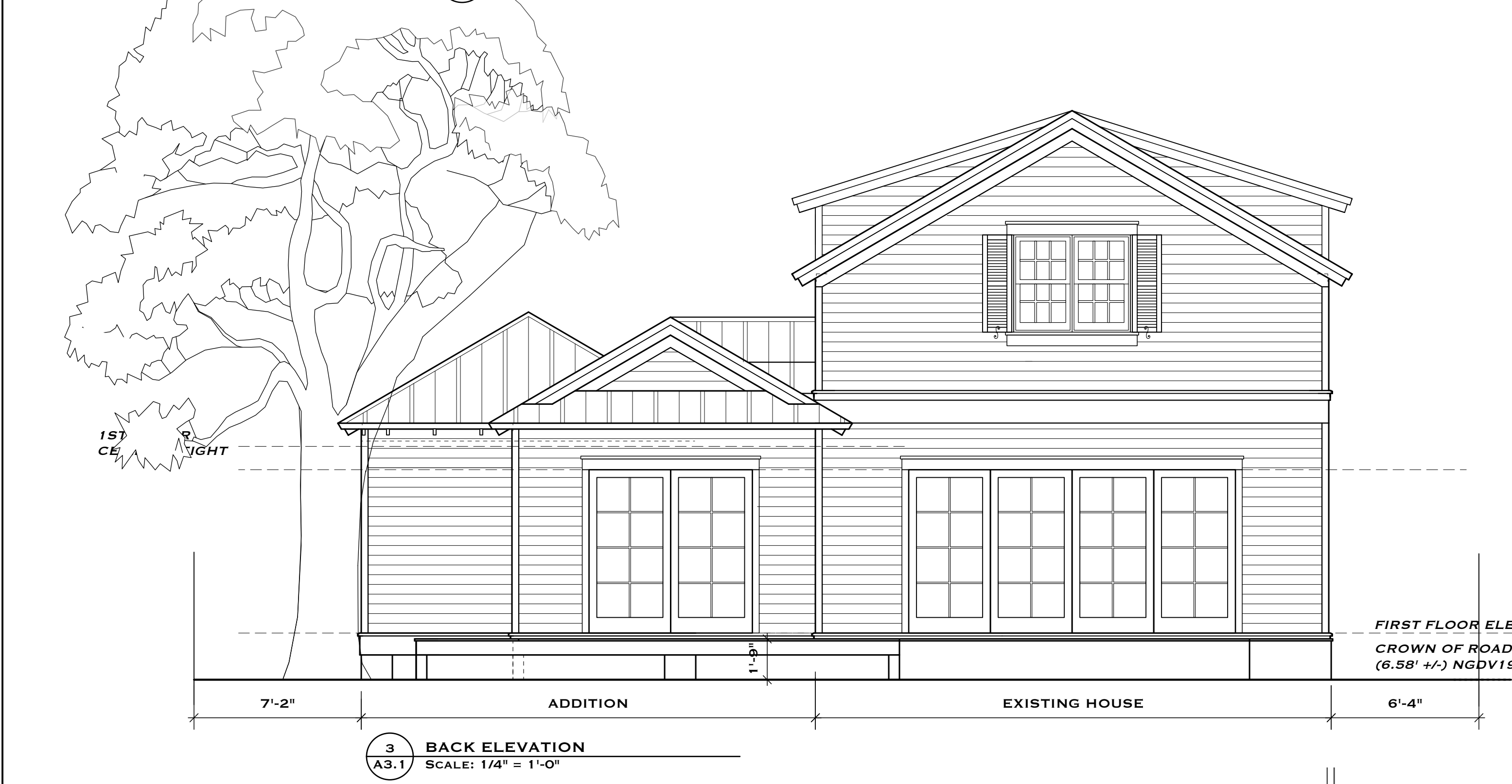
DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
1316 WHALTON STREET
KEY WEST, FL 33040

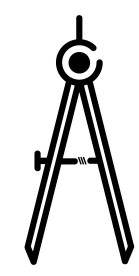
DRAWING TITLE:
ARCHITECTURAL SITE PLAN
AND FLOOR PLAN
DRAWN: ED SA / TSN
CHECKED:
DATE: 07-28-2020

REV. #1	7-21-2020
REVISION #	DATE

C1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.





T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547

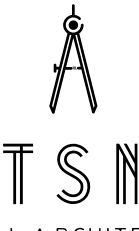
DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
1316 WHALTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLAN & ELEVATIONS

DRAWN: ED SA / TSN
CHECKED:
DATE: 07-28-2020

REVISION #	DATE

A1.1
SHEET #



T. S. NEAL ARCHITECTS, INC.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., September 22, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ADDITION TO EXISTING NON-HISTORIC HOUSE.

#1316 WHALTON STREET

Applicant – Seth Neal. Architect Application #H2020-0025

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00040360-000000
Account# 1041076
Property ID 1041076
Millage Group 10KW
Location 1316 WHALTON St, KEY WEST
Address
Legal KW GEORGE W NICHOLS SUB PB1-42 PT LTS 6 AND 7 SQR 2 TR 18 (A/K/A UNIT 1 AND UNIT 2)
Description OR52-464/65 OR505-1083 OR746-55/56 OR912-2267 OR1223-1330/31 OR1907-222/23
OR2096-1295/97 OR2259-2327DEC OR2860-1086/89C/T OR2888-2333/37 OR2899-
1593/95DEC OR2899-1596/98 OR2899-1599DEC OR2967-2287 OR2991-2214C/T OR3001-
2459 OR3002-496 OR3003-1266U/T
(Note: Not to be used on legal documents.)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision George W Nichols Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

DAKK UNITED LLC
 1404 Brighton Ave
 Oklahoma City OK 73120

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$27,899	\$39,856	\$36,889
+ Market Misc Value	\$0	\$20,168	\$20,168	\$20,168
+ Market Land Value	\$410,139	\$415,961	\$372,367	\$334,831
= Just Market Value	\$410,139	\$464,028	\$432,391	\$391,888
= Total Assessed Value	\$410,139	\$464,028	\$331,849	\$301,681
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$410,139	\$464,028	\$432,391	\$391,888

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,950.00	Square Foot	55	90

Buildings

Building ID 63604
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1958
Finished Sq Ft 1848
Stories 2 Floor
Condition EXCELLENT
Perimeter 0
Functional Obs 0
Economic Obs 0
Depreciation % 0
Interior Walls DRYWALL
Exterior Walls CUSTOM
Year Built 2019
EffectiveYearBuilt 2019
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED
Bedrooms 3
Full Bathrooms 2
Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	110	0	54
FLA	FLOOR LIV AREA	1,848	1,848	256
TOTAL		1,958	1,848	310

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	2019	2020	1	1 UT	3
FENCES	2019	2020	1	244 SF	2
WOOD DECK	2019	2020	1	266 SF	4
BRICK PATIO	2019	2020	1	272 SF	2
FENCES	2019	2020	1	408 SF	2
RES POOL	2019	2020	1	126 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/27/2019	\$1,900,000	Warranty Deed	2250632	3002	0496	01 - Qualified	Improved
5/10/2019	\$100	Quit Claim Deed	2222976	2967	2287	30 - Unqualified	Improved
1/13/2018	\$420,000	Warranty Deed	2152665	2888	2333	12 - Unqualified	Improved
6/16/2017	\$100	Certificate of Title	2127917	2860	1086	38 - Unqualified	Improved
3/2/2005	\$650,000	Warranty Deed		2096	1295	Q - Qualified	Improved
7/2/2003	\$390,000	Warranty Deed		1907	0222	M - Unqualified	Improved
6/1/1984	\$1	Warranty Deed		912	2267	U - Unqualified	Improved

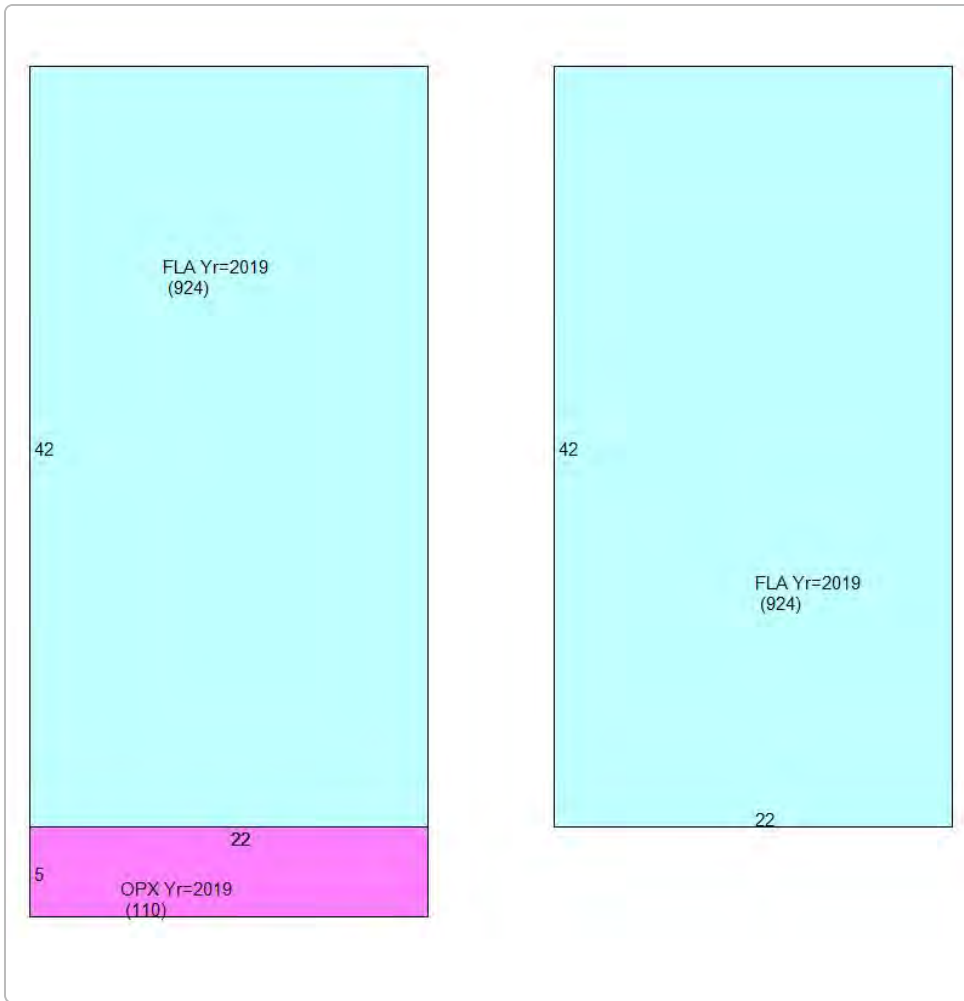
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1371	10/25/2019	10/25/2019	\$9,350	Residential	
18-1536	10/25/2019	10/25/2019	\$1,000	Residential	
19-0963	10/25/2019	10/25/2019	\$8,500	Residential	
19-1133	10/25/2019	10/25/2019	\$20,000	Residential	
19-1280	10/25/2019	10/25/2019	\$11,000	Residential	
19-2106	9/6/2019	10/25/2019	\$16,500	Residential	INSTALL 2.5 TON CENTRAL AC SYSTEM
18-1438	5/4/2018	10/25/2019	\$250,000	Residential	NEW 1150SF SFR TO REPLACE RECENTLY DEMOLISHED HOUSE
18-815	3/7/2018	10/2/2018	\$12,500	Residential	DEMO ALL IMPROVEMENTS
18-816	3/7/2018	10/2/2018	\$12,500	Residential	
13-0200	1/17/2013	1/17/2013	\$1,000	Residential	REMOVE CAST IRON SEWER & REPLACE WITH PVC
13-0201	1/17/2013	1/17/2013	\$1,000	Residential	REMOVE CAST IRON SEWER AND REPLACE WITH PVC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[Trim Notice](#)**2019 Notices Only****No data available for the following modules:** Commercial Buildings, Mobile Home Buildings, Exemptions.

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