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## **Staff Report for Item 2a**

**To:** Chairman Michael Miller and Historic Architectural  
Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** February 24, 2015

**Applicant:** Jody Draves, Owner

**Application Number:** H14-01-1317

**Address:** #1309 Newton Street

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### **Description of Work:**

Renovations to historic house. Removal of front porch walls and restoration of front porch. New rear gable roofs and pool.

### **Site Facts:**

The house at 1309 Newton Street is a contributing resource, built c. 1890 and first appears on the 1892 Sanborn map. The single-story frame vernacular house has been altered as the front porch has been enclosed, original windows have been removed, and currently has asbestos siding. The house currently has a large addition in the rear. The 1892 Sanborn map depicts an addition on the rear of the building, which appears to continue as part of the house's footprint throughout the subsequent Sanborn maps and as evidenced by a 1964 aerial photograph. The current large addition was constructed sometime between 1968 and 1972, which means most of the addition is not historic. It is likely that the small shed roof addition closest to the main house is historic.

### **Guidelines Cited in Review:**

Secretary of the Interior's Standards (pages 16-17), specifically Standards 4, 5, 6, 9, and 10.

Additions, Alterations, and New Construction (pages 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8.

Porches, Entrances, and Doors (pages 32-33), specifically guidelines 3, 5, and 7.

### **Staff Analysis**

The Certificate of Appropriateness proposes removing part of the rear addition in order to add space for a pool, elevating part of the rear addition so that its floor will be level with the rest of the house, and changing the roofs of the rear additions from the current shed/side gable/flat roof to a front gable roof in order to create taller ceilings. The peak of the new roof will be 16 feet, 7 and a quarter inches, one and a half feet shorter than the main house. The roofing material will be 5 V-crimp.

The project will also restore the enclosed porch to a historically appropriate entryway with wood railings and pickets. The jalousie windows will be replaced with wood, 6/6 true divided light windows in the current window openings on the main house. The rear additions will have aluminum impact windows.

The house currently has wood lap siding on the front elevation. The main house and the shed roof addition have asbestos siding, while the other rear additions have novelty siding; neither of which is original or historic. The proposed design will install board and batten siding on the front half of the house, as the neighboring houses have board and batten siding on the side elevations. As evidenced by the Sanborn maps, 1307, 1309, and 1311 Newton were probably built at the same time with similar characteristics, such as siding. The back rear addition will have wood lap siding.

Since the A/C unit will be located on the rear facade of the main house, 42 inch railings need to be installed for safety of servicing the A/C unit as per building code. These should not be publicly visible. The rear of the house will also have a composite deck and a pool. The house will also be painted white with light blue trim.

### **Consistency with Guidelines**

1. The new addition will be compatible with the characteristics of the original structure and neighboring structures, and it will not alter the mass, scale, and height of the contributing resource.
2. The project will return historic features to the house, such as the siding, the windows, and the porch restoration.

It is staff's opinion that the proposed plans are consistent with the guidelines regarding additions, alterations, and new construction and porches, doors, and entryways. The design will not destroy or alter any historic fabric; if anything, the design will help restore historic features to the house.

# APPLICATION



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 14-01-1317

OWNER'S NAME:

Jody L. Draves

DATE:

30 Dec 14 (update)

OWNER'S ADDRESS:

1401 Pine Street

PHONE #:

703-731-9233

APPLICANT'S NAME:

Same

PHONE #:

APPLICANT'S ADDRESS:

*email*

jodydraveskw@comcast.net

ADDRESS OF CONSTRUCTION:

1309 Newton Street

# OF  
UNITS

1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: Removal of front porch walls. Restoration of main house to historical standards of appropriate needs. Removal of addition and repair/construction. Paint exterior white with swimming trim under front porch ceiling. Repair/replace footers and swimming pool.

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

**\* Footers in tree near to be raised. Footers in Main house to retain existing height**

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and other review approvals. Applications must meet the requirements outlined by the Historic Architectural Guidelines.

Once completed, the application will be reviewed by staff for completeness and/or scheduled for presentation to the Architectural Review Commission. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

**Required Submittals**

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)           |
| <input type="checkbox"/> | TREE REMOVAL PERMIT (if applicable)  |
| <input type="checkbox"/> | PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)  |
| <input type="checkbox"/> | PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)  |
| <input type="checkbox"/> | ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC |

USER: RECEIVED SAMPLES: UC DRAWER: 930  
DATE: 12/31/14 RECEIPT NO: 930

PT 120137  
# BUILDING PERMIT-NEW  
Staff Use Only \$50.00  
Trans number: 3034578  
CK CHECK Date: 6035 \$50.00  
Trans date: 12/30/14 Staff Approval: 12:13:12

Date: 30 Dec 14

Applicant's Signature:

Jody L. Draves

Fee Due: \$

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Secretary of the Interior's Standards, Guidelines for  
Additions, Alterations, and New Construction, Porches, Entrances  
and Doors, and Demolitions.  
Ordinance Sections 102-217, -218, -125 in LDRs*

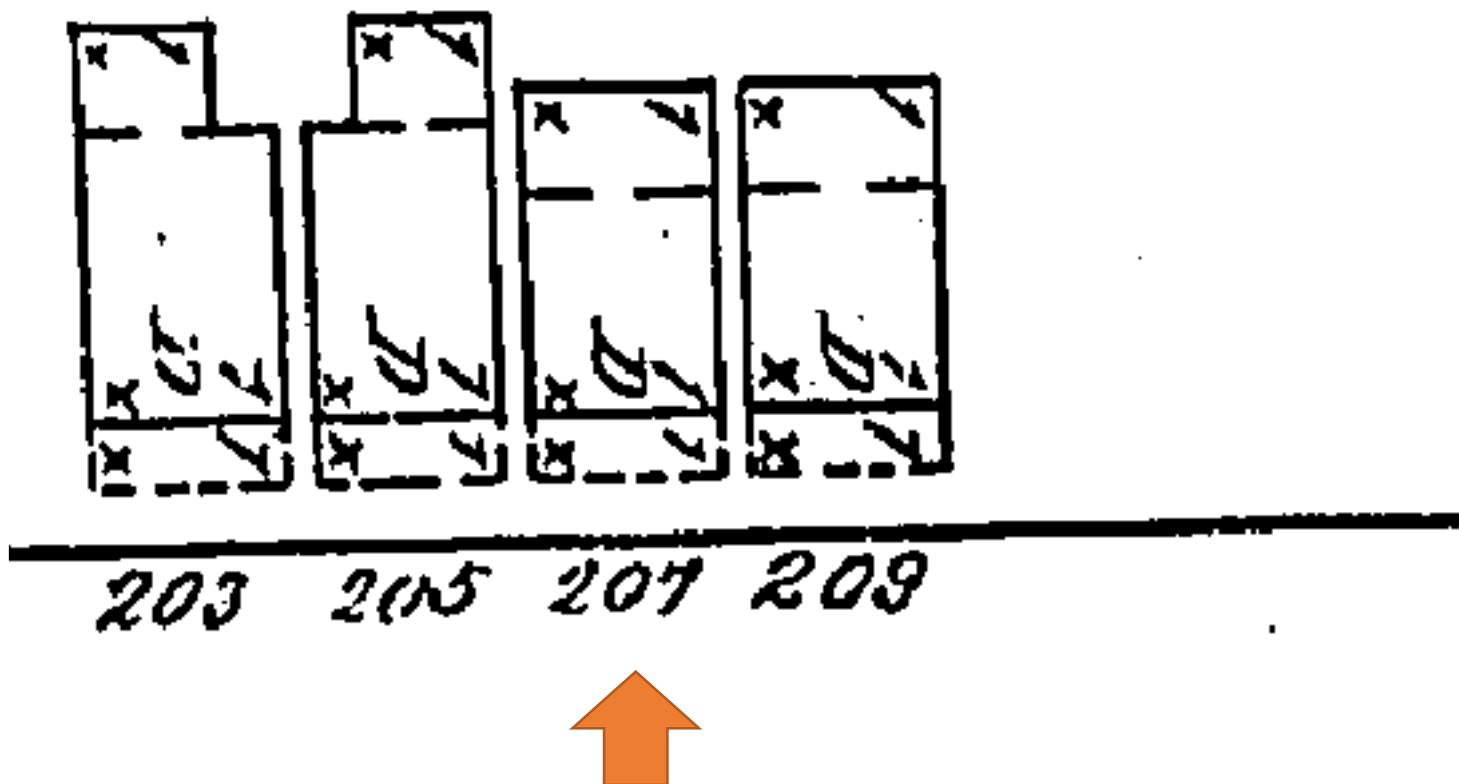
Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

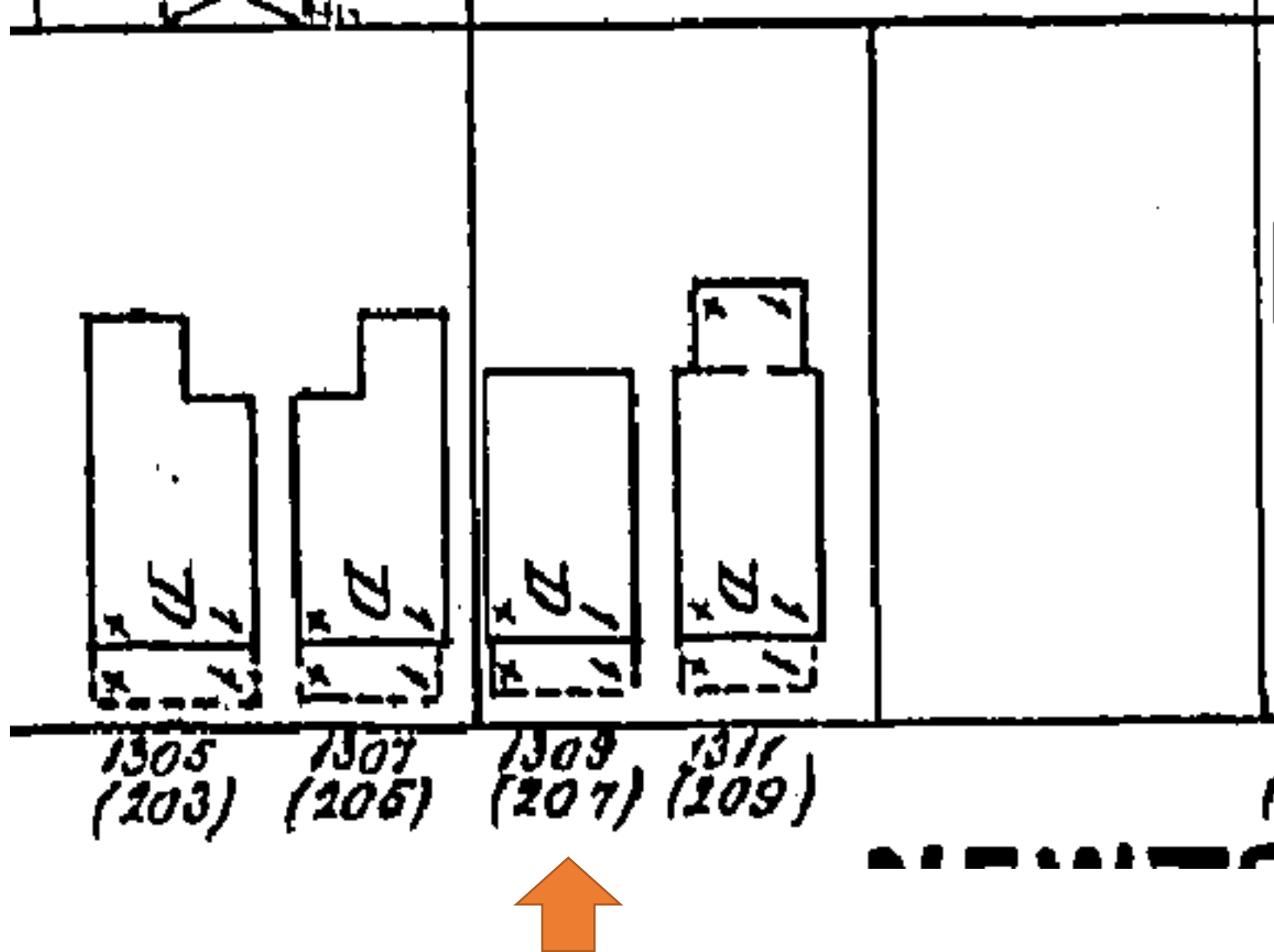
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# SANBORN MAPS

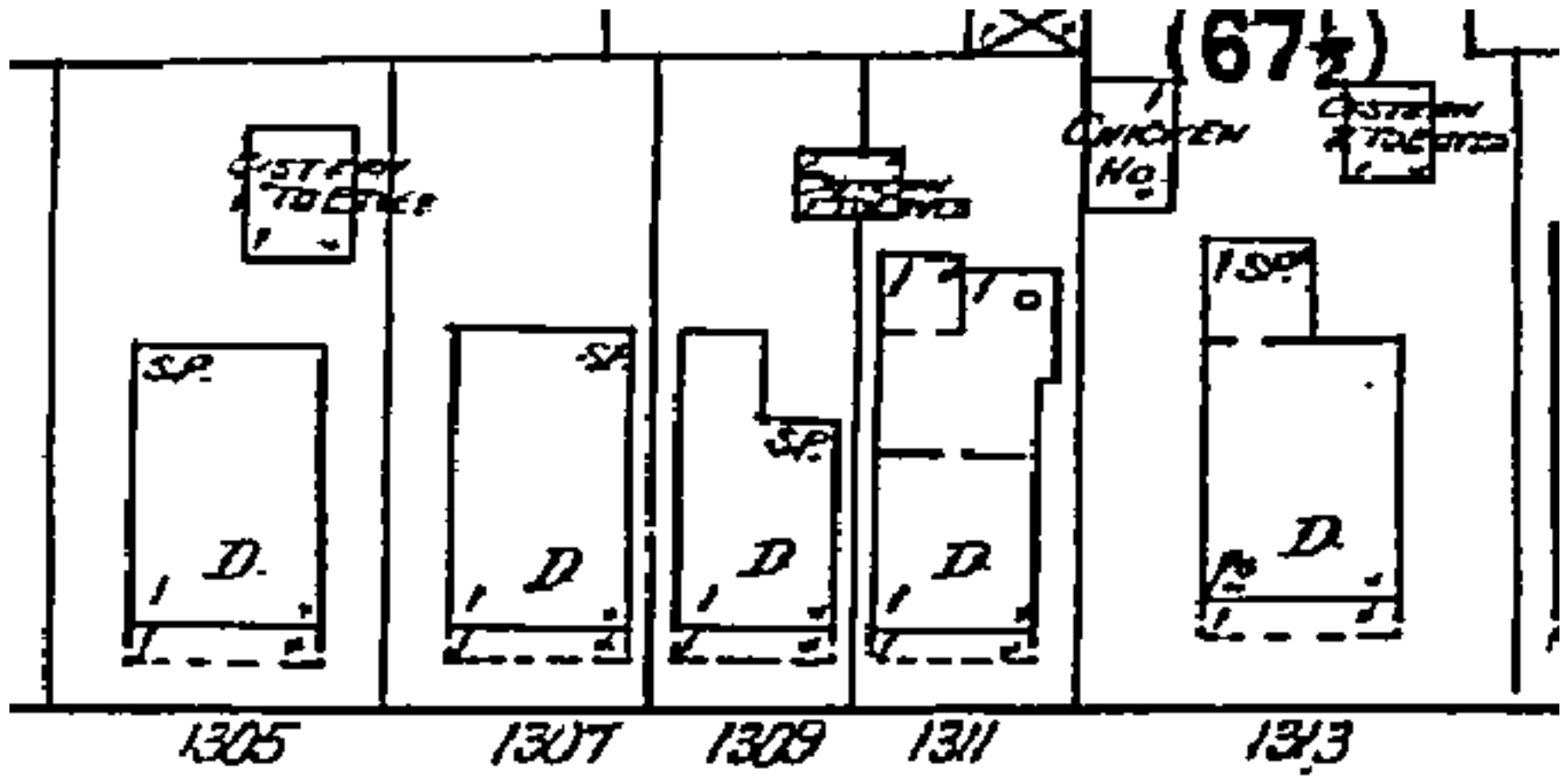


1892 Sanborn Map



1899 Sanborn Map



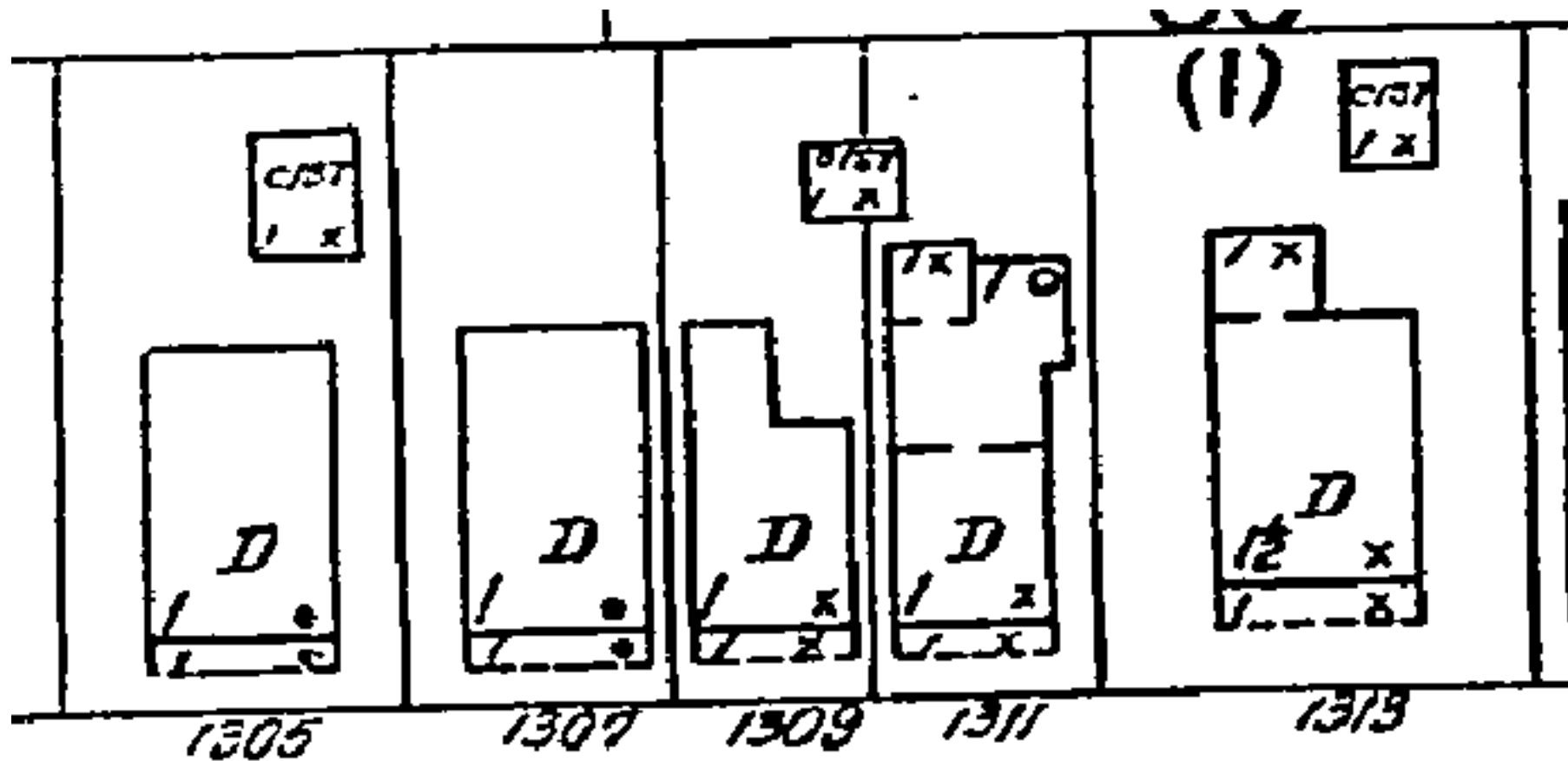


PIPE  
=====



**NEWTON**

1912 Sanborn Map

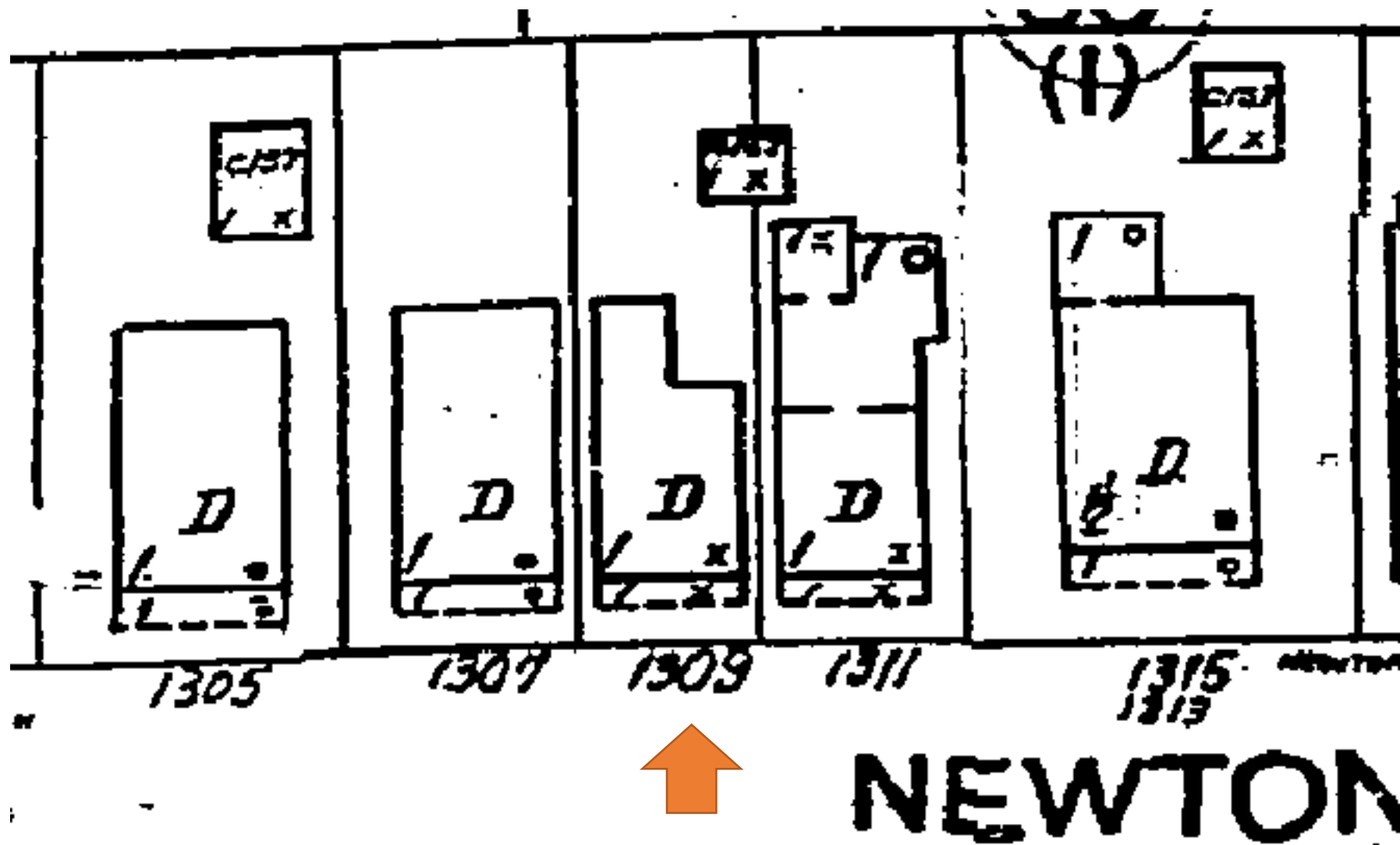


"H. PIPE"

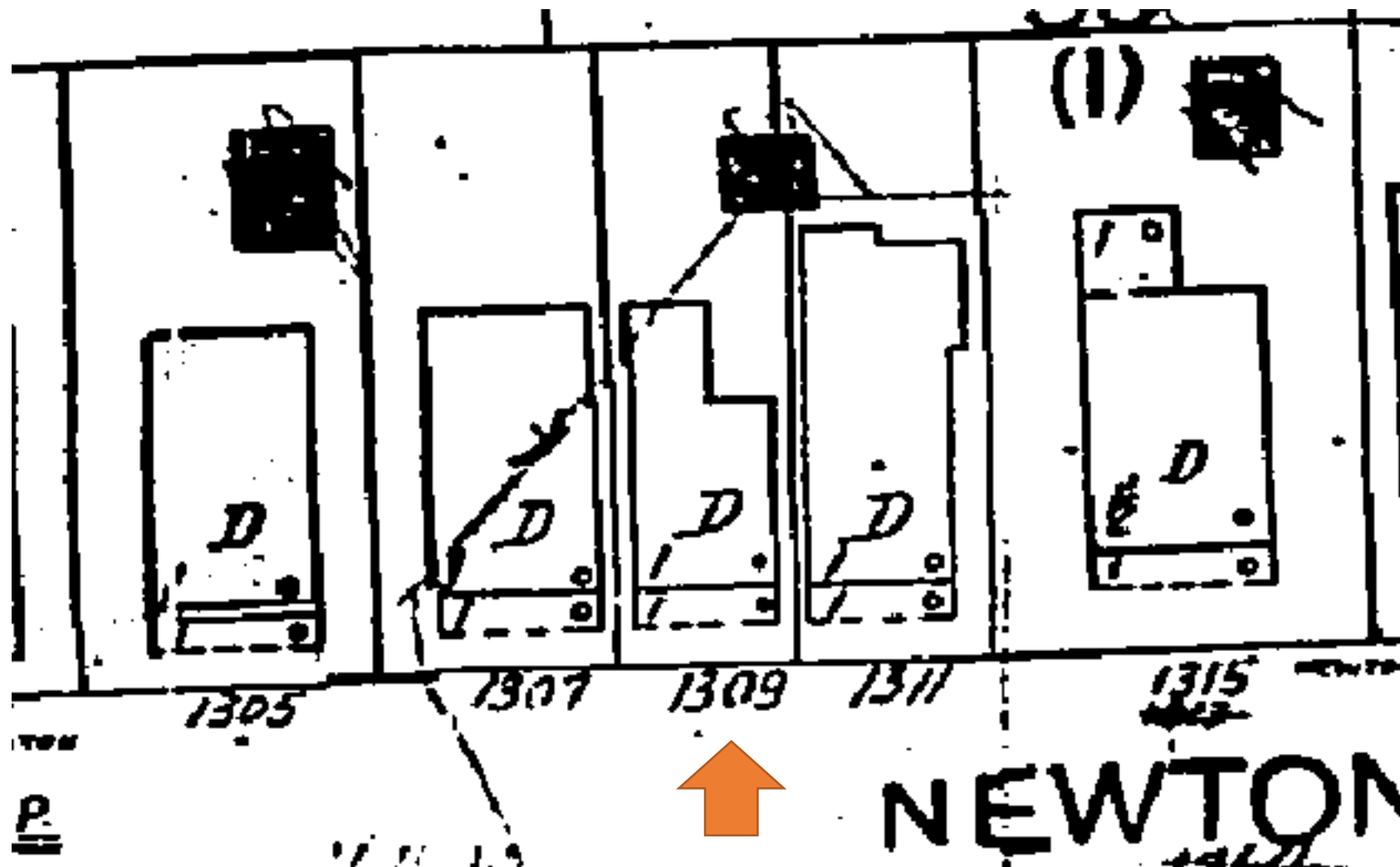


NEWTON

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



1964 Aerial Photograph

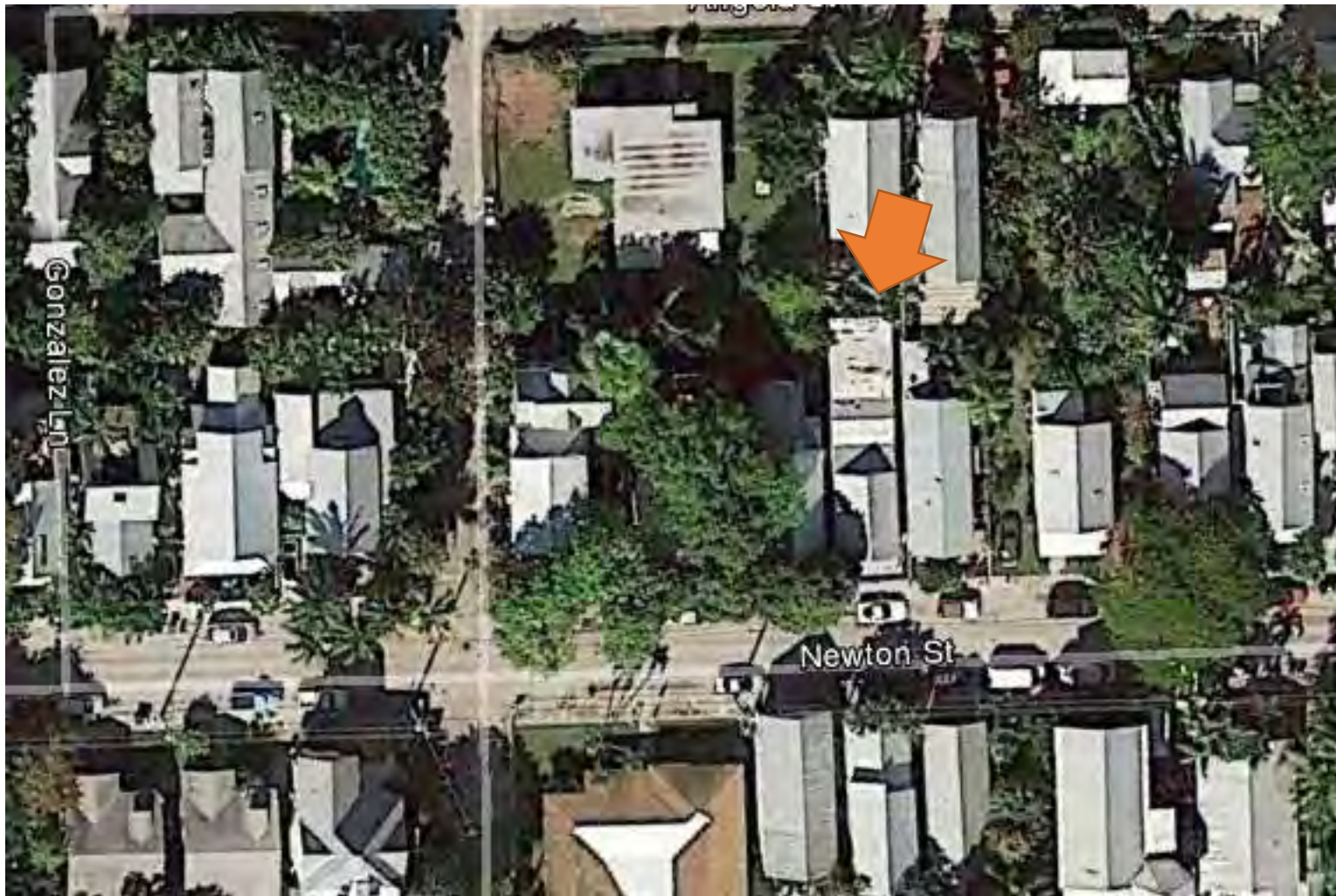


1968 Aerial Photograph



1972 Aerial Photograph





2011 Google Earth Image



# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





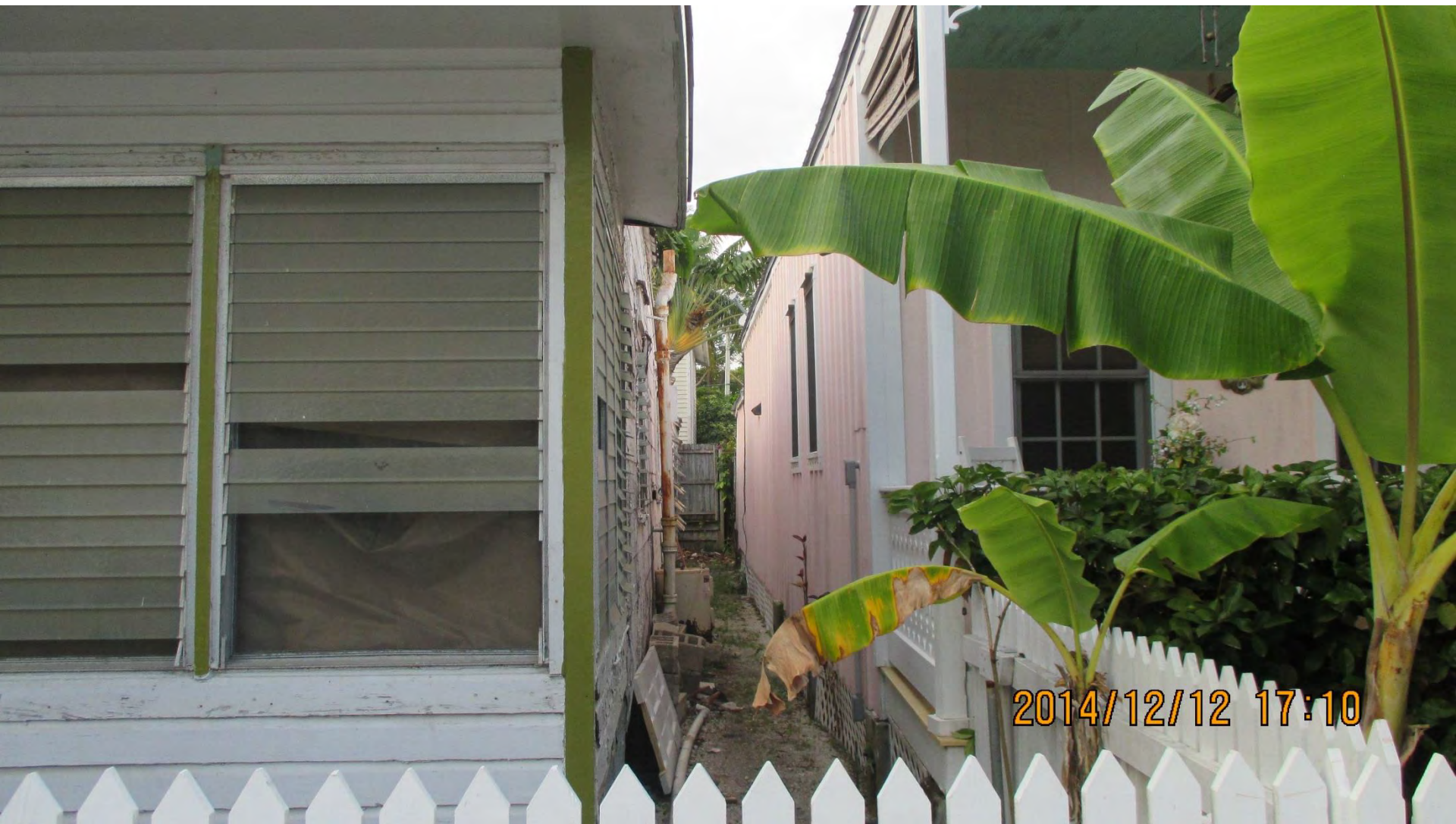
SUZANNE MOORE  
305-797-0699  
TRUMAN & CO.  
REAL ESTATE SERVICES  
292-2244



Public  
Hearing  
Notice

2014/12/12 17:10





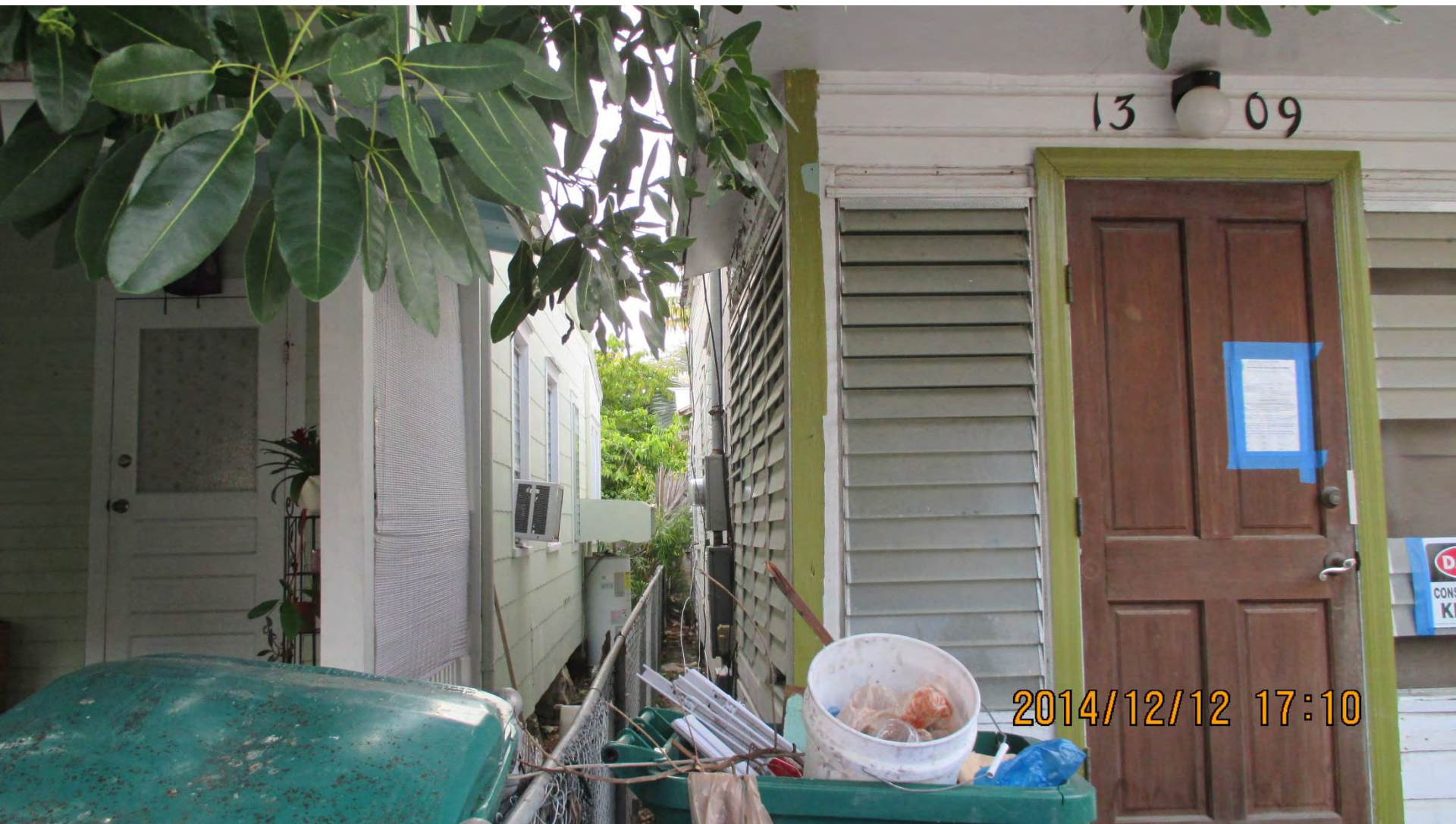
Right side of house





Asbestos siding on the main house and the shed roof addition. Novelty siding on the other rear additions. Note the board and batten siding on the neighboring house at 1311 Newton.





Left side of house





Rear of house.





Board and batten siding on side of 1307 Newton.



# PROPOSED DESIGN



# JODY DRAVES RESIDENTIAL REMODEL

1309 NEWTON ST.      KEY WEST, FL 33040

### General Notes

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

BUILDING: Florida Building Code, 2010  
ELECTRICAL: National Electrical Code, 2010  
PLUMBING: Florida Building Code (Plumbing), 2010  
MECHANICAL: Florida Building Code (Mech.), 2010  
GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

### Florida Administrative Code

61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners of his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect's final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or shells (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index, all sheets and pages shall be so signed and sealed. An architect or interior designer not affix, or permit to be affixed his seal or name to any plan, shall specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in rule 61G1-23.001. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

### SHEET INDEX

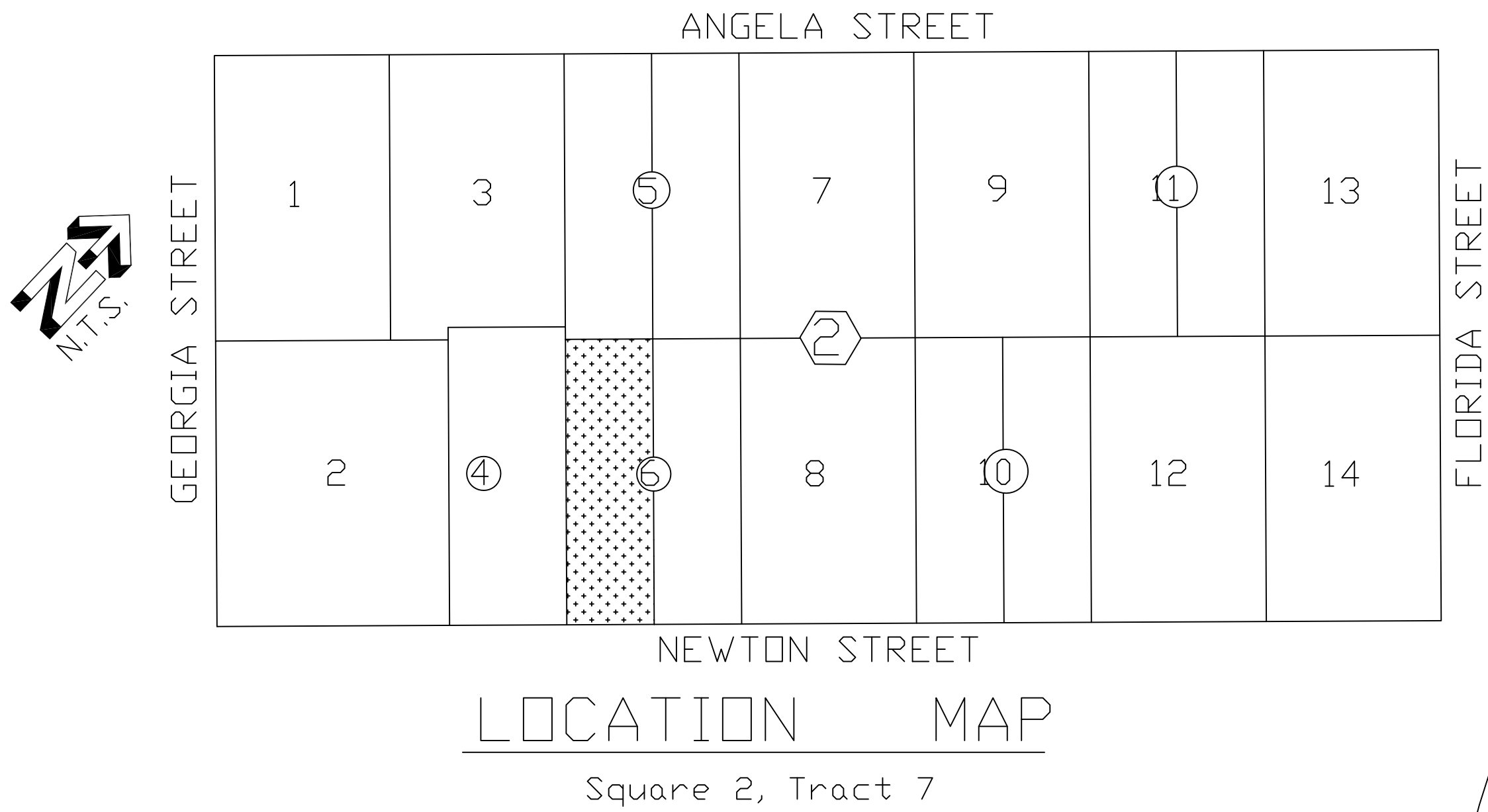
| NO. |      | DESCRIPTION                      |
|-----|------|----------------------------------|
| 1   | C    | COVER SHEET                      |
| 2   | AB-1 | FLOOR PLAN (EXISTING)            |
| 3   | AB-2 | ELEVATIONS (EXISTING)            |
| 4   | SS-1 | SITE SURVEY                      |
| 5   | SS-2 | SITE PLAN (PROPOSED)             |
| 6   | A-1  | FLOOR PLAN (PROPOSED)            |
| 7   | A-2  | ELEVATIONS (PROPOSED)            |
| 8   | A-3  | DEMOLITION PLAN                  |
| 9   | A-4  | ROOF FRAMING PLANS               |
| 10  | A-5  | SECTION DETAILS                  |
| 11  | A-6  | SCHEDULES, DOORS, WINDOWS, NOTES |
| 12  | M-1  | HVAC PLAN                        |
| 13  | M-2  | PLUMBING PLAN                    |
| 14  | M-3  | ELECTRICAL PLAN                  |
| 15  | S-1  | PROJECT NOTES                    |
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| 17  | S-3  | SHEAR WALL PLAN                  |
| 18  | S-4  | SHEAR WALL DETAILS               |

JODY DRAVES  
1309 NEWTON ST.      KEY WEST, FLORIDA 33040

PROJECT NO.:  
FLYNN

DATE:  
07/11/2014

C  
1 OF 18



LEGAL DESCRIPTION:  
On the Island of Key West, Monroe County, Florida described as follows:  
Part of Lots 5 and 6 of Square 2 of James A. Waddell's Subdivision of part of Tract 7 as recorded in Plat Book I, Page 28, more particularly described as follows: Beginning at the corner of Angela and Georgia Streets and running thence along Angela Street 98 feet for a Point of Beginning; running thence from said Point of Beginning along Angela Street in a NE'ly direction 24 1/2 feet; thence at right angles in a SE'ly direction 160 feet out to Newton Street; thence at right angles in a SW'ly direction 24 1/2 feet along Newton Street; thence in a NW'ly direction 160 feet to the Point of Beginning on Angela Street.

LESS

Part of Lot 5, of Square 2 of James A. Waddell's Subdivision of part of Tract 7 as recorded in Plat Book I, Page 28, more particularly described as follows: Beginning at the corner of Angela and Georgia Streets and running thence along Angela Street 98 feet for a Point of Beginning; running thence from said Point of Beginning along Angela Street in a NE'ly direction 24 1/2 feet; thence at right angles in a SE'ly direction 75 feet; thence at right angles in a SW'ly direction 24 1/2 feet; thence in a NW'ly direction 75 feet back to the Point of Beginning on Angela Street.

LESS

A parcel of land on the Island of Key West and known as a part of Lot 6, in Square 2 of James A. Waddell's Subdivision of Tract 7 recorded in Plat Book I, Page 28 of the Public Records of Monroe County, Florida; said parcel being more particularly described as follows: COMMENCING at the intersection of the NE'ly right of way line of Georgia Street with the NW'ly right of way line of Newton Street and run thence NE'ly along the NW'ly right of way line of Newton Street for a distance of 122.50 feet; thence NW'ly and at right angles for a distance of 8.9 feet to the SE'ly face of the overhang of an existing one story frame structure; said point being the Point of Beginning; thence continue NW'ly along the last mentioned course for a distance of 36.3 feet to the NW'ly face of said overhang; thence SW'ly with a deflection angle of 90°18'56" to the left and along said overhang for a distance of 0.9 feet to a point; thence SE'ly and at right angles along the SW'ly face of said overhang for a distance of 36.3 feet; thence NE'ly and along said overhang for a distance of 0.7 feet back to the Point of Beginning.

LESS

A parcel of land on the Island of Key West and known as a part of Lot 6, in Square 2 of James A. Waddell's Subdivision of Tract 7 recorded in Plat Book I, Page 28 of the Public Records of Monroe County, Florida; said parcel being more particularly described as follows: COMMENCING at the intersection of the NE'ly right of way line of Georgia Street with the NW'ly right of way line of Newton Street and run thence NE'ly with the NW'ly right of way line of Newton Street for a distance of 122.50 feet; thence NW'ly and at right angles for a distance of 45.20 feet to the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 28.80 feet to a point; thence SW'ly and at right angles for a distance of 0.51; thence SE'ly with a deflection angle of 90°13'08" to the left and along the SW'ly face of an existing one story frame structure and NW'ly extension thereof for a distance of 28.80 feet to a point; thence NE'ly with a deflection angle of 89°46'52" to the left for a distance of 0.40 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing of W Newton Street (assumed)  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: D-121 Elevation: 3.914

Monumentation:

● = set 1/2" Iron Pipe, P.L.S. No. 2749  
▲ = Found P.K. Nail, P.L.S. No. 1587  
Δ = Set P.K. Nail, P.L.S. No. 2749

Field Work performed on: 3/21/14

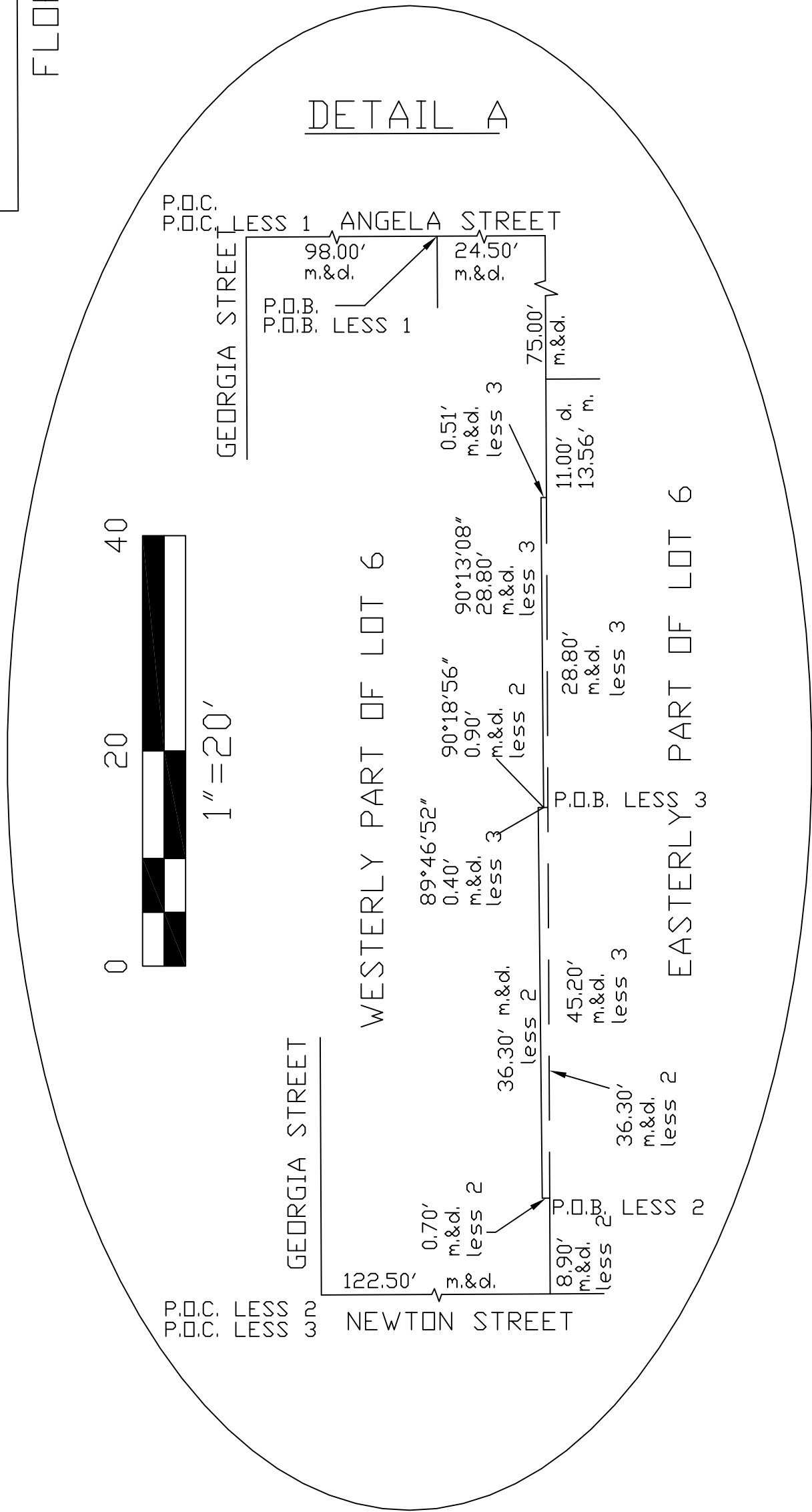
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE OF

CERTIFICATION MADE TO:  
Consumer Title & Escrow Services,  
Inc.;  
UW First American Title Insurance  
Company;  
KWRH, LLC



Abbreviations:

Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = deed  
N.T.S. = Not to Scale  
C = Centerline  
Elev = Elevation  
o/h = Overhead  
F.F.L. = Finish Floor Elevation  
conc = concrete  
I.P. = Iron Pipe  
C.B.S. = Concrete Block Stucco  
cov'd = Covered  
wd. = Wood  
Bal. = Balcony  
B.M. = Bench Mark

P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
Elec = Electric  
Tel. = Telephone  
Pl. = Planter  
A/C = Air Conditioner

|   |                         |                        |                  |
|---|-------------------------|------------------------|------------------|
| KWRH, LLC                               |                         |                        |                  |
| 1309 Newton Street, Key West, Fl. 33040 |                         |                        |                  |
| BOUNDARY SURVEY                         |                         |                        | Dwn No.: 14-190  |
| Scale: 1"=20'                           | Ref. 04-13, 214-39 file | Flood panel No. 1516 K | Dwn. By: F.H.H.  |
| Date: 3/24/14                           |                         | Flood Zone: AE         | Flood Elev. 6'6" |
| REVISIONS AND/OR ADDITIONS              |                         |                        |                  |
|   |                         |                        |                  |
|   |                         |                        |                  |
|   |                         |                        |                  |
|   |                         |                        |                  |

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildebi@bellsouth.net  
L.B. No. 7700

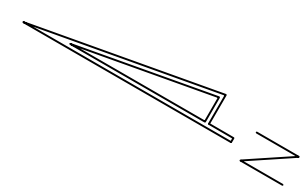
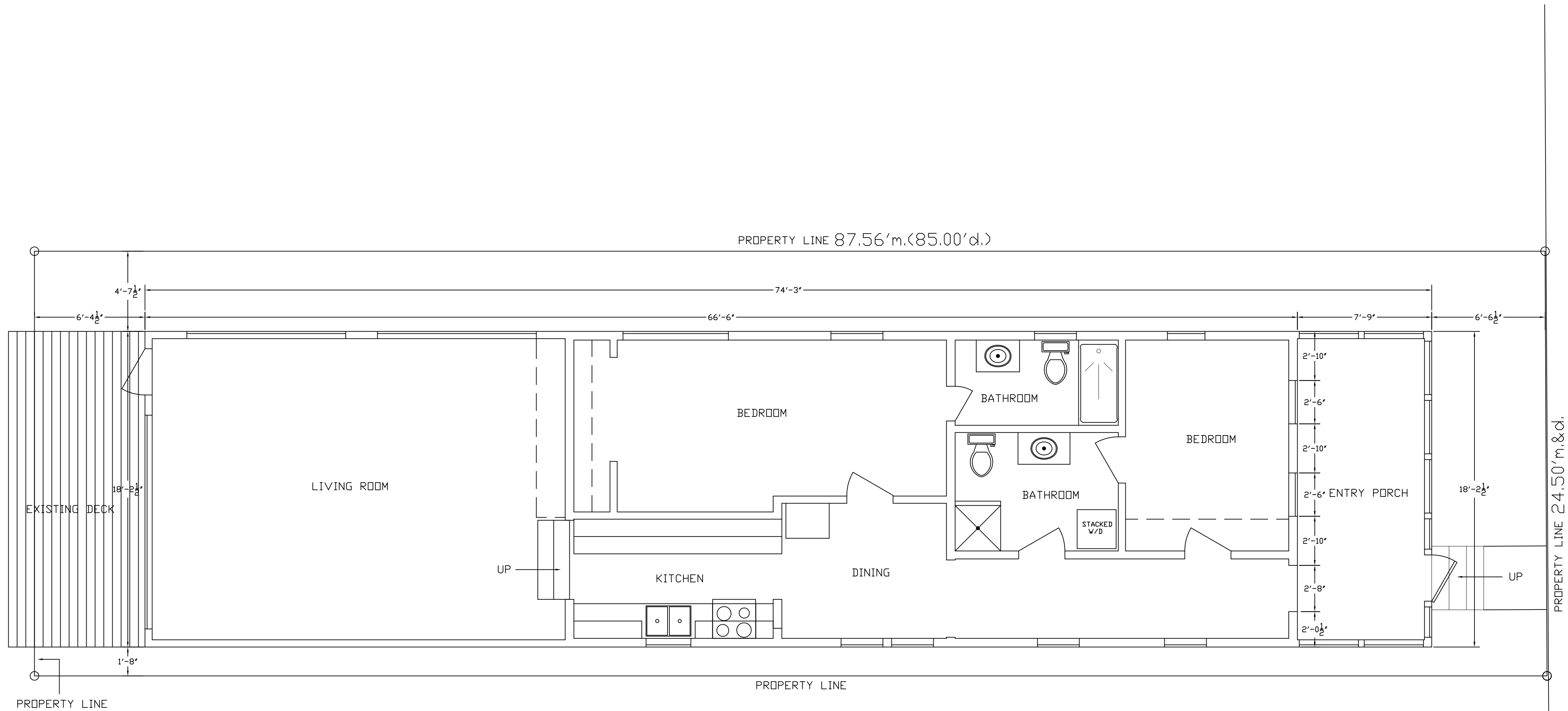
JODY DRAVES

1309 NEWTON ST. KEY WEST, FLORIDA 33040

PROJECT NO.: FLYNN

DATE: 07/11/2014

SS-1  
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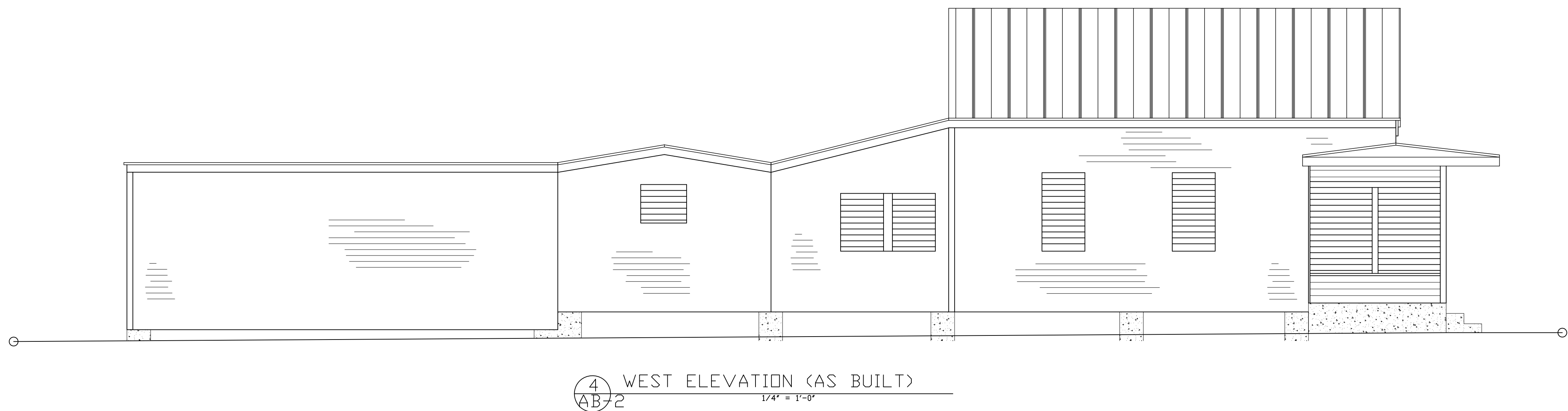
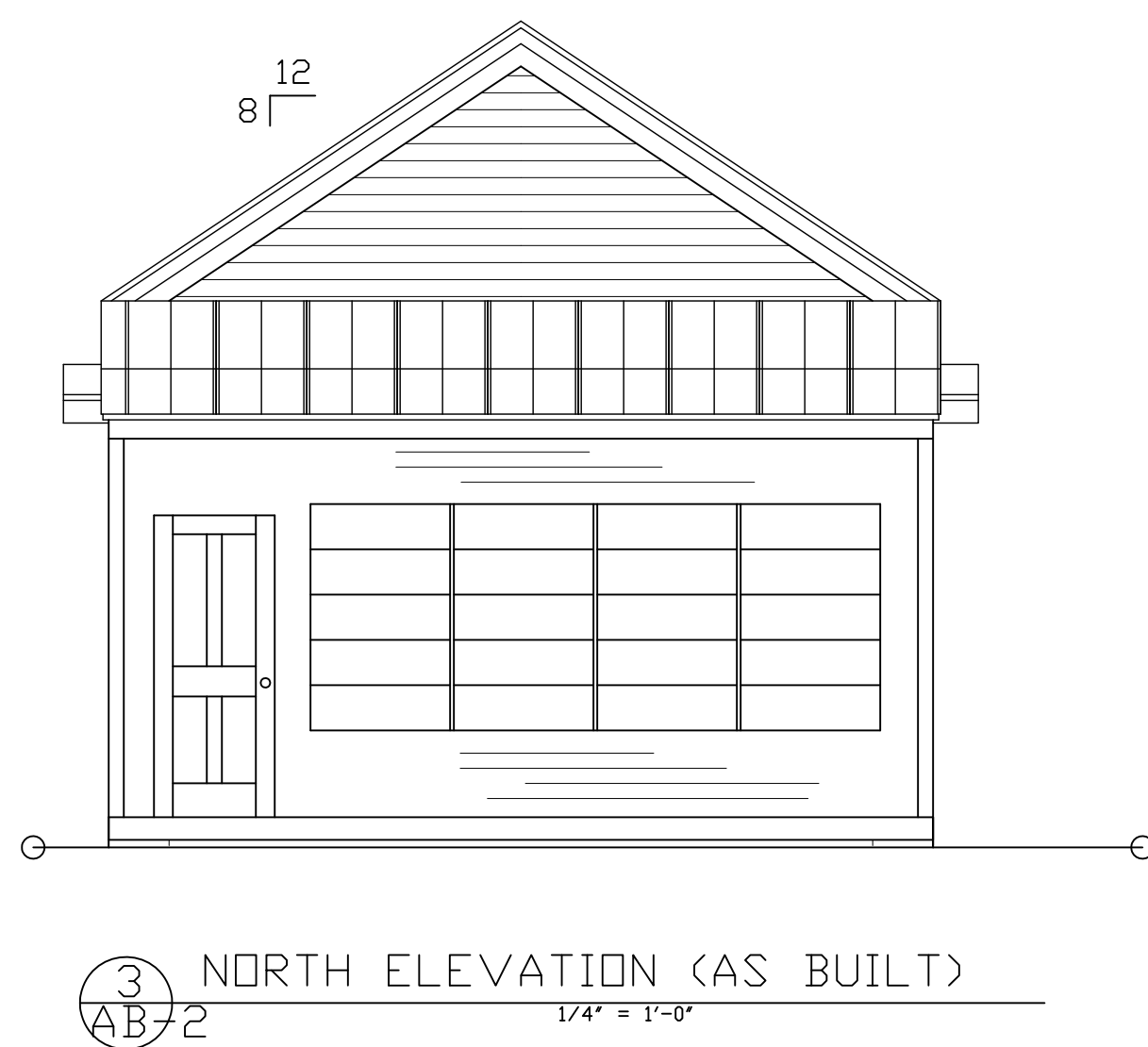
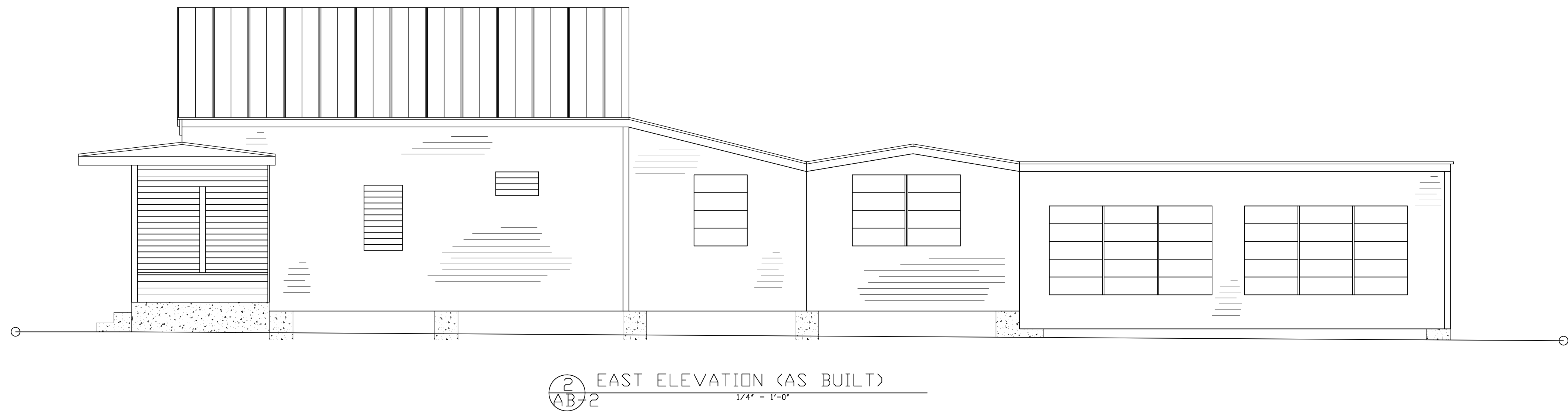
1 FLOOR PLAN (FIRST FLOOR) AS BUILT  
AB-1 1/4" = 1'-0"

NEWTON STREET

JODY DRAVES  
1309 NEWTON ST. KEY WEST, FLORIDA 33040

PROJECT NO.:  
FLYNN  
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07/11/2014

AB-1  
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JODY DRAVES  
1309 NEWTON ST. KEY WEST, FLORIDA 33040

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07/11/2014

AB-2  
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CONSTRUCTION PLAN GENERAL NOTES

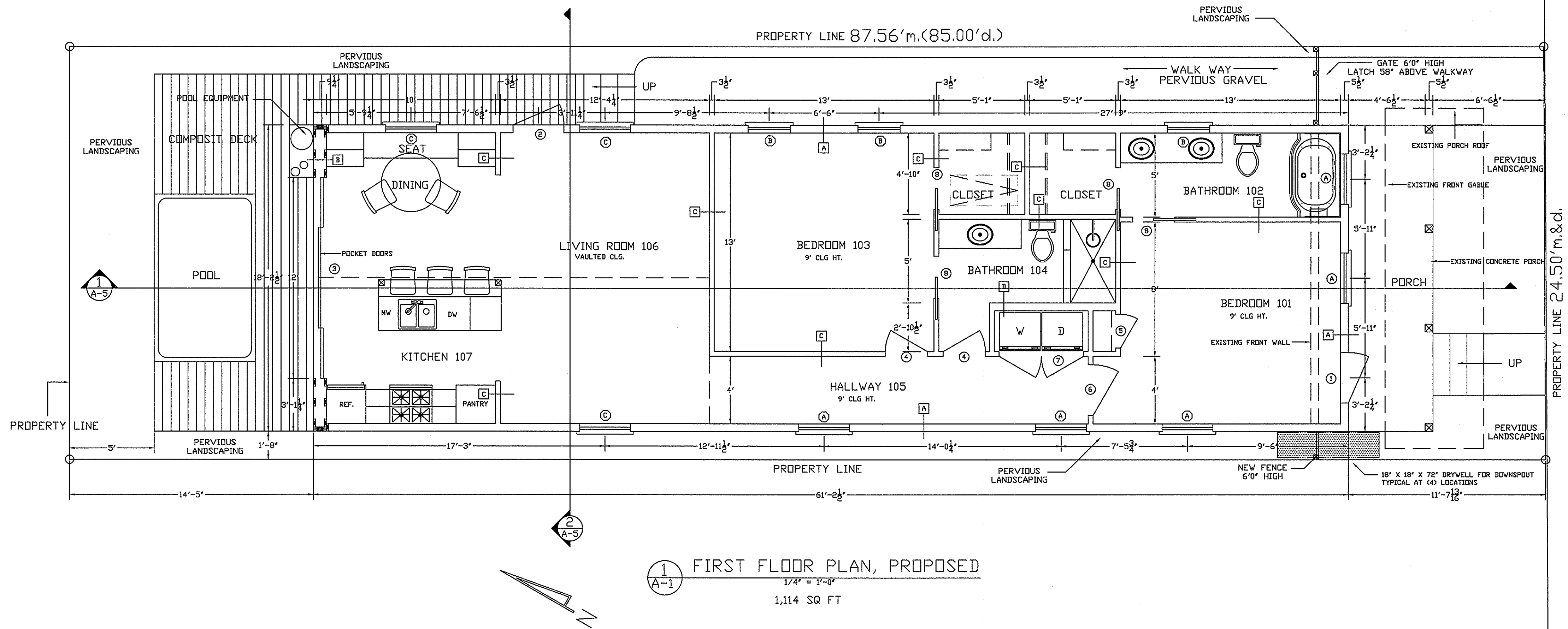
|    |   |
|----|---|
| 1  | WRITTEN DIMENSIONS GOVERN, IF SCALING PLAN, VERIFY SCALE.   |
| 2  | MOST DIMENSIONS ARE TO ROUGH FRAMING NOT FINISHED SURFACES.   |
| 3  | ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF ALL WALL FINISHES.  |
| 4  | DIMENSION NOTED "CLEAR" OR "CLR" MUST BE MAINTAINED + / - 1/8" WITHOUT INSTRUCTION FROM ARCHITECT AND/ OR OWNER, AS APPLICABLE.   |
| 5  | DIMENSIONS MARKED + / - MEAN A TOLERANCE NOT GREATER OR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH ARCHITECT OR OWNER, AS APPLICABLE. |
| 6  | DIMENSIONS LOCATING DOORS ARE TYPICALLY TO THE INSIDE FINISHED EDGES OF JAMBS. VERIFY ROUGH OPENINGS WITH MANUFACTURER.   |
| 7  | DIMENSIONS LOCATING WINDOWS ARE TYPICALLY TO THE CENTER OF WINDOWS. VERIFY ROUGH OPENINGS WITH MANUFACTURER.  |
| 8  | NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATIONS OF THE NEW CONSTRUCTION.  |
| 9  | OBTAIN APPROVAL FROM ARCHITECT OR OWNER, AS APPLICABLE, PRIOR TO MODIFYING BUILDING COMPONENTS, SYSTEMS AND ITEMS NOT IDENTIFIED PRIOR TO ADJUSTING ANY FIELD CONDITIONS TO FIT PLANS.      |
| 10 | ALL WORK SHALL BE ERECTED AND INSTALLED, PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.   |
| 11 | ALL NEW AND/ OR EXISTING PENETRATIONS FOR PIPING, WIRING ETC. SHALL BE FULLY BLOCKED AND SEALED IN ACCORDANCE WITH APPLICABLE BUILDING FIRE CODES.  |
| 12 | REFER TO MECHANICAL PLANS FOR LOCATIONS OF HVAC, PLUMBING AND ELECTRICAL COMPONENTS.  |

WALL SCHEDULE

| MK. | WALL TYPE / DETAILS   | NOTES                 |
|-----|---|-----------------------|
| A   | NEW EXTERIOR 2X6 WALL, INTERIOR 5/8" GYPSUM OR GREEN BOARD AT WET LOCATIONS. EXTERIOR, 5/8" PLYWOOD WITH VAPOR BARRIER AND LAP SIDING.  | STUDS PLACED 16" O.C. |
| B   | NEW EXTERIOR 2X10 WALL, INTERIOR 5/8" GYPSUM OR GREEN BOARD AT WET LOCATIONS. EXTERIOR, 5/8" PLYWOOD WITH VAPOR BARRIER AND LAP SIDING. | STUDS PLACED 16" O.C. |
| C   | NEW INTERIOR 2X4 WALL, INTERIOR 5/8" GYPSUM BOTH SIDES, GREEN BOARD AT WET LOCATIONS.   | STUDS PLACED 16" O.C. |
| D   | NEW INTERIOR 2X6 WALL, INTERIOR 5/8" GYPSUM BOTH SIDES, GREEN BOARD AT WET LOCATIONS.   | STUDS PLACED 16" O.C. |

SITE DATA TABLE

|                                     | CODE REQUIREMENTS | EXISTING    | PROPOSED    | VARIANCE REQUEST |
|-------------------------------------|-------------------|-------------|-------------|------------------|
| ZONING                              | HMPR              |             |             |                  |
| FLOOD ZONE                          | AE-6              |             |             |                  |
| SIZE OF SITE                        | 2.040.46          |             |             |                  |
| BUILDING HEIGHT                     | 30 FT             | 16' 10"     | 16' 10"     | N/A              |
| FRONT SETBACK                       | 10 FT             | 6.55'       | 6.55'       | N/A              |
| SIDE SETBACK                        | 5 FT              | 1.71'       | 1.71'       | YES              |
| REAR SETBACK                        | 15 FT             | 6.37'       | 14.50'      | NO               |
| F.A.R.                              | N/A               | N/A         | N/A         | N/A              |
| BUILDING COVERAGE                   | 40%               | 1,360.65 SF | 1,114.48 SF | N/A              |
| IMPERVIOUS SERVICE                  | 60%               | 1,395.57    | 1,329.99    | N/A              |
| PARKING                             | 1 SPACE PER UNIT  | NONE        | NONE        | N/A              |
| HANDICAP PARKING                    | N/A               | N/A         | N/A         | N/A              |
| BICYCLE PARKING                     | N/A               | N/A         | N/A         | N/A              |
| OPEN SPACE / LANDSCAPING            | 35%               | 635.74      | 481.68      | N/A              |
| NUMBER AND TYPE OF UNITS            | 1 UNIT            | 1 UNIT      | 1 UNIT      | N/A              |
| CONSUMPTION AREA OR NUMBER OF SEATS | N/A               | N/A         | N/A         | N/A              |



NOTE:  
REFER TO SHEETS S-1 THRU S-4  
FOR STRUCTURAL DETAILS.

I HAVE REVIEWED THE DWGS AND FOUND THEM  
TO BE OK FOR CONSTRUCTION ALONG MOST  
COASTAL REGIONS.



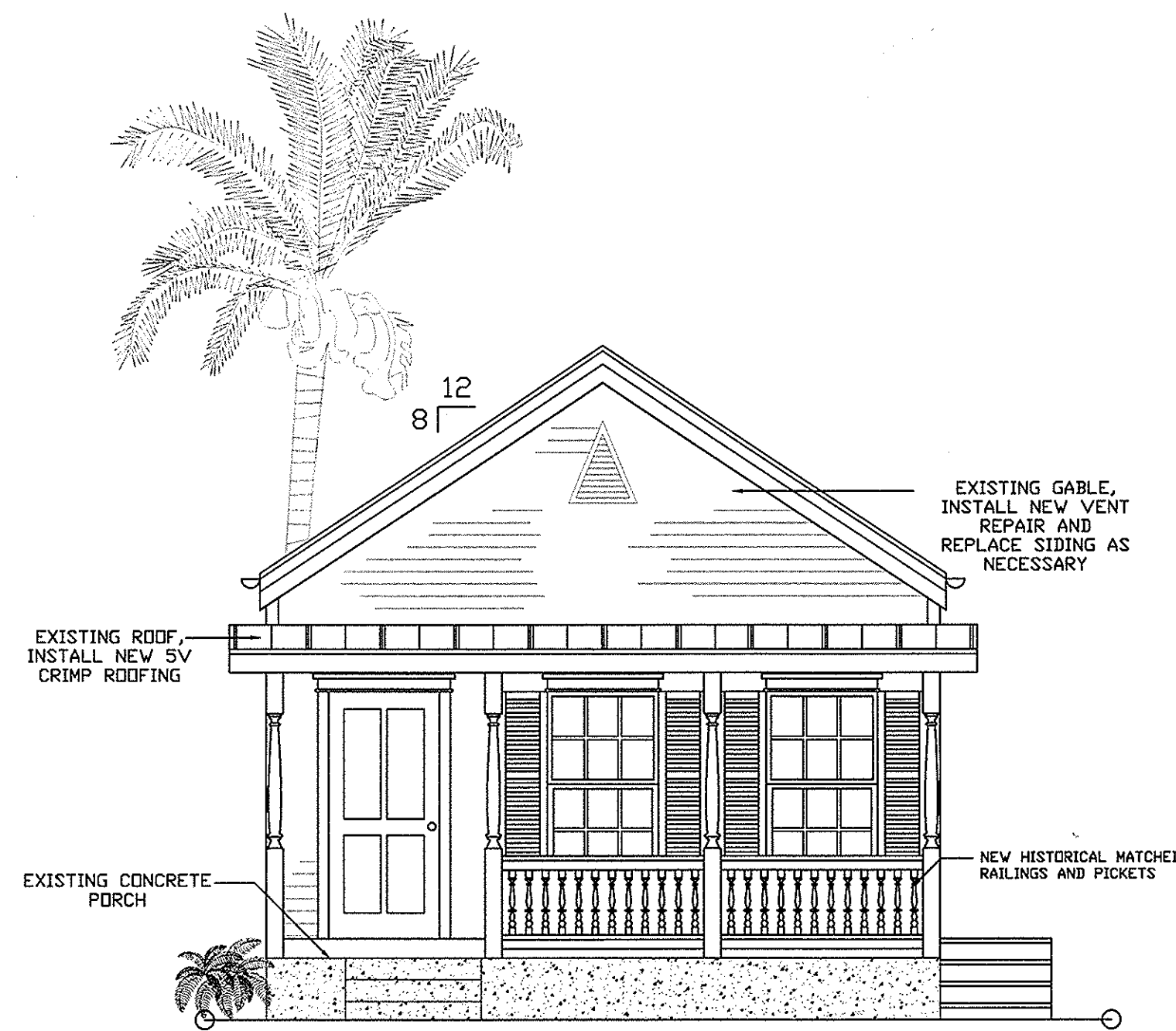
PROJECT NO:  
FLYNN

DATE:  
07/11/2014

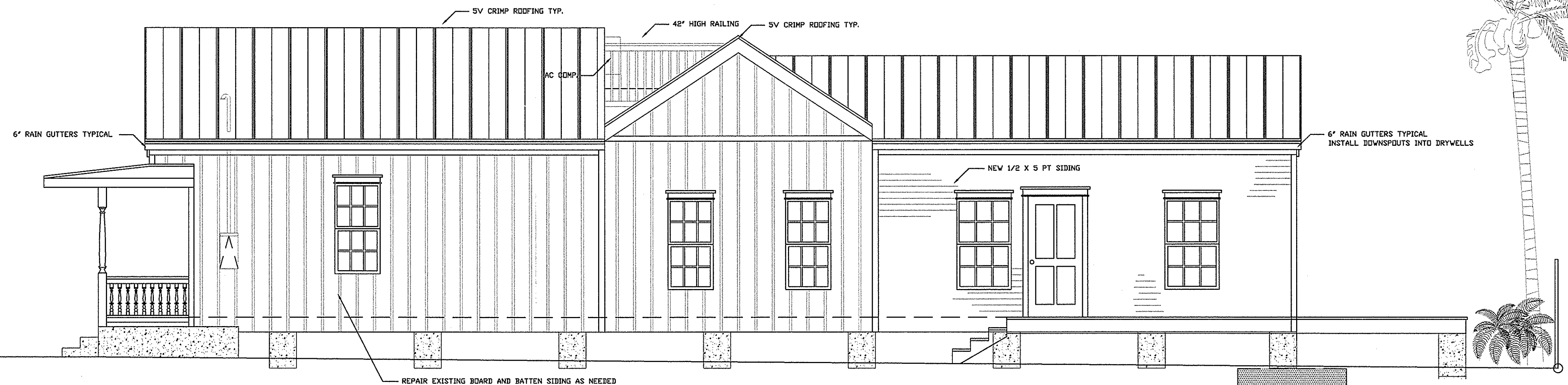
A-1  
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JODY DRAVES  
1309 NEWTON ST. KEY WEST, FLORIDA 33040

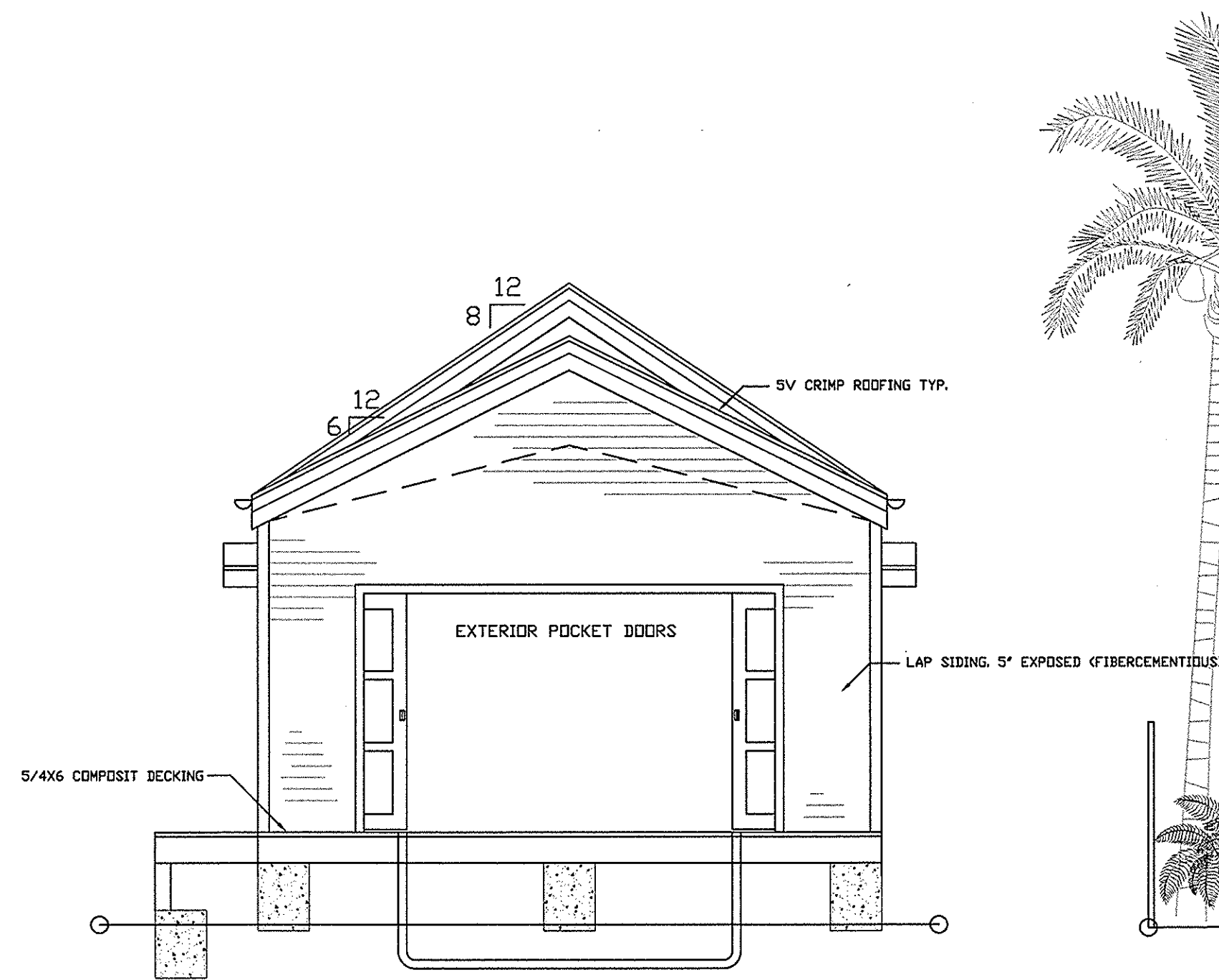
NEWTON STREET



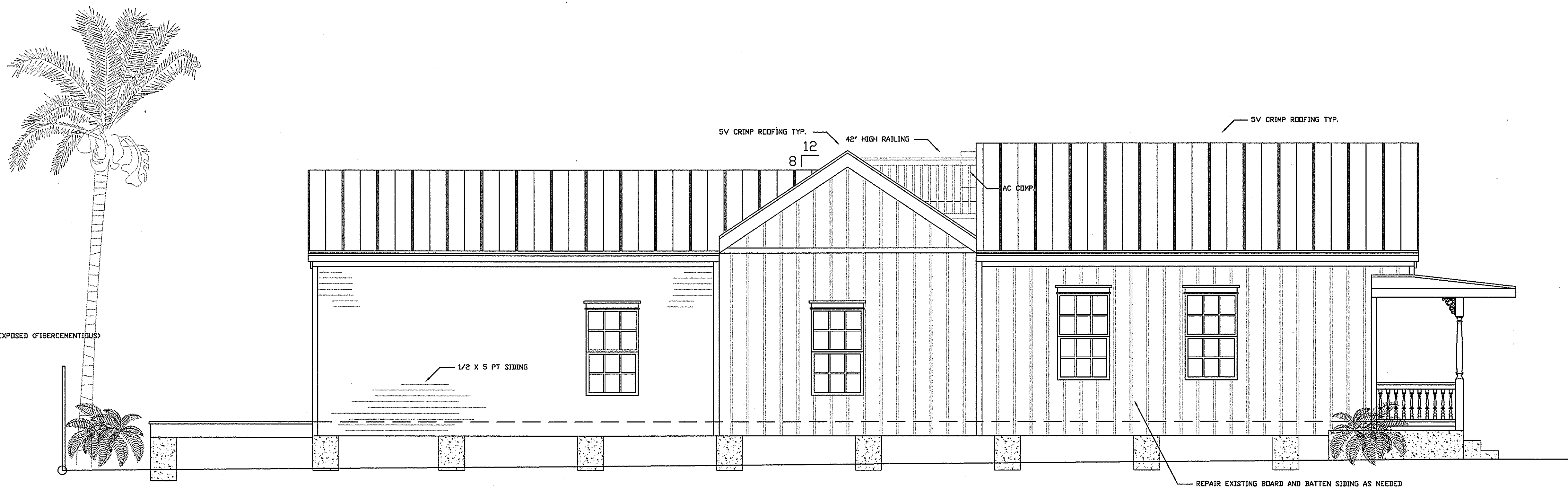
1 SOUTH ELEVATION (PROPOSED)  
1/4" = 1'-0"



2 EAST ELEVATION (PROPOSED)  
1/4" = 1'-0"



3 NORTH ELEVATION (PROPOSED)  
1/4" = 1'-0"



4 WEST ELEVATION (PROPOSED)  
1/4" = 1'-0"

18'-1-3/8" +/-  
T.D. PEAK FT.  
16'-7-1/4" +/-  
T.D. PEAK BACK  
11'-7-1/2" +/-  
T.D. PLATE  
2'-2" +/-  
FINISH FLOOR  
0'-0"  
GRADE



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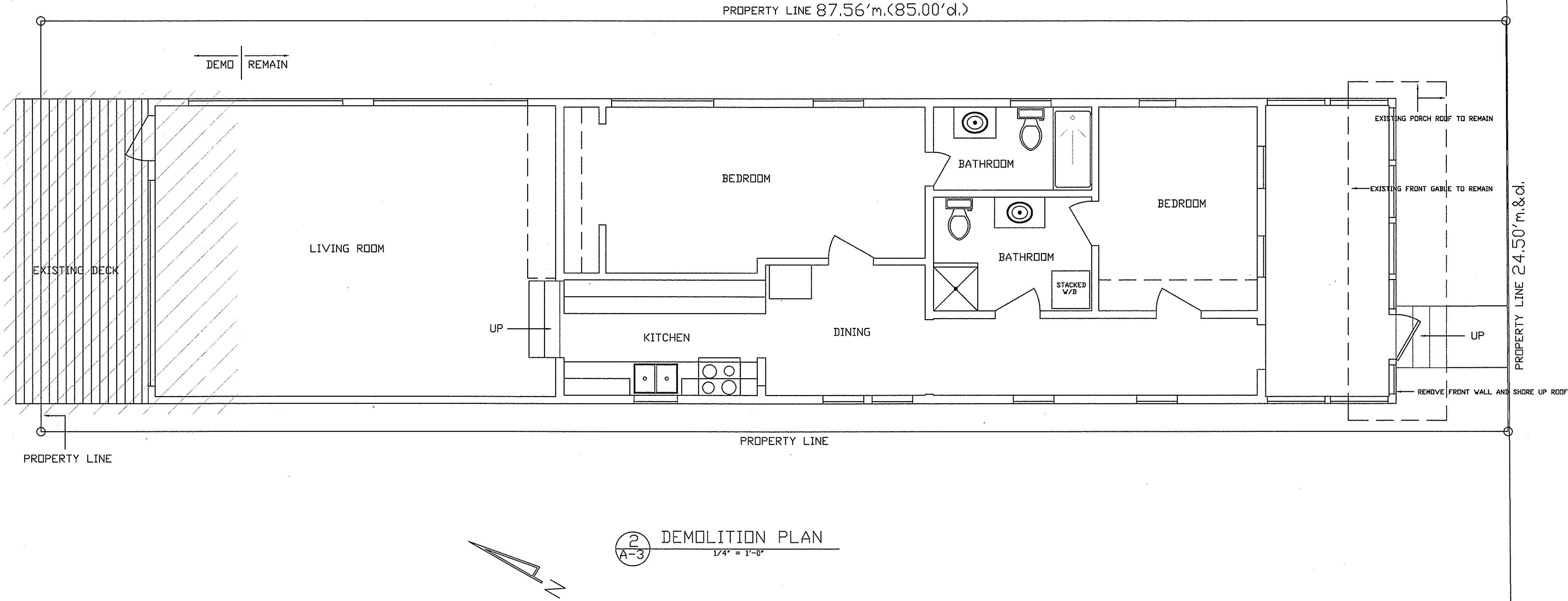
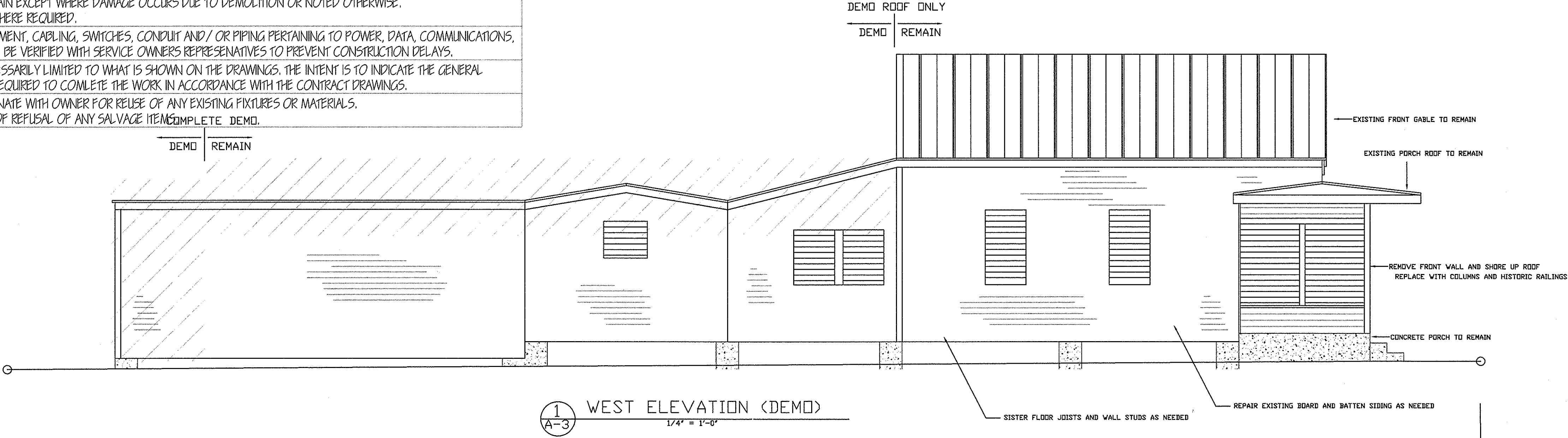
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EXTERIOR DEMOLITION NOTES

|    |  |
|----|--|
| 1  | IF DEMOLITION COMMENCES PRIOR TO PERMIT, GC SHALL OBTAIN DEMO PERMITS.   |
| 2  | FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.  |
| 3  | PROVIDE STRICT CONTROL OF JOB SITE CLEANING AND PREVENT DEBRIS AND DUST FROM EMANATING FROM DEMOLITION AREA.   |
| 4  | IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT OR OWNER BEFORE PROCEEDING.   |
| 5  | AT COMPLETION OF DEMOLITION WORK THE CONSTRUCTION AREA SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISC. MATERIALS SHALL BE REMOVED TO WASTE AREA PROVIDED BY THE CONTRACTOR.   |
| 6  | DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH OWNER AND BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.   |
| 7  | CAREFULLY REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES (WITHIN NOTED DEMOLITION AREA) AND STORE FOR FUTURE USE. BEFORE REUSE, INSPECT AND REPAIR FIXTURES AS NEEDED TO ENSURE PROPER FUNCTION. DISPOSE OF UNUSED FIXTURES PROPERLY. |
| 8  | CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/ OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION. REFINISH TO MATCH EXISTING ADJACENT FINISH OR AS NOTED HEREIN.                               |
| 9  | EXISTING PLANTS TO REMAIN EXCEPT WHERE DAMAGE OCCURS DUE TO DEMOLITION OR NOTED OTHERWISE. REPLACE OR RELOCATE WHERE REQUIRED.   |
| 10 | REMOVAL OF ANY EQUIPMENT, CABLING, SWITCHES, CONDUIT AND/ OR PIPING PERTAINING TO POWER, DATA, COMMUNICATIONS, WATER AND SEWER SHALL BE VERIFIED WITH SERVICE OWNERS REPRESENTATIVES TO PREVENT CONSTRUCTION DELAYS.                 |
| 11 | DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.                            |
| 12 | CONTRACTOR TO COORDINATE WITH OWNER FOR REUSE OF ANY EXISTING FIXTURES OR MATERIALS. OWNER HAS FIRST RIGHT OF REFUSAL OF ANY SALVAGE ITEMS COMPLETE DEMO.  |



NEWTON STREET

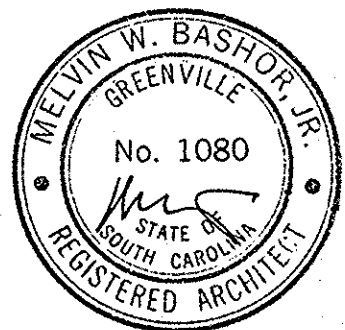
JODY DRAVES

1509 NEWTON ST. KEY WEST, FLORIDA 33040

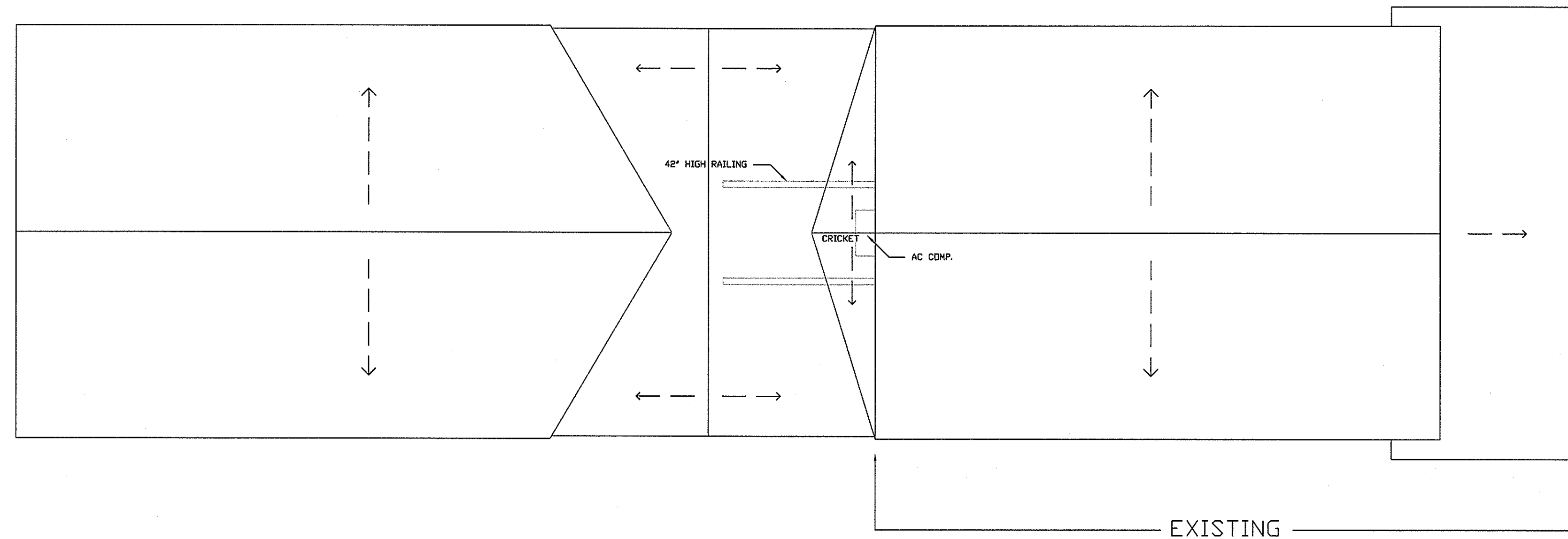
PROJECT NO: FLYNN

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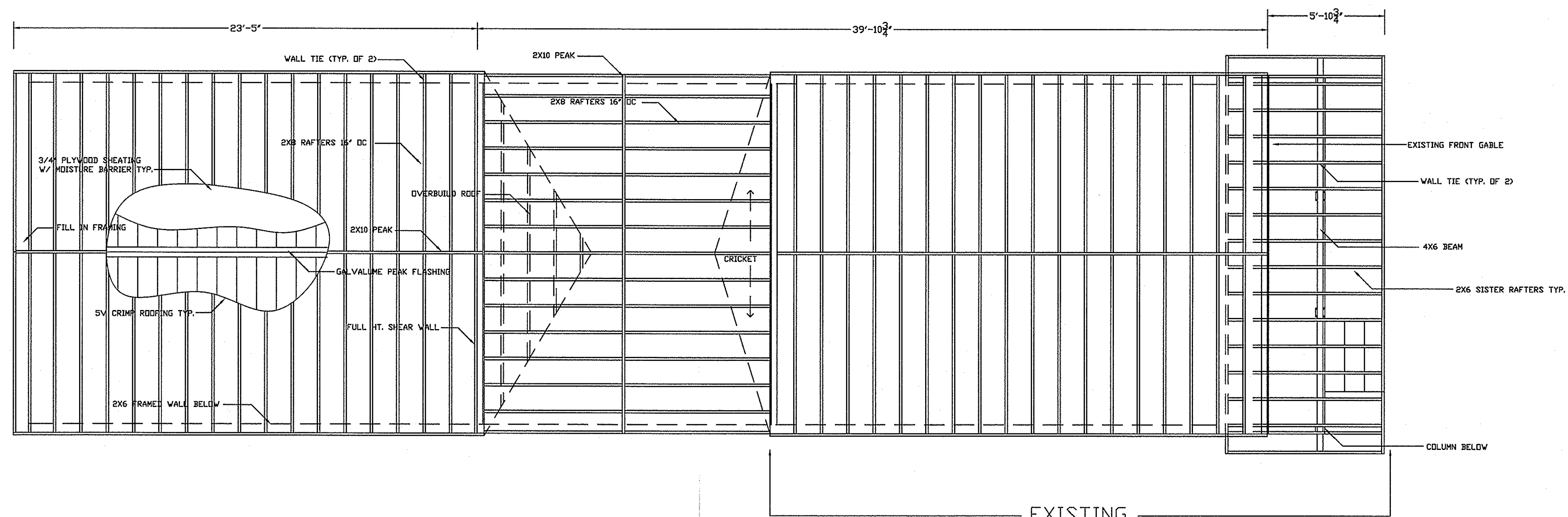
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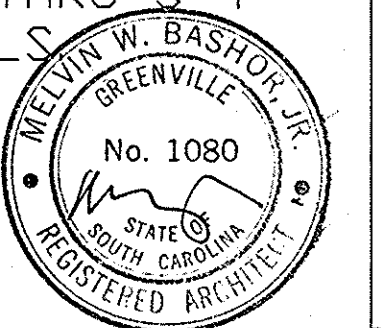


1 ROOF PITCH PLAN  
A-4 1/4" = 1'-0"



2 ROOF FRAMING PLAN  
A-4 1/4" = 1'-0"

NOTE:  
REFER TO SHEETS S-1 THRU S-4  
FOR STRUCTURAL DETAILS

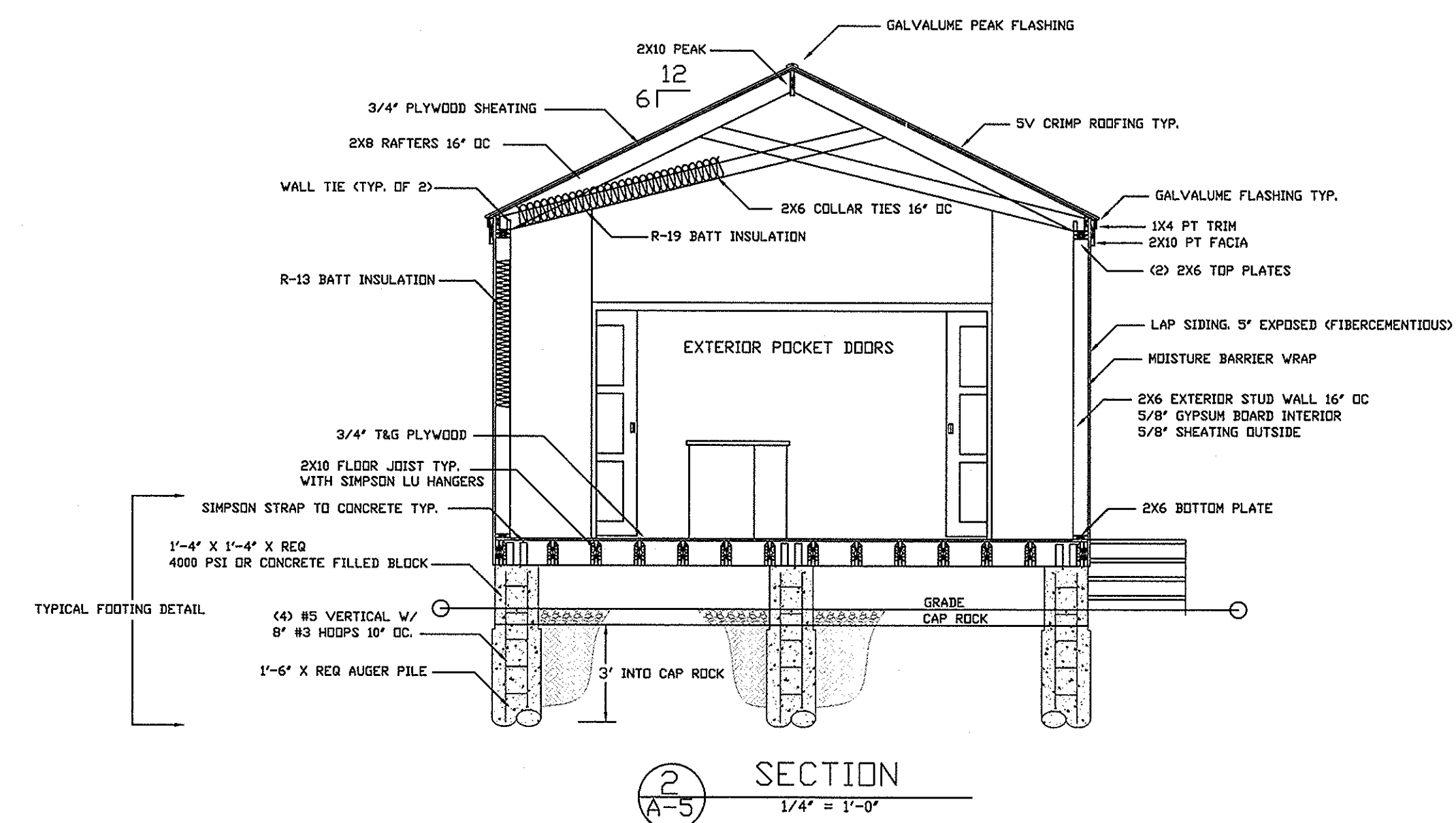
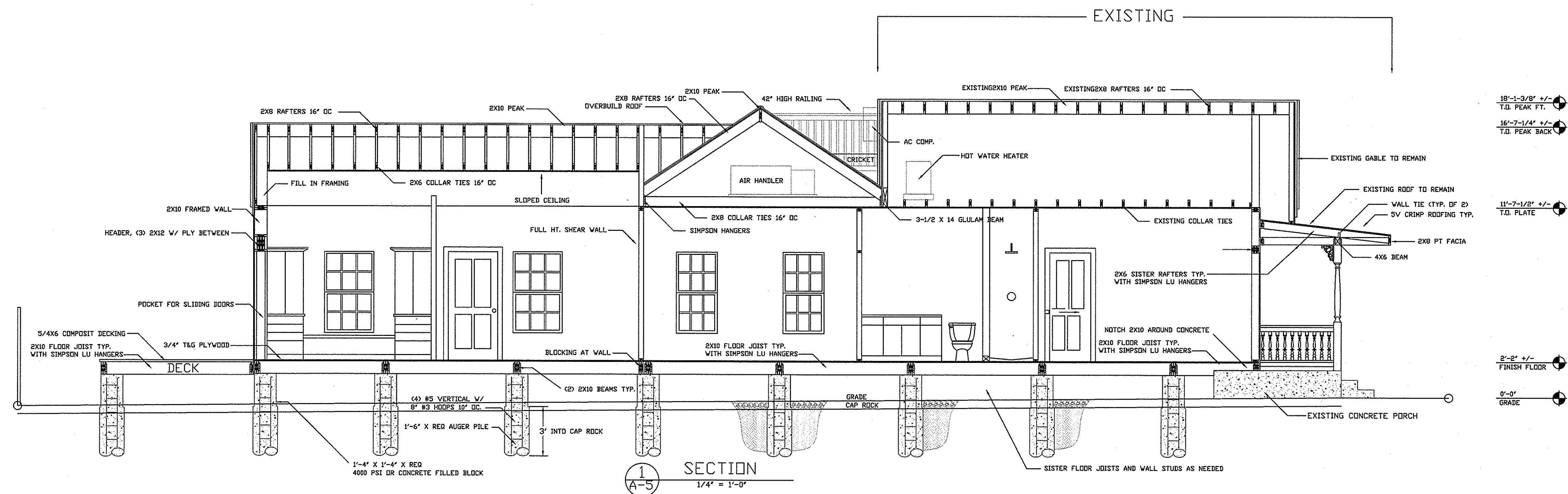


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1309 NEWTON ST. KEY WEST, FLORIDA 335040

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NOTE:  
REFER TO SHEETS S-1 THRU S-4  
FOR STRUCTURAL DETAILS



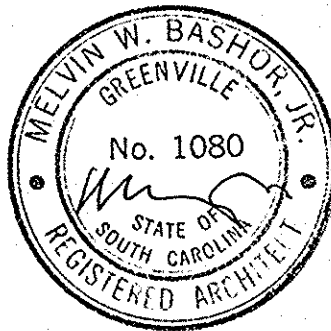
| DOOR SCHEDULE |      |        |       |        |        |                         |          |        |         |                      |
|---------------|------|--------|-------|--------|--------|-------------------------|----------|--------|---------|----------------------|
| NO.           | QTY. | TYPE   | WIDTH | HEIGHT | THICK. | MANUFACTURER            | MATERIAL | FINISH | GLAZING | REMARKS              |
| 1             | 1    | SINGLE | 3'-0" | 6'-8"  | 1-3/4" | TBD                     | WOOD     | PAINT  | N/A     | EXTERIOR FRONT PORCH |
| 2             | 1    | SINGLE | 3'-0" | 6'-8"  | 1-3/4" | TBD                     | WOOD     | PAINT  | N/A     | EXTERIOR SIDE ENTRY  |
| 3             | 1    | POCKET | 168"  | 80"    | 1-3/4" | FLORIDA'S BEST (IMPACT) | ALUMINUM | PAINT  | FULL    | EXTERIOR DECK POCKET |
| 4             | 2    | SINGLE | 2'-6" | 6'-8"  | 1-3/8" | TBD                     | WOOD     | PAINT  | N/A     | BEDROOM ENTRY        |
| 5             | 1    | SINGLE | 2'-0" | 6'-8"  | 1-3/8" | TBD                     | WOOD     | PAINT  | N/A     | BEDROOM CLOSET       |
| 6             | 1    | SINGLE | 3'-0" | 6'-8"  | 1-3/8" | TBD                     | WOOD     | PAINT  | N/A     | BEDROOM ENTRY        |
| 7             | 1    | DOUBLE | 5'-0" | 6'-8"  | 1-3/8" | TBD                     | WOOD     | PAINT  | N/A     | LAUNDRY              |
| 8             | 4    | POCKET | 2'-6" | 6'-8"  | 1-3/8" | TBD                     | WOOD     | PAINT  | N/A     | BATHS AND CLOSETS    |
| 9             |      |        |       |        |        |                         |          |        |         |                      |

| WINDOW SCHEDULE |      |      |       |        |                             |          |        |                   |
|-----------------|------|------|-------|--------|-----------------------------|----------|--------|-------------------|
| MK.             | QTY. | TYPE | WIDTH | HEIGHT | MANUFACTURER                | MATERIAL | FINISH | REMARKS           |
| A               | 5    | D.H. | 3'-0" | 5'-0"  | LINCOLN LDL (HISTORIC WOOD) | WOOD     | PAINT  | VARIOUS LOCATIONS |
| B               | 3    | D.H. | 2'-6" | 5'-0"  | LINCOLN LDL (HISTORIC WOOD) | WOOD     | PAINT  | VARIOUS LOCATIONS |
| C               | 3    | S.H. | 3'-0" | 5'-0"  | FLORIDA'S BEST (IMPACT)     | ALUMINUM | PAINT  | VARIOUS LOCATIONS |
| D               |      |      |       |        |                             |          |        |                   |
| E               |      |      |       |        |                             |          |        |                   |
| F               |      |      |       |        |                             |          |        |                   |
| G               |      |      |       |        |                             |          |        |                   |
| H               |      |      |       |        |                             |          |        |                   |

| FINISH SCHEDULE |                 |       |      |       |      |       |      |         |        |         |
|-----------------|-----------------|-------|------|-------|------|-------|------|---------|--------|---------|
| NO.             | ROOM NAME       | FLOOR | BASE | NORTH | EAST | SOUTH | WEST | CEILING | HEIGHT | REMARKS |
| 101             | BEDROOM         | TBD   |      |       |      |       |      |         |        |         |
| 102             | BATHROOM        |       |      |       |      |       |      |         |        |         |
| 103             | BEDROOM         |       |      |       |      |       |      |         |        |         |
| 104             | BATHROOM        |       |      |       |      |       |      |         |        |         |
| 105             | HALLWAY         |       |      |       |      |       |      |         |        |         |
| 106             | LIVING ROOM     |       |      |       |      |       |      |         |        |         |
| 107             | KITCHEN/ DINING |       |      |       |      |       |      |         |        |         |
| 108             |                 |       |      |       |      |       |      |         |        |         |

| WIND PRESSURE COMPONENTS |              |                     |      |                   |                   |       |          |
|--------------------------|--------------|---------------------|------|-------------------|-------------------|-------|----------|
| MK.                      | DESCRIPTION  | EFFECTIVE WIND AREA | ZONE | PRESSURE REQUIRED | PRESSURE PROPOSED | NOA # | DATE     |
| 1                        | DBL DOORS    | 20 SQ FEET          | 4    | 0                 | 0                 | 0     | 00/00/00 |
| 2                        | DOOR         | 20 SQ FEET          | 4    | 0                 | 0                 | 0     | 00/00/00 |
| 3                        | POCKET DOORS | 84 SQ FEET          | 4    | 0                 | 0                 | 0     | 00/00/00 |
| A                        | S.H. WINDOW  | 15 SQ FEET          | 4    | 0                 | 0                 | 0     | 00/00/00 |
| B                        | S.H. WINDOW  | 12.5 SQ FEET        | 4    | 0                 | 0                 | 0     | 00/00/00 |
| C                        |              |                     |      |                   |                   |       |          |

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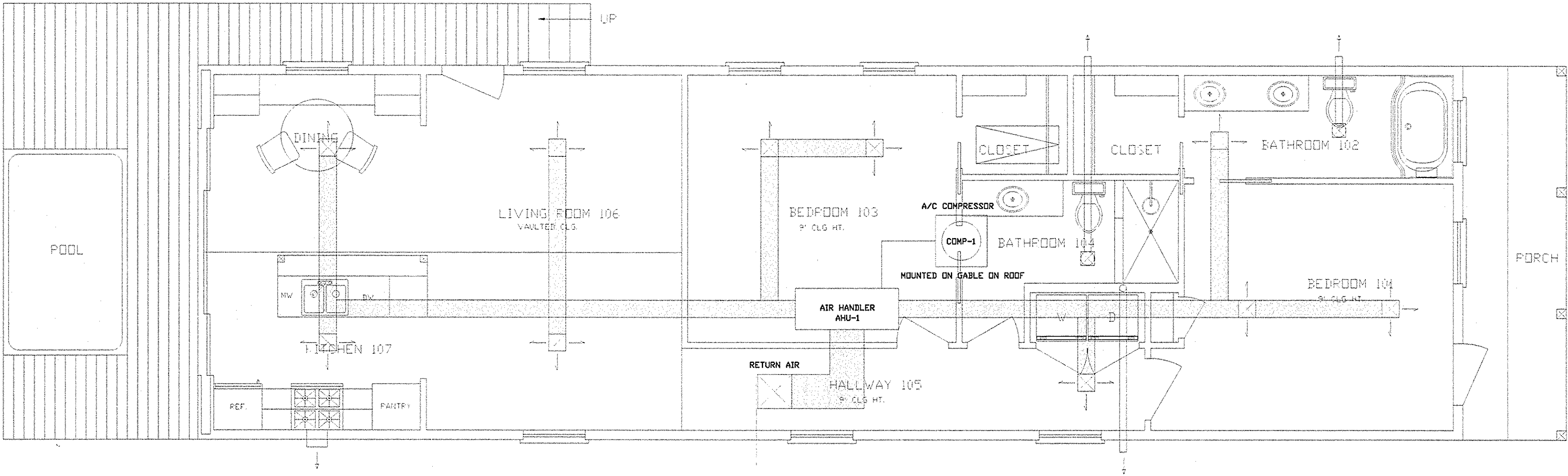
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General Notes

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This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

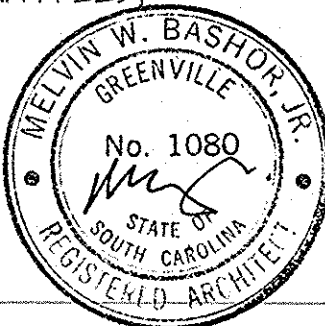


1 HVAC PLAN  
M-1 1/4" = 1'-0"

| HVAC SCHEDULE |                            |       |          |         |
|---------------|----------------------------|-------|----------|---------|
| UNIT          | DESCRIPTION / MANUFACTURER | TYPE  | BTU/ TON | REMARKS |
| AHU-1         | AIR HANDLING UNIT (TBD)    | SPLIT | TBD      |         |
| COMP-1        | COMPRESSOR UNIT (TBD)      | SPLIT | TBD      |         |
|               |                            |       |          |         |

| MECHANICAL NOTES  |
|---|
| SCOPE:<br>THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE DRAWING AND SPECIFICATIONS BEFORE SUBMITTING A PROPOSAL. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 FBC AND WITH ALL AMENDMENTS, AND LOCAL CODES AND ORDINANCES. INSTALLATION SHALL COMPLY WITH THE STANDARDS SET BY THE NFPA, ASHRAE, ASPE, SMACNA, NEC AND UL. THE SYSTEMS, EQUIPMENT, DEVICES AND ACCESSORIES SHALL BE INSTALLED, FINISHED, TESTED AND ADJUSTED FOR CONTINUOUS AND PROPER OPERATION.<br>THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH THE OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.<br>THE INFORMATION GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, BUT ITS EXTREME ACCURACY IS NOT GUARANTEED. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO SHOW GENERAL ARRANGEMENT, CAPACITY AND LOCATION OF VARIOUS COMPONENTS, EQUIPMENT AND DEVICES.<br>IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR SHALL REQUEST INTERPRETATION FROM THE OWNER OR ARCHITECT BEFORE PROCEEDING WITH WORK.<br>CONTRACTOR SHALL FURNISH ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIC IN THE DOCUMENTS.<br>REQUIRED COORDINATION:<br>ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED.<br>OFFSETS IN DUCTS AND PIPING (INCLUDING DIVIDED DUCTS) AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE INCLUDED IN BID.<br>CONSTRUCTION PLANS:<br>IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED. |

| MECHANICAL NOTES  |
|---|
| REQUIRED ACCESS:<br>CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT AND DEVICES THAT REQUIRE REPLACEMENT, SERVICING, ADJUSTING OR MAINTENANCE SHALL BE LOCATED TO ALLOW ACCESS AND SPACE FOR REMOVAL OF INTERNAL ASSEMBLIES, IF REQUIRED. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED TO ALLOW ACCESS, EVEN IF NOT INDICATED ON THE DRAWINGS AND THESE SHALL BE INCLUDED IN THE BID PRICE.<br>WIND RESISTANCE:<br>ALL EQUIPMENT, APPLIANCES AND SUPPORTS LOCATED EXTERIOR OF THE FACILITY SHALL BE INSTALLED TO RESIST 180MPH WIND LOADS AS DETAILED IN THE FBC.<br>CLIPPING AND PATCHING:<br>ALL OPENINGS AROUND DUCT OR PIPE PENETRATIONS THROUGH SMOKE OR FIRE RATED FLOORS, CEILINGS OR WALLS SHALL BE SEALED AIR TIGHT WITH MATERIALS HAVING A RATING EQUAL TO THE MATERIAL OF THE CEILING, WALL OR FLOOR PENETRATED.<br>FIRE STOPPING:<br>UL APPROVED MATERIALS AND METHODS SHALL PROTECT THE PENETRATIONS OF FIRE AND / OR SMOKE RATED WALLS, CEILINGS OR FLOORS.<br>THE RATING OF FIRE STOPPING SHALL EQUAL THE RATING OF THE RATED ASSEMBLY.<br>ALL INSULATION SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NFPA-225, UL-723, NOT EXCEEDING FLAME SPREAD - 25, SMOKE DEVELOPED - 50, FUEL DISTRIBUTED - 50.<br>CONDENSATE AND DRAIN PIPING:<br>CONDENSATE DRAIN PIPING SHALL BE PVC TYPE DWV. DRAINS SHALL BE PITCHED NOT LESS THAN 1:10.<br>RUNS SHALL BE AS SHORT AS POSSIBLE WITHOUT ANY DIPS TO TRAP WATER AND INTERFERE WITH PROPER DRAINAGE.<br>PROVIDE TRAPS AND CLEANOUTS AT DRAIN PAN CONNECTIONS. |



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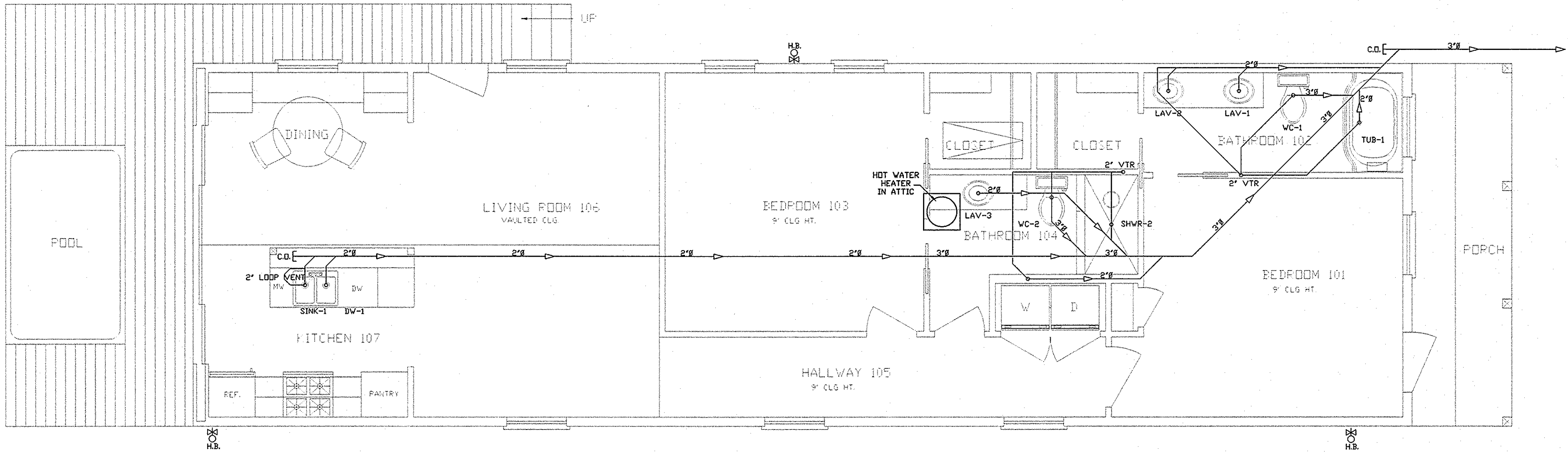


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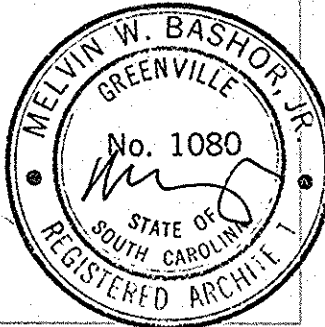


1 PLUMBING PLAN  
1/4" = 1'-0"

| PLUMBING FIXTURE SCHEDULE |         |                       |         |
|---------------------------|---------|-----------------------|---------|
| ROOM                      | FIXTURE | DESCRIPTION           | REMARKS |
| BATH 102                  | LAV-1   | BATHROOM SINK - TBD   |         |
| BATH 102                  | LAV-2   | BATHROOM SINK - TBD   |         |
| BATH 102                  | WC-1    | BATHROOM TOILET - TBD |         |
| BATH 102                  | TUB-1   | BATHROOM TUB - TBD    |         |
| BATH 104                  | LAV-3   | BATHROOM SINK - TBD   |         |
| BATH 104                  | WC-2    | BATHROOM TOILET - TBD |         |
| BATH 104                  | SHWR-2  | BATHROOM SHOWER - TBD |         |
| KITCHEN 107               | SINK-1  | KITCHEN SINK - TBD    |         |
| KITCHEN 107               | DW-1    | DISHWASHER - TBD      |         |

| PLUMBING NOTES   |  |
|--|--|
| DIELECTRIC UNIONS:<br>PROVIDE DIELECTRIC UNIONS OR FLANGES AT CONNECTIONS OR CONTACT BETWEEN PIPES OF DISSIMILAR METALS.   |  |
| WATER HAMMER ARRESTORS:<br>INSTALL WATER HAMMER ARRESTORS AT ALL FIXTURE HOT AND COLD SUPPLIES, ALL LAVATORIES, SINKS AND OTHER QUICK FIXTURES.  |  |
| EXPOSED PIPING:<br>ALL EXPOSED PIPING SHALL BE POLISHED CHROMIUM ON EITHER BRASS OR BRONZE.  |  |
| VALVES:<br>ALL VALVES SHALL HAVE A MINIMUM OF 125 PSIG WORKING PRESSURE. VALVES AND COCKS MAY NOT BE INDICATED IN EVERY INSTANCE ON THE DRAWINGS, BUT WEATHER OR NOT SHOWN, ALL VALVES, COCKS AND CHECK VALVES NECESSARY FOR THE PROPER OPERATION OF THE SYSTEM SHALL BE FURNISHED AND INSTALLED.  |  |
| INSTALL ISOLATION / SHUT-OFF VALVES AT ALL MAIN RISERS, SINKS, TOILETS AND WATER INLETS TO EACH PIECE OF EQUIPMENT. PROVIDE A FLANGE OR UNION BETWEEN THE VALVE AND THE EQUIPMENT TO PERMIT DISCONNECTION, REMOVAL AND SERVICE.  |  |
| VENTING:<br>THE STACKS SHALL BE EXTENDED THROUGH ROOF OF BUILDING TO POINTS NOT LESS THAN 12" ABOVE ROOF.<br>VENTS SHALL BE OFFSET AS REQUIRED TO PENETRATE ROOFS AT LEAST 3 FEET FROM THE RIDGE OR EDGE OF BUILDING AND 10 FEET FROM ANY FRESH AIR INTAKE OR OPERABLE WINDOW OR DOOR.   |  |
| SANITARY, WASTE, GREASE AND VENT PIPING:<br>ALL BELOW GROUND PIPING AND FITTINGS SHALL BE SCH 40 PVC-DWV (SOLID CORE).<br>SLOPE OF SANITARY OR DRAINAGE PIPING 2-1/2" AND SMALLER SHALL BE A MINIMUM OF 1/4" PER FOOT, PIPING 3" AND LARGER SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT.  |  |
| CLEANOUTS SHALL BE LOCATED NOT MORE THAN 100 FEET APART AND AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES ALONG THE HORIZONTAL DRAIN. CLEANOUTS SHALL BE INSTALLED AT BASE OF EACH STACK.  |  |
| PIPE INSULATION:<br>INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES. SEAL ALL JOINTS, BREAKS, TEARS, AND PENETRATIONS WITH FIRE RETARDANT, VAPOR BARRIER MASTIC. COVER VALVES, FITTINGS AND SIMILAR ITEMS IN EACH PIPING SYSTEM. INSULATE ALL DOMESTIC HOT WATER WITH 1" THICK FIBERGLASS SECTIONAL PIPE COVERING WITH CANVAS JACKET OR ARMAFLEX AP PIPE INSULATION KITS OR EQUIVALENT. |  |

| PLUMBING NOTES   |  |
|--|--|
| PLUMBING FIXTURES AND TRIM:<br>PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER WITH PROPER CONNECTIONS TO SUPPLY AND DRAINAGE PIPING. ALL FIXTURES SHALL BE FREE OF FLAWS AND DEFECTS OF ANY SORT IN MATERIAL AND WORKMANSHIP AND SHALL OPERATE PERFECTLY WHEN INSTALLED IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS. CONTRACTOR SHALL PROVIDE ROUGH-IN AND SHALL INSTALL ALL FIXTURES TO THE PLUMBING SYSTEM. ALL FIXTURES TO BE PROVIDED WITH CHROME PLATED SUPPLIES AND STOPS. PROVIDE 17 GAUGE CHROME PLATED BRASS TRAPS FOR ALL FIXTURES WITHOUT INTEGRAL TRAPS. PROVIDE CONCEALED ARM CARRIERS AND SUPPORTS FOR ALL FIXTURES REQUIRING SAME. |  |
| TESTING:<br>TEST ALL WASTE AND VENT PIPING FOR A PERIOD NOT LESS THAN 8 HOURS BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING. FILLING THE SYSTEM WITH WATER AND OBSERVE FOR LEAKS.<br>TEST WATER PIPING AT 100 PSIG FOR A PERIOD OF 8 HOURS, OBSERVING FOR ANY VISABLE LEAKS.<br>TEST PIPING AGAIN AFTER FIXTURES ARE INSTALLED. REPAIR ANY LEAKS BY REMAKING JOINT. DO NOT USE CAULKING OR SIMILAR METHODS.   |  |
| EQUIPMENT FURNISHED BY OTHERS:<br>WHERE INDICATED ON DRAWINGS, CONTRACTOR SHALL MAKE ALL PIPING CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS. THIS WORK SHALL INCLUDE FURNISHING AND INSTALLATION OF ALL WATER AND DRAIN PIPING. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS OF EQUIPMENT MANUFACTURER.   |  |
| SUBSTITUTIONS:<br>UNLESS OTHERWISE AGREED, PLUMBING CONTRACTOR SHALL PAY FOR ADDED COST ASSOCIATED WITH ANY SUBSTITUTION.  |  |
| OTHER:<br>PROVIDE FULL BLOCKING AROUND ALL FLOOR PENETRATIONS.<br>USE HOLE SAW FOR PENETRATIONS UNLESS IMPOSSIBLE.   |  |



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General Notes

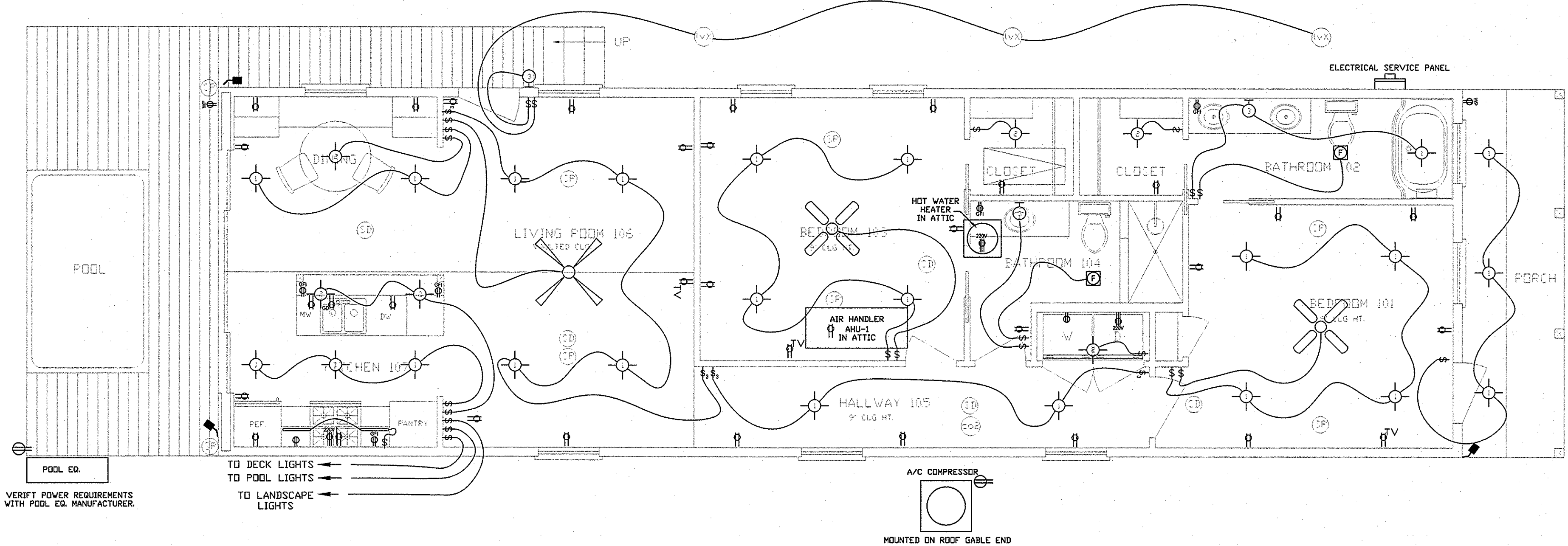
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ELECTRICAL SYMBOLS LEGEND

- SINGLE POLE
- THREE-WAY
- DUPLEX OUTLET
- GFI OUTLET
- WATERPROOF OUTLET
- 220V OUTLET
- SPEAKER
- CO2 DETECTOR
- SMOKE DETECTOR
- RECESSED
- RECESSED LOW VOLTAGE MINI CAN
- DIRECTED SURFACE OR PENDANT
- WALL MOUNT
- UNDER CABINET LIGHT
- SECURITY CAMERA
- TV HOOK UP
- GARBAGE DISPOSAL
- EXHAUST FAN
- LIGHT/FAN
- HEATER
- CEILING FAN
- LOW VOLTAGE EXTERIOR LIGHT



1 ELECTRICAL PLAN  
1/4" = 1'-0"

ELECTRICAL NOTES

|   |  |
|---|--|
| 1 | CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SURVEY ALL EXISTING CONDITIONS AND EQUIPMENT PRIOR TO SUBMITTING BID FOR WORK REQUIRED BY THESE DOCUMENTS. THIS INCLUDES ABOVE THE CEILING AND BELOW THE FLOOR.   |
| 2 | IF AT ANY TIME, THERE IS DISCREPANCY BETWEEN THE PLANS AND SPECS, OR CONFUSION / CONCERN OVER REQUIRED WORK, CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OR OWNER AND GET DIRECTION BEFORE PROCEEDING WITH WORK. |
| 3 | FOR ALL EXISTING EQUIPMENT TO BE RELOCATED AND / OR REUSED, CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION, SAFE STORAGE AND RECONNECTION OF SAID EQUIPMENT COMPLETELY.   |
| 4 | FOR ALL EXISTING EQUIPMENT TO BE DEMOLISHED, CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION, REMOVAL AND DISPOSAL OFF SITE PER CODE OF SAID EQUIPMENT.  |
| 5 | REFER TO MANUFACTURERS SPECIFICATIONS FOR MOUNTING DETAILS OF ALL EQUIPMENT.<br>REFER TO MANUFACTURERS SPECIFICATIONS FOR ELECTRICAL SERVICE REQUIREMENTS OF ALL EQUIPMENT.  |
| 6 | ALL SWITCHES AND DIMMERS SHALL BE LOCATED 42" ABOVE FINISHED FLOOR TO CENTER OF SWITCH.<br>MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER UNDER ONE COVER PLATE.                                       |
| 7 | ALL WET LOCATION OUTLETS ARE TO BE GFCI TYPE.<br>ALL EXTERIOR SWITCHES AND GFCI OUTLETS ARE TO BE OR HAVE WEATHER PROOF COVERS.  |
| 8 |  |

JODY DRAVES  
1509 NEWTON ST. KEY WEST, FLORIDA 33040

PROJECT NO: FLYNN  
DATE: 07/11/2014



M-3  
14 OF 18

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE. REMOVAL OF FRONT PORCH WALLS AND RESTORATION OF FRONT PORCH. NEW REAR GABLE ROOFS AND POOL. PARTIAL DEMOLITION OF REAR ADDITION AND DEMOLITION OF REAR ROOF.**

**FOR- #1309 NEWTON STREET**

**Applicant – Jody Draves**

**Application # H14-01-1317**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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




13 09




**DANGER**  
CONSTRUCTION AREA  
KEEP OUT

SUZANNE MOORE  
305-797-0699  
**TRUMAN & CO.**  
REAL ESTATE SERVICES  
292-2244

Public  
Meeting  
Notice



*Beautifully Restored Historic Cottage*



2 BD / 2 BA, Approx. 1000 sq Ft.  
Antique Pine Floors throughout, Granite Countertops  
and Top of the Line Appliances.  
Down Floor Plm., New Deck and Pool.

**TRUMAN & CO.**  
Call Suzanne Moore, Realtor  
Office: 305.292.2244  
Cell: 305.797.0699  
www.trumanandco.com

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jody L. Draves, 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: 1309 Newton Street Key West, FL 33040 on the 17 day of February, 2015.

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 February 24<sup>th</sup>, 2015.

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 #H14-014317.

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

Signed Name of Affiant:

Jody L. Draves  
Date: 17<sup>th</sup> February 2015  
Address: 1401 Pike St.  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of Feb, 2015.

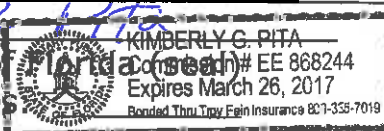
By (Print name of Affiant) Jody L. Draves who is personally known to me or has produced A.D. 12432587570 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of  
My Commission Expires



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
 Marathon (305) 289-2550  
 Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
 Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1023451** Parcel ID: **00022660-000000**

### Ownership Details

**Mailing Address:**

DRAVES JODY L  
 1401 PINE ST  
 KEY WEST, FL 33040-7244

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

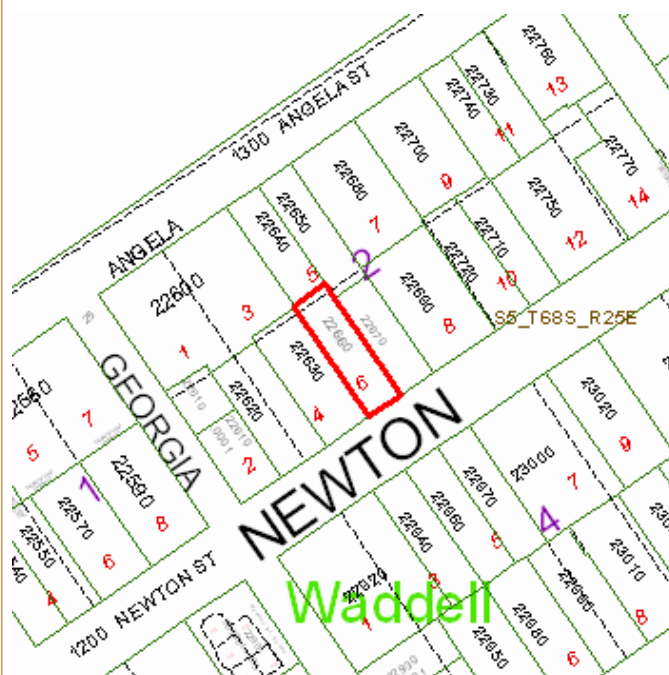
**Affordable  
 Housing:** No

**Section-Township-  
 Range:** 05-68-25

**Property Location:** 1309 NEWTON ST KEY WEST

**Legal Description:** KW WADDELLS SUBDIVISION PB1-28 PT LOTS 5- 6 SQR 2 TR 7 OR438-359 OR887-1803 OR1570-624/25 OR1822-1557/58P/R OR1829-767/68C OR1913-876/77 OR2166-1389/90 OR2641-2016/17C/T OR2679-1346/48 OR2697-2270/72

**Click Map Image to open interactive viewer**



### Land Details

| Land Use Code | Frontage | Depth | Land Area |
|---------------|----------|-------|-----------|
|---------------|----------|-------|-----------|

010D - RESIDENTIAL DRY

25

85

2,040.46 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1188  
 Year Built: 1943

## Building 1 Details

Building Type R1  
 Effective Age 42  
 Year Built 1943  
 Functional Obs 0

Condition A  
 Perimeter 168  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 41  
 Grnd Floor Area 1,188

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP

**Roof Cover** METAL

**Foundation** WD CONC PADS

**Heat 1** NONE

**Heat 2** NONE

**Bedrooms** 2

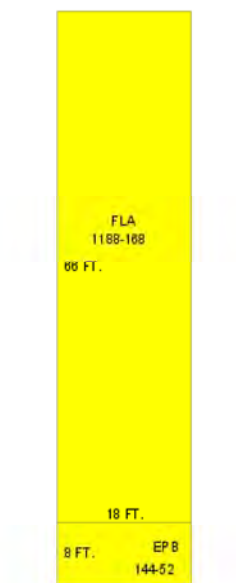
**Heat Src 1** NONE

**Heat Src 2** NONE

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

| Nbr | Type | Ext Wall                | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area  |
|-----|------|-------------------------|-----------|------------|-----------|------------|---------------------|-------|
| 1   | FLA  | 1:WD<br>FRAME/COMPOSITE | 1         | 1993       | N N       | 0.00       | 0.00                | 1,188 |
| 2   | EPB  | 1:WD<br>FRAME/COMPOSITE | 1         | 1993       | N N       | 0.00       | 0.00                | 144   |

## Misc Improvement Details

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1   | AC2:WALL AIR COND | 1 UT    | 0      | 0     | 1979       | 1980      | 1     | 20   |
| 2   | CL2:CH LINK FENCE | 340 SF  | 85     | 4     | 1964       | 1965      | 1     | 30   |
| 3   | AC2:WALL AIR COND | 1 UT    | 0      | 0     | 1989       | 1990      | 2     | 20   |
| 4   | FN2:FENCES        | 100 SF  | 25     | 4     | 2006       | 2007      | 2     | 30   |

## Appraiser Notes

2003-05-09 - A SMALL STRIP OF LAND (13 SQ FT) WAS TAKEN FROM THIS PARCEL PER OR1878-1249/1252Q/C WHICH WAS GIVEN TO NEIGHBOR. DONE FOR THE 2003 TAX ROLL. LG

2014-04-29 MLS \$895,000 2/2 BEAUTIFUL NEWLY RENOVATED SINGLE FAMILY COTTAGE LOCATED IN HIGHLY SOUGHT AFTER MEADOWS DISTRICT. COMPLETION DATE ESTIMATED FOR NOVEMBER 2014. ARCHITECTURAL PLANS ARE APPROVED, PERMITS ARE IN HAND AND CONSTRUCTION IS ABOUT UNFOLD FOR A EXQUISITE 2BD, 2BA COTTAGE, OPEN FLOOR PLAN, POOL AND DECK. EVERYTHING YOU COULD WANT FOR A PERFECT WINTER GETAWAY. CALL LISTING AGENT FOR MORE INFORMATION.

## Building Permits

| Bldg | Number  | Date Issued | Date Completed | Amount | Description | Notes                                     |
|------|---------|-------------|----------------|--------|-------------|---|
| 2    | 02-2975 | 11/05/2002  | 11/26/2002     | 400    | Residential | UPDATE ELECTRIC                           |
|      | 03-2903 | 08/21/2003  | 12/16/2003     | 1,000  | Residential | SMOKE DETECTORS                           |
| 3    | 06-2751 | 05/03/2006  | 09/20/2006     | 200    | Residential | STORM DAMAGE REPAIRS REPLACE ROOFING FELT |

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014      | 63,641           | 868                          | 193,350          | 257,859                   | 257,859              | 0                   | 257,859              |
| 2013      | 96,099           | 878                          | 234,295          | 331,272                   | 284,990              | 25,000              | 259,990              |
| 2012      | 96,099           | 889                          | 188,431          | 285,419                   | 280,226              | 25,000              | 255,226              |
| 2011      | 97,472           | 903                          | 173,689          | 272,064                   | 272,064              | 25,000              | 247,064              |
| 2010      | 98,844           | 913                          | 219,043          | 318,800                   | 318,800              | 25,000              | 293,800              |
| 2009      | 110,129          | 924                          | 332,946          | 443,999                   | 442,466              | 25,000              | 417,466              |
| 2008      | 124,815          | 938                          | 316,271          | 442,024                   | 442,024              | 25,000              | 417,024              |
| 2007      | 129,310          | 922                          | 346,878          | 477,110                   | 477,110              | 25,000              | 452,110              |
| 2006      | 290,330          | 600                          | 204,046          | 494,976                   | 494,976              | 0                   | 494,976              |
| 2005      | 303,408          | 600                          | 142,832          | 446,840                   | 446,840              | 0                   | 446,840              |
| 2004      | 183,090          | 600                          | 142,832          | 326,522                   | 326,522              | 0                   | 326,522              |
| 2003      | 183,090          | 600                          | 63,254           | 246,944                   | 246,944              | 0                   | 246,944              |
| 2002      | 130,854          | 400                          | 54,417           | 185,671                   | 185,671              | 0                   | 185,671              |
| 2001      | 106,422          | 400                          | 54,417           | 161,239                   | 161,239              | 0                   | 161,239              |
| 2000      | 106,422          | 783                          | 39,016           | 146,221                   | 146,221              | 0                   | 146,221              |
| 1999      | 83,884           | 692                          | 39,016           | 123,592                   | 80,120               | 25,000              | 55,120               |
| 1998      | 53,004           | 520                          | 39,016           | 92,541                    | 78,859               | 25,000              | 53,859               |
| 1997      | 48,327           | 474                          | 34,909           | 83,711                    | 73,503               | 25,000              | 48,503               |
| 1996      | 40,533           | 398                          | 33,320           | 74,251                    | 71,363               | 25,000              | 46,363               |

|      |        |     |        |        |        |        |        |
|------|--------|-----|--------|--------|--------|--------|--------|
| 1995 | 38,350 | 197 | 33,320 | 71,867 | 69,623 | 25,000 | 44,623 |
| 1994 | 34,297 | 176 | 33,320 | 67,793 | 67,793 | 25,000 | 42,793 |
| 1993 | 34,793 | 176 | 33,320 | 68,289 | 68,289 | 25,000 | 43,289 |
| 1992 | 34,793 | 176 | 33,320 | 68,289 | 68,289 | 25,000 | 43,289 |
| 1991 | 34,793 | 198 | 33,320 | 68,311 | 68,311 | 0      | 68,311 |
| 1990 | 38,658 | 220 | 25,970 | 64,848 | 64,848 | 0      | 64,848 |
| 1989 | 35,144 | 220 | 25,480 | 60,844 | 60,844 | 0      | 60,844 |
| 1988 | 26,095 | 0   | 22,540 | 48,635 | 48,635 | 0      | 48,635 |
| 1987 | 25,884 | 0   | 13,426 | 39,310 | 39,310 | 0      | 39,310 |
| 1986 | 26,013 | 0   | 12,936 | 38,949 | 38,949 | 0      | 38,949 |
| 1985 | 25,504 | 0   | 7,900  | 33,404 | 33,404 | 25,000 | 8,404  |
| 1984 | 23,686 | 0   | 7,900  | 31,586 | 31,586 | 25,000 | 6,586  |
| 1983 | 23,686 | 0   | 7,900  | 31,586 | 31,586 | 25,000 | 6,586  |
| 1982 | 24,218 | 0   | 7,900  | 32,118 | 32,118 | 25,000 | 7,118  |

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price   | Instrument  | Qualification |
|-----------|----------------------------|---------|-------------|---------------|
| 8/6/2014  | 2697 / 2270                | 410,000 | WD<br>..... | 02<br>.....   |
| 2/20/2014 | 2679 / 1346                | 290,000 | WD<br>..... | 12<br>.....   |
| 7/18/2013 | 2641 / 2016                | 100     | CT<br>..... | 12<br>.....   |
| 11/2/2005 | 2166 / 1389                | 586,000 | WD<br>..... | Q<br>.....    |
| 7/14/2003 | 1913 / 0876                | 399,000 | WD<br>..... | Q<br>.....    |

This page has been visited 324,327 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176