



Staff Report for Item 2

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: Jody Draves, Owner

Application Number: H14-01-1317

Address: #1309 Newton Street

Description of Work:

Second Reading: Partial demolition of rear addition and demolition of rear roof.

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:

Demolition of historic and contributing structures, Sec. 102-217 (3) and Sec.102-218: Criteria for Demolitions of the Land Development Regulations.

Demolition of non-historic or non-contributing structures, Sec. 102-217 (2) and Sec. 102-125: Historic architectural review commission findings precedent to issuance of the Land Development Regulations.

Demolitions and Relocations (page 39).

Staff Analysis

This is the second reading for a Certificate of Appropriateness proposing demolition of a roof of a historic rear addition. The Commission approved the first reading of demolition on February 24, 2015.

The roof in question is part of an addition closest to the main house, which might be original to the house. The 1892 Sanborn map shows a rear addition. While that addition is not depicted formally again on the Sanborn maps, there is an addition of a similar size in a 1964 aerial photograph. Also, that addition has the same asbestos siding as the main house, where as the other additions have novelty siding. This gives credence that the additions were constructed at different dates, and the shed roof addition is more tied to the main house than the other rear additions. With this evidence, staff believes the rear addition closest to the main house is historic.

Consistency with Guidelines

Although the one shed roof structure is older than fifty years, it is not visible to the street nor is it a character defining feature of the property. Staff believes it does not meet any of the criteria listed in Sec. 102-125 (1) through (9) and that the shed roof will be deemed contributing in the near future; thus, the Commission should consider the demolition request. If approved, this will be the final reading for demolition of the roof of the shed roof addition closest to the main 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 need. Removal of addition and repair/construction. Paint exterior white with swimming trim + under front porch ceiling. Repair/replace post-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.

- House* ✓ SW 7006 Extra White
- TRIM* ✓ SW 6764 Swimming

Once completed, the application will be reviewed by staff and may be scheduled for presentation to the Historic 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

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

PT

Trans number: _____ CK CHECK _____ Date: 6035

Staff Approval: _____ Date: 12:13:12

Fee Due: \$ _____

Date: 30 Dec 14

Applicant's Signature: Jody L. Draves

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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*

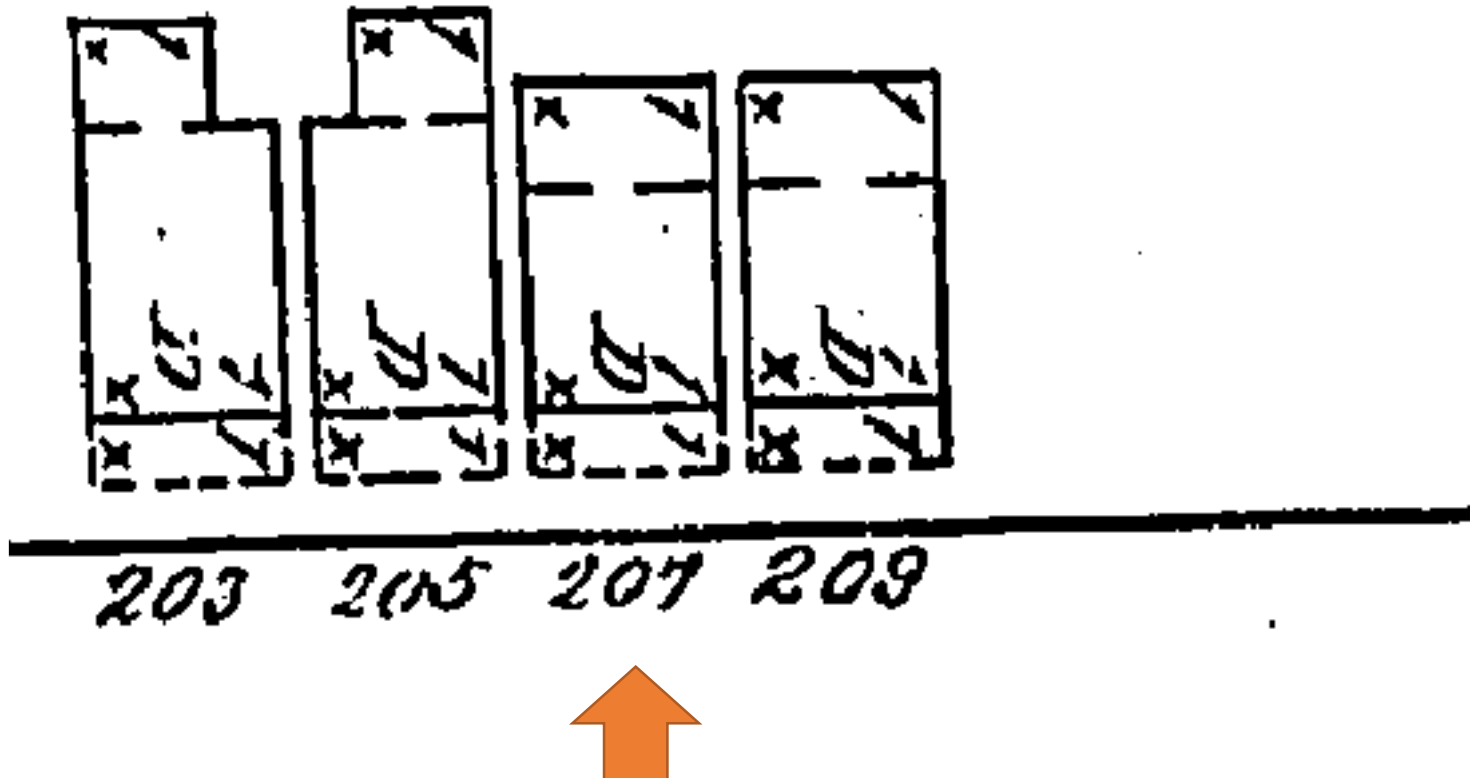
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

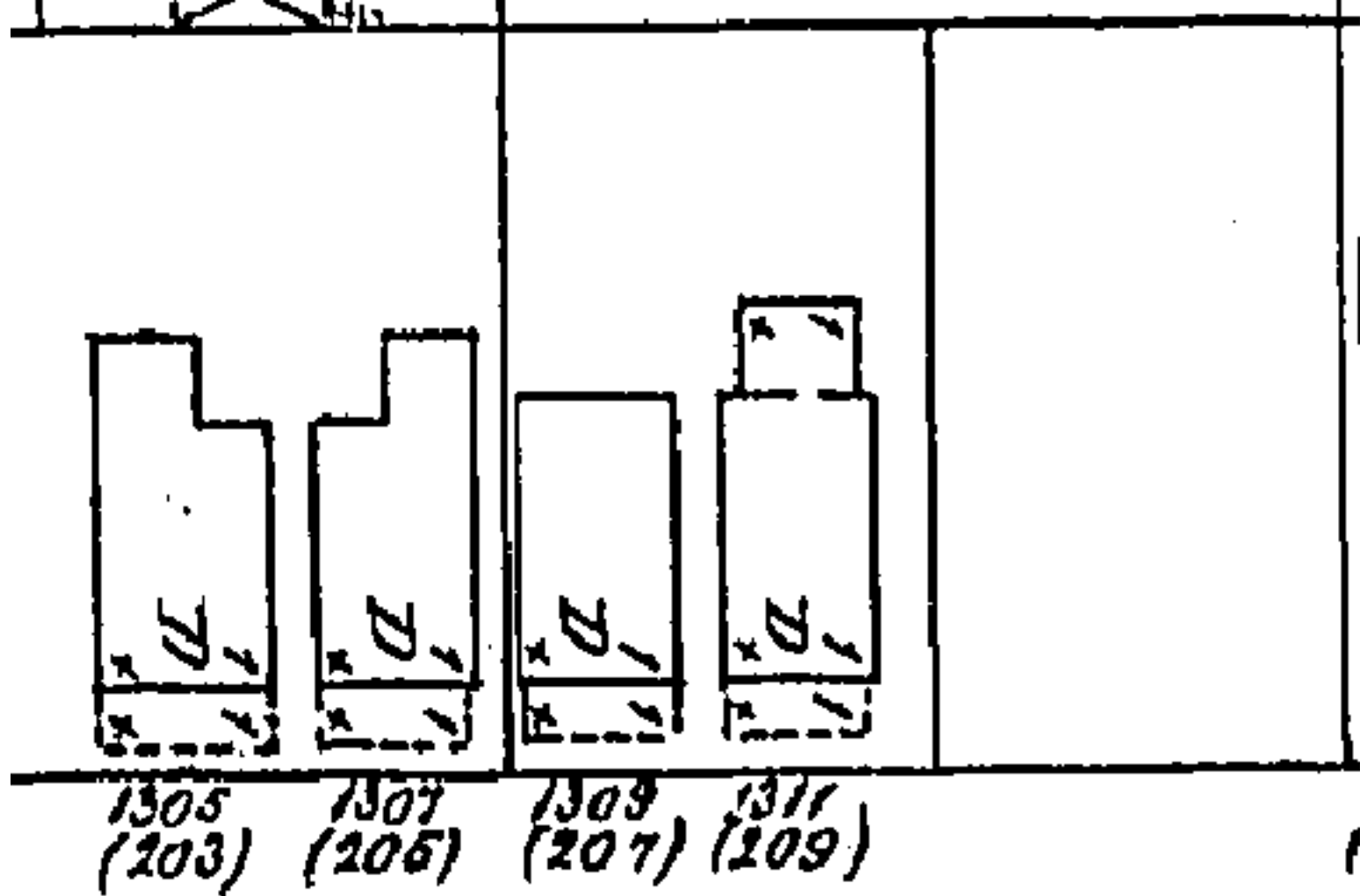
Signature: _____

Historic Architectural
Review Commission

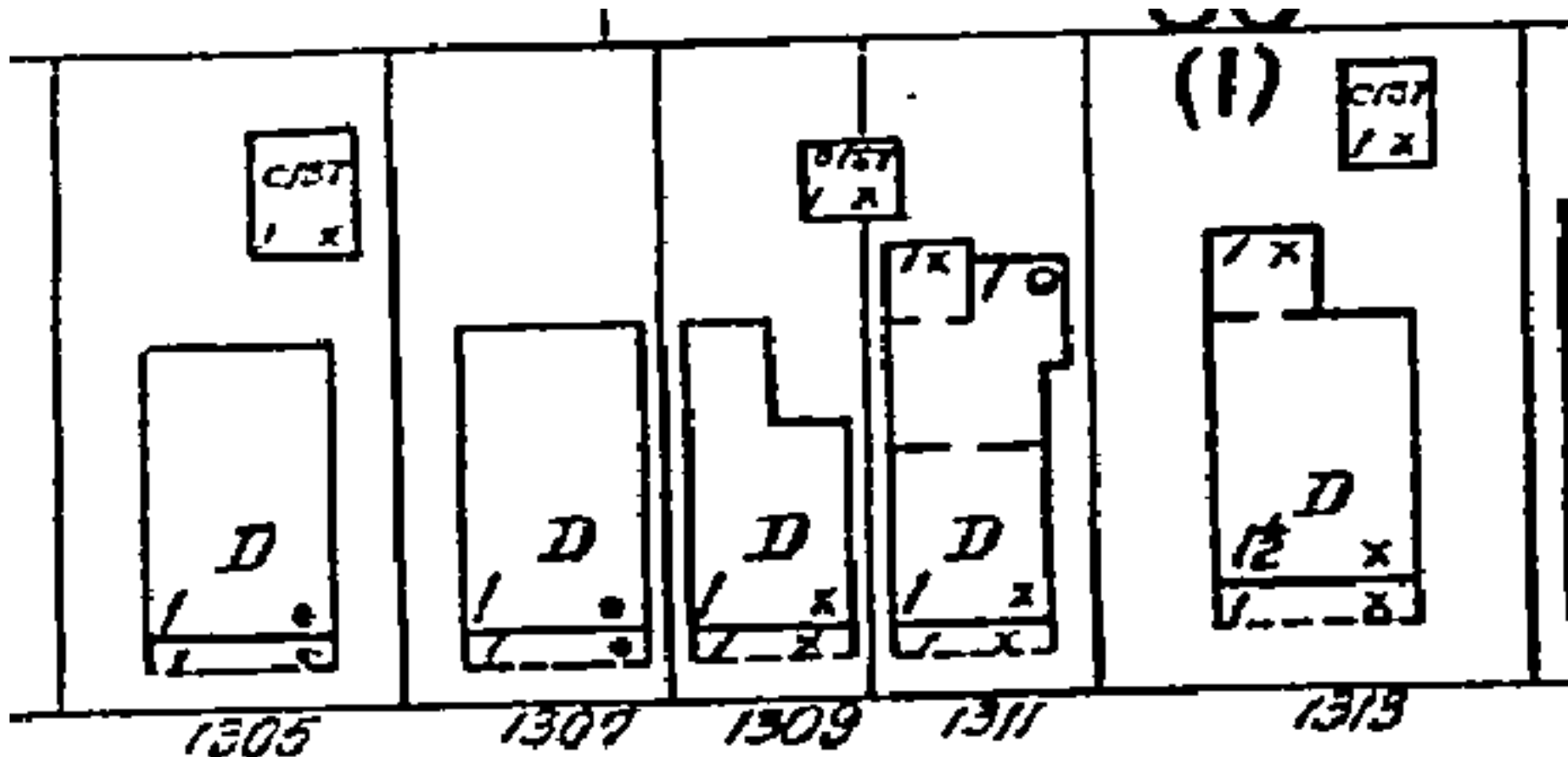
SANBORN MAPS



1892 Sanborn Map



1899 Sanborn Map

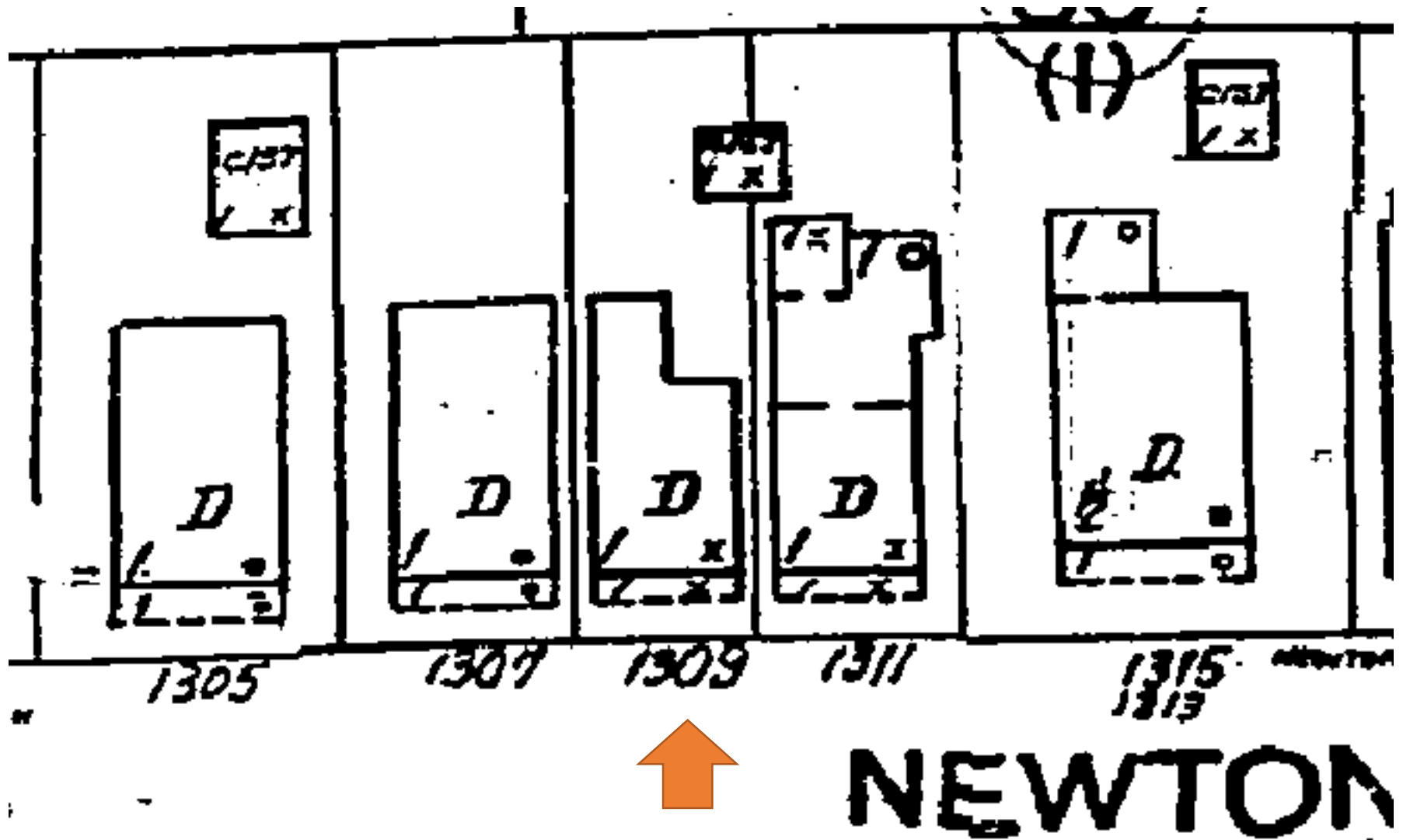


"W. PIPE"

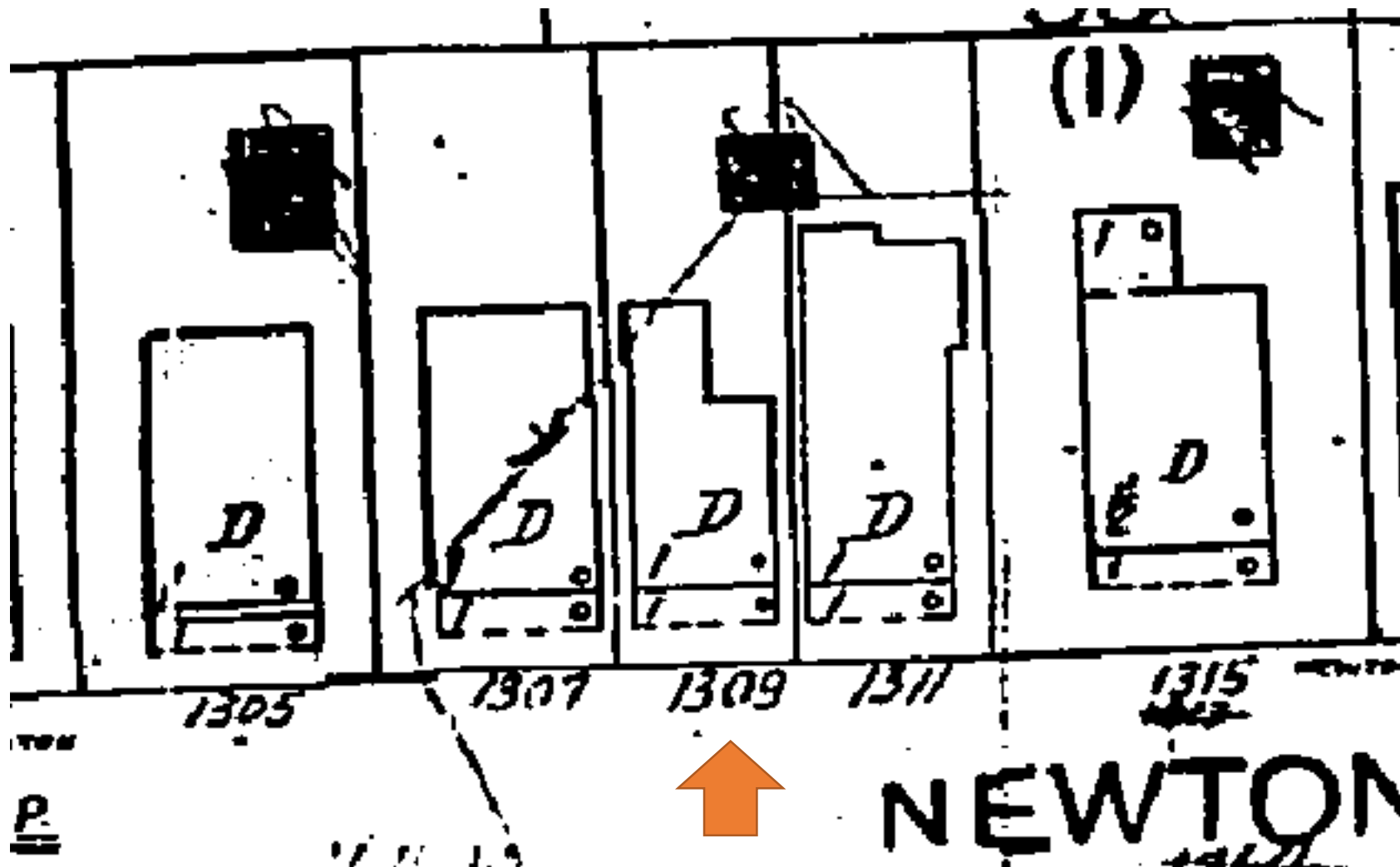


NEWTON

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



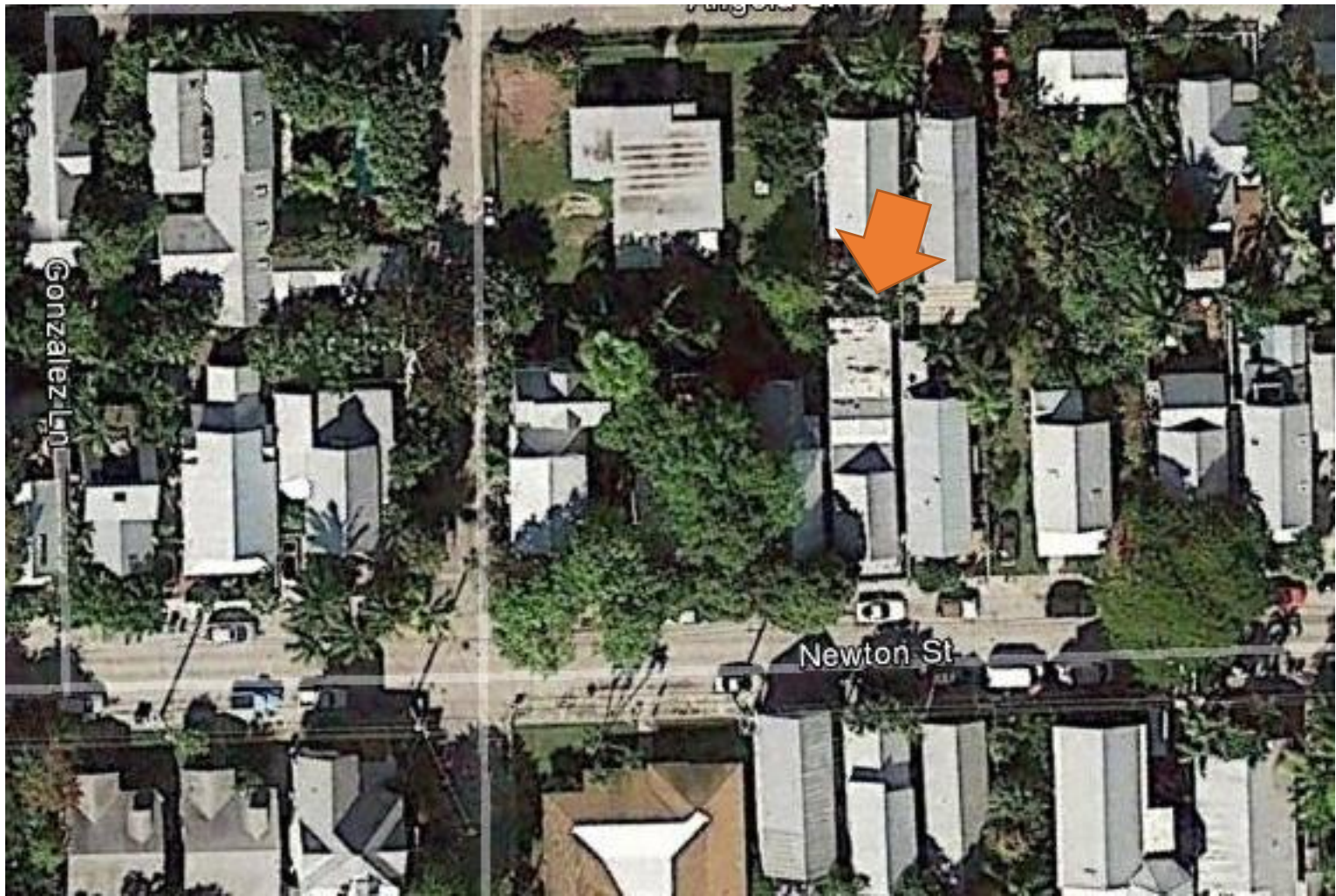
1964 Aerial Photograph



1968 Aerial Photograph



1972 Aerial Photograph



2011 Google Earth Image

PROJECT PHOTOS



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



15 09

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Public Meeting 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



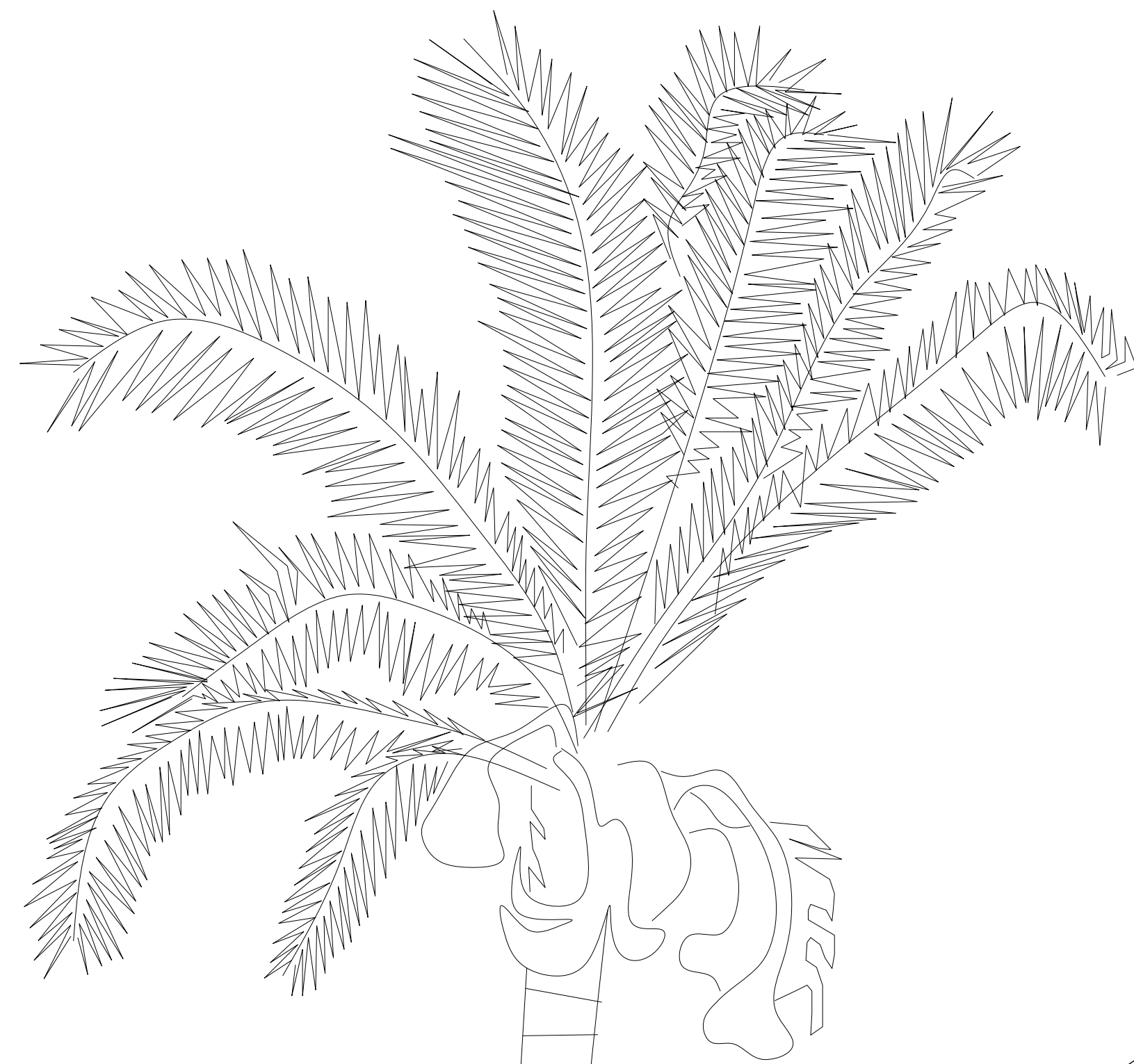
2014/12/12 17:12

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
- GIS: 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 MAYBE 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 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 nor 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 61G1-23FAC. 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
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10	A-5 SECTION DETAILS
11	A-6 SCHEDULES, DOORS, WINDOWS, NOTES
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14	M-3 ELECTRICAL PLAN
15	S-1 PROJECT NOTES
16	S-2 DETAIL SHEET
17	S-3 SHEAR WALL PLAN
18	S-4 SHEAR WALL DETAILS

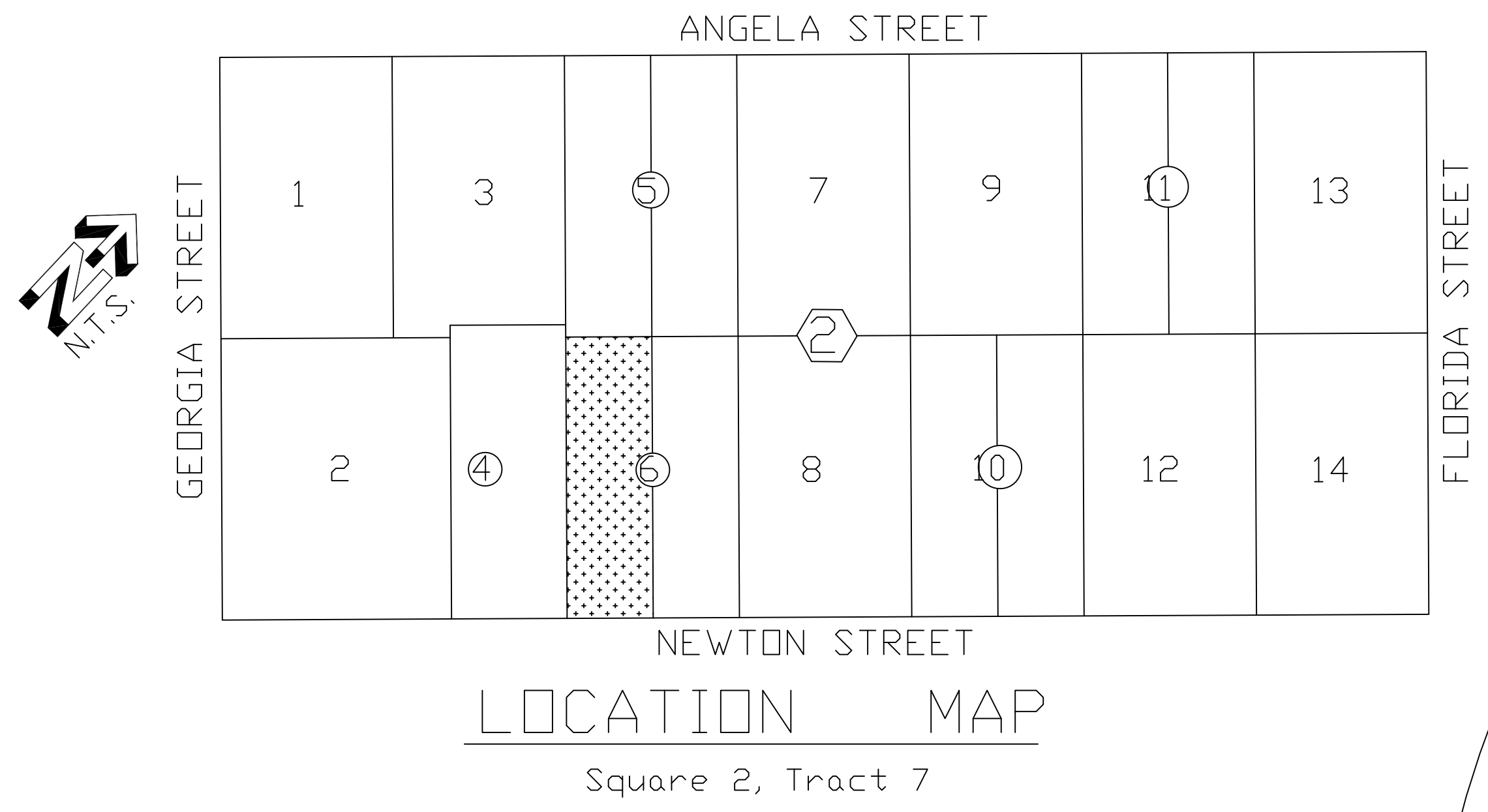
JODY DRAVES

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 of the Point of Beginning.

SURVEYOR'S NOTES:
 North arrow based on assumed median Reference Bearing; 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

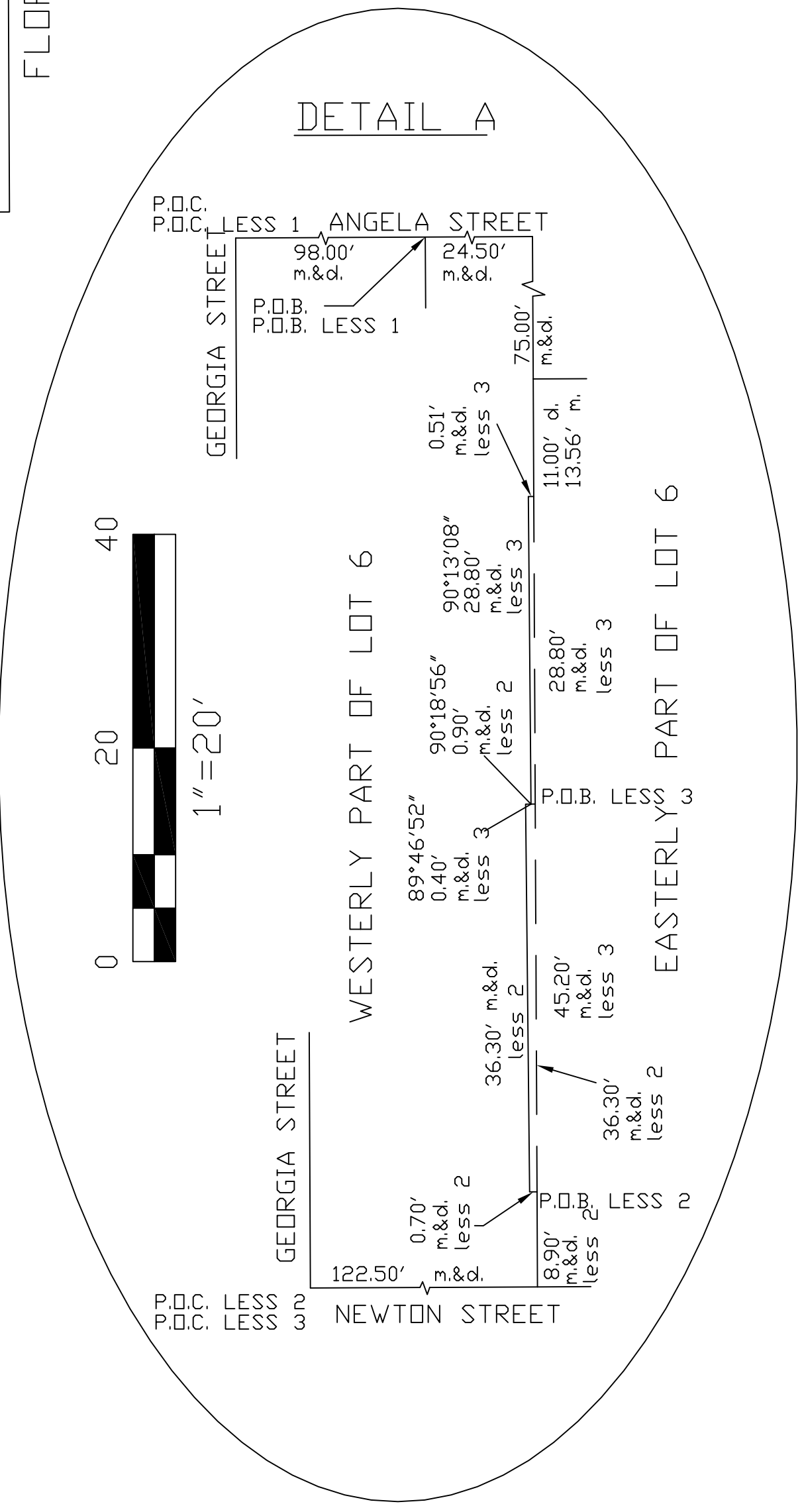
Monumentation:
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Found P.K. Nail, P.L.S. No. 1587
 △ = Set P.K. Nail, P.L.S. No. 2749

Field Work performed on: 3/21/14

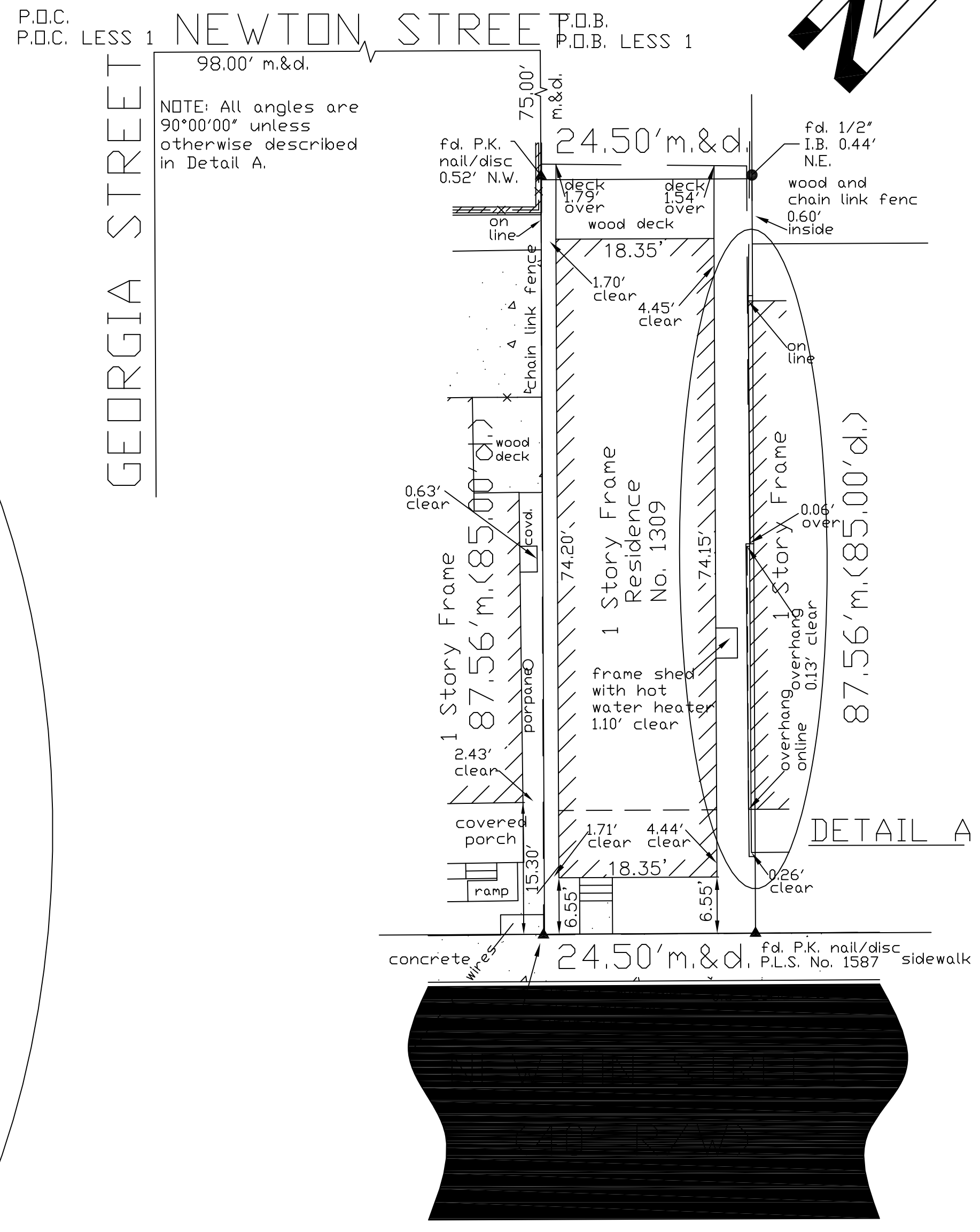
CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, 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

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
 - © = 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

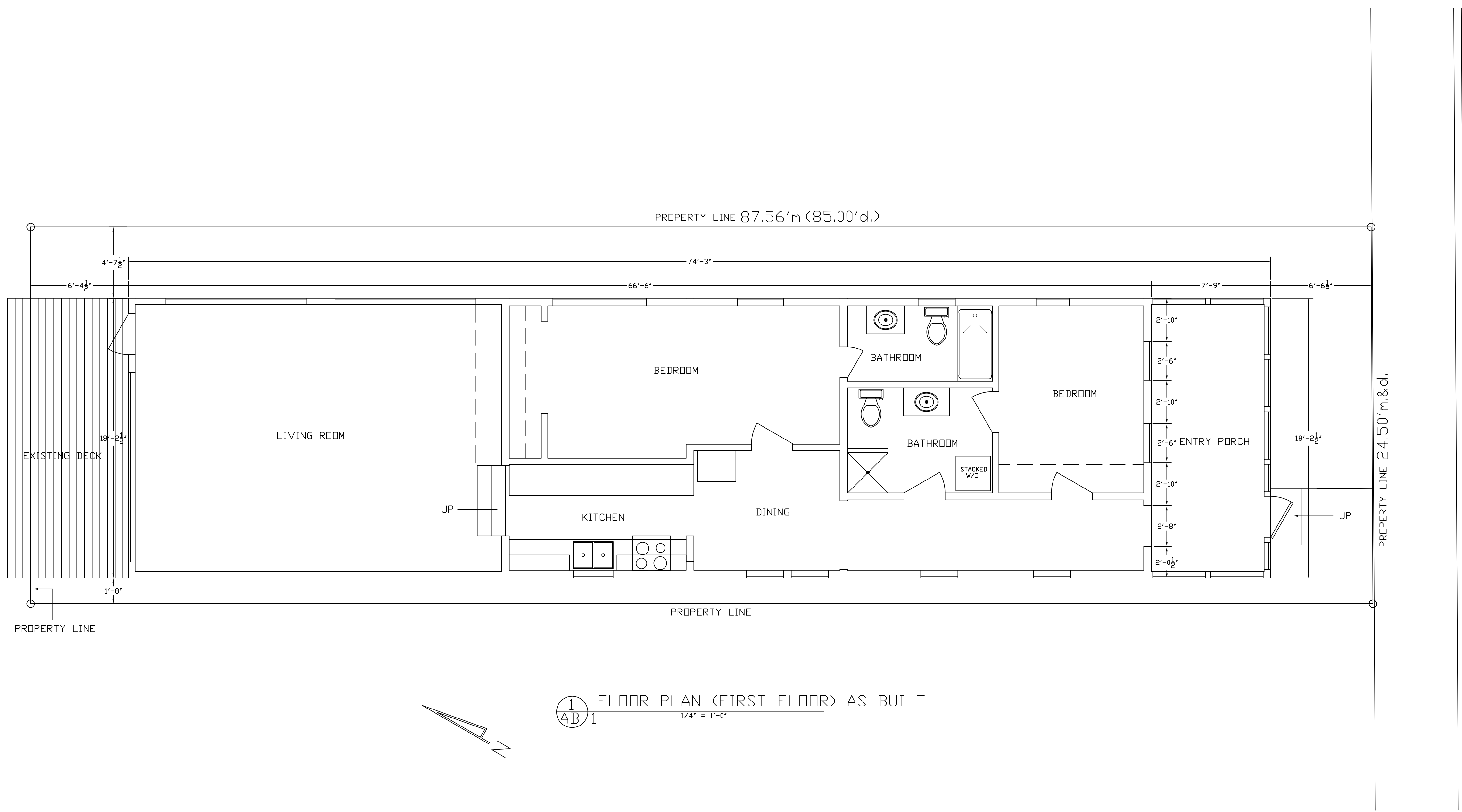
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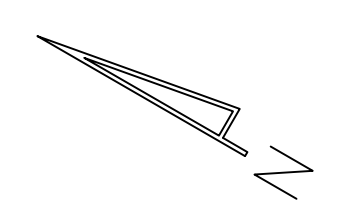
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 DATE: 07/11/2014

SS-1
 4 OF 18

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



NEWTON STREET

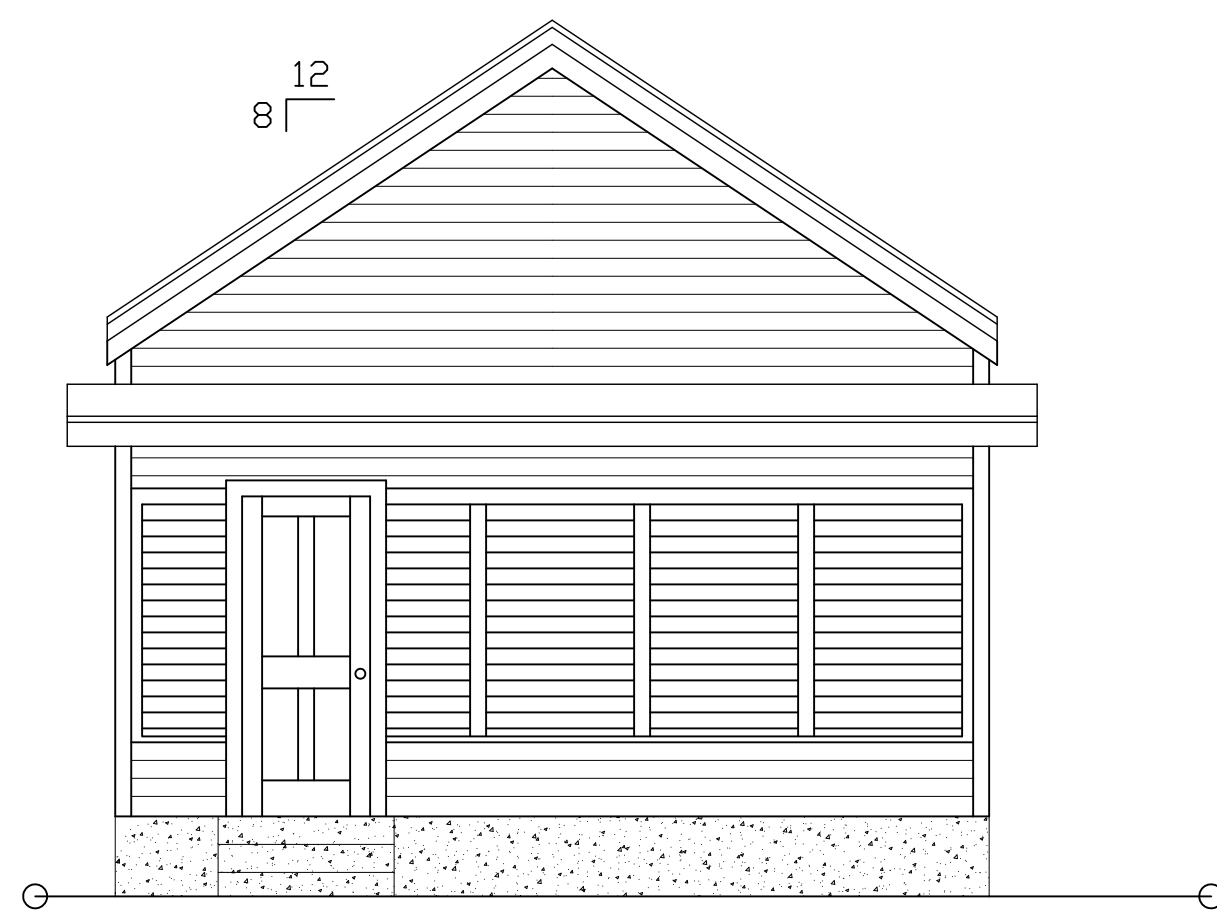


1 FLOOR PLAN (FIRST FLOOR) AS BUILT
 AB-1 1/4" = 1'-0"

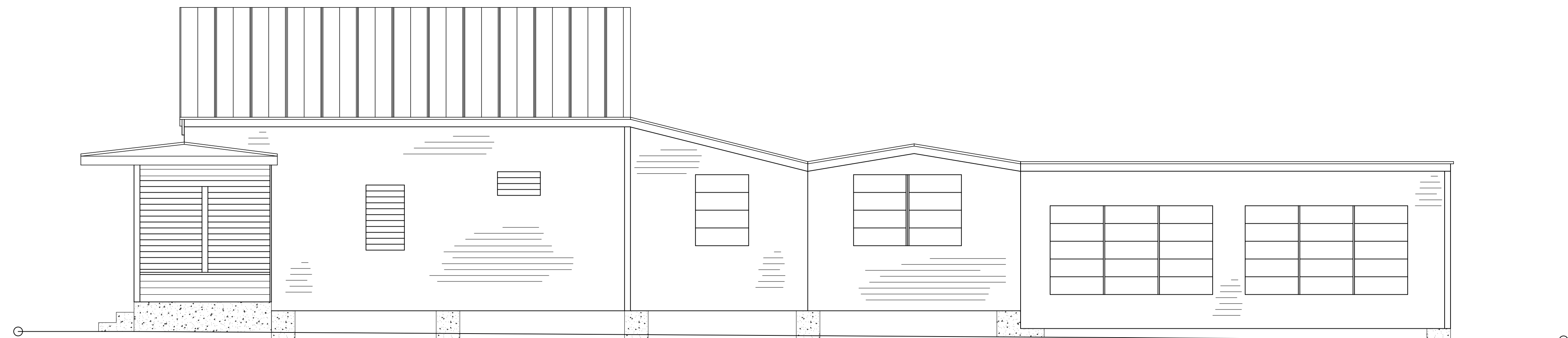
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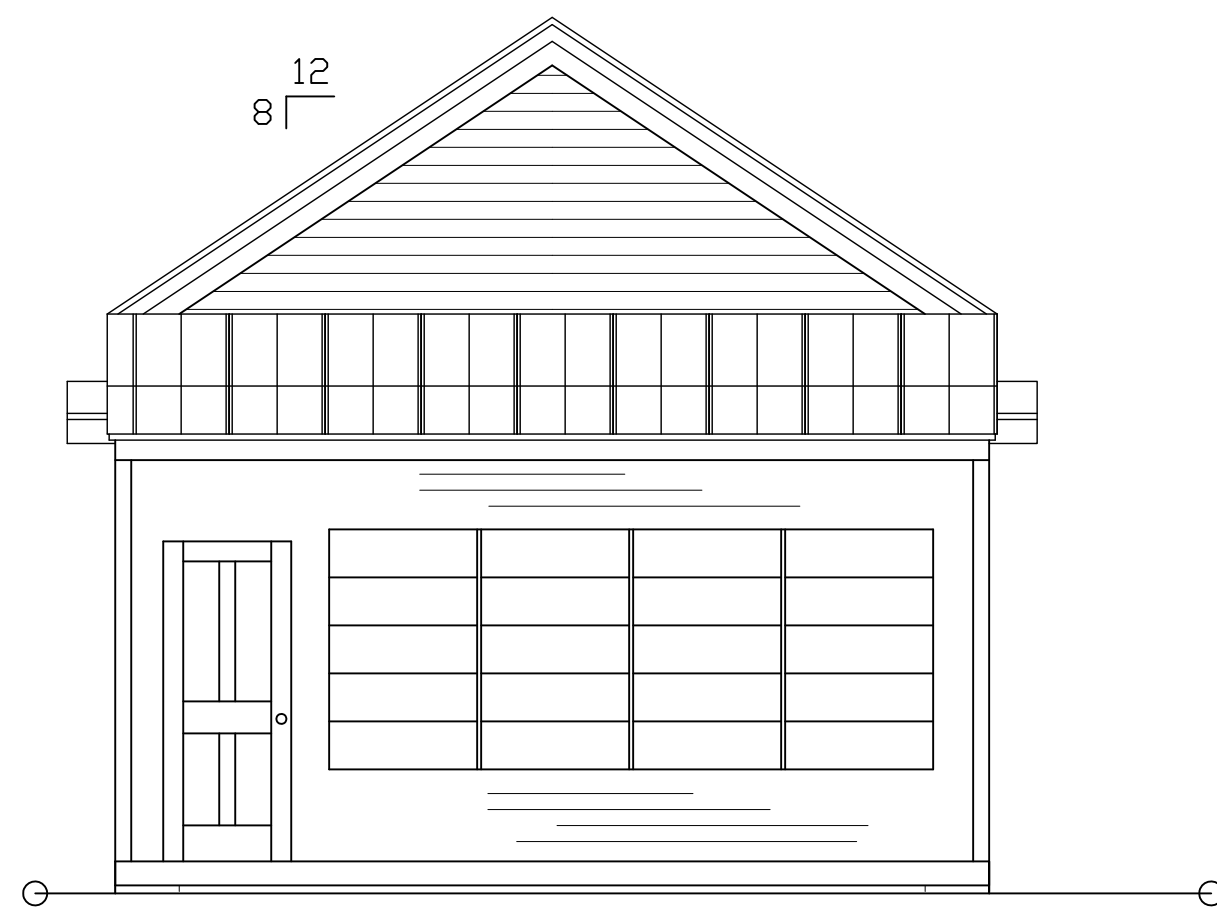
AB-1
 2 OF 18



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



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



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



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

CONSTRUCTION PLAN GENERAL NOTES

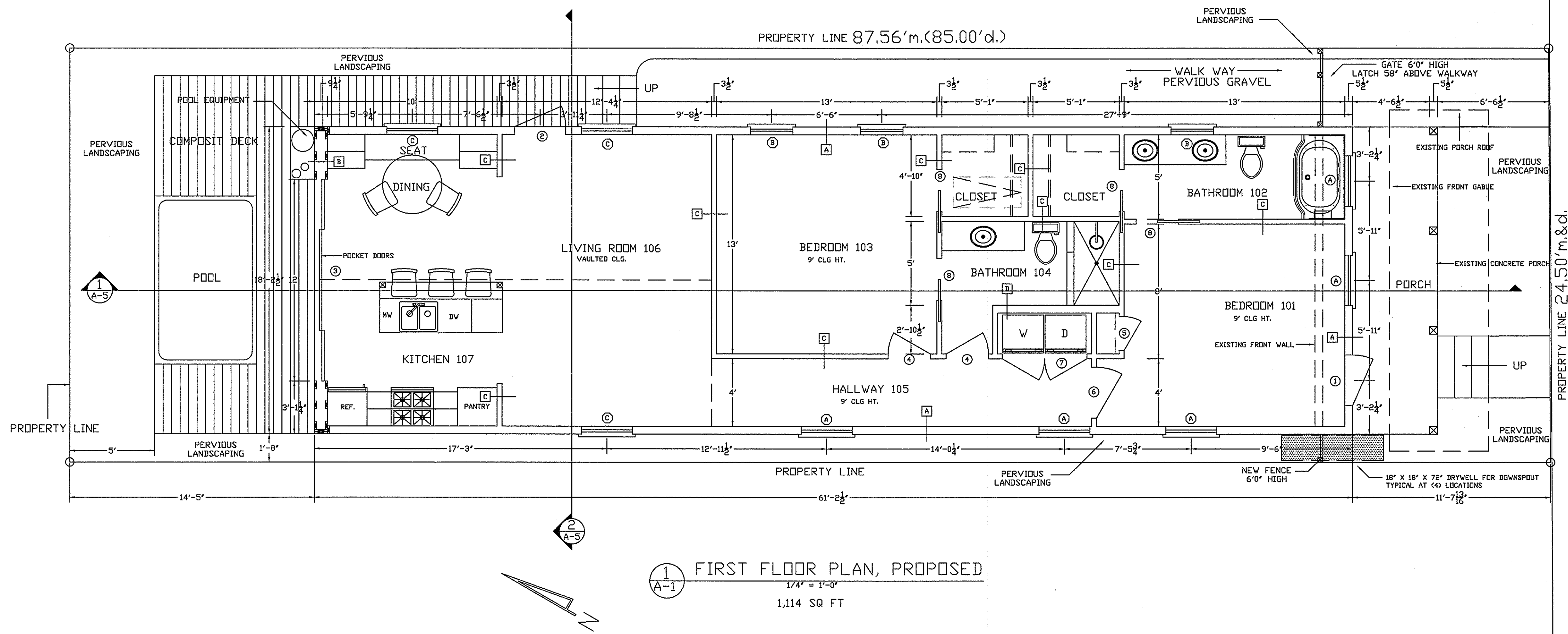
- 1 WRITTEN DIMENSIONS GOVERN, IF SCALING PLAN, VERIFY SCALE.
- 2 MOST DIMENSIONS ARE TO ROUGH FRAMING NOT FINISHED SURFACES.
- 3 ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF ALL WALL FINISHES.
- 4 DIMENSION NOTED "CLEAR" OR "CLR" MUST BE MAINTAINED + / - 1/8" 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
STREET SIDE SETBACK	5 FT	4.44'	4.44'	YES
REAR SETBACK	15 FT	6.55'	6.55'	N/A
F.A.R.	N/A	6.37'	14.50'	NO
BUILDING COVERAGE	40%	N/A	N/A	N/A
IMPERVIOUS SERVICE	60%	1,360.65 SF	1,114.48 SF	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



1 FIRST FLOOR PLAN, PROPOSED
1/4" = 1'-0"
1,114 SQ FT

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.

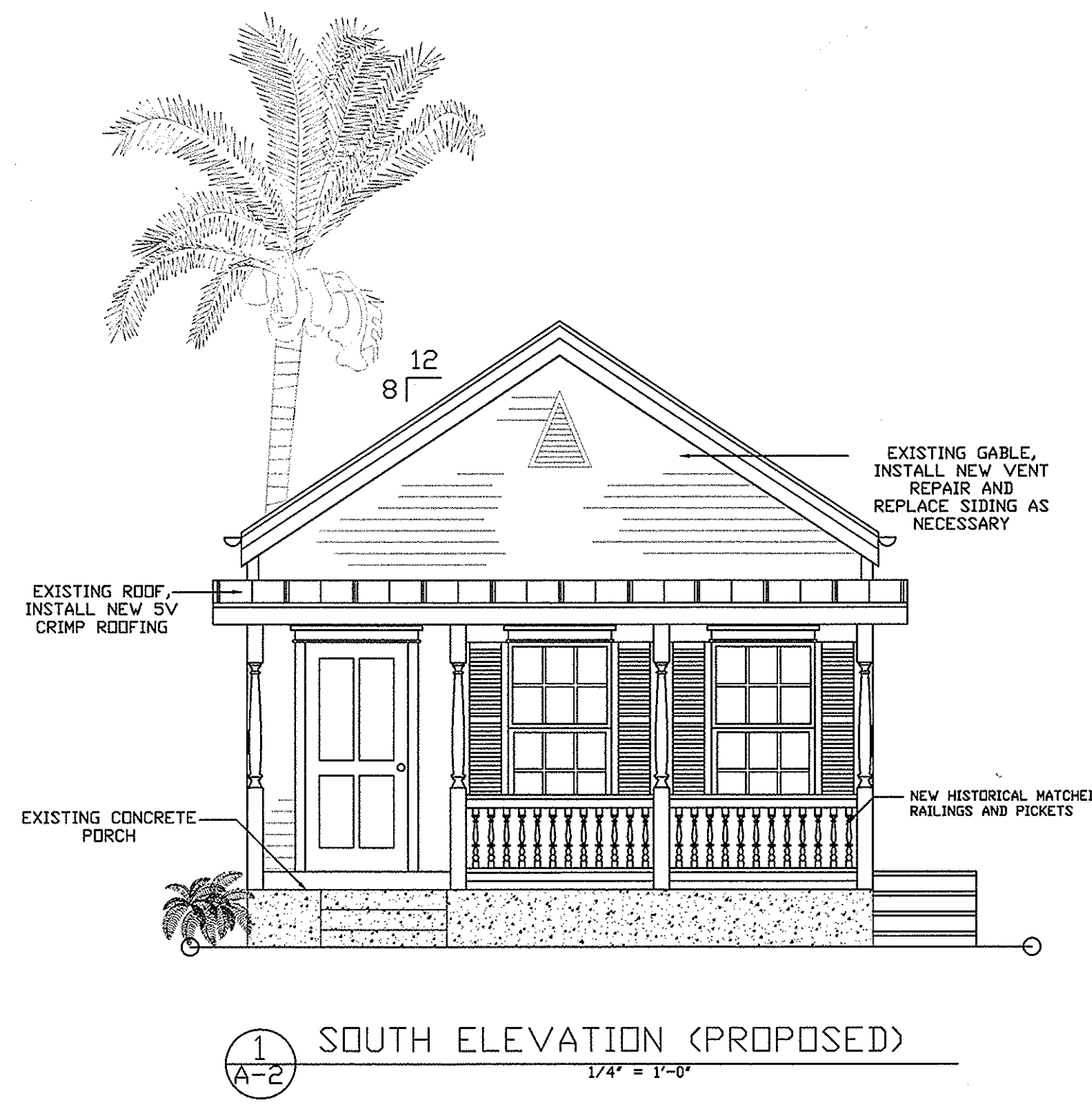


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JODY DRAVES
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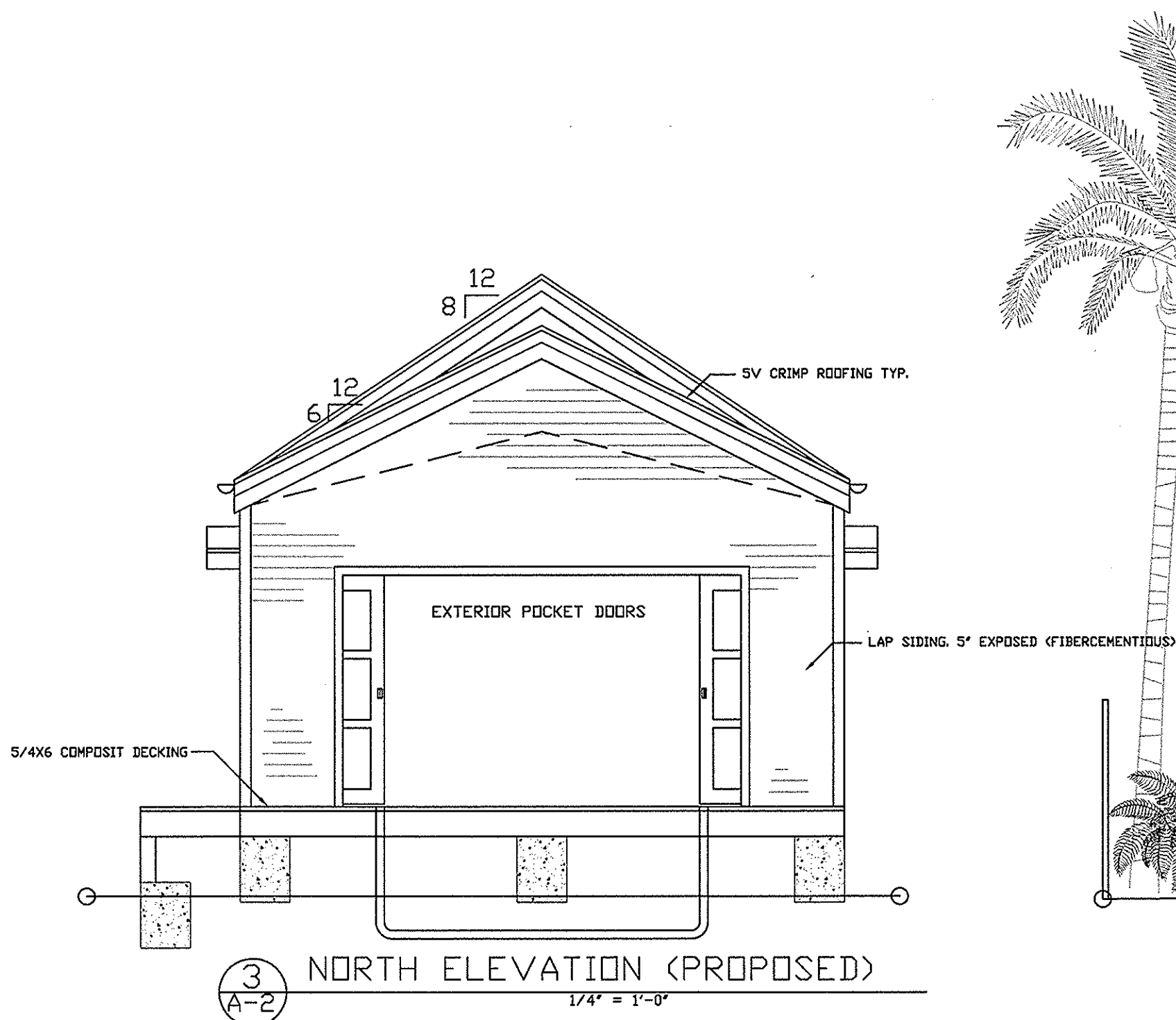
NEWTON STREET



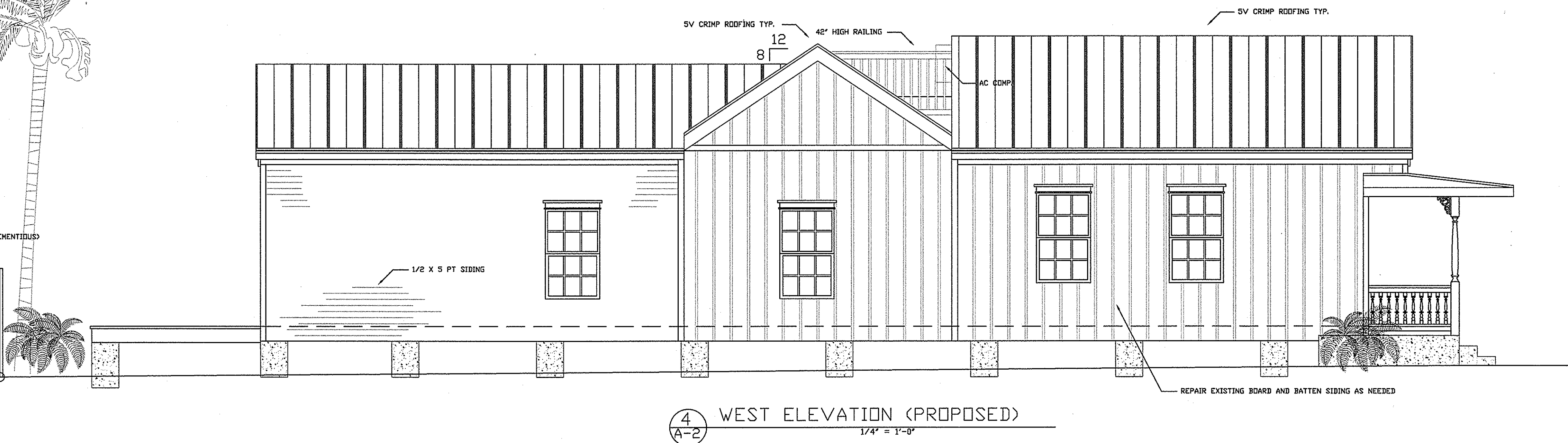
1 SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



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

JODY DRAVES

1309 NEWTON ST. KEY WEST, FLORIDA 33040

PROJECT NO: FLYNN

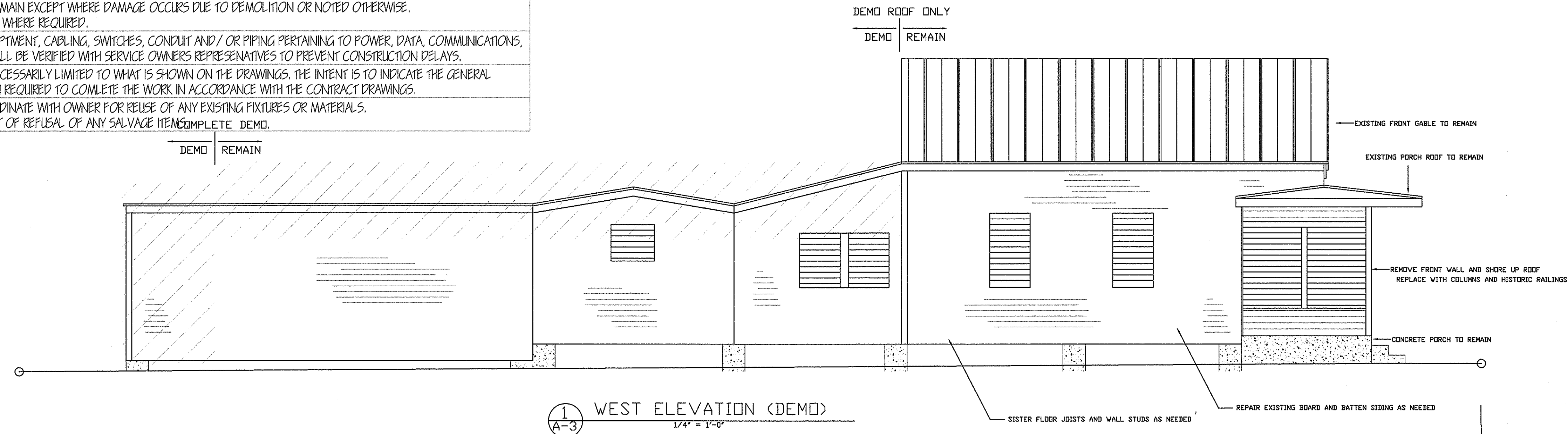
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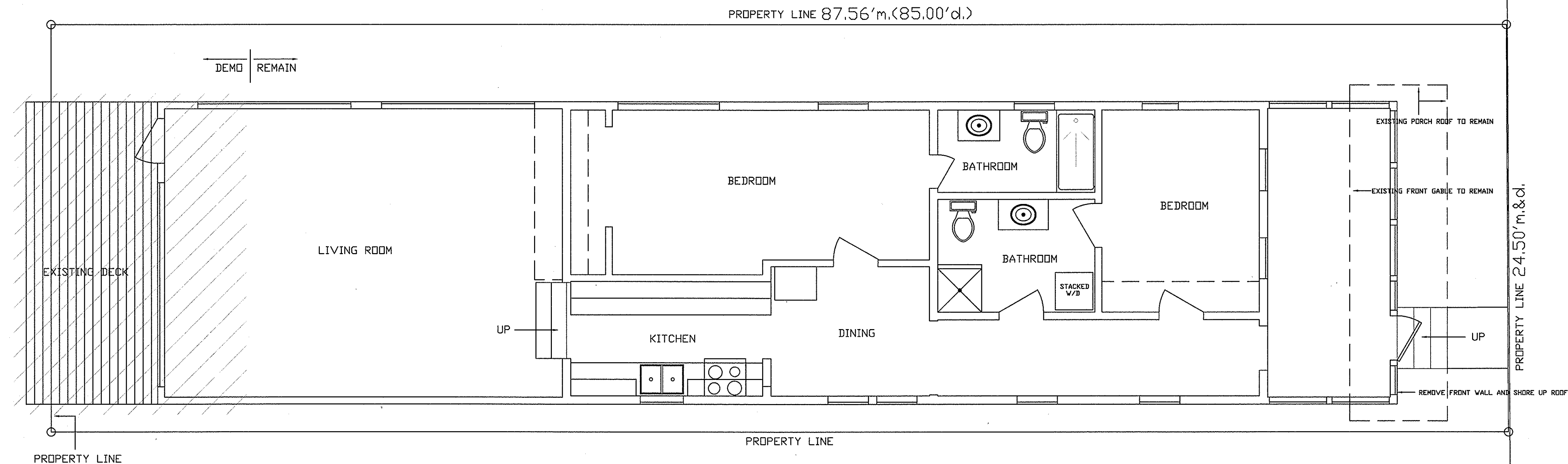
A-2
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EXTERIOR DEMOLITION NOTES

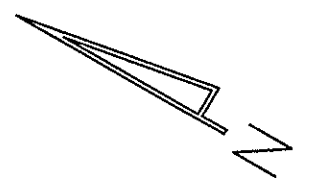
- 1 IF DEMOLITION COMMENCES PRIOR TO PERMIT, GC SHALL OBTAIN DEMO PERMITS.
- 2 FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- 3 PROVIDE STRICT CONTROL OF JOB SITE CLEANING AND PREVENT DEBRIS AND DUST FROM EMANATING FROM DEMOLITION AREA.
- 4 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.



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



2 DEMOLITION PLAN
1/4" = 1'-0"



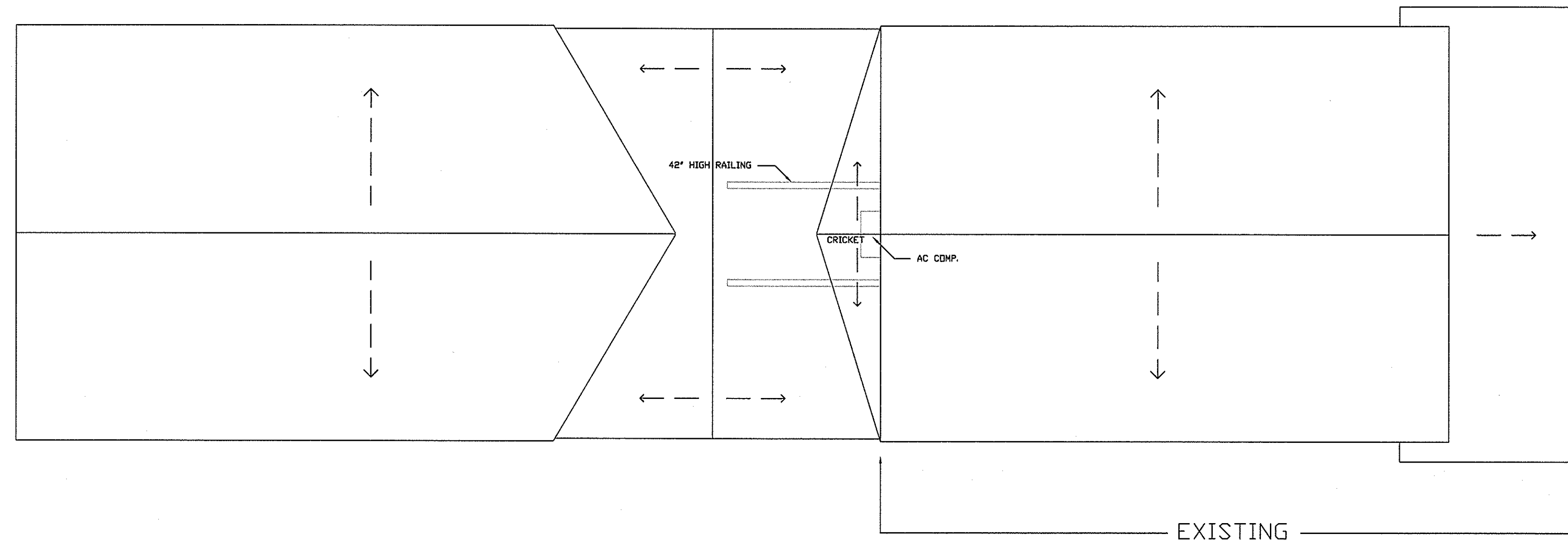
NEWTON STREET

JODY DRAVES
1509 NEWTON ST. KEY WEST, FLORIDA 33040

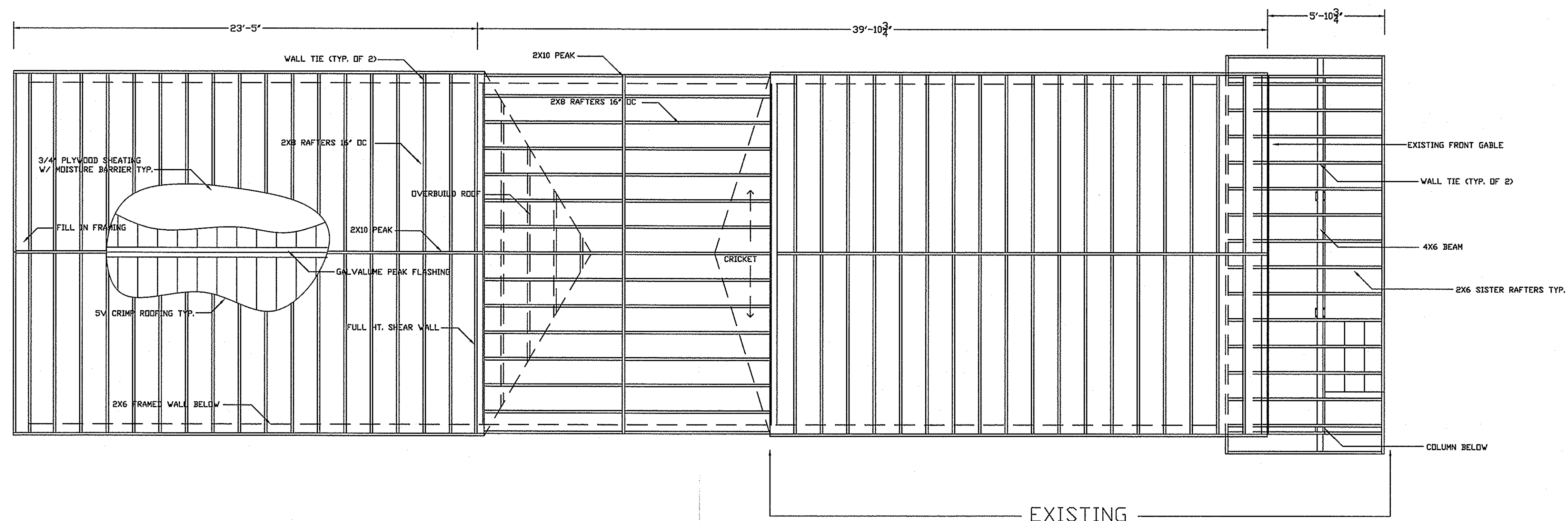


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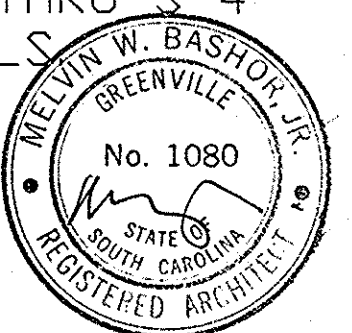


1 ROOF PITCH PLAN
A-4 1/4" = 1'-0"



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

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



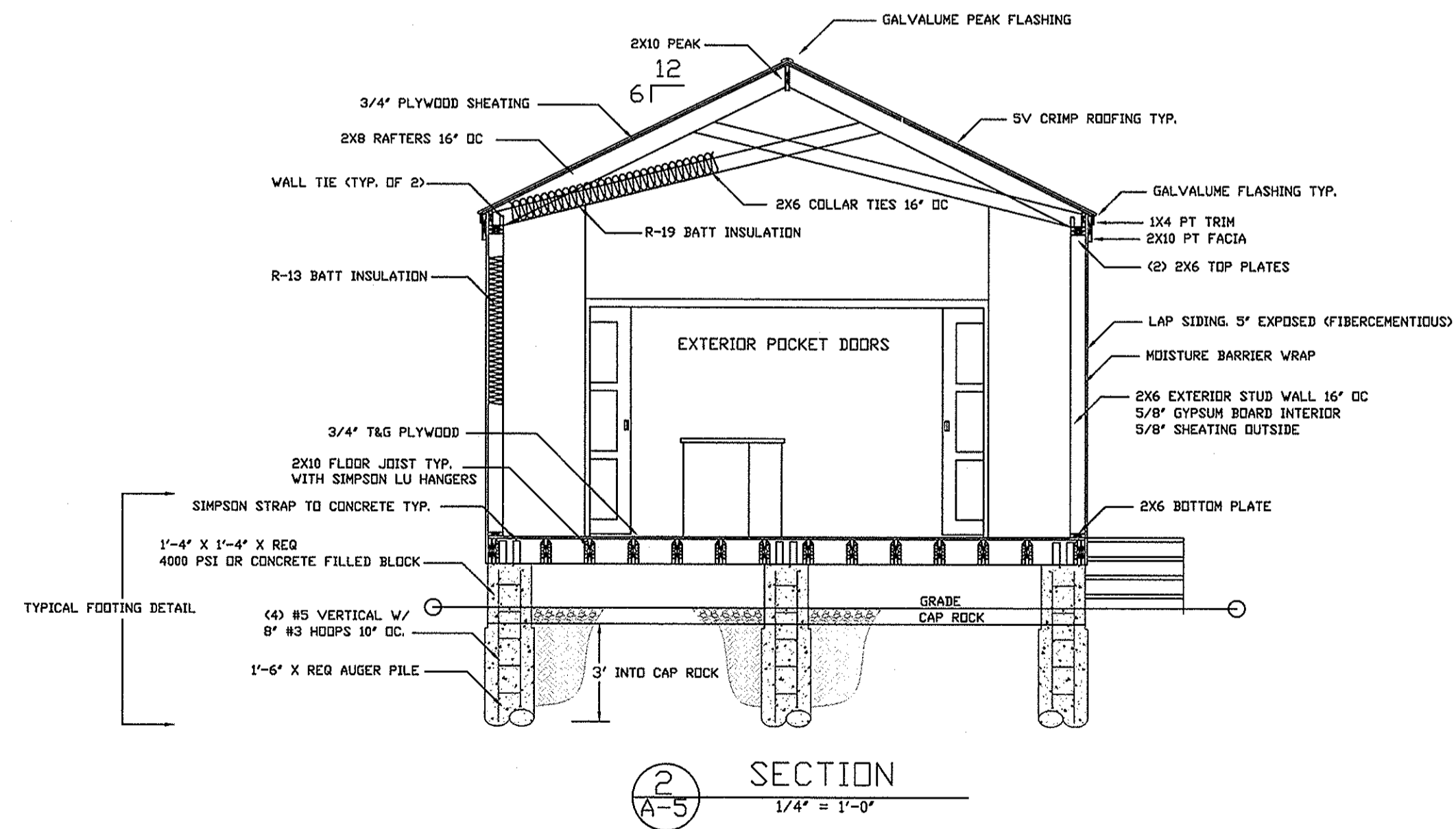
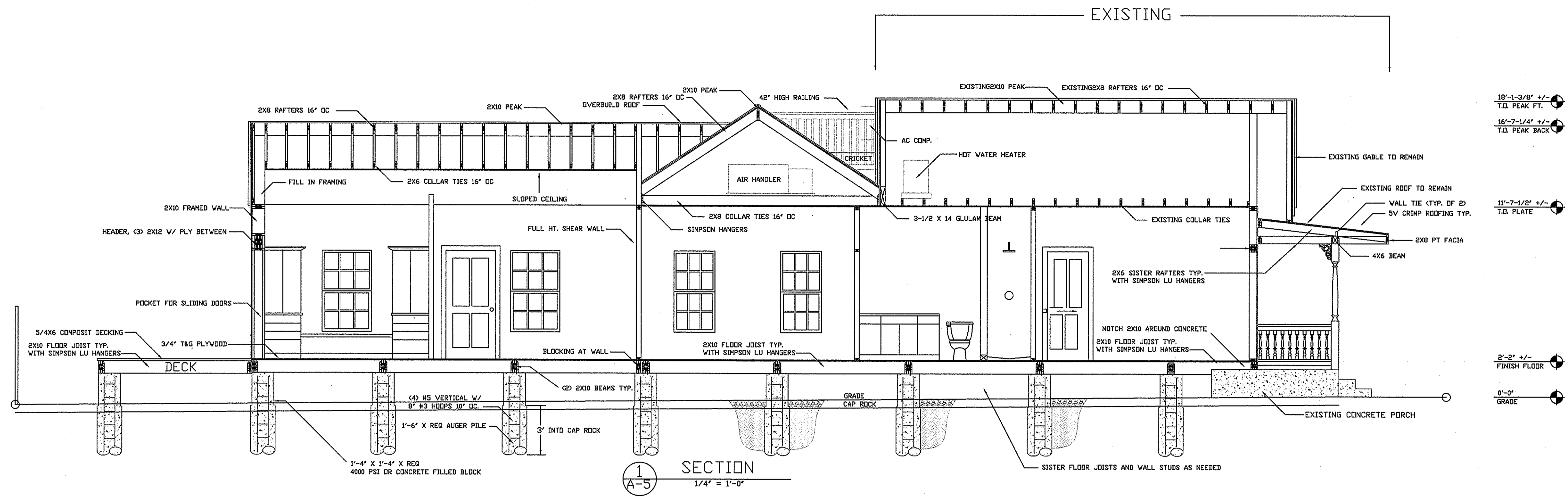
JODY DRAVES

1309 NEWTON ST. KEY WEST, FLORIDA 335040

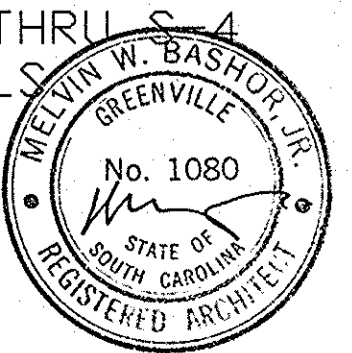
PROJECT NO:
FLYNN

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



JODY DRAVES
1509 NEWTON ST. KEY WEST, FLORIDA 33040

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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	PAIN	N/A	EXTERIOR FRONT PORCH
2	1	SINGLE	3'-0"	6'-8"	1-3/4"	TBD	WOOD	PAIN	N/A	EXTERIOR SIDE ENTRY
3	1	POCKET	168"	80"	1-3/4"	FLORIDA'S BEST (IMPACT)	ALUMINUM	PAIN	FULL	EXTERIOR DECK POCKET
4	2	SINGLE	2'-6"	6'-8"	1-3/8"	TBD	WOOD	PAIN	N/A	BEDROOM ENTRY
5	1	SINGLE	2'-0"	6'-8"	1-3/8"	TBD	WOOD	PAIN	N/A	BEDROOM CLOSET
6	1	SINGLE	3'-0"	6'-8"	1-3/8"	TBD	WOOD	PAIN	N/A	BEDROOM ENTRY
7	1	DOUBLE	5'-0"	6'-8"	1-3/8"	TBD	WOOD	PAIN	N/A	LAUNDRY
8	4	POCKET	2'-6"	6'-8"	1-3/8"	TBD	WOOD	PAIN	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	PAIN	VARIOUS LOCATIONS
B	3	D.H.	2'-6"	5'-0"	LINCOLN LDL (HISTORIC WOOD)	WOOD	PAIN	VARIOUS LOCATIONS
C	3	S.H.	3'-0"	5'-0"	FLORIDA'S BEST (IMPACT)	ALUMINUM	PAIN	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						

JODY DRAVES
 1509 NEWTON ST. KEY WEST, FLORIDA 35040



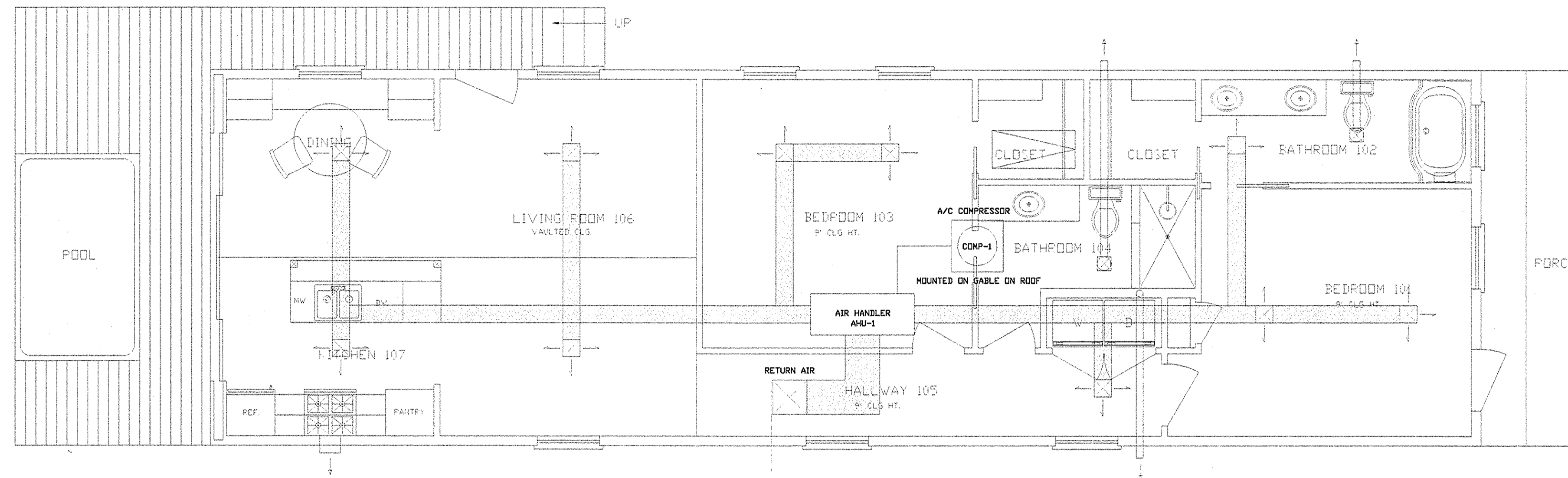
PROJECT NO: FLYNN
 DATE: 07/11/2014
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General Notes

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)



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

HVAC SCHEDULE

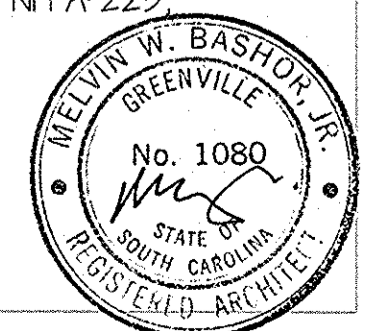
UNIT	DESCRIPTION / MANUFACTURER	TYPE	BTLU / TON	REMARKS
AHU-1	AIR HANDLING UNIT (TBD)	SPLIT	TBD	
COMP-1	COMPRESSOR UNIT (TBD)	SPLIT	TBD	

MECHANICAL NOTES

SCOPE:
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.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH THE OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.
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.
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.
CONTRACTOR SHALL FURNISH ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WEATHER OR NOT SPECIFIC IN THE DOCUMENTS.
REQUIRED COORDINATION:
ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED.
OFFSETS IN DUCTS AND PIPING (INCLUDING DIVIDED DUCTS) AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE INCLUDED IN BID.
CONSTRUCTION PLANS:
IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.

MECHANICAL NOTES

REQUIRED ACCESS:
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.
WIND RESISTANCE:
ALL EQUIPMENT, APPLIANCES AND SUPPORTS LOCATED EXTERIOR OF THE FACILITY SHALL BE INSTALLED TO RESIST 180MPH WIND LOADS AS DETAILED IN THE FBC.
CLIPPING AND PATCHING:
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.
FIRE STOPPING:
UL APPROVED MATERIALS AND METHODS SHALL PROTECT THE PENETRATIONS OF FIRE AND / OR SMOKE RATED WALLS, CEILINGS OR FLOORS.
THE RATING OF FIRE STOPPING SHALL EQUAL THE RATING OF THE RATED ASSEMBLY.
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.
CONDENSATE AND DRAIN PIPING:
CONDENSATE DRAIN PIPING SHALL BE PVC TYPE DWV. DRAINS SHALL BE PITCHED NOT LESS THAN 1:10. RUNS SHALL BE AS SHORT AS POSSIBLE WITHOUT ANY DIPS TO TRAP WATER AND INTERFERE WITH PROPER DRAINAGE. PROVIDE TRAPS AND CLEANOUTS AT DRAINPAN CONNECTIONS.



JODY DRAVES
 1509 NEWTON ST. KEY WEST, FLORIDA 33040

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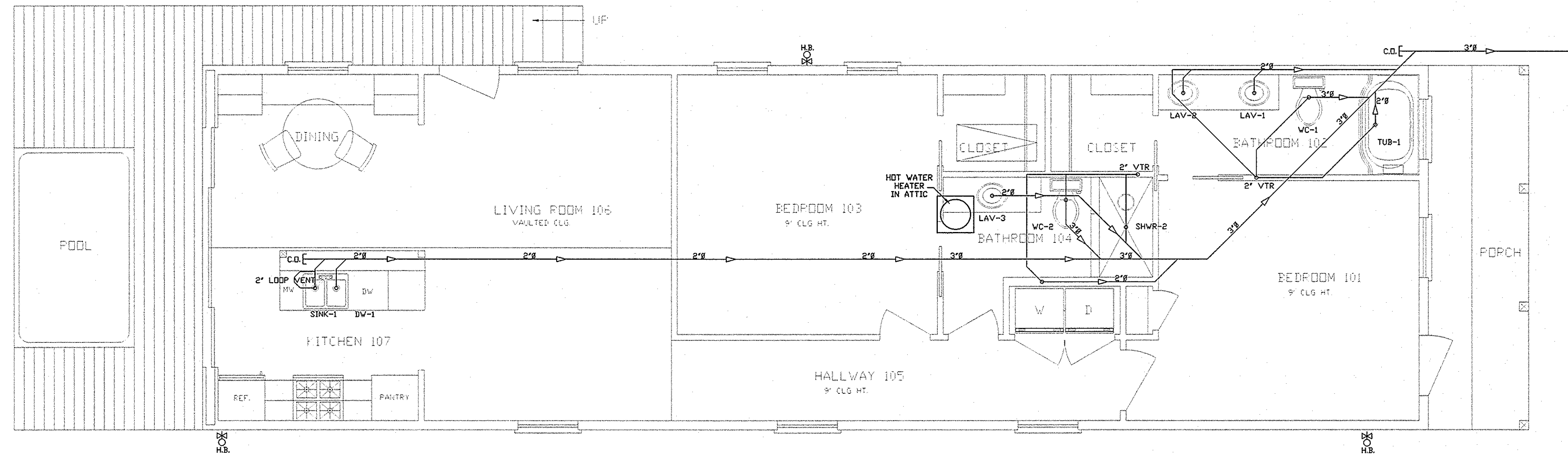
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General Notes

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- BUILDING: Florida Building Code, 2010
- ELECTRICAL: National Electrical Code, 2010
- PLUMBING: Florida Building Code (Plumbing), 2010
- MECHANICAL: Florida Building Code (Mech.), 2010
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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 PLUMBING PLAN
M-2 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:
PROVIDE DIELECTRIC UNIONS OR FLANGES AT CONNECTIONS OR CONTACT BETWEEN PIPES OF DISSIMILAR METALS.

WATER HAMMER ARRESTORS:
INSTALL WATER HAMMER ARRESTORS AT ALL FIXTURE HOT AND COLD SUPPLIES, ALL LAVATORIES, SINKS AND OTHER QUICK FIXTURES.

EXPOSED PIPING:
ALL EXPOSED PIPING SHALL BE POLISHED CHROMIUM ON EITHER BRASS OR BRONZE.

VALVES:
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:
THE STACKS SHALL BE EXTENDED THROUGH ROOF OF BUILDING TO POINTS NOT LESS THAN 12" ABOVE ROOF. 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:
ALL BELOW GROUND PIPING AND FITTINGS SHALL BE SCH 40 PVC-DWW (SOLID CORE). 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:
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:
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:
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.
TEST WATER PIPING AT 100 PSIG FOR A PERIOD OF 8 HOURS, OBSERVING FOR ANY VISABLE LEAKS.
TEST PIPING AGAIN AFTER FIXTURES ARE INSTALLED. REPAIR ANY LEAKS BY REMAKING JOINT. DO NOT USE CALLKING OR SIMILAR METHODS.

EQUIPMENT FURNISHED BY OTHERS:
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:
UNLESS OTHERWISE AGREED, PLUMBING CONTRACTOR SHALL PAY FOR ADDED COST ASSOCIATED WITH ANY SUBSTITUTION.

OTHER:
PROVIDE FULL BLOCKING AROUND ALL FLOOR PENETRATIONS.
USE HOLE SAW FOR PENETRATIONS UNLESS IMPOSSIBLE.



JODY DRAVES
 1509 NEWTON ST. KEY WEST, FLORIDA 33904

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 DATE: 07/11/2014
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General Notes

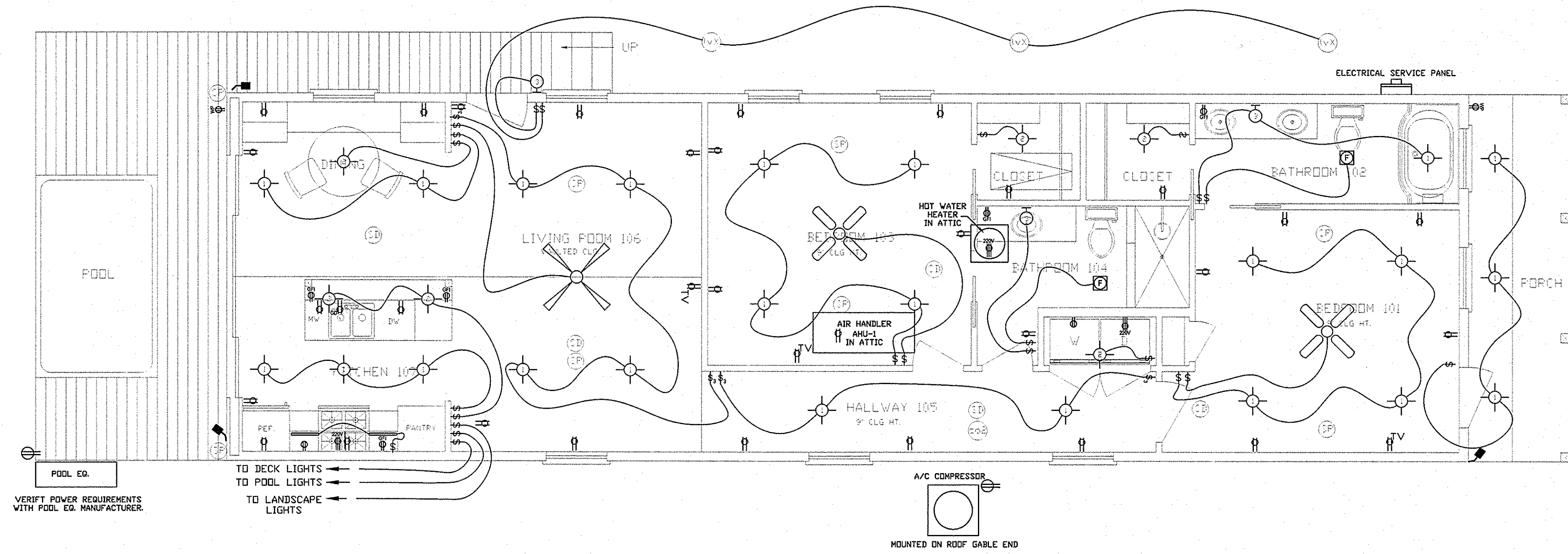
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ELECTRICAL SYMBOLS LEGEND

- ⚡ SINGLE POLE
- ⚡ THREE-WAY
- Ⓛ DUPLEX OUTLET
- GFI Ⓛ GFI OUTLET
- WP Ⓛ WATERPROOF OUTLET
- 220 Ⓛ 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 TV HOOK UP
- ♻️ GARBAGE DISPOSAL
- 🌀 EXHAUST FAN
- ☼ LIGHT/FAN
- 🔥 HEATER
- 🌀 CEILING FAN
- ☼ LOW VOLTAGE EXTERIOR LIGHT

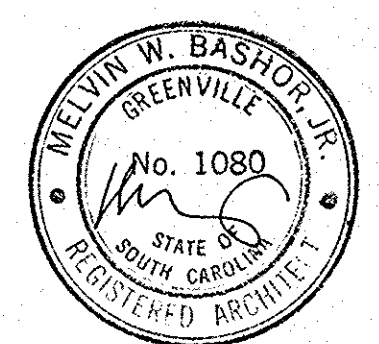


1 ELECTRICAL PLAN
M-3
1/4" = 1'-0"

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. 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. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER UNDER ONE COVER PLATE.
7	ALL WET LOCATION OUTLETS ARE TO BE GFCI TYPE. 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

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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.

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.
Open Floor Plan, New Deck and Pool.

TRUMAN & CO.

Call Suzanne Moore, Realtor
Office: 305.292.2244
Cell: 305.797.0699
www.trumanrealestate.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 24th, 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: 17th 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.

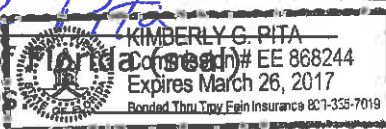
By (Print name of Affiant) Jody L. Draves who is personally known to me or has produced 9.D012432587570 as identification and who did take an oath.

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**

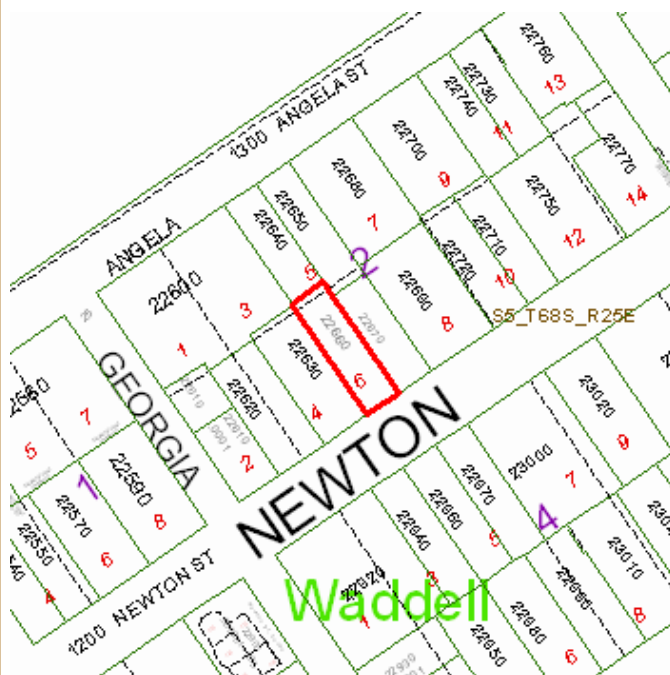
Ownership Details

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
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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
 Heat 1 NONE
 Heat Src 1 NONE

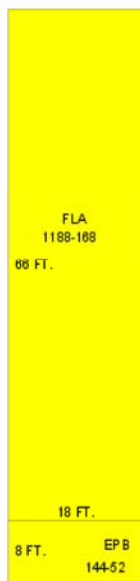
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

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 FRAME/COMPOSITE	1	1993	N N	0.00	0.00	1,188
2	EPB	1:WD 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	02
2/20/2014	2679 / 1346	290,000	WD	12
7/18/2013	2641 / 2016	100	CT	12
11/2/2005	2166 / 1389	586,000	WD	Q
7/14/2003	1913 / 0876	399,000	WD	Q

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