

# **Application**

# VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department  
PO Box 1409 Key West, FL 33041-1409  
(305) 809-3720



## Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

### Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

### **PLEASE NOTE:**

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

### FEE SCHEDULE

|                                  |            |
|----------------------------------|------------|
| Variations, any number of issues | \$1,000.00 |
| All After-the-fact variations    | \$2,000.00 |
| Advertising and Noticing Fee     | \$ 100.00  |
| Fire Department Review Fee       | \$ 50.00   |

**Please include the following with this application:**

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exists, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

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

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

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

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



# Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?  Yes  No

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

| Site Data Table                     |                  |          |          |                  |
|-------------------------------------|------------------|----------|----------|------------------|
|                                     | Code Requirement | Existing | Proposed | Variance Request |
| Zoning                              |                  |          |          |                  |
| Flood Zone                          |                  |          |          |                  |
| Size of Site                        |                  |          |          |                  |
| Height                              |                  |          |          |                  |
| Front Setback                       |                  |          |          |                  |
| Side Setback                        |                  |          |          |                  |
| Side Setback                        |                  |          |          |                  |
| Street Side Setback                 |                  |          |          |                  |
| Rear Setback                        |                  |          |          |                  |
| F.A.R                               |                  |          |          |                  |
| Building Coverage                   |                  |          |          |                  |
| Impervious Surface                  |                  |          |          |                  |
| Parking                             |                  |          |          |                  |
| Handicap Parking                    |                  |          |          |                  |
| Bicycle Parking                     |                  |          |          |                  |
| Open Space/ Landscaping             |                  |          |          |                  |
| Number and type of units            |                  |          |          |                  |
| Consumption Area or Number of seats |                  |          |          |                  |

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

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

**Standards for Considering Variances**

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

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

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

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

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

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

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

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

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

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

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# **Warranty Deed**



Prepared by and return to:

Gregory S. Oropeza, Esq.

Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 18-477

Consideration: \$605,000.00

Parcel Identification No. 00011150-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 20 day of December, 2018 between Patrick C. Lunn whose post office address is 1320 Sane Remo Ave., Coral Gables, FL 33146-3122 of the County of Miami-Dade, State of Florida, grantor\*, and Ira C. Waddey, Jr., a married man whose post office address is 2205 Hampton Avenue, Nashville, TN 37215 of the County of Davidson, State of Tennessee, grantee\*,

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

Being a part of Lot 2, Square 57 of William A. Whitehead's map of the City of Key West, delineated in 1829 A.D. and also being known as a portion of Subdivision 5 of said Lot 2 as recorded in Deed Book I, Page 655 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commencing at the intersection of the easterly right-of-way line of Southard Street and the southerly right-of-way line of Grinnell Street; thence in a southeasterly direction along the said southerly line of Grinnell Street for 100.50 feet to the Point of Beginning; thence continue in a southeasterly direction along the said southerly right-of-way line of Grinnell Street for 23.00 feet; thence at a right angle and in a southwesterly direction 91.00 feet to the northerly right-of-way line of Griffin Lane; thence at a right angle and in a northwesterly direction along the said northerly right-of-way line of Griffin Lane for 23.00 feet; thence at a right angle and in a northeasterly direction for 91.00 feet to the southerly right-of-way line of Grinnell Street and the Point of Beginning.

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

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

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

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

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

Signed, sealed and delivered in our presence:

B. Imelda Wells

Witness Name: BLANCA IMELDA WELLS

Gary L Fogal

Witness Name: Gary L Fogal

Patrick C. Lunn

Patrick C. Lunn [Seal]

Patrick C. Lunn

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this <sup>26<sup>th</sup></sup> 28th day of December, 2018 by Patrick C. Lunn, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Gary L Fogal

Notary Public

Printed Name: Gary L Fogal

My Commission Expires: 6/3/2022



GARY L. FOGAL  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG218519  
Expires 6/3/2022

# **Warranty Deed**

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, Ira C. Waddey, Jr. authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Serge Mashtakov  
*Please Print Name of Representative*

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

[Signature] *Signature of Owner*      [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 14<sup>th</sup> day of February 2019  
*Date*

by Ira C. Waddey, Jr.  
*Name of Owner*

He/She is personally known to me or has presented Drivers License (TN) as identification.

# 048809952 exp 01/21/2025

[Signature]  
*Notary's Signature and Seal*

Bonnie L. Anoskey  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



MY COMMISSION EXPIRES:  
JANUARY 03, 2022

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Individual)*

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

608 GRINNELL ST Key West  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 15 February 2019 by  
*date*

Serge Mashtakov  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL Dr. Lic. as identification.

Natalie L. Hill  
*Notary's Signature and Seal*

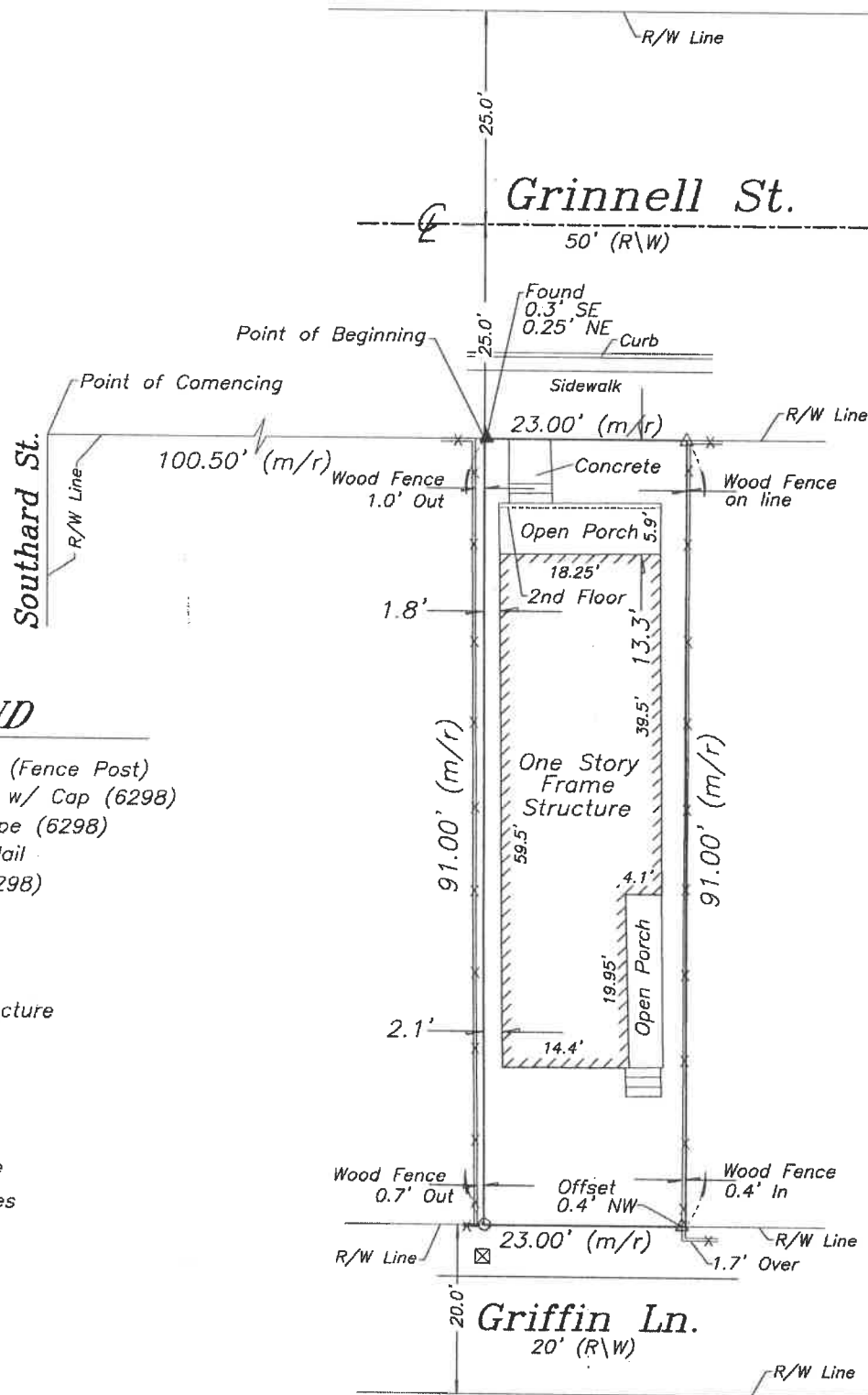
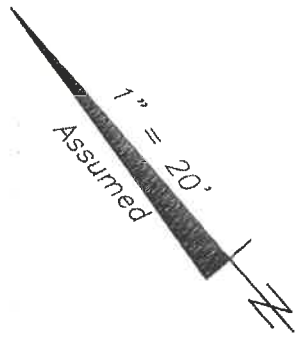
Natalie L. Hill  
*Name of Acknowledger typed, printed or stamped*



GG 051262  
*Commission Number, if any*

# Site Plans

# Boundary Survey Map of part of Lot 2, of Square 57 Map of the Island of Key West



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/ Cap (6298)
- Found 3/4" Iron Pipe (6298)
- ▲ Found Broken PK Nail
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 608 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: October 23, 2018
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** Being a part of Lot 2, Square 57 of William A. Whitehead's map of the City of Key West, delineated in 1829 A.D. and also being known as a portion of Subdivision 5 of said Lot 2 as recorded in Deed Book I at Page 655 of the Public Records of Monroe County, Florida, & being more particularly described as: COMMENCING at the intersection of the Easterly right-of-way line of Southard Street and the Southerly right-of-way line of Grinnell Street; thence in a Southeasterly direction along the said Southerly line of Grinnell Street for 100.50 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southerly right-of-way line of Grinnell Street for 23.00 feet; thence at a right angle and in a Southwesterly direction 91.00 feet to the Northerly right-of-way line of Griffin Lane; thence at a right angle in a Northwesterly direction along the said Northerly right-of-way line of Griffin Lane for 23.00 feet; thence at a right angle and in a Northeasterly direction for 91.00 feet to the Southerly right-of-way line of Grinnell Street and the Point of Beginning.

**BOUNDARY SURVEY FOR:** Ira C. Waddey, Jr.;  
Oropeza Stones & Cardenas, PLLC;  
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

October 23, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# CONSTRUCTION PLANS FOR 608 GRINNELL ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
608 GRINNELL ST,  
KEY WEST, FL 33040

CLIENT:  
JACK WADDEY

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

| REV:          | DESCRIPTION: | BY: | DATE: |
|---------------|--------------|-----|-------|
| STATUS: FINAL |              |     |       |



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET  
KEY WEST, FL 33040

TITLE: COVER

| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
|-----------------|-------------|-----------|----------|
| AS SHOWN        | 02/14/19    | MNS       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 1901-12         | G-100       | 1         |          |

**GENERAL REQUIREMENTS:**

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

**DESIGN DATA:**

1. APPLICABLE BUILDING CODE: FBC RESIDENTIAL/EXISTING BUILDING 6TH EDITION (2017)
2. APPLICABLE DESIGN LOADS: PER ASCE/SEI 7-10  
 FLOOR LIVE LOAD: 40 PSF  
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)  
 BASIC WIND SPEED: 180 MPH  
 EXPOSURE: D  
 STRUCTURAL CATEGORY: II  
 FLOOD ZONE: AE6

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

**3.ASCE 24-05 FLOOD RESISTANT DESIGN AND CONSTRUCTION**

**SOILS AND FOUNDATIONS:**

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 3,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

**AUGERCAST PILES**

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBAR VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHAIRS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

**CONCRETE:**

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.

THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.

**MINIMUM SAMPLING FREQUENCY:**

- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
- B) EVERY 50 CUBIC YARDS;
- C) EVERY 2000 SQ.FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS. LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED&SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

**REINFORCEMENT:**

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.  
 \* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

**ALUMINUM COMPONENTS:**

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

**HARDWARE:**

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

**STRUCTURAL LUMBER:**

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 6TH EDITION (2017). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 19/32" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

**STRUCTUAL STEEL:**

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

**STRUCTURAL STEEL COATING:**

1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL:
2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.  
 NON-EXPOSED STEEL (INTERIOR):  
 7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

**REINFORCED MASONRY (CMU):**

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F'm) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

**WINDOWS & DOORS:**

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

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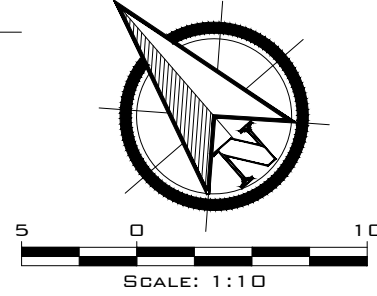
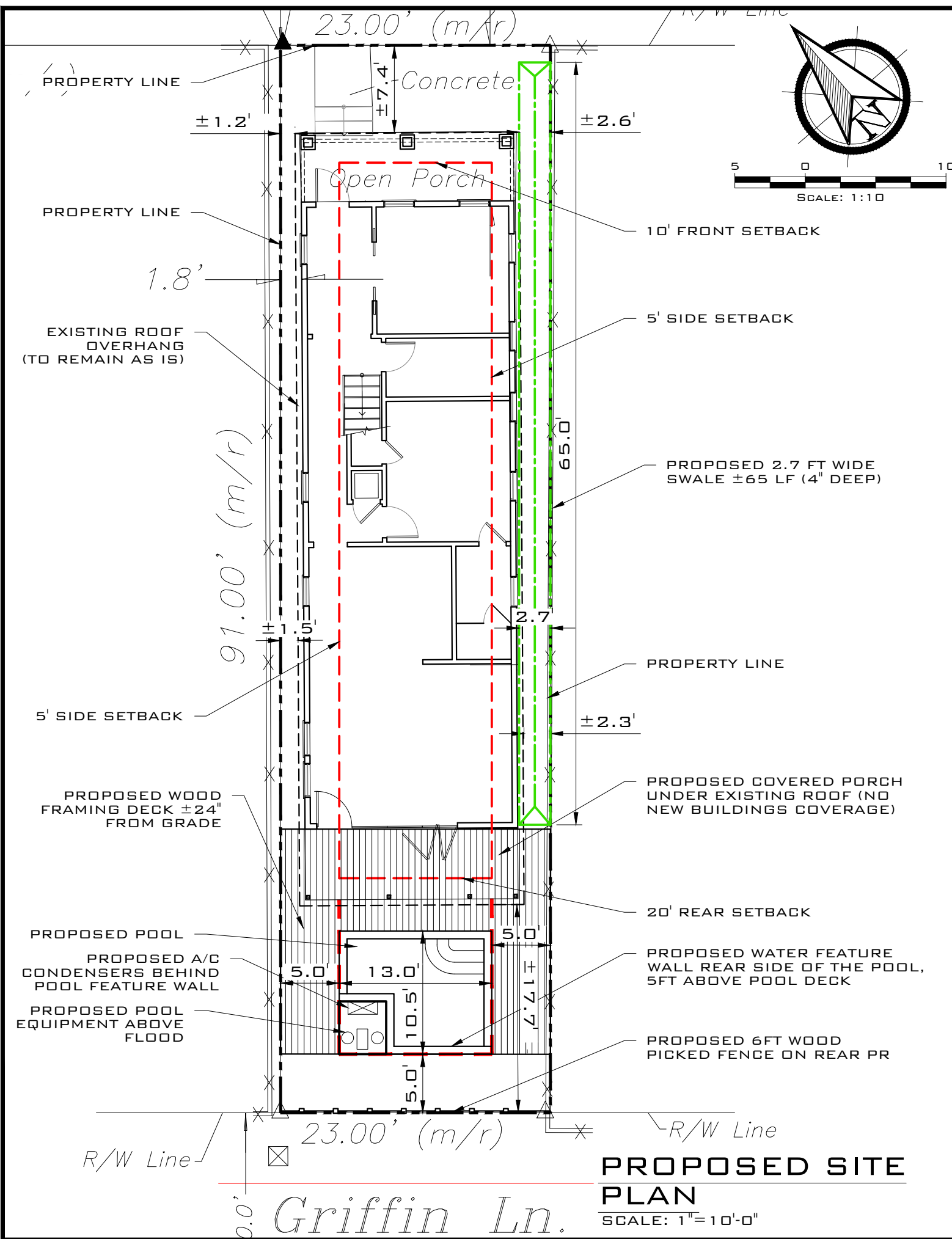
CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET  
 KEY WEST, FL 33040

TITLE: NOTES

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
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**SITE DATA:**

TOTAL SITE AREA: ±2,092.86 SQ.FT  
 LAND USE: HHDR  
 FLOOD ZONE: AE6

**SETBACKS**

FRONT:  
 REQUIRED 10 FT  
 EXISTING ±7.4 FT.  
 PROPOSED NO CHANGE

SIDE:  
 REQUIRED 5 FT  
 EXISTING ±1.2 FT.  
 PROPOSED NO CHANGE

SIDE:  
 REQUIRED 5 FT  
 EXISTING ±2.3 FT.  
 PROPOSED NO CHANGE

REAR:  
 REQUIRED 20 FT  
 EXISTING ±17.70 FT.  
 PROPOSED NO CHANGE

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60.00% (1,255.7 SQ.FT.)  
 EXISTING 62.46% (±1,307.3 SQ.FT.)  
 PROPOSED 68.44% (±1,432.5 SQ.FT.)  
**VARIANCE REQUIRED**

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50.00% (±1,046.4 SQ.FT.)  
 EXISTING 60.01% (±1,259.06 SQ.FT.)  
 PROPOSED 61.59% (±1,289.00 SQ.FT.)  
 (POOL WALL AND EQUIPMENT PAD)  
**VARIANCE REQUIRED**

**MINIMUM OPEN SPACE:**

REQUIRED 35.00% (732.5 SQ.FT.)  
 EXISTING 37.00% (±785.5 SQ.FT.)  
 PROPOSED 22.93% (±479.91 SQ.FT.)  
**VARIANCE REQUIRED**

MAXIMUM HEIGHT: 30 FT  
 PROPOSED NO CHANGE

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CLIENT: JACK WADDEY  
 PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET  
 KEY WEST, FL 33040  
 TITLE: PROPOSED SITE PLAN

|                 |             |           |          |
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**PROPOSED SITE PLAN**  
 SCALE: 1"=10'-0"



# MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

### 1. Determine Total Impervious Coverage on site:

#### a. Determine Impervious Coverage EXISTING prior to new improvement:

|  |   |          |                 |           |   |  |                 |           |
|--|---|----------|-----------------|-----------|---|--|-----------------|-----------|
| Roof/slabs   | A | 1,259.06 | ft <sup>2</sup> | Sidewalks | D |  | ft <sup>2</sup> |           |
| Decks / Patios   | B | 37.00    | ft <sup>2</sup> | Pool/Deck | E |  | ft <sup>2</sup> |           |
| Driveways  | C |          | ft <sup>2</sup> | Other     | F |  | ft <sup>2</sup> |           |
| <b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b> |   |          |                 |           |   |  | 1,296.06        | <b>1a</b> |

#### b. Determine NEW Impervious Coverage PROPOSED with improvement:

|  |   |      |                 |           |   |        |                 |           |
|--|---|------|-----------------|-----------|---|--------|-----------------|-----------|
| Roof/slabs   | A |      | ft <sup>2</sup> | Sidewalks | D |        | ft <sup>2</sup> |           |
| Decks / Patios   | B | 0.00 | ft <sup>2</sup> | Pool/Deck | E | 126.47 | ft <sup>2</sup> |           |
| Driveways  | C |      | ft <sup>2</sup> | Other     | F | 10.00  | ft <sup>2</sup> |           |
| <b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b> |   |      |                 |           |   |        | 136.47          | <b>1b</b> |

|   |  |  |  |  |  |  |          |          |
|---|--|--|--|--|--|--|----------|----------|
| <b>Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)</b> |  |  |  |  |  |  | 1,432.53 | <b>1</b> |
|---|--|--|--|--|--|--|----------|----------|

### 2. Determine Percentage of Impervious Coverage on site:

$$\frac{1,432.53 \text{ ft}^2}{2,092.86 \text{ ft}^2} = 68.45\% \text{ \% of Impervious Coverage}$$

### 3. Determine "Disturbed Area" [(114-3(f)(2) 4]

$$2,092.86 \text{ ft}^2 - 0.00 \text{ ft}^2 = 2,092.86 \text{ ft}^2 \text{ Disturbed Area}$$

**Total Lot Area**      **Native Vegetation - If no BMP enter "0"**

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

### 4. Determine Required Swale Volume – Complete a, b, or c:

#### a. For a NEW home with less than 40% Impervious Coverage, use:

$$2,092.86 \text{ ft}^2 \times 0.083 = 173.83 \text{ ft}^3 \text{ Swale Volume}$$

#### b. For a NEW home with 40% or greater Impervious Coverage, use:

$$2,092.86 \text{ ft}^2 \times 0.208 \times 68.45\% = 297.83 \text{ ft}^3 \text{ Swale Volume}$$

#### c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

$$136.47 \text{ ft}^2 \times 0.083 = 11.33 \text{ ft}^3 \text{ Added Swale Volume}$$

2. When the new development increases the total lot impervious area to 40% or above:

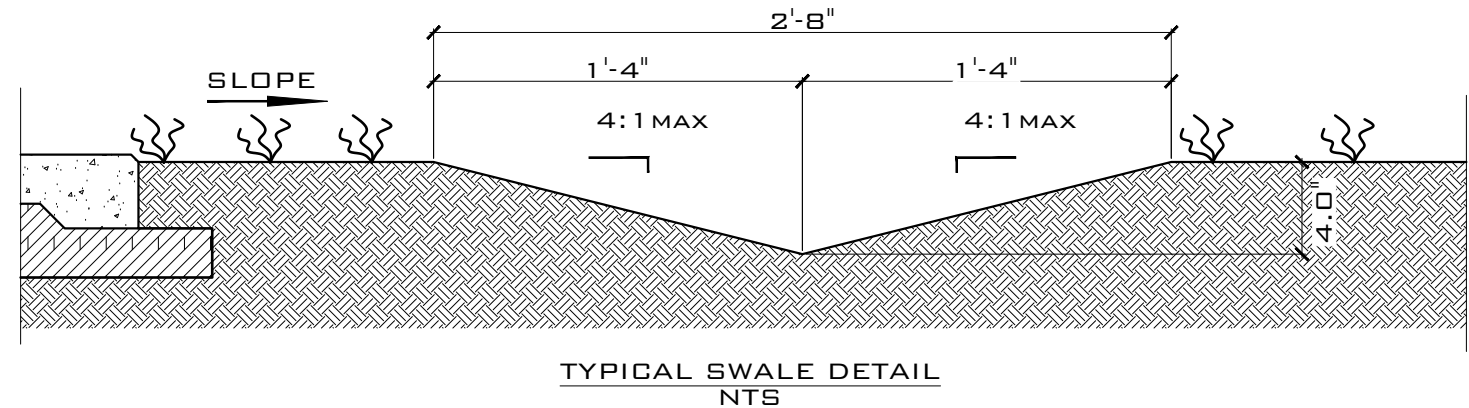
$$136.47 \text{ ft}^2 \times 0.208 = 28.39 \text{ ft}^3 \text{ Added Swale Volume}$$

### 5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

$$\left( \frac{2.67 \text{ ft} \times 0.33 \text{ ft}}{2} \right) = 0.44 \text{ ft}^2 \text{ Cross Sectional Area**}$$

$$\frac{28.39 \text{ ft}^3}{0.44 \text{ ft}^2} = 63.88 \text{ ft} \text{ Swale Length}$$

Either 4 - a, b, c1 or c2      (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)



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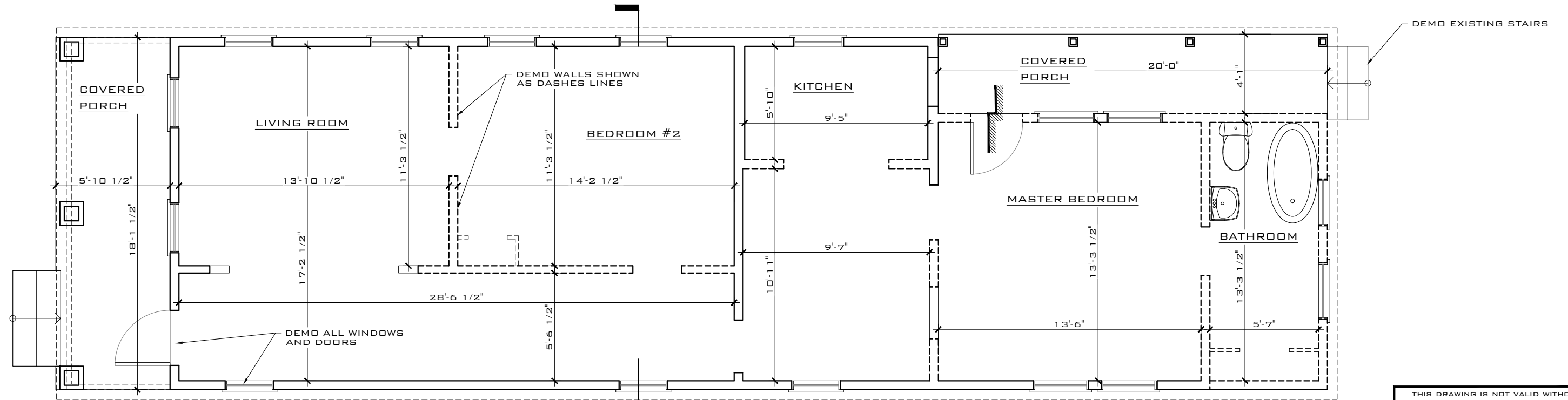
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PROJECT: 608 GRINNELL ST

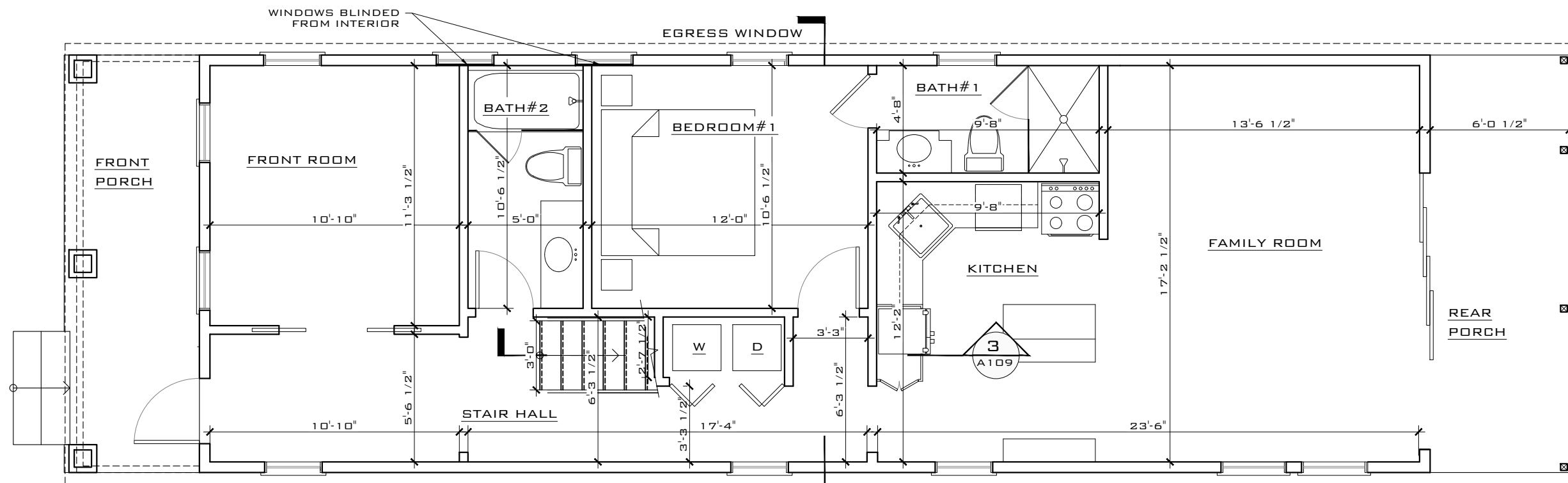
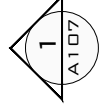
SITE: 608 GRINNELL STREET  
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

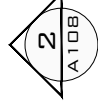
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**EXISTING FIRST FLOOR PLAN  
AND DEMO PLAN**  
SCALE: 3/16" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



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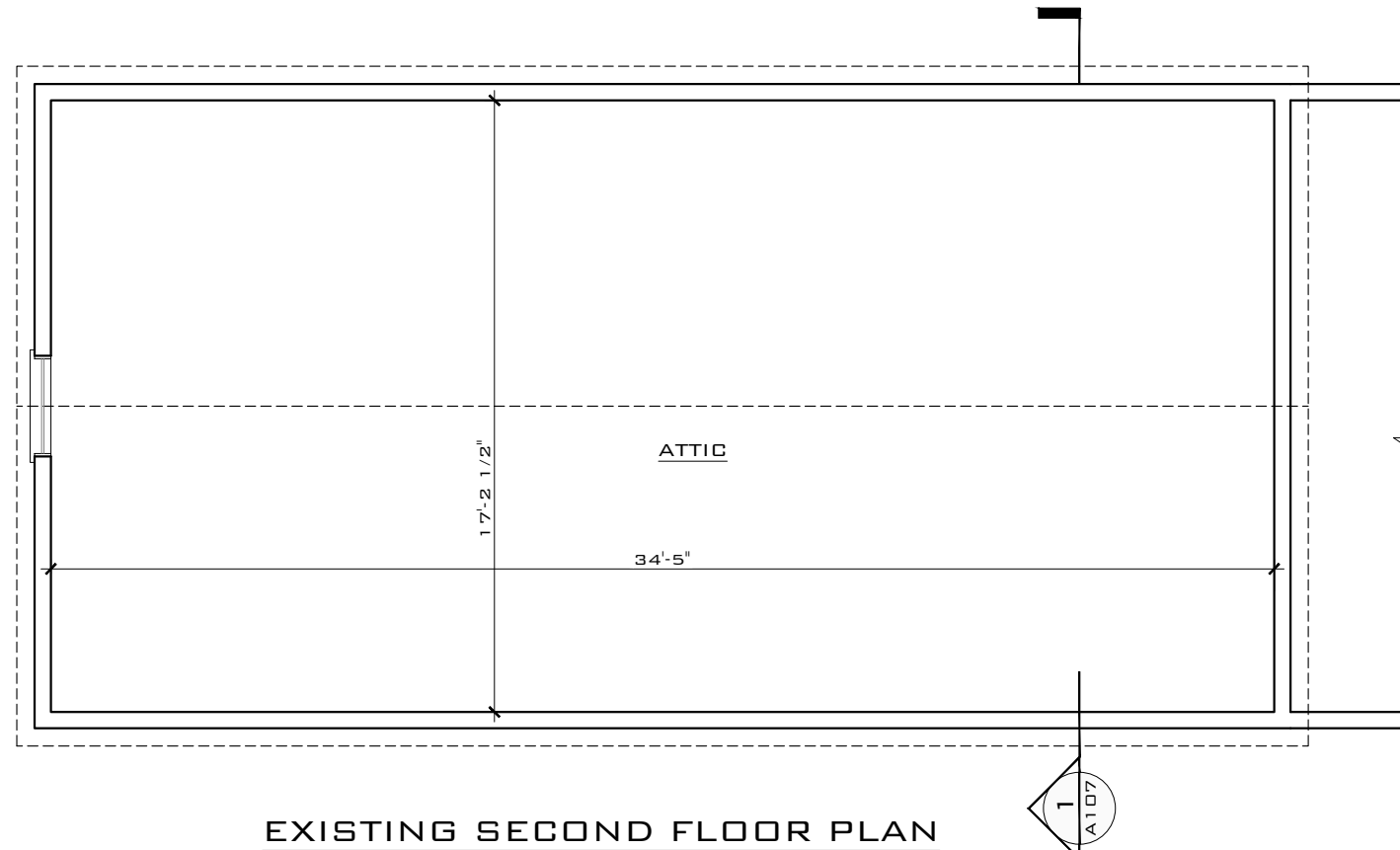


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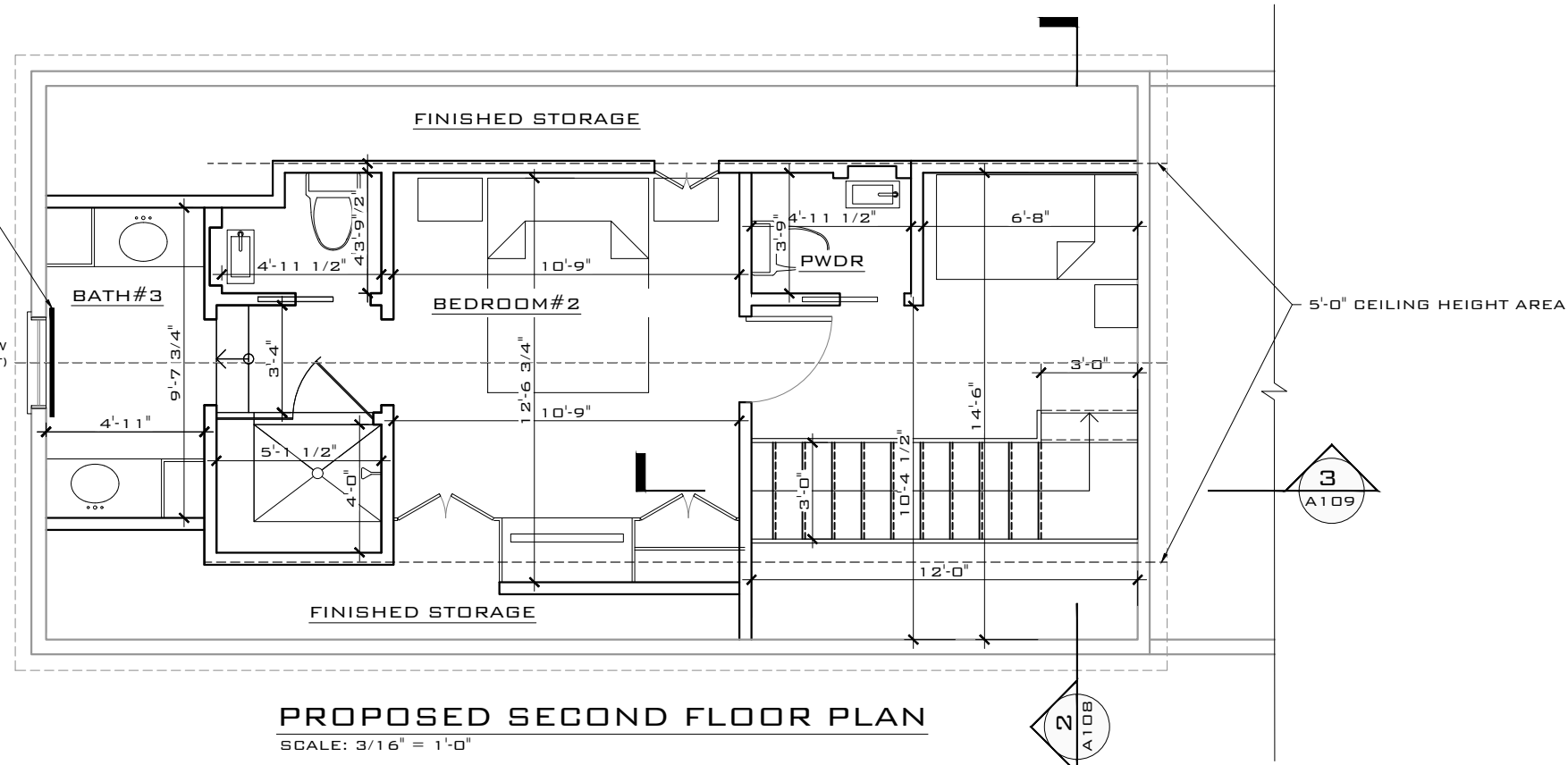
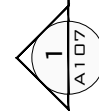
PROJECT: **608 GRINNELL ST**

|   |                      |                |                 |
|---|----------------------|----------------|-----------------|
| SITE: <b>608 GRINNELL STREET<br/>KEY WEST, FL 33040</b> |                      |                |                 |
| TITLE: <b>EXISTING/PROPOSED<br/>FIRST FLOOR PLAN</b>    |                      |                |                 |
| SCALE AT 11x17:<br>AS SHOWN                             | DATE:<br>02/14/19    | DRAWN:<br>MNS  | CHECKED:<br>SAM |
| PROJECT NO:<br>1901-12                                  | DRAWING NO:<br>A-101 | REVISION:<br>1 |                 |



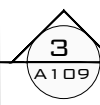
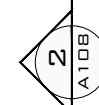
**EXISTING SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



INTERIOR GUARD 24" FROM FINISHED FLOOR MIN

EGRESS WINDOW (CASEMENT)

5'-0" CEILING HEIGHT AREA

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PROJECT: **608 GRINNELL ST**

|   |             |           |          |
|---|-------------|-----------|----------|
| SITE: <b>608 GRINNELL STREET<br/>KEY WEST, FL 33040</b> |             |           |          |
| TITLE: <b>EXISTING/PROPOSED<br/>SECOND FLOOR PLAN</b>   |             |           |          |
| SCALE AT 11x17:   | DATE:       | DRAWN:    | CHECKED: |
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| PROJECT NO:   | DRAWING NO: | REVISION: |          |
| 1901-12   | A-102       | 1         |          |



**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

EXISTING F.FLOOR  
EL. (±) +8.50' NGVD

FLOOD ZONE AE6  
EL. +9.00' NGVD

EXISTING GRADE (LAG)  
EL. (±) +5.70' NGVD



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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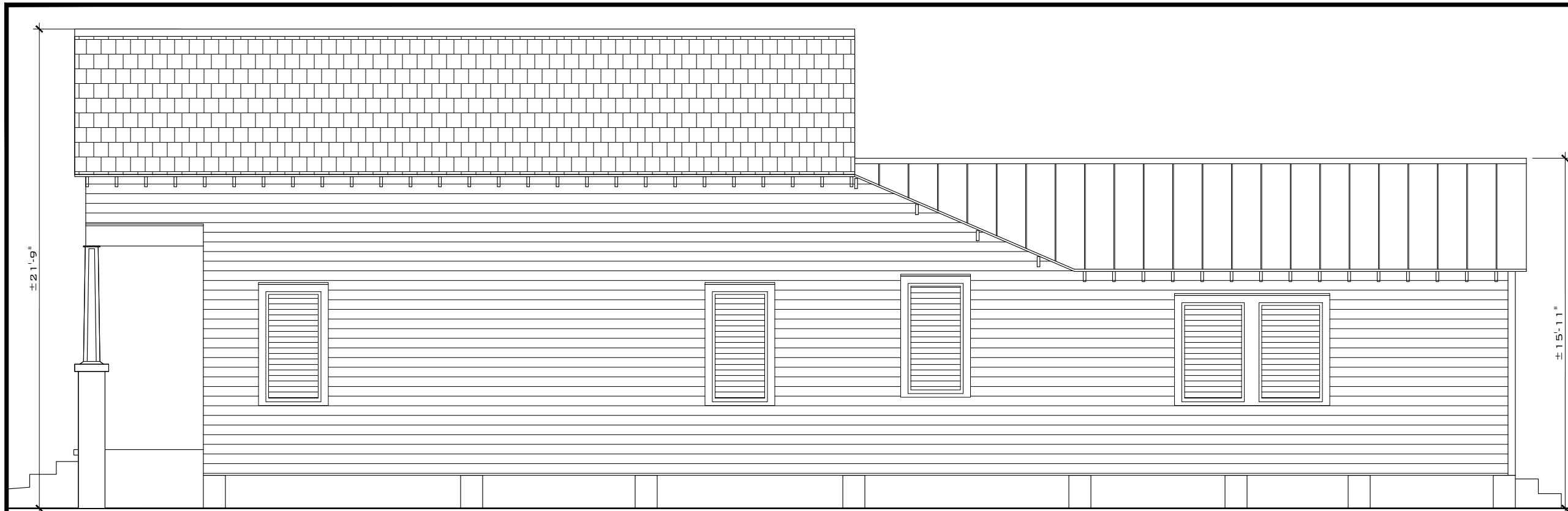
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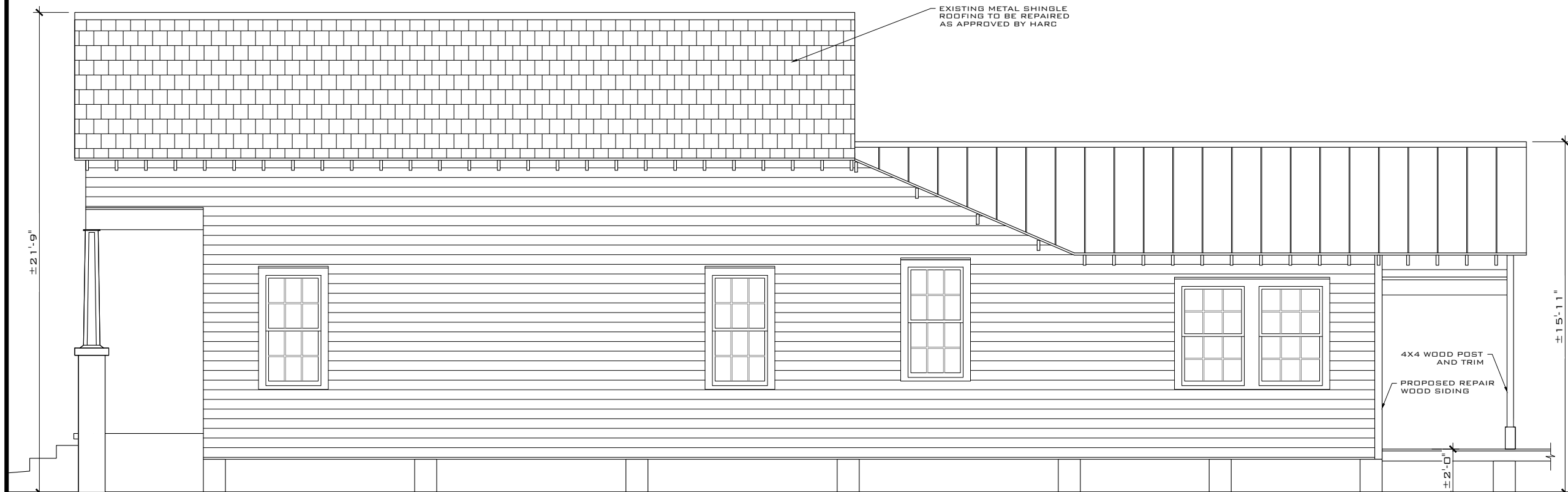
SITE: 608 GRINNELL STREET  
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TITLE: EXISTING/PROPOSED  
FRONT ELEVATION

|                 |             |           |          |
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**EXISTING RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

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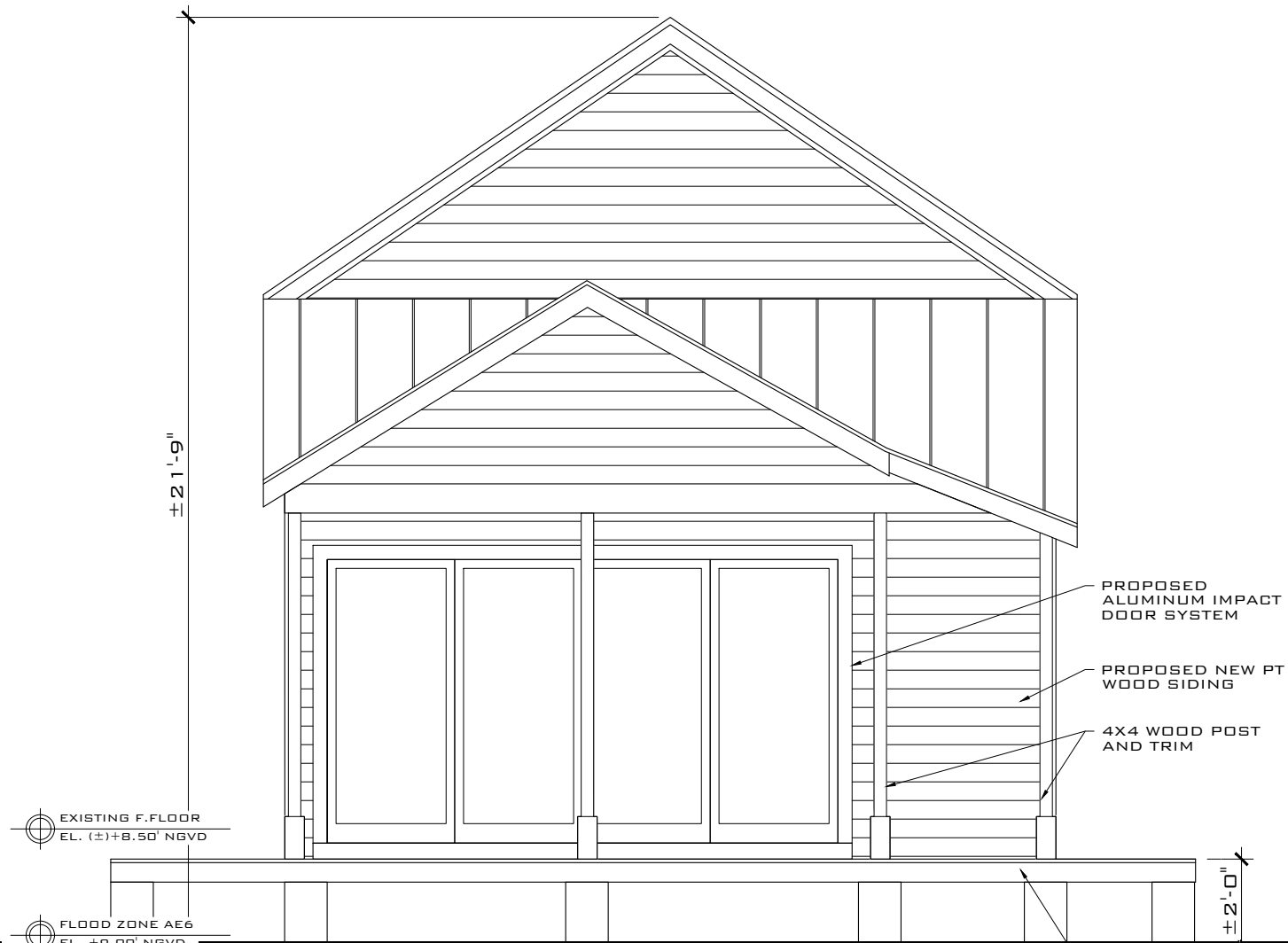
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|--|----------------------|----------------|-----------------|
| SITE: 608 GRINNELL STREET<br>KEY WEST, FL 33040  |                      |                |                 |
| TITLE: EXISTING/PROPOSED<br>RIGHT SIDE ELEVATION |                      |                |                 |
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**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

DEMO EXISTING STAIR (SEE FLOOR PLAN, SHEET A-101)



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PROPOSED ALUMINUM IMPACT DOOR SYSTEM

PROPOSED NEW PT WOOD SIDING

4X4 WOOD POST AND TRIM

PROPOSED WOOD FRAME DECK ± 24" FROM EXISTING GRADE

EXISTING F.FLOOR  
EL. (±)+8.50' NGVD

FLOOD ZONE AE6  
EL. +9.00' NGVD

EXISTING GRADE (LAG)  
EL. (±)+5.70' NGVD

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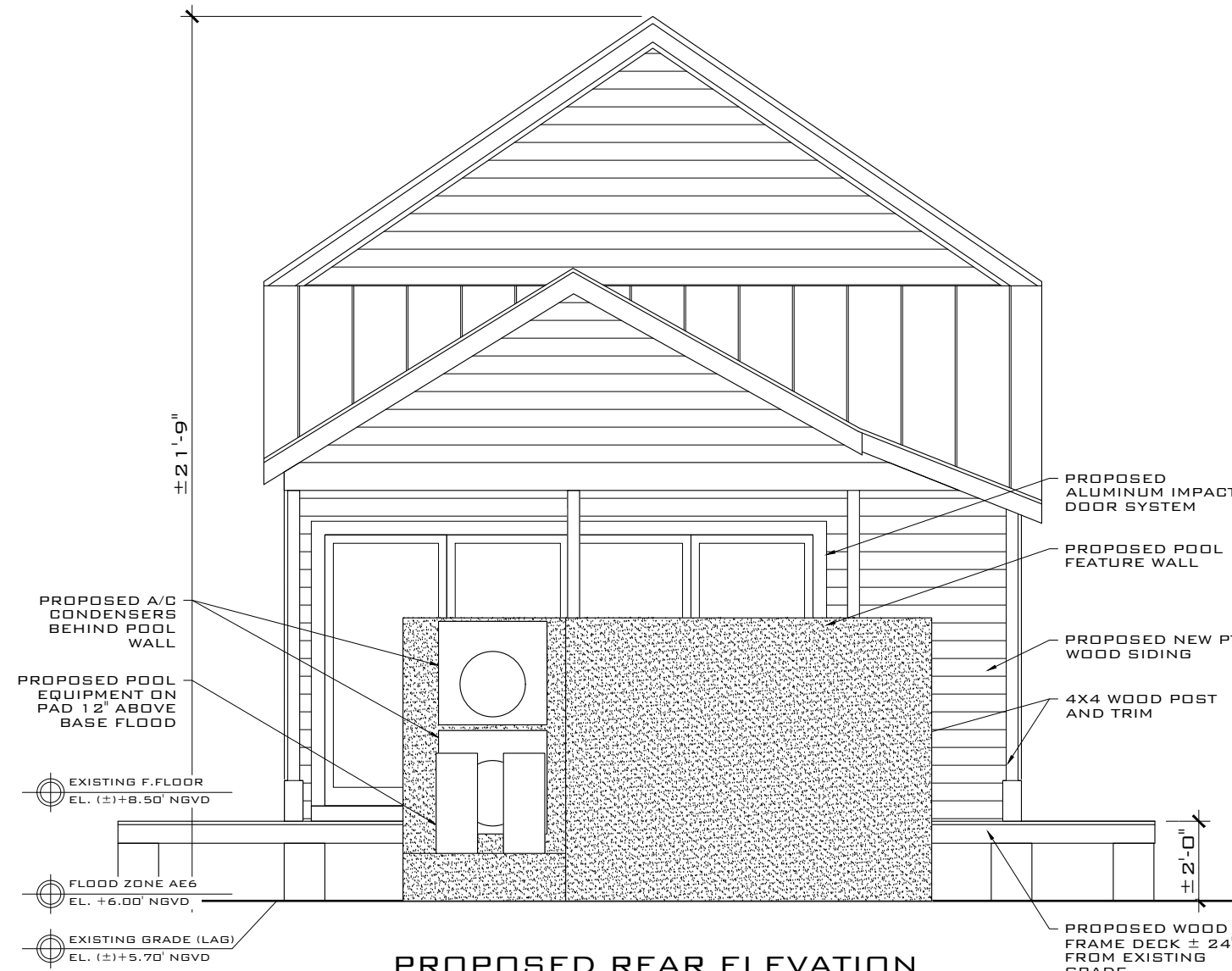
CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET  
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED REAR ELEVATION + POOL

|                             |                      |                |                 |
|-----------------------------|----------------------|----------------|-----------------|
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±21'-9"

PROPOSED A/C  
CONDENSERS  
BEHIND POOL  
WALL

PROPOSED POOL  
EQUIPMENT ON  
PAD 12' ABOVE  
BASE FLOOD

EXISTING F.FLOOR  
EL. (±)8.50' NGVD

FLOOD ZONE AE6  
EL. +6.00' NGVD

EXISTING GRADE (LAG)  
EL. (±)5.70' NGVD

PROPOSED ALUMINUM IMPACT  
DOOR SYSTEM

PROPOSED POOL  
FEATURE WALL

PROPOSED NEW PT  
WOOD SIDING

4X4 WOOD POST  
AND TRIM

PROPOSED WOOD  
FRAME DECK ± 24"  
FROM EXISTING  
GRADE

**PROPOSED REAR ELEVATION  
W/ POOL FEATURE WALL**  
SCALE: 1/4" = 1'-0"

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LICENSE NO 71480

|      |              |     |       |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
|      | FINAL        |     |       |



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

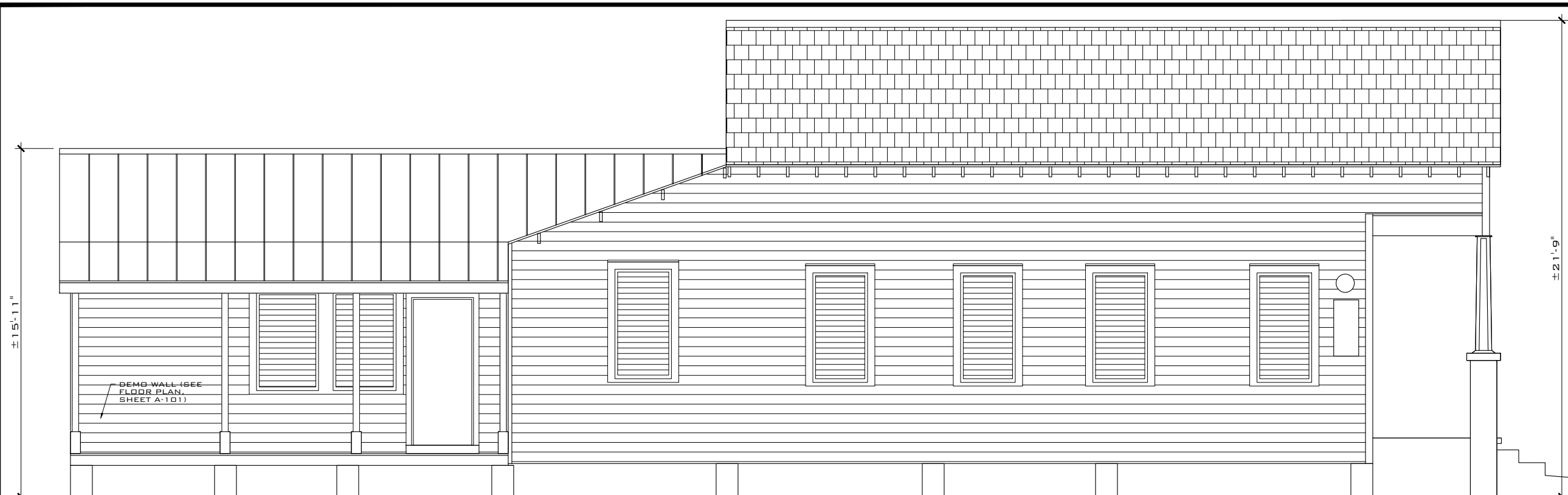
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

SITE: **608 GRINNELL STREET  
KEY WEST, FL 33040**

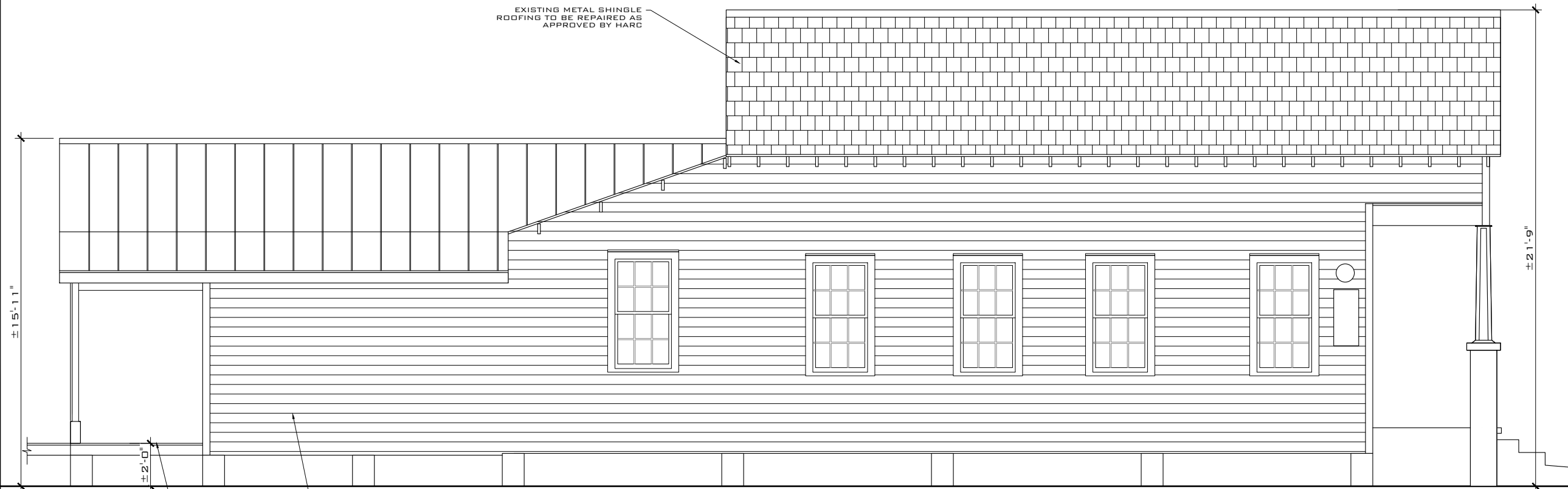
TITLE: **PROPOSED  
REAR ELEVATION W/ WALL**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 02/14/19    | MNS       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 1901-12         | A-105A      | 1         |          |



**EXISTING LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: | FINAL        |     |       |

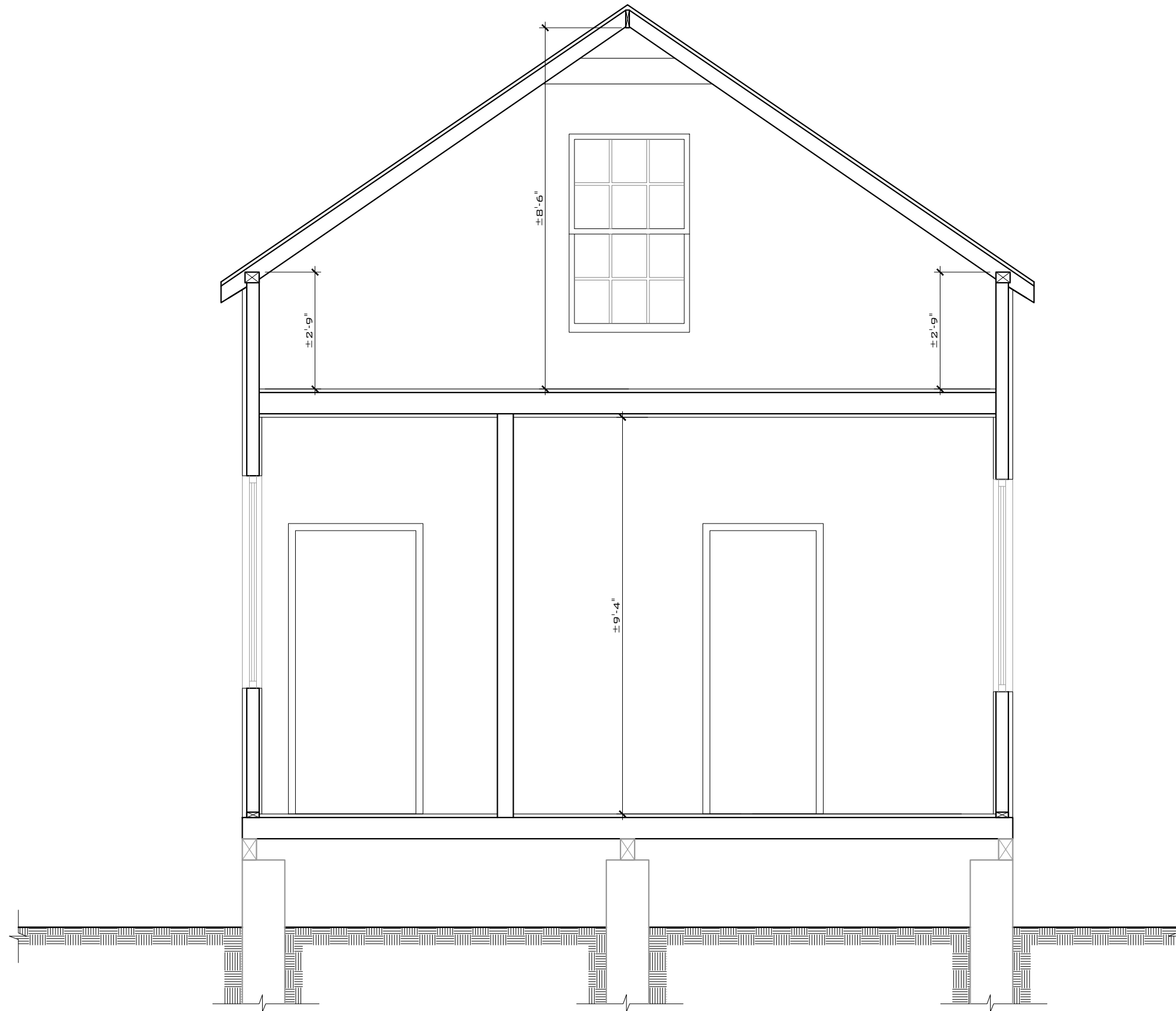


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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

|   |             |           |          |
|---|-------------|-----------|----------|
| SITE: 608 GRINNELL STREET<br>KEY WEST, FL 33040 |             |           |          |
| TITLE: EXISTING/PROPOSED<br>LEFT SIDE ELEVATION |             |           |          |
| SCALE AT 11x17:                                 | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN  | 02/14/19    | MNS       | SAM      |
| PROJECT NO:                                     | DRAWING NO: | REVISION: |          |
| 1901-12   | A-106       | 1         |          |



**EXISTING SECTION 1-1**  
 SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

|      |              |     |       |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
|      | FINAL        |     |       |



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 3706 N. ROOSEVELT BLVD  
 SUITE 1-208  
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 (305) 304-3512  
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 CA # 30835

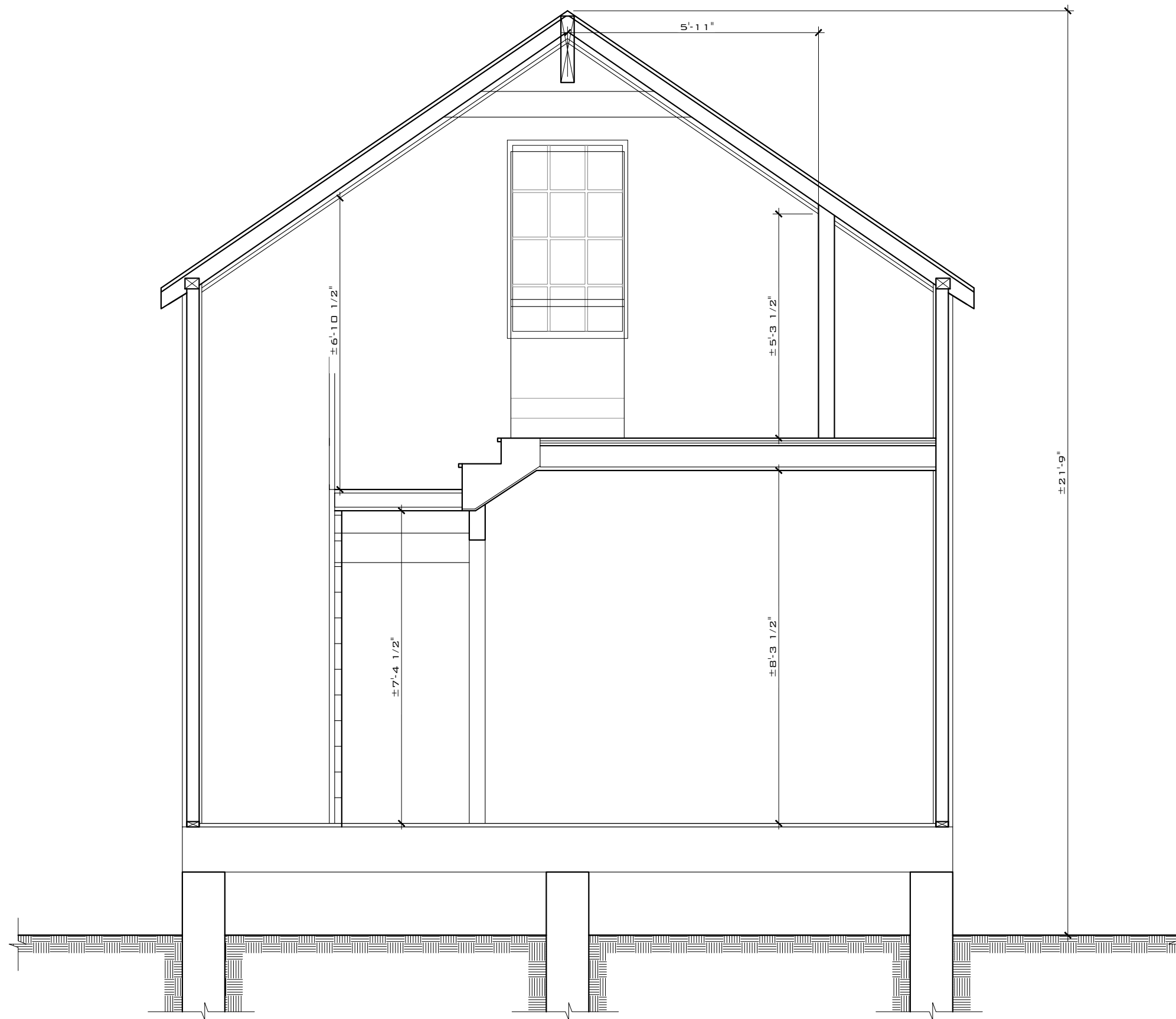
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

SITE: **608 GRINNELL STREET  
 KEY WEST, FL 33040**

TITLE: **EXISTING SECTION 1-1**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 02/14/19    | MNS       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 1901-12         | A-107       | 1         |          |



**PROPOSED SECTION 2-2**  
 SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

|      |              |     |       |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
|      | FINAL        |     |       |



**ARTIBUS DESIGN**  
 3706 N. ROOSEVELT BLVD  
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 (305) 304-3512  
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 CA # 30835

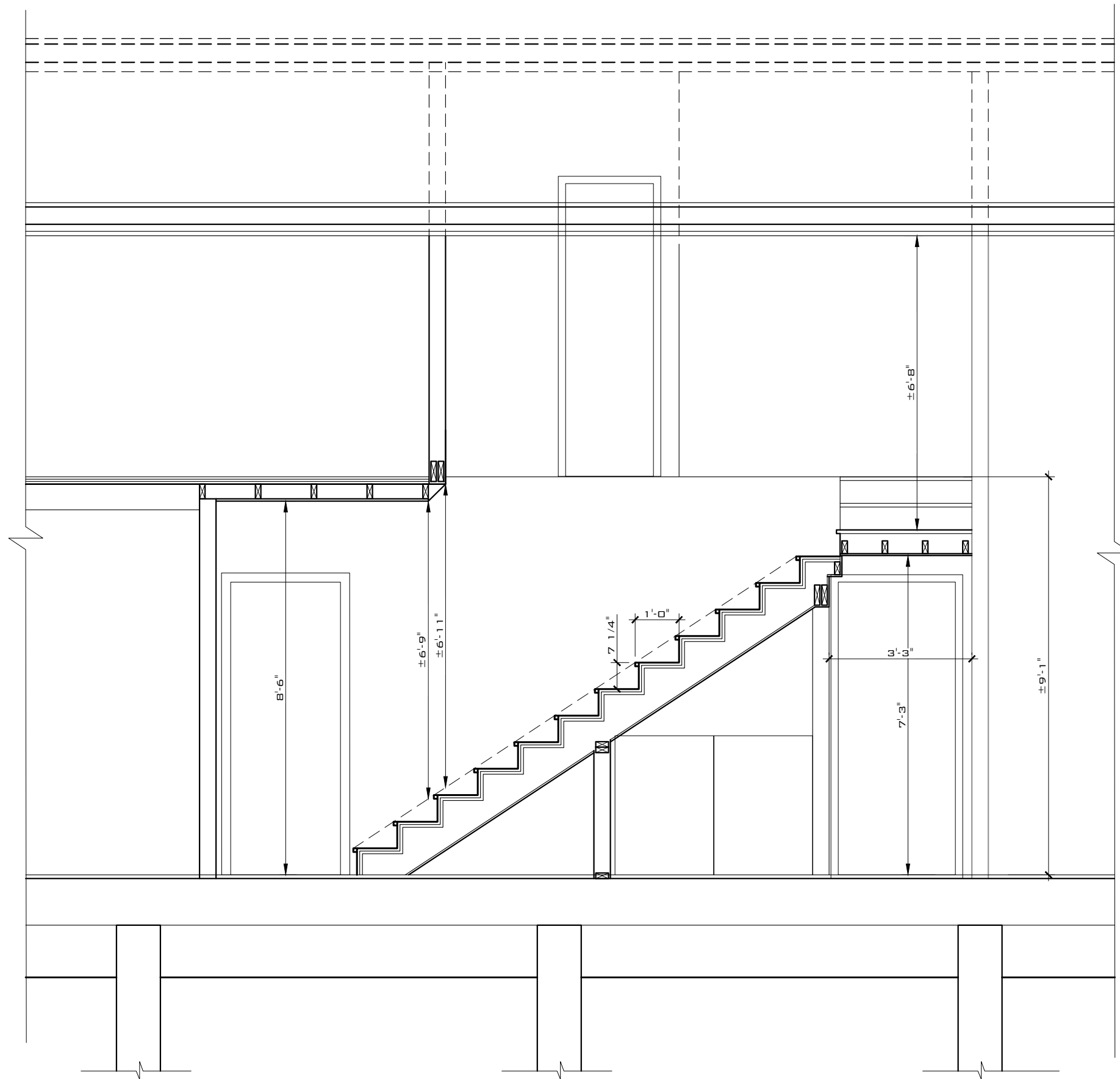
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

SITE: **608 GRINNELL STREET  
 KEY WEST, FL 33040**

TITLE: **PROPOSED SECTION 2-2**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 02/14/19    | MNS       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 1901-12         | A-108       | 1         |          |



**PROPOSED SECTION 3-3**  
 SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

| REV:    | DESCRIPTION: | BY: | DATE: |
|---------|--------------|-----|-------|
| STATUS: | FINAL        |     |       |



**ARTIBUS DESIGN**  
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 SUITE 1-208  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET  
 KEY WEST, FL 33040

TITLE: PROPOSED SECTION 3-3

| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
|-----------------|-------------|-----------|----------|
| AS SHOWN        | 02/14/19    | MNS       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 1901-12         | A-109       | 1         |          |



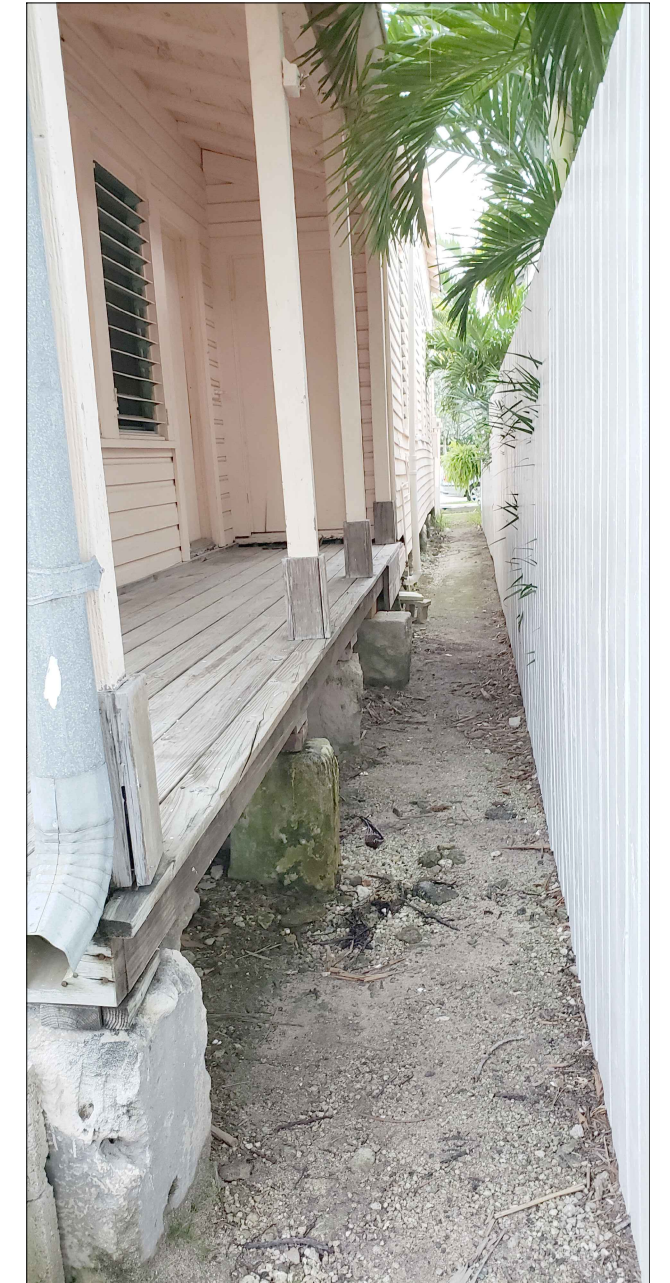
**FIGURE 1. EXISTING  
FRONT ELEVATION**



**FIGURE 2. EXISTING  
REAR ELEVATION**



**FIGURE 3. EXISTING  
RIGHT ELEVATION**



**FIGURE 3. EXISTING  
LEFT ELEVATION**

# **Site Visit**



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



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SITE VISIT



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SITE VISIT



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



608 Grinnell Street, Key West, Florida 33040  
SITE VISIT





608 Grinnell Street, Key West, Florida 33040  
SITE VISIT



# **Additional Information**



**Disclaimer**

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

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

**Summary**

Parcel ID 00011150-000000  
 Account# 1011444  
 Property ID 1011444  
 Millage Group 10KW  
 Location 608 GRINNELL St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 57 D2-297 OR756-1268/70 OR757-946 OR937-348/49P/R OR937-350 OR951-2416R/S OR2467-1201D/C OR2467-1200 OR2943-2043 OR2943-2045 OR2943-2047 OR2943-2052 OR2943-2054  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

WADDEY IRA C  
 2205 Hampton Ave  
 Nashville TN 37215

**Valuation**

|                            | 2018      | 2017      | 2016      | 2015      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$127,731 | \$129,638 | \$113,641 | \$118,362 |
| + Market Misc Value        | \$79      | \$79      | \$79      | \$69      |
| + Market Land Value        | \$408,009 | \$408,009 | \$366,780 | \$300,582 |
| = Just Market Value        | \$535,819 | \$537,726 | \$480,500 | \$419,013 |
| = Total Assessed Value     | \$535,819 | \$497,072 | \$451,884 | \$410,804 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$535,819 | \$537,726 | \$480,500 | \$419,013 |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2,093.00        | Square Foot | 23       | 91    |

**Buildings**

**Building ID** 779  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 1836  
**Finished Sq Ft** 1000  
**Stories** 1 Floor  
**Condition** POOR  
**Perimeter** 156  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 34  
**Interior Walls** WALL BD/WD WAL

**Exterior Walls** WD FRAME  
**Year Built** 1933  
**EffectiveYearBuilt** 1991  
**Foundation** WD CONC PADS  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** PLYWD/PR BD  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 2  
**Full Bathrooms** 1  
**Half Bathrooms** 0  
**Grade** 400  
**Number of Fire Pl** 0

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FHS          | FINISH HALF ST | 648          | 0             | 0         |
| FLA          | FLOOR LIV AREA | 1,000        | 1,000         | 0         |
| OPF          | OP PRCH FIN LL | 188          | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,836</b> | <b>1,000</b>  | <b>0</b>  |

**Yard Items**

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|-------|-------|
| CONC PATIO  | 1959       | 1960      | 1        | 26 SF | 1     |

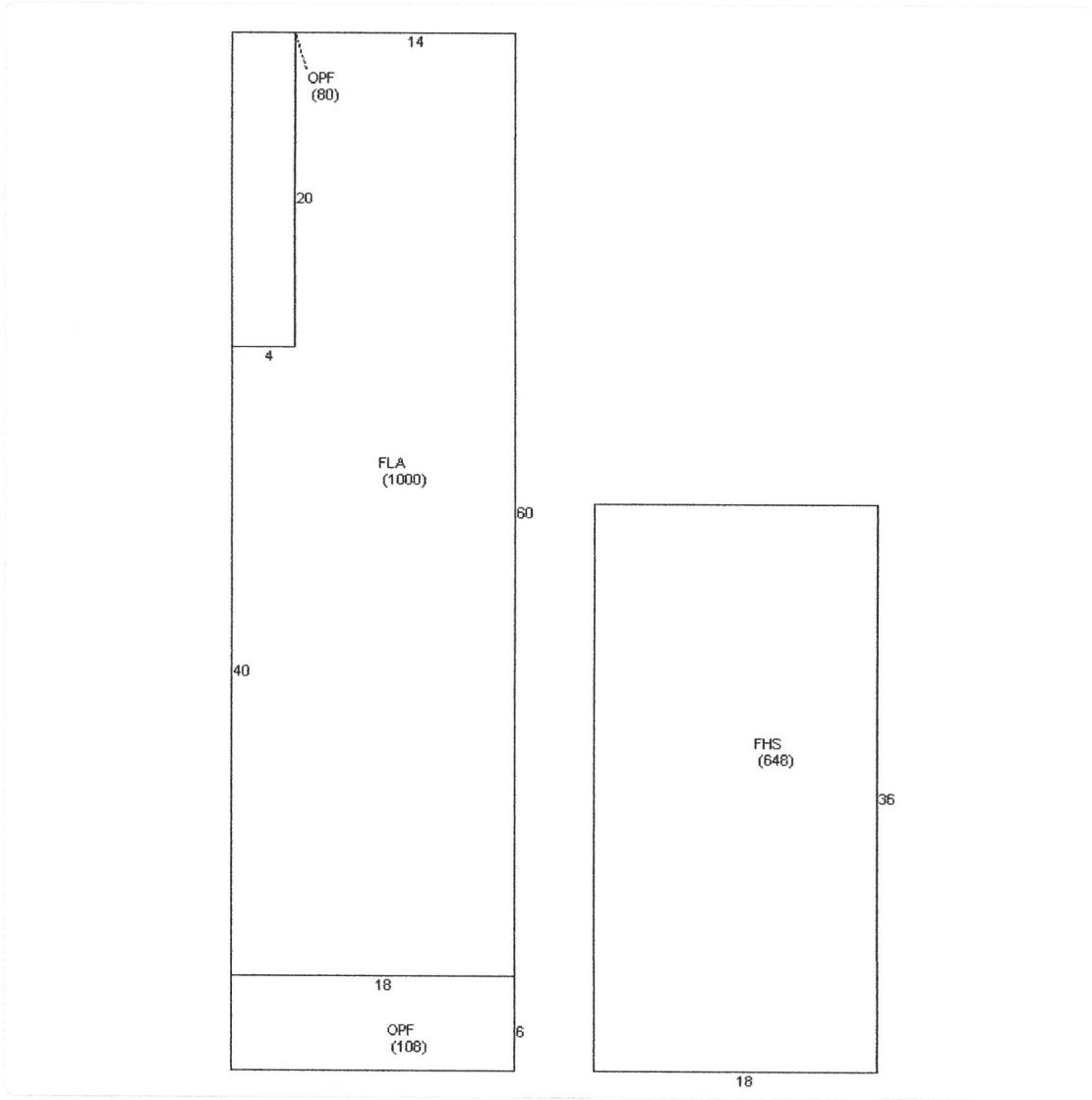
**Sales**

| Sale Date  | Sale Price | Instrument        | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|-------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 12/27/2018 | \$100      | Warranty Deed     | 2201034           | 2943      | 2052      | 11 - Unqualified   | Improved           |
| 12/27/2018 | \$100      | Quit Claim Deed   | 2201029           | 2943      | 2043      | 11 - Unqualified   | Improved           |
| 12/26/2018 | \$100      | Quit Claim Deed   | 2201031           | 2943      | 2047      | 11 - Unqualified   | Improved           |
| 12/26/2018 | \$100      | Quit Claim Deed   | 2201030           | 2943      | 2045      | 11 - Unqualified   | Improved           |
| 12/26/2018 | \$605,000  | Warranty Deed     | 2201035           | 2943      | 2054      | 03 - Qualified     | Improved           |
| 2/25/2010  | \$0        | Death Certificate |                   | 2467      | 1200      | 88 - Unqualified   | Improved           |
| 5/26/1986  | \$0        | Death Certificate |                   | 2467      | 1201      | 0 - Unqualified    | Improved           |

**Permits**

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes  |
|---------|-------------|----------------|----------|-------------|--|
| 19-0171 | 1/16/2019   |                | \$31,000 |             | INTERIOR DEMOLITION, EXPLORATION TO EXPOSE INTERIOR WALLS, CEILINGS AND FLOORS TO ASCERTAIN THE CONDITION OF STRUCTURAL MEMBERS. NECESSARY IN ORDER TO DRAW NEW PLANS.AREAS TO INCLUDE REMOVAL OF ATTIC FLOOR COVERING, FIRST FLOOR CEILING AND JOISTS, WALL COVERING AND FLOOR JOISTS |
| 0101567 | 4/16/2001   | 10/15/2001     | \$500    |             | PAINT EXTERIOR OF HOUSE  |
| 0001719 | 6/22/2000   | 7/26/2000      | \$3,000  |             | 19 SQS METAL SHINGLES  |
| 9902867 | 8/16/1999   | 7/26/2000      | \$800    |             | REPAIR PORCH DECKING   |

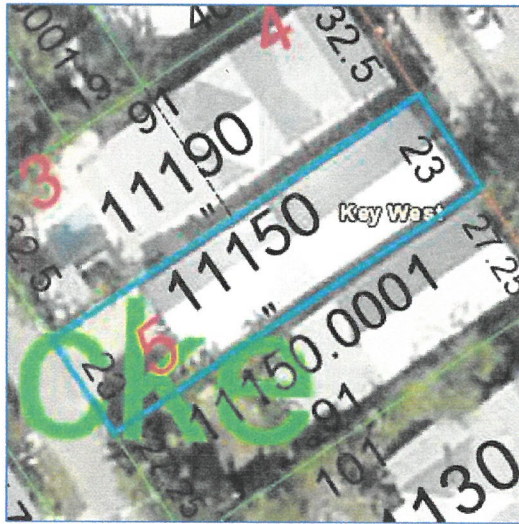
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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