

# **Staff Report**

9 Replace rear portion with new two story- **#522 Grinnell Street - Seatech of the Florida Keys (H11-01-869)**

The building located on #522 Grinnell Street is listed as a contributing resource in the surveys. The house is a two story frame vernacular structure and was built circa 1889. The proposed plans include the demolition of a non historic structures attached to the back of the house and the construction of an L shape two stories porch. The new two story back porch will have the same details as the front porch. On July 12, 2011 the Commission approved the first reading for demolition and approved with modifications the proposed new two story back porch. The Commission motioned to request to the applicant revise the proposed design to reflect some difference between the new porch and the historic porch. The applicant submitted revised drawings that reflect that the new columns for the two story back porch will have a different design that the existing historic ones; the new columns will not be chamfered and will not have capitals.

Staff understands that the proposed demolition of the non historic structures attached to the back portion of the historic house can be considered by this Commission since such structures are not historic nor can be consider a contributing resource in a near future. This report is for the second reading for the demolition request.

It is staff understanding that the proposed addition will be sensible to the historic fabric and to the surrounding buildings.

# **Application**



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

APPLICATION # 11-01-869

OWNER'S NAME: WALTER GEZARRI DATE: 7-1-11

OWNER'S ADDRESS: P.O. BOX 399, CALVERTON, NY 11933 PHONE #: 516-429-6126

APPLICANT'S NAME: SEA TECH OF THE FLORIDA KEYS, INC. PHONE #: 305-294-9993

APPLICANT'S ADDRESS: 830 CRANE BLVD, Summerland Key, FL 33042

ADDRESS OF CONSTRUCTION: 522 Grinnell St, Key West, FL 33040 # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT



DETAILED DESCRIPTION OF WORK:

- REPAIR & RENOVATE EXISTING HOME
- REPLACE EXISTING DAMAGED REAR PORTION OF BUILDING WITH NEW 2 STORY PORT.

*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*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

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

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

**Required Submittals**

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

**Staff Use Only**

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

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 7-1-11

Applicant's Signature: Keydell Dawsey

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

✓ 1st reading demolition  
de

Denied

\_\_\_\_\_

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

11/2/11 - approved 1st reading demolition and design proposal

HARC Comments:

listed as contributing frame Vernacular built c. 1899.  
Ordinance for Demolition.  
Guidelines for additions alterations &  
new construction (pages 34-38).

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

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

Date: 7/12/11

Signature: Rudy Morris

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

July 18, 2011

Sea Tech of the Florida Keys  
830 Crane Blvd  
Summerland Key, Florida 33042

RE: REPLACE REAR PORTION WITH NEW TWO STORY  
FOR: #522 GRINNELL STREET - HARC APPLICATION # H11-01-869  
KEY WEST HISTORIC DISTRICT


Dear Sirs:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the first reading for demolition and **approve with recommendations** the proposed new design for the above mentioned project on the public hearing held on Tuesday, July 12, 2011. The Commission requested from you to revise the proposed design to reflect some difference between the new back porch and the historic porch.

I will be scheduling this item on the next HARC meeting of July 26, 2011 at Habana Plaza City Hall conference room, 3140 Flagler Avenue. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

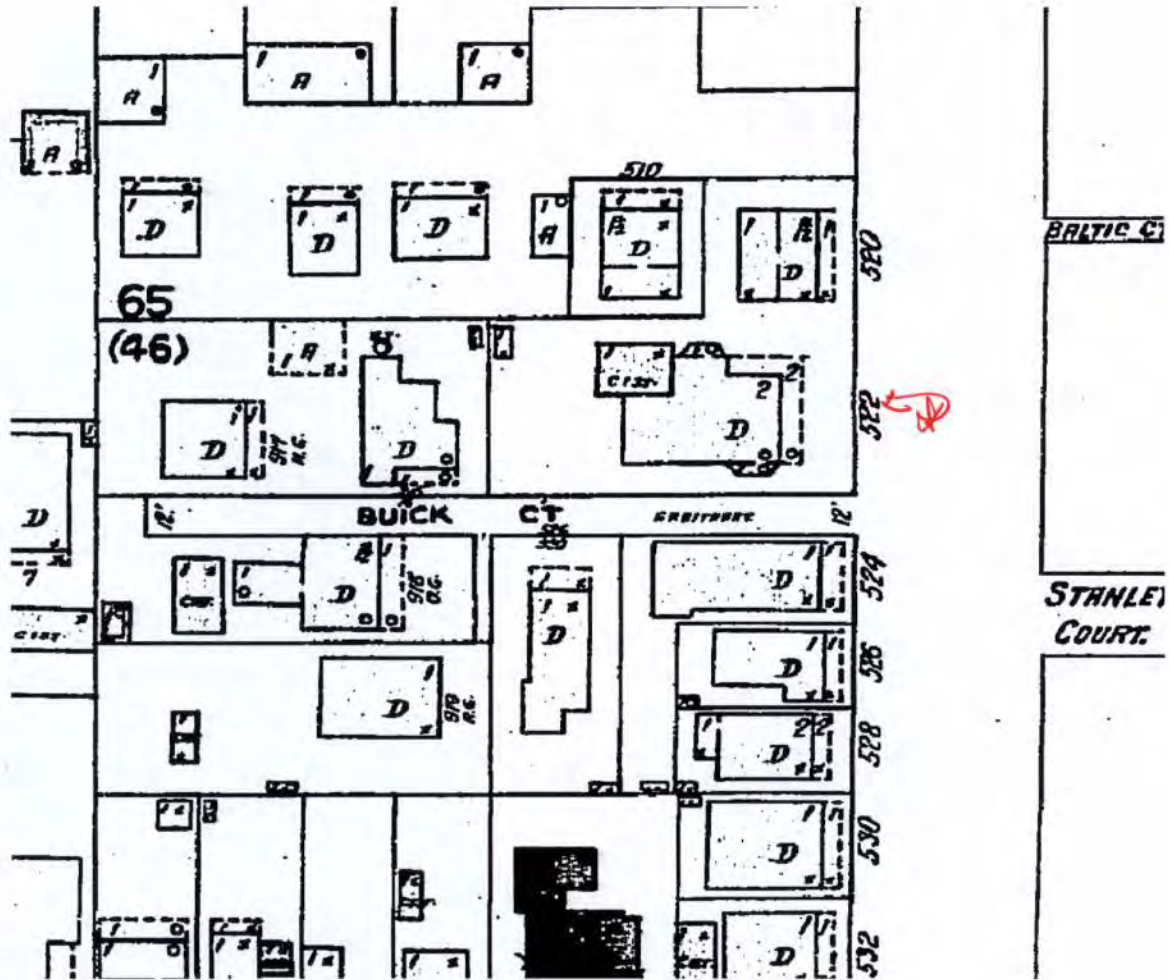
Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

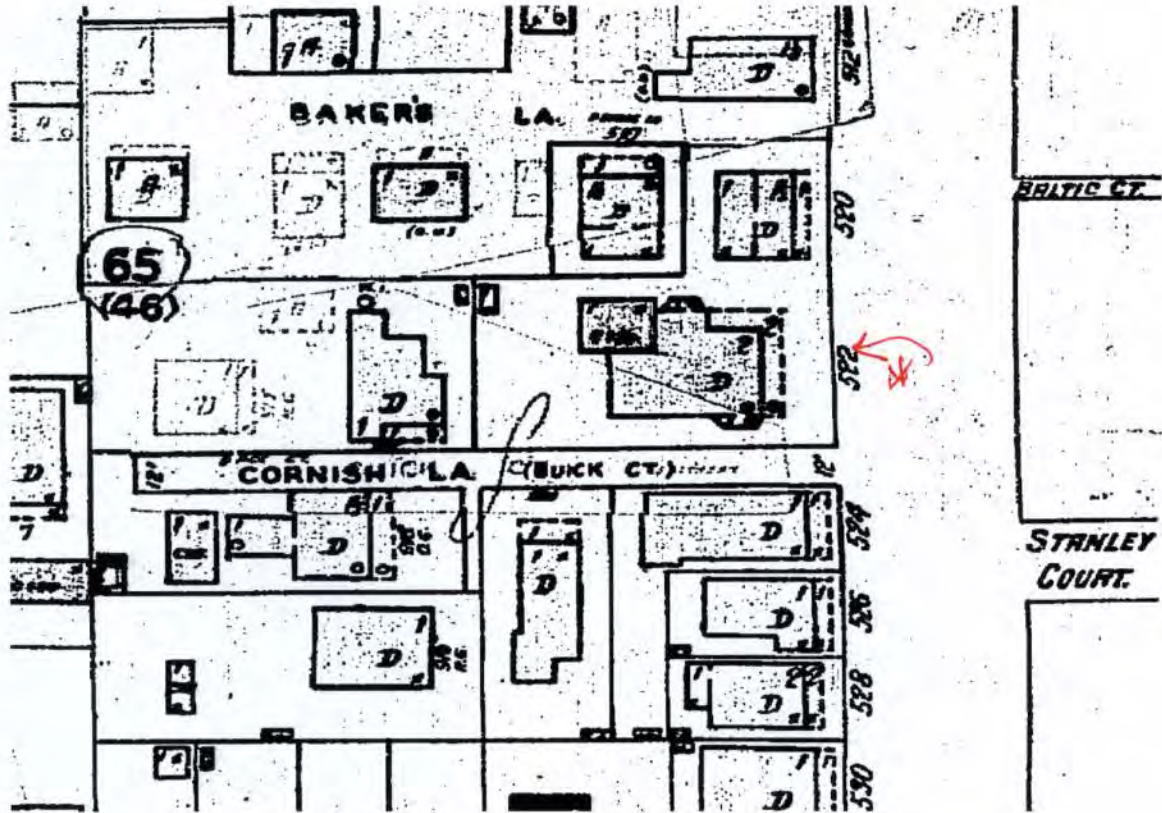
etorregr@keywestcity.com

# **Sanborn Maps**

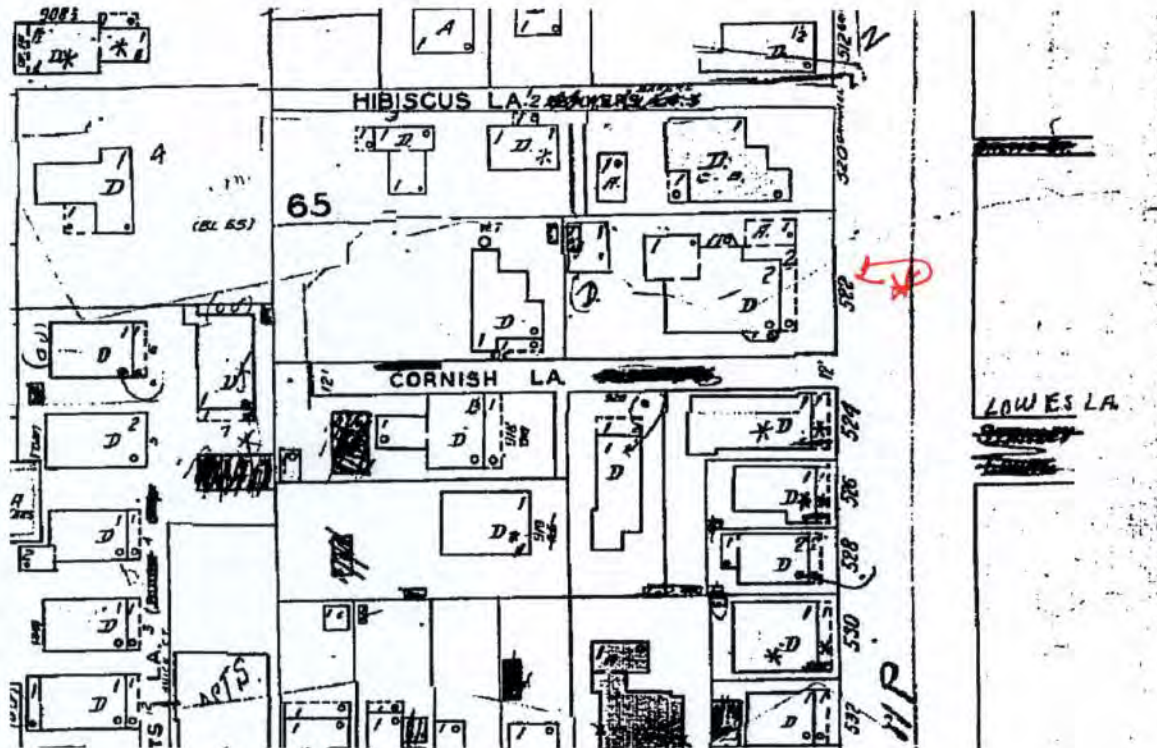


#522 Grinnell Street Sanborn map copy 1926





#522 Grinnell Street Sanborn map copy 1948



#522 Grinnell Street Sanborn map copy 1962

# **Project Photos**















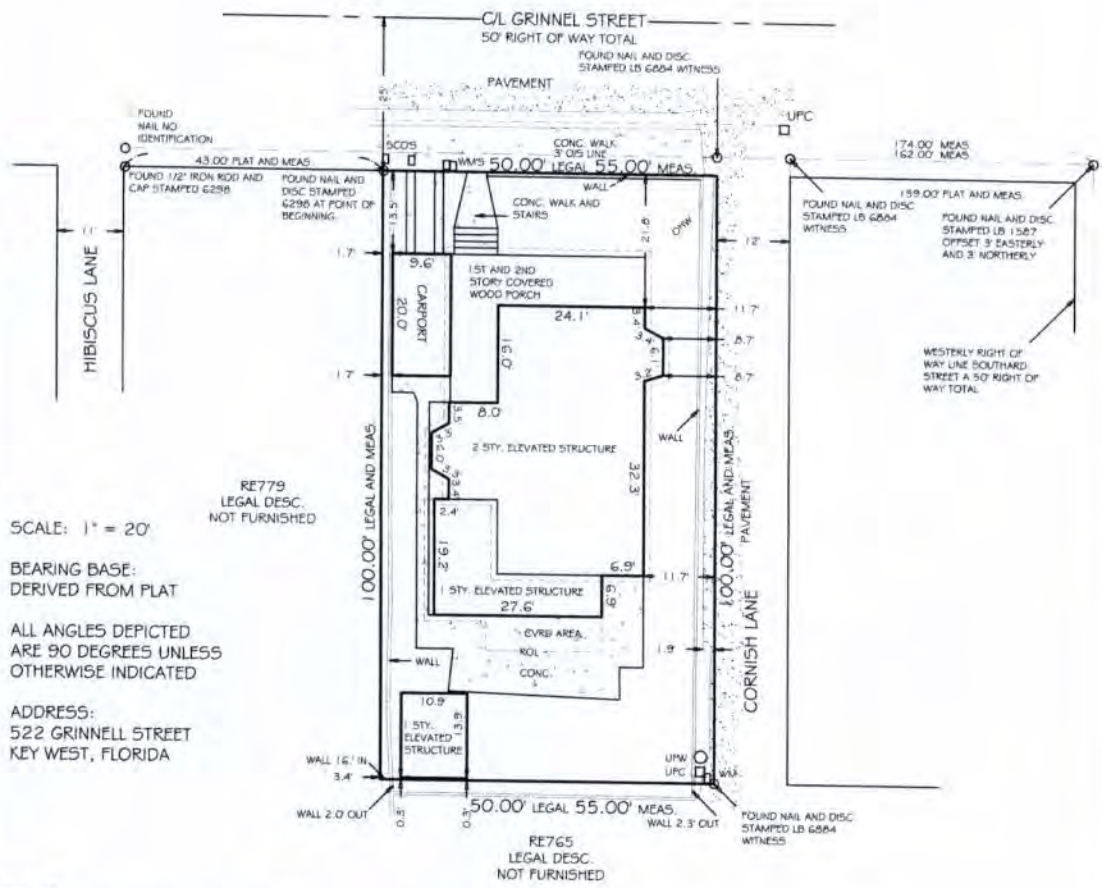
# Survey

# MAP OF BOUNDARY SURVEY

A PORTION OF LOT 1 SQUARE 46  
WM. A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST  
MONROE COUNTY, FLORIDA



LOCATION MAP - NTS



SCALE: 1" = 20'  
BEARING BASE:  
DERIVED FROM PLAT  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
522 GRINNELL STREET  
KEY WEST, FLORIDA

REVISIONS:  
1.) 05/29/07 - CORRECTED NORTH ARROW - KK.

**LEGAL DESCRIPTION -**  
ON THE ISLAND OF KEY WEST, AND KNOWN AND DESIGNATED ON WM. A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST, DELINEATED IN FEBRUARY, A.D., 1829, AS PART OF LOT 1, SQUARE 46, COMMENCING AT THE DIVIDING LINE BETWEEN LOTS 1 AND 2, IN SAID SQUARE AND RUNNING ALONG SAID LINE IN A SOUTHWESTERLY DIRECTION 100 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 50 FEET; THENCE IN A NORTHEASTERLY DIRECTION 100 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 50 FEET TO THE PLACE OF BEGINNING.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BP = BACK-FLOW PREVENTER	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	R = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CP = CHAINING PENCE	L = ARC LENGTH	PT = POINT OF TANGENT
CM = CONCRETE MONUMENT	LS = LANDSCAPING	R = RADIUS
CONC = CONCRETE	MB = MASONRY	RES = RESIDENCE
COVERD = COVERED	MEAS = MEASURED	ROL = ROOF OVERLAPPING LINE
DELTA = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	ROW = RIGHT OF WAY
DRAG = DRAINAGE EMBANKMENT	NTS = NOT TO SCALE	ROWL = RIGHT OF WAY LINE
EL = ELEVATION	OWH = OVERHEAD WIRES	SCD = SANITARY CLEAN-OUT
ENCL = ENCLOSURE	PC = POINT OF CURVE	TRM = TEMPORARY BENCHMARK
ENCR = ENCROACHMENT	PCP = POINT OF COMPILING CURVE	TS = TRAFFIC SIGN
EDF = EDGE OF PAVEMENT	PCF = PERMANENT CONTROL POINT	TYP = TYPICAL
FTE = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	UR = UTILITY REFERENCE
FI = FIRE HYDRANT	PL = PROPERTY LINE	UPC = CONCRETE UTILITY POLE
FI = FENCE RESIDE	POB = POINT OF BEGINNING	UPW = WOOD UTILITY POLE
FO = FENCE ON LINE	POI = POINT OF INTERSECTION	WFP = WOOD FENCE
FOL = FENCE ON LINE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
GF = GOLF WARE		

**CERTIFIED TO -**  
1. MARITIME FUNDING GROUP, INC.  
2. ORION BANK, ITS SUCCESSORS AND/OR ASSIGNS  
3. SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
4. CHICAGO TITLE INSURANCE COMPANY

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

SCALE: 1" = 20'  
FIELD WORK DATE: 05/21/07  
REVISION DATE: 05/29/07  
SHEET 1 OF 1  
DRAWN BY: GF  
CHECKED BY: RR  
INVOICE NO: 704 1 203

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH (1)(B) (CERTIFICATION), (1)(B)(2)(ENCROACHMENTS), & (1)(B)(4)(EASEMENTS). SCHEDULE 'B' HAS NOT BEEN PROVIDED.

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER  
30364 GUAL ROOST TRAIL, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

NOT VALID WITHOUT THE SIGNATURE AND THE PRESSED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ROBERT E. REECE, P.M.S. #5633, PROFESSIONAL SURVEYOR AND MAPPER, LB #6004

# **Revised Plans**

**SITE DATA**

ZONING DISTRICT: HHDR  
 FLOOD ZONE: AE6  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX 'K'; DATED: 02-18-2005

**LEGAL DESCRIPTION:**  
 ON THE ISLAND OF KEY WEST, AND KNOWN AND DESIGNATED ON WM. A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST, DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF LOT 1, SQUARE 46, COMMENCING AT THE DIVIDING LINE BETWEEN LOTS 1 AND 2, IN SAID SQUARE AND RUNNING ALONG SAID LINE IN A SOUTHWESTERLY DIRECTION 100 FEET, THENCE AT RIGHT ANGLES IN SOUTHEASTERLY DIRECTION 50 FEET, THENCE IN A NORTHEASTERLY DIRECTION 100 FEET, THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 50 FEET TO THE PLACE OF BEGINNING.

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE 'C')  
 FLOOR LIVE LOAD: 40 PSF

**INDEX OF DRAWINGS**

SHEET 1 - SITE SHEET	SHEET 9 - STRUCTURAL PLANS
SHEET 2 - FLOOR PLAN	SHEET 10 - STRUCTURAL PLANS
SHEET 3 - FLOOR PLAN	SHEET 11 - DETAILS
SHEET 4 - FINISH PLANS & DETAILS	SHEET 12 - MECHANICAL / PLUMBING PLANS
SHEET 5 - FINISH PLANS & DETAILS	SHEET 13 - ELECTRICAL PLANS
SHEET 6 - ELEVATION	
SHEET 7 - ELEVATION	
SHEET 8 - ELEVATION	

**GENERAL NOTES**

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.
- TWO INDIGENOUS TREES SHALL BE PROVIDED ON THE STREET SIDE OF THE LOT.

**LEGEND**

SYMBOLS	MATERIAL INDICATIONS	ABBREVIATIONS
		& @ AND AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		P.T. PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

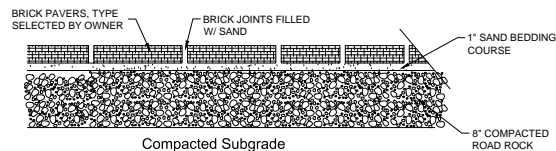
# RESIDENTIAL RENOVATION

## 522 GRINNELL STREET KEY WEST, FLORIDA

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONED	COMMENTS
DISTRICT	HHDR	HHDR	HHDR	
LOT SIZE	5500 SF	5500 SF	5500 SF	
BUILDING AREA	2564 SF	2750	2292 SF	
BUILDING COVERAGE %	46.6%	50%	41.7%	
IMPERVIOUS COVERAGE	3124 SF	3300	3013 SF	
IMPERVIOUS COVERAGE %	56.8%	60%	54.8%	
BUILDING HEIGHT	35'-8"	30'-0"	35'-8"	UNCHANGED

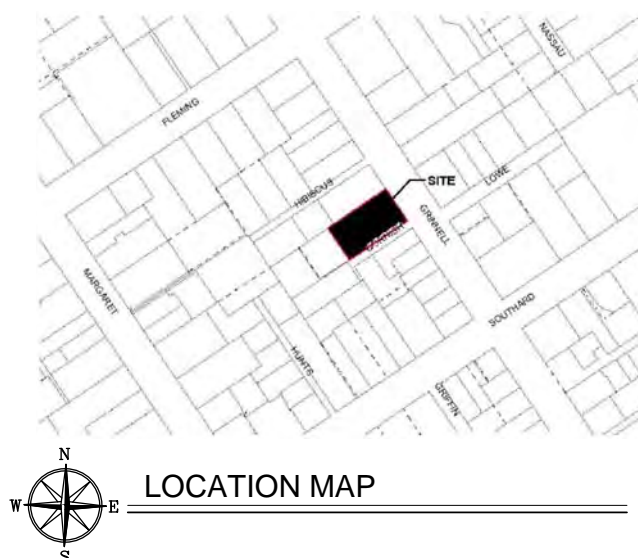
  

SETBACKS			
FRONT SETBACK	REAR SETBACK	RIGHT SIDE SETBACK	LEFT SIDE SETBACK
10'-0"	20'-0"	5'-0"	5'-0"

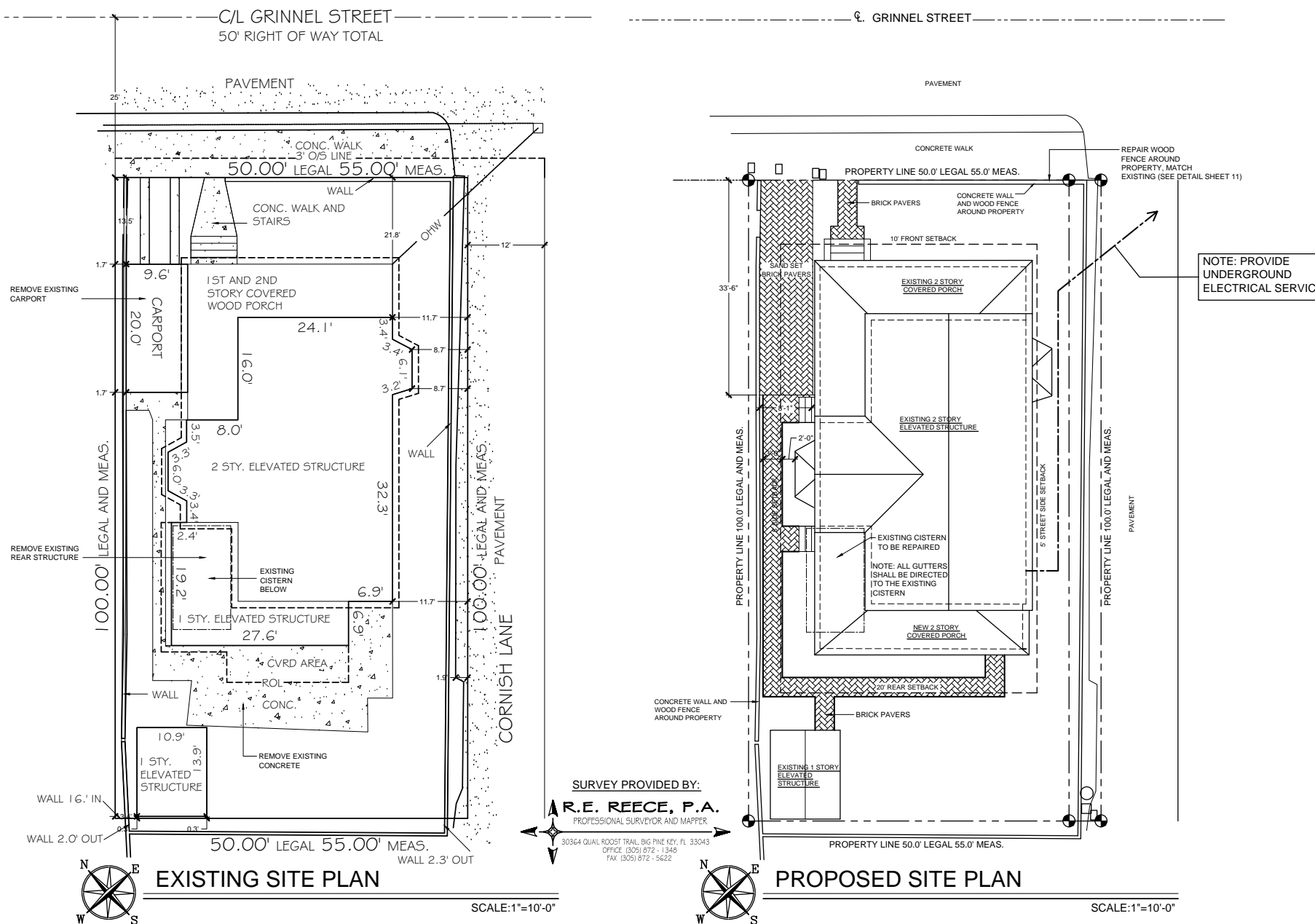


**SAND SET PAVER DETAIL**

SCALE: 1/2" = 1'-0"



**LOCATION MAP**



SURVEY PROVIDED BY:  
**R.E. REECE, P.A.**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 30364 OUAL ROOST TRAIL, BIG PINE KEY, FL 33043  
 OFFICE (305) 872-1348  
 FAX (305) 872-5622

**SeaTech Inc.**  
 830 CRANE BOULEVARD  
 SUGARLOAF KEY, FLORIDA  
 (305) 294-9993  
 C.A. #23984

PAUL R. SEMMES  
 P.E.#44137 DATE:

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

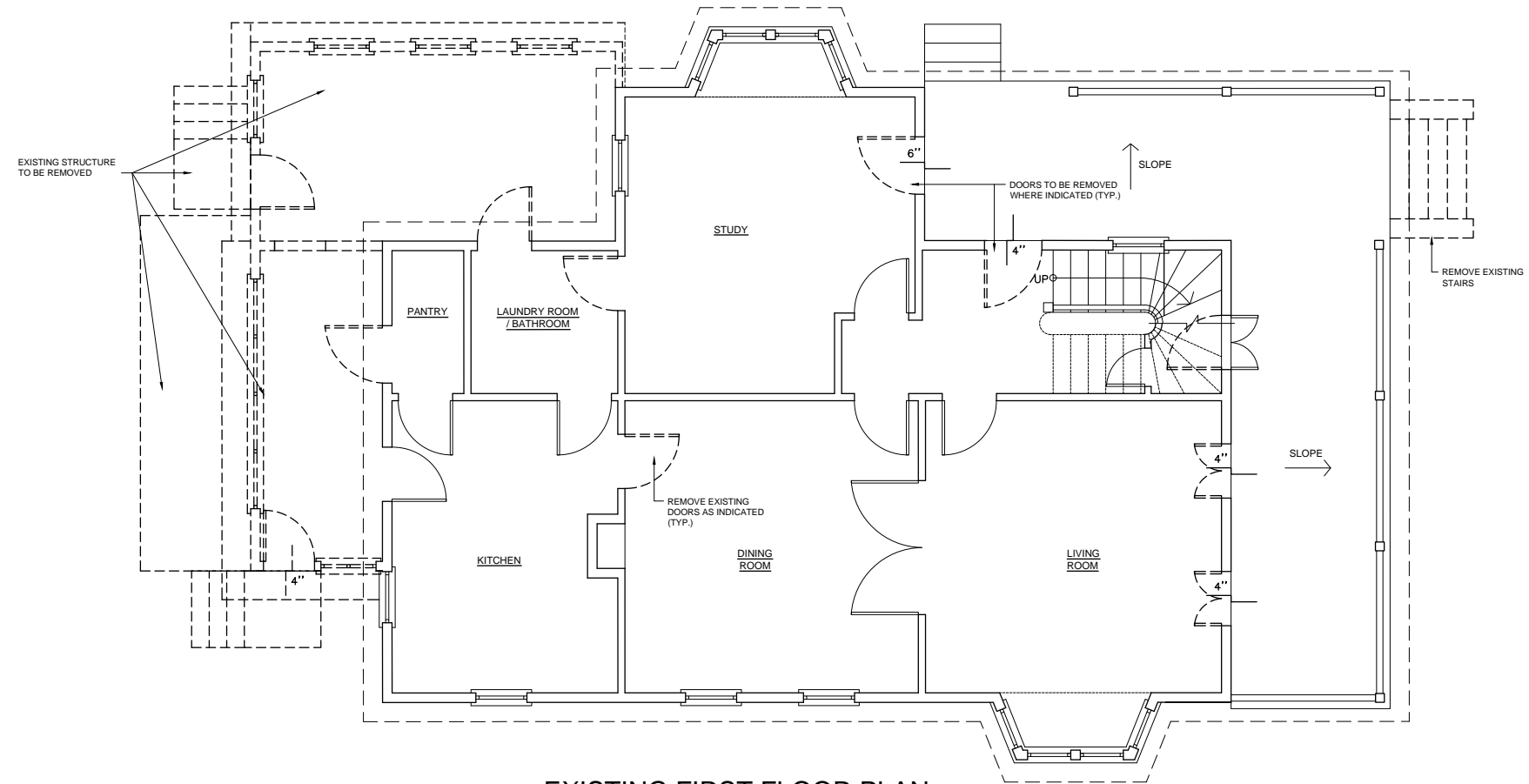
REVISIONS
JOB:
START DATE: 06-30-11
ISSUE DATE: ---
DRAWN: ---
<b>1</b> OF 13

**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.

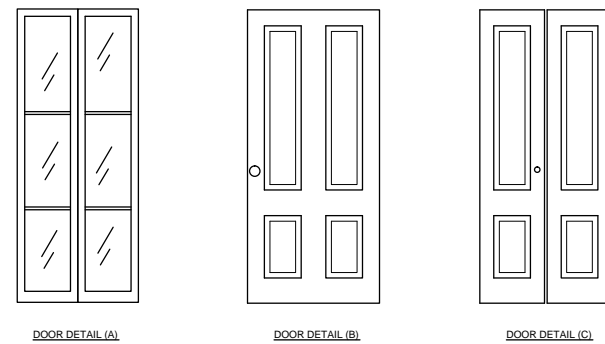
DOOR SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
01	3'-0"x6'-8"x1 3/4"	FRENCH 4 LIGHT	MATCH EXISTING, SEE DETAIL (A)
02	3'-0"x6'-8"x1 3/4"	4 PANEL SWING	BY OWNER
03	3'-0"x6'-8"x1 3/4"	SINGLE LIGHT SWING	BY OWNER
04	3'-0"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
05	2'-8"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
06	2'-0"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
07	4'-0"x6'-8"x1 1/2"	DOUBLE BI-FOLD	MATCH EXISTING, SEE DETAIL (C)
08	2'-8"x6'-8"x1 1/2"	BI-FOLD	MATCH EXISTING, SEE DETAIL (C)

WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	3'-0"x5'-6"	SINGLE HUNG	MATCH EXISTING, SEE DETAIL



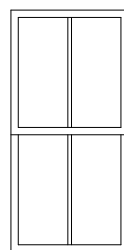
**EXISTING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



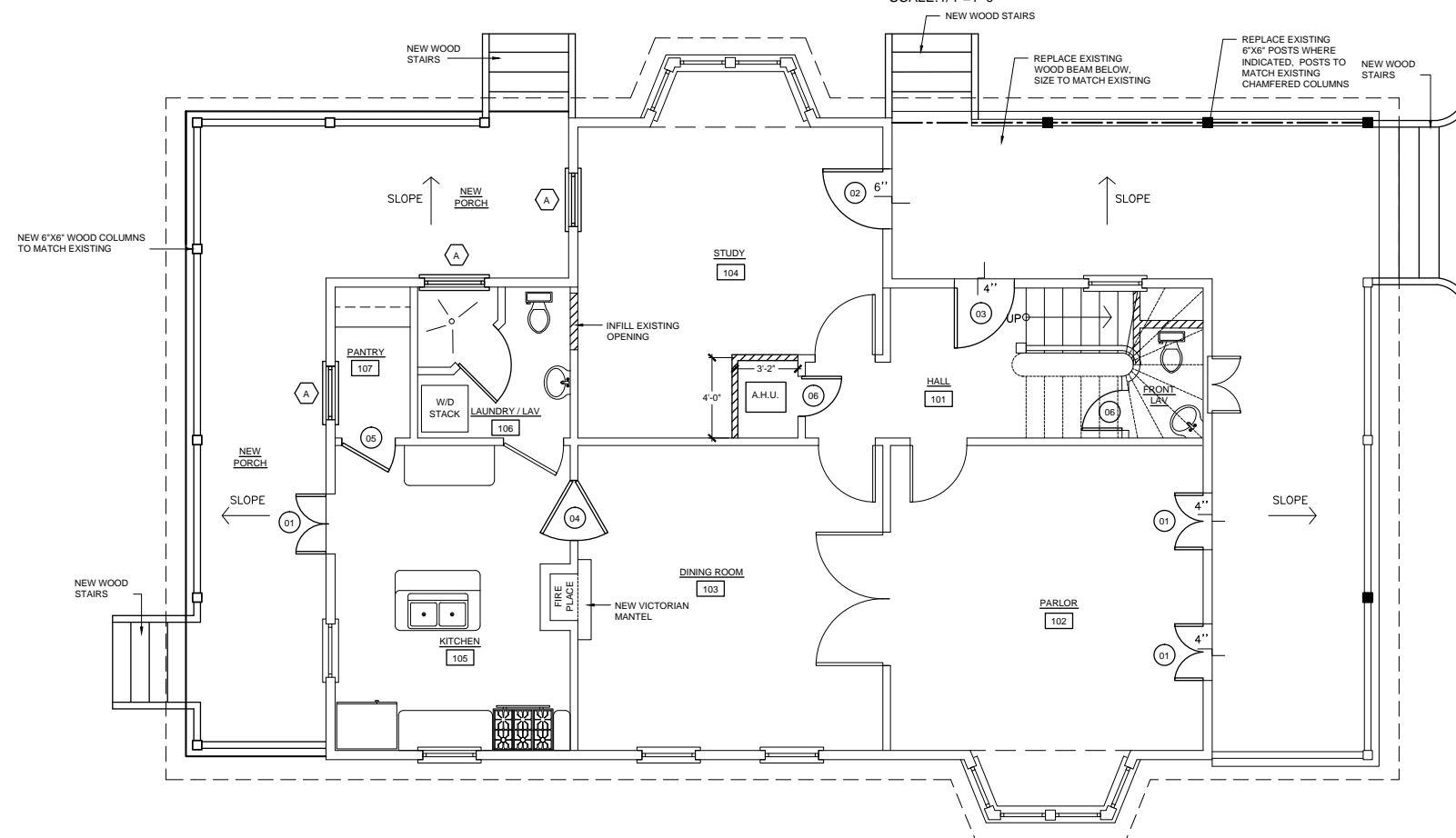
**DOOR DETAILS**

SCALE: 1/4" = 1'-0"



**WINDOW DETAILS**

SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

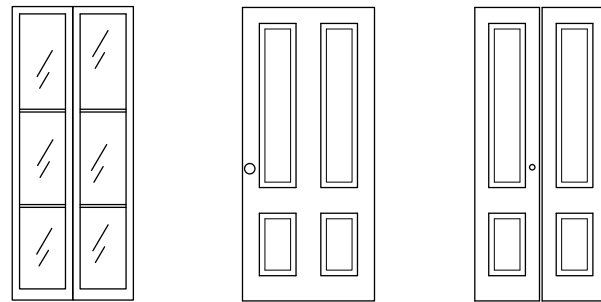
JOB:  
 START DATE: 06-30-11  
 ISSUE DATE: ---  
 DRAWN: ---

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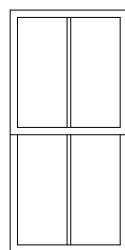
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03	3'-0"x6'-8"x1 3/4"	SINGLE LIGHT SWING	BY OWNER
04	3'-0"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
05	2'-8"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
06	2'-0"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
07	4'-0"x6'-8"x1 1/2"	DOUBLE BI-FOLD	MATCH EXISTING, SEE DETAIL (C)
08	2'-8"x6'-8"x1 1/2"	BI-FOLD	MATCH EXISTING, SEE DETAIL (C)

WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	3'-0"x5'-6"	SINGLE HUNG	MATCH EXISTING, SEE DETAIL



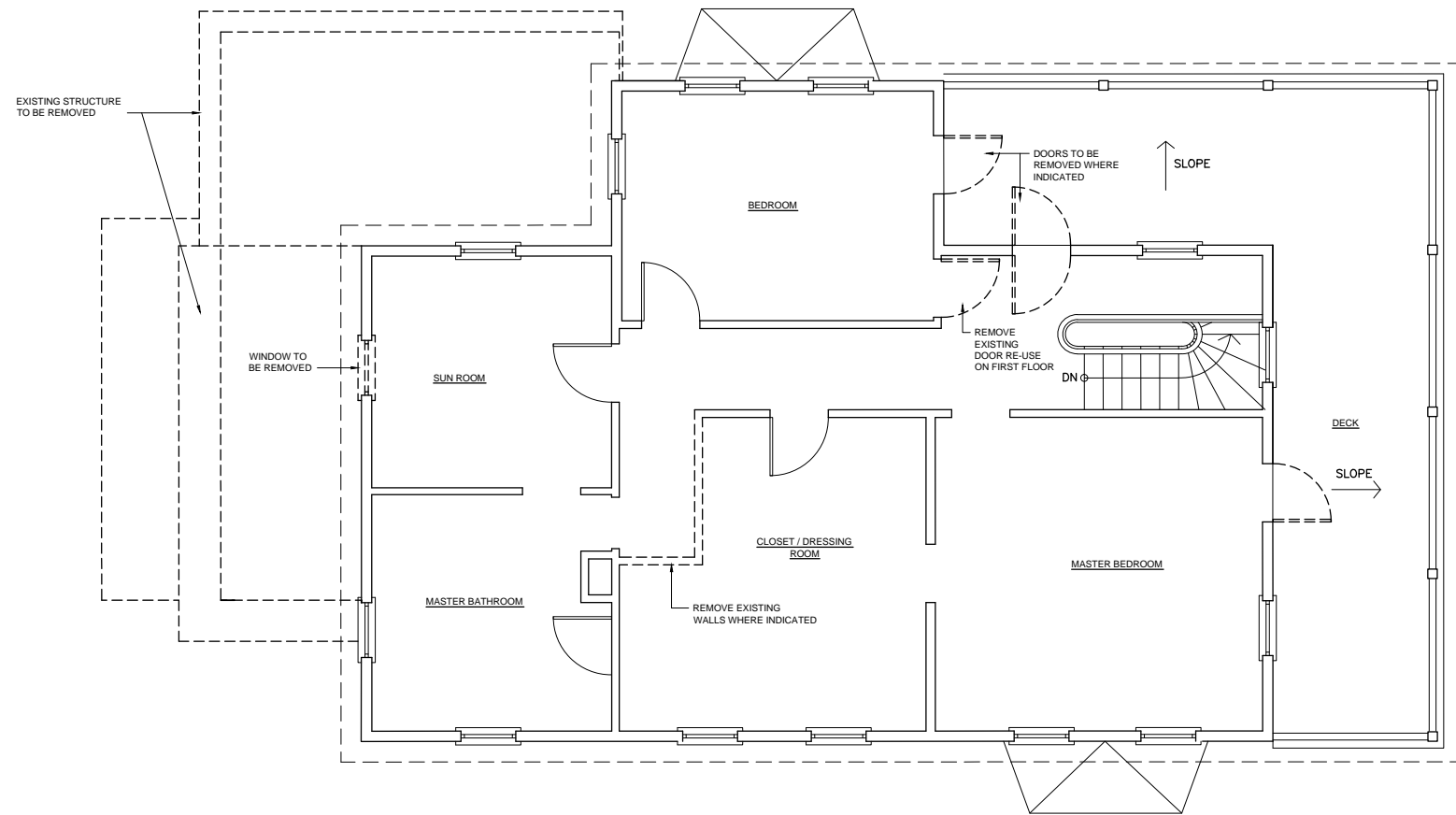
**DOOR DETAILS**

SCALE: 1/4"=1'-0"



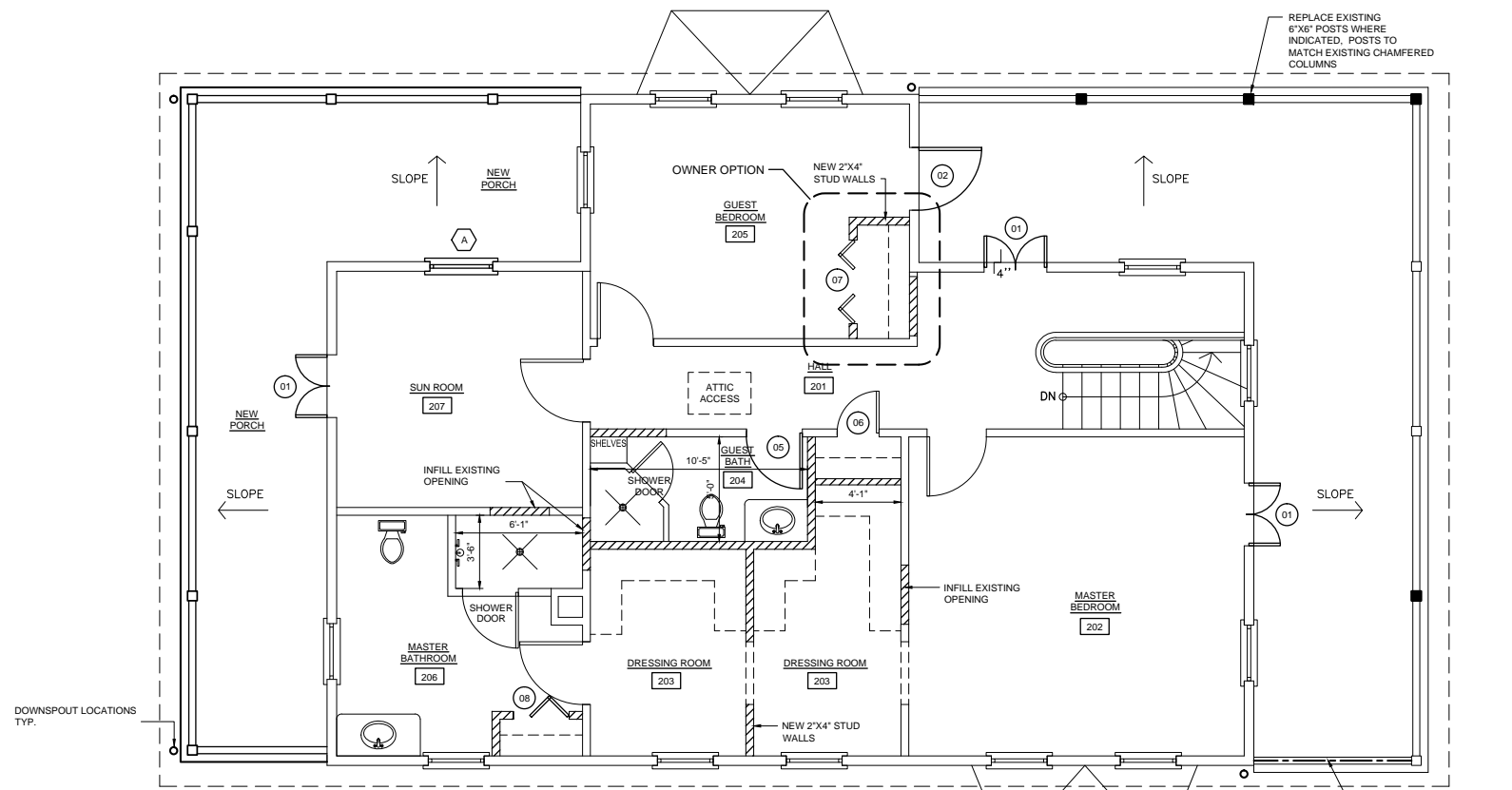
**WINDOW DETAILS**

SCALE: 1/4"=1'-0"



**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 06-30-11  
 ISSUE DATE: ---  
 DRAWN: ---





**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 06-30-11  
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 DRAWN: ---



**EXISTING NORTHWEST ELEVATION**

SCALE: 1/4"=1'-0"



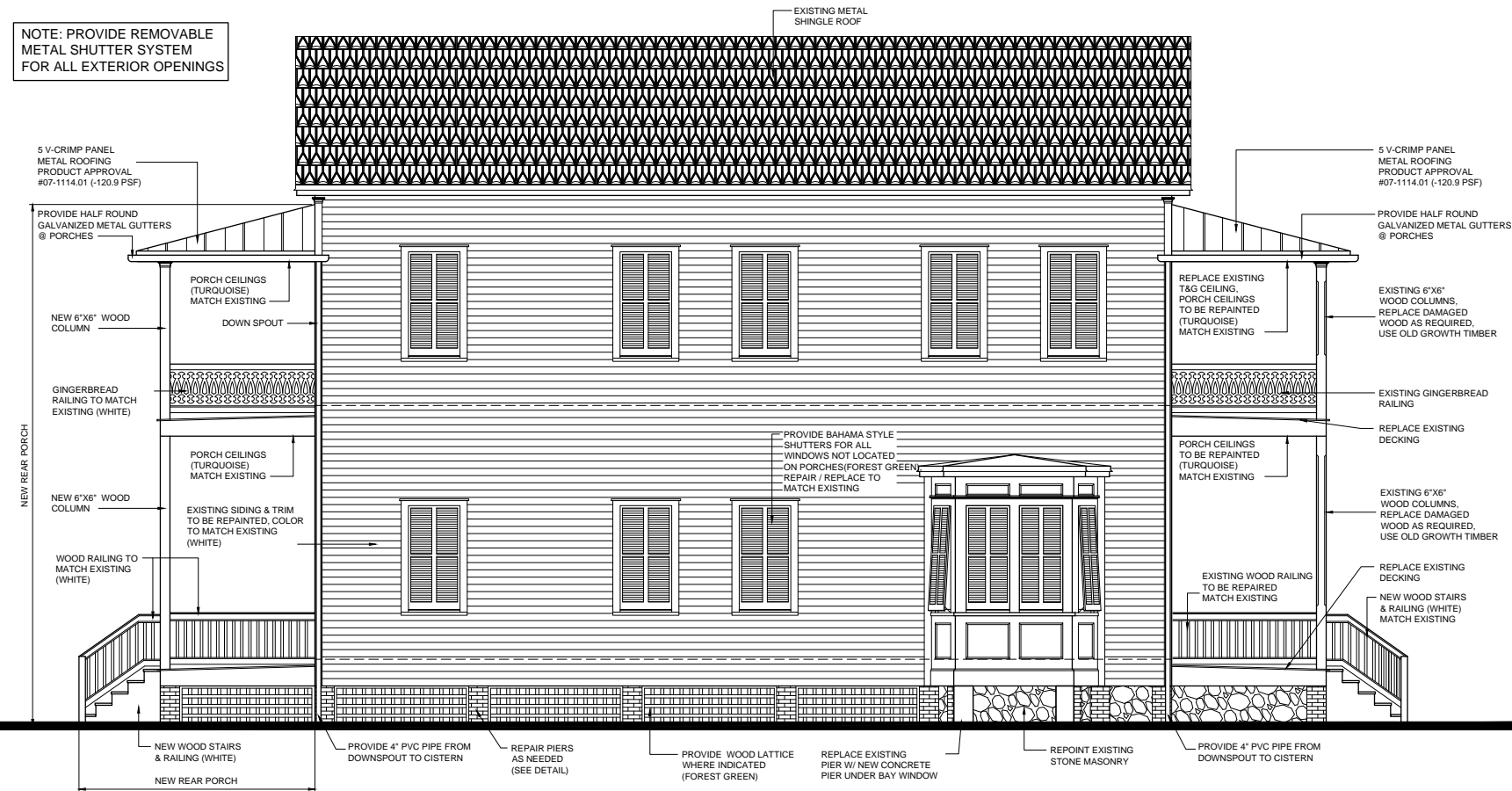
**PROPOSED NORTHWEST ELEVATION**

SCALE: 1/4"=1'-0"



**EXISTING SOUTHEAST ELEVATION**

SCALE: 1/4"=1'-0"



**PROPOSED SOUTHEAST ELEVATION**

SCALE: 1/4"=1'-0"

NOTE: PROVIDE REMOVABLE METAL SHUTTER SYSTEM FOR ALL EXTERIOR OPENINGS

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB: \_\_\_\_\_

START DATE: 06-30-11

ISSUE DATE: ---

DRAWN: ---

# Site Plans

**SITE DATA**

ZONING DISTRICT: HHDR  
 FLOOD ZONE: AE6  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX 'K'; DATED: 02-18-2005

**LEGAL DESCRIPTION:**  
 ON THE ISLAND OF KEY WEST, AND KNOWN AND DESIGNATED ON WM. A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST, DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF LOT 1, SQUARE 46, COMMENCING AT THE DIVIDING LINE BETWEEN LOTS 1 AND 2, IN SAID SQUARE AND RUNNING ALONG SAID LINE IN A SOUTHWESTERLY DIRECTION 100 FEET, THENCE AT RIGHT ANGLES IN SOUTHEASTERLY DIRECTION 50 FEET, THENCE IN A NORTHEASTERLY DIRECTION 100 FEET, THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 50 FEET TO THE PLACE OF BEGINNING.

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE 'C')  
 FLOOR LIVE LOAD: 40 PSF

**INDEX OF DRAWINGS**

- |                                  |  |
|----------------------------------|--|
| SHEET 1 - SITE SHEET             | SHEET 9 - STRUCTURAL PLANS             |
| SHEET 2 - FLOOR PLAN             | SHEET 10 - STRUCTURAL PLANS            |
| SHEET 3 - FLOOR PLAN             | SHEET 11 - DETAILS                     |
| SHEET 4 - FINISH PLANS & DETAILS | SHEET 12 - MECHANICAL / PLUMBING PLANS |
| SHEET 5 - FINISH PLANS & DETAILS | SHEET 13 - ELECTRICAL PLANS            |
| SHEET 6 - ELEVATION              |  |
| SHEET 7 - ELEVATION              |  |
| SHEET 8 - ELEVATION              |  |

**GENERAL NOTES**

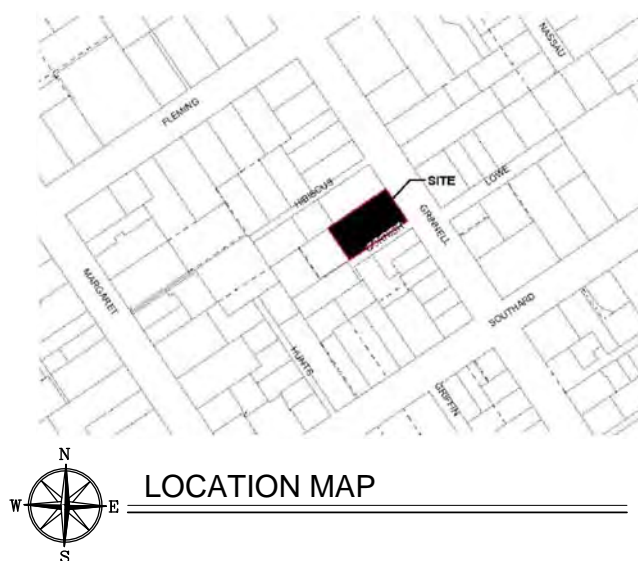
- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2007 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2007 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.
- TWO INDIGENOUS TREES SHALL BE PROVIDED ON THE STREET SIDE OF THE LOT.

**LEGEND**

SYMBOLS		MATERIAL INDICATIONS		ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATE(LY)
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	GARAGE ROOM NAME AND ROOM NUMBER		BRICK	IN.	INCH
	DETAIL OR SECTION AREA		BATT INSULATION	MAX.	MAXIMUM
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MIN.	MINIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	#	NUMBER
	DETAIL OR SECTION NUMBER		GRAVEL	O.C.	ON CENTER
	SHEET# WHERE DETAIL IS SHOWN		CONTINUOUS WOOD FRAMING	LB.	POUND
	SHEET# WHERE DETAIL IS TAKEN		WOOD BLOCKING	PSI	POUND PER SQUARE INCH
			PLYWOOD	P.T.	PRESSURE TREATED
			FINISH WOOD	SF	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH

# RESIDENTIAL RENOVATION

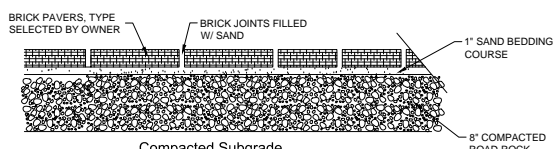
## 522 GRINNELL STREET KEY WEST, FLORIDA



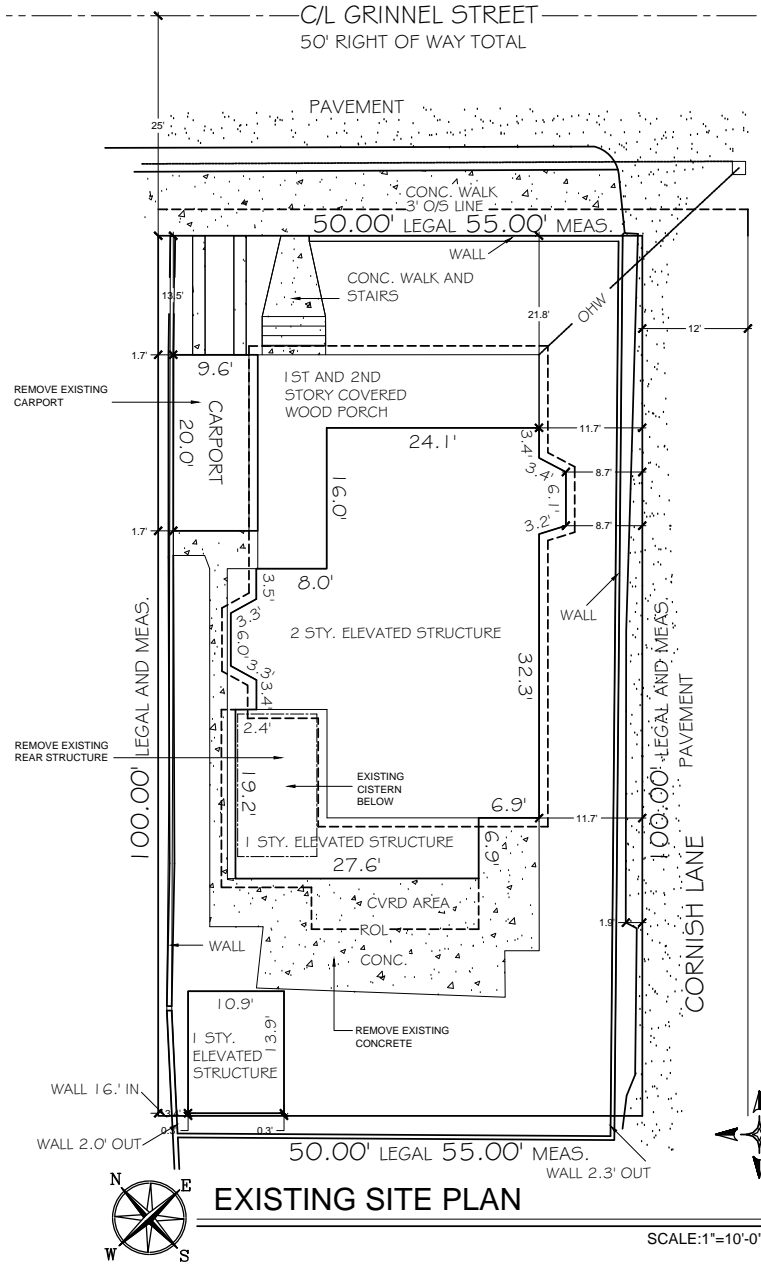
SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONED	COMMENTS
DISTRICT	HHDR	HHDR	HHDR	
LOT SIZE	5500 SF	5500 SF	5500 SF	
BUILDING AREA	2564 SF	2750	2292 SF	
BUILDING COVERAGE %	46.6%	50%	41.7%	
IMPERVIOUS COVERAGE	3124 SF	3300	3013 SF	
IMPERVIOUS COVERAGE %	56.8%	60%	54.8%	
BUILDING HEIGHT	35'-8"	30'-0"	35'-8"	UNCHANGED

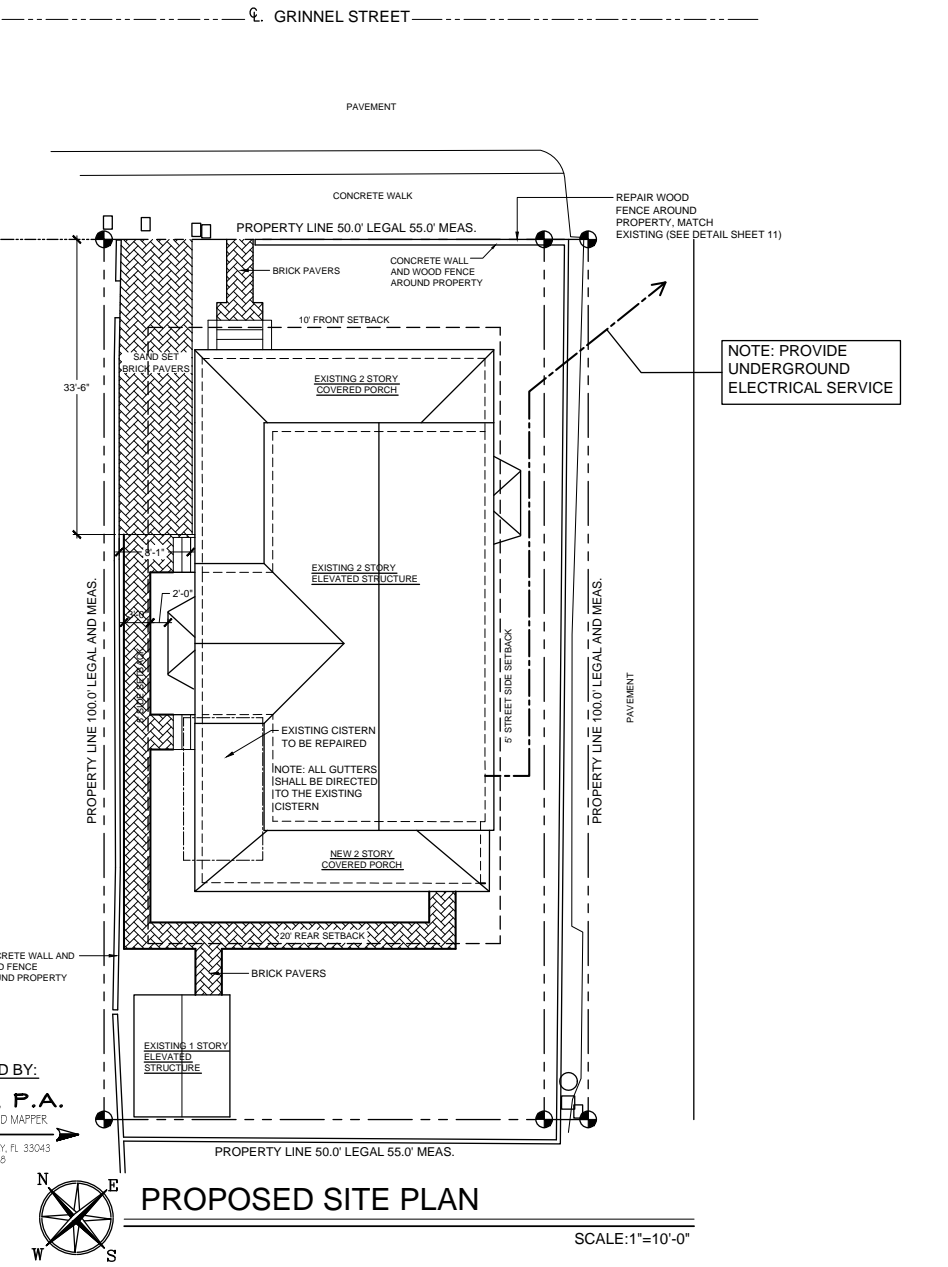
SETBACKS			
FRONT SETBACK	REAR SETBACK	RIGHT SIDE SETBACK	LEFT SIDE SETBACK
10'-0"	20'-0"	5'-0"	5'-0"



**SAND SET PAVER DETAIL**  
SCALE: 1/2" = 1'-0"



SURVEY PROVIDED BY:  
**R.E. REECE, P.A.**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 30364 OUAL ROOST TRAIL, BIG PINE KEY, FL 33043  
 OFFICE (305) 872 - 1348  
 FAX (305) 872 - 5622



NOTE: PROVIDE UNDERGROUND ELECTRICAL SERVICE

**SeaTech Inc.**  
 830 CRANE BOULEVARD  
 SUGARLOAF KEY, FLORIDA  
 (305) 294-9993  
 C.A. #23984

PAUL R. SEMMES  
 P.E.#44137 DATE: \_\_\_\_\_

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

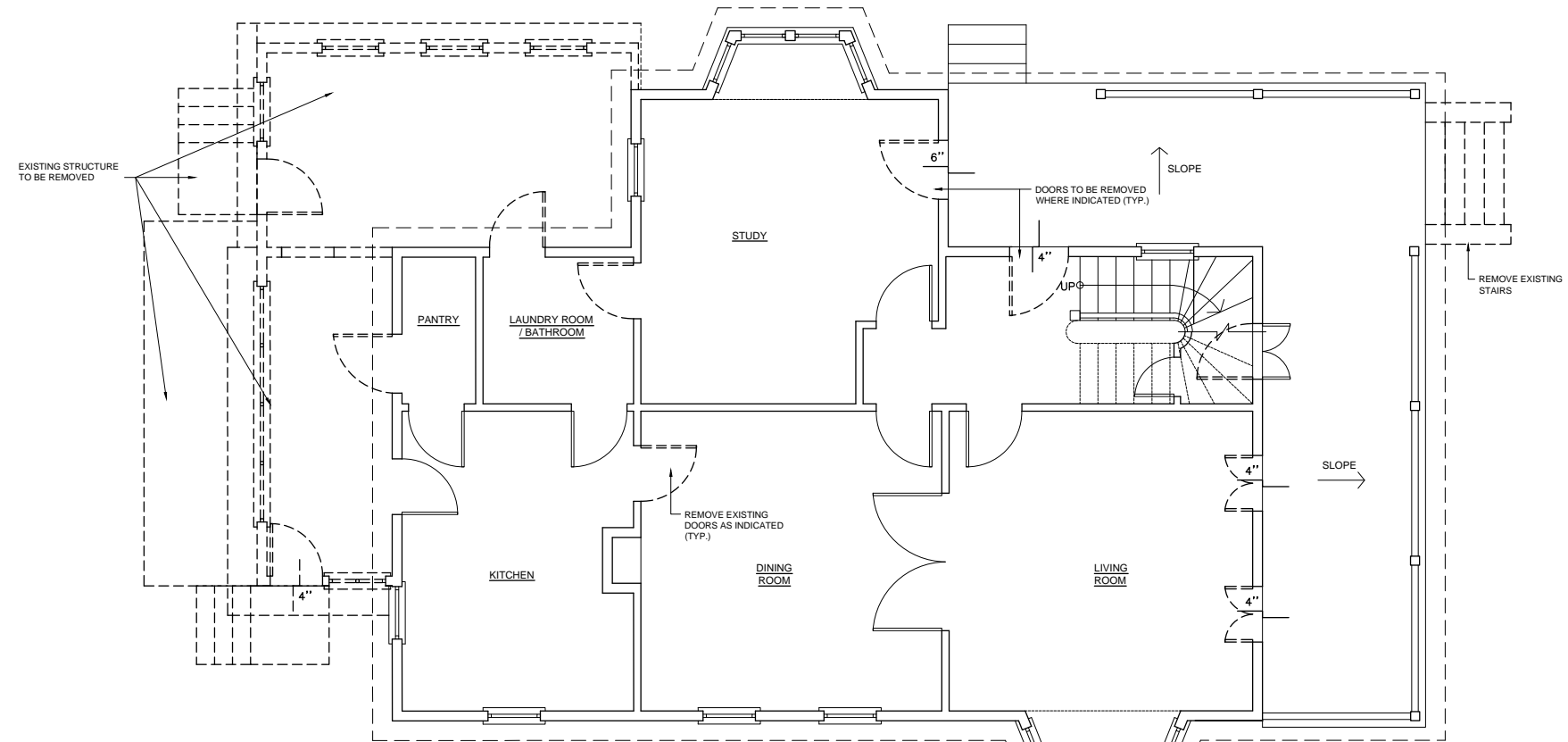
REVISIONS
JOB:
START DATE: 06-30-11
ISSUE DATE: ---
DRAWN: ---
<b>1</b>
OF 13

**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.

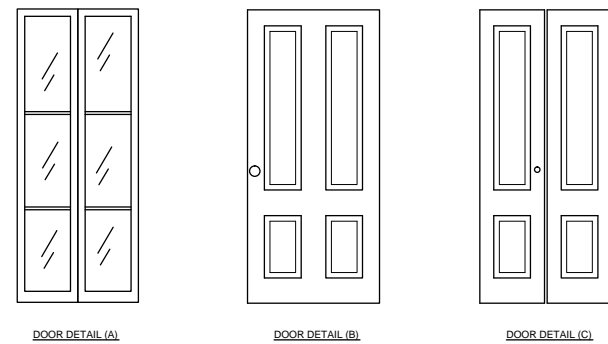
DOOR SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
01	3'-0"x6'-8"x1 3/4"	FRENCH 4 LIGHT	MATCH EXISTING, SEE DETAIL (A)
02	3'-0"x6'-8"x1 3/4"	4 PANEL SWING	BY OWNER
03	3'-0"x6'-8"x1 3/4"	SINGLE LIGHT SWING	BY OWNER
04	3'-0"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
05	2'-8"x6'-8"x1 1/2"	SWING	MATCH EXISTING, SEE DETAIL (B)
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WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	3'-0"x5'-6"	SINGLE HUNG	MATCH EXISTING, SEE DETAIL



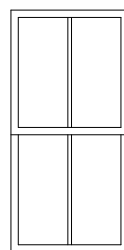
**EXISTING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**DOOR DETAILS**

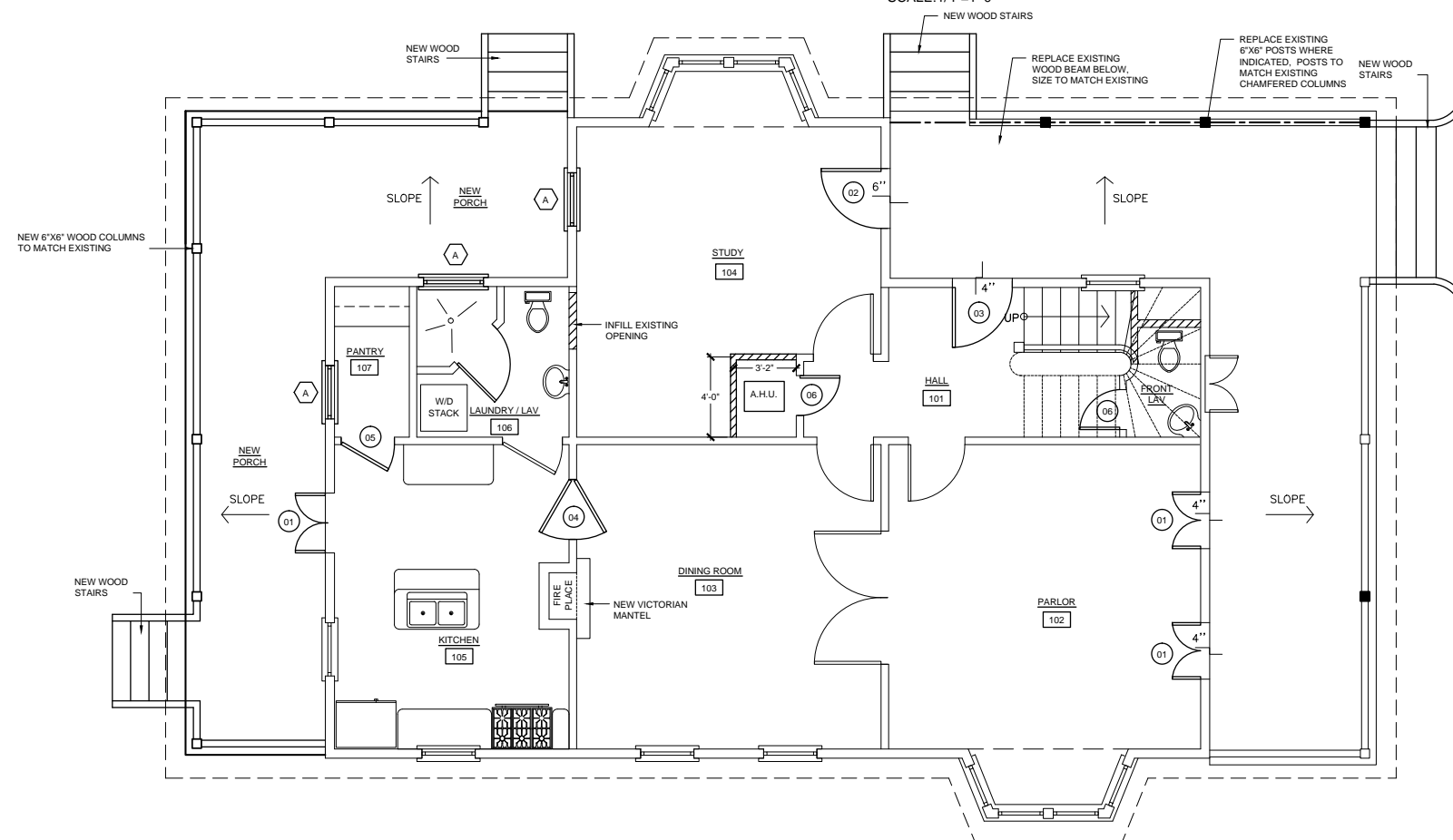
SCALE: 1/4" = 1'-0"



WINDOW DETAIL

**WINDOW DETAILS**

SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

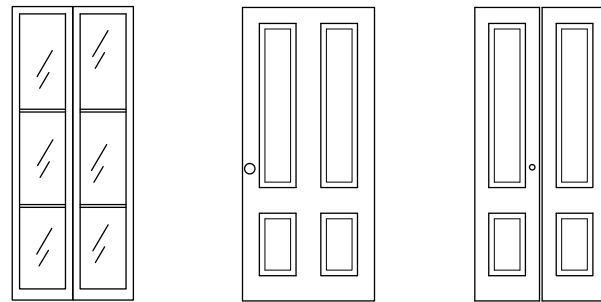
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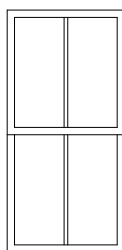
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MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
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WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
A	3'-0"x5'-6"	SINGLE HUNG	MATCH EXISTING, SEE DETAIL



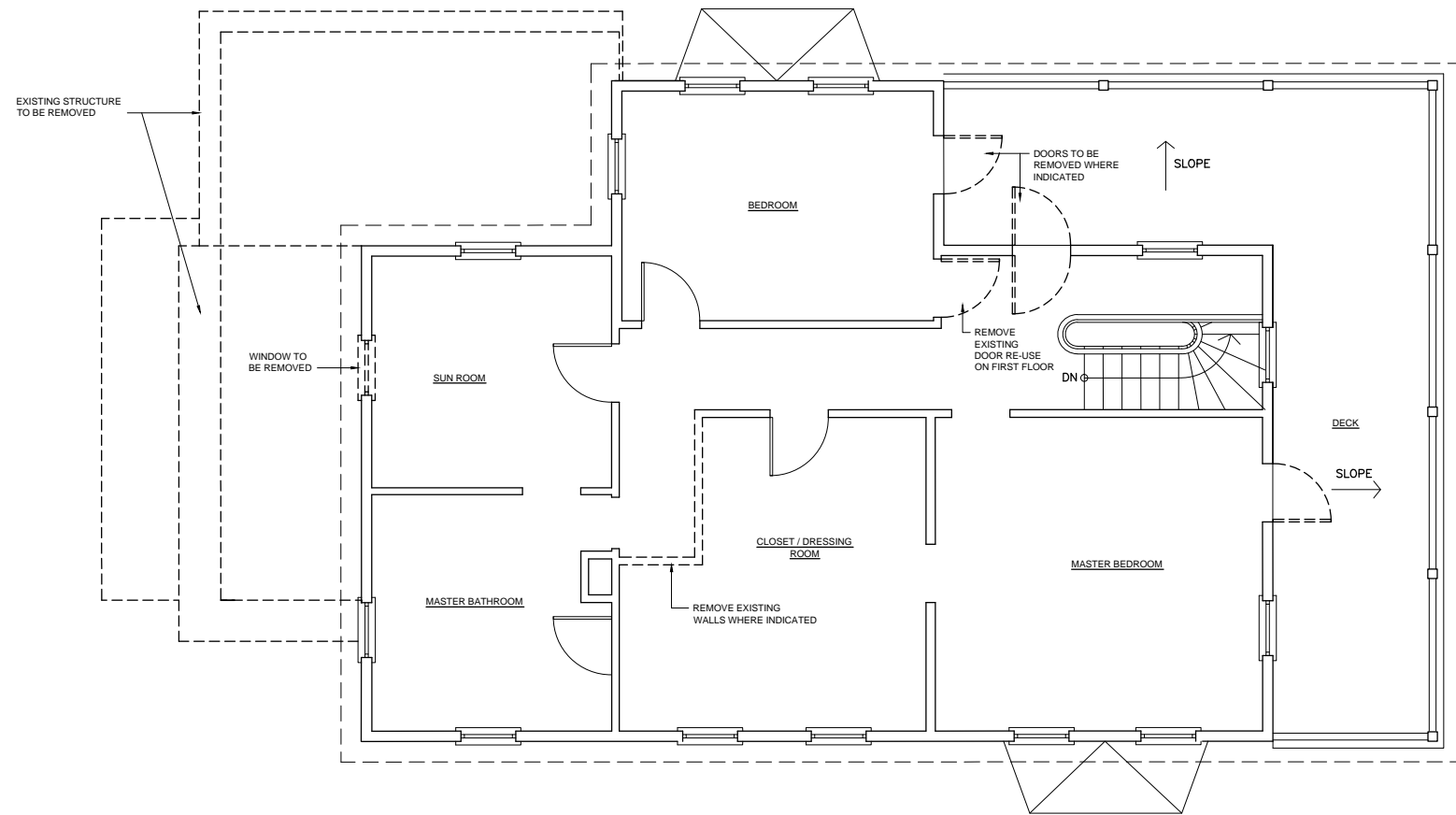
**DOOR DETAILS**

SCALE: 1/4"=1'-0"



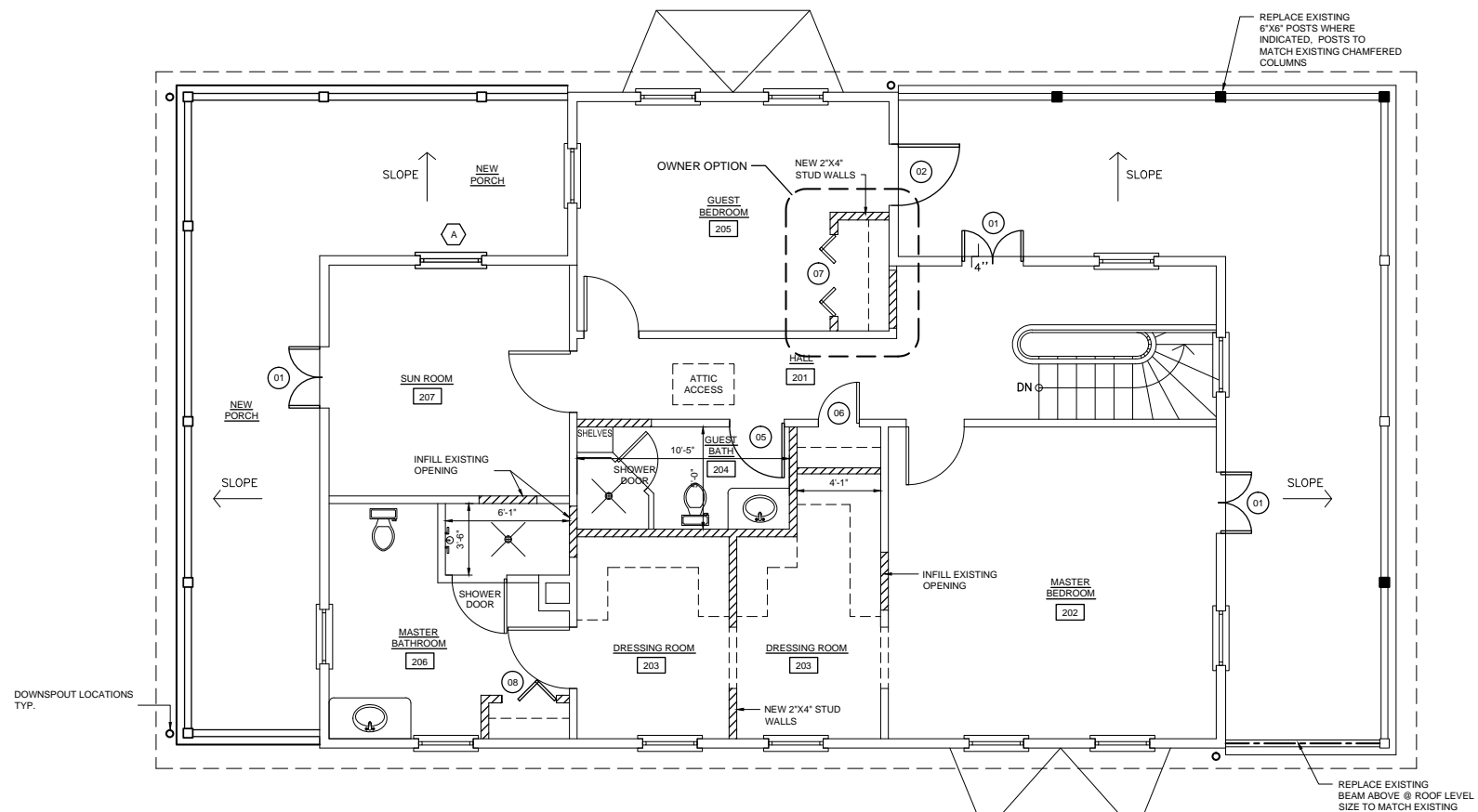
**WINDOW DETAILS**

SCALE: 1/4"=1'-0"



**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
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**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

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**EXISTING NORTHWEST ELEVATION**

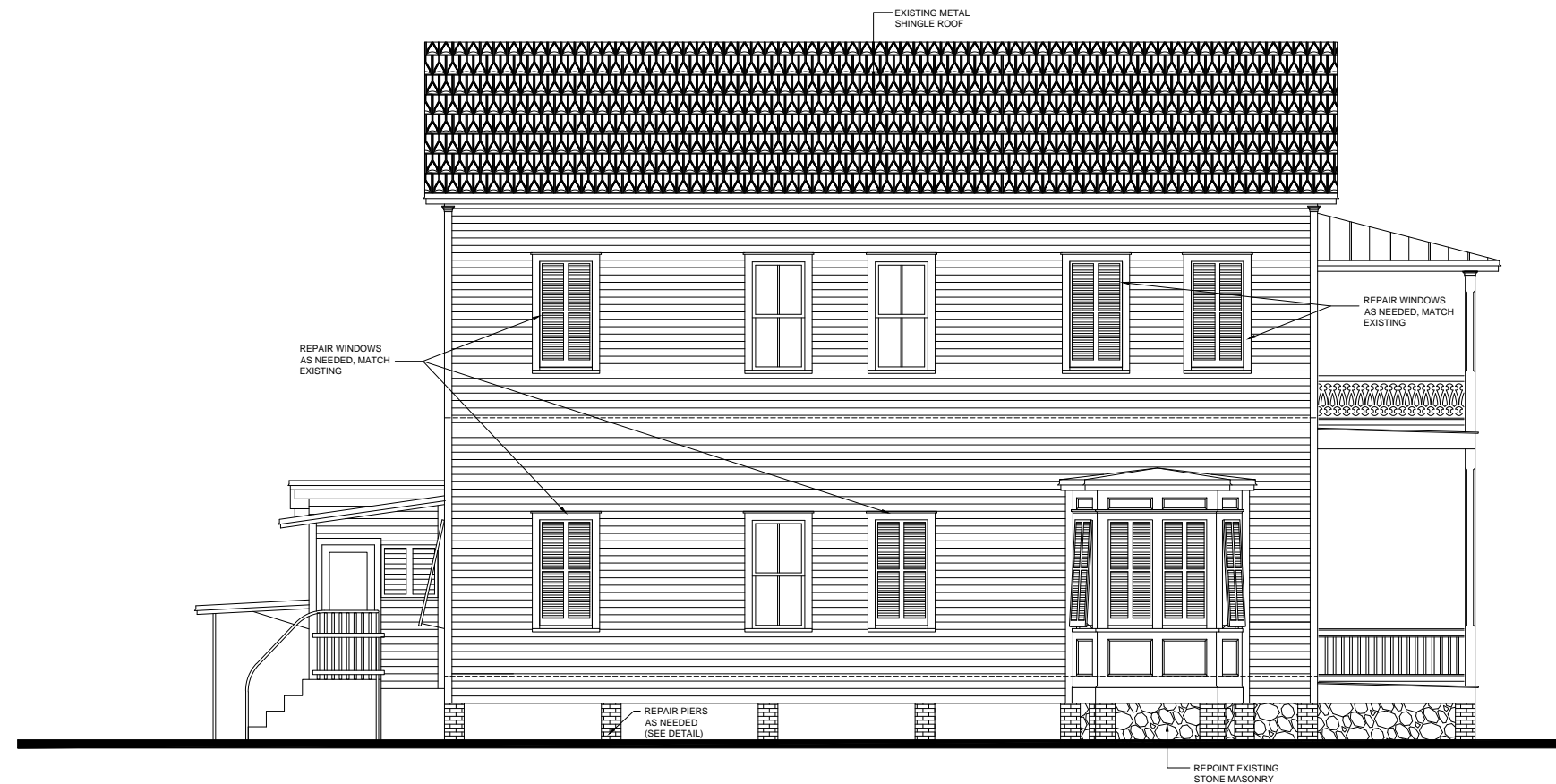
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**PROPOSED NORTHWEST ELEVATION**

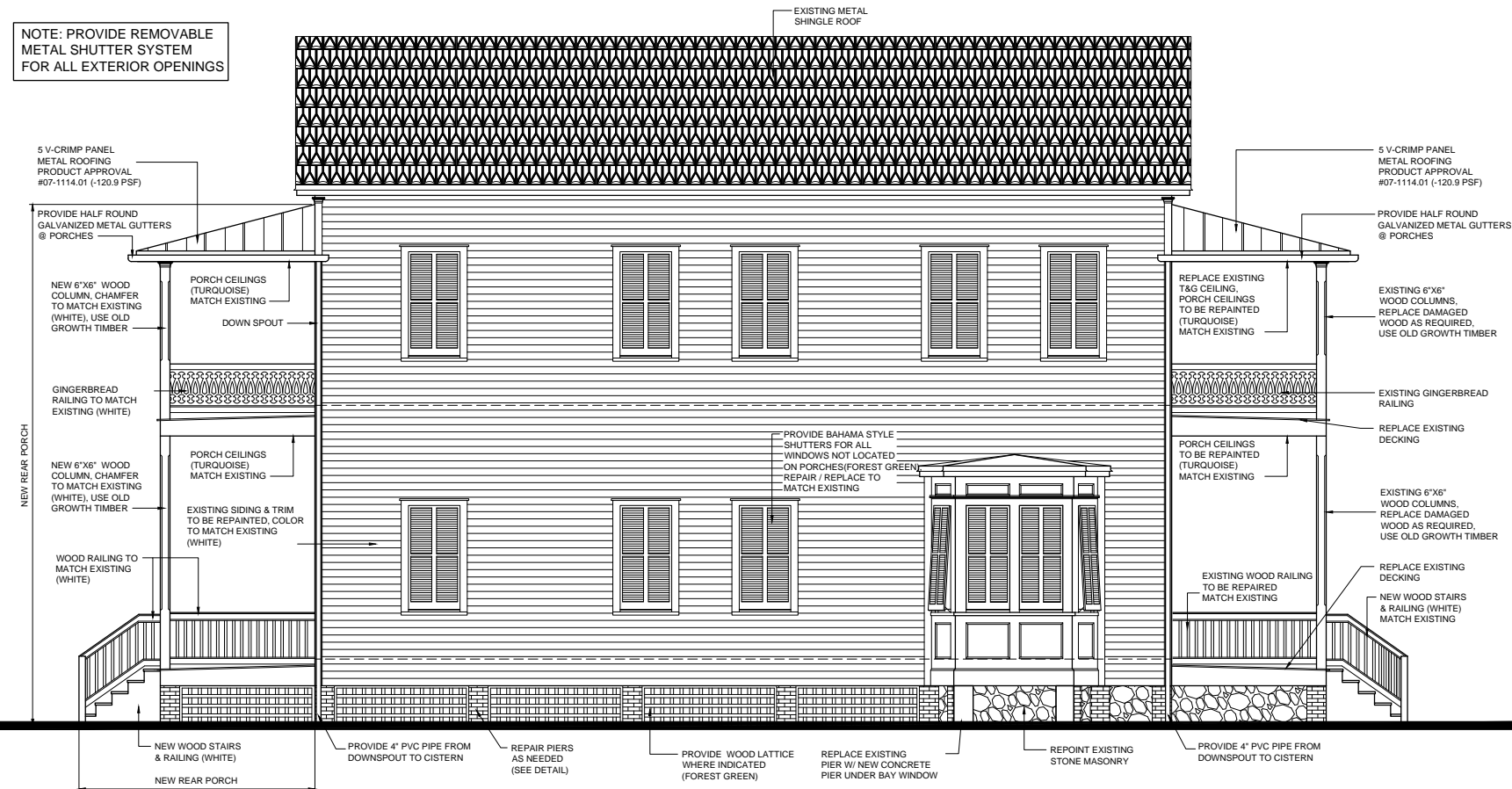
SCALE: 1/4"=1'-0"





**EXISTING SOUTHEAST ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED SOUTHEAST ELEVATION**

SCALE: 1/4" = 1'-0"

**RESIDENTIAL RENOVATIONS**  
 522 GRINNELL STREET  
 KEY WEST, FLORIDA

REVISIONS

JOB:  
 START DATE: 06-30-11  
 ISSUE DATE: ---  
 DRAWN: ---

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 12, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACE EXISTING REAR PORTION WITH NEW TWO STORY  
#522 GRINNELL STREET**

**Applicant: Seatech of the Florida Keys- Application # H11-01-869**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

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## Property Record View

Alternate Key: 1007960 Parcel ID: 00007680-000000

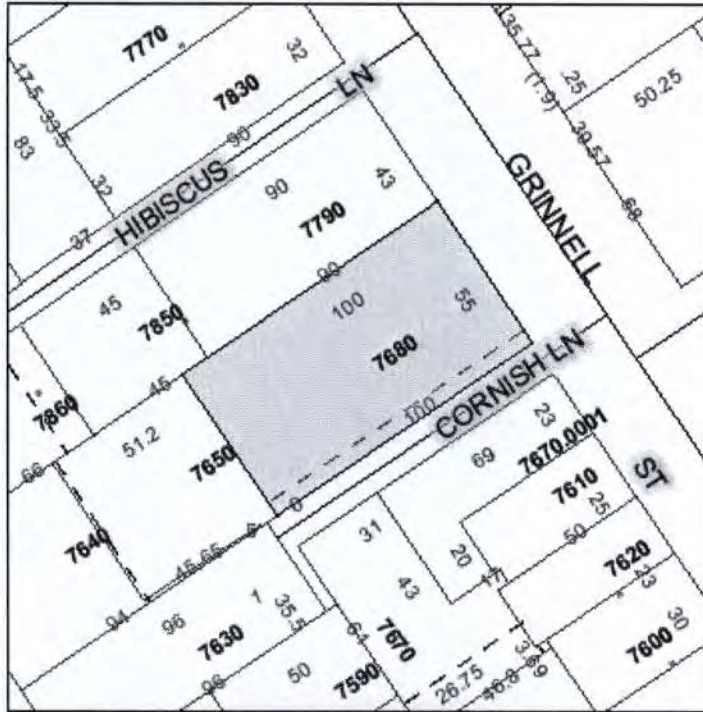
### Ownership Details

**Mailing Address:**  
MARITIME FUNDING GROUP LTD  
PO BOX 399  
CALVERTON, NY 11933

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 522 GRINNELL ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 46 Z-267 OR447-587 OR1358-2457(AFFD) OR1358-2458/2459/2460/2461/2462D/C OR1564-2135D/C OR1564-2327/28AFFD (UNR D/C ON FILE-MCMAHON ANTHONY BERNARD) OR1849-2020/2022(LIS PENDENS) OR2181-646D/C OR2290-2170-73F/J OR2302-178/86Q/C OR2302-171/77A

**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	55	100	5,500.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2689  
Year Built: 1938

### Building 1 Details

Building Type R2  
Effective Age 20  
Year Built 1938  
Functional Obs 0

Condition P  
Perimeter 334  
Special Arch 0  
Economic Obs 0

Quality Grade 600  
Depreciation % 28  
Grnd Floor Area 2,689

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

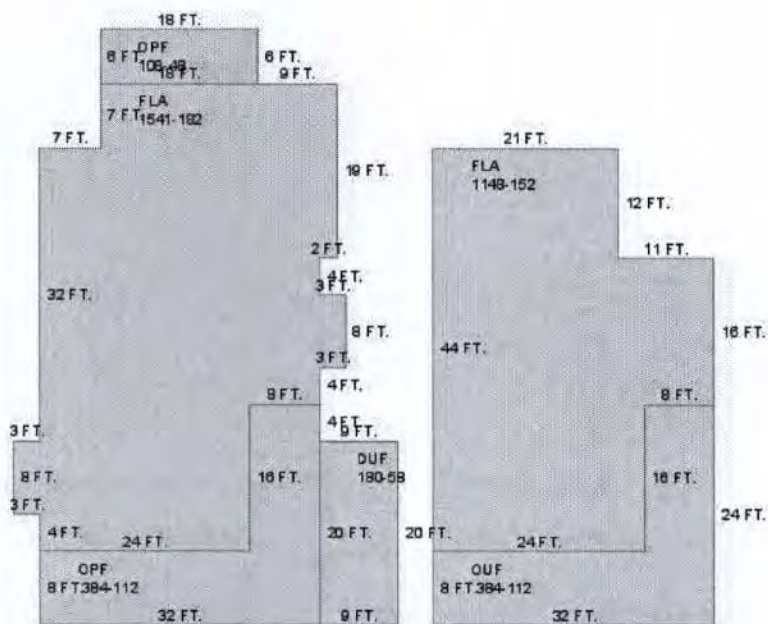
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 4

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
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 1  
Dishwasher 0



Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1 OPF		1	1989	N N	0.00	0.00	108
2 FLA	12: ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	1,541
3 OPF		1	1989	N N	0.00	0.00	384
4 QUF		1	1989	N N	0.00	0.00	384

5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	1,148
6	DUF	12:ABOVE AVERAGE WOOD	1	2003	N	N	0.00	0.00	180

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	600 SF	300	2	1977	1978	2	30
2	UB2:UTILITY BLDG	154 SF	14	11	1937	1938	3	50
3	UB2:UTILITY BLDG	180 SF	20	9	1937	1938	3	50
4	PT3:PATIO	224 SF	0	0	1957	1958	1	50

### Appraiser Notes

THE 2007 SALE DOES NOT FIT CURRENT MARKET TRENDS

2008-11-13 MLS \$1,850,000 4/2 2 ROGO UNITS!! UNTOUCHED HISTORIC HOME PROJECT FOR THE INDIVIDUAL WHO WISHES TO MAKE THEIR OWN RENOVATION DECISIONS. HIGH CEILINGS ON BOTH LEVELS PLUS STAND-UP ATTIC, DADE COUNTY PINE, FIREPLACE. OUTBUILDING, GARAGE, 2 ELECTRIC METERS, AND MANY POSSIBILITIES. ROOM FOR POOL.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9703770	11/06/1997	12/16/1997	1,000		REPAIRS (EXPIRED)
	01-1669	04/20/2001	09/15/2003	1,000		REPAIRED FLOOR
	03-2079	06/12/2003	09/15/2003	2,400		REPLACED SAWER LATERIAL

### 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
2010	291,631	4,050	144,813	440,494	440,494	0	440,494
2009	329,254	4,050	403,780	737,084	737,084	0	737,084
2008	307,303	4,050	550,000	861,353	861,353	0	861,353
2007	345,018	3,516	907,500	1,256,034	1,069,155	25,500	1,043,655
2006	537,513	3,516	522,500	1,063,529	911,962	25,500	886,462
2005	476,083	3,516	467,500	947,099	816,183	25,500	790,683
2004	345,545	3,516	385,000	734,061	523,809	25,500	498,309
2003	328,624	3,516	192,500	524,640	351,178	25,500	325,678
2002	288,885	3,516	192,500	484,901	320,718	25,500	295,218
2001	231,158	2,380	192,500	426,038	286,980	25,500	261,480
2000	202,538	2,399	104,500	309,437	220,273	25,500	194,773



1999	192,851	2,284	104,500	299,636	213,549	25,500	188,049
1998	169,362	1,930	104,500	275,792	210,187	25,000	185,187
1997	155,630	1,773	93,500	250,903	206,674	25,000	181,674
1996	117,704	1,408	93,500	212,612	200,655	25,000	175,655
1995	113,344	1,386	93,500	208,230	195,761	25,000	170,761
1994	95,907	1,208	93,500	190,615	190,615	25,000	165,615
1993	95,907	1,016	93,500	190,423	190,423	25,000	165,423
1992	117,006	1,042	93,500	211,548	211,548	25,000	186,548
1991	117,006	1,077	93,500	211,583	211,583	25,000	186,583
1990	118,403	1,102	72,875	192,380	192,380	25,000	167,380
1989	107,050	0	88,000	195,050	195,050	25,000	170,050
1988	86,741	0	71,500	158,241	158,241	25,000	133,241
1987	85,828	0	41,066	126,894	126,894	25,000	101,894
1986	86,227	0	39,567	125,794	125,794	25,000	100,794
1985	83,952	0	22,385	106,337	106,337	25,000	81,337
1984	78,757	0	22,385	101,142	101,142	25,000	76,142
1983	78,757	0	22,385	101,142	101,142	25,000	76,142
1982	80,148	0	22,385	102,533	102,533	25,000	77,533

**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
4/26/2007	2302 / 171	1,550,000	WD	O

This page has been visited 12,707 times.

Monroe County Property Appraiser  
 Karl Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176