



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: Artibus Design, Engineers

Application Number: H2019-0009

Address: #608 Grinnell Street

Description of Work

Renovations of historic house, including new doors and windows. Enclosure of side porch and removal of rear walls to create an open rear porch. Site improvements including fences and pool with water feature.

Site Facts

The structure under review is located at the west side of the 600 block of Grinnell Street and its back yard faces Griffin Lane. The one and a half-story frame vernacular house is a contributing resource to the historic district and it is one of two twin houses. The structure was build circa 1910.

On March 2019, the Planning Board reviewed and approved the submitted plans for variances to maximum building coverage, maximum impervious surface and for minimum open space requirements. Maximum building coverage allowed is 50%, current building coverage in 60% and requested will increase to 61.59%.

Guidelines Cited on Review

- Guidelines for Windows (pages 29-30), specifically guideline 3.
- Guidelines for Entrances, Porches and Doors (pages 32-33), specifically guidelines 2 and 12.

- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 28, and 30.
- Guidelines for New Construction (pages 38a- 38q), specifically guidelines 1, 5, and 23.
- Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1, 3, and 4.
- Guidelines for Fences and Walls (pages 41-42), specifically guidelines 1, 2, 4, 8 and 9.

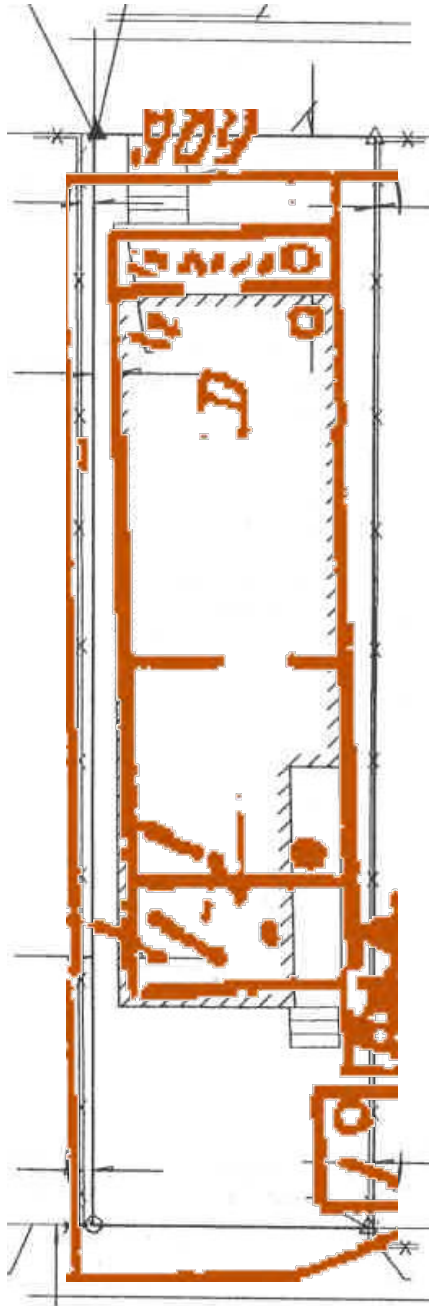
Staff Analysis

A Certificate of Appropriateness is under review for the renovations of a historic house; current metal jalousie windows are to be replaced with six over six wood impact units and the front door will have a six-panel wooden front door. The plan also includes the enclosure of an existing side porch, which originally was part of the interior space, and the removal of rear walls to create an open porch. Aluminum louvers will be affixed at the gable end of the rear porch and will serve as a screen to the a/c condenser unit.

In addition, the design includes a new pool at the rear of the lot with a water feature. A six-foot picket fence is also proposed at the rear yard to create privacy from Griffin Lane.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the design as proposed, with the exception of the aluminum louver element, meets all cited guidelines. Staff finds that the proposed material of the louver is not an appropriate one and recommends this element to be wood. Staff also opines that the proposed pool, location of all mechanical equipment, and the rear fence, all are compliant with cited regulations.



1962 Sanborn map and current survey

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2019-0009	REVISION #	INITIAL & DATE MM 4/11
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:


NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

606 GRINNELL ST	
IRA C WADDY	PHONE NUMBER (615) 481-2481
2205 HAMPTON AVE	EMAIL JACKWADDEY@ME.COM
NASHVILLE TN 37215	
SERGE MASHAKOV, P.E.	PHONE NUMBER (305) 304-3512
3706 N. ROOSEVELT BLVD, i-208	EMAIL SERGE@ARTIBUSOFFSIGN.COM
	
DATE 04/10/2019	

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

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

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

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

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

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

GENERAL: EXISTING HISTORIC SINGLE FAMILY RES. IS PROPOSED TO BE REMODELED W/ CHANGES TO INTERIOR LAYOUT, REPLACEMENT OF ALL WINDOWS & DOORS AND DEMOLITION OF PART OF REAR ADDITION WALLS (LEFT SIDE & REAR) AND CONSTRUCTION OF NEW WOOD FRAME MAIN BUILDING: WALL IS LIKE WITH MAIN STRUCTURE ALL WORK UNDER EXISTING ROOF LINE. REAR PART OF BUILDING IS PROPOSED TO BE OPENED INTO PORCH

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

HARC Certificate of Appropriateness: Demolition Appendix




City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	608 Grinnell Street
PROPERTY OWNER'S NAME:	Ira C. Waddey, Jr.
APPLICANT NAME:	Ira C. Waddey, Jr.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	2-14-19 IRA C. WADDEY, JR. DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO ALL NON-HISTORIC METAL LOUVER DOORS & WINDOWS. DEMO INTERIOR WALLS AS SHOWN ON DEMO PLAN. DEMO EXTERIOR WALLS IN REAR OF THE BUILDING AS SHOWN ON DEMO PLAN

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

REAR OF THE BUILDING IS NOT VISIBLE FROM STREET, NO DISTINCTIVE CHARACTERISTICS AND IS NOT SIGNIFICANT PART OF STRUCTURE

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A

(i) Has not yielded, and is not likely to yield, information important in history.

N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

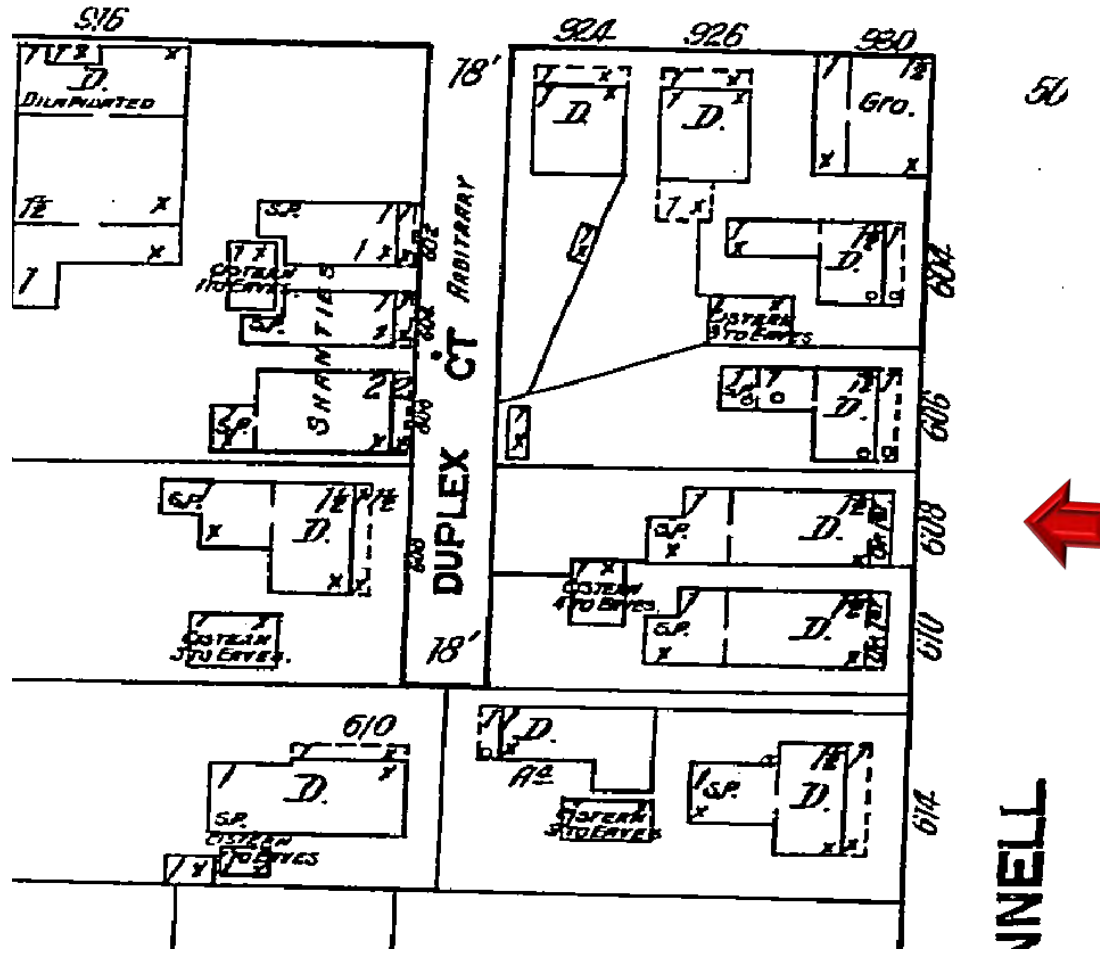
N/A

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

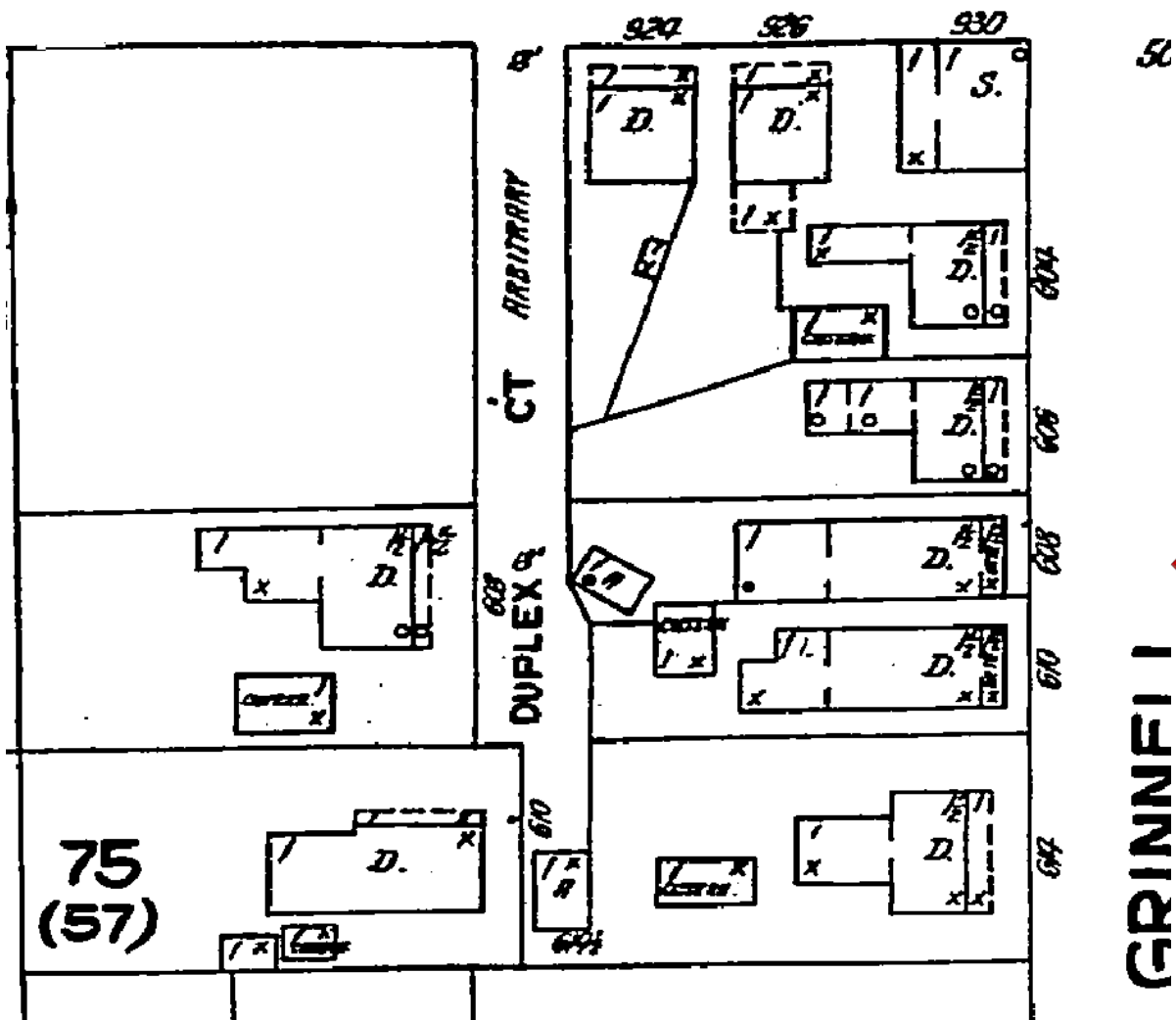
SANBORN MAPS

SOUTHARD



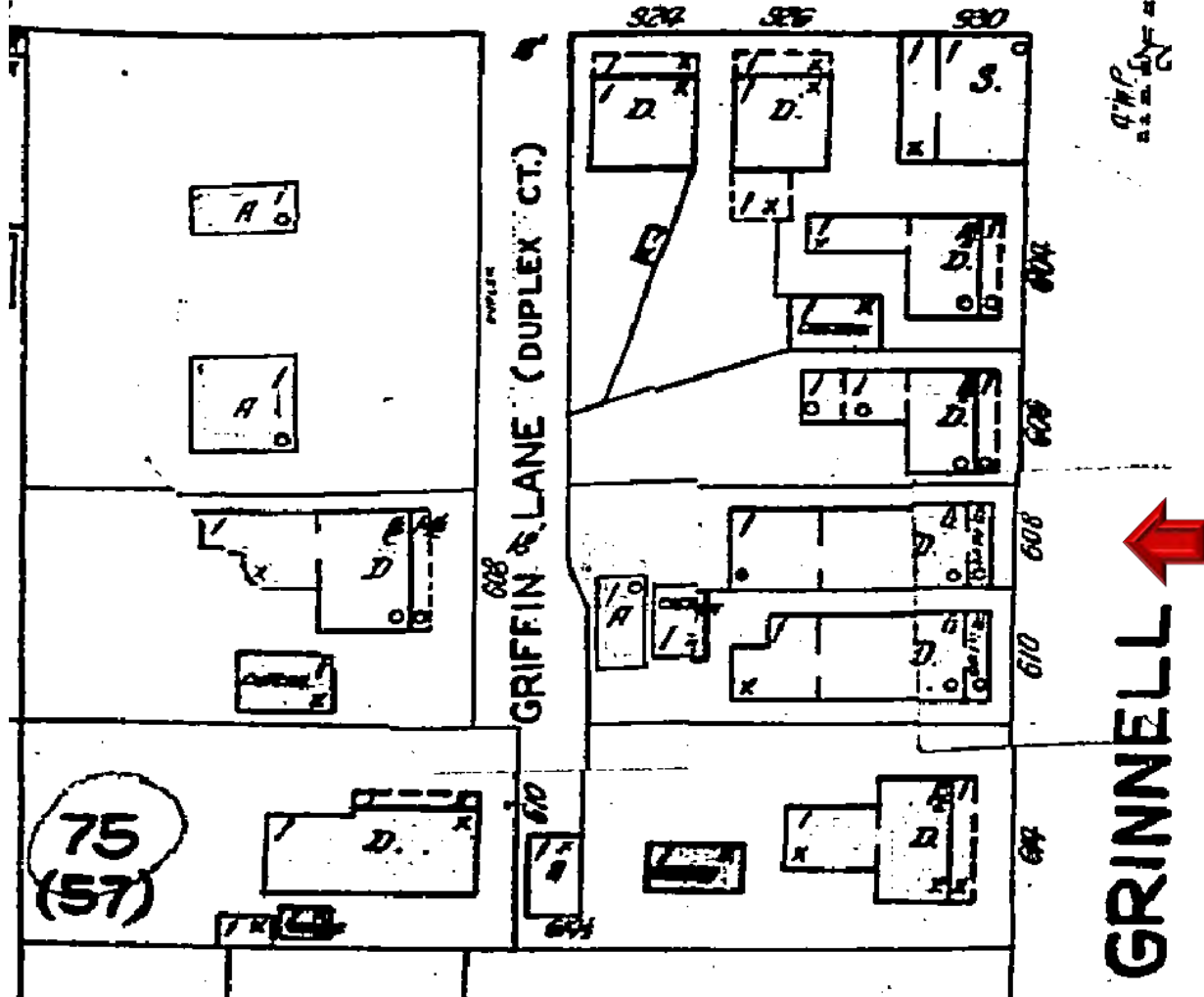
1912 Sanborn map

SOUTHARD

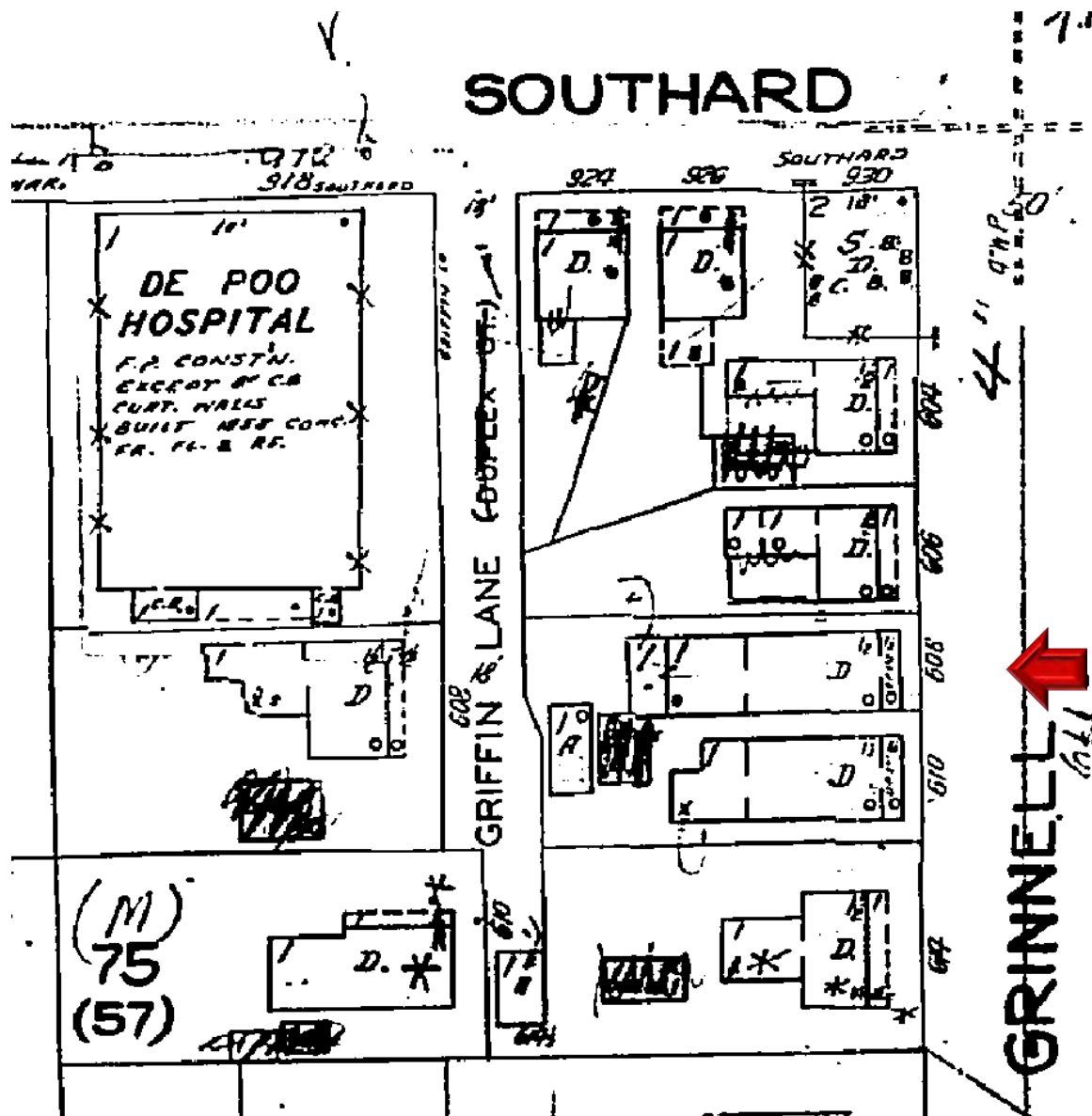


1926 Sanborn map

SOUTHARD



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



608 Grinnell Street circa 1965. Monroe County Library.



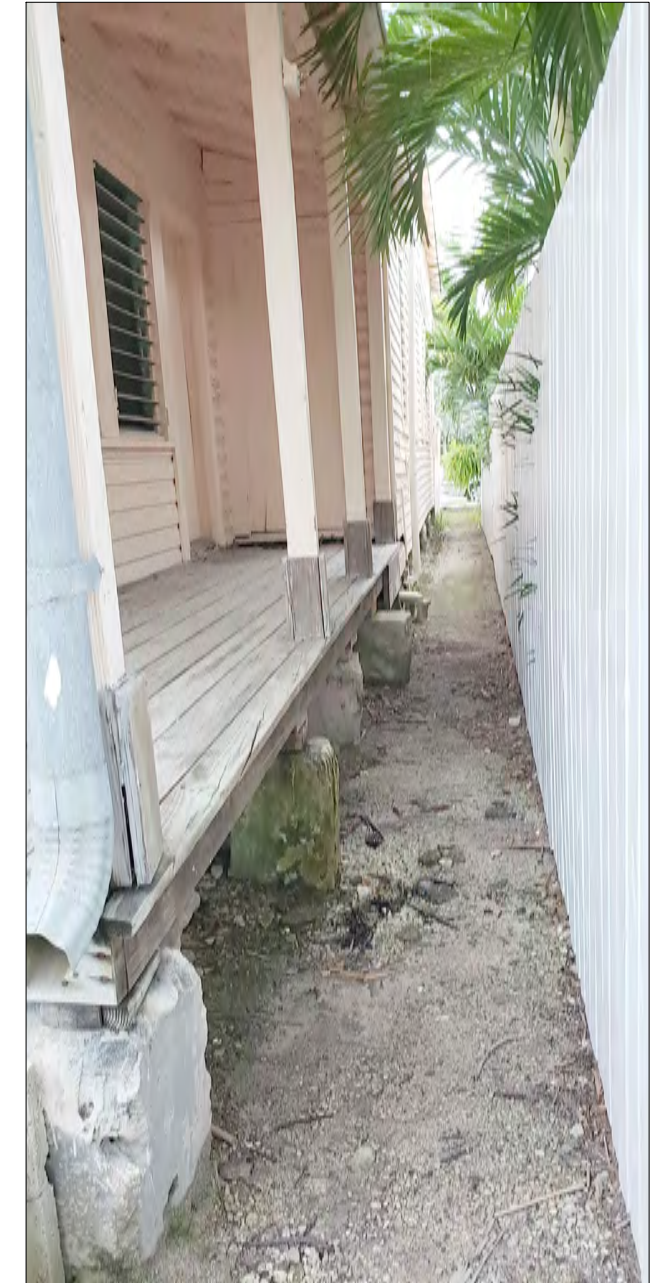
**FIGURE 1. EXISTING
FRONT ELEVATION**



**FIGURE 2. EXISTING
REAR ELEVATION**



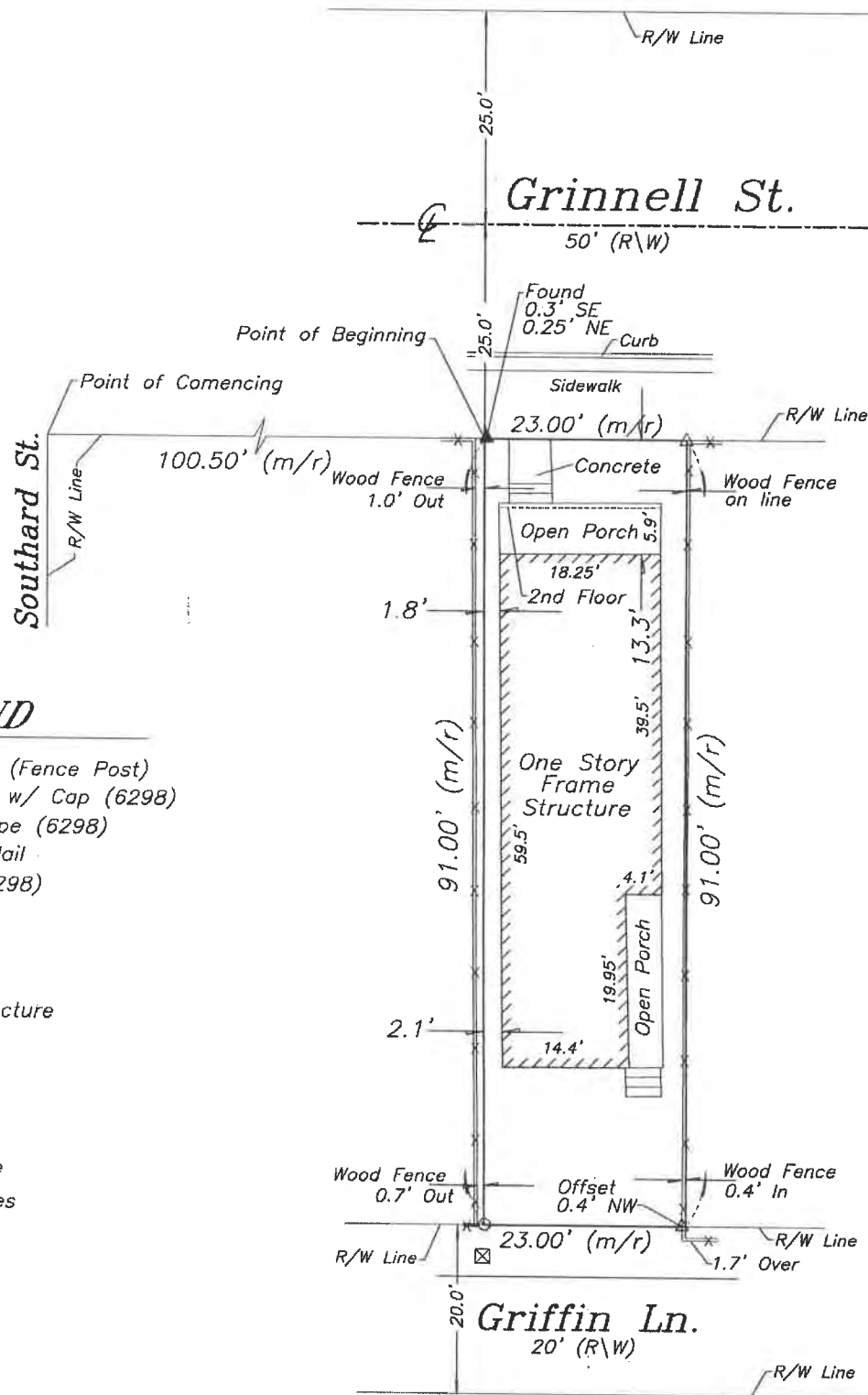
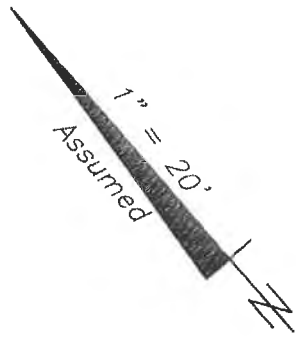
**FIGURE 3. EXISTING
RIGHT ELEVATION**



**FIGURE 3. EXISTING
LEFT ELEVATION**

SURVEY

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

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 608 GRINNELL ST HARC PERMIT

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 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: COVER

SCALE AT 1:1:	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)

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

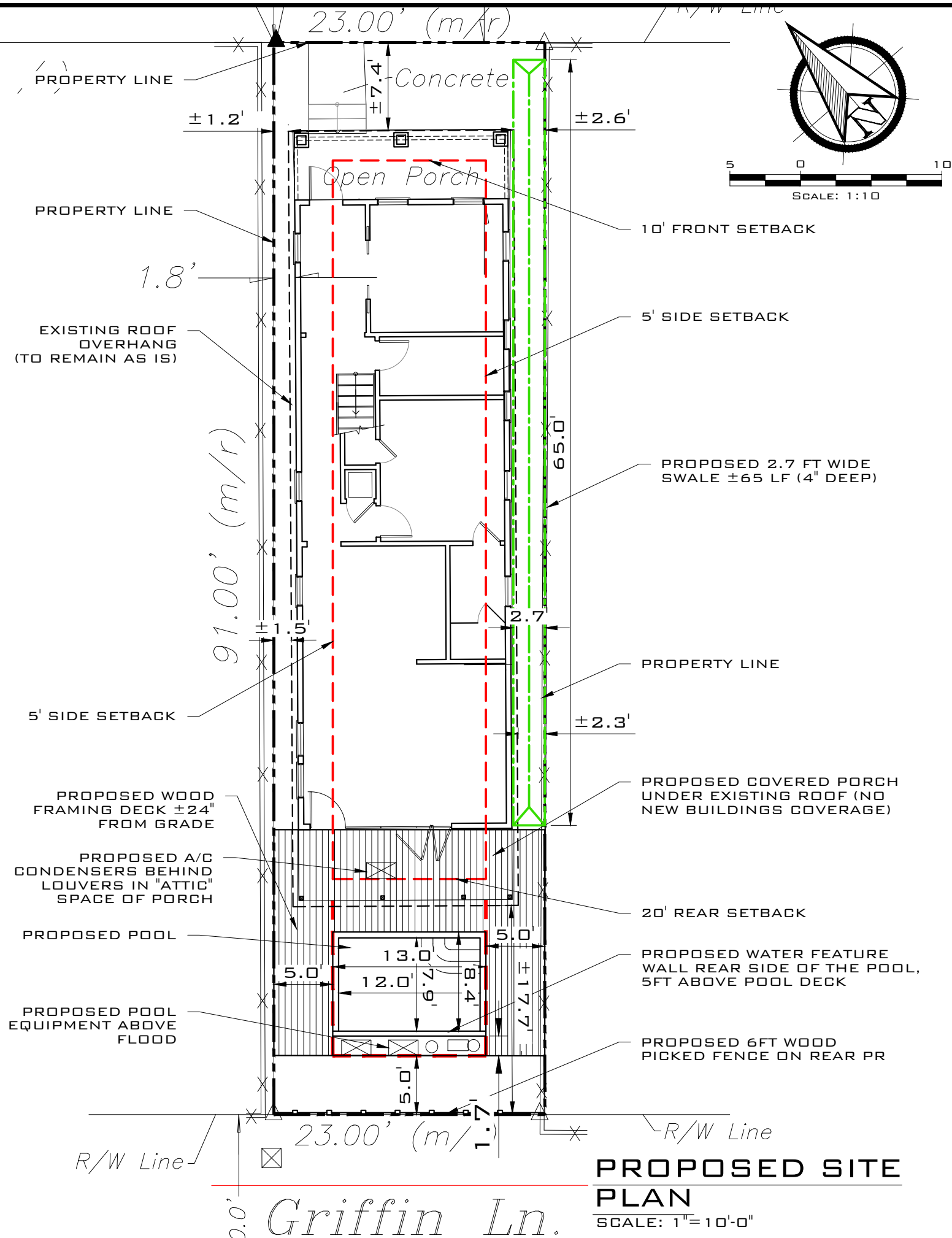
CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET
KEY WEST, FL 33040

TITLE: NOTES

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/14/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1901-12	G-101	1	



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.)
 PER APPROVED VARIANCE

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)
 PER APPROVED VARIANCE

MINIMUM OPEN SPACE:

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

MAXIMUM HEIGHT: 30 FT
 PROPOSED NO CHANGE

PROPOSED SITE PLAN
 SCALE: 1"=10'-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
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 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
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/14/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1901-12	C-101	1	



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 ²	Sidewalks	D		ft ²	
Decks / Patios	B	37.00	ft ²	Pool/Deck	E		ft ²	
Driveways	C		ft ²	Other	F		ft ²	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							1,296.06	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

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

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)							1,432.53	1
---	--	--	--	--	--	--	----------	----------

2. Determine Percentage of Impervious Coverage on site:

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

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

$$2,092.86 \text{ ft}^2 - 0.00 \text{ ft}^2 = 2,092.86 \text{ ft}^2$$
 Total Lot Area - Native Vegetation - If no BMP enter "0" = Disturbed Area

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:

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

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

$$2,092.86 \text{ ft}^2 \times 0.208 \times 68.45\% = 296.83 \text{ ft}^3$$
 Disturbed Area X % of Impervious Coverage X 0.208 = 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:

$$136.47 \text{ ft}^2 \times 0.083 = 11.32 \text{ ft}^3$$
 Impervious Coverage PROPOSED X 0.083 = Added Swale Volume

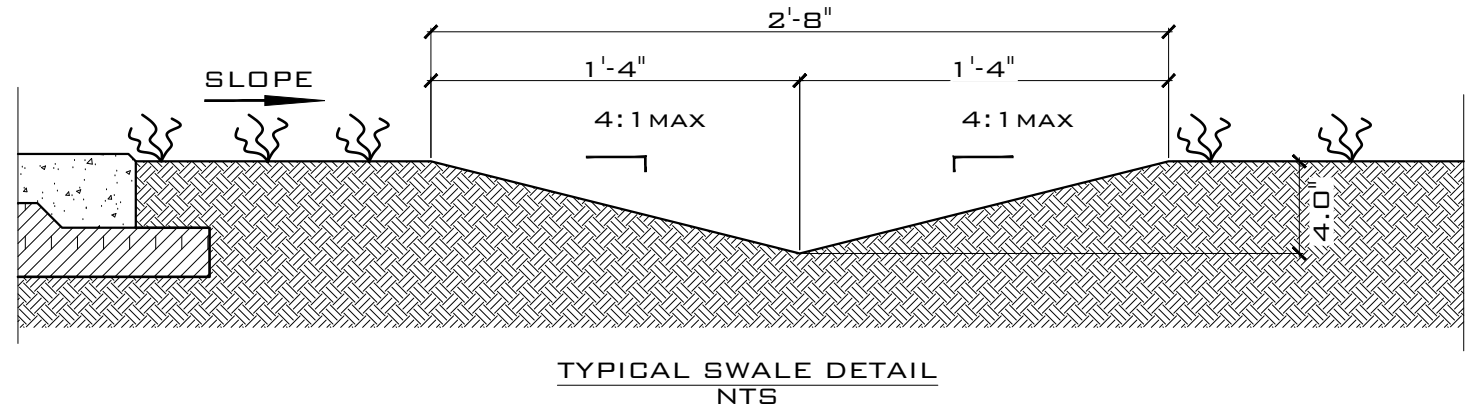
2. When the new development increases the total lot impervious area to 40% or above:

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

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

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

$$\frac{28.39 \text{ ft}^3}{0.44 \text{ ft}^2} = 63.88 \text{ ft}$$
 Swale Volume / Cross Sectional Area = Swale Length
 (**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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DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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

CLIENT: JACK WADDEY

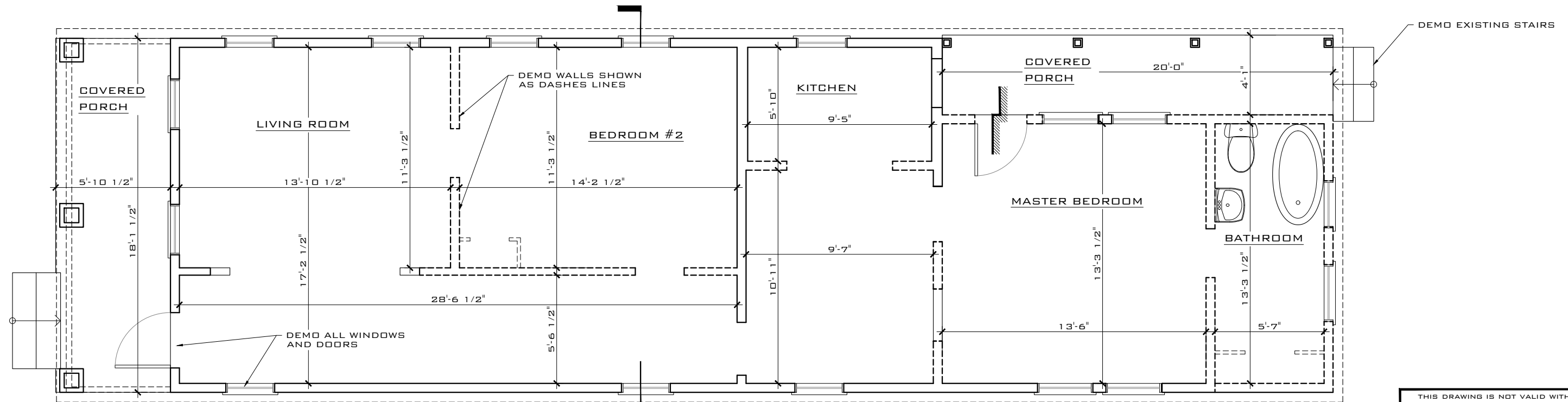
PROJECT: 608 GRINNELL ST

SITE: 608 GRINNELL STREET
KEY WEST, FL 33040

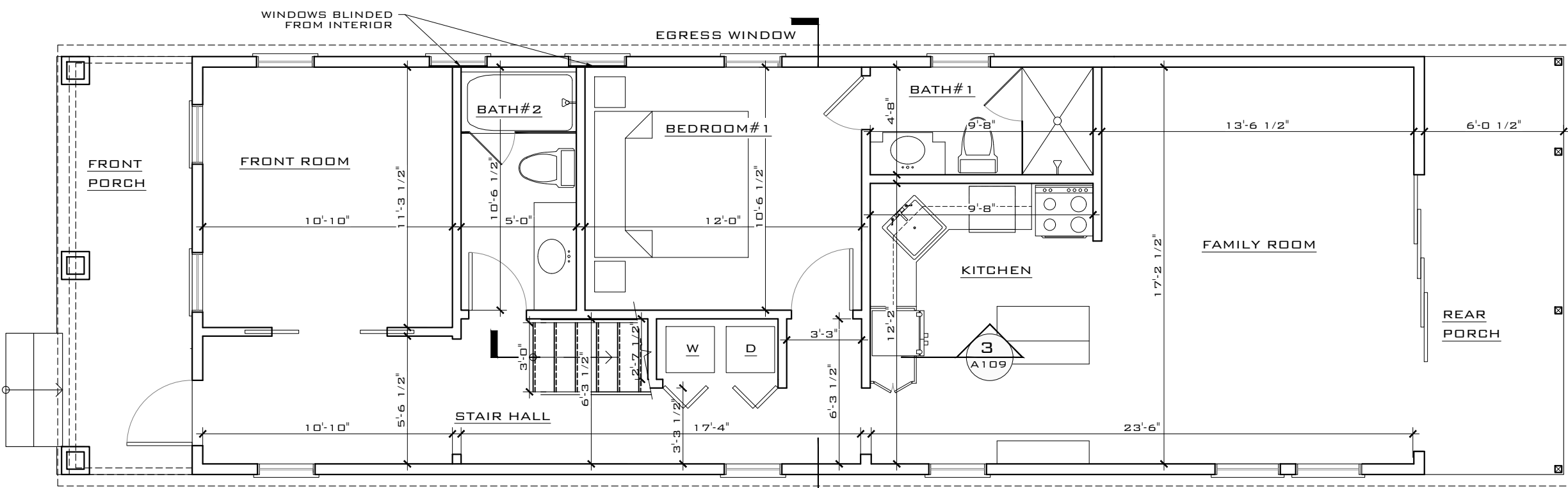
TITLE: PROPOSED SITE PLAN

SCALE AT 1/16"=1'-0"	DATE: 02/14/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1901-12	DRAWING NO: C-101	REVISION: 1	

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.
Updated 9/5/2012



**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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STATE OF FLORIDA
LICENSE NO 71480

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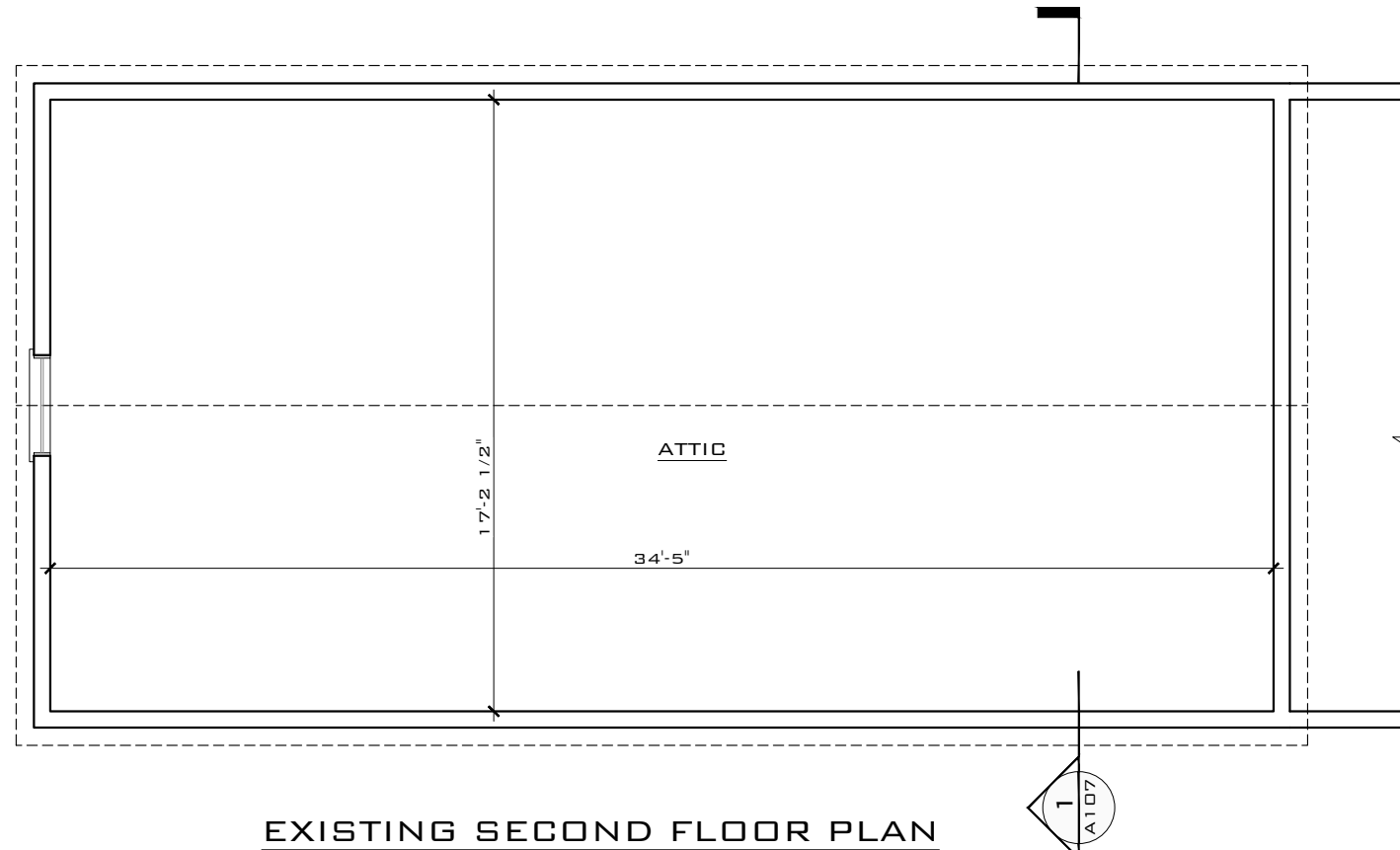
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

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

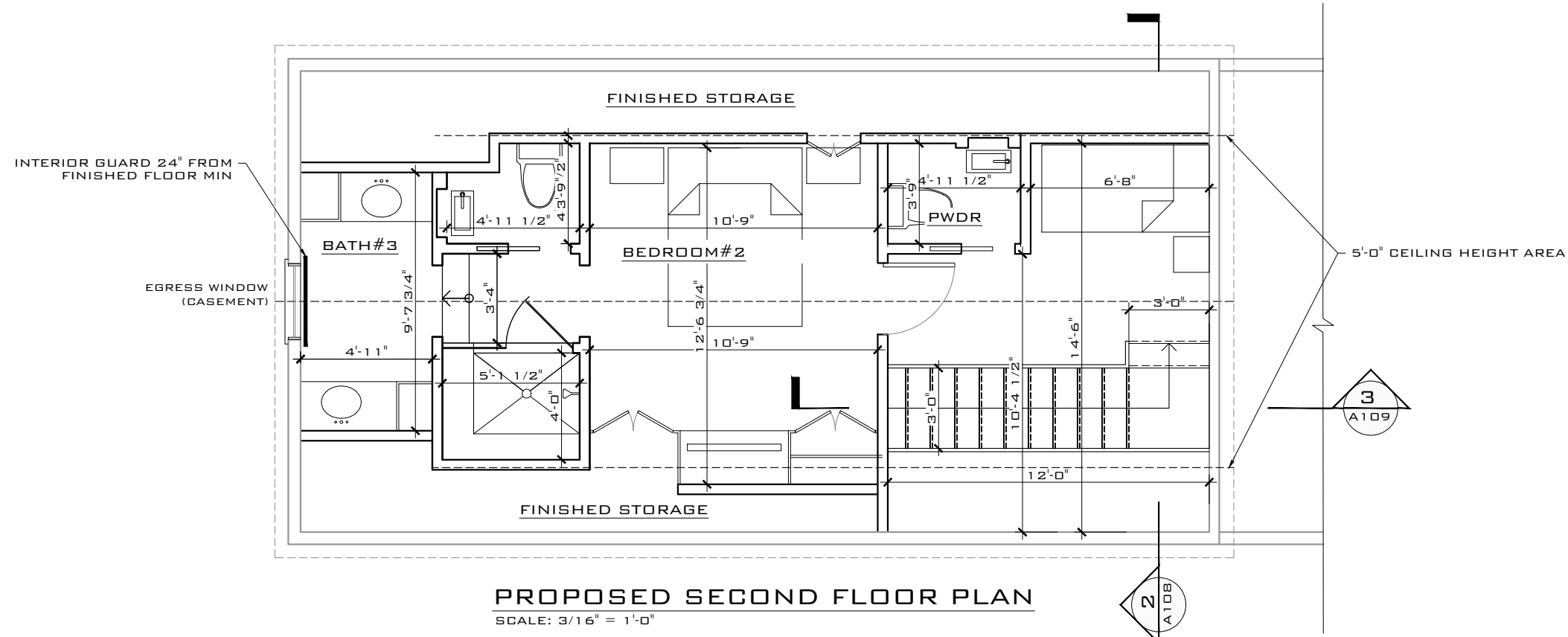
TITLE: **EXISTING/PROPOSED
FIRST FLOOR PLAN**

SCALE AT 1/16": AS SHOWN	DATE: 02/14/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1901-12	DRAWING NO: A-101	REVISION: 1	



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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CA # 30835

CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

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

TITLE: **EXISTING/PROPOSED
SECOND FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/14/19	MNS	SAM
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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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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STATUS:	FINAL		



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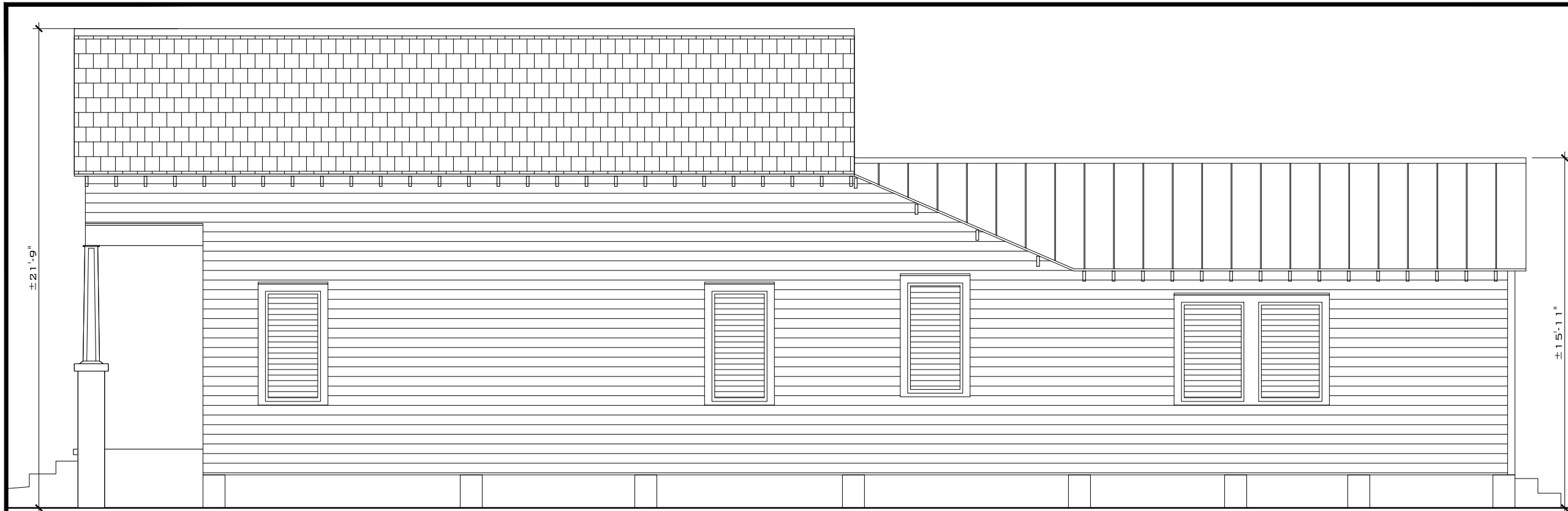
CLIENT: JACK WADDEY

PROJECT: 608 GRINNELL ST

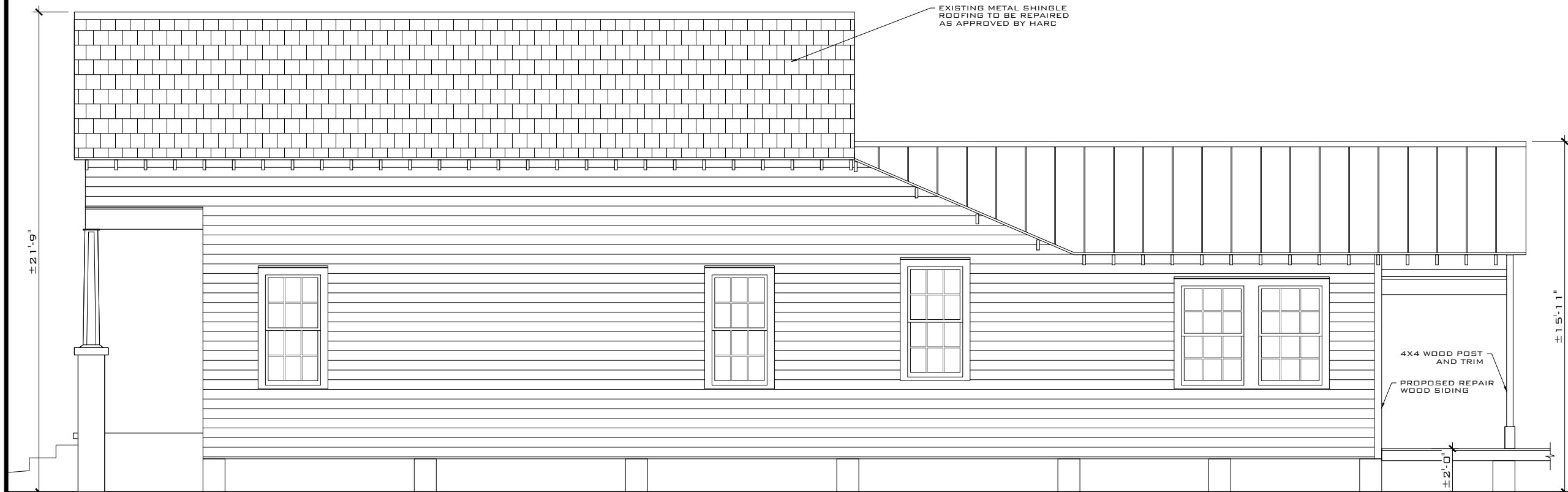
SITE: 608 GRINNELL STREET
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED
FRONT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/14/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1901-12	A-103	1	



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



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

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STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

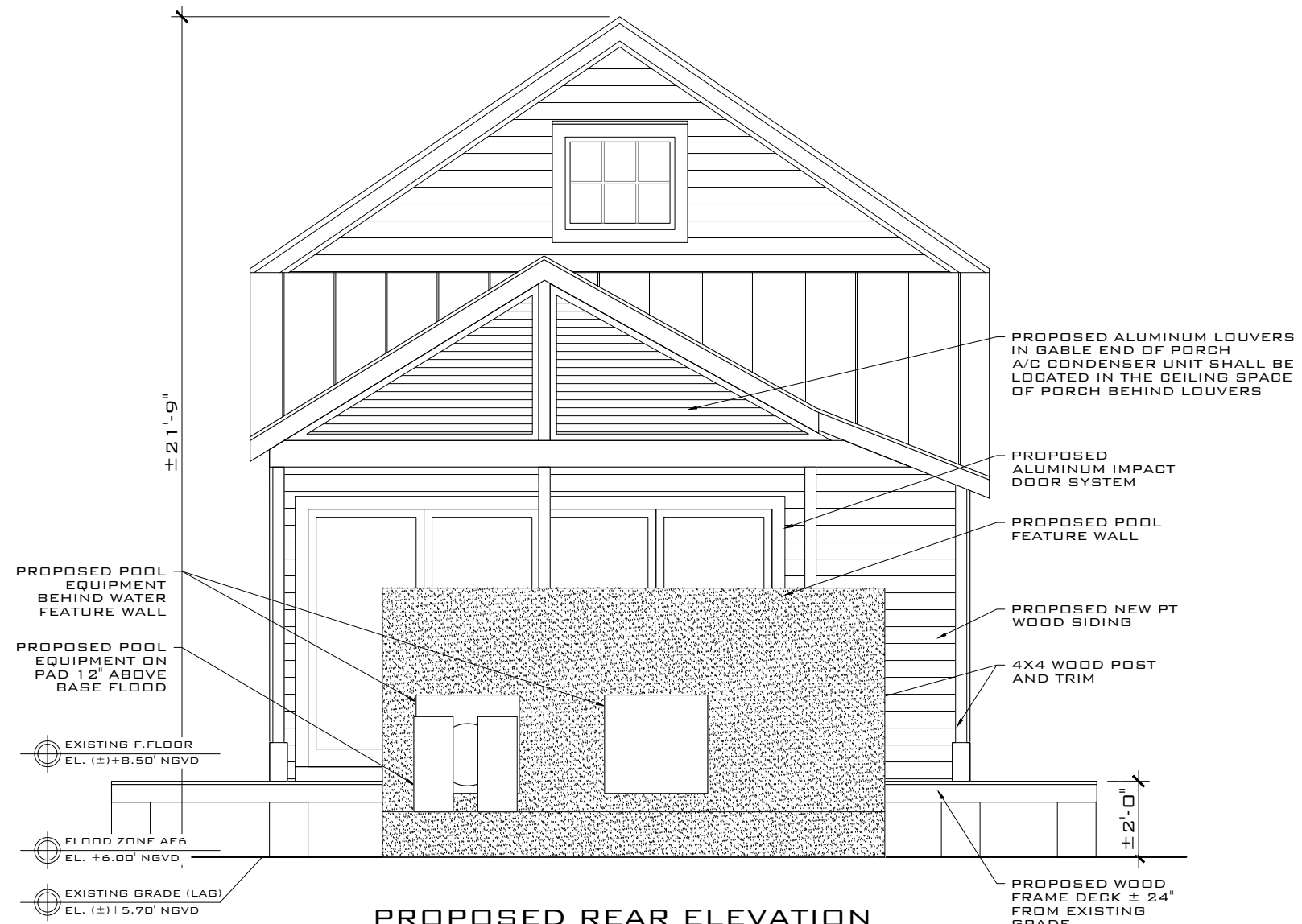


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CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

SITE: 608 GRINNELL STREET KEY WEST, FL 33040			
TITLE: EXISTING/PROPOSED RIGHT SIDE ELEVATION			
SCALE AT 11x17: AS SHOWN	DATE: 02/14/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1901-12	DRAWING NO: A-104	REVISION: 1	



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

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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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 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 LOUVERS IN GABLE END OF PORCH A/C CONDENSER UNIT SHALL BE LOCATED IN THE CEILING SPACE OF PORCH BEHIND LOUVERS

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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LICENSE NO 71480

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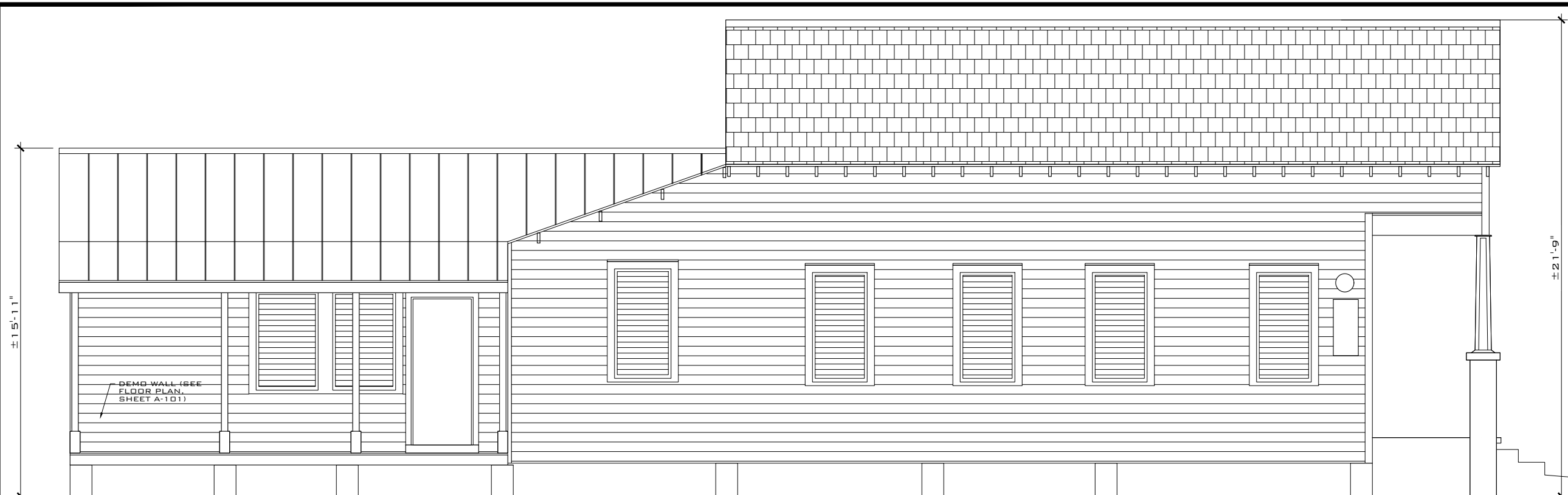
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

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

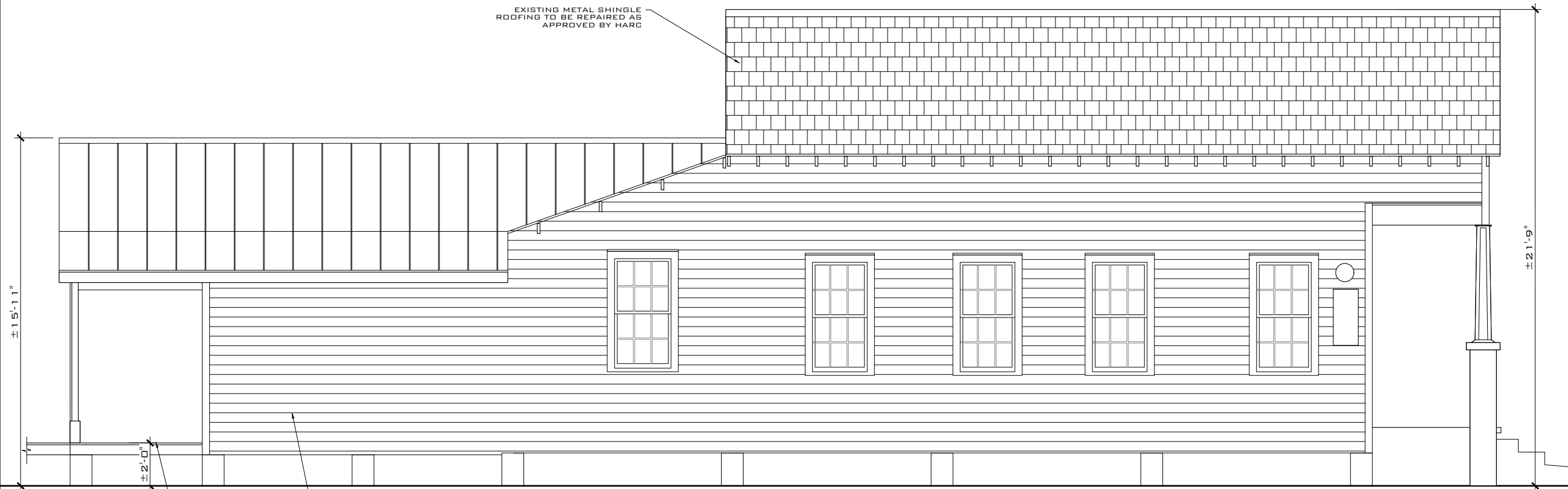
TITLE: **EXISTING/PROPOSED
REAR ELEVATION+POOL**

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



EXISTING LEFT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

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STATE OF FLORIDA
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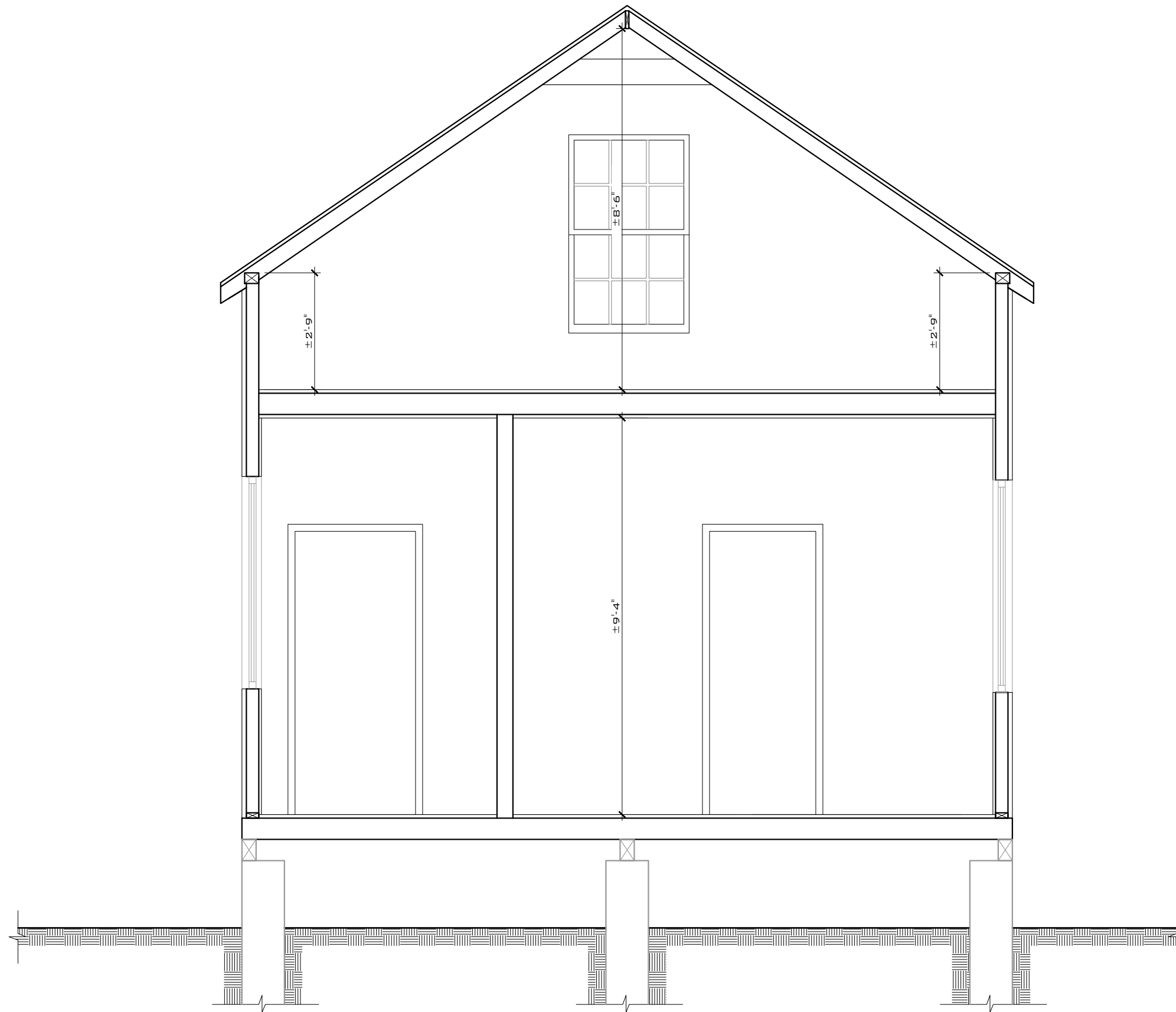
CLIENT: **JACK WADDEY**

PROJECT: **608 GRINNELL ST**

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

TITLE: **EXISTING/PROPOSED
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"

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SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

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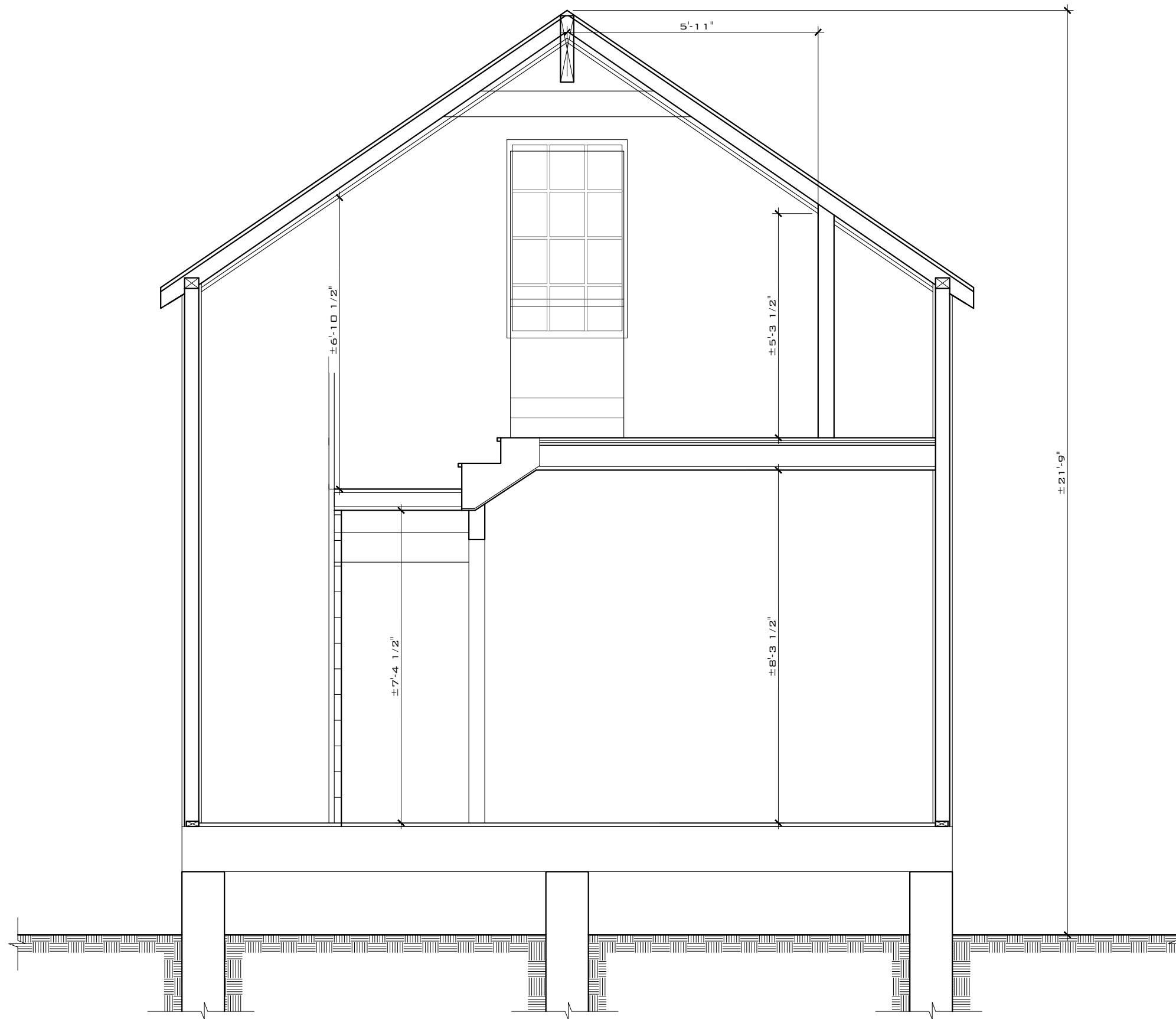
CLIENT: **JACK WADDEY**

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"

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 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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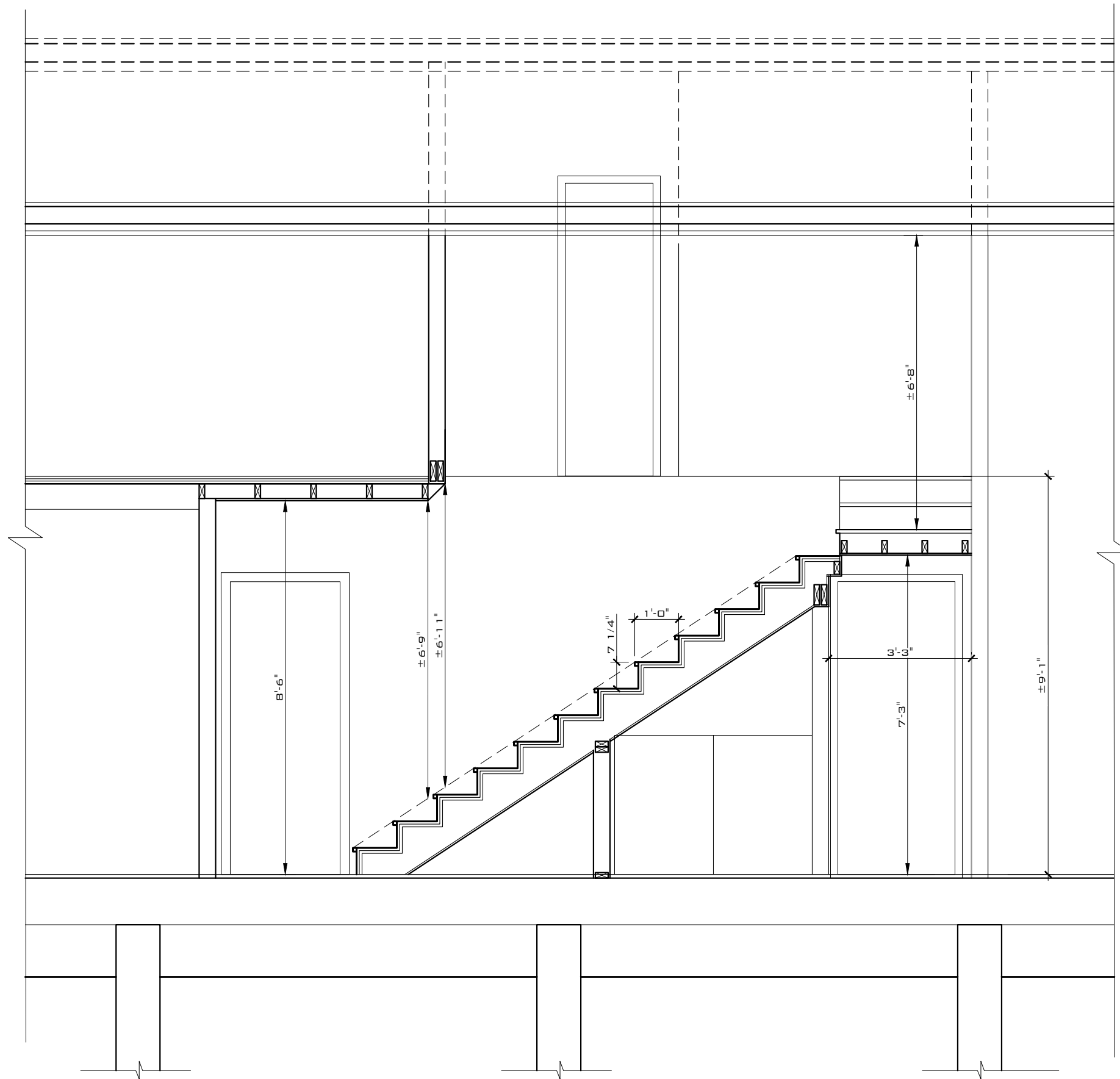
CLIENT: **JACK WADDEY**

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"

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SIGNATURE:
 DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 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	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF HISTORIC HOUSE, INCLUDING NEW DOORS AND WINDOWS. ENCLOSURE OF SIDE PORCH AND REMOVAL OF REAR WALLS TO CREATE AN OPEN REAR PORCH. SITE IMPROVEMENTS INCLUDING FENCES AND POOL WITH WATER FEATURE.

#608 GRINNELL STREET

Applicant – Artibus Design, Engineers Application #H2019-0009

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

Parcel ID 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 Class SINGLE FAMILY RESID (0100)
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
TOTAL		1,836	1,000	0

Yard Items

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

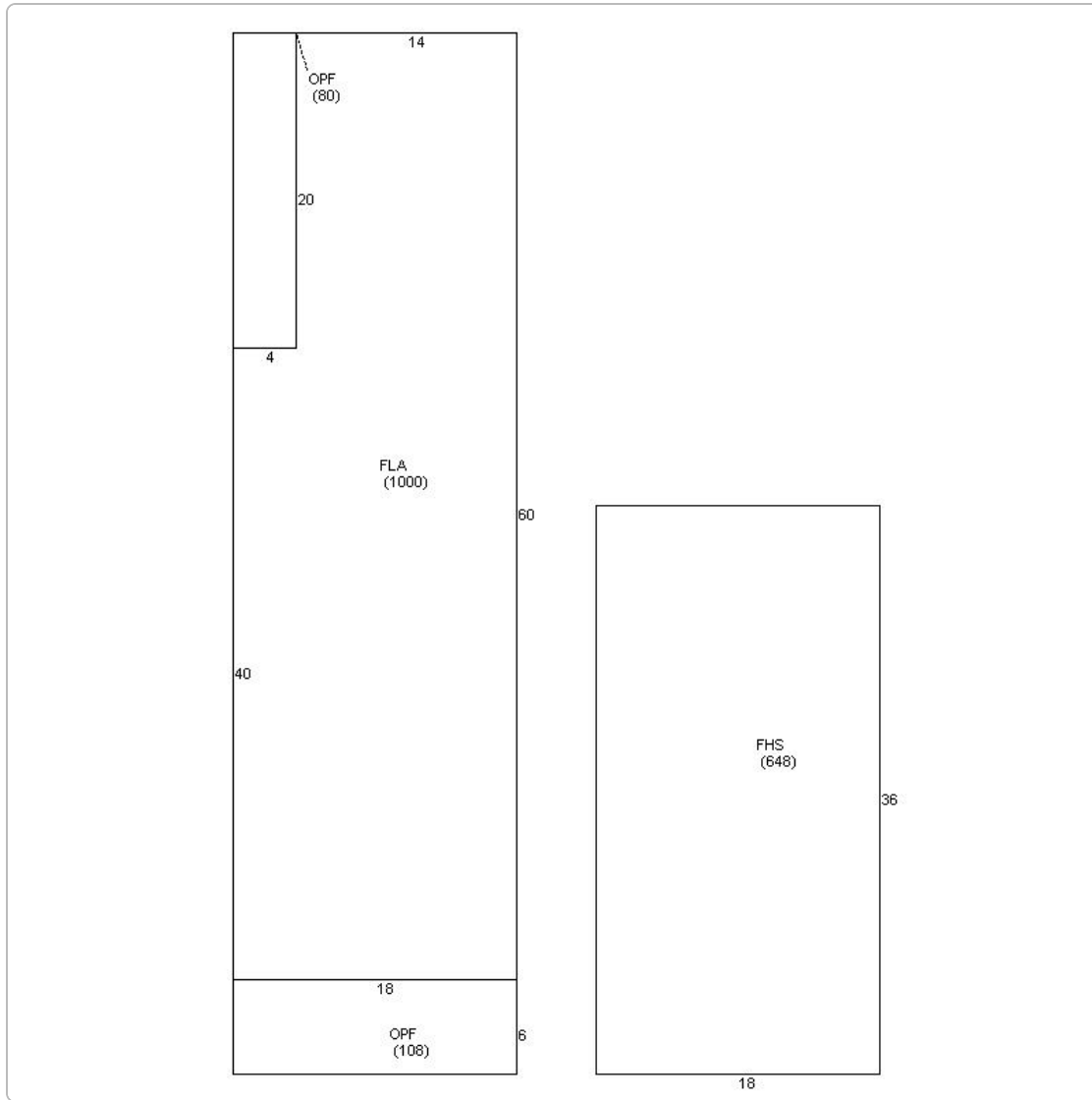
Sales

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	O - 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.

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

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