



Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 26, 2016

Applicant: Artibus Design

Application Number: H16-03-0039

Address: #1212 Margaret Street

Description of Work:

Demolition of carport. Removal of walls on front porch.

Site Facts:

The house at 1212 Margaret Street is a contributing resource that was constructed in 1943 according to the survey. The house first appears on the 1948 Sanborn map as a one-story house with a front porch that spans the width of the building. A photograph dated c.1965 shows that the front porch has been enclosed, and small overhang was constructed over the new front door. The house today still has an enclosed front porch, but the front overhang has increased in size. A carport has been constructed on the side of the main house.

This house came to HARC in February of this year for a similar project of enclosing the carport to create a side addition and adding dormers to the main house. That project was postponed by the Commission and eventually withdrawn by the applicant. This project came to the Commission last month proposing a side addition, which was postponed by the Commission to redesign.

Ordinances and Guidelines Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Demolitions and Relocations (page 39).

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a non-historic carport. Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space. Demolition will only improve the relationship of the contributing structure to the street.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the carport is not historic, only one reading is required for demolition.

This Certificate of Appropriateness also proposes the removal of the front walls of an enclosed porch on the contributing structure. A c.1965 photograph shows that the enclosure is historic, but staff doesn't believe that the enclosure meets any of the criteria stated in Sec.102-218(a):

- (1) The enclosure does not embody distinctive characteristics and is not a significant and distinguished entity. The porch enclosure is not original to the house.
- (2) The enclosure is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The enclosure 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.
- (4) The enclosure to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The enclosure does not exemplify the historic heritage of the city;
- (6) The enclosure does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The enclosure is not related to a square, park, or other distinctive area;

(8) The enclosure is not a physical characteristic which represents an established and familiar visual feature of its neighborhood and of the city;

(9) The enclosure has not yielded, and are not likely to yield, information important in history.

As the enclosure is historic, two readings will be required for demolition if approved.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <i>00016-0300039</i>		BUILDING PERMIT NUMBER <i>X</i>	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

1212 MARGARET ST., KW 33040

OF UNITS *1*

RE # OR ALTERNATE KEY:

1030341

NAME ON DEED:

SULAL PETER

PHONE NUMBER

305-923 4890

OWNER'S MAILING ADDRESS:

1212 MARGARET ST., KW 33040

EMAIL

CREDCONSTRUCTION@AOL.COM

CONTRACTOR COMPANY NAME:

OWNER

PHONE NUMBER

305-923 4890

CONTRACTOR'S CONTACT PERSON:

PETER SULAL

EMAIL

CRED CONSTRUCTION@AOL.COM

ARCHITECT / ENGINEER'S NAME:

ARTIBUS DESIGN

PHONE NUMBER

305-304 3512

ARCHITECT / ENGINEER'S ADDRESS:

3706 N. ROOSEVELT BLVD

EMAIL

SERGE@ARTIBUSDESIGN.COM

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 15,000. -

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.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

*DEMOLITION OF CARPORT,
BUILD NEW 2 BED 1 BATH ADDITION TO THE HOUSE, DEMOLITION OF ALL
CONCRETE ELEMENTS ON THE FRONT AND SIDE OF THE HOUSE ACCORDING
TO THE PLANS*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: <i>SULAL PETER</i>	QUALIFIER PRINT NAME: <i>SULAL PETER</i>
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20__.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <i>01</i> DAY OF <i>June</i> , 20 <i>16</i> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

MIRANDA CLEARANCE Type: B Drawer: _____
 State Commission Fee 215464 Receipt no: 18120
 Expires March 30, 2016
 Bonded Thru Troy Fair Insurance 800-385-7019
 BUILDING PERMITS-NEW \$100.00
 OK CHECK 1868 \$100.00

Trans number: _____ as identification.
 Trans date: 6/01/16 Time: 16:53:37

4526253645-01

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION,
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMOLITION OF CARPORT,	BUILD NEW 2 BED 1 BATH ADDITION TO THE	
HOUSE, DEMOLITION OF	ALL CONCRETE ON THE FRONT AND SIDE OF	
THE HOUSE ACCORDING	TO THE PLANS	

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:		
HARC STAFF OR COMMISSION REVIEW <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS: PASTPENDING TO JULY TO REVIEW REAR ADDITION		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

Requesting the removal of non-historic carport .

OR THAT THE BUILDING OR STRUCTURE;

(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.

The carport embodies none of the characteristics as outlined above.

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

The carport is not specifically associated with events that have made a significant contribution to local, state or national history.

- (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.

The carport has no significant characteristics as outlined above.

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

No historical events of significance have occurred at the site.

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

The carport does not exemplify any of the above.

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

The carport does not portray any of the characteristics outlined above.

- (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.

The carport is not part of or related to any of the items outlined above.

- (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.

The carport does not have a unique location or physical characteristics as outlined above, and does not exemplify the best remaining architectural type in the neighborhood.

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

Has not, and will not.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 05/31/16, 12 pages
 No Reason _____

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.

The demolition of the non-historic carport will not diminish the neighborhood character.

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

None of the above will be destroyed.

AND

(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.

Removal of the carport will actually expose the historic character of the house.

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

None of the above will be removed.

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.

*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 there will be a final inspection 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: 

DATE AND PRINT NAME: 6/7/2016 **SULAK PETER**

OFFICE USE ONLY

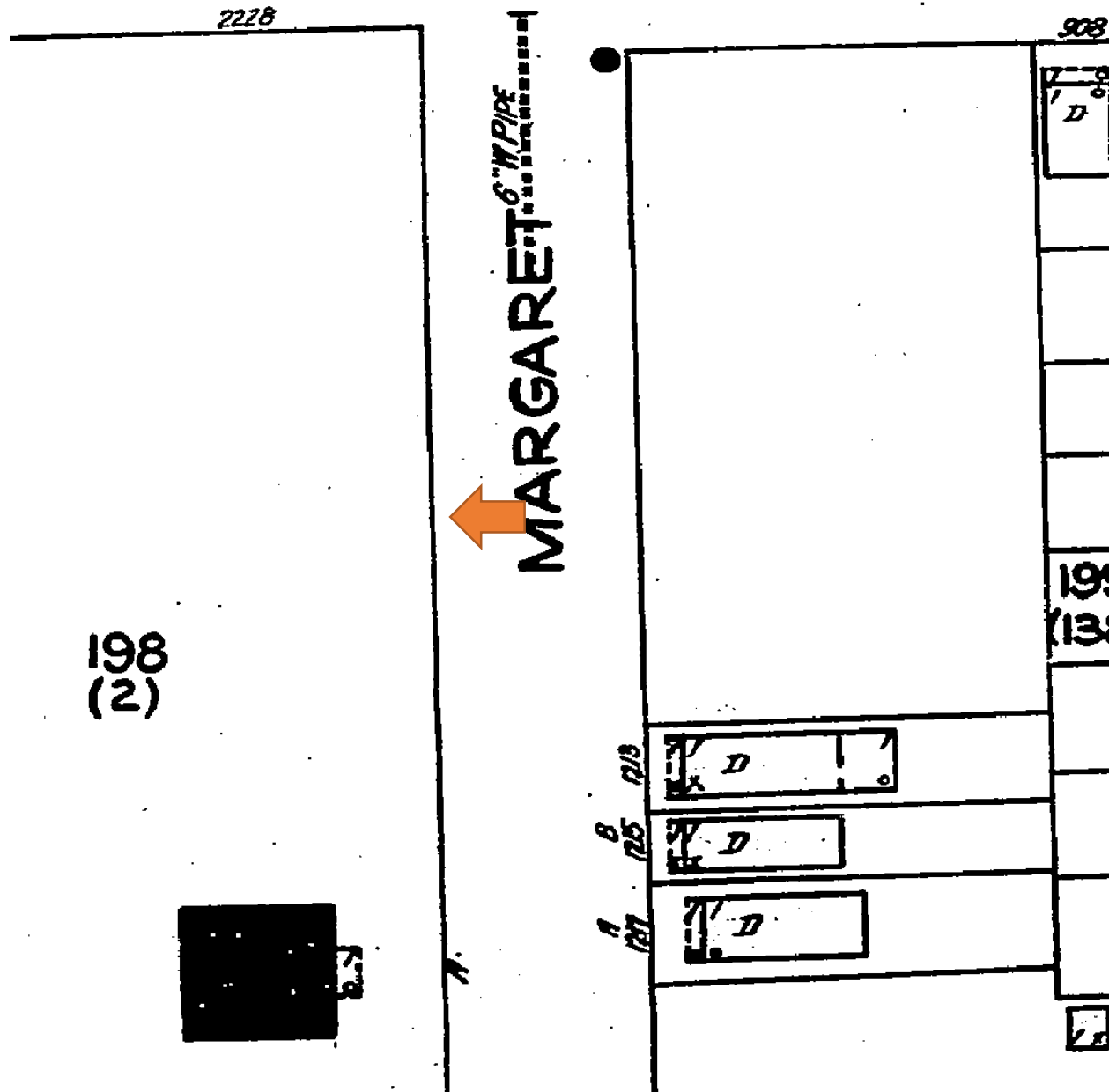
BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP Year _____
 Not listed Year built _____ Comments _____

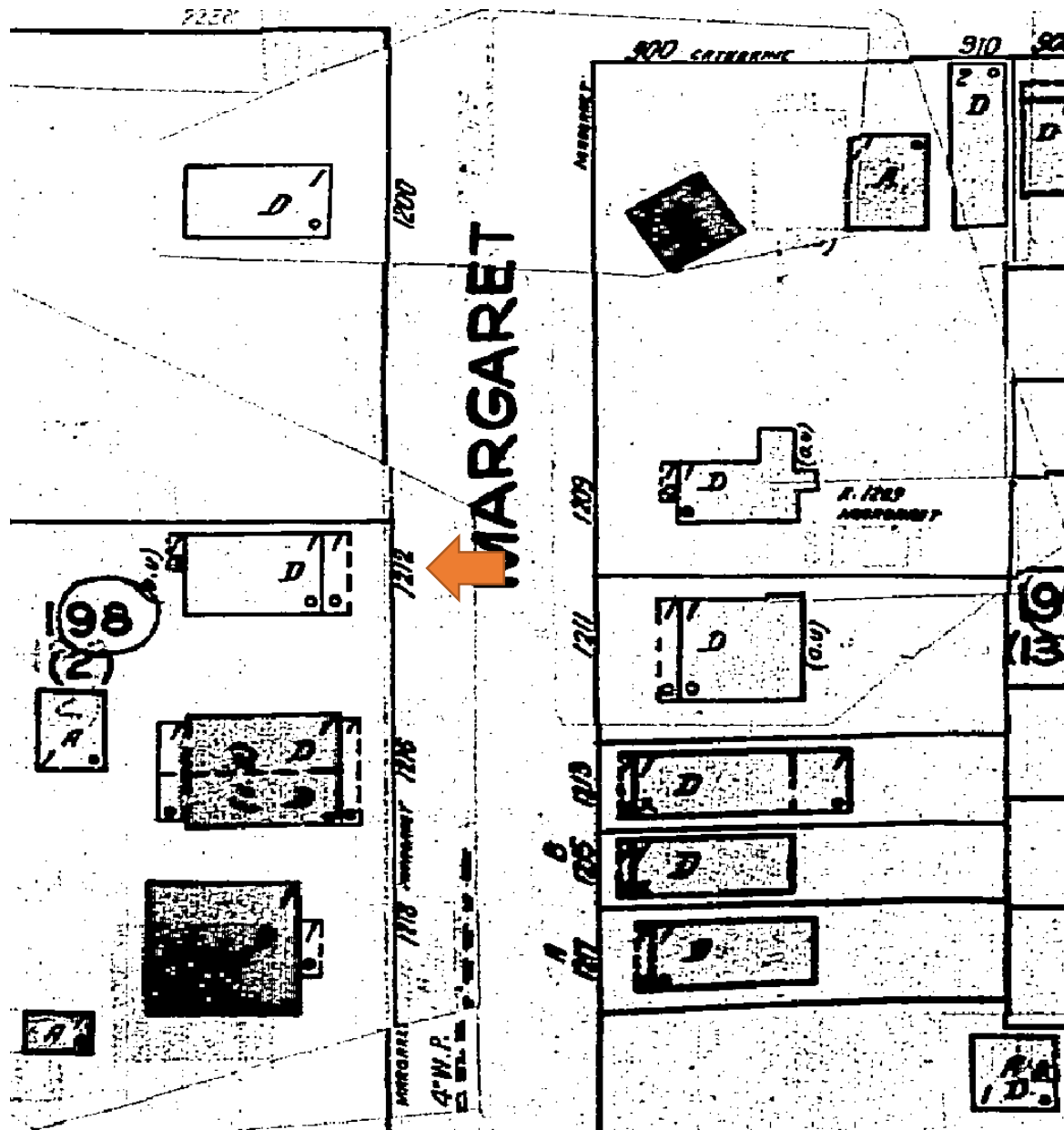
Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

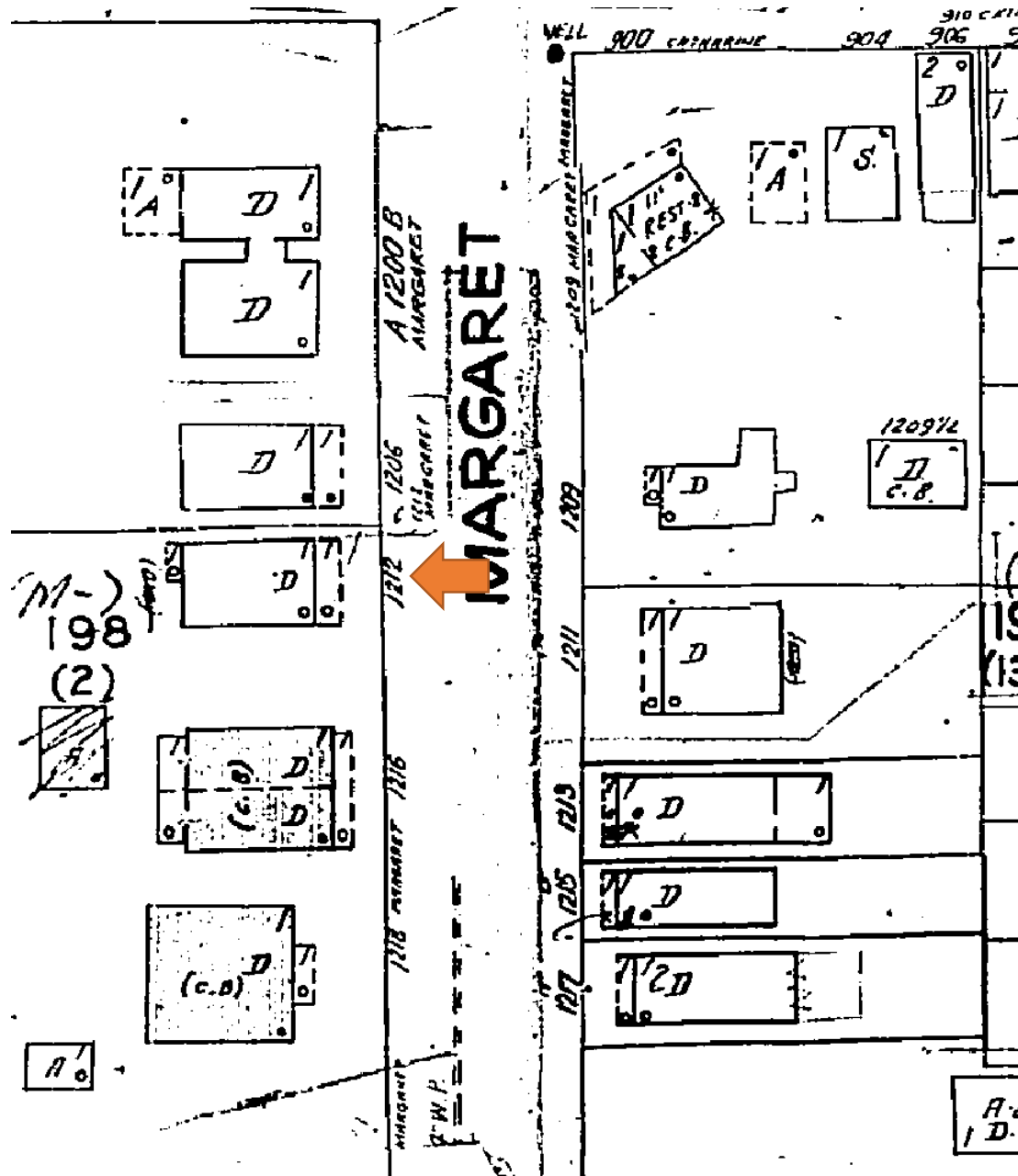
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



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

EXISTING CONDITIONS



FIGURE 1
FRONT LEFT VIEW OF HOUSE



FIGURE 2
WINDOW TO BE EXPOSED



FIGURE 3
WINDOW TO BE SAVED & SECOND WINDOW EXPOSED



FIGURE 4
REAR VIEW OF CAR PORT



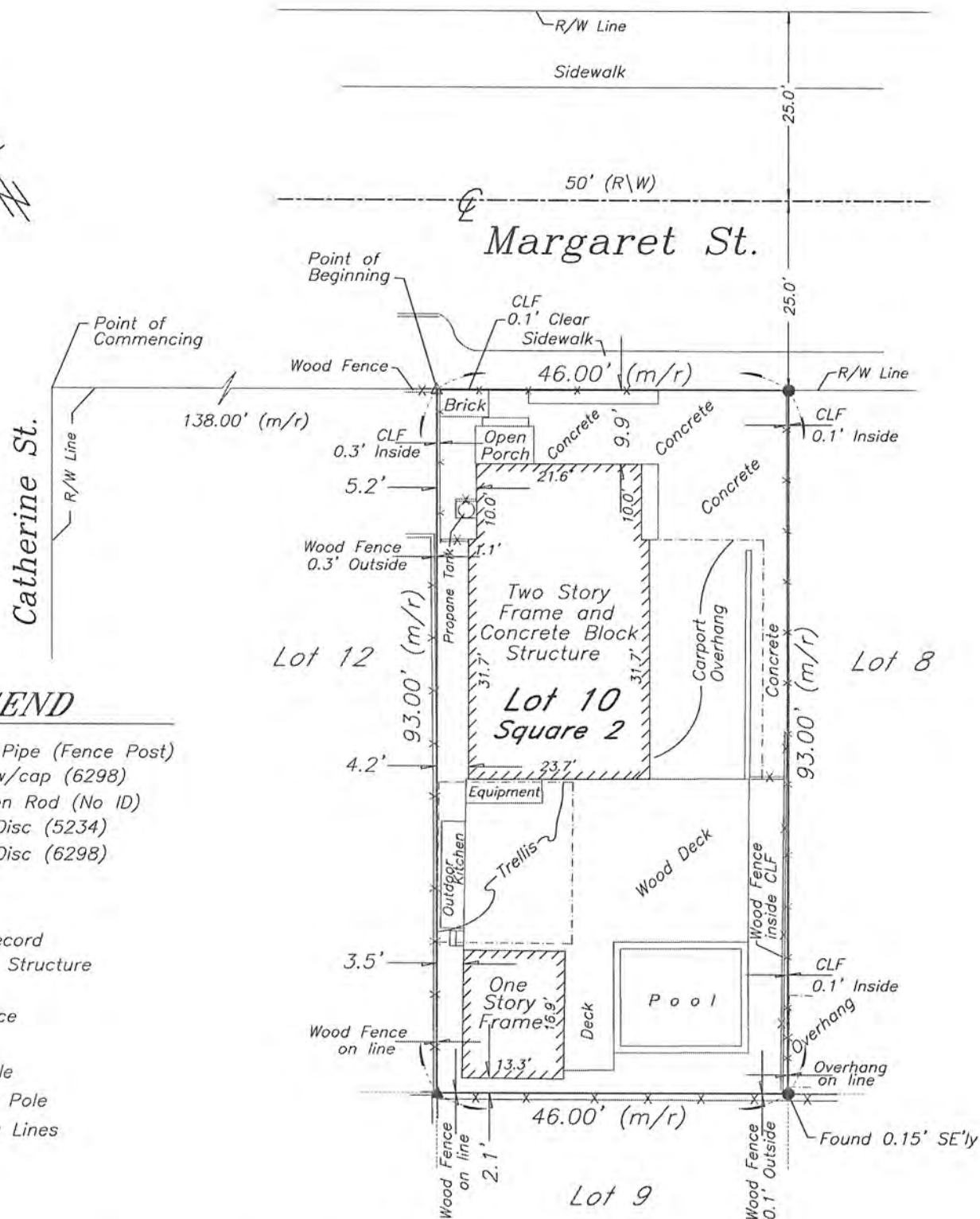
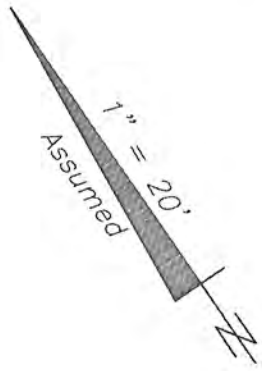
FIGURE 5
INTERIOR VIEW OF CAR PORT



FIGURE 6
REAR RIGHT VIEW OF HOUSE

SURVEY

Boundary Survey Map of Lot 10, Square 2, Tract 12, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found 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:

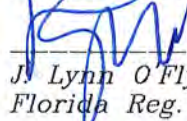
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1212 Margaret Street, Key West, FL.
5. This survey is not valid without the 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. This survey is not assignable.
9. Date of field work: April 23, 2010, October 30, 2013 and November 20, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that certain lot, piece or parcel, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida, records and which Lot is bounded and described as follows: viz:
COMMENCING at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

BOUNDARY SURVEY FOR: Petr Sulak and Magdalena Sulak-Badon;

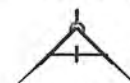
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


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

April 23, 2010
 Updated 10/30/13
 Updated 11/21/15

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSM #6298

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

REVISED DESIGN



ARTIBUS DESIGN

ENGINEERING AND PLANNING

Proposed Package

Proposal

- Demo part of the backyard deck
- Demo the car port
- Demo all the concrete in the front and side yard
 - Replaces with new paving and landscaping
- Open the currently enclosed porch
- Demo the open porch
- Shows the car port moving 11'-6" towards the rear of the property.
- Exposes a currently unexposed historic window
- Relocates a second unexposed historic window to the side of the new addition
- Relocates a bathroom unexposed historic window to the side of the new addition for the new bathroom
- Reuses historic wood siding in places that need patch and repair

Front Elevation Option 001

- Shows window option 01

Front Elevation Option 002

- Shows window option 02 "uses the previous historic windows placement and size"

CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP

PROJECT LOCATION:

1212 MARGARET ST
KEY WEST, FL 33040

OWNER:

PETER SULAK
1212 MARGARET ST
KEY WEST, FL. 33040

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			



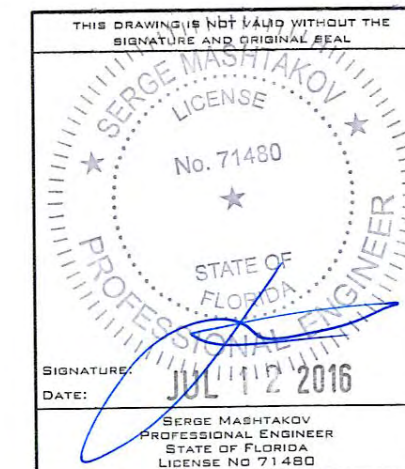
ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **COVER SHEET**



SCALE AT 1/16"=1'-0"	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: G-100	REVISION:	

PROPOSED PACKAGE

SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,566.80 SQ.FT)
EXISTING 85.34% (±3,651.05 SQ.FT.)
PROPOSED 76.32% (±3,264.93 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,711.20 SQ.FT)
EXISTING 43.64% (±1,866.91 SQ.FT.)
PROPOSED 43.19% (±1,847.52 SQ.FT.)
IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (1,497.30 SQ.FT)
EXISTING 14.66% (±0,626.95 SQ.FT.)
PROPOSED 23.68% (±1,013.07 SQ.FT.)
IMPROVEMENT

SETBACKS

FRONT:
REQUIRED 10 FT
EXISTING ±4'-11" (TO PORCH)
PROPOSED ±4'-11" (TO PORCH)
NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING 0'-6" (TO OUTDOOR KITCHEN)
PROPOSED 0'-6" (TO OUTDOOR KITCHEN)
NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING ±3'-3" (TO CARPORT OVERHANG)
PROPOSED ±5'-2" (TO ADDITION OVERHANG)
IMPROVEMENT

REAR:
REQUIRED 15 FT
EXISTING ±1'-10" (TO BUILDING)
PROPOSED ±1'-10" (TO BUILDING)
NO CHANGE

MAXIMUM HEIGHT:
EXISTING 30 FT
PROPOSED ±19'-8"
±19'-8"

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

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: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

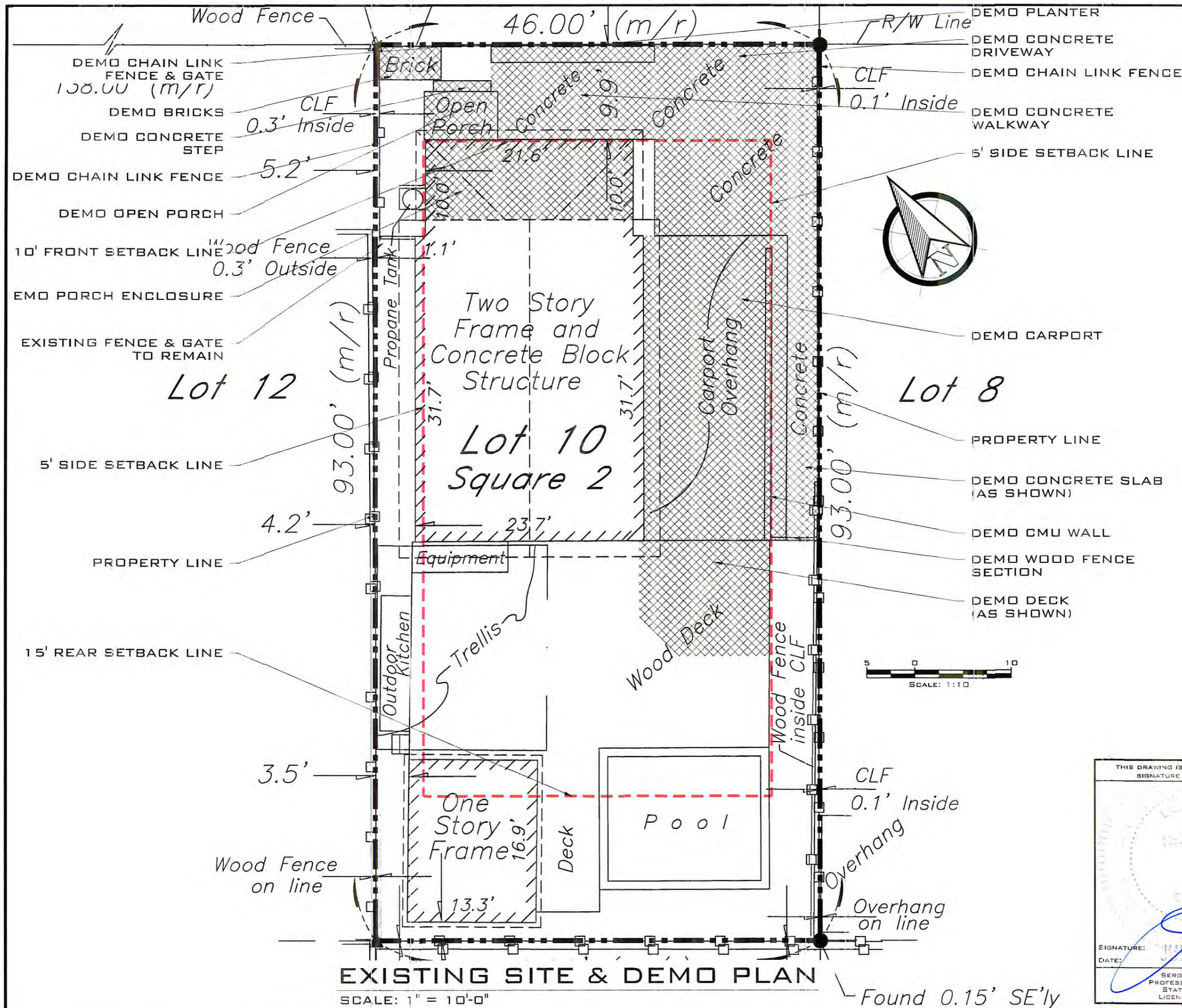
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SCALE AT 1/4"=1'-0"	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-100	REVISION:	

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DATE: JUL 12 2016

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 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: EXISTING SITE PLAN

SCALE AT 1"=10'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-101	REVISION:	

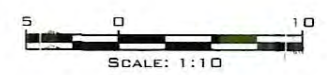
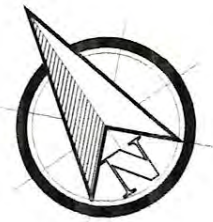
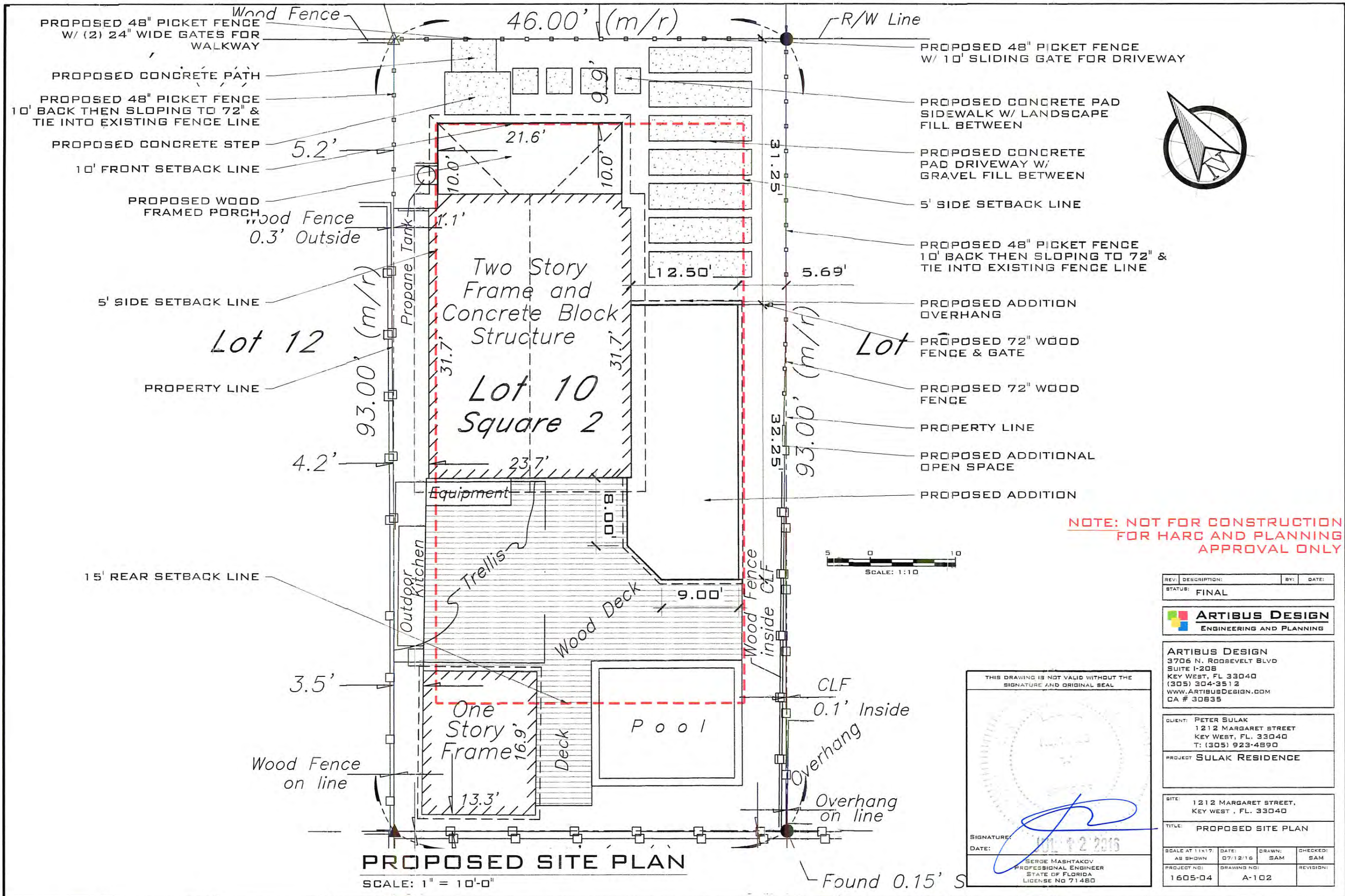
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 DATE: 07/12/2016

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EXISTING SITE & DEMO PLAN
 SCALE: 1" = 10'-0"

Found 0.15' SE'ly



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 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890
 PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040
 TITLE: PROPOSED SITE PLAN

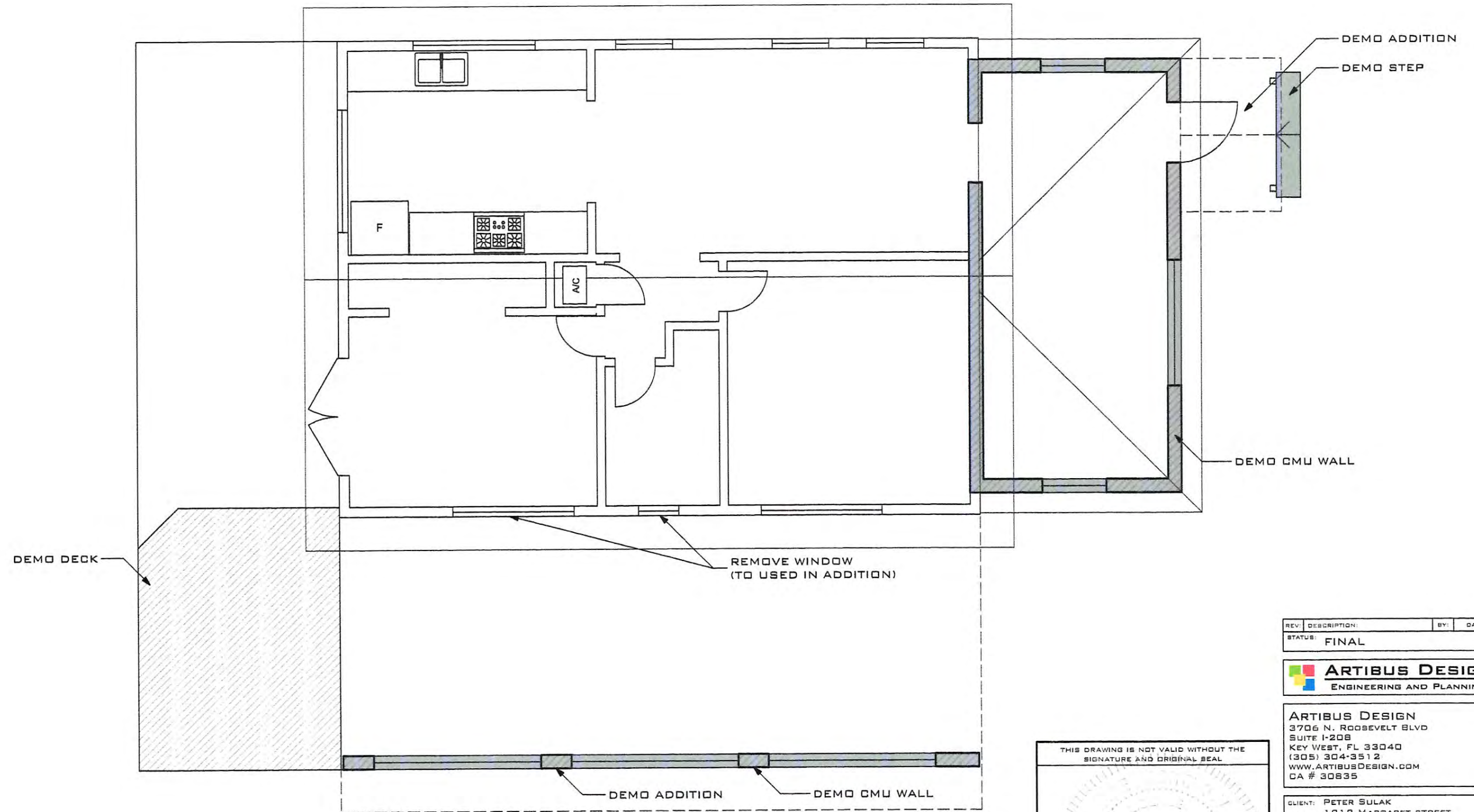
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PROJECT NO: 1605-04	DRAWING NO: A-102	REVISION:	

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

Found 0.15' S



EXISTING FLOOR PLAN
SCALE: 3/16"=1'

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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

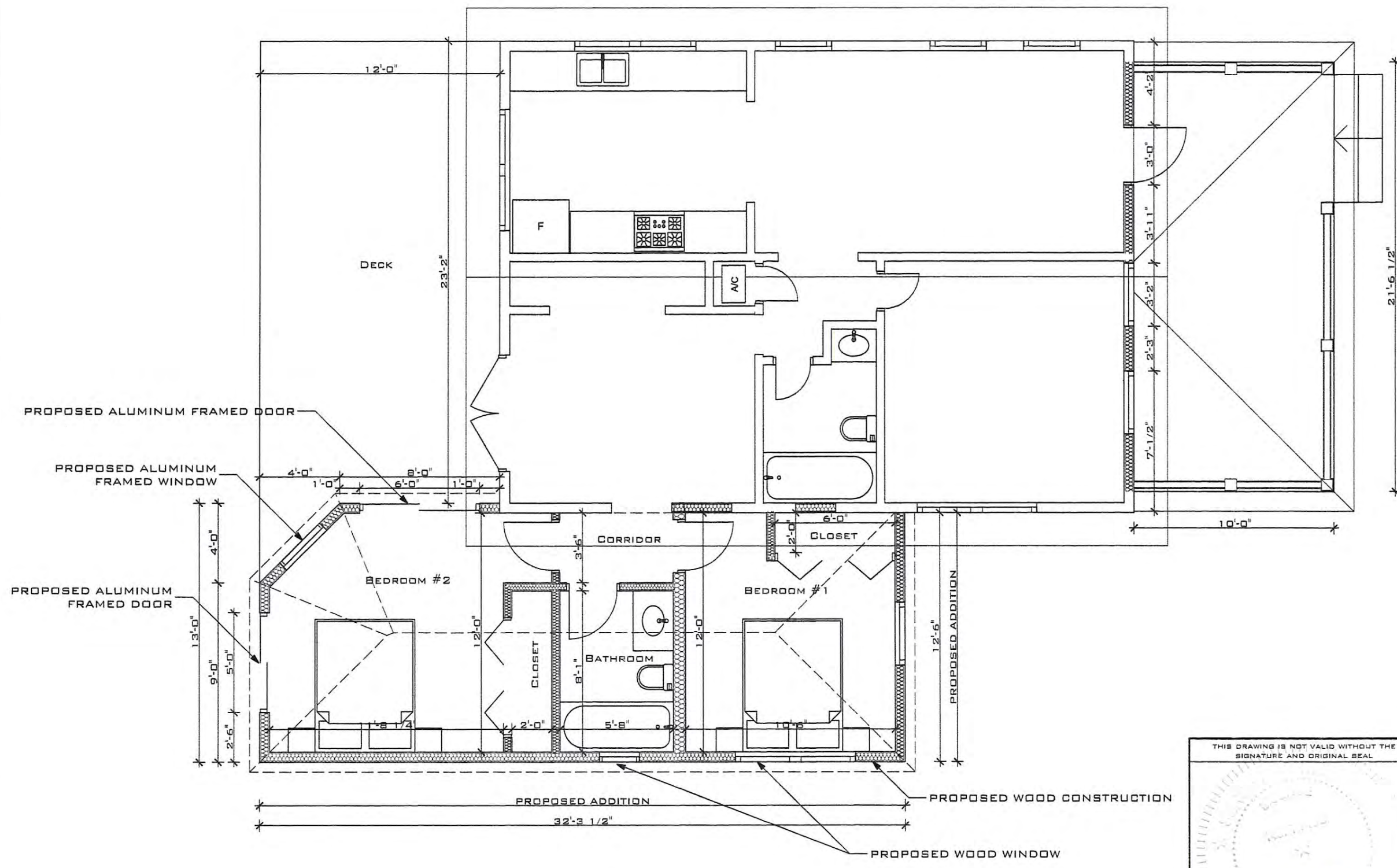
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PROJECT NO: 1605-04	DRAWING NO: A-103	REVISION:	

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PROPOSED FLOOR PLAN
SCALE: 3/16"=1'

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1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

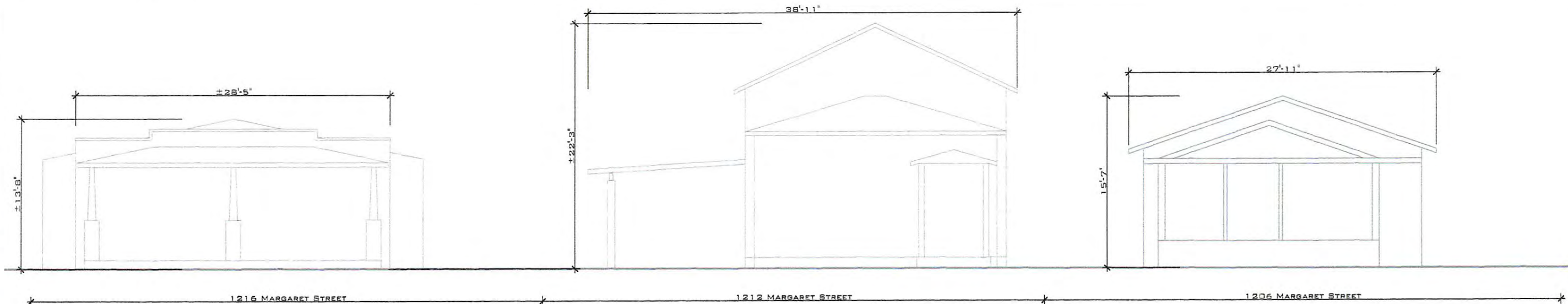
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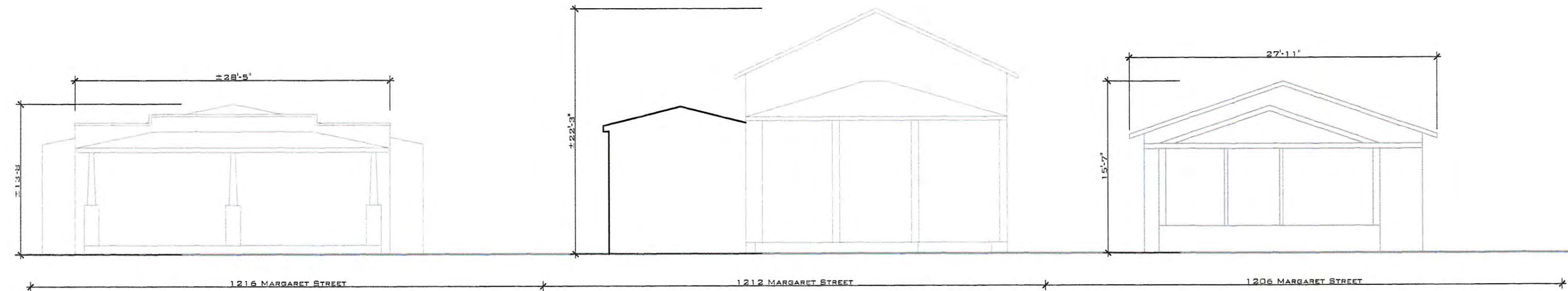
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DATE: JUL 12 2016

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SCALE AT 1/16"=1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	



EXISTING STREETSPACE
SCALE: 1/8"=1'



PROPOSED STREETSPACE
SCALE: 1/8"=1'

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STATUS: FINAL			



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T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: STREET SCAPE

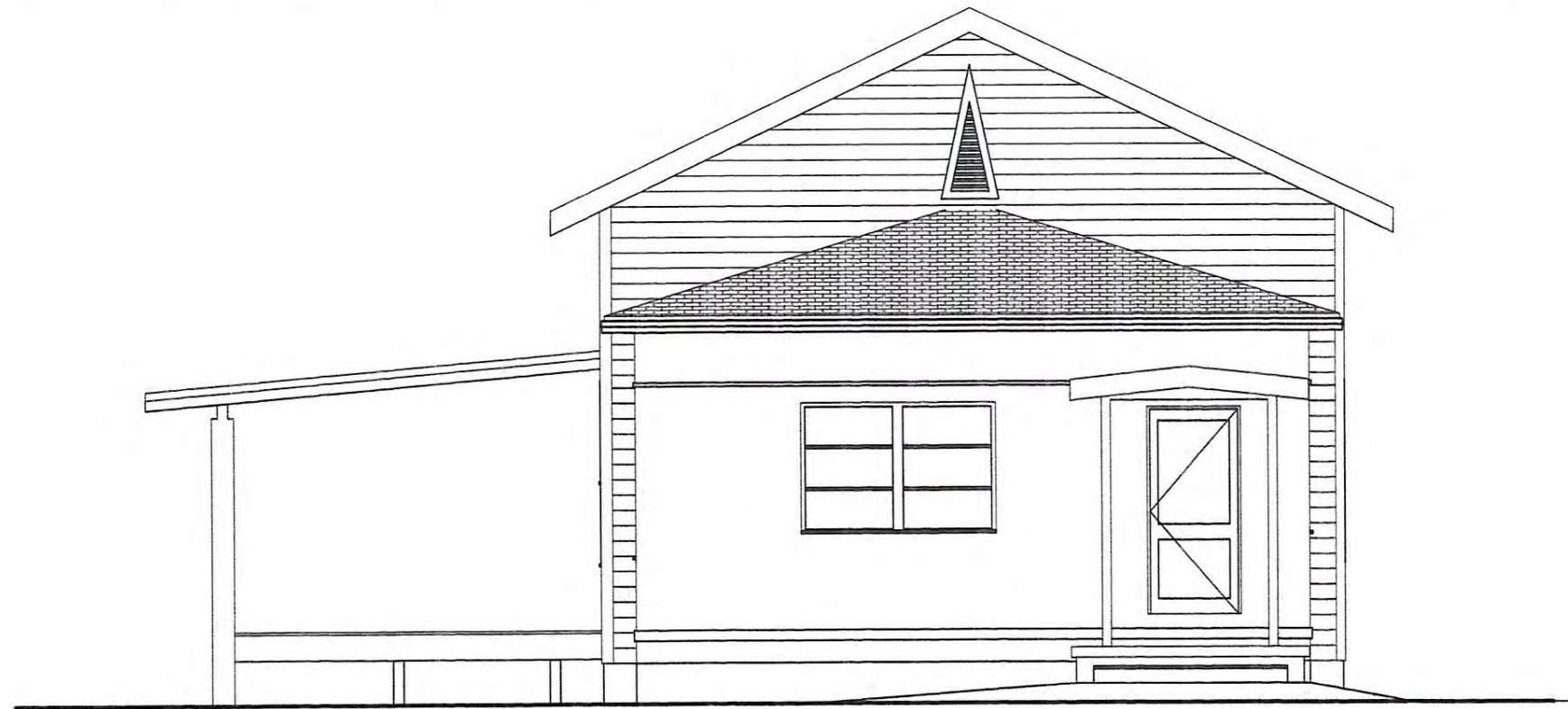
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PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:
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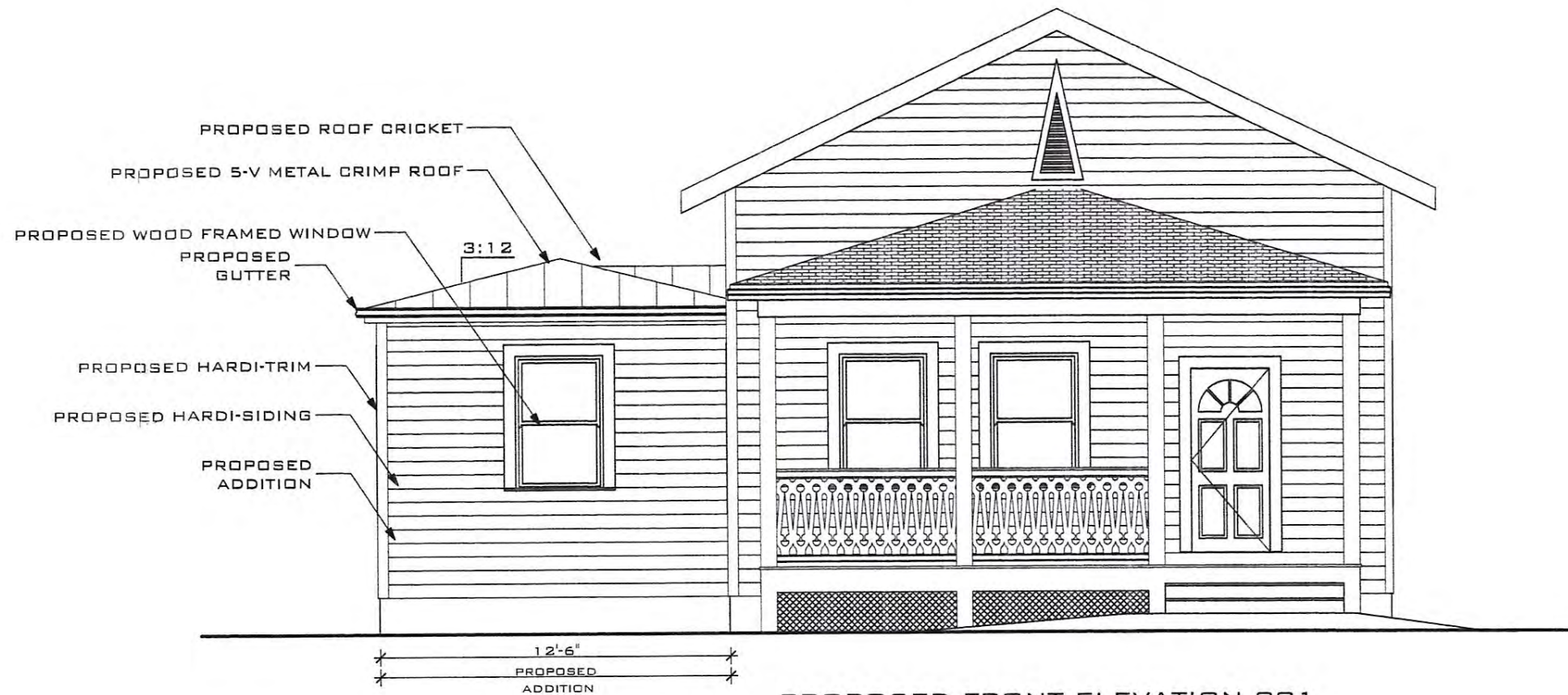
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FRONT ELEVATION
SCALE: 3/16"=1'



PROPOSED FRONT ELEVATION 001
SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: FRONT ELEVATION 001

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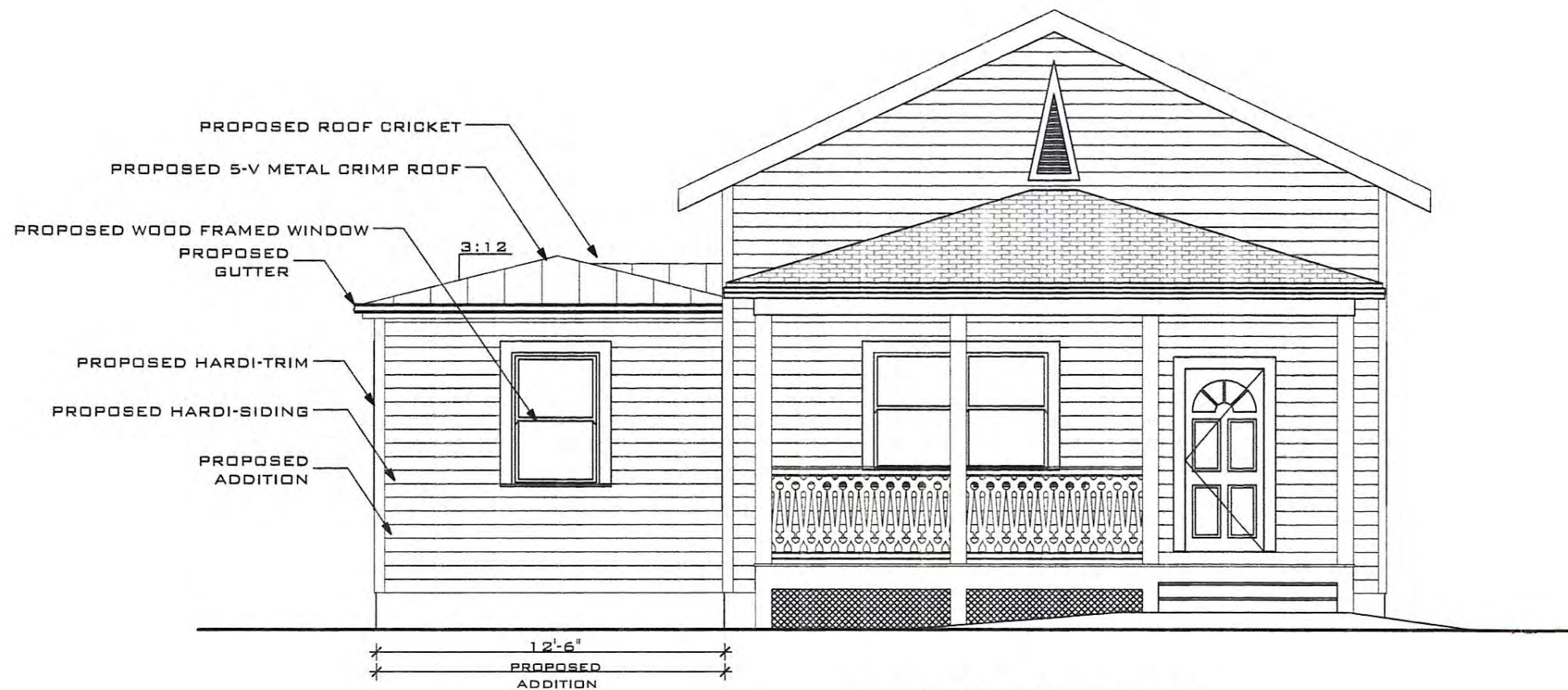
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DATE: JUL 12 2016

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LICENSE NO 71480

SCALE AT 1 1/16" AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-106	REVISION:	



FRONT ELEVATION
SCALE: 3/16"=1'



FRONT ELEVATION 002
SCALE: 3/16"=1'

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	STATUS:	FINAL	



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PROJECT: SULAK RESIDENCE

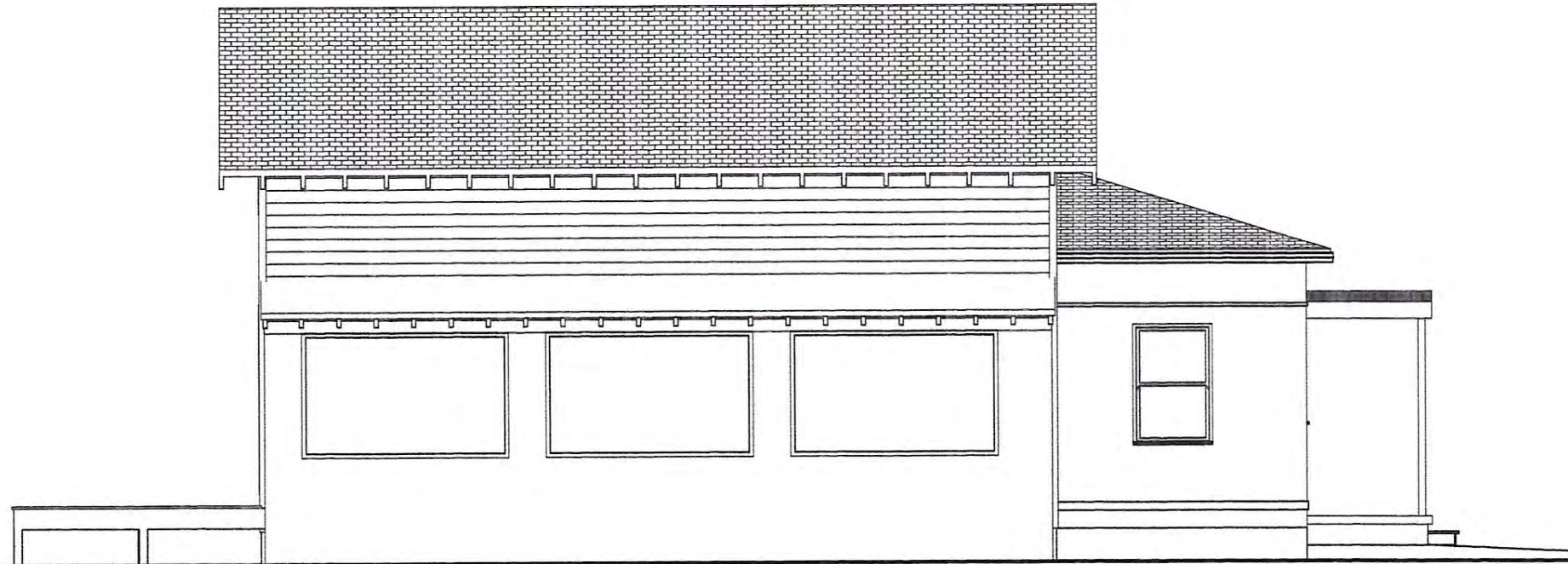
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KEY WEST, FL. 33040

TITLE: FRONT ELEVATION 002

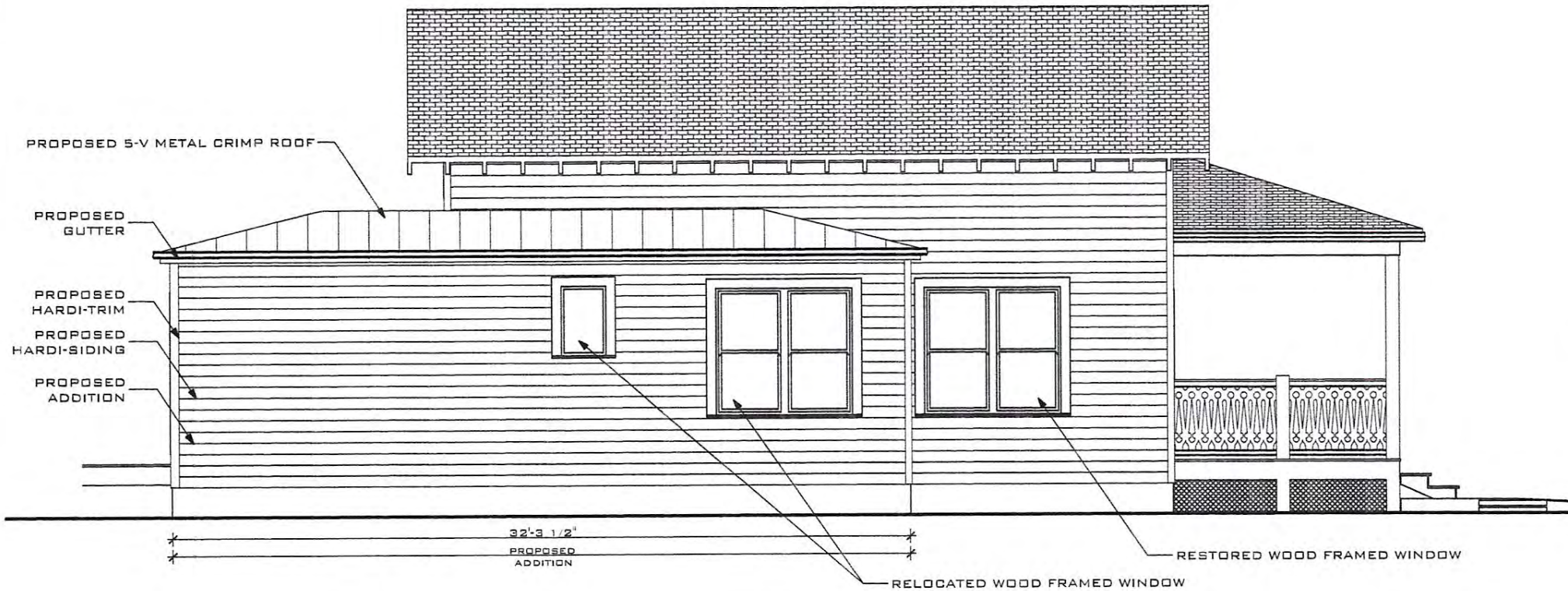
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AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-107		

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LICENSE NO 71480



EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'



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

REV:	DESCRIPTION:	BY:	DATE:
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1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

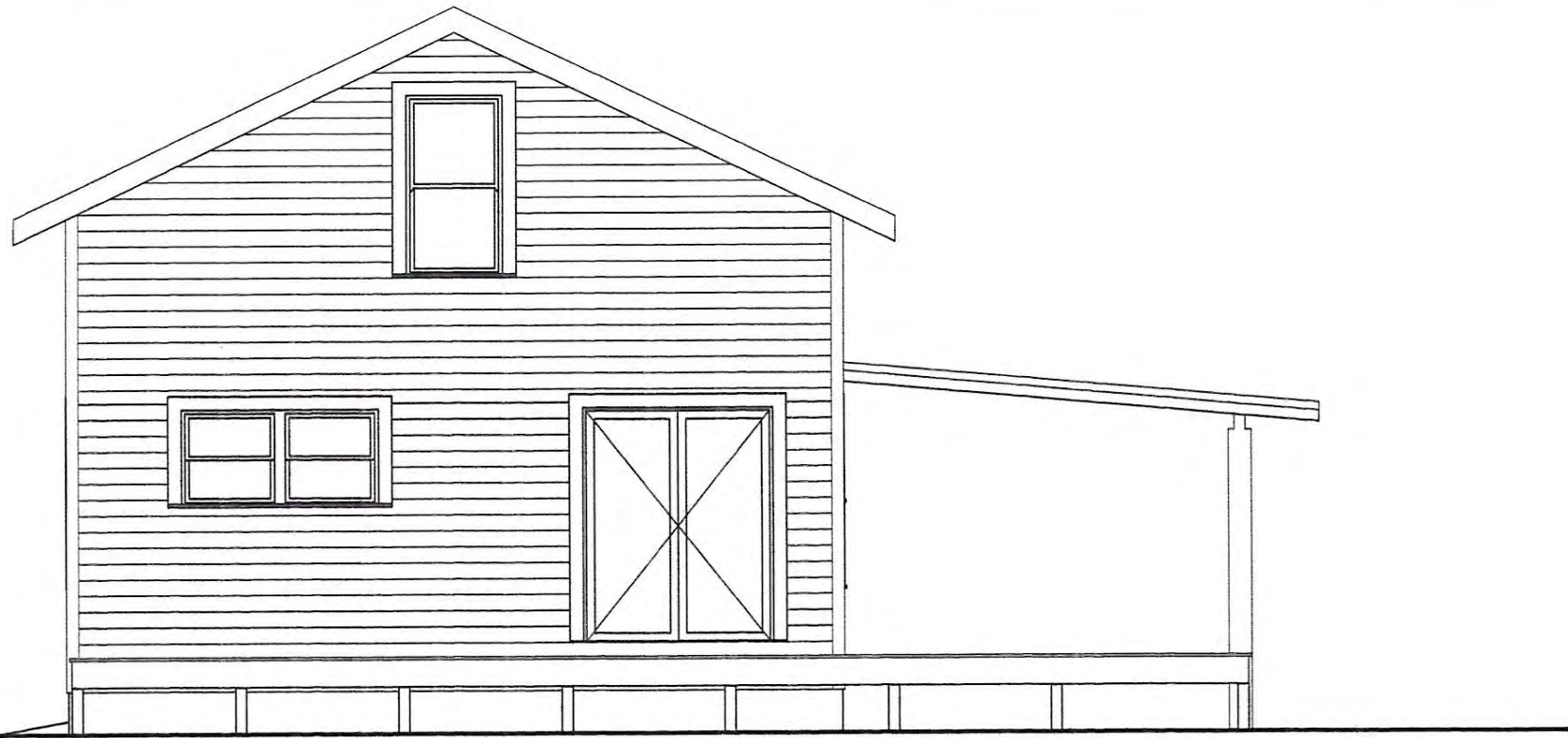
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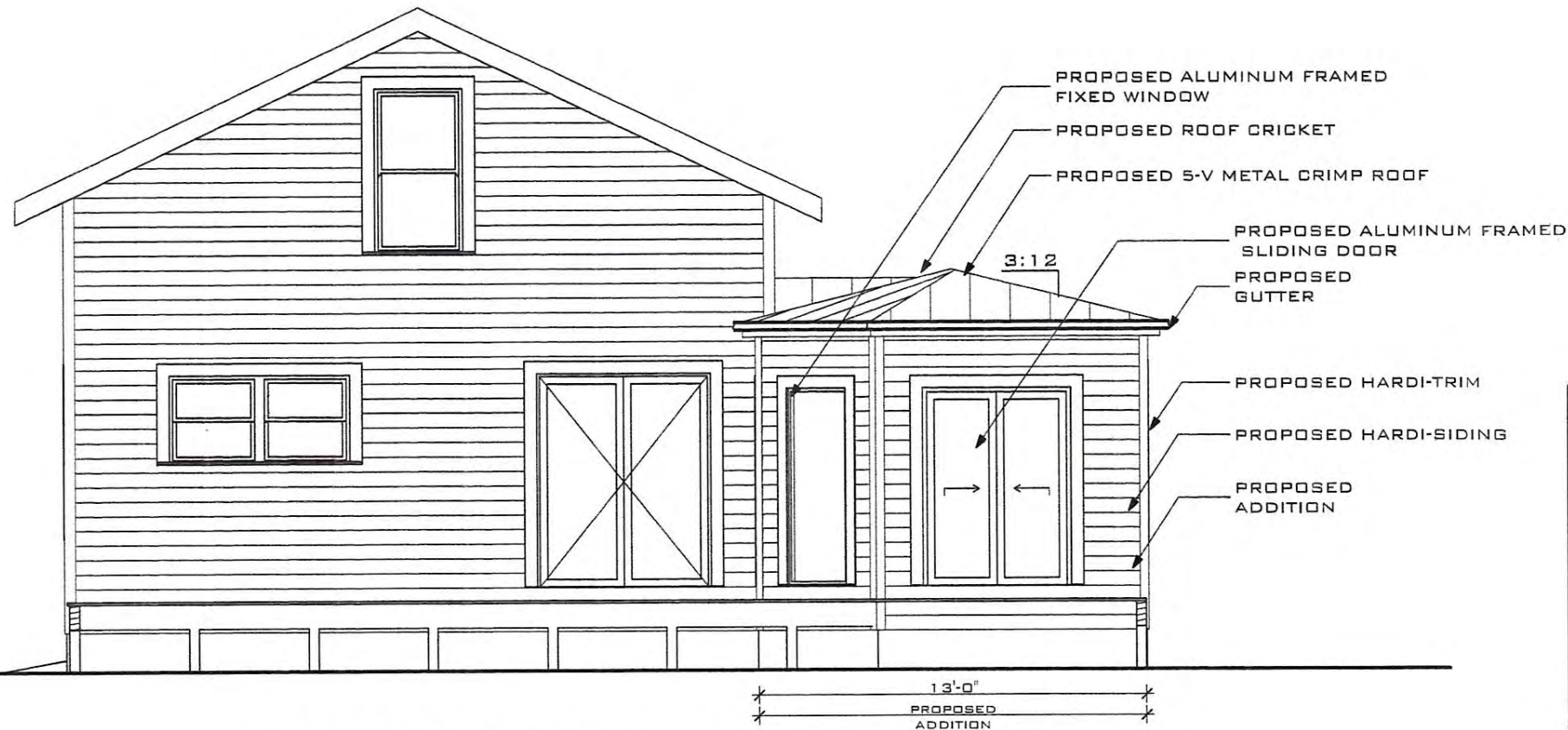
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SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-108	REVISION:	



EXISTING REAR ELEVATION
SCALE: 3/16"=1'



PROPOSED REAR ELEVATION
SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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KEY WEST, FL, 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

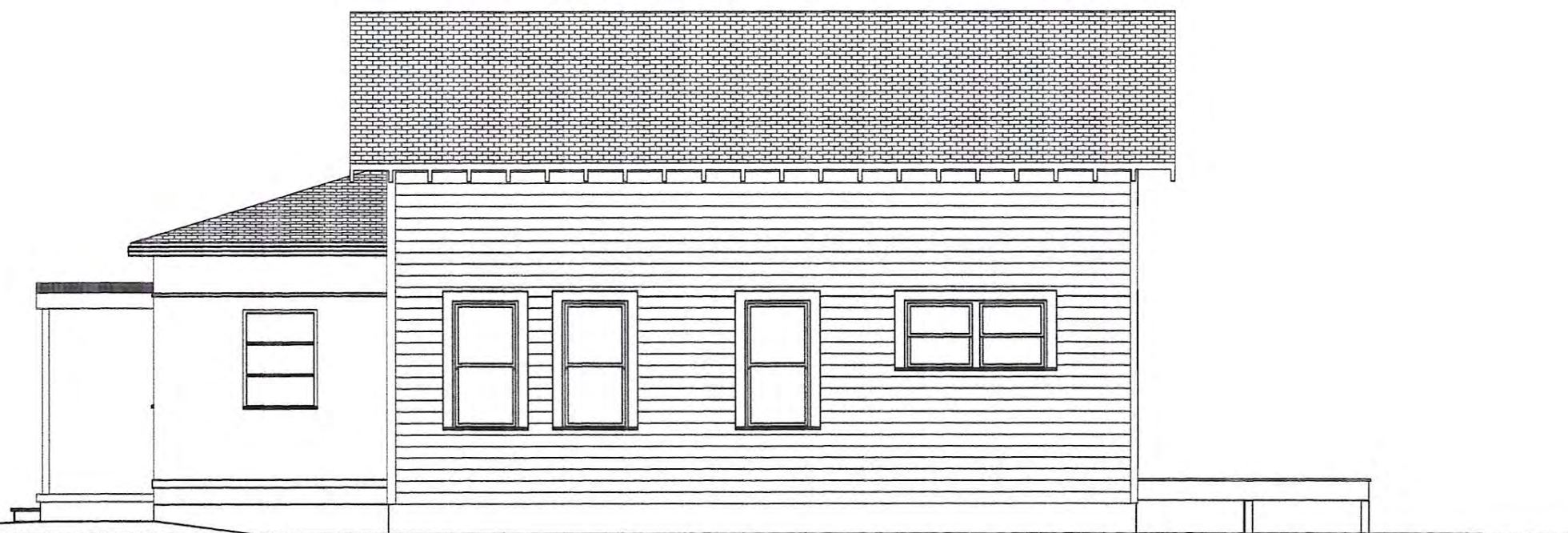
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AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-109		

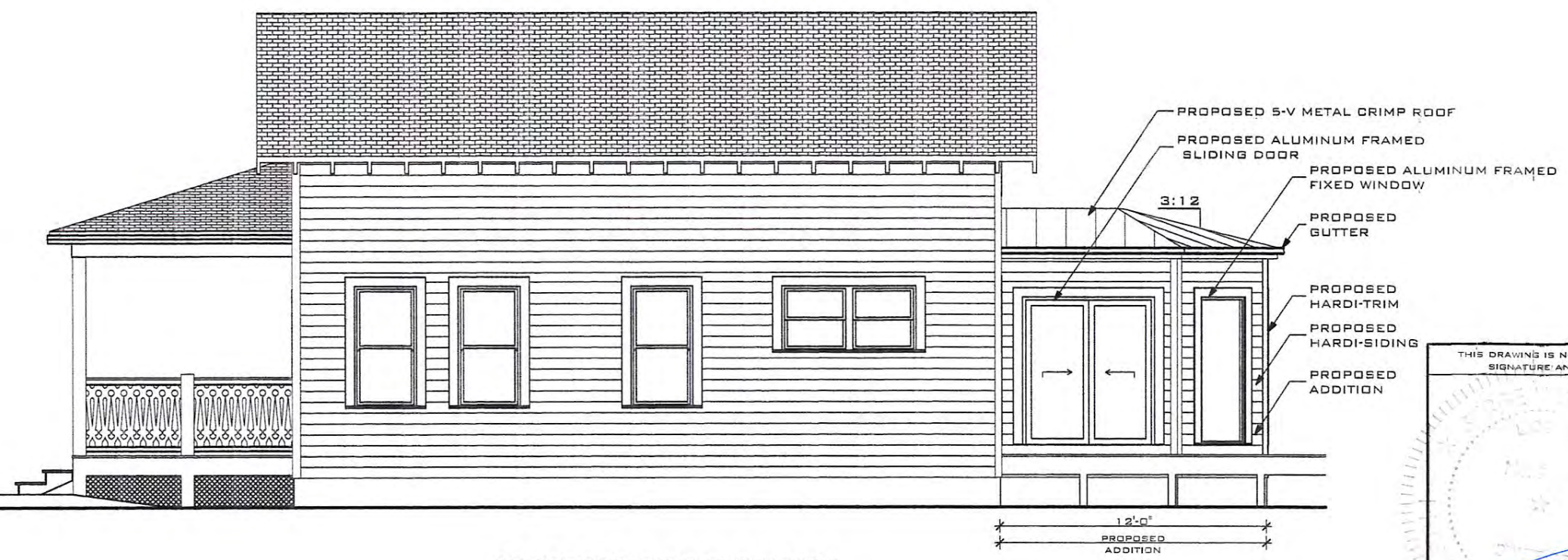
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LICENSE NO 71460



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



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

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CA # 30835

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1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **SIDE ELEVATION**

SCALE AT 1/16"=1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-110		

CASE STUDIES



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ENGINEERING AND PLANNING

Artibus
DORMERS

Project Memorandum:

1212 Margaret St,
Key West, FL 33040

Members of HARC:

Project Background -

It is our hope to show that we have listened to and exhausted all options and ideas from Case Study 001, 002 & 003 to conclude with a proposal that will satisfy the board and incur the least amount of hardships to gain an addition that give the client the addition of another bedroom and bathroom.

Case Study 001

Originally Proposed

Shows 1 story home becoming a 1-1/2 story with the addition of dormers.
Shows the full enclosure of the car port.

Suggestions from meeting

- No dormers
- No raising roof
- No altering roof line
- No skylights or solar tubes
- No full enclosure of carport in current location
- Move enclosure towards rear of house
- Make enclosure smaller

Conclusions

Without the addition of dormers or any roof alterations you can only add one emergency egress window to the top in the rear of the house. With this modification and the addition of an interior stairway there would be no gain in bedrooms.



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Case Study 002

Proposed

- Shows the car port moving 11'-6" towards the rear of the property.
- Exposes a currently unexposed historic window
- Relocates a second unexposed historic window to the side of the new addition
- Relocates a bathroom unexposed historic window to the side of the new addition for the new bathroom
- Reuses historic wood siding in places that need patch and repair
- Demo part of the backyard deck
- Demo all the concrete in the front and side yard
 - Replaces with new paving and landscaping

Suggestions from meeting

- Try different window size on front of addition
- Try different roof line
- Interior layout not used adequately
- Try having addition on rear

Conclusions

Without incurring multiple hardships to reorganize the interior and make further cutbacks there would be no gain in bedrooms.



Case Study 003

Proposed

- Remove the roof of the carport and create a trellis
- Demo all the concrete in the front and side yard
 - Replaces with new paving and landscaping
- Exposes two historic windows
- Demo majority of rear deck
- Demo rear trellis
- Demo rear outdoor kitchen
- Demo pool equipment and ac location
- Places new addition completely in rear of house
- Needs variance for **side setback**
- Closes in kitchen window
- Removes new "hallway" french door
- Relocates pool equipment and ac equipment

Conclusion

With the addition of two bedrooms and a bathroom as requested in each case this study would result in a long "hallway" with multiple curves and a large loss of backyard space as well as the ability to watch the kids play from the kitchen. The addition to function properly would incur more hardships than is reasonable or feasible for this house.

Proposed Alternatives for Case Study 002

Alternative Option 001

Proposal

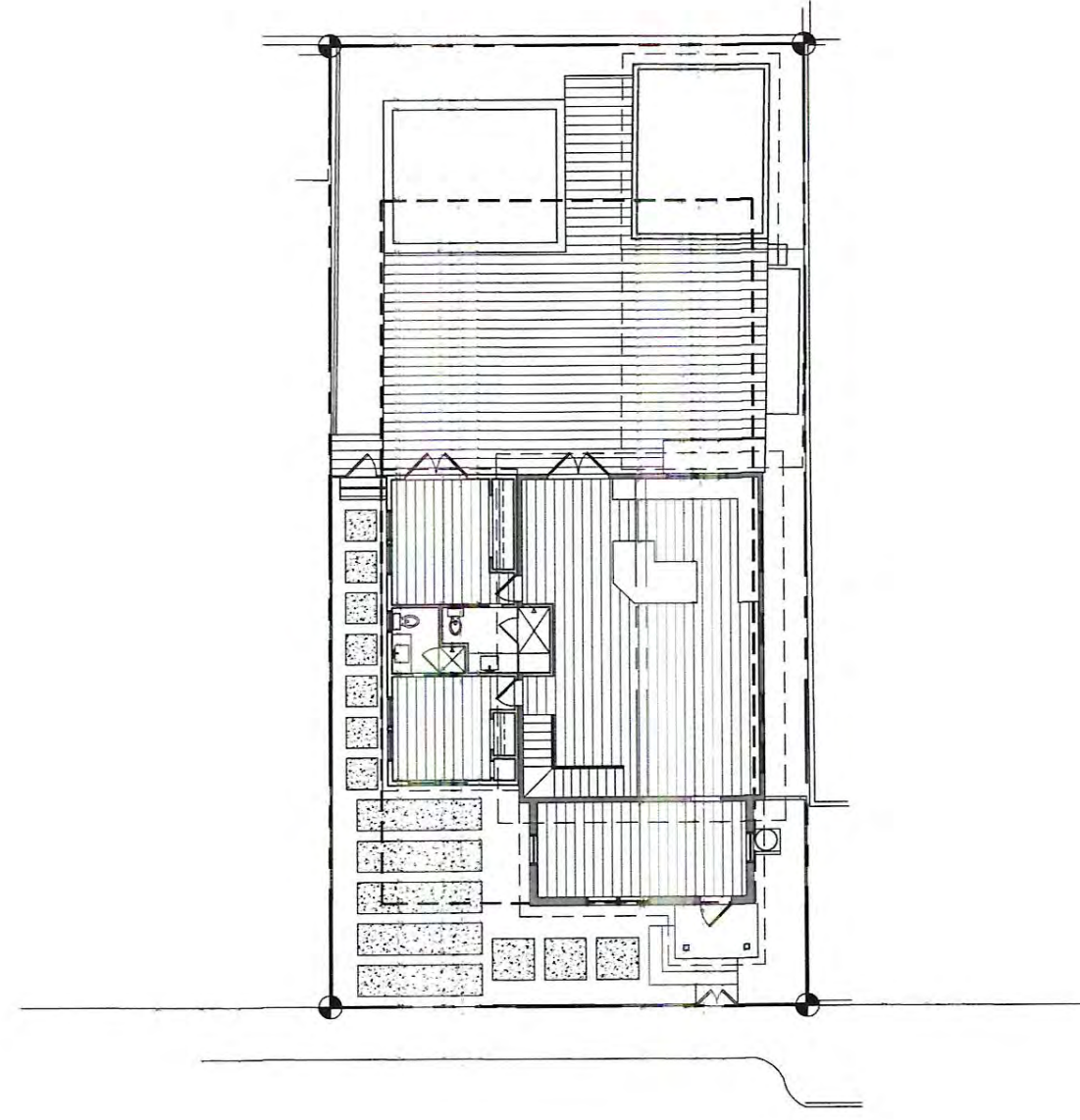
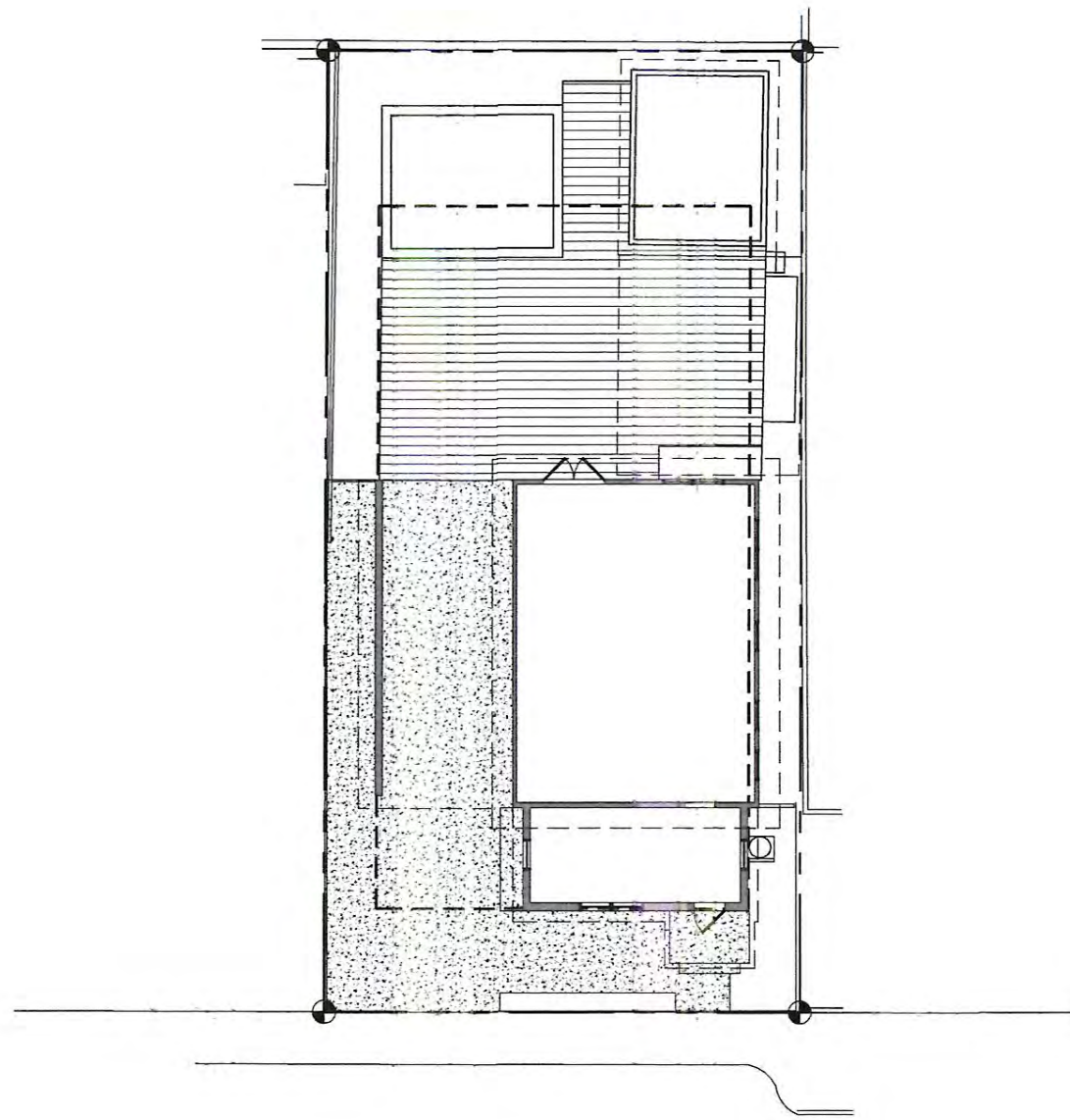
Lowers the roof line from Case Study 002 as well as changes the sizing of the window and calls for the replacement of the window on the enclosed porch.

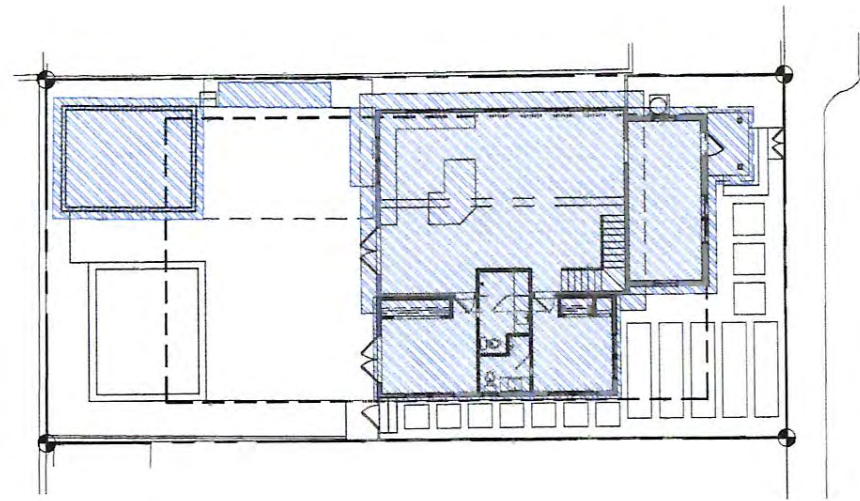
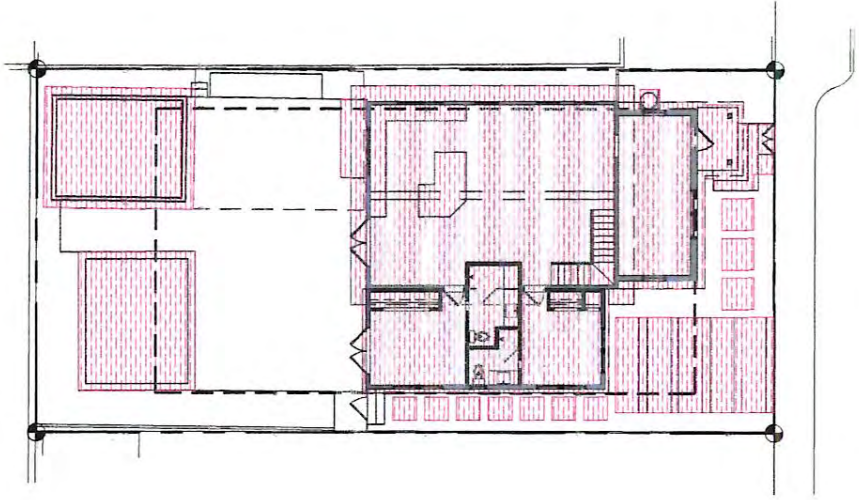
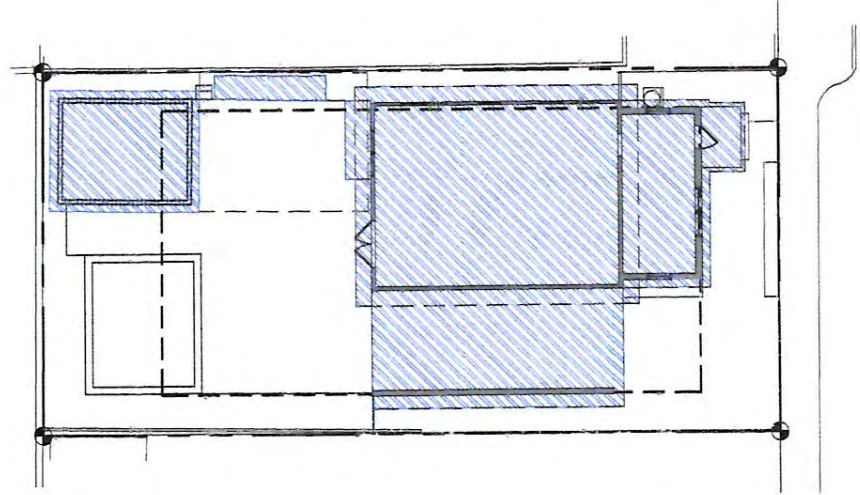
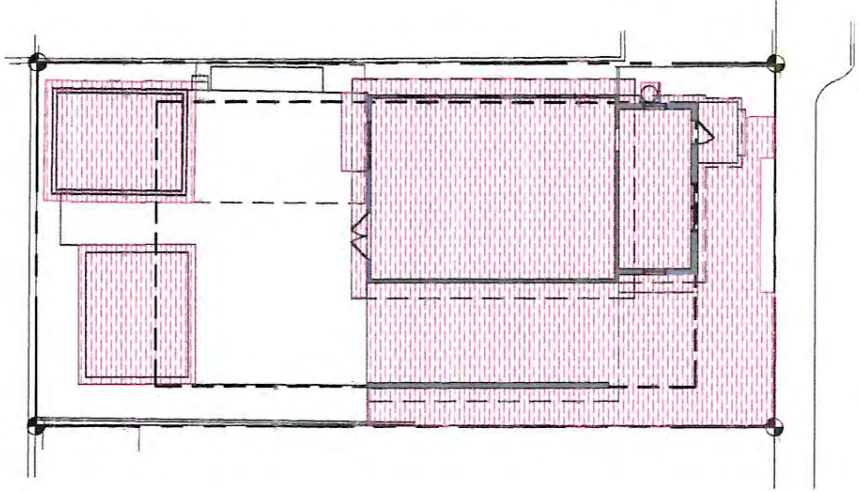
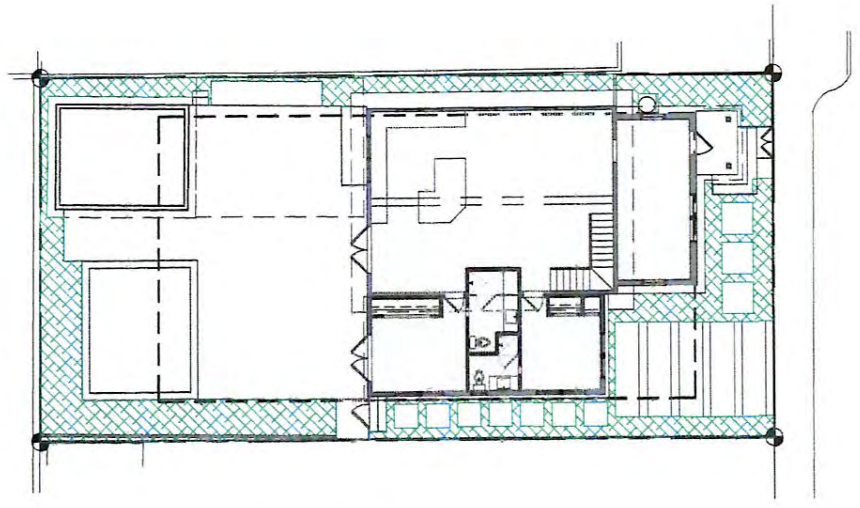
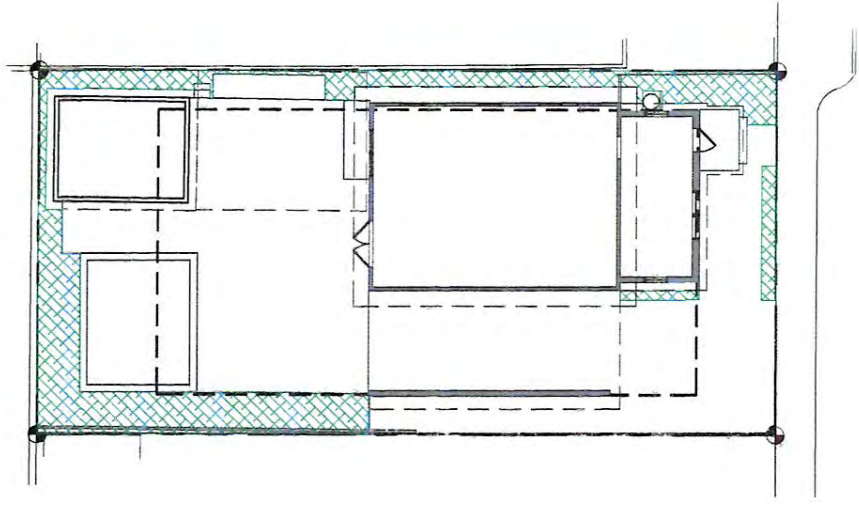
Alternative Option 002

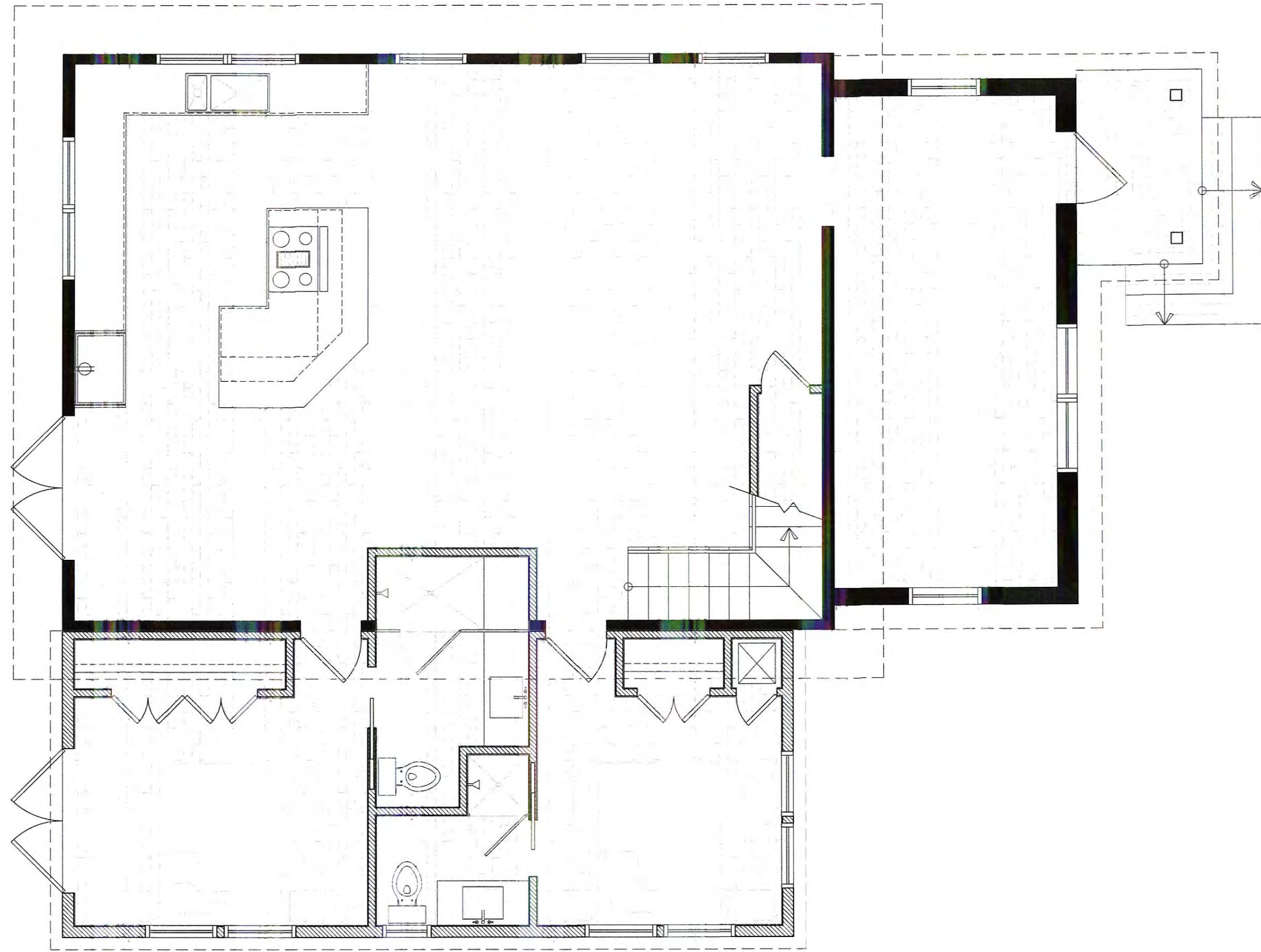
Proposal

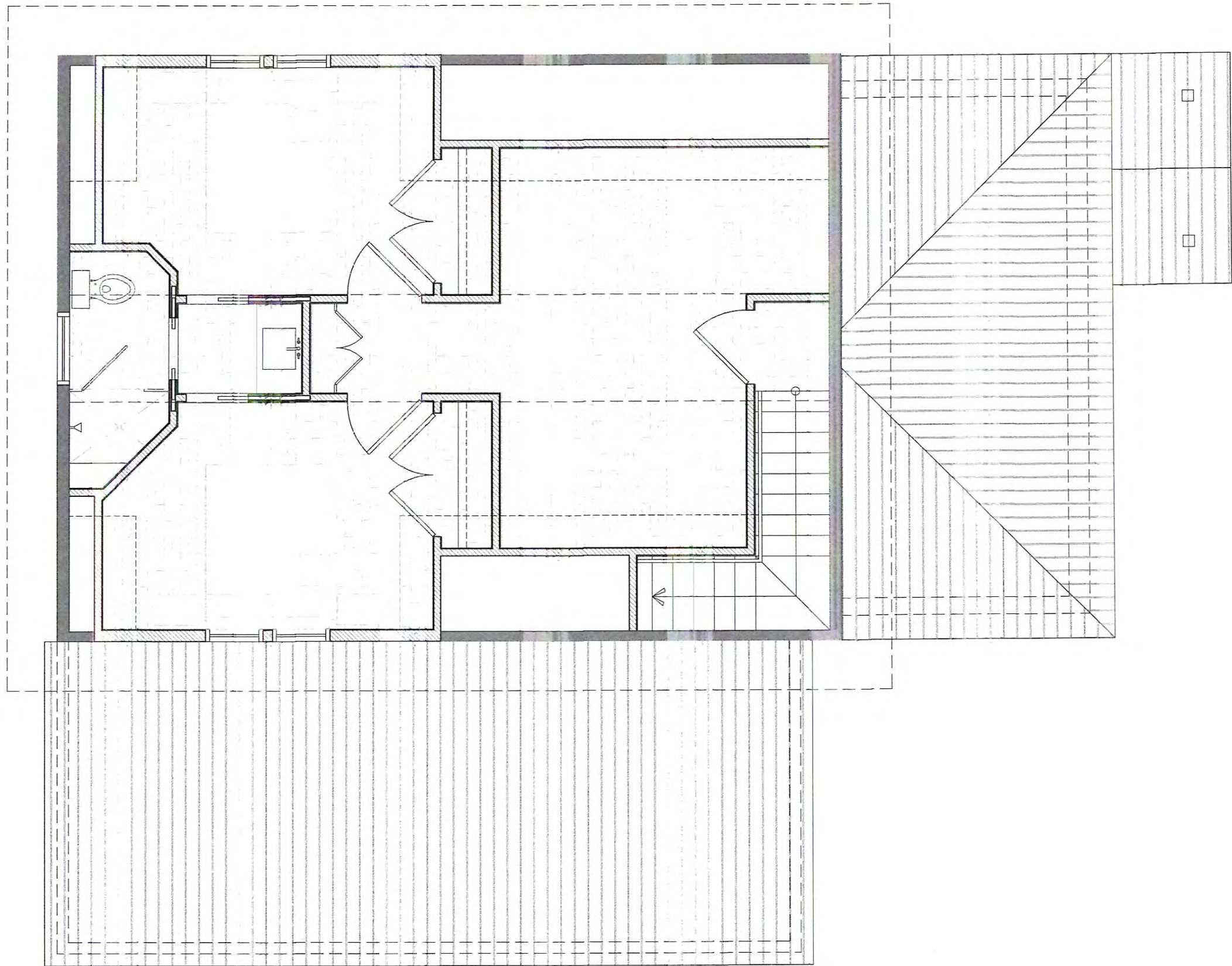
Changes the roof line from Case Study 002 to match that of the carport and again changes the sizing of the window on the front of the addition and calls for the replacement of the window on the enclosed porch.

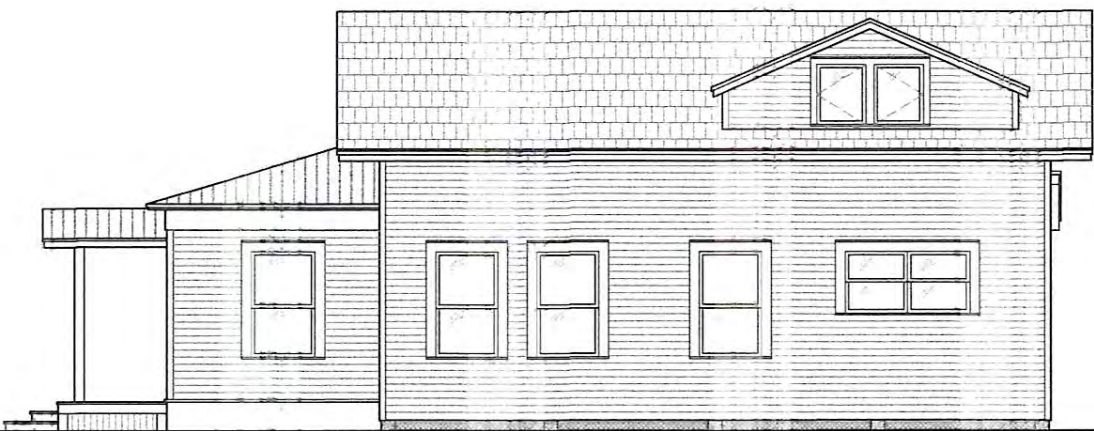
CASE STUDY 001



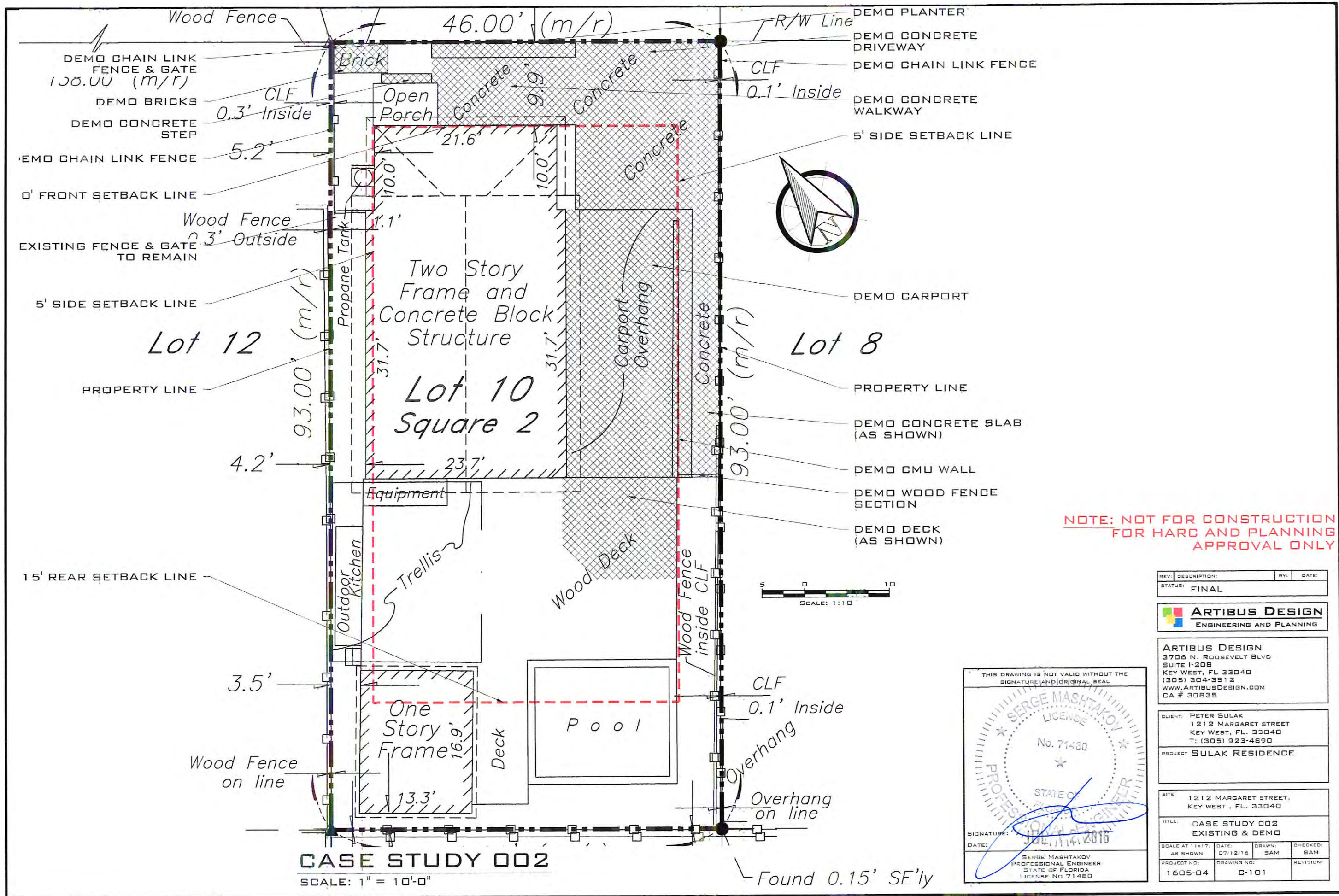








CASE STUDY 002



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CLIENT:	PETER SULAK 1212 MARGARET STREET KEY WEST, FL. 33040 T: (305) 923-4890	
PROJECT:	SULAK RESIDENCE	
SITE:	1212 MARGARET STREET, KEY WEST, FL. 33040	
TITLE:	CASE STUDY 002 EXISTING & DEMO	
SCALE AT 1/16"=1'-0"	DATE:	DRAWN:
AS SHOWN	07/12/16	SAM
PROJECT NO:	DRAWING NO:	CHECKED:
1605-04	C-101	SAM
		REVISION:

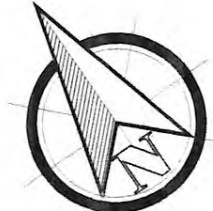
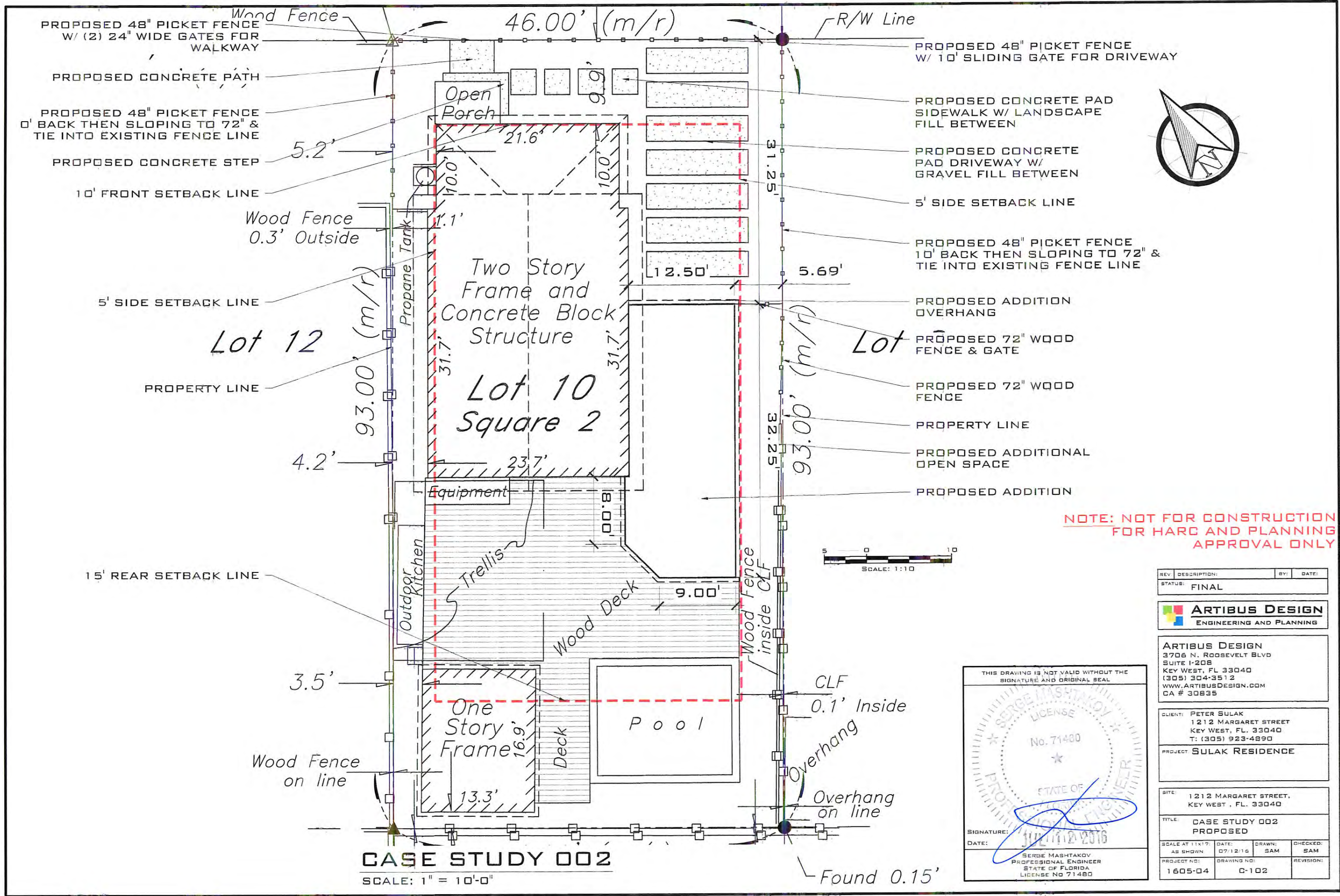
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SIGNATURE: *[Signature]*
DATE: 07/11/16

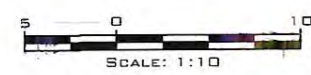
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LICENSE NO 71480

CASE STUDY 002
SCALE: 1" = 10'-0"

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 T: (305) 923-4890
 PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 002
 PROPOSED

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-102		

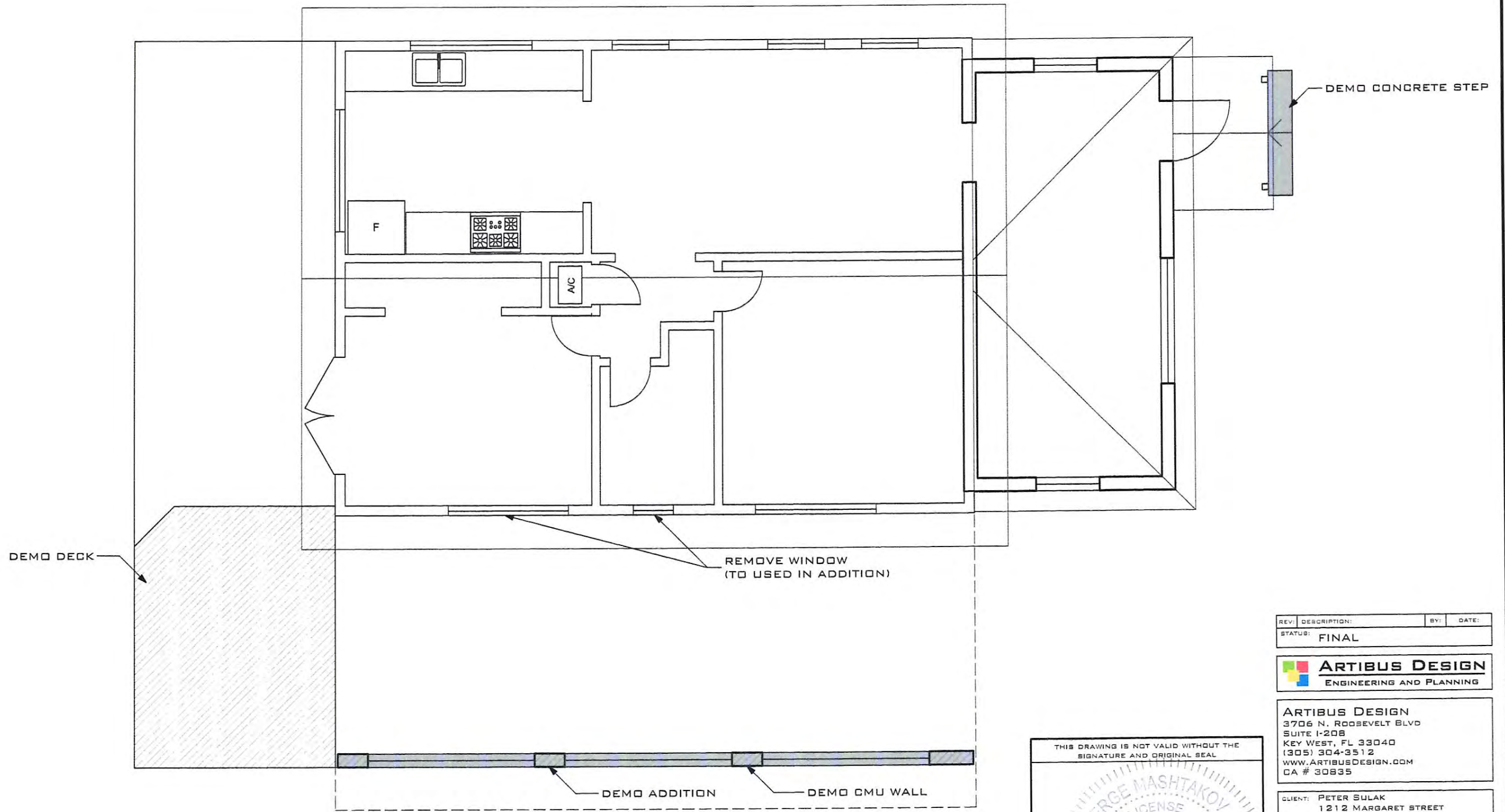
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SIGNATURE: *[Signature]*
 DATE: 07/12/2016

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 STATE OF FLORIDA
 LICENSE NO 71480

CASE STUDY 002
 SCALE: 1" = 10'-0"

Found 0.15'



CASE STUDY 002 EXISTING FLOOR PLAN
 SCALE : 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890
 PROJECT: SULAK RESIDENCE

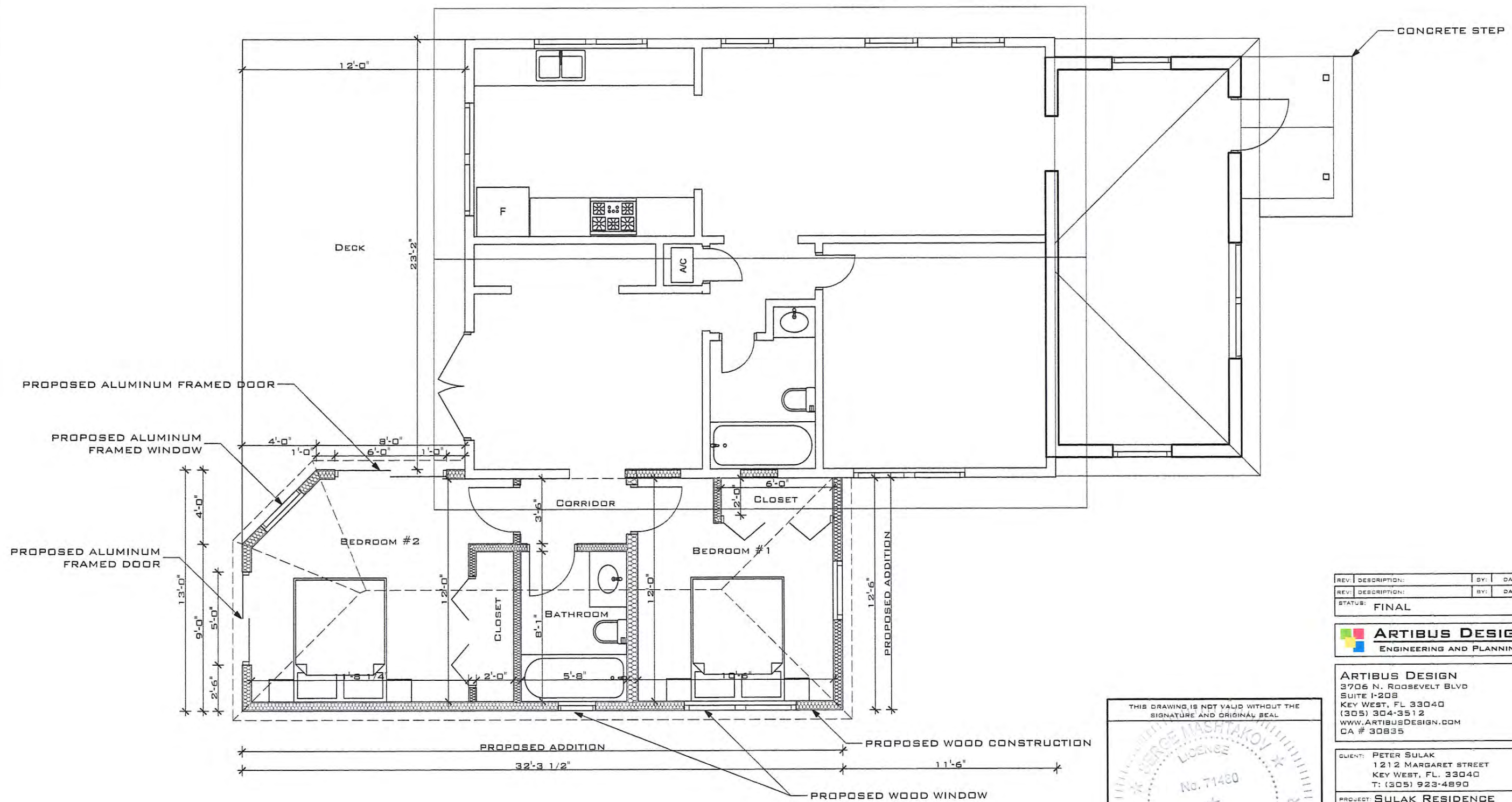
SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 002
 EXISTING FLOOR PLAN

SCALE AT 1/16": AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-103	REVISION:	

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 DATE: *[Date]*
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



CASE STUDY 002 PROPOSED FLOOR PLAN
 SCALE : 3/16" = 1'

REV. DESCRIPTION:	BY:	DATE:
REV. DESCRIPTION:	BY:	DATE:
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 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 002
 PROPOSED FLOOR PLAN

SCALE AT 1/16" AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-104	REVISION:	

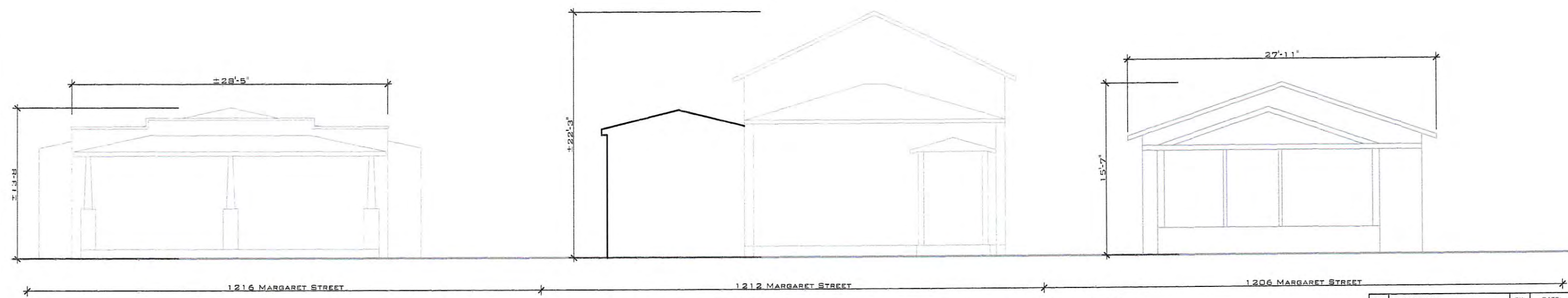
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
 DATE: 07/12/16

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480



CASE STUDY 002 EXISTING STREET SPACE
SCALE : 1/8" = 1'



CASE STUDY 002 PROPOSED STREET SPACE
SCALE : 1/8" = 1'

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	STATUS: FINAL		



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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: CASE STUDY 002 STREET
SCAPE

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-105	REVISION:	

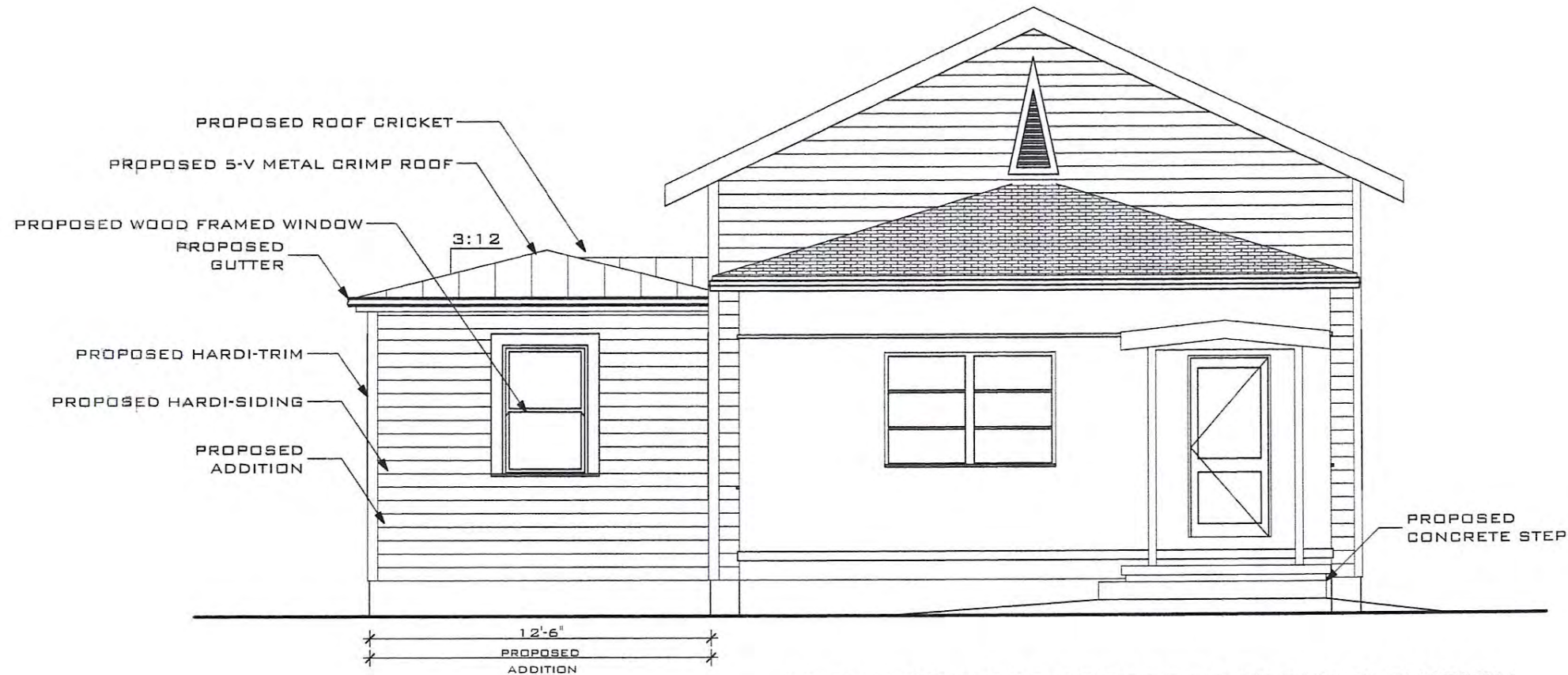
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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DATE: 07/12/2016

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LICENSE NO 71480



CASE STUDY 002 EXISTING FRONT ELEVATION
 SCALE : 3/16"=1'



CASE STUDY 002 PROPOSED FRONT ELEVATION
 SCALE : 3/16"=1'

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STATUS: FINAL			



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CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

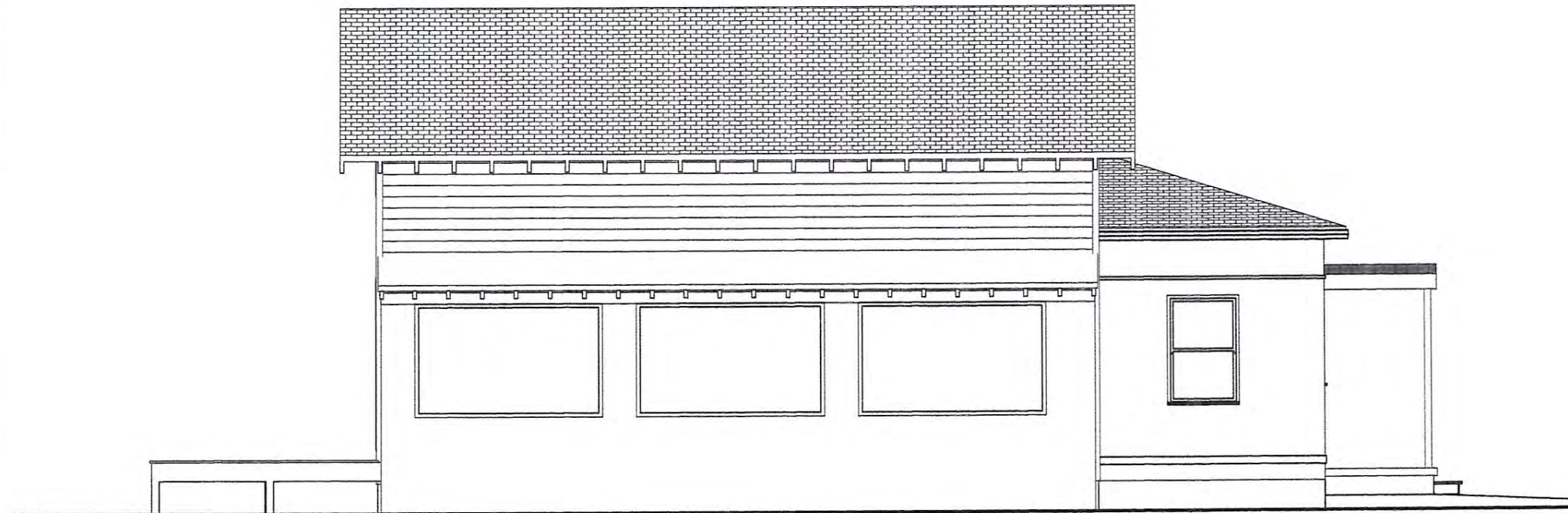
TITLE: **CASE STUDY 002 FRONT ELEVATION**

SCALE AT 1/16"=1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-106	REVISION:	

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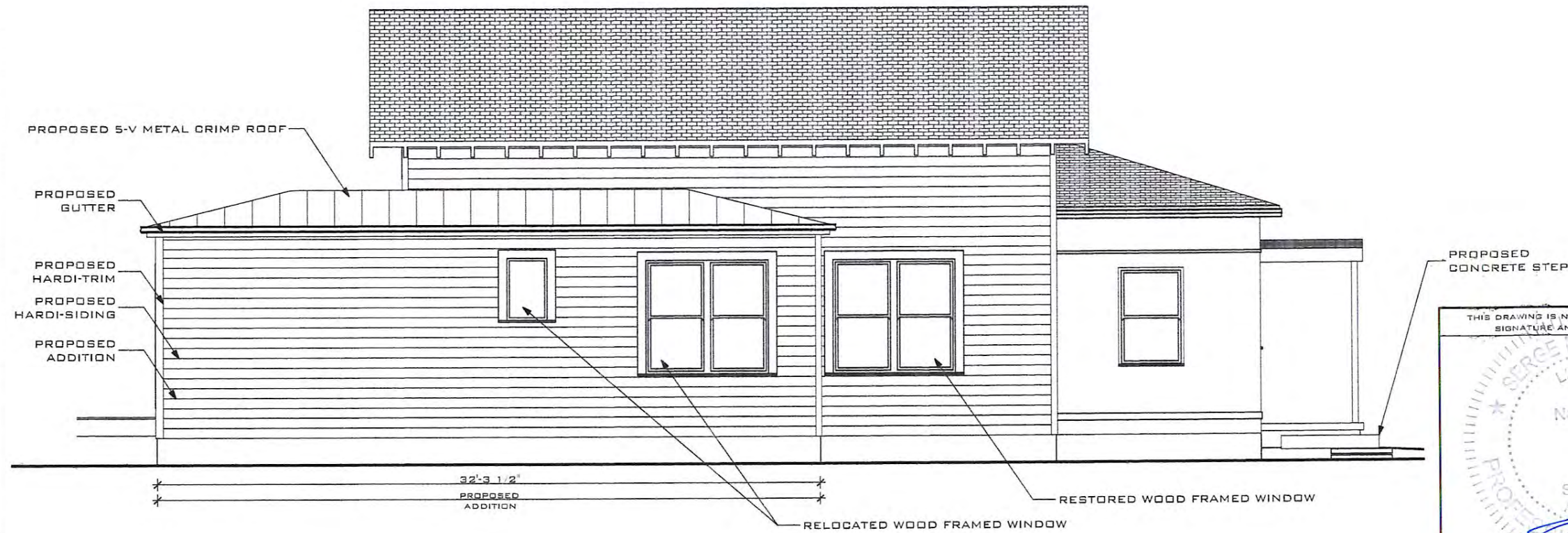
SIGNATURE: *[Signature]*
 DATE: JUL 12 2016

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 STATE OF FLORIDA
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CASE STUDY 002 EXISTING SIDE ELEVATION

SCALE : 3/16" = 1'



CASE STUDY 002 PROPOSED SIDE ELEVATION

SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 002 SIDE
 ELEVATION

SCALE AT 1/16" = 1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
AS SHOWN			
PROJECT NO: 1605-04	DRAWING NO: C-107	REVISION:	

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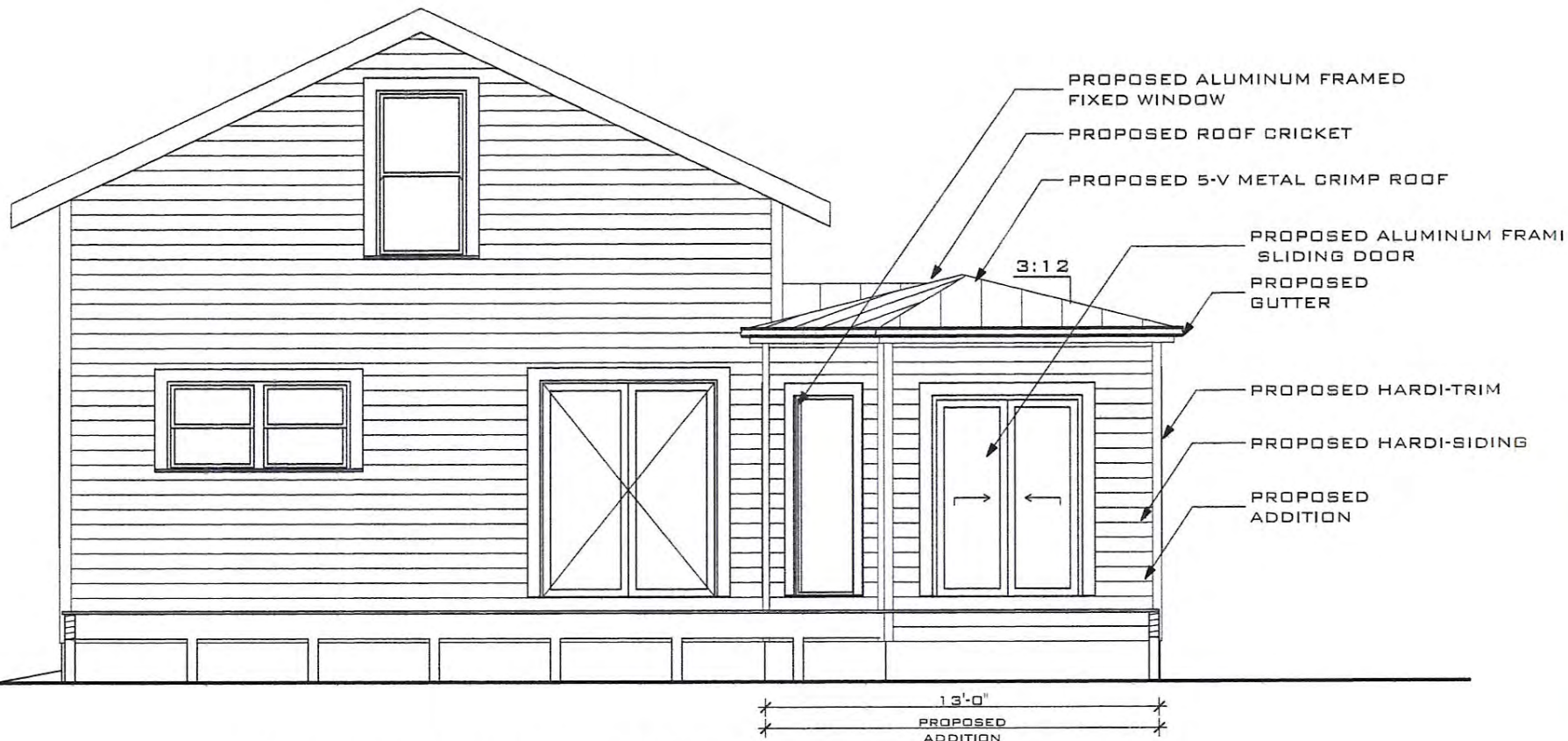
SIGNATURE: *[Signature]*

DATE: 07/12/2016

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 LICENSE No. 71480



CASE STUDY 002 EXISTING REAR ELEVATION
SCALE : 3/16" = 1'



CASE STUDY 002 PROPOSED REAR ELEVATION
SCALE : 3/16" = 1'

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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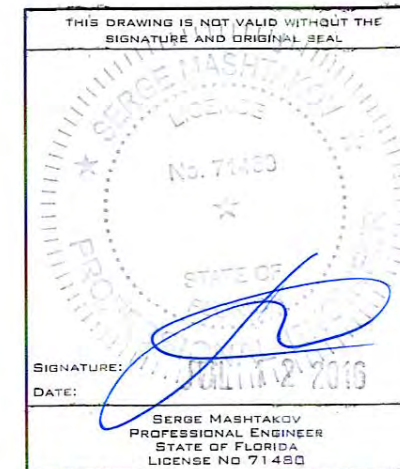
CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

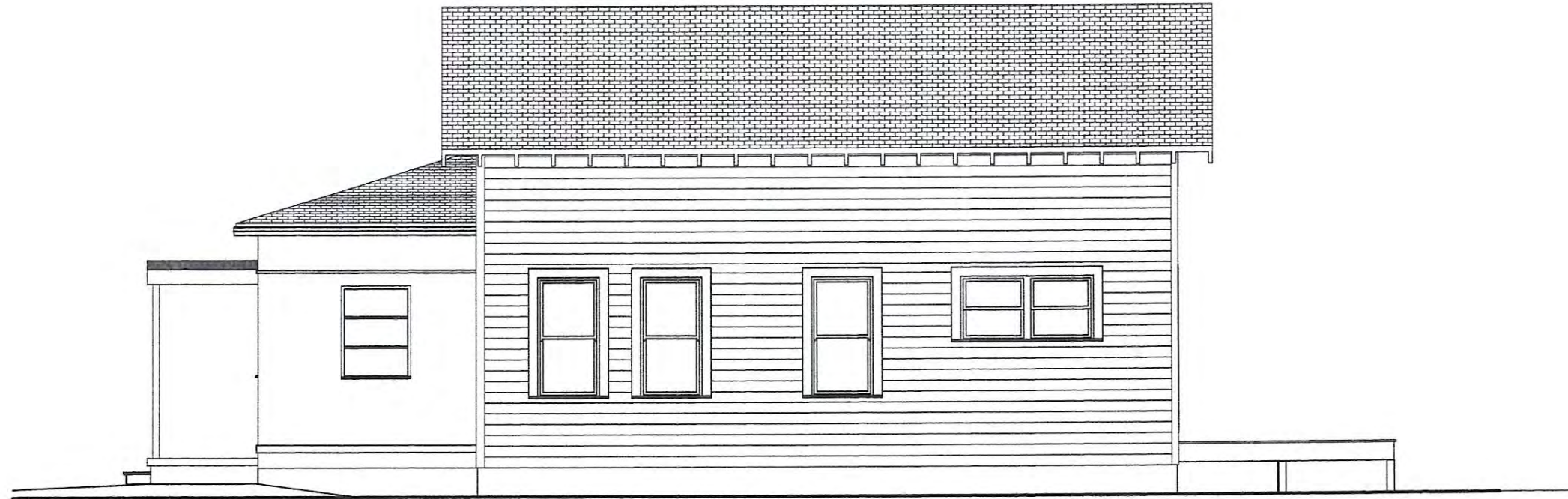
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: CASE STUDY 002 REAR
ELEVATION

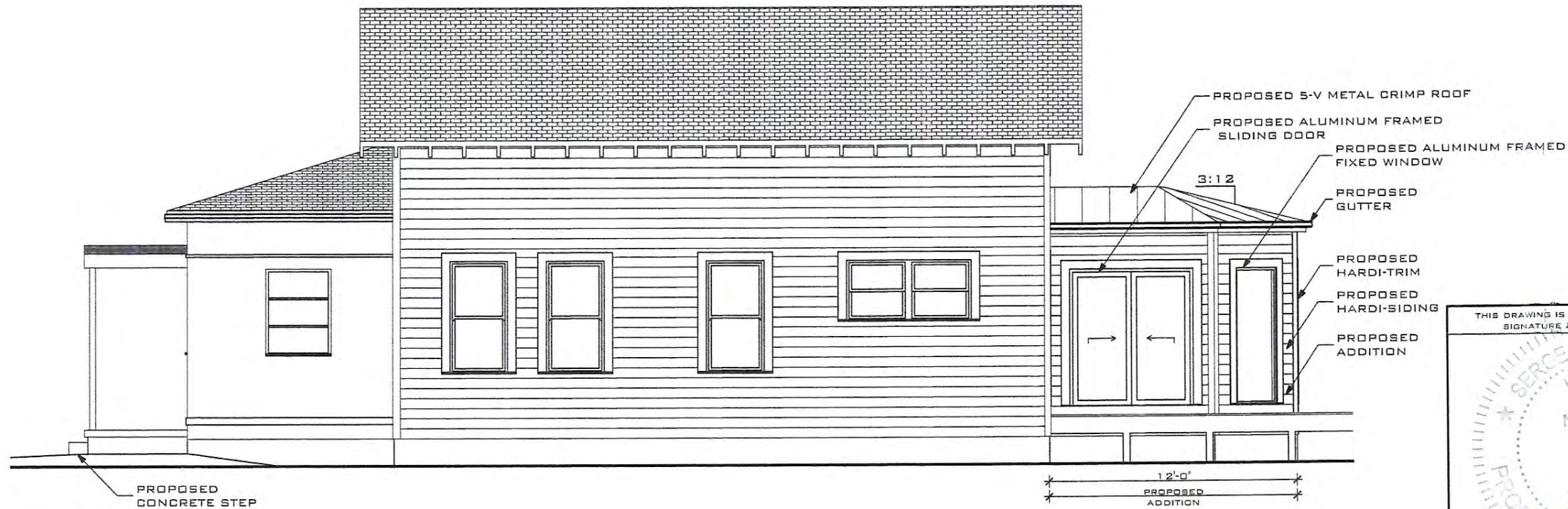
SCALE AT 1/16" = 1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-108	REVISION:	





CASE STUDY 002 EXISTING SIDE ELEVATION

SCALE : 3/16" = 1'



CASE STUDY 002 PROPOSED SIDE ELEVATION

SCALE : 3/16" = 1'

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STATUS:		FINAL	



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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **CASE STUDY 002 SIDE
 ELEVATION**

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-109		

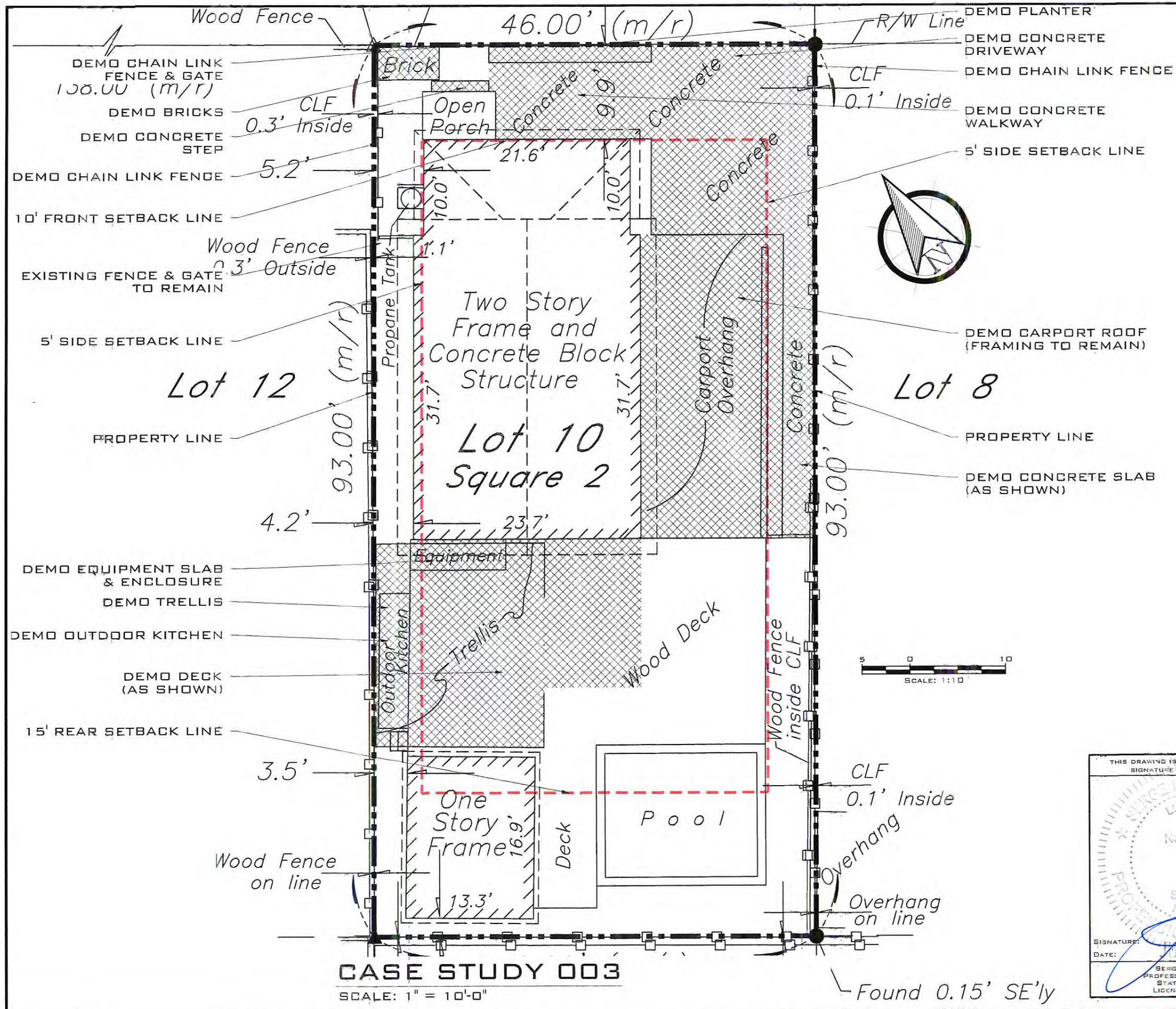
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SIGNATURE: *[Handwritten Signature]*

DATE:

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CASE STUDY 003



NOTE: NOT FOR CONSTRUCTION FOR HARC AND PLANNING APPROVAL ONLY



CASE STUDY 003
SCALE: 1" = 10'-0"

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Signature: *[Handwritten Signature]*
Date: 07/12/16

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STATUS:	FINAL	



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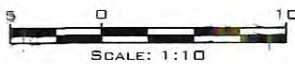
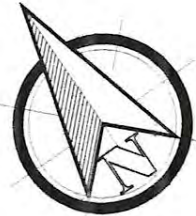
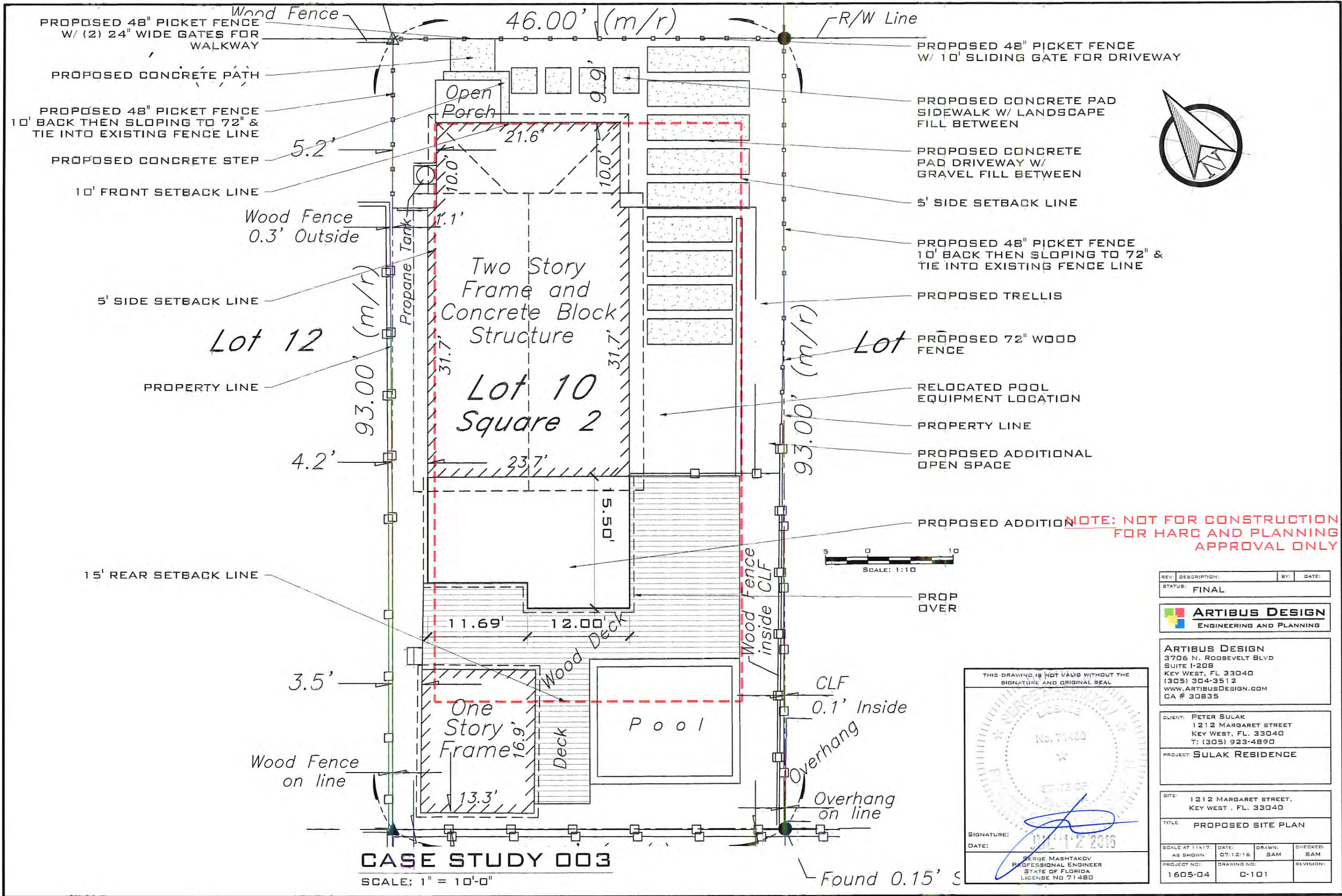
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **EXISTING SITE PLAN**

SCALE AT 1/16"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-100		

Found 0.15' SE'y



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 KEY WEST, FL. 33040
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 1/4\"/>			
AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-101	REVISION:	

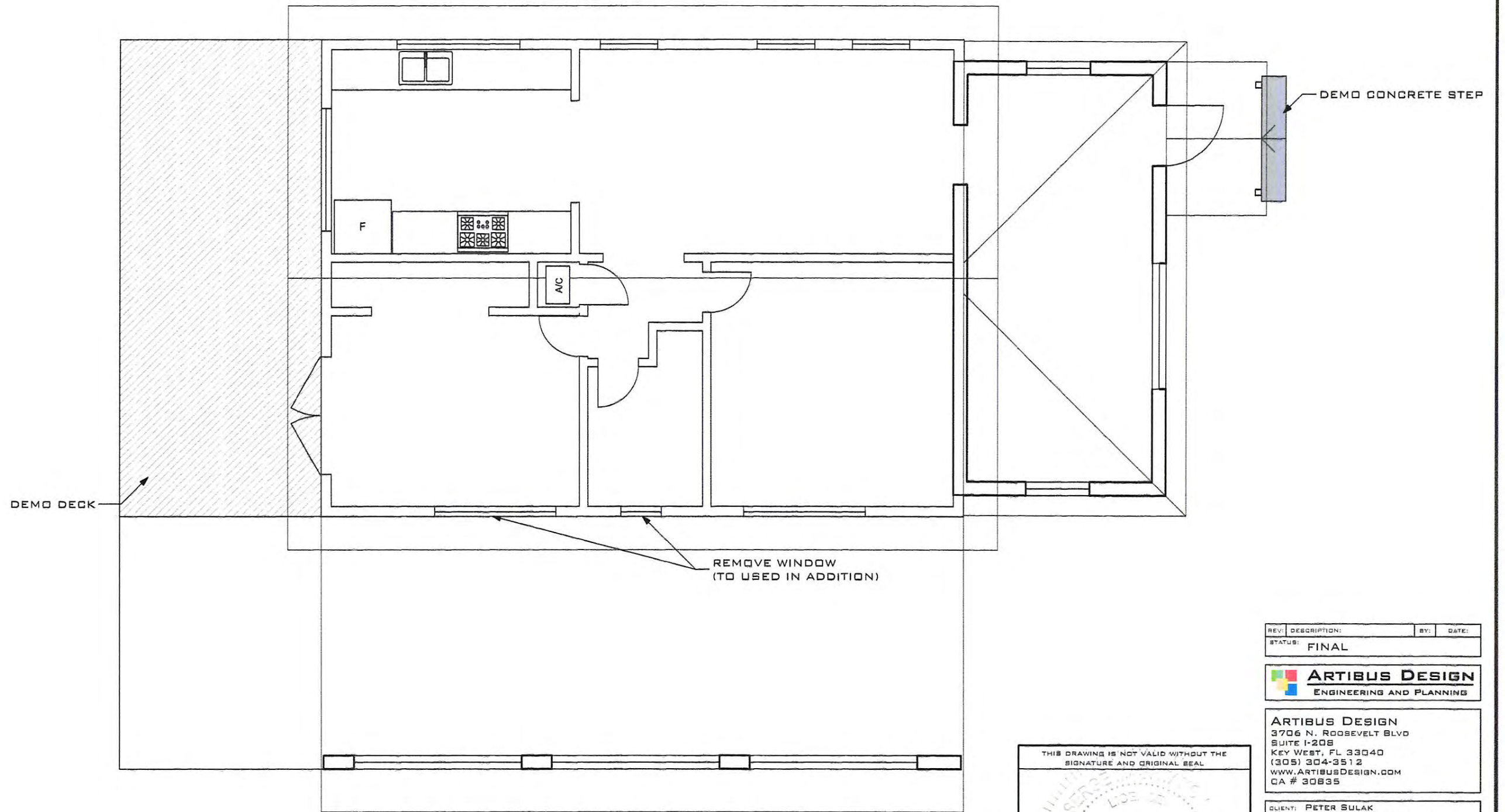
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SIGNATURE: *[Signature]*
 DATE: JUL 12 2016

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 STATE OF FLORIDA
 LICENSE NO. 71480

CASE STUDY 003
 SCALE: 1" = 10'-0"

Found 0.15' S



CASE STUDY 003 EXISTING FLOOR PLAN
 SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

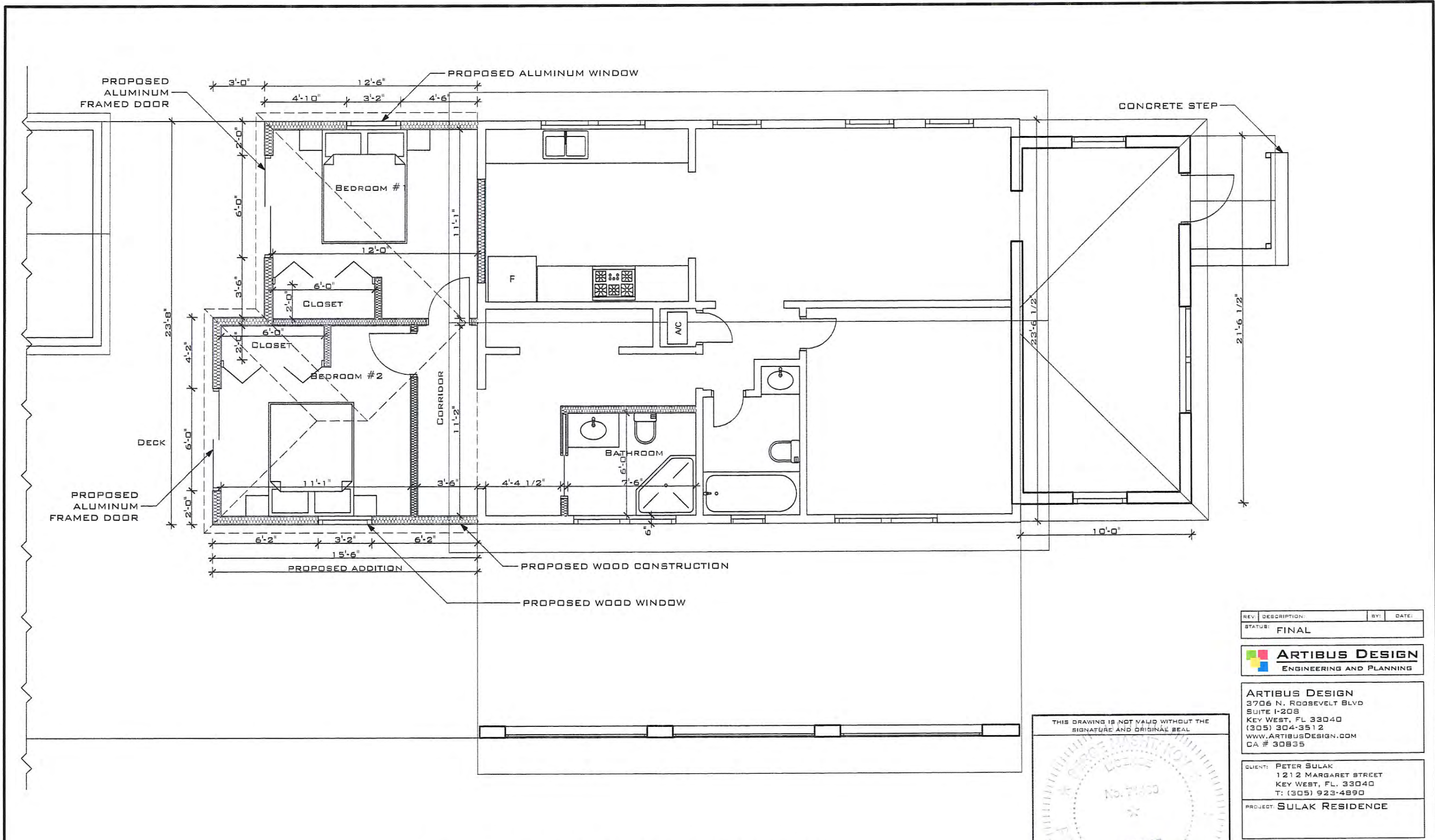
SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 003
 EXISTING FLOOR PLAN

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-102		

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CASE STUDY 003 PROPOSED FLOOR PLAN
 SCALE : 3/16" = 1'

REV	DESCRIPTION	BY	DATE
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CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890
 PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 003
 PROPOSED FLOOR PLAN

SCALE AT 11x17 AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-103	REVISION:	

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CASE STUDY 003 EXISTING STREET SPACE
SCALE : 1/8" = 1'



CASE STUDY 003 PROPOSED STREET SPACE
SCALE : 1/8" = 1'

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: CASE STUDY 003 STREET
SCAPE

SCALE AT 11X17 AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
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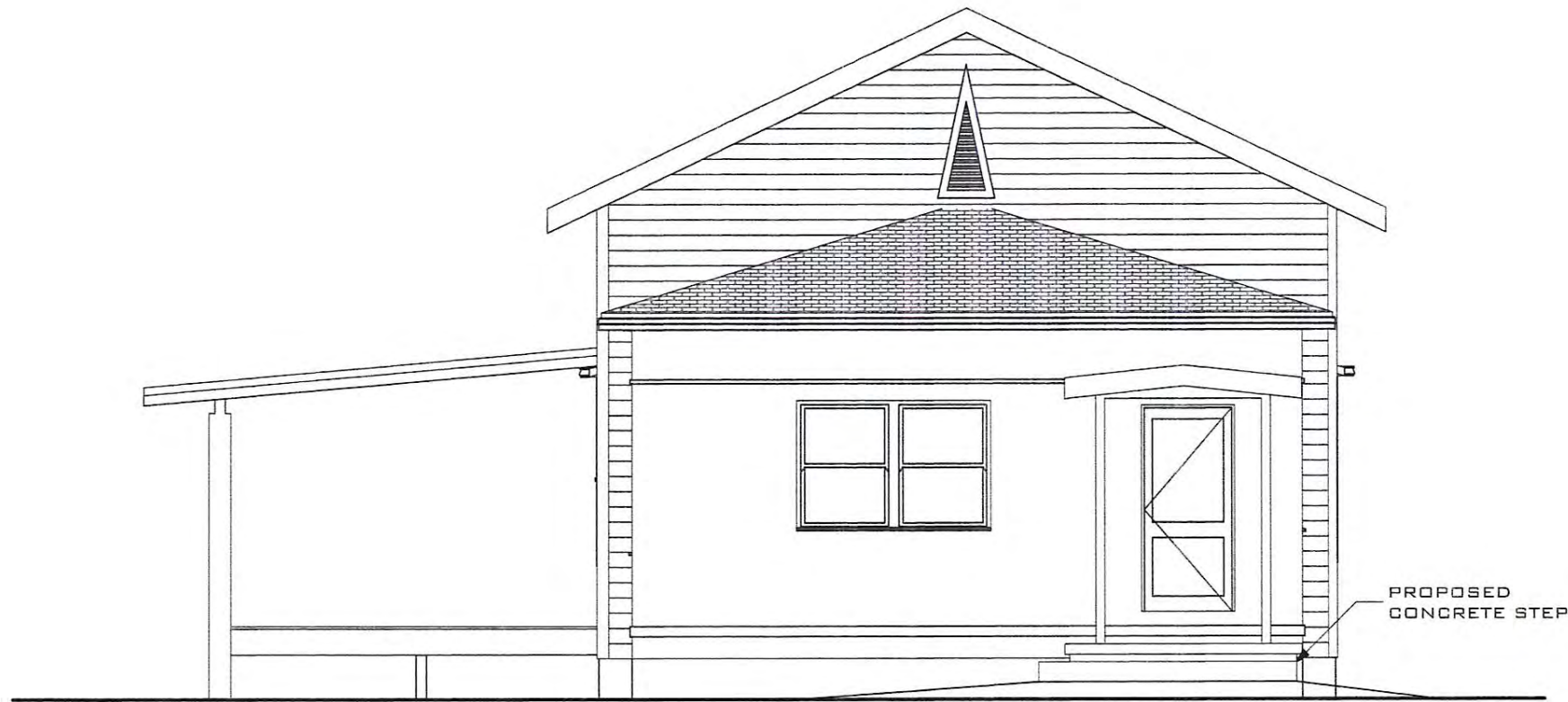
PROJECT NO: 1605-04	DRAWING NO: C-104	REVISION:
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STATE OF FLORIDA
LICENSE No 71480



CASE STUDY 003 EXISTING FRONT ELEVATION
 SCALE : 3/16"=1'



CASE STUDY 003 PROPOSED FRONT ELEVATION
 SCALE : 3/16"=1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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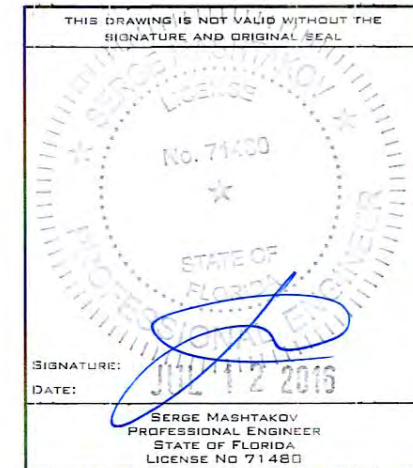
CLIENT: PETER SULAK
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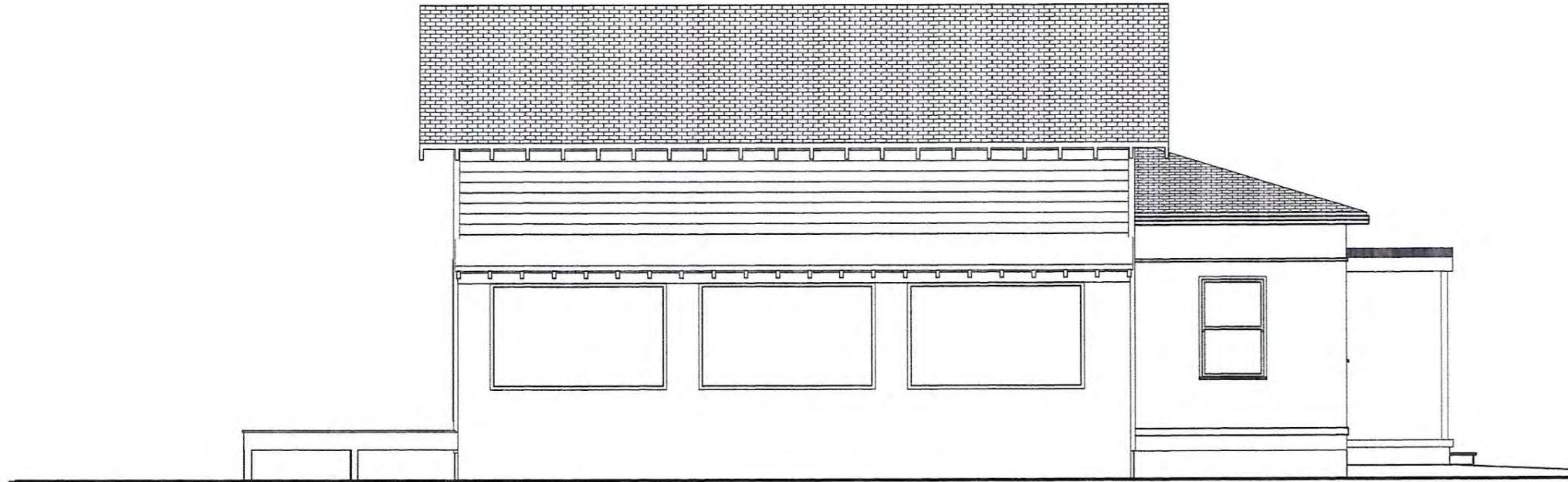
PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

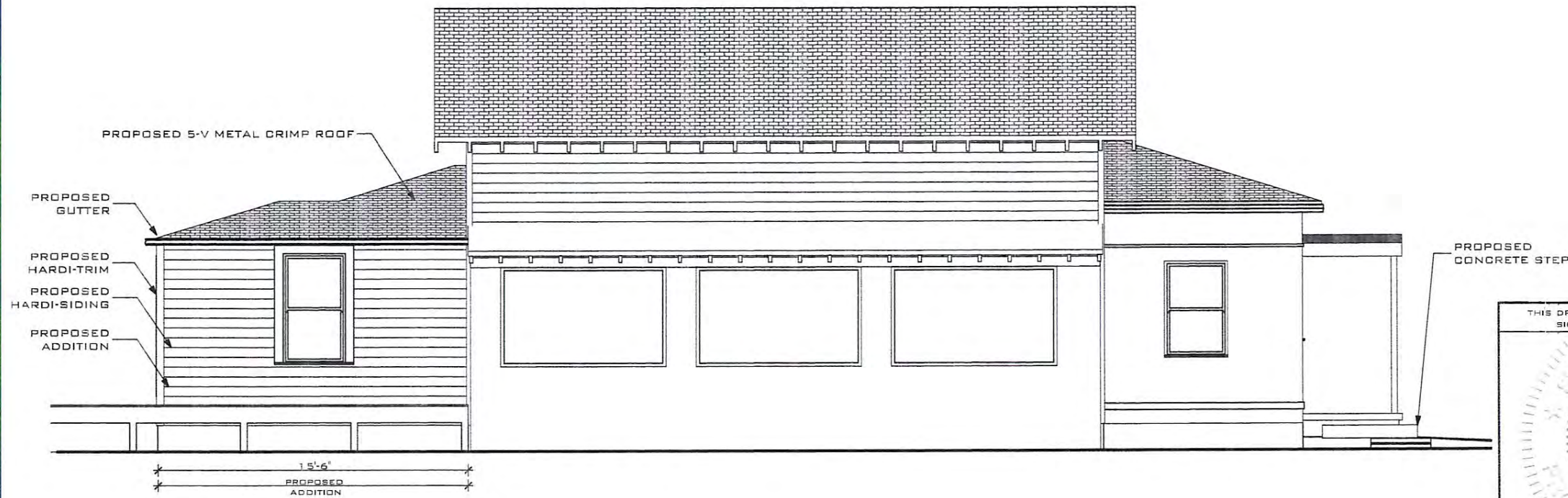
TITLE: CASE STUDY 003 FRONT
 ELEVATION

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-105	REVISION:	





CASE STUDY 003 EXISTING SIDE ELEVATION
 SCALE : 3/16"=1'



CASE STUDY 003 PROPOSED SIDE ELEVATION
 SCALE : 3/16"=1'

REV.	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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 KEY WEST, FL. 33040
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 PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: CASE STUDY 003 SIDE
 ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	0-106		

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 LICENSE NO 71480



CASE STUDY 003 EXISTING REAR ELEVATION
SCALE : 3/16" = 1'



CASE STUDY 003 PROPOSED REAR ELEVATION
SCALE : 3/16" = 1'

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STATUS:		FINAL	



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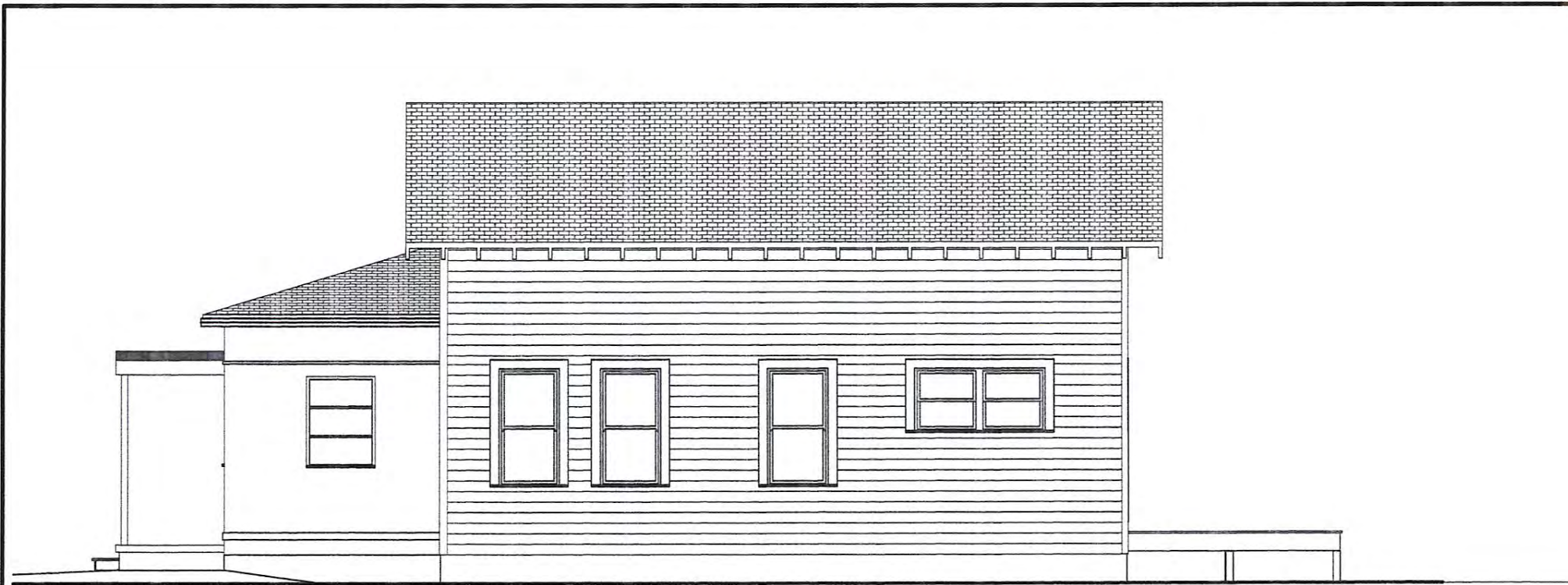
CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

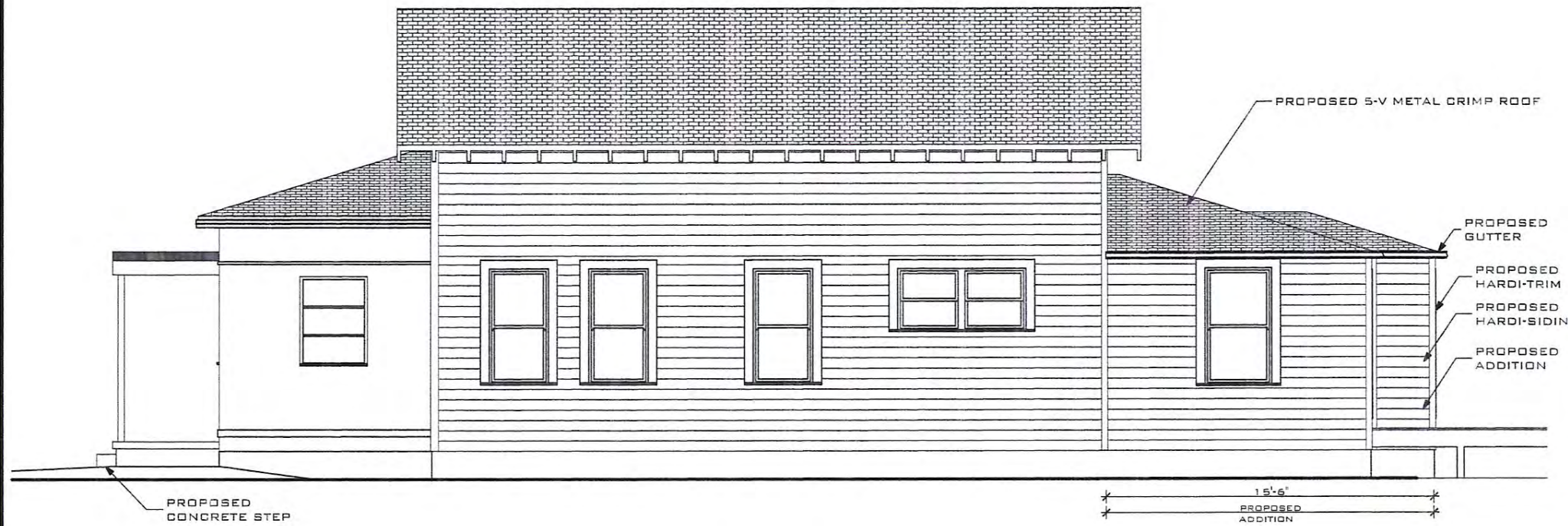
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ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-107		



CASE STUDY 003 EXISTING SIDE ELEVATION

SCALE : 3/16" = 1'



CASE STUDY 003 PROPOSED SIDE ELEVATION

SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS:		

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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

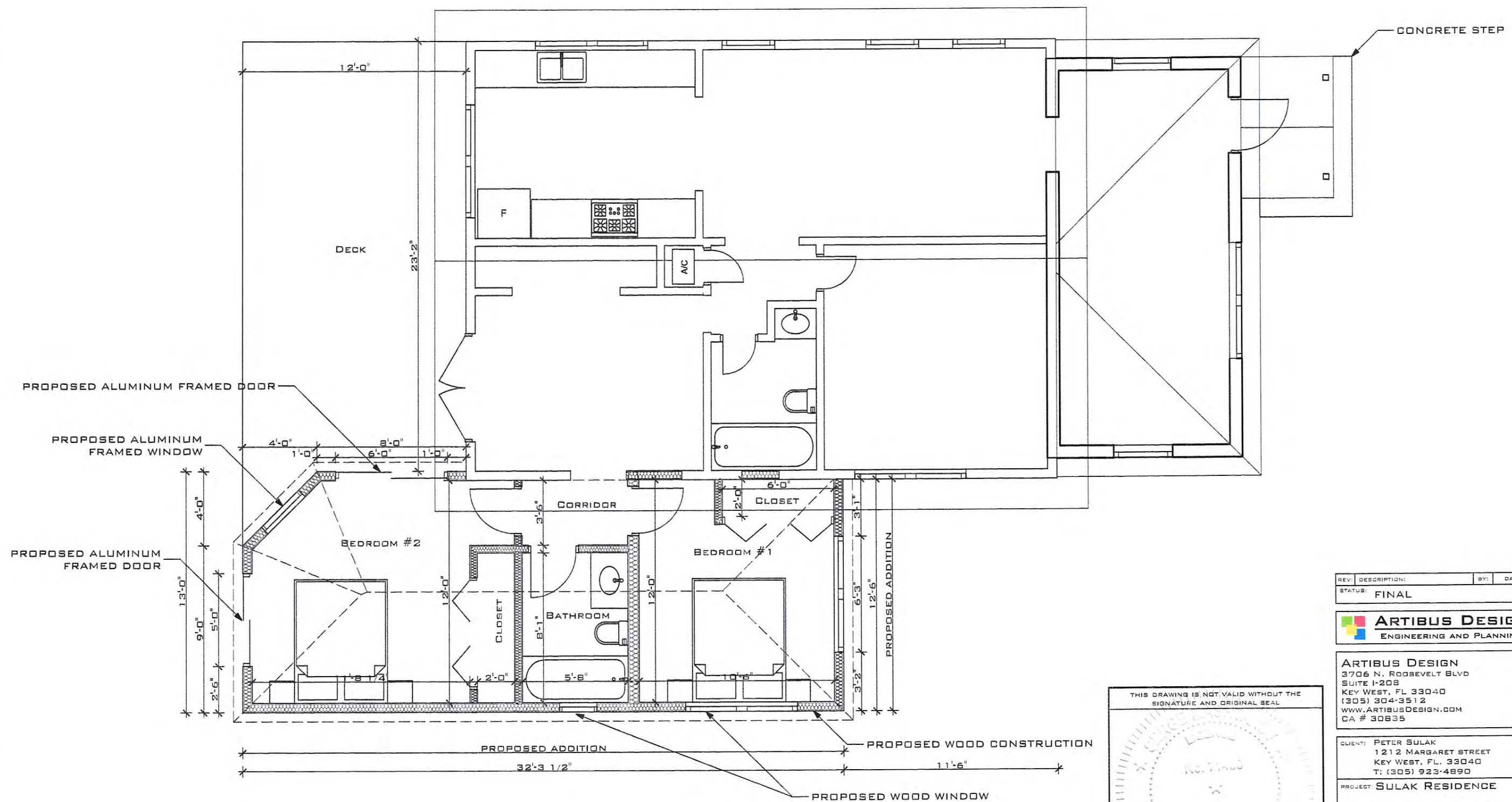
TITLE: CASE STUDY 003 SIDE
 ELEVATION

SCALE AT 1/16" = 1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
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PROJECT NO: 1605-04	DRAWING NO: C-108	REVISION:
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 DATE: 07/12/2016
 SERGE MASHTAKOV
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 LICENSE NO 71480



OPTION 001 PROPOSED FLOOR PLAN
 SCALE : 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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 CA # 30835

CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

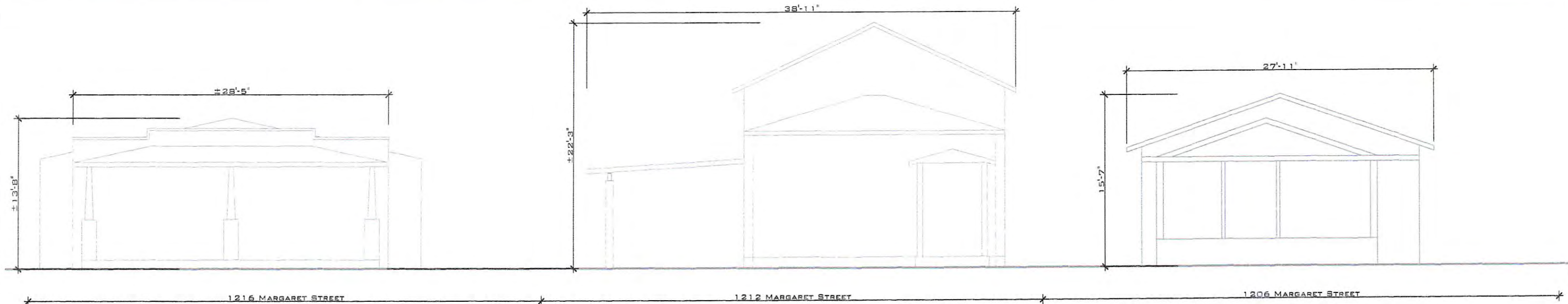
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SCALE AT 11x17	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-100		

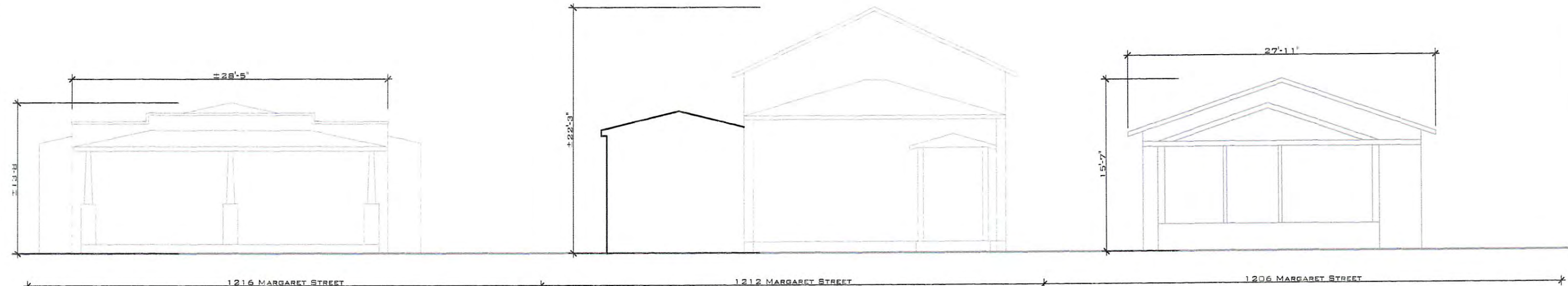
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serse Mashtakov*
 DATE: JUL 12 2016

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 STATE OF FLORIDA
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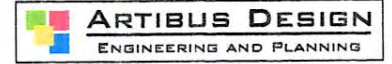


OPTION 001 EXISTING STREET SPACE
SCALE : 1/8" = 1'



OPTION 001 PROPOSED STREET SPACE
SCALE : 1/8" = 1'

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **OPTION 001 STREET
SCAPE**

SCALE AT 1/8" = 1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-101		

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SIGNATURE: *[Handwritten Signature]*
DATE: 07/12/2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



OPTION 001 EXISTING FRONT ELEVATION
 SCALE : 3/16" = 1'



OPTION 001 PROPOSED FRONT ELEVATION
 SCALE : 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
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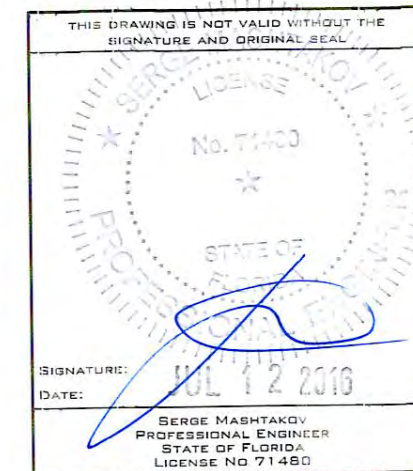
CLIENT: PETER SULAK
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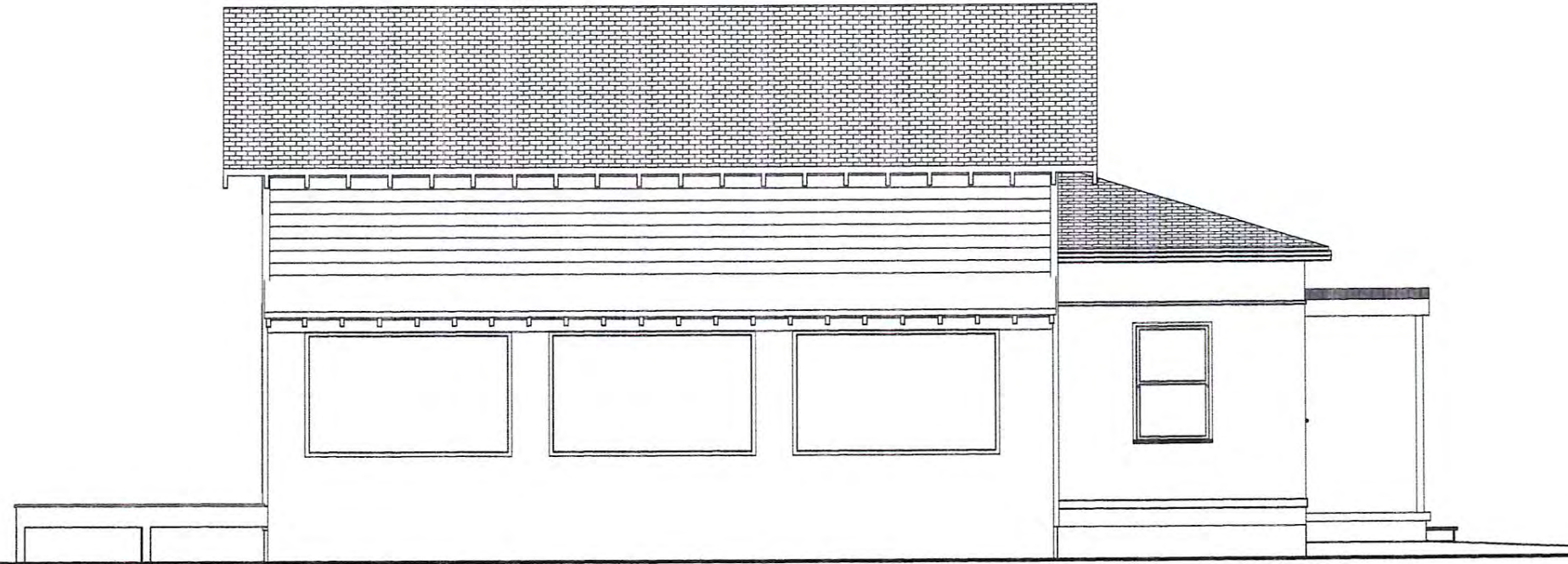
PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **OPTION 001 FRONT
 ELEVATION**

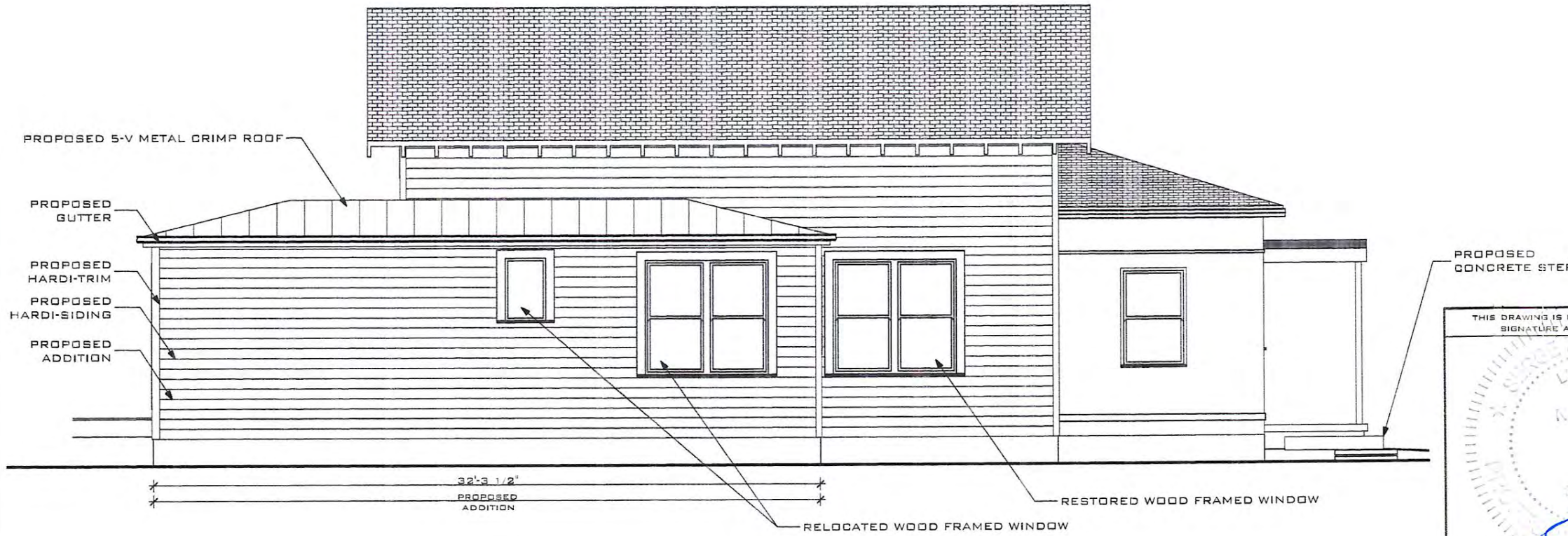
SCALE AT 1/16": AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-102	REVISION:	





OPTION 001 EXISTING SIDE ELEVATION

SCALE : 3/16" = 1'



OPTION 001 PROPOSED SIDE ELEVATION

SCALE : 3/16" = 1'

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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **OPTION 001 SIDE ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-103	REVISION:	

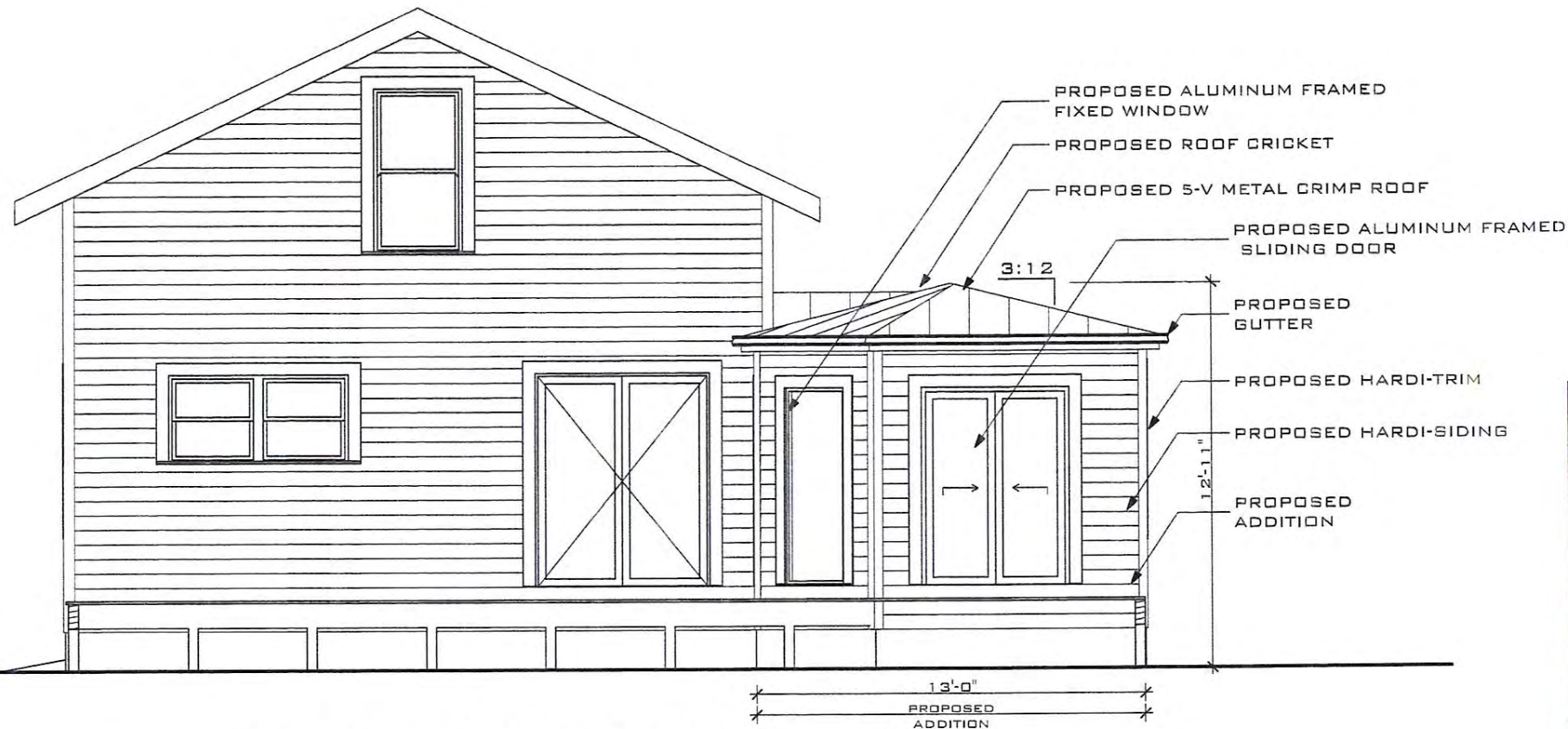
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 DATE: JUL 12 2016

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



OPTION 001 EXISTING REAR ELEVATION
SCALE : 3/16" = 1'



OPTION 001 PROPOSED REAR ELEVATION
SCALE : 3/16" = 1'

REV.	DESCRIPTION	BY	DATE
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T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

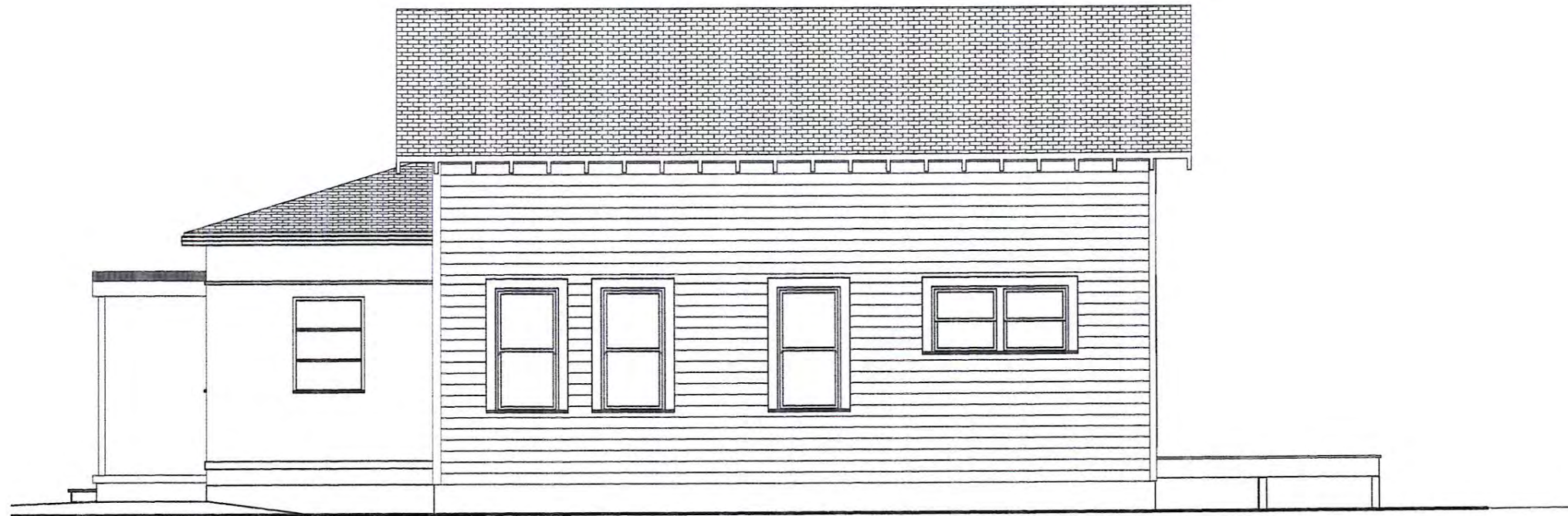
TITLE: OPTION 001 REAR
ELEVATION

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	

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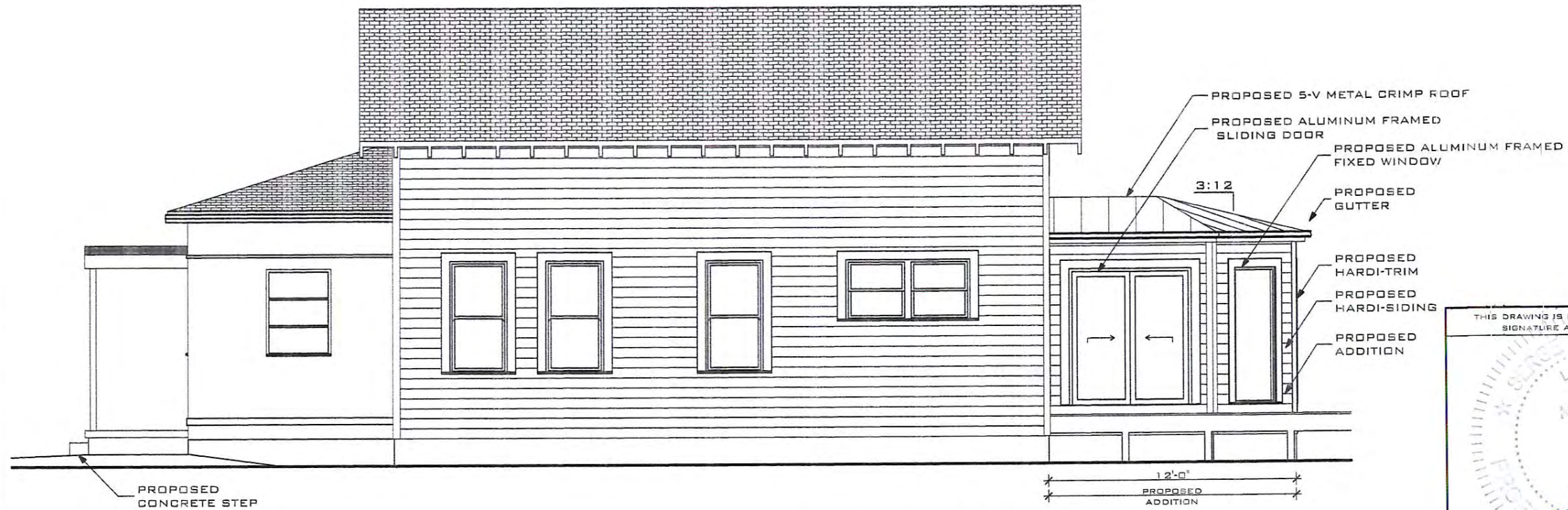
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DATE: JUL 12 2016

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STATE OF FLORIDA
LICENSE NO 71480



OPTION 001 EXISTING SIDE ELEVATION

SCALE : 3/16" = 1'



OPTION 001 PROPOSED SIDE ELEVATION

SCALE : 3/16" = 1'

- PROPOSED S-V METAL CRIMP ROOF
- PROPOSED ALUMINUM FRAMED SLIDING DOOR
- PROPOSED ALUMINUM FRAMED FIXED WINDOW
- PROPOSED GUTTER
- PROPOSED HARDI-TRIM
- PROPOSED HARDI-SIDING
- PROPOSED ADDITION

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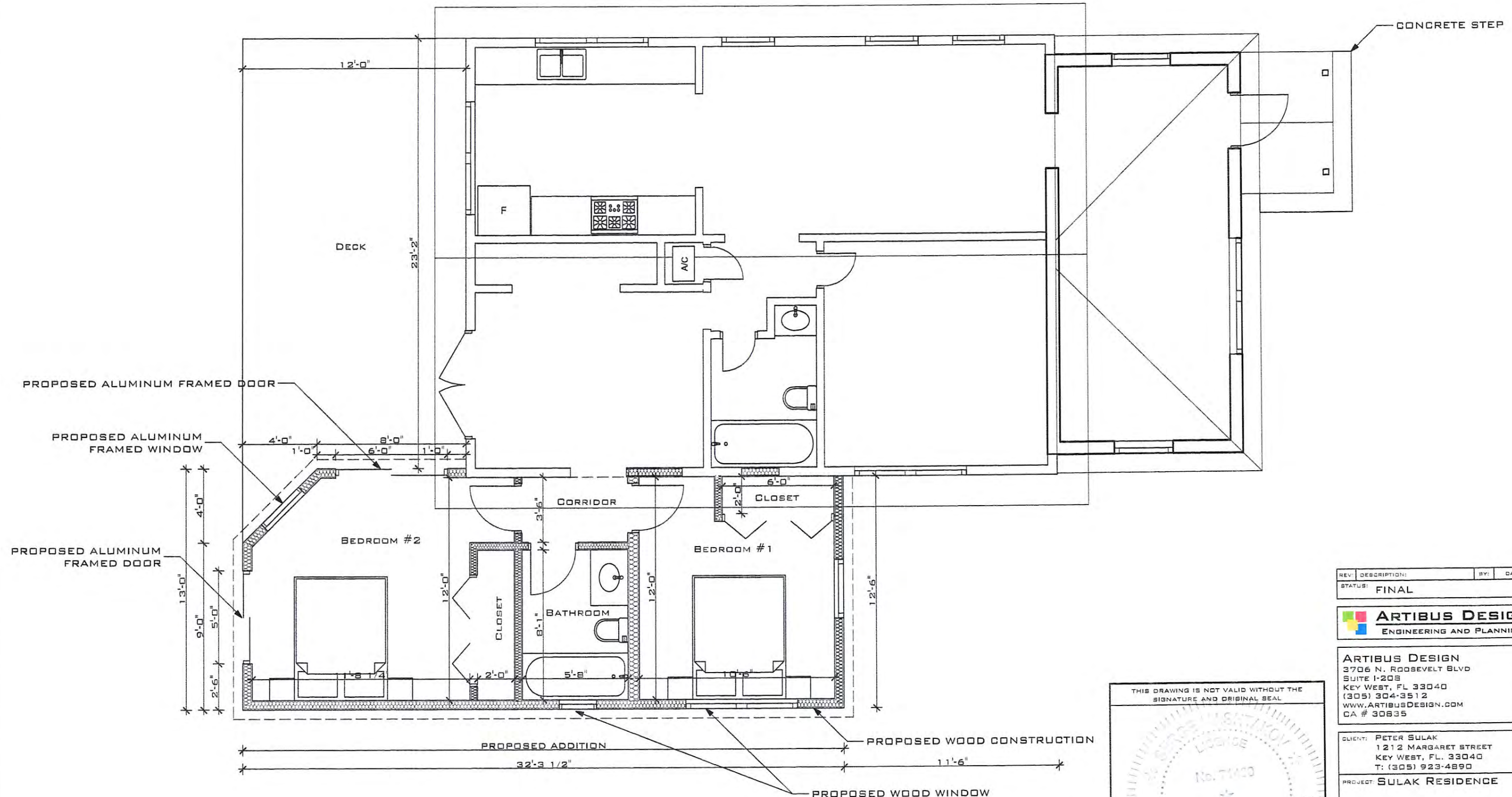
CLIENT: PETER SULAK
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: OPTION 001 SIDE
 ELEVATION

SCALE AT 1:1X1:7: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:	



OPTION 002 PROPOSED FLOOR PLAN
 SCALE : 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
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CLIENT: PETER SULAK
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 KEY WEST, FL. 33040
 T: (305) 923-4890
 PROJECT: **SULAK RESIDENCE**

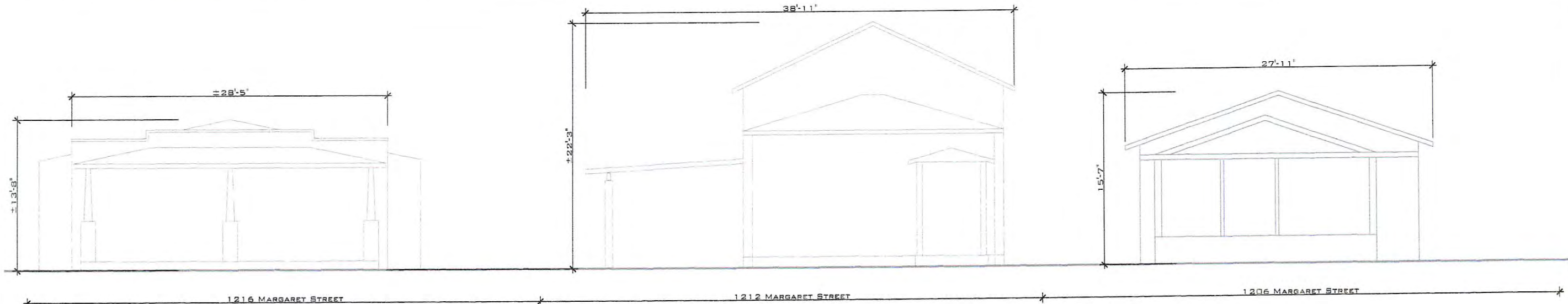
SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **OPTION 002 PROPOSED FLOOR PLAN**

SCALE AT 11x17 AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-100	REVISION:	

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OPTION 002 EXISTING STREET SPACE
SCALE : 1/8" = 1'



OPTION 002 PROPOSED STREET SPACE
SCALE : 1/8" = 1'

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: **SULAK RESIDENCE**

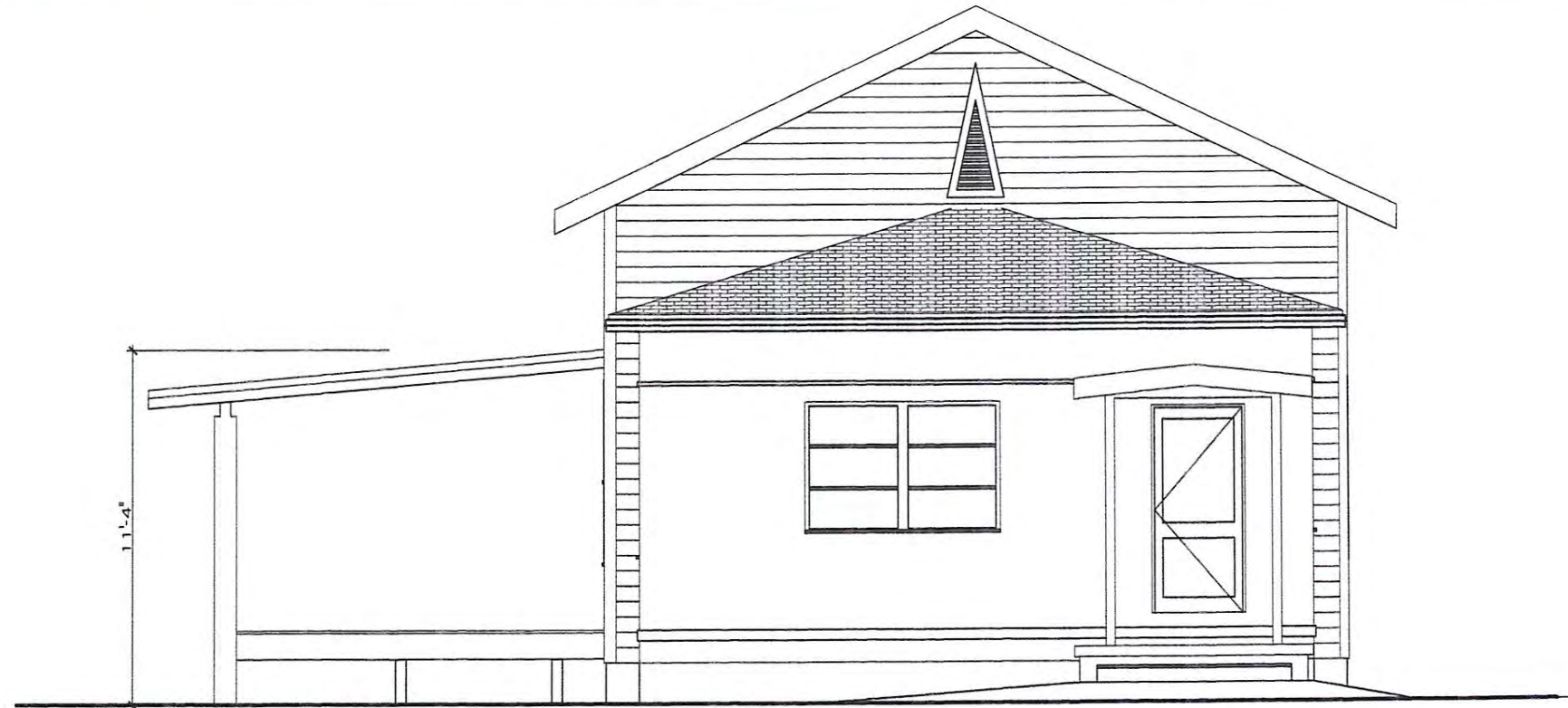
SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **OPTION 002 STREET
SCAPE**

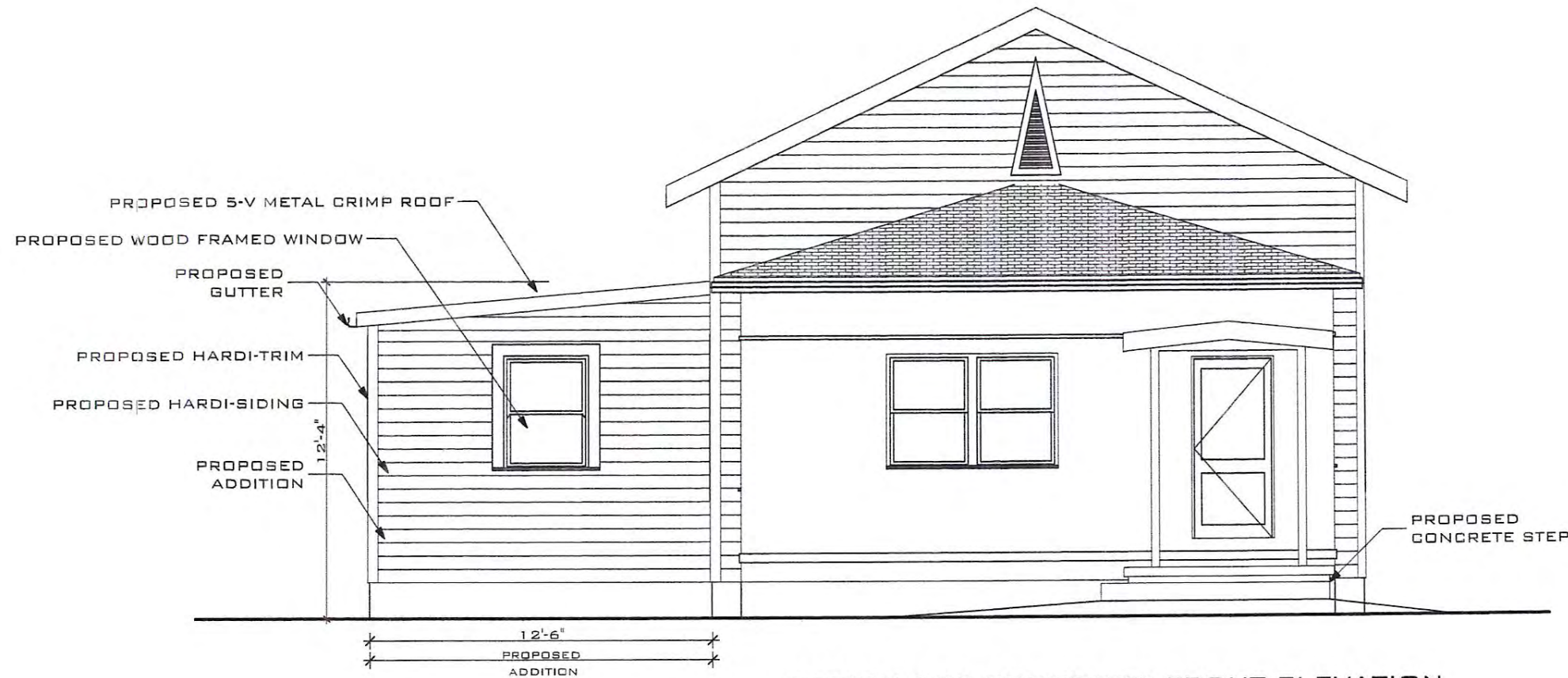
SCALE AT 11x17 AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-101	REVISION:	

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DATE: JUL 12 2016
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LICENSE NO 71480



OPTION 002 EXISTING FRONT ELEVATION
 SCALE : 3/16" = 1'



OPTION 002 PROPOSED FRONT ELEVATION
 SCALE : 3/16" = 1'

REV.	DESCRIPTION	BY	DATE
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PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

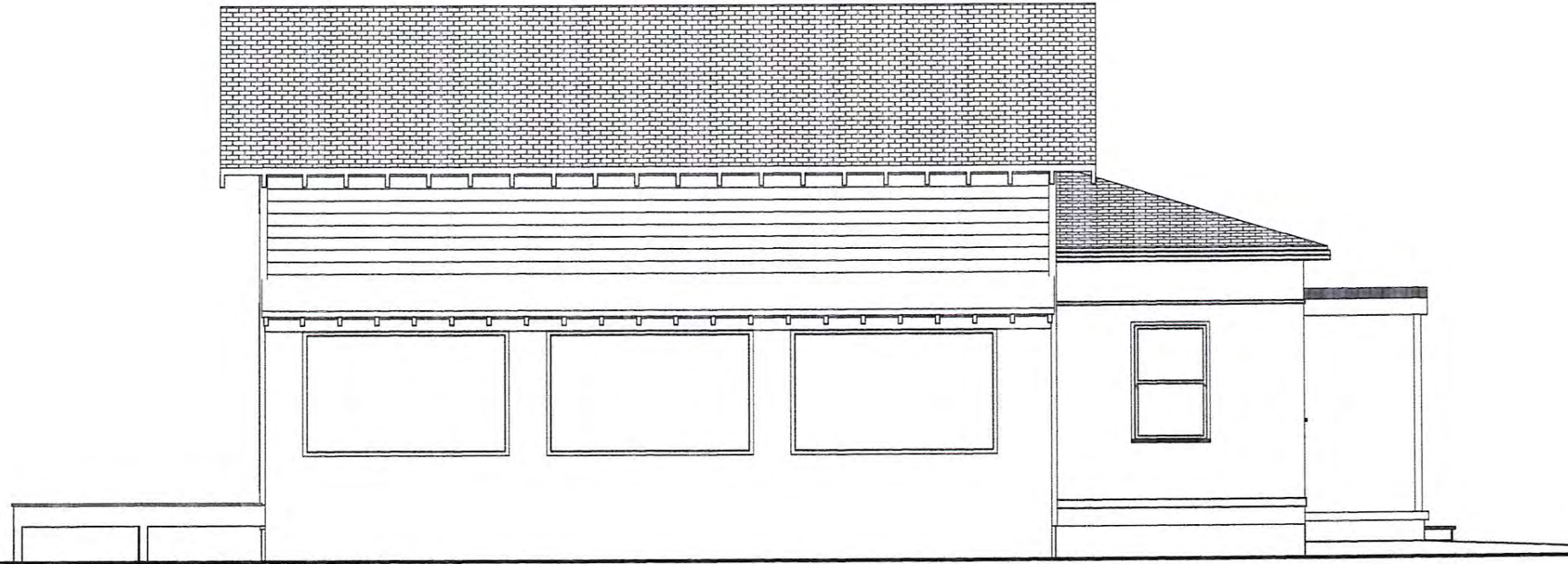
TITLE: **OPTION 002 FRONT
 ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-102	REVISION:	

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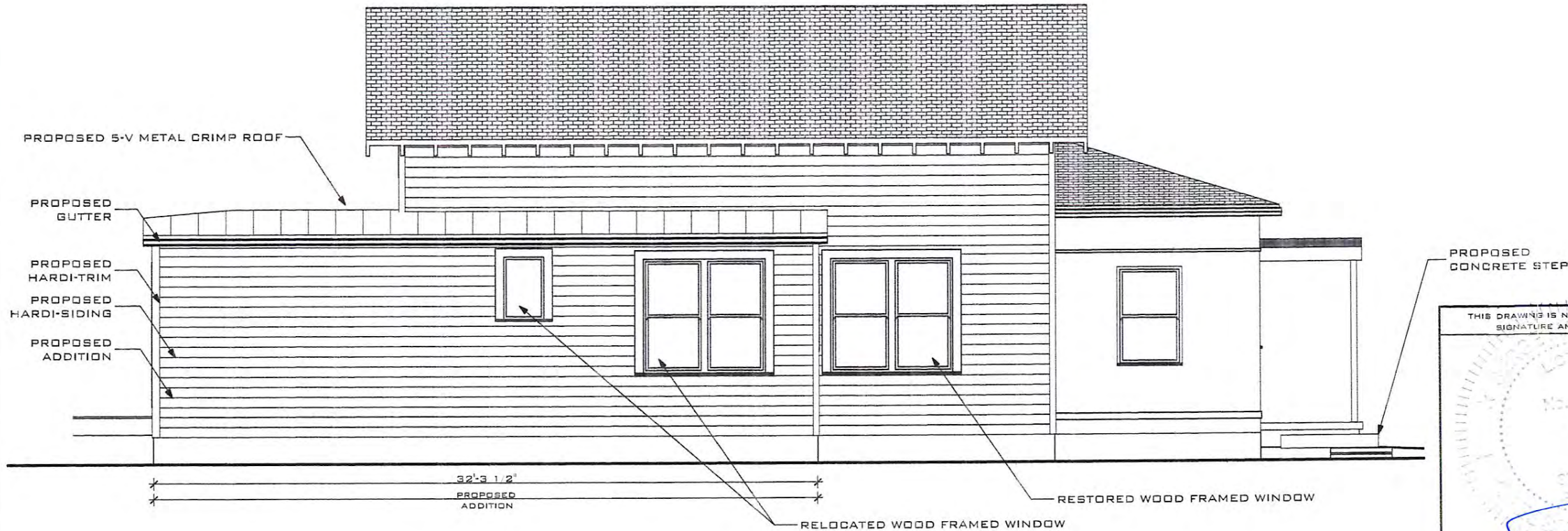
SIGNATURE: *[Handwritten Signature]*
 DATE: JUL 12 2016

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OPTION 002 EXISTING SIDE ELEVATION

SCALE : 3/16"=1'



OPTION 002 PROPOSED SIDE ELEVATION

SCALE : 3/16"=1'

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **OPTION 002 SIDE
 ELEVATION**

SCALE AT 1/16"=1' AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-103	REVISION:	

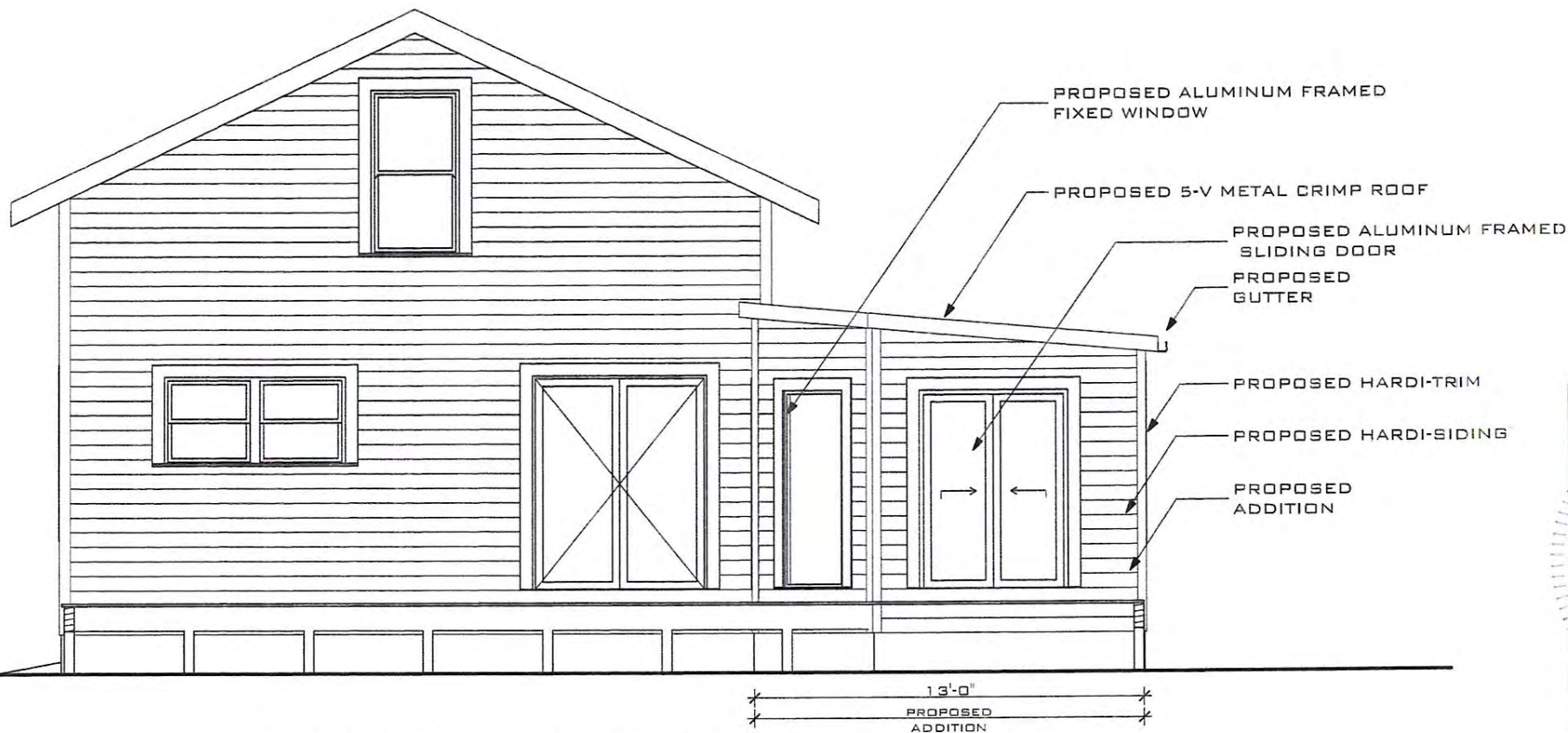
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SIGNATURE: *[Signature]*
 DATE: JUL 12 2016

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 STATE OF FLORIDA
 LICENSE NO 71480



OPTION 002 EXISTING REAR ELEVATION
SCALE : 3/16" = 1'



OPTION 002 PROPOSED REAR ELEVATION
SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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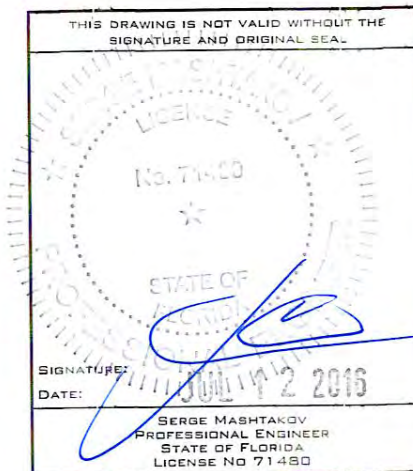
CLIENT: PETER SULAK
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KEY WEST, FL. 33040
T: (305) 923-4890

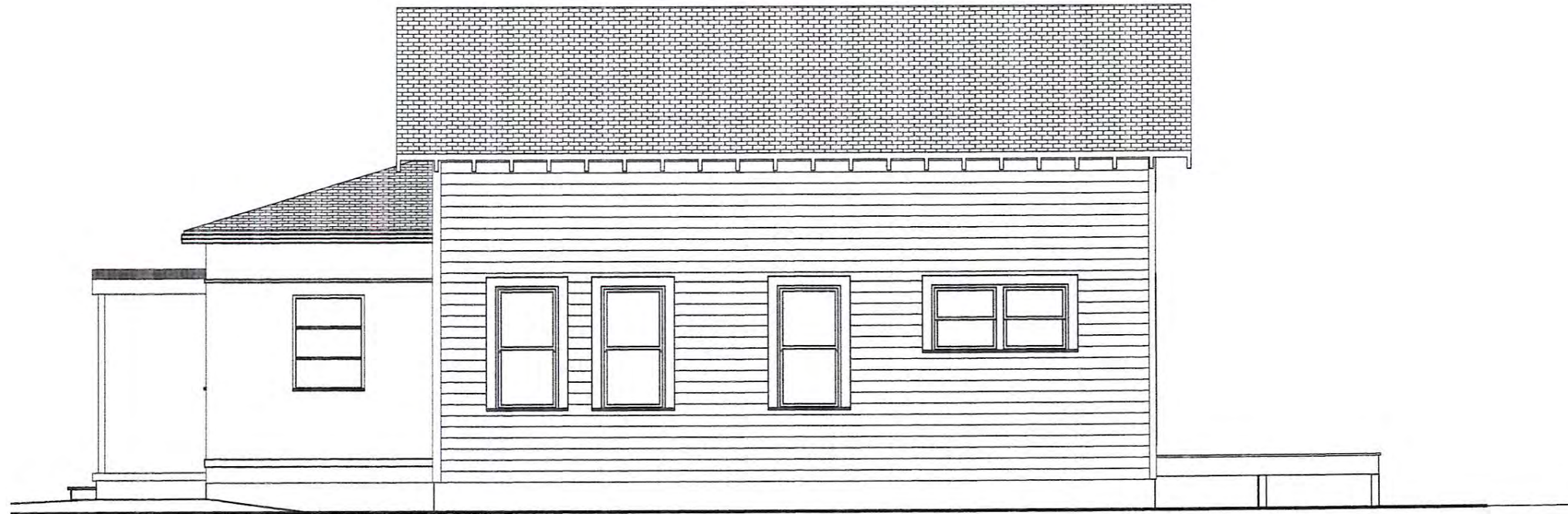
PROJECT **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

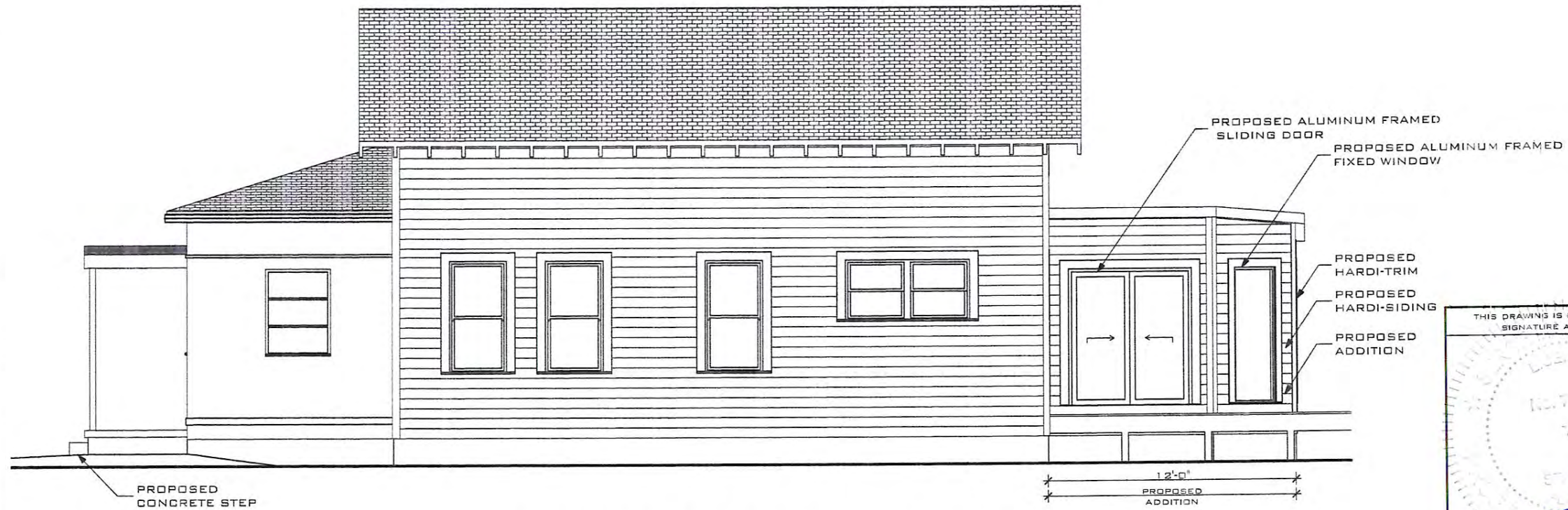
TITLE: **OPTION 002 REAR
ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	





OPTION 002 EXISTING SIDE ELEVATION
SCALE : 3/16"=1'



OPTION 002 PROPOSED SIDE ELEVATION
SCALE : 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **OPTION 002 SIDE ELEVATION**

SCALE AT 1/16"=1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-105		

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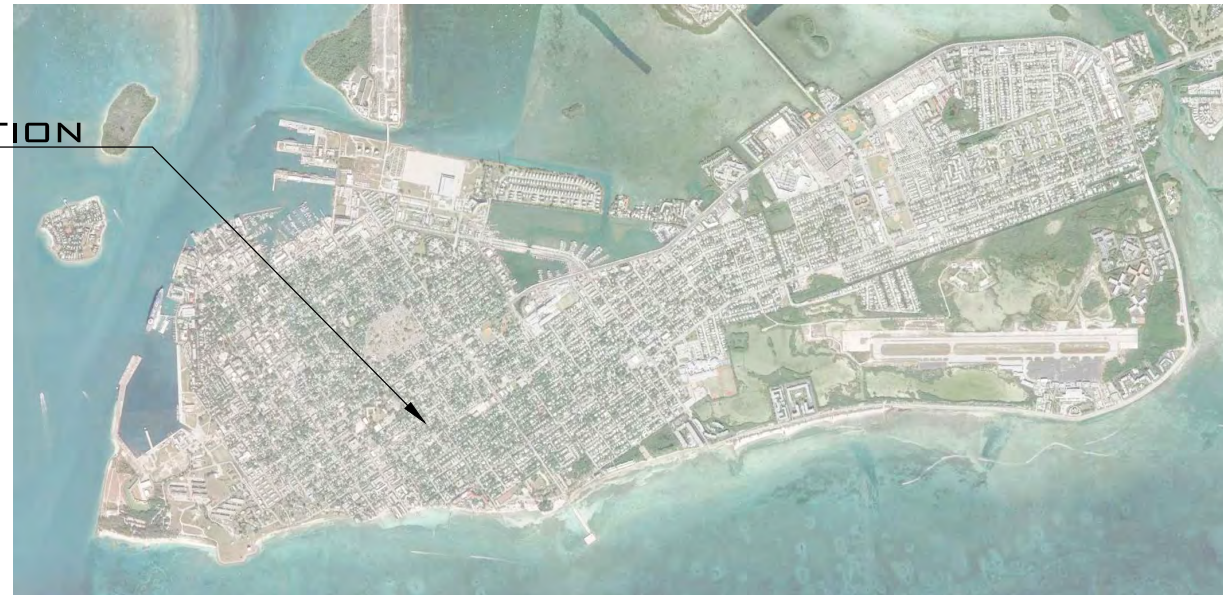
SIGNATURE: *[Signature]*
DATE: JUL 12 2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

PROPOSED DESIGN

CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1212 MARGARET ST
KEY WEST, FL 33040

OWNER:
PETER SULAK
1212 MARGARET ST
KEY WEST, FL. 33040

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
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REV:	DESCRIPTION:	BY:	DATE:
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CLIENT: PETER SULAK
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KEY WEST, FL 33040
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/16	BBB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	G-100	1	

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SIGNATURE:

DATE:

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STATE OF FLORIDA
LICENSE NO 71480

SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,566.80 SQ.FT)
 EXISTING 85.34% (±3,651.05 SQ.FT.)
 PROPOSED 76.32% (±3,264.93 SQ.FT.)
 IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,711.20 SQ.FT)
 EXISTING 43.64% (±1,866.91 SQ.FT.)
 PROPOSED 43.19% (±1,847.52 SQ.FT.)
 IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (1,497.30 SQ.FT)
 EXISTING 14.66% (±0,626.95 SQ.FT.)
 PROPOSED 23.68% (±1,013.07 SQ.FT.)
 IMPROVEMENT

SETBACKS

FRONT:
 REQUIRED 10 FT
 EXISTING ±4'-11" (TO PORCH)
 PROPOSED ±4'-11" (TO PORCH)
 NO CHANGE

SIDE:
 REQUIRED 5 FT"
 EXISTING 0'-6" (TO OUTDOOR KITCHEN)
 PROPOSED 0'-6" (TO OUTDOOR KITCHEN)
 NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±3'-3" (TO CARPORT OVERHANG)
 PROPOSED ±5'-2" (TO ADDITION OVERHANG)
 IMPROVEMENT

REAR:
 REQUIRED 15 FT
 EXISTING ±1'-10" (TO BUILDING)
 PROPOSED ±1'-10" (TO BUILDING)
 NO CHANGE

MAXIMUM HEIGHT:
 EXISTING 30 FT
 PROPOSED ±19'-8"
 ±19'-8"

**NOTE: NOT FOR CONSTRUCTION
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 T: (305) 923-4890

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
 KEY WEST, FL 33040

TITLE: SITE DATA

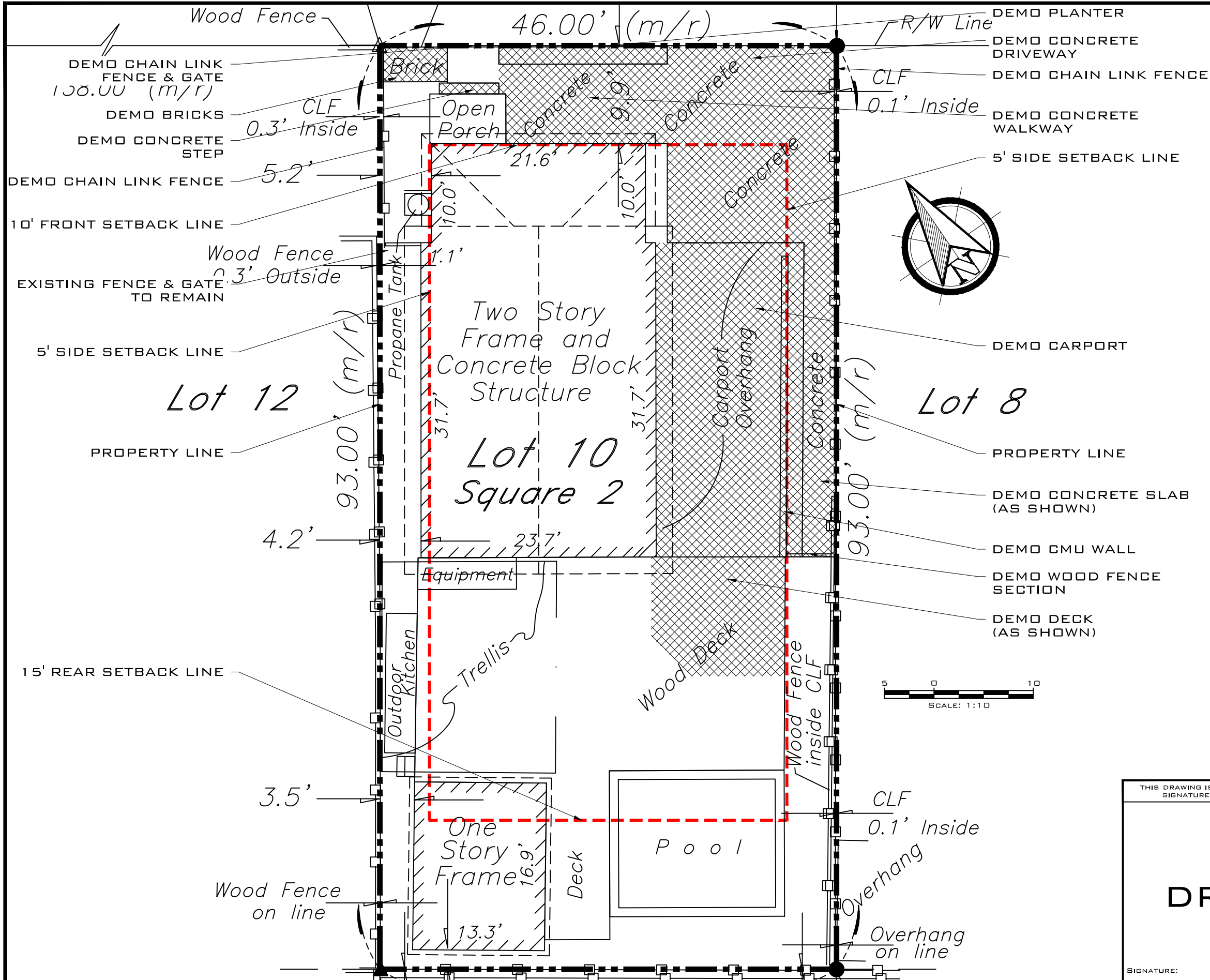
SCALE AT 1/4"=1'-0"	DATE: 05/26/16	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-100	REVISION: 1	

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 STATE OF FLORIDA
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
 KEY WEST, FL 33040

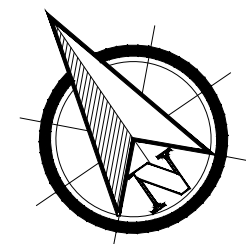
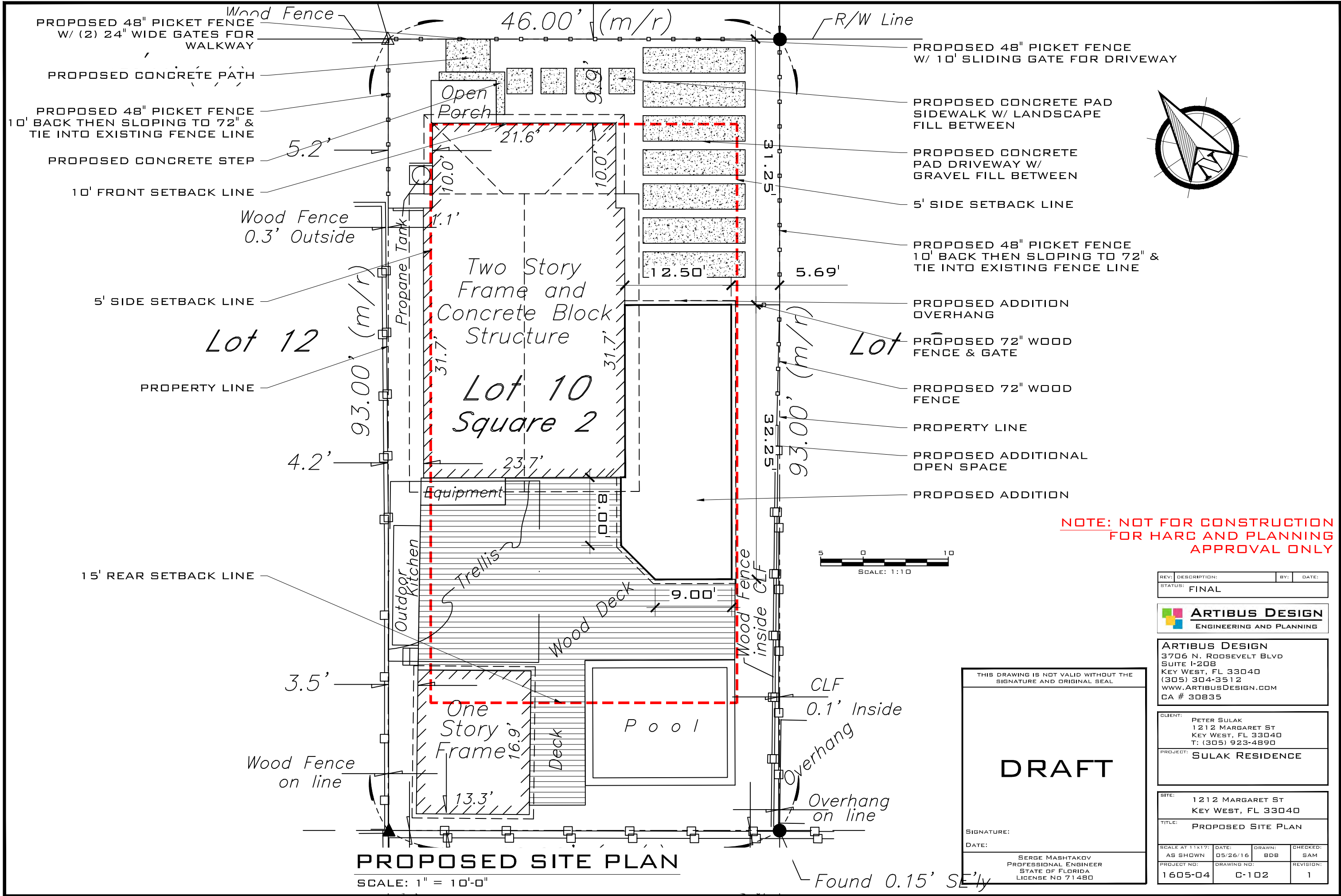
TITLE: EXISTING SITE PLAN

SCALE AT 1/16"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-101	1	

EXISTING SITE & DEMO PLAN

SCALE: 1" = 10'-0"

Found 0.15' SE'ly



NOTE: NOT FOR CONSTRUCTION FOR HARC AND PLANNING APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-102	1	

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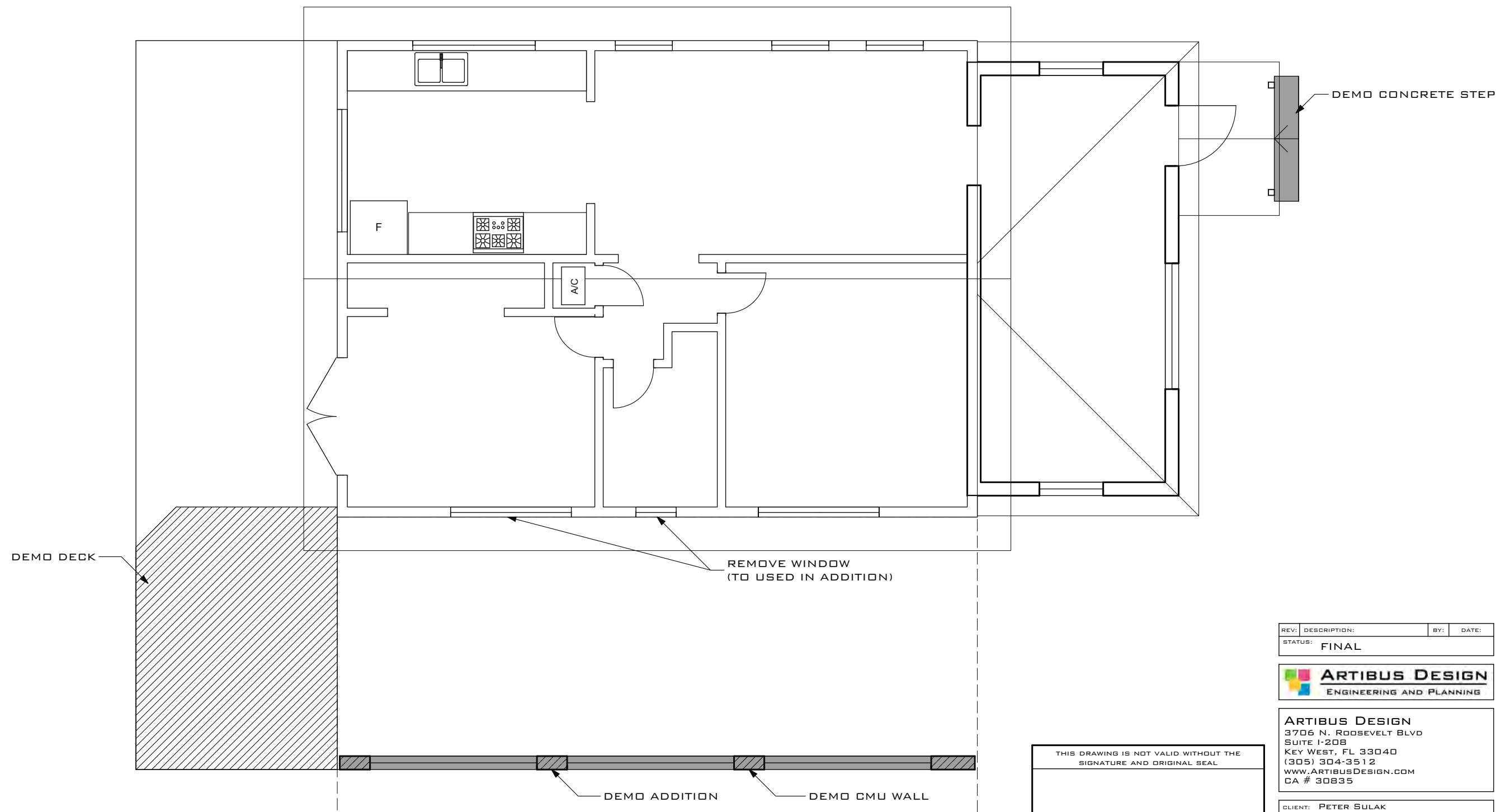
SIGNATURE: _____

DATE: _____

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 STATE OF FLORIDA
 LICENSE NO 71480

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

Found 0.15' S_Ely



EXISTING FLOOR PLAN
SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **EXISTING FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM

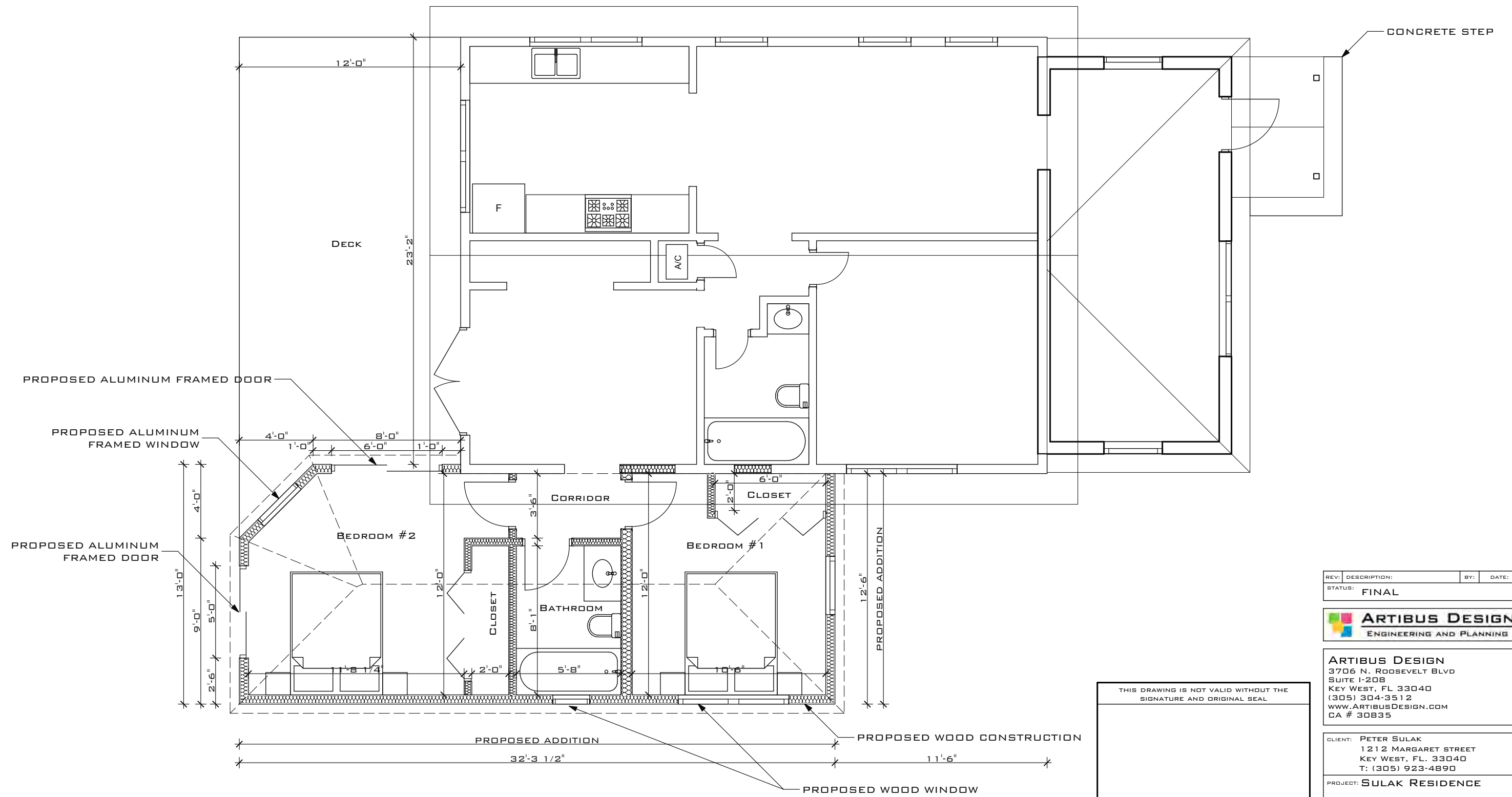
PROJECT NO:	DRAWING NO:	REVISION:
1605-04	A-101	

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DATE:

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PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **PROPOSED FLOOR PLAN**

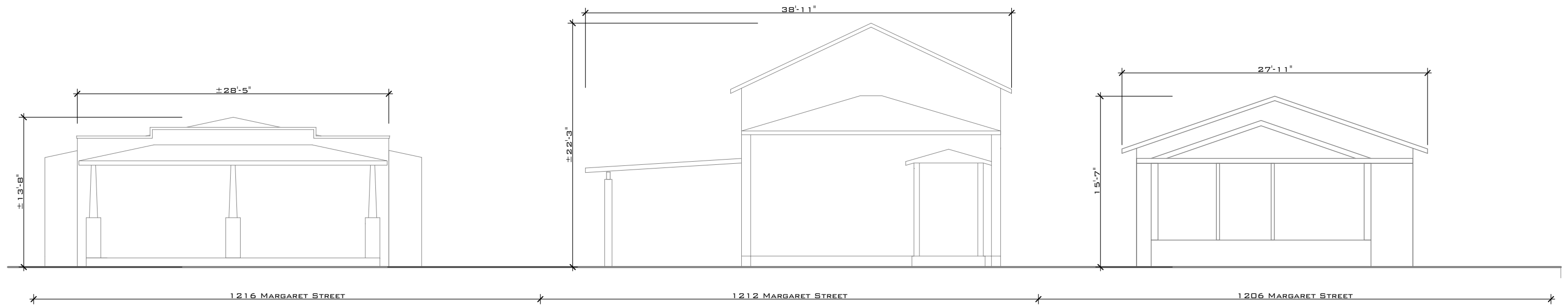
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-102		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

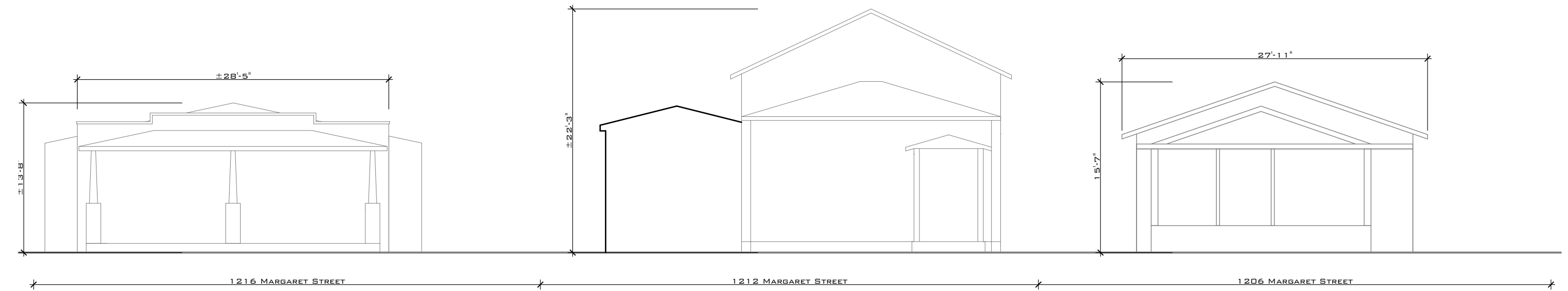
SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING STREETSPACE
SCALE: 1/8" = 1'



PROPOSED STREETSPACE
SCALE: 1/8" = 1'

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: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **STREET SCAPE**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-103		

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SIGNATURE AND ORIGINAL SEAL

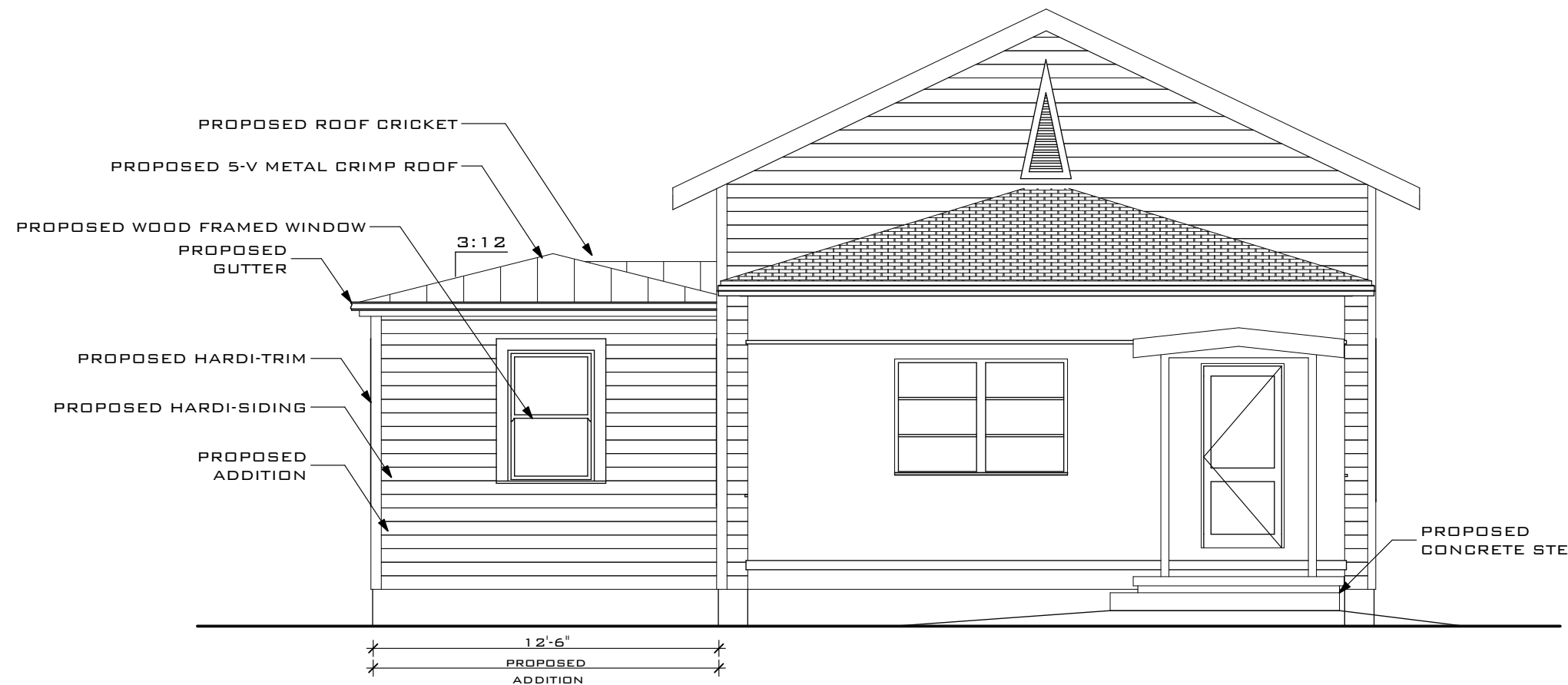
SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'



PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 3706 N. ROOSEVELT BLVD
 SUITE 1-208
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 CA # 30835

CLIENT: PETER SULAK
 1212 MARGARET STREET
 KEY WEST, FL. 33040
 T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
 KEY WEST, FL. 33040

TITLE: **FRONT ELEVATION**

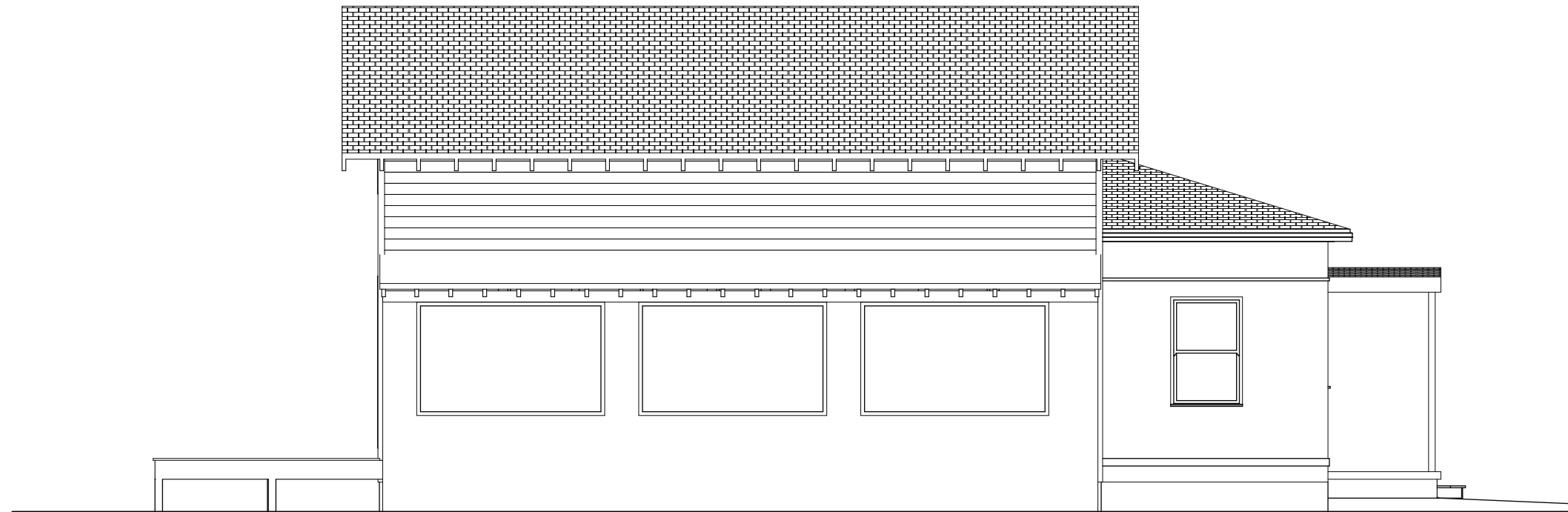
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-104		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

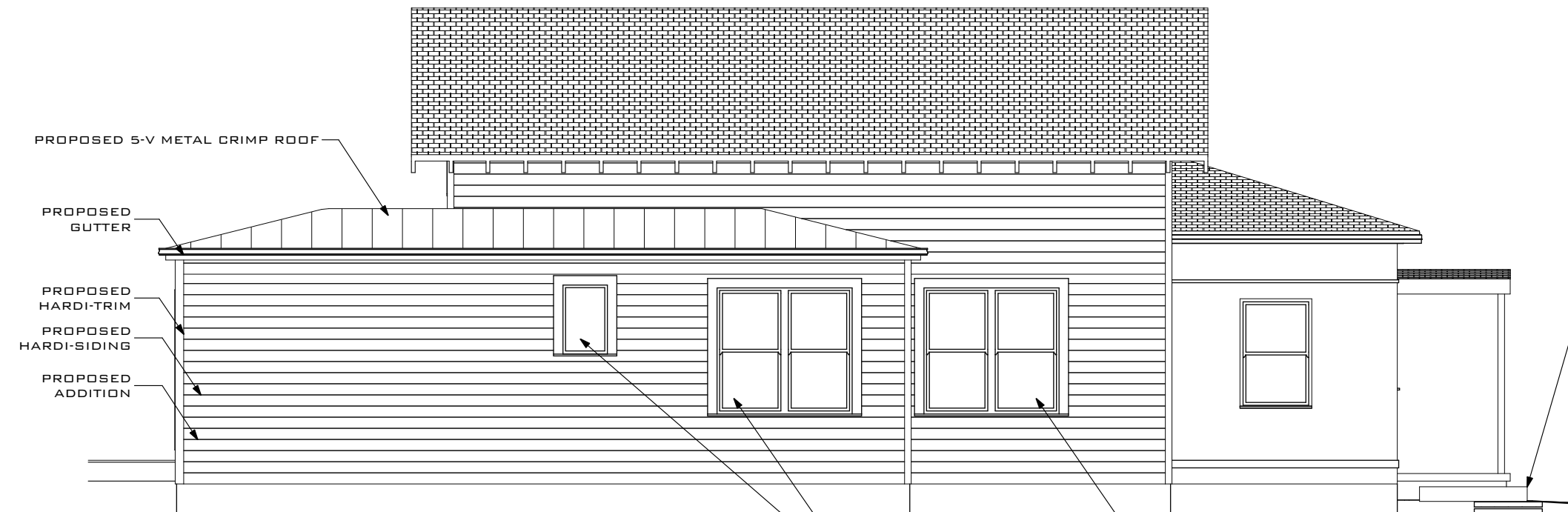
DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING SIDE ELEVATION

SCALE: 1/8"=1'



PROPOSED SIDE ELEVATION

SCALE: 3/16"=1'

- PROPOSED 5-V METAL CRIMP ROOF
- PROPOSED GUTTER
- PROPOSED HARDI-TRIM
- PROPOSED HARDI-SIDING
- PROPOSED ADDITION

PROPOSED CONCRETE STEP

RESTORED WOOD FRAMED WINDOW

RELOCATED WOOD FRAMED WINDOW

32'-3 1/2"
PROPOSED ADDITION

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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CLIENT: PETER SULAK
1212 MARGARET STREET
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T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

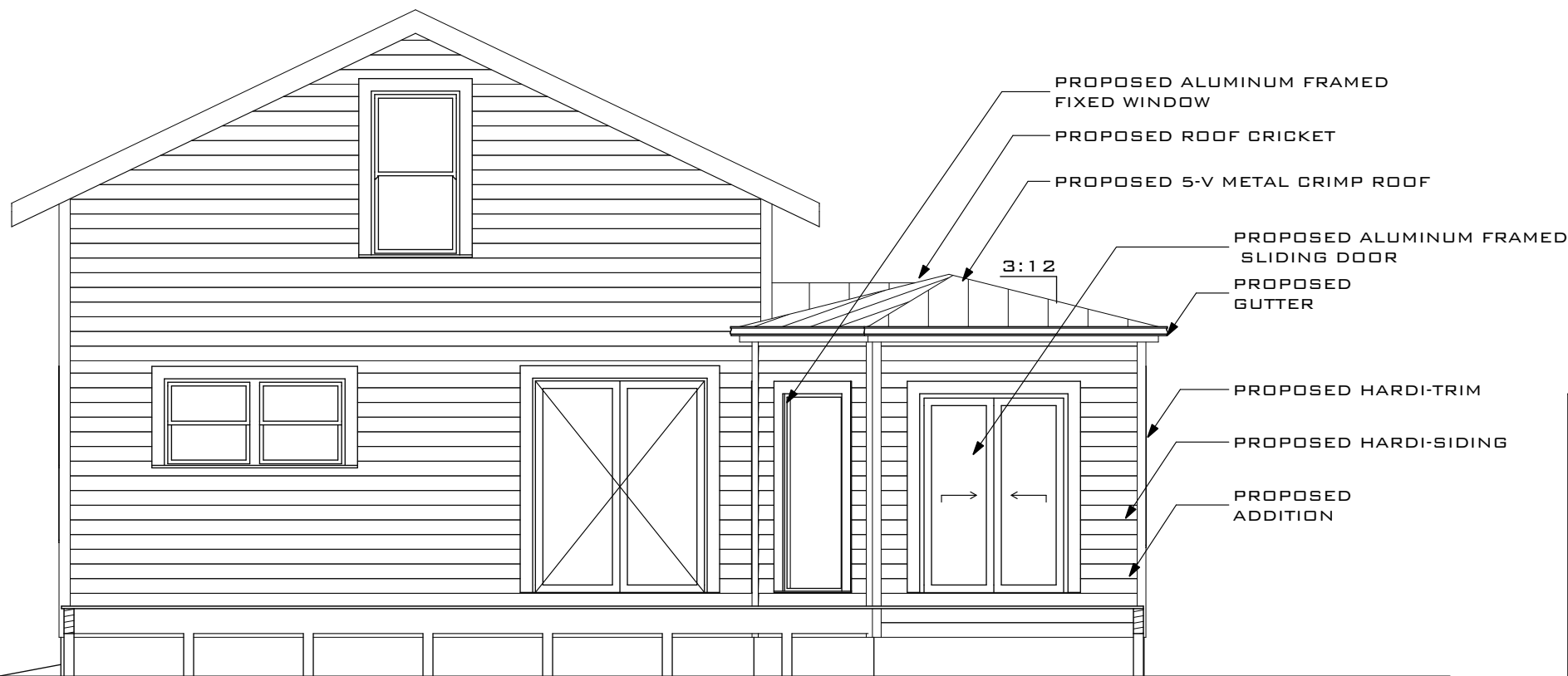
TITLE: **SIDE ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 05/31/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:	



EXISTING REAR ELEVATION

SCALE: 3/16"=1'



PROPOSED REAR ELEVATION

SCALE: 3/16"=1'

13'-0"
PROPOSED
ADDITION

- PROPOSED ALUMINUM FRAMED FIXED WINDOW
- PROPOSED ROOF CRICKET
- PROPOSED 5-V METAL CRIMP ROOF
- PROPOSED ALUMINUM FRAMED SLIDING DOOR
- PROPOSED GUTTER
- PROPOSED HARDI-TRIM
- PROPOSED HARDI-SIDING
- PROPOSED ADDITION

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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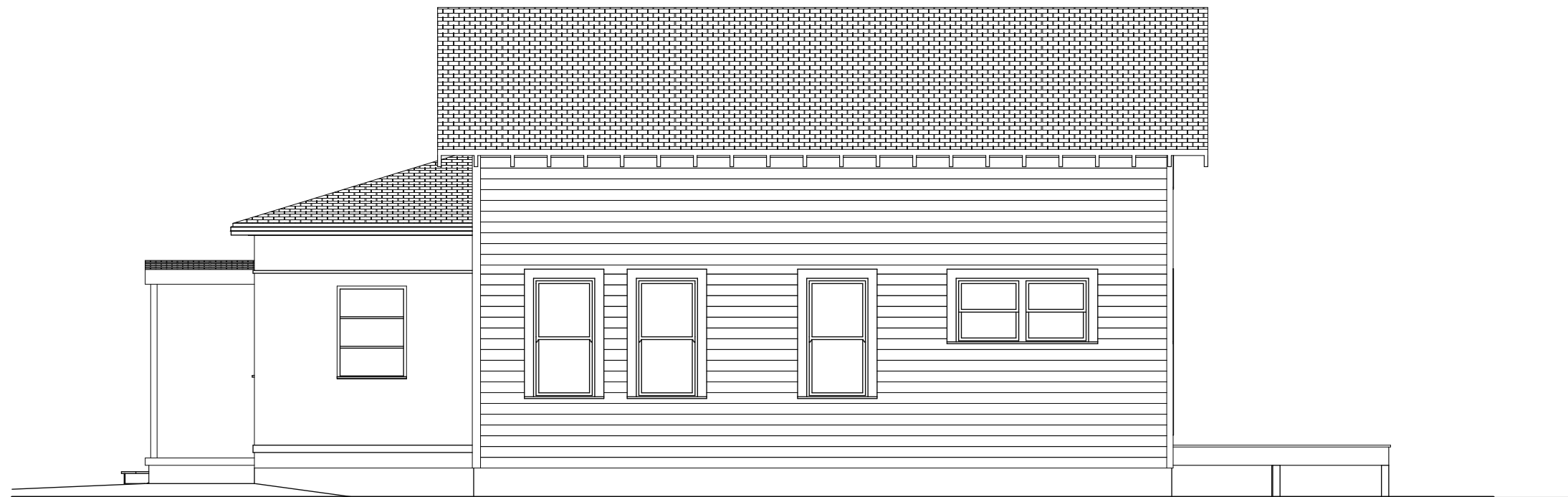
CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

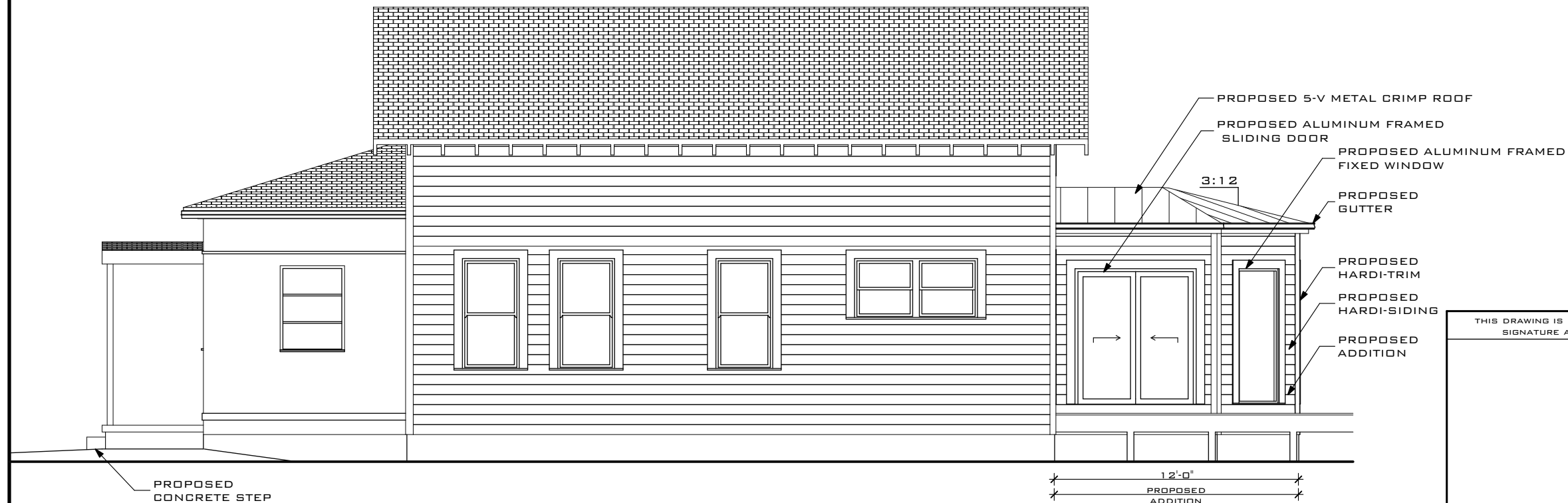
TITLE: **REAR ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-106		



EXISTING SIDE ELEVATION

SCALE: 3/16"=1'



PROPOSED SIDE ELEVATION

SCALE: 3/16"=1'

12'-0"
PROPOSED
ADDITION

- PROPOSED 5-V METAL CRIMP ROOF
- PROPOSED ALUMINUM FRAMED SLIDING DOOR
- PROPOSED ALUMINUM FRAMED FIXED WINDOW
- PROPOSED GUTTER
- PROPOSED HARDI-TRIM
- PROPOSED HARDI-SIDING
- PROPOSED ADDITION

3:12

PROPOSED
CONCRETE STEP

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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KEY WEST, FL 33040
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CLIENT: PETER SULAK
1212 MARGARET STREET
KEY WEST, FL. 33040
T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET STREET,
KEY WEST, FL. 33040

TITLE: **SIDE ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-107		



Kelly Perkins

From: Blaise Boyle <blaise@artibusdesign.com>
Sent: Friday, June 24, 2016 9:40 AM
To: Kelly Perkins
Subject: Re: 1212 Margaret - Updated Version

Good Morning Kelly,

I am sorry I could not get back to you sooner. We were out of the office yesterday all day. As I was looking through our plans you are correct we did not list the height of the new structure. We filled it out for total building height not changing. In the future we will make sure that all of this is included.

The proposed height of the new addition is 13'6".

Please let me know if there is anything else that you need.

Thank you,

Blaise

On 6/23/2016 10:20 AM, Kelly Perkins wrote:

Hey Blaise,

Can you tell me the height of the new addition? I couldn't find it on the plans.

In the future, can you make sure that the height of any new addition is on the plans in addition to the height of the original building?

Thanks!

Kelly Perkins

HARC Assistant Planner

City of Key West

P: (305) 809-3975

E: KPerkins@cityofkeywest-fl.gov

From: Blaise Boyle [<mailto:blaise@artibusdesign.com>]

Sent: Tuesday, May 31, 2016 11:25 AM

To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>

Subject: Re: 1212 Margaret - Updated Version

I agree with you on that.

Here is the existing and proposed site plan with setbacks for your review as well.

Thank you for your help on this project...it is greatly appreciated.

Blaise

On 5/31/2016 11:23 AM, Kelly Perkins wrote:

Of the roof forms, I definitely think the hip roof on the addition is the most appropriate.

We are going to need an existing and proposed site plan with the setbacks. I don't see that included with these plans.

Kelly Perkins
HARC Assistant Planner
City of Key West
P: (305) 809-3975
E: KPerkins@cityofkeywest-fl.gov

From: Blaise Boyle [<mailto:blaise@artibusdesign.com>]
Sent: Tuesday, May 31, 2016 11:09 AM
To: Kelly Perkins <kperkins@cityofkeywest-fl.gov>
Subject: 1212 Margaret - Updated Version

Good Morning Kelly,

I just wanted to send you the latest version of 1212 Margaret that combined all of our ideas into one plan.

Please let me know what you think of this version compared to the others.

Thank you,

--
Sincerely,

Blaise Boyle
Project Manager



3706 N. Roosevelt Blvd, Suite I-208
Key West, FL 33040
T: (305) 304-3512
C: (503) 881-1428
E: Blaise@ArtibusDesign.com
www.ArtibusDesign.com

--
Sincerely,

Blaise Boyle
Project Manager

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY SIDE ADDITION AND SITE IMPROVEMENTS. DEMOLITION OF CARPORT.

FOR- #1212 MARGARET STREET

Applicant – Artibus Design

Application #H16-03-0039

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



72

Public Meeting Notice
The City of San Diego is holding a public meeting on the proposed
San Diego County Regional Authority and the
San Diego County Regional Authority of California
for the San Diego County Regional Authority.
The meeting will be held on [Date] at [Time] at [Location].
For more information, please contact [Contact Information].

1111 02966

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1030341 Parcel ID: 00029580-000000

Ownership Details

Mailing Address:

SULAK PETR
 1212 MARGARET ST
 KEY WEST, FL 33040-3214

All Owners:

SULAK PETR, SULAK-BADON MAGDALENA H/W

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
 Housing:** No

Section-

Township- 05-68-25

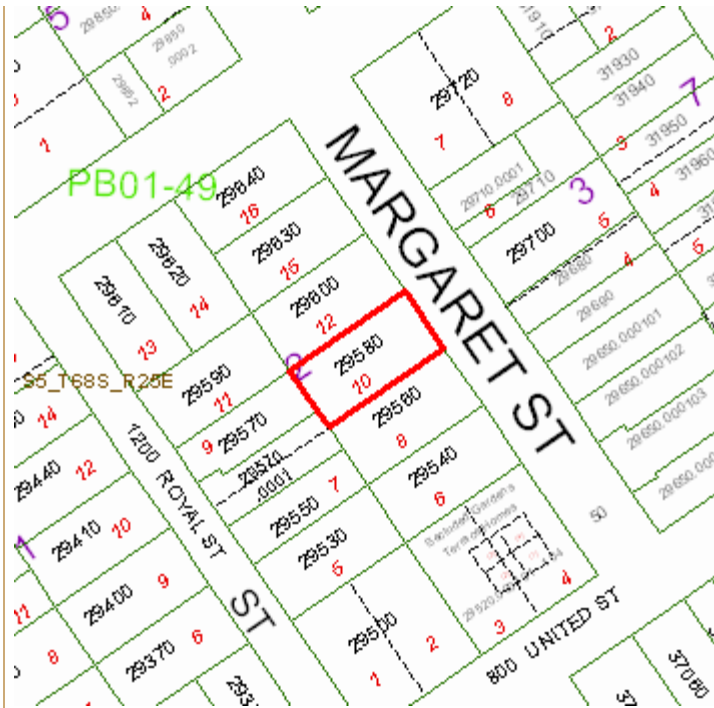
Range:

**Property
 Location:** 1212 MARGARET ST KEY WEST

Legal TR 12 SQR 2 LOT 10 KW INVESTMENT CO SUB PB1-49 OR134-179/80 OR994-443D/C OR994-448ORD

Description: OR1591-2417/18ORD OR2136-836D/C OR2335-2161D/C OR2391-1390D/C OR2405-1756/57 OR2409-1154/56ORD
 OR2428-384/85 OR2436-197/98 OR2436-199/200 OR2472-466/79

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	93	4,278.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 946
 Year Built: 1943

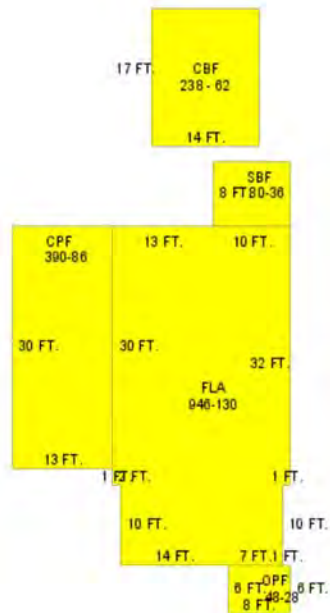
Building 1 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 24	Perimeter 130	Depreciation % 31
Year Built 1943	Special Arch 0	Grnd Floor Area 946
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 3
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	CBF	13:CUSTOM	1	2011	N			238

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	946
2	<u>CPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	390
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	80
4	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	238 SF	17	14	2015	2016	4	50
0	WD2:WOOD DECK	714 SF	0	0	2015	2016	4	40
2	PT3:PATIO	404 SF	0	0	1973	1974	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1989	1990	1	20
4	CL2:CH LINK FENCE	928 SF	0	0	1964	1965	1	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2963	09/15/2010	02/25/2011	1,000	46lf OF 4'H PICKET FENCE AT FRONT WITH 4'H GATE,93lf PICKET ON LEFT SIDE	
10-2096	06/30/2010	02/25/2011	1,500	DEMO AND REMOVE DRYWALL, INSTALL NEW DRYWALL, 960sf	
10-2097	07/01/2011	02/25/2011	2,000	UPGRADE WIRING	
10-2165	07/08/2010	02/25/2011	2,000	REPLACE CAST IRON PIPES FOR 1 TOILET,1 LAV,1 TUB,1 SINK,1WASHER BOX, 1W/H	
14-1691	05/08/2014	02/26/2015	20,000	BUILD 17X14 POOL SURROUNDED BY DECK	

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
2015	92,349	3,124	458,952	554,425	320,979	25,000	295,979
2014	48,938	2,839	318,434	370,211	318,432	25,000	293,432
2013	49,740	2,839	371,670	424,249	313,726	25,000	288,726
2012	50,542	2,839	255,101	308,482	308,482	25,000	283,482
2011	49,740	2,839	275,048	327,627	327,627	25,000	302,627
2010	84,861	2,839	234,852	322,552	322,552	0	322,552
2009	94,626	2,839	300,545	398,010	398,010	0	398,010
2008	88,143	2,839	447,501	538,483	538,483	0	538,483
2007	158,177	2,768	444,912	605,857	132,068	25,500	106,568
2006	243,846	2,768	342,240	588,854	128,847	25,500	103,347

2005	175,047	2,768	363,630	541,445	125,094	25,500	99,594
2004	132,734	2,768	265,236	400,738	121,450	25,500	95,950
2003	124,926	2,861	98,394	226,181	119,186	25,500	93,686
2002	98,548	2,955	98,394	199,897	116,393	25,500	90,893
2001	83,515	3,088	98,394	184,997	114,561	25,500	89,061
2000	84,517	4,066	72,726	161,309	111,225	25,500	85,725
1999	67,649	4,087	72,726	144,462	108,301	25,500	82,801
1998	55,678	3,514	72,726	131,918	106,596	25,000	81,596
1997	50,110	3,299	64,170	117,580	104,815	25,000	79,815
1996	36,191	2,482	64,170	102,842	101,763	25,000	76,763
1995	34,242	2,006	64,170	100,418	99,281	25,000	74,281
1994	30,623	1,878	64,170	96,671	96,671	25,000	71,671
1993	32,567	1,212	64,170	97,949	97,949	25,000	72,949
1992	32,567	1,252	64,170	97,988	97,988	25,500	72,488
1991	41,498	83	64,170	105,750	105,750	25,500	80,250
1990	32,764	83	43,850	76,696	76,696	25,500	51,196
1989	24,252	75	42,780	67,107	67,107	25,000	42,107
1988	21,196	75	34,224	55,495	55,495	25,000	30,495
1987	20,996	75	23,101	44,172	44,172	25,000	19,172
1986	21,103	75	23,101	44,279	44,279	25,500	18,779
1985	20,622	75	15,401	36,098	36,098	25,000	11,098
1984	19,289	75	15,401	34,765	34,765	25,000	9,765
1983	19,289	75	15,401	34,765	34,765	25,000	9,765
1982	19,656	75	13,347	33,078	33,078	25,000	8,078

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
6/22/2010	2472 / 466	285,000	<u>WD</u>	<u>02</u>
9/30/2009	2436 / 199	100	<u>QC</u>	<u>11</u>
8/12/2009	2436 / 197	100	<u>QC</u>	<u>11</u>

This page has been visited 152,172 times.

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