

Staff Report

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
Through: Thaddeus L. Cohen, Planning Director
From: Melissa Paul-Leto, Planner Analyst
Meeting Date: January 21, 2016
Agenda Item: **Variance – 2616 Harris Avenue (RE # 00048330-000000; AK # 1048933)** – A request for a variance to expand existing building coverage and minimum rear setback requirements in order to replace roof structure with an extension of covered deck and overhangs on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(4) a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking to expand existing building coverage and a rear setback variance in order to replace the roof structure with an extension of covered deck and overhangs.

Applicant: Karel Bublak & Marie Hruckova

Owner: Karel Bublak & Marie Hruckova

Location: 2616 Harris Avenue (RE # 00048330-000000; AK # 1048933)

Zoning: Single Family (SF) Zoning District



Background and Request:

The two story residential structure has an existing nonconforming rear setback. The extension of the covered deck and overhangs will create an additional 322 square feet of building coverage in the rear of the property as well as increase the nonconforming rear setback by 4 feet and 11 inches.

Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	6,000 SF	10,000 square feet	10,000 square feet	No change In compliance
Maximum density	8 dwelling units per acre	1 du / .22ac= 4.5	1 du / .22ac= 4.5	No change In compliance
Maximum height	25 feet + 5 feet non-habitable	23 feet 5 inches	23 feet 5 inches	No change In compliance
Minimum front setback	30 feet	18 feet 3 inches	18 feet 3 inches	No change Existing nonconformity
Minimum east side setback	5 feet	7 feet 10 inches	5 feet 6 inches	(Extension of roof overhang) In compliance
Minimum west side setback	5 feet	31 feet 2 inches	31 feet 2 inches	No change In compliance
Minimum Rear setback	25 feet	14 feet 9 inch	9 feet 10 inch	(Setback to deck stairs, grade level) Variance Requested – 4 feet 11 inches
Maximum building coverage	35%	33.2% (3,332 sf)	36.54% (3,654 sf)	(Extension of covered deck) Variance Requested -322 square feet
Maximum impervious surface	50%	41.57% (4,157 sf)	46.41% (5,493 sf)	(Extension of covered deck) In compliance

Process:

Planning Board Meeting:

January 21, 2015

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

The land, structures and buildings involved are located on the property within the SF Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

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

The applicant is choosing to decrease the property's existing rear setback and increase the limit allowed on building coverage in order extend outdoor roofing for a shaded back yard seating area.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the allowed building coverage and decreasing rear setback requirements in order to form a shaded outdoor area would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.

Application



Application For Variance

RECEIVED

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 ^{APR 30, 2015} www.keywestcity.com

CITY OF KEY WEST PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 2616 HARRIS AVE

Zoning District: SF Real Estate (RE) #: 000 48330

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Karel Bublak & Marie Hruskova

Mailing Address: 2616 Harris Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-899-3332 Office: 305-890-3332 Fax: 305-894-3730

Email: hruskova1@yahoo.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Replacement of roof structure over part of the building with extension of covered deck and overhangs

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

- 1) Maximum building coverage from 33.32% (exist.) to 36.54% (proposed) maximum 35% code
- 2) Rear side setback proposed 9.8 FT, Required 25 FT, Existing 14.75'

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE 7			
Size of Site	10,000 FT ²			
Height	25' + 5'	23.5'	23.5'	NO
Front Setback	30'	18.25' 18'-3"	18.25' 18'-3"	NO
Side Setback	10' 5'	31.10' 31'-2"	31.10' 31'-2"	NO
Side Setback	5'	7.42' 7'-10"	5.5' 5'-6"	NO
Street Side Setback	10'	N/A	N/A	NO
Rear Setback	25'	14.75' 14'-9"	9.8' 9'-10"	YES 4'-11"
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	35%	33.32%	36.54%	YES
Impervious Surface	60%	41.57%	46.41%	NO
Parking	N/A	1	1	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	N/A	N/A	N/A	N/A
Number and type of units	1 Single F.	1	1	NO
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

Building cover

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

existing 3,332 SF
 not including driveway
 proposed 3,654 SF
 322 SF additional

Impervious

existing 4,157 SF
 proposed 5,493 SF
 1,336 SF additional

Standards for Considering Variances

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

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

SEE ATTACHED

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

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

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

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

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

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

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

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

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

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

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

The arrangement of the existing building layout in relation to the property lines and rear side alley way is specific to this property. Thus special conditions exist specific to this particular structure and property.

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

The condition is not created by the Applicant, the building was constructed in 1967 and purchased by the applicant in 2008. The applicant is seeking to improve the property to current demands.

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

Allowing the roof replacement with extended overhangs and covered decks addition would not confer special privileges to the applicant. Many residences in the district have covered decks, which improve use of the outdoor spaces during the day. Granting the variance will only help the Applicant to have full beneficial use of the back yard for themselves and their children.

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

Hardship conditions exist by limiting the Applicant of full beneficial use of the back yard by themselves and their family. Back yard is facing the South and West direction and is uncomfortable during the day. Due to the existing building layout it is impassible to provide any usable covered deck without the variance.

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

The variance requested is the minimum which will provide possible the reasonable use of the land, building or structure.

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

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use (SF - single family residential), will improve the quality of life of the Applicants, their family and visitors. Children

will not have to play on the street side under the carport overhang and can enjoy the privacy of their backyard.

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

The existing nonconforming uses of other properties (if any) do not have any affects on this variance application.

Verification

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

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

2616 HARRIS AVE

Street address of subject property

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

[Signature]
Signature of Owner

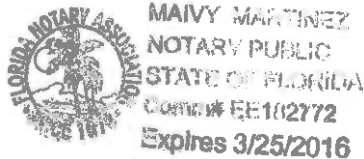
Subscribed and sworn to (or affirmed) before me on this 4/30/15 by _____
date

Marie Hruskova
Name of Owner

He (She is personally known to me) or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

MAIVY MARTINEZ
Name of Acknowledger typed, printed or stamped



EE182772
Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

2616 HARRIS AVE
Street address of subject property

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

[Signature]
Signature of Owner

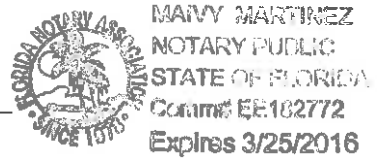
Subscribed and sworn to (or affirmed) before me on this 4/30/15 by

Karel Bublak
Name of Owner

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

MAIVY MARTINEZ
Name of Acknowledger typed, printed or stamped



EE182772
Commission Number, if any

Deed

Prepared By: Monica Hornyak
Chicago Title of the Florida Keys
801 Eisenhower Drive
Key West, FL 33040
FILE NO. 410880012

Doc# 1684102 02/27/2008 4:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/27/2008 4:02PM
DEED DOC STAMP CL: PW

\$3,871.00

WARRANTY DEED

This Indenture, Made this 19th day of February, 2008, A.D., Between

**Barbara F. Thompson, an unremarried widow,
grantor,**

Doc# 1684102
Bk# 2347 Pg# 1590

to

**Karel Bublak, a single man,
and**

**Marie Hruskova, a single woman, as joint tenants with rights of survivorship
grantees,**

whose address is: 2616 Harris Avenue, Key West, FL 33040

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

Lots 8 and 9, in Block 26, of Tract 21, KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21, recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida.

PARCEL ID NO: 00048330

Subject to restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

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

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

Signed, sealed and delivered in our presence.

*Barbara F. Thompson by
Reace Thompson her attorney-in-fact.*

**Barbara F. Thompson by Reace A.
Thompson, Jr., her attorney-in-fact**

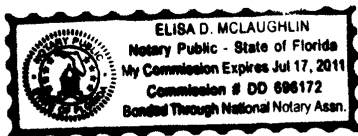
Lucetta Road
Witness
LUCETTA ROAD
Printed Name of Witness

2. Linda S. Sobotka
Witness
Linda L. Sobotka
Printed Name of Witness

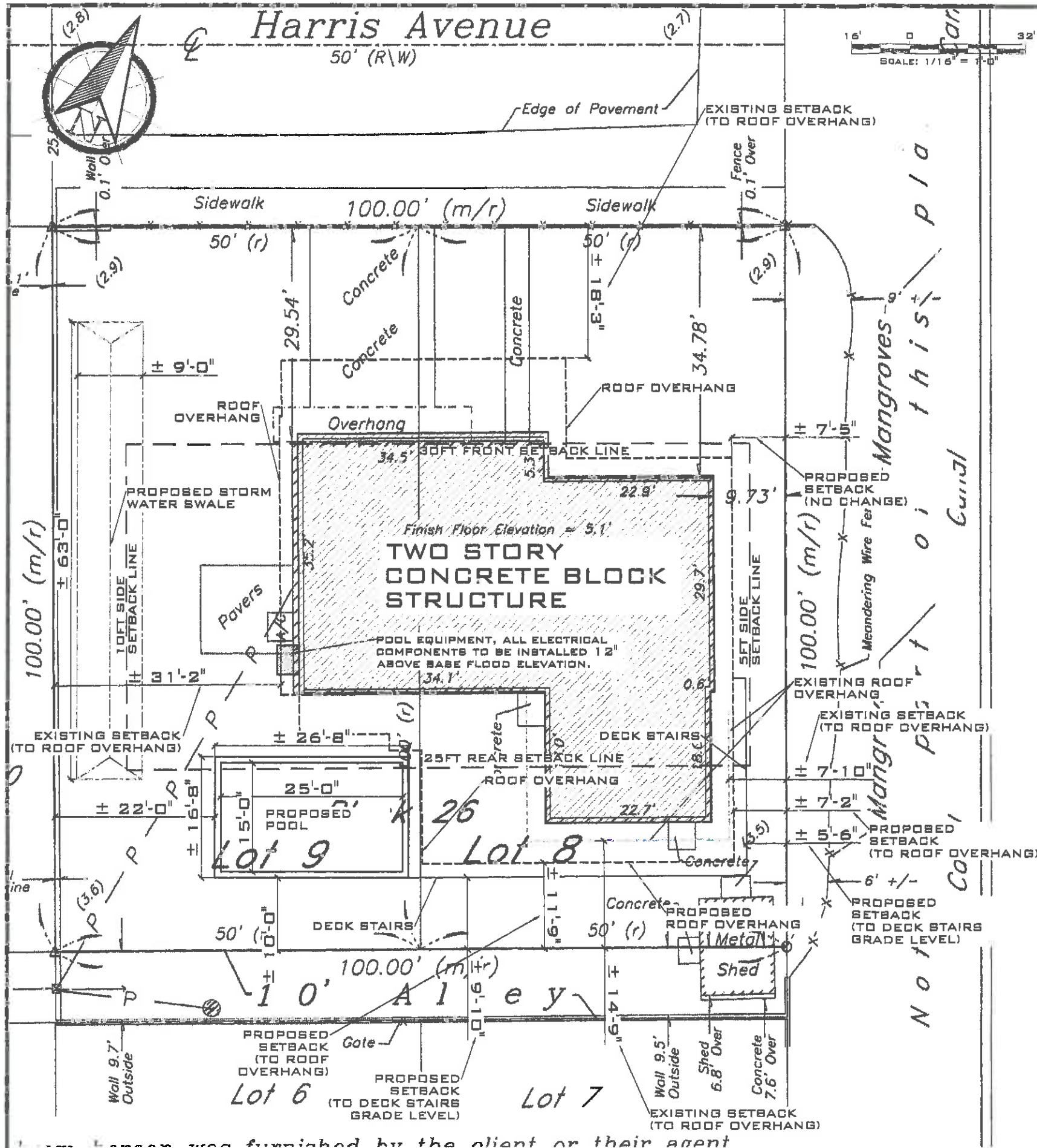
STATE OF FL
COUNTY OF Marion

The foregoing instrument was acknowledged before me this _____ day of February, 2008, by Barbara F. Thompson, by Reace A. Thompson, Jr., her attorney-in-fact, and Steven Brigandi, who are personally known to me or who produced FL DL as identification.

Elisa D. McLaughlin
Notary Public
Commission Expires July 17, 2011



Survey



SITE DATA:
TOTAL SITE AREA: ±10,000.0 SQ.FT
LAND USE: BF
FLOOD ZONE: AE7

MAXIMUM IMPERVIOUS SURFACE RATIO:
REQUIRED: 50%
EXISTING: 41.57%
PROPOSED: 54.93%

MAXIMUM BUILDING COVERAGE:
REQUIRED: 35%
EXISTING: 33.32%
PROPOSED: 36.54%

OPEN SPACE MINIMUM:
REQUIRED: 35%
EXISTING: 51.75% (±5,175 SQ.FT.)
PROPOSED: 44.4% (±4,440 SQ.FT.)

SETBACKS

FRONT:
REQUIRED: 30 FT
EXISTING: ±18.25 FT (TO ATTACHED GARPORT)
PROPOSED: NO CHANGE

SIDE:
REQUIRED: 10 FT
EXISTING: ±31.1 FT
PROPOSED: NO CHANGE

SIDE:
REQUIRED: 5 FT
EXISTING: ±7.42 FT
PROPOSED: ±5.5 FT (TO GROUND LEVEL DECK STAIRS)

REAR:
REQUIRED: 25 FT
EXISTING: ±14.75 FT
PROPOSED: ±9.80 FT (TO GROUND LEVEL DECK STAIRS)

MAXIMUM HEIGHT:
EXISTING: ±23.5 FT
PROPOSED: ±23.5 FT
NO CHANGE

MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:
a. Determine Impervious Coverage EXISTING prior to new Improvement:

Roofs	4	3,322.25	Driveways	0	0.00
Decks/Patios	1	1.00	Other	0	0.00
Driveways	0	0.00	Other	0	0.00
Impervious Coverage EXISTING prior to Improvement		4	3,323.25		

b. Determine NEW Impervious Coverage PROPOSED with Improvement:

Roofs	4	3,322.25	Driveways	0	0.00
Decks/Patios	1	1.00	Other	0	0.00
Driveways	0	0.00	Other	0	0.00
Impervious Coverage PROPOSED with Improvement		4	3,323.25		

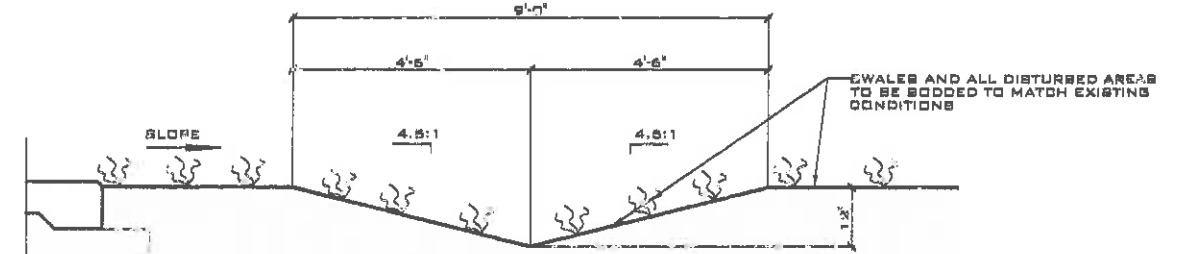
c. Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = 6,646.50

2. Determine Percentage of Impervious Coverage on site:
Total Impervious Coverage: 6,646.50 / Total Lot Area: 12,116.30 = 54.93%

3. Determine "Disturbed Area" (D14-302)(d)
Total Lot Area: 12,116.30 / Disturbed Area: 5,382.30 = 44.4%

4. Determine Required Swale Volume - Complete a, b, c, d:
a. Volume of water from impervious area: 6,646.50 x 0.1 = 664.65 cu ft
b. Volume of water from disturbed area: 5,382.30 x 0.1 = 538.23 cu ft
c. Volume of water from pervious area: 5,469.80 x 0.1 = 546.98 cu ft
d. Volume of water from roof overhang: 1,000.00 x 0.1 = 100.00 cu ft
Total Required Swale Volume: 1,850.86 cu ft

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)
Swale Volume: 1,850.86 / (4 x 4.84) = 95.5 ft



NOTE: SWALE VOLUME ± 2.625 SQ.FT PER LF

TYPICAL SWALE DETAIL
SCALE: NTS

REV	DESCRIPTION	BY	DATE
STATUS:	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: KAREL & MARIE BUBLAK
2616 HARRIS AVE,
KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: BUBLAK-HRUSKOVA
RESIDENCE

SITE: 2616 HARRIS AVE,
KEY WEST, FL 33040

TITLE: SITE PLAN DIAGRAM

SCALE AT TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/15/15	EBM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	C-101	3	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE No. 71480
PROFESSIONAL ENGINEER
STATE OF FLORIDA

SIGNATURE: [Signature]
DATE: MAY 15 2015
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SITE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

NOTE: POOL STRUCTURE AND EQUIPMENT BY OTHERS UNDER SEPARATE PERMIT.

Information was furnished by the client or their agent

Site Plans

CONSTRUCTION PLANS FOR BUBLAK-HRUSKOVA RESIDENCE

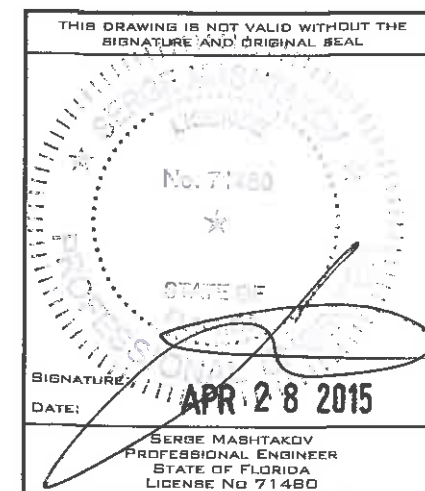


SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
2616 HARRIS AVE,
KEY WEST, FL 33040

CLIENT:
KAREL & MARIE BUBLAK
2616 HARRIS AVE,
KEY WEST, FL 33040
T: (305) 924-8360



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 # 30836

CLIENT: KAREL & MARIE BUBLAK
2616 HARRIS AVE,
KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: BUBLAK-HRUSKOVA
RESIDENCE

SITE: 2616 HARRIS AVE,
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	S-100	1	

Harris Avenue

50' (R\W)



SITE DATA:

TOTAL SITE AREA: ±10,000.0 SQ. FT

LAND USE: SF

FLOOD ZONE: AE7

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 50%

EXISTING: 41.57%

PROPOSED: 46.41%

MAXIMUM BUILDING COVERAGE:

REQUIRED: 35%

EXISTING: 33.32%

PROPOSED: 36.34%

SETBACKS

FRONT:

REQUIRED: 30 FT

EXISTING: ±18.25 FT (TO ATTACHED CARPORT)

PROPOSED: NO CHANGE

SIDE:

REQUIRED: 10 FT

EXISTING: ±31.1 FT

PROPOSED: NO CHANGE

REAR:

REQUIRED: 5 FT

EXISTING: ±7.42 FT

PROPOSED: ±5.5 FT (TO GROUND LEVEL DECK STAIRS)

MAXIMUM HEIGHT:

REQUIRED: 25 FT (TO GROUND LEVEL DECK STAIRS)

MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roofs/Decks	A	3,332.00	ft ²	Sidewalks	D	60.00	ft ²
Decks/Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²
Driveways	C	315.00	ft ²	Other	F	450.00	ft ²
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) = 4,167.00 ft ²							

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roofs/Decks	A	322.00	ft ²	Sidewalks	D	0.00	ft ²
Decks/Patios	B	182.00	ft ²	Pool/Deck	E	0.00	ft ²
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) = 504.00 ft ²							

Total Impervious Coverage: EXISTING + PROPOSED (1e+1b) = 4,671.00 ft²

2. Determine Percentage of Impervious Coverage on site:

Total Impervious Coverage: 4,671.00 ft² / Total Lot Area: 10,000.00 ft² = 0.04671 = 4.671% of Impervious Coverage

3. Determine "Disturbed Area" ((114-3/8)(2) 4)

Total Lot Area: 10,000.00 ft² / Disturbed Area: 0.00 ft² = 0.00% of Impervious Coverage

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

a. For a NEW home with less than 40% impervious coverage use:

Disturbed Area: 0.00 ft² / Swale Volume: 0.00 ft³

b. For a NEW home with 40% or greater impervious coverage use:

Disturbed Area: 0.00 ft² / Swale Volume: 0.00 ft³

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

Impervious Coverage PROPOSED: 504.00 ft² / Swale Volume: 0.00 ft³

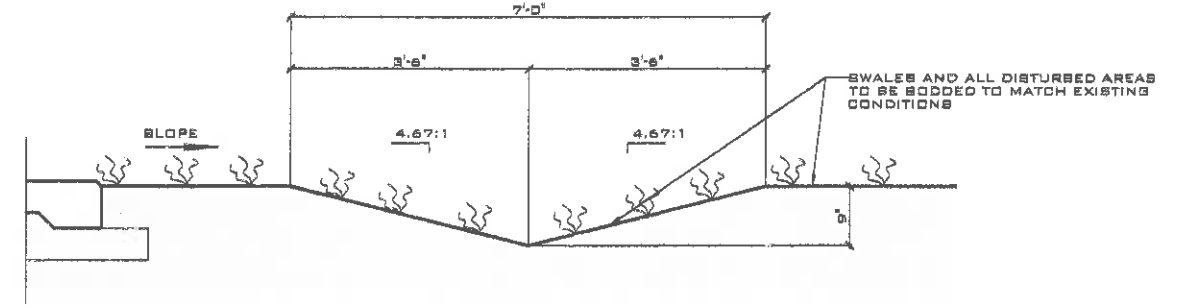
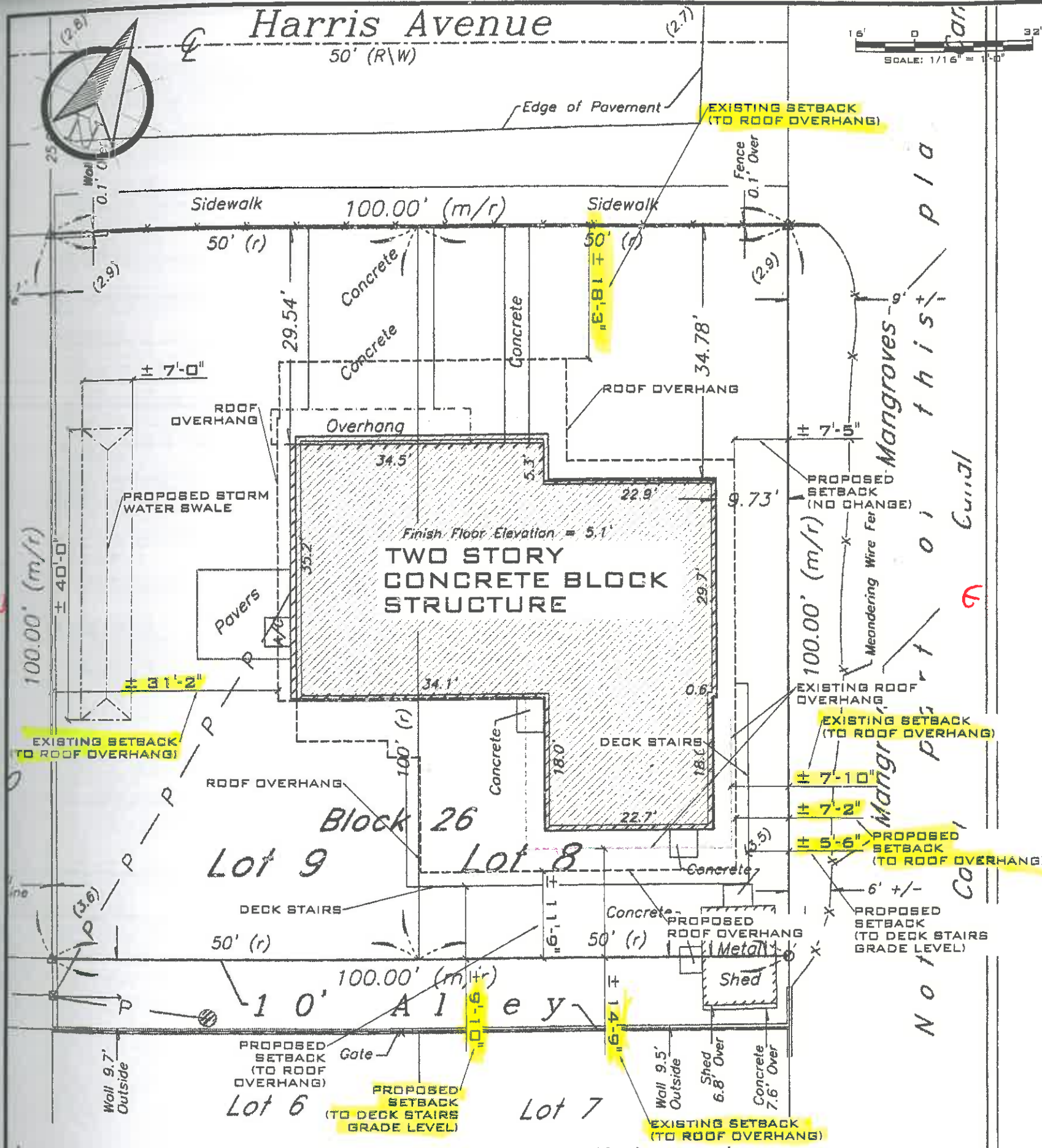
2. When the site development increases the total impervious coverage to 40% or above:

Impervious Coverage PROPOSED: 504.00 ft² / Swale Volume: 0.00 ft³

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

Width: 7.00 ft / Depth: 0.75 ft / Slope: 4:1 / Cross Sectional Area: 2.625 ft²

Swale Length: 100.00 ft / Swale Volume: 262.50 ft³



NOTE: SWALE VOLUME ± 2.625 SQ. FT PER LF

TYPICAL SWALE DETAIL
SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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CA # 30835

CLIENT: KAREL & MARIE BUBLAK
2616 HARRIS AVE,
KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: BUBLAK-HRUSKOVA
RESIDENCE

SITE: 2616 HARRIS AVE,
KEY WEST, FL 33040

TITLE: SITE PLAN DIAGRAM

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE: 4/29/2015

BERSE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

SCALE AS SHOWN	DATE	DRAWN	CHECKED
1503-04	04/29/15	ESM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	C-101	2	

SITE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

Information was furnished by the client or their agent

GENERAL REQUIREMENTS:

1. PRIOR 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 CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS ARE 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 EXISTING BUILDING 2010
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-10
FLOOR LIVE LOAD: 40 PSF
ROOF LIVE LOAD: 20 PSF (300 LB COND.)
BASIC WIND SPEED: 180 MPH
EXPOSURE: D
STRUCTURAL CATEGORY: II
FLOOD ZONE: ZONE AE7

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

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 RATION 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 THE INDEPENDENT SPECIALIZED COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF 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 MEMBERS ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE B.2.2 OR IN SECTION B.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

REINFORCEMENT

1. ALL REBARS 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.

STRUCTURAL LUMBER

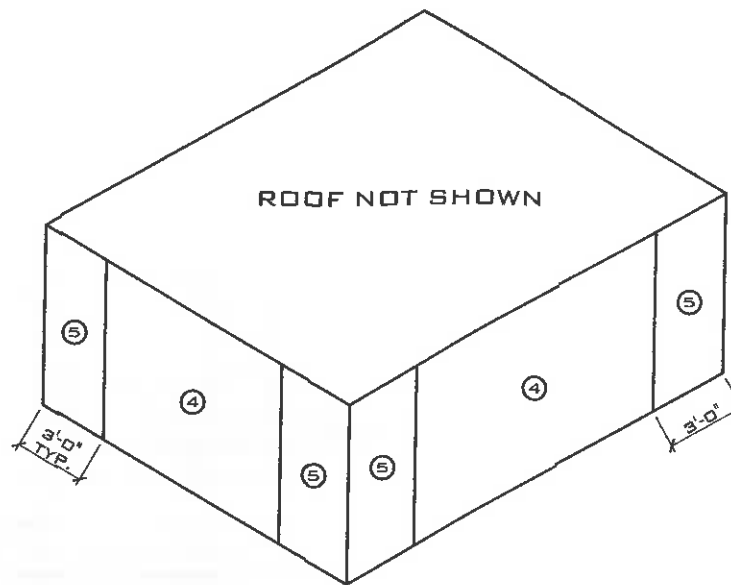
1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE SOUTHERN PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL 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 TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 2010. 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.

HARDWARE

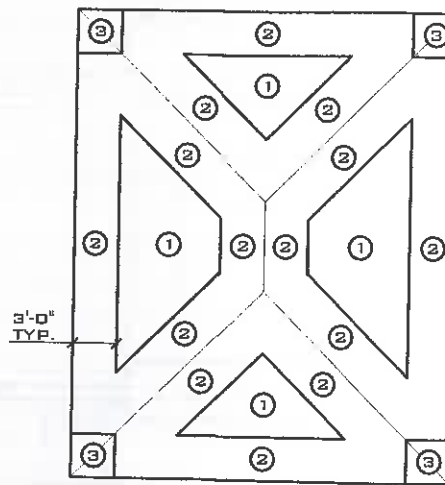
1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.
2. ALL CONNECTORS SHALL HAVE STAINLESS STEEL SCREWS AND FASTENERS OR ACQ APPROVED TREATED (FOR NOT EXPOSED LOCATIONS).

REINFORCED MASONRY (CMU)

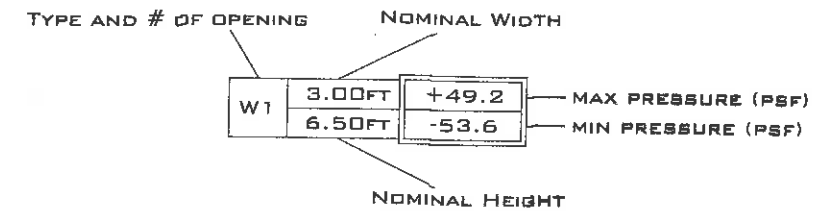
1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F_m) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED 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.



WALLS WIND PRESSURES DIAGRAM
SCALE: NTS



ROOF WIND PRESSURES DIAGRAM
SCALE: NTS



WINDOWS&DOORS

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED OR HAVE CODE COMPLIANT SHUTTERS.
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)

ENCLOSED - BUILDING					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT2	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+29.63	-47.07
ZONE 2	1	1	1	+29.63	-81.93
ZONE 3	1	1	1	+29.63	-81.93
ZONE 4	1	1	1	+51.42	-59.78
ZONE 5	1	1	1	+51.42	-59.86
ZONE 2H	1	1	1	+21.79	-95.55
ZONE 3H	1	1	1	+21.79	-161.25

REVISION:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: **KAREL & MARIE BUBLAK**
2616 HARRIS AVE,
KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: **BUBLAK-HRUSKOVA RESIDENCE**

SITE: **2616 HARRIS AVE,
KEY WEST, FL 33040**

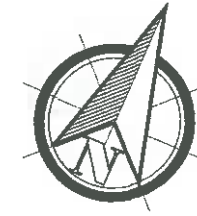
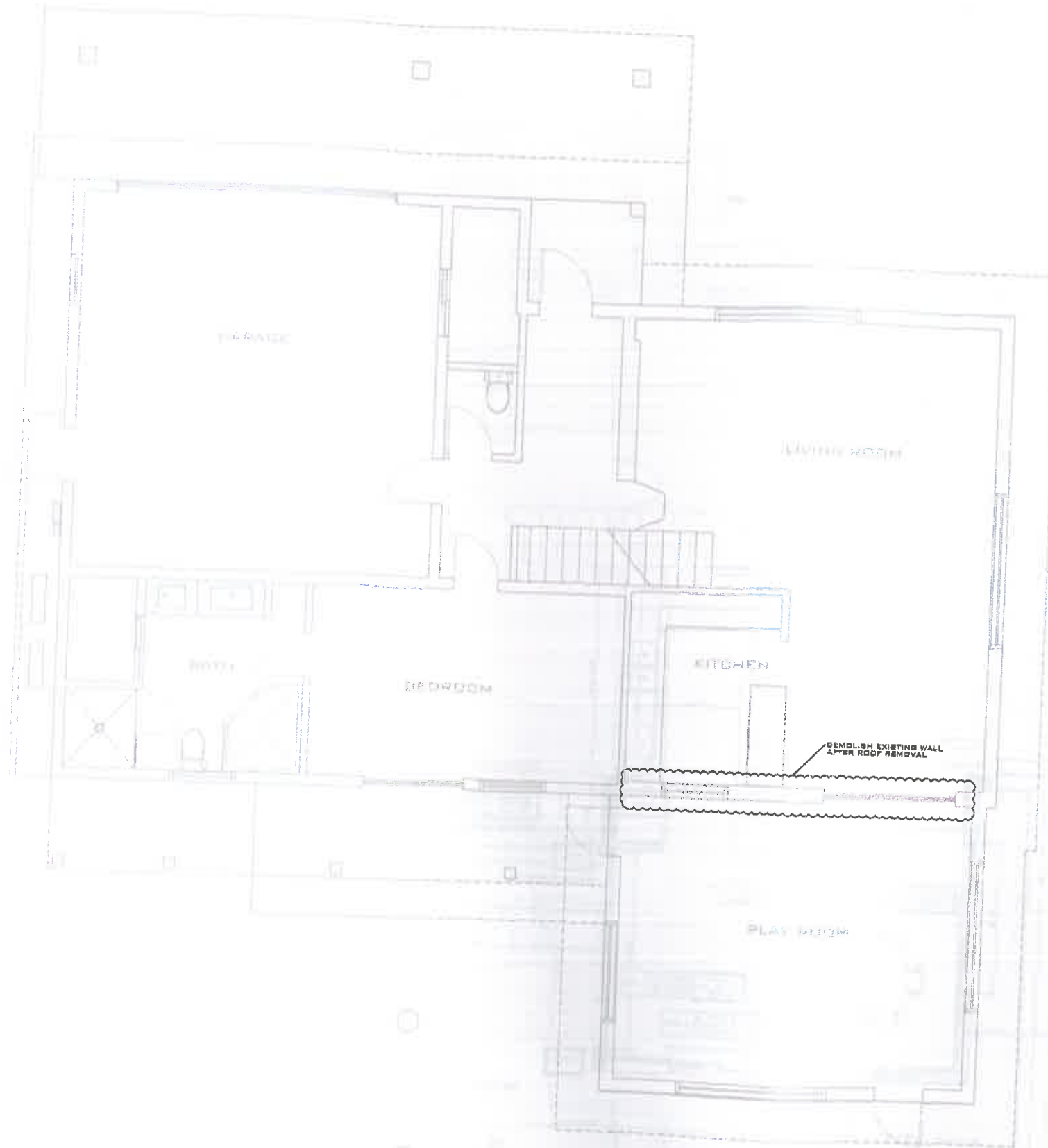
TITLE: **EXISTING FLOOR PLAN**

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: **APR 2'8 2015**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SCALE AT 1/8"=1'-0"	DATE: 04/21/15	DRAWN: EBM	CHECKED: SAM
PROJECT NO: 1503-04	DRAWING NO: S-101	REVISION: 1	



EXISTING 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"

REV: DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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 KEY WEST, FL 33040
 T: (305) 924-8360

PROJECT: **BUBLAK-HRUSKOVA
 RESIDENCE**

SITE: **2616 HARRIS AVE,
 KEY WEST, FL 33040**

TITLE: **EXISTING FLOOR PLAN**

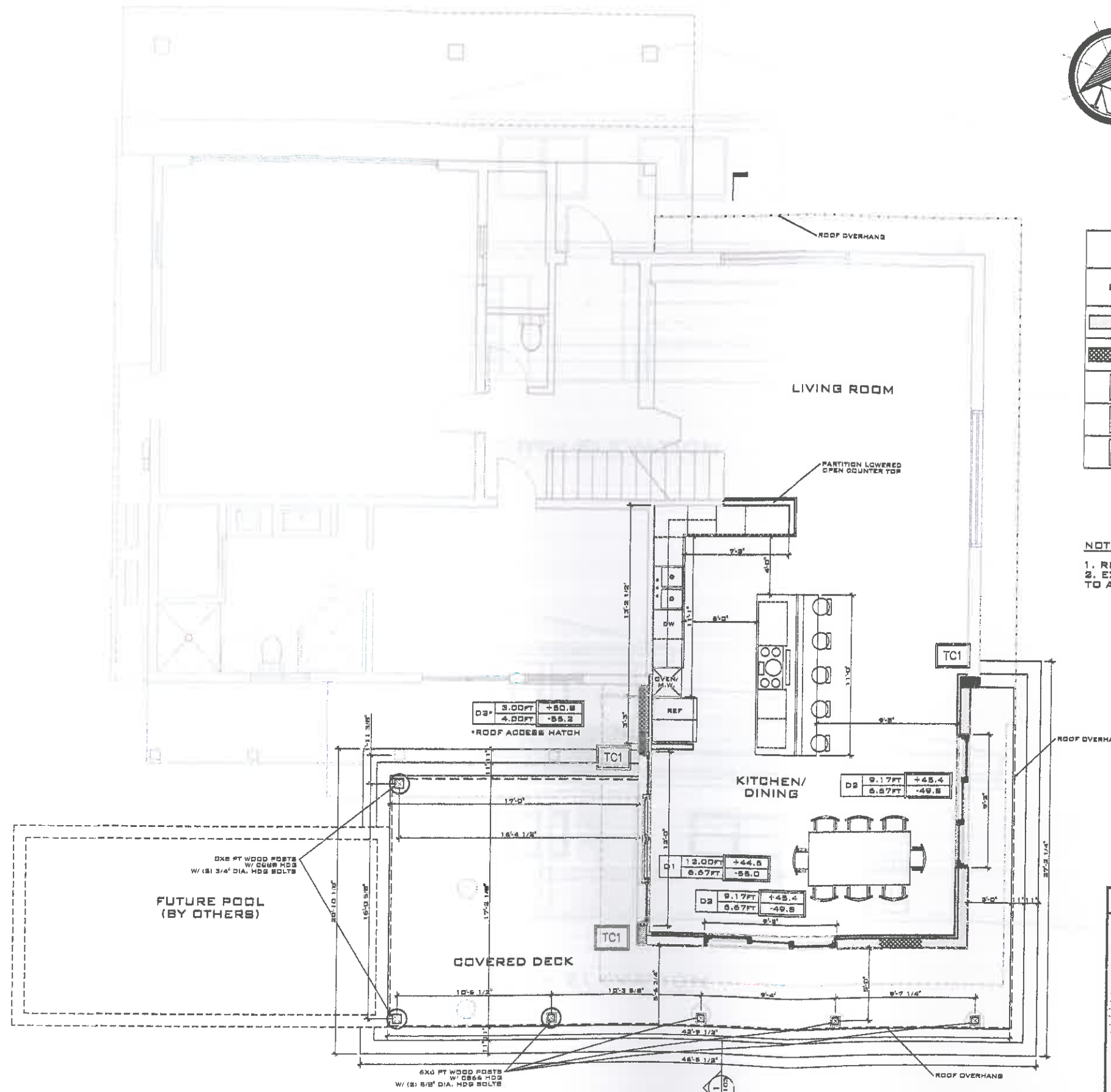
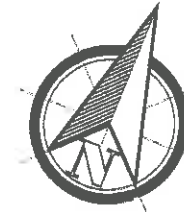
SCALE AT 1:1X1:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
150804			

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SIGNATURE: *[Signature]*

DATE: **APR 28 2015**

BERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING 8" CMU TO REMAIN
	8" CMU WALL, 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW, FILLED CELLS BROUT 4000 PSI, #5 REBARS @24" O.C. MAX., ALL CORNERS AND OPENINGS
	8x8 CAST IN PLACE LINTEL (1) #5 REBAR BOTTOM, 2" SUPPORT EACH SIDE
	TIE-BEAM: 8x16" TIE-BEAM W/ (4) #5 REBARS LUNDTITUDAL AND #3 STIRRUPS @ 18" O.C.
	8x16" TIE-COLUMN W/ (4) #5 REBARS VERTICAL AND #3 STIRRUPS @ 12" O.C. TIE-COLUMNS SHALL BE POURED AFTER MASONRY UNITS ARE IN PLACE. EXTEND CMU WIRE LADDERS MINIMUM 4" INTO TIE-COLUMNS.

NOTES:
 1. ROUGH OPENINGS CLEAR DIMENSIONS PER FINAL APPROVED SHOP DRAWINGS.
 2. EXISTING ELECTRICAL OUTLETS AND LIGHTS SHALL BE RELOCATED AS NEEDED TO ACCOMMODATE NEW KITCHEN LAYOUT.

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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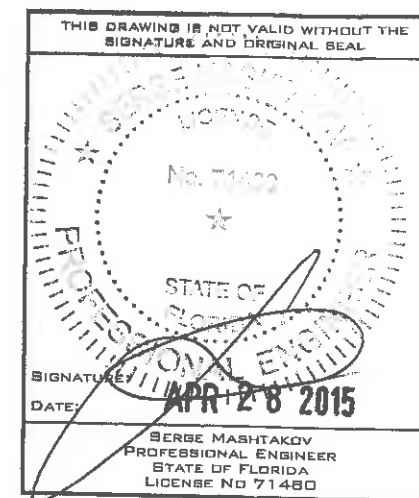
CLIENT: KAREL & MARIE BUBLAK
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PROJECT: BUBLAK-HRUSKOVA
 RESIDENCE

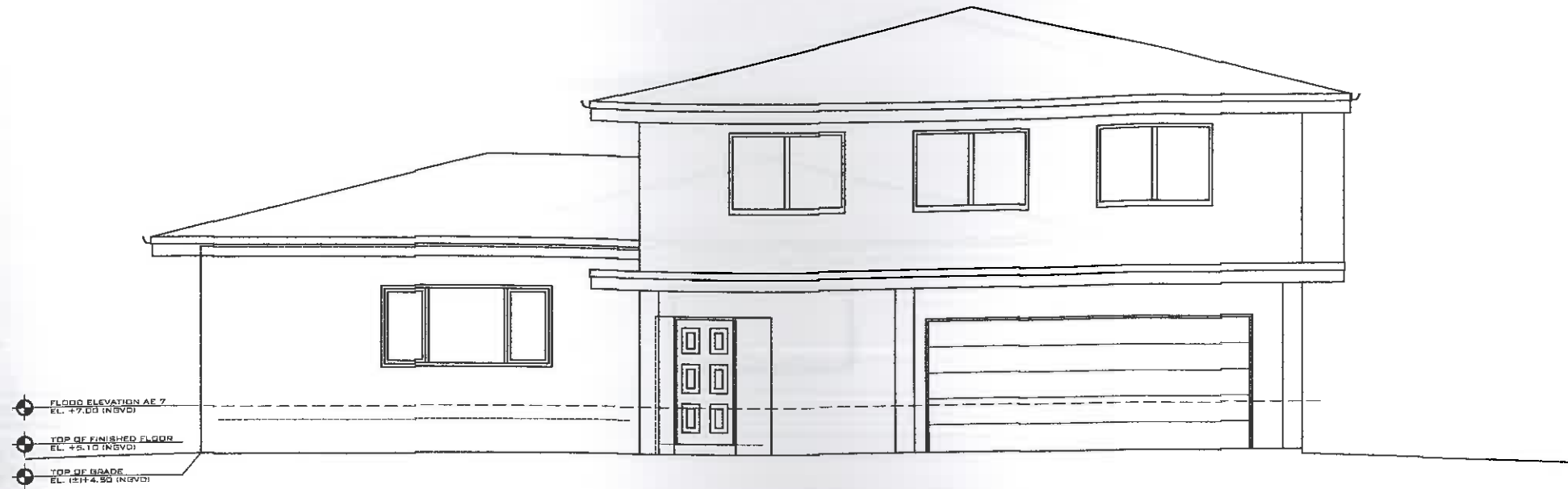
SITE: 2616 HARRIS AVE,
 KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 1/8"=1'-0"	DATE: 04/21/15	DRAWN: ESM	CHECKED: SAM
PROJECT NO: 1503-04	DRAWING NO: 8-102	REVISION: 1	

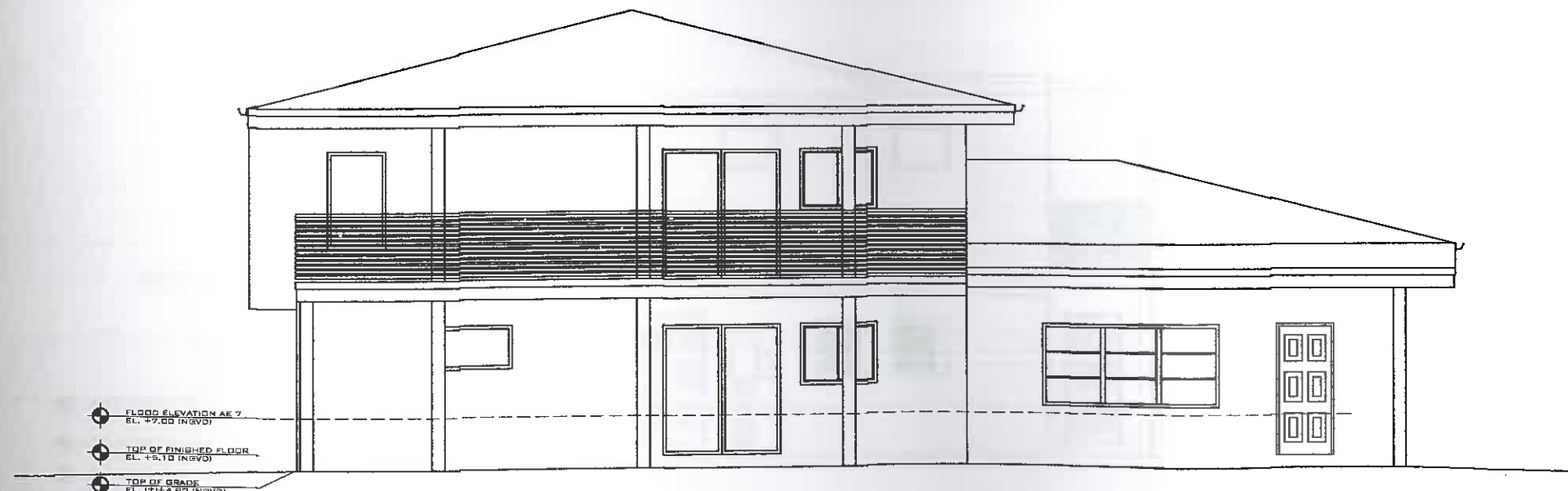


PROPOSED FLOOR PLAN
 SCALE: 1/8"=1'-0"



FLOOD ELEVATION AE 7
 EL. +7.00 (INGVD)
 TOP OF FINISHED FLOOR
 EL. +5.10 (INGVD)
 TOP OF GRADE
 EL. (EST) 4.50 (INGVD)

EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



FLOOD ELEVATION AE 7
 EL. +7.00 (INGVD)
 TOP OF FINISHED FLOOR
 EL. +5.10 (INGVD)
 TOP OF GRADE
 EL. (EST) 4.50 (INGVD)

EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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SIGNATURE: *[Signature]*
 DATE: APR 28 2015
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

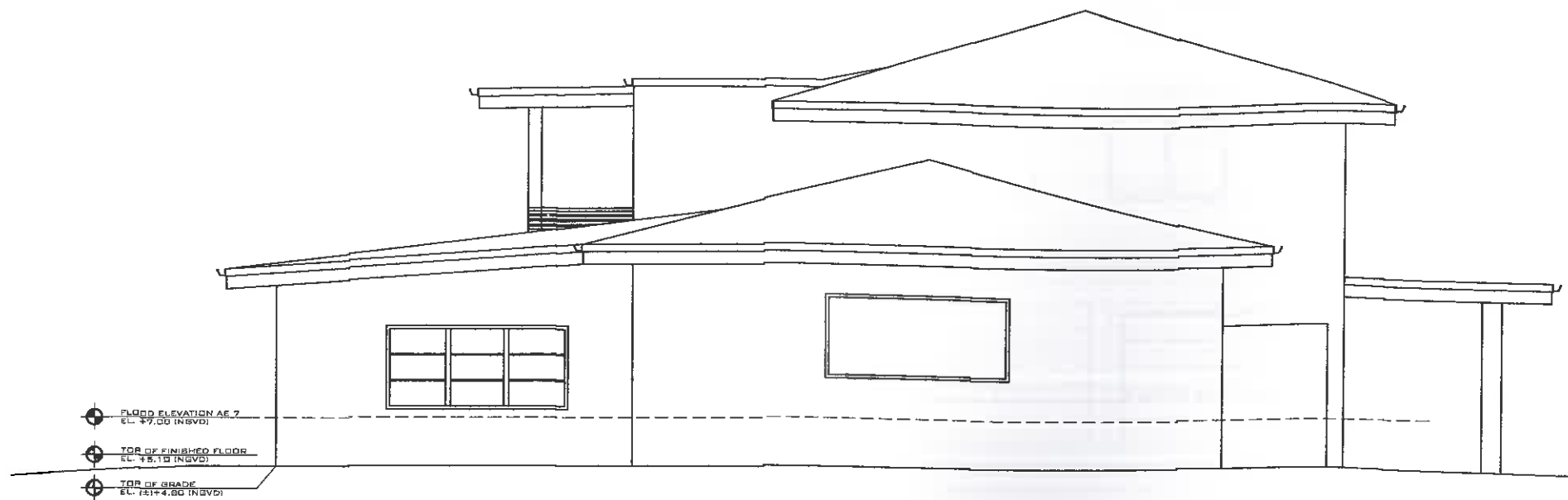
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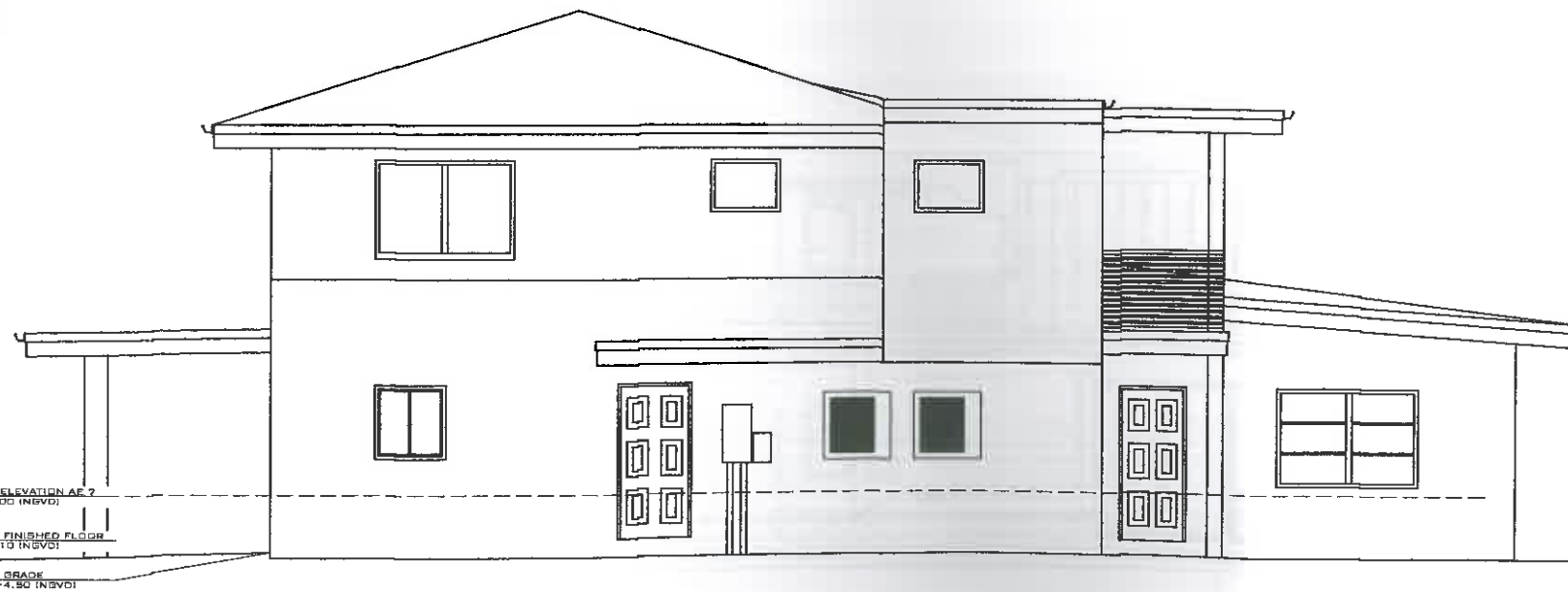
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 CA # 30835

CLIENT: KAREL & MARIE BUBLAK
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 T: (305) 924-8360
 PROJECT: BUBLAK-HRUSKOVA
 RESIDENCE

SITE: 2616 HARRIS AVE, KEY WEST, FL 33040			
TITLE: EXISTING ELEVATIONS NORTH AND SOUTH			
SCALE AT 1/8"=1'-0"	DATE: 04/21/15	DRAWN: ESM	CHECKED: BAM
PROJECT NO: 1503-04	DRAWING NO: S-103	REVISION: 1	



EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

REV.	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **KAREL & MARIE BUBLAK**
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KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: **BUBLAK-HRUSKOVA
RESIDENCE**

SITE: **2616 HARRIS AVE,
KEY WEST, FL 33040**

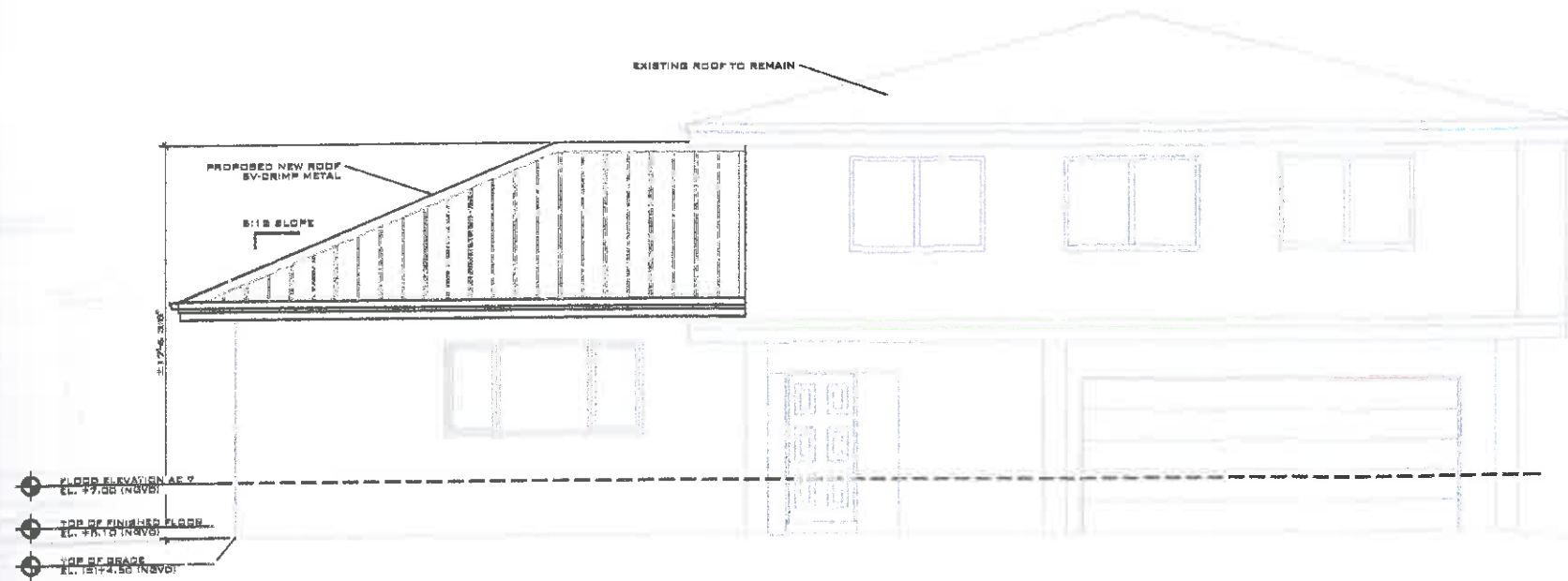
TITLE: **EXISTING ELEVATIONS
EAST AND WEST**

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	S-104	1	

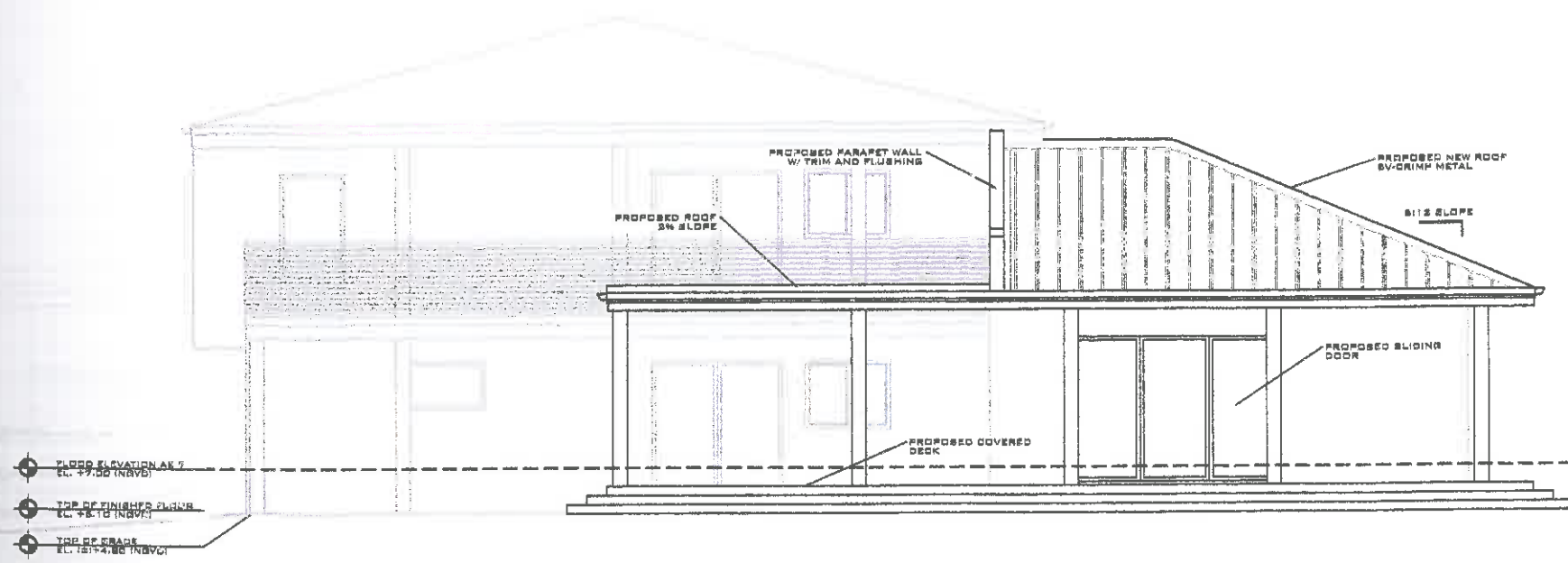
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SIGNATURE: *[Handwritten Signature]*
DATE: **APR 28 2015**

SERBE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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SIGNATURE: *[Signature]*
DATE: APR 28 2015
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	DATE:
	FINAL	



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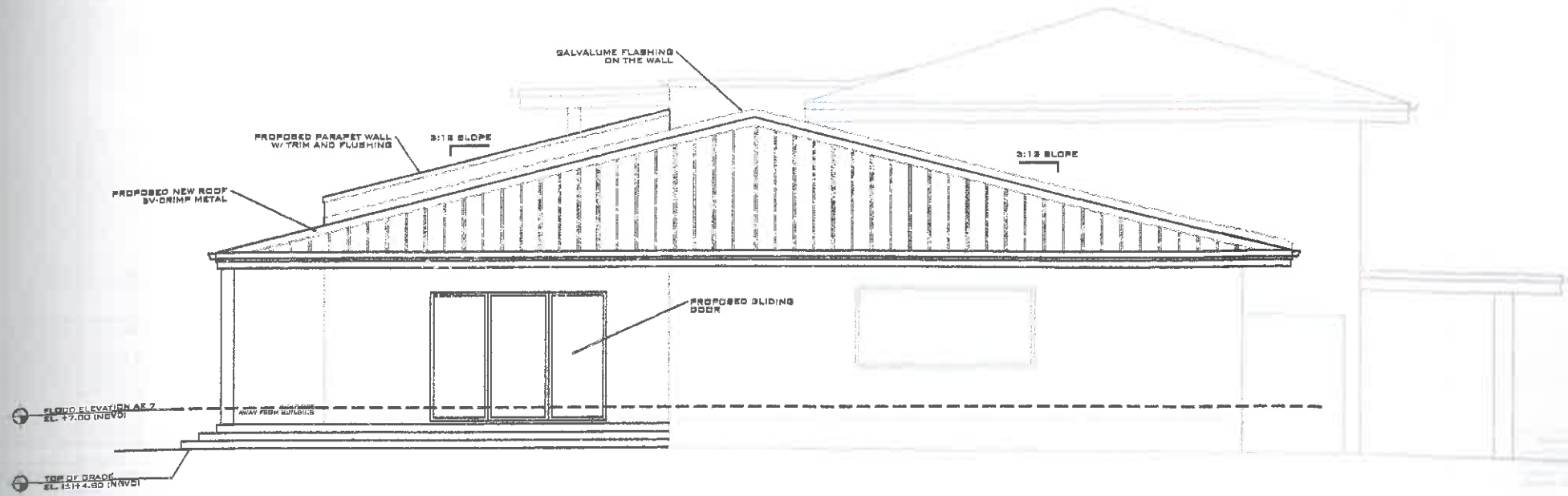
CLIENT: KAREL & MARIE BUBLAK
2616 HARRIS AVE.
KEY WEST, FL 33040
T: (305) 924-8360

PROJECT: BUBLAK-HRUSKOVA
RESIDENCE

SITE: 2616 HARRIS AVE,
KEY WEST, FL 33040

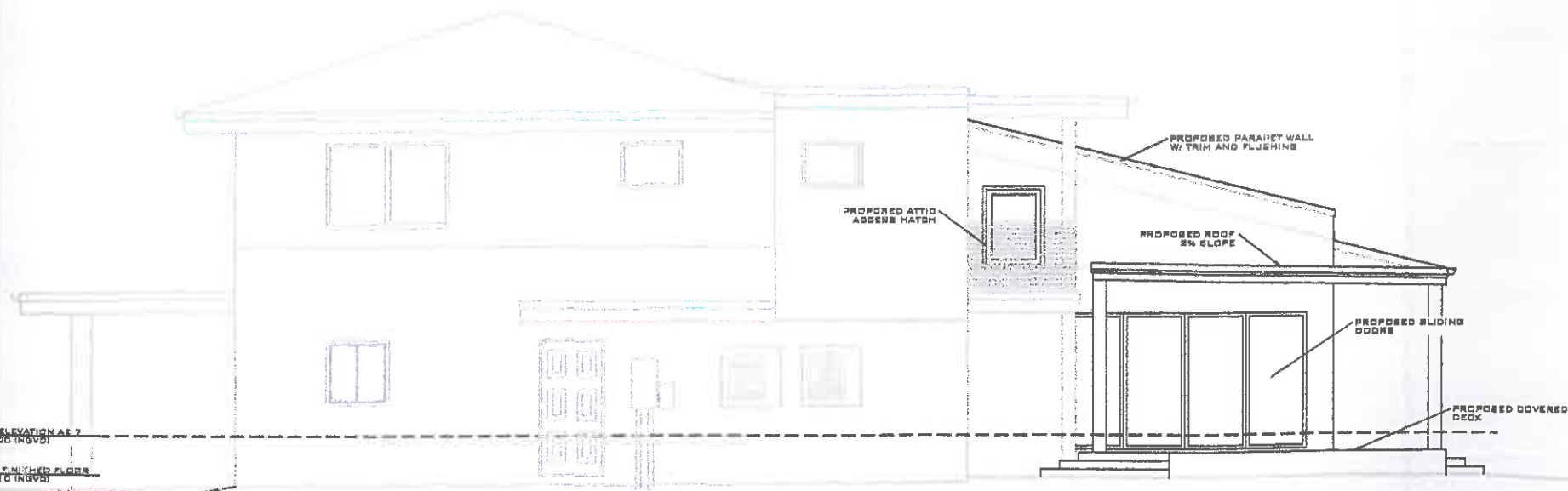
TITLE: PROPOSED ELEVATIONS
NORTH AND SOUTH

SCALE AT 1/8"=1'-0"	DATE: 04/21/15	DRAWN: ESM	CHECKED: SAM
PROJECT NO: 1503-04	DRAWING NO: S-105	REVISION: 1	



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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 T: (305) 924-8360

PROJECT: **BUBLAK-HRUSKOVA
 RESIDENCE**

SITE: **2616 HARRIS AVE,
 KEY WEST, FL 33040**

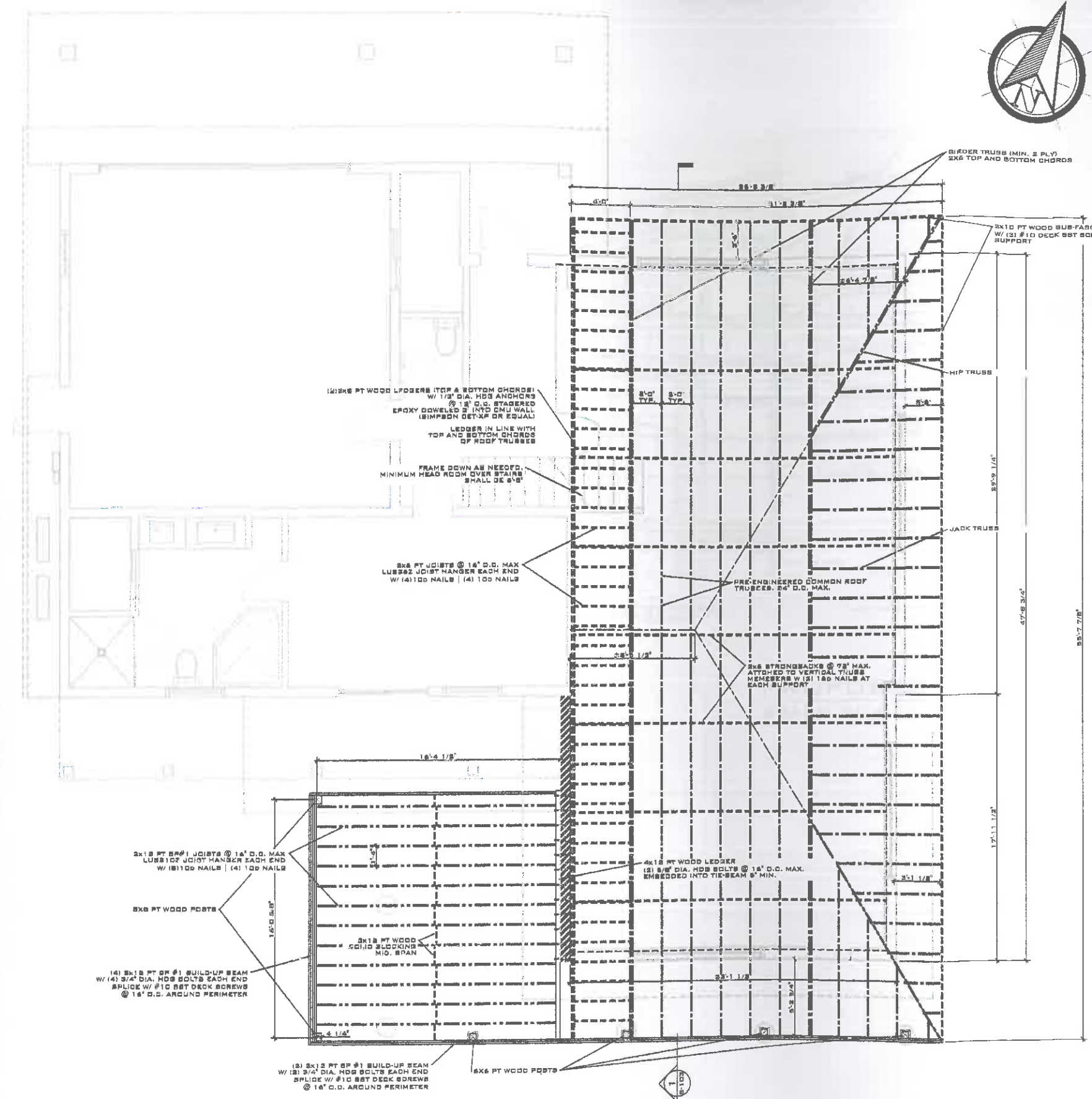
TITLE: **PROPOSED ELEVATIONS
 EAST AND WEST**

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	S-106	1	

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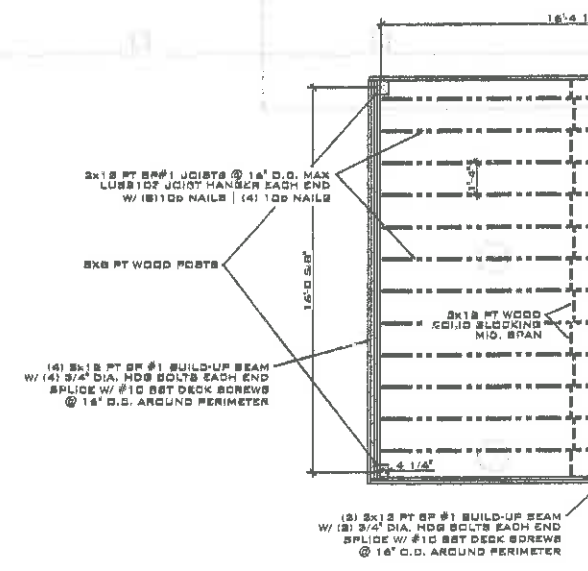
SIGNATURE: *[Signature]*
 DATE: **APR 28 2015**

BERBE MABHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



NOTES:

1. ROOF TRUSS LAYOUT IS FOR GUIDANCE PURPOSES. CONTRACTOR TO SUPPLY TRUSS MANUFACTURER SHOP DRAWINGS SIGNED AND SEALED BY SPECIALTY P.E.
2. PRELIMINARY TRUSS CONNECTORS:
 ORDINARY TRUSSES: (2) HETA20(ZMAX) W/ (9) 10d 1-1/2 NAILS (EMBEDDED TRUSS ANCHORS)
 OVER EXISTING BEAMS: MGT (SIMPSON) W/ 5/8" DIA. HDG ALL-THREAD EPOXY DOWELED 12" INTO CONCRETE W/ (22) 10d NAILS
 GIRDER TRUSSES: (2) HETA20(ZMAX) W/ (9) 10d 1-1/2 NAILS (EMBEDDED TRUSS ANCHORS)
 OVER EXISTING BEAMS: MGT (SIMPSON) W/ 5/8" DIA. HDG ALL-THREAD EPOXY DOWELED 12" INTO CONCRETE W/ (22) 10d NAILS
 HIP SETS: (2) HETA20(ZMAX) W/ (9) 10d 1-1/2 NAILS (EMBEDDED TRUSS ANCHORS)
 OVER EXISTING BEAMS: MGT (SIMPSON) W/ 5/8" DIA. HDG ALL-THREAD EPOXY DOWELED 12" INTO CONCRETE W/ (22) 10d NAILS
3. FINAL SIZING OF ALL TRUSS CONNECTOR WILL BE BASED ON THE APPROVED SHOP DRAWINGS. CONTRACTOR SHALL COORDINATE THE REVIEW PRIOR ORDERING ANY TRUSSES AND STRAPS.
4. ROOF SHEATHING 5/8 CDX PLYWOOD NAILED W/ 8d RING SHANK NAILS @ 4" ALL SUPPORTS (ZONE 1 AND 2) AND @ 3" ALL SUPPORTS (ZONE 3)



ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

CLIENT: **KAREL & MARIE BUSLAK**
 2616 HARRIS AVE,
 KEY WEST, FL 33040
 T: (305) 924-8360

PROJECT: **BUSLAK-HRUSKOVA**
 RESIDENCE

SITE: **2616 HARRIS AVE,
 KEY WEST, FL 33040**

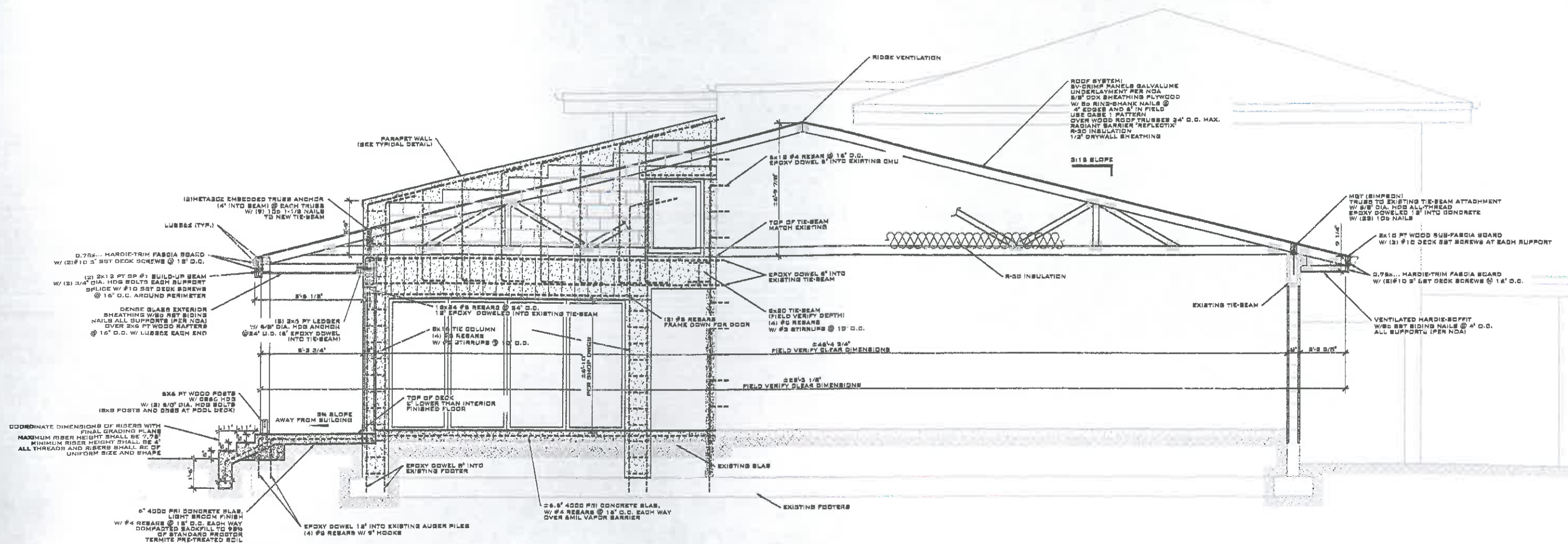
TITLE: **ROOF FRAMING PLAN**

SCALE AT 1:1X1:7:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1503-04	S-107	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

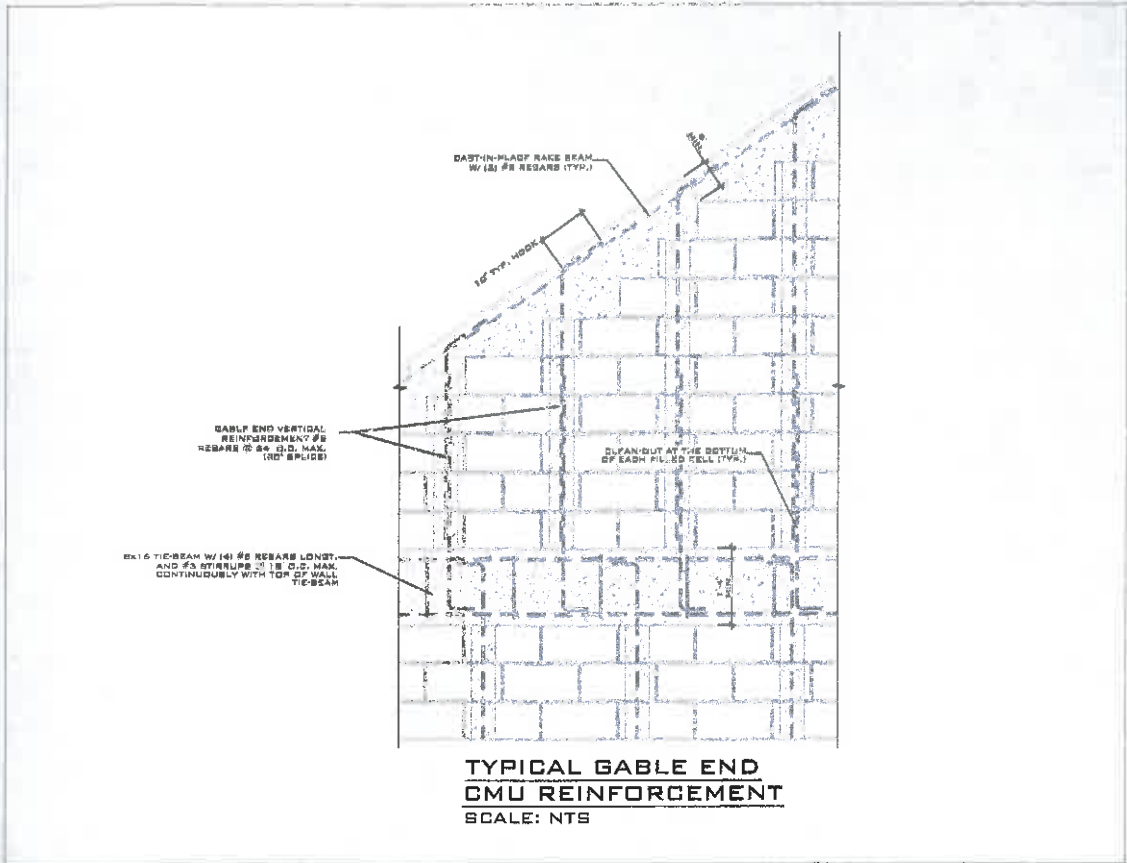
SIGNATURE: *[Signature]*
 DATE: **APR 28 2015**

BERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED EAST ELEVATION

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



REV.	DESCRIPTION:	BY:	DATE:
	STATUS:		
	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: KAREL & MARIE BUBLAK
 2616 HARRIS AVE,
 KEY WEST, FL 33040
 T: (305) 924-8360

PROJECT: BUBLAK-HRUSKOVA
 RESIDENCE

SITE: 2616 HARRIS AVE,
 KEY WEST, FL 33040

TITLE: ROOF FRAMING PLAN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

STATE OF FLORIDA
 LICENSURE
 No. 71480
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

SIGNATURE:

DATE: APR 28 2015

PROFESSIONAL ENGINEER
 SERGEI MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

SCALE AT 1:1	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/21/15	ESM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	NO:
1503-04	S-108		1

Site Photos





2015/07/28 13:10









2015/07/28 13:12





2015/07/28 13:13



Property Appraiser



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: 1048933 Parcel ID: 00048330-000000

Ownership Details

Mailing Address:

BUBLAK KAREL
2616 HARRIS AVE
KEY WEST, FL 33040

All Owners:

BUBLAK KAREL, HRUSKOVA MARIE R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

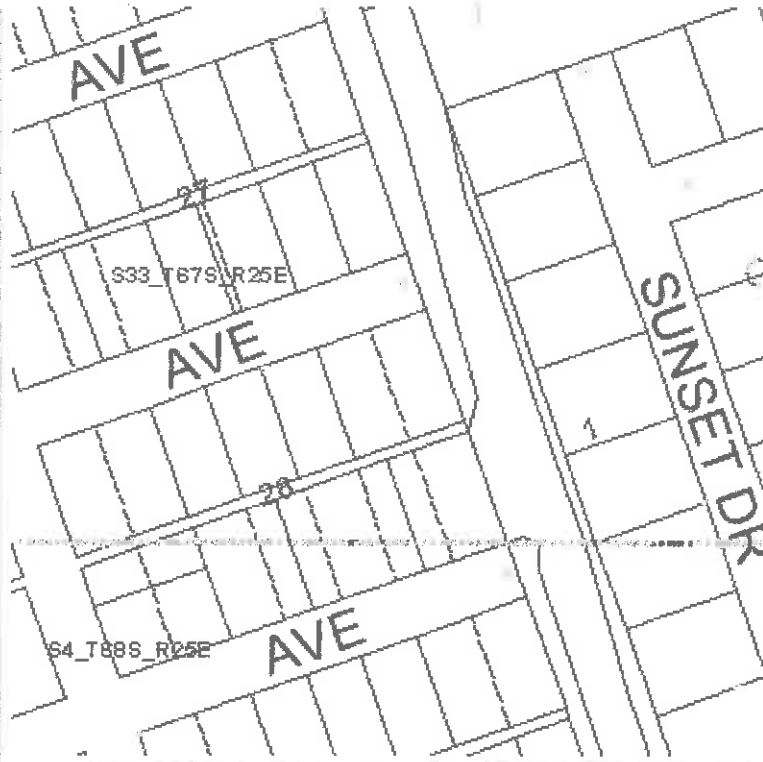
Section-Township-Range: 33-67-25

Property Location: 2616 HARRIS AVE KEY WEST

Subdivision: Key West Realty Co's First Sub

Legal Description: KW KW REALTY COS FIRST SUB PB 1-43 LOTS 6 9 SQR 26 TR 21 OR320-503/4 OR367-80-81 OR1426-1170D/C OR2347-1590R/S

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	100	100	10,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2936
Year Built: 1967

Building 1 Details

Building Type R1
Effective Age 9
Year Built 1967
Functional Obs 0

Condition A
Perimeter 420
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 7
Grnd Floor Area 2,936

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

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

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

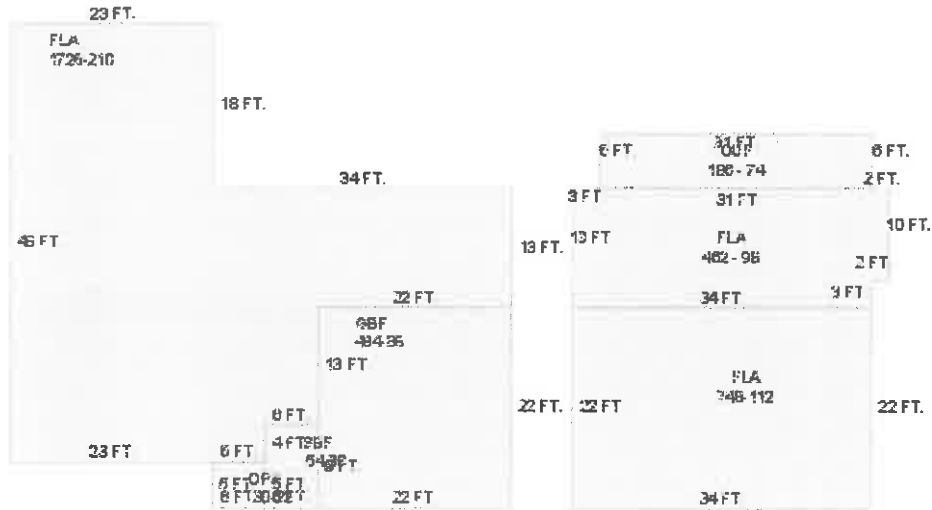
Foundation CONCR FTR
Bedrooms 4

Extra Features:

2 Fix Bath 1
3 Fix Bath 1

Vacuum 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
1	FLA	5:C.B.S.	1	1990	N	Y	0.00	0.00	1,726
2	GBF	5:C.B.S.	1	1990	N	Y	0.00	0.00	484
3	SBF	5:C.B.S.	1	1990	N	Y	0.00	0.00	54
4	OPX	5:C.B.S.	1	1990	N	Y	0.00	0.00	30
5	FLA	5:C.B.S.	1	1990	N	Y	0.00	0.00	748
6	FLA	5:C.B.S.	1	2012	N	Y			462
7	OUF		1	2012	N	N			186

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	510 SF	30	17	1966	1967	2	50
2	FN2:FENCES	400 SF	100	4	2005	2006	5	30

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-3199	09/02/2008	12/31/2010	2,200		UPGRADE OF 150 AMP ELECTRICAL SERVICE TO 200 AMP, UNDERGROUND ELECTRICAL SERVICE.
09-0438	03/04/2009	12/31/2010	2,000		INSTALL 2400SF NEW ROOF AS PER PLANS.
09-0437	03/04/2009	07/24/2012	60,000		BUILD NEW ADDITION (900SF) 2ND FLOOR TWO BEDROOMS AND TWO BATHROOMS, REPLACING 8 WINDOW'S, TWO DOORS, INSTALLING OF FOUR NEW WINDOWS AND SIX DOORS AS PER PLANS.
10-4073	01/10/2011	07/24/2012	25,000		FRAMING BEDROOM AND BATHROOM ON FIRST FLOOR, BATHROOM ON SECOND FLOOR (1, 3 AND GUEST ROOM)
9604074	10/01/1996	12/01/1996	3,200		ROOF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	363,693	4,552	285,188	653,433	396,632	25,000	371,632
2013	367,562	4,712	216,000	588,274	390,770	25,000	365,770
2012	230,470	4,832	189,000	424,302	318,676	25,000	293,676
2011	230,470	4,952	135,000	370,422	309,394	25,000	284,394
2010	198,460	5,112	101,250	304,822	304,822	25,000	279,822
2009	221,606	5,232	162,000	388,838	388,838	25,000	363,838
2008	210,094	4,794	470,000	684,888	684,888	684,888	0
2007	294,209	4,794	570,000	869,003	869,003	869,003	0
2006	354,456	4,794	510,000	869,250	869,250	869,250	0
2005	364,584	4,794	382,500	751,878	751,878	751,878	0
2004	259,987	4,794	280,500	545,281	545,281	545,281	0
2003	304,833	4,794	150,000	459,627	459,627	459,627	0
2002	305,479	4,794	140,000	450,273	450,273	450,273	0
2001	270,232	4,794	140,000	415,026	415,026	415,026	0
2000	270,232	2,705	110,000	382,936	382,936	382,936	0
1999	260,832	2,611	110,000	373,443	373,443	373,443	0
1998	223,233	2,234	110,000	335,467	335,467	335,467	0
1997	205,609	2,058	88,000	295,667	295,667	295,667	0
1996	133,030	1,623	88,000	222,653	222,653	222,653	0
1995	128,103	1,595	88,000	217,698	217,698	217,698	0
1994	108,395	1,378	88,000	197,773	197,773	197,773	0
1993	108,395	1,406	88,000	197,801	197,801	197,801	0
1992	108,395	1,434	88,000	197,830	197,830	197,830	0
1991	108,395	1,462	88,000	197,857	197,857	197,857	0
1990	136,821	0	75,000	211,821	211,821	211,821	0
1989	124,383	0	72,500	196,883	196,883	196,883	0

1988	88,845	0	55,000	143,845	143,845	143,845	0
1987	87,900	0	39,100	127,000	127,000	127,000	0
1986	88,352	0	36,600	124,952	124,952	124,952	0
1985	85,119	0	36,500	121,619	121,619	121,619	0
1984	79,696	0	36,500	116,196	116,196	116,196	0
1983	79,722	0	36,500	116,222	116,222	116,222	0
1982	81,423	0	26,100	107,523	107,523	107,523	0

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
2/19/2008	2347 / 1590	553,000	<u>WD</u>	<u>Q</u>

This page has been visited 225,100 times.

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