

PROJECT PHOTOS



App. 0016

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

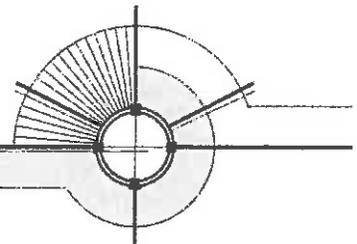


VIEW FROM EATON STREET

App.0017

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



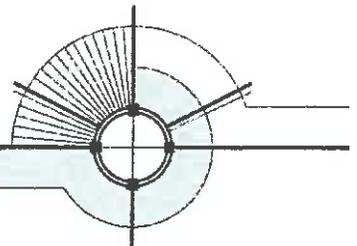


App.0018

VIEW FROM EATON STREET

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



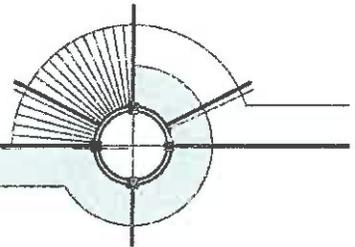


App.0019

SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



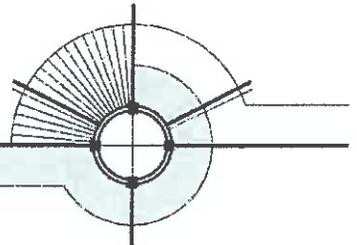


App.0020

SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



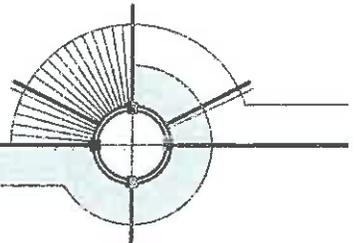


App.0021

REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



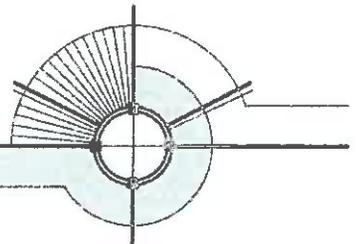


App.0022

REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



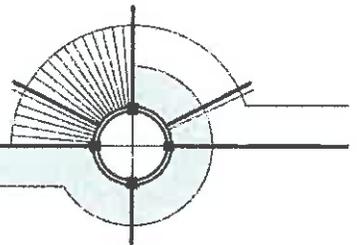


App.0023

SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



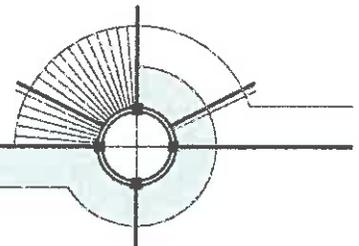


App.0024

SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



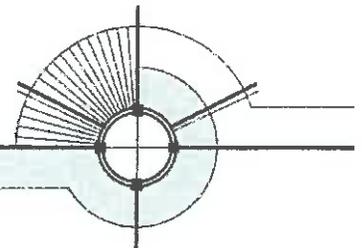


App.0025

SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST. KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



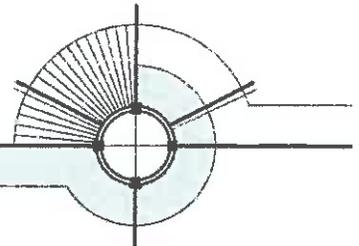


App.0026

SURROUNDINGS

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915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



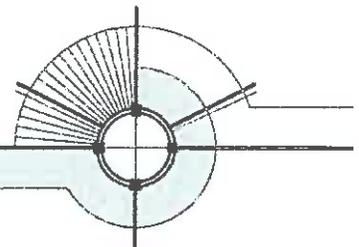


App.0027

SURROUNDINGS

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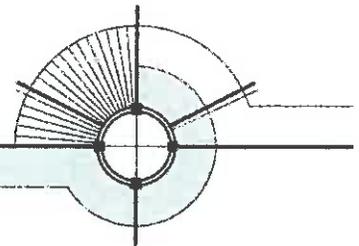


App.0028

SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



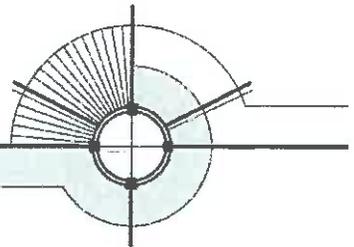


App.0029

SURROUNDINGS

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915 EATON ST., KEY WEST, FL 33040 TEL 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



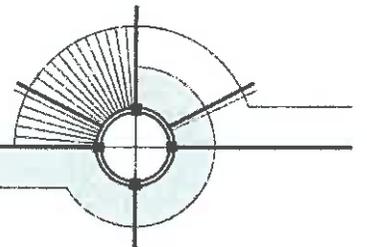


App.0030

SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



SURVEY

App.0031

EATON STREET (50' R/W)

LEGAL DESCRIPTION (Parcel "1") Prepared by undersigned
 A portion of land located on the island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simiton Street and the Southeastery Right-of-Way Line of Eaton Street, thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 156.60 feet to the Point of Beginning; thence N 49°53'10" E, and along the said Southeastery Right-of-Way Line of Eaton Street a distance of 50.40 feet; thence S 40°06'50" E, and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 09°44'58" W a distance of 50.27 feet; thence S 40°03'35" E, a distance of 82.13 feet; thence S 49°56'30" W, a distance of 47.54 feet; thence S 48°25'05" W, a distance of 11.50 feet; thence N 40°06'50" W, a distance of 35.56 feet; thence S 49°53'10" W, a distance of 43.50 feet; thence N 40°06'50" W, a distance of 43.67 feet; thence N 49°53'10" E, a distance of 39.50 feet; thence N 40°06'50" W, a distance of 87.50 feet; thence N 49°52'55" E, a distance of 46.03 feet; thence N 39°36'50" W, a distance of 88.50 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 18019 square feet or 0.437 acres, more or less.

LEGAL DESCRIPTION (Parcel "2") 10 Easement
 Prepared by undersigned
 A portion of land located on the island of Key West, Monroe County, Florida and being a portion of Lot 2, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simiton Street and the Southeastery Right-of-Way Line of Eaton Street, thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 237.20 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for a distance of 10.00 feet; thence S 40°06'50" E, and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 49°56'25" E, a distance of 44.87 feet; thence N 40°06'50" W for a distance of 140.84 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 1,408.4 square feet, or 0.32 acres, more or less.

LEGAL DESCRIPTION (Parcel "3")
 A portion of land located on the island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simiton Street and the Southeastery Right-of-Way Line of Eaton Street, thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 247.20 feet to the Point of Beginning; thence N 49°53'10" E, and continuing along the said Southeastery Right-of-Way Line of Eaton Street a distance of 23.96 feet; thence S 40°06'50" E, and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 59.92 feet; thence N 49°56'25" E, a distance of 5.94 feet; thence S 40°03'35" E, a distance of 83.00 feet; thence S 49°56'25" W, a distance of 25.00 feet; thence S 40°03'35" E, a distance of 15.00 feet; thence S 49°56'30" W, a distance of 54.79 feet; thence N 40°06'50" W, a distance of 175.85 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12816 square feet or 0.29 acres, more or less.

LEGAL DESCRIPTION (Parcel "5")
 A portion of land located on the island of Key West, Monroe County, Florida and being a portion of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simiton Street and the Southeastery Right-of-Way Line of Eaton Street, thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E, and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 173.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 8.79 feet; thence S 40°03'35" E for a distance of 43.00 feet; thence S 49°56'25" W for a distance of 44.87 feet; thence N 40°06'50" W for a distance of 43.01 feet; thence N 49°53'10" E for a distance of 43.01 feet to the Point of Beginning. Containing 1930.85 square feet, more or less.

LEGEND	
A/C	Air Conditioner
BA	Balloon
EM	Erect Mark
CB	Chain Basin
E	Center Line
CL	Chain Link
COAC	Concrete Block
CUB	Concrete Block
CUP	Concrete Utility Pole
COVD	Covered
ELEV	Elevation
F.F.L.	Finished Floor Elevation
FD	Found
FB	Found Iron Bar
FP	Found Iron Pipe
IR	Irregular
LB	Licensed Business Number
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Hood
P	Pit
PB	Pit Block
P.O.C.	Point of Beginning
P.O.C.	Point of Commence
R/O	Right of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SFK	Set Nail And Disc
STR	Stake
UP	Utility Pits
WM	Water Meter
WV	Water Valve

SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: R/R Eaton Street, assumed
 3.8 decimas existing elevation
 Elevations based on N.G.V.D., 1925 Datum
 Bench Mark No. Basic Elevation: 14.324

- MENTIONED:**
- 1/2" Iron Pipe, P.L.S. No. 2749
 - Found 1/2" Iron Pipe
 - Found 1/2" Iron Bar
 - Set P.K. Nail, P.L.S. No. 2749

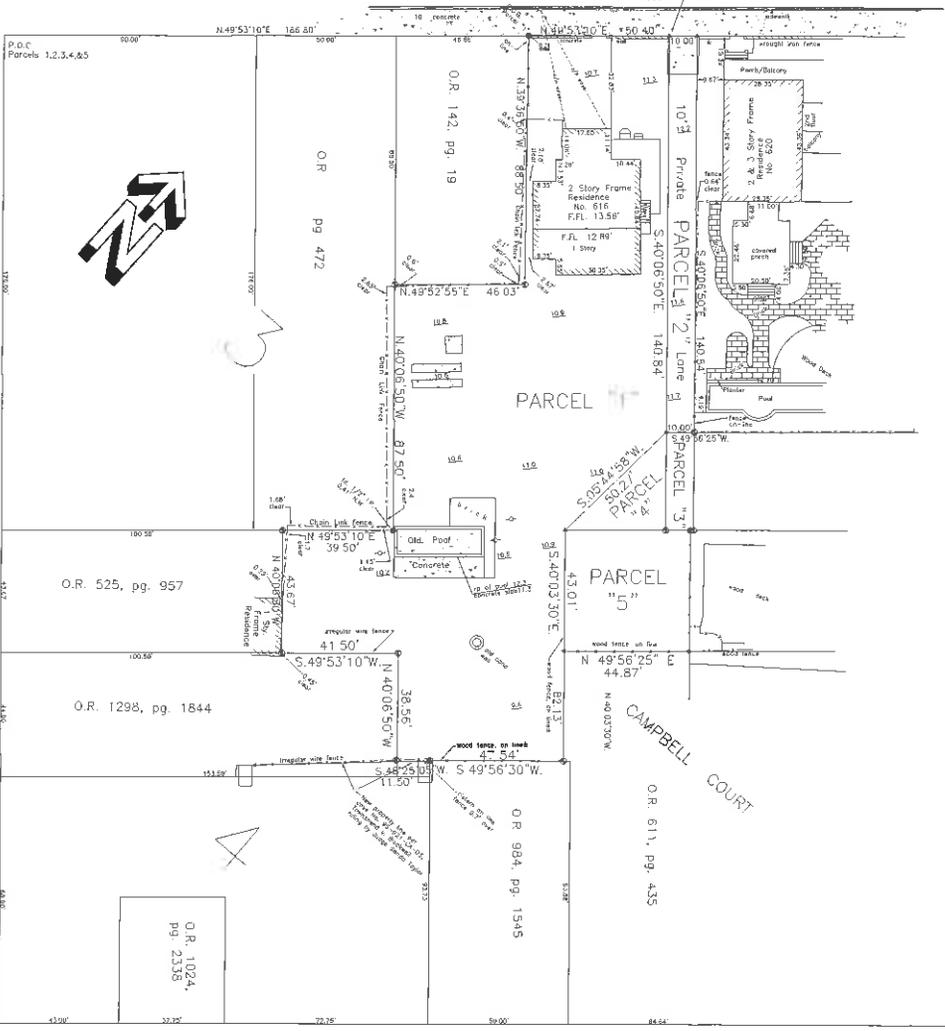
Field Work performed on: 11/25/14

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is a true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 53-17 Florida Statute, Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor No. 2749
 Professional Engineer No. 30810
 State of Florida

NOT VALID UNLESS EMPLOYED WITH RAISED SDAL & SIGNATURE

S I M I M O N T O N S T R E E T (50' R/W)



App.0032

Mark T. Serbinski and Kristina Serbinski
 618 Eaton Street, Key West, Florida 33040

BOUNDARY SURVEY
 Scale: 1"=20'
 Date: 1/8/05

7/24/12 Modified, owner, new legal descriptions
 2/5/13 Updated, new legal descriptions
 12/19/14: Updated, fence color minor changes, corners
 1/6/15/15: Updated, fence color minor changes, corners

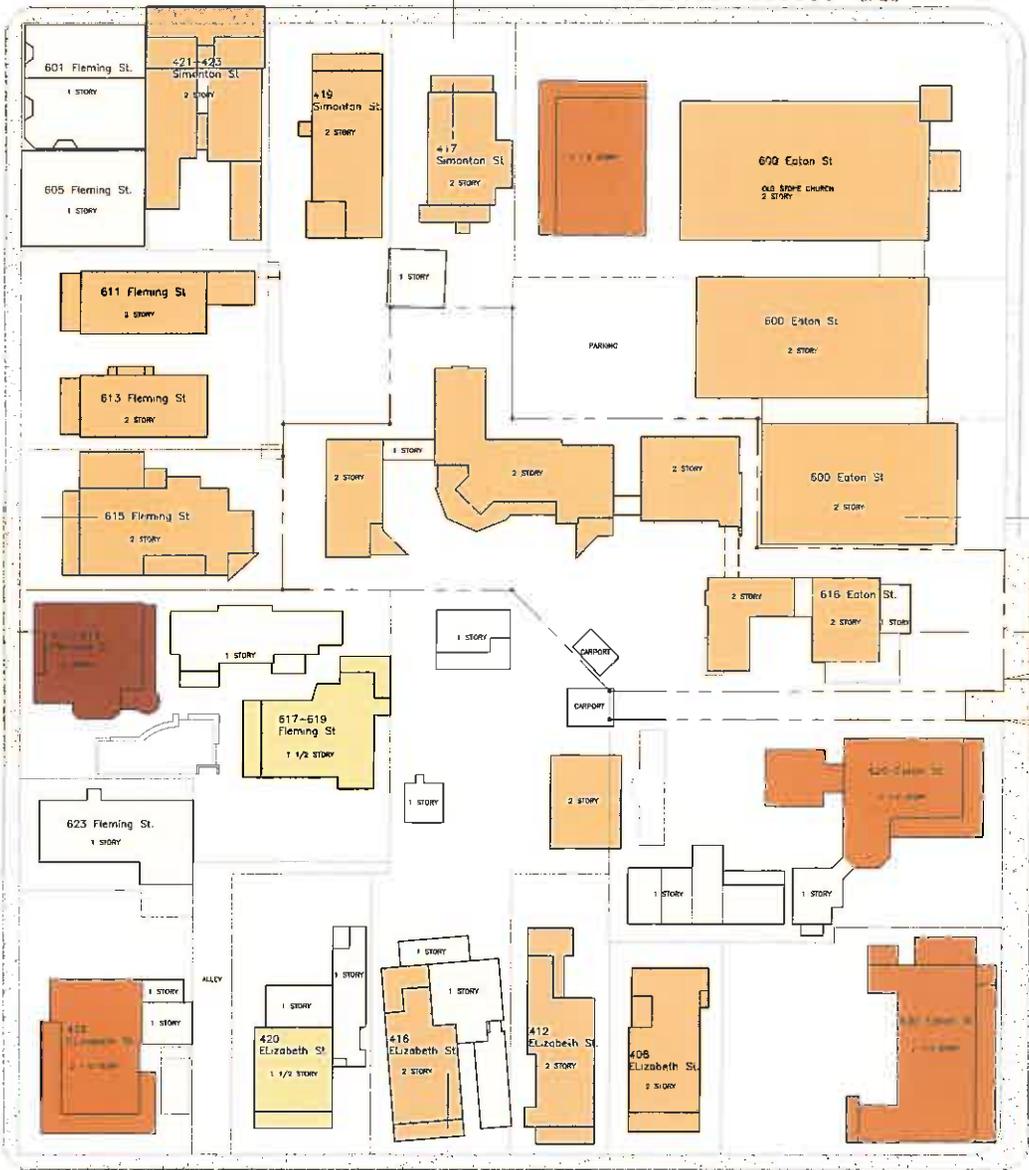


3152 Northside Drive
 Fort Meigs, FL 33004
 305 291-2466
 Fax: (305) 292-4257
 Email: flboard@fls.gov
 FL No. 7708

PROPOSED DESIGN

SIMONTON STREET (20' R/W)

FLORIDA STATE UNIVERSITY



ELIZABETH STREET

SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA

- 600 EATON ST.
2, 2 1/2 STORY
SITE AREA: 28,895 S.F.
LOT COVERAGE: 14,079 S.F. (48.7%)
- 616 EATON ST.
2 STORY
SITE AREA: 19,019 S.F.
LOT COVERAGE: 7,267 S.F. (38%)
- 620 EATON ST.
2 1/2 STORY
SITE AREA: 10,864 S.F.
LOT COVERAGE: 3,988 S.F. (36.7%)
- 620 EATON ST.
2 1/2 STORY
SITE AREA: 7,882 S.F.
LOT COVERAGE: 2,858 S.F. (36%)
- 406 ELIZABETH ST.
2 STORY
SITE AREA: 3,057 S.F.
LOT COVERAGE: 1,471 S.F. (48%)
- 412 ELIZABETH ST.
2 STORY
SITE AREA: 3,492.6 S.F.
LOT COVERAGE: 1,535 S.F. (44%)
- 418 ELIZABETH ST.
2 1/2 STORY
SITE AREA: 12,276 S.F.
LOT COVERAGE: 4,419 S.F. (36%)
- 420 ELIZABETH ST.
1 1/2 STORY
SITE AREA: 5,000 S.F.
LOT COVERAGE: 1,952 S.F. (39%)
- 426 ELIZABETH ST.
2 1/2 STORY
SITE AREA: 5,556 S.F.
LOT COVERAGE: 2,665 S.F. (47%)
- 623 FLEMING ST.
1 STORY
SITE AREA: 2,652 S.F.
LOT COVERAGE: 1,382 S.F. (52%)
- 617-619 FLEMING ST.
1, 1 1/2, 3 STORY
SITE AREA: 10,977.8 S.F.
LOT COVERAGE: 4,639 S.F. (42%)
- 616 FLEMING ST.
2 STORY
SITE AREA: 4,682 S.F.
LOT COVERAGE: 2,418 S.F. (51.6%)
- 611 & 613 FLEMING ST.
2 STORY
SITE AREA: 6,573.6 S.F.
LOT COVERAGE: 2,512 S.F. (38%)
- 605 FLEMING ST.
1 STORY
SITE AREA: 1,699 S.F.
LOT COVERAGE: 1,496 S.F. (88%)
- 601 FLEMING ST.
1 STORY
SITE AREA: 1,892 S.F.
LOT COVERAGE: 1,884 S.F. (99.6%)
- 421-423 SIMONTON ST.
2 STORY
SITE AREA: 3,515 S.F.
LOT COVERAGE: 2,703 S.F. (77%)
- 418 SIMONTON ST.
2 STORY
SITE AREA: 6,000 S.F.
LOT COVERAGE: 1,676 S.F. (28%)
- 417 SIMONTON ST.
2 STORY
SITE AREA: 4,143 S.F.
LOT COVERAGE: 1,783 S.F. (40%)



SCHEMATIC PLAN WITH AREAS

ALL SITE AREA AND BUILDING AREAS OBTAINED FROM THE MONROE COUNTY PROPERTY APPRAISERS WEB SITE.
LOT COVERAGE CALCULATIONS DOES NOT COUNT OVERHANGS IN CALCULATIONS.

SCALE: 1"=20'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

780 KALIFORNIA
KEY WEST,
FLORIDA
33090
TEL: 304 246 8807
FAX: 304 246 8808
LIC# 26150
PA 000046

SERBINSKI RESIDENCE
418 & 420 FLEMING ST.
KEY WEST FL

SEAL

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WITHOUT THE WRITTEN
AUTHORIZATION OF
WILLIAM P. HORN

DATE
06-01-15 H.A.R.C.
07-10-15 H.A.R.C. REV.

REVISIONS

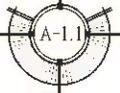
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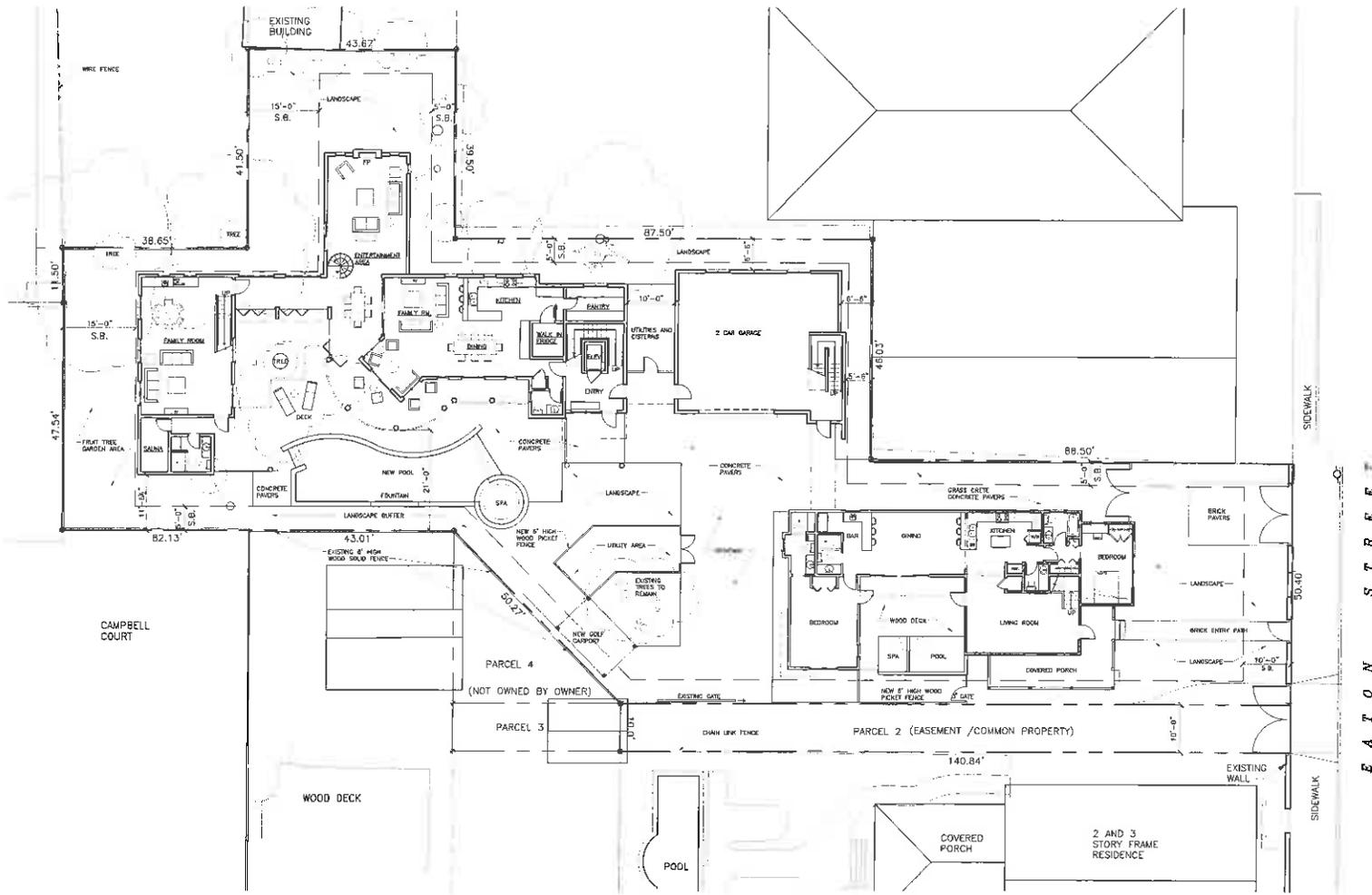
ESMA

PROJECT NUMBER

1428



App.0035



MASTER SITE PLAN - 1ST FLOOR
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED ON 12-15-14. SCALE: 3/32"=1'-0"

**WILLIAM P. HORN
 ARCHITECT, P.A.**

015 EAST 703 ST
 KEY WEST
 FLORIDA
 TEL: 305-298-8807
 FAX: 305-298-3333
 LICENSE NO.
 25,000,000

SERBINSKI RESIDENCE
 616 EATON STREET
 KEY WEST FL.

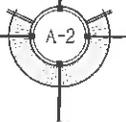
SCALE

THIS IS A PRELIMINARY
 SITE PLAN. IT IS SUBJECT TO
 APPROVAL BY THE LOCAL
 AUTHORITY. IT IS NOT TO BE
 USED FOR CONSTRUCTION.

Date:
 06 01 15 HARC
 07 10 15 HARC REV

REVISIONS

DRAWN BY:
 OLE
 EMA
PROJECT NUMBER:
 1428



SERBINSKI RESIDENCE
 616 EATON STREET
 KEY WEST, FLORIDA

App.0036

WILLIAM P. HORN
ARCHITECT, P.A.

918 EAST 1ST
KEY WEST
FLORIDA
33040

TEL: 305.296.8302
FAX: 305.296.8303

LIK F-08-P-01
2.1.8.0809

SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FL.

SCALE

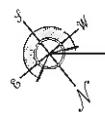
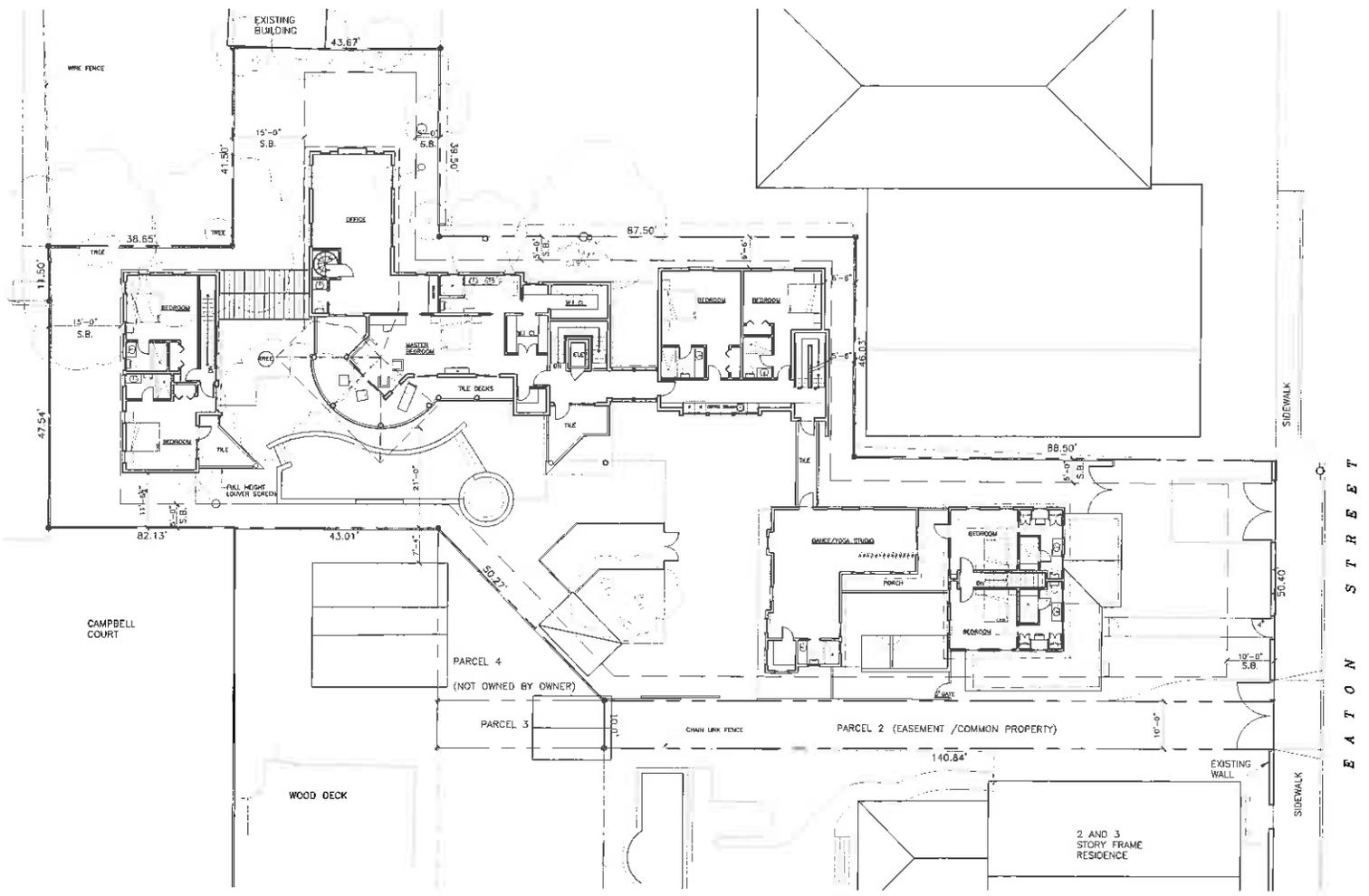
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ARCHITECT'S FIRM

DATE
06-01-15 HARC
07-10-15 HARC REV

REVISIONS

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OCE
LMA

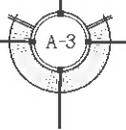
PROJECT
NUMBER
1425



MASTER SITE PLAN - 2ND FLOOR

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, Inc. DATED ON 12-15-14. SCALE: 3/32"=1'-0"

SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA



App.0037

WILLIAM P. BORN
ARCHITECT P.A.

1/16/2010
KEY WEST
SERBINSKI
RESIDENCE

SERBINSKI
RESIDENCE

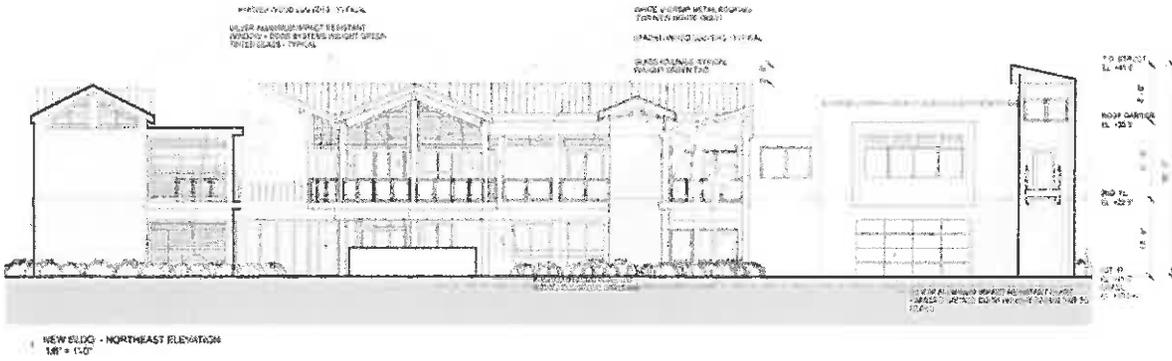
1/16/2010
KEY WEST
SERBINSKI
RESIDENCE

DATE
PROJECT
NO. 0039

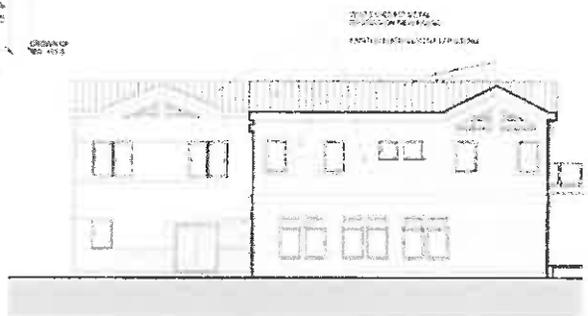
RESIDENCE

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LMB

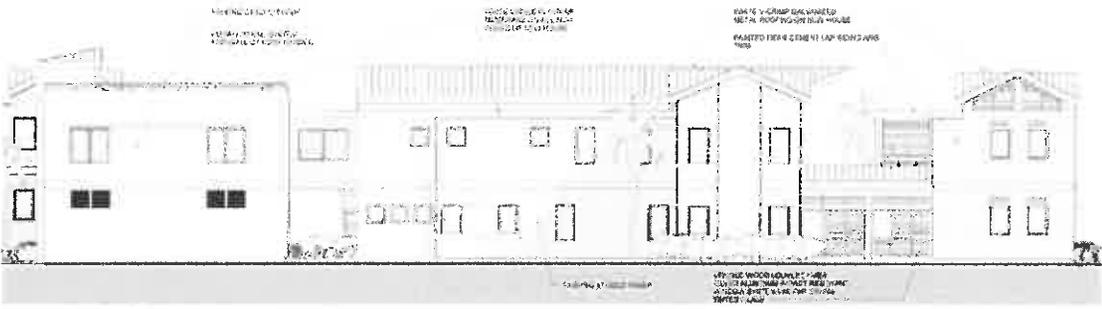
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NO. 0039



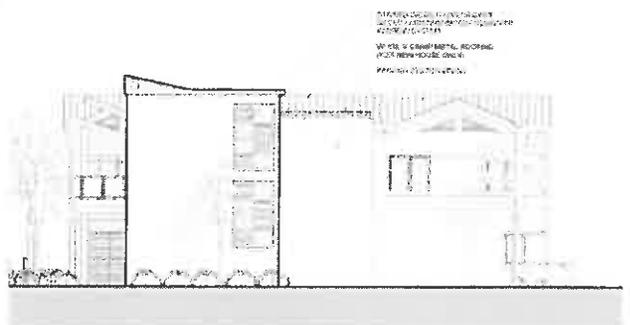
1 NEW ELDO - NORTHEAST ELEVATION
1/8" = 1'-0"



2 NEW ELDO - SOUTHEAST ELEVATION
1/8" = 1'-0"



3 NEW ELDO - SOUTHWEST ELEVATION
1/8" = 1'-0"

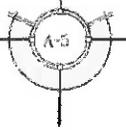


4 NEW ELDO - NORTHWEST ELEVATION
1/8" = 1'-0"

App.0039

SERBINSKI RESIDENCE

616 EATON STREET
KEY WEST, FLORIDA



WILLIAM JOHN
ARCHITECT, P.A.

NOVEMBER 11, 2011
SERBINSKI RESIDENCE
616 EATON STREET
KEY WEST, FLORIDA

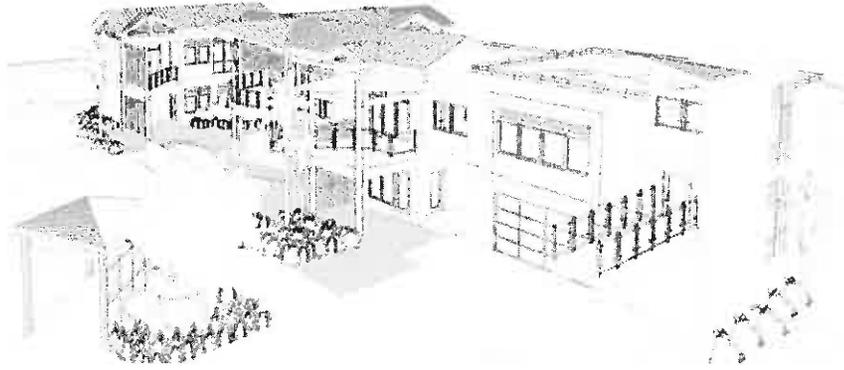
SERBINSKI
RESIDENCE

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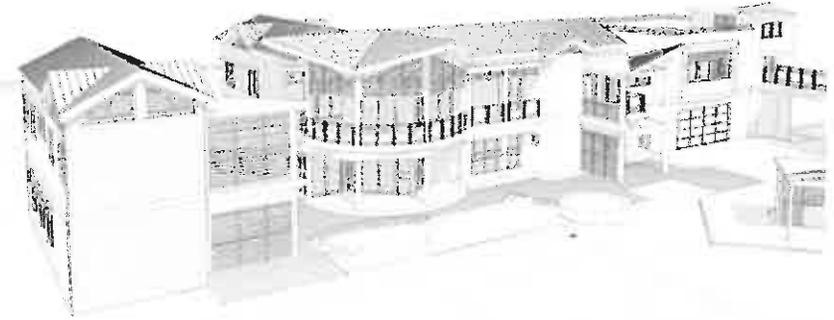
DATE: 11/11/11
DRAWN BY: WJA
CHECKED BY: WJA

REVISIONS:

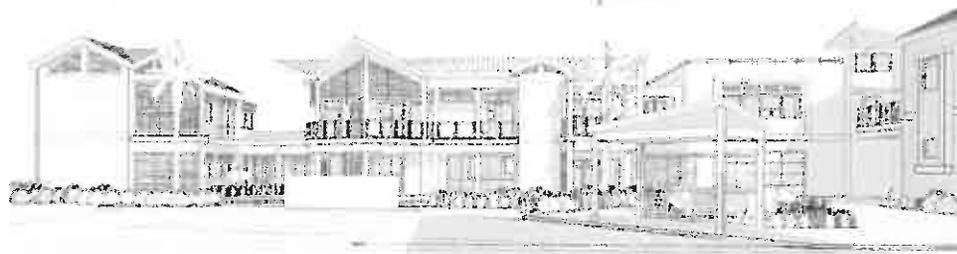
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BY: WJA



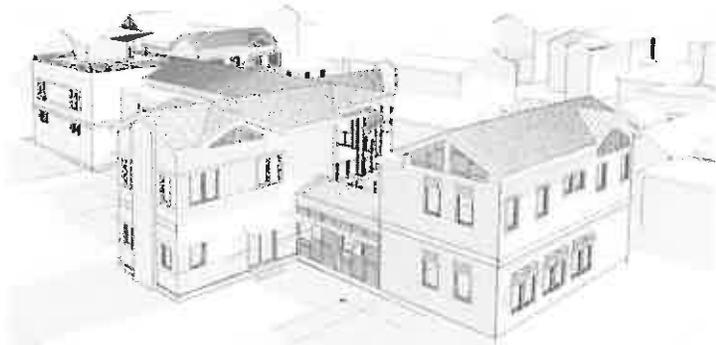
RENDERING 3



RENDERING 2



RENDERING 1



RENDERING 4



RENDERING 5

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616 EATON STREET
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

PARADISE
KEY WEST
FLORIDA
1999
P.L. 00000000
0000000000
0000000000

SERBINSKI
RESIDENCE

DATE: 08/01/00
SCALE: 1/8" = 1'-0"
DRAWN BY: JPH
CHECKED BY: JPH

DATE: 08/01/00
SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: 08/01/00
SCALE: 1/8" = 1'-0"

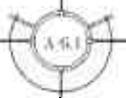
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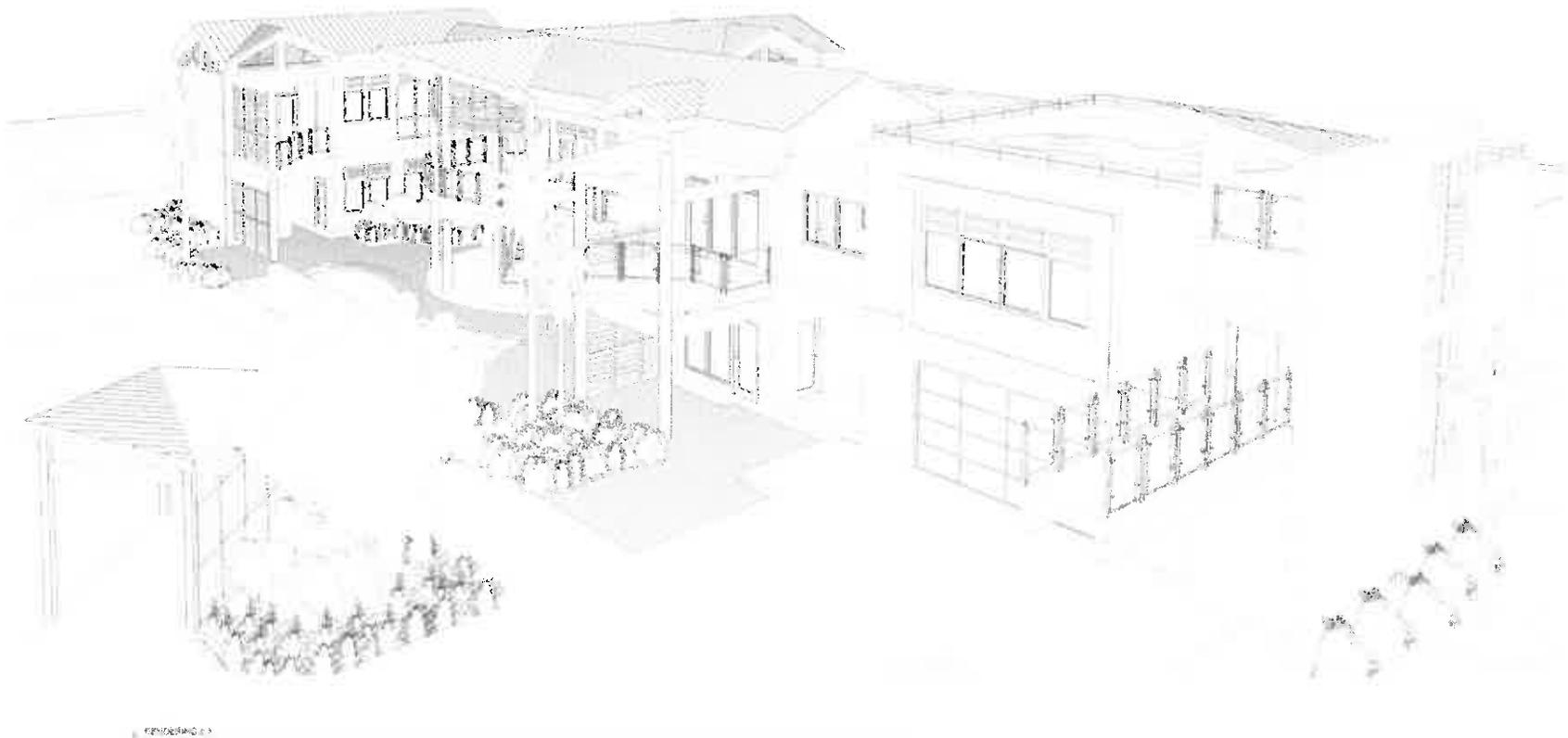


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App.0041

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WILLIAM ROBY ARCHITECT P.A.
ARCHITECT
S.M.A.

DATE
2010.08.10

SCALE

DRY BY
DATE

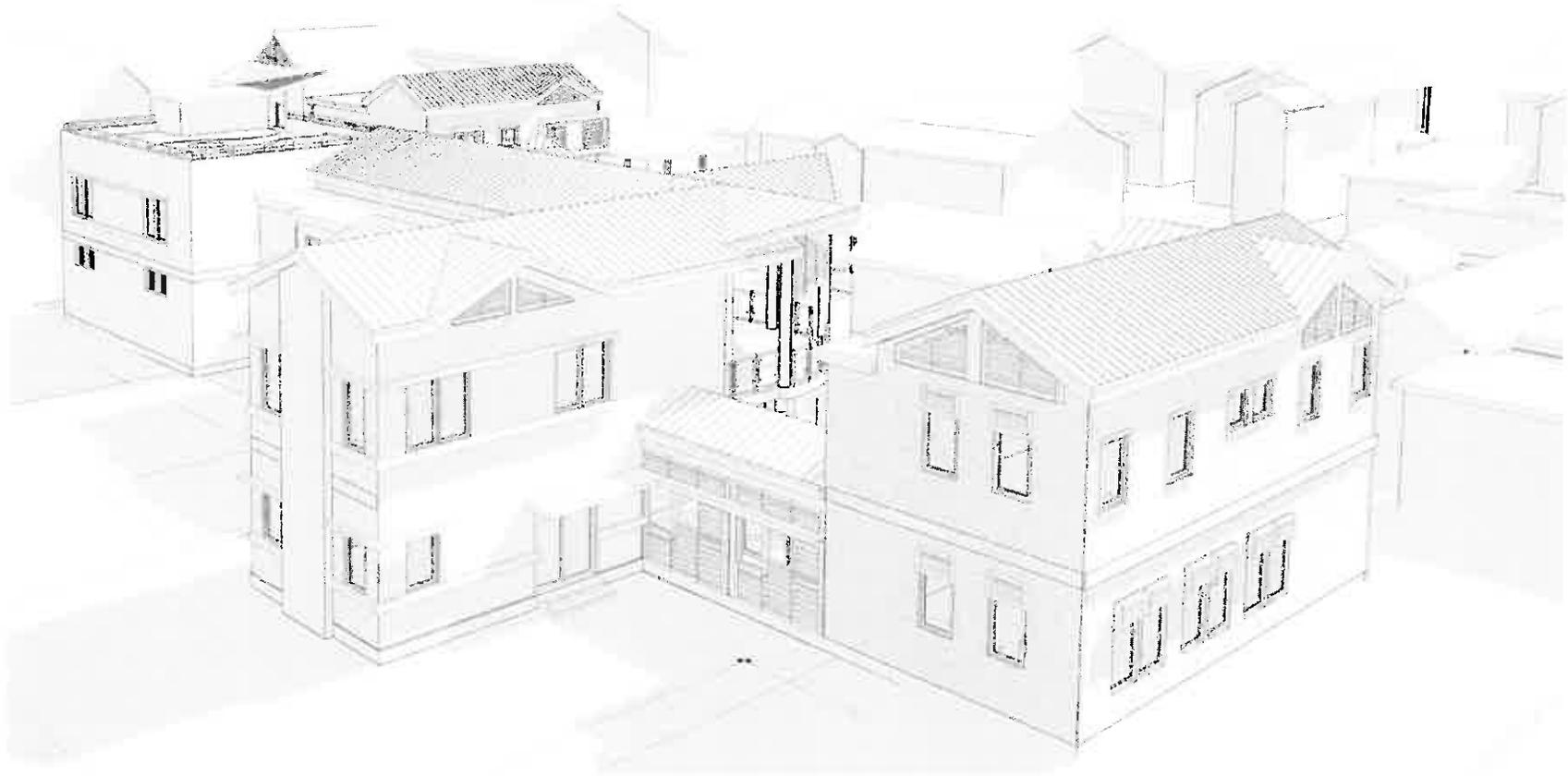
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NUMBER



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KEY WEST, FLORIDA



RENDERING 04

App.0044

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REVISION:

DRAWN BY:
vultra

PROJECT
N. SERBINSKI
101





NOVEMBER 2003

WILLIAM PERIN
ARCHITECT P.A.

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DESIGNED BY WILLIAM PERIN
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DATE: 11/10/03
SCALE: 1/8" = 1'-0"

NOVEMBER 2003

DRAWN BY
WILLIAM PERIN

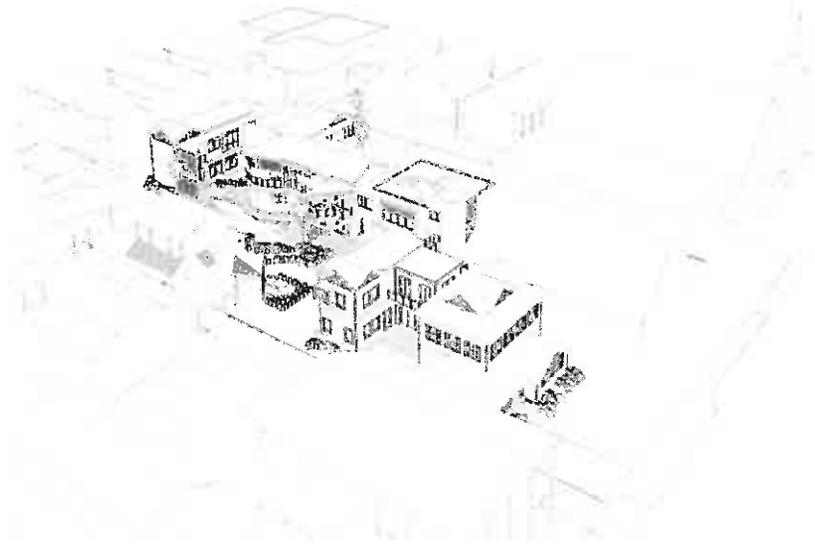
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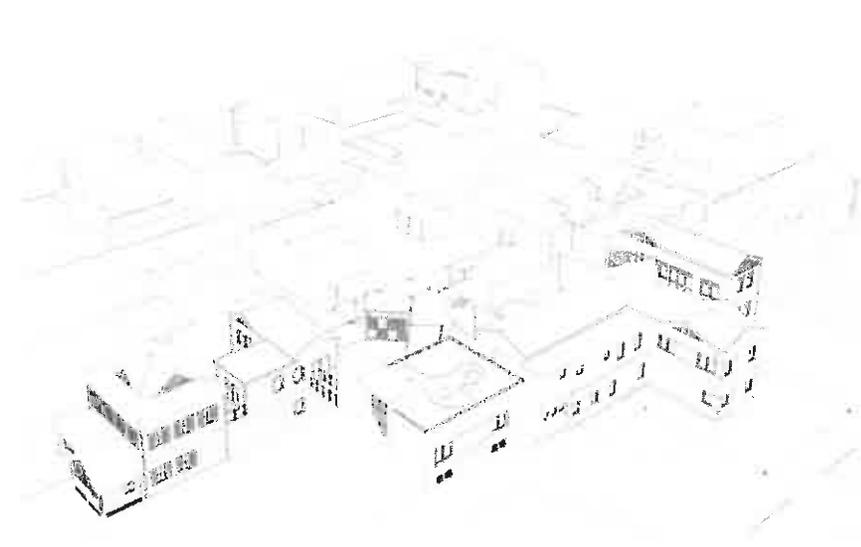
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KEY WEST, FLORIDA

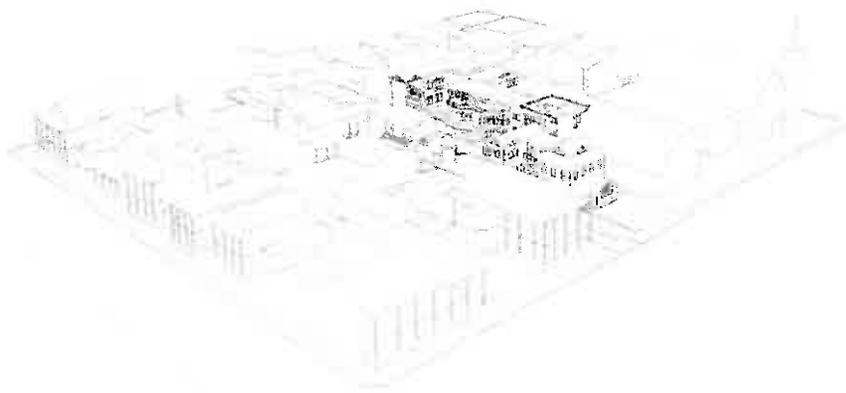




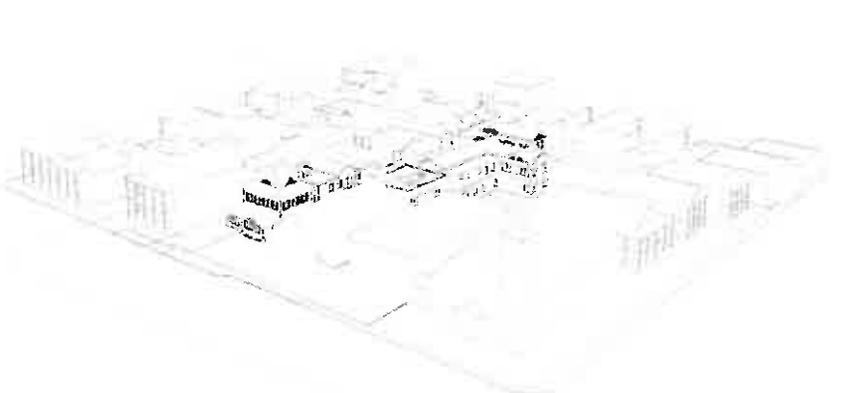
RENDERING 6



RENDERING 7



RENDERING 8



RENDERING 9

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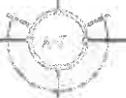
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ARCHITECT, P.A.

DATE:
08/01/2008
BY: WILLIAM BORN

REVISIONS:

DRAWN BY:
JMS

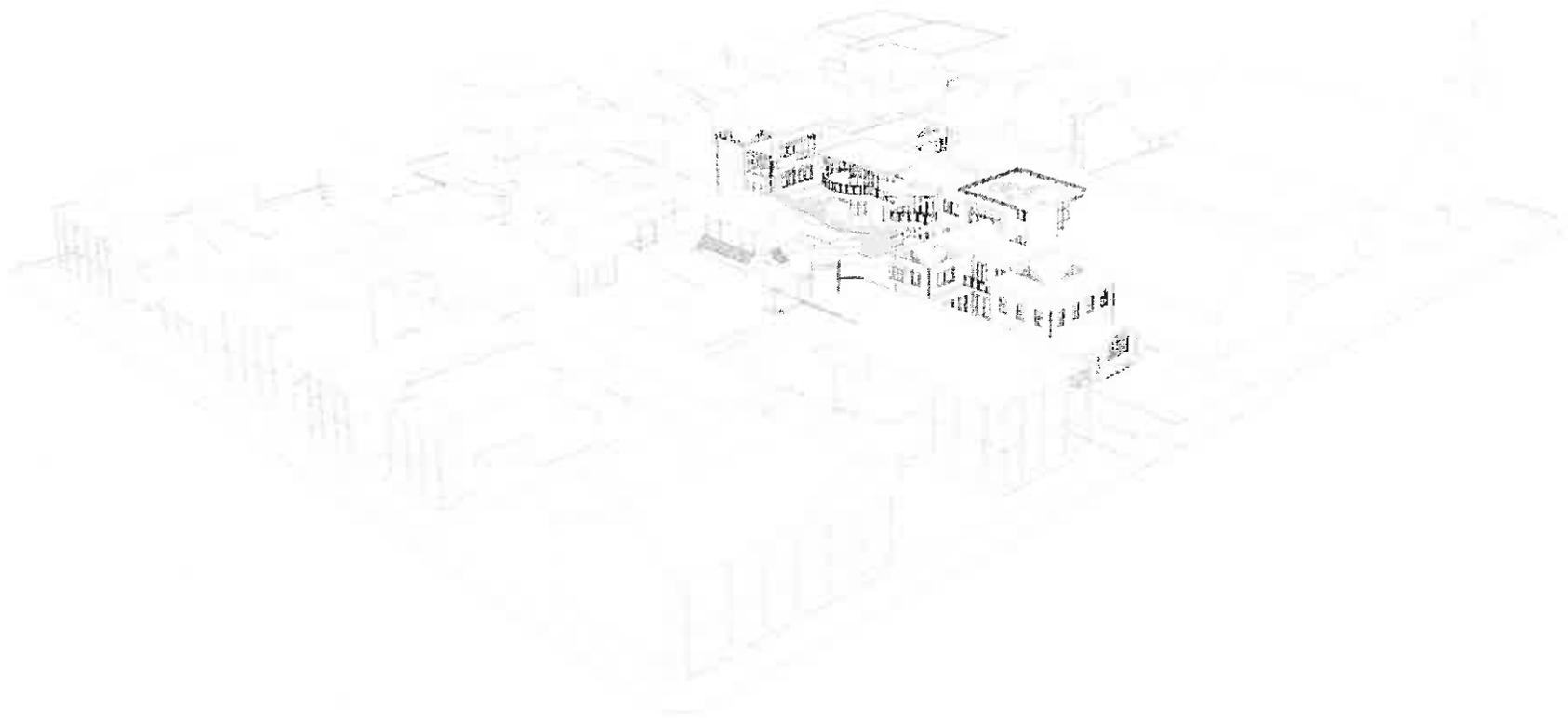
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WBO



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KEY WEST, FLORIDA

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RENDERING 7.1

App.0047

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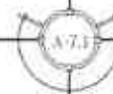
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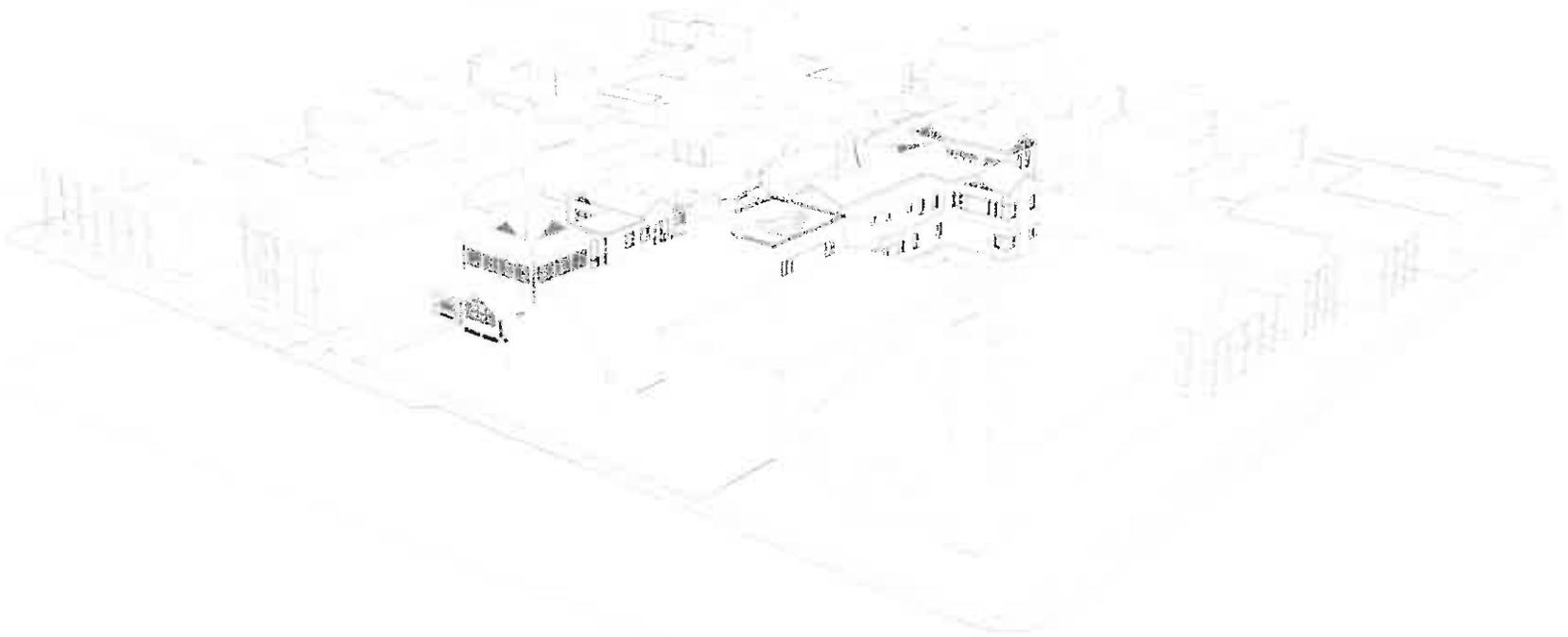
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DATE: 08/12/2010
TIME: 10:00 AM

DATE: 08/12/2010
TIME: 10:00 AM





RENDERING 1

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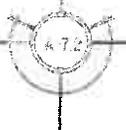
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P. HORN

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616 EATON STREET
KEY WEST, FLORIDA





RENDERING 73

App.0049

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FILED: 08/08/08
DATE: 08/08/08
DRAWN BY: J. SERBINSKI
SCALE: 1/8" = 1'-0"

DATE: 08/08/08
DRAWN BY: J. SERBINSKI

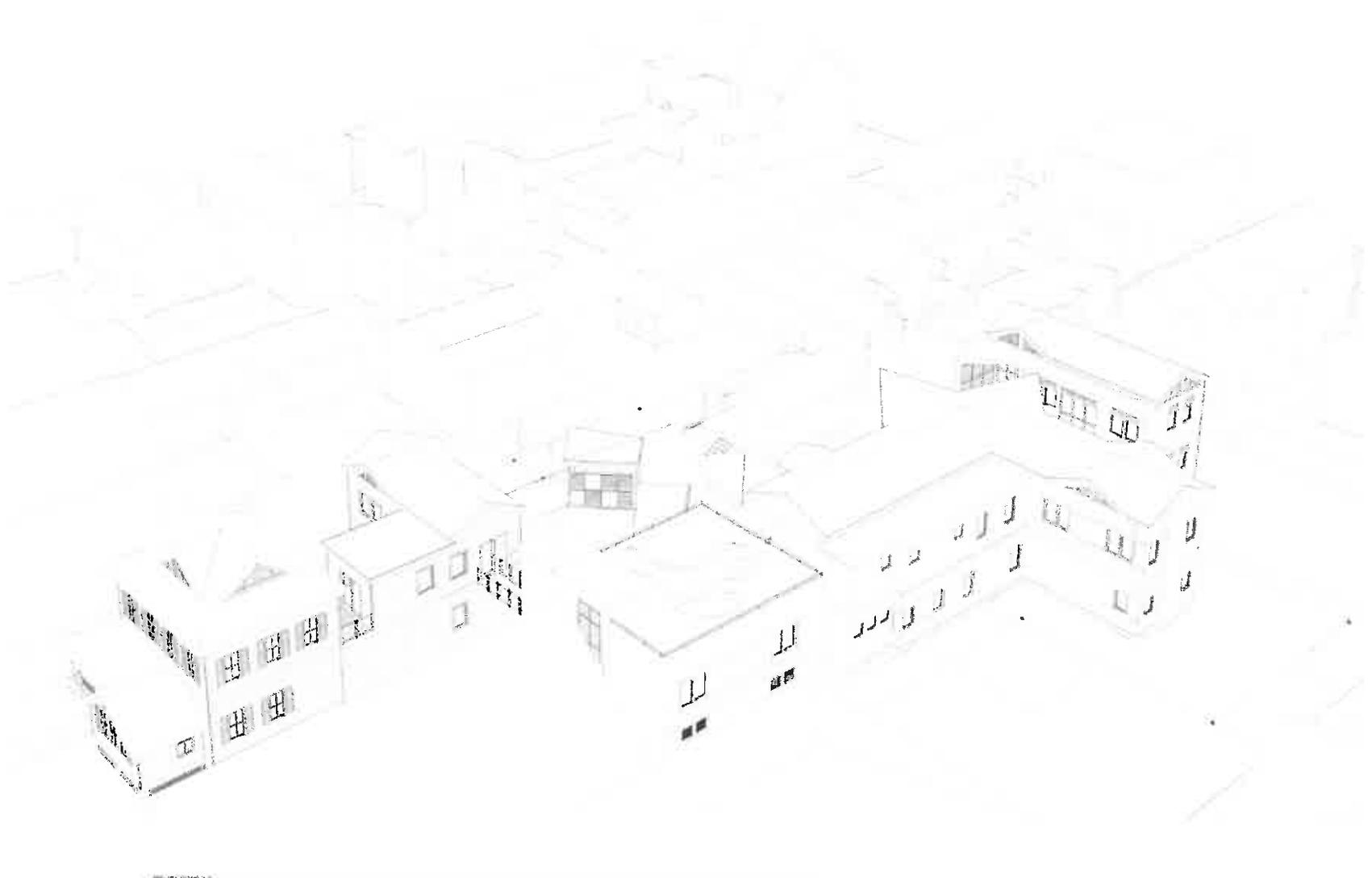
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SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 100



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11/10/2008 2:4

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ARCHITECT

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DATE: 11/10/2008
SCALE: 1/8" = 1'-0"
DRAWN BY: JLM

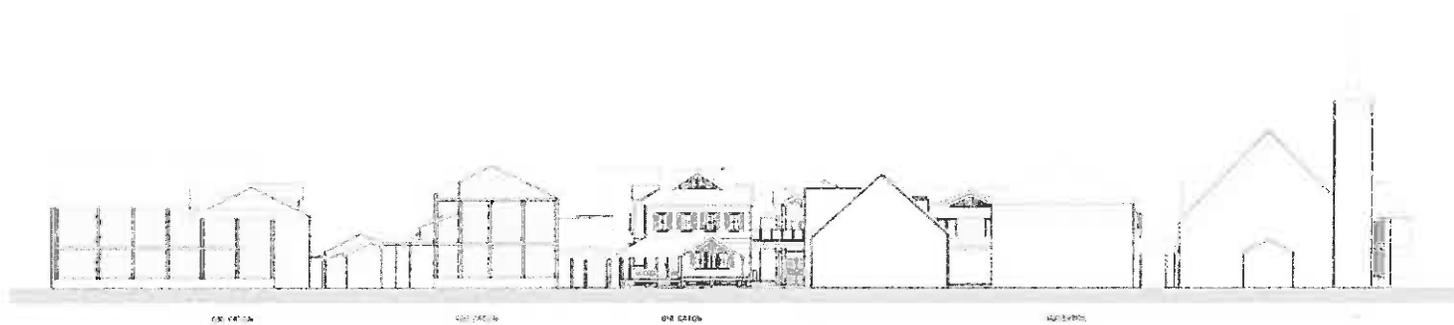
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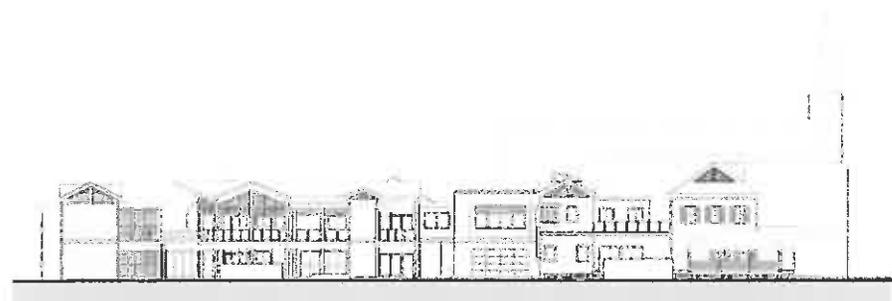
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1 Entry Street - Streetcape
1/16" = 1'-0"



2 BUILDING ELEVATION - NORTHWEST
1/16" = 1'-0"



3 BUILDING ELEVATION - SOUTHWEST
1/16" = 1'-0"

WILLIAM OPEN
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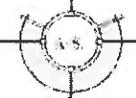
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REVISIONS:

DESIGN BY: J. SERBINSKI

PROJECT NUMBER: 1001



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616 EATON STREET
KEY WEST, FLORIDA

App.0051

WILLIAM FIGBY
ARCHITECT P.A.

PROJECT
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RESIDENCE
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FLORIDA
2010

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RESIDENCE

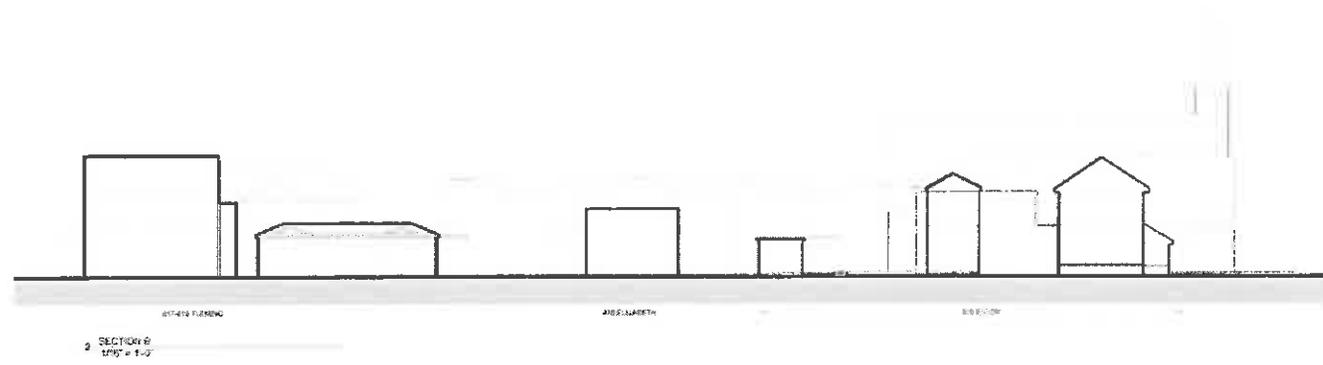
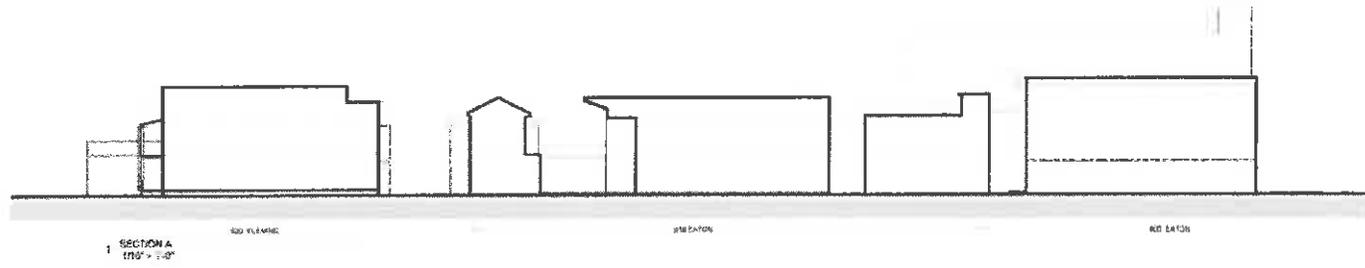
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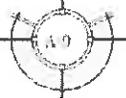
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DRAWN BY
CMA

PROJECT
SERBINSKI
RESIDENCE



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616 EATON STREET
KEY WEST, FLORIDA



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