

**PLANNING BOARD
RESOLUTION NO. 2019-83**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE REQUIRED THIRTY-TWO (32) OFF-STREET PARKING SPACES FOR PROPERTIES LOCATED AT 1217 VARELA STREET, 1221 VARELA STREET, & 1127 UNITED STREET (RE # 00033140-000000, 00033110-000000, 00033100-000000) WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572 (3), and 108-575 (5) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to expand an existing educational institution at 1221 Varela Street and 1127 United Street (RE # 00033110-000000 and 00033100-000000) to the property located at 1217 Varela Street (RE # 00033140-000000); and

WHEREAS, Section 108-572 (3) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states off-street parking spaces shall be provided for public and private schools; and

WHEREAS, Section 108-575 (5) states that whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section. Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use; and

WHEREAS, the minimum number of parking spaces required for public and private schools shall be one (1) space per five (5) seats; and



Chairman



Planning Director

WHEREAS, the applicant proposes to expand the existing educational institution and increase the number of seats from 143-seats to 157-seats; and

WHEREAS, the minimum number of off-street parking spaces required for 157-seats is thirty-two (32) parking spaces; and

WHEREAS, the applicant proposes a total of zero (0) off-street parking spaces; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2019;

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to otherland, structures, or buildings in the same district;

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant;

WHEREAS, the Planning Board finds 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;

WHEREAS, the Planning Board finds 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;

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;



Chairman



Planning Director

WHEREAS, the Planning Board finds 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;

WHEREAS, the Planning Board finds that 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 are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds 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.


NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the City of Key West Planning Board for a variance to minimum off-street parking requirements for the properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) in the HMDR Zoning District pursuant to Sections 90-395 and 108-572 (3) of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans submitted by Serge Mashtakov, P.E. No approval granted for any other work or improvements shown on the plans other than the conversion of the single-family house at 1217 Varela Street to nonresidential floor area.



Chairman



Planning Director

2. This parking variance is valid only if the educational institution as a conditional use in the HMDR zoning district is approved by the Planning Board.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not


Chairman


Planning Director

effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.


Read and passed on first reading at a regularly scheduled meeting held this 21st day of November 2019.

Authenticated by the Chairman of the Planning Board and the Planning Director;



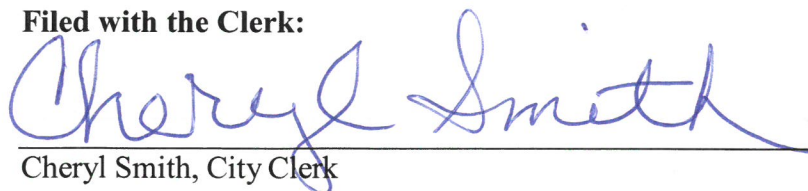
Sam Holland, Key West Planning Board Chairman 12/2/19
Date

Attest:





Roy Bishop, Planning Director 11/25/19
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 12-2-19
Date

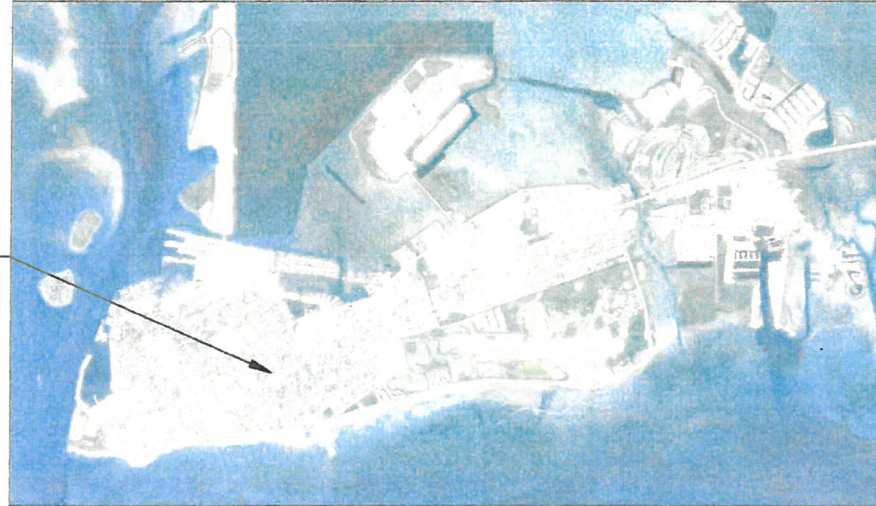


Chairman


Planning Director

CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1217 VARELA ST,
KEY WEST, FL 33040

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

NOTE: THESE DRAWINGS ARE FOR
CONDITIONAL USE REVIEW AND
APPROVAL ONLY AND SHALL NOT
BE USED FOR CONSTRUCTION.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: _____
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

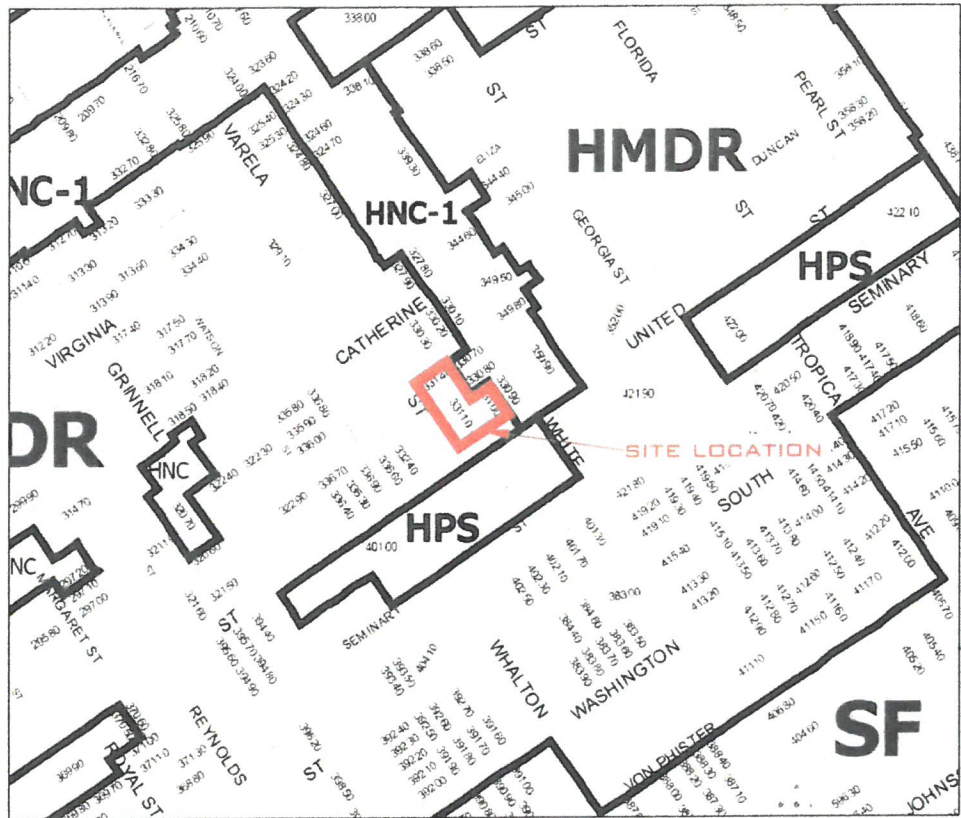
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

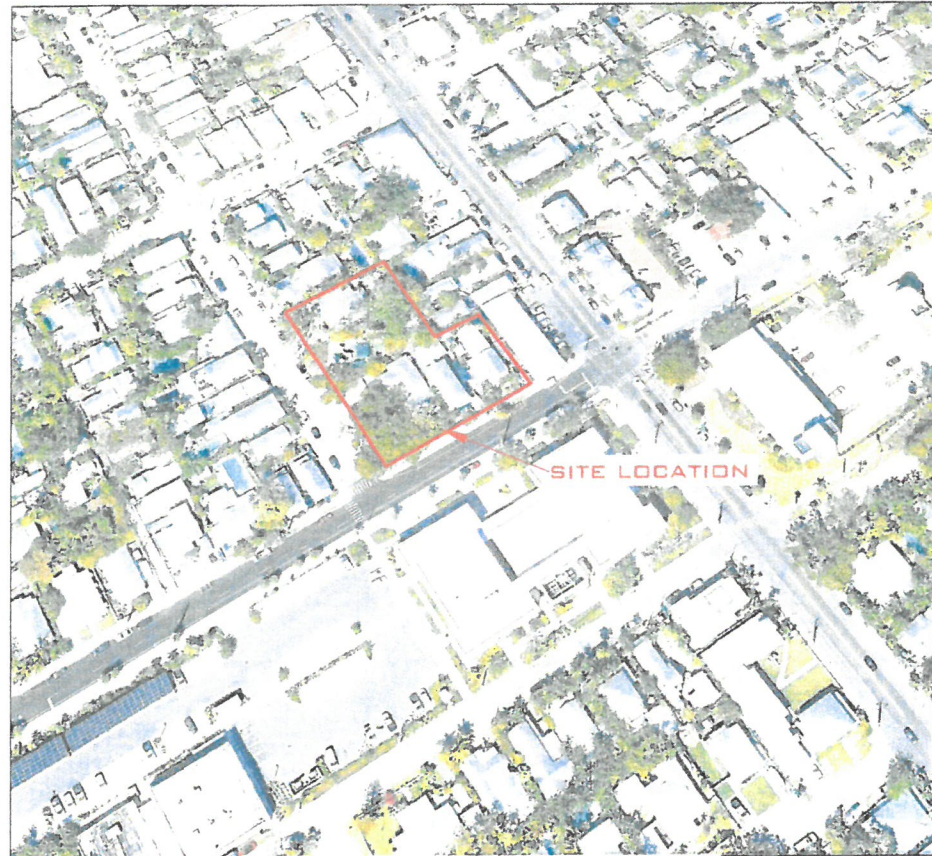
TITLE:
COVER

SCALE AT 1/16"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	G-100	1	

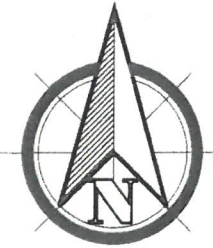
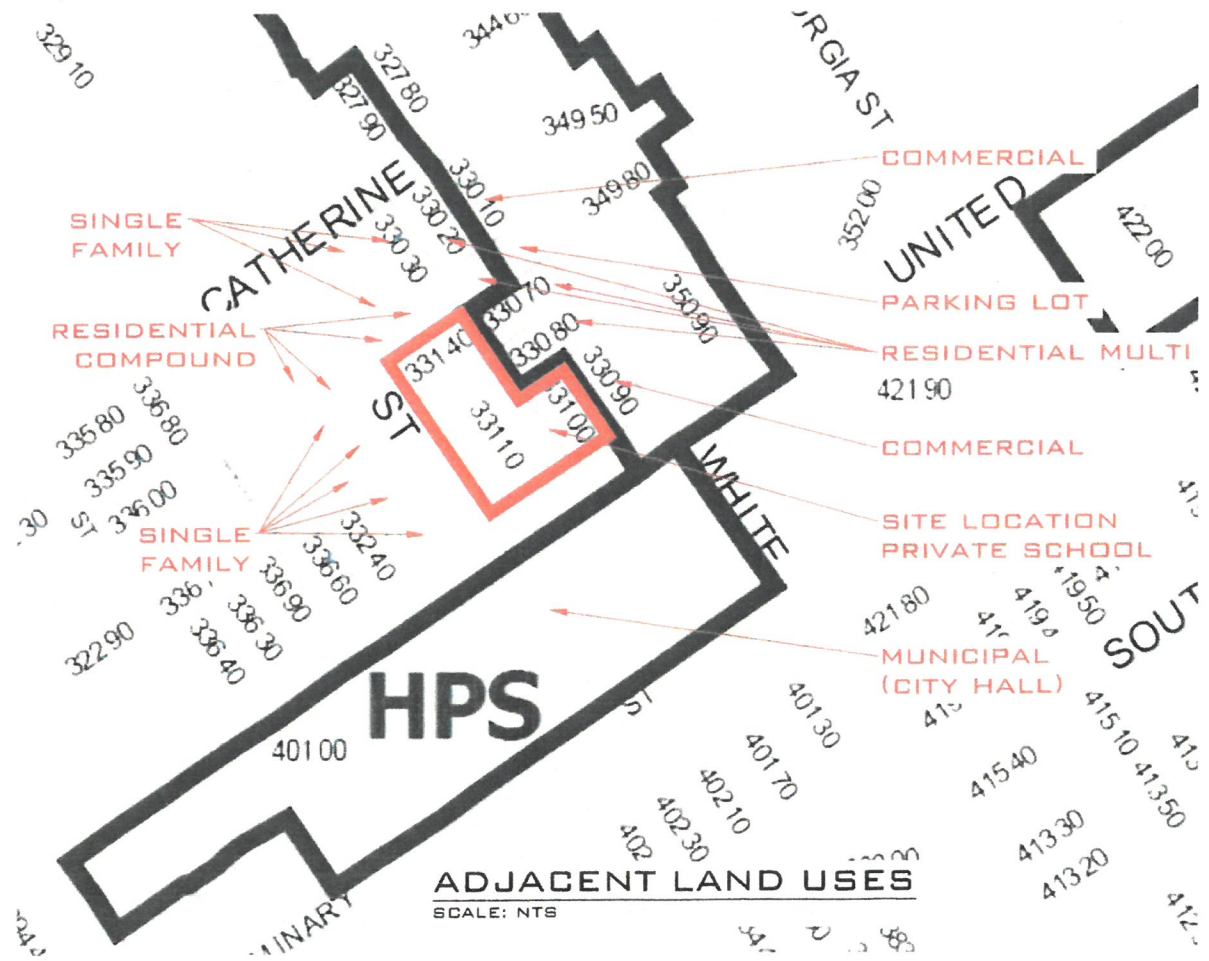
Handwritten initials and signature



PARTIAL ZONING MAP
SCALE: NTS



AERIAL PHOTO
SCALE: NTS



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PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
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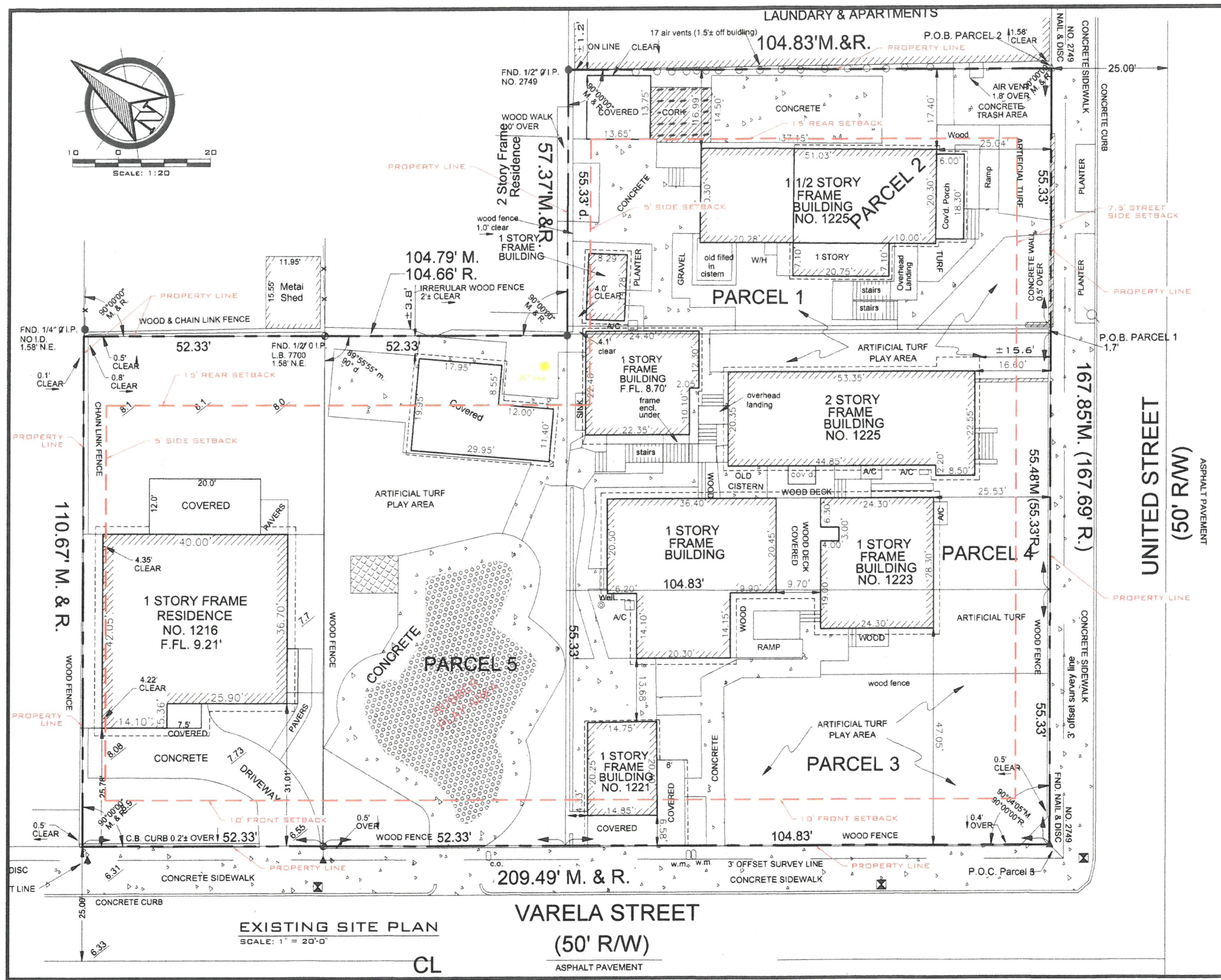
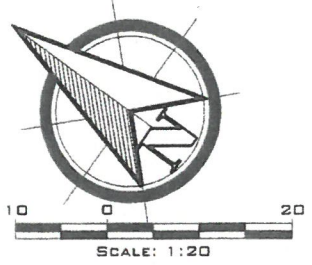
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
ZONING MAP, AERIAL
LAND USES

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-100	1	

RB



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

VARELA STREET
(50' R/W)
ASPHALT PAVEMENT

UNITED STREET
(50' R/W)
ASPHALT PAVEMENT

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: **JUL 29 2019**
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: BY: DATE:
STATUS: **FINAL**

ARTIBUS DESIGN
ENGINEERING AND PLANNING

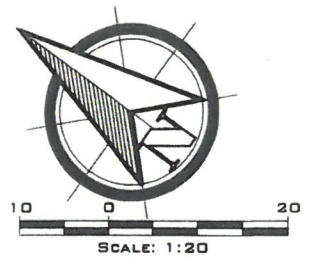
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SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC**
PROJECT: **1217 VARELA ST**

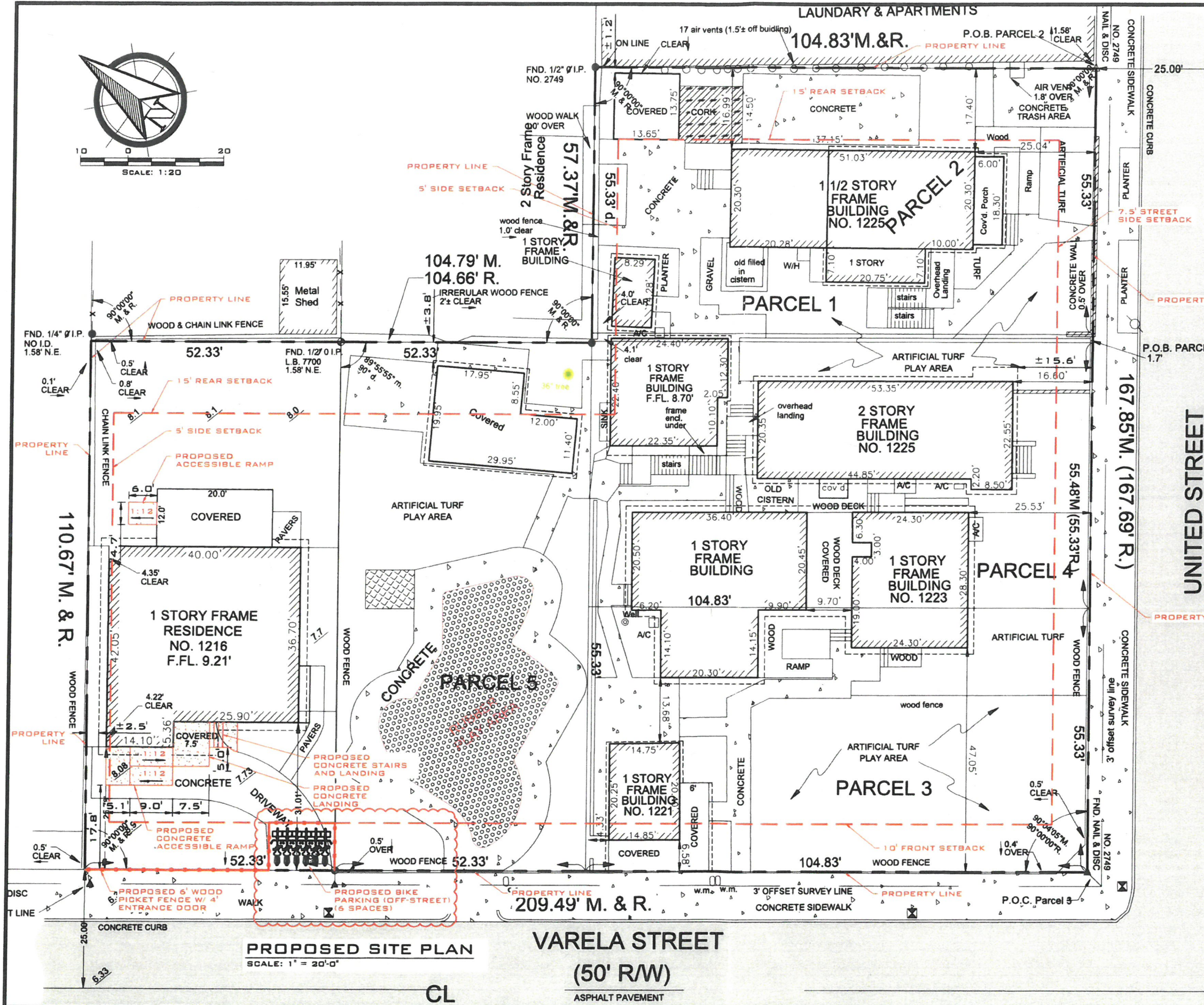
SITE: **1217 VARELA ST
KEY WEST, FL 33040**
TITLE: **EXISTING SITE PLAN**

SCALE AT 1"=17'	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-101	REVISION: 1	

Handwritten initials: WJ, RB



NOTES:
 1. EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LAND USE. SEE TREE PROTECTION ON SHEET C-103.
 2. NO SIGNIFICANT CHANGES TO THE IMPERVIOUS AREAS.
 NO SWALE WORK IS PROPOSED.



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

VARELA STREET
 (50' R/W)
 ASPHALT PAVEMENT

UNITED STREET
 (50' R/W)

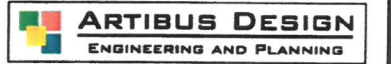


Digitally signed by Serge Mashtakov P.E.
 71480 State of Florida
 Date: 2019.10.11 13:49:04 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV
 DATE: PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV: DESCRIPTION: BY: DATE:
 STATUS: FINAL



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

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC
 PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
 KEY WEST, FL 33040
 TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-102	1	

RBW

SITE DATA:

TOTAL SITE AREA: ±29,191.5 SQ.FT
 LAND USE: HMDR
 FLOOD ZONE: X 0.2 PCT

SETBACKS

FRONT:
 REQUIRED 10 FT (SEC. 122-1151 F.N. 6)
 EXISTING ±0 FT
 PROPOSED NO CHANGE

SIDE:
 REQUIRED 5 FT
 EXISTING ±2.5 FT
 PROPOSED NO CHANGE

STREET SIDE:
 REQUIRED 7.5 FT
 EXISTING ±15.6 FT
 PROPOSED NO CHANGE

REAR:
 REQUIRED 15 FT
 EXISTING ±1.2 FT
 PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (17,514.9 SQ.FT.)
 EXISTING 56.06% (±16,364.4 SQ.FT.)
 PROPOSED 56.16% (±16,392.4 SQ.FT.)

DE MINIMIS ADDITIONAL AREA IS COVERED. NO SWALES ARE PROPOSED

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (11,676.6 SQ.FT)
 EXISTING 31.33% (±9,147.1 SQ.FT.)
 PROPOSED NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED 20% (5,838.3 SQ.FT)
 EXISTING 46.63% (±13,612.4 SQ.FT.)
 PROPOSED 46.48% (±13,567.4 SQ.FT.)

F.A.R.:

REQUIRED 1.0 (29,191.5 SQ.FT)
 EXISTING 0.244 (±7,109.4 SQ.FT.)
 PROPOSED 0.244 (±7,109.4 SQ.FT.)

PARKING:

PER SEC. 108-572, FOR PRIVATE SCHOOLS.

1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN ASSEMBLY HALL, WHICHEVER IS GREATER

EXISTING OCCUPANTS: 120 STUDENTS + 23 STAFF
 PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)

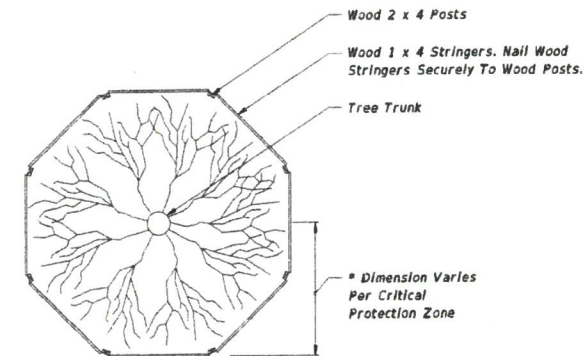
REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES

REQUIRED BASED ON FLOOR AREA: 7,109.4SQ.FT./150 = 48 CAR SPACES (35%) 17 BIKE SPACES

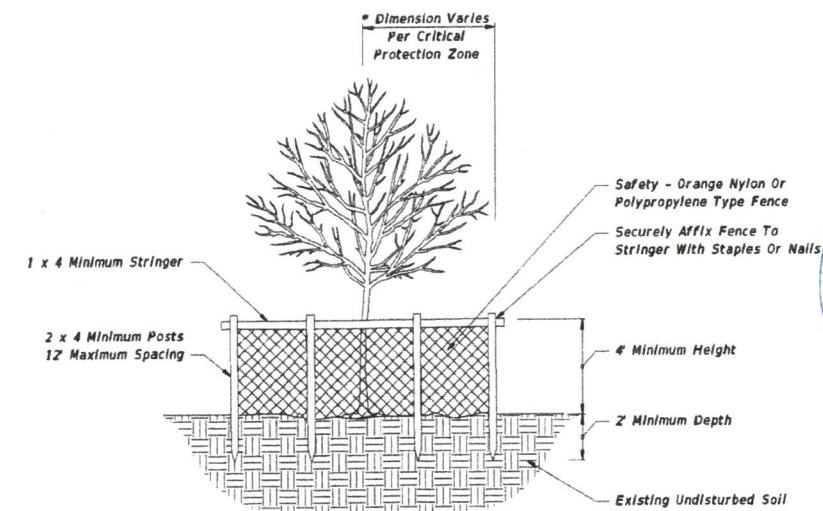
(CONTROLS)

EXISTING 2 SPOTS - RESIDENTIAL DRIVEWAY
 PROPOSED 0 ONSITE PARKING SPACES PROPOSED
 VARIANCE IS REQUIRED

MAXIMUM HEIGHT: 30 FT



NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 5' Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE

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SIGNATURE: *Sergi Mashtakov*
 DATE: JUL 29 2019
 SERGI MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		

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 CA # 30835

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

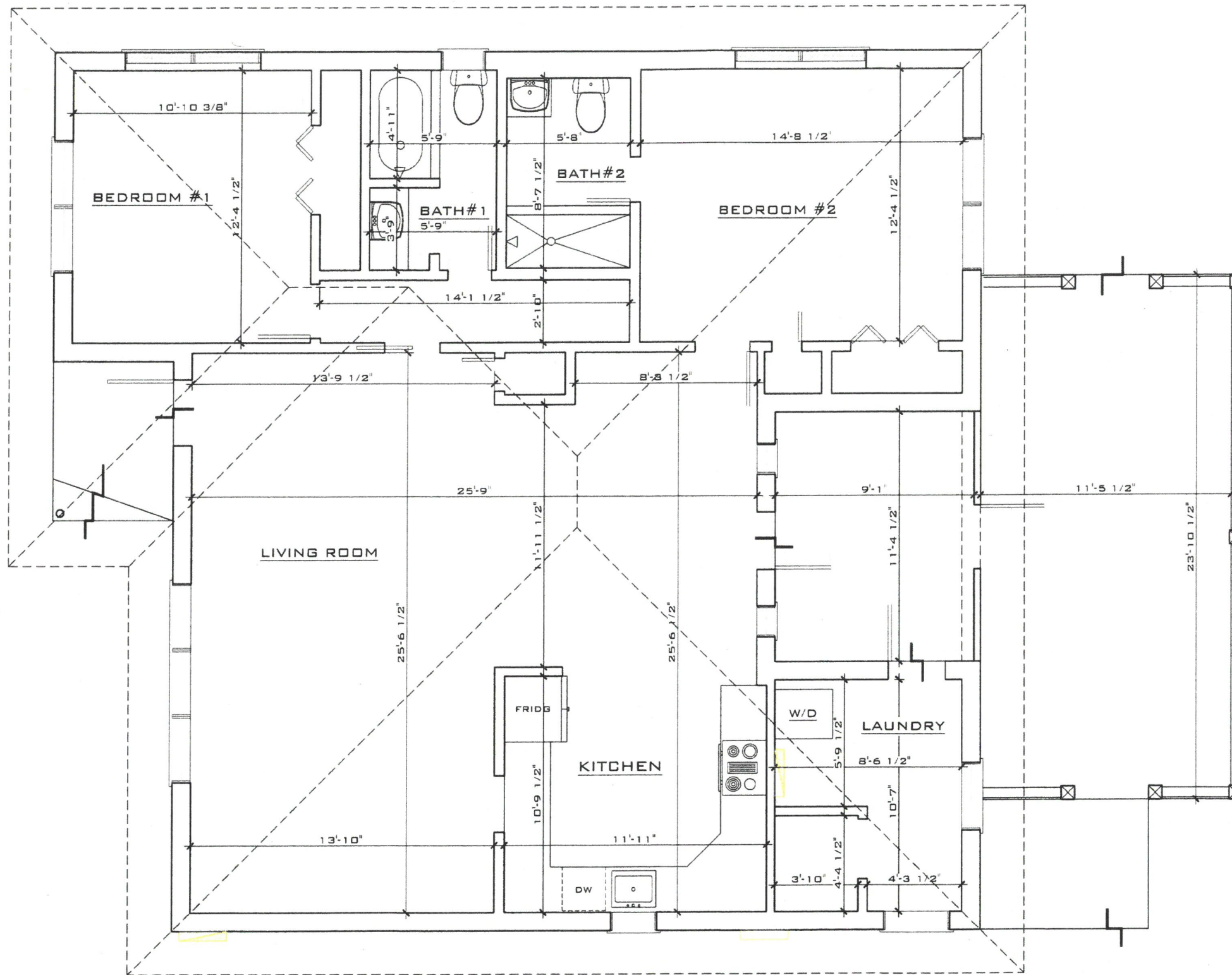
PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: SITE CALC

SCALE AT 1/16"=1'	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-103	REVISION: 1	

Handwritten initials/signature



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

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SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	

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CA # 30835

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MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

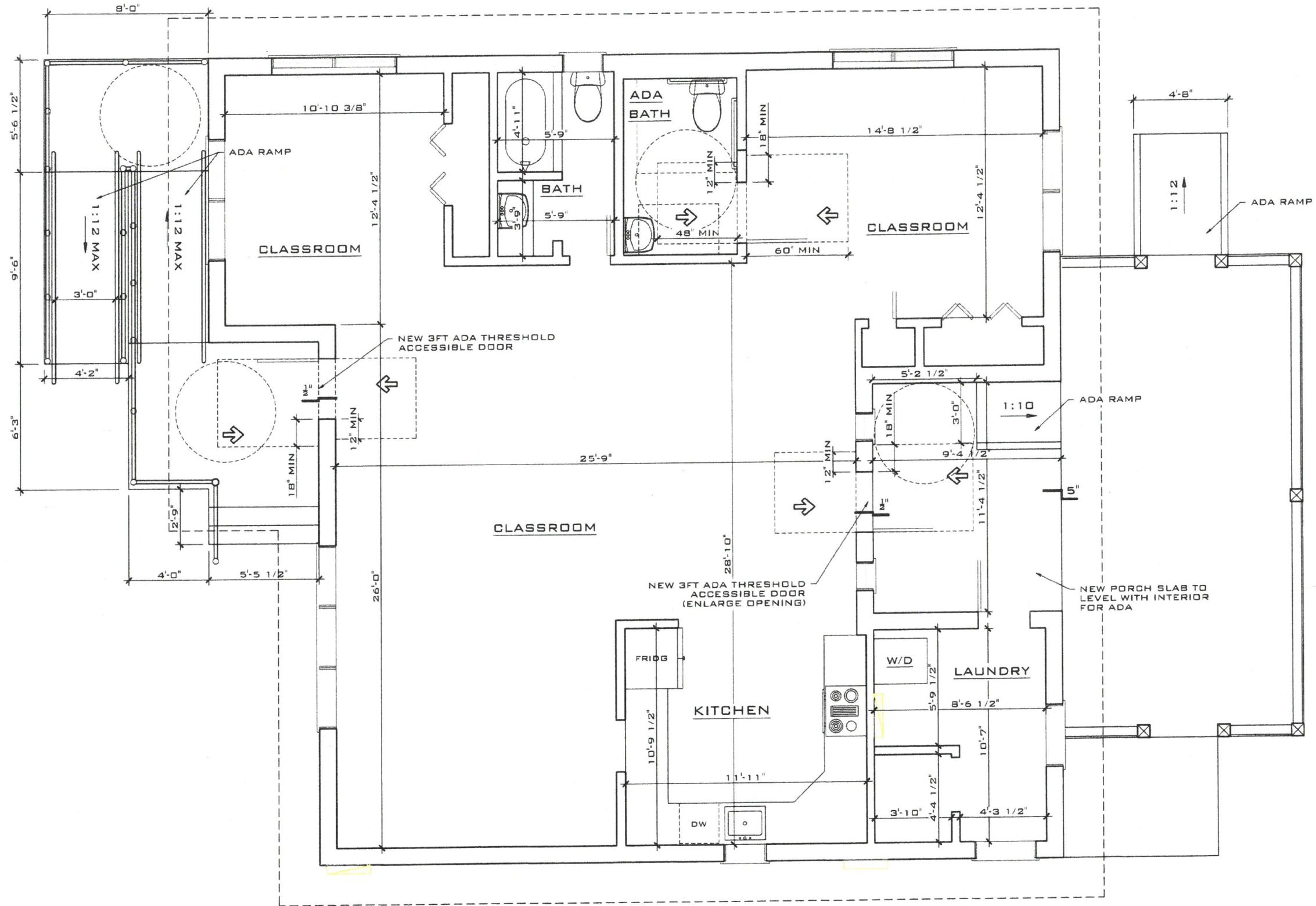
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING FLOOR PLAN

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-101	1	

RB



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: JUL 29 2019
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV.	DESCRIPTION	BY	DATE
STATUS	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST




SITE: 1217 VARELA ST
KEY WEST, FL 33040

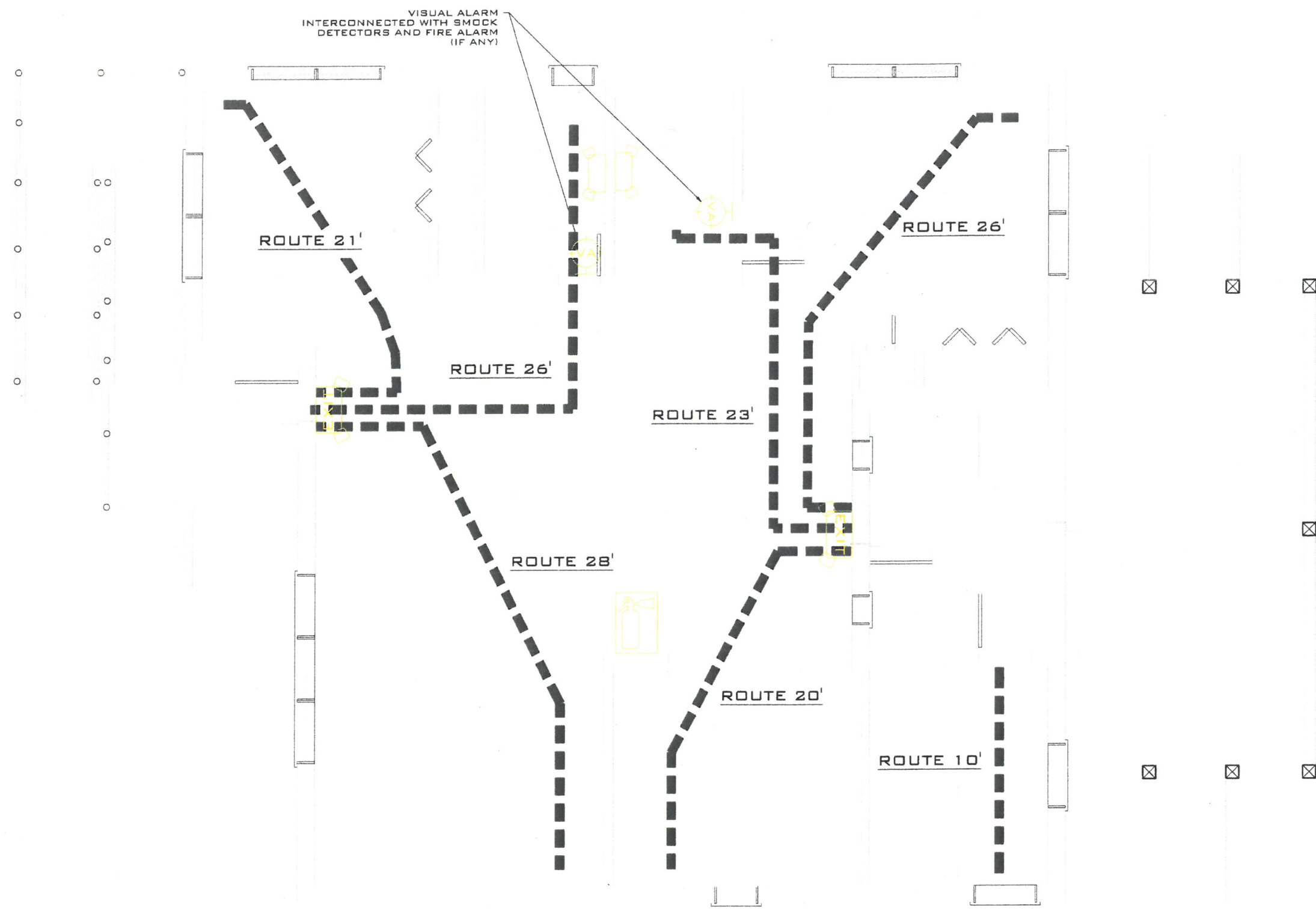
TITLE: PROPOSED FLOOR PLAN

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-102	1	

WB RB

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2 A FIRE EXTINGUISHERS (4) TOTAL



LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

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SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: JUL 29 2019

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	

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(305) 304-3512
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CA # 30835

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
KEY WEST, FL 33040

TITLE: LIFE SAFETY PLAN

SCALE AT 11x7:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-103		1

[Handwritten initials]



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

EXISTING FRONT ELEVATION

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



EXISTING FLOOR
EL. (±) +9.21' NGVD

EXISTING GRADE
EL. (±) +7.73' NGVD

CROWN OF ROAD
EL. (±) +6.33' NGVD

PROPOSED FRONT ELEVATION

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

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LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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CA # 30835

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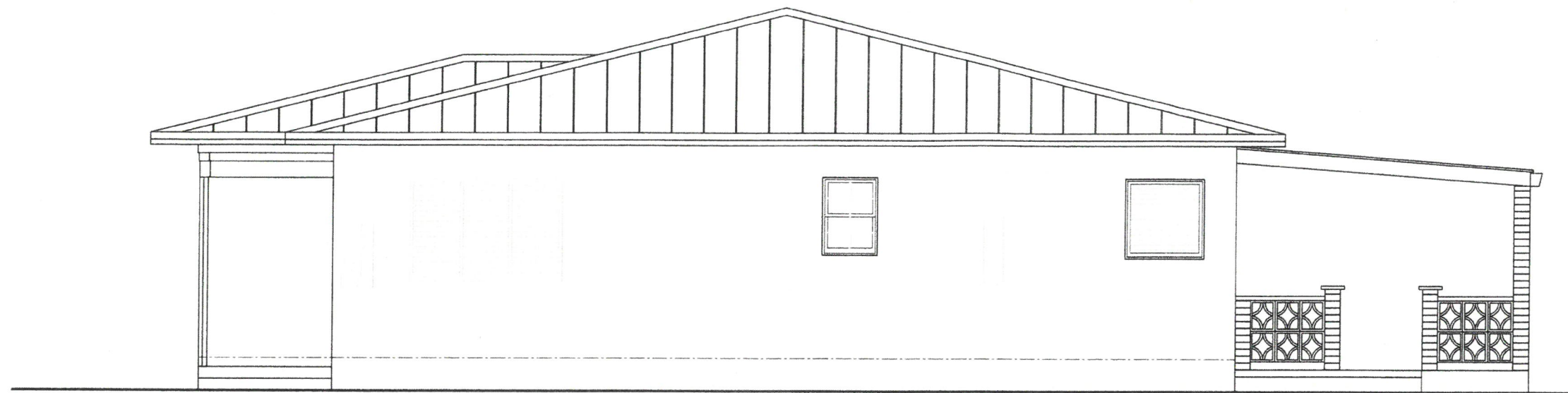
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/ PROPOSED
FRONT ELEVATION

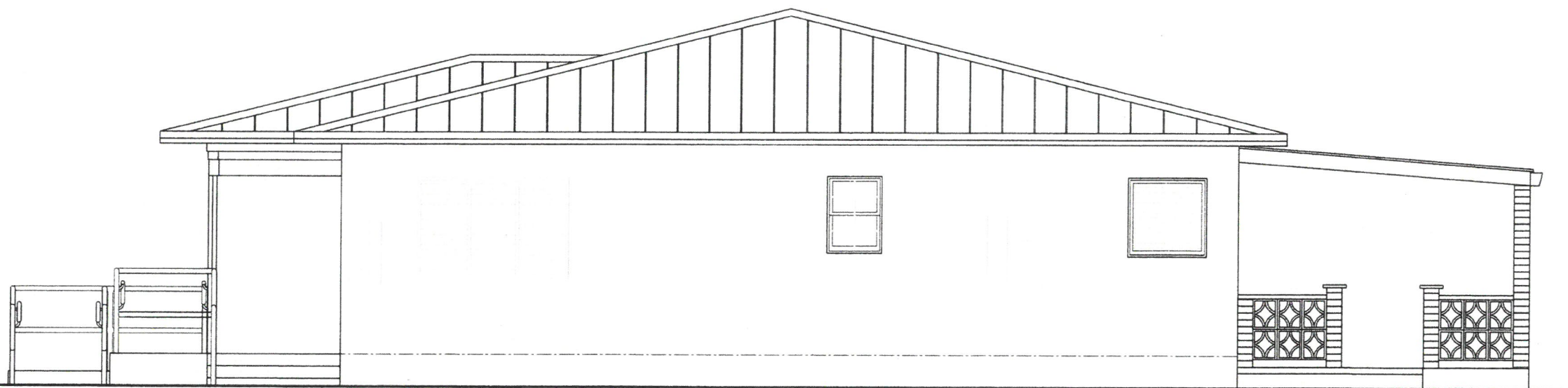
SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	JA-103	1	

FB



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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SERGE MASHTAKOV
LICENSE
No. 71480
★
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: _____
DATE: **JUL 29 2019**
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STATE OF FLORIDA
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STATUS:	FINAL	

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CA # 30835

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SCHOOL OF KEY WEST INC

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SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/PROPOSED
RIGHT ELEVATION

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	19-104		1

Handwritten initials

APPLICABLE BUILDING CODE:
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

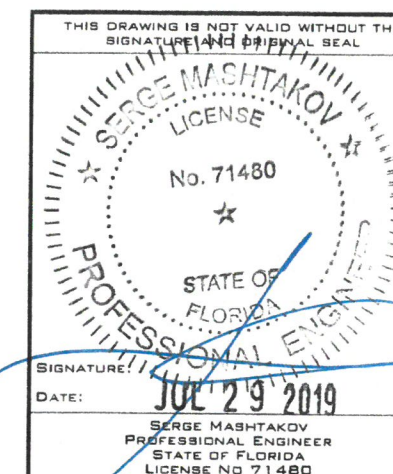
OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52*0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)
 FIRE EXTINGUISHERS CLASS: 2-A
 MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.

EXCEPTION #1.A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR LESS. FBC [F] 907.2.3 -



REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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 SUITE 1-208
 KEY WEST, FL 33040
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 CA # 30835

CLIENT:
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 SCHOOL OF KEY WEST INC

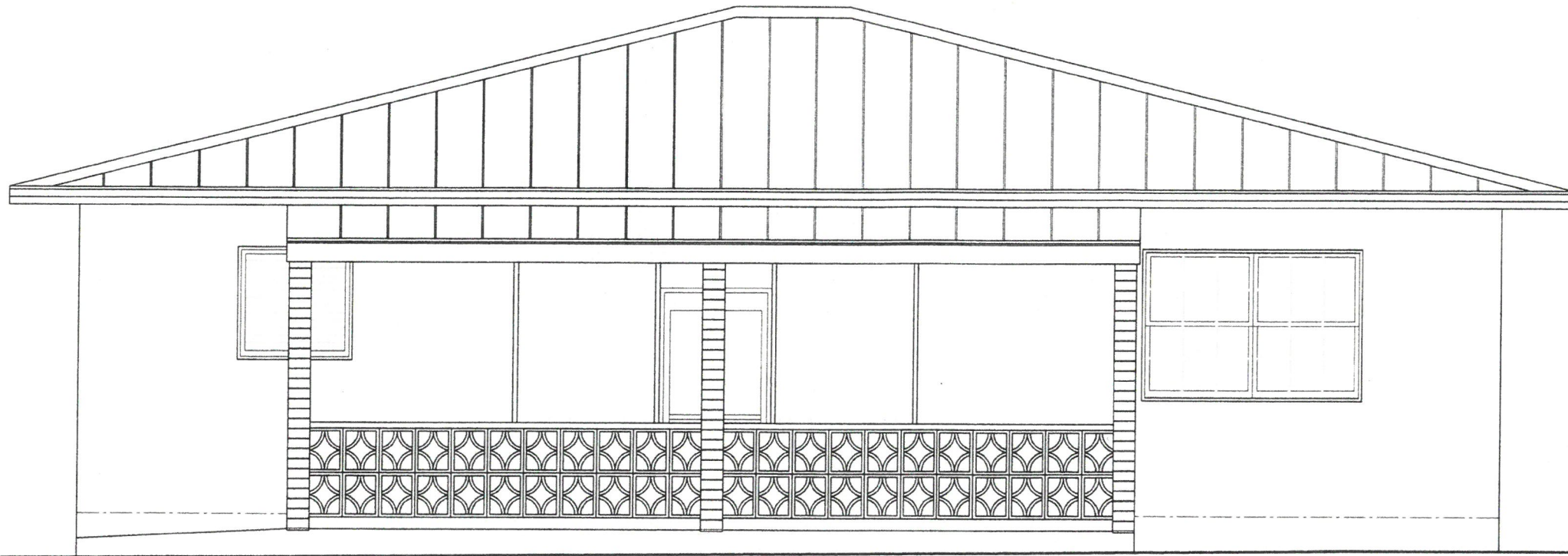
PROJECT:
 1217 VARELA ST

SITE:
 1217 VARELA ST
 KEY WEST, FL 33040

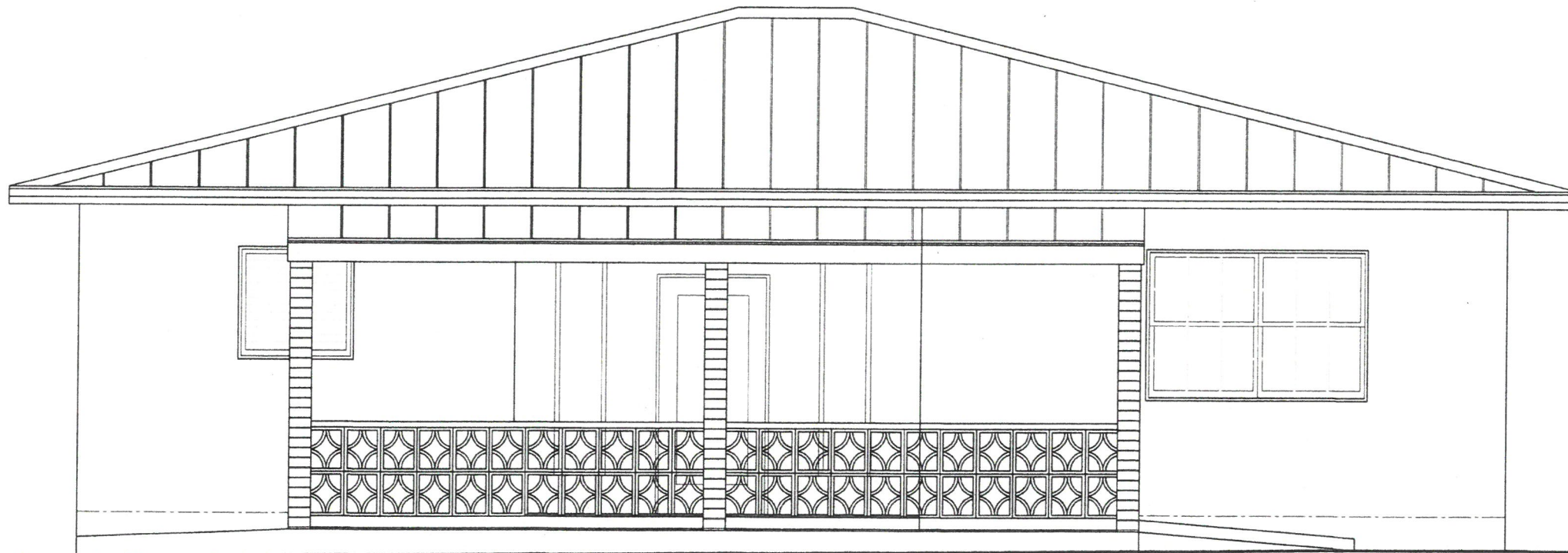
TITLE:
 NOTES

SCALE AT 1/16"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-104	1	

Handwritten initials and date:
 MS
 7/3



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: **JUL 29 2019**

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	

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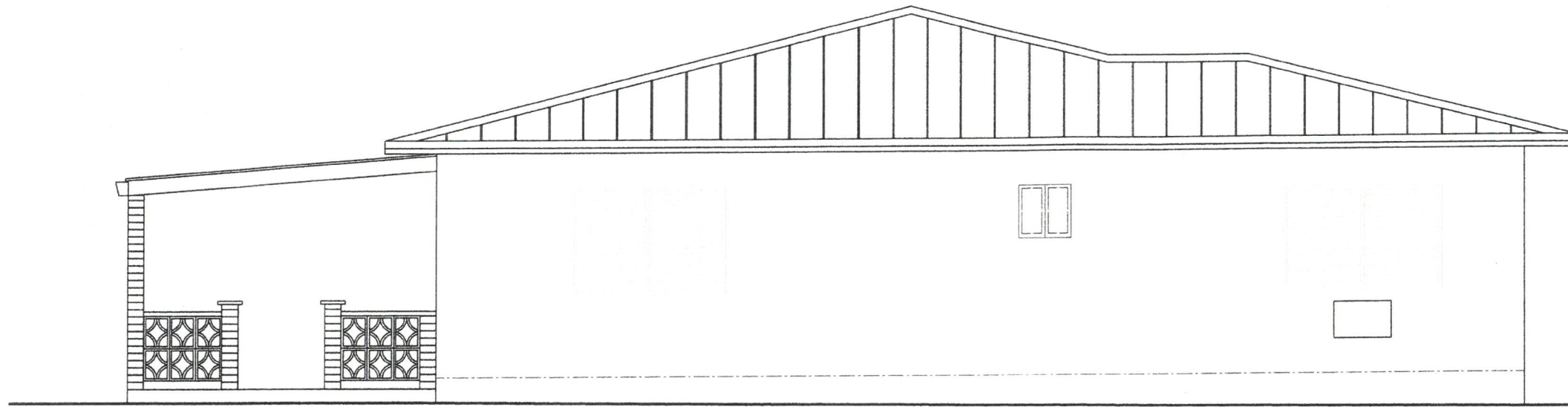
PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/ PROPOSED
REAR ELEVATION

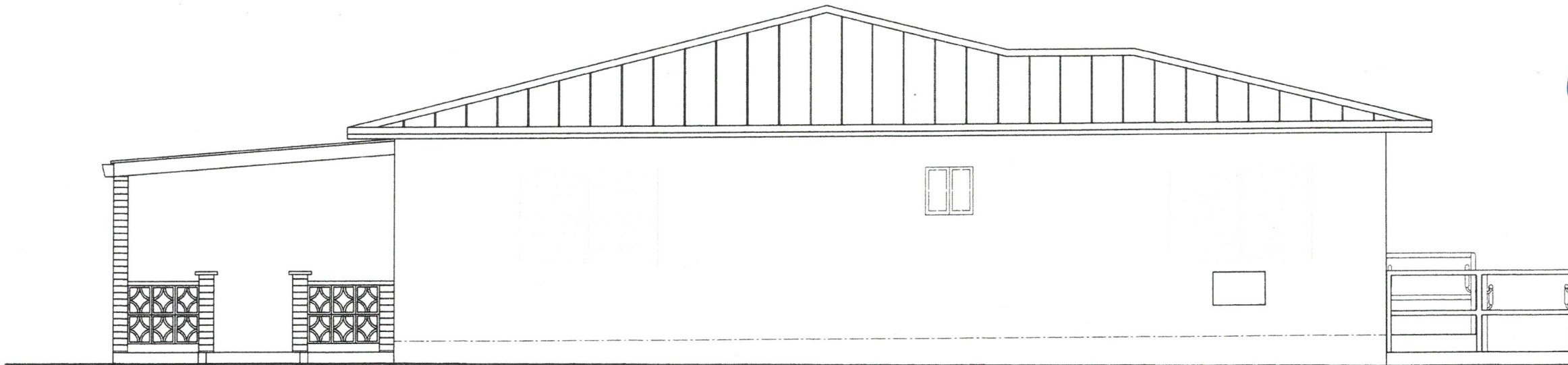
SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-105		1

[Handwritten initials]



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: JUL 29 2019

SERGE MASHTAKOV
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LICENSE NO 71480

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	

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PROJECT:
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SITE:
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KEY WEST, FL 33040

TITLE:
EXISTING/PROPOSED
LEFT ELEVATION

SCALE AT 1/16" = 1'-0"	DATE: 06/04/19	DRAWN: MNB	CHECKED: SAM
PROJECT NO: 1905-00	DRAWING NO: A-106	REVISION:	1

RS