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## Staff Report for Item 2

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** July 26, 2016

**Applicant:** Artibus Design

**Application Number:** H16-03-0039

**Address:** #1212 Margaret Street

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### Description of Work:

New one-story side addition and site improvements.

### Site Facts:

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

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 That project was postponed by the Commission and eventually withdrawn by the applicant.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

### Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 9, and 10.

Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, specifically New Additions to Historic Buildings recommended placing and location, page 39.

Guidelines for Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for additions and alterations and guideline 4 of new construction (pages 38-38a).

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 7, 9, and 10.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes a very similar project to what was presented last month, with a side addition that will span more than half of the length of the structure. Only the front side windows of the contributing structure will be visible. The new addition's height will be 13 feet, 6 inches and will meet the contributing building below its current eave line. The new addition will have hardboard siding and trim, v-crimp roofing material, and will reuse the windows that were on the side of the contributing building.

The project also proposes to reopen the historic front porch to a three bay configuration.

Site work includes adding new concrete pavers to the front of the house for a driveway and walkway, as well as a new perimeter fences.

### **Consistency with Cited Guidelines**

1. The proposed addition is attached to a highly visible location next to the contributing house. The addition will disguise character-defining features (almost the entire wall of a contributing house) and will alter the balance and symmetry of the structure, which is against the guidelines 5 and 6 of additions and alterations. While there currently is a carport attached to the house in a similar location, the carport has transparency and is not one solid void. The guidelines and the Secretary of the Interior's Guidelines for Rehabilitation are clear that additions should be attached to less publicly visible secondary elevations, and there is more than enough room on the lot to locate the addition behind the contributing structure, where it would not be as publicly visible and would not obscure character defining features.
2. The project includes an option to place the addition in the rear. The proposed structure, which can easily be revised to comply with the Land Development Regulations, would comply with the Guidelines and the Secretary of the Interior's Standards.

It is staff's opinion that the proposed side addition's mass and scale is in keeping with the historic house. However, the location of the addition will *not* be on a less publicly visible, secondary elevation, and therefore will alter the balance and symmetry of the contributing structure. Locating the addition to the rear of the house would make the design consistent with the guidelines for additions and alterations and the Secretary of the Interior's Standards.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <i>000160300039</i>		BUILDING PERMIT NUMBER <i>X</i>		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

*1212 MARGARET ST., KW 33040*

# OF UNITS *1*

RE # OR ALTERNATE KEY:

*1030341*

NAME ON DEED:

*SULAL PETER*

PHONE NUMBER

*305-923 4890*

OWNER'S MAILING ADDRESS:

*1212 MARGARET ST., KW 33040*

EMAIL

*CREDCONSTRUCTION@AOL.COM*

CONTRACTOR COMPANY NAME:

*OWNER*

PHONE NUMBER

*305-923 4890*

CONTRACTOR'S CONTACT PERSON:

*PETER SULAL*

EMAIL

*CRED CONSTRUCTION@AOL.COM*

ARCHITECT / ENGINEER'S NAME:

*ARTIBUS DESIGN*

PHONE NUMBER

*305-304 3512*

ARCHITECT / ENGINEER'S ADDRESS:

*3706 N. ROOSEVELT BLVD*

EMAIL

*SERGE@ARTIBUSDESIGN.COM*

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

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

**\$ 15,000. -**

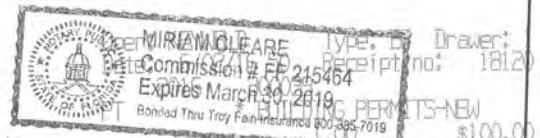
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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

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



Trans number: \_\_\_\_\_ as identification.  
 OK CHECK 1868 \$100.00  
 Trans date: 6/01/16 Time: 16:53:37

4526253645-01

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DEMOLITION OF CARPORT,	BUILD NEW 2 BED 1 BATH ADDITION TO THE	
HOUSE, DEMOLITION OF	ALL CONCRETE ON THE FRONT AND SIDE OF	
THE HOUSE ACCORDING	TO THE PLANS	

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

**SIGN SPECIFICATIONS**

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

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

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

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

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

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

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-



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

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

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

**CRITERIA FOR DEMOLITIONS**

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

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

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

Requesting the removal of non-historic carport .  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

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

The carport embodies none of the characteristics as outlined above.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

The carport has no significant characteristics as outlined above.

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

No historical events of significance have occurred at the site.

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

The carport does not exemplify any of the above.

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

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

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

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

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

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

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

Has not, and will not.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



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

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

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

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

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

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

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

**None of the above will be destroyed.**

**AND**

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

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

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

**None of the above will be removed.**

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

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

PROPERTY OWNER'S SIGNATURE: 

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

**OFFICE USE ONLY**

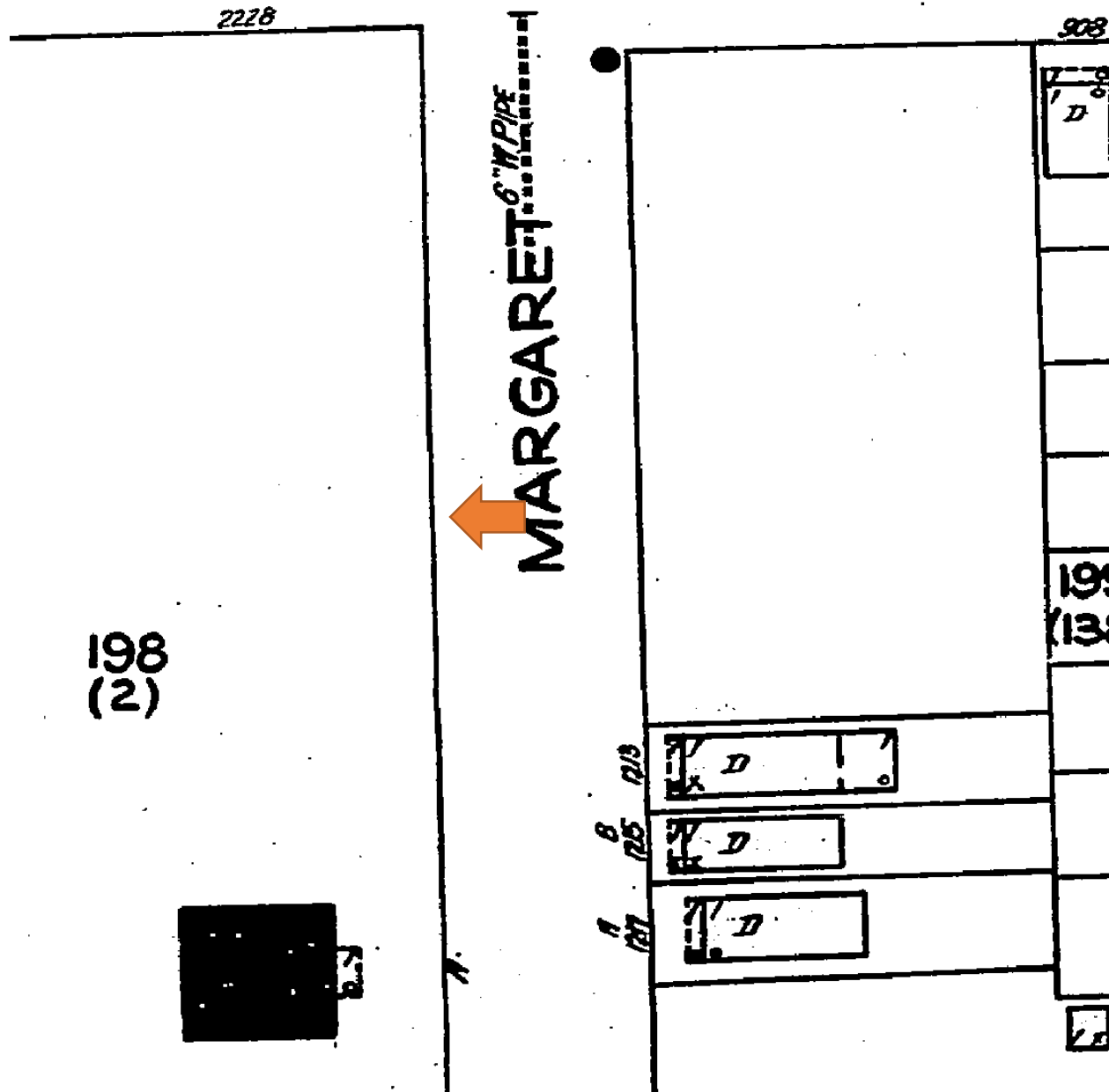
**BUILDING DESCRIPTION:**

Contributing    Year built \_\_\_\_\_    Style \_\_\_\_\_    Listed in the NRHP     Year \_\_\_\_\_  
 Not listed    Year built \_\_\_\_\_    Comments \_\_\_\_\_

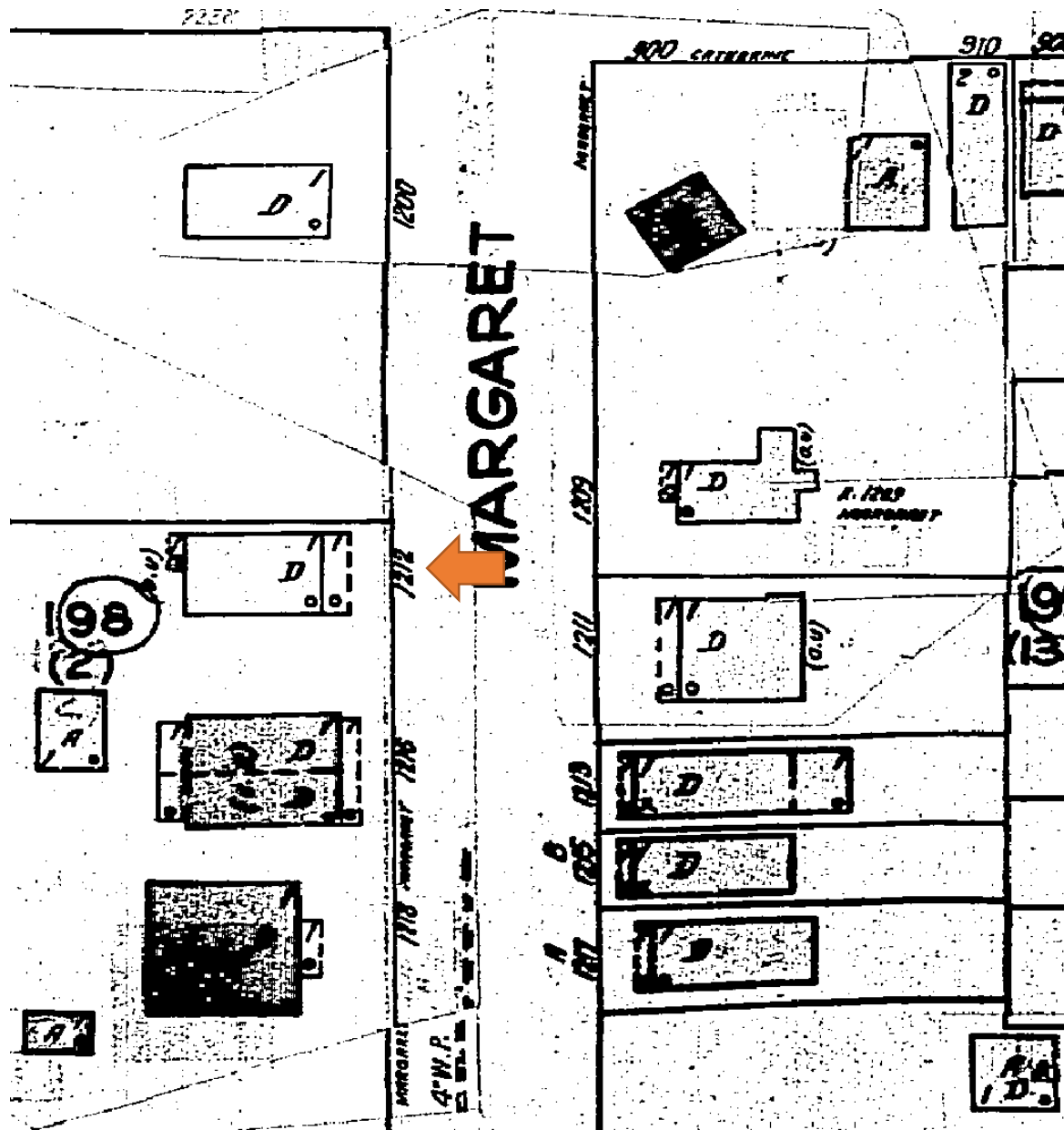
Reviewed by Staff on \_\_\_\_\_  
 Notice of hearing posted \_\_\_\_\_  
 First reading meeting date \_\_\_\_\_  
 Second Reading meeting date \_\_\_\_\_  
**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments

# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



# PROJECT PHOTOS



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





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

# EXISTING CONDITIONS



**FIGURE 1**  
FRONT LEFT VIEW OF HOUSE



**FIGURE 2**  
WINDOW TO BE EXPOSED



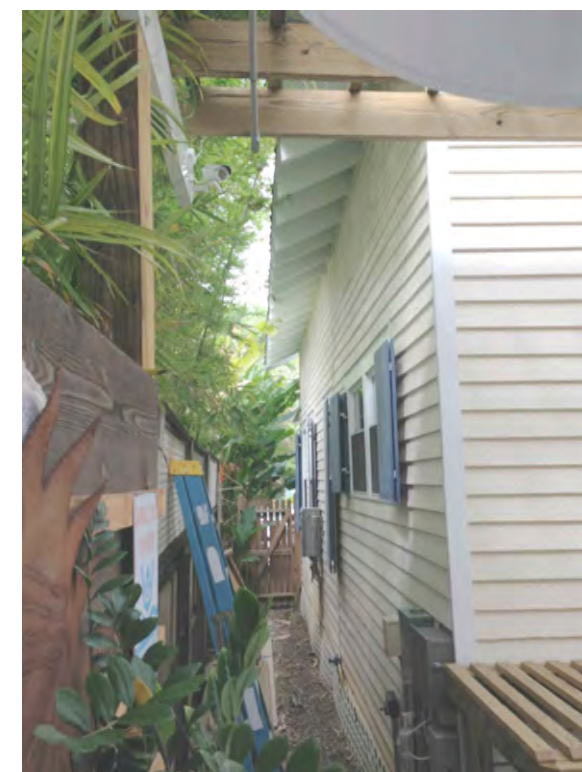
**FIGURE 3**  
WINDOW TO BE SAVED & SECOND WINDOW EXPOSED



**FIGURE 4**  
REAR VIEW OF CAR PORT



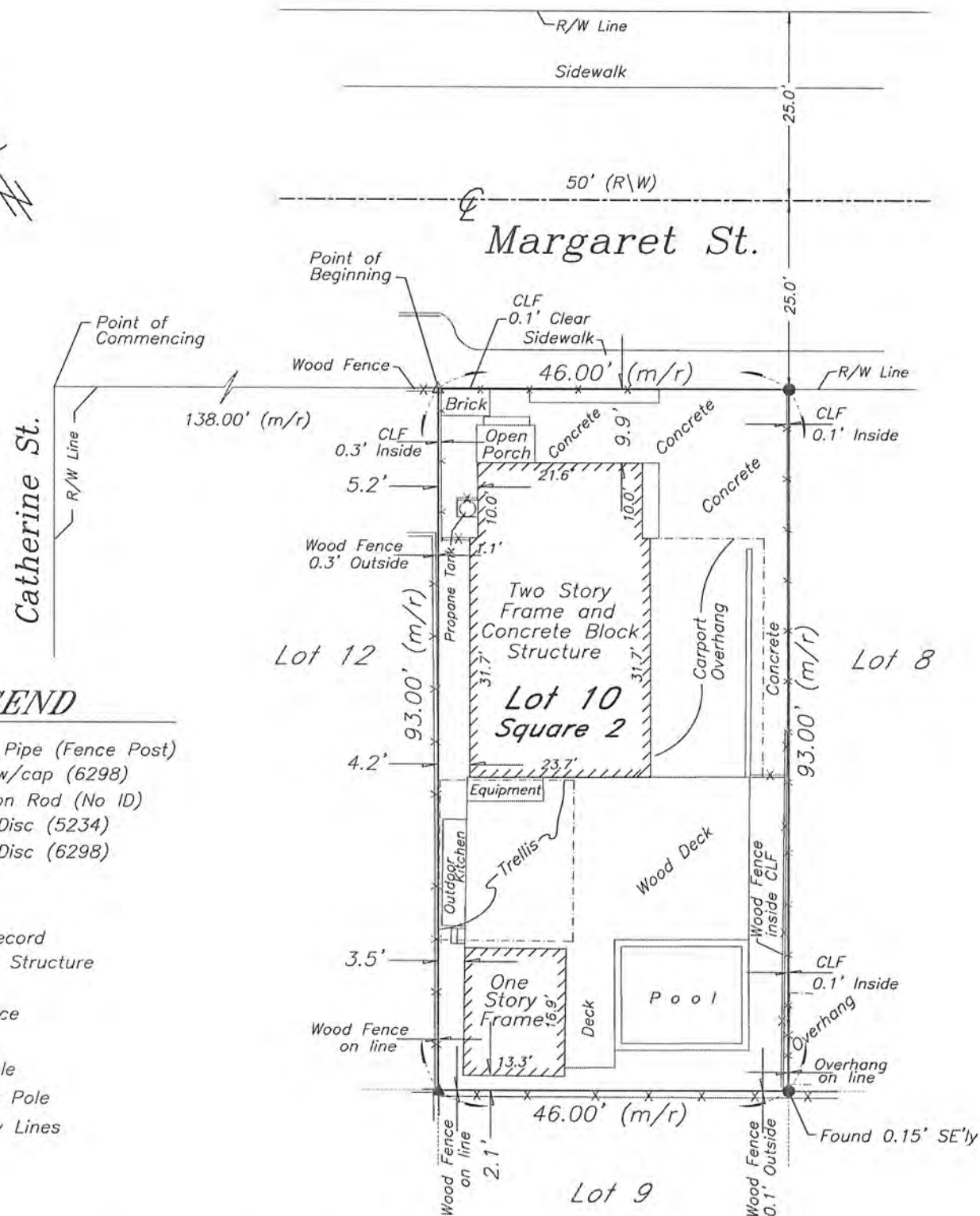
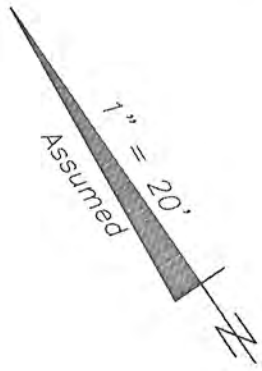
**FIGURE 5**  
INTERIOR VIEW OF CAR PORT



**FIGURE 6**  
REAR RIGHT VIEW OF HOUSE

# SURVEY

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



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

### NOTES:

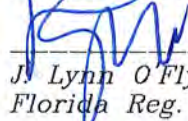
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1212 Margaret Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: April 23, 2010, October 30, 2013 and November 20, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.

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

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

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

J. LYNN O'FLYNN, INC.

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

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

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# REVISED DESIGN



# ARTIBUS DESIGN

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## ENGINEERING AND PLANNING

### Proposed Package

#### Proposal

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

#### Front Elevation Option 001

- Shows window option 01

#### Front Elevation Option 002

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

# CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP

**PROJECT LOCATION:**

1212 MARGARET ST  
KEY WEST, FL 33040

**OWNER:**

PETER SULAK  
1212 MARGARET ST  
KEY WEST, FL. 33040

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

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			



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

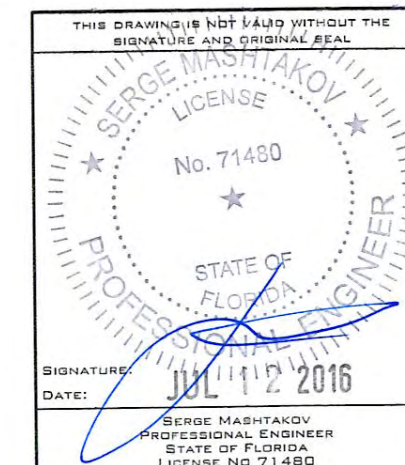
CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

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

TITLE: COVER SHEET

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



# PROPOSED PACKAGE



SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

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

MAXIMUM BUILDING COVERAGE:

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

OPEN SPACE MINIMUM:

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

SETBACKS

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

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

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

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

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

**NOTE: NOT FOR CONSTRUCTION  
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

PROJECT: SULAK RESIDENCE

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

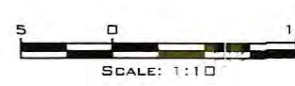
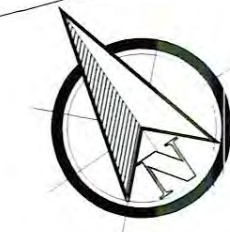
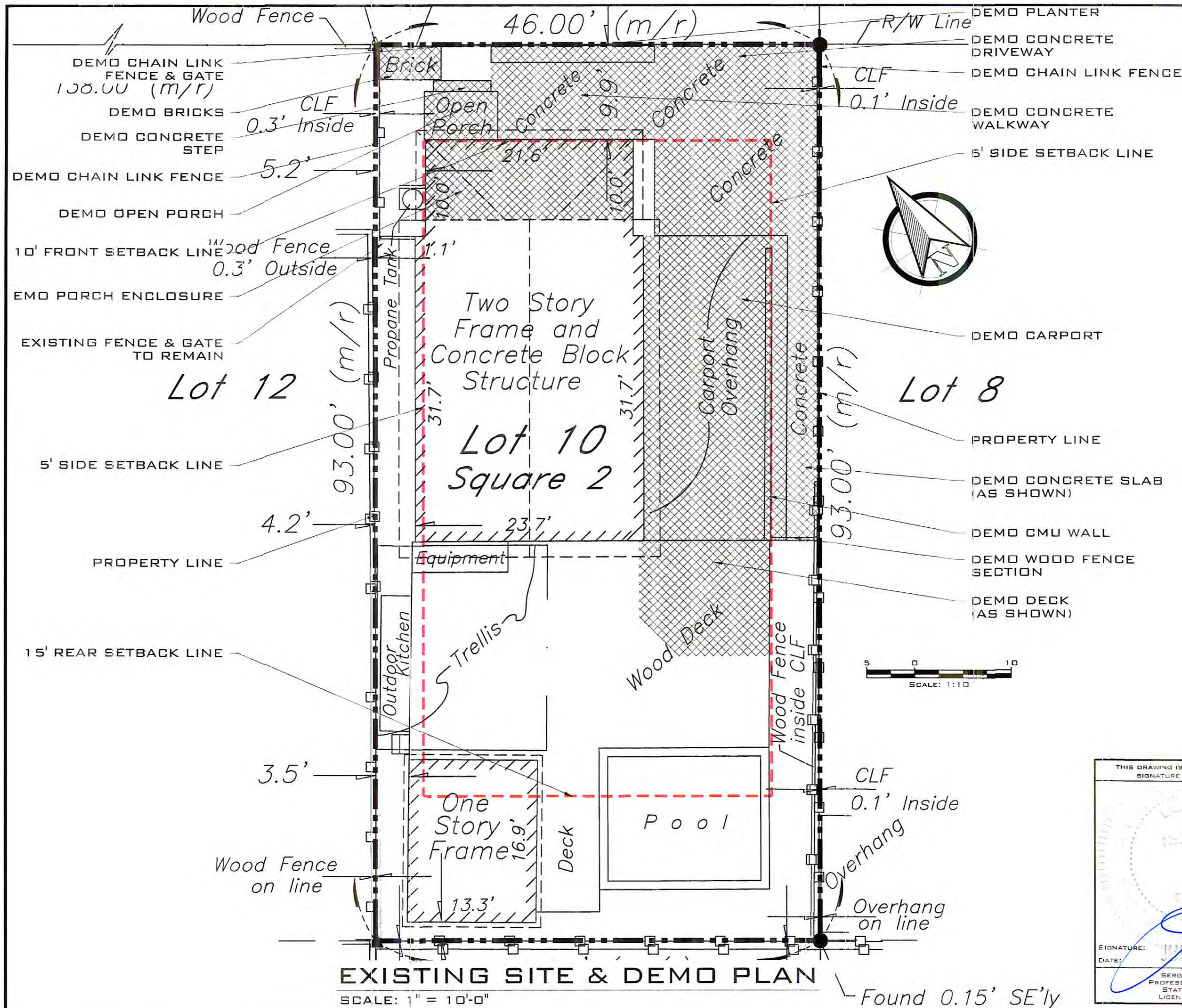
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SCALE AT 1/4"=1'-0"	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-100	REVISION:	

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

BERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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

Found 0.15' SE'ly

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DATE: 07/12/2016

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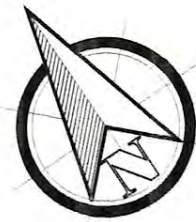
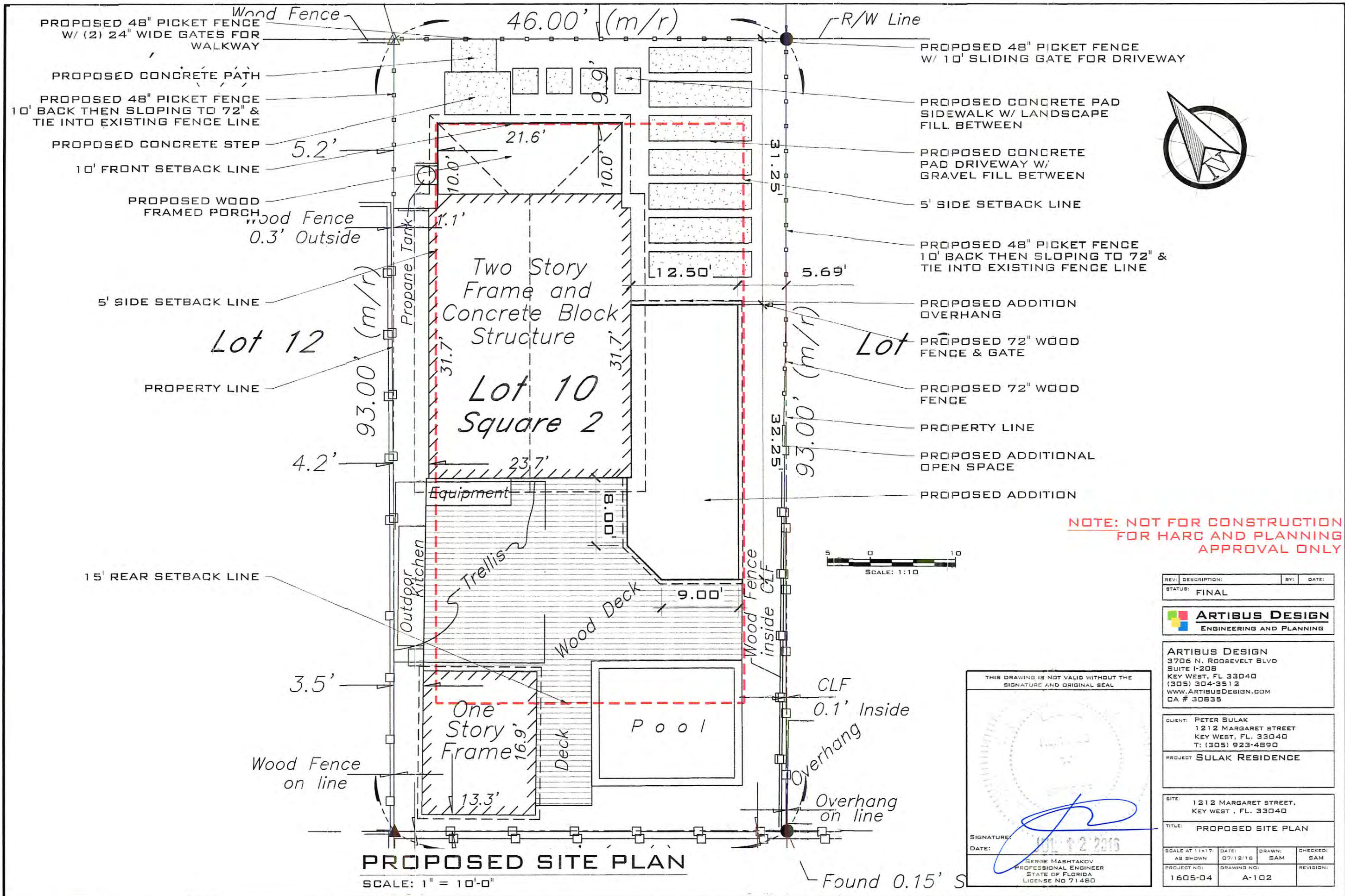
CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890

PROJECT: SULAK RESIDENCE

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

TITLE: EXISTING SITE PLAN

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



REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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

PROJECT: SULAK RESIDENCE

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

TITLE: PROPOSED SITE PLAN

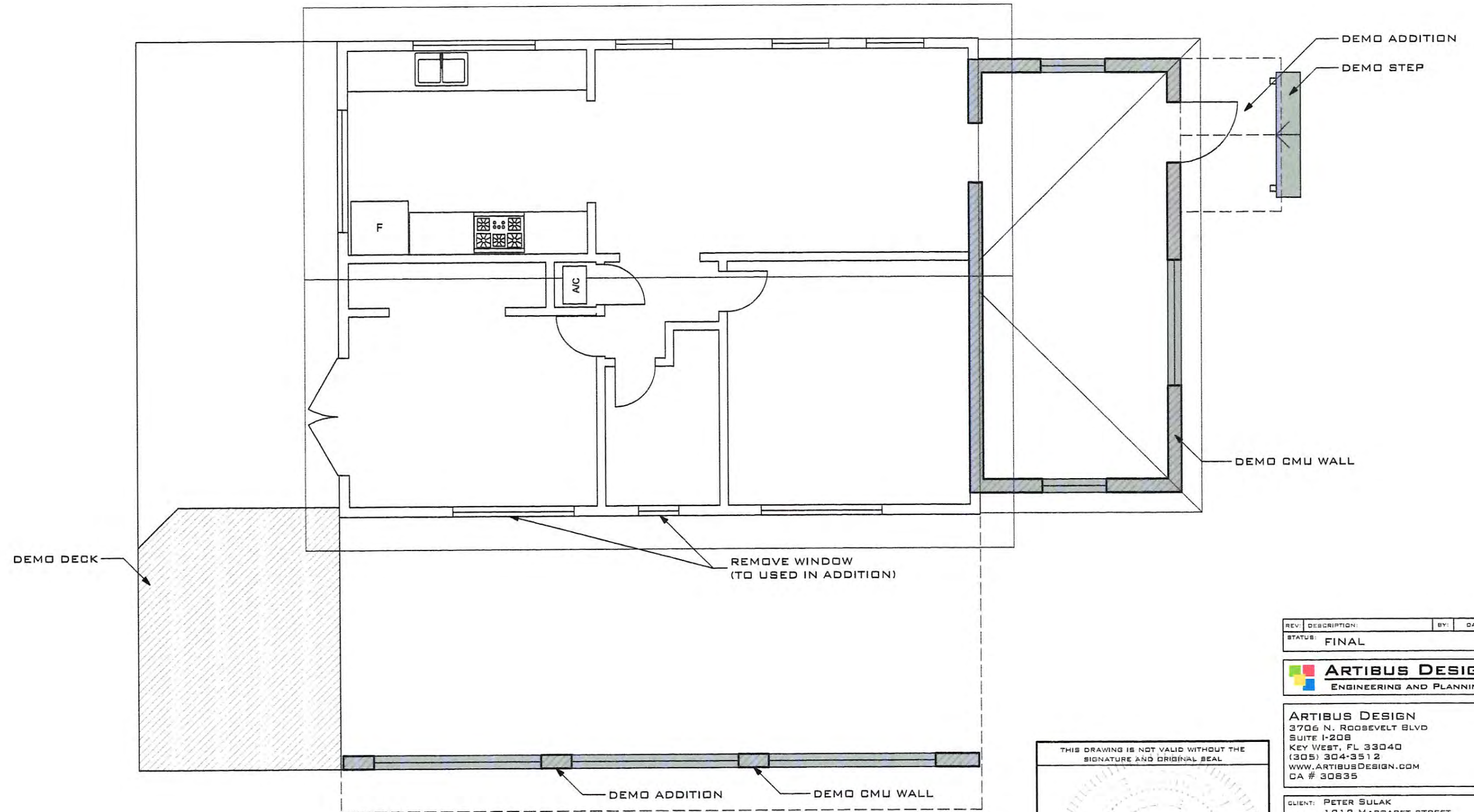
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PROJECT NO: 1605-04	DRAWING NO: A-102	REVISION:	

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DATE: JUL 12 2016

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

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

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

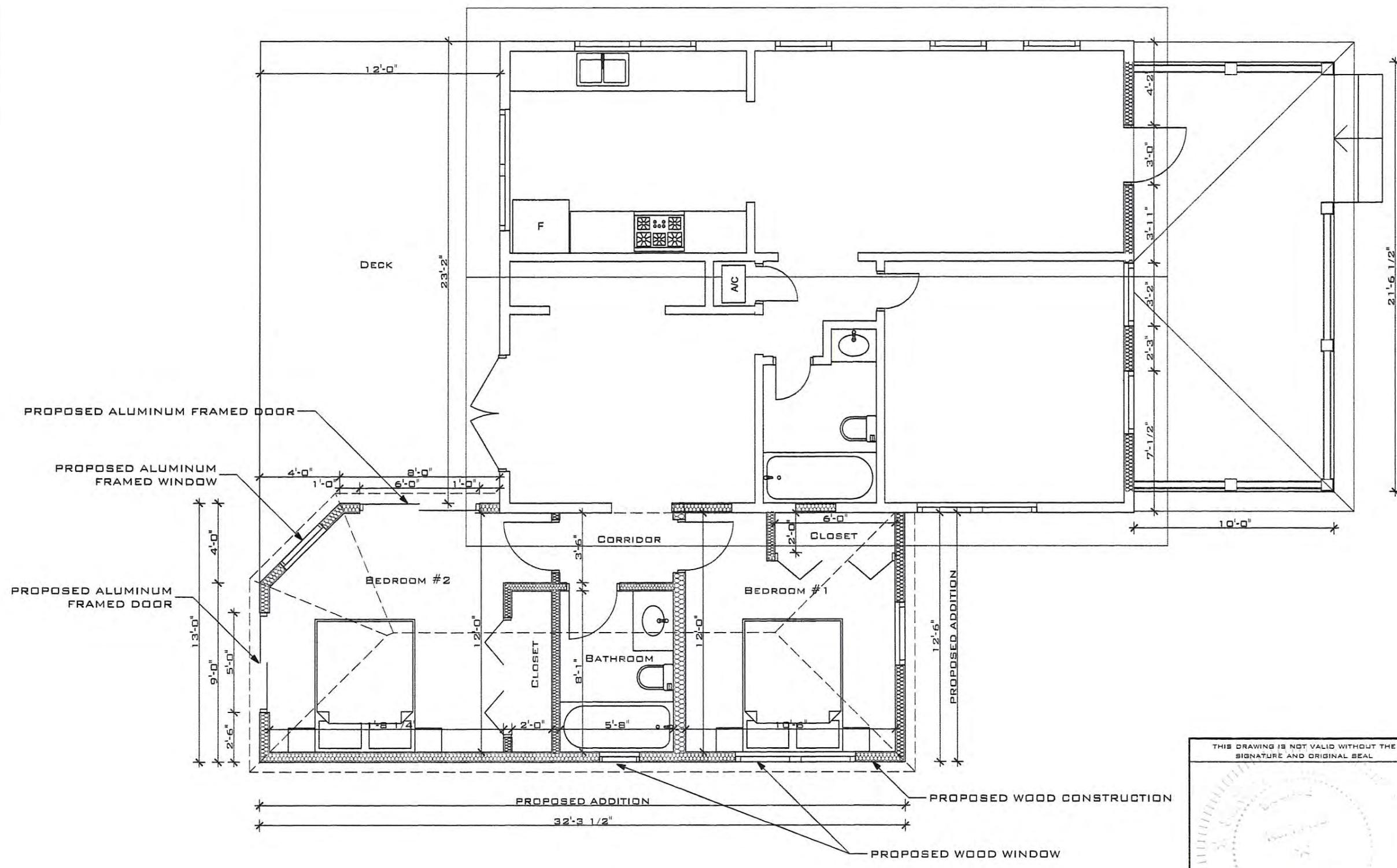
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SIGNATURE: *[Signature]*  
DATE: JUL 12 2016

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



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

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

PROJECT: **SULAK RESIDENCE**

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

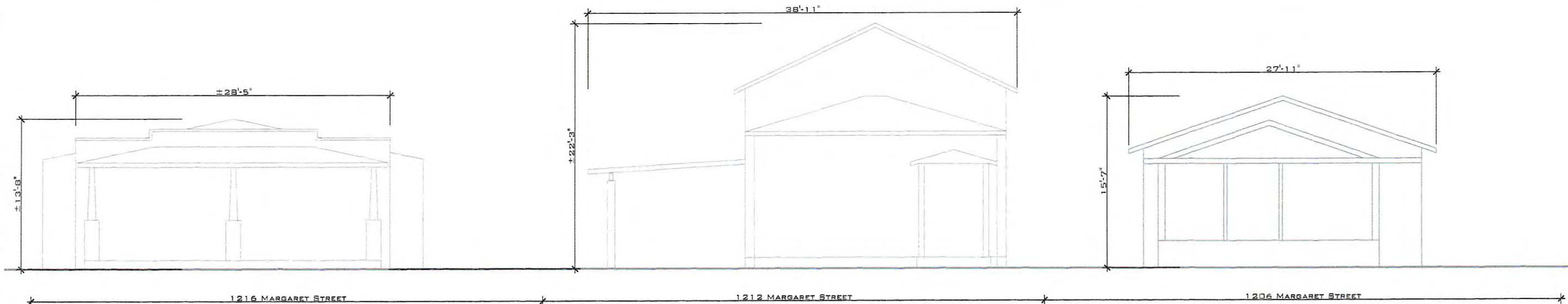
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PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	

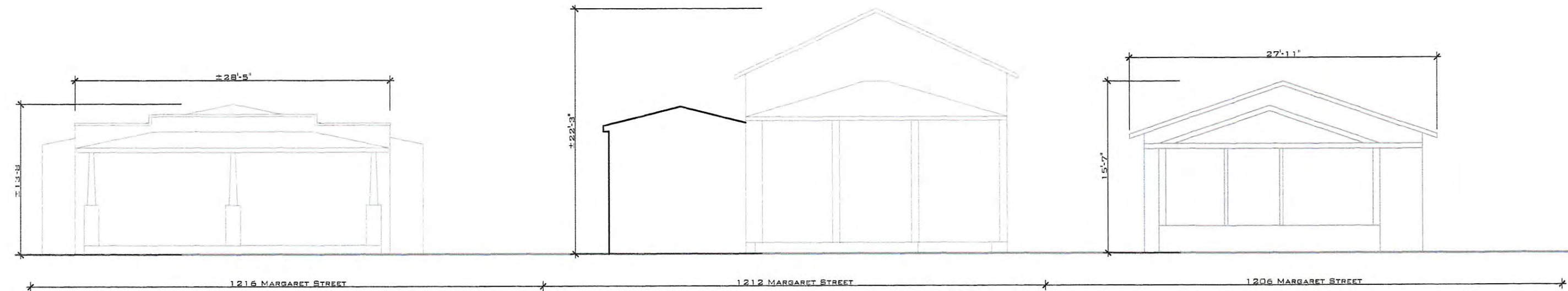
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SIGNATURE: *[Signature]*  
DATE: JUL 12 2016

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING STREETSPACE**  
SCALE: 1/8" = 1'



**PROPOSED STREETSPACE**  
SCALE: 1/8" = 1'

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STATUS: FINAL		



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PROJECT: SULAK RESIDENCE

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

TITLE: STREET SCAPE

SCALE AT 11x17 AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
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PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:
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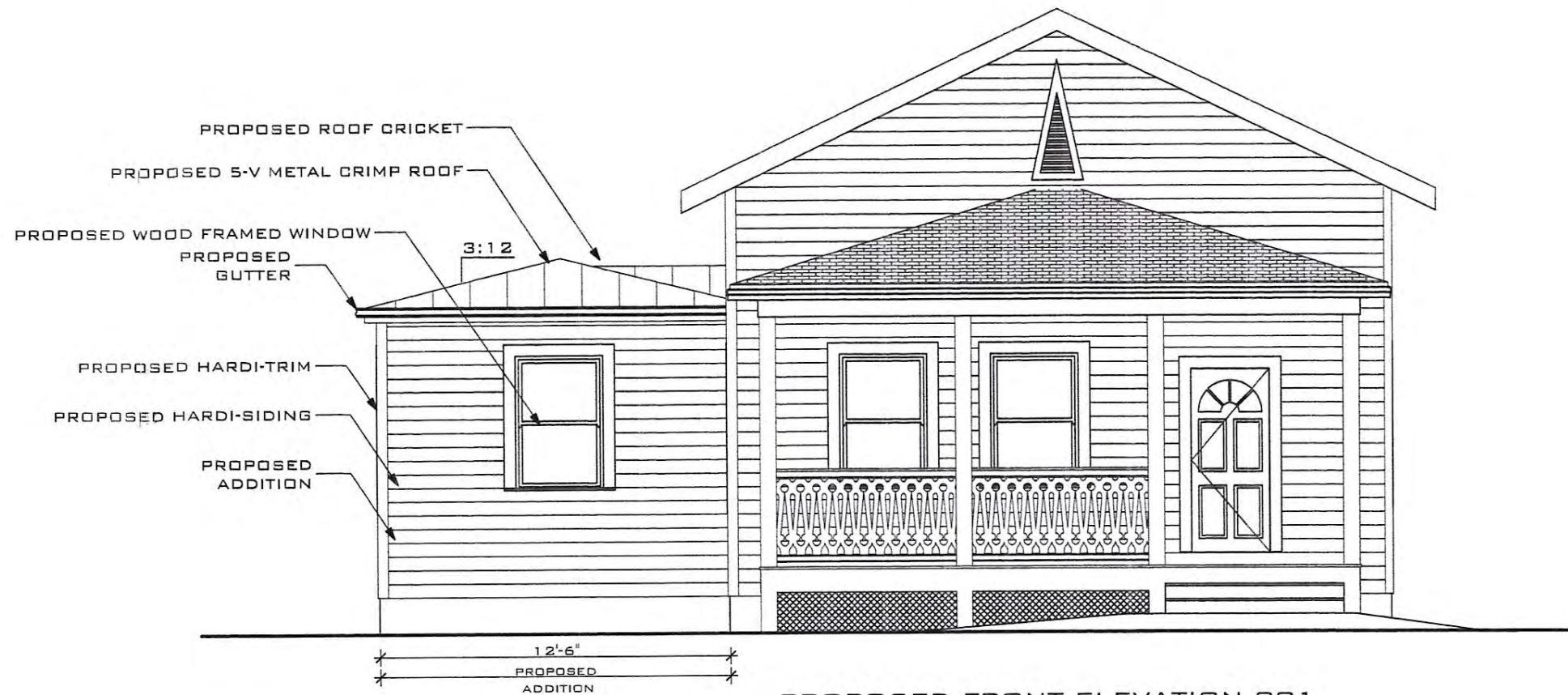
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DATE: JUL 14 2016

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STATE OF FLORIDA  
LICENSE NO 71480



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



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

REV:	DESCRIPTION:	BY:	DATE:
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SITE: 1212 MARGARET STREET,  
KEY WEST, FL. 33040

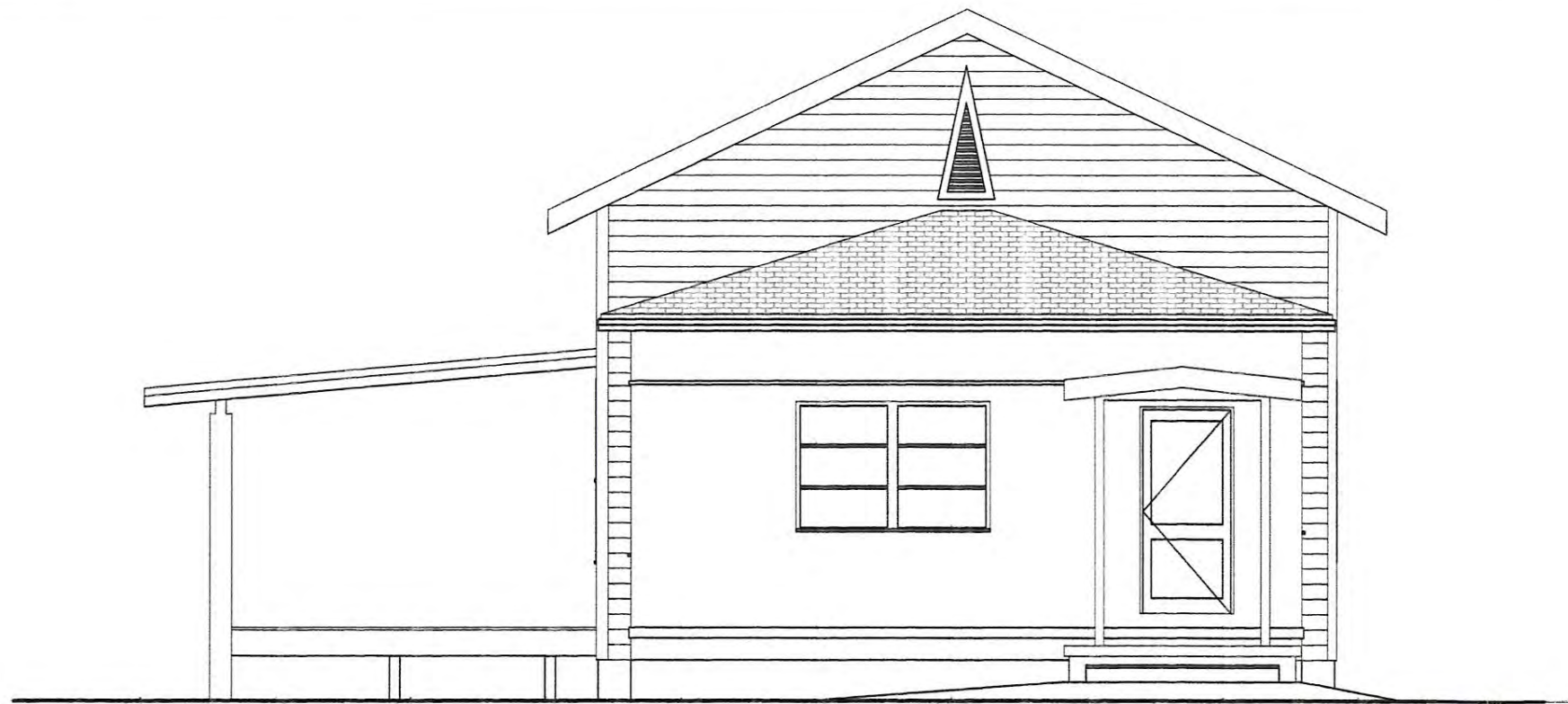
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THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

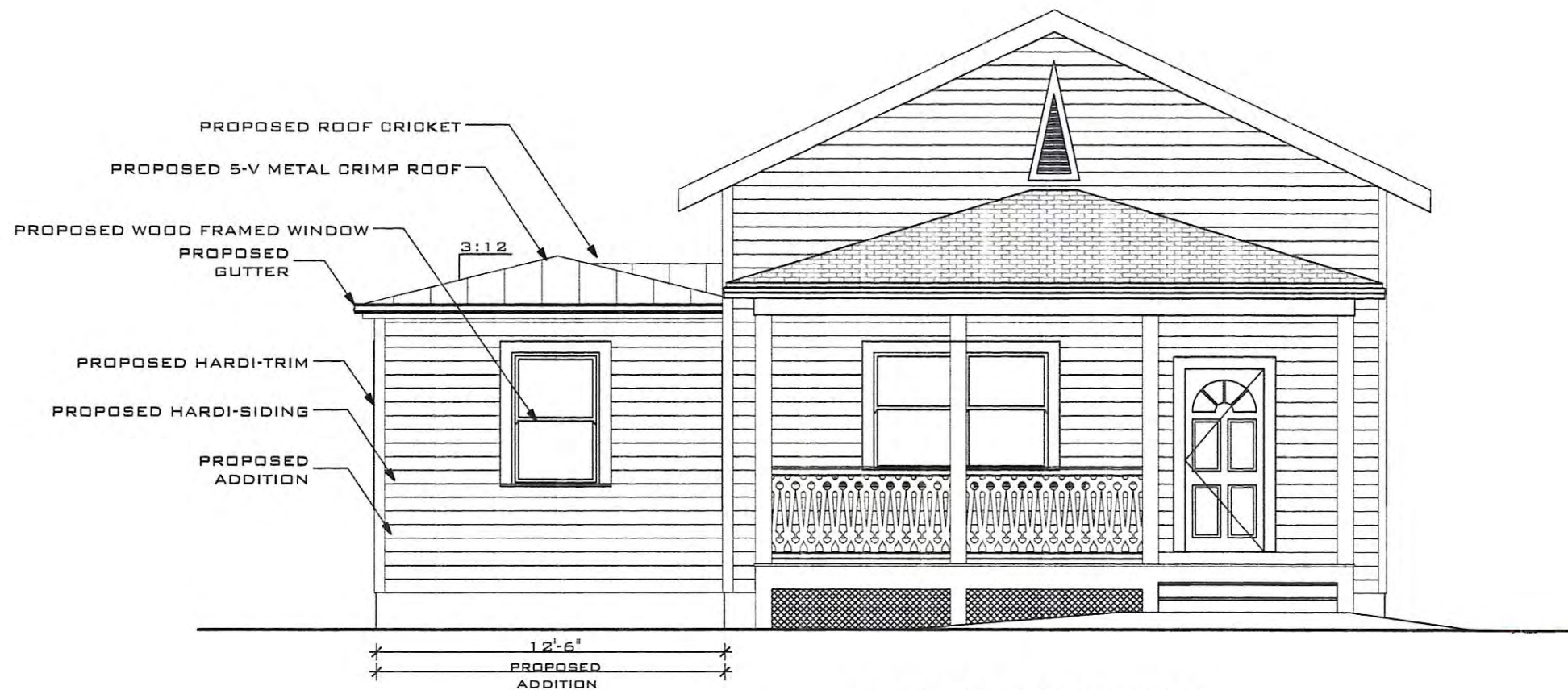
SIGNATURE: *[Signature]*  
DATE: JUL 12 2016

BERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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



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



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

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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

PROJECT: SULAK RESIDENCE

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

TITLE: FRONT ELEVATION 002

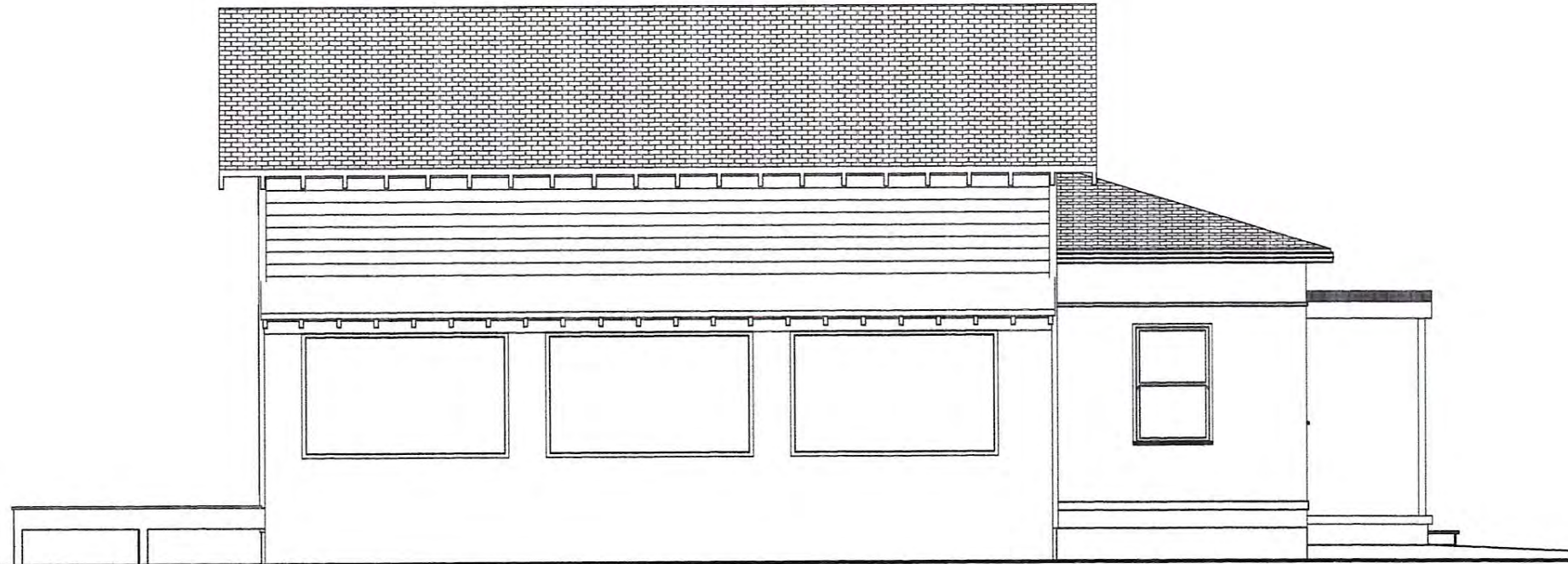
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AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-107		

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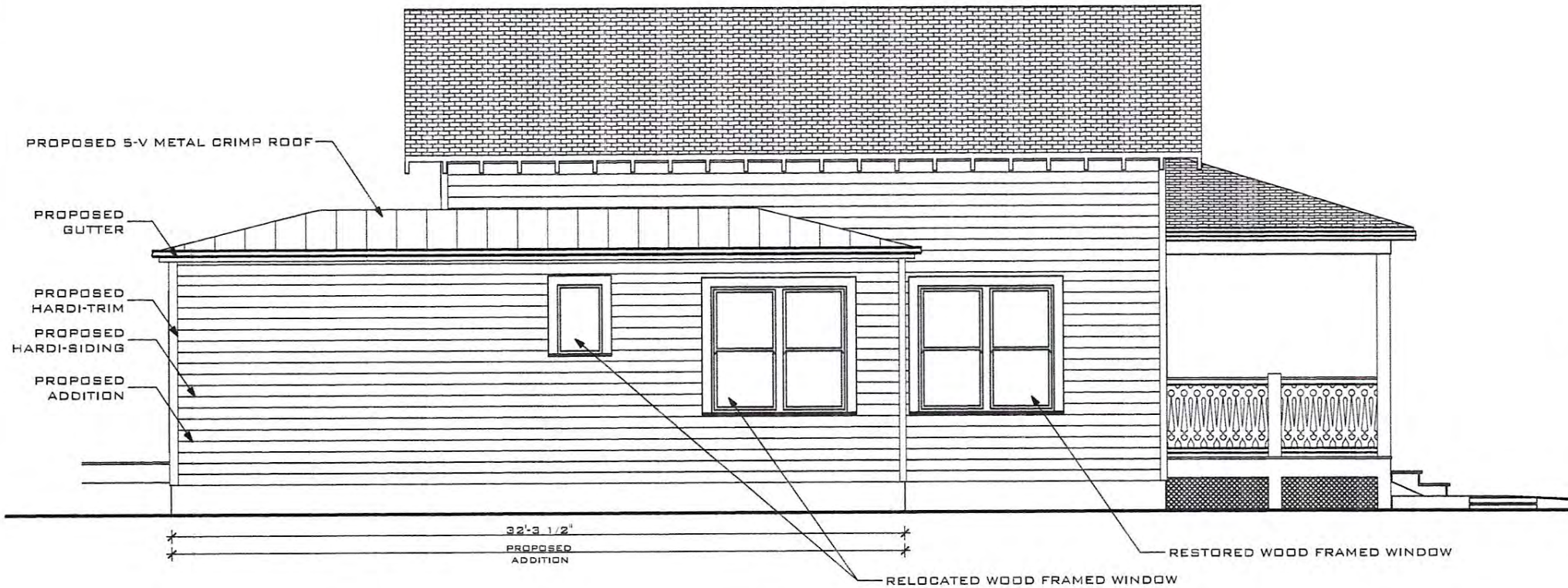
SIGNATURE: *[Handwritten Signature]*  
DATE: JUL 14 2 2016

SEGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





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



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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3706 N. ROOSEVELT BLVD  
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CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **SIDE ELEVATION**

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

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PROFESSIONAL ENGINEER  
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LICENSE NO 71480

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



**EXISTING REAR ELEVATION**

SCALE: 3/16"=1'



**PROPOSED REAR ELEVATION**

SCALE: 3/16"=1'

REV.	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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 CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

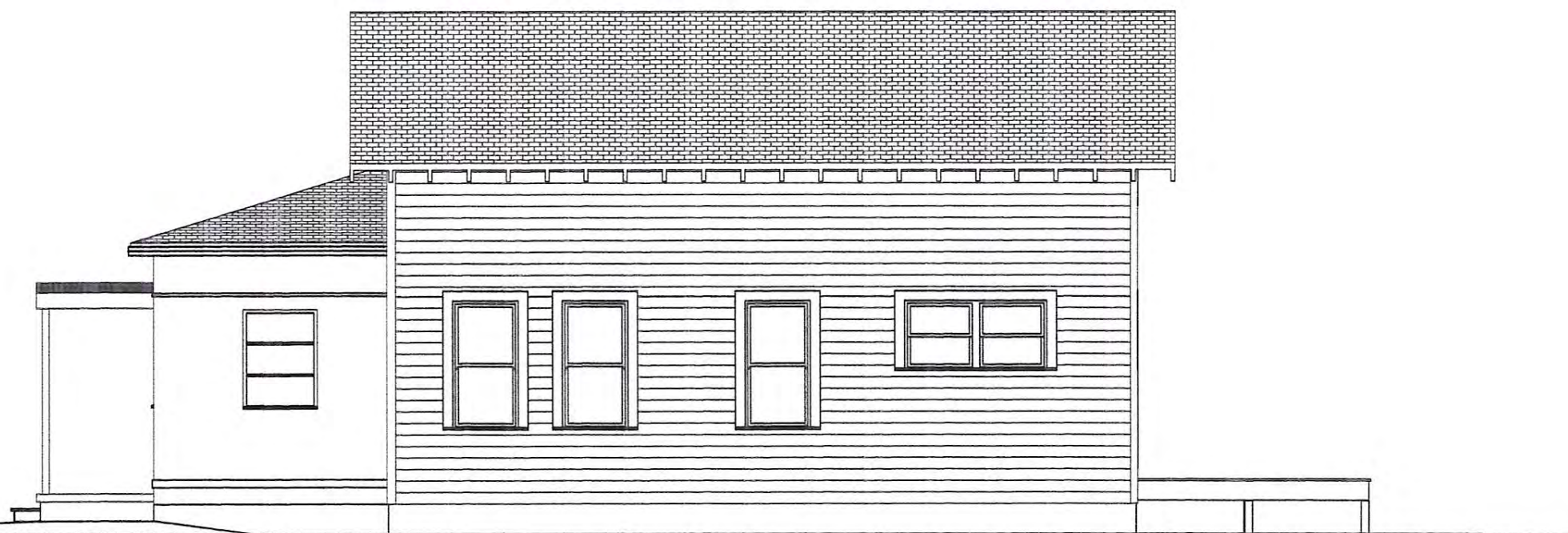
TITLE: **REAR ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-109	REVISION:	

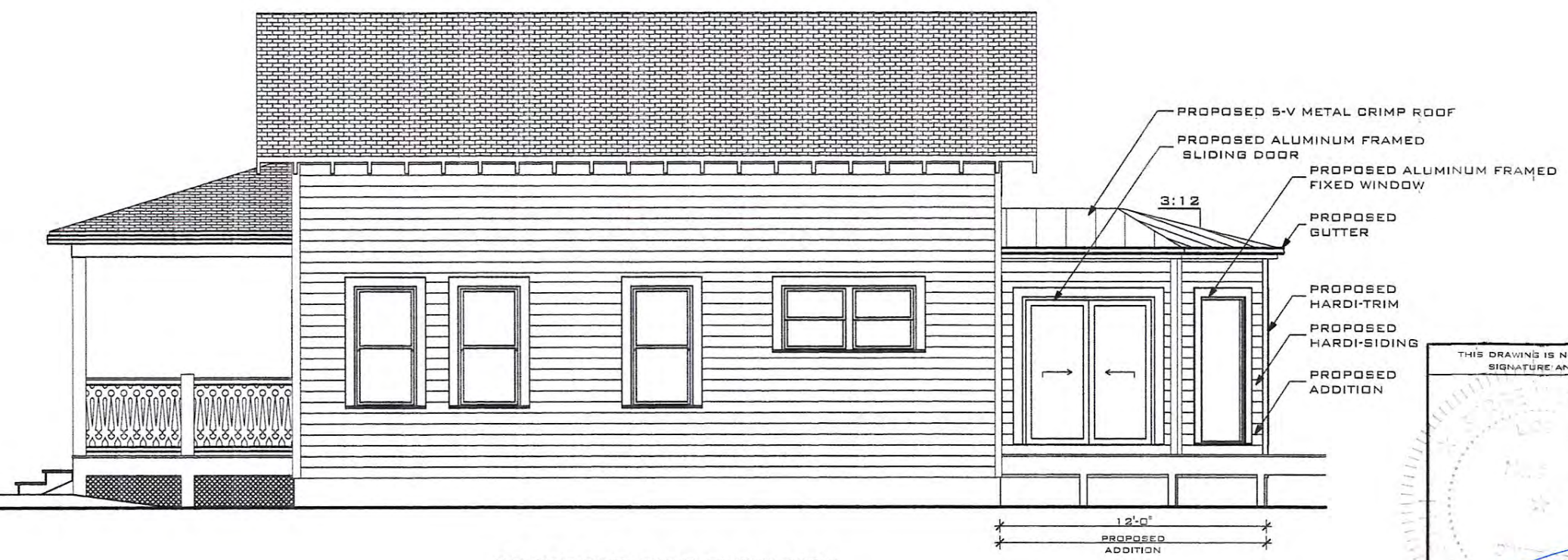
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SIGNATURE: *[Signature]*  
 DATE: 07/12/2016

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71460



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



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

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

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **SIDE ELEVATION**

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

# CASE STUDIES



# ARTIBUS DESIGN

ENGINEERING AND PLANNING

*Artibus*  
PROJECTIVE

## Project Memorandum:

1212 Margaret St,  
Key West, FL 33040

Members of HARC:

Project Background -

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

Case Study 001

Originally Proposed

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

Suggestions from meeting

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

Conclusions

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



# ARTIBUS DESIGN

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## ENGINEERING AND PLANNING

### Case Study 002

#### Proposed

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

#### Suggestions from meeting

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

#### Conclusions

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



## Case Study 003

### Proposed

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

### Conclusion

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

## Proposed Alternatives for Case Study 002

### Alternative Option 001

#### Proposal

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

### Alternative Option 002

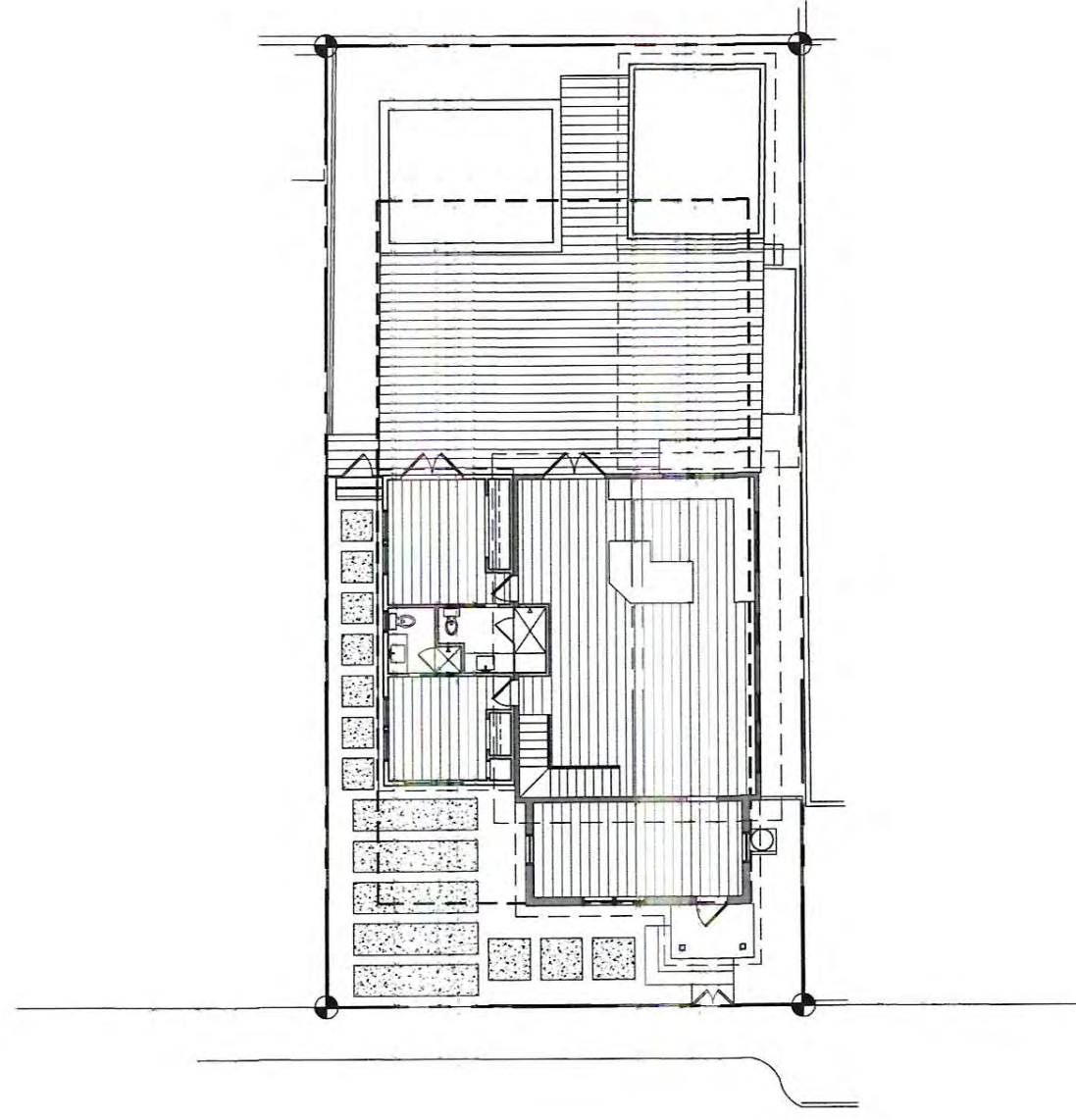
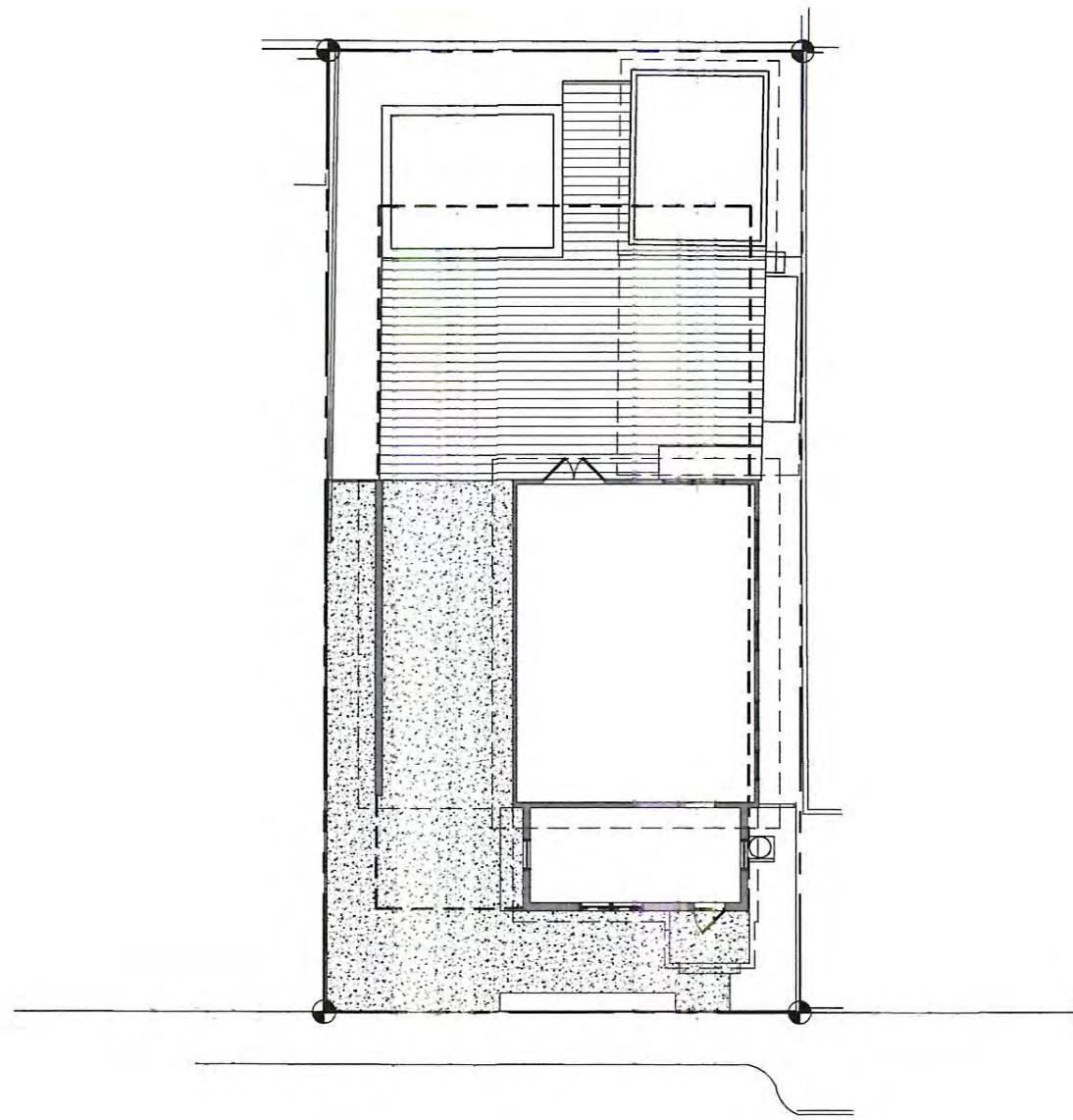
#### Proposal

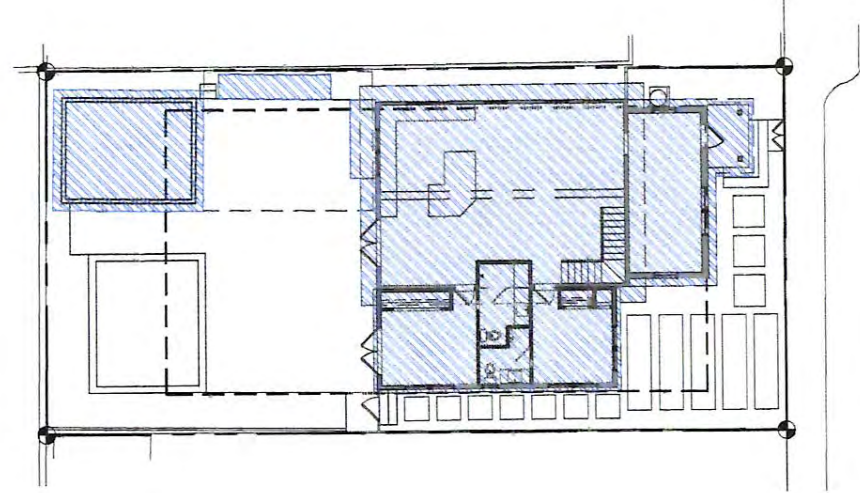
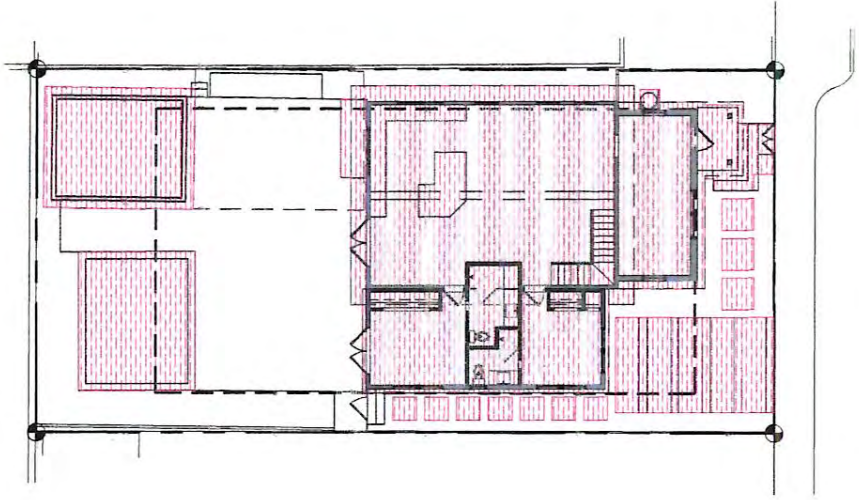
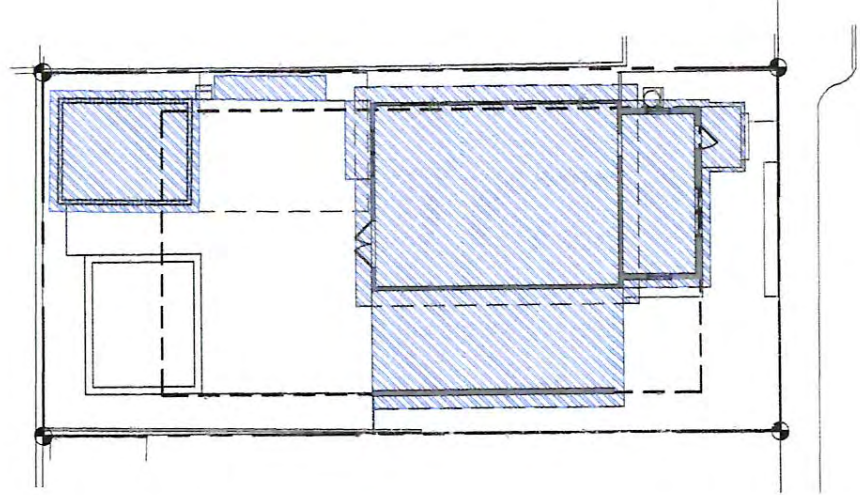
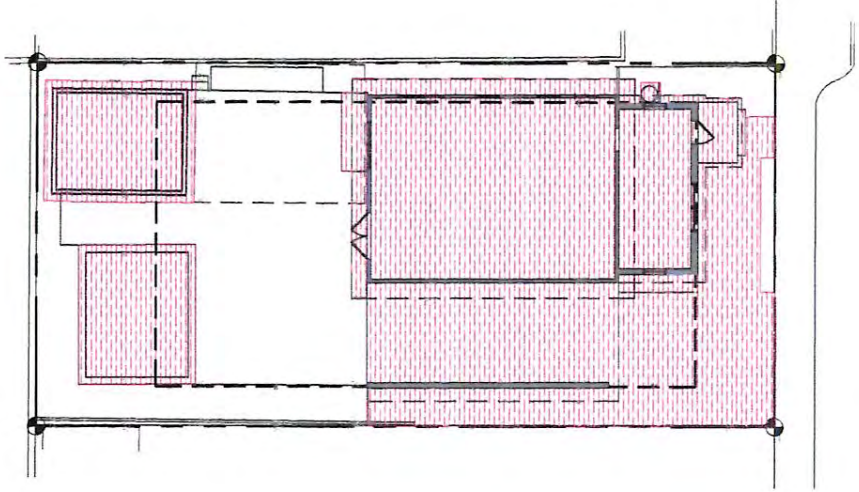
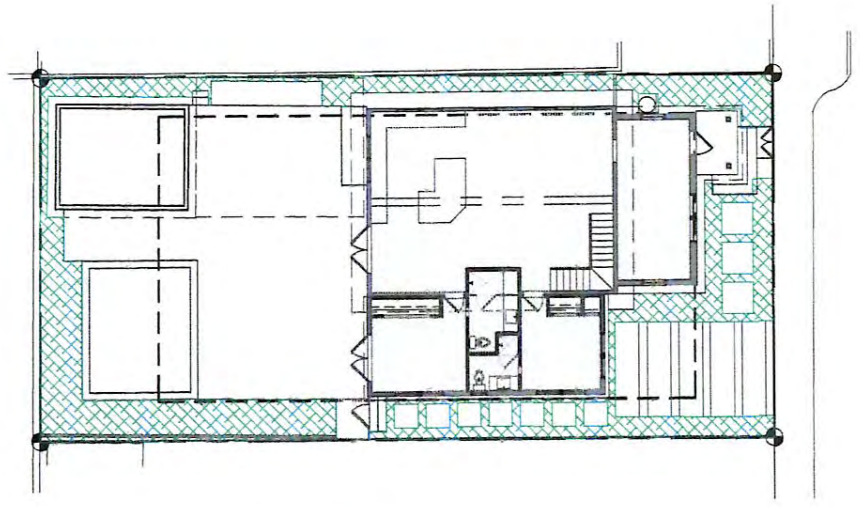
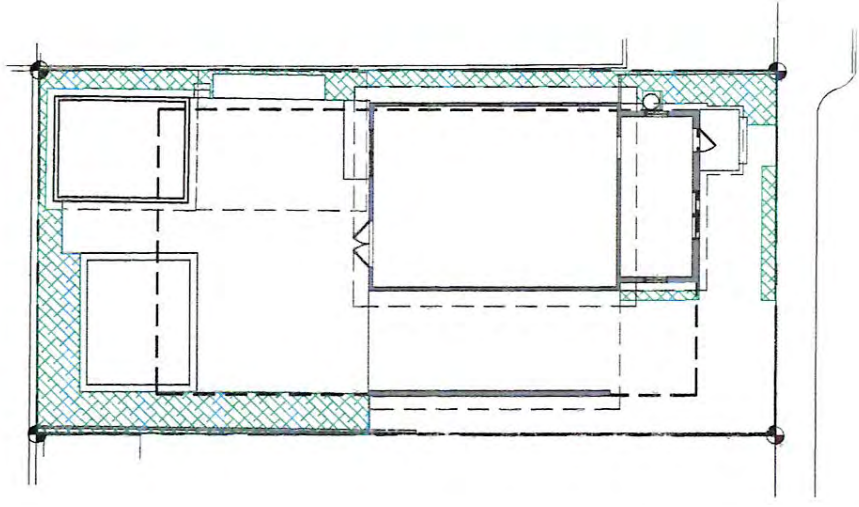
Changes the roof line from Case Study 002 to match that of the carport and again changes the sizing of the window on the front of the addition and calls for the replacement of the window on the enclosed porch.

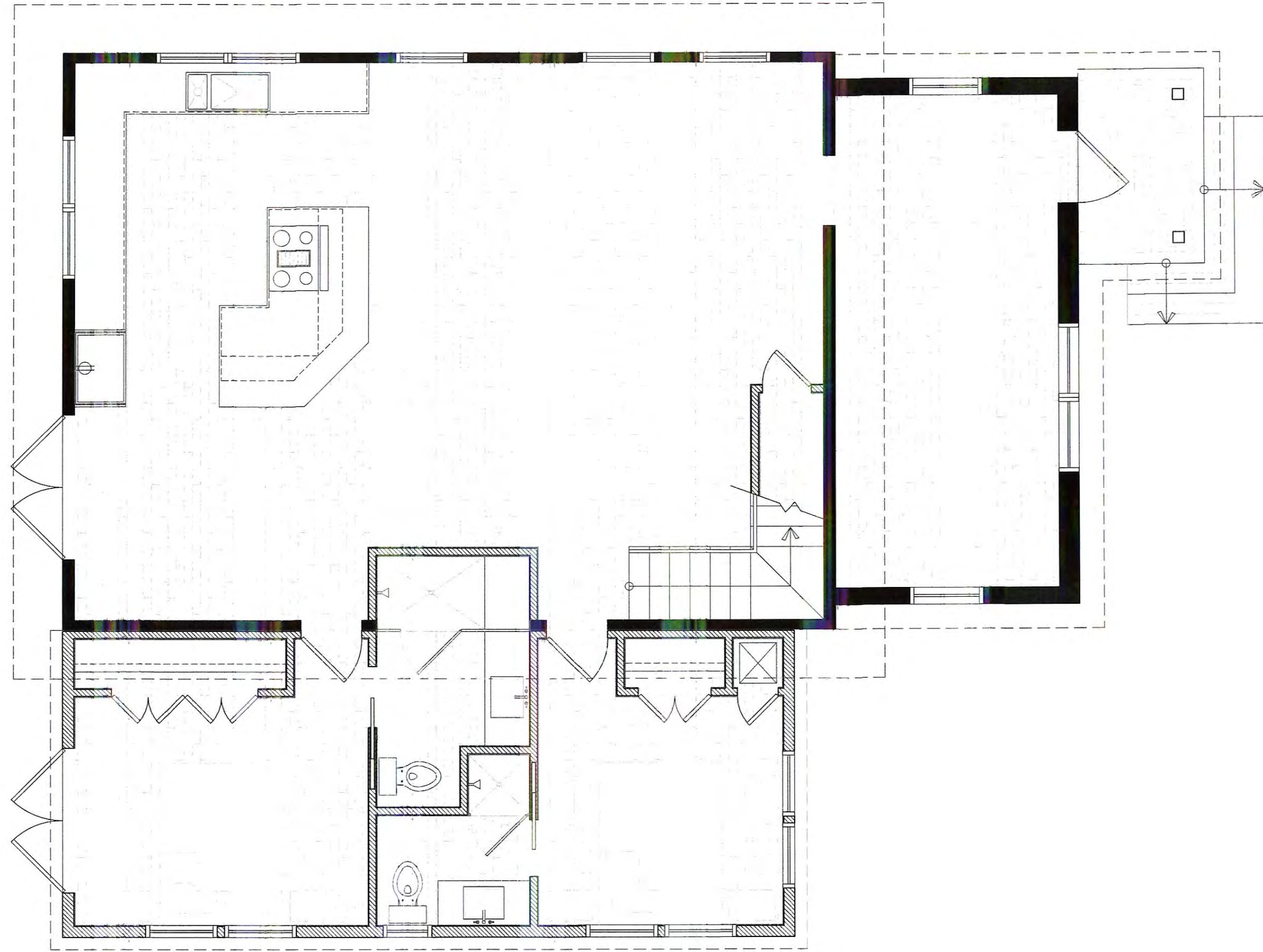
# CASE STUDY 001

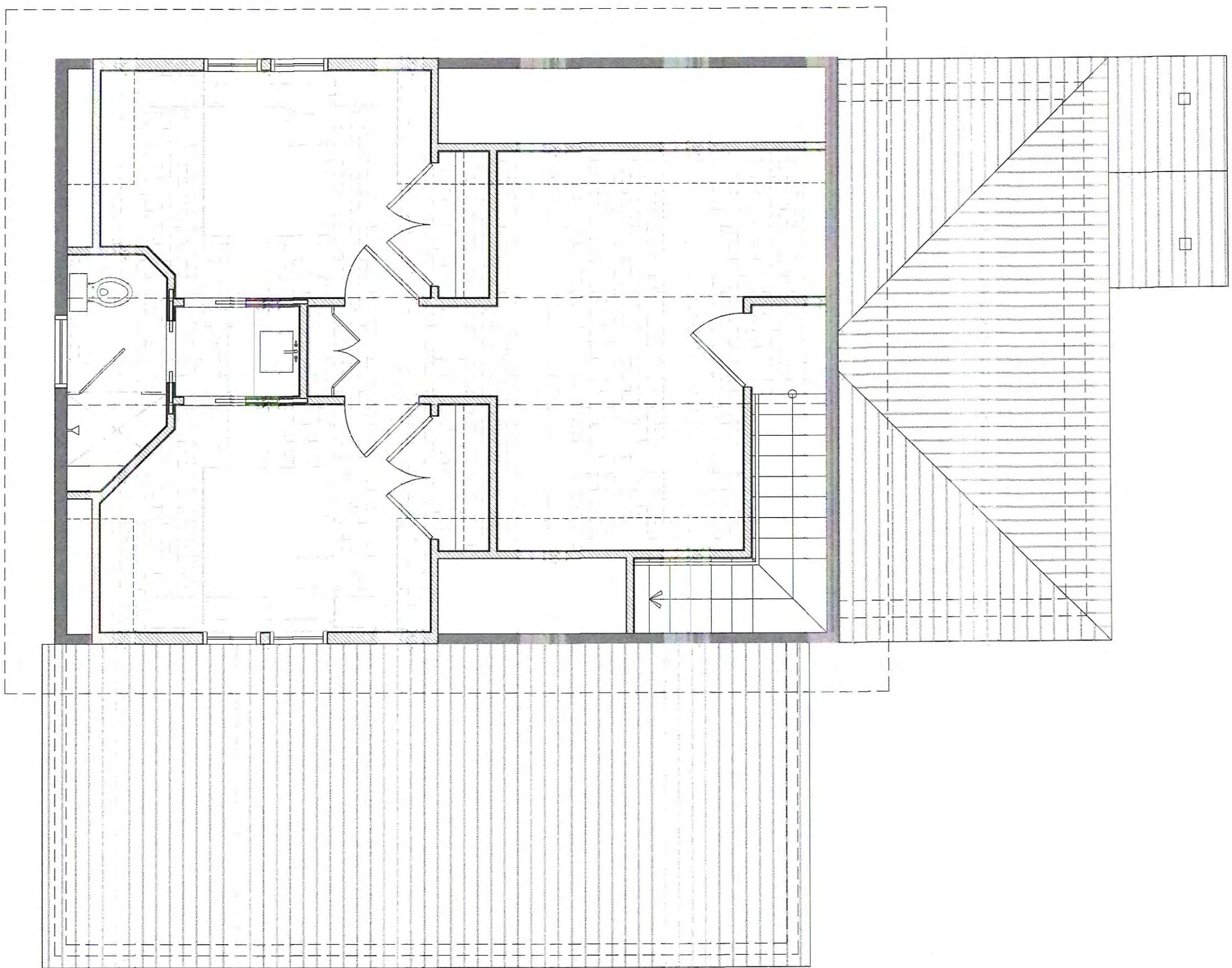
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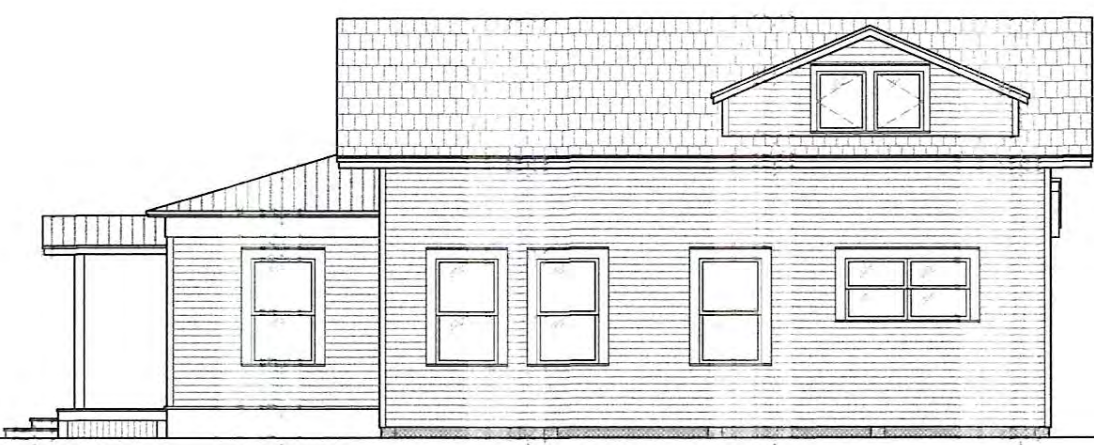




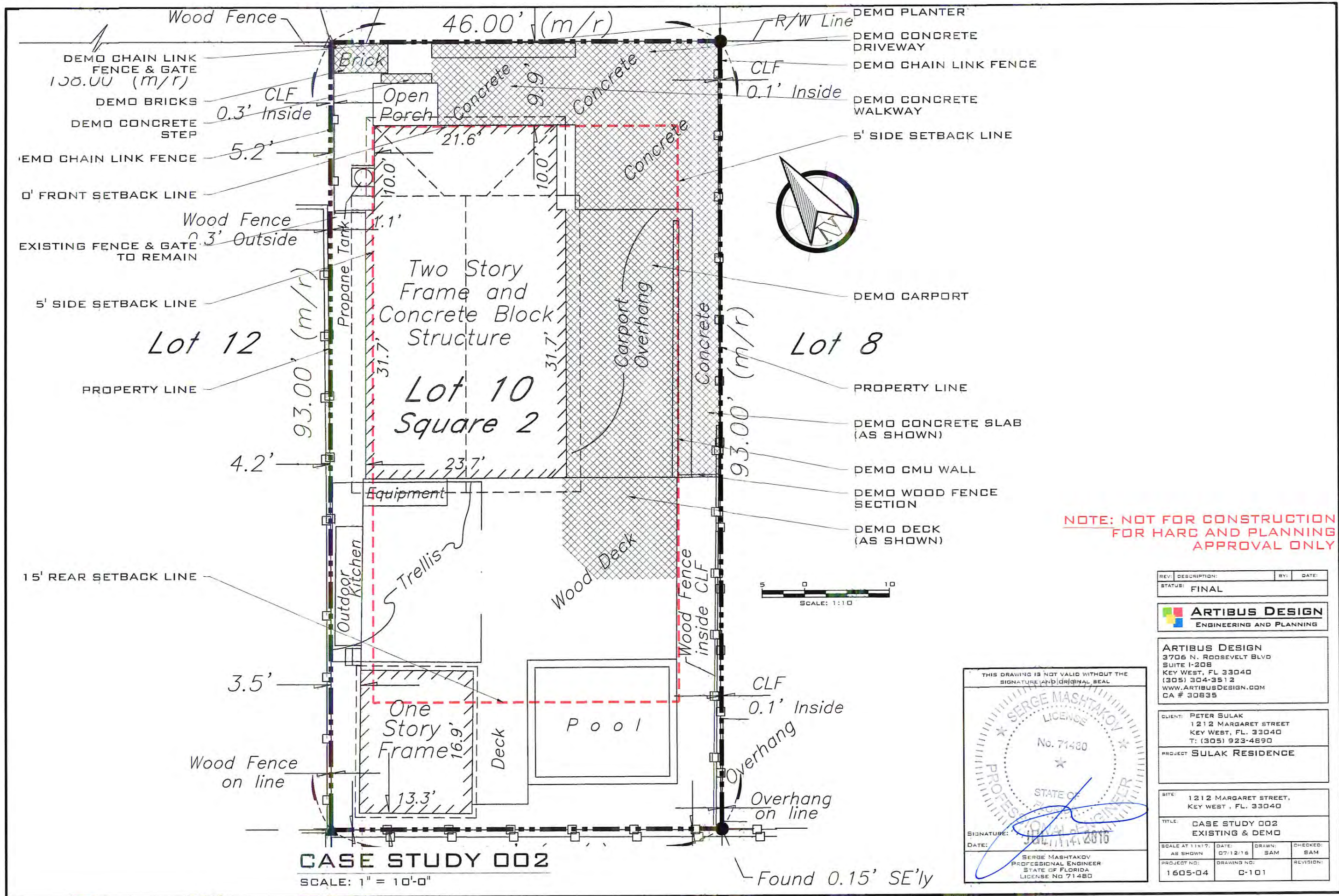




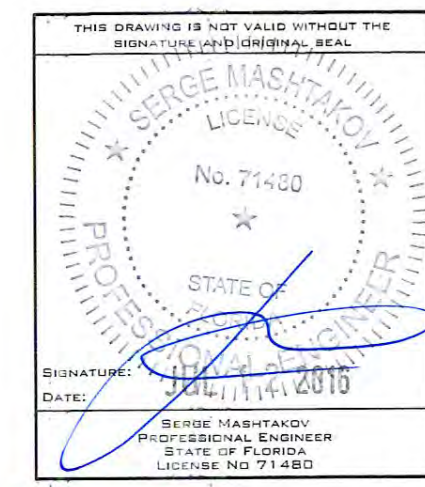




# CASE STUDY 002



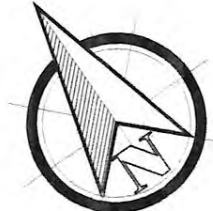
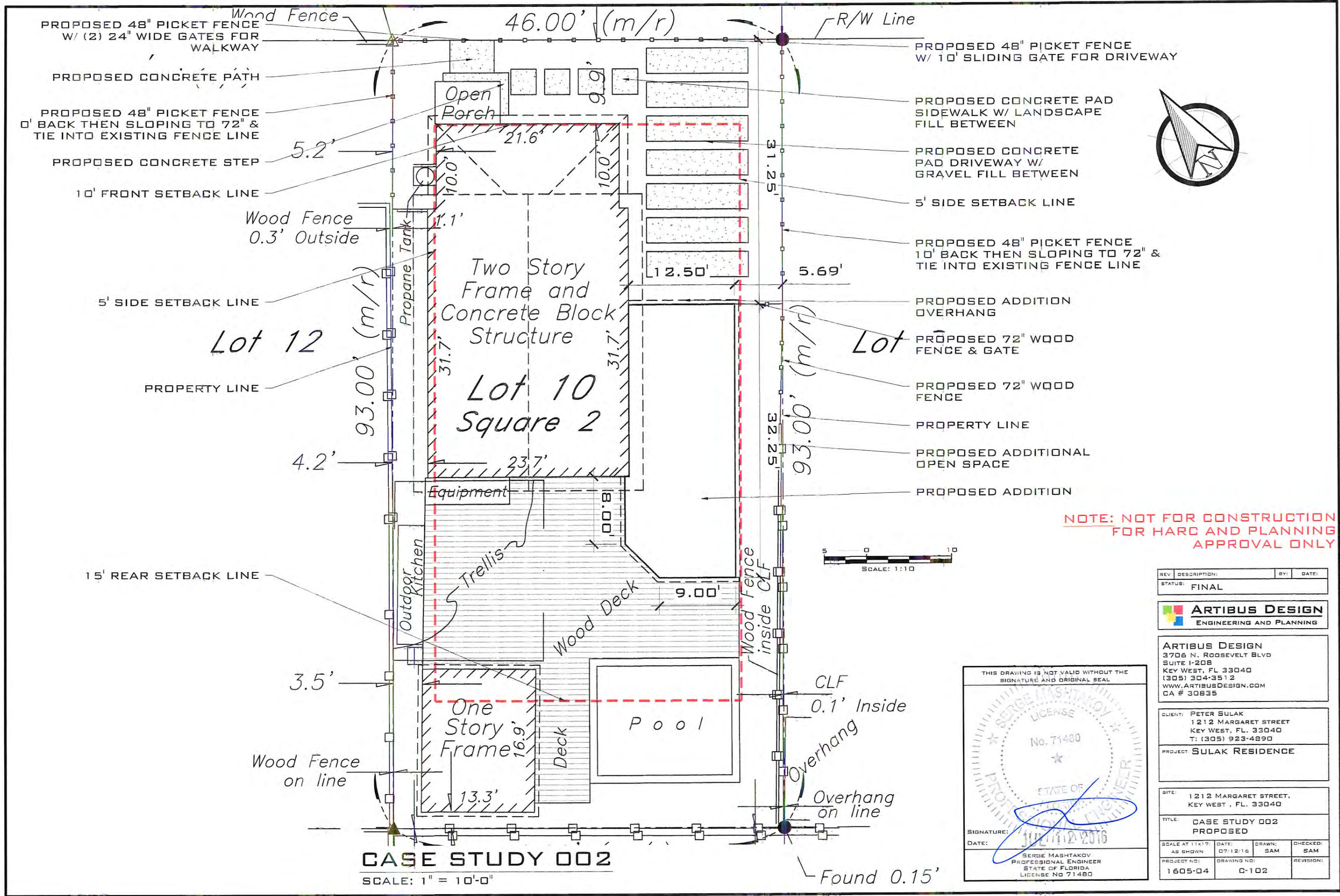
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STATUS: FINAL		
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CLIENT: PETER SULAK 1212 MARGARET STREET KEY WEST, FL. 33040 T: (305) 923-4890		
PROJECT: SULAK RESIDENCE		
SITE: 1212 MARGARET STREET, KEY WEST, FL. 33040		
TITLE: CASE STUDY 002 EXISTING & DEMO		
SCALE AT 1/4"=1'-0"	DATE: 07/12/16	DRAWN: SAM
PROJECT NO: 1605-04	DRAWING NO: C-101	CHECKED: SAM
		REVISION:

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

Found 0.15' SE'ly



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 PROJECT: SULAK RESIDENCE

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

TITLE: CASE STUDY 002  
 PROPOSED

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

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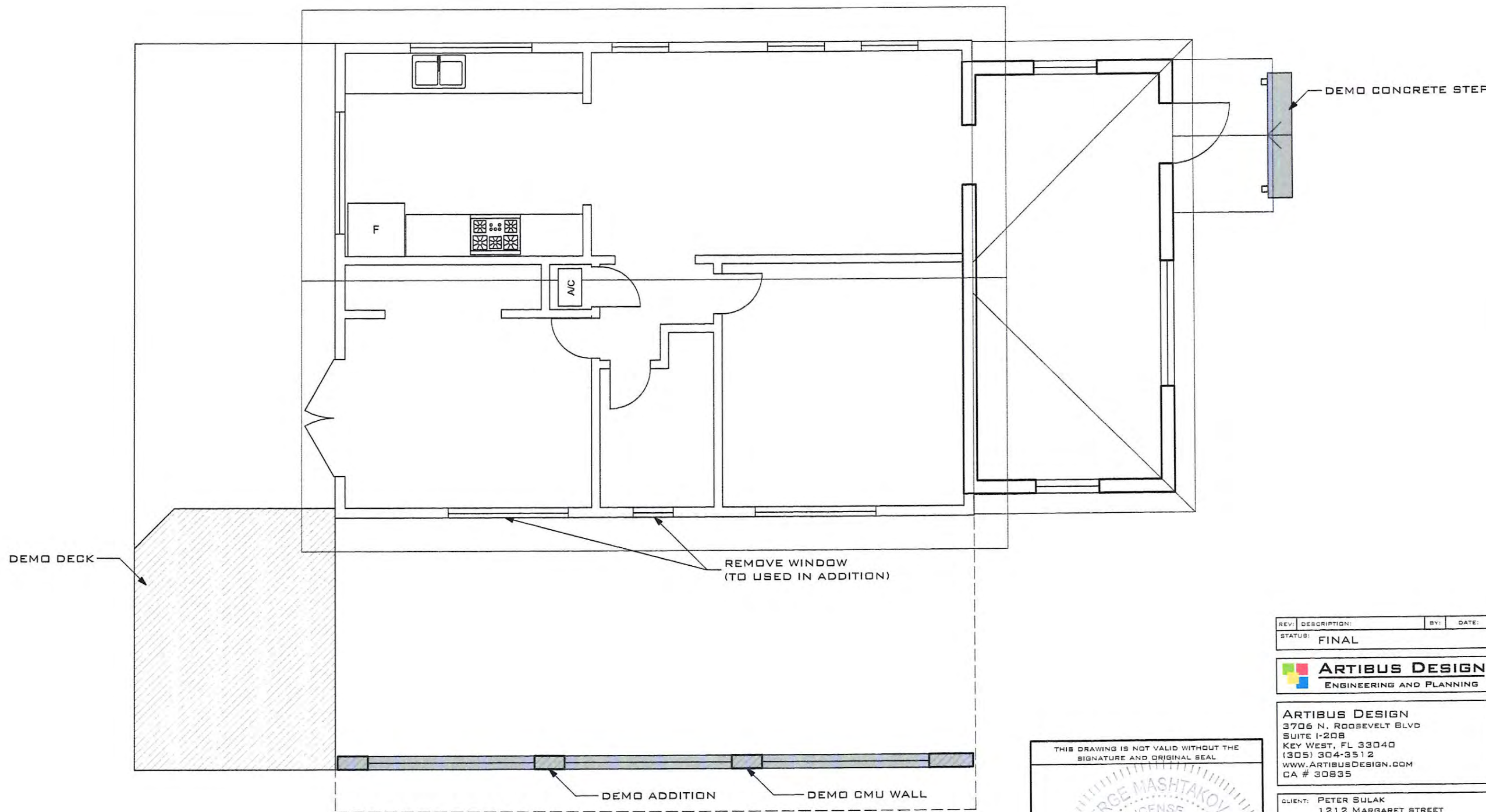
SIGNATURE: *[Signature]*  
 DATE: 07/12/2016

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

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

Found 0.15'





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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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 CA # 30835

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

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

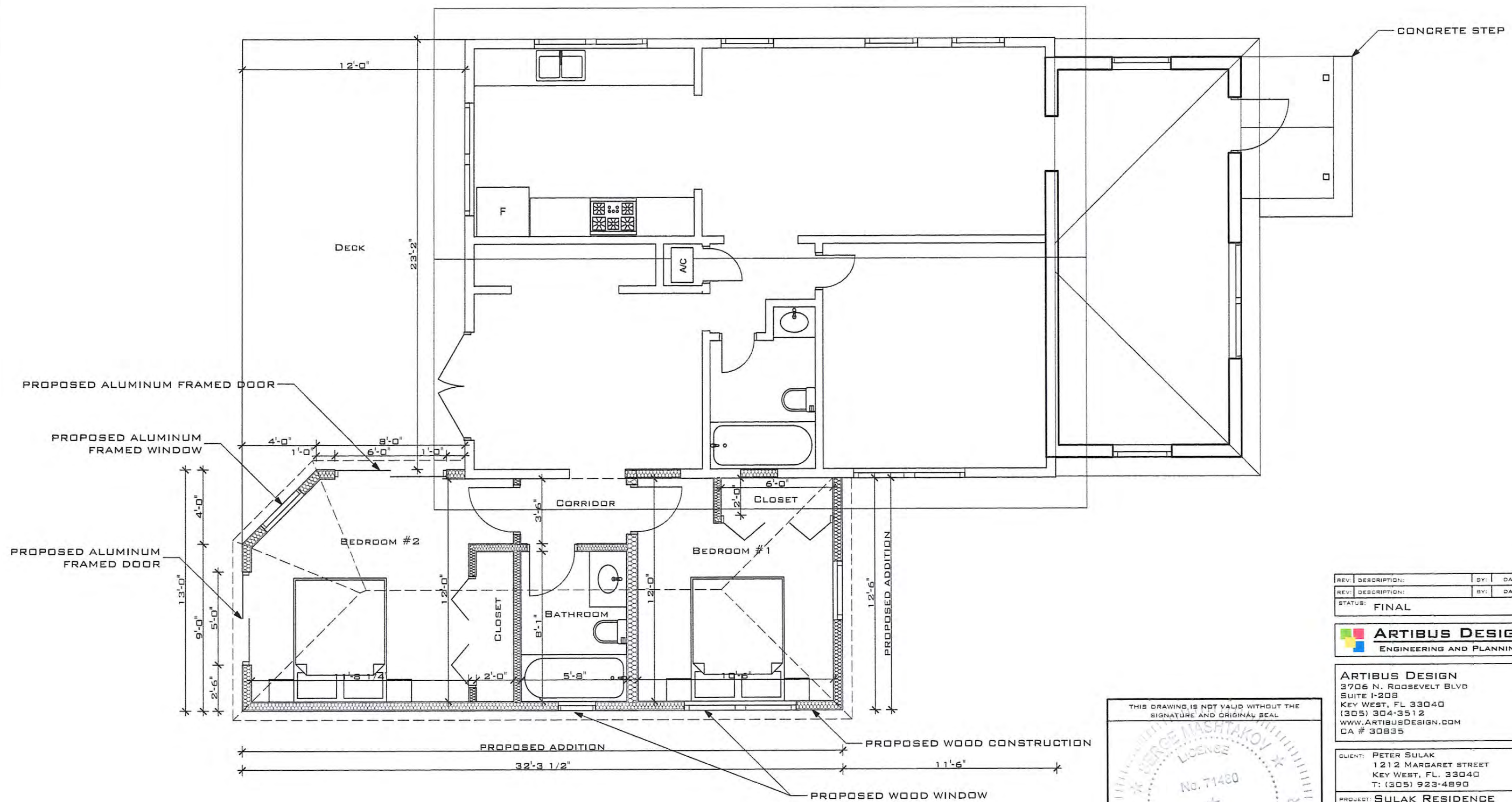
TITLE: **CASE STUDY 002  
 EXISTING FLOOR PLAN**

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

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 DATE: *[Date]*

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 PROFESSIONAL ENGINEER  
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 LICENSE NO 71480



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

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



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

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

TITLE: CASE STUDY 002  
 PROPOSED FLOOR PLAN

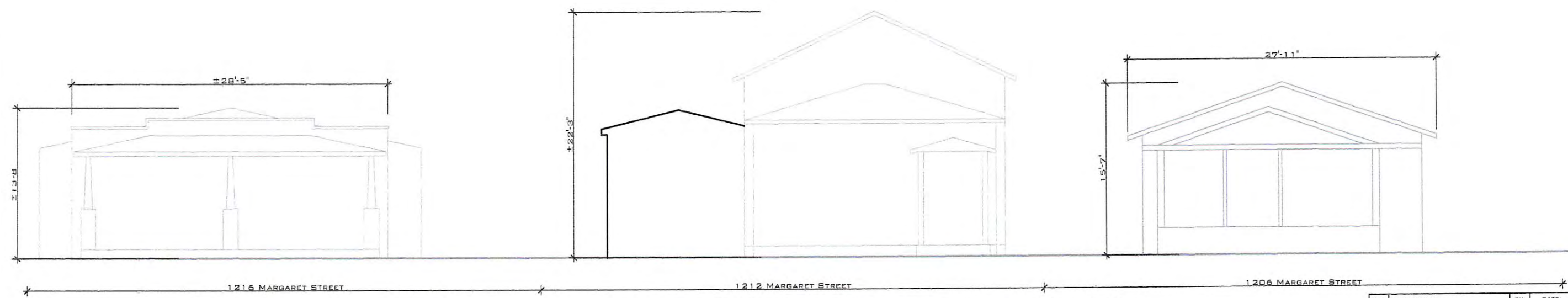
SCALE AT 1/16" AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-104	REVISION:	

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 DATE: 07/12/16  
 SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE No 71480



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



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

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

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

TITLE: CASE STUDY 002 STREET  
SCAPE

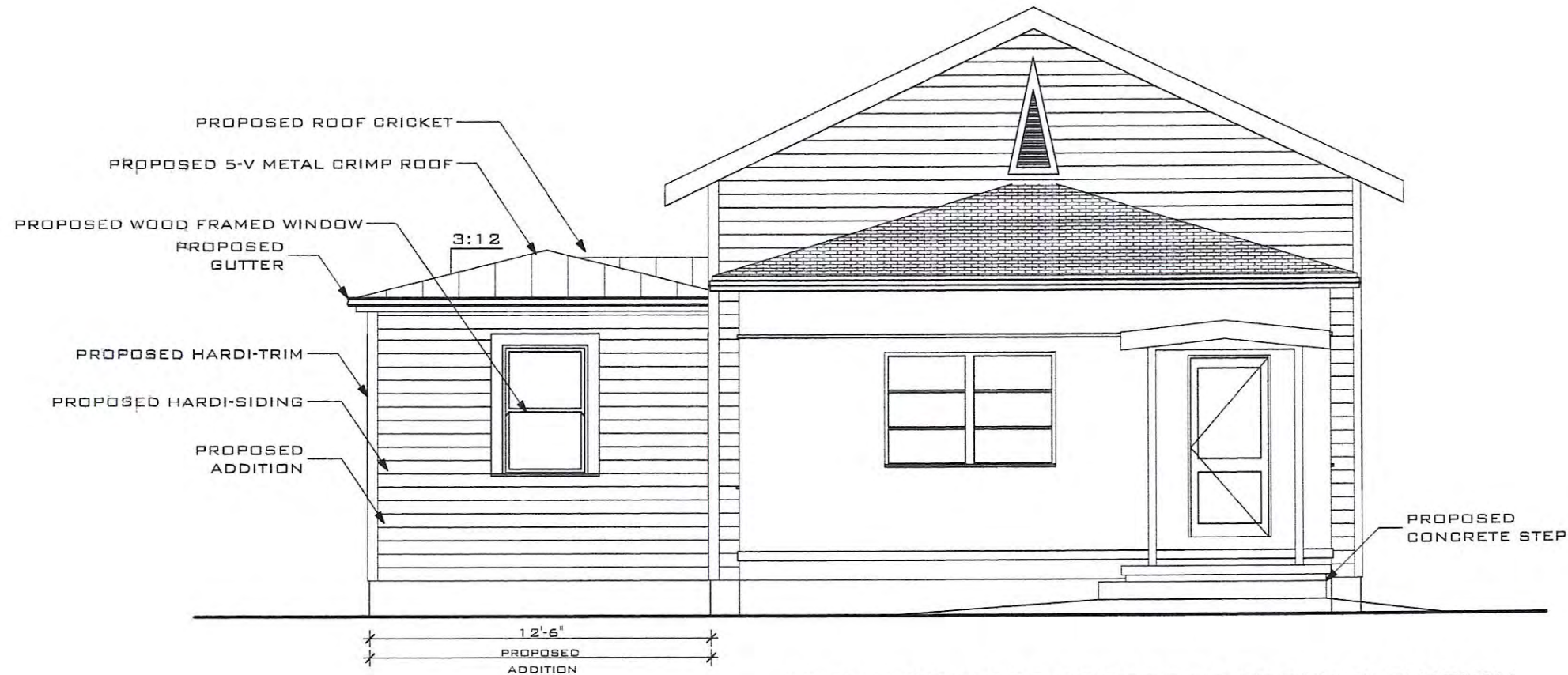
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PROJECT NO: 1605-04	DRAWING NO: C-105	REVISION:	

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DATE: \_\_\_\_\_  
SERGE MASHTAKOV  
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STATE OF FLORIDA  
LICENSE NO 71480



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



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

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **CASE STUDY 002 FRONT  
 ELEVATION**

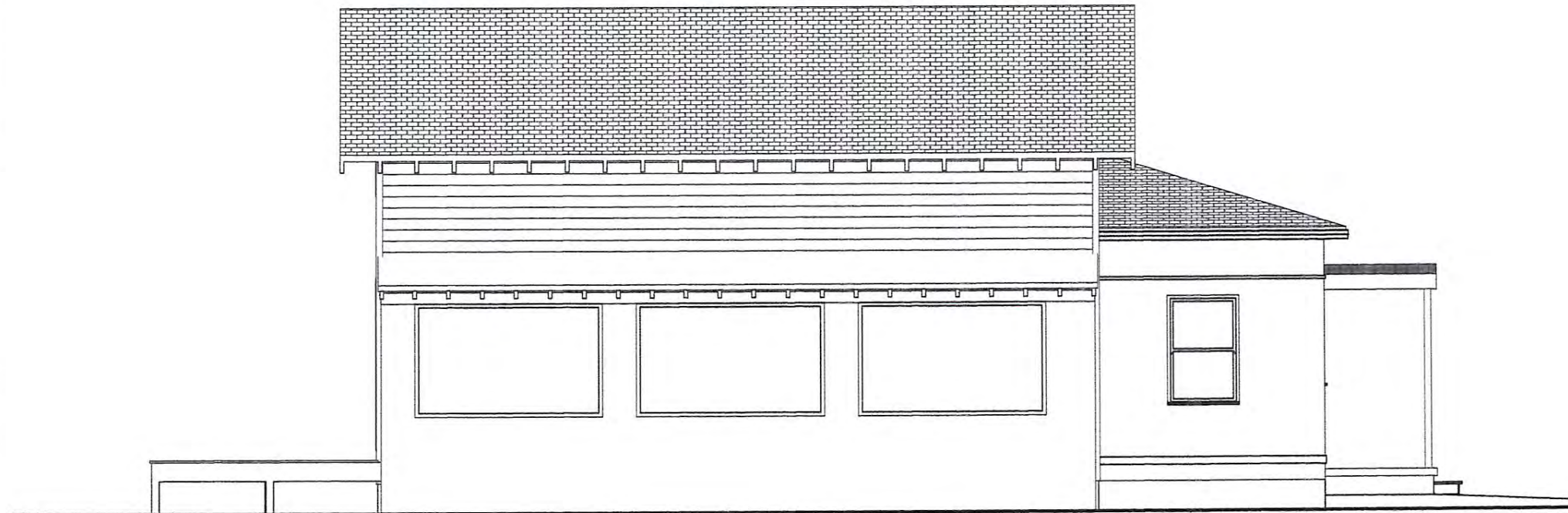
SCALE AT 1/16"=1'	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-106		

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SIGNATURE: *Serge Mashtakov*

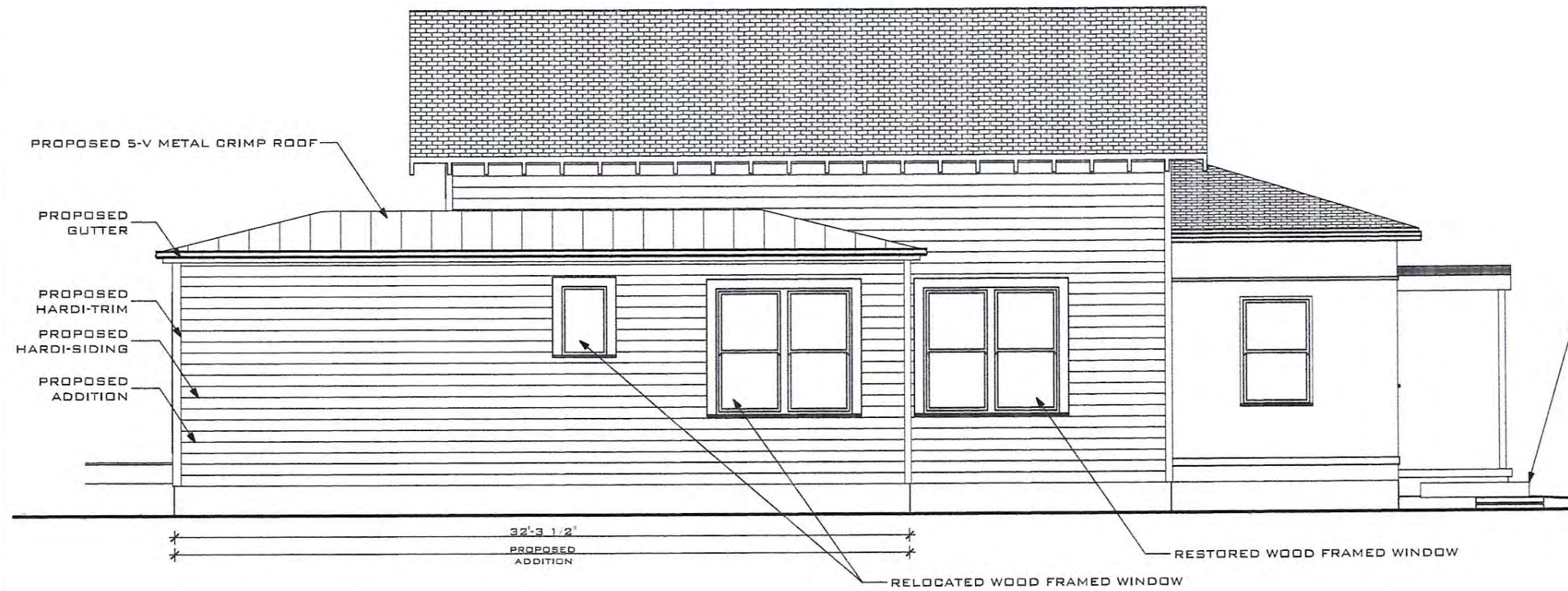
DATE: JUL 12 2016

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 STATE OF FLORIDA  
 LICENSE NO 71480



**CASE STUDY 002 EXISTING SIDE ELEVATION**

SCALE : 3/16" = 1'



**CASE STUDY 002 PROPOSED SIDE ELEVATION**

SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

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

PROJECT: SULAK RESIDENCE

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

TITLE: CASE STUDY 002 SIDE  
 ELEVATION

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

PROPOSED CONCRETE STEP

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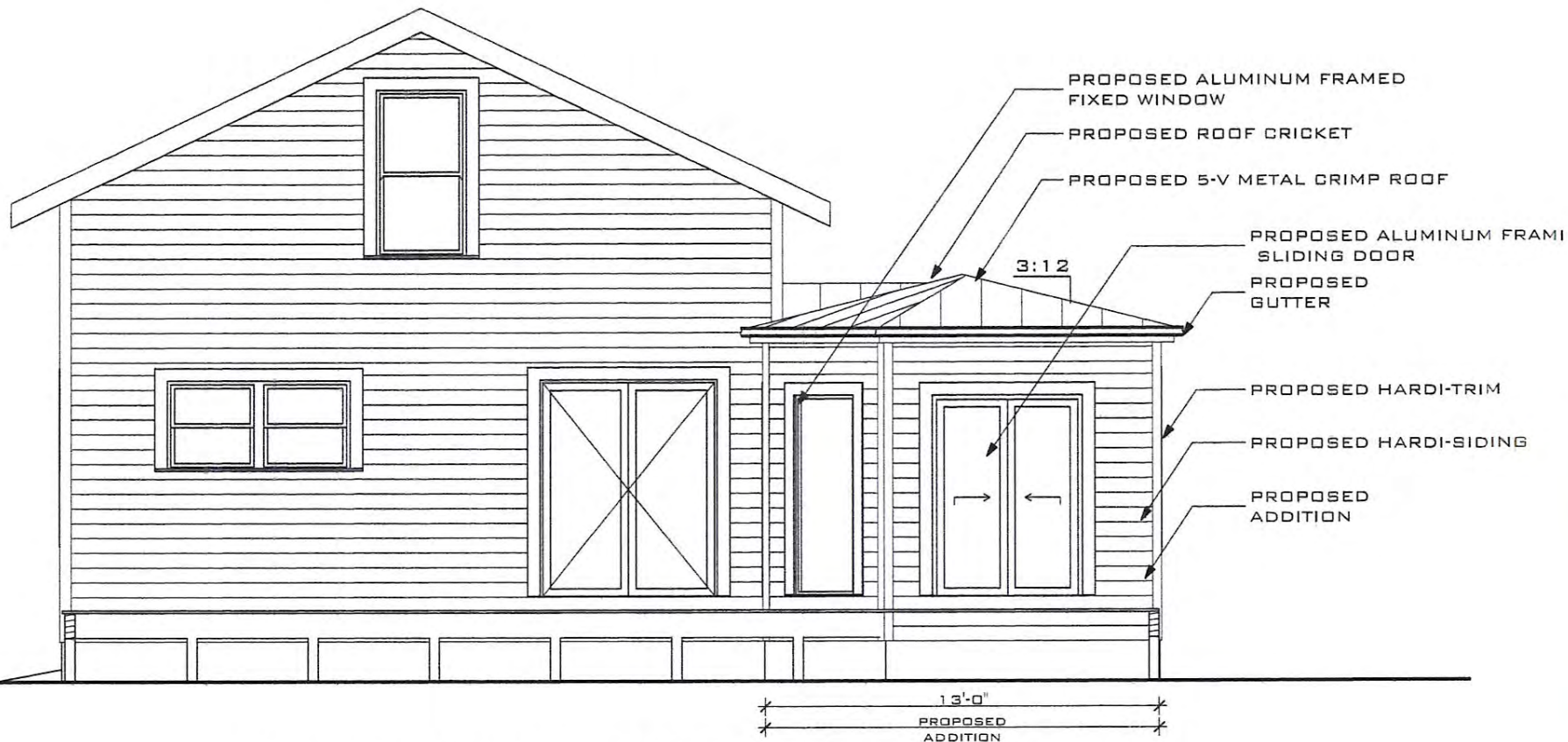
SIGNATURE: *[Signature]*

DATE: 07/12/2016

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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE No. 71480



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



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

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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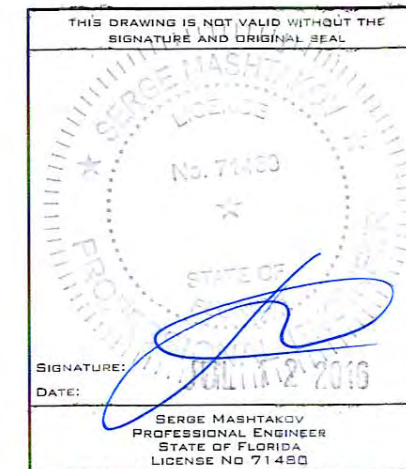
CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890

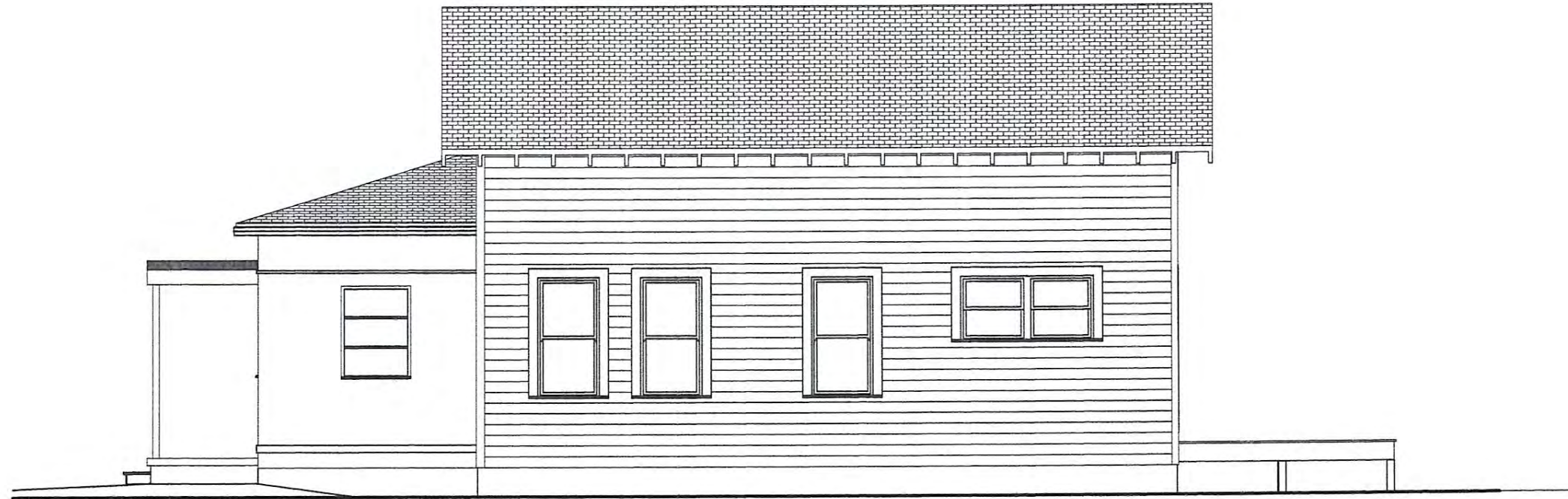
PROJECT: SULAK RESIDENCE

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

TITLE: CASE STUDY 002 REAR  
ELEVATION

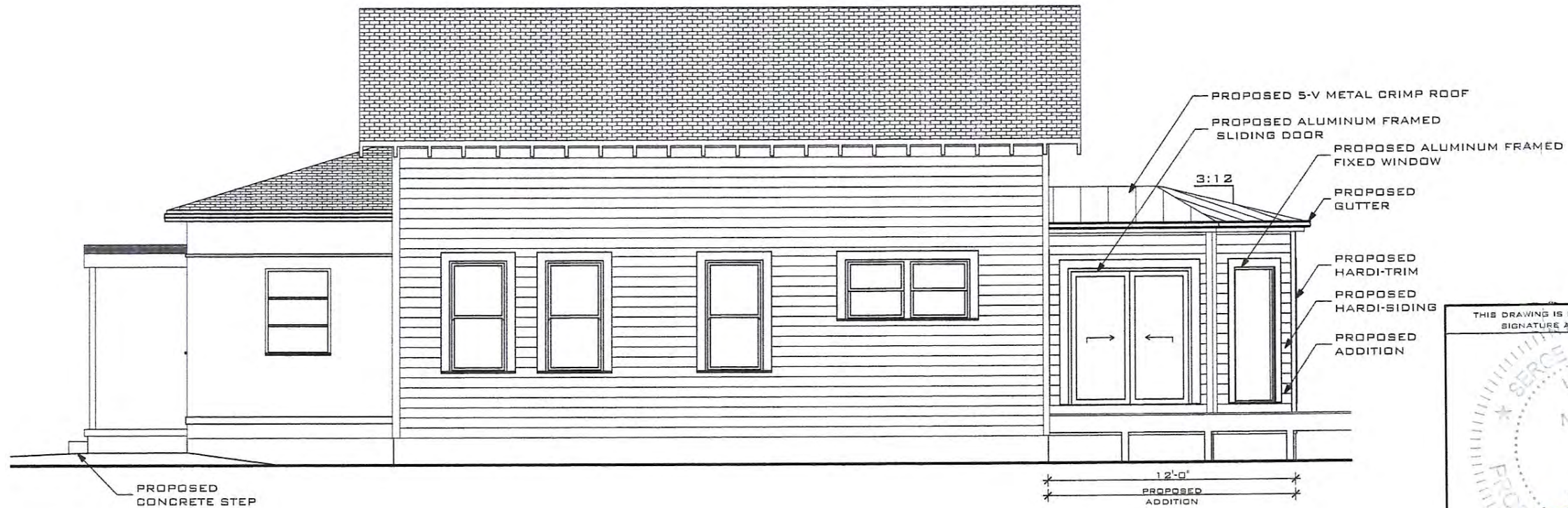
SCALE AT 1/16" = 1'	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-108	REVISION:	





**CASE STUDY 002 EXISTING SIDE ELEVATION**

SCALE : 3/16"=1'



**CASE STUDY 002 PROPOSED SIDE ELEVATION**

SCALE : 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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 CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **CASE STUDY 002 SIDE  
 ELEVATION**

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

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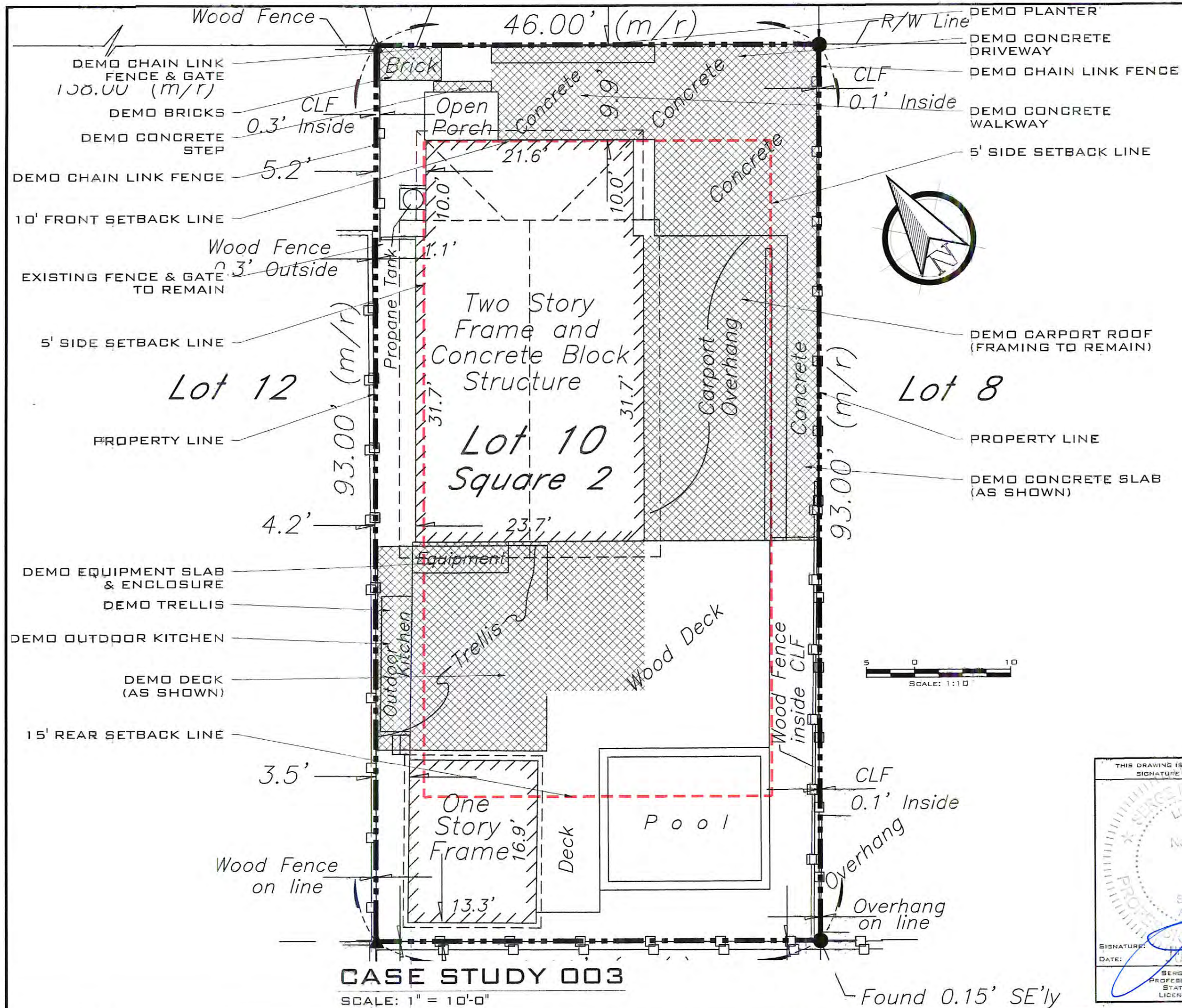
SIGNATURE: *[Handwritten Signature]*

DATE:

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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

CASE STUDY 003





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



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

PROJECT: SULAK RESIDENCE

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

TITLE: EXISTING SITE PLAN

SCALE AT 1"X17":	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-100		

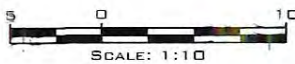
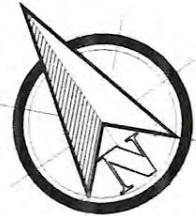
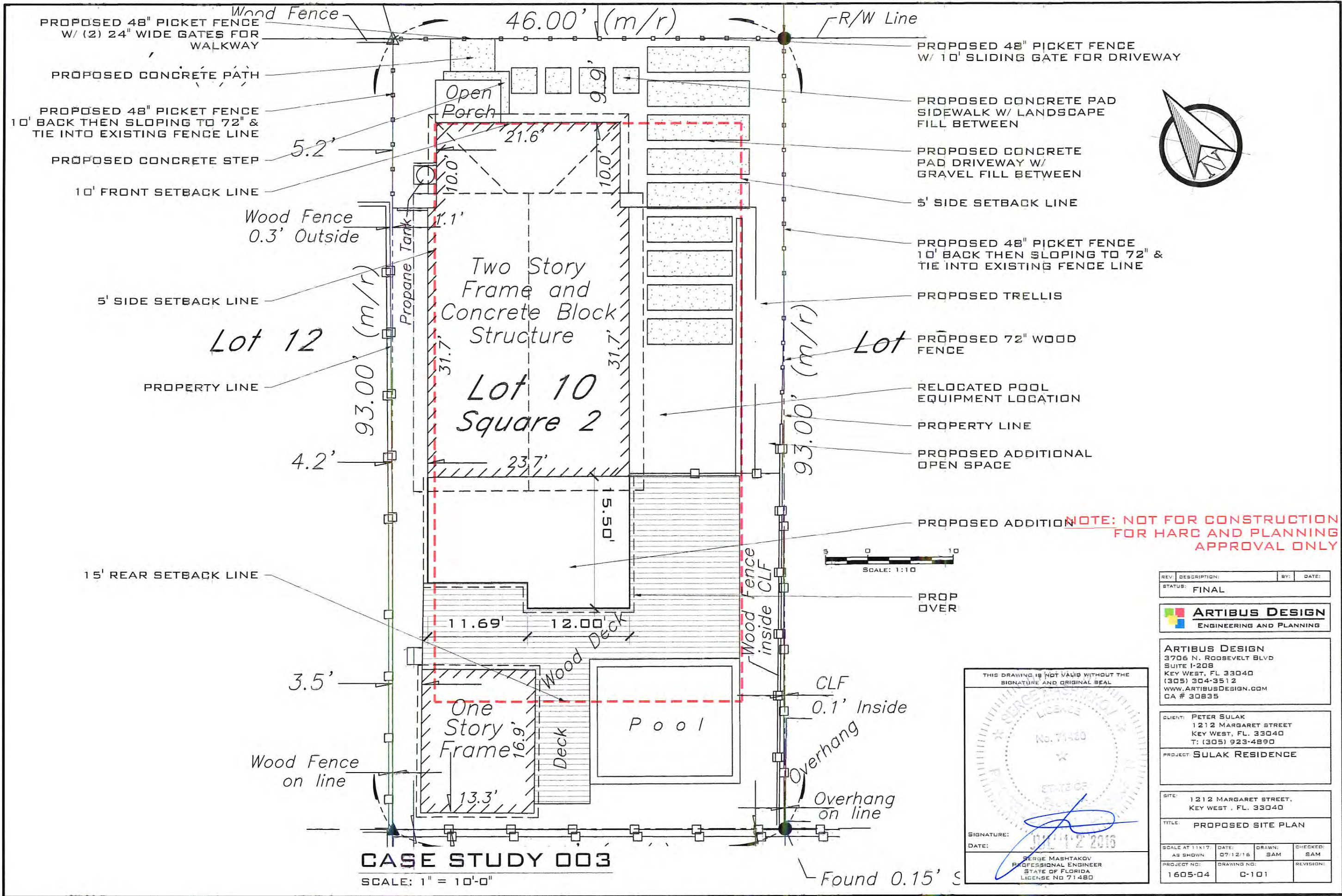
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SIGNATURE: *[Signature]*

DATE: 07/12/16

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 STATE OF FLORIDA  
 LICENSE NO 71480

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



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

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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

PROJECT: SULAK RESIDENCE

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

TITLE: PROPOSED SITE PLAN

SCALE AT 1/4"=1'-0"	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: C-101	REVISION:	

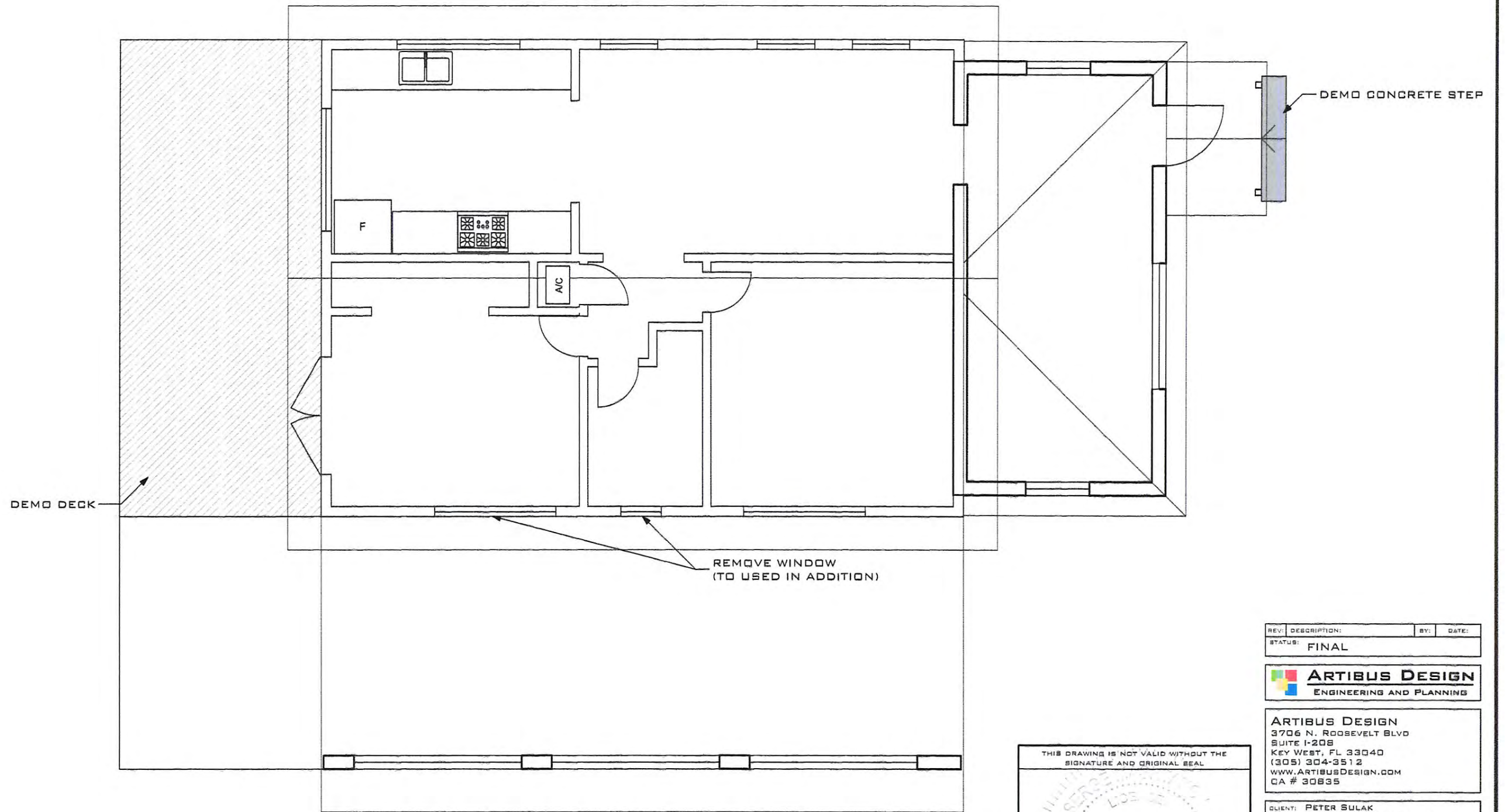
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SIGNATURE: *[Signature]*  
 DATE: JUL 12 2016

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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

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

Found 0.15' S



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

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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 CA # 30835

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

PROJECT: SULAK RESIDENCE

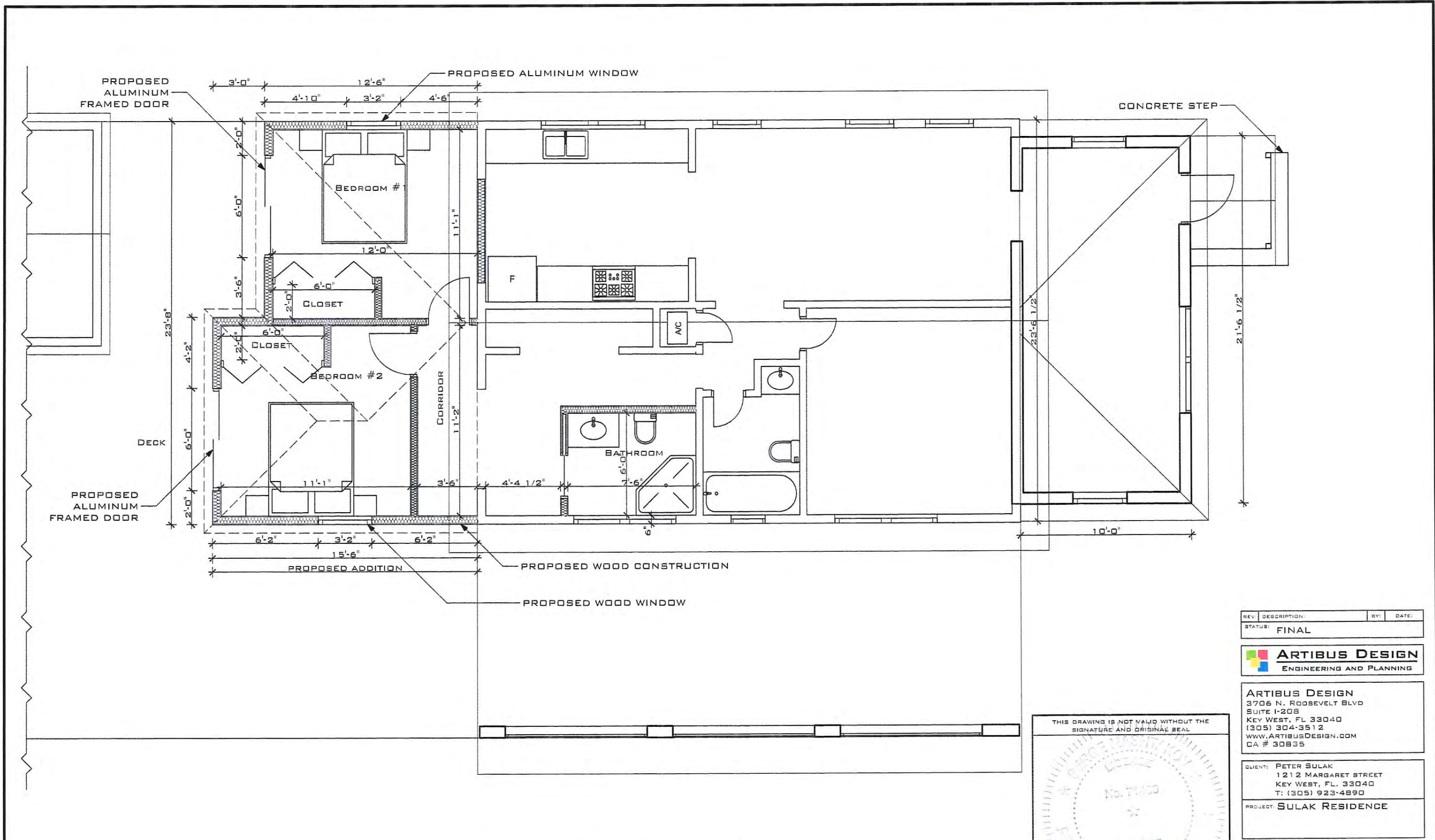
SITE: 1212 MARGARET STREET,  
 KEY WEST, FL. 33040

TITLE: CASE STUDY 003  
 EXISTING FLOOR PLAN

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

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 DATE: JUL 12 2016  
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**CASE STUDY 003 PROPOSED FLOOR PLAN**  
 SCALE : 3/16" = 1'

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			



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

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

TITLE: CASE STUDY 003  
 PROPOSED FLOOR PLAN

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

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 STATE OF FLORIDA  
 LICENSE NO 71480



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



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

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CA # 30835

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

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

TITLE: CASE STUDY 003 STREET  
SCAPE

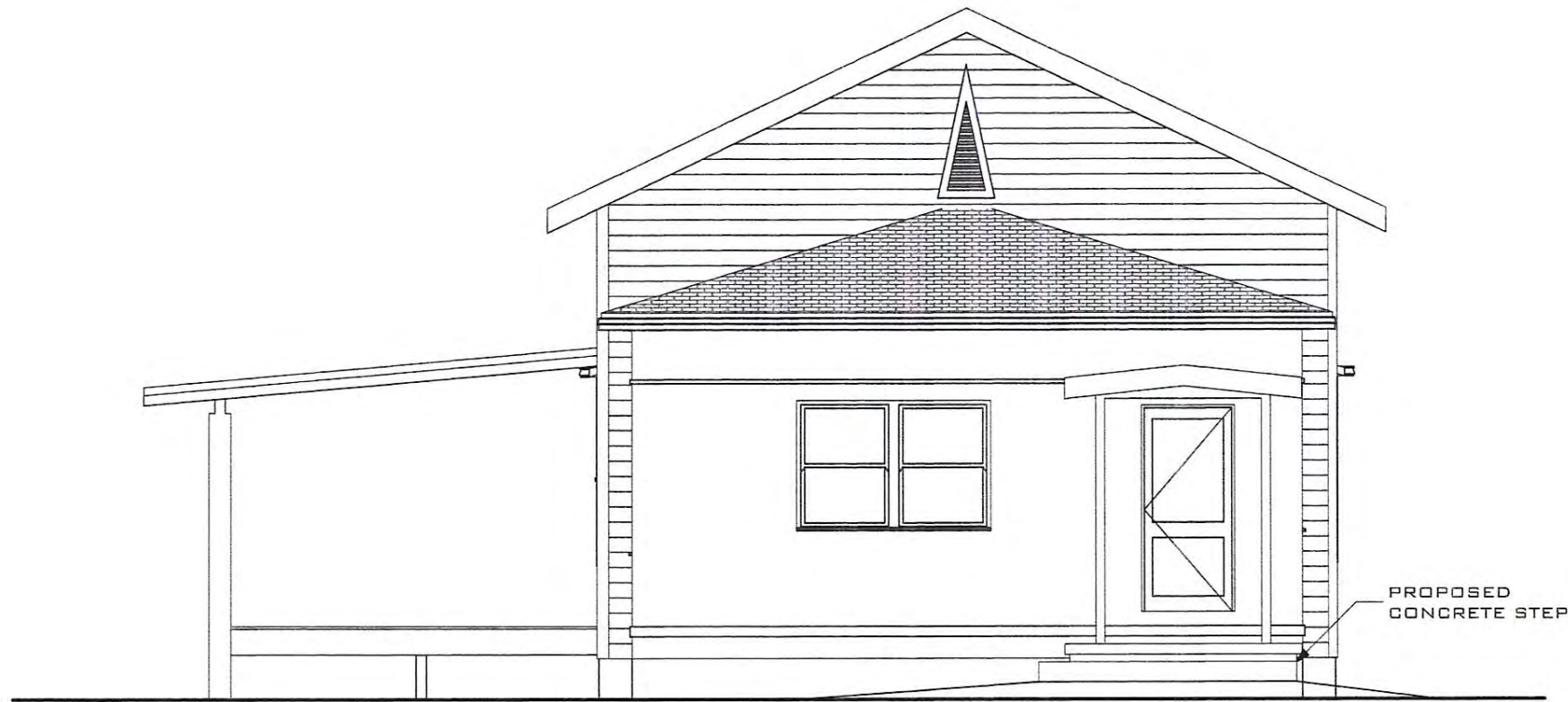
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PROJECT NO: 1605-04	DRAWING NO: C-104	REVISION:	

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STATE OF FLORIDA  
LICENSE NO 71480



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



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

REV.	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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 CA # 30835

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

PROJECT: SULAK RESIDENCE

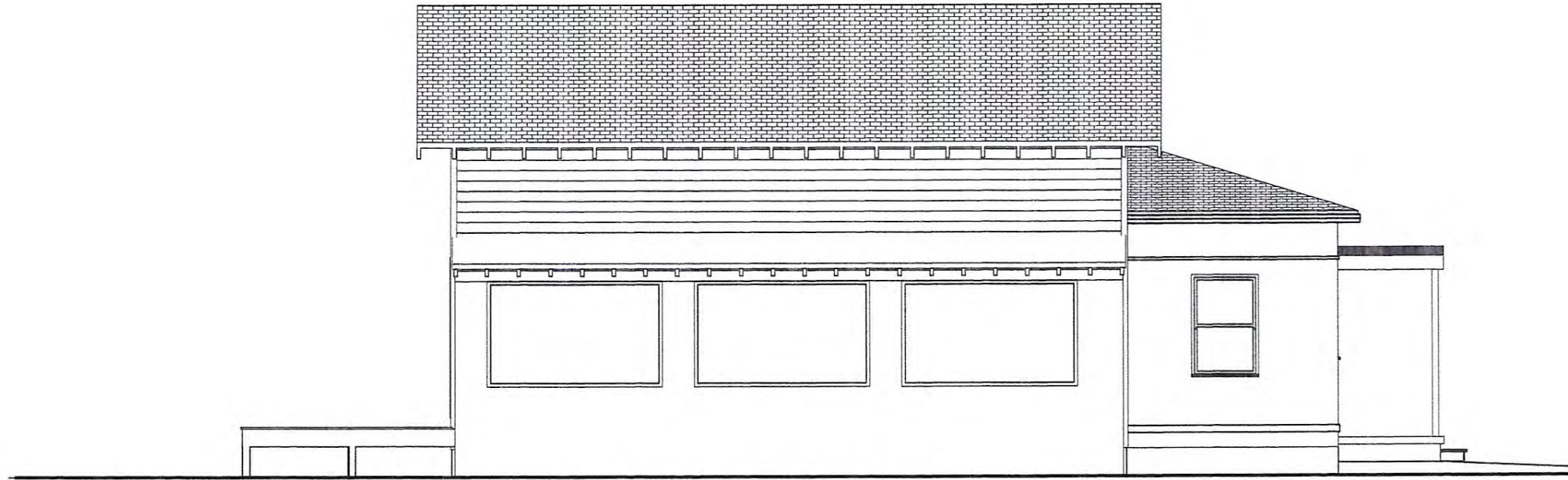
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 KEY WEST, FL. 33040

TITLE: CASE STUDY 003 FRONT  
 ELEVATION

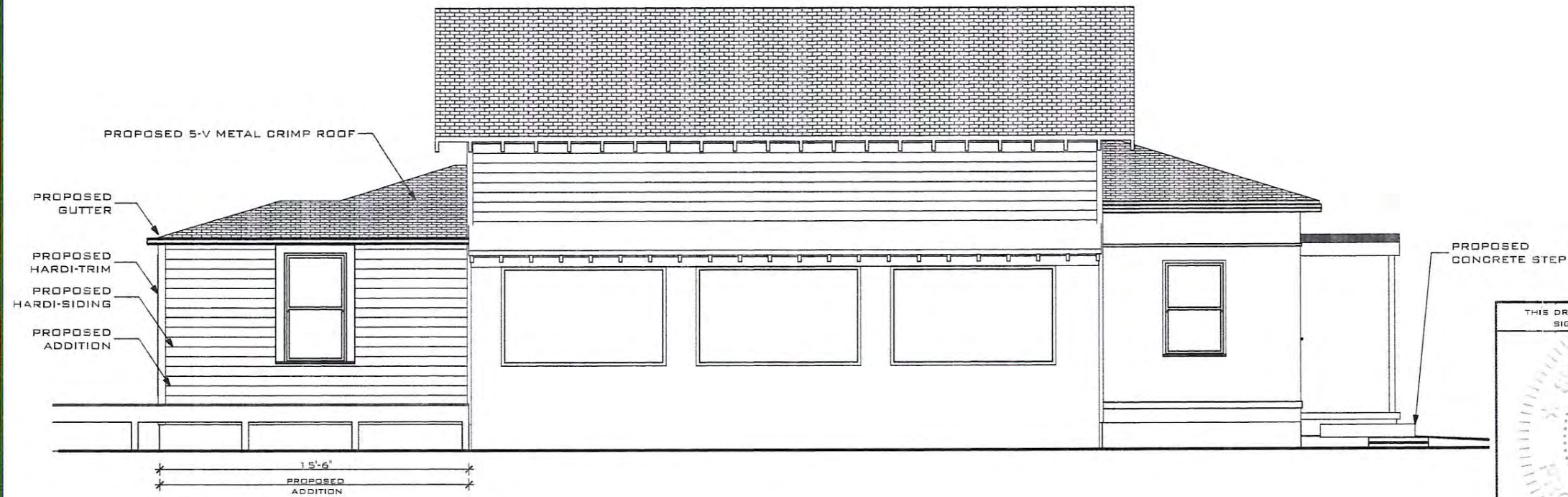
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AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-105		

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SIGNATURE: [Signature]  
 DATE: JUL 12 2016  
 SERGE MASHTAKOV  
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 STATE OF FLORIDA  
 LICENSE NO 71480



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



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

REV.	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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

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

TITLE: CASE STUDY 003 SIDE  
 ELEVATION

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

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

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 STATE OF FLORIDA  
 LICENSE NO 71480



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



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

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

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CA # 30835

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

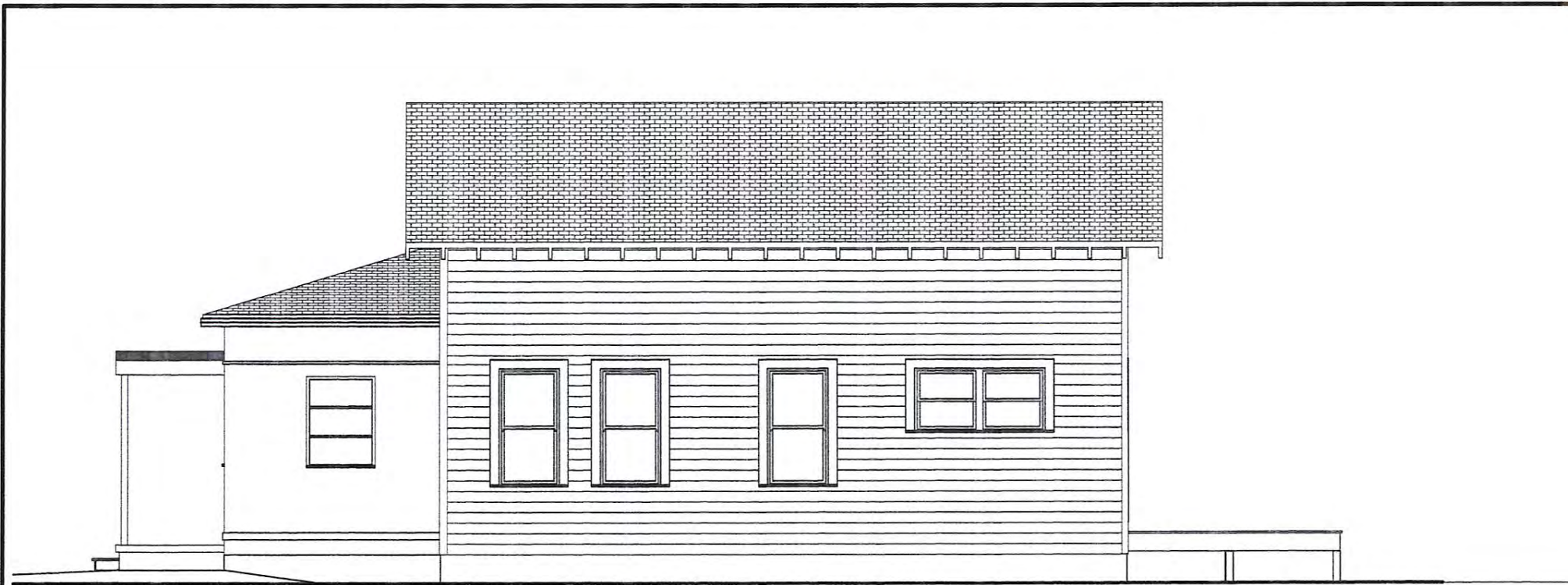
PROJECT: SULAK RESIDENCE

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

TITLE: CASE STUDY 003 REAR  
ELEVATION

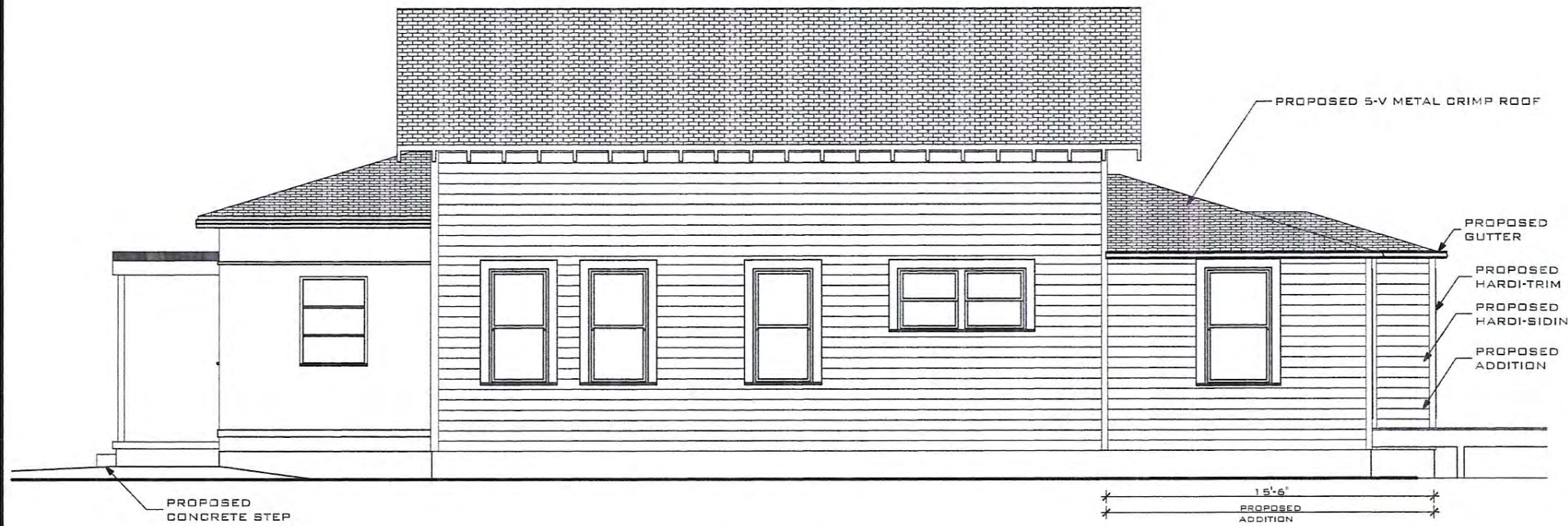
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AS SHOWN	07/12/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-107		





**CASE STUDY 003 EXISTING SIDE ELEVATION**

SCALE : 3/16" = 1'



**CASE STUDY 003 PROPOSED SIDE ELEVATION**

SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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 CA # 30835

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

PROJECT: SULAK RESIDENCE

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

TITLE: CASE STUDY 003 SIDE  
 ELEVATION

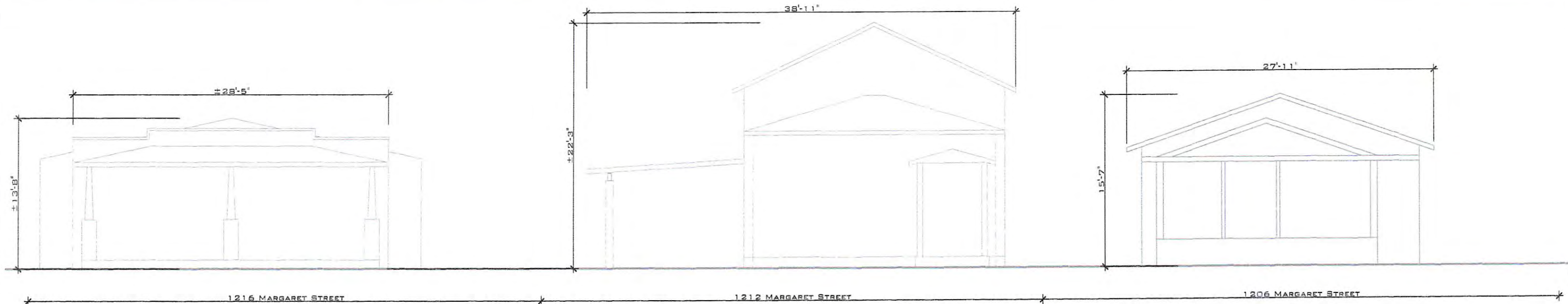
SCALE AT 1/16" = 1' DATE: 07/12/16 DRAWN: SAM CHECKED: SAM

PROJECT NO: 1605-04 DRAWING NO: C-108 REVISION:

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SIGNATURE: [Signature]  
 DATE: 07/12/2016  
 SERGE MASHTAKOV  
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 STATE OF FLORIDA  
 LICENSE No 71480





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



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

REV. DESCRIPTION:	BY:	DATE:
STATUS: FINAL		



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

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 001 STREET  
SCAPE**

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

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SIGNATURE: *[Signature]*  
DATE: 07/12/2016  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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KEY WEST, FL 33040  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

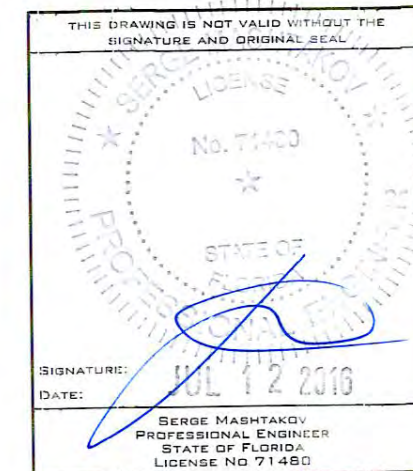
CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890

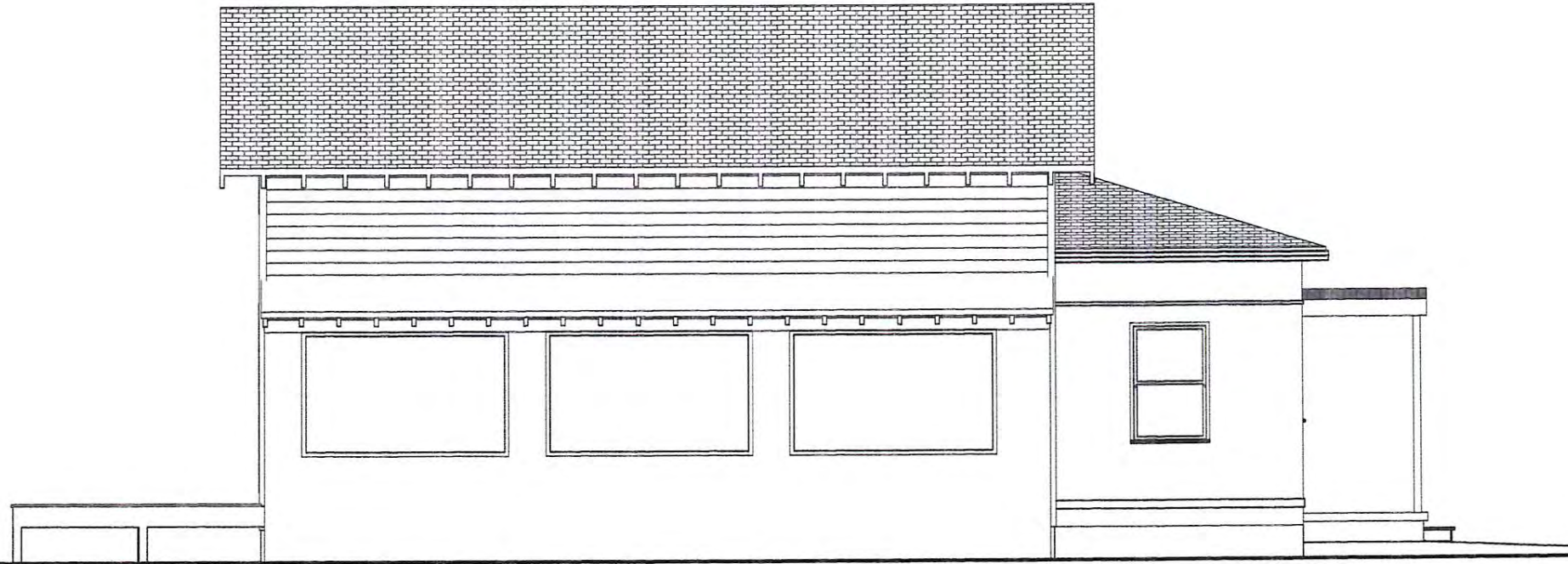
PROJECT: SULAK RESIDENCE

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

TITLE: OPTION 001 FRONT  
ELEVATION

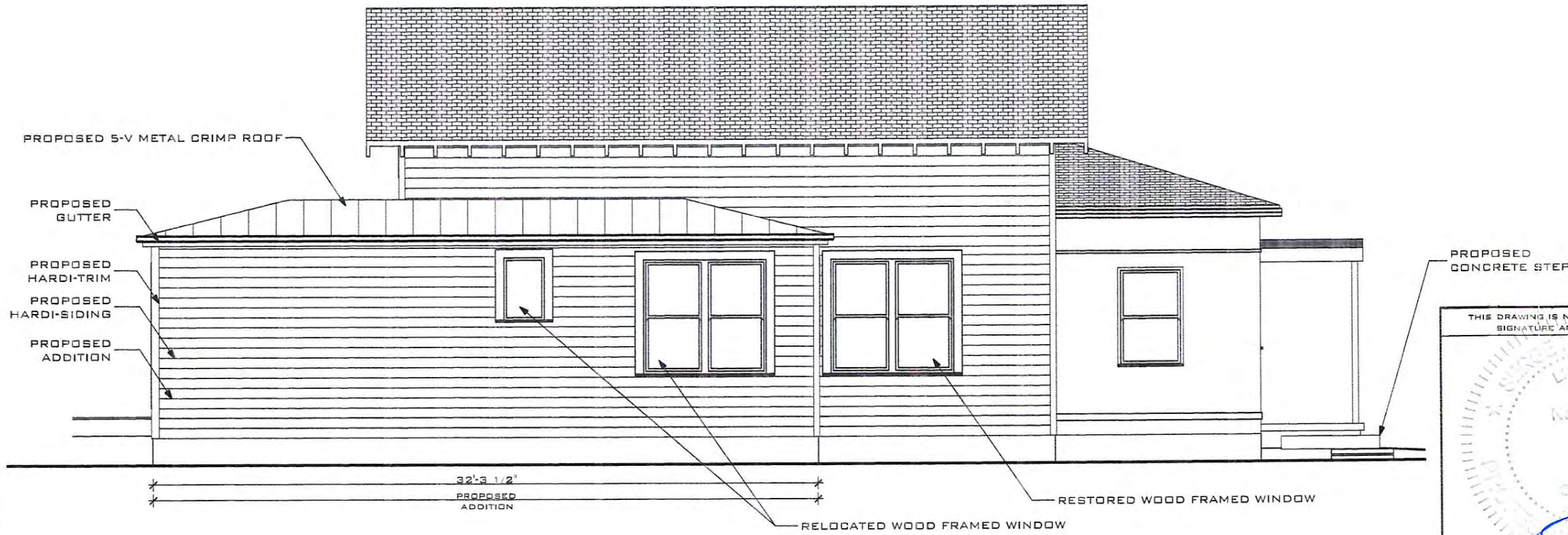
SCALE AT 1/16": AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-102	REVISION:	





**OPTION 001 EXISTING SIDE ELEVATION**

SCALE : 3/16" = 1'



**OPTION 001 PROPOSED SIDE ELEVATION**

SCALE : 3/16" = 1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	



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 CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 001 SIDE ELEVATION**

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

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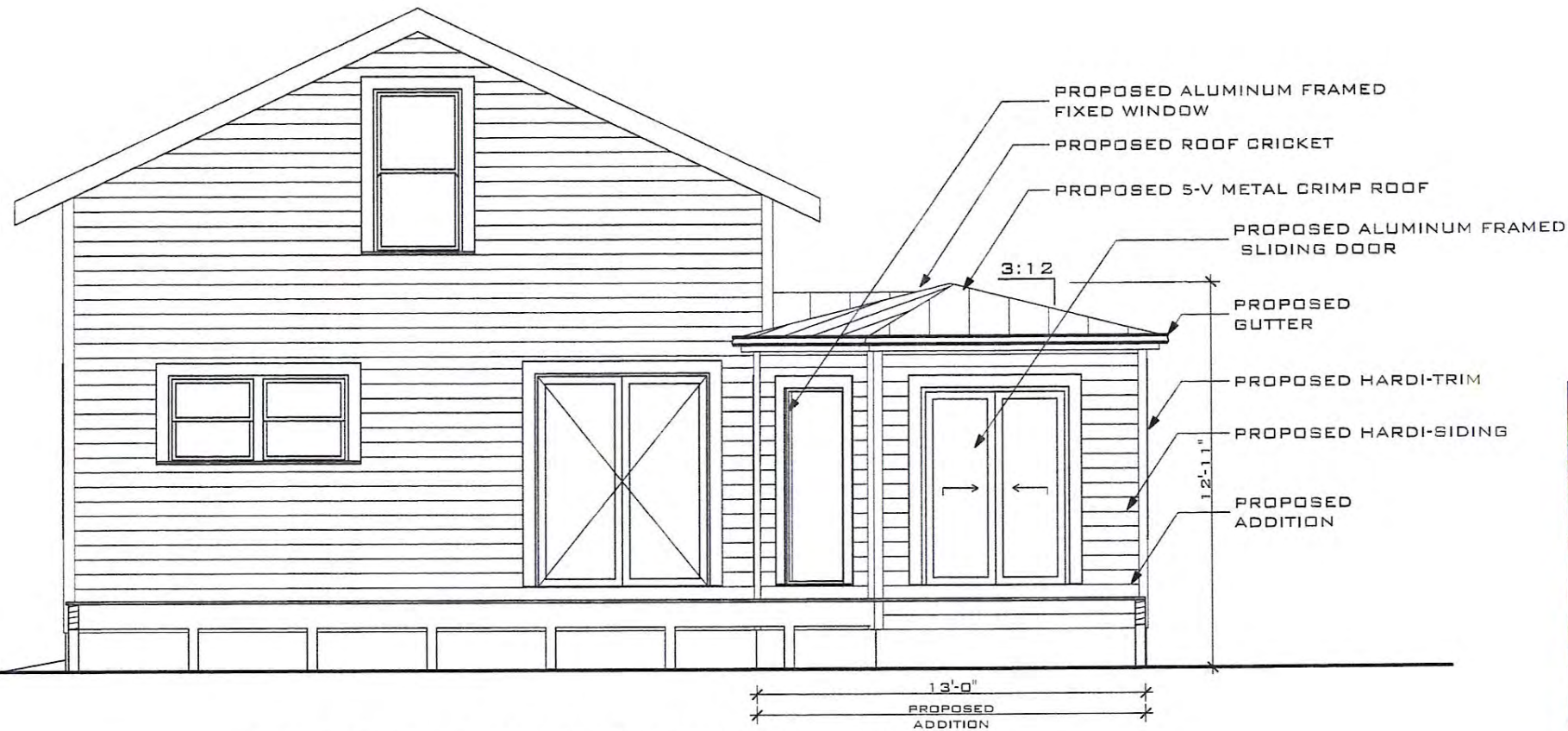
SIGNATURE: *[Signature]*

DATE: JUL 12 2016

SERGE MASHAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



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



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

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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CLIENT: PETER SULAK  
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T: (305) 923-4890

PROJECT: **SULAK RESIDENCE**

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

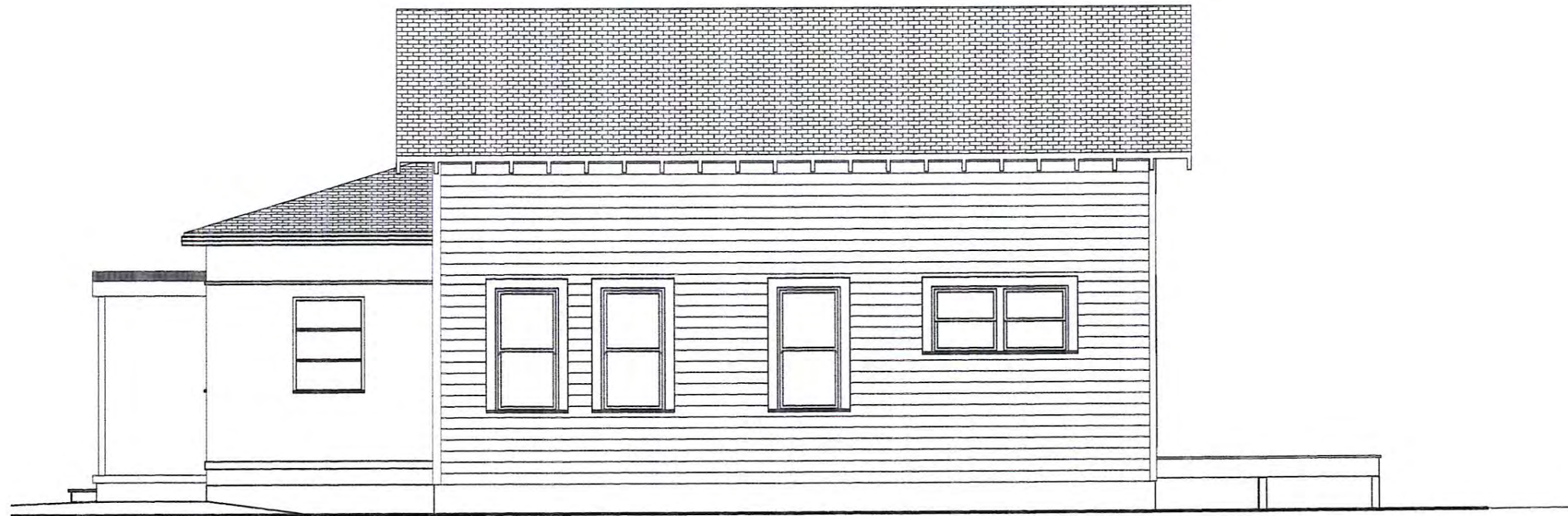
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ELEVATION**

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

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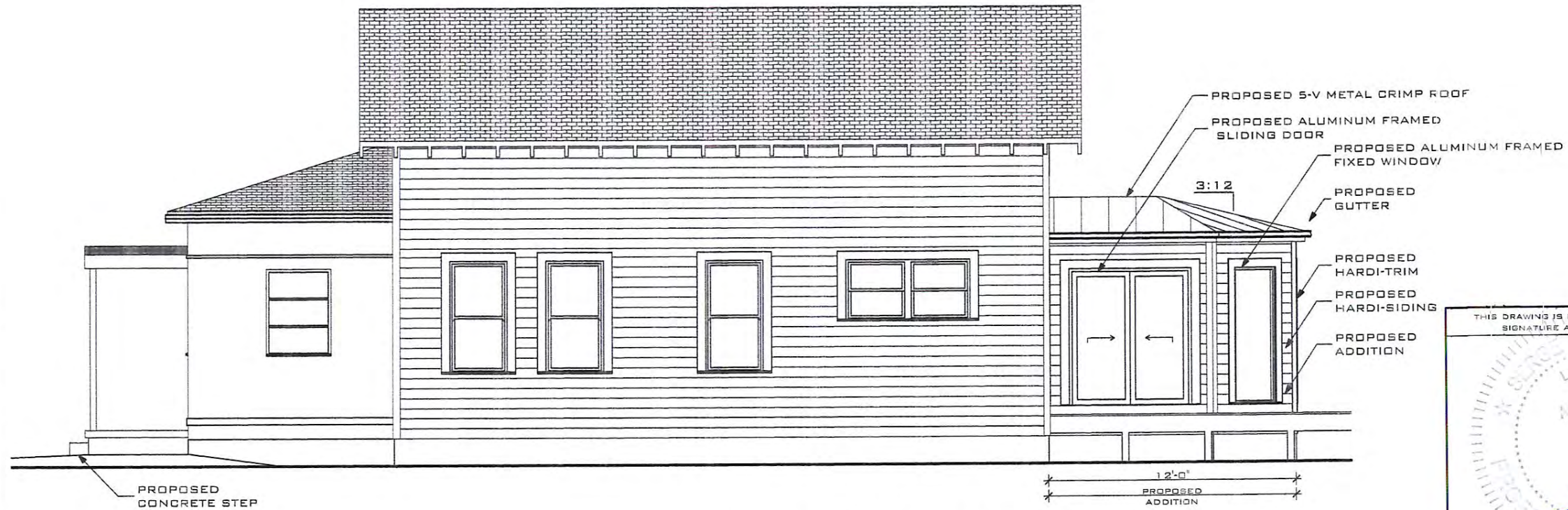
SIGNATURE: *[Signature]*  
DATE: 07.12.2016

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**OPTION 001 EXISTING SIDE ELEVATION**

SCALE : 3/16" = 1'



**OPTION 001 PROPOSED SIDE ELEVATION**

SCALE : 3/16" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 001 SIDE  
 ELEVATION**

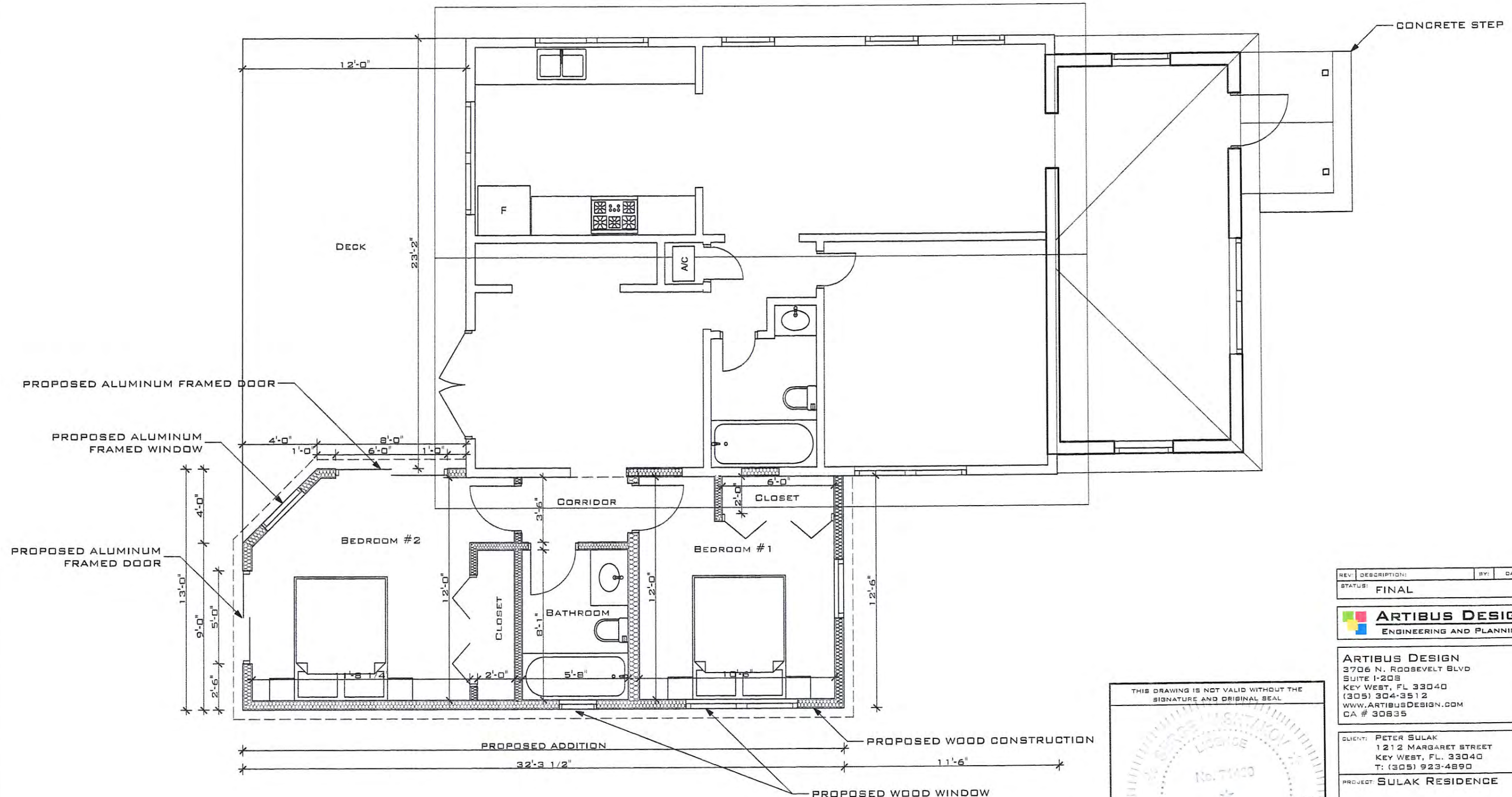
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PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:
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SIGNATURE: *[Signature]*  
 DATE: 07/12/2016

BERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 002 PROPOSED FLOOR PLAN**

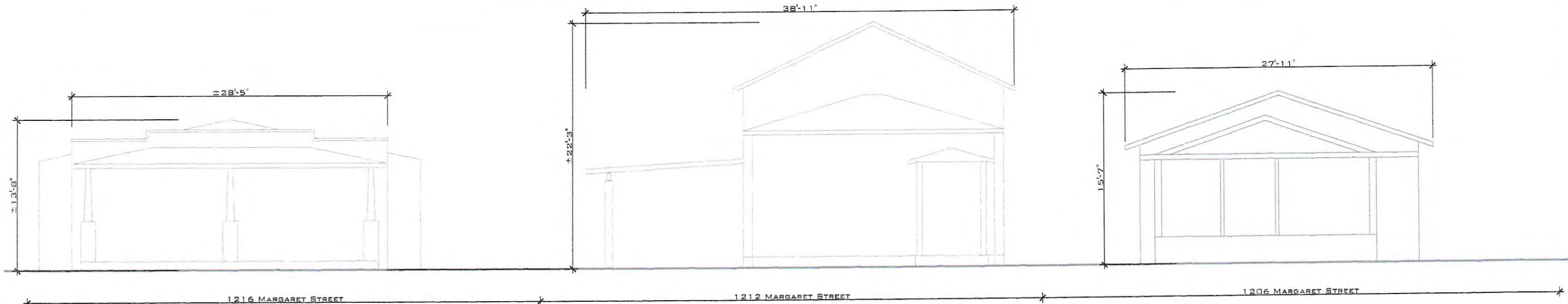
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PROJECT NO: 1605-04	DRAWING NO: A-100	REVISION:	

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

BERGE MASHTAKOV  
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 STATE OF FLORIDA  
 LICENSE NO 71480





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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 002 STREET  
SCAPE**

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

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

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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



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

REV.	DESCRIPTION	BY	DATE
	FINAL		



**ARTIBUS DESIGN**  
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PROJECT: **SULAK RESIDENCE**

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

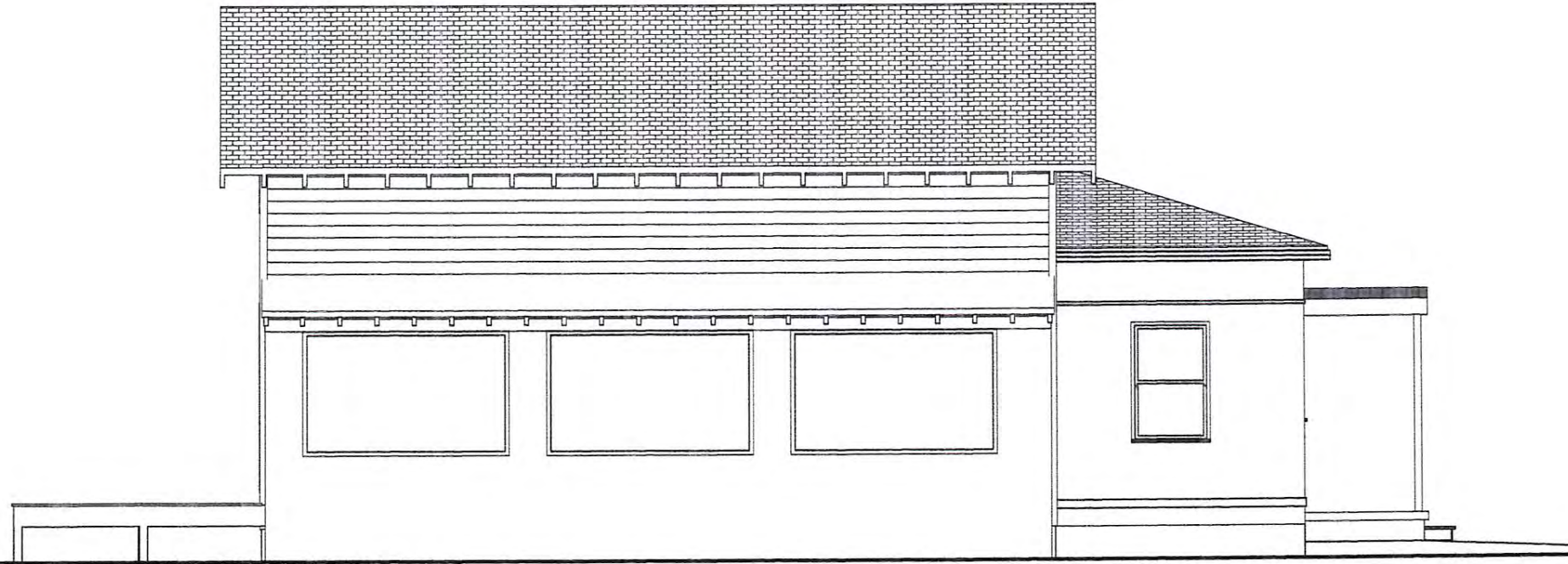
TITLE: **OPTION 002 FRONT  
 ELEVATION**

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

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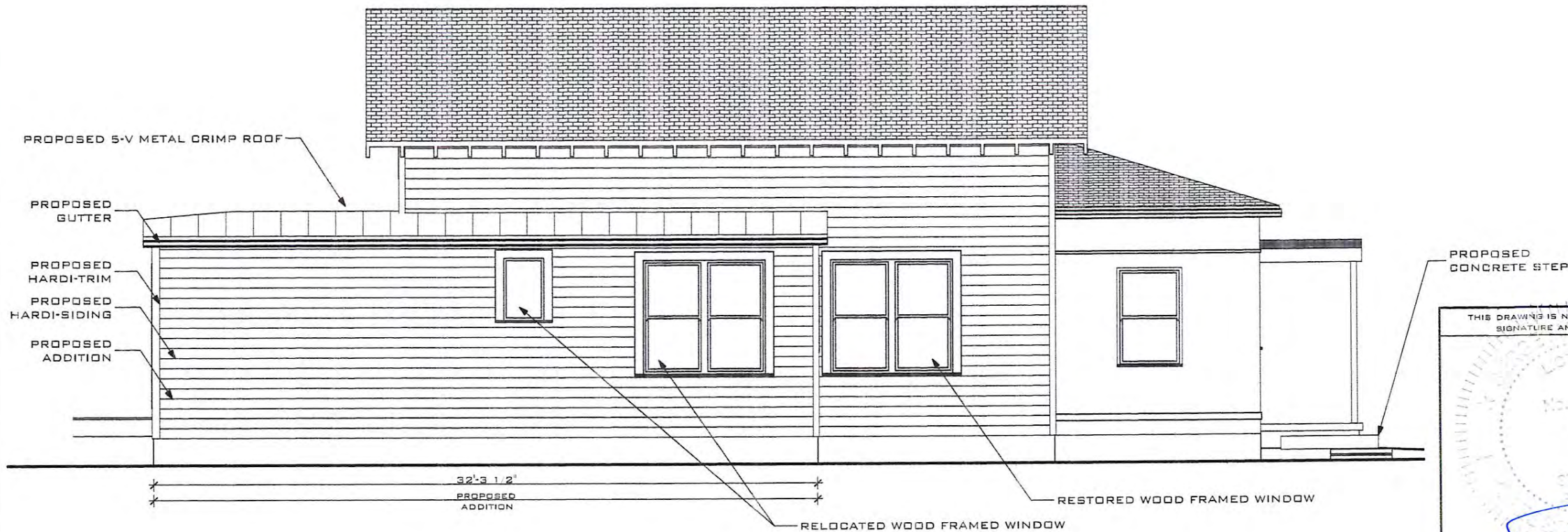
SIGNATURE: *[Handwritten Signature]*  
 DATE: JUL 12 2016

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**OPTION 002 EXISTING SIDE ELEVATION**

SCALE : 3/16"=1'



**OPTION 002 PROPOSED SIDE ELEVATION**

SCALE : 3/16"=1'

REV.	DESCRIPTION	BY	DATE
STATUS: FINAL			



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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **OPTION 002 SIDE ELEVATION**

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

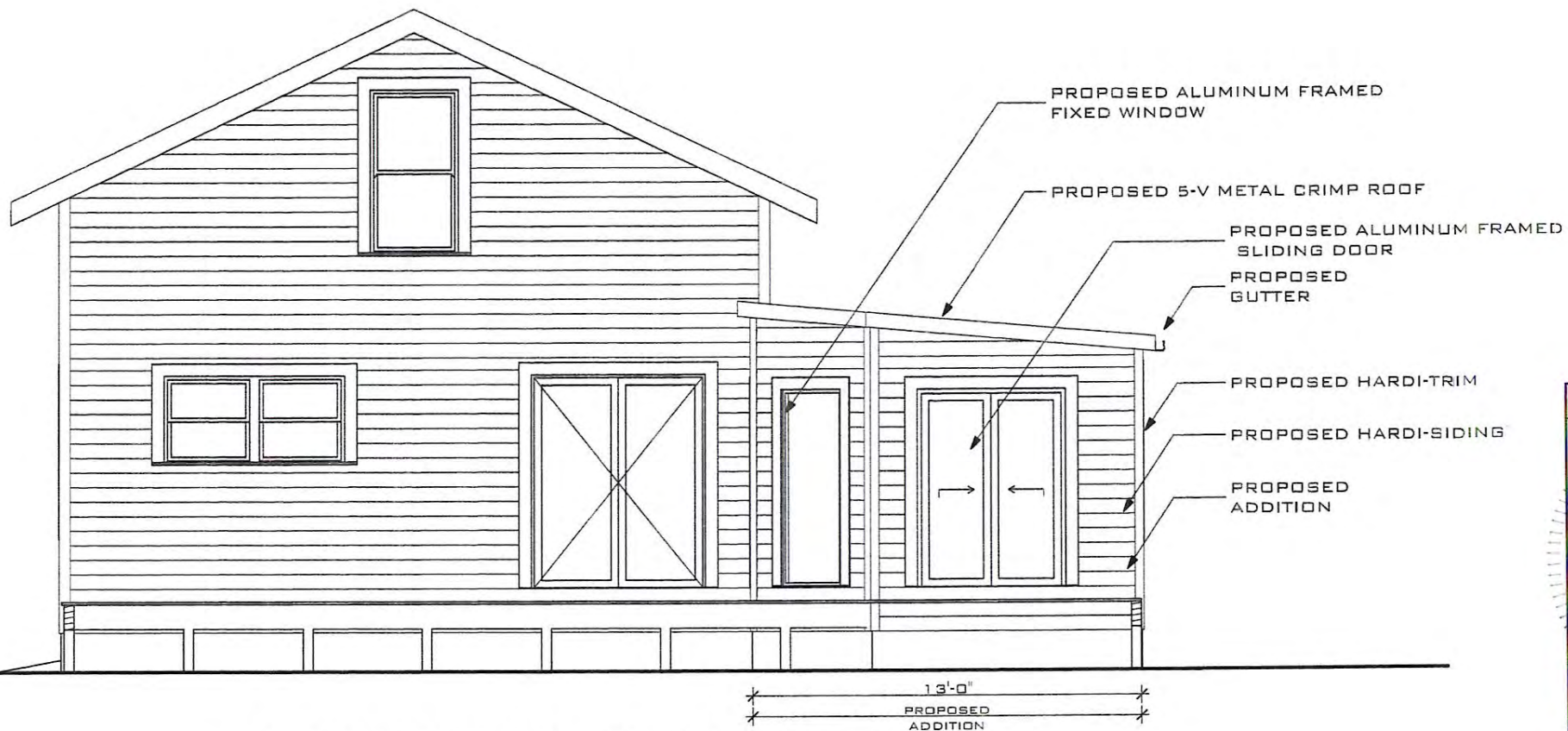
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



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



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

REV.	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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

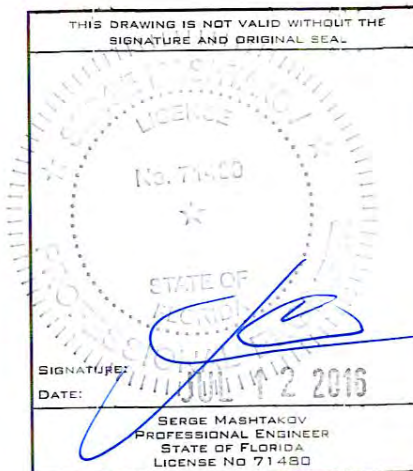
CLIENT: PETER SULAK  
1212 MARGARET STREET  
KEY WEST, FL. 33040  
T: (305) 923-4890

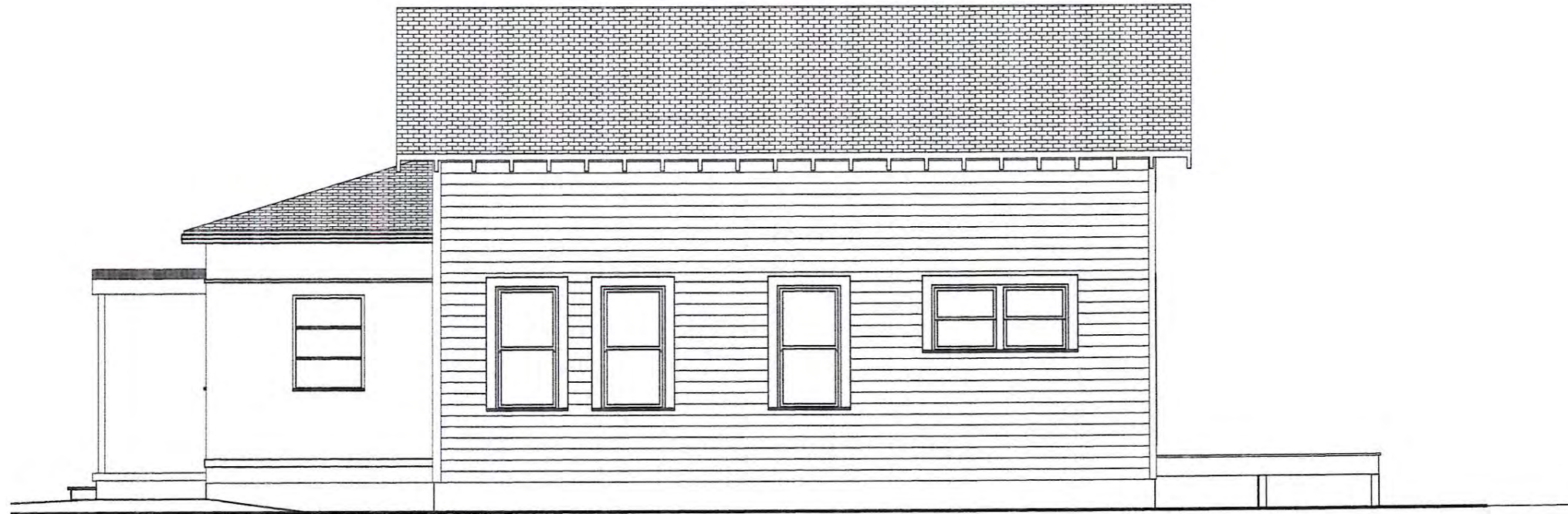
PROJECT **SULAK RESIDENCE**

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

TITLE: **OPTION 002 REAR  
ELEVATION**

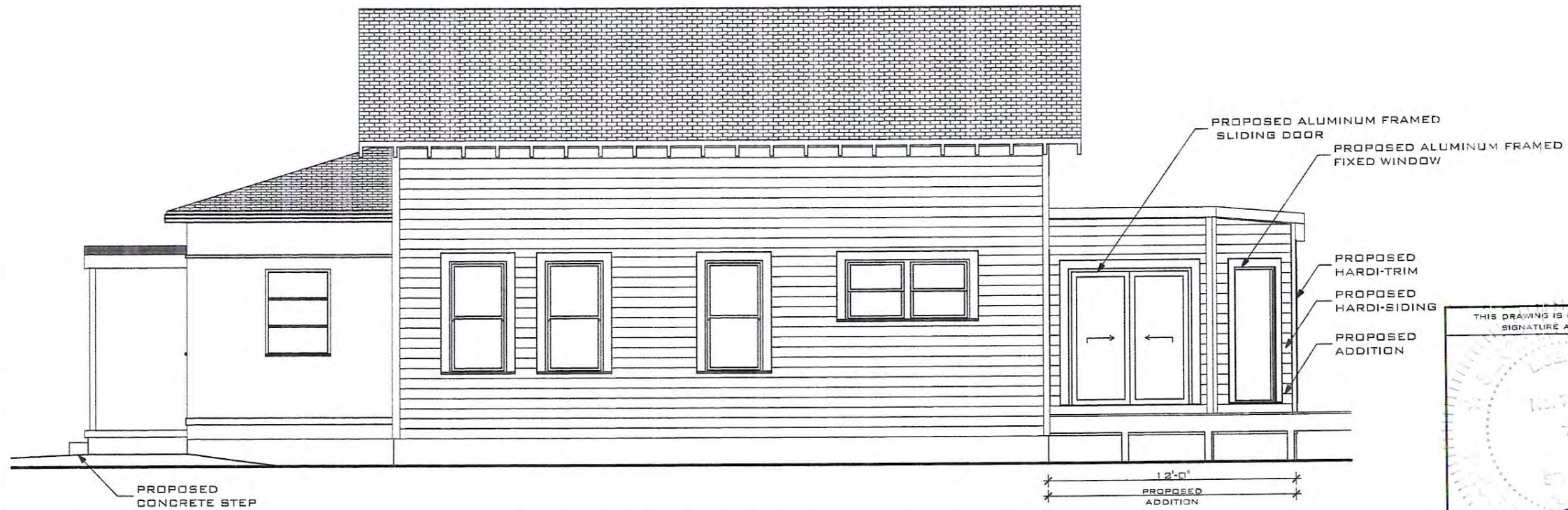
SCALE AT 11x17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-104	REVISION:	





**OPTION 002 EXISTING SIDE ELEVATION**

SCALE : 3/16"=1'



**OPTION 002 PROPOSED SIDE ELEVATION**

SCALE : 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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 KEY WEST, FL 33040  
 (305) 304-8512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

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

PROJECT: SULAK RESIDENCE

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

TITLE: OPTION 002 SIDE  
 ELEVATION

SCALE AT 11X17: AS SHOWN	DATE: 07/12/16	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1605-04	DRAWING NO: A-105	REVISION:	

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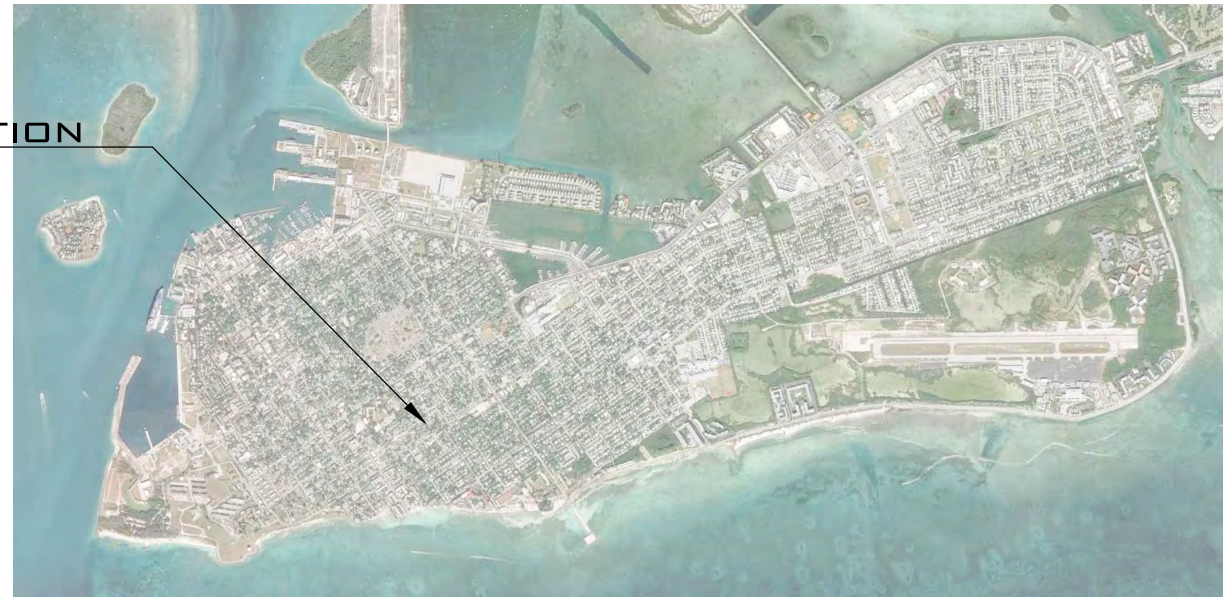
SIGNATURE: *[Handwritten Signature]*  
 DATE: JUL 12 2016

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

# PROPOSED DESIGN

# CONSTRUCTION PLANS FOR SULAK RESIDENCE

SITE LOCATION



LOCATION MAP:

**PROJECT LOCATION:**  
1212 MARGARET ST  
KEY WEST, FL 33040

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

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

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

**PROJECT:** SULAK RESIDENCE

**SITE:** 1212 MARGARET ST  
KEY WEST, FL 33040

**TITLE:** COVER

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

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DRAFT

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

SITE DATA:

TOTAL SITE AREA: ±4,278.00 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

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

MAXIMUM BUILDING COVERAGE:

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

OPEN SPACE MINIMUM:

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

SETBACKS

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

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

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

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

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

**NOTE: NOT FOR CONSTRUCTION  
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REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

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

PROJECT: SULAK RESIDENCE

SITE: 1212 MARGARET ST  
KEY WEST, FL 33040

TITLE: SITE DATA

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

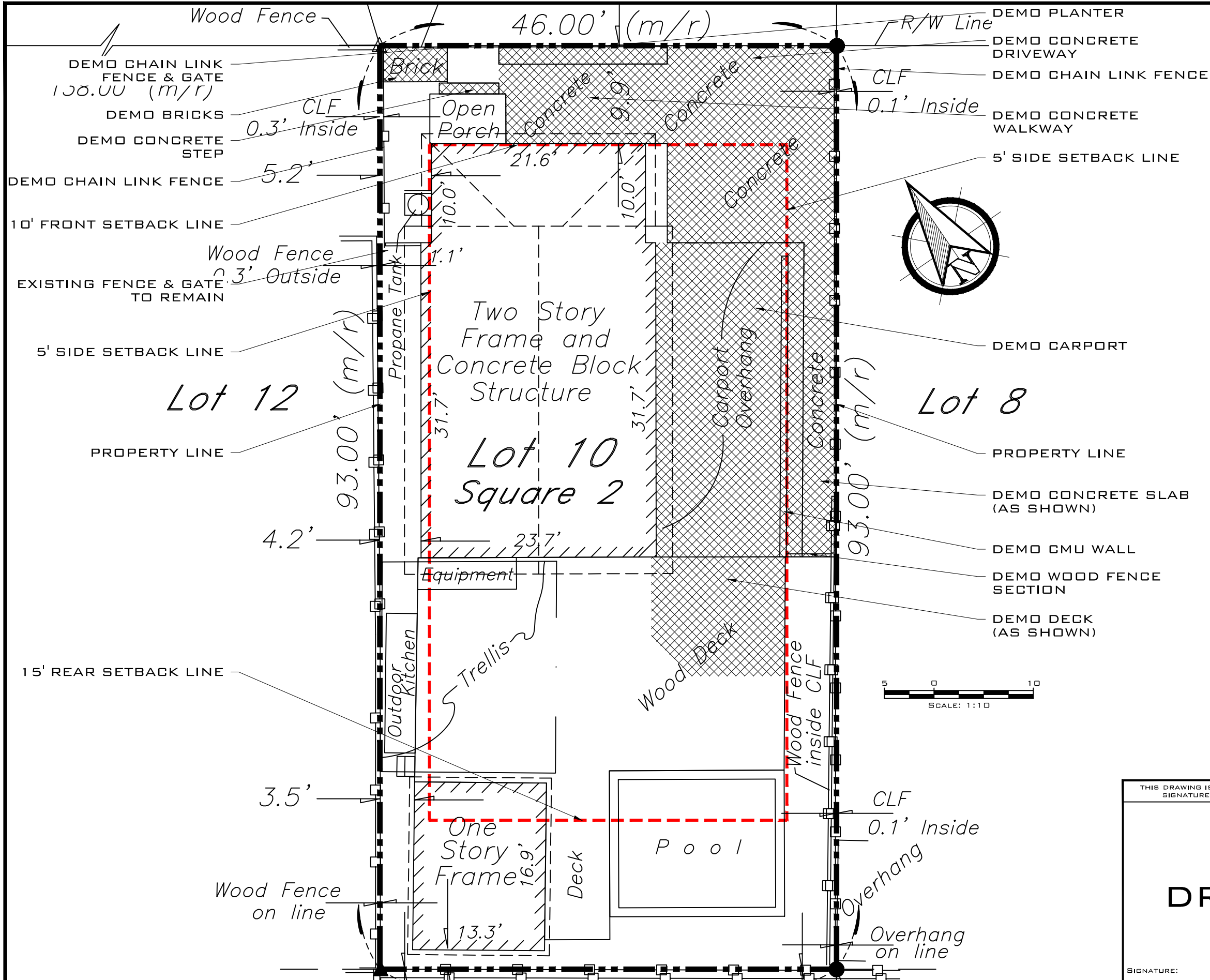
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

DRAFT

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





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DRAFT

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

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STATE OF FLORIDA  
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REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT: **SULAK RESIDENCE**

SITE: 1212 MARGARET ST  
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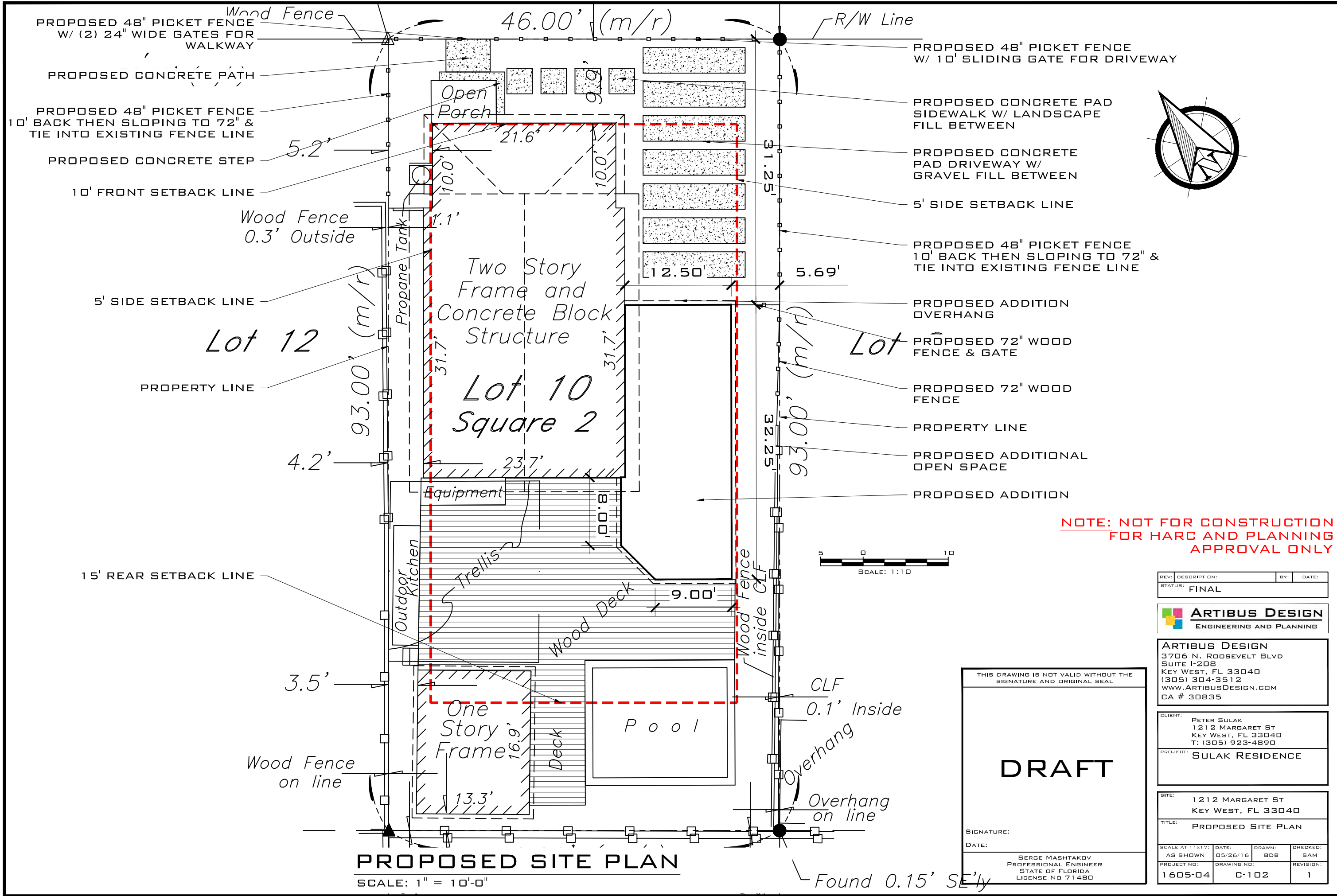
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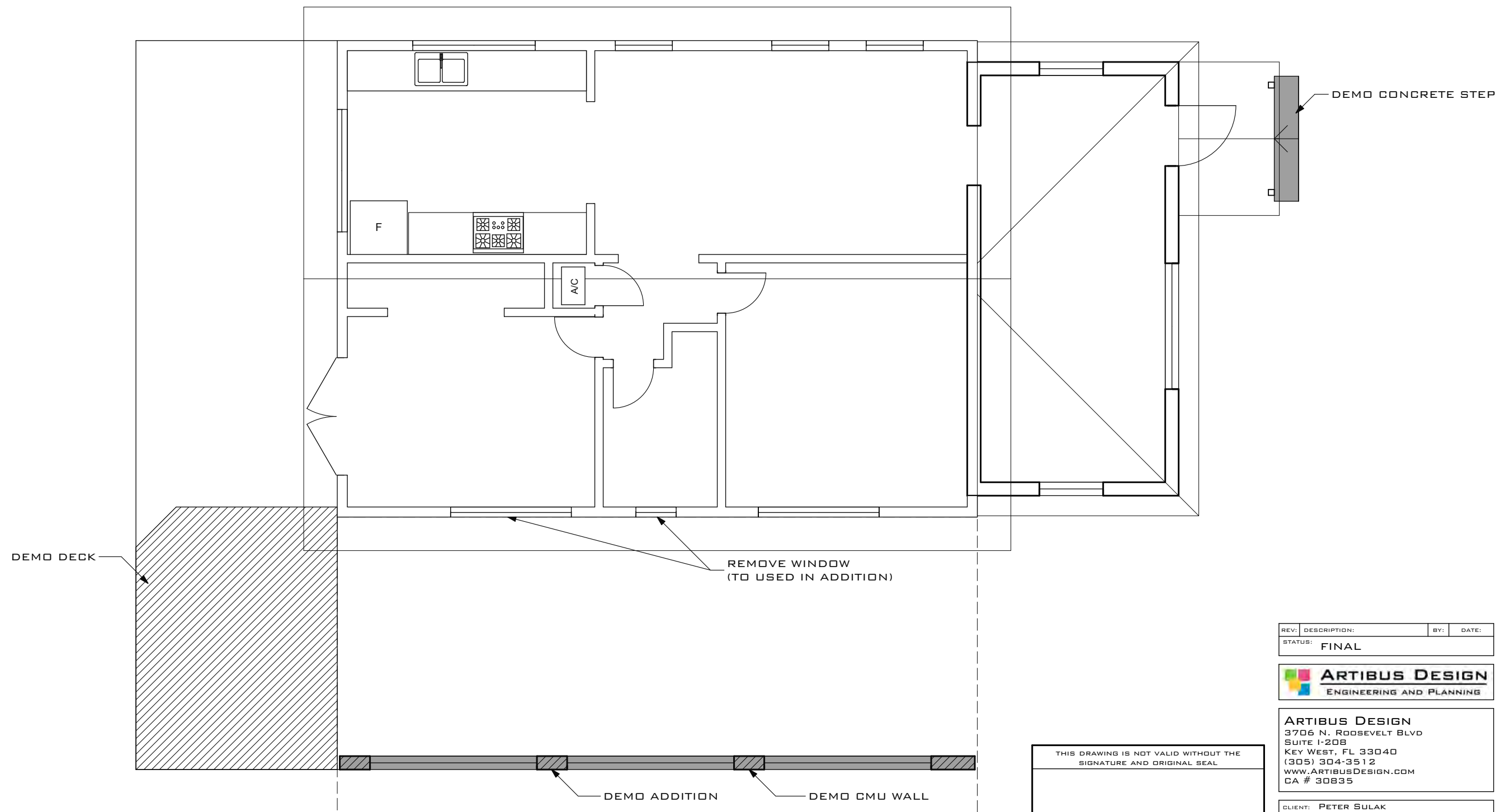
SCALE AT 1/16"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	C-101	1	

EXISTING SITE & DEMO PLAN

SCALE: 1" = 10'-0"

Found 0.15' SE'ly





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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT: **SULAK RESIDENCE**

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

TITLE: **EXISTING FLOOR PLAN**

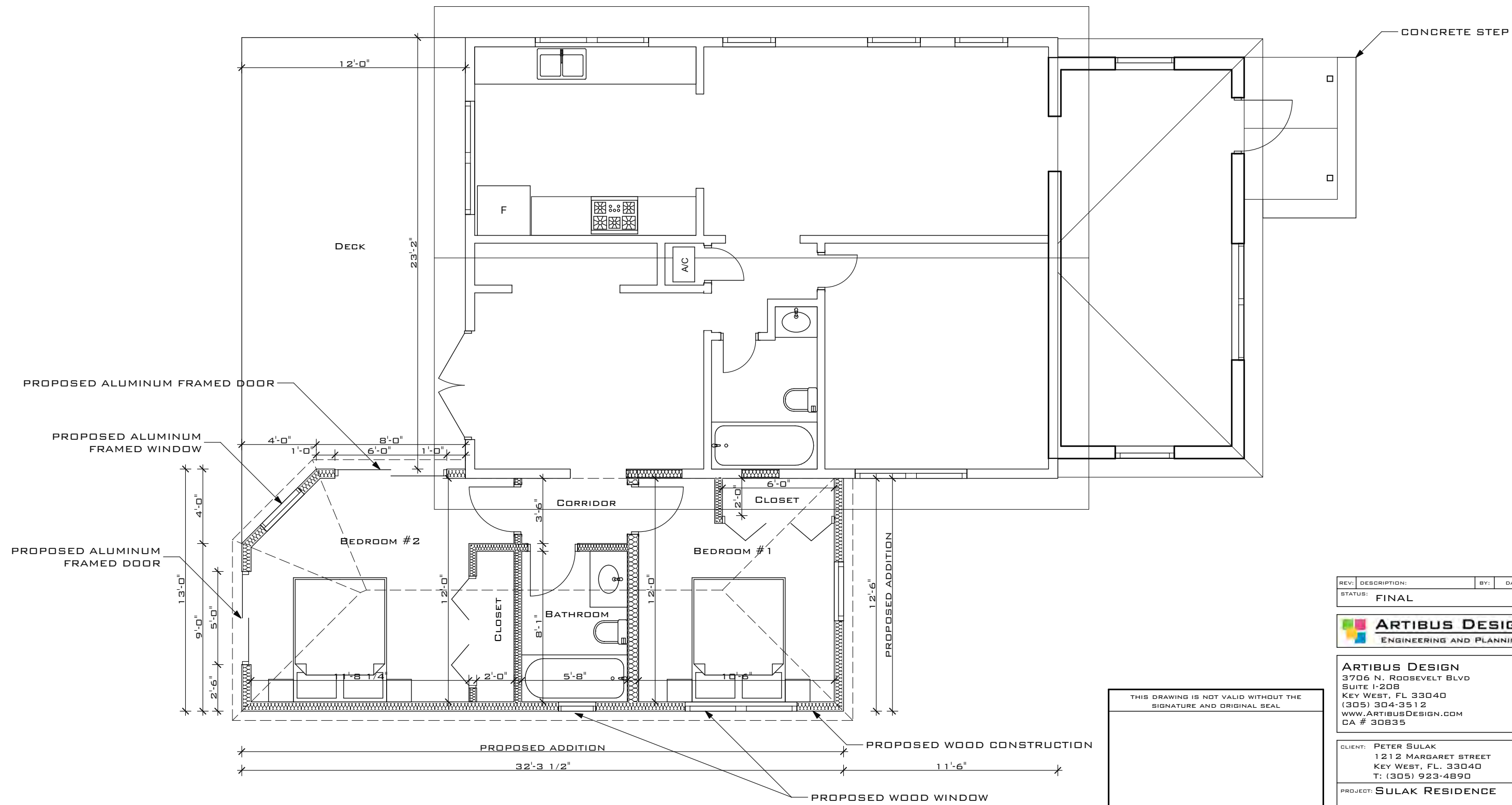
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-101		

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT: **SULAK RESIDENCE**

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

TITLE: **PROPOSED FLOOR PLAN**

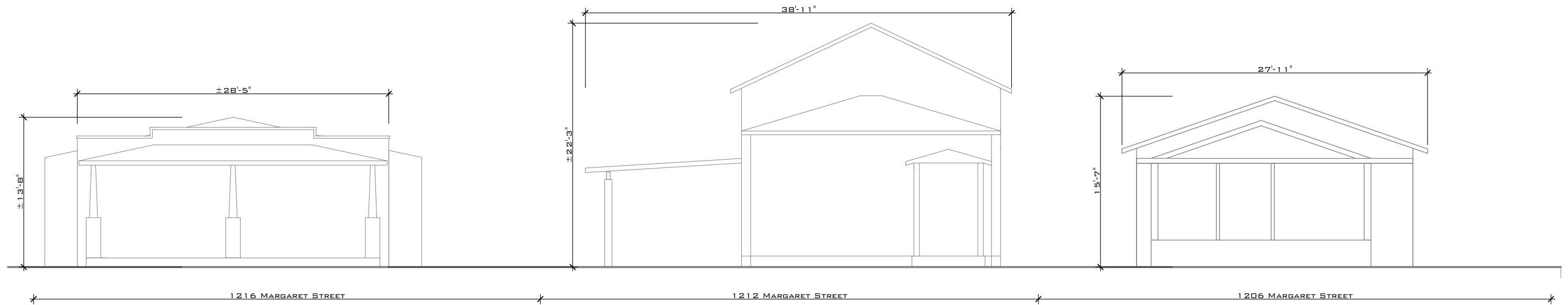
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AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-102		

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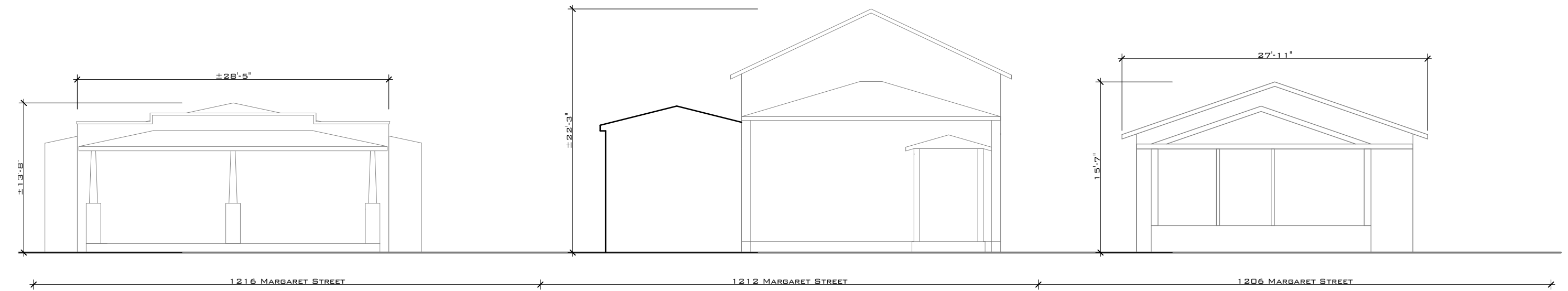
SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING STREETSPACE**  
SCALE: 1/8" = 1'



**PROPOSED STREETSPACE**  
SCALE: 1/8" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **STREET SCAPE**

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

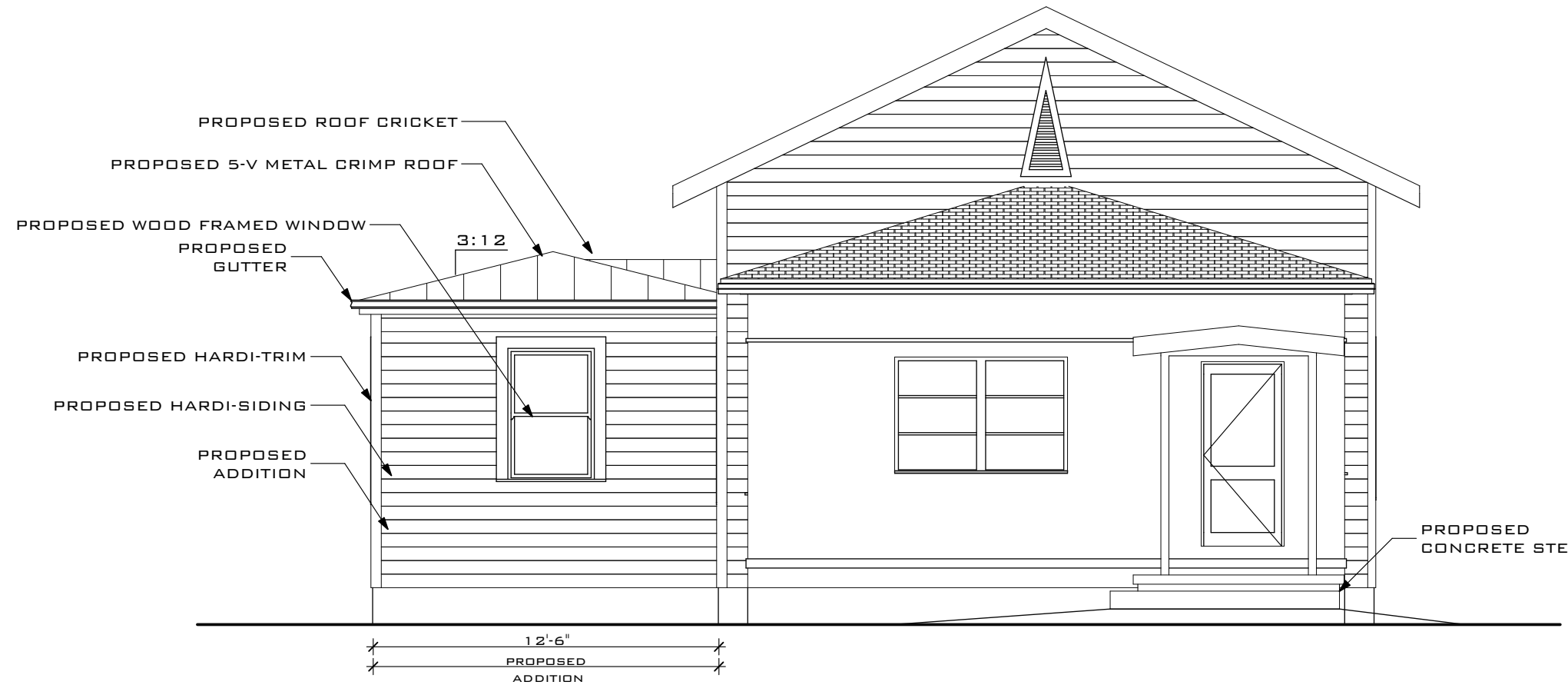
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING FRONT ELEVATION**

SCALE: 3/16"=1'



**PROPOSED FRONT ELEVATION**

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **FRONT ELEVATION**

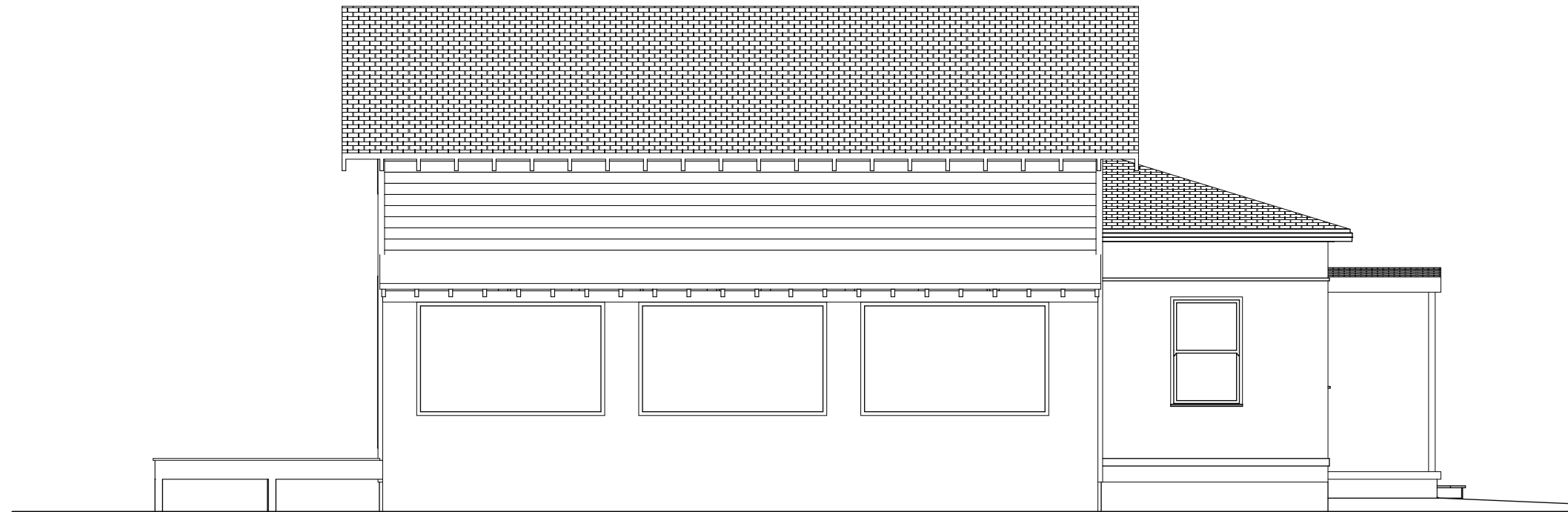
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/31/16	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-04	A-104		

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 SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

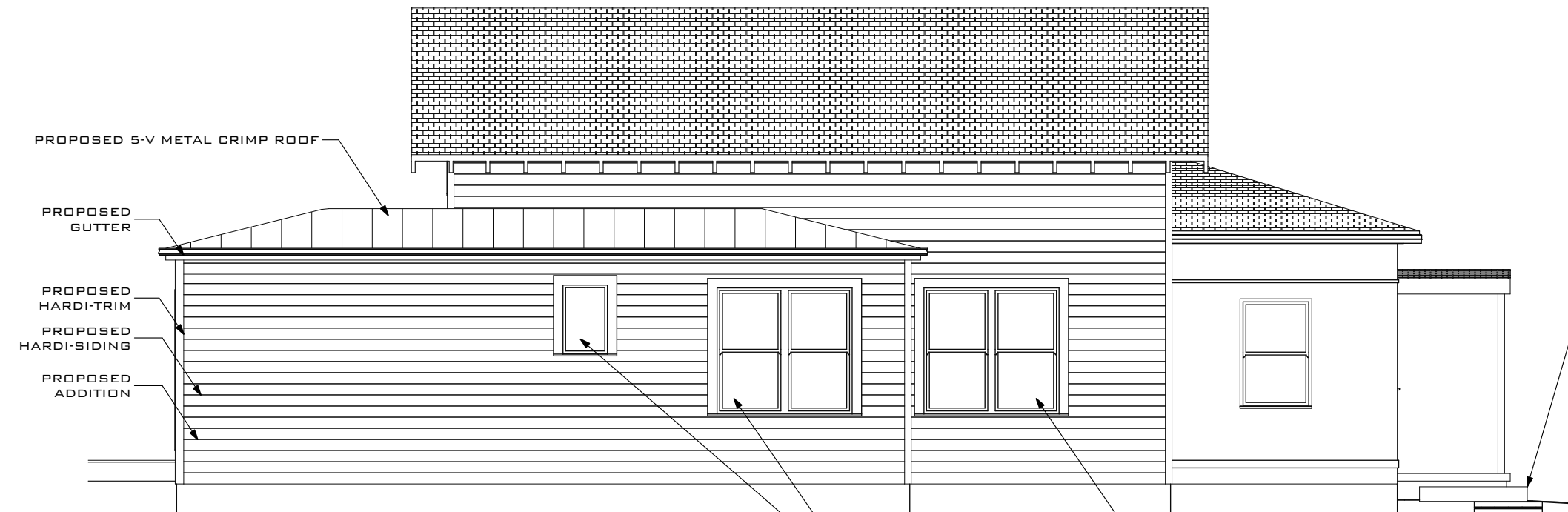
DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



**EXISTING SIDE ELEVATION**

SCALE: 1/8"=1'



**PROPOSED SIDE ELEVATION**

SCALE: 3/16"=1'

PROPOSED  
CONCRETE STEP

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

PROJECT: **SULAK RESIDENCE**

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

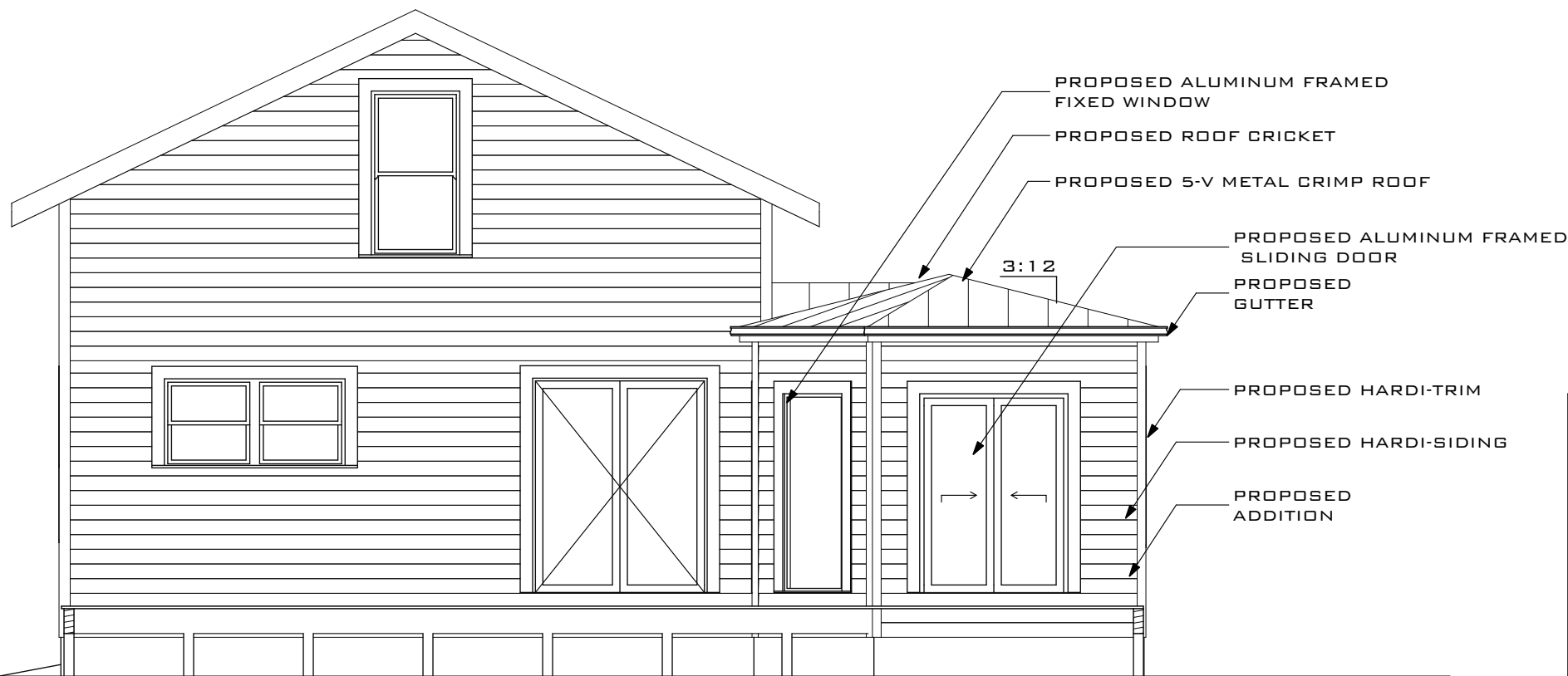
TITLE: **SIDE ELEVATION**

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



**EXISTING REAR ELEVATION**

SCALE: 3/16"=1'



**PROPOSED REAR ELEVATION**

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

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

PROJECT: **SULAK RESIDENCE**

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

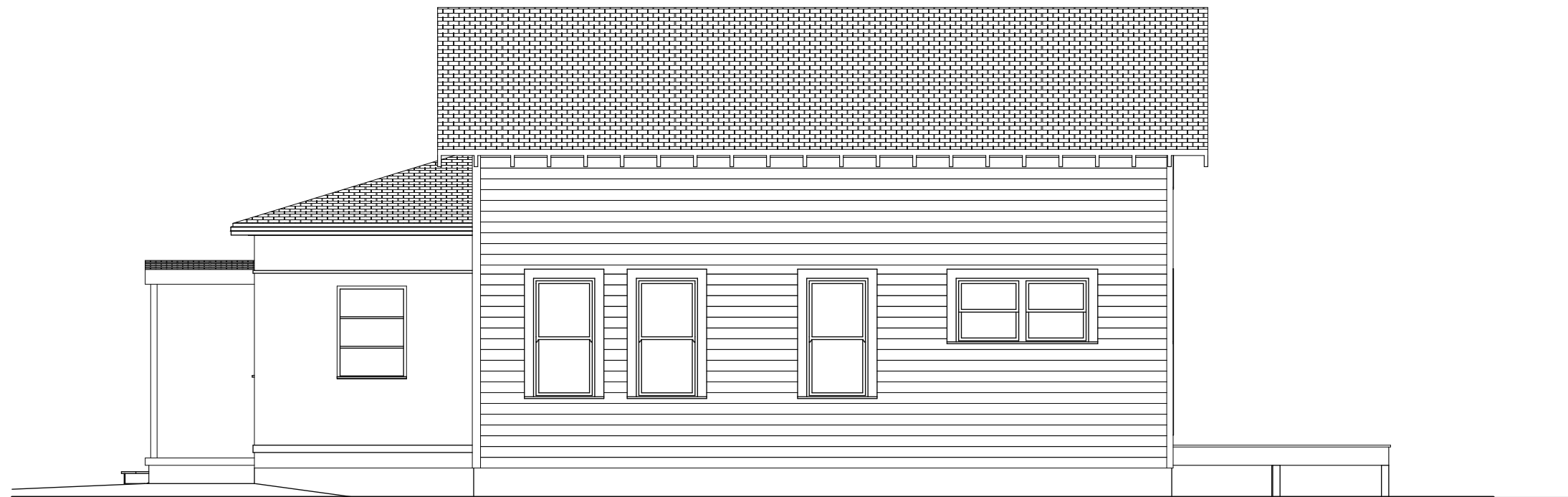
TITLE: **REAR ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

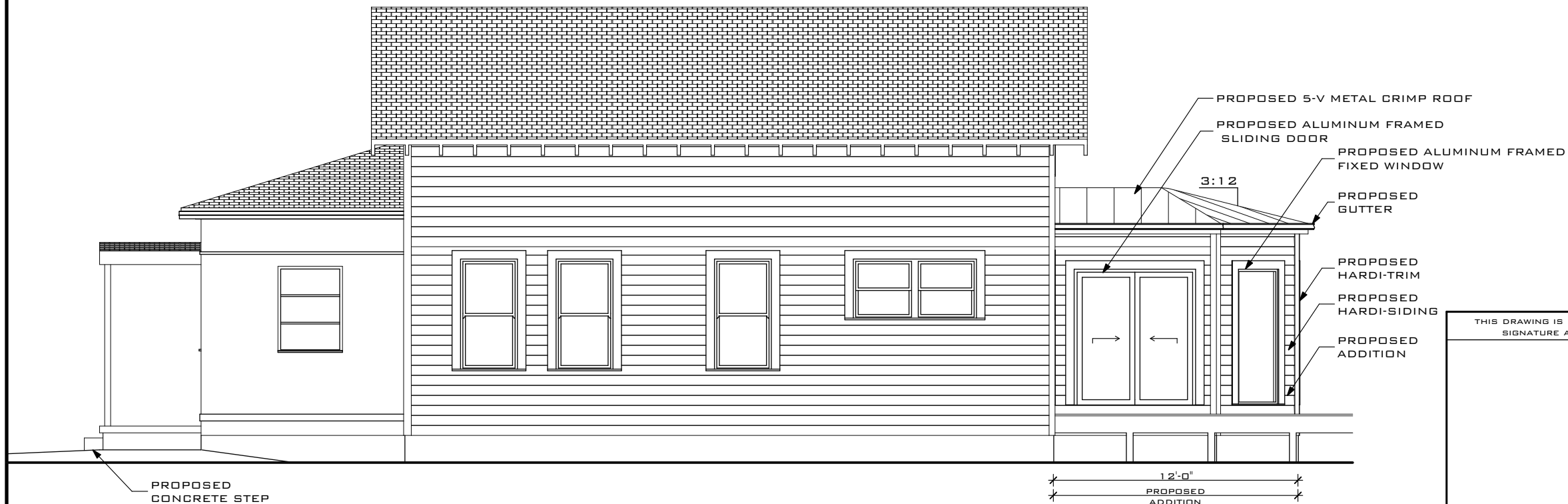
SIGNATURE:  
 DATE:  
 SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480





**EXISTING SIDE ELEVATION**

SCALE: 3/16"=1'



**PROPOSED SIDE ELEVATION**

SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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

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

PROJECT: **SULAK RESIDENCE**

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

TITLE: **SIDE ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480



## Kelly Perkins

---

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

Good Morning Kelly,

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

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

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

Thank you,

Blaise

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

Hey Blaise,

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

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

Thanks!

Kelly Perkins

HARC Assistant Planner

City of Key West

P: (305) 809-3975

E: [KPerkins@cityofkeywest-fl.gov](mailto:KPerkins@cityofkeywest-fl.gov)

---

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

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

**To:** Kelly Perkins <[kperkins@cityofkeywest-fl.gov](mailto:kperkins@cityofkeywest-fl.gov)>

**Subject:** Re: 1212 Margaret - Updated Version

I agree with you on that.

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

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

Blaise

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

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

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

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

---

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

Good Morning Kelly,

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

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

Thank you,

--  
Sincerely,

Blaise Boyle  
Project Manager



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

--  
Sincerely,

Blaise Boyle  
Project Manager

# NOTICING

# Public Meeting Notice

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

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

**FOR- #1212 MARGARET STREET**

**Applicant – Artibus Design**

**Application #H16-03-0039**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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# Public Meeting Notice

THE CITY OF SAN JOSE, CALIFORNIA  
SUNSHINE ACT  
PUBLIC MEETING NOTICE

1111 02966

# PROPERTY APPRAISER INFORMATION





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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1030341 Parcel ID: 00029580-000000**

### Ownership Details

**Mailing Address:**

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

**All Owners:**

SULAK PETR, SULAK-BADON MAGDALENA H/W

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-**

**Township-** 05-68-25

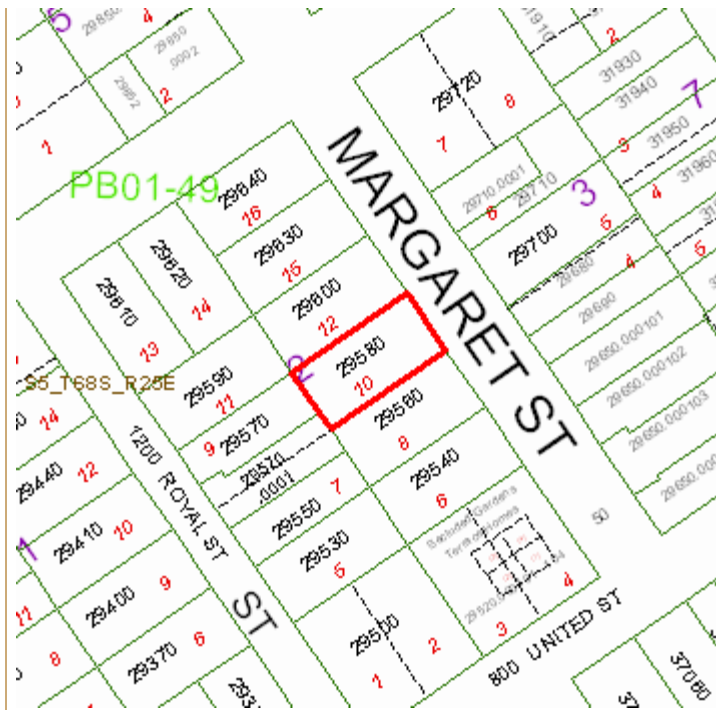
**Range:**

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

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

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

**Click Map Image to open interactive viewer**



### Exemptions

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

### Land Details

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

## Building Summary

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

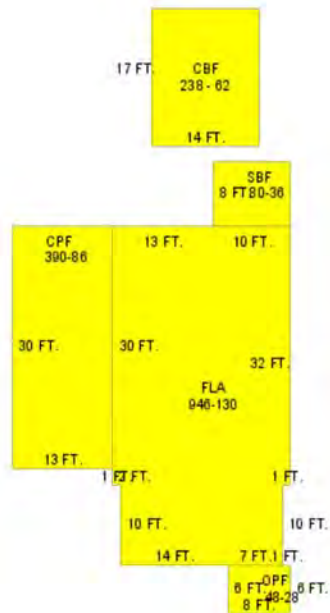
## Building 1 Details

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

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

**Extra Features:**

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



**Sections:**

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

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

## Misc Improvement Details

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

## Building Permits

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/22/2010	2472 / 466	285,000	<u>WD</u>	<u>02</u>
9/30/2009	2436 / 199	100	<u>QC</u>	<u>11</u>
8/12/2009	2436 / 197	100	<u>QC</u>	<u>11</u>

This page has been visited 152,172 times.

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