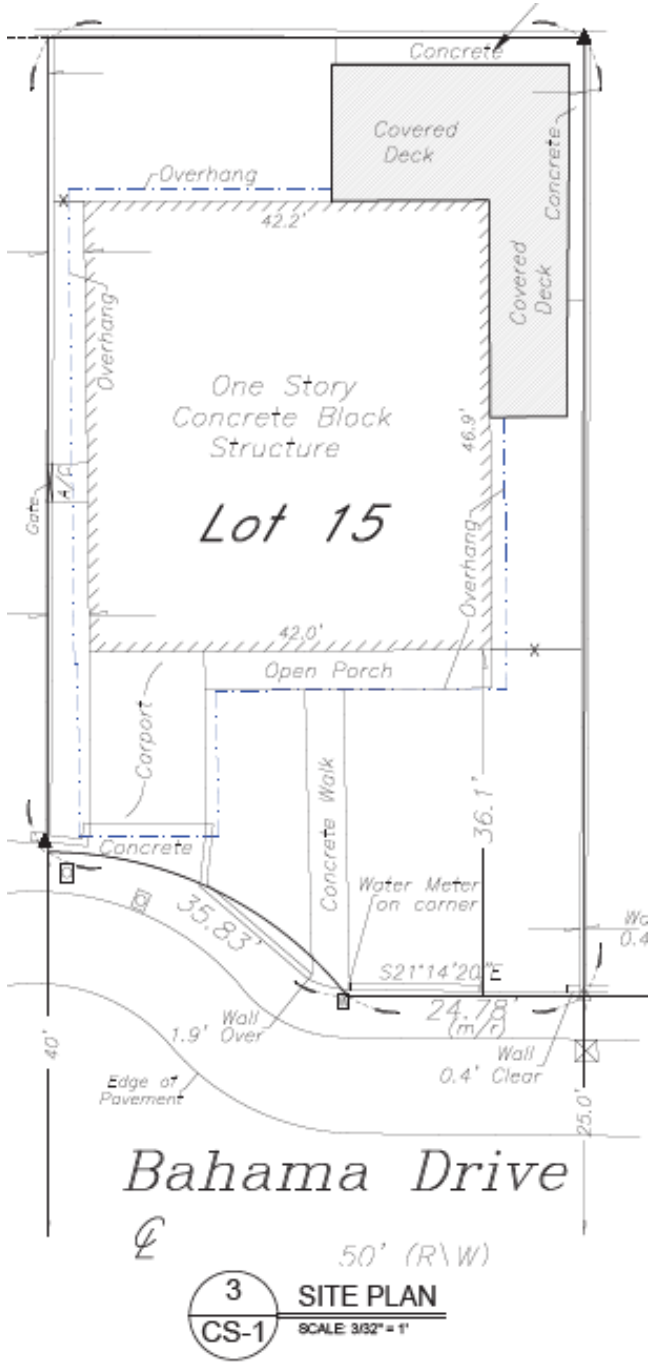
1605 Bahama Dr.



1605 Bahama Dr.

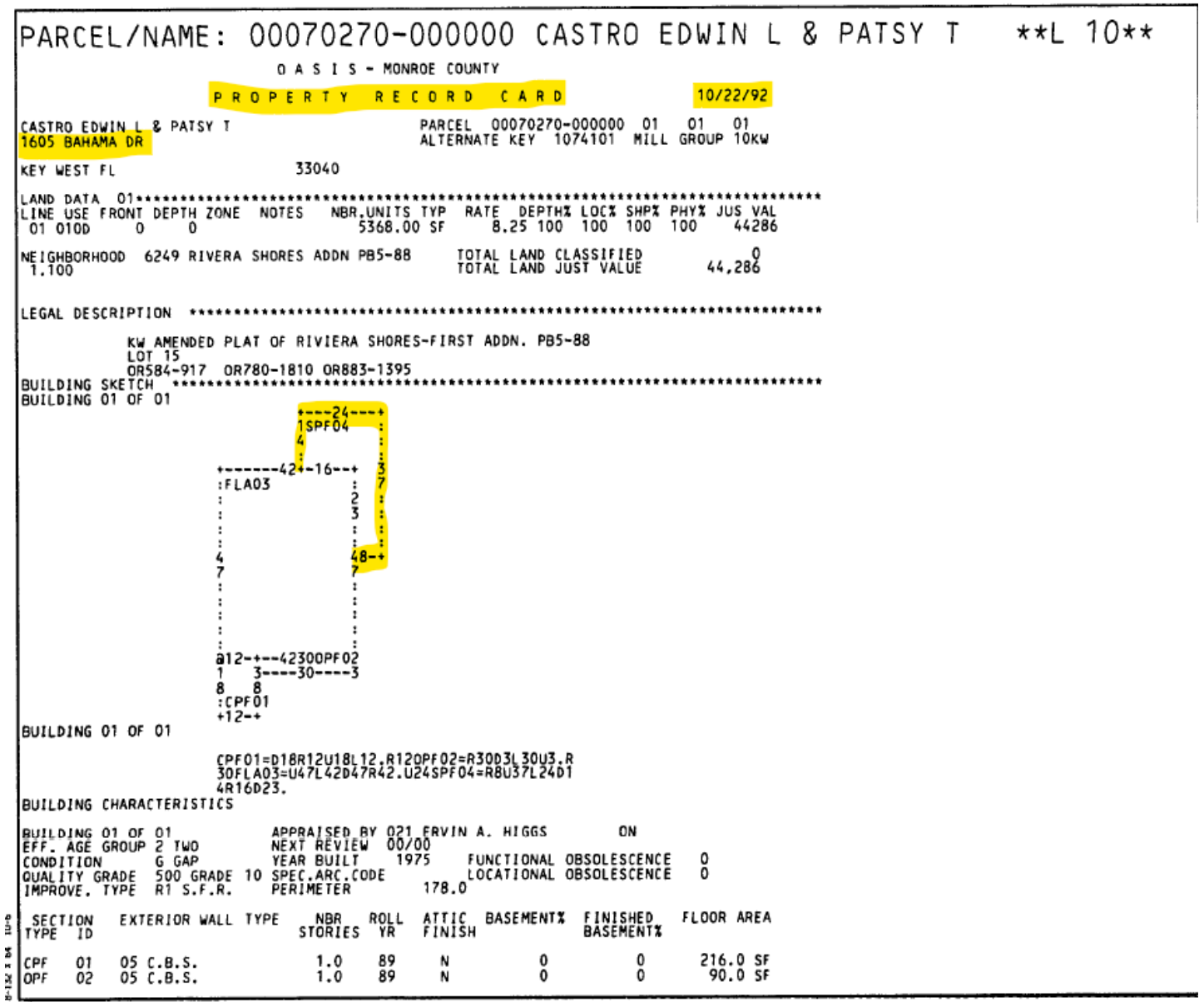
1605 Bahama Dr. - History

- The current owner Patsy Castro and her late husband owned the house since June 1983 and the porch existed at that time
- Aerial photographs from December 1985

Aerial Photograph dated December 30, 1985
Retrieved from Florida Department of Transportation, Office of Surveying and

1605 Bahama Dr. - History

- The 1992 Monroe County Property Record Card shows the dimensions of the porch
  - 1992 is the first year that MCPA included building dimensions
- Owner has been paying property taxes on the improvement value of the porch since



PARCEL/NAME: 00070270-000000 CASTRO EDWIN L & PATSY T **L 10**

O A S I S - MONROE COUNTY

P R O P E R T Y R E C O R D C A R D 10/22/92

CASTRO EDWIN L & PATSY T
1605 BAHAMA DR
KEY WEST FL 33040

PARCEL 00070270-000000 01 01 01
ALTERNATE KEY 1074101 MILL GROUP 10KW

LAND DATA 01

LINE	USE	FRONT	DEPTH	ZONE	NOTES	NBR.UNITS	TYP	RATE	DEPTH%	LOC%	SHP%	PHY%	JUS VAL
01	010D	0	0			5368.00	SF	8.25	100	100	100	100	44286

NEIGHBORHOOD 6249 RIVERA SHORES ADDN PB5-88
1.100

TOTAL LAND CLASSIFIED 0
TOTAL LAND JUST VALUE 44,286

LEGAL DESCRIPTION

KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN. PB5-88
LOT 15
OR584-917 OR780-1810 OR883-1395

BUILDING SKETCH

BUILDING 01 OF 01

BUILDING 01 OF 01

CPF01=D18R12U18L12,R12OPF02=R30D3L30U3.R30FLA03=U47L42D47R42.U24SPF04=R8U37L24D14R16D23.

BUILDING CHARACTERISTICS

BUILDING 01 OF 01 APPRAISED BY 021 ERVIN A. HIGGS ON
EFF. AGE GROUP 2 TWO NEXT REVIEW 00/00
CONDITION G GAP YEAR BUILT 1975 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 500 GRADE 10 SPEC.ARC.CODE LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 178.0

SECTION TYPE	ID	EXTERIOR WALL TYPE	NBR STORIES	ROLL YR	ATTIC FINISH	BASEMENT%	FINISHED BASEMENT%	FLOOR AREA
CPF	01	05 C.B.S.	1.0	89	N	0	0	216.0 SF
OPF	02	05 C.B.S.	1.0	89	N	0	0	90.0 SF

1605 Bahama Dr. - Purpose

- There were holes in the roof of the porch, which led to efforts to repair the damaged porch roof structure

1605 Bahama Dr. – No Change

- The proposal is to keep the porch exactly in the footprint that it has been in for at least 40 years
- No change in any site data is proposed

SITE DATA TABLE				
	CODE REQUIREMENT	ORIGINAL	PROPOSED	COMMENTS
ZONING	SF			N/A
FLOOD ZONE	AE-8			N/A
SIZE OF SITE	5,277			N/A
FRONT SETBACK	30'-0"	1'-8"	1'-8"	NO CHANGE
SIDE SETBACK A	5'-0"	2'-2"	2'-2"	NO CHANGE
SIDE SETBACK B	5'-0"	1'-7"	1'-7"	NO CHANGE
REAR SETBACK	25'-0"	2'-8"	2'-8"	NO CHANGE
BUILDING COVERAGE	35%	53%	53%	NO CHANGE
IMPERVIOUS SURFACE	50%	58%	58%	NO CHANGE
OPEN SPACE/LANDSCAPING	35%	42%	42%	NO CHANGE
BUILDING HEIGHT (FROM CROWN)	25'	16'-8"	16'-8"	NO CHANGE
PORCH HEIGHT (FROM CROWN)	25'	9'-9"	9'-9"	NO CHANGE

ORIGINAL COVERAGES		PROPOSED COVERAGES	
BUILDING			
MAIN HOUSE	1,982 SF	MAIN HOUSE	1,982 SF
REAR COVERED PORCH	538 SF	REAR COVERED PORCH	538 SF
FRONT COVERED PORCH	63 SF	FRONT COVERED PORCH	63 SF
CARPORT	216 SF	CARPORT	216 SF
TOTAL	2,799 SF	TOTAL	2,799 SF
	53.0%		53.0%
IMPERVIOUS			
STRUCTURES	2,799 SF	STRUCTURES	2,799 SF
FRONT PORCH/WALK	175 SF	FRONT PORCH/WALK	175 SF
CONCRETE DRIVE	68	CONCRETE DRIVE	68 SF
AC PAD	15	AC PAD	15 SF
TOTAL	3,057 SF	TOTAL	3,057 SF
	57.9%		57.9%

1605 Bahama Dr. - Meets Standards

- Special Circumstances and Hardship Conditions exist that support approval of a variance pursuant to Section 90-395 of the Land Development Regulations
- The porch has existed for 40 years and had a damaged roof. Forcing the removal of the porch would create an unnecessary hardship on the applicant.
- Since no nonconformity is changing, the porch should be protected and allowed to be repaired under Section 122-32 of the LDRs

1605 Bahama Dr.

- We respectfully request approval of the variance

1605 BAHAMA - EXTERIOR PORCH REPAIRS

AREA WITHIN PROJECT SCOPE

SCOPE OF WORK:
REPLACEMENT OF EXISTING PORCH ROOF & COLUMNS

PROJECT LOCATION:
1605 BAHAMA DR.
KEY WEST, FL 33040

LEGAL DESCRIPTION:
LT 15 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR584-917

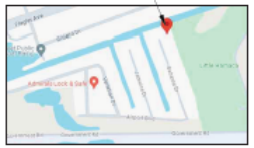
SEC/TWP/RANGE:
04/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-8
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & SITE PLAN
S-1 STRUCTURAL PLAN

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD CHANGES OR UNFORSEEN CONDITIONS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.

SITE

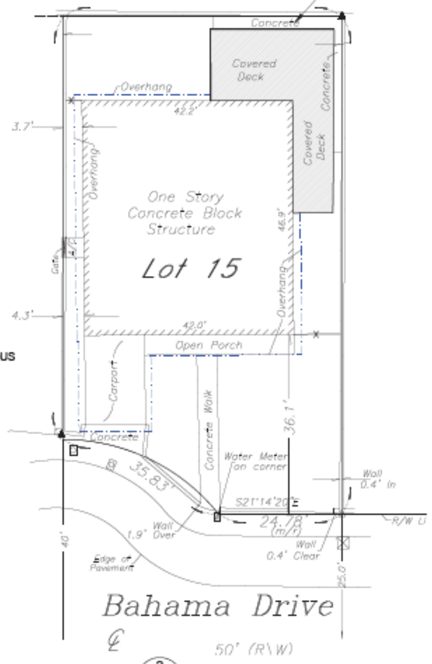


1 / CS-1 LOCATION MAP
SCALE: N/A

IMAGE SHOWS PREVIOUS COVERED PORCH

2 / CS-1 AERIAL IMAGE
SCALE: N/A

REPLACE EXSTING ROOF SYSTEM & POSTS



3 / CS-1 SITE PLAN
SCALE: 3/32" = 1'

SITE DATA TABLE				
	CODE REQUIREMENT	ORIGINAL	PROPOSED	COMMENTS
ZONING	SF			N/A
FLOOD ZONE	AE-8			N/A
SIZE OF SITE	5,277			N/A
FRONT SETBACK	30'-0"	1'-8"	1'-8"	NO CHANGE
SIDE SETBACK A	5'-0"	2'-2"	2'-2"	NO CHANGE
SIDE SETBACK B	5'-0"	1'-7"	1'-7"	NO CHANGE
REAR SETBACK	25'-0"	2'-8"	2'-8"	NO CHANGE
BUILDING COVERAGE	35%	53%	53%	NO CHANGE
IMPERVIOUS SURFACE	50%	58%	58%	NO CHANGE
OPEN SPACE/LANDSCAPING	35%	42%	42%	NO CHANGE
BUILDING HEIGHT (FROM CROWN)	25'	16'-8"	16'-8"	NO CHANGE
PORCH HEIGHT (FROM CROWN)	25'	9'-9"	9'-9"	NO CHANGE

ORIGINAL COVERAGES		PROPOSED COVERAGES	
BUILDING			
MAIN HOUSE	1,982 SF	MAIN HOUSE	1,982 SF
REAR COVERED PORCH	538 SF	REAR COVERED PORCH	538 SF
FRONT COVERED PORCH	63 SF	FRONT COVERED PORCH	63 SF
CARPORT	216 SF	CARPORT	216 SF
TOTAL	2,799 SF 53.0%	TOTAL	2,799 SF 53.0%
IMPERVIOUS			
STRUCTURES	2,799 SF	STRUCTURES	2,799 SF
FRONT PORCH/WALK	175 SF	FRONT PORCH/WALK	175 SF
CONCRETE DRIVE	68	CONCRETE DRIVE	68 SF
AC PAD	15	AC PAD	15 SF
TOTAL	3,057 SF 57.9%	TOTAL	3,057 SF 57.9%

GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS
1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
3. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA
APPLICABLE CODES: FLORIDA BULIDING CODE (2023), ANSI/APSP/ICC-5 2011, NFPA 70 (NEC), ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ACI 318 LATEST EDITION AND ACI 301, AND ALL REFERENCED STANDARDS.

DESIGN LOADS: PER ASCI/SEI 7-16
FLOOR LIVE LOAD 40 PSF
ROOF LIVE LOAD 20 PSF (300 LB CONC.)
BASIC WIND SPEED 180 MPH
EXPOSURE C
STRUCTURAL CAT II

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

SOILS AND FOUNDATIONS
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT. ADDITIONALLY:

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

CONCRETE
1. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY, PER ACI AND ASTM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY. THE RESULTS SHOULD BE DELIVERED TO THE ENGINEER
7. THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME. THE MINIMUM SAMPLING FREQUENCY:
A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX
B) EVERY 50 CUBIC YARDS
C) EVERY 2000 SQ.FT. OF SLAB AREA
8. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

REINFORCEMENT
1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 OR ASTM A1035 GRADE 100 (MMFX2) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT

HARDWARE
HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON-EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

STRUCTURAL LUMBER
1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER, KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 7TH EDITION (2020). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 10D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

STRUCTURAL STEEL
1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 360 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

STRUCTURAL STEEL COATING
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10)
2. NON-EXPOSED STEEL SHALL BE COATED WITH 2 COATS OF A UNIVERSAL COMPATIBLE PRIMER
3. EXPOSED STEEL
A. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
B. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
C. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
D. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.

REINFORCED MASONRY (CMU)
ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
1. INSTALL ALL BLOCKS IN RUNNING BOND.
2. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F'M) BE 2000 PSI.
3. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
4. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
5. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

WINDOWS & DOORS
1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

SCALE 3/32" = 1'

ROBERT HULEC LICENSE No 96937 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert Hulec
Date: 2025.05.06 11:18:28 -04'00'

ROBERT HULEC, P.E.
LIC # 96937

LAKEWOOD ENGINEERING

DATE:	REV SET	DESCRIPTION
6/22/24	1	ISSUED PERMIT SET
5/3/24	A	ADDED BUILDING HEIGHT

EXTERIOR PORCH REPAIRS
1605 BAHAMA DR.
KEY WEST, FL 33040

COVER & SITE PLAN

CS
1

BH