

Application

Craig and Cheryl Cates
3405 Eagle Avenue
Key West, FL 33040
305-587-0587
catesauto@aol.com



May 19, 2017

RE: Building Coverage Variance Request
2717 Staples Avenue
RE 00067790-000000

Submittal for a building coverage variance at 2717 Staples Avenue to allow for the construction of a two car carport at new residence.

Enclosed are the following documents submitted for the application:

1. Variance application information sheet.
2. Application fee, check in the amount of \$1,150.00.
3. Notarized verification form from the owner.
4. Copy of recorded warranty deed.
5. Property record card.
6. Signed and sealed survey.
7. Site plan and building plans.
8. Gartenmayer carport approval letter, adjoining property owner at 2709 Staples Avenue.
9. Canalejo approval letter, adjoining property owner at 2721 Staples Avenue.

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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

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

PROPERTY DESCRIPTION:

Site Address: 2717 Staples Avenue

Zoning District: SF - Single Family

Real Estate (RE) #: 00067790-000000

Property located within the Historic District?

☐ Yes

☒ No

APPLICANT:

☒ Owner

☐ Authorized Representative

Name: Craig and Cheryl Cates

Mailing Address: 3405 Eagle Avenue

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-587-0587

Office: _____

Fax: _____

Email: catesauto@aol.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Construct new free standing 2 car carport,
22'-0" wide by 25'-6" deep. It will be a wooden structure with metal roof to match the house. The floor will be
poured concrete or concrete pavers.

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

Building coverage - With the construction of the carport, the building coverage is 44%, exceeding the 35%
maximum allowed by 9%.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF - Single Family			
Flood Zone	AE 8			
Size of Site	6,039 SF			
Height	29'-2"	29'-2"		None
Front Setback	1'-0"			None
Side Setback	5'-0"	5'-0"	5'-0"	None
Side Setback	5'-0"	5'-6"	5'-6"	None
Street Side Setback	NA			None
Rear Setback	25'-0"	35'-3"	35'-3"	None
F.A.R.	1 SF	3,009 SF-49%	3,556 SF-59%	None
Building Coverage	35% MAX	2,098 SF-35%	2,661 SF-44%	Yes
Impervious Surface	50% MAX	2,895 SF-47%	2,705 SF-44%	None
Parking	2		2	None
Handicap Parking	NA			
Bicycle Parking	NA			
Open Space/ Landscaping	35% MIN	2,710 SF-45%	2,417 SF-40%	None
Number and type of units	NA			
Consumption Area or Number of seats	NA			

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

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

Standards for Considering Variances

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

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

This lot is located on Staples Avenue. Staples Avenue has been promoted as the safest bike route for East and West bound bike traffic. The new carport will provide off street parking and better sight lines for safe avoidance of the large volume of bike traffic at all hours of the day.

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

The existing conditions are created by the applicant. The application is for a new carport that will further increase the building coverage on the lot. The SF zoning only allows for 35% building coverage where as other zoning districts in the city allow for 40 and 50% building coverage with smaller lot sizes.

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

The building coverage circumstances are common to many properties in New Town as many of these properties do not conform to the current LDRs and/or have variances for a carport.

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

The property owner can not construct a new carport according to the current City code without seeking a building coverage variance. The purpose of the carport is to protect personal property and provide safer ingress and egress when arriving or leaving the home.

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

This would be the minimum variance required.

City of Key West • Application for Variance

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

This variance will not detract from the general welfare of the neighborhood or result in a safety hazard to the public. It will make the operation of motor vehicles at this home more safe in regards
to the high volume of encouraged bike traffic on the street.

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

The applicant is not basing this request on existing conditions on surrounding properties.

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

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

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

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

PREPARED 5/23/17, 9:10:37
City of Key West

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 16-02000204 VARIANCE - 2721 STAPLES AVE

FEE DESCRIPTION	AMOUNT DUE
ADVERTISING AND NOTICE FEE	100.00
FIRE DEPARTMENT REVIEW FEE	50.00
VARIANCES	1000.00
TOTAL DUE	1150.00

Please present this invoice to the cashier with full payment.

Oper: KEYWJAB Type: OC Drawer: 1
Date: 6/07/17 63 Receipt no: 18690
2016 2000204
PZ PLANNING & ZONING
1.00 \$1150.00
Trans number: 3106249
OK CHECK 6222 \$1150.00
Trans date: 6/07/17 Time: 9:53:21

Verification

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Craig and Cheryl Cates, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the X Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

2717 Staples Avenue
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Craig Cates + Cheryl Cates
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 5/19/17 (date) by
Craig & Cheryl Cates (name). He/She is personally known to me or has
presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Additional Information



THE CITY OF KEY WEST

General Services

P.O. Box 1409, Key West, FL 33040

May 3, 2017

U.S. Post Office
Supervisor of Delivery
400 Whitehead Street
Key West, FL 33040

RE: Assignment of Street Address; 2719 Staples Avenue
RE # 00067790-000000

RE# 00067790-000000 is a vacant lot. The lot owner also owns the next lot East and has requested the two lots have sequential addresses. The former address of 00067790-000000 was 2717 Staples Avenue. 2719 Staples Avenue is in sequence with the neighborhood grid and shall be so assigned to that location. Please refer to the attached map.

City of Key West Municipal Code requires the following;

Display of street number required; penalties.

For single-family dwellings, the numerals shall be at least three inches in height and one-half inch in stroke width and shall be affixed on, immediately above, or immediately to the side of the principal building entrance.

Should you have any questions or require further information, please do not hesitate to contact me at (305) 809-3721.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Bouquet".

James Bouquet
Director of Engineering
General Services

Cc: Revenue Department
OMI
KEYS Energy
FKAA
Code Compliance Department
Monroe County Tax Appraiser

Building Department
Planning Department
Waste Management
KWPD – Lt. Ream
KWFD – Alan Averett
Comcast

(305) 809-3951 (305) 809-3958 FAX



(305) 809-3951 (305) 809-3958 FAX

Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE15-059
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$2,030.00

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 23rd day of October, 2015, between T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation, whose address is 2908 Harris Avenue, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and CRAIG & CHERYL CATES, husband and wife, whose address is 3405 Eagle Avenue, Key West, FL 33040 (hereinafter collectively referred to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND & 00/100^{ths} DOLLARS (\$290,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, bearing the street address of 2717 Staples Avenue, Key West, FL 33040, and more particularly described as:

LOT 21, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

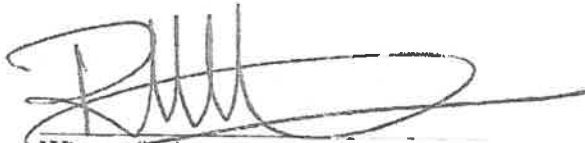
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and

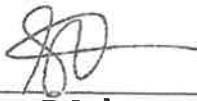
that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

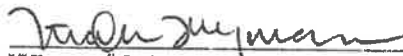
In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 signature
Print name: RICHARD M KLITENICK

T.D.J. DEVELOPMENTS & PROPERTIES, INC., a
Florida corporation

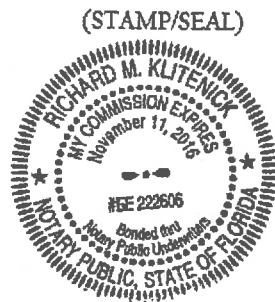
By: 
Steadman D. Jackson, President



Witness #2 signature
Print name: NICOLE TWYMAN

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, STEADMAN D. JACKSON, who is personally known to me; or, who produced N/A, as identification, to be the same person who is the named corporate principal Grantor in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 23rd day of October, 2015.




Notary Public-State of FL
Commission Expires: 11-11-2016

Property Appraiser Information



Summary

Parcel ID 00067790-000000
Account # 1071722
Property ID 1071722
Millage Group 10KW
Location 2717 STAPLES AVE, KEY WEST
Address
Legal Description BK 3 ALL LT 21 CORAL REEF ESTATES PB3-36 OR323-206/07 OR615-532 OR752-1301 OR809-1236 OR1012-1832 OR1016-1689/90 OR1871-1797AF OR1978-1736 OR2089-1268 OR2683-1015C/T OR2724-232/34 OR2766-1285/86
 (Note: Not to be used on legal documents)
Neighborhood 6185
Property Class VACANT RES (0000)
Subdivision Coral Reef Estates
Sec/Twp/Rng 04/68/25
Affordable Housing No



1071722 2717 STAPLES AVE 10/26/04

Owner

CATES CRAIG AND CHERYL
 3405 EAGLE AVE
 KEY WEST FL 33040-4651

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$178,927	\$181,542
+ Market Misc Value	\$0	\$0	\$10,657	\$10,673
+ Market Land Value	\$230,974	\$169,536	\$274,282	\$243,402
= Just Market Value	\$230,974	\$169,536	\$463,866	\$435,617
= Total Assessed Value	\$230,974	\$169,536	\$463,866	\$435,437
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$230,974	\$169,536	\$463,866	\$435,617

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,039.00	Square Foot	57.5	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/23/2015	\$290,000	Warranty Deed		2766	1285	02 - Qualified	Vacant
1/9/2015	\$276,300	Warranty Deed		2724	232	12 - Unqualified	Vacant
5/8/2014	\$100	Certificate of Title		2683	1015	12 - Unqualified	Improved
2/22/2005	\$895,000	Warranty Deed		2089	1268	Q - Qualified	Improved
2/20/2004	\$739,000	Warranty Deed		1978	1736	Q - Qualified	Improved
6/1/1987	\$160,000	Warranty Deed		1016	1689	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1443	4/10/2017		\$2,450	Residential	ELECTRICAL FOR SINGLE FAMILY HOME ONLY.
17-1303	3/31/2017	4/27/2017	\$9,850	Residential	ROOFING ON SINGLE FAMILY HOME.
17-1287	3/29/2017		\$26,716	Residential	PLUMBING FOR SINGLE FAMILY HOME ONLY.
17-1197	3/23/2017		\$6,000	Residential	MECHANICAL ON SINGLE FAMILY HOME.
17-436	2/3/2017		\$30,750	Residential	BUILT POOL & SPA
16-4680	12/6/2016		\$160,000	Residential	NEW SINGLE FAMILY HOME.
16-4421	11/10/2016	3/13/2017	\$35,700	Residential	FOUNDATION OF SINGLE FAMILY HOME.
14-4906	10/27/2014	11/14/2014	\$8,000	Residential	DEMOLISH SINGLE FAMILY RESIDENCE INCLUDING SLABS, GUEST HOUSE, OVERHANG AND ALL SLAB WORK, SLAB PAD, GRADE EARTH UPON COMPLETION HAUL DEMO DEBRIS TO LANDFILL.
14-4909	10/27/2014	11/14/2014	\$650	Residential	CAP OFF ALL ELECTRIC FOR COMPLETE DEMO ONLY.

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
09-1497	5/21/2009	7/22/2013	\$150	Residential	DEMO 4 X 20 CONCRETE WALL
05-2503	6/22/2005	12/31/2005	\$400	Residential	demo 450sf of patio
05-0660	3/4/2005	12/31/2005	\$600	Residential	REPLACE 4FT OF CBS FENCE
05-0266	1/28/2005	12/31/2005	\$800	Residential	REPLACE SEWER LATERAL
04-2556	8/27/2004	12/31/2005	\$200,000	Residential	NEW SFR

Photos





No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 5/16/2017 1:55:53 AM



Developed by
The Schneider
Corporation

Survey

NEW CARPORT FOR CATES RESIDENCE

2717 STAPLES AVE, KEY WEST, FL 33040

PROJECT DESCRIPTION:

THE PROJECT INVOLVES CONSTRUCTION OF A NEW FREE STANDING WOOD FRAMED CARPORT.

THE GENERAL SCOPE OF WORK INCLUDES:

1. MINOR SITE GRADING AS REQUIRED.
2. INSTALL NEW DRILLED CONCRETE PIERS 3' IN TO CAP ROCK.
3. INSTALL NEW WOOD COLUMNS.
4. INSTALL NEW WOOD ROOF FRAMING.
5. INSTALL NEW 5/8" METAL ROOFING TO MATCH EXISTING.
6. INSTALL NEW CONCRETE SLAB OR PAVERS FOR CARPORT FLOOR.
7. INSTALL NEW CONCRETE STREET RAMP FOR ACCESS TO NEW CARPORT.
8. INSTALL NEW LIGHTING TO BE FED FROM EXISTING SERVICE.
9. THE EXISTING SWALE WAS DESIGNED TO ACCOMMODATE PAVERS AT FRONT WALK AND POOL DECK. OWNER WILL INSTALL PREVIOUS PAVERS AT BOTH LOCATIONS SO THAT THERE WILL BE NO CHANGE IN EXISTING SWALE FOR NEW CARPORT. SEE IMPERVIOUS CALCULATIONS ON SITE PLAN.

NOTES:

1. DESIGN IS PER 2014 FBC & ASCE-7-10 FOR 180 MPH WIND. EXP. C.
2. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2014 FBC.
3. FEMA FLOOD DESIGN IS PER ASCE 24-05
4. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
5. REBAR SHALL BE GRADE 60.
6. LAP ALL REBAR MINIMUM 30 BAR DIAMETERS.
7. MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
8. TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
10. NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.
11. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
12. ALL LUMBER SHALL BE PT. NO 2 SIF OR BETTER.

DRAWING INDEX:

- | | |
|-----|------------------------|
| C-0 | COVER SHEET WITH NOTES |
| C-1 | SITE PLAN |
| A-1 | FLOOR AND ROOF PLAN |
| A-2 | ELEVATIONS |
| S-1 | FOUNDATION PLAN |
| S-2 | ROOF FRAMING |
| S-3 | SECTIONS |



LOCATION MAP

Carport, 2717 Staples Ave
5-5-17

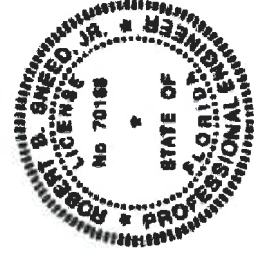
5-5-17

Design is per 2014 Florida Building Code ASCE-7-10 130 mph wind

1	Floor and Roof Live Loads		
2	Slates on gable	50 psf	
3	Roofs	20 psf	
4			
5	Wind Design Data		
6	Ultimate wind speed	180 mph	
7	Road Category	I	
8	Exposure	C	
9	Enclosure classification	Open	
10	Internal pressure coefficient		
11	Wind borne debris area	Yes	
12	Length	22.50 ft	
13	Width	22.00 ft	
14	Area	.551 sf	
15	Main roof height	10.0 ft	
16	Floor joist r/c	3.00 in	
17	Floor joist run	12.00 in	
18	Angle of plane of roof	4.04 °	
19	Eave zone width	3.00 ft	
20			
21	Components and Cladding Design Pressures		
22	Roofing zone 1	24.2 psf	-39.6 psf
23	Roofing zone 2	24.2 psf	-61.1 psf
24	Roofing zone 3	24.2 psf	-49.2 psf
25	Roofing zone 2 overhang		-76.4 psf
26	Roofing zone 3 overhang		-132 psf
27	Surco, cladding, doors and Windows		
28	Wind zone 1	48.1 psf	-45.00 psf
29	Wind zone 2	48.1 psf	-61.10 psf
30	Wind zone 3	48.1 psf	-49.20 psf
31	g Garage Door	37.0 psf	-41.30 psf
32	Design Soil Load Bearing Capacity	2,000 psl	
33			
34	Flood Design Data		
35	Flood zone	AE/C	NA/D
36	Elevation of base of floor	5.6'	

PROJECT DATA		NEW FREE STANDING CARPORT			EXISTING	REQUIRED	VALUABLE REELECTED
RC NO:	00007793-00000	PROPOSED					
ZONING	SF - SINGLE FAMILY						
SETBACKS							
STREET SIDE	15'-0"			21'-5 1/2"		1'	NO
REAR	15'-0"			5'-0"		10'	NO
SIDE	5'-0"			15'-3"		5'	NO
ROOF						21'	NO
LOT SIZE							
BUILDING COVERAGE	NO CHANGE					6,000 SF	NO
FLOOR AREA	2,682 SF - 46%			4,658 SF - 46%		35% MAX	YES
BUILDING HEIGHT	12'-6"			10'-0" - 49%		1.0	NO
IMPERVIOUS AREA	2,705 SF - 41%			2,885 SF - 47%		30' MAX	NO
OPEN SPACE	2,417 SF - 40%			2,718 SF - 45%		50% MIN	NO

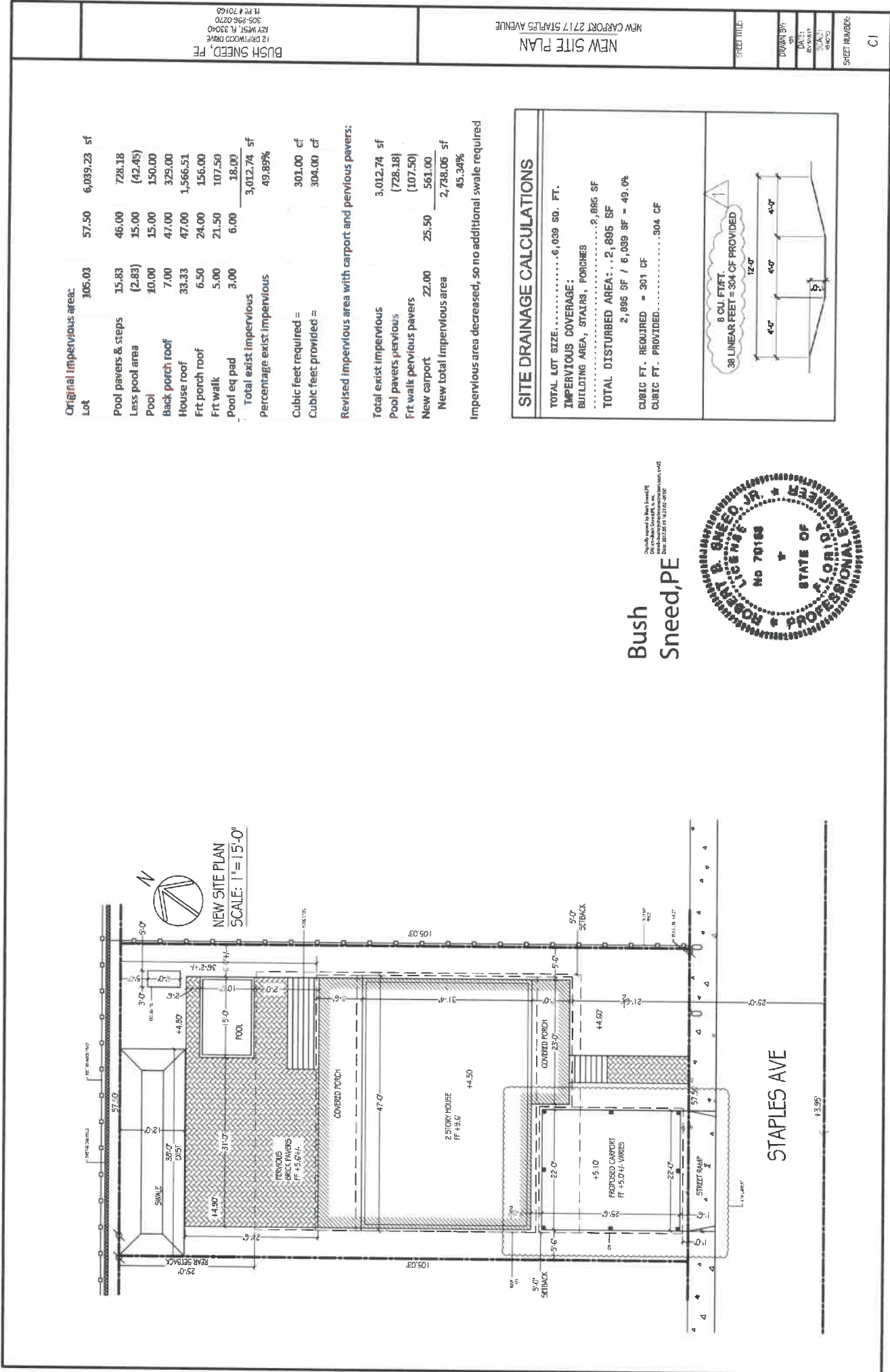
Bush
Speed, PE
Digitally signed by Bush
Speed, PE
DN: cn=Bush Speed,PE, o=ou
email=bush@charter.constru
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Date: 2017.05.19 16:27:18

COVER SHEET
2717 STAPLES AVENUE

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

C-0

Site Plans



Original impervious areas:			
Lot	105.03	57.50	6,039.23 sf
Pool pavers & steps	15.83	46.00	728.18
Lass pool area	(2.83)	15.00	(42.45)
Pool	10.00	15.00	150.00
Back porch roof	7.00	47.00	329.00
House roof	33.33	47.00	1,566.51
FRt porch roof	6.50	24.00	156.00
FRt walk	5.00	21.50	107.50
Pool eq pad	3.00	6.00	18.00
Total exist impervious			3,012.74 sf
Percentage exist impervious			49.89%
Cubic feet required =			301.00 cf
Cubic feet provided =			304.00 cf
Revised impervious area with carport and pervious pavers:			
Total exist impervious			3,012.74 sf
Pool pavers pervious			(728.18)
FRt walk pervious pavers			(107.50)
New carport	22.00	25.50	561.00
New total impervious area			2,738.06 sf
			45.34%
Impervious area decreased, so no additional swale required			

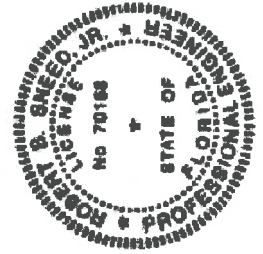
SITE DRAINAGE CALCULATIONS	
TOTAL LOT SIZE.....	6,039 sq. ft.
IMPERVIOUS COVERAGE:	
BUILDING AREA, STAIRS, PORCHES2,895 SF
TOTAL DISTURBED AREA:	2,895 SF
2,895 SF / 6,039 SF = 49.0%	
CUBIC FT. REQUIRED = 301 CF	
CUBIC FT. PROVIDED.....	304 CF

38 LINEAR FEET = 304 CF PROVIDED

8 CU. FT/FT

Bush
Speed, PE

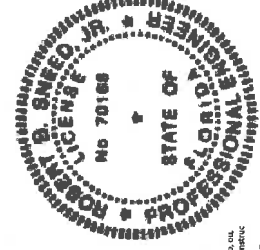
Qualified Engineer for Bush Speed & PE
Bush Speed & PE, P.E., Inc.
Date: 08/12/2014 14:12:02 2014



BUSH SNEED, PE
12 DRIFFWOOD DRIVE
K2V WEST, FL 33040
305-296-0270
11 PM # 70168

NEW SITE PLAN
NEW CARPORT 2717 STAPLES AVENUE

SHEET TITLE:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
SHEET NUMBER:
C1

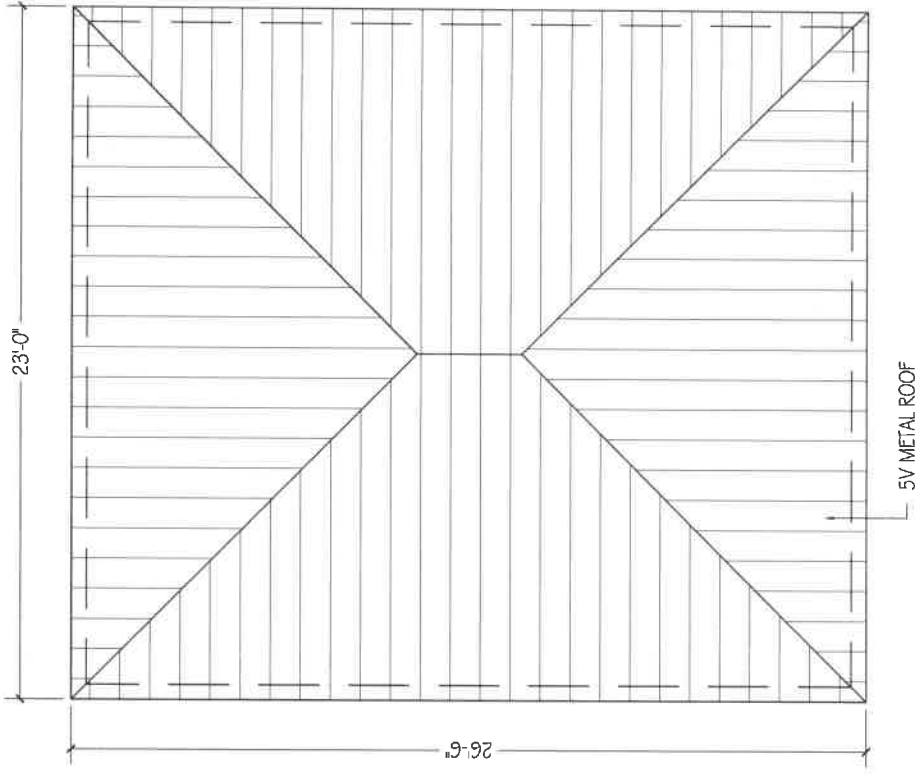


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Speed, PE
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email=bushs@charterconstruc
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Date: 2017.05.19 16:26:47
+05'00'

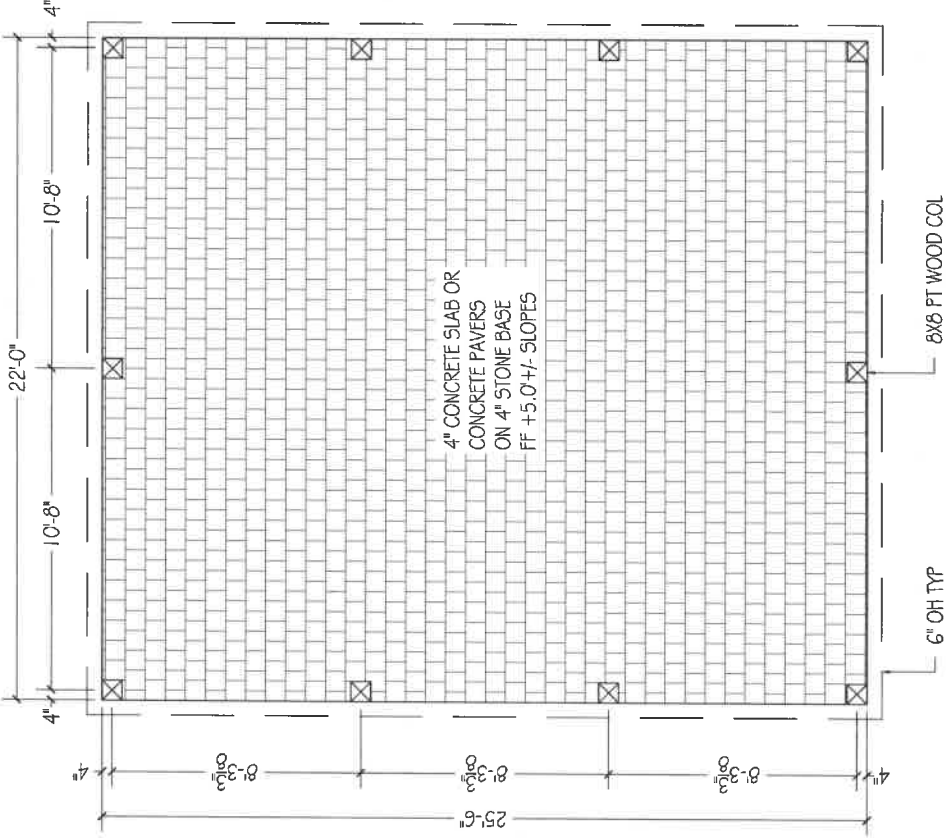
Bush
Sneec

ROOF PLAN

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



5V METAL ROOF



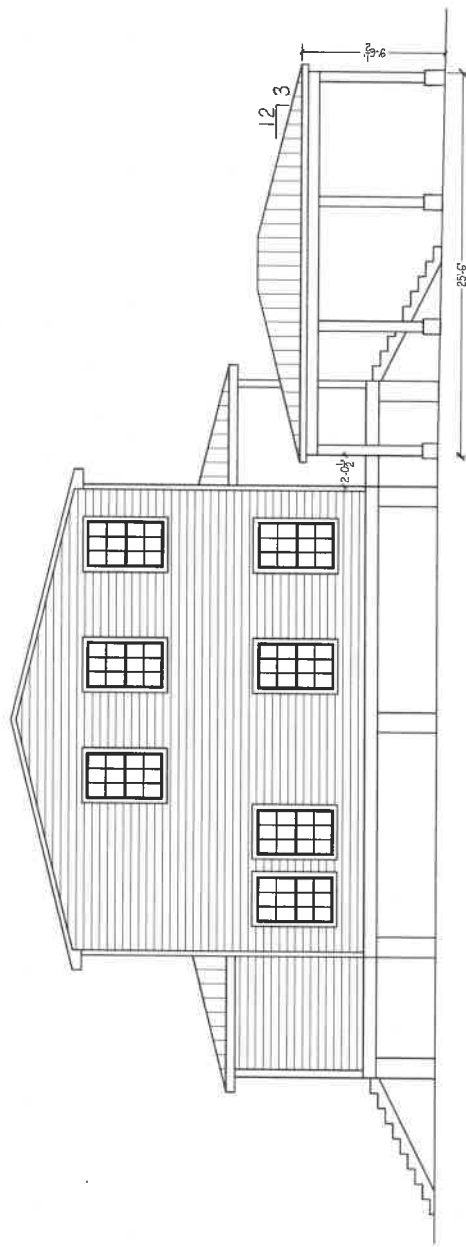
8X8 PT WOOD COL

6" OH TYP

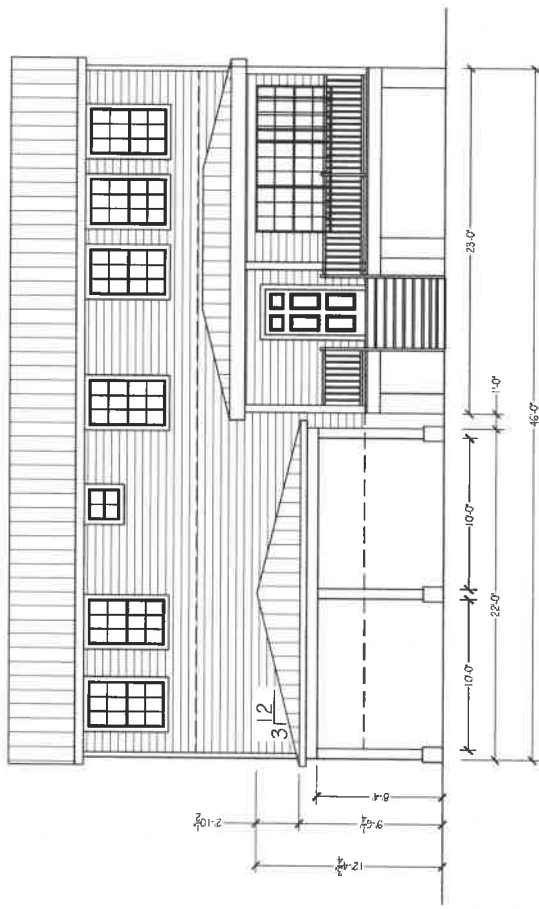
FLOOR PLAN

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

4" CONCRETE SLAB OR
CONCRETE PAVERS
ON 4" STONE BASE
FF + 5.0' +/- SLOPES



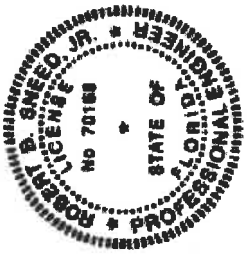
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

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Speed, PE
DN: cn=Bush Speed, PE, o=ou,
email=BushSpeed@earthlink.net,
c=US
Date: 2017.05.19 16:26:29
+05'00'

Bush
Speed, PE



ELEVATIONS
2717 STAPLES AVENUE

BUSH SNEED, PE
12 ORTHWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70165

A-2

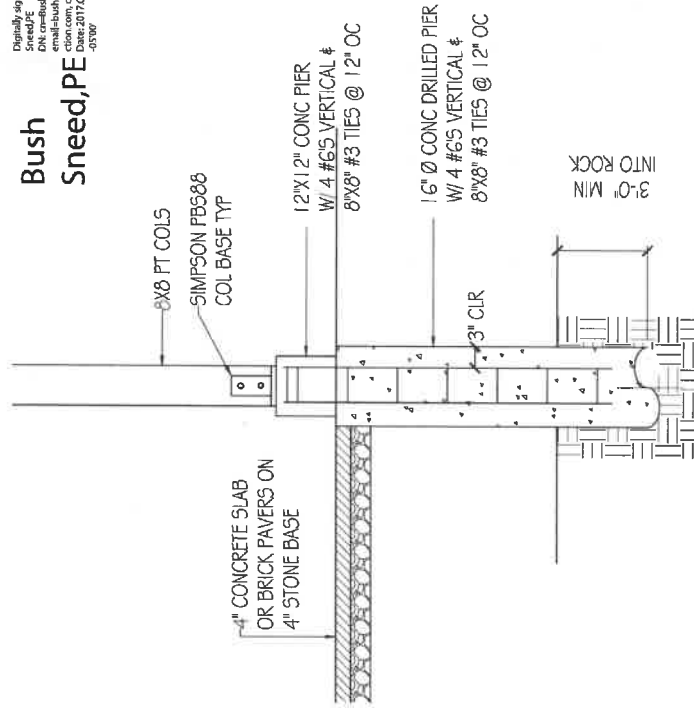
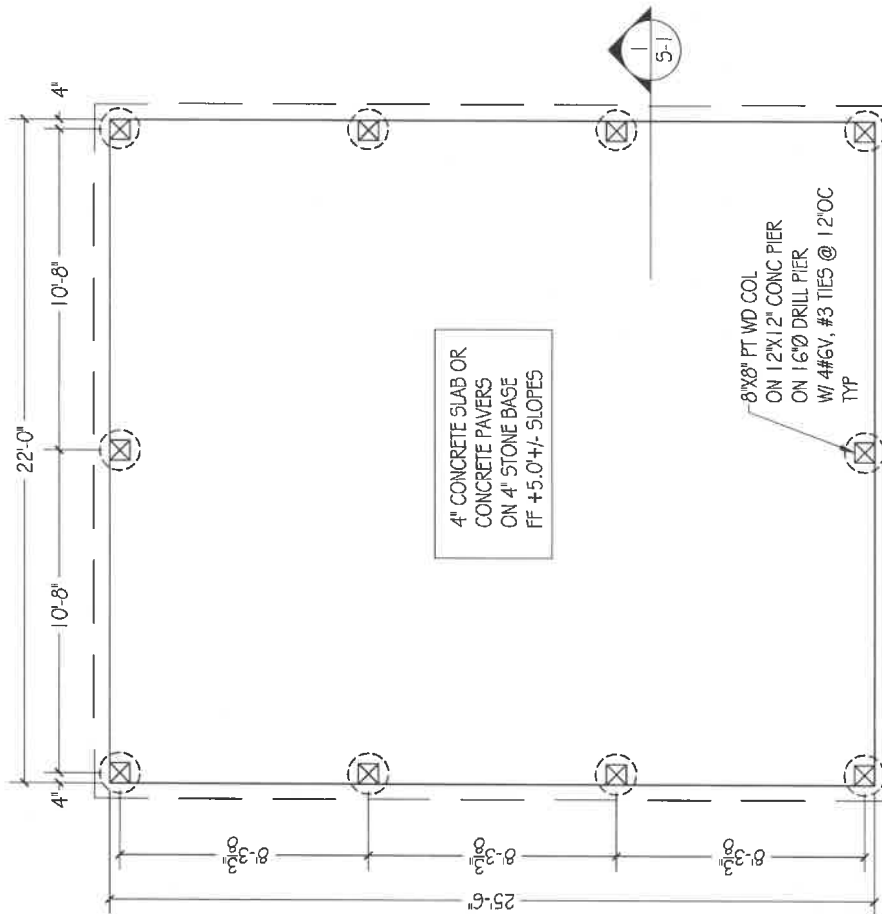
SHEET NUMBER

SCALE

DATE

BY

PROJECT



**Bush
Sneed, PE**

BUSH SN
12 DRIFTWOOD
KEY WEST, FL
305-296
FL PE # 72

FOUNDATION PLAN
NEW CARPORT 2717 STAPLES AVENUE

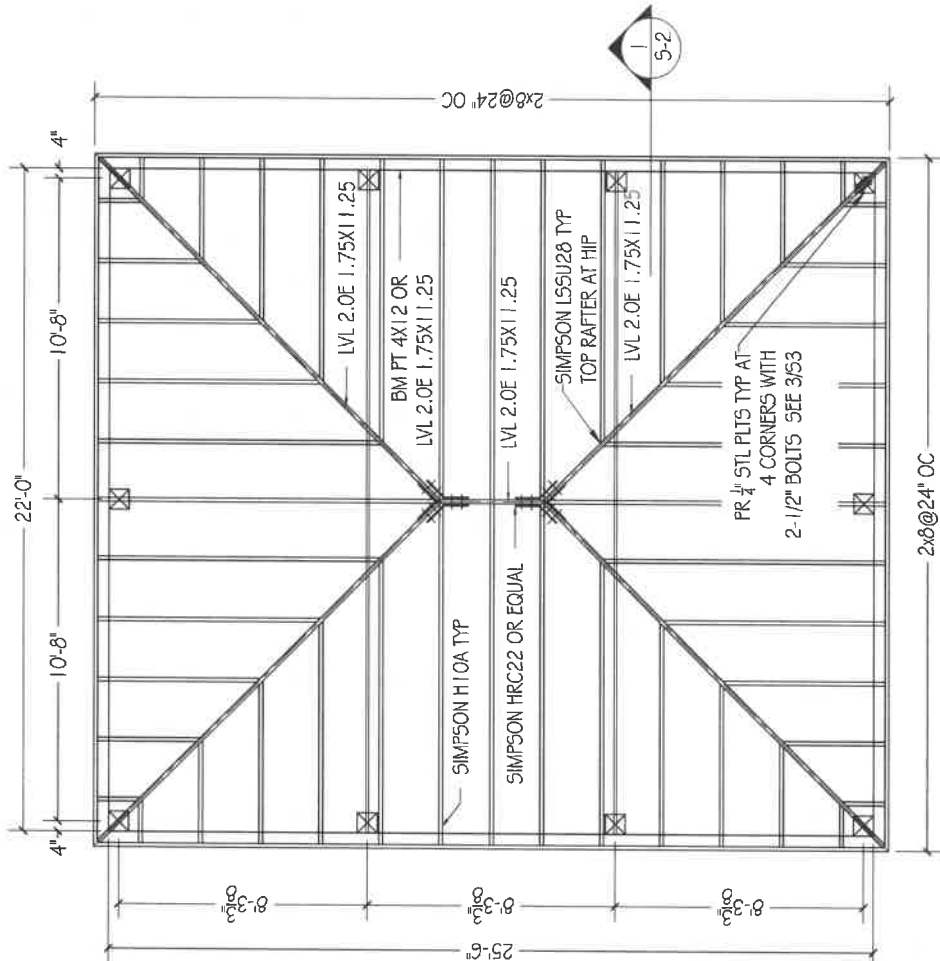
FOUNDATION PLAN

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

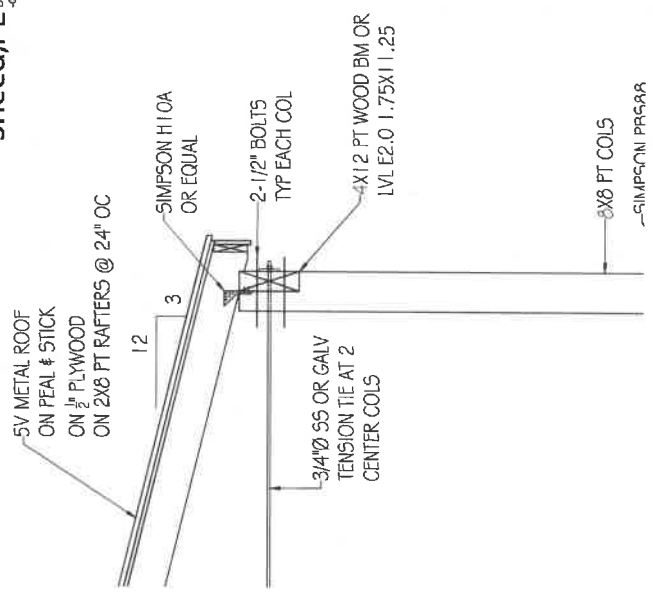
FOUNDATION SECTION

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

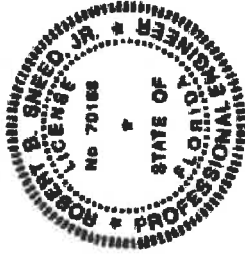
15



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



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

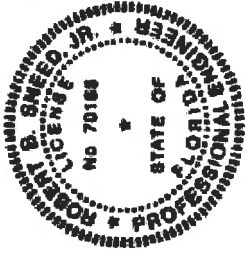


Bush Sneed, PE
Digitally signed by Bush Sneed, PE
DN: cn=Bush Sneed, PE, o=ou, email=bushsneed@earthlink.net, c=us
Date: 2017.05.19 16:25:58 -0500

BUSH SNEED, PE
12 DREWYWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL REG # 70165

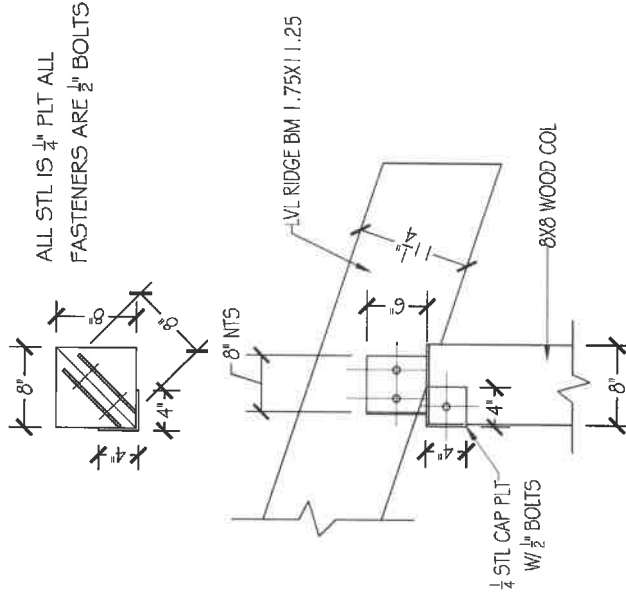
BLDG SECTION, FDN PLAN 2
NEW CARPORT 2717 STAPLES AVENUE

SHEET TITLE
DRAWN BY
CHECKED BY
DATE
SCALE
SHEET NUMBER



**Bush
Sneed, PE**

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Sneed, PE
DN: cn=Bush Sneed, PE, o=ou,
email=bushsneed@waterconstrinc
t.com, c=US
Date: 2017.05.19 16:25:40
497007



3 RIDGE BM TO COL PLTS
SCALE: NTS

BLDG SECTIONS
NEW CARPORT 2717 STAPLES AVENUE

BUSH SNEED, PE
12 DRIFFWOOD DRIVE
KATY, TEXAS 77450
305-295-0270
FL PE # 70168

SHEET TITLE

DRAWN BY

CHECKED

SCALE

DATE

SHEET NUMBER

9-3