

File #: 2022-052

Property Owner: George Secchiaroli

Applicant: George Secchiaroli

Agent: N/A

Type of Application: Minor Deviation

Key: Summerland Key

RE: 00190830-000000

Additional Information added to File 2022-052

End of Additional File 2022-052

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00
 Traffic Study Review: \$5,000.00 (if applicable)

Date of Application: 7 / 30 / 21
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Summerland Key Marina, LLC George Secchiaroli
 Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application
24326 Overseas Hwy Summerland Key, FL
 Mailing Address (Street, City, State and Zip Code) 33042
(305)916-1645 lgrlinc@gmail.com
 Work Phone Home Phone Cell Phone Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Summerland Key Marina, LLC George Secchiaroli
 (Name/Entity) Contact Person
24326 Overseas Hwy Summerland Key, FL
 Mailing Address (Street, City, State and Zip Code) 33042
(305)916-1645 lgrlinc@gmail.com
 Work Phone Home Phone Cell Phone Email Address

Approval (Development Order / Resolution) #: _____

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Block 2 Lots 9-10-11-12-13 Summerland Key Cove Addition 2 - Summerland Key

Block	Lot	Subdivision	Key
00190830-000000			1252751
Real Estate (RE) / Parcel ID Number			Alternate Key Number
<u>24326 Overseas Hwy Summerland Key FL 33042</u>			<u>MM24</u>
Street Address (Street, City, State, Zip Code)			Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

Minor deviation is for a tiki hut with parking below

Approval (Development Order / Resolution) #: _____

Expiration Date of Development Order / Resolution: _____

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (*up to 5% deviation*)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (*up to 5% deviation*)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking				
Loading/unloading spaces				
Parking landscaping				
Bufferyard width and/or plantings				
Access				
Non-residential floor area				
Open space	57.84%	52.08%	9.95%	
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units				
Hotel-motel, RV and/or institutional residential units				
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)				
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing				

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

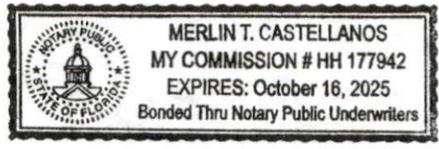
Signature of Applicant: [Handwritten Signature] Date: 3/14/22

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 14th day of March, 2022, by means of physical presence or online notarization
by George Secchiakoli, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

[Handwritten Signature]
Signature of Notary Public, State of Florida
Merlin T. Castellanos
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 10/16/25



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050



Monroe County Florida Permit Information

Parcel ID: 00190830000000

PLEASE NOTE: FEES LISTED ARE ESTIMATES ONLY. BEFORE WRITING ANY CHECKS PLEASE CONTACT THE BUILDING DEPARTMENT TO CONFIRM.

Parcel ID	00190830000000
Permit Number	21102363
Permit Type	75 - CHICKEE HUT
Property Address	24326 OVERSEAS HWY
Status	OPEN

- [Permit](#)
- [Plan Reviews](#)
- [Inspections](#)
- [Fees](#)
- [Contractors](#)
- [ALL](#)

PERMIT INFORMATION

Application Date	07-30-2021	Operator	benderd
Issue Date		Operator	
Certificate Date		Operator	
Certificate Type		Project Number	
Applied Value	\$35,000.00	Usage Class	COM
Contractor ID	15556	Sq Ft	0

OWNER ON PERMIT

Name	SUMMERLAND KEY MARINA LLC
Address	24326 OVERSEAS HWY
City/State/Zip	SUMMERLAND KEY , FL 33042-4804

PERMIT CONDITIONS

- 24326 OVERSEAS HWY SUMMERLAND KEY
- CHICKEE HUT - COMMERCIAL
- NOTICE OF COMMENCEMENT REQUIRED
- *****
- All documentations, including but not limited to
- corrections, revisions, clarifications, or
- engineering letters, must be submitted to an
- appropriate Building Department location.
- PERMIT APPROVAL TO CONSTRUCT ??? SF CHICKEE HUT,
- AS PER APPROVED PLANS ONLY.
- CHICKEE TO REMAIN AN OPEN STRUCTURE.
- *****

- BIOLOGIST APPROVAL ????????????
- PLANNING APPROVAL (NROGO?????????????????)
- NROGO APPROVAL ????? (FEES NEEDED?)
- FIRE MARSHAL APPROVAL ??????????
-
- FLOODPLAIN MANAGEMENT APPROVAL: Located in SFHA
- zone AE 10
- Flood approval for a new tiki hut. Must be
- anchored to resist flotation, collapse and lateral
- movement during conditions or as a result of the
- base flood. No electric this permit. No plumbing
- allowed–MW
-
- Work in the right of way requires coordination
- with the Monroe County Public Works & Engineering
- Division. Work performed within the right of way
- may require a separate permit or approval in
- addition to a permit issued by the Monroe County
- Building Department and /or the utilities. It is
- the responsibility of the owner to obtain all
- required permits before starting work. Failure to
- obtain a right of way permit when required may
- result in work stoppages or penalties.
- For more information go to www.monroecounty-fl.gov
- /723/Right-Of-Way-Use-Permits.
-
- ALL DEBRIS TO BE REMOVED TO A PERMITTED DISPOSAL
- FACILITY.
- INSPECTIONS REQUIRED PER PERMIT CARD.
- NO PLAN DEVIATION ALLOWED WITHOUT A REVISED
- PERMIT.
- NO OTHER WORK THIS PERMIT.
- DEEMED NON-DEVELOPMENT. DCA EXEMPT.
- *****
- PERMIT 21102363 IS UNRELATED TO CODE CASE
- CE21010013 OR CE19100083. JH
- *****

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PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1252751		120C	1252751

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

SUMMERLAND KEY MARINA LLC
24326 Overseas Hwy
Summerland Key, FL 33042-4804

0019083000000266628
24326 OVERSEAS Hwy

BK 2 LT 9-10-11-12-13 SUMMERLAND KEY COVE
ADDITION 2 PB4-100 SUMMERLAND KEY OR382-375
OR395-1029/

AD VALOREM TAXES							
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT	
SCHOOL STATE LAW	305-293-1400	1.5550	1,443,939	0	1,443,939	2,245.33	
SCHOOL LOCAL BOARD	305-293-1400	1.7880	1,443,939	0	1,443,939	2,581.76	
GENERAL FUND	305-292-4473	0.7697	1,212,321	0	1,212,321	933.12	
F&F LAW ENFORCE JAIL	305-292-7017	1.7747	1,212,321	0	1,212,321	2,151.51	
HEALTH CLINIC	305-296-4886	0.0437	1,212,321	0	1,212,321	52.98	
GENERAL PURPOSE	305-292-4473	0.1725	1,212,321	0	1,212,321	209.13	
MOSQUITO CONTROL	305-292-7190	0.4508	1,212,321	0	1,212,321	546.51	
M C LOCAL ROAD PATROL	305-292-7017	0.3484	1,212,321	0	1,212,321	422.37	
SFWM DIST	800-432-2045	0.1152	1,212,321	0	1,212,321	139.66	
OKEECHOBEE BASIN	800-432-2045	0.1246	1,212,321	0	1,212,321	151.06	
LOWER & MIDDLE KEYS FIRE & AMB	305-292-4473	2.0792	1,212,321	0	1,212,321	2,520.66	
EVERGLADES CONST PRJT	800-432-2045	0.0397	1,212,321	0	1,212,321	48.13	
TOTAL MILLAGE		9.2615	AD VALOREM TAXES				\$12,002.22

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
CUDJOE REGIONAL WW INNER AREA	305-289-6051	907.59
NON-AD VALOREM ASSESSMENTS		\$907.59



COMBINED TAXES AND ASSESSMENTS \$12,909.81 See reverse side for important information.

Face: 13,991.01	Cert #780	If Received By	Apr 30, 2021	May 28, 2021	Jun 30, 2021
Rate: 0.25%	Bidder #3053090	Please Pay	14,696.81	14,696.81	14,696.81

IF PAID BY

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1252751		120C	1252751

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

SUMMERLAND KEY MARINA LLC
24326 Overseas Hwy
Summerland Key, FL 33042-4804

0019083000000266628
24326 OVERSEAS Hwy

BK 2 LT 9-10-11-12-13 SUMMERLAND KEY COVE
ADDITION 2 PB4-100 SUMMERLAND KEY
OR382-375 OR395-1029/

RETURN WITH PAYMENT

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO SAM C. STEELE, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

Face: 13,991.01	Cert #780	If Received By	Apr 30, 2021	May 28, 2021	Jun 30, 2021
Rate: 0.25%	Bidder #3053090	Please Pay	14,696.81	14,696.81	14,696.81

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00190830-000000
 Account# 1252751
 Property ID 1252751
 Millage Group 120C
 Location 24326 OVERSEAS Hwy, SUMMERLAND KEY
 Address
 Legal BK 2 LT 9-10-11-12-13 SUMMERLAND KEY COVE ADDITION 2 PB4-100 SUMMERLAND KEY OR382-375
 Description OR395-1029/30 OR462-964/65 OR533-664 OR677-664 OR784-916 OR791-1192 OR1046-1464 OR1068-1398 OR1096-1545 OR1237-685/ 696F/J OR1243-1071/72 OR1489-117 OR1714-1342/43 OR1775-928 OR1775-926C OR1775-929/930AFF OR1794-296 OR2428-1290/91 OR2542-1583/84 OR2789-684/87
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class STORE COMBO (1200)
 Subdivision SUMMERLAND KEY COVE ADD #2
 Sec/Twp/Rng 26/66/28
 Affordable No
 Housing



Owner

SUMMERLAND KEY MARINA LLC
 24326 Overseas Hwy
 Summerland Key FL 33042

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$594,432	\$612,722	\$612,722	\$591,903
+ Market Misc Value	\$176,745	\$179,689	\$112,342	\$98,457
+ Market Land Value	\$534,983	\$534,983	\$718,875	\$411,750
= Just Market Value	\$1,306,160	\$1,327,394	\$1,443,939	\$1,102,110
= Total Assessed Value	\$1,306,160	\$1,327,394	\$1,212,321	\$1,102,110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,306,160	\$1,327,394	\$1,443,939	\$1,102,110

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	30,000.00	Square Foot	60	100

Buildings

Building ID 42113
 Style STILT 1 STORY
 Building Type 1 STY STORE-D / 11D
 Gross Sq Ft 9920
 Finished Sq Ft 8998
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 936
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1968
 EffectiveYearBuilt 1994
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,998	8,998	0
OUU	OP PR UNFIN UL	546	0	0
OPF	OP PRCH FIN LL	96	0	0
PTO	PATIO	280	0	0
TOTAL		9,920	8,998	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1967	1968	1	426 SF	2
CONC DAVITS	1979	1980	1	2 UT	1
UTILITY BLDG	1979	1980	1	225 SF	4
CONC PATIO	1979	1980	1	48 SF	2

CONC PATIO	1979	1980	1	674 SF	2
CH LINK FENCE	1989	1990	1	900 SF	1
CONC PATIO	1990	1991	1	424 SF	2
CONC PATIO	1991	1992	1	126 SF	5
WOOD DECK	1993	1994	1	16 SF	3
RW2	1974	1975	1	200 SF	2
CONCRETE DOCK	1974	1975	1	240 SF	4
CONCRETE DOCK	1974	1975	1	400 SF	4
CONCRETE DOCK	1989	1990	1	240 SF	4
CONCRETE DOCK	1989	1990	1	240 SF	4
SEAWALL	1974	1975	1	400 SF	4
SEAWALL	1974	1975	1	90 SF	4
SEAWALL	1989	1990	1	180 SF	4
SEAWALL	1989	1990	1	180 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/31/2016	\$100	Quit Claim Deed		2789	684	11 - Unqualified	Improved
11/17/2011	\$0	Quit Claim Deed		2542	1583	11 - Unqualified	Improved
8/20/2009	\$1,525,000	Warranty Deed		2428	1290	01 - Qualified	Improved
6/12/2002	\$650,000	Warranty Deed		1794	0296	Q - Qualified	Improved
3/15/2002	\$800,000	Warranty Deed		1775	0928	Q - Qualified	Improved
11/1/1997	\$950,000	Warranty Deed		1489	0117	S - Unqualified	Improved
3/1/1988	\$1	Warranty Deed		1046	1464	M - Unqualified	Improved

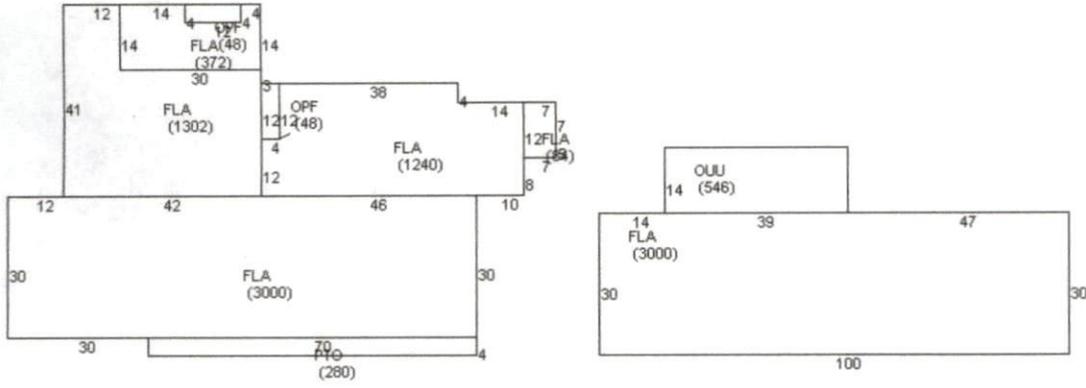
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
18105984	12/11/2018	1/25/2019	\$1,500	Commercial	DEMO SUB FLOOR
12101738	4/30/2012	11/20/2013	\$1,500	Commercial	INSTALLATION OF 8 RECEPTACLES
11106288	3/9/2012	11/20/2013	\$10,000	Commercial	INSTALL 2 WALLS AND 3K SF CEILING
11100418	3/4/2011	11/20/2013	\$100	Commercial	DEMO PLUMBING
10107401	1/6/2011	11/20/2013	\$35,000	Commercial	BOAT STORAGE RACKS
10101027	3/31/2010	5/11/2010	\$1,200	Commercial	BANNER ON BUILDING
09103717	1/25/2010	3/31/2010	\$2,200	Commercial	PLUMBING MISC
09103686	1/20/2010	3/31/2010	\$10,595	Commercial	ATF COMPLETE REMODEL
09103693	9/16/2009	3/31/2010	\$2,430	Commercial	MISC ELEC REPAIR
93-6209	6/1/1993	12/1/1993	\$950	Commercial	DECK ATF
91-2055	11/1/1991	12/1/1991	\$2,000	Commercial	ADDITION - COMMERCIAL
91-3606	10/1/1991	12/1/1991	\$7,500	Commercial	2 CANVAS AWNING
89-2735	1/1/1990	12/1/1990	\$12,000	Commercial	SEAWALL & DAVITS
89-1642	7/1/1989	11/1/1989	\$1,625	Commercial	CHAINLINK FENCE
89-0285	2/1/1989	11/1/1989	\$5,750	Commercial	CHAINLINK FENCE
A-13888	8/1/1985	12/1/1985	\$3,800	Commercial	INSTALL 2 BATHS

View Tax Info

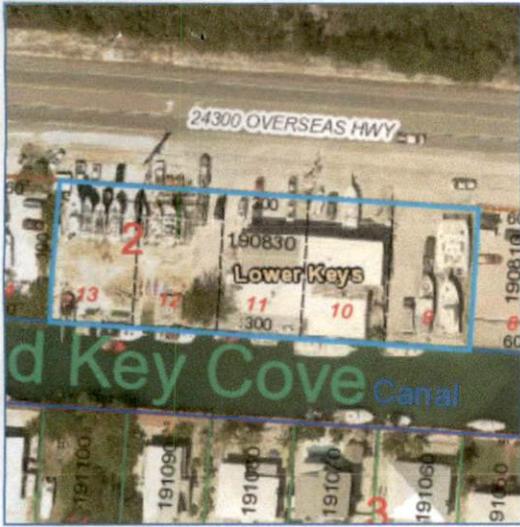
[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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[GDPR Privacy Notice](#)

Last Data Upload: 3/16/2022, 2:34:07 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.179

SITE DATA

RE:00190830-00000
 ZONING: MIXED USE
 FLOOD ZONE: AE 10
 F.I.R.M. - COMMUNITY#125129; MAP & PANEL #1312 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 26/66/26
 LEGAL DESCRIPTION: LOTS 9, 10, 11, 12 AND 13, BLOCK 2, ADDITION #2, SUMMERLAND KEY COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
 TYPE OF CONSTRUCTION: 5B

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. RISK CAT 2, OPEN
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN
 SHEET S-1 - TIKI PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

- STRUCTURAL NOTES:**
- THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND ASCE 7-16. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-16 AND A FLOOR LIVE LOAD OF 40 PSF.
 - ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
 - PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED.

- WOOD AND FRAMING NOTES:**
- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE CYPRESS OR SOUTHERN PINE, MC 19% NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
 - ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFC.
 - ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
 - CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - Holes bored or cut into joists shall not be closer than two inches to the top or bottom of the joists. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
 - Holes bored in bearing wall studs shall not exceed one-third of stud.

- FOUNDATION & CONCRETE NOTES**
- ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
 - AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
 - ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
 - ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
 - CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
 - MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
 - REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
 - LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
 - PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.

TIKI HUT



SITE

Hydraulic Conductivity, K=	0.0000144
Depth to Water Table, H ₂ =	3.00 ft
Trench Width, W =	5.00 ft
Non-Saturated Trench Depth, D _n =	3.00 ft
Saturated Trench Depth, D _s =	1.25 ft
Volume to be Exfiltrated, V =	0.06 ac-in

Required Trench Length, L = 24 ft



2 LOCATION MAP
SCALE: NOT TO SCALE

FIRE PROTECTION NOTES:

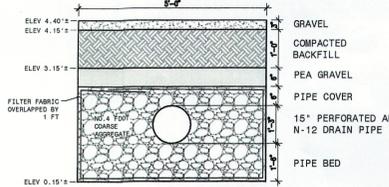
- ENTIRE TIKI HUT SHALL HAVE A SPRINKLER SYSTEM DESIGNED BY OTHERS.

TIKI HUT USE:

- TIKI HUT IS AN ACCESSORY STRUCTURE. THE TIKI HUT WILL BE USED TO SHADE THE PARKING LOT.

OPEN SPACE CALCULATION:

PRE-TIKI HUT OPEN SPACE: 17,351 SF (57.84%)
 POST-TIKI HUT OPEN SPACE: 14,851 SF (49.5%)



NOTES:

- FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.



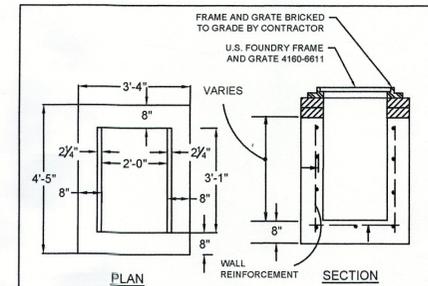
SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....30,000 SQ. FT.
 NEW IMPERVIOUS COVERAGE:
 TIKI HUT.....2,500 SF

 TOTAL NEW IMPERVIOUS = 2,500 SF

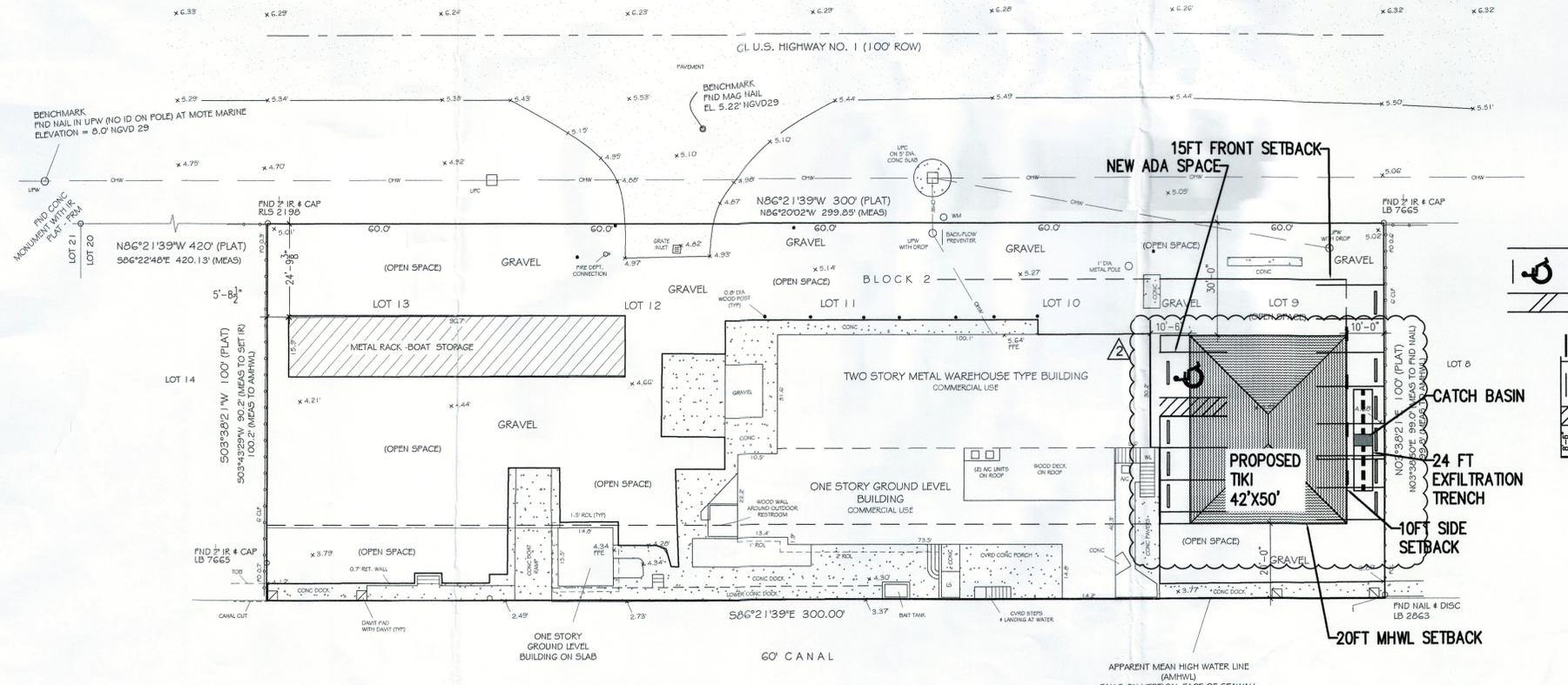
 VOLUME REQUIRED = 2,500 X 0.083 = 207.5 CF

 VOLUME PROVIDED.....208 CF

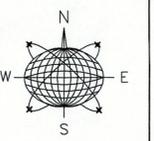


- NOTES:**
- CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
 - ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12\"/>

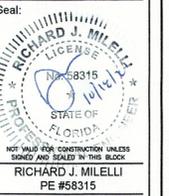
2 CATCH BASIN DETAIL
SCALE: NTS



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



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 PE#58315



General Notes:

TIKI HUT
24326 OVERSEAS HWY
SUMMERLAND KEY, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No.:
 Scale: AS NOTED
 AutoCad File No.:

- Revisions:**
- OPEN SPACE CALCULATION 8.20.21
 - REDUCE TIKI TO BE LEFT OFF BUILDING 10.5.21

Title:
 COVER SHEET AND TIKI PLAN

Sheet Number:
CS-1
 Date: 5-7-2021

SITE DATA

RE:00190830-000000
 ZONING: MIXED USE
 FLOOD ZONE: AE 10
 F.I.R.M. - COMMUNITY#125129; MAP & PANEL #1312 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 26/68/26
 LEGAL DESCRIPTION: LOTS 9, 10, 11, 12 AND 13, BLOCK 2, ADDITION #2, SUMMERLAND KEY COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
 TYPE OF CONSTRUCTION: 5B

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. RISK CAT 2, OPEN
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN
 SHEET S-1 - TIKI PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

- STRUCTURAL NOTES:**
- THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND ASCE 7-16. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-16 AND A FLOOR LIVE LOAD OF 40 PSF.
 - ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
 - PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED.

- WOOD AND FRAMING NOTES:**
- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE CYPRESS OR SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
 - ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFC.
 - ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
 - CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
 - HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.

- FOUNDATION & CONCRETE NOTES:**
- ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
 - AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
 - ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
 - ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
 - CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
 - MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
 - REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
 - LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
 - PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.

TIKI HUT



SITE

Hydraulic Conductivity, K =	0.0000144
Depth to Water Table, H ₂ =	3.00 ft
Trench Width, W =	5.00 ft
Non-Saturated Trench Depth, D _u =	3.00 ft
Saturated Trench Depth, D _s =	1.25 ft
Volume to be Exfiltrated, V =	0.06 ac-in
Required Trench Length, L =	24 ft



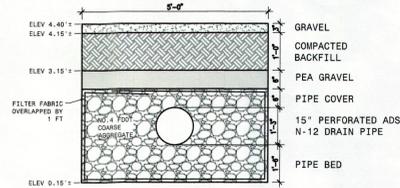
FIRE PROTECTION NOTES:

- ENTIRE TIKI HUT SHALL HAVE A SPRINKLER SYSTEM DESIGNED BY OTHERS.

TIKI HUT USE:

- TIKI HUT IS AN ACCESSORY STRUCTURE. THE TIKI HUT WILL BE USED TO SHADE THE PARKING LOT.

PRE-TIKI HUT OPEN SPACE:	17,351 SF (57.84%)
POST-TIKI HUT OPEN SPACE:	15,251 SF (50.8%)
POST-TIKI HUT OPEN SPACE WITH CONCRETE REMOVED :	15,625 SF (52.08%)
OPEN SPACE CALCULATION CHANGE:	5.76% / 57.84% = 9.95% CHANGE



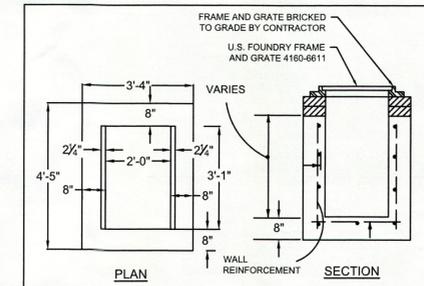
NOTES:

- FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

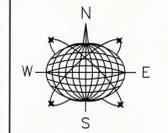
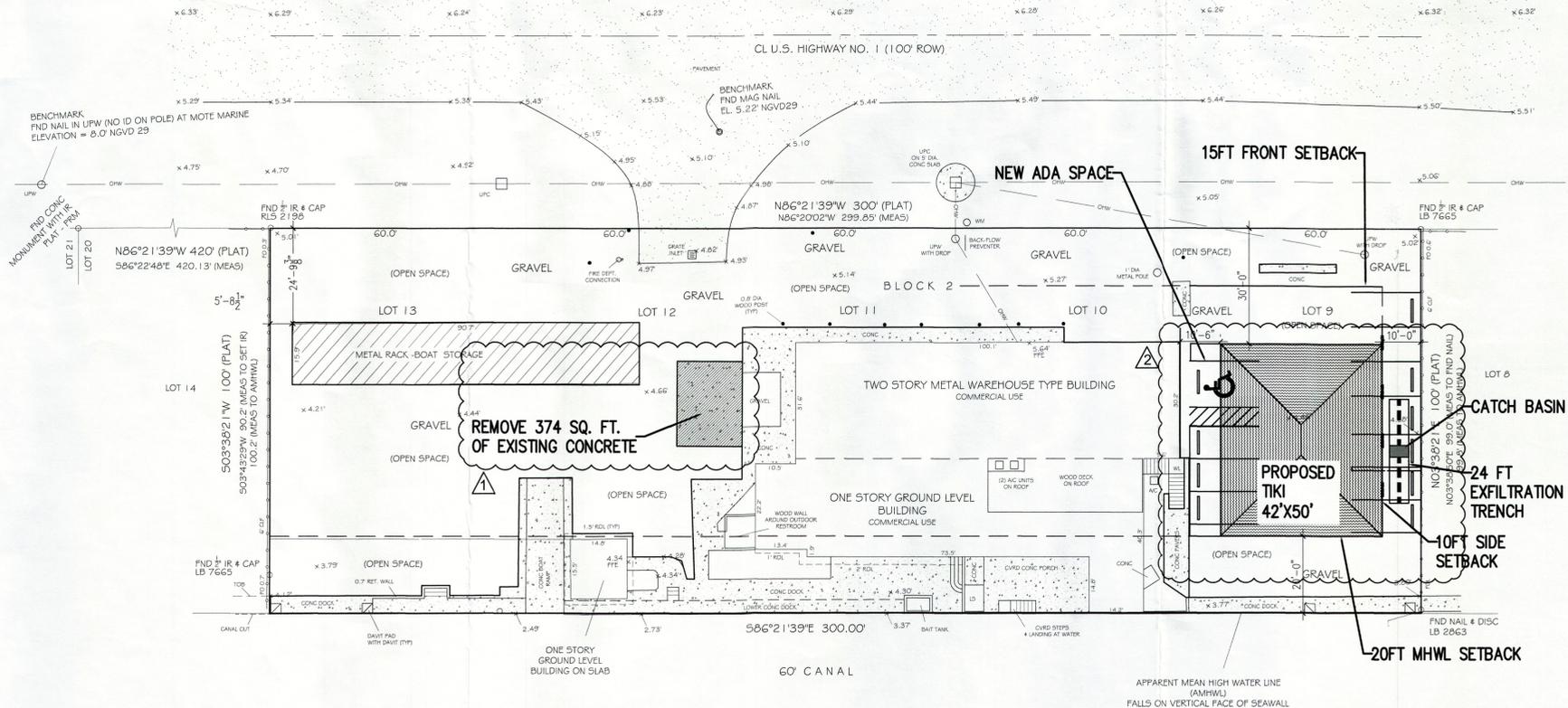


SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....30,000 SQ. FT.
 NEW IMPERVIOUS COVERAGE:
 TIKI HUT.....2,100 SF
 TOTAL NEW IMPERVIOUS = 2,100 SF
 VOLUME REQUIRED = 2,100 X 0.083 = 174.3 CF
 VOLUME PROVIDED.....208 CF



- NOTES:**
- CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
 - ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12" O.C.E.W.
 - FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
 - BOTTOM INLETS SHALL BE FDOT TYPE C CATCH BASIN OR EQUAL
 - STRUCTURES TO BE SET ON COARSE AGGREGATE BEDDING.



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 RICHARD J. MILELLI
 LICENSE #58315
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

TIKI HUT
 24326 OVERSEAS HWY
 SUMMERLAND KEY, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No.:
 Scale: AS NOTED
 AutoCad File No.:

- REVISIONS:**
- OPEN SPACE CALCULATION 8/20/21
 - REDUCE TIKI TO BE 10FT OFF BUILDING 10/5/21

Title:
COVER SHEET AND TIKI PLAN

Sheet Number:
CS-1
 Date: 5-7-2021

SITE DATA

RE:00190830-00000
 ZONING: MIXED USE
 FLOOD ZONE: AE 10
 F.I.R.M. - COMMUNITY#125129; MAP & PANEL #1312 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 26/66/26
 LEGAL DESCRIPTION: LOTS 9, 10, 11, 12 AND 13, BLOCK 2, ADDITION #2, SUMMERLAND KEY COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
 TYPE OF CONSTRUCTION: 5B

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. RISK CAT 2, OPEN
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN
 SHEET L-1 - LANDSCAPING
 SHEET S-1 - TIKI HUT

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

- STRUCTURAL NOTES:**
1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND ASCE 7-16. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-16 AND A FLOOR LIVE LOAD OF 40 PSF.
 2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
 3. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED.

- WOOD AND FRAMING NOTES:**
1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE CYPRESS OR SOUTHERN PINE, MC 19% NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
 2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
 3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
 5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
 - E. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.

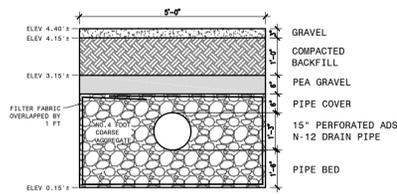
- FOUNDATION & CONCRETE NOTES:**
1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
 2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
 3. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
 4. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
 5. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
 6. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
 7. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
 8. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
 9. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.

TIKI HUT



SITE

Hydraulic Conductivity, K =	0.0000144
Depth to Water Table, H ₂ =	3.00 ft
Trench Width, W =	5.00 ft
Non-Saturated Trench Depth, Du =	3.00 ft
Saturated Trench Depth, Ds =	1.25 ft
Volume to be Exfiltrated, V =	0.06 ac-in
Required Trench Length, L =	24 ft



NOTES:
 1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

3 EXFILTRATION TRENCH
 CS-1 SCALE: NTS

SITE DRAINAGE CALCULATIONS

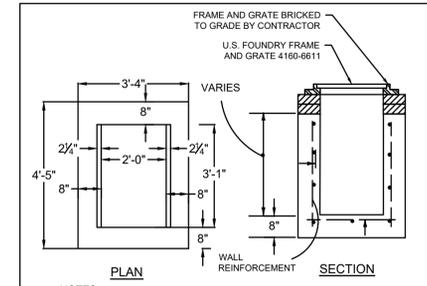
TOTAL LOT SIZE.....30,000 SQ. FT.
 NEW IMPERVIOUS COVERAGE:
 TIKI HUT.....2,100 SF
 TOTAL NEW IMPERVIOUS = 2,100 SF
 VOLUME REQUIRED = 2,100 X 0.083 = 174.3 CF
 VOLUME PROVIDED.....208 CF

2 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

- FIRE PROTECTION NOTES:**
 1. ENTIRE TIKI HUT SHALL HAVE A SPRINKLER SYSTEM DESIGNED BY OTHERS.

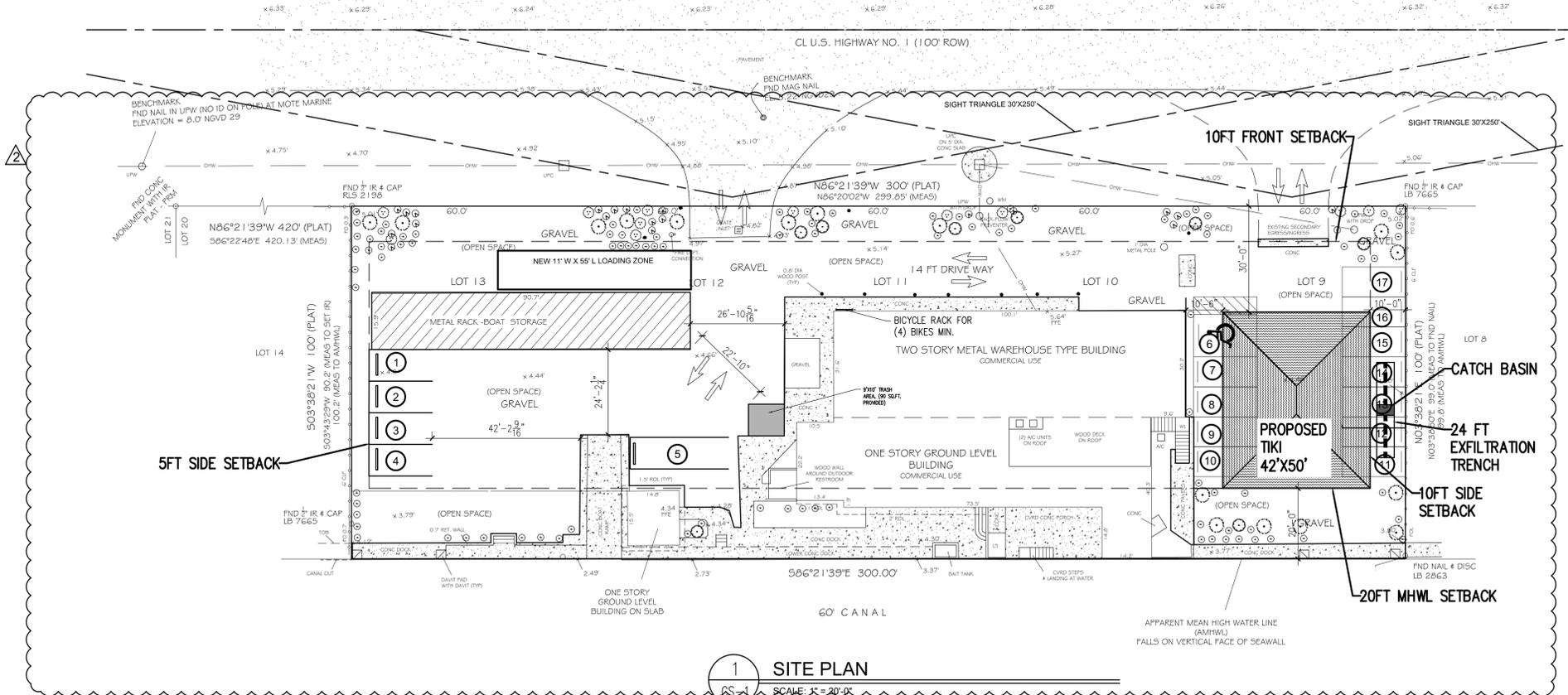
TIKI HUT USE:
 1. TIKI HUT IS AN ACCESSORY STRUCTURE. THE TIKI HUT WILL BE USED TO SHADE THE PARKING LOT.
OPEN SPACE CALCULATION:

PRE-TIKI HUT OPEN SPACE:	17,351 SF (57.84%)
POST-TIKI HUT OPEN SPACE:	15,251 SF (50.8%)
POST-TIKI HUT OPEN SPACE WITH CONCRETE REMOVED :	15,625 SF (52.08%)
OPEN SPACE CALCULATION CHANGE:	5.76% / 57.84% = 9.95% CHANGE

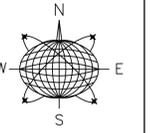


- NOTES:**
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS. TYPE II CEMENT
 2. ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12" O.C.E.W.
 3. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
 4. BOTTOM INLETS SHALL BE FDOT TYPE C CATCH BASIN OR EQUAL.
 5. STRUCTURES TO BE SET ON COARSE AGGREGATE BEDDING.

2 CATCH BASIN DETAIL
 CS-1 SCALE: NTS



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



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 ph.305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

TIKI HUT
 24326 OVERSEAS HWY
 SUMMERLAND KEY, FLORIDA

Drawn By: JMT
 Project No.:
 AutoCad File No.:

Checked By: RJM
 Scale: AS NOTED

Revisions:

1. OPEN SPACE CALCULATION 10.5.21
 2. REDUCE TIKI TO BE 10FT OFF BUILDING 10.5.21

Title:
COVER SHEET AND TIKI PLAN

Sheet Number:
CS-1
 Date: 5-7-2021