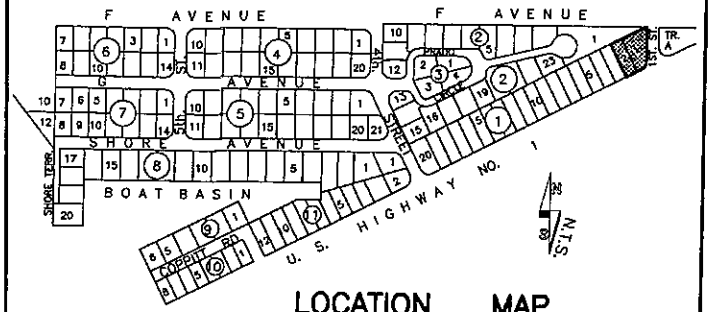
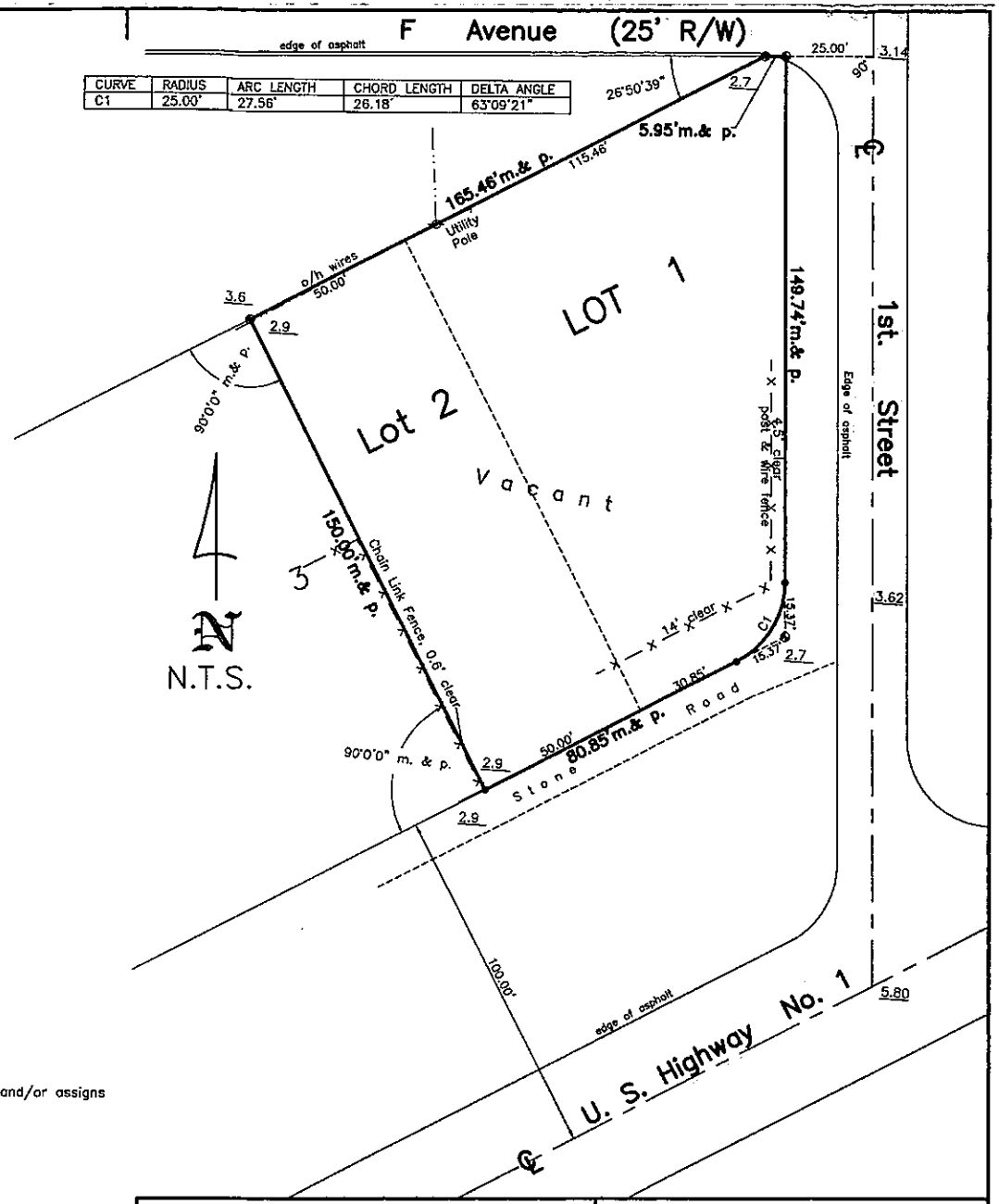


LOCATION MAP

AMENDED PLAT OF COPPITT SUB
BIG COPPITT KEY

LEGAL DESCRIPTION:

Lots 1 & 2, Block 1, "Amended Plat of COPPITT SUBDIVISION" according to the Plat thereof, as recorded in Plat Book 4 at Page 50 of the Public Records of Monroe County, Florida.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	27.56'	26.18'	63°09'21"

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony		
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
℄	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter

SURVEYOR'S NOTES:

North arrow based on Plat
Reference Bearing: R/W 1st. Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: 17-FDOT Elevation: 5.15'
Title search has not been performed on said or surrounding properties.
Field Work performed on: 9/30/15

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
◐ = Fd. 1/2" I.P., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar, L.B. 5298

CERTIFICATION made to:
Teresa Hebe
Mortgage Automation Corp., its successors and/or assigns

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

RECEIVED
DEC 13 2016
MONROE CO PLANNING DEPT

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Teresa Hehe
Overseas Highway, Big Coppitt Key, Florida, 33040

BOUNDARY SURVEY			Dwn No.: 15-445
Scale: 1"=30'	Ref. 22-9 file	Flood panel No. 1532 K	Dwn. By: F.H.H.
Date: 9/9/85		Flood Zone: AE	Flood Elev. 10'

REVISIONS AND/OR ADDITIONS
9/30/15: Updated, relocated corners, owner, cert.

f/datafred/dwg/coppitt/Lots 1 & 2, Block 1

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 12%, NO. 3 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AITC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. 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.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
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 WIRE 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 OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. PROVIDE SECOND FLOOR JOIST MEMBER, SAME SIZE, UNDER ALL WALLS.
7. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
8. PROVIDE 1X4 PRESSURE TREATED FURRING AT 16" OC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE.
9. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
10. PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM).
11. ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
12. SEE PLANS FOR WALL STUD SIZE AND SPACING.
13. ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE PIECE OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
14. HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
   (2) - 2 X 8 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 4'-0"
   (4) - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
   (5) - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
   (6) - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
15. EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 2 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
16. WHERE WOOD JOISTS BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS
17. FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
18. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
   A. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE'N CEILINGS, ETC.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
19. FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH STAGGERED LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
20. SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE, SELECT GRADE OF 3" X 6" NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 3" X 6"s SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16D COMMON NAILS.
21. PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADE MARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PS1 OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 10 NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.

DOOR & WINDOW NOTES

1. ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 150 MPH WINDS IN ACCORDANCE WITH ARCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPENABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A BLOCKED EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/8" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERN OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
4. FURNISH AND INSTALL COMPLETE HARDWARE SETS: SCHLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL, MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
5. ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
6. WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
7. WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
8. PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
9. FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

INDICATES DOOR LOCATED IN (5) ZONE / CORNER ZONE
SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS

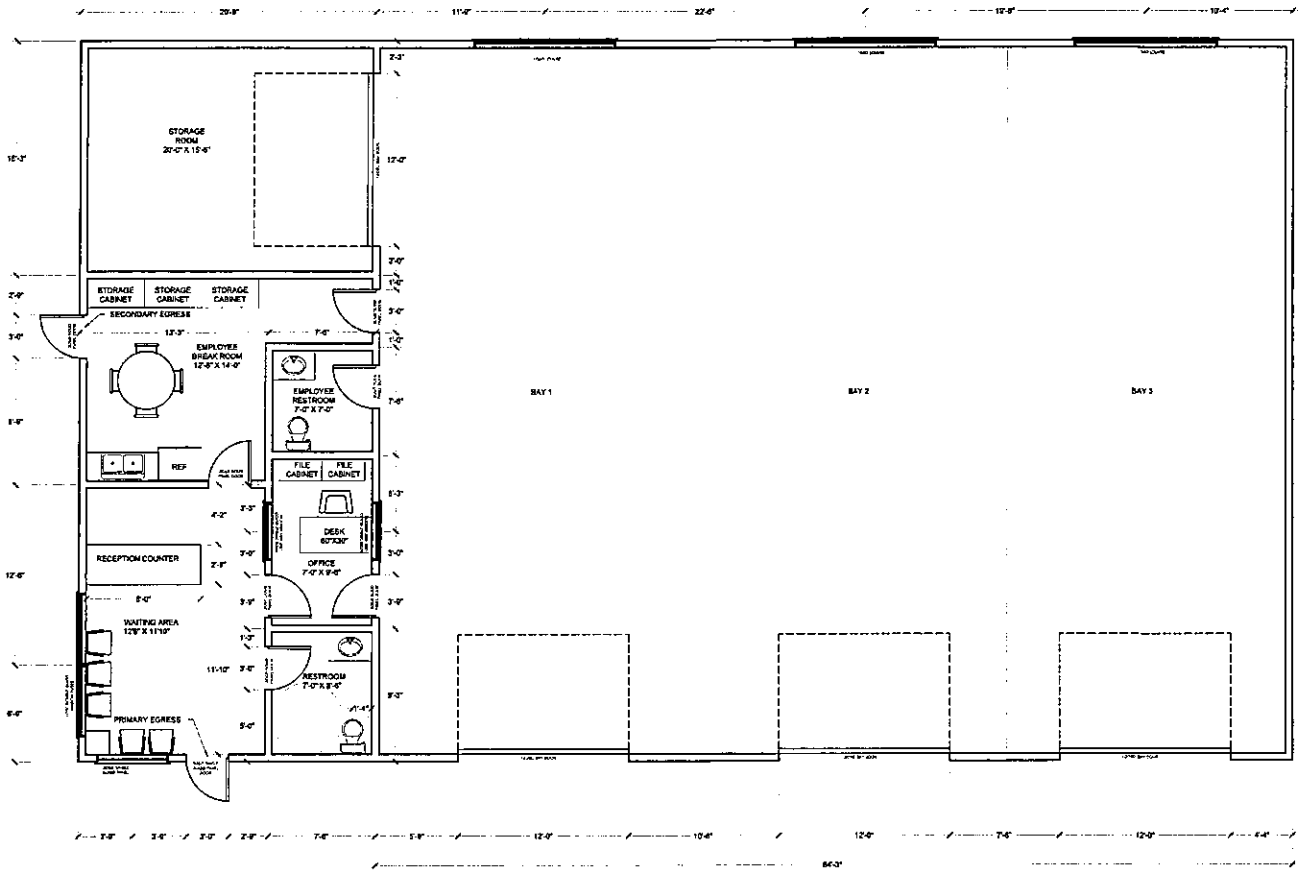
INDICATES WINDOW LOCATED IN (5) ZONE / CORNER ZONE
SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

WINDOW SCHEDULE

Count	TAG	SIZE	STYLE	WINDLOAD REQUIREMENTS (ASCE7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
3	A	3'-0"X5'-0"	SINGLE HUNG			
1	B	3'-0"X3'-0"	SINGLE HUNG			

DOOR SCHEDULE

TAG	SIZE	STYLE	WINDLOAD REQUIREMENTS (ASCE7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	4'-0"X8'-0"	SWING			



(5) - WINDLOAD REQUIREMENT FOR DOORS LOCATED IN (5) ZONE / CORNER ZONE. SEE FLOOR PLAN FOR DOOR LOCATIONS.

(5) - WINDLOAD REQUIREMENT FOR WINDOWS LOCATED IN THE (5) ZONE / CORNER ZONE. SEE FLOOR PLAN FOR WINDOW LOCATIONS.

PROPOSED FLOOR PLAN

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

DEC 13 2016

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC
CERTIFICATE OF AUTHORIZATION No. 8372
KEY WEST OFFICE
1010 EAST NEWTON STREET, SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-0440 FAX: (305) 294-0343

ORIGINAL: AUGUST 2016

REVISIONS:
1
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3
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5
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NEW AUTO REPAIR CENTER

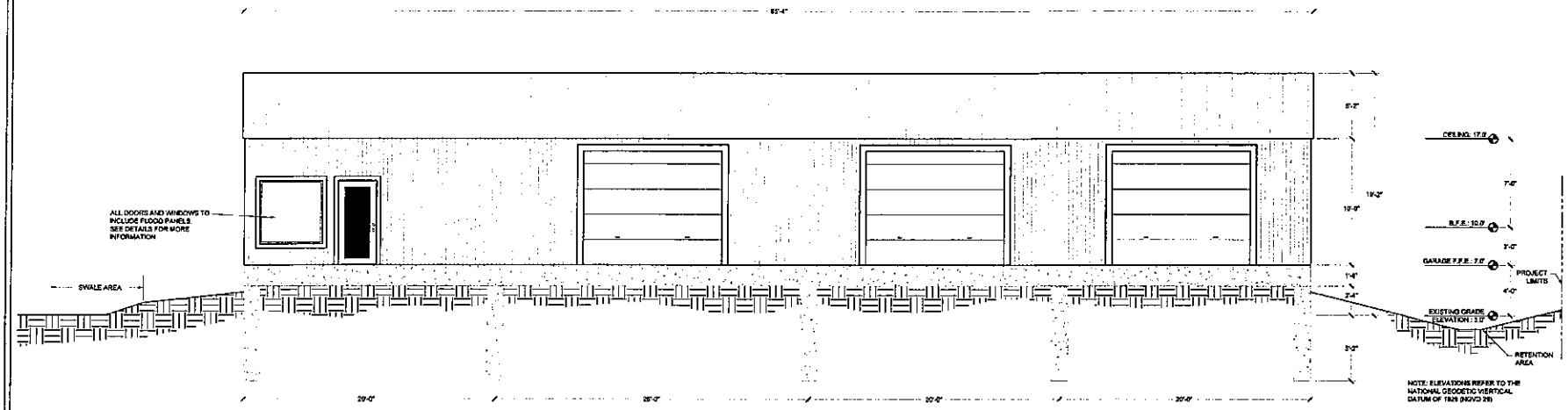
CONDITIONAL USE SUBMITTAL

WAYNE AND TERESA HEHE

LOTS 1 & 2 FIRST STREET

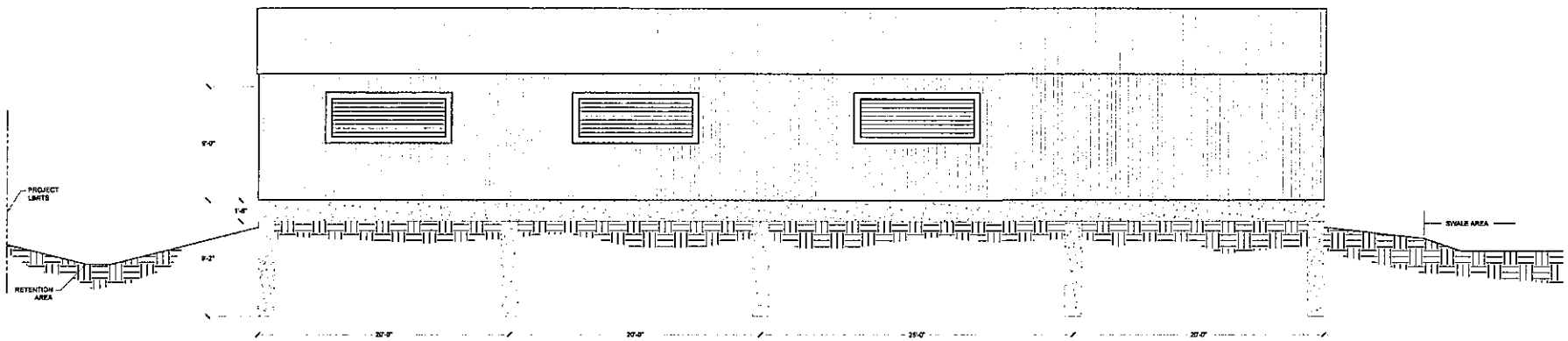
BIG COPPITT KEY, FL.

JOB NO.	161025
DRAWN	JDH
DESIGNED	AEP
CHECKED	PRS
QC	
SHEET	A-1



FRONT ELEVATION

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



BACK ELEVATION

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

DEC 13 2016

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC

KEY WEST OFFICE
1010 EAST KENNEDY DRIVE, SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 296-0243
CERTIFICATE OF AUTHORIZATION NO. 8579

ALLEN E. PEREZ
PROFESSIONAL ENGINEER
STATE OF FLORIDA
PE 1[illegible]

REVISIONS:
1
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6

ORIGINAL: AUGUST 2016

NEW AUTO REPAIR CENTER

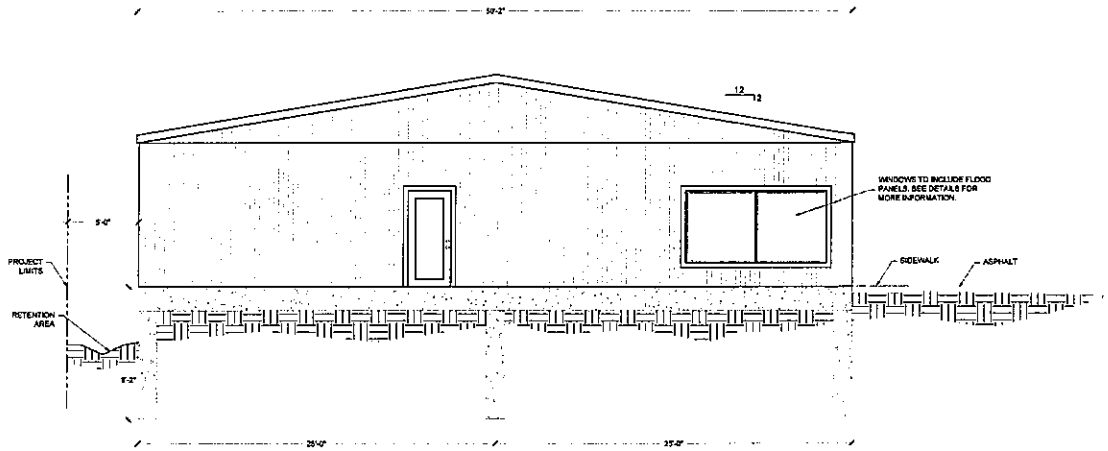
CONDITIONAL USE SUBMITTAL

WAYNE AND TERESA HEHE

LOTS 1 & 2 FIRST STREET

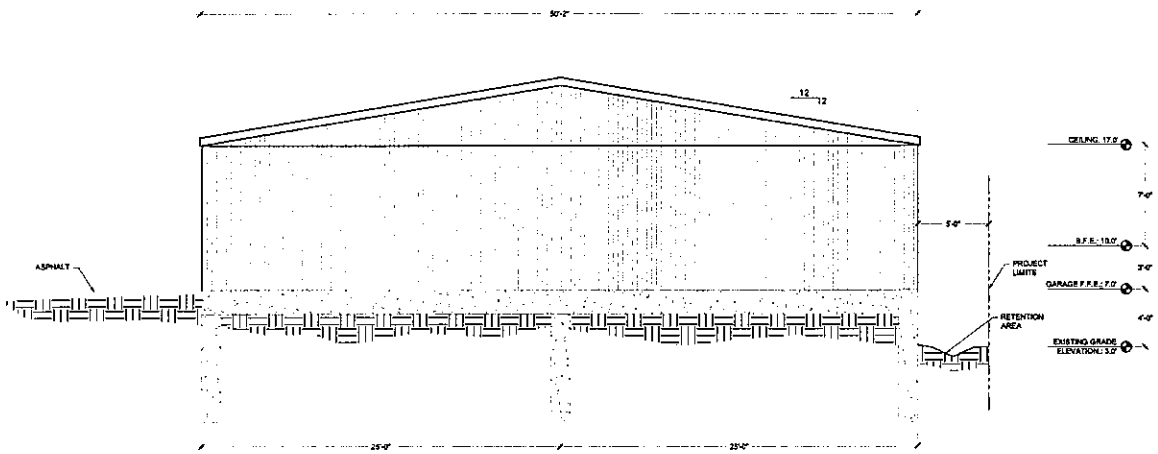
BIG COPPITT KEY, FL

JOB NO. 161025
DRAWN JDH
DESIGNED AEP
CHECKED PRS
QC
SHEET A-2



LEFT ELEVATION

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



RIGHT ELEVATION

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

DEC 13 2018

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC
KEY WEST OFFICE
1010 EASTERN DRIVE, SUITE 201
KEY WEST, FLORIDA 33305
TEL: (305) 293-0440 FAX: (305) 296-5243
CERTIFICATE OF AUTHORIZATION NO. 8779

ORIGINAL: AUGUST 2018

REVISIONS:
1
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NEW AUTO REPAIR CENTER

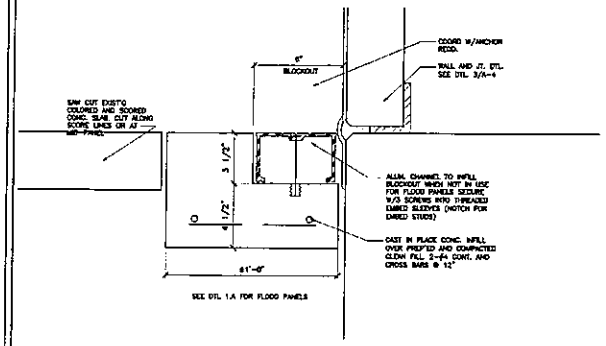
CONDITIONAL USE SUBMITTAL

WAYNE AND TERESA HEHE

LOTS 1 & 2 FIRST STREET

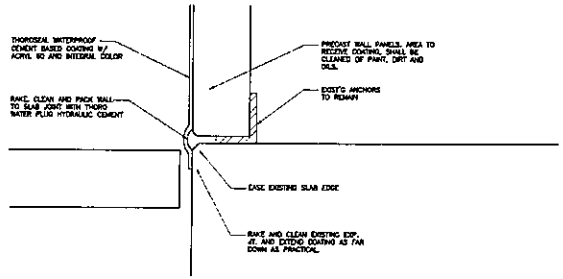
BIG COPPITT KEY, FL.

JOB NO. 181025
DRAWN JDH
DESIGNED AEP
CHECKED PRS
QC
SHEET A-3



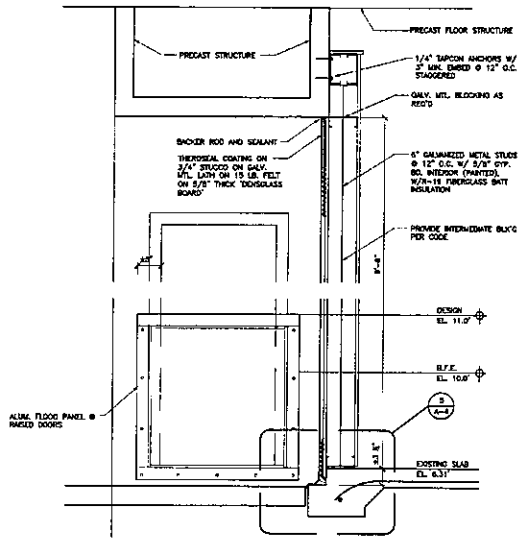
1/A-4 SLAB DETAIL @ ADJ. FLUSH DOORS

SCALE 3" = 1'-0"



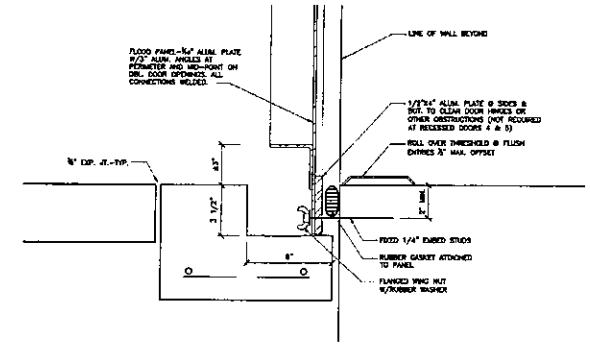
3/A-4 DETAIL @ CENTER HALL

SCALE 3" = 1'-0"



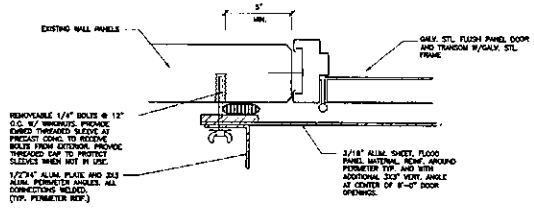
4/A-4 NEW WALL @ EXIST'G STORE FRONT

DTL. 5 SIMILAR SCALE 1" = 1'-0"



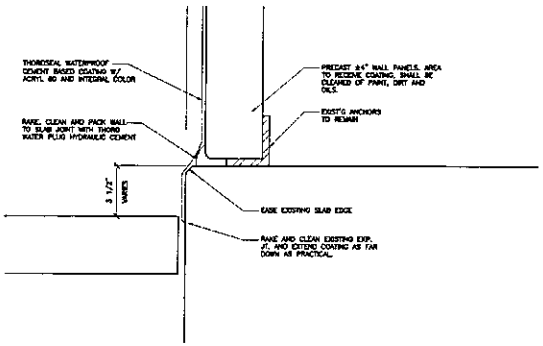
1.A/A-4 SILL DETAIL @ FLOOD PANELS

SCALE 3" = 1'-0"



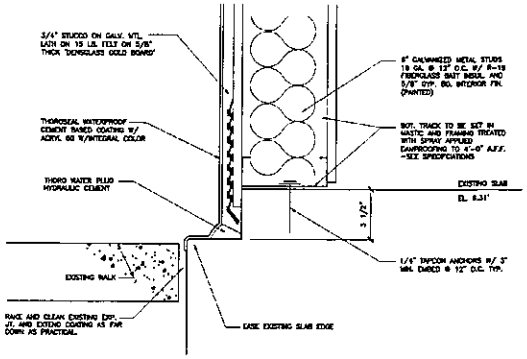
1.B/A-4 JAMB DTL.@ FLOOD PANELS

NOTE: PROVIDE SMOOTH FINISH, ROUNDED CAPS TO BE THREADED ONTO ANY PERMANENT STUDS LEFT PROTRUDING AND EXPOSED IN ACCESSIBLE AREAS. (FOR PREVENTION OF INJURY)



2/A-4 DETAIL @ SIDE WALLS

DETAIL 3 SIMILAR SCALE 3" = 1'-0"



5/A-4 BASE DETAIL @ NEW WALLS

SCALE 3" = 1'-0"

DEC 13 2016

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PETREE ENGINEERING & DEVELOPMENT, INC
Certificate of Authorization No. 10028
KEY WEST OFFICE
1010 Eaton Street, Suite 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 293-9445

REVISIONS: 1 2 3 4 5 6

ORIGINAL: AUGUST 2014

NEW AUTO REPAIR CENTER

FLOOD PROOFING DETAILS

CONDITIONAL USE SUBMITTAL

WAYNE AND TERESA HEHE

LOTS 1 & 2 FIRST STREET

BIG COPPITT KEY, FL.

JOB NO. 181025
DRAWN JOH
DESIGNED AEP
CHECKED PRS
QC
SHEET A-4

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Project Area	A =	0.461	ac	20,077	sf
Pervious Area		0.461	ac	20,077	sf
Impervious Area		0.000	ac	0	sf
% Impervious		0.00%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		1	ft		
Predeveloped Available Storage		0.6	in		
Soil Storage	S =	0.69	in		
$Q_{pre} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q_{pre} =	11.54	in		
Runoff Volume from 25 year 3 day storm	$V_{Pre72hr}$ =	5.32	ac-in		

Water Quantity - Postdevelopment

Project Area	A =	0.461	ac	20,077	sf
Pervious Area		0.195	ac	8,486	sf
Impervious Area		0.266	ac	11,591	sf
% Impervious		57.7%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		1	ft		
Developed Available Storage		0.45	in		
Soil Storage	S =	0.19	in		
$Q_{post} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q_{post} =	12.01	in		
Runoff Volume from 25 year 3 day storm	$V_{Post72hr}$ =	5.53	ac-in		

Postdevelopment - Predevelopment

$Q_{Pre-post} = Q_{post} - Q_{pre}$	$Q_{Pre-post}$ =	0.47	in
Pre/Post Volume = $Q_{pre-post} * A$	$V_{Pre-post}$ =	0.21	ac-in

Water Quality Calculations - 25yr/72hr Design Storm

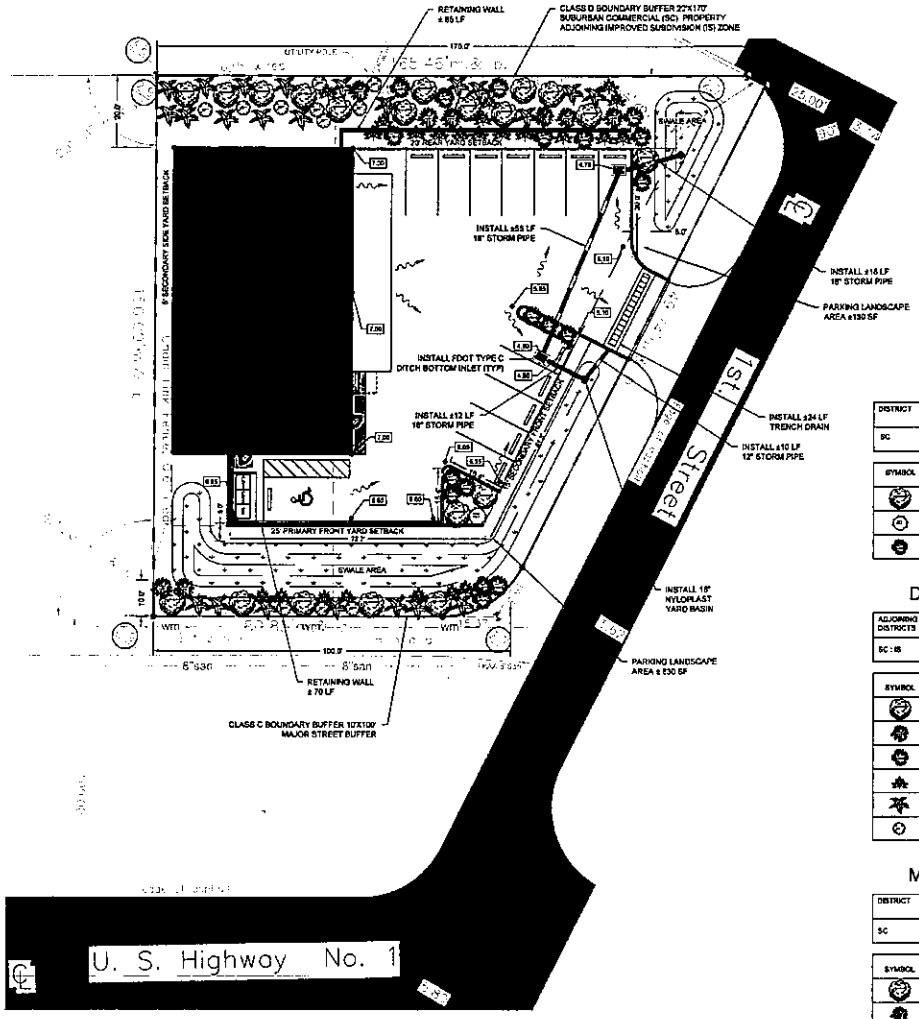
Water Quality

Project Area	0.461	ac	20,077	sf	
Surface Water	0.000	ac	0	sf	
Roof Area	0.098	ac	4,250	sf	
Pavement/Walkways	0.169	ac	7,341	sf	
Pervious area	0.195	ac	8,486	sf	
Impervious Area for Water Quality (Site area for Water Quality - Pervious area)	0.169	ac	7,341	sf	
% Impervious Area for Water Quality	37%				
A) One inch of runoff from project area	0.461	ac-in			
B) 2.5 inches times percent impervious (2.5 * percent impervious * (site area - surface water))	0.421	ac-in			

Comparison of Water Quality Methods

	0.461 ac-in	>	0.421 ac-in		
Total Volume Required	0.461	ac-in	1,673	cf	
Total Swale Volume	0.646	ac-in	2,344	cf	
Total Volume Provided	0.646	ac-in	2,344	cf	

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM



LEGEND
- PROJECT LIMITS
- ROOF AREA
- CONCRETE
- ASPHALT PAVEMENT
- PARKING LANDSCAPING
- BUFFERYARDS
- RETENTION AREA
- PROPOSED ELEVATION
- EXISTING ELEVATION
- STORMWATER FLOW

PARKING LANDSCAPE LEGEND

DISTRICT	LANDSCAPE STANDARD	PARKING SPACES PROVIDED	PLANT MATERIAL/4 PARKING SPACES REQUIRED	PLANT MATERIAL PROVIDED
SC	A	13	1300SF PLANTING AREA, 3C, 1U, 12S	980 SF PLANTING AREA, 3C, 1U, 7S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	MAHOGANY	Swietenia mahagoni	3"dbh, 12'	CANOPY	3
	WILD DILLY	Manilkara bahamensis	5' height	UNDERSTORY	1
	BAY CEDAR	Suriana maritima	3' height	SHRUB	7

DISTRICT BOUNDARY BUFFERYARD LEGEND

ADJOINING DISTRICTS	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
SC : IS	D	20' WIDE X 170' LENGTH	6.5C, 3.3U, 26S	13C, 6U, 48S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	MAHOGANY	Swietenia mahagoni	3"dbh, 12'	CANOPY	13
	LIMBER CAPER	Capparis flexuosa	5' height	UNDERSTORY	6
	BAY CEDAR	Suriana maritima	3' height	SHRUB	8
	FLORIDA THATCH PALM	Thrinax radiata	3' height	SHRUB	16
	KEYS THATCH PALM	Thrinax morrisii	3' height	SHRUB	16
	CHRISTMAS BERRY	Lycium carolinianum	3' height	SHRUB	8

MAJOR STREET BUFFER

DISTRICT	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
SC	C	10' WIDE X 100' LENGTH	5C, 2U, 20S	5C, 2U, 20S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	MAHOGANY	Swietenia mahagoni	3"dbh, 12'	CANOPY	5
	LIMBER CAPER	Capparis flexuosa	5' height	UNDERSTORY	2
	BAY CEDAR	Suriana maritima	3' height	SHRUB	3
	FLORIDA THATCH PALM	Thrinax radiata	3' height	SHRUB	7
	KEYS THATCH PALM	Thrinax morrisii	3' height	SHRUB	7
	CHRISTMAS BERRY	Lycium carolinianum	3' height	SHRUB	3

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2016-127

PEREZ ENGINEERING & DEVELOPMENT, INC
CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
KEY WEST OFFICE
1010 EAST NORTH ROAD, SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-8484 FAX: (305) 293-0552

ORIGINAL: AUGUST 2016
REVISIONS: 1 2 3 4 5 6

NEW AUTO REPAIR CENTER

CONDITIONAL USE SUBMITTAL

WAYNE AND TERESA HEHE

LOTS 1 & 2 FIRST STREET

BIG COPPITT KEY, FL

JOB NO. 161025
DRAWN JDH
DESIGNED AEP
CHECKED PRS
QC
SHEET C-1

NEW AUTO REPAIR CENTER

LOTS 1 & 2, 1ST STREET
BIG COPPITT KEY, FLORIDA

SITE DATA

ZONING DISTRICT: SC

FLOOD ZONE: AE 10

F.I.R.M. - COMMUNITY #125129; PANEL #1531; SUFFIX "K", DATED: 02-18-2005

LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 1, AMENDED PLAT OF COPPITT SUBDIVISION, PLAT BOOK 4, PAGE 50

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, FIFTH EDITION (2014)

OCCUPANCY CLASSIFICATION: F1
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 130 MPH (ASCE 7-10) EXPOSURE D
FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

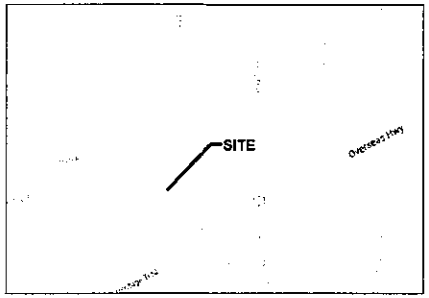
T-1 - SITE DATA / SITE PLAN / LOCATION MAP
C-1 - DRAINAGE PLAN / LANDSCAPE AND BUFFERYARD PLAN
A-1 - PRELIMINARY FLOOR PLAN
A-2 - BUILDING ELEVATION
A-3 - BUILDING ELEVATION
A-4 - FLOOD PROOFING DETAILS

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK 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, THE FLORIDA BUILDING CODE, FIFTH EDITION (2014), 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 FLORIDA BUILDING CODE, FIFTH EDITION (2014) 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.

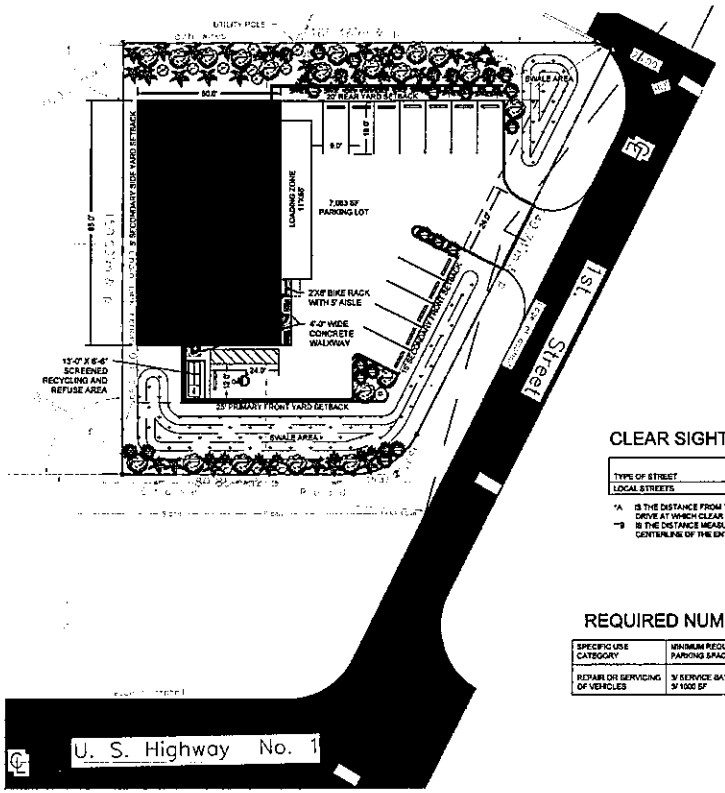
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
FUTURE LAND USE	MA/C	MA/C	MA/C	
TIER	TIER 3	TIER 3	TIER 3	
ZONING DISTRICT	SC	SC	SC	
LOT SIZE	20277	N/A	20277	
FAR	0	0.3	0.21	
BUILDING AREA	0	6025	4250	
BUILDING COVERAGE	0.0%	30.0%	21.0%	
IMPERVIOUS COVERAGE	0	14063	11591	
IMPERVIOUS COVERAGE (%)	0.0%	80.0%	57.7%	
OPEN SPACE	20277	4053.4	8686	
OPEN SPACE (%)	100.0%	20.0%	42.8%	
BUILDING HEIGHT	N/A	35'-0"	19'-2"	ABOVE CROWN OF ROAD
PRIMARY FRONT YARD	N/A	25'-0"	25'-0"	
SECONDARY FRONT YARD	N/A	15'-0"	15'-0"	
PRIMARY SIDE YARD	N/A	10'-0"	N/A	*
SECONDARY SIDE YARD	N/A	5'-0"	5'-0"	
REAR YARD SETBACK	N/A	20'-0"	30'-0"	CLASS D BUFFERYARD

NOTE: PROJECT AREA IS DESIGNATED AS DISTURBED WETLANDS



LOCATION MAP

N.T.S.



SITE PLAN

SCALE: 1"=20'-0"

CLEAR SIGHT TRIANGLE REQUIREMENTS

	DISTANCES IN FEET	
TYPE OF STREET	A*	B**
LOCAL STREETS	20	150

*A IS THE DISTANCE FROM THE EDGE OF PAVEMENT OF THE STREET TO THE POINT ON THE DRIVE AT WHICH CLEAR SIGHT DISTANCE IS REQUIRED
**B IS THE DISTANCE MEASURED ALONG THE CENTERLINE OF THE STREET, FROM THE CENTERLINE OF THE ENTRANCE POINT WHERE AN ONCOMING VEHICLE MUST BE VISIBLE

REQUIRED NUMBER OF OFF-STREET PARKING

SPECIFIC USE CATEGORY	MINIMUM REQUIRED PARKING SPACES	NUMBER OF SERVICE BAYS	BUILDING AREA	NUMBER OF SPACES REQUIRED
REPAIR OR SERVICING OF VEHICLES	3/ SERVICE BAY OR 3/ 1000 SF	3	4,250 SF	13

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TEL: (305) 293-8300 FAX: (305) 293-8123
CERTIFICATE OF AUTHORIZATION No. 8372

ALLEN E. PEREZ, P.E.
Florida P.E. No. 54498
CERTIFICATE OF AUTHORIZATION No. 8372

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