

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, January 28, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**
 - a. Minutes of the July 23, 2015 meeting
7. **NEW BUSINESS**
 - a. Variance - Hayek Residence - 1705 Rio Vista Drive
8. **DISCUSSION / OTHER BUSINESS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment

Meeting Date: 01/28/2016

Information

REQUESTED ACTION

Minutes of the July 23, 2015 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Board of Adjustment 7/23/15 Minutes

Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 11/19/2015

Started On: 11/19/2015 08:34 AM

DRAFT



CITY OF FORT PIERCE BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JULY 23, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PRAYER and PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Bennie Clark; Clem Benton, Jr; James Crist; Joyce Calvert; Alternate William Nunn;
Chairman Bret McCain

Absent: BJ Beavin

Staff Present: Kori Benton, Senior Planner

Attendees: Steve McCain, Assistant City Attorney

4. CONSIDERATION OF ABSENCES

Motion was made by Clem Benton, Jr, and seconded by James Crist to approve the absence of Ms. Beavin.

AYE: Clem Benton, Jr, James Crist, Joyce Calvert, Bennie Clark, Chairman Bret McCain
Passed

5. CERTIFICATION OF ALTERNATE MEMBER(S)

All regular members were present.

6. APPROVAL OF MINUTES

a. Minutes of the June 25th, 2015 Meeting

Motion was made by James Crist, and seconded by Clem Benton, Jr to approve the minutes of the June 25, 2015 meeting.

AYE: James Crist, Joyce Calvert, Bennie Clark, Clem Benton, Jr, Chairman Bret McCain

Passed

8. NEW BUSINESS

a. **Variance – Reduction of Side & Rear Setback for an Accessory Structure - Iglesias Residence - 2727 Oleander Blvd.**

This subject item was previously heard by the Board of Adjustments at the June meeting. The motion was passed to continue the item until this meeting to allow for additional members to be in attendance to consider the request based upon a 4/5 majority requirement to pass the Variance.

Mr. Benton gave an overview of the Variance. The Board discussed the item and asked questions of Mr. Benton and the applicant. Zoelyn Iglesias, Applicant, answered questions from the Board.

Mr. Darrido, Co-Applicant, stated the termite treatment was completed, he will permit any additional construction and the truck is not always parked on-site.

Mr. Hicks, Neighbor, verified the previous shed and has no opposition.

Assistant City Attorney Steve McCain stated one of the other ways that one would be put on notice to check is to have a survey prepared before a closing and if the survey disclosed something like this then the buyer beware could check with the governmental authorities to see if there is any encroachment into a setback or encroachment into a neighboring property that needs to be corrected before the closing.

Motion was made by James Crist, and seconded by Clem Benton, Jr to approve the existing structure with the addition of gutters and the gutters are to retain the water on the owners property and to heavily landscape to conceal the building and to maintain the landscaping.

AYE: James Crist, Clem Benton, Jr, Bennie Clark, Chairman Bret McCain

NAY: Joyce Calvert

Passed

9. ELECTION OF CHAIR AND VICE CHAIR

Assistant City Attorney McCain explained the election process.

Motion was made by Clem Benton, Jr, and seconded by James Crist to keep Mr. McCain as Chairman and Ms. Calvert as Vice-Chair.

AYE: James Crist, Clem Benton, Jr, Bennie Clark, Joyce Calvert, Chairman Bret McCain

Passed

10. DISCUSSION / OTHER BUSINESS

11. ADJOURNMENT

Planning Board of Adjustment

Meeting Date: 01/28/2016

Information

REQUESTED ACTION

Variance - Hayek Residence - 1705 Rio Vista Drive

LOCATION

1705 Rio Vista Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application, Justification & Property Record Card

Site Plan & Conceptual Overlay

Proposed Elevations & Floor Plans

Form Review

Form Started By: Kori Benton

Started On: 01/21/2016 03:46 PM

Final Approval Date: 01/21/2016



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: **Application for Variance**
Exceed Allowable Lot Coverage
1705 Rio Vista Drive

DATE: January 21, 2016

STAFF REPORT

Owner/Applicant: Charles & Kathleen Hayek
1111 Fernandina ST
Fort Pierce, FL 34949

Requested Action: Approval of a variance to construct a single-family home which will exceed the permitted lot coverage by 1.24%, an increase from the allowable 25% to 26.24%.

Location: 1705 Rio Vista Drive

Lot Size: .32 acres

Current Zoning: R-1, Single-Family, Low Density Residential Zone

Staff Analysis:

In accordance with Article VIII of Section 22 of the *City Code*, the applicant is requesting the Board of Adjustment approve a variance to allow deviation from Section 22-24(b)(3) of the *City Code* to construct a single-family home which exceeds the permitted lot coverage by one and twenty-four hundredths (1.24) percent (%), an increase from the allowable twenty-five (25) percent (%) to of twenty-six and twenty-four hundredths (26.24) percent (%) of the lot area.

The subject site is located within the Surfside-Two Subdivision, which was platted in 1957. The lot, 23, within Block 11 is located at the southeast corner of the Rio Vista Drive cul-de-sac, on the north side of the dredged boat channel. This waterfront lot was recorded with an area of 14,840 sq. ft.

Section 22-24(b)(3) of the *City Code* regulates lot coverage in the R-1, Low Density Residential Zone, mandating that buildings will not cover more than twenty-five (25) per cent of the lot. Pursuant to City

of Fort Pierce Code Section 22-3, *lot coverage* encompasses any portion of the lot area which is covered by a building. This regulation limits the building coverage of the subject site to 3,710 sq. ft.

The applicant is proposing to construct a new home with cumulative lot coverage of 3,894 sq. ft., or 26.24%. The finished floor area of the single-story home will be 2,728 sq. ft., featuring 3 bedrooms and 3 bathrooms. Additional spaces contributing to the overall building coverage include a 144 sq. ft. front entry porch, 635 sq. ft. garage, and 387sq. ft. rear porch.

The proposed front and rear porches will be covered by a roof impervious to weather, however both will remain unenclosed, open air, features.

The proposed structure adheres to the setback (yard) requirements established by the City Code for the R-1 zone, and exceeds the level of green and open space required of the City's Comprehensive Plan. The proposed home features a peak height for the structure of approximately 19 ft. above grade.

Variance Criteria

The following **criteria** are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant, in the attached application and supporting documents, presents responses to the above-referenced criteria, based upon the subject property, proposed home, and neighboring structures.

In reviewing the request in conjunction with the established land development code and development within the Surfside-Two subdivision, Staff noted many unique characteristics and repetitive incidence of conflicts with lot coverage limitations. The lots platted along Rio Vista Drive and Sunset Isles drive are limited due to the establishment of a 110 ft. wide boat channel, and platted 60 ft. right-of-way

accessing the designed cul-de-sac sections. The right-of-way reserved in occupied by an 18-19 ft. roadway, with the remaining area incorporated and maintained as part of each front yard.

The proposal of a single-story home is more consistent with existing single-family homes within this neighborhood; however this design approach expands the lot coverage by design. The presented structure maintains setbacks greater than required by Code, providing site lines and open space surrounding the proposed home.

Drainage of the site will not be impaired by the Variance requested.

Property Owner Response Summary:

A total of 8 notifications were mailed to abutting property owners. As of January 21, 2016, 3 responses have been received in favor, and 0 in opposition. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The characteristics associated with the presented lot, proposed single-family home, and the applicant's application are consistent with the criteria specified in Section 22-108 of the City Code, the Comprehensive Plan, and the developed character of the neighborhood, therefore staff recommends that the Board of Adjustment **approve** the variance.



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING DEVELOPMENT REVIEW
HISTORIC PRESERVATION URBAN DESIGN URBAN FORESTRY ZONING

VARIANCE

Property address or Location

1705 RIO VISTA

Parcel ID #(s) 2412-503-0023-0002

Project description CONSTRUCT NEW SINGLE FAMILY HOUSE

KATHLEEN GILMARTIN / CHARLES HAJEK

SAME

Property Owner(s)

1111 FERNANDINA ST.

Applicant/Representative, Title, Company

Street Address

FORT PIERCE FL 34949

Street Address

City State Zip

772 828 1080

City State Zip

Phone Number

CCHOWK77@AOL.COM

Phone Number

Email Address

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signatures]

Property Owner(s) Signature(s)

STATE OF FL COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 11 day of Dec, 20 15, by

_____ who is personally known to me or has produced

G-456-501-52,544-0 as identification.

[Signature]

Signature of Notary



DEANNA M. GERHART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF105260
Expires 3/23/2018

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

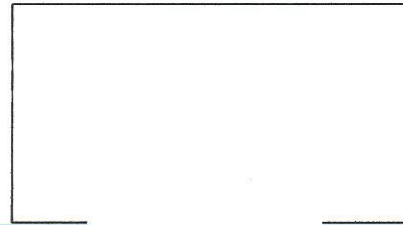
TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Approved



Intake Date Stamp

100 N. U.S. 1 ♦ P.O. BOX 1480 ♦ FORT PIERCE, FL 34954 -1480 ♦ 772-467-3739 ♦ FAX 772-466-5808

WWW.CITYOFFORTPIERCE.COM

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: ALLOW LOT COVERAGE OF MORE THAN 25%

Reason for request: _____

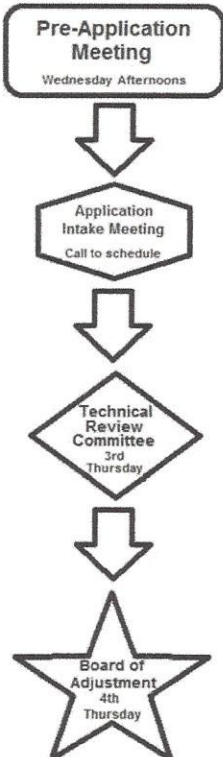
Existing Use : SINGLE FAMILY LOT Date Property was Purchased: _____

Alterations made to the site since purchase: TREES RELOCATED

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Application Outlook



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Explanation of Request with regards to designated Criteria for Granting Variances

- 1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district**

VARIANCE REQUESTED IS LOT COVERAGE OF 26.24%, OR 1.24% OVER THE 25% AS ALLOWED IN THE R-1 DISTRICT. THE PATIO AREA IS 387 SQUARE FEET, AND IF IT WERE A SCREEN ROOF RATHER THAN A SOLID ROOF, THE HOUSE WOULD COMPLY WITH CODE.

- 2. Does special conditions or circumstances result from actions other than that of yours? Please explain**

ON JULY 28, 2008, A VARIANCE WAS GRANTED FOR A HOUSE AT 1718 RIO VISTA DRIVE FOR LOT COVERAGE OF 32.5%

- 3. Identify any undue hardship or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

IN ORDER TO COMPLY WITH CODE, THE PATIO WOULD NEED TO HAVE A SCREEN ROOF. THIS WOULD COMPROMISE THE ROOF CONFIGURATION AS IT WOULD NO LONGER BE A COMPLETE HIP ROOF, WHICH WOULD MAKE IT MORE SUSCEPTIBLE TO WIND DAMAGE IN THE EVENT OF A HURRICANE

- 4. What is the minimum variance that would give the reasonable use of the land, building or structure?**

1.24%

- 5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:**

AS THE AREA COVERED BY THE STRUCTURE DOES NOT DIFFER WHETHER THE PATIO ROOF IS SCREENED OR ROOFED, IT WOULD NOT BE NOTICEABLE TO NEIGHBORS. SIGHT LINES ARE NO DIFFERENT IN EITHER CASE

Property Identification

Site Address: Rio Vista DR
 Sec/Town/Range: 12/35S/40E
 Map ID: 24/12N
 Zoning: R1

Parcel ID: 2412-503-0023-000-2
 Account #: 24083
 Use Type: 0000
 Jurisdiction: Fort Pierce

Ownership

Charles C Hayek
 Kathleen A Hayek
 1111 Fernandina ST
 Fort Pierce, FL 34949


Legal Description

SURFSIDE-UNIT TWO- BLK 11 LOT 23(OR 3393-2534)

Current Values

Just/Market Value: \$285,300
 Assessed Value: \$285,300
 Exemptions: \$0
 Taxable Value: \$285,300

Taxes for this parcel: SLC Tax Collector's Office 

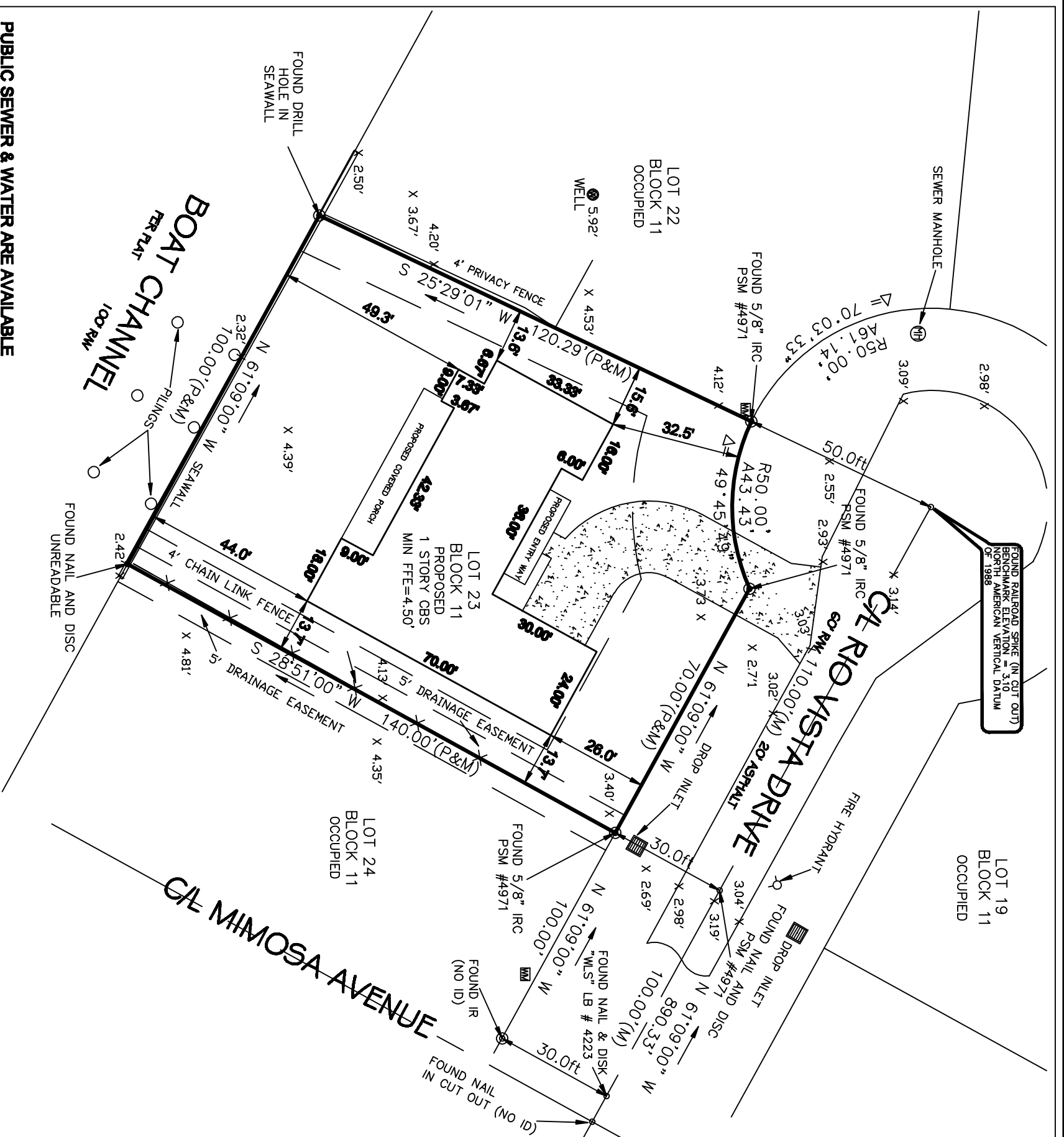
Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	14,840

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Site Plan For:
Charles C. Hayek
STREET ADDRESS:
 1705 RIO VISTA DRIVE, FORT PIERCE, FL 34949

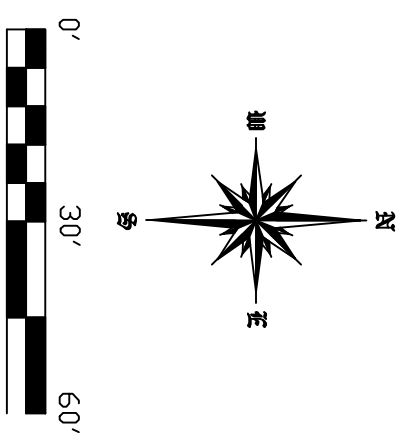
LEGAL DESCRIPTION:
 BEING ALL OF LOT 23 BLOCK 11, ACCORDING TO THE PLAT OF SURFSIDE UNIT TWO, AS RECORDED IN PLAT BOOK 11, PAGE 8, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A/C	AIR CONDITIONER	OCC.	OCCUPIED
BLK	BLOCK	OHU	OVERHEAD UTILITIES
BLS	BUILDING SETBACK LINE	ORB	OFFICIAL RECORDS BOOK
BSC	CONCRETE BLOCK STRUCTURE	PB	PLAT BOOK
CONC.	CONCRETE	PCP	PERMANENT CONTROL POINT
CM	CENTERLINE	PC	PAGE
C/L	CENTERLINE	POB	POINT OF BEGINNING
D&UE	DRAINAGE & UTILITY EASEMENT	POC	POINT OF COMMENCEMENT
ELEC.	ELECTRIC	PSM	PROFESSIONAL SURVEYOR & MAPPER
ELEV	ELEVATION	IP	IRON PIPE
FEE	FINISH FLOOR ELEVATION	IR	IRON ROD
FND	FOUND	IRC	IRON ROD & CAP
C	CALCULATED FROM FIELD MEASUREMENTS	LB	LICENSED BUSINESS
P	PLAT DATA	LS	LICENSED SURVEYOR
M	MEASURED DATA	R/W	RIGHT OF WAY
ID	IDENTIFICATION NUMBER	TOB	TOP OF BANK
FL	FLOW LINE	TYP	TYPICAL
EL	ELEVATION (TYPICAL)	UE	UTILITY EASEMENT
WM	WATER METER	MIN	MINIMUM
SMH	SEWER MANHOLE	ESB	ELECTRIC SERVICE BOX
UP	UTILITY POLE	TSB	TELEPHONE SERVICE BOX
AL	ARC LENGTH	Δ	DELTA
R	RADIUS	NAVD	NORTH AMERICAN VERTICAL DATUM

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF RIO VISTA DRIVE HAVING A BEARING OF N61°09'00"W, ACCORDING TO THE PLAT OF SURFSIDE UNIT TWO, AS RECORDED IN PLAT BOOK 11, PAGE 8, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
3. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X, AE-4", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
5. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
7. THE LAST DATE OF FIELD WORK WAS AUGUST 24, 2015.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.



PUBLIC SEWER & WATER ARE AVAILABLE

CERTIFIED TO:
 CHARLES C. HAYEK;
 KATHLEEN A. GILMARTIN;

CHARLES ARNOLD DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 4971

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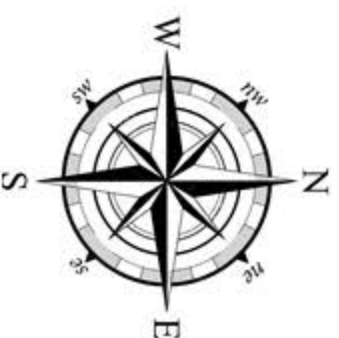
JOB NO. 15-535
 DESC: RIO VISTA
 DATE: 08/31/2015
 SCALE: 1"=30'
 DRAWN BY: CA

ARNOLD SURVEYING, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 FLORIDA LICENSED BUSINESS NUMBER 7903
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
 PHONE: (772) 460-8211 FAX: (772) 460-8210



1705 Rio Vista Drive

Conceptual - Proposed Single-Family Home



7/27/15
 10/22/15 PERMIT

HAYEK RIO VISTA
 FLORIDA
 FT. PIERCE,

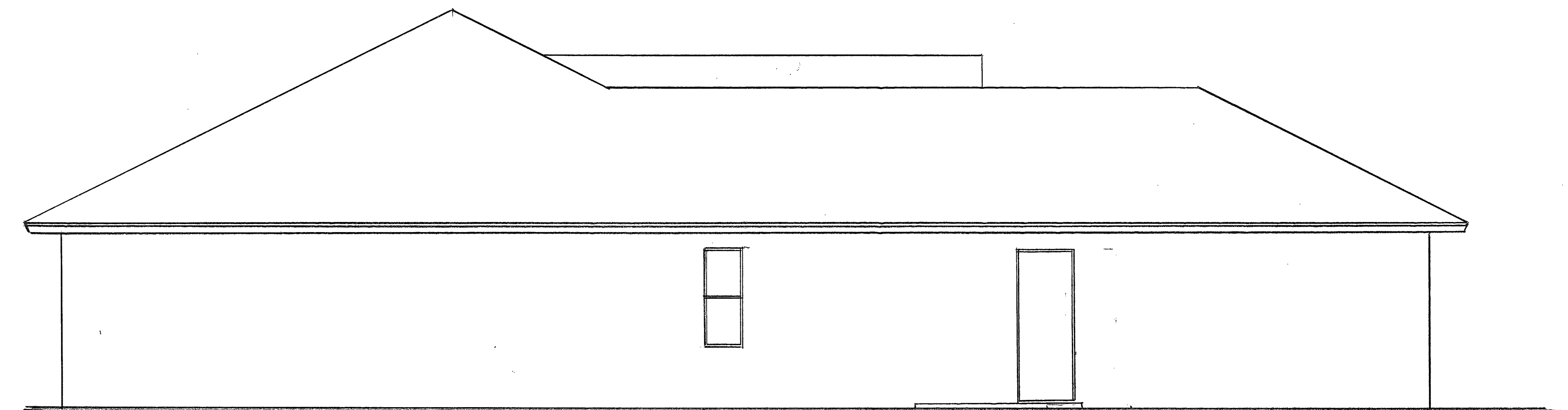
PETER B. COOK

COOK & MENARD
 ARCHITECTURE INC.
 STATE OF FLORIDA REGISTRATION NO. A.A.0004394
 FT. PIERCE, FLORIDA 34950
 806 DELAWARE AVE.
 PHONE: (888) 460-8344

SHEET
 2
 OF FIVE
 HAYEK
 RIO VISTA

PRODUCT REVIEW							
PRODUCT	OPENING DESIGN PRESSURES (WORST CASE)	PRODUCT DESIGN PRESSURES	MANUFACTURER	MODEL#	APPROVAL#	IMPACT TYPE	ATTACHMENT METHOD
DOUBLE DOOR	-49.2	-50	PLASTPRO	GLAZED FIBERGLASS	FL# 17184.4	IMPACT	3/4" TAPCON @ 14.33" MAX O.C., 6" FROM EACH CORNER, ONE AT 4" & 8" MAX ON EACH SIDE OF ASTRAEGAL HEAD & SILL
SLIDING GLASS DOOR	-68.4	-70	PLASTPRO	OPAQUE FIBERGLASS	FL# 17184.16	IMPACT	3/4" TAPCON @ 14.5" MAX O.C., 6" FROM EACH CORNER, WITH 1-1/4" MINIMUM EMBEDMENT & 2" EDGE DISTANCE
WINDOW	-68.4	-100	PET INDUSTRIES	VINYL SLIDING GLASS 5570	NOA# 15-0409.02	IMPACT	1/4" ELCO @ 21.6" MAX O.C. JAMBS, 6" MAX FROM EACH CORNER, (1) ANCHOR @ CENTER OF EACH PANEL, (3) CLUSTERS STYLE INTERSECTION @ 4" MIN. O.C. WITH 1-3/8" MINIMUM EMBEDMENT & 2-1/2" EDGE DISTANCE
METAL ROOFING	ZONE 1 -48.2 ZONE 2 -68.9 ZONE 3 -130.6	-150	ENGLERT, INC.	ENGLERT 1101	FL# 11698.6	N/A	1/4" ULTRACON 4" MAX O.C., & 2" MAX FROM EACH CORNER WITH 1-1/4" MINIMUM EMBEDMENT & 1" EDGE DISTANCE #10 X 1" PANCAKE-HEAD SCREW @ 6" O.C. WITH 3/16" MINIMUM EMBEDMENT
SIDING (OPTIONAL)	-49.2 -68.4	-76	JAMES HARDIE BUILDING PRODUCTS, INC.	HARDIE	NOA# 15-0122.04	IMPACT	2" LONG SIDING NAILS @ 8" O.C. AT PANEL EDGES & INTERMEDIATE STUDS DRIVEN THROUGH 5/8" THICK PLYWOOD SHEATHING & 3/8" EDGE DISTANCE & 2" FROM CORNERS
GARAGE DOOR	-30.1	-52	WAYNE DALTON	8000	FL# 8248.9	IMPACT	5/16" X 1-5/8" LAG SCREW AT EACH JAMB BRACKET. WITH 1-3/4" EMBEDMENT

THE SEAL HEREON IS PROVIDED ONLY TO INDICATE OUR REVIEW AND APPROVAL FOR USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THESE PRODUCTS AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURER, WHICH CARRIES ITS OWN ENGINEER'S CERTIFICATION AND IMPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

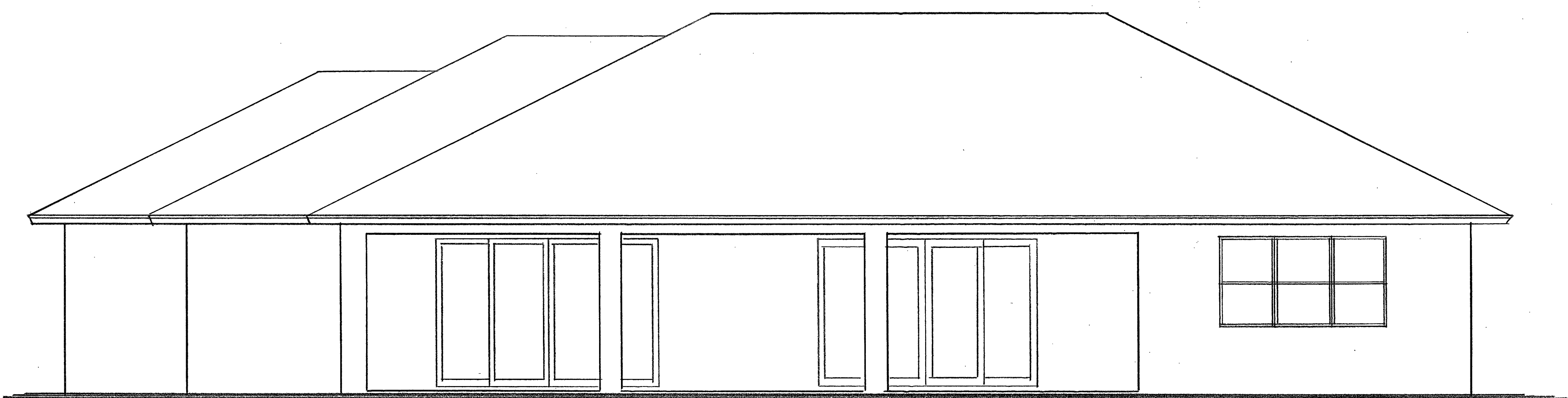


LEFT SIDE ELEVATION

1/4"

CONNECTOR SCHEDULE					
TRUSS ID	BEARING POINT(S)	TRUSS ACTUAL UPLIFT (GROUPED, WORST CASE)	SIMPSON CONNECTOR(S)	CONNECTOR(S) UPLIFT DESIGN	FASTENERS
A-ATA	EACH	708#	(1)HETA 20	1810#	10-10D
D-D6	1 st BRG	1429#	(1)HETA 20	1810#	10-10D
	2 nd BRG	HANGER BY TRUSS COMPANY			
D7-D8	EACH	1429#	(1)HETA 20	1810#	10-10D
E	EACH	708#	(1)HETA 20	1810#	10-10D
G-G8	EACH	1443#	(1)HETA 20	1810#	10-10D
GEA	48" O.C.	253#	(1)HETA 20	1810#	10-10D
GR7	1 st BRG	278#	(1)HETA 20	1810#	10-10D
	2 nd BRG	HANGER BY TRUSS COMPANY			
GRA	EACH	1304#	(1)HETA 20	1810#	10-10D
GRB	1 st BRG	522#	(2)FGTR	9400#	(2) 3/4" X 5" TITEN & 18-SDS 3/4" X 3"
	2 nd BRG	4705#	(1)FGTR	5000#	(2) 3/4" X 5" TITEN & 18-SDS 3/4" X 3"
GRD	1 st BRG	2322#	(2)HETA 20	2000#	10-10D
	2 nd BRG	HANGER BY TRUSS COMPANY			
GRG	EACH	1773#	(1)HETA 20	1810#	10-10D
GRK-GRM	1 st BRG	935#	(1)HETS 16	1000#	14-10D
	2 nd BRG	722#	(1)HETA 20	1810#	10-10D
K-K4	1 st BRG	460#	(1)HETA 20	1810#	10-10D
	2 nd BRG	543#	(1)HETS 16	1000#	14-10D
M	1 st BRG	HANGER BY TRUSS COMPANY			
	2 nd BRG	258#	(1)HETS 16	1000#	14-10D
KING JACK	1 st BRG	743#	(1)HETA 20	1810#	10-10D
	2 nd BRG	591#	(1)HETS 16	1000#	14-10D
HIP JACKS	1 st BRG	157#	(1)HETA 20	1810#	10-10D
	2 nd BRG	HANGER PER TRUSS COMPANY			
VALLEY TRUSSES	48" O.C.	672#	(1)HETS 16	1000#	14-10D

TRUSS INFORMATION TAKEN FROM MANUFACTURER'S SHOP DRAWINGS. CHAMBERS TRUSS, JOB # 72959. TRUSS ENGINEERING DATED 10/08/2015. ALL LOADS REPRESENT WORST CASE LOADING FOR GROUPED CATEGORIES. SEE MANUFACTURER'S TRUSS LAYOUT FOR TRUSS ID AND STRAPPING PLACEMENT.



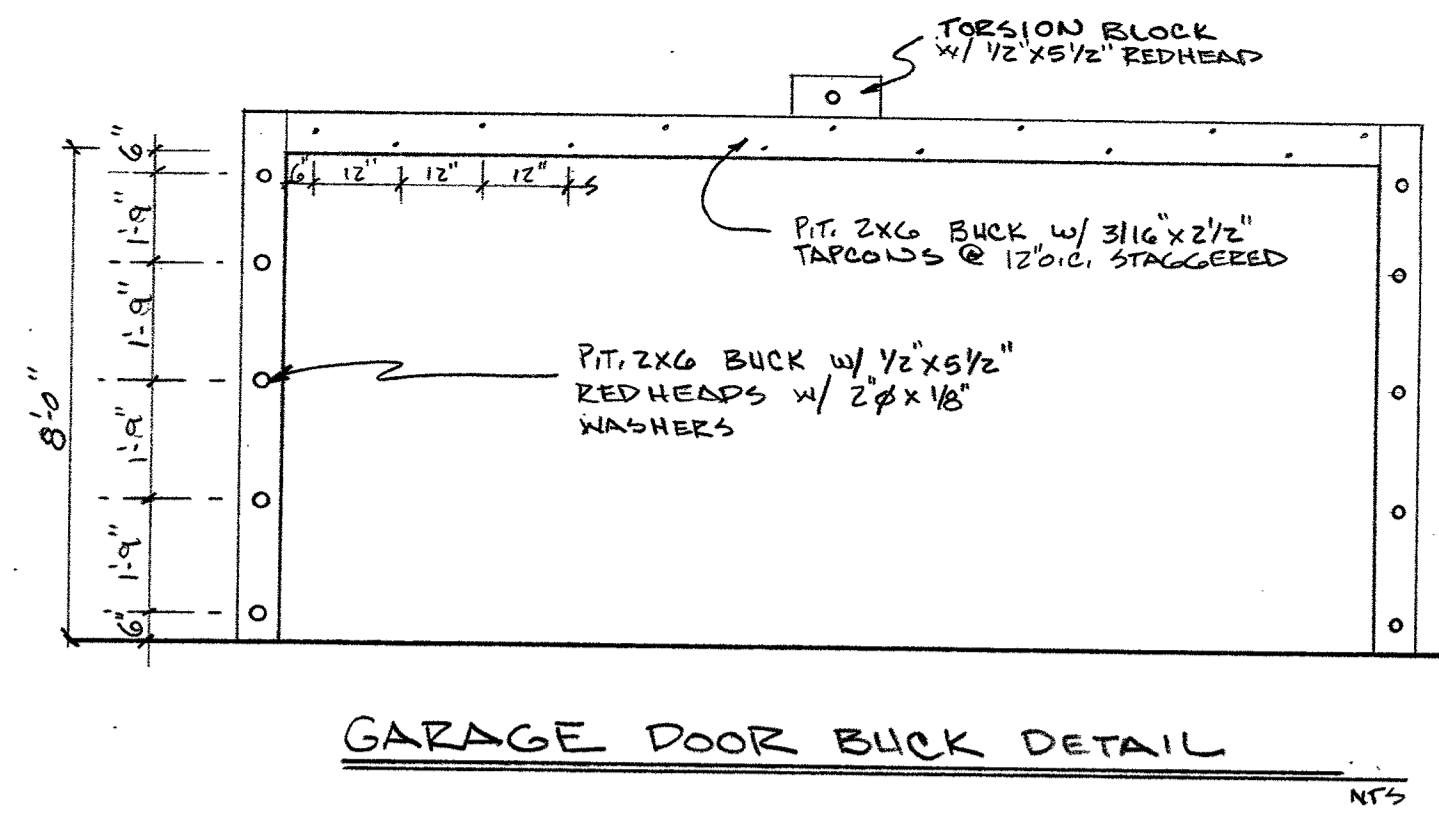
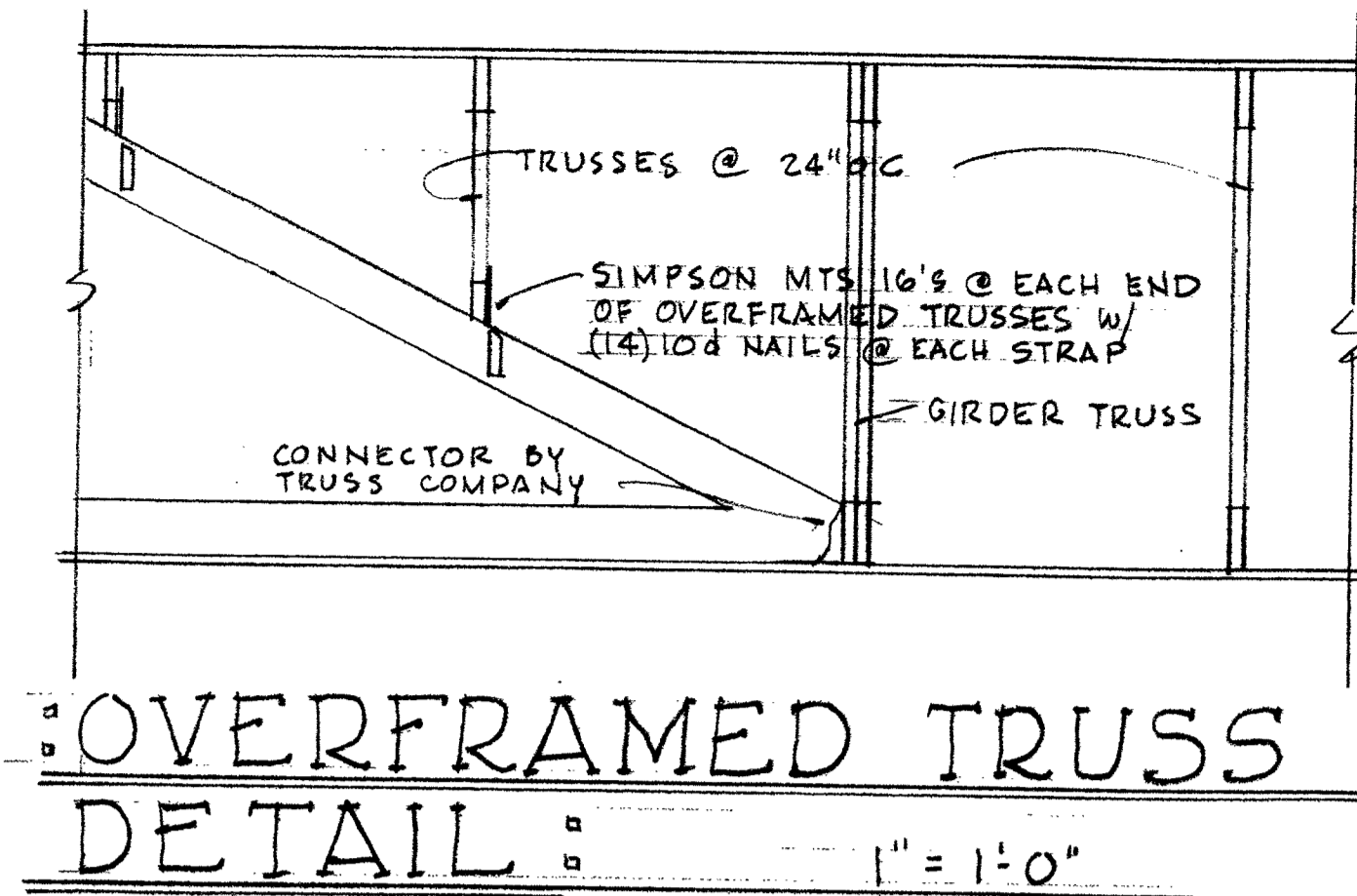
REAR ELEVATION

1/4"

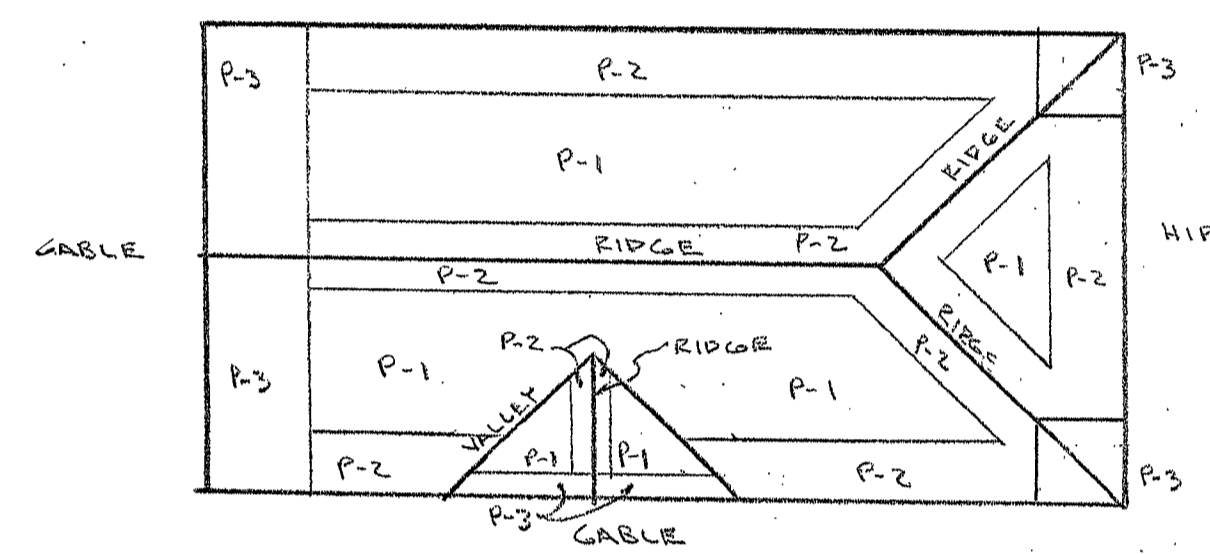


FRONT ELEVATION

1/4"



DOOR AND WINDOW BUCK FASTENING
 DOOR AND WINDOW BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS AT 12" ON CENTER, WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER THE PRODUCT REVIEW AFFIDAVIT WITH A MIN. OF 1-1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAME). BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2014 FLORIDA BUILDING CODE WITH AMENDMENTS.

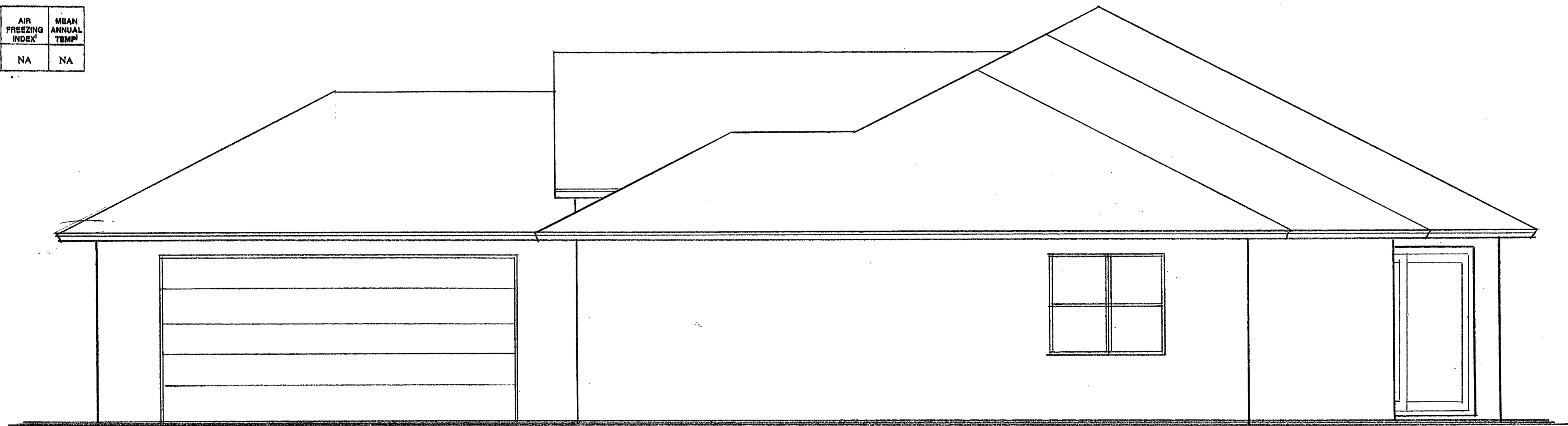
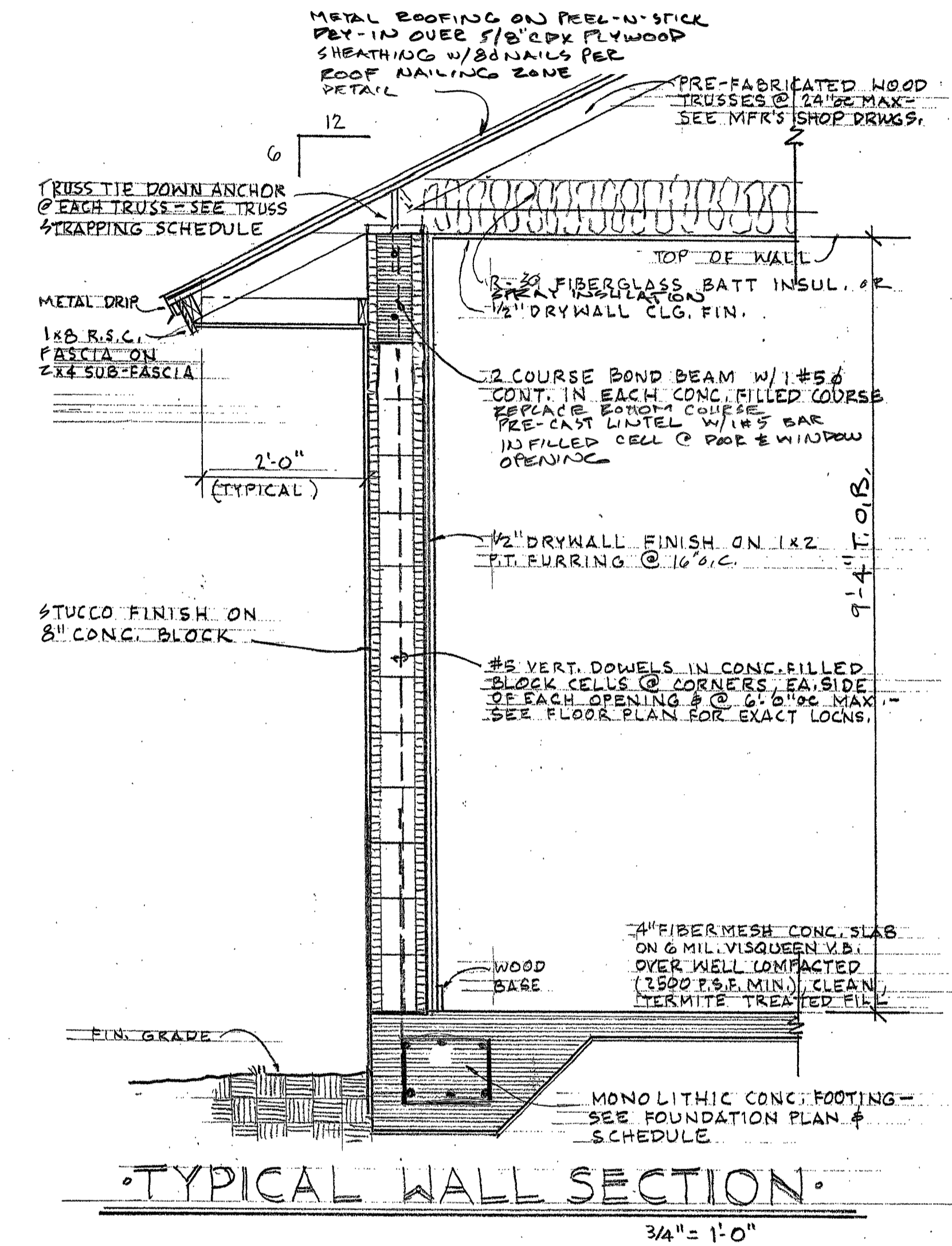
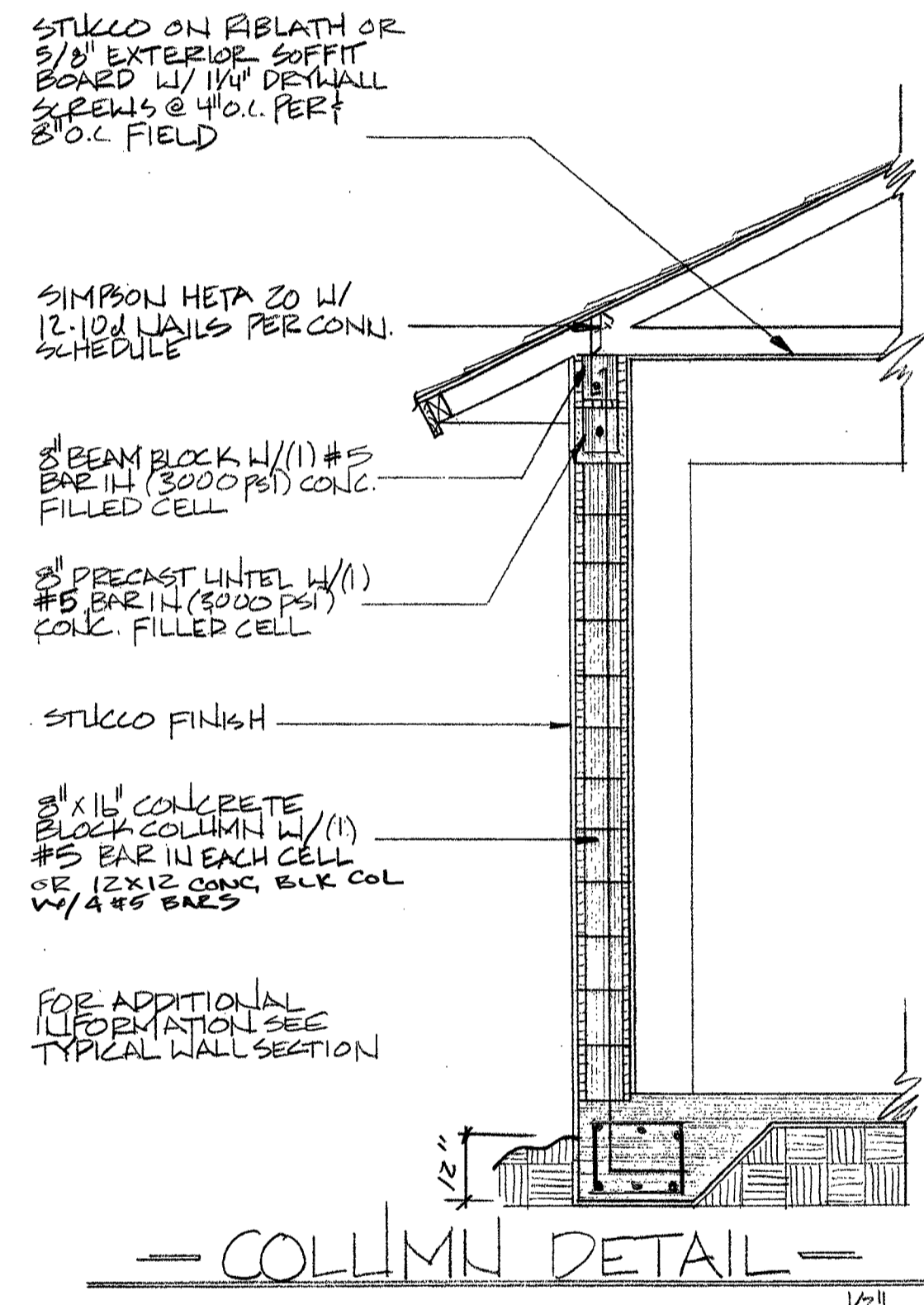


ROOF SHEATHING NAILING ZONE INFO.
 ZONE P1 REMAINING AREA W/8d RING SHANK @ 6" O.C PERIMETER & 6" O.C. FIELD.
 ZONE P2 4' X LENGTH W/8d RING SHANK @ 4" O.C PERIMETER & 6" O.C. FIELD.
 ZONE P3 5' X 5' @ HIP AND 5' X LENGTH @ GABLE ENDS W/8d RING SHANK @ 4" O.C PERIMETER & 4" O.C. FIELD.
NOTES:
 19/32" CDX PLYWOOD SHEATHING
 25'-0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10 d RINGSHANK NAILS.
 UNDERLAYMENT FELT SHALL BE PEEL & STICK OR 30# FELT COMPLYING W/ ASTM D226.

NOTES:
 DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING RESIDENTIAL CODE.
 CERAMIC TILE IN TUB / SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING RESIDENTIAL CODE.
 WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
 ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.
 FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN (Speed) ¹ (mph) (Effective) ² (NA)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ³	ICE BARRIER UNDERLAYMENT REQUIRED ⁴	FLOOD HAZARDOUS ⁵	AIR FREEZING INDEX	MEAN ANNUAL TEMP ⁶
			Weathering ⁷	Frost In- depth ⁸	Terrills ⁹					
NA	See Fig. R301.2(4)	NA	Negligible	NA	Very Heavy		NA	NA	NA	NA



RIGHT SIDE ELEVATION

7/27/15
 TRUSS/BJP
 10/22/15 RECMIT

HAYEK RIO VISTA
 FLORIDA

FT. PIERCE,
 FLORIDA

PETER B. COOK

COOK & MENARD
 ARCHITECTURE INC.
 STATE OF FLORIDA REGISTRATION NO. A.A000484
 FT. PIERCE, FLORIDA 34950
 806 DELAWARE AVE.
 PHONE: (772) 468-7751 FAX: (772) 468-4244

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 HAYEK
 RIO-VISTA

Certification for Design Load Compliance

- DESIGN CODE: Florida Building Code 2014 Edition w/2015 supplements using ASCE 7-10
- Structure Design is: Enclosed Partially Enclosed Open Building
- Risk Category: I II III IV Exposure Category: B C D Adjustment coefficient: 1.0
- Design Wind Velocity: 110 mph ASD LRF End Zone Width: 4 ft.
- Mean Roof Height: 20 ft. Roof Pitch: 6:12 Parapet: 0 ft.
- Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ 30' MRH (worst case))
Zone 1: -49.2 Zone 2: -68.1 Zone 3: -130.4 Zone 4: -49.2 Zone 5: -68.1 (Garage: 30.1)
- Design Loads: Floor: 25 PSF Roof/Dead: 15 PSF Roof/Live: 30 PSF Balcony: PSF
Dock: PSF Deck: PSF Stairs: PSF Fence: PSF Railing: PSF
- Were Shear Walls Considered for Structure? Yes Not applicable Explain Why Not:
- Is a Continuous Load Path provided? Yes Not applicable Explain Why Not:
- Design Soil Bearing Pressure: 2000 PSF

STRUCTURAL NOTES:

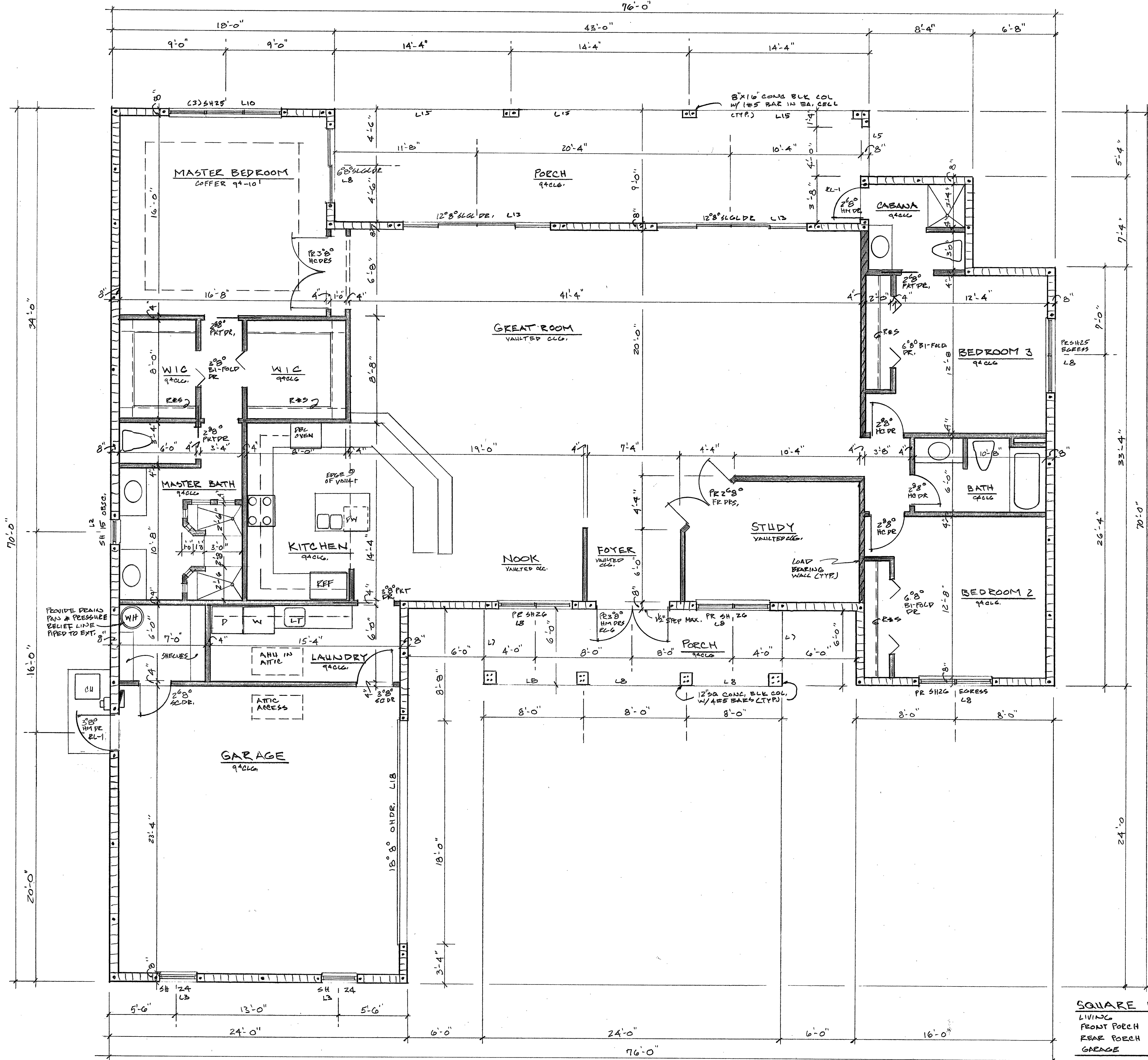
- STRUCTURAL LUMBER TO BE HEM-FIR # 2 GRADE OR BETTER WITH 1000 P.S.I. MIN. FIBER STRESS VALUE.
 - CONCRETE SLABS AND FOOTINGS TO BE 2500 P.S.I. MIN.
 - REINFORCING STEEL SHALL BE GRADE 60 OR BETTER WITH 30" MIN. LAP.
 - CONCRETE COVER OVER REINFORCING STEEL:
FOOTINGS: 3"
BEAMS: 1-1/2"
COLUMNS: 1-1/2"
 - FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
 - ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED & SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION.
 - DOOR & WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES.
 - PRECAST/PRESTRESSED CONCRETE LINTELS TO HAVE 6" MINIMUM BEARING.
SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
 - FOR METHOD OF ATTACHMENT OF DOORS & WINDOWS, SEE ATTACHED PRODUCT REVIEW AFFIDAVIT.
- NOTE: ALL SIMPSON STRONG-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM Z-MAX COATING OR BETTER.

LINTEL SCHEDULE

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	BEAM COMPOSITE
L1	2'-10"	6039#		4101#		8F16/1T-1B
L2	3'-6"	6039#	329#	3260#	224#	8F16/1T-1B
L3	4'-0"	6039#	329#	2832#	229#	8F16/1T-1B
L4	4'-6"	6039#		2507#		8F16/1T-1B
L5	5'-4"	5057#	329#	2110#	229#	8F16/1T-1B
L6	5'-10"	4144#		1930#		8F16/1T-1B
L7	6'-6"	3396#	504#	1733#	304#	8F16/1T-1B
L8	7'-6"	2610#	517#	1475#	352#	8F16/1T-1B
L9	9'-4"	1818#		980#		8F16/1T-1B
L10	10'-6"	1514#	1628#	793#	478#	8F16/1T-1B
L11	11'-4"	1365#		696#		8F16/1T-1B
L12	12'-0"	1254#		631#		8F16/1T-1B
L13	13'-4"	1076#	1028#	532#	478#	8F16/1T-1B
L14	14'-0"	1003#		493#		8F16/1T-1B
L15	14'-8"	1370#	305#	459#	208#	8F16/1T-1B
L16	15'-4"	1250#		430#		8F16/1T-1B
L17	17'-4"	950#		361#		8F16/1T-1B
L18	19'-4"	750#	344#	313#	294#	8F16/1T-1B
L19	21'-4"	610#		278#		8F16/1T-1B
L20	22'-0"	570#		268#		8F16/1T-1B
L21	24'-0"	470#		244#		8F16/1T-1B

RECESSED LINTELS

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	BEAM COMPOSITE
RL-1	4'-4"	4982#	564#	2413#	384#	8F16/1T-1B
RL-2	4'-6"	4982#		2311#		8F16/1T-1B
RL-3	5'-8"	4074#		2240#		8F16/1T-1B
RL-4	5'-10"	3811#		1795#		8F16/1T-1B
RL-5	6'-8"	2933#		1742#		8F16/1T-1B
RL-6	7'-6"	2329#	1628#	1325#	478#	8F16/1T-1B
RL-7	9'-8"	1497#		808#		8F16/1T-1B



SQUARE FOOTAGE

LIVING	2728 SF
FRONT PORCH	144 SF
REAR PORCH	387 SF
GARAGE	435 SF
TOTAL	3894 SF

FLOOR PLAN

1/20/15
10/22/15 PERM

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806 DELAWARE AVE.
FT. PIERCE, FLORIDA, 34950
PHONE: (772) 460-7511 FAX: (772) 460-4544

SHEET

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