



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Tuesday, December 03, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approval of Meeting Minutes
 - a. November 12, 2024
5. Deletions and changes to the agenda
6. Old Business
7. New Business
 - a. **Application PSPE25-0001:** Special Exception – request for a special exception use to utilize the building at 2501 Moody Blvd. Unit A as a church in the Highway Commercial Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls.
Parcel ID No.: 11-12-31-2500-00010-0010
FLUM: Commercial
Zoning District: Highway Commercial (HC)
Owner: Young & Patel II, Inc., 1515 Hwy N., Eagle Lake, FL 33839
Applicant: Coastal Community Church d/b/a Coastal Family Church, 208 S. 6th Street, Flagler Beach, FL 32136; Representative: Patrick Jordan Farrell, 701, N. Ocean Shore Blvd., Flagler Beach, FL 32136
 - b. **Application PFS24-0001:** Final Site Plan Approval - Legacy Pointe Cottages
Parcel ID No.: 11-12-31-0650-000D0-0050
FLUM: Medium Density Residential (MDR)
Zoning District: General Commercial (GC)
Owner: ALT Homes LLC, T.J. McNitt - 3371 N State St, Unit 1, Bunnell, FL 32110
Applicant: ALT Homes LLC , Katie Crooke, Representative - 3371 N State St, Unit 1, Bunnell, FL 32110
 - c. **Nominations to elect Chairman and Vice-Chairman for the Planning & Architectural Review Board.**
8. Other Business
9. City Planner Report
 - a. Discussion regarding amendments to floodplain regulations - communities that amend their local floodplain regulations must submit draft ordinances to the Office Floodplain Management (OFM) 30 days before presenting proposal to planning boards or elected officials. Floodplain Management include Articles IV, V, VI, VIII, and IX.
 - b. Gridics Update
 - c. End of Year Report of Accomplishments

10. Board Comments

11. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Tuesday, November 12, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

1. Call the meeting to order

Chairman Joseph Pozzuoli called the meeting to order at 5:30pm.

2. Pledge of Allegiance

Scott Chappuis led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Chairman Joseph Pozzuoli, Vice-Chairman Marshall Shupe, Brenda Wotherspoon, Lisa Smith, Joann Soman, Scott Chappuis

Absent: Paul Chestnut

Staff Present: City Attorney Drew Smith, City Planner Lupita McClenning and Secretary Michele Ficocello

4. Approval of Meeting Minutes

a. October 1, 2024

Joann Soman motioned to approve minutes; Lisa Smith seconded. City Attorney noted the Form 8B attached to the minutes regarding Board Member Brenda Wotherspoon's voting conflict for outdoor entertainment permit application OE-24-09-01. Motion passed unanimously.

5. Deletions and changes to the agenda - None

6. Old Business - None

7. New Business

- a. **Application PVAR24-0001:** Variance - The Applicant requests a variance from Land Development Code, Article II, Section 2.05.08.1. (a) All single-family dwelling units, shall have a minimum of nine hundred (900) square feet of livable enclosed floor space, exclusive of open porches and garages. The dwelling unit is 624 square feet of enclosed floor space.

Parcel ID No.: 18-12-32-2750-00300-0220 (0.17 of an Acre); **FLUM:** Low Density Residential (LDR); **Zoning District:** Single Family Residential (SFR); **Owner:** Cathy & Toby Horrocks, 317 S. 22nd Street, Flagler Beach, FL 32136; **Applicant:** Cathy & Toby Horrocks, 317 S. 22nd Street, Flagler Beach, FL 32136

City Planner Lupita McClenning presented the item and her staff report to the Board (Exhibit A referenced in the Staff Report, which was omitted from the original agenda packet is attached to the minutes). Board comments were opened, Applicant Cathy Horrocks was present and spoke before the Board. Discussion ensued and included; lot size, setbacks requirements, requirements for a separate water meter, original permit for structure, previous uses for the structure, definition of plumbing,

building code for a single family residence, electric meter, water and sewer permit, survey submitted with application, principal structure vs. accessory structure, outlet voltage dictates if a structure has a full kitchen, tracking and trigger of certificate of occupancy, density, rewrite of the land development code to allow two kitchens, title company's responsibilities to disclose compliance with code, concerns over parking (Brenda Wotherspoon provided photographs of the property to demonstrate parking concerns to the Board and pictures are attached to minutes), Ordinance 87-2 (Exhibit A) and granting variance to bring a nonconforming structure into compliance. Public comment was opened. Sharon Blum, 2109 S. Daytona Ave, spoke and comments included parking concerns and kitchen in structure was not permitted. Steve Roberts, 2048 S. Daytona Ave, spoke and comments included lack of due diligence by title companies. Marilyn Roberts, 2048 S. Daytona Ave, spoke and comments included setting a precedent in the future. Kristi Furnari, 2119 S. Flagler Ave, provided comments via email (attached to the minutes). Public comment was closed.

Motion to recommend approval of application PVAR24-0001 made by Scott Chappuis subject to the recommendation made by City Staff to grant the variance on the condition that the structure remain as the principal structure on the lot in compliance with the density prescribed in Comprehensive Plan, Low Density Residential, Single-Family Home (SFH) and the Land Development Code for single-family unit and single-family dwelling. Lisa Smith seconded the motion.

Discussion on the motion included concerns over the structure becoming a short-term rental and concerns over maintaining the current neighborhood standards.

Roll Call: Brenda Wotherspoon, Yea. Vice-Chairman Marshall Shupe, Yea. Lisa Smith, Yea. Joann Soman, Yea. Scott Chappuis, Yea. Chairman Joseph Pozzuoli, Yea.

Motion passed five (5) to one (1).

8. Other Business - None

9. City Planner Report

a. Signage for Compass by Margaritaville Hotel *Amended*

City Planner Lupita McClenning presented the item to update the Board of changes to the signage. Board comments included location of signage.

b. 2025 Proposed Meeting Schedule

City Planner Lupita McClenning presented the item. Schedule will be finalized and posted at a later date.

c. Gridics Update

City Planner Lupita McClenning presented the item. The project continues to progress and the Board was invited to test the system.

Ms. McClenning also advised a new Code Enforcement Officer will be starting November 18th and the the two Code Enforcement Officers will be working different shifts to cover the City's Code Enforcement needs.

Details for the legislative update workshop from the Northeast Florida Regional Counsel has been forwarded to the Board.

A Staff Appreciation Luncheon is coming up and the City Offices will be closed for the duration of the luncheon.

10. Board Comments

Chairman Joseph Pozzuoli announced his resignation from the Board effective at the end of the year. The December 2024 meeting will be his last meeting.

11. Adjournment

Motion to adjourn meeting made by Joann Soman, seconded by Scott Chappuis. Motion passed unanimously. Chairman Joseph Pozzuoli adjourned the meeting at 6:38pm.

ORDINANCE NO. 87-2

AN ORDINANCE AMENDING ORDINANCE NO. 81-1, CITY OF FLAGLER BEACH ZONING REGULATIONS SCHEDULE 1, ZONING SCHEDULE OF USE CONTROL CITY OF FLAGLER BEACH, SINGLE FAMILY RESIDENTIAL AND SECTION 5.80, MINIMUM SQUARE FOOTAGE OF DWELLING UNITS BY PROVIDING THAT SINGLE FAMILY RESIDENTIAL USE SHALL INCLUDE SUPPLEMENTAL REGULATIONS UNDER CLASSIFICATIONS R-1 THROUGH R-4, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH AND SETTING AN EFFECTIVE DATE HEREOF.

1. Schedule 1, Zoning Schedule of Use Control, City of Flagler Beach, Single Family Residential as set forth in City Ordinance 81-1 be and the same is hereby amended by adding to the existing Schedule 1 Single Family Residential the following language: "There shall be four subcategories of Single Family Residential zoning within the City designated as R-1, R-2, R-3 and R-4. Unless otherwise designated or rezoned, all residential property shall be considered R-1 and subject to all the regulations applicable to Single Family Residential properties other than as designated for R-2 through R-4. Regulations for areas zoned R-2 through R-4 shall be the same as set forth for all single family residential properties except those supplementary lot regulations contained in Article V, Section 5.80 of this ordinance."

2. Section 5.80, Minimum Square Footage of Dwelling Units, of Ordinance 81-1 is amended to provide as follows: 5.80, Minimum Square Footage of Dwelling Units, 5.81, (a), All single family dwelling units, including townhouse units, shall have a minimum of 900 square feet of livable enclosed floor space, exclusive of open porches and garages; (b), those single family residential dwelling units located in an area zoned Single Family Residential-2 shall have a minimum of 1100 square feet of livable enclosed floor space, exclusive of open porches and garages; (c), those single family dwelling units located in areas zoned Single Family Residential-3 shall have a minimum of 1350 square feet of livable enclosed floor space, exclusive of open porches and garages; (d), those single family dwelling units located in areas zoned Residential-4 shall have a minimum of 1600 square feet of livable enclosed floor space, exclusive of open porches and garages.

3. Except as otherwise provided herein, all the remaining regulations applicable to all zoning classifications of single family residential as set forth in Ordinance 81-1 as the same may be amended shall remain in full force and effect.

4. All ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

5. This ordinance shall take effect immediately upon passage as provided for by law.

PASSED upon first reading this 16th day of March, 1987.

PASSED upon the second and final reading this 23rd day of April, 1987.

ATTEST:

Deborah D. Moore
Deborah D. Moore, City Clerk

APPROVED this 23rd day of April, 1987.

James G. Peura
James G. Peura, Mayor

CITY COMMISSION
CITY OF FLAGLER BEACH, FLORIDA

Mary Gurnee
Mary Gurnee, Commissioner

Betty Steffik
Betty Steffik, Commissioner

Helen M. Terpstra
Helen Terpstra, Commissioner

John V. Kelly
John V. Kelly, Commissioner

Mary Ann Clark
Mary Ann Clark, Commissioner

Flagler Beach FL 32136
cathy@bhgsynergy.com
847-738-3786

Please excuse any typos, I'm sending this from my iPhone.

Begin forwarded message:

From: Kristi Furnari <kristi@ripplecoworking.com>
Date: November 7, 2024 at 4:10:10 PM EST
To: cathy@bhgsynergy.com
Subject: Letter from City of Flagler Beach

Hello Cathy,

I finally went down to the Post Office to pick up the letter in regard to the house at 2109 S Flagler Avenue.

It is unlikely that we will be able to make it to the town meeting, but if you would like to read my statement into the record I would be okay with that.

Dear Members of the Planning and Architectural Review Board,

My name is Kristi Furnari. My family and I reside at 2119 S Flagler Ave, one house away from the property in consideration of a variance at 2109 S Flagler Ave.

In my opinion, it seems unnecessary to force the addition to or demolition of the existing structure despite it not meeting the current land development code.

The condition of the structure is good and it does not visually look out of place. It was consistently occupied for many years by the previous owner so it remained well maintained.

If the current owner were proposing changes to the home, then it would be appropriate to update it to code. However if they are planning to sell or rent it as is it seems wasteful to force such a costly change to a perfectly functional dwelling. Let the market decide.

Respectfully,

Kristi Furnari
Ripple Coworking
ripplecoworking.com
Call or Text (386) 888-2700

The information contained in this message is intended only for the use of the individual or entity named above and may contain information that is confidential. If you are not listed as an intended recipient, you are hereby advised that you have received this message in error and that you are not authorized to review, copy, disseminate, or otherwise use either the message or any such attached files. Please delete the message and all such files from all of your computer drives and filing systems promptly.





City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

STAFF REPORT / FINDINGS

To: Planning and Architectural Review Board

From: Lupita McClenning, City Planner

Date: November 15, 2024 for December 2024 Regular Meeting

Re: Findings / Staff Report Special Exception

Agent: Jordan Farrell

Applicant: Coastal Community Church d/b/a
Coastal Family Church
PO Box 1690
208 S 6th St
Flagler Beach, FL 32136

Intent: The intent of the applicant is to purchase 2501 Moody Blvd, Unit A and relocate existing church from S 6th Street to Flagler Square located on Moody Blvd.

Property Owner: Charles Young & Pate II, Inc.
1515 N Hwy US 17
Eagle Lake, FL 33839

Land Use and Parcel Information

Parcel ID: 11-12-31-2500-00010-0010
FLUM: General Commercial
Zoning: Highway Commercial

Property Facts

Parking: 206 Spaces
Frontage: 560' on Moody Blvd
Total Land Area: 8.84 Acres

Special Uses

There are certain uses and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district without consideration in each case of the impact of such uses and features upon neighboring uses and the surrounding area, compared with the public need for them at particular locations.

Special exception uses, as described in Schedule One of the Land Development Code, shall be permitted only upon authorization of the City Commission after review by the Planning and Architectural Review Board (PARB). In recommending approval or denial of the use, the PARB shall provide findings and recommendations on whether requirements of Section 2.06.01 (1. Through 7.) are met as well as other comments the PARB thinks will assist the City Commission in the determination of whether to grant the use.

Findings Required for Approval Section 2.06.01

1. That the use is a permitted special use as set forth in Schedule One.

Section 2.04.02.8. *Zoning Schedule One Land Use Controls.*

- a. Commercial recreational facilities (e.g., bowling alley, billiard parlor).
- b. Hotel, motels and inns.
- c. Automotive service stations, automotive repair centers, and lube shops if abutting any residential zoning district.
- d. Bars, cocktail lounges, taverns and the like with outdoor entertainment.
- e. Restaurants with drive-thru window service.
- f. Financial institutions with drive-thru windows.
- g. Private, social, recreational or fraternal clubs or organizations.
- h. Churches, synagogues or other houses of worship.**
- i. [Reserved.]
- j. Farmer's Markets

Finding: The use is identified as a permitted special use in the City of Flagler Beach Land Development Code, Schedule One #8 [and noted as (h) in staff report.] Churches, synagogues or other houses of worship.

2. That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Finding: The use including design, location, and proposed operation does not compromise the protection of public health, safety, welfare nor convenience.

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Finding: The use does not cause injury to the value of other property in the neighborhood.

4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Finding: The use is compatible with adjoining development as churches exist within communities, neighborhoods, and throughout cities in relationship to the broader community.

5. That the adequate landscaping and screening is provided as required herein, or otherwise required.

Finding: The interior area of the parking lot of Flagler Square located on Moody Blvd contains planter islands and landscape that relieve the expanse of parking.

6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Finding: The off-street parking, ingress and egress of Flagler Square has been designed to cause minimum interference with traffic on abutting streets.

7. That the use conforms with all applicable regulations governing the district where located.

Finding: The use conforms with all applicable regulations governing the district as it relates to minimum lot size, lot depth, density, setbacks, building height, max impervious surface, signage, and parking.

In accordance with Section 02.06.02.1 churches shall provide one parking space per six permanent seats in the auditorium.

Criteria

The proposed special use of a church in the Highway Commercial zoning district meets the requirements of Section 2.06.01 (1 through 7). Additionally, staff determines that satisfactory provision of the following factors have been met by the petitioner:

- The special use is found to be in compliance with all elements of the City of Flagler Beach Comprehensive Plan.
- Ingress and egress to the property and proposed use with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, are satisfactorily met.

- Off-street parking area is satisfactorily met.
- Nuisance factors detrimental to adjacent and nearby properties including but not necessarily limited to noise is satisfactorily met.
- Utilities, with reference to location, availability and compatibility are satisfactorily met.
- General compatibility with adjacent properties and other property in the district is satisfactorily met.
- The change suggested is not out of scale with the needs of the neighborhood or City of Flagler Beach.

Commencement of a special exception occurs upon the issuance of a building permit.
Parking for a church

Findings/Recommendation

Staff findings are that the Planning and Architectural Review Board recommend to the City Commission to approve the special use to allow for a church in the Highway Commercial zoning district in accordance with Section 2.06.01 (1 through 7); and that the use meets the applicable regulations governing the Highway Commercial district where the proposed church is to be located.

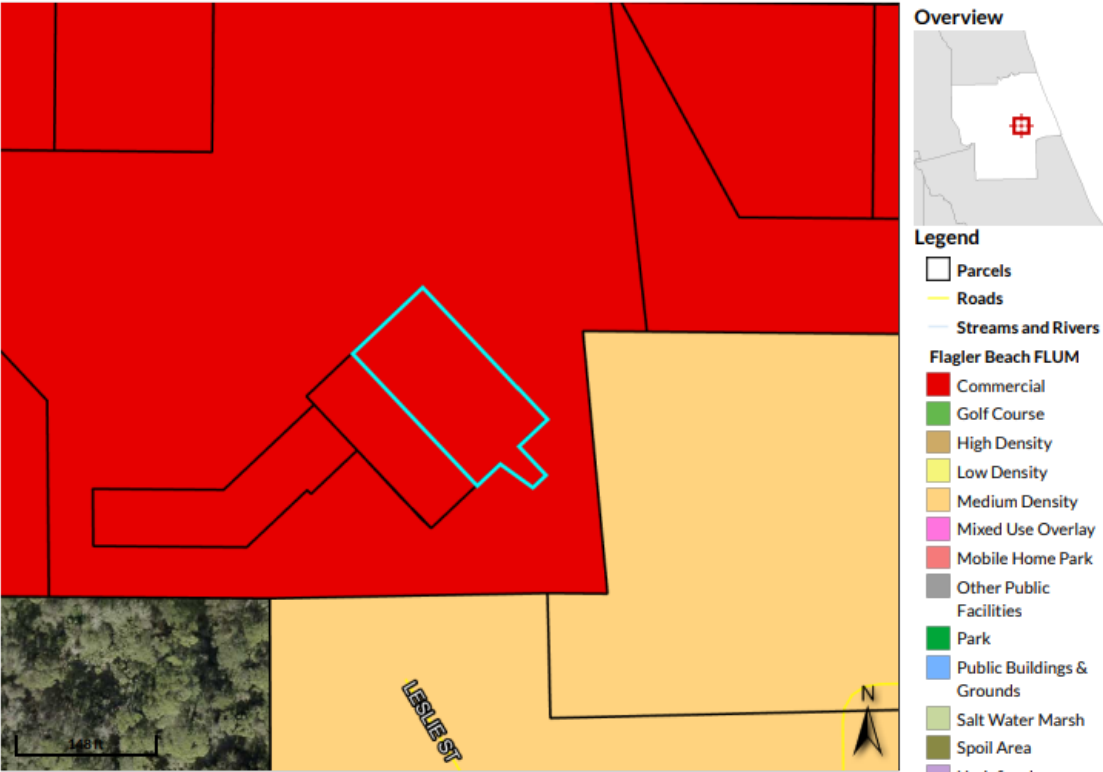


AERIAL



FLUM

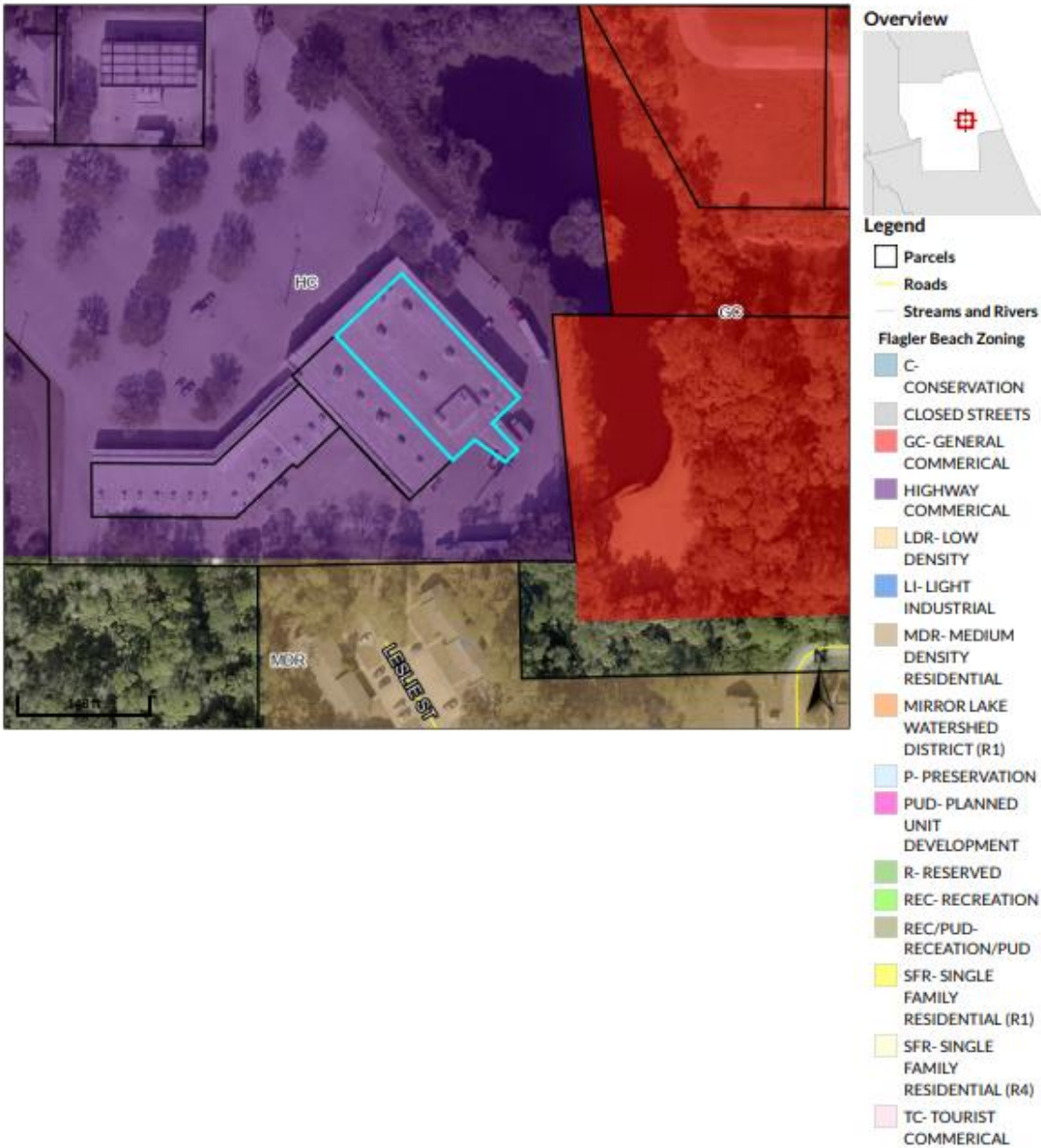
FLAGLER COUNTY PROPERTY APPRAISER



Parcel ID	11-12-31-2500-00010-0010	Owner	YOUNG & PATE II INC	Land Value	\$0	Last 2 Sales			
Prop ID	2002355		1515 HWY 17 N	Ag Land Value	\$0	Date	1/29/2022	Price	\$1676100
Class Code	RETAIL CONDO	Physical Address	EAGLE LAKE, FL 33839	Building Value	\$1,419,675	n/a		Reason	I
Taxing	21		2501 MOODY BLVD	Misc Value	\$0			Qual	n/a
District			UNIT A	Just Value	\$1,419,675	MLS #MISSING#			
GIS sqft	18,901.420			Assessed Value	\$1,419,675				
				Value Exempt	\$0				
				Value Taxable	\$1,419,675				
				Value					

ZONING

FLAGLER COUNTY PROPERTY APPRAISER



ATTACHMENTS

- Application
- Site Plan
- Notice of Public Hearing & Legal Ad



CITY OF FLAGLER BEACH
BUILDING AND PLANNING DEPARTMENT

Section 7, Item a.

GENERAL APPLICATION	
☐ Final Site Plan	☐ Preliminary Plat
☐ Master Site Plan	☐ Final Plat
☐ Site Development Plan(s)	☐ Plat Vacating
☒ Rezoning	☐ Subdivision Master Plan
☐ Comprehensive Plan Amendment	☐ Non-statutory Land Division/Parcel Reconfiguration
☐ Future Land Use Map Amendment	☐ Site Plan Modification (Post approval)
☒ Special Exception	☐ Development Order Modification
☐ Variance	☐ Wireless Communication Facility (new structure)

Application Submittal Date: 10/31/2024 PSPE 25-0001
Fee Paid: \$ 685.00 Date Received: 10/31/2024
Employee Accepting Application (print name): Michele Ficocello
Rejected Date: _____ Rejected by: _____
Reason for Rejection: _____

A. PROJECT NAME: Coastal Community Church (DBA Coastal Family Church)

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): 2501 Moody Blvd Unit A

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(s): 11-12-31-2500-00010-0010

D. LEGAL DESCRIPTION: Flagler Square Subdivision Name: _____

Section: _____ Block(s): 1 Lot(s): 31

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: .43 acres (18,901 sq ft)

F. FUTURE LAND USE MAP DESIGNATION: _____ EXISTING ZONING DISTRICT: HC

OVERLAY DISTRICT: _____

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: _____ DATE: _____

H. CURRENT USE OF PROPERTY: Commercial Retail furniture store

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) for Church to be located at above subject property Requesting special exception

J. PROPOSED NUMBER OF LOTS (If Applicable): _____ Development Phasing: Yes ☐ No ☐



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

Section 7, Item a.

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:

L. WATER/SEWER PROVIDER: City of Flagler Beach, FL

M. EXISTING MORTGAGE? Yes ☒ No ☐

OWNER: <u>Young & Pate II</u>	APPLICANT/AGENT:
Name: <u>1515 Hwy 17 N Eagle Lake, FL 32829</u>	Name: <u>Coastal Community Church (DBA Coastal Family Church)</u>
Mailing Address:	Mailing Address: <u>PO Box 1690, FL, FL 32136</u>
Phone Number: <u>863-287-1846</u>	Phone Number: <u>386-864-1681</u>
E-mail Address:	E-mail Address: <u>pastor@cotn.com</u>

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL: <u>- Architect</u>
Name: <u>Citizens Bank</u>	Name: <u>Dave Grussgott</u>
Mailing Address: <u>PO Box 7, Frostproof, FL 33843</u>	Mailing Address:
Phone Number:	Phone Number: <u>386-503-5163</u>
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name: <u>TBD</u>	Name: <u>TBD</u>
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name: <u>TBD</u>	Name: <u>TBD</u>
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY OF RECORD:	DEVELOPER:
Name: <u>TBD</u>	Name: <u>N/A</u>
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

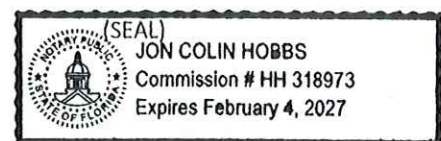
Signature of owner OR person authorized to represent this application:

Signature(s): [Signature] Att: Rep
Printed or typed name(s): Jordan Farrell

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of October 2024 by Jordan Farrell individual submitted by ☒ Personal Knowledge ☐ Satisfactory Evidence: Type _____

Signature of Notary Public, State of Florida Jon C. Hobbs

Exp 2-4-27



SPECIAL EXCEPTION APPLICATION

APPLICATION INFORMATION PACKET



City of Flagler Beach
P.O. BOX 70 105 S. 2ND STREET
FLAGLER BEACH, FL 32136
Phone (386) 517-2000 Fax (386) 517-2016

Request for Special Exception

Table of Contents

<u>Item</u>	<u>Page</u>
Outline of Requirements	1
Special Exception Petition	2
Owner Authorization (Notarized)	3
Special Exception Requirements, Attachment “A”	4
Checklist of Required Items	5
Deed Restriction Notice	6
Water and Sewer Availability	7

OUTLINE OF REQUIREMENTS

In order to simplify the Special Exception process we have compiled an outline of the requirements and approximate time frame involved in a special request below:

1. PETITIONER SHALL SUBMIT A COMPLETE APPLICATION PACKAGE THAT INCLUDES:

1. Complete petition application
2. Justification statement(s), addressing that the seven (7) individual criteria required for a Special Exception has been met. (See Attachment A, Special Exception Standards)
3. Recorded warranty deed
4. File Fee of \$600.00 and additional fees associated with certified mail and newspaper advertising FEES ARE NON REFUNDABLE
5. Current survey of subject property
6. See checklist

2. UPON RECEIPT OF A COMPLETED APPLICATION STAFF WILL PROCESS THE PETITION IN THE FOLLOWING MANNER

A. STAFF REPORT AND RECOMMENDATION

1. A packet is compiled consisting of the meeting agenda, previous meeting minutes, the Staff's report and recommendation based on the satisfaction of the criteria for a Special Exception has been met along with supporting documents.
2. The packet is delivered to the Board Members a minimum of three (3) days before the meeting and a copy of the Staff's Report is available to the Petitioner at such time.

B. NOTIFICATION:

1. Each property owner within 200 feet of the subject property will be notified of the Special Exception petition. (Property owner notification fees are comprised of the actual cost for postage plus a surcharge of \$1.80 per item.)
2. Publication of public notice (legal ad) will be placed in a newspaper ten (10) days prior to a Public Hearing. The Petitioner shall also pay for the ad.

3. THE PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING IS HELD ON THE FIRST (1ST) TUESDAY OF THE MONTH AT 5:30 P.M., IN THE CITY COMMISSION CHAMBERS AT THE CALL OF THE CHAIRMAN:

1. The Board will ask for a presentation from the Petitioner.
2. Staff will present the Administration's recommendation to the Board.
3. The Board will ask for comments from the public.
4. Following the public discussion, the Board will discuss the petition and vote for approval or denial.
5. A majority of affirmative votes is required for approval of the Special Exception. Following the vote the Chairman will announce the results to the Petitioner and all assembled, the results of which will be forwarded to the City Commission.
6. The City Commission will conduct a quasi-judicial public hearing in which sworn testimony will be taken and recorded. The City Commission will take the appropriate action on the request.

4. THE ACTION OF THE CITY COMMISSION SHALL BE RECORDED IN THE MINUTES AND THE PETITIONER WILL BE NOTIFIED BY MAIL OF THE COMMISSIONS ACTIONS.



City of Flagler Beach
PO Box 70 105 South 2nd Street
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2016

Special Exception – (SPEX)

PETITION NO.: _____

DATE: _____

Pursuant to Appendix A, Land Development Regulations, Section 2.06.01 of the Zoning Ordinance,
I hereby request a Special Exception as described below:

PURPOSE FOR THE SPECIAL EXCEPTION PETITION: _____

PETITIONER: Coastal Community Church (DBA Coastal Family Church)

PROJECT ADDRESS: 2501 Moody Blvd Unit A, FB, FL 32136 PHONE NO.: 386-864-1681

OWNER OF SUBJECT PROPERTY: Young & Pate II (Charles J Young)

ADDRESS: 1515 N US Hwy 17, Eagle Lake, FL 33839 PHONE NO.: 863-287-1846

PETITIONER'S RELATION TO SUBJECT PROPERTY: Buyer & Seller

ADDRESS/LEGAL DESCRIPTION: 2501 Moody Blvd Unit A

LOT: 31 BLOCK: 1 SUBDIVISION: Flagler Square ZONING DISTRICT: Flagler Beach, Florida

ATTACH JUSTIFICATION STATEMENTS ADDRESSING ALL SEVEN (7) REQUIREMENTS FOR THIS SPECIAL
EXCEPTION REQUEST AS REQUIRED: (See Attachment "A" Special Exception Requirements.)

TO BE COMPLETED BY THE PLANNING & ZONING DEPARTMENT

ACCEPTED BY: _____ DATE: _____

PETITION #: _____

Authorization

Owner/Applicant

THIS IS TO CERTIFY THAT I AM THE OWNER AND/OR PETITIONER OF THE SUBJECT PROPERTY DESCRIBED IN THIS SPECIAL EXCEPTION PETITION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF PETITIONER: _____
SIGNATURE OF OWNER: Charles J. Young
DATE: 10/24/24

Owner- Designating Agent on his/her behalf Patrick Jordan Farrell
AS OWNER, I AUTHORIZE Patrick Jordan Farrell TO ACT AS MY AGENT IN THIS MATTER.
PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, IF APPLICABLE.

NAME: Patrick Jordan Farrell
ADDRESS: 701 N. Flagler Beach, FL 32136
PHONE: 386 - 986 - 6744

STATE OF FLORIDA,
County of Flagler

Subscribed and Sworn to (or affirmed) before me by

Charles J. Young
SIGNATURE OF OWNER
Charles J. Young III
OWNER'S NAME (Print/Type)
1515 N. US Hwy 17, Eagle Lake, FL 33839
ADDRESS (Street, City) & Phone Number

This 24 day of Oct., 2024 Who is personally known to me or has produced Y520-150-50-004-0 identification.
Commission # HH 512888 / April 15, 28
Samantha Ethridge
Commission Number & Expiration Notary Public



SPECIAL EXCEPTION STANDARDS - ATTACHMENT A

The Planning and Architectural Review Board may grant Special Exceptions only upon finding that the request meets the criteria set forth in Appendix A, Land Development Regulations, Section 2.06.01. Describe how your request meets each requirement.

1. That the use is a permitted Special Exception use as set forth in Schedule One hereof.
2. That the use is so designed located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That the adequate landscaping and screening is provided as required herein, or otherwise required.
6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
7. That the use conforms with all applicable regulations governing the district where located.

In advocating any Special Exception, the Planning and Architectural Review Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is advocated, shall be deemed a violation of this ordinance. The Planning and Architectural Review Board may prescribe a reasonable time limit within which the action for which the Special Exception is required shall be begun or completed or both. Under no circumstances except as permitted above shall the Planning and Architectural Review Board advocate a Special Exception to permit use not generally permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the advocacy of a Special Exception.

CHECKLIST OF REQUIRED ITEMS

The information and attachments requested as part of this application are the minimum necessary to determine compliance with the requirements of the City of Flagler Beach Zoning Ordinance. The City may require additional information, or waive certain requirements, at any time during the application process depending upon the nature of the Special Exception request.

ATTACHMENTS CHECKLIST:

- ☒ DESCRIPTION OF HOW THIS APPLICATION MEETS THE SEVEN (7) REQUIREMENT STANDARDS (Complete Attachment A, "Special Exception Requirements").
- ☒ RECORDED WARRANTY DEED
- ☒ OWNER'S AUTHORIZATION
- ☐ SURVEY OF PROPERTY
- ☒ LOCATION MAP
- ☒ N/A SITE DEVELOPMENT PLAN (1"=20' if applicable)
- ☐ ARCHITECTURAL BUILDING ELEVATION
- ☐ ROOF MATERIAL AND COLOR (if applicable)
- ☐ EXTERIOR FINISH AND COLOR (if applicable)
- ☒ SANITARY SEWER/ WATER AVAILABILITY (FORM PROVIDED)

YOU MUST PROVIDE FIFTEEN (15) COMPLETE SETS OF ALL REQUIRED MATERIALS



GOD'S LOVE • BUILDING HIS FAMILY • ADVANCING HIS KINGDOM

10/29/24

City of Flagler Beach
PO Box 70
Flagler Beach, FL 32136

ATTN: Planning and Architectural Board / Special Exception Package

To Whom it May Concern:

Please be advised that the Special Exception Standards have been reviewed in their entirety and we find that our petition from Coastal Community Church DBA Coastal Family Church to the Planning and Architectural Board of Flagler Beach meets each requirement.

1. We are requested to have the property used as a Church which meets the standard.
2. The public health, safety, welfare and convenience will be protected in the manner of the standards as set forth by the city. The church's current location in Flagler Beach has been exemplary in this manner.
3. The church use will not jeopardize injury to the value of property in the current neighborhood location.
4. The use of the church will only compliment and be compatible to the adjoining development and proposed character in which it was designed to benefit the property.
5. All landscaping and screening will meet the standard set forth.
6. The property provides adequate parking, ingress and egress to the vehicles and traffic in and out of the property meeting the standard set forth.
7. The use of the church conforms with all applicable regulations governing the district where the property is situated.

We humbly request this Special Exception and feel we will only enhance the property and surrounding community at large.

Your kind consideration in this request is greatly appreciated.

Warm Regards,

A handwritten signature in black ink, appearing to read "R. Palmer".

Pastor Roderick Palmer
Senior Pastor
Coastal Family Church



PLANNING & ZONING

City of Flagler Beach

PO Box 70 105 South 2nd Street

Flagler Beach, Florida 32136

Phone (386) 517-2000. Fax (386) 517-2016

Dear Petitioner,

Please be aware that your petition for a Special Exception to the Planning and Architectural Review Board may be subject to deed restrictions. You are advised to check your deed for information relative to the person(s) or organizations which enforce such restrictions. Failure to receive approval may result in a clouded title or other legal action due to non-compliance with recorded deed restrictions. However, the City of Flagler Beach does not enforce deed restrictions except those in Appendix A, Land Development Regulations, Section 6.02.04. The City will process said petition regardless of whether such action has been reviewed and approved by those who may enforce the deed restrictions.

Planning & Zoning

PREPARED BY:
Steven A. Weinberg, Esquire
FRANK, WEINBERG & BLACK, P.L.
7805 S.W. 6th Court
Plantation, FL 33324
File No.: 6845.313

PARCEL ID NO.: 11-12-31-0650-000C0-0031

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 31st day of January, 2022, by FLAGLER SQUARE-JAX, INC., a Florida corporation, whose address is P.O. BOX 273760 ("Grantor") to YOUNG & PATE, II, INC., a Florida corporation, whose address is 1515 Highway 17 N., Eagle Lake, FL 33839 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to the instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Flagler County, Florida, legally described in Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

SUBJECT TO: the Permitted Exceptions set forth in Exhibit "B" attached hereto and made a part hereof by this reference.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	11-12-31-2500-00010-0010	Owner	YOUNG & PATE II INC	Land Value	\$0	Last 2 Sales			
Prop ID	2002355		1515 HWY 17 N	Ag Land	\$0	Date	Price	Reason	Qual
Class Code	RETAIL CONDO	Physical	EAGLE LAKE, FL 33839	Value		1/29/2022	\$1676100	I	Q
Taxing	21	Address	2501 MOODY BLVD	Building	\$1,419,675	n/a	0	n/a	n/a
District			UNIT A	Value					
GIS sqft	18,901.420			Misc Value	\$0				
				Just Value	\$1,419,675				
				Assessed	\$1,419,675				
				Value					
				Exempt	\$0				
				Value					
				Taxable	\$1,419,675				
				Value					

Date created: 10/29/2024
Last Data Uploaded: 10/29/2024 7:41:55 AM

Developed by SCHNEIDER
GEOSPATIAL

EXHIBIT "8"
PHASE 2 - DEVELOPMENT PLAN

Phase 2 Site Plan

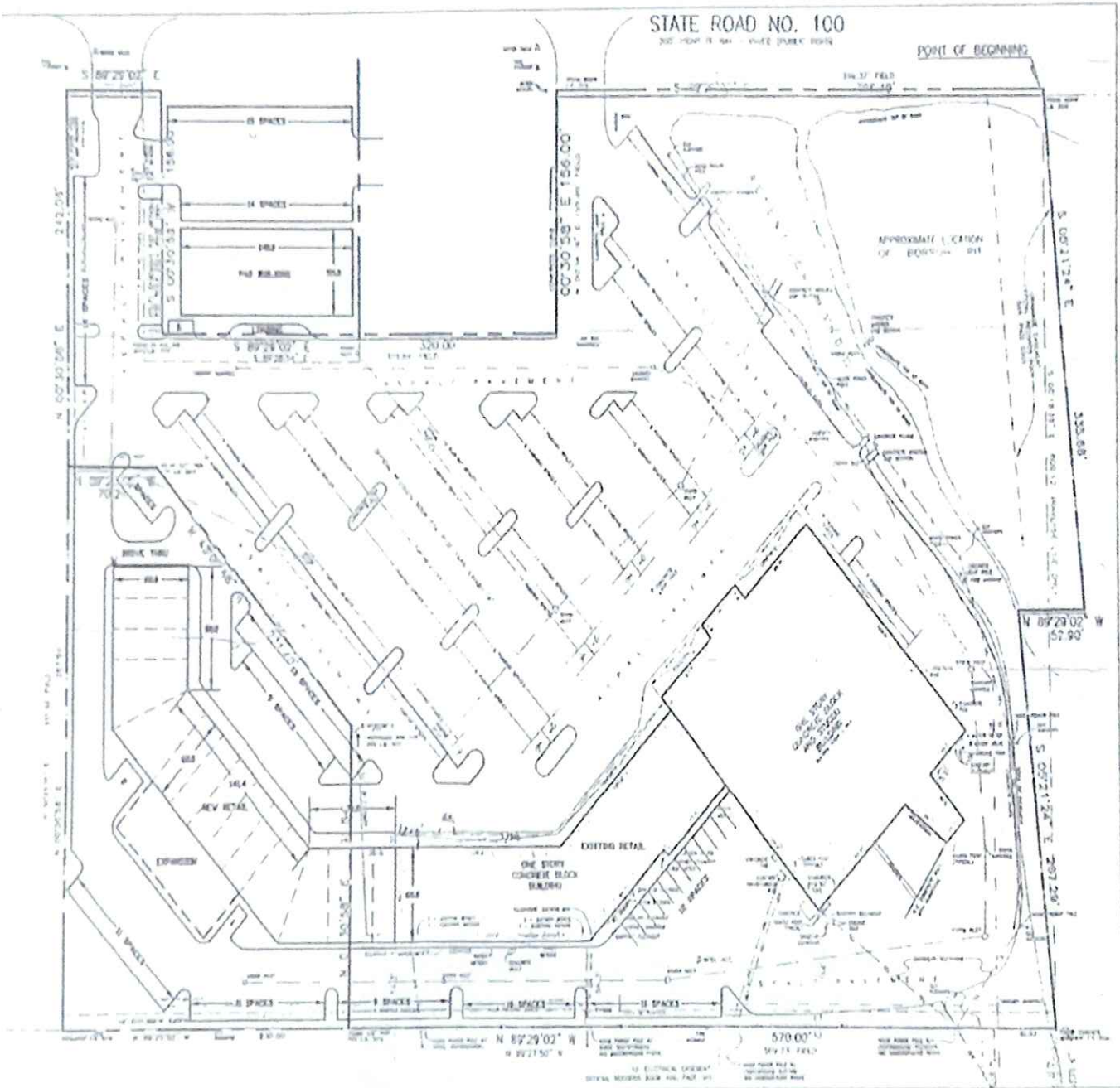
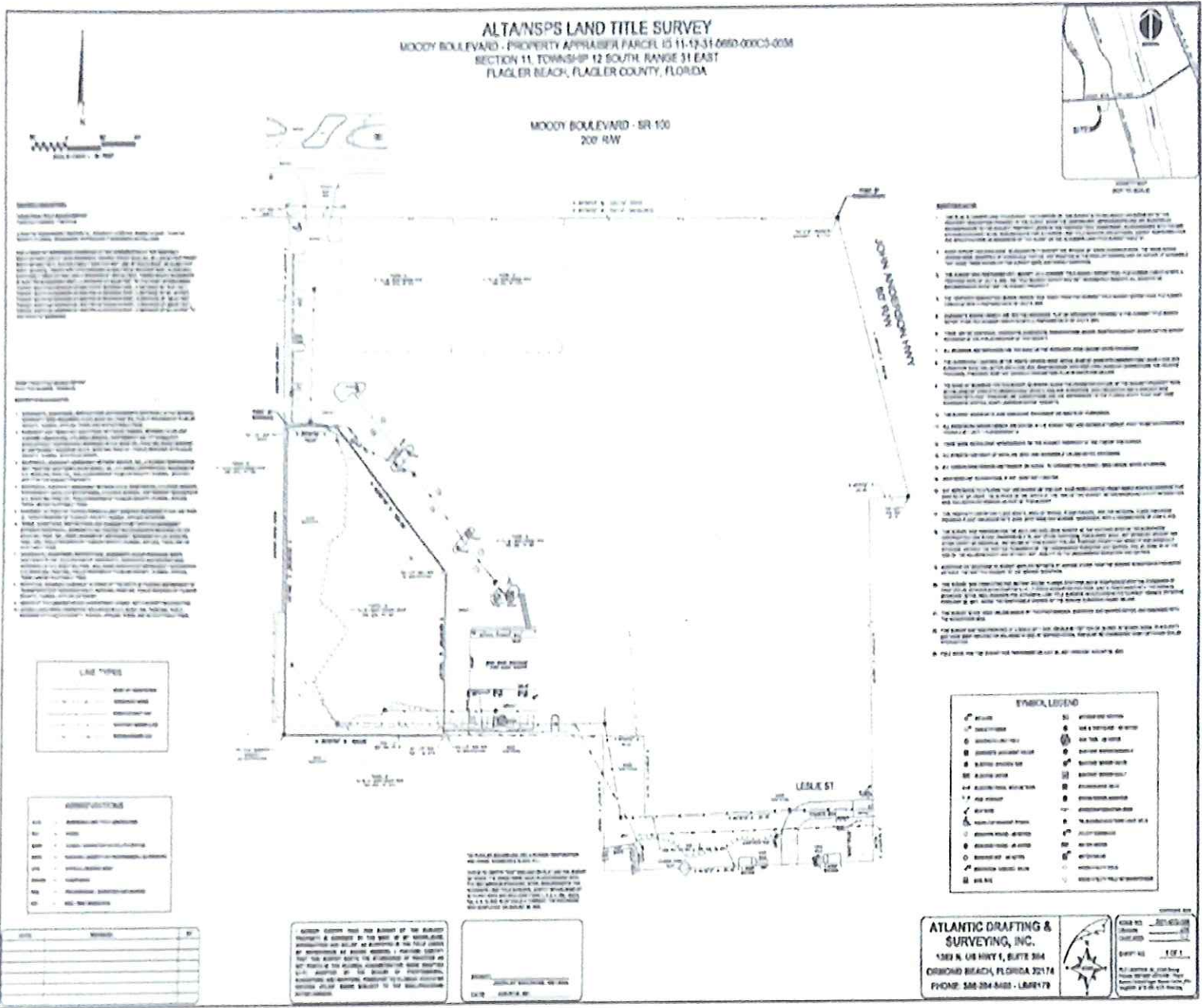
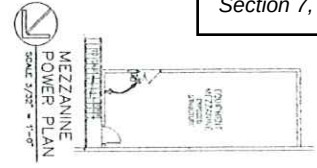


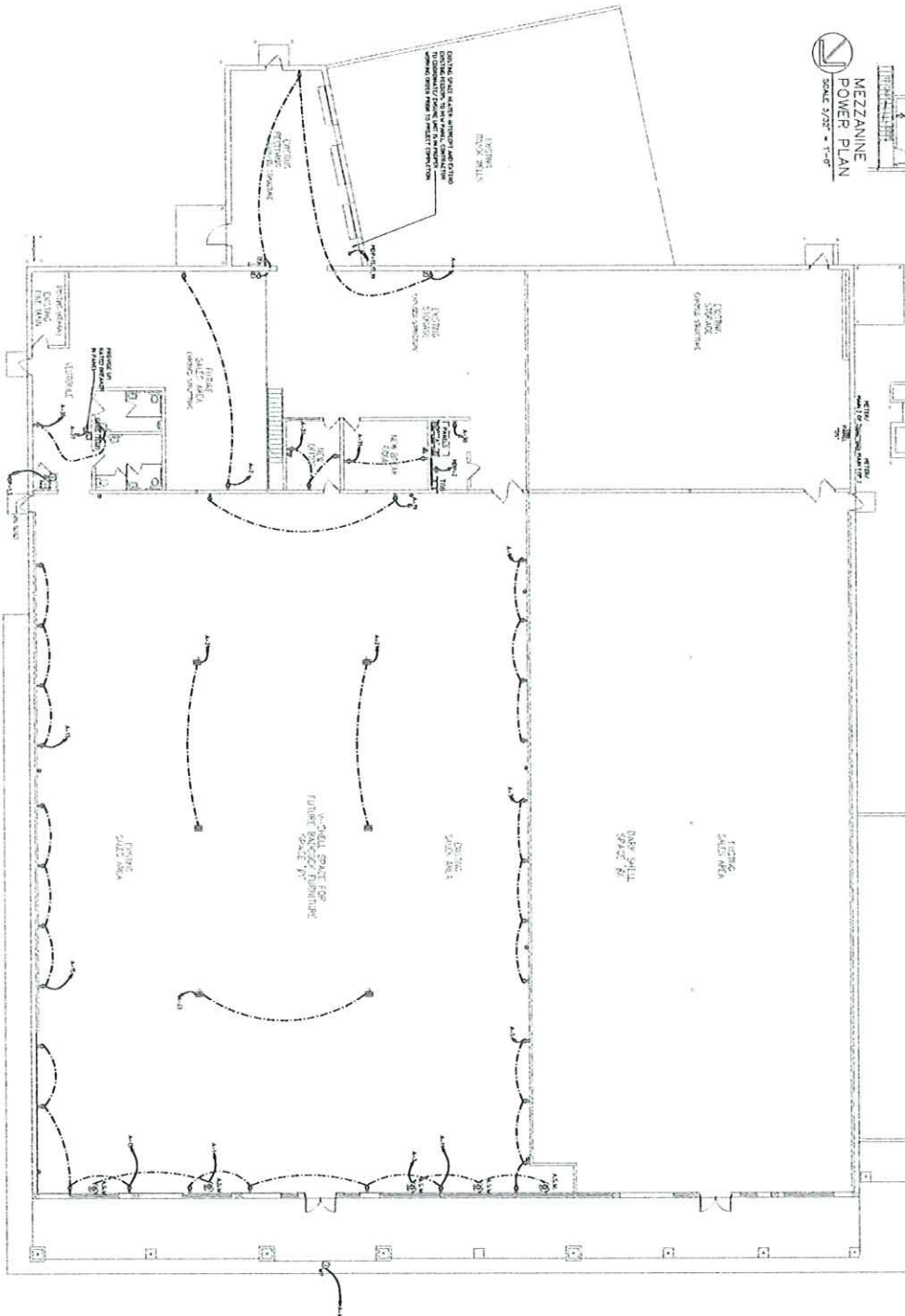
EXHIBIT "8"
PHASE 2 - DEVELOPMENT PLAN
SURVEY



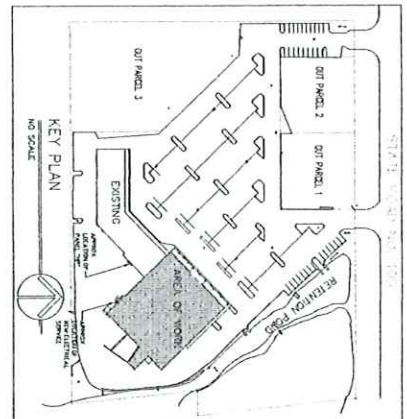
Section 7, Item a.



POWER PLAN
SCALE 3/32" = 1'-0"



USE ELECTRICAL NOTES & LEGEND ON SHEET E11.1



NOTES:
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA ELECTRICAL CODE (FEC) AND THE 2017 FLORIDA MECHANICAL CODE (FMC).
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA PLUMBING AND MECHANICAL CODE (FPMC).
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA FIRE AND ALARM CODE (FFAC).
4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE (FBC).
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA ENERGY CODE (FEC).
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA ENVIRONMENTAL CODE (FEC).
7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA HEALTH AND SAFETY CODE (FHSC).
8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA OCCUPANCY CODE (FOC).
9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA TRANSPORTATION CODE (FTC).
10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA UTILITIES CODE (FUC).
11. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA WASTE MANAGEMENT CODE (FWMC).
12. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA WATER SUPPLY CODE (FWS).
13. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA WIND RESISTANCE CODE (FWR).
14. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA YACHTING CODE (FYC).
15. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA ZONING CODE (FZC).
16. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA ZONING CODE (FZC).

PREPARED BY JMS ARCHITECTURAL DESIGN INC.
CONSULTING

DATE 5/24/2017
PROJECT 17225_5

DEMISE VACANT SPACE FOR NEW SPACES AS:
"DARK SHELL SPACE 'X' & V-SHELL SPACE 'Y'"
"FLAGLER SQUARE"
2501 WEST MOODY BLVD. • FLAGLER BEACH, FLORIDA 32136

JMS ARCHITECTURAL DESIGN INC.
PLANNING & CONSULTING
3000 1ST AVENUE N. • PALM BEACH GARDENS, FL 33408
TEL: 561-855-2525 FAX: 561-855-2526 E-MAIL: jms@jmsad.com

REVISIONS



City of Flagler Beach

P.O. Box 70 • 800 S. Daytona Avenue
Flagler Beach, Florida 32136
Phone (386) 517-2000 ext. 231

CITY OF FLAGLER BEACH PUBLIC HEARING NOTICE

Special Exception Application PSPE25-0001 - A request has been submitted for a Special Exception Use to utilize the building at 2501 Moody Blvd Unit A as a church in the Highway Commercial Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls. The subject property is identified by the Flagler County Property Appraiser as Parcel ID No. 11-12-31-2500-00010-0010 or Unit One of the Flagler Square Condominium pictured in Exhibit A. Applicant: Coastal Community Church d/b/a Coastal Family Church.

A PUBLIC HEARING IS SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, DECEMBER 3, 2024 AT 5:30 P.M.

CITY COMMISSION: THURSDAY, DECEMBER 12, 2024 AT 5:30 PM OR SOON THEREAFTER.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT 386-517-2000 EXT. 231.

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

For further information about this request, please call the Planning & Zoning Department at (386) 517-2000 Ext. 231. More detailed information may be inspected by the public at the Planning & Zoning Department, 800 S. Daytona Avenue, Flagler Beach, during office hours.

EXHIBIT A



ALT HOMES LLC
39 AUDUBON LANE
FLAGLER BEACH, FL 32136

ANDERSON CROSSING OWNERS
ASSOCIATION INC CVS PROPERTY TAX
ONE CVS DRIVE
WOONSOCKET, RI 02895

FLAGLER BEACH VILLAS RRH LTD
P.O. BOX 10293
CLEARWATER, FL 33757

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON, FL 33427

HIGHWAY 100 LLC
8051 N TAMIAMI TRAIL SUITE E6
SARASOTA, FL 34243

SPACE COAST PETRO
DISTRIBUTOR INC
102 HIGH POINT DR
COCOA, FL 32926

VERANDA BAY INVESTMENTS, LLC
3129 SPRINGBANK LN 201
CHARLOTTE, NC 28226

YOUNG & PATE II INC
1515 HWY 17 N
EAGLE LAKE, FL 33839

CITY OF FLAGLER BEACH NOTICE OF PUBLIC HEARING

Special Exception Application PSPE25-0001 - A request has been submitted for a Special Exception Use to utilize the building at 2501 Moody Blvd Unit A as a church in the Highway Commercial Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls. The subject property is identified by the Flagler County Property Appraiser as Parcel ID No. 11-12-31-2500-00010-0010 or Unit One of the Flagler Square Condominium pictured in Exhibit A. Applicant: Coastal Community Church d/b/a Coastal Family Church.

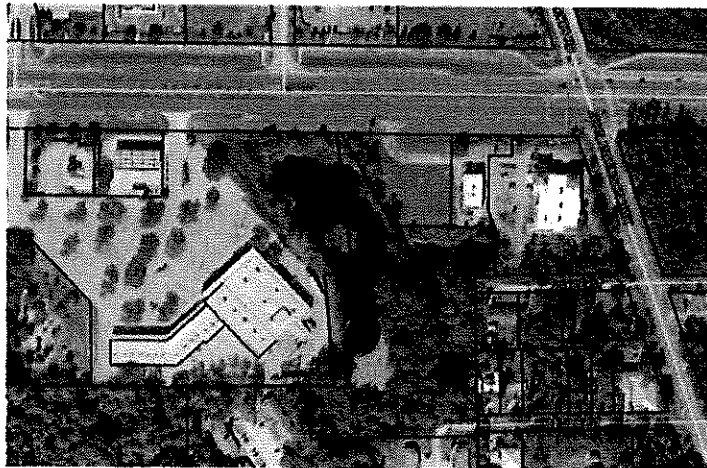
PUBLIC HEARINGS ARE SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, DECEMBER 3, 2024 AT 5:30 P.M.

CITY COMMISSION: THURSDAY, DECEMBER 12, 2024 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. This request will be heard at 5:30 P.M., or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida

Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.





City of Flagler Beach

800 South Daytona Avenue
Flagler Beach, Florida 32136
Phone 386-517-2000 Ext. 257

To: Planning and Architectural Review Board (PARB)

From: Lupita McClenning, City Planner

Date: November 26, 2024

RE: Legacy Pointe Cottages Final Site Plan Approval

Project: Legacy Pointe Cottages
Address: 2401 Leslie Street., Flagler Beach, FL
Parcel ID: 11-12-31-0650-000D0-0050
Area: 137,812.959 SQFT.

Parcel Description

Property: 3.16 acres vacant, undeveloped land
FLUM Map Designation: Medium Density Residential (MDR)
Zoning Map Designation: General Commercial (GC)

Existing Conditions:

- 3.16-acres vacant, wooded parcel.
- Located at termination of Leslie and Joyce Streets, west of John Anderson Highway.
- **Access to property is provided via Leslie Street, a paved road; and a secondary ingress/egress via Joyce Street, an unpaved/unimproved road.**

Surrounding Properties

- North: 1.20 acres undeveloped land
- South: Developed zoned Medium Density Residential (MDR).
- East: Developed zoned Single-Family Residential (SFR-1).
- West: Developed zoned Highway Commercial (HC).

As a follow up to the Conceptual Review and Planning and Architectural Review consideration to move forward with a final site plan that reflects the installation of all required improvements and, in a manner, consistent with standards of the City's Code the applicant submitted the technical requirements for a major site plan including stormwater management, utilities, lighting, sidewalks, landscaping plans, demonstrating compliance with road ingress/egress, right-of-way improvements for Joyce St., traffic generation LOS and/or improvements and concurrency requirements in accordance with 9J-5.

The Staff Report includes overview of submittal requirements for a major site plan including minimum site improvements; project and parcel description; Future Land Use and Zoning Category; permitted

uses; existing conditions; surrounding properties; lot dimensions; minimum square footage requirements; subdivision improvements; site planning design principals including: stormwater, utilities, parking, landscaping, lighting, sidewalks, roadway improvements, and relevant goals and policies from the Comprehensive Plan.

Project Description

- 22 buildings / total of 17,248 SQFT
- Multi-family units – 2-bedroom 1 bath
- 25' x 32'4" x 8'
- 784 SQFT.
- 1.096 acres impervious surface
- Access: Leslie Street; exit Joyce St.
- Parking: 44 spaces

Submittal Package

- Application Fee
- Survey
- Application/Development Checklist
- Site Plan Drawings- Landscape and Architectural (2) 24x36 and (1) 11x17
- Warranty Deed
- Stormwater Report
- Geotechnical Report
- Traffic Statement
- Building Elevations
- Water, Sewer, Paving, and Drainage Plan
- Landscape Plan
- Site Lighting Plan
- Preliminary Signage Plan

Survey

The survey is based on current title work and reflects angles, bearings, utility poles, catch basins, manholes, fire hydrants, water and sewer lines. The survey includes natural features, location of buildings, intersections, sidewalks, driveways, curbs and streets, internal streets and width, abutting and internal streets and width, and a tree survey showing location of existing trees. See

Surrounding Land Use and Properties

- North: 1.20 acres undeveloped land
- South: Developed zoned Medium Density Residential (MDR).
- East: Developed zoned Single-Family Residential (SFR-1).
- West: Developed zoned Highway Commercial (HC).

Building Elevations

The submittal includes the building elevations drawn for all sides, height measured from grade to top of roof, building materials and finishes for exterior surfaces and including roofs. *See Site Plan A-01 through A-06.*

Water, Wastewater, Stormwater and Utilities

- Stormwater retention provided by interconnected dry retention pond exfiltration trench system.
- Potable water provided by 6” water main extension
- Fire protection provided by three (3) fire hydrants
- Sanitary Sewer provided by 8” gravity main extension
- Irrigation provided by private well system

Paving and Drainage

The submittal includes water, sewer, paving and drainage plans and calculation for the parking lot, driveways, and other paved and unpaved areas including the direction of drainage. On-site drainage provisions, location of elevation swales and water and sewer availability.

Landscaping and Lighting Plan

The submittal includes signed and sealed landscaping plans, location, size and species, irrigation system, and proposed exterior lighting.

Trees, Landscaping, Environmental

The site has 83 total existing trees including the following specimen trees:

- cedar, cherry, elm, hackberry, magnolia, oak, and sweet gum trees.

Per Section 02.06.09 (4) (A) if a tree is located in a buildable area, street or parking area where a structure or improvement is to be placed, or within the area necessary to provide utility service to the lot meets any of the following criteria, a tree removal permit shall be issued.

Listed Species and Plant Report

The project site consists of upland hardwood forests, a burrow pit, and a ditch system. The project boundaries were assessed for the potential of flora and fauna listed as threatened or endangered by the US Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA).

There is one protected species, *coontie* found on the project site. There is no state or agency requirement to relocate or mitigate for protected plants, nor a statutory prohibition against property owners harvesting a threatened plant from his/her property.

The USFWs must be notified at least 30 days prior to any land clearing with protection/education plan concerning eastern indigo snakes.

Transportation /Trip Generation

- Total project generated trip to external roadway is 146 Daily Trips
 - 11AM (2-in; 9 out; and 0 pass-by)
 - 14 PM Peak hours (9 in, 5 out and 0 pass by)

Daily trips do not exceed 500 daily trips and considered minimal impact to John Anderson Highway, SR 100, A1A and surrounding local road network.

Trip Generation 11 AM

- SR 100 (in bound): 1 east bound and 1 west bound to John Anderson Dr.
- SR 100 (out bound) 5 east bound and 4 wet bound from John Anderson Dr.

Peak Hour 7:00 am – 9:00 am trips will not impact the adopted level of service of John Anderson Dr. SR 100, A1A as max trips in any direction are less than 20.

Trip Generation 14 PM

- SR 100 (in bound) 6 east bound and 3 west bound to John Anderson Dr.
- SR 100 (out bound) 3 east bound and 2 west bound from John Anderson Dr.

Peak Hour 4:00 – 6:00 pm trips will not impact the adopted level of service of John Anderson Dr., SR 100, A1A as max trips in any direction are less than 20.

School Concurrency

The applicant submitted a letter of School Capacity Reservation with Flagler County School Board to evaluate the impact of students generated from the multi-family development. A capacity analysis was developed with an overview of the requirement to enter into a proportionate mitigation agreement.

Findings and Recommendation

Per the technical review of the Legacy Pointe Final Site Plan, the City’s Engineering and Planning staff recommend that the Planning and Architectural Review Board (PARB) forward to the City Commission to recommend approval of the Final Site Plan with the following condition:

Improve Joyce Street to the 50’ wide per standard R-2 of City of Flagler Beach standard drawings as noted on page 20 of the applicants Final Site Plan Submittal.

Joyce Street is unimproved, dirt road. The project requires receiving stormwater and water utilities within the right of way. Joyce St. currently has a 40’ right of way width and not in compliance with city standards. Joyce Street will be receiving stormwater and water utilities within the right of way. The minimum width will be required to be 50’ wide per standard R-2 of Flagler Beach’s standard drawings. This may be accomplished by obtaining 10’ of utility easements along Joyce Street, either 5’ on each side of Joyce Street, or 10’ on one side of Joyce St.; and be continuous from John Anderson Rd. to the eastern property line of Legacy Pointe Apts.

ATTACHEMENTS

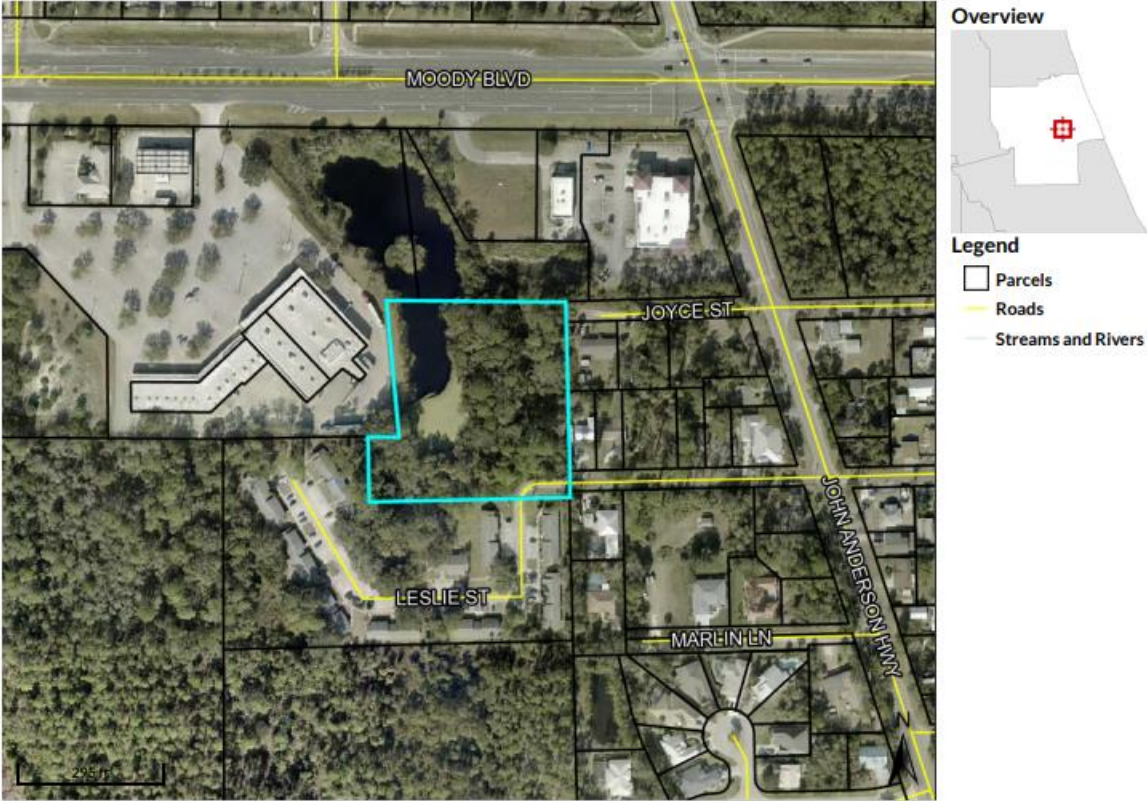
- Renderings
- Aerial
- FLUM
- Zoning
- Staff Report – Conceptual Site Plan Review
- Application
- Site Plan

RENDERINGS



AERIAL

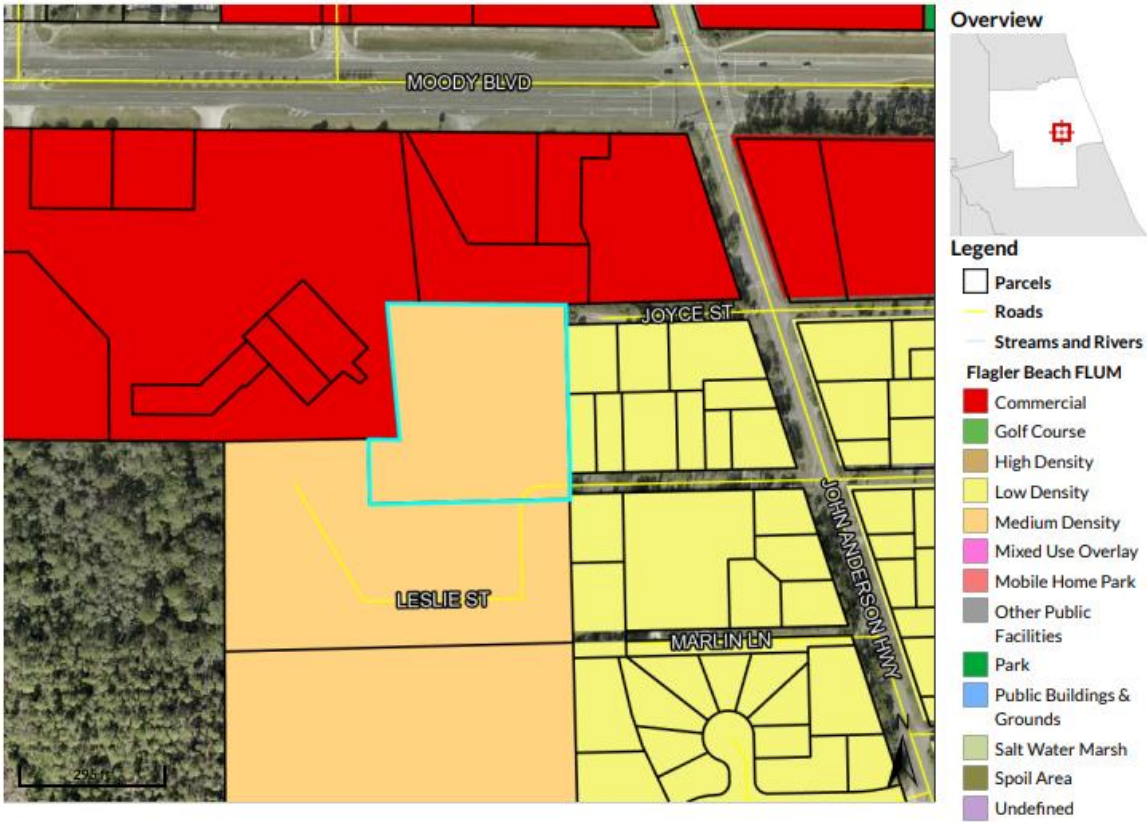
FLAGLER COUNTY PROPERTY APPRAISER



Parcel ID	11-12-31-0650-000D0-0050	Owner	ALT HOMES LLC	Land Value	\$393,970	Last 2 Sales			
Prop ID	78097		39 AUDUBON LANE	Ag Land	\$0	Date	Price	Reason	Qual
Class Code	VACANT COMMERCIAL		FLAGLER BEACH, FL	Value		11/22/2021	\$425000	I	Q
Taxing	21	Physical Address	32136	Building	\$0	12/27/2018	\$240000	V	U
District			2401 LESLIE ST	Value		MLS #MISSING#			
GIS sqft	137,812.959			Misc Value	\$0				
				Just Value	\$393,970				
				Assessed Value	\$306,613				
				Exempt Value	\$0				
				Taxable Value	\$306,613				
				Value					

FLUM

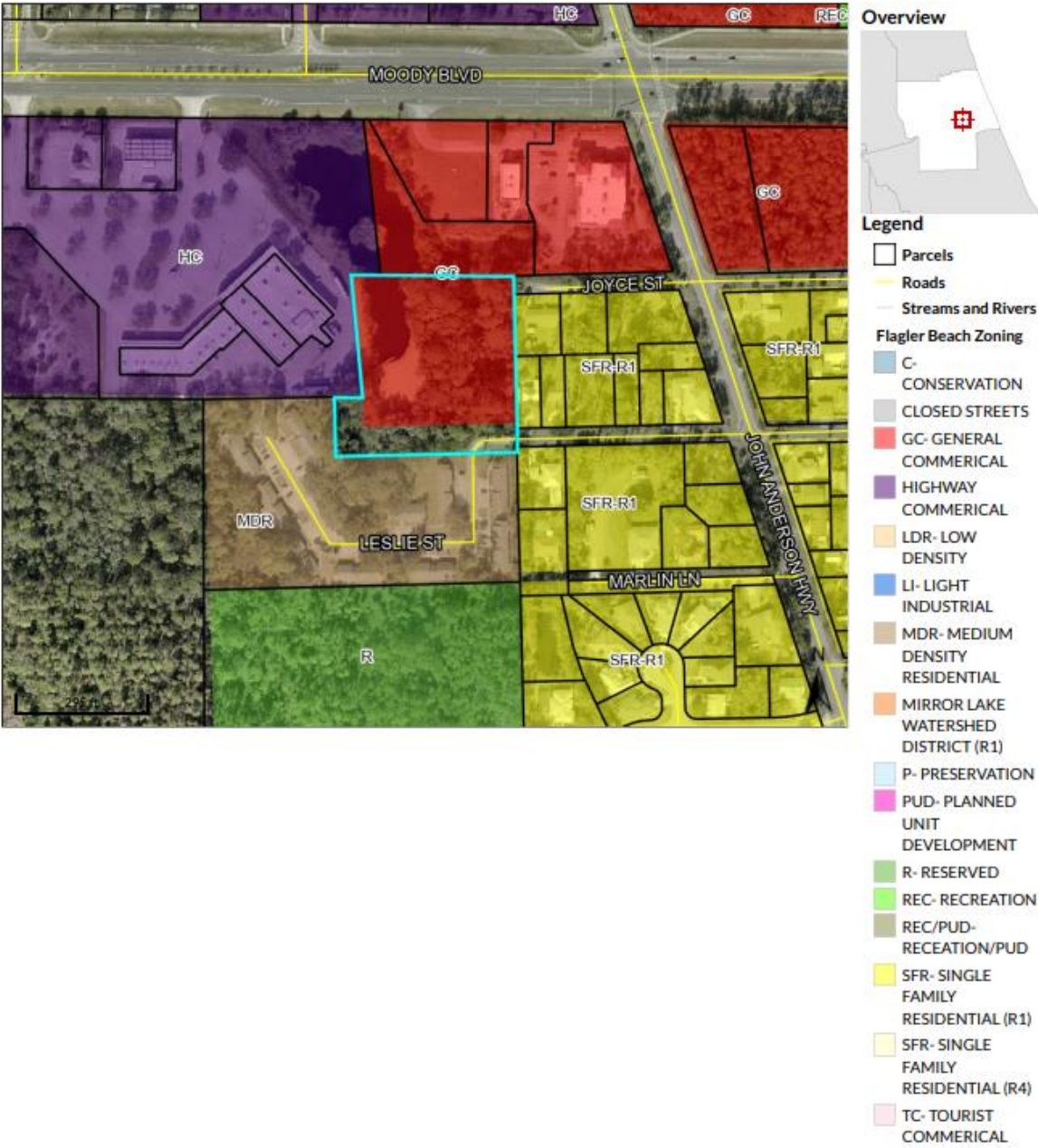
FLAGLER COUNTY PROPERTY APPRAISER



Parcel ID	11-12-31-0650-000D0-0050	Owner	ALT HOMES LLC	Land Value	\$393,970	Last 2 Sales			
Prop ID	78097		39 AUDUBON LANE	Ag Land	\$0	Date	Price	Reason	Qual
Class Code	VACANT COMMERCIAL		FLAGLER BEACH, FL	Value		11/22/2021	\$425000	I	Q
Taxing	21		32136	Building	\$0	12/27/2018	\$240000	V	U
District		Physical Address	2401 LESLIE ST	Value		MLS #MISSING#			
GIS sqft	137,812.959			Misc Value	\$0				
				Just Value	\$393,970				
				Assessed	\$306,613				
				Value					
				Exempt	\$0				
				Value					
				Taxable	\$306,613				
				Value					

ZONING

FLAGLER COUNTY PROPERTY APPRAISER





City of Flagler Beach

Planning and Building Department

Date: June 27, 2024,

To: Chairman and Board Members of Planning and Architectural Review Board

From: Lupita McClenning, City Planner, City of Flagler Beach

Subject: Conceptual Site Plan: Application # PFS24-0001

Legacy Pointe Cottages

2401 Leslie Street

Construct a residential rental community consisting of 22 coastal cottages. All units are 2 bedrooms, 1 bathroom

Background:

A multi-family development proposal located at 2401 Leslie Steet was formally presented to the PARB and approved by the City Commission approximately three (3) years ago. In accordance with Section 08.05.03.(9), a site plan shall expire if no substantial performance of work described in the building permit has been performed within two (2) years of the date of issuance. The approved site plan expired.

The site plan for the proposed development was amended and resubmitted as a major site plan (SP#23-04-01) for consideration by the PARB during the regular meeting of May 2nd, 2024. Final Site Plan 23-04-01 was approved by the PARB with conditions.

Based on comments from the PARB at the May 2nd meeting, the applicant chose to modify the elements of site plan SP#23-04-01 and instead submit a conceptual plan for the board's consideration of a multi-family development that the applicant believes better aligns with needs, established goals, and design standards for the City of Flagler Beach.

This site plan is submitted as a Conceptual Plan for the Board's consideration and so as to move forward with a preliminary site plan that reflects the installation of all improvements required and, in a manner, consistent with standards of the City's Code.

Per Section 8.05.05 - *Minimum Site Improvements* – improvements include stormwater management systems, utilities, parking, and loading areas, lighting, sidewalks, and landscaping and buffering, and ingress/egress roadway improvements.

Parcel Description

Address: 2401 Leslie Street., Flagler Beach, FL

Parcel ID: 11-12-31-0650-000D0-0050

Area: 137,812.959 GIS sq. ft.

Conceptual Site Plan: Legacy Pointe Cottages

- Applicant **proposes to construct 22 buildings consisting of multi-family units for a total of 17,248 SQFT.**
- The proposed size of **each unit is 25’ x 32’4” x 8’.**
- **Each unit** is proposed to be **784 SQFT.**

Parcel Description

The property is **3.16 acres** of vacant, undeveloped land located at 2401 Leslie St. Flagler Beach, FL.

FLUM Map Designation: Medium Density Residential (MDR) See

Zoning Map Designation: General Commercial (GC) See

Existing Conditions:

- The 3.16-acre lot consists of a vacant wooded parcel.
- The project is located at the termination of Leslie Street and Joyce Street on the west side of John Anderson Highway.
- **Site access is provided by an existing paved road on Leslie Street; and a secondary ingress/egress is Joyce Street, an unpaved road.**

Surrounding Properties

- Property to the west is developed and zoned Highway Commercial (HC).
- Property to the east is developed and zoned Single-Family Residential (SFR-1).
- Property to the south is developed multifamily development zoned Medium Density Residential (MDR).
- Property to the north is 1.20 acres of undeveloped land.

Land Development Regulations Compliance

Sec. 8.05.02. – Site Plan Approval

In accordance with Section 8.05.02, Site Plan Approval, **a major site plan is required for the following development:**

- a. **Multi-family residential projects consisting of three (3) or more units;**
- b. Two-family projects consisting of two (2) or more two-family buildings — four (4) units;
- c. **New non-residential buildings or structures;**
- d. Additions to any existing multi-family residential project or existing non-residential structure, which do not meet the criteria for a minor site plan approval;
- e. Accessory structures associated with any existing multi-family residential project or existing non-residential structure, which does not meet the criteria for a minor site plan approval;
- f. Conversion of a transient lodging facility that converts to multi-family residential or non-residential;
- g. Parking lots containing seven (7) or less automobile parking spaces that are not associated with a structure requiring a major site plan approval;
- h. **Parking lots containing more than seven (7) automobile parking spaces;**

- i. Multi-family residential, commercial, and recreational patios and decks;
- j. Conversion of residential unit(s) to non-residential use not associated with a structure requiring a major site plan approval; and
- k. Conversion of non-residential unit(s) to multi-family units not associated with a structure requiring a major site plan approval.

The planning and architectural review board shall be the entity responsible for reviewing and making a recommendation to the city commission regarding the approval of major site plans.

Sec. 8.05.05. - Minimum site improvements.

All site development plans shall reflect the installation of all improvements required in this Code, in a manner consistent with standards of this Code.

- A. Improvements include stormwater management systems, utilities, parking, and loading areas, lighting, sidewalks, and landscaping and buffering, and any other facility required by this Code.
- B. Easements and miscellaneous dedications. The following minimum number and size of easements and dedications shall be reflected on the site plan drawing.
 - 1. *Drainage facilities.* A drainage easement shall be granted to the city where a proposed subdivision is traversed by any existing or proposed watercourse, canal, ditch, storm sewer, or other drainage way
 - 2. *Utilities.* A utility easement shall be granted to the City wherever a proposed utility line or other facility is planned or located on or adjacent to any property not otherwise dedicated to or owned by the city. The size and location of such easements shall be determined by the city.
 - 3. *Conservation easements.* Conservation easements over all required tree preservation areas shall be granted to the city or other appropriate governmental agency.

Sec 2.04.02.8 - Zoning Schedule Permitted Uses: General Commercial

- | | |
|---|--|
| 1. Off-street parking facilities or structures. | uses within the General Commercial zoning district). |
| 2. Business and financial services. Professional offices. | 8. Essential public services and facilities. |
| 3. Funeral homes. | 9. Park and recreational facilities. |
| 4. Automotive service stations. Retail building supplies. | Veterinary hospitals with no kennels. |
| 5. Restaurants. | 10. There shall be no overnight stays of animals, except for emergency care. |
| 6. Retail sales of food, hardware and other household items normally required to serve the residents of the community. | 11. All principal uses permitted in the MDR District. |
| 7. Medical services and facilities (not to include pharmacies and medical marijuana treatment center dispensaries which are not permitted | 12. Mini-warehouses. |
| | 13. Mixed Use Buildings within the defined Mixed Use District boundary (See Note 12. Section 2.04.02.9, Zoning Schedule Two) |

Permitted Uses: Medium Density Residential

1. Single-family dwellings.

2. Two-family dwellings.

3. Townhouse dwellings.

4. Multifamily dwellings.
5. Parks and recreational facilities.

6. Essential public services and facilities.

7. Community residential homes in accordance with chapter 419, F.S.

Sec 2.04.02.9 - Lot Dimensions - Schedule II Development Standards Table

Zoning District	Min. Lot Size (Sq. Ft.)	Min. Lot Width at Building Setback Line (Feet)	Min. Lot Depth (Feet)	Density Sq. Ft. Per Dwelling Unit	Min. Front Yard (Feet)	Min. Side Yard (Feet) (See Note 1)	Min. Rear Yard (Feet) (See Note 2)	Max. Building Height (Feet)	Maximum Impervious Surface Coverage (% of Total Lot Area) (See Note 13)
General Commercial (See Note 12)	4000	50	80	When use is residential, MDR Schedule 2 area/dwelling unit (sq. ft.) shall apply.	25' if parking provided; 10' if not	None, except along A1A is 10% of lot width	10	35	75 (CBD 85%)

Sec. 6.00.03. - Lot design standards.

The following standards shall apply to subdivisions within the city:

1. Lot Standards and Building Setbacks shall be in accordance with Section 2.04.02.9, Zoning Schedule II; Lot, Yard and Bulk Regulations.

2. All public utility easements shall be a minimum of fifteen (15) feet in width.

3. All street blocks shall be a minimum of four hundred (400) feet in length.

Schedule II Residential Standards 2.04.02.9									
Zoning District	Min Lot Size	Min Lot Width	Min Lot Depth	Density per DU	Min Front Yard	Min Side Yard	Min Rear Yard	Max Height	Max Impervious
MDR Multifamily	9000 SQFT	100'	75'	5 DU/AC	25'	10% of lot width	25'	35'	65%

Sec. 2.05.08.2. - Minimum square footage of dwelling units

All dwelling units in multifamily residential buildings shall have a minimum of five-hundred-fifty (550') square feet of livable enclosed floor space.

Sec. 6.00.04. - Subdivision improvements.

- a. All street markers shall be in place showing plainly the names of the streets. Where such markers are placed at intersections, the name of each intersecting street shall be displayed on said marker.
- b. **The minimum width of right-of-way for subdivision streets in the city shall be as follows:**
 - a. **Fifty (50) feet for secondary streets;**
 - b. Sixty (60) feet for collectors;
 - c. Seventy (70) feet for thoroughfares.

All streets shall be paved by the owners, and the minimum width of the paving shall be as follows:

- a. **Twenty-eight (28) feet for secondary streets;**
- b. Thirty-two (32) feet for collectors;
- c. Forty-two (42) feet for thoroughfares.

The owners shall also install curbs and gutters along said streets, and the minimum paved area as described above shall be measured from the back of one (1) curb to the back of the opposite curb. Paving shall consist of a six-inch base and a double surface treatment.

The owner shall install a water distribution system including fire hydrants. Said system shall meet the engineering requirements and specifications required by the city for the municipal water distribution system. The plans and specifications of such water distribution system shall be submitted to and approved by the city prior to the commencement of construction of said system.

Sec. 6.00.11. – Stormwater Management.

A stormwater management plan shall be provided. This plan shall be prepared in accordance with the interim performance and design standards specified in the city's adopted stormwater management ordinance, and in compliance with *Section 9.04.02 Stormwater Design Criteria*, consistent with regulations and policies of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP).

Drainage calculations shall consider all relevant information that would affect the stormwater management system including, but not limited to, the following: drainage basin characteristics, system hydraulics, operating conditions and other external influences upstream and downstream from the stormwater system that may impact or be impacted by the proposed system.

Sec. 2.06.06.06 - Site planning design principles.**Utilities.**

All utilities on the development site shall be placed underground. Ground-mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and

Conceptual Site Plan: Application # PFS24-0001 Legacy Pointe Cottages

similar utility services shall be placed underground whenever practicable. Where undergrounding of ground-mounted equipment is not feasible, equipment shall be screened from view with a hedge or solid fence or wall a minimum of four (4) feet in height and must be sited to comply with the site vision clearance standards.

Sec 2.02.02 - Parking

Off-street parking.

Multifamily developments shall provide parking designed in accordance with the following standards:

Off-street vehicle parking spaces and bicycle parking shall be provided as specified section 2.06.02.1, off-street parking. Schedule of off-street parking requirements.

Parking lots shall be placed to the side or rear of buildings where possible.

Parking lot landscaping shall be provided as specified in subsection 2.06.02.1(6); and

Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.

In all districts and in connection with every use there shall be provided, at the time any building is constructed off-street parking space in accordance with the requirements as set forth herein.

1. Size and access—An off-street parking space shall consist of a parking space having minimum dimensions of ten (10) feet in width by twenty (20) feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width for the maneuvering of an automobile into a parking space shall be in conformance with this ordinance. The parking plan must be so arranged that each automobile may be placed and removed from the property without the necessity of moving any other automobile to complete the maneuver.

Street or sidewalk areas may not be used for off-street parking purposes as herein defined. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and twenty-four (24) feet for a two-way drive. The number and placement of such drives is to be subject to the approval of the planning and architectural review board before being installed.

2. Number of parking spaces required—There shall be provided at the time of the erection of any structure minimum off-street parking facilities with adequate provisions for ingress and egress, in accordance with paragraph (1) of this section and the schedule of off-street parking requirements.

a. Applicant submitted a parking plan that includes 1.5 parking spaces per unit. Applicant is pending the adoption of the updated land development code for new parking requirements with anticipated adoption of parking code before submitting for building permits. A total of 41 parking spaces are proposed in the concept plan.) Without parking incentive or exception or updated parking ordinance a total 44 parking spaces is required.

3. Location of parking spaces—Parking spaces for all uses or structures which are provided as required parking in conformance with the schedule of off-street parking and other applicable provisions shall be located within two hundred (200) feet and have the same zoning district, as the principal use or structure they are intended to serve.

Section 05.04 - Landscape

Landscaping includes not only trees and plantings, but paving, benches, fountains, exterior lighting fixtures, fences, and any other item or exterior furniture.

All landscaped areas shall be provided with an approved irrigation system.

All landscaping materials shall be either bonded or guaranteed by the owner of the premises for a period of one (1) year after the approval or acceptance thereof by the city.

All landscaping and plantings designated on the plans approved by the planning and architectural review board shall be installed in accordance with the specified height, spread and quality before a certificate of occupancy is issued.

Landscaping Parking Areas.

Landscaping—All parking areas shall be properly screened, landscaped, and lighted in accordance with Section 5.04.00 Landscaping/Trees.

Ten (10) percent minimum of the gross parking area is to be devoted to living landscaping, which includes grass, ground cover, plants, shrubs and trees. The gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks, extended [extending] five (5) feet in all directions, but is not to include any area enclosed by the building or covered by a building overhang.

Interior Landscape of Parking.

Interior landscaping—Interior areas of parking lots shall contain planter islands located so as to best relieve the expanse of paving. A maximum of twelve (12) parking spaces in a row will be permitted without a planter island.

Interior areas of vehicular use areas shall contain planter islands located so as to best relieve the expanse of pavement. When a strict application of this section will seriously limit the function of an area the required landscaping may be relocated with the approval of the planning and architectural review board.

Lighting Parking Lots.

All parking lots and vehicular use areas shall be well lighted.

Lighting is to be designed not only from the standpoint of safety and resistance to vandalism, but for visual effect. It should avoid any annoyance to the neighbors from brightness or glare. Low lights of a modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected not only for their functional value but for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night.

Sidewalks

Pedestrian circulation. To ensure safe, direct, and convenient pedestrian circulation, all multifamily developments shall contain a system of pathways designed based on the standards below:

1. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent public parks and commercial uses, and the public sidewalk system; within the development shall provide safe, reasonably direct connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas;
2. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised six (6) inches and curbed or separated from the driveway/street by a minimum five (5) foot strip with bollards, a landscape berm, or other physical barrier;
3. Pedestrian pathways shall be separated a minimum of six (6) feet from all building facades with residential living areas on the ground floor, except at building entrances;
4. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping; and
5. Pathway surface shall be concrete, asphalt, brick/masonry pavers, or other durable firm surface, at least five (5) feet wide, and shall conform to federal Americans with Disabilities Act (ADA) requirements.

Sec 2.06.06.07 - Supplemental Standards Multifamily

Common open space.

In all developments with more than twenty (20) units, a minimum area of fifteen (15) percent of the total site area (inclusive of required setback areas) shall be designated, and permanently reserved, as usable common open space.

The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g., public park). Sensitive lands and historic buildings or landmarks open to the public can be counted toward meeting the common open space requirements.

The development shall designate, within the common open space, a minimum of two hundred fifty (250) square feet of active recreation area (e.g., children's play areas, play fields, swim pool, sports courts, etc.) for every twenty (20) units or increments thereof. For example, a fifty (50) unit development shall provide a minimum of five hundred (500) square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement but should not exceed thirty (30) percent of the required common space area.

Sec. 3.04.00. - Determination of Concurrency Finding

- (a) Schedule of availability. In order to pass the test of concurrency, components of infrastructure must be available to the proposed development in accordance with the following schedule taken from Chapter 9J-5.0055:

- 1) 9J-5.0055(2)(a). For potable water, sewer, solid waste and drainage, at a minimum infrastructure must satisfy the following standards to meet the concurrency requirement:
 - a. The necessary facilities and services are in place at the time a development permit is issued; or
 - b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - c. The necessary facilities are under construction at the time a permit is issued; or
 - d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.0055(2)(a)a. 3. An enforceable development agreement may include, but is not limited to, development agreements pursuant to F.S. § 163.3220, or an agreement or development order issued pursuant to F.S. Ch. 380. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.
- 2) 9J-5.0055(2)(b). For open space and recreation, the proposed development must satisfy the following standards to meet the concurrency requirement:
 - a. Comply with the standards defined above for potable water, sewer, solid waste and drainage; or
 - b. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one (1) year of the issuance of the development permit; or
 - c. The necessary facilities and services are guaranteed in an enforceable agreement which requires the commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to F.S. § 163.3220, or an agreement or development order issued pursuant to F.S. Ch. 380.

Compliance with Comprehensive Plan

In accordance with Sec 6.00 all proposed development shall conform to the City's Comprehensive Plan, associated Future Land Use Map, the City's Concurrency Management Plan and land development regulations.

Goal A.1

Policy A.1.1.1

The City shall not issue a building permit or other development orders until the City Manager or his or her designee certifies that required public facilities and services will be provided concurrent with the needs of development. No Certificate of Occupancy shall be issued until facilities and services are in operation.

Medium Density Residential - Provides for a range of densities from above 5 units per acre to 18 units per acre.

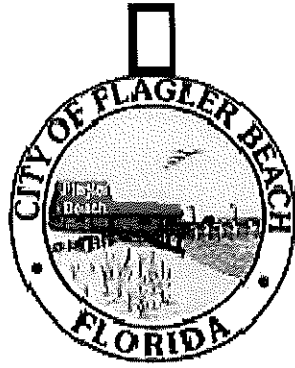
Comp Plan and Zoning Category

The proposed development meets the Comprehensive Plan minimum requirements for a multi-family development as prescribed in the Land Development Code for the City of Flagler Beach, FL.

Next Steps

Following courtesy review applicant submit site plan application and meet with City Engineer, and city staff members for review of technical requirements for a major site plan including submitting stormwater management, utilities, lighting, sidewalks, landscaping plans, and demonstrating compliance with road ingress/egress right-of-way improvements for Joyce St. including review of the LOS and/or improvements to Leslie St to accommodate Legacy Pointe development and concurrency requirements in accordance with 9J-5.

Consider amending the parking requirement in the code to allow for 1.5 parking spaces and reserve the right to include, “a payment in lieu of,” in seeking relief from parking.



City of Flagler Beach
PO Box 70 - 105 South 2nd Street
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2016

FINAL SITE PLAN

APPLICATION

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Submittal Requirements	1
Site Plan Review Application	2
Owner Authorization	3
General Information	4
Project Description	5 - 6
Existing Conditions	7 - 8
Site Plan Review Checklist	9 - 12

SITE PLAN REVIEW SUBMITTAL REQUIREMENTS

Note:

- A Pre-submittal meeting is required ith City Staff.
- Application for Site Plan requires appointment with Planning and Zoning Director prior to meeting cut off date. Please call (386) 517-2000 ext. 230
- Application will **not** be accepted unless all required documents are completed.

Required Documents:

- Twelve (12) sets of all required documents.
- Site Plan Application
- Application Fee (payable to the City of Flagler Beach)
- Warranty Deed
- Survey
- Surrounding Land Use
- Location Map
- Site Plan
- Building Elevations
- Landscape Plan
- Lighting Plan
- Water, Sewer, Paving and Drainage Plan

SPR#: _____ DATE FILED: _____

FINAL SITE PLAN APPLICATION

PROJECT TITLE: Legacy Pointe Cottages

PROJECT ADDRESS: 2401 Leslie Street, Flagler Beach

Subdivision: _____ Block: 00D0 Lot(s): 0050

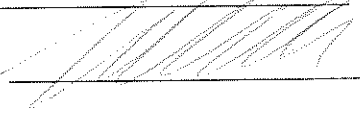
TAX MAP NUMBER: 11-12-31-0650-0050 **ZONING DISTRICT:** GC

OWNERS INFORMATION:

OWNERS NAME: ALT Homes, LLC ; TJ McNitt, Manager

ADDRESS: 3371 N State Street, Unit 1 Bunnell, FL 32110

PHONE NUMBER: 386-356-0020 & 904-710-2397 FAX NUMBER: _____

SIGNATURE OF OWNER: 

APPLICANTS INFORMATION:

APPLICANTS NAME (IF OTHER THAN OWNER): _____

ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

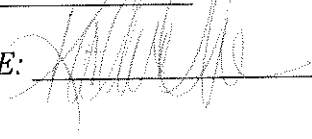
SIGNATURE OF APPLICANT: _____

REPRESENTATIVE:

NAME: Katie Crooke

ADDRESS: 3371 N State Street, Unit 1 Bunnell, FL 32110

PHONE NUMBER: 386-356-0020 & 904-710-2397 FAX NUMBER: _____

SIGNATURE OF REPRESENTATIVE: 

PROPERTY OWNER AUTHORIZATION

FOR USE WHEN APPLICANT IS **NOT** THE OWNER OF SUBJECT PROPERTY:

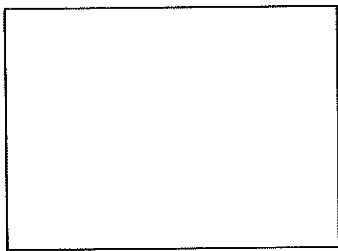
Property Address: _____

Parcel ID: _____

This is to certify that I am the owner of the subject property described above and that I authorize: (PRINT NAME) _____ to make and file the aforesaid application for site plan review.

OWNER'S SIGNATURE: _____
PRINT OWNER'S NAME: _____

Sworn to and subscribed before me this _____ day of _____, 20____.
Personally known to me or produced identification: _____ (type)
Notary Public: _____ My commission expires: _____



Notary Seal



FINAL SITE PLAN

General Information

A. Pre-Submittal Meeting:

It is recommended that the applicant meet with City Staff once it has been determined that Final Site Plan Application is required. Staff will meet with the applicant to discuss any questions regarding plan proposals, City processes, deposits, fees, and requirements listed on the Final Site Plan Application Checklist.

B. Site Plan Submittal:

Once the application is submitted, City Staff will review the application for completeness. Unless otherwise determined, all items on the checklist must be completed prior to scheduling for a formal hearing date.

C. Site Plan Processing and Review:

City Staff may forward your plans to other review agencies as deemed necessary. The timeframe for other agency review may require approximately three weeks to complete. Upon receipt of other agency review, City Staff will contact the applicant to resolve any outstanding issues. A document will be prepared and forwarded to the applicant indicating the requirements and conditions of approval for the project. The correspondence will include comments from the respective agency involved in the review of the project plans.

D. Receipt/Review of Comments by Applicant:

It is recommended the applicant and/or his representative(s), contact city Staff to discuss any issues requiring modification or meeting code compliance standards. City Staff can facilitate a meeting(s) between the applicant(s) and participating agencies to clarify outstanding issues.

E. Application Hearing Process

Once all Final Site Plan application issues have been resolved and the application is deemed acceptable by City Staff, the application will be scheduled for the next timetabled Planning and Architectural Review Board (PARB) hearing.

The PARB is an advisory board that reports directly to the City Commission. The Board is comprised of City of Flagler Beach residents appointed by the City Commission. The Board's responsibility upon hearing all facts is to provide to the City Commission a recommendation of approval, denial, or an approval with conditions. The Board may also table an application an application for just cause.

FINAL SITE PLAN
PROJECT DESCRIPTION

Section 7, Item b.

PRINT OR TYPE INFORMATION

- A. Provide a detailed description of the proposed project:

22 Coastal cottages that will be long term rentals. All units will be 2 bedroom and
1 bathroom.

- B. Provide the lot size (parcel) and square footage of all building(s):

Lot size = 3.159 acres. All buildings = 17,248 sf

- C. Provide the size, height and proposed use of each building:

Size = 784 sf. Height = 1-story, 14.25 feet peak roof

- D. Provide a detailed description of the following:

Exterior finish and color: Combination of coastal colors. Finishes = lap siding, stucco, board & batten
Roof material and color: Shingles. Dark color

- E. Indicate the project floor area ratio or lot coverage (if applicable):

0.125 or 12.5%

- F. Provide the total number of:

Required on-site parking spaces: 44

Proposed on-site parking spaces: 44

Required on-site Handicapped parking spaces: 2

Proposed on-site Handicapped Parking spaces: 2

- G. Any off-site parking spaces proposed? If yes, describe number, location, and distance from proposed project location:

N/A

H. Will project be accomplished in phases? If Yes, describe phasing plans and timeframe:

No

I. Describe the nature of any tree and native vegetation removal, if applicable:
Site shall be cleared and grubbed of all vegetation and debris within construction limits.

Debris removed to landfill. Trees may be logged or mulched for off site disposal.

J. If a Commercial use, describe the operational characteristics of the development (proposed hours of operation, any unique characteristics of the proposed use.

N/A

K. Provide other pertinent information regarding the proposed development:
N/A

Site Plan Review

EXISTING CONDITIONS

- A. Describe all previous uses or activities on the site:
Vacant land.
- B. Describe all existing structures on the site in terms of their use, construction type, height, density, and size:
No existing structures.
- C. Describe the project site as it presently exists before the project in terms of:
- Site topography:
EL 11.5 to EL 6.0. Site drains to existing stormwater pond.
 - Plant life (existing trees, vegetative cover):
Cedar, cherry, elm, hackberry, magnolia, maple, oak and sweet gum trees.
83 existing trees total. 60 to be removed and 23 to be saved.
 - Soil conditions:
Myakka-Myakka, wet fine sands.
 - Historic or cultural resources (if applicable):
N/A

D. Describe the land use and zoning of surrounding properties within 200 feet of project location:

North:

Zoned GC - Consisting of vacant land & commercial businesses.

South:

Zoned MDR - Flagler Beach Villas

East:

Zoned SFR - Single Family Homes

West:

Zoned HC - Store fronts and gas station

FINAL SITE PLAN APPLICATION CHECKLIST

Note: All plans submitted with the application must be folded and stapled to standard notebook size.

1. SURVEY

The survey shall be based on current title work and shall be reflected as such on the survey. The following information is required:

- ☒ Angles and bearings, including utility poles catch basins, manholes, fire hydrants and water, sewer lines.
- ☒ Natural features (topography: existing and proposed contours and/or spot grades).
- ☒ The location of buildings, including the location & size of berms & walls.
- ☒ Location of light poles & fire hydrants.
- ☒ Location of underground facilities.
- ☒ Location of intersections, sidewalks, driveway, curbs and streets.
- ☒ Abutting and internal streets and their widths
- ☒ Easements and/or dedications with O.R. Books and Page Number provided. [] [] [] []
- ☐ If site has wetlands, provide applicable permits from outside permitting agencies. Indicate wetlands jurisdiction line and required buffer.
- ☒ Provide a tree survey showing location of existing trees. Overlay all existing trees on the site plan.

2. SURROUNDING LAND USE

The following information is required on an aerial photograph of property within 200 ft. of the subject property.

- ☒ Identification of land use and zoning.

3. LOCATION MAP

Provide on the cover sheet.

4. SITE PLAN

The following information is required on the site plan:

Note: Drawn to a regular engineering scale (i.e. 1 inch = 10 feet, 1 inch = 20 feet but no larger than 1 inch = 40 feet) and plotted on a sheet no larger than 24 by 36 inches in size.



Parcel boundaries and dimensions.



Title Block:

1. Development's name
2. Site address
3. Scale
4. North arrow
5. Legend
6. Site Acreage
7. Name and address of the Developer and the designer of the plans.
8. Date
9. Legal Description of subject property.

Building footprints.

Dimensions for **all** proposed improvements.



Street improvements (curb, lane striping, sidewalks, fire hydrants, street lights, etc.).



Dedicated rights of ways and street names.



Pedestrian Facilities.



Points of access in driveways.



Parking lots, including circulation patterns.



Walls, fences and retaining walls, including height and materials (on and adjacent to site).



Dumpster enclosures, including height and screening materials.



Drainage facilities (on an adjacent to site).



Minimum setback lines.



Dimensions between building(s) and all perimeter uses.



Open space and parks (if applicable).



Phase lines if the development will be built in stages.



Site Plan Summary to include:

- Total site area
- Indicate pervious/impervious land coverage
- Required vs. proposed parking spaces

5. BUILDING ELEVATIONS

Building elevations must be drawn for all sides of the building to an architectural scale (1/4 inch = 1 foot is preferred).



The height of the building is measured from grade to the top of the roof for a flat roof, or from grade to the mean height between the eave and the ridge for pitched roofs.



Elevations for all sides of all structures as they will appear upon completion.



Building materials and finishes for all exterior surfaces, including roofs.



Color of all exterior surfaces, including roofs.

6. WATER, SEWER, PAVING AND DRAINAGE PLANS

Water, sewer, paving and drainage plans and calculations for all parking lots, driveways, and other large paved and unpaved area, and the direction of drainage.

- ☒ On-site drainage provisions.
- ☒ Delineate retention facilities and disposition of storm water.
- ☒ Delineate the direction of drainage flow.
- ☒ Location and finished elevation of swales.
- ☒ Location of manholes, swales and catch basins.
- ☒ Provide written approval from the St. Johns Water Management District (if applicable).
- ☒ Water and sewer availability (application form provided).

7. LANDSCAPE PLAN

Landscape plans must be drawn to the same scale as the site plan. For simple site plans, the landscape plan can be made part of the site plan. All landscape plans must include or show the following information:

- ☒ Signed and sealed landscape plans, including detail and specifications on plant material.
- ☒ The location, size and species of all proposed plantings.
- ☒ Existing trees which are being used to offset landscape requirements.
- ☒ Groundcover for all landscaped or disturbed areas.
- ☒ Landscaping calculations for parking areas per code.
- ☒ Irrigation system, including lines.
- ☒ If applicable, retaining walls with landscape treatment.
- ☒ Buffer areas and specific landscape treatment.
- ☒ Indicate any overhead power lines.
- ☒ Lift stations, dumpsters, and transformer vaults with landscape treatments.

8. SITE LIGHTING PLAN

All lighting plans must include or show the following information:

- ☒ The location of all existing and proposed exterior light fixtures (can be included on the landscape plan).

9. PRELIMINARY SIGNAGE PLAN

All preliminary signage plans must include or show the following information:

- ☒ The location of all existing and proposed signage (can be included on the site plan and/or landscape plan).



Drawings showing the size, copy, materials, illumination, and general design/layout of all proposed signs.

Section 7, Item b.

10. OTHER DESIGN FEATURES (IF APPLICABLE)



Awnings (material, design and color).



Address, directory signs.



Walkway treatment or pavers.



Other _____

DocuSign Envelope ID: 96A80185-A1D1-42C3-9076-A58445C64EDF

Prepared By:
Olde Florida Title, LLC
2561 Moody Blvd., Suite A-213, PO BOX 813
Flagler Beach, FL 32136

Return To:
ALT HOMES LLC
PO Box 789
Bunnell, FL 32110

Order No.: FN210432

Property Appraiser's Parcel I.D. (folio) Number:
11-12-31-0650-000D0-0050

WARRANTY DEED

THIS WARRANTY DEED dated November 2nd, 2021, by NuView Ira Inc., FBO Terri L. Speaks Ira, whose post office address is 280 Ronald Reagan Blvd, Suite 200, Longwood, Florida 32750 (the "Grantor"), to ALT HOMES LLC, a Florida Limited Liability Company whose post office address is PO Box 789, Bunnell, Florida, 32110 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

PARCEL 1:

A parcel of land lying South of State Road 100 within Government Section 11, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF BEGINNING being the Northwest Corner of the South Half (1/2) of Tract 4, Block D, according to the Plat Bunnell Development Company, recorded in Map Book 1, Page 1, of the Public Records of Flagler County, Florida, said Northwest Corner being the northwest corner of Hillcrest Unrecorded Subdivision; thence South 01°20'27" East along the West line of Tract 4, Block D, a distance of 320.00 feet; thence departing Tract 4, Block D, South 88°39'33" West a distance of 331.10 feet; thence North 01°20'27" West a distance of 64.70 feet to a point on the boundary of lands recorded in Official Records Book 244, Page 576 through 578; thence North 05°21'24" West a distance of 267.28 feet; thence South 89°29'02" East along the south line of said lands recorded in Official Records Book 244, Pages 576 through 578, a distance of 350.00 feet to the POINT OF BEGINNING.

PARCEL 2

A parcel of land lying South of State Road 100 within Government Section 11, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF REFERENCE being the Northwest corner of the South Half (1/2) of Tract 4, Block D, according to the Plat Bunnell Development Company, recorded in Map Book 1, Page 1, of the Public Records of Flagler County, Florida, said Northwest Corner being the northwest corner of Hillcrest Unrecorded Subdivision; thence South 01°20'27" East along the West line of Tract 4, Block D, a distance of 320.00 feet to the POINT OF BEGINNING of this description; thence continue South 01°20'27" East a distance of 80.00 feet; thence departing Tract 4, Block D, South 88°39'33" West a distance of 391.10 feet; thence North 01°20'27" West a distance of 126.66 feet to a point on the boundary of lands recorded in Official Records Book 244, Page 576 through 578; thence South 89°29'02" East along the south boundary line of said lands recorded in Official Records Book 244, Pages 576 through 578, a distance of 60.03 feet; thence departing said boundary South 01°20'27" East, a distance of 64.70 feet; thence North 88°39'33" East a distance of 331.10 feet to the POINT OF BEGINNING.

DS


TS

DocuSign Envelope ID: 96A80185-A1D1-42C3-9076-A58445C84EDF

Excepting herefrom any road right of way as now established

Grantor Warrants That Property Does Not Constitute Their Homestead Property

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

NuView Ira Inc., FBO Terri L. Speaks Ira

BY: [Signature]

Its: Authorized Representative

Grantor Address:

280 Ronald Reagan Blvd, Suite 200
Longwood, FL 32750

[Signature]
Witness Signature

Meagan Brown
Printed Name of First Witness

[Signature]
Witness Signature

Vicente Antonorsi
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF Seminole

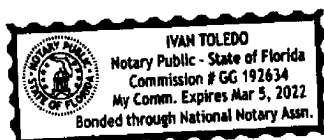
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, 2nd of November, 2021, by Jason DeBord as Authorized Representative of NuView Ira Inc., FBO Terri L. Speaks Ira who is personally known to me or who has produced as identification.

Witness my hand and official seal, this the 2nd of November, 2021.

[Signature]
Notary Public:

My Commission Expires: 3/5/22

(SEAL) [Signature]



INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
SU-1 & SU-2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION, TREE REMOVAL AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	SWPPP DETAILS AND NOTES
7	SITE LAYOUT PLAN
8	DRAINAGE PLAN
9	DRAINAGE DETAILS
10	DRAINAGE DETAILS
11	CULTEC OPERATION AND MAINTENANCE
12	GRADING PLAN
13	CROSS SECTIONS
14	CROSS SECTIONS
15	UTILITY PLAN
16	PLAN AND PROFILE
17	PLAN AND PROFILE
18	PLAN AND PROFILE
19	UTILITY DETAILS AND NOTES
20	CITY OF FLAGLER BEACH UTILITY DETAILS
21	CITY OF FLAGLER BEACH UTILITY DETAILS
22	CITY OF FLAGLER BEACH UTILITY DETAILS
23	CITY OF FLAGLER BEACH UTILITY DETAILS
24	MISCELLANEOUS DETAILS AND NOTES
25	FDOT DETAILS
26	MAINTENANCE OF TRAFFIC
27	AUTOTURN TRUCK PLAN
28	EASEMENT PLAN
29	PHOTOMETRIC PLAN
30	PHOTOMETRIC DETAILS
31	TREE PROTECTION DETAILS
32	TREE REPLACEMENT PLAN
33	SURFACE WATER / WETLAND IMPACT PLAN
L1	LANDSCAPE DESIGN
IRR-01	IRRIGATION PLAN
IRR-02	IRRIGATION DETAILS
IRR-03	INSTALLATION DETAILS
A-01	BUILDING ELEVATION TYPES
A-02	BUILDING ELEVATION "A"
A-03	BUILDING ELEVATION "B"
A-04	BUILDING ELEVATION "C"
A-05	BUILDING ELEVATION "D"
A-06	DUMPSTER ENCLOSURE

LEGAL DESCRIPTION

DESCRIPTION: PARCEL 1:

A PARCEL OF LAND LYING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF TRACT 4, BLOCK D, ACCORDING TO THE PLAT BUNNELL DEVELOPMENT COMPANY, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING THE NORTHWEST CORNER OF HILLCREST UNRECORDED SUBDIVISION, THENCE SOUTH 01° 20' 27" EAST ALONG THE WEST LINE OF TRACT 4, BLOCK D, A DISTANCE OF 320.00 FEET, THENCE DEPARTING TRACT 4, BLOCK D, SOUTH 88° 39' 33" WEST A DISTANCE OF 331.10 FEET, THENCE NORTH 01° 20' 27" WEST A DISTANCE OF 64.70 FEET TO A POINT ON THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGE 576 THROUGH 578, THENCE NORTH 05° 21' 24" WEST A DISTANCE OF 267.29 FEET, THENCE SOUTH 89° 29' 02" EAST ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGES 576 THROUGH 578, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 2.5303 ACRES MORE OR LESS.

TOGETHER WITH,

PARCEL 2:

A PARCEL OF LAND LYING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF TRACT 4, BLOCK D, ACCORDING TO THE PLAT BUNNELL DEVELOPMENT COMPANY, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING THE NORTHWEST CORNER OF HILLCREST UNRECORDED SUBDIVISION, THENCE SOUTH 01° 20' 27" EAST ALONG THE WEST LINE OF TRACT 4, BLOCK D, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 01° 20' 27" EAST A DISTANCE OF 60.00 FEET, THENCE DEPARTING TRACT 4, BLOCK D, SOUTH 88° 39' 33" WEST A DISTANCE OF 391.10 FEET, THENCE NORTH 01° 20' 27" WEST A DISTANCE OF 126.65 FEET TO A POINT ON THE BOUNDARY OF LANDS RECORDED IN OFFICIAL

RECORDS BOOK 244, PAGE 576 THROUGH 578, THENCE SOUTH 89° 29' 02" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGES 576 THROUGH 578, A DISTANCE OF 60.03 FEET, THENCE DEPARTING SAID BOUNDARY SOUTH 01° 20' 27" EAST A DISTANCE OF 64.70 FEET, THENCE NORTH 88° 39' 33" EAST A DISTANCE OF 331.10 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 0.6292 ACRES MORE OR LESS.

PARCEL 2, SUBJECT TO AN EXISTING EASEMENT FOR ACCESS AND UTILITIES.

PARCELS 1 AND 2 CONTAINING 3.1595 ACRES MORE OR LESS.

JURISDICTIONAL AGENCY PERMIT No.

CITY OF FLAGLER BEACH (DEVELOPMENT ORDER)

SP#23-04-01

SJRWMD (STORMWATER)

199375-1

FDEP (WATER)

FDEP (WASTEWATER)

FDEP (NPDES NOI)

FLR

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.

SITE PLAN DRAWINGS FOR

LEGACY POINTE COTTAGES

SECTION 11, TOWNSHIP 12 S, RANGE 31 E

11-12-31-0650-000D0-0050

LESLIE STREET

FLAGLER BEACH, FL 32136

OCTOBER 2024

PROJECT TEAM

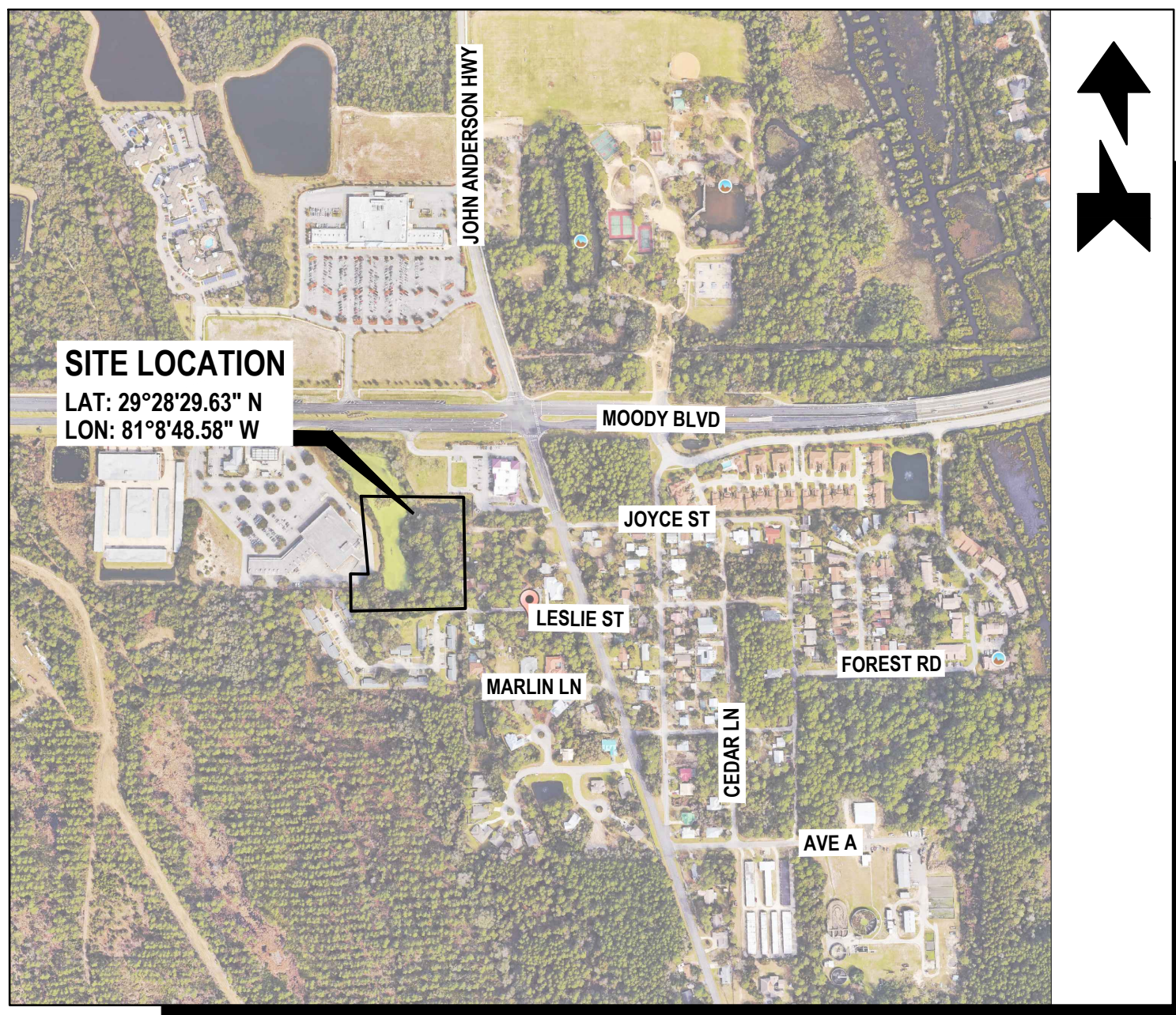
PROPERTY OWNER / APPLICANT:	ALT HOMES LLC 39 AUDUBON LANE FLAGLER BEACH, FL 32136 PHONE: (386) 931-6018 EMAIL: ALTHOMESLLC@GMAIL.COM
ENGINEER/ LANDSCAPE ARCHITECT/ AGENT	NEWKIRK ENGINEERING, INC. 1230 NORTH US1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
ARCHITECT:	ROBERT HALL ARCHITECTS, INC. 217 ROBERTS ROAD NEW SMYRNA BEACH, FL 32169 PHONE: (386) 214-4529 EMAIL: HALLARCHITECTS@RHALLARCH.COM
SURVEYOR:	CPH, INC. 520 PALM COAST PARKWAY SW PALM COAST, FL 32137 PHONE: (386) 445-6569
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM
ENVIRONMENTAL:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BOULEVARD, SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 EMAIL: BGRIFY@ECSFL.CC

CONTACT NUMBERS

PLANNING DIVISION - CITY OF FLAGLER BEACH (386) 517-2016
BUILDING SERVICES - CITY OF FLAGLER BEACH (386) 517-2016
WATER - CITY OF FLAGLER BEACH UTILITY DEPARTMENT (386) 517-2000
WASTEWATER - FLAGLER BEACH UTILITY DEPARTMENT (386) 517-2000
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

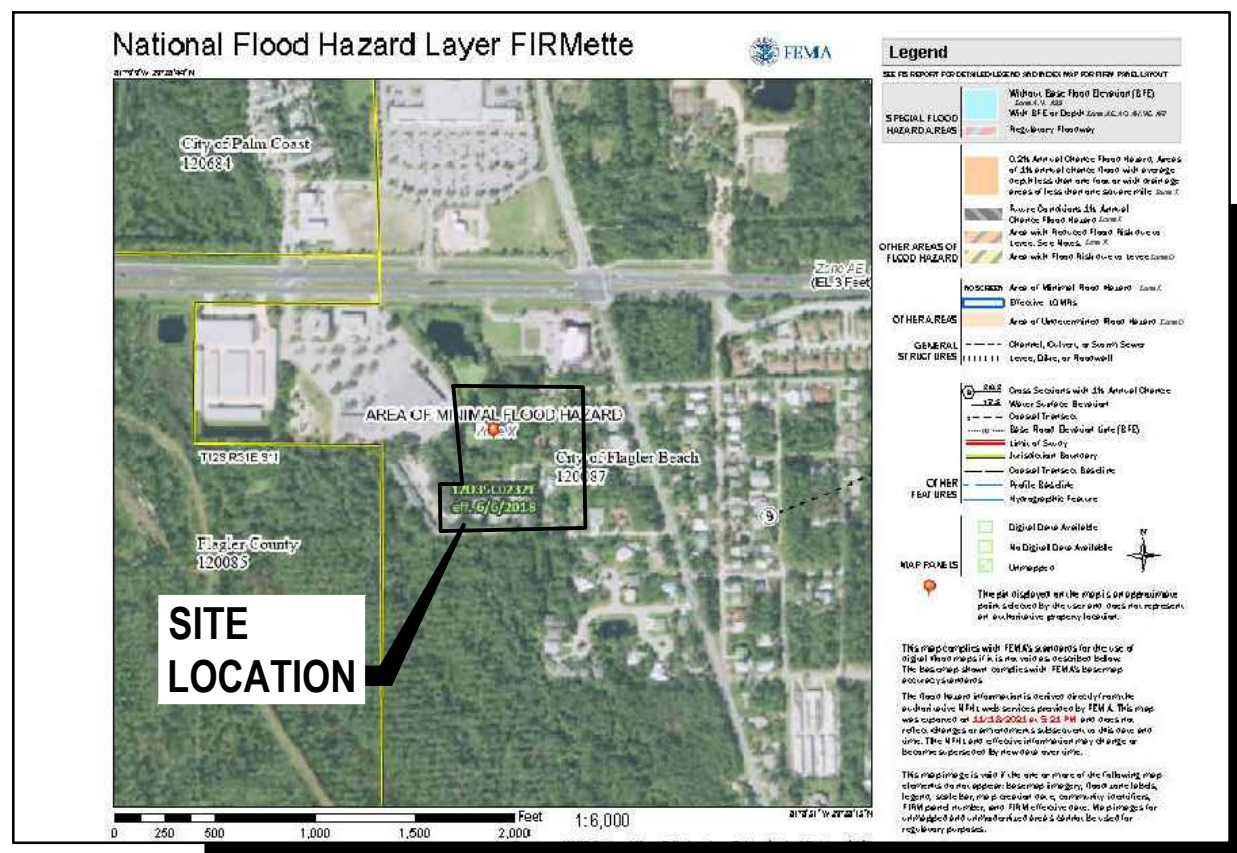
PROJECT STATEMENT

PROPOSE A 22 UNIT, 1-STORY COTTAGE STYLE MULTIFAMILY DEVELOPMENT. THE SITE CONSISTS OF 3.159 ACRES WITH 1.096 ACRES IMPERVIOUS SURFACE.



AERIAL MAP

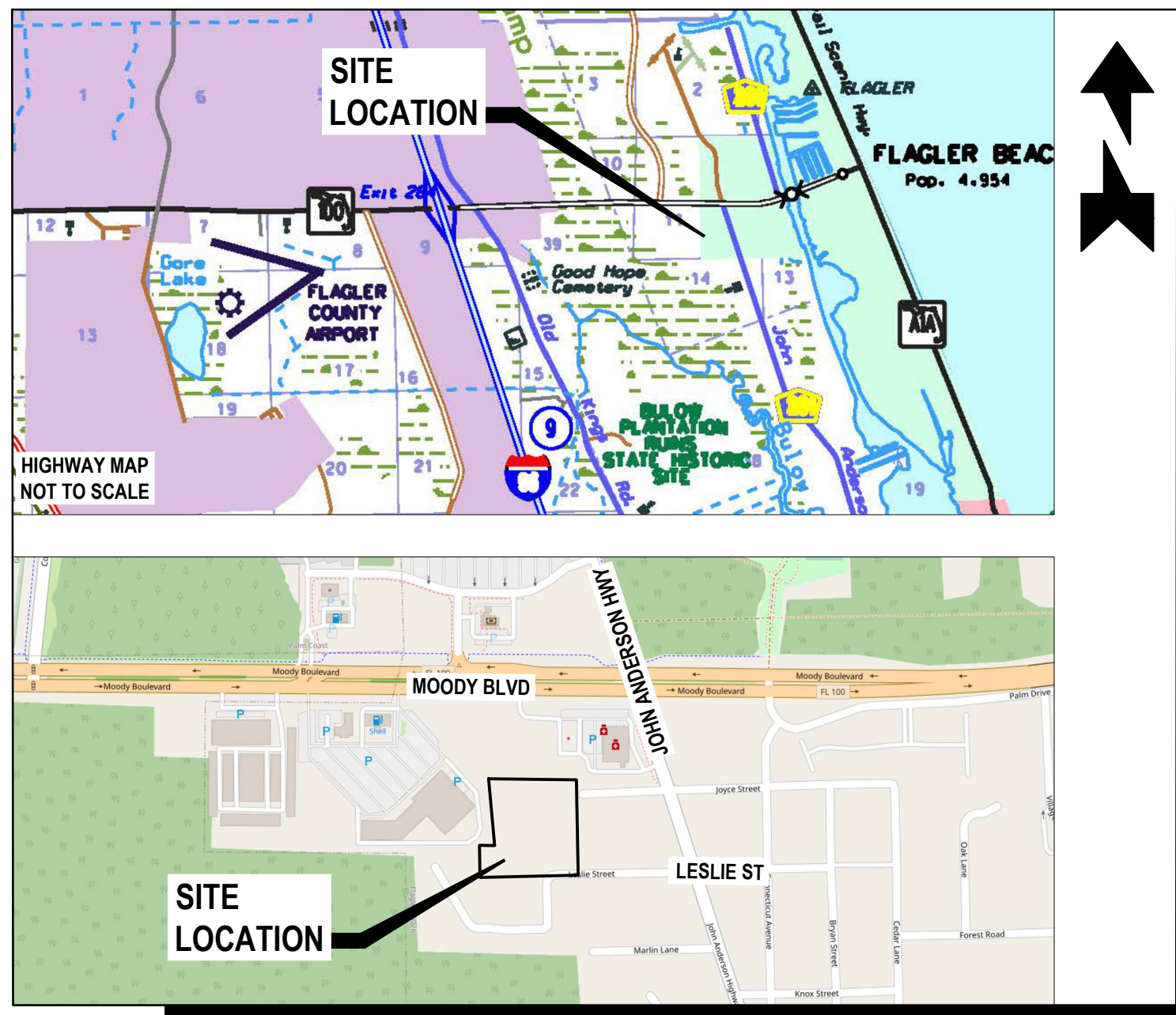
SCALE: 1" = 600'



FLOOD ZONE MAP

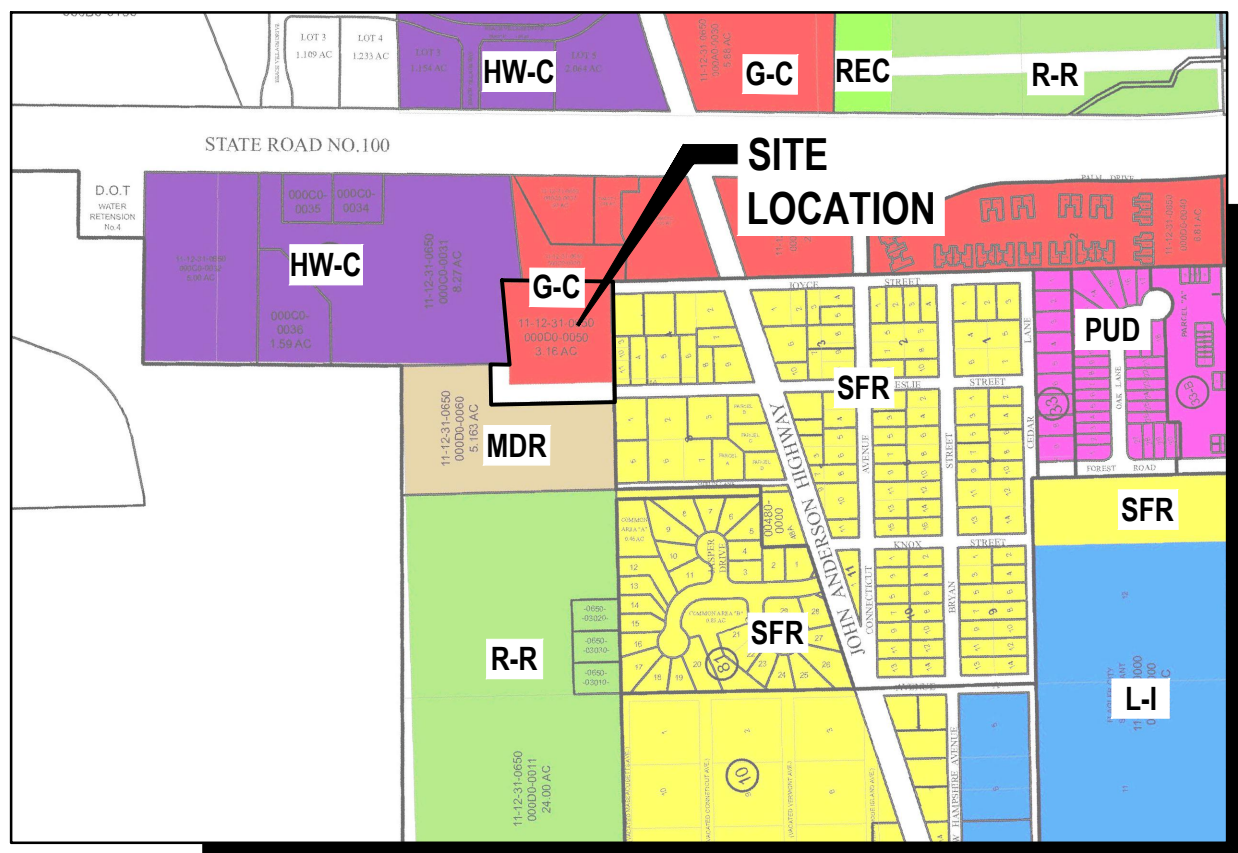
SCALE: 1" = 600'

PANEL NO. 12035C0232 E
FLOOD ZONE "X"



LOCATION MAP

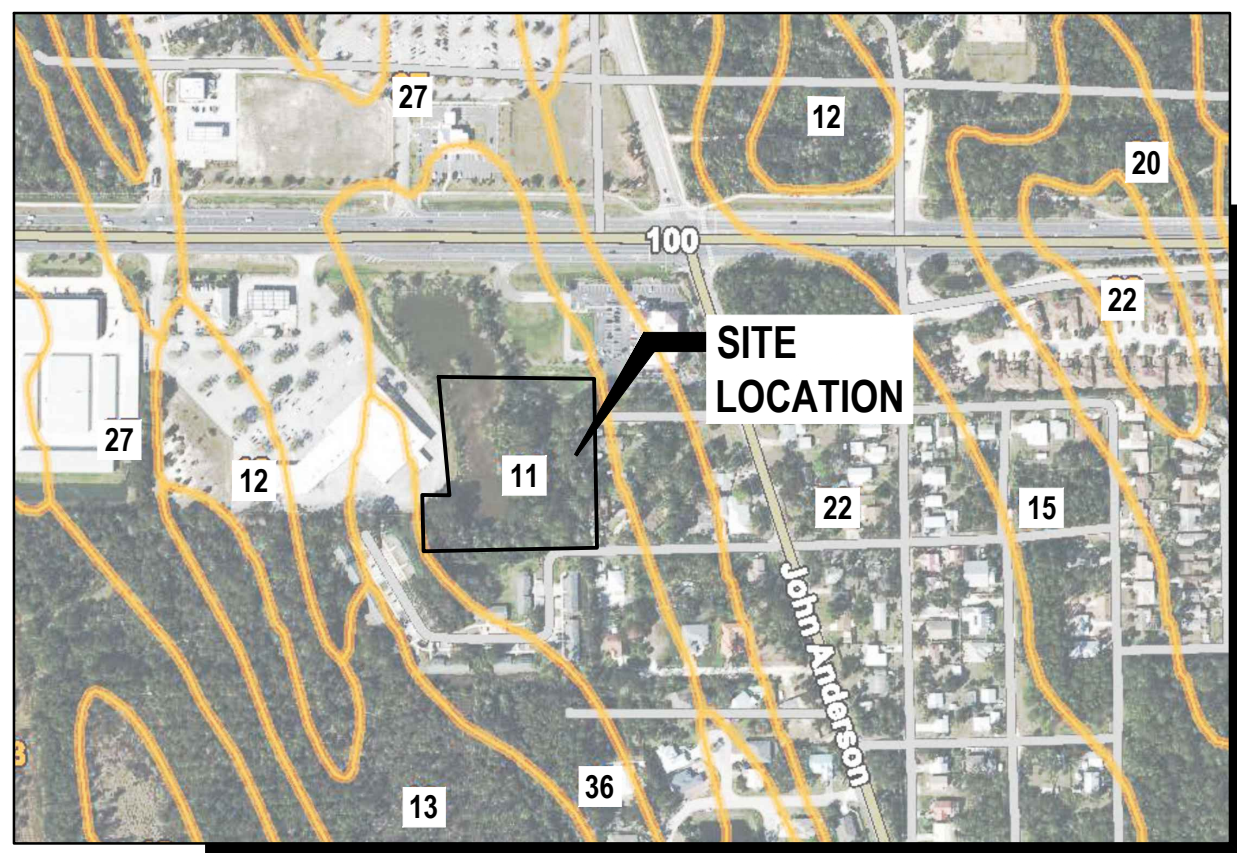
SCALE: 1" = 700'



ZONING MAP

SCALE: 1" = 700'

PROJECT ZONING DISTRICT:
GC (GENERAL COMMERCIAL)



SOILS MAP

SCALE: 1" = 500'

SOIL TYPES: (11) MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com

C.A. # 30209
L.C. # 26000584
© 2013

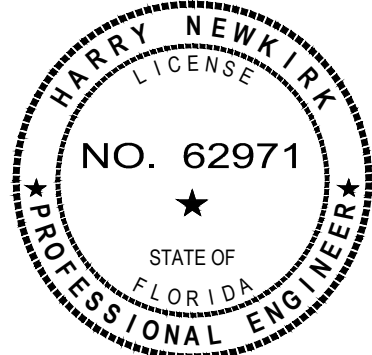
Civil Engineering,
Transportation, CEI &
Landscape Architecture

1
E
Z

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

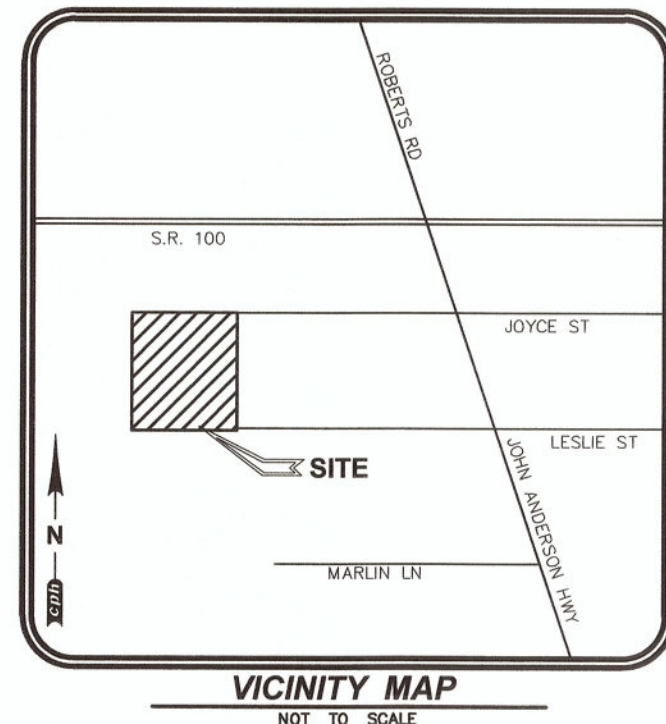
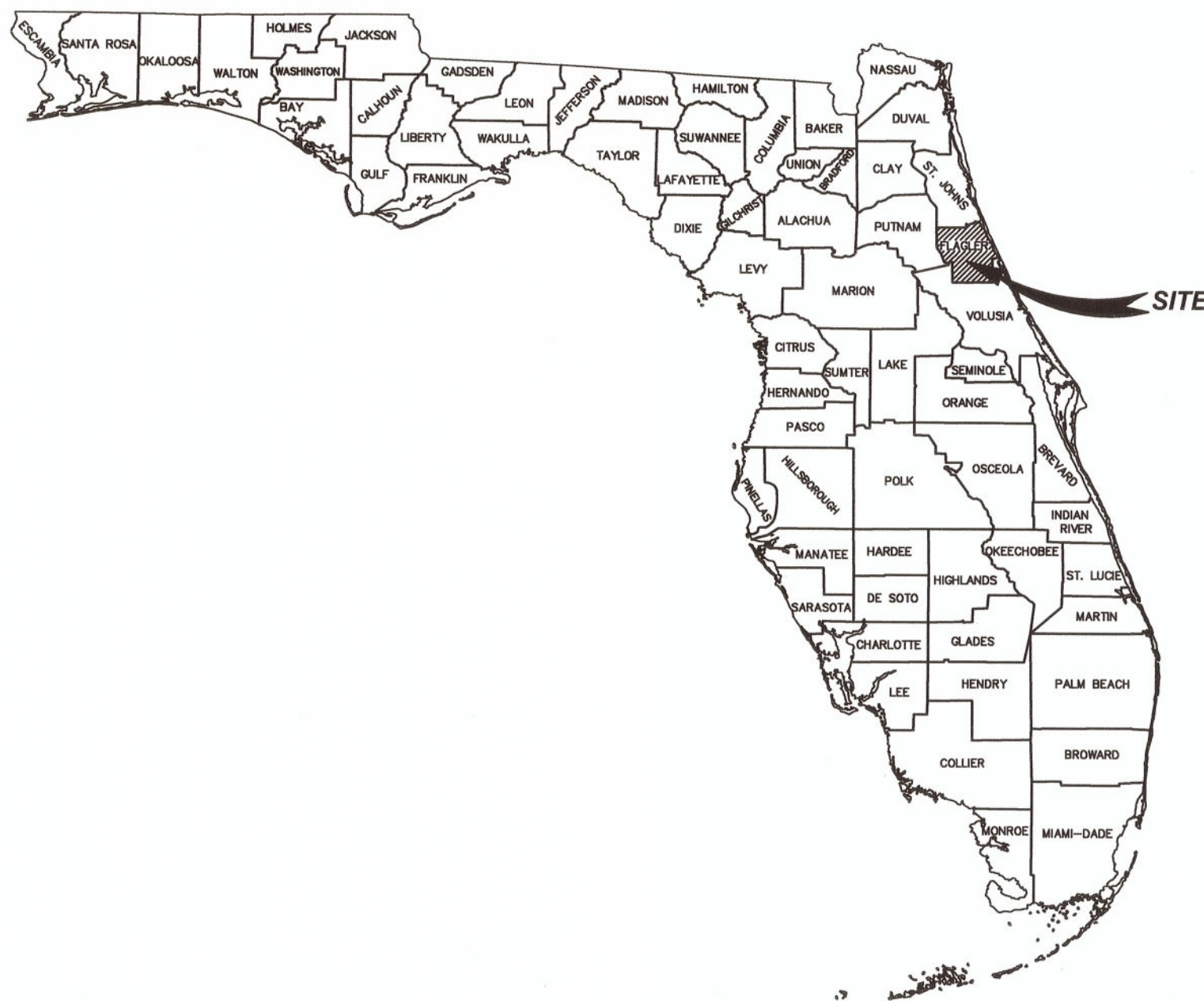


HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ALT HOMES LLC
AT
FLAGLER BEACH
LYING IN
SECTION 11-TOWNSHIP 12 SOUTH-RANGE 31 EAST
FLAGLER COUNTY, FLORIDA



Survey Notes:

- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. 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.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
- THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.014" WHICH MEETS THE ALLOWABLE CLOSURE OF 0.054. THIS FIELDWORK WAS PERFORMED USING A NIKON LEVEL MODEL #AS-2 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:
- a) DESIGNATION #T 491, PID #DEB123, SURVEY DISK IN 4"x4" CONCRETE MONUMENT STAMPED "T 491 2000" (NAVD '88) ELEVATION = 12.01'
- b) DESIGNATION #S 491, PID #DEB122, SURVEY DISK IN 4"x4" CONCRETE MONUMENT STAMPED "S 491 2000" (NAVD '88) ELEVATION = 21.28'
- SITE BENCHMARKS ARE AS SHOWN ON SHEET 2 OF 2.

SITE BENCHMARKS ARE AS SHOWN ON SHEET 2 OF 2.

4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 2/2/22; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF TRACT 4, BLOCK D, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1814, PAGE 1479 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 01°20'27" EAST.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1203500232E, CITY OF FLAGLER BEACH, REVISED DATE JUNE 6, 2018, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS OF MINIMAL FLOOD HAZARD (NAVD '88). THIS DETERMINATION WAS BASED ON GEOSPATIAL DATA DOWNLOADED FROM WWW.FEMA.GOV AND THE SHAPE FILE DISPLAYED HEREON WAS REFERENCED TO ABOVE GROUND IMPROVEMENTS. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON GPS HIPER V).
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS NOTED BELOW. FLAGLER COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARCEL# IS PER THE COUNTY PROPERTY APPRAISER'S WEBSITE FLAFLRPA.COM AS OF FEBRUARY 2, 2022.

11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
12. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
13. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
14. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
15. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF; UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
16. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINESYMBOLS ARE APPROXIMATE IN NATURE BASED UPON INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

Index of Sheets

- 1 COVER SHEET
2 BOUNDARY & TOPOGRAPHIC SURVEY

Surveyor's Certification:

Certified to: ALT Homes LLC

I hereby certify that the attached "Boundary & Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on February 2, 2022. I further certify that this "Boundary & Topographic Survey" meets the standards and practices set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to F.S. 154.20(2).

For the Firm By:

LS6384
STATE OF
FLORIDA
Professional Surveyor and Mapper
Jeffrey W. Peterson
Florida Registration No. 6384

Sheet No.

SU-1

70

Abbreviation Legend:

A	— ACTUAL	ML	— MANHOLE
A/C	— AIR CONDITIONER	MHP	— METAL LIGHT POLE
ACSM	— AMERICAN CONGRESS ON SURVEYING & MAPPING	MPH	— MILES PER HOUR
ADA	— AMERICANS WITH DISABILITIES ACT	MPP	— METAL POWER POLE
ALTA	— AMERICAN LAND TITLE ASSOCIATION	MP	— NOT APPLICABLE
APPROX	— APPROXIMATE	NAVD	— NORTH AMERICAN VERTICAL DATUM
ARV	— AIR RELEASE VALVE	NAD	— NORTH AMERICAN DATUM
AVE	— AVENUE	NG	— NATURAL GROUND
AVS	— AVERAGE	NSG	— NATIONAL GEODETIC SURVEY
(BB)	— BEARING BASIS	NGVD	— NATIONAL GEODETIC VERTICAL DATUM
BFP	— BACK FLOW PREVENTER	N & D	— NAIL AND DISK
BLK	— BLOCK	NO.	— NUMBER
BLDG	— BUILDING	NR	— NON-RADIAL
BLVD	— BOULEVARD	NSPS	— NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BM	— BENCH MARK	NT	— NOT-TANGENT
BOL	— BACK OF CURB	NTS	— NOT TO SCALE
BOW	— BACK OF WALK	OD	— OUTSIDE DIAMETER
BSC	— BUILDING SETBACK LINE	ORB	— OFFICIAL RECORDS BOOK
BWF	— BARBED WIRE FENCE	OR	— OFFICIAL RECORDS
C-X	— DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OUL	— OVERHEAD UTILITY LINES
(C)	— CALCULATED	OTL	— OVERHEAD TRAFFIC LINES
CHORD	— CHORD	(P)	— PLAT
CATV	— CABLE TELEVISION RISER	PB	— PLAT BOOK
CB	— CHORD BEARING	PC	— POINT OF CURVATURE
CBS	— CONCRETE BLOCK STRUCTURE	PCB	— COMPOUND CURVATURE
C.C.R.	— CERTIFIED CORNER RECORD	PCP	— PERMANENT CONTROL POINT
C&G	— CURB & GUTTER	PFF	— PROPOSED FINISHED FLOOR
CI	— CATCH INLET	PG	— PAGE
C/L	— CENTERLINE	PAGES	— PAGES
CMS	— CHAIN LINK FENCE	PI	— POINT OF INTERSECTION
CM	— CONCRETE MONUMENT	PIV	— POST INDICATOR VALVE
CMP	— CORRUGATED METAL PIPE	PK	— PARKER KAYLON
CO	— CLEANOUT	POB	— POINT OF BEGINNING
CORC	— CONCRETE	POC	— POINT OF COMMENCEMENT
COR	— CORNER	POL	— POINT ON LINE
CRPP	— CORRUGATED PLASTIC PIPE	PP	— POWER POLE
CUE	— COUNTY UTILITY EASEMENT	PRC	— POINT OF REVERSE CURVATURE
CWS	— CROSSWALK SIGNAL	PRM	— PERMANENT REFERENCE MONUMENT
DELTA	— DELTA	PSM	— PROFESSIONAL SURVEYOR & MAPPER
(D)	— DESCRIPTION	PT	— POINT OF TANGENCY
DB	— DEED BOOK	PVC	— POLYVINYL CHLORIDE PIPE
DBH	— DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	— PAVEMENT
DEPT	— DEPARTMENT	R31E	— RANGE 31 EAST
DIP	— DUCTILE IRON PIPE	R	— RADIUS
DR	— DRIVE	RAD	— RADIAL
—	— DRAINAGE AND UTILITY EASEMENT	REC	— REINFORCED CONCRETE PIPE
(E)	— ENGINEERING PLAN	REV	— RECOVERED
EUB	— ELECTRIC JUNCTION BOX	RS	— REVISION
EL	— UNDERGROUND ELECTRICAL LINES	R/S/W	— RADIUS POINT
ELEC	— ELECTRIC	RLS	— REGISTERED LAND SURVEYOR
ELEV	— ELEVATION	RP	— RADIUS POINT
ELLIP	— ELLIPTICAL	RWL	— UNDERGROUND RECLAIM WATER LINE
EOI	— END OF INFORMATION	RWM	— RECLAIMED WATER METER
EOP	— EDGE OF PAVEMENT	SE	— SPECIAL EASEMENT
ET	— FIELD BOOK	SEC 11	— SECTION 11
FDOT	— FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	— SANITARY SEWER MANHOLE
FI	— FINISH FLOOR	(SP)	— STATE PLANE
FG	— FLAT GRATE INLET	SQ	— SQUARE
FGLP	— FIBERGLASS LIGHT POLE	SQ FT	— SQUARE FEET
FHYD	— FIRE HYDRANT	ST	— STREET
FM	— FORCE MAIN	STMH	— STORM DRAINAGE MANHOLE
FND	— FOUND	S/W	— SIDEWALK
FF&L	— FLORIDA POWER AND LIGHT	TB	— TANGENT BEARING
FL	— FLORIDA STATUTES	T12S	— TOWNSHIP 12 SOUTH
(G)	— GRID (STATE PLANE)	TELE	— TELEPHONE
GL	— UNDERGROUND GAS LINES	TL	— TELEPHONE OVERHEAD 12 SIGNAL LINES
GOV/T	— GOVERNMENT	TOB	— TOP OF BANK
GPR	— GROUND PENETRATING RADAR	TOE	— TOE OF SLOPE
GTMH	— GREASE TRAP MANHOLE	TRANS	— TELEPHONE RISER
HODE	— HIGH DENSITY POLYETHYLENE PIPE	TR	— TRANSFORMER
HWF	— HOG WIRE FENCE	TSSB	— TRAFFIC SIGNAL BOX
ID	— IDENTIFICATION	TSSP	— TRAFFIC SIGNAL SUPPORT POLE
ICV	— IRRIGATION CONTROL VALVE	TVL	— UNDERGROUND CABLE TV LINES
INFO	— INFORMATION	(TYP)	— TYPICAL
INV	— INVERT	UE	— UTILITY EASEMENT
IP	— IRON PIPE	UNK	— UNKNOWN
IP&C	— IRON PIPE & CAP	UTL	— UNDERGROUND TELEPHONE LINES
IR	— IRON ROD	W/	— WITH
IR&C	— IRON REBAR & CAP	WL	— WOOD LIGHT POLE
IRR	— IRRIGATION	WM	— WATER METER
L	— ARC LENGTH	WP	— WORK PROGRAM
LB#	— LICENSED BUSINESS NUMBER	WPF	— WOOD POST FENCE
(L)	— LIGHT POLE	WPP	— WOOD POWER POLE
(M)	— MEASURED	WV	— WATER VALVE
MAP	— MAP BOOK		
MBX	— MAILBOX		
MES	— MITERED END SECTION		

Line Legend:

NOT TO SCALE

1 - - -	= 1 FOOT CONTOURS
5 - - -	= 5 FOOT CONTOURS
- - - - -	= ADJOINER PROPERTY LINES
X - - - X	= BARBED WIRE FENCE
~~~~~	= BROKEN LINE
UC	= BURIED CABLE
UCTV	= BURIED CABLE TELEVISION
UE	= BURIED ELECTRIC
UFO	= BURIED FIBER OPTICS
UG	= BURIED GAS
URW	= BURIED RECLAIMED WATER LINE
SAN	= BURIED SANITARY LINES
FM	= BURIED SANITARY SEWER FORCE MAIN LINE
TC	= BURIED TRAFFIC CONTROL
UT	= BURIED TELEPHONE LINE
UW	= BURIED WATER LINES
- - - - -	= CENTER LINE R/W
○ - - - ○	= CHAIN LINK FENCE
- - - - -	= EASEMENT LINES (EXISTING)
- - - - -	= EASEMENT LINES (PROPOSED)
EDW	= EDGE OF WATER LINES
~~~~~	= EXISTING DRAINAGE PIPES
~~~~~	= EXISTING DRAINAGE PIPES
(TERMINUS & ANGLE UNKNOWN)	
FW	= FIRE WATER MAIN LINES
HW	= HOT WATER SUPPLY LINES
IRR	= IRRIGATION LINES
OTL	= OVERHEAD TRAFFIC LINES
OU	= OVERHEAD UTILITY LINES
	= RAILROAD TRACKS
- - - - -	= RIGHT-OF-WAY LINES
- - - - -	= SECTION LINES
○○○○○	= STONE WALL LINES
TOB	= TOP OF BANK LINES
TOE	= TOE OF SLOPE LINES
~~~~~	= TREE LINES
TRAV	= TRAVERSE LINES
UNK	= UNKNOWN BURIED LINES
	= VINYL FENCE
□ - - - □	= WOOD FENCE
GP	= WETLAND LINE
OP	= ORANGE PAINT LINE
GP	= GREEN PAINT LINE
RP	= RED PAINT LINE
WP	= WHITE PAINT LINE
PP	= PURPLE PAINT LINE
BP	= BLUE PAINT LINE
YP	= YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

	- AIR RELEASE VALVE		- LIGHT POLE (TRIPLE)
	- BORING HOLE LOCATION		- LIGHT POLE (QUAD)
	- BRICK PAVERS		- MANHOLE
	- CABLE TV RISER		- MONITOR WELLS
	- CENTRAL ANGLE		- NAIL & DISC (AS NOTED)
	- CLEAN OUT		- PARKING SPACES (2)
	- CONCRETE		- PULL BOX (AS NOTED)
	- CONCRETE LIGHT POLE		- REVISION NUMBER (3)
	- CONCRETE LIGHT POLE (DUAL)		- RECLAIMED WATER METER
	- CONCRETE LIGHT POLE (TRIPLE)		- RECLAIMED WATER VALVE
	- CONCRETE LIGHT POLE (QUAD)		- ROOF DRAIN
	- CONCRETE MITERED END SECTION		- SANITARY SEWER MANHOLE
	- CONCRETE PAVERS		- SANITARY SEWER VALVE
	- CONCRETE RIP RAP		- SCHEDULE B ITEM NUMBER
	- CONCRETE UTILITY POLE		- SECTION CORNER
	- COUNTY ROAD SYMBOL		- 4" x 4" CM LB #7143
	- CROSSWALK SIGNAL POLE		- 5/8" IR&C LB #7143
	- DETECTABLE WARNING AREA		- SIGN
	- DUAL SUPPORT SIGN		- SITE BENCH MARK
	- ELECTRICAL MANHOLE		- STORM SEWER MANHOLE
	- ELECTRIC METER		- STRIPING (DIRECTIONAL)
	- ELECTRICAL JUNCTION BOX		- TELEPHONE CABLE RISER
	- ELECTRIC OUTLET		- TELEPHONE MANHOLE
	- ELECTRIC RISER		- TELEPHONE LINE MARKER
	- FIBER OPTIC MARKER		- TELEPHONE JUNCTION BOX
	- FIRE HYDRANT		- TEST HOLE
	- FLOOD LIGHT		- TRAFFIC SIGNAL BOX
	- FOUND CONCRETE MONUMENT (AS NOTED)		- TRAFFIC SIGNAL SUPPORT
	- FOUND IRON PIPE (AS NOTED)		- UNKNOWN MANHOLE
	- FOUND IRON REBAR (AS NOTED)		- UNKNOWN UTILITY MARKER
	- FOUND/SET NAIL (AS NOTED)		- UNKNOWN RISER
	- GARBAGE CAN		- UNKNOWN VALVE
	- GAS MARKER		- UTILITY FLAG (AS NOTED)
	- GAS VALVE		- VENT (AS NOTED)
	- GOPHER TORTOISE HOLE		- WATER METER
	- GRATE INLET		- WATER RISER
	- GRAVEL/DIRT		- WATER SERVICE
	- GREASE TRAP MANHOLE		- WATER SPIGOT
	- GROUND LIGHT		- WATER SPRINKLER
	- GUY ANCHOR		- WATER VALVE
	- HANDICAP PARKING SPACE		- WELL
	- INTERSTATE SYMBOL		- WETLAND FLAG
	- IRRIGATION CONTROL VALVE		- WOOD UTILITY POLE
	- LIGHT POLE		- WATER LINE MARKER
	- LIGHT POLE (DUAL)		- WIRE HEIGHTS (SEE CHART

Sign Legend:

NOT TO SCALE

(R1)		ROW NUMBER SIGN
(B)		BUS STOP SIGN
(DE)		DEAD END SIGN
(DNE)		DO NOT ENTER SIGN (R5-1)
(HC)		HANDICAP SIGN
(HC)		DUAL HANDICAP SIGN
(FDC)		FIRE DEPARTMENT CONNECTION
(INFO)		INFORMATION SIGN
(KR)		KEEP RIGHT SIGN
(LTO)		LEFT TURN ONLY
(ME)		MEDIAN SIGN
(ND)		NO DUMPING SIGN
(NL)		NO LEFT TURN SIGN (R3-2)
(NUL)		NO LITTERING SIGN
(NO)		NO OUTLET SIGN
(FL)		NO PARKING FIRE LANE SIGN
(NOR)		NO RIGHT TURN SIGN (R3-1)
(NTT)		NO THRU TRAFFIC SIGN
(NOT)		NO TRUCKS (R5-2)
(NP)		NO PARKING SIGN
(1W)		ONE WAY SIGN (R6-2)
(PE)		PEDESTRIAN CROSSING SIGN
(RTO)		RIGHT TURN ONLY
(SL)		SPEED LIMIT SIGN
(ST)		STOP SIGN (R1-1)
(SS)		STREET SIGN
(TZ)		TOW AWAY ZONE SIGN
(TE)		TRUCK ENTRANCE SIGN
(U)		UNKNOWN SIGN
(WL)		WEIGHT LIMIT SIGN
(WW)		WRONG WAY SIGN
(Y)		YIELD SIGN

NOTE:

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2

TITLE BLOCK ABBREVIATIONS

Eng. = ENGINEERING	L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL
Landscp. = LANDSCAPE	N/A = NOT APPLICABLE
No. = NUMBER	P.O. = POST OFFICE
	© = COPYRIGHT

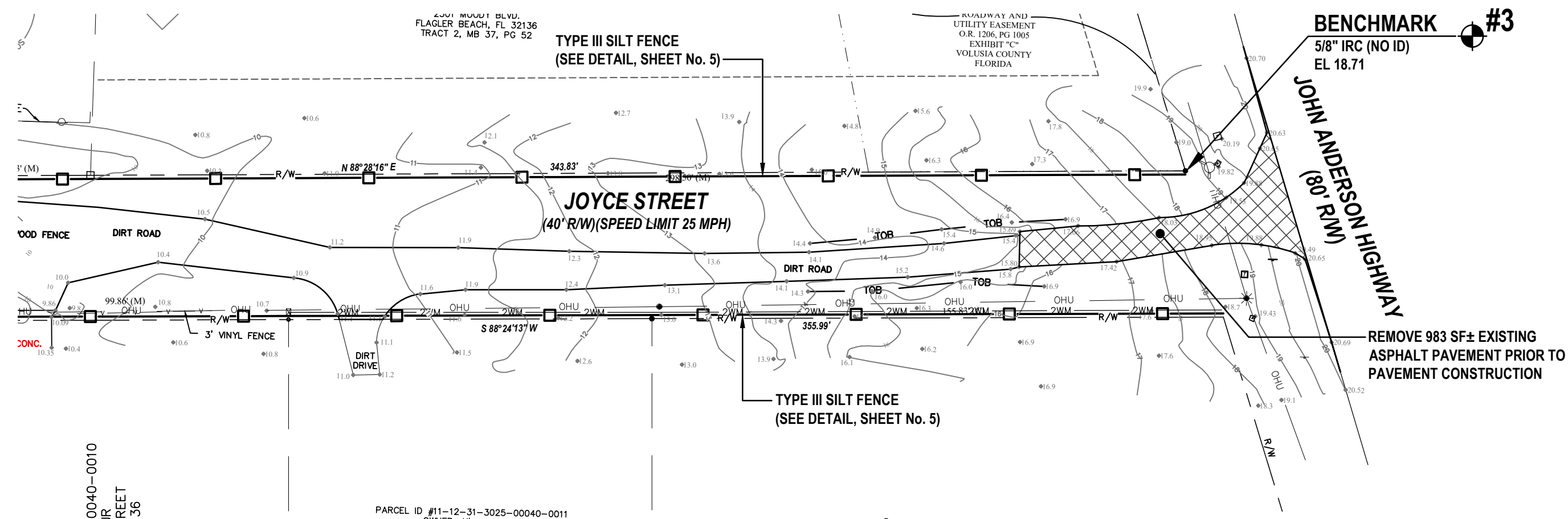
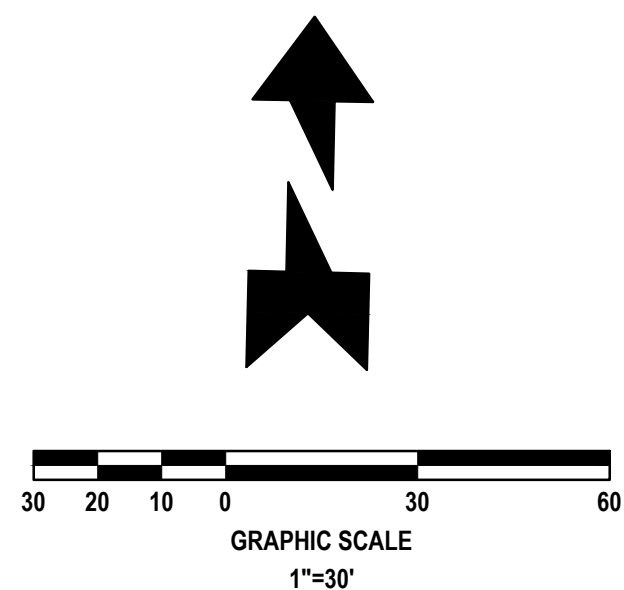
J:\U3401\Survey\U3401\U3401.1.dwg, 2/16/2022 9:48:26 AM, Benard, William J., CPH SURVEY FULLSIZE.ctb

Survey Prepared By:
CPH, Inc.
520 Palm Coast Parkway SW
Palm Coast, FL 32137
Ph: 386.445.6569
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

ALT HOMES LLC

FLAGLER BEACH
SECTION 11-TOWNSHIP 12 SOUTH-RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

SU-2



DEMOLITION AND EROSION CONTROL NOTES:

- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY FLAGLER BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, DUGOUT CANOES, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

LEGEND:

	PROPOSED SILT FENCE WITH WIRE (SEE DETAIL, SHEET No. 5)
	PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 5)
	PROPOSED TURBIDITY BARRIER (SEE DETAIL SHEET No. 6)
	PROPOSED 6' TALL CONSTRUCTION FENCE WITH FABRIC
	PROPOSED AGGREGATE
	CONCRETE PAVEMENT REMOVAL
	EXISTING TREE (No. INDICATES SIZE)
	TREE TO BE REMOVED
	INLET PROTECTION

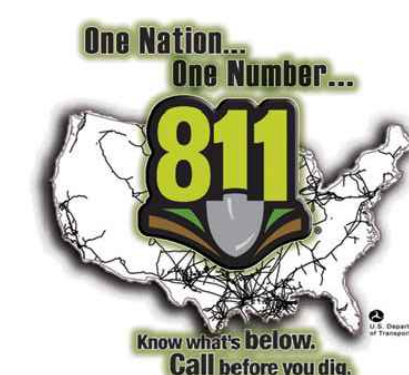
OVERALL TREE LEGEND:

NAME	SYMBOL	EXISTING	REMOVE	REMAIN
CEDAR		2	1	1
CHERRY		7	7	0
ELM		1	0	1
HACKBERRY		2	1	1
MAGNOLIA		1	1	0
MAPLE		9	5	4
OAK		60	44	16
SWEET GUM		1	1	0
TOTALS:		83	60	23

BENCHMARK INFORMATION:

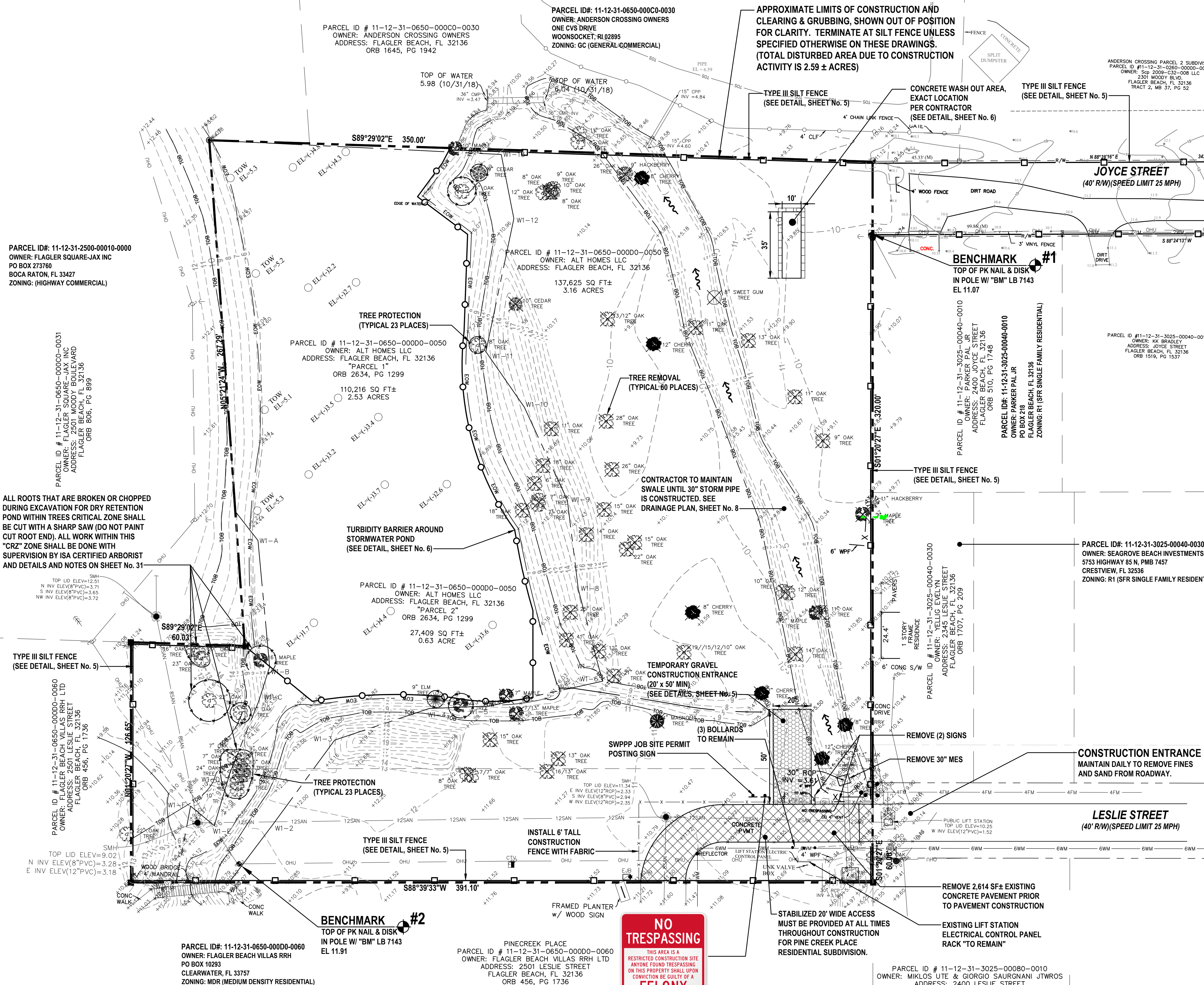
- #1** TOP OF PK NAIL & DISK
IN POLE W/ "BM" LB 7143
ELEVATION = 11.07
- #2** TOP OF PK NAIL & DISK
IN POLE W/ "BM" LB 7143
ELEVATION = 11.91
- #3** 5/8" IRC (NO ID)
ELEVATION = 18.71

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN
VERTICAL DATUM 1988. FEET AND DECIMAL PART
THEREOF. BENCHMARK REFERENCE NAVD DATUM
OF 1988.



WARNING !!

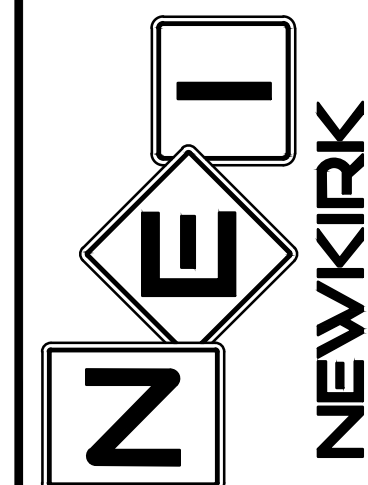
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



REVISIONS

DATE	DESCRIPTION

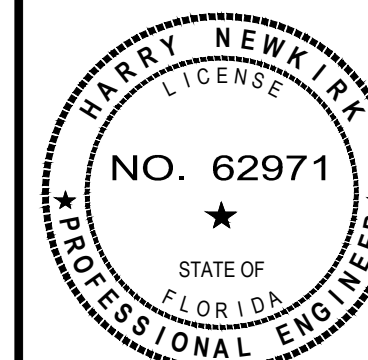
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600584
© 2013



DEMOLITION, TREE REMOVAL
AND SWPPP PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER

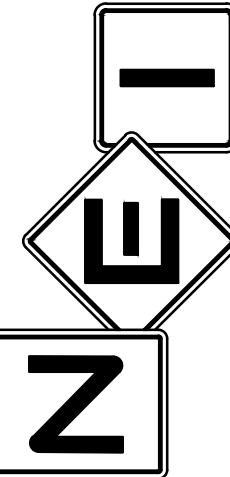
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com

C.A. # 30209
L.C. # 2600584
© 2013

Civil Engineering,
Transportation, CEI &
Landscape Architecture



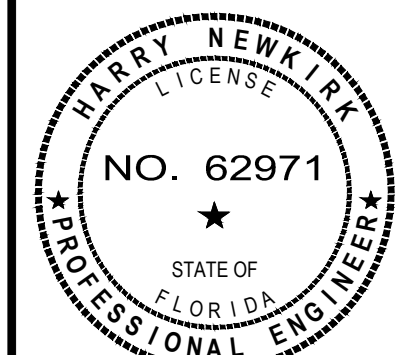
NEWKIRK
ENGINEERING INC.

SWPPP DETAILS AND NOTES
LEGACY POINTE COTTAGES

LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

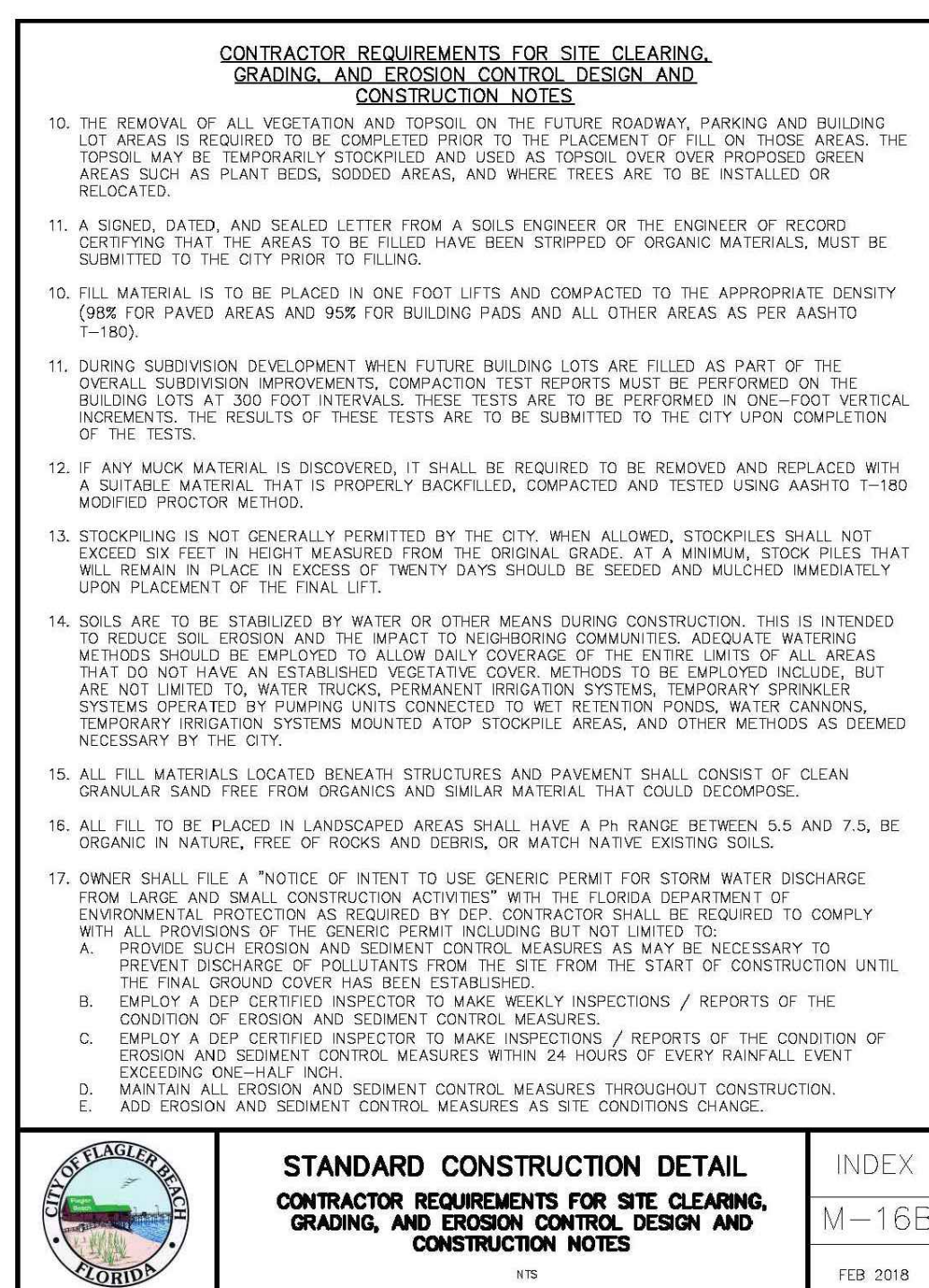
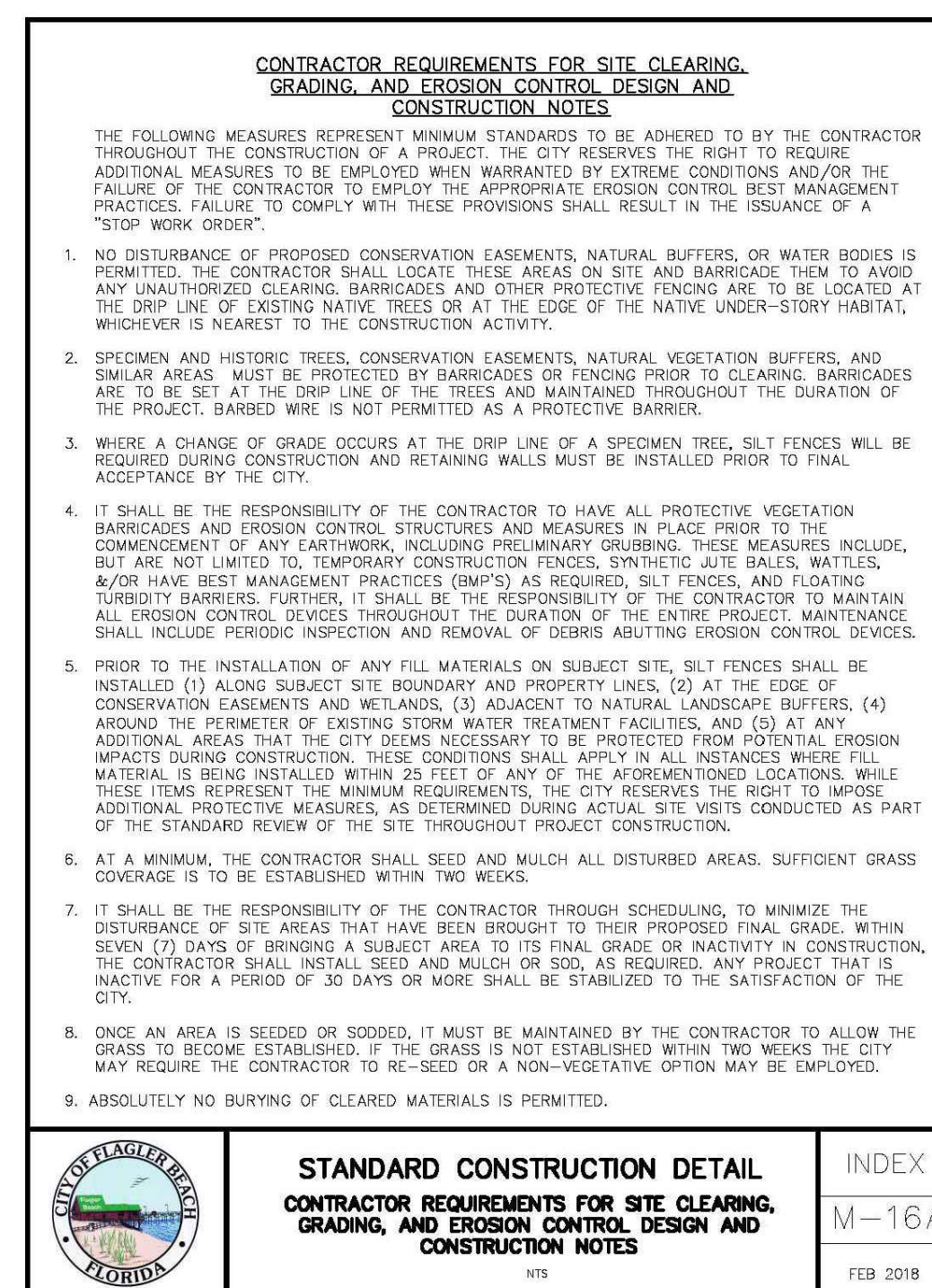
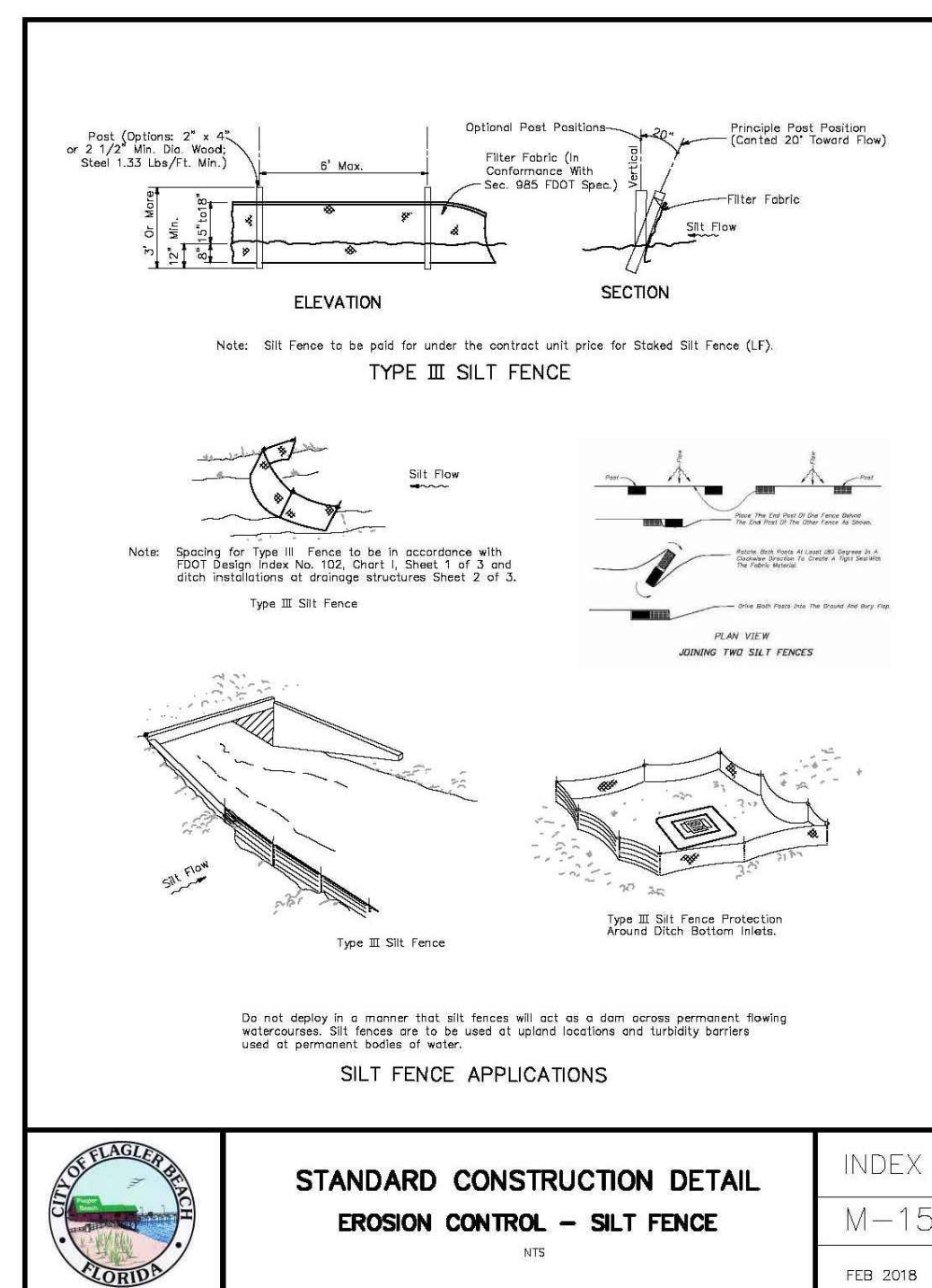
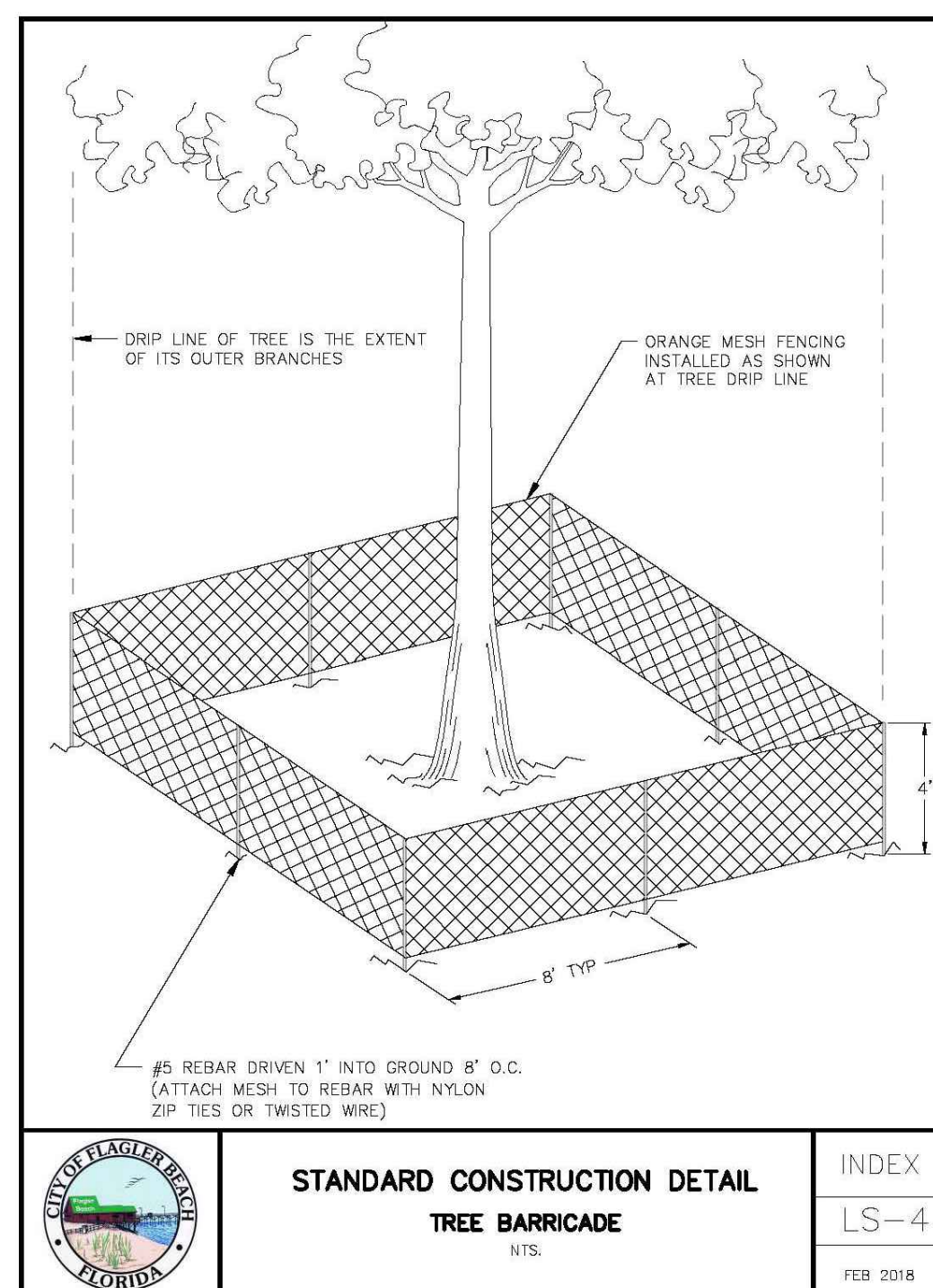
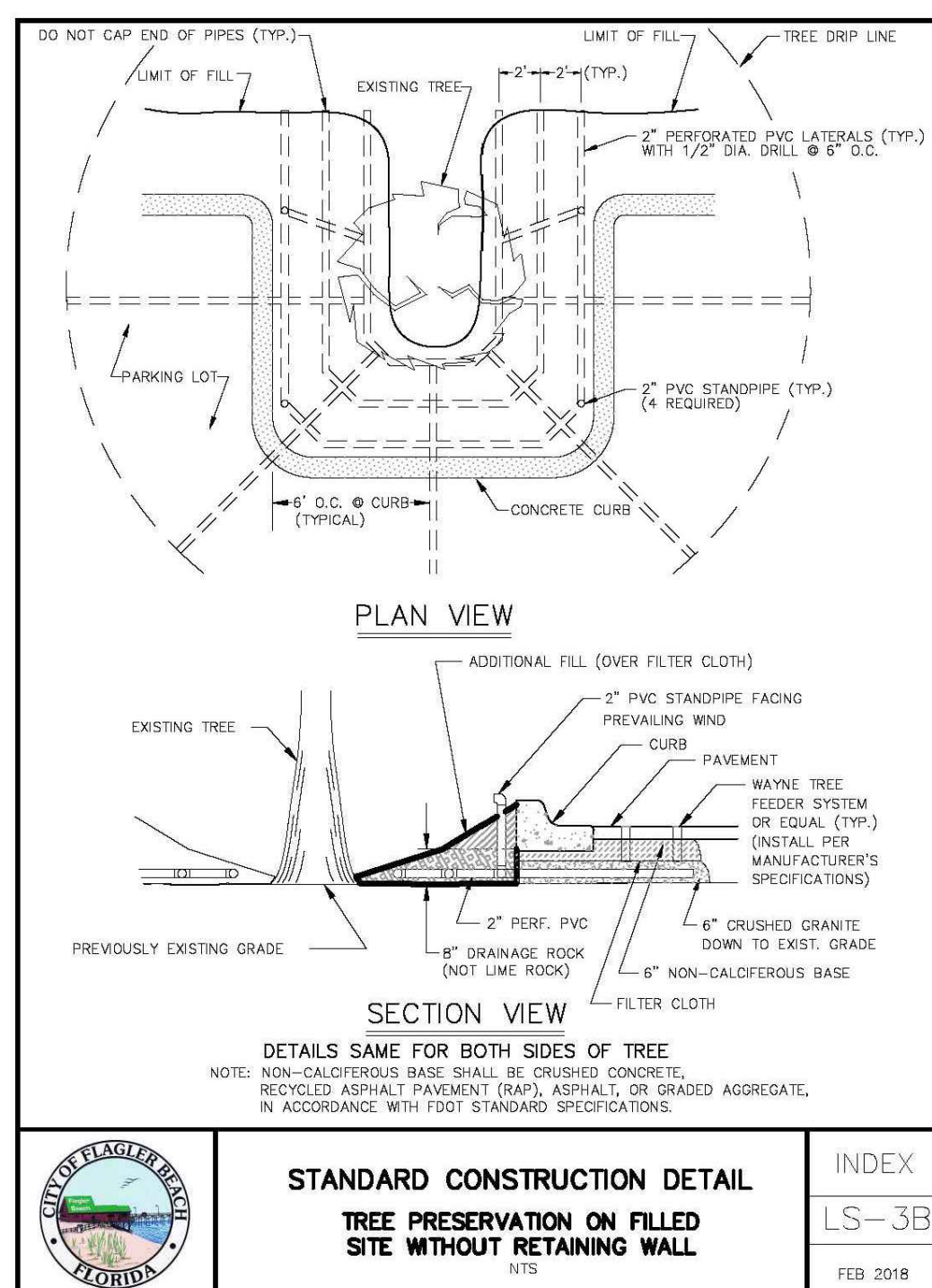
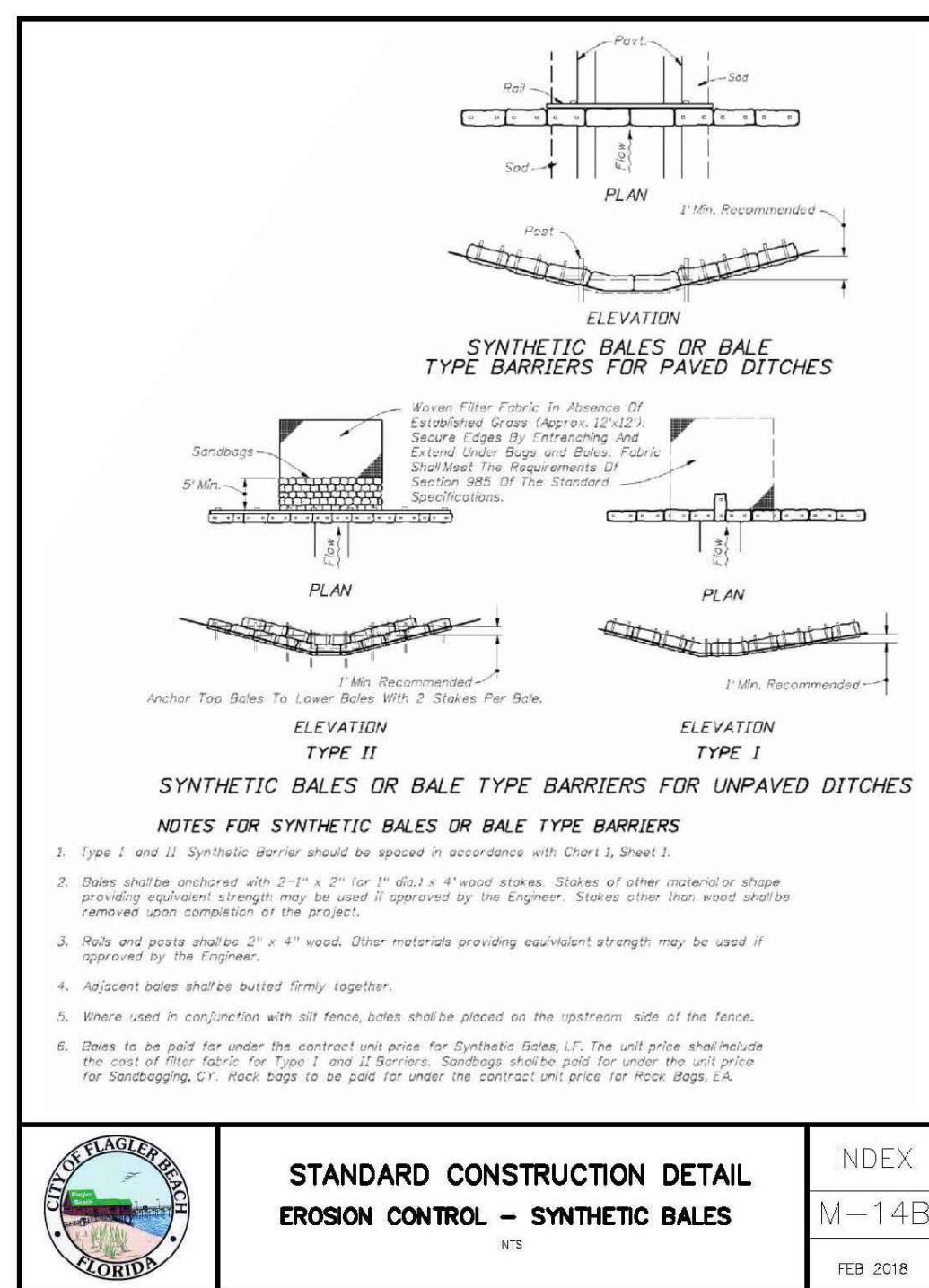
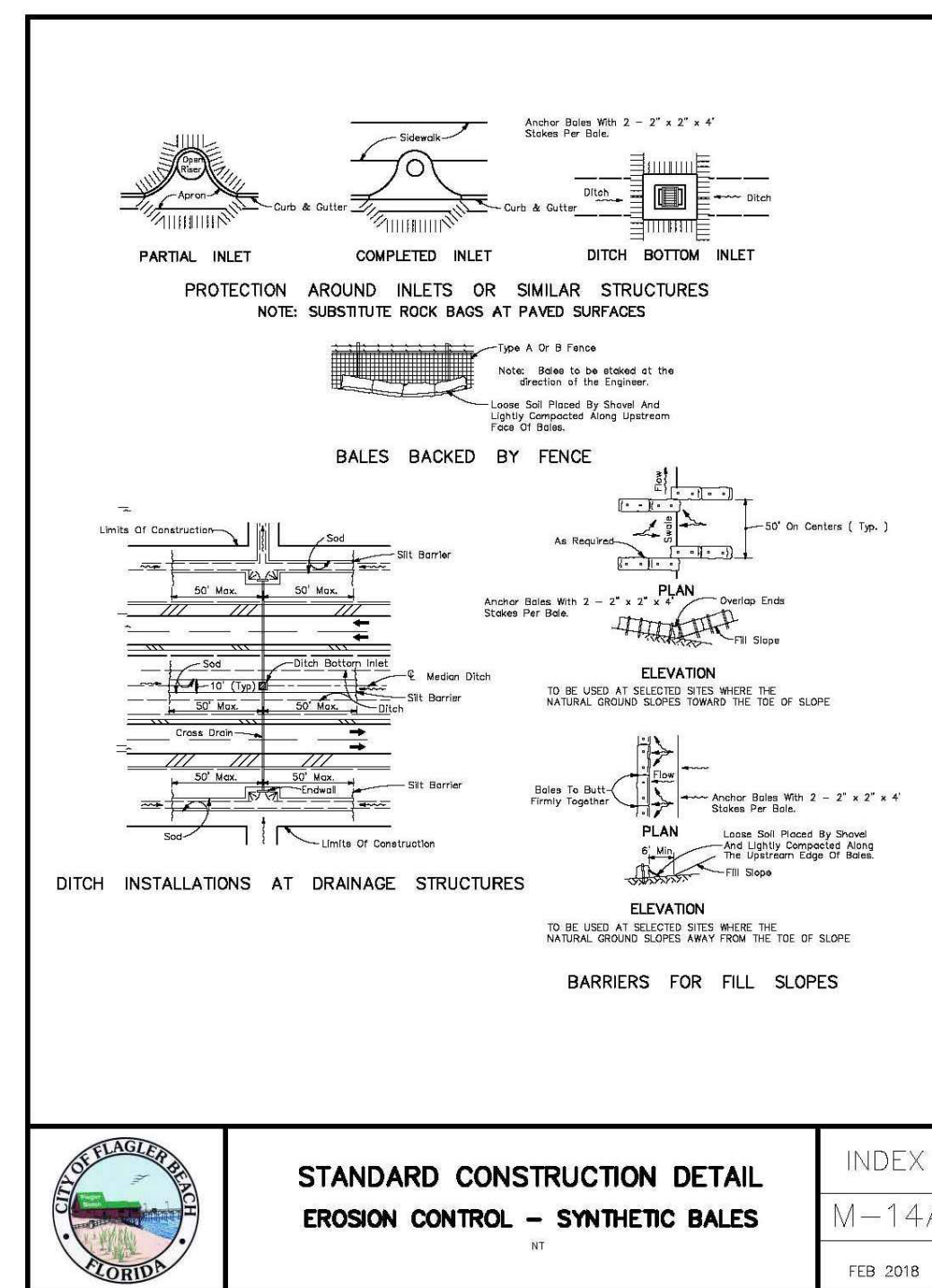
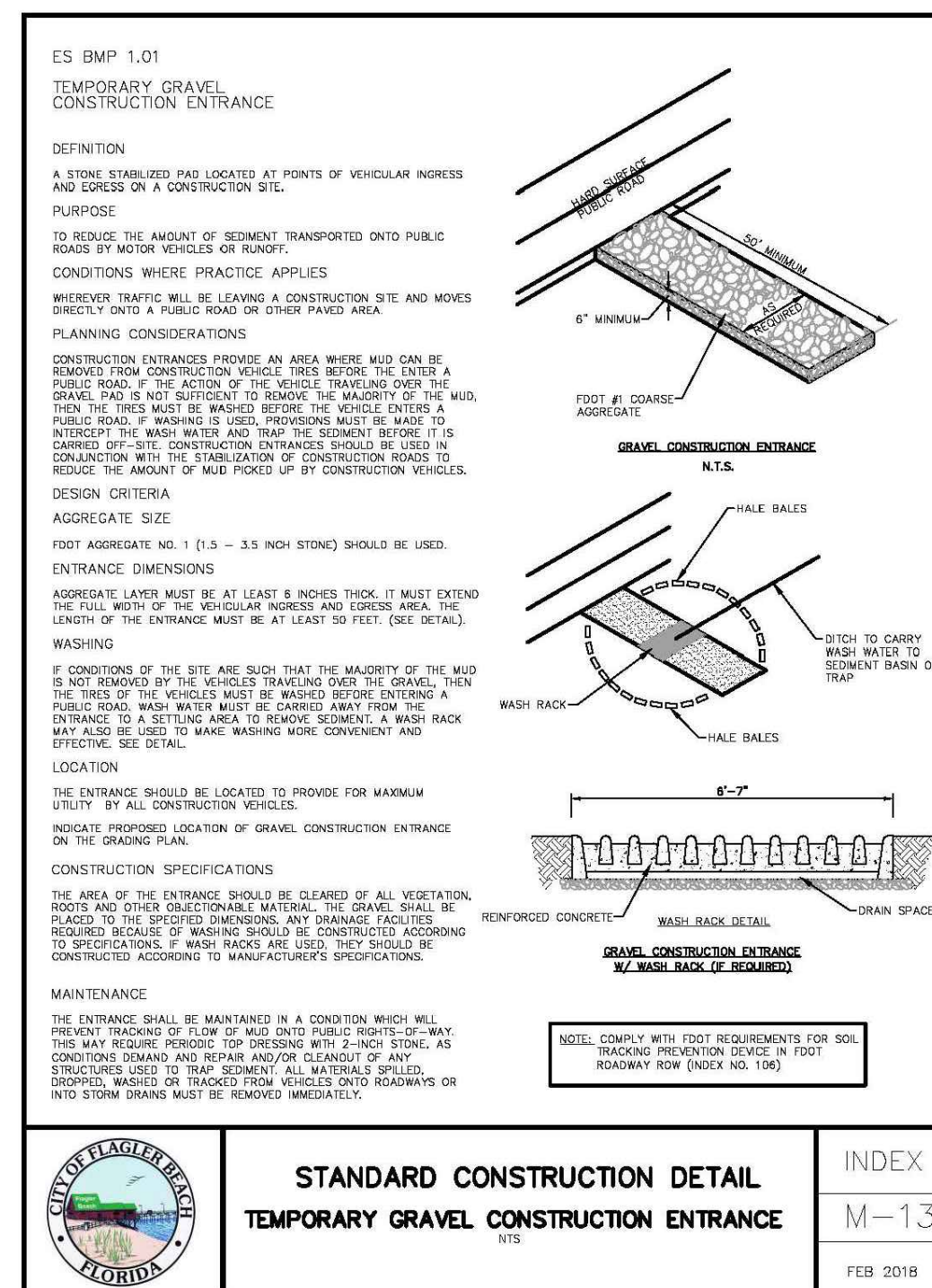
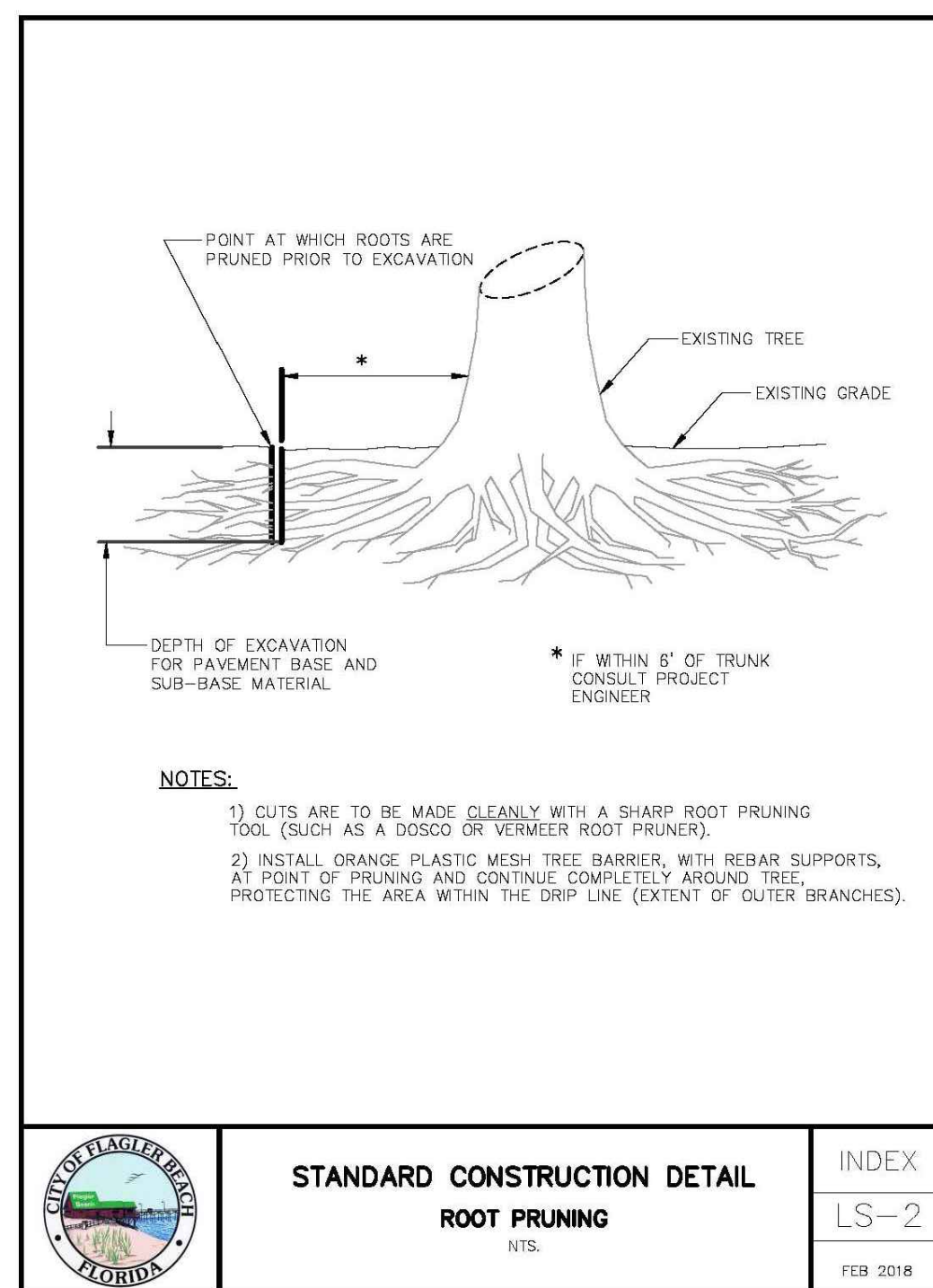
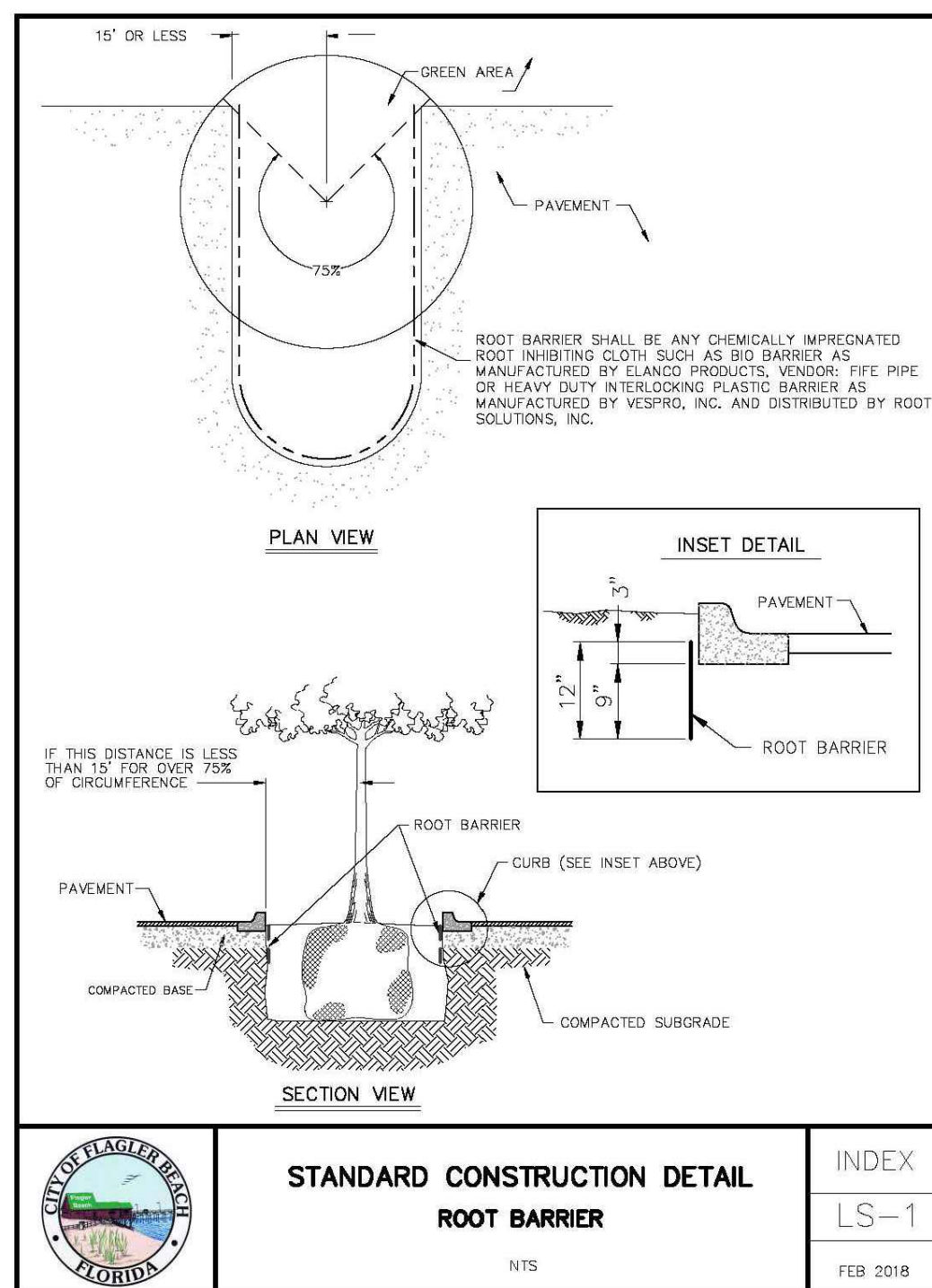
DRAWN BY: NWS

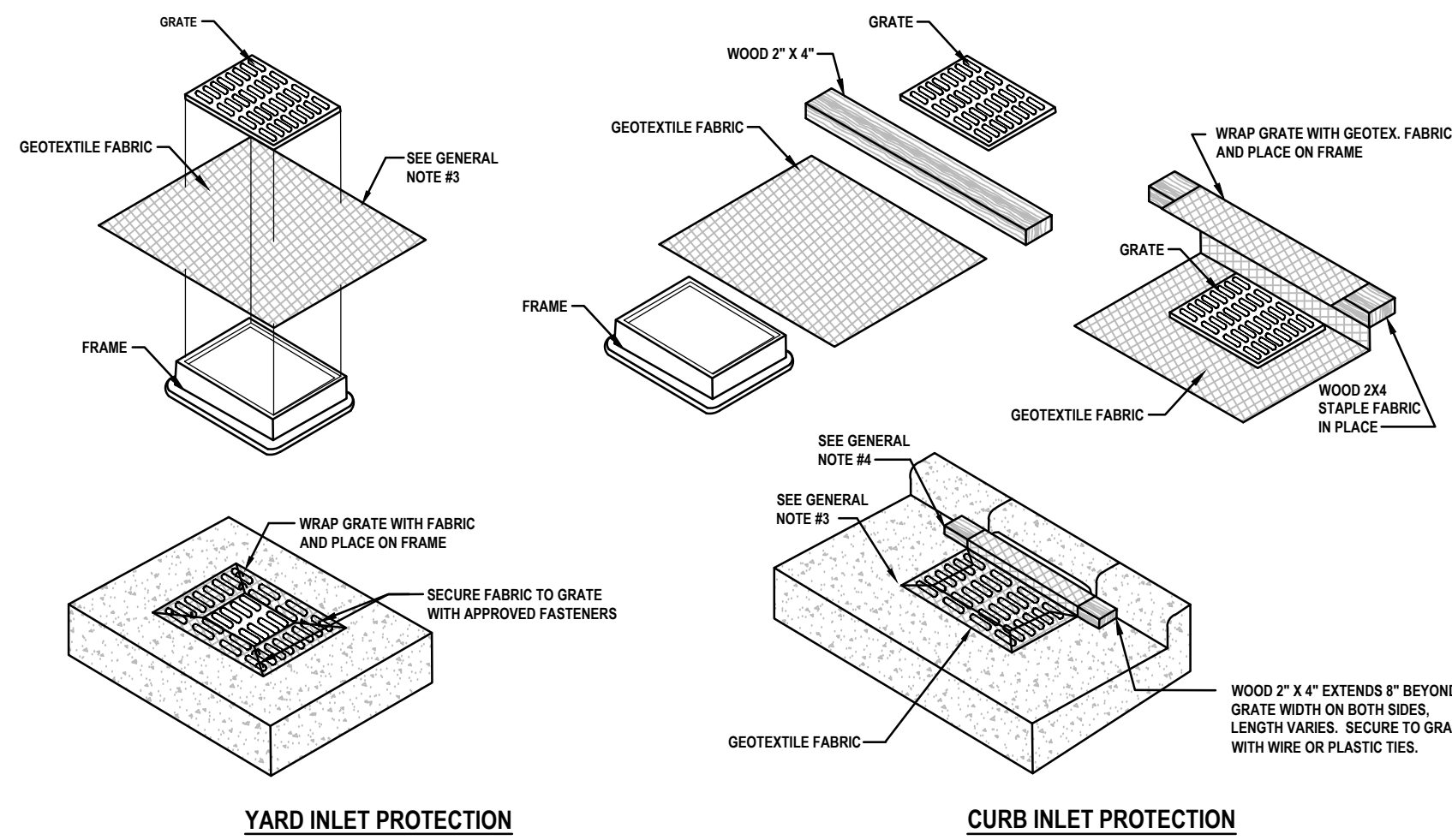
CHECKED BY: HHN

SCALE:

DRAWING NUMBER

5

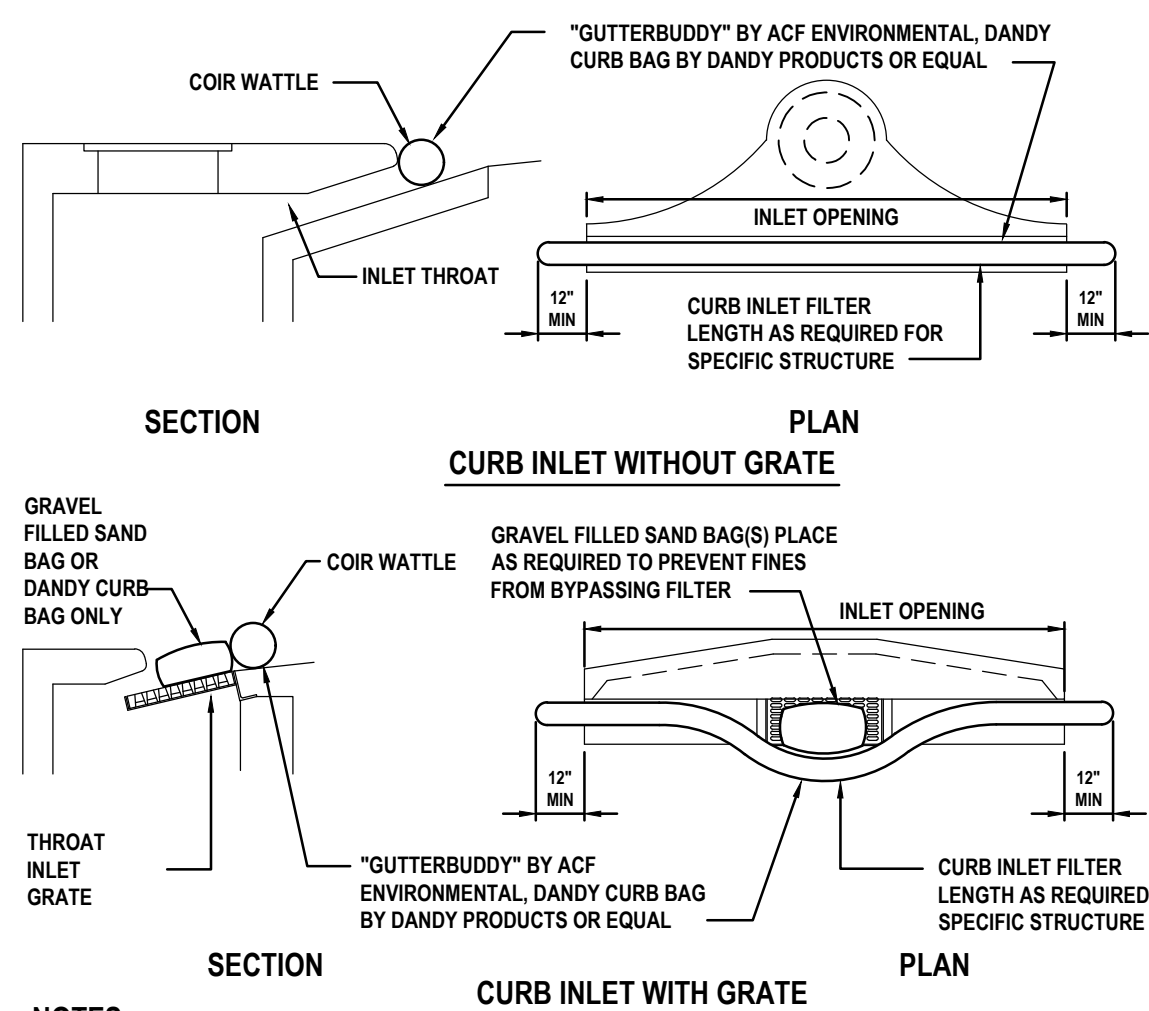


**GENERAL NOTES:**

1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D4491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GEOTEXTILE FABRIC INLET PROTECTION

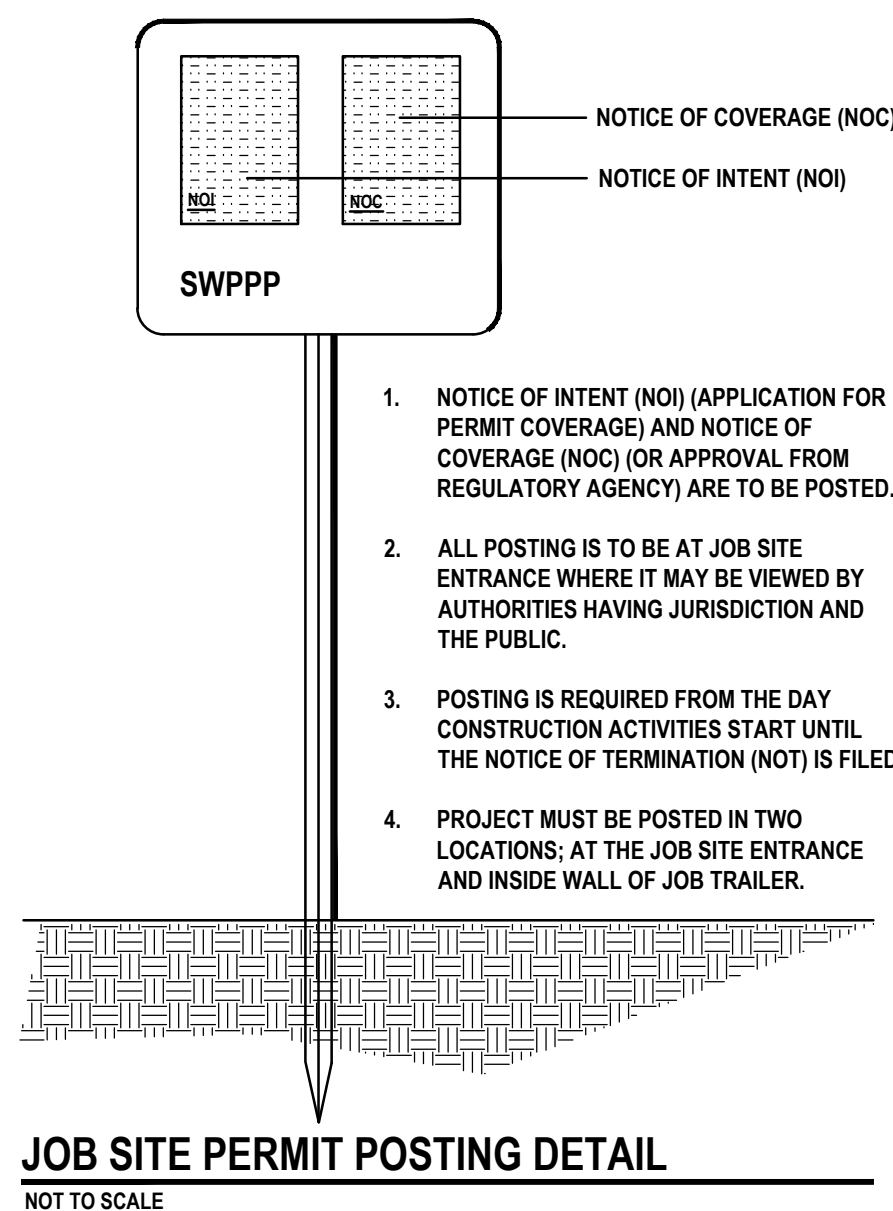
NOT TO SCALE

**NOTES:**

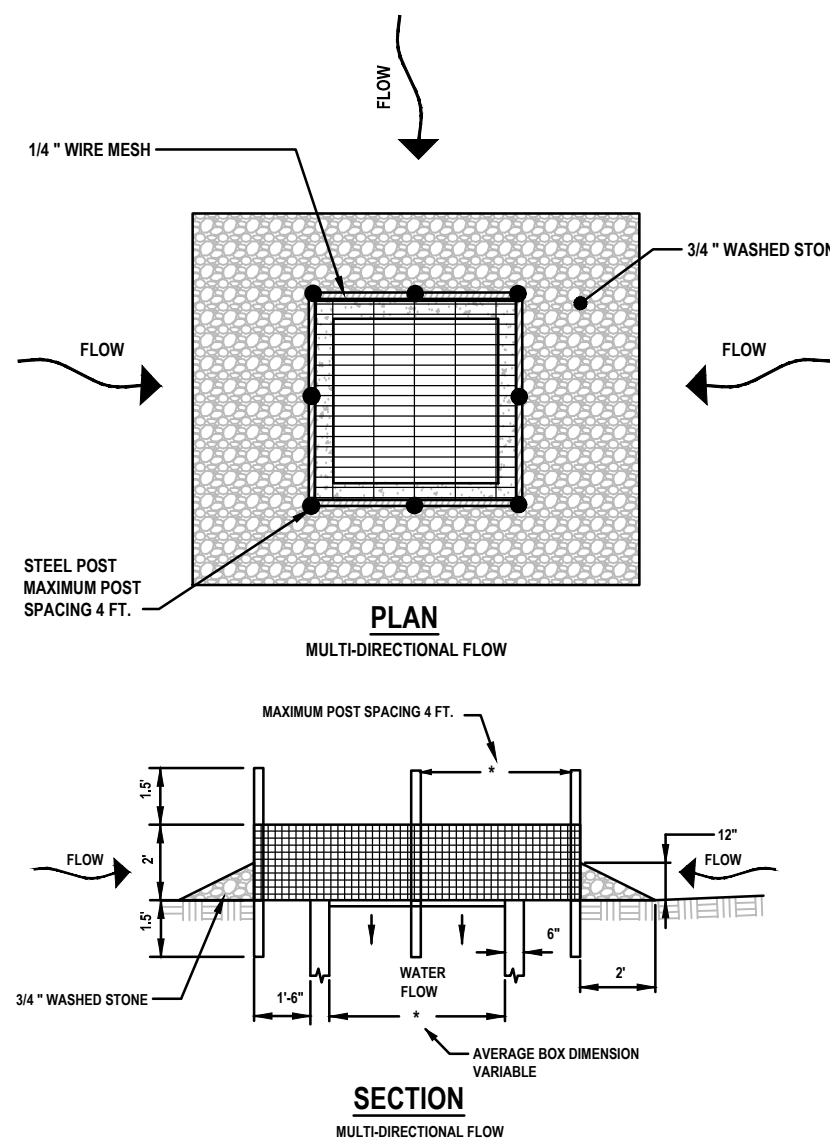
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

CURB INLET SEDIMENT PREVENTION DETAIL

NOT TO SCALE

**JOB SITE PERMIT POSTING DETAIL**

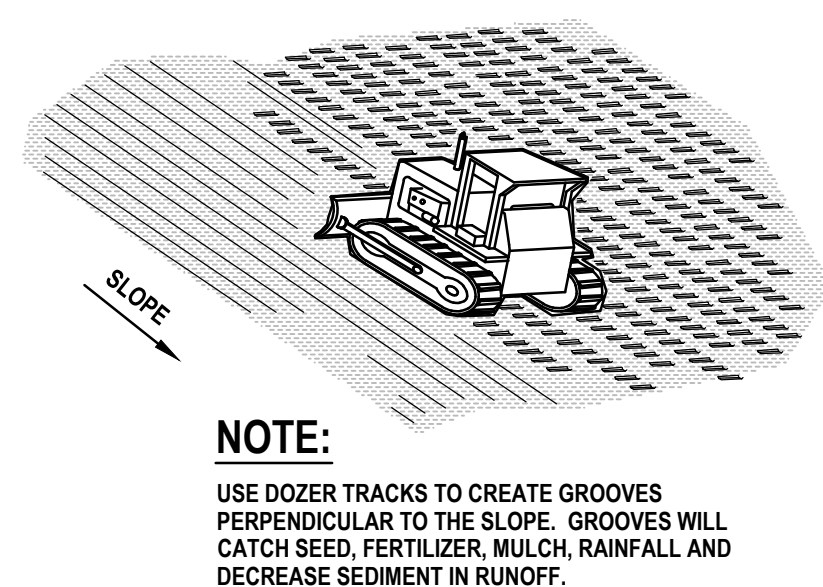
NOT TO SCALE

**NOTE:**

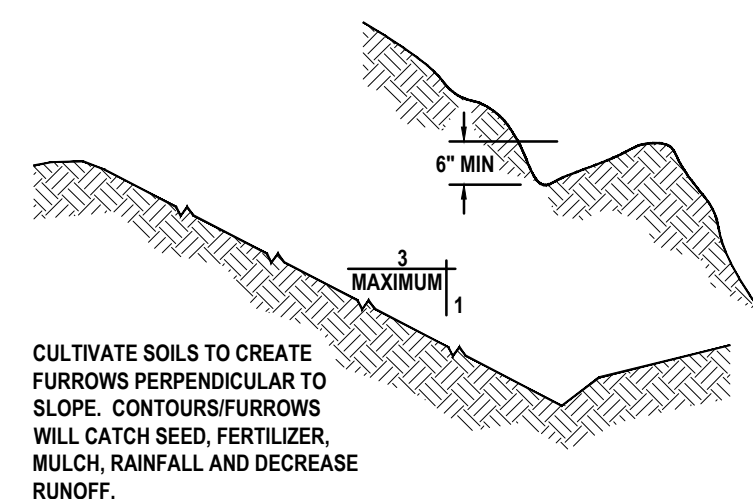
1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4" INCH MESH.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

HARDWARE CLOTH INLET PROTECTION

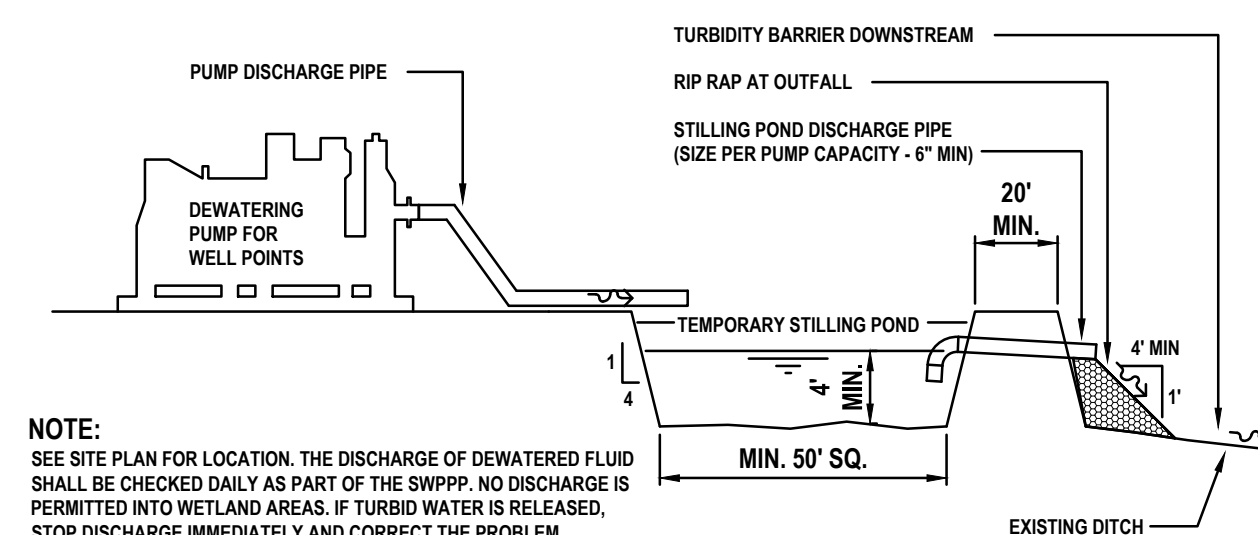
NOT TO SCALE

**TRACKING DETAIL**

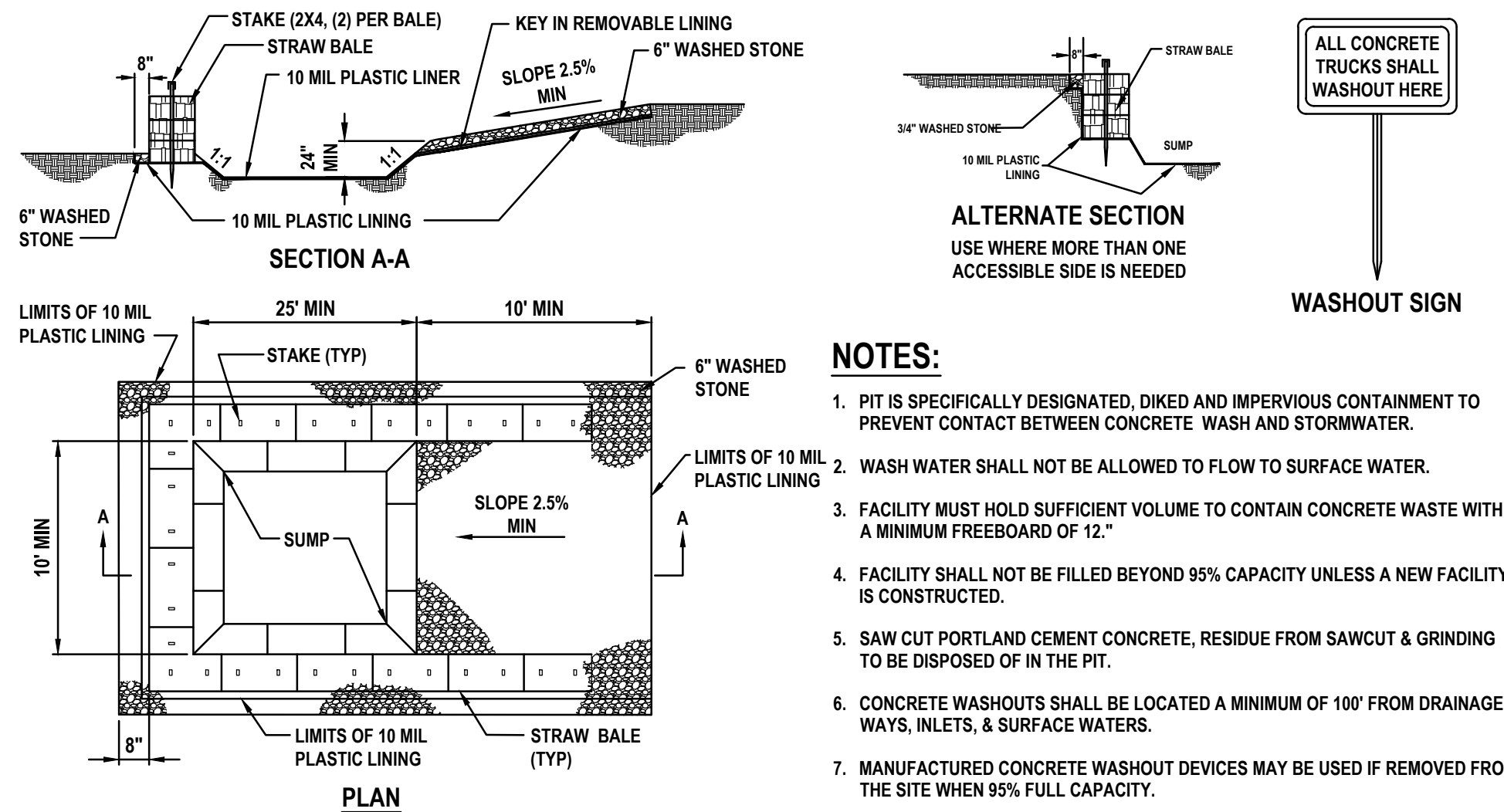
NOT TO SCALE

**SURFACE ROUGHENING**

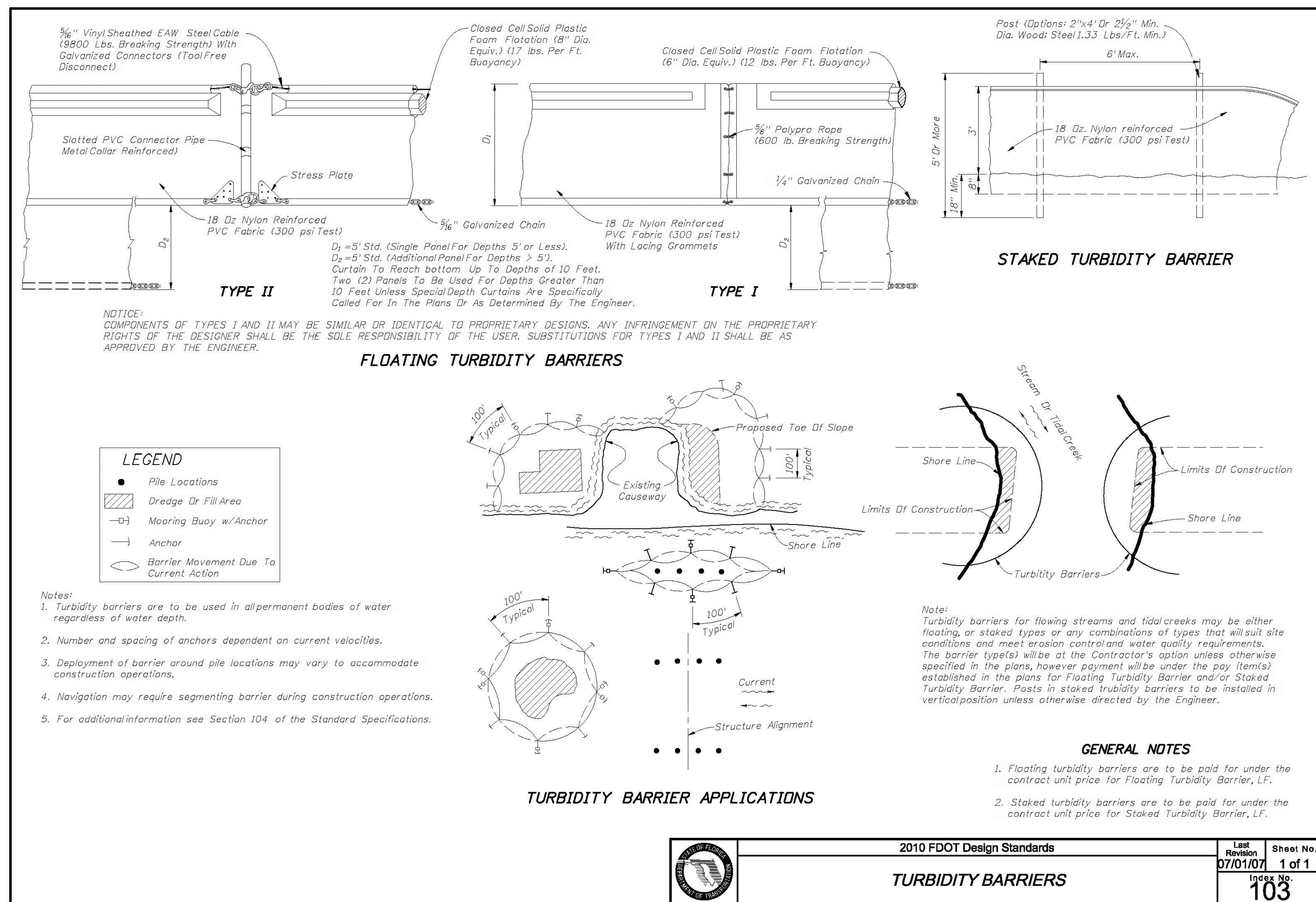
(NOT TO SCALE)

**NOTE:**

SEE SITE PLAN FOR LOCATION. THE DISCHARGE OF DEWATERED FLUID SHALL BE CHECKED DAILY AS PART OF THE SWPPP. NO DISCHARGE IS PERMITTED INTO WETLAND AREAS. IF TURBID WATER IS RELEASED, STOP DISCHARGE IMMEDIATELY AND CORRECT THE PROBLEM.

TYPICAL DEWATERING DISCHARGE DETAIL**CONCRETE WASHOUT AREA**

NOT TO SCALE

**STAKED TURBIDITY BARRIER****FLOATING TURBIDITY BARRIERS****Notes:**

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104. of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS**GENERAL NOTES**

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, L.F.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, L.F.



2010 FDOT Design Standards

TURBIDITY BARRIERS

Last Revision 07/01/07

Sheet No. 1 of 1

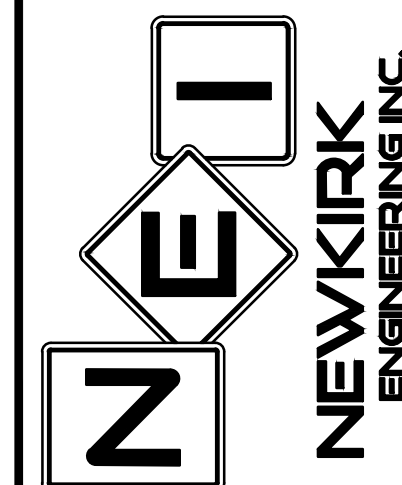
103**REVISIONS**

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
© 2013

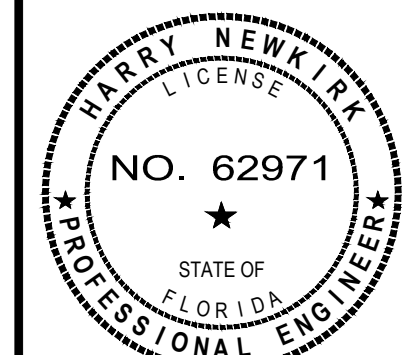
Civil Engineering,
Transportation, CEI &
Landscape Architecture



SWPPP DETAILS AND NOTES
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

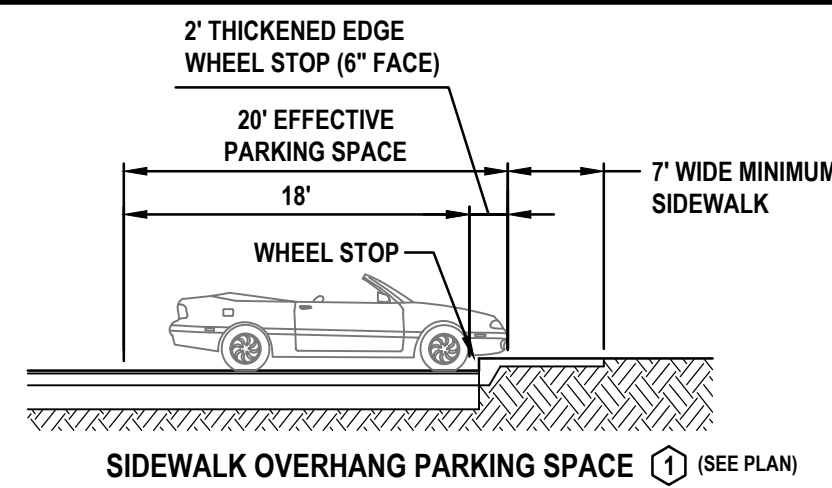
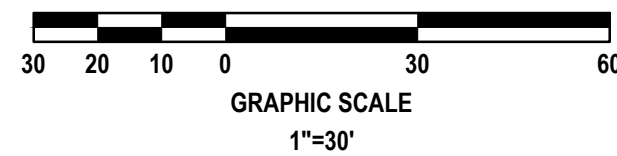
DRAWN BY: NWS

CHECKED BY: HHN

SCALE:

DRAWING NUMBER

6



PAVING LEGEND

ASPHALT PAVEMENT	1.5" SP-12.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
	6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
	12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
	* ALTERNATE 12" STABILIZED SUBBASE: 6.5" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
	(TYPE B STABILIZATION). SEE DETAIL, SHEET No. 21 & 24
	*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
	12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS)
	(TYPE B STABILIZATION). SEE DETAIL, SHEET No. 21 & 24
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS)
	PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 20, 24 & 25)
ARTIFICIAL TURF	ARTIFICIAL TURF (INSTALL PER MANUFACTURER SPECIFICATIONS)

LEGEND

TYPE 'F'1' CURB
TYPE 'F' CURB
MIAMI CURB
24" DETECTABLE WARNING MAT
TRANSITION FROM "F1" CURB ENVIRONMENTAL CURB
SITE LIGHTING
SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEET, No. 29-30)
FLOATING FOUNTAIN
FOUNTAIN SPECIFICATIONS: MANUFACTURER - EAGLE FOUNTAINS MODEL - EFS-3000 (BIG FOUNTAIN) MOTOR - 230V, 1 PHASE
6" BENCH
SEE DETAIL, SHEET No. 9

SIDEWALK RAMP KEYNOTES:

- (A) SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 25)
- (B) SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 25)
- (C) SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 25)

GENERAL NOTES:

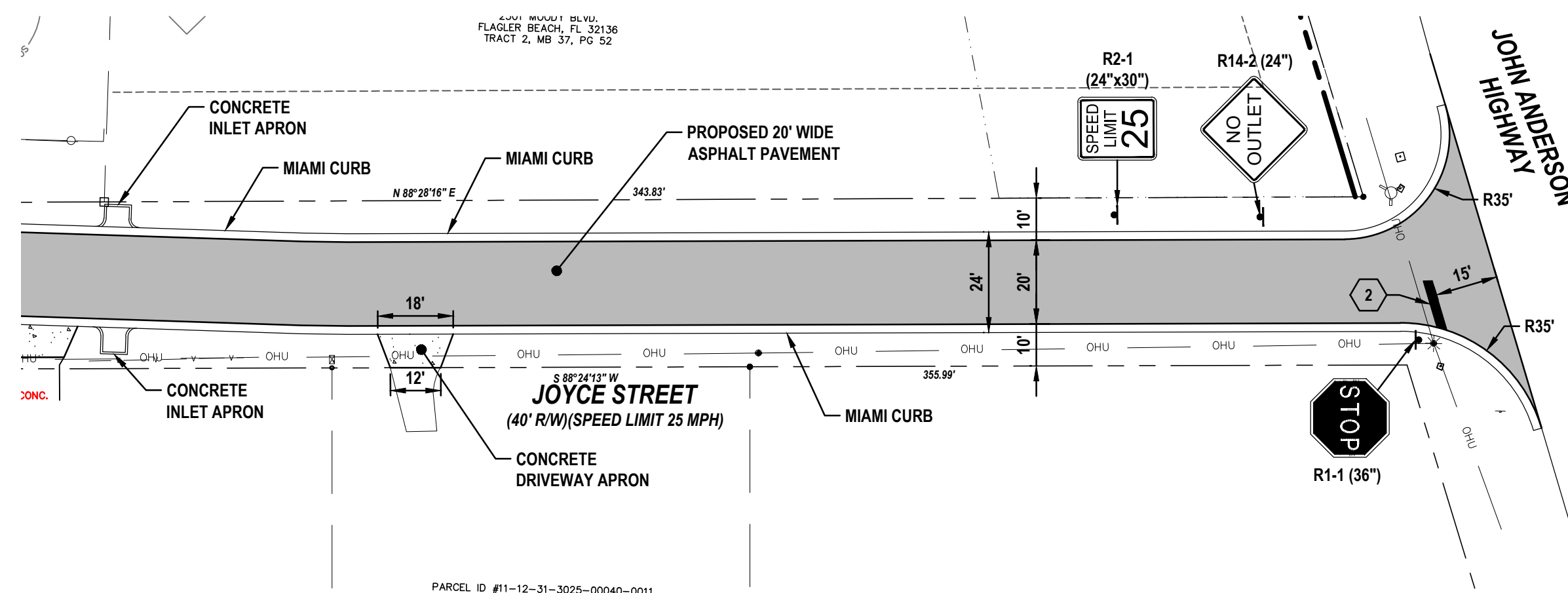
- CITY OF FLAGLER BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, CANOPIES, DUMPSTER ENCLOSURE, LIGHT POLES, FENCE AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) AT TIME OF BUILDING PERMIT.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
- THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
- SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
- ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
- ALL PAVEMENT EDGE SHALL HAVE TYPE "F-1" CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL WALL-MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.
- ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
- COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.
- CONTRACTOR TO PROVIDE PREMISE IDENTIFICATION FOR BUILDING DURING CONSTRUCTION.
- THE PROPOSED FIVE FOOT SIDEWALK THAT CONNECTS TO THE EXISTING SIDEWALK ALONG SR-100 SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PROPOSED CURBING SHALL BE TYPE 'F1'.
- ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- THE SIGN PERMIT WILL BE UNDER SEPARATE APPLICATION TO BE REVIEWED BY THE CITY'S PLANNING AND ZONING DEPARTMENT.

PAVEMENT MARKING NOTES:

- PARKING STALL LINES AND LOADING ZONE PAVEMENT MARKINGS COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND MAINTAINED IN A CLEAR AND VISIBLE CONDITION.
- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
- PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
- ALL STOP BARS SHALL BE THERMOPLASTIC.
- ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-101.
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

- (1) 6" SOLID WHITE LINE
- (2) 24" WHITE STOP BAR
- (3) WHITE DIRECTIONAL ARROW



PARCEL ID#: 11-12-31-2500-00010-0000
OWNER: FLAGLER SQUARE-JAX INC
PO BOX 273780
BOCA RATON, FL 33427
ZONING: (HIGHWAY COMMERCIAL)

PARCEL ID#: 11-12-31-0650-000C0-0030
OWNER: ANDERSON CROSSING OWNERS
ONE CVS DRIVE
WOONSOCKET, RI 02895
ZONING: GC (GENERAL COMMERCIAL)

PARCEL ID#: 11-12-31-3025-00040-0030
OWNER: SEAGROVE BEACH INVESTMENTS LLC
5753 HIGHWAY 85 N, PMB 7457
SEAGROVE BEACH, FL 32136
ZONING: R1 (SFR SINGLE FAMILY RESIDENTIAL)

PARCEL ID#: 11-12-31-0650-000D0-0060
OWNER: FLAGLER BEACH VILLAS RRI
PO BOX 10293
CLEARWATER, FL 33757
ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)

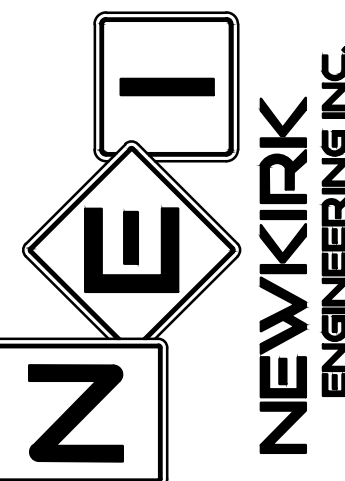
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 26000584
C 2013

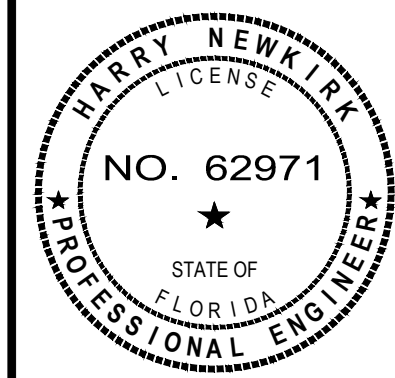
Civil Engineering,
Transportation, CEI &
Landscape Architecture



SITE LAYOUT PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

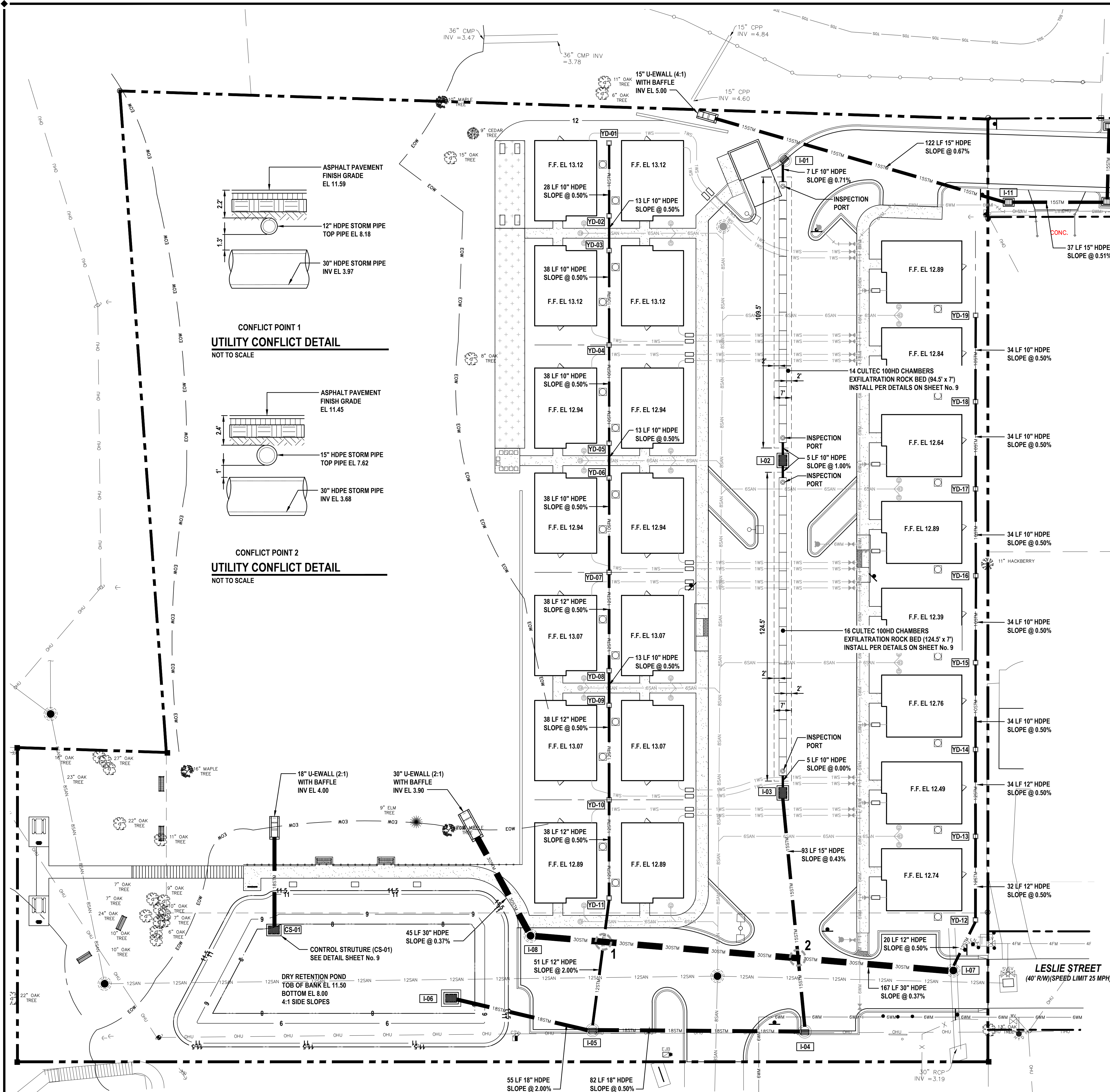
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



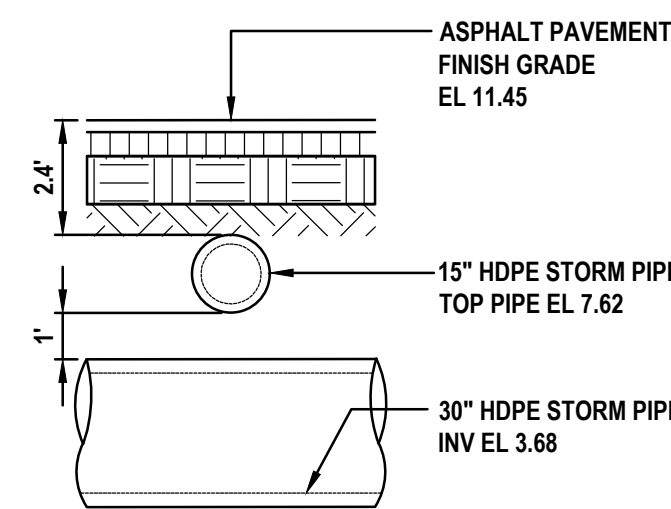
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER

7



CONFLICT POINT 1
UTILITY CONFLICT DETAIL
NOT TO SCALE



DRAINAGE STRUCTURE NOTES:

- SEE SHEET No. 9 FOR STORM STRUCTURE SCHEDULE AND CONTROL STRUCTURE DETAIL.
- ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
- SQUARE / RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
- 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
- ALL STRUCTURES SHALL HAVE A 12" SUMP.
- NO WEEP HOLES ALLOWED.
- CONTRACTOR SHALL WORK WITH STRUCTURE FABRICATOR TO DETERMINE ADEQUATE STRUCTURE BOTTOM SIZE FOR THE PROPOSED PIPE SIZES AND ANGLES.

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 0.5-INCHES OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 1.25-INCHES OVER THE IMPERVIOUS SURFACE. STORMWATER TREATMENT IS PROVIDED BY DRY RETENTION. AN ADDITIONAL 0.5-INCH IS ADDED TO THE REQUIRED TREATMENT VOLUME FOR AN ONLINE SYSTEM. THE STORMWATER SYSTEM DISCHARGES TO AN OFW, THEREFORE AN ADDITIONAL 50% IS ADDED TO THE REQUIRED TREATMENT VOLUME. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

Design Storm	Rainfall (inches)	Discharge Rate (cfs)	Outflow Volume (ft ³)	Peak Stage (ft)
Mean Annual, 24-Hour	PRE 4.5	2.53 0.17	16,223 4,909	10.39
25 Year, 24-Hour	PRE 8.9	7.07 6.36	44,888 31,300	10.98

EXFILTRATION NOTES:

- CULTEC CONTACTOR 100 HD STORM CHAMBERS TO BE INSTALLED PER CULTEC DETAILS AND MANUFACTURER SPECIFICATIONS (SEE DETAILS ON SHEET No. 10). CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SHOP DRAWING OF CLASS 1 AND CLASS 2 NON-WOVEN FILTER FABRIC.
- SELECT BACKFILL SHALL CONSIST OF WELL-GRADED ROCK, OR ROCK AND COARSE SAND FILL. FILL HAVING A HIGH PROPORTION OF SAND AND/OR FINES WILL NOT BE ACCEPTED. BACKFILL SHALL BE COMPACTED BY MECHANICAL TAMPERS TO 98% MAX. DENSITY (AASHTO T-180). CALCAREOUS MATERIAL IS PROHIBITED.
- TRENCH MATERIAL SHALL CONSIST OF 1.5-INCH TO 3-INCH ANGULAR COARSE AGGREGATE MEETING F.D.O.T. SECTION 901 AND ASTM C-33 AND SHALL BE WASHED, AND FREE OF DELETERIOUS MATERIAL. CRUSHED RECYCLED CONCRETE IS ACCEPTABLE.
- STONE SHALL BE CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION 1.5-INCHES TO 3-INCHES WITH A 50% VOID RATIO. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- AFTER AGGREGATE HAS BEEN PLACED TO DESIRED ELEVATION, WASH DOWN WITH CLEAR WATER TO ALLOW FOR INITIAL SETTLEMENT. IF SETTLEMENT OCCURS ADD ADDITIONAL AGGREGATE TO REQUIRED ELEVATION.
- AGGREGATE SHALL BE COMPACTED IN TWO LIFTS, THE FIRST PRIOR TO PLACING PIPE, AND THE SECOND AFTER THE TOP AGGREGATE IS PLACED WITH MECHANICAL TAMPERS. DO NOT COMPACT WITH VIBRATORY ROLLERS.
- TRENCH TO BE CONSTRUCTED AND ADHERED TO OSHA'S TRENCH SAFETY CODE. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH BY FOREIGN MATERIAL.
- INSPECTION PORT TO BE INSTALLED ON EACH CULTEC CONTACTOR 100 HD TERMINAL END CAP AND MIDDLE POINT ON LONG RUNS. (SEE INSPECTION PORT DETAIL SHEET No. 9).
- OPERATION, INSPECTION AND MAINTENANCE TO BE PERFORMED PER GUIDELINES PROVIDED ON SHEET No. 10.

GENERAL DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL PIPE FROM THE BUILDING DRAINS SHALL BE PVC SDR 35 OR SMOOTH INTERIOR HDPE.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL. ALTERNATE STORM PIPE MATERIAL IS RCP PER FDOT SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND & DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

HDPE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER (FT)	MINIMUM SLOPE (FT/FT)
12	3.0	0.012	0.5	0.78538	1.1415	0.0036
15	3.0	0.012	0.6	1.22715	3.9269	0.0027
18	3.0	0.012	0.8	1.76709	4.7123	0.0021
24	3.0	0.012	1.0	3.14150	6.2830	0.0015
30	3.0	0.012	1.3	4.90859	7.8538	0.0011

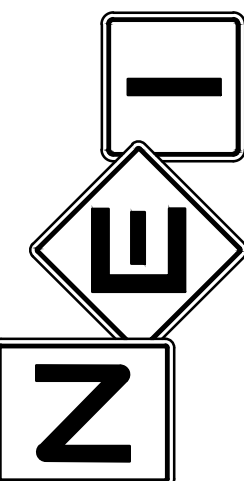
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
C 2013

Civil Engineering,
Transportation, CEI &
Landscape Architecture

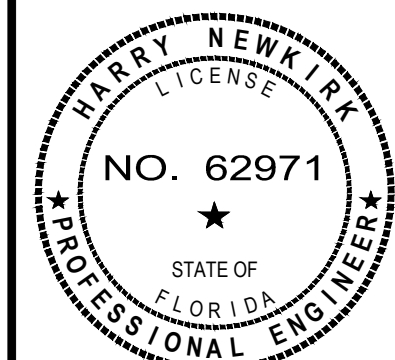


NEWKIRK
ENGINEERING INC.

DRAINAGE PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

CHECKED BY: HHN

SCALE: 1" = 20'

DRAWING NUMBER

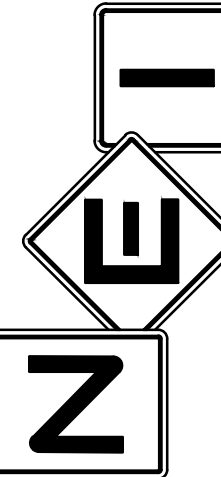
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 26000584
C 2013

Civil Engineering,
Transportation, CEI &
Landscape Architecture

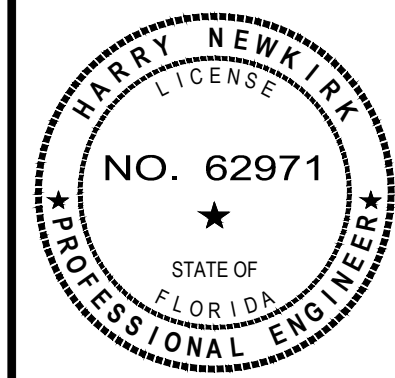


NEWKIRK
ENGINEERING INC.

DRAINAGE DETAILS
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

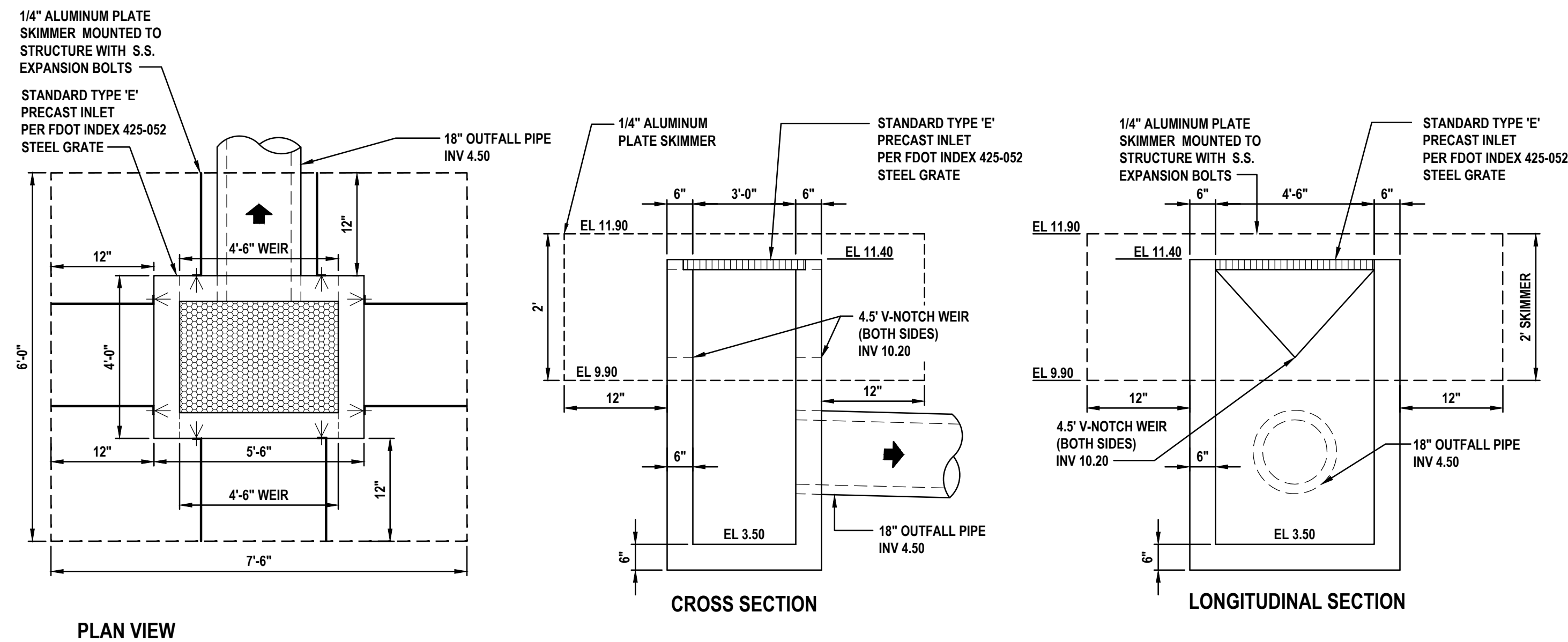
DRAWN BY: NWS

CHECKED BY: HHN

SCALE: AS SHOWN

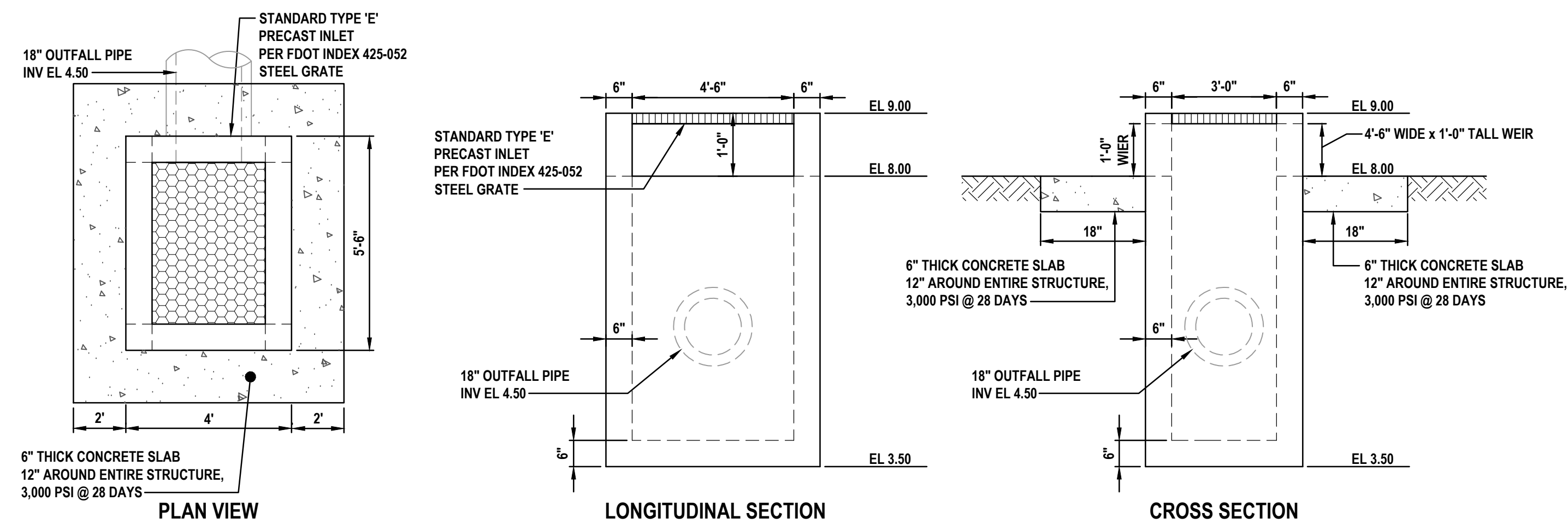
DRAWING NUMBER

9



CONTROL STRUCTURE CS-01 DETAIL

NOT TO SCALE



TYPE 'E' BUBBLE-UP STRUCTURE DETAIL: INLET 06

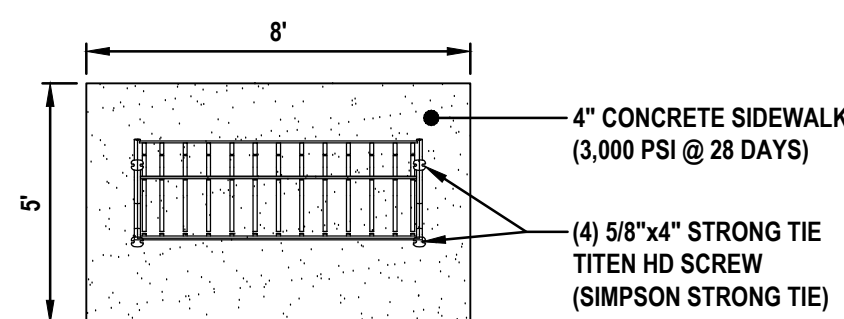
NOT TO SCALE



46" METAL ROUND OR SQUARE PICNIC TABLE BY ULINE. COLOR = BLACK



BELSON OUTDOORS (MODEL G620-3)
ADJUSTABLE ROTATING METAL PEDESTAL GRILL (14"x20")
POST: 3.5" DIAMETER x 40" HEIGHT
MOUNT PER MANUFACTURER SPECIFICATIONS



BENCH MOUNTING WITH CONCRETE PAD DETAIL

NOT TO SCALE

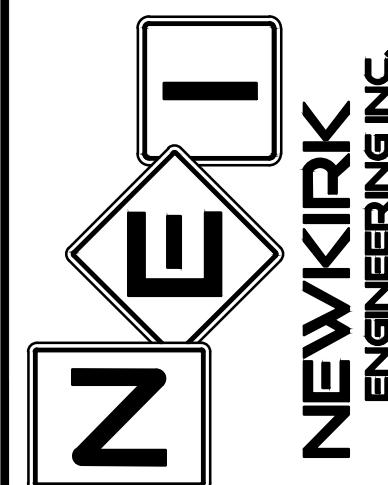
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
C 2013

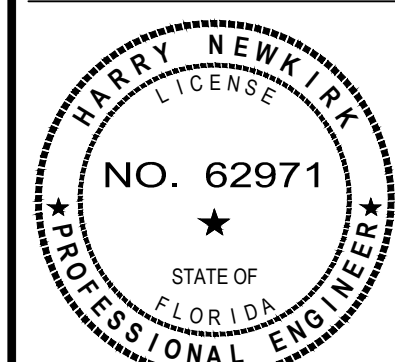
Civil Engineering,
Transportation, CEI &
Landscape Architecture



DRAINAGE DETAILS
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

CHECKED BY: HHN

SCALE: AS SHOWN

DRAWING NUMBER

10

CULTEC CONTACTOR 100HD CHAMBER PRODUCT SPECIFICATIONS

GENERAL
CULTEC CONTACTOR 100HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.

3. THE CHAMBER SHALL BE ARCHED IN SHAPE.

4. THE CHAMBER SHALL BE OPEN-BOTTOMMED.

5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPPLERS OR SEPARATE END WALLS.

6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC CONTACTOR 100HD SHALL BE 12.5 INCHES (318 mm) TALL, 36 INCHES (914 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED CONTACTOR 100HD SHALL BE 7.5 FEET (2.29 m).

7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 10 INCHES (250 mm).

8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV SFCx2 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 5.75 INCHES (146 mm) HIGH BY 7.5 INCHES (191 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 6 INCHES (152 mm).

9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV SFCx2 FEED CONNECTOR SHALL BE 7.8 INCHES (194 mm) TALL, 12 INCHES (305 mm) WIDE AND 19 INCHES (500 mm) LONG.

10. THE NOMINAL STORAGE VOLUME OF THE CONTACTOR 100HD CHAMBER SHALL BE 1.866 FT³/FT (0.173 m³/m) WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED CONTACTOR 100HD SHALL BE 13.956 FT³/UNIT (0.396 m³/UNIT) WITHOUT STONE.

11. THE NOMINAL STORAGE VOLUME OF THE HVLV SFCx2 FEED CONNECTOR SHALL BE 0.294 FT³/FT (0.027 m³/m) WITHOUT STONE.

12. THE CONTACTOR 100HD CHAMBER SHALL HAVE FORTY-FOUR DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.

13. THE CONTACTOR 100HD CHAMBER SHALL HAVE 16 CORRUGATIONS.

14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.

15. THE CONTACTOR 100HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.

16. THE CONTACTOR 100HD MIDDLE/END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.

17. THE HVLV SFCx2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD AND ACT AS CROSS FEED CONNECTIONS.

18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.

19. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

20. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.

22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.

23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF ASTM PS 63-2015, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.

25. MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0 FEET (3.66 m)

CULTEC HVLV SFCx2 FEED CONNECTOR

GENERAL
CULTEC HVLV SFCx2 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC CONTACTOR 100HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.

3. THE CHAMBER SHALL BE ARCHED IN SHAPE.

4. THE CHAMBER SHALL BE OPEN-BOTTOMMED.

5. THE HVLV SFCx2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.

6. THE NOMINAL STORAGE VOLUME OF THE HVLV SFCx2 FEED CONNECTOR SHALL BE 0.294 FT³/FT (0.027 m³/m) WITHOUT STONE.

7. THE HVLV SFCx2 FEED CONNECTOR CHAMBER SHALL HAVE 3 CORRUGATIONS.

8. THE HVLV SFCx2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.

9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410 14" NON-WOVEN GEOTEXTILE
CULTEC NO. 410 14" NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR AND RECHARGE RIB STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.

3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (53.3 N) PER ASTM D4832 TESTING METHOD.

4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 225 PSI (1551 KPA) PER ASTM D3986 TESTING METHOD.

5. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4832 TESTING METHOD.

6. THE GEOTEXTILE SHALL HAVE A COR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D4911 TESTING METHOD.

7. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 30 LBS (222 N) PER ASTM D4832 TESTING METHOD.

8. THE GEOTEXTILE SHALL HAVE A COR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D4911 TESTING METHOD.

9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 30 LBS (222 N) PER ASTM D4832 TESTING METHOD.

10. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

14. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

15. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

16. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

17. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

18. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

19. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

20. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

21. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

22. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

23. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

24. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

25. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

26. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

27. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

28. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

29. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

30. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

31. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

32. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

33. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

34. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

35. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

36. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

37. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

38. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

39. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

40. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

41. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

42. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

43. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

44. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

45. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

46. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

47. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

48. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

49. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

50. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

51. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

52. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

53. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

54. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

55. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

56. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

57. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

58. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

59. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

60. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

61. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

62. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

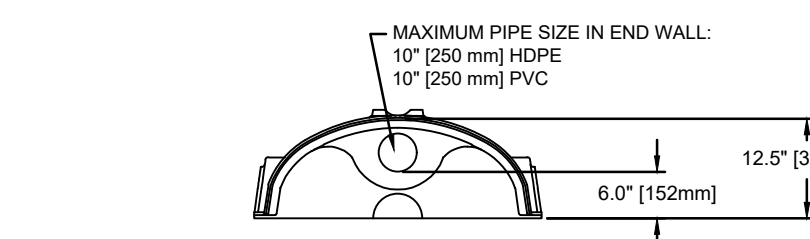
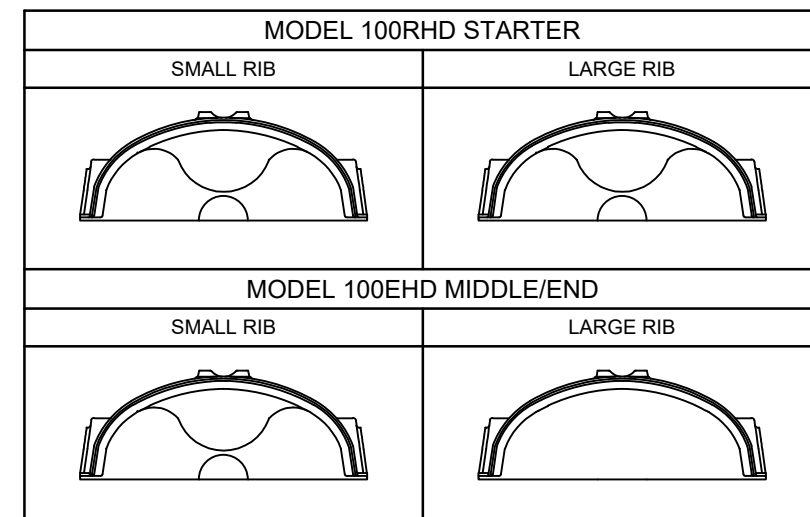
63. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.

64. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/PSI (5500 L/MIN/PSI) PER ASTM D4911 TESTING METHOD.

65. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

66. THE GEOTEXTILE SHALL HAVE A ADS VALUE OF 70 U

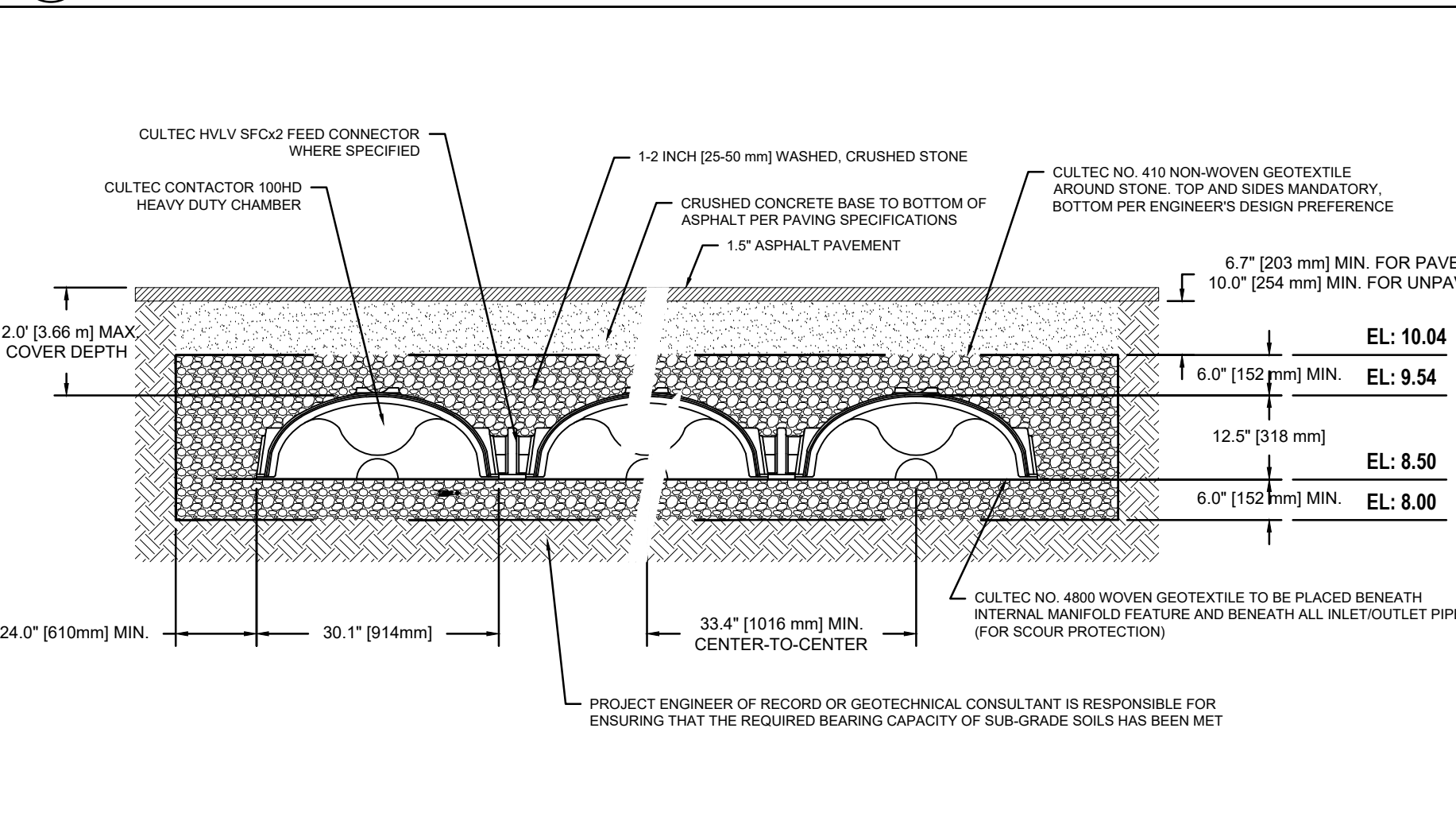
67. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.



CULTEC CONTACTOR 100HD CHAMBER STORAGE = 1.866 CF/FT (0.173 m³/m)
INSTALLED LENGTH ADJUSTMENT = 0.5' (0.15 m)

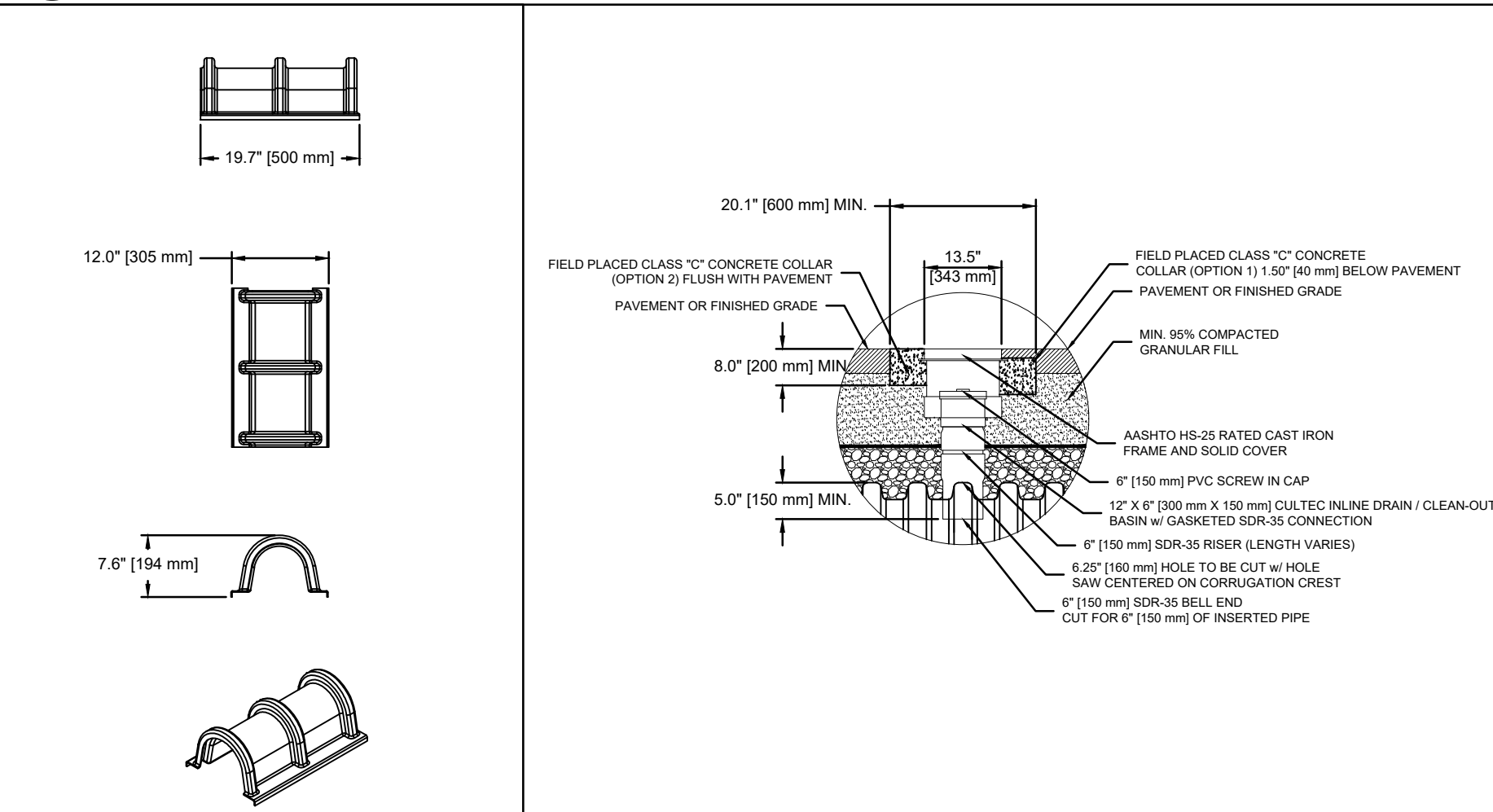
100HD
2.0

CULTEC CONTACTOR 100HD HEAVY DUTY THREE VIEW



100HD
5.0

CULTEC CONTACTOR 100HD HEAVY DUTY SYSTEM CROSS SECTION



100HD
6.0

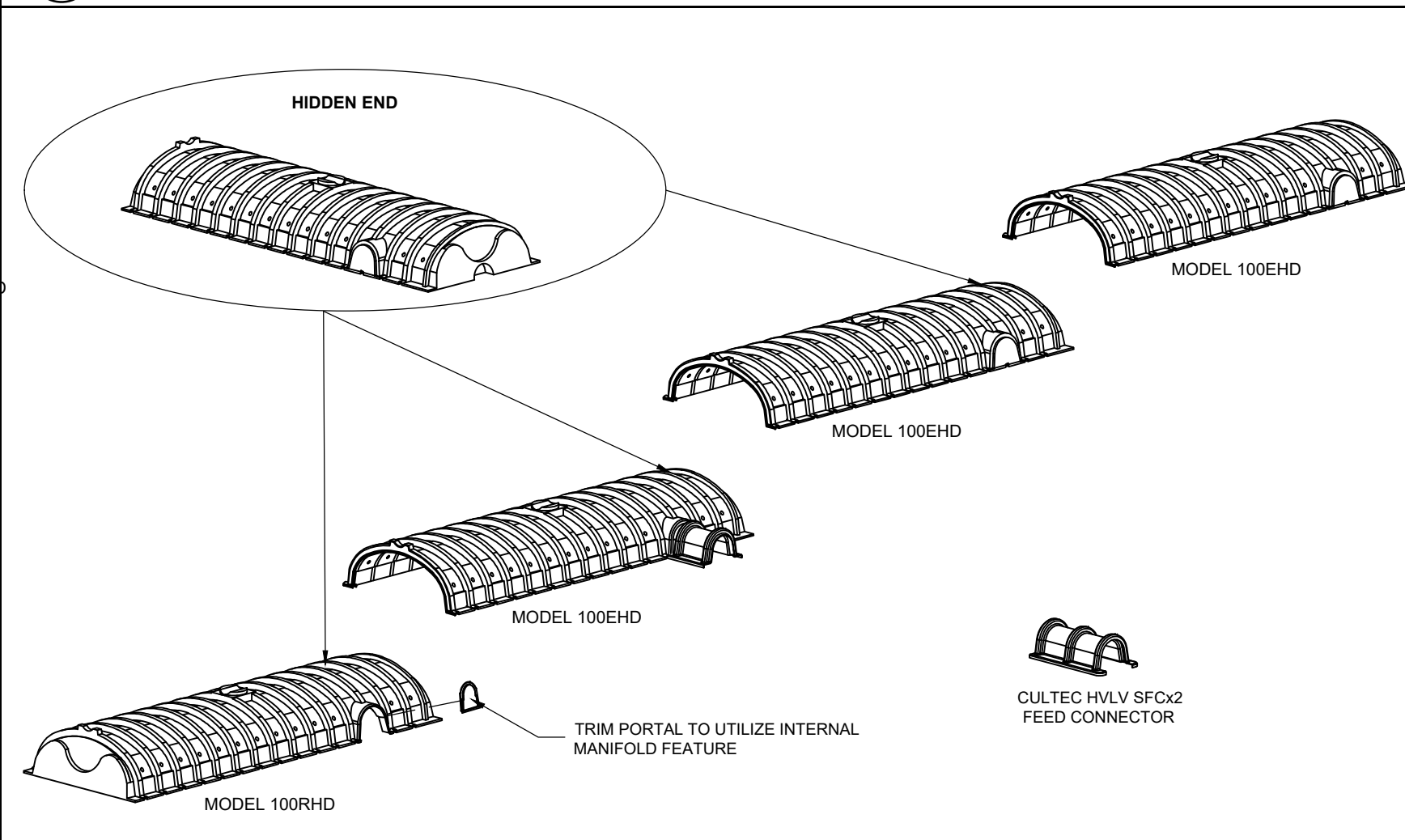
CULTEC HVLV SFCx2 FEED CONNECTOR

100HD
6.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

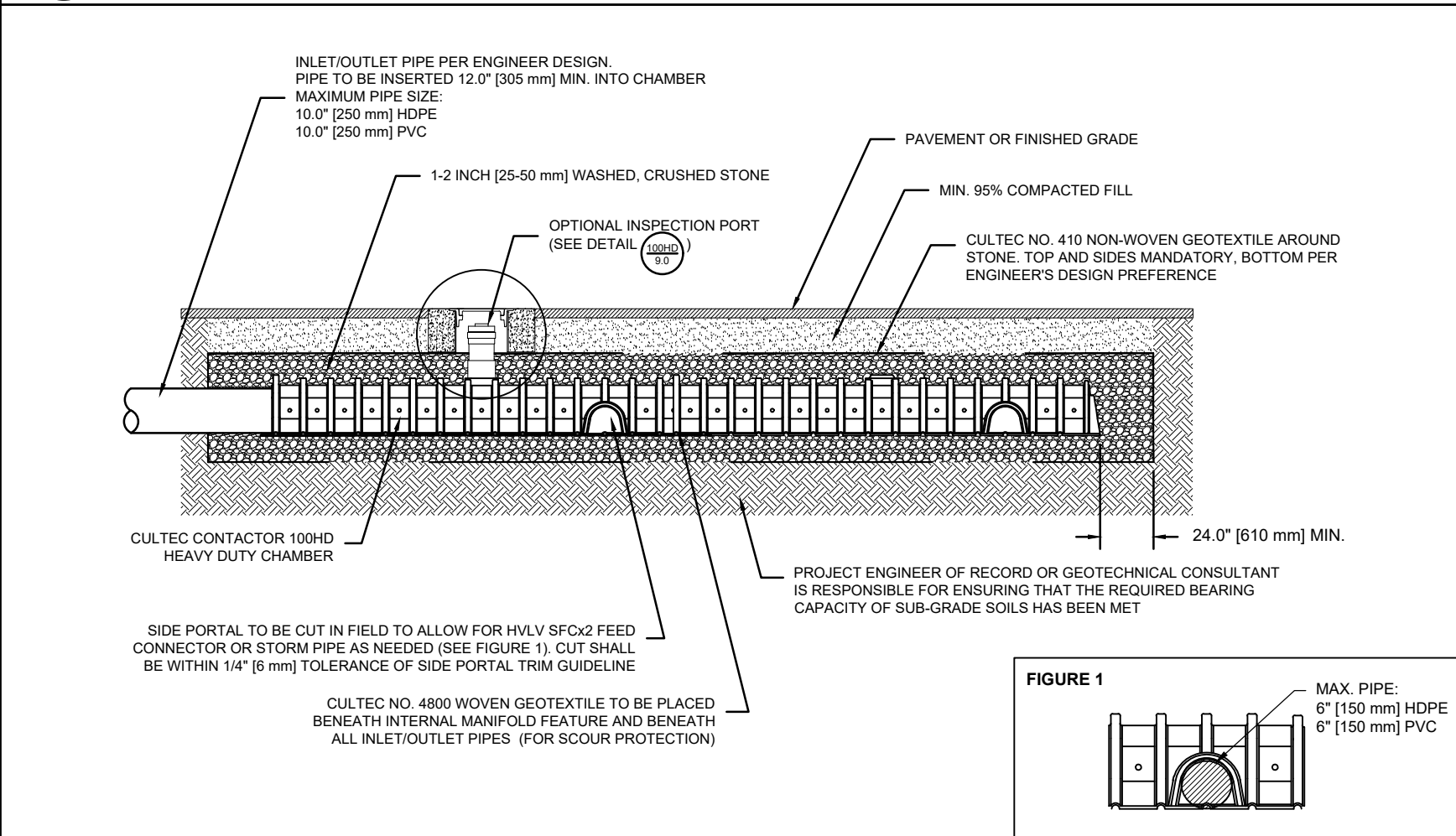
100HD
3.0

CULTEC CONTACTOR 100HD HEAVY DUTY END DETAIL INFORMATION



100HD
6.0

CULTEC CONTACTOR 100HD HEAVY DUTY TYPICAL INTERLOCK

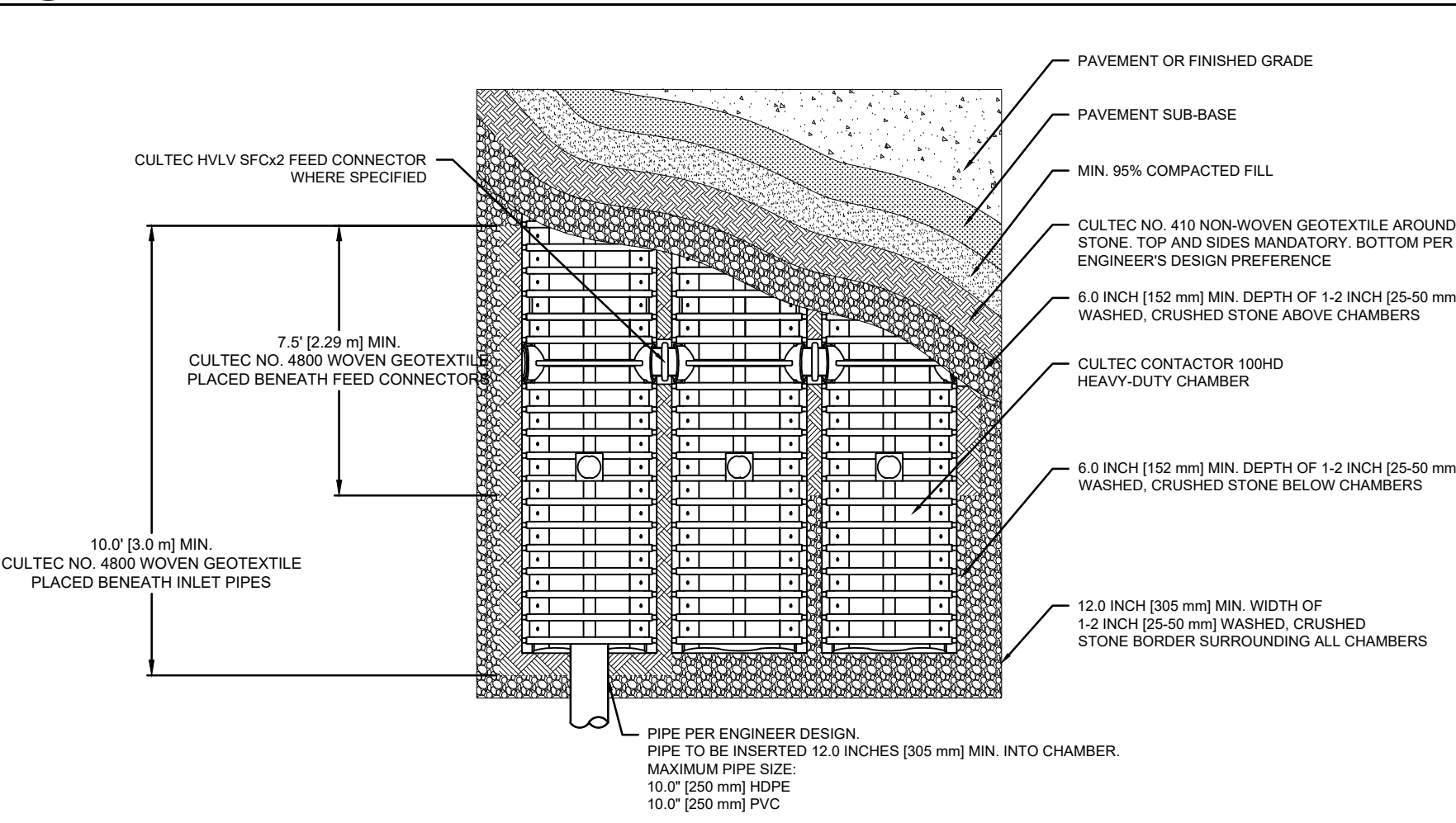


100HD
10.0

CULTEC MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

100HD
1.0

GENERAL NOTES



100HD
7.0

CULTEC CONTACTOR 100HD HEAVY DUTY PLAN VIEW



CULTEC, Inc.

Subsurface Stormwater Management Systems

P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

CONTACTOR 100HD
DETAIL SHEET
TRAFFIC APPLICATION

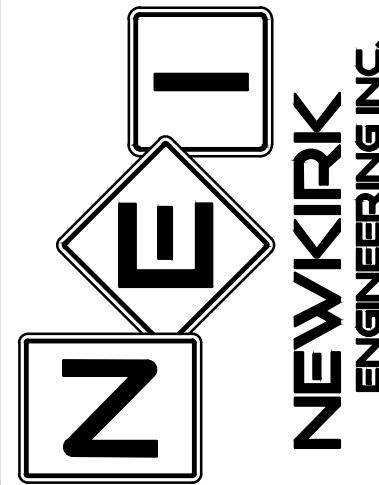
CULTEC STORMWATER CHAMBER

PROJECT NO:	DATE:	2019
DRAWN BY:	CHECKED BY:	
SCALE:	N.T.S.	SHEET NO:

REVISIONS

DATE	DESCRIPTION

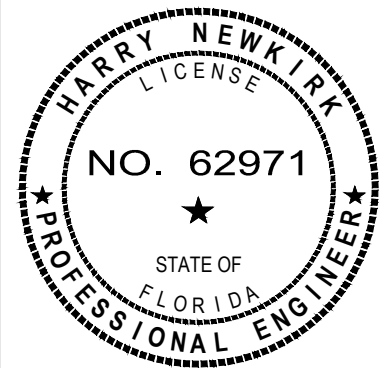
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



CULTEC OPERATION
AND MAINTENANCE
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK
ENGINEERING. ANY USE OR REPRODUCTION IN
WHOLE OR PART IS PROHIBITED WITHOUT THE
EXPRESSED WRITTEN CONSENT OF NEWKIRK
ENGINEERING. COPYRIGHT 2013 ALL RIGHTS
RESERVED.

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED BY
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

11

CULTEC STORMWATER CHAMBERS



OPERATIONS AND MAINTENANCE GUIDELINES

CULTEC STORMWATER CHAMBERS



This manual contains guidelines recommended by CULTEC, Inc. and may be used in conjunction with, but not to supersede, local regulations or regulatory authorities. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Introduction

The CULTEC Subsurface Stormwater Management System is a high-density polyethylene (HDPE) chamber system arranged in parallel rows surrounded by washed stone. The CULTEC chambers create arch-shaped voids within the washed stone to provide stormwater detention, retention, infiltration, and reclamation. Filter fabric is placed between the native soil and stone interface to prevent the intrusion of fines into the system. In order to minimize the amount of sediment which may enter the CULTEC system, a sediment collection device (stormwater pretreatment device) is recommended upstream from the CULTEC chamber system. Examples of pretreatment devices include, but are not limited to, an appropriately sized catch basin with sump, pretreatment catchment device, oil grit separator, or baffled distribution box. Manufactured pretreatment devices may also be used in accordance with CULTEC chambers. Installation, operation, and maintenance of these devices shall be in accordance with manufacturer's recommendations. Almost all of the sediment entering the stormwater management system will be collected within the pretreatment device.

Best Management Practices allow for the maintenance of the preliminary collection systems prior to feeding the CULTEC chambers. The pretreatment structures shall be inspected for any debris that will restrict inlet flow rates. Outfall structures, if any, such as outlet control must also be inspected for any obstructions that would restrict outlet flow rates. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Operation and Maintenance Requirements

I. Operation

CULTEC stormwater management systems shall be operated to receive only stormwater run-off in accordance with applicable local regulations. CULTEC subsurface stormwater management chambers operate at peak performance when installed in series with pretreatment. Pretreatment of suspended solids is superior to treatment of solids once they have been introduced into the system. The use of pretreatment is adequate as long as the structure is maintained and the site remains stable with finished impervious surfaces such as parking lots, walkways, and pervious areas are properly maintained. If there is to be an unstable condition, such as improvements to buildings or parking areas, all proper silt control measures shall be implemented according to local regulations.

II. Inspection and Maintenance Options

- A. The CULTEC system may be equipped with an inspection port located on the inlet row. The inspection port is a circular cast box placed in a rectangular concrete collar. When the lid is removed, a 6-inch (150 mm) pipe with a screw-in plug will be exposed. Remove the plug. This will provide access to the CULTEC Chamber row below. From the surface, through this access, the sediment may be measured at this location. A stadia rod may be used to measure the depth of sediment if any in this row. If the depth of sediment is in excess of 3 inches (76 mm), then this row should be cleaned with high pressure water through a culvert cleaning nozzle. This would be carried out through an upstream manhole or through the CULTEC StormFilter Unit (or other pretreatment device). CCTV inspection of this row can be deployed through this access port to determine if any sediment has accumulated in the inlet row.
- B. If the CULTEC bed is not equipped with an inspection port, then access to the inlet row will be through an upstream manhole or the CULTEC StormFilter.
1. **Manhole Access**
This inspection should only be carried out by persons trained in confined space entry and sewer inspection services. After the manhole cover has been removed a gas detector must be lowered into the manhole to ensure that there are not high concentrations of toxic gases present. The inspector should be lowered into the manhole with the proper safety equipment as per OSHA requirements. The inspector may be able to observe sediment from this location. If this is not possible, the inspector will need to deploy a CCTV robot to permit viewing of the sediment.

2. **StormFilter Access**
Remove the manhole cover to allow access to the unit. Typically a 30-inch (750 mm) pipe is used as a riser from the StormFilter to the surface. As in the case with manhole access, this access point requires a technician trained in confined space entry with proper gas detection equipment. This individual must be equipped with the proper safety equipment for entry into the StormFilter. The technician will be lowered onto the StormFilter unit. The hatch on the unit must be removed. Inside the unit are two filters which may be removed according to StormFilter maintenance guidelines. Once these filters are removed the inspector can enter the StormFilter unit to launch the CCTV camera robot.
- C. The inlet row of the CULTEC system is placed on a polyethylene liner to prevent scouring of the washed stone beneath this row. This also facilitates the flushing of this row with high pressure water through a culvert cleaning nozzle. The nozzle is deployed through a manhole or the StormFilter and extended to the end of the row. The water is turned on and the inlet row is back-flushed into the manhole or StormFilter. This water is to be removed from the manhole or StormFilter using a vacuum truck.

III. Maintenance Guidelines

The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:

- A. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- B. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- C. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- D. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

IV. Suggested Maintenance Schedules

- A. **Minor Maintenance**
The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:

Frequency	Action
Monthly in first year	Check inlets and outlets for clogging and remove any debris, as required.
Spring and Fall	Check inlets and outlets for clogging and remove any debris, as required.
One year after commissioning and every third year following	Check inlets and outlets for clogging and remove any debris, as required.

- B. **Major Maintenance**
The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insufficient performance and other issues that might be found during the inspection of the stormwater management chambers. (See table on next page)

	Frequency	Action
Inlets and Outlets	Every 3 years	Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	- Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. - Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	- Clean stormwater management chambers and feed connectors of any debris. - Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. - Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	- Clean stormwater management chambers and feed connectors of any debris. - Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. - Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique. - Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. - Attain the appropriate approvals as required. - Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1 st year	Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

© CULTEC, Inc. CLT057 01-20

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

© CULTEC, Inc. CLT057 01-20

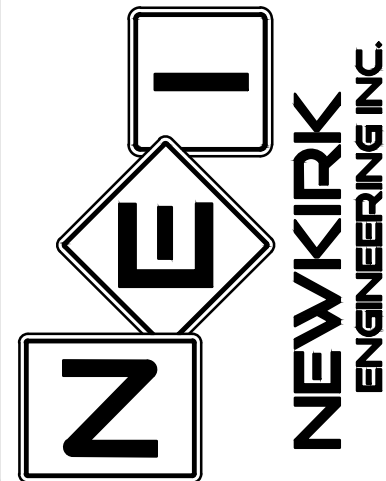
For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

© CULTEC, Inc. CLT057 01-20

REVISIONS

DATE	DESCRIPTION

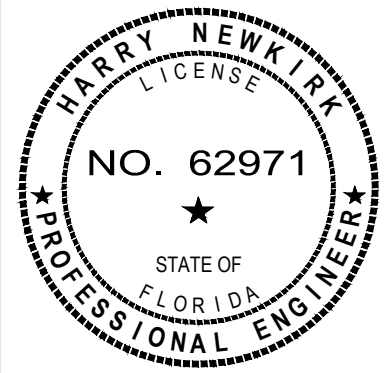
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



CROSS SECTIONS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

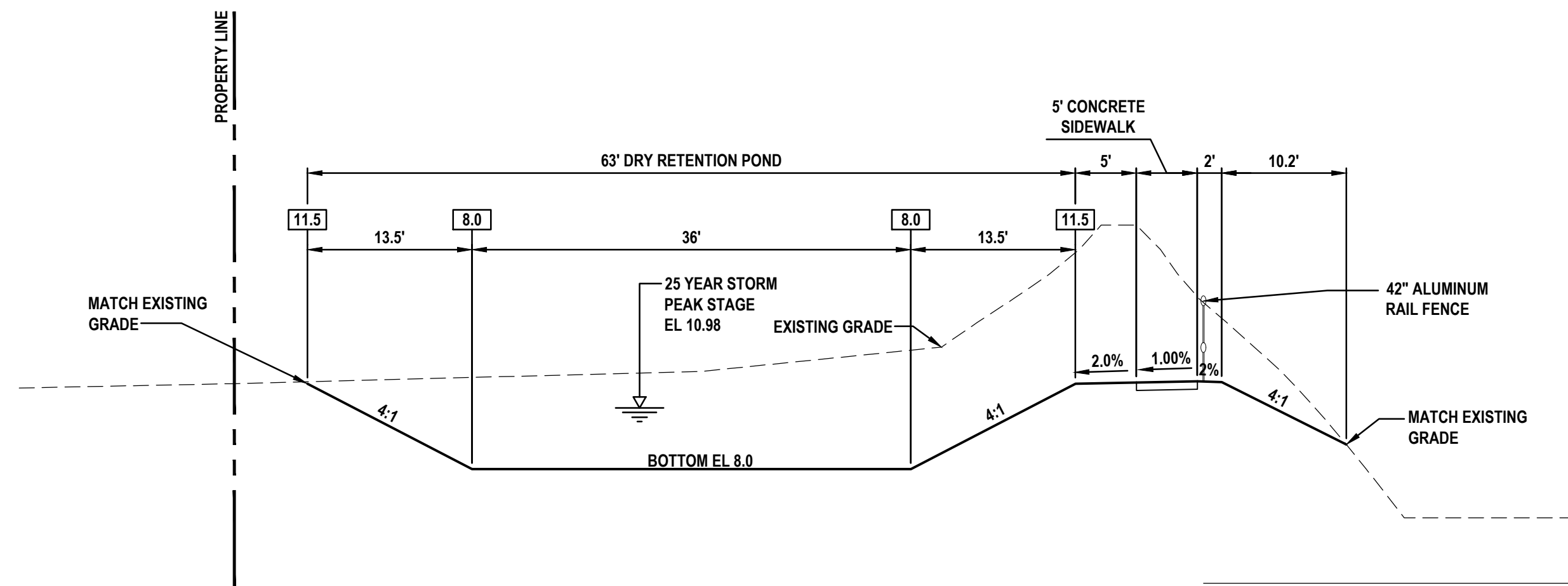


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

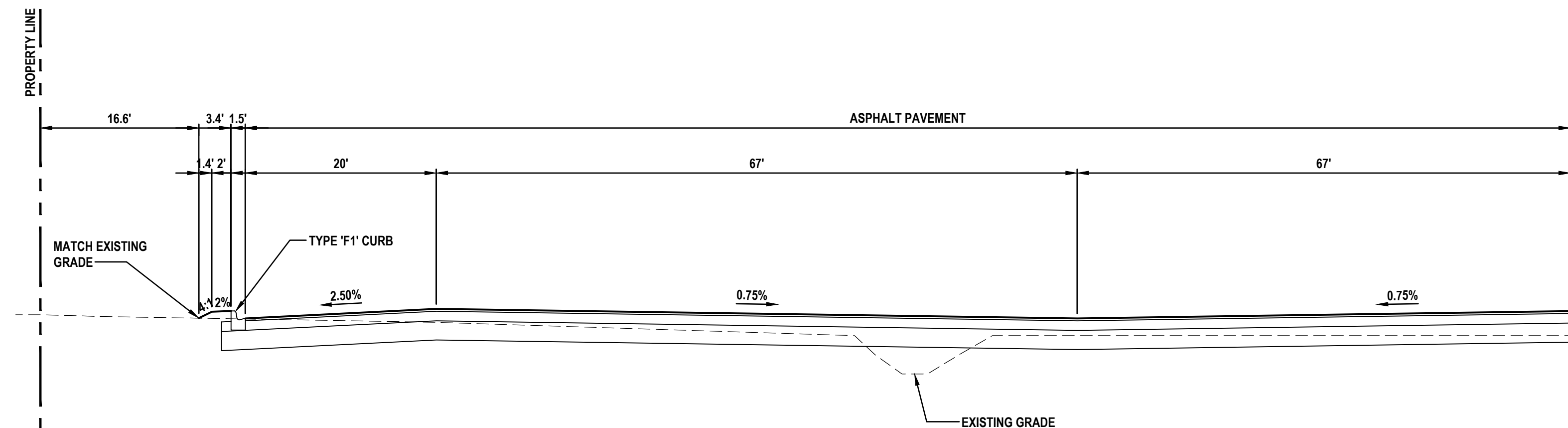
DRAWING NUMBER

13



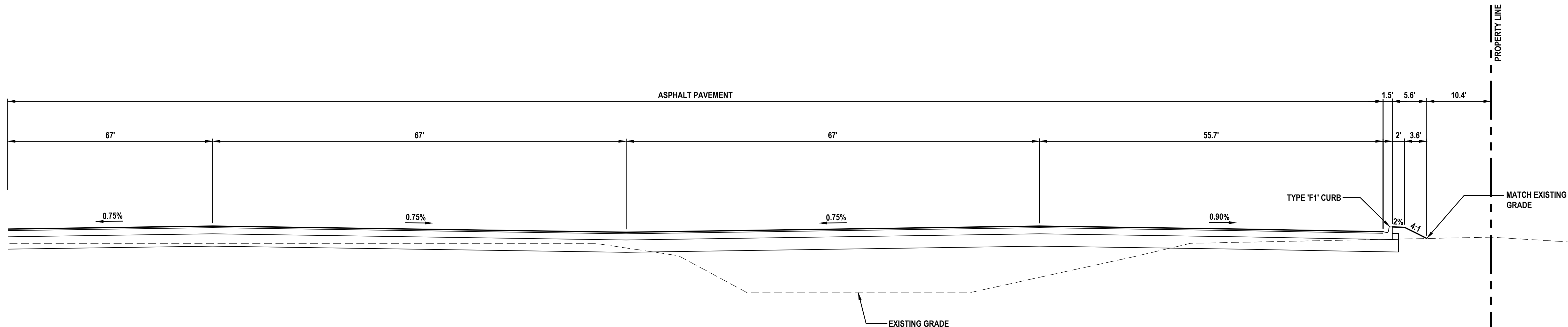
SECTION A

NOT TO SCALE



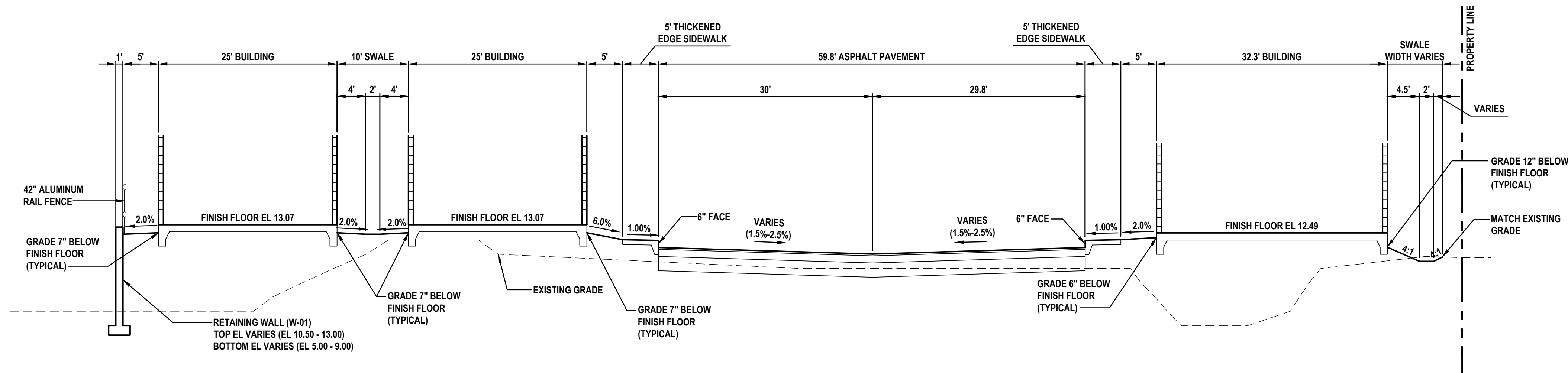
SECTION B

NOT TO SCALE



SECTION B

NOT TO SCALE



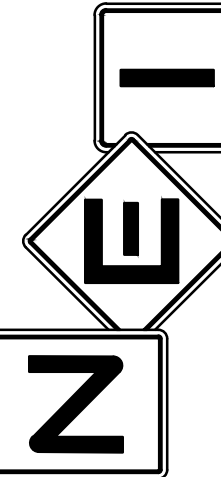
SECTION C

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture

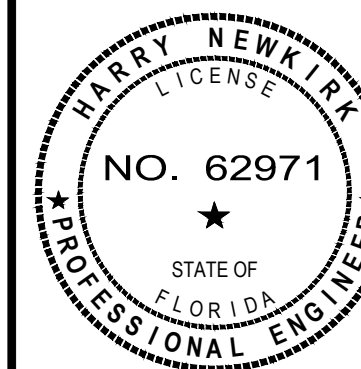


NEWKIRK
ENGINEERING INC.

CROSS SECTIONS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

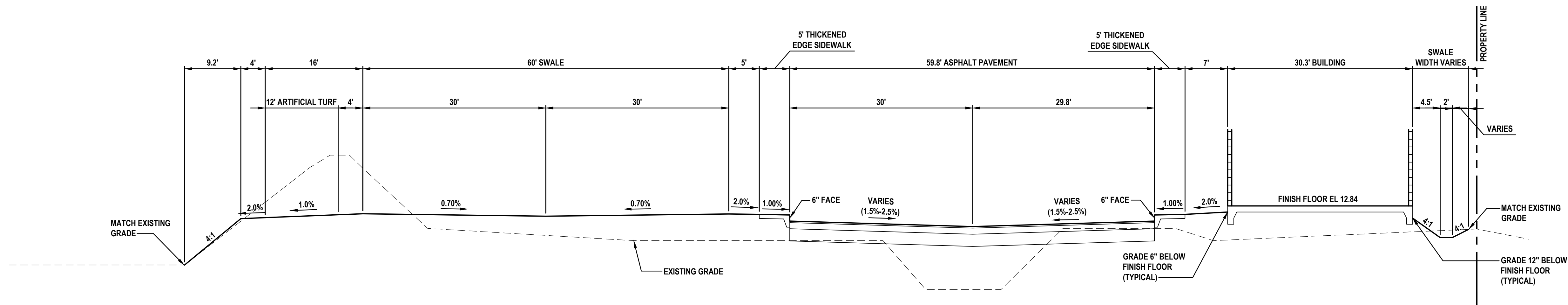
DRAWN BY: NWS

CHECKED BY: HHN

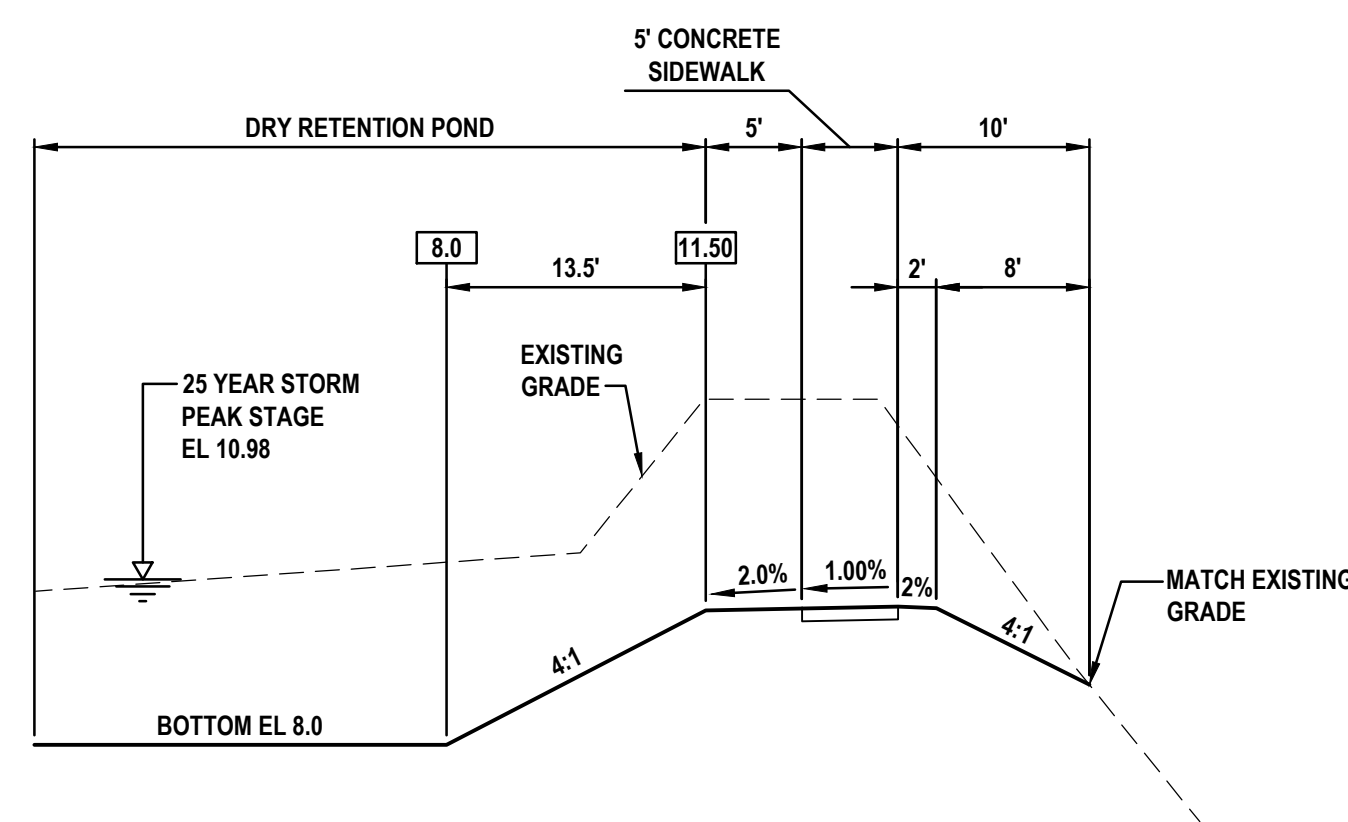
SCALE: AS SHOWN

DRAWING NUMBER

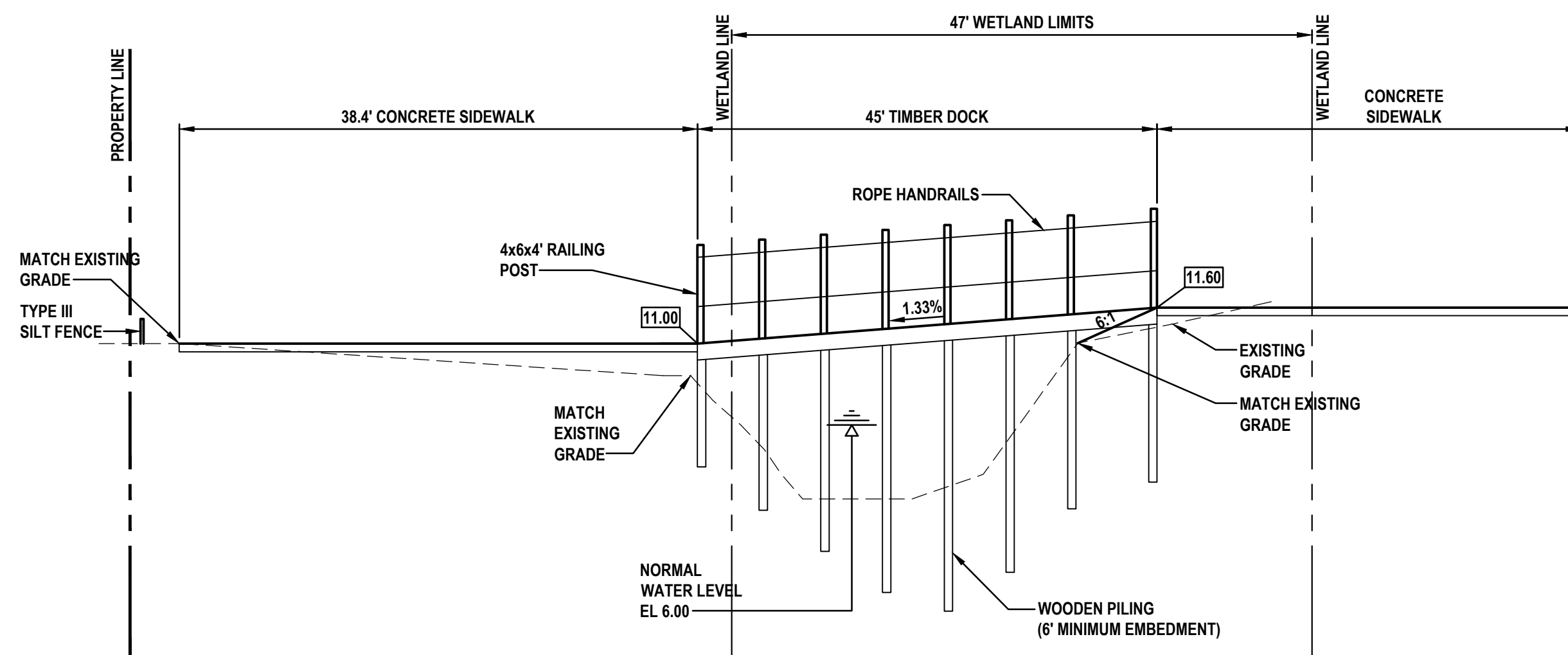
14

**SECTION D**

NOT TO SCALE

**SECTION E**

NOT TO SCALE

**SECTION F**

NOT TO SCALE

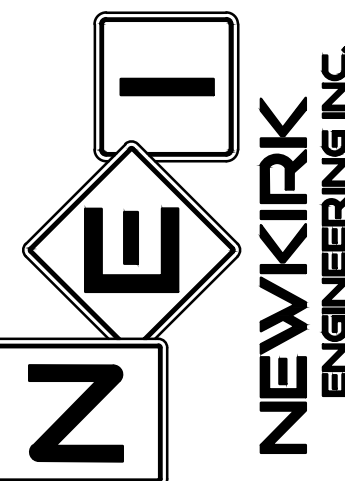
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
C 2013

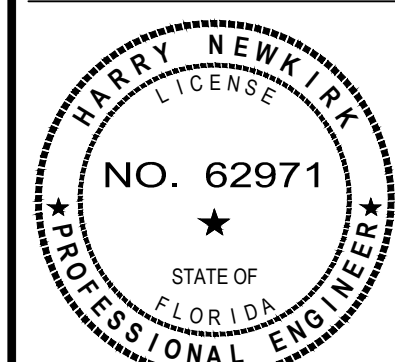
Civil Engineering,
Transportation, CEI &
Landscape Architecture



UTILITY PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

CHECKED BY: HHN

SCALE: 1" = 20'

DRAWING NUMBER

15



BUILDING FIRE PROTECTION NOTES:

- FIRE ALARM PER NEFA 72.

REQUIRED FIRE FLOW:

*SITE DESIGNED IN ACCORDANCE TO THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023).

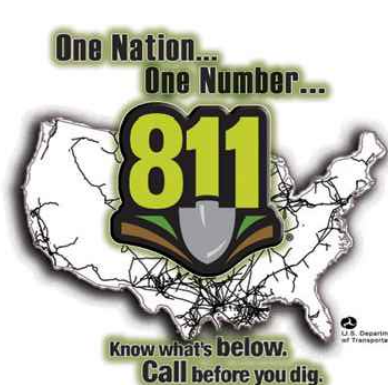
FLORIDA BUILDING CODE CONSTRUCTION TYPE: VB - UN-PROTECTED

FIRE AREA: 784 SF

REQUIRED FIRE FLOW: 1,500 GPM @ 2 HOURS

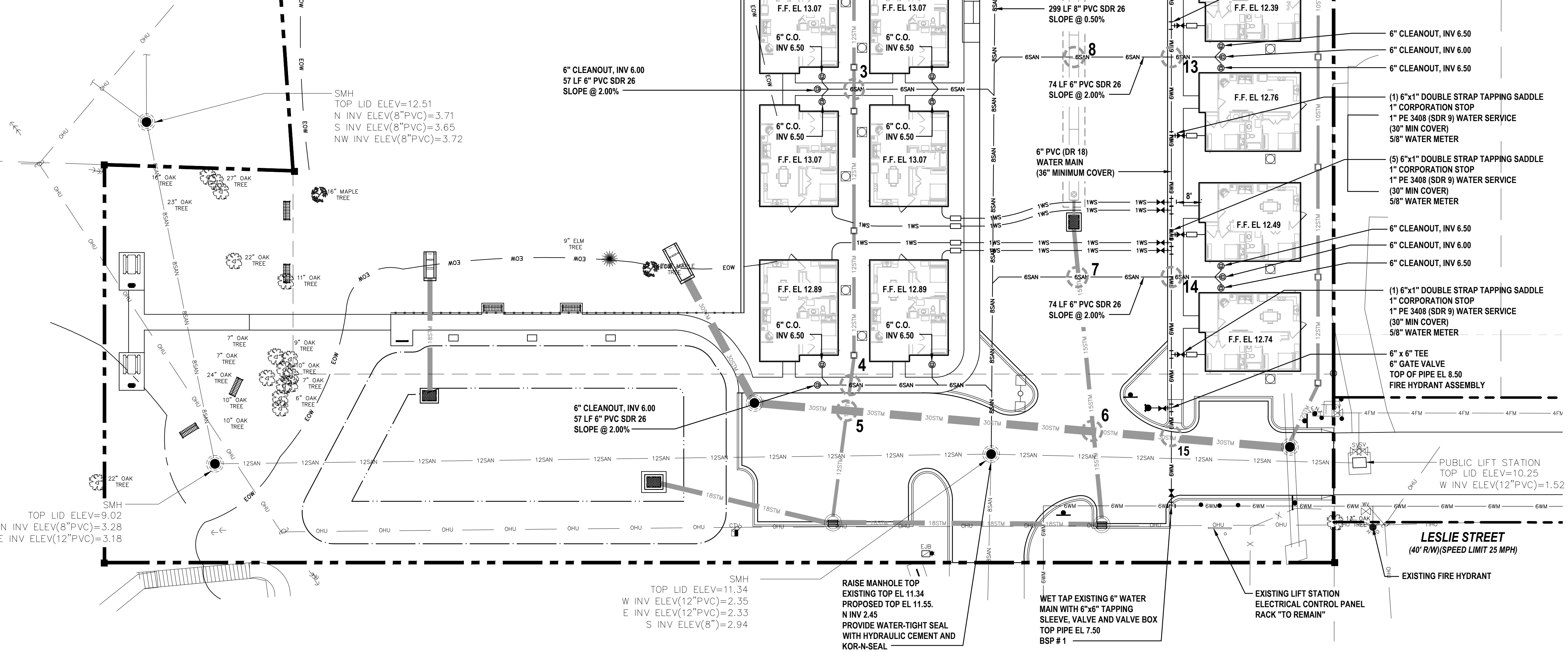
FIRE SPRINKLER SYSTEM REDUCTION (75%) 0 GPM

REQUIRED FIRE FLOW 1,500 GPM @ 2 HOURS



WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



UTILITY LEGEND

- 1 PROPOSED 11.25° BEND
- 1 PROPOSED 22.5° BEND
- 1 PROPOSED 45° BEND
- 1 PROPOSED 90° BEND
- 1 PROPOSED TEE
- 1 PROPOSED GATE VALVE
- 1 PROPOSED FIRE HYDRANT ASSEMBLY
- RPZ REDUCED PRESSURE BACKFLOW PREVENTER
- 1 PROPOSED 6"x1" SERVICE SADDLE, 1" CORPORATION STOP, 1" PE 3408 (SDR 9), 5/8" WATER METER. SEE CITY DETAIL W-3 ON SHEET 23.
- 1 PROPOSED SANITARY SEWER MANHOLE
- 1 PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 1 PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.50% MIN.
- 1 PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- 1 UTILITY CONFLICT (SEE DETAILS, SHEET No. 19)

GENERAL WATER NOTES:

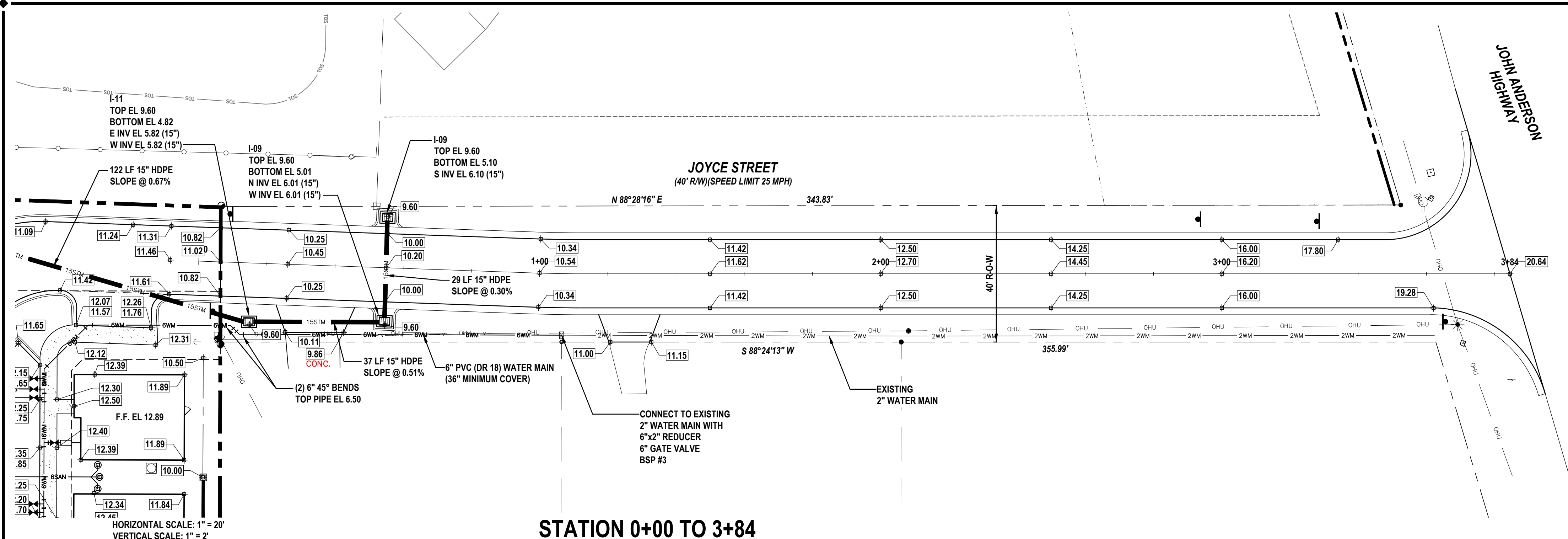
- THE CITY OF FLAGLER BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
- ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF FLAGLER BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
- ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
- TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180).
- WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOTRACE) WITH 30" MINIMUM COVER.
- WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
- ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
- ALL VALVES SHALL BE BOLTED TO TEES.
- ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
- ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
- A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF FLAGLER BEACH WILL BE REQUIRED FOR TAPS.
- THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HRS. PRIOR TO CONSTRUCTION.
- UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF FLAGLER BEACH AND OSHA REQUIREMENTS.
- IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF FLAGLER BEACH UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

GENERAL SEWER NOTES:

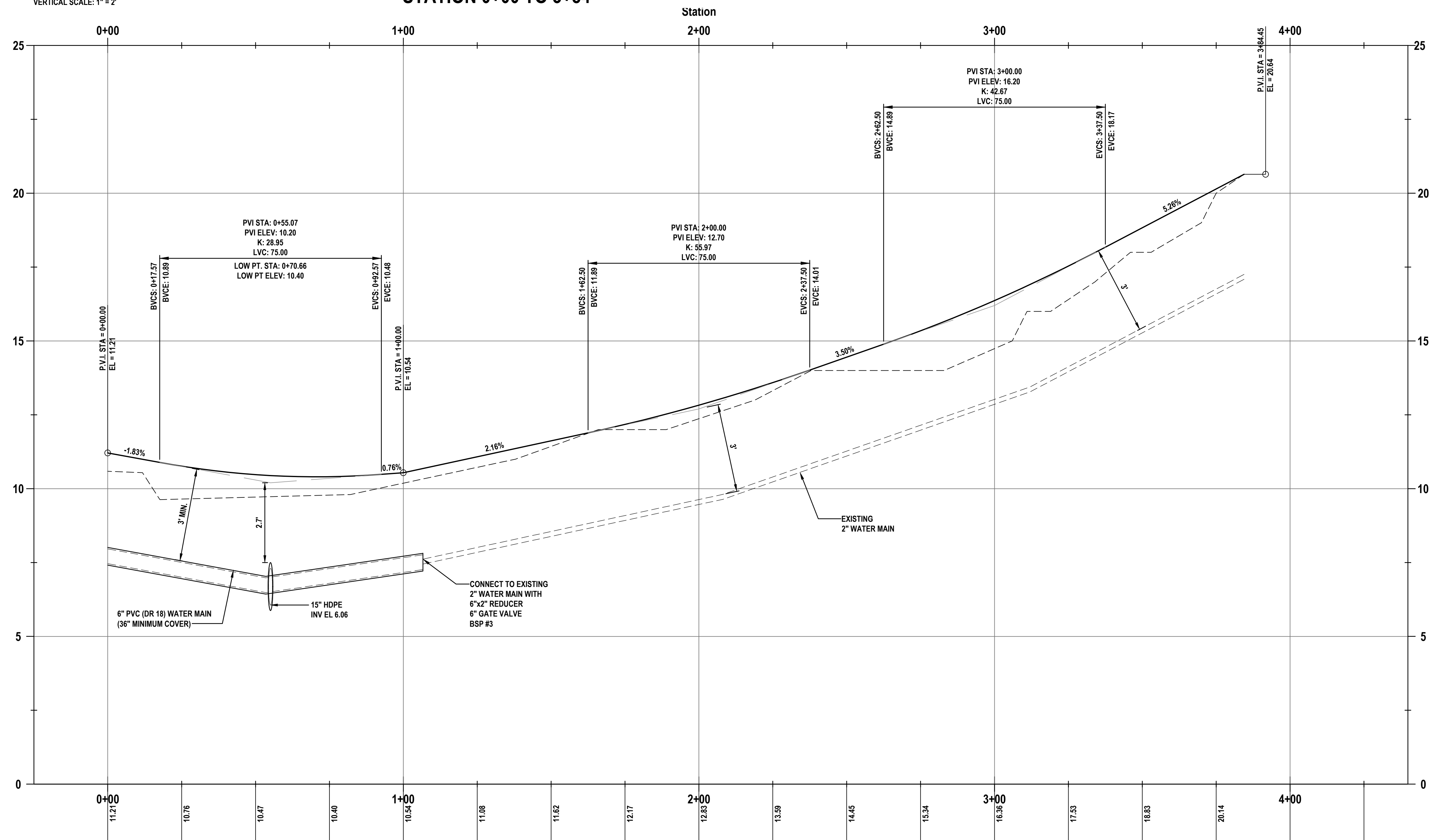
- CITY OF FLAGLER BEACH SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
- ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF FLAGLER BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 DUE TO THE MINIMUM AMOUNT OF COVER. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASMENT REQUIREMENT PER THESE STANDARDS AND AS FDEP REQUIREMENTS.
- SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF FLAGLER BEACH.
- THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
- ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF FLAGLER BEACH.
- EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF FLAGLER BEACH, THE DESIGN ENGINEER, AND THE DEVELOPER.
- ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO THE MINIMUM COMPACTION OF (95) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
- ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
- GRAVITY MAINS MUST HAVE A TELEVIEWED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF FLAGLER BEACH WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
- SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.
- ALL GREASE TANKS SHALL HAVE A MINIMUM CAPACITY OF 1,250 GALLONS.
- PLUMBING CONTRACTOR SHALL INSTALL TANK AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

CITY OF FLAGLER BEACH NOTES:

- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- CONTRACTOR TO ATTEND A MANDATORY PRECONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.



STATION 0+00 TO 3+84



UTILITY LEGEND

	PROPOSED 11.25° BEND
	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	REDUCED PRESSURE BACKFLOW PREVENTER
	PROPOSED 6"x1" SERVICE SADDLE, 1" CORPORATION STOP, 1" PE 3408 (SDR 9), 5/8" WATER METER. SEE CITY DETAIL W-3 ON SHEET 23.
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
	PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.50% MIN.
	PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE



WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

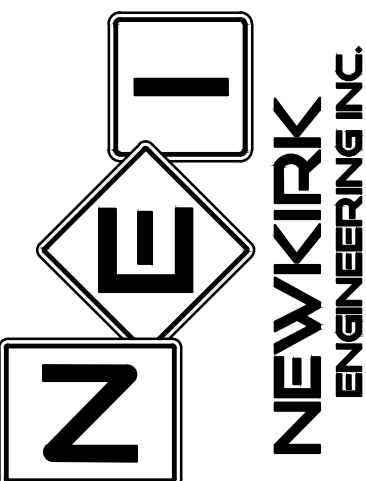
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
C 2013

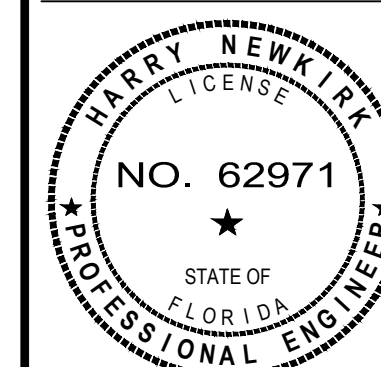
Civil Engineering,
Transportation, CEI &
Landscape Architecture



PLAN AND PROFILE
STA. 0+00 - 3+84
LEGACY POINTE APARTMENTS
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	

18

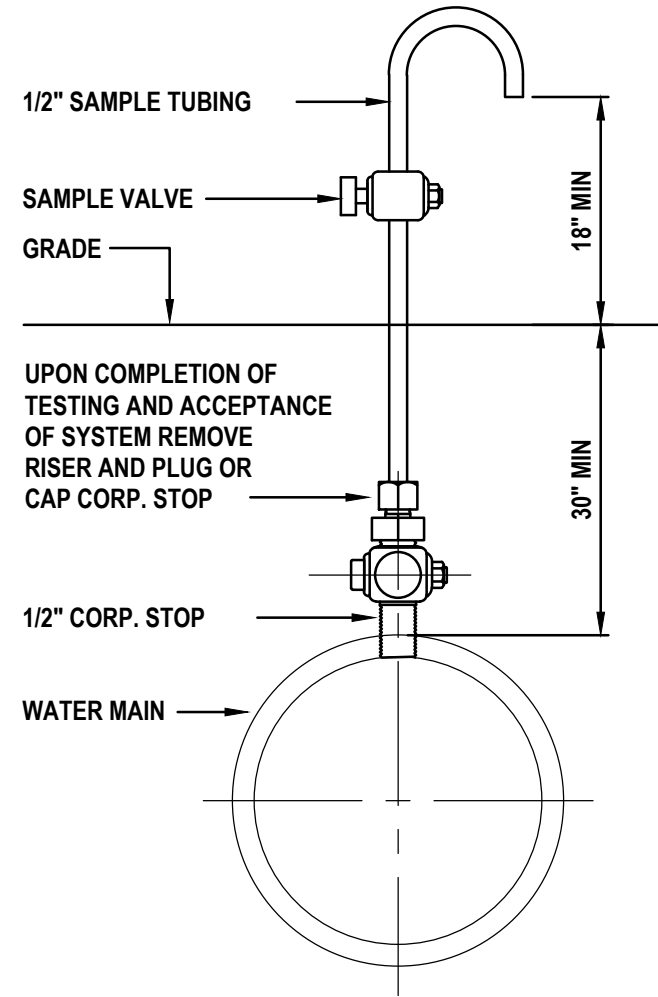
TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP			>50% OF "COARSE FRACTION"			
	SW						
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%	<4 OR <"A" LINE	
	GC			<7 OR >"A" LINE			
	SM			>4 OR <"A" LINE			
	SC			>7 OR >"A" LINE			
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

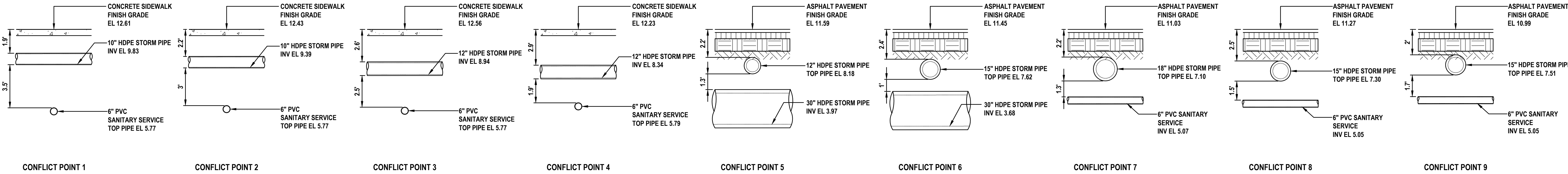
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)			
VACUUM SANITARY SEWER			
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)			
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT MINIMUM (3)	—	—

- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

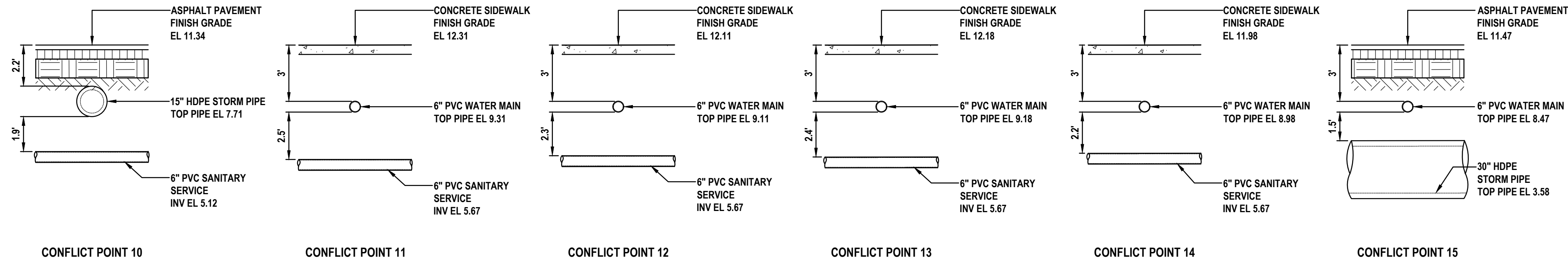


BACTERIOLOGICAL SAMPLE POINT DETAIL

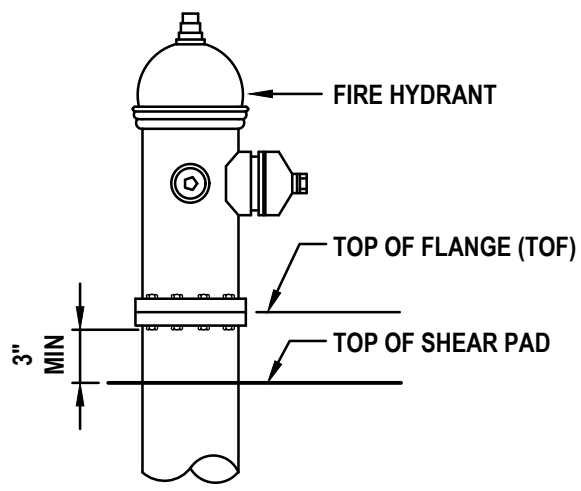
NOT TO SCALE



UTILITY CONFLICT DETAIL
NOT TO SCALE

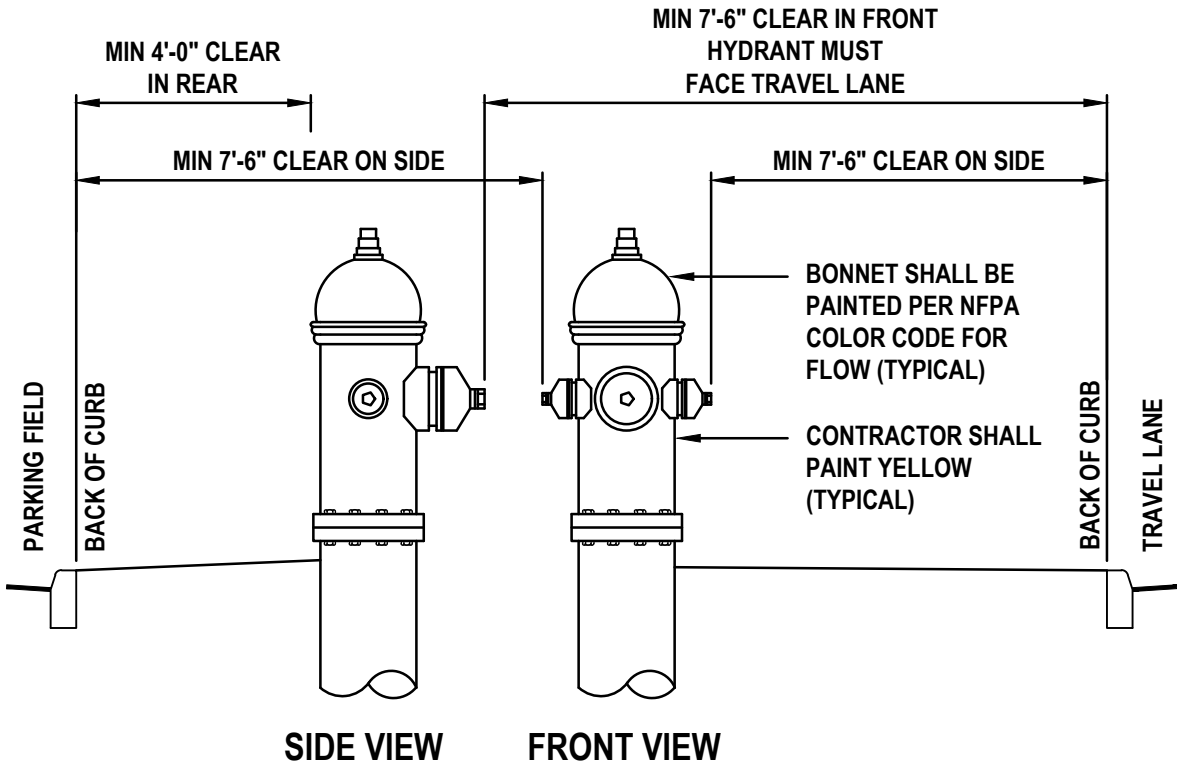


UTILITY CONFLICT DETAIL
NOT TO SCALE



TOP OF FLANGE REFERENCE POINT DETAIL

NOT TO SCALE



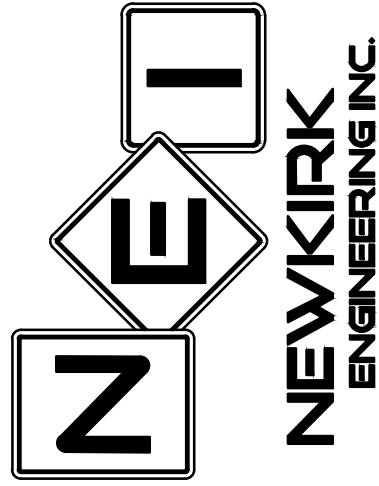
TYPICAL FIRE HYDRANT CLEARANCE REQUIREMENT

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

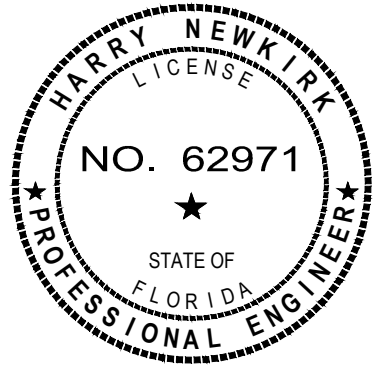
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



UTILITY DETAILS AND NOTES
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com

C.A. # 30209
L.C. # 2600584
© 2013

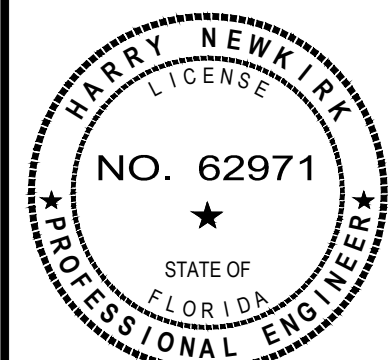
Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK
ENGINEERING INC.

CITY OF FLAGLER BEACH
UTILITY DETAILS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE:
DRAWING NUMBER

20

STANDARD CONSTRUCTION DETAIL	INDEX
REQUIREMENTS FOR "AS-BUILT" DRAWINGS	M-1A
1. IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS "AS-BUILT" DRAWINGS ARE REQUIRED.	
2. THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:	
1. PAVEMENT AND CURB RISES SHALL BE VERIFIED AND DIMENSIONED FOR EACH SET AT EACH BLOCK. ALL RADI AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.	
2. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NOTED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN. THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILES. ELEVATIONS FOR ALL STREET CENTERLINE ON "AS-BUILT" SHALL BE LABELED WITH STREET NAME AND STATIONING.	
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.	
4. STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN NEXT TO IT.	
5. STORM DRAINAGE PIPES, MANHOLE, LIDETS, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.	
6. ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS LOT LINES, LINES, CANALS, ETC. THAT ARE VERIFIED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, ELEVATIONS FOR THE FIELD PORTION OF THE BANK AND THE SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TO CORRELATE THESE FEATURES TO THE ROADWAY CENTERLINES AND TO BE AT LEAST MINIMUM POSSIBLE. CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.	
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONED. RECORD OF THE SET OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SLOPE SIZES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.	
8. STORM DRAINAGE SHALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.	
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FENCES, LAKE BANKS, WALLS, FENCING, LOT, WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.	
10. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND DIMENSIONS SHALL BE NOTED ON THE "AS-BUILT".	
11. THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:	
1. SANITARY SEWER MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL SA AND INVERT LOCATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.	
2. SANITARY SEWER LINES (LIDETS, SIZES, MATERIAL, SLOPE, ETC.) SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.	

STANDARD CONSTRUCTION DETAIL	INDEX
REQUIREMENTS FOR "AS-BUILT" DRAWINGS	M-1A
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SINGLE USE DUMPSTER ENCLOSURE	M-5
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SINGLE USE DUMPSTER ENCLOSURE	M-5
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1A
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1A
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
REQUIREMENTS FOR AS BUILT DRAWINGS	M-1B
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
REQUIREMENTS FOR AS BUILT DRAWINGS	M-1B
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
PIPE INSTALLATION	M-9
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
PIPE INSTALLATION	M-9
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1B
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1B
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
GENERAL CONSTRUCTION NOTES	M-2
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
GENERAL CONSTRUCTION NOTES	M-2
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
UTILITY PIPE LOCATION MATERIALS	M-10
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
UTILITY PIPE LOCATION MATERIALS	M-10
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1C
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
ROADWAY CONSTRUCTION NOTES	R-1C
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS	M-3
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS	M-3
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
TYPICAL MARKINGS FOR HANDICAPPED PARKING	M-12A
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
TYPICAL MARKINGS FOR HANDICAPPED PARKING	M-12A
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
50' OR 60' R/W/ ROAD SECTION	R-2
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
50' OR 60' R/W/ ROAD SECTION	R-2
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SIDEWALK AND BIKE PATH RAMP	M-4
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
SIDEWALK AND BIKE PATH RAMP	M-4
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
HANDICAP PARKING SIGN DETAIL	M-12B
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
HANDICAP PARKING SIGN DETAIL	M-12B
1. FEB 2018	

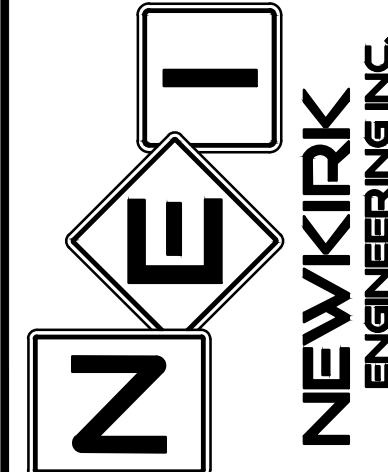
STANDARD CONSTRUCTION DETAIL	INDEX
STANDARD CURB CONSTRUCTION	R-4
1. FEB 2018	

STANDARD CONSTRUCTION DETAIL	INDEX
STANDARD CURB CONSTRUCTION	R-4
1. FEB 2018	

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600584
© 2013

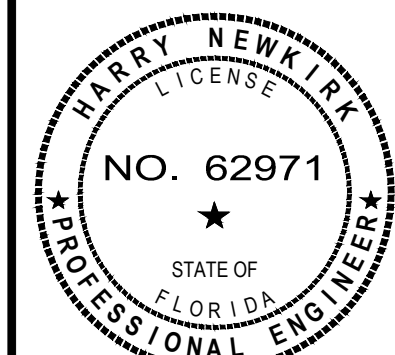


NEWKIRK
ENGINEERING INC.
Civil Engineering,
Transportation, CEI &
Landscape Architecture

CITY OF FLAGLER BEACH
UTILITY DETAILS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

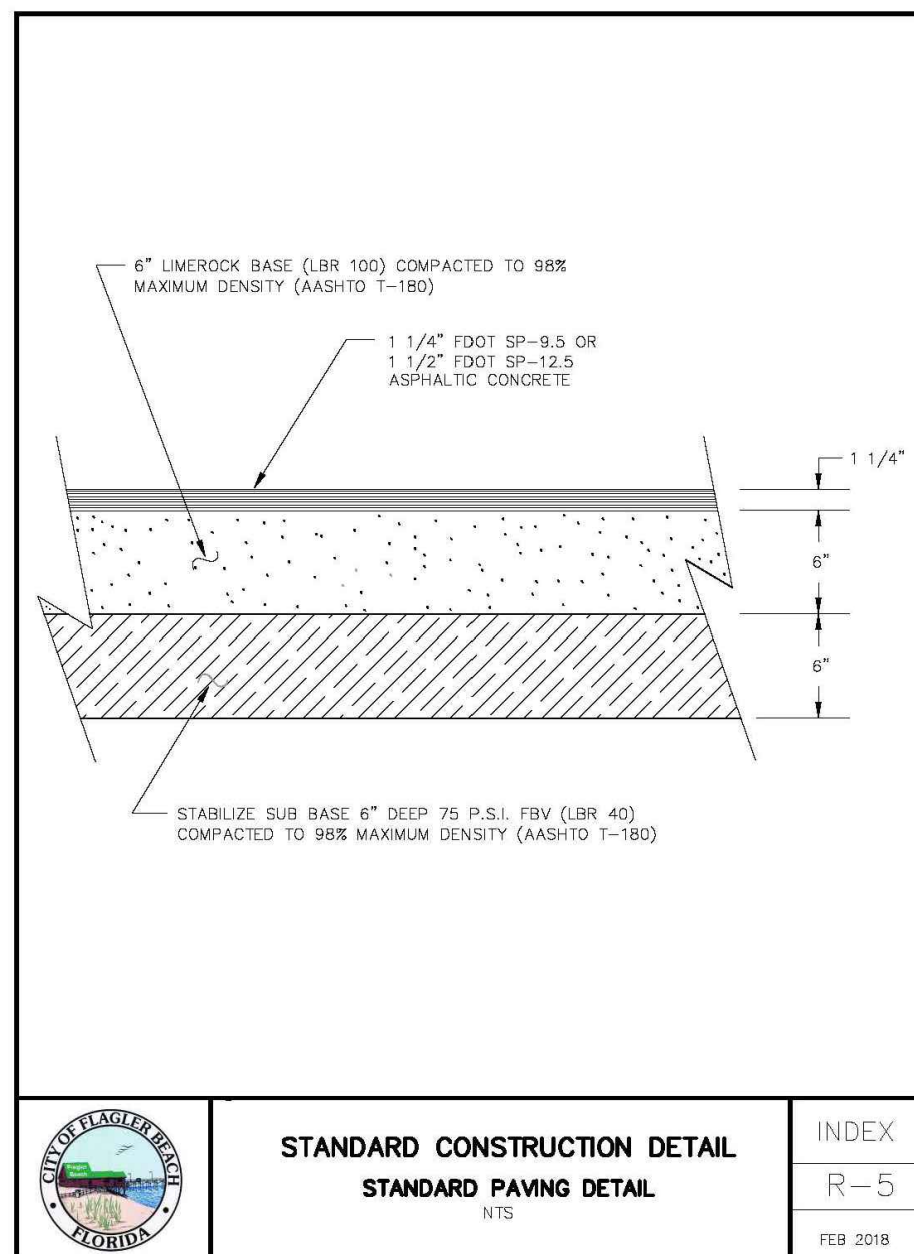
DRAWN BY: NWS

CHECKED BY: HHN

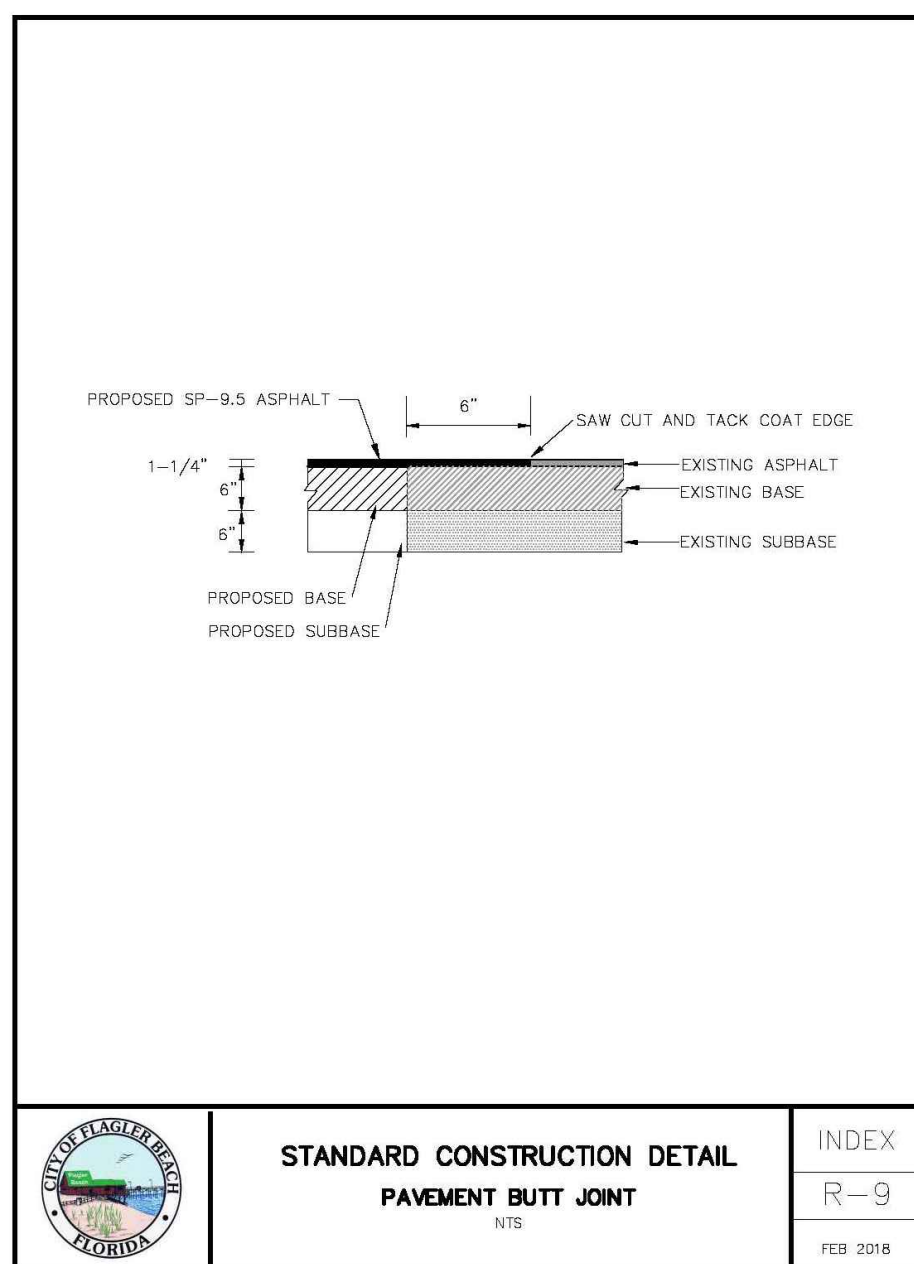
SCALE:

DRAWING NUMBER

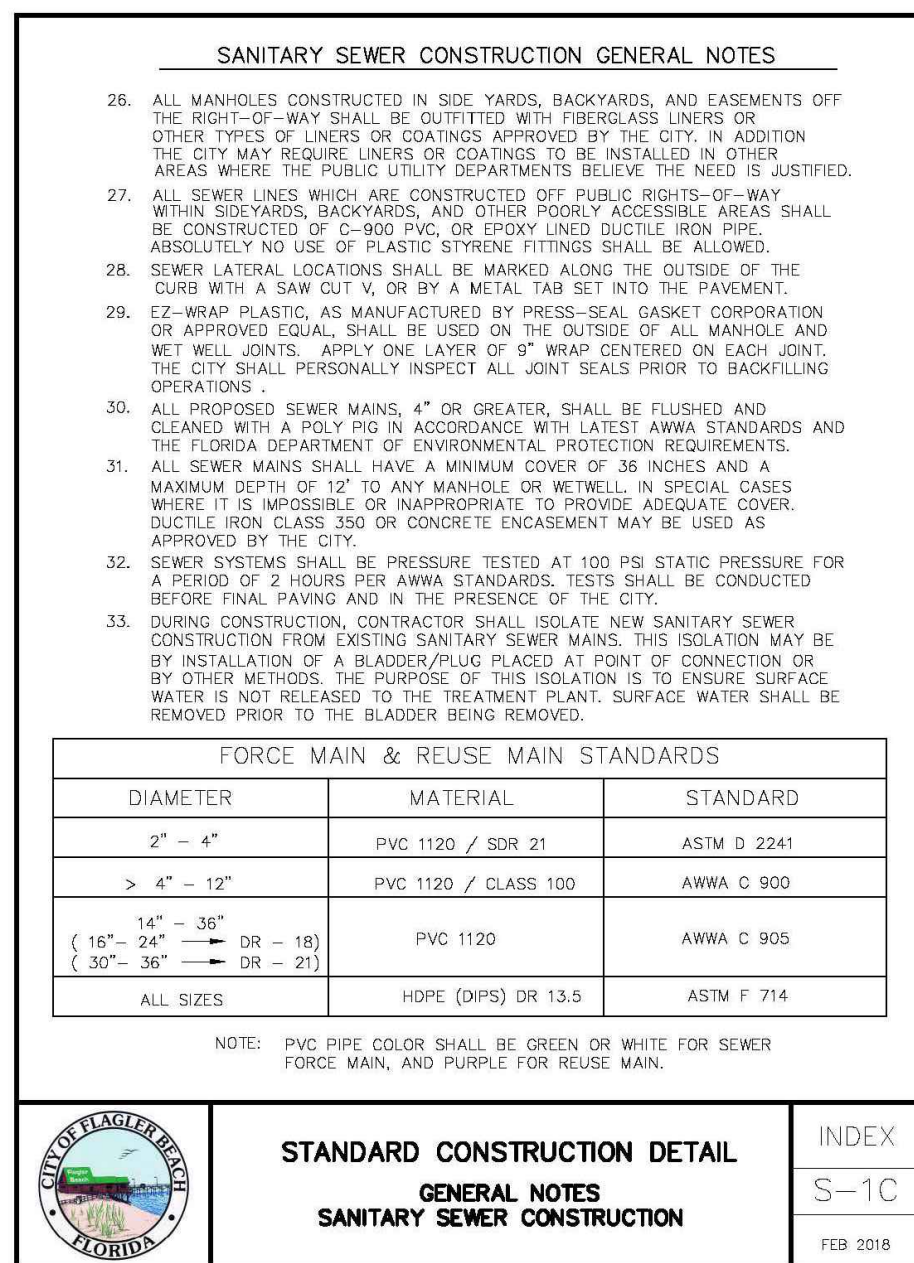
21



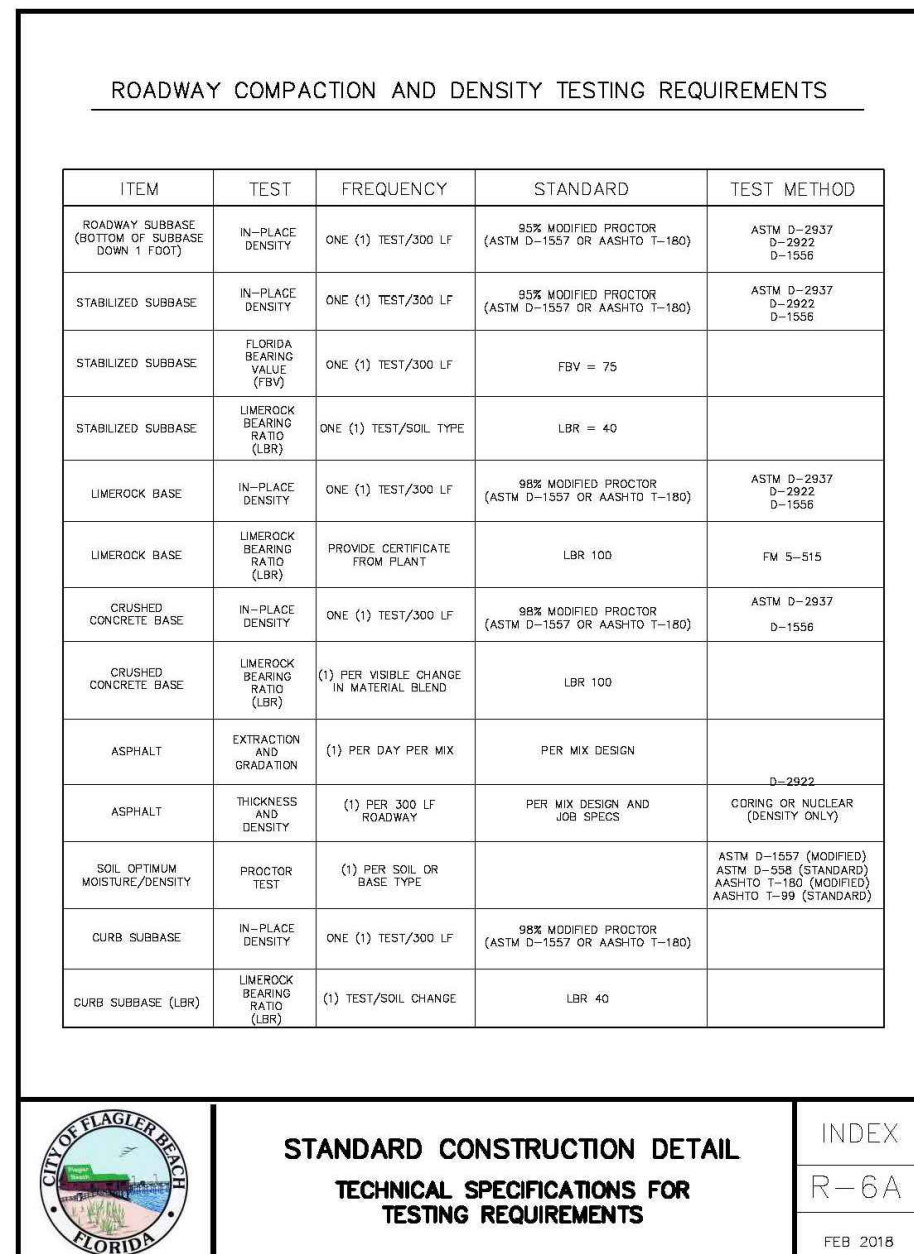
STANDARD CONSTRUCTION DETAIL
STANDARD PAVING DETAIL
NTS
INDEX
R-5
FEB 2018



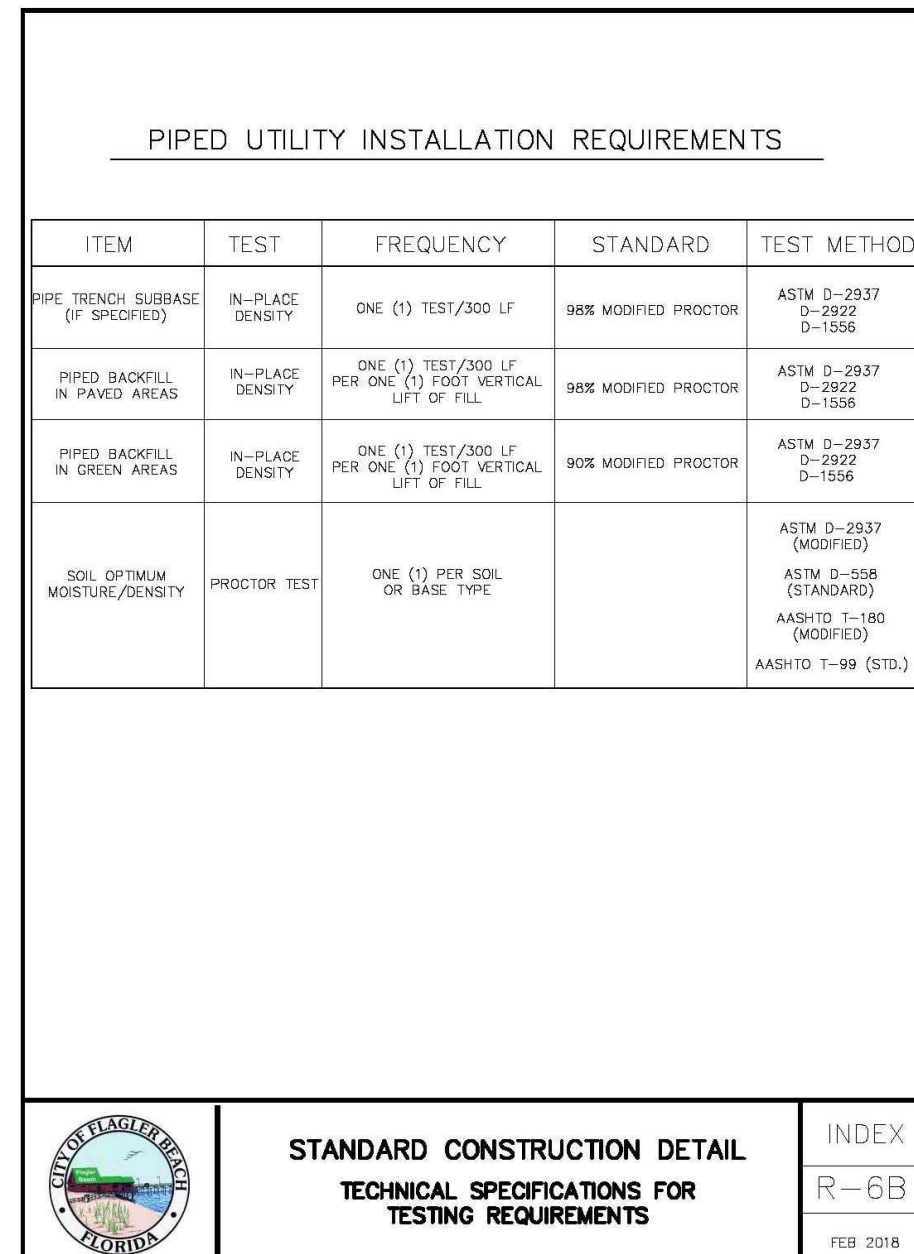
STANDARD CONSTRUCTION DETAIL
PAVEMENT BUTT JOINT
NTS
INDEX
R-9
FEB 2018



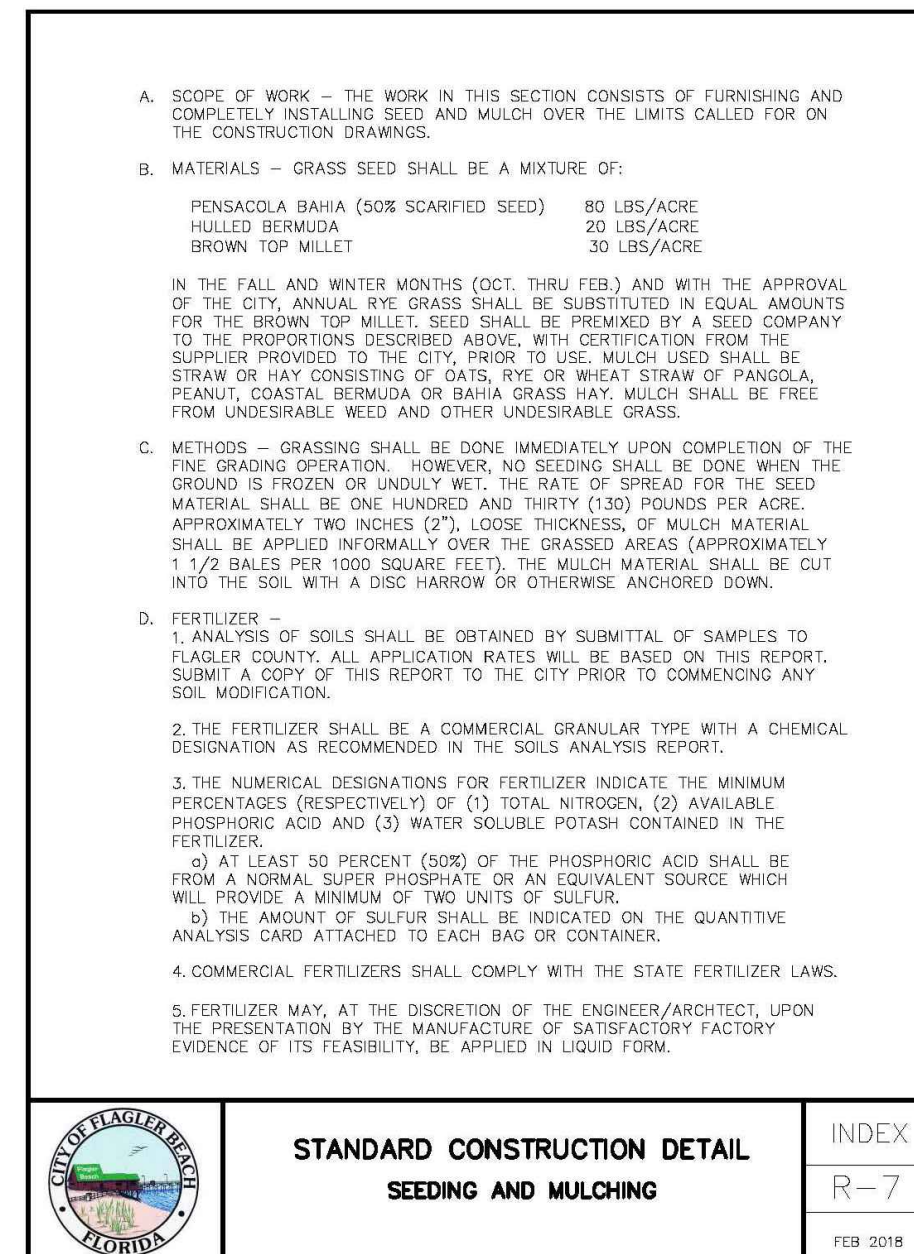
STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
SANITARY SEWER CONSTRUCTION
NTS
INDEX
S-1C
FEB 2018



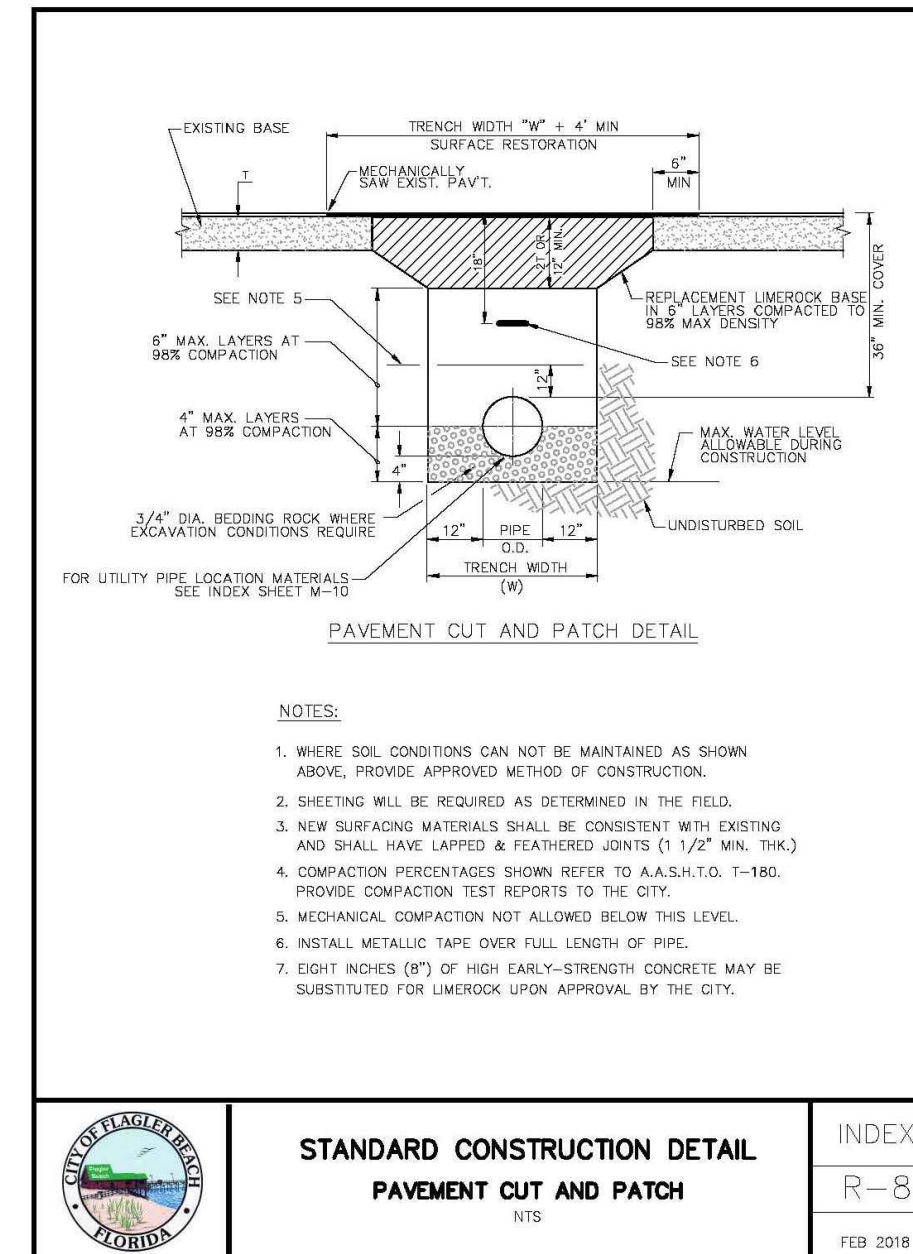
STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS
INDEX
R-6A
FEB 2018



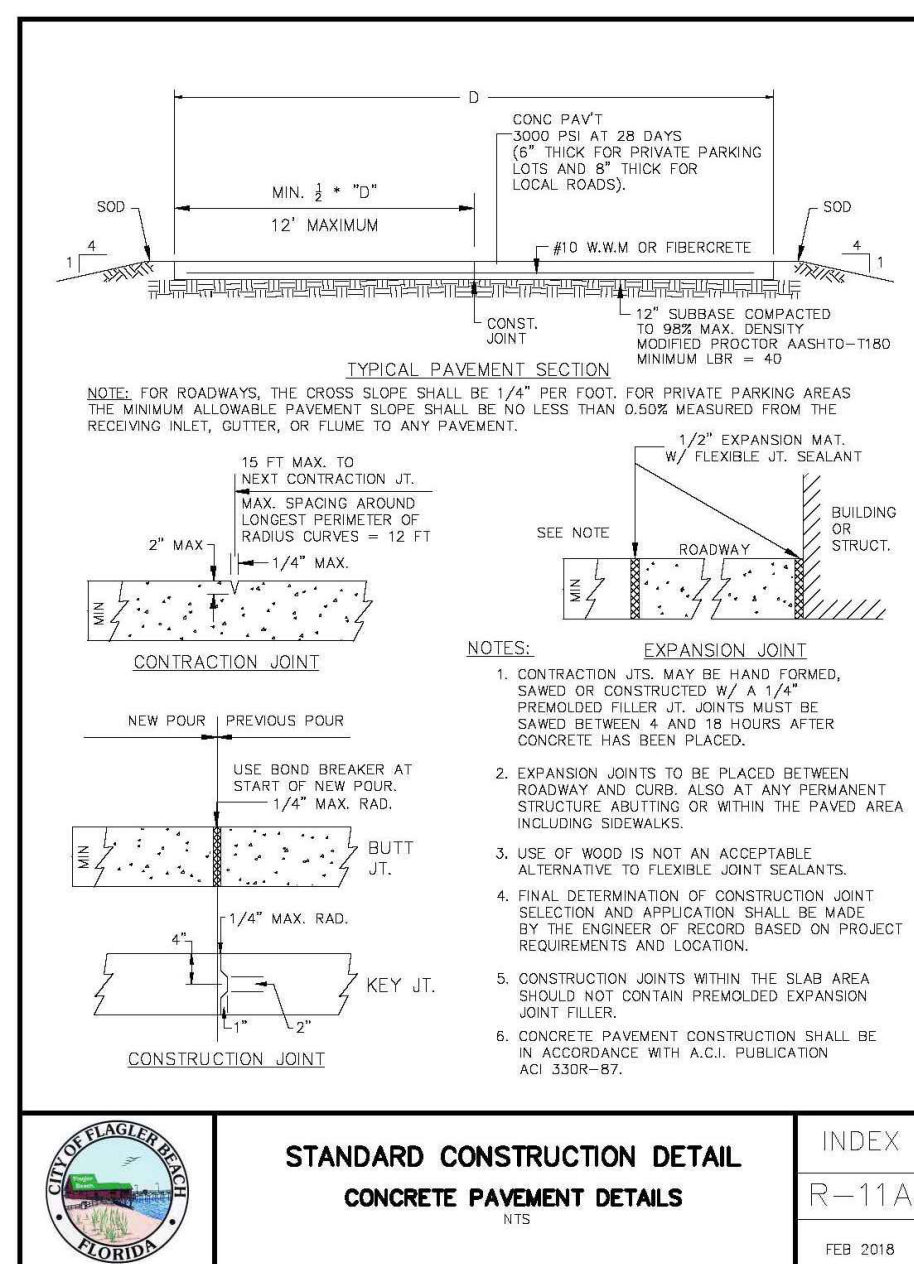
STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS
INDEX
R-6B
FEB 2018



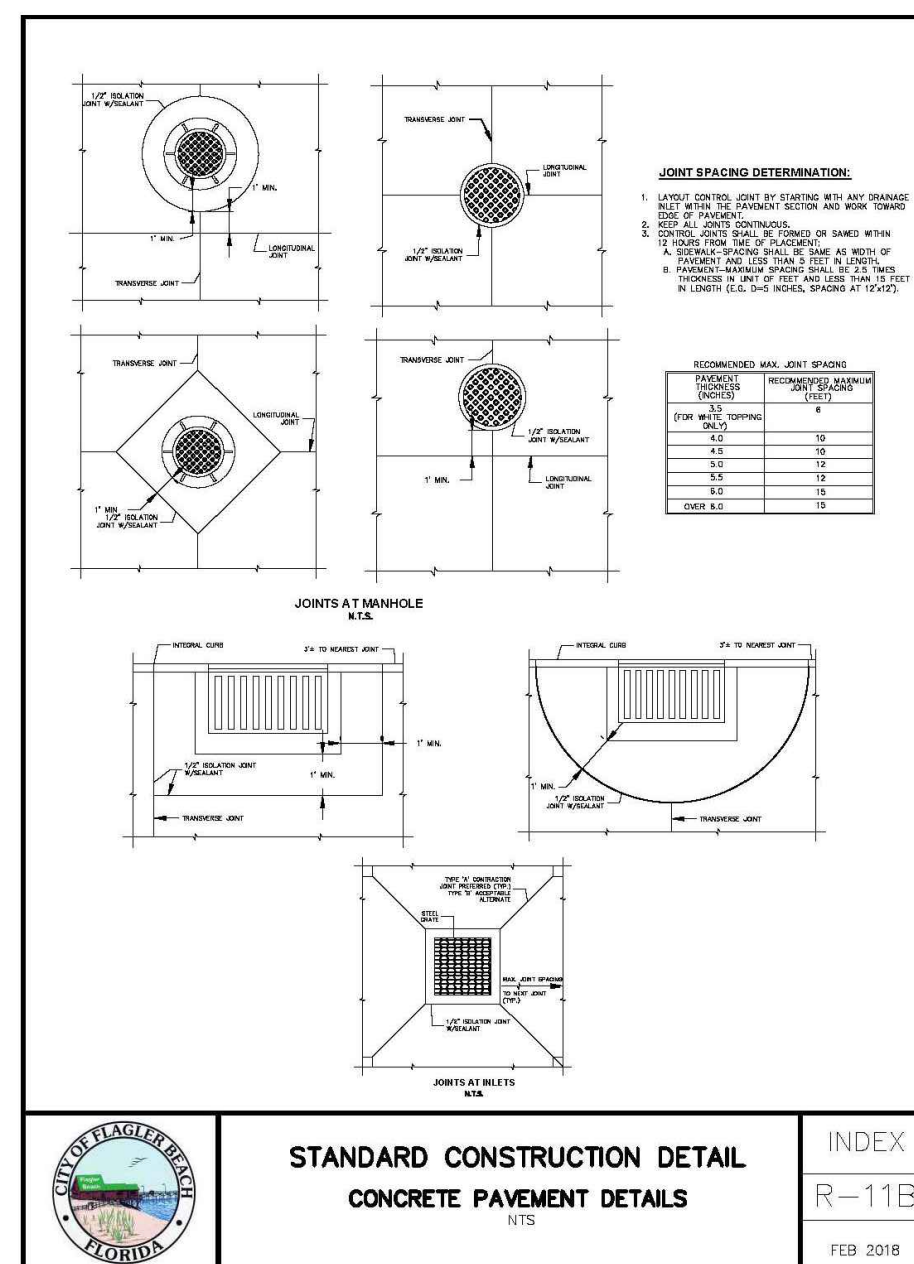
STANDARD CONSTRUCTION DETAIL
SEEDING AND MULCHING
INDEX
R-7
FEB 2018



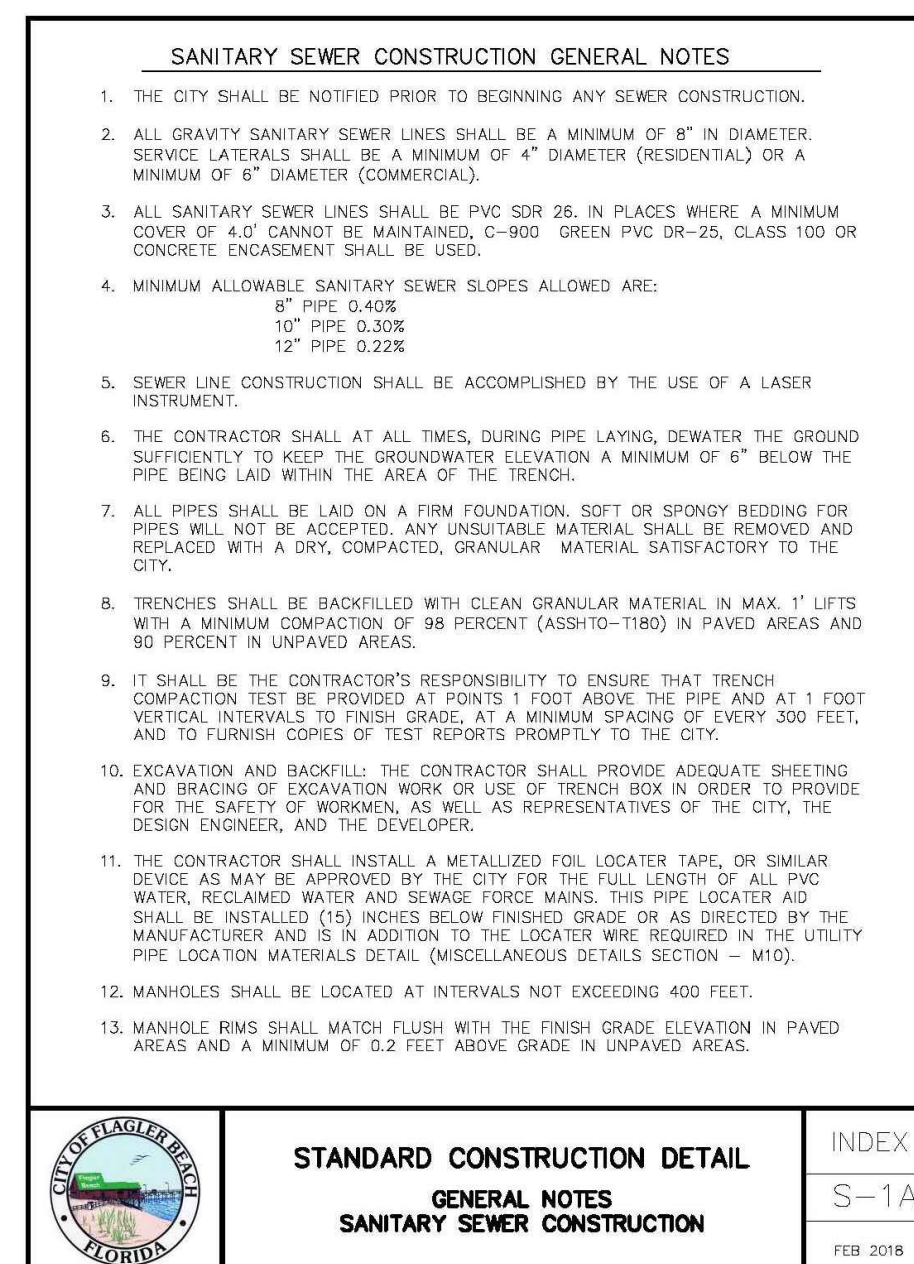
STANDARD CONSTRUCTION DETAIL
PAVEMENT CUT AND PATCH
NTS
INDEX
R-8
FEB 2018



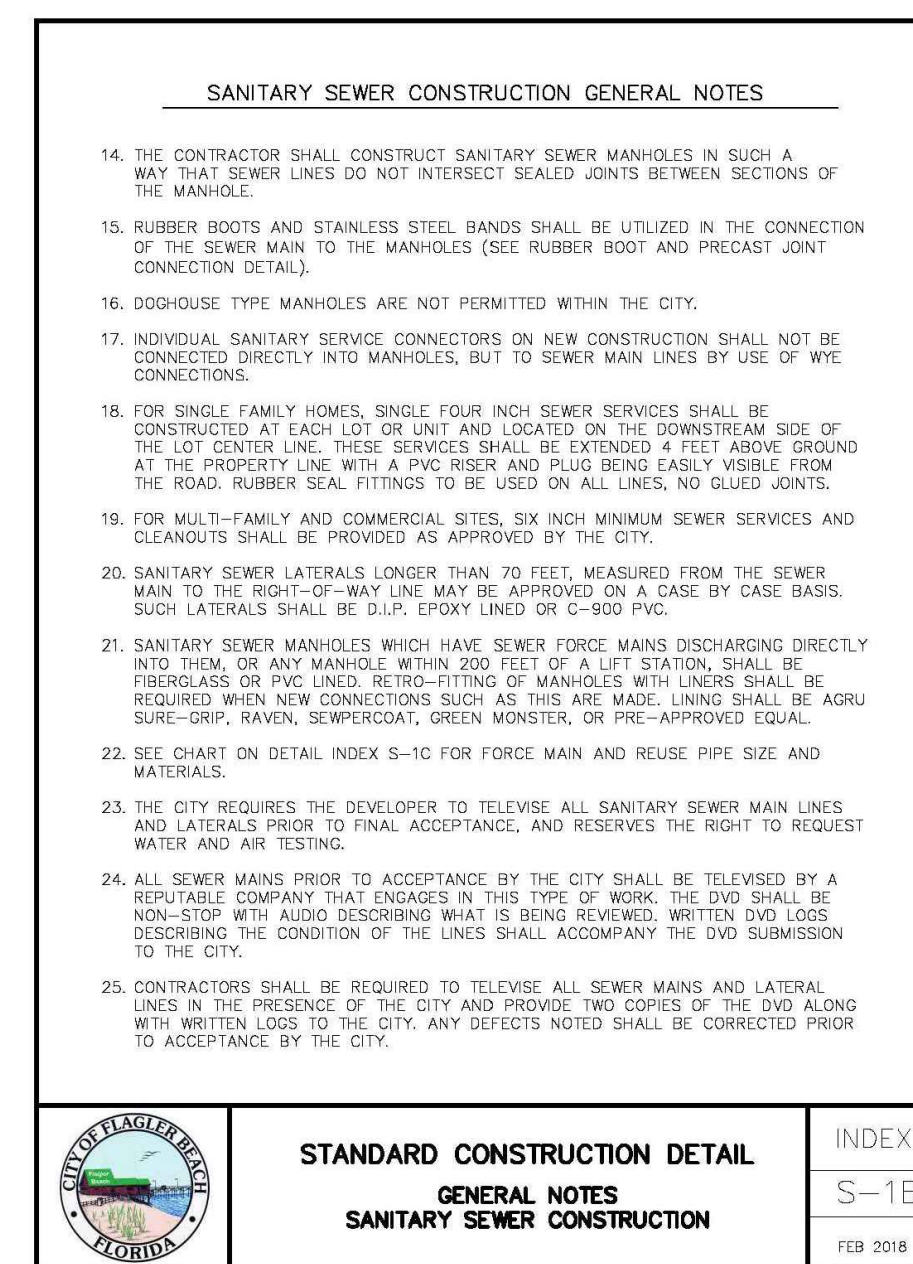
STANDARD CONSTRUCTION DETAIL
CONCRETE PAVEMENT DETAILS
NTS
INDEX
R-11A
FEB 2018



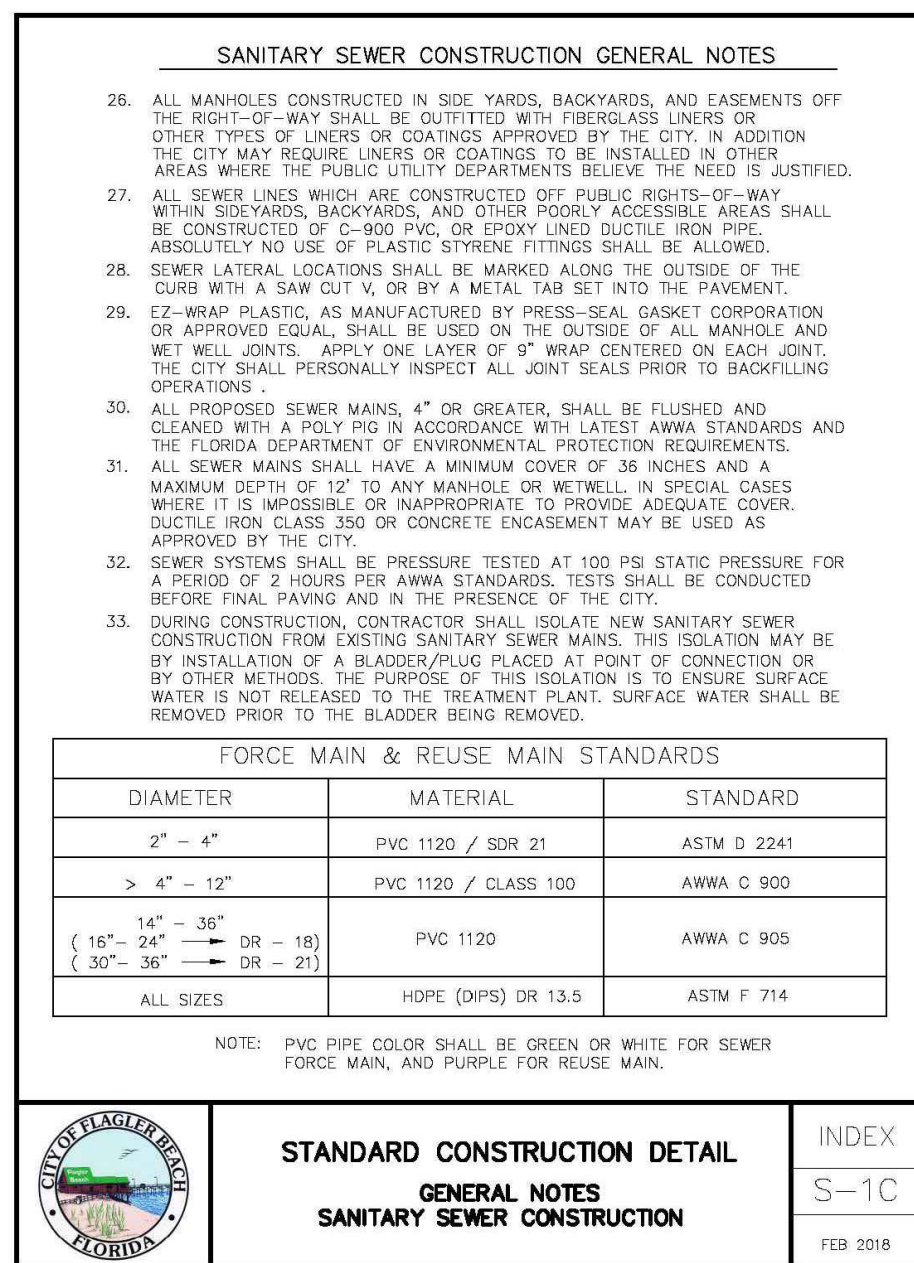
STANDARD CONSTRUCTION DETAIL
CONCRETE PAVEMENT DETAILS
NTS
INDEX
R-11B
FEB 2018



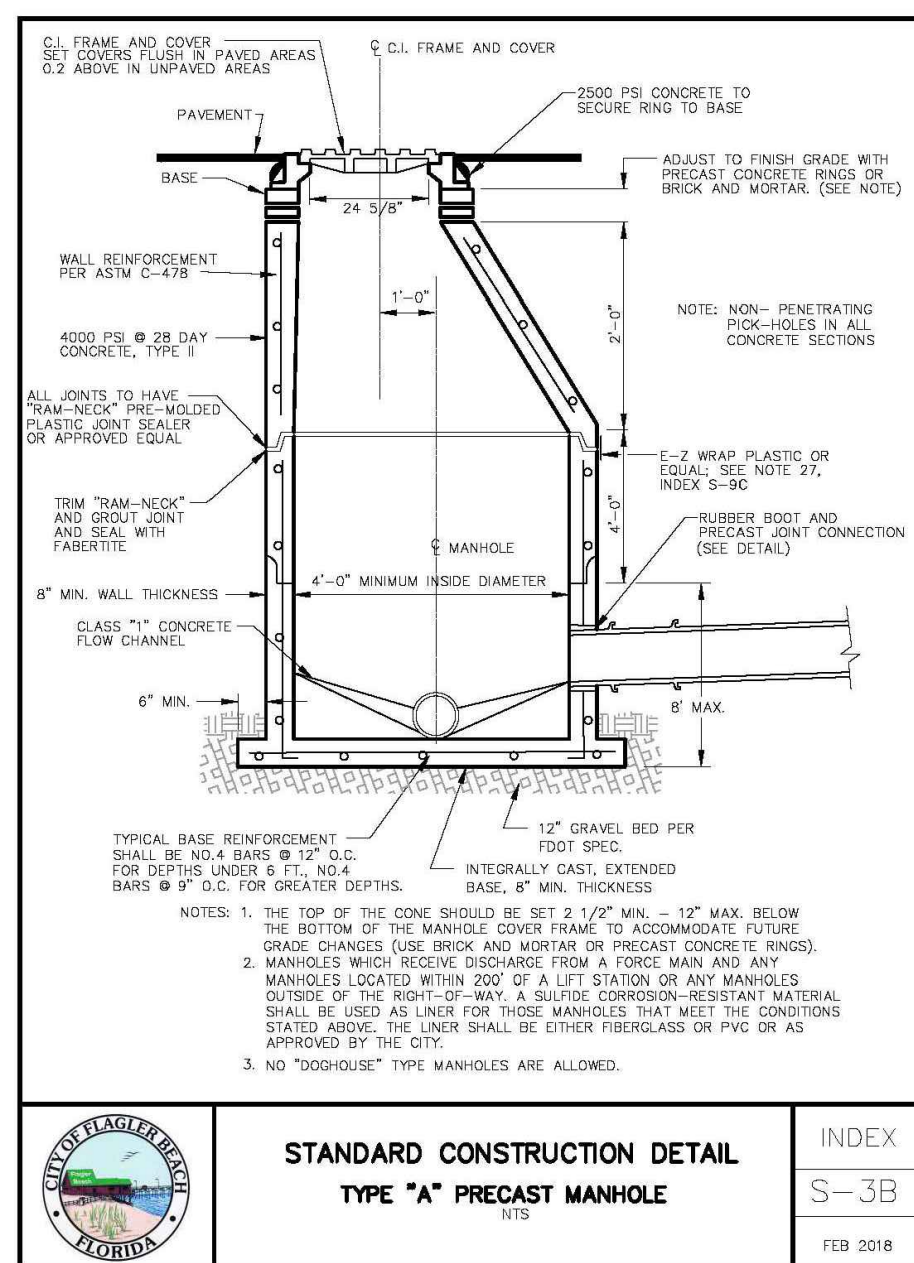
STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
SANITARY SEWER CONSTRUCTION
INDEX
S-1A
FEB 2018



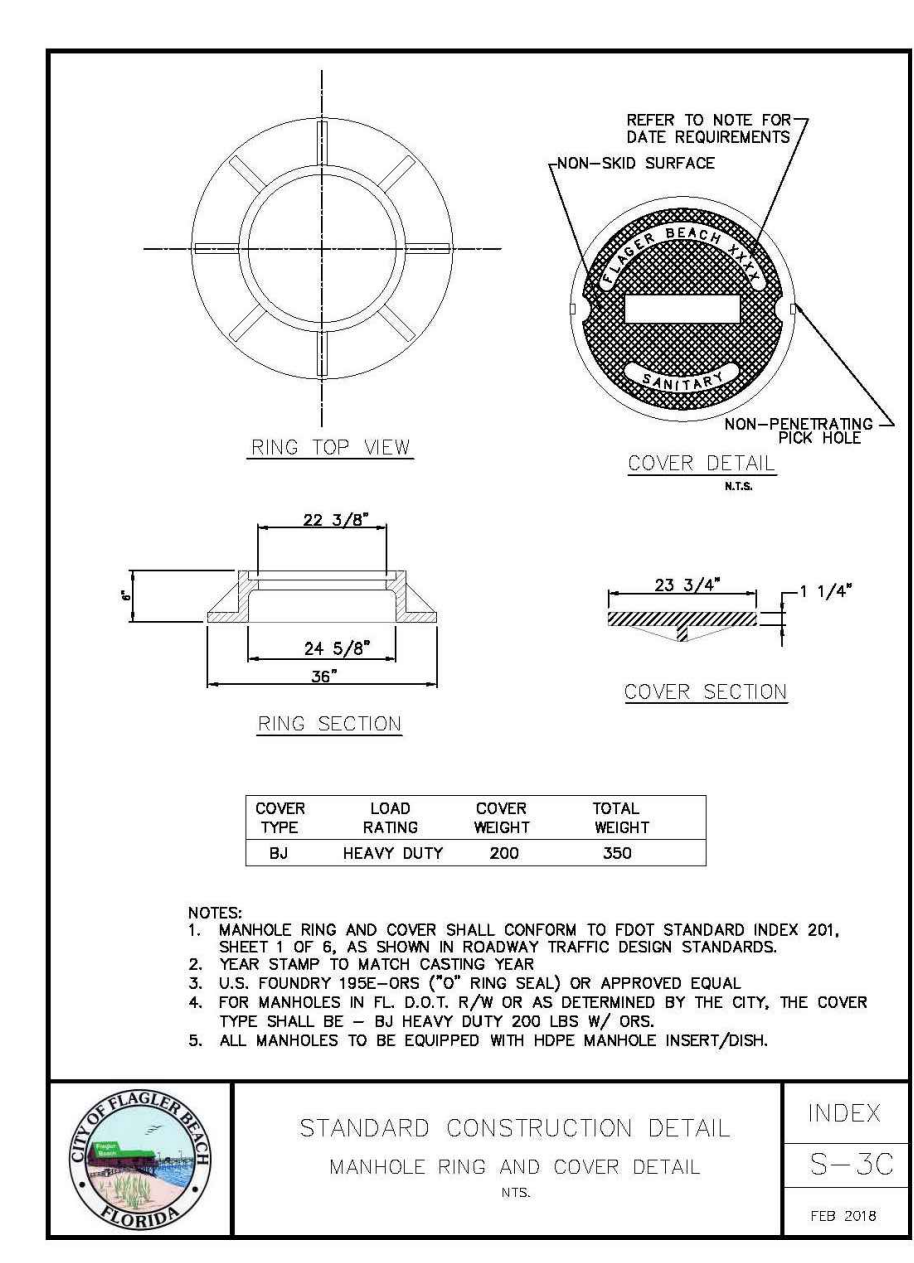
STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
SANITARY SEWER CONSTRUCTION
INDEX
S-1B
FEB 2018



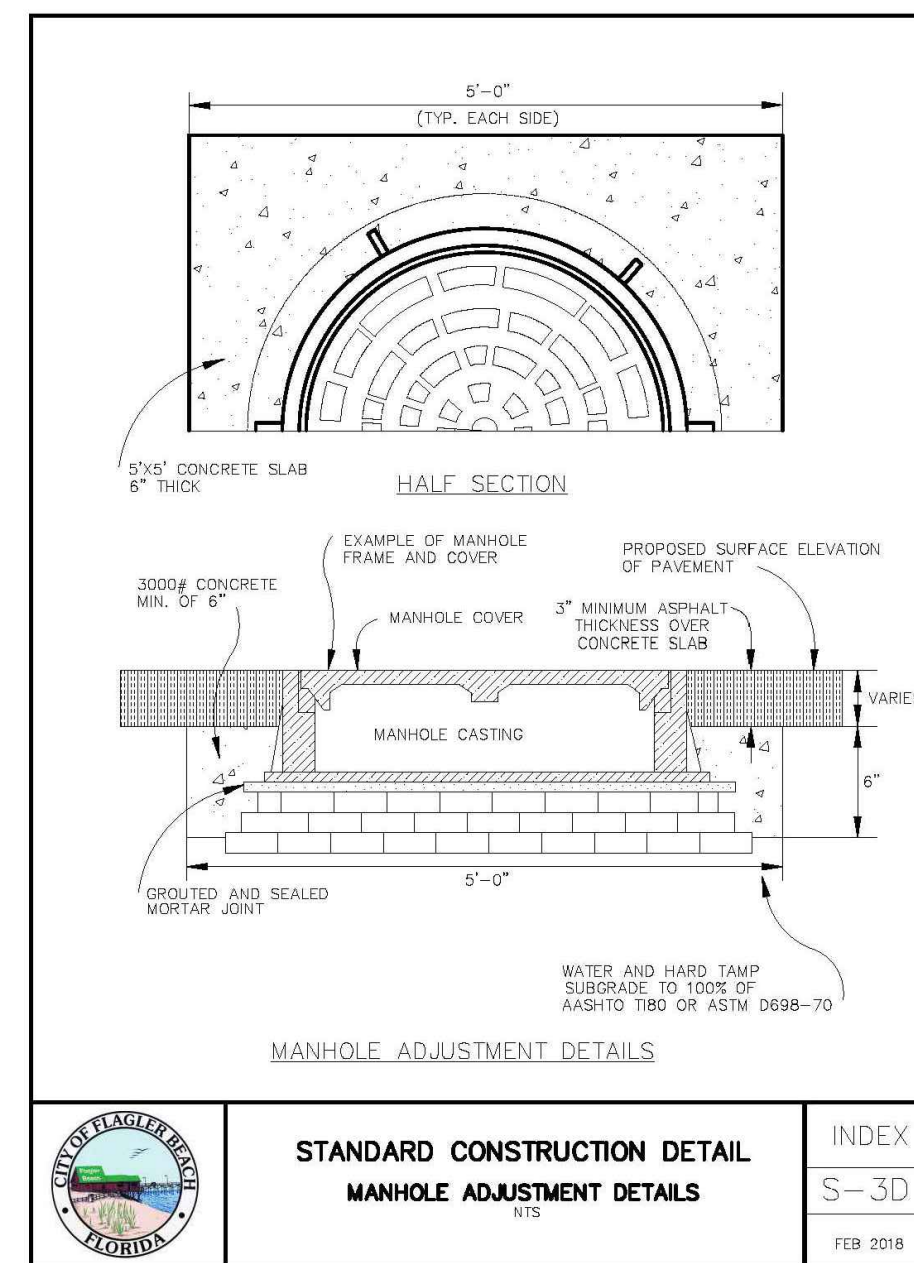
STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
SANITARY SEWER CONSTRUCTION
INDEX
S-1C
FEB 2018



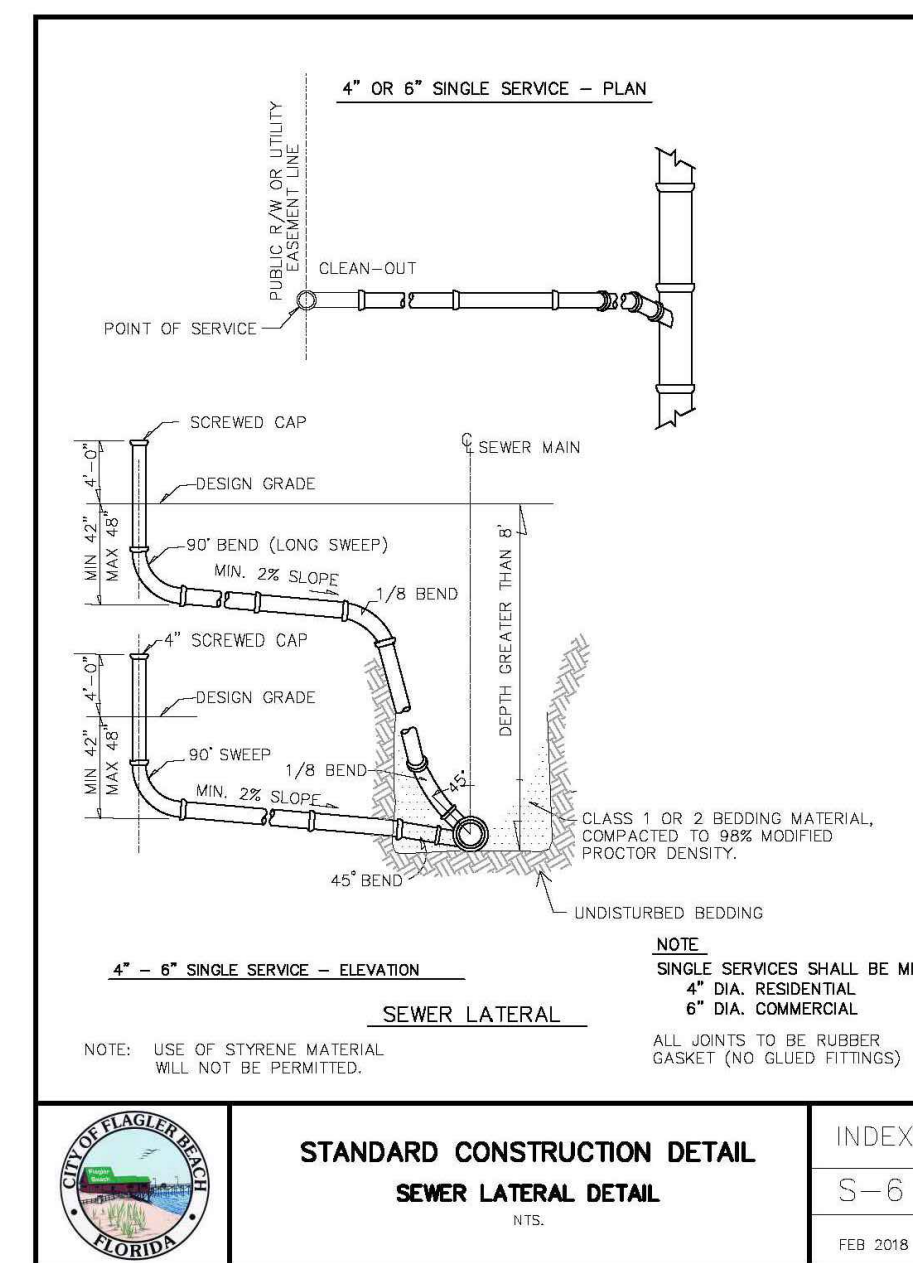
STANDARD CONSTRUCTION DETAIL
TYPE 'A' PRECAST MANHOLE
NTS
INDEX
S-3B
FEB 2018



STANDARD CONSTRUCTION DETAIL
MANHOLE RING AND COVER DETAIL
NTS
INDEX
S-3C
FEB 2018



STANDARD CONSTRUCTION DETAIL
MANHOLE ADJUSTMENT DETAILS
NTS
INDEX
S-3D
FEB 2018



STANDARD CONSTRUCTION DETAIL
SEWER LATERAL DETAIL
NTS
INDEX
S-6
FEB 2018

1230 North US1, Suite 3
 Monrovia, Florida 32174
 Phone (386) 872-7794
www.NewKirk-Engineering.com

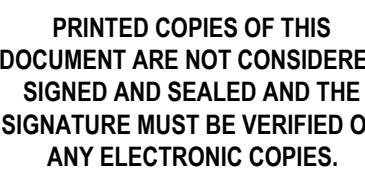
C.A. # 30209
 L.C. # 26000584
 © 2013

Civil Engineering,
 Transportation, CFI &



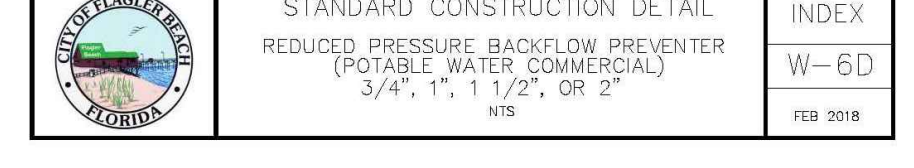
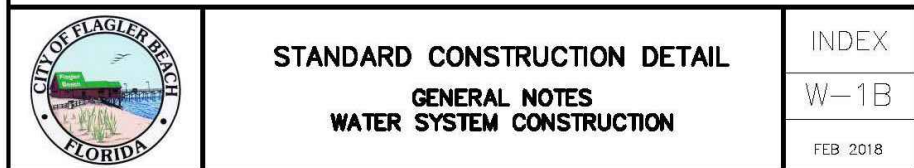
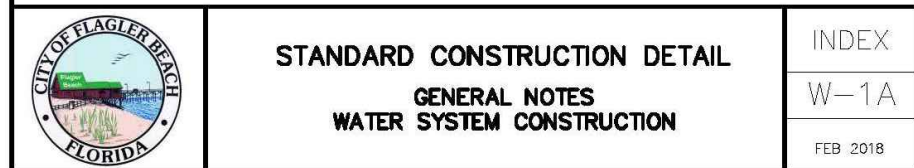
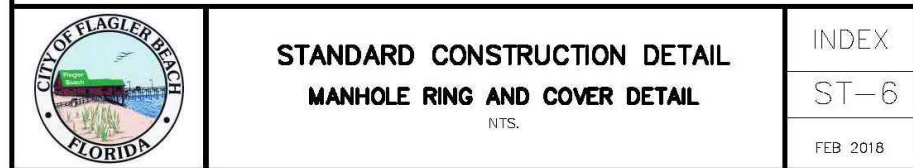
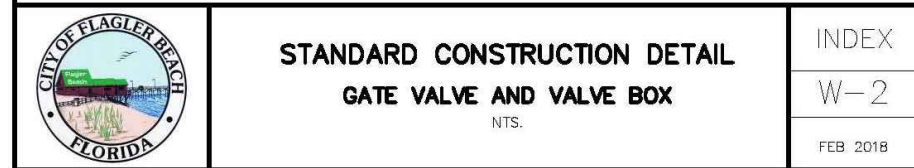
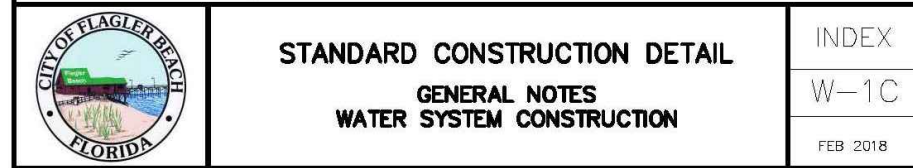
LESLIE STREET
ELAGIER BEACH EI 32136

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



DRAWING NUMBER

91



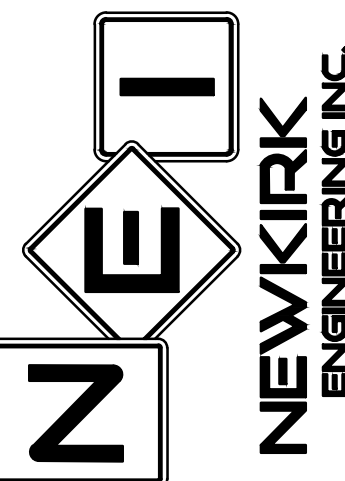
REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
L.C. # 2600584
© 2013

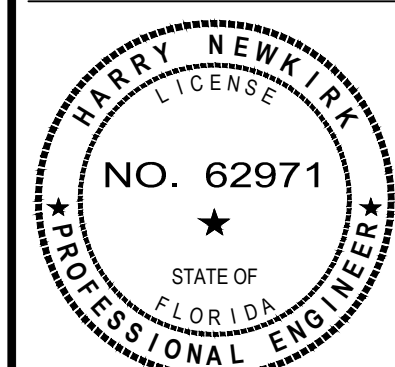
Civil Engineering,
Transportation, CEI &
Landscape Architecture



MAINTENANCE OF TRAFFIC
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17

DATE: OCTOBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

CHECKED BY: HHN

SCALE:

DRAWING NUMBER

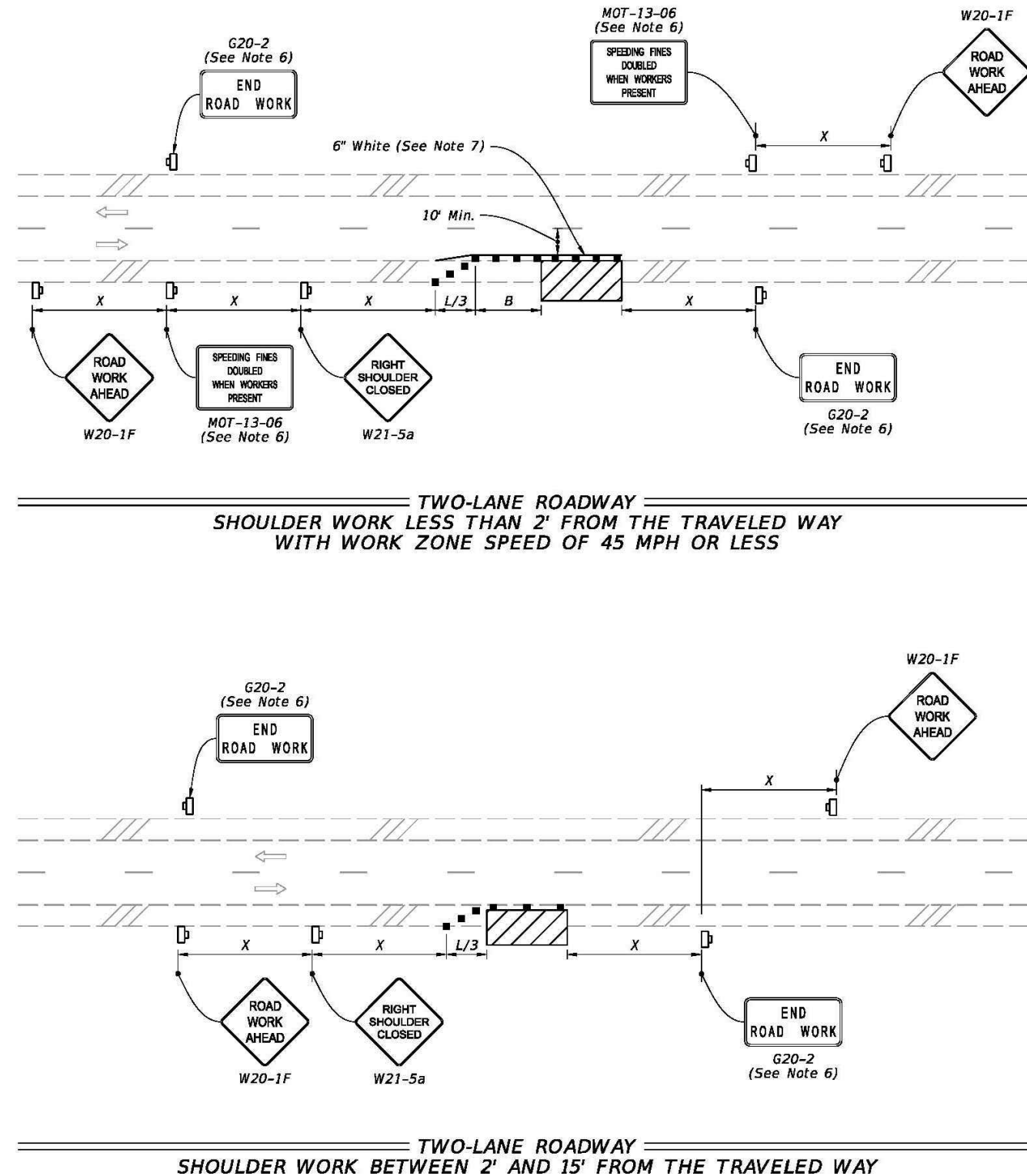
26

NOTE:

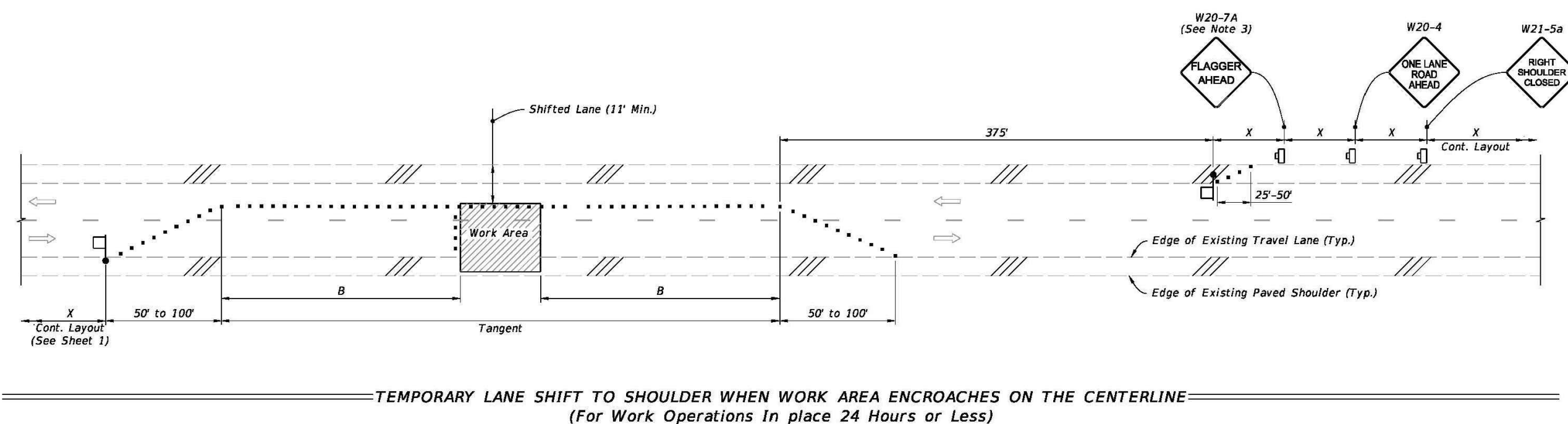
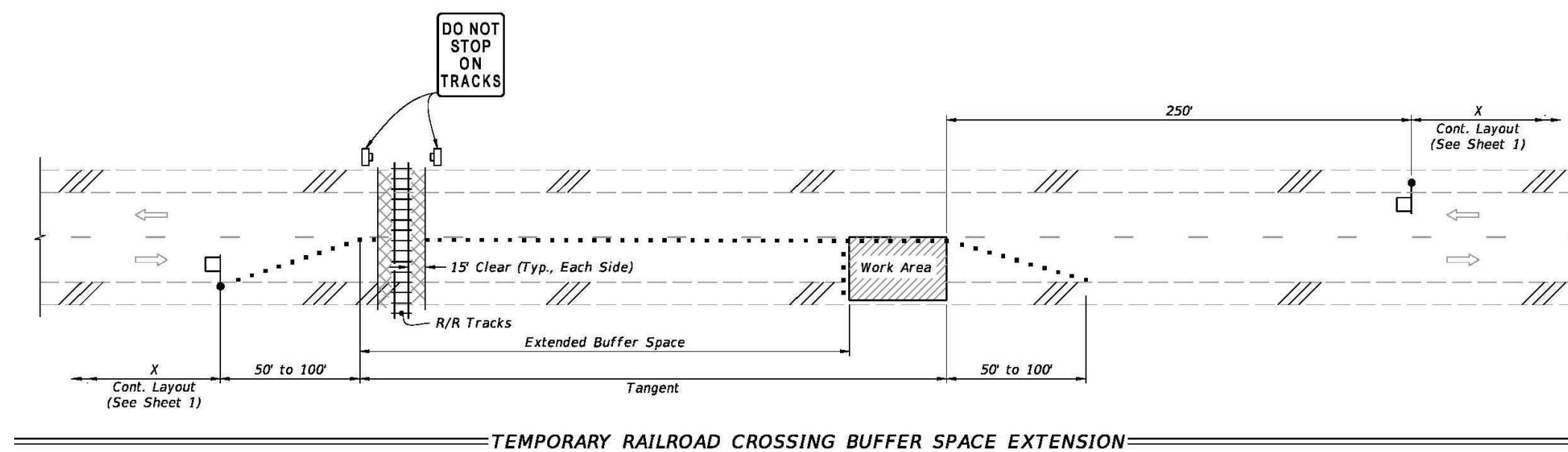
- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
- L = Taper Length
X = Work Zone Sign Spacing
B = Buffer Length
See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
- Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
- When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a Flagger or lane closure to accommodate work vehicle ingress and egress.
- For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
- The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
- Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
- Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
- When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



LAST REVISION	DESCRIPTION	FY 2024-25	INDEX	SHEET
11/01/21	STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	1 of 2



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION	FY 2024-25	INDEX	SHEET
11/01/21	STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	102-603	2 of 2

SPECIAL CONDITIONS

NOTES:

- This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
- L = Taper Length
B = Buffer Length
X = Work Zone Sign Spacing
See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
- Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
- Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
- Additional one-way control may be provided by the following means:
 - Flag-carrying vehicle
 - Official vehicle
 - Pile vehicles
 - Traffic signals

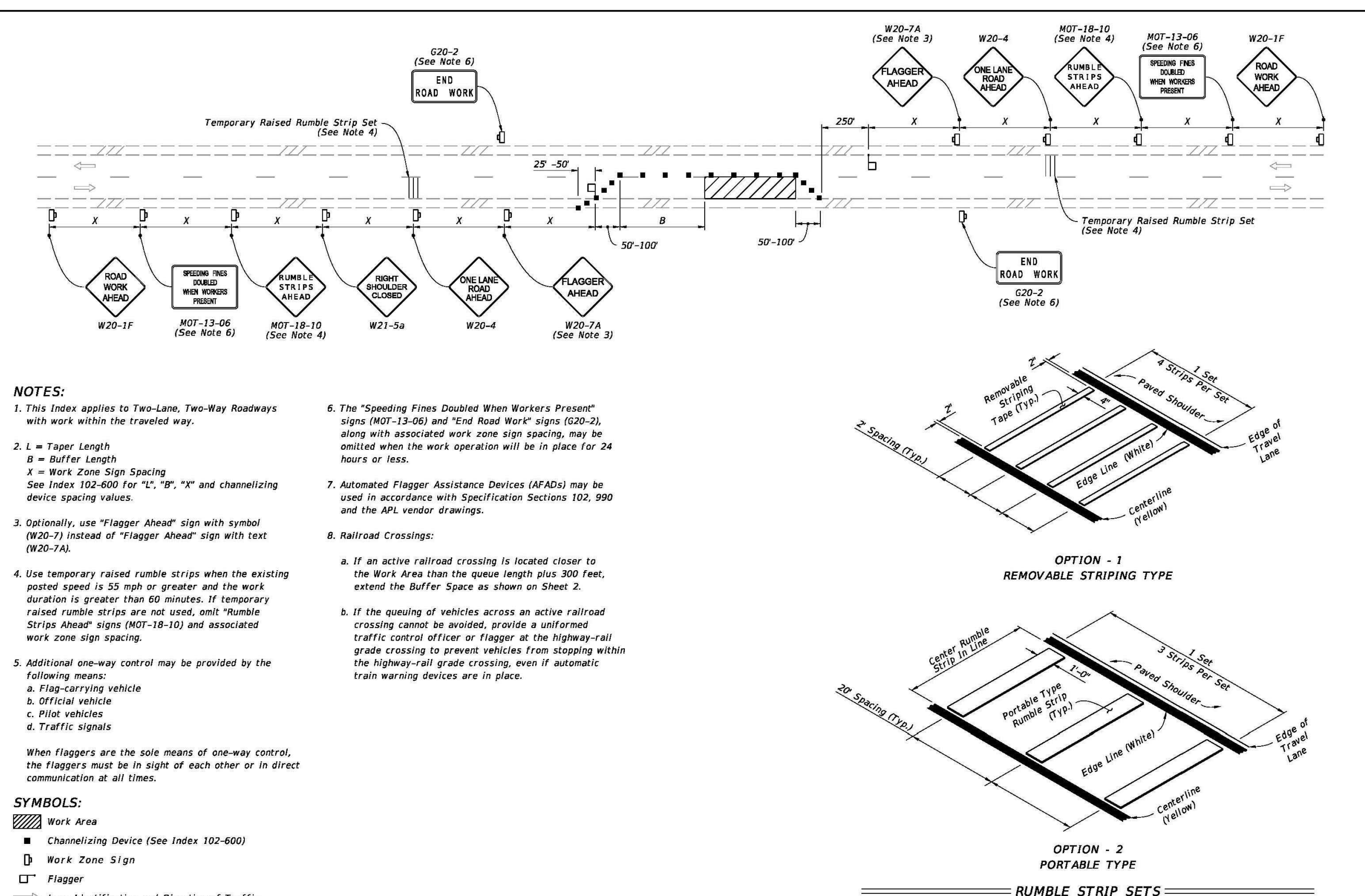
When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

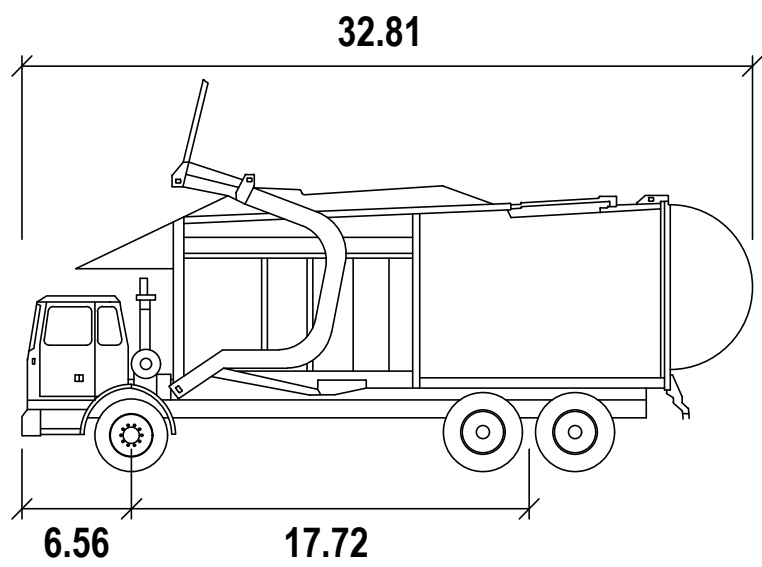
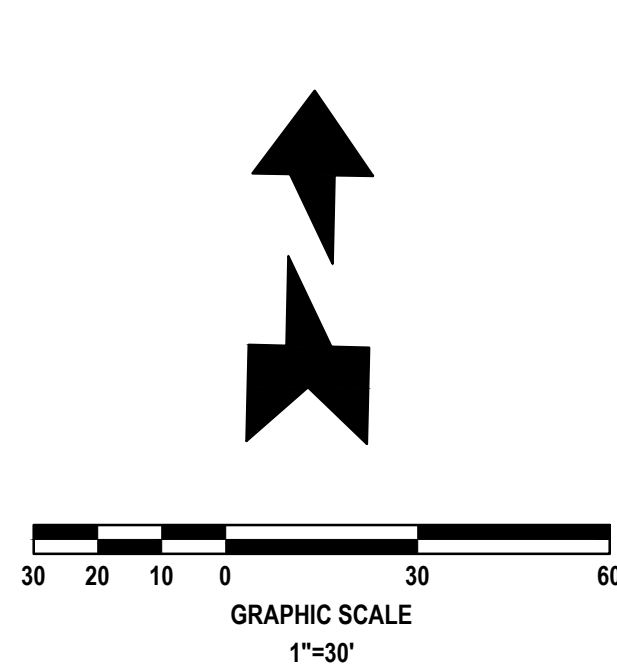
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

- The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
- Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
- Railroad Crossings:
 - If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
 - If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

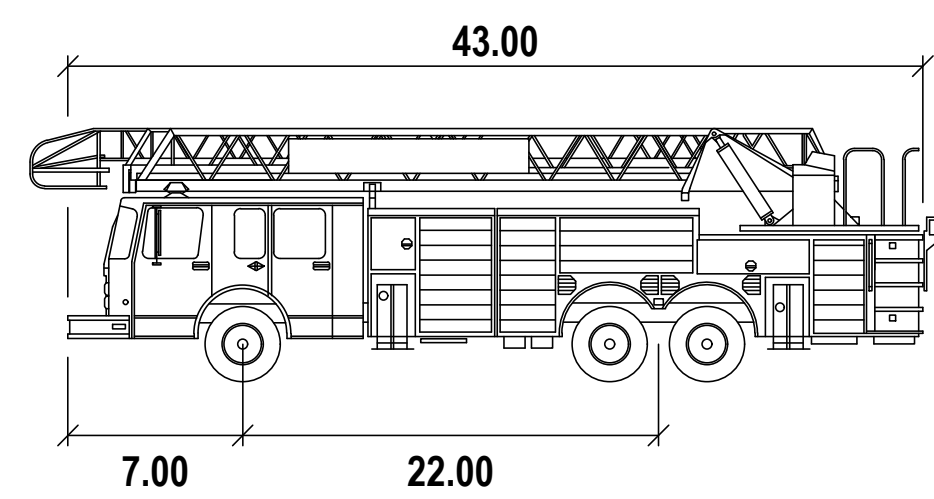
LAST REVISION	DESCRIPTION	FY 2024-25	INDEX	SHEET
11/01/21	STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	102-603	1 of 2





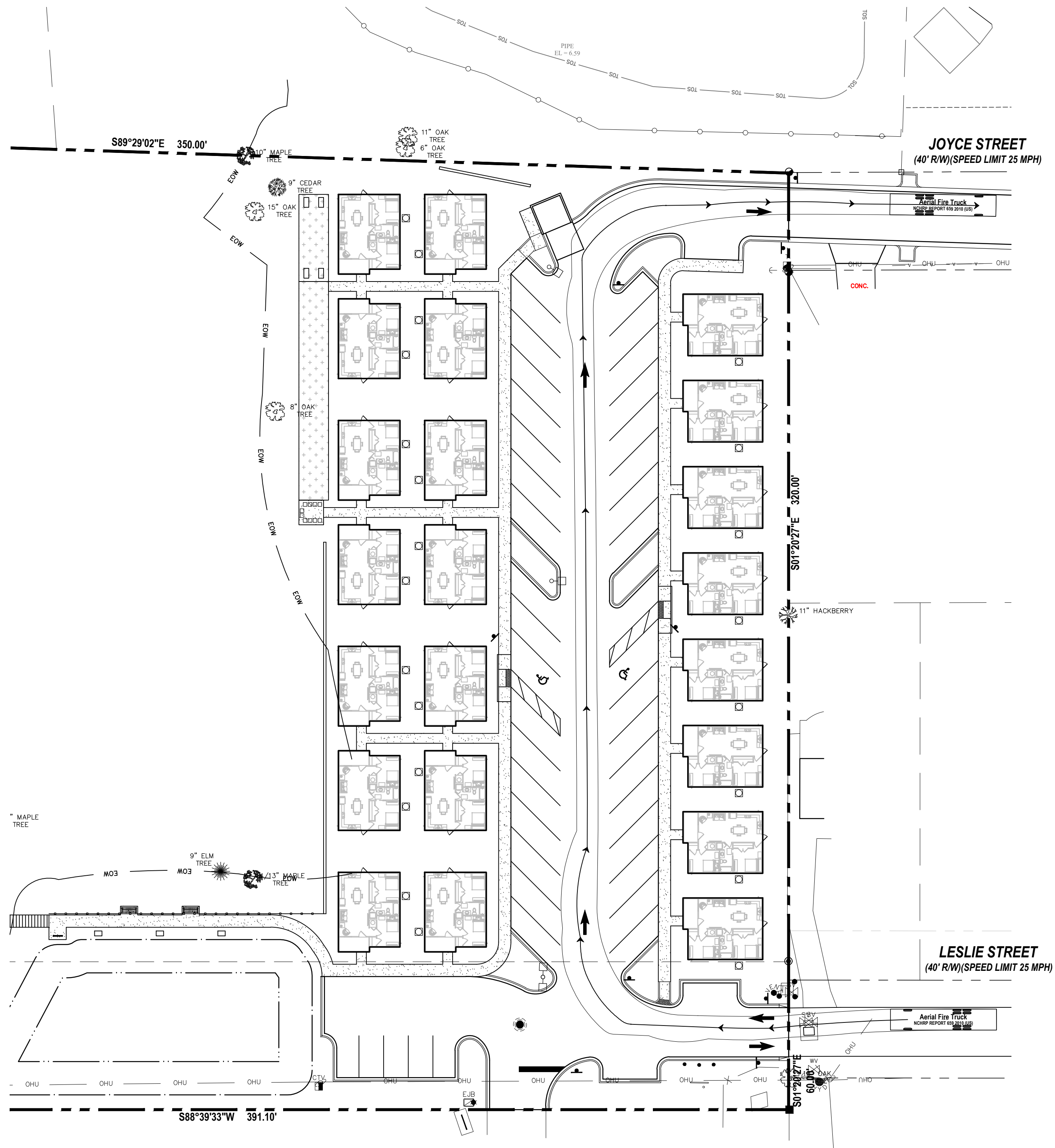
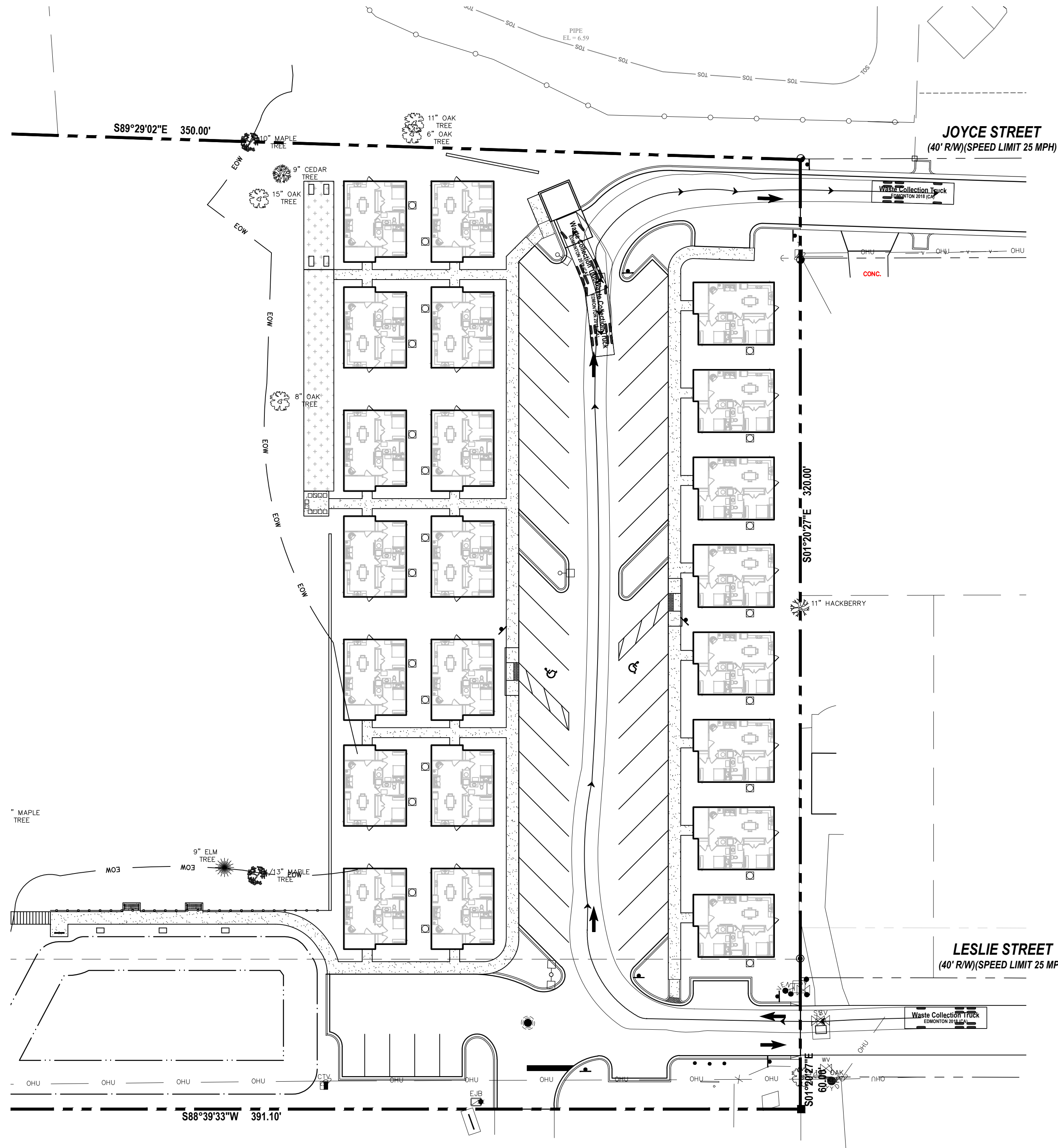
Waste Collection Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



Aerial Fire Truck

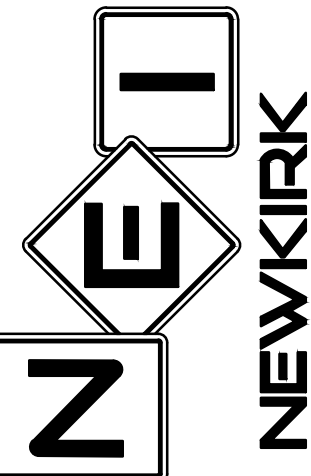
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



REVISIONS

DATE	DESCRIPTION

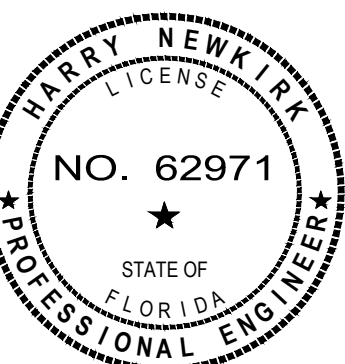
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



AUTOTURN TRUCK PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

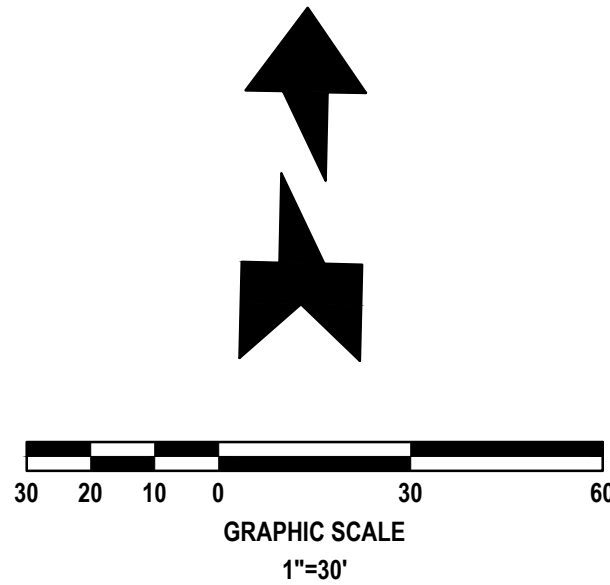
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

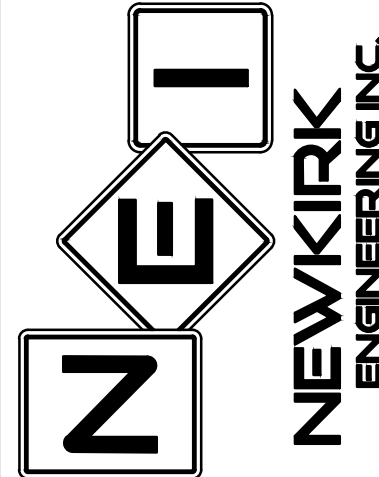
DRAWING NUMBER



REVISIONS

DATE	DESCRIPTION

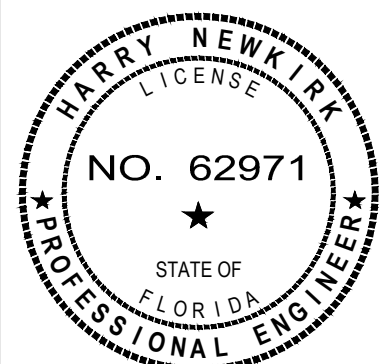
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



EASEMENT PLAN
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'

DRAWING NUMBER

28

REVISIONS

[illegible]

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

C.A. # 30209
C. # 26000584

Z0000304
C 2013
Engineering

**Civil Engineering,
Transportation, CEI &
enderson Architecture**

Landscape Architecture



NEWKIRK
ENGINEERING INC.

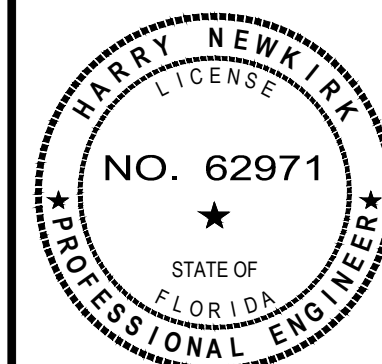
PHOTOMETRIC PLAN

LEGACY POINTE COTTAGES

LESLIE SIREI
ELACLED BEACH FI 33136

THIS DRAWING IS THE PROPERTY OF NEWKIRK
ENGINEERING ANY USE OR REPRODUCTION
WHOLE OR PART IS PROHIBITED WITHOUT THE
EXPRESSED WRITTEN CONSENT OF NEWKIRK
ENGINEERING COPYRIGHT 2013 ALL RIGHTS
RESERVED

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 OF



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-1

DATE: OCTOBER 202

DESIGN BY: HH

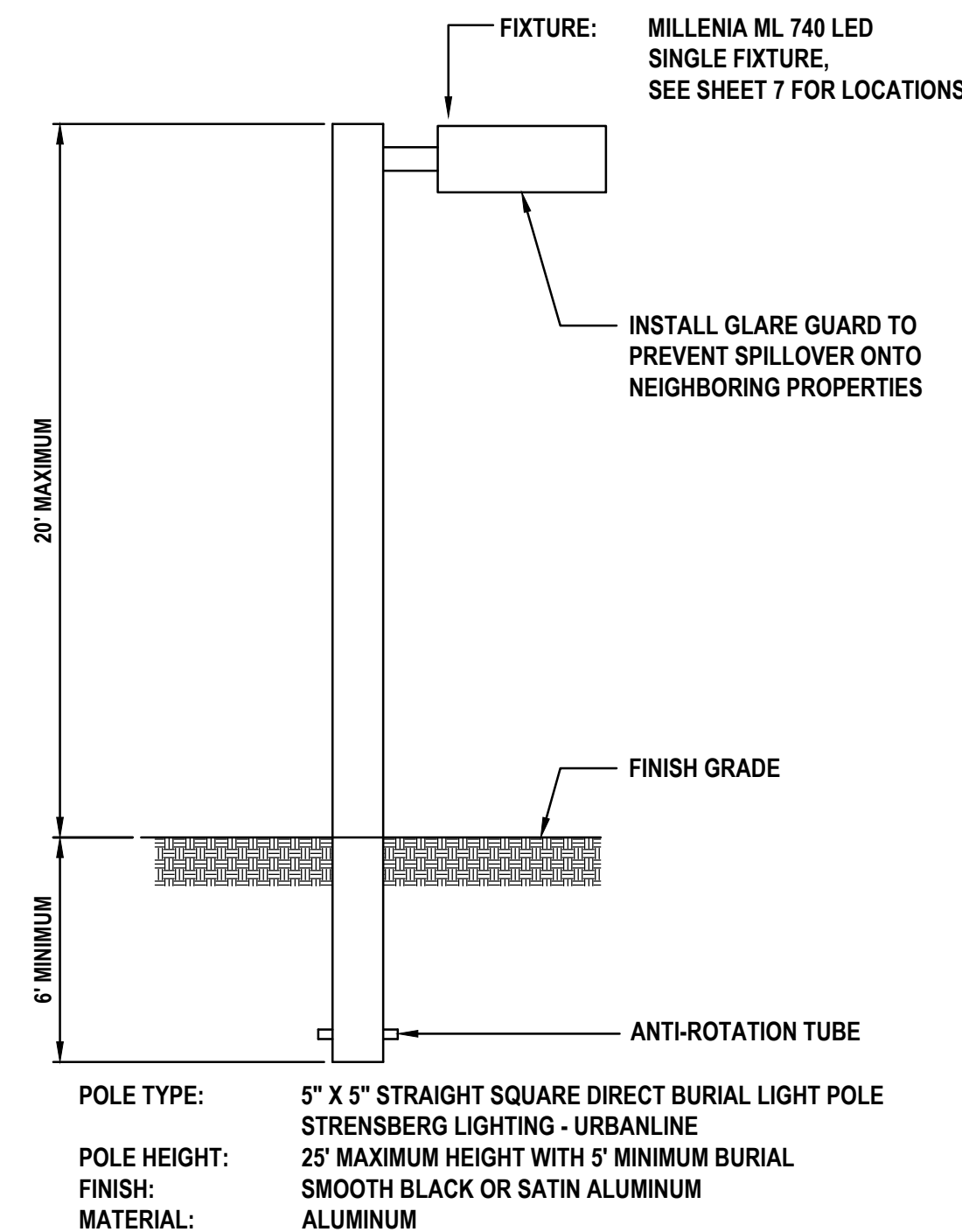
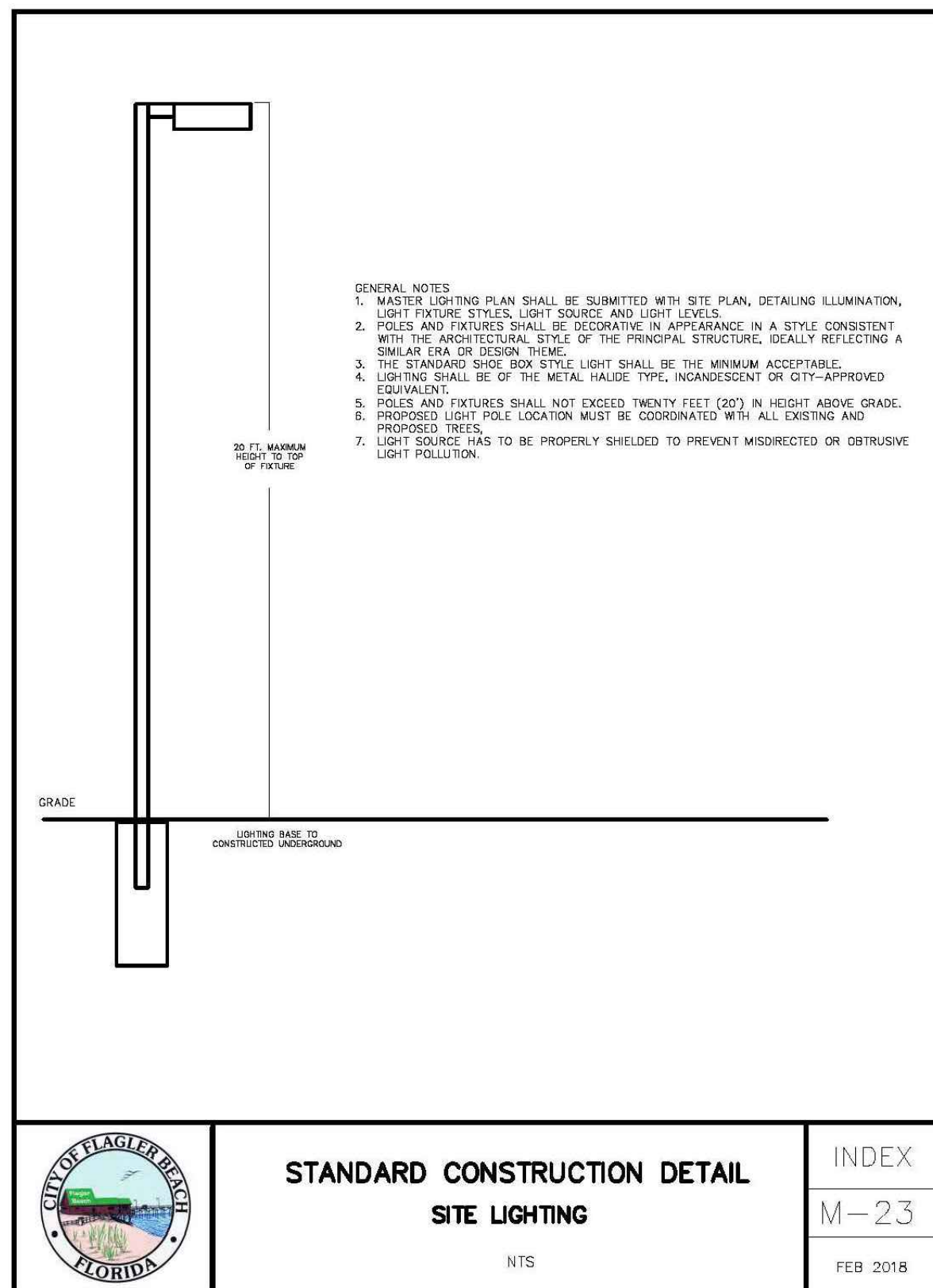
DRAWN BY: NW

CHECKED BY: HH

SCALE: 1" = 3'

DRAWING NUMBER

29



1. CONTRACTOR MUST OBTAIN CITY OF FLAGLER BEACH BUILDING PERMIT FOR LIGHT POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC...) FOR LIGHT FIXTURES AT TIME OF PERMIT REVIEW.
2. DESIGNED TO HANDLE A MINIMUM 140 MPH WIND SPEED, EXPOSURE B OR C.
3. MAKE THE HOLE, GENERALLY HOLES SHALL BE ROUNDED WITH SMOOTH VERTICAL SIDES CONSISTING OF UNDISTURBED SOIL FOR BEST COMPACTION AND STABILITY OF POLES. DIAMETER OF POLE SHALL BE ABOUT TWICE THE DIAMETER OF THE POLE AT ITS BASE. HOLES SHALL BE AUGURED.
4. WIRE THE POLE UTILIZING APPROVED METHODS.
5. INSTALL THE POLE, IN MANY CASES COMPOSITE POLES CAN BE MANUALLY LIFTED INTO PLACE AND INSERTED INTO THE HOLE.
6. ALIGN AND LEVEL THE POLE.
7. BACKFILL THE HOLE, FILL AND TAMP EVERY 6 TO 8 INCHES OF BACKFILL, FREQUENT TAMPING IS IMPORTANT FOR INSTALLATION.
8. SITE LIGHTING MUST NOT SHINE DIRECTLY UPON ANY ADJACENT RESIDENCE AND MUST NOT PRODUCE EXCESSIVE GLARE. GLARE GUARDS WILL BE INSTALLED IF NEEDED.

SITE LIGHTING DETAIL

NOT TO SCALE

ML740 MILLENIA SERIES

LED

EPA 2.2 (FF) WEIGHT 45 LBS

7 YEAR WARRANTY

LUMEN RANGE 9,265 to 21,000

LIFE SPAN L70 MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR FAQ's

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: **PT-ML740-32L40T3-MDL014-CA-FHD/5SQ-14-188/UGMT**

Mounting Config.	Fixture	LED	CCT	Distribution Type	Driver	Lens	Option Pole Adapter	Optional Control Receptacle	Option Control	Option Face	Option House Side Shield	Pole See Pole Spec Sheet	Finish

Mounting Configuration

- PT = Post Top

Fixture

- ML740

LED

- 40L • 32L • 24L

CCT - Color Temperature (K)

- 2700K • 3000K • 4000K • 5000K

Distribution Type

- T2 • T3 • T4 • T5

Driver

- MDLO18 (120V-277V, 180mA)
- MDHO18 (347V-480V, 180mA)
- MDLO16 (120V-277V, 160mA)
- MDHO16 (347V-480V, 160mA)
- MDLO14 (120V-277V, 140mA)
- MDHO14 (347V-480V, 140mA)

Lens

- CA (Clear Acrylic)
- SV1 (Flat Soft Vue Light Diffused Acrylic)
- SV2 (Flat Soft Vue Moderate Diffused Acrylic)

Options [Click here to view accessories sheet](#)

- 5Q4 Square pole adapter for 4" square pole shafts
- R 3-Pin control receptacle only
- RS 5-Pin control receptacle only
- R7 7-Pin control receptacle only
- PE Twix-Lock Photocontrol (20V-277V)
- PEP Twix-Lock Photocontrol (347V)
- PEP Twix-Lock Photocontrol (480V)
- SC Shorting Cap
- PHD Double Fuse and Holder
- HSS 120" House Side Shield
- BLOC Back Light Optical Control

32L or 24L system only

40L system only

Pole [Click here to link to pole specification page](#)

See Pole specification sheets.

Finish

[Standard Urban Finishes](#) [Click here to view paint finish sheet](#)

- UGMT Gun Metal Textured
- UGM Gun Metal Matte
- UBT Urban Bronze Textured
- UB Urban Bronze Matte
- ULBT Urban Light Bronze Textured
- ULB Urban Light Bronze Matte
- USBT Urban Silver Textured
- USL Urban Silver Matte
- UWHT Urban White Textured
- UWH Urban White Matte
- UCHS Urban Champagne Satin Smooth
- BKT Black Textured

Custom Urban Finishes*

- CM Custom Match

*Smooth finishes are available upon request.

Specifications

Fixture

The large scale ML740 Millenia® vertical tenon mount luminaire is a breakthrough in modern area lighting technology. Its new world urban design transcends traditional lighting convention by seamlessly interweaving form and function to yet another level. Our convective AAD™ "Advanced Air-flow Dynamics" maximizes heat sink expulsion to deliver unsurpassed thermal management for long-life LED performance and energy efficiency. Available with a myriad of options, the Millenia is perfect for commercial, institutional and municipal markets. The cast aluminum slipfitter slips a 3" OD x 3" tall tenon. The luminaire shall be UL listed in US and Canada.

LEDs

The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they

shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High-Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K or 5000K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with refractor type optics applied to each LED array. The luminaire shall provide Type _____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

BLOC Optic: An optional "Back Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers

The LED driver shall be UL Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable

Independence Series

Small LED Wall Light

REPLACES UP TO 100W MH

3,913 LUMENS

31 WATTS

125 LPW

80 CRI

4500K CCT

0-10V DIMMING

REC MNT HT 10 FT to 12 FT

Patent Pending

8.75"Wx8.5"Hx9.05"D

6.6 LBS

ORDERING INFORMATION

CATALOG #	DESCRIPTION	CCT	REPLACES UP TO	VOLTS
WSG4L4SK	Small LED Wall Light	4500K	100W MH	120-277

Specs shown are for 4500K CCT. Also available in 3000K, 4000K and 5000K. See Cut Sheet for more information.

FOOTCANDLES ON THE GROUND

10' Mtg Height			12' Mtg Height		
	90°	45°		90°	45°
0'	11.2	11.2	0'	7.6	7.6
5'	10.2	8.7	5'	7.5	6.4
10'	4.3	3.9	10'	3.9	3.6
15'	2.3	1.8	15'	2.2	1.8

Average **6.0** Average **4.7**

OPTIONS

ADD SUFFIX #	DESCRIPTION	ADD SUFFIX #	DESCRIPTION
PC	120V Photocontrol	PM	208-277V Photocontrol

ENERGY SAVINGS

LED			HID		
WATTAGE	ANNUAL COST	SOURCE	TOTAL WATTAGE USED	ANNUAL COST	ANNUAL SAVINGS
31	\$14	50	72	\$52	\$38
31	\$14	70	90	\$59	\$45
31	\$14	100	129	\$77	\$63

SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

100% STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA.



*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components
*Qualifies for Buy American under ARRA

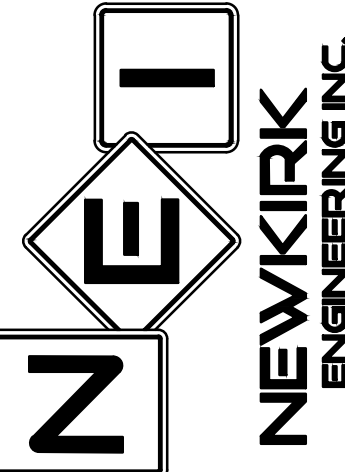


7

REVISIONS

DATE	DESCRIPTION

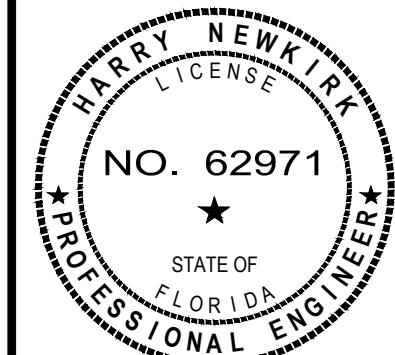
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



PHOTOMETRIC DETAILS
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE:
DRAWING NUMBER

30

TREE PROTECTION AND ROOT PRUNING SPECIFICATIONS

PART 1 GENERAL

1.1 SUMMARY

- A. This item shall consist of furnishing all labor, materials, tools and equipment required to protect those trees designated to remain on the site. Protection of designated trees shall include directing heavy construction work activity away from the protected trees Section Includes the protection, trimming, and pruning of trees that interfere with, or are affected by, execution of the Work, whether temporary or new construction.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
B. Tree Pruning Schedule: Written schedule from certified arborist detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.
C. Qualification Data: For tree service firm and arborist, ISA certification required.
D. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly pruned and repaired when damaged.
E. Maintenance Recommendations: From certified arborist, for care and protection of trees affected by construction during and after completion of the Work.
F. Provide final log of work performed including any damage that occurred during construction and subsequent repairs.

1.3 QUALITY ASSURANCE

- A. Tree Service Qualifications: An experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site on a full-time basis during execution of the Work.
B. Arborist qualifications: An arborist certified by the International Society of Arboriculture.
C. Tree Pruning Standards: Comply with ANSI A300 (Part 1), Trees, Shrubs, and other Woody Plant Maintenance--Standard Practices (Pruning) and Part 8 - Root Management Standard.
D. Pre-installation Conference: Before starting tree protection and trimming, meet with representatives of authorities having jurisdiction, Owner, Architect, consultants, and other concerned entities to review tree protection and trimming procedures and responsibilities.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Materials for tree/vegetation protection barriers shall conform to the following requirements:

1. Mesh Construction Fencing by Conwed or Approved Equal (orange or green color)
2. Wood Posts (minimum length 6.0 feet)
3. #14 gauge steel wire

PART 3 EXECUTION

3.1 PREPARATION

- A. Temporary Fencing: Install temporary fencing around the tree protection zones designated on the plans or where directed by the engineer to protect remaining vegetation from construction damage. Maintain temporary fence and remove when construction is complete. See detail this sheet.
B. Root Zone Protection: During the entire construction period all reasonable efforts shall be made to protect from damage those trees and their root system designated to remain. Around the trees to be protected, the Contractor shall avoid excessive excavation or compaction and damage during the removal of trees and shrubs designated to be removed. All plant material designated to be saved, or outside of the limits of construction, shall be protected during subsequent construction work. Work under these items will include construction and maintenance of temporary fencing to protect the root zones of existing trees and other plantings, construction and maintenance of tree trunk protection.

A protection barrier or temporary fence of at least 4 feet in height shall be installed around each tree to be protected and preserved. The tree protection shall be installed prior to the actual construction start and maintained for the duration of the project.

Within this protection zone, construction materials shall not be stored, equipment operated and/or temporary storage buildings or work trailers placed.

The protection barrier shall be constructed of orange snow fencing securely fastened to fence posts spaced a maximum of 6 feet on center. Posts are 6 feet in length with 2 feet set into the ground and 4 feet extending above ground. The fencing shall be attached to the post with a minimum of four (4) nylon-locking ties evenly placed at each post.

3.2 EXCAVATION

- A. Install shoring or other protective support systems to minimize shoring or benching of excavations.
B. Do not excavate within tree protection zones, unless otherwise indicated on plans.
C. Where excavation for new construction is required within drip line of trees, clear and excavate to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.

1. Relocate roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical; cut roots approximately 3 inches back from new construction.
2. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect

- D. Root Pruning: Cut roots with sharp pruning instruments. All roots that are broken or chopped by excavators during excavation will be required to be saw cut cleanly with a sharp saw and do not paint cut root end.
E. When excavating, place excavated soil on opposite side of trench from tree.

3.3 ROOT PRUNING

- A. Root pruning shall take place only where the roots of existing trees have been damaged by the Contractor during construction of the Project, as directed by the Certified Arborist.
B. If construction is to occur within the root zone of existing plant material, root pruning and special plant care including fertilizing and watering will be required, as directed by the Certified Arborist and hereinafter specified. Prior to root pruning, remove all weeds growing in existing tree mulch rings. Root pruning using an approved mechanical root pruning saw shall be performed prior to digging where noted on the plans, or directed by the Certified Arborist. Air Spading excavation consisting of hand and/or pneumatic excavation may be required if indicated on plans or as directed by Certified Arborist. Whenever roots of plant material to remain are exposed during construction, the damaged root ends are to be removed by cutting them off cleanly.
C. Initial watering shall be performed on all trees, which are designated for root pruning. Water trees immediately by thoroughly saturating root balls and provide a horticultural watering bag, such as a Gator Bag or equivalent, filled with water to keep root balls thoroughly saturated during first three weeks following root pruning. Thereafter refill bags as required, according to weather conditions, to keep root balls in a moist condition during growing seasons, through the duration of the Project. Test root balls for optimal moisture once a week using a soil auger.
D. All pruning shall be overseen by a professional arborist (someone whose principal occupation is the care and maintenance of trees). All pruning shall be done according to the National Arborist Association's Pruning Standards for Shade Trees Class 11 - Standard Pruning Specifications.
E. Any damage to the root zone, as determined by the Certified Arborist, will be compensated by pruning an equivalent amount of the top vegetative growth of the material within 1 week following root damage, fertilization and supplemental watering.
F. Fertilize damaged trees with fertilizer that promotes root growth. Fertilizer nutrients shall be applied within 48 hours after root damage occurs. Fertilizer nutrients shall be applied within 48 hours after root damage occurs. A fertilizer with a 1: 1: 1 ratio shall be applied at the rate of .5 pounds of nutrients per 1000 square feet (2 kg per 90 square meters).
G. Application shall be accomplished by placing dry fertilizer in holes in the soil. The holes shall be 8 inches (200 mm) to 12 inches (300 mm) deep and spaced 24 inches (600 mm) apart in an area beginning 30 inches (1 meter) from the base of the plant. Holes can be punched with a punch bar, dug with a spade, drilled with an auger or any other method approved by the Certified Arborist.
H. Approximately 0.02 pounds (10 grams) of fertilizer nutrients shall be placed in each hole 250 holes per 1000 square feet (90 square meters). Fertilizer Nutrients shall not be measured for payment but considered incidental to root pruning. If the Certified Arborist determines that the whole method of fertilizer placement is not practical or desirable, an approved method of uniform surface application will be allowed. Neither separate measurement nor payment will be made for fertilization, but will be considered incidental to the cost of TREE PROTECTION.
I. Supplemental water shall be applied within 48 hours of any root damage. The water shall be applied at the rate of 7 quarts per square yard of surface area within the root zone of plant material having sustained damage to the root zone. Root zone shall be calculated as the areas, which extend three meters beyond the limits of the crown's branches. Subsequent weekly watering shall be applied if deemed necessary by the Certified Arborist. Neither separate measurement nor payment will be made for supplemental watering but will be considered incidental to the cost of TREE PROTECTION.
J. The Contractor shall repair or replace any and all damage determined by the Certified Arborist and City of Flagler Beach to any existing or newly installed plant material at its own expense. Unnecessary damage to ground cover or turf shall be repaired or replaced as specified for restoration of similar areas within the plans, or as directed by the Certified Arborist and City of Flagler Beach, and shall be at the Contractor's expense.
K. Materials shall be disposed of in accordance with specifications.

3.4 REGRADING

- A. Do not fill within tree protection zones, unless otherwise indicated.
B. Where filling for new construction is required within drip line of trees, perform work by hand to minimize damage to root systems.
1. Where existing grade is below elevation of finish grade, fill with topsoil. Place topsoil by hand in a single uncompacted layer and hand grade to required finish elevations.

3.5 TREE PRUNING

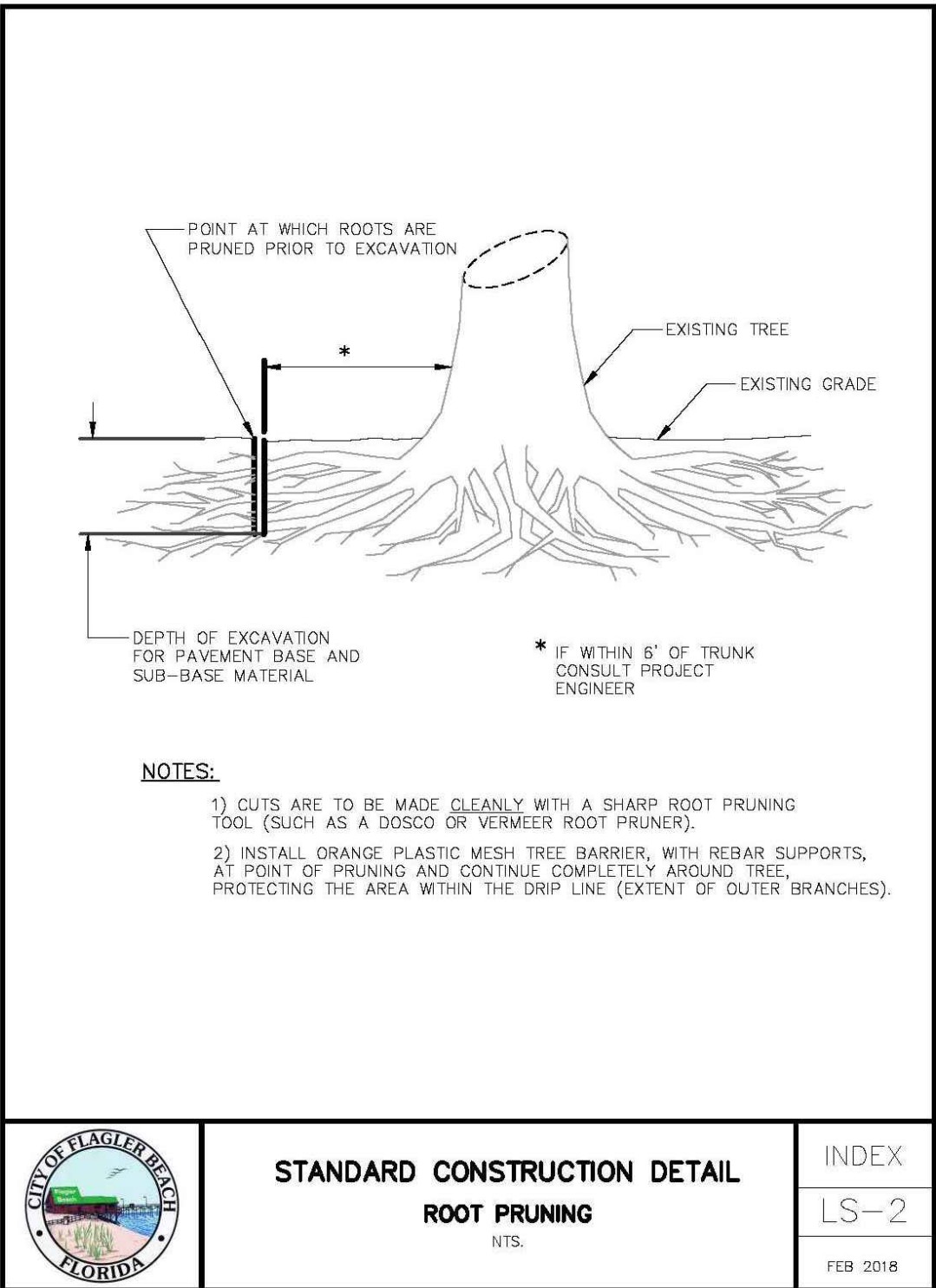
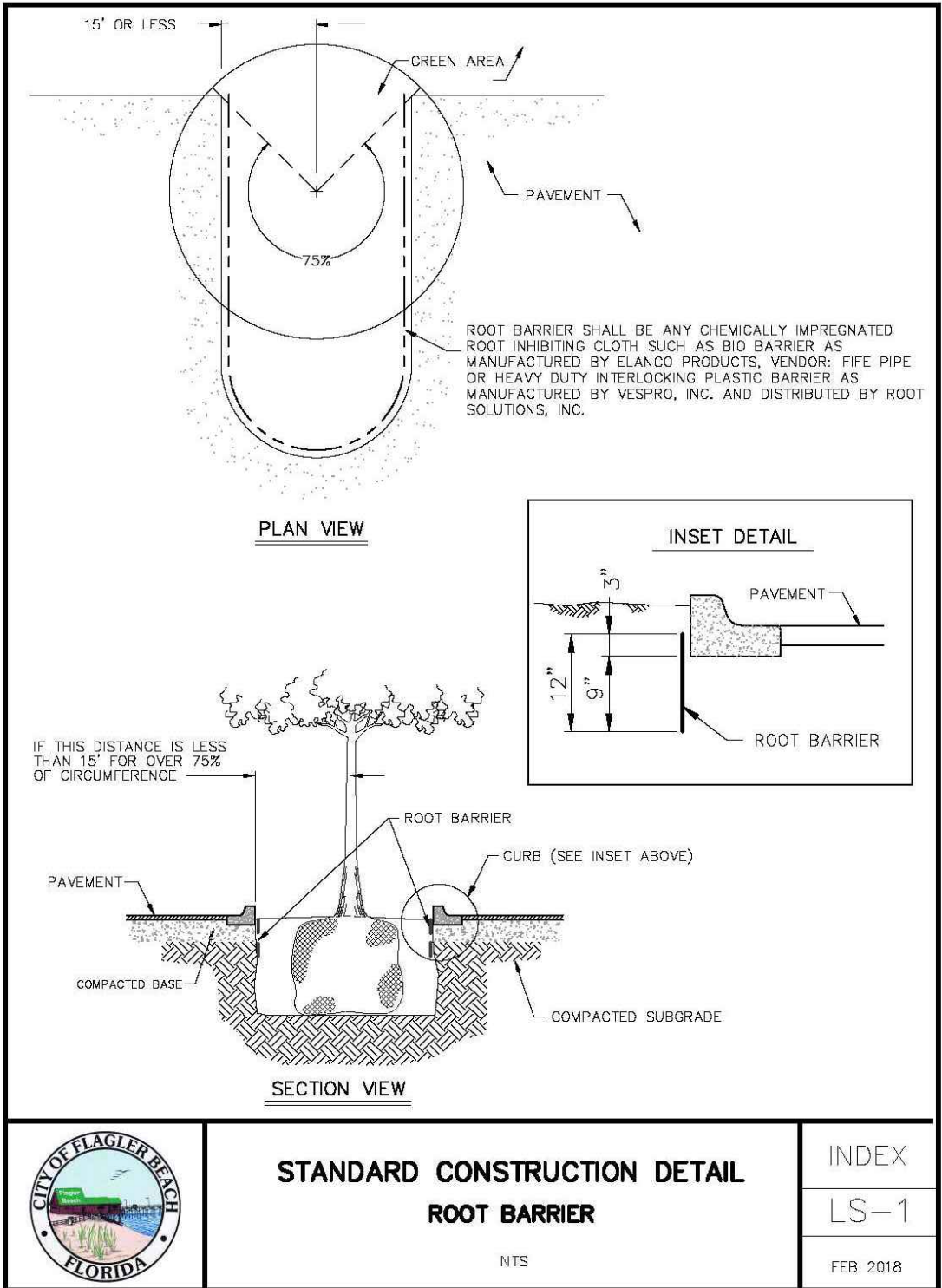
- A. Prune trees to remain that are affected by temporary and permanent construction.
B. Pruning Standards: Prune trees according to ANSI A300 (Part 1).
C. Cut branches with sharp pruning instruments; do not break or chop.
1. Clean all pruning instruments with antimicrobial solution between performing work on separate trees to avoid the potential spread of pathogens.
D. Chip removed tree branches and uses as organic mulch or dispose of off-site.

3.6 TREE REPAIR AND REPLACEMENT

- A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
B. Aerate surface soil, compacted during construction, 10 feet (3 m) beyond drip line. Drill 2-inch (50-mm) diameter holes a minimum of 12 inches (300 mm) deep at 24 inches (600 mm) o.c. Backfill holes with an equal mix of augered soil and sand.

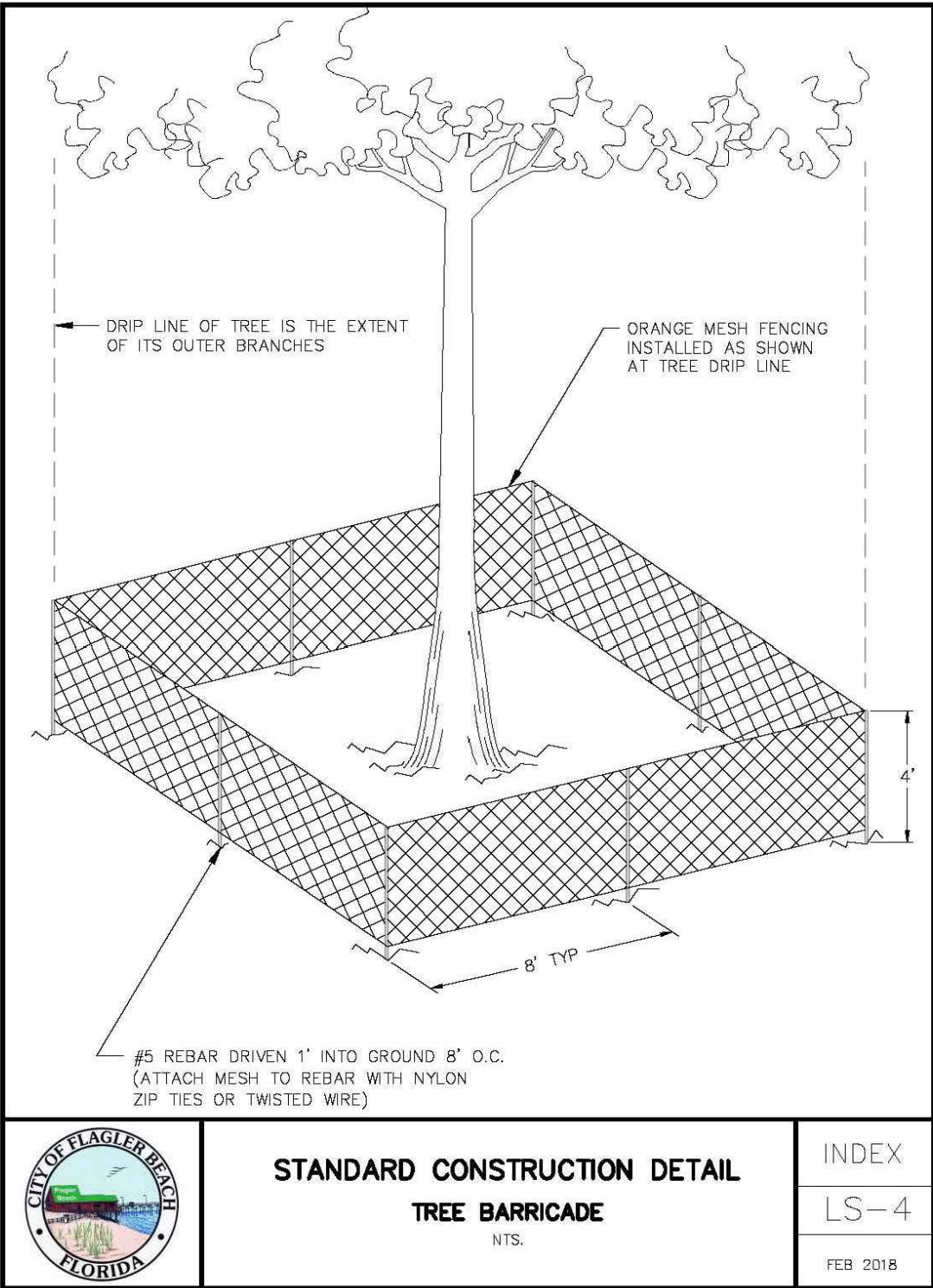
3.7 DISPOSAL OF WASTE MATERIALS

- A. Burning is not permitted.
B. Disposal: Remove excess excavated material, displaced trees, and excess chips from Owner's property. Disposal shall be local landfill.



CONTRACTOR TO USE DOSKO OR VERMEER MECHANICAL ROOT PRUNER EQUIPMENT WHEN WITHIN CRITICAL ROOT ZONE OR TREE PROTECTION AREA FOR INSTALLATION OF 4" CONDUITS FOR ELECTRICAL, CABLE, TELECOMMUNICATIONS AND IRRIGATION SERVICES

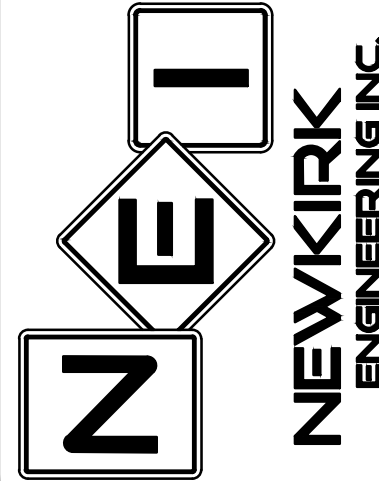
MECHANICAL ROOT PRUNER EQUIPMENT DETAIL
NOT TO SCALE



REVISIONS

DATE	DESCRIPTION

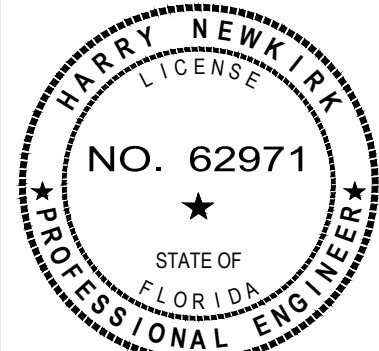
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



TREE PROTECTION DETAILS
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

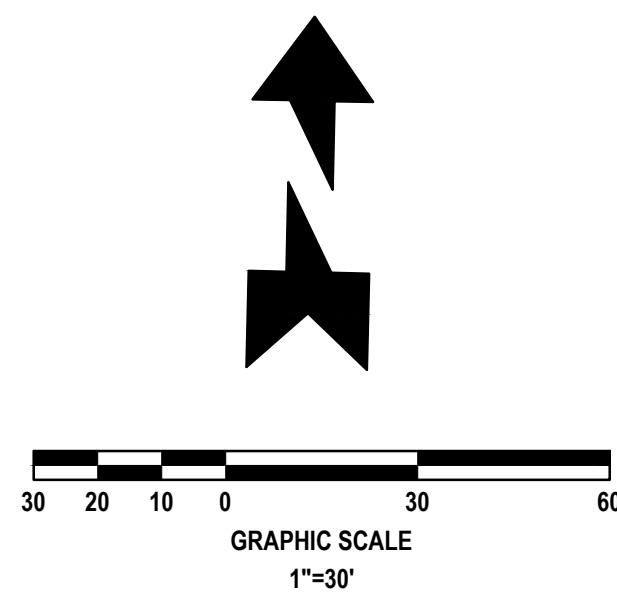


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

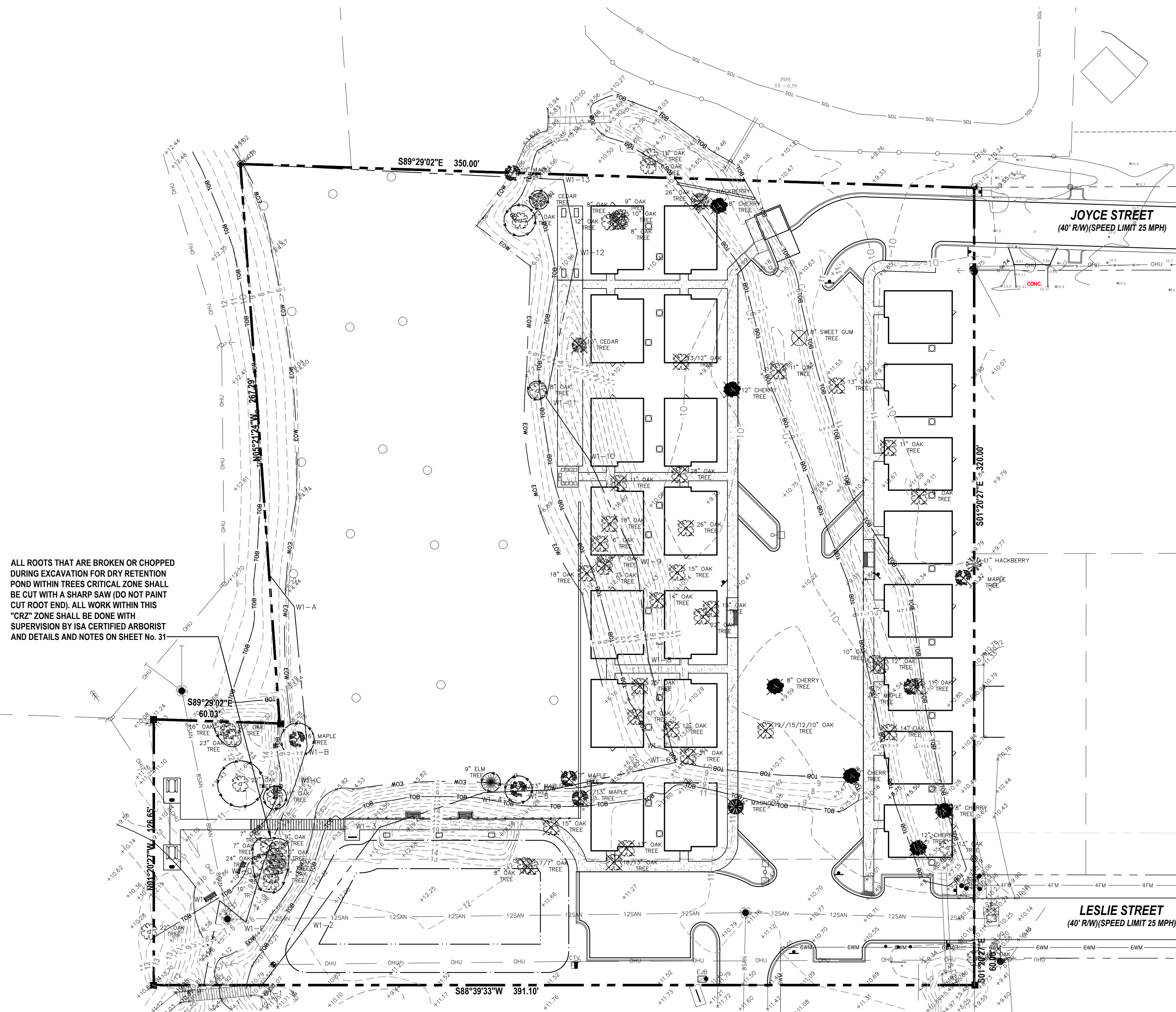
DRAWING NUMBER

31



OVERALL TREE LEGEND:

NAME	SYMBOL	EXISTING	REMOVE	REMAIN
CEDAR		2	1	1
CHERRY		7	7	0
ELM		1	0	1
HACKBERRY		2	1	1
MAGNOLIA		1	1	0
MAPLE		9	5	4
OAK		60	44	16
SWEET GUM		1	1	0
TOTALS:		83	60	23



MAPLE	TREES REMOVED	TREES REMAIN
7"	3	
10"		1
12"	1	
13"	1	1
14"		1
16"		1
TOTAL	5	4

CEDAR	TREES REMOVED	TREES REMAIN
9"		1
10"	1	
TOTAL	1	1

OAK	TREES REMOVED	TREES REMAIN
6"	1	1
7"	4	3
8"	3	1
9"	2	1
10"	3	3
11"	4	1
12"	5	
13"	5	
14"	2	
15"	4	1
16"	1	1
18"	2	
19"	1	
21"	1	
22"	1	1
23"		1
24"		1
25"	1	
26"	2	
27"		1
28"	1	
41"	1	
TOTAL	44	16

ELM	TREES REMOVED	TREES REMAIN
9"		1
TOTAL	0	1

CHERRY	TREES REMOVED	TREES REMAIN
7"	1	
8"	3	
11"	1	
12"	2	
TOTAL	7	0

SWEET GUM	TREES REMOVED	TREES REMAIN
8"	1	
TOTAL	1	0

MAGNOLIA	TREES REMOVED	TREES REMAIN
14"	1	
TOTAL	1	0

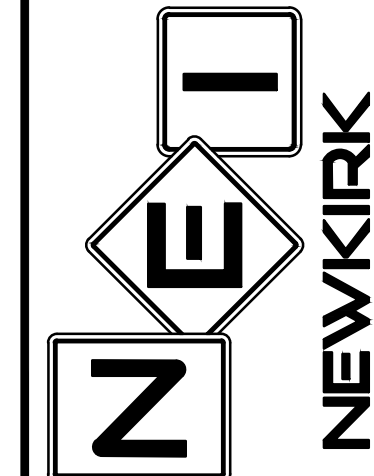
TOTALS	59	22
TOTAL TREES REMOVED	59	
TOTAL DBH REMOVED	767"	

REQUIRED TREE REPLACEMENT: 59 CANOPY TREES
(6' MINIMUM HEIGHT)

REVISIONS

DATE	DESCRIPTION

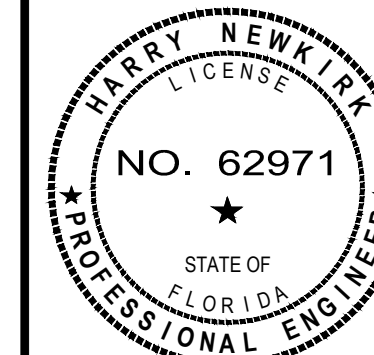
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



TREE PRESERVATION PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

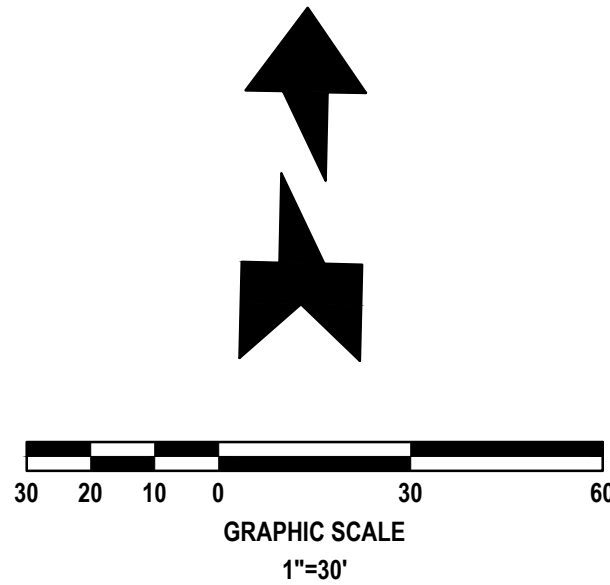


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'

DRAWING NUMBER

32



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
WETLAND/SURFACE WATER IMPACT AREA 1	468	0.011	0.9
WETLAND/SURFACE WATER IMPACT AREA 2	4,839	0.111	9.5
WETLAND/SURFACE WATER IMPACT AREA 3	773	0.018	1.5
TOTAL WETLAND/SURFACE WATER IMPACTS	6,080	0.140	100.0

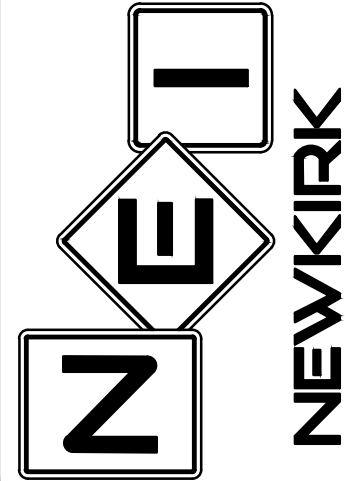
LEGEND

- TOTAL WETLAND / SURFACE WATER (51,108 SF / 1.173 AC) TOTAL
- WETLAND / SURFACE WATER IMPACT AREA (6,080 SF / 0.140 AC) TOTAL

REVISIONS

DATE	DESCRIPTION

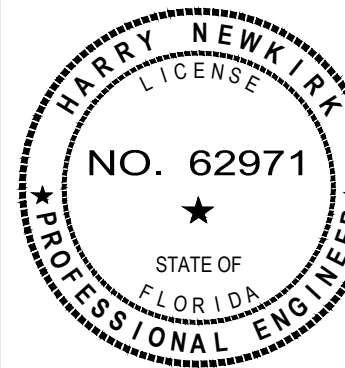
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



SURFACE WATER /
WETLAND IMPACT PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



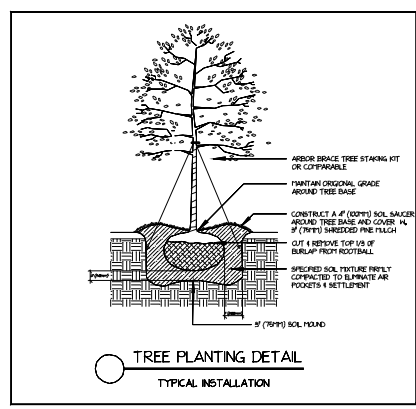
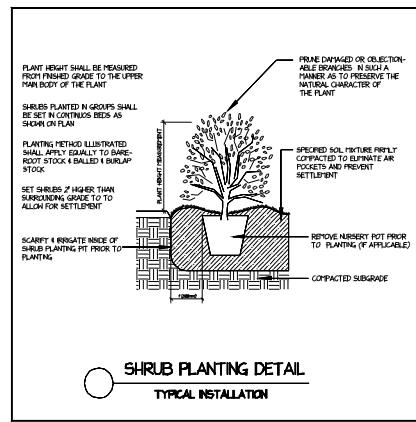
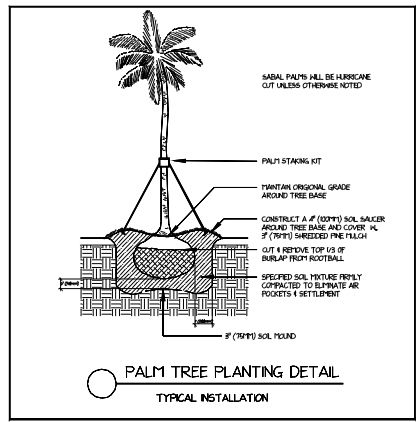
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

33

Key	Qty	Botanical Name	Common Name	Size/Condition	Spacing
Trees					
Qv	36	Quercus virginiana	SOUTHERN LIVE OAK	30g	2" cd. 8-10' ht.
Td	19	Taxodium distichum	CYPRESS, BALD	30g	2" cd. 8-10' ht.
Palms					
Pr	7	Phoenix roebelenii-Single	PYGMY DATE PALM, SINGLE	bfb	5'-6'
Pr	7	Phoenix roebelenii	PYGMY DATE PALM, DOUBLE	bfb	5'-6' oa
Sp	39	Sabal palmetto	SABAL PALM	bfb	12' ct
Shrubs					
Lj	336	Ligustrum japonicum	LIGUSTRUM, GREEN	3g	16" x 16"
Lj	73	Ligustrum japonicum	LIGUSTRUM, GREEN	7g	24" ht.
Lm	124	Liriope muscari	LIRIOPE, EVERGREEN GIANT	3g	18" x 18"
JkP	81	Juniperus chinensis 'Parsonii'	JUNIPER, PARSONII	3g	14-16" Spread
Pm	49	Podocarpus macrophyllus	PODOCARPUS	7g	24" ht.
Pm	51	Podocarpus macrophyllus	PODOCARPUS	3g	18" x 18"
Ri	87	Rhaphiolepis indica	INDIAN HAWTHORN	3g	12' x 14"
Perennials					
Eh	620	Evolvulus hybrid	BLUE DAZE 'BLUE MY MIND'	lg	Full Plant
LmE	124	Liriope muscari 'Evergreen Giant'	LIRIOPE, EVERGREEN GIANT	lg	Full Plant
Nor	154	Neomarica caerulea 'regina'	IRIS, REGINA	3g	18" x 18"
TVP	316	Tulbaghia violacea 'Purple'	SOCIETY GARLIC, PURPLE	lg	Full Plant



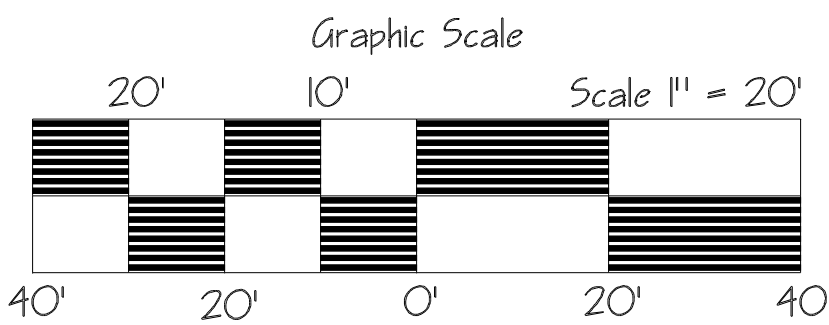
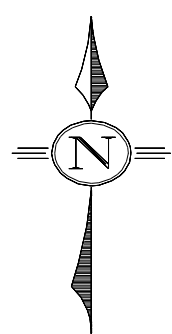
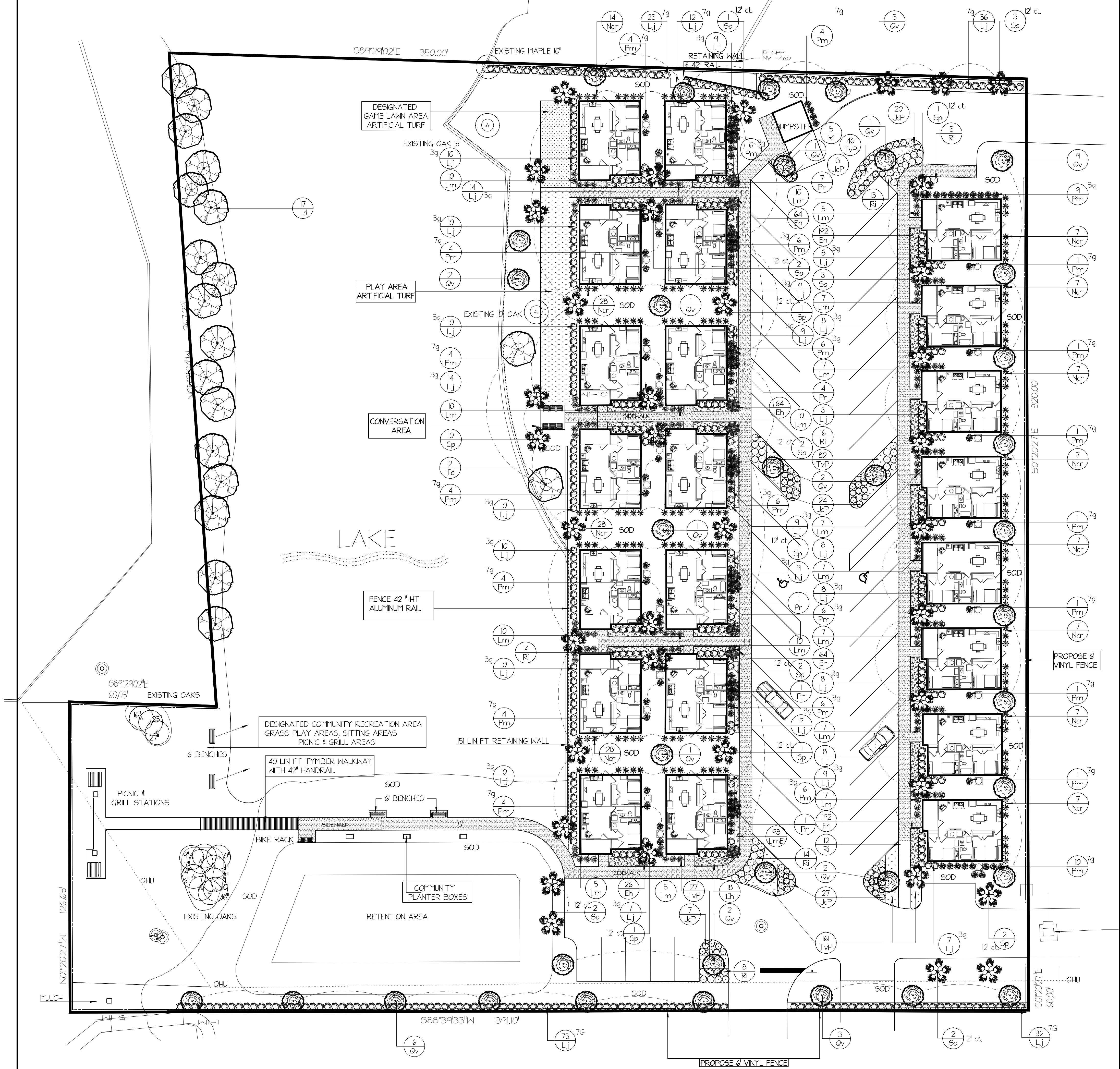
SOD: ST AUGUSTINE FLORATAM

MULCH: PINE BARK

IRRIGATION: FULL COVERAGE
TO ALL SODDED AND LANDSCAPED
AREAS

Landscape Notes

- All proposed materials shall be Florida #1 or better in quality based on the grades and standards for nursery plants by the Florida Department of Agriculture. All updated amendments apply.
- All trees and plant material shall be planted in a professional manner according to the highest nursery standards.
- Plant list quantities are for convenience only. The landscape contractor is responsible for all materials shown on the landscape plan. The plan always takes precedence over the plant list.
- All mulch and stone beds are to have a 3" layer.
- The landscape contractor is responsible for the stability and plumb condition of all trees planted. All hardwood and palm trees are to be staked.
- All work performed on site must be done in a professional manner. The landscape contractor is responsible to leave the site clean of all materials and debris within the scope of their work.
- All plant material will be trimmed as needed for a finished professional appearance. All labels and tags will be removed.
- All work performed must meet or exceed all local codes and requirements.



All design services done by VerdeGo will remain the property of VerdeGo. The ideas, designs, and plans are not to be used, reproduced, altered, or transformed in any manner whatsoever without the written consent from VerdeGo

Job # _____ Date **5-1-24**

Revisions
6-19-24
10-16-24

Designer
B.P.

Landscape Design

Legacy Pointe
Leslie Street
Flagler Beach, FL 32136



Main Office/Garden Center
3335 North State Street, Bunnell FL 32110
P. 386.437.3122 F. 386.437.6883

VALVE_SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Turf Spray	24.4	339.2	37.5	37.8	0.69 in/h
2	Hunter PGV-101G	1"	Turf Spray	18.87	190.4	35.4	36.5	0.82 in/h
3	Hunter PGV-101G	1"	Turf Spray	20.54	186.1	36.4	37.7	1.28 in/h
4	Hunter PGV-101G	1"	Shrub Spray	19.5	146.9	36.7	38.1	1.24 in/h
5	Hunter PGV-101G	1"	Bubbler	15	65.7	35.3	36.4	1.7 in/h
6	Hunter PGV-101G	1"	Turf Spray	20.87	65.7	37.6	40.1	0.89 in/h
7	Hunter PGV-101G	1"	Turf Spray	24.69	72.7	36.2	39.6	1.01 in/h
8	Hunter PGV-101G	1"	Shrub Spray	22.75	77.3	38.1	41.1	1.3 in/h
9	Hunter PGV-101G	1"	Turf Rotor	18	240.0	49.5	51.2	0.65 in/h
10	Hunter PGV-101G	1"	Shrub Spray	24.7	247.0	39.6	42.5	1.41 in/h
11	Hunter PGV-101G	1"	Turf Spray	20.87	252.5	36.6	38.7	1.14 in/h
12	Hunter PGV-101G	1"	Shrub Spray	22.1	414.2	36.7	39.2	1.48 in/h
13	Hunter PGV-101G	1"	Turf Spray	22.17	438.5	35.1	37.5	1.31 in/h
14	Hunter PGV-101G	1"	Turf Spray	21.59	650.4	37.7	40.0	0.74 in/h
15	Hunter PGV-101G	1"	Shrub Spray	23.4	654.8	37.7	40.4	1.53 in/h
16	Hunter PGV-101G	1"	Turf Spray	23.3	682.6	38.1	40.8	0.76 in/h
17	Hunter PGV-101G	1"	Shrub Spray	7.8	653.2	32.3	32.6	1.54 in/h
18	Hunter PGV-101G	1"	Turf Spray	21.97	648.1	34.6	36.7	1.3 in/h
19	Hunter PGV-101G	1"	Bubbler	21.5	638.9	39.7	41.7	1.7 in/h
20	Hunter PGV-101G	1"	Turf Spray	24.93	469.4	37.8	39.2	0.99 in/h
21	Hunter PGV-101G	1"	Shrub Spray	18.2	461.4	34.7	35.4	1.53 in/h
Common Wire								

WATERING_SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter PGV-101G	Turf Spray	0.69 in/h	1.01	88	2,147	716
2	Hunter PGV-101G	Turf Spray	0.82 in/h	1.01	75	1,415	472
3	Hunter PGV-101G	Turf Spray	1.28 in/h	1.01	48	986	329
4	Hunter PGV-101G	Shrub Spray	1.24 in/h	1.01	50	975	325
5	Hunter PGV-101G	Bubbler	1.7 in/h	0.75	27	405	135
6	Hunter PGV-101G	Turf Spray	0.89 in/h	1.01	69	1,440	480
7	Hunter PGV-101G	Turf Spray	1.01 in/h	1.01	61	1,506	502
8	Hunter PGV-101G	Shrub Spray	1.3 in/h	1.01	47	1,069	356
9	Hunter PGV-101G	Turf Rotor	0.65 in/h	1.01	94	1,692	564
10	Hunter PGV-101G	Shrub Spray	1.41 in/h	1.01	43	1,062	354
11	Hunter PGV-101G	Turf Spray	1.14 in/h	1.01	54	1,127	376
12	Hunter PGV-101G	Shrub Spray	1.48 in/h	1.01	41	906	302
13	Hunter PGV-101G	Turf Spray	1.31 in/h	1.01	47	1,042	347
14	Hunter PGV-101G	Turf Spray	0.74 in/h	1.01	83	1,792	597
15	Hunter PGV-101G	Shrub Spray	1.53 in/h	1.01	40	936	312
16	Hunter PGV-101G	Turf Spray	0.76 in/h	1.01	80	1,864	621
17	Hunter PGV-101G	Shrub Spray	1.54 in/h	1.01	40	312	104
18	Hunter PGV-101G	Turf Spray	1.3 in/h	1.01	47	1,033	344
19	Hunter PGV-101G	Bubbler	1.7 in/h	0.75	27	581	194
20	Hunter PGV-101G	Turf Spray	0.99 in/h	1.01	62	1,546	515
21	Hunter PGV-101G	Shrub Spray	1.53 in/h	1.01	40	728	243
TOTALS:					1,163	24,564	8,188

CRITICAL ANALYSIS

Generated:
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 25 GPM
Flow Available 25 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Pressure Available: 65 PSI

DESIGN ANALYSIS
Maximum Station Flow: 24.93 GPM
Flow Available at POC: 25 GPM
Residual Flow Available: 0.07 GPM

Critical Station: 9
Design Pressure: 45 PSI
Friction Loss: 1.73 PSI
Fittings Loss: 0.17 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.62 PSI
Pressure Req. at Critical Station: 49.5 PSI
Loss for Fittings: 0.15 PSI
Loss for Main Line: 1.48 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 51.2 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 13.8 PSI

IRRIGATION_SCHEDULE

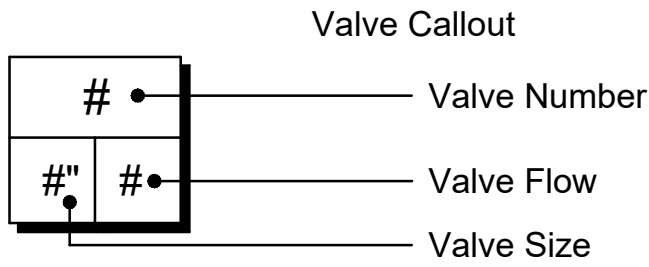
SYMBOL	MANUFACTURER/MODEL	QTY
    	Hunter PROS-06-NSI Strip Series	19
   	Hunter PROS-06-NSI 8 Series	171
   	Hunter PROS-06-NSI 10 Series	36
    	Hunter PROS-06-NSI 12 Series	18
    	Hunter PROS-06-NSI 15 Series	55
     	Hunter PROS-06-NSI Adj Series	15

    	Hunter PROS-12-NSI Strip Series on riser	147
   	Hunter PCB-50 (One per Tree)	73

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGP-04 1.5	4
	Hunter PGP-04 3.0	4

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101 Globe 1"	21
	Gate Valve 1-1/2"	1
	Hunter I-Core Controller-Wall Mount	1
	Hunter WR-CLIK	1
	Irrigation Well With a 2HP Pump	1

_____	Irrigation Lateral Line: PVC Class 160 SDR 26 3/4"	6,920 l.f.
_____	Irrigation Lateral Line: PVC Class 160 SDR 26 1"	860 l.f.
_____	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/4"	480 l.f.
_____	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/2"	10 l.f.
— — — — —	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	1,520 l.f.
== == == == ==	Pipe Sleeve: Conduit 1-1/4" (Control Wire)	100 l.f.
== == == == ==	Pipe Sleeve: PVC Schedule 40 2"	110 l.f.
== == == == ==	Pipe Sleeve: PVC Schedule 40 4"	160 l.f.



GENERAL IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGN IS BASED ON 25 GPM AND 65 PSI. EACH IRRIGATION ZONE SHALL BE PROGRAMMED ON THE BASIS OF WATER REQUIREMENT 0.75 (LOW VOLUME IRRIGATION) 1 (HIGH VOLUME IRRIGATION) INCH WATER PER WEEK TO THE LANDSCAPE IRRIGATION SYSTEM.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI) FURNISHED BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SITE UTILITIES AND MAKING THE NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- PIPE LOCATIONS ARE DIAGRAMATIC. MAINLINE, LATERAL & VALVES SHOWN IN OUTSIDE OF CURBS FOR GRAPHIC CLARITY ONLY.
- CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY PRIOR TO INSTALLATION.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14-AWG, UL APPROVED DIRECT BURY.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW AND THE CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCE AND ANY HARD STRUCTURE.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER (S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION (INDOOR VS OUTDOOR).
- SLEEVE SHALL BE PLACED UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE. SEE SLEEVE SIZE CHART.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLER VALVE SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING OR VALVES SHOWN OUTSIDE OF THE PROPERTY LINE OUTSIDE OF LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.

SLEEVE SIZE SCHEDULE

PIPE SIZE	SLEEVE SIZE
3/4"	2" SLV
1"	2" SLV
1 1/4"	2" SLV
1 1/2"	4" SLV
2"	4" SLV
2 1/2"	4" SLV
3"	6" SLV

VALVE SIZING REQUIREMENTS

MAX.FLOW RANGE	VALVE SIZE
1 TO 25 GPM	1"
26 TO 50 GPM	1-1/2"
51 TO 75 GPM	2"

LATERAL PIPE SIZING REQUIREMENTS

PVC CLASS 200		PVC SCH 40	
3/4"	10 GPM	3/4"	8 GPM
1"	16 GPM	1"	12 GPM
1 1/4"	26 GPM	1 1/4"	22 GPM
1 1/2"	35 GPM	1 1/2"	30 GPM
2"	55 GPM	2"	50 GPM
2 1/2"	80 GPM	2 1/2"	70 GPM
3"	120 GPM	3"	110 GPM



IRRIGATION DETAILS LAYOUT



PREPARED FOR:

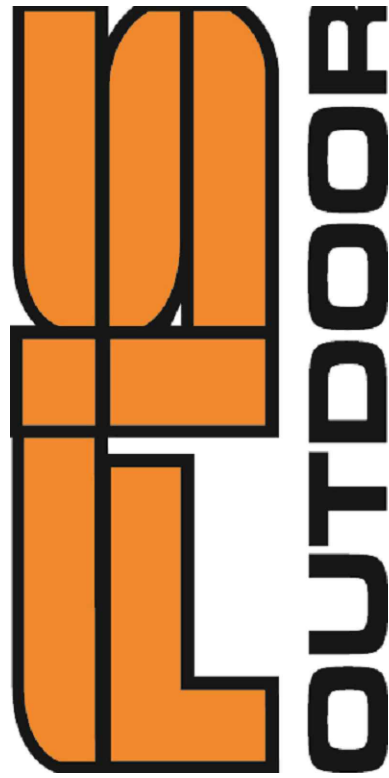
LEGACY POINTE
APARTMENTS

FLAGLER BEACH, FL

PREPARED BY:

FIS OUTDOOR
1112 Samples
Industrial Dr.
Cumming, GA 30041

770-844-7899
www.fisoutdoor.com



IRRIGATION DETAILS

REVISION	COMMENTS	DATE
①		02-28-2023
②		05-03-2023
③		08-25-2023
④		XX-XX-XXXX
⑤		XX-XX-XXXX

DRAWING SCALE: NTS

PROJECT NUMBER:
F56801

DRAWING TITLE:
IRRIGATION DETAILS

DRAWN BY: ZN

CHECKED BY: JF

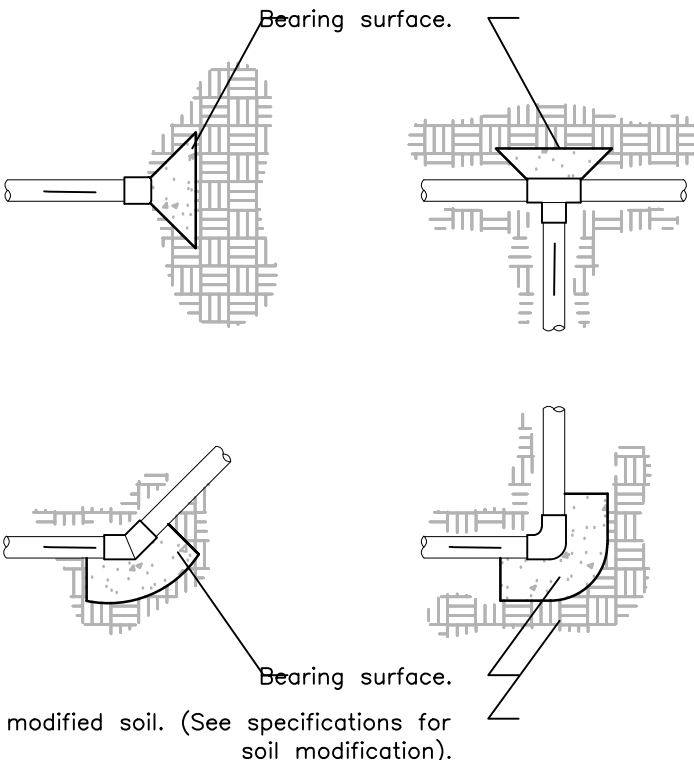
AUTHORIZED: JF

ISSUE: DESIGN

ISSUE DATE: 02-14-2023

SHEET NUMBER:

IRR-02

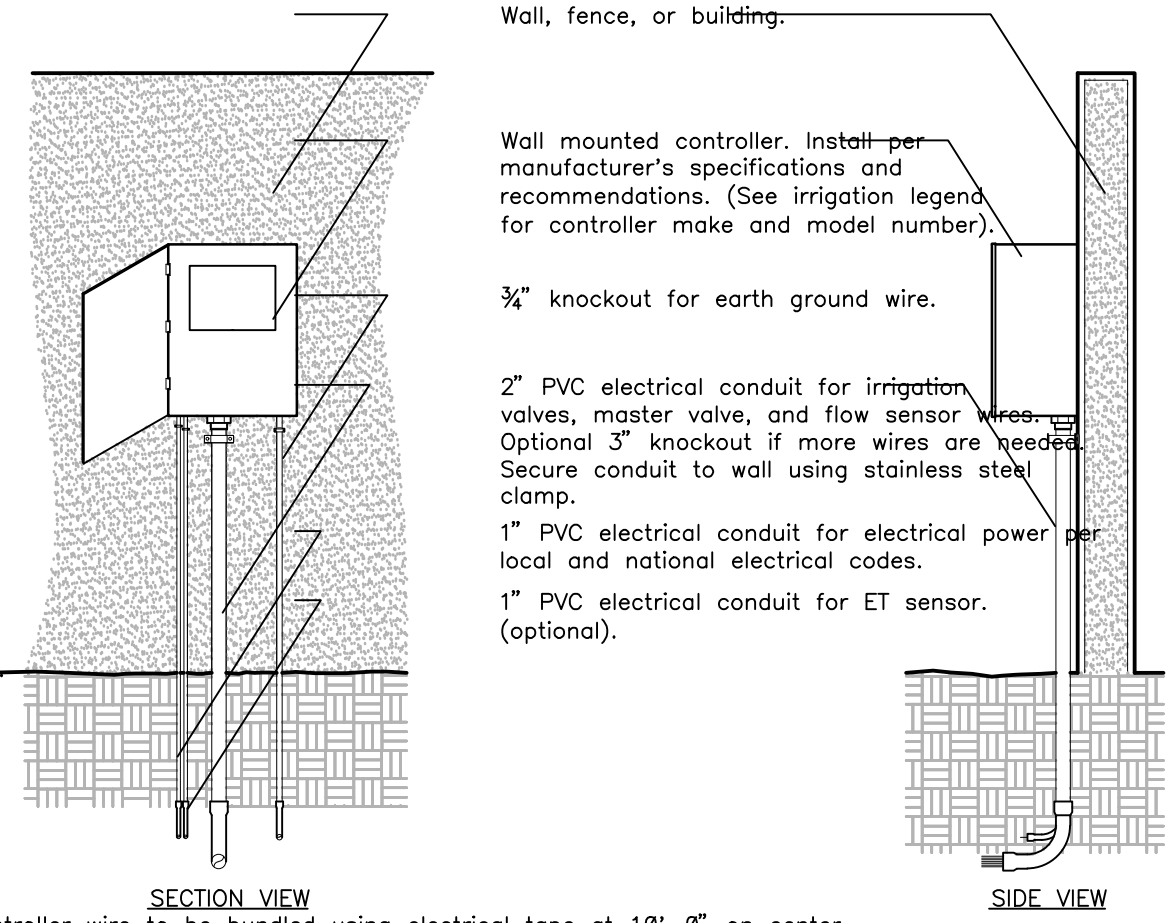


PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.96 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²

Notes:
1- Size thrust blocks shall be specified as show in the table above.
2- Control wires shall not be encased in concrete.
3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.
4- Joints and bolts shall be accessible for repairs.
5- Thrust blocks shall be a minimum of 6" thick.
6- One 80 lbs. sack of concrete shall cover .6 ft.³

01 THRUST BLOCK

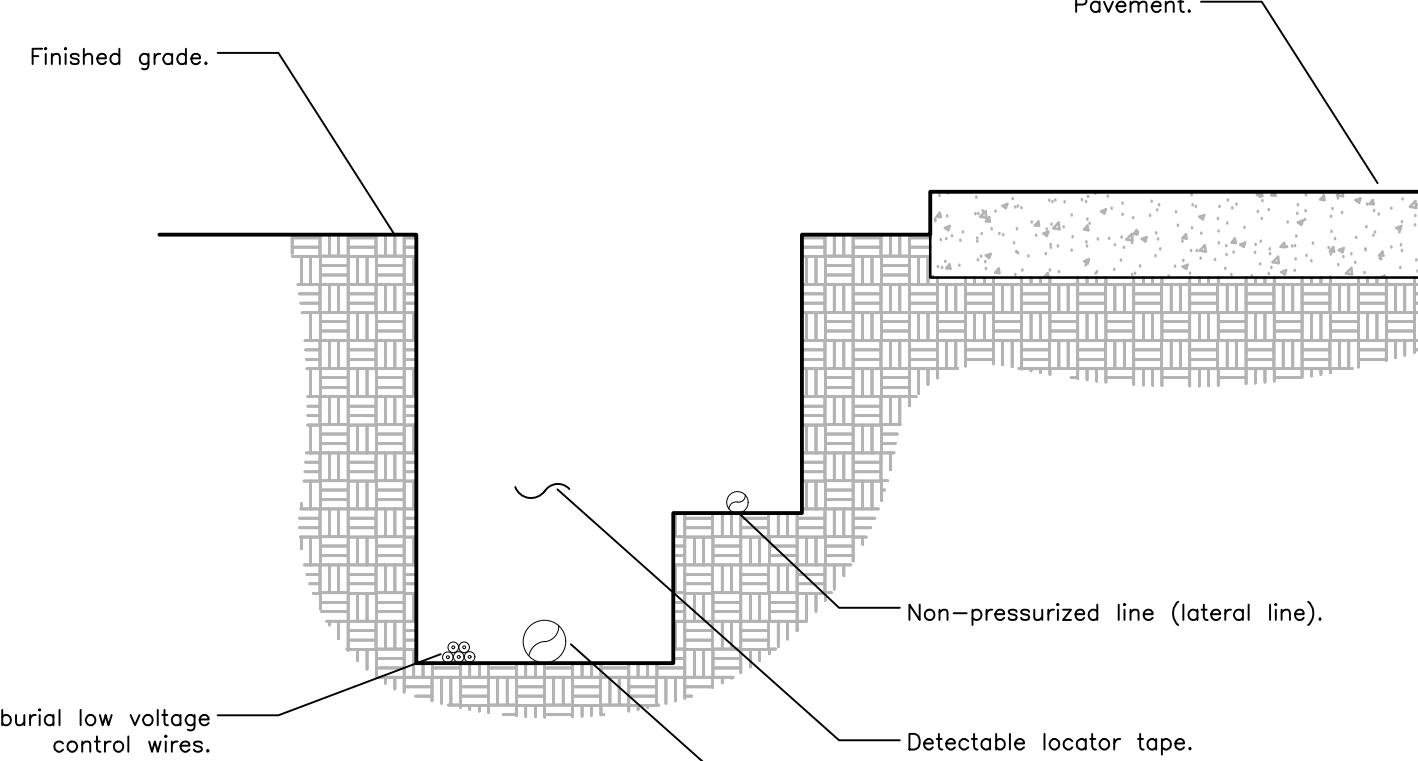
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-0" to 12'-0" away from the controller. Grounding rods shall be 3/8" in diameter x 8' in length. Connect the grounding rod to the controller using 6 gauge bare copper wire or per the manufacturer's specifications. See grounding rod detail.
3- ET Station shall be installed no further than 90' away from the controller and a minimum of 15' off of the ground, out from under any overhead obstructions such as, but not limited to, building overhangs, trees, or utilities.

02 WALL MOUNTED CONTROLLER

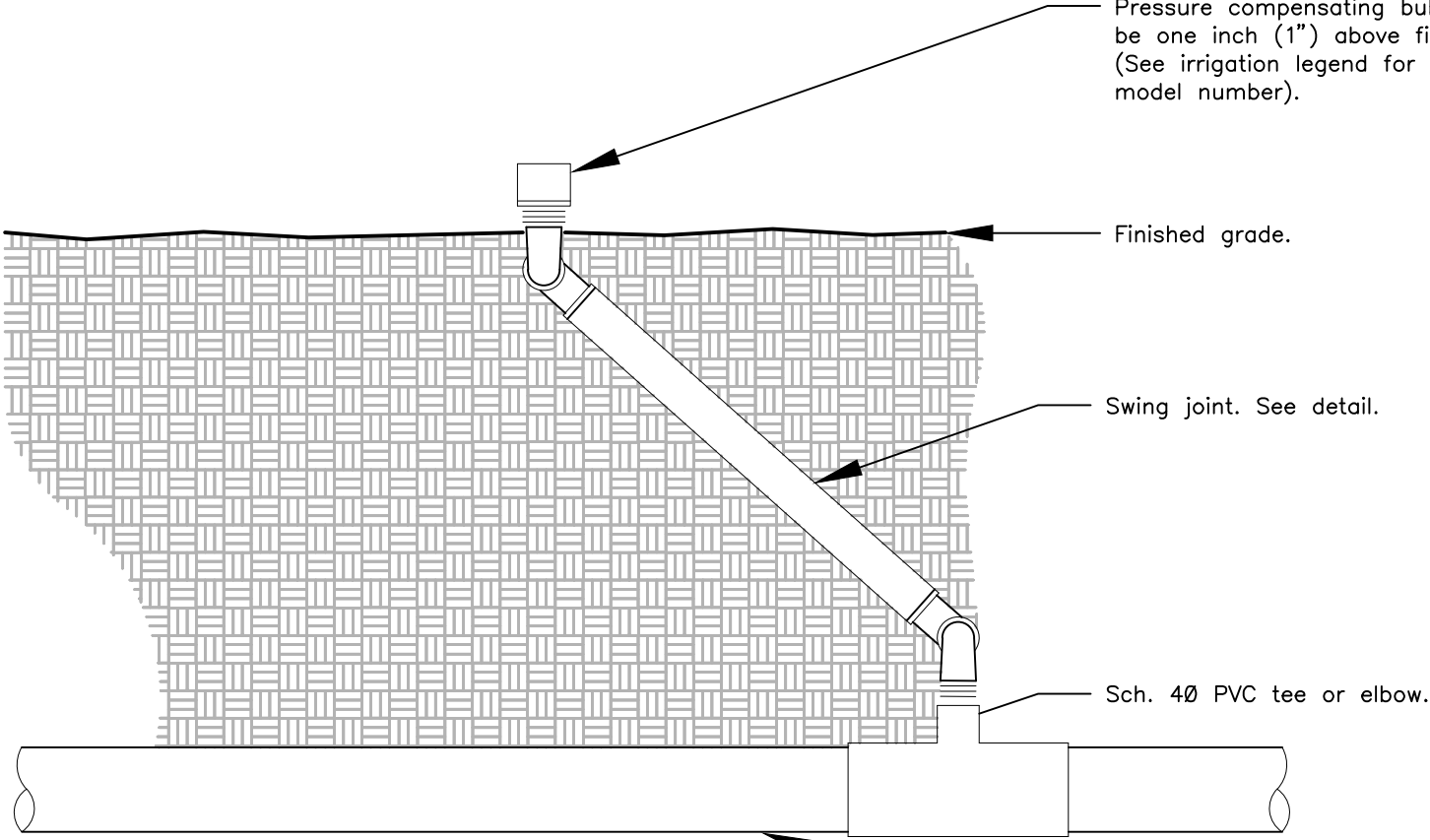
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit, if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

03 IRRIGATION TRENCHING

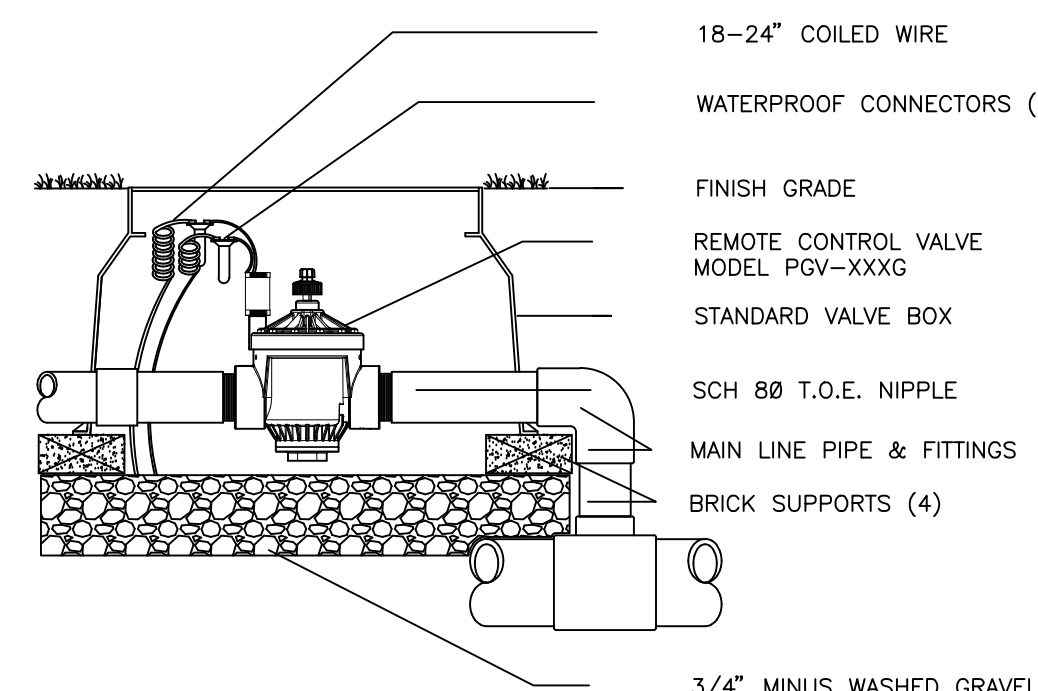
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connection from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle soil around the bubbler and swing joint prior after installation.

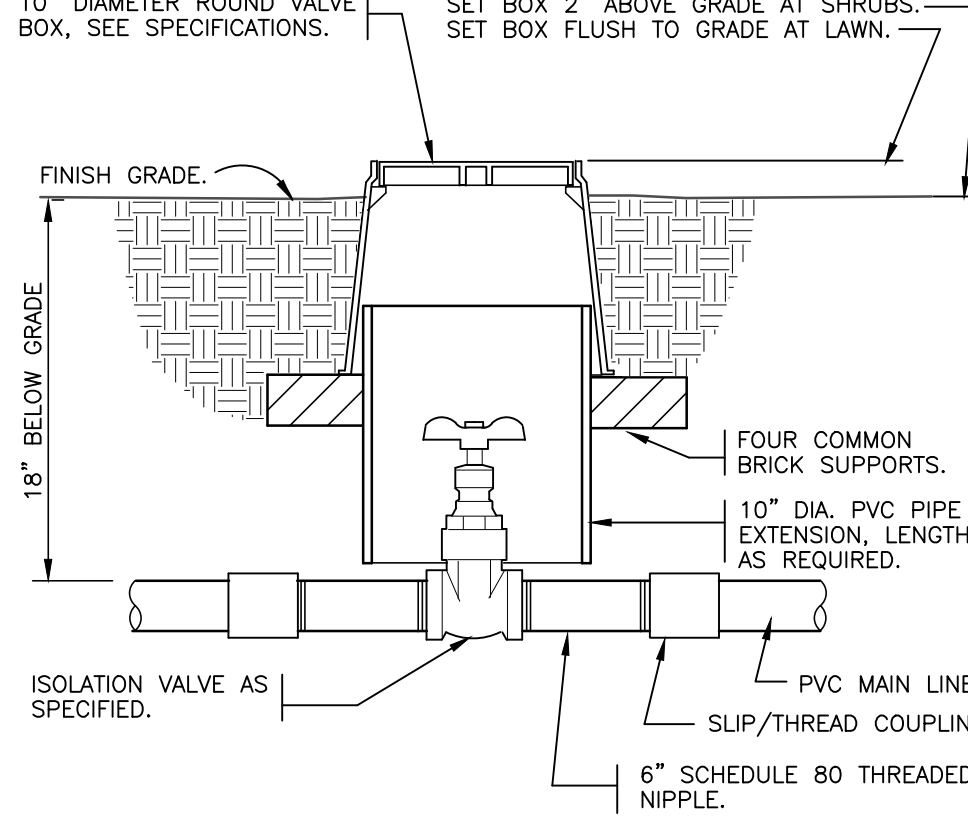
04 BUBBLER ON SWING JOINT

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



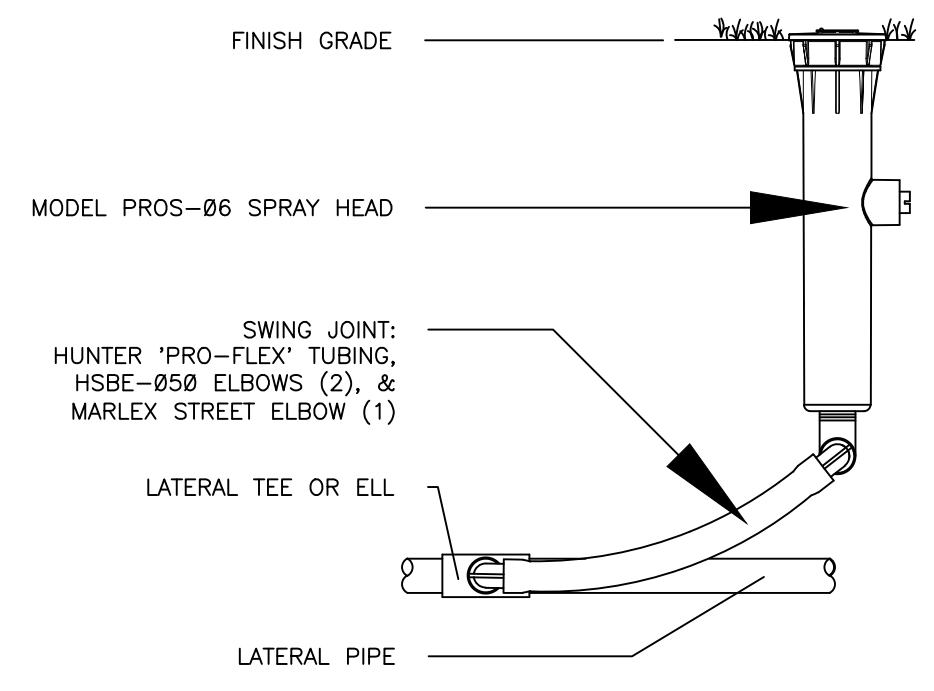
05 PGV GLOBE VALVE

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



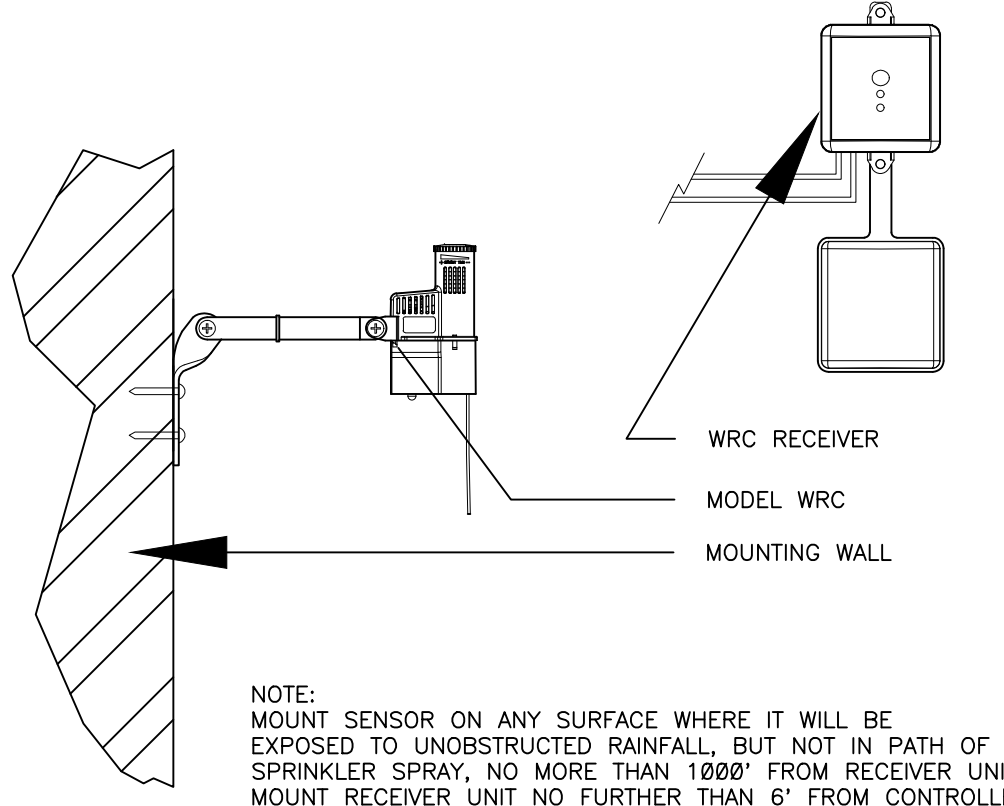
06 BRASS ISOLATION VALVE

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



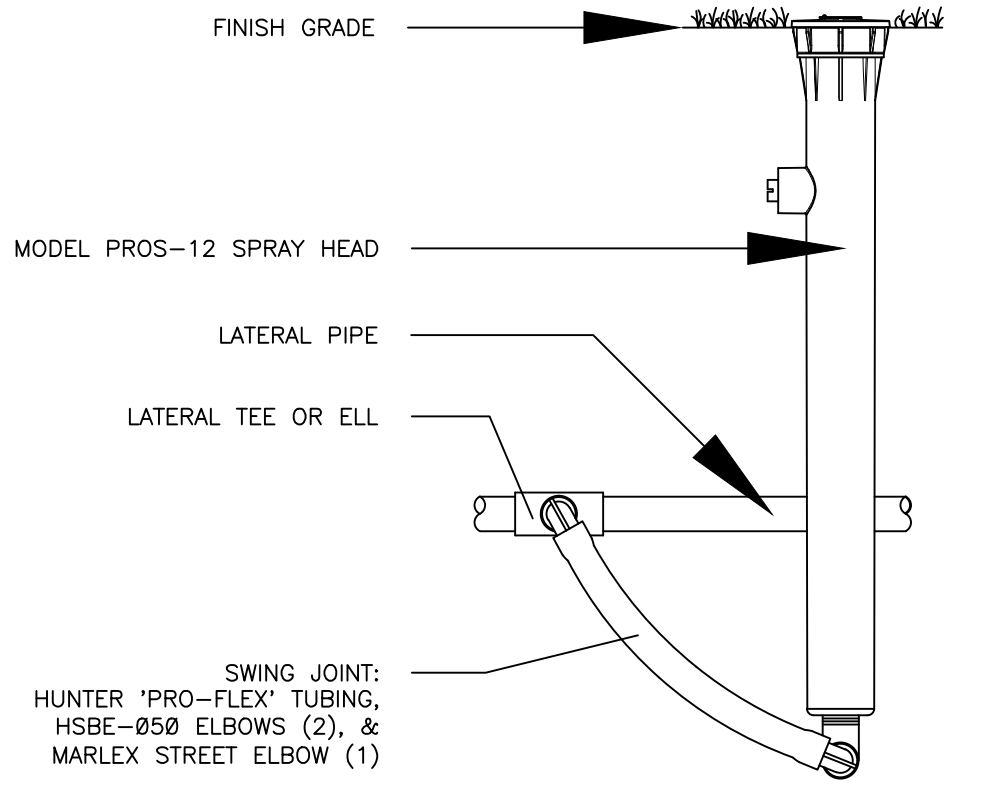
07 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



08 WIRELESS RAIN-CLIK

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



09 PROS-12 SPRAY HEAD WITH PRO-FLEX TUBING

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

PREPARED FOR:

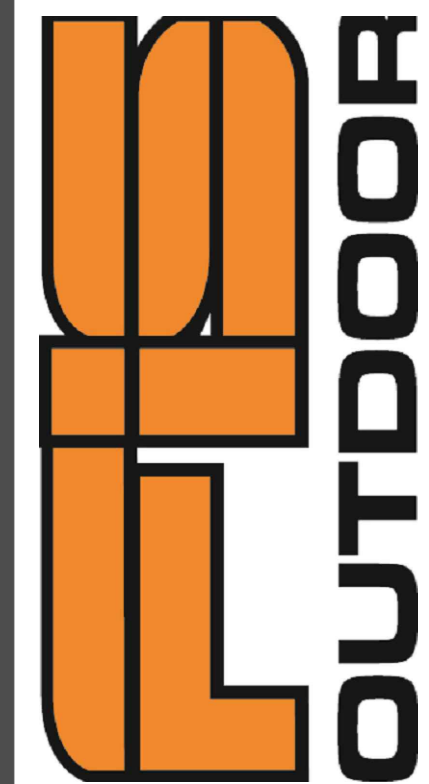
LEGACY POINTE
APARTMENTS

FLAGLER BEACH, FL

PREPARED BY:

FIS OUTDOOR
1112 Samples
Industrial Dr.
Cumming, GA 30041

770-844-7899
www.fisoutdoor.com



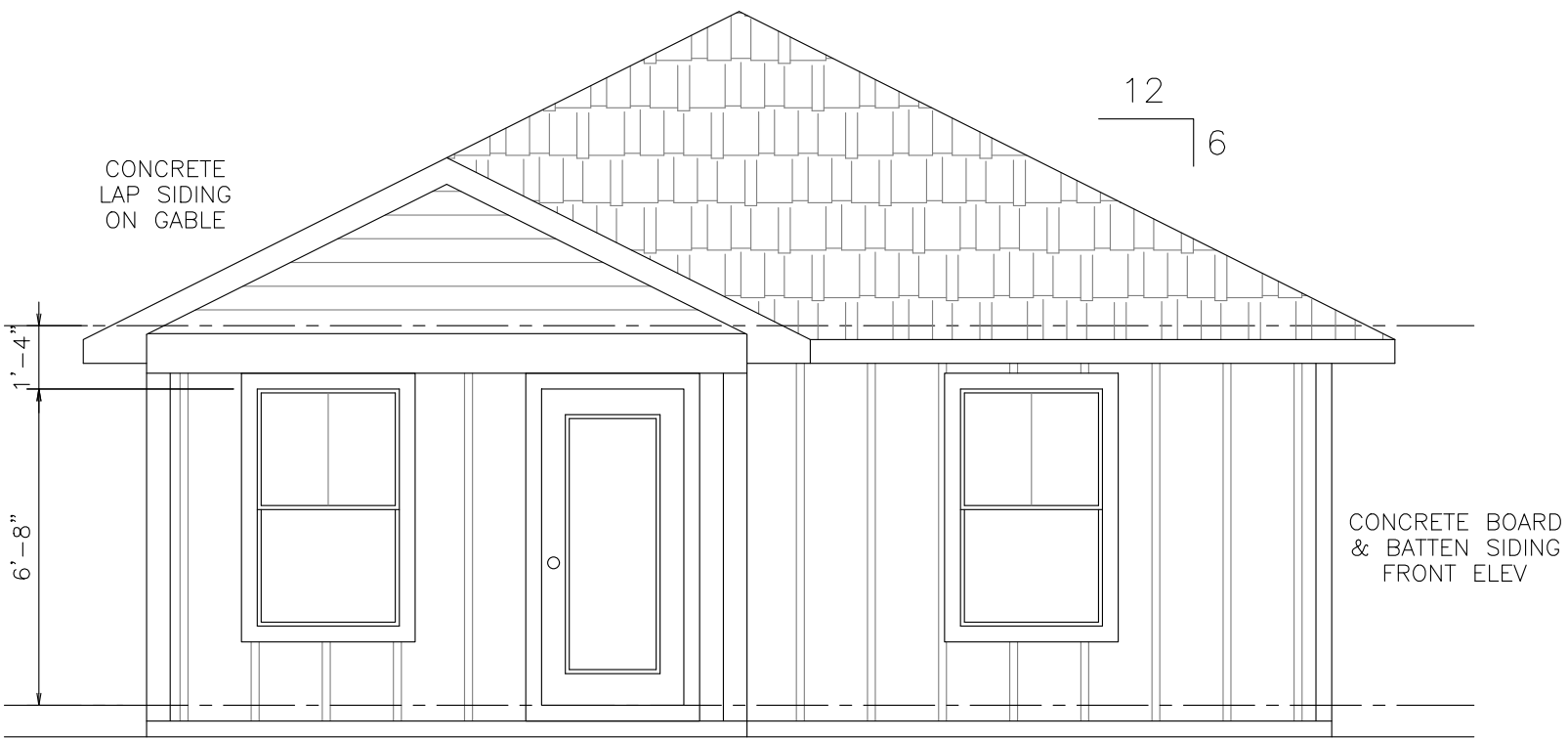
INSTALLATION DETAILS

REVISION		
	COMMENTS	DATE
1		02-28-2023
2		05-03-2023
3		08-25-2023
4		XX-XX-XXXX
5		XX-XX-XXXX

DRAWING SCALE:	NTS
PROJECT NUMBER:	F56801
DRAWING TITLE:	IRRIGATION DETAILS
DRAWN BY:	ZN
CHECKED BY:	JF
AUTHORIZED:	JF
ISSUE:	DESIGN
ISSUE DATE:	02-14-2023
SHEET NUMBER:	IRR-03
Copyright © 2023 FIS OUTDOOR	

ELEVATION "A"

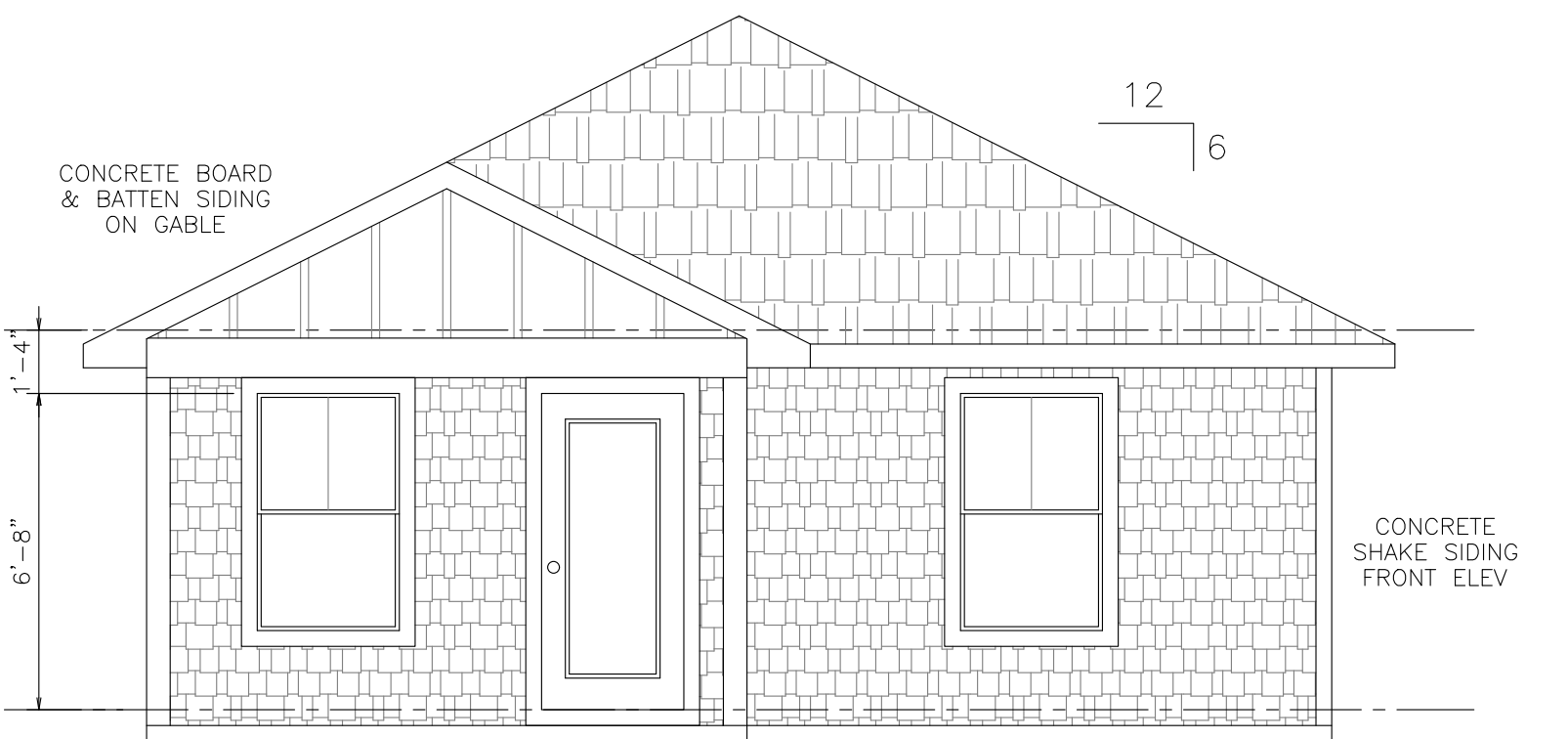
UNIT 1



FRONT ELEVATION

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

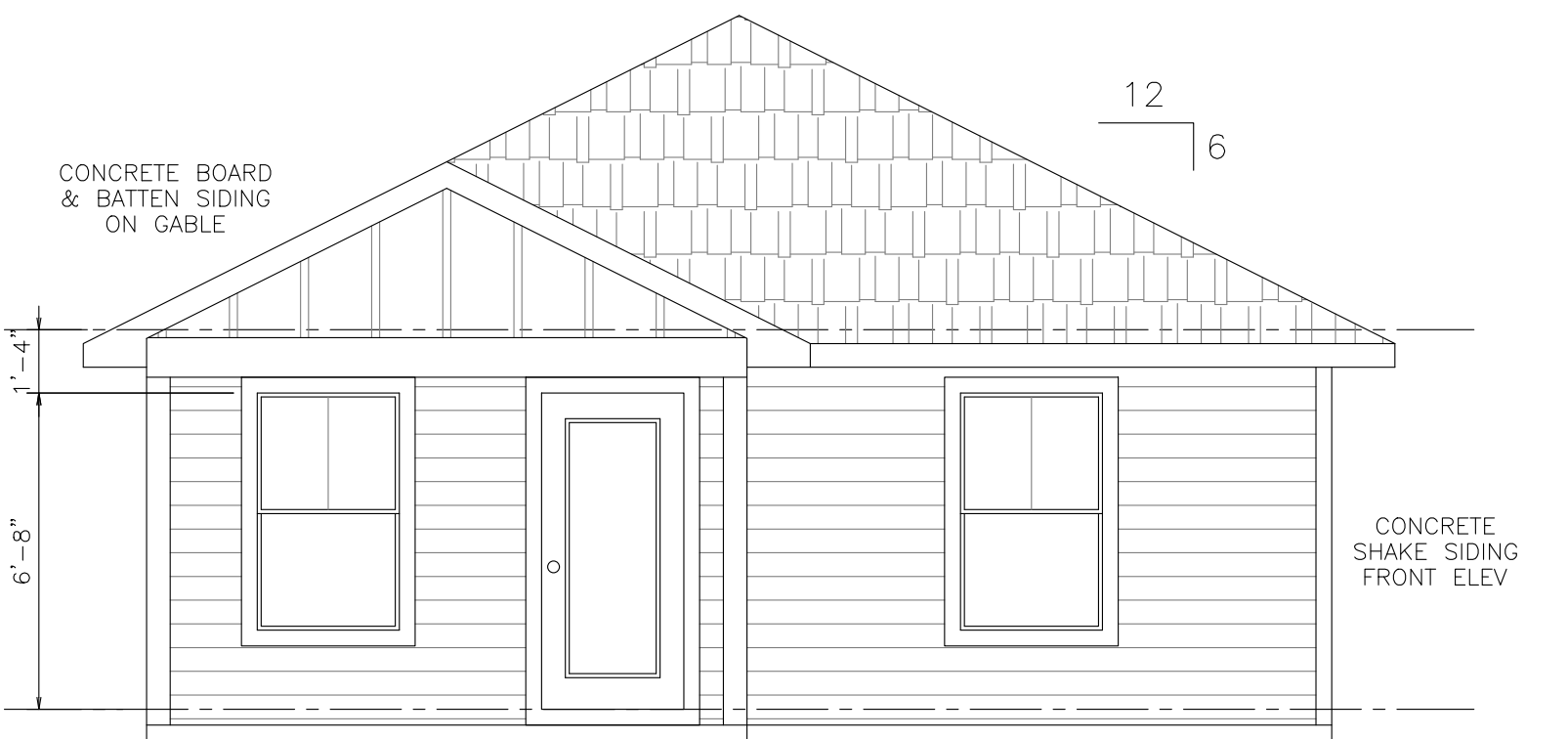
UNIT 5



FRONT ELEVATION

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

UNIT 9



FRONT ELEVATION

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

ELEVATION "B"

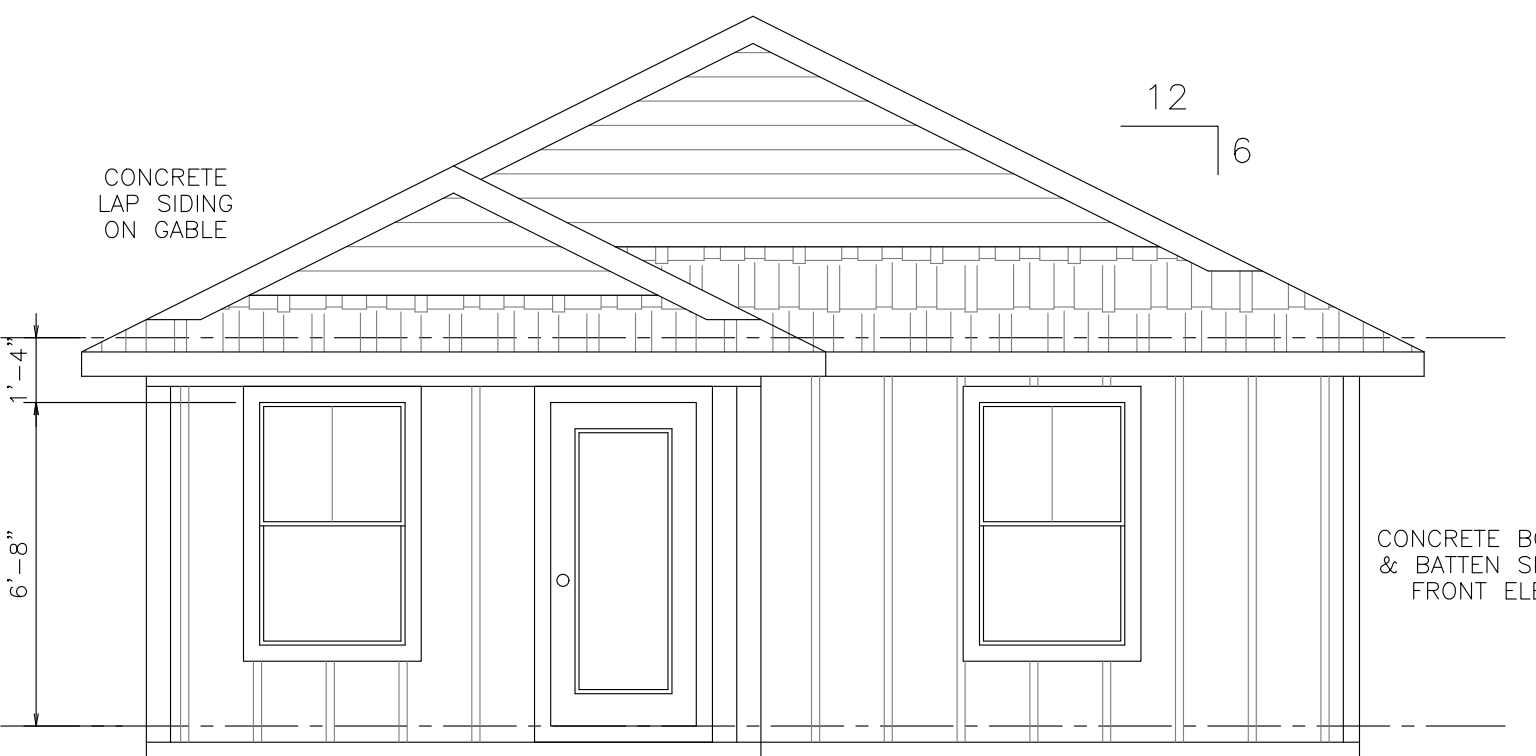
UNIT 2



FRONT ELEVATION

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

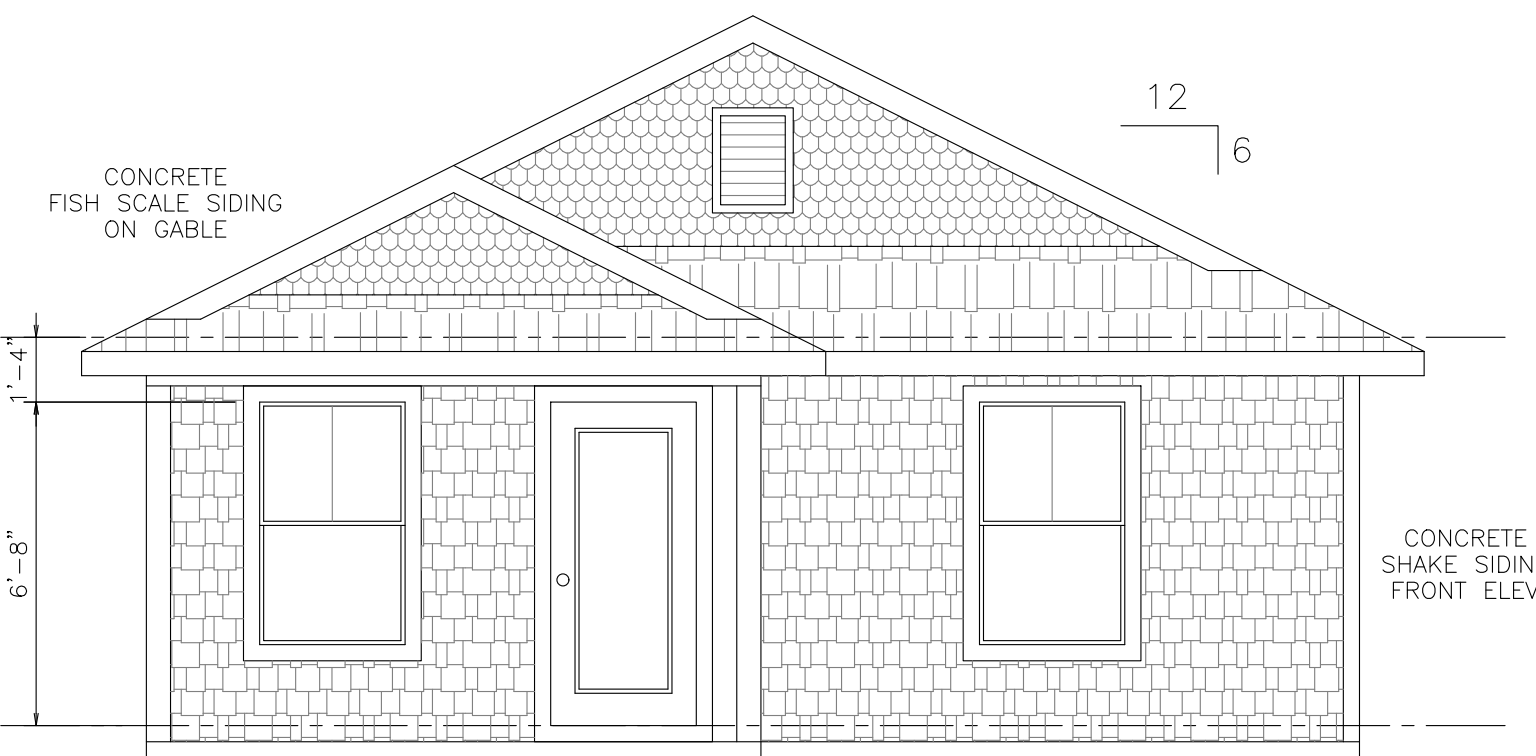
UNIT 6



FRONT ELEVATION

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

UNIT 10

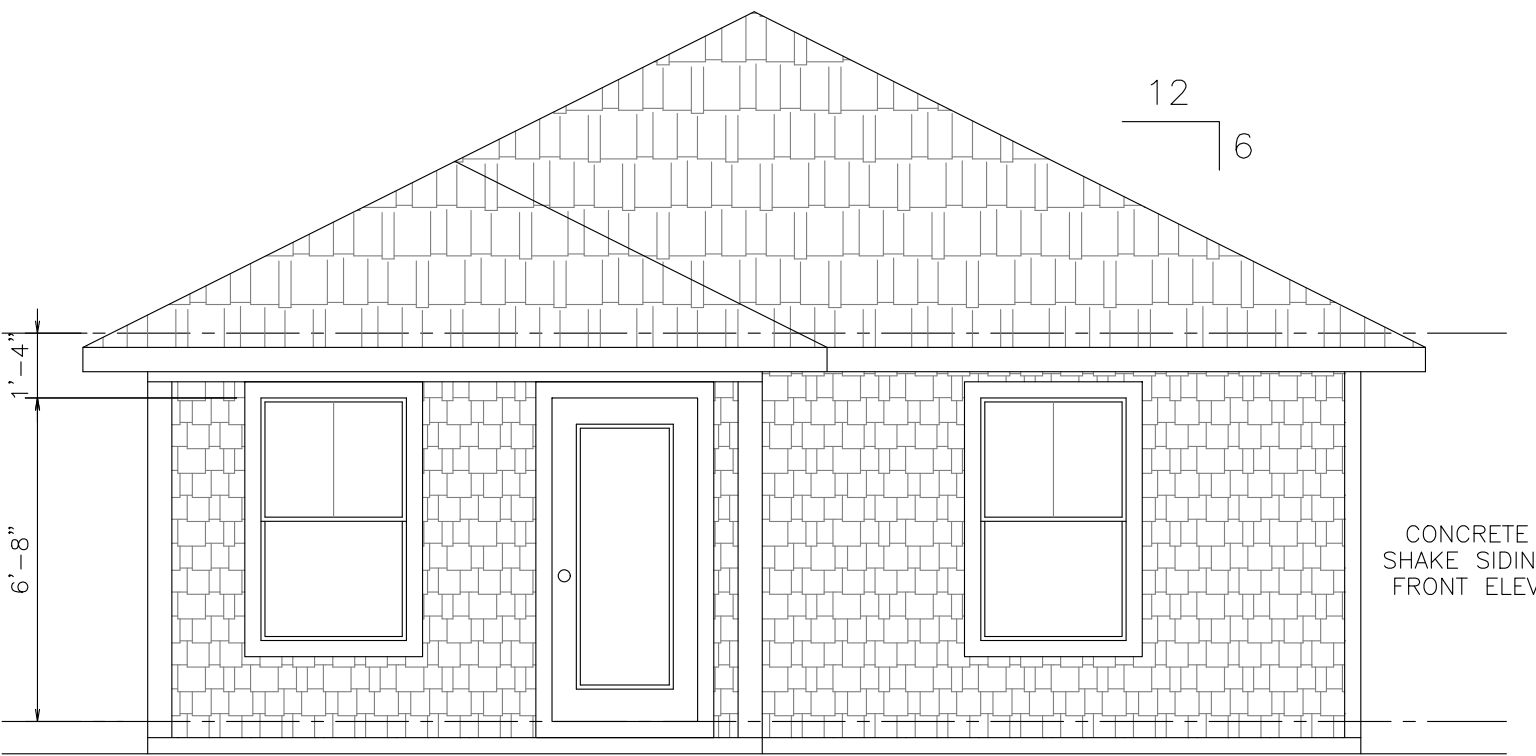


FRONT ELEVATION

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

ELEVATION "C"

UNIT 3



FRONT ELEVATION

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

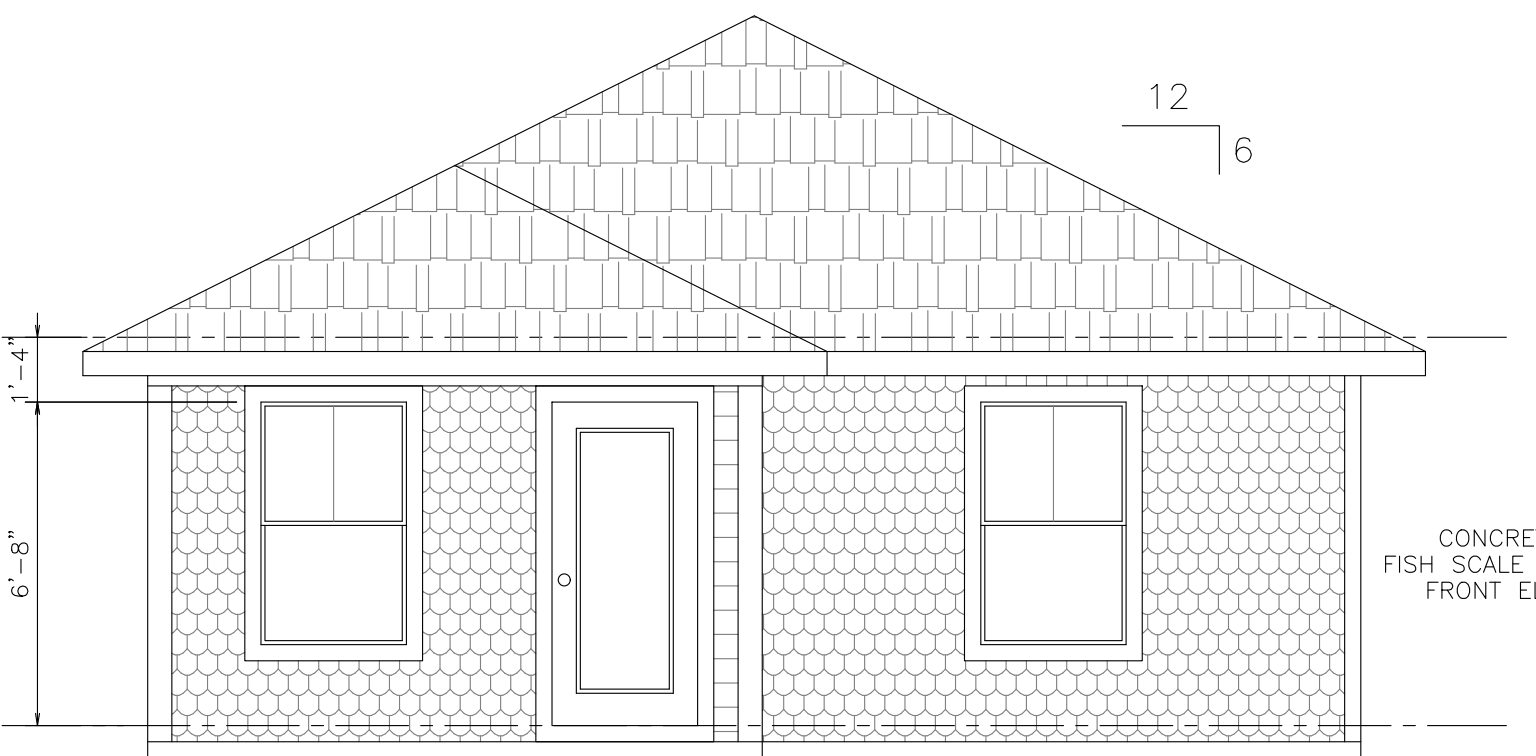
UNIT 7



FRONT ELEVATION

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

UNIT 11



FRONT ELEVATION

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

ELEVATION "D"

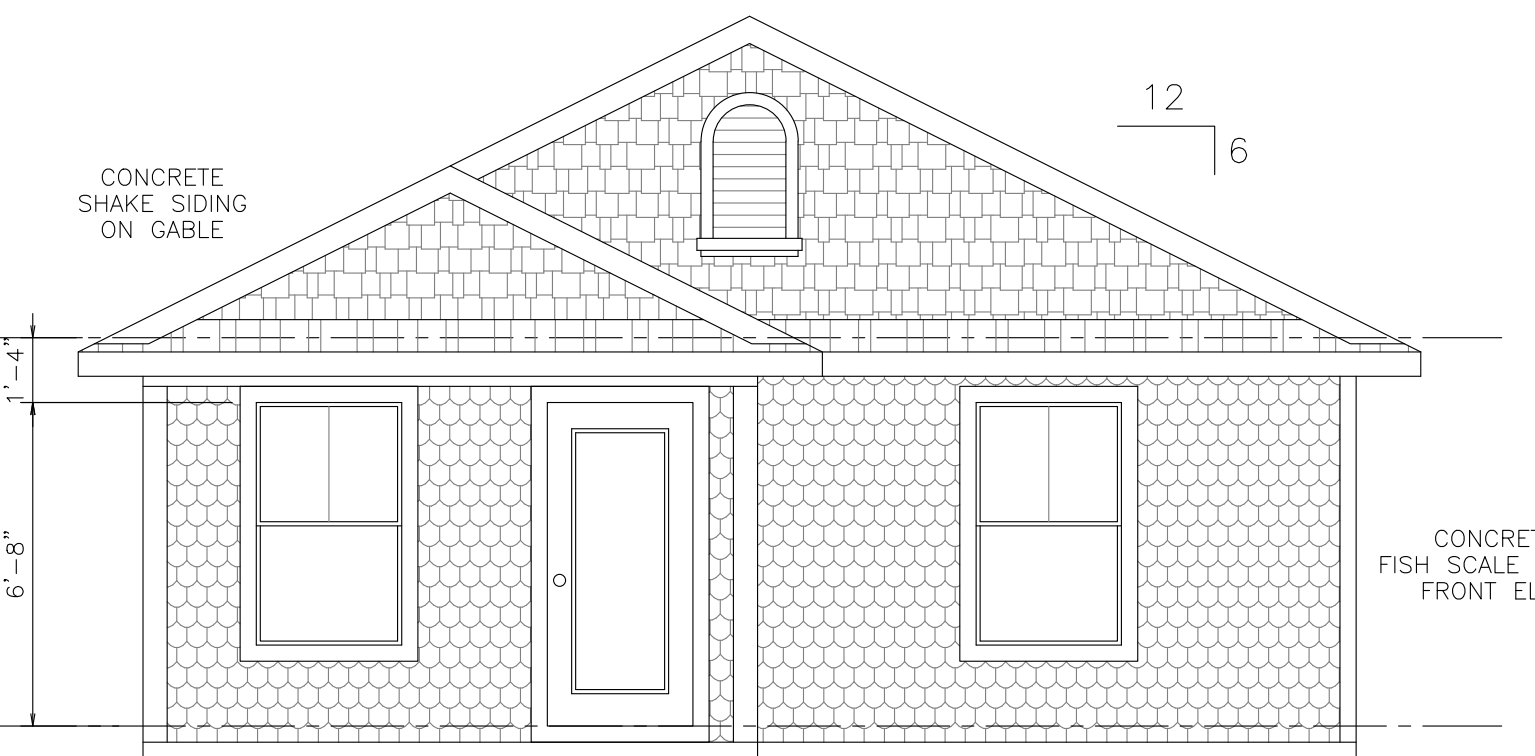
UNIT 4



FRONT ELEVATION

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

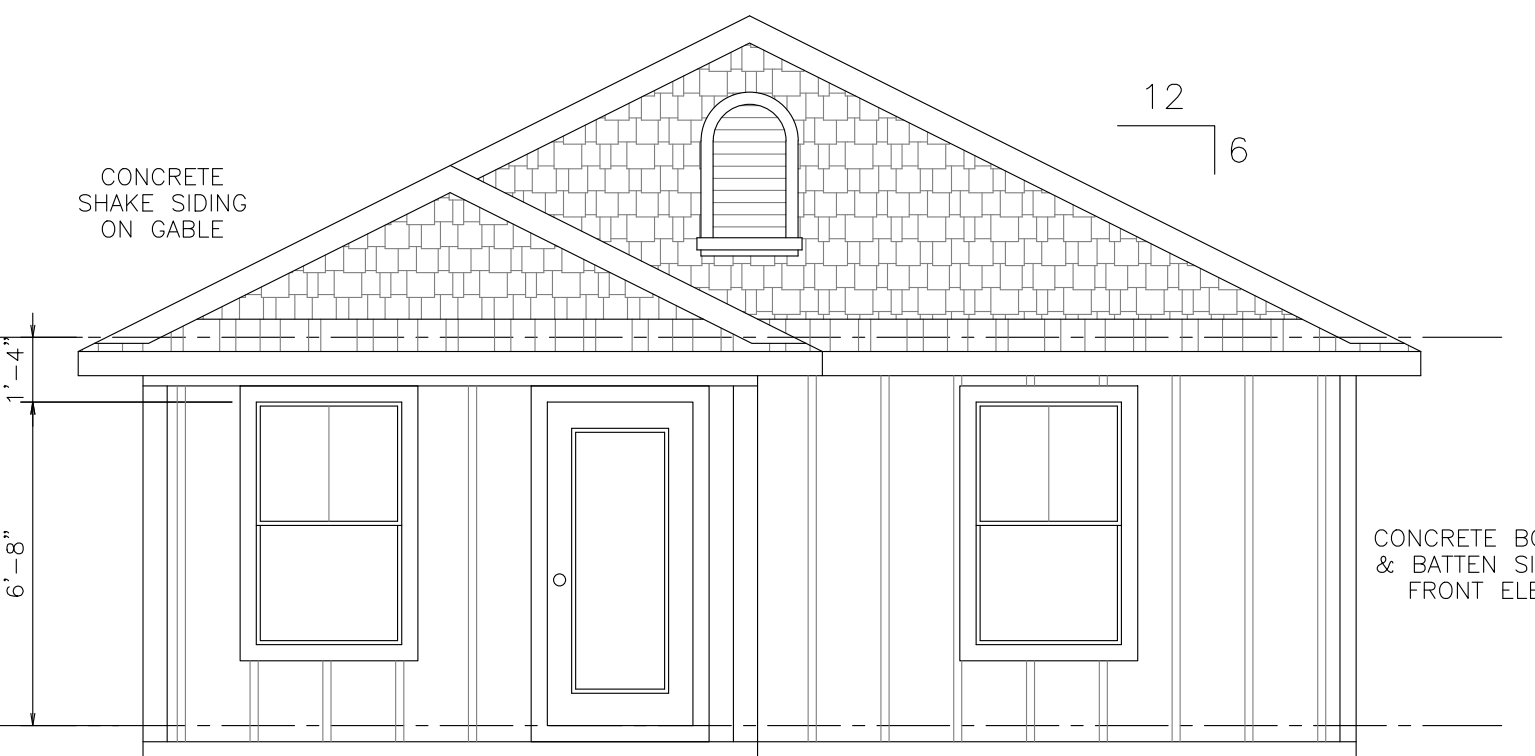
UNIT 8



FRONT ELEVATION

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

UNIT 12

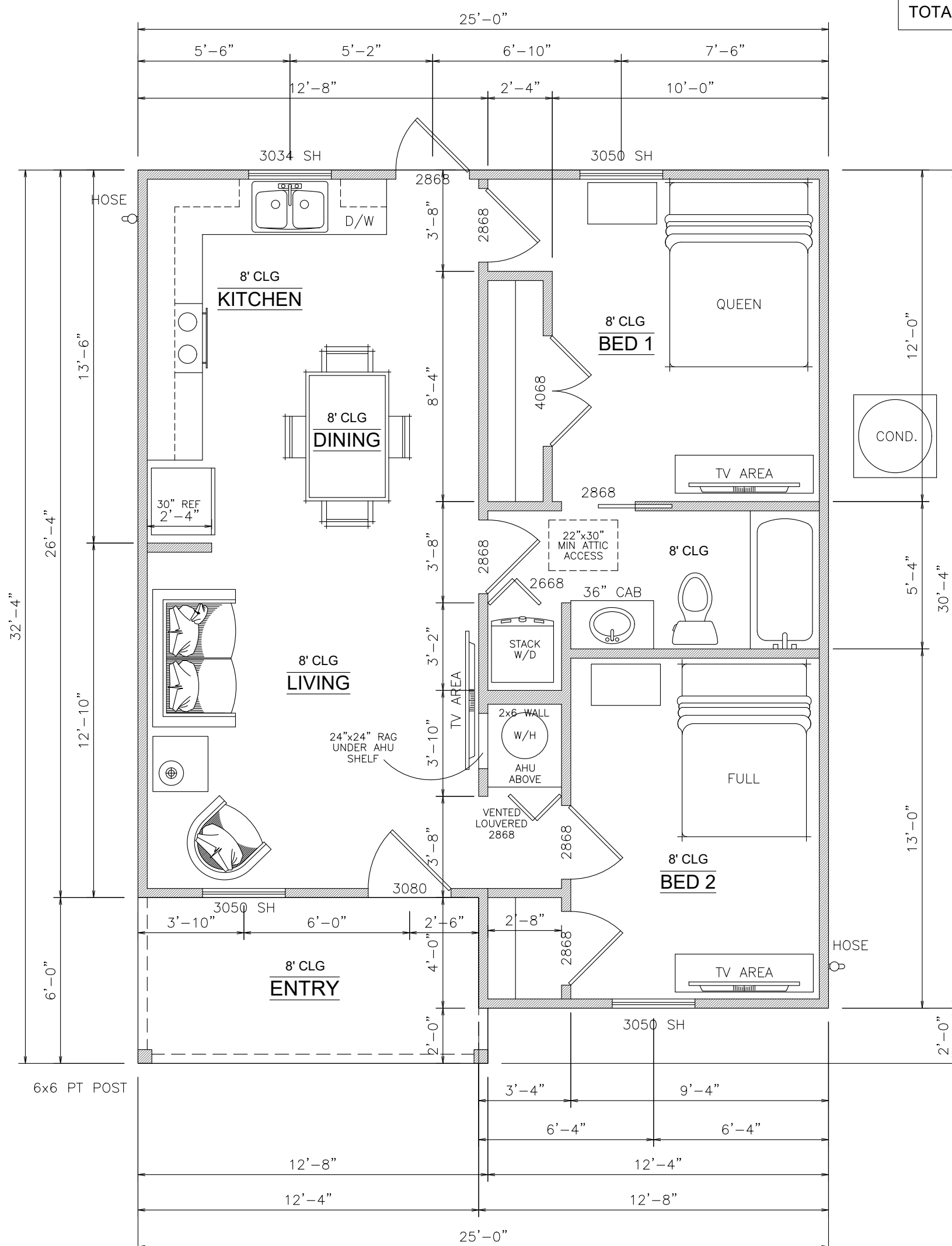


FRONT ELEVATION

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

FLOOR PLAN

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



LIVING	709 sf
ENTRY	75 sf
TOTAL	784 sf

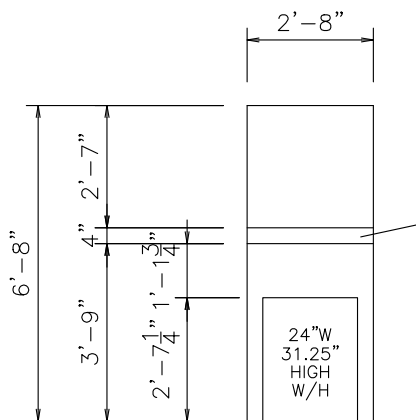
LIVING AREA
ROOF VENTILATION
SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED

ENTRY
ROOF VENTILATION

THE 1/300th RULE EQUATED TO 1 sq.ft. OF ATTIC VENTILATION FOR EVERY 300 sq.ft. OF ATTIC FLOOR SPACE AND THEN SPLIT THE VENTILATION # BETWEEN THE SOFFITS AND RIDGE OR HIGH LOW APPLICATIONS WHERE SOFFIT VENTS ARE ELIMINATED

METAL ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	4' OFF RIDGE VENT	=	1000 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	5" VENT	=	406 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	1" FLAT VENT	=	411 sq.ft. OF ATTIC FLOOR SPACE
SOFFIT	=	1' sq.ft. OF VENT	=	102 sq.ft. OF ATTIC FLOOR SPACE

EXAMPLE:
ATTIC FLOOR SPACE = 3000 sq.ft.
1' OF RIDGE VENT = 75 sq.ft.
TOTAL RIDGE VENT = 40 feet



AHU SHELF UNDER

AIR UNIT RETURN

AIR UNDER UNIT

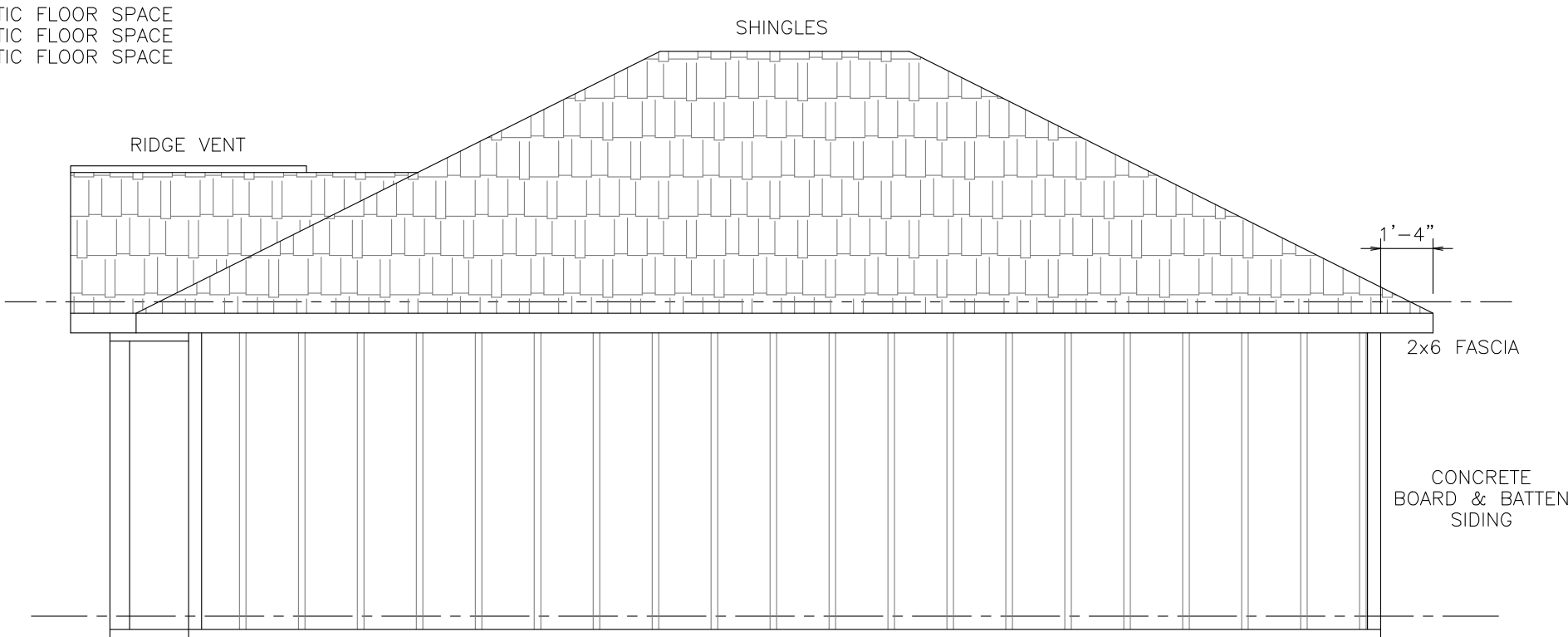
24"W

31.25" HIGH

W/H

LEFT ELEVATION

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



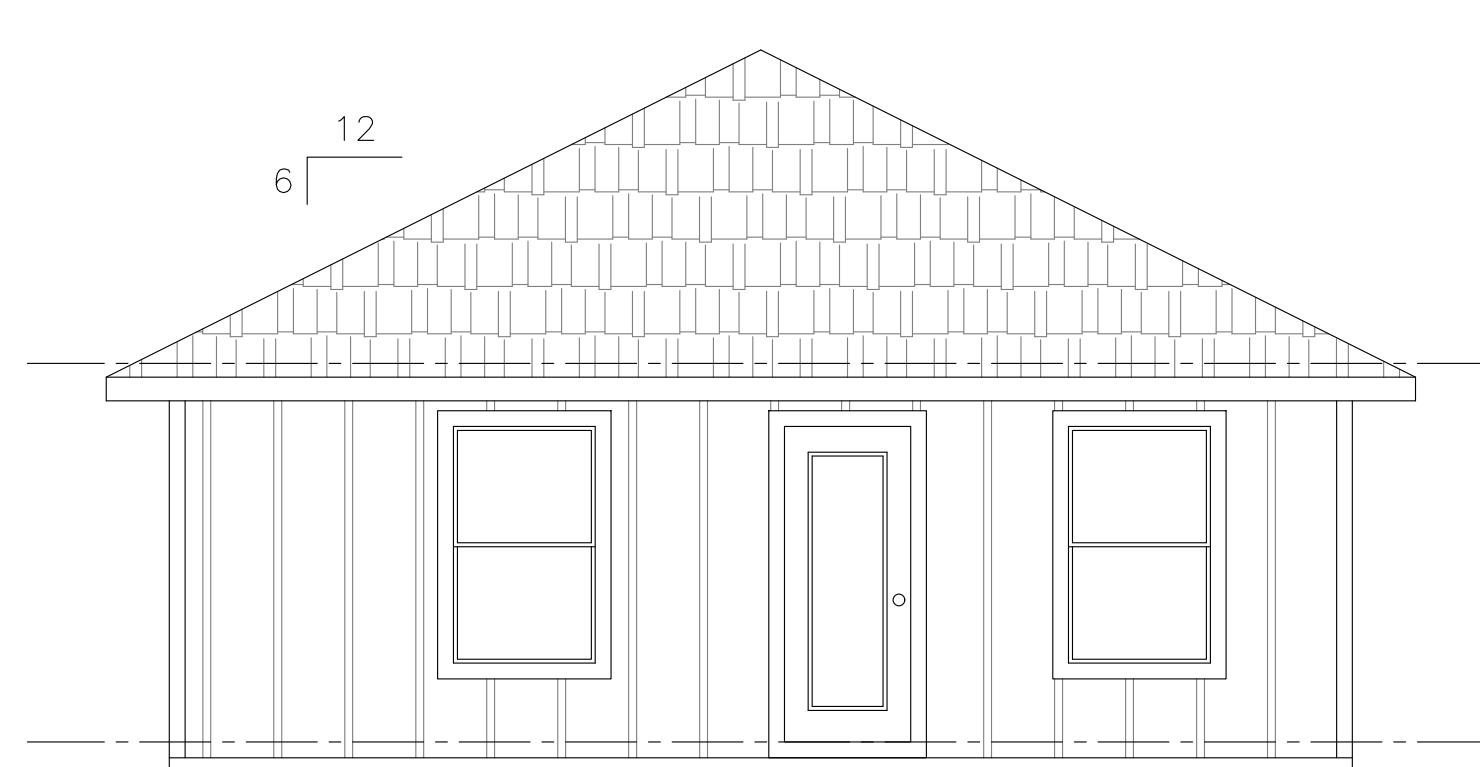
RIGHT ELEVATION

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



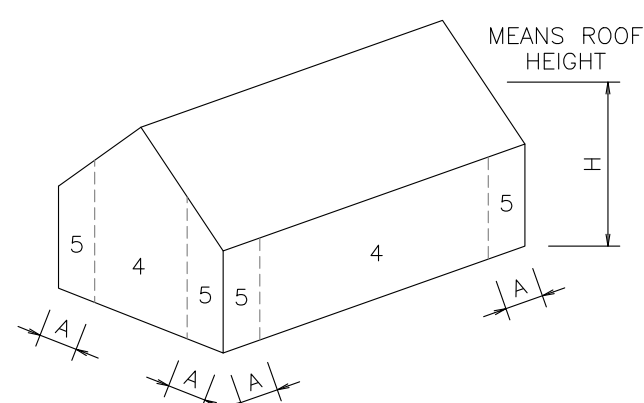
FRONT ELEVATION

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



REAR ELEVATION

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



COMPONENTS AND CLADDING

WALLS
Structures less than or equal to 60 ft

COMPONENT PRESSURES:

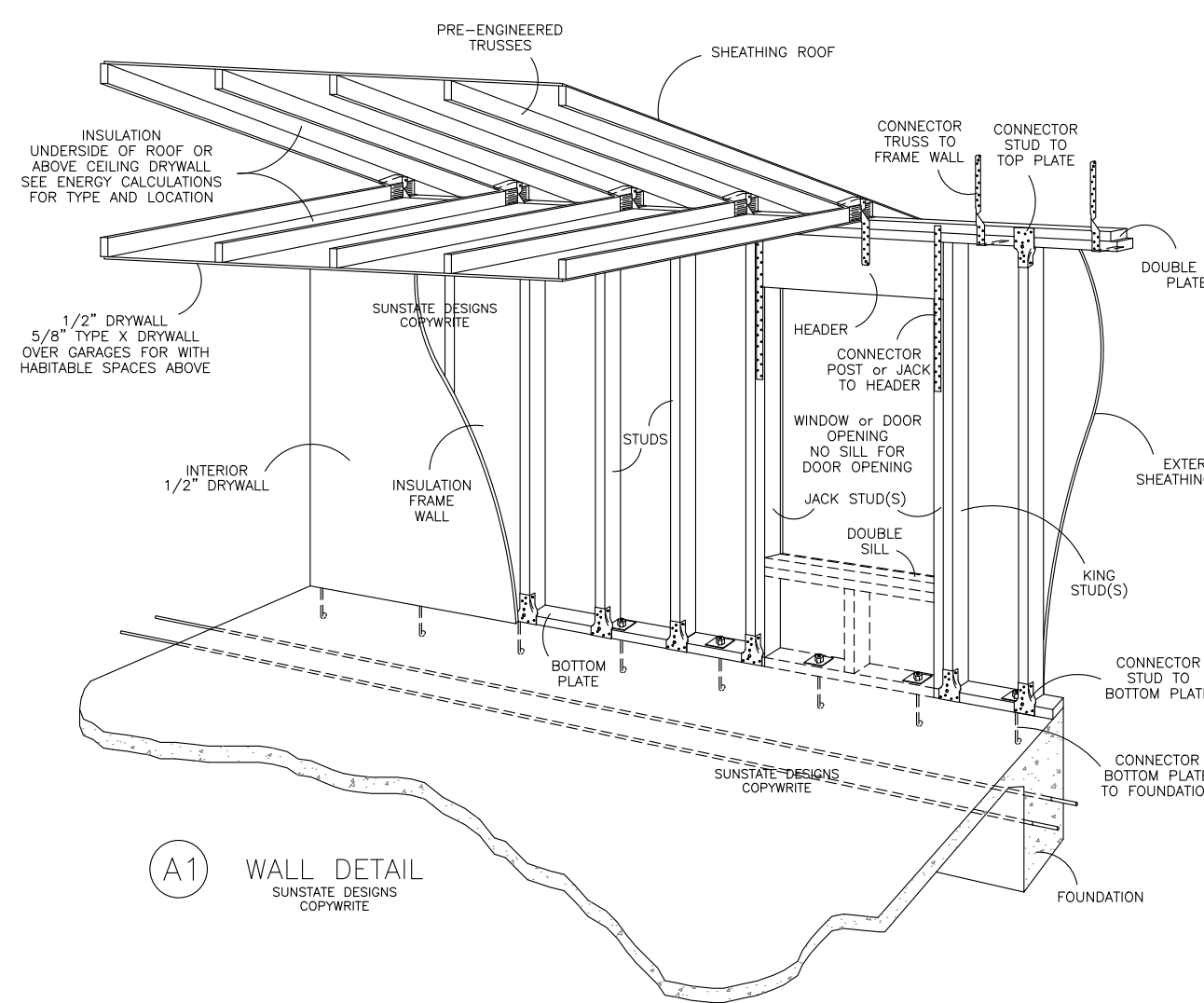
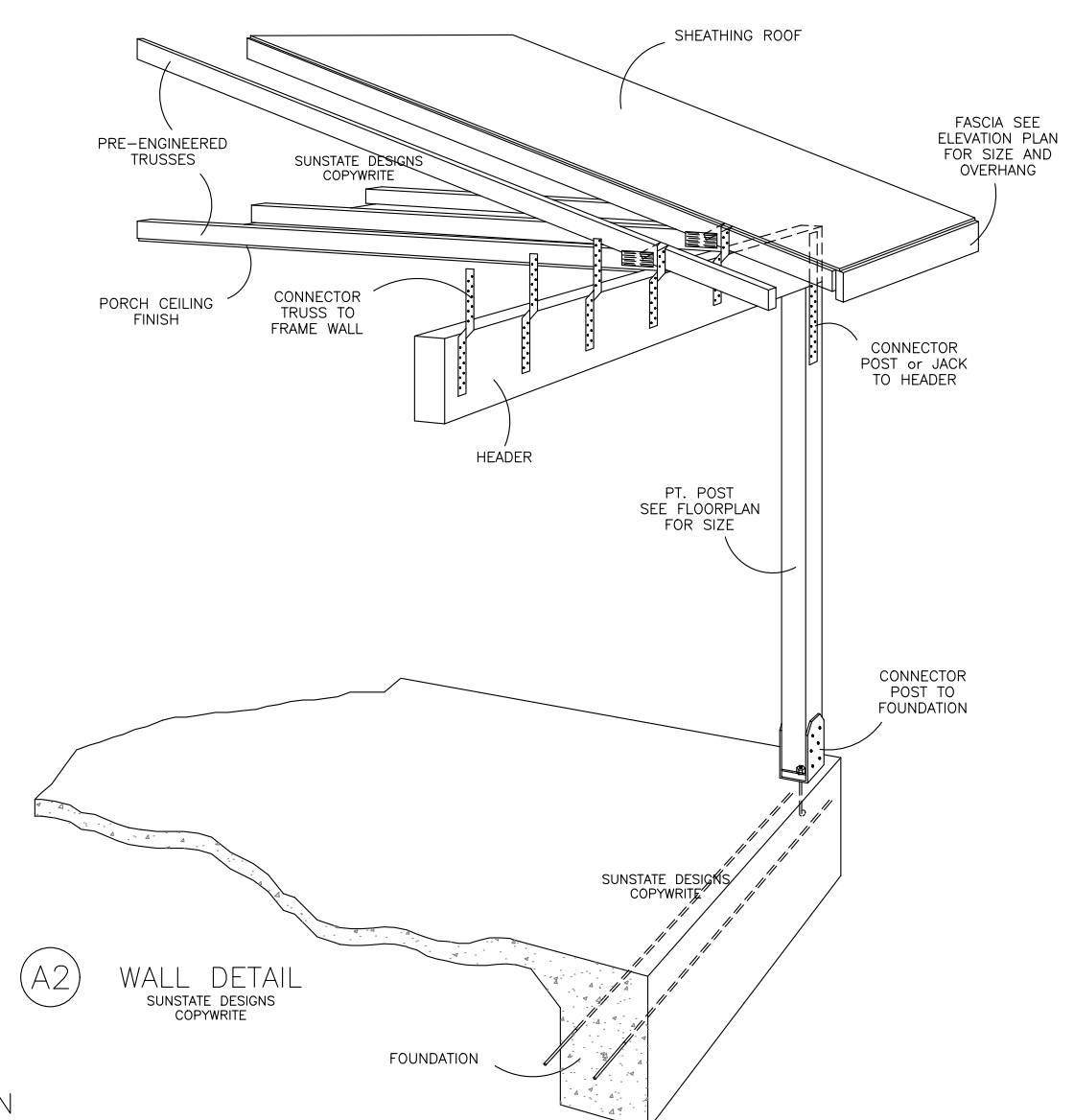
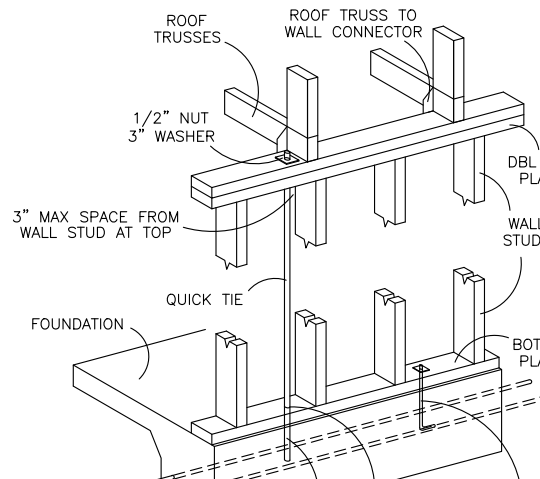
AREA	PRESSURE (psf)
4	MAX = 25.45
5	MIN = -27.61
4	MAX = 25.45
5	MIN = -34.08

Dimension a = 5.60 ft

TRUSS COMPANY NOTES:

DO NOT START TRUSS DESIGN UNLESS TRUSS COMPANY ACCEPTS ALL TRUSS NOTES

- LOAD BEARING WALLS AND HEIGHTS ARE PROVIDED ON THE PLAN; PLEASE DO NOT ADD OR CHANGE LOAD BEARING WALLS WITHOUT CALLING THE DESIGNER OF RECORD THE REQUESTED CHANGE, NEVER EXPECT CHANGES TO BE FOUND ON THE TRUSS LAYOUT
- LEDGER BOARDS: ARE NEVER TO BE USED ON ANY 10 STORY HOUSES MASONRY OR FRAME WALLS
- ALL AREAS OF FLOOR AND ROOF TRUSS SYSTEM ARE TO BE PROVIDED BY TRUSS COMPANY, NO AREAS ARE TO BE PROVIDED BY OTHERS
- BALCONY FLOOR TRUSSES: 6" STEP DOWN TO BALCONY. BALCONY IS ROOF OVER AREA BLOW, MIN 1/4" IN 12" DOWN SLOPE TO ALL OUTER EDGES OF THE BALCONY
- LAMINATE BEAMS: CALLED OUT ON PLANS ARE TO BE PROVIDED BY TRUSS CO, THANKS

A1 WALL DETAIL
SUNSTATE DESIGNS
COPYWRITEA2 WALL DETAIL
SUNSTATE DESIGNS
COPYWRITEALTERNATIVE TIE DOWN
FOR FRAME WALLSQUICK TIE
AIRCRAFT WIRE ROPE
ROD TIE DOWNS

- QUICK TIE WALL LOCATION
- ALL QUICK TIE'S 3" FROM WALL STUDS AT TOP.
 - 1 QUICK TIE WITHIN 3" OF ALL CORNER STUDS.
 - 1 QUICK TIE EACH SIDE OF ALL HEADERS.
 - 1 QUICK TIE NEXT TO ALL GRIER POSTS.
 - QUICK TIE SPACE TABLE FOR WALL SECTIONS.

- THREADED STUDS SHALL HAVE MIN. 2 1/4" DISTANCE FROM EDGE OF SLAB & 4" MIN. EMBEDMENT EXPOSED.
- ROOF TRUSS CONNECTORS CONNECTS TO HEADERS
 - SIMPSON C516-32" HEADERS TO JACKS WHERE HEADER IS WIDER THAN QUICK TIE SPACING
 - INTERIOR WALLS: (1) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 3" TO 5" (2) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 5" TO 8"
 - BOTTOM PLATE TO SLAB OR MASONRY WALL 1/2" BOLTS 24" O.C. MAX SPACE BETWEEN QUICK TIE
 - FLOOR TRUSSES TO MASONRY WALLS STILL REQUIRE 1 HETA20 EACH

QUICK TIE SPACING TABLE			
TRUSS UPLIFTL/BUCKLE TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFTL/BUCKLE TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFTL/BUCKLE TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFTL/BUCKLE TIE PER TRUSS SPACING 24" O.C. FT. & IN.
0-400	8"-0"	1161	4"-0"
500	7"-0"	1567	3"-0"
711	6"-0"	2351	2"-0"
928	5"-0"		

WALL SECTION NOTES:

GENERAL

ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
ROOF/WALL SHEATHING GREATER THAN 15/32 (2.5"x131") RING SHANK NAILS 6" O.C. EDGE & FIELD
ROOF SHINGLE AND TILE ROOF 20 PSF LIVE LOAD & 15 PSF DEAD LOAD

FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.

PORCH CEILINGS

CEILING FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS

FLOORS AND SEALED DECKS

3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD

EXTERIOR FINISH

SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH.
TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING & SOFFIT STANDARD SHEATHING

ROOF SHEATHING, EXPOSURE B MIN 7/16", EXPOSURE C MIN 15/32", EXPOSURE D MIN 19/32"
ROOF SHEATHING, MIN 19/32 FOR ALL FLAT OR BARREL TILE ROOF
ROOF SHEATHING (SP) SPECIFIC GRAVITY, PLYWOOD 0.57, OSB 0.62
UNDERLAYMENT TYPE II

WOOD OR CONCRETE SOLID SOFFITS 3/8" THICK, 6d NAILS (2 x 0.099 x HEAD DIAMETER) GALVANIZED NAILS 6" O.C. OF STAINLESS STEEL NAILS 4" O.C.

ZIP SYSTEM ROOF AND WALL SHEATHING

ZIP SYSTEM STRUCTURAL SHEATHING WITH WATER-RESISTIVE BARRIER DOES NOT REQUIRE HOUSE WRAP OR FELT DRY IN UNLESS MENTIONED IN THE NOTES BELOW. ZIP SYSTEM TAPE ALL SEAMS.
ZIP WALL SHEATHING = 7/16" THICK PANELS WITH GREEN SURFACE EXTERIOR OUTSIDE.
ZIP ROOF SHEATHING = 1/2" THICK PANELS WITH RED SURFACE UP. USE STANDARD FLASHING FOR ROOF VALLEYS AND WHERE ROOF SURFACES MEET GABLE & WALL SURFACES.
SEE ELEVATIONS FOR ROOFING TYPE, EXAMPLES: SHINGLE, METAL OR TILE ROOFING.
SHINGLE ROOF = APPLY DIRECTLY TO ROOF SHEATHING ADD ONE LAYER 15lb FELT FOR ROOF PITCH FROM 2/12 TO LESS THAN 4/12
METAL ROOF = APPLY DIRECTLY TO ROOF SHEATHING
TILE ROOF = USE 5/8" THICK PANELS ADD ONE LAYER OF MIN 30lb FELT
1 LAYER OF SELF ADHERING SYNTHETIC UNDERLAYMENT CAN REPLACE ALL FELT REQUIREMENTS AND CAN BE ADDED TO ALL ROOFS EVEN WHERE FELT IS NOT REQUIRED

FRAME WALLS

SHEATHING WALL - 7/16" SHEATHING ON EXTERIOR SIDE OF WALL
USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE STUDS - 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPF#2 or SYP#2, 18" O.C.
TOP PLATE - (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS (2) 10d NAILS EA END 6" BETWEEN BOTTOM PLATE - SAME SIZE AS STUDS = SYP#2 PT. TO CONCRETE FLOOR & SPF#2 TO WOOD FLOOR

2x12 HEADERS SYP#2

30lb LIVE LOAD, 10lb DEAD LOAD, DEFLECTION L/240, ALL FRAME HEADERS MIN (2) 2x12 UNLESS OTHERWISE SPECIFIED											
NUMBER	4" SPAN	6" SPAN	8" SPAN	10" SPAN	12" SPAN	14" SPAN	16" SPAN	18" SPAN	20" SPAN	22" SPAN	24" SPAN
(2) FLY 2x12	2020	800	953	5718	545	4260	349	3490	242	178	2464
(3) FLY 2x12	2425	13700	1633	9798	937	7490	603	6030	418	5016	305
(4) FLY 2x12	4566	18264	2178	13068	1250	10000	804	8040	557	6684	406

HEADERS MAX DOWNLOAD NUMBER JACKS & KINGS

1350 LBS DOWNLOAD PER STUD / HDR = HEADER, J = JACK, K = KING / KING & JACK STUD POSTS = SPF#2 or SYP#2											
NUMBER	4" SPAN	6" SPAN	8" SPAN	10" SPAN	12" SPAN	14" SPAN	16" SPAN	18" SPAN	20" SPAN	22" SPAN	24" SPAN
(2) FLY 2x12	2020	800	953	5718	545	4260	349	3490	242	178	2464
(3) FLY 2x12	2425	13700	1633	9798	937	7490	603	6030	418	5016	305
(4) FLY 2x12	4566	18264	2178	13068	1250	10000	804	8040	557	6684	406

SIMPSON HURRICANE TIE DOWN CONNECTORS

TRUSS TO CONCRETE WALL - HTA16 or LONGER 8x8 POST TO SLAB - ABU6 (3) 5/8"x7" BOLT
TRUSS TO FRAME WALL - MTS12 or LONGER JACK/POST TO HEADER SPAN 0" TO 48" - (1) LSTA24 ea SIDE
STUD TO TOP PLATE - SP2 or SP4, 6, 8 JACK/POST TO HEADER SPAN 48" TO 72" - (2) LSTA24 ea SIDE
STUD TO BOTTOM PLATE - SP1 or SP4, 6, 8 JACK/POST TO HEADER SPAN 72" TO 96" - (2) LSTA24 ea SIDE
BOTTOM PLATE TO SLAB - 1/2" BOLT & 2" WASHER 21" O.C. EMBEDMENT EXPOSED OR JACK/POST TO BOTTOM PLATE - SP1 (1) HEADER JACK TO BOTTOM PLATE - SP1
J-BOLT 3" MIN DIST FROM EDGE OF SLAB (3) HEADER JACKS TO SLAB - LTT208 1/2"x6" BOLT
4x4 POST TO SLAB - ABU44 5/8"x7" BOLT (3) HEADER JACKS TO SLAB
6x6 POST TO SLAB - ABU66 5/8"x7" BOLT (4) HEADER JACKS TO SLAB - HTT5 5/8"x7" BOLT

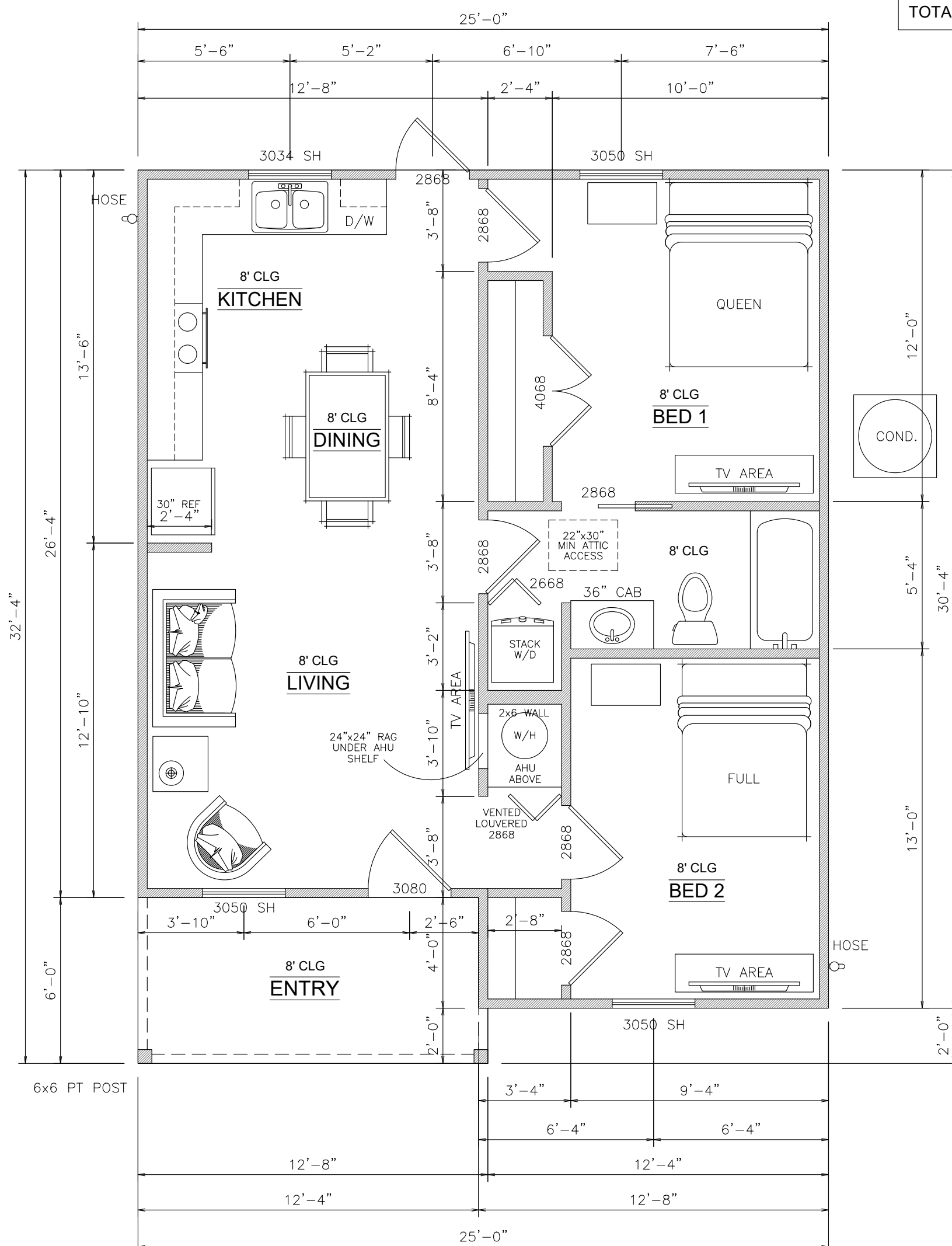
OTHER CONNECTORS MAY BE CALLED OUT ON FLOOR, STRUCTURAL OR TRUSS SHEETS
OTHER SAME/SIMILAR USE TYPE CONNECTORS OF EQUAL OR GREATER STRENGTHS ARE ACCEPTABLE SUBSTITUTES

CORY A BROCKETT, PE
LICENSE #74677
2939 NW 39th PLACE
GAINESVILLE, FL 32605
352-359-1982

UNITED STATES COPYRIGHT OFFICE
THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TRILEGACY GROUP. THIS DRAWING IS THE PROPERTY OF THE TRILEGACY GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED

FLOOR PLAN

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

LIVING AREA
ROOF VENTILATION

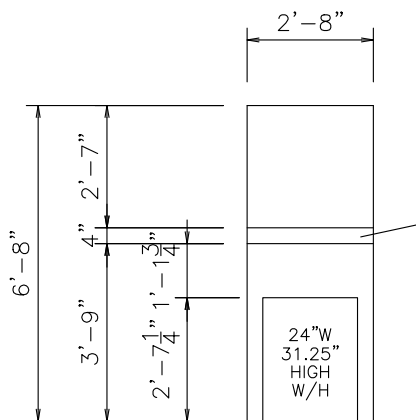
SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED

ENTRY
ROOF VENTILATION

THE 1/300th RULE EQUATED TO 1 sq.ft. OF ATTIC VENTILATION FOR EVERY 300 sq.ft. OF ATTIC FLOOR SPACE AND THEN SPLIT THE VENTILATION # BETWEEN THE SOFFITS AND RIDGE OR HIGH LOW APPLICATIONS WHERE SOFFIT VENTS ARE ELIMINATED

METAL ROOF =	1' OF RIDGE VENT =	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF =	1' OF RIDGE VENT =	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF =	4' OFF RIDGE VENT =	1000 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF =	"S" VENT =	406 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF =	FLAT VENT =	411 sq.ft. OF ATTIC FLOOR SPACE
SOFFIT =	1' sq.ft. OF VENT =	102 sq.ft. OF ATTIC FLOOR SPACE

EXAMPLE:
ATTIC FLOOR SPACE = 3000 sq.ft.
1' OF RIDGE VENT = 75 sq.ft.
TOTAL RIDGE VENT = 40 feet



AHU SHELF UNDER

AHU UNIT RETURN

AIR UNDER UNIT

24"W

31.25"

HIGH

W/H

MIN

CLEARANCE

REQUIRED

SEE

TRUSS COMPANY

NOTES

FOR

FURTHER

DETAILS

AND

CONNECTIONS

TO

BE

MADE

BY

THE

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

FLORIDA

321-241-1111

WWW

TRINGLE

GROUP

INC.

2401

LESLIE

ST.,

FLAGLER

BEACH

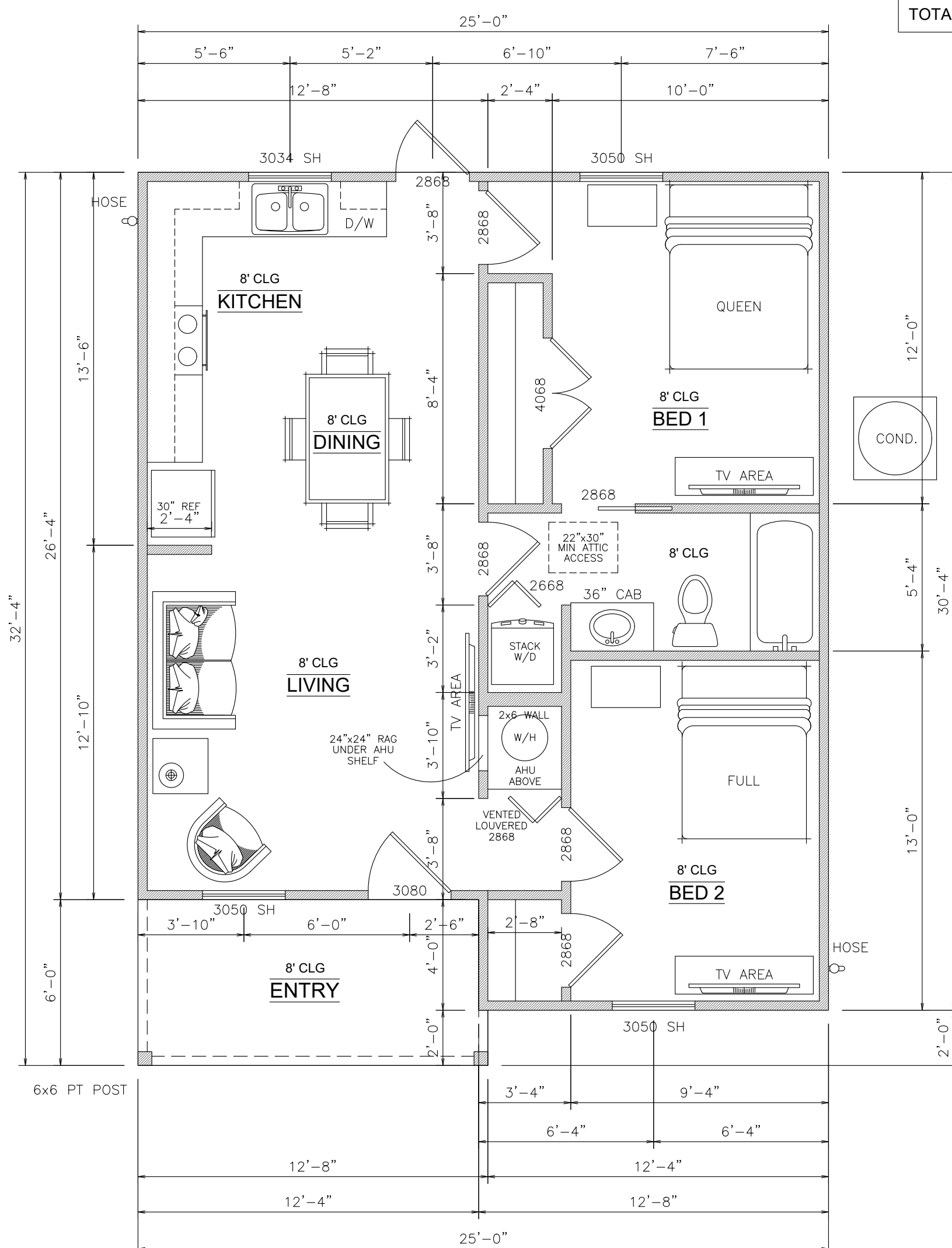
FLORIDA

321-241-1111

WWW

FLOOR PLAN

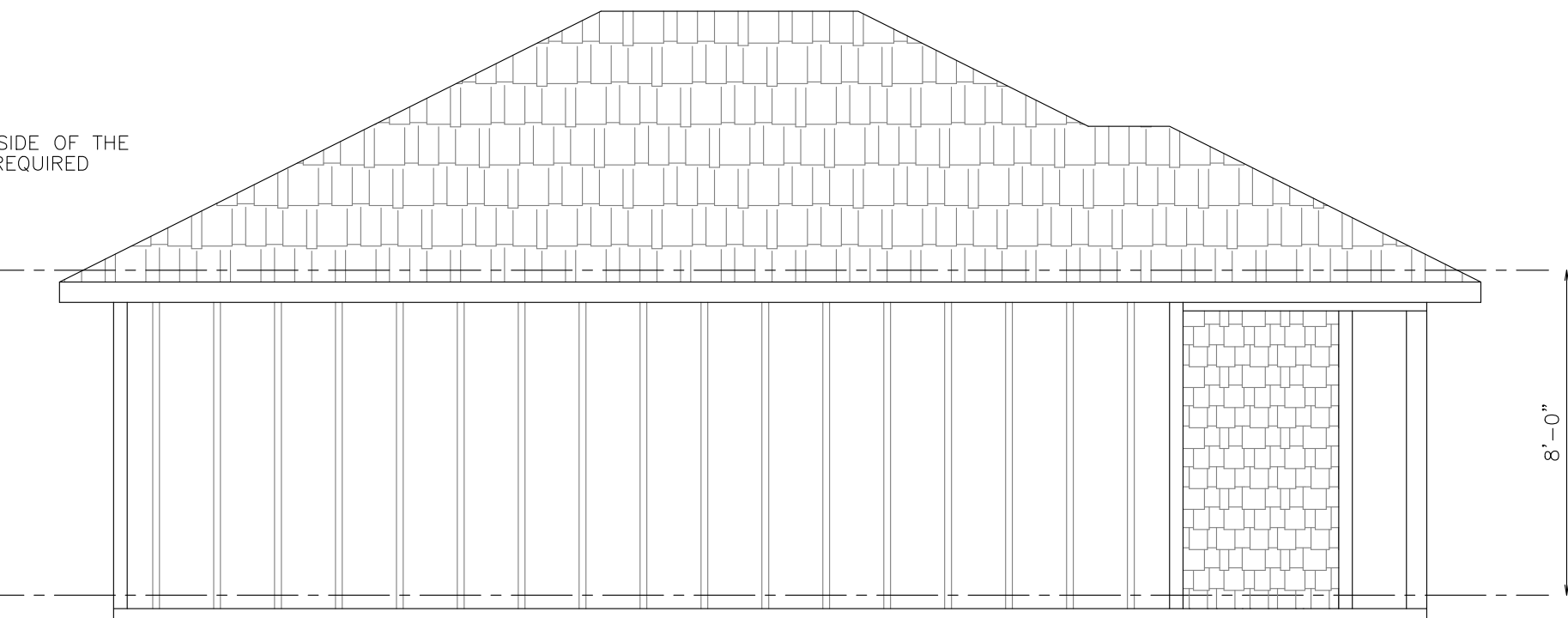
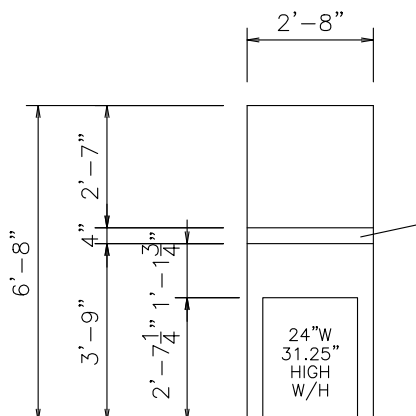
SCALE: 1/4" = 1'-0"



LIVING	709 sf
ENTRY	75 sf
TOTAL	784 sf

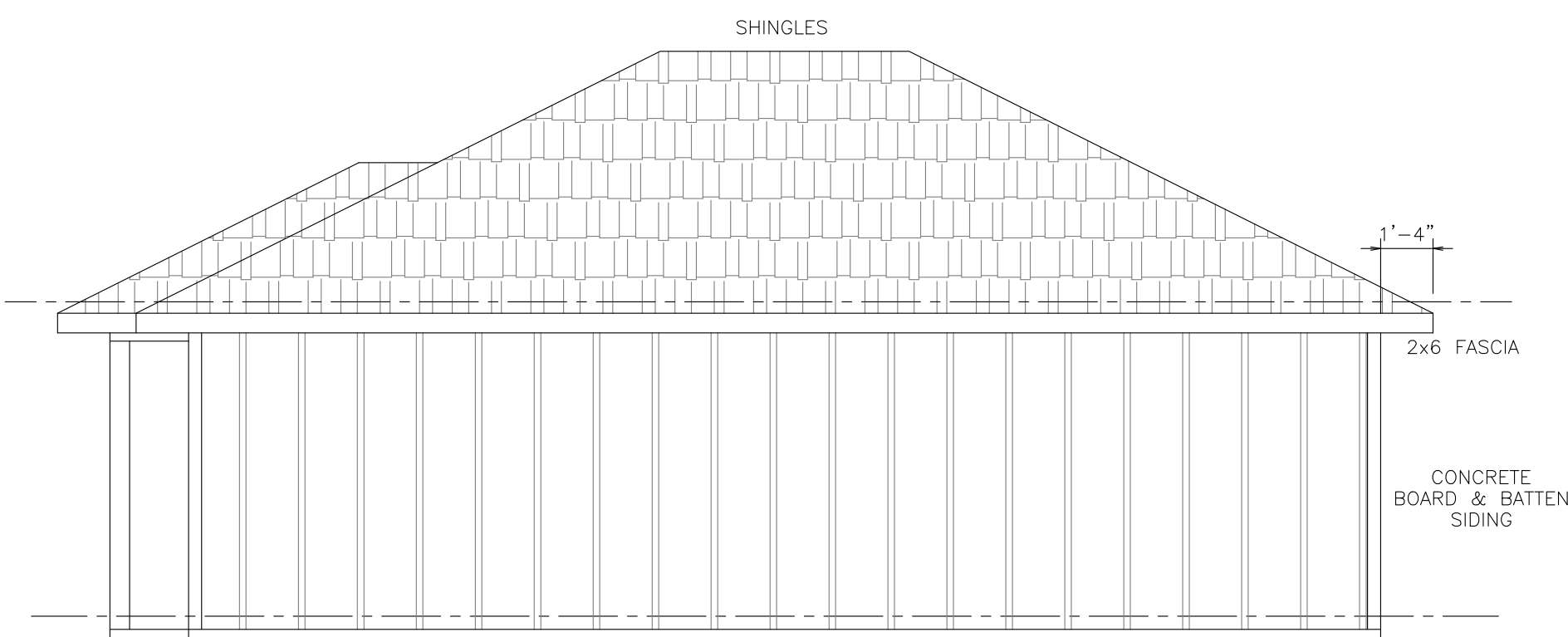
LIVING AREA
ROOF VENTILATION
SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED

ENTRY
SOFFIT VENTS ONLY
R806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.



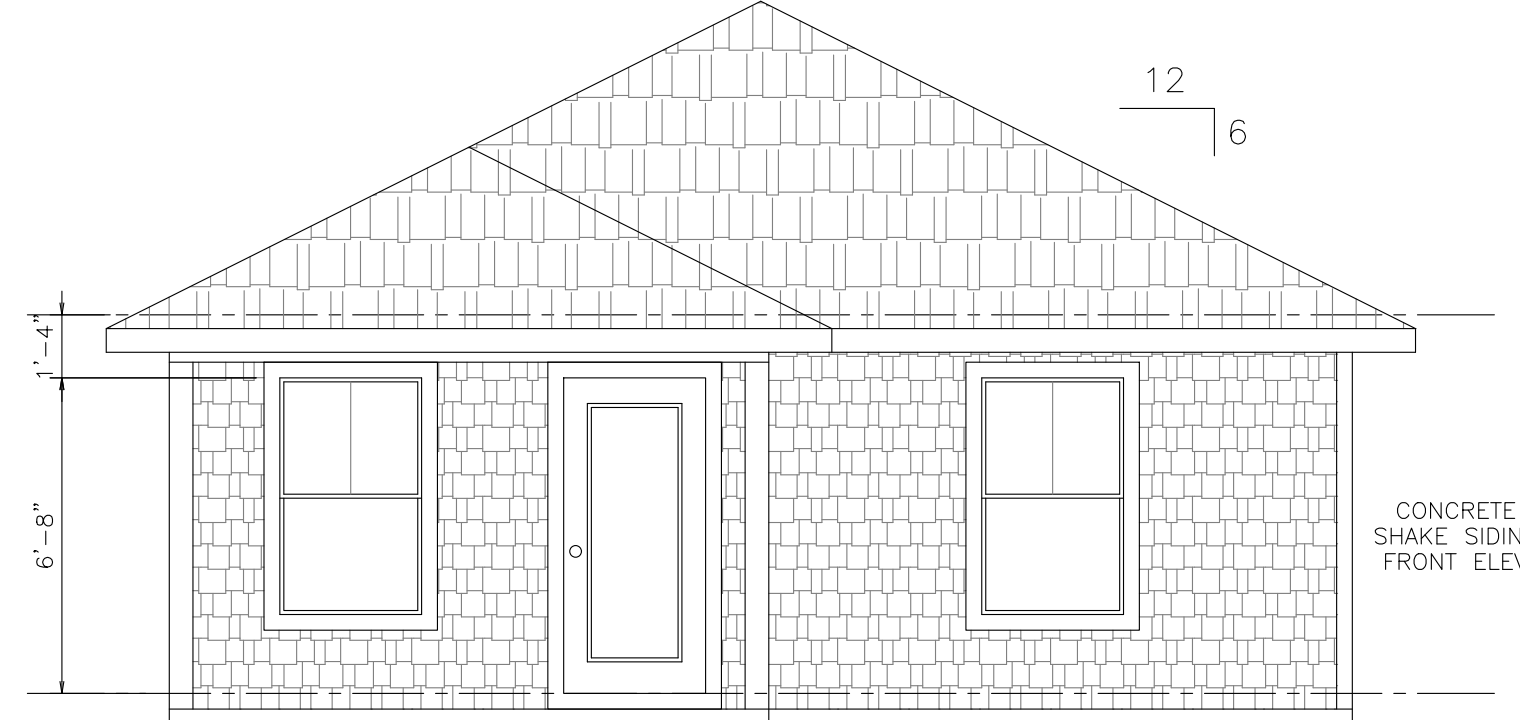
LEFT ELEVATION

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



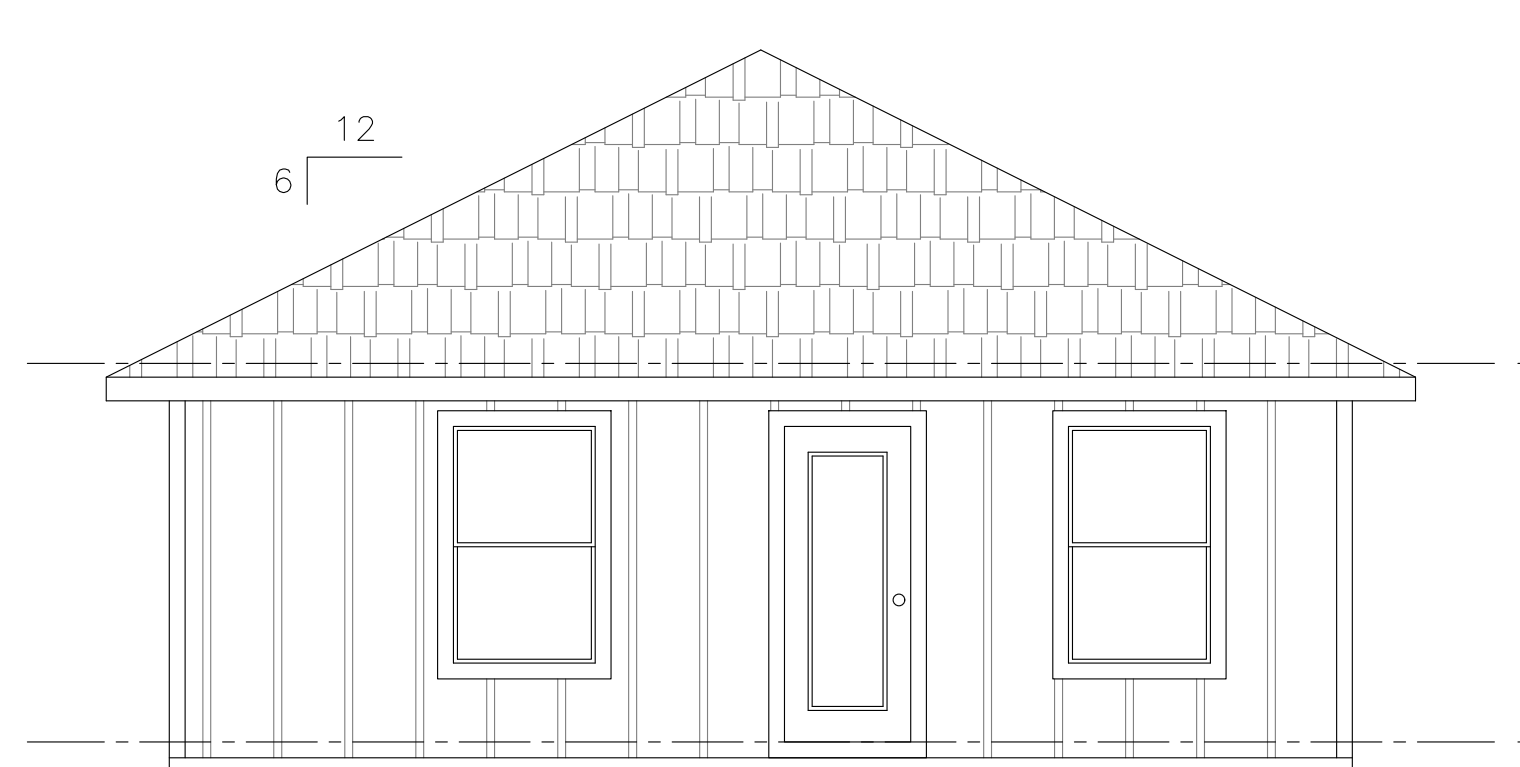
RIGHT ELEVATION

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



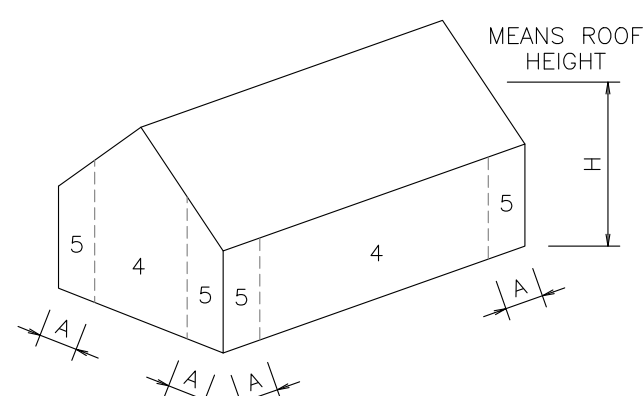
FRONT ELEVATION

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



REAR ELEVATION

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



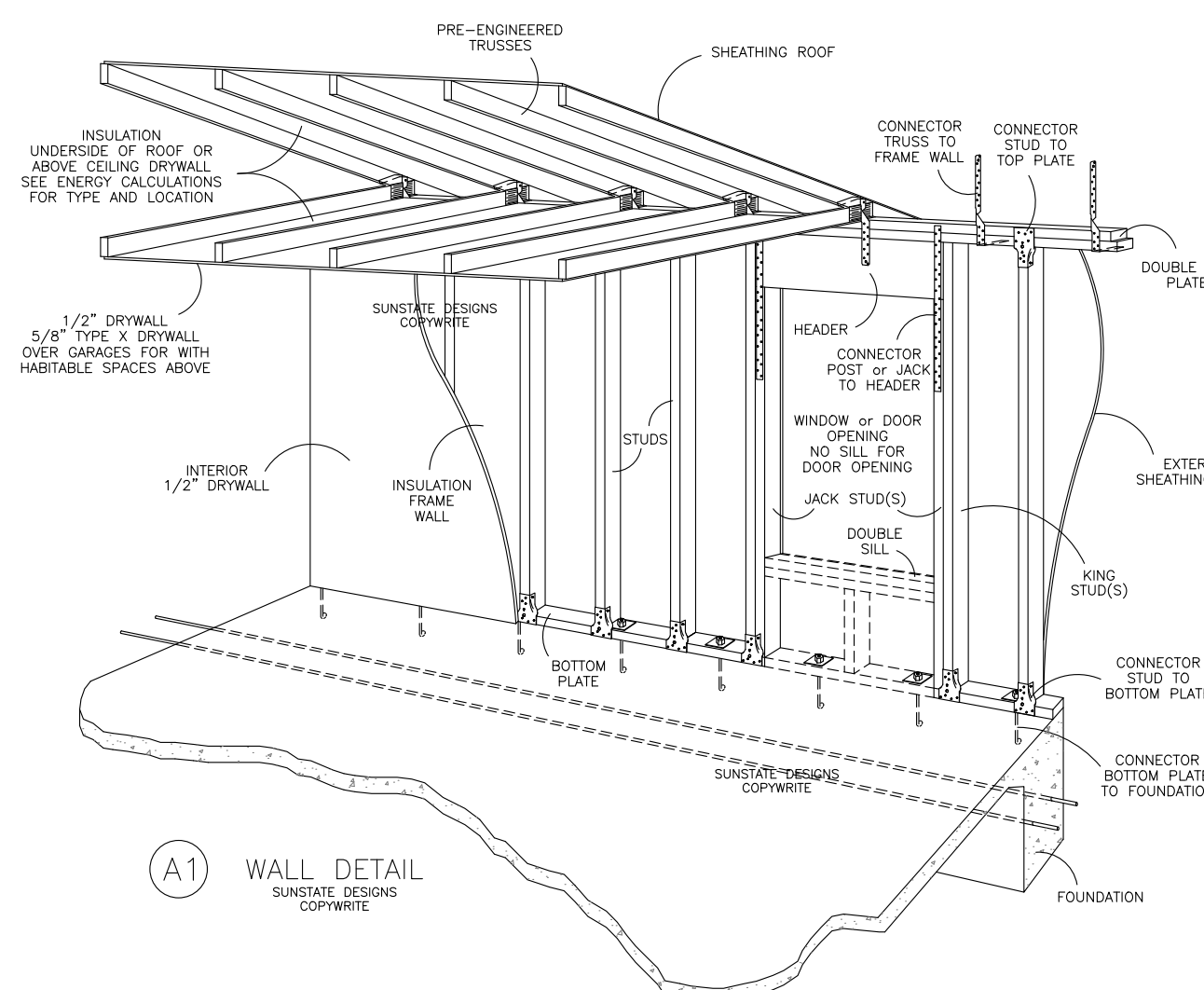
COMPONENTS AND CLADDING

WALLS Structures less than or equal to 60 ft

COMPONENT PRESSURES:

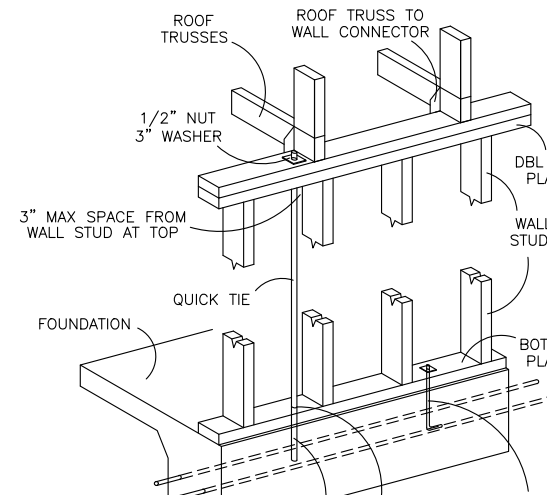
AREA	PRESSURE (psf)
4	MAX = 25.45
5	MIN = -27.61
4	MAX = 25.45
5	MIN = -34.08

Dimension a = 5.60 ft

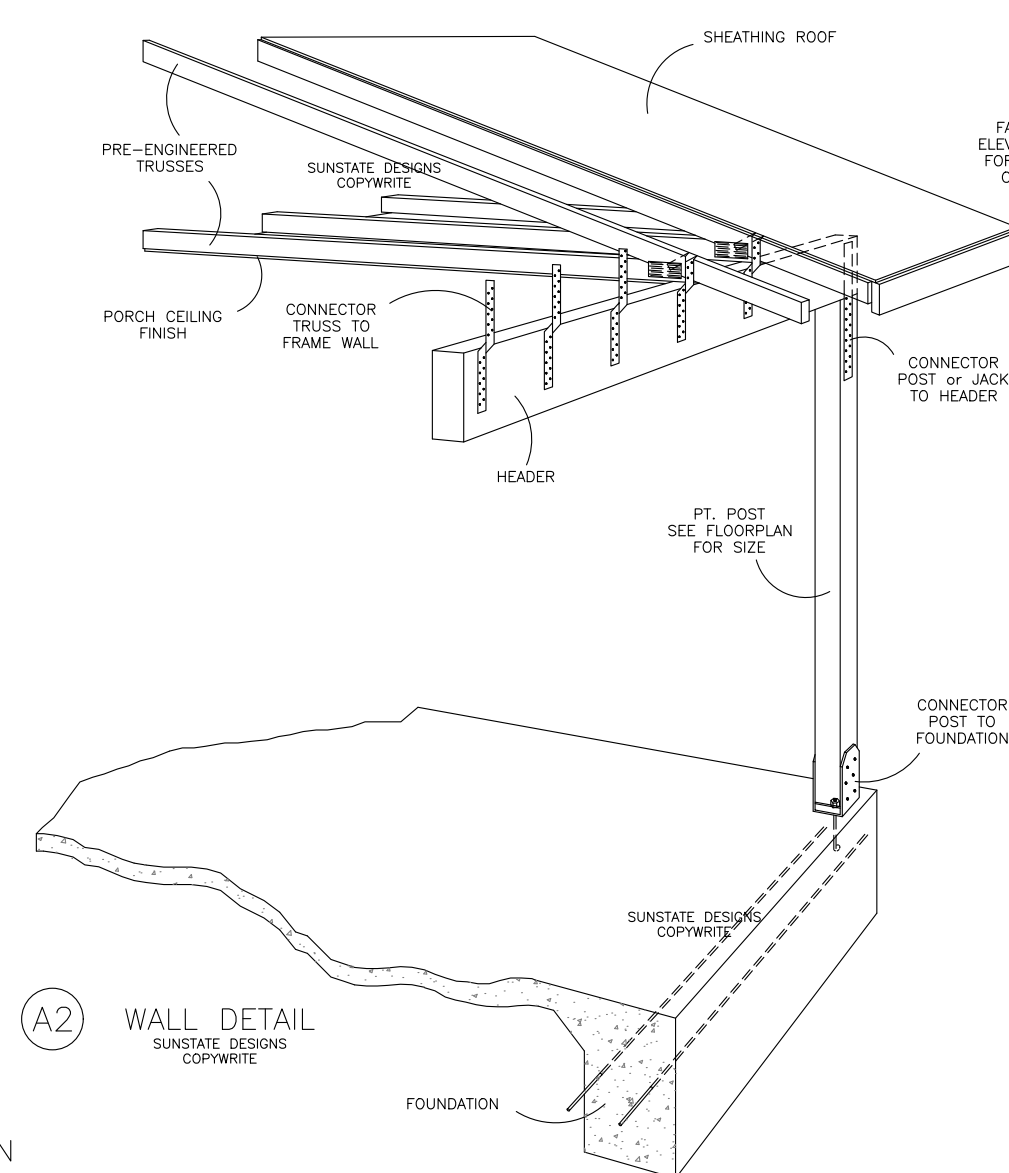


ALTERNATIVE TIE DOWN FOR FRAME WALLS

QUICK TIE AIRCRAFT WIRE ROPE ROD TIE DOWNS



QUICK TIE WALL LOCATION			
• ALL QUICK TIES 3" FROM WALL STUDS AT TOP.			
• 1 QUICK TIE WITHIN 3" OF ALL CORNER STUDS.			
• 1 QUICK TIE EACH SIDE OF ALL HEADERS.			
• 1 QUICK TIE NEXT TO ALL GABLE POSTS.			
• QUICK TIE SPACE TABLE FOR WALL SECTIONS.			
WALL CONNECTORS REQUIRED			
• ROOF TRUSS TO WALL CONNECTORS.			
• ROOF TRUSS CONNECTORS CONNECTS TO HEADERS.			
• SIMPSON C516-32" HEADERS TO JACKS WHERE HEADER IS WIDER THAN QUICK TIE SPACING.			
• INTERIOR WALLS: (1) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 3" TO 5" (2) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 5" TO 8"			
• BOTTOM PLATE TO SLAB OR MASONRY WALL 1/2" BOLTS 24" O.C. MAX SPACE BETWEEN QUICK TIE FLOOR TRUSSES TO MASONRY WALLS STILL REQUIRE 1 HETA20 EACH			
QUICK TIE SPACING TABLE			
TRUSS UPLIFT/ROCK TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFT/ROCK TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFT/ROCK TIE PER TRUSS SPACING 24" O.C. FT. & IN.	TRUSS UPLIFT/ROCK TIE PER TRUSS SPACING 24" O.C. FT. & IN.
0-400	8'-0"	1161	4'-0"
500	7'-0"	1567	3'-0"
711	6'-0"	2321	2'-0"
928	5'-0"		



WALL DETAIL

WALL SECTION NOTES:

GENERAL

ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
ROOF/WALL SHEATHING GREATER THAN 15/32" (2.5"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
ROOF SHINGLE AND TILE ROOF 20 PSF LIVE LOAD & 15 PSF DEAD LOAD

FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.

PORCH CEILINGS

CEILING FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS

FLOORS AND SEALED DECKS

3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD

EXTERIOR FINISH

SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH.
TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING & SOFFIT STANDARD SHEATHING

ROOF SHEATHING, EXPOSURE B MIN 7/16", EXPOSURE C MIN 15/32", EXPOSURE D MIN 19/32"
ROOF SHEATHING, MIN 19/32" FOR ALL FLAT OR BARREL TILE ROOF
ROOF SHEATHING (SP) SPECIFIC GRAVITY, PLYWOOD 0.57, OSB 0.62
UNDERLAYMENT TYPE II
WOOD OR CONCRETE SOLID SOFFITS 3/8" THICK, 6d NAILS (2 x 0.099 x HEAD DIAMETER) GALVANIZED NAILS 6" O.C. OF STAINLESS STEEL NAILS 4" O.C.

ZIP SYSTEM ROOF AND WALL SHEATHING

ZIP SYSTEM STRUCTURAL SHEATHING WITH WATER-RESISTIVE BARRIER DOES NOT REQUIRE HOUSE WRAP OR FELT DRY IN UNLESS MENTIONED IN THE NOTES BELOW. ZIP SYSTEM TAPE ALL SEAMS.
ZIP WALL SHEATHING = 7/16" THICK PANELS WITH GREEN SURFACE EXTERIOR OUTSIDE.
ZIP ROOF SHEATHING = 1/2" THICK PANELS WITH RED SURFACE UP. USE STANDARD FLASHING FOR ROOF VALLEYS AND WHERE ROOF SURFACES MEET GABLE & WALL SURFACES.

SEE ELEVATIONS FOR ROOFING TYPE, EXAMPLES: SHINGLE, METAL OR TILE ROOFING.
SHINGLE ROOF = APPLY DIRECTLY TO ROOF SHEATHING ADD ONE LAYER 15lb FELT FOR ROOF PITCH FROM 2/12 TO LESS THAN 4/12.
METAL ROOF = APPLY DIRECTLY TO ROOF SHEATHING
TILE ROOF = USE 5/8" THICK PANELS ADD ONE LAYER OF MIN 30lb FELT.

1 LAYER OF SELF ADHERING SYNTHETIC UNDERLAYMENT CAN REPLACE ALL FELT REQUIREMENTS AND CAN BE ADDED TO ALL ROOFS EVEN WHERE FELT IS NOT REQUIRED

FRAME WALLS

SHEATHING WALL - 7/16" SHEATHING ON EXTERIOR SIDE OF WALL.
USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE STUDS - 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPF#2 OR SYP#2, 16" O.C.
TOP PLATE - (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS (2) 10d NAILS EA END 6" BETWEEN BOTTOM PLATE - SAME SIZE AS STUDS = SYP#2 PT. TO CONCRETE FLOOR & SPF#2 TO WOOD FLOOR.

2x12 HEADERS SYP#2

30lb LIVE LOAD, 10lb DEAD LOAD, DEFLECTION L/240, ALL FRAME HEADERS MIN (2) 2x12 UNLESS OTHERWISE SPECIFIED. HEADER TABLE (PLT) DOWNLOAD POUNDS PER LINEAR FOOT (TOTAL) MAX. DOWNLOAD POUNDS.

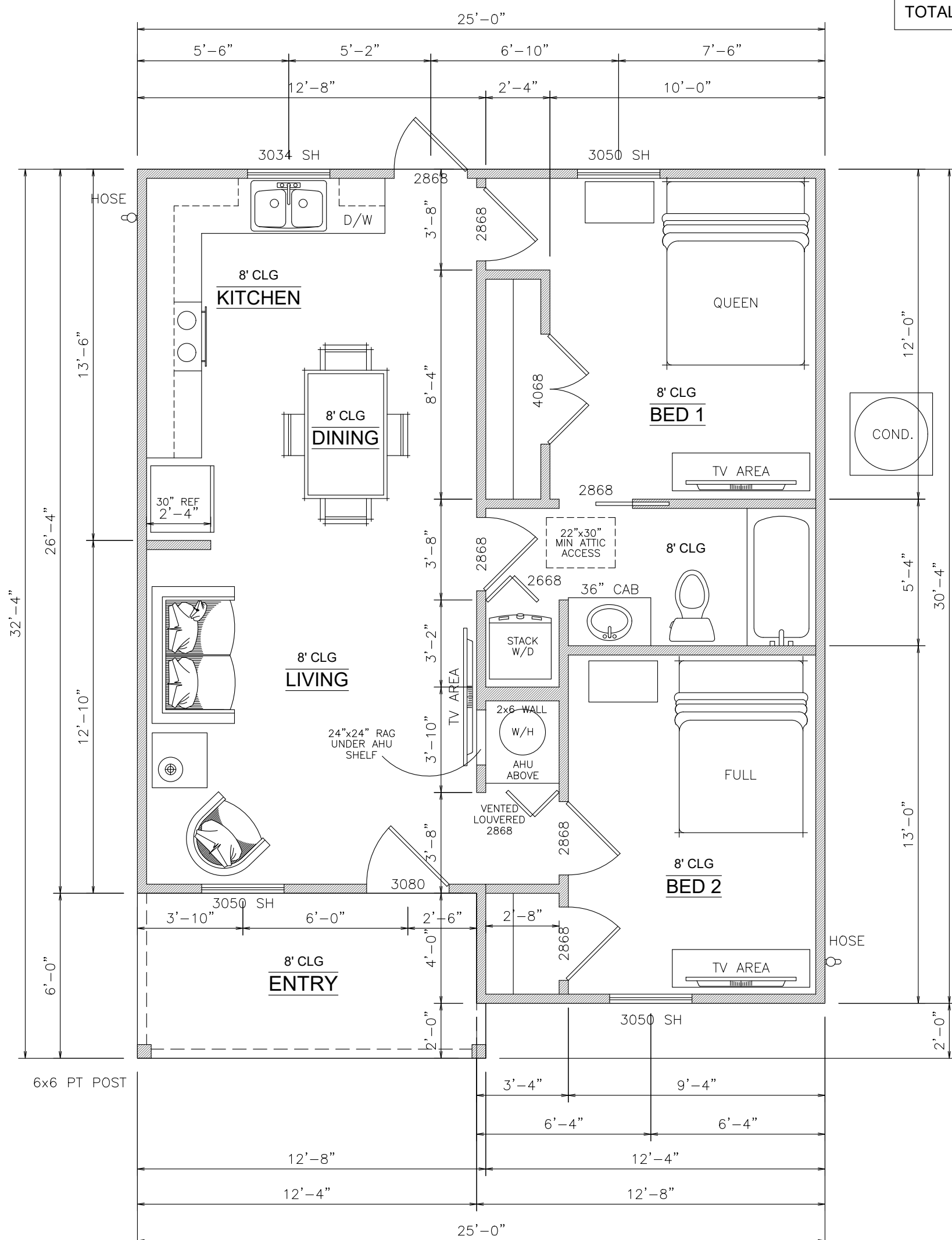
NUMBER	4" SPAN	6" SPAN	8" SPAN	10" SPAN	12" SPAN	14" SPAN	16" SPAN	18" SPAN
(2) PLY 2x12	2020	1800	1633	1493	1349	1200	1050	900
(2) PLY 2x12	2020	1800	1633	1493	1349	1200	1050	900
(4) PLY 2x12	4040	3600	3266	2986	2698	2400	2100	1800
(4) PLY 2x12	4040	3600	3266	2986	2698	2400	2100	1800

HEADERS MAX DOWNLOAD NUMBER JACKS & KINGS

1350 LBS DOWNLOAD PER STUD / HDR = HEADER, J = JACK, K = KING / KING & JACK STUD POSTS = SPF#2 OR SYP#2. NUMBER KINGS & JACKS EA SIDE OF HDR (1)J (1)K (2)J (2)K (3)J (3)K (4)J (4)K (5)J (5)K (6)J (6)K (7)J (7)K (8)J (8)K (9)J (9)K (10)J (10)K (11)J (11)K (12)J (12)K (13)J (13)K (14)J (14)K (15)J (15)K (16)J (16)K (17)J (17)K (18)J (18)K (19)J (19)K (20)J (20)K (21)J (21)K (22)J (22)K (23)J (23)K (24)J (24)K (25)J (25)K (26)J (26)K (27)J (27)K (28)J (28)K (29)J (29)K (30)J (30)K (31)J (31)K (32)J (32)K (33)J (33)K (34)J (34)K (35)J (35)K (36)J (36)K (37)J (37)K (38)J (38)K (39)J (39)K (40)J (40)K (41)J (41)K (42)J (42)K (43)J (43)K (44)J (44)K (45)J (45)K (46)J (46)K (47)J (47)K (48)J (48)K (49)J (49)K (50)J (50)K (51)J (51)K (52)J (52)K (53)J (53)K (54)J (54)K (55)J (55)K (56)J (56)K (57)J (57)K (58)J (58)K (59)J (59)K (60)J (60)K (61)J (61)K (62)J (62)K (63)J (63)K (64)J (64)K (65)J (65)K (66)J (66)K (67)J (67)K (68)J (68)K (69)J (69)K (70)J (70)K (71)J (71)K (72)J (72)K (73)J (73)K (74)J (74)K (75)J (75)K (76)J (76)K (77)J (77)K (78)J (78)K (79)J (79)K (80)J (80)K (81)J (81)K (82)J (82)K (83)J (83)K (84)J (84)K (85)J (85)K (86)J (86)K (87)J (87)K (88)J (88)K (89)J (89)K (90)J (90)K (91)J (91)K (92)J (92)K (93)J (93)K (94)J (94)K (95)J (95)K (96)J (96)K (97)J (97)K (98)J (98)K (99)J (99)K (100)J (100)K (101)J (101)K (102)J (102)K (103)J (103)K (104)J (104)K (105)J (105)K (106)J (106)K (107)J (107)K (108)J (108)K (109)J (109)K (110)J (110)K (111)J (111)K (112)J (112)K (113)J (113)K (114)J (114)K (115)J (115)K (116)J (116)K (117)J (117)K (118)J (118)K (119)J (119)K (120)J (120)K (121)J (121)K (122)J (122)K (123)J (123)K (124)J (124)K (125)J (125)K (126)J (126)K (127)J (127)K (128)J (128)K (129)J (129)K (130)J (130)K (131)J (131)K (132)J (132)K (133)J (133)K (134)J (134)K (135)J (135)K (136)J (136)K (137)J (137)K (138)J (138)K (139)J (139)K (140)J (140)K (141)J (141)K (142)J (142)K (143)J (143)K (144)J (144)K (145)J (145)K (146)J (146)K (147)J (147)K (148)J (148)K (149)J (149)K (150)J (150)K (151)J (151)K (152)J (152)K (153)J (153)K (154)J (154)K (155)J (155)K (156)J (156)K (157)J (157)K (158)J (158)K (159)J (159)K (160)J (160)K (161)J (161)K (162)J (162)K (163)J (163)K (164)J (164)K (165)J (165)K (166)J (166)K (167)J (167)K (168)J (168)K (169)J (169)K (170)J (170)K (171)J (171)K (172)J (172)K (173)J (173)K (174)J (174)K (175)J (175)K (176)J (176)K (177)J (177)K (178)J (178)K (179)J (179)K (180)J (180)K (181)J (181)K (182)J (182)K (183)J (183)K (184)J (184)K (185)J (185)K (186)J (186)K (187)J (187)K (188)J (188)K (189)J (189)K (190)J (190)K (191)J (191)K (192)J (192)K (193)J (193)K (194)J (194)K (195)J (195)K (196)J (196)K (197)J (197)K (198)J (198)K (199)J (199)K (200)J (200)K (201)J (201)K (202)J (202)K (203)J (203)K (204)J (204)K (205)J (205)K (206)J (206)K (207)J (207)K (208)J (208)K (209)J (209)K (210)J (210)K (211)J (211)K (212)J (212)K (213)J (213)K (214)J (214)K (215)J (215)K (216)J (216)K (217)J (217)K (218)J (218)K (219)J (219)K (220)J (220)K (221)J (221)K (222)J (222)K (223)J (223)K (224)J (224)K (225)J (225)K (226)J (226)K (227)J (227)K (228)J (228)K (229)J (229)K (230)J (230)K (231)J (231)K (232)J (232)K (233)J (233)K (234)J (234)K (235)J (235)K (236)J (236)K (237)J (237)K (238)J (238)K (239)J (239)K (240)J (240)K (241)J (241)K (242)J (242)K (243)J (243)K (244)J (244)K (245)J (245)K (246)J (246)K (247)J (247)K (248)J (248)K (249)J (249)K (250)J (250)K (251)J (251)K (252)J (252)K (253)J (253)K (254)J (254)K (255)J (255)K (256)J (256)K (257)J (257)K (258)J (258)K (259)J (259)K (260)J (260)K (261)J (261)K (262)J (262)K (263)J (263)K (264)J (264)K (265)J (265)K (266)J (266)K (267)J (267)K (268)J (268)K (269)J (269)K (270)J (270)K (271)J (271)K (272)J (272)K (273)J (273)K (274)J (274)K (275)J (275)K (276)J (276)K (277)J (277)K (278)J (278)K (279)J (279)K (280)J (280)K (281)J (281)K (282)J (282)K (283)J (283)K (284)J (284)K (285)J (285)K (286)J (286)K (287)J (287)K (288)J (288)K (289)J (289)K (290)J (290)K (291)J (291)K (292)J (292)K (293)J (293)K (294)J (294)K (295)J (295)K (296)J (296)K (297)J (297)K (298)J (298)K (299)J (299)K (300)J (300)K (301)J (301)K (302)J (302)K (303)J (303)K (304)J (304)K (305)J (305)K (306)J (306)K (307)J (307)K (308)J (308)K (309)J (309)K (310)J (310)K (311)J (311)K (312)J (312)K (313)J (313)K (314)J (314)K (315)J (315)K (316)J (316)K (317)J (317)K (318)J (318)K (319)J (319)K (320)J (320)K (321)J (321)K (322)J (322)K (323)J (323)K (324)J (324)K (325)J (325)K (326)J (326)K (327)J (327)K (328)J (328)K (329)J (329)K (330)J (330)K (331)J (331)K (332)J (332)K (333)J (333)K (334)J (334)K (335)J (335)K (336)J (336)K (337)J (337)K (338)J (338)K (339)J (339)K (340)J (340)K (341)J (341)K (342)J (342)K (343)J (343)K (344)J (344)K (345)J (345)K (346)J (346)K (347)J (347)K (348)J (348)K (349)J (349)K (350)J (350)K (351)J (351)K (352)J (352)K (353)J (353)K (354)J (354)K (355)J (355)K (356)J (356)K (357)J (357)K (358)J (358)K (359)J (359)K (360)J (360)K (361)J (361)K (362)J (362)K (363)J (363)K (364)J (364)K (365)J (365)K (366)J (366)K (367)J (367)K (368)J (368)K (369)J (369)K (370)J (370)K (371)J (371)K (372)J (372)K (373)J (373)K (374)J (374)K (375)J (375)K (376)J (376)K (377)J (377)K (378)J (378)K (379)J (379)K (380)J (380)K (381)J (381)K (382)J (382)K (383)J (383)K (384)J (384)K (385)J (385)K (386)J (386)K (387)J (387)K (388)J (388)K (389)J (389)K (390)J (390)K (391)J (391)K (392)J (392)K (393)J (393)K (394)J (394)K (395)J (395)K (396)J (396)K (397)J (397)K (398)J (398)K (399)J (399)K (400)J (400)K (401)J (401)K (402)J (402)K (403)J (403)K (404)J (404)K (405)J (405)K (406)J (406)K (407)J (407)K (408)J (408)K (409)J (409)K (410)J (410)K (411)J (411)K (412)J (412)K (413)J (413)K (414)J (414)K (415)J (415)K (416)J (416)K (417)J (417)K (418)J (418)K (419)J (419)K (420)J (420)K (421)J (421)K (422)J (422)K (423)J (423)K (424)J (424)K (425)J (425)K (426)J (426)K (427)J (427)K (428)J (428)K (429)J (429)K (430)J (430)K (431)J (431)K (432)J (432)K (433)J (433)K (434)J (434)K (435)J (435)K (436)J (436)K (437)J (437)K (438)J (438)K (439)J (439)K (440)J (440)K (441)J (441)K (442)J (442)K (443)J (443)K (444)J (444)K (445)J (445)K (446)J (446)K (447)J (447)K (448)J (448)K (449)J (449)K (450)J (450)K (451)J (451)K (452)J (452)K (453)J (453)K (454)J (454)K (455)J (455)K (456)J (456)K (457)J (457)K (458)J (458)K (459)J (459)K (460)J (460)K (461)J (461)K (462)J (462)K (463)J (463)K (464)J (464)K (465)J (465)K (466)J (466)K (467)J (467)K (468)J (468)K (469)J (469)K (470)J (470)K (471)J (471)K (472)J (472)K (473)J (473)K (474)J (474)K (475)J (475)K (476)J (476)K (477)J (477)K (478)J (478)K (479)J (479)K (480)J (480)K (481)J (481)K (482)J (482)K (483)J (483)K (484)J (484)K (485)J (485)K (486)J (486)K (487)J (487)K (488)J (488)K (489)J (489)K (490)J (490)K (491)J (491)K (492)J (492)K (493)J (493)K (494)J (494)K (495)J (495)K (496)J (496)K (497)J (497)K (498)J (498)K (499)J (499)K (500)J (500)K (501)J (501)K (502)J (502)K (503)J (503)K (504)J (504)K (505)J (505)K (506)J (506)K (507)J (507)K (508)J (508)K (509)J (509)K (510)J (510)K (511)J (511)K (512)J (512)K (513)J (513)K (514)J (514)K (515)J (515)K (516)J (516)K (517)J (517)K (518)J (518)K (519)J (519)K (520)J (520)K (521)J (521)K (522)J (522)K (523)J (523)K (524)J (524)K (525)J (525)K (526)J (526)K (527)J (527)K (528)J (528)K (529)J (529)K (530)J (530)K (531)J (531)K (532)J (532)K (533)J (533)K (534)J (534)K (535)J (535)K (536)J (536)K (537)J (537)K (538)J (538)K (539)J (539)K (540)J (540)K (541)J (541)K (542)J (542)K (543)J (543)K (544)J (544)K (545)J (545)K (546)J (546)K (547)J (547)K (548)J (548)K (549)J (549)K (550)J (550)K (551)J (551)K (552)J (552)K (553)J (553)K (554)J (554)K (555)J (555)K (556)J (556)K (557)J (557)K (558)J (558)K (559)J (559)K (560)J (560)K (561)J (561)K (562)J (562)K (563)J (563)K (564)J (564)K (565)J (565)K (566)J (566)K (567)J (567)K (568)J (568)K (569)J (569)K (570)J (570)K (571)J (571)K (572)J (572)K (573)J (573)K (574)J (574)K (575)J (575)K (576)J (576)K (577)J (577)K (578)J (578)K (579)J (579)K (580)J (580)K (581)J (581)K (582)J (582)K (583)J (583)K (584)J (584)K (585)J (585)K (586)J (586)K (587)J (587)K (588)J (588)K (589)J (589)K (590)J (590)K (591)J (591)K (592)J (592)K (593)J (593)K (594)J (594)K (595)J (595)K (596)J (596)K (597)J (597)K (598)J (598)K (599)J (599)K (600)J (600)K (601)J (601)K (602)J (602)K (603)J (603)K (604)J (604)K (605)J (605)K (606)J (606)K (607)J (607)K (608)J (608)K (609)J (609)K (610)J (610)K (611)J (611)K (612)J (612)K (613)J (613)K (614)J (614)K (615)J (615)K (616)J (616)K (617)J (617)K (618)J (618)K (619)J (619)K (620)J (620)K (621)J (621)K (622)J (622)K (623)J (623)K (624)J (624)K (625)J (625)K (626)J (626)K (627)J (627)K (628)J (628)K (629)J (629)K (630)J (630)K (631)J (631)K (632)J (632)K (633)J (633)K (634)J (634)K (635)J (635)K (636)J (636)K (637)J (637)K (638)J (638)K (639)J (639)K (640)J (640)K (641)J (641)K (642)J (642)K (643)J (643)K (644)J (644)K (645)J (645)K (646)J (646)K (647)J (647)K (648)J (648)K (649)J (649)K (650)J (650)K (651)J (651)K (652)J (652)K (653)J (653)K (654)J (654)K (655)J (655)K (656)J (656)K (657)J (657)K (658)J (658)K (659)J (659)K (660)J (660)K (661)J (661)K (662)J (662)K (663)J (663)K (664)J (664)K (665)J (665)K (666)J (666)K (667)J (667)K (668)J (668)K (669)J (669)K (670)J (670)K (671)J (671)K (672)J (672)K (673)J (673)K (674)J (674)K (675)J (675)K (676)J (676)K (677)J (677)K (678)J (678)K (679)J (679)K (680)J (680)K (681)J (681)K (682)J (682)K (683)J (683)K (684)J (684)K (685)J (685)K (686)J (686)K (687)J (687)K (688)J (688)K (689)J (689)K (690)J (690)K (691)J (691)K (692)J (692)K (693)J (693)K (694)J (694)K (695)J (695)K (696)J (696)K (697)J (697)K (698)J (698)K (699)J (699)K (700)J (700)K (701)J (701)K (702)J (702)K (703)J (703)K (704)J (704)K (705)J (705)K (706)J (706)K (707)J (707)K (708)J (708)K (709)J (709)K (710)J (710)K (711)J (711)K (712)J (712)K (713)J (713)K (714)J (714)K (715)J (715)K (716)J (716)K (717)J (717)K (718)J (718)K (719)J (719)K (720)J (720)K (721)J (721)K (722)J (722)K (723)J (723)K (724)J (724)K (725)J (725)K (726)J (726)K (727)J (727)K (728)J (728)K (729)J (729)K (730)J (730)K (731)J (731)K (732)J (732)K (733)J (733)K (734)J (734)K (735)J (735)K (736)J (736)K (737)J (737)K (738)J (738)K (739)J (739)K (740)J (740)K (741)J (741)K (742)J (742)K (743)J (743)K (744)J (744)K (745)J (745)K (746)J (746)K (747)J (747)K (748)J (748)K (749)J (749)K (750)J (750)K (751)J (751)K (752)J (752)K (753)J (753)K (754)J (754)K (755)J (755)K (756)J (756)K (757)J (757)K (758)J (758)K (759)J (759)K (760)J (760)K (761)J (761)K (762)J (762)K (763)J (763)K (764)J (764)K (765)J (765)K (766)J (766)K (767)J (767)K (768)J (768)K (769)J (769)K (770)J (770)K (771)J (771)K (772)J (772)K (773)J (773)K (774)J (774)K (775)J (775)K (776)J (776)K (777)J (777)K (778)J (778)K (779)J (779)K (780)J (780)K (781)J (781)K (782)J (782)K (783)J (783)K (784)J (784)K (785)J (785)K (786)J (786)K (787)J (787)K (788)J (788)K (789)J (789)K (790)J (790)K (791)J (791)K (792)J (792)K (793)J (793)K (794)J (794)K (795)J (795)K (796)J (796)K (797)J (797)K (798)J (798)K (799)J (799)K (800)J (800)K (801)J (801)K (802)J (802)K (803)J (803)K (804)J (804)K (805)J (805)K (806)J (806)K (807)J (807)K (808)J (808)K (809)J (809)K (810)J (810)K (811)J (811)K (812)J (812)K (813)J (813)K (814)J (814)K (815)J (815)K (816)J (816)K (817)J (817)K (818)J (818)K (819)J (819)K (820)J (820)K (821)J (821)K (822)J (822)K (823)J (823)K (824)J (824)K (825)J (825)K (826)J (826)K (827)J (827)K (828)J (828)K (829)J (829)K (830)J (830)K (831)J (831)K (832)J (832)K (833)J (833)K (834)J (834)K (835)J (835)K (836)J (836)K (837)J (837)K (838)J (838)K (839)J (839)K (840)J (840)K (841)J (84

FLOOR PLAN

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



LIVING	709 sf
ENTRY	75 sf
TOTAL	784 sf

LIVING AREA
ROOF VENTILATION

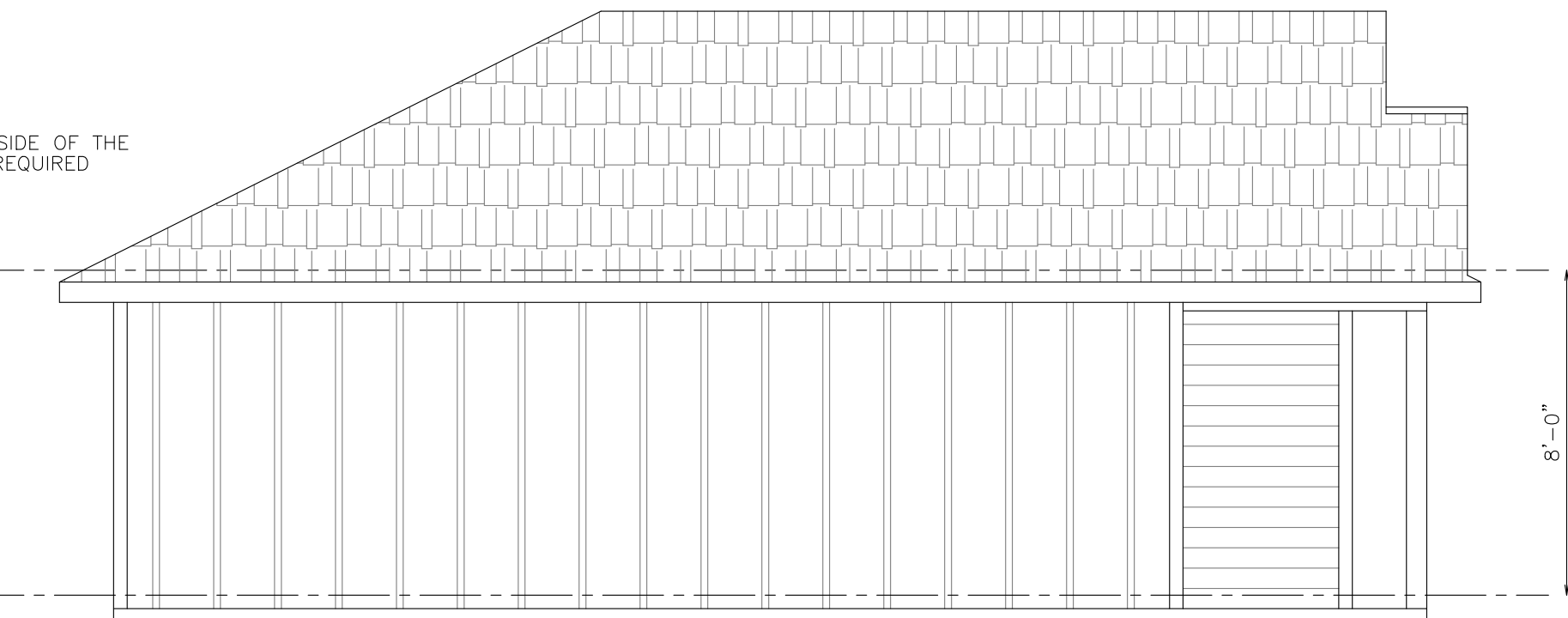
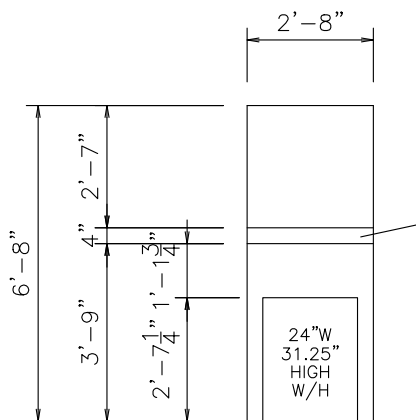
SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED

ENTRY
ROOF VENTILATION

THE 1/300TH RULE EQUATED TO 1 sq.ft. OF ATTIC VENTILATION FOR EVERY 300 sq.ft. OF ATTIC FLOOR SPACE AND THEN SPLIT THE VENTILATION # BETWEEN THE SOFFITS AND RIDGE OR HIGH LOW APPLICATIONS WHERE SOFFIT VENTS ARE ELIMINATED

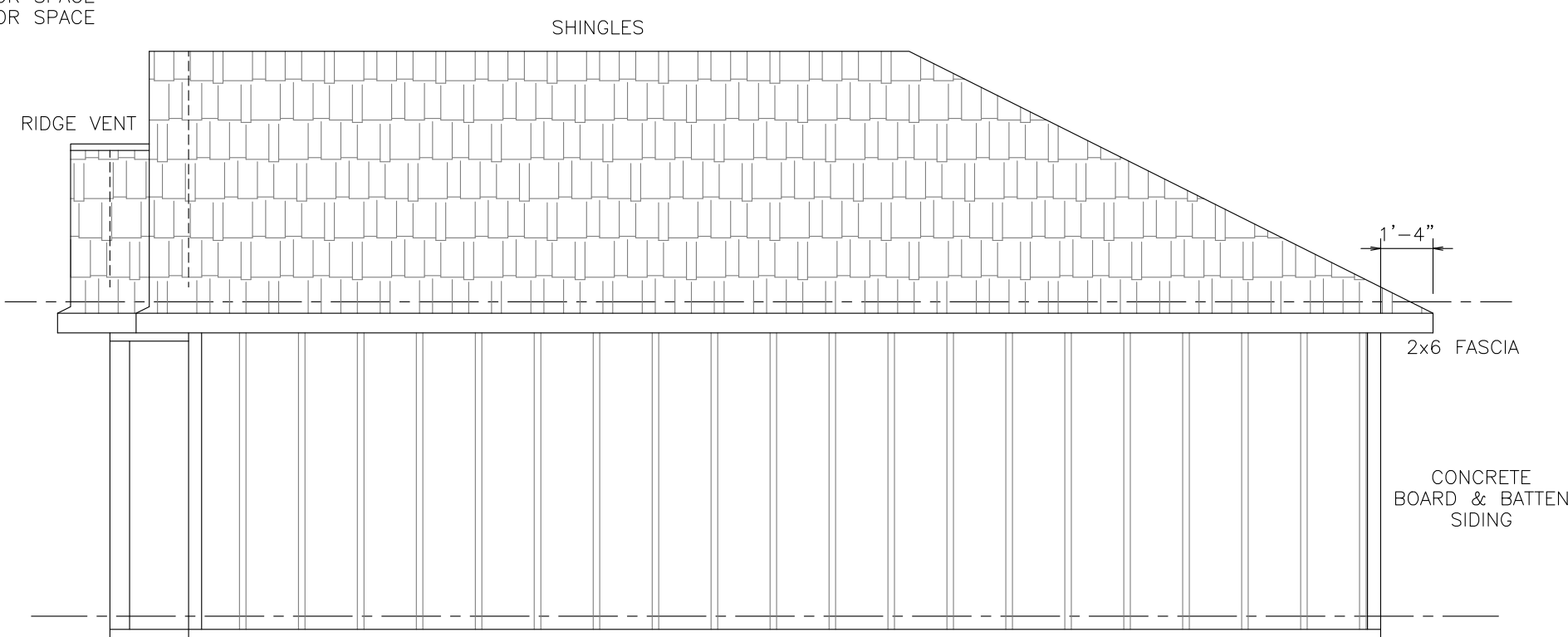
METAL ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	4' OFF RIDGE VENT	=	1000 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	"S" VENT	=	408 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	FLAT VENT	=	411 sq.ft. OF ATTIC FLOOR SPACE
SOFFIT	=	1' sq.ft. OF VENT	=	102 sq.ft. OF ATTIC FLOOR SPACE

EXAMPLE:
ATTIC FLOOR SPACE = 3000 sq.ft.
1' OF RIDGE VENT = 75 sq.ft.
TOTAL RIDGE VENT = 40 Feet



LEFT ELEVATION

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



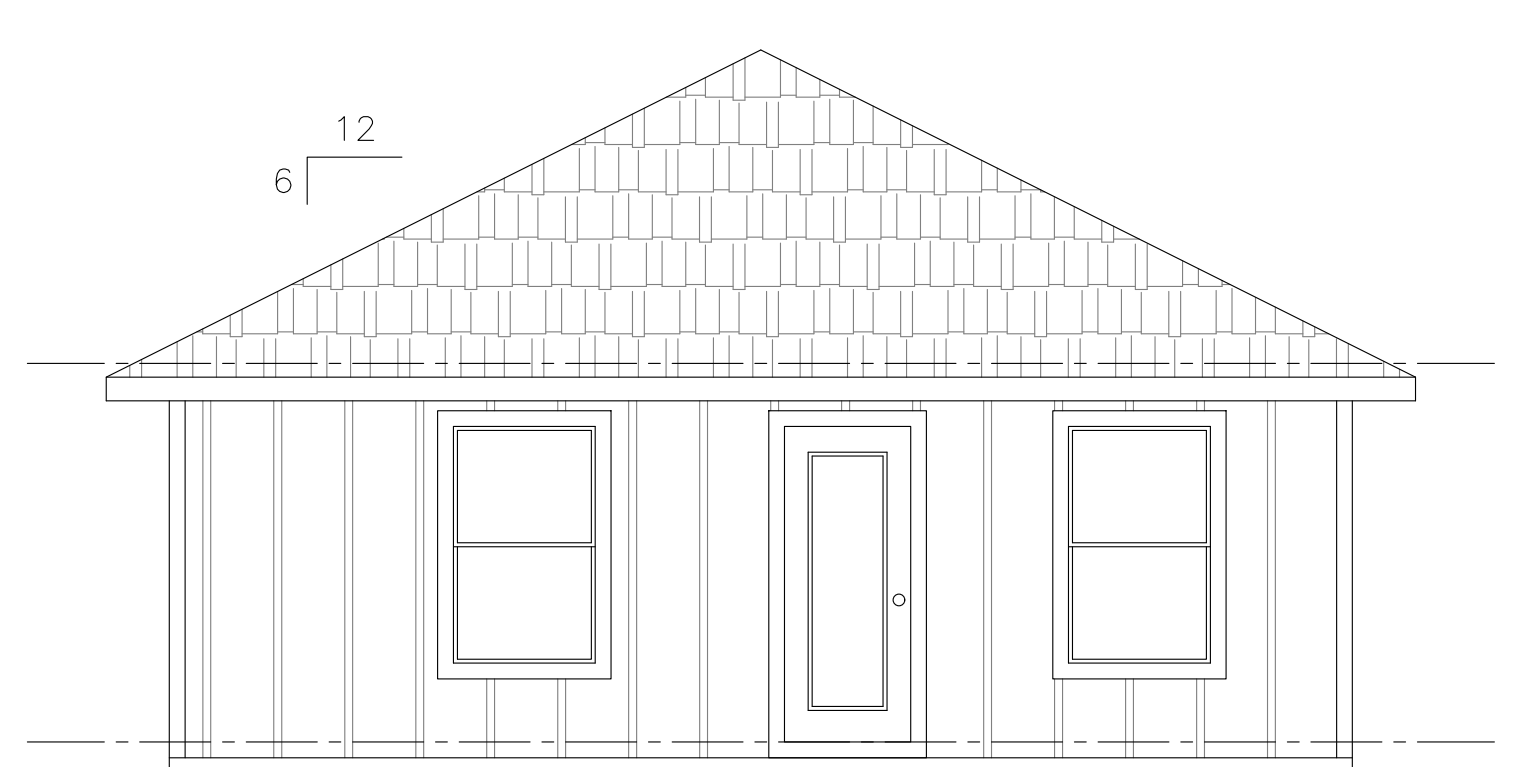
RIGHT ELEVATION

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



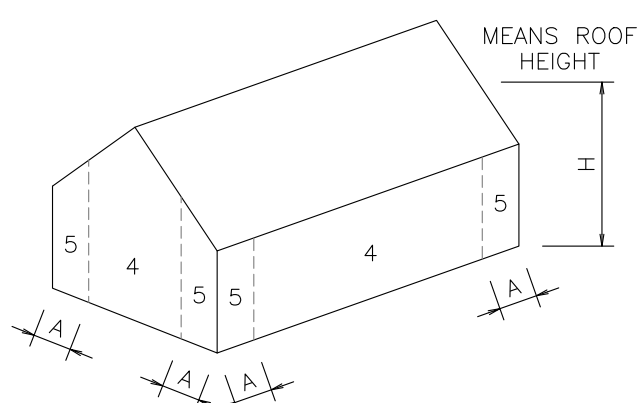
FRONT ELEVATION

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



REAR ELEVATION

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



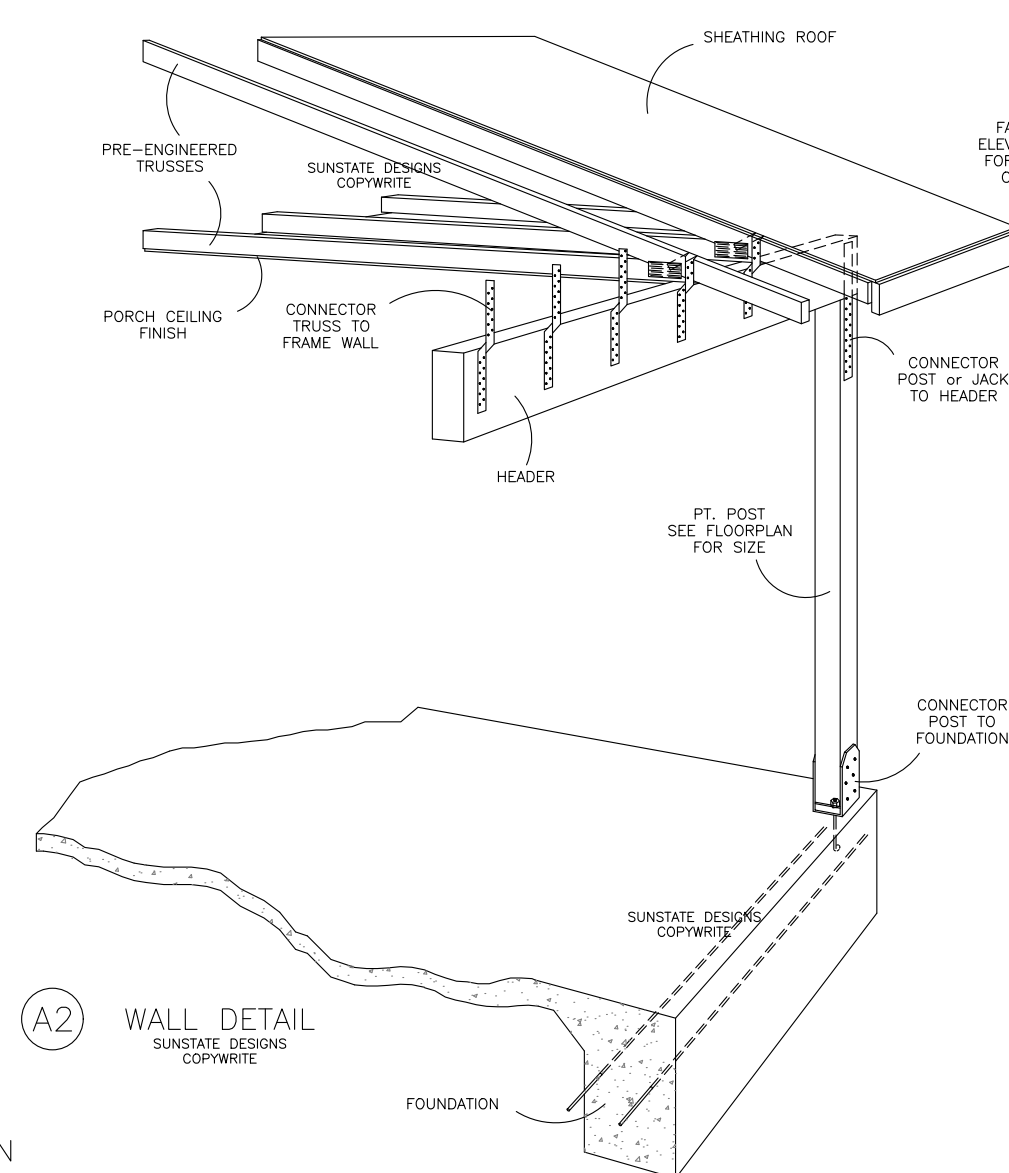
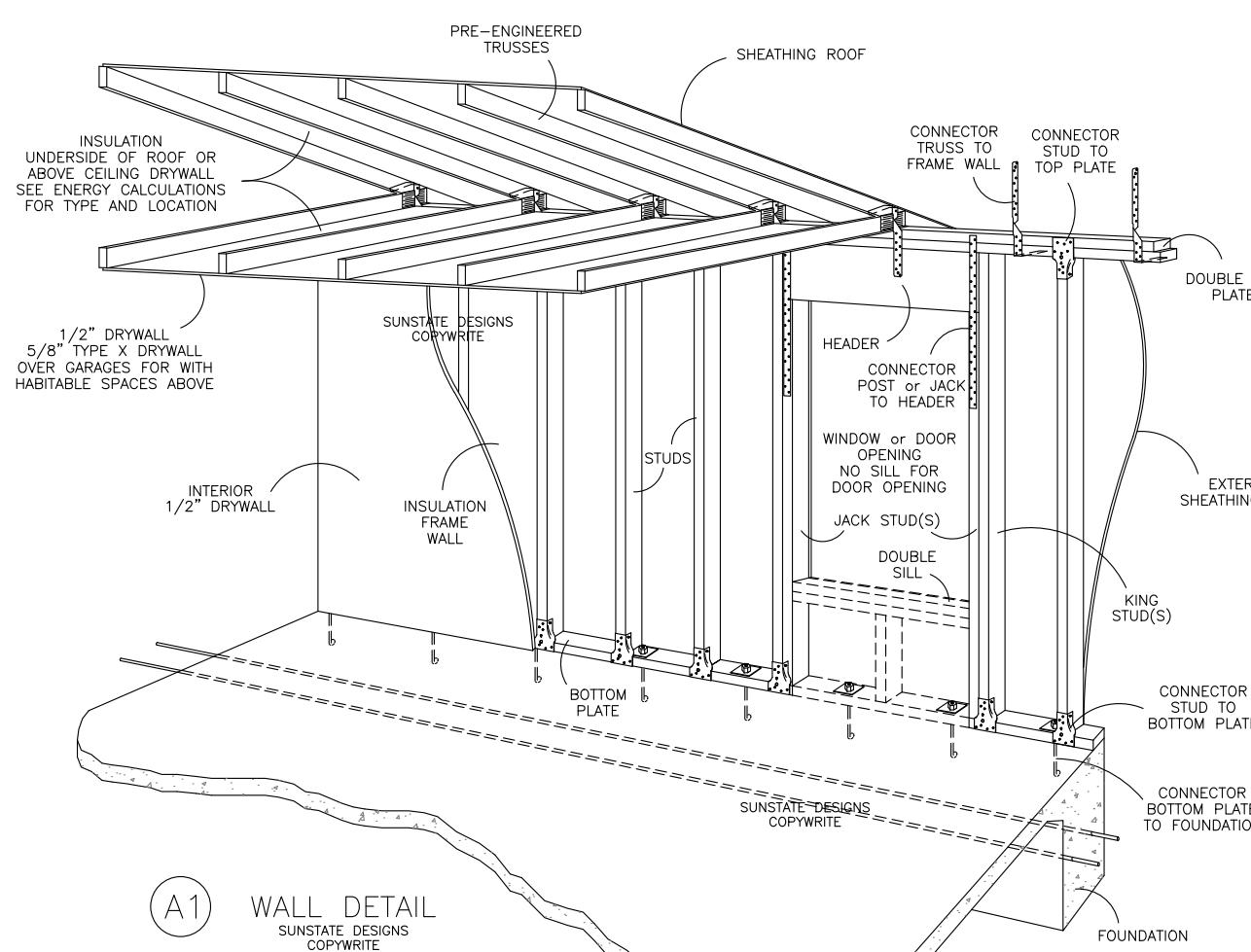
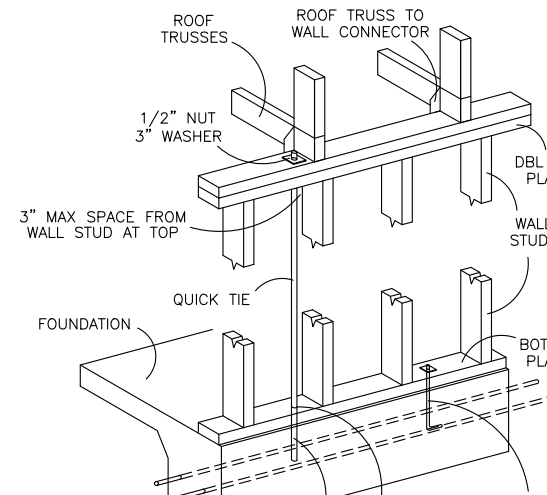
COMPONENTS AND CLADDING

WALLS Structures less than or equal to 60 ft

COMPONENT PRESSURES:

AREA	PRESSURE (psf)
4	MAX = 25.45
5	MIN = -27.61
4	MAX = 25.45
5	MIN = -34.08

Dimension a = 5.60 ft

ALTERNATIVE TIE DOWN
FOR FRAME WALLSQUICK TIE
AIRCRAFT WIRE ROPE
ROD TIE DOWNS

- QUICK TIE WALL LOCATION**
- ALL QUICK TIES 3" FROM WALL STUDS AT TOP.
 - 1 QUICK TIE WITHIN 3" OF ALL CORNER STUDS.
 - 1 QUICK TIE EACH SIDE OF ALL HEADERS.
 - 1 QUICK TIE NEXT TO ALL GROUND POSTS.
 - QUICK TIE SPACE TABLE FOR WALL SECTIONS.

- WALL CONNECTORS REQUIRED**
- ROOF TRUSS TO WALL CONNECTORS.
 - ROOF TRUSS CONNECTORS CONNECTS TO HEADERS.
 - SIMPSON C516-32" HEADERS TO JACKS WHERE HEADER IS WIDER THAN QUICK TIE SPACING.
 - INTERIOR WALLS: (1) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 5' TO 8'.
 - SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 5' TO 8'.
 - BOTTOM PLATE TO SLAB OR MASONRY WALL 1/2" BOLTS 24" O.C. MAX SPACE BETWEEN QUICK TIE.
 - FLOOR TRUSSES TO MASONRY WALLS STILL REQUIRE 1 HETAZO EACH.

QUICK TIE SPACING TABLE			
TRUSS UPLIFTLIFT/BUCKLE TIE PER TRUSS SPACING	TRUSS UPLIFTLIFT/BUCKLE TIE PER TRUSS SPACING	TRUSS UPLIFTLIFT/BUCKLE TIE PER TRUSS SPACING	TRUSS UPLIFTLIFT/BUCKLE TIE PER TRUSS SPACING
24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.
0-400	8'-0"	1161	4'-0"
522	7'-0"	1567	3'-0"
711	6'-0"	2351	2'-0"
928	5'-0"		

WALL SECTION NOTES:

GENERAL

ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD. ROOF/WALL SHEATHING GREATER THAN 15/32" (2.5"x131") RING SHANK NAILS 6" O.C. EDGE & FIELD. ROOF SHINGLE AND TILE ROOF 20 PSF LIVE LOAD & 15 PSF DEAD LOAD.

FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION. BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS. ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.

PORCH CEILINGS

CEILING FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS.

FLOORS AND SEALED DECKS

3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD.

EXTERIOR FINISH

SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH). MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING. FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH. TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING & SOFFIT STANDARD SHEATHING

ROOF SHEATHING, EXPOSURE B MIN 7/16", EXPOSURE C MIN 15/32", EXPOSURE D MIN 19/32" ROOF SHEATHING, MIN 19/32" FOR ALL FLAT OR BARREL TILE ROOF. ROOF SHEATHING (SP) SPECIFIC GRAVITY, PLYWOOD 0.57, OSB 0.62 UNDERLAYMENT TYPE II.

WOOD OR CONCRETE SOLID SOFFITS 3/8" THICK, 6d NAILS (2 x 0.099 x HEAD DIAMETER) GALVANIZED NAILS 6" O.C. OF STAINLESS STEEL NAILS 4" O.C.

ZIP SYSTEM ROOF AND WALL SHEATHING

ZIP SYSTEM STRUCTURAL SHEATHING WITH WATER-RESISTIVE BARRIER DOES NOT REQUIRE HOUSE WRAP OR FELT DRY IN UNLESS MENTIONED IN THE NOTES BELOW. ZIP SYSTEM TAPE ALL SEAMS. ZIP WALL SHEATHING = 7/16" THICK PANELS WITH GREEN SURFACE EXTERIOR OUTSIDE. ZIP ROOF SHEATHING = 1/2" THICK PANELS WITH RED SURFACE UP. USE STANDARD FLASHING FOR ROOF VALLEYS AND WHERE ROOF SURFACES MEET GABLE & WALL SURFACES. SEE ELEVATIONS FOR ROOFING TYPE, EXAMPLES: SHINGLE, METAL OR TILE ROOFING. SHINGLE ROOF = APPLY DIRECTLY TO ROOF SHEATHING ADD ONE LAYER 15lb FELT FOR ROOF PITCH FROM 2/12 TO LESS THAN 4/12. METAL ROOF = APPLY DIRECTLY TO ROOF SHEATHING. TILE ROOF = USE 5/8" THICK PANELS ADD ONE LAYER OF MIN 30lb FELT. 1 LAYER OF SELF ADHERING SYNTHETIC UNDERLAYMENT CAN REPLACE ALL FELT REQUIREMENTS AND CAN BE ADDED TO ALL ROOFS EVEN WHERE FELT IS NOT REQUIRED.

FRAME WALLS

SHEATHING WALL - 7/16" SHEATHING ON EXTERIOR SIDE OF WALL. USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE STUDS - 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPF#2 or SYP#2. 18" O.C. TOP PLATE - (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS (2) 10d NAILS EA END 6" BETWEEN BOTTOM PLATE - SAME SIZE AS STUDS = SYP#2 PT. TO CONCRETE FLOOR & SPF#2 TO WOOD FLOOR.

2x12 HEADERS SYP#2

30lb LIVE LOAD, 10lb DEAD LOAD, DEFLECTION L/240, ALL FRAME HEADERS MIN (2) 2x12 UNLESS OTHERWISE SPECIFIED											
HEADER TABLE (PLF) DOWNLOAD POUNDS PER LINEAR FOOT (TOTAL) TOTAL MAX DOWNLOAD POUNDS											
NUMBER	4" SPAN	6" SPAN	8" SPAN	10" SPAN	12" SPAN	14" SPAN	16" SPAN	18" SPAN	20" SPAN	22" SPAN	24" SPAN
(2) 2x12's	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL
(2) FLY 2x12	2020	1800	1533	1278	1043	840	640	440	240	140	140
(3) FLY 2x12	3425	3170	2633	2178	1743	1340	940	540	340	140	140
(4) FLY 2x12	4566	4126	3378	2798	2243	1743	1240	740	440	140	140

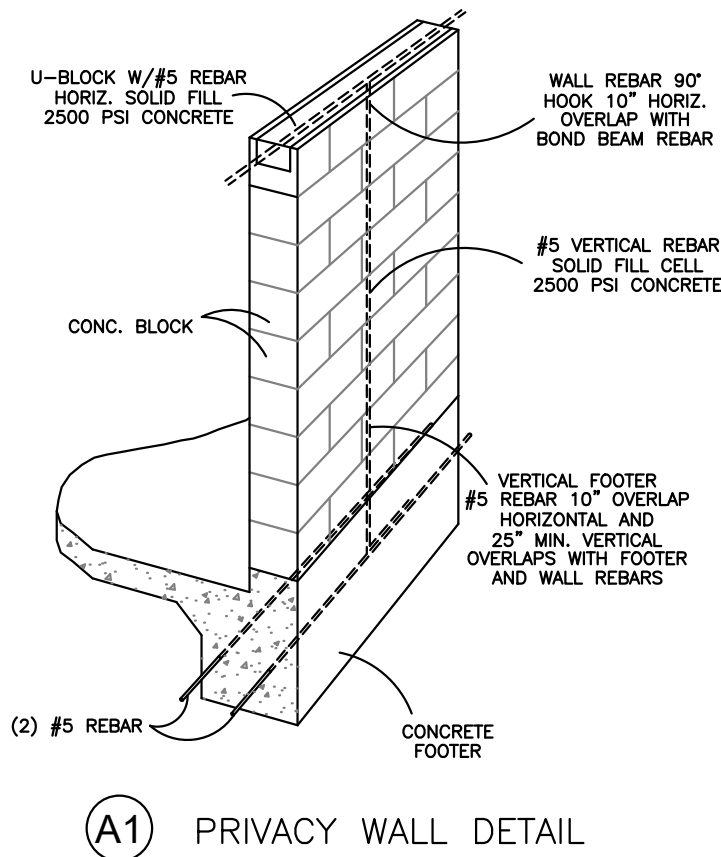
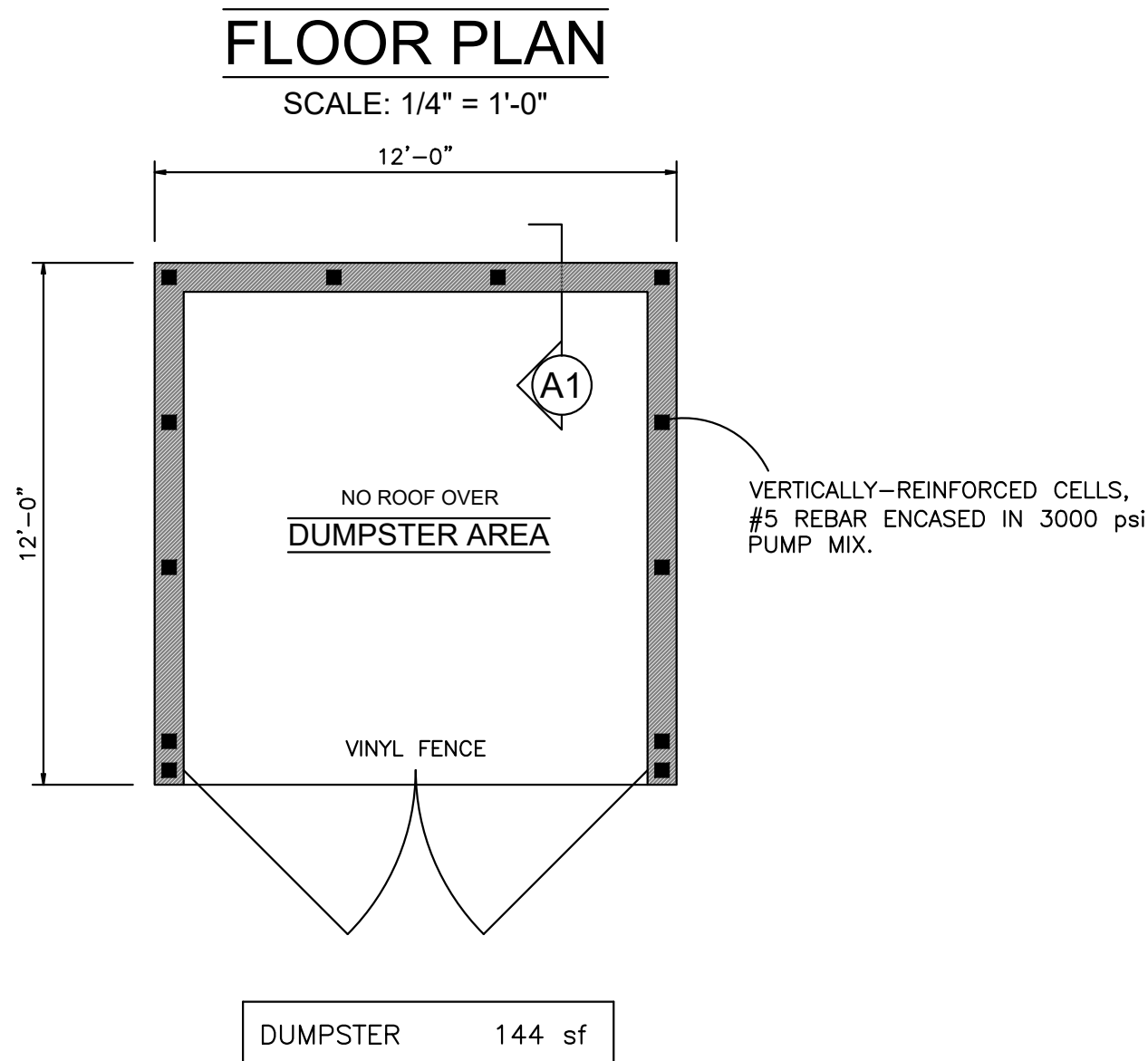
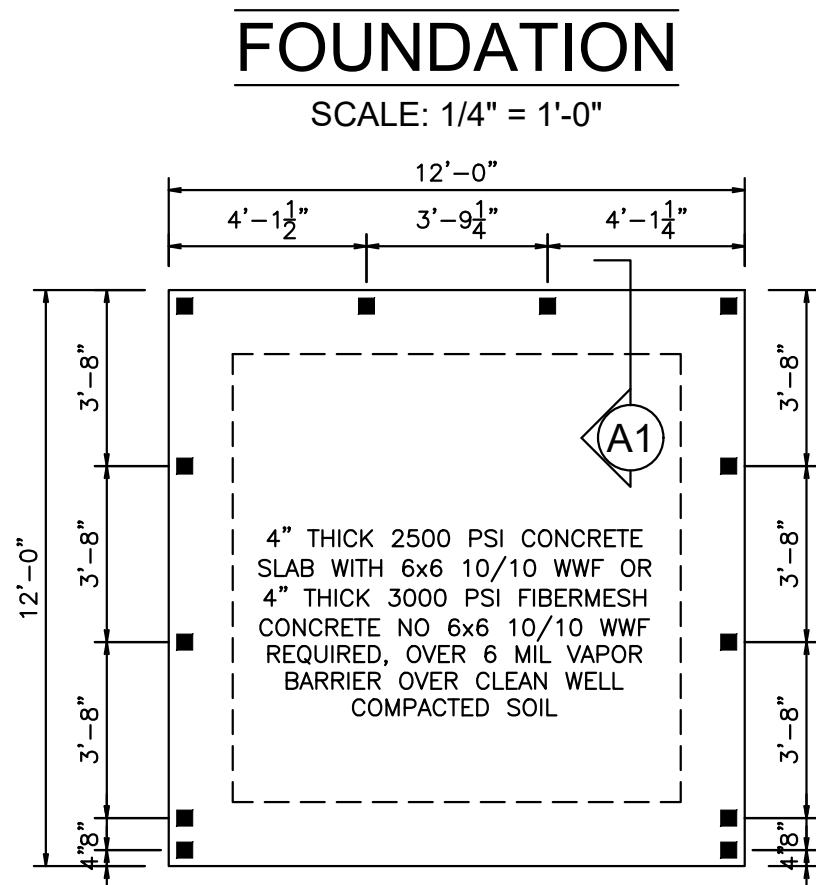
HEADERS MAX DOWNLOAD NUMBER JACKS & KINGS

1350 LBS DOWNLOAD PER STUD / HDR = HEADER, J = JACK, K = KING / KING & JACK STUD POSTS = SPF#2 or SYP#2											
NUMBER KINGS & JACKS EA SIDE OF HDR (1)J (1)K (2)J (2)K (3)J (3)K (4)J (4)K (5)J (5)K (6)J (6)K (7)J (7)K (8)J (8)K (9)J (9)K (10)J (10)K (11)J (11)K (12)J (12)K (13)J (13)K (14)J (14)K (15)J (15)K (16)J (16)K (17)J (17)K (18)J (18)K (19)J (19)K (20)J (20)K (21)J (21)K (22)J (22)K (23)J (23)K (24)J (24)K (25)J (25)K (26)J (26)K (27)J (27)K (28)J (28)K (29)J (29)K (30)J (30)K (31)J (31)K (32)J (32)K (33)J (33)K (34)J (34)K (35)J (35)K (36)J (36)K (37)J (37)K (38)J (38)K (39)J (39)K (40)J (40)K (41)J (41)K (42)J (42)K (43)J (43)K (44)J (44)K (45)J (45)K (46)J (46)K (47)J (47)K (48)J (48)K (49)J (49)K (50)J (50)K (51)J (51)K (52)J (52)K (53)J (53)K (54)J (54)K (55)J (55)K (56)J (56)K (57)J (57)K (58)J (58)K (59)J (59)K (60)J (60)K (61)J (61)K (62)J (62)K (63)J (63)K (64)J (64)K (65)J (65)K (66)J (66)K (67)J (67)K (68)J (68)K (69)J (69)K (70)J (70)K (71)J (71)K (72)J (72)K (73)J (73)K (74)J (74)K (75)J (75)K (76)J (76)K (77)J (77)K (78)J (78)K (79)J (79)K (80)J (80)K (81)J (81)K (82)J (82)K (83)J (83)K (84)J (84)K (85)J (85)K (86)J (86)K (87)J (87)K (88)J (88)K (89)J (89)K (90)J (90)K (91)J (91)K (92)J (92)K (93)J (93)K (94)J (94)K (95)J (95)K (96)J (96)K (97)J (97)K (98)J (98)K (99)J (99)K (100)J (100)K (101)J (101)K (102)J (102)K (103)J (103)K (104)J (104)K (105)J (105)K (106)J (106)K (107)J (107)K (108)J (108)K (109)J (109)K (110)J (110)K (111)J (111)K (112)J (112)K (113)J (113)K (114)J (114)K (115)J (115)K (116)J (116)K (117)J (117)K (118)J (118)K (119)J (119)K (120)J (120)K (121)J (121)K (122)J (122)K (123)J (123)K (124)J (124)K (125)J (125)K (126)J (126)K (127)J (127)K (128)J (128)K (129)J (129)K (130)J (130)K (131)J (131)K (132)J (132)K (133)J (133)K (134)J (134)K (135)J (135)K (136)J (136)K (137)J (137)K (138)J (138)K (139)J (139)K (140)J (140)K (141)J (141)K (142)J (142)K (143)J (143)K (144)J (144)K (145)J (145)K (146)J (146)K (147)J (147)K (148)J (148)K (149)J (149)K (150)J (150)K (151)J (151)K (152)J (152)K (153)J (153)K (154)J (154)K (155)J (155)K (156)J (156)K (157)J (157)K (158)J (158)K (159)J (159)K (160)J (160)K (161)J (161)K (162)J (162)K (163)J (163)K (164)J (164)K (165)J (165)K (166)J (166)K (167)J (167)K (168)J (168)K (169)J (169)K (170)J (170)K (171)J (171)K (172)J (172)K (173)J (173)K (174)J (174)K (175)J (175)K (176)J (176)K (177)J (177)K (178)J (178)K (179)J (179)K (180)J (180)K (181)J (181)K (182)J (182)K (183)J (183)K (184)J (184)K (185)J (185)K (186)J (186)K (187)J (187)K (188)J (188)K (189)J (189)K (190)J (190)K (191)J (191)K (192)J (192)K (193)J (193)K (194)J (194)K (195)J (195)K (196)J (196)K (197)J (197)K (198)J (198)K (199)J (199)K (200)J (200)K (201)J (201)K (202)J (202)K (203)J (203)K (204)J (204)K (205)J (205)K (206)J (206)K (207)J (207)K (208)J (208)K (209)J (209)K (210)J (210)K (211)J (211)K (212)J (212)K (213)J (213)K (214)J (214)K (215)J (215)K (216)J (216)K (217)J (217)K (218)J (218)K (219)J (219)K (220)J (220)K (221)J (221)K (222)J (222)K (223)J (223)K (224)J (224)K (225)J (225)K (226)J (226)K (227)J (227)K (228)J (228)K (229)J (229)K (230)J (230)K (231)J (231)K (232)J (232)K (233)J (233)K (234)J (234)K (235)J (235)K (236)J (236)K (237)J (237)K (238)J (238)K (239)J (239)K (240)J (240)K (241)J (241)K (242)J (242)K (243)J (243)K (244)J (244)K (245)J (245)K (246)J (246)K (247)J (247)K (248)J (248)K (249)J (249)K (250)J (250)K (251)J (251)K (252)J (252)K (253)J (253)K (254)J (254)K (255)J (255)K (256)J (256)K (257)J (257)K (258)J (258)K (259)J (259)K (260)J (260)K (261)J (261)K (262)J (262)K (263)J (263)K (264)J (264)K (265)J (265)K (266)J (266)K (267)J (267)K (268)J (268)K (269)J (269)K (270)J (270)K (271)J (271)K (272)J (272)K (273)J (273)K (274)J (274)K (275)J (275)K (276)J (276)K (277)J (277)K (278)J (278)K (279)J (279)K (280)J (280)K (281)J (281)K (282)J (282)K (283)J (283)K (284)J (284)K (285)J (285)K (286)J (286)K (287)J (287)K (288)J (288)K (289)J (289)K (290)J (290)K (291)J (291)K (292)J (292)K (293)J (293)K (294)J (294)K (295)J (295)K (296)J (296)K (297)J (297)K (298)J (298)K (299)J (299)K (300)J (300)K (301)J (301)K (302)J (302)K (303)J (303)K (304)J (304)K (305)J (305)K (306)J (306)K (307)J (307)K (308)J (308)K (309)J (309)K (310)J (310)K (311)J (311)K (312)J (312)K (313)J (313)K (314)J (314)K (315)J (315)K (316)J (316)K (317)J (317)K (318)J (318)K (319)J (319)K (320)J (320)K (321)J (321)K (322)J (322)K (323)J (323)K (324)J (324)K (325)J (325)K (326)J (326)K (327)J (327)K (328)J (328)K (329)J (329)K (330)J (330)K (331)J (331)K (332)J (332)K (333)J (333)K (334)J (334)K (335)J (335)K (336)J (336)K (337)J (337)K (338)J (338)K (339)J (339)K (340)J (340)K (341)J (341)K (342)J (342)K (343)J (343)K (344)J (344)K (345)J (345)K (346)J (346)K (347)J (347)K (348)J (348)K (349)J (349)K (350)J (350)K (351)J (351)K (352)J (352)K (353)J (353)K (354)J (354)K (355)J (355)K (356)J (356)K (357)J (357)K (358)J (358)K (359)J (359)K (360)J (360)K (361)J (361)K (362)J (362)K (363)J (363)K (364)J (364)K (365)J (365)K (366)J (366)K (367)J (367)K (368)J (368)K (369)J (369)K (370)J (370)K (371)J (371)K (372)J (372)K (373)J (373)K (374)J (374)K (375)J (375)K (376)J (376)K (377)J (377)K (378)J (378)K (379)J (379)K (380)J (380)K (381)J (381)K (382)J (382)K (383)J (383)K (384)J (384)K (385)J (385)K (386)J (386)K (387)J (387)K (388)J (388)K (389)J (389)K (390)J (390)K (391)J (391)K (392)J (392)K (393)J (393)K (394)J (394)K (395)J (395)K (396)J (396)K (397)J (397)K (398)J (398)K (399)J (399)K (400)J (400)K (401)J (401)K (402)J (402)K (403)J (403)K (404)J (404)K (405)J (405)K (406)J (406)K (407)J (407)K (408)J (408)K (409)J (409)K (410)J (410)K (411)J (411)K (412)J (412)K (413)J (413)K (414)J (414)K (415)J (415)K (416)J (416)K (417)J (417)K (418)J (418)K (419)J (419)K (420)J (420)K (421)J (421)K (422)J (422)K (423)J (423)K (424)J (424)K (425)J (425)K (426)J (426)K (427)J (427)K (428)J (428)K (429)J (429)K (430)J (430)K (431)J (431)K (432)J (432)K (433)J (433)K (434)J (434)K (435)J (435)K (436)J (436)K (437)J (437)K (438)J (438)K (439)J (439)K (440)J (440)K (441)J (441)K (442)J (442)K (443)J (443)K (444)J (444)K (445)J (445)K (446)J (446)K (447)J (447)K (448)J (448)K (449)J (449)K (450)J (450)K (451)J (451)K (452)J (452)K (453)J (453)K (454)J (454)K (455)J (455)K (456)J (456)K (457)J (457)K (458)J (458)K (459)J (459)K (460)J (460)K (461)J (461)K (462)J (462)K (463)J (463)K (464)J (464)K (465)J (465)K (466)J (466)K (467)J (467)K (468)J (468)K (469)J (469)K (470)J (470)K (471)J (471)K (472)J (472)K (473)J (473)K (474)J (474)K (475)J (475)K (476)J (476)K (477)J (477)K (478)J (478)K (479)J (479)K (480)J (480)K (481)J (481)K (482)J (482)K (483)J (483)K (484)J (484)K (485)J (485)K (486)J (486)K (487)J (487)K (488)J (488)K (489)J (489)K (490)J (490)K (491)J (491)K (492)J (492)K (493)J (493)K (494)J (494)K (495)J (495)K (496)J (496)K (497)J (497)K (498)J (498)K (499)J (499)K (500)J (500)K (501)J (501)K (502)J (502)K (503)J (503)K (504)J (504)K (505)J (505)K (506)J (506)K (507)J (507)K (508)J (508)K (509)J (509)K (510)J (510)K (511)J (511)K (512)J (512)K (513)J (513)K (514)J (514)K (515)J (515)K (516)J (516)K (517)J (517)K (518)J (518)K (519)J (519)K (520)J (520)K (521)J (521)K (522)J (522)K (523)J (523)K (524)J (524)K (525)J (525)K (526)J (526)K (527)J (527)K (528)J (528)K (529)J (529)K (530)J (530)K (531)J (531)K (532)J (532)K (533)J (533)K (534)J (534)K (535)J (535)K (536)J (536)K (537)J (537)K (538)J (538)K (539)J (539)K (540)J (540)K (541)J (541)K (542)J (542)K (543)J (543)K (544)J (544)K (545)J (545)K (546)J (546)K (547)J (547)K (548)J (548)K (549)J (549)K (550)J (550)K (551)J (551)K (552)J (552)K (553)J (553)K (554)J (554)K (555)J (555)K (556)J (556)K (557)J (557)K (558)J (558)K (559)J (559)K (560)J (560)K (561)J (561)K											

MONOLITHIC FRAME 1, 2, 3 STORY	(W) WIDTH 16" MIN	(T) THICKNESS 20" MIN
MONOLITHIC MASONRY 1 & 2 STORY	(W) WIDTH 16" MIN	(T) THICKNESS 20" MIN
MONOLITHIC MASONRY 3 STORY	(W) WIDTH 25" MIN	(T) THICKNESS 20" MIN

1. BOTTOM OF MOST FOOTERS MIN 12" BELOW GRADE BELOW THE FROST LINE
2. MONOLITHIC FOOTERS MIN 20" HIGH BOTTOM MIN 12" BELOW GRADE THE FROST LINE, TOP OF ALL SLABS 8" ABOVE GRADE,
3. MONOLITHIC FOOTERS MAX 32" HIGH WITH (2) #5 REBAR
4. MONOLITHIC FOOTERS 33" TO 48" HIGH USE FOOTER DETAIL H1 TO REPLACE M1, USE FOOTER DETAIL H2 TO REPLACE M2
5. PORCH AND GARAGE SLAB SLOPE MIN $\frac{1}{4}$ " IN 12"

(M1) EXTERIOR MONOLITHIC FOOTER (2) #5 REBAR W	
--	--



WALL SECTION NOTES:

GENERAL

ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
 ROOF/WALL SHEATHING GREATER THAN 15/32" (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
 ROOF SHINGLE AND TILE ROOF 20 PSF MIN. LOAD 1" OSB OR 1/2" LVL LOAD

FOUNDATION

SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
 BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
 ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.

PORCH CEILINGS

CEILING FINISH CAN BE MOISTURE RESISTANT WALL, CEILING, STUCCO, CONCRETE PANELS, VINYL
 BEADBOARD, 1x6 1&6 OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS

FLOORS AND SEALED DECKS

3/4" SHEATHING = 1&6 GLUED AND NAILED 1/4" SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD

EXTERIOR FINISH

SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
 MASONRY WALLS = A4D 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
 FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH A4D PAPER BACK WIRE LATH.
 TEXTURED FINISH = STUCCO OVER 1/2" POLYESTER FIBER REINFORCED PLASTER 2" COAT WORK OVER EXTERIOR
 PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5
 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

MASONRY BLOCK WALLS

CONCRETE = SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 BLOCK WALL = STANDARD 8" WIDE WALL, HEIGHT AND LENGTH OF EACH BLOCK CAN VARY
 BLOCK COLUMN = SIZE, SHAPE, HEIGHT AND LENGTH CAN VARY. W/10" 1/2" REBAR MIN. VERTICAL
 SOLID FILLED CONCRETE. SEE FLOOR PLAN OR STRUCTURAL PLAN FOR NUMBER OF REBAR
 BOLTED BUILT UP CONCRETE UNDER WURSE. U-LOCK WITH 1/2" REBAR OVER 12" CONTINUOUS REBAR
 REBAR CONTINUOUS OVERLAP 1/2" REBAR OVER 12" CONTINUOUS HORIZ. OR VERT.
 REBAR 90° HOOK = (1#5) REBAR 1/0" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL.
 VERTICAL REINFORCED CELL = (1#5) REBAR VERTICAL SOLID FILLED CONCRETE

