

City of Flagler Beach

Planning and Architectural Review Board

Tuesday, July 2, 2013 at 5:30 p.m.

City Hall Commission Chambers

Agenda

1. Call the meeting to order.
2. Call the roll.
3. Pledge of Allegiance.
4. Approve the minutes of the Regular Meeting of June 4, 2013.
5. Old Business:
 - A. Discussion and recommendation of an ordinance of the City of Flagler Beach, Florida, amending Section 2.06.06 of the *Land Development Regulations* to modify the list of site plan review findings into multi-family and motel structure standards; amending Section 8.00.15 of the *Land Development Regulations* to modify the list of reasons for site plan denial by the Planning and Architectural Review Board; provide the standards and conditions essential to ensure that site plan applications contain sufficient information for review and approval; providing for codification, conflicts, and an effective date.
6. New Business:
 - A. Application #SP 13-07-01
Site Plan Review for an Accessory Structure to a Two-Family Dwelling Unit.
Applicant: Edward A. and Linda T. Houston
2083 North Central Avenue
Property Owner: Edward A. and Linda T. Houston
 - B. Application #VAR 13-07-01
Variances to allow a townhouse dwelling setback 8.67' from the west property line and to allow 75 percent lot coverage.
Applicant: Roy E. and Susan J. Wildman
3632 South Central Avenue
Property Owner: Roy E. and Susan J. Wildman
7. PARB Member Comments.
8. 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, or you may buy a CD of the meeting for \$3.00 at the City Clerk's office. Copies of CDs are only made upon request. 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. 235 at least 72 hours prior to the meeting.

Please take notice that individual Elected Officials of the City of Flagler Beach may attend this meeting. Those Elected Officials who attend will not take any action or take any vote at this committee meeting. This is not an official meeting of the Flagler Beach City Commission. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that Elected Officials may be present at this committee meeting.

Posted June 26, 2013

Planning and Building Department

P.O. Box 70 • 116 3rd Street South, Flagler Beach, Florida 32136 • Phone (386) 517-2000 • Fax (386) 517-2016

44 plan have been provided in accordance therewith. Before approving the site plan, the
45 planning and architectural review board shall make findings with respect to the
46 following:

47 1. ~~Traffic access—All proposed site traffic access ways are adequate, but not~~
48 ~~excessive in number, adequate in grade, width, alignment and visibility, and not~~
49 ~~located too near street corners, entrances to schools or places of public assembly~~
50 ~~and other similar considerations.~~

51 2. ~~Circulation and parking—That the interior circulation system is adequate and that~~
52 ~~all required parking spaces are provided and are easily accessible.~~

53 3. ~~Disposal of usable open space—That in accordance with the spirit and intent of~~
54 ~~this ordinance, wherever possible, usable open space is disposed of in such a way~~
55 ~~as to insure the safety and welfare of residents or guests.~~

56 4.1. ~~Arrangement of buildings—That adequate provision has been made for light, air,~~
57 ~~access and privacy in the arrangement of the buildings to each other. Each~~
58 ~~dwelling unit shall have a minimum of one (1) exterior exposure. Laundry~~
59 ~~facilities, including washing machines and clothes dryers, shall be available for~~
60 ~~multifamily dwellings on the premises for use by all occupants of the premises, if~~
61 ~~hookups for such facilities are not provided in each unit.~~

62 5. ~~Proper landscaping—That the proposed site is properly landscaped, the purpose~~
63 ~~of which is to further enhance the natural qualities of the land. As provided~~
64 ~~elsewhere in this section, proper screening and buffer zones may be required. The~~
65 ~~location and type of plants or materials shall be shown on the development plan.~~
66 ~~Furthermore, all landscaping shall comply with the criteria established in Section~~
67 ~~5.04.00 Landscaping/Trees.~~

68 6. ~~Supplemental controls—In reviewing the proposed site plan for one (1) or more~~
69 ~~multi-family or motel structures, the planning and architectural review board shall~~
70 ~~be guided by the following:~~

71 a2. ~~Maximum length—The maximum length of any group of attached structures shall~~
72 ~~not exceed one hundred fifty (150) feet. A building group may not be so arranged~~
73 ~~as to be inaccessible by emergency vehicles.~~

74 b3. ~~Distance between buildings—The front or rear of any building shall be no closer~~
75 ~~than thirty (30) feet to the front or rear of any other building. The side of any~~
76 ~~building shall be no closer than ten (10) feet to the side, front or rear of any other~~
77 ~~building.~~

78 e4. ~~Distance between buildings and driveways—No driveway or parking lot should~~
79 ~~be closer than ten (10) feet to the front of any building or less than five (5) feet to~~
80 ~~the side or rear of any building.~~

81 In the case of an enclosed garage or carport provided as a portion to the main
82 structure, distance requirements for driveways providing access to these
83 accommodations shall not apply.

84 d5. ~~Recreation space—There shall be provided on the site of a multi-family~~

85 development an area or other areas, either enclosed or unenclosed, devoted to the
86 joint recreational use of the residents thereof. Such recreation space shall consist
87 of not less than two hundred (200) square feet of space per dwelling unit. Each
88 such recreation space shall be developed with passive and active recreation
89 facilities.

90 There shall be provided on the site of a hotel or motel development an area or
91 areas devoted to the joint recreational use of the guests thereof.

92 e6. Off-street parking spaces—There shall be provided on the site of such
93 development an area or areas devoted to the storage of automobiles. The number
94 and their provision shall be provided for as required by Section 2.06.02.1.

95 **SECTION THREE.** Article VIII, “Administration and Enforcement,” of the *City of*
96 *Flagler Beach Land Development Regulations* is hereby amended as set forth below:

97 **ARTICLE VIII. ADMINISTRATION AND ENFORCEMENT**

98 Sec. 8.00.01 General sequence of steps.

99 All persons desiring to undertake any new construction, structural alteration or changes in
100 use of a building or lot shall apply for proper zoning approvals and architectural
101 approvals. If a building permit is required, application for the building permit shall be
102 made to the building official. No building permit shall be issued by the building official
103 until zoning and architectural standards have been approved.

104 All persons desiring to undertake any new construction or structural alteration, other than
105 single- and two-family residences, shall also apply for proper architectural approvals.

106 Prior to the issuance of a business tax receipt, zoning approval shall be obtained for the
107 use of any land or structure utilized for said occupation. Upon application for a business
108 tax receipt, the city clerk shall forward the request to the building official for review and
109 approval. No business tax receipt shall be issued until zoning and architectural standards
110 have been approved. Once zoning and/or architectural design has been approved and any
111 other permit or license issued, the applicant may proceed to undertake the action
112 permitted and upon completion of such action shall apply to the building official for a
113 certificate of occupancy allowing the premises to be occupied.

114 ***

115 Sec. 8.00.11. - Architectural approval.

116 Except as otherwise provided herein, no building or structure shall be erected and no
117 existing building or structure shall be moved, altered or enlarged, other than single- and
118 two-family residences, until architectural approval has been issued, in writing, by the
119 planning and architectural review board and then sent to the city commission for final
120 approval. Except upon a written order of the city commission, no such architectural
121 approval or certificate of occupancy shall be issued for any building where said
122 construction, addition or alteration or use thereof would be in violation of any of the
123 provisions of this ordinance. The city manager or designee may administratively approve
124 sign permits not associated with a site plan that are consistent with all provisions of this
125 Code.

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Sec. 8.00.15. - Denial of approval.
The planning and architectural review board shall have the right to disapprove any plans and specifications submitted because of any of the following:
~~1. Failure to include information in such plans and specifications as may have been requested;~~

Sec. 8.04.12. Duties of the planning and architectural review board.
The Planning and Architectural Review Board of Flagler Beach shall undertake any task assigned to it by the city commission and the rules assigned to it within this ordinance which includes, but is not limited to, the following duties:
To establish, maintain and approve standards of architectural excellence for all residential dwellings of two (2) or more units, all commercial establishments, industrial buildings, and complexes, schools, churches, public buildings, amenities, parks, , and all elements related to the construction and aesthetics of Flagler Beach.
To review all requests for building permits (excluding single- and two-family residences) and advocate for approval or deny such requests based upon aesthetic or other considerations such as quality of workmanship, nature of materials, harmony of external design with existing structures, change in topography, grade elevations and/or drainage, factors of public health, safety or welfare and the effect of such proposed change or work on the use, enjoyment, or value of any of the other neighboring properties.
To review any proposed changes initiated by itself, the building official, or the city commission in the textual provisions of this ordinance and report its recommendations to the city commission.
To review requests and applications for planned unit developments as stipulated within the provisions of this ordinance.
To advise the city commission on all matters related to land use planning and community development as directed by the city commission.
To review all requests for rezoning (amendments), hold required public hearings to receive citizen input and recommend approval or denial of such requests to the city commission. A public hearing constitutes published notice, both at city hall and in local newspapers, and the apprising of property owners within a radius of five hundred (500) feet of the property under consideration for rezoning by certified mail of the intent to rezone.
To review any request for a special exception under the provisions of this ordinance and submit its recommendations to the city commission.
To render advice upon appeal in specific cases advocating such variance from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result

166 in unnecessary hardship.

167 ***

168 **Sec. 8.05.00. - Site Plan Approval.**

169 Section 8.05.01. In General.

170 The provisions of this article are in addition to those for the subdivision of land,
171 where sale of individual lots is also proposed.

172 Section 8.05.02. Site Plan Classification and Approval Responsibility.

173 1. Site plan required. Prior to issuing a building, stormwater management, or
174 tree and native vegetation removal permit, a site plan drawn to a scale no
175 smaller than 1"=50' must be submitted to the planning and building
176 department and approved by the reviewing entity as indicated below.

177 2. Site plan classification. There shall be two (2) categories of site plans to be
178 reviewed: minor site plans and major site plans. The description of each
179 classification of site plan and the entity responsible for reviewing and
180 approving the site plan is contained below. The city manager or designee
181 shall determine which site plan review and approval is required in case it is
182 not evident which review and approval procedure is appropriate for a
183 development.

184 A. Minor site plan. A minor site plan is required for the following
185 development:

186 (1) Erection of sign(s);

187 (2) Erection of fence(s);

188 (3) Construction of single-family residences;

189 (4) Construction of two-family residences;

190 (5) Interior and exterior remodeling to single- and two-family
191 residences;

192 (6) Structures accessory to single- and two-family residences;

193 (7) Driveways and sidewalks for single- and two-family residences;

194 (8) Additions to single- and two-family residences;

195 (9) Interior and exterior remodeling to existing non-residential or
196 multi-family residential structures;

197 (10) Additions or structures accessory to existing non-residential or
198 multi-family residential structures provided said addition or
199 accessory structure does not exceed ten percent of the existing
200 first floor building area or 500 square feet, whichever is greater;
201 and

202 (11) Change in use.

203 The planning and building department shall be the entity responsible

- 204 for reviewing and approving minor site plans
- 205 B. Major site plan. A major site plan is required for the following
206 development:
- 207 (1) Multi-family residential projects consisting of three (3) or more
208 units;
- 209 (2) Two-family projects consisting of two (2) or more two-family
210 buildings – four (4) units;
- 211 (3) New non-residential buildings or structures;
- 212 (4) Additions to any existing multi-family residential project or
213 existing non-residential structure, which do not meet the criteria
214 for a minor site plan approval;
- 215 (5) Accessory structures associated with any existing multi-family
216 residential project or existing non-residential structure, which
217 does not meet the criteria for a minor site plan approval;
- 218 (6) Conversion of a transient lodging facility that converts to multi-
219 family residential or non-residential;
- 220 (7) Parking lots containing 7 or less automobile parking spaces that
221 are not associated with a structure requiring a major site plan
222 approval;
- 223 (8) Parking lots containing more than 7 automobile parking spaces;
- 224 (9) Multi-family residential, commercial, and recreational patios and
225 decks; and
- 226 (10) Conversion of a residential unit to a non-residential use not
227 associated with a structure requiring a major site plan approval.
- 228 The planning and architectural review board shall be the entity
229 responsible for reviewing and making a recommendation to the city
230 commission regarding the approval of major site plans.

231 Section 8.05.03. Approval Process.

232 1. Minor site plan.

233 A. The applicant shall submit to the planning and building department
234 two (2) sets of minor site plans. The following information shall be
235 included on a minor site plan:

- 236 (1) Outside dimensions of proposed structures;
- 237 (2) Dimensions of proposed structure(s) from property lines;
- 238 (3) Description of proposed structure(s);
- 239 (4) Height above finished grade of proposed structure(s);
- 240 (5) Number of square feet of proposed structure(s) in the building
241 footprints;

- 242 (6) Lot coverage of structure(s) in the building footprints;
243 (7) Lot dimensions;
244 (8) Indicate kitchen facilities;
245 (9) Location(s) and dimension(s) of accessory equipment (e.g.,
246 outside central air conditioning units);
247 (10) Number, location and dimension(s) of parking spaces (including
248 bumper stops);
249 (11) Location of jurisdictional wetlands boundary line if on or within
250 25 feet of subject property;
251 (12) Survey of property. An accurate survey shall be no more than
252 two (2) years old unless a structure was destroyed by an act of
253 nature;
254 (13) Stormwater management plan; and
255 (14) Topographic information.
256 B. Application and fee. Application for a minor site plan review shall be
257 on the form provided by the city for such development and shall be
258 accompanied by the fee established by the city commission.
259 2. Major site plan.
260 A. Pre-application conference. Prior to filing for major site plan
261 approval, the developer or the developer's representative must meet
262 with the city manager or designee in order to discuss potential issues
263 regarding the proposed projects. Comments made at the pre-
264 application meeting are advisory and intended to provide guidance and
265 are non-binding on the formal review of the site plan.
266 B. Application. Application for major site plan approval shall be made to
267 the planning and building department utilizing the form provided by
268 the department for that purpose, and accompanied by the appropriate
269 review fee as adopted by resolution of the city commission. Initial
270 application shall be accompanied by ten (10) copies of the proposed
271 site plan.
272 (1) Review of application materials. Within two working days of
273 the receipt of an application, the department shall determine
274 whether the application is complete. Incomplete applications
275 shall be returned to the applicant with the deficiencies noted in
276 writing. Re-application shall be accompanied by a re-application
277 fee as adopted by resolution of the city commission.
278 (2) Initiation of development review. When an application is
279 determined to be complete it shall be scheduled in accordance
280 with the adopted submittal deadline calendar for the
281 corresponding planning and architectural review board meeting.

282 and the applicant shall be so notified. All application packages
283 must be submitted by 5:00 p.m. on the deadline date in order to
284 be scheduled for the next available planning and architectural
285 review board meeting.

286 C. Site plans and exhibits.

287 A site plan, for the purposes of this section, shall include, but not
288 necessarily be limited to, the following requirements. The site plan
289 submittal shall include one (1) record set with original signatures,
290 dates, and seals and submitted with nine (9) copies that clearly indicate
291 the signatures, dates, and seals shown on the record set. One (1) of the
292 nine (9) copies shall be an eleven-inch by seventeen-inch (11" x 17")
293 size site plan including all the sheets of the site plan submittal, or an
294 electronic/digital complete plan set may be submitted in portable
295 document format (PDF). All supporting documents such as response
296 comments, traffic studies and stormwater reports shall be submitted in
297 PDF. All drawings on the record set shall be signed, dated, and sealed
298 by a registered civil engineer, architect, landscape architect or other
299 person as required under this Code or by state general law. The
300 required narrative text demonstrating compliance with Code
301 requirements may be provided on the illustrated sheets in tabular or
302 text format as appropriate or may be submitted as a supportive
303 narrative.

304 (1) Modifications in required submittals. The city manager or
305 designee may waive or modify requirements, information and
306 specific performance criteria for site plan review after rendering
307 a finding in writing that such requirements:

- 308 i. Are not necessary prior to site plan approval in order to
309 protect the public interest or adjacent properties;
- 310 ii. Bear no relationship to the proposed project or its impacts;
311 and
- 312 iii. Are found to be impractical based on the characteristics of
313 the use, including the proposed scale, density/intensity and
314 anticipated impacts on the environment, public facilities
315 and adjacent land uses.

316 (2) Forms and documents. The following city forms shall be
317 completed by the applicant and submitted as part of the site plan:

- 318 i. Site plan application, including form and payment.
- 319 ii. Special exception / variance / planned unit development
320 application; including form and payment, if applicable.
- 321 iii. Proof of ownership (warranty deed, tax bill, property
322 assessor printout or contract purchase agreement).
- 323 iv. Statement of intent; provide a paragraph statement

- 324 describing in detail the nature and intended use of the
325 development.
- 326 v. Drainage calculation form; all documents provided to the
327 St. Johns River Water Management District shall be
328 provided concurrently to the city.
- 329 vi. Tree mitigation form.
- 330 (3) General site plan information.
- 331 i. The plan size must be twenty-four inches by thirty-six
332 inches (24" x 36"), except for final plats, which shall be at a
333 size as required by the county.
- 334 ii. The project name must be shown on each sheet and must be
335 consistent with the application. Name changes shall
336 indicate the current name followed by "formerly known as
337 (previous name)."
- 338 iii. The north arrow must appear on every sheet showing a
339 portion of the site.
- 340 iv. The scale must not be smaller than one inch equals 50 feet
341 (1" = 50'), including graphic scale.
- 342 v. The sheet number must show the particular number of that
343 sheet and the total number of sheets included, as well as,
344 clearly labeled match lines to show where other sheets
345 match or adjoin.
- 346 vi. The date of the plans along with any subsequent revisions
347 must be denoted.
- 348 vii. The professional seal must be indicated on all sheets. All
349 drawings, specifications, plans, reports or documents
350 prepared or issued shall be signed, dated and stamped with
351 the seal.
- 352 (4) Engineered drawings, prepared by an architect or engineer
353 registered in the State of Florida and based on an exact survey of
354 the property showing the following:
- 355 i. Cover sheet:
- 356 a. Project title;
- 357 b. Project location map;
- 358 c. Index showing the title of each sheet and page
359 number in consecutive order;
- 360 d. Name(s) of property owner(s), project planner,
361 engineer, landscape architect and architect;
- 362 e. Number of residential or transient lodging units and

- 363 density per acre, if applicable;
- 364 f. Overall building square footage, number of seats
365 proposed, and maximum number of occupants
366 permitted by the fire marshal, if applicable;
- 367 g. Parking calculation showing the number of off-street
368 parking and loading spaces required and provided,
369 including handicapped parking;
- 370 ii. Overall site plan sheet:
- 371 a. Property dimensions, legal description, total gross
372 acreage, and zoning district of subject property and
373 adjacent property;
- 374 b. If project is phased, dimensions and general location
375 of each phase;
- 376 c. Location and dimensions of buildings, fences, docks,
377 and other structures and improvements on this
378 proposed site and on adjacent property within 50 feet
379 perpendicular to property lines;
- 380 d. Common open space areas and improvements, if
381 applicable;
- 382 e. Location of screened garbage collection area(s) and
383 detail of proposed enclosure;
- 384 f. Location and dimensions of easements, identified by
385 type (utility, drainage, etc.) or a note that no
386 easements exist;
- 387 g. Location of jurisdictional wetlands boundary line if
388 on or within 25 feet of the subject property, and the
389 location of the 25-foot-wide upland buffer.
- 390 iii. Paving, drainage and grading plans:
- 391 a. Existing and proposed topography at one foot contour
392 intervals;
- 393 b. Dimensions of streets, driveways, sidewalks,
394 entranceways, and off-street parking areas shall be
395 provided in compliance with the requirements of
396 Section 2.06.02.1 of this Code;
- 397 c. Each off-street parking space shall be consecutively
398 numbered;
- 399 d. Location and dimension of the bumper stop or curb
400 stop;
- 401 e. Crown elevation of nearest adjacent street(s);

- 402 f. Finished floor elevation of proposed buildings;
- 403 g. Erosion control plan.
- 404 iv. Utility plan.
- 405 v. Tree survey showing the location of all trees six inches in
- 406 diameter or greater at four feet above ground level.
- 407 vi. Landscaping plan:
- 408 a. Tree removal and mitigation table providing the
- 409 following information:
- 410 b. Type, size and cross-sectional diameter of each
- 411 protected tree that will be removed;
- 412 c. Total cross-sectional diameter of all trees being
- 413 removed;
- 414 d. Calculation showing total square inches required to be
- 415 replaced; and
- 416 e. List of replacement tree types and sizes.
- 417 f. Buffer planting table providing the following
- 418 information:
- 419 g. Length, width and total area of the required landscape
- 420 buffer along each property line;
- 421 h. Calculation showing the square footage required for
- 422 trees, shrubs and groundcover; and
- 423 i. Calculation showing the number and square footage
- 424 of trees and shrubs provided in each buffer area.
- 425 j. Interior parking lot landscaping table providing the
- 426 following information:
- 427 k. Total paved area in parking spaces and drive aisles
- 428 shall be provided in compliance with the requirements
- 429 of Section 2.06.02.1 of this Code;
- 430 l. Calculation showing the total square footage required
- 431 for interior parking lot landscaping; and
- 432 m. Calculation showing the total square footage provided
- 433 for interior parking lot landscaping.
- 434 vii. Photometric plan:
- 435 a. Location of parking area and other outside lighting;
- 436 b. Detail of the lighting system showing style height,
- 437 candlus curve, and profile of the shielded non-glare
- 438 fixture;

- 439 c. Note indicating lighting to be shielded non-glare
440 fixture.
- 441 viii. Architectural sheets:
- 442 a. Elevation drawings displaying all sides of the
443 proposed structure(s), and specifying the construction
444 materials used, color, and height of structure from
445 grade to the highest portion of the structure;
- 446 b. Entrances and exits of structures.
- 447 ix. Copy of state or county driveway permits, if applicable.
- 448 x. Copies of agreements between the owner of a hazardous
449 waste generating business and a licensed hazardous waste
450 transportation company and hazardous waste disposal
451 company.
- 452 D. Planning and architectural review board action. The planning and
453 architectural review board shall consider the site plan at a regularly
454 scheduled meeting and determine if it meets the requirements of this
455 Code. The applicant or his/her authorized agent shall be present at the
456 consideration by the planning and architectural review board. Upon
457 consideration of the comments of the city manager or designee(s) and
458 the public, the board shall take one of the following actions:
- 459 (1) Table the consideration of the project to the next regularly
460 scheduled meeting to allow for the resolution of outstanding
461 issues;
- 462 (2) Disapprove the proposed site plan;
- 463 (3) Approve the proposed site plan; or
- 464 (4) Approve the proposed site plan with conditions.
- 465 E. Appeals. Final planning and architectural review board action may be
466 appealed to the city commission. Request for appeal must be filed
467 with the planning and building department within 30 days of planning
468 and architectural review board action.
- 469 F. Failure to provide timely plan resubmissions. Failure to meet any of
470 the resubmission deadlines cited above shall require the applicant to
471 pay late fees or file a new application, including the appropriate review
472 fees, whichever is deemed applicable by the administrative official.
- 473 G. Extension of resubmittal deadlines. The city manager or designee may
474 extend the resubmission deadlines cited above, when warranted by
475 unforeseeable events. A request for extension must be filed in writing
476 with the planning and building department explaining the
477 circumstances justifying the extension and include a resubmittal
478 extension fee as adopted by resolution of the city commission.

- 479 H. Expiration. Major site plan approval shall expire two (2) years after
480 the city commission approves the site plan.
- 481 I. A site plan shall not expire so long as a building permit remains active
482 without interruption. However, if the owner abandons the site for a
483 period of six (6) months, or the owner fails to perform any meaningful
484 or significant work on the site for a period of six (6) months, or if the
485 owner fails to achieve substantial performance of the work described
486 in the building permit within two (2) years of the date of issuance, the
487 site plan approval shall expire. Meaningful or significant work shall
488 mean work performed in a workman like manner that is carried out in
489 a manner that the obvious purpose and intent of the work is to
490 complete the site within the customary period of time for the
491 construction industry.
- 492 J. If a proposed site plan is to be constructed in phases, the applicant
493 shall include a phasing schedule with the application. If construction
494 on the initial phase begins within two years from the date of approval,
495 the site plan shall remain valid for the term of the approved phasing
496 schedule.
- 497 K. Amendments to an approved site plan. No changes may be made to an
498 approved site plan except under the procedures provided below.
- 499 (1) Minor changes in the location, siting and height of the structures,
500 utilities, or any other portion of the site plan, may be authorized
501 with the approval of the city manager or designee and upon
502 completion of the site plan change order procedure.
- 503 (2) All other changes in the use, any rearrangement of parking areas,
504 buildings, lots, landscaping, any changes in the provisions of
505 common open space and all other amendments to the approved
506 site plan must be made by the entity that originally approved the
507 site plan.
- 508 L. Enforcement. Following the issuance of a building permit, the chief
509 building official and city engineer shall be informed at each stage of
510 construction and shall inspect the project site to determine if there are
511 any variations between the approved site plan and actual construction.
512 Any variations shall be brought immediately to the attention of the
513 project supervisor, and if the variation is significantly different from
514 the site plan, the chief building official or city engineer shall
515 immediately stop construction and direct the developer to submit new
516 plans indicating the variations to the appropriate review body
517 designated for minor or major site plans and shall be approved by said
518 body prior to resuming construction.

519 Section 8.05.04. Improvements Required.

- 520 1. All final site development plans for new construction, increases in the size
521 of a structure, or changing the use of structure, shall include all

- 522 improvements required by this Code and as outlined in this article.
- 523 2. Completion of improvements prior to issuance of certificate of occupancy.
524 A certificate of occupancy shall not be issued by the planning and building
525 department until required improvements have been inspected and accepted
526 by the responsible department or entity.
- 527 3. Adopted standard construction details. All construction shall comply with
528 standard construction details for utilities as adopted by the City of Flagler
529 Beach.
- 530 4. Improvement or expansion of existing development. No change to a site
531 shall allow any existing site improvements to be reduced in size or number
532 unless it meets the minimum requirements of this Code.
- 533 5. Upgrade of site improvements for existing development. Unless otherwise
534 noted herein the following activities shall require the upgrade of existing site
535 improvements to satisfy current code requirements. Such upgrade shall
536 include but not be limited to the provision of paved, curbed, and expanded
537 parking facilities, stormwater retention, landscaping and buffers, irrigation,
538 signage and architectural design as prescribed by this Code. The city
539 manager or designee may waive some or all of these required improvements
540 based upon the extent of the proposed activity and the condition of the
541 existing site development.
- 542 A. Change of use as described by the Florida Building Code, the Standard
543 Industrial Classification Manual, or when determined to be of
544 significance by the administrative official.
- 545 B. Re-use of any site development which has been abandoned as
546 described by this Code.
- 547 C. Improvement to the property which requires major site plan approval.
- 548 D. As a condition for granting approval of a special exception or variance
549 for existing site developments when appropriate.
- 550 6. Modification of approved final site development plans/existing site
551 developments to mitigate impacts of eminent domain actions.
- 552 A. The owners of any property that has been the subject of an eminent
553 domain action shall submit site development plans designed to
554 mitigate the impacts of such eminent domain actions on the right-of-
555 way buffer yards and parking/vehicular use areas within such property.
- 556 B. Mitigation requirements shall be as follows:
- 557 (1) Irrigation systems shall be provided as required by Section
558 5.04.00 of this Code.
- 559 (2) New parking/vehicular use areas, including revised or new
560 parking spaces, shall be provided in compliance with the
561 requirements of Section 5.04.00 of this Code.

562 (3) Right-of-way buffer landscaping and landscaping for vehicular
563 use/parking areas shall be provided as required by Section
564 5.04.00 of this Code.

565 Section 8.05.05. Minimum Site Improvements.

566 1. All site development plans shall reflect the installation of all improvements
567 required in this Code, in a manner consistent with standards of this Code.
568 Improvements include stormwater management systems, utilities, parking,
569 and loading areas, lighting, sidewalks, and landscaping and buffering, and
570 any other facility required by this Code.

571 2. Easements and miscellaneous dedications. The following minimum number
572 and size of easements and dedications shall be reflected on the site plan
573 drawing. Larger easements may be specifically required based on the size,
574 depth, or special maintenance requirements of a facility. All easements or
575 dedications shall be graphically depicted unless otherwise noted.

576 A. Drainage facilities. A drainage easement shall be granted to the city
577 where a proposed subdivision is traversed by any existing or proposed
578 watercourse, canal, ditch, storm sewer, or other drainage way.
579 Minimum size shall be as follows:

580 (1) Lake or retention areas shall be covered by an easement
581 extending to ten feet beyond the top of bank.

582 (2) Canals, watercourses, drainage ways, channels or streams shall
583 be covered by an easement extending to 20 feet beyond the top
584 of bank on one side and 20 feet beyond the top of bank on the
585 other side, if needed.

586 (3) Swales, or any other facility up to two and one-half feet deep and
587 with side slopes no greater than 3:1 shall be covered by an
588 easement extending to the top of bank.

589 (4) Storm sewer lines shall be covered by an easement of no less
590 than 20 feet, centered on the centerline of the pipe.

591 (5) The city may require the dedication of a drainage right-of-way
592 over major facilities providing area wide drainage.

593 B. Utilities. A utility easement shall be granted to the City of Flagler
594 Beach wherever a proposed utility line or other facility is planned or
595 located on or adjacent to any property not otherwise dedicated to or
596 owned by the city. The size and location of such easements shall be
597 determined by the city.

598 C. Conservation easements. Conservation easements shall be granted to
599 the city or other appropriate governmental agency as follows:

600 (1) Over all required tree preservation areas.

601 (2) Around all individual specimen trees required to be preserved.

602 (3) Over all wetlands, wetland buffers, and wetland mitigation areas.

603 Section 8.05.06. Issuance of Site Construction Permits.

604 1. Once a site plan development order has been issued, the developer may
605 request the issuance of site construction permits.

606 2. Pre-construction meeting. A pre-construction meeting is required prior to
607 the commencement of any construction activity, including clearing. Failure
608 to begin construction within 45 days after the pre-construction meeting will
609 require an additional pre-construction meeting. The requirements of this
610 subsection may be modified by the administrative official in cases where the
611 size, scope or relative lack of complexity of development plans suggests a
612 lesser need for coordination.

613 3. Attendance. Upon request of the developer, the planning and building
614 department shall schedule a pre-construction meeting to be attended by the
615 following individuals or their representatives:

616 A. Developer, developer's engineer(s), and developer's landscape
617 architect(s), as appropriate;

618 B. All contractors for the construction of the project improvements;

619 C. All franchised utility companies; and

620 D. City inspectors.

621 4. Agenda. The meeting shall include discussion of the construction schedule,
622 construction permit conditions imposed by the city and other agencies,
623 procedures for inspection and testing, coordination with the utilities
624 department and private utility companies, maintenance of existing drainage
625 ways, traffic maintenance, dewatering, access for construction stockpiling
626 areas, the general construction requirements for site development and other
627 details deemed necessary to assure safe construction in compliance with this
628 Code and with minimum disturbance to surrounding areas.

629 5. Pre-construction submittals required before scheduling. The following
630 exhibits or documents shall be submitted to the department one week prior
631 to scheduling the pre-construction meeting for the issuance of development
632 permits.

633 A. Development order.

634 B. Copies of all contracts for the construction of the improvements.

635 C. Copies of certificates of insurance for all contractors providing
636 workman's compensation as required by law and comprehensive
637 liability insurance covering bodily injury, death and property damage,
638 with limits of not less than \$100,000.00 per person and \$300,000.00
639 per occurrence, with the city listed as an additional insured and held
640 harmless, as approved by the city attorney.

641 D. Copies of all applicable federal, state, regional, and county agency

642 permits for construction.

643 6. Issuance of notice to proceed. Upon receipt of all required documents and
644 completion of the pre-construction meeting, the city manager or designee
645 shall issue a notice to proceed. The notice to proceed is contingent upon
646 compliance with the development order. In addition, the city manager or
647 designee may attach substantive and procedural contingencies on
648 construction based on the requirements specified at the pre-construction
649 meeting.

650 Section 8.05.07. Inspections and Acceptance.

651 1. Inspections. The city shall inspect construction for conformance with the
652 terms of the development permit. The city shall have the authority to reject
653 materials or suspend work when construction is not in conformity with the
654 terms of the development permit. The developer shall notify the city of the
655 commencement of major phases of construction as discussed in the pre-
656 construction meeting.

657 2. Testing. The developer shall provide laboratory tests to verify specifications
658 of materials as required by this Code. The city reserves the right to require
659 additional testing based on unusual circumstances encountered in the field.

660 3. Request for final inspection. Final inspection of site improvements shall be
661 scheduled no more than five working days after receipt of the following
662 documents, unless a later date is requested by the developer:

663 A. Certification of completion by the engineer of record and/or landscape
664 architect, as appropriate. Upon completion of the site improvements,
665 the developer's engineer and/or landscape architect, as appropriate,
666 shall submit a signed and sealed certificate stating that the work was
667 constructed under his supervision and has been completed in
668 substantial conformance with the approved development plans in
669 compliance with the requirements of this Code.

670 B. As-built drawings. One (1) mylar copy and one (1) electronic copy of
671 as-built drawings. The mylar copy shall be signed and sealed by the
672 architect or engineer of record, landscape architect as appropriate, and
673 surveyor.

674 C. Testing reports. Copies of all testing reports shall be submitted.

675 4. Final inspection report. A final inspection report will be issued by the city
676 noting any discrepancies for the development permit, corrective actions
677 required, and any site re-inspection fee required. In addition, the report shall
678 review final documentation required for acceptance of the site
679 improvements once any necessary corrections are made.

680 5. Re-inspection. Re-inspection may be requested at any time, subject to
681 remittance of a site re-inspection fee when required. Re-inspection will be
682 scheduled within three working days, and an inspection report issued if
683 necessary.

- 684 6. Acceptance of site improvements. Upon completion of any corrective
685 actions required upon inspection, site improvements shall be accepted by the
686 city upon receipt of the following:
- 687 A. All required certifications of completion under federal, state, regional,
688 and county agency permits.
- 689 B. Recording of any addition on or off-site easements required by the
690 development permit or this Code.

691 Section 8.05.08. Variances.

- 692 1. Jurisdiction. Variances to design or technical requirements of this Code
693 may be granted by the planning and architectural review board. Appeals
694 from the decision of the planning and architectural review board shall be
695 heard by the city commission.
- 696 2. Procedure. Application to vary from required improvements or design
697 criteria shall be as outlined in Section 8.04.16 of this Code.
- 698 3. Administrative variances to standard construction details. Variances to the
699 standard construction details, paving and drainage, and the standard utility
700 details may be granted by the city manager or designee for review of that
701 requirement. Administrative variances shall be limited to alternative
702 materials, technologies, techniques, or other means which are equivalent to
703 the materials, technologies, techniques or other means outlined in the
704 standard details.

705 Secs. 8.05.009—8.05.13. - Reserved.

706 ***

707 **SECTION FOUR. Codification.** It is the intent of the City Commission of the City of
708 Flagler Beach that the provisions of this Ordinance shall be codified. The codifier is
709 granted broad and liberal authority in codifying the provisions of this Ordinance.

710 **SECTION SIX. Conflicts.** In any case where a provision of this Ordinance is found to
711 be in conflict with provisions of any other ordinance of this City, the conflicting
712 provisions of the previous ordinance shall be repealed and superseded by this Ordinance.

713 **SECTION SEVEN. Effective date.** This Ordinance shall take effect immediately upon
714 adoption as provided by the Charter of the City of Flagler Beach.

715

716 PASSED ON FIRST READING THIS ____ DAY OF _____, 2013.

717

718 PASSED AND ADOPTED THIS ____ DAY OF _____, 2013.

719

720

721

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

722

723

724

Linda Provencher, Mayor

725

726 ATTEST:

727

728

729 _____
Penny Overstreet, City Clerk



City of Flagler Beach

To: Don Deal, Chairperson, Planning and Architectural Review Board
Planning and Architectural Review Board Members

FROM: Chad T. Lingenfelter, AICP, PTP, City Planner

RE: #SP 13-07-01 – Accessory Structure to a Two-Family Dwelling Unit Site Plan Review

DATE: June 26, 2013

Applicant and Property Owner: Edward A. and Linda T. Houstoun, 2083 North Central Avenue, Flagler Beach, Florida 32136

Property: 2083 North Central Avenue – 36-11-31-5630-00070-0080

Future Land Use: Low Density Residential

Zoning District: R-1, Single-Family Residential

Summary

Pursuant to the *City of Flagler Beach Code of Ordinances, Appendix A, Land Development Regulations, Article II., Zoning*, the applicant is requesting approval of a site plan for an attached 729 square foot garage to a two-family dwelling unit. The subject property is occupied by a 5,238 square foot residential building with two (2) potable water meters. The proposed attached addition is to the west wall of the principal structure.

Analysis

The applicant's application includes plans that indicate the size and architectural treatment of the proposed attached addition. The proposed attached addition will be used as a garage for two (2) vehicles and placed in an area covered by an asphalt surface and a wood shed.

Pursuant to Section 2.06.06., Site Plan Review., "Before approving the site plan, the Planning and Architectural Review Board shall make findings with respect to the following:"

1. Traffic access – All proposed site traffic access ways are adequate, but not excessive in number, adequate in grade, width, alignment and visibility, and not located too near street corners, entrances to schools or places of public assembly and other similar considerations.

The proposed attached addition does not affect any existing site access points, which includes a ten (10) foot ingress/egress easement over the adjacent property to the north.

2. Circulation and parking – That the interior circulation system is adequate and that all required parking spaces are provided and are easily accessible.

The subject property has two (2) off-street parking spaces. Each dwelling unit requires two (2) off-street parking spaces. The subject property may have to present four (4) off-street parking spaces if it returns to being used as a two-family dwelling unit.

3. Disposal of usable open space – That in accordance with the spirit and intent of this ordinance, wherever possible, usable open space is disposed of in such a way as to insure the safety and welfare of residents or guests.

The area proposed attached addition is presently paved, actively used by the residence, and seven (7) percent below the lot coverage threshold of 40 percent when combined with the existing principal structure.

4. Arrangement of buildings – That adequate provision has been made for light, air, access and privacy in the arrangement of the buildings to each other. Each dwelling unit shall have a minimum of one (1) exterior exposure. Laundry facilities, including washing machines and clothes dryers, shall be available for multifamily dwellings on the premises for use by all occupants of the premises, if hookups for such facilities are not provided in each unit.

The proposed attached addition is approximately at grade, 13 feet in height to the top of the flat roof, connected with a header, with a five (5) foot walkway open to the elements between the principal structure and the accessory structure. Therefore, the proposed building addition will not impede the light, air, access and privacy of the adjacent buildings or property.

5. Proper landscaping – That the proposed site is properly landscaped, the purpose of which is to further enhance the natural qualities of the land. As provided elsewhere in this section, proper screening and buffer zones may be required. The location and type of plants or materials shall be shown on the development plan. Furthermore, all landscaping shall comply with the criteria established in Section 5.04.00 Landscaping/Trees.

The subject property is presently improved and the proposed attached addition is to be located in an area presently used for vehicles. The vehicles are proposed to be screened from the adjacent properties by the proposed attached addition. Opportunities for landscaping are limited.

6. Supplemental controls – In reviewing the proposed site plan for one (1) or more multi-family or motel structures, the Planning and Architectural Review Board shall be guided by the following:

This criterion is not applicable.

Recommendation

Staff recommends that the Planning and Architectural Review Board recommend that the City Commission approve the site plan of the attached addition on the subject property.

Enclosures: Application, Site Plan, and Elevations

SPR#: _____ DATE FILED: _____ PARB Date: _____ CC: _____

SITE PLAN REVIEW APPLICATION

PROJECT TITLE: Attached Garage - Houston
PROJECT ADDRESS: 2083 N. CENTRAL AVE, FLAGLER BEACH, FL 32136
SUBDIVISION: _____ BLOCK: 7 LOT(s): 8
TAX ID NUMBER: _____ ZONING DISTRICT: _____

OWNERS INFORMATION:

OWNERS NAME: EDWARD A. & LINDA T. HOUSTON
ADDRESS: 2083 N. CENTRAL AVE FLAGLER BEACH, FL 32136
PHONE NUMBER: 386-693-4123 FAX NUMBER: _____
E-MAIL: houstons.ed@cfi.fl.com
SIGNATURE OF OWNER: Edward A. Houston

APPLICANTS INFORMATION:

APPLICANTS NAME (IF OTHER THAN OWNER): Same
ADDRESS: _____
PHONE NUMBER: _____ FAX NUMBER: _____
E-MAIL: _____
SIGNATURE OF APPLICANT: _____

REPRESENTATIVE:

NAME: owner
ADDRESS: _____
PHONE NUMBER: _____ FAX NUMBER: _____
E-MAIL: _____
SIGNATURE OF REPRESENTATIVE: _____



PROPERTY OWNER AUTHORIZATION

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

Property Address: 2083 N. CENTRAL AVE.,
FLAGLER BEACH, FL 32136

Parcel ID: 36-11-31-5630-00070-0080

This is to certify that I am the owner of the subject property described above and that I authorize: (PRINT NAME)

Ed Houston to make and file the aforesaid application for site plan review.

OWNER'S SIGNATURE:

Ed Houston

PRINT OWNER'S NAME:

EDWARD A. HOUSTON

Sworn to and subscribed before me this 6th day of June, 20 13. Personally known to me or produced identification:

Marlene Beams (type) Notary Public: My commission expires: 7/12/16



Notary Seal

SITE PLAN REVIEW PROJECT DESCRIPTION

PRINT OR TYPE INFORMATION

- A. Provide a detailed description of the proposed project:
2 Car Garage Attached w/ Flat Roof.
- B. Provide the lot size (parcel) and square footage of all building(s):
149.85 x 49.99' - Lot Size
729 sq Garage
- C. Provide the size, height and proposed use of each building:
27' x 27' 12'-6" High
2 Car Garage
- D. Provide a detailed description of the following:
Exterior finish and color: Match Existing.
Roof material and color: Match Existing.
- E. Indicate the project floor area ratio or lot coverage (if applicable):
Lot coverage of 2 Car Garage is 9.7%
- F. Provide the total number of:
Required on-site parking spaces: N/A
Proposed on-site parking spaces: N/A
Required on-site Handicapped parking spaces: N/A
Proposed on-site Handicapped Parking spaces: N/A
- G. Any off-site parking spaces proposed? If yes, describe number, location, and distance from proposed project location:
NO

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:

no trees are being removed

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

no

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:

Residential

B. Describe all existing structures on the site in terms of their use, construction type, height, density, and size:

3-story Residential Building.

C. Describe the project site as it presently exists before the project in terms of:

- Site topography:

FLAT

- Plant life (existing trees, vegetative cover):

EXISTING PALM TREES AND SOD

- Soil conditions:

DRY HIGHEST POINT IN FLAGLER BEACH

- 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:

Residential

South:

Residential

East:

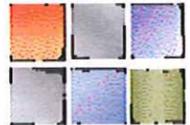
Residential

West:

Residential

2 CAR DETACHED GARAGE ADDITION FOR: ED HOUSTOUN

2083 N. CENTRAL AVE.
FLAGLER BEACH, FLORIDA 32136



JPA

JOSEPH POZZUOLI ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5550 F: (386) 439-5551
AR13178 ID-4843



2 CAR ATTACHED GARAGE ADDITION FOR:
ED HOUSTOUN
2083 N. CENTRAL AVE.
FLAGLER BEACH, FLORIDA 32136

GENERAL NOTES	ABBREVIATIONS	PROJECT DESCRIPTION	LOCATION MAP																																																																																																																																																																																																																																																																												
<ol style="list-style-type: none"> THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE FLORIDA RESIDENTIAL CODE 2010 IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THE WORK. AS INSTRUMENTS OF SERVICE, THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK UNLESS OTHERWISE REFERENCED. ALL DIMENSIONS ARE TO FACE OF STUDS, MASONRY AND SLAB EDGES SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEAN-UP AFTER COMPLETION OF THE WORK. ALL DEBRIS TO BE DEPOSITED IN ON-SITE DUMPSTER AND HOME / BUSINESS TO BE LEFT "BROOM CLEAN". SUBCONTRACTORS TO INSTALL ALL BLOCKING AND BRACING REQUIRED BY THEIR TRADE AND TO PERFORM ALL CUTTING AND PATCHING. THE CURRENT EDITION OF THE AIA GENERAL CONDITIONS OF THE CONTRACT SHALL BECOME A PART OF THESE DOCUMENTS. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. ALL CHANGES TO THE DRAWINGS MUST BE APPROVED IN WRITING BY THE ARCHITECT DO NOT ACCEPT VERBAL CHANGES. MAKE NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ARCHITECT. THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS. TAKE FIELD MEASUREMENTS FOR ALL OFF SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, SCREENS, GRILLES, RAILINGS, ETC. PORCH AND PATIO OVERHANGS ARE TO BE ENGINEERED TO RESIST LOADS IMPOSED BY THE SCREEN ENCLOSURE ATTACHMENTS AS WELL AS ALL OTHER NORMALLY IMPOSED LOADS. SHOP DRAWINGS ARE TO BE PROVIDED TO BUILDER IN FIELD FOR CABINETS, WINDOW DOOR, FIREPLAGE, RAILINGS, ETC. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS. THIS OFFICE SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS AND SUBCONTRACTORS THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK WITH THE OTHER SUBCONTRACTORS, UTILITY COMPANIES, AND OTHER ASSOCIATED OFFICES. CONTRACTORS SHALL CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE UPON BID ACCEPTANCE. BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS. EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THIS OFFICE'S ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK. 	<table border="0"> <tr> <td>AFF</td><td>ABOVE FINISH FLOOR</td><td>INSUL</td><td>INSULATION</td></tr> <tr> <td>ADF</td><td>ACCESSIBLE DRINKING FOUNTAIN</td><td>INT</td><td>INTERIOR</td></tr> <tr> <td>ALUM</td><td>ALUMINUM</td><td>JT</td><td>JOINT</td></tr> <tr> <td>ANSE</td><td>ANGLE</td><td>LAM</td><td>LAMINATED</td></tr> <tr> <td>APPROX</td><td>APPROXIMATE</td><td>LAV</td><td>LAVATORY</td></tr> <tr> <td>ASCH</td><td>ARCHITECT</td><td>LP</td><td>LIGHT POLE</td></tr> <tr> <td>AT</td><td>AT</td><td>MA</td><td>MANGLE</td></tr> <tr> <td>BRG</td><td>BEARINGS</td><td>MPD</td><td>MANUFACTURED</td></tr> <tr> <td>BLK</td><td>BLOCK</td><td>MFR</td><td>MANUFACTURER</td></tr> <tr> <td>BLKS</td><td>BLOCKING</td><td>MASRY</td><td>MASONRY</td></tr> <tr> <td>BD</td><td>BOARD</td><td>MB</td><td>MASONRY BLOCKOUT</td></tr> <tr> <td>BLDS</td><td>BUILDING</td><td>MO</td><td>MASONRY OPENING</td></tr> <tr> <td>CLG</td><td>CEILING</td><td>MAT</td><td>MATERIAL</td></tr> <tr> <td>CH</td><td>CEILING HEIGHT</td><td>MAX</td><td>MAXIMUM</td></tr> <tr> <td>CL</td><td>CENTER LINE</td><td>MTL</td><td>METAL</td></tr> <tr> <td>CL</td><td>CHANNEL</td><td>MN</td><td>MINIMUM</td></tr> <tr> <td>CLR</td><td>CLEAR</td><td>MR</td><td>MOISTURE RESISTANT</td></tr> <tr> <td>CO</td><td>CLEAR OPENING</td><td>MTD</td><td>MOUNTED</td></tr> <tr> <td>CO</td><td>COLD ROLLED</td><td>NG</td><td>NOT IN CONTRACT</td></tr> <tr> <td>COL</td><td>COLUMN</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr> <td>CONC</td><td>CONCRETE</td><td>NO</td><td>NUMBER</td></tr> <tr> <td>CO</td><td>CONCRETE DRAIN</td><td>OC</td><td>ON CENTER</td></tr> <tr> <td>CM</td><td>CONCRETE MASONRY UNIT</td><td>OPF</td><td>OPPOSITE</td></tr> <tr> <td>CONN</td><td>CONNECT / CONNECTION</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr> 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FOUNDATIONS ARE DESIGNED FOR AN ASSUMED ALLOWABLE LOAD OF 2500 PSF. SUPERIMPOSED LEVEL LOADS: ROOFS AND CANOPIES (REDUCIBLE) _____ 10 PSF ELEVATED FLOORS _____ 40 PSF</p> <p>WIND LOADS: BASIC WIND SPEED (ASCE 7) _____ 100 MPH MEAN ROOF HEIGHT _____ 10 WIND PROTECTION FACTOR (CATEGORY II) _____ 1.0 WIND EXPOSURE _____ C ENCLOSURE CLASSIFICATION _____ ENCLOSED INTERNAL PRESSURE COEFFICIENT _____ 0.8 DIRECTIONALITY FACTOR (Kd) _____ 0.85 SHAPE FACTORS _____ PER CODE</p> <p>THIS BUILDING IS LOCATED IN THE WIND Borne DEBRIS REGION. IMPACT RESISTANT GLAZING IS REQUIRED.</p>	
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DETAILS	A-3	25.20.03																																																																																																																																																																																																																																																																													

COVER SHEET

DATE:	12.10.2012	DRAWN:	DJS
JOB NO.:	212213	CHECKED:	JDP
REV #	DATE	ISSUE	REVISION
1	2.5.13	SIGNED AND SEALED	
2	5.28.13	OWNER REQUESTED CHANGE	



GENERAL NOTES

DESIGN CRITERIA

THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST PUBLICATION.
FOUNDATIONS ARE DESIGNED FOR AN ASSUMED ALLOWABLE LOAD OF 2500 PSF.

SUPERIMPOSED LOADS	ROOFS AND CANOPIES (REDUCIBLE)	20 PSF
	ELEVATED FLOORS	40 PSF
WIND LOADS	BASIC WIND SPEED (ASCE 7)	130 MPH
	MEAN ROOF HEIGHT	
	WIND IMPORTANCE FACTOR (CATEGORY I)	1.0
	WIND EXPOSURE	C
	ENVELOPE CLASSIFICATION	C ENCLOSED
	INTERNAL PRESSURE COEFFICIENT	+ 0.18
	DIRECTIONALITY FACTOR (K _d)	0.85
	SHAPE FACTORS	PER CODE

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION. IMPACT RESISTANT GLAZING IS REQUIRED.

SOILWORK

- SUBSURFACE EXPLORATION WORK SHALL BE PERFORMED BY THE OWNER. SOIL BEARING VALUES OF 2,500 POUNDS PER SQUARE FOOT SHALL BE VERIFIED BY A SOILS ENGINEER PRIOR TO COMMENCING FOUNDATION WORK. SOIL BEARING VALUES LESS THAN 2,500 POUNDS PER SQUARE FOOT SHALL NULL AND VOID THE FOUNDATION PLAN.
- REMOVE ALL TOPSOIL, ORGANICS AND OTHER DELETERIOUS MATERIALS. GRASS, WEEDS AND ROOTS ARE TO BE REMOVED. ALL EXISTING FOUNDATION REMNANTS, OLD SIDEWALKS, UTILITY LINES, ETC., ARE TO BE REMOVED.
- AFTER CLEARING AND EXCAVATION, THE BUILDING AREA IS TO BE GRADED AND COMPACTED. DENSITY AT THE BUILDING AREA SHALL BE BROUGHT TO 95% ACCORDING TO ASTM D-1557 DENSITY TESTS SHALL BE PERFORMED TO CONFIRM THE DEGREE OF COMPACTION. MINIMUM TESTING FREQUENCY SHALL BE ONE (1) TEST PER 2,000 SQUARE FEET.
- SUITABLE FILL MATERIALS SHALL INCLUDE CLEAN SAND, FREE OF ROOTS, CLAY AND ORGANICS OR OTHER DELETERIOUS MATERIALS, PROPERLY WORKED TO OBTAIN OPTIMUM MOISTURE AND COMPACTION. FILL IS TO BE PLACED IN 12" HIGH LIFTS AND IS TO BE COMPACTED.
- PROVIDE SOIL TREATMENT FOR TERMITE CONTROL IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR ALL PHASES OF THE WORK. APPLY AN OVERALL FOSPHONIC AND TERMITE TREATMENT UNDER SURFACE OF FLOOR SLABS AND EXTENDING FIVE (5) FEET BEYOND BUILDING PERIMETER AT THE RATE OF ONE (1) GALLON PER TEN (10) SQUARE FEET. RE-APPLY TREATMENT TO AREAS DISTURBED BY SUBSEQUENT EXCAVATION OR CONSTRUCTION ACTIVITIES FOLLOWING TREATMENT.

CONCRETE

- CONCRETE FORMWORK SHALL COMPLY WITH APPLICABLE PROVISIONS OF AIA "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK AND SHUT" ALL FORMS AND SOIL LINDER CONCRETE SHALL BE THOROUGHLY WETTED BEFORE PLACEMENT OF CONCRETE. INSTALL SLEEVES, INSERTS, AND ANCHORS AND OTHER DEVICES REQUIRED FOR FASTENING OF OTHER WORK, FORMS, FOOTINGS, COLUMNS, AND BEAMS.
- EXPANSION JOINTS ADJACENT TO BUILDINGS SHALL BE 1/2" PREWOLDED ASPHALT-IMPREGNATED FELT.
- CONCRETE REINFORCEMENT SHALL COMPLY WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AIA-318, LATEST EDITION. DEFORMED BARS SHALL BE ASTM A-615, GRADE 60 DEFORMED NEW BILLET STEEL. SPLICED BARS SHALL BE LAPPED A MINIMUM OF 25 BARS. WIRE MESH SHALL BE ASTM A-185 AND BE 6" x 6" #10 GAUGE WELDED FABRIC. LAP SPICES AND ENDS # MINIMUM. RAISE MESH 1" MINIMUM ABOVE BOTTOM OF SLAB. FIBERGLASS MAY BE SUBSTITUTED.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS NOTED BELOW, OR PER LATEST AIA 318 FOR CONDITIONS OTHER THAN THOSE LISTED.

CONCRETE CAST AGAINST EARTH	3"
BEAMS AND COLUMNS	1 1/2"
SLABS ON GRADE	2" FROM TOP
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"
SLABS & WALLS NOT EXPOSED TO EARTH OR WEATHER	1"
- CAST-IN-PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - PORTLAND CEMENT PER ASTM C-150, TYPE I
 - FINE AGGREGATE: SHARP, CLEAN PASSING A #30 SIEVE MEETING ASTM C-33
 - COARSE AGGREGATE: ASTM C-33 GRAVEL OR CRUSHED STONE. SIZE GRADED FROM 1" DOWN TO 3/4" FOR COLUMN AND BEAM FOURS SHALL BE 1/2" AND DOWN.
 - WATER: SHALL BE POTABLE QUALITY.
 - STRENGTH: 3,000 PSF @ 28 DAYS - SLAB-ON-GRADE, W/C RATIO (MAX)= 0.50
3,000 PSF @ 28 DAYS - FOOTINGS, W/C RATIO (MAX)= 0.55
3,000 PSF @ 28 DAYS - ALL OTHER CONCRETE, W/C RATIO (MAX)= 0.55
 - FINISHES: FORCE COARSE AGGREGATE FROM SURFACE, SMOOED LEVEL AND FLOAT.
 - CONCRETE SHALL BE FINISHED: INTERIOR - SMOOTH TROWEL EXTERIOR - BROOM FINISH OR AS NOTED.
- ALL CONCRETE PROPORTIONING, MIXING, TRANSPORTATION, PLACING, AND CURING SHALL CONFORM TO AIA 311.
- USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IS CONCRETE IS PROHIBITED.
- THE AIR CONTENT IN ALL CONCRETE EXPOSED TO WEATHER SHALL BE BETWEEN 4% & 6%.
- CHAMFER ALL EXPOSED CORNERS 3/4" MINIMUM.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
- ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT SPICES.
- DO NOT WELD REINFORCING STEEL UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
- RE ALL REINFORCING STEEL AND ENDS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL PROVIDE SUPPORTS TO MAINTAIN THE REQUIRED REINFORCING POSITION. "NET STOKING" DETAILS INTO CONCRETE IS NOT PERMITTED.
- REINFORCING BARS MAY BE SPICED ONLY AS SHOWN ON THE DRAWINGS EXCEPT THAT REINFORCING NOTED AS CONTINUOUS MAY BE LAP SPICED 48 BAR DIAMETERS. LAP SPICES OF REINFORCING SHALL BE SPICED IN BEAMS AND TWO-WAY SLABS SHALL BE MADE OVER THE SUPPORT FOR BOTTOM BARS AND AT MID-SPAN FOR TOP BARS.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL PLANS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AN ALLOWANCE OF 1% OF TOTAL REINFORCING STEEL FOR THE PROJECT TO BE FABRICATED AND PLACED DURING CONSTRUCTION AT THE DIRECTION OF THE STRUCTURAL ENGINEER. IN ADDITION TO THE REINFORCING STEEL REQUIRED BY THE STRUCTURAL DRAWINGS, THE OWNER SHALL RECEIVE CREDIT FOR ANY UNUSED QUANTITY AT THE END OF THE PROJECT.

1. PORTLAND CEMENT	PER ASTM C-150, TYPE I
2. FINE AGGREGATE	SHARP, CLEAN PASSING A #30 SIEVE MEETING ASTM C-33
3. COARSE AGGREGATE	ASTM C-33 GRAVEL OR CRUSHED STONE. SIZE GRADED FROM 1" DOWN TO 3/4" FOR COLUMN AND BEAM FOURS SHALL BE 1/2" AND DOWN.
4. WATER	SHALL BE POTABLE QUALITY.
5. STRENGTH	3,000 PSF @ 28 DAYS - SLAB-ON-GRADE, W/C RATIO (MAX)= 0.50 3,000 PSF @ 28 DAYS - FOOTINGS, W/C RATIO (MAX)= 0.55 3,000 PSF @ 28 DAYS - ALL OTHER CONCRETE, W/C RATIO (MAX)= 0.55
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FOUNDATIONS

- A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA SHALL INSPECT AND ASSURE THE ACCURACY OF ALL SURVEYS, TIES, AND BENCHMARKS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, ETC. WRITTEN ACCEPTANCE OF THE WORK INSPECTED SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER.

METALS

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITIONS OF A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL AND ASTM A-36, LATEST EDITION.
- WELDED OR BOLTED CONNECTIONS WHICH DEVELOP THE FULL STRENGTH OF THE MEMBERS WILL BE PERMITTED EXCEPT WHERE WELDED CONNECTIONS ARE SPECIFICALLY CALLED FOR ON THE DRAWINGS. ALL FELD WELDS SHALL BE REPAIRED WITH TWO COATS OF RUST INHIBITING PAINT OF THE SAME BRAND AND TYPE AS SHOP COAT.
- FURNISH ALL ANCHORS, CLAMPS, BOLTS, SCREWS, ETC., REQUIRED FOR THE COMPLETION OF THE WORK. AFTER FABRICATION, THOROUGHLY CLEAN STEEL AND COVER WITH SHOP COAT OF OIL-BASED RUST INHIBITING PAINT, "RUST-O-CHEK" OR EQUAL.
- AFTER ERECTION, TOUCH UP ALL AREAS WHERE SHOP COAT HAS WORN OFF. TOUCH UP FELD CONNECTIONS USING THE SAME BRAND AND TYPE OF PAINT AS FOR THE SHOP COAT.
- CONNECTION BOLTS SHALL BE 7/8" A-305 UNLESS OTHERWISE NOTED ON DRAWINGS.
- WELDING ELECTRODES SHALL BE E70XX UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE AND INSTALL, OR PROVIDE FOR OTHER TRADES WHEN REQUIRED, ALL MISCELLANEOUS METAL, STEEL AND METAL FABRICATIONS INCLUDING BUT NOT LIMITED TO HANGERS, ANCHORS, BOLTS, PLATES, SUPPORTS, LINTELS, BRACKETS AND OTHER MISCELLANEOUS ITEMS NECESSARY TO FRAME OR SUPPORT THE WORK.
- CONTRACTOR SHALL PROVIDE AND INSTALL GALVANIZED STEEL STUDS, EXPANSION JOINTS AND OTHER ACCESSORIES AS SHOWN ON THE DRAWINGS.
- THE ALL MEASUREMENTS IS FIELD AS REQUIRED TO VERIFY OR SUPPLEMENT T-OSE SHOWN ON THE DRAWINGS AND ASSUME RESPONSIBILITY FOR FIT OF ALL STRUCTURAL MEMBERS, STEEL JOISTS AND MISCELLANEOUS METALS.
- SEPARATE ALL DISSIMILAR METALS TO PREVENT GALVANICITY.

MASONRY

1. MORTAR SHALL CONFORM WITH ASTM C-91 FOR MASONRY CEMENT AND ASTM C-150 FOR PORTLAND CEMENT. MORTAR SHALL BE TYPE M OR S. EACH DAYS MIX SHALL CONFORM WITH ASTM C-270 SAND FOR MORTAR SHALL BE CLEAN, HARD, SHARP SAND CONFORMING TO ASTM C-144. WATER FOR MORTAR SHALL BE POTABLE.

- HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE CALVANIZED 9 GAUGE, TRUSS-TYPE AT EVERY OTHER BLOCK COURSE OR PER LOCAL CODE. LAP SPICES 6" MINIMUM.
- CONCRETE MASONRY UNITS SHALL CONFORM WITH ASTM C-90 HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL HEIGHT, 8" x 8" x 16".
- BRICK VENEER UNITS SHALL CONFORM WITH ASTM C-652, NORMAL 4" x 8" MODULAR HOLLOW CLAY BRICK. COLOR TO BE SELECTED BY OWNER.

- PROVIDE ALL SHAPES AND SIZES REQUIRED TO COMPLETE THE WORK WITH A MINIMUM OF CUTTING AND FINISHING. PLACEMENT OF UNIT MASONRY SHALL BE STRAIGHT, PLUMB AND TRUE TO TOLERANCE OF 1/8" IN TEN FEET. LEAF UNIT MASONRY IN RUNNING BOND WITH SUCCESSIVE COURSES LAPPED 1/2 OF A UNIT. MORTAR JOINTS TO BE 1/2", FLUSH UNLESS NOTICED OTHERWISE. AS THE WORK PROGRESSES, BUILD IN BOLTS, STRAPS, HANGERS, INSERTS AND OTHER ANCHORAGE DEVICES REQUIRED TO SUPPORT FRAMING AND OTHER WORK.
- PROVIDE CLEANOUT OPENINGS AT BOTTOM OF ALL CELLS TO BE FILLED WITH GROUT WHEN SUCH LEFT OR FOUR IS IN EXCESS OF 4 FEET WITH HEIGHT. PROVIDE CLEANOUTS AT EACH LEFT OR FOUR OF GROUT. SEAL CLEANOUTS AFTER INSPECTION AND BEFORE GROUTING.
- THE BEAMS ARE TO BE DROPPED AS REQUIRED AT WINDOW AND DOOR OPENINGS. SEE FLOOR PLAN FOR BEAM INFORMATION.
- CMU SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_m) OF 2,000 PSI.
- THE 28-DAY GROUT COMpressive STRENGTH SHALL BE 3,000 PSI MINIMUM.
- LAP ALL REINFORCING 48 BAR DIAMETERS.

- STANDARD JOINT REINFORCING SHALL BE PROVIDED AT 16" OC VERTICALLY IN SUPPORTED WALLS. JOINT REINFORCING SHALL BE PROVIDED AT 8" OC VERTICALLY IN CANTILEVERED WALLS. JOINT REINFORCING TYPE SHALL BE SPECIFIED BY ARCHITECT.
- UNLESS NOTED OTHERWISE ON PLAN SHEETS, REINFORCE ALL EXTERIOR AND LOAD BEARING CMU WALLS WITH A #5 FULL HEIGHT VERTICAL BAR CENTERED IN WALL AT 24" OC. ADDITIONALLY, PROVIDE A #5 VERTICAL FULL HEIGHT AT EACH WALL END AND CORNER. SEE TYPICAL CMU REINFORCING DETAIL FOR OTHER REINFORCING REQUIREMENTS. ALL CMU CELLS RECEIVING REINFORCING SHALL BE GROUTED SOLID.
- UNLESS PROVIDED ON ARCHITECTURAL DRAWINGS, PROVIDE VERTICAL CONTROL JOISTS AT A MINIMUM SPACING OF 28'-0" OC. JOISTS SHOULD NOT BE PLACED WITHIN 14'-0" FROM BUILDING CORNERS AND NOT CLOSER THAN 1'-4" TO OPENING EDGES AND MAJOR BEAM OR JOIST BEARING LOCATIONS. CONTRACTOR SHALL SUBMIT LAYOUT TO ARCHITECT FOR APPROVAL. IF JOIST LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS.
- BEAM EDGES, CMU LINTELS, MASONRY BENEATH STEEL BEAM AND JOIST BEARINGS, AND OTHER STRUCTURAL ELEMENTS SHALL EXCEED UNINTERRUPTED ACROSS CONTROL JOISTS.
- FILL ALL CELLS BELOW FINISHED GRADE.
- 16" U-CORNER OR BOND BEAM SHALL CONSIST OF TWO 8" KNOCK-OUT BLOCKS.
- BARS SPECIFIED TO BE EACH FACE SHALL BE HELD IN PLACE WITH SPACERS AND SHALL BE LOCATED 2 1/2" FROM EACH FACE TO THE CENTER OF THE BAR.
- MASONRY WORK SHALL BE INSPECTED IN ACCORDANCE WITH AIA 310-99 QUALITY ASSURANCE LEVEL 2.

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WOOD FRAMING

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AIA AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MINIMUM EXTREME FIBER STRESS IN BENDING (F_b)=1,200 PSI.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM LUMBER GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING: SIZE 2" TO 4" THICK x 2" TO 4" WIDE - NO. 2 OR #2 MEM / FR OR BETTER.
 - STUDS: SIZE 2" TO 4" THICK x 2" TO 6" WIDE - #1.0 GRADE.
 - STRUCTURAL JOISTS AND PLANS: SIZE 2" TO 4" THICK x 5" AND WIDER - NO. 2 OR BETTER D. LIGHT FRAMING: SIZE 2" TO 4" THICK x 2" TO 4" WIDE - STANDARD OR BETTER.
- PLYWOOD SHEATHING OR STRAND BOARD SHALL BE APA STRUCTURAL I, GROUP 1 SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS. NAIL WITH 80 NAILS AT 6" OC. ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESURE-TREATED.
- CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SIZED FOR EACH APPLICATION. FASTENERS SUBJECT TO WOODSPEL SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-B30.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PROVIDE ALL "DECKWOOD" AS REQUIRED FOR FINISHES, FIRE REQUIREMENTS AND WALL-HUNG EQUIPMENT.
- NAILS SHALL BE RIGHT CORNER WIRE NAILS, HOT-DIPPED CALVANIZED FOR EXTERIOR WORK, SUBSTITUTED UNLESS NECESSARY.
- COUPS, CONNECTIONS, HANGERS, HOLD-DOWNS, ETC. SHOWN ON THESE DRAWINGS ARE SIMPSON STRONG-TIE CONNECTIONS UNLESS OTHERWISE NOTED. FASTENERS OF OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THE LOAD VALUES OF THE SUBSTITUTED FASTENER FOR GROUP 1 WOOD SPECIES EQUALS OR EXCEEDS THE SPECIFIED FASTENER.
- NAILING OF ALL MEMBERS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. SEE CODE FOR TABLE.
- ALL SLEEPERS AND SILL SHALL BE MADE OF PRESSURE TREATED WOOD.
- AT OPENINGS 6" OR LESS PROVIDE ONE STUD UNDER HEADER. AT OPENINGS OVER 6" PROVIDE 2 STUDS UNDER HEADER. STUDS FULL HEIGHT EACH SIDE OF EXTERIOR OPENINGS SHALL EQUAL ONE HALF THE NUMBER OF STUDS INTERRUPTED BY THE OPENING BOUNDED UP (I.E., IF 5 STUDS ARE INTERRUPTED BY THE OPENING PROVIDE 3 FULL HEIGHT STUDS EACH SIDE OF THE OPENING IN ADDITION TO THE STUDS UNDER THE HEADER).
- AT OPENINGS, PROVIDE 1-LSTRAP SIMPSON STRAP TO STUDS EACH END OF HEADERS. PROVIDE 2 HEADER STRAPS AT OPENINGS 6" AND GREATER. WOOD REQUIRED (SEE SCHEDULE) FLOOR TO FLOOR STUDS BENEATH OPENING TO EACH SIDE OF OPENING (ONE HALF EACH SIDE). ALSO, PROVIDE LTRAP FOUNDATION HOLD-DOWN TO STUDS EACH SIDE OF OPENINGS 6" AND GREATER.
- SILL PLATE BOLT AND ANCHOR BOLT WADERS SHALL BE 1/2"x12" AT BEARING LOCATIONS WITH LIFTUP.
- ROOF SHEATHING SHALL BE 1/2" MINIMUM APA RATED SHEATHING, EXPOSURE 1 WITH 32/16 SPAN RATING.
- WALL SHEATHING SHALL BE 1/2" MINIMUM APA RATED SHEATHING, EXPOSURE 1 WITH 24/16 SPAN RATING. SHEATHING MAY BE ORIENTED VERTICALLY OR HORIZONTALLY FOR FLENGIBLE WALL FINISHES. SHEATHING MUST BE ORIENTED HORIZONTALLY FOR BRITTLE WALL FINISHES (STUCCO) UNLESS STRUCTURAL RATED SHEATHING OR 1/2" 5-PLY/5-LAYER PLYWOOD OR 1/2" OSB IS USED.
- NON SHEAR WALL WOOD WALL SHEATHING SHALL BE UNLOCKED. FASTEN SHEATHING TO STUDS #3 @ 6" OC AT PANEL EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS. FOR NAILING REQUIREMENTS AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE.
- PROVIDE A MINIMUM OF 3 STUDS UNDER BEAMS OR GREATER TRUSSES CARRYING FLOOR OR ROOF LOADS.
- ROOF JOIST SHALL BE LATERALLY SUPPORTED AT THE ENDS BY SOLID BLOOMING OR DIAGONAL TRUSS BRACING MAY BE OMITTED WHERE END OF JOIST IS NAILED TO A HEADER, BAND JOIST OR TO AN ADJOINING STUD. ALSO PROVIDE SOLID BLOOMING OR DIAGONAL STRUTS AT 8'-0" MAXIMUM SPACING.
- ALL DOUBLE HEADERS SHALL BE NAILED TOGETHER WITH 16D NAILS STAGGERED AT 15" ON CENTERS 2" FROM TOP AND BOTTOM HEADERS SHALL BE 2-2X12, UNLESS OTHERWISE NOTED.
- HOLES AND NOTCHES MUST BE APPROVED BY THE ENGINEER. IF APPROVED THE NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FOURTH THE DEPTH. HOLES BORED FOR PIPE OR CABLE SHALL NOT BE WITHIN THE TOP OR BOTTOM THIRD OF THE JOIST DEPTH AND THE DIAMETER OF SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE JOIST DEPTH. NOTCHES FOR PIPES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE JOIST DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN.

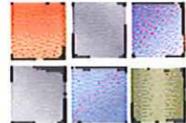
24. STRESS GRADE: SOUTHERN PINE NO. 2 OR ENGINEER APPROVED EQUAL. ALL DESIGN VALUES ARE UNDER NORMAL LOADING AND IN DRY CONDITIONS OF SERVICE. SIP MAY BE SUBSTITUTED FOR SPF.

- PRESSURE-TREAT LUMBER IN ACCORDANCE WITH THE MANUAL OF RECOMMENDED PRACTICE OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA).
- ALL FASTENERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE MADE OF TYPE 304 OR TYPE 316 STAINLESS STEEL UNLESS THE LUMBER IS TREATED WITH (CCA-CR OR SCA-CR), BUT NOT SCA (001) WITH 500UM SILICATE (N500).
- UNLESS OTHERWISE NOTED, USE THE FOLLOWING MINIMUM GRADE OF LUMBER FOR FRAMING:

SELECTION FOUNDATION WALLS OR SLAB ON GRADE	NO. 3 SIP
JOISTS, RAFTERS & HEADERS	NO. 2 SIP
PLATES, CAPS & BEAMS	NO. 2 SIP
STUDS	SEE SCHEDULE
POSTS & COLUMNS	NO. 2 SIP
- CONNECT OVER FRAMING (SUCH AS VALLEY TRUSSES) TO MAIN ROOF FRAMING BELOW WITH SIMPSON VICE WITH 4-10S NAILS INTO TRUSS AND 3-10s x 1 1/2" NAILS INTO CEILINGFRAMING OR 1x4s TO THIST STRAP @ 48" MAX. W/4-10s NAILS EACH END OF STRAP.
- POST EAVE AND CAPS FOR 4x4 AND 4x6 POST SHALL BE SIMPSON CB SERIES AT BASE AND OC SERIES AT CAP USE CORNER CAPS AT CORNER POSTS.
- CONVENTIONAL FASTENING AND STRAPPING HAVE BEEN SHOWN ON THESE DRAWINGS TO RESIST WIND LOADING. AN ALTERNATE SYSTEM USING FULL HEIGHT BOLTED ROOFS, CABLES, ETC. MAY BE SUBMITTED AS AN ALTERNATE. SUBMIT DETAILED SHOP DRAWINGS AND CALCULATIONS SHOWING THAT AN ALTERNATE REGISTERED ENGINEER APPROVAL PRIOR TO FABRICATION. THE SUBMITTAL SHALL ADDRESS THE FOLLOWING:
 - THE TOP PLATE MUST BE CONSIDERED AS TWO SEPARATE MEMBERS FOR TRANSFERRING UPLIFT FORCES TO THE ALTERNATE SYSTEM, UNLESS IT IS NAILED TOGETHER TO ACT AS ONE MEMBER (I.E. W/O A CALCULATION REQUIRED).
 - WOOD SHEATHING MAY BE USED TO TRANSFER THE UPLIFT FORCES PROVIDED ADDITIONAL NAILING IS PROVIDED AT THE TOP PLATE (SEE SDD 10-97 BY SDDO FOR ACCEPTABLE TABLES).
 - NAIL SPACING AT SHEARLINES WILL NEED TO BE INCREASED. SHEARLINES WITH 3" EDGE NAILING MAY NOT BE USED TO TRANSFER UPLIFT FORCES. SNAE NAILING CAN NOT BE INCREASED.
 - OSB/PLY BOARD WALL SHEATHING (EXCEPT AT CORNERS) SHEARLINES MAY BE USED TO TRANSFER UPLIFT FORCES PROVIDED SPECIAL NAILING IS PROVIDED.
 - WOOD WALL SILL AND/OR BOLT SPACING MUST BE PER THE SHEARWALL SCHEDULE. HOWEVER, EACH BOLT FOR THE ALTERNATE SYSTEM MUST REPLACE ONE SCHEDULED ANCHOR BOLT.
 - SHEARWALL HEADINGS AND FLOOR TO FLOOR STRAPPING AT END POSTS MUST BE PROVIDED AS SCHEDULED UNLESS A GOOD REPORT OR OTHER TESTING IS PROVIDED SHOWING THAT LATERAL SHEARWALL COLLECTION IS WITHIN ACCEPTABLE LIMITS.
 - CABLE SYSTEMS MUST BE PRE-TENSIONED TO RESIST LIFT LOADING. SUBMIT TENSIONING PROCEDURE FOR APPROVAL.
 - TRUSSES AND CONVENTIONAL FRAMING WILL BE FASTENED WITH CONVENTIONAL FASTENERS AS SHOWN ON THESE DRAWINGS, UNLESS AN ALTERNATE PROCEDURE IS SUBMITTED FOR APPROVAL.
 - ROOFS OR CABLES SHALL BE TIED OFF AT EACH FLOOR. IF NOT, END POSTS SPECIFIED AT THE GROUND FLOOR SHALL BE USED FULL HEIGHT.

- PRESSURE-TREAT LUMBER IN ACCORDANCE WITH THE MANUAL OF RECOMMENDED PRACTICE OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA).
- ALL FASTENERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE MADE OF TYPE 304 OR TYPE 316 STAINLESS STEEL UNLESS THE LUMBER IS TREATED WITH (CCA-CR OR SCA-CR), BUT NOT SCA (001) WITH 500UM SILICATE (N500).
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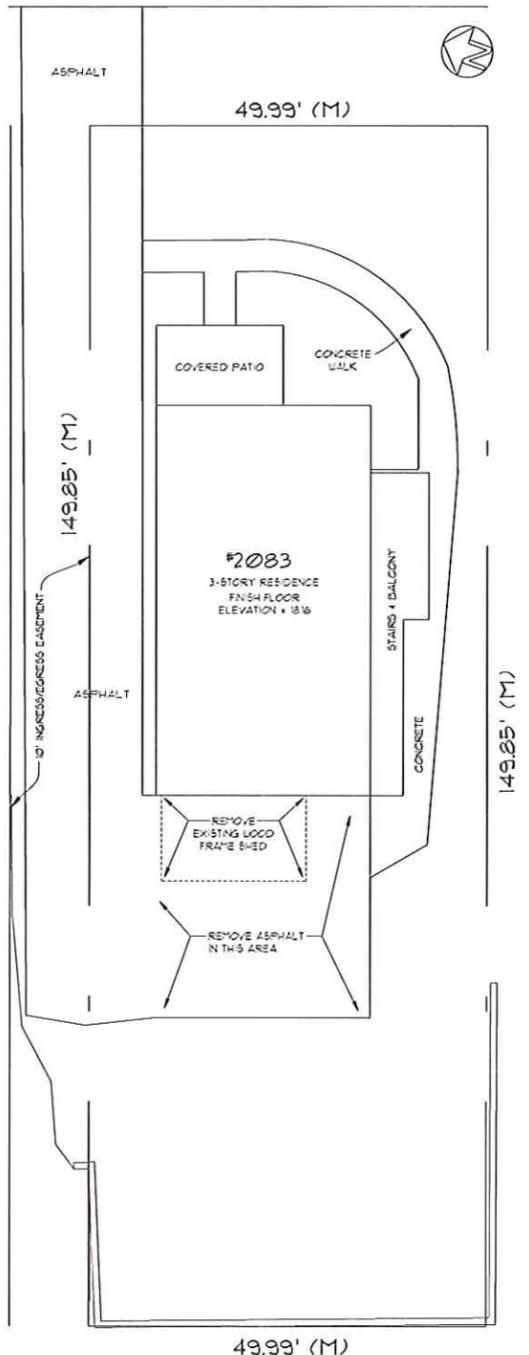


JPA

JOSEPH ROZZI ARCHITECT
 314 MOODY BOULEVARD
 FLAGLER BEACH, FLORIDA 32136
 T: (385) 439-5550 F: (385) 439-5651
 AR13178 ID-4843

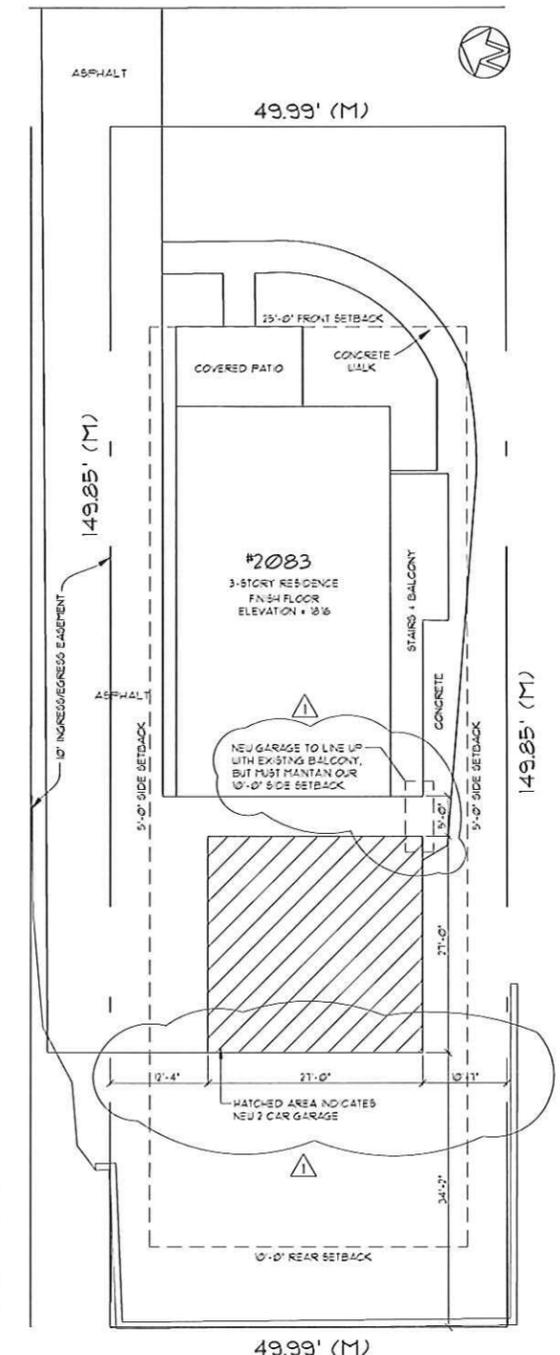


CENTRAL AVENUE N



EXISTING / DEMO SITE PLAN
 SCALE: 1" = 10'-0"

CENTRAL AVENUE N



SITE PLAN
 SCALE: 1" = 10'-0"
LEGAL DESCRIPTION:
 LOT 8, BLOCK 1, SANDS BEACH SUBDIVISION, AS PER MAP IN MAP BOOK 1,
 PAGE 70, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SITE DATA

ZONED:	SINGLE FAMILY RES
SETBACKS:	FRONT 25'-0"
	SIDE 5'-0"
	REAR 10'-0"
MAX BLDG HT:	35'-0"
MAX LOT COVERAGE:	46%
LOT SQ FT:	15004
BLDG FOOTPRINT:	2427
BLDG LOT COVERAGE:	32.4%

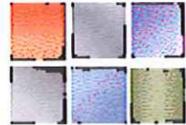
2 CAR ATTACHED GARAGE ADDITION FOR:
ED HOUSTON
 2083 N. CENTRAL AVE.
 FLAGLER BEACH, FLORIDA 32136

SITE PLAN

REV #	DATE	ISSUE	REV #	DATE	ISSUE
2.0.13		SIGNED AND SEALED			
5.20.13		OWNER REQUESTED CHANGE			

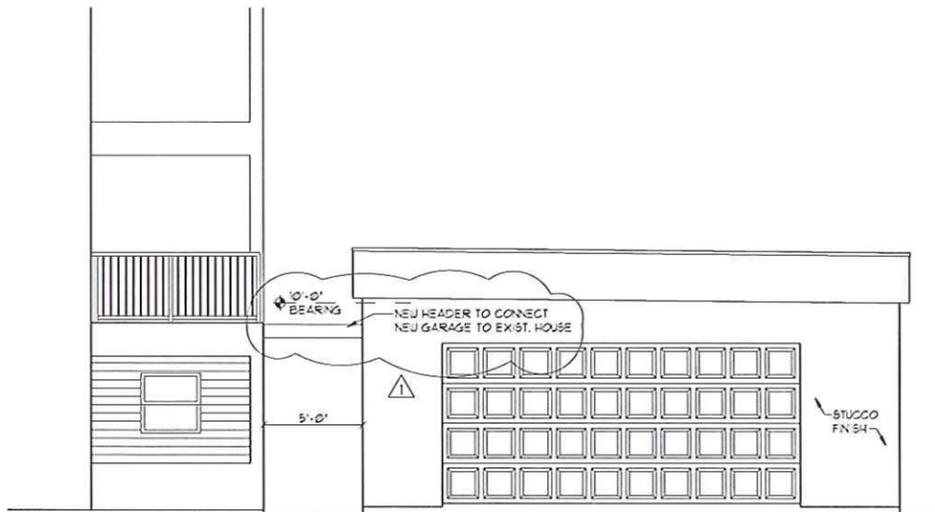
DATE:	12.10.2012	DRAWN:	DJS
JOB NO.:	212213	CHECKED:	JDP

0-1

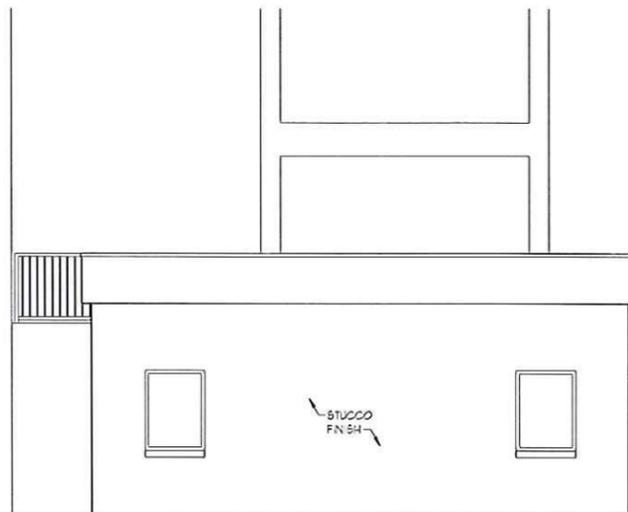


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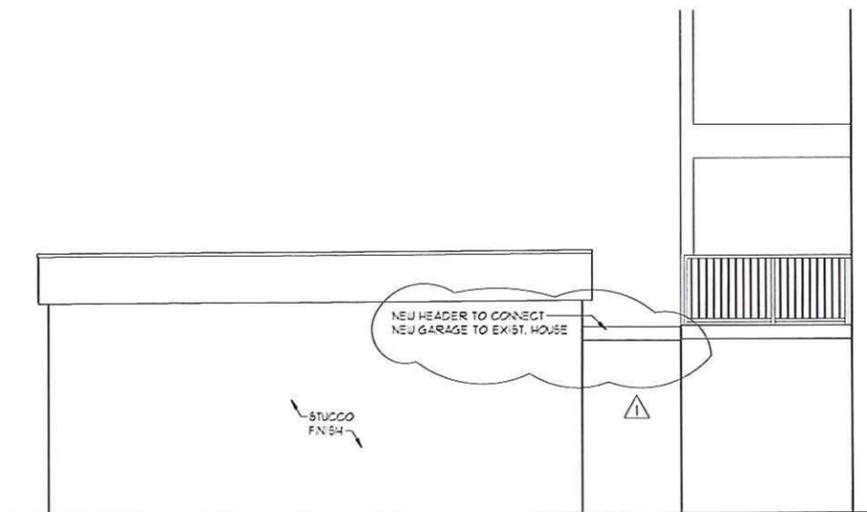
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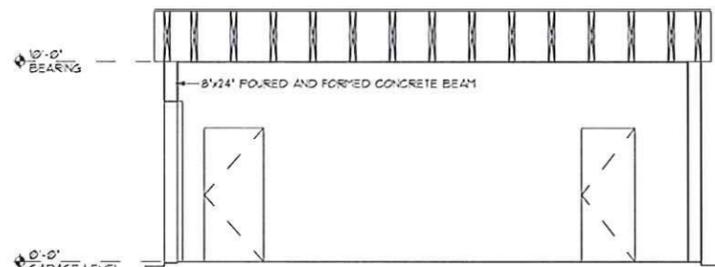
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



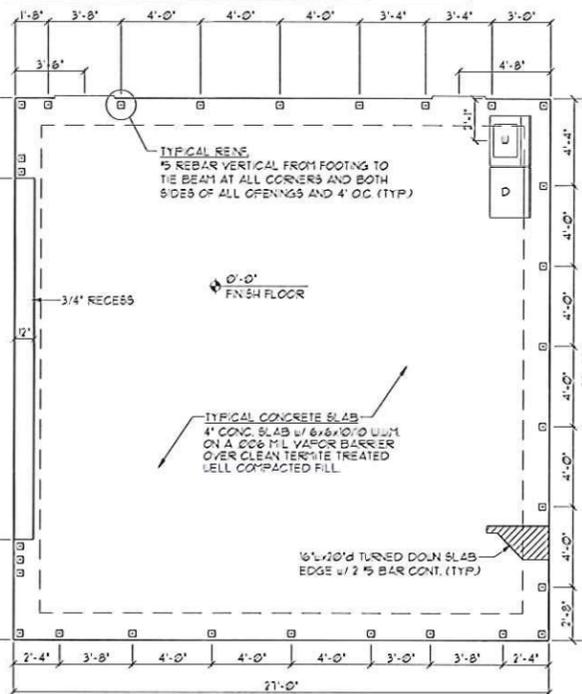
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



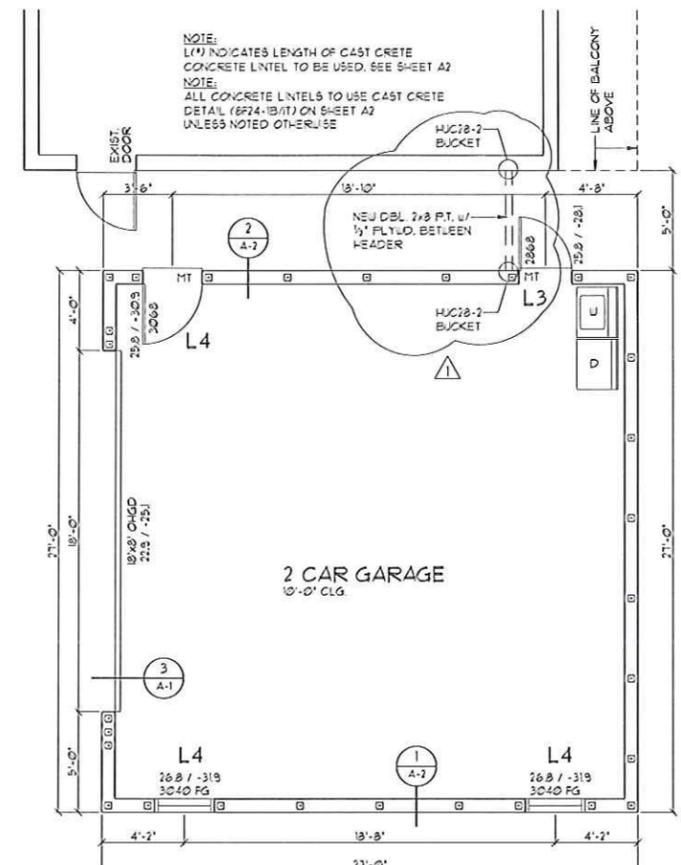
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

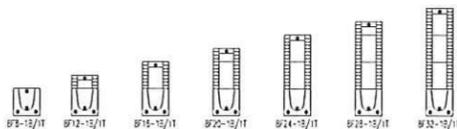


FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 128 SQ. FT. ADDITION



3. HEADER DETAIL
 SCALE: 3/4" = 1'-0"

LENGTH	TYPE	GRAVITY (PLF)							
		8UB	BF2-08	BF12-08	BF16-08	BF20-08	BF24-08	BF28-08	BF32-08
L1	2'-10" (24) PRECAST	2302	3166	4473	6039	7526	9004	10472	11935
L2	3'-5" (42) PRECAST	2302	3166	4473	6039	7526	9004	10472	11935
L3	4'-0" (48) PRECAST	2029	2325	2495	3457	4438	5410	6384	7358
L4	4'-5" (54) PRECAST	1651	2170	4027	6039	7526	9004	10472	11935
L5	5'-4" (64) PRECAST	1184	1655	2389	5097	6095	5400	6424	7470
L6	5'-10" (70) PRECAST	972	1000	1059	1474	1889	2304	2721	3137
L7	6'-5" (78) PRECAST	937	1459	2484	4144	5458	4437	5280	6122
L8	7'-5" (90) PRECAST	767	1255	2101	3263	2745	3358	3971	4585
L9	9'-4" (112) PRECAST	573	1255	2101	3263	5250	7134	8795	10270
L10	10'-6" (126) PRECAST	456	1029	1675	2365	1824	2439	2855	3333
L11	11'-4" (136) PRECAST	445	632	1049	1419	1210	1482	1754	2027
L12	12'-0" (144) PRECAST	414	768	1212	1818	2544	3469	4030	3127
L13	13'-4" (160) PRECAST	362	482	802	1125	915	1122	1328	1535
L14	14'-0" (168) PRECAST	338	658	1025	1514	2081	2774	3150	2424
L15	14'-5" (176) PRECAST	338	555	935	1365	1854	2441	3155	4044
L16	15'-4" (184) PRECAST	362	445	748	1076	1438	1855	2343	2920
L17	17'-4" (208) PRECAST	N.R.	351	648	919	1150	1452	1827	2260
L18	17'-4" (208) PRECAST	N.R.	455	700	1003	1335	1714	2153	2666
L19	17'-4" (208) PRECAST	N.R.	465	765	1370	2045	2810	3185	1260
L20	19'-4" (232) PRECAST	N.R.	420	695	1270	1855	2370	2920	2555
L21	21'-4" (256) PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
L22	22'-0" (264) PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
L23	24'-0" (288) PRECAST	N.R.	NR	NR	NR	NR	NR	NR	NR
L24	24'-0" (288) PRECAST	N.R.	130	240	470	720	1030	1350	1610



2 CAR ATTACHED GARAGE ADDITION FOR:
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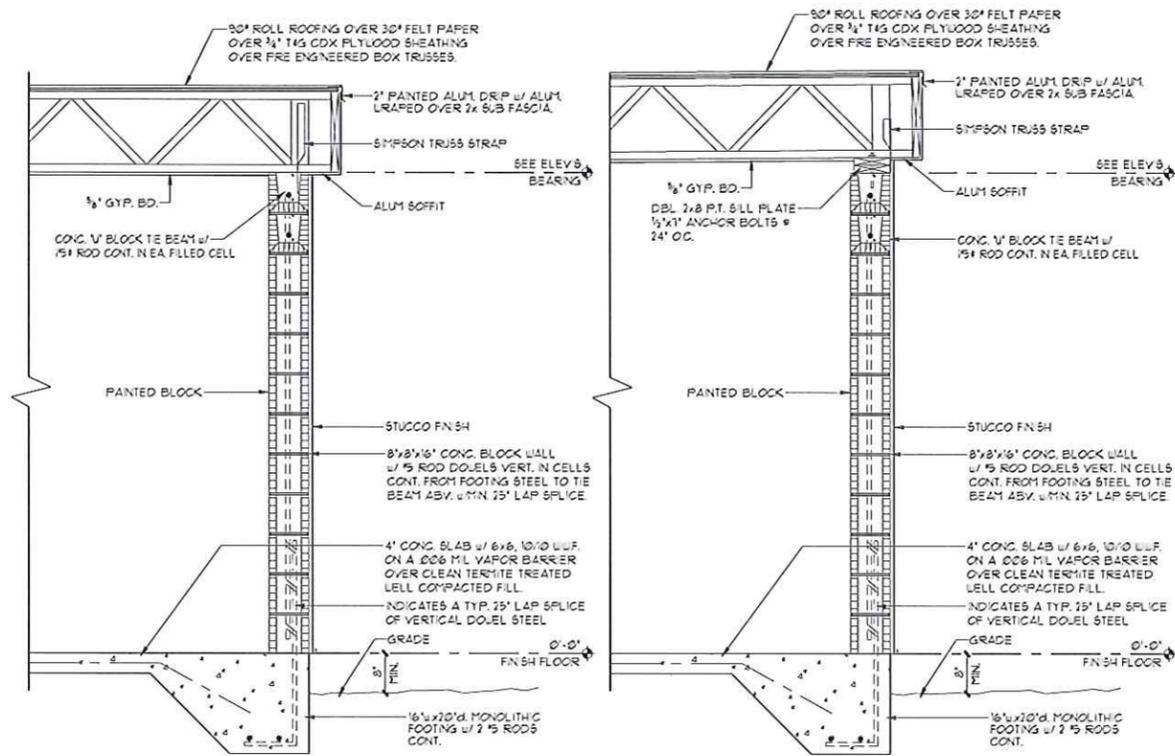
FOUND. & FLOOR PLANS AND ELEVATIONS

REV #	DATE	ISSUED	REVISION
1	12.10.2012	ISSUED	2.0.13 SIGNED AND SEALED
2	12.10.2012	ISSUED	5.20.13 OWNER REQUESTED CHANGE

DATE: 12.10.2012
 DRAWN: DJS
 JOB NO.: 212213
 CHECKED: JDP

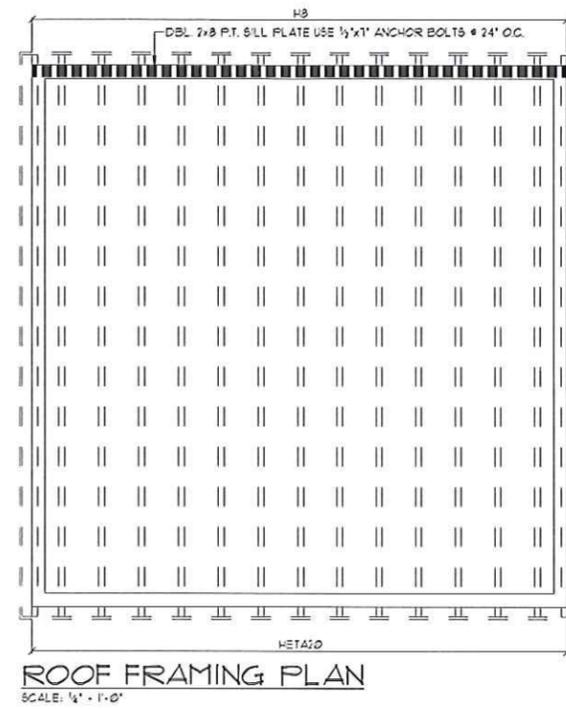
A-1

IMPORTANT!
 EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE OFFICES' ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK.



1. WALL SECTION
SCALE: 3/4" = 1'-0"

2. WALL SECTION
SCALE: 3/4" = 1'-0"



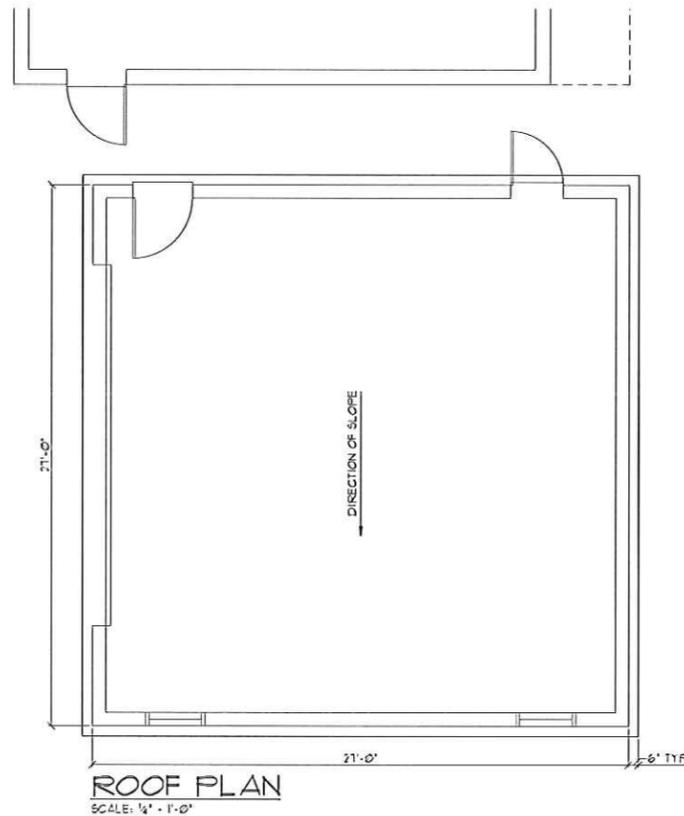
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONNECTOR SCHEDULE		
SIMPSON CONNECTORS		
DES	LR/LFT	FASTENER
FCR	5000	2-1/2" x 5" TO CONC. / 18-505/443 TO TRUSS
META-16	1450	7-104 x 1 1/2 1-PLY/ 8-164 2-PLY
META-18	1450	9-104 x 1 1/2 1-PLY/ 8-164 2-PLY
(2) META-15	1955	10-104 x 1 1/2 1-PLY
	1900	14-164 2-PLY
META-16	1505	10-104 x 1 1/2 1-PLY/ 8-164 2-PLY
META-20	1505	10-104 x 1 1/2 1-PLY/ 8-164 2-PLY
(2) META-20	2035	10-104 x 1 1/2 1-PLY
	2500	12-164 2-PLY
WTF	3925	(1) 5/8 ANCHOR BOLT TO CONCRETE, (22) 104 TO WOOD
WTF-2	10980	2-3/4" x 9" AB SET IN EPOXY TO CONCRETE, 18-104 TO WOOD
WTF-3	10530	2-3/4" x 9" AB SET IN EPOXY TO CONCRETE, 18-104 TO WOOD
WTS-12	1000	14-104 x 1 1/2
WTS-20	1450	24-104 x 1 1/2
LSTA-12	970	10-104
LSTA-18	1235	14-104 BEAM TO POST
META-24	1640	18-104
META-26	2250	24-104
WTS-36	3915	36-104 x 1 1/2
WTS-48	5280	48-104 x 1 1/2
ASU 44	2200	5/8" x 9" AB SET IN EPOXY TO CONCRETE, 12-164 TO WOOD
ASU 66	2300	5/8" x 9" AB SET IN EPOXY TO CONCRETE, 12-164 TO WOOD
HCSA	7460	3/4" x 9" AB SET IN EPOXY TO CONCRETE, 3 7/8" THROUGH BOLTS TO WOOD (MIN. 3 1/2" MEMBER)
LT119	1350	1-3/4" OR 3/4" x 9" AB SET IN EPOXY TO CONC., (8)-164 SHIMERS TO WOOD
LT120B	1450	1-5/8" OR 3/4" x 9" AB SET IN EPOXY TO CONC., (10)-164 x 1 1/2 TO WOOD
LT1-31	2310	1-5/8" OR 3/4" x 9" AB SET IN EPOXY TO CONC., (13)-104 x 1 1/2 TO WOOD
WIT-28-B	2725	1-5/8" OR 3/4" x 9" AB SET IN EPOXY TO CONC., (24)-164 TO WOOD
WIT-22	5250	1-5/8" OR 3/4" x 9" AB SET IN EPOXY TO CONC., (32)-164 SHIMERS TO WOOD
MHA 3.56/11.88	3475	1-5/8" OR 3/4" x 9" AB TO CONC., 18-104 TO WOOD
PLSC 412	1810	6-3/8" x 2-1/4" TAPCONS (3-FER FLANGE) TO CONC., 10-164 TO WOOD
PLSC 412	3240	6-3/8" x 2-1/4" TAPCONS (3-FER FLANGE) TO CONC., 10-164 TO WOOD
PLS	550	10 PLATE 8-84 TO STUDS 8-84
PLS 5	415	10 - 84
PLS 10	-	12 - 104
MHA 5.50/11.88	-	-
MS	455	8 - 84
MTH 5	860	7 - 104, (4) - 1/4" x 1-1/4" TAPCONS
MTH 6	1000	14 - 104

ALL ANCHOR BOLT CONNECTIONS TO SLAB CAN BE SUBSTITUTED WITH 5/8" x 9" THREADED ROD MINIMUM 6" EMBEDMENT SET IN EPOXY

ALL ANCHOR BOLT CONNECTIONS TO BLOCK TO BE SUBSTITUTED WITH 5/8" x 9" THREADED ROD MINIMUM 6" EMBEDMENT SET IN EPOXY

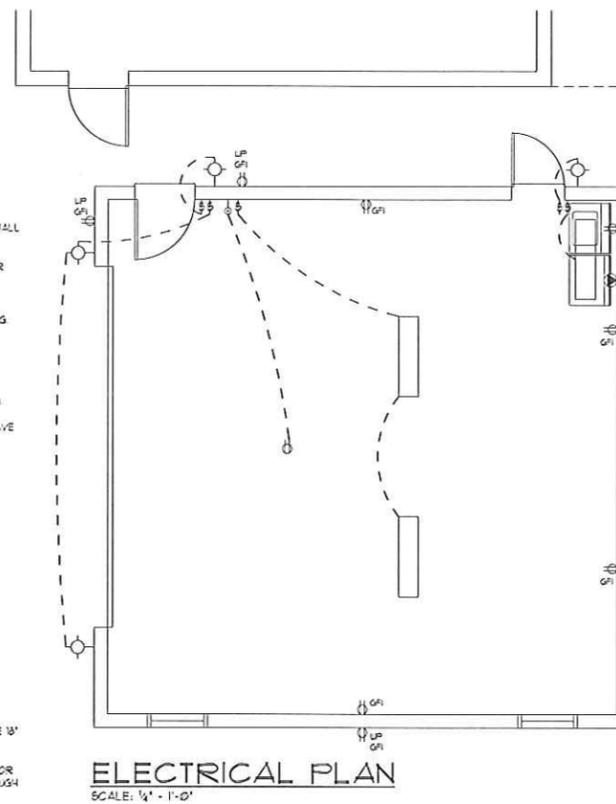
ALL CONNECTOR VALUES BASED ON SIMPSON PRODUCT CATALOG C-2012



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

GENERAL STRUCTURAL NOTES:

- 1) ALL ROOF STRUCTURE MEMBERS, INCLUDING SOFFIT, FASCIA, FLASHING, DRIP-EDGE, MOISTURE BARRIERS, SHINGLES, TILE, AND METAL SHEATHING, SHALL BE INSTALLED IN COMPLIANCE WITH FBC 10-0.
- 2) ALL EXTERIOR WOOD FRAME WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. SEE SHEAR WALL DETAILS.
- 3) ALL CMU WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. PROVIDE ONE SOLID CELL AT EACH END WITH (1) #5 ROD FROM FTG TO TIE BEAM. ALL SPLITS ON REBAR TO BE 25" MIN.
- 4) EPOXY MAY BE USED IF J-BOLT OR DOWN ROD IS MISSING. 1/2" EDGE W/ 2" WASHER MAY BE SUBSTITUTED, (EMBEDDED 1" MIN).
- 5) TRUSS ANCHORS IN THE TIE BEAM MAY BE OFFSET 2" MAX WITH BLOCKING.
- 6) ALL DOUBLE TOP PLATES AT THE SHEAR AND BEARING WALLS SHALL HAVE MIN OF 4'-0" OVERLAP PROVIDE 9-16D NAILS (1 TYP).
- 7) 3 EA. MULTI SHOT - 1-1/4" FNS #11 MAY BE USED IF HURRICANE STRAP IS MISSING.
- 8) ALL ROOF TRUSS HANGERS TO BE SIMPSON HUS16 OR EQUAL. ALL FLOOR TRUSS HANGERS TO BE SIMPSON TH422 OR EQUAL.
- 9) FASTENERS TO BE CORROSION RESISTANT CONFORMING TO 50126 FBC, R50523 FBC-R, ASTM F 1611 & ASTM A 641, CLASS 1.
- 10) UNDERLAYMENT TO COMPLY WITH 50123 FBC, R50523 FBC-R & (TESTING PER ASTM D 216 TYPE I OR ASTM D 4863, TYPE II).
- 11) ASPHALT SHINGLES TO COMPLY WITH 50125 FBC, R50524 FBC-R & ASTM D 215 OR ASTM D 3482 ATTACHMENT SHALL CONFORM TO ASTM D 3481 (MODIFIED TO 10 YPW) OR M-DC 101-55).
- 12) FLASHING TO COMPLY WITH 50123 FBC, R50523 FBC-R.
- 13) DRIP EDGE TO COMPLY WITH 50133 FBC, R50528 FBC-R.
- 14) SHINGLE OVER RIDGE VENT BY FLASHING OR APPROVED EQUAL, PROVIDE W/ 50 N. PER LINEAR FT, INSTALL PER MANUF. WRITTEN INSTRUCTIONS.
- 15) IF THERE IS NOT ENOUGH OF LINEAR RIDGE VENT THE ROOFING CONTRACTOR WILL BE REQUIRED TO CALCULATE THE REQUIRED QUANTITY AND INSTALL ENOUGH OFF-RIDGE VENTS TO SATISFY THE FVA.
- 16) ALL NAILS SHALL BE COMMON UNO.



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

ELECTRICAL LEGEND

- CEILING FAN
- FLOOR OUTLET
- WALL OUTLET
- OUTSIDE OUTLET
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- DIMMER SWITCH
- VARIABLE FAN SWITCH
- 220 OUTLET
- FLOOD LIGHTS
- FAN-LITE
- ELECTRICAL BOX
- UNDER CAB. LIGHTS
- VACUUM DUST PAN
- VACUUM OUTLET
- J-BOX
- EXIT SIGN
- SPEAKER
- CABLE OUTLET
- PHONE JACK
- FLOOR PHONE / DATA JACK
- EYEBALL LIGHT
- CAN LIGHT
- CEILING LIGHT
- WALL LIGHT
- SMOKE DETECTOR
- FLOURESCENT
- THERMOSTAT
- DATA
- ROPE LIGHTING
- EMERGENCY BACK UP LIGHTS
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

2 CAR ATTACHED GARAGE ADDITION FOR:
ED HOUSTON
2083 N. CENTRAL AVE.
FLAGLER BEACH, FLORIDA 32136

ROOF FRAMING & ELECT. PLANS & WALL SECTION

REV #	DATE	ISSUE	REV #	DATE	ISSUE
2.0.13		SIGNED AND SEALED			
3.00.13		OWNER REQUESTED CHANGE			

DATE: 12.10.2012 DRAWN: DJS
JOB No.: 212213 CHECKED: JDP

A-2

PROTECTO CM100 WATER RESISTANT COATING



Premium Building Products
That Protect

CM100 Water Resistant Coating is an alternative material to sheet good membrane products. CM100 is a flexible and breathable water resistant coating. It is an advanced liquid acrylic polymer based coating that is specifically designed for the demanding requirements of water resistant coatings. CM100 is approved for coating all types of above and below grade masonry, masonry block, concrete and poured foundation walls, window and door openings, ADA, glassed, and vertical or horizontal concrete substrates.

Gaps and cracks less than 1/8" must be sealed with Protecto Sealant 250L or Protecto Patch Gaps 1/8" - 1/4" must be filled with Protecto Patch Gaps before CM100 Water Resistant Coating may be applied. CM100 Water Resistant Coating may be applied directly over unsealed Protecto Sealant 250L or Protecto Patch.

For Concrete and Masonry, if needed, rough surface to ensure the area to be sealed is clean and free from any contaminants. Concrete and masonry must be cured at least 7 days at 75°F. On fill-up and patch-in-place concrete, unsealed drips and sanding may be necessary to remove sand, release compounds, and to provide an anchor pattern. Fill holes, air pockets and other voids with Protecto Patch.

To improve the performance in selected areas:

- Use caution when preparing the substrate to create a uniform surface.
- Cuts, cracks and through wall openings must be patched using Protecto Patch.
- Fill voids and openings around window and doors using Protecto Patch.

APPLICATION

CM100 may be applied with a brush, roller or spray nozzle without dilution. For spraying application, and depending upon sprayer equipment used, the recommended dilution is 0.027 to 0.031 inches with minimum pressure of 1000 psi. CM100 can be brushed or rolled onto the substrate. Equipment cleans up with water.

A minimum total wet application of 50 mls is required for a water-resisting, one coat application.

WARRANTY

Protecto Wrap Company expressly warrants, subject to the Exclusion of Warranties provision set forth below, that its products shall be fit for the ordinary purposes for which such products are intended for a period of ten (10) years. NO OTHER EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES including implied warranties of MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE shall be applicable to any product(s) of Protecto Wrap Company, except to the extent that any of such products are specifically covered by an express warranty that is provided in writing to a particular purchaser by an authorized employee of Protecto Wrap Company.

In the event of a breach of any product warranty extended by Protecto Wrap Company, Protecto Wrap Company's liability and the associated claimant's sole and EXCLUSIVE REMEDY OR EXPRESS WARRANTIES shall be limited to the replacement of the defective product(s) FOR REPAIR OR IN PLACE REPAIRS according to the original sales price, or that the claimant will electively be limited only to the portion of the normal market value of the defective product(s) which has elapsed since the purchase date of the product(s). Under no circumstances shall Protecto Wrap Company be liable for any consequential damages, including any labor costs that may be incurred with a breach of any product warranty extended by Protecto Wrap Company.

- BENEFITS**
- One coat application (based upon a 50 ml wet application)
 - No primer required
 - Can be applied directly to damp walls
 - Can apply over high pH substrates
 - Dries fast, no odor
 - Surface cure within 30 minutes depending on climate
 - Can be painted
 - Brush, roller, or spray
 - Continuous coverage, eliminates seams
 - Reduces potential mold growth
 - Technical assistance available

LIMITATIONS

Do not be painted over. Do not dilute CM100 Water Resistant Coating. Store indoors at temperatures above 32°F. It is recommended that the temperature should be 28°F and rising before application. Do not apply CM100 Water Resistant Coating when the threat of rain is imminent. CM100 Water Resistant Coating is not designed to be used as a waterproofing coating to stop moisture penetration caused by cracks or holes in the surface.

KEEP OUT OF REACH OF CHILDREN

INSTALLATION

CM100 Water Resistant Coating can be applied directly to block walls after the mortar joints have taken initial set. CM100 Water Resistant Coating can be applied to poured concrete walls after the form have been removed.

NOTE

Coverage: Approximately 60 square feet per gallon (based upon a 50 ml wet application) and depending on the porosity of the surface. Call your local Protecto Wrap Representative for additional information.

PREPARATION

Repair all structural deficiencies before applying CM100 Water Resistant Coating. Patch over or surfaces not to be coated, such as doors, windows and floors, prior to applying CM100 Water Resistant Coating.

EXCLUSION OF WARRANTIES

Protecto Wrap Company assumes no warranty regarding the installation of its products. In addition, if Protecto Wrap Company's products are not properly installed, due to product warranties, expressed or implied shall apply to the products that have been properly installed.

TECHNICAL SERVICES

Technical advice furnished by Protecto Wrap Company concerning any use or application of CM100 Water Resistant Coating is valid as current technology allows. Protecto Wrap Company makes no warranty, expressed or implied, of any use of application for which such advice is furnished.

TECHNICAL INFORMATION

Properties	Test Method	Test Results
Tensile Strength	ASTM D 412 - 1978a	4200 psi
Hydrostatic Pressure Test	ICBO AC 29	41.52 bursting pressure (in H ₂ O)
Low Temperature Flexibility	ASTM 1970, Section 7.7	No cracking, damage, or leakage
Water Absorption	AC 29, Section 4.3	12% Absorption
Water Vapor Transmission	ASTM E 55	2.58 (grains/hr-ft ²) 7.8 perms
Extensibility after heat aging	ASTM C 836-2000, Section 6.12	No cracking, tearing or breaking
Extensibility after resistance to Darcy	ASTM E 154-1999, Section 13	No rupture, cracking, pinholes, or other perforations were observed
Elongation	ASTM E 154-1999, Section 13	125%
Resistance to water	ASTM D 2937-1998, Section 15	No softening, loss of adhesion, or reabsorption was observed
Flexibility	ASTM D 2937-1998, Section 16	Rating Number 1. No cracks, hairline or efflorescence, no loss of adhesion.
Water Absorption	AC 29, Section 4.3	0.12% absorption
Film Thickness, Vertical Surface	ASTM C 836, Section 5.9	0.02 in.
Color Fastness of Surface Coating UV Resistance	ASTM D 2555-1999	No change after 100 hours
Resistance to Mold Growth of Surface Coating	ASTM D 3273-94	No mold growth observed

Drying time @ 77°F, 50% RH:

Temp & Humidity Dependent
Touch within an hour

Regulatory Information

US Federal regulations:

O.S.H.A.:

CERCLA:

White Type:

VOC:

Exempt from TSCA

Flint Hazardous

Manufacturing Record Section 313

Acrylic Blend

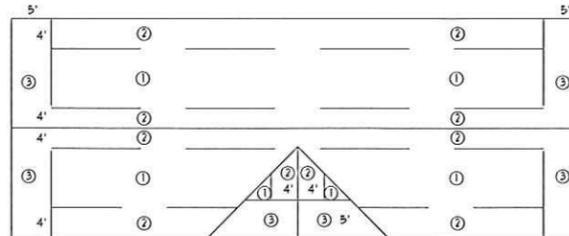
Contains <100 ppm VOC



PROTECTO WRAP COMPANY
(800) 759-9727
www.protectowrap.com

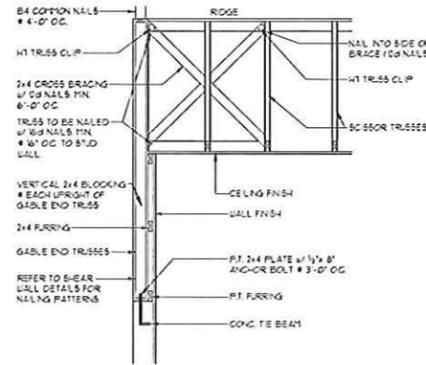


CMU Rev 4/27/17

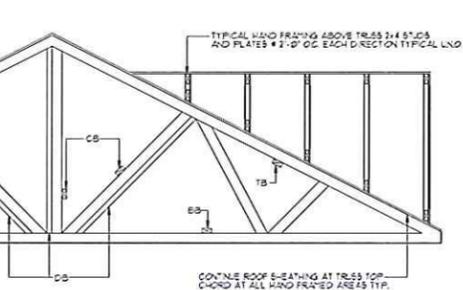
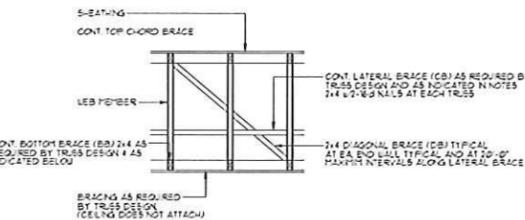


NAILING PATTERNS

1. USE 8D COMMON NAILS FOR ALL FASTENERS IN NAILING ZONE 3 IN 130 MPH WIND SPEEDS AND WHERE GROUP III SPECIES FRAMING LUMBER IS USED IN 130 MPH WIND SPEED.
2. BRACE FASTENERS 4" OC. MN. AT GABLE ENDWALL OR GABLE TRUSS.
3. FASTENER SPACING AT INTERMEDIATE SUPPORTS IN NAILING ZONE 1 MAY BE 12" OC. IN 130 MPH WIND SPEEDS AND WHERE GROUP II SPECIES FRAMING LUMBER IS USED IN 130 MPH WIND ZONES.

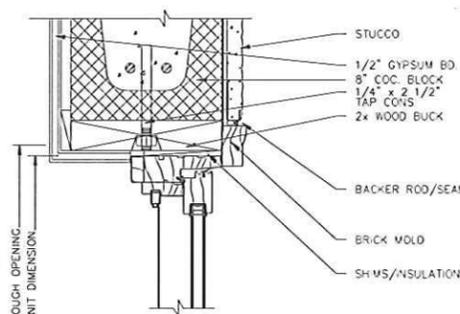


GABLE END TRUSS BRACING DETAIL
SCALE: 1/4" = 1'-0"



TYP. ROOF TRUSS BRACING

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

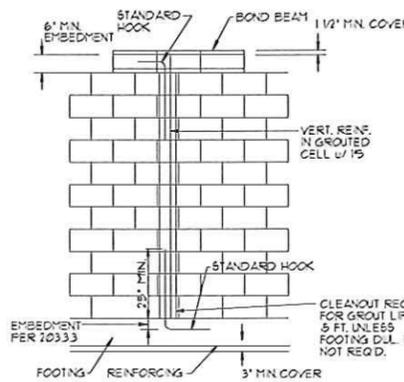


HEAD DETAIL (TYP.)
CONC. BLOCK / STUCCO

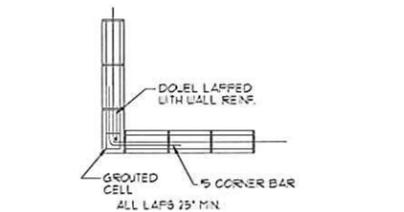
SCALE: 3/4" = 1'-0"

TRUSS NOTES:

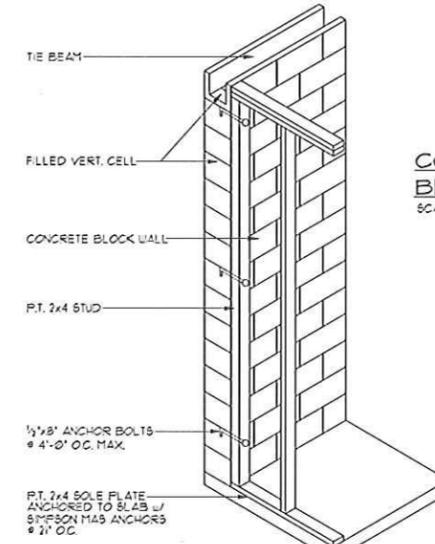
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO BRACING LOAD TRUSS COMMENTARY AND RECOMMENDATION ON BUILT-UP TRUSS PLATE INSTITUTE NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEETING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENTS IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF PLYWOOD SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF PLYWOOD ON ANY PAIR OF TRUSSES AND SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIALS (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA. THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
2. ALL BRACING (DB/CB/BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER. ALL LATERAL BRACING SPECIFIED BY TRUSS MANUFACTURER SHALL HAVE ADDITIONAL DIAGONAL BRACES @ 7'-0" OC. MAX.
3. ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER AND SHALL BE ATTACHED WITH 2x4 NAILS AT EACH TRUSS INTERSECTION.
4. MINIMUM BRACING SHALL BE 2x4 CONTINUOUS AT TOP AND BOTTOM CHORDS 6'-0" OC. MAXIMUM ADD DIAGONAL BRACING AS SHOWN ABOVE.
5. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
6. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS 17'. SEE TYPICAL TRUSS BLOCKING DETAILS.



TYPICAL WALL REINFORCING DETAIL
SCALE: 1/4" = 1'-0"



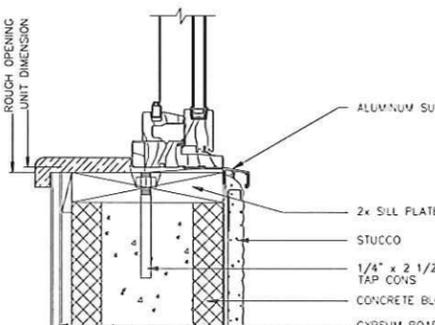
CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT
SCALE: 1/4" = 1'-0"



TYP. FRAME TO BLOCK CONNECTION
SCALE: 1/2" = 1'-0"

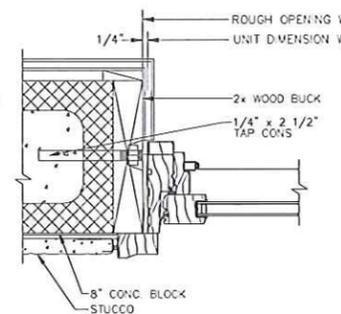
COMMON WIRE TO GUN NAIL CONVERSION

COMMON WIRE NAIL	(FOR NAIL SPACING)		DUJ PASLOUCÉ CATALOG NAILS	EDGE FIELD	
	EDGE	FIELD		EDGE	FIELD
2d	6"	12"	091331/091332/091331	5"	10"
	3"	12"		3.5"	10"
				2.5"	10"
10d	8"	12"	40333	5"	10.5"
	4"	12"		3.5"	10.5"
	3"	12"		2.5"	10.5"



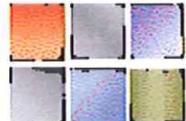
SILL DETAIL (TYP.)
CONC. BLOCK / STUCCO

SCALE: 3/4" = 1'-0"



JAMB DETAIL (TYP.)
CONC. BLOCK / STUCCO

SCALE: 3/4" = 1'-0"



JPA

JOSEPH POZZOLUO ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32135
T: (386) 439-5650 F: (386) 439-5651
AR 13178 ID 4843

JOSEPH POZZOLUO ARCHITECT



2 CAR ATTACHED GARAGE ADDITION FOR:
ED HOUSTON
2083 N. CENTRAL AVE.
FLAGLER BEACH, FLORIDA 32136

DETAILS

REV #	DATE	ISSUE	ISSUE
2.5.13		SIGNED AND SEALED	
5.20.13		OWNER REQUESTED CHANGE	

DATE:	DRAWN:
12.10.2012	DJS
JOB NO.:	CHECKED:
212213	JDP

A-3



City of Flagler Beach

To: Don Deal, Chairperson, Planning and Architectural Review Board
Planning and Architectural Review Board Members

FROM: Chad T. Lingenfelter, AICP, PTP, City Planner

RE: #VAR 13-07-01 – 3632 South Central Avenue Variance

DATE: June 26, 2013

Applicant and Property Owner: Roy E. and Susan J. Wildman, 3632 South Central Avenue, Flagler Beach, Florida 32136

Property: 3632 South Central Avenue – 29-12-32-4981-00000-0070

Future Land Use: Medium Density Residential

Zoning District: MDR, Medium Density Residential

Summary

Pursuant to the *City of Flagler Beach Code of Ordinances, Appendix A, Land Development Regulations, Section 8.04.16., Variances*, the applicant is requesting a variance from the *City of Flagler Beach Land Development Regulations Section 2.04.02.9. Zoning District Schedule Two: Lot, Density, Yard, Height and Lot Coverage Requirements* to permit a 16.33' rear yard variance to allow a townhouse dwelling setback 8.67' from the west property line and to permit 35 percent lot coverage variance to allow 75 percent lot coverage. The subject properties are zoned as Medium Density Residential, contain approximately 0.04 acre, and are generally located south of the intersection of Clubhouse Drive and South Central Avenue. The larger of the subject properties is occupied with a 1,629 square foot townhouse dwelling. The smaller of the subject properties has been recently conveyed from the Palm Haven Town House Association to the applicant and property owner.

Analysis

The Planning and Architectural Review Board shall recommend such variances as will not be contrary to the public interest and where, owing to special conditions a literal enforcement of the provisions of this ordinance will result in unnecessary and undue hardships. In order to recommend any variance from the terms of this ordinance the Planning and Architectural Review Board must and shall find each of the following criteria is met by the applicant, and the Board's written findings shall be sent to the City Commission. The applicant's responses to each of the prescribed criteria and are as follows:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
"Building permits to construct Florida Rooms at the rear of 4 of the 10 Palm Haven

Townhouses were previously issued as a matter of right on four different occasions, in the years of 2006 and 2007. These Florida Rooms were built and precedence was established. These permits, which were issued as a matter of right, misled us as to the potential of this property. We bought this property with the immediate intent to add a like Florida Room to our home."

2. That the special conditions and circumstances do not result from the action of the applicant;

"Our intent to build the Florida Room at the rear of our home was based on the existence of Florida Rooms at the rear of 4 of the 10 Palm Haven Townhouses which had been previously issued, as a matter of right, on four different occasions in the years 2006 and 2007."

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district;

"No special privilege will be given to the applicant by grant the variance. Building permits to construct Florida Rooms at the rear of 4 of the 10 Palm Haven Townhouses have already been granted as a matter of right. These Florida Rooms were constructed and stand today."

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

"We purchased our Townhouse knowing that 4 Florida Rooms had been allowed as a matter of right to 4 of the 10 Palm Haven Townhouses. These building permits, which had been issued as a matter of right, misled us to the potential of the property. We bought this property with the immediate intent to add a like Florida Room."

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

"The design and planned construction of the 10 by (approximately) 16 ft. Florida Room is identical to the 4 Florida Rooms which already exist on 4 of the 10 Palm Haven Townhouses. Any less of a variance would create a situation in which the Florida Room unlike the others. In addition, any less of a variance would create a situation in which the Florida Room would not be functional for the intended furniture and purpose."

6. That the grant of the variance will be in harmony with the general intent and purpose of this ordinance, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

"The granting of the variance for the Florida Room to be constructed at the rear of our Townhouse will be in harmony with the other 4 Florida Rooms which were allowed as a matter of right to the Palm Haven Townhouses. Our property to the rear abuts open land, the former Palm Haven Golf Course. The request before you will not be injurious to the area or detrimental to the public welfare."

The applicant's application repeatedly asserts that the building permits for the four (4) existing Florida Rooms within the Palm Haven Subdivision plat were granted as a matter

of right. However, staff's review of the plat, the approval, and the *Land Development Regulations* in force at the time of platting and the Florida Room building permit applications in 2006 and 2007 are the same as they are in the present. The rear yard setback in the MDR, Medium Density Residential zoning district for a townhouse is 25 feet and the lot coverage is 40 percent. Staff has not been able to identify the justifications for the approvals of the subdivision plat, ten (10) townhouses built, nor the four (4) Florida Room additions, all nonconforming. Therefore, Florida Rooms for the Palm Haven Townhouses are not entitled.

Staff's review of the requested variances and the prescribed criteria for granting the variances are as follows:

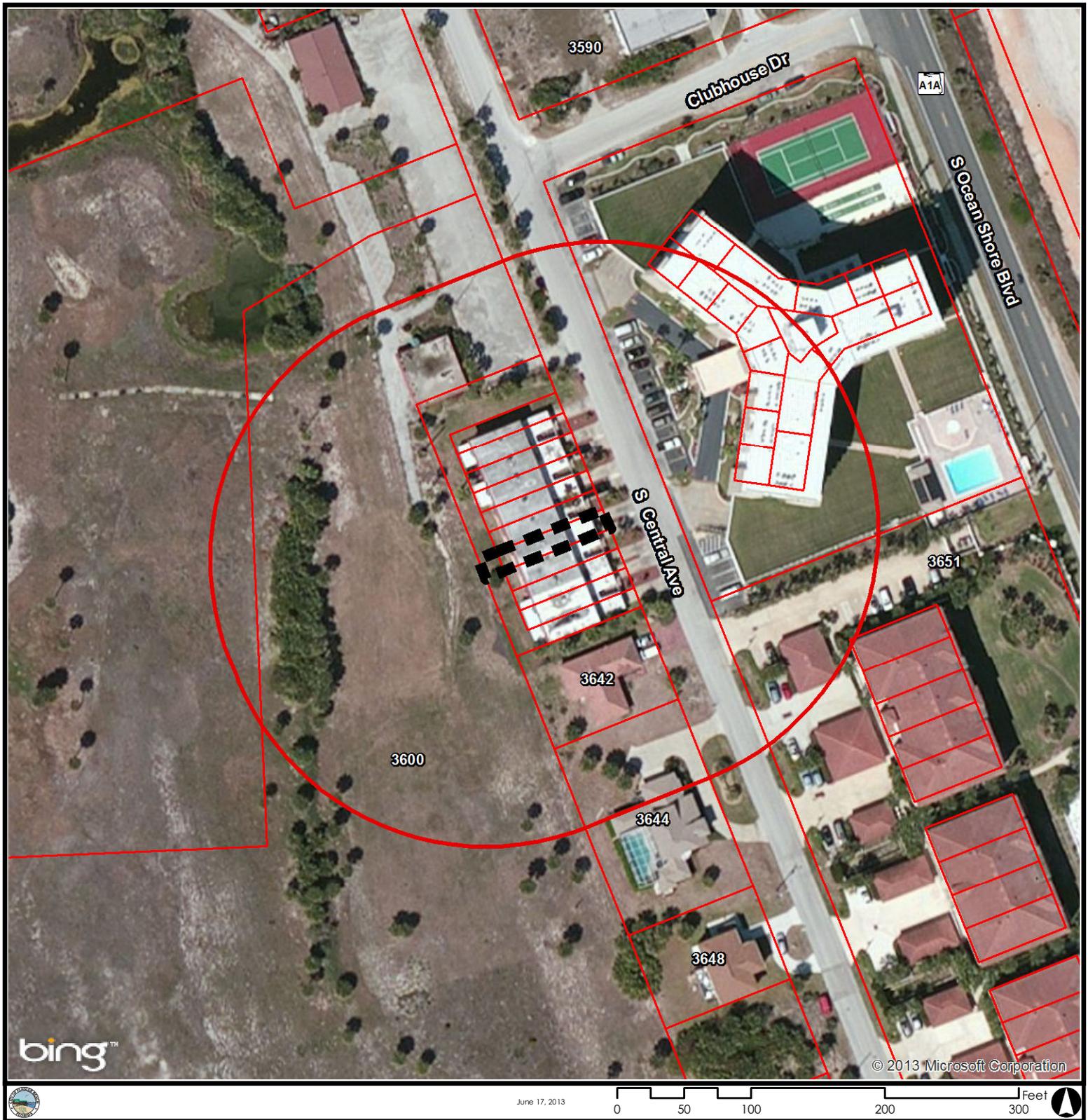
1. Special conditions and circumstances do exist which are peculiar to the land and structure involved and which are not applicable to other lands, structures or buildings in the same zoning district. The Palm Haven Subdivision was platted, and the townhouses were subsequently built, with the rear yards less than the required 25 feet and the lot coverage exceeding 40 percent.
2. Special conditions and circumstances do not result from the action of the applicant. The Palm Haven Subdivision was platted, and the townhouses were subsequently built, with the rear yards less than the required 25 feet and the lot coverage exceeding 40 percent. This is not due to any actions of the applicant.
3. The granting of the variances requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district;
4. The literal interpretation of the provisions of this ordinance is depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
5. The variances requested are the minimum variances that will make possible the reasonable use of the land and structure.
6. The granting of the requested variances will be in harmony with the general intent and purpose of this ordinance, and the requested variances will not be injurious to the area involved or otherwise detrimental to the public welfare.

Staff finds that each of the criteria is met by the applicant.

Recommendation

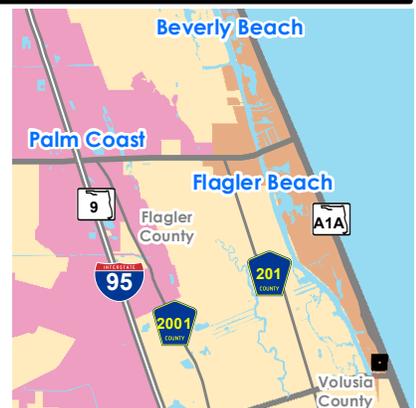
Staff recommends that the Planning and Architectural Review Board recommend that the City Commission approve the requested variance for the subject properties to allow a townhouse dwelling setback 8.67' from the west property line and to allow 75 percent lot coverage.

Enclosure: Variance Application Packet



Legend

-  Subject Properties
-  200 Foot Radius of 3632 South Central Avenue
-  Parcels



Sources: Flagler County Property Appraiser's Office, Florida Department of Transportation, and Microsoft Corporation
 The data contained in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, timeliness, completeness, merchantability, and fitness for, or the appropriateness for, the use rests solely with the requester. The City of Flagler Beach makes no warranties, expressed or implied, as to the appropriate use of the data contained in this map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



City of Flagler Beach
 P.O. Box 70 105 S. 2nd Street
 Flagler Beach, Florida 32136
 Phone (386) 517-2000 Fax (386) 517-2016

Zoning Variance – (ZV)

DATE: June 6, 2013

PETITION NO.:

Pursuant to Section 8.05.13 of the Land Development Regulations, I hereby request a variance of the Zoning Code as described below:

PETITIONER:

Susan and Roy Wildman

ADDRESS: 3632 South Central Ave.

PHONE NO.: 386-793-8584

OWNER OF SUBJECT PROPERTY:

SAME

ADDRESS: SAME

PHONE NO.:

PETITIONER'S RELATION TO SUBJECT PROPERTY:

Personal Full Time Residence

ADDRESS/LEGAL DESCRIPTION:

3632 South Central Avenue

LOT: 7 BLOCK: SUBDIVISION: Palm Haven Subdivision ZONING DISTRICT: MDR

SECTION(S) OF THE CODE TO BE APPLIED FOR VARIANCE REQUEST:

2.04.02.9

ATTACH A JUSTIFICATION STATEMENT ADDRESSING ALL SIX CRITERIA FOR THIS VARIANCE REQUEST AS FOLLOWS: (See Attachment "A" Variance Standards.)

- | | |
|-------------------------------------|------------------------------|
| 1. Special conditions/circumstances | 4. Hardship |
| 2. Actions of Applicant | 5. Minimum variance |
| 3. Special privilege | 6. General intention purpose |

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

SIGNATURE OF PETITIONER: Susan Y. Wildman

DATE: 6/6/13



Variance Application – Attachment A

Requested Variances: (1) Variance from the rule of 25 feet reduced by 16.33 feet so the Florida Room can be built up to 8.67 feet of the rear lot line. (2) Variance from the rule of 40% lot coverage increased by 35% so the lot coverage can be 75%.

Variance Standards

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

Building permits to construct Florida Rooms at the rear of 4 of the 10 Palm Haven Townhouses were previously issued as a matter of right on four different occasions, in the years of 2006 and 2007. These Florida Rooms were built and precedence was established. These permits, which were issued as a matter of right, misled us as to the potential of this property. We bought this property with the immediate intent to add a like Florida Room to our home.

2. That the special conditions and circumstances do not result from the actions of the applicant.

Our intent to build the Florida Room at the rear of our home was based on the existence of Florida Rooms at the rear of 4 of the 10 Palm Haven Townhouses which had been previously issued, as a matter of right, on four different occasions in the years 2006 and 2007.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

No special privilege will be given to the applicant by granting the variance. Building permits to construct Florida Rooms at the rear of 4 of the 10 Palm Haven Townhouses

have already been granted as a matter of right. These Florida Rooms were constructed and stand today.

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

We purchased our Townhouse knowing that 4 Florida Rooms had been allowed as a matter of right to 4 of the 10 Palm Haven Townhouses. These building permits, which had been issued as a matter of right, misled us to the potential of the property. We bought this property with the immediate intent to add a like Florida Room.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

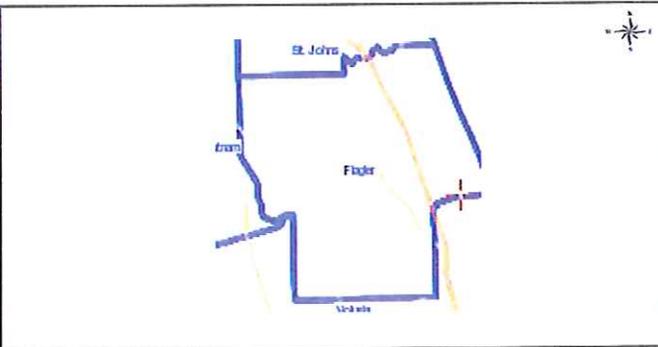
The design and planned construction of the 10 by (approximately) 16 ft. Florida Room is identical to the 4 Florida Rooms which already exist on 4 of the 10 Palm Haven Townhouses. Any less of a variance would create a Florida Room unlike the others. In addition, any less of a variance would create a situation in which the Florida Room would not be functional for the intended furniture and purpose.

6. That the grant of the variance will be in harmony with the general intent and purpose of this ordinance, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance for the Florida Room to be constructed at the rear of our Townhouse will be in harmony with the other 4 Florida Rooms which were allowed as a matter of right to the Palm Haven Townhouses. Our property to the rear abuts open land, the former Palm Haven Golf Course. The request before you will not be injurious to the area or detrimental to the public welfare.



Flagler County Property Appraiser			
Parcel: 29-12-32-4981-00000-0070 Acres: 0.03			
Name:	FITZPATRICK RICHARD J	Land Value	18,000
Site:	3632 CENTRAL AVE S	Building Value	56,497
Sale:	\$0 on 01-2008 Vacant=N Qual=U	Misc Value	288
Mail:	3632 S CENTRAL AVE	Just Value	74,785
	FLAGLER BEACH, FL 32136	Assessed Value	74,785
		Exempt Value	49,785
		Taxable Value	25,000

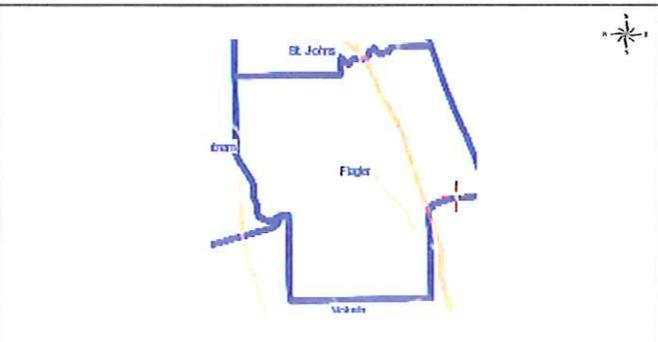


The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 02/26/13 : 09:55:44



Flagler County Property Appraiser			
Parcel: 29-12-32-4981-00000-0070 Acres: 0.03			
Name:	FITZPATRICK RICHARD J	Land Value	18,000
Site:	3632 CENTRAL AVE S	Building Value	56,497
Sale:	\$0 on 01-2008 Vacant=N Qual=U	Misc Value	288
Mail:	3632 S CENTRAL AVE FLAGLER BEACH, FL 32136	Just Value	74,785
		Assessed Value	74,785
		Exempt Value	49,785
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The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 02/26/13 : 09:57:41

February 12th 2013

*To Whom It May Concern:
At residents 3632 So Central Ave
Flagler Beach, Florida 32136*

*I Carmen DeCrosta as president of the Palm Haven
Townhomes, give permission to build a screen room
That will be 16X10 in dimension. In accordance with
The accordance of the existing screen rooms.*

Thank You



Carmen DeCrosta

City of Flagler Beach

Permit Application Routing Slip

Address: 3632 S. Central Ave
Job Type: Florida Room Addition
Contractor: Lewis Ames

Date Received:

Zoning Review Paid

Planning & Zoning

Approved Date: _____

Disapproved Date: 8 Feb 2013

Approval Signature: _____

MDR, Med. Dir. & Resident

- 1. Improvement extends onto common area property owned by Palm Haven Homeowner Association. Need provisions for this allowance.
- 2. Improvement is within 25 foot rear setback yard. Review Required.

Public Works/Development

Approved Date: _____

Disapproved Date: _____

Approval Signature: _____

Building Official

Approved Date: 2-12-13

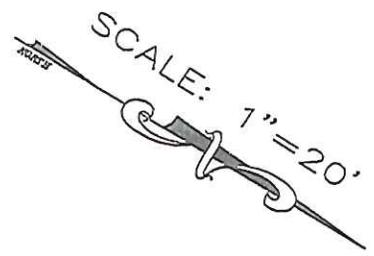
Disapproved Date: 2-5-13

Approval Signature: _____

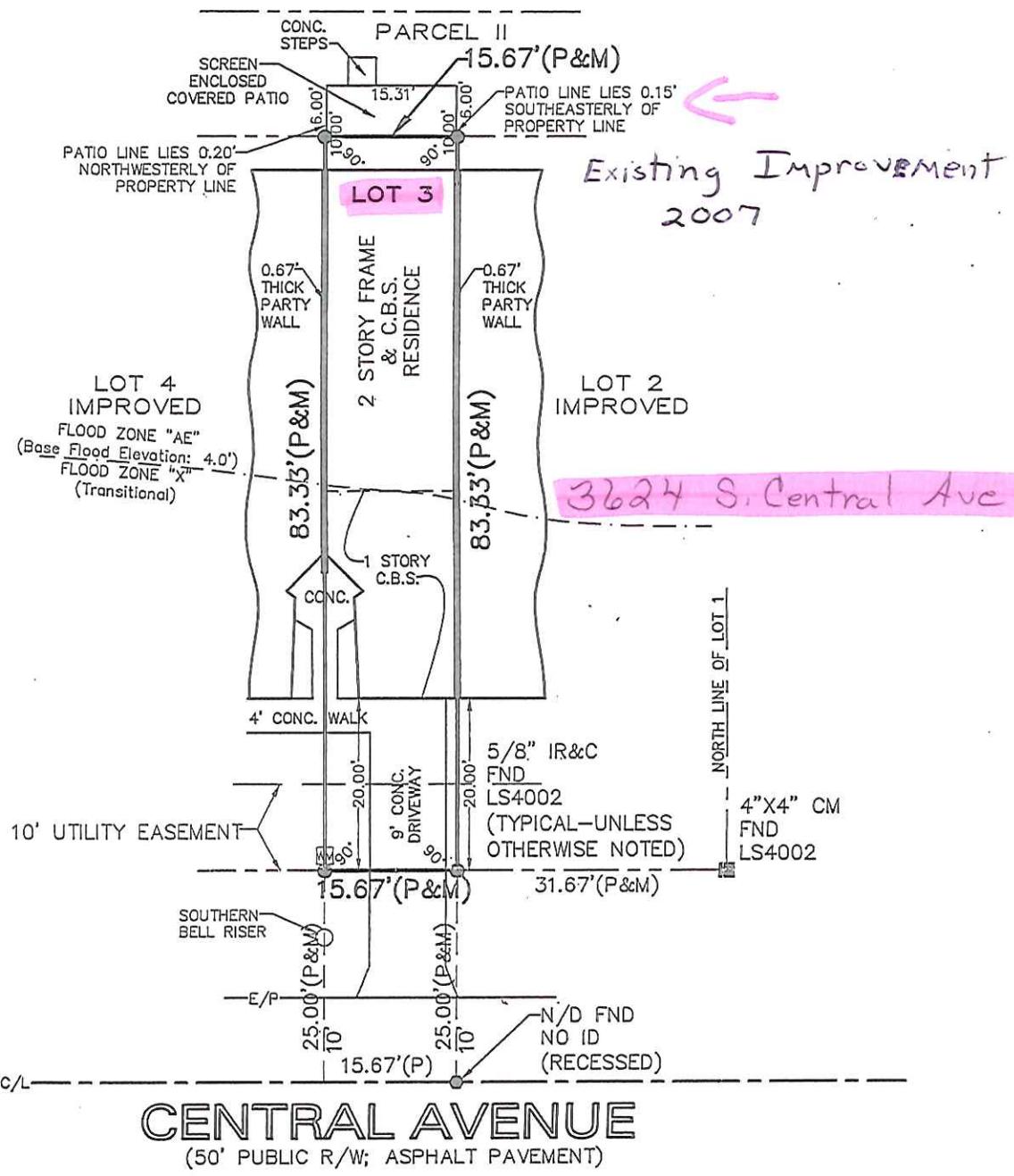
R403.1.4 Foundation Minimum Depth

Permit Issued

Date:



GOLF COURSE



Existing Improvement
2007

3624 S. Central Ave

CENTRAL AVENUE
(50' PUBLIC R/W; ASPHALT PAVEMENT)

TYPE OF SURVEY: BOUNDARY AND LOCATION

DESCRIPTION: LOT 3, PALM HAVEN SUBDIVISION, ACCORDING TO PLAT THEREOF, MAP BOOK 27, PAGE 20, AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LEGEND:

- IR&C 5/8" Iron Rod & Cap set
- IR&C 5/8" Iron Rod & Cap found
- IP 1/2" Iron Pipe
- N/D Nail and Disk set
- N/D Nail and Disk found
- PCP Permanent Control Point
- CM 4"x4" Concrete Monument set
- CM 4"x4" Concrete Monument found
- FND Found
- C/L Center Line
- R/W Right of Way
- (P) Plat Bearing & Distance
- (M) Measured Bearing & Distance
- CONC. Concrete

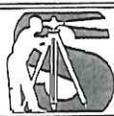
- B.M. Bench Mark
- T.B.M. Temporary Bench Mark
- Δ Delta
- R Radius
- L Length
- CB Chord Bearing
- CH Chord Distance
- PC Point of Curvature
- PI Point of Intersection
- MSL Mean Sea Level
- C.M.P. Corrugated Metal Pipe
- LB Licensed Business
- LS Licensed Surveyor
- F.F. Finish Floor Elevation
- N.R. Non-Radial to Curve
- CATV Cable Tv Riser

- C.B.S. Concrete Block & Stucco
- O.R. Official Records Book & Page
- N.G.V.D. National Geodetic Vertical Datum
- N.A.V.D. North American Vertical Datum
- E/P Edge of Pavement
- TOP Top of Bank
- TOE Toe of Slope
- O/E Overhead Electric
- P/P Power Pole
- C/S Concrete Slab
- Manhole
- Cable Television Riser
- Water Meter
- Electric Meter
- Fire Hydrant

NOTES:

1. The entire map encompassing this survey is recorded in Map Book 27, Page 20.
2. No elevations shown on survey.
3. Underground improvements and utilities not located.
4. No bearings shown on survey.
5. Property lies in Flood Zone "X" (Transitional) & "AE", (Base Flood Elevation: 4.0'), with reference to Map No. 12035C0261D, Effective Date: July 17, 2006. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency.
6. Description provided by client.
7. No search for encumbering instruments was made by surveyor.
8. Error of closure meets or exceeds 1:7500 feet.

Prepared for:
LOU AIMES
73 ZAUN TRAIL
PALM COAST, FL 32164



STEPHENSON SURVEYING, INC. (LB#6422)

4721 E. Moody Blvd. Ste. 308 • P.O. Box 1836, Bunnell, FL 32110
Bunnell (386) 437-2363 • Daytona Beach (386) 252-4725 • Fax (386) 437-0030

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17 Florida Administrative Code.

David T. Wilcox 12-3-07

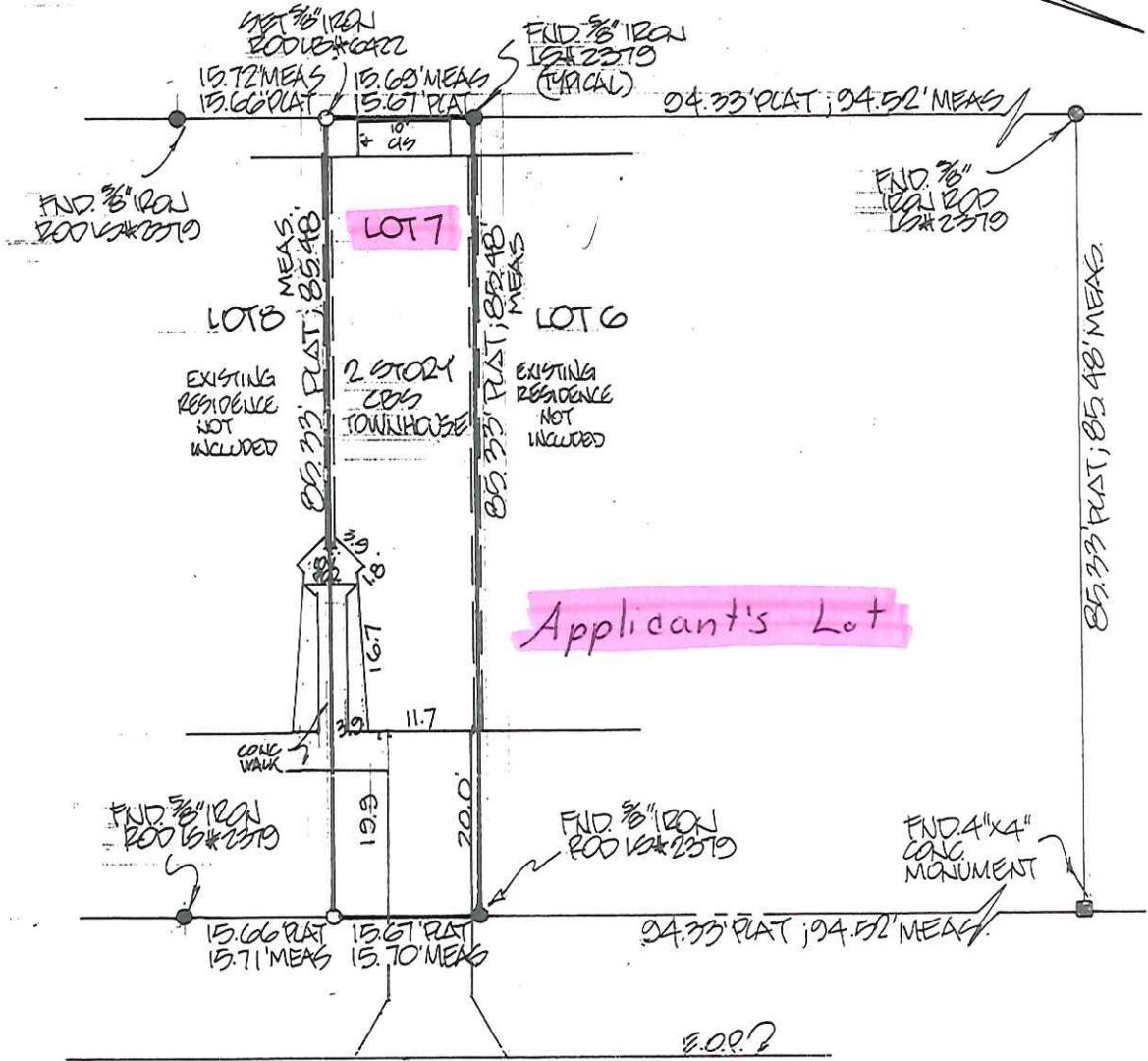
DAVID T. WILCOX, No. 5871 ROBERT DeGAETANO, No. 6183 DAN A. WILCOX Jr., No. 5749
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	11/28/07	12/03/07	07-3032	NC
Form Board				
Foundation				
Final				
File Location: FLAGLER/PLATS/PALM HAVEN/LOT 3				

SHEET
1
OF
1

- CERTIFIED TO:
1. STEWART TITLE GUARANTY, COMPANY
 2. RICHARD FITZPATRICK & ALAYNE FITZPATRICK
 3. SUNTRUST BANK, EAST CENTRAL FLORIDA
 4. FLAGLER COUNTY ABSTRACT COMPANY

SCALE: 1"=20'



SOUTH CENTRAL AVENUE

(50' PUBLIC R/W, ASPHALT PAVT)

LEGAL DESCRIPTION

Lot 7, PALM HAVEN SUBDIVISION; as recorded in Map Book 27, Page 20; Public Records of Flagler County, Florida.

- NOTES:
1. Description provided by client.
 2. No bearings shown on plat.
 3. Property lies in Flood Zone "C", as shown on Flood Insurance Rate Map (FIRM), Community Panel Number 120087 0002 B, Effective Date: May 15, 1985.

LEGEND:	P.C.P. - Permanent Control Point	△ - Delta	P - Plat
● Iron Rod Found	P.R.M. - Permanent Reference Monument	R - Radius	D - Deed
○ Iron Rod Set	N/D - Nail and Disk	L - Length	O/E - Overhead Electric
■ Concrete Monument Found	B.M. - Bench Mark	CH - Chord	O.R. - Official Records Book & Page
□ Concrete Monument Set	T.B.M. - Temporary Bench Mark	C.B. - Chord Bearing	P.O.R. - Point of Reference
C/L - Center Line	P.C. - Point of Curvature	TAN - Tangent	P.O.B. - Point of Beginning
R/W - Right of Way	P/P - Power Pole	N.G.V.D. - National Geodetic Vertical Datum	P.T. - Point of Tangency
E.O.P. - Edge of Pavement	M.H. - Man Hole	C.C.C.L. - Coastal Construction Control Line	P.R.C. - Point of Reverse Curve
I.P. - Iron Pipe	WM - Water Meter	M.S.L. - Mean Sea Level	P.C.C. - Point of Compound Curve
L.S. - Licensed Surveyor	CONC. - Concrete	M.H.W. - Mean High Water	P.S.I. - Point of Street Intersection
L.B. - Licensed Business	C.B.S. Concrete Block & Stucco	MEAS. - Measure	

BOUNDARY SURVEY FOR	
FLAGLER COUNTY ABSTRACT COMPANY	
P.O. BOX 398	
BUNNELL, FL 32110	
Job No. 99-2221	Date of last field work 5-10-99
REVISED:	

STEPHENSON SURVEYING, INC. (LB #6422)
 204 N. Railroad St. • P.O. Box 1836 • Bunnell, FL 32110
 Bunnell 904/437-2363 • Daytona Beach 904/252-4725

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes and adopted in Chapter 61G17 Florida Administrative Code.

[Signature]
 DAN A. WILCOX, Reg. Fla. Land Surveyor No. 2238

"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper."



Florida Rooms Lots 1 + 3



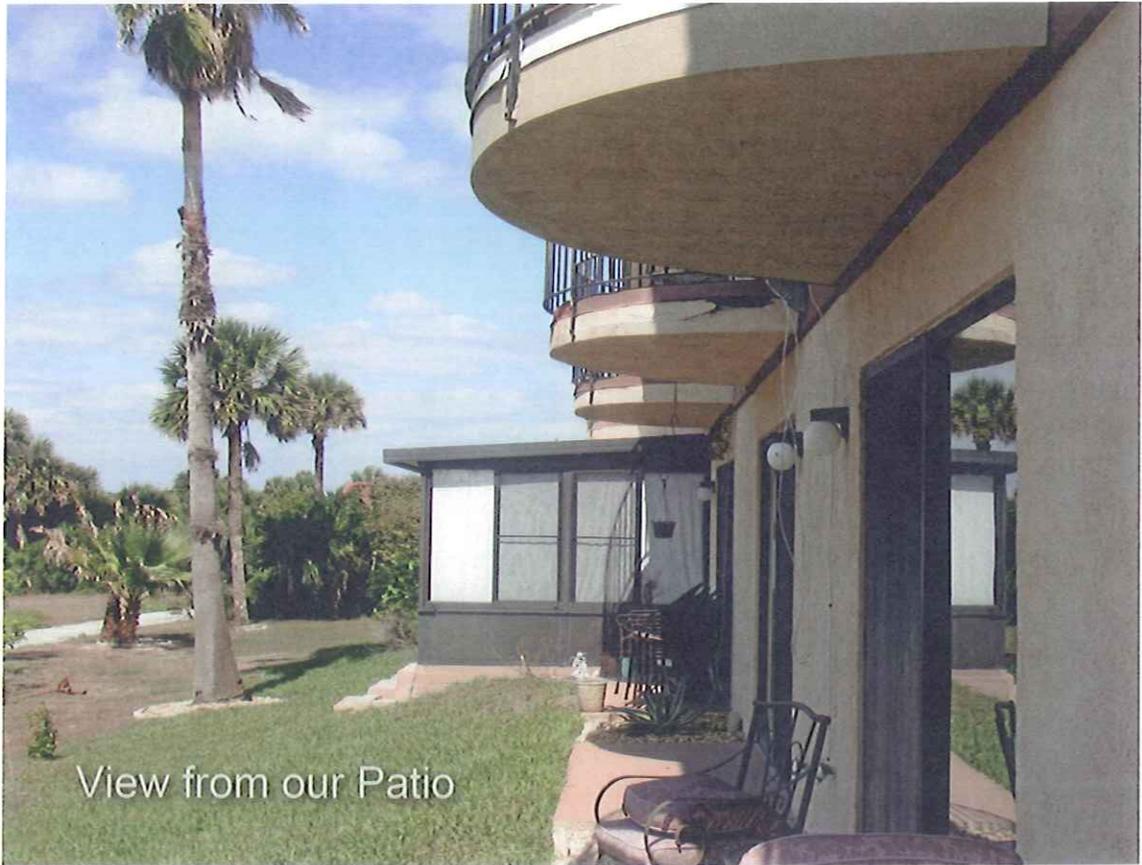
Florida Rooms Lots 9 + 10



View from our Townhouse



View from our Patio



View from our Patio



View from our Patio

Prepared by and return to:

Leora Usina
Employee
Deval, LLC
31 Lupi Court Ste 120
Palm Coast, FL 32137
904-471-0161
File Number:
Will Call No.:

Inst No: 2013020430 06/11/2013
02:13PM Book: 1946 Page: 299 Total Pgs: 3
Doc Stamps-Deed\$0.70
GAIL WADSWORTH, FLAGLER Co.

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION

[Space Above This Line For Recording Data]

**** Corrective ****
Special Warranty Deed

This Special Warranty Deed made this 10 day of JUNE, 2013 between

Richard J. Fitzpatrick
whose post office address is 150 Harrell Drive, Lake Junaluska, NC 28745, grantor, and

Roy E. Wildman and Susan J. Wildman, husband and wife
whose post office address is 3632 Central Avenue South, Flagler Beach, FL 32136, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: 2912324981000200000 (Lot 7)

THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE CHAIN OF TITLE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 1261, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

THIS IS NOT THE GRANTOR'S HOMESTEAD RESIDENCE

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 claiming by, through or under grantors.

RECEIVED
JUN 12 2013
BY: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shen Luciene
Witness Signature

Shen Luciene
Witness Printed Name

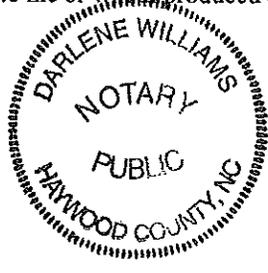
Richard J. Fitzpatrick
Richard J. Fitzpatrick

Darlene Williams
Witness Signature

DARLENE Williams
Witness Printed Name

STATE OF NORTH CAROLINA
COUNTY OF Haywood

The foregoing instrument was acknowledged before me this 10 day of June, 2013, by Richard J. Fitzpatrick, the person described in and who executed the foregoing instrument on behalf of the corporation as the Grantor, who is personally known to me or ~~whom~~ produced a valid driver's license as identification.

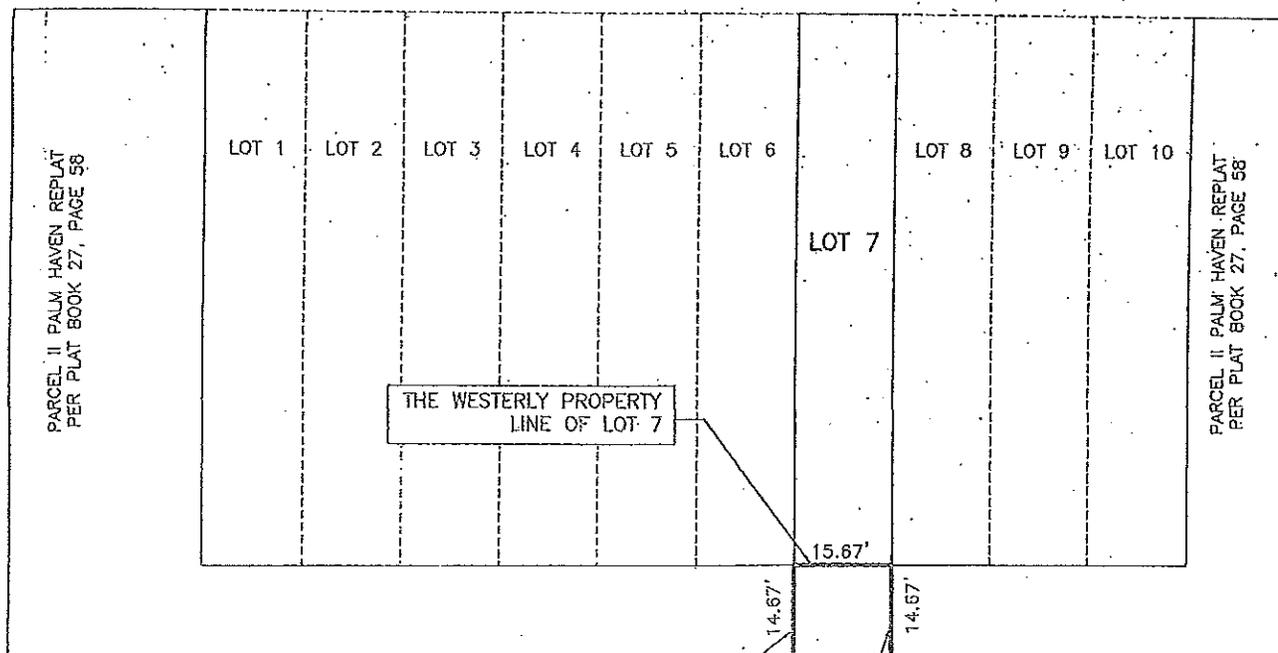


Darlene Williams
NOTARY PUBLIC

DARLENE Williams
Printed Name of Notary Public

My Commission Number/Expires: 04-28-2018

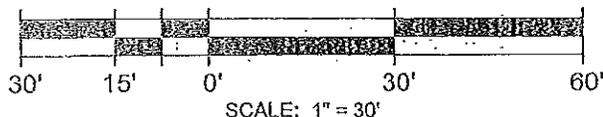
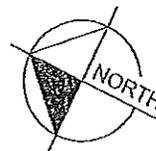
- CENTRAL AVENUE SOUTH -



THE WESTERLY PROPERTY LINE OF LOT 7

THE WESTERLY LINE OF PARCEL II

THE EXTENSION OF THE SOUTHERLY LINE OF LOT 7



DESCRIPTION:

A PORTION OF PARCEL II CONSISTING OF ALL THE REAL PROPERTY COMPRISING THE PALM HAVEN SUBDIVISION PLAT, LESS LOTS 1-10, AND LESS THAT PROPERTY PLATTED AS PALM HAVEN REPLAT, AS PER MAP RECORDED IN PLAT BOOK 27, PAGE 58, PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING BOUNDED ON THE EAST BY THE WESTERLY LOT LINE OF LOT 7, BOUNDED ON THE SOUTH BY THE EXTENSION OF THE SOUTHERLY LOT LINE OF LOT 7 TO THE WESTERLY LINE OF PARCEL II, BOUNDED ON THE WEST BY THE WESTERLY LINE OF PARCEL II, AND BOUNDED ON THE NORTH BY THE EXTENSION OF THE NORTHERLY LOT LINE OF LOT 7 TO THE WESTERLY LINE OF PARCEL II.

PARCEL CONTAINING 229.88 SQUARE FEET MORE OR LESS

SKETCH AND DESCRIPTION - NOT A SURVEY

NO ACTUAL FIELD WORK HAS BEEN PERFORMED IN CONJUNCTION WITH THIS DOCUMENT

PREPARED FOR:					STEPHENSON, WILCOX & ASSOCIATES, INC. (CA821726 / LB817672)	
PALM HAVEN TOWNHOUSE ASSOCIATION C/O PEGI MASON PO Box 102, Flagler Beach, FL 32136					204 N. Railroad Street PO Box 186 Blinnell FL 32110 Phone: 386.437.2363 Fax: 386.437.0030 Email: info.swa@gmail.com	
DATE SURVEY:	FIELD DATE:	OFFICE DATE:	JOB NO.:	BY:	I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code. DAN A. WILCOX JR., PSM No. 5749, PB No. 57633 DAVID T. WILCOX, PSM No. 5871 <small>Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.</small>	
Sketch	N/A	05/15/13	13-0859	JAP		
Revision						
Revision						
Revision					SHEET 1 of 1	



Gall Wadsworth
 Flagler County Clerk of Circuit
 Courts
 Kim C. Hammond Justice
 Center
 Attn: Recording Dept
 1769 E. Moody Blvd; Bldg 1
 Bunnell, FL 32110
 (386) 313-4360



Print Date:
 6/11/2013 2:13:42 PM

Transaction #: **782873**
 Receipt #: **574413**
 Cashier Date: **6/11/2013 2:13:40 PM**
 (AP)

Payee Information	Transaction Information	Payment Summary
() SUSAN WILDMAN 3632 CENTRAL AVE SOUTH FLAGLER BEACH, FL 32136	DateReceived: 06/11/2013 Source Code: Walk-In (Counter) Q Code: UPS - United Parcel Service Return Code: Walk-In (Counter) Trans Type: Recording Agent Ref Num:	Total Fees \$27.70 Total Payments \$27.70

1 Payments

CHECK 3940	\$27.70
------------	---------

1 Recorded Items

(D) DEED	BK/PG: 1946/299 I:2013020430 Date:6/11/2013 2:13:39 PM From: To: MailBack:	
Deed Doc Stamps Paid	0	\$0.00
Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.	3	\$0.00
Deed Doc Stamps @ \$0.70 per \$100	10	\$0.70
Recording @ 1st=\$5 Addt'l=\$4.00 ea.	3	\$13.00
Recording Article V	3	\$12.00
Trust Fund @ 1st=\$1 Addt'l=\$0.50 ea.	3	\$2.00

0 Search Items

0 Miscellaneous Items