**Planning & Zoning Board**
**Monday, March 2, 2026 at 5:30 PM**

**City Commission Chambers**
**214 Sams Avenue, New Smyrna Beach, Florida 32168**

## 1. CALL TO ORDER

A. Roll Call

## 2. APPROVAL OF MINUTES

2.A Consider the Approval of the Planning and Zoning Board February 2, 2026, Regular Meeting Minutes.

## 3. PUBLIC PARTICIPATION

## 4. OLD BUSINESS

4.A ZT-12-25: Review and give a recommendation to the City Commission on a proposed zoning text amendment to the Land Development Regulation Section 504.02, Zoning Districts, on building setbacks for Special Exception uses and Land Development Regulation Section 505.05, Non-Conforming structures, for rebuilding a non-conforming structure that has a Special Exception Use.
This item will be requested for continuation to the April 6, 2026 Planning and Zoning Board Meeting.

## 5. NEW BUSINESS

5.A Consultants from Kimley-Horn will present and discuss the upcoming amendments to the Comprehensive Plan. This collaborative approach aims to provide clarity on the planned changes and gather input to shape the future direction of the City.

5.B V-02-26: 2532 Glenwood Avenue, a variance to allow a house to be setback 5.0' from a side property line, a variance of 2.5'

5.C V-01-2026: A variance request to reduce the required minimum side yard building setback to replace an existing screen enclosure to match the width of the house for a property located at 2564 Sunset Drive.

5.D V-03-26, A variance to allow seven fewer specimen trees at the Mosquito Control facility at 801 South Street than is required per the Land Development Regulations

5.E SP-25-25, Review for approval a Site Plan for the redevelopment of the Volusia County Mosquito Control facility located at 801 South Street

## 6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

## 7. REPORTS AND COMMUNICATION BY THE STAFF

## 8. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

**CONSIDER THE APPROVAL OF THE PLANNING AND ZONING BOARD FEBRUARY 2, 2026, REGULAR MEETING MINUTES.**

**March 2, 2026**

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**Background:**
Florida Statutes require that minutes be prepared and approved for all meetings of the Planning and Zoning Board.

**Findings:**
Staff recommends the Planning and Zoning Board approve the minutes of the regular Planning and Zoning Board meeting held on February 2, 2026 Regular Meeting Minutes.

**Fiscal Analysis:**
N/A

**Strategic Plan Item:**
No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

**Attachments:**

FULL MEETING MINUTES - Feb 2 2026.pdf

# Planning and Zoning Regular Meeting
# Monday, February 2, 2026, at 5:30 PM
# MINUTES

## 1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Planning and Zoning Board of the City of New Smyrna Beach, Florida, was held on Monday, February 02, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Larry Wheatcraft called the meeting to order at 5:30 PM.

**Roll Call**

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| Jesse Thompson | Non-Member | Absent | ---------- |
| Deb Denys | Member | Present | 5:30 PM |
| David McKenna | Member | Present | 5:30 PM |
| John Causey | Member | Present | 5:30 PM |
| Thomas Bien | Member | Present | 5:30 PM |
| Jon Hall | Member | Present | 5:30 PM |
| Stephen Yates | Vice-Chair | Present | 5:30 PM |
| Larry Wheatcraft | Chair | Present | 5:30 PM |

*Also present were Stephanie Doster, Planning Manager, Jake Baker and Robert Mathen, Senior Planners, City Assistant Attorney Grant Day, and Board Secretary Stephanie Ferrara.*

*Chair Wheatcraft asked City Staff if there were any changes to the agenda. Stephanie Doster stated that there were no changes to the agenda.*

## 2. APPROVAL OF MINUTES

**2.A Consider the Approval of the minutes from the Planning and Zoning Board regular meeting held on January 5, 2026.**

Chair Wheatcraft asked the Board if they had any additional questions or comments.

DRAFT

**Motion:**
Member McKenna moved to approve the minutes of the Planning and Zoning Board regular meeting held on Monday, January 5, 2026, as submitted. Member Bien seconded the motion, and the motion carried unanimously.

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|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | McKenna |
| **SECONDER:** | Bien |
| **AYES:** | Denys, McKenna, Causey, Hall, Bien, Yates, Wheatcraft |

## 3. PUBLIC PARTICIPATION

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

## 4. OLD BUSINESS

### 4.A ZT-11-25: Amendment to LDR to add Porte Cocheres to Section 804.04

Jake Baker, Senior Planner, outlined the Applicant's request to amend the City's Land Development Regulations, to add Porte Cocheres to Section 804.04 and definition to section 201.00.

Chair Wheatcraft asked if the Applicant would like to speak.

Kevin Schweitzer, 880 Catfish Avenue, New Smyrna Beach, FL 32169, Applicant, explains that the proposed text amendment is very close to completion with staff, but he has a key concern regarding the lack of allowance for a porte cochère or overhang. He notes that porte cochères have a long history in the U.S., dating back to the 1880s, and have been widely used in both public and private buildings. Their primary benefit is providing covered access when entering or exiting a vehicle, which is especially important in Florida due to frequent rain and strong sun.

He believes the site conditions support this feature, pointing out the 100-foot property line along the road and a 35-foot side-yard setback, which together provide sufficient space to accommodate a porte cochère that is modest in scale and compatible with the building, rather than visually overwhelming. His specific concern is that while columns may be permitted within 10 feet of the property line, prohibiting an overhang creates a functional limitation.

Mr. Schweitzer adds that many residents want the ability to step out of their car and walk to their front door without getting wet or being forced to enter through a garage. He describes the porte cochère as an extension of the traditional front porch concept—an outdoor, transitional space that encourages a stronger connection to the community, rather than residents immediately retreating into a garage and entering their homes without interaction. He emphasizes that his request applies only to existing horseshoe driveways in the area.

Member Bien acknowledges that porte cochères can be a strong architectural feature when used appropriately, with proper setbacks and spacing in the right neighborhoods. However, he raises concerns about their potential drawbacks, particularly that they add visual mass to the front yard. He explains that many residents of New Smyrna Beach value a “small-town America” character, where streets feel wide, homes are set back, and landscaping defines the front-yard experience. He also notes that the renderings presented did not show neighboring houses, which raises concern about how porte cochères would affect the overall appearance of neighborhoods with 100-foot lots, especially given the closer proximity of homes and the cumulative impact of added mass on the streetscape.

Mr. Schweitzer agrees that reasonable restrictions on width—such as column-to-column limits and a 25-foot roof edge–to–roof edge measurement—are appropriate, noting that these still maintain at least 35 feet of separation from neighboring properties on 100-foot lots. He argues that concerns about excessive massing are largely dependent on roof pitch; steep roof pitches could create bulk, but most buildings in the city use lower pitches or flat roofs, which significantly reduces visual mass. He references a rendering from the final sheet of the materials, showing a real project where concrete was removed to accommodate a 10-foot driveway, and states that the before-and-after views demonstrate that, with good landscaping and an open porte cochère design, massing is not a significant issue.

While acknowledging the concern about cumulative impact if multiple properties added porte cochères in sequence, he emphasizes that the effective 70 feet of combined green space between properties still provides substantial open area, helping preserve neighborhood character.

Member Bien raises a safety-related question, noting that while porte cochères on a straight street may not obstruct sightlines, they could pose visibility concerns on curves or turns. He asks how potential safety issues are addressed, given that front setbacks typically help maintain clear lines of sight in neighborhoods.

Mr. Schweitzer responds that porte cochères would still be required to comply with the standard visual triangle requirements used to preserve sight visibility at intersections and along streets, thereby addressing safety concerns.

Member Hall asks whether adding porte cochères to older homes can modernize them and increase their property value. Mr. Schweitzer responds affirmatively, stating that they do add value.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Jake Baker notes that in the existing R1 and R2 zoning districts, the code already allows open front porches to extend up to 10 feet into the front setback, indicating there is precedent for permitting open-air structures closer to the front property line. He explains that these areas typically require 100-foot-wide lots, which are shown as open in the zoning context, and clarifies that the example referenced relates to a client project Mr. Schweitzer is working on. Mr. Baker also highlights a discrepancy between a 6.5-foot allowance and a proposed 10-foot setback, stating that he believes a 10-foot standard is more appropriate.

Chair Wheatcraft raises a concern about the maximum proposed porte cochère roof height of 19 feet, questioning whether there could be an issue if a porte cochère ends up taller than the primary house, even if that is unlikely. He asks for staff's perspective on whether this should be addressed.

Jake Baker agrees the concern crossed his mind as well, noting that 19 feet is likely similar to the height of the applicant's client's house and that it's uncommon for a porte cochère to be significantly taller than the main

structure, though it is possible. He suggests that, if needed, the code could include a provision stating that the porte cochère height may not exceed the height of the house to address that concern.

Planning Manager Stephanie Doster asks whether the porte cochères would be attached to the homes and therefore considered an extension of the primary structure. Jake Baker responds that if they are attached, they would technically increase the overall height of the house, but notes that a porte cochère taller than the main home would likely look out of place, suggesting this is more of a design concern than a typical outcome.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Member McKenna states that, from an architectural perspective, adding a porte cochère enhances the value of an existing property and positively changes its elevation. He says the renderings presented clearly show an improvement, noting that it's difficult to view the before-and-after images and conclude that the result is not more attractive. He also supports limiting porte cochères to homes with horseshoe-shaped driveways and emphasizes that maintaining height restrictions is important to prevent misuse, such as accommodating oversized vehicles like RVs.

Vice-Chair Yates expresses support for adding a requirement that porte cochères not exceed the height of the existing home.

Member Bien agrees that porte cochères can be an attractive architectural addition for an individual house but raises concerns about their cumulative impact when added sporadically along a street. He argues that multiple installations could detract from the perceived spaciousness of streets, reduce the visual impact of setbacks, and interfere with the existing character defined by trees and open front yards. While acknowledging that current setbacks already allow limited porch encroachments, he notes that porches are much smaller in scale compared to a porte cochère, which could be significantly larger. In his view, although porte cochères improve individual properties and offer a cost-effective way to enhance older homes, the overall effect on neighborhood character would be negative, leading him to oppose the proposal.

Member Denys expresses strong support for the proposal, stating that improvements which add value to an individual property also benefit surrounding properties, comparing it to a "rising tide lifting all boats." She believes the addition enhances the quiet use and enjoyment of personal property and views it as a positive change overall. She notes that porte cochères are not likely to become overly common and that any future issues could be addressed if they arise. As presented, Shee considers the proposal a win-win for homeowners, neighbors, and overall property values.

Member Causey states that while he supports the porte cochère structure itself and recognizes its value, he does not support allowing it to encroach further into the setback.

Chair Wheatcraft expresses strong support for the use, emphasizing private property rights and the benefit of allowing homeowners to make fuller use of their property. He notes that a driveway is already permitted in the area where a porte cochère would be located, so the proposal simply adds a structure over an existing or allowable driveway. He also supports staff's recommendation for a clear, uniform 10-foot setback standard, stressing that the code must be straightforward and easy for residents to understand and for staff to consistently administer, rather than relying on more complex or ambiguous measurements.

**Motion:**

Member Mckenna moved to recommend approval to City Commission for ZT-11-25: Amendment to LDR to add Porte Cocheres to Section 804.04, as submitted and the following conditions:

Porte cochères shall not exceed the height of the existing structure and must be associated with a horseshoe driveway.

Member Bien seconded the motion, and the motion passed with a 6-1 vote. Member Bien voting no.

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|---|---|
| **RESULT:** | **ADOPTED [6-1]** |
| **MOVER:** | McKenna |
| **SECONDER:** | Denys |
| **AYES:** | Denys, McKenna, Causey, Hall, Yates, Wheatcraft |
| **NAYS:** | Bien |

## 5. NEW BUSINESS

### 5.A V-12-25: 205 Quay Assisi

Robert Mathen, Senior Planner, outlined the Applicant's request for a variance to allow side setback variance from Section 803.04.D.(2), from the required 10-foot setback to a 2-foot setback for the construction of a small boat lift side setback variance from Section 803.04.D.(2), from the required 10-foot setback to a 2-foot setback for the construction of a small boat lift.

Member Causey notes that the boat lift appears to already be installed and asks whether a permit was issued for it. Mr. Mathen confirms that the lift is currently in place but that no permit was issued prior to its installation, adding that the property owner is present and can address questions about the timeline. Member Causey then asks about boat slip allowances, noting his understanding that homes are permitted two slips only if navigable conditions allow.

Mr. Mathen explains that under a 2007 Volusia County manatee protection program, shorelines were evaluated and properties were generally deemed eligible for two boat slips based on property size and overall shoreline capacity. Because not all potential slips are used, surplus slips were allocated to the city for distribution as needed. In this case, the property currently has one slip and a floating dock, with eligibility for a second slip. He explains that placing the lift on one side of the property would require dredging due to shallow water, which would disturb habitat, whereas placing it on the other side avoids that impact. Given the small size of the lift, its suitability only for a small craft, and a neighbor's written confirmation that it would not interfere with navigation, staff felt comfortable supporting the application to preserve habitat while accommodating the request.

Member Bien asks about the orientation and function of the neighboring boathouse shown in the overhead drawing, specifically whether the side facing the applicant's boathouse is simply the enclosed portion used for pulling in under the roof. Mr. Mathen confirms this and explains that the 10-foot setback requirement is primarily for navigation purposes, as boat access often requires maneuvering sideways into slips depending on currents and water conditions.

He explains that, given the neighbor's existing dock and boat setup, the proposed configuration would not interfere with the neighbor's ability to access their dock. He also notes that the neighbor does not have oyster beds on their side and could expand further west if desired. In response to follow-up questions, Mr. Mathen clarifies that there is minimal activity on the east side of the neighbor's slip, as the neighbor accesses one boathouse directly from the river and uses a lift accessed from the opposite side.

Chair Wheatcraft asked if the applicant would like to speak.

Randall T Jones Sr, 3115 Sanctuary Circle, Lakeland, Florida 33803, Applicant and Owner, stated that he has little to add beyond what Robert Mathen already explained and thanks the board for their time. He explains that constructing an additional dock on the east side of the canal would be only about 50% usable due to tidal fluctuations, shallow water, and oyster beds, which is why the variance is being requested for the current location. He notes that he can provide documentation supporting the shallow conditions if needed and adds that he has signed letters of support from the adjacent neighbor and five other nearby property owners within the 150-foot setback area. He concludes by offering to answer any further questions regarding the request.

Member Causey clarifies his understanding that the boat lift was installed before a permit was issued and before a variance was approved. Mr. Jones confirms this is correct, explaining that the lift was installed prior to the variance request and permitting process. He states that he informed code enforcement of the situation, acknowledges that he acted on incorrect information, accepts responsibility, and apologizes both to staff and the board for not submitting the variance request in advance.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

**Motion:**
Member Denys moved to approve V-12-25: 205 Quay Assis, as submitted. Member Hall seconded the motion, and the motion carried unanimously.

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| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Denys |
| **SECONDER:** | Hall |
| **AYES:** | Denys, McKenna, Causey, Hall, Bien, Yates, Wheatcraft |

## 5.B SP-14-24: Flagler Dunes Class III Site Plan

Jake Baker, Senior Planner, outlined the Applicant's request for Site Plan review for approval for an 80-unit townhome development on the south side of 10th Street, across from New Smyrna Beach High School.

Vice-Chair Yates confirms that the proposed change adds a traffic signal with a new left-hand turn exiting the complex and asks whether that is essentially the main change. Mr. Baker confirms that it is, explaining that while the buildings were slightly rearranged to add a few units, the primary change is the use of the existing traffic lights. He clarifies that vehicles will now be able to exit the site by pulling up to that signal and turning either left or right.

Member Bien recalls that in a previous case, county traffic officials did not approve a similar proposal without requiring traffic signal upgrades and asks whether that situation has changed. Mr. Baker responds that he did not personally work through those traffic details this time, noting that the project technically met the city's requirements previously. Because the roadway is a county road, he explains that the remaining issues were handled between the applicant and the county after the fact. He adds that the project's representatives are present to address those specific traffic-related questions, as he is unable to provide further detail.

Member McKenna asks whether the traffic signal includes a dedicated left-turn indicator. Mr. Baker responds affirmatively but defers to the project representatives to provide the definitive answer.

Member Causey asks whether the flooding photos included in the board's packet are related to the current project. Planning Manager Stephanie Doster explains that the images came from an email staff received from the Daytona State College facilities manager, which was intended for the board but is actually related to a separate, proposed charter school project. Mr. Baker clarifies that the referenced site is in Edgewater, near Daytona State College, and is in a different municipality altogether. Mrs. Doster adds that the project is separated from the current application by the Gabordy Canal and is therefore unrelated. She notes that any flooding concerns for that separate project will be addressed through St. Johns River Water Management District and other required state permitting processes.

Chair Wheatcraft asked if the applicant would like to speak.

Joey Posey, 420 S. Nova Road, Attorney Representing the Applicant, provides background on the traffic signal and intersection issues, explaining that in the past the county initially required a full redesign of the intersection. He notes that the county had previously upgraded the signal primarily to accommodate a school, without fully considering surrounding properties, and later acknowledged this in writing. Mr. Posey characterizes the earlier redesign requirement as excessive, arguing that the appropriate solution should have been a modification of the existing signal rather than a complete reconstruction.

Following the board's previous action, the project team returned to the county and worked to find a practical solution. They ultimately reached an agreement for a modification to the existing signal pole, which Mr. Posey says addresses safety concerns and enables the project to move forward as discussed previously. He explains that this traffic-related adjustment led to minor site plan changes but emphasizes that the overall project—amenities and number of townhomes—remains unchanged. He concludes by expressing support for the project and notes that the project engineers are available to answer any technical questions.

Chair Wheatcraft opened Public Participation.

JD Smith, 1265 Tatum, raised strong concerns about flooding and traffic impacts from the proposed apartment development. He explains that the project site sits roughly three feet lower than 10th Street and would require significant fill, which he fears will displace stormwater onto his property and neighboring yards. He notes that recent storms already caused flooding in his backyard due to backup in the Edgewater Canal, and he believes adding fill and development will worsen the problem. Mr. Smith also expresses concern about increased traffic, stating that nearby streets are already congested during morning hours and that adding approximately 80 apartments could introduce well over 100 additional vehicles daily. He concludes that the scale of the project is excessive for the area and suggests that smaller, single-family-style development would be more appropriate.

Chair Wheatcraft closed Public Participation.

Member Denys raises concerns about water retention and increased traffic in the area, noting the presence of schools, a university, and a proposed charter school, and asks for clarification on stormwater impacts. She recalls that during the expansion of 10th Street, parcels were acquired for stormwater retention, which helped alleviate—but did not fully resolve—flooding issues.

Mr. Posey responds that stormwater and flooding concerns have been taken seriously and thoroughly reviewed through multiple design iterations with city staff and the St. Johns River Water Management District. While he acknowledges neighbors' concerns, he states that the project will not create additional flooding on adjacent properties. He explains that the site has previously been entitled for higher-density residential use and that the current proposal has been reduced to 80 units. He emphasizes that the applicant is seeking to apply the code appropriately and remain fully accountable to stormwater requirements.

Member Denys reflects that existing flooding in the area is a pre-existing condition, independent of the project, and notes that while past improvements on 10th Street helped, they did not eliminate all issues.

Roger W. Strcula, P.E., explains that the project's stormwater system underwent extensive review and analysis with the city, the St. Johns River Water Management District, and the county.

He states that the county provided design peak canal water levels, with a 25-year storm peak stage of 6.1 feet at the site. The project's stormwater pond is designed with an outfall elevation of 7.1 feet, placing it one foot above the canal's peak level, which prevents canal runoff from entering the property. He also notes coordination with the county to maintain and clean the canal along the south boundary and a heavily vegetated ditch along the west boundary, which will improve drainage and runoff conditions in the area.

Mr. Strcula clarifies that the drainage canal and ditch are county-maintained, not the property owner's responsibility, and that there is an existing easement for maintenance purposes, which was expanded on the recorded development plat to allow better access. He explains that stormwater analysis compared pre-development and post-development conditions and determined that, after development, both the runoff volume and rate of discharge will be lower than before. These findings were reviewed and approved by the city engineer and the Water Management District, leading him to conclude that the project will improve existing drainage conditions rather than worsen them.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

**Motion:**
Member Bien moved to approve SP-14-24: Flagler Dunes Class III Site Plan, as submitted. Member Denys seconded the motion, and the motion carried unanimously.

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|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Bien |
| **SECONDER:** | Denys |
| **AYES:** | Denys, McKenna, Causey, Hall, Bien, Yates, Wheatcraft |

## 5.C V-11-25: 804 Sandpiper Avenue

Jake Baker, Senior Planner, outlined the Applicant's request for a variance to allow a screen enclosure to be located 5.0' from the rear property line.

Chair Wheatcraft asked if the applicant would like to speak.

Michael Gibson, 804 Sandpiper Avenue, Applicants and Property Owner.

Member Bien asks about the pool's configuration, confirming that one side of the pool runs parallel to the rear property line and inquiring about the distance from the water's edge to the property line. Mr. Gibson responds that the distance is approximately 5½ feet and that there is only a single patio stone along that side, with the remainder consisting of vegetation. Member Bien then asks staff about pool setbacks.

Mr. Baker explains that pools may be as close as 5 feet to the property line, but a screen enclosure requires a 7½-foot setback. He notes that this situation has come up multiple times in recent years, often because homeowners install pools close to the setback without realizing it prevents adding a screen enclosure later. Baker adds that staff try to warn applicants during planning, but because many go directly through pool contractors, the issue continues to arise and may warrant further review by the city.

Chair Wheatcraft asks whether staff is considering a text amendment to address pool and screen enclosure setbacks, noting that pools and screen enclosures are typically planned together.

Jake Baker responds that staff has been discussing the issue and may need to take a closer look at the regulations.

Planning Manager Stephanie Doster explains that the distinction is based on the vertical aspect: pools at ground level may encroach to a 5-foot setback, while screen enclosures are treated as accessory structures requiring a 7½-foot setback. She notes that this issue has come up multiple times and can be confusing for homeowners, particularly when pool contractors advise that a 5-foot setback applies without explaining the implications for future enclosures. Because pool permits go directly through the building department, these broader planning considerations are often not discussed, leading homeowners to later seek variances. Staff has therefore discussed simplifying the code to prevent recurring confusion and avoid unnecessary variance requests.

Member Denys asks whether staff's final recommendation is to deny the variance.

Planning Manager Stephanie Doster explains that for variances, staff cannot recommend approval unless all required criteria are met, and notes that the application failed to fully meet one or two criteria identified by staff.

Chair Wheatcraft asks staff to clarify which criterion was not met. Mr. Baker explains that the situation arose based on guidance from the applicant's pool contractor, and while staff technically cannot recommend approval, he does not believe approving the variance would be detrimental to the public due to the surrounding context, including a cul-de-sac and wooded area behind the property.

Chair Wheatcraft emphasizes that while variances are evaluated against strict criteria, the board has discretion to independently assess each criterion and may disagree with staff. He notes that the unusual situation—where pool screen enclosures have a different setback requirement than the pool itself—could be considered a special circumstance in this case, and states that this is how he can personally address that particular criterion in order to satisfy it.

Chair Wheatcraft opened Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

**Motion:**

Member McKenna moved to approve V-11-25: 804 Sandpiper Avenue, as submitted. Member Causey seconded the motion, and the motion passed with a 6-1 vote. Member Denys voting no.

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|---|---|
| **RESULT:** | **PASSED [6-1]** |
| **MOVER:** | Denys |
| **SECONDER:** | Hall |
| **AYES:** | McKenna, Causey, Hall, Bien, Yates, Wheatcraft |
| **NAYS:** | Denys |

## 5.D Nomination for 2026 Planning and Zoning Vice-Chair

The board nominated - Steven Yates

**Motion:**
Member Bien moved to nominate Steven Yates for Vice-Chair. Member Hall seconded the motion, and the motion carried unanimously.

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|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Bien |
| **SECONDER:** | Hall |
| **AYES:** | Denys, McKenna, Causey, Hall, Bien, Yates, Wheatcraft |

## 6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

Member Bien makes a formal recommendation that planning staff review and consider the overall issue of pool setback requirements as part of a potential amendment to the Land Development Regulations (LDR). Planning Manager Stephanie Doster responds that staff will take the recommendation into consideration.

## 7. REPORTS AND COMMUNICATIONS BY THE STAFF

Planning Manager Stephanie Doster reminds the board that at a prior meeting they expressed interest in participating once the Comprehensive Plan process progressed further. She explains that at the next meeting in March, the city's consultant, Kimley-Horn, will give a presentation outlining the current stage of the Comprehensive Plan and next steps. She adds that once staff receives the draft materials in the coming weeks, she will distribute them to board members by email for review in advance, allowing for discussion and interaction at the upcoming meeting.

## 8. ADJOURNMENT

As there was no other business to discuss, Chair Wheatcraft declared the meeting adjourned at 7:04 P.M.

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

**ZT-12-25: REVIEW AND GIVE A RECOMMENDATION TO THE CITY COMMISSION ON A PROPOSED ZONING TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION SECTION 504.02, ZONING DISTRICTS, ON BUILDING SETBACKS FOR SPECIAL EXCEPTION USES AND LAND DEVELOPMENT REGULATION SECTION 505.05, NON-CONFORMING STRUCTURES, FOR REBUILDING A NON-CONFORMING STRUCTURE THAT HAS A SPECIAL EXCEPTION USE.**

**March 2, 2026**

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**Background:**

**...**

**Fiscal Analysis:**

N/A

**Strategic Plan Item:**

No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

# CONSULTANTS FROM KIMLEY-HORN WILL PRESENT AND DISCUSS THE UPCOMING AMENDMENTS TO THE COMPREHENSIVE PLAN. THIS COLLABORATIVE APPROACH AIMS TO PROVIDE CLARITY ON THE PLANNED CHANGES AND GATHER INPUT TO SHAPE THE FUTURE DIRECTION OF THE CITY.

**March 2, 2026**

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## Background:

Every seven years, local governments are required to update their comprehensive plan. This process ensures that the plan remains aligned with new state statutes, prepares for projected growth and development, and addresses changing local conditions within the community.

To facilitate this update, the City has retained Kimley-Horn to evaluate and update several key elements of the comprehensive plan.

These elements include:

- Future Land Use
- Housing
- Sanitary Sewer, Potable Water, Solid Waste, Drainage
- Conservation
- Economic Development

Each of these components plays a vital role in planning for the City's future and ensuring that community needs and regulatory requirements are met.

## Fiscal Analysis:

N/A

## Strategic Plan Item:

No

Staff Report Created By: Stephanie Doster

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

# V-02-26: 2532 GLENWOOD AVENUE, A VARIANCE TO ALLOW A HOUSE TO BE SETBACK 5.0' FROM A SIDE PROPERTY LINE, A VARIANCE OF 2.5'

**March 2, 2026**

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**Background:**

**A. Applicant and Property Owner:** Yorky Corcho Suarez, 153 Manor Avenue, Altamonte Springs, FL 32314

**B. Request:** A variance to allow a house to be located 5.0’ from a side property line, a variance of 2.5’.

**C. Site Information:** The subject property is located at **2532 Glenwood Avenue,** is zoned R-2 Single-Family Residential, measures 100’ X 150’, contains 0.34 acres, and is located on the west side of Glenwood Avenue, between Conrad Road and South Street in the Islesboro Neighborhood.

**D. Tax I.D. Number:** 7339-04-18-0021

**E. Exhibits used in this Report:**

**Exhibit A:** Location Map

**Exhibit B:** Aerial Map

**Exhibit C:** Survey

**Findings:**

A. The applicant owns a parcel that consists of two platted lots in the Islesboro neighborhood, with a house on the parcel. Lot 387 is platted 50’ X 150’, or 7,500 square feet. Lot 388, which contains the house built in 1961, is also platted 50’ X 150’-7,500 square feet. The objective is to subdivide the parcel back to its original platted lots. However, the existing house on Lot 388 is 5.0' from the platted property line, not meeting the 7.5' zoning setback requiring a variance request of 2.5' to split the parcel back to its originally platted lots. See **Exhibit C** for a copy of the survey.

B. The R-2 zoning district has a minimum lot size requirement of 75' X 115', with an area

of 8,625 square feet. While Lots 387 and 388 are undersized, they are platted lots, and per the City's Land Development Regulations, can be developed but must meet the R-2 zoning district requirements for setbacks, building coverage, and impervious coverage.

C. If the application receives approval, they intend to divide the existing lots. After the lots are split, the applicant will either construct a new home on the adjacent lot or offer the lot for sale to another party.

D. The LDR requires variance requests to meet all of the following criteria. The applicant's responses are *italicized,* below. Staff's responses are in **bold,** following each criterion.

(1) Special circumstances exist which are peculiar to the applicant's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings, in the same district or vicinity.

*Parcel* is *a double lot. I would like to take a reduced setback of two feet to separate* lots *387 and 388. I live in the house on lot 388 and would like to divide the land which would result in a larger lot and* a *smaller lot. The smaller may be used to gift to family in the future. By dividing the land this way, there would only be* 5 ½' *setback which* is *the reason I need the two foot variance.*

**The survey indicates the house is 5.0' from the side property line, thus the request is actually 2.5'. The house was built in 1961, well before the current setback requirements were in place. It was common for houses to be built as close as 5.0' from side property lines prior to the current LDR was in place, as this house was, however, the current regulations require a 7.5' setback. With the house 5.0' from the side property line the only person affected by this closer setback is the applicant. This criterion has been met.**

(2) Strict application of the provisions of this LDR would deprive the applicant of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

*Rights that request are the ability to get owner builder permit for upkeep and possible future construction in order to improve property value with said area if wished.*

**As noted, the applicant would be imposing the encroachment into the setback upon herself. If this variance is approved, the applicant will subdivide the parcel, thus the impact will be felt by the applicant/owner or a future owner of either lot- they will purchase either lot knowing the setback is 5.0' from the side property line or the neighboring property is only 5.0 from the side property line. The LDR allows for platted lots to be built on, provided the regulations of the zoning district are met. This criterion has been met.**

(3) The special circumstances and conditions exist that do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner created, to any degree, the hardship that is the subject of the variance request.

*Special circumstances in this matter are: limited* space *available on lot 387 due to existing home structure on lot 388 which* does *have full* 7 ½' *setback on both* sides. *The remaining land allows only* 5 ½' *setback causing the need for the 2' variance on lot 387.*

**The applicant is requesting a variance to allow the lots to be split back to their original platted lots. The house was built in 1961, 5.0' from the platted lot line of a parcel. The other parcel has never been developed. It appears the current setback requirements created this situation, as it appears the house was built in a location that would have, at the time, allowed the full parcel to be split back to it's original platted lot lines. This criterion has been met.**

(4) That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this LDR.

*Granting this variance would* cause *no detriment to public welfare or impair the purpose or intent of this ordinance.*

**The parcel most affected by this lot split is owned by the applicant. Whoever builds on the empty lot will be aware of the proximity of the existing house on the adjacent lot. This criterion has been met.**

(5) That granting of the variance will not constitute a grant of special privilege that is denied by this LDR to other lands, structures, or buildings, in the same district.

*Granting this variance would not constitute any privilege that denied other lands, structures, or buildings in same district that also were subject to construction of property that on border prior to current zoning of RS (**R-2)**, code setbacks and or purchasing a residence without notification of a non-compliant building on the residential property.*

**As the applicant owns both parcels, they are creating a lot with a house closer to the side property line than allowed by the R-2 zoning regulations, however, they are doing it to themselves. This criterion has been met.**

Recommendation: As noted in the criteria responses, the variance request is going to impact the property owner; if the variance is approved, the owner will subdivide the lot, and will have a lot with a house 5.0' from the side property line. Any person that purchases the lot will be aware of the situation. Staff believes the variance criteria have been met. Development Services recommends **approval** of the variance request.

**Fiscal Analysis:**
N/A

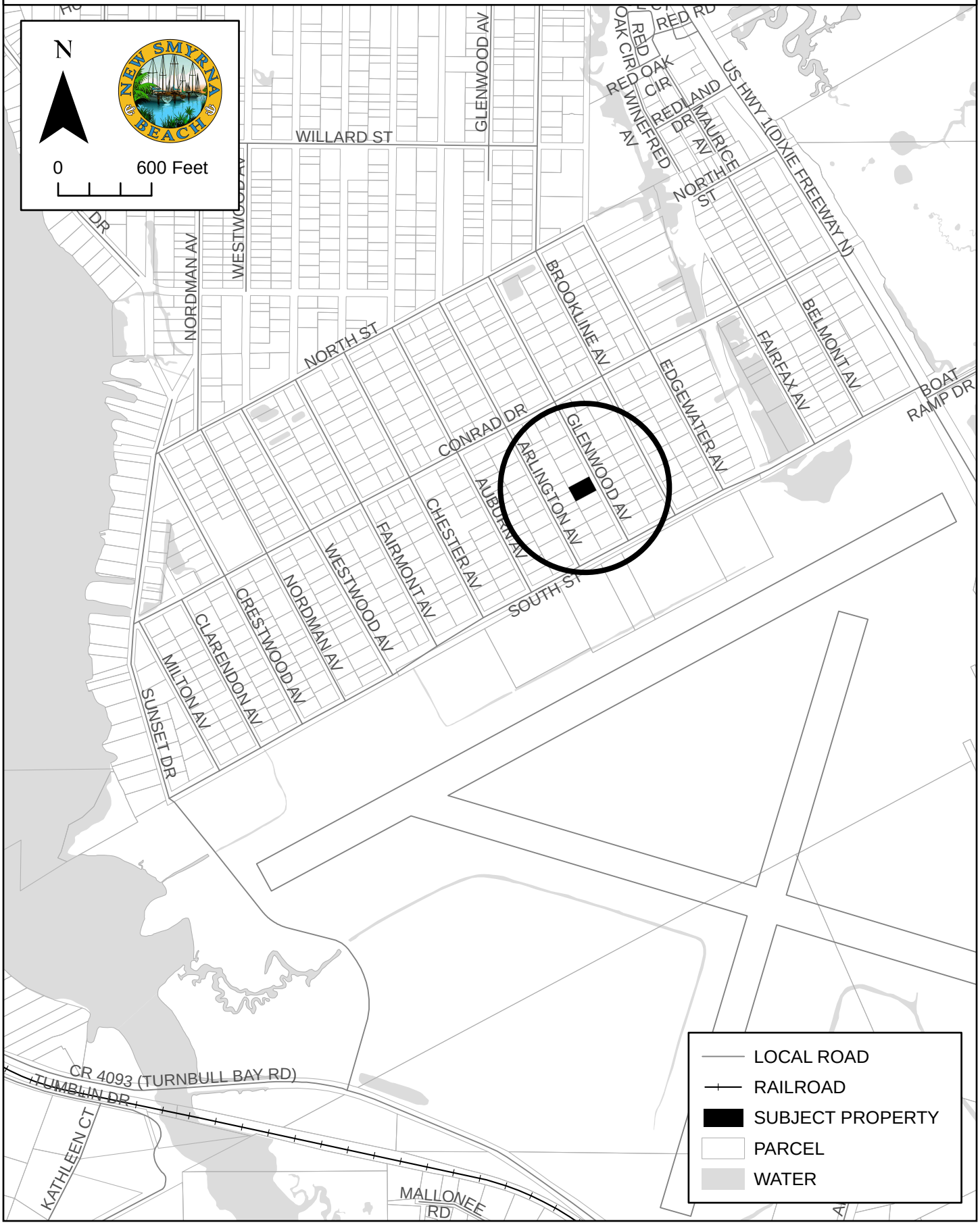
**Strategic Plan Item:**
No

Staff Report Created By: Jake Baker - Senior Planner

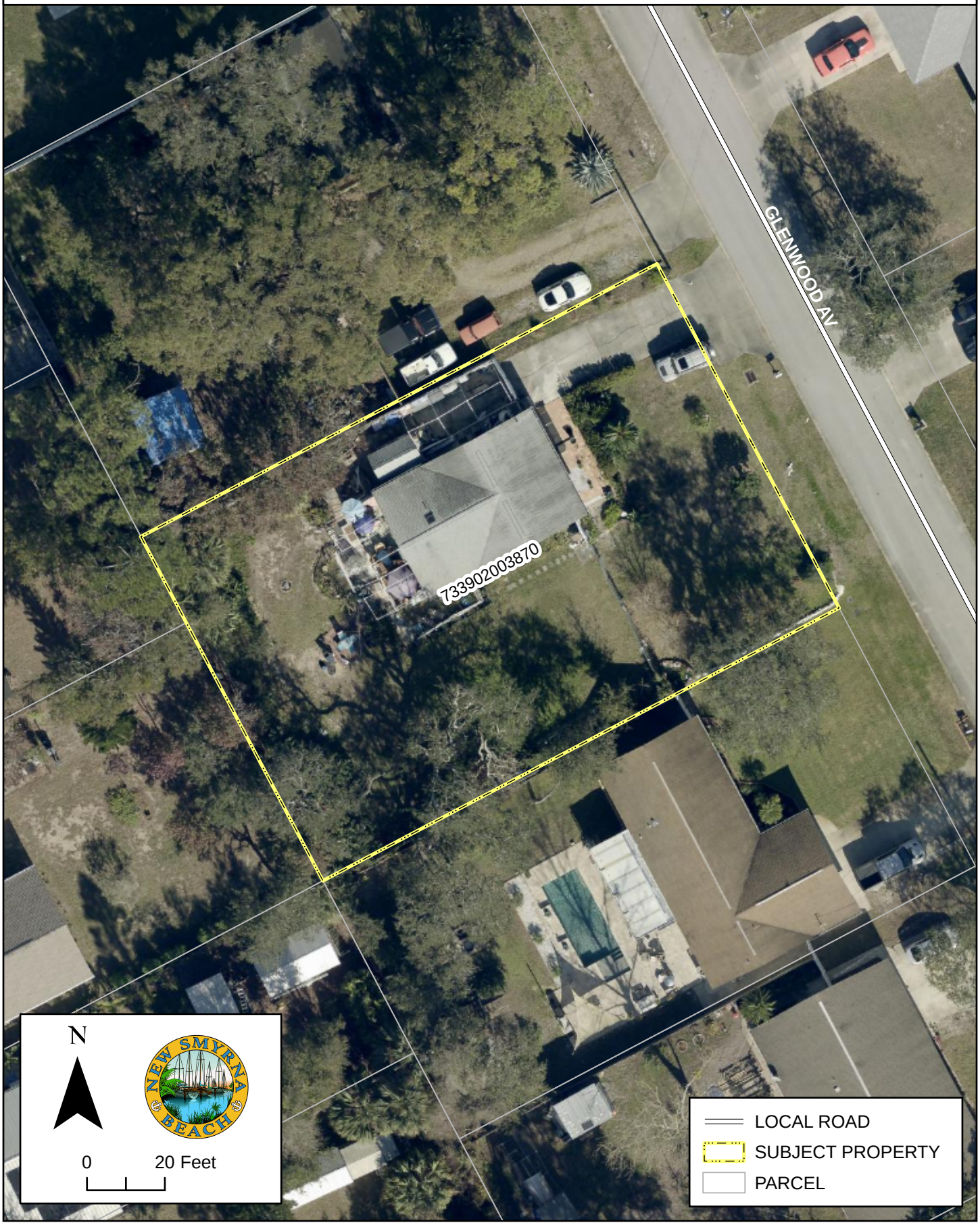
**Attachments:**

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Survey.pdf

# V-02-26: 2532 GLENWOOD AVENUE
# PARCEL: 7339-02-00-3870 LOCATION MAP



# V-02-26: 2532 GLENWOOD AVENUE
# PARCEL: 7339-02-00-3870 AERIAL MAP



# Boundary Survey

LEGAL DESCRIPTION: LOTS 387 AND 388, MAP OF ISLEBORO, SECOND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGE 22, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



2532 GLENWOOD AVENUE
NEW SMYRNA BEACH, FL.

LONG SURVEYING, INC.

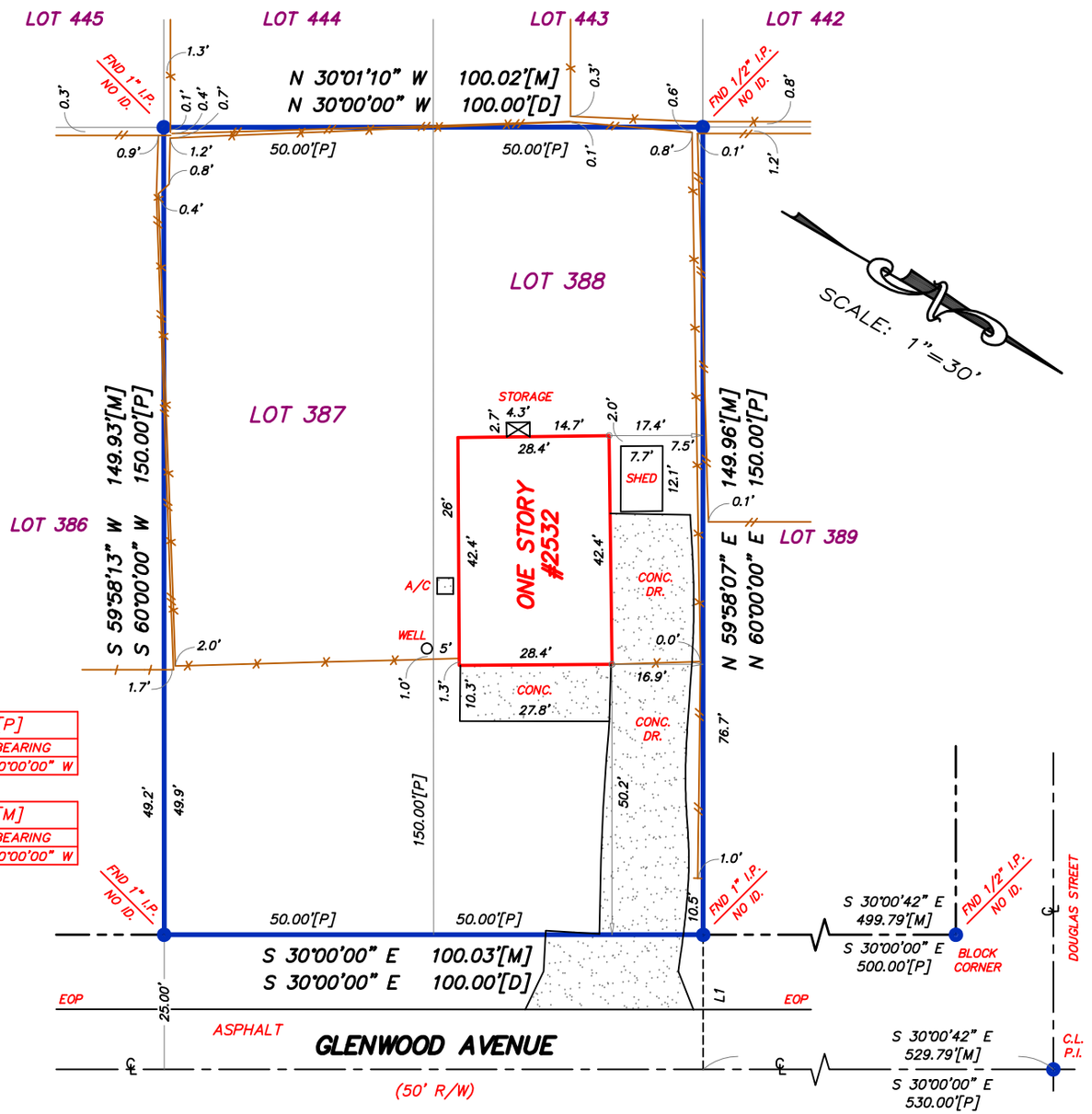
POINTS OF INTEREST
FENCES OVER SIDE AND REAR BOUNDARY LINES

| DRAWN BY: | CHECKED BY: |
|---|---|
| KZR MR | BRETT |

CERTIFIED TO:
YORKY CORCHO

COMMUNITY NO: 125132
PANEL: 0540 SUFFIX: J F.I.R.M. DATE: 09/29/17
FLOOD ZONE: X

| SURVEY NO. | FIELD DATE: |
|---|---|
| 143147 | 12/09/25 |




SCALE: 1"=30'

| LINE TABLE [P] | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 25.00' | S 60°00'00" W |

| LINE TABLE [M] | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 25.00' | S 60°00'00" W |

A/C – AIR CONDITIONER
A.E. – ACCESS EASEMENT
B.C. – BLOCK CORNER
BLK – BLOCK
C.B. – CONCRETE BLOCK
C.B.S. – CONCRETE BLOCK STRUCTURE
C.M. – CONCRETE MONUMENT
CONC. – CONCRETE
D – DEED
D.E. – DRAINAGE EASEMENT
E.O.P. – EDGE OF PAVEMENT
F.C.C. – FOUND CROSS CUT
F.F.E. – FINISHED FLOOR ELEVATION
FND – FOUND
ID. – IDENTIFICATION
I.P. – IRON PIPE
I.R. – IRON ROD
I.R.C. – IRON ROD & CAP
L – ARC LENGTH
L.B. – LAND SURVEYING BUSINESS
L.S. – LAND SURVEYOR
L.E. – LANDSCAPE EASEMENT
M – MEASURED
M.E. – MAINTENANCE EASEMENT
N&D – NAIL AND DISK
P – PLAT
P.E. – PEDESTRIAN EASEMENT
P.C. – POINT OF CURVATURE
P.C.C. – POINT OF COMPOUND CURVATURE
P.C.P. – PERMANENT CONTROL POINT
P.I. – POINT OF INTERSECTION
PK NAIL – PARKER-KALON COMPANY NAIL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.L. – POINT ON LINE
P.R.C. – POINT OF REVERSE CURVE
P.R.M. – PERMANENT REFERENCE MONUMENT
P.D.A.E. – PRIVATE DRAINAGE AND ALLEY EASEMENT
P.T. – POINT OF TANGENT
R – RADIUS
R.P. – RADIAL POINT
R/W – RIGHT OF WAY
S/W – SIDEWALK
U.E. – UTILITY EASEMENT
W.F.S. – WOOD FRAME STRUCTURE

RIGHT-OF-WAY LINE
CENTERLINE
BARB WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF GLENWOOD AVENUE BEING S 30°00'00" E ASSUMED

NOTES:
1) This survey is based on the legal description as provided by the Client
2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
3) Do not reconstruct property lines from building ties
4) No footing or overhangs have been located except as shown
5) No improvements or utilities have been located except as shown
6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida licensed Surveyor and Mapper

Long Surveying, Inc.
1061 S. Sun Dr. Ste. #1113
Lake Mary, FL 32746
Office 407-330-9717 Text 321-245-6342

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LOUIS RAMIREZ L.S. NO. 6304

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

**V-01-2026: A VARIANCE REQUEST TO REDUCE THE REQUIRED MINIMUM SIDE YARD BUILDING SETBACK TO REPLACE AN EXISTING SCREEN ENCLOSURE TO MATCH THE WIDTH OF THE HOUSE FOR A PROPERTY LOCATED AT 2564 SUNSET DRIVE.**

**March 2, 2026**

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**Background:**

**Applicant and Property Owners:** Jason A. Rose and Melissa D. Crowley, 1313 Bennett Road, Orlando, Florida 32814.

**Requests:** The property owners have requested the following variances to replace the existing screen room:

- A side yard setback variance to allow an engineered aluminum wall and screened room to be 5 foot 3 inches from the south property line, and

- A side yard setback variance to allow an aluminum roof or eave to be 3 foot 3 inches from the south side property line.

**Site Information:** The subject parcel located at 2565 Sunset Drive, is zoned R-1, Single Family Residential. This platted lot is 50.0 feet wide by 251 feet deep. The parcel contains approximately 0.29 ± acres and is located between Conrad Drive and South Street. Please see **Exhibit A** for location map and **Exhibit B** for site aerial map.

**Tax I.D. Number:** 6336-02-00-2410

**Exhibits used in this Report:**

**Exhibit A:** Location Map
**Exhibit B:** Aerial Map
**Exhibit C:** 1926 Plat
**Exhibit D:** Current Survey
**Exhibit E:** Property Owner Request
**Exhibit F:** Proposed Elevations
**Exhibit G:** Proposed Site Plan

**Findings:**
The subject parcel is a 50-foot-wide platted lot, number 1241, from the 1926 Turnbull

Shores Second Edition subdivision. The platted parcel has riparian rights to the Turnbull Bay. See attached Plat as **Exhibit C.**

The current R-1 zoning district requires a minimum lot width of 100 feet for all new lots. This lot was platted in 1926 when no minimum zoning lot size was required. Also, the house was constructed in 1956 before modern building setbacks were enforced.

As shown on the current survey attached as **Exhibit D.** The existing 1956 constructed single-family house with a modern screen porch is located over 61 feet from the front property line, 150 feet from the rear property line, 10 ½ feet from the north property line, but just 3 foot 3 inches from the south property line.

The property owners submitted a request letter and response to the required criteria. This request letter is attached as **Exhibit E**. In this request letter, the property owners request to replace the existing screen porch that is in disrepair with a new porch. The proposed porch would contain a solid aluminum wall, aluminum roof, and screen walls on the other 3 sides. The proposed porch would extend to match the width of the existing house. The property owner has supplied a signed letter of support from the neighboring property owners.

Other proposed improvements including paver patios and an in-ground swimming pool will not require a variance as the property owners can and will meet the required building setbacks. The parcel is narrow, but deep so the proposed improvements will be under the allowable building coverage and allowable impervious coverage. See **Exhibit F**. The proposed site plan showing the requested reduction in building setbacks is attached as **Exhibit G**.

The Land Development Regulations require variance requests to meet all of the following criteria. The applicant's responses are *italicized,* The Planning Departments evaluations are in **bold,** following each criterion.

1. Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings in the same district or vicinity.

   - *The property located at 2564 Sunset Dr, is extremely narrow. We understand from the prior owner, the original owners built our house in 1956. After its construction, they took one lot and split it into two lots. We understand they then built the house located to our Northside and sold it at some point in the 1970s. As such, the width of our lot after this was split is still only 50 ft. Most of the surrounding lots (besides the one to the north that was split with ours) are much larger. Therefore, the size of*

*our lot causes hardship.*

- *Additionally, our house sits only three feet off the Southside, approximately, as it was built in 1956 and current zoning regulations were not in existence. To put the width and location into perspective, the house makes up 36 ft of the 50 ft total width. Therefore, it would be impossible to have a screened porch the entire duration of the back of the house and meet current building easement requirements. As such, both the narrow width of the lot and the age of the original construction require special circumstances for this variance request.*

- **There are special circumstances with this property and structure. The current R-1 zoning district requires a minimum lot width of 100 feet for all new lots. This 50-foot-wide lot was platted in 1926 when no minimum zoning lot size was required. The existing house was constructed in 1956, 3' 3" from the south property line at a time when modern building setbacks were not required. This criterion has been met.**

2. Strict application of the provisions of the Land Development Regulations would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

- *We are attempting to add a screened porch to the back, Westside, of the property. To meet current building requirements, we would need to put the Southside wall in the middle of a large picture window that would destroy the view of Turnbull Bay. We would also need to pull in the Northside wall, which would potentially put that screen wall into a window as well. Alternatively, if we brought it in past the picture window on the Southside and normal window on the Northside, the screened in patio would be extremely small and serve little to no purpose. In comparison, our neighbors all along Turnbull Bay have expansive sunrooms or screened in patios covering most or all of the bayside of the back of their houses. As such, the current provisions would deprive us of reasonable rights commonly applicable to other properties in the same district.*

- **If the screen porch solid wall was installed at the current required building setback, the wall would be located in front of a rear window of the house. This may deprive the property owner of reasonably rights. This criterion has been met.**

3. The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner(s) created, to

any degree, the hardship that is the subject of the variance request.

- *We were not the owner who built the house in 1956 or split that lot which we believe occurred in the 1970's based on information conveyed by the previous owner. As such, the current easement requirements were not, or likely were not in existence at the time the house was built or lot was split. Additionally, the previous owners prior to when we purchased the property built a patio. The current patio is in disrepair, and we cannot safely keep it. We are looking to keep the Southside wall in the same area as it is currently located but cannot under the new easement guidelines. As such, we the current owners, did not create the current hardship and are merely trying to make our house safer in light of the current state of disrepair of the existing screen patio.*

- **The current owner did not create the hardship as it pertains to the existing house. A previous owner may have caused hardship by placing the house close to the south property line. But a previous owner may have subdivided the property after the house was built. If the screen porch solid wall was installed at the current required building setback, the wall would be located in front of a rear window of the house. This criterion may have been partially met.**

4. That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this Ordinance.

- *We have currently talked to a number of our neighbors and will include with this package a list of individuals who are in support of our variance request. Those who we are able to talk to were in strong support to increase local property values. The house on the Southside will still have plenty of room to access ingress/egress the Northside of her lot for any repairs or traditional activities that the easement intent would achieve. She would have vehicle access for ingress/egress on both sides. The owner of this property, Carol Berlin, is in support of our plan. The house on the Northside in comparison to ours is about 10 feet apart.. This proposed plan would not make their access any less than it already is. The owners John Baehre an Cheily Diaz, are in support of this plan Additionally, they are in strong support of our plan from nearby neighbors as well.*

- **It would be hard to establish that the request would cause substantial detriment to the public welfare since the parties that would be effective are in support of the variance request. This criterion has been met.**

5. That granting of the variance will not constitute a grant of special privilege that is denied by the Land Development Regulations.

- *We are unaware of any neighbors who requested a similar variance and were denied. As such, the granting of this variance will not constitute a grant of special privilege. In fact, it is actually consistent with many of the neighboring properties who have expansive sunrooms or screened patios, given the location directly on Turnbull Bay.*

- **If a property owner feels that they may have a hardship to a parcel of land or a building or structure and can meet the criteria established under Section 305.05 they may seek relief in the form of a variance from the current land development regulation. If the criteria has been met, then a granting of a variance would not be considered a grant of special privilege as each application would stand on its own merits and would not set a precedent. This criterion has been met.**

**Recommendation:**

The Planning Department evaluated the variance request based on the current property conditions and set criteria as established in Section 305.05 of the land development regulations. Allowing the eave to be 3' 3" from the south property line would line up to the current eave of the house. Allowing the wall to be 5' 3" from the south property line would allow for the wall to be outside of the large rear window. The rest of the screen room and covered patio can meet the required building setbacks.

The Planning Department evaluation of the application has determined that the application has met or partially met the required criteria and would recommend the Planning and Zoning Board to approve the required variances to allow for the replacement screen porch.

**Fiscal Analysis:**
N/A

**Strategic Plan Item:**
No

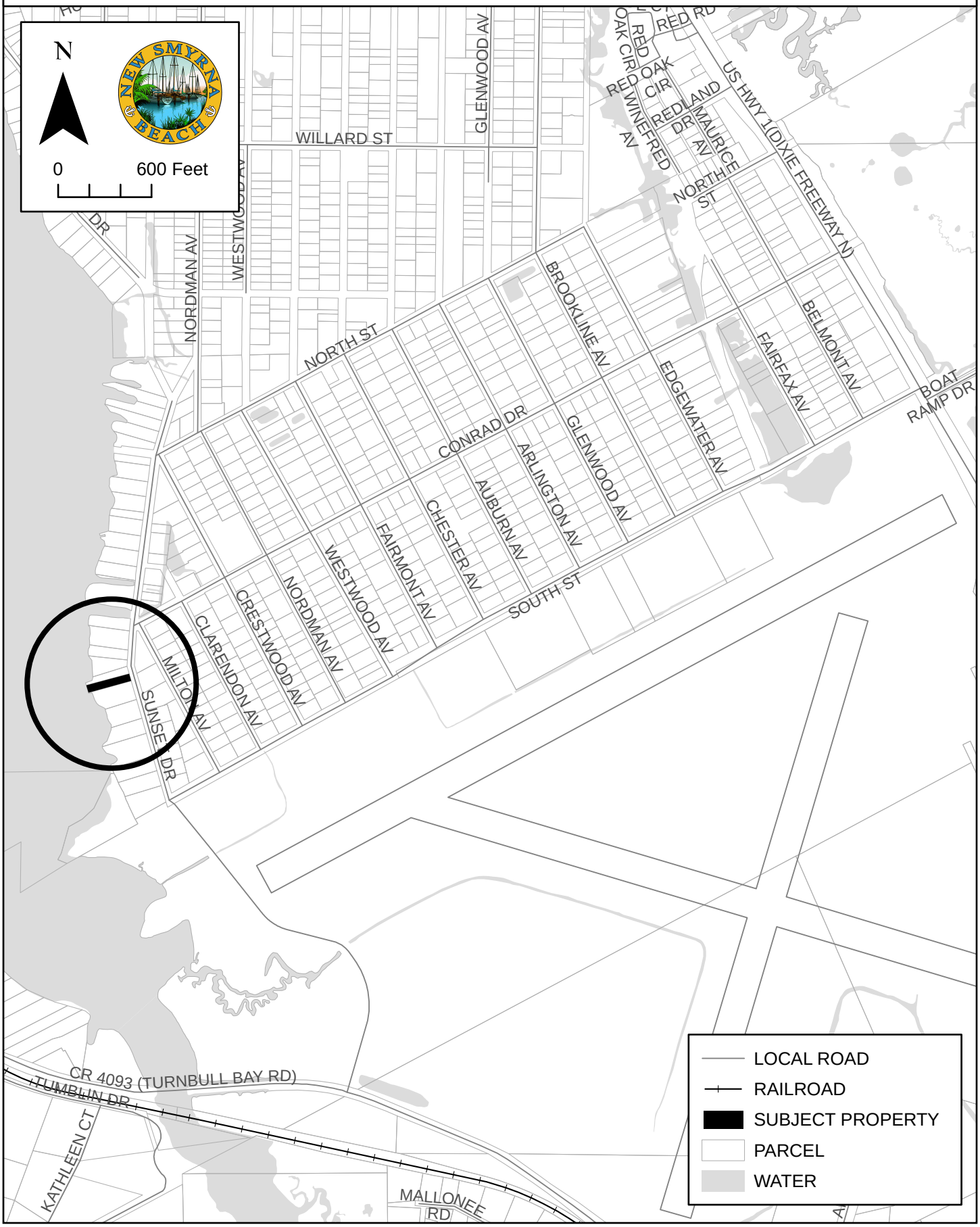
Staff Report Created By: Robert Mathen - Senior Planner

**Attachments:**

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C 1926 Plat.pdf
Exhibit D Current Survey.pdf
Exhibit E Request Letter from Homeowner.pdf
Exhibit F Proposed Elevations.pdf

Exhibit G Site Plan.pdf

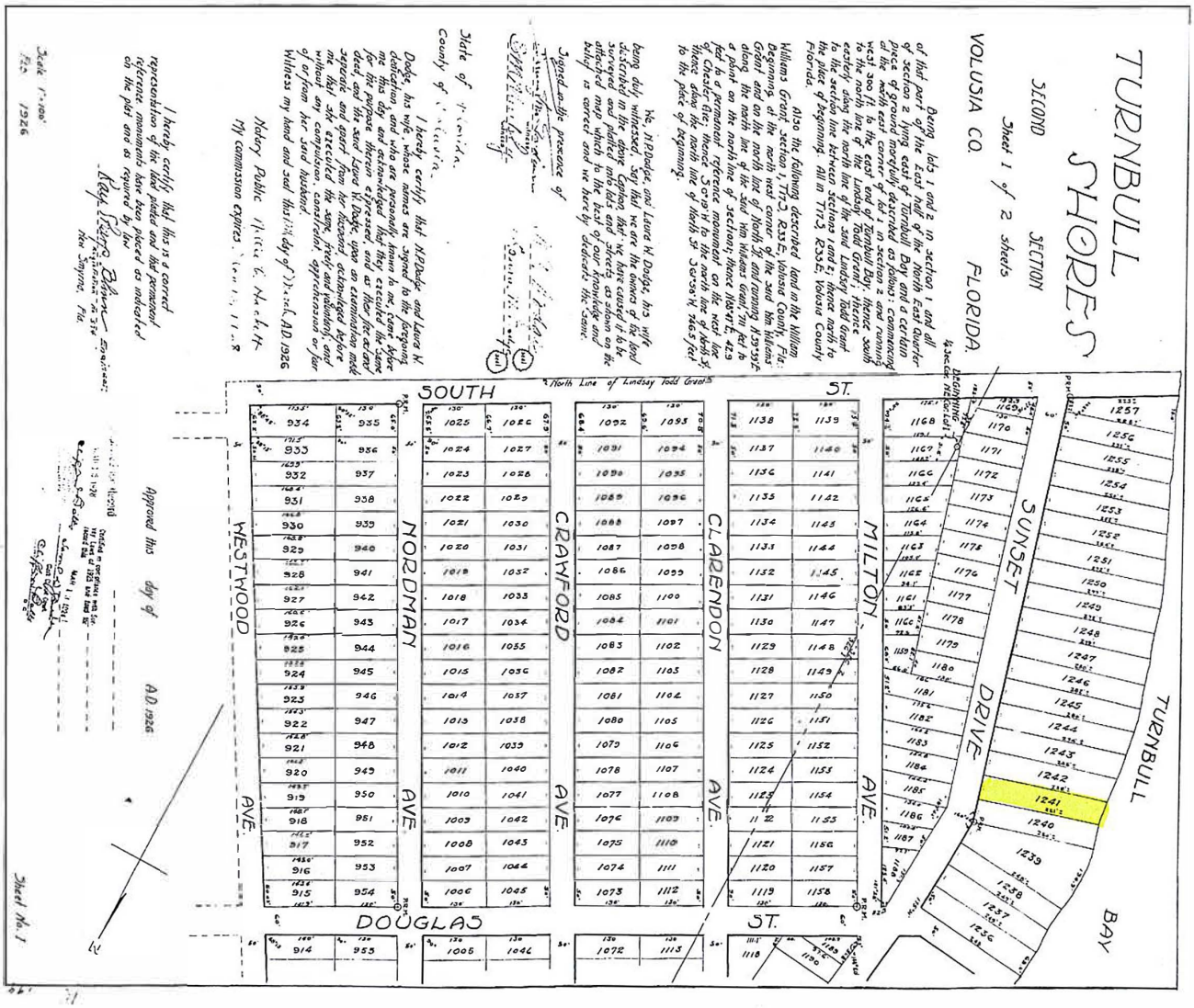
# V-01-26: 2564 SUNSET DRIVE
# PARCEL: 6336-02-00-2410 LOCATION MAP



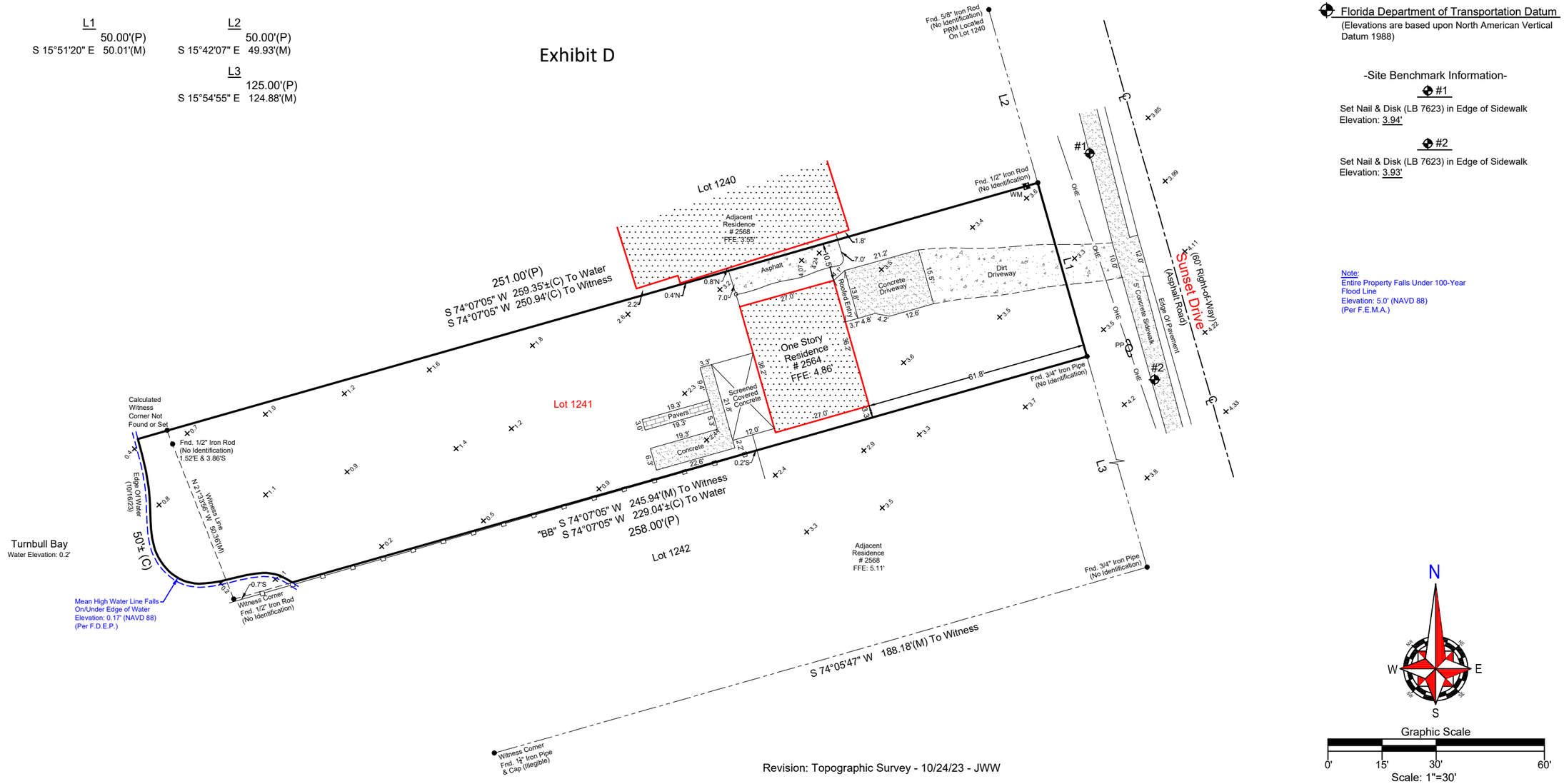
# V-01-26: 2564 SUNSET DRIVE
# PARCEL: 6336-02-00-2410 AERIAL MAP



Exhibit C


TURNBULL SHORES
SECOND SECTION
Sheet 1 of 2 sheets
VOLUSIA CO. FLORIDA
Being lots 1 and 2 in section 1 and all of that part of the East half of the North East Quarter of section 2 lying east of Turnbull Bay and a certain piece of ground more fully described as follows: commencing at the north east corner of lot 1 in section 2 and running West 300 ft. to the east end of Turnbull Bay; thence South to the north line of the Lindsay Todd Grant; thence easterly along the north line of the said Lindsay Todd Grant to the section line between sections 1 and 2; thence north to the place of beginning. All in T17S, R33E, Volusia County Florida.
Also the following described land in the William Williams Grant, section 1, T17S, R33E, Volusia County, Fla: Beginning at the north west corner of the said Wm Williams Grant and on the north line of North St. and running N 39°59'E along the north line of the said Wm Williams Grant, 1111 feet to a point on the north line of section 1; thence N 88°41'E, 429 feet to a permanent reference monument on the west line of Chester Ave; thence S 0°19'W to the north line of North St. thence along the north line of North St. S 89°59'W 1465 feet to the place of beginning.
We, N.P.Dodge, and Laura N. Dodge his wife being duly witnessed, say that we are the owners of the land described in the above caption that we have caused it to be surveyed and platted into lots and streets as shown on the attached map which to the best of our knowledge and belief is correct and we here by dedicate the same.
Signed in the presence of
State of Florida.
County of Volusia.
I hereby certify that N.P.Dodge and Laura N. Dodge, his wife, whose names are signed to the foregoing dedication, and who are personally known to me, came before me this day and acknowledged that they executed the same for the purpose therein expressed, and as their free act and deed, and the said Laura N. Dodge, upon an examination made separate and apart from her husband, acknowledged before me that she executed the same freely and voluntarily, and without any compulsion, constraint apprehension or fear of or from her said husband.
Witness my hand and seal this 19th day of March A.D. 1926
Notary Public
My commission expires
I hereby certify that this is a correct representation of the land platted and the permanent reference monuments have been placed as indicated on the plat and as required by law
Approved this day of A.D. 1926
Scale 1"=100'
Fla 1926
Sheet No. 1
SOUTH
NORDMAN AVE.
CRAWFORD AVE.
CLARENDON AVE.
MILTON AVE.
WESTWOOD AVE.
DOUGLAS ST.
North Line of Lindsay Todd Grant
SUNSET DRIVE
TURNBULL BAY
Discontinue this Lot

# Exhibit D




-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

#1

Set Nail & Disk (LB 7623) in Edge of Sidewalk
Elevation: 3.94'

#2

Set Nail & Disk (LB 7623) in Edge of Sidewalk
Elevation: 3.93'

Note:
Entire Property Falls Under 100-Year Flood Line
Elevation: 5.0' (NAVD 88)
(Per F.E.M.A.)

Revision: Topographic Survey - 10/24/23 - JWW

2564 SUNSET DRIVE, NEW SMYRNA BEACH, FLORIDA 32168

# BOUNDARY & TOPOGRAPHIC SURVEY

## Legal Description:

LOT 1241, TURNBULL SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 199-200 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



**Flood Information:**
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE. THIS PROPERTY WAS FOUND IN VOLUSIA COUNTY, COMMUNITY NUMBER CITY OF NEW SMYRNA BEACH, DATED 9/28/2017.

## CERTIFIED TO:

BUDDY HILL

| | |
|---|---|
| Field Date: 10/19/2023 | Date Completed: 10/20/23 |
| Drawn By: .P. | File Number: IS-46179 TOPO |

-Legend-

| | | | |
|---|---|---|---|
| C | - Calculated | PC | - Point of Curvature |
| ℄ | - Centerline | Pg. | - Page |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L. | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Esmt. | - Easement | PT | - Point of Tangency |
| F.E.M.A. | - Federal Emergency Management Agency | R | - Radius |
| FFE | - Finished Floor Elevation | Rad. | - Radial |
| Fnd. | - Found | R&C | - Rebar & Cap |
| IP | - Iron Pipe | Rec. | - Recovered |
| L | - Length (Arc) | Rfd. | - Roofed |
| M | - Measured | Set | - Set ½" Rebar & Cap "LB 7623" |
| N&D | - Nail & Disk | Typ. | - Typical |
| N.R. | - Non-Radial | UE | - Utility Easement |
| ORB | - Official Records Book | WM | - Water Meter |
| P | - Plat | Δ | - Delta (Central Angle) |
| P.B. | - Plat Book | –O– | - Chain Link Fence |
| –□– | - Wood Fence | | |

**-NOTES-**

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

**-POINTS OF INTEREST-**

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

PATRICK IRELAND 6637 **LB: 7623**

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.


Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

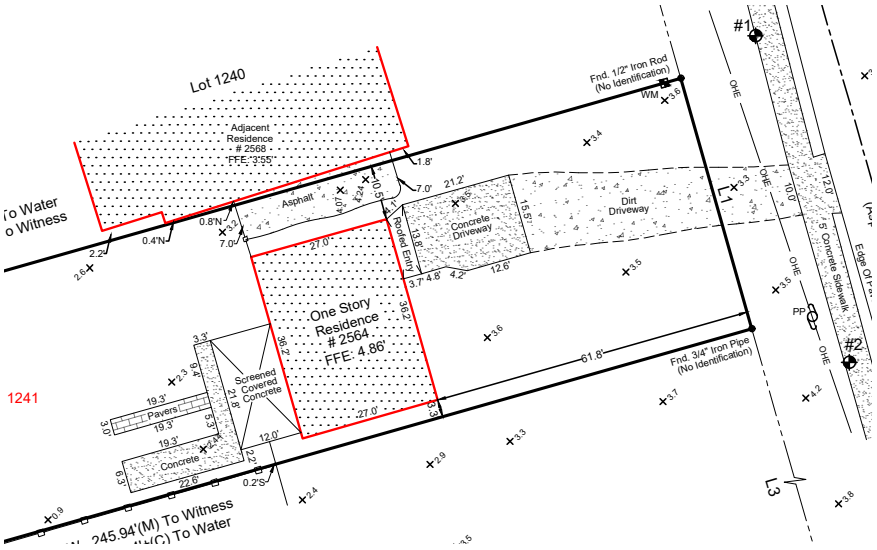
Hi,

Please consider this as our letter as well as explanation of the 5 criteria for consideration of the variance.

By way of brief background, we are seeking a variance to redo and expand an existing screened porch that is currently in disrepair. During the same process, we will also add a pool (but that does not require a variance application). The current footprint of the screen porch is almost at the edge of the Southside of our property (approximately 3 feet from the property line) and spans about two-thirds the width of the backside of the house line. We are looking to keep the Southside the same, but also expand the Northside. We have the approval of neighbors immediately next to us as well as a lot of the ones from those nearby.

For ease of understanding, I am including a picture of the existing screened porch in comparison to the lot and house size.

Aerial View of existing structure:




Back view from Turnbull Bay looking back towards the house with the current screened patio in disrepair:



We are looking to tear down the cedar / wood construction and replace with an aluminum construction. We would also like to expand the footprint of the patio towards the Northside and Westside. Specifically, we are attempting to build a screened in patio to span the entire width of the backside of the house. The new construction would have an aluminum insulated wall on the Southside to block sound of the pool equipment, and three other sides would be screened in. There is no desire to turn this into livable space. Merely, we want to expand the existing footprint of the current patio that is in disrepair.

Current provisions with easement setbacks prevent our desired patio size, so we are seeking a variance. Additionally, the location of windows along the backside of the house, where the patio will be located, make it impractical to meet guidelines without drastically affecting the size of the patio. For example, to meet current codes, we would have a post in the middle of a large picture window with direct views of Turnbull Bay. A picture of the current picture window and smaller window where codes would require us to put posts are as follows.

Southside view:



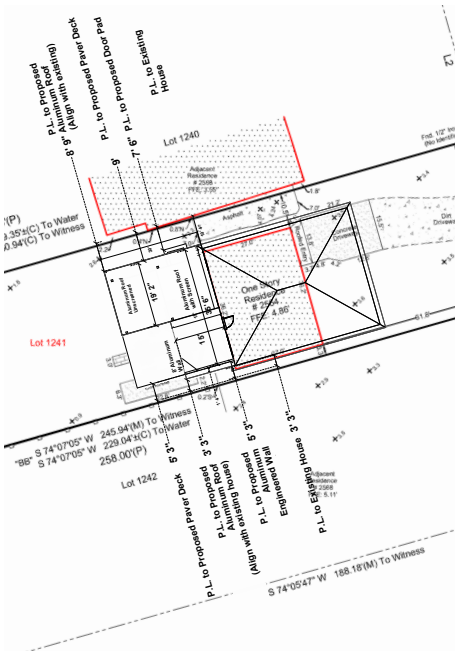
Northside view:



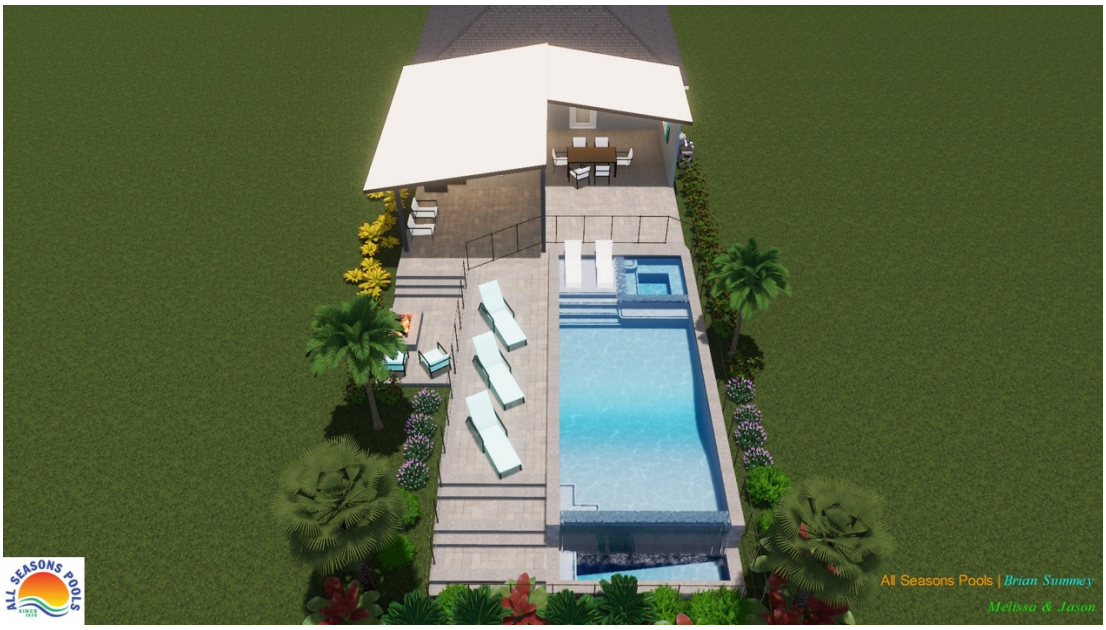
We are seeking this variance in large part due to the small size of the lot, age of the home, and location on Turnbull Bay. This will be explained in greater detail throughout this application.

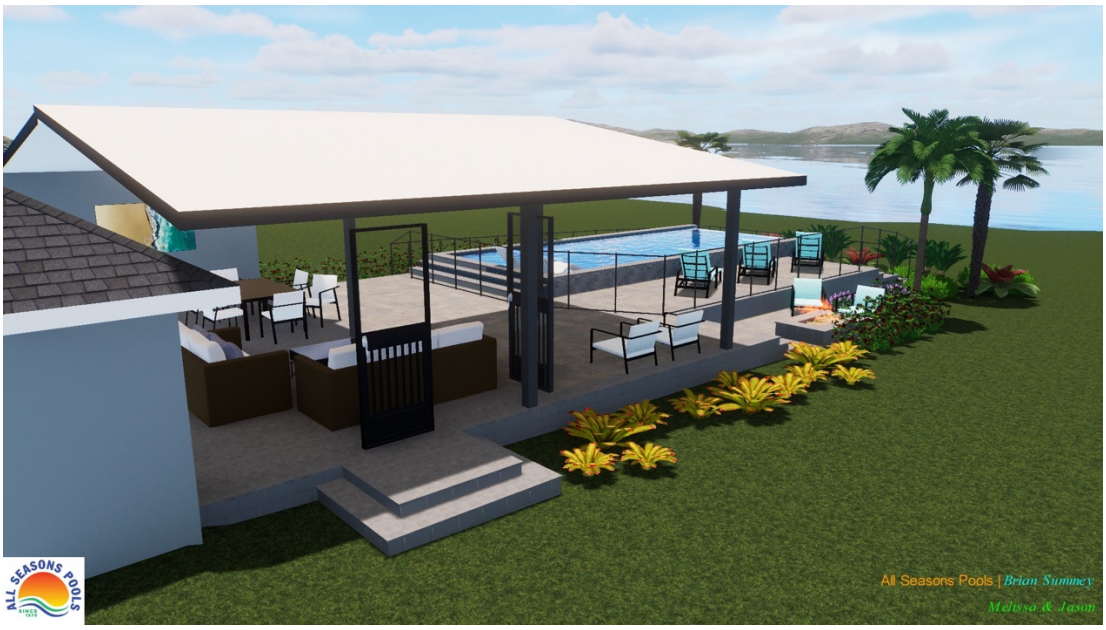
We are also going to request permitting for a pool contemporaneously with the patio build. The desired pool, however, does not require a variance so it is not included as part of this application. We thought it might be helpful to see the entirety of the project to put it into perspective however.

A blueprint of the proposed screened patio is as follows.



A few CAD designs of the completed project with the pool included are here as well.




Included with this letter, we are also including our response to the 5 criteria requested for seeking a variance. The responses are as follows.

1. Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings, in the same district or vicinity.

The property located at 2564 Sunset Dr, is extremely narrow. We understand from the prior owner, the original owners built our house in 1956. After its construction, they took one lot and split it into two lots. We understand they then built the house located to our Northside and sold it at some point in the 1970s. As such, the width of our lot after this was split is still only 50 ft. Most of the surrounding lots (besides the one to the north that was split with ours) are much larger. Therefore, the size of our lot causes a hardshihp.

Additionally, our house sits only three feet off the Southside, approximately, as it was built in 1956 and current zoning regulations were not in existence. To put the width and location into perspective, the house makes up 36 ft of the 50 ft total width. Therefore, it would be impossible to have a screened porch the entire duration of the back of the house and meet current building easement requirements. As such, both the narrow width of the lot and the age of the original construction require special circumstances for this variance request.

2. Strict application of the provisions of this LDR would deprive the subject

property owner of reasonable rights commonly applicable to other properties in

the same district or may preclude a benefit to the community in general.

We are attempting to add a screened porch to the back, Westside, of the property. To meet current building requirements, we would need to put the Southside wall in the middle of a large picture window that would destroy the view of Turnbull Bay. We would also need to pull in the Northside wall, which would potentially put that screen wall into a window as well. Alternatively, if we brought it in past the picture window on the Southside and normal window on the Northside, the screened in patio would be extremely small and serve little to no purpose. In comparison, our neighbors all along Turnbull Bay have expansive sunrooms or screened in patios covering most or all of the bayside of the back of their houses. As such, the current provisions would deprive us of reasonable rights commonly applicable to other properties in the same district.

3. The special circumstances and conditions exist that do not result from the direct

or indirect actions of the present property owner (s) or past property owner (s).

This criterion shall not be satisfied if the present or past property owner created,

to any degree, the hardship that is the subject of the variance request.

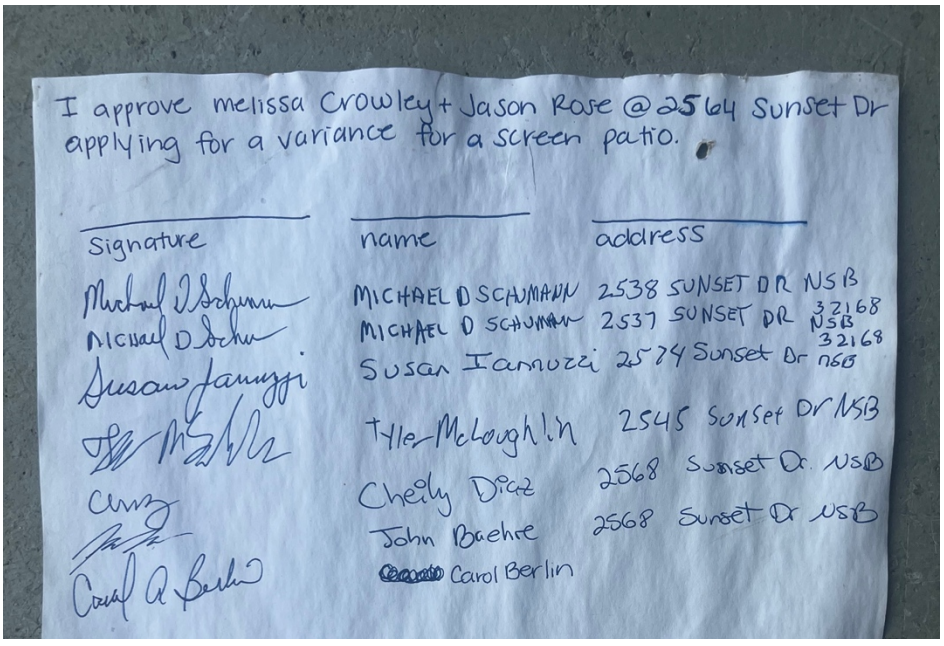
We were not the owner who built the house in 1956 or split that lot which we believe occurred in the 1970's based on information conveyed by the previous owner. As such, the current easement requirements were not, or likely were not in existence at the time the house was built or lot was split. Additionally, the previous owners prior to when we

purchased the property built a patio. The current patio is in disrepair and we cannot safely keep it. We are looking to keep the Southside wall in the same area as it is currently located, but cannot under the new easement guidelines. As such, we the current owners, did not create the current hardship and are merely trying to make our house safer in light of the current state of disrepair of the existing screen patio.

4. That granting of the variance will not cause substantial detriment to the public

welfare or impair the purposes and intent of this Ordinance.

We have currently talked to a number of our neighbors and will include with this package a list of individuals who are in support of our variance request. Those who we are able to talk to were in strong support to increase local property values. The house on the Southside will still have plenty of room to access ingress/egress the Northside of her lot for any repairs or traditional activities that the easement intent would achieve. She would have vehicle access for ingress/egress on both sides. The owner of this property, Carol Berlin, is in support of our plan. The house on the Northside in comparison to ours is about 10 feet apart.. This proposed plan would not make their access any less than it already is. The owners John Baehre an Cheily Diaz, are in support of this plan Additionally, they are in strong support of our plan from nearby neighbors as well. See below:


I approve melissa Crowley + Jason Rose @ 2564 Sunset Dr applying for a variance for a screen patio.

| Signature | name | address |
|---|---|---|
| | MICHAEL D SCHUMANN | 2538 SUNSET DR NSB |
| | MICHAEL D SCHUMANN | 2537 SUNSET DR NSB 32168 |
| | Susan Iannuzzi | 2574 Sunset Dr NSB 32168 |
| | Tyler McLoughlin | 2545 Sunset Dr NSB |
| | Cheily Diaz | 2568 Sunset Dr. NSB |
| | John Baehre | 2568 Sunset Dr NSB |
| | Carol Berlin | |

5. That granting of the variance will not constitute a grant of special privilege that

is denied by this Ordinance to other lands, structures, or buildings, in the same

district.

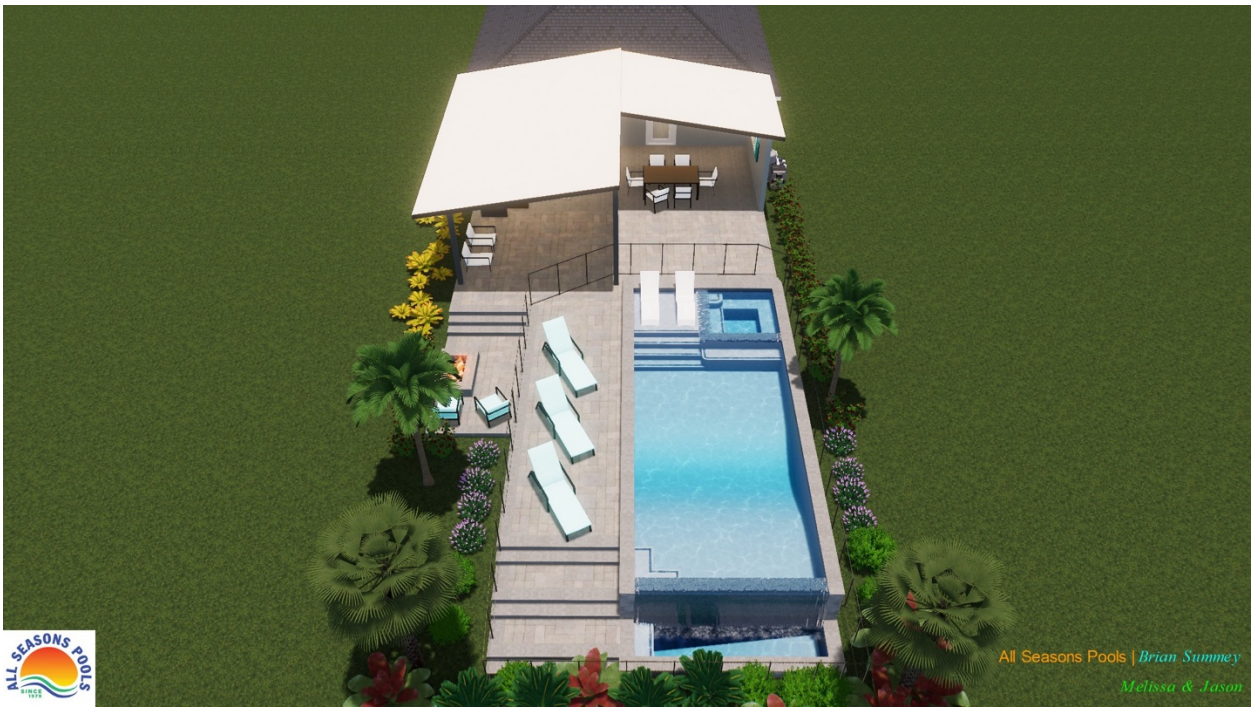
We are unaware of any neighbors who requested a similar variance and were denied. As such, the granting of this variance will not constitute a grant of special privilege. In fact, it is actually consistent with many of the neighboring properties who have expansive sunrooms or screened patios, given the location directly on Turnbull Bay.

Should you have any additional questions, please do not hesitate to ask.

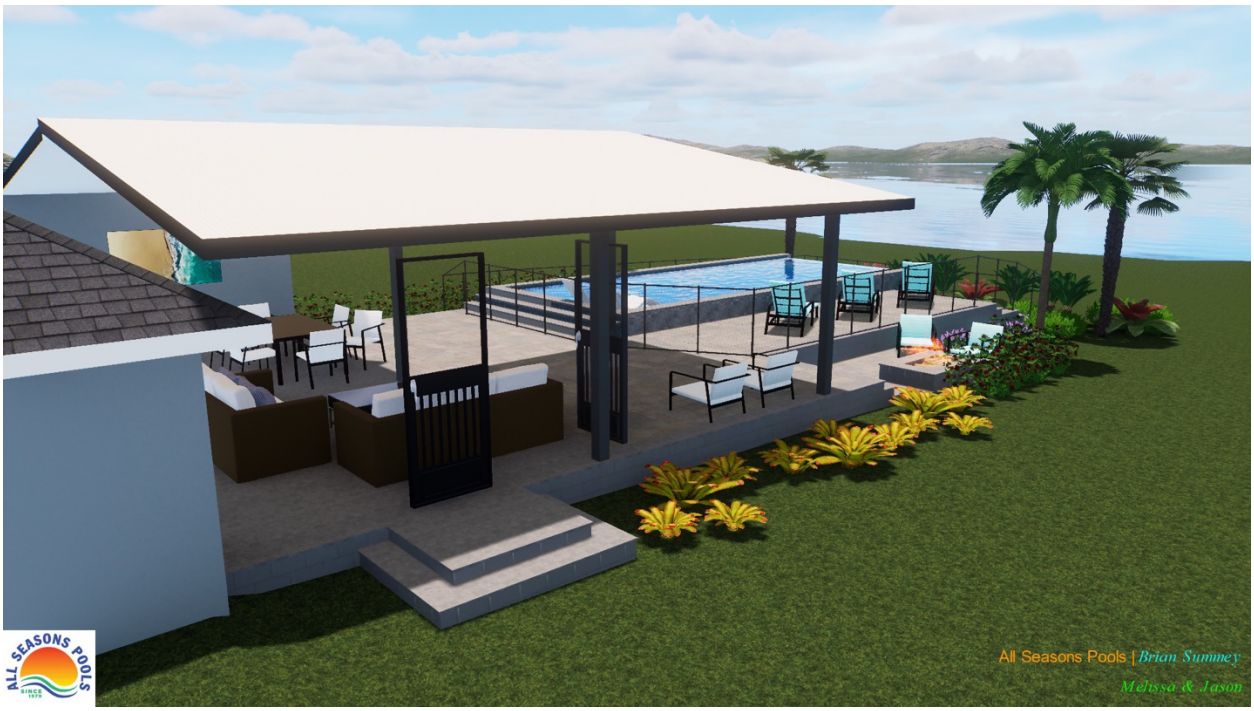
Sincerely,

Melissa Crowley and Jason Rose (owners of 2564 Sunset Dr and individuals seeking variance)

Exhibit F


ALL SEASONS POOLS
All Seasons Pools | Brian Summey
Melissa & Jason


ALL SEASONS POOLS
All Seasons Pools | Brian Summey
Melissa & Jason

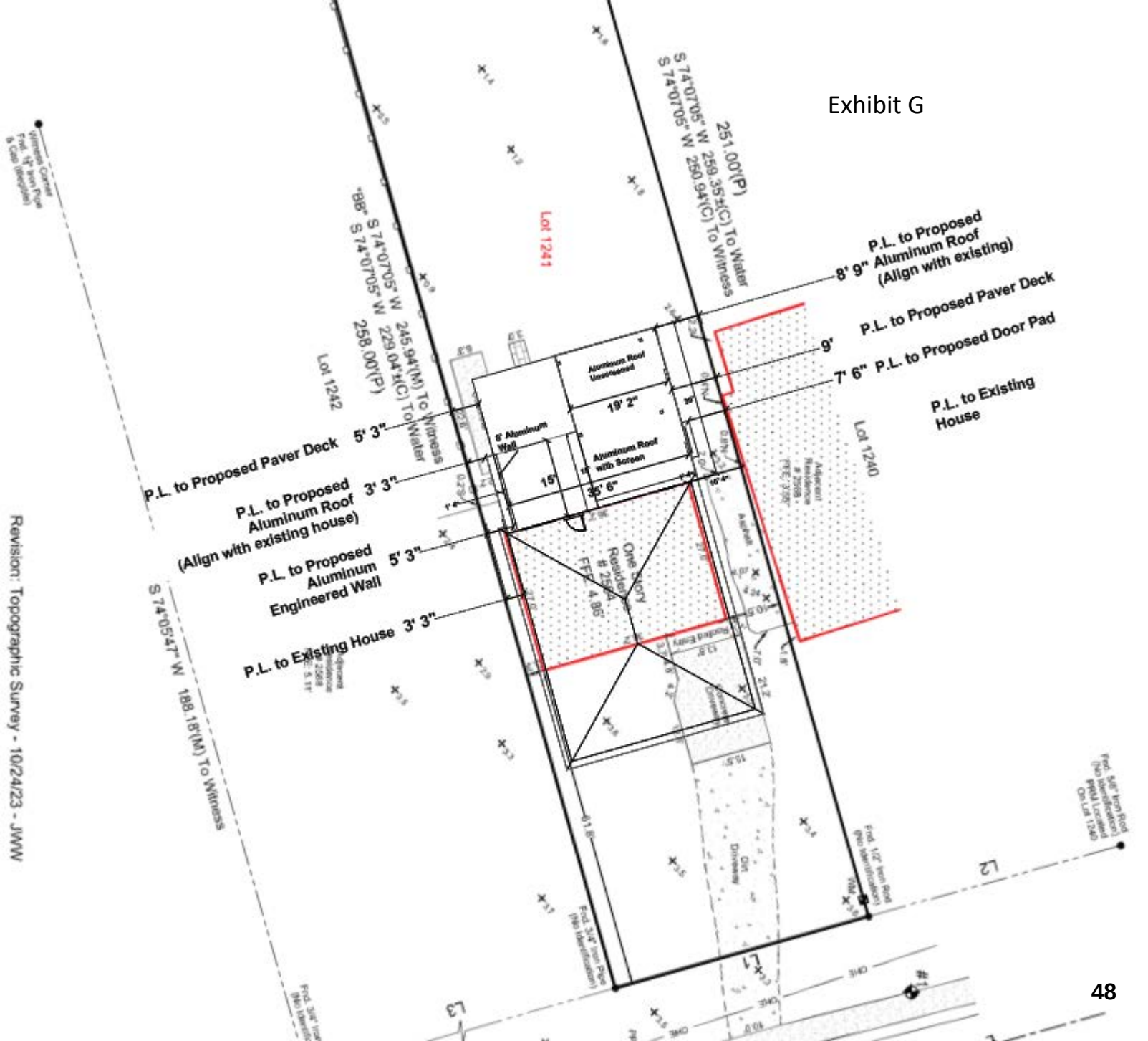

All Seasons Pools | Brian Summey
Melissa & Jason


All Seasons Pools | Brian Summey
Melissa & Jason


All Seasons Pools | Brian Summey
Melissa & Jason


All Seasons Pools | Brian Summey
Melissa & Jason

Exhibit G


Lot 1241
Lot 1242
Lot 1240
251.00'(P)
S 74°07'05" W 259.35'±(C) To Water
S 74°07'05" W 260.94'(C) To Witness
"88" S 74°07'05" W 245.94'(M) To Witness
S 74°07'05" W 229.04'±(C) To Water
258.00'(P)
S 74°05'47" W 188.18'(M) To Witness
P.L. to Proposed 8' 9" Aluminum Roof (Align with existing)
P.L. to Proposed Paver Deck
P.L. to Proposed Door Pad
P.L. to Existing House
9'
7' 6"
5' 3"
3' 3"
5' 3"
3' 3"
P.L. to Proposed Paver Deck
P.L. to Proposed Aluminum Roof (Align with existing house)
P.L. to Proposed Aluminum Engineered Wall
P.L. to Existing House
Aluminum Roof Unenclosed
19' 2"
8' Aluminum Wall
Aluminum Roof with Screen
15'
35' 6"
One Story Residence # 2564 FF: 4.86'
Adjacent Residence # 2568 FFE: 3.00'
Asphalt
Rooftop Entry
Conc. Driveway
Dirt Driveway
Fnd. 3/4" Iron Pipe (No Identification)
Fnd. 1/2" Iron Rod (No Identification)
Fnd. 5/8" Iron Rod (No Identification) PRM Located On Lot 1240
Fnd. 3/4" Iron Pipe & Coin (Illegible)
Witness Corner Fnd. 1/2" Iron Pipe & Coin (Illegible)
Revision: Topographic Survey - 10/24/23 - JWW

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

**V-03-26, A VARIANCE TO ALLOW SEVEN FEWER SPECIMEN TREES AT THE MOSQUITO CONTROL FACILITY AT 801 SOUTH STREET THAN IS REQUIRED PER THE LAND DEVELOPMENT REGULATIONS**

**March 2, 2026**

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**Background:**

A. Applicant: Tadd Kasbeer, 123 W. Indiana Avenue, Room 402, Deland, FL 32720
B. Property Owner: City of New Smyrna Beach, Leased to East Volusia Mosquito Control District
C. Site Information: The site contains 9.09 acres, is owned by the City and was leased to Volusia County
D. Request: A variance to allow seven fewer specimen trees at the Mosquito Control facility at 801 South Street
E. Parcel I.D. #: 7340-01-00-0022 & 7340-01-00-0010

F. **Exhibits:**
Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Proposed Flight Path
Exhibit D: Landscape Tree Preservation Plan

**Findings:**

A. The Mosquito Control facility located on South Street is undergoing substantial improvements. As part of this upgrade, all current buildings will be replaced with new structures, and the overall facility will be expanded. Because Mosquito Control relies on helicopter treatments to serve the eastern part of Volusia County, it is vital to limit the number of trees and wet detention or retention ponds on the property. These features tend to attract birds, which significantly increases the risk of collisions between birds and helicopters.

B. The variance request is to allow seven fewer specimen trees than is required per the LDR's standards. In this instance, Live Oaks are the specimen trees. Section 204.00 of the LDR indicates all Live Oaks larger than 18 inches in diameter are specimen trees.

C. Specimen trees are classified as historic trees when they reach a diameter of 36 inches or greater. On July 8, 2025, the City Commission granted approval for the removal of four

historic Live Oak trees from the property. In addition to the removals, four historic trees are to remain protected. These preserved trees are located near the South Street right-of-way (ROW).

D. While the variance is to allow fewer specimen trees on the parcel than is required per the LDR, there is a significant amount of money that will go into the City's Tree Fund as a result of this development. Over $400,000 in tree mitigation will be received which can be used by the City to plant trees in more suitable locations.

E. Based on LDR Section 1105.00A.(4), 80% of the Specimen Trees on a site are required to be preserved. There are 19 specimen trees, 15 are required to be preserved, and in this case 8 are proposed to be preserved- a deficit of 7 specimen trees, which is the reason for this variance. The tree preservation plan is included as **Exhibit D**.

F. The LDR requires variance requests to meet all of the following criteria. The applicant's responses are *italicized,* Staff's responses are in **bold,** following each criterion.

1. Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings in the same district or vicinity.

*The subject property is unique in its specialized function as an aviation-based public health facility. Unlike neighboring properties, this site must maintain "Obstacle Limitation Surfaces" (OLS) to ensure safe helicopter approach and departure paths. The preservation of vertical obstructions (trees) is physically incompatible with the glide slopes required for safe operations. Furthermore, the property is characterized by exceptionally high groundwater, necessitated a significant increase in site elevation through the application of fill. This combination of aviation safety mandates and the biological impact of grade changes create a unique hardship specific only to this land use.*

**Not many sites in NSB involve helipads coupled with the necessity of avoiding collisions with birds that nest in mature trees. Staff recognizes the unusualness of this situation. Trees and and wet retention ponds are both ill advised as they attract birds. Typically those are seen as good things, but not in this situation. This criterion has been met.**

2. Strict application of the provisions of the Land Development Regulations would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

*Strict adherence to tree preservation and density requirements would effectively prohibit the operation of a helicopter-based mosquito control unit. This would preclude a vital benefit to the community: the reduction of vector-transmitted diseases through rapid aerial response. Additionally, the requirement to utilize dry stormwater retention rather than wet ponds—to improve water quality and reduce on-site mosquito breeding—requires a larger surface footprint. Denying this variance would leave insufficient space for the mandated infrastructure, depriving the owner of the reasonable right to utilize the land for its essential public health mission.*

**There are very few, if any, parcels that necessitate fewer trees on a parcel than a parcel with an active helipad. Being that the site is for Mosquito Control, and they need access to a facility that allows them to use as a base for helicopters, depriving them would preclude a benefit to the community. This criterion has been met.**

3. The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner(s) created, to any degree, the hardship that is the subject of the variance request.

*The hardship stems from the intersection of federal aviation safety standards (FAA) and existing environmental site conditions. The requirement for clear airspace and the mitigation of "Foreign Object Debris" (FOD) are safety mandates inherent to aircraft operation. Similarly, the necessity to raise the site's elevation to manage high groundwater levels is an environmental reality, not a design choice. These factors, which make the preservation of existing specimen trees technically unfeasible, are external constraints and not the result of actions taken by the property owner.*

**This is a special circumstance. Not only does the site need to be elevated so there can be dry retention ponds, but the trees are nesting grounds, which are hazards- (FOD in FAA language) for helicopters. This criterion has been met.**

4. That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this Ordinance.

*Granting this variance enhances public welfare by ensuring the safe operation of emergency aircraft and the effective control of disease-carrying vectors. It removes hazardous obstructions from the flight path, protecting pilots and the surrounding community. To support the intent of the city's environmental goals, the applicant proposes off-site mitigation or a contribution to the municipal tree bank. This ensures that the citywide canopy is sustained while allowing the specific site to meet critical safety and drainage requirements using dry retention.*

**Granting of the variance will increase the odds of a helicopter taking off and landing without incident, as mature trees are ideal locations for bird nests, and the altering of the ground- raising it up to provide for dry detention areas- will allow for dry detention areas as opposed to wet retention ponds. As the whole purpose of the site is to improve public welfare, the denial of the variance would impair the purposes and intent of this Ordinance. This criterion has been met.**

5. That granting of the variance will not constitute a grant of special privilege that is denied by the Land Development Regulations.

• Aviation Safety: Trees are living obstructions that eventually penetrate 1:8 or 1:10 safety slopes.
• FOD Mitigation: Rotational downwash can strip branches or bark, creating "Foreign Object Debris" that can cause engine failure.
• Environmental Management: High groundwater requires filling the site, which prevents the survival of existing specimen tree root systems.
• Dry Retention Footprint: Dry ponds require more land area than wet ponds, competing for space with the required tree canopy. This is also utilized to discourage wading birds in proximity to the site and the airport to reduce the possibility of bird strikes.

**Given the nature of the site, in this instance special privilege is warranted. As noted above, this is a unique situation. There simply isn't enough space to keep/plant the number of trees required per the LDR on the site, thus the combination of a variance and payment into the Tree Fund is the best viable option to allow the Mosquito Control facility to expand their operations. This criterion has been met.**

G. Without variance approval, the site plan, which is on this same agenda, would have to be considerably scaled back to work. The existing helipad would likely no longer be able to operate with the new buildings and need for dry detention ponds.

Recommendation: This application meets all required criteria of the code. Staff recommends the Planning and Zoning Board **approve** the request for 7 fewer specimen trees than required per the LDR.

**Fiscal Analysis:**
N/A

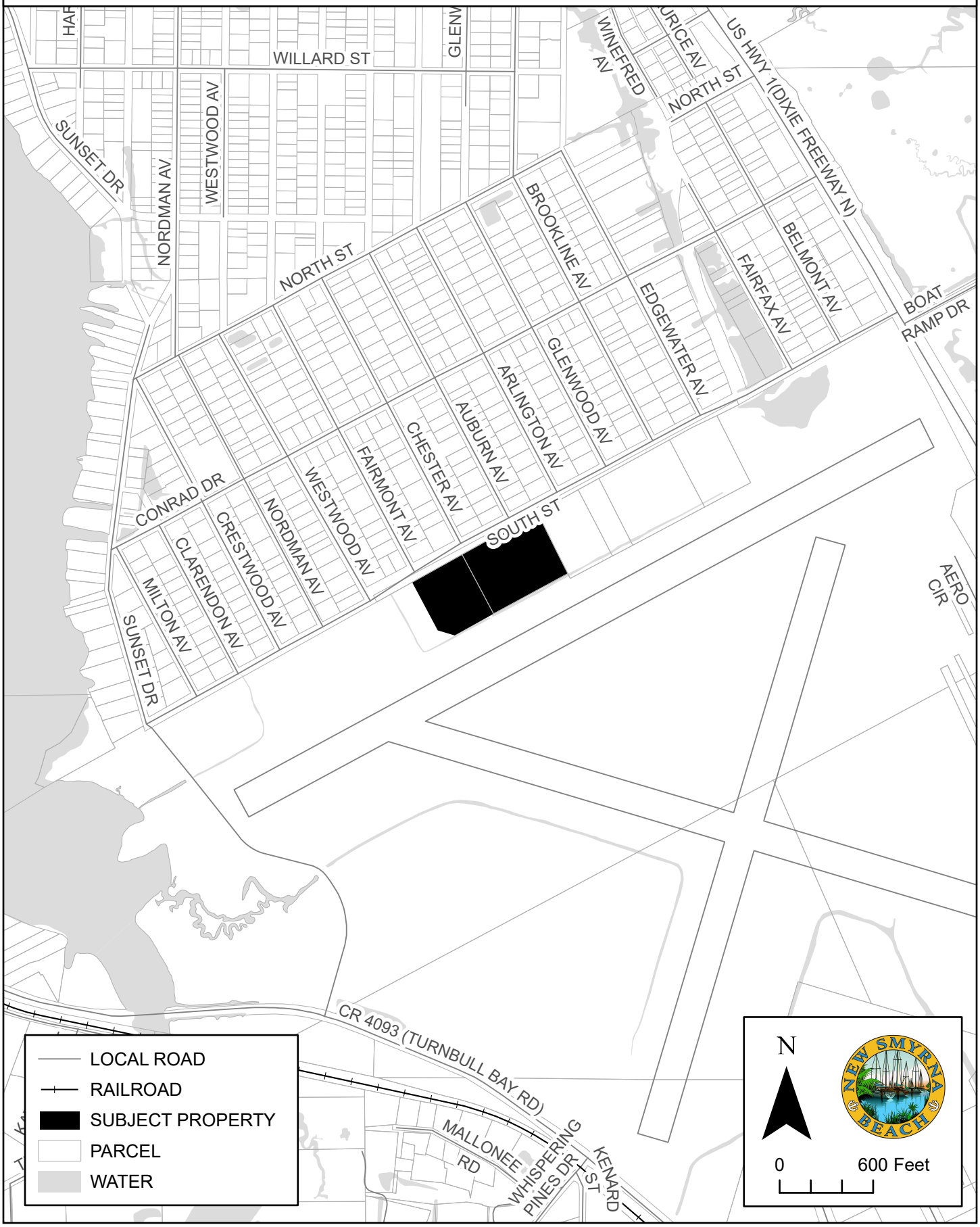
**Strategic Plan Item:**
No

Staff Report Created By: Jake Baker - Senior Planner

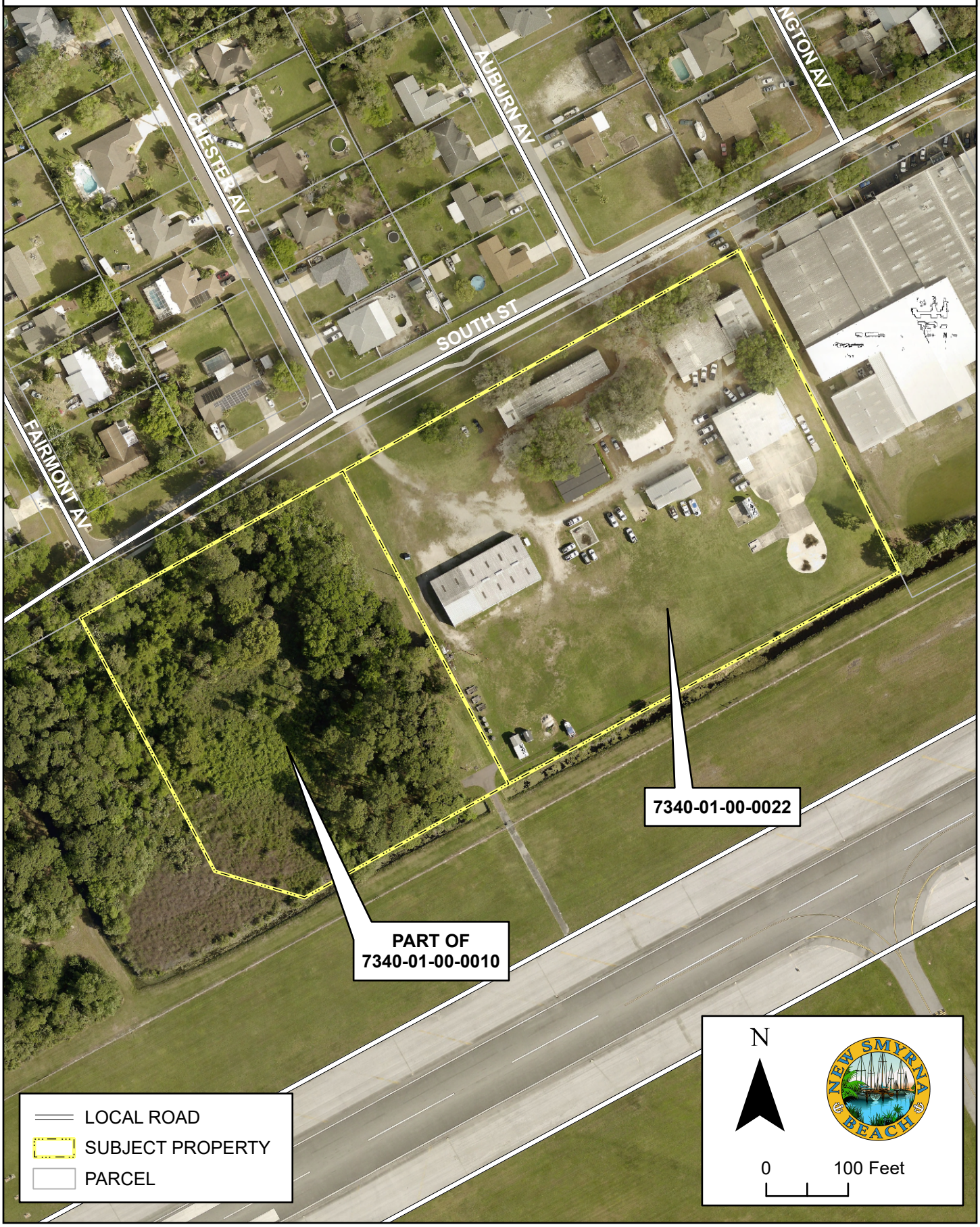
**Attachments:**

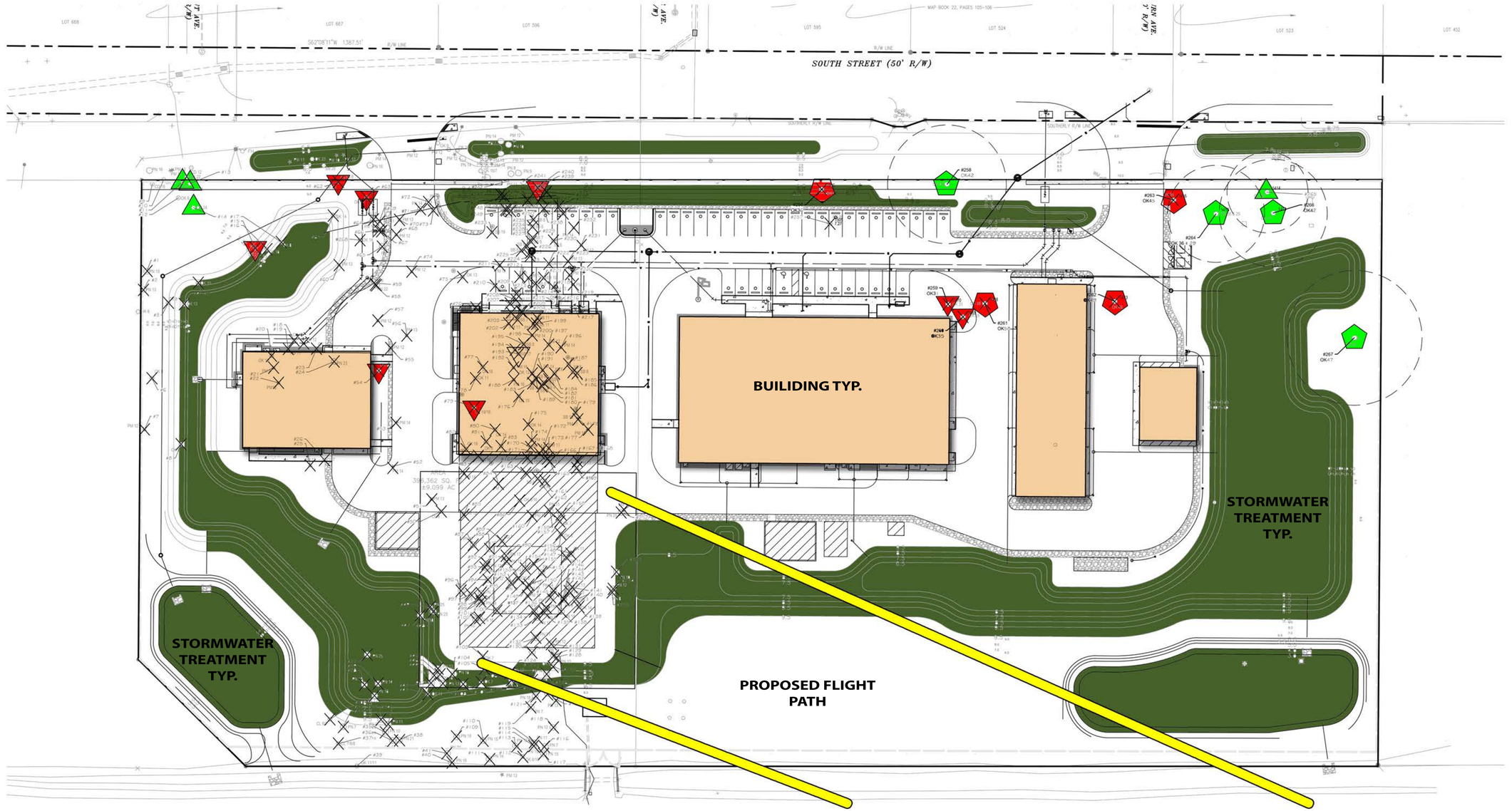
Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Proposed Flight Path.pdf
Exhibit D Landscape Tree Pres Plans.pdf

# V-03-26: VOLUSIA COUNTY MOSQUITO CONTROL
# PARCELS: 7340-01-00-0022, PART OF 7340-01-00-0010 LOCATION MAP



# V-03-26: VOLUSIA COUNTY MOSQUITO CONTROL
# PARCELS: 7340-01-00-0022, PART OF 7340-01-00-0010 AERIAL MAP






## ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | | | |
|---|---|---|---|---|---|
| PNP | POND PINE | UK | UNKNOWN TREE | MG | MAGNOLIA |
| PNL | LOBLOLLY PINE TREE | MP | MAPLE TREE | BY | BAY TREE |
| PN | SLASH PINE TREE | SC | SYCAMORE TREE | EM | ELM TREE |
| PNS | SAND PINE TREE | OK | OAK TREE | CB | CHINABERRY TREE |
| PNF | LONGLEAF PINE TREE | SG | SWEET GUM TREE | CY | CYPRESS TREE |
| BT | BLACK TUPELO TREE | HK | HICKORY TREE | PM | PALM TREE |
| CD | CEDAR TREE | BH | BIRCH TREE | MU | MULBERRY TREE |

TREE TYPE — OK24 8 — TREE SYMBOL; TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; MULTIPLE TRUNKS

## ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | |
|---|---|---|---|
| OK | OAK TREE | | |
| QL | QUERCUS LAURIFOLIA: LAUREL OAK TREE | CL | CELTIS LAEVIGATA: SUGAR BERRY/HACKBERRY TREE |
| QV | QUERCUS VIRGINIANA: LIVE TREE | MG | MAGNOLIA GRANDIFLORA: SOUTHERN MAGNOLIA TREE |
| IC | LIEX CASSINE: DAHOON HOLLY TREE | ZC | ZANTHOXYLUM CLAVA-HERCULIS: HERCULES' CLUB TREE |
| PC | PRUNUS CAROLINIANA: LAUREL CHERRY TREE | PS | PRUNUS SEROTINA: BLACK CHERRY TREE |
| SP | SABAL PALMETTO: CABAGE PALM TREE | DDD | INDICATES THAT THE TREE IS LIKELY DEAD, DISEASED OR DYING |

TREE TYPE — OK24 8 — TREE SYMBOL; TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; MULTIPLE TRUNKS

## LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING HISTORIC TREE TO REMAIN
- EXISTING HISTORIC TREE TO BE REMOVED
- DENOTES ROOT ZONE PROTECTION
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

## SPECIMEN TREE REQUIREMENTS

| | |
|---|---|
| TOTAL SITE ACREAGE | 9.09 |
| SPECIMEN TREES ON SITE | 19 |
| SPECIMEN TREES PER ACRE | 2 |
| SPECIMEN TREES REQUIRED TO BE PRESERVED (CALCULATION: 19 TREES x 80% = 15 TREES) | 15 |
| SPECIMEN TREES PRESERVED | 15 |

PROTECTION AREA SHALL BE THE ENTIRE DRIP LINE OR ONE (1) FOOT RADIUS PER INCH OF DIAMETER, WHICHEVER IS GREATER

| SPECIMEN TREES PER ACRE | EXISTING SPECIMEN TREES TO BE PRESERVED |
|---|---|
| LESS THAN 3 | 80% |
| 3.0-5.0 | 65% |
| 5.1-8.0 | 50% |
| 8.1 OR MORE | 40% (MIN) |

## MINIMUM ON SITE TREES

| | |
|---|---|
| TOTAL SITE ACREAGE | 9.09 AC. |
| MINIMUM TREES REQUIRED ON SITE<br>CALCULATION: 395,960 S.F. / 2,500 S.F. = 158 | 158 |
| EXISTING TREES TO BE PRESERVED | 11 |
| NUMBER OF TREES PROVIDED ON LANDSCAPE PLAN | 49 |
| TOTAL NUMBER OF TREES EXISTING PLUS PROVIDED | 60 |
| MINIMUM TREES REQUIRED ON SITE DEFICIT | 98 |

0 20 40 60 80
SCALE : 1" = 40'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| REVISIONS | | | |
| 2 | 09-19-25 | SURVEY REPLACED | JES |
| 3 | 09-25-25 | RESPONSE TO NSB | JES |
| 4 | 11-17-25 | RESPONSE TO NSB COMMENTS | JES |
| 5 | 1-07-26 | REVISE PER CITY COMMENTS REC 1-7-26 | JES |

SCALE: AS NOTED
DRAWN BY: JES
PROJ. MANAGER: JES
PROJ. #: 2023.099.1
DATE: 08/15/2025

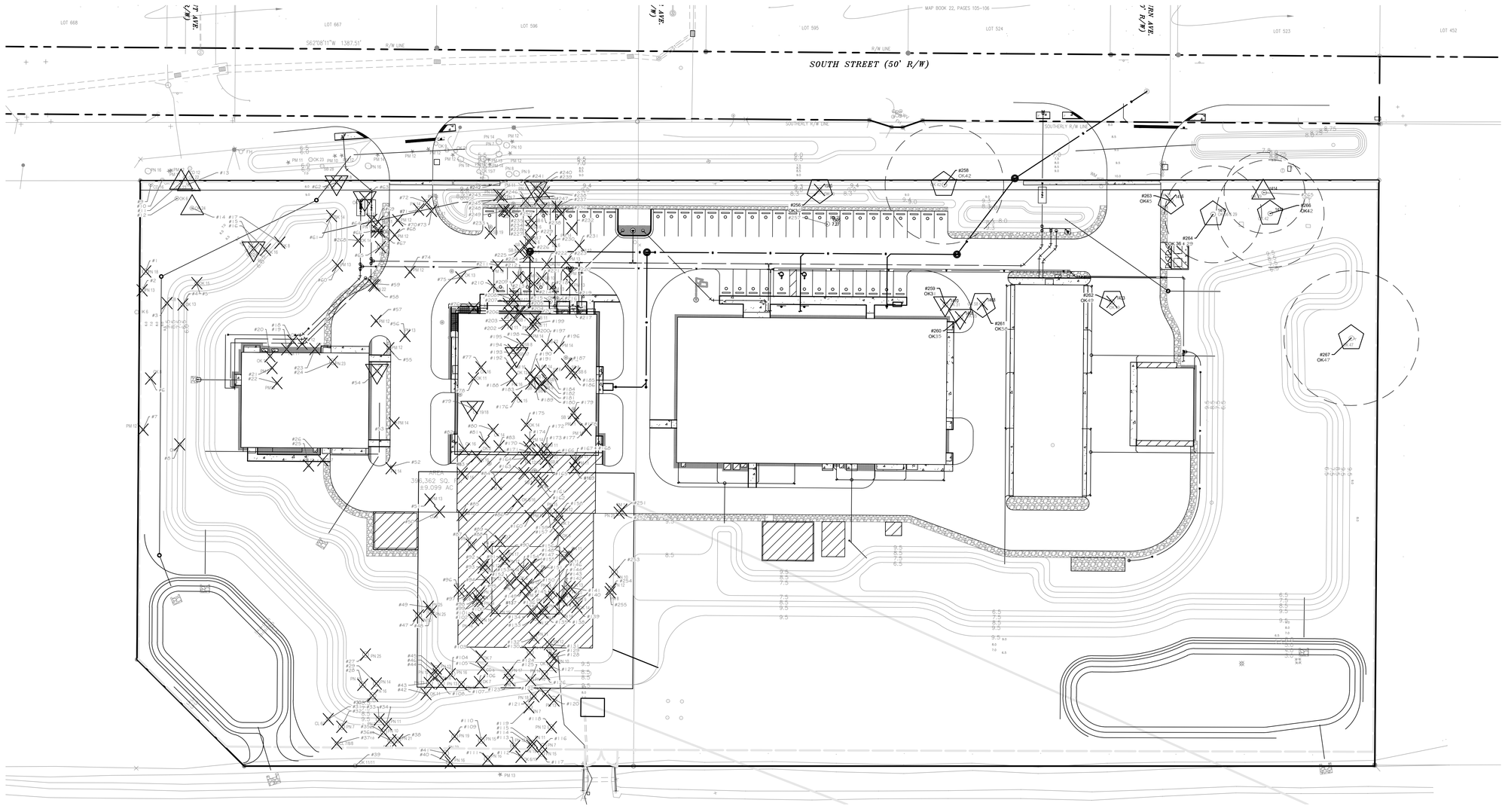
ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

ZEV COHEN & ASSOCIATES, INC.
309 INTERCHANGE BLVD., STE C
OMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM
(LC 62)
(EB 4516)

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168

# TREE REMOVAL PLAN

SHEET NO: TP1




## ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PNP | POND PINE | UK | UNKNOWN TREE | MG | MAGNOLIA | TREE TYPE | TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT |
| PNL | LOBLOLLY PINE TREE | MP | MAPLE TREE | BY | BAY TREE | | |
| PN | SLASH PINE TREE | SC | SYCAMORE TREE | EM | ELM TREE | | |
| PNS | SAND PINE TREE | OK | OAK TREE | CB | CHINABERRY TREE | | |
| PNF | LONGLEAF PINE TREE | SG | SWEET GUM TREE | CY | CYPRESS TREE | | |
| BT | BLACK TUPELO TREE | HK | HICKORY TREE | PM | PALM TREE | | |
| CD | CEDAR TREE | BH | BIRCH TREE | MU | MULBERRY TREE | | |

TREE TYPE — OK24\8 — TREE SYMBOL; TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; MULTIPLE TRUNKS

## ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | |
|---|---|---|---|
| OK | OAK TREE | | |
| QL | QUERCUS LAURIFOLIA: LAUREL OAK TREE | CL | CELTIS LAEVIGATA: SUGAR BERRY/HACKBERRY TREE |
| QV | QUERCUS VIRGINIANA: LIVE TREE | MG | MAGNOLIA GRANDIFLORA: SOUTHERN MAGNOLIA TREE |
| IC | ILEX CASSINE: DAHOON HOLLY TREE | ZC | ZANTHOXYLUM CLAVA–HERCULIS: HERCULES' CLUB TREE |
| PC | PRUNUS CAROLINIANA: LAUREL CHERRY TREE | PS | PRUNUS SEROTINA: BLACK CHERRY TREE |
| SP | SABAL PALMETTO: CABAGE PALM TREE | DDD | INDICATES THAT THE TREE IS LIKELY DEAD, DISEASED OR DYING |

TREE TYPE — OK24\8 — TREE SYMBOL; TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; MULTIPLE TRUNKS

## LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING HISTORIC TREE TO REMAIN
- EXISTING HISTORIC TREE TO BE REMOVED
- DENOTES ROOT ZONE PROTECTION
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

## SPECIMEN TREE REQUIREMENTS

| | |
|---|---|
| TOTAL SITE ACREAGE | 9.09 |
| SPECIMEN TREES ON SITE | 19 |
| SPECIMEN TREES PER ACRE | 2 |
| SPECIMEN TREES REQUIRED TO BE PRESERVED (CALCULATION: 19 TREES x 80% = 15 TREES) | 15 |
| SPECIMEN TREES PRESERVED | 5 |

0 20 40 60 80

SCALE : 1" = 40'

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| REVISIONS | | | |
| 2 | 09-19-25 | JES | SURVEY REPLACED |
| 3 | 09-25-25 | JES | RESPONSE TO NSB |
| 4 | 11-17-25 | JES | RESPONSE TO NSB COMMENTS |

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: JES
PROJ. MANAGER: JES
PROJ. #: 2023.099.1
DATE: 08/15/2025

Jake E Stehr
This item has been digitally signed and sealed by Jake Stehr on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
2025.11.20 15:42:33-05'00'

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
ORLANDO, FL 32821
WWW.ZEVCOHEN.COM
(407) 425-0452
(EB-6516)

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168

# TREE REMOVAL PLAN

SHEET NO: TP1

Volusia County Mosquito Control
NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

## SPECIMEN - HISTORIC - PROTECTED TREE CALCULATIONS

DESIGNATED BREAST HEIGHT (D.B.H)

| TREE # | TREE SPECIES | TREE D.B.H. | TREE REMOVED | SPECIMEN TREE | HISTORIC TREE | MITIGATION RATE | REQUIRED C.S.S.I. MITIGATION |
|---|---|---|---|---|---|---|---|
| 1 | Slash Pine | 18 | YES | NO | NO | 0.10 | 25 |
| 2 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 3 | Live Oak | 8 | YES | NO | NO | 0.10 | 5 |
| 4 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 5 | Live Oak | 15 | YES | NO | NO | 0.10 | 18 |
| 6 | Live Oak | 8 | YES | NO | NO | 0.10 | 5 |
| 7 | Palm Tree | 12 | YES | YES | NO | 0.10 | 11 |
| 8 | Live Oak | 8 | YES | NO | NO | 0.10 | 5 |
| 9 | Cedar | 16 | NO | YES | NO | 0.00 | 0 |
| 10 | Live Oak | 19 | NO | YES | NO | 0.00 | 0 |
| 11 | Live Oak | 23 | NO | YES | NO | 0.00 | 0 |
| 12 | Live Oak | 6 | NO | NO | NO | 0.00 | 0 |
| 13 | Live Oak | 18 | NO | YES | NO | 0.00 | 0 |
| 14 | Live Oak | 24 | NO | YES | NO | 0.00 | 0 |
| 15 | Live Oak | 24 | YES | YES | NO | 0.10 | 45 |
| 16 | Live Oak | 16 | YES | NO | NO | 0.10 | 20 |
| 17 | Live Oak | 8 | YES | NO | NO | 0.10 | 5 |
| 18 | Live Oak | 10 | YES | NO | NO | 0.10 | 8 |
| 19 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 20 | Live Oak | 10 | YES | NO | NO | 0.10 | 8 |
| 21 | Palm Tree | 9 | YES | NO | NO | 0.10 | 6 |
| 22 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 23 | Live Oak | 16 | YES | NO | NO | 0.10 | 20 |
| 24 | Slash Pine | 23 | YES | NO | NO | 0.10 | 42 |
| 25 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 26 | Hackberry | 7 | YES | NO | NO | 0.10 | 4 |
| 27 | Slash Pine | 25 | YES | NO | NO | 0.10 | 49 |
| 28 | Slash Pine | 15 | YES | YES | NO | 0.10 | 18 |
| 29 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 30 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 31 | Hackberry | 13 | YES | NO | NO | 0.10 | 13 |
| 32 | Slash Pine | 7 | YES | NO | NO | 0.10 | 4 |
| 33 | Slash Pine | 9 | YES | NO | NO | 0.10 | 6 |
| 34 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 35 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 36 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 37 | Hackberry | 23 | YES | NO | NO | 0.10 | 42 |
| 38 | Slash Pine | 21 | YES | NO | NO | 0.10 | 35 |
| 39 | Live Oak | 22 | YES | NO | NO | 0.10 | 38 |
| 40 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 41 | Slash Pine | 23 | YES | NO | NO | 0.10 | 42 |
| 42 | Live Oak | 11 | YES | NO | NO | 0.10 | 10 |
| 43 | Slash Pine | 23 | YES | NO | NO | 0.10 | 42 |
| 44 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 45 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 46 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 47 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 48 | Slash Pine | 25 | YES | NO | NO | 0.10 | 49 |
| 49 | Slash Pine | 25 | YES | NO | NO | 0.10 | 49 |
| 50 | Hackberry | 8 | YES | NO | NO | 0.10 | 5 |
| 51 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 52 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 53 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 54 | Live Oak | 21 | YES | YES | NO | 0.10 | 35 |
| 55 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 56 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 57 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 58 | Slash Pine | 22 | YES | NO | NO | 0.10 | 38 |
| 59 | Palm Tree | 8 | YES | NO | NO | 0.10 | 5 |
| 60 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 61 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 62 | Live Oak | 22 | YES | YES | NO | 0.10 | 38 |
| 63 | Live Oak | 22 | YES | YES | NO | 0.10 | 38 |
| 64 | Slash Pine | 15 | YES | NO | NO | 0.10 | 18 |
| 65 | Slash Pine | 22 | YES | NO | NO | 0.10 | 38 |
| 66 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 67 | Live Oak | 7 | YES | NO | NO | 0.10 | 4 |
| 68 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 69 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 70 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 71 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 72 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 73 | Live Oak | 11 | YES | NO | NO | 0.10 | 10 |
| 74 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 75 | Live Oak | 13 | YES | NO | NO | 0.10 | 13 |
| 76 | Live Oak | 12 | YES | NO | NO | 0.10 | 11 |
| 77 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 78 | Live Oak | 11 | YES | NO | NO | 0.10 | 10 |
| 79 | Live Oak | 37 | YES | YES | NO | 0.10 | 108 |
| 80 | Live Oak | 13 | YES | NO | NO | 0.10 | 13 |
| 81 | Live Oak | 8 | YES | YES | NO | 0.10 | 5 |
| 82 | Live Oak | 16 | YES | NO | NO | 0.10 | 20 |
| 83 | Live Oak | 16 | YES | YES | NO | 0.10 | 20 |
| 84 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 85 | Palm Tree | 12 | YES | YES | NO | 0.10 | 11 |
| 86 | Live Oak | 24 | YES | YES | NO | 0.10 | 45 |
| 87 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 88 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 89 | Cedar | 7 | YES | NO | NO | 0.10 | 4 |
| 90 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 90 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 91 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 92 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 93 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 94 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 95 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 96 | Slash Pine | 19 | YES | NO | NO | 0.10 | 28 |
| 97 | Live Oak | 6 | YES | NO | NO | 0.10 | 3 |
| 98 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 99 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 100 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 101 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 102 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 103 | Live Oak | 7 | YES | NO | NO | 0.10 | 4 |
| 104 | Slash Pine | 16 | YES | YES | NO | 0.10 | 20 |
| 105 | Cedar | 6 | YES | NO | NO | 0.10 | 3 |
| 106 | Live Oak | 7 | YES | NO | NO | 0.10 | 4 |
| 107 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 108 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 109 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 110 | Slash Pine | 15 | YES | NO | NO | 0.10 | 18 |
| 111 | Slash Pine | 16 | YES | NO | NO | 0.10 | 20 |
| 112 | Live Oak | 16 | YES | NO | NO | 0.10 | 20 |
| 113 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 114 | Slash Pine | 19 | YES | NO | NO | 0.10 | 28 |
| 115 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 116 | Slash Pine | 7 | YES | NO | NO | 0.10 | 4 |
| 117 | Slash Pine | 15 | YES | NO | NO | 0.10 | 18 |
| 118 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 119 | Slash Pine | 7 | YES | NO | NO | 0.10 | 4 |
| 120 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 121 | Slash Pine | 18 | YES | NO | NO | 0.10 | 25 |
| 122 | Slash Pine | 13 | YES | NO | NO | 0.10 | 13 |
| 123 | Slash Pine | 16 | NO | NO | NO | 0.00 | 0 |
| 124 | Slash Pine | 17 | YES | NO | NO | 0.10 | 23 |
| 125 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 126 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 127 | Live Oak | 9 | YES | NO | NO | 0.10 | 6 |
| 128 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 129 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 130 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 131 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 132 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 133 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 134 | Slash Pine | 6 | YES | NO | NO | 0.10 | 3 |
| 135 | Slash Pine | 8 | YES | NO | NO | 0.10 | 5 |
| 136 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 137 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 138 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 139 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 140 | Slash Pine | 9 | YES | NO | NO | 0.10 | 6 |
| 141 | Live Oak | 13 | YES | NO | NO | 0.10 | 13 |
| 142 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 143 | Slash Pine | 9 | YES | NO | NO | 0.10 | 6 |
| 144 | Slash Pine | 6 | YES | NO | NO | 0.10 | 3 |
| 145 | Slash Pine | 7 | YES | NO | NO | 0.10 | 4 |
| 146 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 147 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 148 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 149 | Palm Tree | 10 | YES | NO | NO | 0.10 | 8 |
| 150 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 151 | Slash Pine | 12 | YES | YES | NO | 0.10 | 11 |
| 152 | Slash Pine | 18 | YES | NO | NO | 0.10 | 25 |
| 153 | Live Oak | 6 | YES | NO | NO | 0.10 | 3 |
| 154 | Slash Pine | 14 | YES | NO | NO | 0.10 | 15 |
| 155 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 156 | Live Oak | 6 | YES | NO | NO | 0.10 | 3 |
| 157 | Live Oak | 7 | YES | NO | NO | 0.10 | 4 |
| 158 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 159 | Slash Pine | 15 | YES | NO | NO | 0.10 | 18 |
| 160 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 161 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 162 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 163 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 164 | Palm Tree | 24 | YES | NO | NO | 0.10 | 45 |
| 165 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 166 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 167 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 168 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 169 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 170 | Sugar Berry | 14 | YES | NO | NO | 0.10 | 15 |
| 171 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 172 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 173 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 174 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 175 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |
| 176 | Live Oak | 15 | YES | NO | NO | 0.10 | 18 |
| 177 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 178 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 179 | Sugar Berry | 18 | YES | NO | NO | 0.10 | 25 |
| 180 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 181 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 182 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 183 | Sugar Berry | 7 | YES | NO | NO | 0.10 | 4 |
| 184 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 185 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 186 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 187 | Sugar Berry | 12 | YES | NO | NO | 0.10 | 11 |
| 188 | Palm Tree | 16 | YES | NO | NO | 0.10 | 20 |
| 189 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 190 | Live Oak | 12 | YES | NO | NO | 0.10 | 11 |
| 191 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 192 | Palm Tree | 16 | YES | NO | NO | 0.10 | 20 |
| 193 | Sugar Berry | 17 | YES | NO | NO | 0.10 | 23 |
| 194 | Palm Tree | 10 | YES | NO | NO | 0.10 | 8 |
| 195 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 196 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 197 | Sugar Berry | 12 | YES | NO | NO | 0.10 | 11 |
| 198 | Palm Tree | 14 | YES | YES | NO | 0.10 | 15 |
| 199 | Sugar Berry | 11 | YES | NO | NO | 0.10 | 10 |
| 200 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 201 | Sugar Berry | 11 | YES | NO | NO | 0.10 | 10 |
| 202 | Palm Tree | 11 | YES | NO | NO | 0.10 | 10 |
| 203 | Sugar Berry | 7 | YES | NO | NO | 0.10 | 4 |
| 204 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 205 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 206 | Sugar Berry | 11 | YES | NO | NO | 0.10 | 10 |
| 207 | Sugar Berry | 11 | YES | NO | NO | 0.10 | 10 |
| 208 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 209 | Sugar Berry | 12 | YES | NO | NO | 0.10 | 11 |
| 210 | Sugar Berry | 12 | YES | NO | NO | 0.10 | 11 |
| 211 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 212 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 213 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 214 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 215 | Live Oak | 16 | YES | NO | NO | 0.10 | 20 |
| 216 | Sugar Berry | 30 | YES | NO | NO | 0.10 | 71 |
| 217 | Palm Tree | 16 | YES | NO | NO | 0.10 | 20 |
| 218 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 219 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 220 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 221 | Sugar Berry | 10 | YES | NO | NO | 0.10 | 8 |
| 222 | Live Oak | 10 | YES | NO | NO | 0.10 | 8 |
| 223 | Palm Tree | 13 | YES | NO | NO | 0.10 | 13 |
| 224 | Sugar Berry | 9 | YES | NO | NO | 0.10 | 6 |
| 225 | Sugar Berry | 8 | YES | NO | NO | 0.10 | 5 |
| 226 | Sugar Berry | 9 | YES | NO | NO | 0.10 | 6 |
| 227 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 228 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 229 | Sugar Berry | 7 | YES | NO | NO | 0.10 | 4 |
| 230 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 231 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 232 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 233 | Sugar Berry | 19 | YES | NO | NO | 0.10 | 28 |
| 234 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 235 | Sugar Berry | 6 | YES | NO | NO | 0.10 | 3 |
| 236 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 237 | Live Oak | 11 | YES | NO | NO | 0.10 | 10 |
| 238 | Palm Tree | 12 | YES | NO | NO | 0.10 | 11 |
| 239 | Live Oak | 18 | YES | NO | NO | 0.10 | 25 |
| 240 | Cedar | 6 | YES | NO | NO | 0.10 | 3 |
| 241 | Slash Pine | 13 | NO | NO | NO | 0.00 | 0 |
| 242 | Palm Tree | 11 | NO | NO | NO | 0.00 | 0 |
| 243 | Slash Pine | 11 | YES | NO | NO | 0.10 | 10 |
| 244 | Slash Pine | 16 | NO | NO | NO | 0.00 | 0 |
| 245 | Slash Pine | 7 | YES | NO | NO | 0.10 | 4 |
| 246 | Slash Pine | 15 | YES | NO | NO | 0.10 | 18 |
| 247 | Slash Pine | 9 | YES | NO | NO | 0.10 | 6 |
| 248 | Cedar | 7 | YES | NO | NO | 0.10 | 4 |
| 249 | Cedar | 7 | YES | NO | NO | 0.10 | 4 |
| 250 | Sugar Berry | 9 | YES | NO | NO | 0.10 | 6 |
| 251 | Palm Tree | 14 | YES | NO | NO | 0.10 | 15 |
| 252 | Slash Pine | 25 | YES | NO | NO | 0.10 | 49 |
| 253 | Slash Pine | 10 | YES | NO | NO | 0.10 | 8 |
| 254 | Slash Pine | 12 | YES | NO | NO | 0.10 | 11 |
| 255 | Slash Pine | 8 | YES | NO | NO | 0.10 | 5 |
| 256 | **Live Oak** | **38** | **YES** | **YES** | **YES** | **0.10** | **113** |
| 257 | Slash Pine | 28 | YES | NO | NO | 0.10 | 62 |
| 258 | **Live Oak** | **42** | **NO** | **YES** | **YES** | **0.00** | 0 |
| 259 | **Live Oak** | **31** | **YES** | **YES** | **NO** | **0.10** | 75 |
| 260 | **Live Oak** | **35** | **YES** | **YES** | **NO** | **0.10** | 96 |
| 261 | **Live Oak** | **58** | **YES** | **YES** | **YES** | **0.10** | 264 |
| 262 | **Live Oak** | **49** | **YES** | **YES** | **YES** | **0.10** | 189 |
| 263 | **Live Oak** | **45** | **YES** | **YES** | **YES** | **0.00** | 0 DDD |
| 264 | **Live Oak** | **29** | **NO** | **YES** | **NO** | **0.00** | 0 |
| 264 | **Live Oak** | **36** | **NO** | **YES** | **YES** | **0.00** | 0 |
| 265 | **Live Oak** | **20** | **YES** | **YES** | **YES** | **0.10** | 0 DDD |
| 266 | **Live Oak** | **42** | **NO** | **YES** | **YES** | **0.00** | 0 |
| 267 | **Live Oak** | **47** | **NO** | **YES** | **YES** | **0.00** | 0 |
| 268 | Live Oak | 14 | YES | NO | NO | 0.10 | 15 |

| | |
|---|---|
| SPECIMEN TREES | 31 |
| HISTORIC TREES | 9 |
| C.S.S.I. PRESERVED | 358 |
| TOTAL C.S.S.I. REQUIRED MITIGATION | 4303 |
| TOTAL C.S.S.I. PLANTED | 521 |
| TOTAL MITIGATION COST $101.8/C.S.S.I. | $ 385,007.60 |

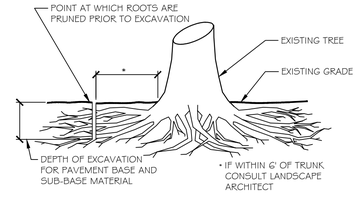
**TREES PLANTED FOR TREE REPLACEMENT**
**(See plant schedule, sheet LA1)**

Live Oak

| D.B.H | #TREES | TOTAL C.S.S.I |
|---|---|---|
| 2.5 | 37 | 185 |
| | TOTAL D.B.H PROVIDED | 185 |

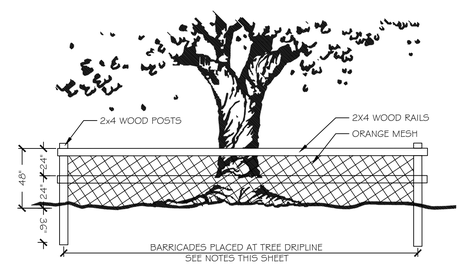
Sabal Palm

| D.B.H | #TREES | TOTAL C.S.S.I. |
|---|---|---|
| 6 | 12 | 336 |
| | TOTAL D.B.H PROVIDED | 336 |




NOTES:
1) CUTS ARE TO BE MADE CLEANLY WITH A SHARP ROOT PRUNING TOOL (SUCH AS A DOSCO OR VERMEER ROOT PRUNER).
2) INSTALL ORANGE PLASTIC MESH TREE BARRIER, WITH REBAR SUPPORTS, AT POINT OF PRUNING AND CONTINUE COMPLETELY AROUND TREE, PROTECTING THE AREA WITHIN THE DRIPLINE (EXTENT OF OUTER BRANCHES).
3) ROOT PRUNING PROCEDURE MUST BE DONE AND INSPECTED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR GRADING AND FILLING PERMIT.

### 1 ROOT PRUNING DETAIL
N.T.S. P-LA-TRE-ROOT-01




1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   -UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   -SKINNING AND BRUISING OF BARK
   -SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP LINE
   -FOOT OR VEHICULAR TRAFFIC
   -PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 2X4 POSTS AND 2-2X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN OUT TO THE DRIPLINE OR 1' OF RADIUS PER 1" OF TRUNK DIAMETER, WHICHEVER IS GREATER. ONLY HAND CLEARING IS ALLOWED WITHIN THIS AREA, AND NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. NO WORK OR GRADE CHANGES ARE TO TAKE PLACE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE APPROVING AGENCYS FORESTER PER THE LAND DEVELOPMENT CODE.

### 2 TREE PROTECTION BARRICADE DETAIL
N.T.S. P-LA-TRE-TREE-01

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 09-19-25 | SURVEY REPLACED | JES |
| 3 | 09-25-25 | RESPONSE TO NSB | JES |
| 4 | 11-17-25 | RESPONSE TO NSB COMMENTS | JES |

REVISIONS

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

ISSUED: 08/15/2025
PROJ. #: 2023.099.1
PROJ. MANAGER: JES
DRAWN BY: JES
SCALE: AS NOTED

Jake E Stehr
This item has been digitally signed and sealed by Jake Stehr on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
2025.11.20 15:43:10-05'00'

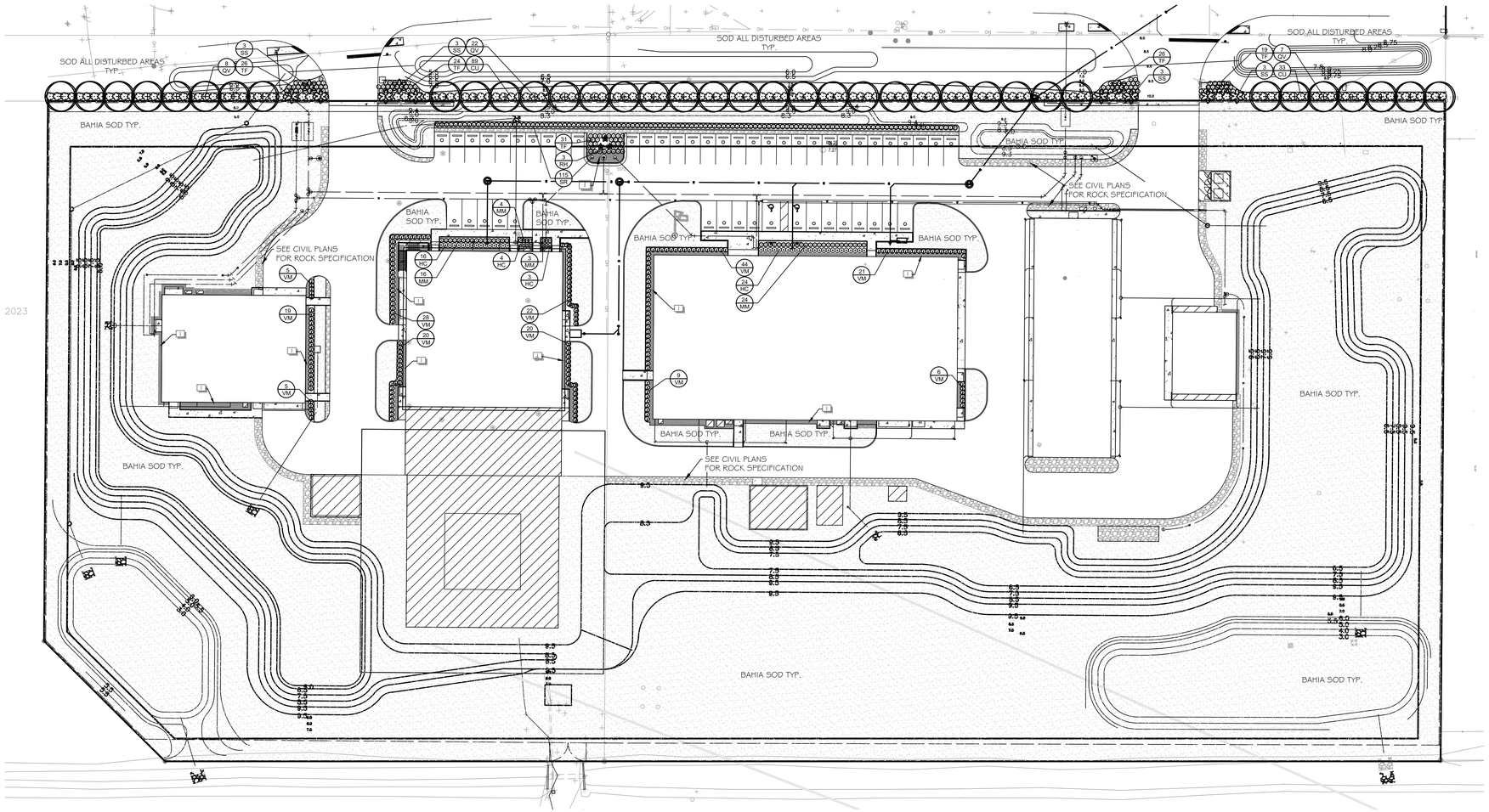
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
OCOEE, FLORIDA 34761
WWW.ZEVCOHEN.COM
(407) 654-5355 (EB 6516) (CC 42)

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168

TREE REMOVAL PLAN

SHEET NO TP2

$USER$ $DATE$ $TIME$ $MODELNAME$ $FILE$




## PLANT SCHEDULE (NOTE: ALL CHANGES TO PLANT MATERIAL AND LOCATIONS ARE TO BE APPROVED BY THE CITY OF NEW SMYRNA BEACH)

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | REMARKS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| QV | 37 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 2.5" DBH., 6' SPRD, 10' HT. | 30 GAL. | |
| PALM TREES | | | | | | |
| SS | 12 | SABAL PALMETTO | CABBAGE PALM | 8` C.T. | | |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | |
| CU | 171 | COCCOLOBA UVIFERA | SEA GRAPE | 18" HT. X 12-18" SP. | 3 GAL. | 60" o.c. | |
| HC | 47 | HAMELIA PATENS `COMPACTA` | DWARF FIREBUSH | 24" HT. X 24" SP. | 3 GAL. | 36" o.c. | |
| RH | 3 | RHAPIDOPHYLLUM HYSTRIX | NEEDLE PALM | 3.5` SP. | 7 GAL. | 48" o.c. | 5 FRONDS MIN. |
| SR | 115 | SERENOA REPENS | SAW PALMETTO | 24" HT. X 18" SP. | 3 GAL. | 36" o.c. | |
| VM | 199 | VIBURNUM OBOVATUM `MRS SCHILLERS DELIGHT` | DWARF WALTERS VIBURNUM | 24" HT. X 24" SP. | 3 GAL. | 36" o.c. | |
| GRASSES | | | | | | | |
| MM | 47 | MISCANTHUS SINENSIS `MORNING LIGHT` | MORNING LIGHT MAIDEN GRASS | 30-36" HT. X 36" SP. | 3 GAL. | 36" o.c. | FULL |
| TF | 126 | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | 18-24" HT. X 18-24" SP. | 3 GAL. | 36" o.c. | |
| SOD | | | | | | | |
| PNA | 238,240 SF | PASPALUM NOTATUM `ARGENTINE` | BAHIA GRASS | --- | | | |

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|---|
| | | PEA GRAVEL | 24.3 CY | 1/LA2 |

## INTERIOR LANDSCAPE REQUIREMENTS

| | |
|---|---|
| INTERIOR LANDSCAPE AREA REQUIRED | 10% |
| IMPERVIOUS PARKING AND DRIVE AREA | 59,060 S.F. |
| INTERIOR LANDSCAPE REQUIRED (CALCULATION: 59,060 x 10% = 5906 S.F. | 5,906 S.F. |
| INTERIOR LANDSCAPE AREA PROVIDED | 11,188 S.F. |

## LANDSCAPE BUFFER REQUIREMENTS

| | | | | |
|---|---|---|---|---|
| SOUTH STREET | (846 L.F.) @ (5,922 S.F.) | REQUIREMENT | REQUIRED | PROVIDED |
| | MINIMUM WIDTH | 7' | 7' | 7' |
| | TREES | 20% | 1,184 S.F. | 8,856 S.F. |
| | SHRUBS/HEDGES | 60% | 3,553 S.F. | 3,762 S.F. |
| | OTHER MATERIALS | 20% | 1,184 S.F. | 2,160 S.F. |

0 20 40 60 80

SCALE : 1" = 40'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| REVISIONS | | | |
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| 3 | 09-25-25 | RESPONSE TO NSB | JES |
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SCALE: AS NOTED
DRAWN BY: JES
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PROJ. #: 2023.099.1
DATE: 08/15/2025

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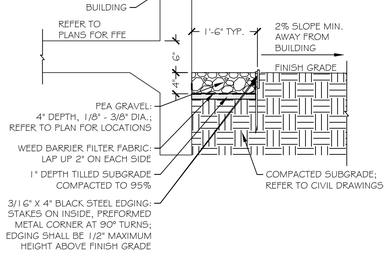
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
ORLANDO, FL 32821
WWW.ZEVCOHEN.COM
(CC-426)
(EB-6516)

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168

# LANDSCAPE PLAN & DETAILS

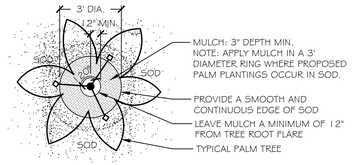
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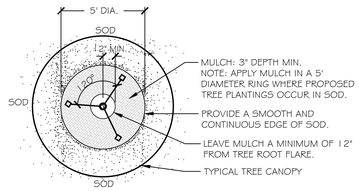

1 PEA GRAVEL STRIP DETAIL

N.T.S. P-LA-GRA-01



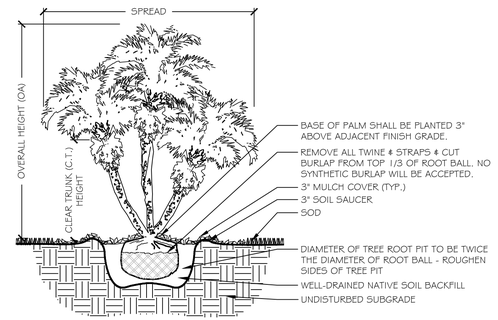

2 PALM MULCHING DETAIL IN SOD AREAS

N.T.S. P-LA-MUL-PALM-01



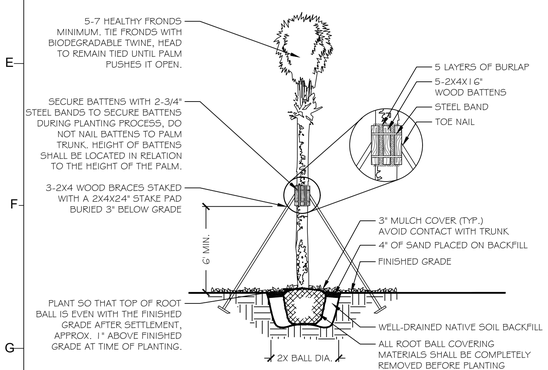

3 TREE MULCHING DETAIL IN SOD AREAS

N.T.S. P-LA-MUL-TREE-01



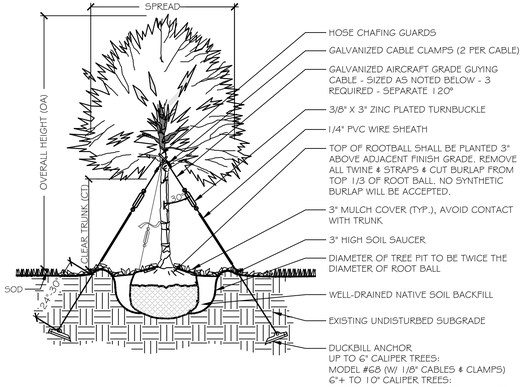

4 SMALL MULTI-TRUNK PALM PLANTING DETAIL

N.T.S. P-LA-PAL-SMAL-01



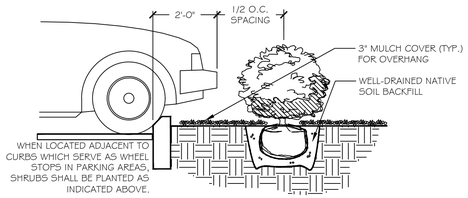

5 PALM PLANTING DETAIL

N.T.S. P-LA-PAL-PALM-01



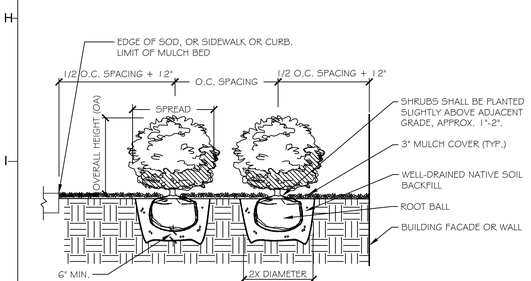

6 LARGE TREE PLANTING DETAIL

N.T.S. P-LA-TRE1-01



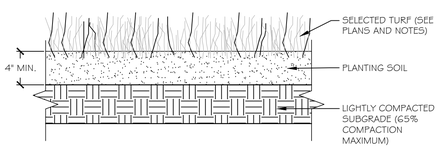

7 HEDGE PLANTING ADJACENT TO PARKING

N.T.S. P-LA-SHR-HEDG-01




8 SHRUB PLANTING DETAIL

N.T.S. P-LA-SHR-SHRU-02




9 TURF PLANTING DETAIL

N.T.S. P-LA-SOD-01

## LANDSCAPE SPECIFICATIONS

1. FLORIDA #1: ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. EXISTING PLANTS: IF EXISTING LANDSCAPING INTERFERES WITH PROPOSED PLANTINGS SHOWN ON PLAN, THE EXISTING LANDSCAPING IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS, UNLESS OTHERWISE INDICATED. IF THE EXISTING VEGETATION IS INTENDED TO REMAIN, THE PROPOSED LANDSCAPING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ITS INTENDED LOCATION.
3. MULCH: ALL PLANTING BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" RECYCLED WOOD, GRADE 'B' OR APPROVED EQUAL. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING. ALL PALMS NOT IN BEDS SHALL HAVE A 3' DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
4. SOD: SOD SHALL BE ARGENTINE BAHIA SOD UNLESS OTHERWISE SPECIFIED ON THE PLANS AS FLORATAM ST. AUGUSTINE SOD. ALL SOD SHALL BE ROLLED UPON INSTALLATION. CONTRACTOR TO SOD ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SOD IS FREE OF WEEDS & INSECTS UPON INSTALLATION AND FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE NO GAPS BETWEEN SOD. SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. QUANTITIES: IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE QUANTITIES OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.
6. UNFORESEEN CONFLICTS: CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. SUBSTITUTIONS: NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION SHALL BE PERMITTED WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
8. CONTAINERS: IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
9. PLANTING SOIL: CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.8 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
10. TOPSOIL: TOPSOIL MATERIAL SHALL BE FREE FROM ALL HARD CLODS, WEEDS, STONES OVER 1" IN DIAMETER, CLAY, HARD PAN, NOXIOUS OR OTHER UNDESIRABLE PLANTS, SOD, INSECTS, SEEDS, OR MATERIAL WHICH MAY BE HARMFUL FOR GROWTH.
11. WEEDS: IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS FROM PLANTING AND SOD AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS AND SOD FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
12. GRADING: UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RE-GRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
13. STAKING: ALL TREES AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES & PALMS ON SITE, AT THEIR OWN EXPENSE.
14. BED LINES: CONTRACTOR TO ENSURE CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO ADJACENT STRUCTURES UNLESS DESIGNED OTHERWISE.
15. FERTILIZER: OSMOCOTE SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2 S.F. OF PLANTING AREA.
16. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE. CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE/SOD AREAS TO PROPERLY DRAIN AWAY FROM BUILDINGS/STRUCTURES.
17. SPECIFICATIONS: THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION, TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
18. PLANT SELECTION: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE NURSERY PLANT SOURCE LOCATION A MINIMUM OF 72 HOURS PRIOR TO PURCHASING THE MATERIAL. THE LANDSCAPE ARCHITECT SHALL ACCOMPANY THE CONTRACTOR AND THEIR DESIGNATED LANDSCAPE CONTRACTOR TO THE NURSERY TO REVIEW THE PLANT MATERIAL TAGGED BY THE CONTRACTOR. THE LANDSCAPE ARCHITECT WILL REVIEW THE TAGGED MATERIAL TO BE PURCHASED TO GENERALLY CONFIRM IT MEETS THE SPECIFICATION STANDARDS (STATED IN NOTE #1). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY, SPECIFICATION, INSTALLATION, AND SURVIVORSHIP OF THE PLANT MATERIAL.
19. NATURAL AREAS: NATURALLY PRESERVED VEGETATED AREAS SHALL BE CLEANED UP, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY DEBRIS OR WEEDS AND PRUNING OF DEAD OR YELLOW BRANCHES AND PALM FRONDS. MULCH EDGE OF NATURAL AREA 5' FEET.
20. CLEARANCE PRUNING: ANY TREE PRUNING OF LOWER LIMBS AND CANOPY OF CONSERVED AND PROTECTED TREES THAT ARE GROWING OVER SIDEWALK, ROADWAY AND/OR ON-SITE CONSTRUCTION ACTIVITIES SHALL BE OVERSEEN AND/OR CONDUCTED BY AN I.S.A CERTIFIED ARBORIST TO ENSURE PROPER REDUCTION CUTS AND PRUNING IS CONDUCTED TO MAINTAIN THE STRUCTURAL INTEGRITY AND HEALTH OF THE TREE. TREES SHALL BE PRUNED TO ADHERE TO A MINIMUM OF EIGHT FEET (8) CLEARANCE OVER SIDEWALKS (PEDESTRIAN ACTIVITIES) AND SIXTEEN FEET (16) CLEARANCE OVER PARKING AREAS/ROADWAYS.
21. WILDLIFE NOTIFICATION: THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT WHO SHALL PROPOSE PLANT SUBSTITUTIONS UPON WRITTEN NOTIFICATION OF NUISANCE ANIMAL EXISTENCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ANY/ALL INSTALLED PLANT MATERIAL DESTROYED/DAMAGED BY WILDLIFE WITHIN THE MAINTENANCE PERIOD..
22. TURNOVER: CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK BY THE LANDSCAPE ARCHITECT OR OWNER. ANY WORK DEEMED UNACCEPTABLE SHALL BE CORRECTED IMMEDIATELY AND RE-INSPECTED AS SCHEDULED.
23. MAINTENANCE: CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
24. GUARANTEE: CONTRACTOR SHALL GUARANTEE AND REPLACE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE FOR WORK FOUND ACCEPTABLE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF WARRANTY ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, ABNORMAL FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
25. CALL BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY SUNSHINE 811 AND HAVE UTILITIES LOCATED, PRIOR TO DIGGING, BY CALLING 811. CONTRACTOR SHALL NOT PLANT TREES WITHIN 3' OF AN UNDERGROUND UTILITY, EITHER AS LOCATED OR AS SHOWN ON THE PLAN, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM OWNERS REPRESENTATIVE.
30. DECORATIVE ROCK: CONTRACTOR SHALL INSTALL 3" ROCK UNDER BAT HOUSE AS INDICATED ON PLANS (SEE LANDSCAPE PLANS). ROCK SHALL BE MINIMUM OF 3" DEPTH WITH SIZES BETWEEN 2". ROCK SHALL BE INSTALLED OVER A WEED CONTROL FABRIC, ROCK SHALL BE FLUSH WITH FINISHED GRADE OF THE SURROUNDING PLANTER.
31. RECORD DRAWINGS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT 'REDLINED' MARK-UPS OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THESE AS-BUILT 'REDLINES' SHALL BE REPRESENTED ON ZEV COHEN & ASSOCIATES, INC. PLAN SHEETS AND PROVIDED TO THE LANDSCAPE ARCHITECT.

## IRRIGATION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HAND WATERING PROPOSED PLANTS. PLANT MATERIAL WATER WILL SPAN GUARANTEE OF THE PLANT MATERIAL.

PHASE I (10 WEEKS) - WATER 5 TIMES PER WEEK, ONCE A DAY IF PLANTS ARE INSTALLED IN THE FALL AND WINTER (WATER TWICE A DAY IF PLANTS ARE INSTALLED BETWEEN MAY AND SEPTEMBER) AND MONITOR PLANT ESTABLISHMENT.
- TO BE COMPLETED: MONDAY, TUESDAY, WEDNESDAY, FRIDAY, & SATURDAY

PHASE II (20 WEEKS) - WATER 3 TIMES PER WEEK AND MONITOR PLANT ESTABLISHMENT
- TO BE COMPLETED: MONDAY, WEDNESDAY, & FRIDAY

PHASE III (REMAINING TIME) - WATER 2 TIMES PER WEEK AND MONITOR PLANT ESTABLISHMENT
- TO BE COMPLETED MONDAY & THURSDAY

WATERING FREQUENCY AND VOLUME OF WATER MAY BE ADJUSTED DEPENDING ON RAINFALL AND HO WELL PLANTS ARE BECOMING ESTABLISHED, WHICH CAN BE DETERMINED BY THE UNIVERSITY LANDSCAPE ARCHITECT.

GATOR BAGS CAN BE UTILIZED ON ALL TREES AND PALMS TO REDUCE THE AMOUNT OF TRIPS TO THE SITE NEEDED FOR HAND WATERING AND ARE RECOMMENDED.

811 Know what's below. Call before you dig.

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 2 | 09-19-25 | JES | SURVEY REPLACED |
| 3 | 09-25-25 | JES | RESPONSE TO NSB |
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REVISIONS

SCALE: AS NOTED
DRAWN BY: JES
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300 INTERCHANGE BLVD., STE C
ORLANDO, FLORIDA 32821
WWW.ZEVCOHEN.COM
(407) 478-9780
(LC-26)

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168

LANDSCAPE PLAN & DETAILS

SHEET NO LA2

$USER$ $DATE$ $TIME$ $MODELNAME$ $FILE$

**THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT**

**SP-25-25, REVIEW FOR APPROVAL A SITE PLAN FOR THE REDEVELOPMENT OF THE VOLUSIA COUNTY MOSQUITO CONTROL FACILITY LOCATED AT 801 SOUTH STREET**

**March 2, 2026**

---

**Background:**

A. Applicant: Tadd Kasbeer, 123 W. Indiana Avenue, Room 402, Deland, FL 32720
B. Property Owner: City of New Smyrna Beach, Leased to East Volusia Mosquito Control District
C. Site Information: The site contains 9.09 acres, is owned by the City and was leased to Volusia County
D. Request: Site plan approval for new buildings, helipad and hangar
E. Parcel I.D. #: 7340-01-00-0022 & 7340-01-00-0010

F. **Exhibits**
Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Building Elevations
Exhibit D: Survey
Exhibit E: Site Plan
Exhibit F: Landscape Plan/Historic Trees Remaining

**Findings:**

1. The Mosquito Control facility, situated on a 9.09 acre parcel on South Street, is preparing for a comprehensive site redevelopment. All existing buildings at the facility will be replaced. The construction will occur in phases to ensure that the facility remains operational throughout the redevelopment. The plan also includes the installation of new stormwater management facilities and landscaping across the site. The property is zoned I-3, Industrial Park. This zoning designation allows for facilities such as the Mosquito Control facility as permitted uses.

2. In May, 2025, the City leased additional land to Mosquito Control to allow for the facility expansion. Surveys showing both properties are attached as **Exhibit D.**

3. At the July 8, 2025 City Commission meeting, the Commission approved the removal of four historic trees located on the property to allow for the planned redevelopment of the site.

4. The proposed site plan has been reviewed and approved by the City's Technical

Review Staff, including New Smyrna Beach Utilities, Engineering, the Fire Marshal, Development Services, and the Airport Manager. Please see **Exhibit E** for a copy of the proposed site plan.

5. A copy of the landscape plan is provided as **Exhibit F**. The design of the landscaping considers the presence of the helipad on the property. As a result, all landscaping is located along the north side of the building. This placement is intended to minimize the risk of collisions between birds and the helicopter.

Recommendation: As the site plan meets all of the requirements in the I-3 zoning district, Development Services recommends **approval.**

**Fiscal Analysis:**
N/A

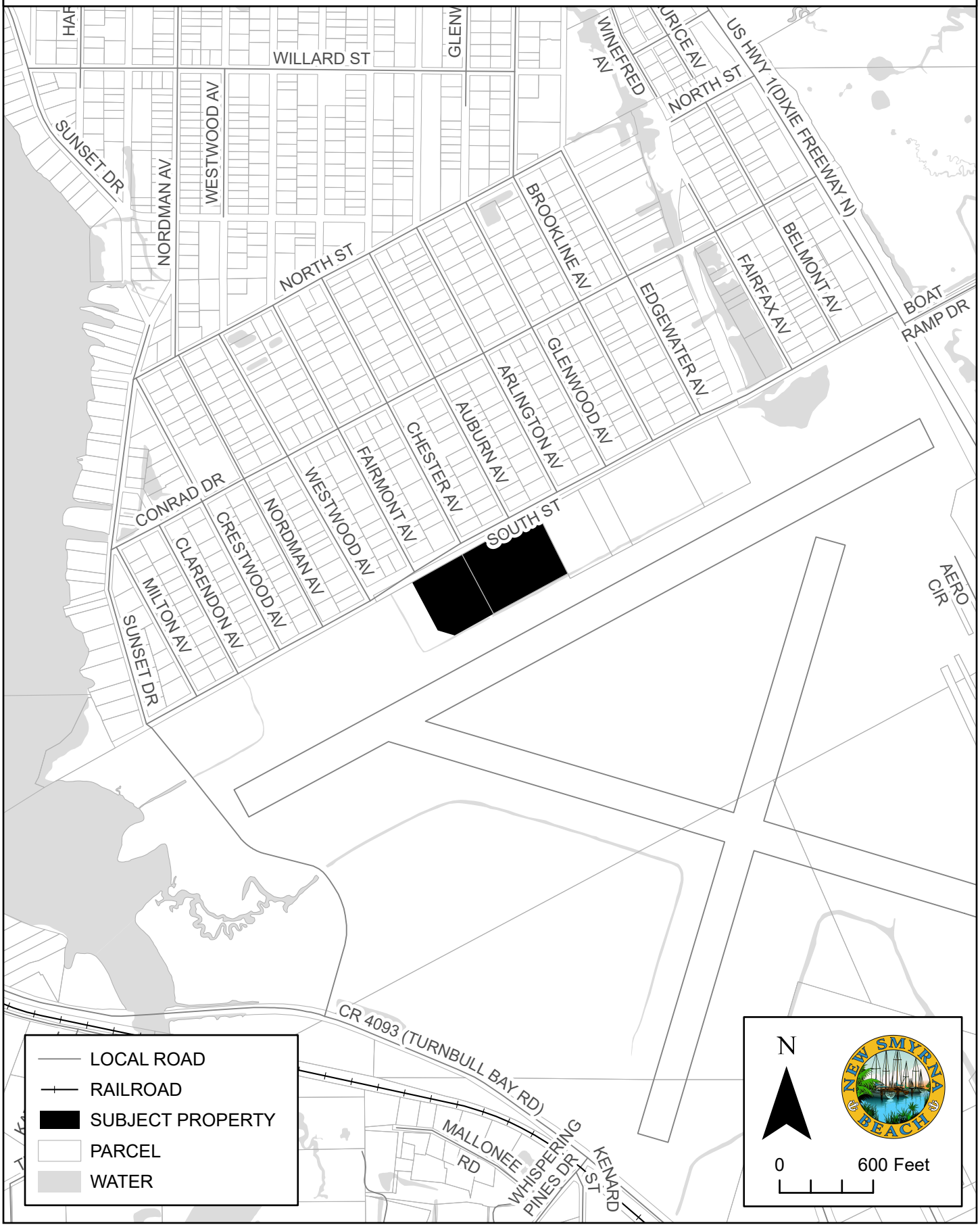
**Strategic Plan Item:**
No

Staff Report Created By: Jake Baker - Senior Planner

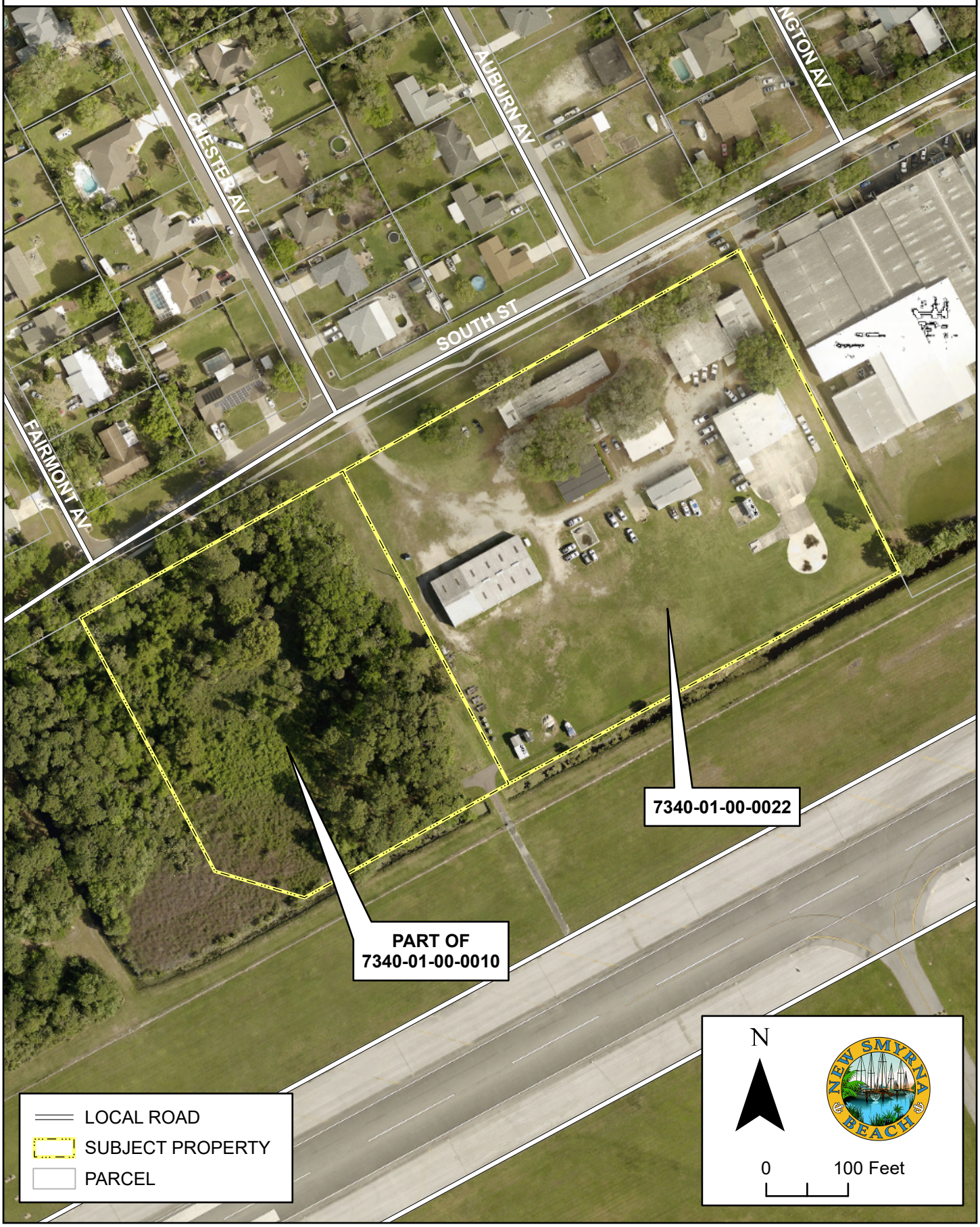
**Attachments:**

Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Architectural Plans.pdf
Exhibit D Survey.pdf
Exhibit E Site Plan.pdf
Exhibit F Landscaping.pdf

# SP-25-25: VOLUSIA COUNTY MOSQUITO CONTROL
# PARCELS: 7340-01-00-0022, PART OF 7340-01-00-0010 LOCATION MAP



# SP-25-25: VOLUSIA COUNTY MOSQUITO CONTROL
# PARCELS: 7340-01-00-0022, PART OF 7340-01-00-0010 AERIAL MAP



# VOLUSIA COUNTY
# MOSQUITO CONTROL SERVICE CENTER

## 801 SOUTH STREET
## NEW SMYRNA, FLORIDA 32168

## 100% PHASE SUBMITTAL - NOT FOR CONSTRUCTION




### ARCHITECTURE

| | |
|---|---|
| REGISTERED ARCHITECT: | GARY KRANSTON |
| FL LICENSE NO.: | 11541 |
| CERTIFICATE OF AUTHORIZATION: | AAC002023 |

### STRUCTURE

| | |
|---|---|
| PROFESSIONAL ENGINEER: | BRENTON DAILY |
| FL LICENSE NO.: | 81028 |
| CERTIFICATE OF AUTHORIZATION: | 5898 |

### MECHANICAL, PLUMBING AND FIRE PROTECTION

| | |
|---|---|
| PROFESSIONAL ENGINEER: | KYLE CARTIER |
| FL LICENSE NO.: | 53269 |
| CERTIFICATE OF AUTHORIZATION: | 6106 |

### ELECTRICAL AND TECHNOLOGY

| | |
|---|---|
| PROFESSIONAL ENGINEER: | VICTOR DIAZ |
| FL LICENSE NO.: | 55919 |
| CERTIFICATE OF AUTHORIZATION: | 6106 |

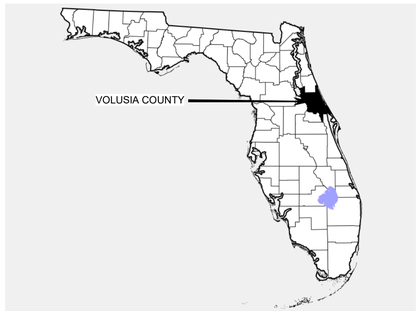
### INTERIOR DESIGN

| | |
|---|---|
| PROFESSIONAL INTERIOR DESIGNER: | JENNIFER NICHOLS KENNEDY |
| FL LICENSE NO.: | 0003031 |
| CERTIFICATE OF AUTHORIZATION: | **1B-0001073** |

***THE RESPONSIBLE PROFESSIONALS HEREBY CERTIFY THAT THIS DRAWING SET IS PROPERLY PREPARED AND ACCURATE TO THEIR BEST KNOWLEDGE AT THE TIME OF SIGNATURE AND SEAL. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE INDICATED ARCHITECT, INTERIOR DESIGNER OR PROFESSIONAL ENGINEER ON THE DATE INDICATED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.***

## AREA PLANS




**CLIENT: VOLUSIA COUNTY**
**123 W. INDIANA AVE.,**
**DELAND, FLORIDA 32720**

Volusia County FLORIDA

## PROJECT CONTACTS

### ARCHITECTURE, STRUCTURAL AND CIVIL:

**BENTLEY GROUP, INC.**
**651 W. WARREN AVE., SUITE 200**
**LONGWOOD, FLORIDA 32750**
**(407) 331-6116**
**http://www.bentleygroupinc.com**

**BPA & ID CA NO. - AAC002023**

GARY KRANSTON, R.A. 11541 ■ BRENTON DAILY, P.E. 81028 ■ DANIELLE VAN DE LOO, P.E. 74676

BENTLEY

### MECHANICAL, PLUMBING, ELECTRICAL, TECHNOLOGY AND FIRE PROTECTION ENGINEERS:

**SALAS O'BRIEN FLORIDA, INC.**
**3501 QUADRANGLE BLVD., SUITE 100**
**ORLANDO, FL 32817**
**(407) 380-0400**
**(407) 380-5900 FAX**

**FL. CERT. OF AUTH. NO. 6106**

KYLE CARTIER, P.E. 53269 ■ VICTOR M. DIAZ, P.E. 55919

Salas O'Brien
3501 Quadrangle Boulevard, Suite 100
Orlando, FL 32817
(407) 380-0400

### INTERIOR DESIGN:

**TJNG PARTNERS, INC.**
**205 E. CENTRAL BLVD., SUITE 500**
**ORLANDO, FLORIDA 32801**
**(407) 644-2445 X 119**
**http://www.tjngpartners.com**

**FL. CERT. OF AUTH. NO. 1B-0001073**

JENNIFER NICHOLS KENNEDY, INTERIOR DESIGNER. 0003031

TJNG PARTNERS

### BUILDING C - ARCHITECT OF RECORD:

**MLM-MARTIN, INC.**
**668 N. ORLANDO AVENUE, SUITE 107**
**ORLANDO, FLORIDA 32751**
**(407) 897-6764**
**http://www.mlm-martin.com**

**FL. CERT. OF AUTH. NO. AAC002208**

MIGUEL A. MARTIN, R.A. 98279

MLM-MARTIN ARCHITECTS, INC.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.25.2025

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

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BPA&ID CA NO.: AAC002023

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

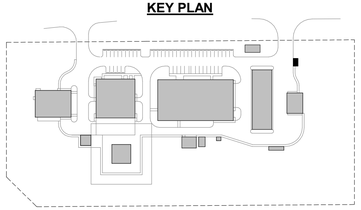
COVER SHEET

SHEET NO: G-001

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**KEY PLAN**



## TILT-UP FINISH LEGEND:

- CMC-1
- CMC-2

## ELEVATION GENERAL NOTES:

1. REFER TO SHEET G-020 SHEET FOR GENERAL NOTES NOT FOUND ON THIS SHEET.
2. REFER TO STRUCTURAL AND MEP DRAWINGS FOR OPENINGS AND EQUIPMENTS.
3. C.W.J. DENOTES CONCRETE JOINTS. REFER TO STRUCTURAL FOR CONCRETE WALL JOINT LOCATIONS. REFER TO ARCHITECTURAL FOR CONTROL JOINT DETAIL AT OPENINGS HEAD.
4. REFER TO AA-600'S SHEETS FOR WINDOW TYPES, SCHEDULE AND DETAILS.
5. REFER TO AA-610'S SHEETS FOR DOOR TYPES AND SCHEDULE, AND DETAILS.
6. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS AND NOTIFY THE ARCHITECT OR ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO INSTALLATION.
8. ALL PRECAST PANEL REVEALS ARE INTENDED TO MATCH THE SAME WIDTH AS THE REQUIRED PRECAST PANEL JOINTS.
9. REFER TO SHEET AA-710 FOR ALL EXTERIOR FINISHES AND COLORS.
10. REFER TO TYPICAL JOINT AND REVEAL DETAILS. ALL DIMENSIONS FOUND FOR THE SPACING OF THE REVEALS ARE MEASURED FROM THE CENTER OF THE REVEAL.

## DIMENSION GENERAL NOTES:

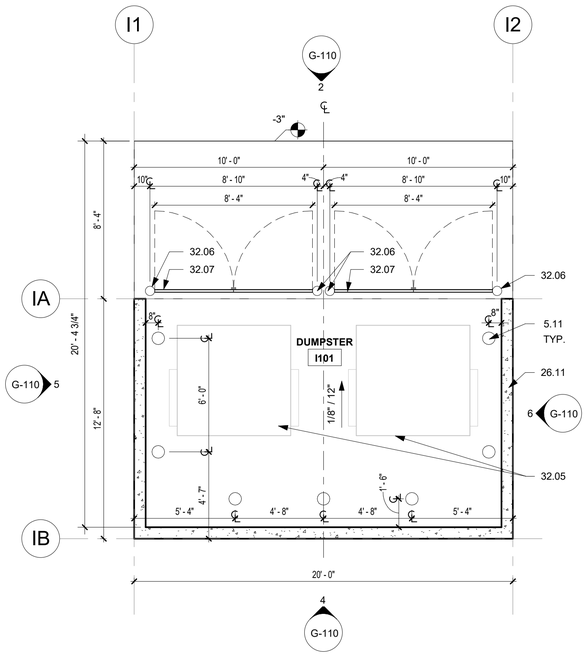
1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.

## REFERENCE GENERAL NOTES:

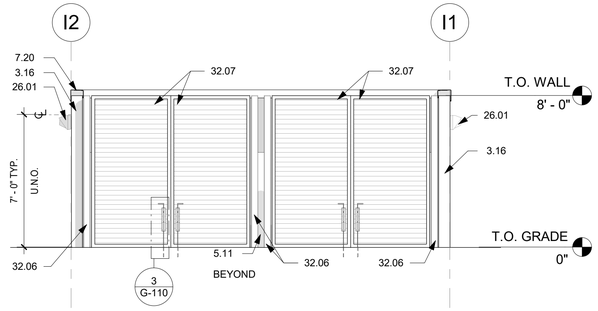
1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
3. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
4. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE. REFER TO EQUIPMENT SCHEDULE. FOR ITEMS INCLUDED IN CONTRACT OR PROVIDED BY OWNER..
5. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
6. ALL FURNITURE SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE. REFER TO FURNITURE SCHEDULE FOR ITEMS INCLUDED IN CONTRACT OR PROVIDED BY OWNER.

## KEYNOTE LEGEND

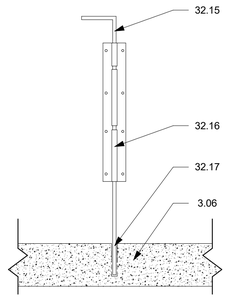
| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 3.06 | CONCRETE SLAB - REFER TO STRUCTURAL |
| 3.16 | TILT-UP CONCRETE PANEL, REFER TO STRUCTURAL |
| 5.11 | 8" DIAMETER CONCRETE FILLED STEEL BOLLARD WITH PLASTIC BOLLARD COVER, TYP. |
| 7.20 | PRE-FINISHED TAPERED METAL COPING, TYP. |
| 26.01 | LIGHT FIXTURE - REFER TO ELECTRICAL |
| 26.11 | SECURITY CAMERA - REFER TO ELECTRICAL |
| 32.05 | DUMPSTER BY OTHERS |
| 32.06 | GREASED STEEL SLEEVE GATE HINGE OVER 8' HIGH, 6" DIA STEEL POSTS, CONC. FILLED, PAINTED, TYP. |
| 32.07 | TYPICAL GATE CONSTRUCTION: HORIZONTAL ALUMINUM LOUVERED PANELS ON STEEL ANGLE FRAMES, PAINT. |
| 32.15 | PROVIDE 3/4" DIAMETER CANE BOLT HOLES IN SLAB AT GATE |
| 32.16 | CRANE BOLT, TYP. |
| 32.17 | SLIDE GATE LATCH WITH DROP ROD ASSEMBLY, TYP. |



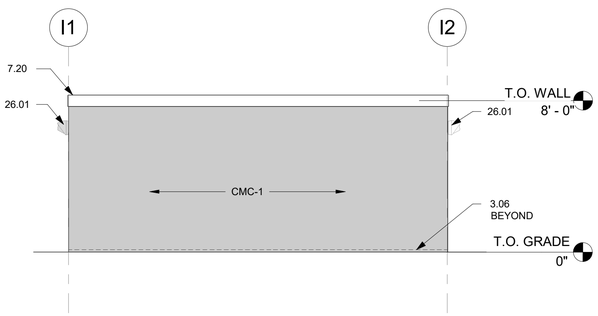

1 BUILDING I - DUMPSTER FLOOR PLAN
1/4" = 1'-0"



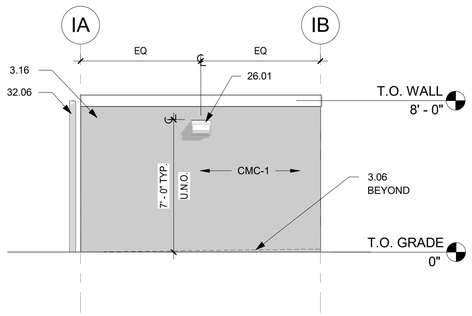

2 BLDG I - NORTH ELEVATION
1/4" = 1'-0"



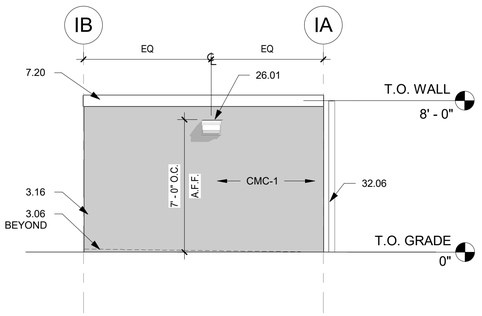

3 GATE LATCH DETAIL, TYP. - BLDG. I
1 1/2" = 1'-0"




4 BLDG I - SOUTH ELEVATION
1/4" = 1'-0"




5 BLDG I - WEST ELEVATION
1/4" = 1'-0"




6 BLDG I - EAST ELEVATION
1/4" = 1'-0"

GRAPHIC SCALE
SCALE 1/4" = 1'-0"
0' 2' 4'

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ☐ PRELIMINARY ☐ ISSUED FOR:

SCALE: AS NOTED
DRAWN BY: LO
FS
PROJECT MNGR: FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
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BPA&ID CA NO.: AAC002023

BENTLEY

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SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM


VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

SITE FEATURES - BLDG. I DUMPSTER

SHEET NO. G-110

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PERSPECTIVE VIEW - VIEW OF BUILDING C AT ENTRANCE



PERSPECTIVE VIEW - VIEW OF BUILDING A FROM PARKING LOT



PERSPECTIVE VIEW - VIEW OF BUILDING A AND BUILDING C FROM PROPERTY LINE



PERSPECTIVE VIEW - VIEW OF BUILDING A's MAIN FACADE



PERSPECTIVE VIEW - VIEW OF BUILDING D AND BUILDING E AT ENTRANCE




PERSPECTIVE VIEW - VIEW OF BUILDING E, BUILDING A, AND BUILDING C

**NOTE:**
1. 3-DIMENSIONAL IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO BE USED FOR THE CONSTRUCTION AND DETAILING OF THE PROJECT.

1 RENDERINGS
NOT TO SCALE

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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

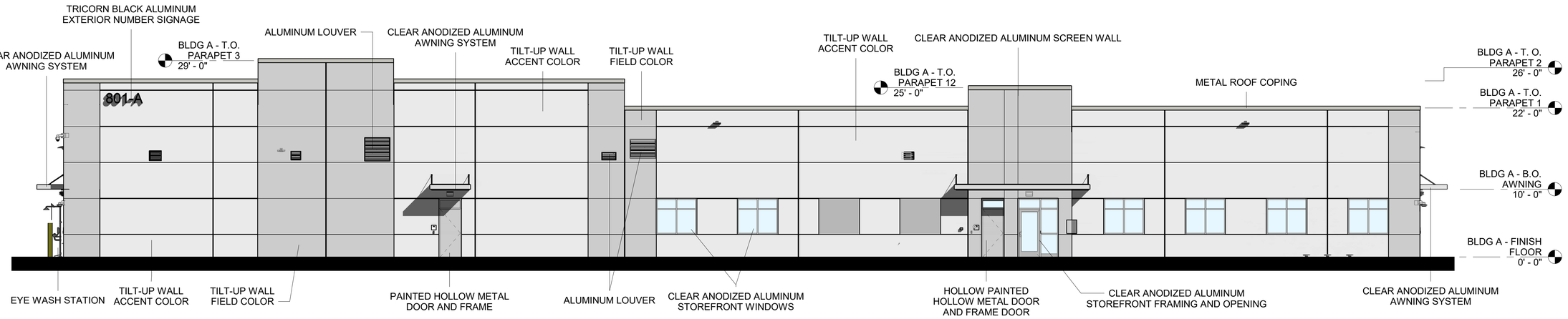
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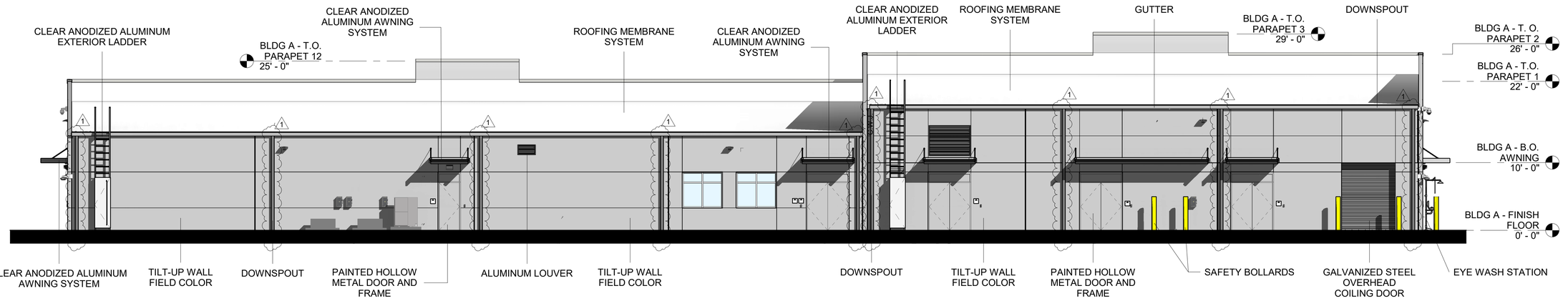
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11/3/2025 9:42:18 AM




1 BUILDING A - EXTERIOR NORTH ELEVATION

1/8" = 1'-0"




2 BUILDING A - EXTERIOR SOUTH ELEVATION

1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

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PROJECT MNGR: GK FS

PROJ. #: 2023.099.1

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GENERAL INFORMATION

BUILDING A COLORED ELEVATIONS

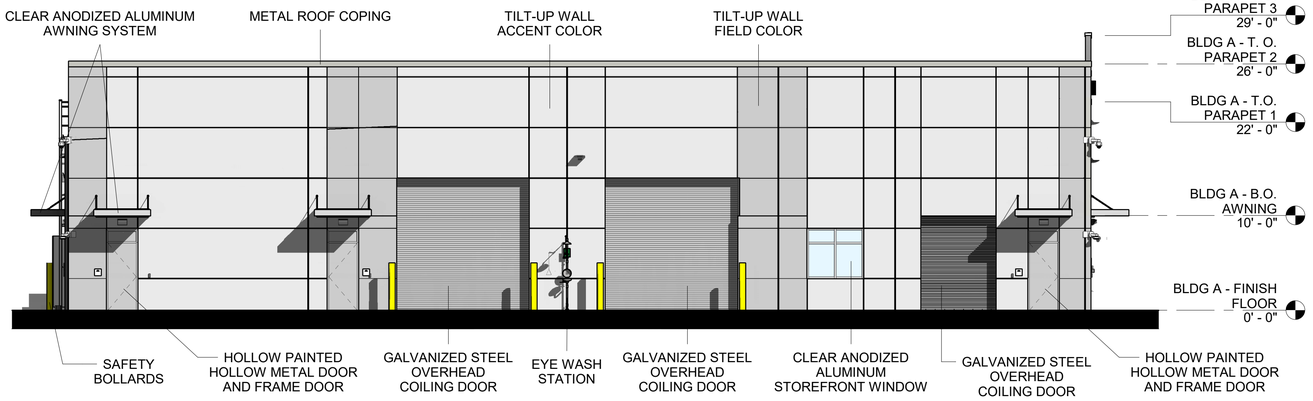
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G-202

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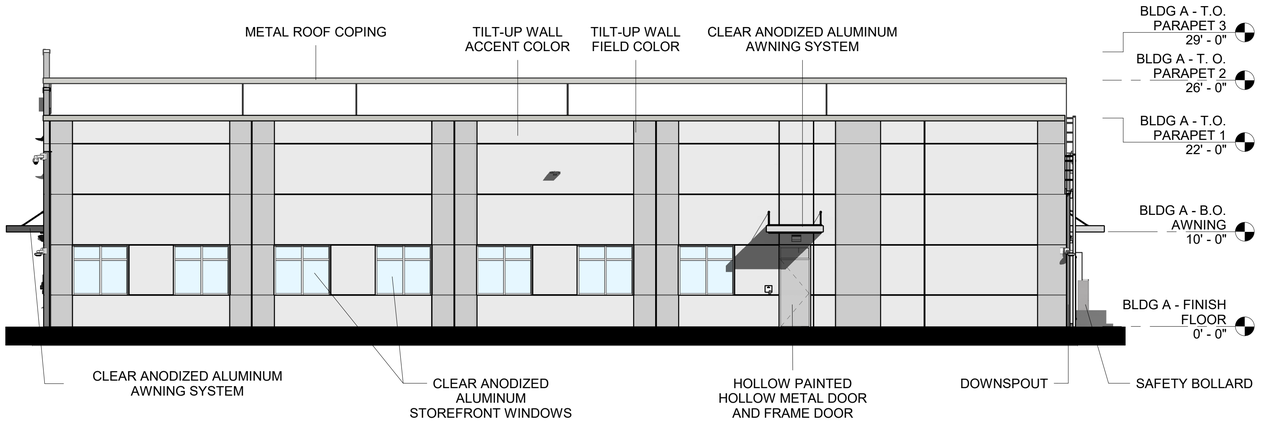
C:\Users\mcortez\Documents\2023.099.1 VC Mosquito Control Service Center_Jarlaz8K25r1.rvt

10/30/2025 1:59:58 PM




1 BUILDING A - EXTERIOR EAST ELEVATION

1/8" = 1'-0"




2 BUILDING A - EXTERIOR WEST ELEVATION

1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

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DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
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PRELIMINARY DRAWINGS
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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

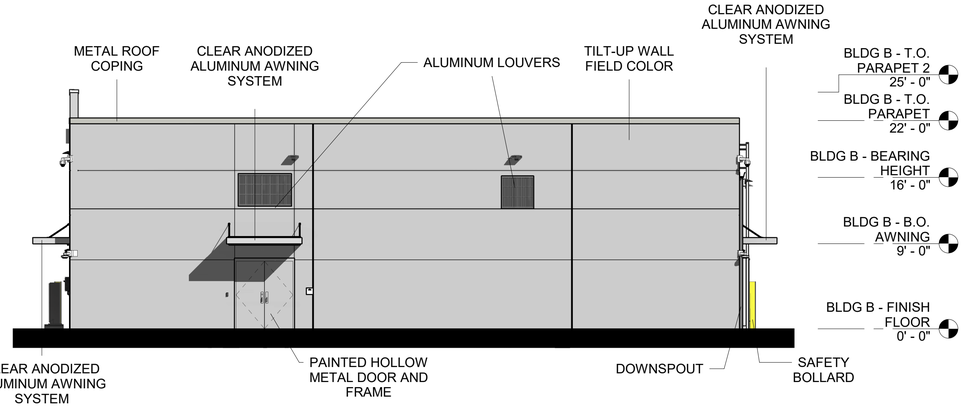
BUILDING A COLORED ELEVATIONS

SHEET NO G-203

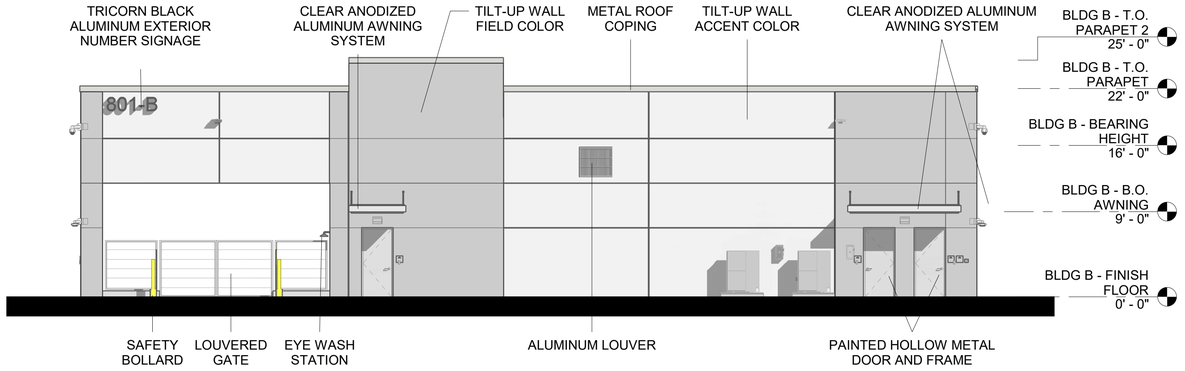
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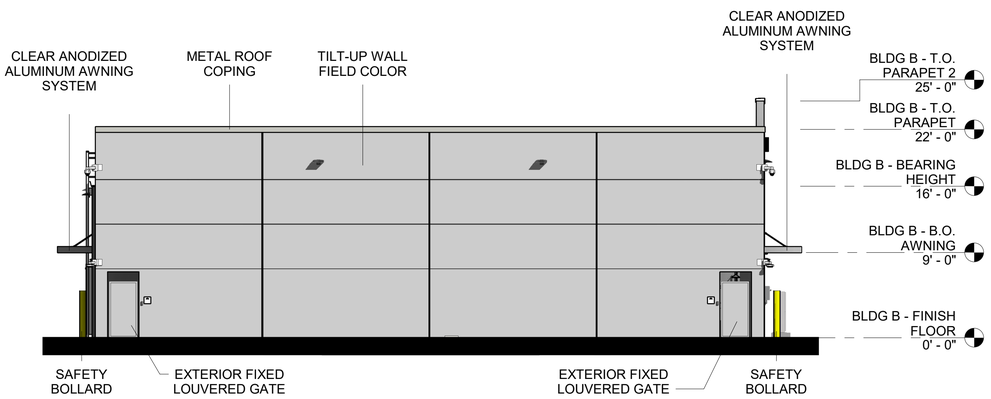
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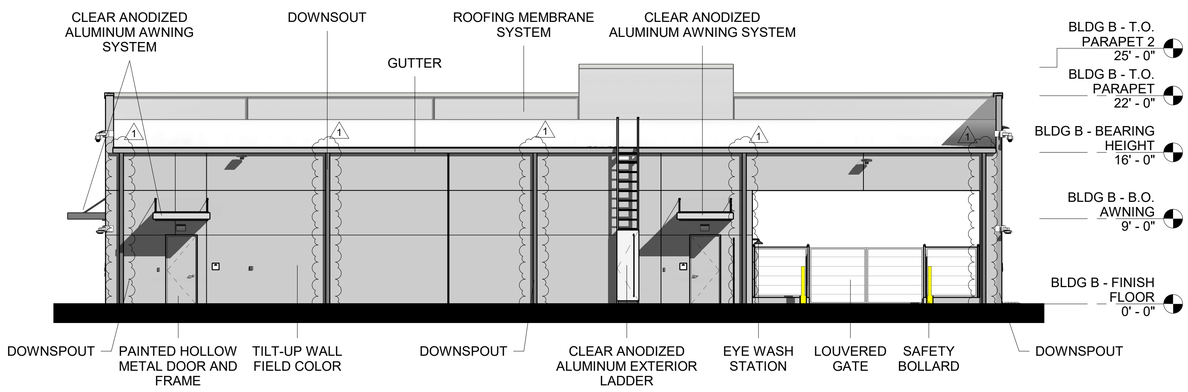

1 BUILDING B - EXTERIOR WEST ELEVATION
1/8" = 1'-0"




2 BUILDING B - EXTERIOR NORTH ELEVATION
1/8" = 1'-0"




3 BUILDING B - EXTERIOR EAST ELEVATION
1/8" = 1'-0"




4 BUILDING B - EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| REVISIONS | | | |
| 1 | 10/31/2025 | REVISION 1 | |

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801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

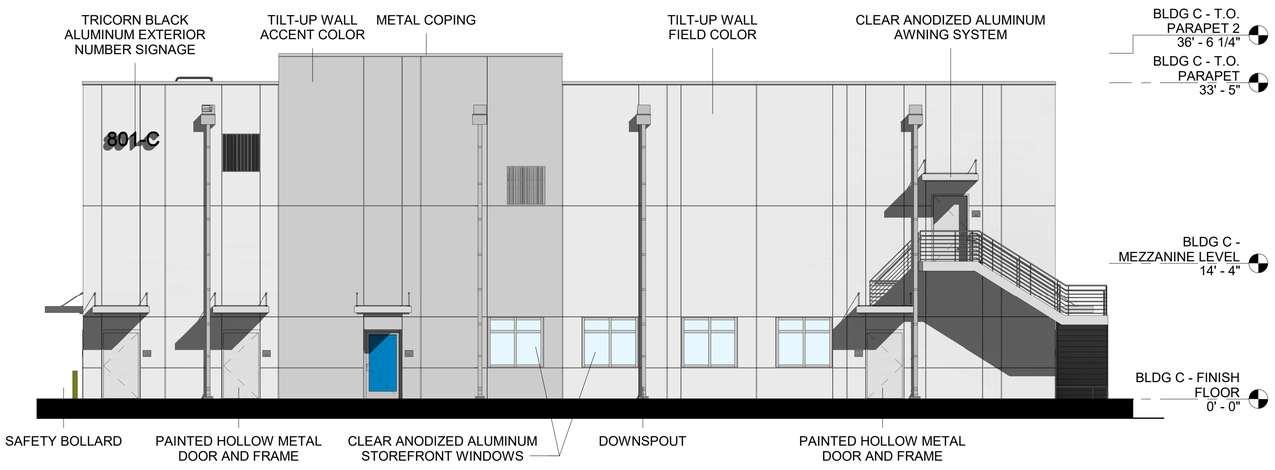
BUILDING B COLORED ELEVATIONS

SHEET NO
G-204

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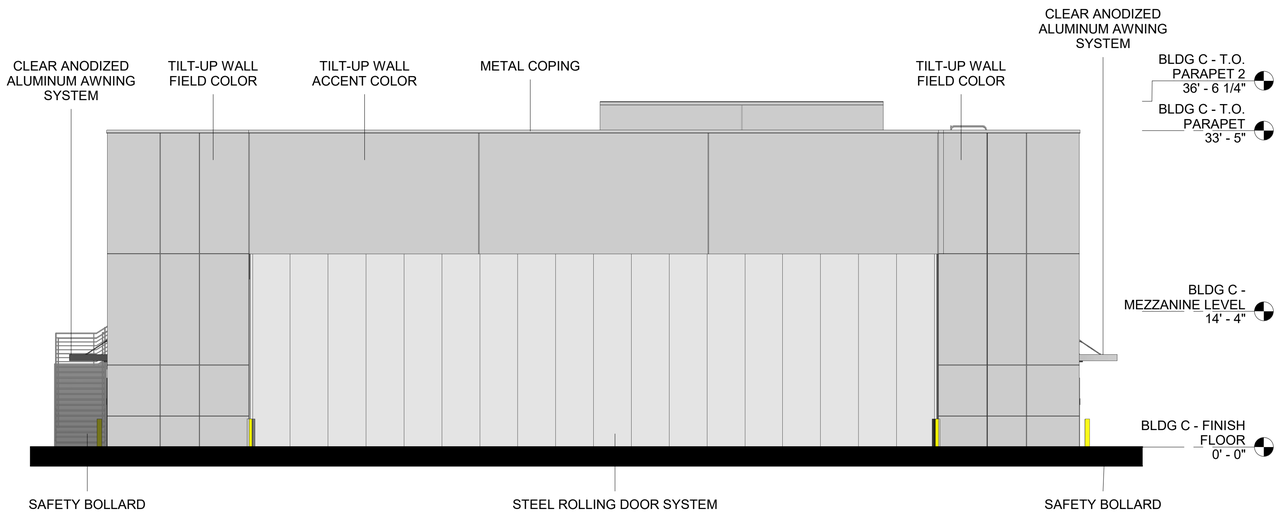
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## 1 BUILDING C - EXTERIOR NORTH ELEVATION

1/8" = 1'-0"




## 4 BUILDING C - EXTERIOR SOUTH ELEVATION

1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

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SCALE: AS NOTED
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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
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BPA&ID CA NO.: AAC002023

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WWW.BENTLEYGROUPINC.COM

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

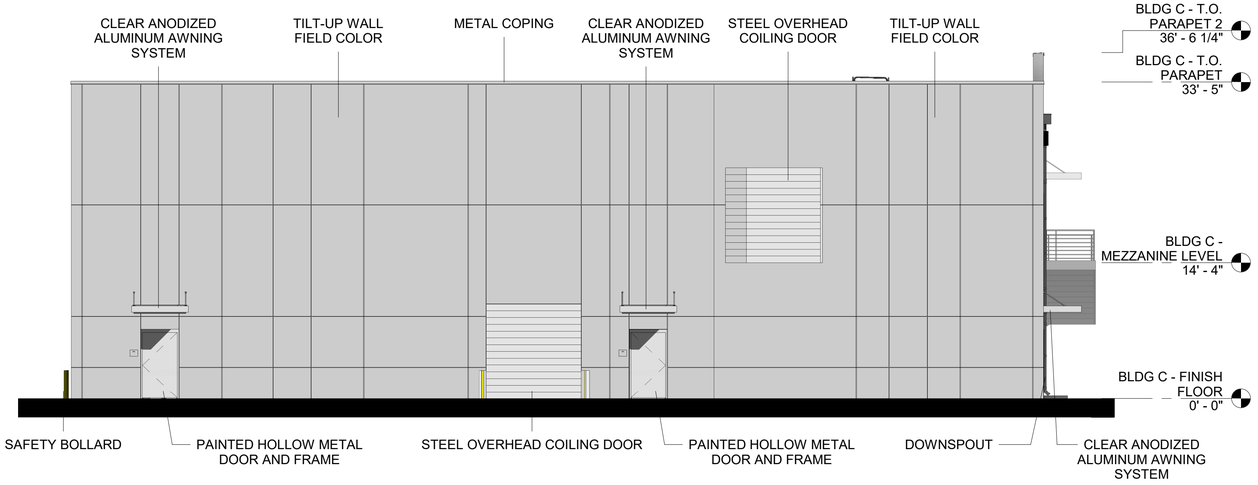
BUILDING C COLORED ELEVATIONS

SHEET NO G-205

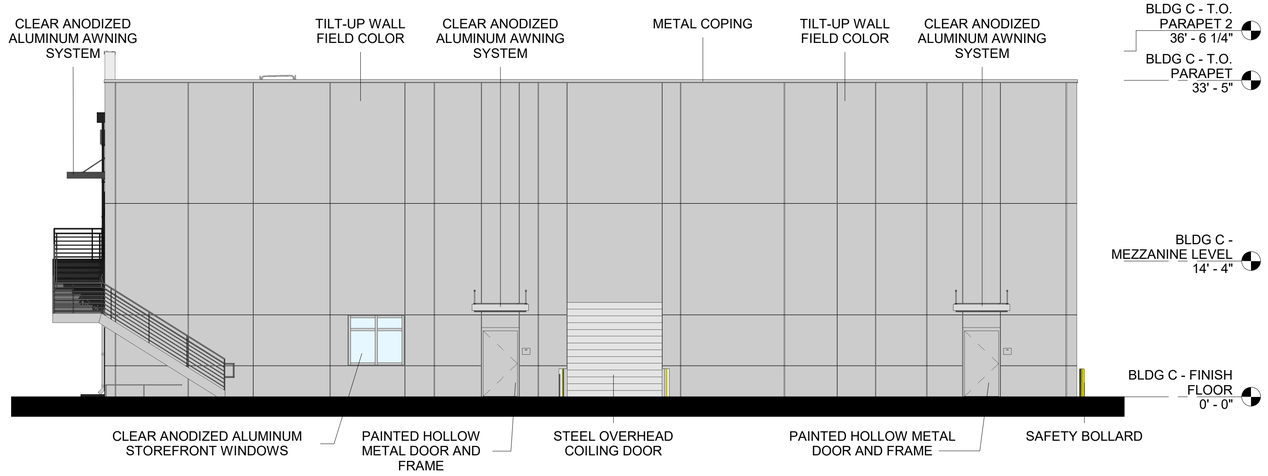
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1 BUILDING C - EXTERIOR EAST ELEVATION
1/8" = 1'-0"




2 BUILDING C - EXTERIOR WEST ELEVATION
1/8" = 1'-0"

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
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GENERAL INFORMATION

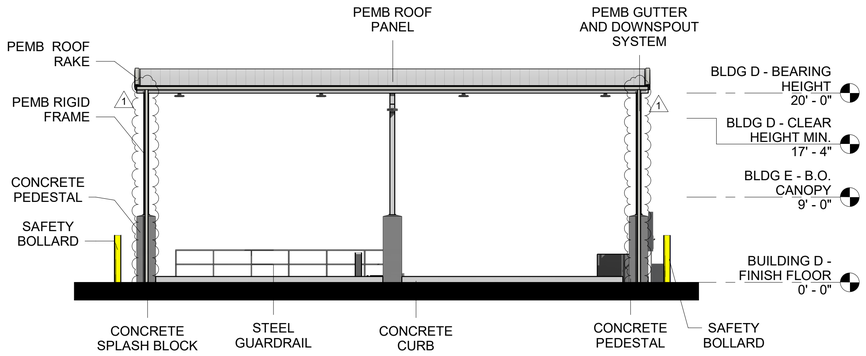
BUILDING C COLORED ELEVATIONS

SHEET NO
G-206

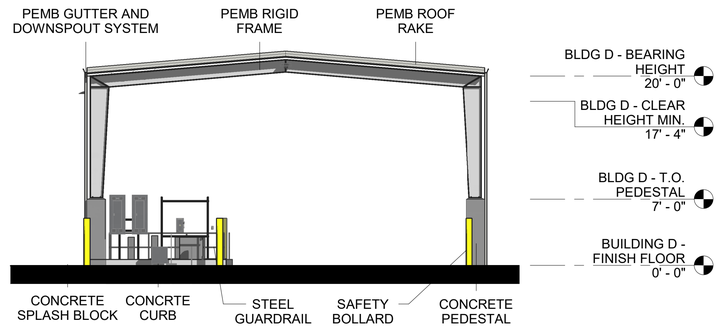
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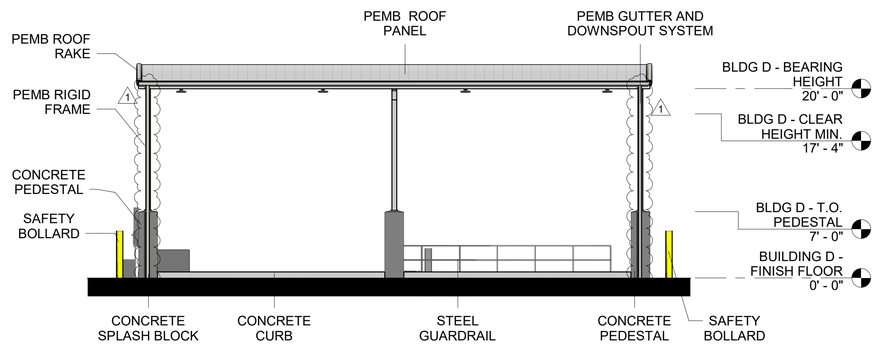
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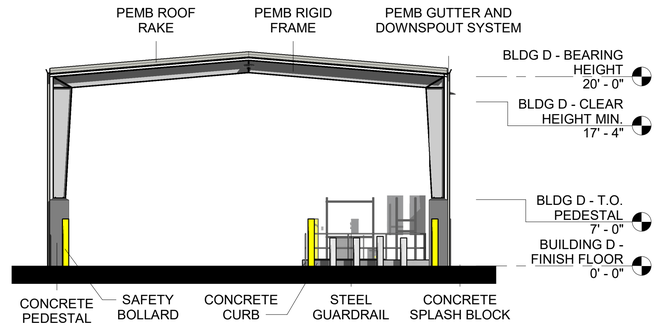

1 BUILDING D - EXTERIOR EAST ELEVATION
1/8" = 1'-0"




2 BUILDING D - EXTERIOR NORTH ELEVATION
1/8" = 1'-0"




3 BUILDING - EXTERIOR WEST ELEVATION
1/8" = 1'-0"




4 BUILDING D - EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

SCALE: AS NOTED
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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

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PRELIMINARY DRAWINGS
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801 SOUTH STREET, NEW SMYRNA, FL 32168

GENERAL INFORMATION

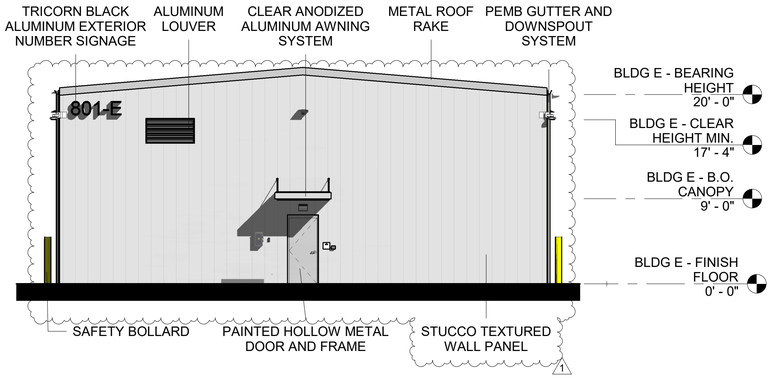
BUILDING D COLORED ELEVATIONS

SHEET NO
G-207

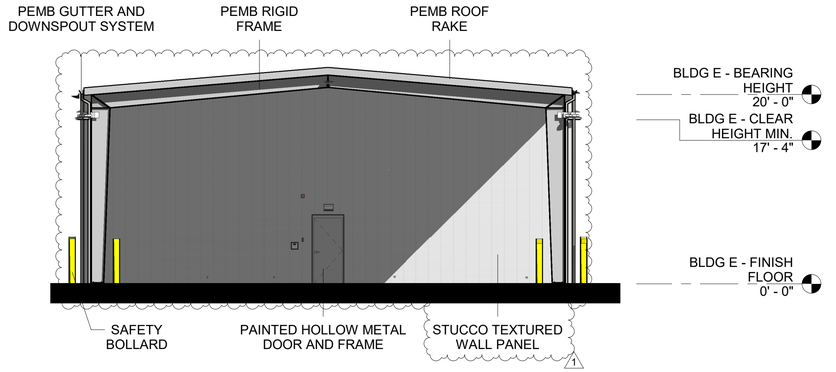
100 % PHASE SUBMITTAL
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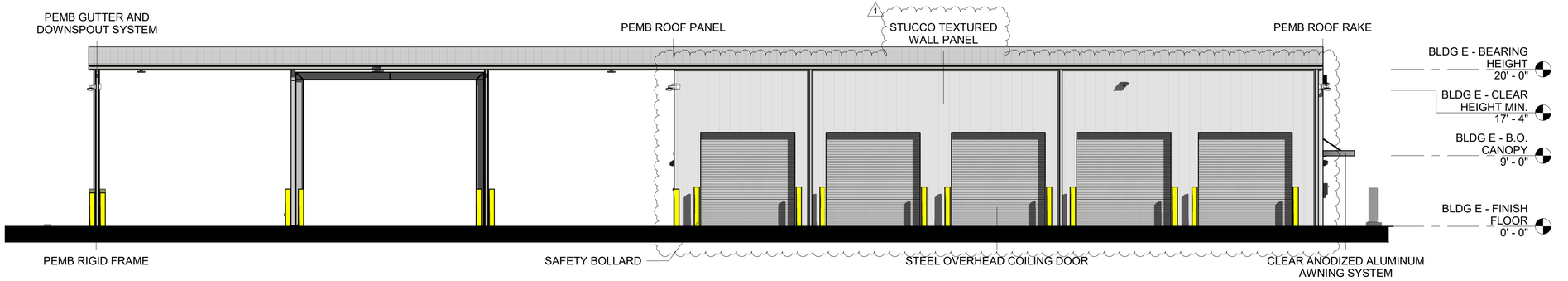
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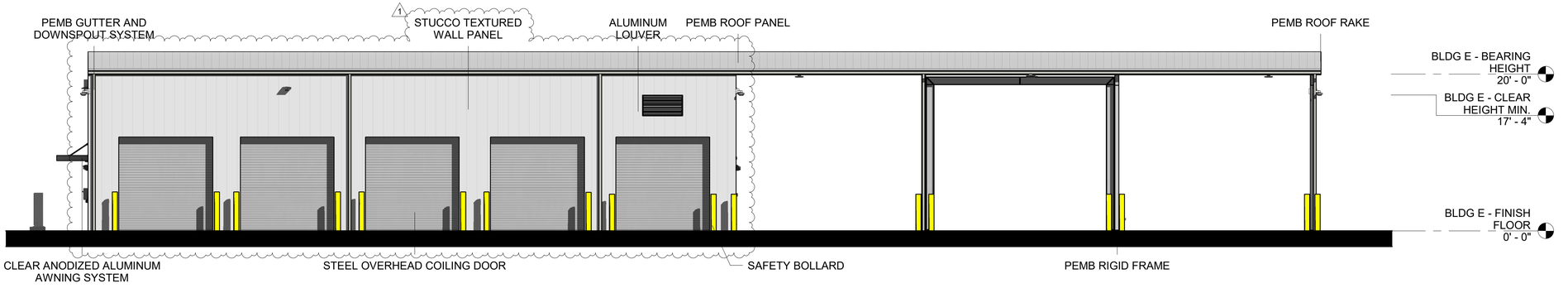

1 BUILDING E - EXTERIOR NORTH ELEVATION
1/8" = 1'-0"




2 BUILDING E - EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"




3 BUILDING E - EXTERIOR EAST ELEVATION
1/8" = 1'-0"




4 BUILDING E - EXTERIOR WEST ELEVATION
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

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SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
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GENERAL INFORMATION

BUILDING E COLORED ELEVATIONS

SHEET NO
G-208

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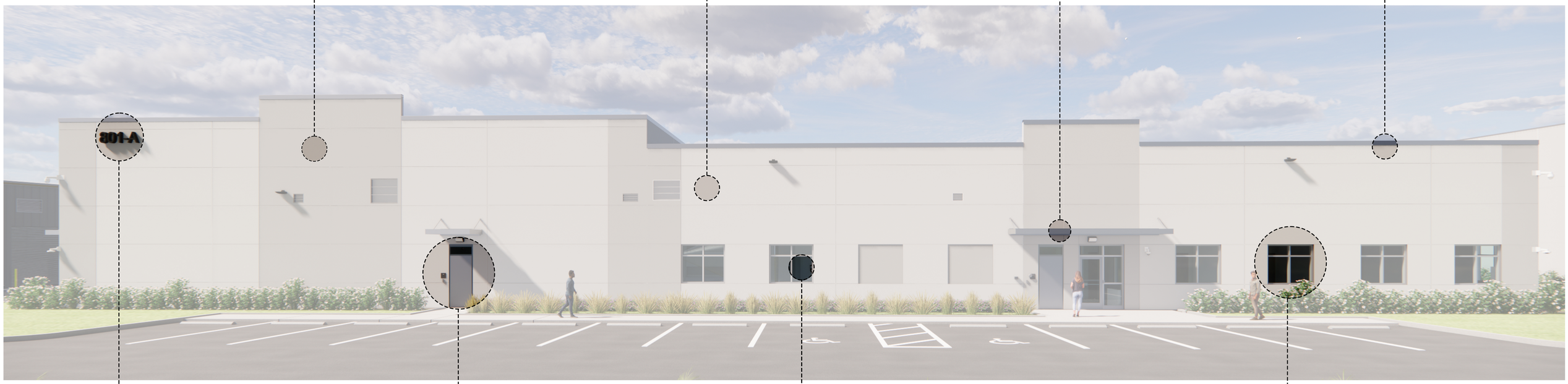
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*Exterior Field Paint*
*(Tex-Cote Pewter Cup 13C-2T)*

*Exterior Accent Paint*
*(Tex-Cote Gray-Button 13C-1P)*

*Suspended Awning*
*(Extruted Aluminum - Clear Anodized)*

*Roof Metal Coping*
*(Extruted Aluminum - Clear Anodized)*




*Exterior Number Signage*
*(Tricorn Black SW 6258 )*

*Exterior Hollow Metal Doors and Frames*
*(Close Match to Tex-Cote 13C-2T)*

*Hurricane Impact Resistant Glazing*
*(Solarban 67 (2) Optigrey tint)*

*Storefront Systems and Aluminum Windows*
*(Extruted Aluminum - Clear Anodized)*

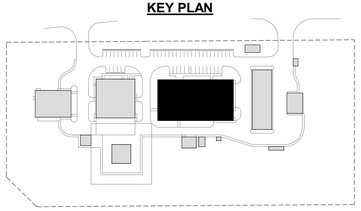
BENTLEY

# VOLUSIA COUNTY MOSQUITO CONTROL SERVICE CENTER

## Exterior Finish Board

Volusia County
FLORIDA

**KEY PLAN**



## LIFE SAFETY GENERAL NOTES:

1. SEE ELECTRICAL FOR ALL EMERGENCY LIGHT FIXTURES, FIRE ALARM AND SMOKE DETECTION.
2. SEE FLOOR PLANS FOR WALL PARTITION LOCATIONS.
3. SEE DOOR SCHEDULE FOR DOOR FIRE RATINGS FOR DOORS IN RATED WALLS.
4. FEC AND FE LOCATIONS ARE LOCATED TO COMPLY WITH CODES AND STANDARDS. VERIFY WITH ARCHITECT BEFORE RELOCATING FEC'S.
5. SEE MECHANICAL FOR FIRE/SMOKE DAMPERS.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803 OF RESTRICTIONS OF COMBUSTABLE MATERIALS OF FBC 2023. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA; CURRENT EDITION.

## FIRE RESISTANCE RATINGS:

INCIDENTAL USES (FBC 2023 509.1): ELECTRICAL INSTALLATIONS

BUILDING ELEMENT BASED ON TYPE II-B CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5):

| DISTANCE | B OCCUPANCY | S1 OCCUPANCY |
|---|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR | 0 HR |
| ACTUAL DISTANCE | BLDG A - BLDG C | BLDG A - BLDG E |
| | 59' - 10" | 49' - 2" |

FIRE PARTITIONS (FBC 2023 708):
CORRIDOR FIRE-RESISTANCE (1020.2): 0 HR (B/S-1 SPRINKLER BUILDING)

OPENING FIRE PROTECTION IN FIRE PARTITIONS(FBC 2023 716.5): 1-HOUR PARTITION= 3/4 HR FIRE DOOR AND 45 MIN GLAZING RATED

## INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| B | B (26-75) | 0-450 |
| S | C (76-200) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| B | C (76-200) | 0-450 |
| S | C (76-200) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| B | C (76-200) | 0-450 |
| S | C (76-200) | 0-450 |

## EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE B= 49 OCC; S=29 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - SPRINKLERED: | B =100 FT; S=100 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY: 1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - SPRINKLERED: | >1/3 DIAGONAL DIMENSION |
| MAX. EXIT ACCESS TRAVEL DISTANCE (FBC 2020 1017.2) - SPRINKLERED: | B =300 FT; S1=250 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - SPRINKLERED: | 50 FT (FOR GROUPS B AND S) |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

## EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = (B) 245 OCC. + (S2) 42 OCC.=287 OCC. |
| EGRESS WIDTH OF DOOR REQ. | = (287) X 0.2 = 58 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE LS REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED | = 36 INCHES |

## WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

| | |
|---|---|
| RISK CATEGORY (TABLE 1604.5) | IV |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |
| GARAGE DOOR WIND LOAD FOR ROOF LESS THAN 10 DEGREES (1609.7(1)) | 8'x8' +22.3/ -25.2<br>10'x10' +21.5/ -24.2<br>14'x14' +20.5/ -22.8 |

REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION.

## FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25

## PLUMBING FIXTURES:

FBC TABLE 403.1 MINIMUM NUMBER OF REQ. PLUMBING FIXTURES

| GROUP B | WATER CLOSETS | | LAVATORIES | | DRINKING FOUNTAINS | SERVICE SINKS |
|---|---|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE | | |
| REQUIRED | 4 | 4 | 3 | 3 | | |
| GROUP S | WATER CLOSETS | | LAVATORIES | | | |
| | MALE | FEMALE | MALE | FEMALE | | |
| REQUIRED | 1 | 1 | 1 | 1 | | |
| **TOTAL REQUIRED** | **5** | **5** | **5** | **5** | **3 REQD.** | **2 REQD.** |
| **TOTAL PROVIDED** | **5** | **5** | **5** | **5** | **4 PROV.** | **2 PROV.** |

## LIFE SAFETY ANALYSIS

## GENERAL INFORMATION:

LOCATION OF PROJECT:
VOLUSIA COUNTY MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

## PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT AS DEFINED BY THE CITY CONSISTS OF A NEW ADMINISTRATION AND SHOP FACILITY THAT INCLUDES OFFICES, ADMINISTRATIVE SUPPORTING SPACES, LABORATORIES, MULTI-PURPOSE ROOM, AND ASSOCIATED NON-HARDAZOUS STORAGE.

## APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 WITH AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 8TH EDITION
NFPA 13, 2025 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
NFPA 101, 2021 (LIFE SAFETY)
NFPA 30, 2024 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE)
NFPA 400, 2025 (HAZARDOUS MATERIALS NODE)
NFPA 70, 2020 (NATIONAL ELECTRICAL CODE (NEC))
NFPA 72, 2025 (NATIONAL FIRE ALARM AND SIGNALING CODE)

## CODE SUMMARY:

USE & OCCUPANCY CLASSIFICATION: MIXED USE (FBC 2023 CHAPTER 3)
BUSINESS, GROUP B (FBC 2023 304)
STORAGE, GROUP S1 (FBC 2023 311)

CONSTRUCTION TYPE: II-B (FBC 2023 CHAPTER 6; TABLE 601)

SPRINKLER SYSTEMS: YES, NFPA 13 SYSTEM (FBC 2023 903)

MAXIMUM ALLOWABLE AREA: MIXED OCCUPANCY (FBC 2023 508.1 AND MOST RESTRICTIVE IN FBC 2023 503.1)

| OCCUPANCY | = | B | S1 |
|---|---|---|---|
| MAX. ALLOWABLE HEIGHT | = | 75' | 75' |
| MAX.ALLOWABLE STORIES | = | 4 | 3 |
| AREA MAX. PER FLOOR | = | 92,000 SF | 70,000 SF |
| ACTUAL AREA | = | 12,740 SF | 8,860 SF |
| TOTAL BUILDING AREA | = | 21,600 SF | |
| OCCUPANCY LOAD FACTOR | = | SEE OCCUPANCY LOAD SCHEDULE | |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANCIES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

REQUIRED OCCUPANCY SEPARATIONS:
(FBC 2023 - TABLE 508.4) BUSINESS AND STORAGE-1= NOT REQ'.
(NFPA 101 - TABLE 6.1.14.4.1) BUSINESS AND STORAGE= 1-HOUR

**TOTAL GROSS BUILDING AREA** **21,600 SF**

## OCCUPANCY LOAD CALCULATIONS:

OCCUPANCY LOAD = (B) 245 OCC. + (S2) 42 OCC.
**TOTAL OCCUPANCY** **287 OCC.**

8/14/2025 9:05:43 AM

RECORD DWG | CONSTRUCTION | FINAL | BIDDING | PERMITTING | PRELIMINARY

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| REVISIONS | | | |

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

ISSUED FOR:

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LONGWOOD, FLORIDA 32750
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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING A - ADMINISTRATION & SHOP

LIFE SAFETY ANALYSIS

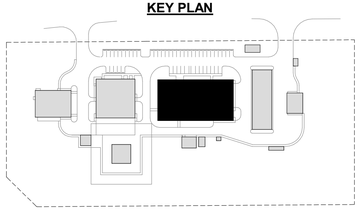
SHEET NO

AA-040

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**KEY PLAN**

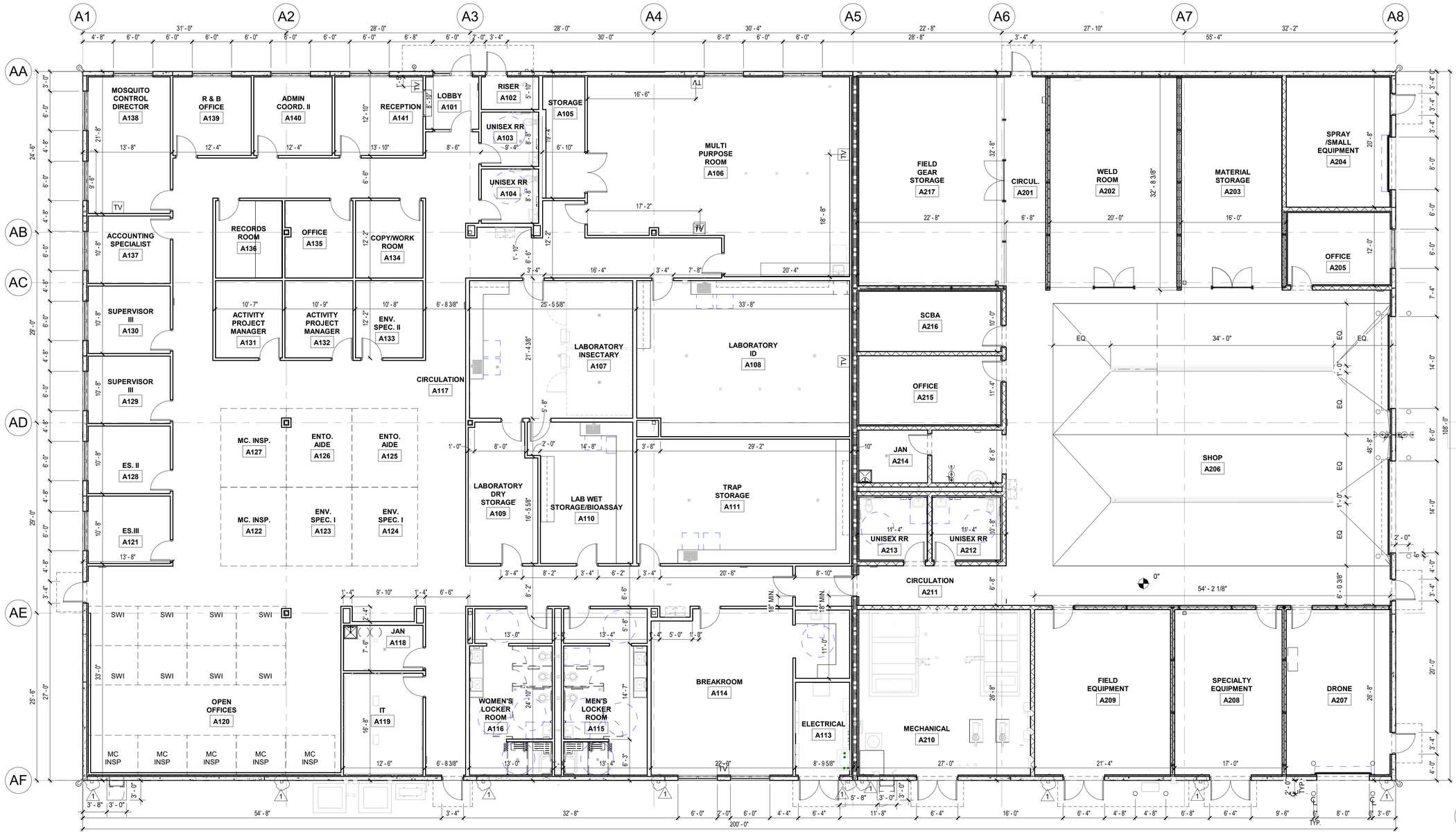


## WALL HATCH LEGEND:

- EXTERIOR WALL
- NON-RATED PARTITION
- NON-RATED CMU PARTITION
- 1-HOUR RATED PARTITION

## DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.




1 BUILDING A - DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING A - ADMINISTRATION & SHOP

DIMENSION PLAN

SHEET NO
AA-110

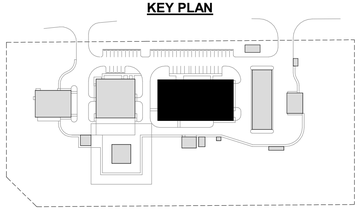
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**KEY PLAN**



| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 5.34 | FIXED ALUMINUM LADDER WITH ALUMINUM SECURITY DOOR; WALL MOUNTED |
| 7.20 | PRE-FINISHED TAPERED METAL COPING, TYP. |
| 7.22.1 | PRE-FINISHED METAL GUTTER, 7" X 7" K STYLE PROFILE |
| 7.29.1 | PRE-FINISHED DOWNSPOUT, 4" X 5" RECTANGULAR PROFILE |
| 7.29.2 | PRE-FINISHED DOWNSPOUT, 3" X 4" RECTANGULAR PROFILE |
| 7.35 | ROOFING MEMBRANE |
| 10.15 | PRE-FINISHED AWNING SYSTEM |
| 22.20 | VENT THROUGH ROOF - REFER TO PLUMBING |

## ROOF LEGEND:

- MEMBRANE ROOFING
- STANDING SEAM METAL ROOFING
- PRE FINISHED ALUM CANOPY SYSTEM
- DS — GUTTER AND DOWSNPOUT
- ROOF SLOPE
- WALKING PAD
- ONE WAY ROOF VENT
- VENT THROUGH ROOF - PLUMBING
- EXHAUST FAN
- VENTILATOR

## ROOF RELATED CODE NOTES:

FLORIDA ENERGY CODE CHAPTER 4 REQUIRMENTS:

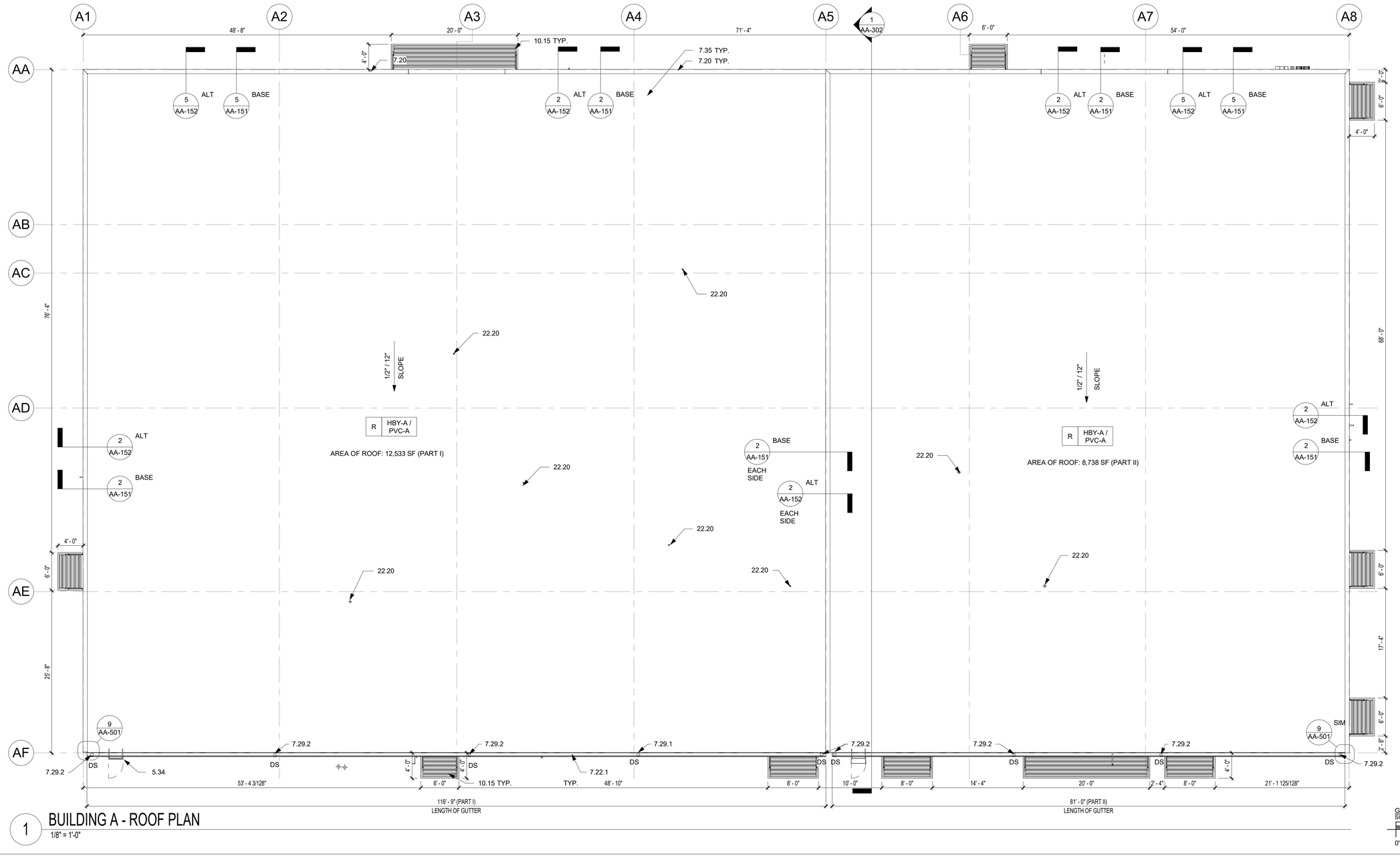
1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. INSULATION ENTIRELY ABOVE ROOF DECK: R-25 (CONTINUOUS INSULATION) U-0.039
3. ROOF SOLAR AGED REFLECTANCE 0.55 AND AGED THERMAL EMITTANCE 0.75 OR SOLAR REFLECTANCE INDEX 64

## ROOF GENERAL NOTES:

1. COORDINATE ALL ROOF PENETRATIONS WITH ALL APPLICABLE TRADES AND PRECAST MANUFACTURER DURING PRECAST SUBMITTAL PHASE.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION. REFER TO AA-150'S FOR TYPICAL TERMINAL INSTALLATION DETAIL AT THE PARAPET WALLS.
3. ALL FLEXIBLE SHEET MEMBRANE ROOF PITCHES TO BE 1/4" : 1'-0" MIN.
4. REFER TO PLUMBING FOR ALL PLUMBING VENT LOCATIONS. REFER TO AA-150'S DETAILS FOR PIPE BOOT INFORMATION.
5. REFER TO AA-150'S FOR ROOF ACCESS HATCH DETAILS.
6. REFER TO AA-502 FOR AWNINGS AND CANOPIES.
7. ROOF MEMBRANE EXTENDS UP PARAPETS AND OVER TOP OF WALL. REFER TO A500'S TYP DETAILS(ALL PARAPET LOCATIONS)

## ROOF STORMWATER DRAINAGE:

1. HOURLY RAINFALL USED: 10.1 INCHES PER HOUR.
2. DRAINAGE FOR FABRICATED ALUMINUM FLAT CANOPIES WILL BE BY CANOPY MANUFACTURER ACCORDING TO ALL APPLICABLE CODES, AND ARE NOT INCLUDED IN THESE CALCULATIONS.
3. AREA OF ROOF: 12,533 SF (PART I); 8,738 SF (PART II)
4. LENGTH OF GUTTER: 116 FT (PART I); 81 FT (PART II)
5. GUTTER SIZE REQUIRED / PROVIDED: 7" X 7" (PART I); 7" X 7" (PART II)
6. # OF DOWNSPOUTS REQUIRED/PROVIDED: 6 (PART I); 4 (PART II)
7. DOWNSPOUT SIZE REQUIRED: 3.75" X 4.75" (PART I); 3.75" X 4.75" (PART II)
8. DOWNSPOUT SIZE PROVIDED: 4" X 5" (PART I); 4" X 5" (PART II)




1 BUILDING A - ROOF PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

RECORD DWG
CONSTRUCTION
FINAL
BIDDING
PERMITTING
PRELIMINARY
ISSUED FOR:

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
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BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023
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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING A - ADMINISTRATION & SHOP

ROOF PLAN

SHEET NO
AA-150

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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL LOUVERS ARE TO BE PRE-FINISHED TO MATCH ADJACENT WALL COLOR ON WHICH THEY OCCUR.
6. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.
7. REFER TO SHEET AI-900 FOR ALL INTERIOR FINISH MATERIALS.
8. ALL TILT-UP CONCRETE PANEL WALLS TO HAVE TEX-COAT (CMC-1 OR CMC-2) FINISHED APPLIED TO ALL EXPOSED EXTERIOR SURFACES, INCLUDING BACK OF PARAPET. REFER TO EXTERIOR FINISH SCHEDULE.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## PAINT

PTE-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| COLOR: | CLOSE COLOR MATCH TO CMC-1 |
| NOTES: | EXTERIOR HM DOORS AND FRAMES. |

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | CLOSE COLOR MATCH TO CMC-2 |
| NOTES: | EXTERIOR EXPOSED PRIMED AND UN-PRIMED METAL, AND STRUCTURAL STEEL. |

## CONCRETE AND MASONRY COATINGS

CMC-1 (FIELD)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | PEWTER CUP 13C-2T |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

CMC-2 (ACCENT)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | GRAY BUTTON 13C-1P |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

## STOREFRONTS/ALUMINUM WINDOWS

| | |
|---|---|
| MANUFACTURER: | YKK AP AMERICA INC. |
| GLASS SYSTEM: | REFER TO SHEET 600's SHEETS |
| FRAME COLOR: | CLEAR ANODIZED |
| NOTES: | STOREFRONT SYSTEMS AND ALUMINUM WINDOWS. |

## AWNINGS

| | |
|---|---|
| MANUFACTURER: | PERFECTION ARCHITECTURAL SYSTEMS, LLC |
| SERIES: | SUSPENDED AWNINGS |
| MATERIAL: | EXTRUDED ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SHEET 500's FOR DETAILS. |

## ROOF COPING SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDDITIONAL INFORMATION. |

## ROOF GUTTERS AND DOWNSPOUT SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## OVERHEAD COILING DOORS

| | |
|---|---|
| MATERIAL: | GALVANIZED STEEL |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## LOUVERS

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## FIXED EXTERIOR LADDER

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## SAFETY BOLLARDS WITH PLASTIC COVER (BOTH INTERIOR AND EXTERIOR)

| | |
|---|---|
| MATERIAL: | STAINLESS STEEL |
| COLOR: | SAFETY YELLOW (PLASTIC COVER) |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## EXTERIOR BUILDING NUMBER SIGNAGE

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| MANUFACTURER: | SHERWIN WILLIAMS |
| COLOR: | TRICORN BLACK SW 6528 |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| R E V I S I O N S | | | |

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
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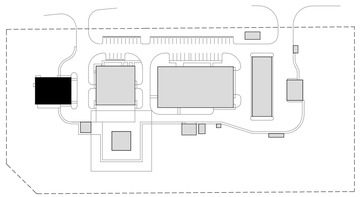
EXTERIOR FINISH MATERIAL LIST

SHEET NO
AA-710

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## LIFE SAFETY GENERAL NOTES:

1. SEE ELECTRICAL FOR ALL EMERGENCY LIGHT FIXTURES, FIRE ALARM AND SMOKE DETECTION.
2. SEE FLOOR PLANS FOR WALL PARTITION LOCATIONS.
3. SEE DOOR SCHEDULE FOR DOOR FIRE RATINGS FOR DOORS IN RATED WALLS.
4. FEC AND FE LOCATIONS ARE LOCATED TO COMPLY WITH CODES AND STANDARDS. VERIFY WITH ARCHITECT BEFORE RELOCATING FEC'S.
5. SEE MECHANICAL FOR FIRE/SMOKE DAMPERS.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803 OF RESTRICTIONS OF COMBUSTABLE MATERIALS OF FBC 2023. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA; CURRENT EDITION.

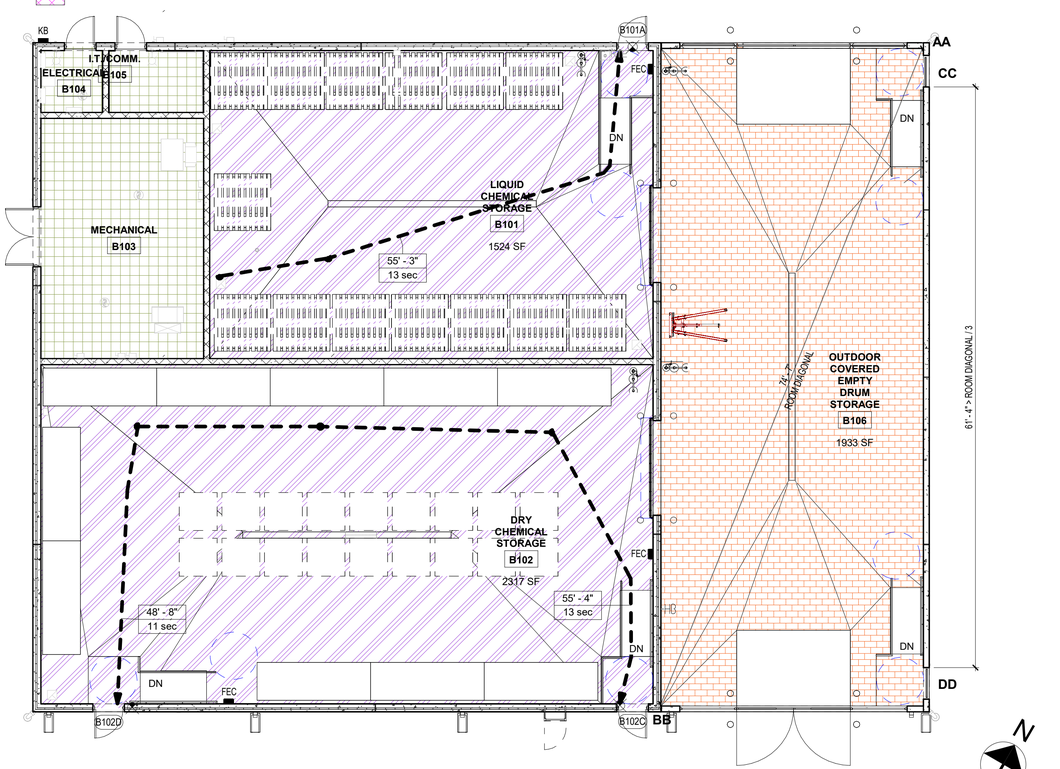
### OCCUPANCY LOAD SCHEDULE - BUILDING B

| RM # | ROOM NAME | OCCUPANCY TYPE | AREA | OCCUPANCY FACTOR | OCCUPANCY LOAD | EGRESS WIDTH REQ. NSP |
|---|---|---|---|---|---|---|
| B101 | LIQUID CHEMICAL STORAGE | HIGH HAZARD H-4 | 1524 SF | 500 | 4 | 0" - 1" |
| B102 | DRY CHEMICAL STORAGE | HIGH HAZARD H-4 | 2317 SF | 500 | 5 | 0" - 1" |
| B103 | MECHANICAL | ACCESSORY | 436 SF | 300 | 2 | 0" - 0" |
| B104 | ELECTRICAL | ACCESSORY | 43 SF | 300 | 1 | 0" - 0" |
| B105 | I.T./COMM. | ACCESSORY | 64 SF | 300 | 1 | 0" - 0" |
| B106 | OUTDOOR COVERED EMPTY DRUM STORAGE | STORAGE | 1933 SF | 300 | 7 | 0" - 1" |
| 6 | | | | | 20 | 0" - 4" |

### FUNCTION OF SPACE LEGEND

- ACCESSORY
- HIGH HAZARD
- STORAGE
- Calculating...

| LS REQ. EXIT DOOR SCHEDULE - BUILDIN... | |
|---|---|
| DOOR # | WIDTH |
| B101A | 3' - 0" |
| B102C | 3' - 0" |
| B102D | 3' - 0" |
| Grand total: 3 | 9' - 0" |




1 BUILDING B - LIFE SAFETY & OCC. CLASSIF. PLAN
1/8" = 1'-0"

## LIFE SAFETY EXIT SEPARATION DISTANCES:

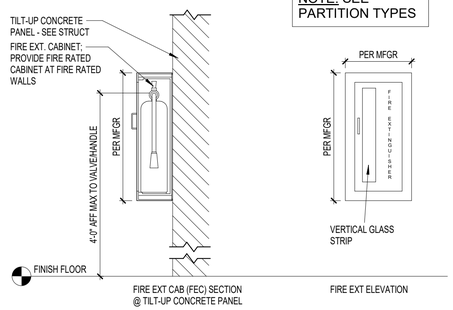
| | | |
|---|---|---|
| CC TO DD | 61'-4" | THIS BUILDING IS PROTECTED WITH AN AUTOMATED FIRE SUPPRESSION SYSTEM; EXIT SEPARATION COMPLIES WITH THE MINIMUM 1/3 DISTANCE REQUIREMENT |

## LIFE SAFETY BUILDING/ROOM DIAGONAL DISTANCES:

| | |
|---|---|
| AA TO BB | 74'-7" |

## LIFE SAFETY PLAN LEGEND:

- EGRESS ROUTES
- FE — WALL MOUNT FIRE EXTINGUISHER WITH BRACKET, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- FEC — RECESSED FIRE EXTINGUISHER CABINET & FE, PLACED EVERY 75' OF TRAVEL DISTANCE, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- KB — KNOX BOX - SURFACE MOUNTED
- FAA — FIRE ALARM ANNUCIATOR PANEL
- EXIT SIGN - SEE ELEC FOR FULL EXTENTS
- NON-RATED CMU PARTITION
- XXX'-XX" — PATH OF TRAVEL DISTANCE
- XX sec — AVERAGE TIME




## LIFE SAFETY - FEC DETAIL

NOT TO SCALE

## LIFE SAFETY ANALYSIS

### GENERAL INFORMATION:

LOCATION OF PROJECT:
VOLUSIA COUNTY MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL, 32168

### PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT AS DEFINED BY THE CITY CONSISTS OF A NEW HAZARDOUS STORAGE FACILITY THAT INCLUDES ASSOCIATED ACCESSORY SPACES.

### APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 WITH AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 8TH EDITION
NFPA 13, 2025 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
NFPA 101, 2021 (LIFE SAFETY)
NFPA 30, 2024 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE)
NFPA 400, 2025 (HAZARDOUS MATERIALS NODE)
NFPA 70, 2020 (NATIONAL ELECTRICAL CODE (NEC))
NFPA 72, 2025 (NATIONAL FIRE ALARM AND SIGNALING CODE)

### CODE SUMMARY:

| | |
|---|---|
| USE & OCCUPANCY CLASSIFICATION: | HIGH-HAZARD, H-4 (FBC 2023 307.6) |
| CONSTRUCTION TYPE: | II-B (FBC 2023 CHAPTER 6; TABLE 601) |
| SPRINKLER SYSTEMS: | YES, NFPA 13 SYSTEM (FBC 2023 903) |

MAXIMUM ALLOWABLE AREA:

| OCCUPANCY | = | H-4 |
|---|---|---|
| MAX. ALLOWABLE HEIGHT | = | 75' |
| MAX.ALLOWABLE STORIES | = | 4 |
| AREA MAX. PER FLOOR | = | 70,000 SF |
| ACTUAL AREA | = | 12,740 SF |
| TOTAL BUILDING AREA | = | 6,650 SF |
| OCCUPANCY LOAD FACTOR | = | SEE OCCUPANCY LOAD SCHEDULE |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANCIES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

| | |
|---|---|
| CONDITIONED BUILDING AREA | 5,617 SF |
| UNCONDITIONED BUILDING AREA | 1,033 SF |
| **TOTAL GROSS BUILDING AREA** | **6,650 SF** |

### OCCUPANCY LOAD CALCULATIONS:

| | |
|---|---|
| **TOTAL OCCUPANCY** | **20 OCC.** |

## FIRE RESISTANCE RATINGS:

INCIDENTAL USES (FBC 2023 509.1): ELECTRICAL INSTALLATIONS (VERIFY WITH NFPA70 AND SALAS)

BUILDING ELEMENT BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5):

| DISTANCE | H OCCUPANCY |
|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR |

## INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11) (FBC 2023 803.1.1):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | C (76-200) | 0-450 |

## EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE H-4 = 10 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - SPRINKLERED: | H-4 =75 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY: 1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - SPRINKLERED: | >1/3 DIAGONAL DIMENSION |
| MAX. EXIT ACCESS TRAVEL DISTANCE (FBC 2020 1017.2) - SPRINKLERED: | H-4 =175 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - SPRINKLERED: | 20 FT |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

## EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = 20 OCC. |
| EGRESS WIDTH OF DOOR REQ. | = (20) X 0.2 = 4 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE LS REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED | = 36 INCHES |

## WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

| | |
|---|---|
| RISK CATEGORY (TABLE 1604.5) | IV |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |
| GARAGE DOOR WIND LOAD FOR ROOF LESS THAN 10 DEGREES (1609.7(1)) | 8'x8' +22.3/ -25.2<br>10'x10' +21.5/ -24.2<br>14'x14' +20.5/ -22.8 |

REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION.

## FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25

## PLUMBING FIXTURES:

BUILDING IS CONSIDERED ACCESSORY TO ADJACENT BUILDINGS IN CAMPUS. PLUMBING FIXTURES ARE PROVIDED WITH ±66' - 0" IN PROXIMITY.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ☐ BIDDING ☐ FINAL CONSTRUCTION ☐ RECORD DWG

PRELIMINARY DRAWINGS
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BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING B - CHEMICAL STORAGE

LIFE SAFETY

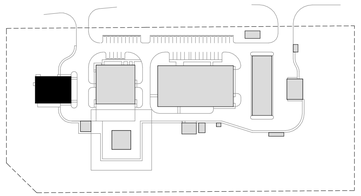
SHEET NO

BA-040

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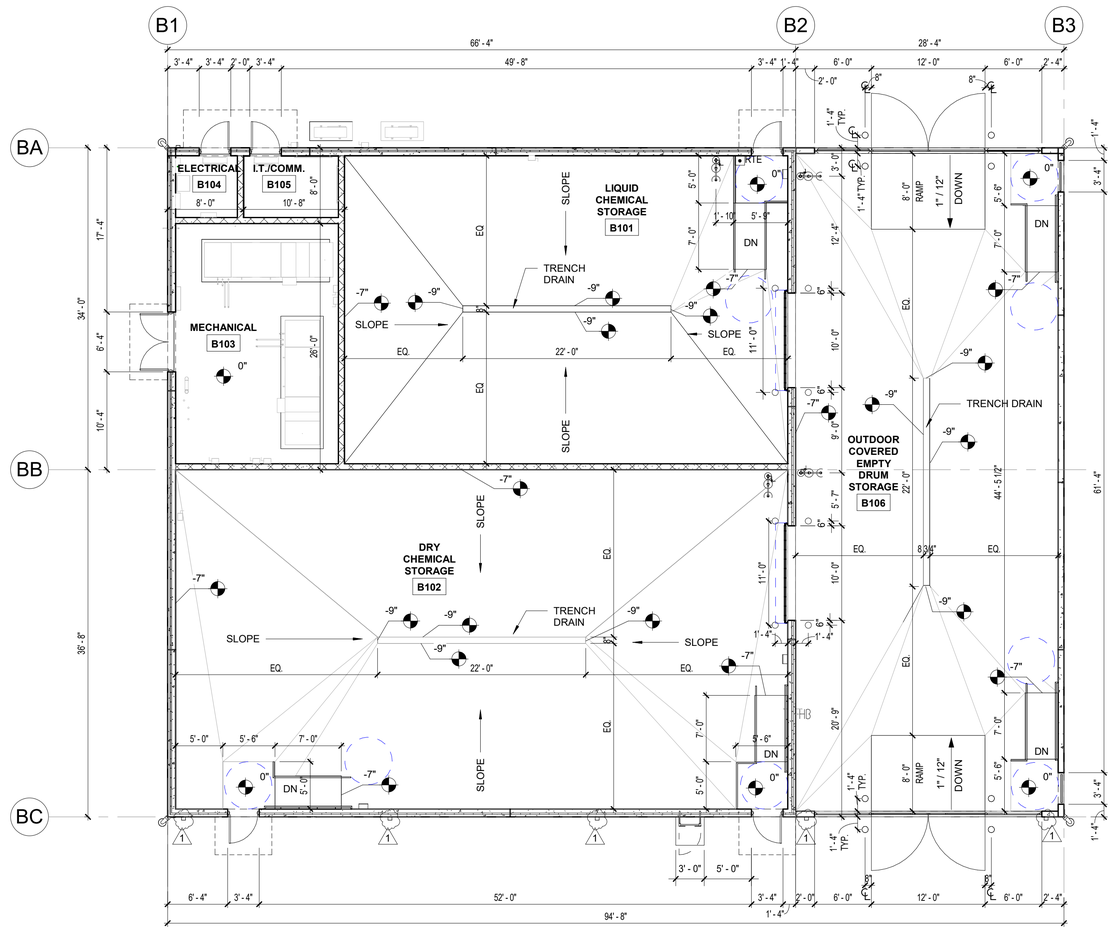

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## DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.




1 BUILDING B - DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

| NO. | DATE | REVISION 1 |
|---|---|---|
| 1 | 10/31/2025 | |

DESCRIPTION

BY

ISSUED FOR: PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

REVISIONS

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING B - CHEMICAL STORAGE

DIMENSION PLAN

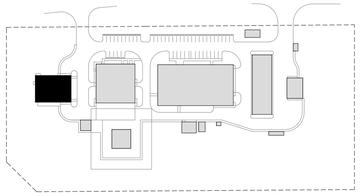
GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

SHEET NO
BA-110

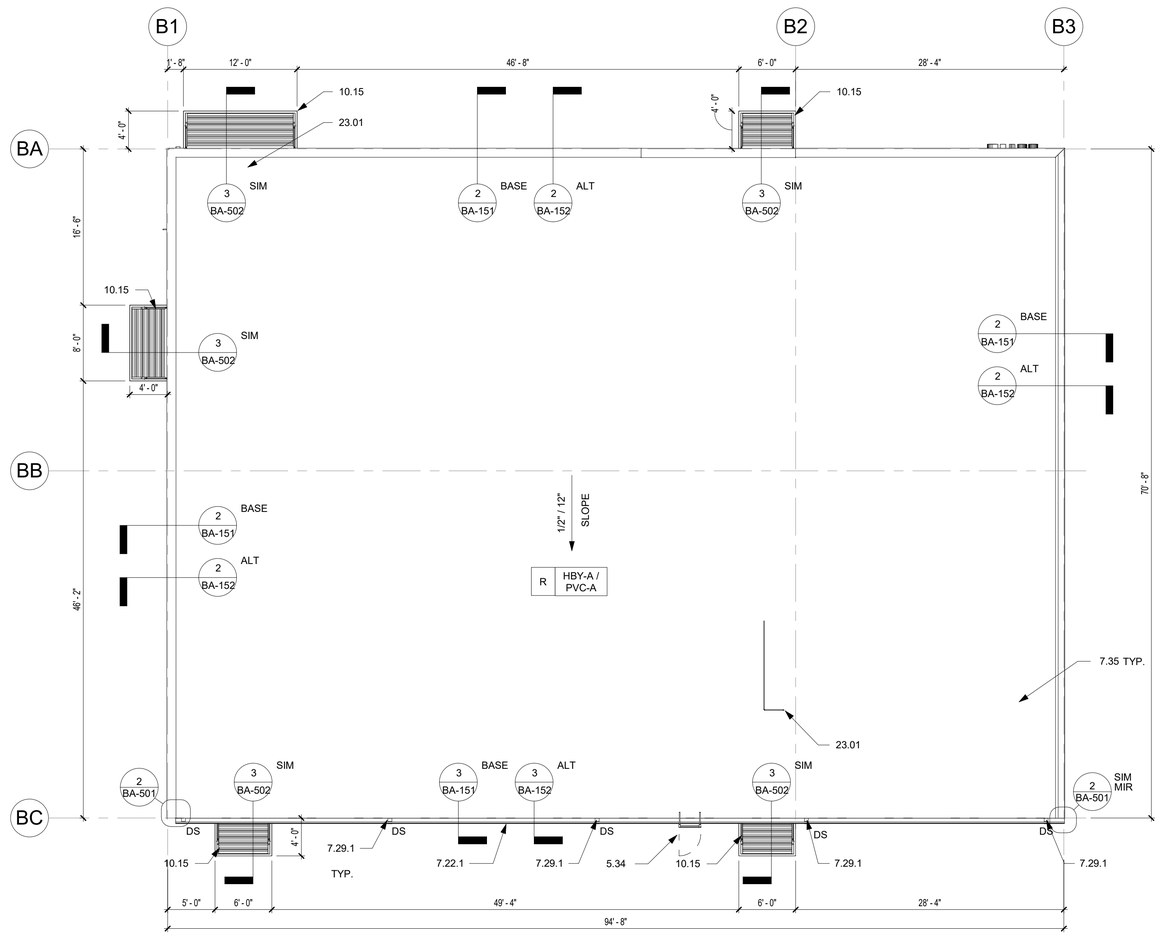
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| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 5.34 | FIXED ALUMINUM LADDER WITH ALUMINUM SECURITY DOOR; WALL MOUNTED |
| 7.22.1 | PRE-FINISHED METAL GUTTER, 7" X 7" K STYLE PROFILE |
| 7.29.1 | PRE-FINISHED DOWNSPOUT, 4" X 5" RECTANGULAR PROFILE |
| 7.35 | ROOFING MEMBRANE |
| 10.15 | PRE-FINISHED AWNING SYSTEM |
| 23.01 | VENT THROUGH ROOF - REFER TO MECHANICAL |




1 BUILDING B - ROOF PLAN
1/8" = 1'-0"

## ROOF GENERAL NOTES:

1. COORDINATE ALL ROOF PENETRATIONS WITH ALL APPLICABLE TRADES AND PRECAST MANUFACTURER DURING PRECAST SUBMITTAL PHASE.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION.
3. ALL FLEXIBLE SHEET MEMBRANE ROOF PITCHES TO BE 1/4" : 1'-0" MIN.
4. REFER TO PLUMBING FOR ALL PLUMBING VENT LOCATIONS. REFER TO SHEET BA-151 FOR PIPE BOOT INFORMATION.
5. REFER TO SHEET BA-502 FOR AWNINGS.
6. ROOF MEMBRANE EXTENDS UP PARAPETS. REFER TO SHEET BA-501, TYP. (ALL PARAPET LOCATIONS)

## ROOF STORMWATER DRAINAGE:

1. HOURLY RAINFALL USED: 10.1 INCHES PER HOUR.
2. DRAINAGE FOR FABRICATED ALUMINUM FLAT CANOPIES WILL BE BY CANOPY MANUFACTURER ACCORDING TO ALL APPLICABLE CODES, AND ARE NOT INCLUDED IN THESE CALCULATIONS.
3. AREA OF ROOF: 6,550 SF
4. LENGHT OF GUTTER: 93 FT
5. GUTTER SIZE REQUIRED / PROVIDED: 7" X 7" / 8" X 8"
6. # OF DOWNSPOUTS REQUIRED: 3
7. # OF DOWNSPOUTS PROVIDED: 5
8. DOWNSPOUT SIZE REQUIRED: 3.75" X 4.75"
9. DOWNSPOUT SIZE PROVIDED: 4" X 5"

## ROOF RELATED CODE NOTES:

FLORIDA ENERGY CODE CHAPTER 4 REQUIRMENTS:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. INSULATION ENTIRELY ABOVE ROOF DECK: R-25 (CONTINUOUS INSULATION) U-0.039
3. ROOF SOLAR AGED REFLECTANCE 0.55 AND AGED THERMAL EMITTANCE 0.75 OR SOLAR REFLECTANCE INDEX 64

## ROOF LEGEND:

- MEMBRANE ROOFING
- PRE FINISHED ALUM CANOPY SYSTEM
- GUTTER AND DOWNSPOUT (DS)
- ROOF SLOPE
- WALKING PAD
- ONE WAY ROOF VENT
- VENT THROUGH ROOF - PLUMBING
- EXHAUST FAN
- VENTILATOR

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ISSUED FOR:

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING B - CHEMICAL STORAGE

ROOF PLAN

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

SHEET NO
BA-150
100 % PHASE SUBMITTAL
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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL LOUVERS ARE TO BE PRE-FINISHED TO MATCH ADJACENT WALL COLOR ON WHICH THEY OCCUR.
6. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.
7. REFER TO SHEET BI-900 FOR ALL INTERIOR FINISH MATERIALS.
8. ALL TILT-UP CONCRETE PANEL WALLS TO HAVE TEX-COAT (CMC-1 OR CMC-2) FINISHED APPLIED TO ALL EXPOSED EXTERIOR SURFACES, INCLUDING BACK OF PARAPET. REFER TO EXTERIOR FINISH SCHEDULE.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## PAINT

PTE-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| COLOR: | CLOSE COLOR MATCH TO CMC-1 |
| NOTES: | EXTERIOR HM DOORS AND FRAMES. |

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | CLOSE COLOR MATCH TO CMC-2 |
| NOTES: | EXTERIOR EXPOSED PRIMED AND UN-PRIMED METAL, AND STRUCTURAL STEEL. |

## CONCRETE AND MASONRY COATINGS

CMC-1 (FIELD)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | PEWTER CUP 13C-2T |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

CMC-2 (ACCENT)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | GRAY BUTTON 13C-1P |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

## AWNINGS

| | |
|---|---|
| MANUFACTURER: | PERFECTION ARCHITECTURAL SYSTEMS, LLC |
| SERIES: | SUSPENDED AWNINGS |
| MATERIAL: | EXTRUDED ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SHEET 500's FOR DETAILS. |

## ROOF COPING SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDDITIONAL INFORMATION. |

## ROOF GUTTERS AND DOWNSPOUT SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## OVERHEAD COILING DOORS

| | |
|---|---|
| MATERIAL: | GALVANIZED STEEL |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## LOUVERS

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## FIXED EXTERIOR LADDER

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## SAFETY BOLLARDS WITH PLASTIC COVER (BOTH INTERIOR AND EXTERIOR)

| | |
|---|---|
| MATERIAL: | STAINLESS STEEL |
| COLOR: | SAFETY YELLOW (PLASTIC COVER) |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## CONCRETE CURB (AT BUILDING B ONLY)

| | |
|---|---|
| MATERIAL: | CONCRETE |
| COLOR: | PRE-CAST COLOR |
| NOTES: | MATCH ADJACENT PRE-CAST PANEL |

## EXTERIOR BUILDING NUMBER SIGNAGE

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| MANUFACTURER: | SHERWIN WILLIAMS |
| COLOR: | TRICORN BLACK SW 6528 |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

NO. | DATE | DESCRIPTION | BY

REVISIONS

ISSUED FOR: PRELIMINARY ☐ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
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PRELIMINARY DRAWINGS
100 % PHASE
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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING B - CHEMICAL STORAGE

EXTERIOR FINISH MATERIAL LIST

SHEET NO

BA-710

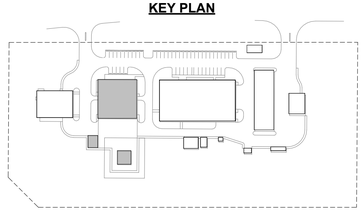
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## KEY PLAN



# NFPA 409: 2016

STANDARD ON AIRCRAFT HANGARS:

PER REFERNCE OF FFPC 8TH (2023) NFPA 1:2021 - CHAPTER 2 REFRENCEND PUBLICATIONS - THE 2016 EDITION OF STANDRD 409 IS APPLICABLE AND ENFORCABLE.

CONSTRUCTION TYPE: **TYPE II (000)**
*NFPA 220, Standard on Types of Building Construction, 2015 edition.*

NUMBER OF STORIES: **2**

HANGAR USE: **AIRCRAFT STORAGE AND SERVICEING**

HANGAR CLASSIFICATION: **GROUP II AIRCRAFT HANGAR**
*NFPA 409:4.1*

| HANGAR DOOR HT | SINGLE FIRE AREA | |
|---|---|---|
| 20'-0" | 8,731 SF | *ACTUAL* |
| 28'-0" | 12,000 - 40,000 SF | *ALLOWABLE* |

*NFPA 409:8.1.2.1: ALTHOUGH THE HANGAR MEETS CRITERIA FOR GROUP III, THE PRESENSE OF A SECOND FLOOR REQUIRES DESIGNATION AS A GROUP II*

INTERNAL SEPERATIONS: *NFPA 409:5.2*
FIRE AREAS: **2HR**
AREA 1: HANGAR FLOR & MEZZANINE
AREA 2: OFFICES, STORES, & SUPPORT

CLEAR SPACE DISTANCE REQUIREMENTS AROUND HANGAR: *NFPA 409:5.3.1*
60'-0" *ACTUAL*
50'-0" *MINIMUM*

PRIMARY STRUCTURAL STEEL COLUMNS SUPPORTING THE ROOF : *NFPA 409:5.6*
COLUMNS PROTECTION: **2HR**

DRAFT CURTAINS: **REQUIRED**
*NFPA 409:5.17.3 - SINGLE DRAFT CURTAIN AREA SHALL NOT EXCEED **7,500 SF**.*
*ACTUAL: **6,717SF***
*NFPA 409:5.17.5*
*DRAFT CURTAIN SHALL EXTEND 1/8 FLOOR TO CEILING HT: **3.75FT**.*

PROTECTION OF GROUP II ARIRCRAFT HANGAR: **OPTION (4)** *NFPA 409:7.1.1*
**CLOSED-HEAD FOAM-WATER SPRINKLER SYSTEM**
FOAM-WATER SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 16 AND NFPA 13

# FLORIDA ACCESSIBILITY CODE

FLORIDA ACCESSIBILITY CODE 2023

203.5 MACHINERY SPACES

*SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE. MACHINERY SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.*

# GENERAL INFORMATION:

LOCATION OF PROJECT:
VC MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET
NEW SMYRNA BEACH , FLORIDA 32168

# PROJECT DESCRIPTION:

**14,135 FT² GROUP II HELICOPTER AIRCRAFT STORAGE HANGAR**
THIS FACILITY FEATURES CONCRETE TILT WALL CONSTRUCTION AND A STEEL TRUSS-SUPPORTED SINGLE MEMBRANE ROOF. THE HANGAR INCLUDES A STORAGE MEZZANINE ABOVE A BUSINESS/OFFICE AREA, AS WELL AS A SECOND LEVEL DESIGNATED FOR MECHANICAL, ELECTRICAL, AND COMMUNICATION SYSTEMS. THE BUILDING IS EQUIPPED WITH A COMPREHENSIVE FIRE PROTECTION SYSTEM THAT COMBINES A WET PIPE SPRINKLER SYSTEM WITH A CLOSED-HEAD FOAM-WATER SPRINKLER SYSTEM..

# APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 w/ AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 7TH EDITION
NFPA 101, 2024 (LIFE SAFETY)
NFPA 70, NATIONAL ELECTRICAL CODE (NEC) 2023

# CODE SUMMARY:

| | |
|---|---|
| USE & OCCUPANCY CLASSIFICATION: | MIXED USE (FBC 2023 CHAPTER 3)<br>AIRCRAFT HANGAR S-1 (FBC 2023 311.2) |
| CONSTRUCTION TYPE: | II-B (FBC 2023 CHAPTER 6; TABLE 601) |
| SPRINKLER SYSTEMS: | YES, NFPA 409 SYSTEM (FBC 2023 903) |
| MAXIMUM ALLOWABLE AREA: | MIXED OCCUPANCY (FBC 2023 508.1 AND MOST RESTRICTIVE IN FBC 2023 503.1) |

| OCCUPANCY | = | S-1 |
|---|---|---|
| MAX. ALLOWABLE HEIGHT | = | 75' |
| MAX ALLOWABLE STORIES | = | 3 |
| AREA MAX. PER FLOOR | = | 70,000 SF |
| ACTUAL AREA | = | 11,449 SF |
| TOTAL BUILDING AREA | = | 14,135 SF |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANICES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

REQUIRED OCCUPANCY SEPARATIONS:
(NFPA 101 - TABLE 6.1.14.4.1) BUSINESS AND AIRCRAFT HANGAR= 2-HOUR

| | |
|---|---|
| TOTALGROSS UNCONDITIONED SPACE | 6,978 SF |
| TOTAL GROSS CONDITIONED SPACE | 5,026 SF |
| **TOTAL GROSS BUILDING AREA** | **14,135 SF** |

# OCCUPANCY LOAD CALCULATIONS:

OCCUPANCY LOAD = (B) 22 OCC. + (S-1) 32 OCC.
**TOTAL OCCUPANCY** **54 OCC.**

# PLUMBING FIXTURES:

FBC TABLE 403.1 MINIMUM NUMBER OF REQ. PLUMBING FIXTURES

| GROUP S-1 | WATER CLOSETS | | LAVATORIES | | DRINKING FOUNTAINS | SERVICE SINKS |
|---|---|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE | | |
| REQUIRED | 1 | 1 | 1 | 1 | 1 REQD. | 1 REQD. |
| **TOTAL REQUIRED** | **1** | **1** | **1** | **1** | **1 REQD.** | **1 REQD.** |
| **TOTAL PROVIDED** | **1** | **1** | **1** | **1** | **1 PROV.** | **1 PROV.** |

# FIRE RESISTANCE RATINGS:

BUILDING ELEMENT BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5, 412.4.1):

| DISTANCE | B OCCUPANCY | S1 OCCUPANCY |
|---|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR | 0 HR |

FIRE PARTITIONS (FBC 2023 903.3.1.1 TABLE 707.3.10): 2 HR (EXCEPTIONS):
CORRIDOR WALLS (708.3.1): 1/2 HR TO THE UNDERSIDE OF ROOF SHEATHING

HORIZONTAL ASSEMBLIES (FBC 2023 711.2.4.1, TABLE 508.4) : NO SEPARATION REQUIRED.

OPENING FIRE PROTECTION IN FIRE PARTITIONS(FBC 2023 716.5): 1/3 HR

# INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S-1 | C (76-200) | 0-450 |
| B | B (26-75) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S-1 | C (76-200) | 0-450 |
| B | C (76-200) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S-1 | C (76-200) | 0-450 |
| B | C (76-200) | 0-450 |

# EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE B= 49 OCC; S-1=29 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - SPRINKLERED: | B=100 FT; S-1=100 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY: 1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - SPRINKLERED: | >1/3 DIAGONAL DIMENSION |
| MAX. TRAVEL DISTANCE TO EXIT (FBC 2020 1017.2) - SPRINKLERED: | B =300 FT; S-1=250 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - SPRINKLERED: | SHALL NOT EXCEED 50 FT (FOR GROUPS B AND S-1) |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

# EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = (B) 22 OCC. + (S-1) 32 OCC.= 54 OCC |
| EGRESS WIDTH OF DOOR REQ. | = (54) X 0.2 = 10.8 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE LS REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED | = 36 INCHES |

# WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

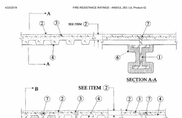
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|---|---|
| RISK CATEGORY (TABLE 1604.5) | IV |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |
| WIND LOAD FOR HANGAR DOOR MORE THAN 10 DEGREES AND HEIGHT LESS THAN 30' (1609.7(1)) | 72'-0"x 20'-6" +16.67 PSF/ -29.73 PSF |

REFER TO STRUCTURAL SHEET CS-002 FOR MORE INFORMATION.

# FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25



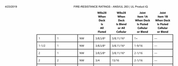






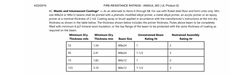





































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| | | REVISIONS | |

SCALE: NONE
DRAWN BY: JCH, MAM
CK: MAM
PROJ. #: 2023.098.1
DATE: 08.25.2025

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MOSQUITO CONTROL SERVICES CENTER
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LIFE SAFETY ANALYSIS

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CA-040

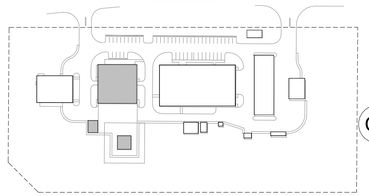
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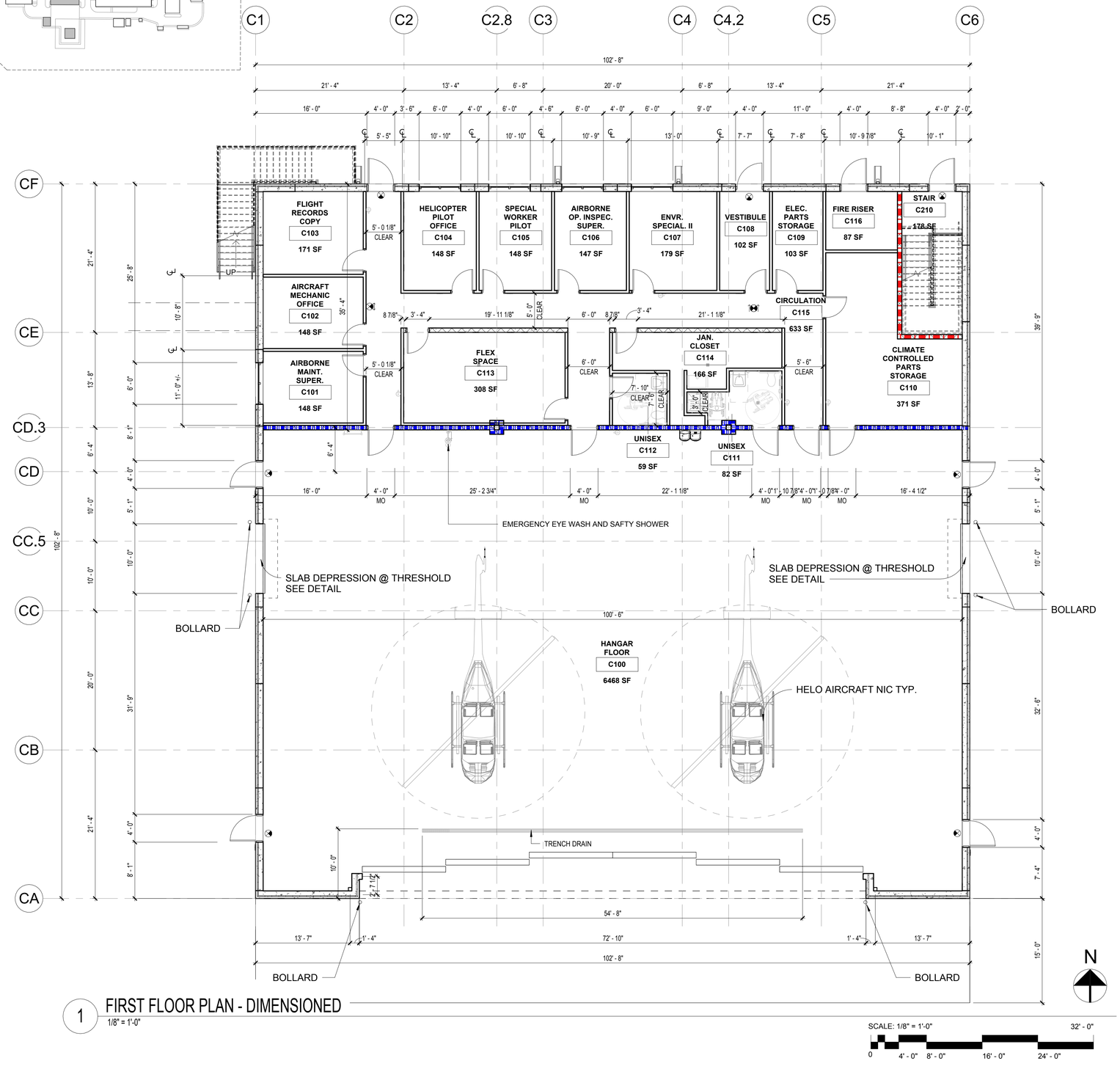
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**KEY PLAN**






1 FIRST FLOOR PLAN - DIMENSIONED
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

## DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO INTERIOR PARTITIONS ARE TYPICALLY TAKEN FROM FACE OF STEEL OR FACE OF MASONRY.
3. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF MASONRY TO OUTSIDE OF MASONRY.
4. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
5. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES. SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET CA- 020 FOR SYMBOL & NOTATION LEGEND.
9. ALL FURNITURE SHOWN DASHED (N.I.C) PROVIDED BY OWNER.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

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PROJECT MANAGER: CK / MAM
PROJ. #: 2023.098.1
DATE: 08.25.2025

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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA BEACH, FL 32168

DIMENSION PLAN

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668 N. Orlando Avenue 407.897.6764 ph
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Maitland, FL 32751 www.mlm-martin.com

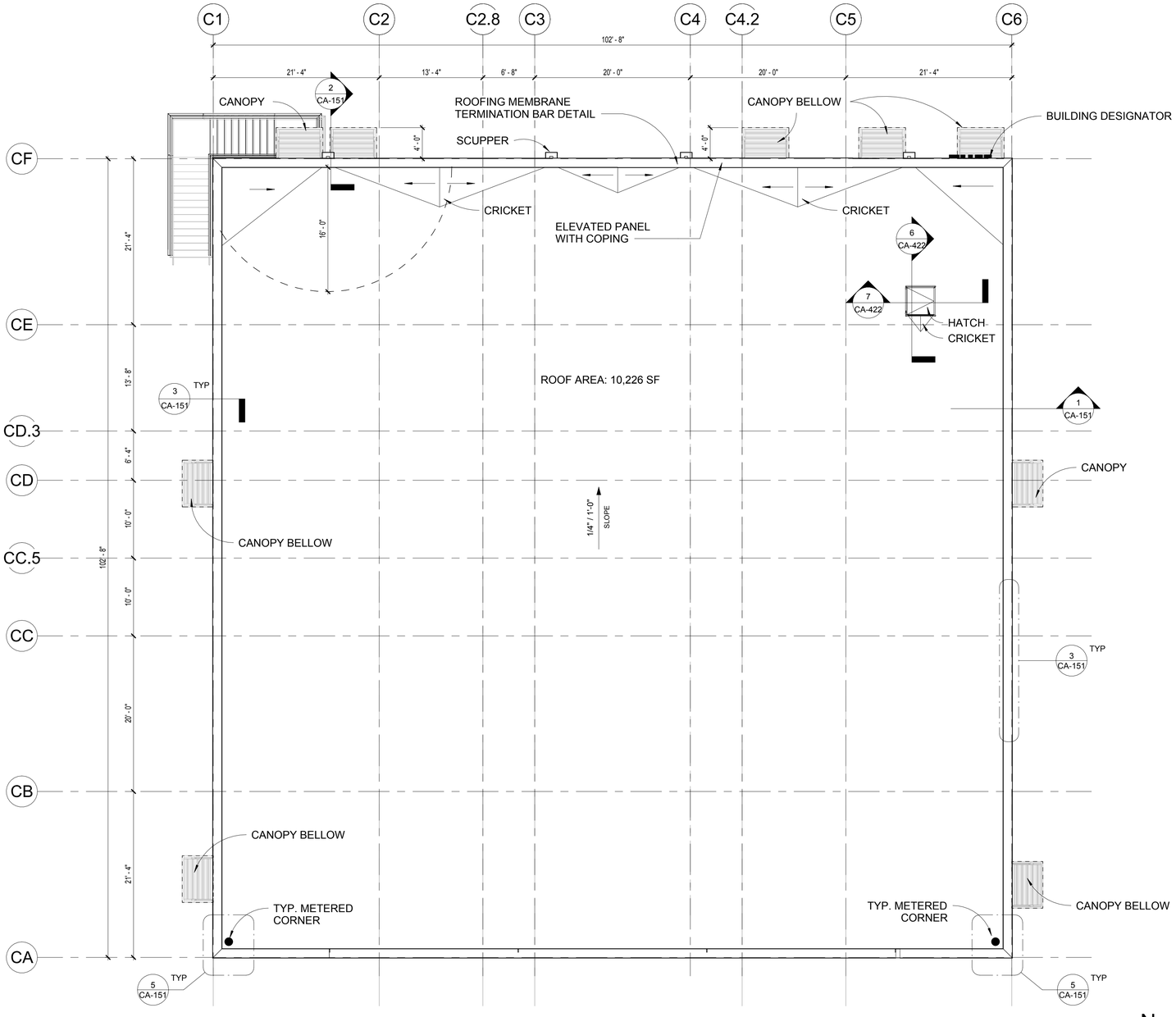
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1 ROOF PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0" 24' - 0" 32' - 0"

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |

## ROOF GENERAL NOTES:

1. COORDINATE ALL ROOF PENETRATIONS WITH ALL APPLICABLE TRADES AND PRECAST MANUFACTURER DURING PRECAST SUBMITTAL PHASE.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION. REFER TO DETAIL CE-501 FOR TYPICAL TERMINAL INSTALLATION DETAIL AT THE PARAPET WALLS.
3. ALL FLEXIBLE SHEET MEMBRANE ROOF PITCHES TO BE 1/4" : 1'-0" MIN.
4. REFER TO PLUMBING FOR ALL PLUMBING VENT LOCATIONS. REFER TO DETAIL CP-401 FOR PIPE BOOT INFORMATION.
5. REFER TO SHEET CA-422 FOR ROOF ACCESS HATCH DETAILS.
6. REFER TO SHEET CA-160 FOR AWNINGS AND CANOPIES.
7. ROOF MEMBRANE EXTENDS UP PARAPETS AND OVER TOP OF WALL. REFER TO DETAILS CA-151 TYP DETAILS (ALL PARAPET LOCATIONS)
8. STORMWATER DRAINAGE:
   - A. HOURLY RAINFALL USED - 10.1 INCHES PER HOUR.
   - B. DRAINAGE FOR FABRICATED ALUMINUM FLAT CANOPIES WILL BE BY CANOPY MANUFACTURER ACCORDING TO ALL APPLICABLE CODES, AND ARE NOT INCLUDED IN THESE CALCULATIONS.
   - C. AREA OF ROOF: 10,188.00 SF
   - D. LENGHT OF GUTTER: 100'-0"
   - E. GUTTER SIZE REQUIRED/ PROVIDED : 8" X 6"
   - F. NUMBER OF DOWNSPOUTS REQUIRED = 4 ON BACK OF BUILDING.
   - G. NUMBER OF DOWNSPOUTS PROVIDED = 4 ON BACK OF BUILDING.
   - H. DOWNSPOUT SIZE REQUIRED / PROVIDED = 4" X 6"

## ROOF RELATED CODE NOTES:

FLORIDA ENERGY CODE CHAPTER 4 REQUIRMENTS:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. INSULATION ENTIRELY ABOVE ROOF DECK: R-25 (CONTINUOUS INSULATION) U-0.039
3. ROOF SOLAR AGED REFLECTANCE 0.55 AND AGED THERMAL EMITTANCE 0.75 OR SOLAR REFLECTANCE INDEX 64

## ROOF LEGEND:

- PVC MEMBRANE ROOFING
- PRE FINISHED ALUM CANOPY SYSTEM
- GUTTER AND DOWSNPOUT
- ROOF SLOPE
- WALKING PAD
- ONE WAY ROOF VENT
- VENT THROUGH ROOF - PLUMBING
- EXHAUST FAN
- VENTILATOR

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

SCALE: 1/8" = 1'-0"
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PROJECT MANAGER: CK, MAM
PROJ. #: 2023.098.1
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ROOF PLAN


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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL LOUVERS ARE TO BE PRE-FINISHED TO MATCH ADJACENT WALL COLOR ON WHICH THEY OCCUR.
6. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.
7. REFER TO SHEET AI-900 FOR ALL INTERIOR FINISH MATERIALS.
8. ALL TILT-UP CONCRETE PANEL WALLS TO HAVE TEX-COAT (CMC-1 OR CMC-2) FINISHED APPLIED TO ALL EXPOSED EXTERIOR SURFACES, INCLUDING BACK OF PARAPET. REFER TO EXTERIOR FINISH SCHEDULE.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## PAINT

PTE-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| COLOR: | CLOSE COLOR MATCH TO CMC-1 |
| NOTES: | EXTERIOR HM DOORS AND FRAMES. |

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | CLOSE COLOR MATCH TO CMC-2 |
| NOTES: | EXTERIOR EXPOSED PRIMED AND UN-PRIMED METAL, AND STRUCTURAL STEEL. |

## CONCRETE AND MASONRY COATINGS

CMC-1 (FIELD)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | PEWTER CUP 13C-2T |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

CMC-2 (ACCENT)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | GRAY BUTTON 13C-1P |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

## STOREFRONTS/ALUMINUM WINDOWS

| | |
|---|---|
| MANUFACTURER: | YKK AP AMERICA INC. |
| GLASS SYSTEM: | REFER TO SHEET 600's SHEETS |
| FRAME COLOR: | CLEAR ANODIZED |
| NOTES: | STOREFRONT SYSTEMS AND ALUMINUM WINDOWS. |

## AWNINGS

| | |
|---|---|
| MANUFACTURER: | PERFECTION ARCHITECTURAL SYSTEMS, LLC |
| SERIES: | SUSPENDED AWNINGS |
| MATERIAL: | EXTRUDED ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SHEET 500's FOR DETAILS. |

## ROOF COPING SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDDITIONAL INFORMATION. |

## ROOF GUTTERS AND DOWNSPOUT SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## OVERHEAD COILING DOORS

| | |
|---|---|
| MATERIAL: | GALVANIZED STEEL |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## LOUVERS

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## FIXED EXTERIOR LADDER

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| FINISH: | CLEAR ANODIZED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## SAFETY BOLLARDS WITH PLASTIC COVER (BOTH INTERIOR AND EXTERIOR)

| | |
|---|---|
| MATERIAL: | STAINLESS STEEL |
| COLOR: | SAFETY YELLOW (PLASTIC COVER) |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## EXTERIOR BUILDING NUMBER SIGNAGE

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| MANUFACTURER: | SHERWIN WILLIAMS |
| COLOR: | TRICORN BLACK SW 6528 |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

| NO. | DATE | DESCRIPTION | BY |
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SCALE: AS NOTED
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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.25.2025

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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING C - HANGAR

EXTERIOR FINISH MATERIAL LIST

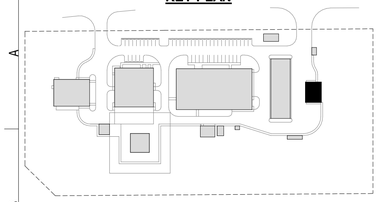
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CA-710

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**KEY PLAN**



## LIFE SAFETY GENERAL NOTES:

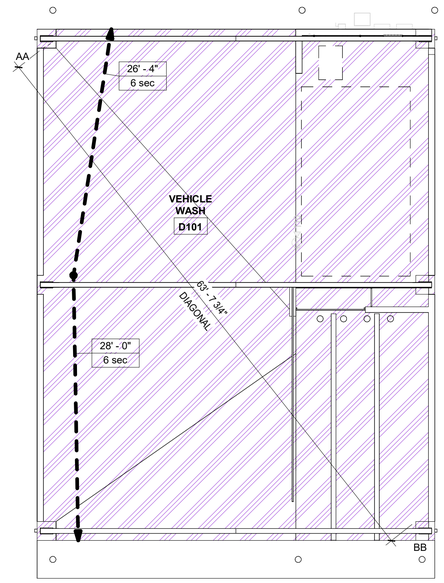
1. SEE ELECTRICAL FOR ALL EMERGENCY LIGHT FIXTURES, FIRE ALARM AND SMOKE DETECTION.
2. FEC AND FE LOCATIONS ARE LOCATED TO COMPLY WITH CODES AND STANDARDS. VERIFY WITH ARCHITECT BEFORE RELOCATING FEC'S.

**OCCUPANCY LOAD SCHEDULE - BUILDING D**

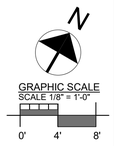
| RM # | RM NAME | OCCUPANCY TYPE | AREA | OCCUPANCY FACTOR | OCCUPANCY LOAD | EGRESS WIDTH REQ. NSP |
|---|---|---|---|---|---|---|
| D101 | VEHICLE WASH | HIGH HAZARD H-4 | 2186 SF | 300 | 8 | 0' - 2" |
| 1 | | | | | 8 | 0' - 2" |

**FUNCTION OF SPACE LEGEND**

HIGH HAZARD




1 BUILDING D - LIFE SAFETY PLAN
1/8" = 1'-0"




## LIFE SAFETY BUILDING/ROOM DIAGONAL DISTANCES:

| | | |
|---|---|---|
| AA TO BB | 63'-8" | BUILDING |

## LIFE SAFETY PLAN LEGEND:

- EGRESS ROUTES
- FE — WALL MOUNT FIRE EXTINGUISHER WITH BRACKET, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- FEC — FIRE EXTINGUISHER CABINET & FE, PLACED EVERY 75' OF TRAVEL DISTANCE, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- FAA — FIRE ALARM ANNUCIATOR PANEL
- EXIT SIGN - SEE ELEC FOR FULL EXTENTS
- NON-RATED CAST-IN-PLACE CONCRETE
- XXX'-XX" — PATH OF TRAVEL DISTANCE
- XX sec — AVERAGE TIME

## LIFE SAFETY ANALYSIS

### GENERAL INFORMATION:

LOCATION OF PROJECT:
VOLUSIA COUNTY MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL, 32168

### PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT AS DEFINED BY THE CITY CONSISTS OF A NEW HAZARDOUS STORAGE FACILITY THAT INCLUDES ASSOCIATED ACCESSORY SPACES.

### APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 WITH AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 8TH EDITION
NFPA 13, 2025 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
NFPA 101, 2021 (LIFE SAFETY)
NFPA 30, 2024 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE)
NFPA 400, 2025 (HAZARDOUS MATERIALS NODE)
NFPA 70, 2020 (NATIONAL ELECTRICAL CODE (NEC))
NFPA 72, 2025 (NATIONAL FIRE ALARM AND SIGNALING CODE)

### CODE SUMMARY:

USE & OCCUPANCY CLASSIFICATION: HIGH-HAZARD, H-4 (FBC 2023 307.6)

CONSTRUCTION TYPE: II-B (FBC 2023 CHAPTER 6; TABLE 601)

SPRINKLER SYSTEMS: NO (FBC 2023 903)

MAXIMUM ALLOWABLE AREA:

| OCCUPANCY | = | H-4 |
|---|---|---|
| MAX. ALLOWABLE HEIGHT | = | 75' |
| MAX.ALLOWABLE STORIES | = | 4 |
| AREA MAX. PER FLOOR | = | 70,000 SF |
| ACTUAL AREA | = | 2,190 SF |
| TOTAL BUILDING AREA | = | 2,270 SF |
| OCCUPANCY LOAD FACTOR | = | SEE OCCUPANCY LOAD SCHEDULE |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANCIES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

| | |
|---|---|
| UNCONDITIONED BUILDING AREA | 2,190 SF |
| **TOTAL GROSS BUILDING AREA** | **2,270 SF** |

### OCCUPANCY LOAD CALCULATIONS:

| | |
|---|---|
| **TOTAL OCCUPANCY** | **8 OCC.** |

## FIRE RESISTANCE RATINGS:

INCIDENTAL USES (FBC 2023 509.1): ELECTRICAL INSTALLATIONS (VERIFY WITH NFPA70 AND SALAS)

BUILDING ELEMENT BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5):

| DISTANCE | H OCCUPANCY |
|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR |

## INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | C (76-200) | 0-450 |

## EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE H= 10 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - NON-SPRINKLERED: | H-4 =75 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY: 1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - NON-SPRINKLERED: | >1/2 DIAGONAL DIMENSION |
| MAX. EXIT ACCESS TRAVEL DISTANCE (FBC 2020 1017.2) - NON-SPRINKLERED: | H-4 =175 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - NON-SPRINKLERED: | 20 FT |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

## EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = 10 OCC. |
| EGRESS WIDTH OF DOOR REQ. | = (10) X 0.2 = 2 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE LS REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED | = 36 INCHES |

## WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

| | |
|---|---|
| RISK CATEGORY (TABLE 1604.5) | IV |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |
| GARAGE DOOR WIND LOAD FOR ROOF LESS THAN 10 DEGREES (1609.7(1)) | 8'x8' +22.3/ -25.2<br>10'x10' +21.5/ -24.2<br>14'x14' +20.5/ -22.8 |

REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION.

## FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ☐ ISSUED FOR

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING D - VEHICLE WASH

LIFE SAFETY

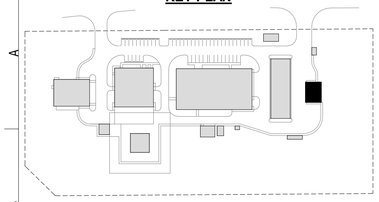
SHEET NO DA-040

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**KEY PLAN**



## DIMENSION GENERAL NOTES:

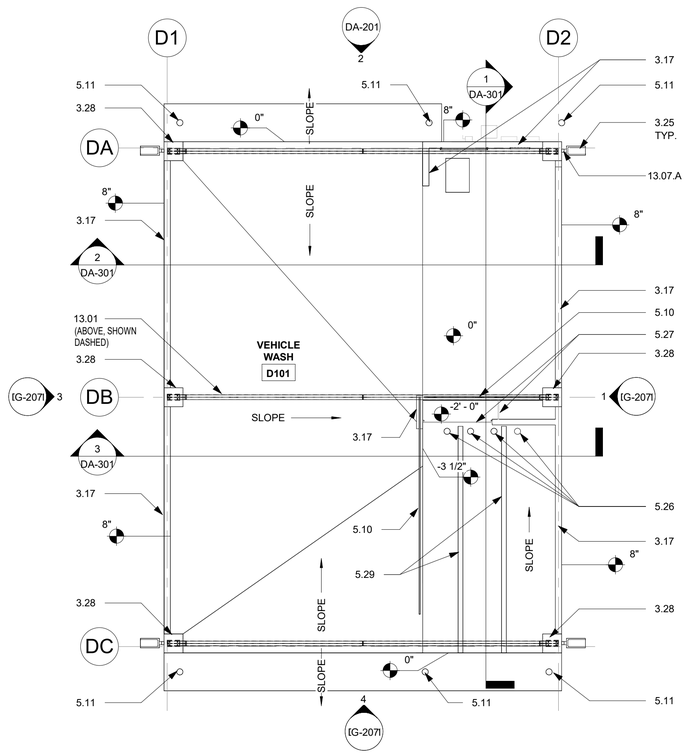
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2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.

## REFERENCE GENERAL NOTES:

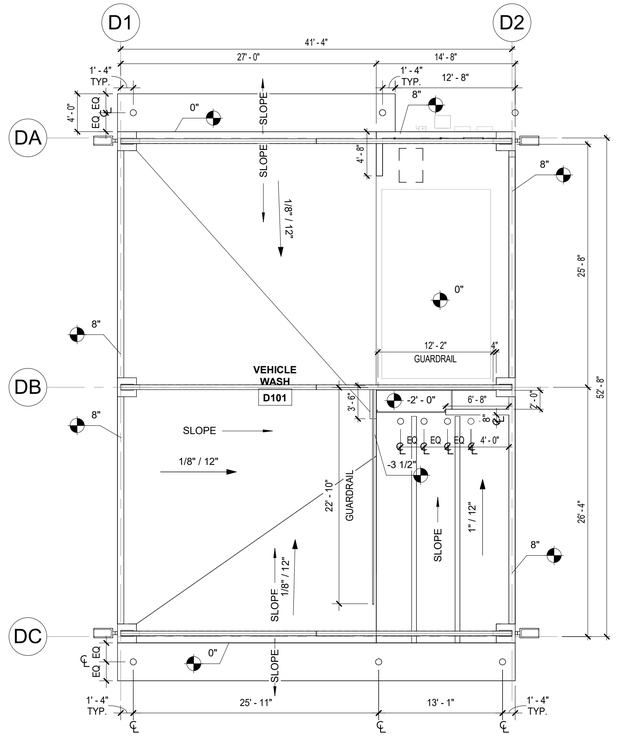
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KEYNOTE LEGEND

| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 3.17 | 8" CONCRETE CURB; REFER TO FINISH SCHEDULE FOR PAINT AT VARIOUS CURB LOCATIONS |
| 3.25 | CONCRETE SPLASH BLOCK - REFER TO SHEET DA-501 |
| 3.28 | CONCRETE PEDESTAL - REFER TO STRUCTURAL |
| 5.10 | STAINLESS STEEL GUARDRAIL, TYP. |
| 5.11 | 8" DIAMETER CONCRETE FILLED STEEL BOLLARD WITH PLASTIC BOLLARD COVER, TYP. |
| 5.26 | 8" DIAMETER CONCRETE FILLED STEEL BOLLARD, WITH MARINE GRADE COATING |
| 5.27 | PERFORATED STAINLESS STEEL PANEL WITH MARINE GRADE COATING, TYP. |
| 5.29 | STAINLESS STEEL GUIDE RAIL; TYP. - REFER TO STRUCTURAL |
| 13.01 | PRE-ENGINEERED METAL BUILDING RIGID FRAME; ALL EXPOSED STEEL TO BE PAINTED, TYP. |
| 13.07.A | PRE-FINISHED DOWNSPOUT, BY PEMB MANUFACTURER - REFER TO EXTERIOR FINISH MATERIAL LIST FOR COLOR SELECTION |




1 BUILDING D - REFERENCE FLOOR PLAN
1/8" = 1'-0"




2 BUILDING D - DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ☐ ISSUED FOR:

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PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
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BUILDING D - VEHICLE WASH

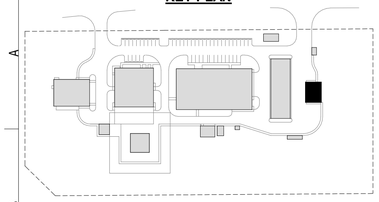
REFERENCE & DIMENSION PLANS

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DA-110
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**KEY PLAN**



## DIMENSION GENERAL NOTES:

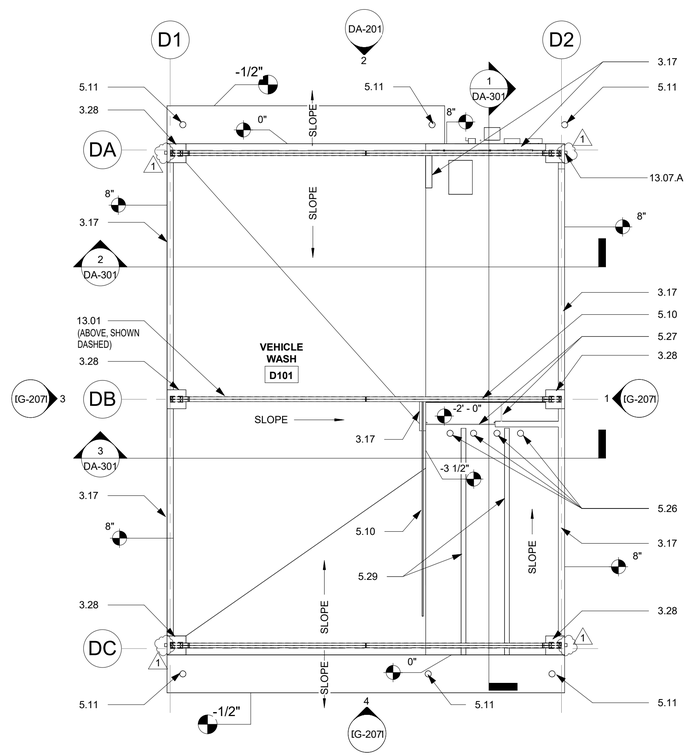
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## REFERENCE GENERAL NOTES:

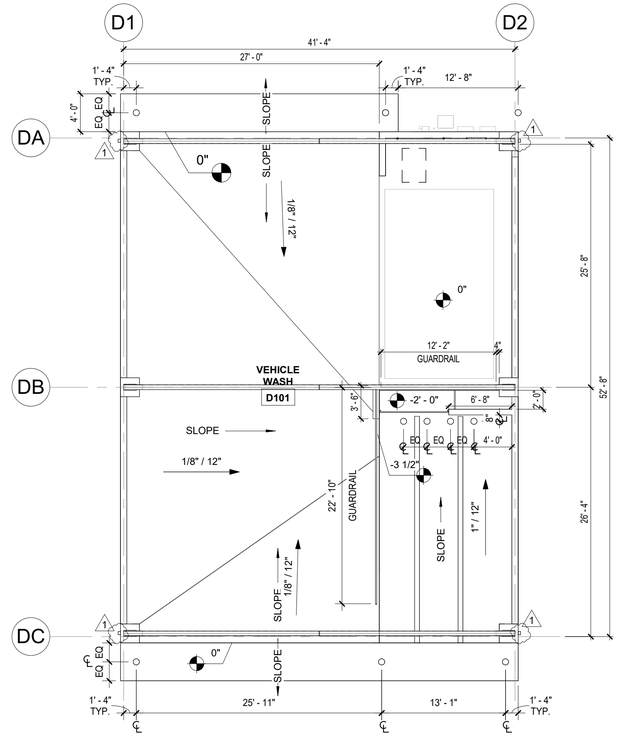
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1/8" = 1'-0"




2 BUILDING D - DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

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PRELIMINARY DRAWINGS
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801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING D - VEHICLE WASH

REFERENCE & DIMENSION PLANS

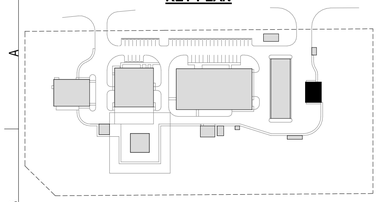
SHEET NO
DA-110

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**KEY PLAN**



| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 13.01 | PRE-ENGINEERED METAL BUILDING RIGID FRAME; ALL EXPOSED STEEL TO BE PAINTED, TYP. |
| 13.04 | PRE-ENGINEERED METAL BUILDING RAKE TRIM, BY PEMB MANUFACTURER, TYP. |
| 13.06 | PRE-FINISHED GUTTER, BY PEMB MANUFACTURER - REFER TO EXTERIOR FINISH MATERIAL LIST FOR COLOR SELECTION |
| 13.07.A | PRE-FINISHED DOWNSPOUT, BY PEMB MANUFACTURER - REFER TO EXTERIOR FINISH MATERIAL LIST FOR COLOR SELECTION |
| 13.11 | PRE-ENGINEERED METAL BUILDING PURLIN, BY PEMB MANUFACTURER, TYP. |
| 13.13 | PRE-FINISHED METAL ROOF PANEL, TO BE SUPPLIED BY PEMB MANUFACTURER. RIB SPACING TO BE A MAXIMUM OF 16" O.C. |
| 26.01 | LIGHT FIXTURE - REFER TO ELECTRICAL |

## RCP GENERAL NOTES:

1. REFER TO MEP DRAWINGS FOR LIGHT FIXTURE AND HVAC DIFFUSER TYPES
2. REFER TO MEP DRAWINGS FOR TYPE AND LOCATIONS OF EMERGENCY DEVICES

## RCP LEGEND:

NOTE: SEE ELECTRICAL FOR SPECIFIC LIGHT FIXTURE SCHEDULEING, FIXTURE SYMBOLS/GRAPHICS MAY VARY FROM THOSE SHOWN ON ELEC DRAWINGS.

OPEN TO UNDERSIDE OF STRUCTURE ABOVE

EXIT LIGHT

WALL MOUNTED EMERGENCY LIGHT

LED HIGH BAY LIGHT FIXTURE

## ROOF GENERAL NOTES:

1. COORDINATE ALL ROOF PENETRATIONS WITH ALL APPLICABLE TRADES AND PRECAST MANUFACTURER DURING PRECAST SUBMITTAL PHASE.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION.
3. STORMWATER DRAINAGE:
   - A. HOURLY RAINFALL USED - 10.1 INCHES PER HOUR.
   - B. DRAINAGE FOR FABRICATED ALUMINUM FLAT CANOPIES WILL BE BY CANOPY MANUFACTURER ACCORDING TO ALL APPLICABLE CODES, AND ARE NOT INCLUDED IN THESE CALCULATIONS.
   - C. AREA OF ROOF:
     - a. PART I = 1,122 SF
     - b. PART II = 1,122 SF
     - c. TOTAL = 2,244 SF
   - D. NUMBER OF DOWNSPOUTS REQUIRED = 02 EACH SIDE OF BUILDING
   - E. NUMBER OF DOWNSPOUTS PROVIDED = 03 EACH SIDE OF BUILDING
   - F. DOWNSPOUT SIZE REQUIRED = 2" X 3"
   - G. DOWNSPOUT SIZE PROVIDED = 6" X 6"

## ROOF RELATED CODE NOTES:

FLORIDA ENERGY CODE CHAPTER 4 REQUIRMENTS:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. INSULATION ENTIRELY ABOVE ROOF DECK: R-25 (CONTINUOUS INSULATION) U-0.039
3. ROOF SOLAR AGED REFLECTANCE 0.55 AND AGED THERMAL EMITTANCE 0.75 OR SOLAR REFLECTANCE INDEX 64

## ROOF LEGEND:

STANDING SEAM METAL ROOFING

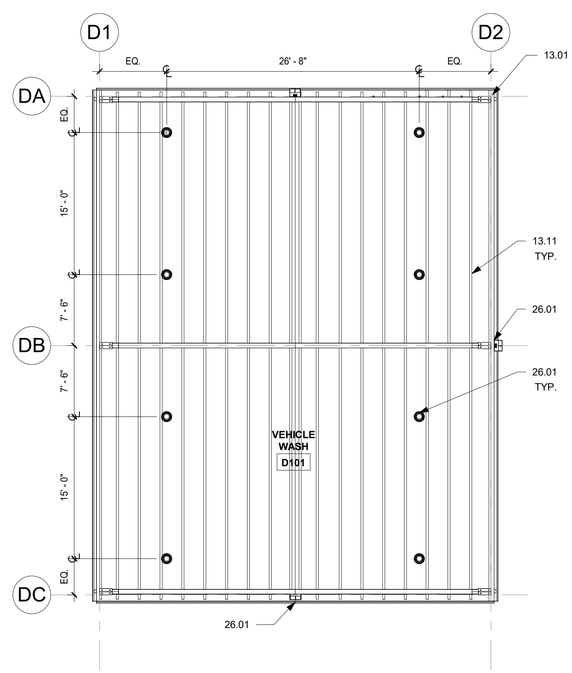
GUTTER AND DOWSNPOUT

DS

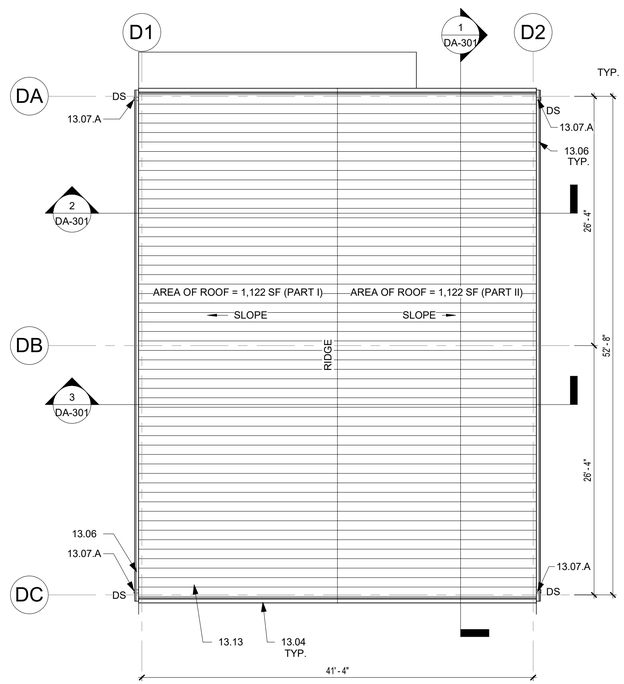
ROOF SLOPE

ONE WAY ROOF VENT

VENT THROUGH ROOF - PLUMBING




1 BUILDING D - REFLECTED CEILING PLAN
1/8" = 1'-0"




2 BUILDING D - ROOF PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ☐ ISSUED FOR:

SCALE: AS NOTED
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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING D - VEHICLE WASH

ROOF & REFLECTED CEILING PLAN

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DA-140
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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| COLOR: | LIGHT GRAY TO MATCH PEMB METAL WALL PANEL |
| NOTES: | EXTERIOR EXPOSED PEMB RIGID FRAMES & STRUCTURAL STEEL. |

## EXTERIOR PEMB ROOF PANEL

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY TO MATCH PEMB METAL WALL PANEL |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## ROOF GUTTERS AND DOWNSPOUT SYSTEM

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY TO MATCH PEMB METAL WALL PANEL |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## SAFETY BOLLARDS WITH PLASITC COVER (BOTH INTERIOR AND EXTERIOR)

| | |
|---|---|
| MATERIAL: | STAINLESS TEEL |
| COLOR: | SAFETY YELLOW (PLASTIC COVER) |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## CONCRETE CURB (AT BUILDING D ONLY)

| | |
|---|---|
| MATERIAL: | CONCRETE |
| COLOR: | SAFETY YELLOW |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

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EXTERIOR FINISH MATERIAL LIST

SHEET NO.

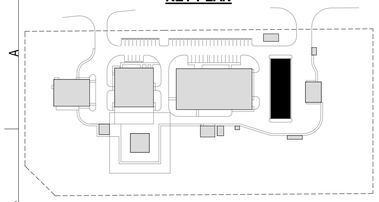
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## KEY PLAN



# LIFE SAFETY GENERAL NOTES:

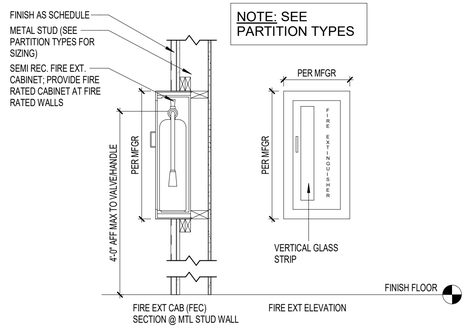
1. SEE ELECTRICAL FOR ALL EMERGENCY LIGHT FIXTURES, FIRE ALARM AND SMOKE DETECTION.
2. SEE FLOOR PLANS FOR WALL PARTITION LOCATIONS.
3. SEE DOOR SCHEDULE FOR DOOR FIRE RATINGS FOR DOORS IN RATED WALLS.
4. FEC AND FE LOCATIONS ARE LOCATED TO COMPLY WITH CODES AND STANDARDS. VERIFY WITH ARCHITECT BEFORE RELOCATING FEC'S.
5. SEE MECHANICAL FOR FIRE/SMOKE DAMPERS.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803 OF RESTRICTIONS OF COMBUSTABLE MATERIALS OF FBC 2023. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA; CURRENT EDITION.

## OCCUPANCY LOAD SCHEDULE - BUILDING E

| RM # | ROOM NAME | OCCUPANCY TYPE | AREA | OCCUPANCY FACTOR | OCCUPANCY LOAD | EGRESS WIDTH REQ. NSP |
|---|---|---|---|---|---|---|
| E101 | SECURED COVERED PARKING | STORAGE | 3965 SF | 300 | 14 | 0' - 3" |
| E102 | COVERED PARKING | STORAGE | 3832 SF | 300 | 13 | 0' - 3" |
| E103 | IT | ACCESSORY | 55 SF | 300 | 1 | 0' - 0" |
| 3 | | | | | 28 | 0' - 6" |

## LS REQ. EXIT DOOR SCHEDULE -...

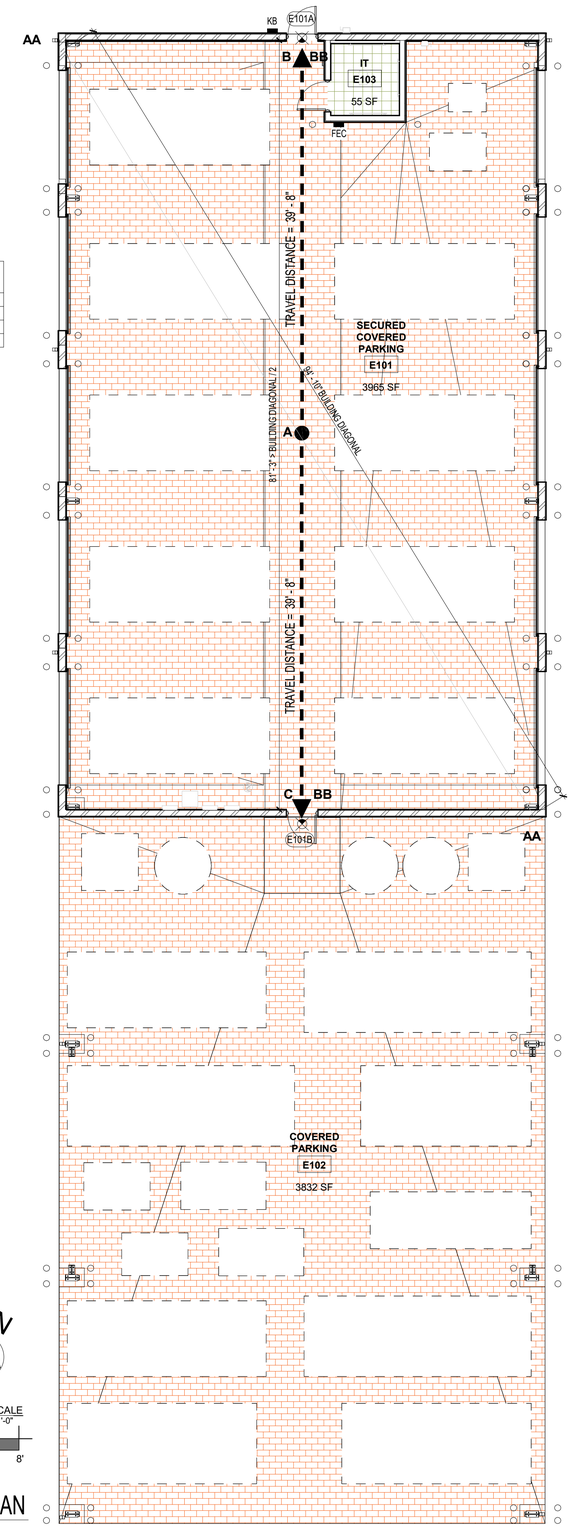
| DOOR # | PROVIDED WIDTH |
|---|---|
| E101A | 3' - 0" |
| E101B | 3' - 0" |
| Grand total: 2 | 6' - 0" |




NOTE: SEE PARTITION TYPES

## 2 LIFE SAFETY - FEC DETAIL - BLDG E

NOT TO SCALE




**FUNCTION OF SPACE LEGEND**

- ACCESSORY
- STORAGE

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

## 1 BUILDING E - LIFE SAFETY PLAN

1/8" = 1'-0"

# LIFE SAFETY PLAN LEGEND:

- EGRESS ROUTES
- FE — WALL MOUNT FIRE EXTINGUISHER WITH BRACKET, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- FEC — RECESSED FIRE EXTINGUISHER CABINET & FE, PLACED EVERY 75' OF TRAVEL DISTANCE, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- KB — KNOX BOX - SURFACE MOUNTED
- FAA — FIRE ALARM ANNUCIATOR PANEL
- EXIT SIGN - SEE ELEC FOR FULL EXTENTS
- NON-RATED PEMB METAL PANEL
- XXX'-XX" / XX sec — PATH OF TRAVEL DISTANCE / AVERAGE TIME

## LIFE SAFETY EXIT ACCESS TRAVEL DISTANCES:

| | | |
|---|---|---|
| A TO B | 39'-8" | NO EXIT ACCESS TRAVEL DISTANCE EXCEEDS 250 FEET PER TABLE 1017.2 FOR OCCUPANCY "S-1" |
| A TO C | 39'-8" | |

## LIFE SAFETY EXIT SEPARATION DISTANCES:

| | | |
|---|---|---|
| BB TO BB | 81'- 4" | THIS BUILDING IS PROTECTED WITH AN AUTOMATED FIRE SUPPRESSION SYSTEM; EXIT SEPARATION COMPLIES WITH THE MINIMUM 1/3 DISTANCE REQUIREMENT |

## LIFE SAFETY BUILDING/ROOM DIAGONAL DISTANCES:

| | |
|---|---|
| AA TO AA | 94'-10" |

# LIFE SAFETY ANALYSIS

## GENERAL INFORMATION:

LOCATION OF PROJECT:
VOLUSIA COUNTY MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA BEACH, FL, 32168

## PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT AS DEFINED BY THE CITY CONSISTS OF A NEW VEHICLE STORAGE FACILITY THAT INCLUDES ASSOCIATED ACCESSORY SPACE AND OUTDOOR COVERED AREA.

## APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 WITH AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 8TH EDITION
NFPA 13, 2025 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
NFPA 101, 2021 (LIFE SAFETY)
NFPA 30, 2024 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE)
NFPA 400, 2025 (HAZARDOUS MATERIALS NODE)
NFPA 70, 2020 (NATIONAL ELECTRICAL CODE (NEC))
NFPA 72, 2025 (NATIONAL FIRE ALARM AND SIGNALING CODE)

## CODE SUMMARY:

| | |
|---|---|
| USE & OCCUPANCY CLASSIFICATION: | STORAGE, S-1 (FBC 2023 311.2) OR U |
| CONSTRUCTION TYPE: | II-B (FBC 2023 CHAPTER 6; TABLE 601) |
| SPRINKLER SYSTEMS: | YES - DRY SYSTEM (FBC 2023 903) |
| MAXIMUM ALLOWABLE AREA: | |
| OCCUPANCY = | S-1 |
| MAX. ALLOWABLE HEIGHT = | 75' |
| MAX.ALLOWABLE STORIES = | 3 |
| AREA MAX. PER FLOOR = | 70,000 SF |
| ACTUAL AREA = | 8,100 SF (4,272 SF + 3,828 SF) |
| OCCUPANCY LOAD FACTOR = | SEE OCCUPANCY LOAD SCHEDULE |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANCIES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

| | |
|---|---|
| CONDITIONED BUILDING AREA | 4,272 SF |
| UNCONDITIONED BUILDING AREA | 3,858 SF |
| **TOTAL GROSS BUILDING AREA** | **8,100 SF** |

## OCCUPANCY LOAD CALCULATIONS:

| | |
|---|---|
| **TOTAL OCCUPANCY** | **28 OCC.** |

# FIRE RESISTANCE RATINGS:

INCIDENTAL USES (FBC 2023 509.1): NOT APPLICABLE

BUILDING ELEMENT BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5):

| DISTANCE | S OCCUPANCY |
|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR |

# INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11)(FBC 2023 803.1.1):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S | C (76-200) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S | C (76-200) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| S | C (76-200) | 0-450 |

# EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE S= 29 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - NON-SPRINKLERED: | S-1 =100 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY:1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - SPRINKLERED: | >1/3 DIAGONAL DIMENSION |
| MAX. EXIT ACCESS TRAVEL DISTANCE (FBC 2020 1017.2) - SPRINKLERED: | S-1 =250 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - SPRINKLERED: | 20 FT |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

## EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = 28 OCC. |
| EGRESS WIDTH OF DOOR REQ. | = (28) X 0.2 = 5.6 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED (FBC 2023 1024.2): | = 36 INCHES |

## WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

| | |
|---|---|
| RISK CATEGORY (TABLE 1604.5) | III |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |
| GARAGE DOOR WIND LOAD FOR ROOF LESS THAN 10 DEGREES (1609.6(1)) | 8'x8' +22.3/ -25.2<br>10'x10' +21.5/ -24.2<br>14'x14' +20.5/ -22.8 |

REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION.

## FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25

## PLUMBING FIXTURES:

BUILDING IS CONSIDERED ACCESSORY TO ADJACENT BUILDINGS IN CAMPUS. PLUMBING FIXTURES ARE PROVIDED WITH ±49' - 3" IN PROXIMITY.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ☐ PRELIMINARY

SCALE: AS NOTED
DRAWN BY: MTS
PROJECT MNGR:
PROJ. #: 2023.099.1
DATE: 08.22.2025

ISSUED FOR:

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING E - SECURED COVERED STORAGE

LIFE SAFETY

SHEET NO

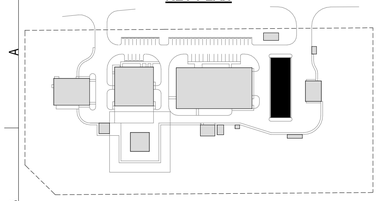
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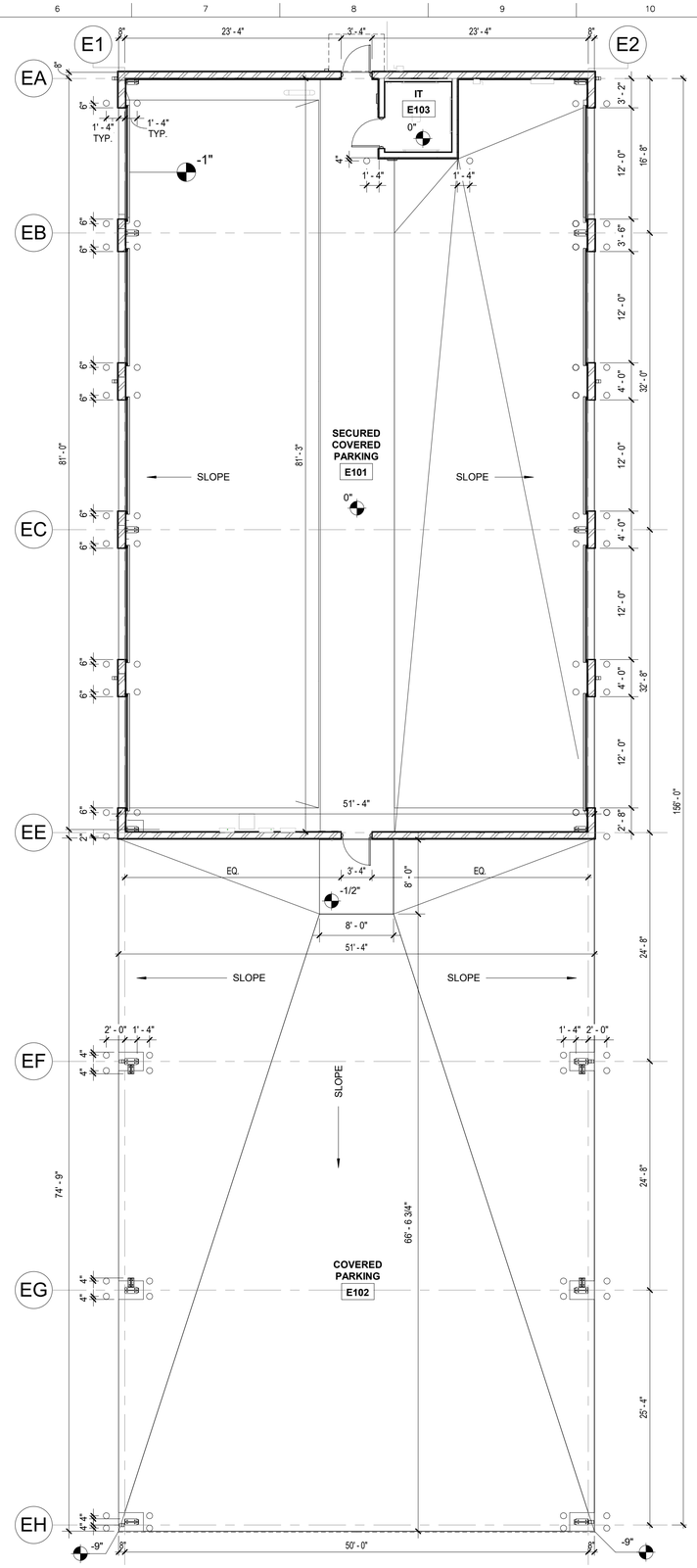
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**KEY PLAN**






## DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.

1 BUILDING E - DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

DESCRIPTION

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: MTS
PROJECT MNGR:
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING E - SECURED COVERED STORAGE

DIMENSION PLAN

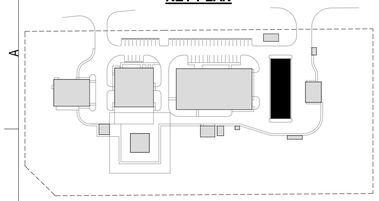
SHEET NO
EA-110

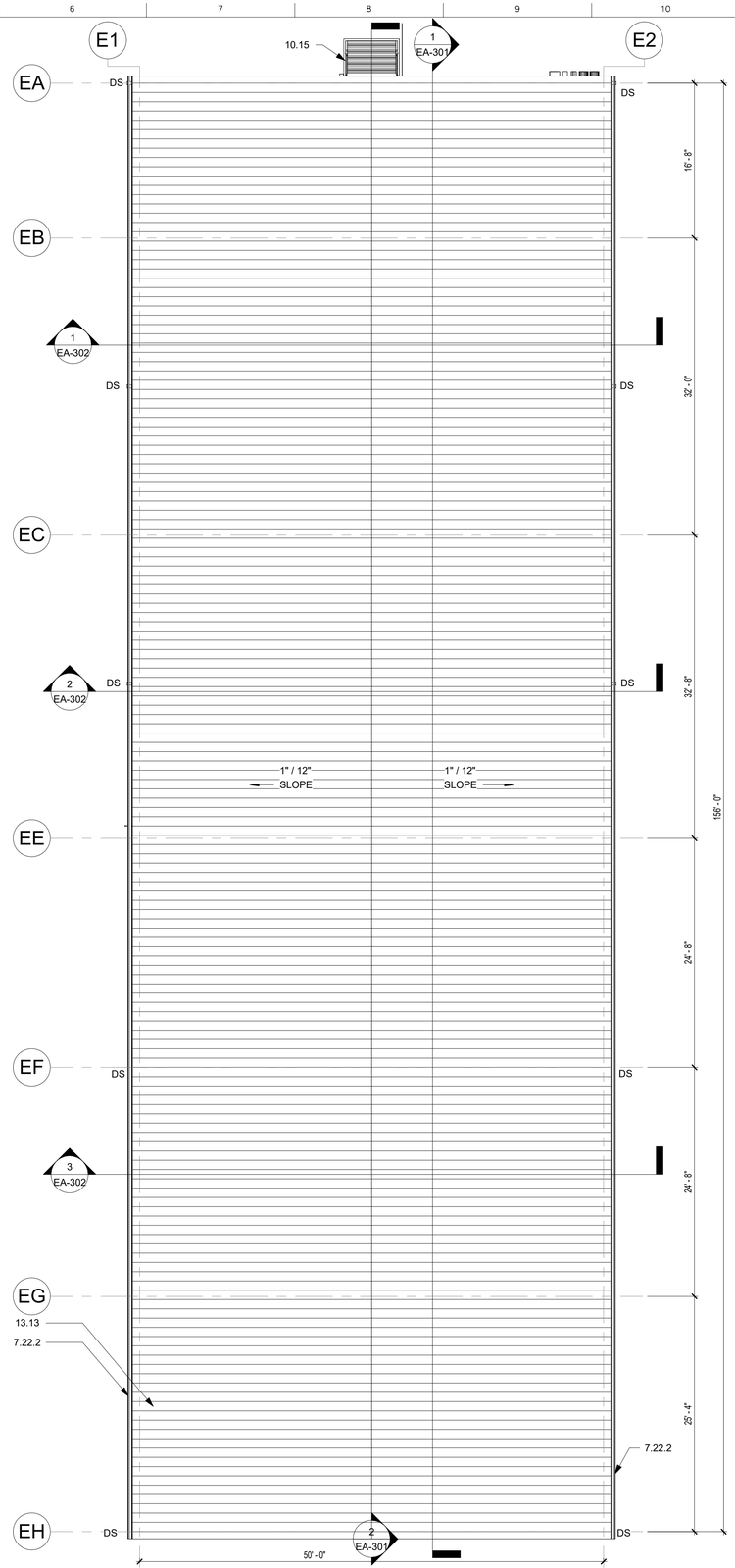
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**KEY PLAN**






1 BUILDING E - ROOF PLAN
1/8" = 1'-0"

## KEYNOTE LEGEND

| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 7.22.2 | PRE-FINISHED METAL GUTTER, 5" X 5" K STYLE PROFILE |
| 10.15 | PRE-FINISHED AWNING SYSTEM |
| 13.13 | PRE-FINISHED METAL ROOF PANEL, TO BE SUPPLIED BY PEMB MANUFACTURER. RIB SPACING TO BE A MAXIMUM OF 16" O.C. |

## ROOF GENERAL NOTES:

1. COORDINATE ALL ROOF PENETRATIONS WITH ALL APPLICABLE TRADES AND PRECAST MANUFACTURER DURING PRECAST SUBMITTAL PHASE.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION.
3. ALL FLEXIBLE SHEET MEMBRANE ROOF PITCHES TO BE 1/4" : 1'-0" MIN.
4. REFER TO PLUMBING FOR ALL PLUMBING VENT LOCATIONS.
5. REFER TO SHEET EA-502 FOR AWNINGS.

## ROOF STORMWATER DRAINAGE:

1. HOURLY RAINFALL USED: 10.1 INCHES PER HOUR.
2. DRAINAGE FOR FABRICATED ALUMINUM FLAT CANOPIES WILL BE BY CANOPY MANUFACTURER ACCORDING TO ALL APPLICABLE CODES, AND ARE NOT INCLUDED IN THESE CALCULATIONS.
3. AREA OF ROOF: 4,075 SF (EACH SIDE)
4. LENGHT OF GUTTER: 156 FT (EACH SIDE)
5. GUTTER SIZE REQUIRED: 5" X 6.5" (EACH SIDE)
6. GUTTER SIZE PROVIDED: 6" X 6" (EACH SIDE)
7. # OF DOWNSPOUTS REQUIRED: 4 (EACH SIDE)
8. # OF DOWNSPOUTS PROVIDED: 5 (EACH SIDE)
9. DOWNSPOUT SIZE REQUIRED: 3" X 4" (EACH SIDE)
10. DOWNSPOUT SIZE PROVIDED: 4" X 5" (EACH SIDE)

## ROOF RELATED CODE NOTES:

FLORIDA ENERGY CODE CHAPTER 4 REQUIRMENTS:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. INSULATION ENTIRELY ABOVE ROOF DECK: R-25 (CONTINUOUS INSULATION) U-0.039
3. ROOF SOLAR AGED REFLECTANCE 0.55 AND AGED THERMAL EMITTANCE 0.75 OR SOLAR REFLECTANCE INDEX 64

## ROOF LEGEND:

- STANDING SEAM METAL ROOFING
- PRE FINISHED ALUM CANOPY SYSTEM
- GUTTER AND DOWSNPOUT (DS)
- ROOF SLOPE
- ONE WAY ROOF VENT
- VENT THROUGH ROOF - PLUMBING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

ISSUED FOR: PRELIMINARY ☐ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
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801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING E - SECURED COVERED STORAGE

ROOF PLAN

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

SHEET NO
EA-150

100 % PHASE SUBMITTAL
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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL LOUVERS ARE TO BE PRE-FINISHED TO MATCH ADJACENT WALL COLOR ON WHICH THEY OCCUR.
6. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.
7. REFER TO SHEET EI-900 FOR ALL INTERIOR FINISH MATERIALS.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## PAINT

PTE-2

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | LIGHT GRAY TO MATCH PEMB METAL WALL PANEL |
| NOTES: | EXTERIOR HM DOORS AND FRAMES. |

1

## PEMB STUCCO TEXTURED WALL PANEL

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## PEMB WALL LINER PANEL

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY TO MATCH PEMB STUCCO TEXTURED WALL PANEL |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | LIGHT GRAY TO MATCH PEMB STUCCO TEXTURED WALL PANEL |
| NOTES: | EXTERIOR EXPOSED PEMB RIGID FRAMES & STRUCTURAL STEEL. |

## AWNINGS

| | |
|---|---|
| MANUFACTURER: | PERFECTION ARCHITECTURAL SYSTEMS, LLC |
| SERIES: | SUSPENDED AWNINGS |
| MATERIAL: | EXTRUDED ALUMINUM |
| COLOR: | CLEAR ANODIZED |
| NOTES: | REFER TO SHEET 500's FOR DETAILS |

## EXTERIOR PEMB ROOF PANEL

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY TO MATCH PEMB STUCCO TEXTURED WALL PANEL |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## ROOF GUTTERS AND DOWNSPOUT SYSTEM

| | |
|---|---|
| MANUFACTURER: | PEMB |
| COLOR: | LIGHT GRAY TO MATCH PEMB METAL WALL PANEL |
| FINISH: | PRE-FINISHED |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## OVERHEAD COILING DOORS

| | |
|---|---|
| MATERIAL: | GALVANIZED STEEL |
| FINISH: | PRE-FINISHED |
| COLOR: | LIGHT GRAY TO BE SELECTED BY ARCHITECT FROM STANDARD MAUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## SAFETY BOLLARDS WITH PLASTIC COVER (BOTH INTERIOR AND EXTERIOR)

| | |
|---|---|
| MATERIAL: | STAINLESS STEEL |
| COLOR: | SAFETY YELLOW (PLASTIC COVER) |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

## EXTERIOR BUILDING NUMBER SIGNAGE

| | |
|---|---|
| MATERIAL: | ALUMINUM |
| MANUFACTURER: | SHERWIN WILLIAMS |
| COLOR: | TRICORN BLACK SW 6528 |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/31/2025 | REVISION 1 | |

REVISIONS

ISSUED FOR: PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: MTS
PROJECT MNGR:
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

BPE CA NO.: 00005898
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BUILDING E - SECURED COVERED STORAGE

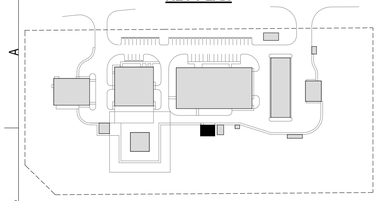
EXTERIOR FINISH MATERIAL LIST

SHEET NO
EA-710
100 % PHASE SUBMITTAL
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**KEY PLAN**



## LIFE SAFETY GENERAL NOTES:

1. SEE ELECTRICAL FOR ALL EMERGENCY LIGHT FIXTURES, FIRE ALARM AND SMOKE DETECTION.
2. SEE FLOOR PLANS FOR WALL PARTITION LOCATIONS.
3. SEE DOOR SCHEDULE FOR DOOR FIRE RATINGS FOR DOORS IN RATED WALLS.
4. FEC AND FE LOCATIONS ARE LOCATED TO COMPLY WITH CODES AND STANDARDS. VERIFY WITH ARCHITECT BEFORE RELOCATING FEC'S.
5. SEE MECHANICAL FOR FIRE/SMOKE DAMPERS.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803 OF RESTRICTIONS OF COMBUSTABLE MATERIALS OF FBC 2023. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA; CURRENT EDITION.

## LIFE SAFETY BUILDING/ROOM DIAGONAL DISTANCES:

| | |
|---|---|
| AA TO AA | 46'-2" |

## LIFE SAFETY PLAN LEGEND:

- EGRESS ROUTES
- FE — WALL MOUNT FIRE EXTINGUISHER WITH BRACKET, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- FEC — FIRE EXTINGUISHER CABINET & FE, PLACED EVERY 75' OF TRAVEL DISTANCE, LOCATION TO BE APPROVED & VERIFIED BY AHJ
- KB — KNOX BOX - SURFACE MOUNTED
- EXIT SIGN - SEE ELEC FOR FULL EXTENTS
- 2-HOUR RATED PARTITION
- XXX'-XX" — PATH OF TRAVEL DISTANCE
- XX sec — AVERAGE TIME

## FIRE RESISTANCE RATINGS:

INCIDENTAL USES (FBC 2023 509.1): ELECTRICAL INSTALLATIONS (VERIFY WITH NFPA70 AND SALAS)

BUILDING ELEMENT BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 601):

| | |
|---|---|
| PRIMARY STRUCTURAL FRAME: | = 0 HR |
| BEARING WALLS: | |
| EXTERIOR: | = 0 HR |
| INTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - EXTERIOR: | = 0 HR |
| NONBEARING WALLS AND PARTITIONS - INTERIOR: | = 0 HR |
| FLOOR ASSEMBLIES: | = 0 HR |
| ROOF ASSEMBLIES: | = 0 HR |

FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS BASED ON TYPE IIB CONSTRUCTION (FBC 2023 TABLE 705.5):

| DISTANCE | H OCCUPANCY |
|---|---|
| EQUAL OR GREATER THAN 30 FT | 0 HR |

## INTERIOR FINISHES:

FINISH REQUIREMENTS BY OCCUPANCY (FBC 2023 TABLE 803.11):

INTERIOR EXIT STAIRWAYS/RAMPS/PASSAGEWAYS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

CORRIDORS, EXIT ACCESS STAIRWAYS/RAMPS:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | B (26-75) | 0-450 |

ROOMS/ENCLOSED SPACES:

| OCCUPANCY | FLAME SPREAD INDEX | SMOKE DEVELOPED |
|---|---|---|
| H | C (76-200) | 0-450 |

## EXIT REQUIREMENTS:

| | |
|---|---|
| EGRESS WIDTH PER PERSON - DOOR (FBC 2023 1005): | 0.2 IN. X # OF OCC. |
| SPACES WITH ONE EXIT (FBC 2023 TABLE 1006.2.1): | MAX OCC LOAD OF SPACE H= 10 OCC |
| COMMON PATH OF TRAVEL (FBC 2020 1006.2.1) - NON-SPRINKLERED: | H-4 =75 FT |
| MIN. NUMBER OF EXITS PER STORY (FBC 2023 TABLE 1006.3.2): | 2 REQUIRED (OCCUPANTS PER STORY: 1-500) |
| TWO EXITS REMOTENESS (FBC 2023 1007.1.1) - NON-SPRINKLERED: | >1/2 DIAGONAL DIMENSION |
| MAX. EXIT ACCESS TRAVEL DISTANCE (FBC 2020 1017.2) - NON-SPRINKLERED: | H-4 =175 FT |
| MIN. CORRIDOR WIDTH (FBC 2023 1020.3): | 44 INCHES |
| MAX. DEAD-END CORRIDOR (FBC 2020 1020.5) - NON-SPRINKLERED: | 20 FT |
| MIN. CLEAR OPENING OF EXIT DOOR: (FBC ACCESSIBILITY 404.2.3) : | 32 IN. (OPENINGS > 24 IN. DEEP = 36 IN.) |

## EXIT CALCULATIONS:

| | |
|---|---|
| TOTAL BUILDING OCC. LOAD | = 01 OCC. |
| EGRESS WIDTH OF DOOR REQ. | = (1) X 0.2 = 0.2 INCHES |
| TOTAL EXIT DOOR WIDTH PROVIDED | = SEE LS REQUIRE DOOR SCHEDULE |
| MIN. CLEAR WIDTH EXIT DOOR PROVIDED | = 60 INCHES |

## WIND CALCULATIONS:

WIND LOAD INFORMATION AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE (CHAPTER 16, SECTION 1609) IS AS FOLLOWS:

| | |
|---|---|
| RISK CATEGORY (TABLE 1604.5) | IV |
| ULTIMATE DESIGN WIND SPEED (VULT) (FIGURE 1609.3(1)) | 155 MPH |
| WIND EXPOSURE CATEGORY (1609.4.3) | B |

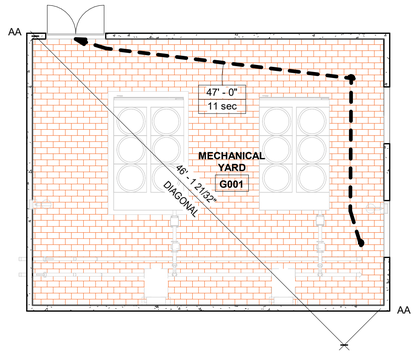
REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION.

## FLORIDA ENERGY CODE NOTES:

1. PROJECT IS LOCATED IN CLIMATE ZONE 2A.
2. ROOFS WITH INSULATION ENTIRELY ABOVE ROOF DECK: R-25CI
3. MASS WALLS R-7.6CI
4. FLOORS SLAB-ON-GRADE: NR
5. BUILDING OPERABLE FENESTRATION MAXIMUM U-FACTOR 0.65
6. BUILDING FENESTRATION SHGC U- FACTOR 0.25

**FUNCTION OF SPACE LEGEND**

**STORAGE**




1 BUILDING G - LIFE SAFETY & OCC. CLASSIF. PLAN
1/8" = 1'-0"

## LIFE SAFETY ANALYSIS

### GENERAL INFORMATION:

LOCATION OF PROJECT:
VOLUSIA COUNTY MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL, 32168

### PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT AS DEFINED BY THE CITY CONSISTS OF A NEW HAZARDOUS STORAGE FACILITY THAT INCLUDES ASSOCIATED ACCESSORY SPACES.

### APPLICABLE CODES:

APPLICABLE CODES:
FLORIDA BUILDING CODE (FBC) 2023 WITH AMENDMENTS
FLORIDA BUILDING CODE ACCESSIBILITY (FAC) 2023
FLORIDA BUILDING CODE MECHANICAL (FMC) 2023
FLORIDA BUILDING CODE PLUMBING (FPC) 2023
FLORIDA FIRE PREVENTION CODE 2023 (FFC) 8TH EDITION
NFPA 13, 2025 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
NFPA 101, 2021 (LIFE SAFETY)
NFPA 30, 2024 (FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE)
NFPA 400, 2025 (HAZARDOUS MATERIALS NODE)
NFPA 70, 2020 (NATIONAL ELECTRICAL CODE (NEC))
NFPA 72, 2025 (NATIONAL FIRE ALARM AND SIGNALING CODE)

### CODE SUMMARY:

| | | |
|---|---|---|
| USE & OCCUPANCY CLASSIFICATION: | | HIGH-HAZARD, H-4 (FBC 2023 307.6) |
| CONSTRUCTION TYPE: | | II-B (FBC 2023 CHAPTER 6; TABLE 601) |
| SPRINKLER SYSTEMS: | | NO (FBC 2023 903) |
| MAXIMUM ALLOWABLE AREA: | | |
| OCCUPANCY | = | H-4 |
| MAX. ALLOWABLE HEIGHT | = | 75' |
| MAX.ALLOWABLE STORIES | = | 4 |
| AREA MAX. PER FLOOR | = | 70,000 SF |
| ACTUAL AREA | = | 1,044 SF |
| TOTAL BUILDING AREA | = | 1,044 SF |
| OCCUPANCY LOAD FACTOR | = | SEE OCCUPANCY LOAD SCHEDULE |

*ACCESSORY OCCUPANCY: AGGREGATE ACCESSORY OCCUPANCIES ARE LESS THAN THAN 10% OF THE STORY THEY ARE LOCATED ON.

| | |
|---|---|
| CONDITIONED BUILDING AREA | 0 SF |
| UNCONDITIONED BUILDING AREA | 1,044 SF |
| **TOTAL GROSS BUILDING AREA** | **1,044 SF** |

### OCCUPANCY LOAD CALCULATIONS:

| | |
|---|---|
| **TOTAL OCCUPANCY** | **01 OCC.** |

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

ISSUED FOR: PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


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BPA&ID CA NO.: AAC002023

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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING G - MECHANICAL YARD

LIFE SAFETY

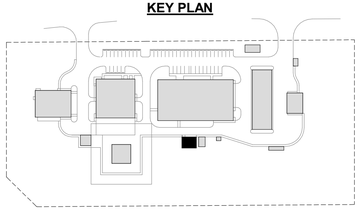
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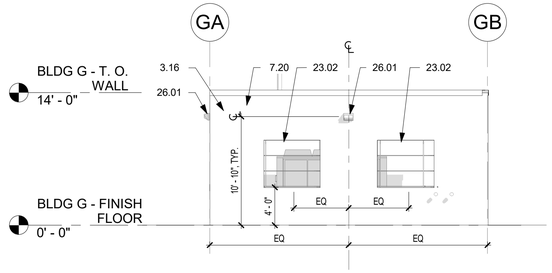
100 % PHASE SUBMITTAL
NOT FOR CONSTRUCTION

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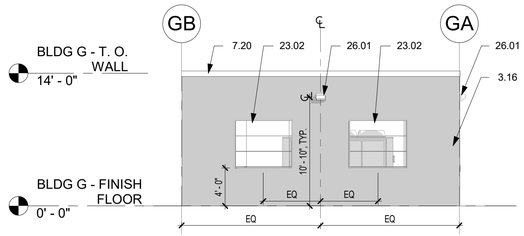
**KEY PLAN**





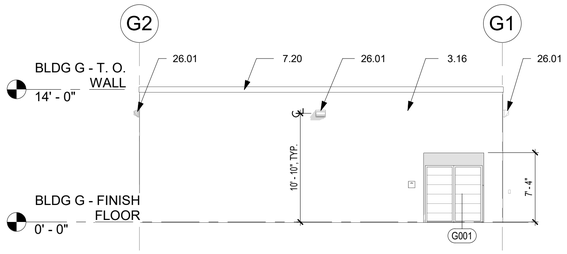

## 1 BLDG G - WEST ELEVATION

1/8" = 1'-0"



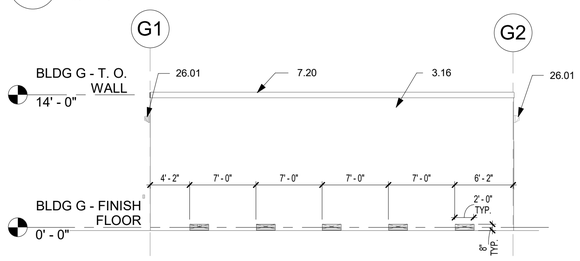

## 2 BLDG G -EAST ELEVATION

1/8" = 1'-0"



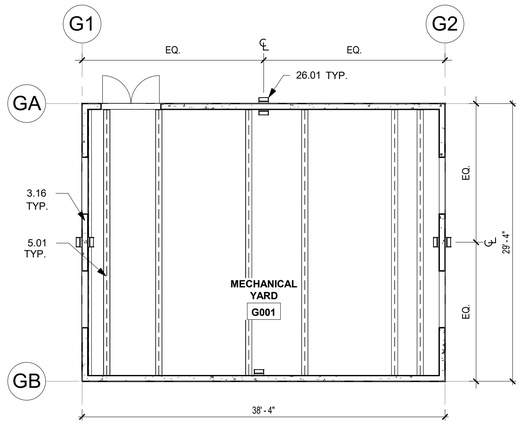

## 5 BLDG G - NORTH ELEVATION

1/8" = 1'-0"



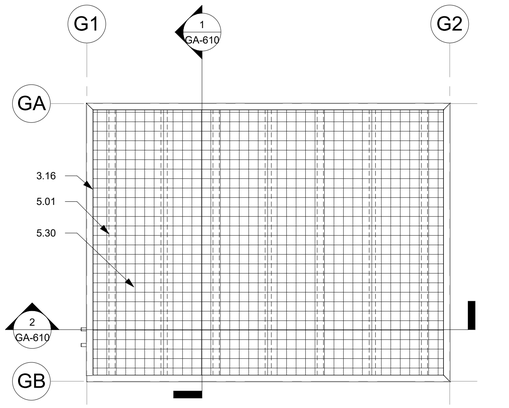

## 6 BLDG G - SOUTH ELEVATION

1/8" = 1'-0"



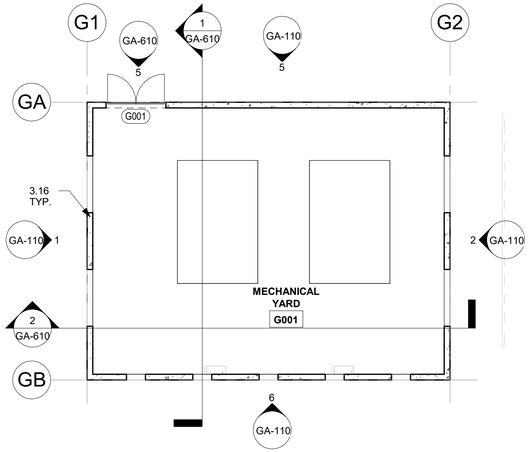

## 3 BUILDING G - REFLECTED CEILING PLAN

1/8" = 1'-0"



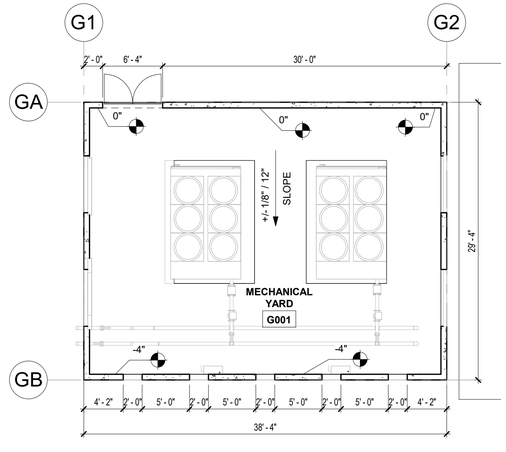

## 4 BUILDING G - ROOF PLAN

1/8" = 1'-0"




## 7 BUILDING G - FLOOR PLAN

1/8" = 1'-0"




## 8 BUILDING G - DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

## TILT-UP FINISH LEGEND:

| | |
|---|---|
| | CMC-1 |
| | CMC-2 |

## DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE TO OUTSIDE OF CONCRETE.
3. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
4. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.
9. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE, SEE EQUIPMENT PLANS FOR SCOPE OF WORK.

## REFERENCE GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
3. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
4. ALL EQUIPMENT SHOWN AS HALF TONE GRAY FOR CLARITY PURPOSE. REFER TO EQUIPMENT SCHEDULE. FOR ITEMS INCLUDED IN CONTRACT OR PROVIDED BY OWNER..
5. REFER TO SHEET G-020 FOR GENERAL NOTES & ABBREVIATIONS.

## ELEVATION GENERAL NOTES:

1. REFER TO SHEET G-020 SHEET FOR GENERAL NOTES NOT FOUND ON THIS SHEET.
2. REFER TO STRUCTURAL AND MEP DRAWINGS FOR OPENINGS AND EQUIPMENTS.
3. C.W.J. DENOTES CONCRETE JOINTS. REFER TO STRUCTURAL FOR CONCRETE WALL JOINT LOCATIONS. REFER TO ARCHITECTURAL FOR CONTROL JOINT DETAIL AT OPENINGS HEAD.
4. REFER TO AA-600'S SHEETS FOR WINDOW TYPES, SCHEDULE AND DETAILS.
5. REFER TO AA-610'S SHEETS FOR DOOR TYPES AND SCHEDULE, AND DETAILS.
6. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS AND NOTIFY THE ARCHITECT OR ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO INSTALLATION.
8. ALL PRECAST PANEL REVEALS ARE INTENDED TO MATCH THE SAME WIDTH AS THE REQUIRED PRECAST PANEL JOINTS.
9. REFER TO SHEET AA-710 FOR ALL EXTERIOR FINISHES AND COLORS.
10. REFER TO TYPICAL JOINT AND REVEAL DETAILS. ALL DIMENSIONS FOUND FOR THE SPACING OF THE REVEALS ARE MEASURED FROM THE CENTER OF THE REVEAL.

## KEYNOTE LEGEND

| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 3.16 | TILT-UP CONCRETE PANEL, REFER TO STRUCTURAL |
| 5.01 | STRUCTURAL STEEL FRAMING; PAINTED, TYP. - REFER TO STRUCTURAL |
| 5.30 | GALVANIZED STEEL GRATE; PAINTED, TYP. - REFER TO STRUCTURAL |
| 7.20 | PRE-FINISHED TAPERED METAL COPING, TYP. |
| 23.02 | LOUVER - REFER TO MECHANICAL |
| 26.01 | LIGHT FIXTURE - REFER TO ELECTRICAL |

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

ISSUED FOR: PRELIMINARY ☐ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION


BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING G - MECHANICAL YARD

BUILDING PLANS AND ELEVATIONS

SHEET NO: GA-110

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# EXTERIOR FINISHES

1. INSTALLERS OF EACH FINISH MATERIAL SHALL INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INSTALLER SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER TO ALL PARTIES AND MEET ALL MANUFACTURER'S REQUIREMENTS.
2. PROVIDE COMPLETE LIST OF EXTERIOR FINISHES WHETHER OR NOT SPECIFICALLY INDICATED. ALL EXPOSED ITEMS SHALL BE FINISHED AND/OR PAINTED UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED AND SEMI-EXPOSED WOOD BLOCKING AND METAL SUPPORTS TO MATCH ADJACENT SURFACES.
4. PAINTED FINISH ON ALL METAL SURFACES SHALL BE SMOOTH, CLEAR AND FREE OF ALL BRUSH MARKS.
5. ALL LOUVERS ARE TO BE PRE-FINISHED TO MATCH ADJACENT WALL COLOR ON WHICH THEY OCCUR.
6. ALL PAINTABLE EXTERIOR SEALANTS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES. NON-PAINTABLE SEALANT COLORS ARE TO BE SELECTED TO CLOSELY MATCH THE ADJACENT SURFACES.

# EXTERIOR FINISH MATERIALS (BASIS OF DESIGN)

## HIGH-PERFORMANCE COATINGS

HPC-1

| | |
|---|---|
| MANUFACTURER: | SHERWIN-WILLIAMS |
| SHEEN: | SEMI-GLOSS |
| COLOR: | CLOSE COLOR MATCH TO CMC-2 |
| NOTES: | EXTERIOR EXPOSED PRIMED AND UN-PRIMED METAL, AND STRUCTURAL STEEL. |

## CONCRETE AND MASONRY COATINGS

CMC-1 (FIELD)

| | |
|---|---|
| MANUFACTURER: | TEX-COTE |
| COLOR: | PEWTER CUP 13C-2T |
| NOTES: | CAST-IN-PLACE, MASONRY & TILT-UP CONCRETE EXTERIOR WALLS. |

## ROOF COPING SYSTEM

| | |
|---|---|
| MATERIAL: | 24 GA. GALVALUME |
| FINISH: | PRE-FINISHED |
| COLOR: | CLOSE MATCH TO CMC-1 TO BE SELECTED BY ARCHITECT FROM MANUFACTURER COLOR SELECTION |
| NOTES: | REFER TO SPECIFICATIONS FOR ADDDITIONAL INFORMATION. |

NO. | DATE | DESCRIPTION | BY

REVISIONS

ISSUED FOR: PRELIMINARY ■ PERMITTING ■ BIDDING FINAL CONSTRUCTION RECORD DWG

SCALE: AS NOTED
DRAWN BY: LO MLS MTS FS GY
PROJECT MNGR: GK FS
PROJ. #: 2023.099.1
DATE: 08.22.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

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BPA&ID CA NO.: AAC002023

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MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET, NEW SMYRNA, FL 32168

BUILDING G - MECHANICAL YARD

EXTERIOR FINISH MATERIAL LIST

SHEET NO.

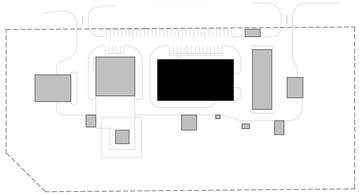
GA-710

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**KEY PLAN**

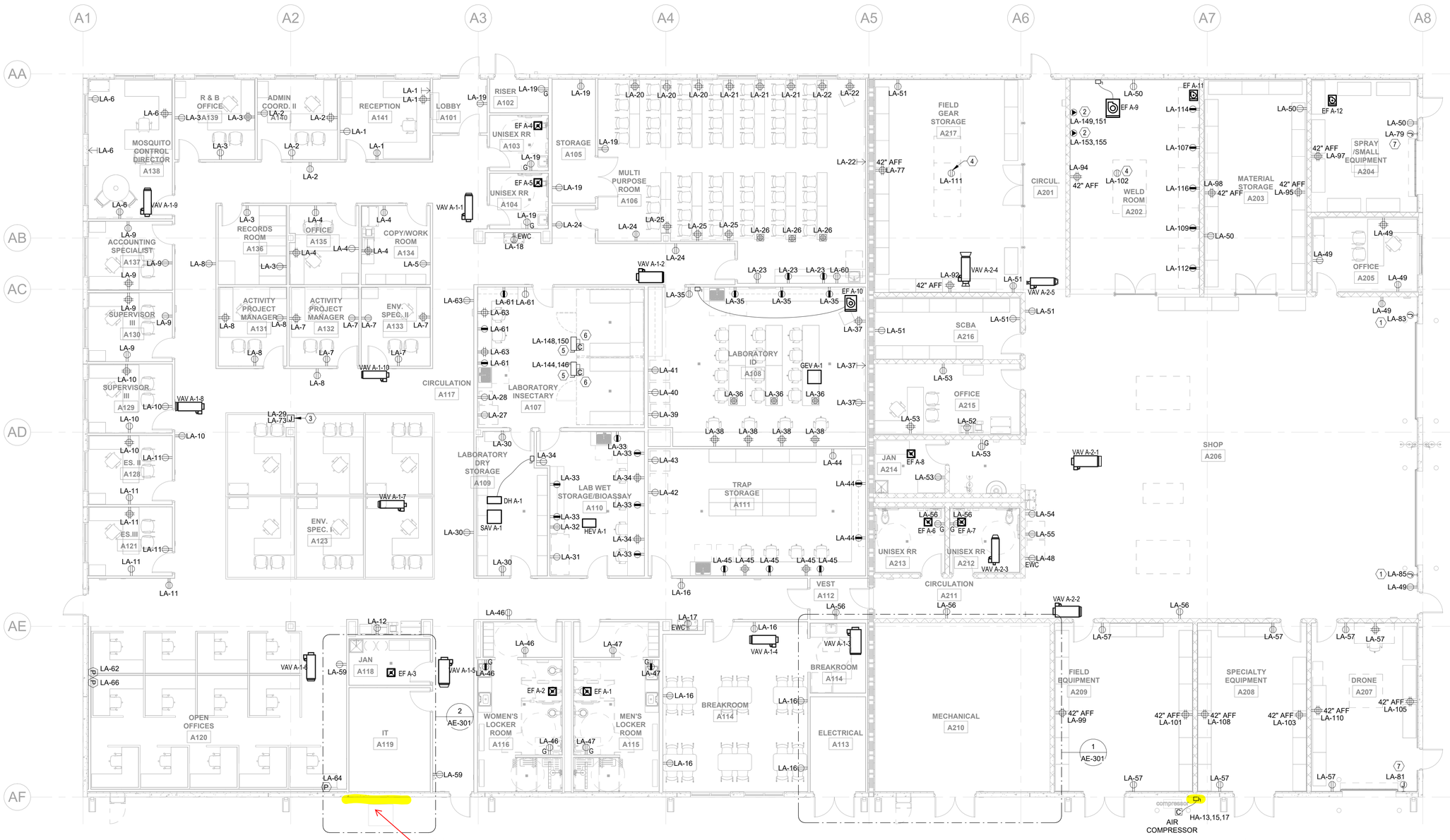


## GENERAL NOTES

1. COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH IN.
2. MAINTAIN ALL NEC REQUIRED CLEARANCES FOR ALL ELECTRICAL EQUIPMENT.
3. REFER TO PANEL SCHEDULES FOR CIRCUIT NUMBERS OF ALL HVAC EQUIPMENT. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR, CONDUIT, AND DISCONNECT INFORMATION.

## REFERENCE NOTES

1. PROVIDE JUNCTION BOX MOUNTED AT 14'-6" FOR FUTURE OH DOOR MOTOR. CIRCUIT AS INDICATED.
2. PROVIDE NEMA 6-50 RECEPTACLE FOR PORTBALE WELDER. CIRCUIT AS INDICATED. CIRCUIT AS INDICATED. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR AND CONDUIT SIZES.
3. JUNCTION BOX ABOVE THE CEILING FOR SYSTEMS FURNITURE WALLS POWER CONNECTION.
4. PROVIDE CORD REEL WITH 20' CABLE WITH DUPLEX RECEPTACLE MOUNTED TO STRUCTURE ABOVE. CORD REEL TO BE FLUSH WITH BOTTOM OF STRUCTURE.
5. INSECTARY. 208V, 1-PHASE, 15 KW. PROVIDE FEEDER AS SCHEDULED FROM PANEL TO DISCONNECT SWITCH AND MAKE FINAL CONNECTION. DISCONNECT SWITCH PROVIDED BY INSECTARY VENDOR. REFER TO INSECTARY APPROVED SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
6. INSECTARY LOADCENTER. PROVIDED AND INSTALLED BY INSECTARY VENDOR. REFER TO INSECTARY APPROVED SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
7. PROVIDE JUNCTION BOX MOUNTED AT 10'-6" FOR FUTURE OH DOOR MOTOR. CIRCUIT AS INDICATED.




1 AE-101 **BUILDING A - ADMIN. & SHOP FLOOR PLAN - POWER**
1/8" = 1'-0"

GRAPHIC SCALE
0' 4' 8' 16'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

ISSUED FOR:
SCALE: AS NOTED
DRAWN BY: SOF
PROJECT MANAGER: GK
PROJ #: 2023.099.1
DATE: 08.23.2025

PRELIMINARY DRAWINGS
100 % PHASE
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100

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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL 32168

BUILDING A - ADMINISTRATION & SHOP

FLOOR PLAN - POWER

Salas O'Brien™
Engineered for Impact™
3501 Quadrangle Boulevard, Suite 100, Orlando, FL 32817
(407) 380-0400

CERT. OF AUTH. NO. 6106

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- ☐ KYLE J. CARTIER, P.E. 53269
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- ☐ JAMES H. McCONAUGHY, P.E. 96540
- ☐ ADAM S. LEVINE, P.E. 77010
- ■ VICTOR M. DIAZ, P.E. 55919
- ☐ JOSEPH W. DETIG, P.E. 92174

24-02290

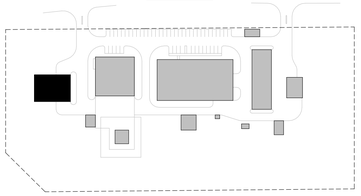
SHEET NUMBER
AE-101

100 % PHASE SUBMITTAL
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**KEY PLAN**

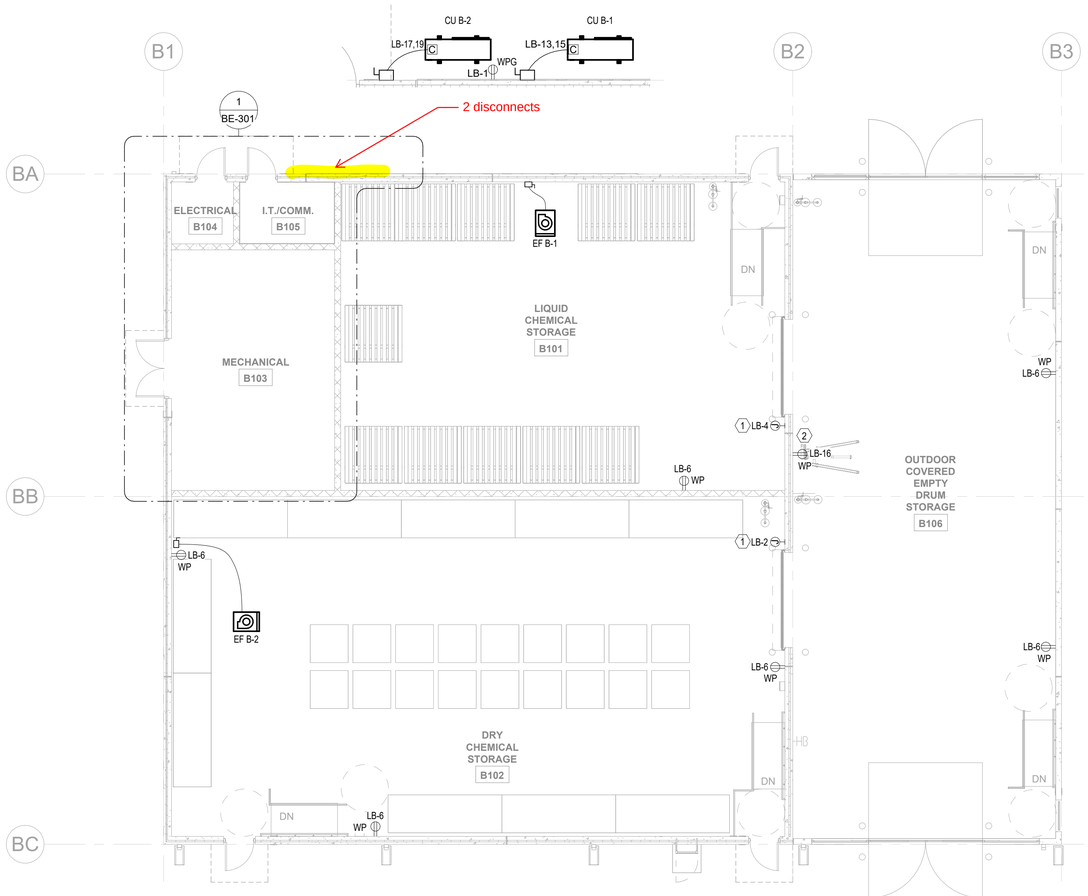


## GENERAL NOTES

1. COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH IN.
2. MAINTAIN ALL NEC REQUIRED CLEARANCES FOR ALL ELECTRICAL EQUIPMENT.
3. REFER TO PANEL SCHEDULES FOR CIRCUIT NUMBERS OF ALL HVAC EQUIPMENT. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR, CONDUIT, AND DISCONNECT INFORMATION.

## REFERENCE NOTES

1. PROVIDE JUNCTION BOX MOUNTED AT 12'-6" FOR FUTURE OH DOOR MOTOR. CIRCUIT AS INDICATED.
2. RECEPTACLE FOR MOBILE CRANE CHARGING.




1 BE-101 **BUILDING B - CHEMICAL STORAGE FLOOR PLAN - POWER**
1/8" = 1'-0"

GRAPHIC SCALE
0' 4' 8' 16'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

ISSUED FOR:
DATE: 08.23.2025
PROJ #: 2023.1099.1
PROJECT MANAGER: GK
DRAWN BY: SOF
SCALE: AS NOTED

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

101

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BPA&ID CA NO.: AAC002023


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VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL 32168

BUILDING B - CHEMICAL STORAGE

FLOOR PLAN - POWER


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☐ JOSEPH W. DETIG, P.E. 92174


24-02290

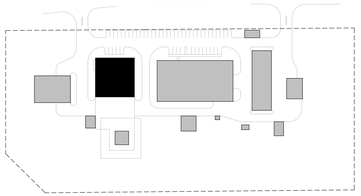
SHEET NO. BE-101

100 % PHASE SUBMITTAL
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Autodesk Docs://2024-02290_MEP 2023_Volusia County Mosquito Control/24-02290_MEP 2023_Volusia County Mosquito Control.rvt


8/11/2025 8:55:50 AM

**KEY PLAN**



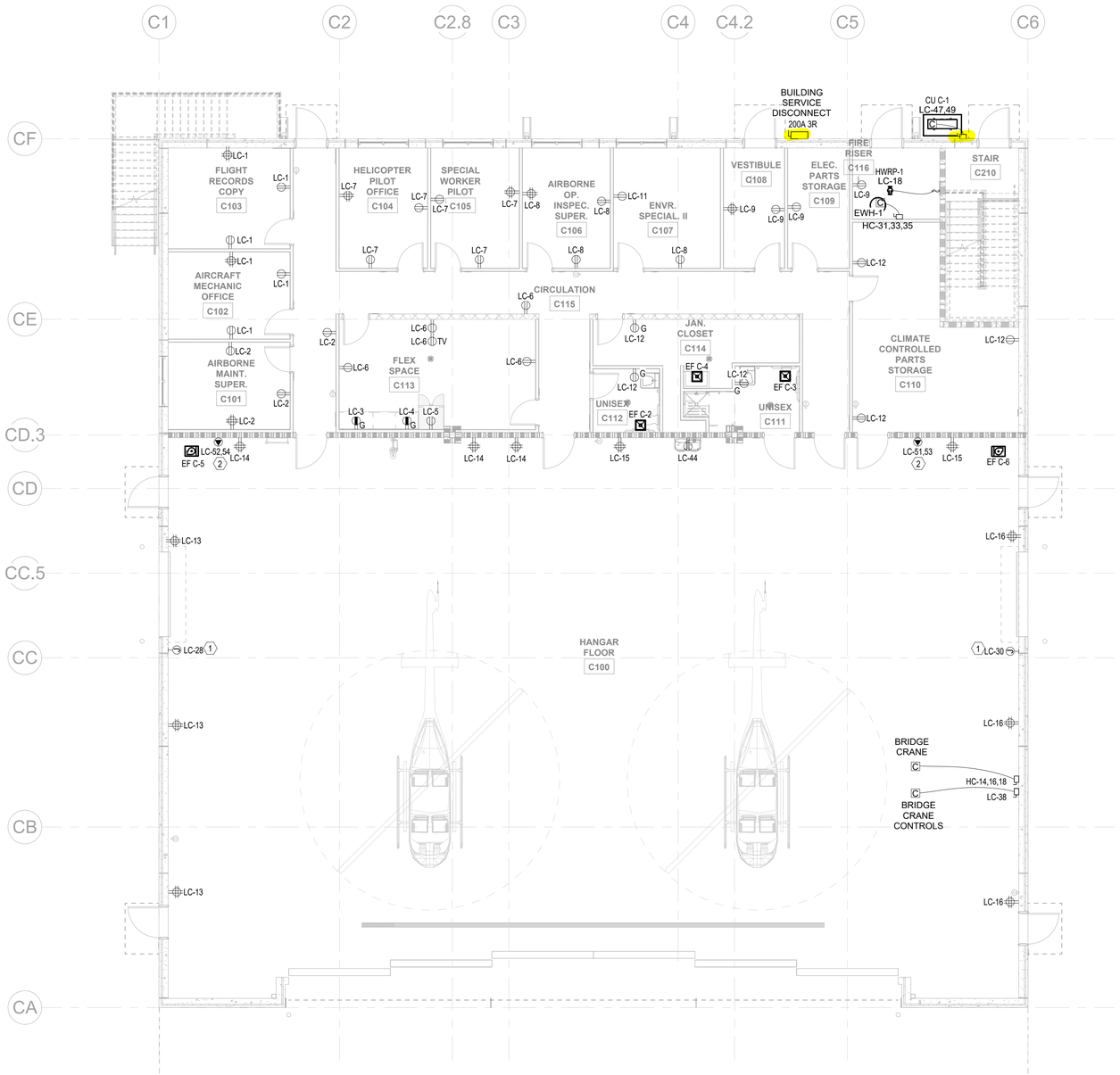
## GENERAL NOTES

1. COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH IN.
2. MAINTAIN ALL NEC REQUIRED CLEARANCES FOR ALL ELECTRICAL EQUIPMENT.
3. REFER TO PANEL SCHEDULES FOR CIRCUIT NUMBERS OF ALL HVAC EQUIPMENT.

## REFERENCE NOTES

(1) PROVIDE JUNCTION BOX MOUNTED AT 10'-6" FOR FUTURE OH DOOR MOTOR. CIRCUIT AS INDICATED.

(2) PROVIDE NEMA 6-50 RECEPTACLE FOR PORTBALE WELDER. CIRCUIT AS INDICATED. DUPLEX RECEPTACLE MOUNTED TO STRUCTURE ABOVE. CIRCUIT AS INDICATED. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR AND CONDUIT SIZES.




1 CE-101 **BUILDING C - HANGAR 1ST FLOOR PLAN - POWER**

1/8" = 1'-0"

GRAPHIC SCALE

0' 4' 8' 16'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

REVISIONS

ISSUED FOR: ■ PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: SOF
PROJECT MANAGER: DK
PROJ #: 2023.099.1
DATE: 08.23.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

102

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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WWW.BENTLEYGROUPINC.COM

VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
600 SOUTH STREET, NEW SMYRNA BEACH, FL 32168

BUILDING C - HANGAR

1ST FLOOR PLAN - POWER

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Engineered for Impact™
3501 Quadrangle Boulevard, Suite 100, Orlando, FL 32817
(407) 380-0400

CERT. OF AUTH. NO. 6106

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- ☐ JAMES H. McCONAUGHY, P.E. 96540
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- ☐ JOSEPH W. DETIG, P.E. 92174

24-02290

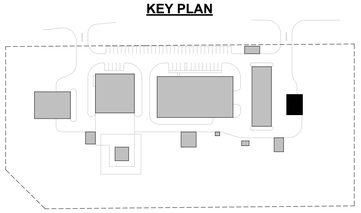
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8/8/2025 8:19:05 AM

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**KEY PLAN**



## LIGHT FIXTURE SCHEDULE - BUILDING D

| TYPE | DESCRIPTION | MANUFACTURER | MODEL | LAMP | WATTAGE |
|---|---|---|---|---|---|
| O1 | IP65 LED HIGH BAY LIGHT, INTEGRAL WIRELESS HIGH BAY SENSOR, 24000 LUMENS | LITHONIA | REBL ALO16-24L WD UVOLT SWW7-40 80CRI TLS-AIR | LED | 150 VA |
| O1E | SAME AS O1 WITH EMERGENCY BATTERY PACK | LITHONIA | REBL ALO16-24L WD UVOLT SWW7-40 80CRI TLS-AIR RBAY BLDE40WCP | LED | 150 VA |
| WA1 | WALL MOUNTED LED AREA FIXTURE, 37700 LUMENS, 5000K, INTEGRAL SENSOR | RAB | ALED L 4T WM /WS4 | LED | 260 VA |

OR APPROVED EQUALS. ALL FIXTURES SHALL BE MULTI-VOLT FOR 120V OR 277V OPERATION.

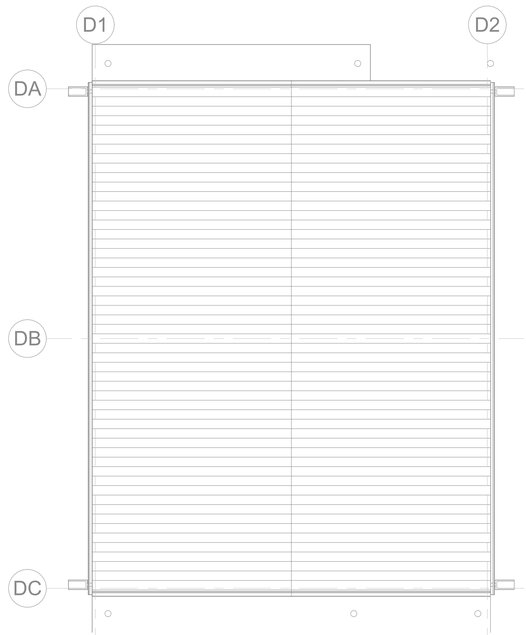
## GENERAL NOTES

1. COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH IN.
2. MAINTAIN ALL NEC REQUIRED CLEARANCES FOR ALL ELECTRICAL EQUIPMENT.
3. COORDINATE EXACT LIGHT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO ROUGH-IN.
4. ALL WIRELESS SWITCHES REQUIRE POWER FROM THE LIGHTING CIRCUIT.

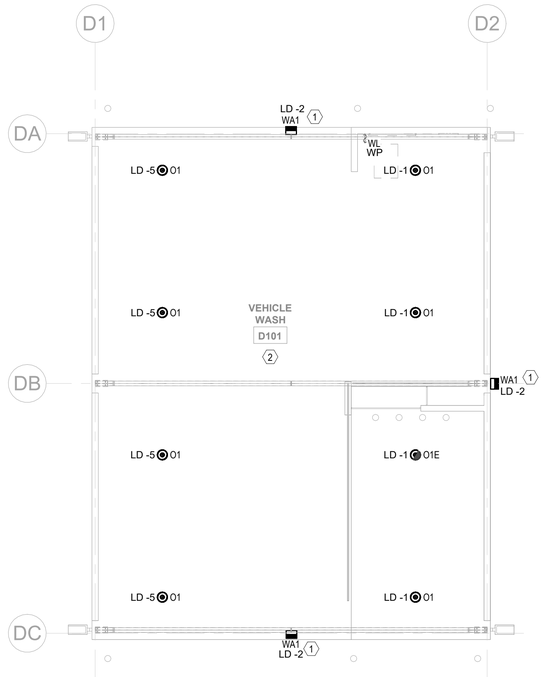
## REFERENCE NOTES

1. REFER TO ARCHITECTURAL ELEVATIONS FOR FIXTURE MOUNTING HEIGHT.
2. MOUNT FIXTURES FROM STRUCTURE AT 18' AFF.
3. PROVIDE FINAL CONNECTIONS TO VEHICLE WASH EQUIPMENT. REFER TO PANEL SCHEDULE FOR SIZES.

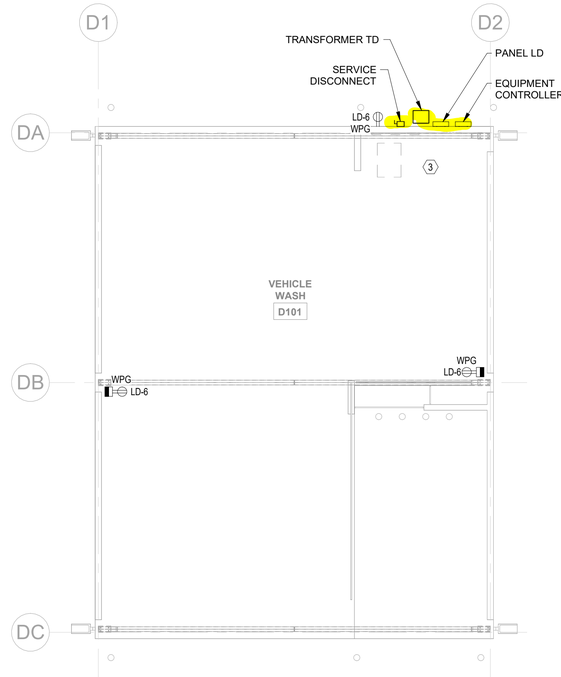
PROVIDE A COMPLETE LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH SPECIFICATION SECTION 264113




3 DE-101 **BUILDING D - ROOF PLAN - ELECTRICAL**
1/8" = 1'-0"




2 DE-101 **BUILDING D - VEHICLE WASH - LIGHTING**
1/8" = 1'-0"




1 DE-101 **BUILDING D - VEHICLE WASH - POWER**
1/8" = 1'-0"

GRAPHIC SCALE
0' 2' 4' 8'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

PRELIMINARY | PERMITTING | BIDDING | FINAL | CONSTRUCTION | RECORD DWG

ISSUED FOR:
DATE: 08.23.2025
PROJ.#: 2023.1099.1
PROJECT MANAGER: GK
DRAWN BY: SGF
SCALE: AS NOTED

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

103

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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BUILDING D - VEHICLE WASH

FLOOR PLANS - ELECTRICAL


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24-02290

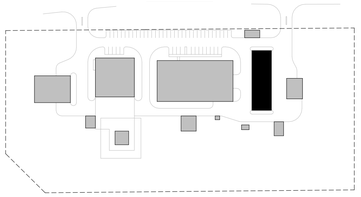
SHEET NO. DE-101

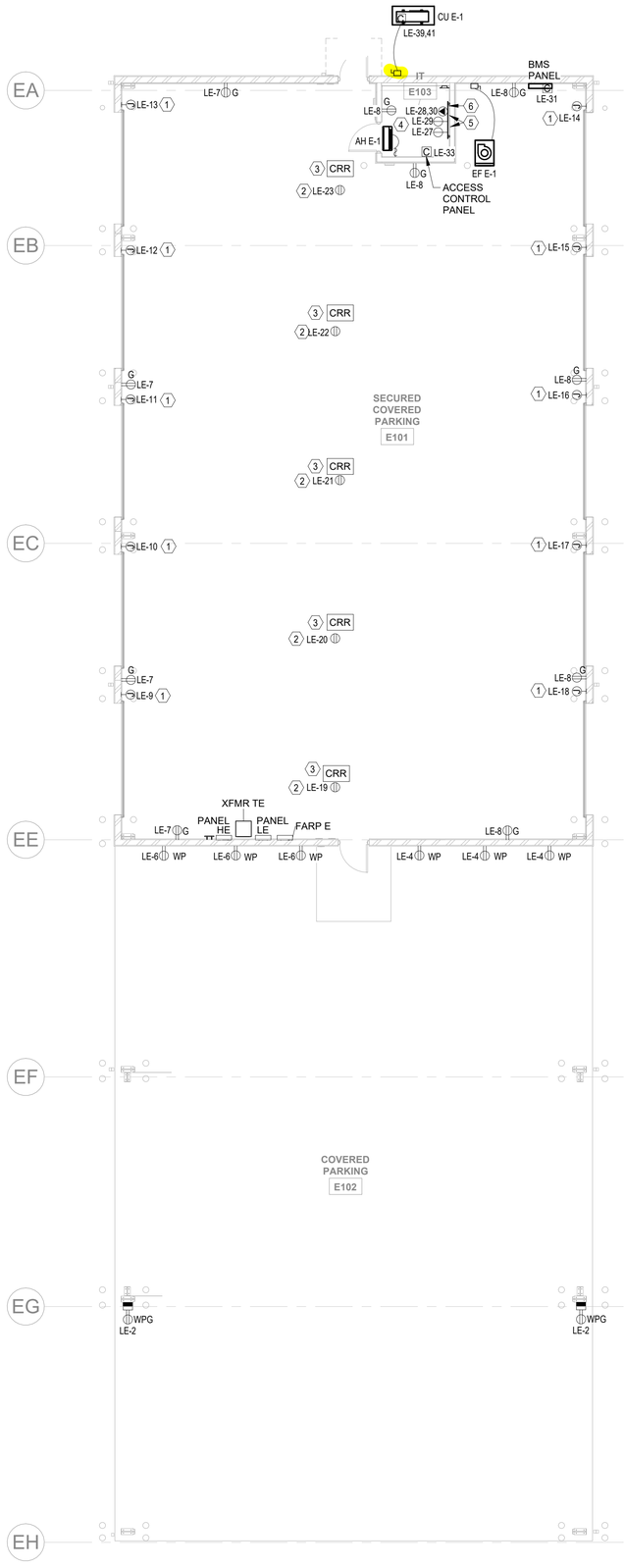
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**KEY PLAN**






## GENERAL NOTES

1. COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH IN.
2. MAINTAIN ALL NEC REQUIRED CLEARANCES FOR ALL ELECTRICAL EQUIPMENT.

## REFERENCE NOTES

1. PROVIDE JUNCTION BOX MOUNTED AT 14'-6" FOR FUTURE OH DOOR MOTOR. CIRCUIT AS INDICATED.
2. PROVIDE DUPLEX RECEPTACLE MOUNTED TO STRUCTURE ABOVE. CIRCUIT AS INDICATED.
3. PROVIDE CORD REEL WITH QUAD RECEPTACLE, 25' LONG CORD. INSTALL CORD REEL TO STRUCTURE AND PLUG TO RECEPTACLE.
4. AH IS FED FROM OUTDOOR CONDENSING UNIT. PROVIDE 20A TOGGLE TYPE DISCONNECT SWITCH. PROVIDE CONDUCTORS SAME SIZE AS CU, REFER TO EQUIPMENT FEEDER SCHEDULE.
5. PROVIDE NEMA L5-20 RECEPTACLE. CIRCUIT AS INDICATED. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR AND CONDUIT SIZES.
6. PROVIDE NEMA L6-30 RECEPTACLE. CIRCUIT AS INDICATED. REFER TO EQUIPMENT FEEDER SCHEDULE FOR CONDUCTOR AND CONDUIT SIZES.

1 EE-101 **BUILDING E - SECURED COVERED STORAGE - POWER**
1/8" = 1'-0"

GRAPHIC SCALE
0' 4' 8' 16'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

REVISIONS

ISSUED FOR: ■ PRELIMINARY ☐ PERMITTING ☐ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: AS NOTED
DRAWN BY: SOF
PROJECT MANAGER: GK
PROJ #: 2023.1099.1
DATE: 08.23.2025

PRELIMINARY DRAWINGS
100 % PHASE
NOT FOR CONSTRUCTION

104

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

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BUILDING E - SECURED COVERED STORAGE

FLOOR PLAN - POWER

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SHEET NO. EE-101

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## LIGHTING

| | |
|---|---|
| | WALL MOUNTED LIGHT FIXTURE |

## POWER

| | |
|---|---|
| WPG | WEATHERPROOF GFI DUPLEX RECEPTACLE, 20 AMP, SURFACE MOUNTED OUTLET BOX AND WEATHERPROOF IN-USE COVER. |
| | DISCONNECT SWITCH. REFER TO EQUIPMENT FEEDER SCHEDULE FOR REQUIREMENTS (I.E. SIZE, FUSED, NON-FUSED, ETC.) |
| M | CONNECTION TO MOTORIZED VALVE, COORDINATE WITH DIVISION 23. |
| C | POWER EQUIPMENT CONNECTION. |

## SYMBOL LEGEND NOTES:

1. THE COLOR OF ALL DEVICES SHALL BE SELECTED BY THE ARCHITECT. COVER PLATES SHALL BE PLASTIC, UNLESS OTHERWISE NOTED.
2. SCREENED ELECTRICAL ITEM DENOTES EXISTING.
3. "R" BY DEVICE DENOTES EXISTING TO BE REMOVED COMPLETELY.
4. "H" BY DEVICE DENOTES DEVICE TO BE MOUNTED HORIZONTALLY.
5. ALL DIMENSIONS INDICATED ARE TO THE BOTTOM OF FIXTURE, OUTLET, OR EQUIPMENT AND SHALL BE THE DIMENSIONS USED UNLESS INDICATED OTHERWISE ON THE DRAWINGS. DIMENSIONS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS ARE TO THE BOTTOM OF THE FIXTURE, OUTLET, OR EQUIPMENT UNLESS INDICATED OTHERWISE. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ADA REQUIREMENTS. VERIFY AND COORDINATE THE EXACT HEIGHT AND LOCATION OF ALL FIXTURES, OUTLETS, AND EQUIPMENT WITH ALL DOCUMENTS AND DISCIPLINES (I.E., ARCHITECTURAL, STRUCTURAL, HVAC, PLUMBING, FIRE PROTECTION, KITCHEN EQUIPMENT, MILLWORK, ETC.) PRIOR TO ROUGH-IN; ADJUST TO MEET ALL REQUIREMENTS.
6. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT BE USED ON THE PLANS.
7. ALL WIRING DEVICES SHALL BE PROVIDED WITH A GROUNDING TERMINAL SCREW.
8. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. U.O.N. = UNLESS OTHERWISE NOTED.
10. A.H.J. = AUTHORITY HAVING JURISDICTION.
11. A.F.F. = ABOVE FINISHED FLOOR
12. ELECTRICAL CONTRACTOR TO PROVIDE PULL STRINGS IN ALL CONDUIT(S).

## APPLICABLE CODES

FLORIDA BUILDING CODE -8th EDITION -2023

FLORIDA FIRE PREVENTION CODE -8th EDITION -2023

NATIONAL ELECTRIC CODE -NFPA 70 -2020 EDITION

NATIONAL FIRE ALARM AND SIGNALING CODE -NFPA 72 -2019 EDITION

FLORIDA BUILDING CODE -MECHANICAL -8th EDITION -2023

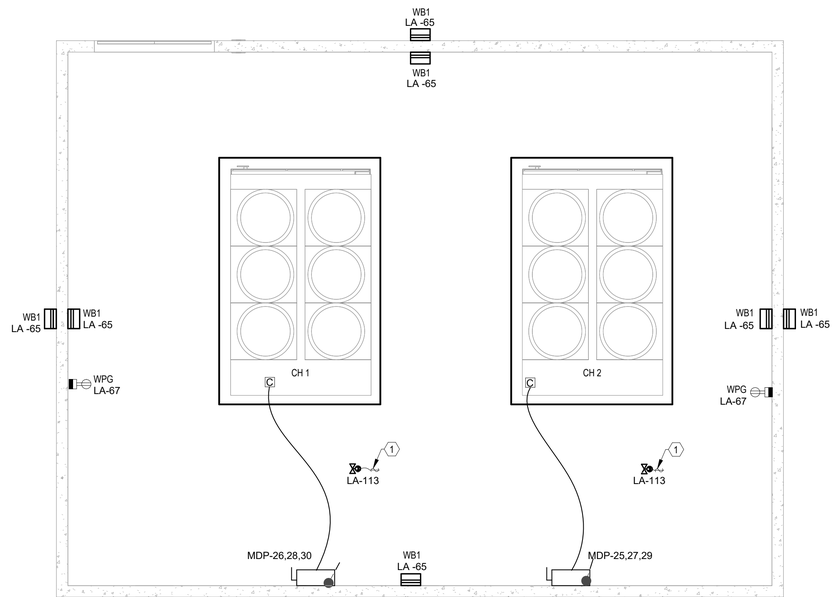
FLORIDA BUILDING CODE -ENERGY CONSERVATION -8th EDITION -2023

## LIGHT FIXTURE SCHEDULE - BUILDING G

| TYPE | DESCRIPTION | MANUFACTURER | MODEL | LAMP | WATTAGE |
|---|---|---|---|---|---|
| WB1 | SMALL LED WALLPACK, 4500 LUMENS, 5000K, INTEGRAL PHOTOCONTROL | RAB | W22 S 30 | LED | 25 VA |

OR APPROVED EQUALS. ALL FIXTURES SHALL BE MULTI-VOLT FOR 120V OR 277V OPERATION.

NONE




1 GE-101 **MECHANICAL YARD PLAN - ELECTRICAL**
1/4" = 1'-0"

## REFERENCE NOTES

1 PROVIDE WEATHER PROOF TOOGLE SWITCH. COORDINATE EXACT LOCATION WIHT MECHANICAL CONTRACTOR.

| NO. | REVISIONS | DATE | DESCRIPTION | BY |
|---|---|---|---|---|

PRELIMINARY ■ ISSUED FOR: PERMITTING BIDDING FINAL CONSTRUCTION RECORD DWG

SCALE: AS NOTED
DRAWN BY: WOF
PROJECT MANAGER: JCK
PROJ. #: 2023.1099.1
DATE: 08.23.2025

PRELIMINARY DRAWINGS
100 % PHASE
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BUILDING G - MECHANICAL YARD

MECHANICAL YARD PLAN - ELECTRICAL

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CERT. OF AUTH. NO. 6106

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24-02290

SHEET NO. GE-101

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8/8/2025 8:26:53 AM

# BOUNDARY & TOPOGRAPHIC SURVEY

FOR

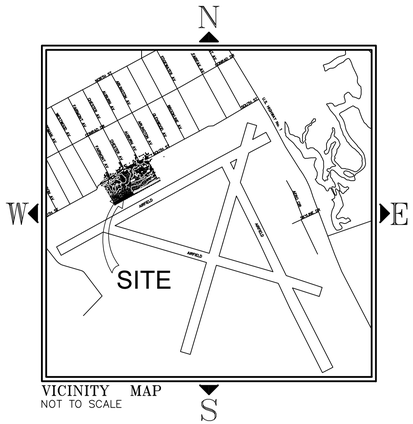
## VOLUSIA COUNTY - DEPARTMENT OF PUBLIC WORKS

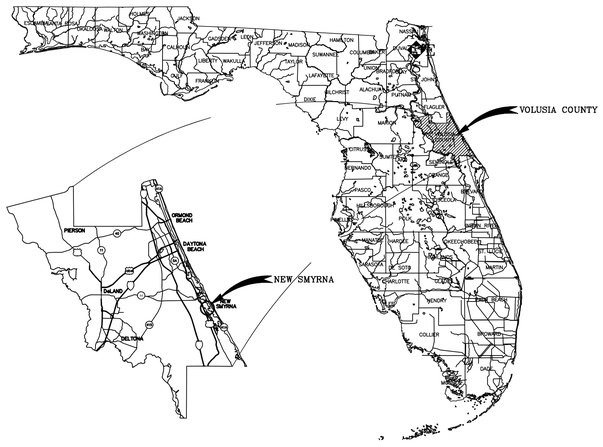
A PORTION OF

SECTION 5–TOWNSHIP 21 SOUTH–RANGE 28 EAST
VOLUSIA COUNTY, FLORIDA

## 801 SOUTH STREET, NEW SMYRNA BEACH, FLORIDA

811 Know what's **below.** **Call** before you dig.




### DESCRIPTION:

(PER VOLUSIA COUNTY ENGINEERING – N.S.B. MOSQUITO CONTROL COMPLEX)

A PORTION OF LOTS 1 AND 2, ASSESSORS MAP OF A PORTION OF THE LINSAY TODD AND THE AMBROSE HULL GRANTS IN TOWNSHIP 17 SOUTH, RANGES 33 AND 34 EAST, AS RECORDED IN MAP BOOK 2, PAGE 136 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, ALSO BEING DESCRIBED AS A PARCEL OF LAND IN THE "TODD GRANT", SECTION 40, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 596, MAP OF ISLESBORO SECOND ADDITION AS RECORDED IN MAP BOOK 7, PAGE 22 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S 28°59'00" E, A DISTANCE OF 96.57 FEET TO A POINT OF THE NORTH LINE OF SAID TODD GRANT, SAID POINT BEING THE NORTHWEST CORNER OF THOSE LANDS BEING DESCRIBED AS EXHIBIT A IN THE LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3671, PAGE 1092 OF THE AFOREMENTIONED PUBLIC RECORDS AND THE POINT OF BEGINNING: THENCE N 61°31'00" E, ALONG THE NORTH LINE OF SAID TODD GRANT, A DISTANCE OF 550.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN AFORESAID EXHIBIT A; THENCE, DEPARTING SAID NORTH LINE, RUN S 28°59'00" E, ALONG THE EASTERLY LINE OF THE LANDS DESCRIBED IN AFORESAID EXHIBIT A, A DISTANCE OF 434.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE RUN S 61°31'00" W, ALONG THE SOUTHERLY LINE OF SAID LANDS AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 838.91 FEET TO A POINT ON A LINE THAT IS 680.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF RUNWAY 11/29 OF THE NEW SMYRNA BEACH MUNICIPAL AIRPORT; THENCE RUN N 74°31'00"W, ALONG SAID LINE, A DISTANCE OF 112.24 FEET TO A POINT ON A LINE THAT IS 919.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF THE LANDS DESCRIBED IN THE AFORESAID EXHIBIT A; THENCE RUN N 28°59'00" W, ALONG SAID LINE, A DISTANCE OF 356.36 FEET A POINT ON THE NORTH LINE OF AFORESAID TODD GRANT, THENCE RUN N 61°31'00"E, ALONG SAID NORTH LINE, A DISTANCE OF 369.04 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 9.09 ACRES MORE OR LESS.

### ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PNP | POND PINE | UK | UNKNOWN TREE | MG | MAGNOLIA | TREE TYPE | TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT |
| PNL | LOBLOLLY PINE TREE | MP | MAPLE TREE | BY | BAY TREE | OK24\8 | |
| PN | SLASH PINE TREE | SC | SYCAMORE TREE | EM | ELM TREE | | |
| PNS | SAND PINE TREE | OK | OAK TREE | CB | CHINABERRY TREE | | |
| PNF | LONGLEAF PINE TREE | SG | SWEET GUM TREE | CY | CYPRESS TREE | | |
| BT | BLACK TUPELO TREE | HK | HICKORY TREE | PM | PALM TREE | TREE SYMBOL | MULTIPLE TRUNKS |
| CD | CEDAR TREE | BH | BIRCH TREE | MU | MULBERRY TREE | | |

### ADDITIONAL ABBREVIATIONS–TREE LEGEND

| | | | |
|---|---|---|---|
| OK | OAK TREE | SB | SUGAR BERRY/HACKBERRY TREE/ALSO KNOWN AS CELTIS LAEVIGATA |
| QL | QUERCUS LAURIFOLIA: LAUREL OAK TREE | CL | |
| QV | QUERCUS VIRGINIANA: LIVE TREE | MG | MAGNOLIA GRANDIFLORA: SOUTHERN MAGNOLIA TREE |
| IC | LIEX CASSINE: DAHOON HOLLY TREE | ZC | ZANTHOXYLUM CLAVA–HERCULIS: HERCULES' CLUB TREE |
| PC | PRUNUS CAROLINIANA: LAUREL CHERRY TREE | PS | PRUNUS SEROTINA: BLACK CHERRY TREE |
| SP | SABAL PALMETTO: CABAGE PALM TREE | DDD | INDICATES THAT THE TREE IS LIKELY DEAD, DISEASED OR DYING |

TREE TYPE — OK24\8 — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; TREE SYMBOL; MULTIPLE TRUNKS

### SURVEYOR'S REPORT:

PURPOSE:

TO LOCATE ALL UTILITIES MARKED BY BLOOD HOUND, LLC WITHIN THE PROJECT SITE UTILITIES CHOSEN BY BENTLEY. RIGHT OF WAY OF SOUTH STREET. UTILITY LOCATION DATA WILL BE INCORPORATED INTO PREVIOUS SURVEY BY SLIGER AND ASSOCIATES, INC., PROJECT NUMBER 19–1418, A SPECIFIC PURPOSE SURVEY DATED NOV. 27, 2019, A BOUNDARY SURVEY DATED AUG. 13, 2024. IN ADDITION THE SITE HAS BEEN INCREASED TO A 10 ACRE PARCEL TO INCLUDE A TOPOGRAPHIC SURVEY FOR DESIGN PURPOSES.

METHODOLOGY:

HORIZONTAL CONTROL: FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

THE BEARINGS, SHOWN HEREON ARE ESTABLISHED FROM MULTIPLE OBSERVATIONS USING THE LENGEMANN REAL TIME KINEMATIC REFERENCE STATIONS, ALSO KNOWN AS THE L–NET (TopNET GNSS Network). DERIVING A BEARING OF N62°07'37"E, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTH STREET.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK: U.S.C. & G.S. BENCHMARK "VOL 1" HAVING A PUBLISHED ELEVATION OF 8.26 FEET.

ON SITE VERTICAL CONTROL WAS ESTABLISHED BY A 3 WIRE LEVEL LOOP THROUGH THE HORIZONTAL CONTROL ESTABLISHED HEREON. STARTING FROM U.S.C. & G.S. BENCHMARK "VOL 1" HAVING A PUBLISHES ELEVATION OF 8.26 FEET (N.A.V.D. OF 1988)

REFERENCE MATERIALS:

ORB 1468 PAGE 55
PREVIOUS SURVEY BY SLIGER AND ASSOCIATES, INC., PROJECT NUMBER 19–1418,
SPECIFIC PURPOSE SURVEY DATED NOV. 27, 2019
ASBUILT SURVEY 20–1616, DATED DEC. 15, 2020
BOUNDARY SURVEY 24–0747, DATED AUG. 13, 2024

### SURVEY NOTES:

1. THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT REPORT FROM AN AUTHORIZED TITLE PROFESSIONAL, OR A TITLE OPINION ISSUED BY AN ATTORNEY LICENSED BY THE FLORIDA BAR. THEREFORE, THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN ON THIS SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, AS ESTABLISHED FROM MULTIPLE OBSERVATIONS USING THE LENGEMANN REAL TIME KINEMATIC REFERENCE STATIONS, ALSO KNOWN AS THE L–NET (TopNET GNSS Network). (SEE METHODOLOGY)
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
5. UNDERGROUND FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. UNDERGROUND UTILITIES HAVE BEEN MARKED BY BLOOD HOUND, LLC. AND LOCATED BY SLIGER & ASSOCIATES, INC. AND SHOWN AS A PART OF THIS SURVEY.
7. ELEVATIONS REFER TO N.A.V.D. OF 1988, PER U.S.C. & G.S. BENCHMARK "VOL 1" HAVING A PUBLISHED ELEVATION OF 8.26 FEET.
8. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" AND "AE" (BFE 6). THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0540 J. MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"= 500'.
9. UNLESS OTHERWISE SHOWN, RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF VOLUSIA COUNTY.
10. REVISE WATERLINE TO SHOW PIPE SIZE (PER UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH GIS MAP). 06–19–2023(JM)
11. REVISE BOUNDARY SURVEY TO A SPECIFIC PURPOSE SURVEY, ADD UPDATED BLOOD HOUND UTILITY INFORMATION. (24–1096)(11/12/2024)(TJ).

### UTILITY NOTES:

BLOOD HOUND, LLC. PERFORMED LOCATING SERVICES ON NOV. 1–4, 2024 TO QUALITY LEVEL B STANDARDS IN ACCORDANCE WITH CI/ASCE 38–0 UTILIZING EM AND REAL–TIME GPR LOCATING EQUIPMENT TO LOCATE AND MARK DETECTABLE UNDERGROUND UTILITIES AND / OR ANOMALIES.

### LOCATION:

801 SOUTH STREET, NEW SMYRNA BEACH, 32168

### INDEX OF SHEETS:


1) COVER SHEET(CURRENT), SURVEY NOTES AND CERTIFICATIONS

2–3) SPECIFIC PURPOSE SURVEY AND TOPOGRAPHIC SURVEY


NOTE:

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 3

### LEGEND:

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ● | IRON ROD WITH CAP | △ | DENOTES PC / PT | ⊗ HHE | HAND HOLE (ELECTRIC) | ⋈ WV | WATER VALVE | ☼ LP | LIGHT POLE | Ⓖ GTMH | GREASE TRAP MANHOLE | ▨ | EXISTING CONCRETE | –TV– | BURIED TELEVISION LINE | ○ WB | WOOD BOLLARD |
| ○ | IRON ROD | ■ | PERMANENT REFERENCE POINT | ▭ WM | WATER METER | ⊠ FOCB | FIBER OPTIC CABLE BOX | ☼ YL | YARD LIGHT | Ⓔ EMH | ELECTRIC MANHOLE | 0.00✕ | EXISTING ELEVATION | –FM– | BURIED FORCEMAIN | | |
| ◉ | IRON PIPE WITH CAP | ⛹ | SITE BENCHMARK | ⊠ GM | GAS METER | ⊠ FOCV | FIBER OPTIC CABLE VAULT | ☼ PP | POWER / UTILITY POLE | Ⓤ UMH | UTILITY MANHOLE | –FO– | BURIED FIBER OPTIC CABLE | –OH– | AERIAL UTILITY LINE | | |
| ○ | IRON PIPE | ⛹FH | FIRE HYDRANT | ⊠ TB | TELEPHONE BOX | ⊸ ELP | ELECTRIC PANEL | ◡ GA | GUY ANCHOR | Ⓒ CO | CLEAN OUT | –T– | BURIED TELEPHONE CABLE | –ST– | STORM WATER LINE | | |
| ○ | NAIL & DISK | ⊗ GV | GAS VALVE | ⊠ MB | MAIL BOX | ⊸ FOCM | FIBER OPTIC CABLE MARKER | ⊠ EB | ELECTRIC SERVICE BOX | Ⓕ FOC | FIBER OPTIC CABLE MANHOLE | –W– | BURIED WATER LINE | –SS– | SANITARY LINE | | |
| Ⓡ | FD "X"/CUT IN CONCRETE | ⊗ RUV | REUSE VALVE | ◪ TV | CABLE TELEVISION BOX | ⊸ TPM | TELEPHONE CABLE MARKER | Ⓢ SSMH | SANITARY SEWER MANHOLE | ⋈ RBO | REUSE BLOWOFF ASSEMBLY | –E– | BURIED ELECTRIC LINE | — | CHANGE OF DIRECTION | | |
| □ | CONCRETE MONUMENT | ⊗ SSV | SANITARY SEWER VALVE | ▱ TSB | TRAFFIC SIGNAL BOX | ⊸ | SIGN | Ⓓ SDMH | STORM DRAIN MANHOLE | ▲ | WETLANDS LOCATION | –G– | BURIED GAS LINE | ⇝ | BACKFLOW PREVENTER | | |

### ABBREVIATIONS:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ | CENTRAL ANGLE | CPP | CORRUGATED PLASTIC PIPE | FND | FOUND | IR | IRON ROD (NO CAP) | MW | MONITORING WELL | (R) | RADIAL | TOB | TOP OF BANK |
| A/C | AIR CONDITIONER | CV | CHECK VALVE | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | IPC | IRON PIPE & CAP | N&D | NAIL & DISK | R | RADIUS | TOE | TOE OF SLOPE |
| A.E. | ACCESS EASEMENT | (C) | CALCULATED DIMENSION | FDNR | FLORIDA DEPARTMENT OF NATURAL RESOURCES | IP | IRON PIPE (NO CAP) | (NR) | NON RADIAL | RCP | REINFORCED CONCRETE PIPE | TSP | TRAFFIC SIGNAL POLE |
| CB | CHORD BEARING | DIP | DUCTILE IRON PIE | FP&L CO | FLORIDA POWER & LIGHT COMPANY | IV | IRRIGATION VALVE | NAVD | NORTH AMERICAN VERTICAL DATUM | RES | RESIDENCE | TWP | TOWNSHIP |
| CH | CHORD DISTANCE | DW | DRIVEWAY | GA | GUY ANCHOR | L | ARC LENGTH | NGVD | NATIONAL GEODETIC VERTICAL DATUM | RGE | RANGE | (TYP) | TYPICAL |
| CLS | CENTERLINE OF SWALE | (D) | DEED DIMENSION | GLM | GAS LINE MARKER | LB | LICENSED BUSINESS | ORB | OFFICIAL RECORDS BOOK | RV | REUSE VALVE | U.E. | UTILITY EASEMENT |
| CO | CLEANOUT | EL | ELEVATION | HDPE | HIGH DENSITY POLYETHYLENE PIPE | LP | LIGHT POLE | (P) | PLATTED DIMENSION | R/W | RIGHT OF WAY | USC & GS | UNITED STATES COAST & GEODETIC SURVEY |
| CONC | CONCRETE | ES | ELECTRIC SERVICE | ID | IDENTIFICATION | (M) | MEASURED DIMENSION | PG | PAGE | SAN | SANITARY | VCP | VITREOUS CLAY PIPE |
| ℄ | CENTERLINE | EOW | EDGE OF WATER | ILLEG. | ILLEGIBLE | MB | MAP BOOK | PP | POWER POLE | STA | STATION | WM | WATER METER |
| CM | CONCRETE MONUMENT | FH | FIRE HYDRANT | INV | INVERT | MES | MITERED END SECTION | PVC | POLYVINYL CHLORIDE | SEC | SECTION | WV | WATER VALVE |
| CMP | CORRUGATED METAL PIPE | FNC | FENCE | IRC | IRON ROD & CAP | MH | MANHOLE | PRV | PRESURE REDUCING VALVE | ZC | ZONING CLASSIFICATION | BH | BORE HOLE |
| PRM | PERMINATE REFERENCE MONUMENT | | | TIRC | TRAVERSE IRON ROD & CAP | | | | | | | | |

### NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

### SURVEYOR'S CERTIFICATION:

TO: VOLUSIA COUNTY PUBLIC WORKS AND ENGINEERING DEPARTMENT

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jeffrey S Hattendorf Digitally signed by Jeffrey S Hattendorf Date: 2025.08.13 08:31:53 -04'00'

SEAL

JEFFREY S. HATTENDORF PROFESSIONAL SURVEYOR & MAPPER NO. 6193 — DATE
SLIGER & ASSOCIATES INC.,
3921 NOVA ROAD
PORT ORANGE, FLORIDA 32127 (386) 761–5385
LICENSED BUSINESS CERTIFICATION NO. 3019


SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019



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| TYPE OF SURVEY | SURVEY DATE | JOB NUMBER | CHECKED BY |
|---|---|---|---|
| SPECIFIC PURPOSE | MARCH 06, 2023 | 23–0162 | J. ZAPERT |
| BOUNDARY SURVEY | AUGUST 13, 2024 | 24–0747 | J. ZAPERT |
| TOPOGRAPHIC SURVEY | MARCH 06, 2023 | 23–0162 | J. ZAPERT |
| RECERTIFICATION | | | |
| REVISION–2 SEE NOTE #11 | AUGUST 12, 2024 | 24–0747 | J. ZAPERT |
| REVISION–1 SEE NOTE #10 | JUNE 19, 2023 | | |

FIELD BOOK: 1553
PAGE (S): 4–11

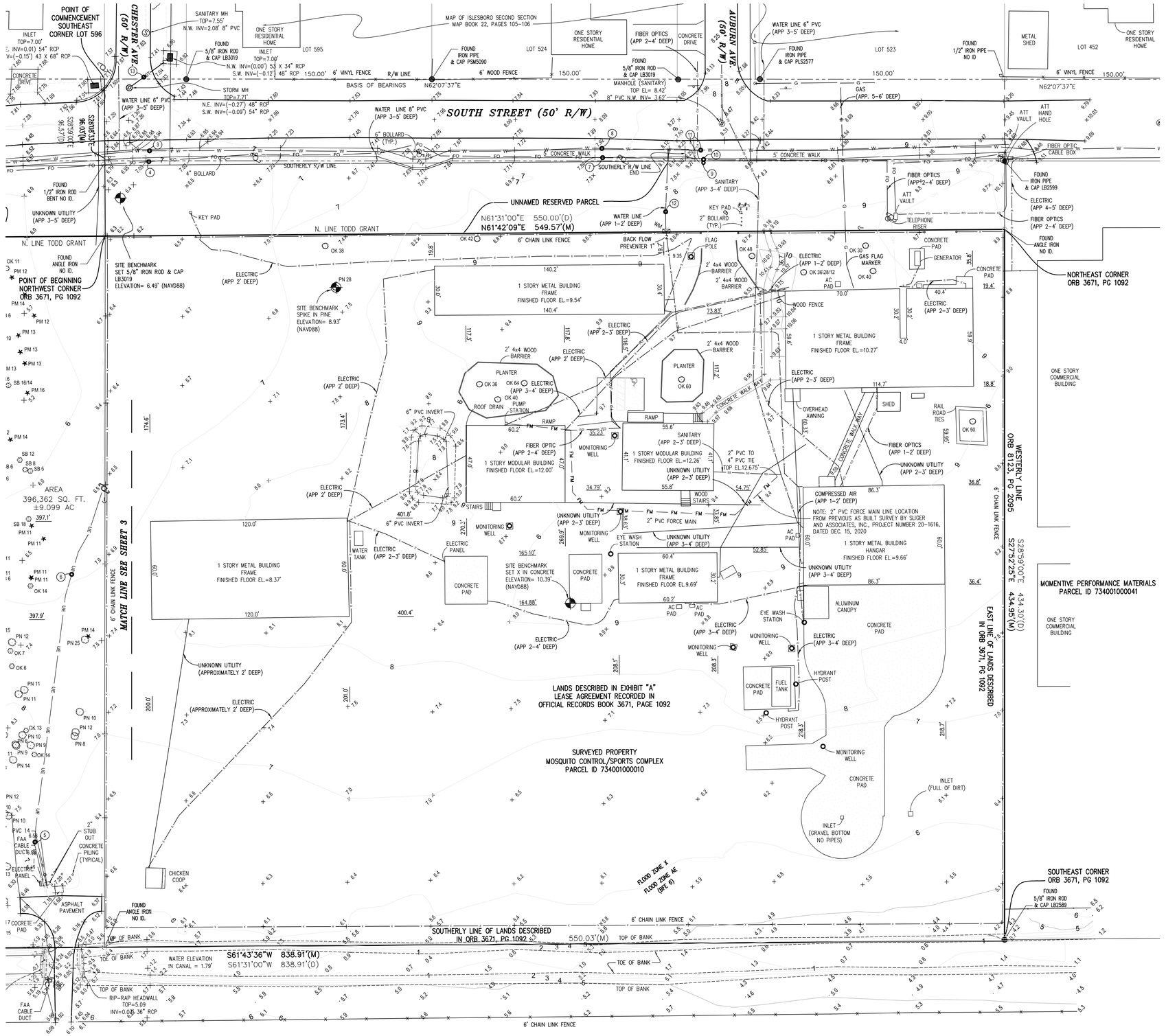
FIELD DATE: APRIL 24, 2025
PARTY CHIEF: J SMITH
DRAWN BY: T JEFFREY
CHECKED BY: J HATTENDORF

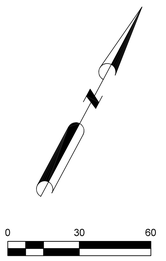
BOUNDARY & TOPOGRAPHIC SURVEY
801 SOUTH ST.
NEW SMYRNA BEACH, FL 32168
VOLUSIA CO. MOSQUITO CONTROL SITE
CLIENT: VOLUSIA COUNTY PUBLIC WORKS DEPT.

PROJECT: 08161
JOB: 25–0383
SCALE:
SHEET 1 OF 3

FILE: K:\25\250383 VCMC ADDS\250383–BOUNDARY–TOPO REV2.DWG

# BOUNDARY & TOPOGRAPHIC SURVEY
# FOR
# VOLUSIA COUNTY - DEPARTMENT OF PUBLIC WORKS




(3) VERIFICATION SITE
GROUND ELEV.=6.97'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=8"
TYPE OF MATERIAL=PVC
NOTES: EXPOSED 8" OD WM PVC

(4) VERIFICATION SITE
GROUND ELEV.=7.01'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=1"
TYPE OF MATERIAL=DB CBL
NOTES: EXPOSED 1" COMM LINE DBC

(5) VERIFICATION SITE
GROUND ELEV.=6.33'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=2.10'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=DB CBL
NOTE: EXPOSED 1 1/2 ELECTRIC DBC

(6) VERIFICATION SITE
GROUND ELEV.=6.92'
STRUCTURE= ELECTRIC LINE
STRUCTURE DEPTH=2.00'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=DB CBL
NOTE: EXPOSED 1 1/2 ELECTRIC DBC

(7) VERIFICATION SITE
GROUND ELEV.=7.69'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=3.40'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=DB CBL
NOTES: EXPOSED 1 1/2" COMM DBC

(8) VERIFICATION SITE
GROUND ELEV.=7.66'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=8"
TYPE OF MATERIAL=PVC
NOTES: EXPOSED 8" WM PVC LINE

(9) VERIFICATION SITE
GROUND ELEV.=8.35'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=2.10'
STRUCTURE SIZE=1"
TYPE OF MATERIAL=DB CBL
NOTES: EXPOSED 1" COMM DBC

(10) VERIFICATION SITE
GROUND ELEV.=8.27'
STRUCTURE= UNKNOWN
STRUCTURE DEPTH=1.55'
STRUCTURE SIZE=2"
TYPE OF MATERIAL=STEEL
NOTES: EXPOSED 2" ANOMALY METAL

(11) VERIFICATION SITE
GROUND ELEV.=8.12'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=3.00'
STRUCTURE SIZE=8"
TYPE OF MATERIAL=PVC
NOTE: EXPOSED 8" WM PVC

(12) VERIFICATION SITE
GROUND ELEV.=7.93'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=1.40'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=STEEL
NOTE: EXPOSED 2 1/2" WM METAL

(13) VERIFICATION SITE
GROUND ELEV.=7.71'
STRUCTURE= STORM LINE
STRUCTURE DEPTH=3.80'
INV=0.07
STRUCTURE SIZE=48"
TYPE OF MATERIAL=RCP
NOTE: OPENED A MANHOLE TO CONFIRM UTILITY. UNABLE TO GET SIZE OF PIPE, IT WAS A RCP AT A DEPTH OF 3.80'

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 3


SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019


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| TYPE OF SURVEY | SURVEY DATE | JOB NUMBER | CHECKED BY |
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| BOUNDARY SURVEY | AUGUST 13, 2024 | 24-0747 | J. ZAPERT |
| TOPOGRAPHIC SURVEY | MARCH 06, 2023 | 23-0162 | J. ZAPERT |
| RECERTIFICATION | | | |
| REVISION-2 SEE NOTE #11 | AUGUST 12, 2024 | 24-0747 | J. ZAPERT |
| REVISION-1 SEE NOTE #10 | JUNE 19, 2023 | | |

FIELD BOOK: 1553
PAGE (S): 4-11
FIELD DATE: APRIL 24, 2025
PARTY CHIEF: J SMITH
DRAWN BY: T JEFFREY
CHECKED BY: J HATTENDORF

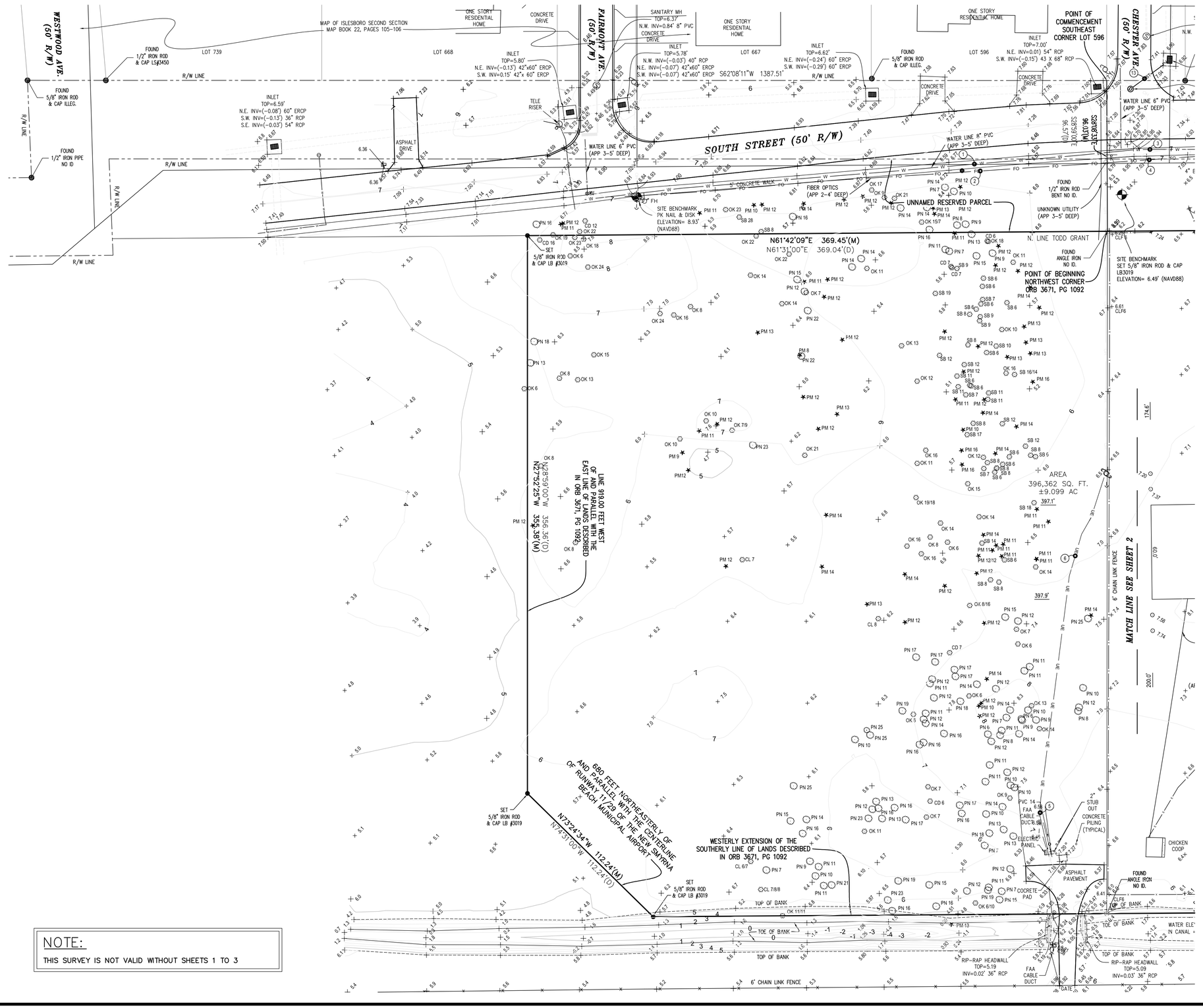
BOUNDARY & TOPOGRAPHIC SURVEY
801 SOUTH ST.
NEW SMYRNA BEACH, FL 32168
VOLUSIA CO. MOSQUITO CONTROL SITE
CLIENT: VOLUSIA COUNTY PUBLIC WORKS DEPT.

PROJECT: 08161
JOB: 25-0383
SCALE: 1"=30'
SHEET 2 OF 3

FILE: K:\25\250383 VCMC ADDS\250383-BOUNDARY-TOPO REV2.DWG

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# BOUNDARY & TOPOGRAPHIC SURVEY
# FOR
# VOLUSIA COUNTY - DEPARTMENT OF PUBLIC WORKS




(1) VERIFICATION SITE
GROUND ELEV.=6.64'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=8"
TYPE OF MATERIAL=PVC
NOTES: EXPOSED 8" OD WM PVC

(2) VERIFICATION SITE
GROUND ELEV.=6.18'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=2.40'
STRUCTURE SIZE=1"
TYPE OF MATERIAL=DB CBL
NOTES: EXPOSED 1" OD COMM LINE DBC

(3) VERIFICATION SITE
GROUND ELEV.=6.97'
STRUCTURE= WATER LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=8"
TYPE OF MATERIAL=PVC
NOTES: EXPOSED 8" OD WM PVC

(4) VERIFICATION SITE
GROUND ELEV.=7.01'
STRUCTURE= FIBER OPTIC LINE
STRUCTURE DEPTH=3.30'
STRUCTURE SIZE=1"
TYPE OF MATERIAL=DB CBL
NOTES: EXPOSED 1" COMM LINE DBC

(5) VERIFICATION SITE
GROUND ELEV.=6.33'
STRUCTURE= ELECTRIC LINE
STRUCTURE DEPTH=2.10'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=DB CBL
NOTE: EXPOSED 1 1/2 ELECTRIC DBC

(6) VERIFICATION SITE
GROUND ELEV.=6.92'
STRUCTURE= ELECTRIC LINE
STRUCTURE DEPTH=2.00'
STRUCTURE SIZE=1 1/2"
TYPE OF MATERIAL=DB CBL
NOTE: EXPOSED 1 1/2 ELECTRIC DBC

(13) VERIFICATION SITE
GROUND ELEV.=7.71'
STRUCTURE= STORM LINE
STRUCTURE DEPTH=3.80'
INV=0.07
STRUCTURE SIZE=48"
TYPE OF MATERIAL=RCP
NOTE: OPENED A MANHOLE TO CONFIRM UTILITY. UNABLE TO GET SIZE OF PIPE, IT WAS A RCP AT A DEPTH OF 3.80'

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 3

FILE: K:\25\250383 VCMC ADDS\250383-BOUNDARY-TOPO REV2.DWG


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PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019


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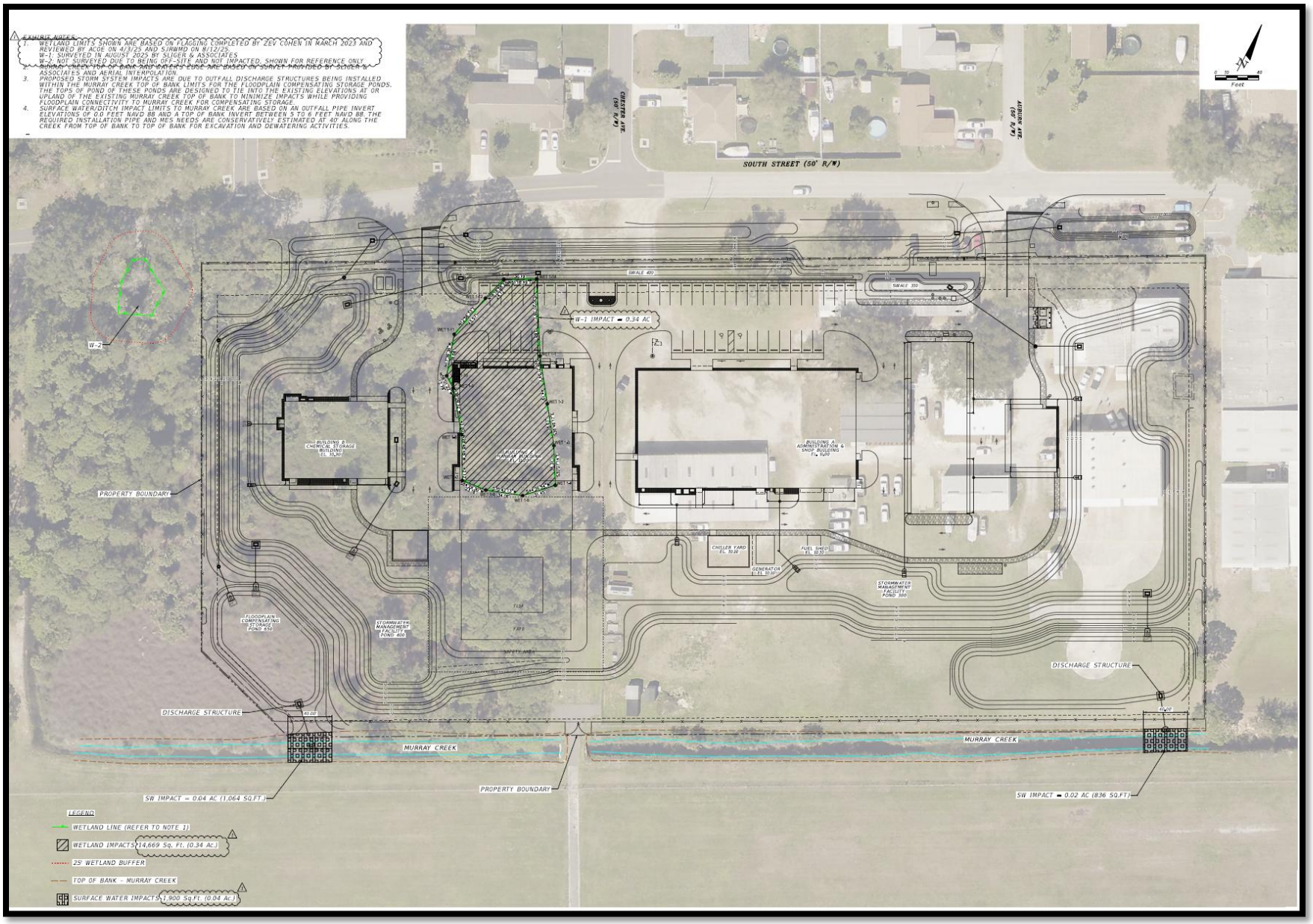

| TYPE OF SURVEY | SURVEY DATE | JOB NUMBER | CHECKED BY |
|---|---|---|---|
| SPECIFIC PURPOSE | MARCH 06, 2023 | 23-0162 | J. ZAPERT |
| BOUNDARY SURVEY | AUGUST 13, 2024 | 24-0747 | J. ZAPERT |
| TOPOGRAPHIC SURVEY | MARCH 06, 2023 | 23-0162 | J. ZAPERT |
| RECERTIFICATION | | | |
| REVISION-2 SEE NOTE #11 | AUGUST 12, 2024 | 24-0747 | J. ZAPERT |
| REVISION-1 SEE NOTE #10 | JUNE 19, 2023 | | |

*BOUNDARY & TOPOGRAPHIC SURVEY*
801 SOUTH ST.
NEW SMYRNA BEACH, FL 32168
VOLUSIA CO. MOSQUITO CONTROL SITE
*CLIENT: VOLUSIA COUNTY PUBLIC WORKS DEPT.*

*FIELD BOOK: 1553*
*PAGE (S): 4-11*
*FIELD DATE: APRIL 24, 2025*
*PARTY CHIEF: J SMITH*
*DRAWN BY: T JEFFREY*
*CHECKED BY: J HATTENDORF*

*PROJECT: 08161*
*JOB: 25-0383*
*SCALE: 1"=30'*
*3 OF 3*

Exhibit E


EXHIBIT NOTES:
1. WETLAND LIMITS SHOWN ARE BASED ON FLAGGING COMPLETED BY ZEV COHEN IN MARCH 2023 AND REVIEWED BY ACOE ON 4/3/25 AND SJRWMD ON 8/12/25.
W-1: SURVEYED IN AUGUST 2025 BY SLIGER & ASSOCIATES
W-2: NOT SURVEYED DUE TO BEING OFF-SITE AND NOT IMPACTED. SHOWN FOR REFERENCE ONLY.
2. MURRAY CREEK TOP OF BANK AND WATER'S EDGE ARE BASED ON SURVEY PERFORMED BY SLIGER & ASSOCIATES AND AERIAL INTERPOLATION.
3. PROPOSED STORM SYSTEM IMPACTS ARE DUE TO OUTFALL DISCHARGE STRUCTURES BEING INSTALLED WITHIN THE MURRAY CREEK TOP OF BANK LIMITS FOR THE FLOODPLAIN COMPENSATING STORAGE PONDS. THE TOPS OF POND OF THESE PONDS ARE DESIGNED TO TIE INTO THE EXISTING ELEVATIONS AT OR UPLAND OF THE EXISTING MURRAY CREEK TOP OF BANK TO MINIMIZE IMPACTS WHILE PROVIDING FLOODPLAIN CONNECTIVITY TO MURRAY CREEK FOR COMPENSATING STORAGE.
4. SURFACE WATER/DITCH IMPACT LIMITS TO MURRAY CREEK ARE BASED ON AN OUTFALL PIPE INVERT ELEVATIONS OF 0.0 FEET NAVD 88 AND A TOP OF BANK INVERT BETWEEN 5 TO 6 FEET NAVD 88. THE REQUIRED INSTALLATION PIPE AND MES NEEDS ARE CONSERVATIVELY ESTIMATED AT 40' ALONG THE CREEK FROM TOP OF BANK TO TOP OF BANK FOR EXCAVATION AND DEWATERING ACTIVITIES.
CHESTER AVE. (50' R/W)
AUBURN AVE. (50' R/W)
SOUTH STREET (50' R/W)
0 20 40
Feet
W-2
W-1 IMPACT = 0.34 AC
SWALE 400
SWALE 300
PROPERTY BOUNDARY
BUILDING A CHEMICAL STORAGE BUILDING FF= 10.00
BUILDING MAINTENANCE BUILDING FF=10.00
BUILDING A ADMINISTRATION & SHOP BUILDING FF= 11.00
CHILLER YARD EL. 10.00
FUEL SHED EL. 10.00
GENERATOR EL. 10.00
STORMWATER MANAGEMENT FACILITY POND 300
FLOODPLAIN COMPENSATING STORAGE POND 650
STORMWATER MANAGEMENT FACILITY POND 400
TUM
FATO
SAFETY AREA
DISCHARGE STRUCTURE
DISCHARGE STRUCTURE
MURRAY CREEK
MURRAY CREEK
PROPERTY BOUNDARY
SW IMPACT = 0.04 AC (1,064 SQ.FT.)
SW IMPACT = 0.02 AC (836 SQ.FT.)
LEGEND
WETLAND LINE (REFER TO NOTE 1)
WETLAND IMPACTS (14,669 Sq. Ft. (0.34 Ac.)
25' WETLAND BUFFER
TOP OF BANK - MURRAY CREEK
SURFACE WATER IMPACTS (1,900 SQ.FT. (0.04 AC.)

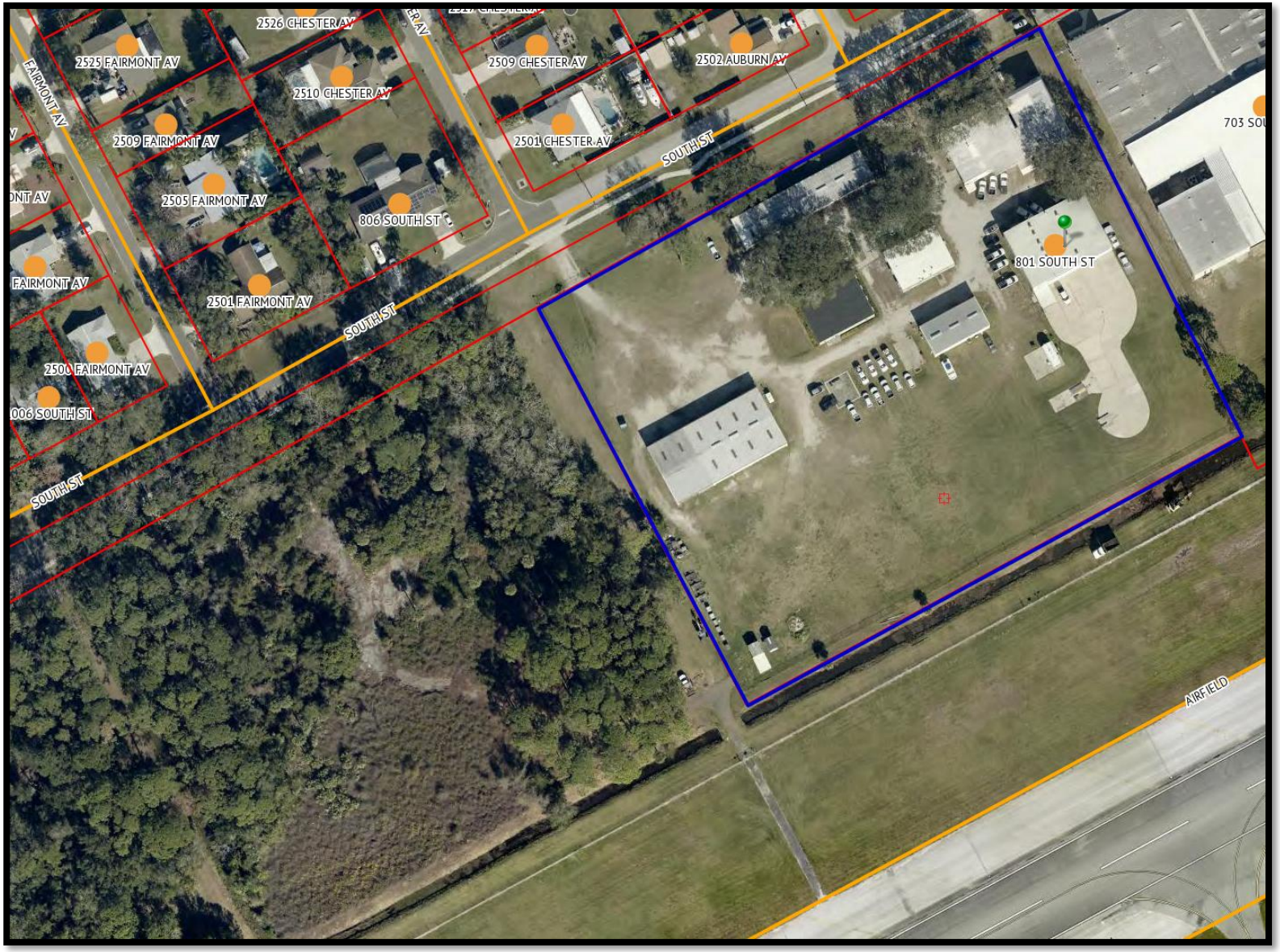
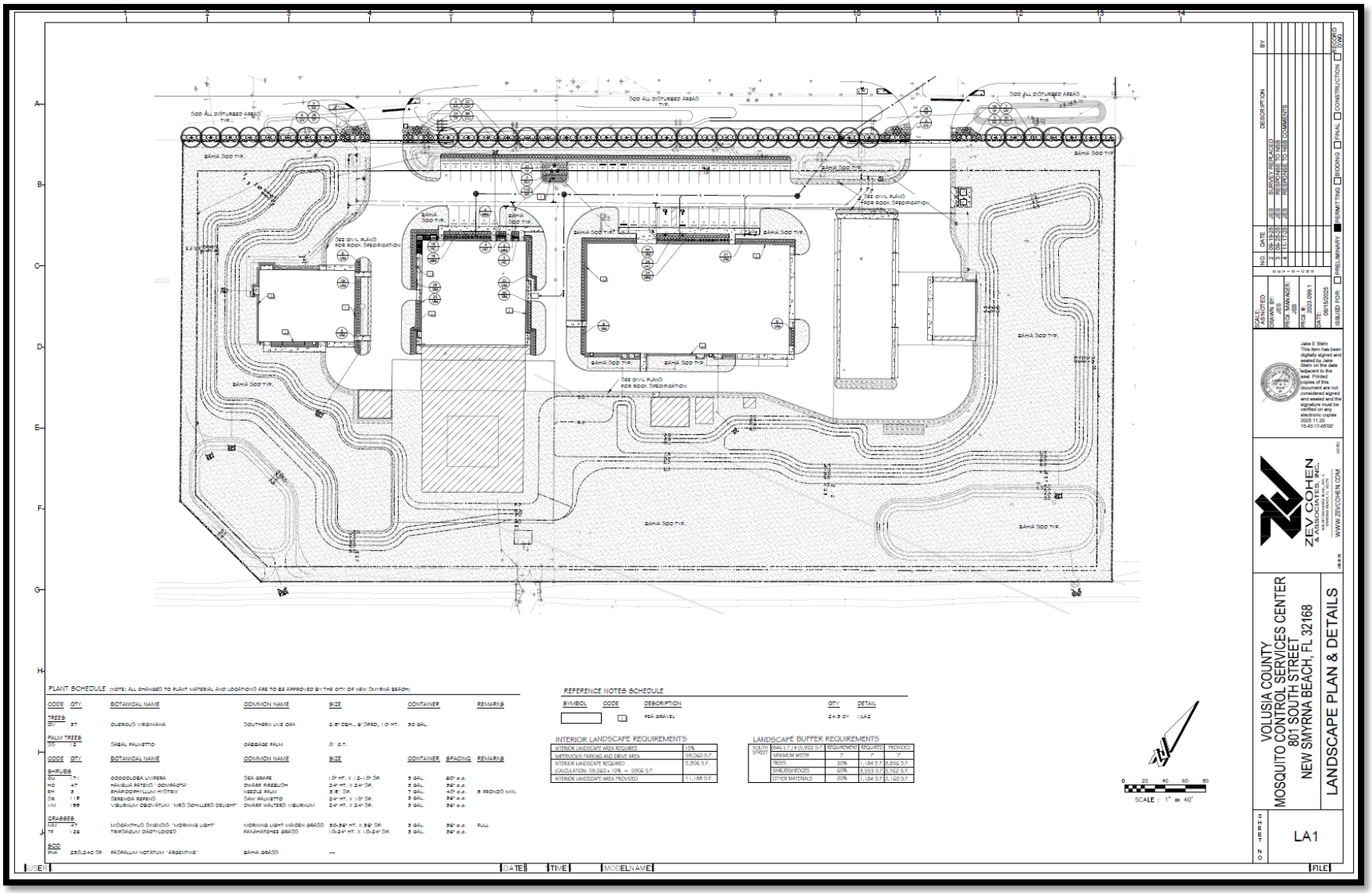
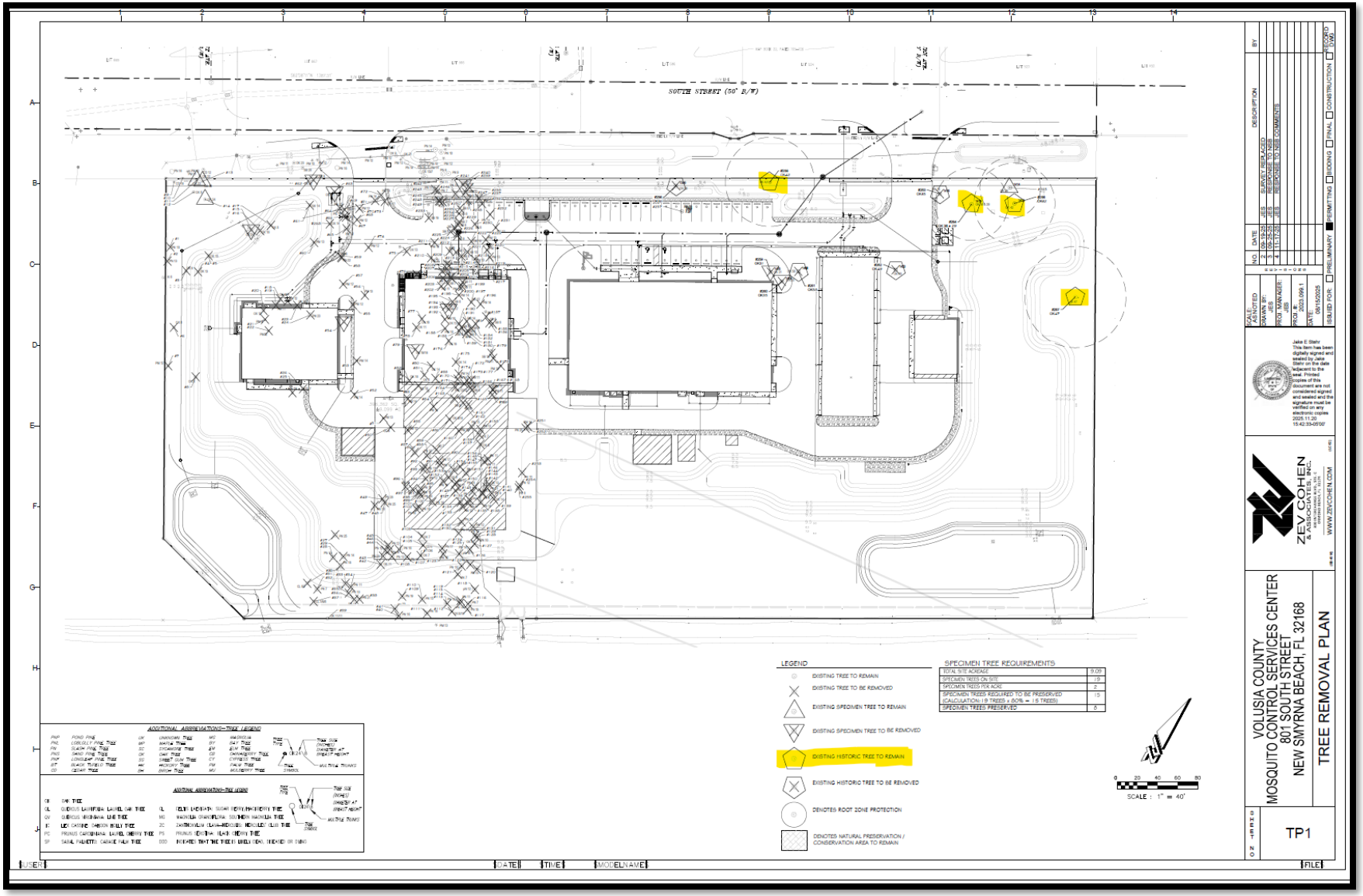

2526 CHESTER AV
2525 FAIRMONT AV
2510 CHESTER AV
2509 CHESTER AV
2502 AUBURN AV
2509 FAIRMONT AV
2501 CHESTER AV
SOUTH ST
2505 FAIRMONT AV
806 SOUTH ST
703 SOU
801 SOUTH ST
2501 FAIRMONT AV
SOUTH ST
2500 FAIRMONT AV
006 SOUTH ST
SOUTH ST
AIRFIELD

**Exhibit F**


SOD ALL DISTURBED AREAS TYP.
BAHIA SOD TYP.
SEE CIVIL PLANS FOR ROCK SPECIFICATION
PLANT SCHEDULE (NOTE: ALL CHANGES TO PLANT MATERIAL AND LOCATIONS ARE TO BE APPROVED BY THE CITY OF NEW SMYRNA BEACH)
CODE QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER REMARKS
TREES
QV 37 QUERCUS VIRGINIANA SOUTHERN LIVE OAK 2.5" DBH., @ SPRD., 10' HT. 30 GAL.
PALM TREES
SS 12 SABAL PALMETTO CABBAGE PALM 8' O.T.
CODE QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER SPACING REMARKS
SHRUBS
CO 17 COCCOLOBA UVIFERA SEA GRAPE 10' HT. X 12'-15' SP. 3 GAL. 60" o.c.
HD 47 HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH 24" HT. X 24" SP. 3 GAL. 36" o.c.
RH 3 RHAPIDOPHYLLUM HYSTRIX NEEDLE PALM 3.5' SP. 7 GAL. 48" o.c. 5 FRONDS MIN.
SR 118 SERENOA REPENS SAW PALMETTO 24" HT. X 18" SP. 3 GAL. 36" o.c.
VM 166 VIBURNUM OBOVATUM 'MRS SCHILLERS DELIGHT' DWARF WALTERS VIBURNUM 24" HT. X 24" SP. 3 GAL. 36" o.c.
GRASSES
MM 47 MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS 30-36" HT. X 36" SP. 3 GAL. 36" o.c. FULL
TP 124 TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS 18-24" HT. X 18-24" SP. 3 GAL. 36" o.c.
SOD
PNA 236,240 SF PASPALUM NOTATUM 'ARGENTINE' BAHIA GRASS ---
REFERENCE NOTES SCHEDULE
SYMBOL CODE DESCRIPTION QTY DETAIL
PEA GRAVEL 24.5 CY 1/LA2
INTERIOR LANDSCAPE REQUIREMENTS
INTERIOR LANDSCAPE AREA REQUIRED 10%
IMPERVIOUS PARKING AND DRIVE AREA 58,000 S.F.
INTERIOR LANDSCAPE REQUIRED 5,809 S.F.
(CALCULATION: 58,060 x 10% = 5806 S.F.
INTERIOR LANDSCAPE AREA PROVIDED 11,166 S.F.
LANDSCAPE BUFFER REQUIREMENTS
SOUTH (LA2) (546 L.F.) 4 (5,922 S.F.) REQUIRED REQUIRED PROVIDED
MINIMUM WIDTH 7' 7'
TREES 20% 1,184 S.F. 8,856 S.F.
SHRUBS/HEDGES 60% 3,553 S.F. 3,762 S.F.
OTHER MATERIALS 20% 1,184 S.F. 2,190 S.F.
SCALE: 1" = 40'
DESCRIPTION BY
NO. DATE
1 09-19-25 AS
2 10-17-25 AS
3 11-17-25 AS
4 11-17-25 AS
BURVEY REPLACED
RESPONSE TO RFI
RESPONSE TO RFI2 COMMENTS
PERMITTING BIDDING FINAL CONSTRUCTION
ISSUED FOR: PRELIMINARY
SCALE AS NOTED
DRAWN BY: AS
PROJ. MANAGER: JBB
PROJ. #: 2023.099.1
DATE: 09/15/2025
Jake E Stehr
This item has been digitally signed and sealed by Jake Stehr on the date indicated to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
2025.11.20 15:43:17-05'00'
ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM
VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168
LANDSCAPE PLAN & DETAILS
SHEET NO.
LA1
USER DATE TIME MODEL NAME FILE


SOUTH STREET (50' R/W)
LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
EXISTING SPECIMEN TREE TO REMAIN
EXISTING SPECIMEN TREE TO BE REMOVED
EXISTING HISTORIC TREE TO REMAIN
EXISTING HISTORIC TREE TO BE REMOVED
DENOTES ROOT ZONE PROTECTION
DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
SPECIMEN TREE REQUIREMENTS
TOTAL SITE ACREAGE 9.09
SPECIMEN TREES ON SITE 19
SPECIMEN TREES PER ACRE 2
SPECIMEN TREES REQUIRED TO BE PRESERVED (CALCULATION: 19 TREES x 80% = 15 TREES) 15
SPECIMEN TREES PRESERVED 6
SCALE : 1" = 40'
ADDITIONAL ABBREVIATIONS—TREE LEGEND
ADDITIONAL ABBREVIATIONS—TREE LEGEND
VOLUSIA COUNTY
MOSQUITO CONTROL SERVICES CENTER
801 SOUTH STREET
NEW SMYRNA BEACH, FL 32168
TREE REMOVAL PLAN
TP1
ZEV COHEN & ASSOCIATES, INC.
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USER
DATE
TIME
MODELNAME
FILE