

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING**  
**MONDAY, January 22<sup>nd</sup>, 2018**  
**Community Center/City Hall – 1 Bay Avenue**  
**AGENDA**

**Workshop – 5p.m.**

Parking Mitigation

**Regular Meeting – 6p.m.**

- 1) Approval of December 11<sup>th</sup>, 2017 Regular Meeting Minutes.
- 2) Review, Discussion and Decision on Workshop item – Parking Mitigation – For Cindy Clark
- 3) Review, Discussion and Decision on permit issuance for rehabilitation, renovation, and addition in the Historic District @ 108 Avenue D, Block: 34, NE of Lot(s) 6 & 7, For – Larry & Toni McIntosh, Contractor – Duncan Home Construction
- 4) Review, Discussion and Decision on permit issuance for enclosure of an 7x10 area of an existing screened porch @ 102 24<sup>th</sup> Avenue, Block(s) 260, Lot(s) S 9.50 Feet of 10 & All of 11 & 12, For – Jerome Polous / Contractor – Owner/Self
- 5) Review, Discussion and Decision on permit issuance for installation of a 42 inch picket fence @ 8 Ellis Van Fleet Street, Block 264, Lot(s) U/A Property Dimensions 100 x 174, For – Jeanette Blawn, Contractor – Pete Adams
- 6) 2nd Review, Discussion and Decision on permit issuance for installation of a 6 foot picket fence with iron gates on sides of home in the Historic District @ 50 7<sup>th</sup> Street, Block 29, Lot(s) 30x100 SE ½ Lot 3 & NW 22 ft of lot 3, For – Me Weitz & JV Harper, Contractor – Owner/Self
- 7) Review, Discussion and Decision on permit issuance for installation of a 12x21 Open Metal Carport @ 26 24<sup>th</sup> Street, Block 270, Lot(s) 1 & 2, For – Hugh & Angela Smith, Contractor – Carolina Carports
- 8) Review, Discussion and Decision on permit issuance for Building of a 40x40 Single Family Residence on Concrete pilings @ 131 Bay Colony Way, Block – Sub Lot 21, For – Charles Malcolm, Contractor – Ben Withers, Inc.
- 9) Review, Discussion and Decision on permit issuance for 36x36 Single Family Residence on concrete piers w/ Screen Porch and Wood Fence, @ 217 Cottage Hill Road, Block U/A , Lot(s) U/A, For – James Frost, Contractor – Owner
- 10) Other Business – Review, Discussion, and Decision on implementing a “No Show, No Discussion” Rule for each Planning and Zoning meeting, Effective January 2018. – If the applicant or a liable representative of the applicant is not present at the scheduled Planning & Zoning Meeting, their agenda item will be tabled as a “No Show” and will not be discussed.

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at [www.cityofapalachicola.com](http://www.cityofapalachicola.com) prior to the scheduled meeting for public review. Additional information such as the City's Land Development Code and zoning related maps, along with other development information is also available on the site for your convenience. Please direct any questions concerning items on this agenda or the Apalachicola Building Department to Cortni Bankston, (850)653-1522, [cortnibankston@cityofapalachicola.com](mailto:cortnibankston@cityofapalachicola.com).

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING**  
**MONDAY, December 11<sup>th</sup>, 2017**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

**Present: Chairperson – Tom Daly, Lynn Wilson-Sporhrer, Jim Bachrach, Fred Vogt, Uta Hardy, Joe Taylor.**  
**City Administrator – Lee Mathes, Permitting and Development Coordinator – Cortni Bankston**

**Regular Meeting – 6p.m.**

- 1) Approval of November 13<sup>th</sup>, 2017 Regular Meeting Minutes. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Lynn Wilson-Sporhrer. Motion Carried**
- 2) Review, Discussion and Decision on permit issuance of 2 Story Single Family residence and a Garage @ 322 Cottage Hill Road, Block 203, Lot(s) 2, For – Michael & Beverly Sarki / Contractor – Erin Rodriguez Construction . **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Fred Vogt. Motion Carried.**
- 3) Review, Discussion and Decision on permit issuance for rehabilitation of a 43x15 shotgun home with 10x40 sde porch in the Historic District @ 239 7<sup>th</sup> Street, Block: 175, Lot 6, For – Justin Bolduc, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Uta Hardy. Motion Carried.**
- 4) Review, Discussion and Decision on permit issuance for installation of a home elevator, restoration and repair of an existing balcony, and enclosure of a 10x12 area beneath house for storage @ 24 Ambos Lane, Block(s) 111 & 112, Lot(s) 6,7, 9 & 10, For – Lynn Wilson-Sporhrer / Contractor – Willie Poloronis. **Motion to Approve: Joe Taylor. 2<sup>nd</sup>: Uta Hardy. Motion Carried.**
- 5) Review, Discussion and Decision on permit issuance for installation of a picket fence on front sides of home with iron gates in the Historic District @ 50 7<sup>th</sup> Street, Block 29, Lot(s) 30x10 of SE ½ of lot 3 and NW 22' of lot 3, For – Weitz, Contractor – Owner/Self. **Motion to Table (Need more detailed drawing, no representative present to answer questions) Jim Bachrach. 2<sup>nd</sup>: Fred Vogt. Motion Carried.**
- 6) Review, Discussion and Decision on permit issuance for building of a one story single family residence with privacy and picket fence in the Historic District @ 194 11<sup>th</sup> Street, Block 150, Lot(s) 4, For – Bruce Austin, Contractor – Construct Group SE. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Joe Taylor. Motion Carried.**
- 7) Review, Discussion and Decision on permit issuance for revision of rear entrance stairwell @ 87 Market Street, Block E-2, For – Ouida Sack, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Joe Taylor. Motion Carried.**
- 8) Review, Discussion and Decision on permit issuance for replacement of rotten siding on front and rear of mobile home @ 297 23<sup>rd</sup> Avenue, Block 223, For – Elinor Mount-Simmons, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Fred Vogt. Motion Carried.**
- 9) Review, Discussion and Decision on permit issuance for replacement of rotten siding on front of home in the Historic District @ 147 5<sup>th</sup> Street, Block 61, For – Thomas Grant, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach. 2<sup>nd</sup>: Joe Taylor. Motion Carried.**
- 10) Review, Discussion and Decision on permit issuance for repair of current wooden fence @ 241 12<sup>th</sup> Street, Block 153, Lot(s) 9 & 10, For – Mary Zavotsky, Contractor – Owner. **Motion to Approve Contingent upon updated survey showing fence is on applicant's property: Lynn Wilson-Sporhrer. 2<sup>nd</sup>: Jim Bachrach. Motion Carried.**

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Chairperson

## Applicant Summary

Applicant: Oryan Speed

Property Address: 162 Martin Luther King Blvd. Apalachicola, FL

Contractor: Owner/Self

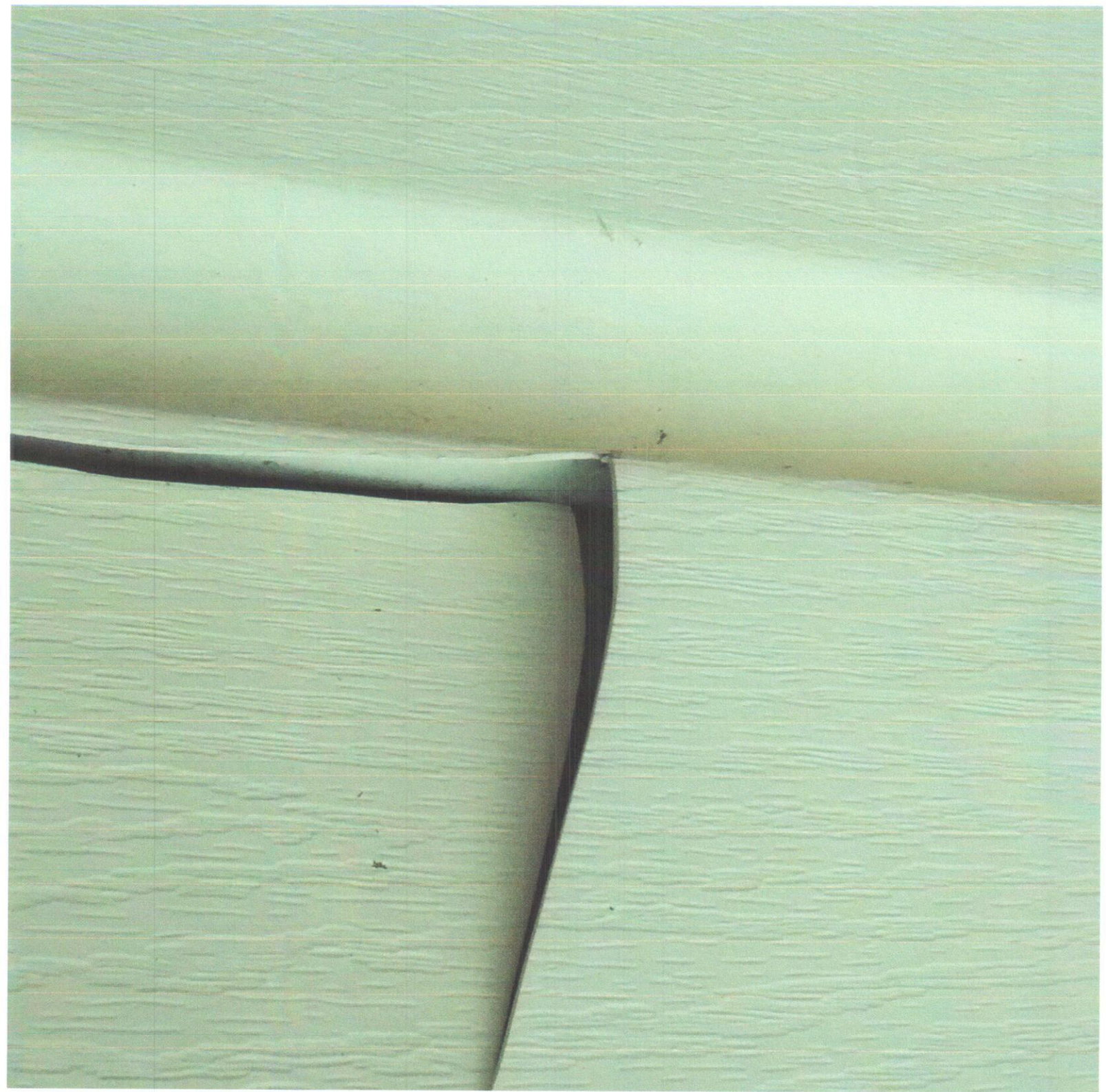
Flood Zone: X

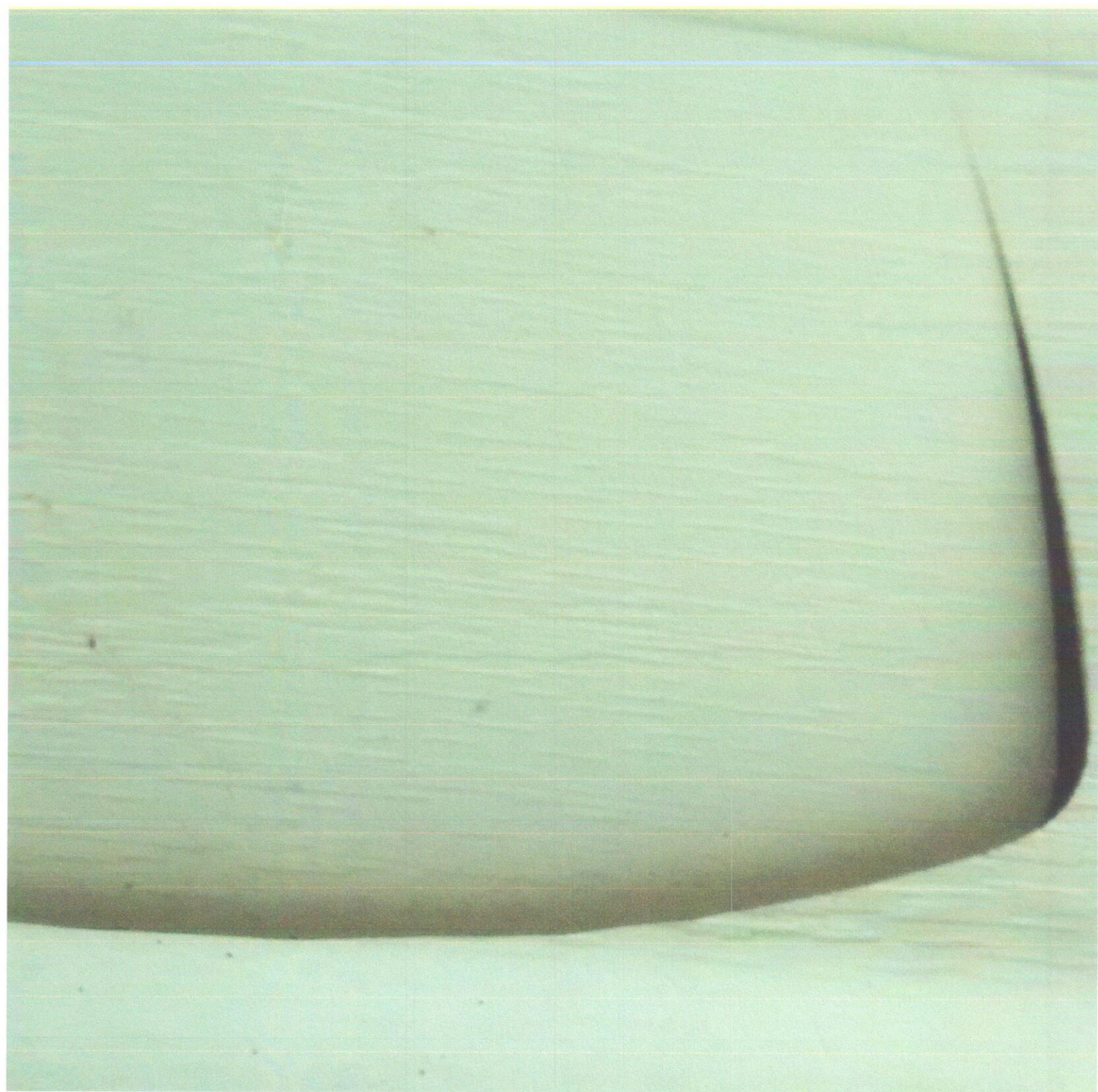
Property Zone: R-2

This is a renewal of expired permit to replace rotten wood and vinyl siding on the front and sides and around the windows of the home.









## Applicant Summary

Applicant: Larry & Toni McIntosh

Property Address: 108 Ave D. Apalachicola, FL 32320 (Historic)

Contractor: Duncan Home Construction, Inc.

Flood Zone: X

Property Zone: R-1

Applicant is proposing to restore this historic home to its original glory. Needs Foundation work, new floor system, walls, and new roof. The siding will be Hardie board to best match original look. They are also proposing to add an 11.5 x 6 addition to existing structure.

They are not exceeding lot coverage. The addition is on the side and rear and is 9.25 from the side property line setback.

The house is currently nonconforming but has been on this property and was built back in the 1900's. I contacted the contractor and spoke with him about the addition they are proposing to add onto a nonconforming structure. They still wanted to present to P&Z as is.





**Parcel Summary**

Parcel ID 01-09S-08W-8330-0034-0060  
 Location Address 108 AVE D  
 32320  
 Brief Tax Description\* BL 34 NE 50X120 FT LOTS 6 7 OR 398/288 LIFE ESTATE 1021/130  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-9S-8W  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Mcintosh Lawrence W & Toni R  
 108 Avenue D  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	60.00	FF	0	0

**Residential Buildings**

Building 1  
 Type SINGLE FAM  
 Total Area 1,928  
 Heated Area 1,710  
 Exterior Walls ABOVE AVG.  
 Roof Cover ASB SHINGL  
 Interior Walls WALL BD/WD  
 Frame Type N/A  
 Floor Cover PINE WOOD  
 Heat CONVECTION  
 Air Conditioning NONE  
 Bathrooms 2  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 1900

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	0 x 0 x 0	55	UT	0
0410	WD FENCE	1	0 x 0 x 0	400	UT	0
0320	CONCRETE	1	0 x 0 x 0	216	UT	0

**Sales**

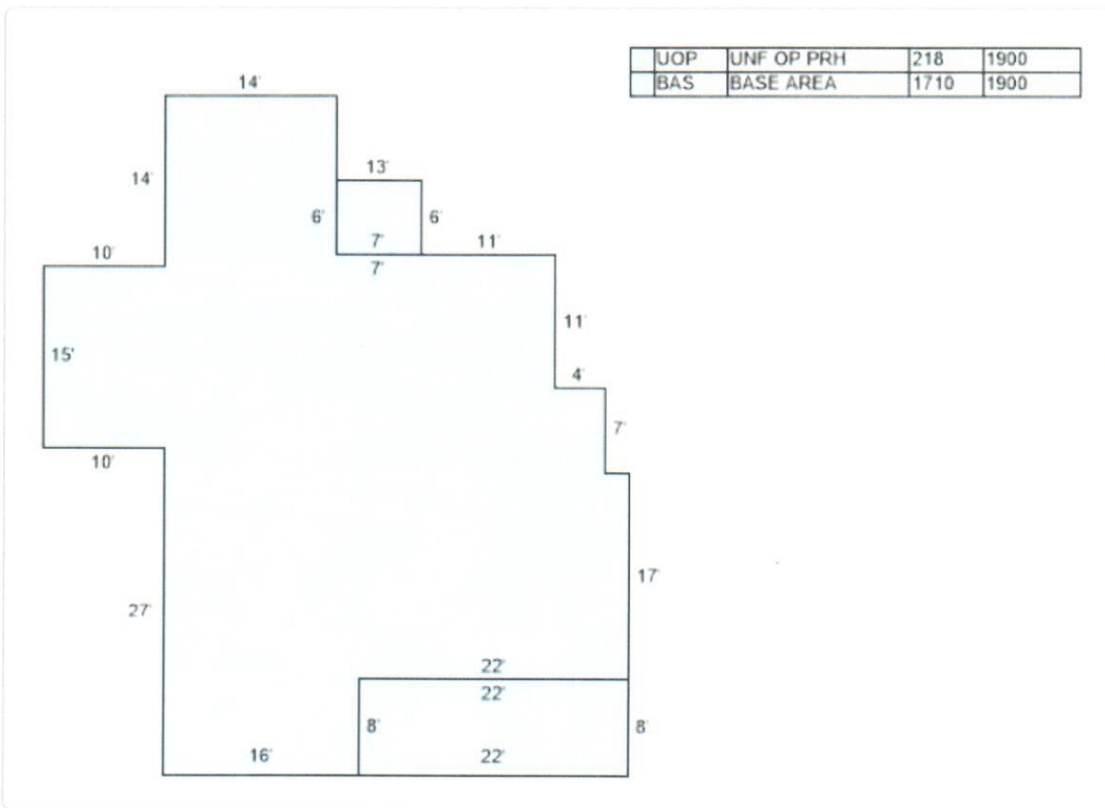
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/23/2017	\$128,500	WD	1204	537	Qualified (Q)	Improved	MARTINA	MCINTOSH
N	09/17/2010	\$100	WD	1021	130	Unqualified (U)	Improved	MARTINA	MARTINA

**Valuation**

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$17,259	\$17,690	\$17,690
Extra Features Value	\$1,115	\$1,115	\$1,115
Land Value	\$76,500	\$72,000	\$60,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
<b>Just (Market) Value</b>	<b>\$94,874</b>	<b>\$90,805</b>	<b>\$78,805</b>
Assessed Value	\$77,112	\$70,102	\$63,729
Exempt Value	\$0	\$0	\$0
Taxable Value	\$77,112	\$70,102	\$63,729
Maximum Save Our Homes Portability	\$17,762	\$20,703	\$15,076

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Sketches**



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload Data: 12/15/2017 10:01:17 PM



Developed by  
The Schneider  
Corporation

NWFWM Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the in

Effective Flood Map, Has been effective since 2/5/2014



**Geographical Information**

Latitude/Longitude: 29  
 Address: ALLEY /  
 Parcel ID: **01-095**  
 Firm Panel: **120370**

**Flood information**

**Flood Zone Informa**

Geographic Entity  
 Location of Interest  
 Parcel

**Base Flood Elevatio**

**N/A**

**Legend**



Location

**GLOSSARY**

**Disclaimer**

Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance I counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purp or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIR all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The responsible for the misuse or misinterpretation of the information presented in this portal.

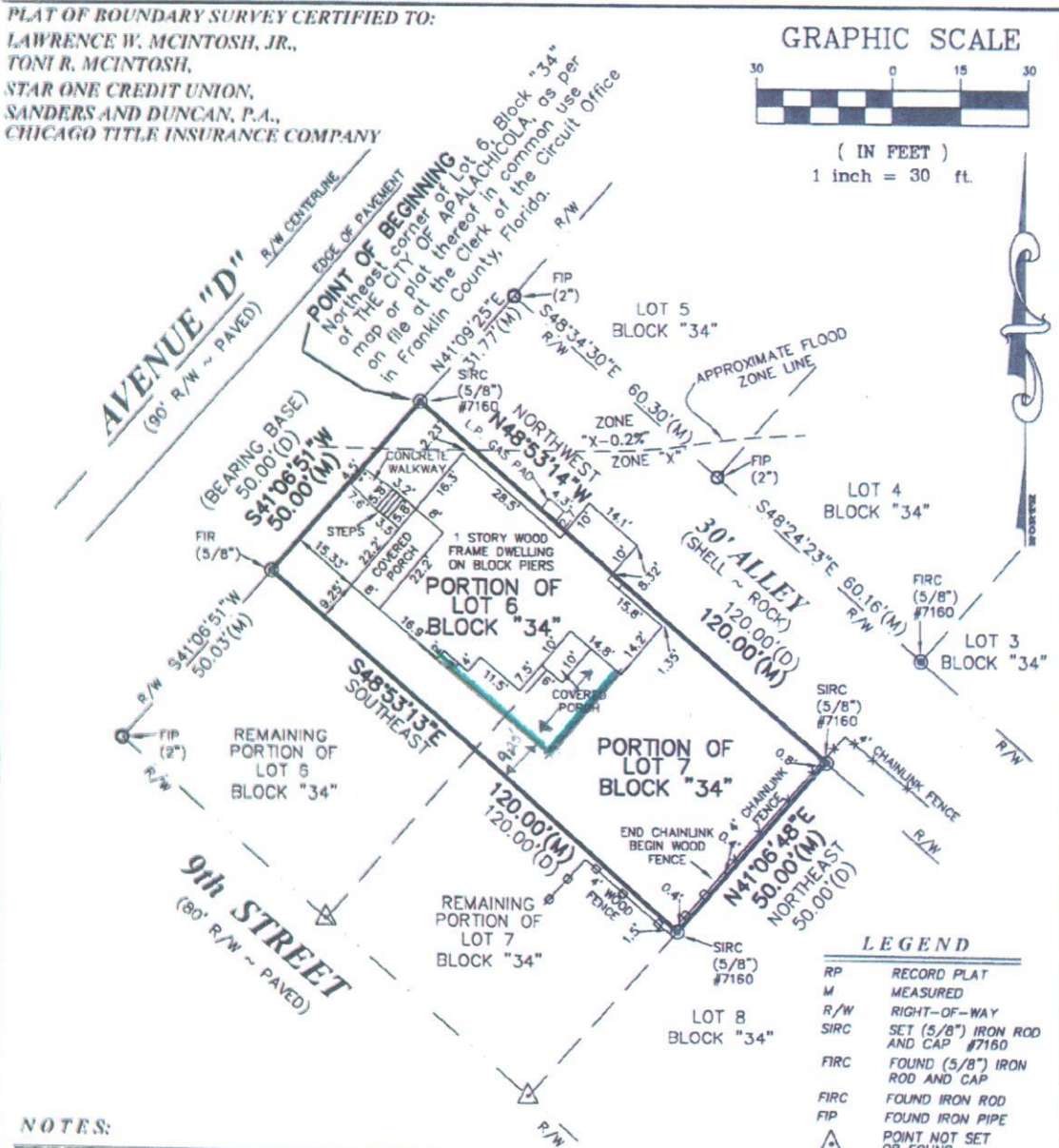
# Site Plan:

PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 LAWRENCE W. MCINTOSH, JR.,  
 TONI R. MCINTOSH,  
 STAR ONE CREDIT UNION,  
 SANDERS AND DUNCAN, P.A.,  
 CHICAGO TITLE INSURANCE COMPANY

## GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.



### LEGEND

RP	RECORD PLAT
M	MEASURED
R/W	RIGHT-OF-WAY
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
FIRC	FOUND IRON ROD
FIP	FOUND IRON PIPE
△	POINT NOT SET OR FOUND

### NOTES:

1. SURVEY SOURCE: Record plat, record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeasterly right of way boundary of Avenue D having an assumed bearing of South 41 degrees 05 minutes 51 seconds West as per a previous survey performed by this firm, (Job# 00-300, dated 5/19/00).
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for LEGAL DESCRIPTION.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

### FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" and "X-0.2% ANNUAL CHANCE" as per Flood Insurance Rate Map Community Panel No: 120089 0526F Index date: February 5, 2014, Franklin County, Florida.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

*James T. Roddenberry*

JAMES T. RODDENBERRY  
 Surveyor and Mapper  
 Florida Certificate No: 4261

<b>TR &amp; A</b>	<b>Thurman Roddenberry &amp; Associates, Inc.</b>		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 904-942-2538 FAX NUMBER: 904-942-1101 <small>LR 7160</small>		
DATE: 09/26/17	DRAWN BY: BB	N.B.593 PG.55	COUNTY: Franklin
FILE: 17359.DWG	DATE OF LAST FIELD WORK: 09/25/17	JOB NUMBER: 17-369	

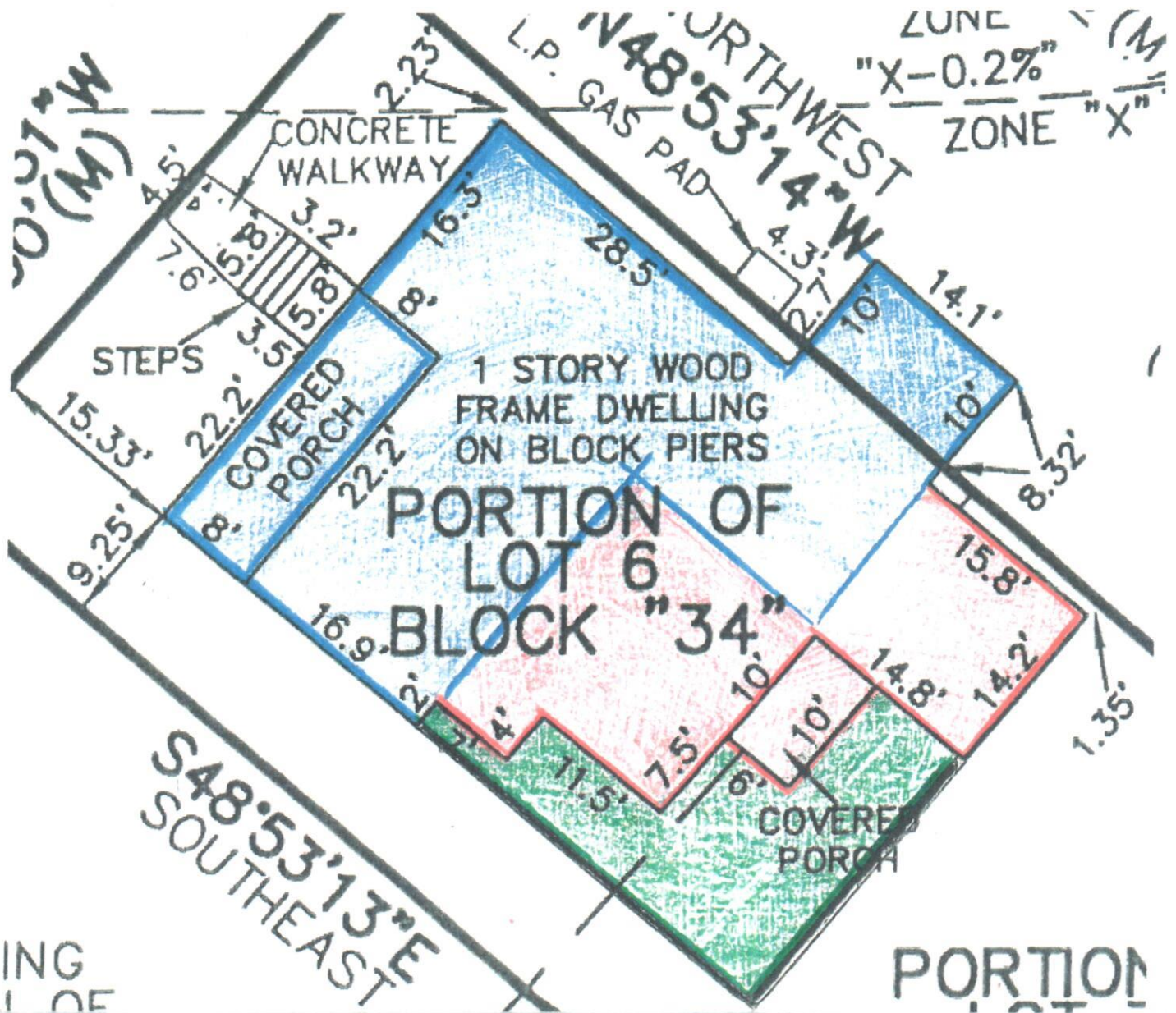
108 AVE D Apalachicola

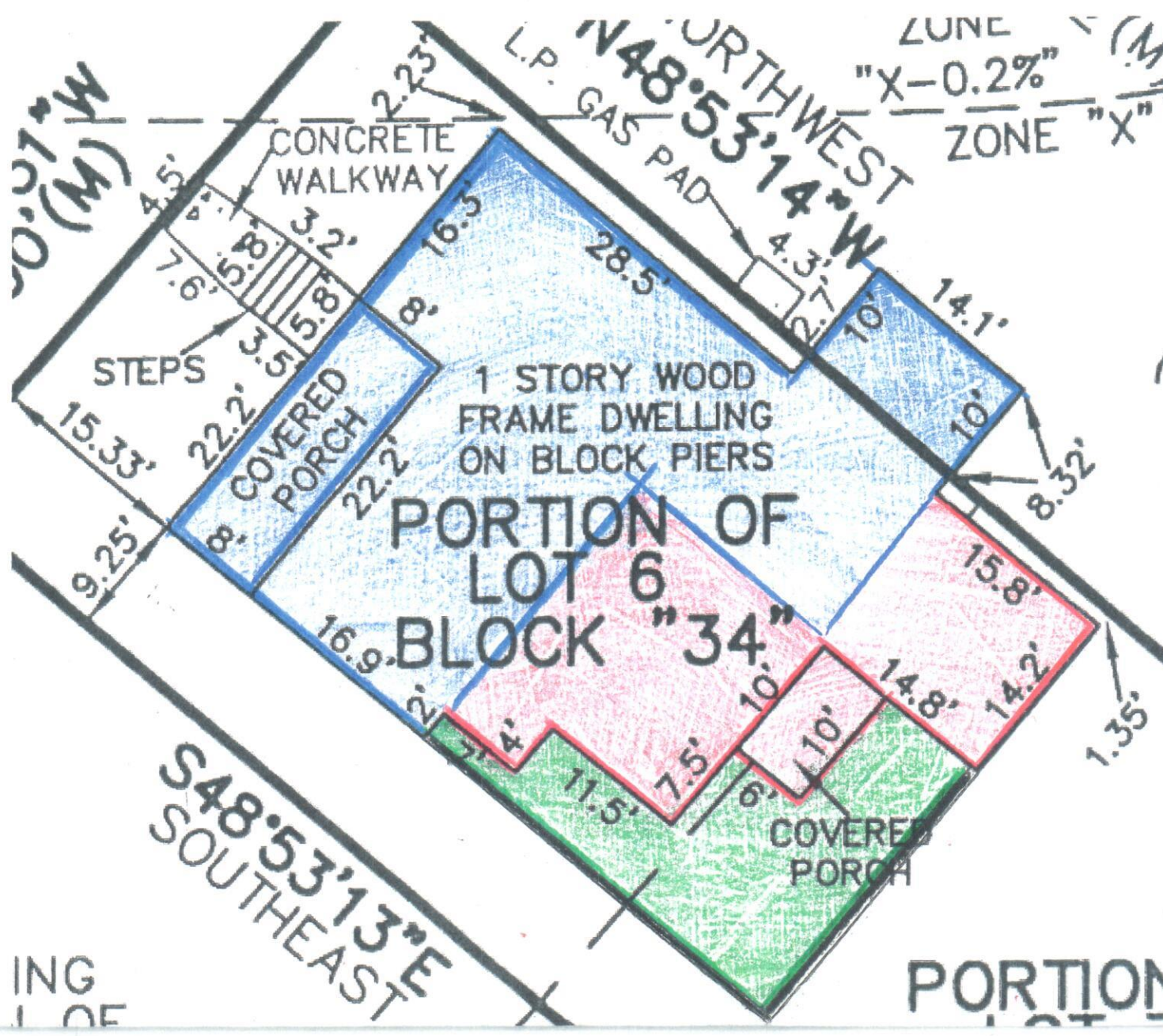
Blue area: Restore to original, paint wood shakes, repair rotten wood as needed this will all stay as built in 1900.

Red area: This area was not original to house in 1900 these are additions, it will have foundation work, new floor system, walls, and roof structure.

Green area: New foundation, floor structure, and walls needed for new roof structure.

All New walls will have Hardie Board Siding to best match the original look of the home. the New roof structure will be a gable that will better match the original Roof lines.





N 40° 07' W  
(M)

NORTHWEST  
N 48° 53' 14" W  
L.P. GAS PAD  
ZONE "X-0.2%"  
ZONE "X"

CONCRETE WALKWAY  
STEPS  
COVERED PORCH

1 STORY WOOD  
FRAME DWELLING  
ON BLOCK PIERS

PORTION OF  
LOT 6  
BLOCK "34"

S 48° 53' 13" E  
SOUTHEAST

COVERED PORCH

PORTION  
LOT

ING  
OF



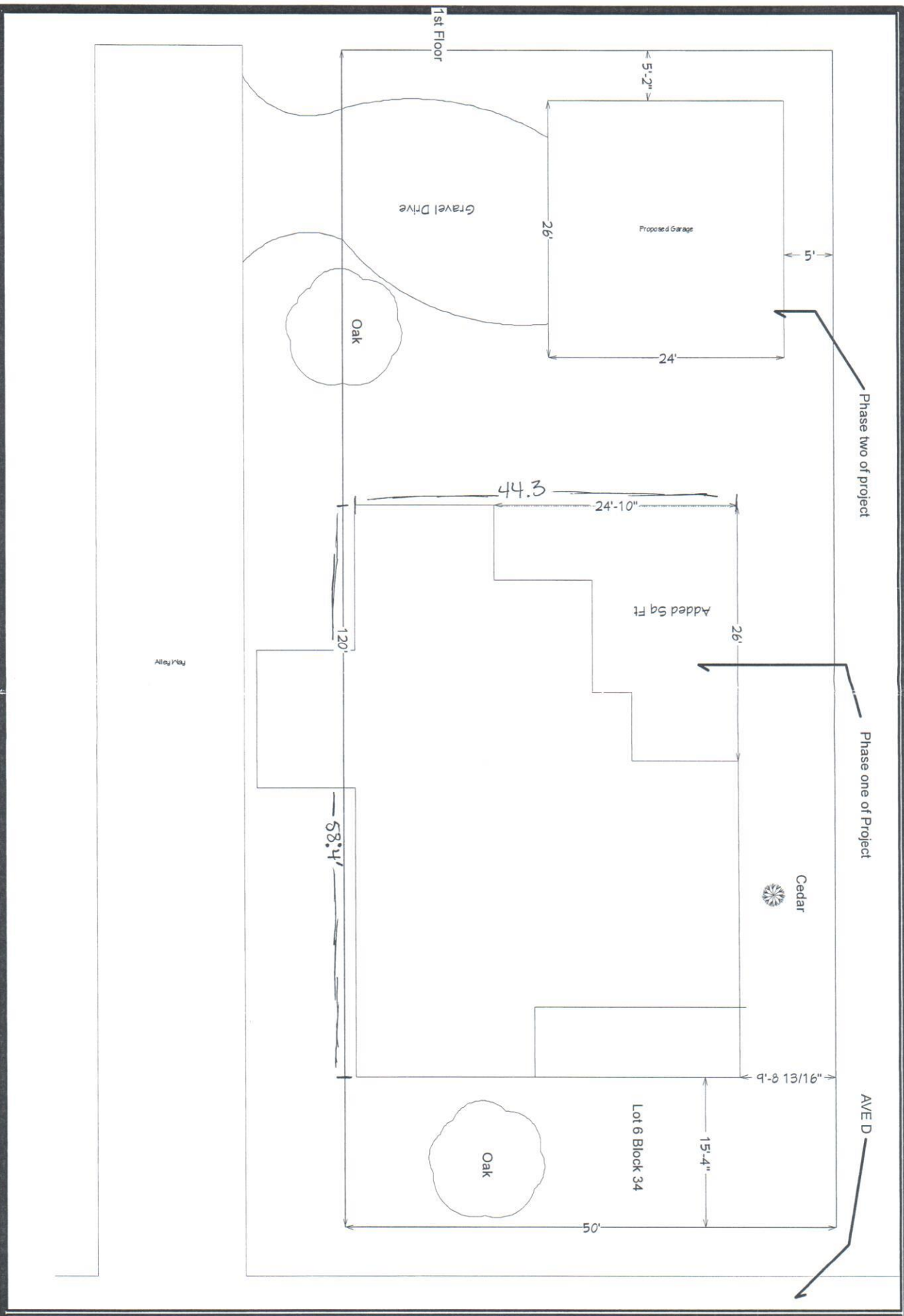




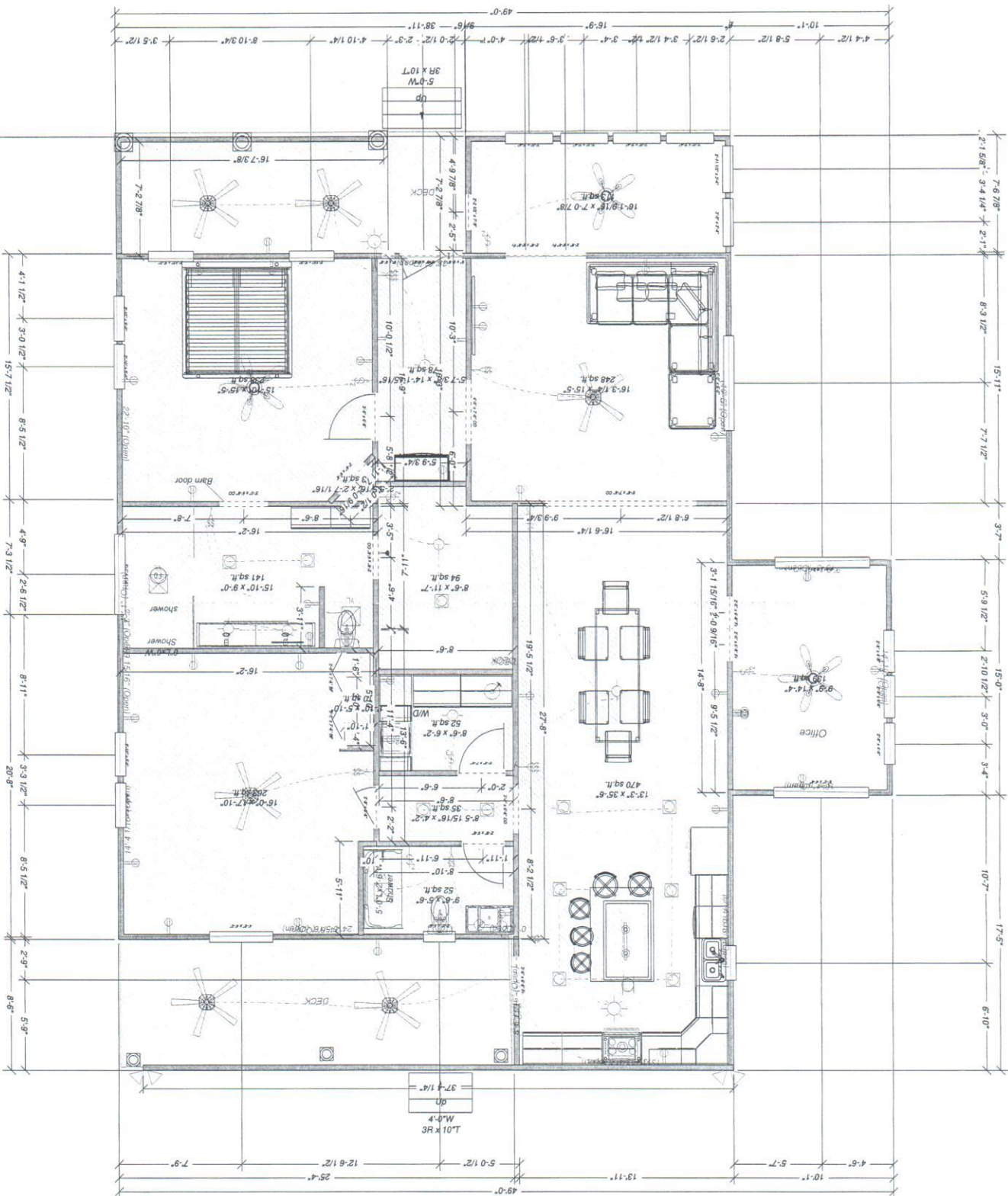








DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION: 108 Ave D Site Plan	SHEET TITLE:		NO.	DESCRIPTION	BY	DATE
DATE: 12/18/2017							
SCALE:							
SHEET: A-1							



## Applicant Summary

Applicant: Jerome Polous

Property Address: 102 24<sup>th</sup> Avenue. Apalachicola, FL 32320

Contractor: Owner/Self

Flood Zone: X

Property Zone: R-2

The applicant is proposing to enclose a 7x10 portion of existing screened in porch. The bottom of the porch is currently wood, and he wants to put 3 walls up using wood for siding and using 2 of the current windows.

The home is conforming structure and he is using existing foundation, not adding to it.



**Parcel Summary**

Parcel ID 01-095-08W-8330-0260-0100  
 Location Address 102 24TH ST  
 32320  
 Brief BLK 260 S 9.50 FT OF LOT 10 AND ALL OF 11-12 & THE NORTH 3 FT OF LOT 13OR/220/292 223/150 754/748 LIFE ESTATE 1033/487 SUBJECT  
 Tax Description\* TO LIFE ESTAT  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-9S-8W  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead Y

[View Map](#)

**Owner Information**

Primary Owner  
 Polous Jerome & Norma  
 102-24th Avenue  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	72.50	FF	0	0

**Residential Buildings**

Building 1  
 Type SINGLE FAM  
 Total Area 696  
 Heated Area 600  
 Exterior Walls AVERAGE  
 Roof Cover COMP SHNGL  
 Interior Walls WALL BD/WD  
 Frame Type N/A  
 Floor Cover PINE WOOD  
 Heat NONE  
 Air Conditioning NONE  
 Bathrooms 1  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 1950

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	27 x 3 x 0	81	UT	0
0580	BRICK WALK	1	3 x 3 x 0	9	UT	0
0620	SHED MT	1	23 x 18 x 0	414	UT	0
0630	SHED	1	18 x 16 x 0	288	UT	0
0130	C L FENCE 5	1	0 x 0 x 0	260	UT	0

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/19/2011	\$100	WD	1033	487	Unqualified (U)	Improved	QUINLAN	QUINLAN
N	07/17/2003	\$100	WD	745	748	Unqualified (U)	Improved	POLOUS	QUINLAN

[NWFWMMD Flood Information Report, Effective FIRM Issue Date:2/5/2014](#) [Close this report window to get back to the information portal](#)

Event:

Effective Flood Map, Has been effective since 2/5/2014

**Geographical Information**

Latitude/Longitude: 29.717845 / -85.003295

[Print this re](#)

Address: AVE APALACHICOLA FL 32320 [APPROXIMATE]

Parcel ID: 01-09S-08W-8330-0260-0100

Firm Panel: 12037C0509F (Effective)

**Flood Information**

**Flood Zone Information**

Geographic Entity

Location of Interest

Parcel

**Effective Flood Zone**

X

X:100%

**Base Flood Elevation\***

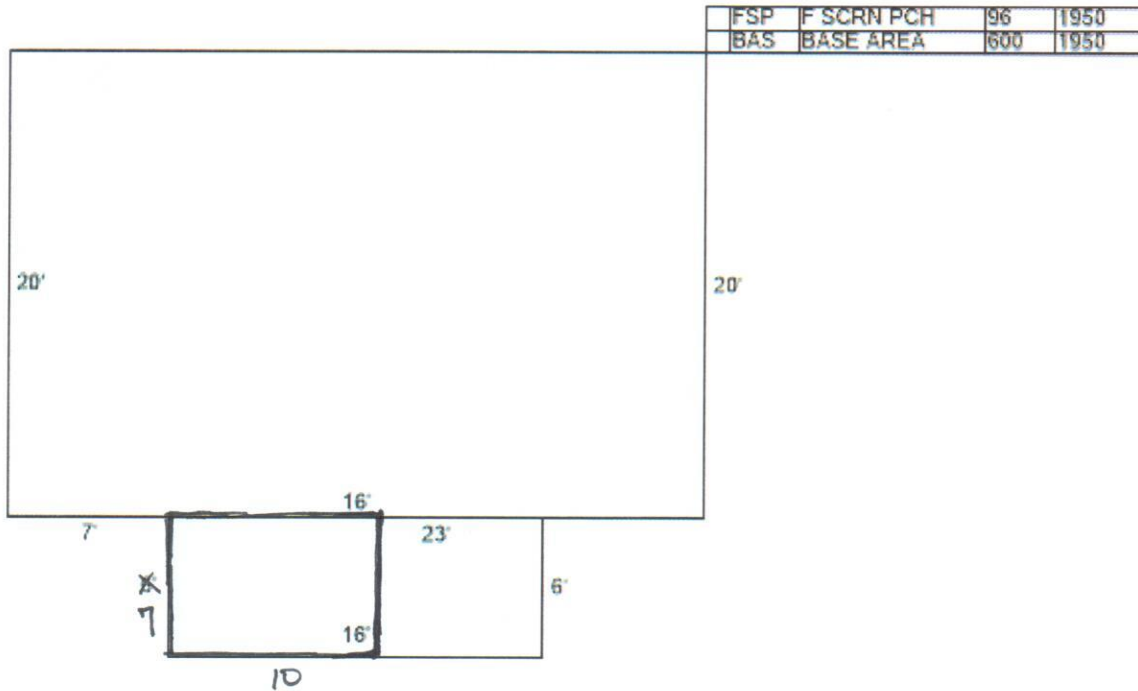
**N/A**

\*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.

**Legend**











Bottom is wood  
~~is~~ proposing to enclose  
 7 x 10 of existing  
 screen porch.  
3 sides being walked in  
 Home is ~~not~~ conforming structure

- using wood siding
- using current windows  
(2)

**Jerome Polous**  
102 24th Ave Front Porch



- Legend**
-  102 24th Ave
  -  Feature 1
  -  Miami International Airport, Florida
  -  NATIONAL WILDLIFE REFUGE

Google Earth

© SPOT IMAGE  
© 2017 Google  
© 2017 NGA

5.93 ft



## Applicant Summary

Applicant: Jeanette Blawn

Property Address: 8 Ellis Van Fleet Street. Apalachicola, FL 32320

Contractor: Pete Adams

Flood Zone: X

Property Zone: R-2

The applicant is proposing to build a 42 inch (3.5 Foot) Treated Pine Picket fence on both sides and rear of home.



**Parcel Summary**

Parcel ID 01-09S-08W-8330-0264-0080  
 Location Address 8 ELLIS VAN VLEET  
 32320  
 Brief Tax Description\* BL 264 100X174 FT OR 24/409 134/460 167/388 205/487 506/98 509/164 730/210 994/621 1013/636 1172/659  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-9S-8W  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Blawn Jeanette  
 689 Lawton Streer SW  
 Atlanta, GA 30310

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	100.00	FF	0	0

**Residential Buildings**

Building 1  
 Type SINGLE FAM  
 Total Area 2,134  
 Heated Area 1,684  
 Exterior Walls AVERAGE  
 Roof Cover MODULAR MT  
 Interior Walls DRYWALL  
 Frame Type WOOD FRAME  
 Floor Cover SHT VINYL; CARPET  
 Heat AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 2  
 Bedrooms 3  
 Stories 0  
 Effective Year Built 1984

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0610	SHED WD	1	18 x 10 x 0	180	SF	1984
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	0	UT	0
0320	CONCRETE	1	0 x 0 x 0	768	UT	0
0370	DOG HOUSE	1	0 x 0 x 0	0	UT	0
0320	CONCRETE	1	0 x 0 x 0	84	UT	0

**Sales**

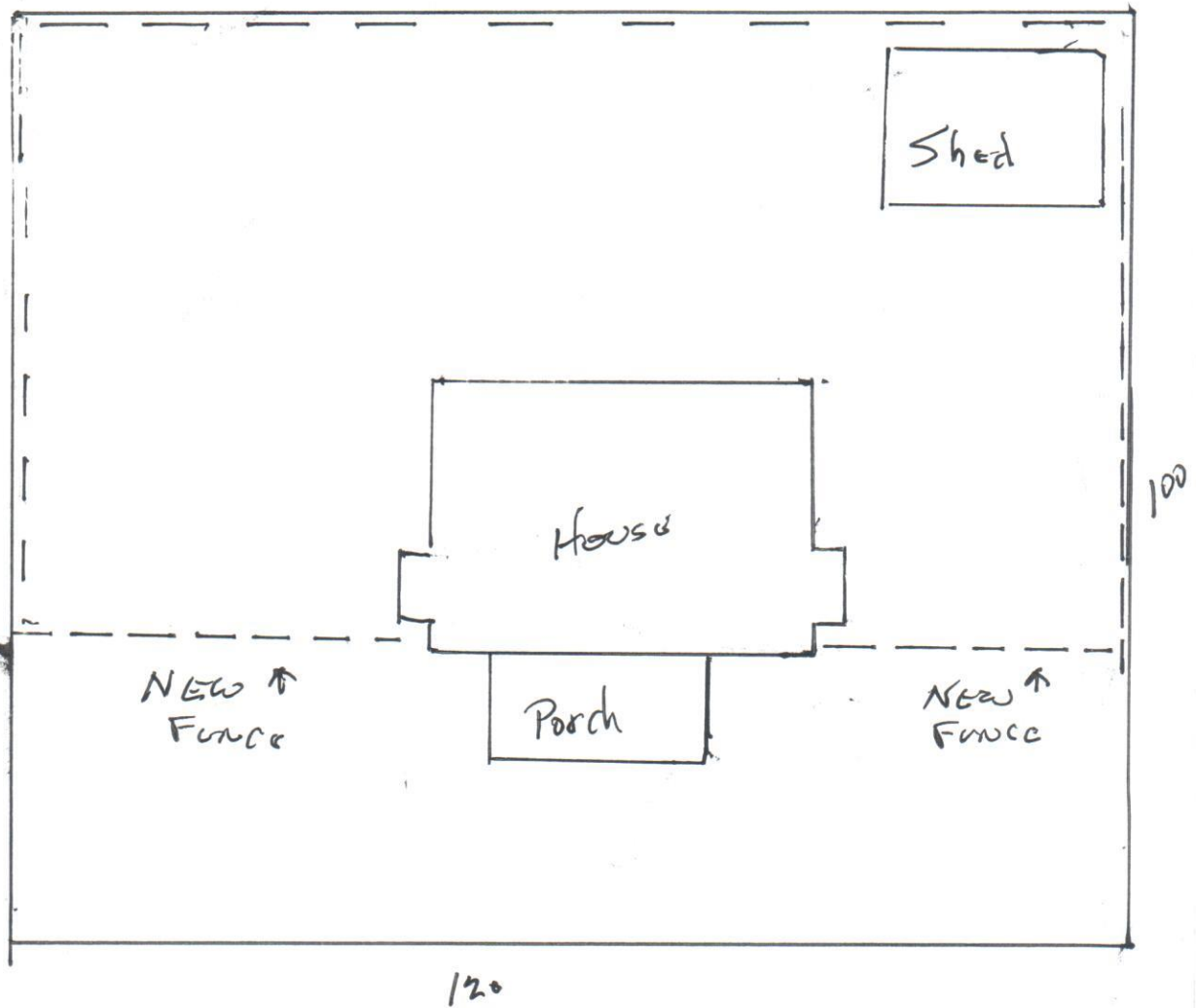
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/06/2016	\$140,000	WD	1172	659	Qualified (Q)	Improved	HARPER	BLAWN
N	05/05/2010	\$77,000	WD	1172	659	Unqualified (U)	Improved	U.S.BANK NATIONAL ASSOC.	WILSON/HARPER
N	05/05/2010	\$77,000	WD	1013	636	Unqualified (U)	Improved	U.S.BANK NATIONAL ASSOC.	WILSON/HARPER
N	08/05/2009	\$100	CT	994	621	Unqualified (U)	Improved	PAULIN	U.S.BANK NATIONAL ASSOC.
N	03/18/2003	\$118,000	WD	730	210	Qualified (Q)	Improved	MCKINNEY	PAULIN
N	07/27/1995	\$77,500	WD	509	164	Qualified (Q)	Improved	LOCKE	MCKINNEY JR
N	12/01/1983	\$6,375	WD	205	487	Qualified (Q)	Vacant		

# Site Plan Form

#8 Ellis Van Fleet ST

EX - FENCES ALONG BOTH SIDES AND BACK

NEW FENCE FROM PERMITS FENCES TO HOUSE  
APP 83 FT TOTAL



NOT TO SCALE



## Applicant Summary

Applicant: Margaret Weitz/ JV Harper

Property Address: 50 7<sup>th</sup> Street. Apalachicola, FL 32320 (Historic)

Contractor: Owner/Self

Flood Zone: AE10

Property Zone: R-1

The applicant is proposing to install a 6 foot picket fence with Iron Gates on the sides of her home



**Parcel Summary**

Parcel ID 01-09S-08W-8330-0029-0031  
 Location Address 50 7TH STREET  
 32320  
 Brief Tax Description\* BL 29 30'X100' OF SE 1/2 LOT 3 ALSO NW 22' OF LOT 3 OR 122/498-99 224/264 527/262 581/77 637/171 1125/397  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-9S-8W  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Harper James V &  
 Weitz Margaret E  
 50 7th Street  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Frontage	Depth
000100	SFR	52.00	0	0

**Residential Buildings**

Building 2  
 Type SINGLE FAM  
 Total Area 1,856  
 Heated Area 1,754  
 Exterior Walls BD/BTN AVG  
 Roof Cover MODULAR MT  
 Interior Walls DRYWALL  
 Frame Type WOOD FRAME  
 Floor Cover CLAY TILE; HARDWOOD  
 Heat AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 3  
 Bedrooms 3  
 Stories 2  
 Effective Year Built 2015

**Sales**

Multi Parcel	Sale Date	Sale Price
N	09/22/2017	\$497,000
N	07/28/2014	\$62,500
N	04/05/2000	\$55,000
N	07/28/1997	\$31,000
N	12/14/1995	\$23,500



**NWFWM Flood Information Report, Effective FIRM Issue Date: 2/5/2014** [Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



**Geographical Information**

Latitude/Longitude: 29.723835 / -84.986199 [Print this re](#)

Address: ALLEY APALACHICOLA FL 32320 [APPROXIMATE]

Parcel ID: **01-09S-08W-8330-0029-0031\_PART2**

Firm Panel: **12037C0526F** (Effective)

**Flood Information**

**Flood Zone Information**

Geographic Entity  
 Location of Interest  
 Parcel

**Effective Flood Zone**  
**AE**  
**AE:100%**

**Base Flood Elevation\***

**10.0ft**  
 (Effective BFE)

\*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is **NAVD1988**.

**Legend**



Location of Interest



Parcel Outline





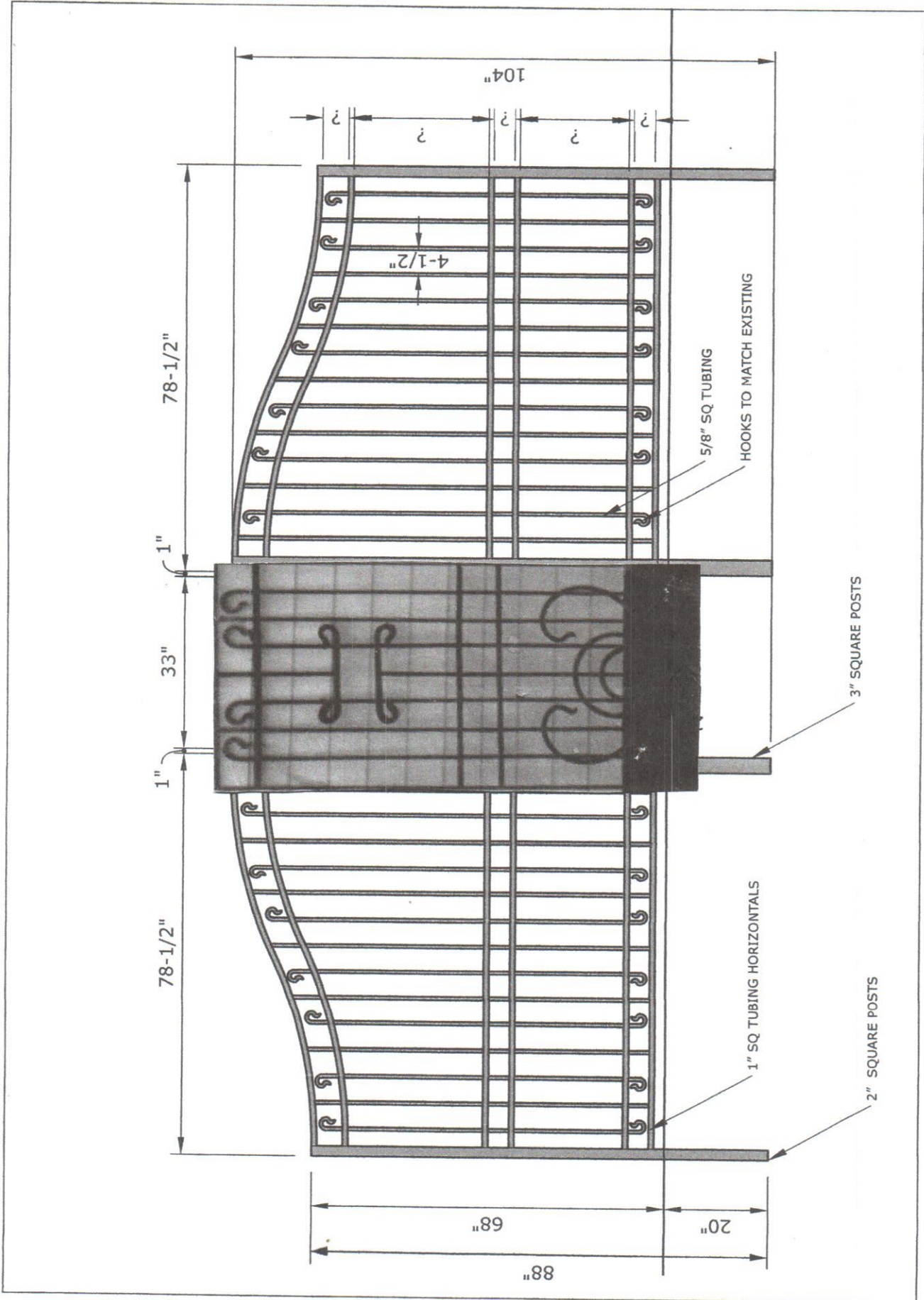
East Side





50 west side location





**MONUMENTAL FABRICATION OF AMERICA**

**CLIENT**  
 BETH WEITZ

**PROJECT**  
 SHOP DRAWINGS

**DRAWN BY**  
 SC

**DATE**  
 1/2/18

**GATE 1**

The drawings, 3D renders, and specifications contained herein are the property of Monumental Fabrication of America Inc. and may not be reproduced, distributed, modified, reposted, or otherwise used, except as provided herein, without the express written permission of MFA Inc.

## Applicant Summary

Applicant: Hugh & Angela Smith

Property Address: 26 24<sup>th</sup> Street. Apalachicola, FL 32320

Contractor: Carolina Carport

Flood Zone: 0.2 PCT

Property Zone: R-2

The applicant is proposing to install a 12x21 Open Metal Carport. They are compliant with lot coverage and setbacks.



**Parcel Summary**

Parcel ID 01-095-08W-8330-0270-0010  
 Location Address 26 24TH ST  
 32320  
 Brief Tax Description\* BL 270 LOTS 1 2  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-9S-8W  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead Y

[View Map](#)

**Owner Information**

Primary Owner  
 Smith Hugh H & Angela Sue  
 26 24th St  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	60.00	FF	0	0

**Residential Buildings**

Building 1  
 Type SINGLE FAM  
 Total Area 1,564  
 Heated Area 1,288  
 Exterior Walls VINYL SIDE  
 Roof Cover COMP SHNGL  
 Interior Walls DRYWALL  
 Frame Type N/A  
 Floor Cover SHT VINYL  
 Heat AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 1  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 2000

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	1	UT	2000
0320	CONCRETE	1	0 x 0 x 0	28	UT	0



NWFWM Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



**Geographical Information**

Latitude/Longitude: 29.715926 / -85.003255 [Print this report](#)  
 Address: 24TH AVE APALACHICOLA FL 32320 [APPROXIMATE]  
 Parcel ID: **01-09S-08W-8330-0270-0010**  
 Firm Panel: **12037C0509F** (Effective)

**Flood information**

**Flood Zone Information**

Geographic Entity  
 Location of Interest  
 Parcel

**Effective Flood Zone**  
**0.2PCT**

**0.2 PCT ANNUAL CHANCE:100%**

**Base Flood Elevation\***

**N/A**

\*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is **NAVD1988**.

**Legend**



Location of Interest



Parcel Outline

E

Property Line

Rear

34' X 49'

24 Ave

Residence

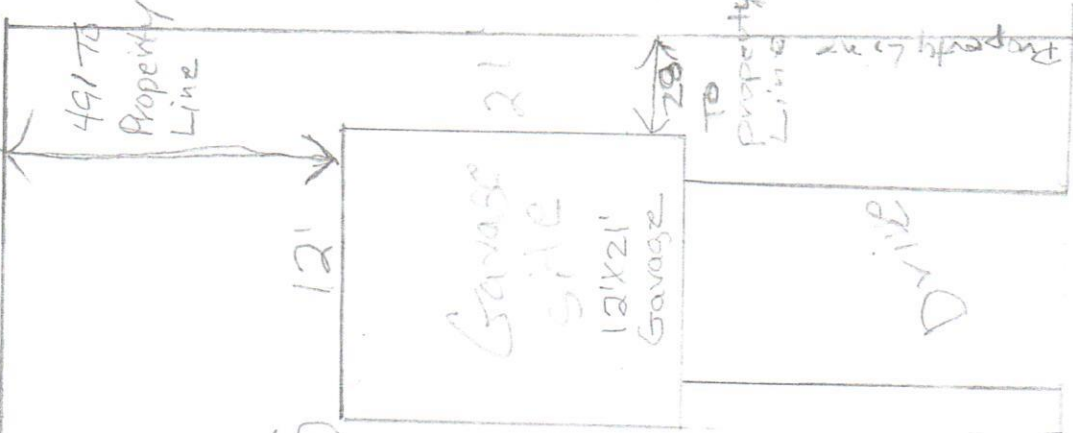
34'

Front Porch

49'

Front W

N



Hugh H & Angela Sue Smith  
26 24th St.  
Apalachicola, FL 32320

Lot's 60' X 100'

~~24~~ Ave  
75 St

Carolina Carports will pull permit

~~2nd St~~

12' x 21' x 6' H  
18' W X 21' L X 6' H CARPORT



ITEM RSC18216

 COLORS (HTTP://WWW.CARPORCENTRAL.COM/METAL-CARPORT-COLOR-VISUALIZER/?PRODUCT\_ID=210)

**BUY OUTRIGHT PRICE \$1295**

(\*Price varies by state and location)

**METAL CARPORT INSTALLATION PLANS AND DETAILS  
AND  
FRAMING AND FASTENER SPECIFICATIONS**

FOR CONSTRUCTION IN THE  
STATE OF FLORIDA

PREPARED FOR:  
**CAROLINA CARPORTS, INC.**  
P.O. BOX 1263  
DOBSON, NORTH CAROLINA 27017

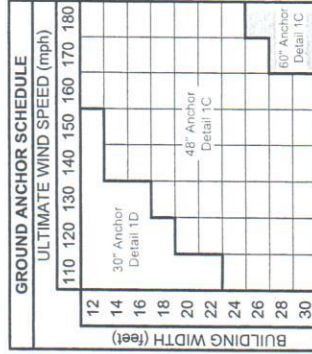
PREPARED BY:  
**BECHTOL ENGINEERING AND TESTING, INC.**  
605 WEST NEW YORK AVENUE  
DELAND, FLORIDA 32720  
Certificate of Authorization No. 00005492

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609 OF THE FLORIDA BUILDING CODE, SIXTH EDITION (2017). THE PLANS ARE VALID UNTIL THE NEXT REVISION OF THE FLORIDA BUILDING CODE.



**CAROLINA CARPORTS, INC.**  
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

DATE	01/22/18
ISSUE	NTS
DESIGNED BY	NTS
CHECKED BY	NTS
APPROVED BY	NTS
PROJECT NO.	GT18001
SHEET NO.	SHEET 1 OF 5



DETAILS 1C AND 1D SHOWN ON SHEET 4 OF 5.

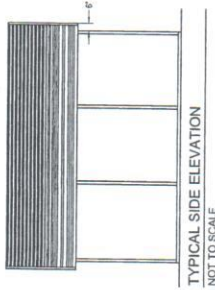
FBC APPROVED PRODUCTS LIST				
PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE	MAXIMUM ALLOWABLE WIND SPEED
STRUCTURAL COMPONENTS	ROOF DECK	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6596.1-R5 10/10/17	180
STRUCTURAL COMPONENTS	STRUCTURAL WALL	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6702.1-R5 10/10/17	180
STRUCTURAL COMPONENTS	FLOOD VENT	FLOOD FLAPS, LLC 8x16 Flood Flap	FL17351.1-R2 10/03/17	NA
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY Series 402-14	FL17996.3 09/07/15	139
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY Series 407	FL17996.5 09/07/15	170
EXTERIOR DOORS	ROLL-UP	ASTA INDUSTRIES INC. Model 203	FL8886.1-R5 10/08/17	180
WINDOWS	SINGLE HUNG	POCAHONTAS ALUMINUM COMPANY, INC. Model 100 VS	FL12940.2-R4 01/07/16	139
WINDOWS	SINGLE HUNG	MI WINDOWS AND DOORS Model 185 SH	FL17499.3-R2 12/29/17	180

**TABLE 1  
RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS**

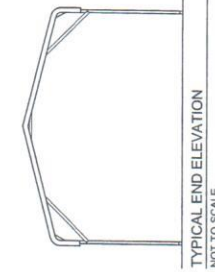
RISK CATEGORY	WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM POST / RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					INTERIOR POSTS/RAFTERS	END POSTS/RAFTERS
I	C	110 TO 150	89 TO 116	5.0	6	6
		151 TO 180	117 TO 139	4.0	6	6

- NOTES: 1. Specifications applicable to 26 gauge metal roof and wall panels fastened directly to 12 or 14 gauge steel tube framing, or 18 gauge hat channel roof purlins.  
2. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 7° to 27° (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.
- GENERAL NOTES:**
- THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
  - THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITIES/STORAGE BUILDINGS RISK CATEGORY II CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT FULLY ADDRESSED HEREIN WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE, AND INSTALLATION OF DOORS, WINDOWS OR OTHER COMPONENTS ARE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS OF NON-APPROVED COMPONENTS.
  - ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
  - FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12-14 x 3/4" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHER @ 6" O.C. AVERAGE.
  - ALL FIELD FRAMING CONNECTIONS SHALL BE #12-14 x 3/4" SELF DRILLING SCREWS WITHOUT CONTROL SEAL WASHER. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
  - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 6X6-W1 4XW1 4 WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCEMENT COMPLYING WITH ASTM C1116.
  - BASE RAIL GROUND ANCHOR REQUIREMENTS: ONE WITHIN 6" OF EVERY POST LOCATION, AND BOTH SIDES OF OPENINGS WHERE BASE RAIL IS ABSENT. GROUND ANCHORS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION, EXCEPT AS SHOWN ON DETAIL 1E, SHEET 4 OF 5, WHERE BASE RAIL IS FLUSH WITH EDGE OF SLAB. SEE GROUND ANCHOR SCHEDULE (THIS SHEET) FOR SPECIFIC TYPE GROUND ANCHOR REQUIREMENTS.
  - CONCRETE EXPANSION ANCHORS SHALL BE WE-LIT ANK-R-TITE MODEL AT 1252, OR SLEEVE ANCHOR MODEL HSA 1260, OR EQUIVALENT.
  - POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND GABLE ENDS.
  - SLAB FOUNDATION SUBGRADE SHALL BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R318.1 OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017). RESIDENTIAL, AND SECTION 1816.1 OF THE FBC FE 2017 - BUILDING.
  - 14 GA FRAMING IS 2-1/2" x 2-1/2" TUBE STEEL (TS). NIPPLES ARE 2-1/4" x 2-1/4" 12 GATS FOR 14 GA FRAMING. 12 GA FRAMING IS 2-1/4" x 2-1/4" TS. NIPPLES ARE 2" x 2" 12 GATS FOR 12 GA FRAMING.

**BOW FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF**

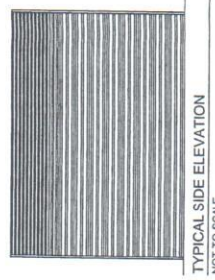


TYPICAL SIDE ELEVATION  
NOT TO SCALE

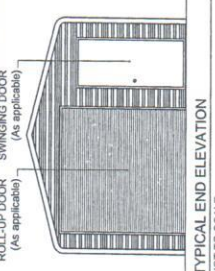


TYPICAL END ELEVATION  
NOT TO SCALE

**BOW FRAME RAFTER ENCLOSED BLDG - HORIZONTAL ROOF**

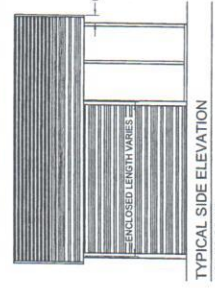


TYPICAL SIDE ELEVATION  
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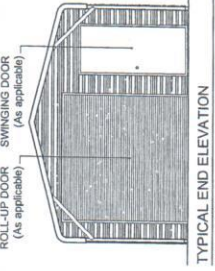


TYPICAL END ELEVATION  
NOT TO SCALE

**BOW FRAME RAFTER UTILITY BUILDING - HORIZONTAL ROOF**

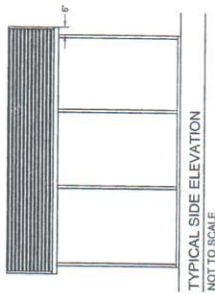


TYPICAL SIDE ELEVATION  
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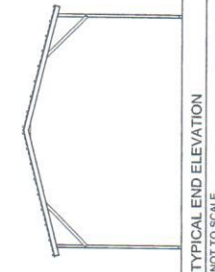


TYPICAL END ELEVATION  
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**BOX EAVE FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF**

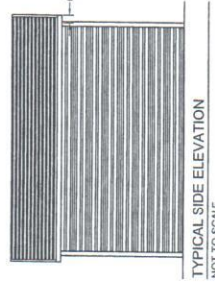


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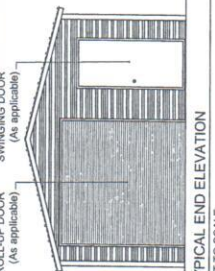


TYPICAL END ELEVATION  
NOT TO SCALE

**BOX EAVE FRAME RAFTER ENCLOSED BLDG - HORIZONTAL ROOF**

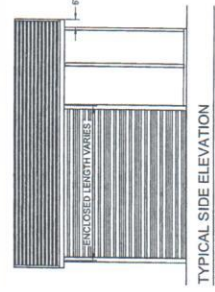


TYPICAL SIDE ELEVATION  
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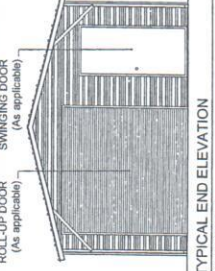


TYPICAL END ELEVATION  
NOT TO SCALE

**BOX EAVE FRAME RAFTER UTILITY BLDG - HORIZONTAL ROOF**



TYPICAL SIDE ELEVATION  
NOT TO SCALE

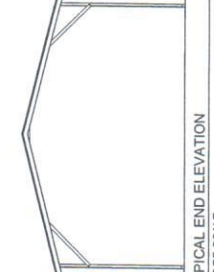


TYPICAL END ELEVATION  
NOT TO SCALE

**BOX EAVE FRAME RAFTER OPEN CARPORT - VERTICAL ROOF**

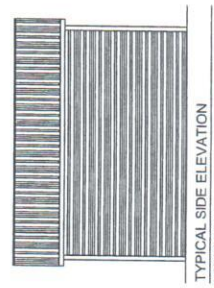


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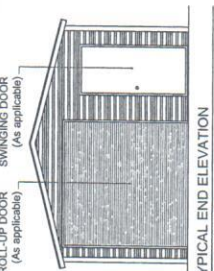


TYPICAL END ELEVATION  
NOT TO SCALE

**BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL ROOF**

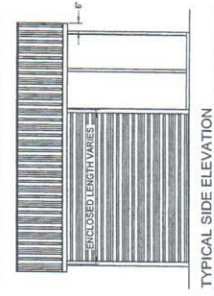


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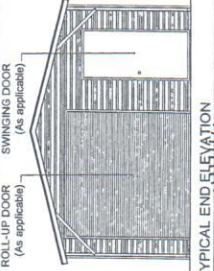


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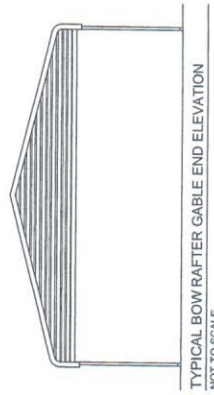
**BOX EAVE FRAME RAFTER UTILITY BLDG - VERTICAL ROOF**



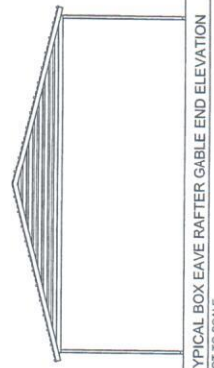
TYPICAL SIDE ELEVATION  
NOT TO SCALE



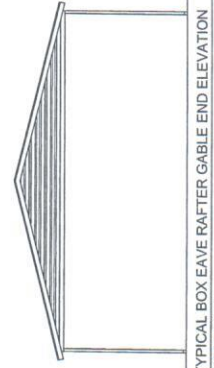
TYPICAL END ELEVATION  
NOT TO SCALE



TYPICAL BOW RAFTER GABLE END ELEVATION  
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION  
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION  
NOT TO SCALE



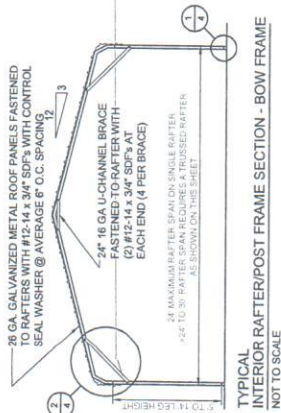
**CAROLINA CARPORTS, INC.**

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

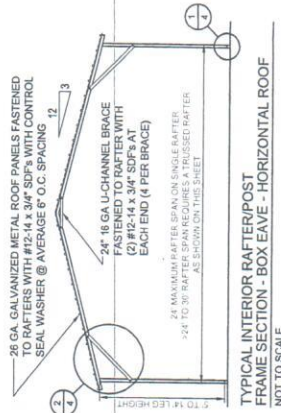
**BECHTOL ENGINEERING AND TESTING, INC.**  
 100 W. NEW YORK AVENUE, SUITE 300  
 GAITHERSBURG, MD 20878  
 PROFESSIONAL ENGINEER  
 License No. 136538  
 State of Florida

DATE:	01/02/18
SCALE:	MKB NTS
DRAWN BY:	RR
CHECKED BY:	RR
APPROVED BY:	TD

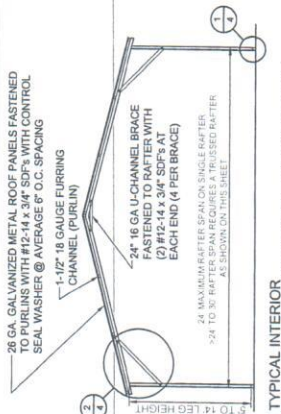
BECHTOL ENGINEERING AND TESTING, INC.  
 100 W. NEW YORK AVENUE, SUITE 300  
 GAITHERSBURG, MD 20878  
 PROFESSIONAL ENGINEER  
 License No. 136538  
 State of Florida



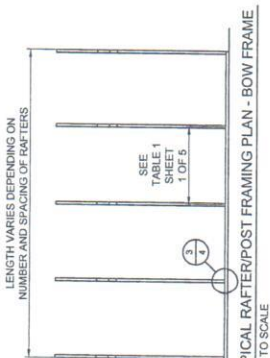
TYPICAL INTERIOR RAFTERPOST FRAME SECTION - BOW FRAME  
NOT TO SCALE



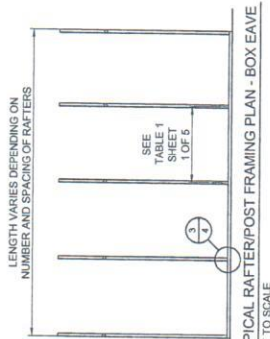
TYPICAL INTERIOR RAFTERPOST FRAME SECTION - HORIZONTAL ROOF  
NOT TO SCALE



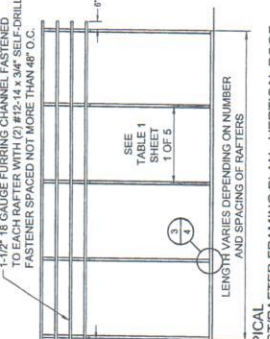
TYPICAL INTERIOR RAFTERPOST FRAME SECTION - VERTICAL ROOF  
NOT TO SCALE



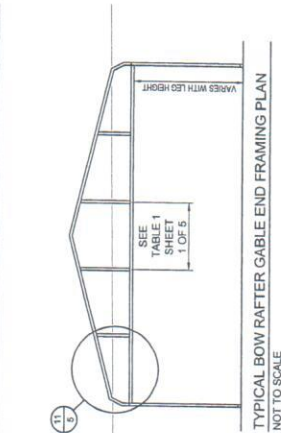
TYPICAL RAFTERPOST FRAMING PLAN - BOW FRAME  
NOT TO SCALE



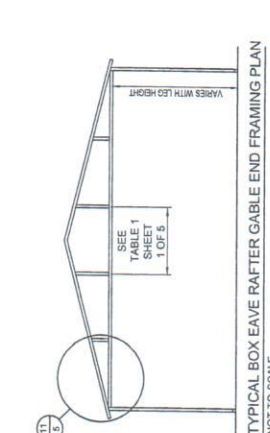
TYPICAL RAFTERPOST FRAMING PLAN - BOX EAVE  
NOT TO SCALE



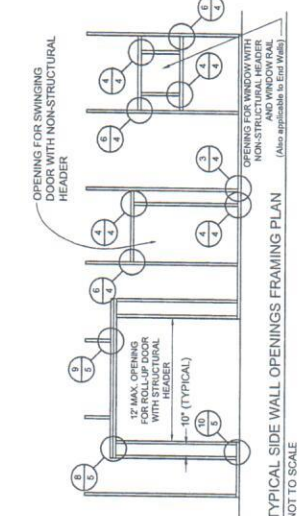
TYPICAL RAFTERPOST FRAMING PLAN - VERTICAL ROOF  
NOT TO SCALE



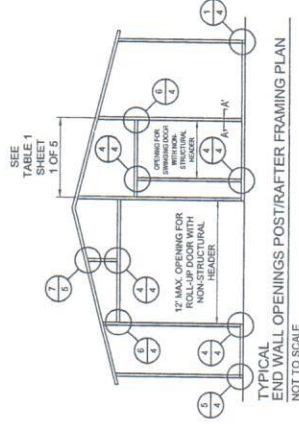
TYPICAL BOW RAFTER GABLE END FRAMING PLAN  
NOT TO SCALE



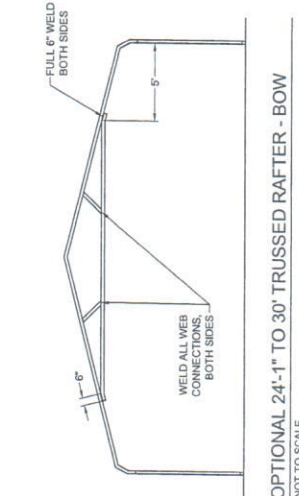
TYPICAL BOX EAVE RAFTER GABLE END FRAMING PLAN  
NOT TO SCALE



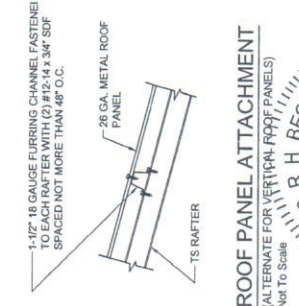
TYPICAL SIDE WALL OPENINGS FRAMING PLAN  
NOT TO SCALE



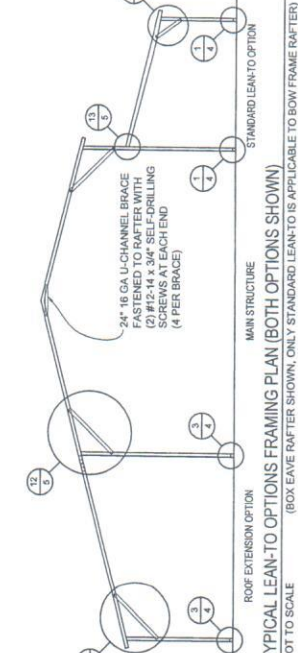
TYPICAL RAFTERPOST FRAMING PLAN  
NOT TO SCALE



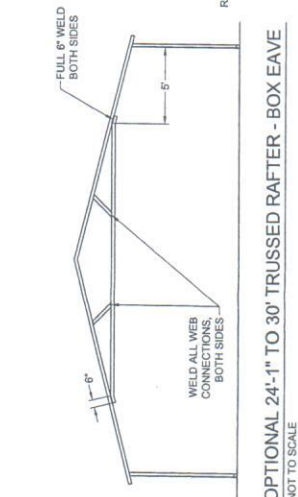
OPTIONAL 24-1\"/>



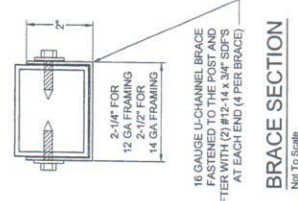
ROOF PANEL ATTACHMENT  
(ALTERNATE FOR VERTICAL ROOF PANELS)  
NOT TO SCALE



TYPICAL LEAN-TO OPTIONS FRAMING PLAN (BOTH OPTIONS SHOWN)  
NOT TO SCALE  
(BOX EAVE RAFTER SHOWN, ONLY STANDARD LEAN-TO IS APPLICABLE TO BOW FRAME RAFTER)



OPTIONAL 24-1\"/>



BRACE SECTION  
NOT TO SCALE

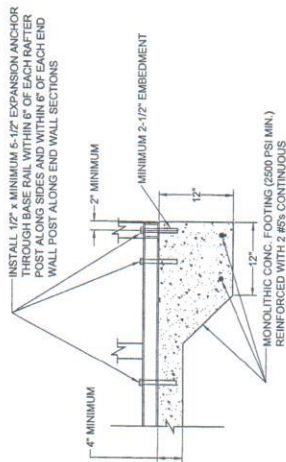
**CAROLINA CARPORTS, INC.**  
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

**BECHTOL ENGINEERING AND TESTING, INC.**  
605 WEST NEW YORK AVENUE, SUITE 300  
DELAND, FLORIDA 32726  
Professional Engineer License No. 5492

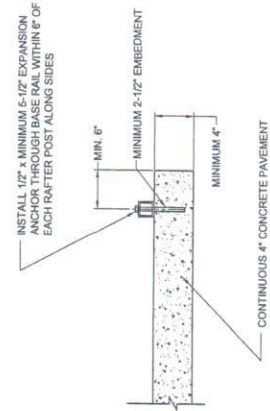
Professional Engineer  
Thomas Bechtol  
Florida License No. 5492

DATE	01/02/18
REVISION	NTS
BY	MKB
CHECKED BY	NTS
DESIGNED BY	PR
APPROVED BY	TD

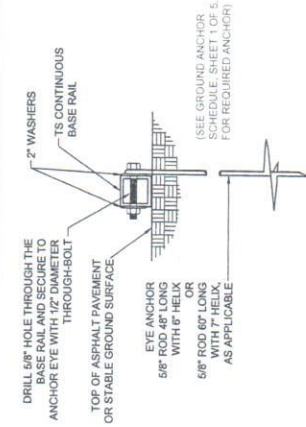
BECHTOL ENGINEERING AND TESTING, INC.  
CONSULTING ENGINEERING, ARCHITECTURAL, AND MATERIALS TESTING SERVICES  
10000 W. UNIVERSITY BLVD., SUITE 300, DEERFIELD BEACH, FL 33442



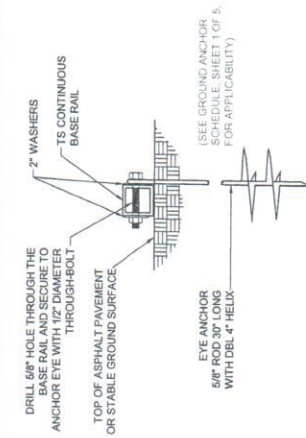
**1A** NOT TO SCALE  
**CONCRETE BASE RAIL ANCHORAGE**



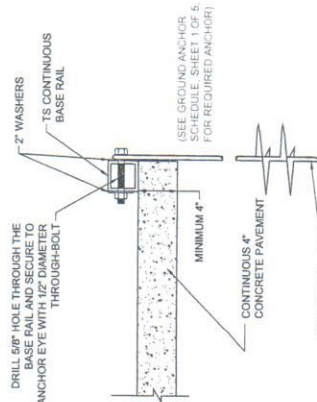
**1B** NOT TO SCALE  
**CONCRETE BASE RAIL ANCHORAGE**  
 (OPTIONAL - OPEN CARPORTS ONLY)



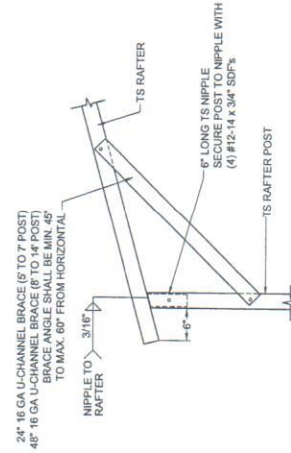
**1C** NOT TO SCALE  
**BASE RAIL DEEP ANCHORAGE**



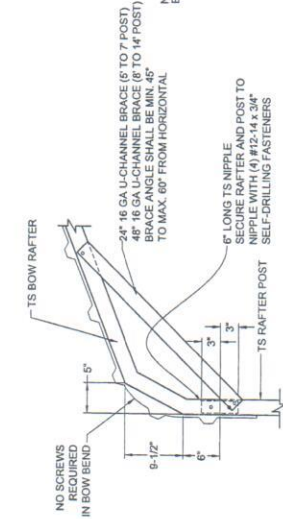
**1D** NOT TO SCALE  
**BASE RAIL ANCHORAGE**



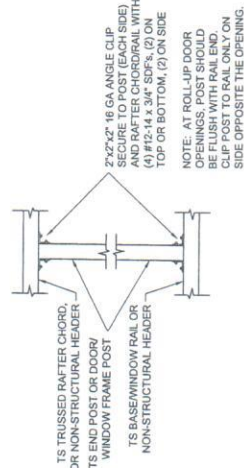
**1E** NOT TO SCALE  
**CONCRETE BASE RAIL ANCHORAGE**  
 (OPEN CARPORTS WHERE SLAB EDGE DISTANCE DOES NOT MEET MINIMUM EDGE DISTANCE SHOWN IN DETAIL 1B)



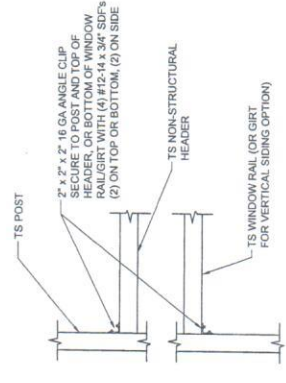
**2A** NOT TO SCALE  
**BOX EAVE RAFTER/POST DETAIL**



**2B** NOT TO SCALE  
**BOW RAFTER/POST DETAIL**



**4** NOT TO SCALE  
**POST TO RAIL, TRUSS CHORD, OR NON-STRUCTURAL HEADER CONN. DETAIL**



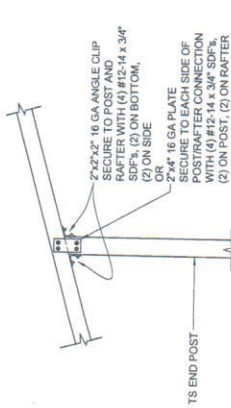
**5** NOT TO SCALE  
**END POST/BASE RAIL CONN.**



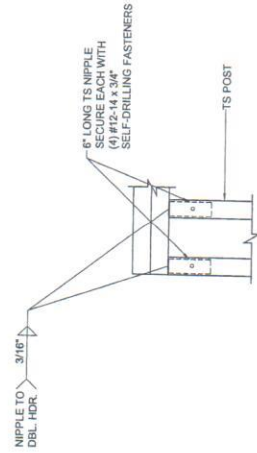
**CAROLINA CARPORTS, INC.**  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

DATE	0/10/2018
DRAWN	MKB
CHECKED	RR
IN CHARGE	TD
SCALE	NTS
PROJECT	G18001
ISSUE	TD

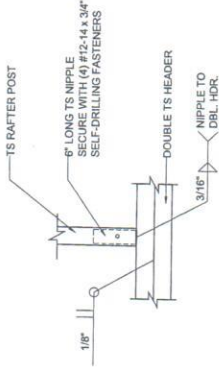
**BECHTOL ENGINEERING AND TESTING, INC.**  
 CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING CONSULTANTS  
 1000 S. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33135



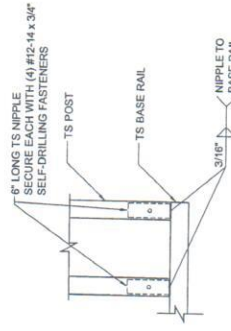
7 Not To Scale  
**END POST/RAFTER CONN. DETAIL**



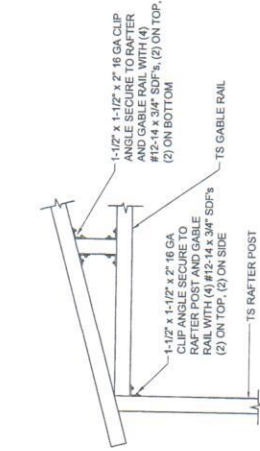
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**RAFTER POST/DBL. HEADER DETAIL**



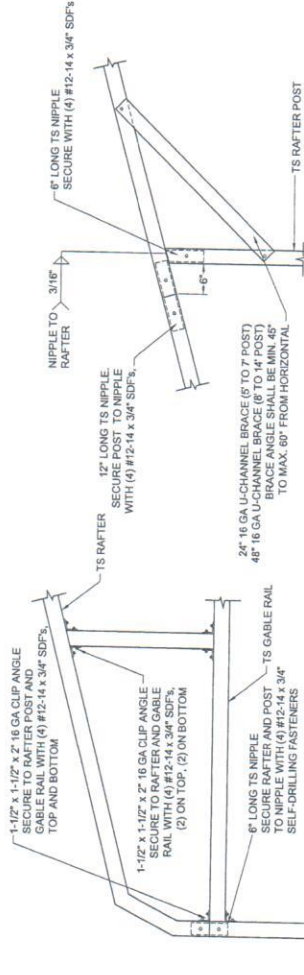
9 Not To Scale  
**RAFTER POST/HEADER DETAIL**



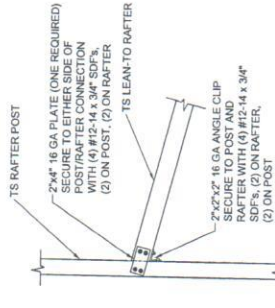
10 Not To Scale  
**RAFTER POST/BASE RAIL CONNECTION DETAIL**



11A Not To Scale  
**GABLE RAIL TO RAFTER POST CONNECTION DETAIL**



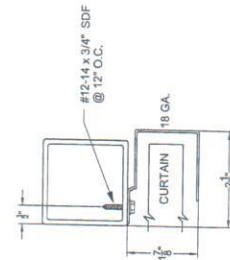
11B Not To Scale  
**GABLE RAIL TO RAFTER POST CONNECTION DETAIL**



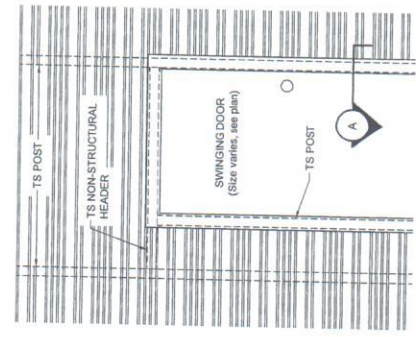
13 Not To Scale  
**POST / LEAN-TO RAFTER CONN. DETAIL**



12 Not To Scale  
**SIDE EXTENSION RAFTER/POST DETAIL**



11A Not To Scale  
**ROLL-UP DOOR GUIDE TO POST CONNECTION DETAIL**  
 CURTAIN: 26 GA. galvanized steel with baked on epoxy primer & polyester top coat.



A Not To Scale  
**SECTION**



**CAROLINA CARPORTS, INC.**  
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

**BECHTOL ENGINEERING AND TESTING, INC.**  
 10000 W. WEST WINDY LANE, SUITE 200  
 DELAND, FLORIDA 32720  
 Certificate of Approval No. 5482

Thomas R. H. Bechtol, P.E.  
 Florida License No. 38538

DATE	01/02/16
DRAWN	MKB
CHECKED	RR
SCALE	NTS
PROJECT NO.	016001
APPROVED	TB

SHEET 5 OF 5



## Applicant Summary

Applicant: Charles Malcolm

Property Address: 131 Bay Colony Way. Apalachicola, FL 32320

Contractor: Ben Withers, Inc.

Flood Zone: AE11

Property Zone: R-2

The applicant is proposing to build a 40x40 Single Family Residence with screened porch on Concrete Pilings

Current Grade Elevation is 9 feet. According to elevations, they are building base floor a 3.2 above which meets flood requirements

Hardie Board Siding.

Building Height 30 Feet

Metal Roof – 3½-12 & 12 Roof Pitch

Double Pane Windows

No Trees to be Removed. Fill Dirt would be in foundation of where home will be built. Very Minimal. Elevations will need be taken before and after build is completed.

No landscaping plan at this current time. Homeowner is aware there will need to be a landscaping plan when that time comes due to flood zone.

Setbacks are compliant. Lot Coverage Compliant



**Parcel Summary**

Parcel ID 12-095-08W-1000-0000-0210  
 Location Address 131 BAY COLONY WAY  
 APALACHICOLA 32320  
 Brief Tax Description\* BAY COLONY SUB LOT 21 PB 8/5 774/580 1194/286  
 \*The Description above is not to be used on legal documents.  
 Property Use Code VACANT (000000)  
 Sec/Twp/Rng --  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Malcolm Charles Samuel Jr  
 Malcolm Darrell A  
 4825 A1a South #200  
 St Augustine, FL 32080

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.00	UT	0	0

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/02/2017	\$35,000	WD	1194	286	Qualified (Q)	Vacant	MEYER	MALCOLM
N	02/02/2004	\$57,500	WD	774	580	Unqualified (U)	Vacant	FIGHTING CHAIR	MEYER

**Valuation**

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$38,000	\$35,000	\$35,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
<b>Just (Market) Value</b>	<b>\$38,000</b>	<b>\$35,000</b>	<b>\$35,000</b>
Assessed Value	\$38,000	\$35,000	\$33,275
Exempt Value	\$0	\$0	\$0
Taxable Value	\$38,000	\$35,000	\$33,275
Maximum Save Our Homes Portability	\$0	\$0	\$1,725

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload Data: 12/15/2017 10:01:17 PM



Developed by  
 The Schneider  
 Corporation

NFWMD Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the informatio

Effective Flood Map, Has been effective since 2/5/2014

Geographical Information

Latitude/Longitude: 29.715625  
Address: ALPHA ST APAL  
Parcel ID: 01-09S-08W-1  
Firm Panel: 12037C0509F

Flood information

Flood Zone Information

Geographic Entity  
Location of Interest  
Parcel

Base Flood Elevation\*

11.0ft  
(Effective BFE)

\*The cr  
during tr  
are sho  
profiles  
floodpro  
structure

Legend



Location of Inter

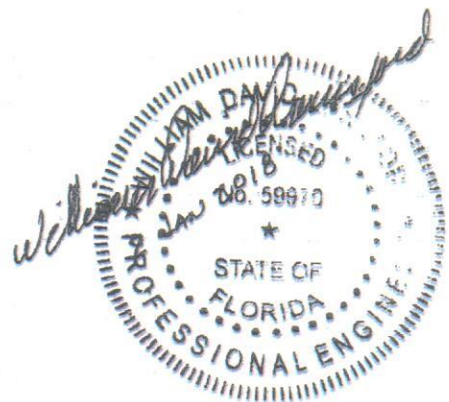
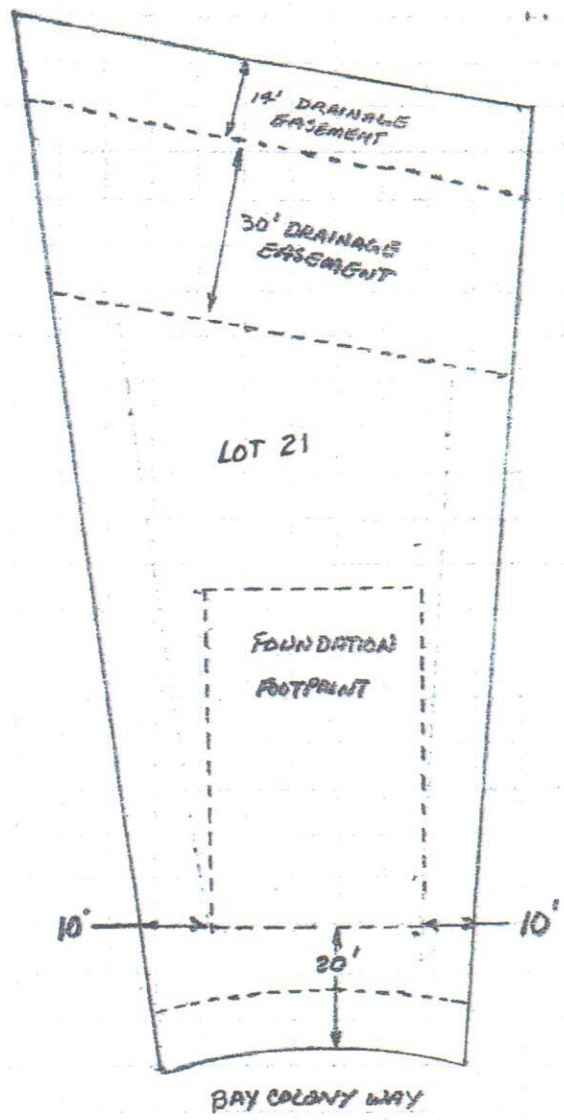


NOTES: PROPERTY LINES FROM REDEVELOPER SURVEY  
DATED 11/07/17, JOB NUMBER 02-487.

FOUNDATION FROM SOUTHERN LIVING HOUSE PLANS,  
SL-1648. OUTLINE IS MAXIMUM DIMENSIONS AND  
IS INTENDED TO SHOW APPROXIMATE LOCATION  
RELATIVE TO PROPERTY LINES.

MALCOLM HOUSE PLANS  
LOT 21, BAY COLONY WAY  
PANACEA, FL

WILLIAM DAVID LAWRENCE, PE # 59970  
26 GRUM DR.  
PANACEA, FL 32346  
850-984-4435



MALCOLM SITE PLAN  
SCALE: 1" = 30'



Over 1000 Exclusive Designs - One Southern Living Name

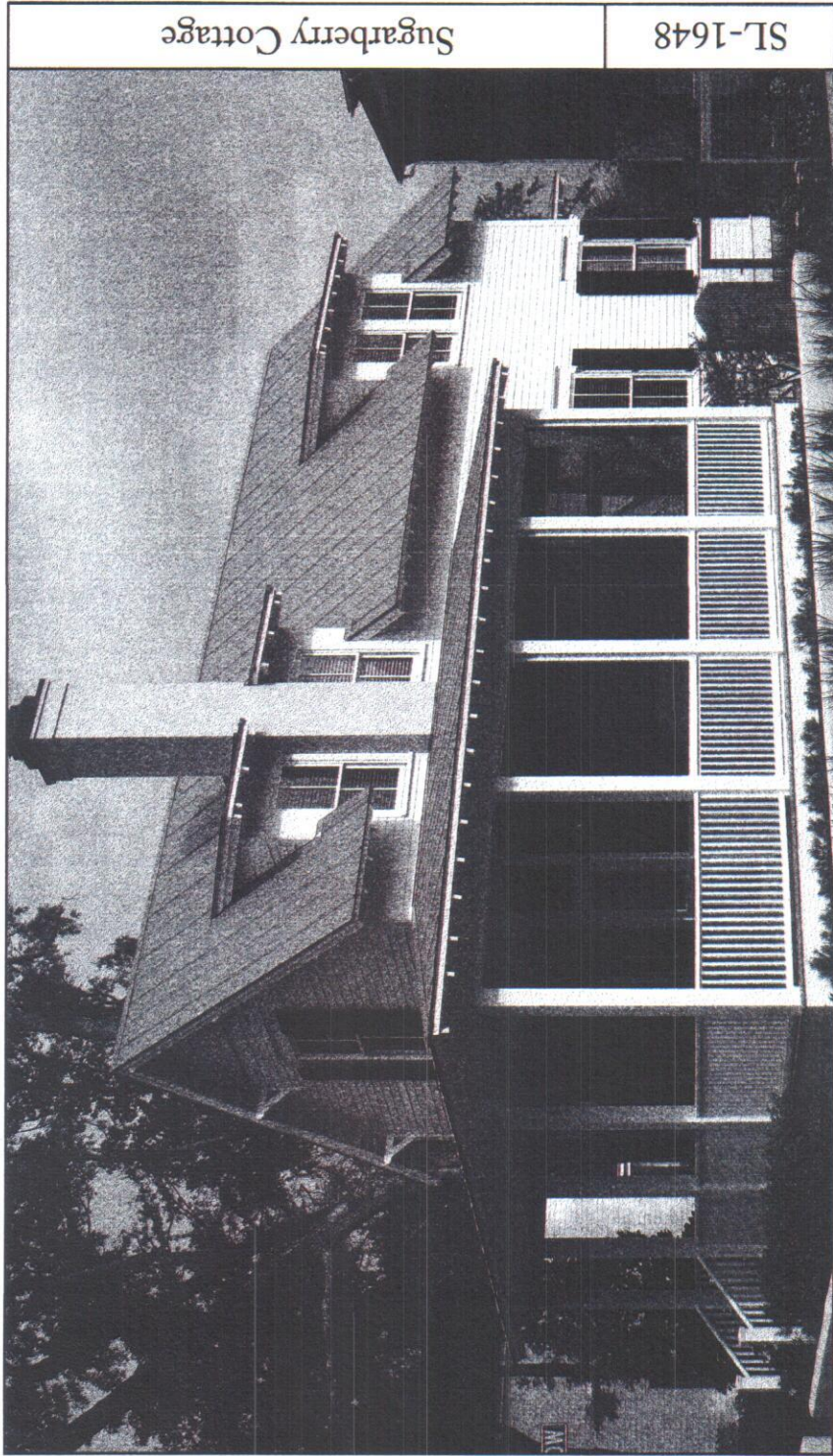
**License Agreement and Copyright Notice:**  
 Plans are the property of Southern Living House Plans, Inc. and are protected under the Copyright Act, Title 17, of the United States Code. Each set of house design plans includes the right to construct one residence of the type and size shown on the plans. No other rights are granted. Where you have the right to copy or make a home plan or to construct a home based on a plan depends on the type of plan you have in the plan set.

**Copyright and Modification Rights:**  
 To obtain the right to copy or modify a house plan, you must purchase a reproducible or a license for the design. For the right to the design, CAD File, when you purchase a plan set, you must purchase a license for the design. For the right to the design, CAD File, when you purchase a plan set, you must purchase a license for the design. For the right to the design, CAD File, when you purchase a plan set, you must purchase a license for the design.

**Construction License and Compliance with Code:**  
 When you purchase a Southern Living house plan in the form of a reproducible set, PDF file, or CAD File, you are purchasing a license to construct one residence of the type and size shown on the plans. This license is subject to the following conditions: 1. You must obtain all necessary permits and approvals from the appropriate authorities before construction. 2. You must comply with all applicable building codes and zoning regulations. 3. You must obtain all necessary permits and approvals from the appropriate authorities before construction.

**Product Exchange Policy:**  
 We want you to be happy with your purchase. Each set of house plans is specially priced and includes a 30-day money-back guarantee. If you are not satisfied with your purchase for any reason, we will refund your purchase price less shipping and handling charges. To be eligible for a refund, you must return the plans within 30 days of the date of purchase. For more information, call us toll free at (800) 846-3121.

**Responsibility of Plan Commissioning:**  
 CAD Files or Printing Sets cannot be returned or exchanged for any reason. Project Plans cannot be returned or refunded. For more information, call us toll free at (800) 755-1122.



Sugarberry Cottage

SL-1648

# Southern Living HOUSE PLANS



[www.southernlivinghouseplans.com](http://www.southernlivinghouseplans.com)

1-800-755-1122



APPROVED TO ATTEND  
 PROFESSIONAL ENGINEERING EXAMINATIONS  
 STATE OF GEORGIA

ALL DESIGNS AND  
 PLANS ARE  
 DESIGNED BY  
 ARCHITECTS  
 AND ENGINEERS  
 AND ARE  
 SUBJECT TO  
 THE  
 PROVISIONS  
 OF THE  
 ARCHITECTURE  
 ACT OF 1968  
 (P.L. 90-542)

AUG. 15, 2008

NO.	DATE	DESCRIPTION

DATE:

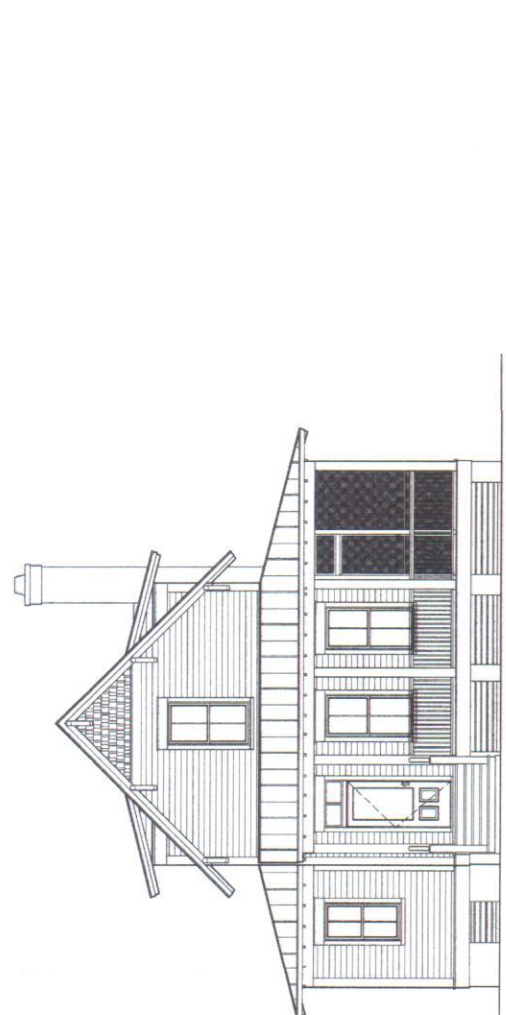
MOSEER DESIGN GROUP, INC.  
RESIDENTIAL DESIGNERS  
17 MARKET NO. 2, BEAUFORT, SOUTH CAROLINA 29906  
INFO@MOSEERDESIGNGROUP.COM  
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

PROJECT:  
THNS-CC-32-D-1  
TRADITIONAL NEIGHBORHOOD HOME  
HOMES COLLECTION

These drawings were prepared by Moseer Design Group, Inc. and are provided as a guide only. The contractor is responsible for the construction of the project. The drawings are provided as a guide only and do not constitute a contract. The contractor is responsible for the construction of the project. The drawings are provided as a guide only and do not constitute a contract. The contractor is responsible for the construction of the project.

SHEET: A-1 OF 9



# SC-32-D-1

TRADITIONAL NEIGHBORHOOD HOME SERIES

## DRAWING INDEX

- A-1 COVER SHEET / GENERAL INFORMATION
- A-2 FOUNDATION PLAN
- A-3 FLOOR FRAMING PLANS
- A-4 FLOOR PLANS
- A-5 ROOF PLAN
- A-6 ELEVATIONS
- A-7 SECTIONS & WALL DETAILS
- A-8 PORCH & WALL DETAILS
- A-9 ELECTRICAL PLANS

NOTE:  
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS,  
STRUCTURAL AND FINISHING DETAILS,  
PROVIDING DETAILS.  
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN  
MEMBERS AND CONNECTIONS TO BE MADE  
MEET ALL APPLICABLE CODES AND LOCAL ORDINANCES.

## TERMS OF PURCHASE AND USE.

1. Moseer Design Group, Inc. assumes no liability for any home shown in these drawings. It is the responsibility of the purchaser of these drawings to verify the accuracy of the drawings prior to the start of actual construction.
2. These drawings are the property of Moseer Design Group, Inc. and are not to be reproduced, copied, or used in any way without the written consent of Moseer Design Group, Inc. All rights reserved.
3. A purchase of building plans entails the purchase of the right to use such documents to construct a single home. It does not include the right to construct multiple homes, or to use the drawings for any other purpose. All rights reserved.
4. Any use of these plans, or modifications thereto, by the purchaser, without the written consent of Moseer Design Group, Inc., is prohibited.
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6. The purchaser shall be responsible for all construction costs and materials. The purchaser shall be responsible for all construction costs and materials.
7. The plans do not include any permits, loading, or other conditions. The purchaser shall be responsible for all construction costs and materials. The purchaser shall be responsible for all construction costs and materials.
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14. It is the purchaser's responsibility to ensure that all work is completed in accordance with the applicable building codes and regulations. The purchaser shall be responsible for all construction costs and materials.
15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, the purchaser acknowledges and agrees that these drawings are provided "AS IS" without any warranty of any kind, express or implied, including the implied warranty of merchantability and fitness for a particular purpose. The purchaser shall be responsible for all construction costs and materials.
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SYMBOLS AND ABBREVIATIONS	MEANING
ABV	ABOVE FINISHED FLOOR
AFF	ABOVE SUBFLOOR
AS	AS SHOWN
AT	AT
BPE	BASE FLOOR ELEVATION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
COMB	COMBUSTIBLE
DIR	DIRECTION OF RISING BLDG
DEG	DEGREES
EXT	EXTERIOR
FIN	FINISHED FLOOR ELEVATION
FL	FLOOR
FEET	FEET
FOS	FACE OF STUD
FACE	FACE OF STUD
OPSLUM	OPSLUM BLOCK
OPP	OPPOSITE
HB	HOSE BIB
H/C	HEATING, VENTILATION & AIR CONDITIONING
H/R	HEADER
HORIZ	HORIZONTAL
INT	INTERIOR
IN	INCHES
JUST	JUST
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPNG	OPENING
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
ROW	RIGHT OF WAY
REQD	REQUIRED
REMO	REMOVE
REQD	REQUIRED
TOS	TOP OF STUD
TOP	TOP OF BLOCK
TBD	TOP OF STUD
TRD	TRIM
TRD	TRIM
VERT	VERTICAL
VERT	VERTICAL
CAV	CALVANIZED
SS	STAINLESS STEEL

AUG. 15, 2008

DATE:

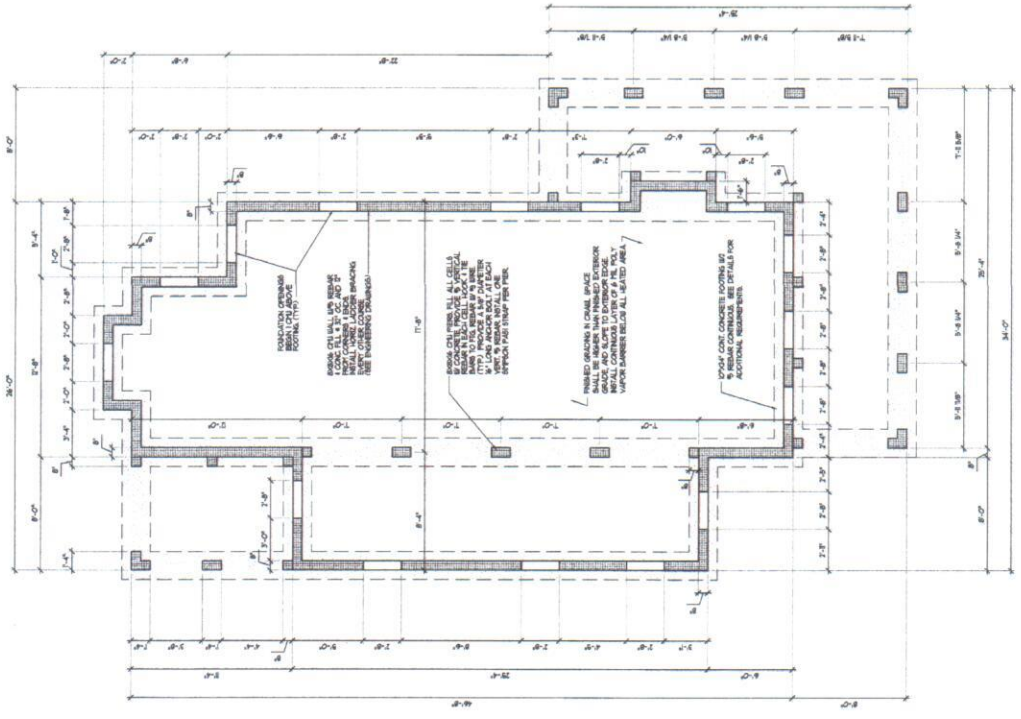
MOSEY DESIGN GROUP, INC.  
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REVISIONS:

PROJECT:  
THN-SC-32D-1  
SMALL COTTAGE  
TRADITIONAL NEIGHBORHOOD  
HOMES COLLECTION

SHEET:  
A-2 OF  
9

DO NOT CONSTRUCT FOUNDATION AS SHOWN.  
Soil conditions and flood elevations vary significantly and foundation work must be suitable for the soil conditions and flood elevations shown. A geotechnical engineer must be consulted by others and, if required by the building officials, a suitable soil investigation may be required in order to determine the most suitable foundation system.



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

LEGEND  
INDICATES REINFORCED CONCRETE FOOTINGS



**GENERAL NOTES:**

1. All masonry walls shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) unless otherwise noted.
2. All masonry walls shall be constructed with a minimum thickness of 8 inches.
3. All masonry walls shall be constructed with a minimum height of 8 feet.
4. All masonry walls shall be constructed with a minimum top course of 4 courses.
5. All masonry walls shall be constructed with a minimum bottom course of 4 courses.
6. All masonry walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
7. All masonry walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
8. All masonry walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
9. All masonry walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
10. All masonry walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.

**FOUNDATION NOTES:**

1. All foundation walls shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) unless otherwise noted.
2. All foundation walls shall be constructed with a minimum thickness of 12 inches.
3. All foundation walls shall be constructed with a minimum height of 8 feet.
4. All foundation walls shall be constructed with a minimum top course of 4 courses.
5. All foundation walls shall be constructed with a minimum bottom course of 4 courses.
6. All foundation walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
7. All foundation walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
8. All foundation walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
9. All foundation walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
10. All foundation walls shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.

**FRAMING NOTES:**

1. All framing shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) unless otherwise noted.
2. All framing shall be constructed with a minimum thickness of 2 inches.
3. All framing shall be constructed with a minimum height of 8 feet.
4. All framing shall be constructed with a minimum top course of 4 courses.
5. All framing shall be constructed with a minimum bottom course of 4 courses.
6. All framing shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
7. All framing shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
8. All framing shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
9. All framing shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.
10. All framing shall be constructed with a minimum top course of 4 courses and a minimum bottom course of 4 courses.





AUG. 15, 2008

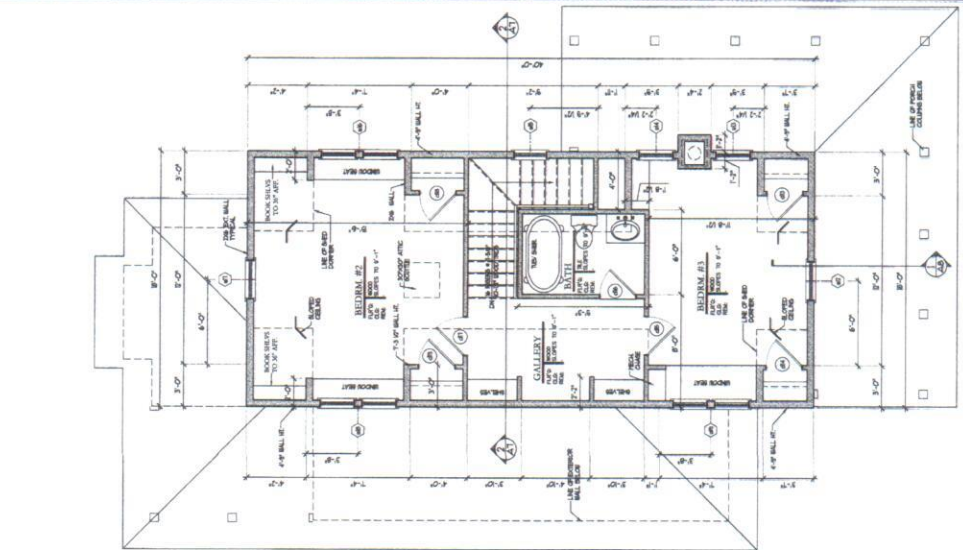
DATE:

RESIDENTIAL DESIGNERS  
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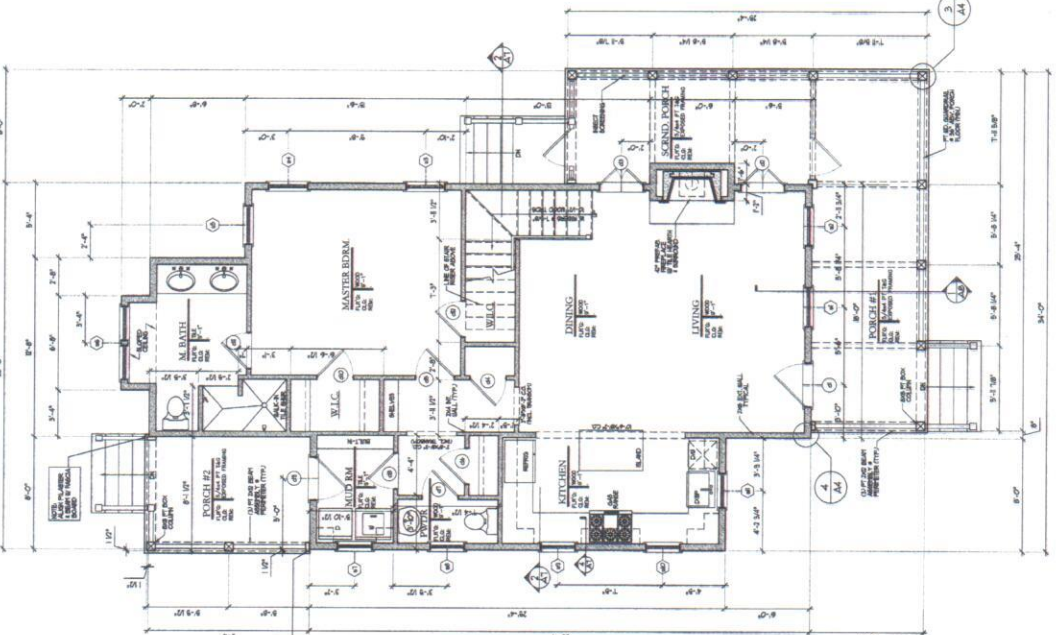
REVISIONS

PROJECT: TWH-SC-32D-1  
SMALL COTTAGE  
TRADITIONAL NEIGHBORHOOD  
HOME COLLECTION

SHEET: A 4 OF 9



2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

**FINISH NOTES**  
1. Ceiling board shall be made, unless A, ceiling resistant, where indicated 1/2" minimum gypsum board conforming to ASTM C26-04.  
2. Millwork & trim shall be solid, unless A, millwork resistant, where indicated 5/8" minimum gypsum board conforming to ASTM C26-04.  
3. Sheetrock accessories shall be made in US. All exposed corners and edges shall be reinforced with 1/2" x 2" corner beads. Sheetrock joint treatment shall be done in accordance with the manufacturer's instructions. All joints shall be sanded, clean, dry and free of contaminants. Cracking or delamination shall be repaired in accordance with the manufacturer's instructions. All joints shall be sanded, clean, dry and free of contaminants. Cracking or delamination shall be repaired in accordance with the manufacturer's instructions.  
4. All joints shall be sanded, clean, dry and free of contaminants. Cracking or delamination shall be repaired in accordance with the manufacturer's instructions.  
5. Sinter shall be installed in accordance with the manufacturer's instructions. Price of materials shall be as shown on the schedule.  
6. All accessories on general or show surfaces shall be priced to allow for a minimum 3" OC from wall board. Total 18" x 24" sand box as possible in bathroom.

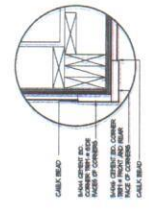
WINDOW SCHEDULE

NO.	TYPE	FINISH	GLASS	SCREEN	OPERATION	TRANSOM	REMARKS
1	4'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
2	3'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
3	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
4	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
5	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
6	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
7	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
8	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
9	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
10	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
11	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
12	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
13	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
14	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
15	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
16	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
17	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
18	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
19	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
20	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
21	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
22	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
23	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
24	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
25	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
26	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
27	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
28	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
29	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS
30	6'-0" x 6'-0"	WOOD	6-1/2"	6-1/2"	SWING	6-1/2"	WOOD TRIM, 2" x 4" BRACKETS

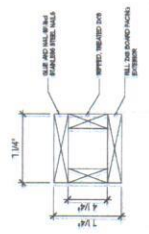
DOOR SCHEDULE

NO.	TYPE	FINISH	GLASS	SCREEN	OPERATION	REMARKS
1	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
2	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
3	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
4	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
5	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
6	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
7	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
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29	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS
30	6'-0" x 8'-0"	WOOD	6-1/2"	6-1/2"	SWING	WOOD TRIM, 2" x 4" BRACKETS

**BUILDING AREAS**  
FIRST FLOOR HTD 1052 SQ FT  
SECOND FLOOR HTD 627 SQ FT  
TOTAL FLOOR HTD 1679 SQ FT  
TOTAL PORCHES 438 SQ FT



4 EXT. CORNER DETAIL  
1/4" N.T.S.



3 WOOD COLUMN DETAIL  
1/4" N.T.S.



AUG. 15, 2008

DATE:

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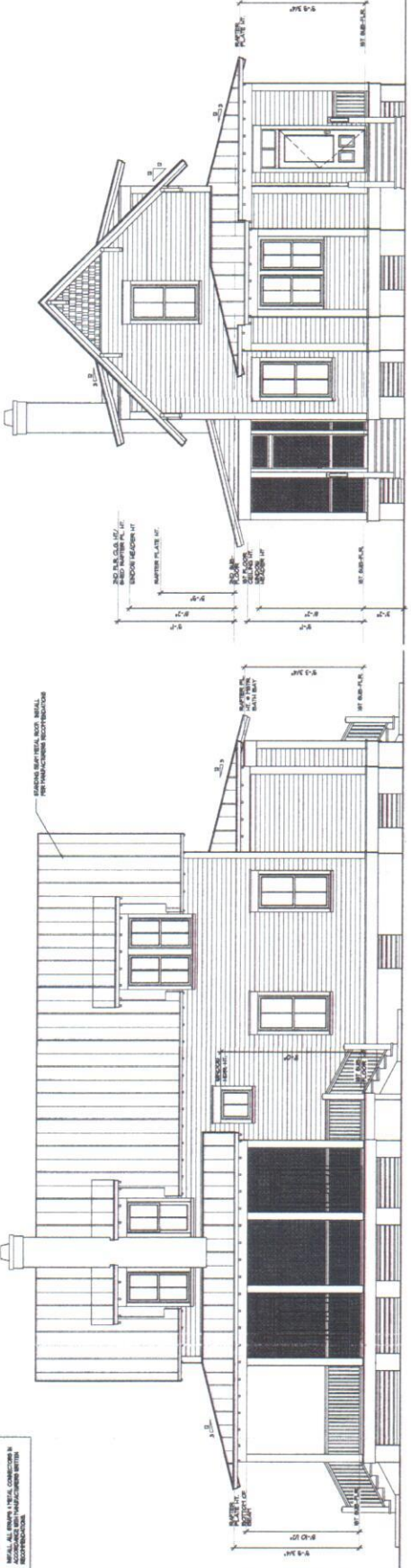
REVISIONS:

PROJECT:  
TIN-SC-32D-1  
SMALL COTTAGE  
TRADITIONAL NEIGHBORHOOD  
HOMES COLLECTION

SHEET:  
A-6 OF  
9

**EXTERIOR NOTES:**

1. REFER TO ALL OTHER SHEETS FOR MATERIALS AND FINISHES.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS WITH THE ARCHITECT AND CONTRACTOR BEFORE CONSTRUCTION.
3. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS WITH THE ARCHITECT AND CONTRACTOR BEFORE CONSTRUCTION.
4. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS WITH THE ARCHITECT AND CONTRACTOR BEFORE CONSTRUCTION.
5. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS WITH THE ARCHITECT AND CONTRACTOR BEFORE CONSTRUCTION.



2 ALLEY ELEVATION  
1/4" = 1'-0"

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

1 SIDEWALK ELEVATION  
1/4" = 1'-0"

3 LEFT SIDE ELEVATION  
1/4" = 1'-0"

These elevations show the exterior of the building and are not to be used for construction. All dimensions and materials are subject to change without notice. The architect reserves the right to make any changes to these elevations at any time without notice. The architect is not responsible for any errors or omissions in these elevations. The architect is not responsible for any construction methods or materials used in the construction of the building. The architect is not responsible for any construction methods or materials used in the construction of the building.



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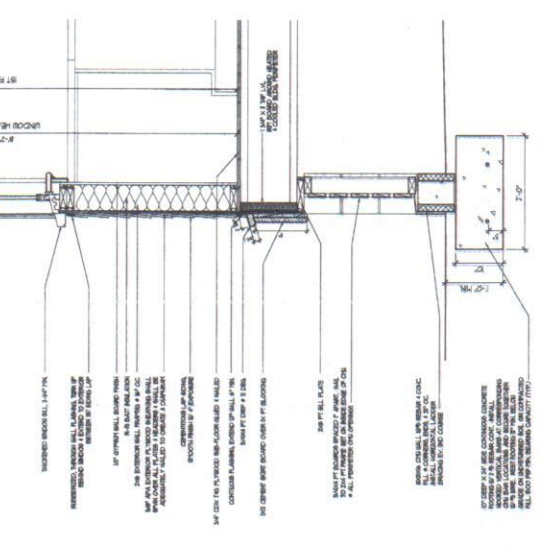
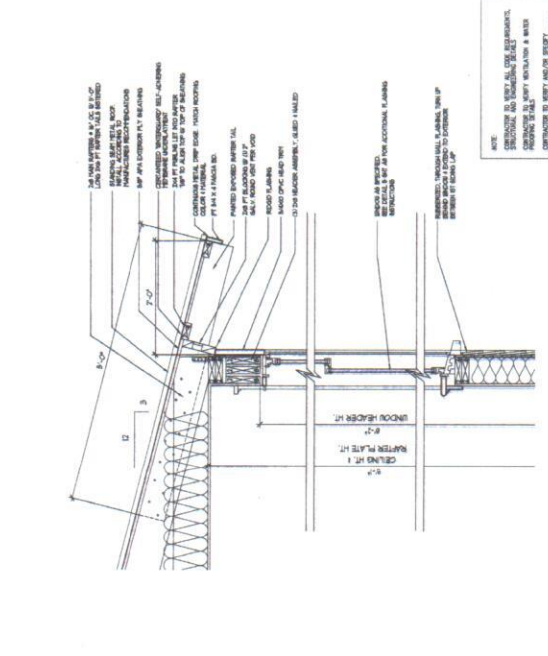
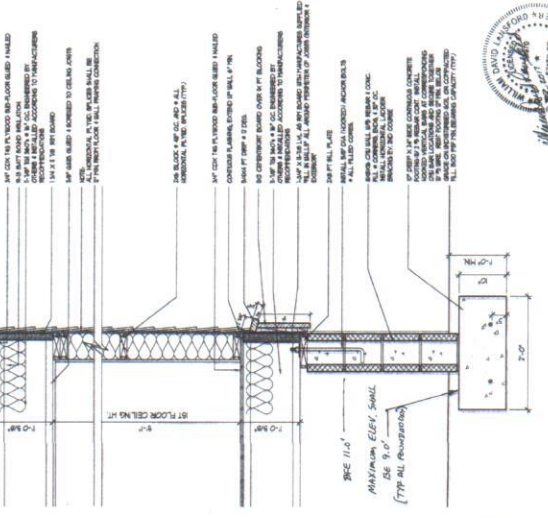
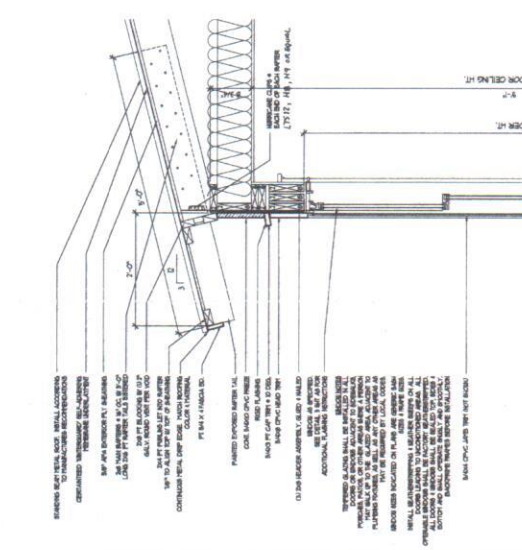
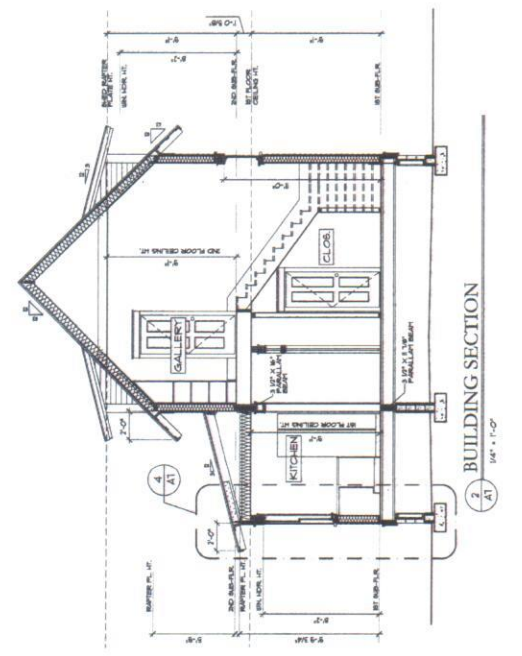
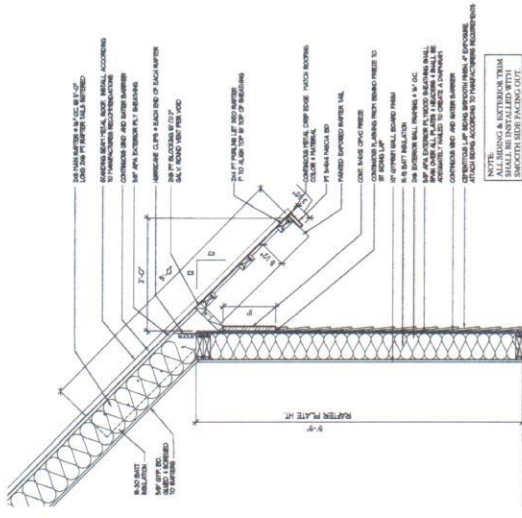
DATE:	
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**MOSEY DESIGN GROUP, INC.**  
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REVISIONS:


These drawings were prepared by the architect and are the property of the architect. They shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for the construction of the project. The contractor shall be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

**PROJECT:**  
 TWH-SC-32D-1  
 SMALL COTTAGE  
 TRADITIONAL NEIGHBORHOOD  
 HORNS COLLETTON

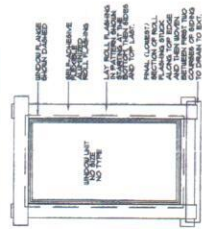


**NOTE:**  
 1. ALL WALLS SHALL BE CONSTRUCTED WITH 2" MINIMUM INSULATION.  
 2. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD.  
 3. ALL WALLS SHALL BE PAINTED WITH INTERIOR WALL PAINT.  
 4. ALL WALLS SHALL BE CLEANED UP AFTER CONSTRUCTION.

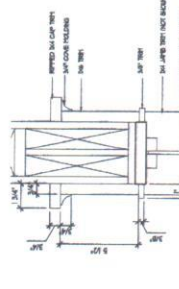
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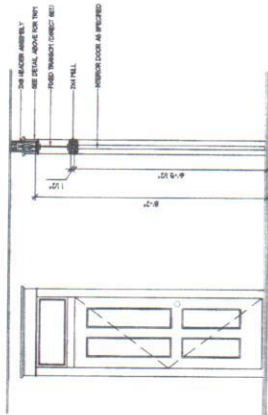




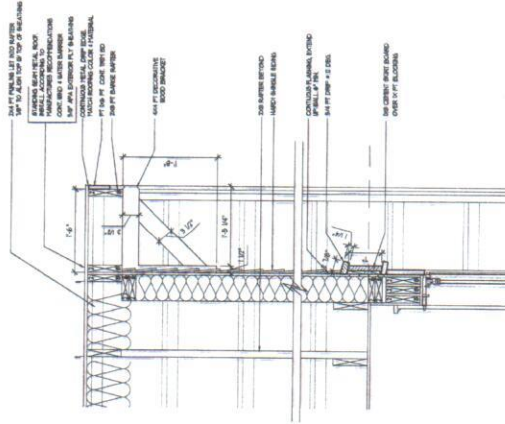
5 TYPICAL WINDOW & DOOR FLASHING  
NO SCALE



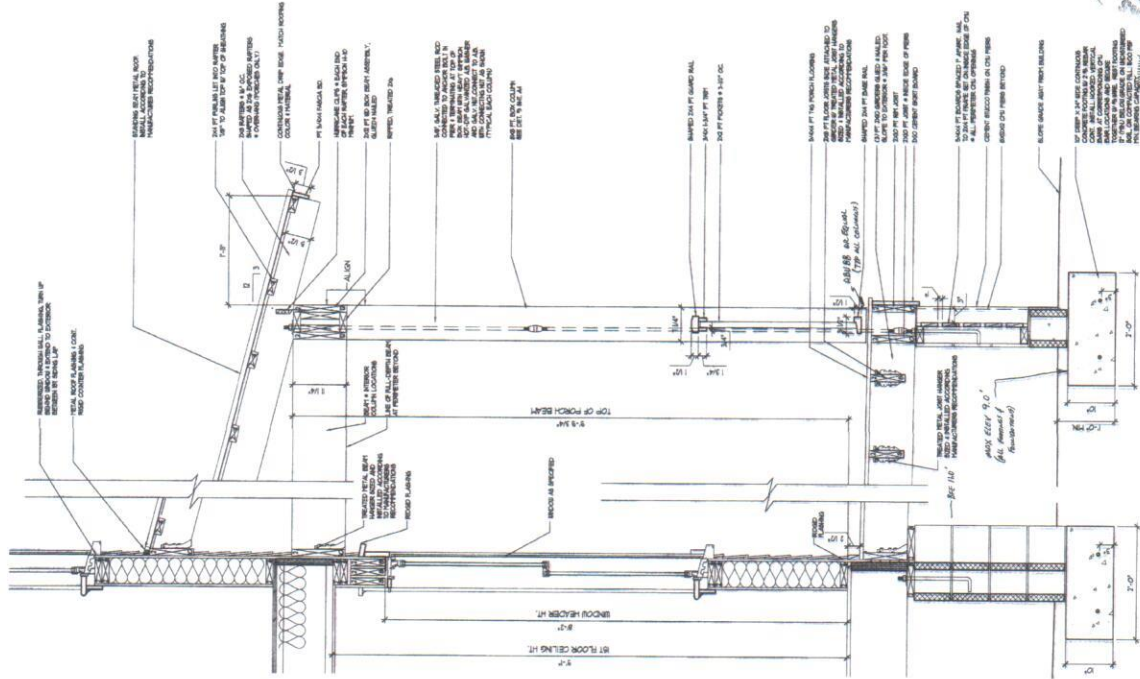
2 HEAD TRIM DETAIL (INTERIOR DOORS)  
3/4" x 1'-0"



3 INTERIOR DOOR DETAIL  
1/2" x 1'-0"



4 GABLE END DETAIL  
1" x 1'-0"



1 FRONT PORCH DETAIL  
1" x 1'-0"

**PROJECT:** STABLE COTTAGE TRADITIONAL NEIGHBORHOOD THMS-SC-32D-1

**DATE:** AUG. 15, 2008

**MOSEY DESIGN GROUP, INC.**  
17 MARKET NO. 2, BEAUFORT, SOUTH CAROLINA 29906  
PHONE (843) 379-8630 FAX (843) 379-5631  
INFO@MOSEYDESIGNGROUP.COM

**REVISIONS:**

**MOSEY DESIGN GROUP, INC.**  
ALL WORK RECORDED

**PROPERTY OF THE PURCHASER AND THE PURCHASER'S CONTRACTOR. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF MOSEY DESIGN GROUP, INC. IS STRICTLY PROHIBITED. THE PURCHASER AND THE PURCHASER'S CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. MOSEY DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS OR APPROVALS. MOSEY DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY BE THE RESULT OF THE PURCHASER'S OR THE PURCHASER'S CONTRACTOR'S NEGLIGENCE, MISFEASANCE, OR MALFEASANCE. MOSEY DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY BE THE RESULT OF THE PURCHASER'S OR THE PURCHASER'S CONTRACTOR'S NEGLIGENCE, MISFEASANCE, OR MALFEASANCE. MOSEY DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY BE THE RESULT OF THE PURCHASER'S OR THE PURCHASER'S CONTRACTOR'S NEGLIGENCE, MISFEASANCE, OR MALFEASANCE.**

**SHEET:** 18

**SCALE:** 1/8" = 1'-0"

**DATE:** AUG. 15, 2008

**PROJECT:** STABLE COTTAGE TRADITIONAL NEIGHBORHOOD THMS-SC-32D-1

DATE:

AUG. 15, 2008

PROJECT:  
TH-SC-32D-1  
SMALL COTTAGE  
TRADITIONAL NEIGHBORHOOD  
HONES COLLECTIVE

REVISIONS:

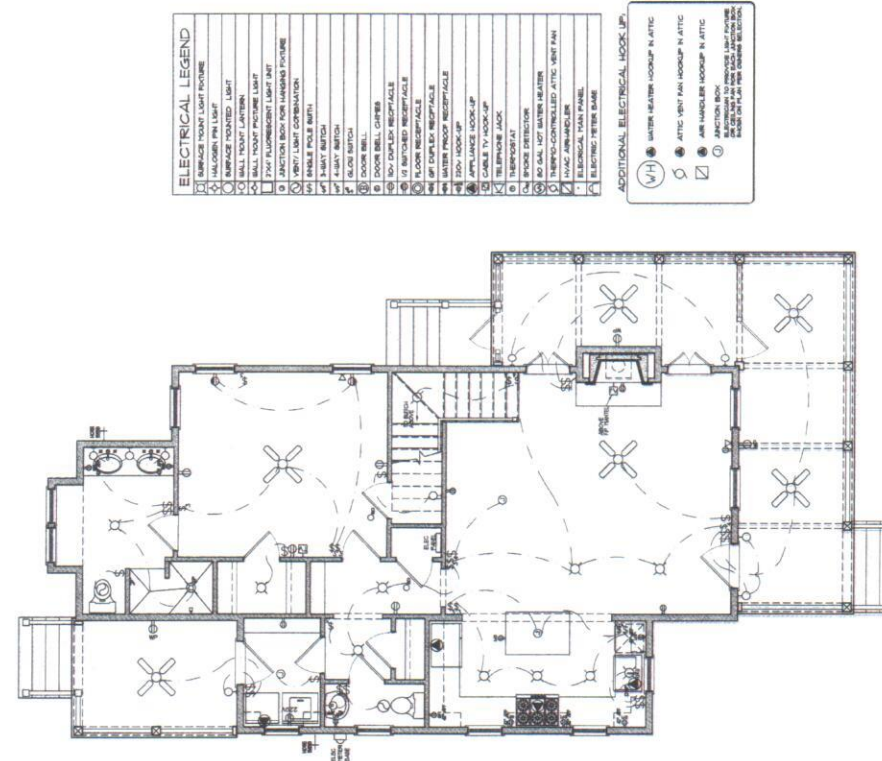
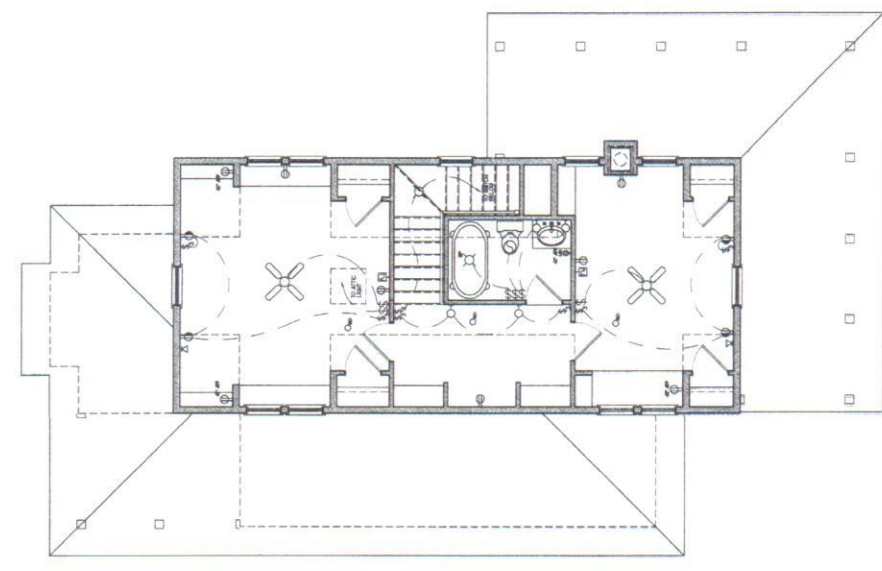
MOSER DESIGN GROUP, INC.  
RESIDENTIAL DESIGNERS  
17 MARKET NO. 2 BEAUFORT, SOUTH CAROLINA 29906  
PHONE (843) 379-6260 FAX (843) 379-6501  
INFO@MOSERDESIGNGROUP.COM

ALL RIGHTS RESERVED © MOSER DESIGN GROUP, INC.  
These electrical plans are the exclusive use of the customer, and their use is expressly prohibited without written consent of Moser Design Group, Inc.  
This document is not intended to be a contract. It is not to be construed as such. The contract shall be the contract between the customer and Moser Design Group, Inc. It is the customer's responsibility to ensure that the contract is complete and accurate. Moser Design Group, Inc. is not responsible for any errors or omissions in this document. Moser Design Group, Inc. is not responsible for any damage or injury caused by the use of this document. Moser Design Group, Inc. is not responsible for any damage or injury caused by the use of this document. Moser Design Group, Inc. is not responsible for any damage or injury caused by the use of this document. Moser Design Group, Inc. is not responsible for any damage or injury caused by the use of this document.

SHEET:  
6  
A  
PROJECT: TRADITIONAL NEIGHBORHOOD HONES COLLECTIVE

2 SECOND ELECTRICAL PLAN  
1/8" = 1'-0"

1 FIRST ELECTRICAL PLAN  
1/8" = 1'-0"



PLUMBING NOTES

1. Check for correct placement of all appliance coils, water valves, and equipment of food utility cabinets.
2. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
3. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
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6. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
7. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
8. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.

MECHANICAL NOTES

1. Coordinate with the electrical contractor to ensure proper placement of electrical equipment.
2. Coordinate with the mechanical contractor to ensure proper placement of mechanical equipment.
3. Coordinate with the plumbing contractor to ensure proper placement of plumbing equipment.
4. Coordinate with the HVAC contractor to ensure proper placement of HVAC equipment.
5. Coordinate with the fire alarm contractor to ensure proper placement of fire alarm equipment.
6. Coordinate with the security contractor to ensure proper placement of security equipment.
7. Coordinate with the accessibility contractor to ensure proper placement of accessibility equipment.
8. Coordinate with the other trades to ensure proper placement of other equipment.

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not indicate conduit, wire, panels, breakers, disconnects, components, etc. It is the installer's responsibility to complete the electrical package, regardless of whether they are to be installed by themselves or by another contractor.
2. Install outlets to the following specifications, or to meet local building code requirements: 15A, 20A, 30A, 40A, 50A, 60A, 70A, 80A, 90A, 100A, 125A, 150A, 175A, 200A, 225A, 250A, 275A, 300A, 325A, 350A, 375A, 400A, 425A, 450A, 475A, 500A, 525A, 550A, 575A, 600A, 625A, 650A, 675A, 700A, 725A, 750A, 775A, 800A, 825A, 850A, 875A, 900A, 925A, 950A, 975A, 1000A. These notes include requirements for a bathroom, kitchen, and other areas.
3. Install horizontal service entrance with battery backup, interrupter, and disconnect. The disconnect shall be located in an accessible area and shall be accessible to all persons. The disconnect shall be accessible to all persons. The disconnect shall be accessible to all persons.
4. Show required and optional electrical services, such as water heaters, air conditioning units, condensation pumps, etc. Electrical services shall be installed in accordance with the applicable code requirements. Coordinate with other trades concerning these required electrical services.
5. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
6. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
7. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.
8. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator. Check for correct placement of all kitchen fixtures, including but not limited to, kitchen sink, stove, and refrigerator.

AUXILIARY SYSTEMS NOTES

1. Coordinate with the fire alarm contractor to ensure proper placement of fire alarm equipment.
2. Coordinate with the security contractor to ensure proper placement of security equipment.
3. Coordinate with the accessibility contractor to ensure proper placement of accessibility equipment.
4. Coordinate with the other trades to ensure proper placement of other equipment.



## Applicant Summary

Applicant: James Frost

Property Address: 217 Cottage Hill Road. Apalachicola, FL 32320

Contractor: Owner/Self

Flood Zone: AE10

Property Zone: R-2

The applicant is proposing to build a 36x36 Single Family Residence with Screen Porch on concrete piers with a 6 foot Wood Privacy Fence around sides and rear of home.

Pending survey from Thurman Roddenberry to show current grade. Base floor will need to be revised depending on current grade elevation to meet flood requirements. Elevations will need to be taken before and after build is completed

Hardie Board Siding or concrete – depending on cost

Building Height 18 feet from current grade

Metal Roof – 6 /12

Vinyl Double Pane windows with Wooden Shutters

Trees to be removed? Unknown

Landscaping plan – Crushed Rock for parking area

Setbacks are compliant. Lot Coverage Compliant

From my knowledge there will be no fill.





**Parcel Summary**

Parcel ID 01-09S-08W-8340-0000-0010  
 Location Address 217 COTTAGE HILL  
 32320  
 Brief Tax Description\* A PARCEL CONT.1.05 AC PP/405 T/422 95/217 224/272 864/784 982/594 1067/456 1189/482  
 \*The Description above is not to be used on legal documents.  
 Property Use Code VACANT (000000)  
 Sec/Twp/Rng --  
 District Apalachicola (District 3)  
 Millage Rate 22.1988  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Frost James Wesley And  
 Rodgers Erin Sue  
 1158 Dr Fredericks Humphries  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.00	UT	0	0
000000	VAC RES	1.00	UT	0	0

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/06/2017	\$100	WD	1189	482	Unqualified (U)	Vacant	CRONKITE	FROST/RODGERS
N	02/23/2009	\$100	CD	982	594	Unqualified (U)	Vacant	SUE CRONKITE	SUE CRONKITE
N	08/08/2005	\$0	TD	864	784	Unqualified (U)	Vacant	FRANKLIN COUNTY	SUE CRONKITE

**Valuation**

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$5,000	\$5,000	\$5,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
<b>Just (Market) Value</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>
Assessed Value	\$4,027	\$3,661	\$3,328
Exempt Value	\$0	\$0	\$0
Taxable Value	\$4,027	\$3,661	\$3,328
Maximum Save Our Homes Portability	\$973	\$1,339	\$1,672

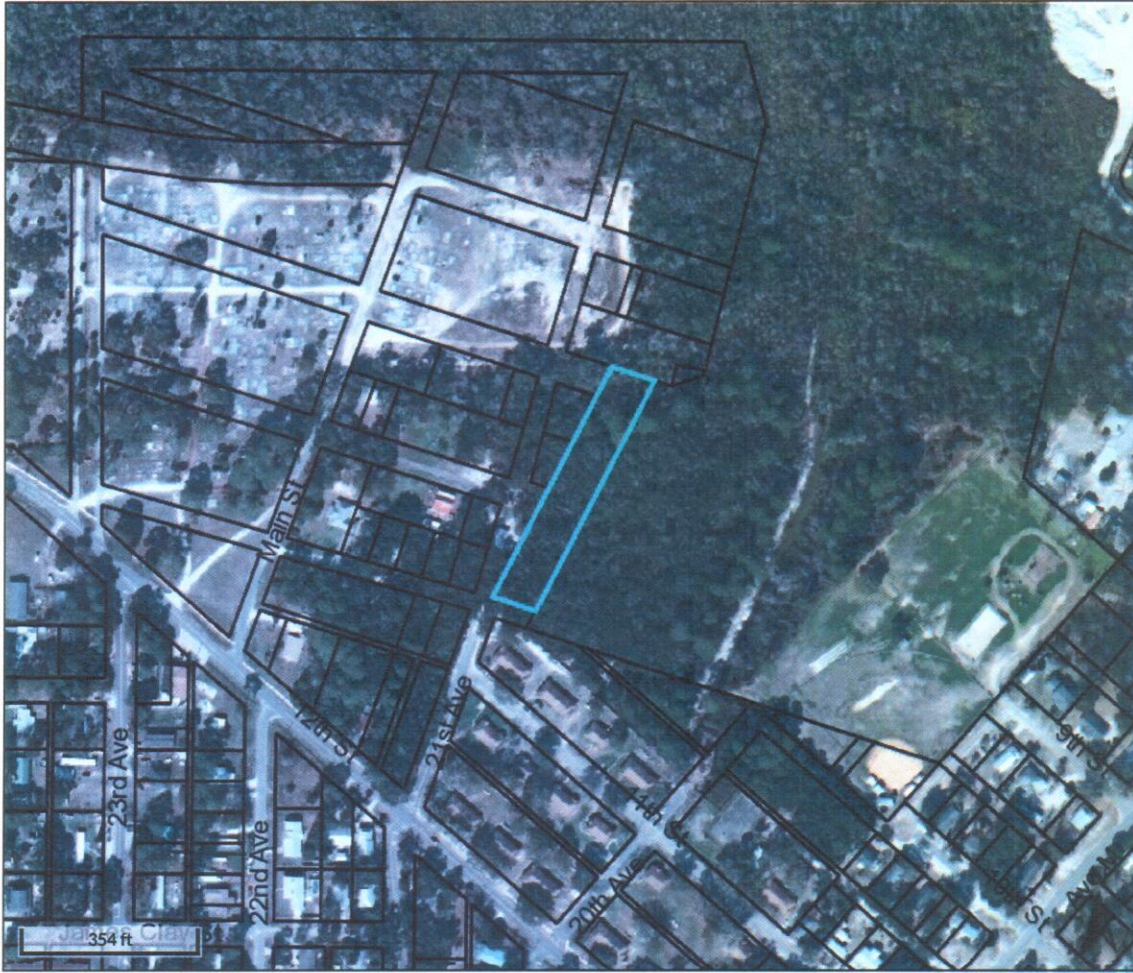
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload Data: 1/17/2018 11:15:46 PM





**Overview**



**Legend**

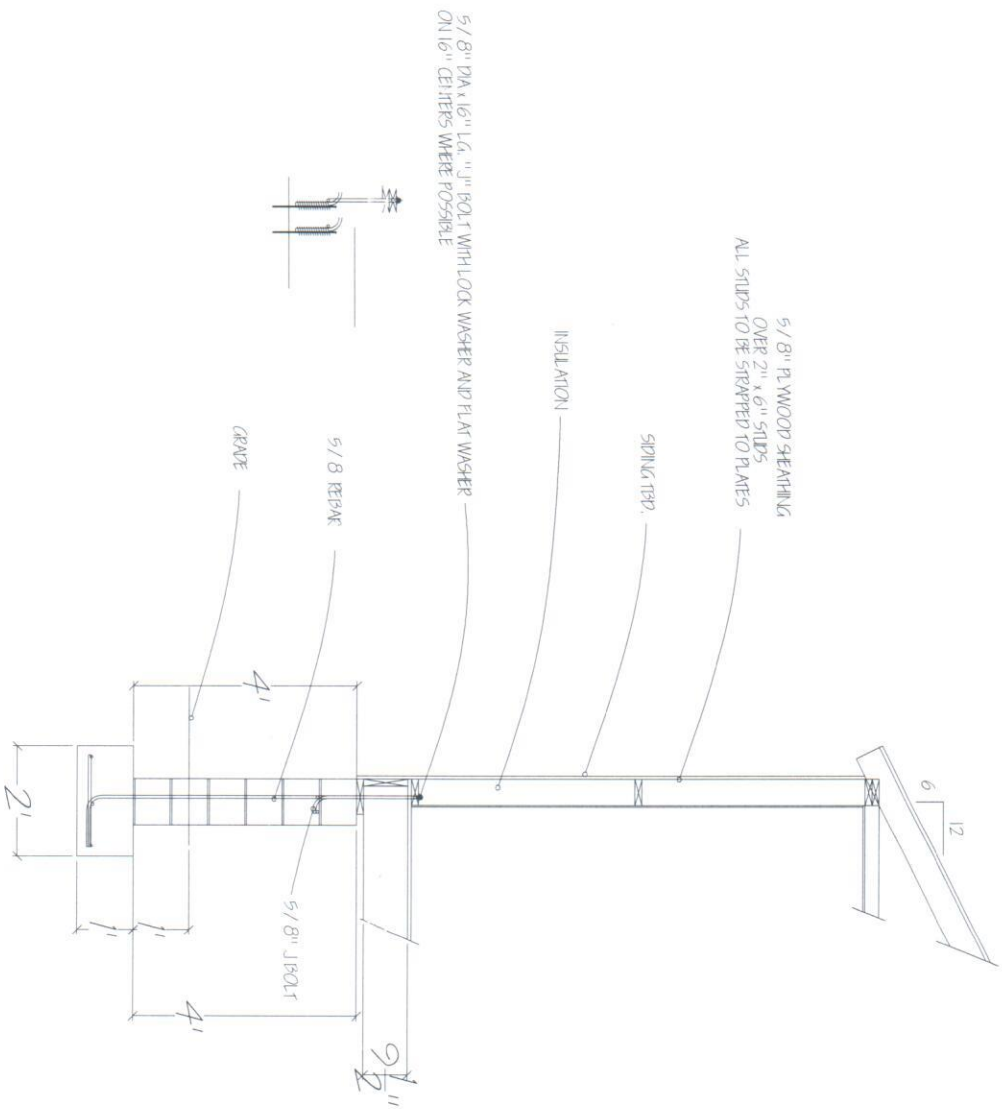
-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8340-0000-0010	Alternate ID	08W09S01834000000010	Owner Address	FROST JAMES WESLEY AND RODGERS ERIN SUE
Sec/Twp/Rng	--	Class	VACANT		
Property Address	217 COTTAGE HILL	Acreage	n/a		1158 DR FREDERICKS HUMPHRIES APALACHICOLA, FL 32320

District 3  
 Brief Tax Description A PARCEL CONT.1.05 AC  
 (Note: Not to be used on legal documents)

Date created: 1/18/2018  
 Last Data Uploaded: 1/17/2018 11:15:46 PM

 Developed by  
 The Schneider Corporation



CROSS SECTION WALL CONSTRUCTION TYP.

General Notes

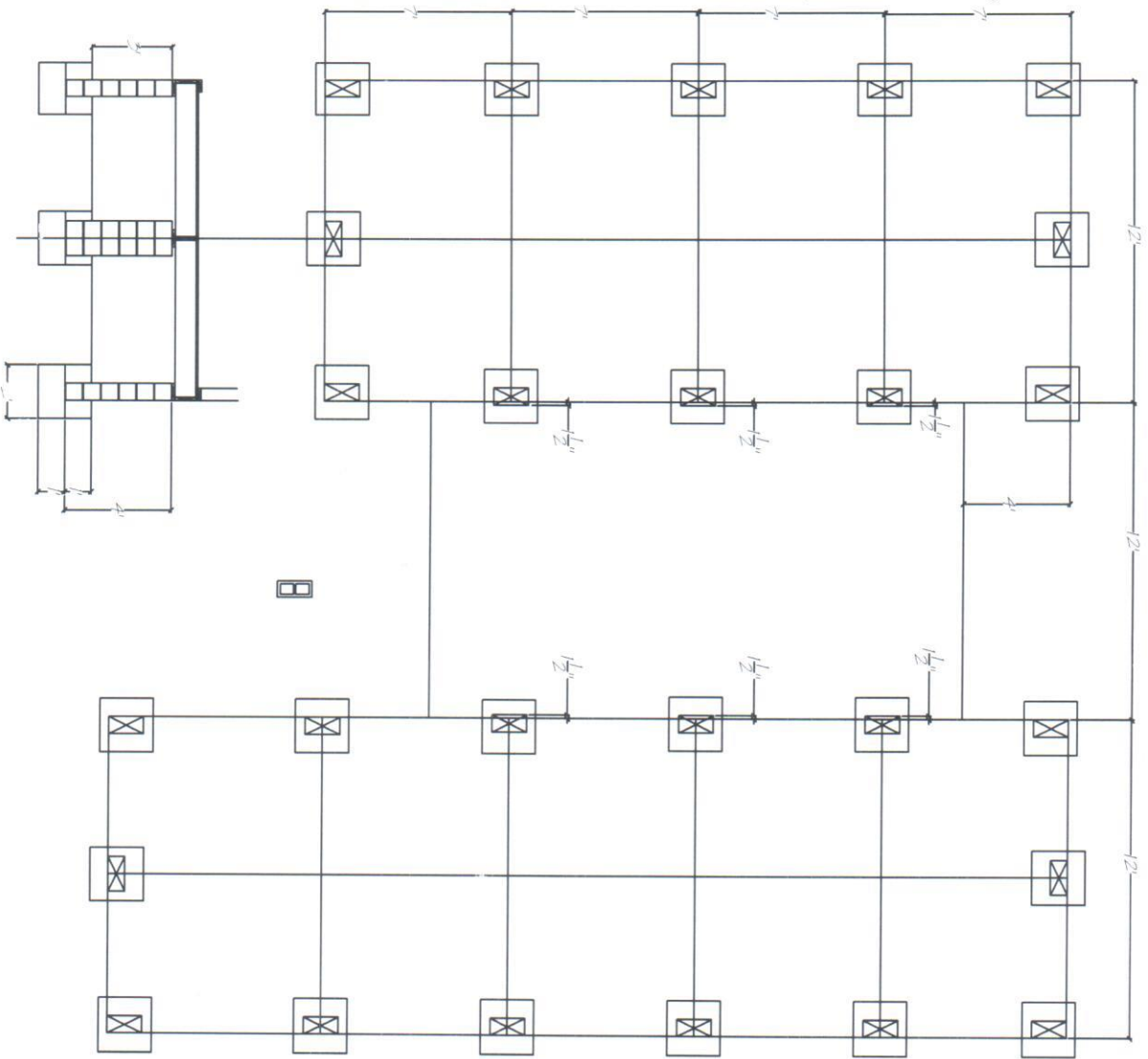
No.	Revision/Issue	Date

Prep Name and Address  
 JARRETT DESIGN SERVICES

Project Name and Address  
 5/8" REBAR  
 APPLICATION  
 UTAH/OKA 202020

Project	Sheet
Job	A1.5
Date	11/20/22
Drawn	VJG

- (26) PIER'S
- (15) 60 LB BAGS PER PIER
- 4000 QUICKCRETE
- 16 X 8 X 8 BLOCK REQ'D.
- (156) TOTAL
- 5/8 X 10 LG. ANCHOR BOLT
- (26) REQ'D.
- 5/8 X 20' LG. REBAR
- (10) REQ'D.



General Notes

No.	Revisions/Changes	Date

For Name and Address

JAMES H. ROSS, JR. - CIVIL ENGINEER  
 6700 S. 10th St.  
 Phoenix, AZ 85042

Project Name and Address

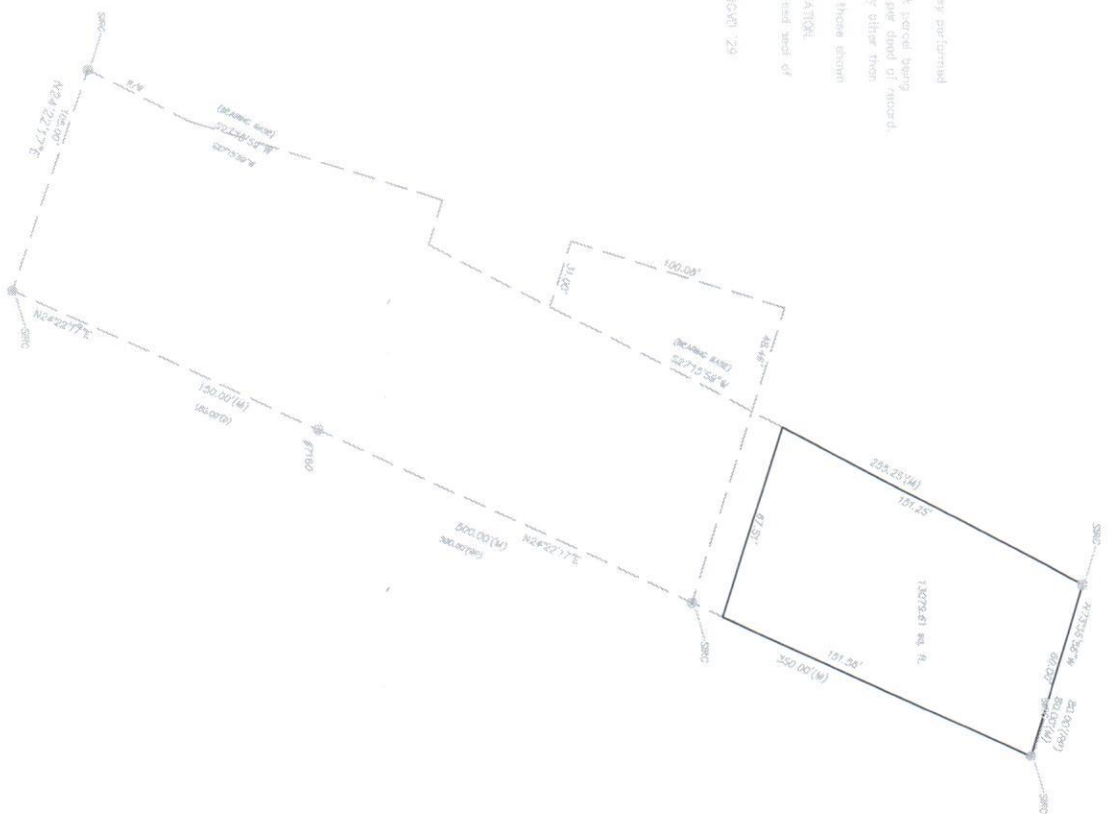
PHOTOGRAPHY  
 4700 N. 10th St.  
 Phoenix, AZ 85018

Scale

1" = 20'-0"  
 DATE: 11/15/03  
 DRAWN BY: A.J.S.

NOTES:

1. SURVEY SOURCE: Deed of record and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southern boundary of subject parcel being South 68 degrees 01 minutes 12 seconds West on per deed of record.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original return seal of a Florida Licensed Surveyor and Registrar.
7. See abstract sheet for legal description.
8. ELEVATIONS shown hereon were established using NOAA '29



GRAPHIC SCALE  
1 inch = 50.00 ft.

LEGEND

FCM	FOUND 4"X4" CONCRETE WYREMARK
FR	FOUND IRON ROD
FRS	FOUND IRON ROD 1/2" X 4" CAP
SMC	SET BENCH ROD 1/2" X 4" CAP
R/W	RIGHT OF WAY
D	DEED
PP	PLAT NOT SET ON FOUND
A	ANCHOR
OR	ORIGINAL RECORD BOOK - FRANKLIN COUNTY

NOTES:

1. SURVEY SOURCE: Deeds of record, state of record for College Hill Addition and the City of Apopka from a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Former boundary of lot 1, Block "D" of College Hill Subdivision being S 71° 02' 58" W and being assumed.
3. THIS IS NOT A TYPED BOUNDARY SURVEY.
4. This survey is dependent upon EXISTING MONUMENTATION.
5. Not valid without the signature and the original return seal of a Florida Licensed Surveyor and Registrar.
7. See abstract sheet for legal description.



I hereby certify that this is a true and correct representation of the property shown hereon and that this survey complies with the minimum technical standards for land surveying (Chapter 110.17, Florida Administrative Code).

The undersigned surveyor has not been provided a current, true and correct copy of the deed or deeds, plat or plats, or other unrecorded deeds, easements or other instruments which affect the boundaries.

JAMES F. RODDENBERRY  
Surveyor and Registrar  
Florida Certificate No. 4261  
Florida Certificate No. 4261

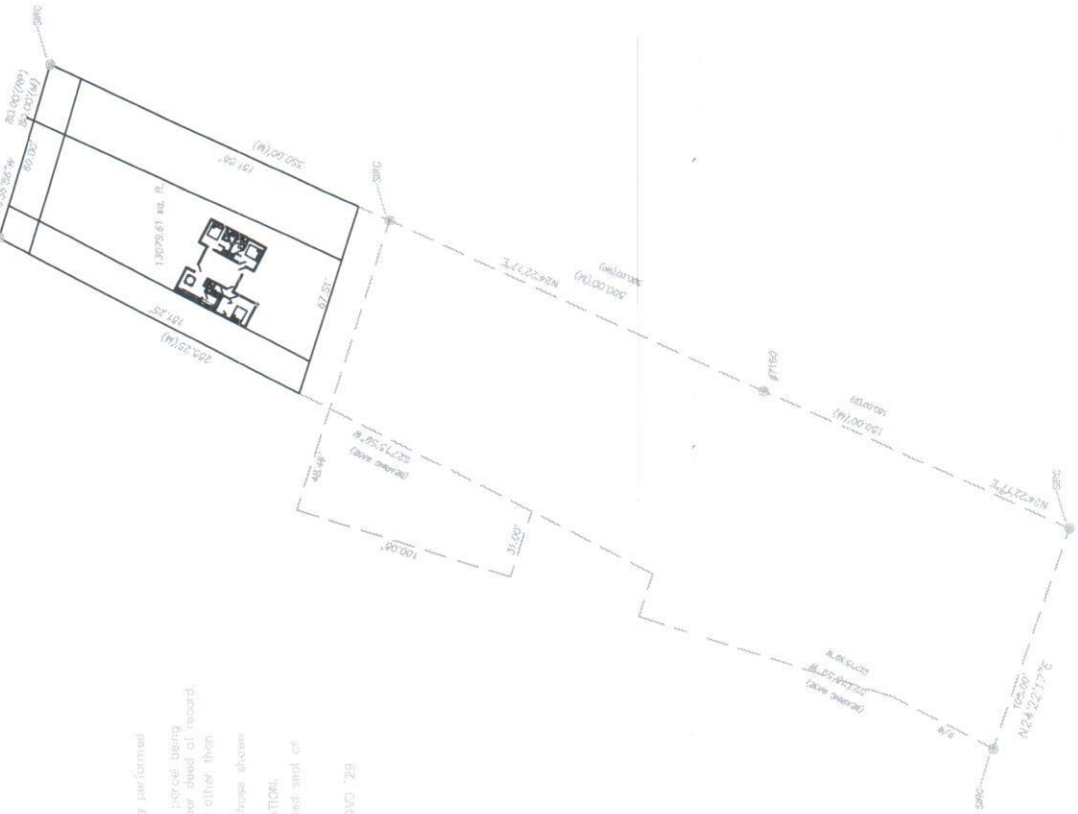
**James "Thurman" Roddenberry**  
Professional Land Surveyor

P.O. Box 100 • 114 Municipal Avenue • Sebring, FL 32356-0100 • (889) 982-2538

DATE: 03/06/01	DRAWN BY: B.R.	N.B. 307 pg. 7/9	COUNTY: FRANKLIN
FILE: 01105.CNV	DATE OF LAST FIELD WORK: 02/05/01	JOB NUMBER: 01-105	

FLOOD ZONE INFORMATION:  
Subject property is located in Zone AE (EL. 6') as per Flood Insurance Rate Map Community Profile No. 120395 030701, issued October, July 2001, 1996, Franklin County, Florida.

PLAN OF BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:  
JAMES PROSE



**LEGEND**

FCM FOUND 4"x4" CONCRETE MONUMENT  
 FIP FOUND IRON ROD  
 FIP FOUND IRON ROD & CAP  
 SMC SET IRON ROD & CAP #7160  
 R/W RECORD OF WAY  
 R RECORD PLAT  
 RP RECORD PLAT  
 P POINT NOT SET OR FOUND  
 A ADJACENT PARCEL  
 CR OFFICIAL RECORD BOOK - FRANKLIN COUNTY

**NOTES:**

1. SURVEY SOURCE: Deeds of record, plats of record for Cottage Hill Addition and the City of Apalachicola and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southern boundary of subject parcel being South 09 degrees 01 minute 12 seconds West on per deed of record.
3. NO IMPROVEMENTS have been located in this survey other than stream bedrock.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not void without the signatures and the original retained and of a Florida licensed surveyor and mapmaker.
7. See attached sheet for legal description.
8. ELEVATIONS shown hereon were established using NOAA '29

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 01017-1, Florida Administrative Code).

The undersigned surveyor has not been provided a current, flat opinion or abstract of matters affecting title or liability to the land shown hereon. The surveyor is not responsible for any unrecorded encumbrances or other instruments which would affect the boundaries.

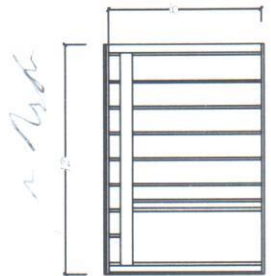
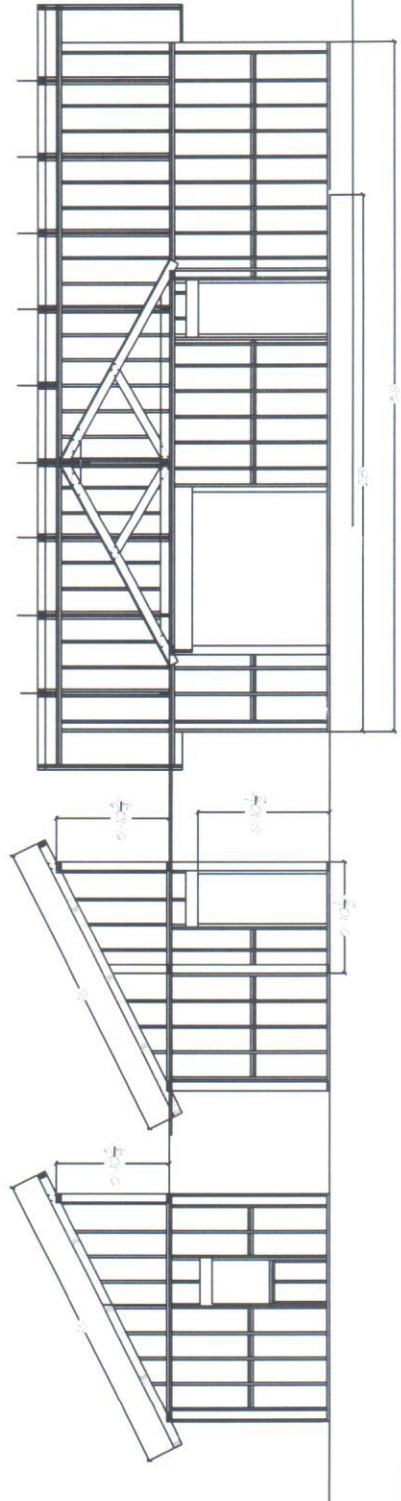
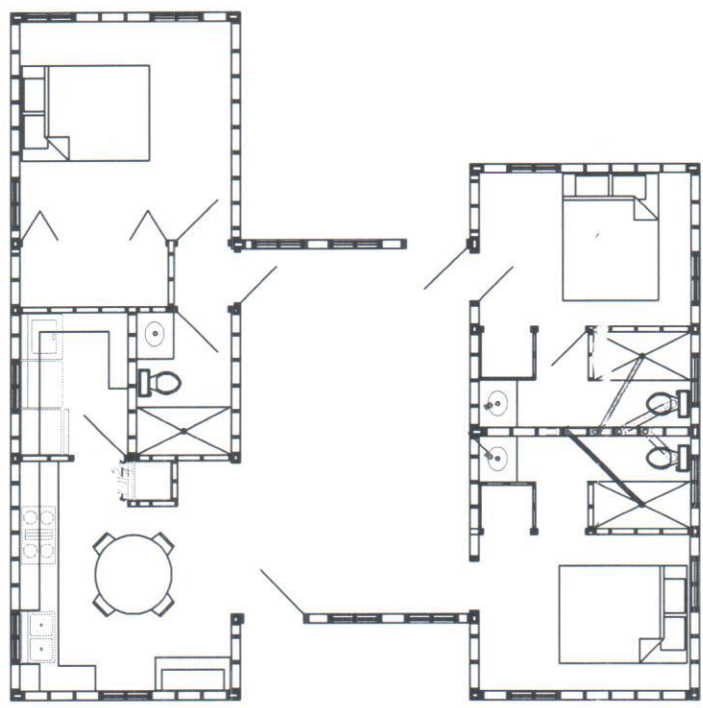
JAMES T. RODDENBERRY  
 Surveyor and Mapper  
 Florida Certificate No. 4261

James "Thurman" Roddenberry  
 Professional Land Surveyor

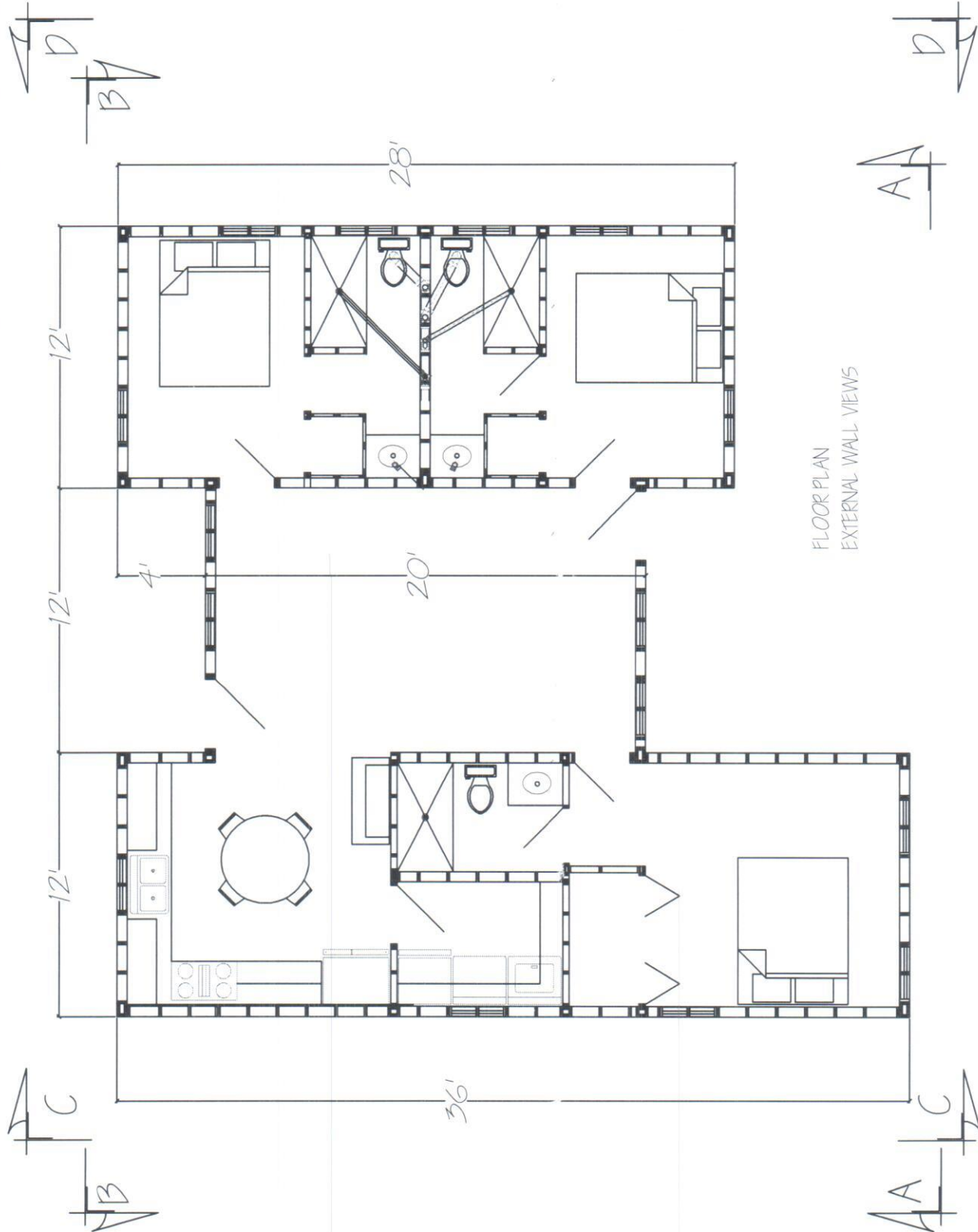
P.O. Box 100 • 114 Municipal Avenue • Seachamps, FL 32358-0100 • (850) 982-2538	Florida Certificate No. 4261
DATE: 03/06/01	DRAWN BY: BR
FILE: 01105.DWG	DATE OF LAST FIELD WORK: 03/05/01
	N.B. 307 pg. 29
	COUNTY: FRANKLIN
	NUMBER: 01-105

**FLOOD ZONE INFORMATION:**  
 Subject property is located in Zone 17 (Et. 3) as per Insurance Risk Map Community Panel No. 120505 0300A, 200 index date: July 20, 1998, Franklin County, Florida.

Two



General Notes	
No.	Remarks/Notes
	Date
Project Name and Address	
JAMES PROJECT DESIGN SERVICES	
Project Name and Address	
806-788-APALACH FLORIDA 32140	
Project	Sheet
Date: 12-20-17	AI.2
Scale: NONE	



FLOOR PLAN  
EXTERNAL WALL VIEWS



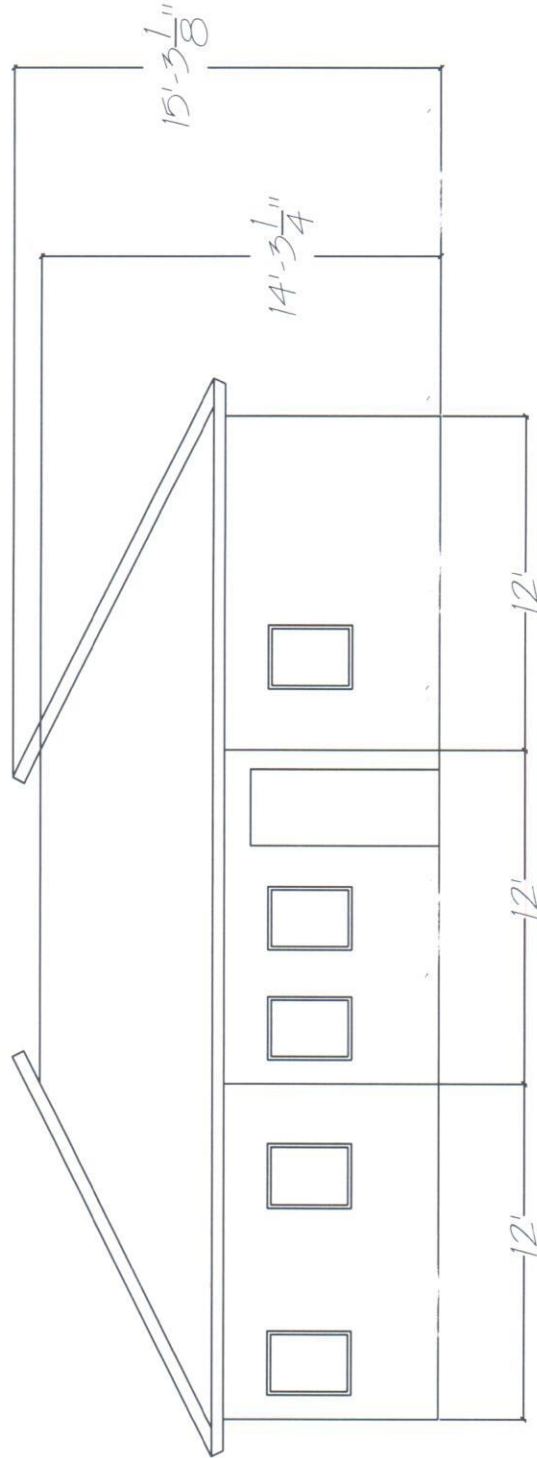
General Notes

No.	Revisions/Notes	Date

Site Name and Address  
JAMES BECKLEY TRAIL SERVICES

Project Name and Address  
PM-58P  
APPALACH  
FLORIDA 32420

Project	Sheet
Date: 12/20/17	A1.3
Scale: NONE	



AA

AA

General Notes

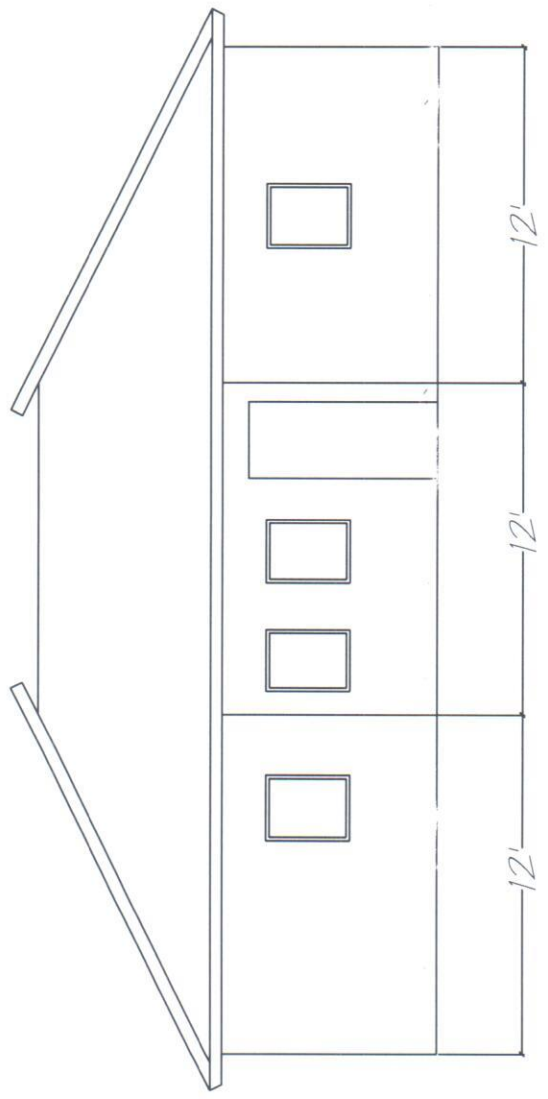
No.	Revisions/Notes	Date

Project Name and Address  
 JAMES FROST DESIGN SERVICES

Project Name and Address  
 850-88P  
 APALACH  
 FLORIDA 32730

Sheet  
 A1.4

Date	12-20-17
Scale	NONE



BA

AB

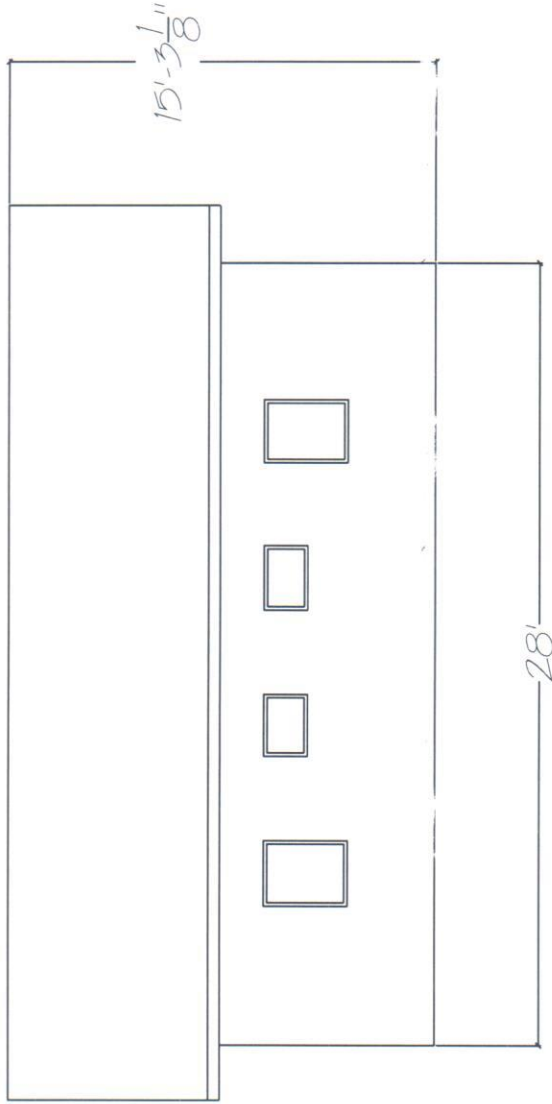
General Notes

No.	Revisions/Issues	Date

Site Name and Address  
JAMES FROTH DESIGN SERVICES

Project Name and Address  
BIO-REP  
APPA/AGI  
FLORIDA #27920

Project	Sheet
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Scale	NONE



CA

AC

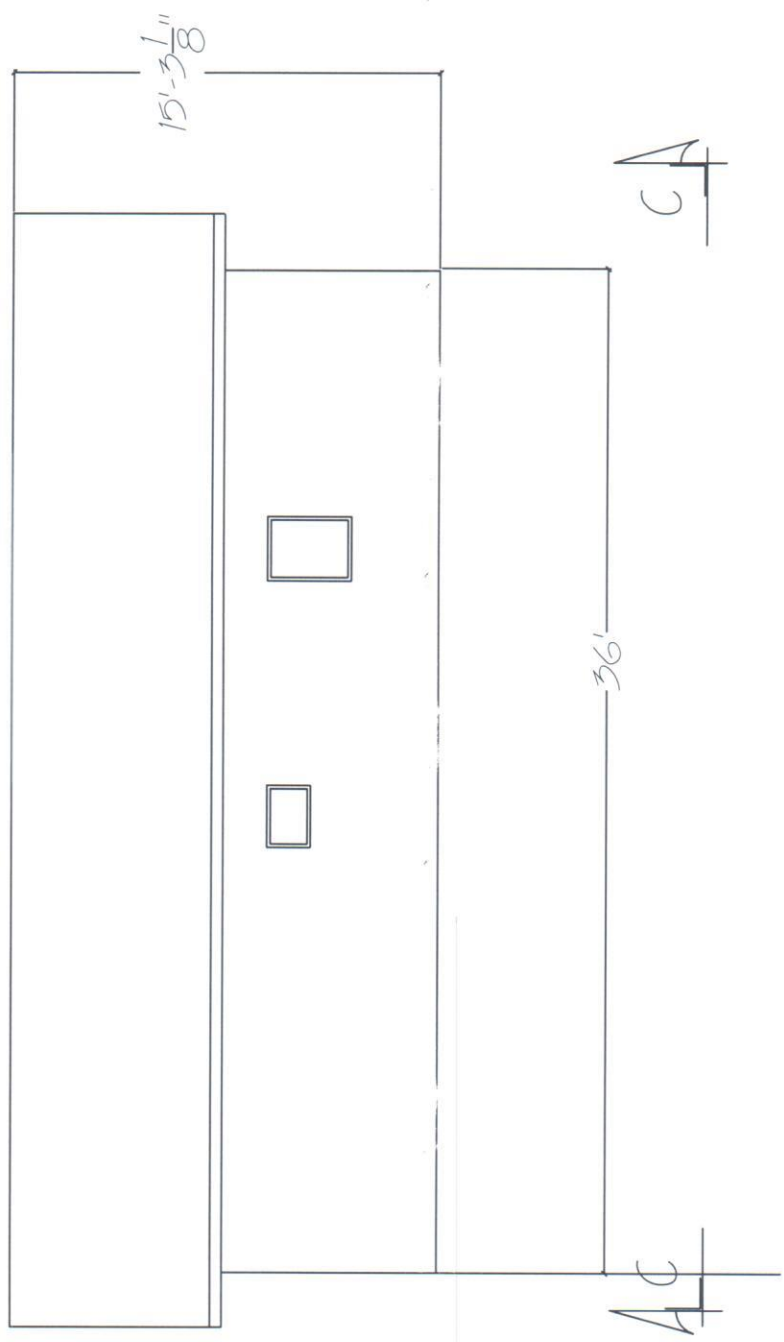
General Notes

No.	Description/Remarks	Date

Prepared Name and Address  
 JAMES FROST DESIGN SERVICES

Prepared Name and Address  
 805 SBF  
 APALACH  
 FLORIDA 32920

Sheet  
 Title 17-2017  
 Date 1-2017  
 A1.6



CA

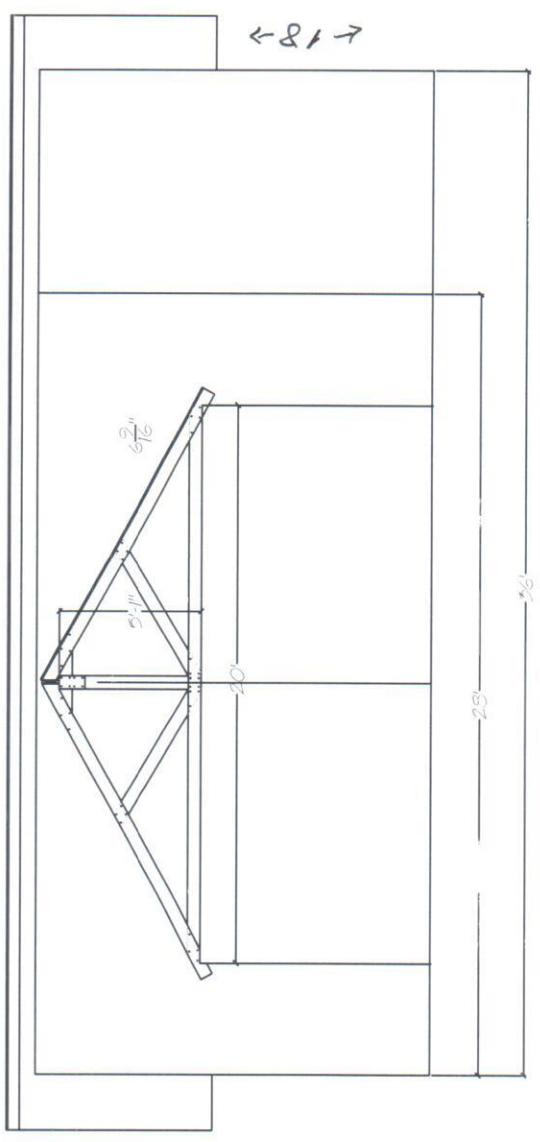
AC

General Notes		
No.	Revisions/Issues	Date

Project Name and Address  
 PROJECT DESIGN SERVICE

Project Name and Address  
 800 33P  
 PALM 50  
 FLORIDA 32920

Project  
 Date 11-6-17  
 Scale A1:7



SIDE ELEVATION WITH 12' X 20' CROSS SECTION

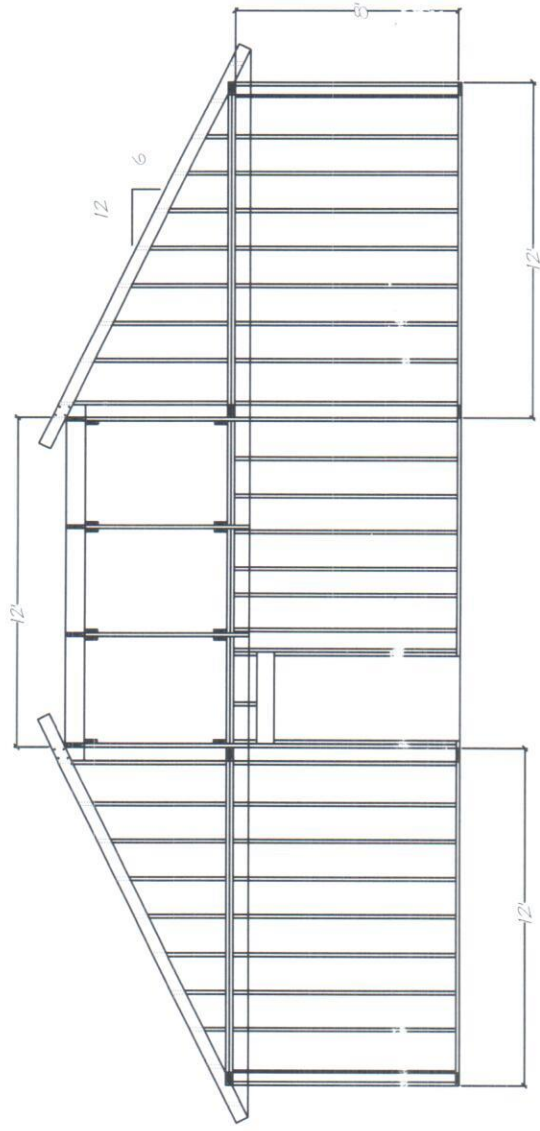
General Notes

No.	Revision/Date	Date

Project Name and Address  
JANET FROST DESIGN SERVICES

Project Name and Address  
354-88P  
APALACH  
FLORIDA 32050

Project	Sheet
12-2017	A1.8
DATE	NAME



END ELEVATION