



DEVELOPMENT REVIEW

Property address or Location UNASSIGNED SURFSIDE DRIVE
 Parcel ID #(s) 2412-501-0125-000-1
 Project description NEW THREE STORY SINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF CCEL WITH MAX HEIGHT OF 34.4'

RAYMOND AND CATHERINE DUQUETTE
 Property Owner(s)
8025 ISLAND DRIVE
 Street Address
PORT RICHEY FL 34668
 City State Zip
813-299-4564
 Phone Number
RAYMONDGD@AOL.COM
 Email Address

MICHAEL MENARD ARCHITECTONIC INC.
 Applicant/Representative, Title, Company
806 DELAWARE AVE
 Street Address
FT PIERCE FL 34950
 City State Zip
772-460-7751
 Phone Number
MMENARD@ARCHITECTONICINC.COM
 Email Address

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

Property Owner(s) Signature(s)
[Signatures]

STATE OF FLORIDA -- COUNTY Hillsborough
 The foregoing instrument was acknowledged before me this 23rd day of September, 2020, by Raymond + Catherine Duquette who is personally known to me or has produced _____ as identification.

[Signature]
 Signature of Notary

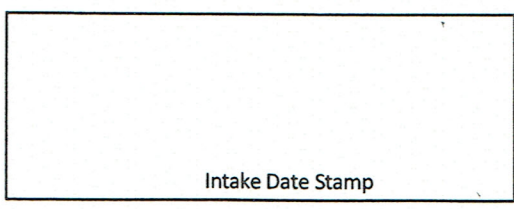


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____





Design Review

Property address or Location UNASSIGNED SURFSIDE DR.

Parcel ID #(s) 2412-501-0125-000-1

Project Description 3 STORY SAINGLE FAMILY RESIDENCE BEING CONSTRUCTED EAST OF THE CCCL WITH A MAX HIEIGHT OF 34.4'

RAYMOND AND CATHERINE DUQUETTE
Property Owner(s)

8025 ISLAND DRIVE
Street Address

PORT RICHEY FL 34668
City State Zip

813 299 4564
Phone Number

RAYMONDGD@aol.com
Email Address

MIKE MENARD ARCHITECTONIC INC.
Applicant/Representative, Title, Company

806 DELAWARE AVE.
Street Address

FT. PIERCE FL 34950
City State Zip

772-460-7751
Phone Number

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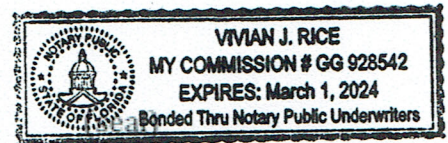
[Signature]
Property Owner(s) Signature(s)

Catherin C Duquette

STATE OF FLORIDA -- COUNTY Hillsborough
The foregoing instrument was acknowledged before me this 1st day of September, 2020, by

Raymond & Catherine Duquette who is personally known to me or has produced
_____ as identification.

Vivian J. Rice
Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

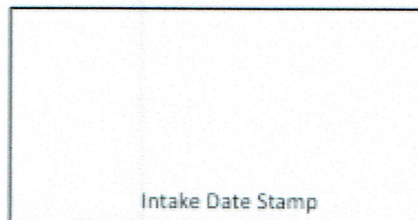
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____



Intake Date Stamp

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding compatibility with surrounding properties, orientation, access, building design and budget.

Criteria as follows:

Auto access to the three story single family home is proposed to be from Surfside Drive, with a circular drive to allow for access for the four car garage and to provide adequate parking for visitors.

The majority of the architectural details selected for the residence do exist on the nearby residences. Articulation of the building façade is achieved by the use of metal roofing, stucco on the ground level and lap siding on the second and third level. Other design elements include horizontal stainless steel cable railing. The building exterior colors will complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a three-story design with a variety of architectural designs with a variety of architectural details and architectural metal roofing, making it compatible with the neighboring structures.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Gregory B. Taylor, Esq.
South Florida Title Insurers
, Suite 106

Our File No.: 20-8122

Property Appraisers Parcel Identification (Folio) Number: 2412-501-0125
Florida Documentary Stamps in the amount of \$3,710.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of July, 2020 by **Steven Rahman and Jacqueline Rahman, husband and wife**, whose post office address is **11803 Osprey Point Cr, Wellington, FL 33449** hereinafter called the Grantors, to **Raymond Duquette and Catherine L. Duquette, husband and wife** whose post office address is **8025 Island Dr, Port Richey, FL 34668**, hereinafter called the Grantees:

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

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SAINT LUCIE County, State of Florida, viz.:

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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

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

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Continued on next page...

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

Signed, sealed and delivered in the presence of:

Allison O'Brien

Witness #1 Signature

Allison O'Brien

Witness #1 Printed Name

Jennifer M Griffin

Witness #2 Signature

Jennifer M Griffin

Witness #2 Printed Name

Steven Rahman (Seal)

Steven Rahman

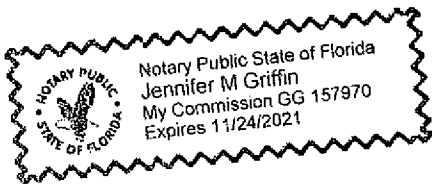
Jacqueline Rahman (Seal)

Jacqueline Rahman

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2020, by Steven Rahman and Jacqueline Rahman who are personally known to me or have produced FLA ID as identification.

NOTARY SEAL



Jennifer M Griffin

Notary Public

Jennifer M Griffin

Printed Notary Name

My commission expires:

Property Identification

Site Address:	Surfside DR
Parcel ID:	2412-501-0125-000-1
Account #:	24050
Map ID:	25/07N
Use Type:	0000
Zoning:	SF Low Den
City/County:	Fort Pierce

Ownership

Raymond Duquette
Catherine L Duquette
8025 Island DR
Port Richey, FL 34668

Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 5 (0.54 AC)

Current Values

Just/Market Value:	\$405,300
Assessed Value:	\$405,300
Exemptions:	\$0
Taxable Value:	\$405,300



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.54
Land Size (SF):	23,500

Property taxes are subject to change upon change of ownership.

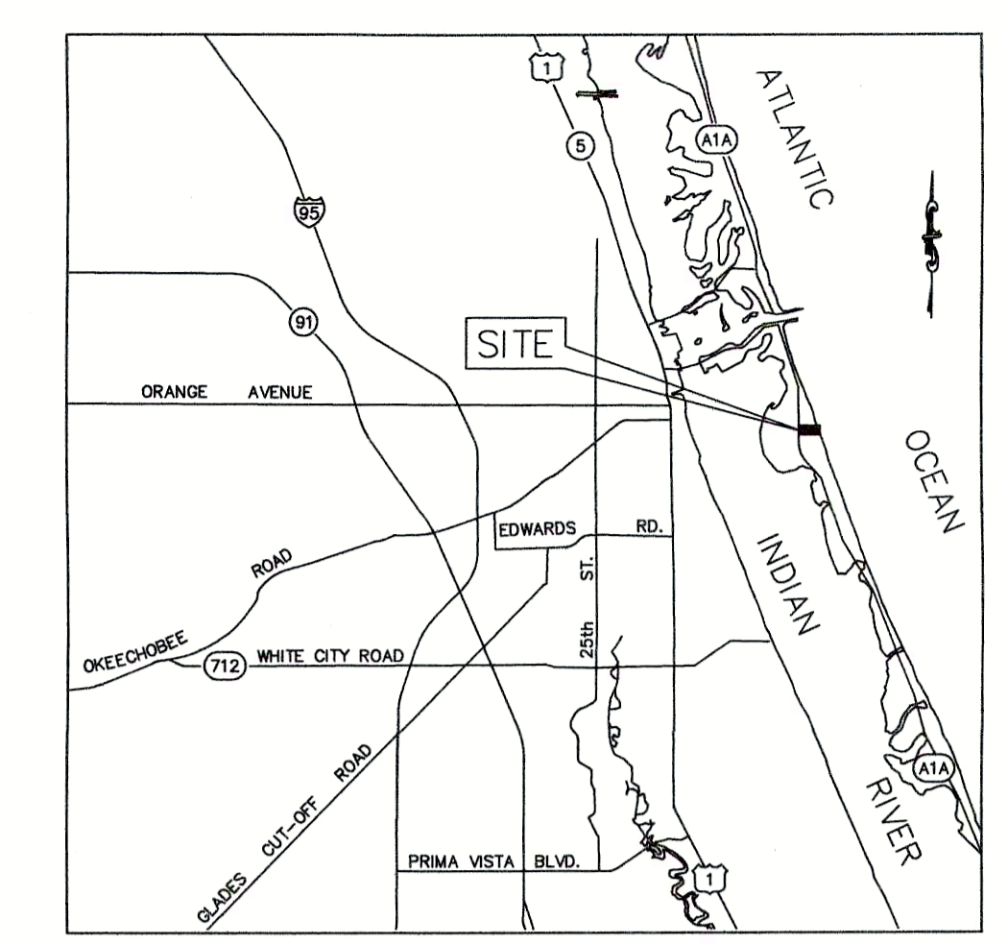
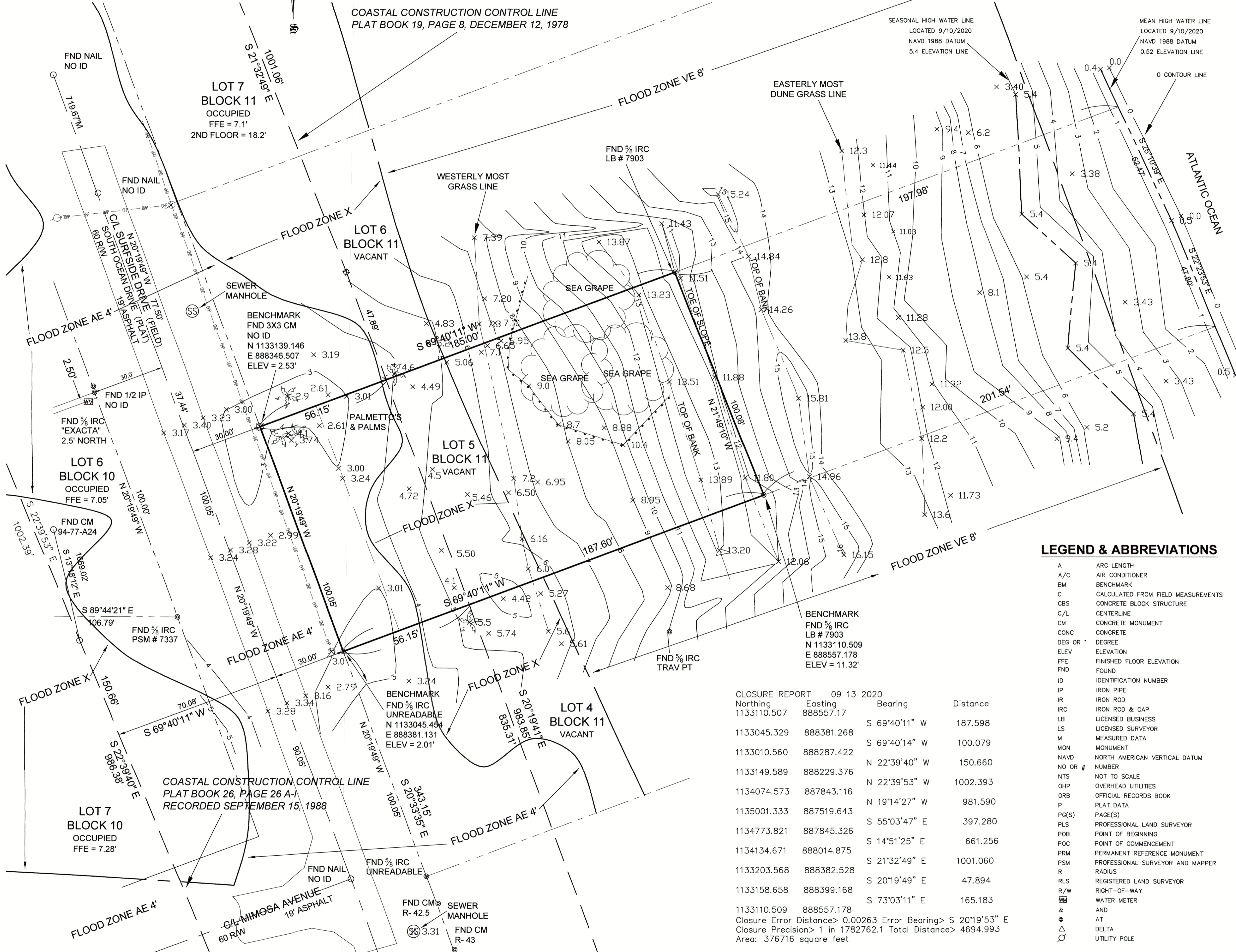
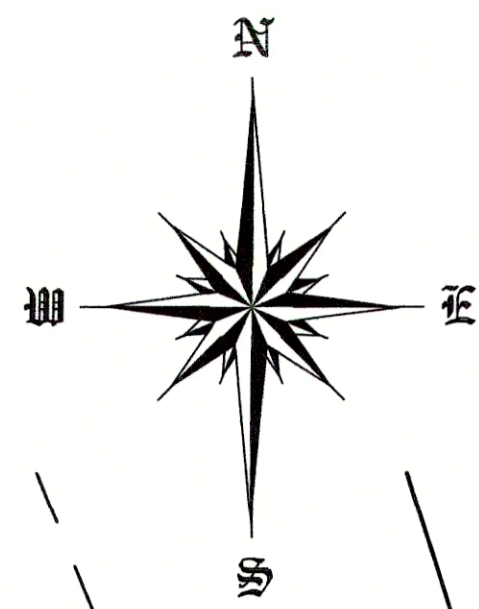
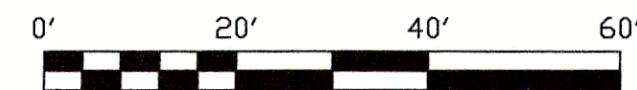
- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

STREET ADDRESS
UNASSIGNED SURFSIDE DRIVE, FT. PIERCE, FL. 34949



LOCATION MAP
NOT TO SCALE
STREET ADDRESS

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SURFSIDE DRIVE, BETWEEN EXISTING MONUMENTS AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING AN BEARING OF S20°19'49"E (ASSUMED DATUM).
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE", & "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. REFERENCE BENCHMARK, ST. LUCIE COUNTY "RILEY", WITH AN ELEV. OF 3.86'.
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 10, 2020.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
CBS	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PO(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RL	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
W	WATER METER
&	AND
⊙	AT
Δ	DELTA
○	UTILITY POLE

CLOSURE REPORT 09 13 2020

Northing	Easting	Bearing	Distance
1133110.507	888557.17	S 69°40'11" W	187.598
1133045.329	888381.268	S 69°40'14" W	100.079
1133010.560	888287.422	N 22°39'40" W	150.660
1133149.589	888229.376	N 22°39'53" W	1002.393
1134074.573	887843.116	N 19°14'27" W	981.590
1135001.333	887519.643	S 55°03'47" E	397.280
1134773.821	887845.326	S 14°51'25" E	661.256
1133203.568	888382.528	S 21°32'49" E	1001.060
1133158.658	888399.168	S 20°19'49" E	47.894
1133110.509	888557.178	S 73°03'11" E	165.183

Closure Error Distance > 0.00263 Error Bearing > S 20°19'53" E
 Closure Precision > 1 in 1782762.1 Total Distance > 4694.993
 Area: 376716 square feet

LEGAL DESCRIPTION

LOT 5, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID 2412-501-0125-000-1

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 460-8211 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS
9/29/2020	CA	ADDED BENCHMARKS TO SURVEY

CERTIFICATIONS
RAYMOND DOQUETTE
DIFRANESCO CONSTRUCTION INC.
FLORIDA
CITY OF FORT PIERCE

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DRAWN BY: CA
CHECKED BY: CA
DATE: SEPTEMBER 13, 2020
HORIZONTAL SCALE: 1"=20'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

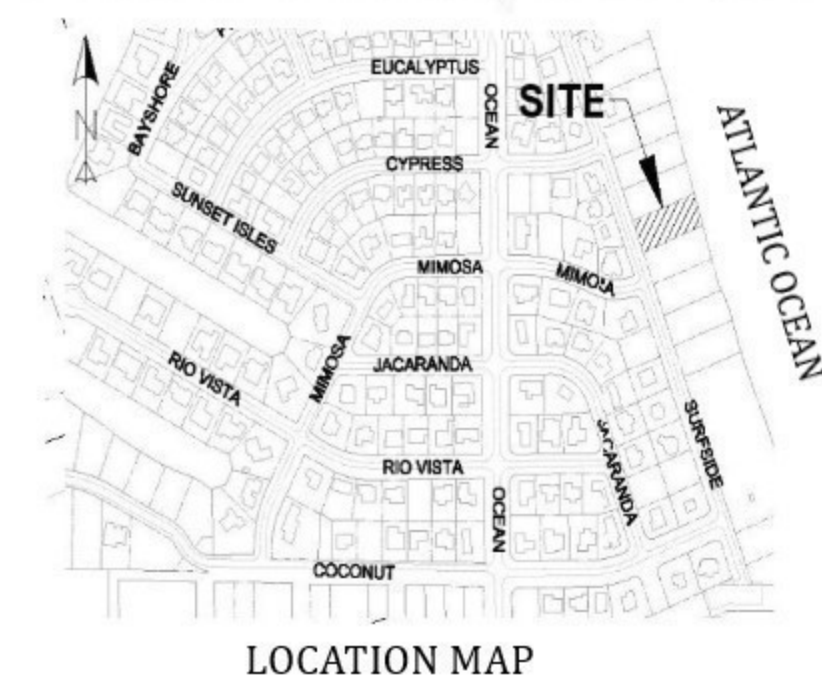
PRINTED DATE: 9/29/2020

SHEET 1 OF 1
PROJECT NO. 20-537

RAYMOND & CATHERINE DUQUETTE RESIDENCE FORT PIERCE, FLORIDA

OCTOBER 8, 2020

PLANTING PLAN



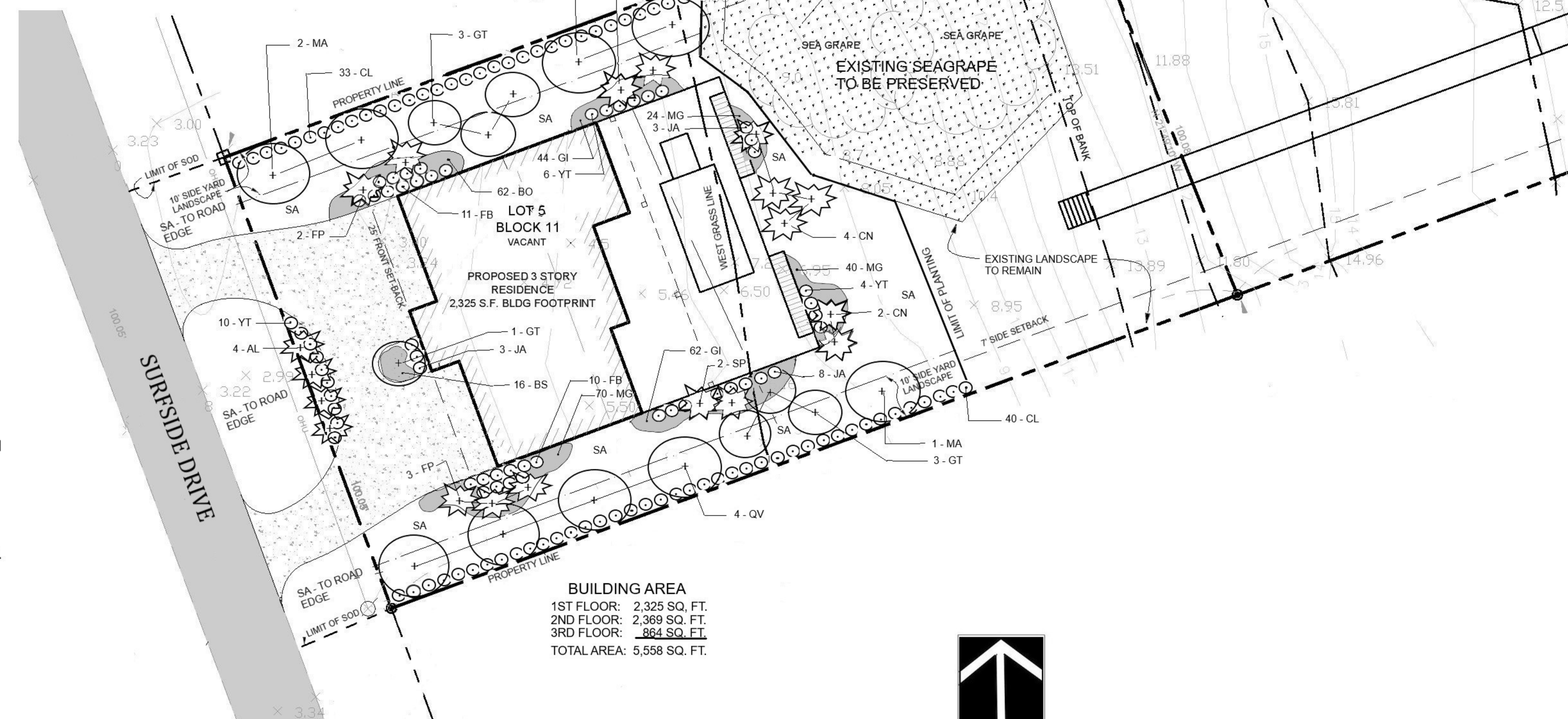
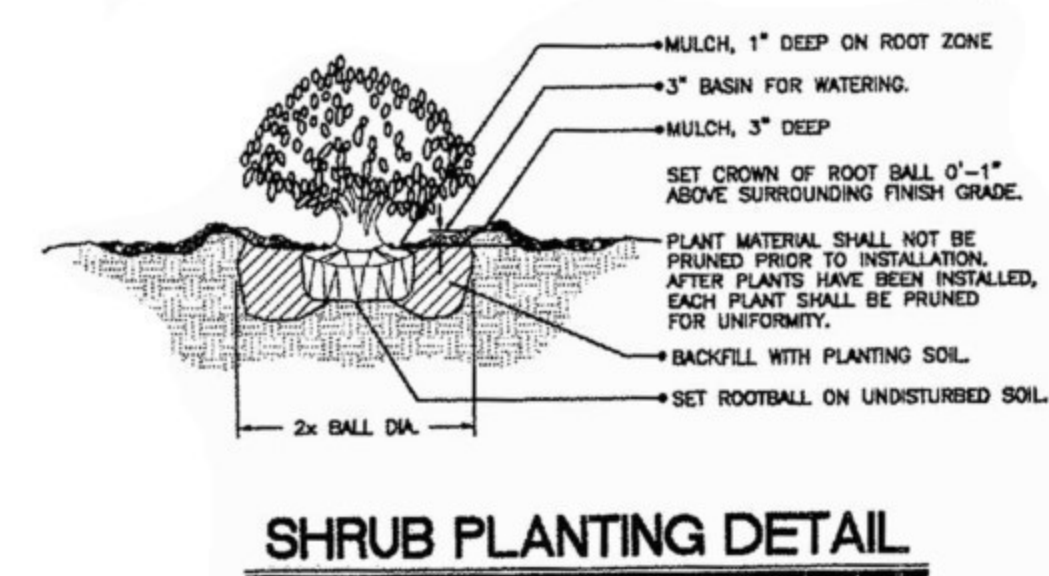
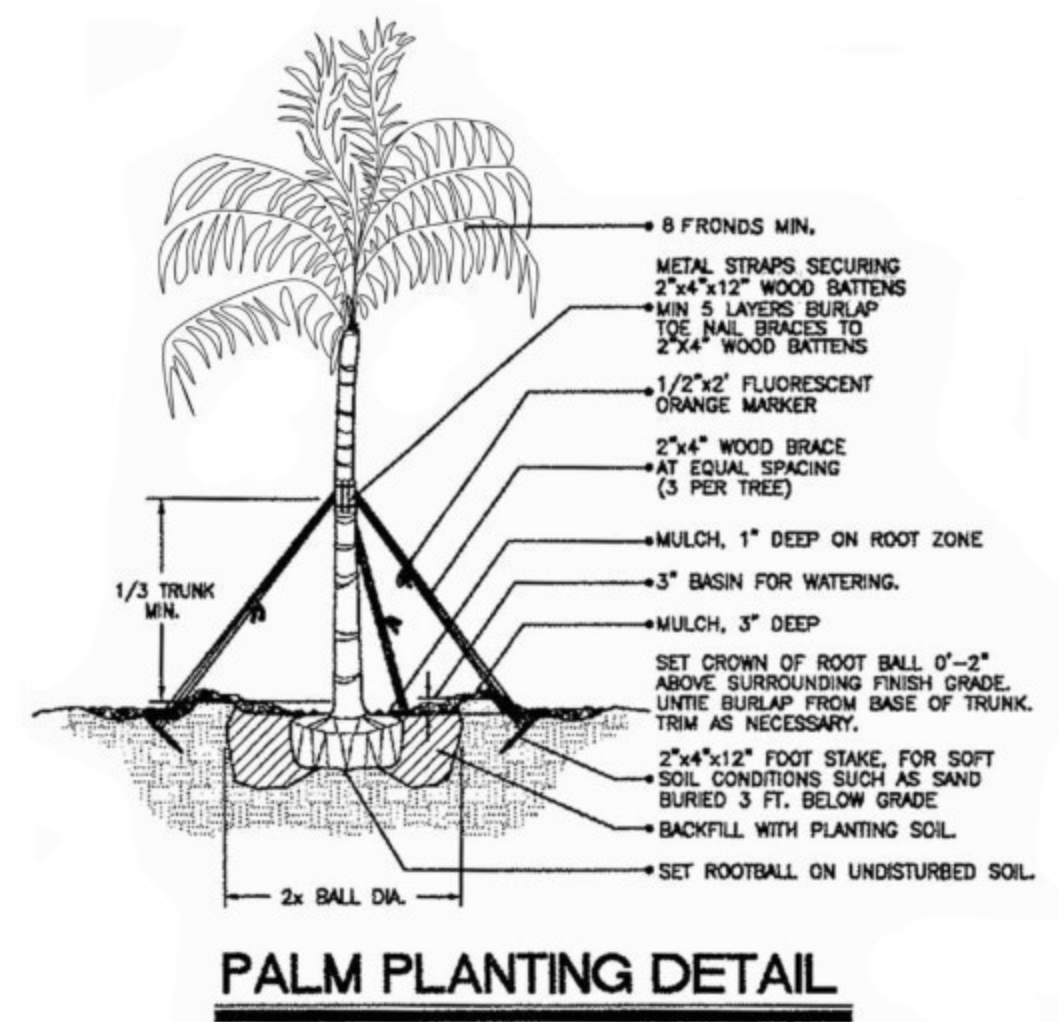
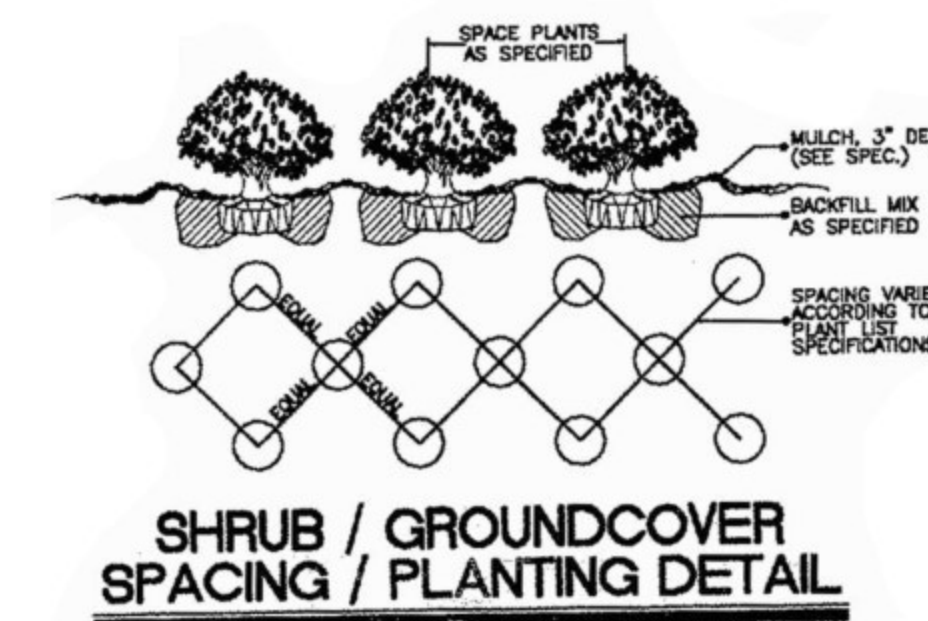
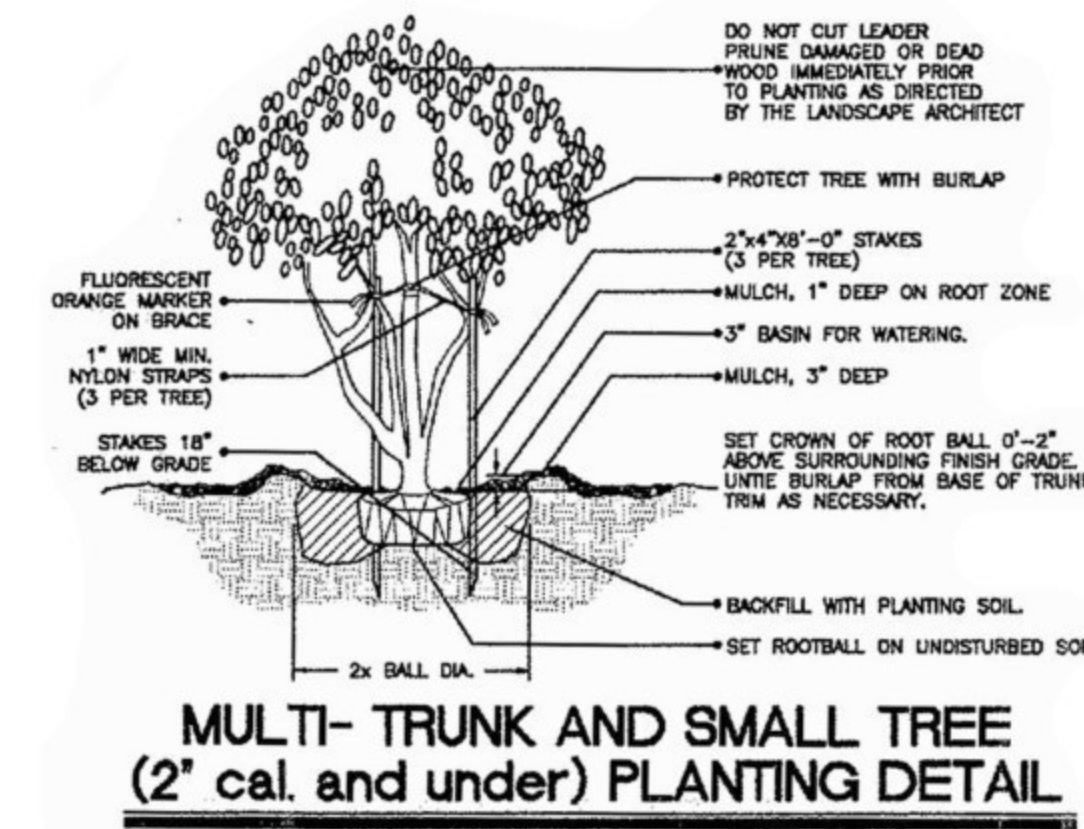
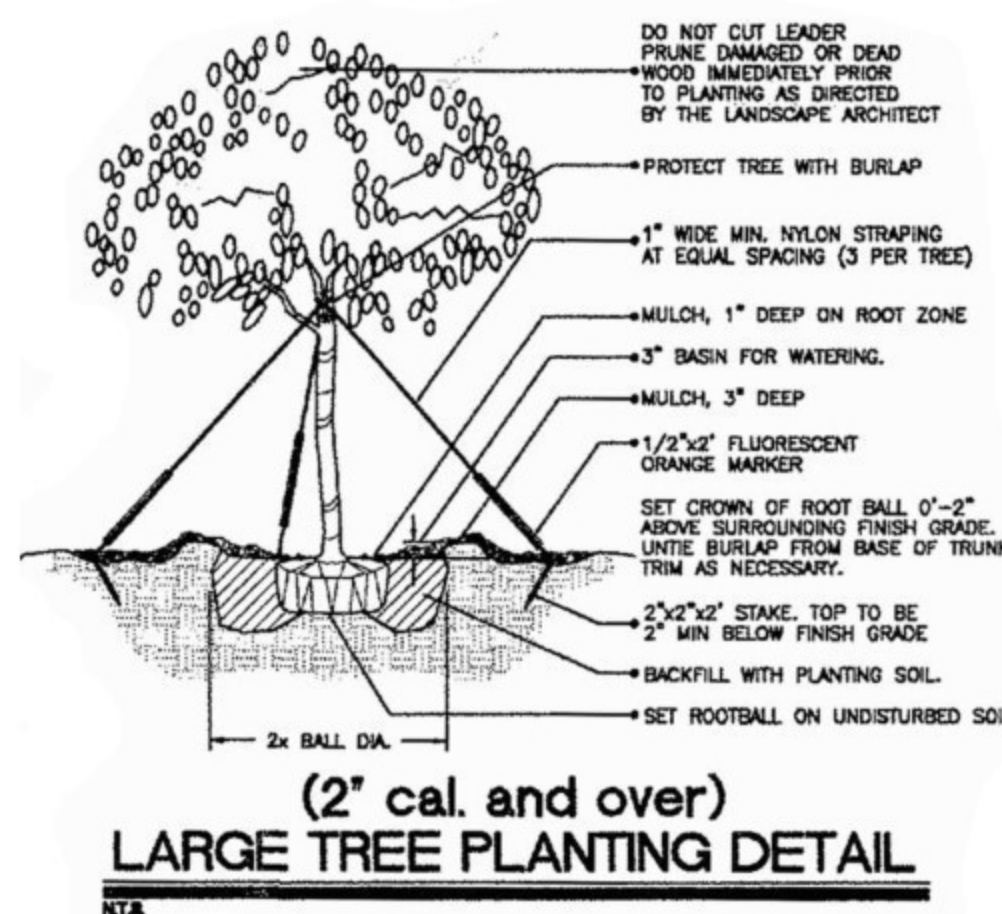
GENERAL PLANTING NOTES

- All dimensions 6" and less are exaggerated for illustrative purposes only.
- Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.
- The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" - 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.
- Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.
- Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.
- Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.
- Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

PLANTING SPECIFICATIONS

- All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
- All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded bark of eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
- Planting soil to be a weed-free mixture of 50% sand and 50% mulch or other organic planting material suitable to the Landscape Architect.
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
- No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
- Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
- SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
- WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
- All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
- The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 8-weeks prior to planting.

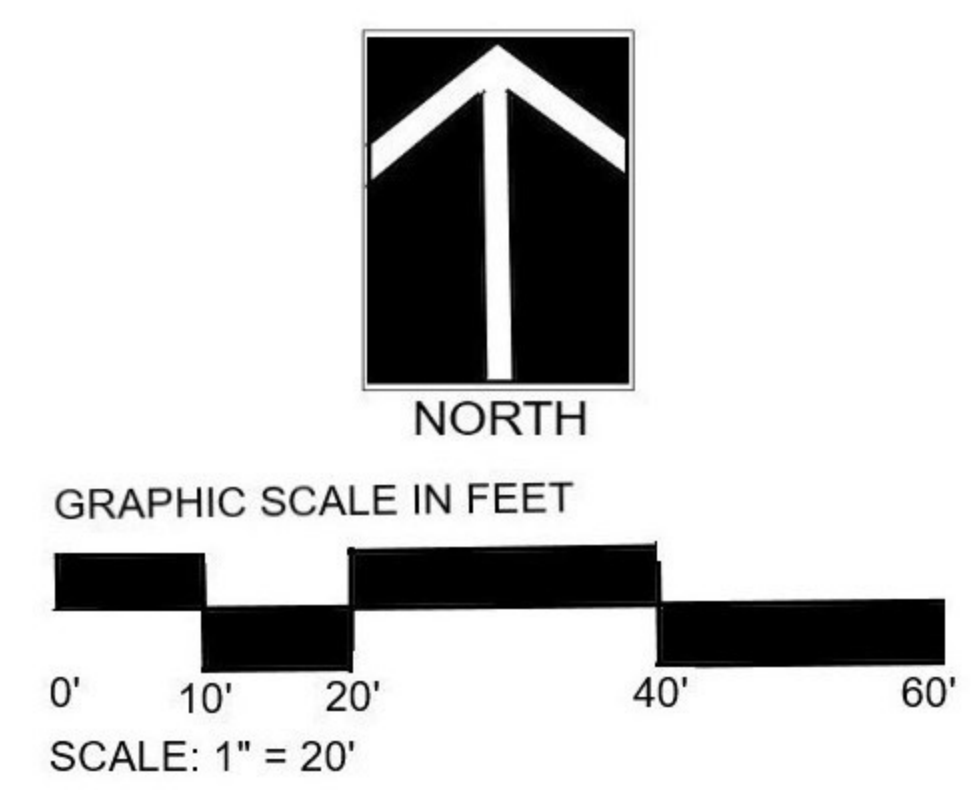
PLANTING DETAILS



PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	S.T.	N'	SIZE/NOTES
TREES						
GL	2	Gumbo Limbo	Bursera simaruba	H	Y	12' Ht. 21/2" Cal. Pots
GT	7	Orange Geiger Tree	Cordia sebestena	H	Y	12' Ht. 21/2" Cal. Pots
MA	3	Mahogany Tree	Swerneria mahogany	H	Y	12' Ht. 21/2" Cal. Pots
QV	4	Live Oak	Quercus virginiana	H	Y	12' Ht. 21/2" Cal. Pots
PALMS						
AL	4	Alexander Palm	Ptychosperma elegans	M	N	10' C.T. Matched, B&B
CN	6	Maypan Coconut Palm	Cocos nucifera 'Majan'	H	N	5' - 8' C. T. B&B
FP	5	Foxtail Palm	Wodyetia bifurcata	M	N	10' - 12' C.T., B&B
SP	4	Sabal Palm	Sabal palmetto	H	Y	10' - 12' C.T., Clean Trunk
SHRUBS						
CL	63	Clusia Dwarf	Clusia guttifera	H	N	7 Gal. 24" Ht.
FB	21	Firebush	Hamelia patens 'Compacta'	M	Y	7 Gal. 24" Ht.
JA	14	Jatropha 'Compacta'	Jatropha integerrima 'Compacta'	M	N	7 Gal. 30" Ht.
YT	20	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	M	N	7 Gal. 30" Ht.
GROUNDCOVERS						
BO	62	Dwarf Bougainvillea	Bougainvillea 'Helen Johnson'	H	N	3 Gal. 18" Ht.
BS	16	Beach (Dune) Sunflower	Helianthus debilis	H	N	1 Gal. Full
GI	106	Green Island Ficus	Ficus microcarpa	M	N	1 Gal. Full
MG	134	Muhly Grass	Muhlenbergia capillaris	H	Y	1 Gal. Full
SA		St. Augustine 'Palmetto'	Stenotaphrum secundatum 'Palmetto'	M	N	Solid Sod

* Notes: S.T. = Salt Tolerance, High or Medium
N = Florida Native, Yes or No

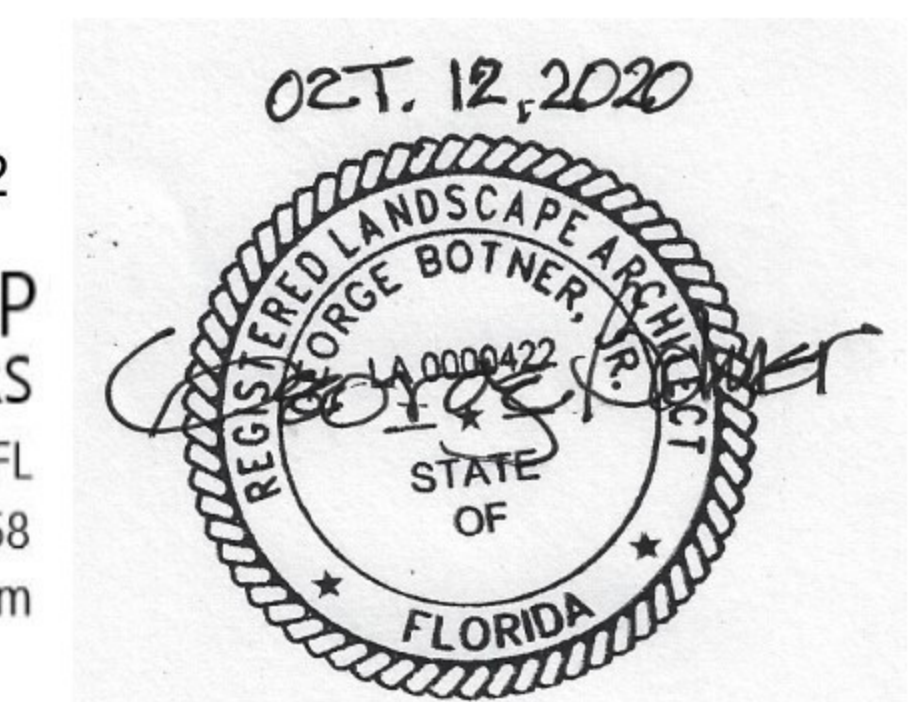


PREPARED BY:



GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

FL REG NO: 0000422



RAYMOND & CATHERINE DUQUETTE RESIDENCE

FORT PIERCE, FLORIDA

OCTOBER 9, 2020

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:

This is an automatic irrigation system. Water supply is a 3/4" Municipal Water meter (shown on plans). The system consists of Three (3) zones. Flow rate is a minimum of 30 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:

Shall be a 3/4" Municipal Water Meter - with 3/4" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:

All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than 3/4" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:

- Cut square with PVC cutter, and deburr the cut prior to assembly.
- Clean PVC pipe with PVC cleaner prior to assembly.
- Use gray, heavy bodied, slow drying, high strength glue.
- Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:

All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:

All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical. Use Stainless Steel risers on all rotor heads.

- Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

- Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:

RAINBIRD ESP-TM2 - 6 station controller to operate 3 sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to - or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE

Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:

RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

CONTROL WIRE:

Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire. SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY - 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

MAINTENANCE:

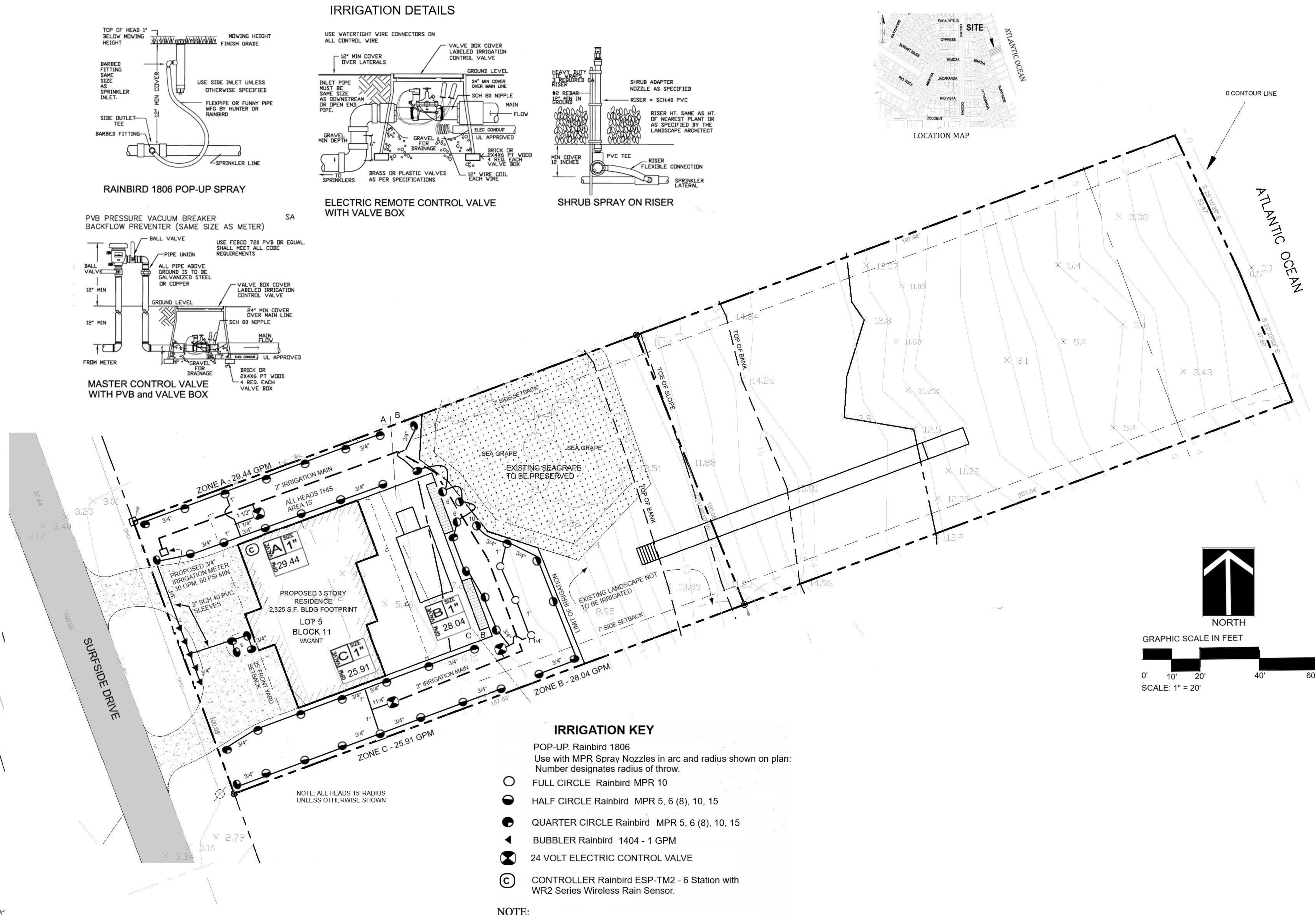
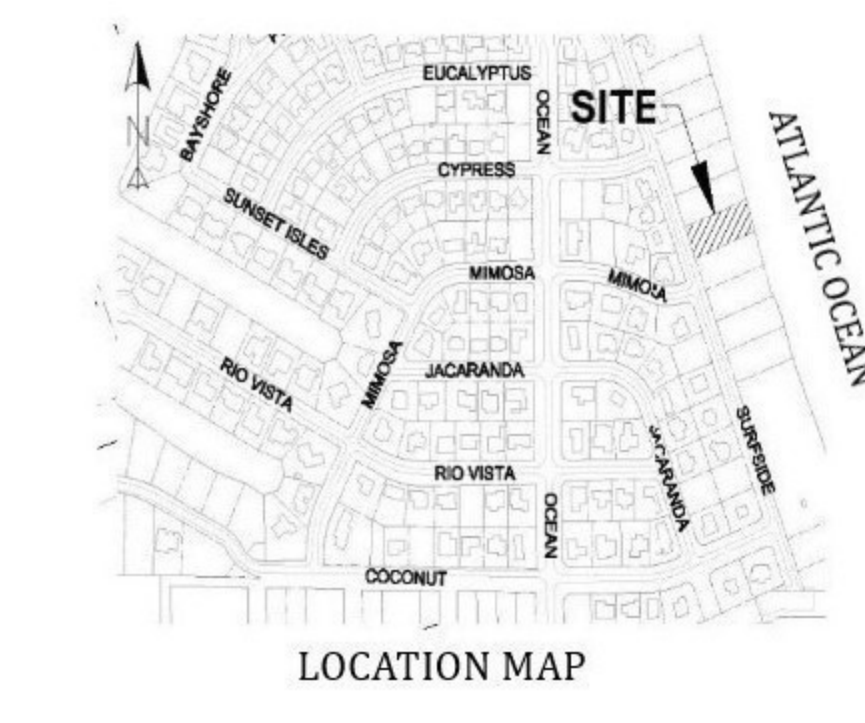
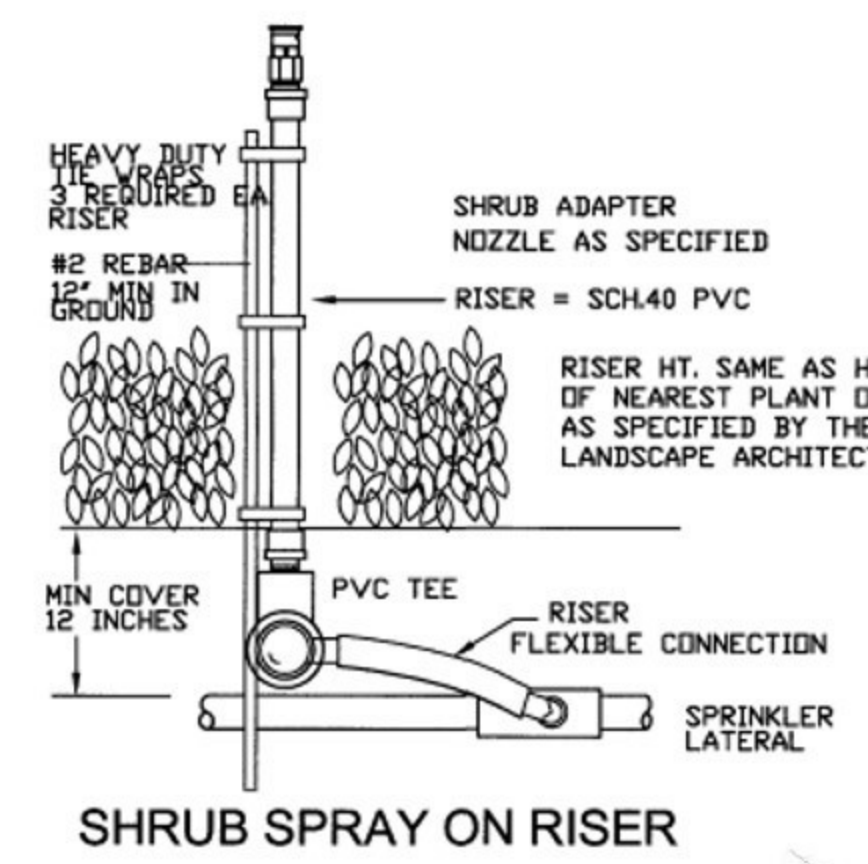
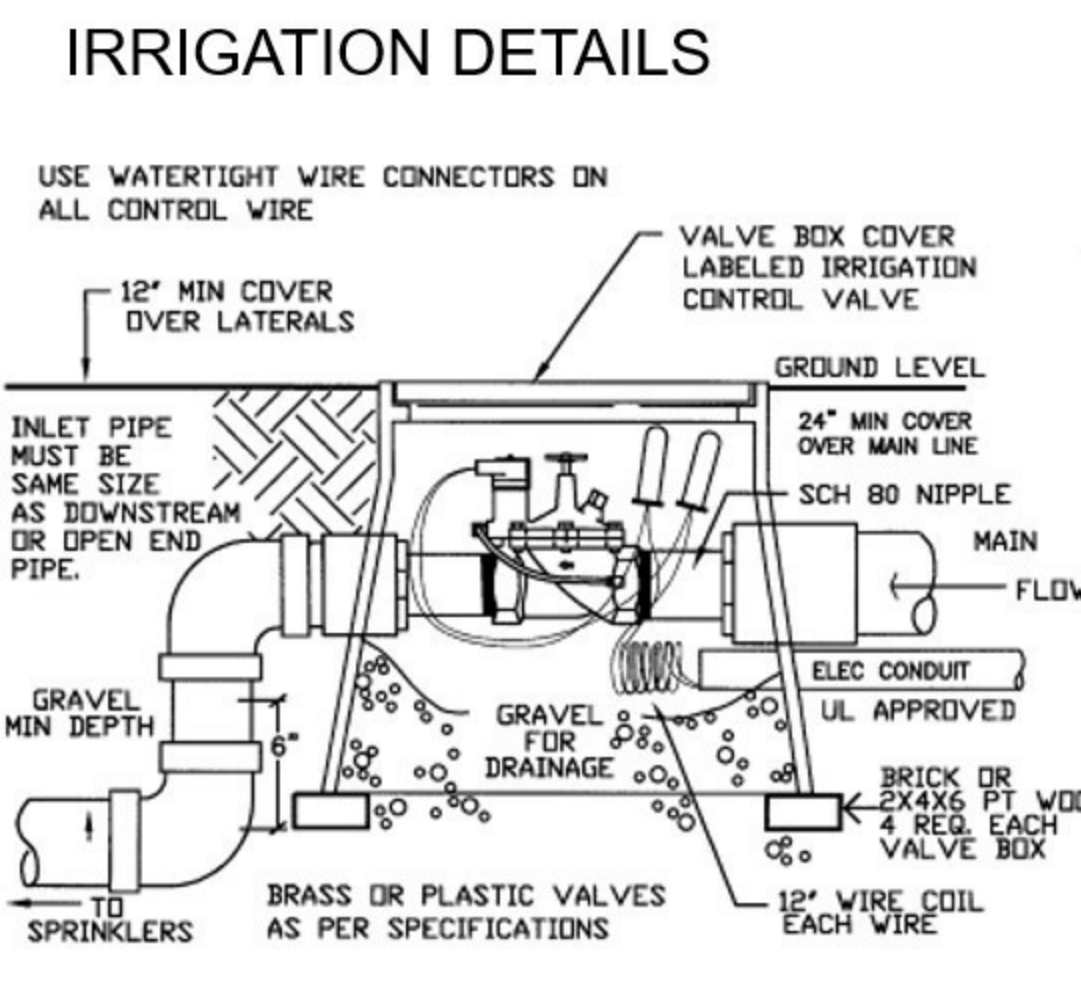
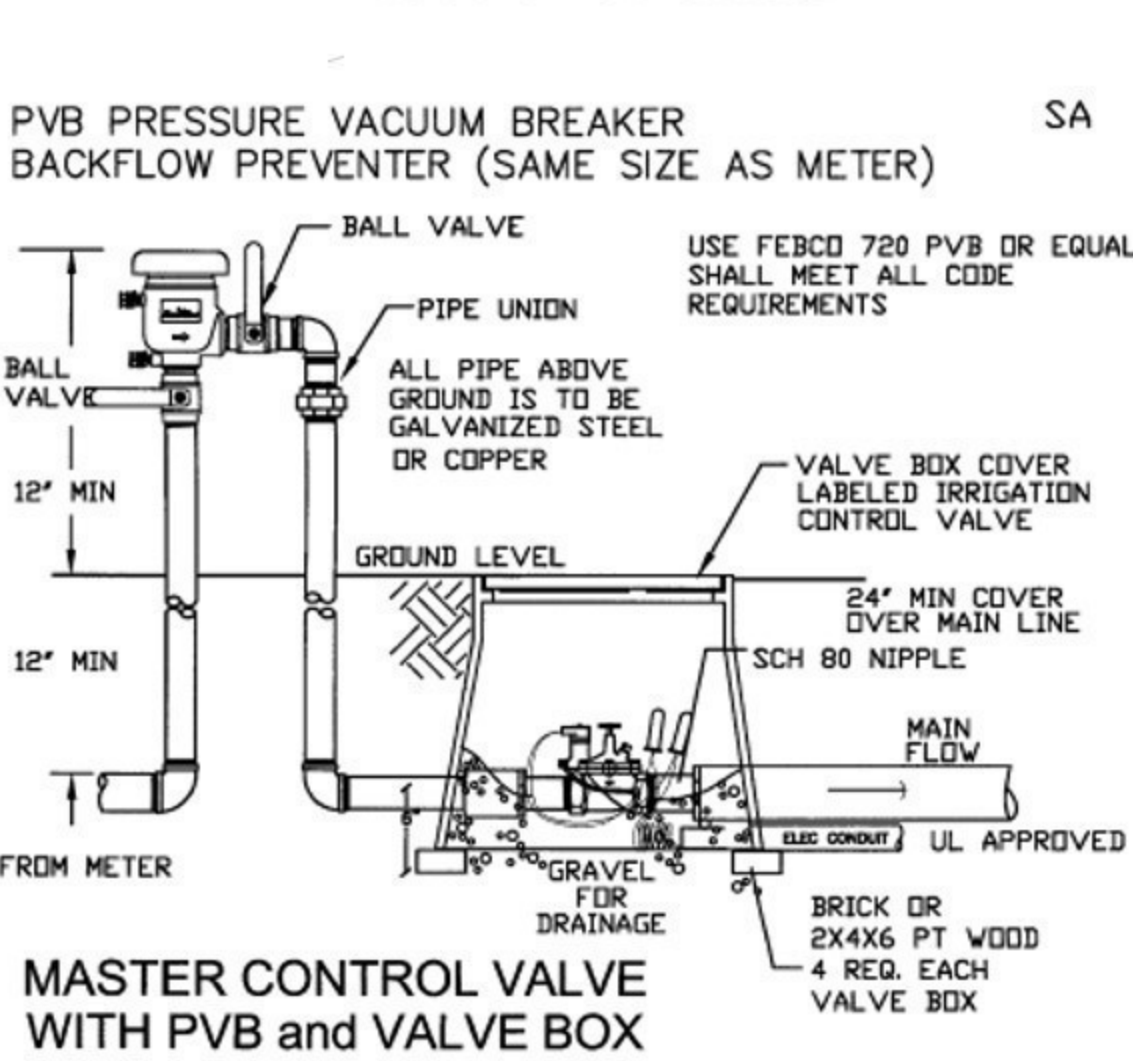
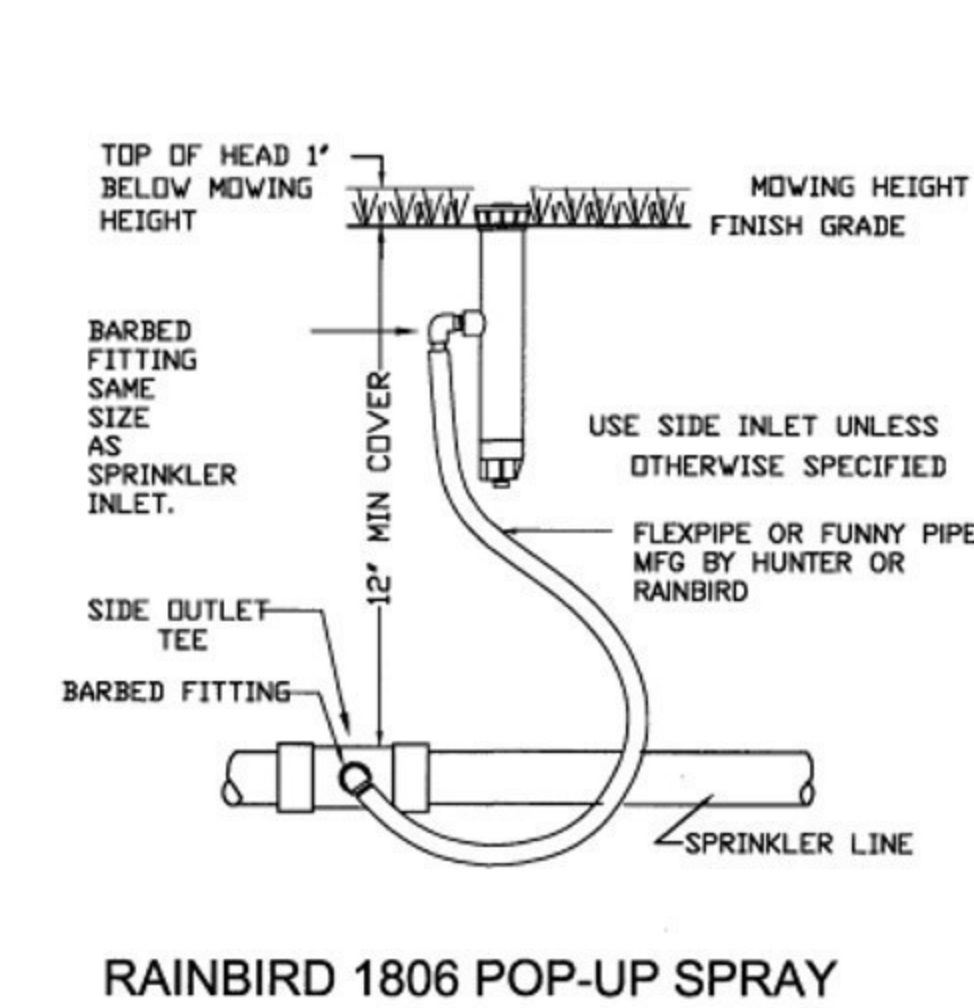
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

AS-BUILT DRAWINGS:

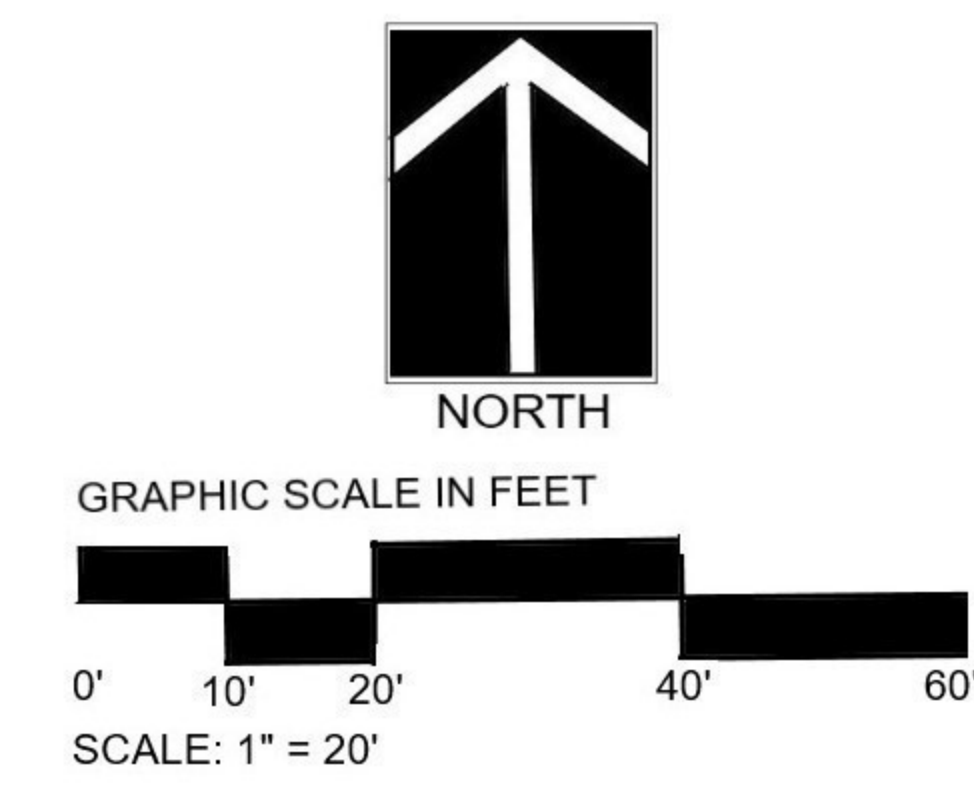
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:

The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warranties and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.



CONTRACTOR TO
VERIFY LOCATION OF
ALL UTILITIES
PRIOR TO CONSTRUCTION

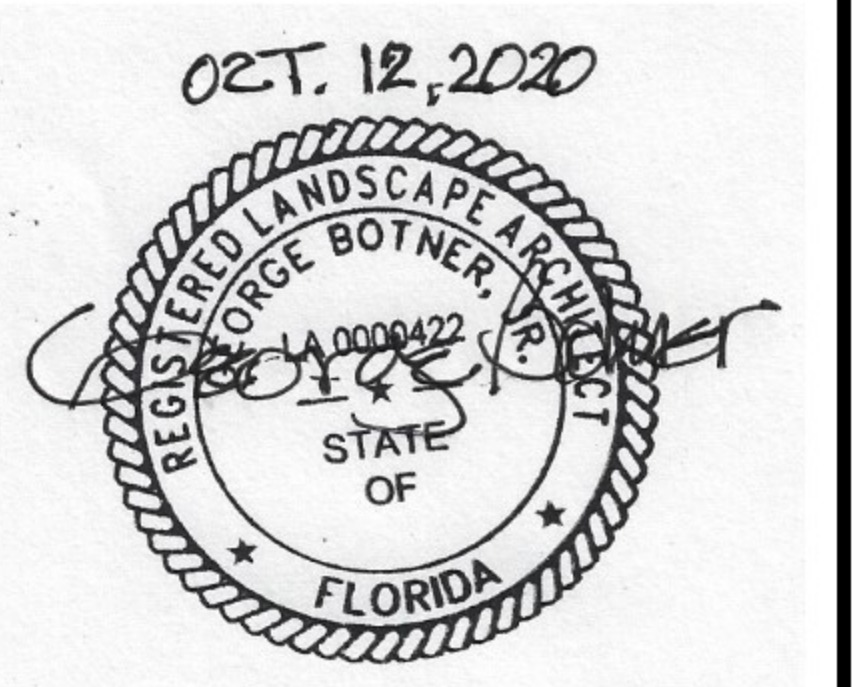


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FL REG NO: 0000422







Architectonic Inc

City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL

October 21, 2020

RE: Conditional Use and Design Review 2412-501-0125-000-1
Technical Review Project # 20-07000015

To Whom It My Concern:

Please accept the following responses to the comments dated 1/14/2020 from your agency. Response shown on plans corresponding (if required) to these comments are noted.

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction a activities seaward of the Coastal Construction Control Line before construction activities can commerce.

Response: Once the conditional use is approved by the city the process of approval from Florida Department of Environmental Protection will start, upon DEP's approval the building permit application process will begin.

2. Statements of ownership and control of proposed development. Statement describing in detail: character and intended use.

Response: Attached is design intent for the proposed project.

3. Provide SLC Property Record Card.

Response: Attached is a copy of the property card and deed.

4. The Design Review and Development Review applications state that the home will be a max of 34 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?

Response: Attached are the applications with the corrected building height.

Engineering:

The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the requited certified survey prior to City Commission submittal.

Response: Attached are the signed and sealed survey in PDF format along with one original hard copy.

Respectfully Submitted,



Michael Seal
Architectonic Inc.