

Ownership

IC 6 Investment
LLC
66 W Flagler ST
Ste 900
Miami, FL
33130-1807

Current Values

Just/Market
value: \$29,400
Assessed
value: \$29,400
Exemption
value: \$0
Taxable
value: \$29,400

Important

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.

Links

Taxes for this
parcel: [SLC Tax](#)

Property Identification

Site Address: 2502
AVENUE L

Sec/Town/Range: 05/35S/40E

Parcel ID: 2404-
608-
0103-000-

Jurisdiction: Fort Pierce

Land Use Code: 0000 - Vac
Residential

Account #: 16775

Map ID: [24/05S](#)

Zoning: Medium
Den

Legal Description

GARDEN CITY FARMS 05 35 40 W 3/5 OF
TRACT 65-LESS THAT PART OF W 396
FT FOR AV M R/W AS IN OR 80 PG 513
AND LESS S 25 FT OF W 396 FT AND
LESS FROM NW COR LOT 65 RUN E 25
FT, TH S 25 FT FOR POB, TH E 358.82 FT,
TH S 137.42 FT, TH W 358.75 FT, TH N
137.39 FT TO POB AND LESS N 125 FT OF
S 150 FT OF E 185.49 FT OF W 272.32 FT
AND LESS E 59.68 FT OF W 84.68 FT OF
N 62.44 FT OF S 87.44 FT AND LESS N
62.5 FT OF S 149.94 FT OF E 55 FT OF W
80 FT AND LESS W 61.83 FT OF E 126.38
FT OF N 62.5 FT OF S 87.44 FT- (OR
3794-1025 ; 3795-1824)

Total Areas

Map

Finished/Under
Air (SF): 0
Gross
Sketched Area 0

[Collector's](#)

[Office](#)

Download TRIM
for this Parcel:

[Download PDF](#)

[File for](#)

[homestead](#)

[exemptions.](#)

[View associated](#)

[Tax Map.](#)

[Report](#)

[Homestead](#)

[Fraud on this](#)

[parcel.](#)

(SF):

Land Size

0.4

(acres):

Land Size (SF): 18,77

Building Wind Speed

Occupancy
Category

I

II

&

IV

Speed 140150160

[Sources/links:](#)



Sale Hist

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 11, 2024	5178/1746	0001	WD	0 Ave L Land Trust	\$32,000
Sep 28, 2015	3795/1824	0001	WD	Boca Real Estate Group LLC (TR)	\$6,400
Sep 28, 2015	3794/1025	0111	WD	Smith Ruby	\$100
Jul 20, 2015	3791/0144	0111	QC	Smith Ruby	\$100
Dec	0526/0750	XX01	CV		\$136,800

1, 1986					
Dec 1, 1986	0526/0748	XX01	CV		\$136,800
Dec 1, 1986	0526/0746	XX01	CV		\$136,800
Dec 1, 1986	0525/1395	XX01	CV		\$100
May 1, 1986	0501/1264	XX01	CV		\$100,600

Spec Feas and Yard Item

Type	Qty	Units	Year Blt
------	-----	-------	-------------

Build Info

(1 of
1)

Finished
Area: 0
SF

Gross
Area:
0 SF

E: Interior

Building: 0
Type: 0
Quality: 0
Number of: 0 0%
Units: 0
Electric:
Year Built:
Heat Type:
Effective:
Heat Fuel:
Year Heated %: %
Story:
Primary Int:
Height:
Wall:
Roof:
Primary:
Structure:
Floors:
Roof:
Cover:
Primary:
Wall:
Secondary:
Wall:
View:

Values Breakdown

2025 ↕

Building	\$0
SFYI	\$0
Land	\$29,400
Just/Market	\$29,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description Amount
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Important

**Property taxes are subject to
change upon change of**

Ag Credit	\$0	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.
Save Our		
Homes or	\$0	
10% Cap		
Assessed	\$29,400	
Exemptions	\$0	
Taxable	\$29,400	

Current Year Special Assessments Breakdown

Start Year	Units	Description	Amount
2000	0.7	Fort Pierce Stormwater Charge	\$48.30

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#)

Permits

Issue				
Number	Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in [Fort Pierce](#)

Document Details

Instrument Number	< 5362615 >
Record Date	7/16/2024 12:47:37 PM
Book Type	OR - Official Records
Book/Page	5178/1746
Instrument #	5362615
Number Of Pages	2
Doc Type	DEED - DEED
DirectName	0 AVE L LAND TRUST BOCA REAL ESTATE GROUP LLC TR
ReverseName	6 INVESTMENT LLC
Number Names	8

Consideration	\$32,000.00
Legal	PT TRACT 65 GARDEN CITY FARMS SD

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
FILE # 5362615 OR BOOK 5178 PAGE 1746, Recd
Tax: \$224.00

Prepared by and return to:

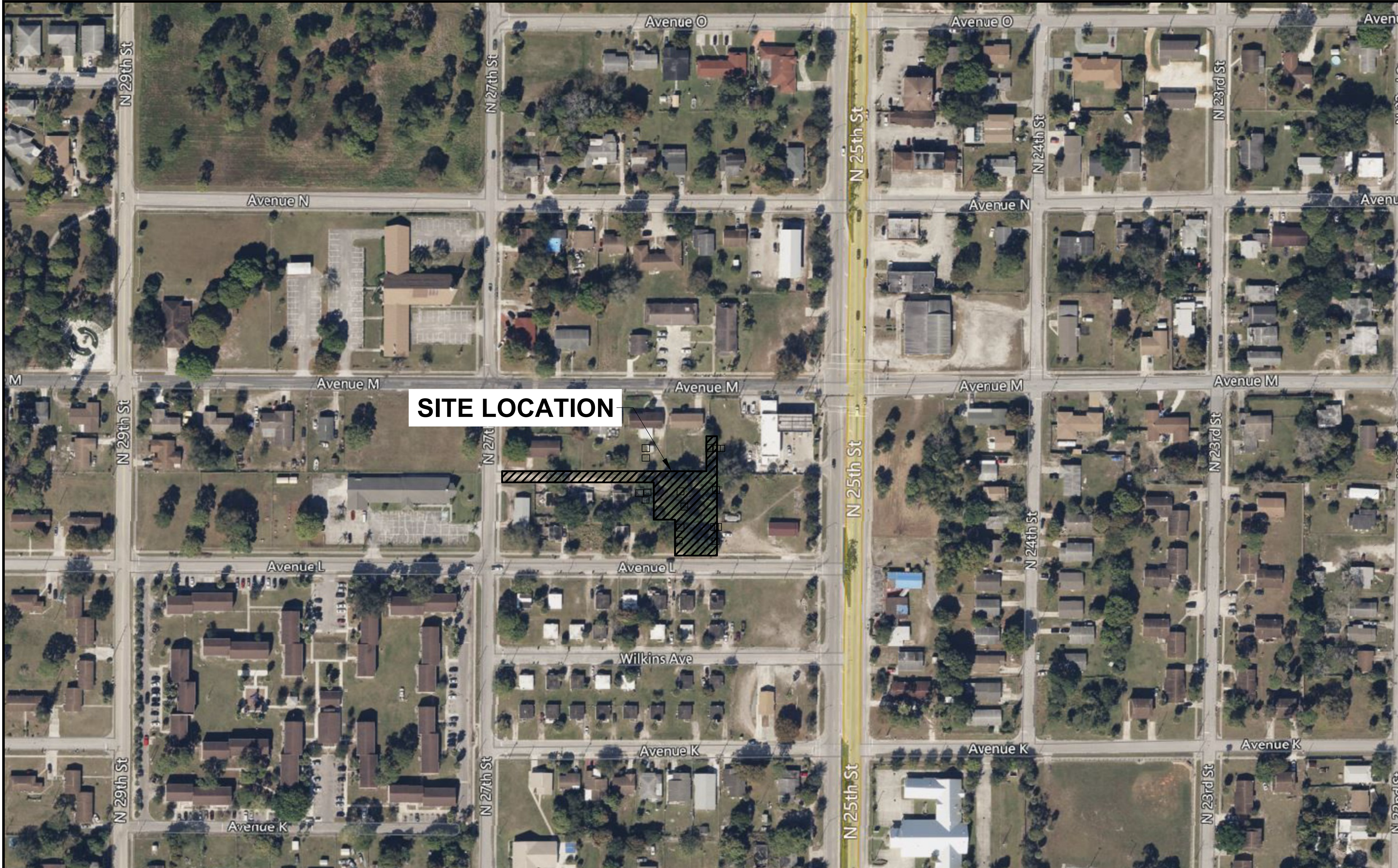


Acclaim

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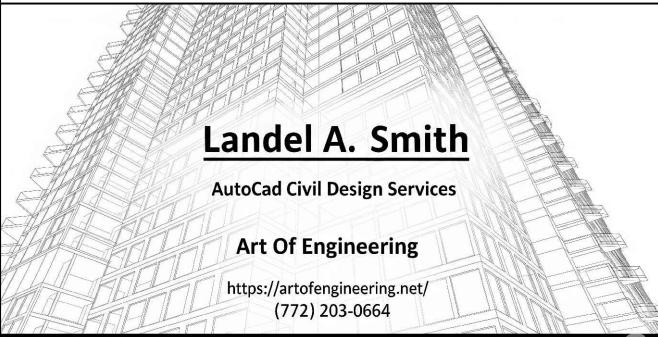
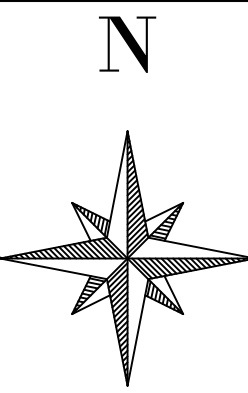
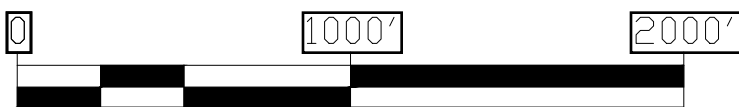
Custom Soil Resource Report Soil Map





SITE LOCATION

LOCATION MAP



PERMITS REQUIRED

☒ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

**PROPOSED
QUADPLEX
DEVELOPMENT**

2502 AVENUE L
FORT PIERCE, FL 34947

**SHEET TITLE
LOCATION MAP**

DATE
04/24/2026

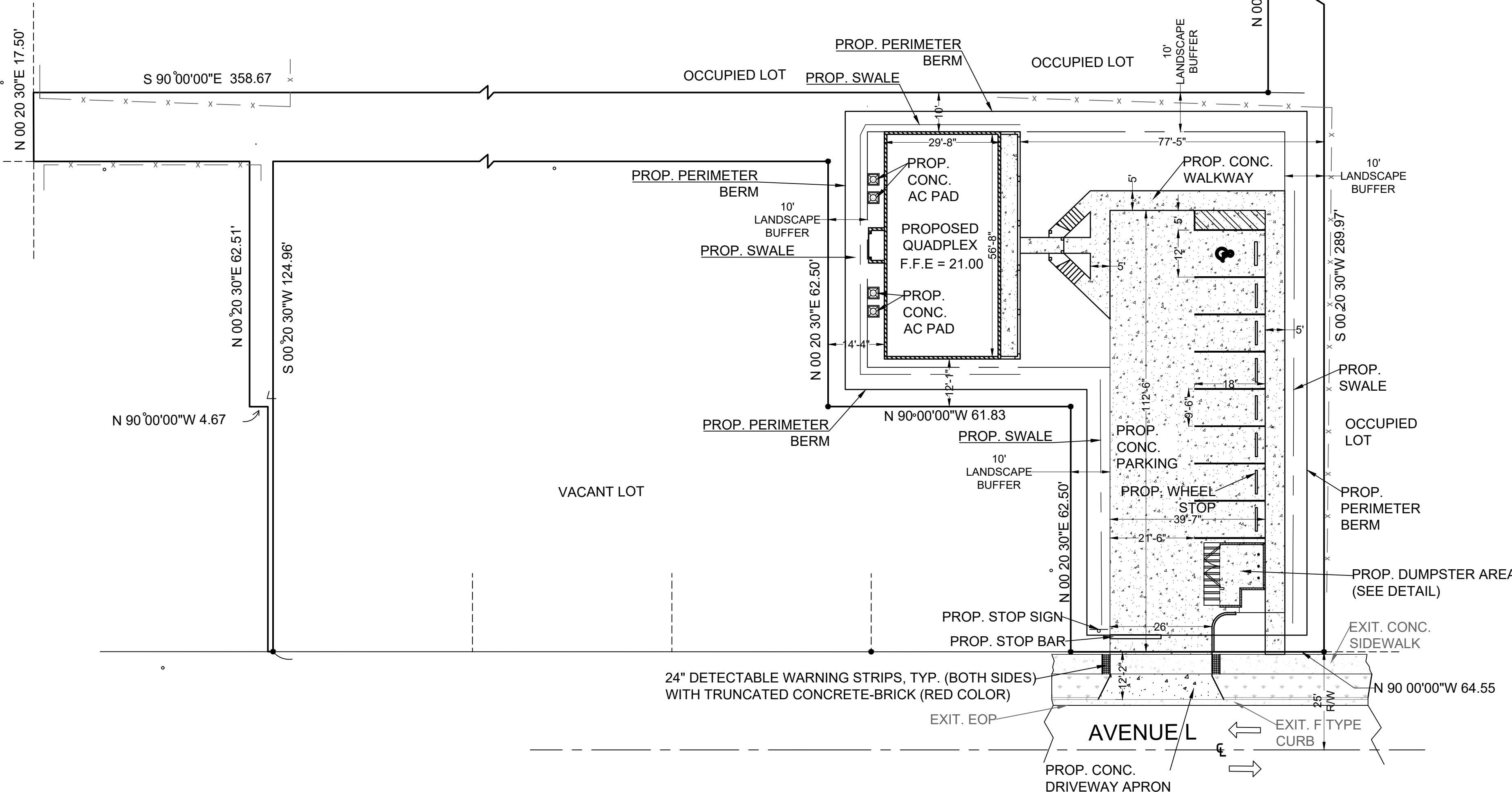
SCALE
1"=1000'

DRAWN BY
L.S

SHEET

C-101

N 27th STREET



LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT, TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB AND LESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)
PARCEL ID: 2404-608-0103-000-4
ZONING: MEDIUM DEN R-4
FEMA FLOOD ZONE: X
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

2 STORY BUILDING 25' IN HEIGHT

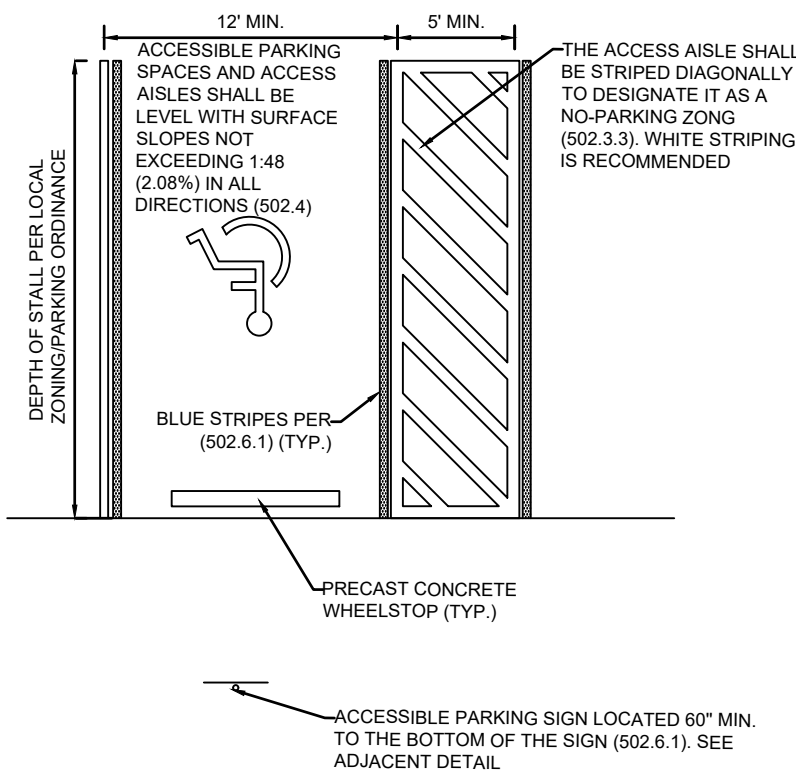
INTERIOR LOT
MINIMUM BUILDING SETBACK REQUIRED
FRONT: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 5 FEET

TOTAL AREA = 0.43 ACR (18,778 SQ FT) (100%)

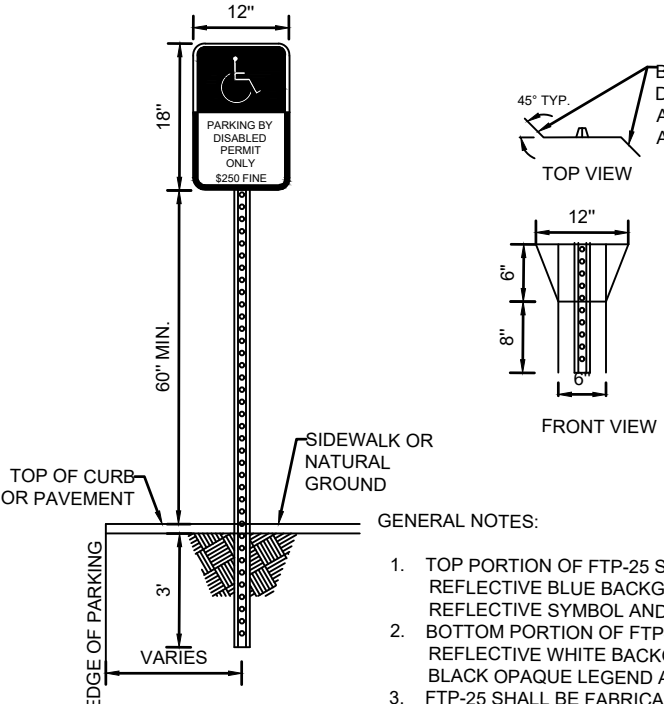
PROP. BUILDING = 2,042 SQ FT (0.05 ACR) (10.87%)
PAVEMENT/SIDEWALK/CONC. = 5,200 SQ FT (0.12 ACR) (27.69%)
TOTAL IMPERVIOUS = 7,242 SQ FT (0.17 ACR) (38.56%)

PERVIOUS = 11,536 SQ FT (0.26 ACR) (61.44%)

TOTAL PARKING
7 REGULAR SPACES
1 ADA ACCESSIBLE SPACE
8 TOTAL



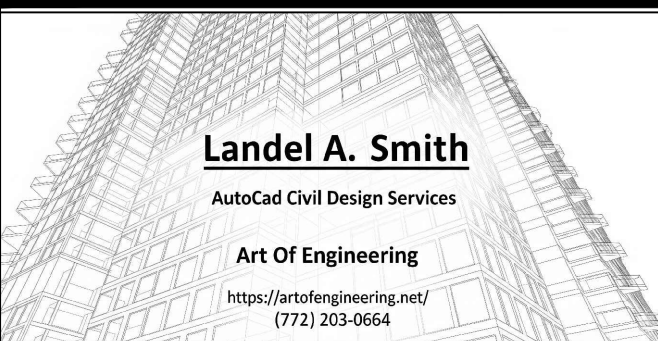
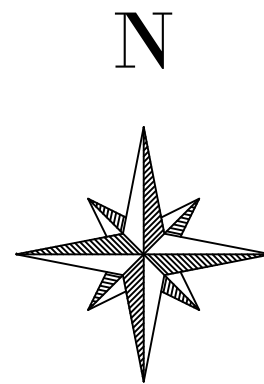
HANDICAP PARKING STALL & SIGN DETAIL
N.T.S.



TYPICAL PARKING DETAIL
N.T.S.

- GENERAL NOTES:
1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.
 4. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR BACK OF CURB.

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.



PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
PROPOSED SITE PLAN

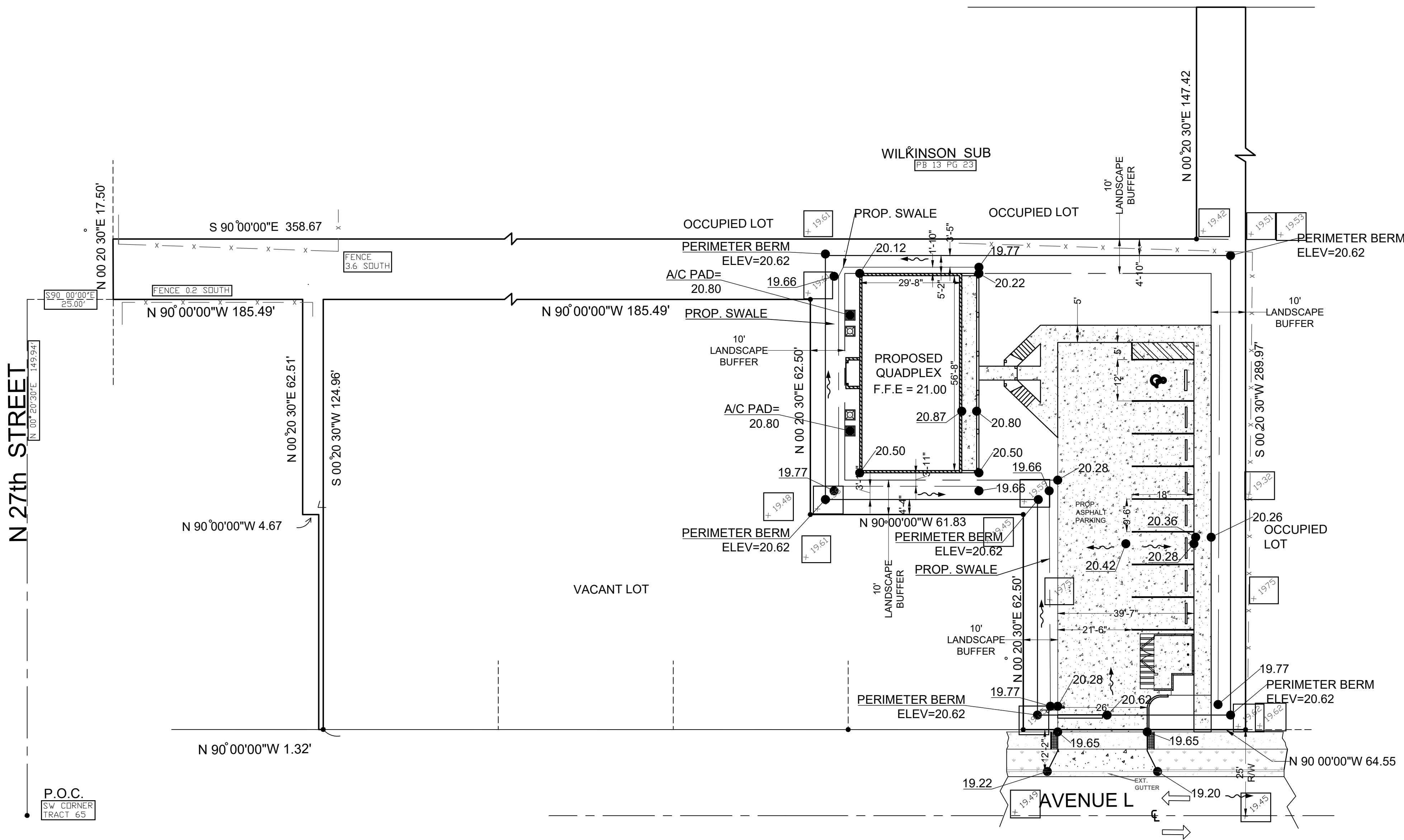
DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET

C-102



N 27th STREET

P.O.C.
S.W. CORNER
TRACT 65

LEGEND

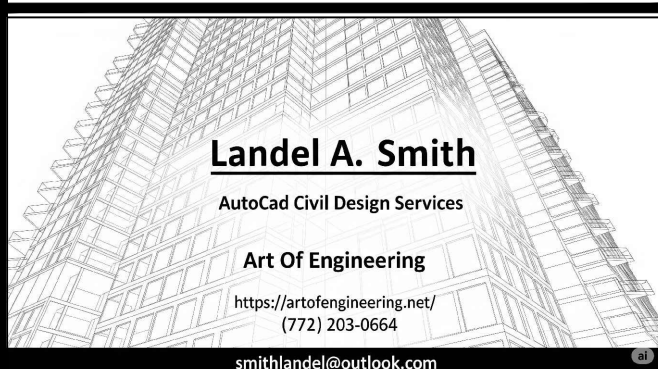
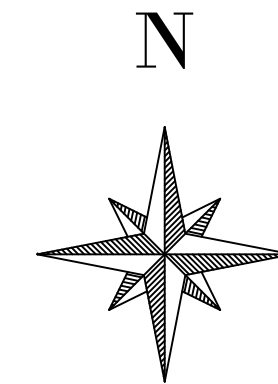
- 20.27 PROPOSED GRADES
- 19.93 EXISTING GRADES
- PROPOSED DRAINAGE FLOW

DRAINAGE STATEMENT:
THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125

ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



PERMITS REQUIRED

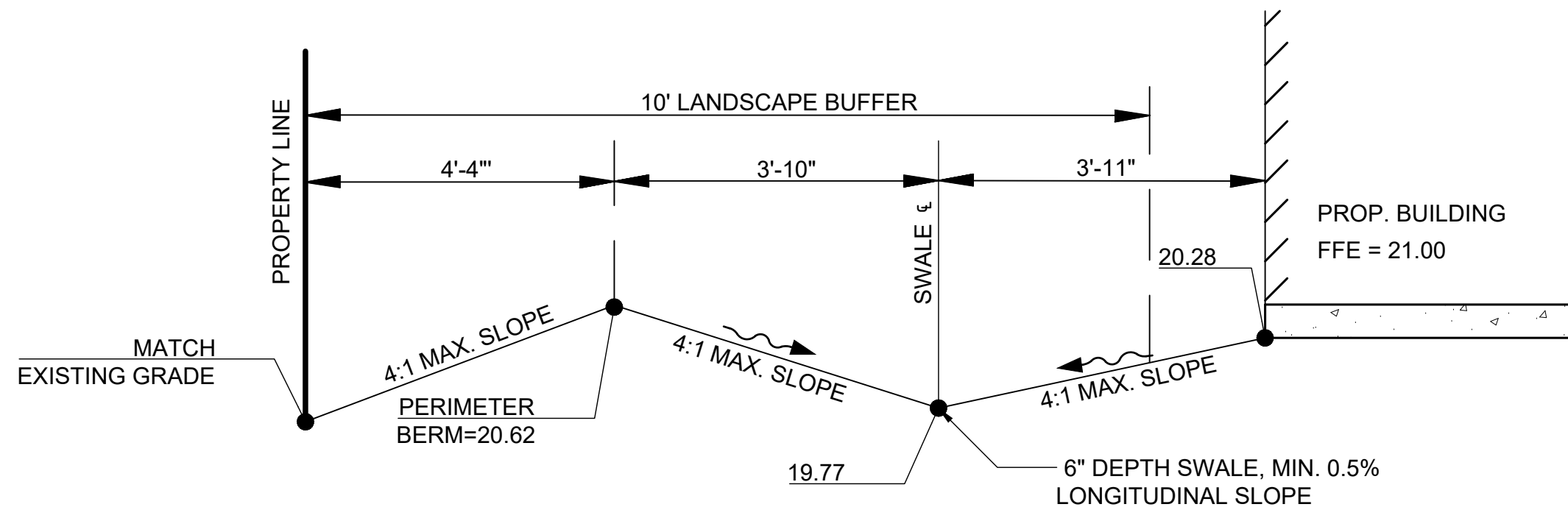
☒ CITY OF FORT PIERCE

PERMIT#

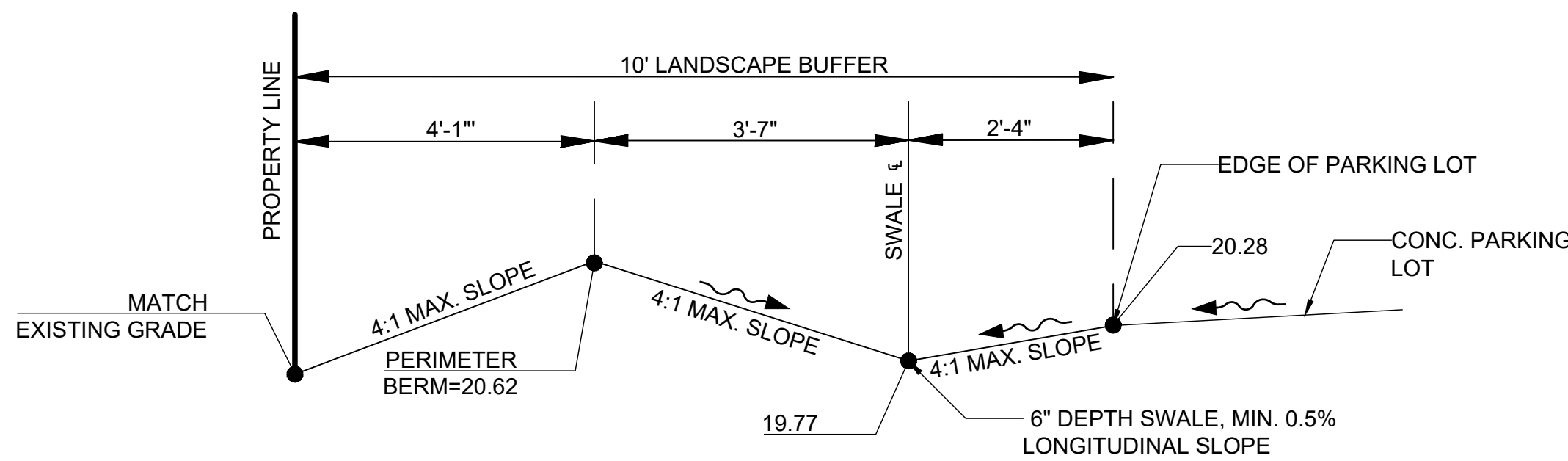
NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

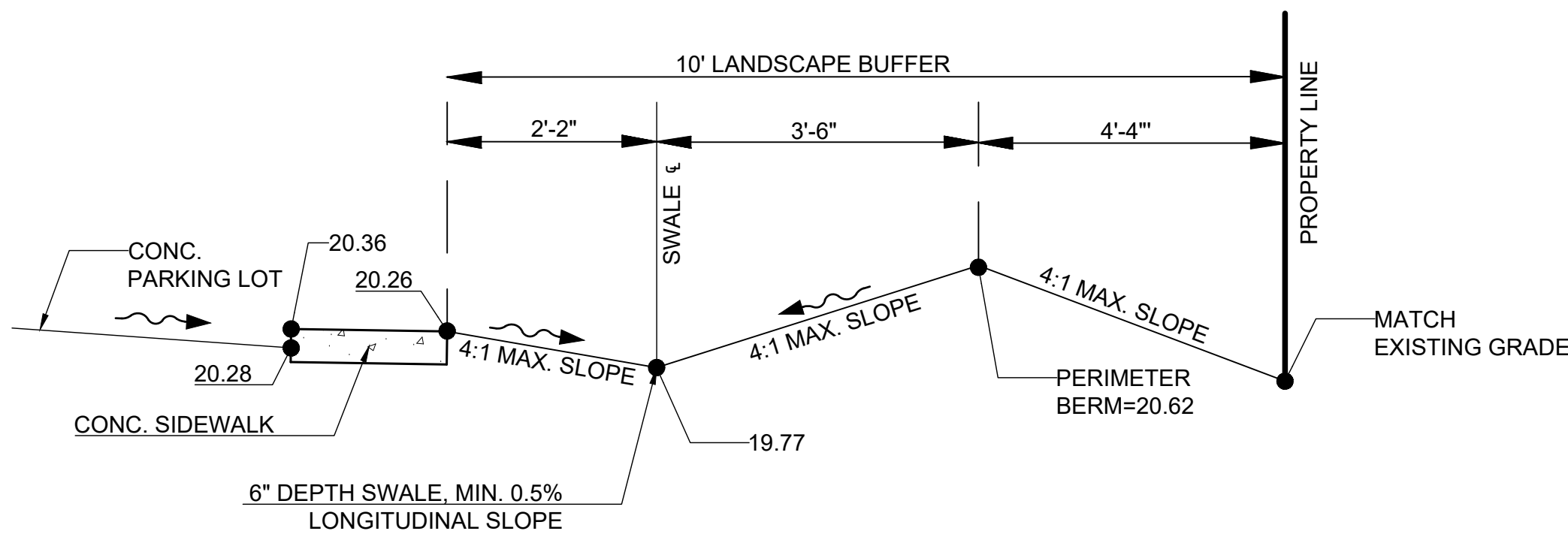
2502 AVENUE L
FORT PIERCE, FL 34947



TYPICAL SWALE DETAIL 1
N.T.S.



TYPICAL SWALE DETAIL 2
N.T.S.



TYPICAL SWALE DETAIL 3
N.T.S.

SHEET TITLE
DRAINAGE & GRADING PLAN

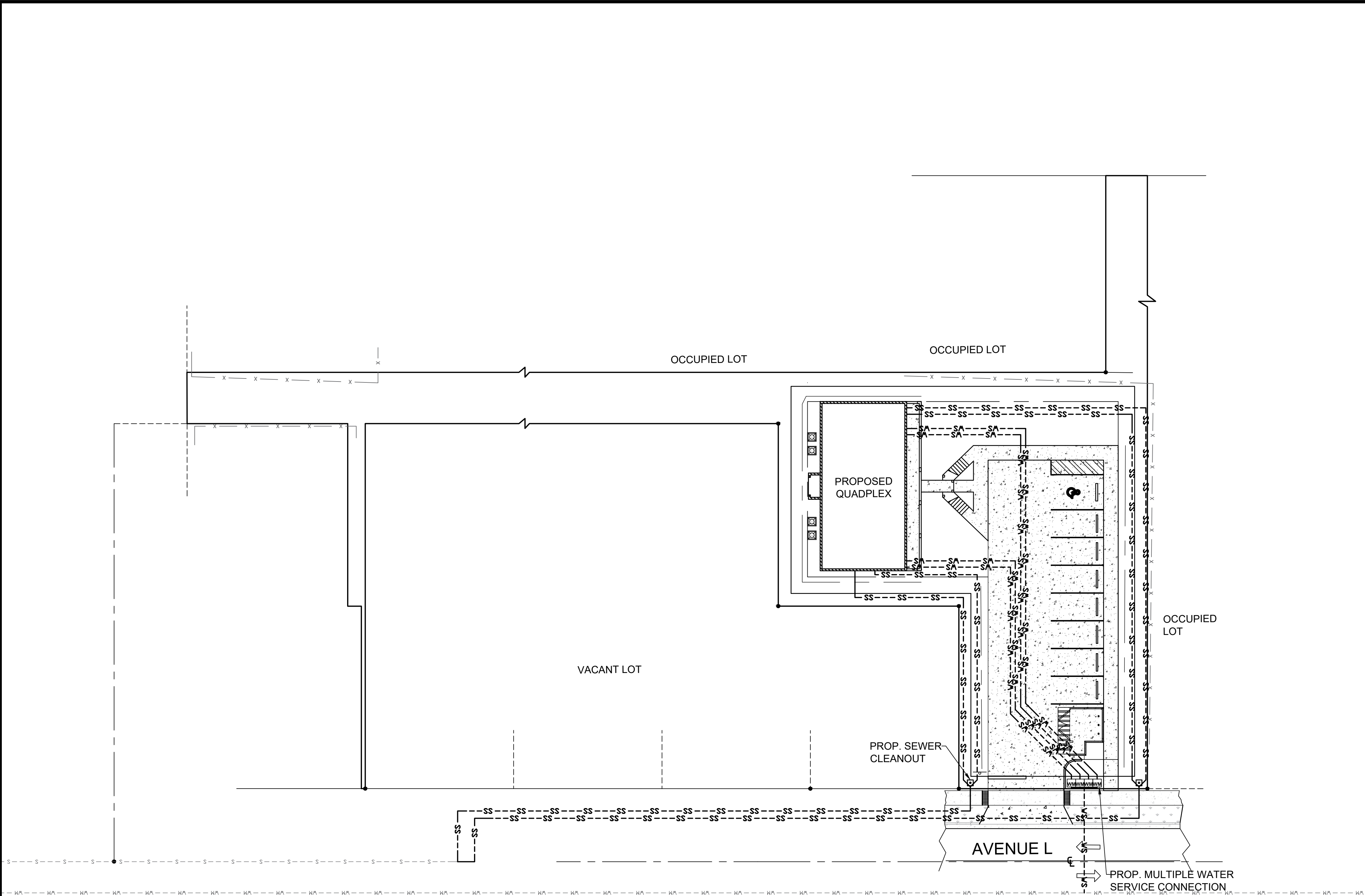
DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S.

SHEET

C-103



LEGEND

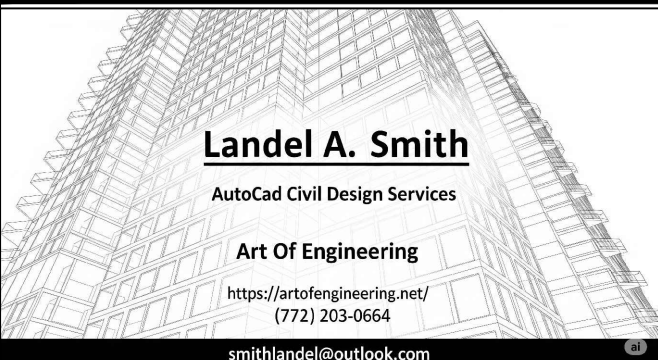
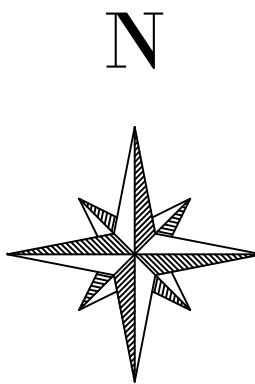
- VS---VS---VS---VS--- PROPOSED PVC WATER SERVICE LINE
- SS---SS---SS---SS--- PROPOSED PVC SANITARY SEWER SERVICE
- WH---WH---WH---WH--- EXISTING 6" FPUA WATER MAIN
- S---S---S---S---S--- EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.



PERMITS REQUIRED

☒ CITY OF FORT PIERCE

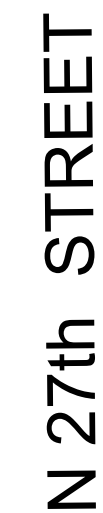
PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE PROPOSED UTILITY PLAN	
DATE 04/24/2026	SHEET C-104
SCALE 1"=20'	
DRAWN BY L.S	

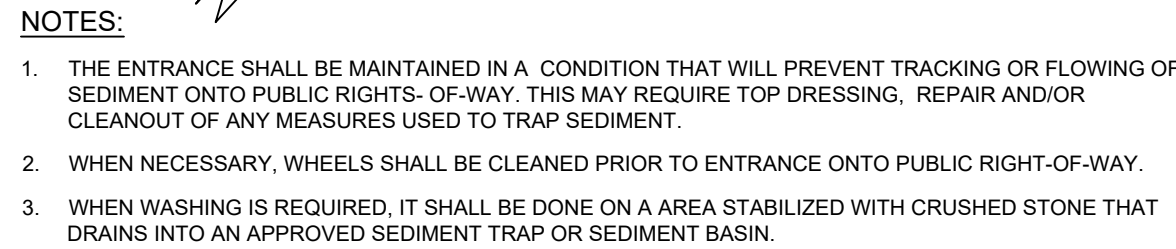


CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

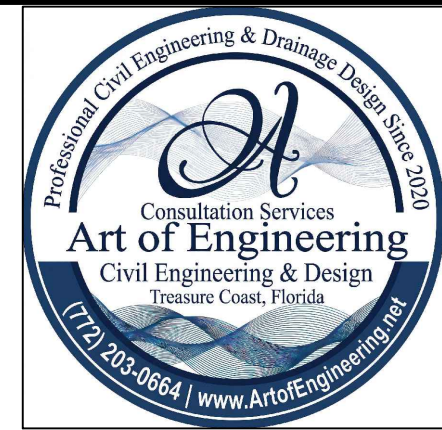
- 1- INSTALL SILT FENCE PER DETAIL SHOWN;
- 2- PROTECT ALL WATER, SEWER MAIN PIPING;
- 3- THE PERMITTEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST

TWO WORKING DAYS BEFORE THE FOLLOWING:

- (1) START OF CONSTRUCTION
- (2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;
- (3) COMPLETION OF SITE CLEARING;
- (4) COMPLETION OF ROUGH GRADING;
- (5) COMPLETION OF FINAL GRADING;
- (6) CLOSE OF THE CONSTRUCTION SEASON;
- (7) COMPLETION OF FINAL LANDSCAPING.



N.T.S.



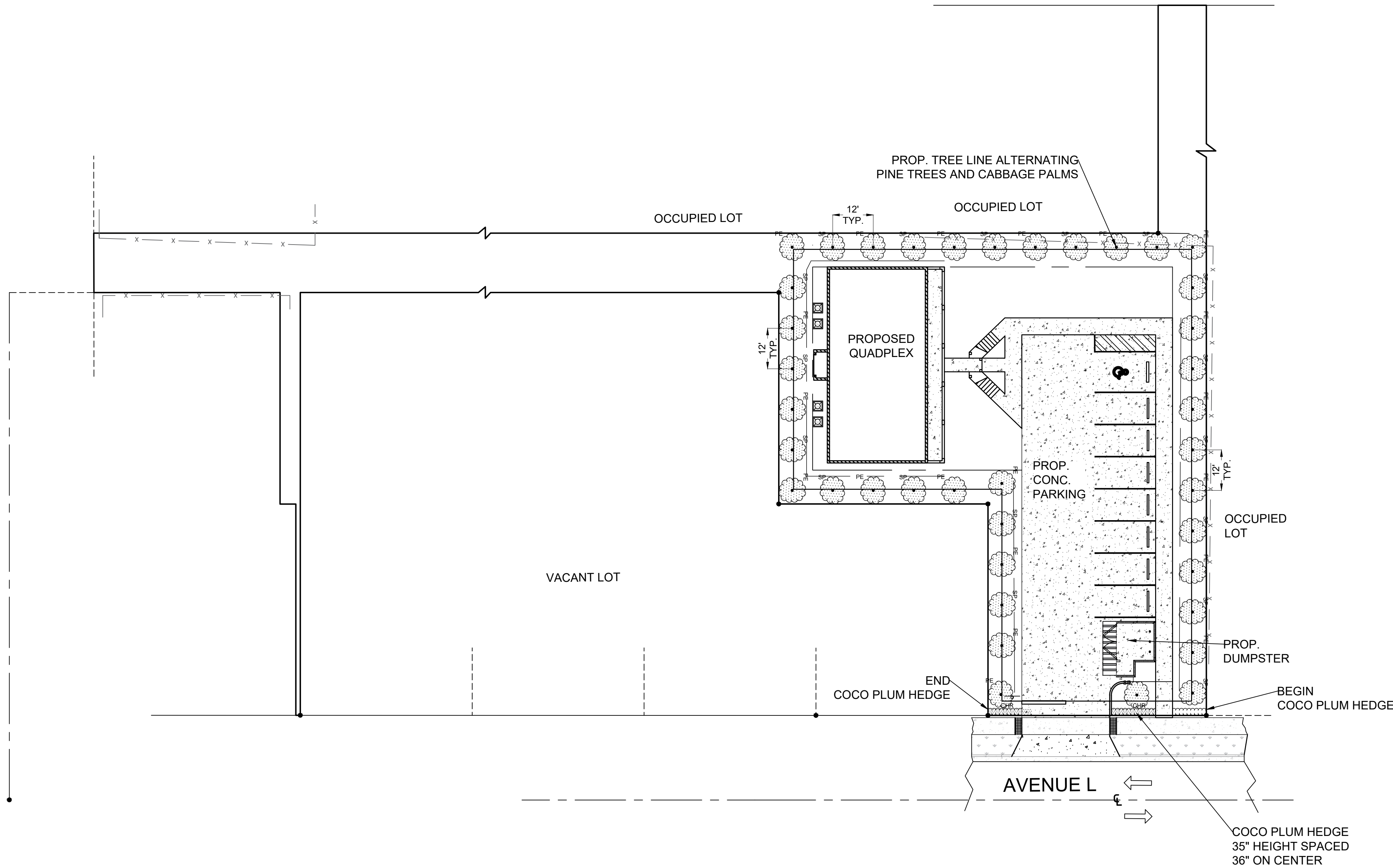
Art Of Engineering
<https://artofengineering.net/>
 (772) 203-0664
smithlandel@outlook.com

CITY OF FORT PIERCE

NO.	REVISIONS	DATE
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2502 AVENUE L
FORT PIERCE, FL 34947

C-105



10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. 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.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. 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 LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUND COVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.
10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

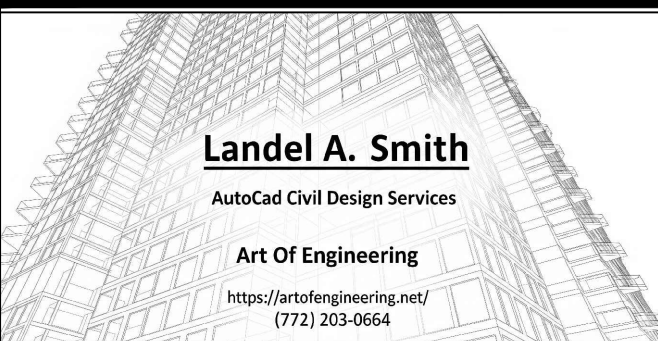
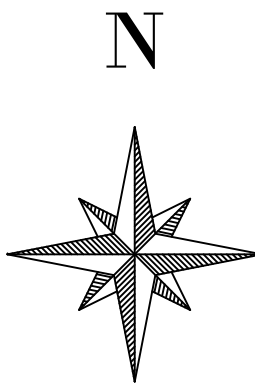
14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

- 15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD



PERMITS REQUIRED

☒ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

**PROPOSED
QUADPLEX
DEVELOPMENT**

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

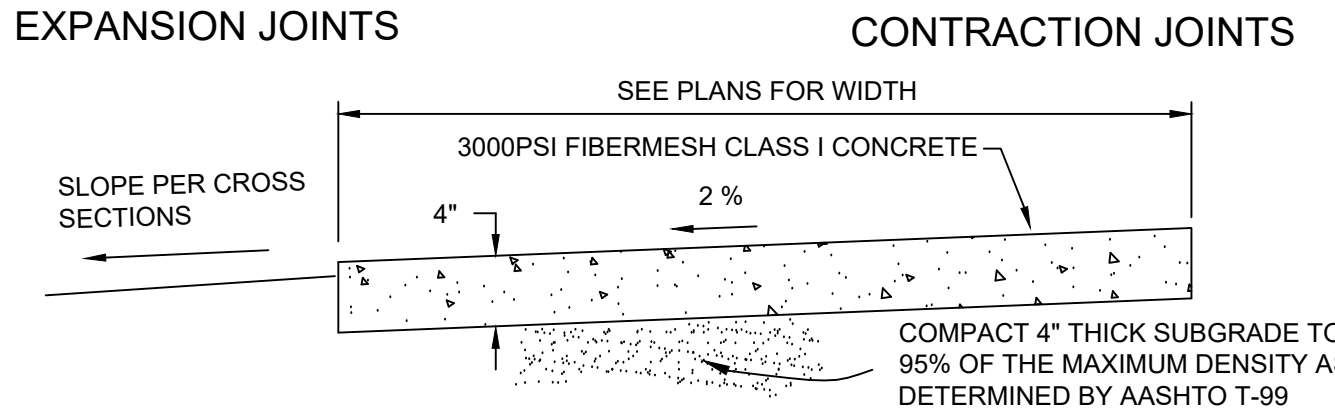
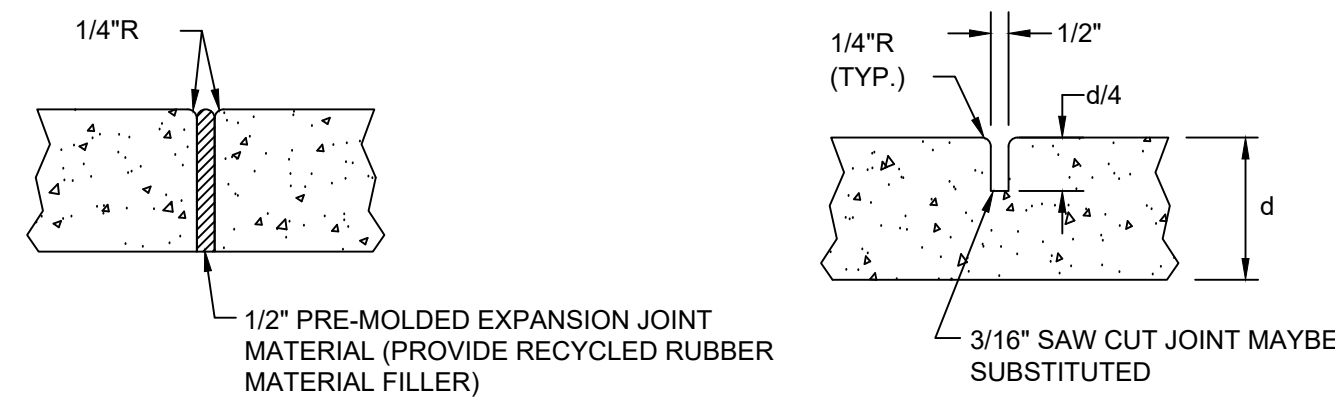
DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET

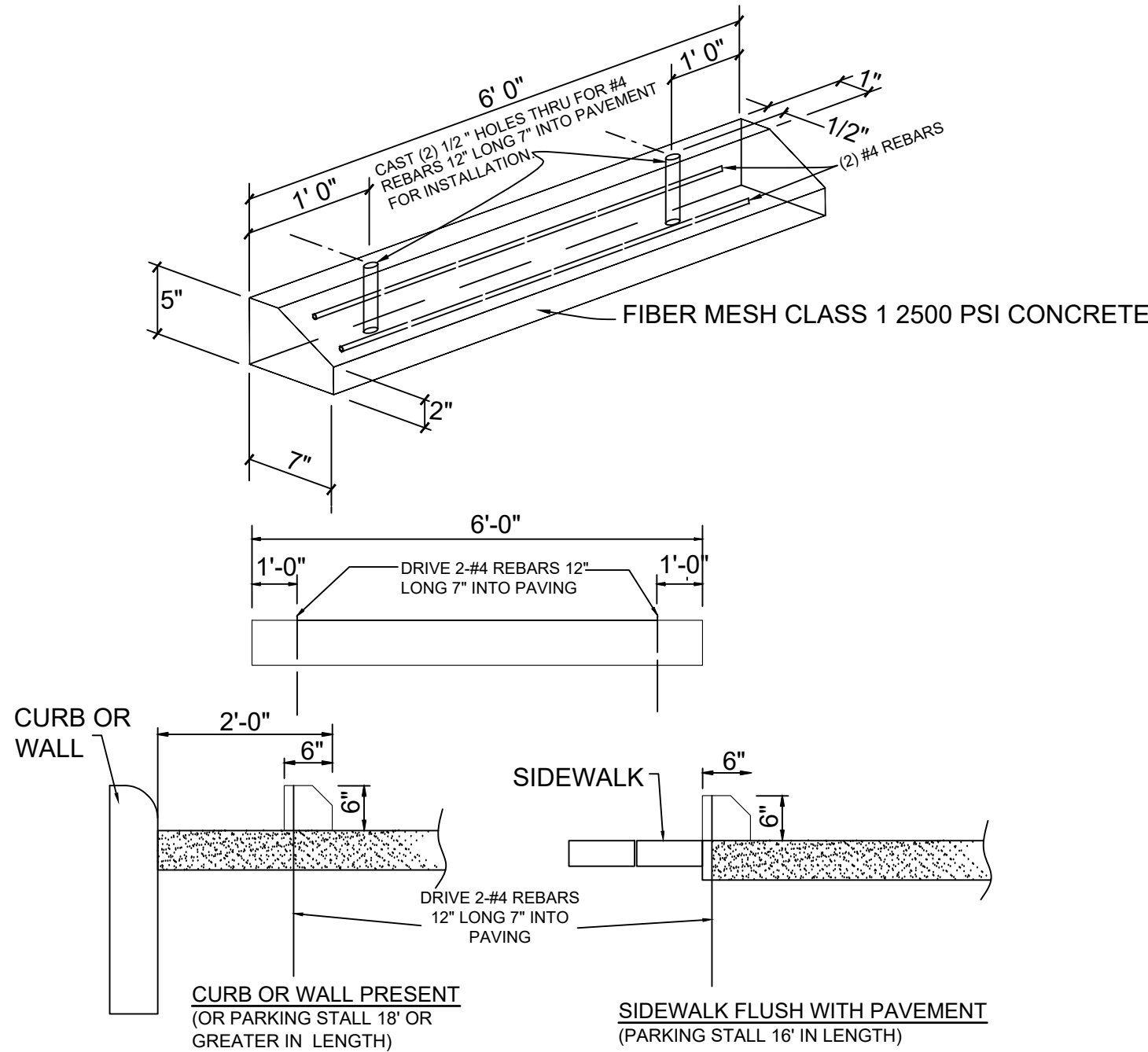
C-106



- NOTES:**
1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
 2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6\"/>
 3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
 4. FIBERMESH TO BE INCLUDED WRITTEN CONCRETE MIX.

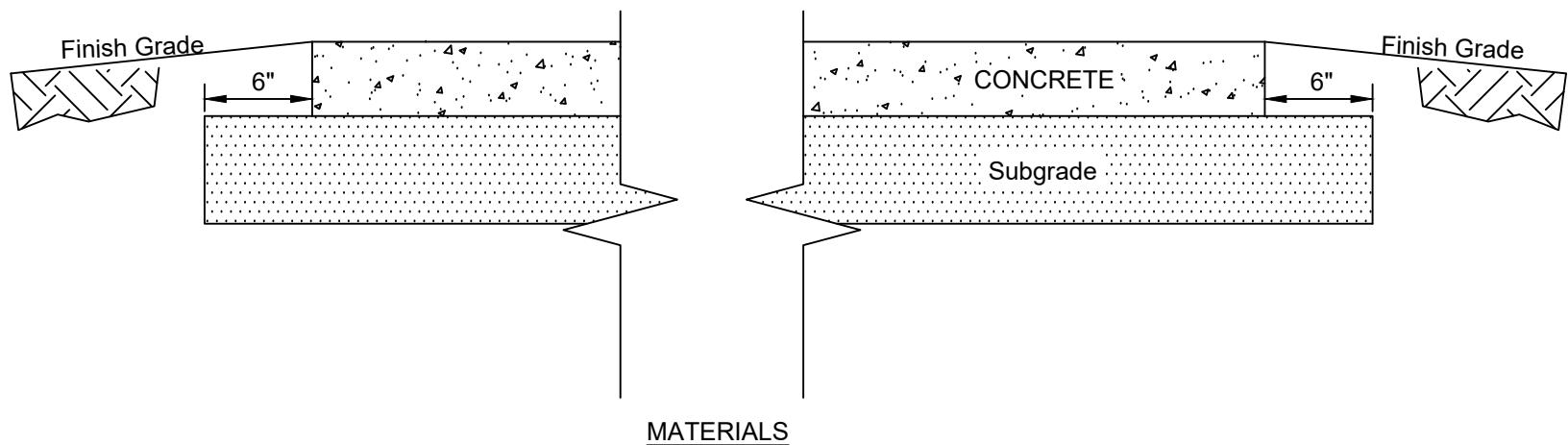
TYPICAL SIDEWALK DETAIL

N.T.S.



TYPICAL WHEEL STOP

N.T.S.

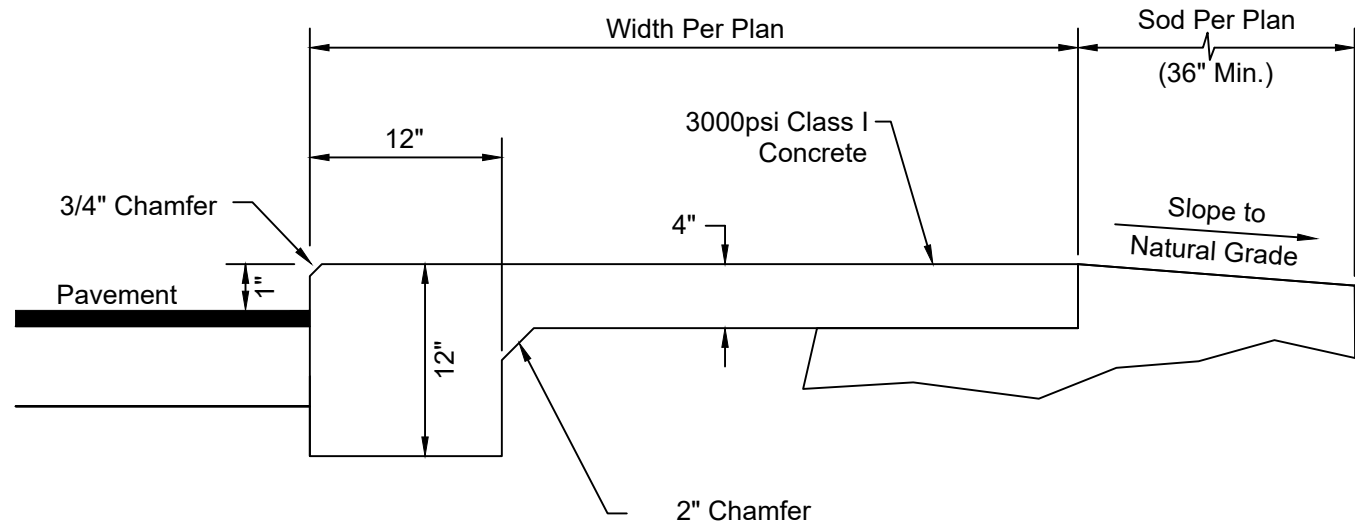


- SURFACE COURSE:** 6\"/>
- SUBGRADE:** 12\"/>

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

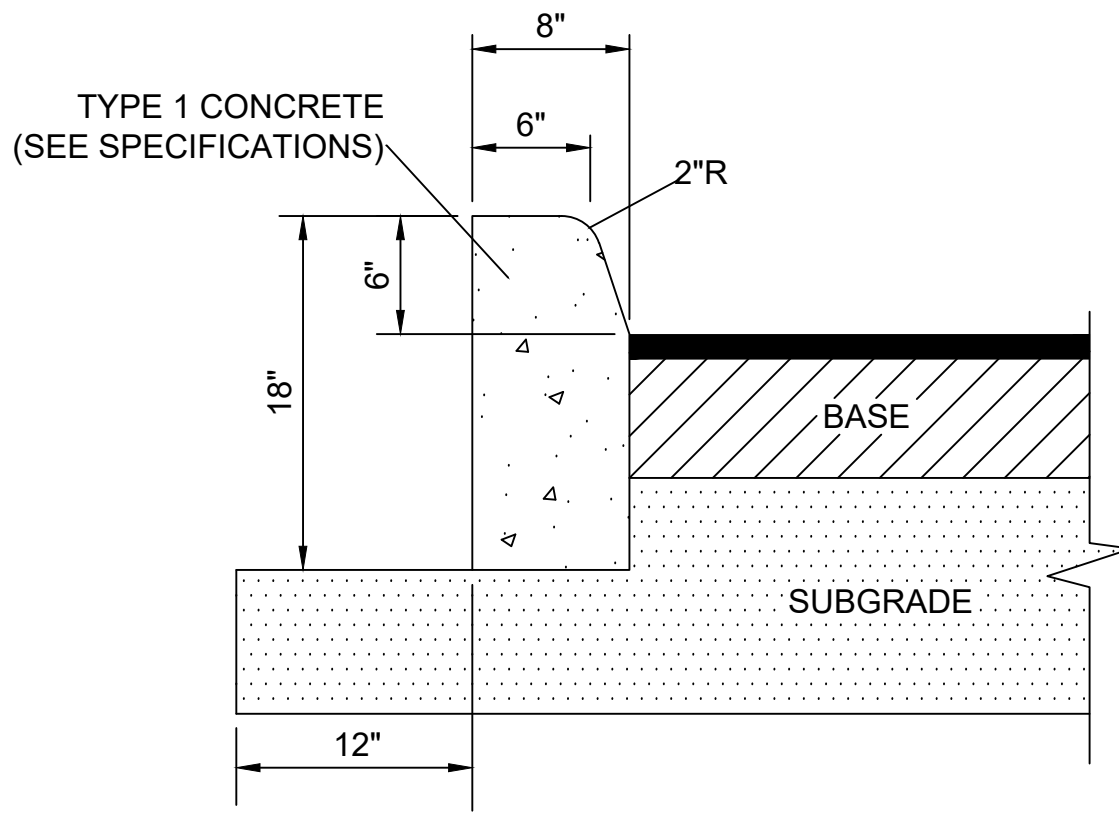
TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



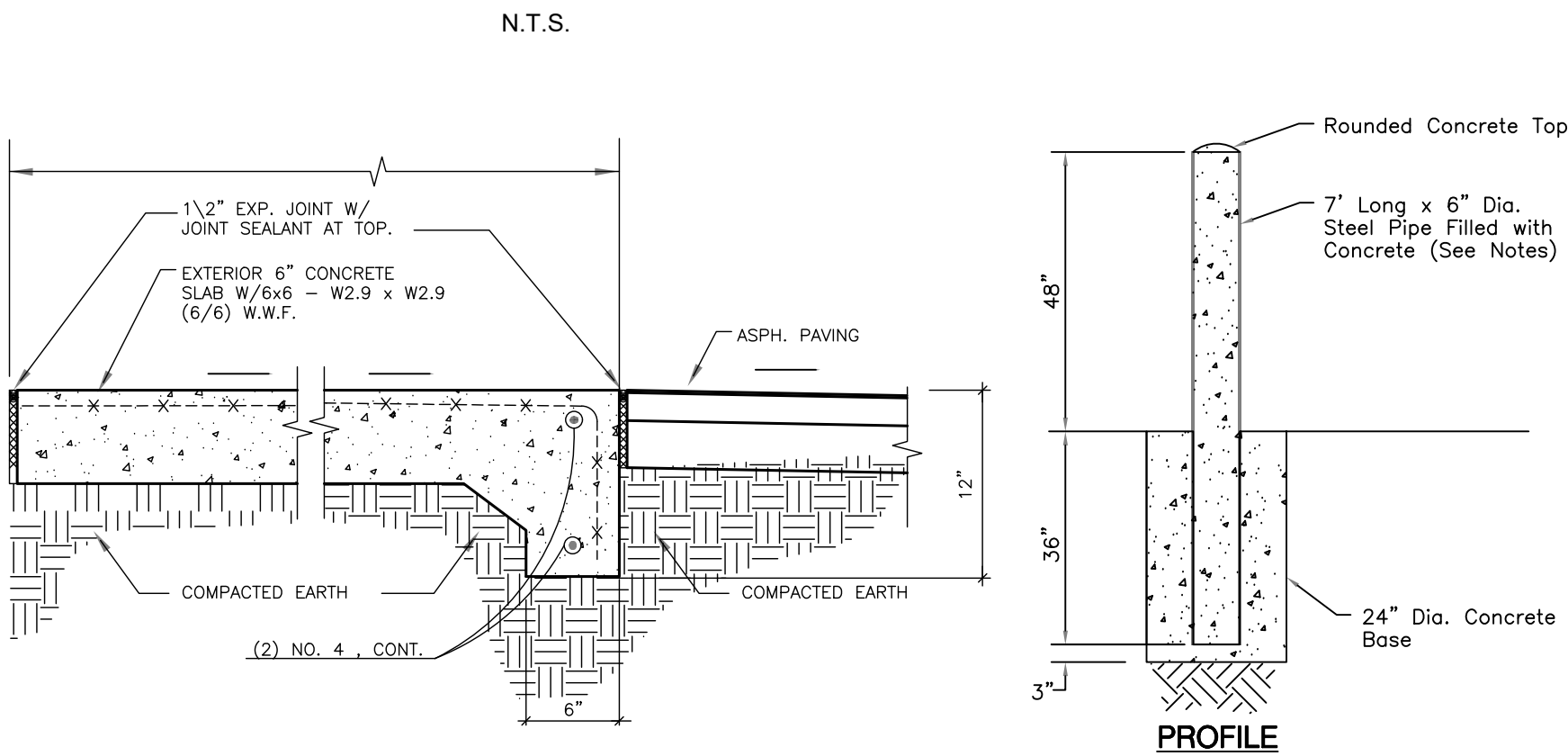
- NOTES:**
1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
 2. Provide contraction joints 5' center to center.

N.T.S.

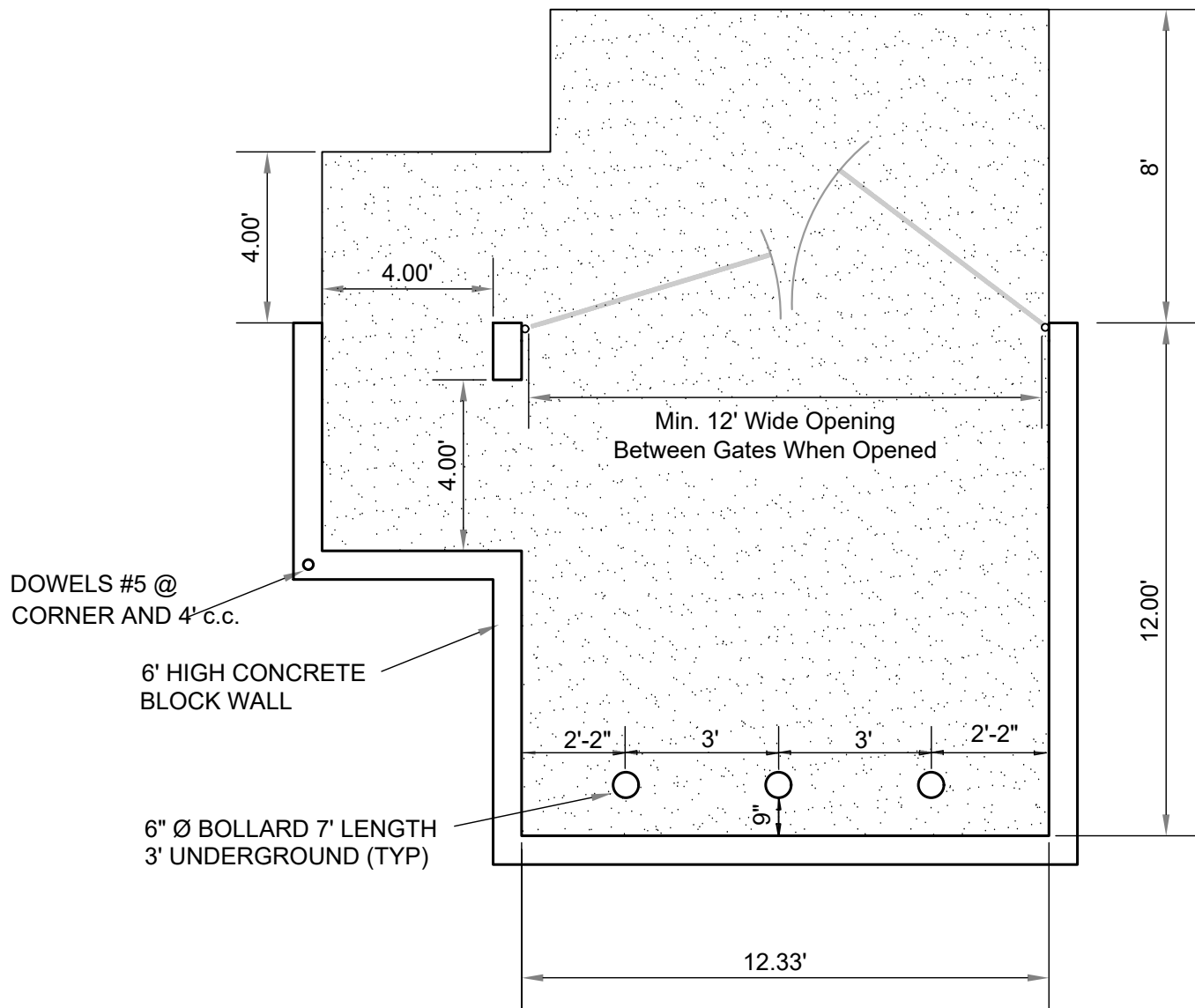


SECTION VIEW

- NOTES:**
1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
 2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

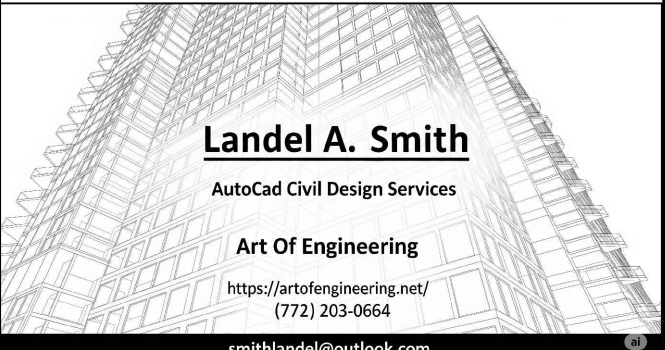
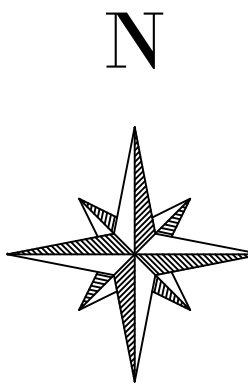


- NOTES:**
1. The minimum wall thickness of the pipe shall be 0.188\"/>
 2. All posts shall have 2 coats of primer and 2 coats of Yellow top coat, unless otherwise noted.
 3. The primer coat shall meet the requirements of FDOT 971-5.
 4. All concrete shall be FDOT class 1.



DUMPSTER DETAIL

N.T.S.



PERMITS REQUIRED

☒ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

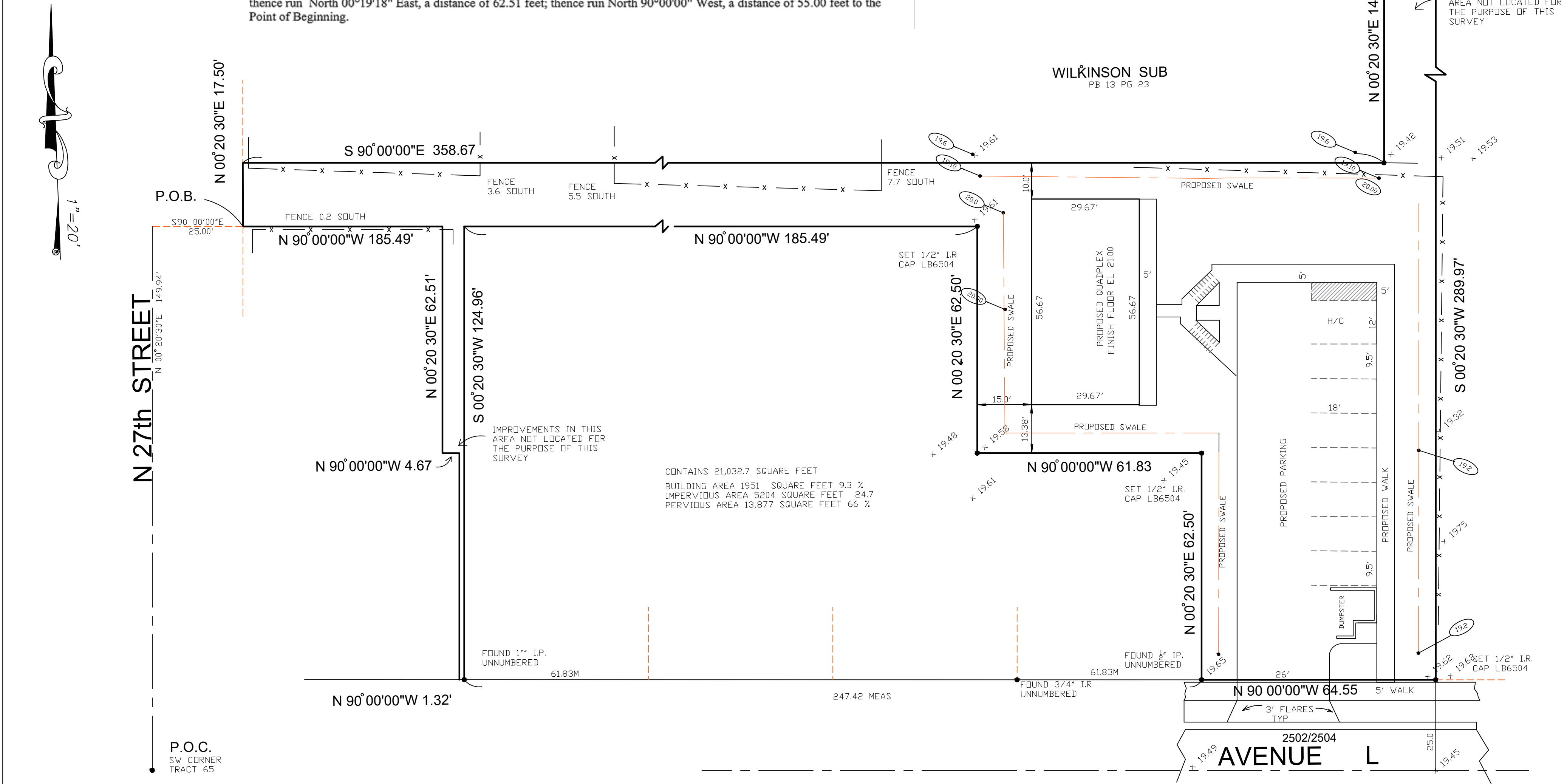
PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE	
SITE DETAILS	
DATE 04/24/2026	SHEET C-501
SCALE N.T.S.	
DRAWN BY L.S.	

That part of Tract 65 of Garden City Farms Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 5, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65, run North 00°20'30" East, a distance of 149.94 feet along the West line of Tract 65; thence run South 90°00'00" East, a distance of 25.10 feet to the West R/W line of North 27th Street and the Point of Beginning. From the Point of Beginning run North 00°20'30" East, a distance of 17.50 feet to the Southwest corner of Wilkinson Subdivision, recorded in Plat Book 13, Page(s) 23, of the Public Records of St. Lucie County, Florida; thence run South 90°00'00" East, a distance of 358.67 feet to the Southeast corner of said Wilkinson Subdivision; thence run North 00°20'30" East, a distance of 147.42 feet to the Northeast corner of said Wilkinson Subdivision and the South R/W line of Avenue M; thence run North 89°59'03" East, a distance of 14.25 feet; thence run South 00°20'30" West, a distance of 289.97 feet to the North R/W line of Avenue L; thence run North 90°00'00" West a distance of 64.55 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 61.83 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 185.49 feet; thence run South 00°20'30" West, a distance of 124.96 feet to the North R/W line of Avenue L; thence run North 90°00'00" West, a distance of 1.32 feet; thence run North 00°20'30" East, a distance of 62.44 feet; thence run North 90°00'00" West, a distance of 4.67 feet; thence run North 00°19'18" East, a distance of 62.51 feet; thence run North 90°00'00" West, a distance of 55.00 feet to the Point of Beginning.



- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

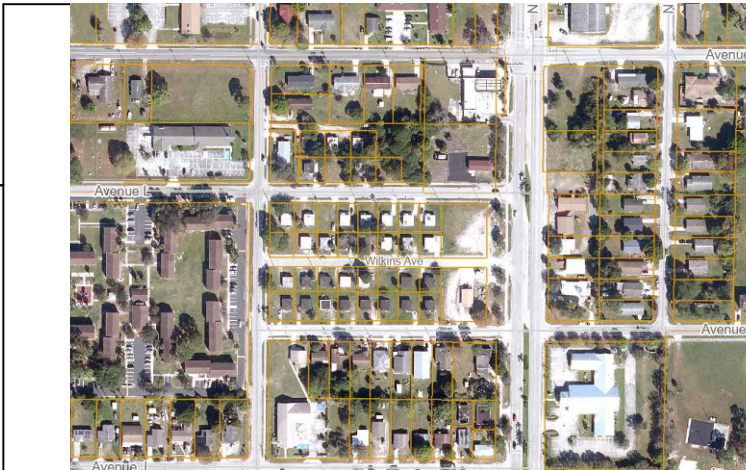
DR.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.D.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
CMP = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

TRAN. = transformer pad
F.P.&L. = Florida power and light
C.M. = concrete monument
P.R.C. = point of reverse
P.I. = point of intersection
P.T. = point of tangency
* = not field measured
V.P.F. = wood privacy fence
CHATT = chattlehoachee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
@ = bearing basis line
ASPH = asphalt
MH = manhole
U/E = utility easement
CLF = chain link fence
PRM = permanent reference monument

P = plat
B = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature

P.G. = page
IR. = iron rod
R = radius
D = deed
D/S = offset
C.D.C. = concrete
ESMT. = easement
CALC. = calculated



Renner Burgess LAND SURVEYING 801 S.E. 6th Ave., Suite 205one 561-243-4624 Delray Beach, FL 33483 Fax 243-4869		CERTIFIED TO:	
AUTHORIZATION NUMBER LB6504		FLOOD ZONE X	
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		MAP No 12111C0178J MAP DATE 2-16-2012	
HARRY A. BURGESS PLS 5089		DATE 6-30-2026 JOB NO 7-24-061	
		NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL	

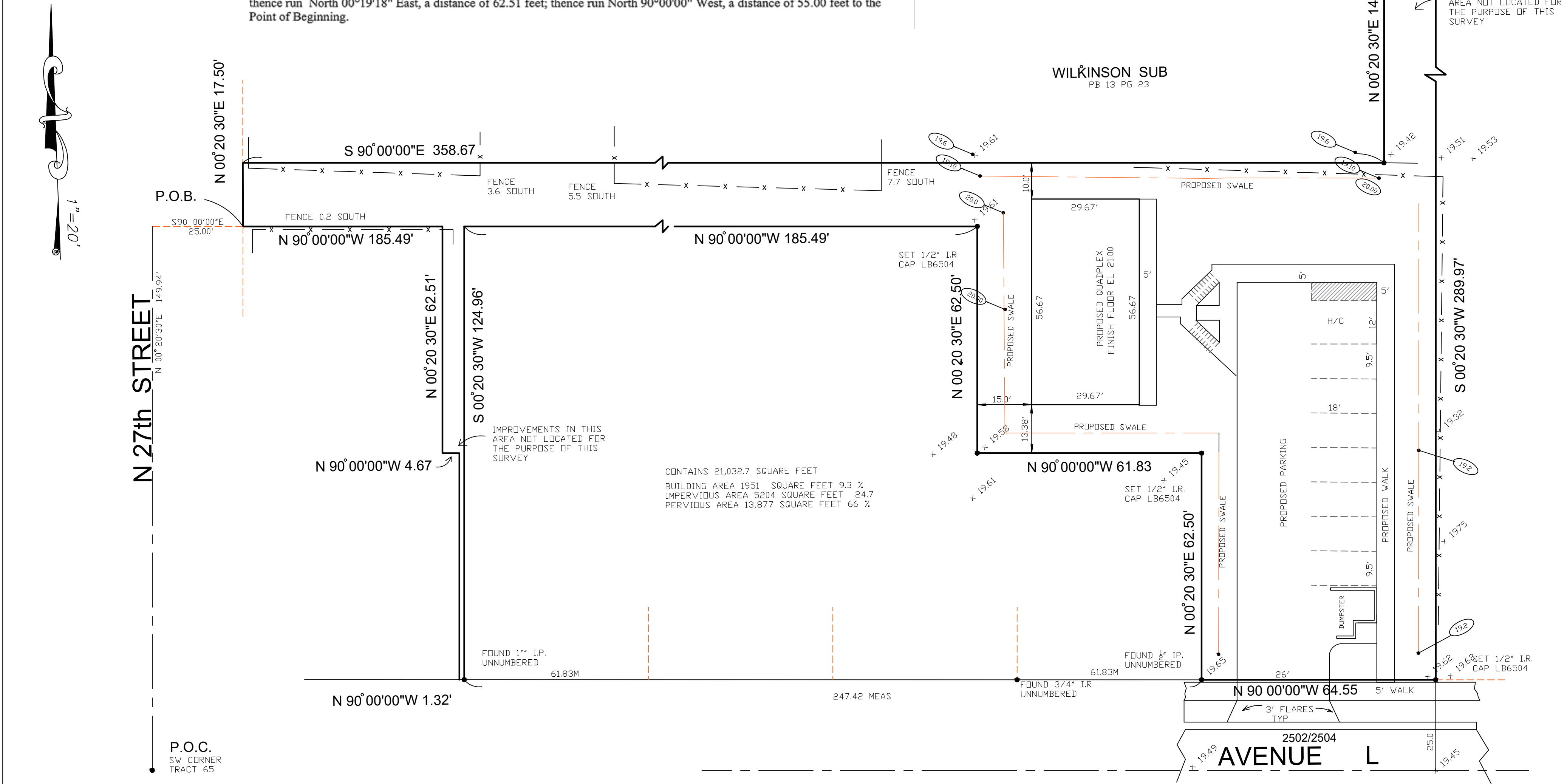
2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.

The Quad plex will consist of 2/2 units 2 story building

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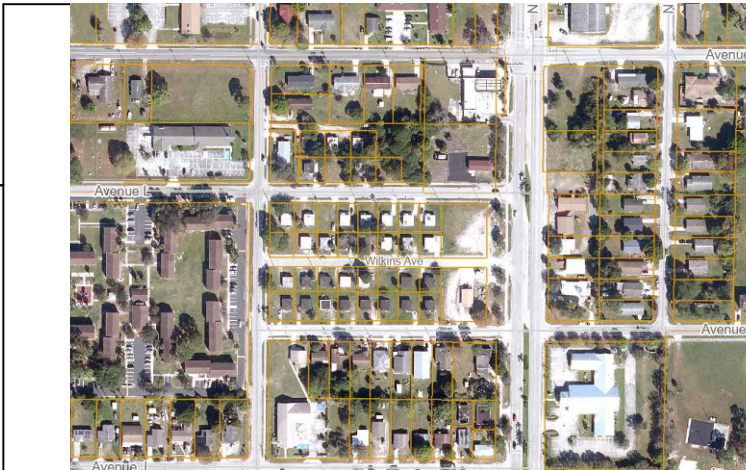
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-APARTMENT BUILDING FOR-
2502 AVENUE L
FORT PIERCE, FL 34947

SHEET INDEX	
A0	COVER SHEET
A1	ELEVATIONS, AND WINDLOAD DESIGN CRITERIA
A2	1ST LEVEL FLOOR PLAN, WINDOW/DOOR DESIGN PRESSURES, DETAILS, AND NOTES
A3	2ND LEVEL FLOOR PLAN, DETAILS, AND NOTES
A4	LINTEL SCHEDULE, WALL SECTIONS, AND NOTES
A5	WALL SECTIONS
A6	FOUNDATION PLAN, AND FOOTING DETAILS
A7	FIRE RETARDANT SHEATHING LAYOUT, FIRE CAULKING DETAILS, AND ATTIC VENT CALCS.
A8	TRUSS LAYOUTS, REACTION SUMMARY, CONNECTOR SCHEDULE/DETAILS, AND ROOF DESIGN PRESSURES
SI	DETAILS, NOTES, AND ROOF SHEATHING NAIL SCHEDULE
EPI	1ST LEVEL ELECTRICAL PLAN, 2ND LEVEL ELECTRICAL PLAN, AND NOTES
EP2	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES
EP3	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES

BUILDING DESIGN CRITERIA CODES	
FBC =	FLORIDA BUILDING CODE 2023 EIGHTH EDITION
FBC EC =	FLORIDA BUILDING CODE ENERGY CONSERVATION 2023 EIGHTH EDITION
FBC EX =	FLORIDA BUILDING CODE EXISTING BUILDING 2023 EIGHTH EDITION
FBC RE =	FLORIDA RESIDENTIAL CODE 2023 EIGHTH EDITION
FBC ME =	FLORIDA BUILDING CODE MECHANICAL 2023 EIGHTH EDITION
NEC =	NFPA 70 2020 EDITION, NATIONAL ELECTRICAL CODE
FS =	FLORIDA STATUTES

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS

CONSTRUCTION TYPE: TYPE 5B
OCCUPANCY GROUP: R2 (APARTMENT)
OCCUPANT LOAD PER UNIT: 4

UNIT "A" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "B" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "C" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "D" AREA TABULATION	
LIVING	860 SQ.FT.
ENTRY #1 AREA TABULATION	
TOTAL	290 SQ.FT.
ENTRY #2 AREA TABULATION	
TOTAL	290 SQ.FT.
EQUIPMENT ROOM AREA TABULATION	
TOTAL	36 SQ.FT.
TOTAL BUILDING	4056 SQ.FT.

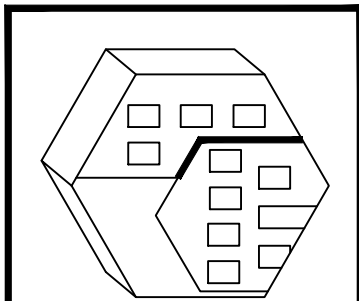
GENERAL NOTES	
1.	THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2.	THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3.	THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4.	DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS	

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS	
ISSUED: 5-21-26	

2115 PALM BAY ROAD STE. 6
PALM BAY, FL 32909
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRCHETTE350@FLRRR.COM

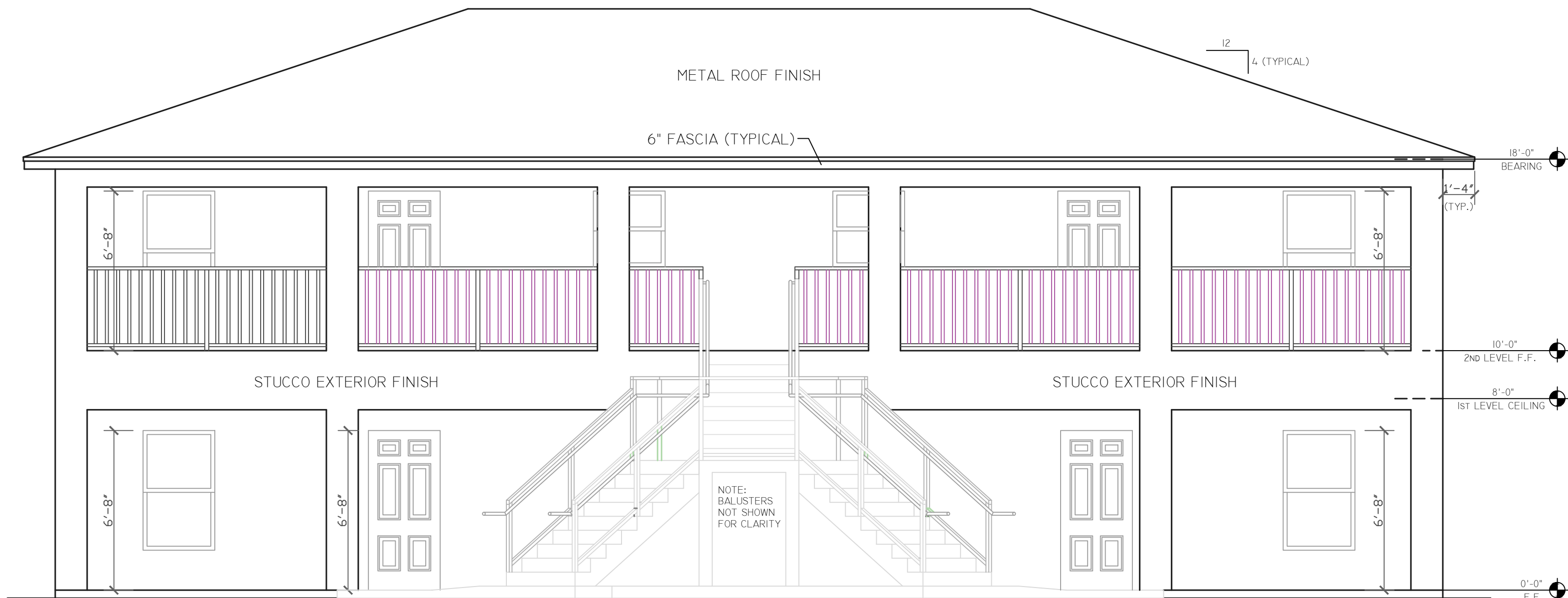


EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A0
SHEET 1 OF 13
DRAWN BY:
DANIEL FRECHETTE



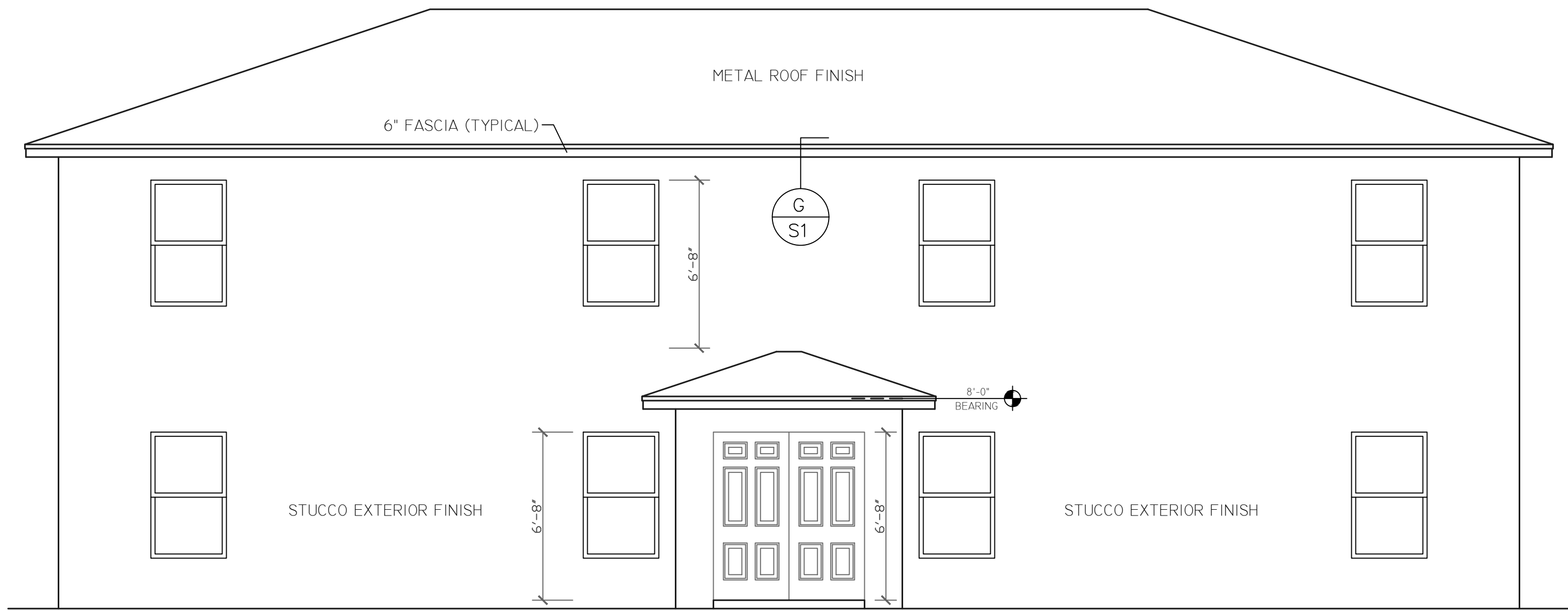
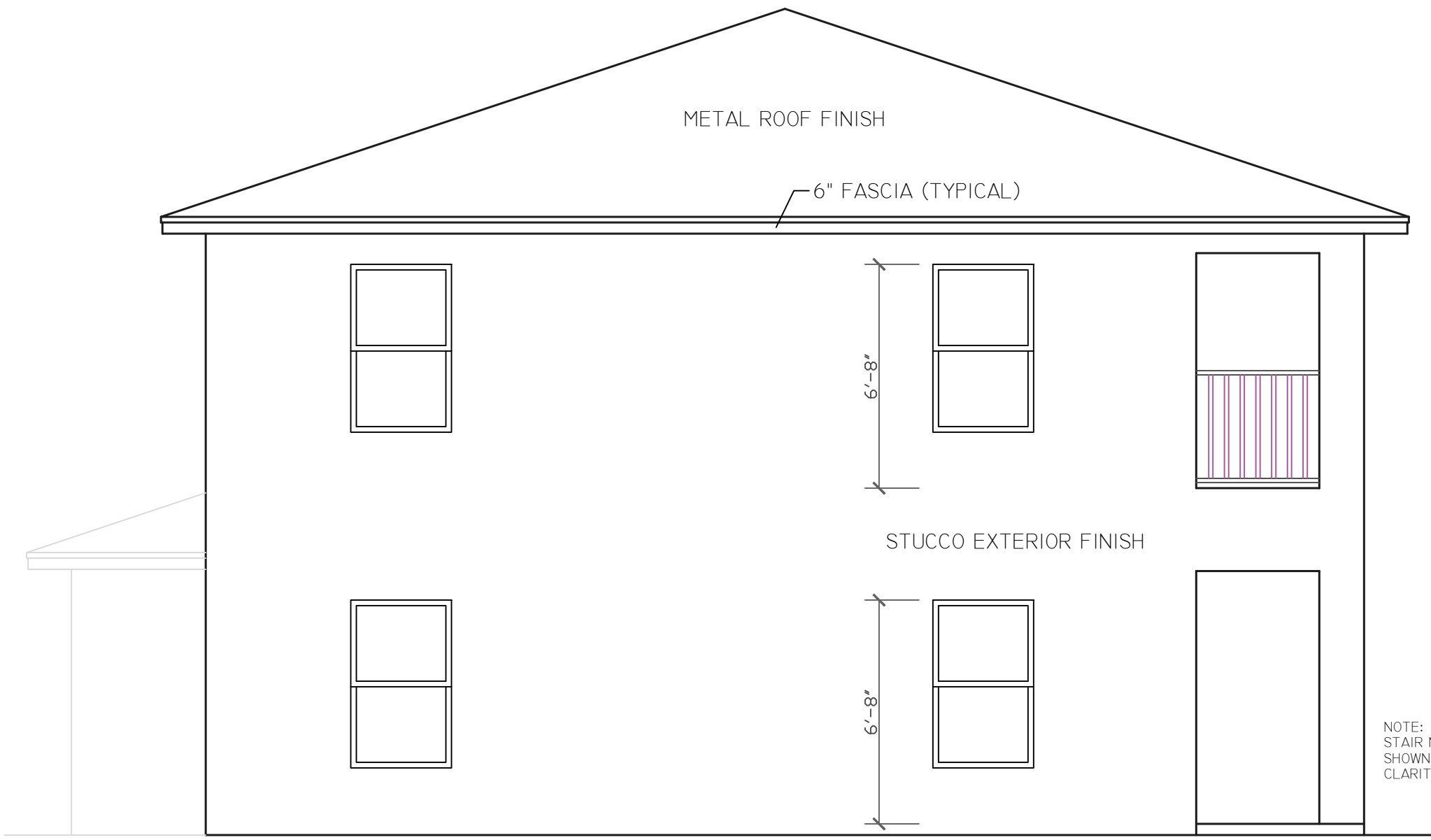
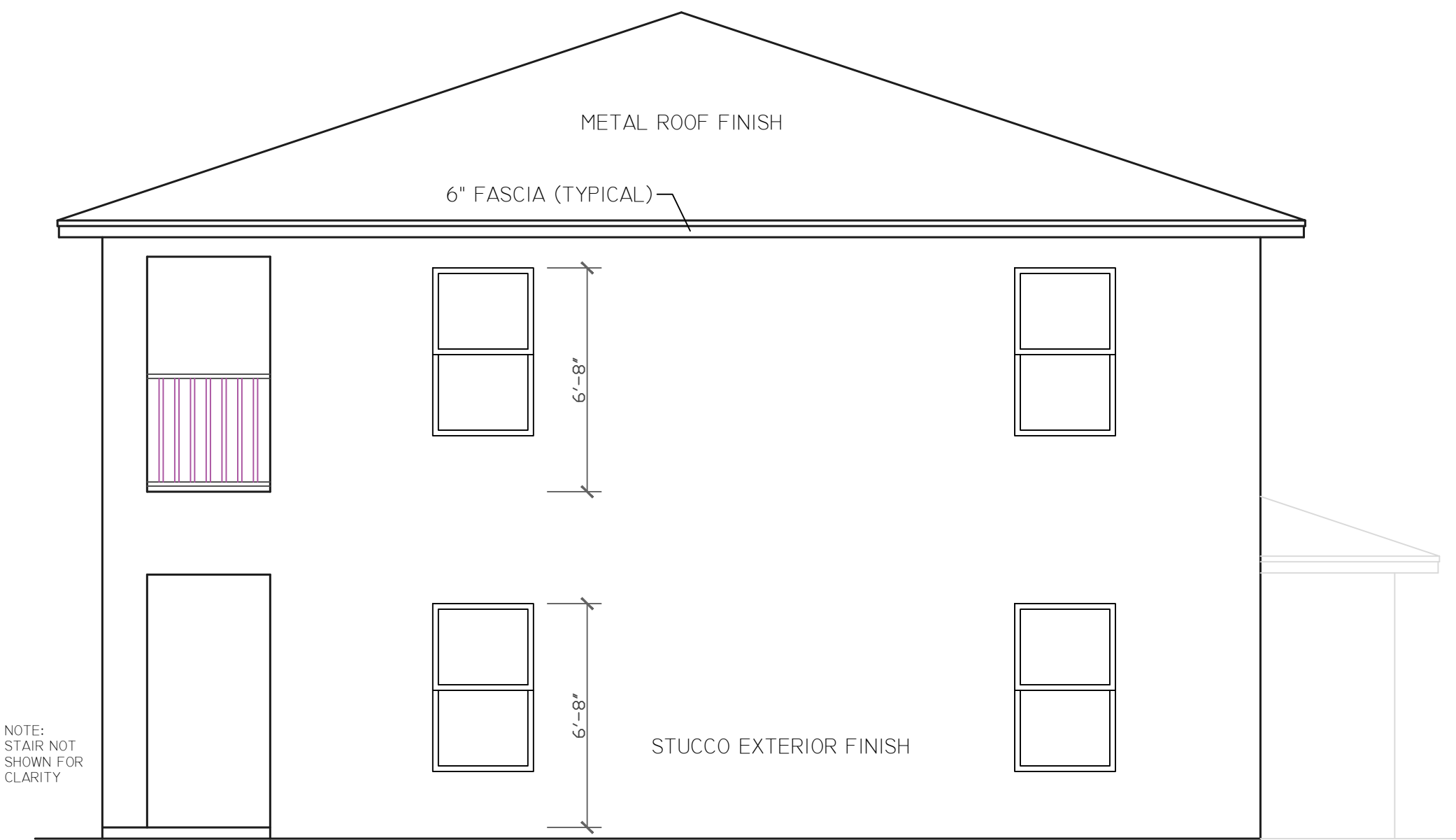
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE "B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE "B" STRUCTURE.

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE "B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.8 PSF / - 26.9 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



GENERAL NOTES

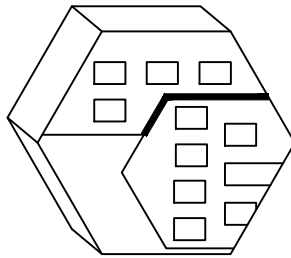
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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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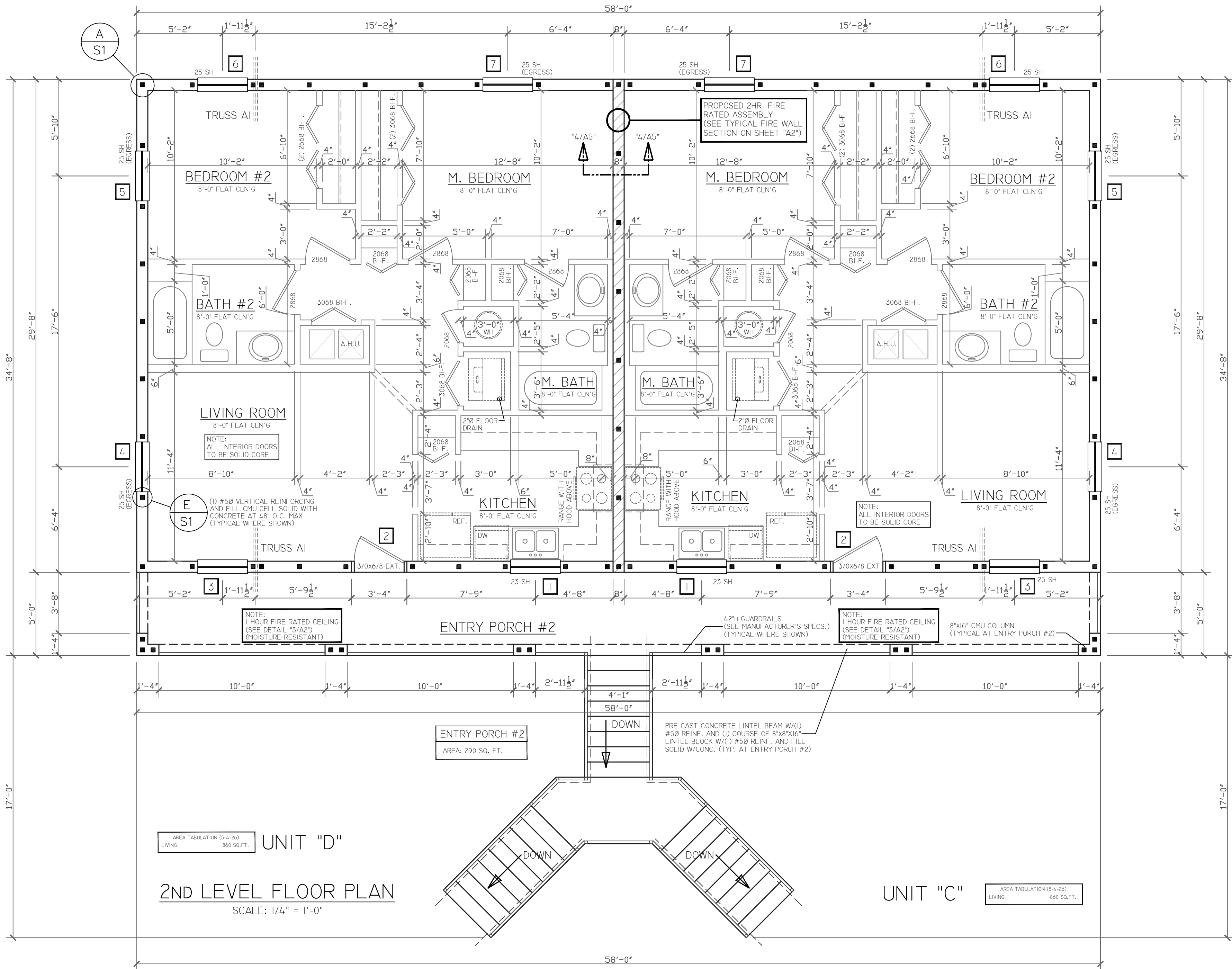


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PH. 321-863-3223

AI
SHEET 1 OF 13
DRAWN BY:
DANIEL FRECHETTE



WINDOW AND DOOR BUCK INSTALLATION (MASONRY)			
MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OPENING	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" Ø 16" D.C.	.145 Ø 8" D.C.	.120 Ø 6" D.C.
8'-1" TO 10'-0"	3/16" Ø 12" D.C.	.145 Ø 6" D.C.	.120 Ø 6" D.C.
10'-1" TO 12'-0"	3/16" Ø 8" D.C.	.145 Ø 4" D.C.	.120 Ø 4" D.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN
LEGEND: PAF = POWDER ACTUATED FASTENERS PDN = PNEUMATICALLY DRIVEN FASTENERS NOTES: ■ MAINTAIN 3" EDGE CLEARANCE FOR PAF'S ■ EMBED PAF'S 125" MIN. INTO CMU OR CONG. ■ EMBED TAP-CONS 125" MIN. INTO CMU OR CONG. NOTE: FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS			

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200 201 TO 600 Over 600		
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR S1: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD	WIND DESIGN SPEED ¹ (MPH)	TOPOGRAPHIC EFFECTS ²	SEISMIC DESIGN CATEGORY ³	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP. ⁶	ICE BARRIER UNDERLAYMENT REQUIRED ⁷	FLOOD HAZARDS ⁸
				WEATHERING ⁴	FROST LINE DEPTH ⁵	TERMITE ⁹			
NA	SEE FIG. R301.2(4)	NA	NEGLIGIBLE	NA	VERY HEAVY ¹⁰	NA	NA	NA	NA

FOR S1: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEXES DETERMINED FROM FIGURE R301.2(3). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B. RESERVED.

C. TERMITE INFESTATION PER FIGURE R301.2(6) IS "VERY HEAVY."

D. WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP (FIGURE R301.2(4)). WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.4.

E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 971/2-PERCENT V ALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE. PLUMBING DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F. RESERVED.

G. THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTIONS ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATES OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBHMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H. RESERVED.

I. RESERVED.

J. RESERVED.

K. RESERVED.

L. RESERVED.

M. RESERVED.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE ^{a, c}	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS ^c	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS ^b	200 ^b
GUARD IN-FILL COMPONENTS ^f	50 ^a
PASSENGER VEHICLE GARAGES ^a	50 ^a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^c

- FOR S1: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM, 1 POUND = 4.45 N.
- A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
- B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 64 INCHES IN WIDTH OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
- C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
- D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- E. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.
- F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL, BALUSTERS AND PANEL FILLERS) SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS IN AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.
- G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.
- H. THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
 2. THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
 3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.
- THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.
- H. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

- GENERAL NOTES
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 2. THE CONTRACTOR/OWNER/BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER/BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS

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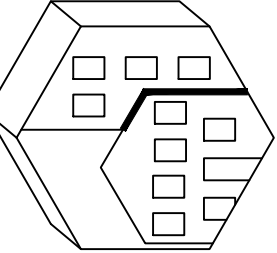
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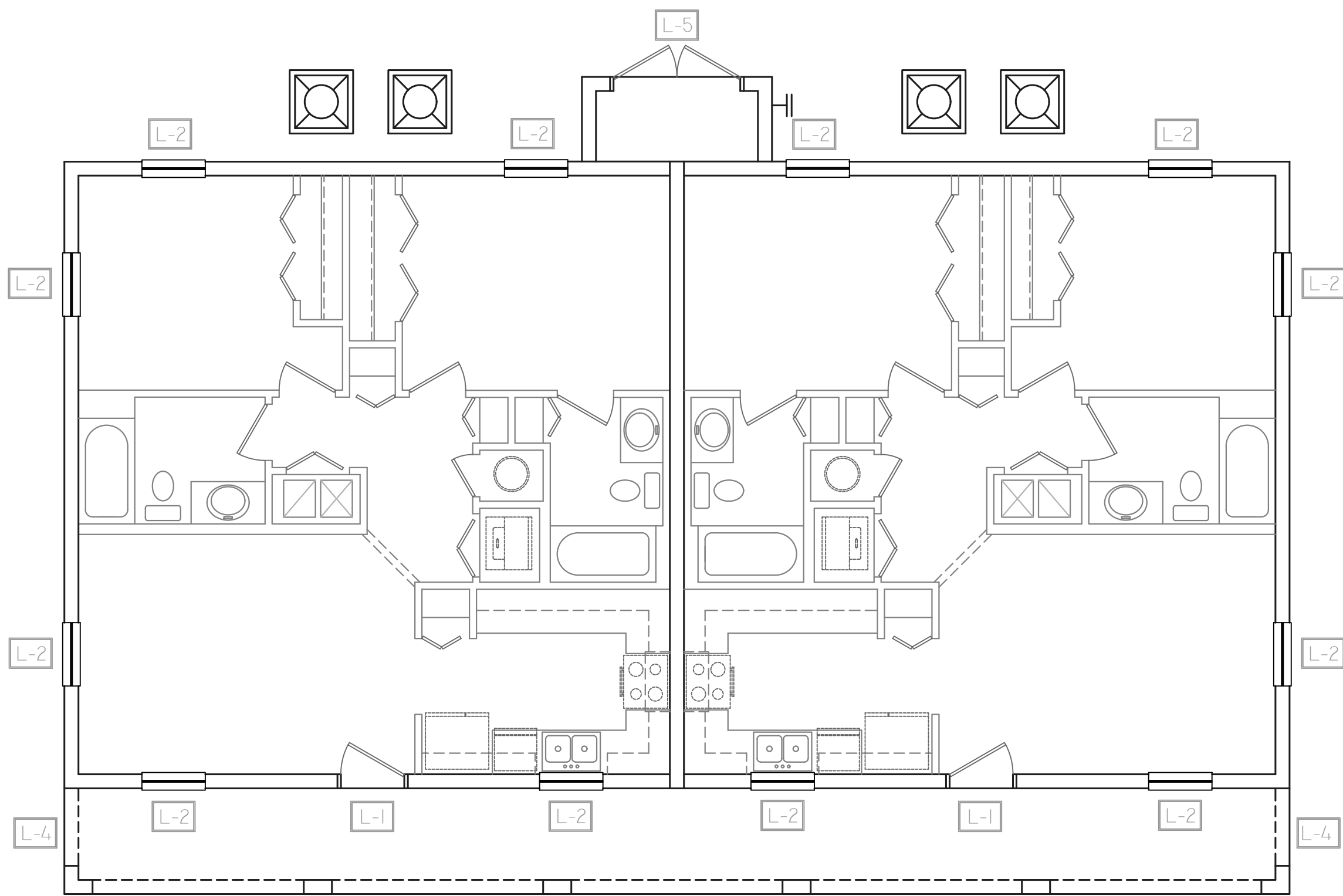
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A3

SHEET 4 OF 13

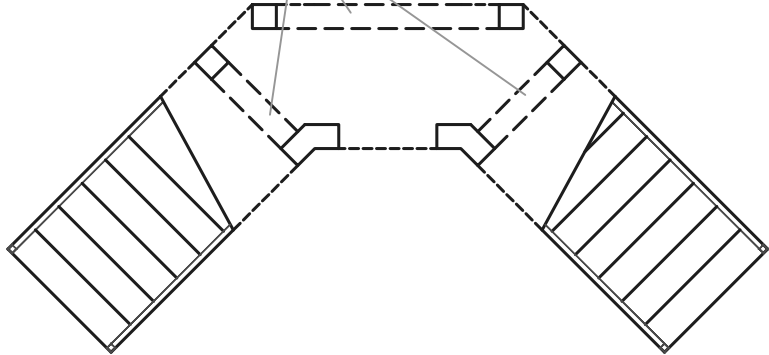
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1ST LEVEL LINTEL SCHEDULE

NOT TO SCALE

8"x12" FORMED AND
POURED CONCRETE
BEAM (SEE DETAIL
5/4/5)



LINTEL SECTIONS

N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- Pc 8" precast lintels = 2500 psi
- Pc 8" prestressed, 6" and 12" precast lintels = 6000 psi
- Pc 4" precast lintels = 3000 psi
- Grout per ASTM C476 Fg = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strength = 1900 psi
- Rebar per ASTM A635 Grade 60
- Prestressing strand per ASTM A456 Grade 270 low relaxation
- 7/32 inch wire per ASTM A308
- Mortar per ASTM C270 Type II or S

GENERAL NOTES

- Provide full mortar head and bed joints.
- Shore filled lintels as required.
- Installation of lintel must comply with architectural and/or structural drawings.
- U-Intels are manufactured with 5-1/2 inch long notches at ends to accommodate vertical cell reinforcing and grouting.
- Reference the CAST-IN-PLACE Load Deflection Graph, Brochure for lintel deflection information.
- Bottom field added rebar to be located at the bottom of lintel cavity.
- 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load ratings based on rational design analysis per ACI 308 and ACI 308.10.
- Product Approvals: Miami Dade County, Florida Nos. 03-065505 and 03-065504 Florida Certificate of Product Approval number FL158.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ACI 308.5 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity) or uplift and horizontal lateral loads should be checked for the combined loading with the following equation:
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

- All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
- N/A = Not Filled.
- Safe loads are superimposed allowable load.
- Safe loads based on Grade 40 or Grade 60 field rebar.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
- The #7 rebar may be substituted for two #5 rebars in 8" lintels only.
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at 6" away from the face of support.
- For composite lintel heights not shown, use safe load from next lower height.
- For lintel lengths not shown, use safe load from next longest length.
- All safe loads in units of pounds per linear foot.
- All safe loads based on simply supported span.
- The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
Example: 7'-6" lintel Type 8F32-18 safe gravity load = 6472 (35) w/ (35% reduction) 6472 (35) = 5501 plf

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
L-2	4'-6" (54") PRECAST	
L-4	5'-4" (64") PRECAST	
L-6	5'-4" (64") PRECAST	
L-3	11'-4" (136") PRECAST	
L-7	11'-4" (136") PRECAST	

(#) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRAFO FIELD ADDED REBAR.

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
L-1	4'-7" TO 5'-8" PRECAST	
L-5	7'-7" TO 9'-8" PRECAST	

(#) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
L-2	4'-6" (54") PRECAST	
L-4	5'-4" (64") PRECAST	
L-6	5'-4" (64") PRECAST	
L-3	11'-4" (136") PRECAST	
L-7	11'-4" (136") PRECAST	

(#) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRAFO FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LENGTH	TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
L-1	4'-7" TO 5'-8" PRECAST	
L-5	7'-7" TO 9'-8" PRECAST	

(#) THE NUMBERS IN PARENTHESES ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

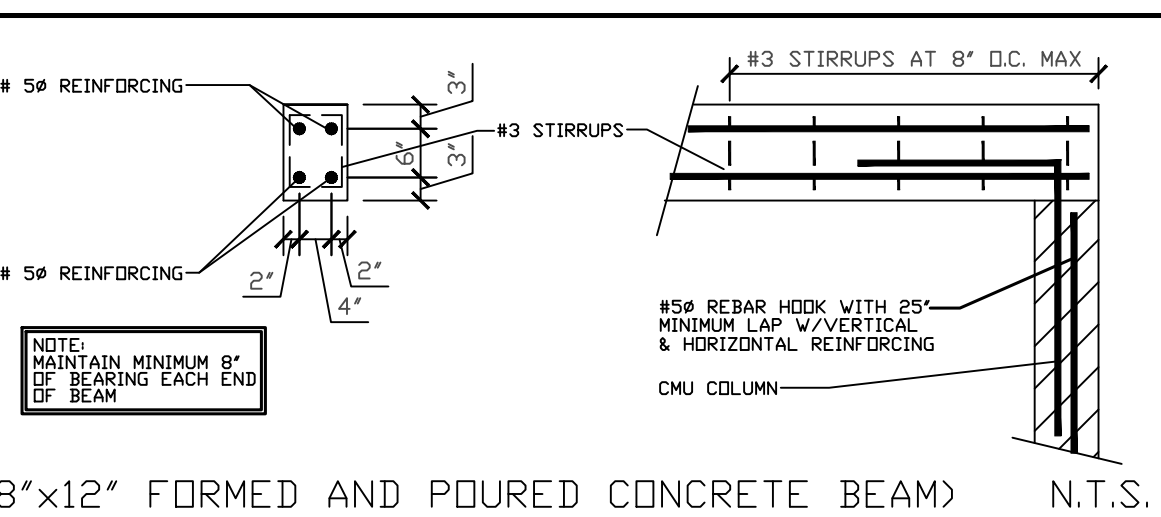
LINTEL I.D. LINTEL SAFE LOAD

LINTEL I.D. LINTEL SAFE LOAD

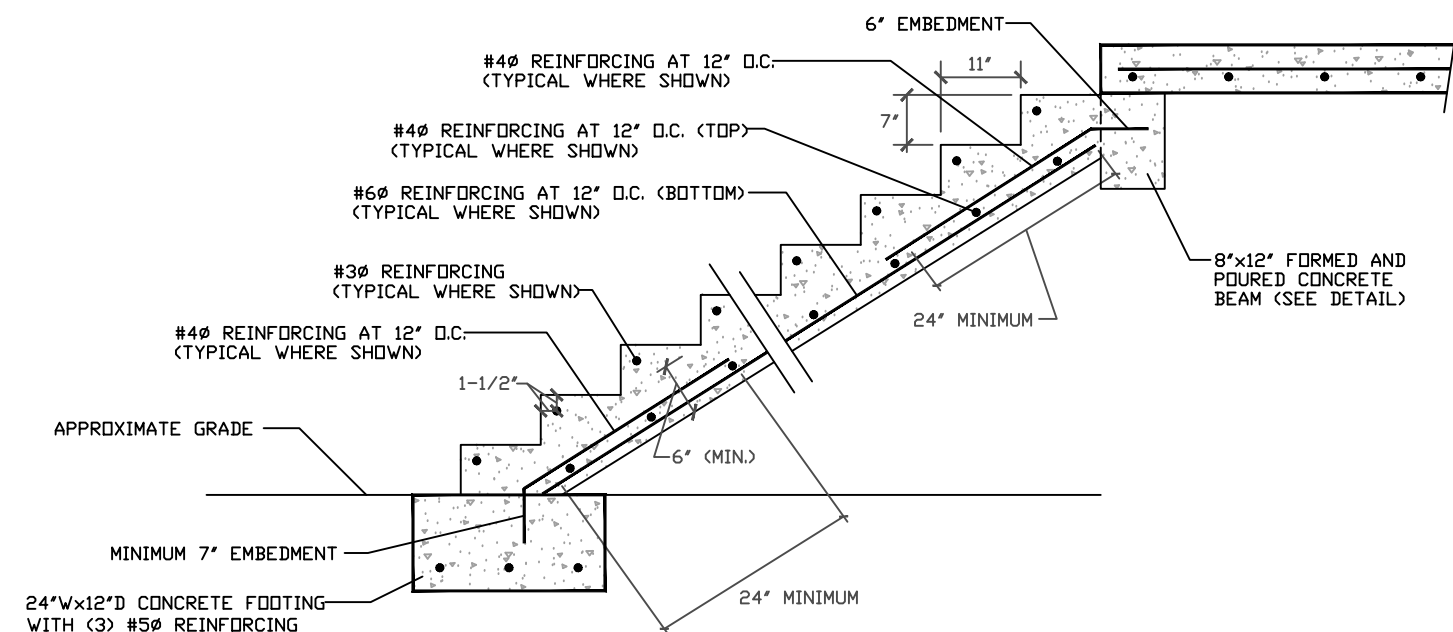
- 1014.2 HEIGHT. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP'S LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM).
- 1014.3.1 HANDRAIL GRASPABILITY TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).
- 1014.3.2 TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) TO NOT GREATER THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).
- 1014.4 CONTINUITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
- 1014.6 HANDRAIL EXTENSIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN, WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMP WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMP.
- 1014.7 CLEARANCE. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1 1/2 INCHES (38 MM). A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- 1014.8 PROJECTIONS. ON RAMP AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (914 MM) MINIMUM PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMP AT EACH SIDE SHALL NOT EXCEED 4 1/2 INCHES (114 MM) AT OR BELOW THE HANDRAIL HEIGHT PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1013. PROJECTIONS DUE TO INTERMEDIATE HANDRAILS SHALL NOT CONSTITUTE A REDUCTION IN THE EGRESS WIDTH, WHERE A PAIR OF INTERMEDIATE HANDRAILS ARE PROVIDED WITHIN THE STAIRWAY WIDTH WITHOUT A WALKING SURFACE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS AND THE DISTANCE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS IS GREATER THAN 6 INCHES (152 MM), THE AVAILABLE EGRESS WIDTH SHALL BE REDUCED BY THE DISTANCE BETWEEN THE CLOSEST EDGES OF EACH SUCH INTERMEDIATE PAIR OF HANDRAILS THAT IS GREATER THAN 6 INCHES (152 MM).

TYPICAL STAIR HANDRAIL DETAIL AND NOTES

N.T.S.

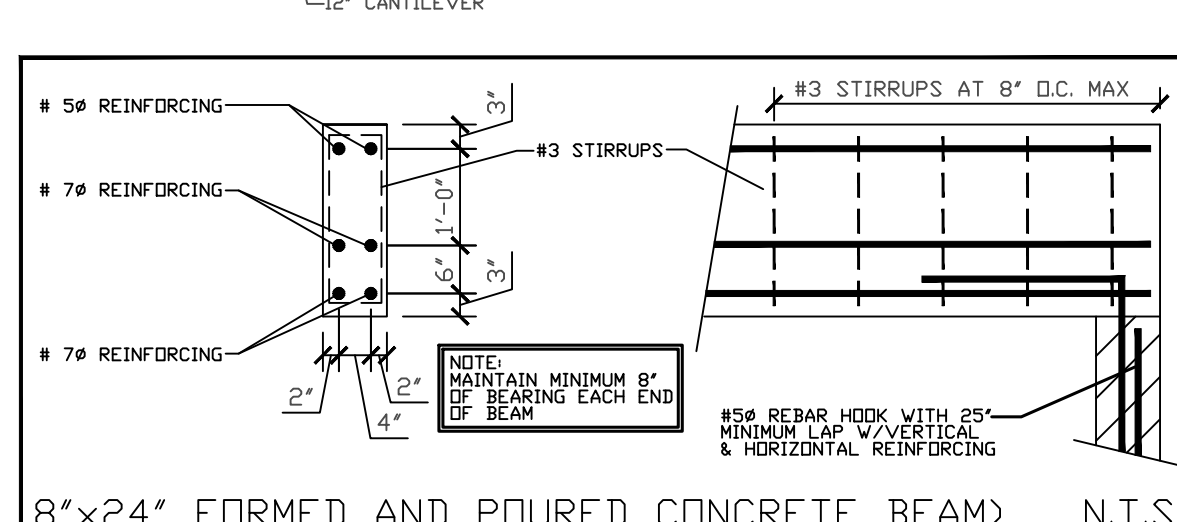
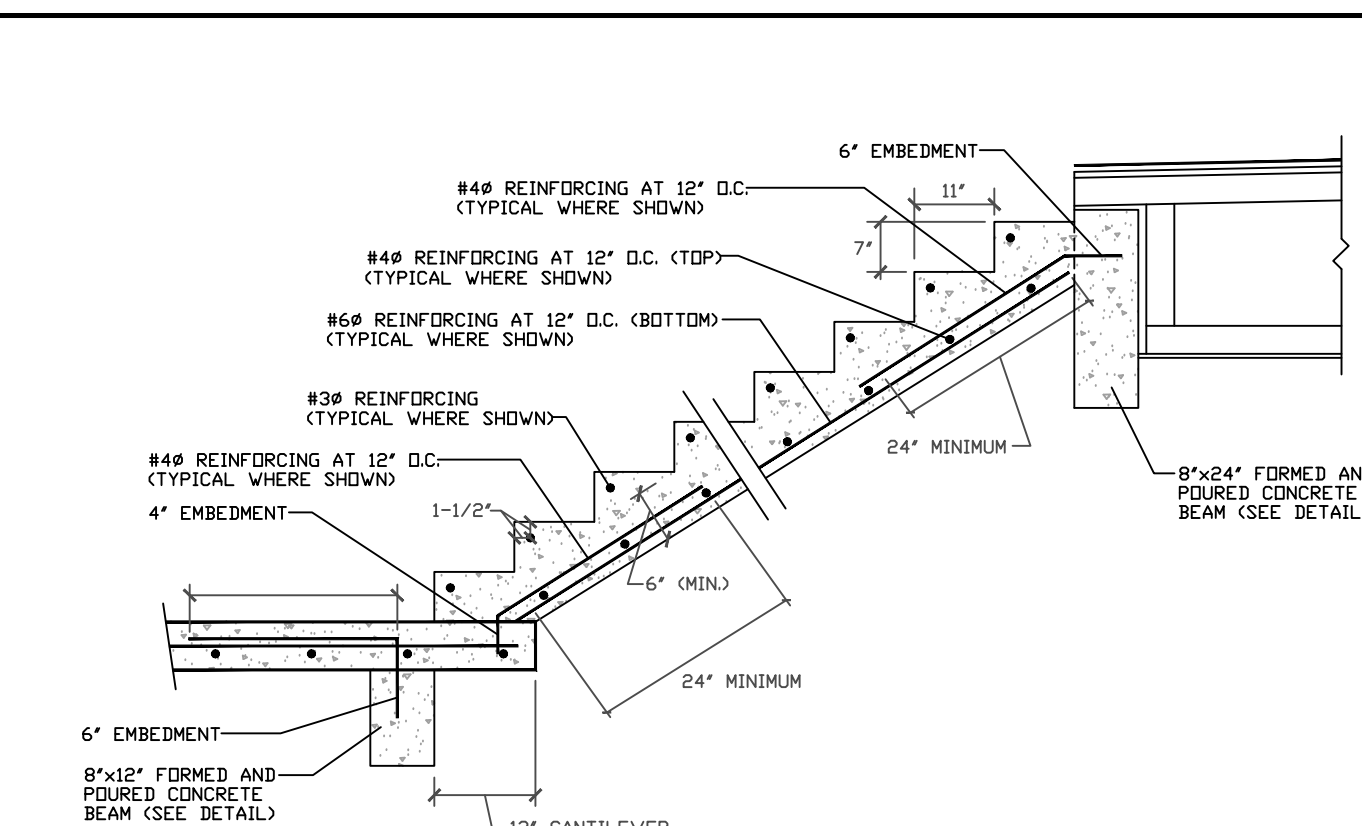


8"x12" FORMED AND POURED CONCRETE BEAM N.T.S.

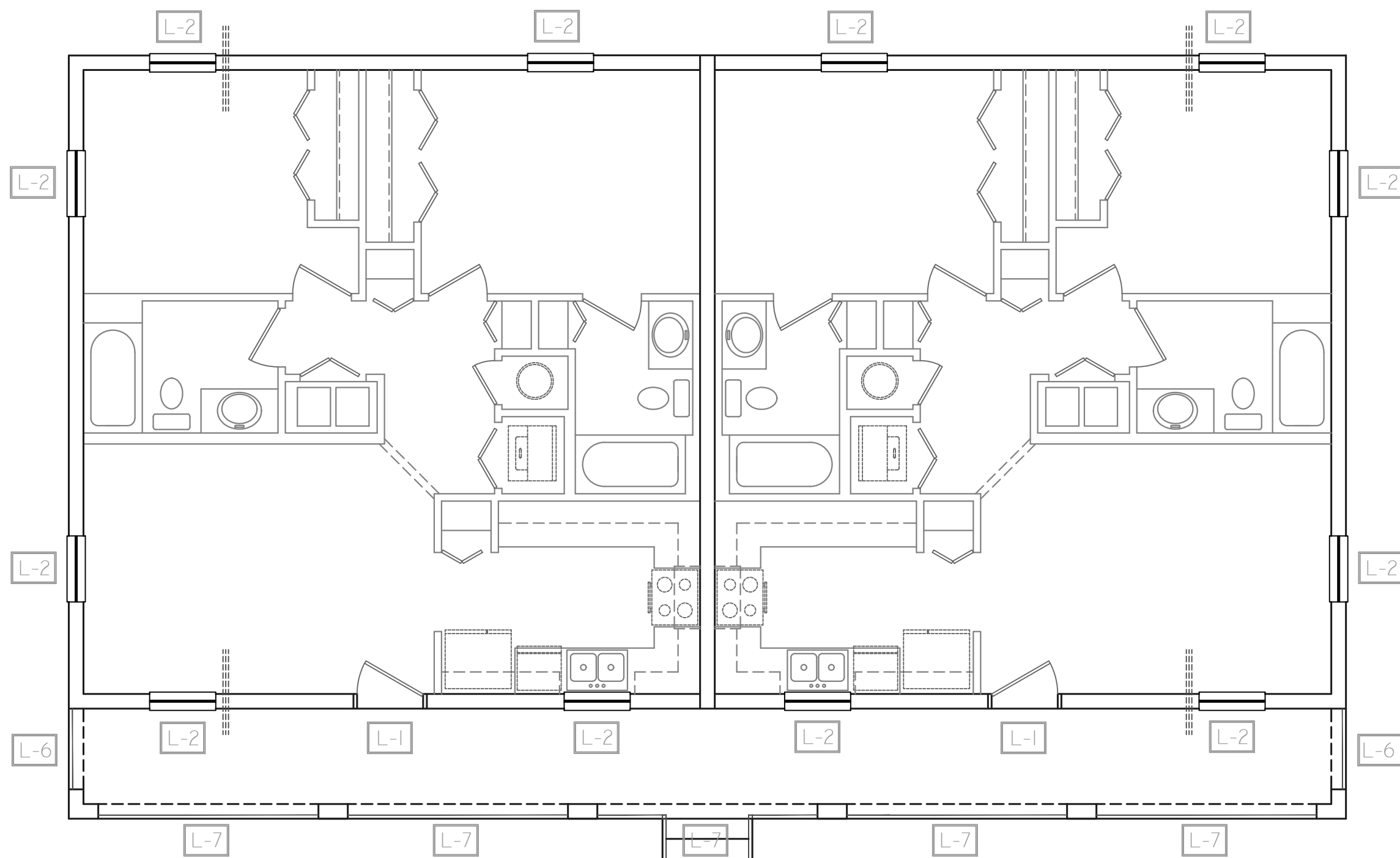


DETAIL "5" (CONCRETE STAIR DETAIL/CONCRETE BEAM DETAIL)

N.T.S.



8"x24" FORMED AND POURED CONCRETE BEAM N.T.S.



2ND LEVEL LINTEL SCHEDULE

NOT TO SCALE

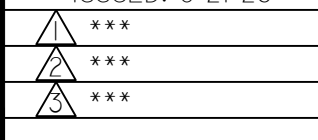
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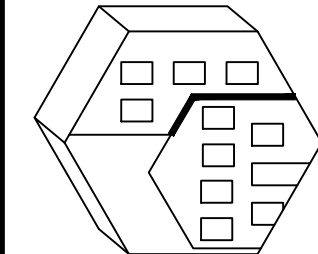
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A4

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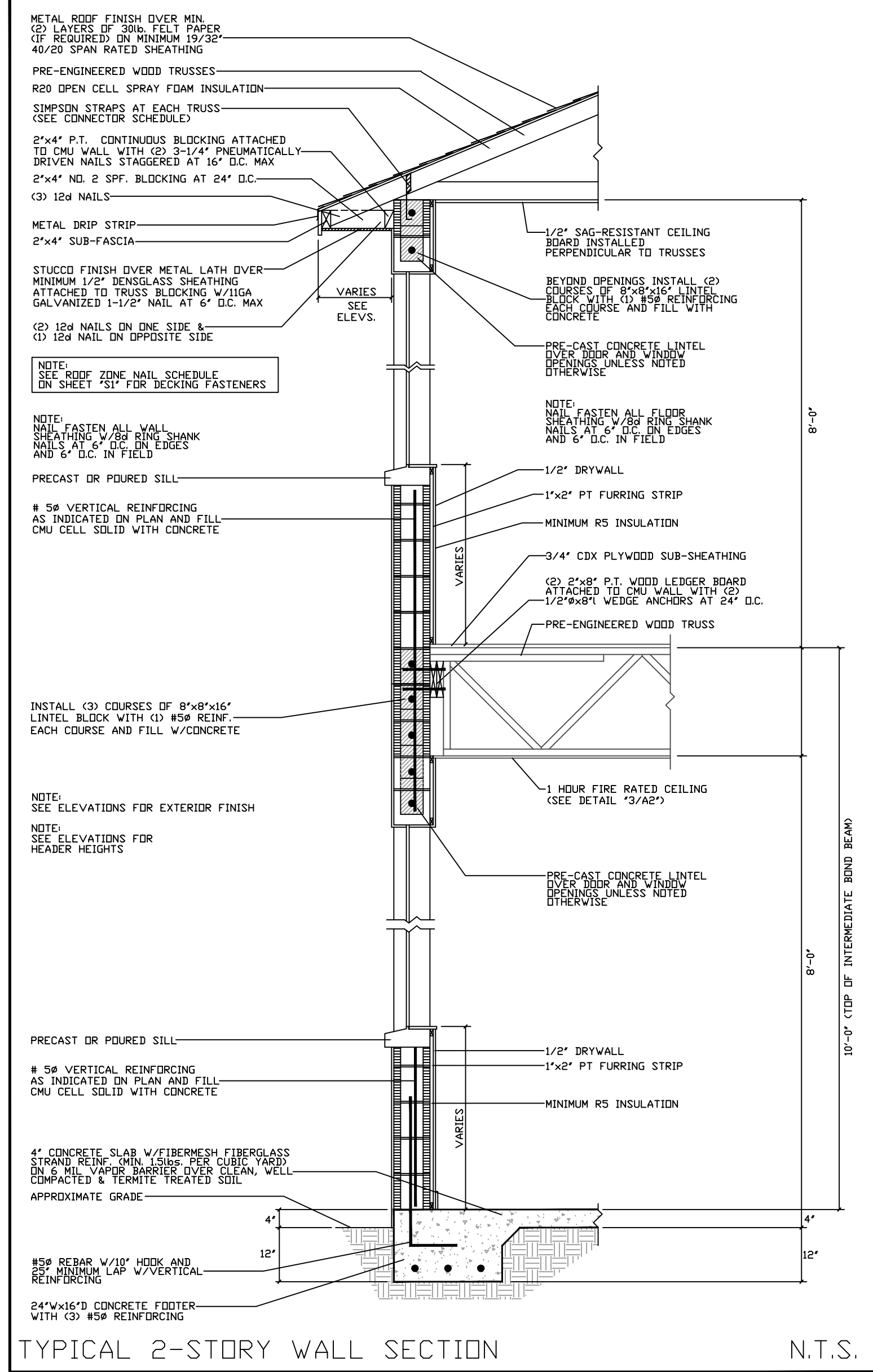
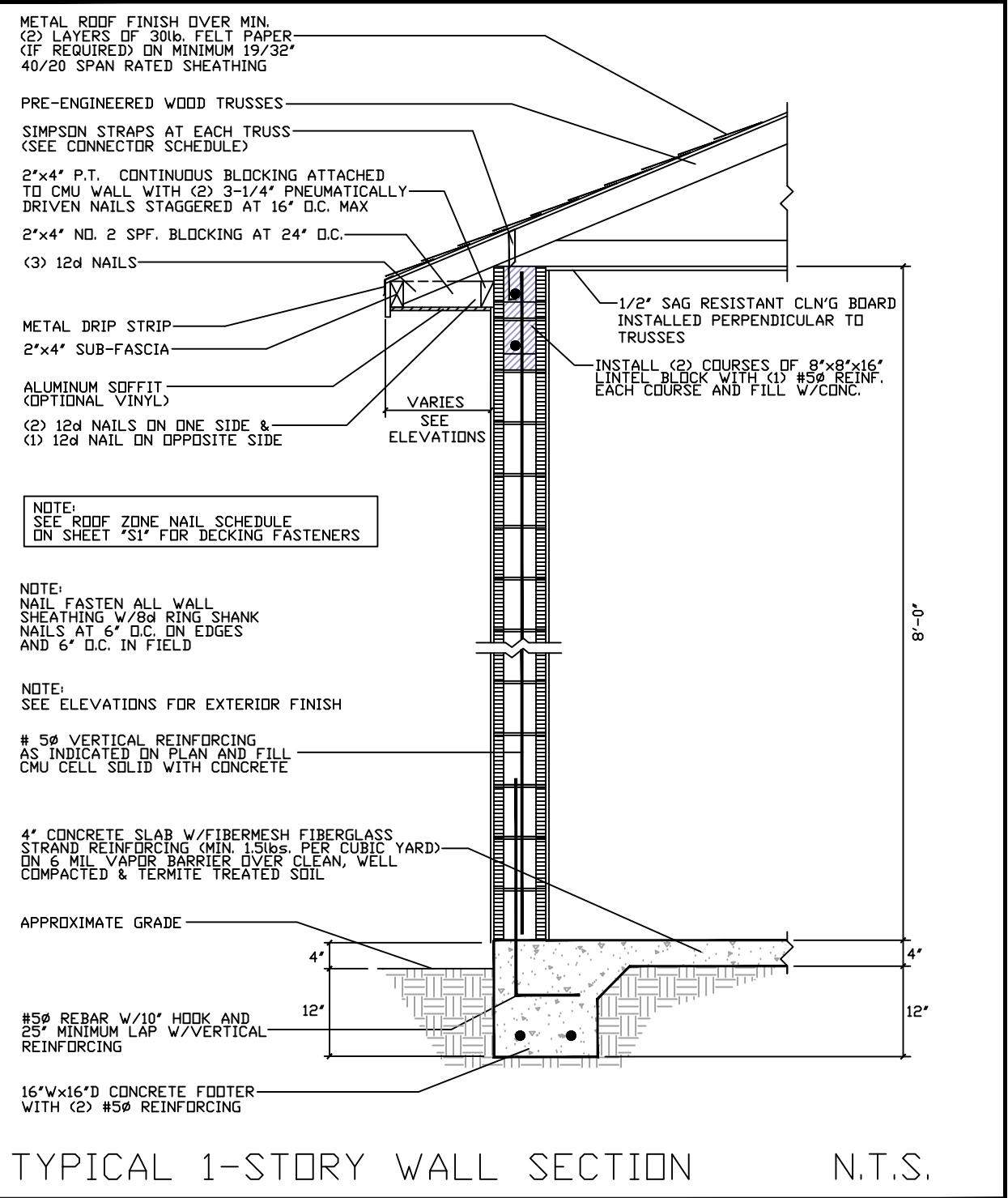
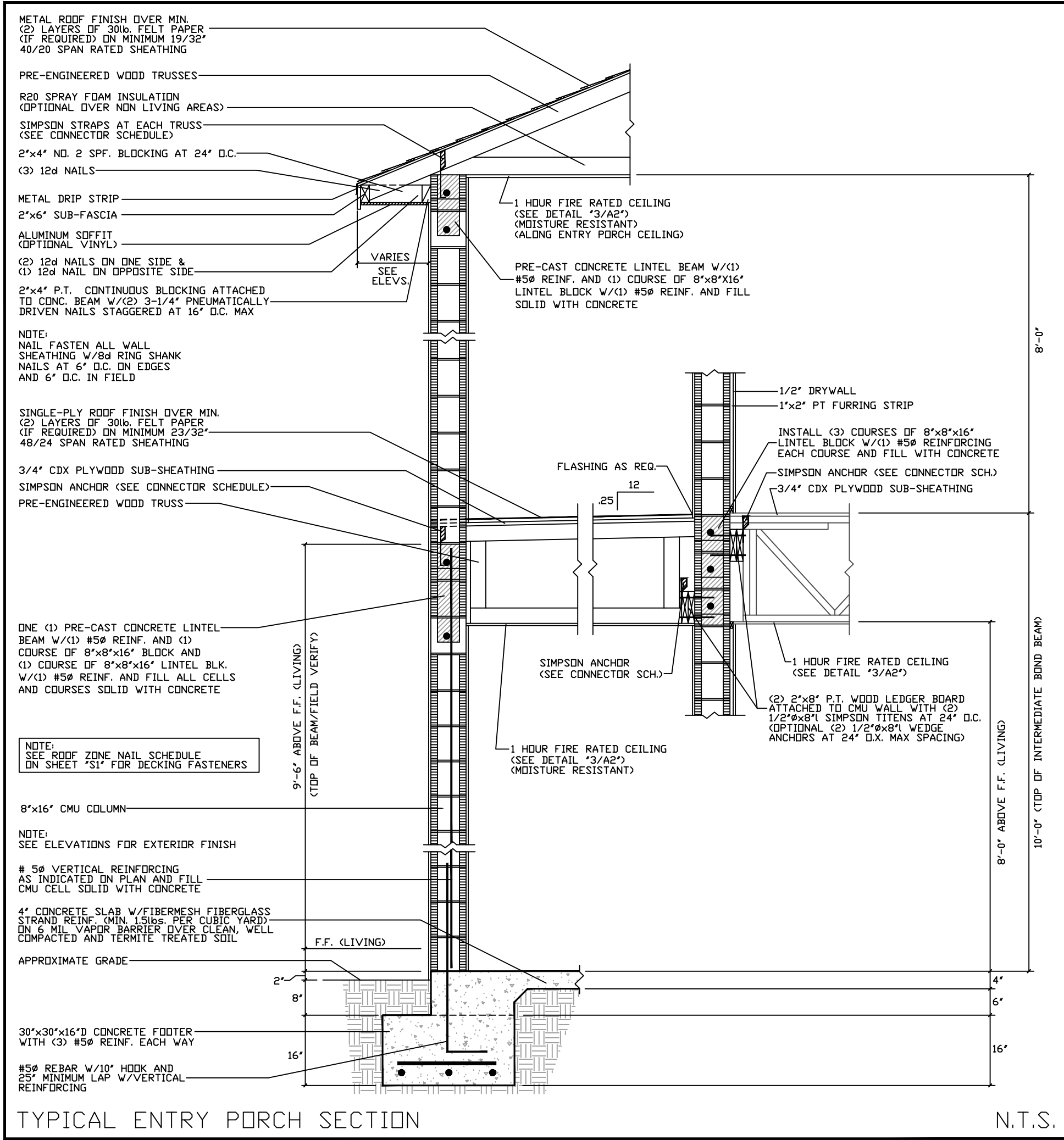
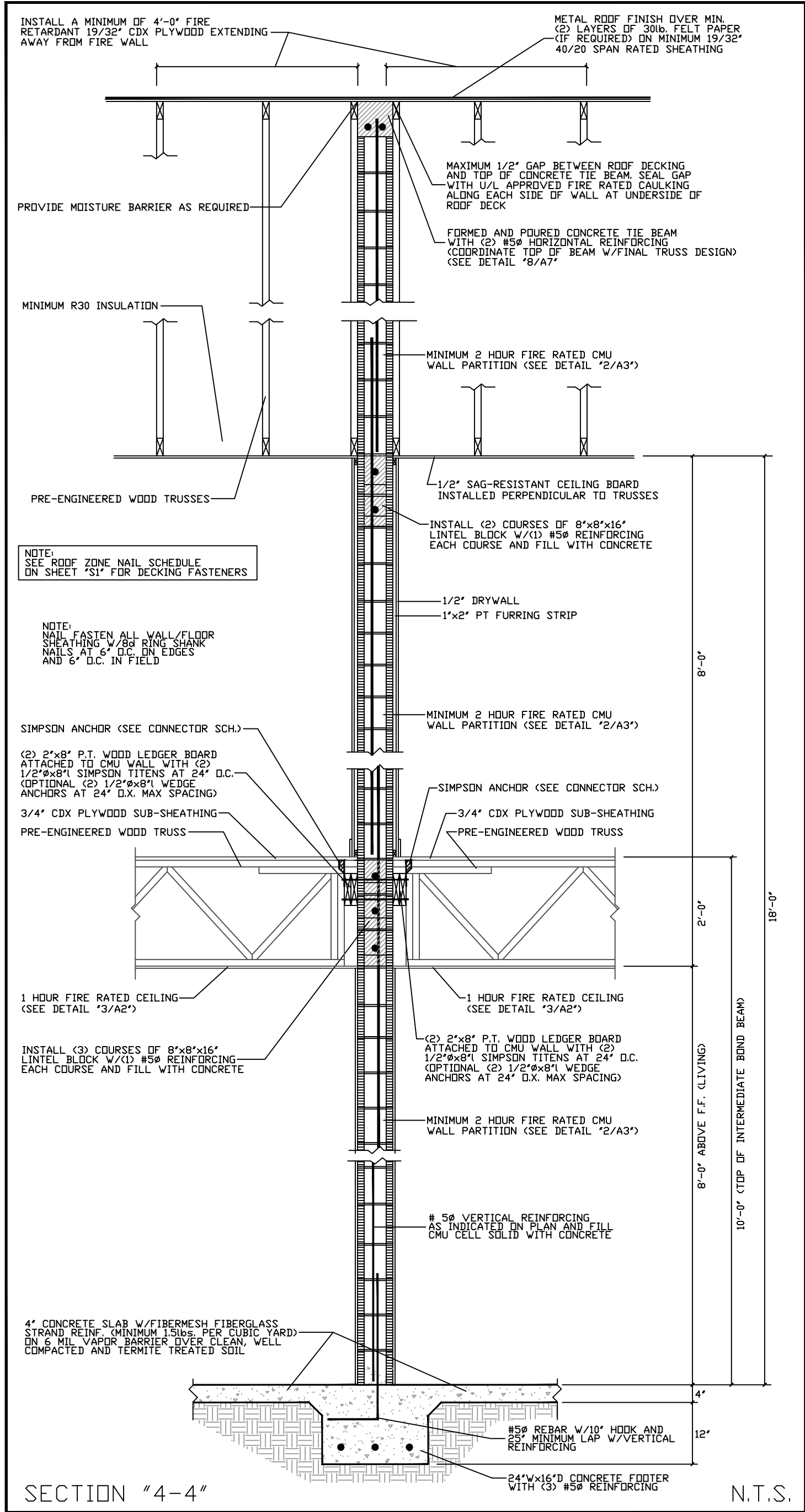
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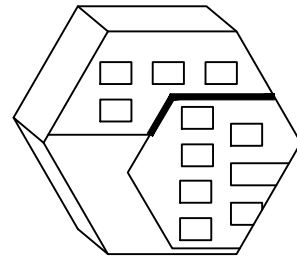
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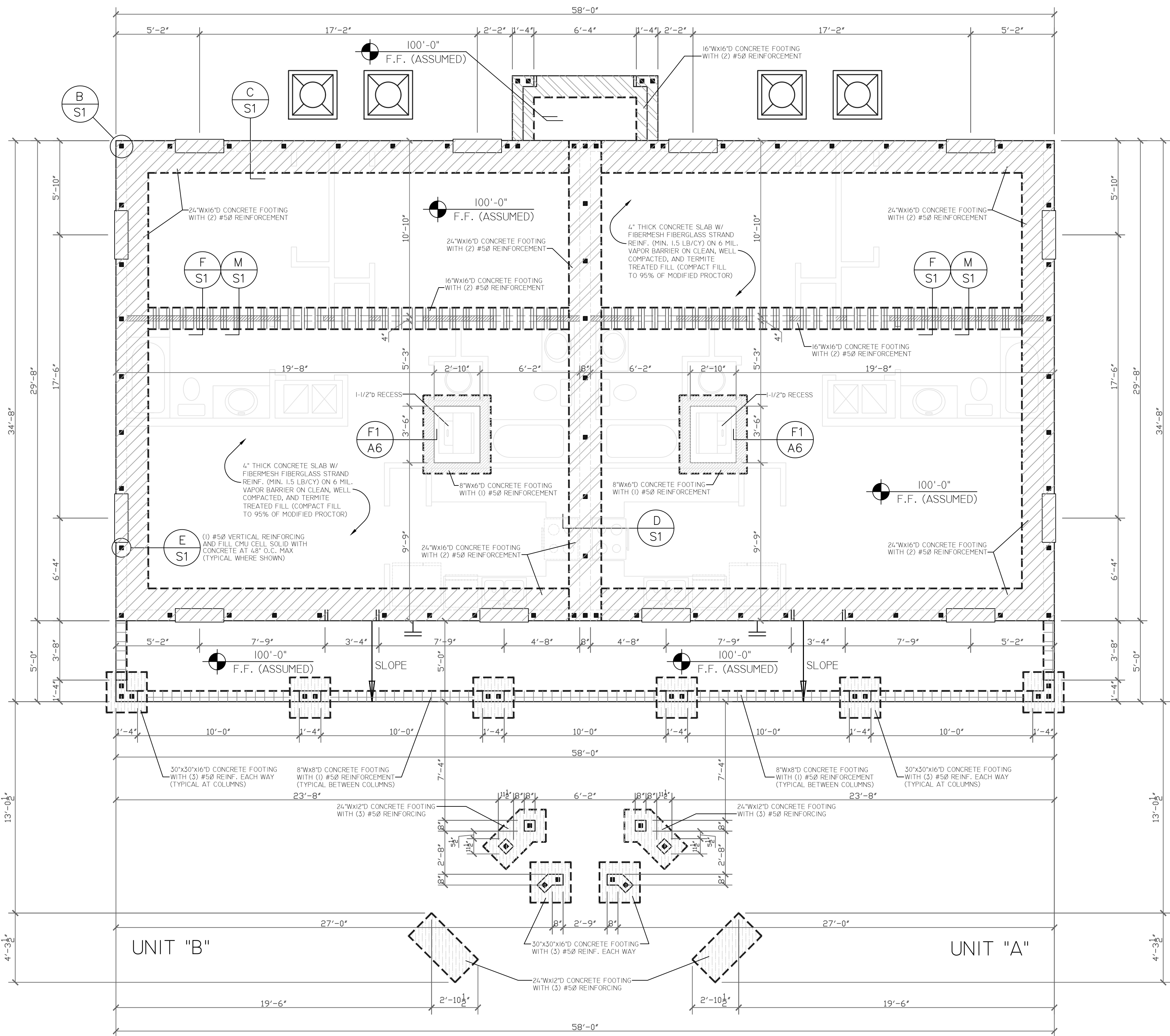
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FOUNDATION PLAN

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

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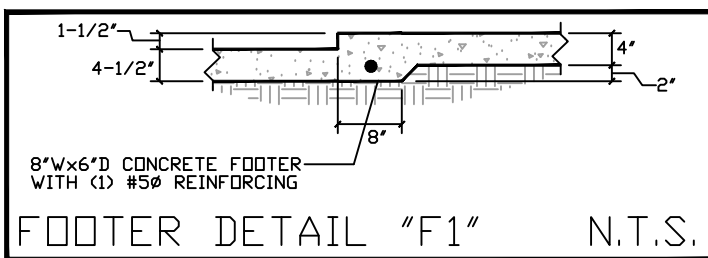
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SITE PREPARATION NOTES:

THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

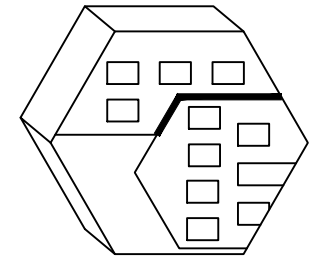
FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS. IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED, A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



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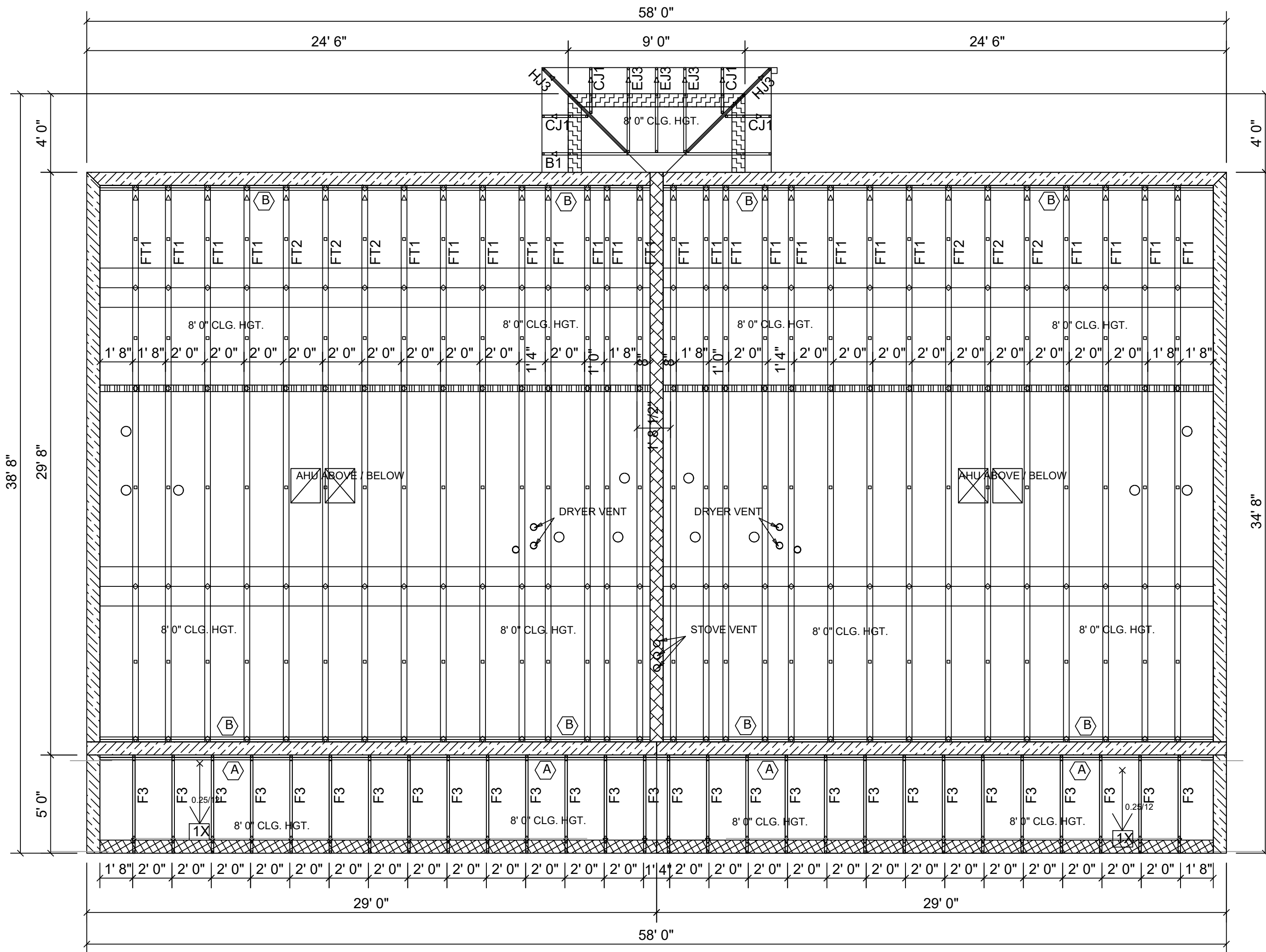
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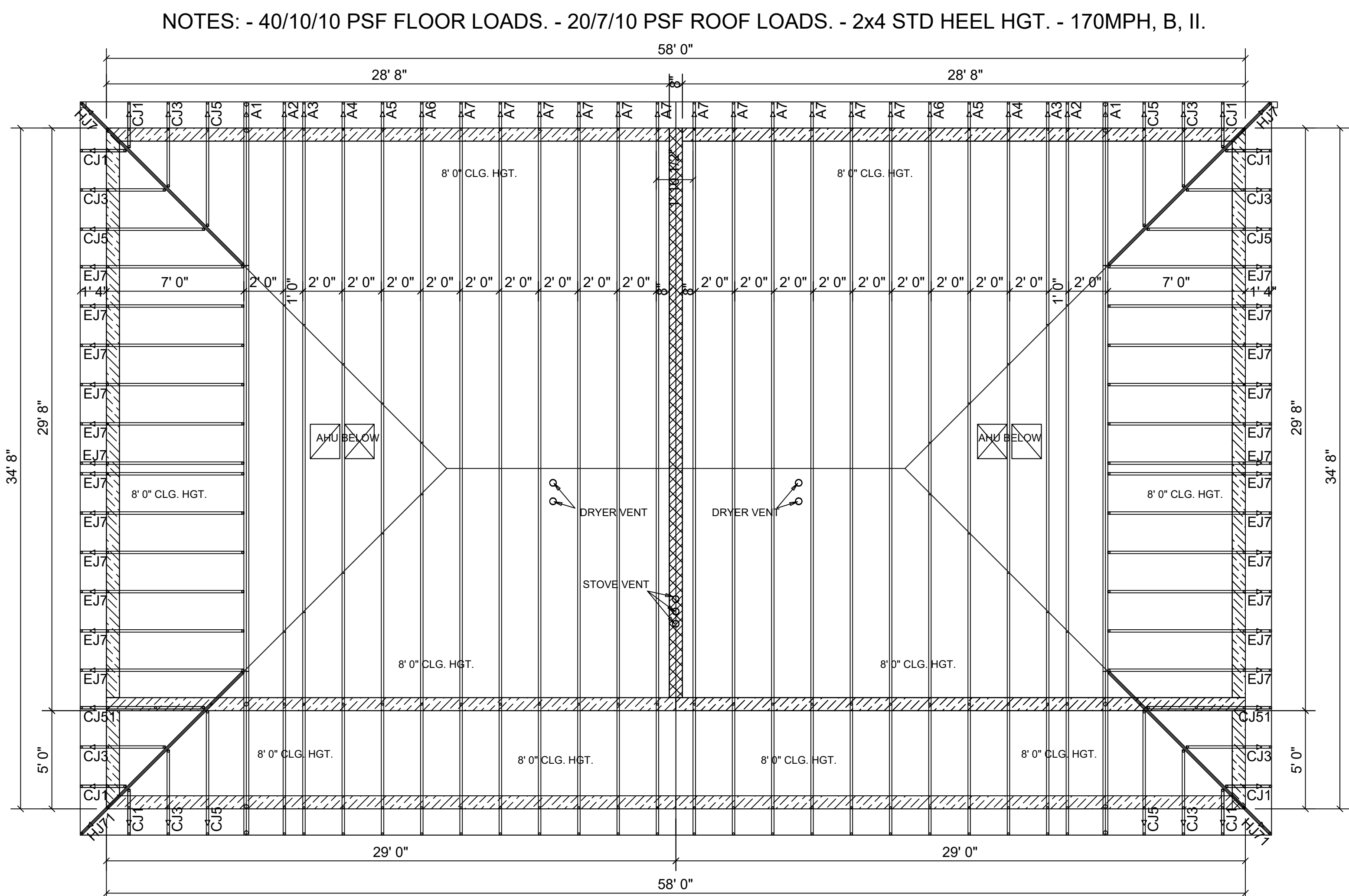
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1ST FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE
NOT TO SCALE



2ND FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE
NOT TO SCALE

Hatch Legend

- 8' 0" A.F.F
- 9' 7 1/4" A.F.F
- 10' 0" A.F.F
- 18' 0" A.F.F
- ALL THE WAY UP FIRE WALL

NOTE: TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED IN THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (CHANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

TRUSS ID/DESCRIPTION:	CONNECTOR
A1	* AT TRUSS TO CMU WALL ONE (1) SIMPSON HETA20 STRAP W/ (9) 10dX1-1/2" NAILS EACH * AT TRUSS TO TRUSS BY TRUSS COMPANY
FT1, FT2	* AT TRUSS TO FRONT CMU WALL ONE (1) SIMPSON MGT ANCHOR WITH (20) 10d NAILS AND (3) 5/8" A.T.R. EPOXY EMBEDDED 12" MINIMUM * AT TRUSS TO REAR CMU WALL/BEAM ONE (1) SIMPSON HETA20 STRAP W/ (9) 10dX1-1/2" NAILS EACH * AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H25A ANCHOR WITH (10) 8d NAILS EACH
F3	* AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H25A ANCHOR WITH (10) 8d NAILS EACH * AT TRUSS TO CMU WALL ONE (1) SIMPSON HETA20 STRAP W/ (9) 10dX1-1/2" NAILS EACH * IN LIEU OF SP4 ANCHORS, THE FOLLOWING MAY BE INSTALLED AS A SUBSTITUTION ONE (1) SIMPSON SP2 ANCHOR WITH (12) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO TOP PLATE ONE (1) SIMPSON SP1 ANCHOR WITH (10) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO BOTTOM PLATE
2"x4" FRAME BEARING WALL TOP PLATES TO STUD AND STUD TO BOTTOM PLATE (AT STUD SPACING 16" O.C. MAX)	ONE (1) SIMPSON SP4 ANCHOR AT 32" O.C. MAX WITH (6) 10dX1-1/2" NAILS
ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE	

TYP. HETA20/META12 STRAP

TYPICAL HUC HANGER

TYPICAL HTS20 STRAP

TYPICAL MGT ANCHOR

TYPICAL CONNECTOR DETAILS

WINDLOAD T.O. 15

ASCE 7-22

General Information		Roof Information		Project Information	
Design Wind Speed	100	Roof Type	Flat	Client	
Wind Direction	100	Roof Slope	0.0	Address	
Exposure Category	1	Roof Height	10.0	City	
Building Information		Roof Area	1000	State	
Building Name	100	Roof Volume	1000	County	
Building Length	100	Roof Weight	1000	Zip Code	

Components & Cladding (C&C)

Z	DESCRIPTION	WIND LOAD PRESSURES				RMA INFORMATION		VENDOR INFORMATION	
		WIND SPEED (MPH)	WIND DIRECTION (DEG)	WIND PRESSURE (PSF)	WIND UPLIFT (PSF)	Max. Pressure	Min. Pressure	Manufacturer	Model Number
1	Roof Decking	100	0	10.0	10.0	10.0	10.0		
2	Roof Decking	100	0	10.0	10.0	10.0	10.0		
3	Roof Decking	100	0	10.0	10.0	10.0	10.0		

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction: State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: Roof
Elevation: Option:

Online Job No: 2502-2504-L
Pick Ticket: Sales No: 86562093
Acct No: Ship Date: Designer: Castillo, Carmen
AppWrt JobNo: 5246724

Truss ID	Truss Description	Gravity Uplift	Gravity Uplift	Gravity Uplift	Gravity Uplift
A1	2 (2Ply)	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A2	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A3	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A4	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A5	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A6	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
A7	12	1075 lbs	1075 lbs	1075 lbs	1075 lbs
B1	1	1075 lbs	1075 lbs	1075 lbs	1075 lbs
C1	12	1075 lbs	1075 lbs	1075 lbs	1075 lbs
C3	8	1075 lbs	1075 lbs	1075 lbs	1075 lbs
C5	6	1075 lbs	1075 lbs	1075 lbs	1075 lbs
C51	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
E3	3	1075 lbs	1075 lbs	1075 lbs	1075 lbs
E7	24	1075 lbs	1075 lbs	1075 lbs	1075 lbs
H3	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
H7	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
H71	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs
H711	2	1075 lbs	1075 lbs	1075 lbs	1075 lbs

- GENERAL NOTES
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 - THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
 - THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction: State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: 1st
Elevation: Option:

Online Job No: 2502-2504-L
Pick Ticket: Sales No: 86562093
Acct No: Ship Date: Designer: Castillo, Carmen
AppWrt JobNo: 537152

Truss ID	Truss Description	Gravity Uplift	Gravity Uplift	Gravity Uplift	Gravity Uplift
F3	28	1075 lbs	1075 lbs	1075 lbs	1075 lbs
FT1	24	1075 lbs	1075 lbs	1075 lbs	1075 lbs
FT2	6	1075 lbs	1075 lbs	1075 lbs	1075 lbs

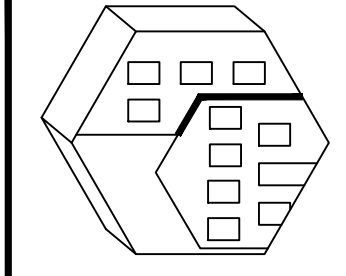
Note: The reactions shown on this page are summarized from the Truss Design Drawings. Refer to the Project Truss Design Drawings for further details or verification.

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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED: 5-21-26	

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PALM BAY, FL 32909
TEL. (321) 724-0740
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EMAIL: DFRICHETTE350@CFL-RR.COM

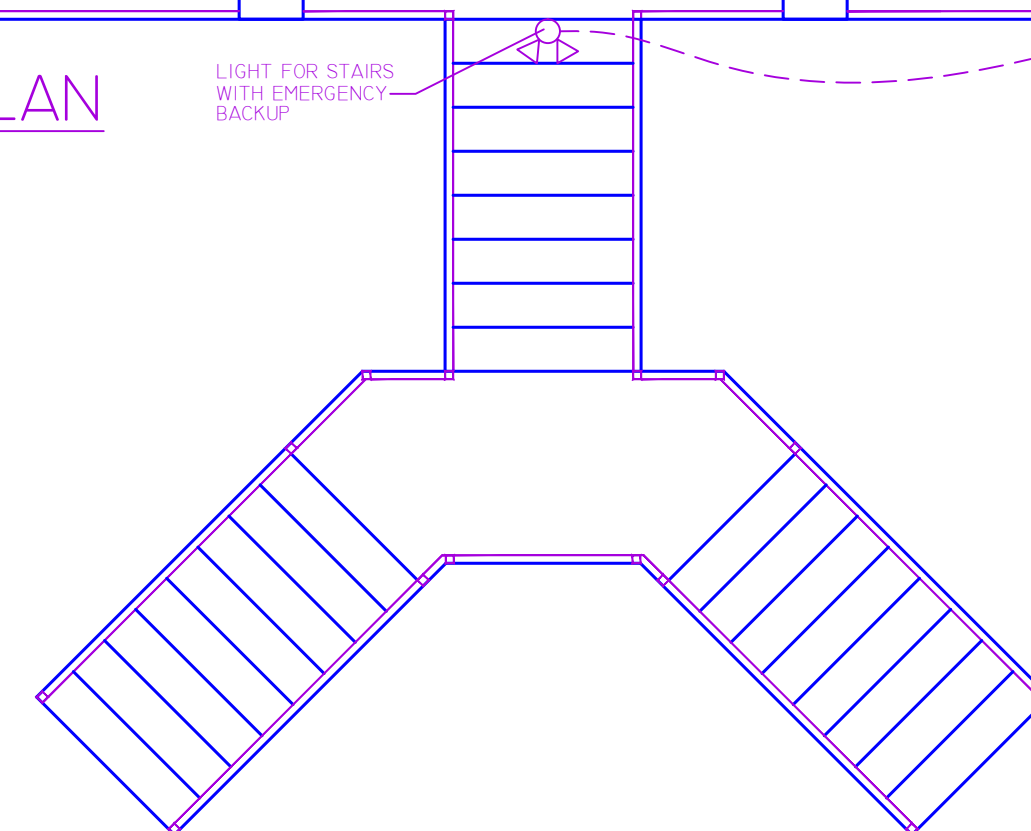
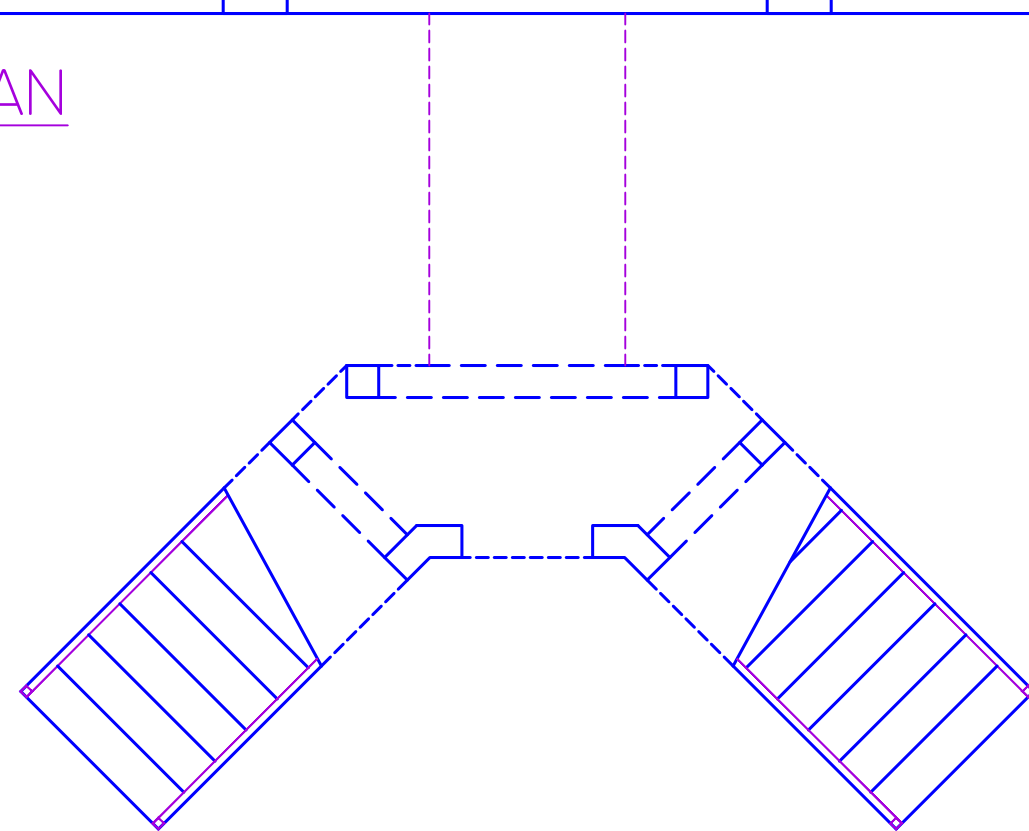


EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A8
SHEET 9 OF 13
DRAWN BY:
DANIEL FRECHETTE



NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO
SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

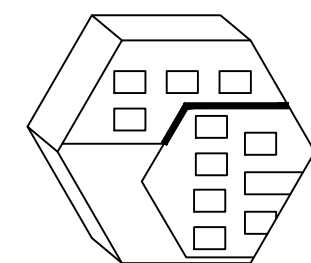
NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC (8TH ED), 2020 NEC
AND 2023 NFPA 70

- GENERAL NOTES**
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 2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS**

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MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EPI

-DRAWN BY-
DANIEL FRECHETTE

PANEL SCHEDULE (UNIT 101, 102, 103, & 104) SINGLE-PHASE

X 120/240V-1PH-3W			M.C.B. AMPS : _____ AIC : _____			M.L.O. BUS AMPS : 150 AMP INT. AIC : 10,000		
CKT #	CIRCUIT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUIT ID NAME	CKT #	
1	RANGE	40 : 8			8 : 40	ACU-I	2	
3	" "	" : " "			" : " "	" "	4	
5					6 : 60	AHU-I	6	
* 7	REF.	20 : 12			" : " "	" "	8	
* 9	KIT. RECEPTS.	20 : 12			10 : 30	DRYER	10	
* 11	DISHWASHER	20 : 12			" : " "	" "	12	
* 13	HOOD	20 : 12			12 : 20	WASHER	14 *	
* 15	KITCHEN LTS.	15 : 14			14 : 15	M. BED LTS./RECEPTS.	16 *	
* 17	HALL LTS./RECEPTS.	15 : 14			14 : 15	M. BATH LTS.	18	
19					12 : 20	M. BATH GFCI	20	
21	EXT. LTS.	20 : 12			14 : 15	LIVING RM./FOYER LTS./RECEPTS.	22 *	
23	WATER HEATER	30 : 10			14 : 15	SMOKE DETECT.	24 *	
25	" "	" : " "			14 : 15	EXT. GFCI	26	
* 27	BED #2 LTS./RECEPTS.	15 : 14			14 : 15	BATH #2 LTS.	28	
29					12 : 20	BATH #2 GFCI	30	
31							32	
33	SURGE PROTECTOR						34	
35	" "						36	
TOTAL KVA PER PHASE			:	:				
MAXIMUM PHASE AMPS			:	:				

* NOTE: BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2023 FLORIDA BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

HOUSE PANEL SCHEDULE SINGLE-PHASE

X 120/240V-1PH-3W 120/208V-1PH-3W				M.C.B. AMPS : _____ AIC : _____				M.L.O. BUS AMPS : 40 AMP INT. AIC : 10,000			
CKT #	CIRCUIT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUIT ID NAME	CKT #				
1	:	:	:	:	12 : 20 :	EXT. GFCI	2				
3	:	:	:	:	12 : 20 :	EXT. LIGHTING	4				
5	: GFCI/LTN'G :	20 : 12 :	:	:	12 : 20 :	LIGHT TIMER	6				
7	: EMERGENCY LTS. :	20 : 12 :	:	:	:	:	8				
9	:	:	:	:	:	:	10				
11	:	:	:	:	:	:	12				
13	SURGE PROTECTOR	:	:	:	:	:	14				
15	" "	:	:	:	:	:	16				
TOTAL KVA PER PHASE				:	:						
MAXIMUM PHASE AMPS				:	:						

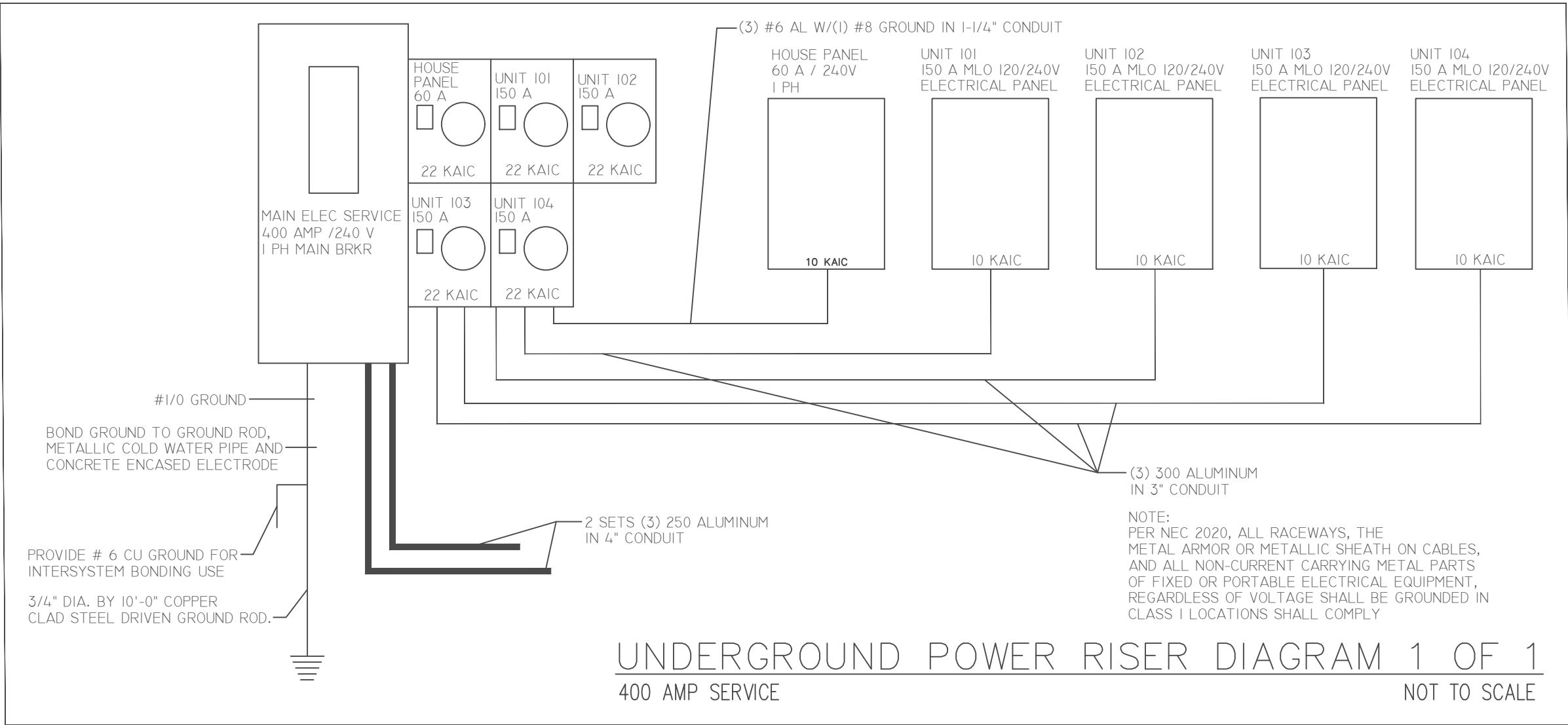
* NOTE: BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2023 FLORIDA BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

GENERAL NOTES

- CARBON MONOXIDE PROTECTION.
- (1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:
- (A) CARBON MONOXIDE ALARM: A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2054 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.
- (B) FOSSIL FUEL: COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.
- IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- (3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK-UP.
- (4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.12, 553.17(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW 11-18-07.
- EXHAUST FAN VENT/DRYER VENT NOTES
- (A) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
- (B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
- LIGHTING NOTE
- ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 45 LUMENS-PER-WATT
- ENERGY CODE COMPLIANCE PATH
- PERFORMANCE METHOD

ELECTRICAL SPECIFICATIONS

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.), ALL LOCAL CODES, ORDINANCES AND REGULATIONS AND LOCAL POWER COMPANY STANDARDS.
- ALL WIRE SHALL BE COPPER TYPE "THIN" FOR SIZES UP TO # 8 AND TYPE "THW" FOR # 6 AND LARGER (UNLESS OTHERWISE NOTED) MINIMUM WIRE SIZE SHALL BE # 14 A.W.G.
- ALL BRANCH AND FEEDER CIRCUITS SHALL CONTAIN A GROUNDING CONDUCTOR AND BE SIZED AND BONDED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
- ALL CONDUIT INSTALLED IN INTERIOR LOCATIONS SHALL BE TYPE E.M.T ALL CONDUIT INSTALLED IN EXTERIOR LOCATIONS, ABOVE GRADE, SHALL BE GALVANIZED RIGID CONDUIT. ELECTRICAL CONTRACTOR MAY UTILIZE "MC" TYPE CABLE IN LIEU OF RIGID CONDUIT, WHERE APPLICABLE.
- CONTRACTOR TO COORDINATE THE LOCATION OF RECEPTACLES, EQUIPMENT CIRCUITS, COMMUNICATIONS AND DATA OUTLETS, LIGHTING FIXTURES AND DEVICES WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- DRAWINGS ARE DIAGRAMMATIC - CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS FOR ALL DIMENSIONS.
- CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS REQUIRED. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE ELECTRICAL WORK AS SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATION OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE DRAWINGS INDICATE THE ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATIONS OF SWITCHES, PANELBOARDS, CONDUITS AND OTHER WORK. PRIOR FIELD VERIFICATIONS OF ALL DIMENSIONS IS REQUIRED.
- CONDUIT RUNS AND GROUNDING ARE SHOWN DIAGRAMMATICALLY ONLY. FIELD VERIFY ACTUAL ROUTING OF CONDUITS.
- PROVIDE ALL WIRING DEVICES, COVER PLATES, JUNCTION BOXES AND PLASTER RINGS AS NEEDED TO FACILITATE THE INSTALLATION OF DEVICES FLUSH MOUNTED IN THE WALL OR SURFACE MOUNTED, AS PROJECT CONDITIONS WARRANT.
- CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING FOR FIELD INSPECTION AND PROJECT COORDINATION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF THE ELECTRICAL SERVICE ENTRANCE TO UNIT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE EXACT ELECTRICAL CHARACTERISTICS OF ALL OWNER SUPPLIED EQUIPMENT, PRIOR TO CIRCUIT INSTALLATION.



TOTAL LOAD SUMMARY			
UNIT #101:	25,640 VA x 1 =	25,640	
UNIT #102:	25,640 VA x 1 =	25,640	
UNIT #103:	25,640 VA x 1 =	25,640	
UNIT #104:	25,640 VA x 1 =	25,640	
TOTAL CONNECTED UNIT LOAD = 102,560 VA			
TOTAL DEMAND LOAD PER NEC 2020 TABLE 220.84 = 46,152 VA			
TOTAL DEMAND AMPS = 192.3 AMPS (400 AMPS AT 240V, 1PH, 3W SERVICE)			
BUILDER SHALL INSTALL NEW 120/240V, 1PH 400 AMP ELECTRICAL SERVICE. SEE RISER DIAGRAM ON SHEET "EPI".			
INSTALL 120/240V 1 PHASE 150 AMP ELECTRICAL SERVICE FOR EACH TENANT UNIT			

UNIT 101, 102, 103, & 104 ELECTRICAL SERVICE LOAD SUMMARY			
800	SQUARE FT. x 3 VA =	2,800 VA	(GENERAL LIGHTING/RECEPTACLE LOAD)
1,500	VA x 2 =	3,000 VA	(SMALL APPLIANCE LOAD)
1,500	VA x 1 =	1,500 VA	(WASHING MACHINE)
5,000	VA x 1 =	5,000 VA	(ELECTRIC DRYER)
4,500	VA x 1 =	4,500 VA	(ELECTRIC WATER HEATER)
1,500	VA x 1 =	1,500 VA	(DISHWASHER)
1,200	VA x 1 =	1,200 VA	(DISPOSAL)
840	VA x 1 =	840 VA	(REFRIGERATOR)
10,000	VA x 1 =	10,000 VA	(ELECTRIC RANGE/OVEN)
CONNECTED GENERAL LOAD = 30,120 VA			
CONNECT HEATAC LOAD = 7,592 VA (PER NEC 220.82)			
TOTAL CONNECTED LOAD = 37,712 VA			
TOTAL DEMAND LOAD = 25,640 VA (PER NEC 220.82)			
TOTAL DEMAND AMPS = 106.83 AMPS 125A @ 240V/1PH SERVICE			

GENERAL NOTES

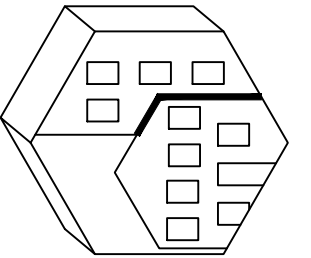
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REVISIONS

ISSUED: 5-21-26	***

215 PALM BAY ROAD STE. 6
PALM BAY, FL 32909
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EMAIL: DFRCHETTE1350@FLHRC.COM



EEDC
ENGINEERING AND DESIGN CONCEPTS, INC.

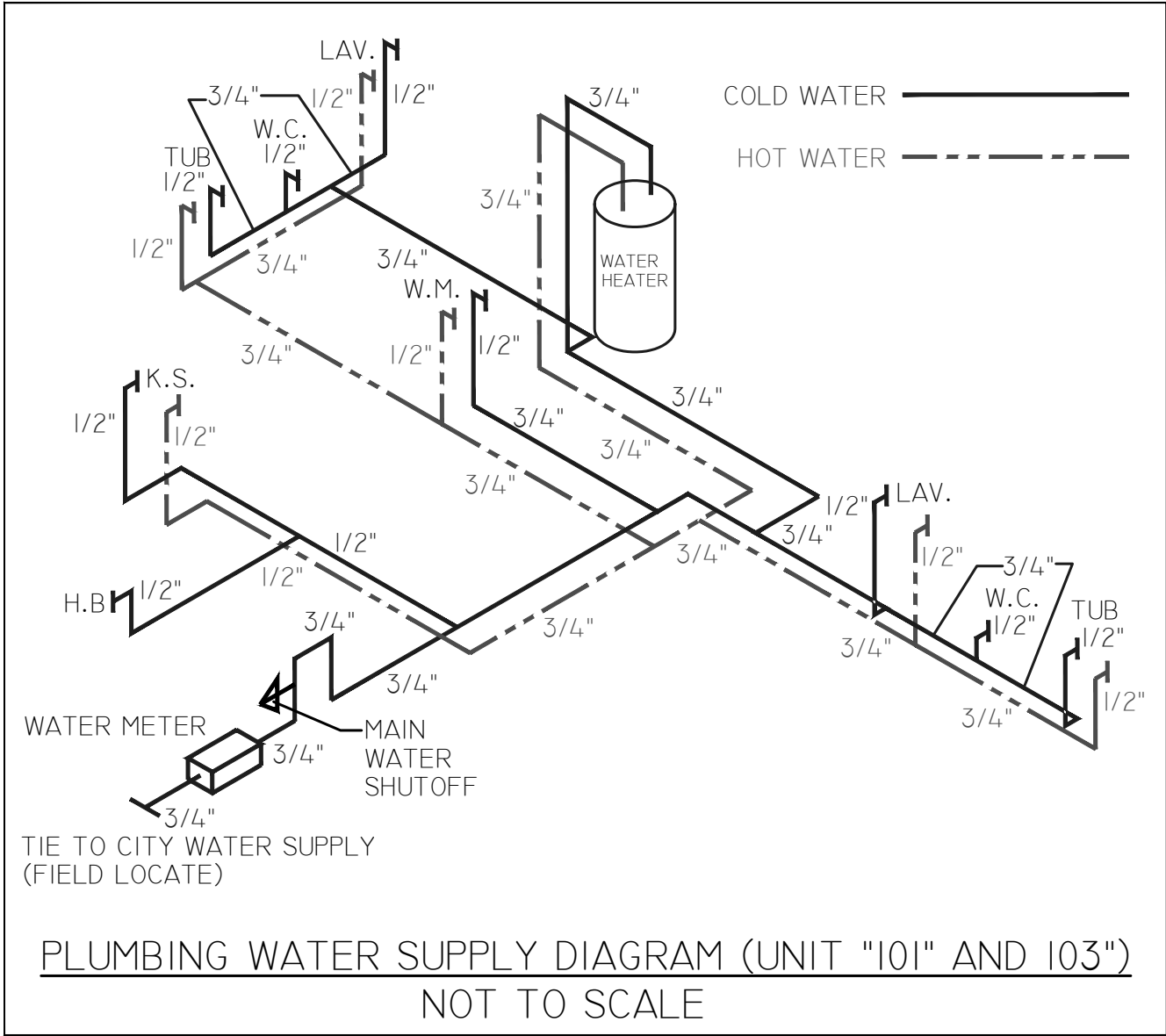
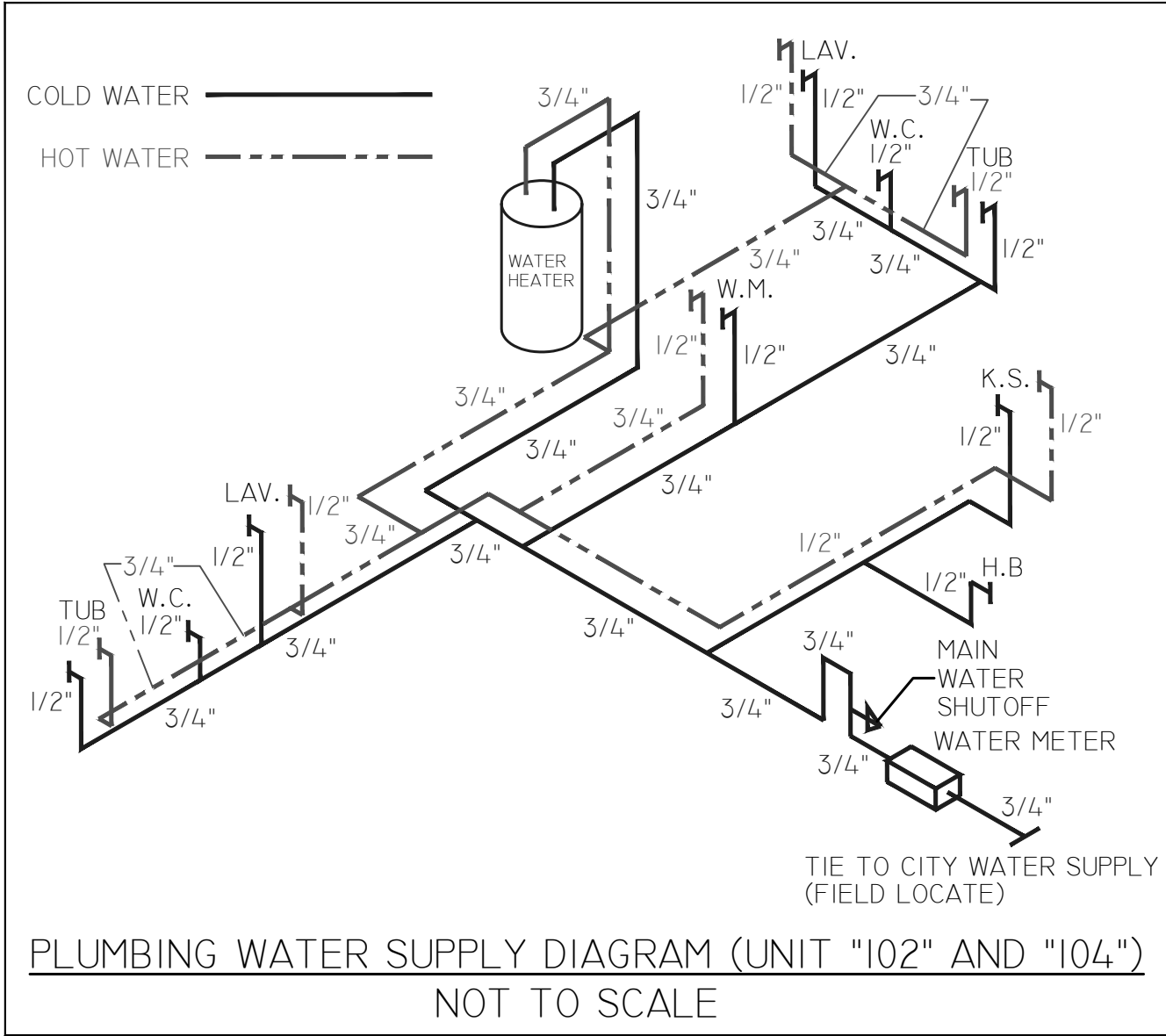
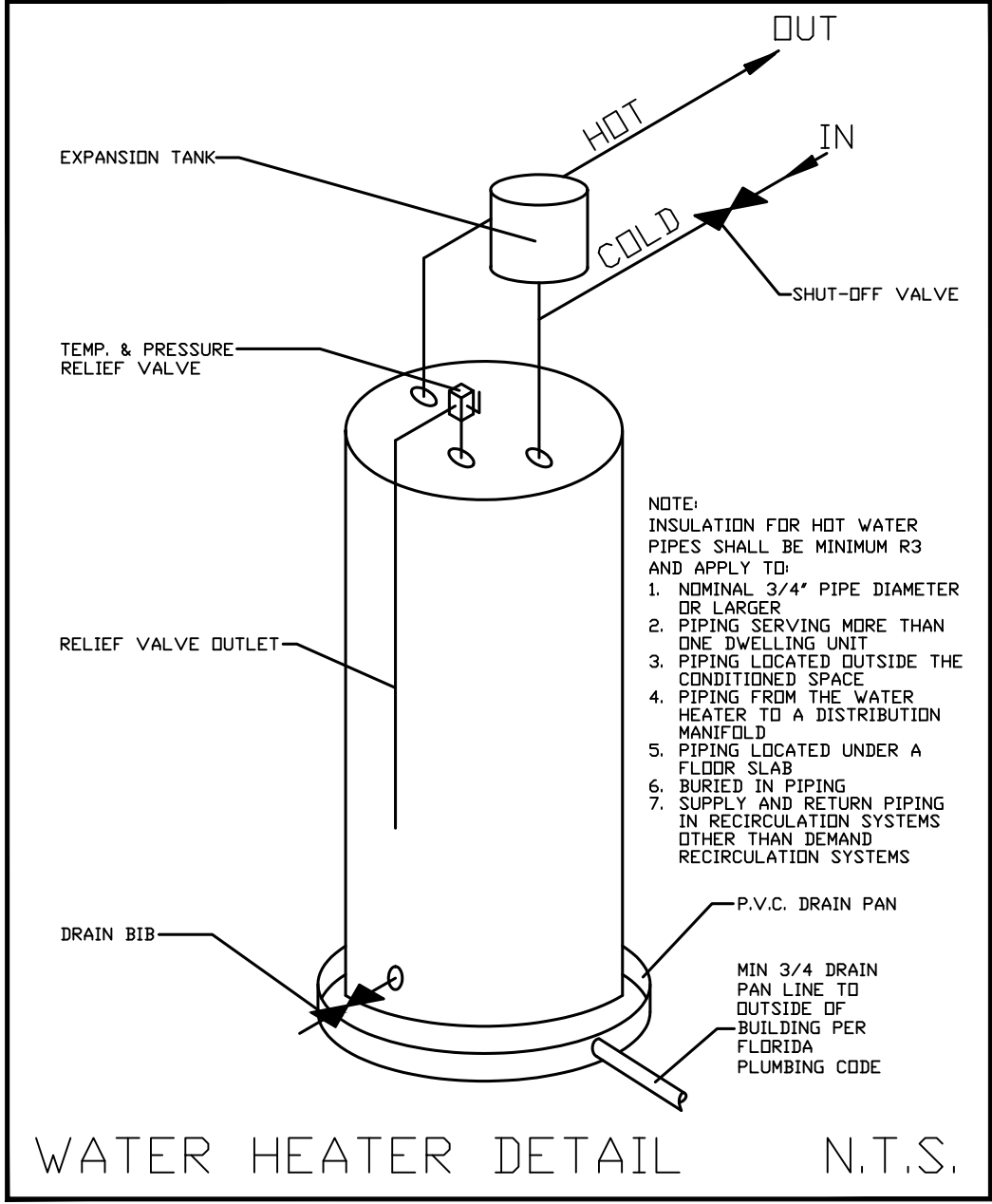
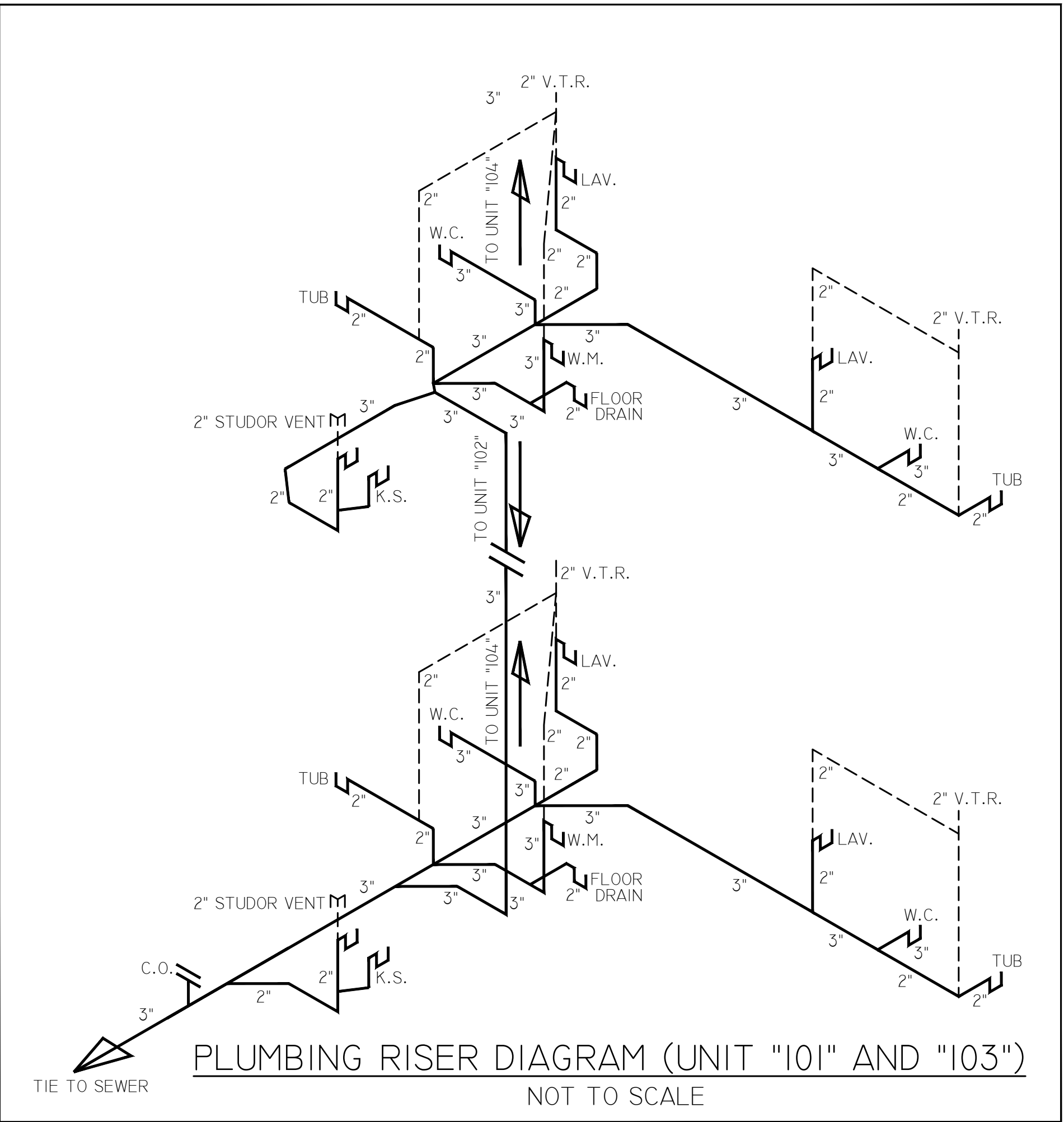
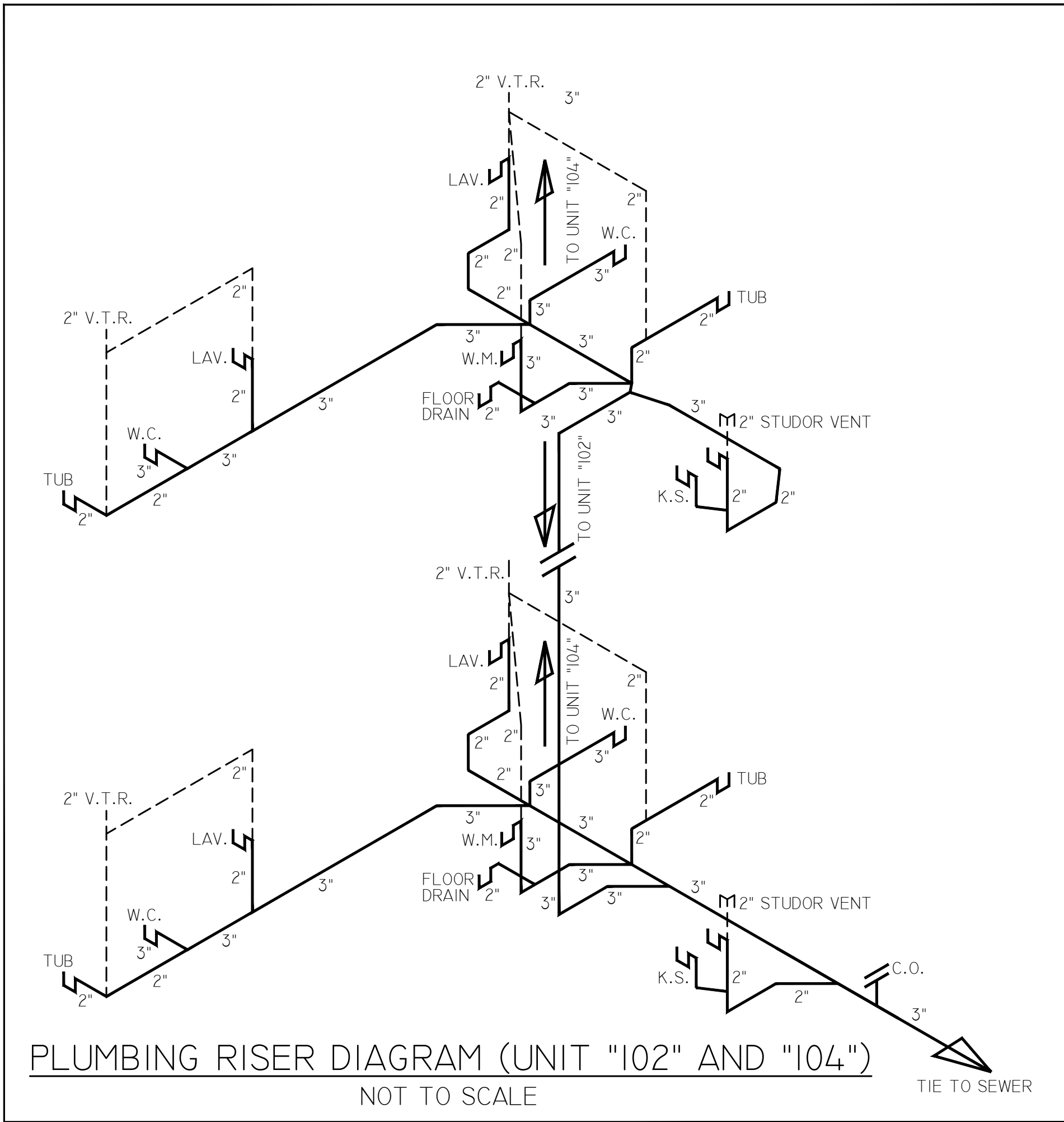
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ENGINEER OF RECORD
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4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP2

SHEET 12 OF 13

DRAWN BY:
DANIEL FRECHETTE



MECHANICAL AND PLUMBING SPECIFICATIONS

1.0 GENERAL CONDITIONS
CONTRACTORS SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, VENTILATING AND AIR CONDITIONING (HVAC) AND PLUMBING SYSTEM IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

2.0 PLUMBING PIPE
PROVIDE THE FOLLOWING PLUMBING PIPE:
DRAINAGE AND VENT SYSTEMS- PVC DRAINAGE PIPE AND FITTINGS CONFORMING TO ASTM D2665.
CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441; ASTM F 442; CSA B137.6
OPTIONAL DOMESTIC WATER PIPE- TYPE L COPPER TUBING, DRAWN TEMPER, CONFORMING TO ASTM B88, SOLDER MATERIAL SHALL BE ASTM B32, 95-5 TIN ANTIMONY (LEAD FREE).
INSTALL PIPING IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE (8TH ED).
NOTE: THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPED FULL SIZE TO THE EXTERIOR OF THE BUILDING PER 2017 FLORIDA PLUMBING CODE (SIXTH ED).

3.0 PLUMBING EXECUTION
USE FITTINGS FOR ALL CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
INSTALL PIPING FREE OF SAGS OR BENDS, TIGHT TO SLABS, BEAMS, JOISTS, COLUMNS, WALLS AND OTHER PERMANENT ELEMENTS OF THE BUILDING. ALLOW SUFFICIENT SPACE ABOVE CEILING PANELS TO ALLOW FOR PANEL REMOVAL.
CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, ABOVE CEILINGS, BELOW GRADE OR FLOORS, UNLESS INDICATED TO BE EXPOSED TO VIEW.
SEAL PIPE PENETRATIONS THROUGH EXTERIOR WALLS WITH SLEEVES AND MECHANICAL SLEEVE SEALS.
PIPE SLEEVES SHALL BE GALVANIZED STEEL PIPE.
INSTALL STOP VALVE IN AN ACCESSIBLE LOCATION AT EACH WATER SUPPLY FIXTURE.
INSTALL TRAP ON FIXTURE OUTLET EXCEPT FIXTURES HAVING INTEGRAL TRAP.
FLOOR DRAINS (WHERE REQUIRED) SHALL BE EQUIPPED WITH A TRAP PRIMER, CONNECTED TO THE COLD WATER SUPPLY TO A PLUMBING FIXTURE IN THE SAME ROOM, TO MAINTAIN THE WATER SEAL IN THE FLOOR DRAIN TRAP.

GENERAL NOTES

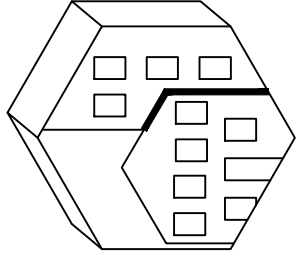
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS	
ISSUED: 2-21-26	

2155 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRCHETTE1350@FLHRC.COM



EEDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP3

SHEET 13 OF 13

DRAWN BY:
DANIEL FRECHETTE

2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.

The Quad plex will consist of 2/2 units 2 story building







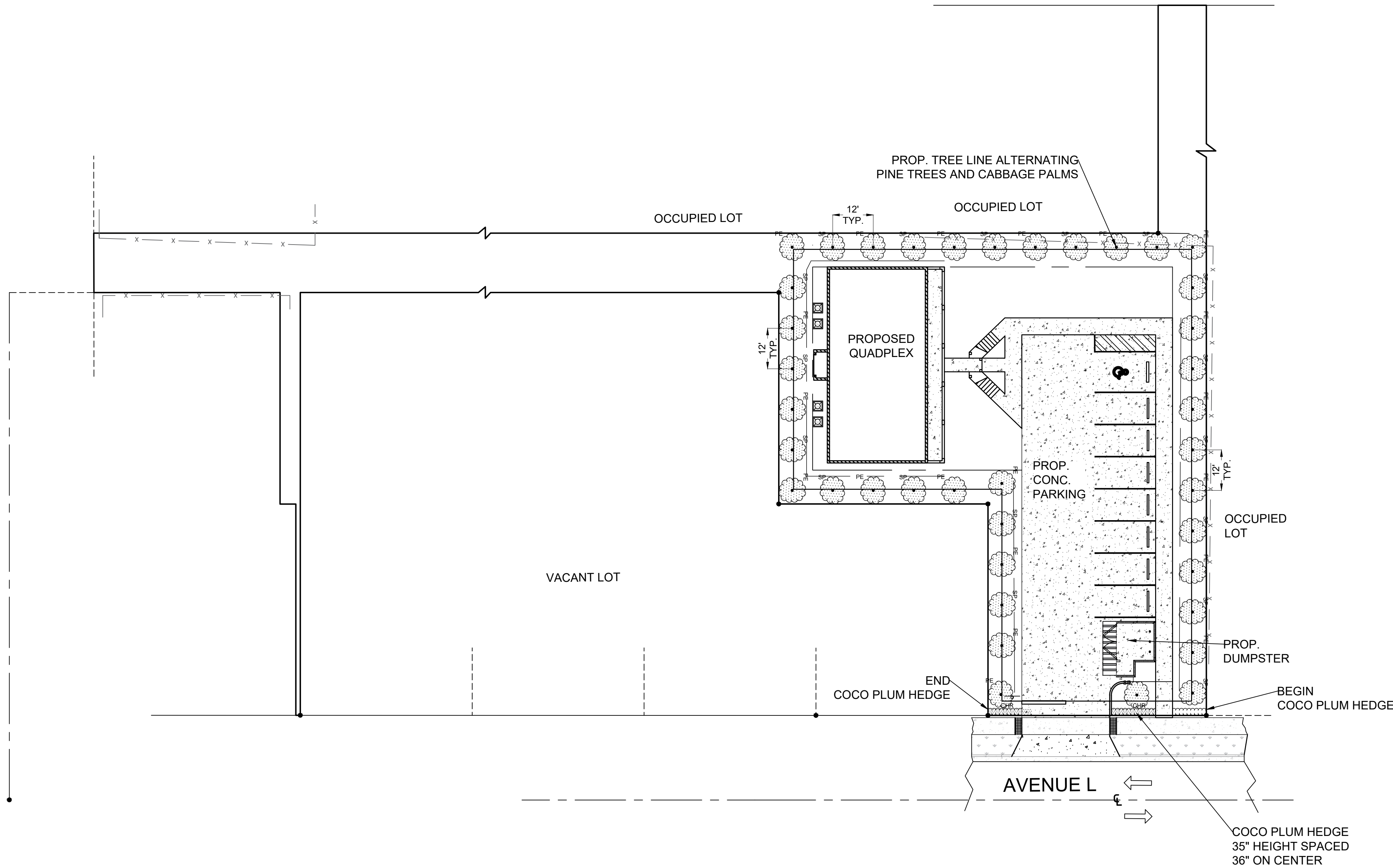












10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. 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.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. 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 LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUND COVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.
10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

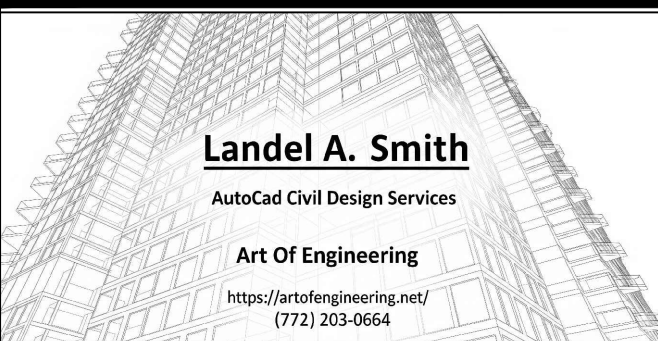
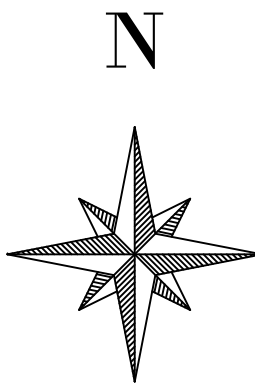
14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

- 15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD



PERMITS REQUIRED

☒ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

**PROPOSED
QUADPLEX
DEVELOPMENT**

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET

C-106



Pinterest



#5C5E60

#6B6E70

#A4A4A4

Trim

#DBDBDB

Building

#D2D2D2



Grey colour scheme living room

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#1d1717



Drainage Report

for

2502 Avenue L
FT. Pierce, Florida 34947

Prepared By:



April 2026

DRAINAGE REPORT

Property Address: 2502 Avenue L, Fort Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

SUMMARY

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. It is within FEMA Flood Zone X. The proposed site consists of a building, sidewalk, parking lot, driveway, dumpster enclosure, green space and landscaping. The building FFE was set to be more than 18" above the adjacent road crown which is also above the 100-yr 1-day storm event. The site drainage is designed to fully contain the water quality treatment volume as well as the 25-yr 3-day storm event. The drainage system consists of side swales as well as perimeter berm to all sides. The following table defines the required and provided on-site retention volumes per SWMD standards.

Storm Event	Required	Provided	Results
Water Quality Treatment	0.04 ac-ft at EL = 19.83	0.04 ac-ft at EL = 19.83	GOOD
10yr-1day (parking lot)	0.10 ac-ft at EL = 20.28	Parking lot EL = 20.28	GOOD
25yr-3day (perimeter)	0.18 ac-ft at EL = 20.62	0.18 ac-ft at EL = 20.62	GOOD
100yr-1day (FFE)	min FFE is EL = 20.87	FFE set at EL = 21.00	GOOD

The results set forth provide the project with sufficient water quality treatment volume as well as storm water retention to fully comply with the requirements of the City of Fort Pierce. Please refer to the following calculations and analysis for reference. Additionally, the Stormwater Management Plan is included at the end of the report.

Fort Pierce, Fla., Code of Ordinances § 119-3(e)(7)

“Rainfall quantities to be used for stormwater management design and calculations shall be as follows:

Ten-year-one-day storm = 6.00 inches (for minimum roadway/parking lot elevation).

Ten-year one-hour storm = 3.20 inches (for exfiltration trench design).

Twenty-five-year-three-day storm = 9.50 inches (for off-site discharge & min. perimeter elevation).

One-hundred-year-three-day storm = 12.23 inches (for minimum floor elevation).”

Pre-Development Land Use Calculations
Project Explanation

Project Name: **QUDPLEX 2502 AVENUE L**
Project #: **2025-422**
Engineer: **Landel Smith**
Date: **1/26/2026**

Engineer:
Revision Date:

Computation Type: Land Use & Stage-Storage
Datum: **NAVD**

Average Ground Elevation (EL_{grnd}) = **19.54** ft-NAVD
Control Elevation (CE) = **14.90** ft-NAVD

Source: **Survey**
Source: **USDA Soils Report**

Site Land Use

	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	18,778 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	18,778 SF
Total Areas (A _t)	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
Bldg. %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A _r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Pervious Area (A _p)	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
Impervious %	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Impervious Area (A _i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Project Explanation

Storage Type: **Stage-Volume**
 Starting Stage = **19.00**
 Ending Stage = **21.00**
 Stage Increment = **0.05**

Name	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	19.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	19.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.45	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.50	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.55	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.60	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.65	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
19.70	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
19.75	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
19.80	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
19.85	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
19.90	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
19.95	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
20.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
20.05	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
20.10	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
20.15	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27
20.20	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
20.25	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
20.30	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
20.35	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
20.40	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37
20.45	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39
20.50	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
20.55	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
20.60	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
20.65	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48
20.70	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50
20.75	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52
20.80	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55
20.85	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57
20.90	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59
20.95	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
21.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63

Pre-Development Stage-Area Calculations
Project Explanation

Storage Type: Stage-Area
Starting Stage = 19.00
Ending Stage = 21.00
Stage Increment = 0.05

Name	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	19.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	19.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.40	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
19.45	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13
19.50	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
19.55	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
19.60	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
19.65	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
19.70	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
19.75	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.80	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.85	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.90	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.95	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.05	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.10	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.15	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.20	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.25	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.30	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.35	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.40	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.45	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.50	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.55	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.60	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.65	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.70	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.75	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.80	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.85	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.90	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.95	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
21.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43

PRE-Development Stormwater Calculations

Project Explanation

Project: QUDPLEX 2502 AVENUE L
 Project #: 2025-422

Revised: _____
 Engineer: 46048.00
 Date: #REF!

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.43	0.43
TOTAL =	0.00	0.00	0.43	0.43

Find Curve Number:

Avg. Pervious Ground El. =	19.54
Control Elev. =	14.90
Distance to Water Table =	4.64

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods
Max. Available Soil Storage (S_{max}) =	9.00 inches
Compaction Factor ($F_{compact}$) =	0% (Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	9.00 inches ($S_{max}(F_{compact})$)
Available Soil Storage (S_{avail}) =	9.00 inches ($(A_p)(S_{compact})/(A_t)$)
Curve Number (CN) =	53 ($1000 / (S_{avail} + 10)$)

Notes:

1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations
Project Explanation

Project Name: QUDPLEX 2502 AVENUE L
Project #: 2025-422
Engineer: Landel Smith
Date: 1/15/2026

Engineer:
Revision Date:

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 19.66 ft-NAVD **Source:** Survey
Control Elevation (CE) = 16.00 ft-NAVD **Source:** USDA Soils

Site Land Use

	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	36.1%	14.2%	30.3%	7.33%	0.00%	12.1%	0.0%	0.00%	0.00%	
Total Areas (SF)	5,112 SF	2,005 SF	4,281 SF	1,038 SF	0 SF	1,715 SF	0 SF	0 SF	0 SF	14,151 SF
Total Areas (A _t)	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.32
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.17%
Bldg. Area (A _r)	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Pervious %	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	100.00%	48.24%
Pervious Area (A _p)	0.12	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.16
Impervious %	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.59%
Impervious Area (A _i)	0.00	0.00	0.10	0.02	0.00	0.00	0.00	0.00	0.00	0.12
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Open Water Area (A _c)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Post-Development Stage-Storage Calculations
Project Explanation

Storage Type: **Stage-Volume**
 Starting Stage = **19.00**
 Ending Stage = **21.50**
 Stage Increment = **0.05**

Name	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	
Area	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	
Start Elev	19.32	21.00	20.28	20.27	0.00	19.76	0.00	0.00	0.00	
End Elev	19.75	0.00	20.42	20.37	0.00	20.28	0.00	0.00	0.00	
Stage	Linear	Vert	Linear	Linear	Vert	Linear	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.55	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.60	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.65	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.70	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.75	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.80	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.85	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.90	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.95	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
20.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
20.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
20.10	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
20.15	0.07	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.08
20.20	0.08	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.09
20.25	0.08	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.09
20.30	0.09	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.10
20.35	0.10	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.11
20.40	0.10	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.12
20.45	0.11	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.50	0.11	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.15
20.55	0.12	0.00	0.02	0.01	0.00	0.02	0.00	0.00	0.00	0.17
20.60	0.12	0.00	0.02	0.01	0.00	0.02	0.00	0.00	0.00	0.18
20.65	0.13	0.00	0.03	0.01	0.00	0.02	0.00	0.00	0.00	0.19
20.70	0.14	0.00	0.03	0.01	0.00	0.03	0.00	0.00	0.00	0.21
20.75	0.14	0.00	0.04	0.01	0.00	0.03	0.00	0.00	0.00	0.22
20.80	0.15	0.00	0.04	0.01	0.00	0.03	0.00	0.00	0.00	0.24
20.85	0.15	0.00	0.05	0.01	0.00	0.03	0.00	0.00	0.00	0.25
20.90	0.16	0.00	0.05	0.01	0.00	0.03	0.00	0.00	0.00	0.26
20.95	0.17	0.00	0.06	0.02	0.00	0.04	0.00	0.00	0.00	0.28
21.00	0.17	0.00	0.06	0.02	0.00	0.04	0.00	0.00	0.00	0.29
21.05	0.18	0.00	0.07	0.02	0.00	0.04	0.00	0.00	0.00	0.31

Post-Development Stage-Area Calculations
Project Explanation

Storage Type: Stage-Area
Starting Stage = 19.00
Ending Stage = 21.50
Stage Increment = 0.05

Name	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	
Area	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	
Start Elev	19.32	21.00	20.28	20.27	0.00	19.76	0.00	0.00	0.00	
End Elev	19.75	0.00	20.42	20.37	0.00	20.28	0.00	0.00	0.00	
Stage	Linear	Vert	Linear	Linear	Vert	Linear	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.40	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.45	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.50	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
19.55	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
19.60	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
19.65	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
19.70	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
19.75	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
19.80	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
19.85	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.12
19.90	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.13
19.95	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.13
20.00	0.12	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.05	0.12	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.10	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.14
20.15	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.15
20.20	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.15
20.25	0.12	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.15
20.30	0.12	0.00	0.01	0.01	0.00	0.04	0.00	0.00	0.00	0.18
20.35	0.12	0.00	0.05	0.02	0.00	0.04	0.00	0.00	0.00	0.22
20.40	0.12	0.00	0.08	0.02	0.00	0.04	0.00	0.00	0.00	0.26
20.45	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.50	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.55	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.60	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.65	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.70	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.75	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.80	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.85	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.90	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.95	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
21.00	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.32

Post-Development Stormwater Calculations

Project Explanation

Project: QUDPLEX 2502 AVENUE L
 Project #: 2025-422

Revised: _____
 Engineer: Landel Smith
 Date: 1/15/2026

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.12	0.05	0.16	0.32
TOTAL =	0.12	0.05	0.16	0.32

Find Curve Number:

Avg. Pervious Ground El. =	19.66
Control Elev. =	16.00
Distance to Water Table =	3.66

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods	
Max. Available Soil Storage (S_{max}) =	7.76	inches
Compaction Factor ($F_{compact}$) =	25%	(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	5.82	inches
Available Soil Storage (S_{avail}) =	2.81	inches
Curve Number (CN) =	78	

$(S_{max})(F_{compact})$
 $(A_p)(S_{compact})/(A_t)$
 $1000 / (S_{avail} + 10)$

Notes:

1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Water Quality Calculations

Project: QUDPLEX 2502 AVENUE L
 Project #: 2025-422
 Revised: _____
 Engineer: Landel Smith
 Date: 15-Jan-26

1-inch Over the Project Area

$$\begin{array}{ccccccc}
 \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft}/12\text{-in} & * & \frac{0.32}{\text{PROJECT AREA}} & = \frac{0.03}{\text{TREATED VOLUME}} \text{ ac-ft}
 \end{array}$$

$$\begin{array}{lcl}
 \text{Treatment System Type} & \text{Retention} & \\
 \text{Treatment Volume Required} & = \frac{0.04}{\text{ac-ft}} &
 \end{array}$$

$$\text{Water Quality Elevation (EL}_{wq}\text{)} = \frac{19.83}{\text{ft NAVD}}$$

Estimated Required Attenuation

Project Explanation

Project: QUDPLEX 2502 AVENUE L Revised: _____
 Project #: 2025-422 Engineer: Landel Smith
 Date: 1/15/2026

Pre-Developed Runoff

10 Year - 1 Day

$$\begin{aligned}\text{Area, A (ac)} &= 0.43 \\ \text{Soil Storage, S (inches)} &= 9.00 \\ \text{Curve Number, CN} &= 1000/(S+10) \\ &= 53\end{aligned}$$

$$10 \text{ Year - 1 Day Rainfall, P (inches)} = 6 \quad (\text{From NOAA Precipitation Frequency Table})$$

$$\begin{aligned}\text{Depth of Runoff, Q (inches)} &= (P - 0.2S)^2/(P + 0.8S) \\ &= 1.34\end{aligned}$$

$$\begin{aligned}\text{Volume, V (AC-FT)} &= A * Q \\ &= 0.05\end{aligned}$$

Post Developed Runoff

10 Year - 1 Day

$$\begin{aligned}\text{Area, A (ac)} &= 0.32 \\ \text{Soil Storage, S (inches)} &= 2.81 \\ \text{Curve Number, CN} &= 1000/(S+10) = \\ &= 78\end{aligned}$$

$$10 \text{ Year - 1 Day Rainfall, P (inches)} = 6 \quad (\text{From NOAA Precipitation Frequency Table})$$

$$\begin{aligned}\text{Depth of Runoff, Q (inches)} &= (P - 0.2S)^2/(P + 0.8S) \\ &= 3.59\end{aligned}$$

$$\begin{aligned}\text{Volume, V (AC-FT)} &= A * Q \\ &= 0.10\end{aligned}$$

$$10Y-1D \text{ Elevation} = \boxed{20.28} \text{ ft NAVD}$$

Estimated Required Attenuation

Project Explanation

Project: QUDPLEX 2502 AVENUE L
 Project #: 2025-422
 Revised: _____
 Engineer: Landel Smith
 Date: 1/15/2026

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.43
 Soil Storage, S (inches) = 9.00
 Curve Number, CN = $1000/(S+10)$
 = 53

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = 3.55

Volume, V (AC-FT) = A * Q
 = 0.13

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.32
 Soil Storage, S (inches) = 2.81
 Curve Number, CN = $1000/(S+10)$ =
 78

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = 6.80

Volume, V (AC-FT) = A * Q
 = 0.18

25Y-3D Elevation = 20.62 ft NAVD

Estimated Required Attenuation

Project Explanation

Project: QUDPLEX 2502 AVENUE L Revised: _____
 Project #: 2025-422 Engineer: Landel Smith
 Date: 1/15/2026

Pre-Developed Runoff

100 Year - 3 Day

$$\text{Area, A (ac)} = 0.43$$

$$\text{Soil Storage, S (inches)} = 9.00$$

$$\begin{aligned}\text{Curve Number, CN} &= 1000/(S+10) \\ &= 53\end{aligned}$$

$$100 \text{ Year - 1 Day Rainfall, P (inches)} = 12.23 \quad (\text{From NOAA Precipitation Frequency Table})$$

$$\begin{aligned}\text{Depth of Runoff, Q (inches)} &= (P - 0.2S)^2/(P + 0.8S) \\ &= 5.60\end{aligned}$$

$$\begin{aligned}\text{Volume, V (AC-FT)} &= A * Q \\ &= 0.20\end{aligned}$$

Post Developed Runoff

100 Year - 3 Day

$$\text{Area, A (ac)} = 0.32$$

$$\text{Soil Storage, S (inches)} = 2.81$$

$$\begin{aligned}\text{Curve Number, CN} &= 1000/(S+10) = \\ &78\end{aligned}$$

$$100 \text{ Year - 1 Day Rainfall, P (inches)} = 12.23 \quad (\text{From NOAA Precipitation Frequency Table})$$

$$\begin{aligned}\text{Depth of Runoff, Q (inches)} &= (P - 0.2S)^2/(P + 0.8S) \\ &= 9.40\end{aligned}$$

$$\begin{aligned}\text{Volume, V (AC-FT)} &= A * Q \\ &= 0.25\end{aligned}$$

$$100Y-3D \text{ Elevation} = \boxed{20.87} \text{ ft NAVD}$$

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 19, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50	Waveland and Immokalee fine sands	0.0	0.7%
52	Waveland-Urban land complex	0.6	99.3%
Totals for Area of Interest		0.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Landscape: Coastal plains
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D

Custom Soil Resource Report

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G156BC141FL)
Hydric soil rating: No

Minor Components

Jonathan

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Ridges on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear

Custom Soil Resource Report

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Hydric soil rating: No

Salerno

Percent of map unit: 3 percent

Landscape: Coastal plains

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent

Landscape: Coastal plains

Landform: Marine terraces on flatwoods

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Electra

Percent of map unit: 3 percent

Landscape: Coastal plains

Landform: Rises on marine terraces, Knolls on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Hydric soil rating: No

52—Waveland-Urban land complex

Map Unit Setting

National map unit symbol: 1jpwg

Landscape: Coastal plains

Elevation: 0 to 20 feet

Custom Soil Resource Report

Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 50 percent
Urban land: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landscape: Coastal plains

Custom Soil Resource Report

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Ankona

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Tantile

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Pendarvis

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

STORMWATER MANAGEMENT PLAN

Property Address: 2502 Avenue L, FT. Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

OPERATION & MAINTENANCE PLAN

The operation and maintenance apply to the new dry retention area to be constructed. Maintenance of this overall facility will fall under the responsibility of the owner.

OPERATION

GRADING

The runoff from the improved portion of the project will be directed into a dry retention swale and ultimately towards a dry retention area.

STORAGE

The swale area of the Storm Water Management System will store and thus provide water quality treatment and attenuation. The system is designed to have the capacity to provide the required water quality treatment as well as the 25-year 72-hour storm event.

DISCHARGE

The system is designed for zero discharge.

MAINTENANCE

The OWNER will be responsible for the maintenance of the Storm Water Management System and will complete the following tasks yearly, at a minimum:

1. Inspect all surfaces of the detention areas to confirm that erosion has not occurred and that specified ground cover is in good condition. Grassed areas should be mowed on a regular basis, and any areas that have eroded should be repaired with new sod. Other materials may be necessary based on the frequency of erosion.
2. Review the remaining site to ensure that no nuisance exotics have returned to the site. If exotics are found, they should be removed from the site.
3. Although this area is not anticipated to be prone or contain sink holes, the following action should be completed upon the discovery and/or observation of a sink hole within the surface water management system. The Florida Department of Environmental Protection should be contacted within 48 hours after the discovery.
4. File a report for future review as follows:

INSPECTION REPORT

Date of Inspection: _____

Inspector: _____

1. Culverts and Pipes Inspection

NO

Corrective Action Required:

YES

Action taken: _____

2. Catch Basin Inspection

NO

Corrective Action Required:

YES

Action taken: _____

3. Dry Retention Area Inspection

NO

Corrective Action Required:

YES

Action taken: _____

4. Swales and Berms Inspection

NO

Corrective Action Required:

YES

Action taken: _____

5. Exotics Inspection

NO

Corrective Action Required:

YES

Action taken: _____

6. Sink Hole Inspection

YES NO

Corrective Action Required:

Action taken: _____

Note: If sink hole is discovered within the surface water management system the Florida Department of Environmental Protection shall be contacted within 48 hours of its discovery.