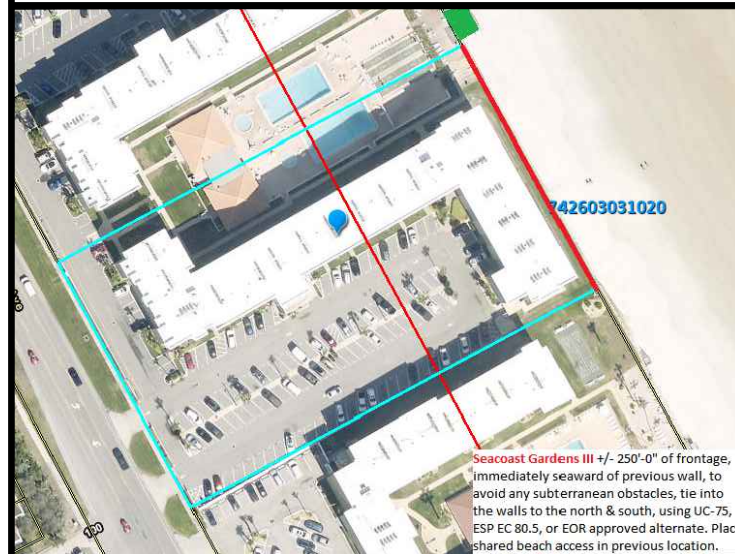
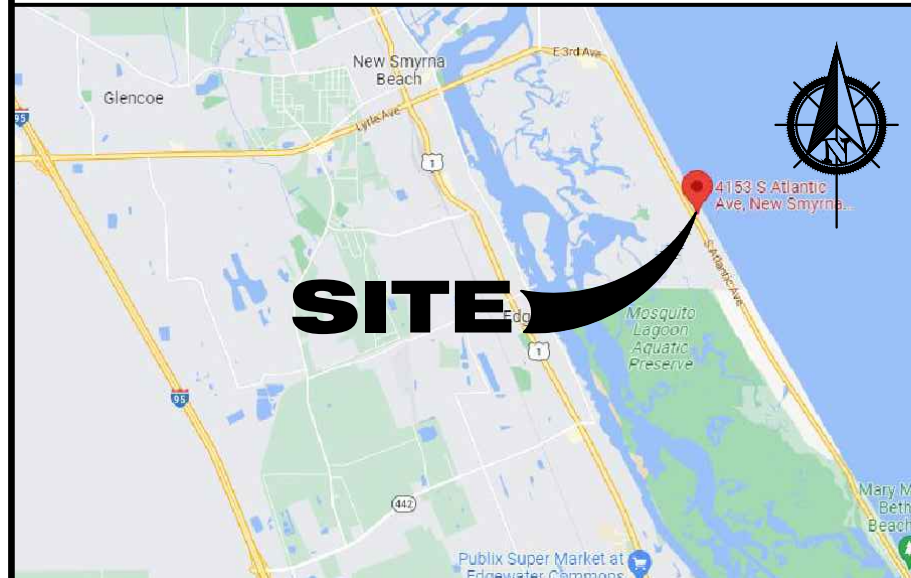


STRUCTURAL PLANS FOR STAIRS AT: SEACOAST GARDENS III

4153 S ATLANTIC AVE
NEW SMYRNA BEACH, FL 32129



LOCATION MAP



SYMBOLS LEGEND

	ELEVATION		ELEVATION HT
	SECTION		DOOR NUMBER
	DETAIL		WINDOW NUMBER
	KEY NOTE		REVISION NUMBER
	RANGE MONUMENT		ROOM NAME

ABBREVIATIONS

ALUM	ALUMINUM
COCL	COASTAL CONSTRUCTION CONTROL LINE
CMU	CONCRETE MASONRY UNIT
CI	CRANE MATERIALS INTERNATIONAL
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
C/L	CENTER LINE
DEL	DOUBLE
DIAM	DIAMETER
DM	DIMENSION
EA	EACH
EC	EVERCOMP
ELEC	ELECTRICAL
ELEV/EL	ELEVATION
EQ	EQUAL
EOR	ENGINEER OF RECORD
ESP	EVERLAST SYNTHETIC PRODUCTS
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FRP	FIBER-REINFORCED POLYMER
FT	FEET
GALV	GALVANIZED
GBFS	GRANULATED BLAST FURNACE SLAG
HDG	HOT DIPPED GALVANIZED
HP	HELICAL PILE
INFO	INFORMATION
KSI	KIPS PER SQUARE INCH
MAX	MAXIMUM
M.G.	MARINE GRADE
MFR/MFR	MANUFACTURER
MHL	MEAN HIGH WATER LINE
MIN	MINIMUM
NA	NOT APPLICABLE
NC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
PLYUD	PLYWOOD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PT	PAINT/PRESSURE TREATED/POST TENSION
REBAR	REINFORCING BAR
REF	REFERENCE
REINF	REINFORCE
REQ'D	REQUIRED
RO	ROUGH OPENING
SG	SHOREGUARD
SIM	SIMILAR
UC	ULTRA COMPOSITE
VIF	VERIFY IN FIELD
YD	YARD

PROJECT DIRECTORY

ENGINEER OF RECORD



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

INDEX of DRAWINGS

S0	COVER
SI.0	SITE PLAN
S2.0	BEACH APPROACH RAMP DETAILS
S2.1	HANDRAIL DETAILS
S2.2	HANDRAIL DETAILS
S3.0	SURVEY

SCOPE OF WORK

COMMERCIAL - NEW STAIRS

PROJECT CODE DATA

7th EDITION FLORIDA BUILDING CODE	2020
FLORIDA ADMINISTRATIVE CODE 62B-33	2020
VOLUSIA COUNTY CODE OF ORDINANCES - PART I - CHAPTER 50 - ARTICLE III - DIVISION 9 - SECTION 50-351	2023
ASCE 7-16	2016
USACE COASTAL ENGINEERING MANUAL	2002
USACE DESIGN OF COASTAL REVETMENTS, SEAWALLS, AND BULKHEADS	1995
USACE SHORE PROTECTION MANUAL VOLUMES I & II	1984
USACE DESIGN OF SHEET PILE WALLS	1994
DOD HANDBOOK - SEAWALLS, BULKHEADS, AND QUAY WALLS	2006
ACI 318 / 19	2022

WIND LOAD DATA

BASIC WIND SPEED:	140
CATEGORY II	OPEN STRUCTURE
WIND EXPOSURE	D

WIND PRESSURE FOR COMPONENTS & CLADDING: (ASD)

ZONE:	PRESSURE (psf):	
ZONE 1	+23.19	-42.39
ZONE 2	+23.19	-69.64
ZONE 3	+23.19	-54.00
ZONE 4	+32.91	-35.11
ZONE 5	+32.91	-43.48

JURISDICTION

CITY OF NEW SMYRNA BEACH

STATEMENTS OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE BUILDING CODES AND LAND DEVELOPMENT REGULATIONS.

I HEREBY CERTIFY THAT THE ENCLOSED DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE RULE CHAPTER 62B-33.051.

DIGITAL SEAL

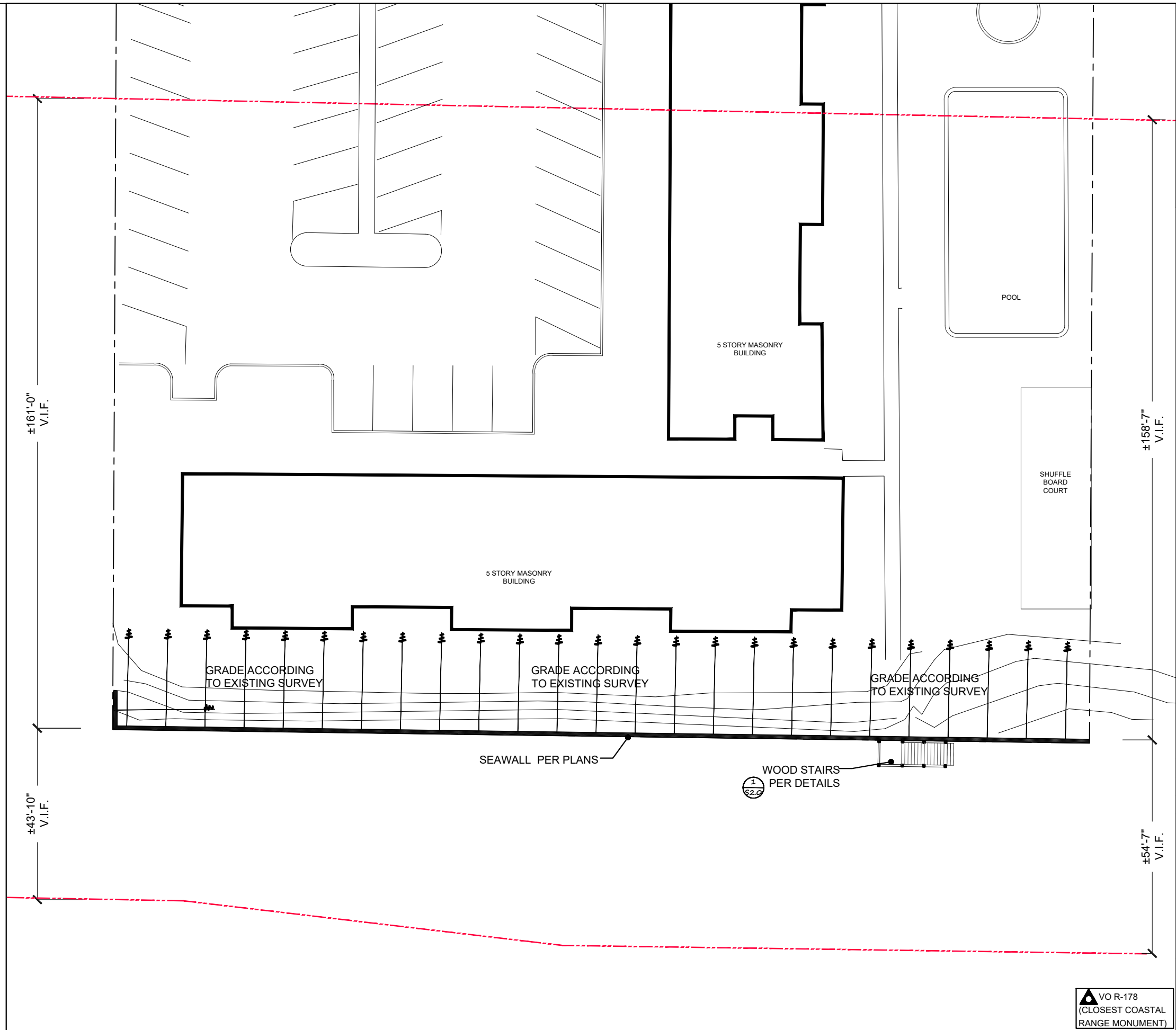
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHARLES R. ADAMS ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION LOG

DATE	DESCRIPTION

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GRA
Charles R. Adams
& Associates, Inc.
STRUCTURAL ENGINEERS
414 Canal Street - New Smyrna Beach, FL 32168 - 386-426-5383
221249 - SEACOAST GARDENS III - STAIRS - 11-8-23.DWG

STRUCTURAL PLANS FOR A BEACH ACCESS STAIRS AT
SEACOAST GARDENS III
4153 SOUTH ATLANTIC AVENUE
NEW SMYRNA BEACH, FLORIDA 32129

NO.	REMARKS	DATE

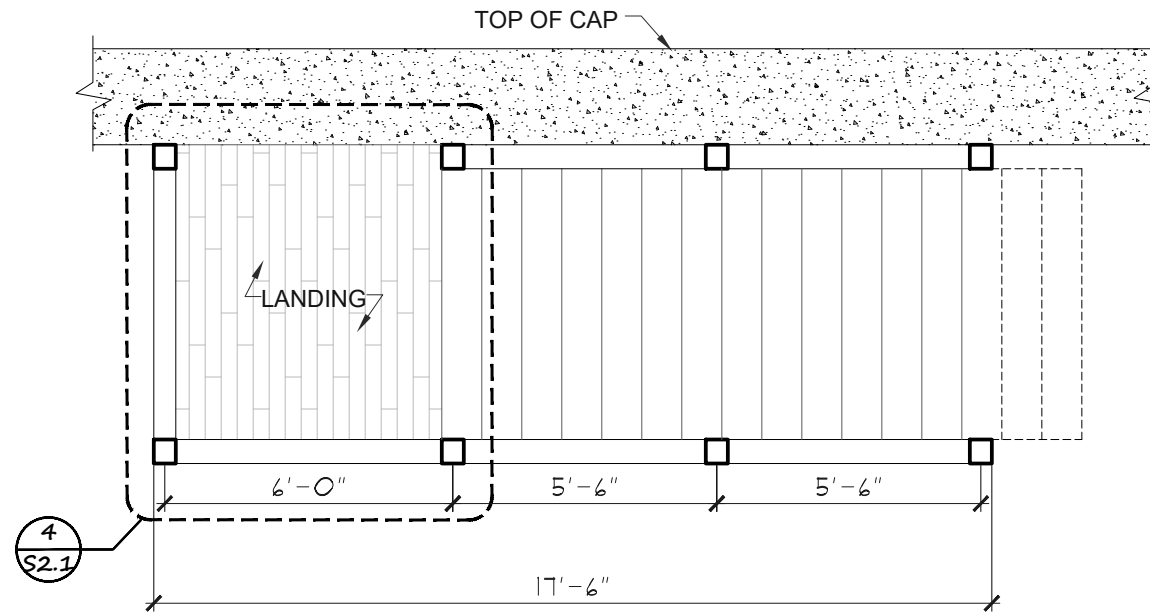
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SITE PLANS

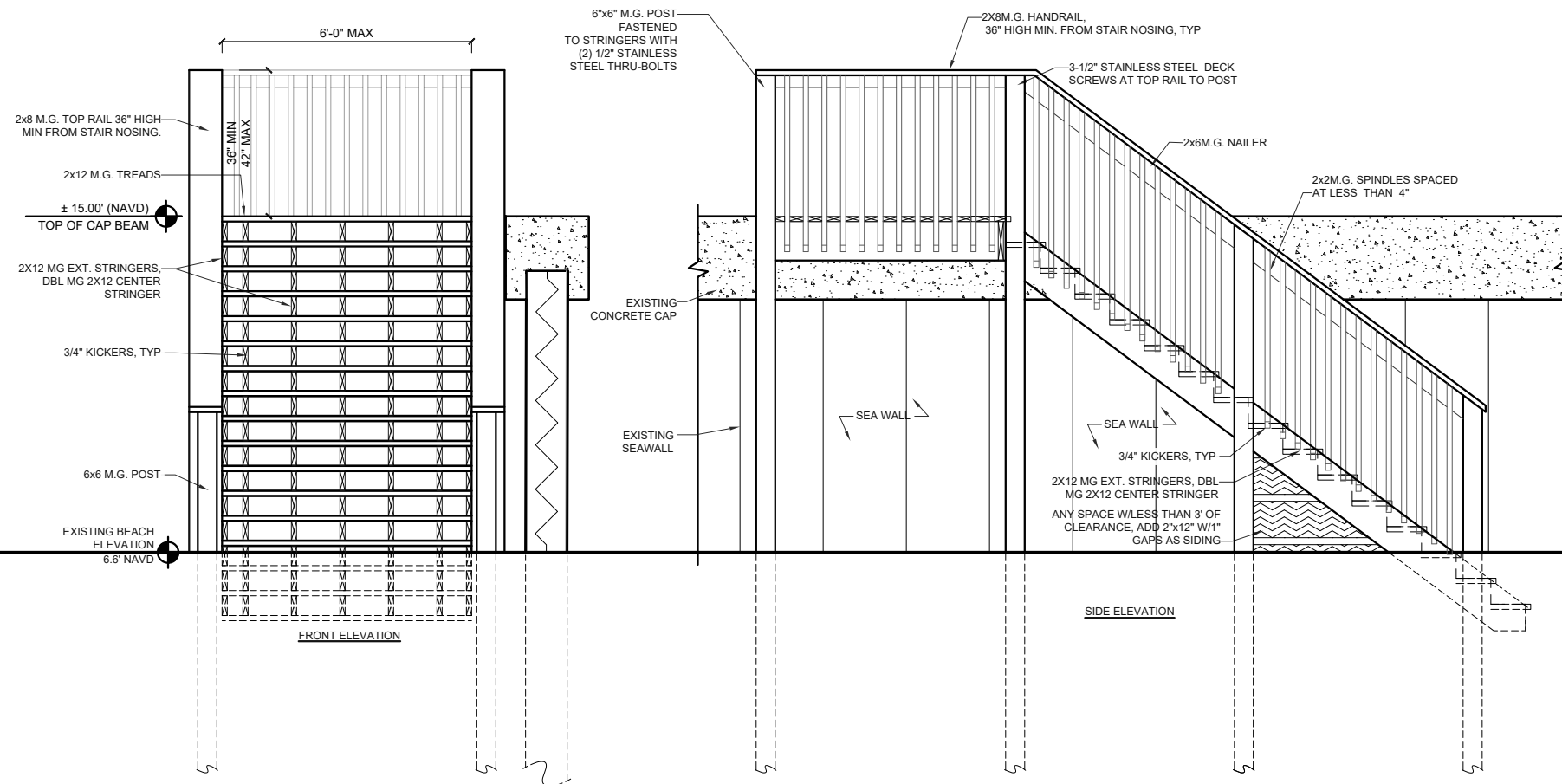
<p>VO R-178 (CLOSEST COASTAL RANGE MONUMENT)</p>	<p>DRAWN BY EAA</p>	<p>SHEET 2 OF 6</p>
	<p>CHECKED BY JAA</p>	
<p>SCALE AS NOTED</p>		<p style="font-size: 2em;">S1.0</p>
<p>DATE 13 NOV. 2023</p>		

1 REPAIR PLAN
S1.0 SCALE: 1" = 40'

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1 STAIR PLAN
SCALE: 1/8" = 1'-0"



2 STAIR ELEVATIONS
SCALE: 1/8" = 1'-0"

STRUCTURAL PLANS FOR A BEACH ACCESS STAIRS AT
SEACOAST GARDENS III
 4153 SOUTH ATLANTIC AVENUE
 NEW SMYRNA BEACH, FLORIDA 32129

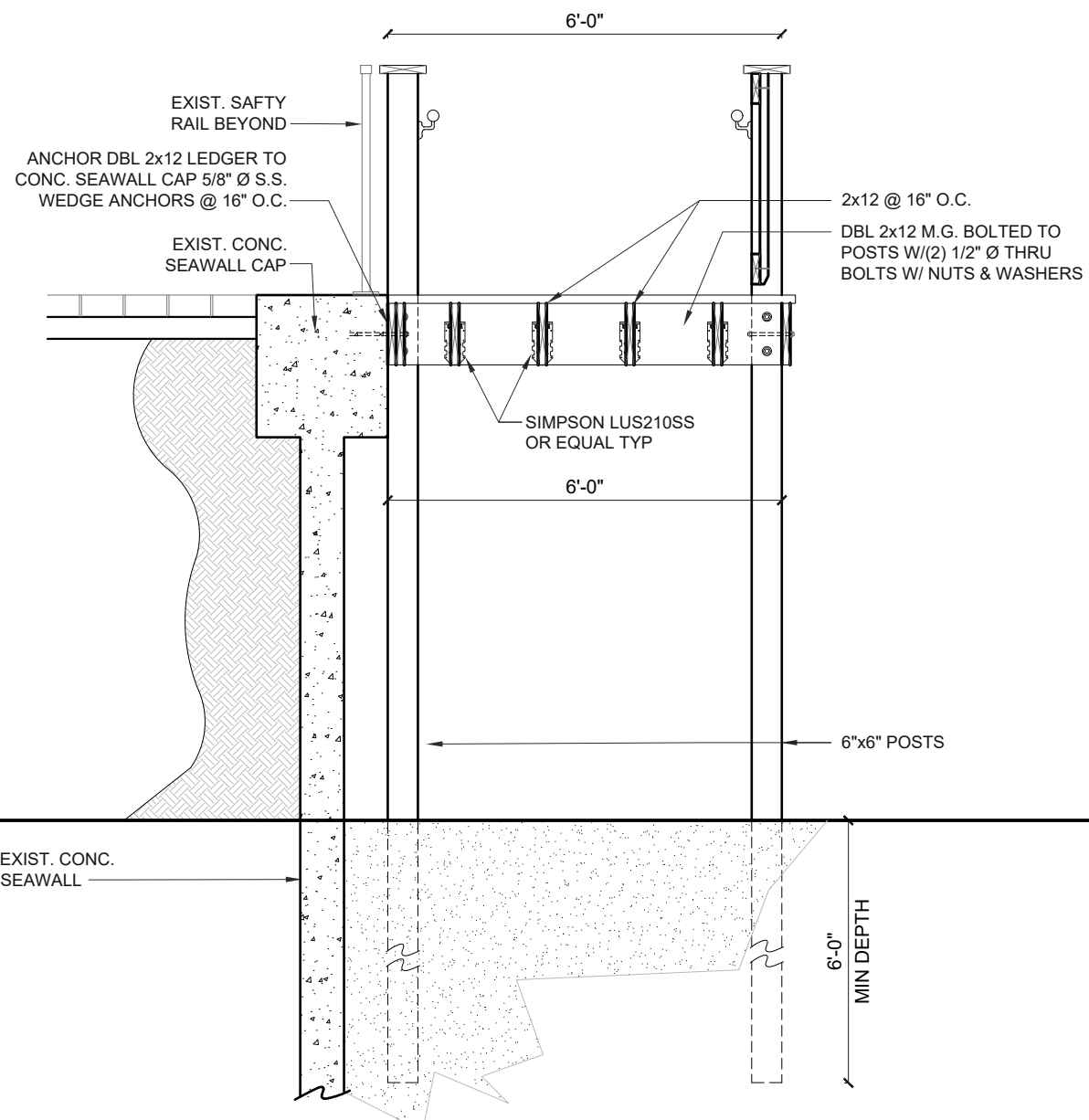
NO	REMARKS	DATE

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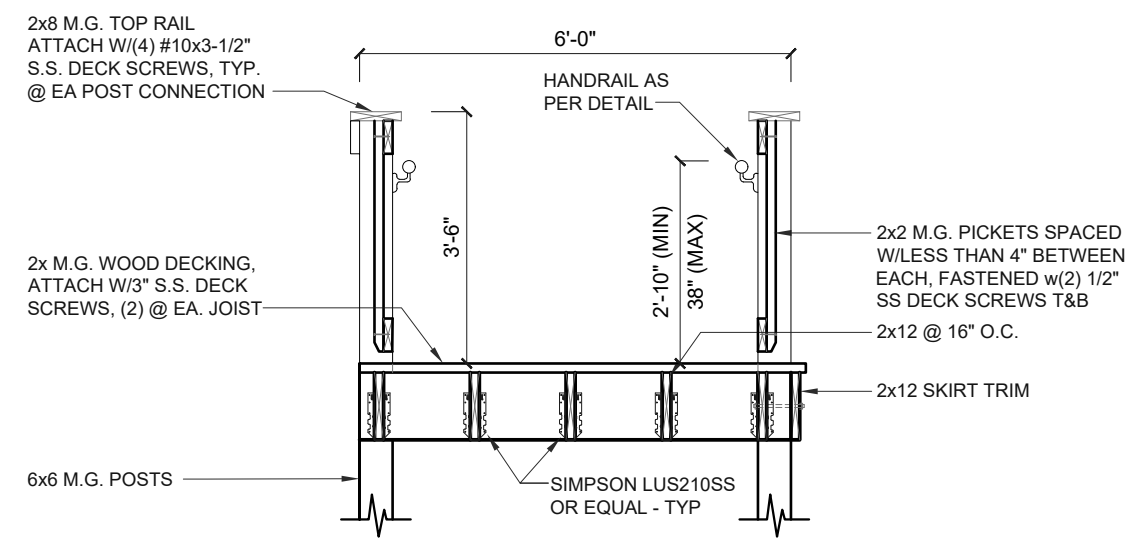
BEACH APPROACH
 STAIRS

DRAWN BY EAA	SHEET 3 OF 6 S2.0
CHECKED BY JAA	
SCALE AS NOTED	
DATE 13 NOV. 2023	

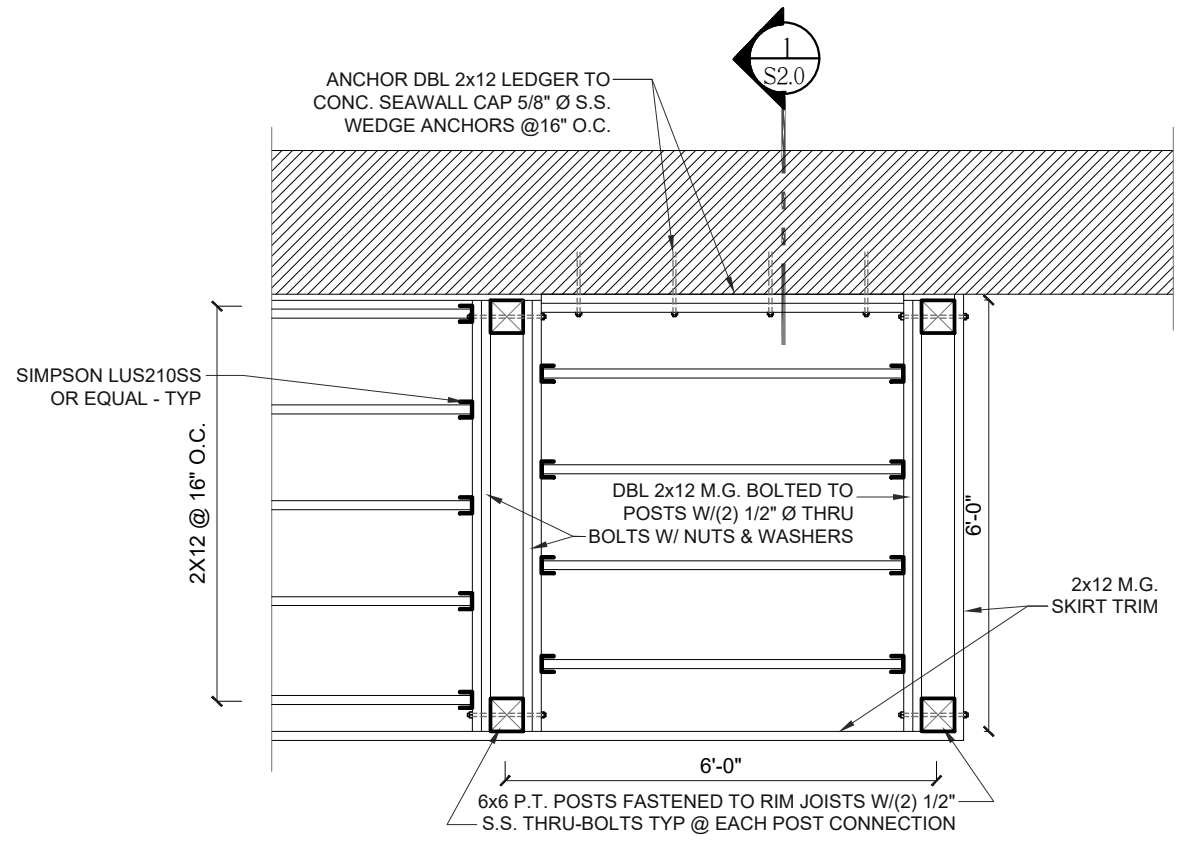
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1 LANDING SECTION DETAIL
S2.1 SCALE: 3/8"=1'-0"



2 TYP. RAMP SECTION DETAIL
S2.1 SCALE: 3/8"=1'-0"



3 LANDING FRAMING DETAIL
S2.1 SCALE: 3/8"=1'-0"

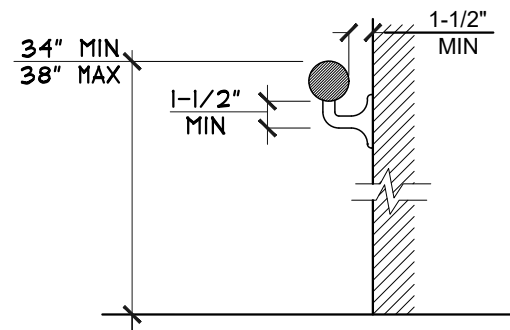
STRUCTURAL PLANS FOR A BEACH ACCESS STAIRS AT
SEACOAST GARDENS III
4153 SOUTH ATLANTIC AVENUE
NEW SMYRNA BEACH, FLORIDA 32129

NO	REMARKS	DATE

**FOR REVIEW
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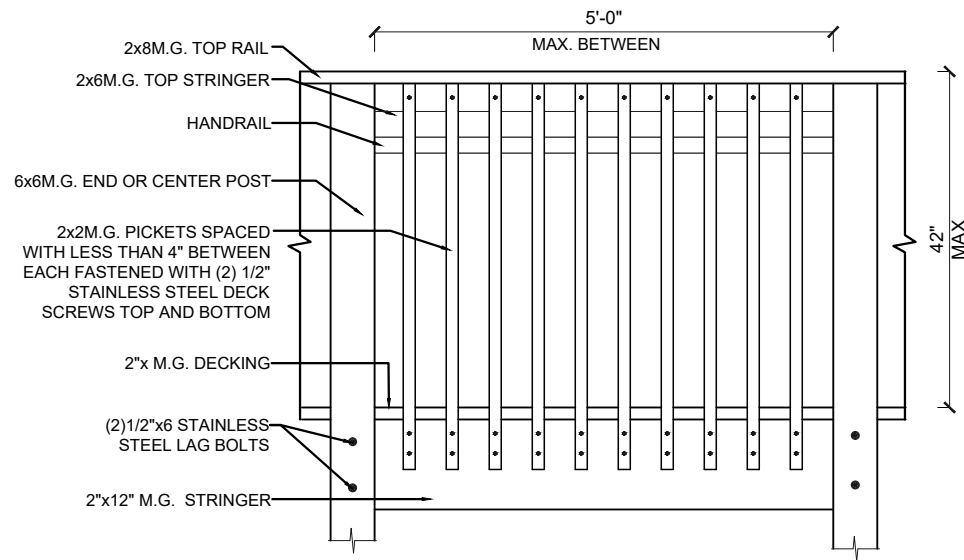
DETAILS	
DRAWN BY EAA	SHEET 4 OF 6
CHECKED BY JAA	S2.1
SCALE AS NOTED	
DATE 13 NOV. 2023	

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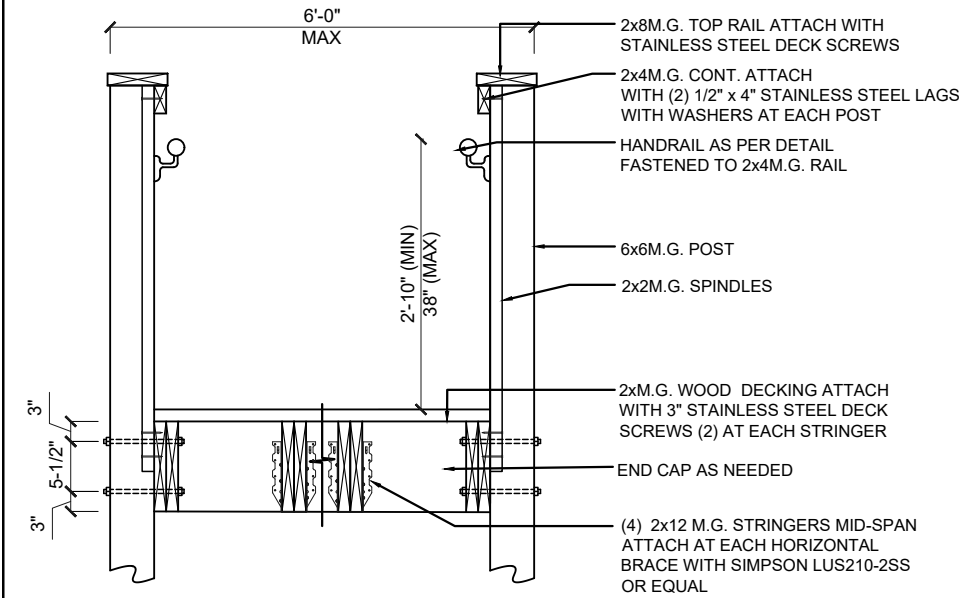


HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM.

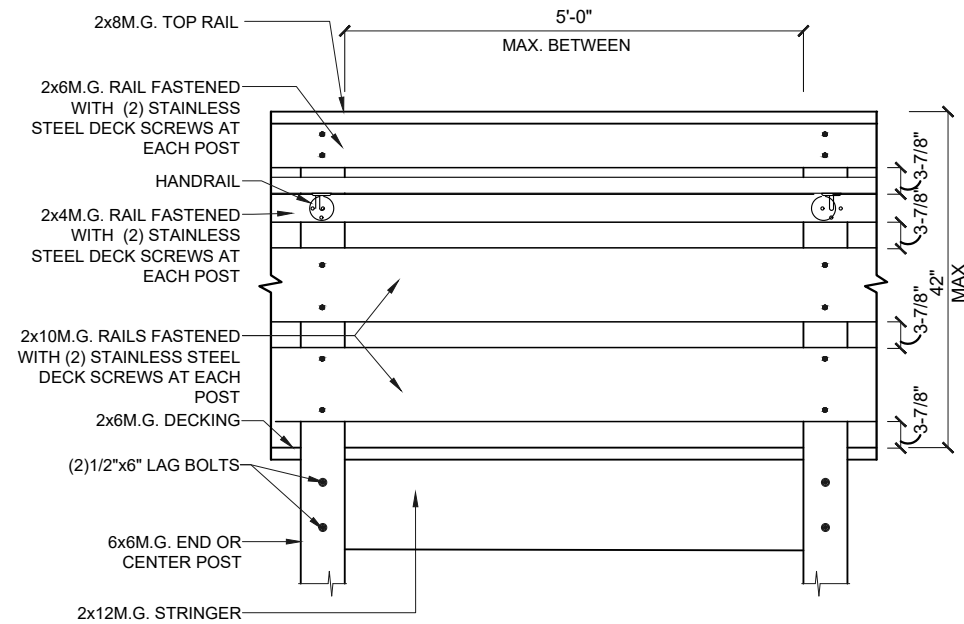
HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 6-1/4" MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2-1/4" MAXIMUM.



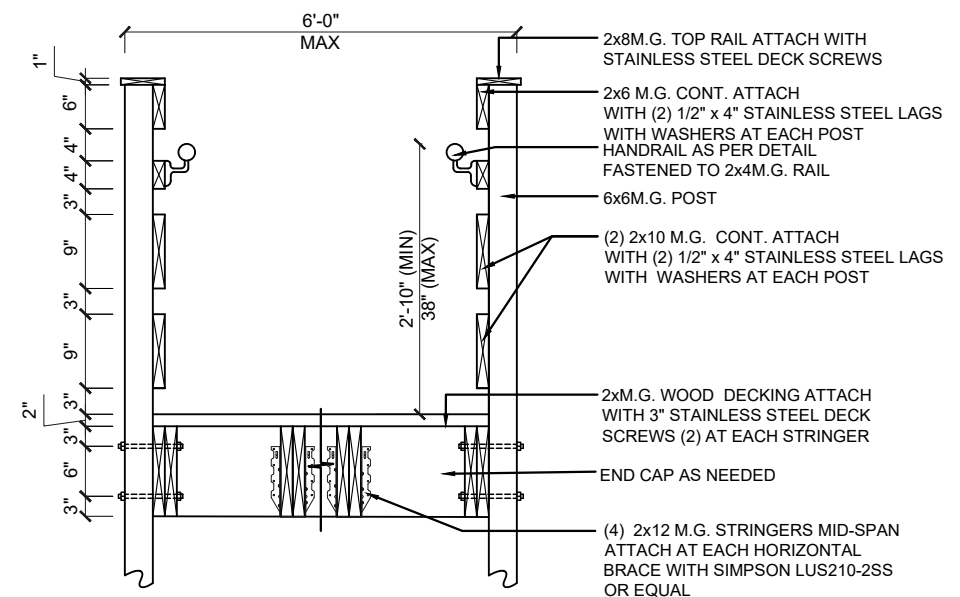
2 RAIL DETAILS - SPINDLES
S2.2 SCALE: 1/2"=1'-0"



1 RAIL DETAILS - SPINDLES
S2.2 SCALE: 1/2"=1'-0"



4 RAIL DETAILS - RAILS
S2.2 SCALE: 1/2"=1'-0"



3 RAIL DETAILS - RAILS
S2.2 SCALE: 1/2"=1'-0"

STRUCTURAL PLANS FOR A BEACH ACCESS STAIRS AT
SEACOAST GARDENS III
4153 SOUTH ATLANTIC AVENUE
NEW SMYRNA BEACH, FLORIDA 32129

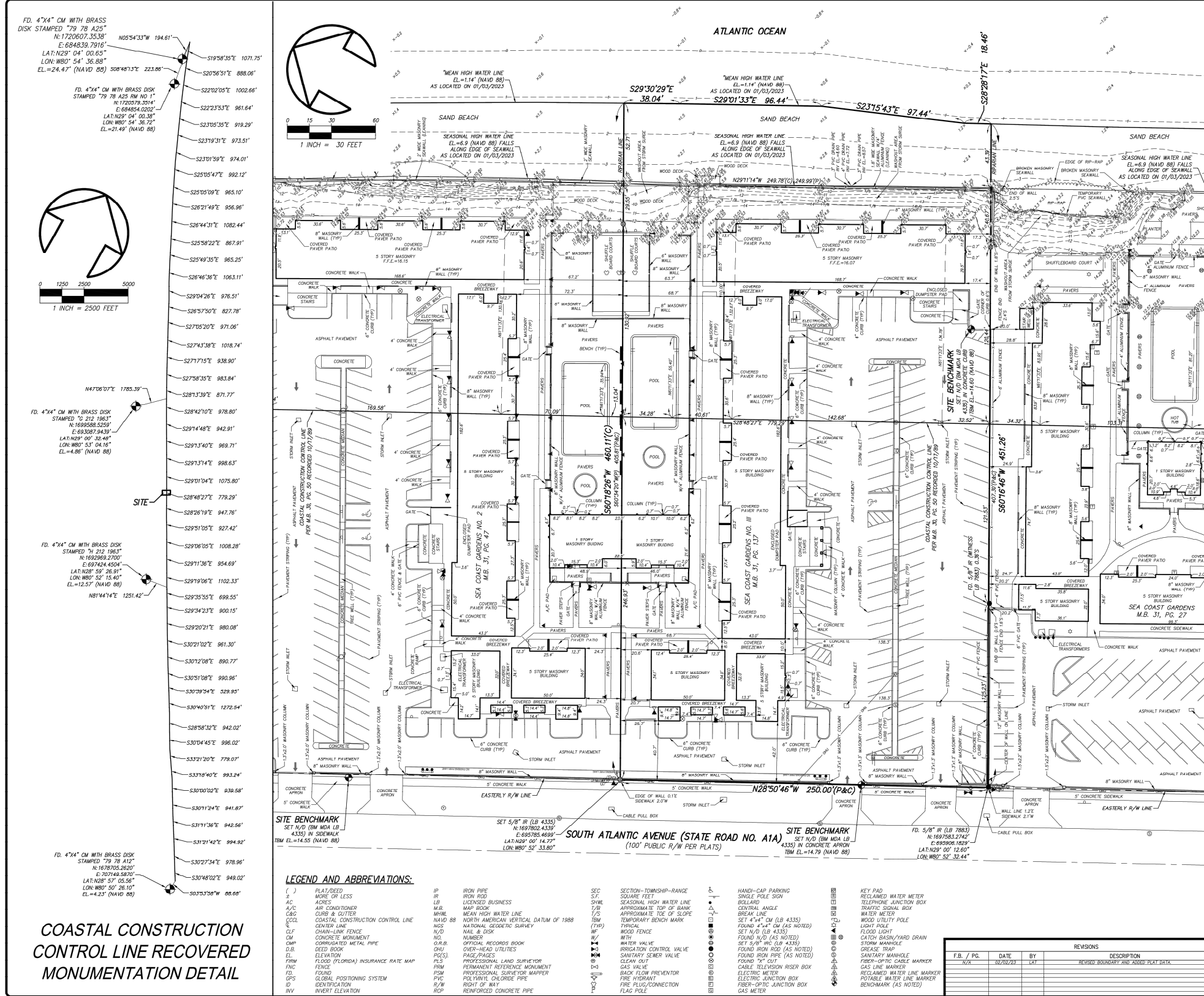
NO	REMARKS	DATE

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RAIL DETAILS

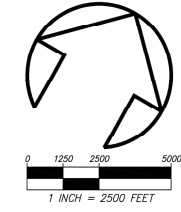
DRAWN BY EAA	SHEET 5 OF 6
CHECKED BY JAA	
SCALE AS NOTED	S2.2
DATE 13 NOV. 2023	

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FD. 4"x4" CM WITH BRASS DISK STAMPED "79 78 A25" N:1720607.3538 E:684839.7916 LAT:129° 04' 00.65" LON:W80° 54' 36.88" EL.=24.47' (NAVD 88)

FD. 4"x4" CM WITH BRASS DISK STAMPED "79 78 A25 RM NO. 1" N:1720579.3514 E:684854.0202 LAT:129° 04' 00.38" LON:W80° 54' 36.72" EL.=21.49' (NAVD 88)



FD. 4"x4" CM WITH BRASS DISK STAMPED "212 1963" N:1699588.5259 E:693087.9439 LAT:129° 00' 35.48" LON:W80° 53' 04.16" EL.=4.86' (NAVD 88)

FD. 4"x4" CM WITH BRASS DISK STAMPED "79 78 A25" N:1720607.3538 E:684839.7916 LAT:129° 04' 00.65" LON:W80° 54' 36.88" EL.=24.47' (NAVD 88)

FD. 4"x4" CM WITH BRASS DISK STAMPED "79 78 A12" N:1678705.2620 E:697469.8870 LAT:128° 57' 05.56" LON:W80° 50' 28.10" EL.=4.22' (NAVD 88)

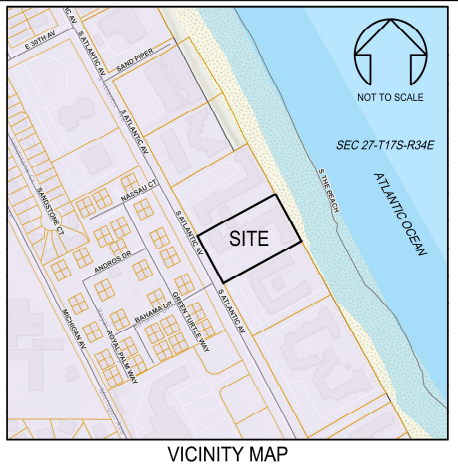
COASTAL CONSTRUCTION CONTROL LINE RECOVERED MONUMENTATION DETAIL

LEGEND AND ABBREVIATIONS:

() PLAT/DEED	IP IRON PIPE	SEC SECTION-TOWNSHIP-RANGE
- - - - - MAJOR OR LESS	IR IRON ROD	SQ SQUARE FEET
AC ACRES	LB LICENSED BUSINESS	SFH SEASONAL HIGH WATER LINE
A/C AIR CONDITIONER	M.B. MAP BOOK	T/B APPROXIMATE TOP OF BANK
C&C CURB & GUTTER	M.H.W. MEAN HIGH WATER LINE	T/S APPROXIMATE TIE OF SLOPE
CCCL COASTAL CONSTRUCTION CONTROL LINE	NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988	TM TEMPORARY BENCH MARK (TYP)
CL CONVEYER LINE	N/G NATIONAL GEODETIC SURVEY	TH THICAL
CLF CHAIN-LINK FENCE	N/D NUMBER	W/F WOOD FENCE
CM CORRUGATED METAL PIPE	O.R.P. OFFICIAL RECORDS BOOK	W/W WATER VALVE
OMP OVERHEAD UTILITIES	OHU OVER-HEAD UTILITIES	W/W WATER VALVE
D.B. DEED BOOK	PCS PACKAGES	IRR IRRIGATION CONTROL VALVE
F.V.C. FLOOD (FLORIDA) INSURANCE RATE MAP	PLS PERMANENT REFERENCE MONUMENT	SAN SANITARY SEWER VALVE
FL FENCE	PRM PROFESSIONAL SURVEYOR MAPPER	CAN CLEAN OUT
FD FOUND	PLI POLYETHYLENE GLASS FIBER REINFORCED CONCRETE PIPE	CA GAS VALVE
GPS GLOBAL POSITIONING SYSTEM	P/W PUMP	BAF BACK FLOW PREVENTOR
ID IDENTIFICATION	P/C PLUMBING	FI FIRE HYDRANT
INV INVERT ELEVATION	R/W RIGHT OF WAY	FP FIRE PLUG/CONNECTION
	RCP REINFORCED CONCRETE PIPE	FP FIRE PLUG/CONNECTION

REVISIONS

F.B. / P.R.	DATE	BY	DESCRIPTION	CHK	100
N/A	02/20/23	LAT	REVISION: BOUNDARY ZONE ADJUST PLAT DATA		



VICINITY MAP

LEGAL DESCRIPTION:
SEA COAST GARDENS NO III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 31, PAGE 137, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SURVEY NOTES:
1. HORIZONTAL DATA SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT AND IS IN FEET AND DECIMALS THEREOF.
A. BASE STATION USED:
NETL ITEM ON THE L-NET GLOBAL NAVIGATION SATELLITE SYSTEM
HORIZONTAL ACCURACY = 0.05'
VERTICAL ORDER = 0.10'
N:1740027.2710; E:656060.1183; LAT:129°07'13.03"; LON:W81°00'01.20"
B. MONUMENTS LOCATED:
CCCL MONUMENT & NGS CONTROL MONUMENT STAMPED "79 78 A12"
VERTICAL ORDER - 2ND CLASS I
ELEVATION = 4.23 (NAVD 1988)
N:1741573.0118; E:670881.9203; LAT:129°07'28.30"; LON:W80°57'14.08"
CCCL MONUMENT & NGS CONTROL MONUMENT STAMPED "79 78 A25"
VERTICAL ORDER - 2ND CLASS II
ELEVATION = 24.47 (NAVD 1988)
N:1741573.0118; E:670881.9203; LAT:129°07'28.30"; LON:W80°57'14.08"

- NGS VERTICAL CONTROL MONUMENT STAMPED "G 212 1963"
VERTICAL ORDER - 1ST CLASS II
ELEVATION = 4.86 (NAVD 1988)
N:1699588.5259; E:693087.9439; LAT:129°00'35.48"; LON:W80°53'04.16"
- D. GPS EQUIPMENT USED: SOKKIA GRX 2 BASE AND RTK ROVER.
- C. NO NEW GPS BASE STATIONS WERE ESTABLISHED FOR THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH A BEARING OF N28°50'46"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH ATLANTIC AVENUE.
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" (AREAS OF MINIMAL FLOOD HAZARD) AND "Y" (WITH BFE OR DEPTH) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 1212700563J AND 1212700564H, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF 09/29/2012.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THOSE SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE AND/OR STRUCTURE DETAILS.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- THERE MAY BE ADDITIONAL MATTERS AFFECTING THIS PROPERTY THAT EXIST IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL) 1 FOOT IN 10,000 FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM BENCHMARK DESIGNATION G 212, DESCRIBED AS DISK IN CONCRETE MONUMENT STAMPED "G 212 1963", HAVING AN ELEVATION OF 4.86, NAVD 88.
- THE MEAN HIGH WATER ELEVATION OF 1.14 FEET, NAVD 88, 1983-2007 TIDAL EPOCH, WAS EXTENDED FROM THE INTERPOLATION POINT 101977 AS SHOWN IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING, TIDAL WATER SURVEY PROCEDURAL APPROVAL DATED 12/09/2022.
- THIS TITLE WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

LEE H. DOWST, P.L.S. NO. 6860
www.mdaeng.com

Digitally signed by Lee H Dowst
Date: 2023.02.02
12:05:40 -05'00'

MARK DOWST & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS LB#4335
536 NORTH HALIFAX AVENUE, SUITE 100, DAITONIA BEACH, FLORIDA 32118 PH: 386-258-7999

TOTAL WATER SURVEY PROJECT # 1651
DRAWN BY: LAT | DRAW DATE: 01/31/23 | CHECKED BY: LHD | SCALE: 1" = 30' | FILE NAME: 1651_surandry.dwg
SHEW: SC_06_01 | FIELD DATE: 01/23/23 | T.B./P.L.: 246/8,13-54 | SHEET 1 OF 1

STRUCTURAL PLANS FOR A BEACH ACCESS STAIRS AT
SEACOAST GARDENS III
4153 SOUTH ATLANTIC AVENUE
NEW SMYRNA BEACH, FLORIDA 32129

NO	REMARKS	DATE

FOR REVIEW ONLY NOT FOR PERMITTING

SURVEY

DRAWN BY: EAA
CHECKED BY: JAA
SCALE: AS NOTED
DATE: 13 NOV. 2023

SHEET 6 OF 6
S3.0