

AN ADDITION & RENOVATION FOR: FLAGLER FISH COMPANY

180 SOUTH DAYTONA AVENUE
FLAGLER BEACH, FLORIDA

JPA

JOSEPH POZZIOLI ARCHITECT

314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024



AN ADDITION AND RENOVATION FOR:

FLAGLER FISH COMPANY

180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

GENERAL NOTES	ABBREVIATIONS	PROJECT DESCRIPTION	LOCATION MAP
1. THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION 2. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK. 3. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THE WORK. 4. AS INSTRUMENTS OF SERVICE, THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. 5. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK UNLESS OTHERWISE REFERENCED. 6. ALL DIMENSIONS ARE TO FACE OF STUDS, MASONRY AND SLAB EDGES. 7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEAN-UP AFTER COMPLETION OF THEIR WORK. ALL DEBRIS TO BE DEPOSITED IN ON-SITE DUMPSTER AND HOME / BUSINESS TO BE LEFT "BROOM CLEAN". 8. SUBCONTRACTORS TO INSTALL ALL BLOCKING AND BRACING REQUIRED BY THEIR TRADE AND TO PERFORM ALL CUTTING AND PATCHING. 9. THE CURRENT EDITION OF THE AIA GENERAL CONDITIONS OF THE CONTRACT SHALL BECOME A PART OF THESE DOCUMENTS. 10. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. 11. ALL CHANGES TO THE DRAWING MUST BE APPROVED IN WRITING BY THE ARCHITECT. DO NOT ACCEPT VERBAL CHANGES. 12. MAKE NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ARCHITECT. 13. THE APPLICATION, INSTALLATION AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS. 14. TAKE FIELD MEASUREMENTS FOR ALL OFF-SITE MANUFACTURED ITEMS SUCH AS DOORS, WINDOWS, MILLWORK, SKYLIGHTS, SCREENS, GRILLES, RAILINGS, ETC. 15. PORCH AND PATIO OVERHANGS ARE TO BE ENGINEERED TO RESIST LOADS IMPOSED BY THE SCREEN ENCLOSURE ATTACHMENTS AS WELL AS ALL OTHER NORMALLY IMPOSED LOADS. 16. SHOP DRAWINGS ARE TO BE PROVIDED TO BUILDER IN FIELD FOR CABINETS, WINDOW, DOOR, FIREPLACE, RAILINGS, ETC. 17. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS. 18. THIS OFFICE SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS AND SUBCONTRACTORS. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PARTS OF THE WORK WITH THE OTHER SUBCONTRACTORS, UTILITY COMPANIES, AND OTHER ASSOCIATED OFFICES. 20. CONTRACTORS SHALL CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE UPON BID ACCEPTANCE. 21. BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS. 22. EACH TRADE, MANUFACTURER AND/OR SUPPLIER SHOULD UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY QUESTIONABLE OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THIS OFFICES' ATTENTION FOR CLARIFICATION. THE ULTIMATE RESPONSIBILITY OF ALL TRADES, MANUFACTURERS AND/OR SUPPLIERS IS THEIRS IF THE INFORMATION IN QUESTION IS SHOWN CLEARLY OR HAS BEEN ADDRESSED AS REQUIRED PRIOR TO COMMENCING THE WORK. AFF ABOVE FINISH FLOOR ADF ACCESSIBLE DRINKING FOUNTAIN ALUM ALUMINUM Z APPROXIMATE ARCH ARCHITECT @ AT BRG BEARING BLK BLOCK BD BLOCKING MB BOARDS BLDG BUILDING CLG CEILING CH CEILING HEIGHT CL CENTER LINE I CHANNEL CLR CLEAR CO CLEAR OPENING CR COLD ROLLED COL COLUMN CONC CONCRETE CD CONCRETE MASONRY UNIT CHU CONNECT / CONNECTION CONN CONTINUOUS CONT CONTRACTOR CONTR CONTROL JOINT CJ DECORATOR DT DETAIL DIAG DIAGONAL DIA DIAMETER DIAG(S) DRAWING / DRAWINGS EA EACH EW EACH WAY EUC ELECTRICAL WATER COOLER ELV ELEVATION ERD EMERGENCY ROOF DRAIN EQ EQUAL EQUIP EQUIPMENT EF EXHAUST FAN EXIST EXISTING EJ EXPANSION JOINT EXT EXTERIOR EIFS EXTERIOR INSULATION FINISH SYSTEM FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUD FIN FINISH FFE FINISH FLOOR ELEVATION FE FIRE EXTINGUISHER FR FIRE RATED FRT FIRE RETARDANT TREATED FLR FLOOR FD FLOOR DRAIN FDN FOUNDATION FV FIELD VERIFY GALV GALVANIZED GA GAUGE GC GENERAL CONTRACTOR GB GYPSUM BOARD HC HANDICAPPED HWC HANDICAPPED WATER CLOSET HDW HARDWARE HT HEIGHT HM HOLLOW METAL HORIZ HORIZONTAL HR HOUR INSUL INSULATION INT INTERIOR JT JOINT LAM LAMINATED LAV LAVATORY LP LIGHT POLE MH MANHOLE MFD MANUFACTURED MFR MANUFACTURER MASRY MASONRY MB MASONRY BLOCKOUT MO MASONRY OPENING MAT MATERIAL MAX MAXIMUM MTL METAL MIN MINIMUM MR MOISTURE RESISTANT MTD MOUNTED NIC NOT IN CONTRACT NTS NOT TO SCALE NO NUMBER CC ON CENTER OFF OPPOSITE OD OUTSIDE DIAMETER FTN PARTITION FLAS PLASTIC FL FLATE FLUD FLYWOOD R PRESSURE TREATED R RADIUS RL RAIN LEADER REINF REINFORCING RA RETURN AIR RD ROOF DRAIN RS ROOF SCUPPER RTU ROOF TOP UNIT RM ROOM RO ROUGH OPENING SCHED SCHEDULE SECT SECTION SHT SHEET SIM SIMILAR SCW SOLID CORE WOOD SPEC SPECIFICATIONS SQ FT SQUARE FOOT SS STAINLESS STEEL STL STEEL STRUCT STRUCTURAL SUSP SUSPENDED T TEMPERED TEMP TEMPORARY THK THICKNESS TH THRESHOLD TM1 TOP OF MASONRY TOS TOP OF STEEL TOW TOP OF WALL T5 TUBE STEEL TYP TYPICAL URN URINAL VTR VENT THROUGH ROOF VERT VERTICAL WH WATER HEATER WUF WELDED WIRE FABRIC WID WIDTH WD WOOD	PROJECT DESCRIPTION: NEW ADDITION AND REMODEL TO FLAGLER FISH COMPANY LEGAL DESCRIPTION: LOTS 2, 4, & 6, BLOCK 49, MOODY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 1, AT PAGE(S) 24, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE ABOVE DESCRIBED PARCEL CONTAINS 0.250 ACRES, MORE OR LESS (PER PLAT). ZONED: GENERAL COMMERCIAL OVERLAY DISTRICT: CRA FLUME: COMMERCIAL SETBACKS: FRONT (S. DAYTONA AVENUE) 10'-0" REAR (ADJACENT TO JOHNNY D'S BAR AND GRILL) 10'-0" SIDE (2ND STREET SOUTH) 15'-0" SIDE (ADJACENT TO REALTY BLDG & SENECA) 0'-0" APPLICABLE CODES: FLORIDA BUILDING CODE 8 TH EDITION - RESIDENTIAL FLORIDA BUILDING CODE 8 TH EDITION - ACCESSIBILITY FLORIDA BUILDING CODE 8 TH EDITION - ENERGY CONSERVATION FLORIDA BUILDING CODE 8 TH EDITION - FUEL GAS FLORIDA BUILDING CODE 8 TH EDITION - MECHANICAL FLORIDA BUILDING CODE 8 TH EDITION - PLUMBING FLORIDA FIRE PREVENTION CODE 8 TH EDITION 2010 NATIONAL ELECTRICAL CODE	APPLICABLE CODES: FLORIDA BUILDING CODE 8 TH EDITION - RESIDENTIAL FLORIDA BUILDING CODE 8 TH EDITION - ACCESSIBILITY FLORIDA BUILDING CODE 8 TH EDITION - ENERGY CONSERVATION FLORIDA BUILDING CODE 8 TH EDITION - FUEL GAS FLORIDA BUILDING CODE 8 TH EDITION - MECHANICAL FLORIDA BUILDING CODE 8 TH EDITION - PLUMBING FLORIDA FIRE PREVENTION CODE 8 TH EDITION 2010 NATIONAL ELECTRICAL CODE SYMBOL LEGEND DOOR NUMBER WINDOW NUMBER ROOM FINISH NUMBER REVISION MARK DETAIL NO. DETAIL KEY INTERIOR ELEVATION KEY SECTION KEY LARGE SCALE DETAIL KEY	SHEET TITLE SHEET NUMBER ORIGINAL ISSUE DATE LATEST REVISION DATE COVER SHEET/NOTES/LOCATION MAP/ SURROUNDING LAND USE EXISTING SURVEY FROM KUJAR SURVEYING & MAPPING, LLC. SURROUNDING LAND USE MAP PROPOSED ARCHITECTURAL SITE PLAN AND SITE DATA PROPOSED FLOOR PLAN PROPOSED ROOF PLAN PROPOSED EXTERIOR ELEVATIONS - MATERIALS AND LIGHTING PLAN PROPOSED EXTERIOR ELEVATIONS - COLOR SELECTIONS COLOR RENDERING COLOR RENDERING COLOR RENDERING C8 SHEET 1 OF 1 LU SP-1 A-1 A-2 A-3 A-4 1 2 3 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024 5.2.2024

PROJECT DESCRIPTION:

NEW ADDITION AND REMODEL TO FLAGLER FISH COMPANY

LEGAL DESCRIPTION:

LOTS 2, 4, 4 & 6, BLOCK 48, MOODY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 1, AT PAGE(S) 24, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.258 ACRES, MORE OR LESS (PER PLAT).

ZONED: GENERAL COMMERCIAL

OVERLAY DISTRICT: CRA

FLUME: COMMERCIAL

SETBACKS:

FRONT (S. DAYTONA AVENUE) 10'-0"

REAR (ADJACENT TO JOHNNY D'S BAR AND GRILL) 10'-0"

SIDE (2ND STREET SOUTH) 15'-0"

SIDE (ADJACENT TO REALTY BLDG 4 SUNBROS) 0'-0"

APPLICABLE CODES:

FLORIDA BUILDING CODE 8 TH EDITION - RESIDENTIAL

FLORIDA BUILDING CODE 8 TH EDITION - ACCESSIBILITY

FLORIDA BUILDING CODE 8 TH EDITION - ENERGY CONSERVATION

FLORIDA BUILDING CODE 8 TH EDITION - FUEL GAS

FLORIDA BUILDING CODE 8 TH EDITION - MECHANICAL

FLORIDA BUILDING CODE 8 TH EDITION - PLUMBING

FLORIDA FIRE PREVENTION CODE 8 TH EDITION

2020 NATIONAL ELECTRICAL CODE

SYMBOL LEGEND

DOOR NUMBER

WINDOW NUMBER

ROOM FINISH NUMBER

REVISION MARK

DETAIL NO.

DWG. NO.

ELEV. NO.

DWG. NO.

SECT. NO.

DWG. NO.

LARGE SCALE DETAIL KEY

DOOR NUMBER

WINDOW NUMBER

ROOM FINISH NUMBER

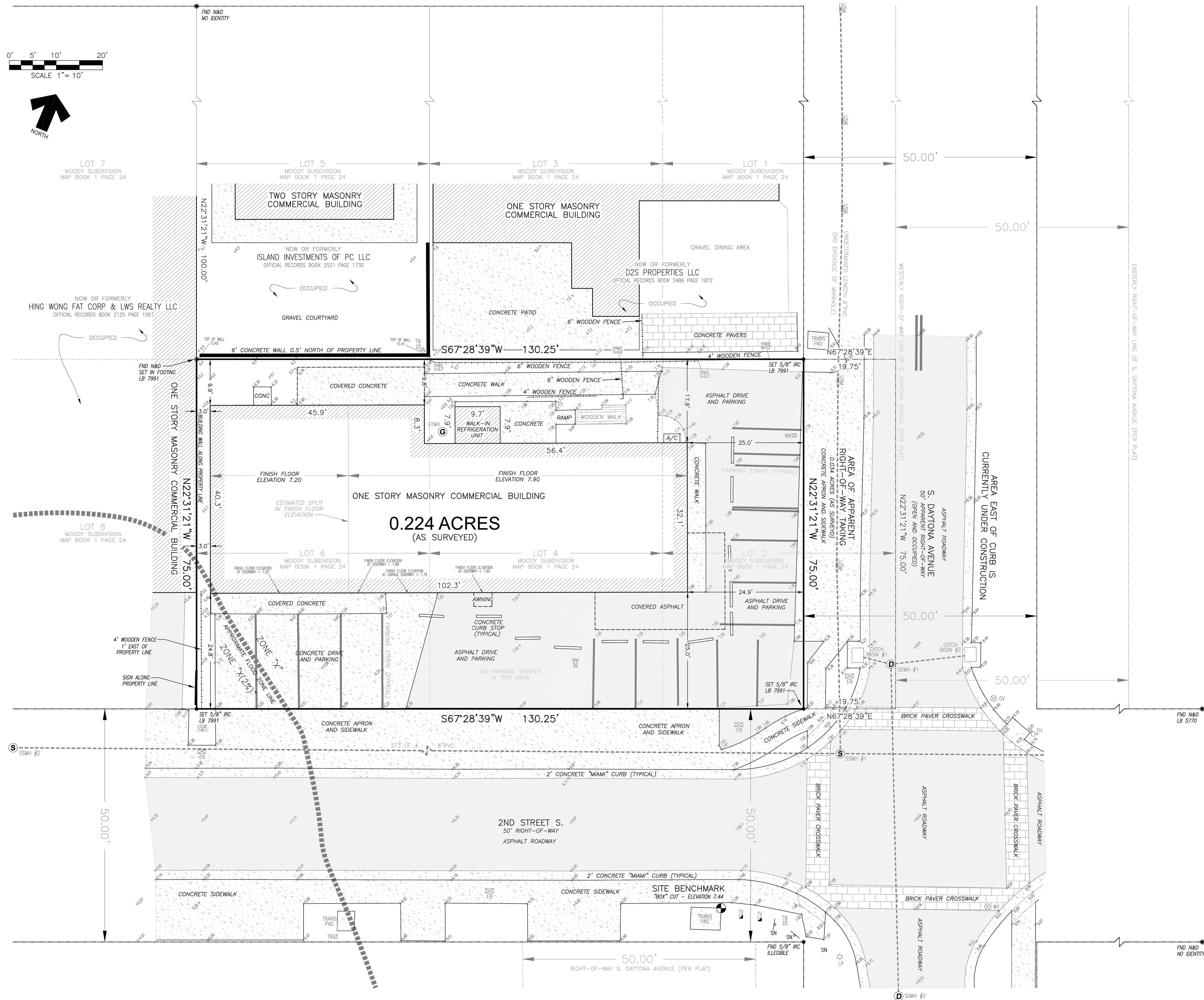
REVISION MARK

DETAIL KEY

INTERIOR ELEVATION KEY

SECTION KEY

LOCATION MAP



LEGAL DESCRIPTION:

LOTS 2, 4 AND 6, BLOCK 49, MOODY SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 1, AT PAGE(S) 24, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.258 ACRES, MORE OR LESS (PER PLAT).

STORM DRAINAGE INVERTS:

CATCH BASIN #1 : RIM = 8.12
24" RCP INV(E) = 5.12

CATCH BASIN #2 : RIM = 8.29
24" RCP INV(W) = 5.29

SDMH #1 : RIM = 8.28
 24" RCP INV(W) = 3.78
 24" RCP INV(E) = 3.78
 24" RCP INV(S) = 3.78

NOTE: INDIVIDUAL INVERTS ARE
 INACCESSIBLE. INVERTS SHOWN
 CENTERLINE INVERTS

SDMH #2 : RIM = 8.40
24" RCP INV(W) = 3.30 NOTE: INDIVIDUAL INVERTS ARE
24" RCP INV(E) = 3.30 INACCESSIBLE. INVERTS SHOWN
24" RCP INV(S) = 3.30 CENTERLINE INVERTS

SANITARY SEWER INVERTS:

SSMH #1 : RIM = 7.96
8" RCP INV(W) = 2.36
8" RCP INV(E) = 2.56
8" RCP INV(N) = 2.76

SSMH #2 : RIM = 4.14
8" RCP INV(N) = -2.7

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM OFFICIAL RECORDS BOOK 2167, PAGE 110, AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
2. BEARINGS BASED NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET S. HAVING A FIELD MEASURED BEARING OF S67°28'39"W.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83). FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODESIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" AND ZONE "X" (0.2 PER CENT ANNUAL CHANCE FLOOD HAZARD), MAP NUMBER 12035CQ232E, EFFECTIVE DATE 6/6/1980. APPROXIMATE FLOOD ZONES LINES, SHOWN HEREON, WERE SCALED FROM THE REFERENCED FLOOD INSURANCE RATE MAP.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTER NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. NO TITLE WORK HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THIS PARCEL OF LAND OR ADJACENT PARCELS.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 10/27/2023.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLANTED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.
13. THE APPARENT, OPEN AND OCCUPIED, 50' RIGHT-OF-WAY FOR S. DAYTONA AVENUE, AS SHOWN HEREON, IS INCONSISTENT WITH THE LEGAL DESCRIPTIONS OF THE SUBJECT AND SURROUNDING PROPERTIES, AS WELL AS RIGHT-OF-WAY MAP #73020-2815, AS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE RIGHT-OF-WAY SHOWN HEREON WAS DETERMINED BY THE UNDERSIGNED BASED ON PHYSICAL FIELD LOCATED MONUMENTATION AND CURRENT OCCUPATION.
14. PARKING LOT STRIPING, AS SHOWN HEREON, IS OLD, BROKEN AND FADED. THE STRIPING APPEARS TO HAVE BEEN PAINTED MULTIPLE TIMES IN POSSIBLE DIFFERENT CONFIGURATIONS.
15. THE SANITARY SEWER LINE RUNNING NORTHERLY ALONG THE WESTERLY SIDE OF S. DAYTONA AVENUE, AS SHOWN HEREON, WAS LOCATED PER EXISTING PAINT MARKS. NO VISIBLE EVIDENCE OF A SANITARY MANHOLE WAS FOUND, OTHERWISE.

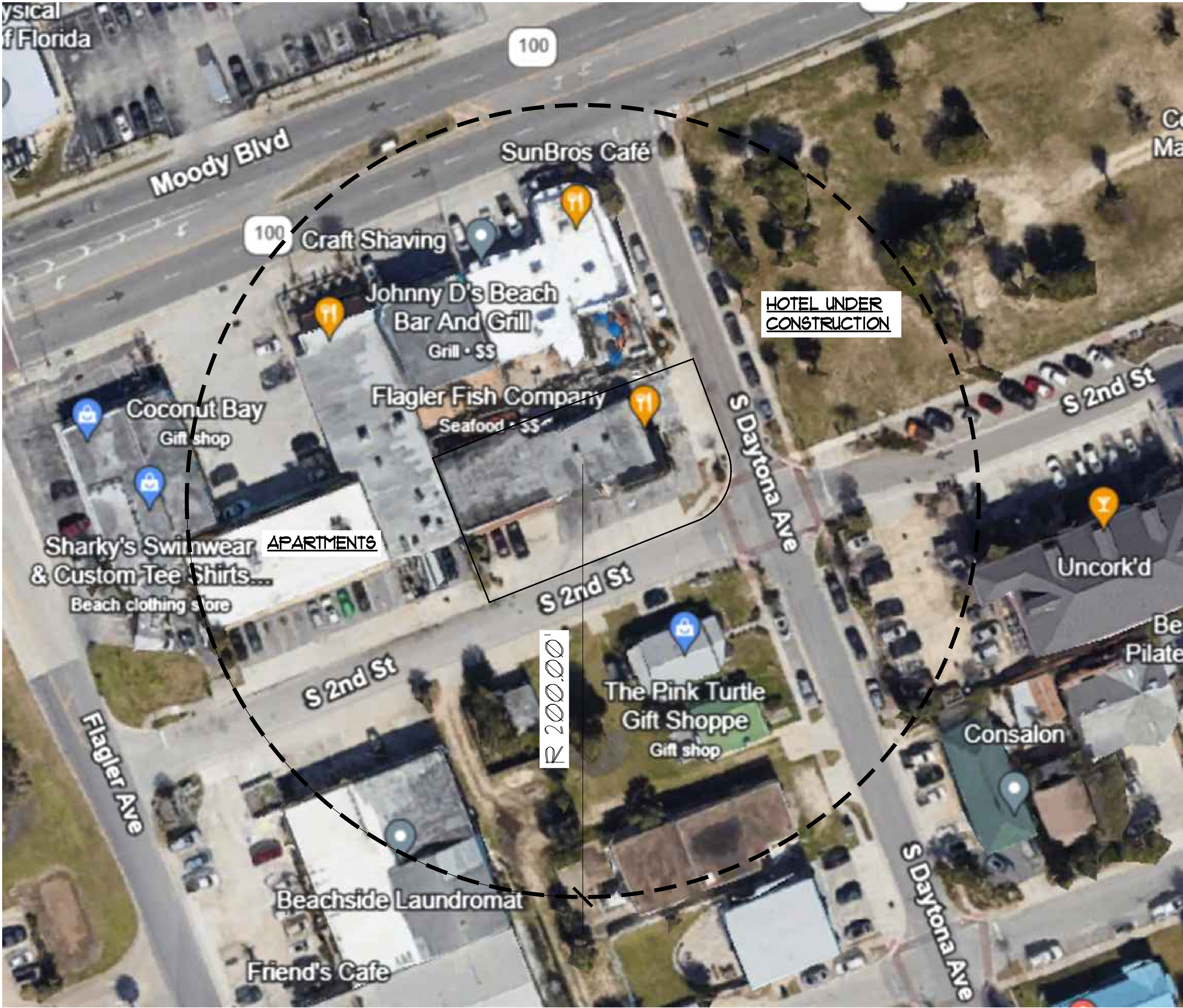
CERTIFIED TO:
FLAGLER FISH COMPANY OF 5 LLC

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

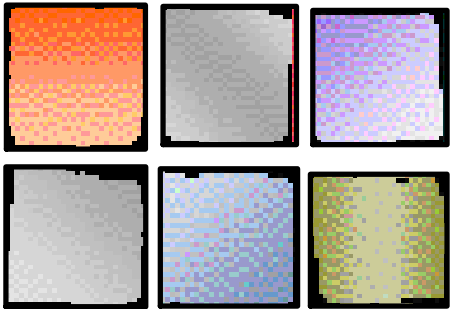
Kenneth J Kuhar Digitally signed by Kenneth J
Kuhar
Date: 2023.11.02 07:31:30 -04'00'

KENNETH J. KUJAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

			
BOUNDARY AND TOPOGRAPHIC SURVEY		KUHAR SURVEYING & MAPPING, LLC	
PROJECT NO. K23179		1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117	
DRAWING REFERENCE NO. K23179 WORKSHEET.DWG		Phone: 386-672-0002 WWW.KUHARSURVEYING.COM	
REVISION NO./DATE		© 2023 KUHAR SURVEYING & MAPPING, LLC	
ORIGINAL ISSUE DATE 11/2/2023		LB 7991	
SHEET 1 OF 1		LS (PSM) 6105	

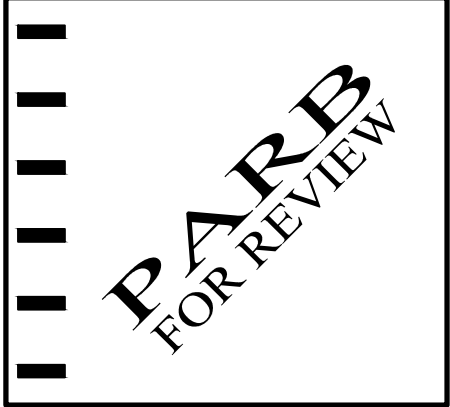


SURROUNDING LAND USE MAP
SCALE: 1" = 30'-0"



JPA

JOSEPH POZZI ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024



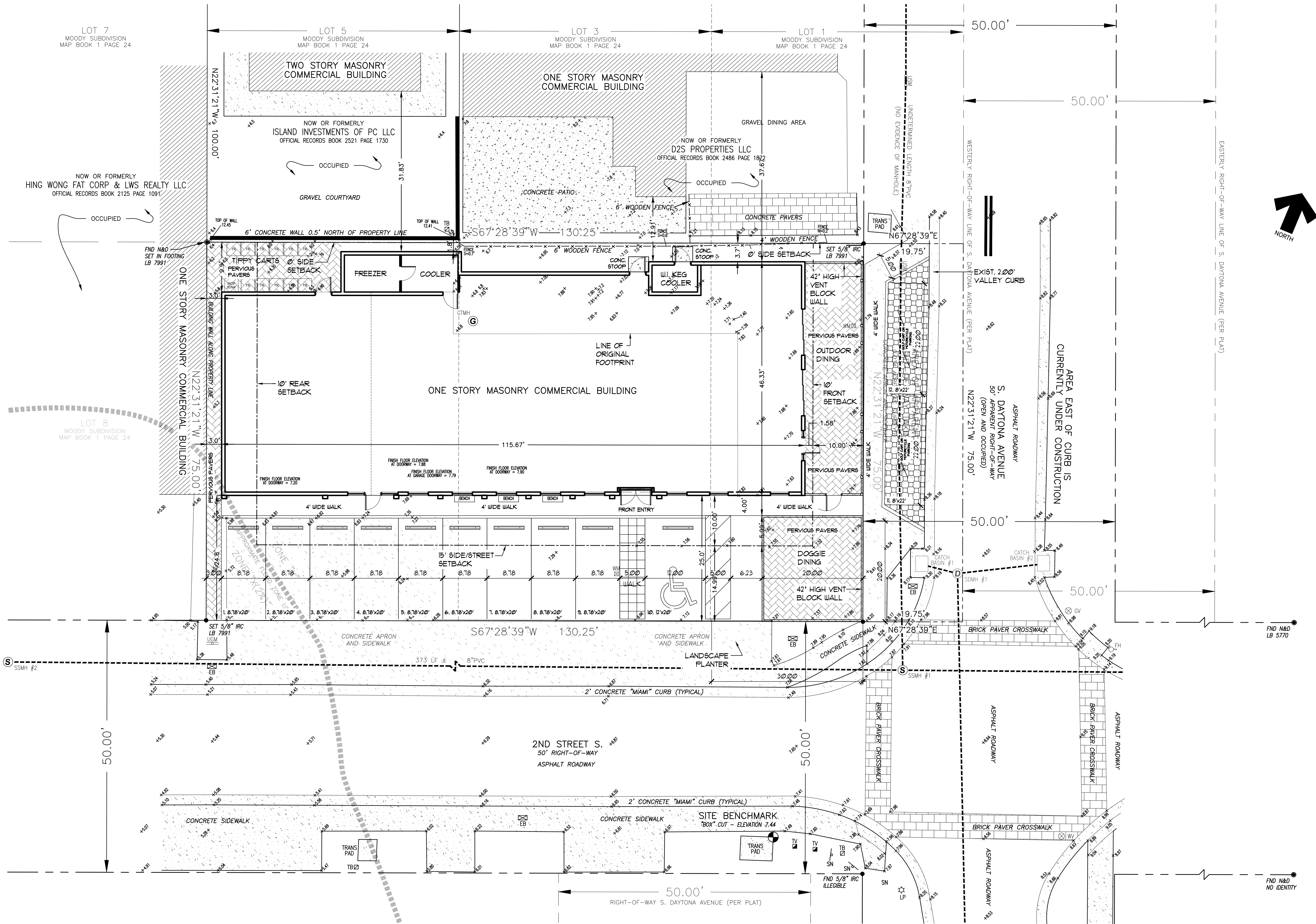
AN ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

SURROUNDING LAND USE MAP			
REV #	DATE	REV #	DATE
1	04.08.24	1	04.08.24
2	05.02.24	2	05.02.24
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

DATE: 04.08.2024
DRAWN: HMJ

JOB No.: 223126
CHECKED: JDP





ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NOTE:
ALL WATER, SEWER, PAVING, AND DRAINAGE ARE
EXISTING AND SHALL REMAIN. SEE SURVEY PROVIDED.

SETBACKS

FRONT SETBACK: 10'-0"
REAR SETBACK: 10'-0"
STREET SETBACK: 15'-0"
SIDE SETBACK: 0'-0"

PROPERTY INFO:

ZONED:
GENERAL COMMERCIAL

OVERLAY DISTRICT:
CRA

FLUME:
COMMERCIAL

SITE DATA

TOTAL LOT SQUARE FEET	=	9,169 SQ.FT. (100 %)
ALLOWABLE IMPERVIOUS	=	8,192 SQ.FT. (90 %)
EXIST. BLDG	=	3,151 SQ.FT.
EXIST. PARKING/WALKS/ETC.	=	5,449 SQ.FT.
EXIST. IMPERVIOUS TOTAL	=	9,206 SQ.FT. (94 %)
EXIST. GREEN TOTAL	=	663 SQ.FT. (06 %)
NEW BLDG	=	5,191 SQ.FT.
NEW PARKING/WALKS/STOOPS/ETC.	=	2,782 SQ.FT.
NEW IMPERVIOUS TOTAL	=	7,972 SQ.FT. (82 %)
NEW PERVIOUS PAVERS (REAR & SIDE)	=	458 SQ.FT.
NEW PERVIOUS PAYER DINING	=	954 SQ.FT.
GREEN AREAS	=	384 SQ.FT.
NEW PERVIOUS AREA	=	1,796 SQ.FT. (18 %)

SITE PARKING CALCULATIONS

PARKING REQUIRED: 1 SPACE FOR EVERY 150 SQ. FT. TOTAL FLOOR AREA

EXISTING PARKING:

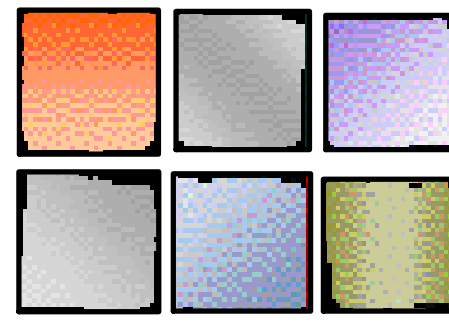
SPACES REQUIRED: +/- 3,651 SQ. FT. / 150 = 24 SPACES REQUIRED
SPACES PROVIDED: +/- 10 SPACES EXISTING ON SITE

PROPOSED PARKING:

SPACES REQUIRED: +/- 5,120 SQ. FT. / 150 = 38 SPACES REQUIRED
SPACES PROVIDED: 10 SPACES ON SITE

- 9 STANDARD SPACES
- 1 ADA SPACE
- 2 CITY SPACES 8' X 22' PARALLEL (GOLF CARTS & MOTORCYCLES)

PARKING POOL REQ: 28 SPACES



JPA

JOSEPH POZZI ARCHITECT

314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024

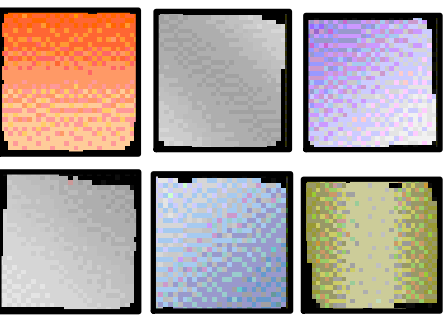
FOR REVIEW

AN ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

ARCHITECTURAL SITE PLAN

DATE:	DRAWN:
04.08.2024	HMJ
JOB NO.:	CHECKED:
223126	JDP

SP-1



JPA

JOSEPH POZZI ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024



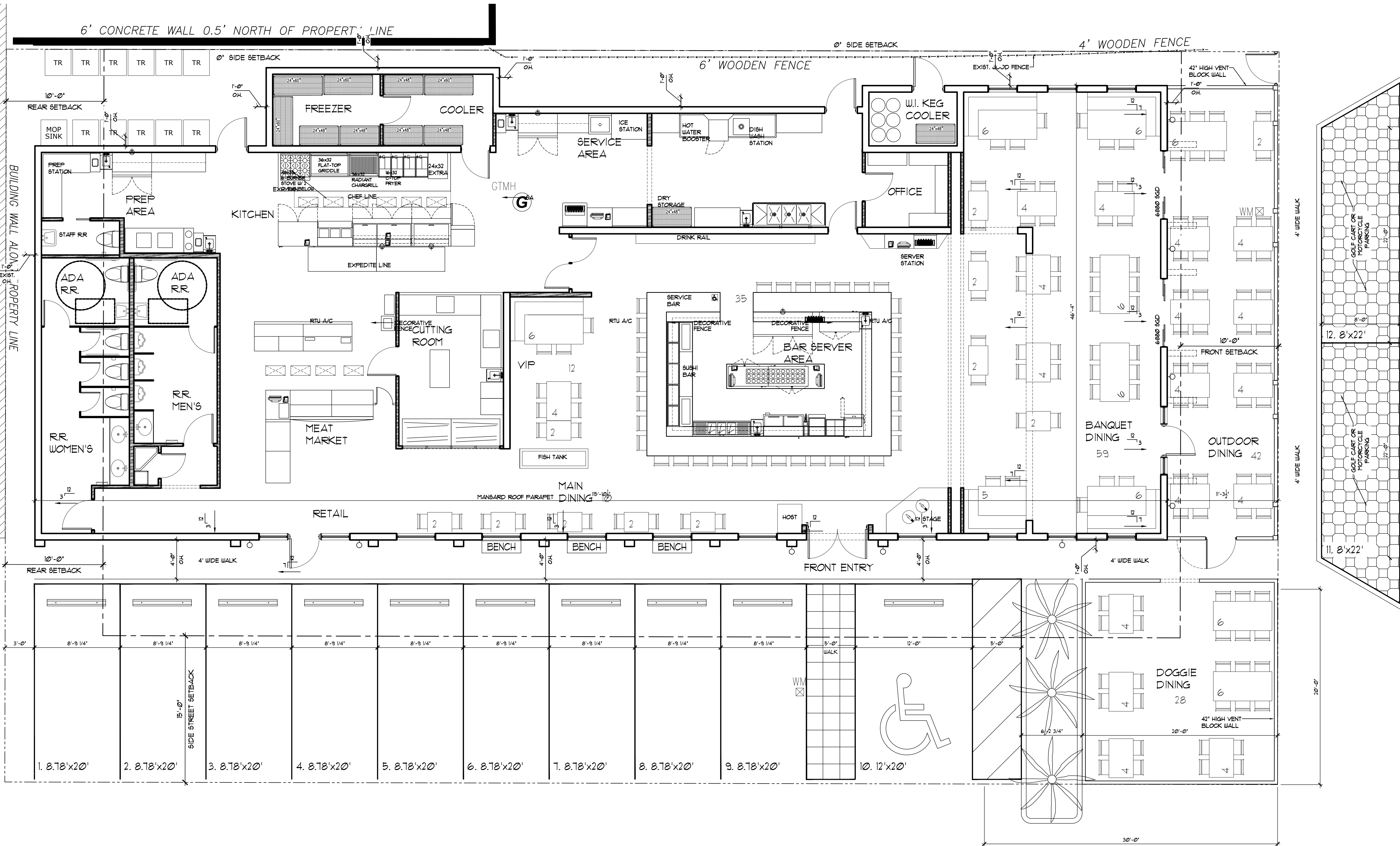
FOR REVIEW

A N ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

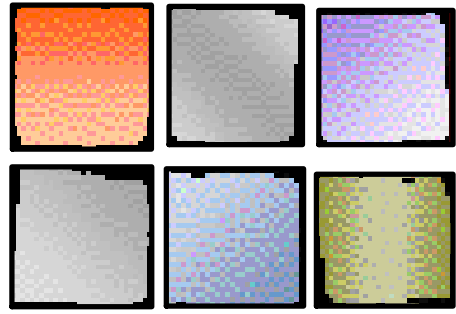
FLOOR PLAN			
REV #	DATE	ISSUE	ISSUE
1	4.08.24	FIRST ISSUE - APPROVAL BOARD	
2	5.02.24	2ND ISSUE - OFFICIAL REVIEW PACKAGE	
3			
4			

DATE:	DRAWN:
04.08.2024	HMJ
JOB NO.:	CHECKED:
223126	JDP

A-1



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



JPA

JOSEPH POZZI/OLI ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA, 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024

PARB
FOR REVIEW

A N ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

ROOF PLAN

REV #	DATE	ISSUE:	REV #	DATE	ISSUE:
4.08.24		FIRST ISSUE - APPROVAL BOARD			
5.02.24		2ND ISSUE - OFFICIAL REVIEW PACKAGE			

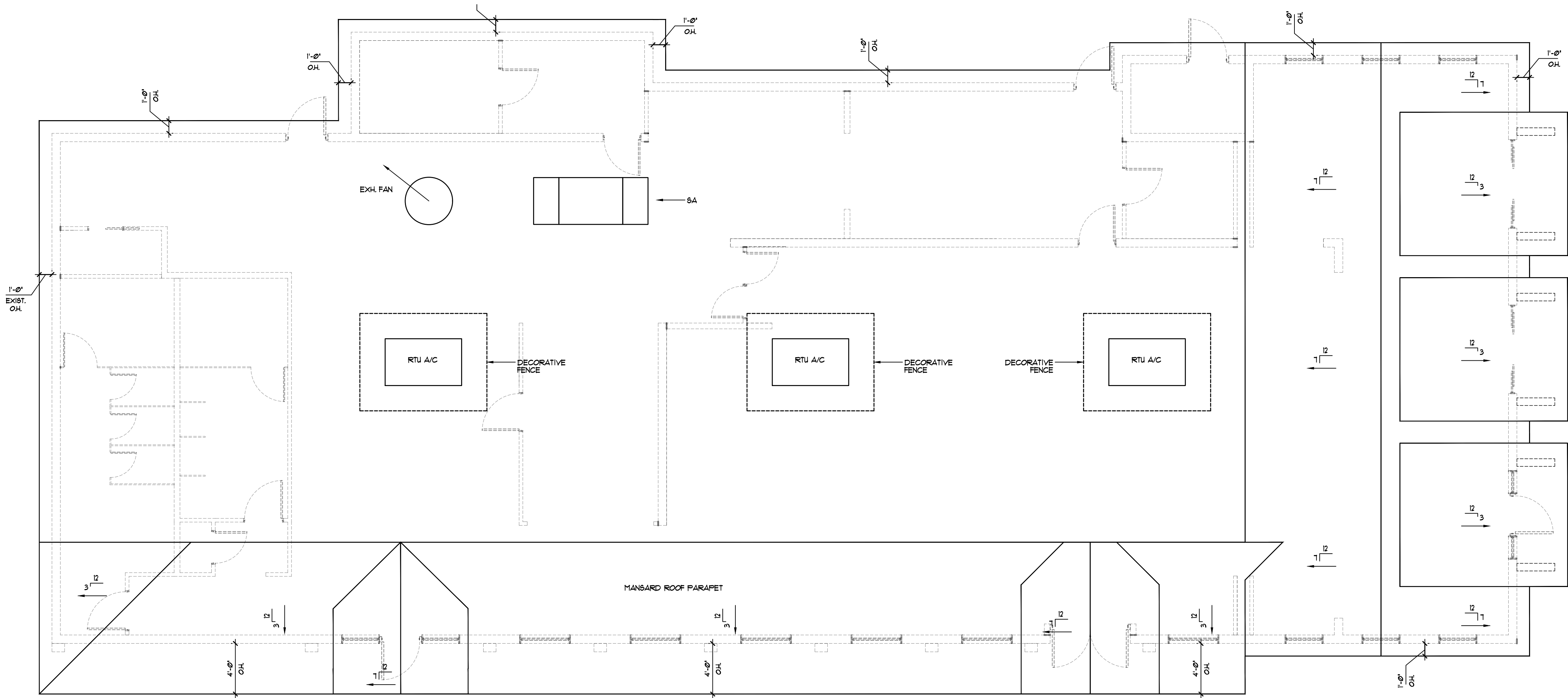
DATE:
04.08.2024

DRAWN:
HMJ

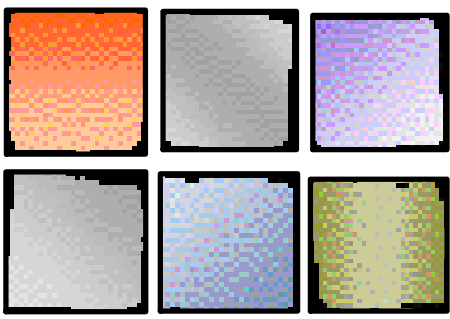
JOB No.:
223126

CHECKED:
JDP

A-2



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



JPA

JOSEPH POZZI ARCHITECT
314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 32136
T: (386) 439-5650 F: (386) 439-5651
AA 26003787 / AR13178 / ID 4843
COPYRIGHT © 2024

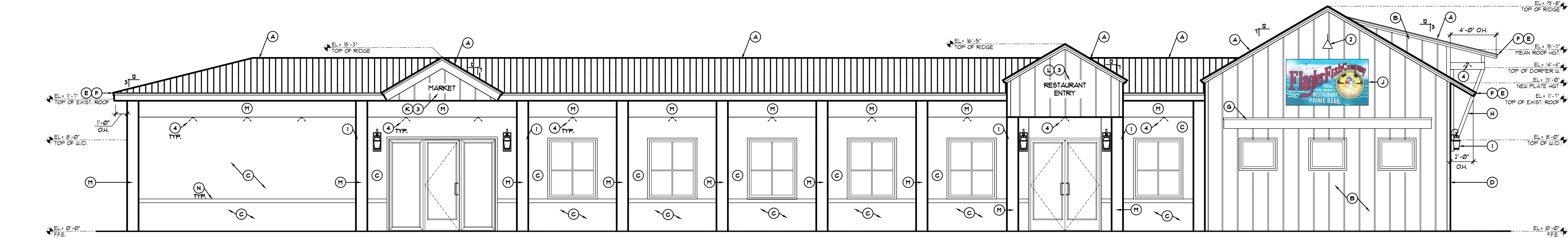
FOR REVIEW

AN ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

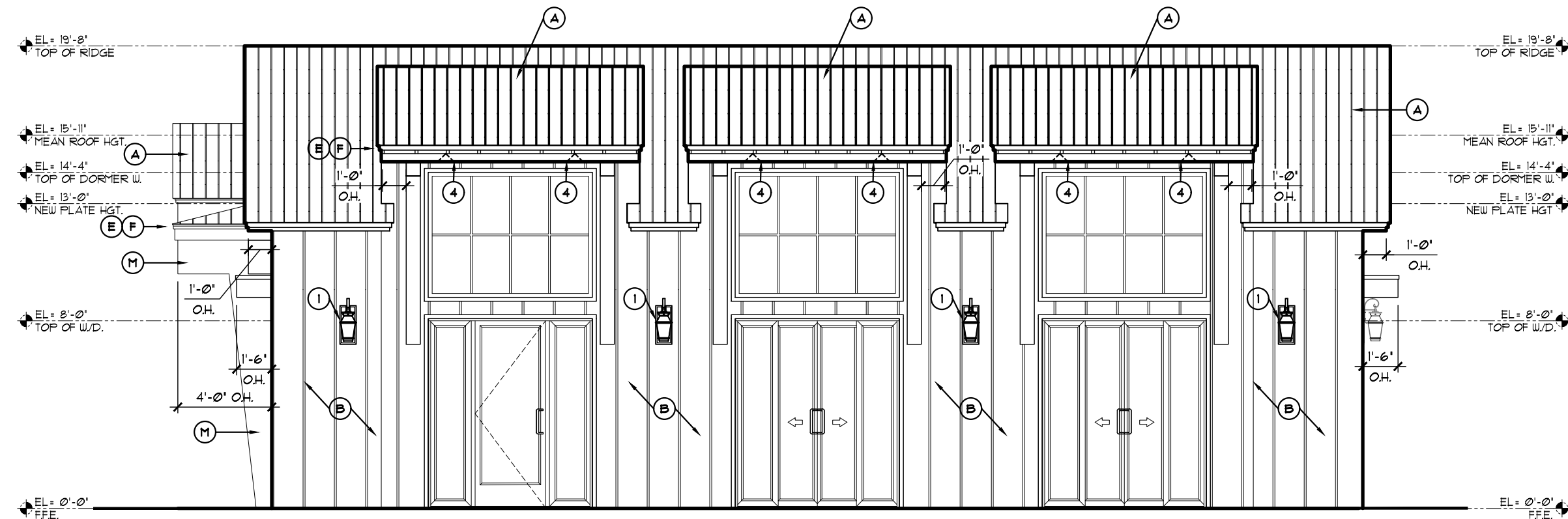
EXTERIOR ELEVATIONS

DATE:	DRAWN:
04.08.2024	HMJ
JOB NO.:	CHECKED:
223126	JDP

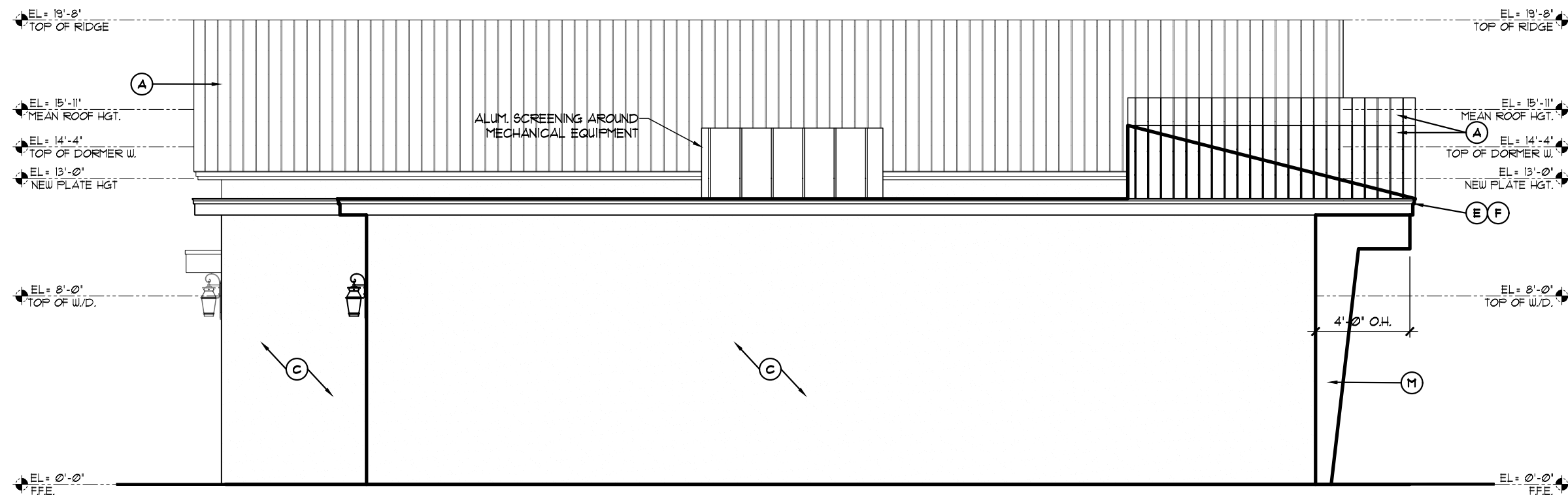
A-3



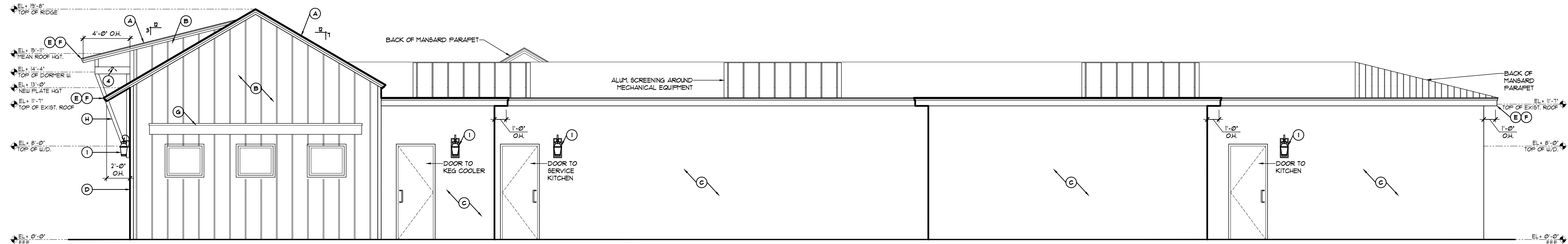
STREET/SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



REAR ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



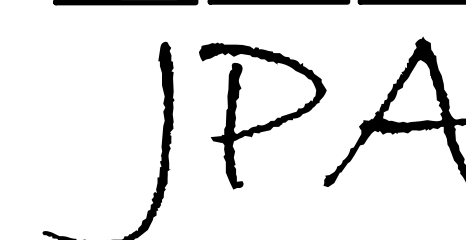
SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

EXTERIOR LIGHTING

- 1 SCONCE
- 2 GOOSENECK SIGN LIGHT
- 3 BACKLIT SIGNAGE
- 4 RECESSED DOWNLIGHT

BUILDING MATERIALS

- A METAL ROOF
- B BOARD AND BATTEN
- C SMOOTH STUCCO FINISH
- D 4" CORNER TRIM
- E PAINTED FASCIA
- F DRIP EDGE TO MATCH ROOF
- G CYPRESS EYEBROW W/ 2" O.H.
- H CYPRESS KNEE BRACE
- J MAIN RESTAURANT SIGN
- K MARKET SIGNAGE (BACKLIT)
- L ENTRY SIGNAGE (BACKLIT)
- M DECORATIVE COLUMN
- N 4" STUCCO BANDING



314 MOODY BOULEVARD
FLAGLER BEACH, FLORIDA 321
T: (386) 439-5650 F: (386) 439-56
AA 26003787 / AR13178 / ID 48
COPYRIGHT © 202

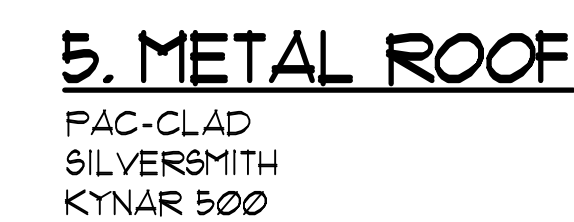
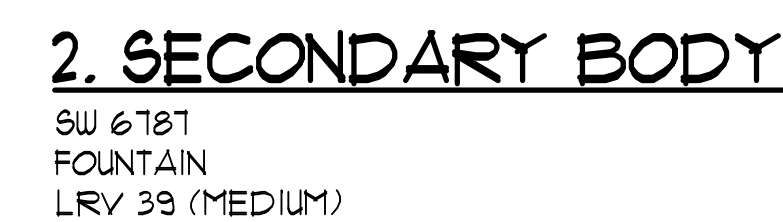
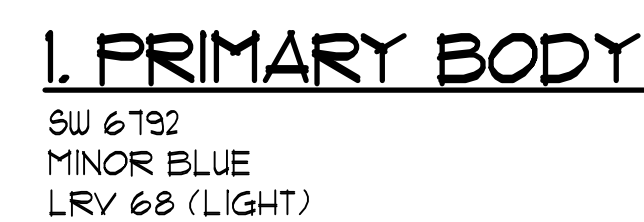
PARB
FOR REVIEW

AN ADDITION AND RENOVATION FOR:
FLAGLER FISH COMPANY
180 SOUTH DAYTONA AVE.
FLAGLER BEACH, FL 32136

Rev #	DATE:	ISSUE:	Rev #	DATE:	ISSUE:
	4.03.24	FIRST ISSUE - APPROVAL BOARD			
	5.02.24	2ND ISSUE - OFFICIAL REVIEW PACKAGE			

DATE: 04.08.2024	DRAWN: HMJ
JOB NO.: 223126	CHECKED: JDP

A-4





Rendering -1
Project # - 223126

AN ADDITION & RENOVATION FOR
FLAGLER FISH COMPANY
180 S. DAYTONA AVE., FLAGLER BEACH, FL

 **JPA**
Joseph Pozzuoli Architect, P.A.
314 Moody Blvd.
Flagler Beach, FL 32136
AA26003787



Rendering - 2
Project # - 223126

AN ADDITION & RENOVATION FOR
FLAGLER FISH COMPANY
180 S. DAYTONA AVE., FLAGLER BEACH, FL


JPA
 Joseph Pozzuoli Architect, P.A.
 314 Moody Blvd.
 Flagler Beach, FL 32136
 AA26003787



Rendering - 3
Project # - 223126

AN ADDITION & RENOVATION FOR
FLAGLER FISH COMPANY
180 S. DAYTONA AVE., FLAGLER BEACH, FL


JPA
 Joseph Pozzuoli Architect, P.A.
 314 Moody Blvd.
 Flagler Beach, FL 32136
 AA26003787