

NSBHA DEMOLITION PLANS FOR HOUSING AUTHORITY OF NEW SMYRNA BEACH IMPROVEMENTS

209 BAY ST., NEW SMYRNA BEACH 32168, PARCEL ID 741808220010;
 ETAL-201 MILFORD PL., NEW SMYRNA BEACH 32168, PARCEL ID 741808230010;
 202 INWOOD AVE., NEW SMYRNA BEACH 32168, PARCEL ID 741808230130;
 111 MILFORD PL., NEW SMYRNA BEACH 32168, PARCEL ID 741808310010;
 100 MILFORD PL., NEW SMYRNA BEACH 32168, PARCEL ID 741808300100;
 1000 JULIA ST., NEW SMYRNA BEACH 32168, PARCEL ID 741808300010.

PREPARED FOR:
GOOD HOUSING PARTNERSHIP

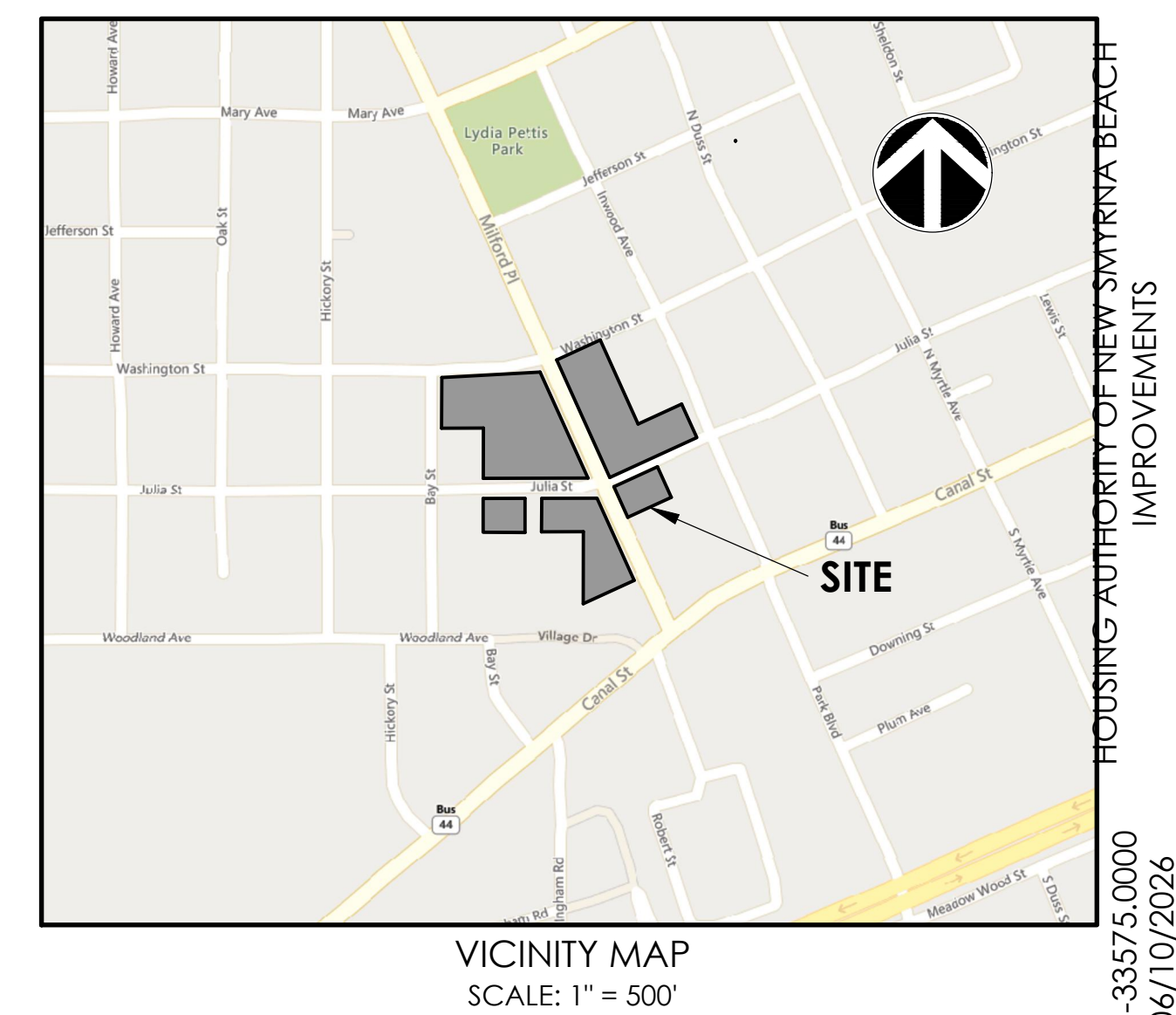
JUNE 10, 2026

J-33575.0000

PREPARED BY:



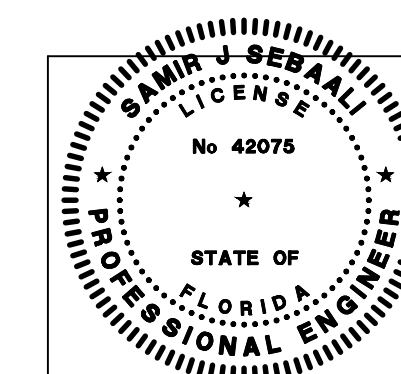
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	ALTA NSPS LAND TITLE SURVEY (1 OF 2)
C2.1	ALTA NSPS LAND TITLE SURVEY (2 OF 2)
C3.0	SITE DEMOLITION NOTES (1 OF 2)
C3.1	SITE DEMOLITION NOTES (2 OF 2)
C4.0	SITE DEMOLITION PLAN
C5.0	POST DEMOLITION RESTORATION PLAN
C6.0	MAINTENANCE OF TRAFFIC PLAN



REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
SUBMITTED TO	DATE

UTILITY COMPANIES	
WATER & WASTEWATER	UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH - WATER
TELEPHONE	AT & T / DISTRIBUTION DINOFARRUGI@ATT.COM
GAS	FLORIDA PUBLIC UTILITIES (386) 785-4554
ELECTRIC	UTILITIES COMMISSION CITY OF NEW SMYRNA BEACH - ELECTRIC (386) 424-3023
FIBER	WIRE 3, LLC (810) 955-1937



THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY:
SAM J. SEBAALI, P.E.
ON THE DATE ADJACENT TO THE SEAL.

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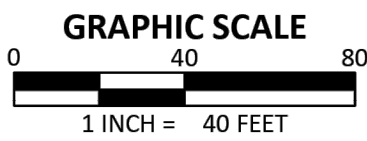
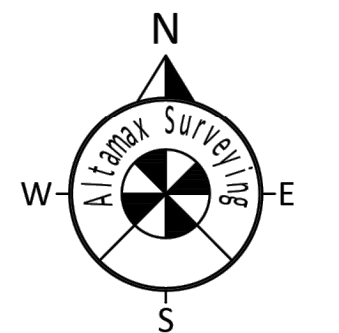
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ALTA/NSPS LAND TITLE SURVEY



- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BP - BACKFLOW PREVENTER
- B - BENCHMARK
- BO - BOLLARD
- EL - BURIED ELECTRIC LINE
- ET - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CE - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- CPV - COVERED
- CP - CONCRETE PAD
- CUB - CURB
- CW - CONCRETE WALKWAY
- CS - BURIED STORM DRAIN LINE
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- ESB - ELECTRIC BOX
- ELM - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FOOT - FLOOD DEPARTMENT OF TRANSPORTATION
- FRPM - FLOOD PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FTE - FINISHED FLOOR ELEVATION
- FW - FIRE HYDRANT
- FM - BURIED FORCE MAIN LINE
- FND - FOUND
- JO - BURIED FIBER OPTIC CABLE LINE
- FOC - FIBER OPTIC CABLE BOX
- BLF - BLANK FILE
- GO - BURIED GAS LINE
- GO - GAS VALVE
- GO - GREASE TRAP MANHOLE
- GY - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HORE - HIGH DENSITY POLYETHYLENE PIPE
- INDM - RECORD INSTRUMENT
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- LR - LINE LENGTH
- LS - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- MB - MAIL BOX
- MS - METAL SHED
- ED - MITERED END SECTION
- MO - MONITORING WELL
- NAD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NOVD - NATIONAL GEODETIC VERTICAL DATUM
- NYS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- KCZ - POINT OF COMPOUND CURVATURE
- PP - PER PLANS
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PSP - PEDESTRIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PCV - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RCR - REINFORCED CONCRETE PIPE
- R - REUSE WATER LINE
- RG - REUSE WATER METER
- W - REUSE WATER VALVE
- RP - RAMP
- R/W - RIGHT-OF-WAY
- SM - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- SI - SURVEY
- SF - SQUARE FEET
- SD - STATE PLANE
- SDO - SHOWING FOR DIRECTION ONLY
- SN - SHEN
- SWF - STOCK WIRE FENCE
- CSO - SEWER VALVE
- X00.00 - SPOT ELEVATION
- ST - STORM MANHOLE
- TD - BURIED TELECOMMUNICATIONS LINE
- TD - TELECOMMUNICATIONS MANHOLE
- TD - STORM INLET
- TD - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SIGN
- TSB - TRANSFORMER/JUNCTION BOX
- TSB - TELEPHONE ROOF
- TSB - TRAFFIC SIGNAL BOX
- TD - TELEVISION BOX
- TW - TRAFFIC SIGNAL WIRE
- TYP - TYPICAL
- U - UNKNOWN UTILITY
- UE - UTILITY EASEMENT
- CLP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W - BURIED WATER LINE
- W - WOOD FENCE
- WS - WOOD SHED
- W - WATER VALVE
- W - WATER METER
- YD - YARD DRAIN

ADDRESS:
209 BAY STREET
NEW SMYRNA BEACH, FL
32168

Job Information		
JOB NO. 906355		
CF NO. VLS-209 BAY ST		
FIELD DATE: 07-17-2024		
DRAWN BY: PT		

Revisions		
DATE:	DESCRIPTION:	BY:
09-24-2024	ADD TITLE COMMITMENT	PT
11/4/2024	LOT 1, BLOCK 30 TYPO	JB
1/14/2025	FINISHED FLOOR ELEVATIONS	JB

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
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www.altamaxsurveying.com

C2.1

1. GENERAL WORK ACTIVITY OVERVIEW
THE WORK COVERED UNDER THIS WORKPLAN WILL BE CONDUCTED IN A SEQUENTIAL MANNER, WITH SOME ACTIVITIES BEING CONDUCTED CONCURRENTLY WITH OTHERS. DEMOLITION WORK WILL BE PERFORMED IN ACCORDANCE WITH OSHA AND THE REQUIREMENTS OF NEW SMYRNA BEACH. DEPENDING UPON THE TIME AND OTHER CONDITIONS, THE CONTRACTOR'S GENERAL SEQUENCE OF DEMOLITION ACTIVITIES MAY REQUIRE ALTERATION AT ANY GIVEN TIME. A SUMMARY OF THE GENERAL SEQUENCE FOR THE WORK ACTIVITIES IS OUTLINED AS FOLLOWS:

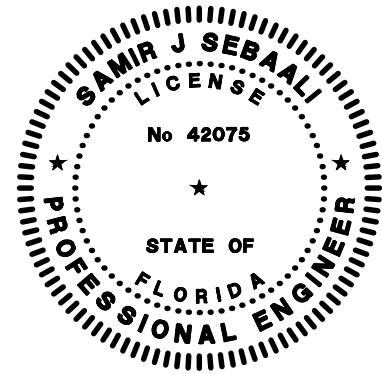
- ## GENERAL NOTES

1. ALL WORK SHALL BE WITHIN THE PROPERTY BOUNDARY. NO WORK IS PROPOSED WITHIN THE ADJACENT RIGHT-OF-WAYS.
2. CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL 1-800-432-4770 PRIOR TO DIGGING.
3. CONTRACTOR SHALL SURVEY THE BOUNDARY OF THE PROPERTY TO ENSURE THE LIMITS OF WORK AND THAT THE CONSTRUCTION FENCING IS WITHIN THE PROPERTY BOUNDARY.
4. CONTRACTOR SHALL DETERMINE ALL UTILITY SERVICE CONNECTIONS TO EACH BUILDING. ALL UTILITY SERVICE CONNECTIONS SHALL BE DISCONNECTED FROM THE BUILDINGS. CONTRACTOR SHALL PROVIDE OWNER WITH AN ASBUILT LOCATION PLAN OF ALL POINTS OF DISCONNECTION. ALL PUBLIC UTILITIES AND UTILITIES TO REMAIN SHALL BE CLEARLY MARKED AND PROTECTED FROM THE DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS THE DISCONNECTION OF SERVICES AND TERMINATION POINTS.
5. CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH.
6. CONTRACTOR SHALL COORDINATE THE CAPPING OF ALL SANITARY LATERALS CITY OF NEW SMYRNA BEACH UTILITIES COMMISSION, AND ENSURE THAT ALL SANITARY SEWER ARE PROPERLY CAPPED.
7. ALL TREES ON SITE ARE TO BE PRESERVED AND PROTECTED ACCORDINGLY DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE PROTECTIVE BARRIERS AROUND THE TREES PER CITY OF NEW SMYRNA BEACH REQUIREMENTS.
8. THE CONTRACTOR SHALL COORDINATE WITH FLORIDA PUBLIC UTILITIES PRIOR TO ANY DEMOLITION REGARDING GAS FACILITIES THAT NEED TO BE RETIRED.

REQUIRED INSPECTIONS (TO BE CONFIRMED BY CONTRACTOR
WITH CITY OF NEW SMYRNA BEACH AND OTHER APPLICABLE
REGULATORY AGENCIES)

1. DEMOLITION (DEM)
 - 1.1. PRE DEMO INSPECTION – CONTRACTOR SHALL CALL CITY FOR INSPECTION AFTER ALL UTILITY CONNECTIONS HAVE BEEN DISCONNECTED AND SECURED IN SUCH A MANNER THAT NO UNSAFE OR UNSANITARY CONDITIONS SHALL EXIST DURING OR AFTER THE DEMOLITION OPERATIONS.
 - 1.2. FINAL INSPECTION – CONTRACTOR SHALL CALL CITY FOR INSPECTION AFTER ALL DEMOLITION WORK IS COMPLETED. THIS INSPECTION SHOULD INCLUDE THE REQUIRED ENGINEERING PERMIT (ENG) INSPECTIONS.
2. ENGINEERING (ENG) – CONTRACTOR SHALL CALL CITY FOR INSPECTION AFTER ALL DEMOLITION WORK IS COMPLETED TO FINALIZE AND CLOSE OUT ANY OPEN PERMITS.
3. OTHER INSPECTIONS SHALL BE COORDINATED AS NEEDED BY THE CONTRACTOR AS REQUIRED BY REGULATORY AGENCIES AND PERMITS.

CONTRACTOR SHALL COORDINATE REMOVAL OF THE EXISTING WATER METERS WITH CITY OF NEW SMYRNA BEACH UTILITIES COMMISSION. CITY OF NEW SMYRNA BEACH UTILITIES COMMISSION SHALL REMOVE THE WATER METERS AND TERMINATE THE SERVICES BEFORE THE CONTRACTOR CUTS AND REMOVE THE LINES FROM APPROXIMATELY 1FT. INSIDE THE SILT FENCE.



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SITE DEMOLITION NOTES (2 OF 2)

HOUSING AUTHORITY OF NEW SMYRNA BEACH IMPROVEMENTS

PROJECT LOCATION:
209 Bay Street
New Smyrna Beach, FL 32168

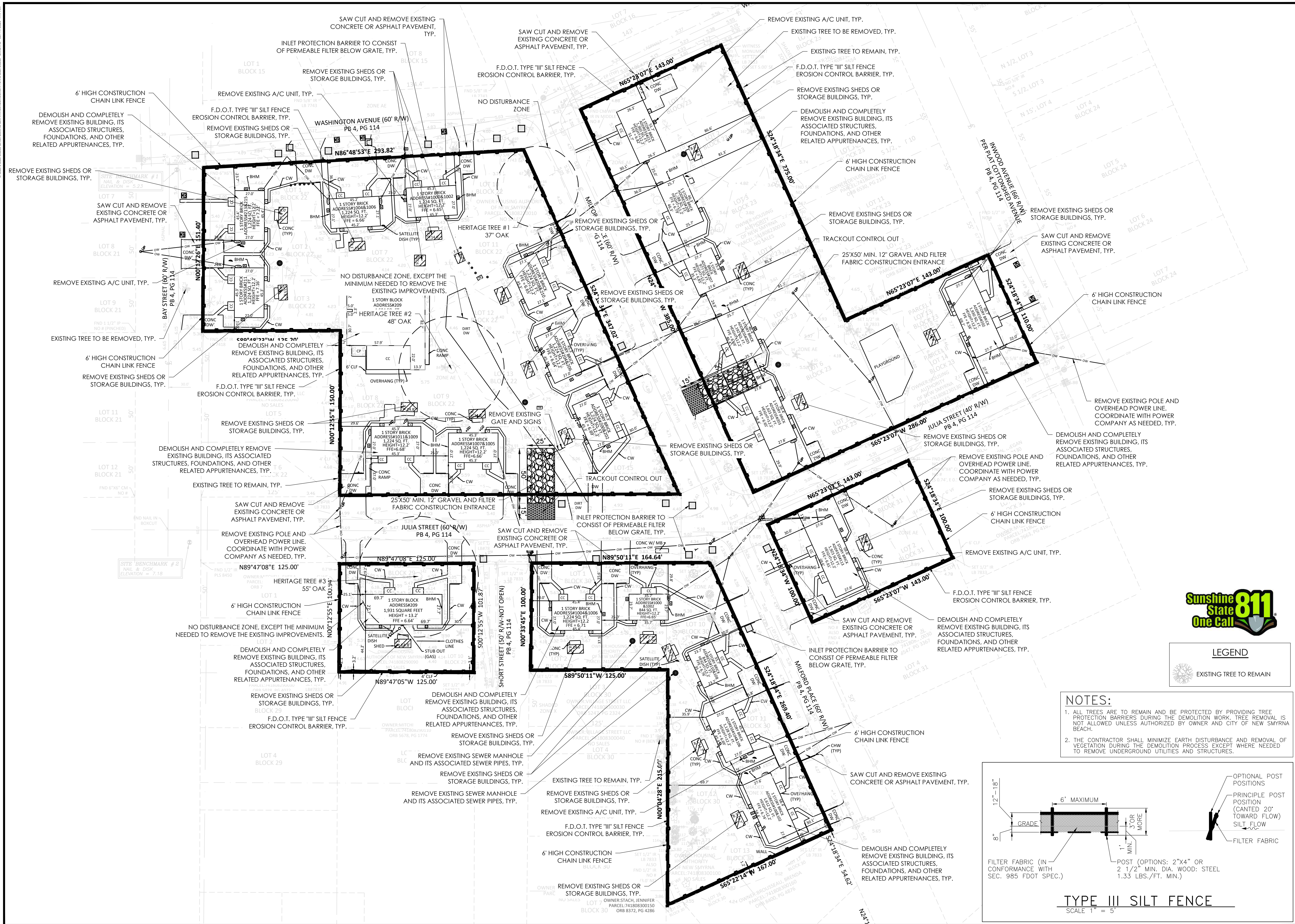
CLIENT/OWNER:
Good Housing Partnership

DATUM: HORIZ.

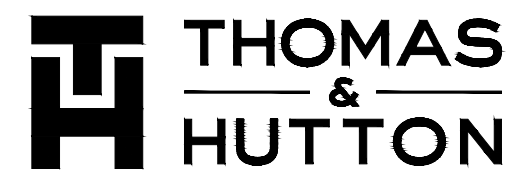
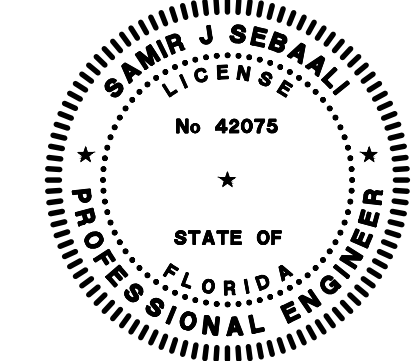
VERT.

JOB NO:	33575.0000
DATE:	06/10/2026
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	NOTED

C3.1



NO.	REVISIONS	BY	DATE



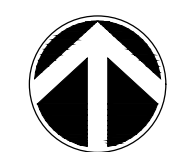
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SITE DEMOLITION PLAN

HOUSING AUTHORITY OF NEW
SMYRNA BEACH IMPROVEMENTS

PROJECT LOCATION:
209 Bay Street
New Smyrna Beach, FL 32168

CLIENT/OWNER:
Good Housing Partnership



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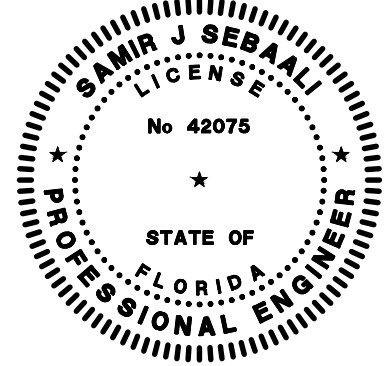
GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	33575.0000
DATE:	06/10/2026
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 40'

C4.0

1. GRADE ANY DISTURBED SITE AREAS AFTER COMPLETION OF DEMOLITION ACTIVITIES TO PROVIDE A SMOOTH FINISHED GRADE SURFACE WHILE MAINTAINING PRE-DEMOLITION DRAINAGE PATTERNS.
2. SEED AND MULCH DISTURBED AND GRADED AREAS.
3. REMOVE CHAIN LINK CONSTRUCTION FENCE AND SILT FENCE.

[illegible]

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POST DEMOLITION RESTORATION PLAN

HOUSING AUTHORITY OF NEW
SMYRNA BEACH IMPROVEMENTS

PROJECT LOCATION:
209 Bay Street
New Smyrna Beach, FL 32168

CLIENT/OWNER:
Good Housing Partnership



DATUM: HORIZ.: VERT.:

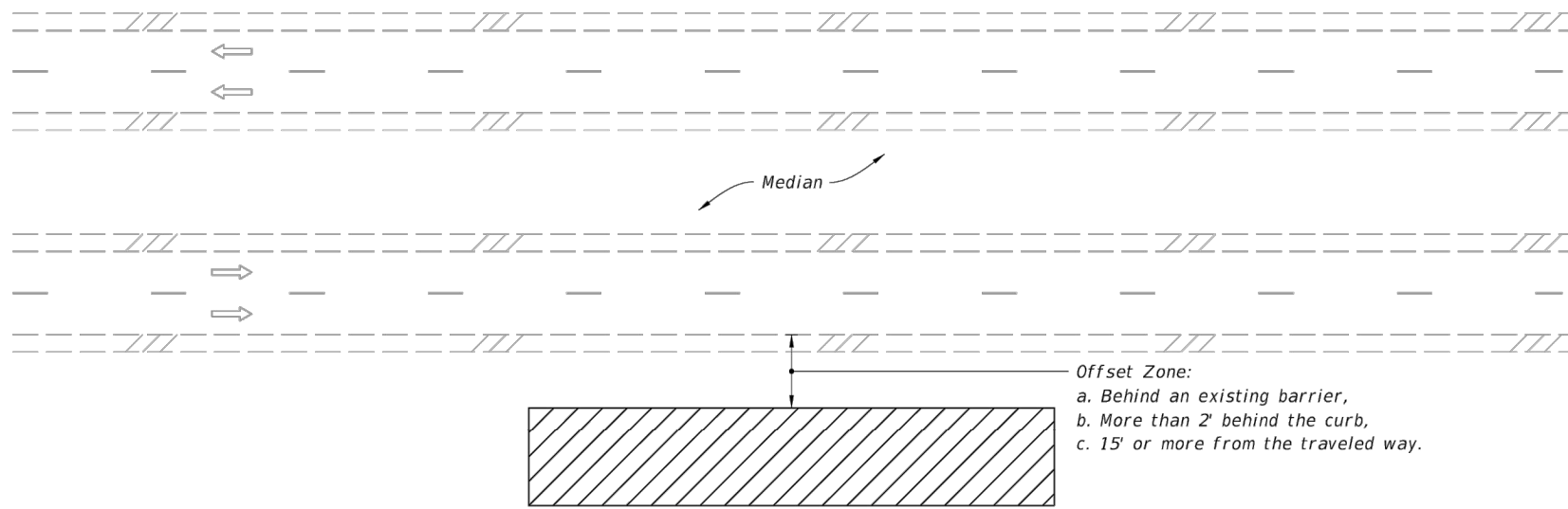
JOB NO:	33575.0000
DATE:	06/10/2026
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 40'

C5.0

D:\3375\3375.0000\PLANS\BIDDING\DRAWINGS\CONSTRUCTION\PLANS\3375.0000 - ACI 2602.dwg - Jun 11, 2024 - 2:19 AM

8/26/2025 11:18:38 AM

8/26/2025 9:46:52 AM



MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

LAST
REVISION
11/01/20

DESCRIPTION:

FY 2026-27
STANDARD PLANS

TWO-LANE AND MULTILANE ROADWAY,
WORK BEYOND THE SHOULDER

INDEX
102-601

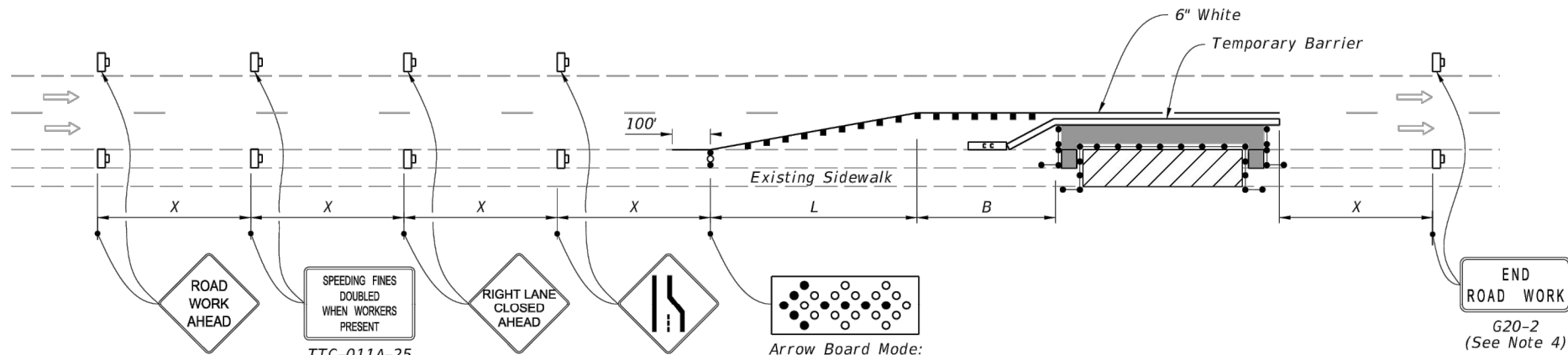
SHEET
1 of 1

NOTES:

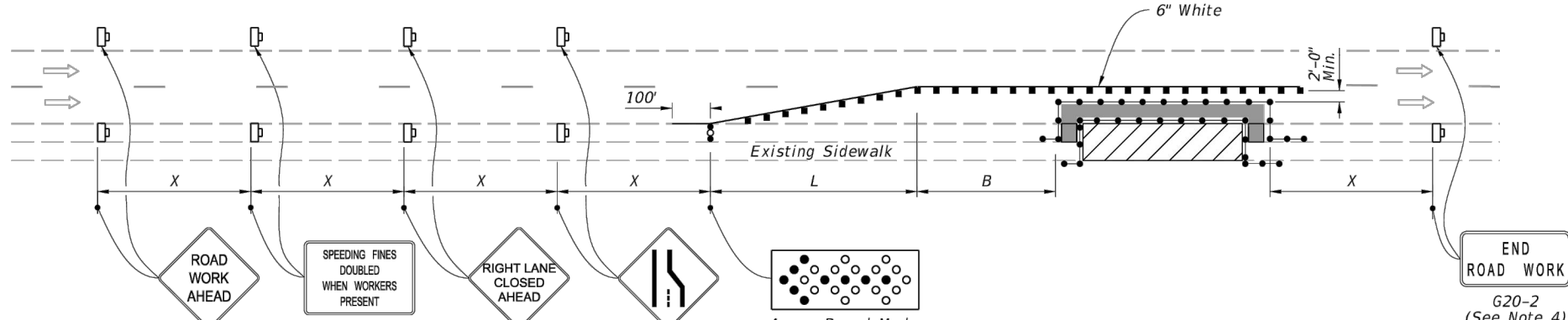
1. L = Taper Length
B = Buffer Length
X = Work Zone Sign Distance
See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

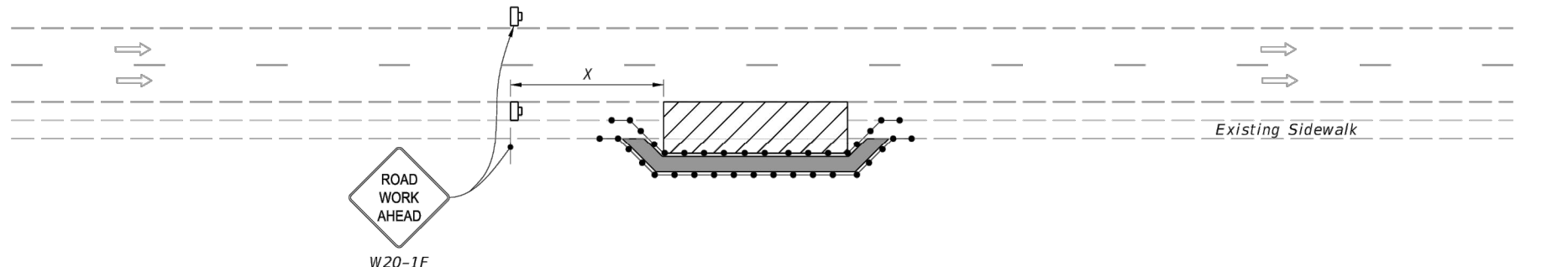
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST
REVISION
11/01/25

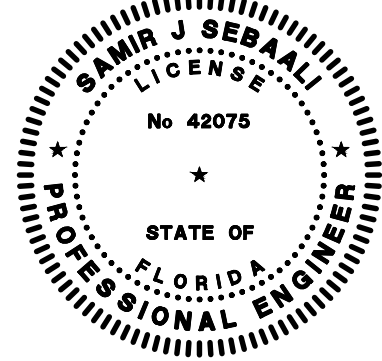
DESCRIPTION:

FY 2026-27
STANDARD PLANS

SIDEWALK CLOSURE

INDEX
102-660

SHEET
2 of 2



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MAINTENANCE OF TRAFFIC PLAN

HOUSING AUTHORITY OF NEW
SMYRNA BEACH IMPROVEMENTS

PROJECT LOCATION:
209 Bay Street
New Smyrna Beach, FL 32168

CLIENT/OWNER:
Good Housing Partnership

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DATE: 06/10/2026
DRAWN:
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APPROVED:
SCALE: NOTED

C6.0