AGENDA
HARBOR AND WATERWAYS BOARD MEETING
THURSDAY, MAY 22, 2025
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AGENDA APPROVAL**
3. **APPROVAL OF MINUTES**
4. **CURRENT BUSINESS**
   - **A) 4144 Belcourt Dr, Residential Marine Construction, HWB-001565-2025**
   - **B) 724 Harbor Blvd, Commercial Marine Construction, HWB-001582-2025**
   - **C) Ordinance 25-05-CC - Relating to livery vessels; amending Article VIII "*Registration of Livery Vessels*"; amending provisions related to transferability of permits; providing for additional required training and safety measures.**
5. **MEMBER COMMENTS/DISCUSSION**
   - **A) Jim Green**
     Norriego Point/Pointe Mezzanine
   - **B) John Stephens**
     Breakwater Snorkeling Location and Oyster Farming
     Live Aboard Update
     Pump Out Status (DWU)
   - **C) Guy Tadlock**
     Water Quality Update/Thresholds
     Repair of gate at Pump House
   - **D) Bill McKissick**
   - **E) Jerod Hayden**
   - **F) Ryan Holloway**
6. **PUBLIC COMMENTS**
7. **NEXT MEETING DATE: June 26, 2025**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

ITEM # 2025-596

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: May 22, 2025
BOARD/COMMITTEE: Harbor & Waterways Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Harbor & Waterways Board

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director

FROM: Ashley Dominguez, Planner
Daniel Butler, Principal Planner

DATE: May 13, 2025

SUBJECT: 4144 Belcourt Dr, Residential Marine Construction, HWB-001565-2025

I. BACKGROUND: Micah Site with Straight Line Marine Construction LLC has applied for Harbor and Waterways Board review for the construction of a new single-family dock, a covered boat slip, two catwalks, and two platforms.

The applicant seeks a recommendation of approval from the Harbor and Waterways Board for a Residential Marine Construction project proposing a dock and covered boat slip with:

Total Square Feet:	912
Total Number of Piers or Docks:	1 Dock
Total Length:	64 ft
Total Slip Density:	2
Located in the Destin Harbor:	No

II. DISCUSSION: The applicant requests Harbor and Waterways Board review for residential marine construction located at 4144 Belcourt Dr within Choctawhatchee Bay.

The Harbor and Waterways Board is being asked to review the proposed marine project per Land Development Code ***Section 11.05.01 - General regulations; prohibitions*** and ***Section 11.05.02 – Permitting procedures.*** Below are staff's findings with respect to ***Section 11.05.01*** and ***Section 11.05.02;*** items not applicable to this project are marked "Not Applicable."

11.05.01. General regulations; prohibitions*.This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

Staff response: *The applicant has submitted for authorization from all appropriate agencies.*

B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

Staff response: *Not applicable.*

C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. This is a residential dock; therefore, no fuel or oil will be sold, and an oil abatement plan is not required.*

F. No new or existing dock shall be constructed or modified such that the length of any

pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

Staff response: *Proposed construction complies with this regulation. Proposed construction is located within Choctawhatchee Bay.*

G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

Staff response: *Proposed construction complies with this regulation. Proposed construction is located within Choctawhatchee Bay.*

H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.

Staff response: *Not applicable.*

J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

L. No dock shall be constructed such that it constitutes a hazard to navigation.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

Staff response: *Proposed construction complies with this regulation. Proposed construction is located within Choctawhatchee Bay.*

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee

Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

Staff response: *Proposed construction complies with this regulation. Proposed dock length is 64 LF. 1.5 x the width of the property is approximately 184 LF.*

2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

Staff response: *Not applicable.*

N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

Staff response:*. The proposed construction complies with this regulation. Only 2 slips are proposed, so they will not exceed the required slip density.*

O. No boat or vessel, entering into, exiting or operating within the Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other persons within the Destin Harbor, or would contribute to any adjacent land erosion.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

Q. No pier shall extend more than six feet into a canal right-of-way.

Staff response: *Not applicable.*

R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

Staff response: *Staff sent the provided Adjacent Property Notification to the neighboring properties on May 2, 2025.*

T. No dock shall unreasonably interfere with the riparian rights of others.

Staff response: *Staff sent the provided Adjacent Property Notification to the neighboring properties on May 2, 2025. As proposed, the riparian rights of others are not interfered with.*

U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

Staff response: *Not applicable.*

V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

Staff response: *Not applicable.*

W. No construction shall be allowed which violates any provision of the Standard Building Code, as adopted by the City.

Staff response: *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

Staff response: *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection ***11.05.01.M.2***.

Staff response: *Not applicable.*

Pursuant to ***Section 11.05.03, Land Development Code (LDC)***, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to

maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

PUBLIC COMMENT:
Staff have received no comments from the public to date.

A. Link to Strategic Goals / Objectives: IV. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB): n/a

C. Level of Service (LOS): n/a

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The applicant requests the Harbor and Waterways Board recommendation for approval for a Residential Marine Construction Project located at 4144 Belcourt Dr. Additionally, the applicant provided the self-certification from the Florida Department of Environmental Protection (FDEP), File No.: 0458585001EE

City Staff reviewed the application and determined that the plans comply with ***LDC Section 11.05.00, Marina Siting***, and the Coastal Management Element of the City's Comprehensive Plan ***(Coastal Management Element Policy 6-1.1.6)***.

IV. RECOMMENDED MOTION: I move that the Harbor and Waterways Board recommend that City Council approve the Proposed Residential Marine Construction Project at 4144 Belcourt Dr, for the construction of a new single-family residential dock and a covered boat slip, with the following conditions:

1. **All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**

2. **All regulations of the City's Marina Siting *LDC Section 11.05.00* shall be adhered to and followed at all times.**

ALTERNATIVE MOTION:
I move that the Harbor and Waterways Board recommend that City Council deny the Proposed Residential Marine Construction Project at 4144 Belcourt Dr.

Attachments:

1. 1. Adjacent Property Notification
2. 2. Agent Affidavit
3. 3. Existing Conditions- Images
4. 4. FDEP approval
5. 5. Proof of Ownership
6. 6. Scaled and Dimensioned Site Plan

7. 7. Dock Details & Elevations

Community Development
Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

May 1, 2025

SUBJECT: Notification of Harbor & Waterways Board Application (HWB- 001565-2025) – Residential Marine Construction – 4144 Belcourt Dr

Dear Property Owner:

This letter is to notify you of a Proposed Marine Construction Project at **4144 Belcourt Dr.** The Marine Construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on May 22, 2025 (tentative).**

As an owner of property located near this project, ***Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S*** require a written notice providing you with the following information. This project proposes new marine construction in proximity to your property line; therefore, the City is requesting your input on the matter. If you would like to provide any comments you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.

1. Name of Owner: Jim Valveri
2. Name of Agent: Straight Line Marine Construction LLC
3. Address of Project: 4144 Belcourt Dr
4. Parcel ID Number: 00-2S-22-4600-0000-0040
5. Project Description: Construction of new residential dock and boathouse
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: http://www.cityofdestin.com/forms.aspx?fid=121

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4669 or via email at planning@cityofdestin.com.

Sincerely,

Ashley Dominguez
Planner

CC: David Prichard, Community Development Director
Planning Project File

AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, James Valveri am presently the owner and/or leaseholder at 4744 Belcourt Dr Destin, FL 32309, and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Straightline Marine Construction Co. whose address is 217 Government Ave Niceville, FL, County of Okaloosa, State of FL, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to: dock located at 4744 Belcourt Dr Destin, FL.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

OWNER

James Valveri
Signature

James Valveri
Printed Name

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization ___, this 31st day of March, 2025, by James Valveri (name of person acknowledging).

NOTARY PUBLIC
NNENNAYA U. UKPABI
Notary Public, State of Florida
Commission# HH 398864
My comm. expires May 16, 2027

Signature of Notary

Nnennaya U. Ukpabi
Printed Name of Notary or Seal

Personally known ___ OR Produced Identification ✓

Type of Identification Produced FL DL

South West Elevation

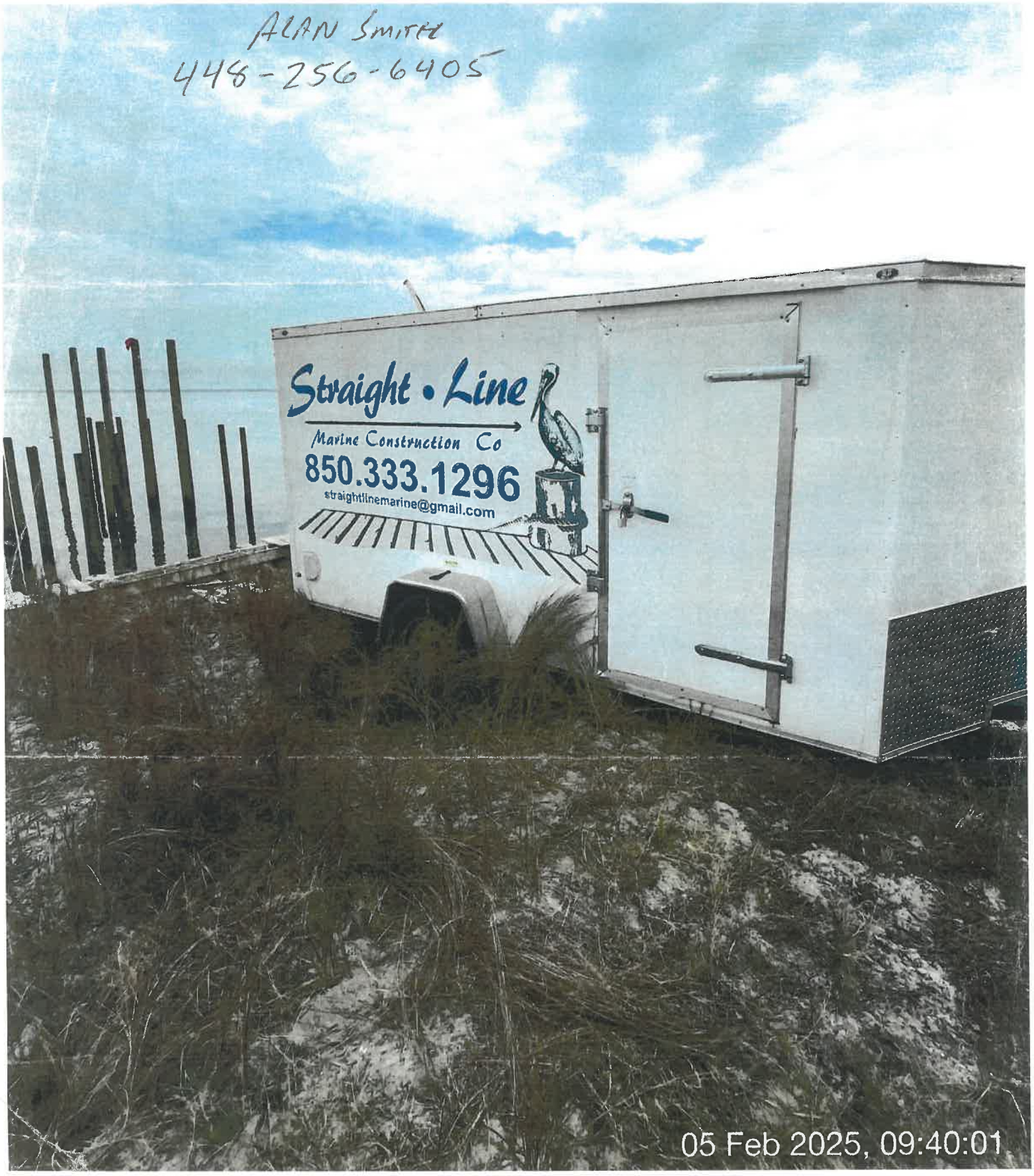
24°NE (T) 30°24'23"N, 86°27'12"W ±9ft 19ft



South West Elevation

38°NE (T) 30°24'23"N, 86°27'11"W ±13ft ▲ 5ft

ALAN Smith
448-256-6405



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Receipt for Submission

SELF-CERTIFICATION FOR A PROJECT AT A PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK

03/11/2025

Self-Certification File No.: **0458585001EE**

File Name: **4144 Belcourt Dr Destin, FL 32541 - Self Cert Exempt Dock with Boat Lift(s) (General)**

Dear **Micah Sites**: On **03/11/2025** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **24** Seconds: **24.0745**
LONG - Degrees: **-86** Minutes: **27** Seconds: **11.8753**
SITE ADDRESS: **4144 Belcourt Dr Destin, FL 32541**
COUNTY: **Okaloosa**

For:
Jim Valveri
4144 Belcourt Drive Destin, FL 32541

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in

conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by clicking here.

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self-Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.**

Notifications to the Corps. For all authorizations under this SPGP VI-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

1. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
2. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
3. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
4. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and

correspondence required by the general and special conditions of this permit to the following address.

1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
2. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

This SPGP Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self-Certification Process. This Self-Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self-Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 27, 2026, unless construction commenced or a contract to construct was executed before July 27, 2026, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 27, 2027. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self-Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self-Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

If you have any questions, please contact your local Department District Office. Contact information can be found at:
https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_01-2017_0.pdf.

For further information, contact the Corps directly at:
https://www.saj.usace.army.mil/Missions/Regulatory.aspx. When referring to your project, please use the SPGP Self-Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

ADDITIONAL INFORMATION

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions or issues with the attached documents, please contact your local Department District Office:
Northwest District
NWD_ERP_Applications@FloridaDEP.gov

Sincerely,
Florida Department of Environmental Protection.

Attachments:
FDEP Terms and Conditions
SPGP Terms and Conditions
Project Design Criteria

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

TERMS AND CONDITIONS

Self Certification File No.: **0458585001EE**

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S. The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;.
4. Is used ONLY for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

Boat lifts are subject to the following additional conditions:

1. Is to be installed in a proposed slip or, at or adjacent to the waterward end of the dock;
2. With other mooring will not result in the mooring of more than two vessels (including jet skis);
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Will not be located in areas prohibited for mooring by a previously issued permit or other form of authorization issued by a local government;

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or 258, F.S.

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's

title to such land or water.

3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times while in the immediate area and while in water where the draft of the vessel provides less than a

four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

CONDITIONS FOR DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE

Self Certification File No.: **0458585001EE**

Verification that the project meets the Project Design Criteria:
You have verified that the project meets the Project Design Criteria (attached in a separate document), and have authorized FDEP to send a copy of this verification to the Corps on your behalf.

General Conditions:

1. The time limit for completing the work authorized on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization:
   a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
   b. This permit does not grant any property rights or exclusive privileges.
   c. This permit does not authorize any injury to the property or rights of others.
   d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
d. Design or Construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
   a. You fail to comply with the terms and conditions of this permit.
   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Manatee Conditions:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of

manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at **ImperiledSpecies@myFWC.com**.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

FILE #3454053 RCD: 5/11/2021 2:40 PM, BK: 3545 PG: 3620, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $4,550.00 DEPUTY CLERK jkauffmann
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and return to:
Kimberly Kane
SETCO Services, LLC
2930 West County Highway 30A
101
Santa Rosa Beach, FL 32459
(850) 650-6161
File No BMB-21-1782

Parcel Identification No 00-2S-22-4600-0000-0040

Documentary Stamp Taxes were collected in the amount of 4,550.00 based on the purchase price of 650,000.00.

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF OKALOOSA

This indenture made the **5th day of May, 2021** between **Jason B. Sprenkle and Marilyn T. Sprenkle, Individually and as Trustees of The Sprenkle Joint Revocable Trust dated February 24, 2011**, whose post office address is **437 Captains Circle, Destin, FL 32541**, Grantor, to **James Valveri and Heidi L. Valveri, husband and wife**, whose post office address is **5992 Hardy Croom Court, Tallahassee, FL 32309,** Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Okaloosa, Florida, to-wit:

Lot 4, Estates of Indian Pointe, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 73, of the Public Records of Okaloosa County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TWO SEPARATE WITNESSES

Witness #1

Signature: _____

Print name: Rachel Wright

Witness #2

Signature: _____

Print name: Sara Oswalt

The Sprenkle Joint Revocable Trust dated February 24, 2011

By: _____
Jason B. Sprenkle, Individually and as Trustee

By: _____
Marilyn T. Sprenkle, Individually and as Trustee

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 3rd day of May, 2021, by Jason B. Sprenkle and Marilyn T. Sprenkle, Individually and as Trustees of The Sprenkle Joint Revocable Trust dated February 24, 2011, who is known to me or who has produced _____ as photo identification.

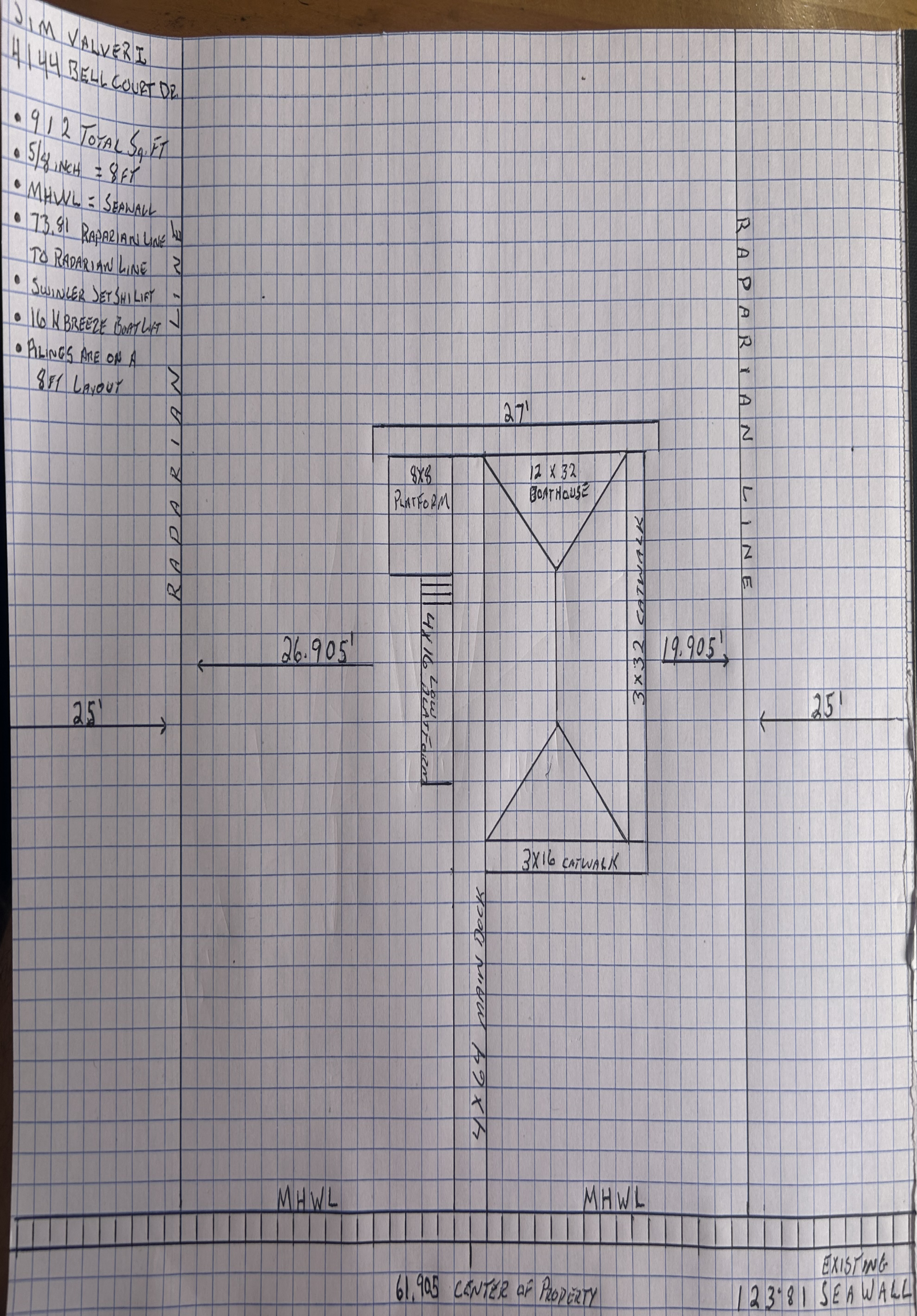
(AFFIX NOTARY SEAL HERE)

_____
Notary Public
Printed Name: Jennifer Pittman
My Commission Expires: December 15, 2024

JENNIFER PITTMAN
Notary Public - State of Florida
Commission # HH 072746
My Comm. Expires Dec 15, 2024
Bonded through National Notary Assn.

JIM VALVERI
4144 BELL COURT DR

- 912 TOTAL SQ. FT
- 5/8 INCH = 8FT
- MHWL = SEAWALL
- 73.81 RAPARIAN LINE TO RADARIAN LINE
- SWINGER JET SKI LIFT
- 16 K BREEZE BOAT LIFT
- PILINGS ARE ON A 8FT LAYOUT



GENERAL NOTES & SPECIFICATIONS

1. DESIGN CRITERIA

A. CODES

FLORIDA BUILDING CODE 2023 RESIDENTIAL

FLORIDA FIRE CODE 2020 8th ADDITION

2020 NATIONAL ELECTRICAL CODE

AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (TIMBER CONSTRUCTION MANUAL, LATEST EDITION)

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318).

BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (A.C.I.531).

AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LATEST EDITION.

B. DESIGN LIVE LOADS:

ROOF	20 PSF
FLOORS	40 PSF
LATERAL WIND FORCES	160 MPH ASCE 7-22 EXPOSURE "D"
1st STORY DESIGN WIND PRESSURE:	43 PSF, -47 PSF

DESIGNED FOR: OPEN BUILDING
STRUCTURAL CATEGORY: II
IMPORTANCE FACTOR: 1.0
INTERNAL PRESSURE COEFFICIENT +0.18 to -0.18

WIND DESIGN CRITERIA: METHOD 2-ANALYTICAL PROCEDURE FOR ASCE 7-22

WALL PRESSURE FOR COMPONENTS & CLADDING: (160 MPH) WORST CASE
INTERIOR ZONES (ZONE 4)

EFFECTIVE AREA (FT)	DESIGN PRESSURE (PSF)
10	+35.3, -38.2
20	+33.7, -36.7
50	+31.6, -34.6
100	+30.0, -33.0

END ZONES (ZONE 5): WITHIN 6 FT OF CORNERS

10	+35.3, -47.2
20	+33.7, -44.0
50	+31.6, -39.8
100	+30.0, -36.7

ROOF PRESSURE FOR COMPONENTS AND CLADDING:

ZONE	DESIGN PRESSURE (PSF)
1	+20.3, -32.3
2	+20.3, -68.1
3	+20.3, -68.1

N. SECURE EACH ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON HURRICANE CLIPS(OR EQUAL) AS INDICATED ON PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF TRUSSES TO ENGINEER TO VERIFY/MODIFY UP-LIFT CONNECTORS.

O. ALL EXTERIOR WALL FRAMING SHALL BE 2"x4" OR 2"x6" AT 16" O.C., UNLESS NOTED OTHERWISE ON THE PLANS. 7/16" OSB SHEATHING OR 1/2" CDX PLYWOOD PANELS SHOULD EXTEND TO THE TOP PLATE AND TO THE BOTTOM OF EXTERIOR GIRDERS OR SILL PLATE. NAIL PLYWOOD AT 4" O.C. AT ALL EDGES AND 4" O.C. AT INTERMEDIATE SUPPORTS,OR AS INDICATED PER PLAN.

P. USE SIMPSON ST18 (OR EQUAL) RIDGE/RAFTER CONNECTORS OR SIMPSON RR STRAPS AT ALL RAFTERS/RIDGE BEAMS, OR AS INDICATED PER PLAN.

Q. USE SIMPSON SP1 AND SP2 (OR EQUAL) TO SECURE STUDS TO BOTTOM AND TOP PLATES, OR AS INDICATED PER PLAN.

R. USE TWO (2) SIMPSON LSTA21 (OR EQUAL) TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT, OR AS INDICATED PER PLAN.

S. USE SIMPSON LSTA21 STRAP TIES (OR EQUAL) OR SIMPSON SP4 (OR EQUAL) AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING, OR AS IDICATED PER PLANS.

T. CUTTING, NOTCHING BORED HOLES IN STUD WALLS, RAFTERS, ETC. SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 RESIDENTIAL

U. RIDGE BOARDS WHERE INDICATED ON FRAMING PLANS SHALL NOT BE LESS THAN 1" IN THICKNESS, AND NOT LESS IN DEPTH THAN CUT END OF RAFTERS. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO RIDGE BOARD.

V. ALL WOOD BUILT-UP GIRDERS, BEAMS, STUDS TO SOLE PLATES, ETC. TO BE CONNECTED AS PER FLORIDA BUILDING CODE 2020 RESIDENTIAL ,

W. AT OPENING IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING WITH THE ENDS OF THE HEADER SUPPORTED AS FOLLOWS (UNLESS OTHERWISE NOTED):

I. FOR OPENINGS LESS THAN 3 FEET IN WIDTH, EACH SIDE OF HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO WALL STUD.

II. FOR OPENINGS OVER 3 FEET TO LESS THAN 6'-0", EACH END SHALL BEAR ON SINGLE HEADER STUD.

III. FOR OPENINGS MORE THAN 6'-0" AND LESS THAN 12' IN WIDTH, EACH END SHALL BEAR ON DOUBLE HEADER STUD.

IV. ANY HEADER SUPPORTING CONCENTRATED LOADS FROM BEAMS ABOVE, EACH END SHALL BEAR ON DOUBLE HEADER STUD.

X. WHERE WOOD BEAMS BEAR ON STUD WALLS, PROVIDE MINIMUM DOUBLE OR TRIPLE STUDS, DEPENDING ON BEAM WIDTH AND LOADS, UNDER FOUNDATION.

Y. AT AREAS WHERE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES, PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGNS.

A. STRUCTURAL TIMBER SHALL BE #2 SOUTHERN YELLOW PINE (M.C. - 19%), LODGE POLE, OR APPROVED (BY STRUCTURAL ENGINEER) EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS, WITH ALLOWABLE STRESSES AS FOLLOWS:

BENDING STRESS	1,200 PSI	1,050 PSI	LODGE POLE
SHEAR STRESS	90 PSI	70 PSI	
COMPRESSION STRESS PARALLEL TO GRAIN	1,000 PSI	700 PSI	
MODULUS OF ELASTICITY	1,600,000 PSI	1,200,000 PSI	

B. STRUCTURAL GLUE LAMINATED TIMBER SHALL BE VISUALLY GRADED SOUTHERN PINE WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	2,400 PSI
SHEAR STRESS	200 PSI
MODULUS OF ELASTICITY	1,800,000 PSI

C. STRUCTURAL PARALLAM BEAMS ALL SHALL HAVE HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	2,900 PSI
SHEAR STRESS	290 PSI
MODULUS OF ELASTICITY	2,000,000 PSI

D. PLYWOOD SHEATHING:

I. EACH CONSTRUCTION AND INDUSTRIAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LARGEST EDITION OF U.S. PRODUCT STANDARDS PS 1 OR APA PRP-108 PERFORMANCE STANDARDS. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.

II. PANEL ROOF, SHEATHING SHALL BE 5/8" THICK APA STRUCTURAL 1 RATED SHEATHING EXP. 2 (UNLESS OTHERWISE NOTED ON PLANS). SHEATHING PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.

INTERMEDIATE SUPPORTS, OR AS INDICATED ON PLAN.

E. ALL BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AS OTHERWISE NOTED ON BUILDING SECTIONS.

F. PREFABRICATED WOOD STRUCTURAL MEMBERS, INCLUDING TRUSSES SHALL BE DESIGNED SPECIALLY FOR THIS PROJECT FOR A 160 MPH LATERAL LOAD IAW ASCE 7-22 LATERAL LOAD, AND SEALED BY A FLORIDA REGISTERED ENGINEER.

G. REVIEW ALL DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING ETC. TO ASCERTAIN LOADS FROM EQUIPMENT, OPENINGS FOR DUCTS ETC. AND PROVIDE MODIFICATION TO TRUSSES IF REQUIRED TO SUPPORT SAME.

H. TRUSS LAYOUT AS SHOWN ON PLANS IS SCHEMATIC AND MAY BE MODIFIED WITH APPROVAL OF ENGINEER.

I. ALTHOUGH WEB LAYOUT MAY BE SHOWN ON PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO ACCEPT, APPROVE OR MODIFY, AS REQUIRED FOR THE DESIGN PURPOSE.

J. WOOD-TO-WOOD FRAMED CONNECTIONS ARE TO BE MADE WITH BOLTS AND/OR JOIST HANGERS AS SHOWN. TOE-NAILING IS NOT PERMITTED.

K. MAXIMUM SPANS OF DIMENSIONAL LUMBER USED FOR JACK RAFTERS AT HIPPED ROOF SECTIONS SHALL BE IN ACCORDANCE WITH "SPAN TABLES FOR JOISTS AND RAFTERS" AS PUBLISHED BY THE NATIONAL WOOD PRODUCTS ASSOCIATION.

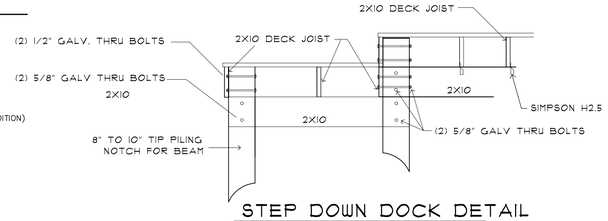
L. HIP RAFTERS SHALL BE 2 INCHES DEEPER THAN JACK RAFTERS.

M. ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS

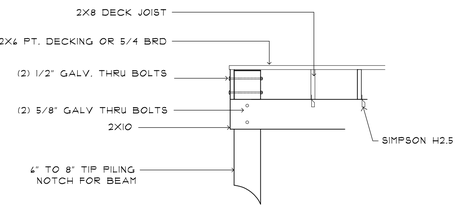
1. ROOF SHEATHING: 5/8 CDX - NAIL 10d RING SHANK FULL HEAD - 3" PERIMETER 4" FIELD.(SHINGLES) FOR METAL ROOFING: PT. 2X4 PURLINGS @ 24" O.C. . USE (2) 3" SS SCREWS PER CONNECTION
2. ROOF RAFTERS: 2X6 - 24" O.C. (MAX. UNBRACED HORIZONTAL SPAN - 11'-6") OR PRE-ENGINEERED ROOF TRUSSES.
3. WALL FRAMING: 2X4 OR 2x6 @ 16" O.C. - LODGE POLE MAY BE USED FOR INT. STUD FRAMING. LVP SHALL BE USED FOR TOP AND BOTTOM PLATES.
4. SECURE ROOF RAFTERS TO TOP PLATE WITH SIMPSON H2.5 CLIPS OF EQUAL OR GREATER UPLIFT CAPACITY MAY BE SUBSTITUTED. (8) 8D COMMON TO PLATE AND (8) 8D COMMON TO TRUSS. SECURE RIDGE BEAM TO EACH RAFTER WITH SIMPSON ST22 - 16 GA.
5. WALL SHEATHING: 1/2 CDX - NAIL 8D COMMON - 4" PERIMETER/4" FIELD.

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STRUCTURAL DETAIL SHEETS ARE COPYRIGHTED. ANY UNAUTHORIZED USE OR REPRODUCTION IS EXPRESSLY PROHIBITED, AND SHALL BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

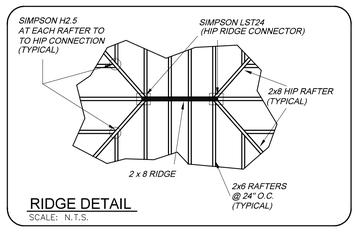
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE AUTHOR CANNOT GAURANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION AND BE RESPONSIBLE FOR SAME.



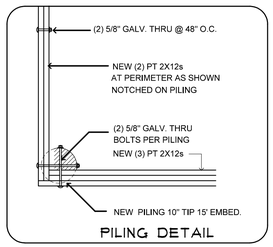
STEP DOWN DOCK DETAIL
NTS



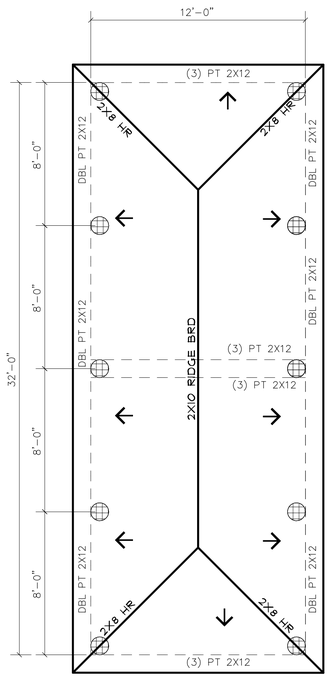
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NTS



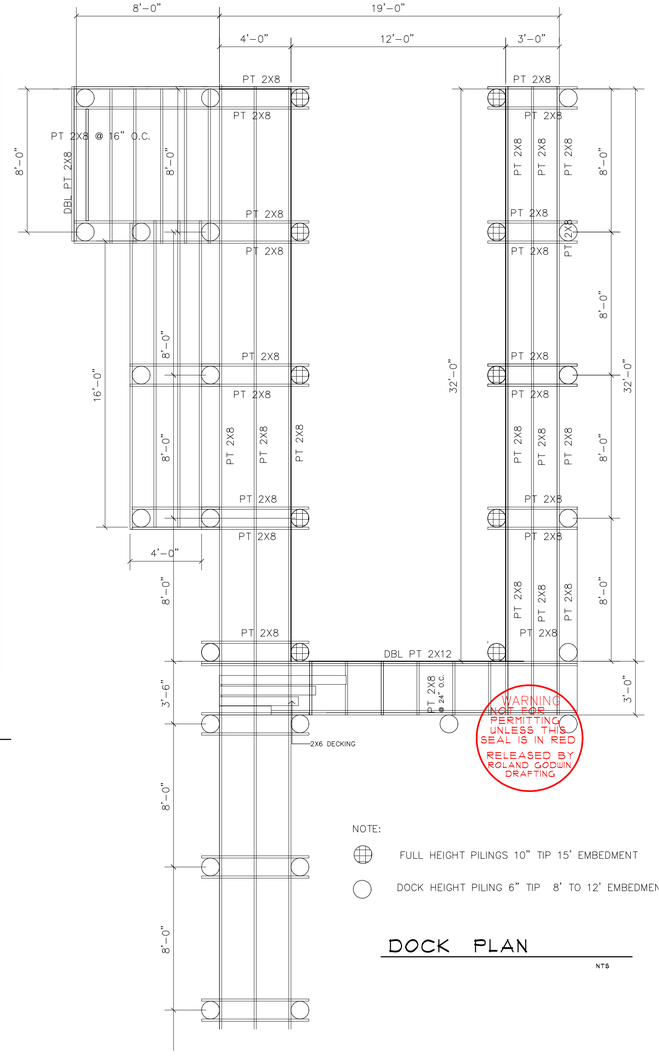
RIDGE DETAIL
SCALE: N.T.S.



PILING DETAIL



ROOF/BEAM LAYOUT
SCALE 1/4"=1'-0"

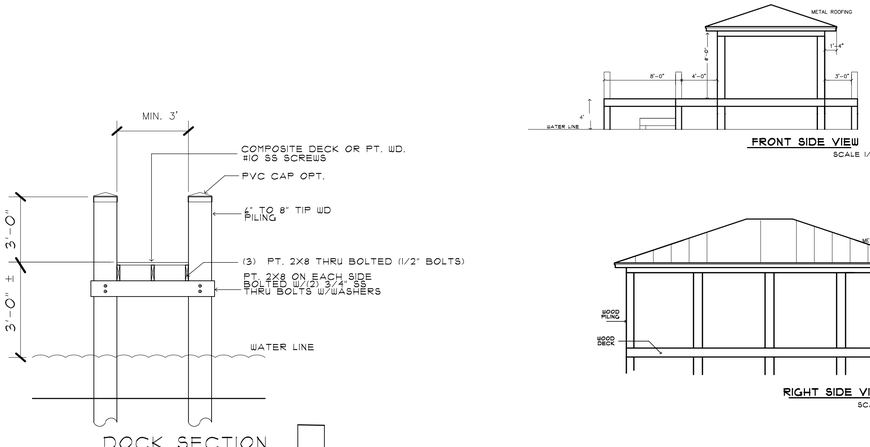


NOTE:

FULL HEIGHT PILINGS 10" TIP 15' EMBEDMENT

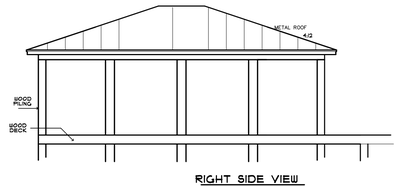
DOCK HEIGHT PILING 6" TIP 8' TO 12' EMBEDMENT

DOCK PLAN
NTS

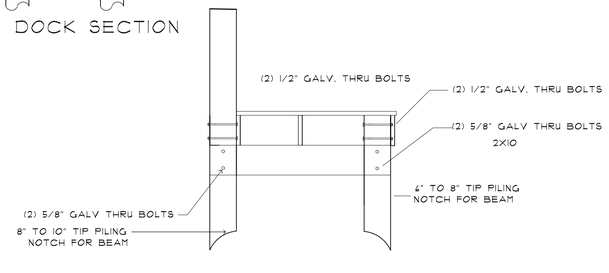


DOCK SECTION

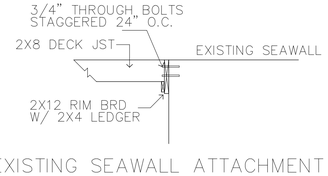
FRONT SIDE VIEW
SCALE 1/8"=1'-0"



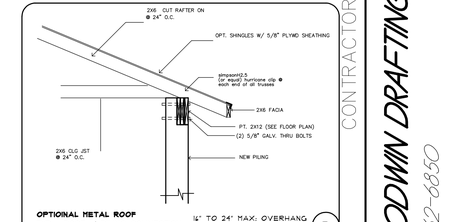
RIGHT SIDE VIEW
SCALE 1/8"=1'-0"



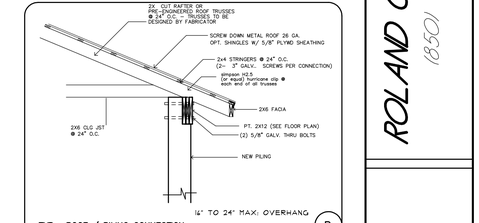
DOCK DETAIL
NTS



EXISTING SEAWALL ATTACHMENT



OPTIONAL METAL ROOF
TYP. ROOF / PILING CONNECTION
SCALE: N.T.S.
14' TO 24' MAX. OVERHANG
F



TYP. ROOF / PILING CONNECTION
SCALE: N.T.S.
14' TO 24' MAX. OVERHANG
B

CA 7066
Gulf Coast Engineering
Commercial and Residential Design
P.O. Box 4915
Panama City Beach, Florida 32549
850-267-4988
MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 42137
FL REG. NO. 41126

PLAN NO.

RESIDENCE FOR:
VALVERI RESIDENCE
4144 BELCOURT DR. DESTIN,FL.

ROLAND GODWIN DRAFTING
(850) 862-6850

CONTRACTOR / OWNER TO VERIFY ALL CONTENTS OF THIS PLAN

ITEM # 2025-597

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: May 22, 2025
BOARD/COMMITTEE: Harbor & Waterways Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.B.

TO: Harbor & Waterways Board

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director

FROM: Ashley Dominguez, Planner
Daniel Butler, Principal Planner

DATE: May 13, 2025

SUBJECT: 724 Harbor Blvd, Commercial Marine Construction, HWB-001582-2025

I. BACKGROUND: Jim Simmons has applied for Harbor and Waterways Board review for the reconfiguration of an existing 6-slip multi-family (commercial) dock.

The applicant seeks a recommendation of approval from the Harbor and Waterways Board for a Commercial Marine Construction project proposing the reconfiguration of an existing dock with:

Total Square Feet:	4,151
Total Number of Piers or Docks:	1 Dock
Total Length:	71 ft
Total Slip Density:	6
Located in the Destin Harbor:	Yes

II. DISCUSSION: The applicant requests Harbor and Waterways Board review for commercial marine construction located at 724 Harbor Blvd within Destin Harbor.

The Harbor and Waterways Board is being asked to review the proposed marine project per Land Development Code ***Section 11.05.01 - General regulations; prohibitions*** and ***Section 11.05.02 – Permitting procedures.*** Below are staff's findings with respect to ***Section 11.05.01*** and ***Section 11.05.02;*** items not applicable to this project are marked "Not Applicable."

11.05.01. General regulations; prohibitions*.This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

Staff response: *The applicant has submitted for authorization from all appropriate agencies.*

B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

Staff response: *Not applicable.*

C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. As designed, the proposed dock reconfiguration does not include any provisions for selling fuel and/or oil.*

F. No new or existing dock shall be constructed or modified such that the length of any

pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

Staff response: *Proposed construction complies with this regulation. Proposed construction is 71 LF; 20% of the Destin harbor water width measured from the MHWL is approx. 87 LF.*

G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

Staff response: *Proposed construction complies with this regulation. Proposed dock length will not exceed more than 200 ft or 20% of the waterway width.*

H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.

Staff response: *Not applicable.*

J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

L. No dock shall be constructed such that it constitutes a hazard to navigation.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

Staff response: *Proposed construction complies with this regulation. Proposed construction is 71 LF; the total width of the lot at the MHWL is approx. 98 LF.*

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee

Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

Staff response: *Not applicable.*

2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

Staff response: *Not applicable.*

N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

Staff response:*. The proposed construction complies with this regulation. There are six (6) existing slips being reconfigured. No additional slips are being proposed.*

O. No boat or vessel, entering into, exiting or operating within the Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other persons within the Destin Harbor, or would contribute to any adjacent land erosion.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

Q. No pier shall extend more than six feet into a canal right-of-way.

Staff response: *Not applicable.*

R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

Staff response: *Staff sent the provided Adjacent Property Notification to the neighboring*

properties on May 1, 2025.

T. No dock shall unreasonably interfere with the riparian rights of others.

Staff response: *Staff sent the provided Adjacent Property Notification to the neighboring properties on May 1, 2025. As proposed, the riparian rights of others are not interfered with.*

U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

Staff response: *Not applicable.*

V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

Staff response: *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

W. No construction shall be allowed which violates any provision of the Standard Building Code, as adopted by the City.

Staff response: *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

Staff response: *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection ***11.05.01.M.2***.

Staff response: *Not applicable.*

Pursuant to ***Section 11.05.03, Land Development Code (LDC)***, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to

maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

PUBLIC COMMENT:
Staff have received no comments from the public to date.

A. Link to Strategic Goals / Objectives: IV. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB): n/a

C. Level of Service (LOS): n/a

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The applicant requests Harbor and Waterways Board recommend City Council approval for a Commercial Marine Construction Project located at 724 Harbor Blvd. Additionally, the applicant provided proof of submittal from the Florida Department of Environmental Protection (FDEP) and
Proof of Army Corps Submittal, Permit Application No. SAJ-2023-00893.

City Staff reviewed the application and determined that the plans comply with ***LDC Section 11.05.00, Marina Siting***, and the Coastal Management Element of the City's Comprehensive Plan ***(Coastal Management Element Policy 6-1.1.6)***.

IV. RECOMMENDED MOTION: I move that the Harbor and Waterways Board recommend City Council approval of the Proposed Commercial Marine Construction Project at 724 Harbor Blvd, for the reconfiguration of an existing multifamily commercial dock, with the following conditions:

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and

2. All regulations of the City's Marina Siting *LDC Section 11.05.00* shall be adhered to and followed at all times.

ALTERNATIVE MOTION:
I move that the Harbor and Waterways Board recommend that the City Council deny the Proposed Commercial Marine Construction Project at 724 Harbor Blvd.

Attachments:

1. 1. Adjacent Property Notification
2. 2. Army Corps Submittal
3. 3. Boundary Survey
4. 4. Existing Conditions- Image
5. 5. FDEP submittal
6. 6. Proof of Ownership

7. 7. Scaled and Dimensioned Site Plan
8. 8. Submerged Land Lease

Community Development
Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

May 1, 2025

SUBJECT: Notification of Harbor & Waterways Board Application (HWB- 001582-2025) – Commercial Marine Construction – 724 Harbor Blvd

Dear Property Owner:

This letter is to notify you of a Proposed Marine Construction Project at **724 Harbor Blvd.** The Marine Construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on May 22, 2025 (tentative).**

As an owner of property located near this project, ***Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S*** require a written notice providing you with the following information. This project proposes new marine construction in proximity to your property line; therefore, the City is requesting your input on the matter. If you would like to provide any comments you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.

1. Name of Owner: Harbor Plantation Condominium Owners Association, Inc.
2. Name of Agent: N/A
3. Address of Project: 724 Harbor Blvd
4. Parcel ID Number: 00-2S-22-1099-0000-0102
5. Project Description: reconfiguration of existing 6 slip dock
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: http://www.cityofdestin.com/forms.aspx?fid=121

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4669 or via email at planning@cityofdestin.com.

Sincerely,

Ashley Dominguez
Planner

CC: David Prichard, Community Development Director
Planning Project File

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKONVILLE, FLORIDA 32207-8175

October 5, 2023

Regulatory Division

Permit Application No. SAJ-2023-00893 (LP-RDS)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Harbor Plantation Condo Owners Association
POC: Jim Simmons
724 Harbor Blvd
Destin, Florida, 32541

WATERWAY & LOCATION: The project is located in Destin Harbor, at 724 Harbor Boulevard, Destin, Florida, 32541.

Directions to the site are as follows: In Pensacola. Beginning at the intersection of North Palafox Street and Garden Street, travel East on E Garden Street towards South Jefferson Street for 0.3 miles. Continue onto N Alcaniz Street for 331 feet and turn right onto East Chase Street for 0.7 miles. East Chase Street then turns left and becomes US-98 East for 46.5 miles. The destination will be on the right.

LATITUDE & LONGITUDE: Latitude 30.390011°
Longitude -86.488542°

EXISTING CONDITIONS: The project site is located between a residential home and a commercial development in Destin Harbor. There is no submerged vegetation present within the project area. Several docks have been constructed near the vicinity of the project site. Additionally, a seawall is present at the project site.

PROPOSED WORK: The applicant proposes a 799 square foot multi-family dock with six slips. The dock would consist of a 5-foot by 23-foot access pier, a 6-foot by 93-foot access pier, a 3-foot by 42-foot finger pier, and pilings for six boat lifts. The dock would include six slips consisting of a 42-foot by 18-foot slip, 42-foot by 18.5-foot slip, two 34-foot by 13-foot slips, 34-foot by 13.5-foot slip, and a 34-foot by 14-foot slip. All slips would have boat lifts. The dock would extend 71 feet into the waterbody. The area of the over-water structure would be 799 square feet.

Compensatory Mitigation: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

Due to the minimal nature of the proposed work, compensatory mitigation has not been proposed.

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) has determined the project may affect but is not likely to adversely affect the West Indian manatee, wood stork, Loggerhead sea turtle, Hawksbill sea turtle, Leatherback sea turtle, Green sea turtle, Kemp's Ridley sea turtle, and Gulf sturgeon. The Corps will request Fish and Wildlife Service's and National Marine Fisheries Service's concurrence with this determination pursuant to Section 7 of the Endangered Species Act by separate letter.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act of 1996. The proposal would impact approximately 799 square feet of unvegetated estuarine waters utilized by various life stages of coastal migratory pelagics, Red drum, 4 shrimp species, and 43 reef fish species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries within Destin Harbor. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

CULTURAL RESOURCES:

The Corps has evaluated the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act and has followed the guidelines of 33 CFR Part 325, Appendix C. Due to the project being limited to the submerged bottomlands and in areas of previous impacts from dock construction, the Corps has determined the project has no potential to cause effects to historic properties.

NAVIGATION: The proposed structure is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

This project is being evaluated for possible issuance pursuant to a letter of permission. Comments regarding the application should be submitted in writing to the District Engineer at the above address within 15 days from the date of this notice.

If you have any questions concerning this application, you may contact Rylee Simon at the letterhead address, by electronic mail at rylee.d.simon@usace.army.mil, or by telephone at 850-266-8167.

The decision whether to issue or deny this permit application will be based on the information received from this coordination and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as any compensatory mitigation proposed.

Sincerely,

Rylee Simon
Project Manager

Coordination Information
for
SAJ-2023-01892

Applicant
Harbor Plantation Condo Owners Association
POC: Jim Simmons
724 Harbor Blvd
Destin, Florida 32541
Simmons334@comcast.net

Agent
Jason Taylor
1225 Oakview Rd
Decatur, Georgia 30030
Jason@oakhurstconsult.com

Adjacent property owners
John Somers
722 Harbor Blvd
Destin, Florida 32541

Elite Enterprises LLC
730 Harbor Blvd
Destin, Florida 32541

NMFS-HCD, Mark Sramek, mark.sramek@noaa.gov

U.S. EPA, Cynthai VanDerWiele, vanderwiele.cynthia@epa.gov

USFWS, FW4FLESRegs@fws.gov

SHPO, compliancepermits@dos.myflorida.com

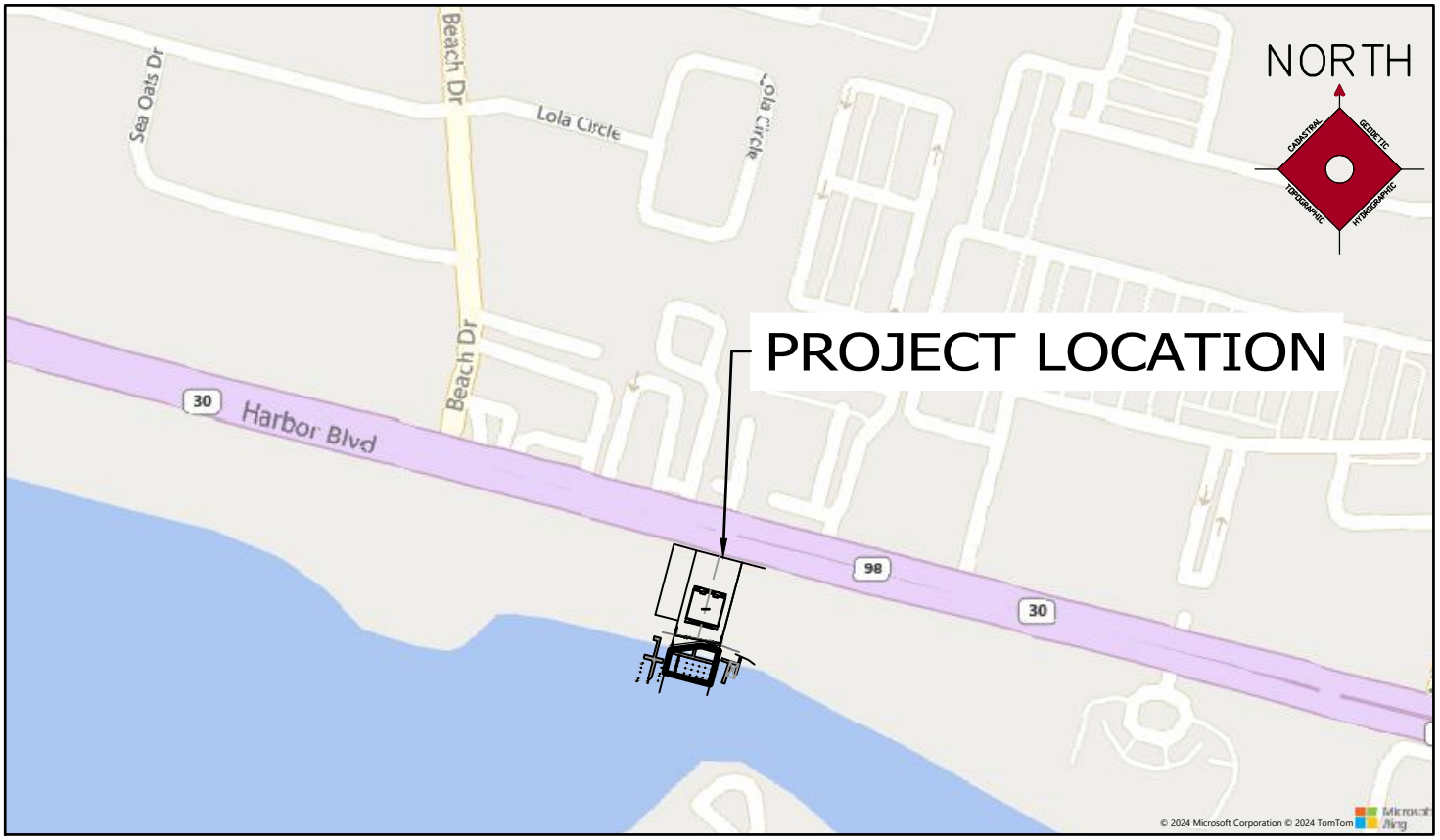
FWCC, fwcconservationplanningservices@myfwc.com

Mobile District USACE
Waylon Register, Waylon.t.register@usace.army.mil
Ashley Kleinschrodt, ashley.n.kleinschrodt@usace.army.mil

U.S. Coast Guard Eighth District
D8oanPATON@uscg.mil
SectorMobileWaterways@uscg.mil

SOVEREIGN SUBMERGED LAND LEASE
FIELD SURVEY

PARCEL OF SOVEREIGN SUBMERGED LAND LYING IN
UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 20 WEST
OKALOOSA COUNTY, FLORIDA



400 200 0 400 800

GRAPHIC SCALE
1" = 400

Corrections made to legal and drawing.

LOT 7 & 8, BLOCK L
REVISED SECOND EAST PASS ADDITION TO DESTIN
PLAT BOOK 1, PAGE 19A, UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST
OKALOOSA COUNTY, FLORIDA

© FGS SURVEYORS 2025

HORACE WAYNE WALKER, JR. LICENSE NUMBER 5029 STATE OF FLORIDA Professional Surveyor and Mapper

TYPE SURVEY:	SPECIFIC PURPOSE SURVEY
CLIENT:	KING CONSTRUCTION
FIELD DATE:	10/14/2024
F.B.	24
COORDINATE SYSTEM:	State Plane – Florida North
HORIZ. DATUM:	NAD83
VERT. DATUM:	NAVD88

HORACE WAYNE WALKER, JR. – FL PSM No.5029
DOUGLAS W. COTHERN – FL PSM No.6508

06-MAR-2025 | LB #8227

FGS-SURVEYORS
(833) 787-8627 | WWW.FGS-SURVEYORS.COM
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547

Drawn By: BC
Checked By: HWW

MAP#
240373

11/9/2022 Robert Cook q:\state-proj\florida-proj\2024 projects\240373 harbor plantation condos-fdep permit\cadd files\dwg\240373 harbor plantation condos-fdep permit

SOVEREIGN SUBMERGED LAND LEASE
FIELD SURVEY

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY FGS-SURVEYORS, LLC., VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. PREPARED AS A SPECIFIC PURPOSE SOVEREIGN SUBMERGED LAND EASEMENT SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY.
3. THE MEAN HIGH WATER ELEVATION IS 0.73 FEET (NAVD88), BASED ON THE "REQUEST FOR TIDAL DATUM" FORM DATED 10 JULY, 2024 RECEIVED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SIGNED BY M. KEVIN MEARS P.S.M. DATED 11 DECEMBER 2024.
4. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND NGS BENCHMARK OKA 2, PID# BG3654, HAVING AN ELEVATION OF 23.02 FEET.
5. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
6. UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
7. IMPROVEMENTS SHOWN HEREON ARE FOR VISUAL REPRESENTATION ONLY AND ARE NOT COMPLETE.
8. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY FGS-SURVEYORS, LLC.
9. APPARENT USES ARE AS SHOWN. NO APPARENT USES WERE DETERMINED.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
11. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST PROPERTY LINE, SAID LINE BEARING S14°43'43"W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983,
12. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
13. TOP OF SEAWALL ELEVATION IS 3.20 FEET AND A MEAN HIGH WATERLINE ELEVATION OF 0.73 FEET NAVD88 DATUM.
14. THIS PARCEL LIES IN FLOOD ZONE X & ZONE AE (9) AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0488J, DATED 03/09/2024, AND FURNISHED BY FEMA FLOOD MAP SERVICE CENTER.
15. THIS SURVEY IS CERTIFIED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND HARBOR PLANTATION CONDO, INC.
16. THIS SURVEY FALLS IN A UNSECTIONALIZED PORTION OF OKALOOSA COUNTY, FLORIDA. THERE ARE NO INDIVIDUAL SECTIONS IN THIS AREA.
17. THERE ARE TWO DIFFERENT TYPES WATER LINES, (W/E) WATERS EDGE AND (MHWL) MEAN HIGH WATER LINE.

FGS-SURVEYORS
(833) 787-8627 | WWW.FGS-SURVEYORS.COM
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547

MAP#
240373

11/9/2022 Robert Cook q:\state-proj\florida-proj\2024 projects\240373 harbor plantation condos-fdep permit\cadd files\dwg\240373 harbor plantation condos-fdep permit

SOVEREIGN SUBMERGED LAND LEASE
FIELD SURVEY

DESCRIPTION (AS FURNISHED):

LOT 7 & 8, BLOCK L, REVISED SECOND EAST PASS ADDITION TO DESTIN (PLAT BOOK 1 PAGE 19A)
UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST OKALOOSA COUNTY, FLORIDA.

DESCRIPTION SOVEREIGN SUBMERGED LAND LEASE (AS SURVEYED):

LEGAL DESCRIPTION:

A SUBMERGED LAND LEASE LYING IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK L, AS RECORDED IN PLAT BOOK 1, AT PAGE 19A, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 14°46'43"WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 194.70 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT OF THE MEAN HIGH WATER LINE; THENCE CONTINUE S14°46'33"W FOR A DISTANCE OF 73.84 FEET; THENCE N75°10'09"W FOR A DISTANCE OF 99.91 FEET; THENCE N14°43'43"E FOR A DISTANCE OF 49.45 FEET TO A POINT ON THE MEAN HIGH WATER LINE; THENCE N82°39'32"E ALONG THE MEAN HIGH WATER LINE FOR A DISTANCE OF 67.96 FEET; THENCE S64°10'45"E ALONG THE MEAN HIGH WATER LINE FOR A DISTANCE OF 4.18 FEET; THENCE S74°22'37"E ALONG THE MEAN HIGH WATER LINE FOR A DISTANCE OF 32.90 FEET; TO THE POINT OF BEGINNING. THIS SUBMERGED LAND LEASE CONTAINS ±6661.9816 SQUARE FEET.

ALSO:

A 10 FOOT PROPRIETARY CONSERVATION EASEMENT THAT RUNS NORTH OF THE MEAN HIGH WATER LINE.

LEGEND:

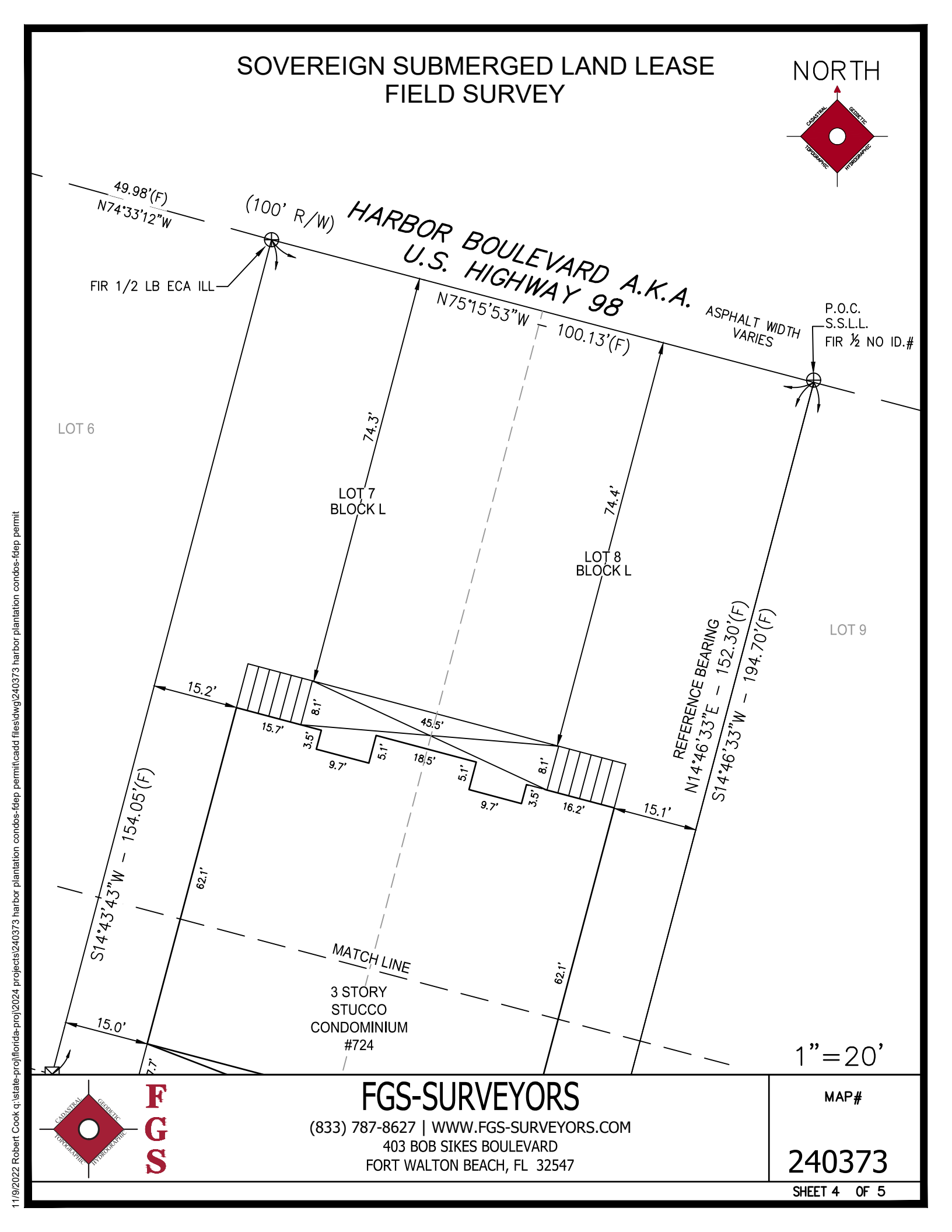
No. OR #	= NUMBER	±	= MORE OR LESS
—∿—	= DISTANCE NOT TO SCALE	R/W	= RIGHT OF WAY
L.B.	= LICENSED BUSINESS	SSLE	= SOVEREIGN SUBMERGED LAND LEASE
L.S.	= LICENSED SURVEYOR	RETW	= TOP OF RETENTION WALL
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER	FCM	= FOUND CONCRETE MONUMENT
		FIR	= FOUND IRON ROD
AC.	= ACRES	ID	= IDENTIFICATION
O.R.	= OFFICIAL RECORDS BOOK / PAGE	NO ID	= NO IDENTIFICATION
P.B.	= PLAT BOOK / PAGE	NAD	= NORTH AMERICAN DATUM
D.B.	= DEED BOOK / PAGE	NAVD	= NORTH AMERICAN VERTICAL DATUM
RET GS	= RETENTION WALL GROUND SHOT	(F)	= FIELD MEASURED DATA

FGS-SURVEYORS
(833) 787-8627 | WWW.FGS-SURVEYORS.COM
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547

MAP#
240373

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SOVEREIGN SUBMERGED LAND LEASE
FIELD SURVEY



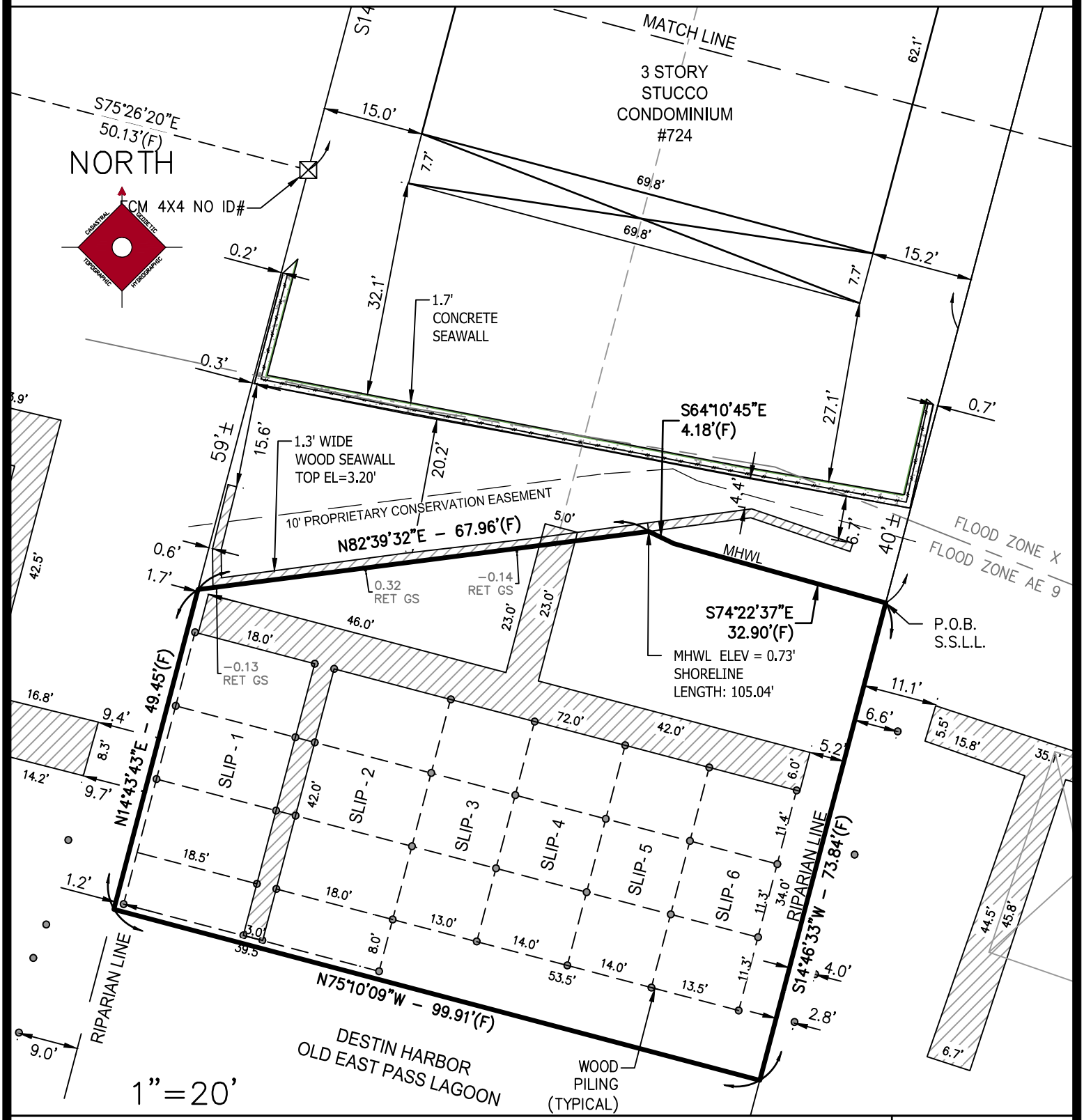
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SOVEREIGN SUBMERGED LAND LEASE
FIELD SURVEY



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240373

SHEET 5 OF 5

11/9/2022 Robert Cook q:\state-proj\florida-proj\2024 projects\240373 harbor plantation condos-fdep permit\cadd files\dwg\240373 harbor plantation condos-fdep permit

SOVEREIGN SUBMERGED LAND EASEMENT FIELD SURVEY

NORTH

CADASTRAL GEODETIC TOPOGRAPHIC HYDROGRAPHIC

20 10 0 20 40

GRAPHIC SCALE

1" = 20

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY FGS-SURVEYORS, LLC., VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. PREPARED AS A SPECIFIC PURPOSE SOVEREIGN SUBMERGED LAND EASEMENT SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY.
3. THE MEAN HIGH WATER ELEVATION IS 0.73 FEET (NAVD88), BASED ON THE "REQUEST FOR TIDAL DATUM" FORM DATED 10 JULY, 2024 RECEIVED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SIGNED BY M. KEVIN MEARS P.S.M. DATED 11 DECEMBER 2024.
4. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND NGS BENCHMARK OKA 2, PID# BG3654, HAVING AN ELEVATION OF 23.02 FEET.
5. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
6. UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
7. IMPROVEMENTS SHOWN HEREON ARE FOR VISUAL REPRESENTATION ONLY AND ARE NOT COMPLETE.
8. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY FGS-SURVEYORS, LLC.
9. APPARENT USES ARE AS SHOWN. NO APPARENT USES WERE DETERMINED.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
11. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST PROPERTY LINE, SAID LINE BEARING S14°43'43"W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983,
12. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
13. TOP OF SEAWALL ELEVATION IS 3.18 FEET AND A MEAN HIGH WATERLINE ELEVATION OF 0.73 FEET NAVD88 DATUM.
14. THIS PARCEL LIES IN FLOOD ZONE X & ZONE AE (9) AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0488J, DATED 03/09/2024, AND FURNISHED BY FEMA FLOOD MAP SERVICE CENTER.
15. THIS SURVEY IS CERTIFIED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND HARBOR PLANTATION CONDO, INC.

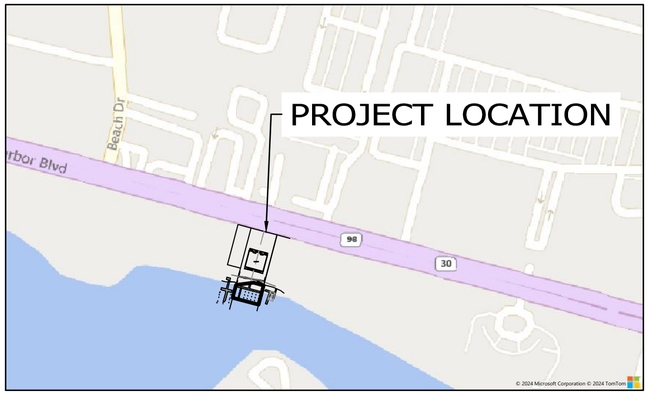
DESCRIPTION SOVEREIGN SUBMERGED LAND LEASE (AS SURVEYED):

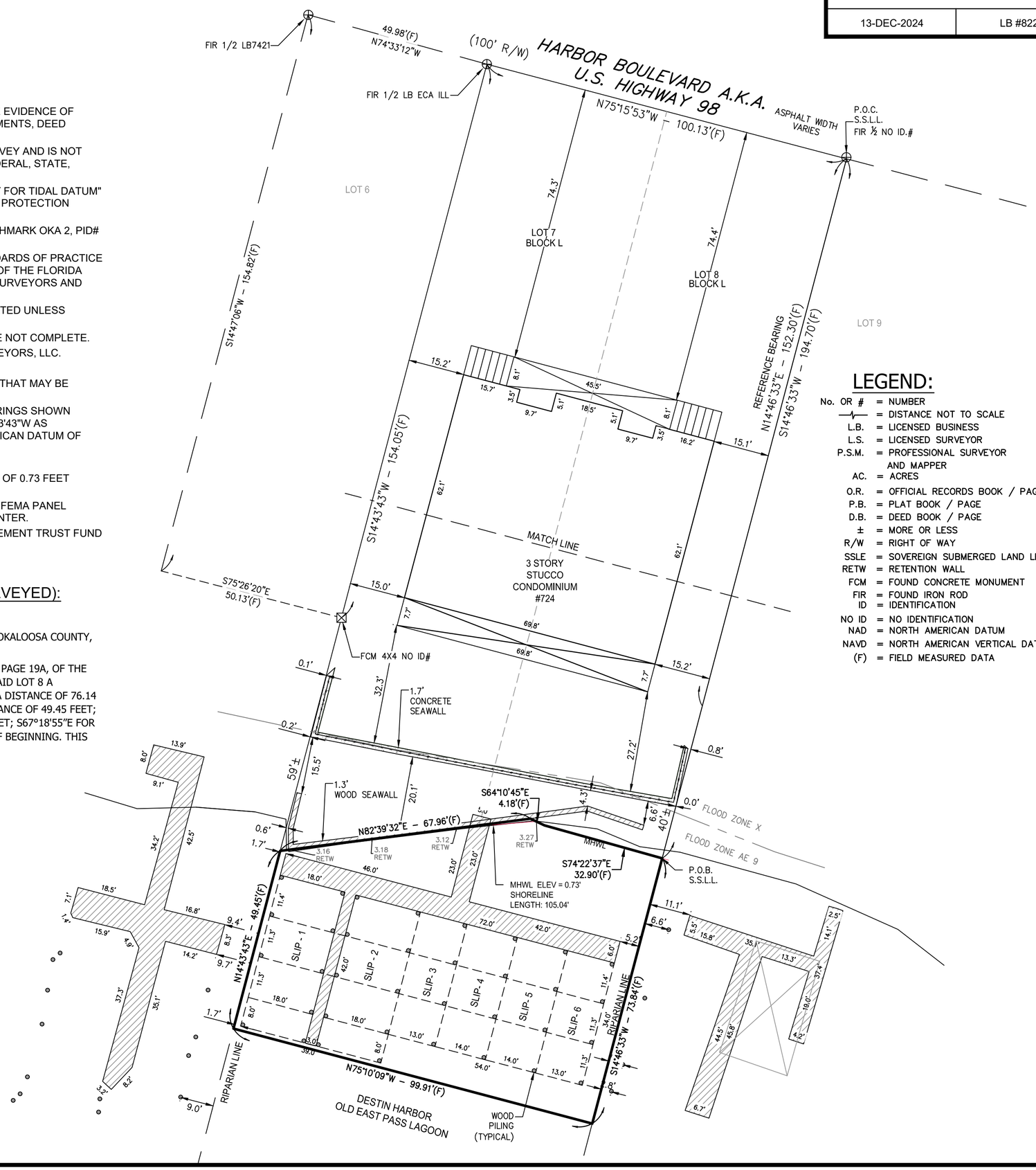
LEGAL DESCRIPTION:

A SUBMERGED LAND LEASE LYING IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK L, AS RECORDED IN PLAT BOOK 1, AT PAGE 19A, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 13°44'40"WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 192.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S14°46'33"W FOR A DISTANCE OF 76.14 FEET; THENCE N75°10'09"W FOR A DISTANCE OF 99.91 FEET; THENCE N14°643'43"E FOR A DISTANCE OF 49.45 FEET; THENCE N82°39'53"E FOR A DISTANCE OF 66.99 FEET; S82°07'20"E FOR A DISTANCE OF 19.05 FEET; S67°18'55"E FOR A DISTANCE OF12.47 FEET; THENCE S82°13'46"E FOR A DISTANCE OF 6.67 FEETTO THE POINT OF BEGINNING. THIS SUBMERGED LAND LEASE CONTAINS ±6730 SQUARE FEET.

PROJECT LOCATION 1"=400'





LEGEND:

No.	OR #	= NUMBER
	⏦	= DISTANCE NOT TO SCALE
L.B.		= LICENSED BUSINESS
L.S.		= LICENSED SURVEYOR
P.S.M.		= PROFESSIONAL SURVEYOR AND MAPPER
AC.		= ACRES
O.R.		= OFFICIAL RECORDS BOOK / PAGE
P.B.		= PLAT BOOK / PAGE
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R/W		= RIGHT OF WAY
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ID		= IDENTIFICATION
NO ID		= NO IDENTIFICATION
NAD		= NORTH AMERICAN DATUM
NAVD		= NORTH AMERICAN VERTICAL DATUM
(F)		= FIELD MEASURED DATA

HORACE WAYNE WALKER, JR. – FL PSM No.5029
DOUGLAS W. COTHERN – FL PSM No.6508

13-DEC-2024 | LB #8227

© FGS SURVEYORS 2024

HORACE WAYNE WALKER, JR. LICENSE NUMBER 5029 STATE OF FLORIDA Professional Surveyor and Mapper

FGS-SURVEYORS
(833) 787-8627 | WWW.FGS-SURVEYORS.COM
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547

FGS

TYPE SURVEY:	SPECIFIC PURPOSE SURVEY
CLIENT:	KING CONSTRUCTION
FIELD DATE:	10/14/2024
FIELD BOOK: PAGE:	24
COORDINATE SYSTEM:	STATE PLANE FLORIDA NORTH
HORIZONTAL DATUM:	NAD83
VERTICAL DATUM:	NAVD88

Drawn By: BC
Checked By: HWW

240373

REV#3
REV#2
REV#1

PAGE 01 OF 01

11/9/2022 Wayne Walker q:\state-proj\florida-proj\2024 projects\240373 harbor plantation condos-fdep permit\cadd files\dwg\240373 harbor plantation condos-fdep permit

7:27

William G Owens shared a memory.

8m ·

5 Years Ago

See your memories >

Sunrise on the harbor



Write a commen...

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Electronic Submission
Application for an Individual or Conceptual Permit

You have successfully submitted an Application for an Individual or Conceptual Permit in accordance with Part IV of Chapter 62-330 F.A.C.. Your request was received on April 08, 2023.

You have indicated that your project does not include any dredge or fill activities in wetlands or surface waters assumed by the State of Florida under Section 404 of the Clean Water Act.

You HAVE waived, in accordance with subsection 62-330.090(8), F.A.C., the agency action deadlines in section 5.5.3 of Volume I in the event your project also requires a State 404 Program authorization (other than an exemption) under Chapter 62-331, F.A.C., and request that the agency actions for the ERP and State 404 Program authorizations be issued at the same time.

Below is a copy of the details of your request for your records.

Facility Information

Site Name:	724 HARBOR BLVD [DOCK]
Address Line 1:	724 Harbor Blvd
Address Line 2:	
City/State/Zip Code:	Destin, FL 32541 2582

Mailing Address

Address Line 1:	724 Harbor Blvd
Address Line 2:	
City/State/Zip Code:	Destin, FL 32541 2582

Applicant

Company Name:	Harbor Plantation Condominium Owners Association, Inc.
Title:	
Name:	Jim Simmons
Address Line 1:	724 Harbor Blvd
Address Line 2:	
City/State/Zip Code:	Destin, FL 32541 2582

Phone Number: (901) 683-6014
Extension:
Cell Number:
Fax Number:
E-mail Address: simmons334@comcast.net

Agent

Name: JASON TAYLOR
Address Line 1: 1225 Oakview Rd
Address Line 2:
City/State/Zip Code: Decatur, GA 30030 4223
Phone Number: (850) 207-2442
Extension:
Cell Number:
Fax Number:
E-mail Address: jason@oakhurstconsult.com

Property Owner

Company Name: Harbor Plantation Condominium Owners Association, Inc.
Title:
Name: Jim Simmons
Address Line 1: 724 Harbor Blvd
Address Line 2:
City/State/Zip Code: Destin, FL 32541 2582
Phone Number: (901) 683-6014
Extension:
Cell Number:
Fax Number:
E-mail Address: simmons334@comcast.net

Project Information

Tax Parcel Identification Number(s): 00-2S-22-1099-0000-0000
Anticipated Commencement Date:
Anticipated Completion Date:
Project Name (including Phase): Dock Reconfigure
This project **IS NOT** part of a larger plan of development or sale.
Project or project phase area (in acres): 0.10
Impervious or semi-impervious area (excluding wetlands and other surface waters): 0

In: SQ FT

Volume of water the system is capable of impounding (in acre-feet): 0

The total number of proposed new (not existing) in-water boat slips (including mooring areas and boat lifts): 0

Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: 4113

In: SQ FT

Total volume of material to be dredged (in cubic yards): 0

Total volume of material to be filled (in cubic yards): 0

Pre-Application Meetings:

None.

Project Description:

The applicant is proposing to rebuild and reconfigure their existing 6-slip multi-family dock. The proposed facility will consist of a 23-ft by 5-ft access pier, a 93-ft by 6-ft T-access, and a 42-ft by 3-ft finger pier. There will be (6) boat slips w/ lifts. Slips #1-2 will be 42-ft by 18-ft, Slips #3, 5-6 will be 34-ft by 13-ft, and Slip #4 will be 34-ft by 14-ft. The dock will consist of (30) 6-in pilings and (60) 8-in pilings that will be vibrated in.

Waterbodies Information:

Destin Harbor

DEP Permits:

None.

Other Permits:

Attachments:

File Description: SWERP Supporting Document - Current Lease
File Name: 1-Submerged Land Lease 6.16.14-6.16.24.pdf
File Hash: 41a0a8729cbc6ab29449d20d2e9a96bfbe92c942094a0edee5f6423924bb0d11

File Description: SWERP Supporting Document - Permit Drawings
File Name: PERMIT DRAWINGS 3.21.23.pdf
File Hash: 4c20538a5a265add9f54645643e6e58118e8d37736a8c9f93f8087d95afcf797

Notification Submitted By

Name:	JASON TAYLOR
Phone Number:	(850) 207-2442
E-mail Address:	jason@oakhurstconsult.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact the Division of Water Resource Management at (850) 245-8336 or by e-mail at ERP_eApps@dep.state.fl.us.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Electronic Submission
Application for an Individual or Conceptual Permit
Section F - Application for Authorization to Use State-Owned Submerged Lands

Type of Authorization Requested:

Exceptions:

	Construction or maintenance of a county water or sewer system under Section 153.04 F.S.
	Removal of material from the area adjacent to an intake or discharge structure under 403.813(1)(f), F.S.
	Removal of organic detrital material under Section 403.813(1)(r) or (u), F.S.
	Construction of floating vessel platforms under Section 403.813(1)(s), F.S.
	Trimming or alteration of mangroves under Sections 403.9321 through 403.9334, F.S.

Consent by Rule:

	Section 403.813(1), F.S., paragraphs (a); (b), provided that the structure is the only dock or pier on a parcel and it is not a private residential multi-family dock with three or more slips.
	Section 403.813(1), F.S., paragraphs (c); (d); (e); (f), provided that no severance fee is required under Rule 18-21.011, F.A.C., and the existing activity has a valid Board of Trustees authorization.
	Section 403.813(1), F.S., paragraphs (g); (h); (i), provided that no private residential multi-family dock or pier is constructed.
	Section 403.813(1), F.S., paragraph (k), provided that any channel markers delineate existing and authorized or permitted navigation channels.

Letter of Consent:

	One minimum-size private residential single-family dock (see definition in Rule 18-21.003, F.A.C.).
	Private residential single-family or multi-family docks, piers, boat ramps, and similar existing and proposed activities that cumulatively preempt no more than

	10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline, along sovereignty submerged land on the affected waterbody within a single plan of development (see "preempted area" definition in Rule 18-21.003, F.A.C.).
	Private channels that provide access to an upland single-family or multi-family residential parcel and that measures no more than 10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline along sovereignty submerged land on the affected waterbody within a single plan of development.
	Seawalls, bulkheads, or other shoreline stabilization structures no more than three feet waterward of mean or ordinary high water.
	Placement, replacement, or repair of riprap, groins, breakwaters, or intake and discharge structures no more than ten feet waterward of the line of mean or ordinary high water.
	Restoration and nourishment of naturally occurring sandy beaches, including borrow areas to be used for five years or less.
	Artificial reefs or fish attractors that are constructed for public use.
	Public docks or piers that are exempt from permit requirements under Section 403.813(1), F.S., or that qualify as minimum-size docks or piers or are less than or equal to the 10:1 preempted area to shoreline ratio; public boat ramps; public channels; or public swimming areas, provided that all such structures or activities are owned and operated by governmental entities and any revenues collected are used solely for operation and maintenance of the structure or adjacent public recreational facilities.
	Ski course buoys and ski jumps not associated with revenue-generating water skiing activities.
	Removal of wrecked, abandoned or derelict vessels or structures.
	Habitat restoration.

Lease:

X	**Private residential single-family or multi-family docks or piers, other docks or piers, boat ramps, or other similar activities that do not qualify for a letter of consent.**
	Private residential multi-family docks designed or used to moor three or more vessels within aquatic preserves.
	Docks designed or used to moor ten or more vessels in Monroe County.
	Commercial/industrial docks, as defined in Rule 18-18.004, F.A.C., in Biscayne Bay Aquatic Preserve, as required by paragraph 18-18.006(3)(c), F.A.C.
	All revenue-generating activities.
	Oil and gas exploration and development.
	Open-water mooring fields.
	Mining.

Easement:

	Utility crossings and rights of way.
	Road and bridge crossings and rights of way, including such structures built prior to the need to obtain an easement when proposed for modification or repair.
	Groins, breakwaters, and shoreline protection structures, except when constructed as part of a docking facility that requires a lease.
	Public navigation projects other than public channels.
	Private residential channels that do not qualify for a letter of consent, and channels that provide access to revenue-generating facilities in uplands.
	Oil, gas and other pipelines.
	Intake and discharge structures more than 10 feet waterward of the mean or ordinary high water line.
	Spoil disposal sites.
	Borrow areas that will be used for longer than five years for beach nourishment.
	Public water management projects other than public channels.
	Treasure salvage (Cultural Resource Recovery).

FILE #3556086 RCD: 6/9/2022 9:01 AM, BK: 3626 PG: 2826, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $0.70 DEPUTY CLERK abarnes
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

DEC 15.3
D 10

Mead Law & Title, PLLC
24 Walter Martin Road NE, #201
Fort Walton Beach, Florida 32548
Parcel ID No: 00-2S-22-1099-0000-0302

Quit Claim Deed

Made this June 7, 2022 A.D.by **James C. Simmons and wife, Anita H. Simmons,** whose post office address is: 724 Harbor Boulevard, Unit 302, Destin, Florida 32541, hereinafter called the grantor, to **James C. Simmons as Trustee of the James C. Simmons Revocable Trust dated March 21, 2001** whose post office address is: 724 Harbor Boulevard, Unit 302, Destin, Florida 32541, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in OKALOOSA County, Florida, viz:

Unit No. 302 of HARBOR PLANTATION, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 2222 at Page 3064, of the Public Records of Okaloosa County, Florida, and all exhibits and amendments thereof.

Despite any other provision of the above-named Trust Agreement, the Grantors reserve the right to reside on any real property owned by the Trust during our lifetime. We will be entitled to claim any available homestead tax exemption for any real property in the Trust and, for purposes of that exemption, our interest in such property will be deemed an interest in real property and not an interest in personal property. This provision does not restrict the Trustee from selling, leasing, or encumbering that property without our joinder in any deed or other instrument

The preparer of this deed represents that: This deed has been prepared at the express direction and request of the above Grantor(s) and/or Grantee(s) solely from legal description(s) provided to the preparer by the said Grantor(s) and/or Grantee(s); that no title search, survey, or inspection of the above property has been performed by the preparer, nor has the preparer been provided such documents, that the title to the above described real property has not been examined by the preparer; that the preparer makes absolutely no representations, warranties, or guarantees whatsoever as to the status of the title or the ownership of the real property described above; that this conveyance is subject to, and may be affected by, any and all reservations, liens, restrictions, and other encumbrances of record, and by any unpaid ad valorem real property taxes, past or present; and that these matters have been explained to, and understood by, the above said Grantor(s) and/or Grantee(s).

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name TAMRA L. COKONOUGHER

Witness
Printed Name Jennifer L. Parks

James C. Simmons (Seal)

Anita H. Simmons (Seal)

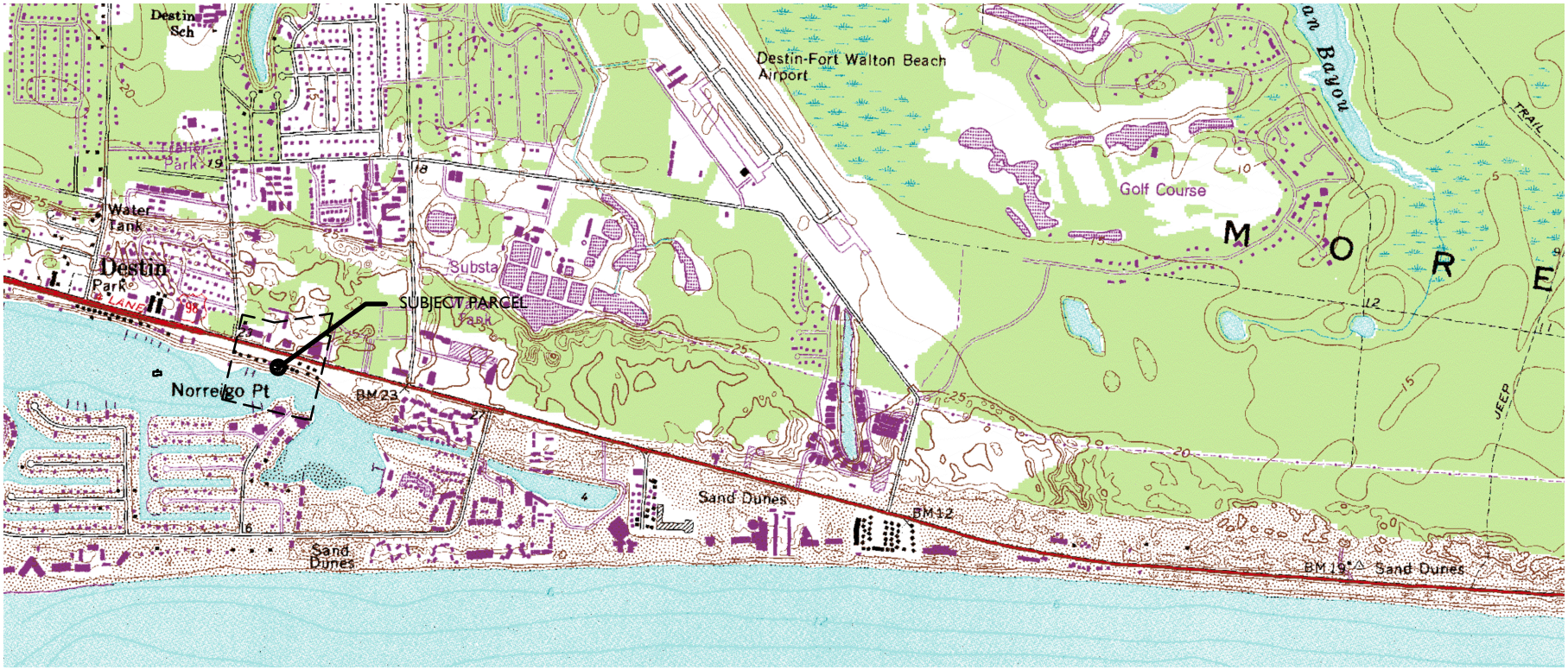
State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by ✓ physical presence or _____ online notarization, this 21 day of June, 2022, by **James C. Simmons and Anita H. Simmons**, who are ~~personally~~ known to me ~~or who have produced~~ _____ ~~as identification~~.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Notary Public State of Florida
Tamra L. Cokonougher
My Commission GG 355666
Expires 11/12/2023

RELEASED FOR ENVIRONMENTAL PERMITTING PURPOSES ONLY. NOT INTENDED FOR CONSTRUCTION PERMIT REVIEW.



PROPERTY INFO

PID: 00-2S-22-1099-0000-0000
SITUS: 724 HARBOR BLVD
DESTIN, FL 32541
LAT: 30.390011
LONG: -86.488542

RECORD OWNER

HARBOR PLANTATION CONDO ASSOC.
724 HARBOR BLVD
DESTIN, FL 32541

DRAWING INDEX

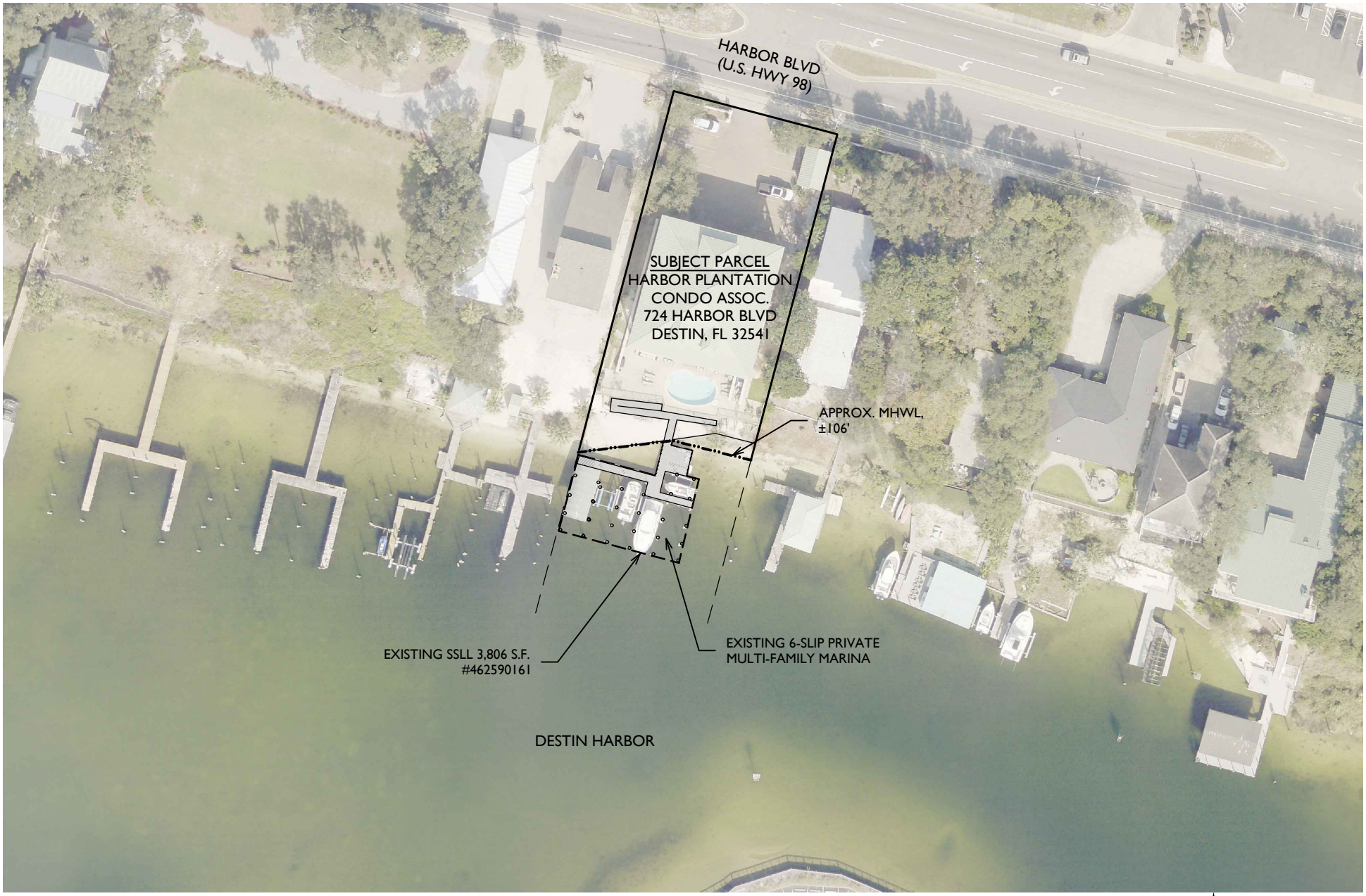
1- SITE LOCATION & SHEET INDEX
2-EXISTING SITE CONDITIONS
3-PLAN VIEW DEPICTED ONTO AERIAL
4-PLAN VIEW
5-PROFILE TYP.

HARBOR PLANTATION CONDO ASSOC. MARINA
SITE LOCATION & DRAWING INDEX
JOB NO.: 2023.006
DRAWN BY: JAT DRAWING DATE: 3.21.2023
SHEET: 1 OF 5

OAKHURST CONSULTING
JASON@OAKHURSTCONSULT.COM

2000 0 1000 2000
(IN FEET)

RELEASED FOR ENVIRONMENTAL PERMITTING PURPOSES ONLY. NOT INTENDED FOR CONSTRUCTION PERMIT REVIEW.



HARBOR PLANTATION CONDO ASOC. MARINA

EXISTING SITE CONDITIONS

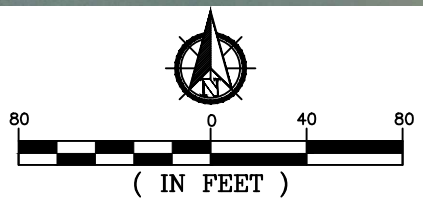
JOB NO.: 2022.006

DRAWN BY: JAT DRAWING DATE: 3.21.2023

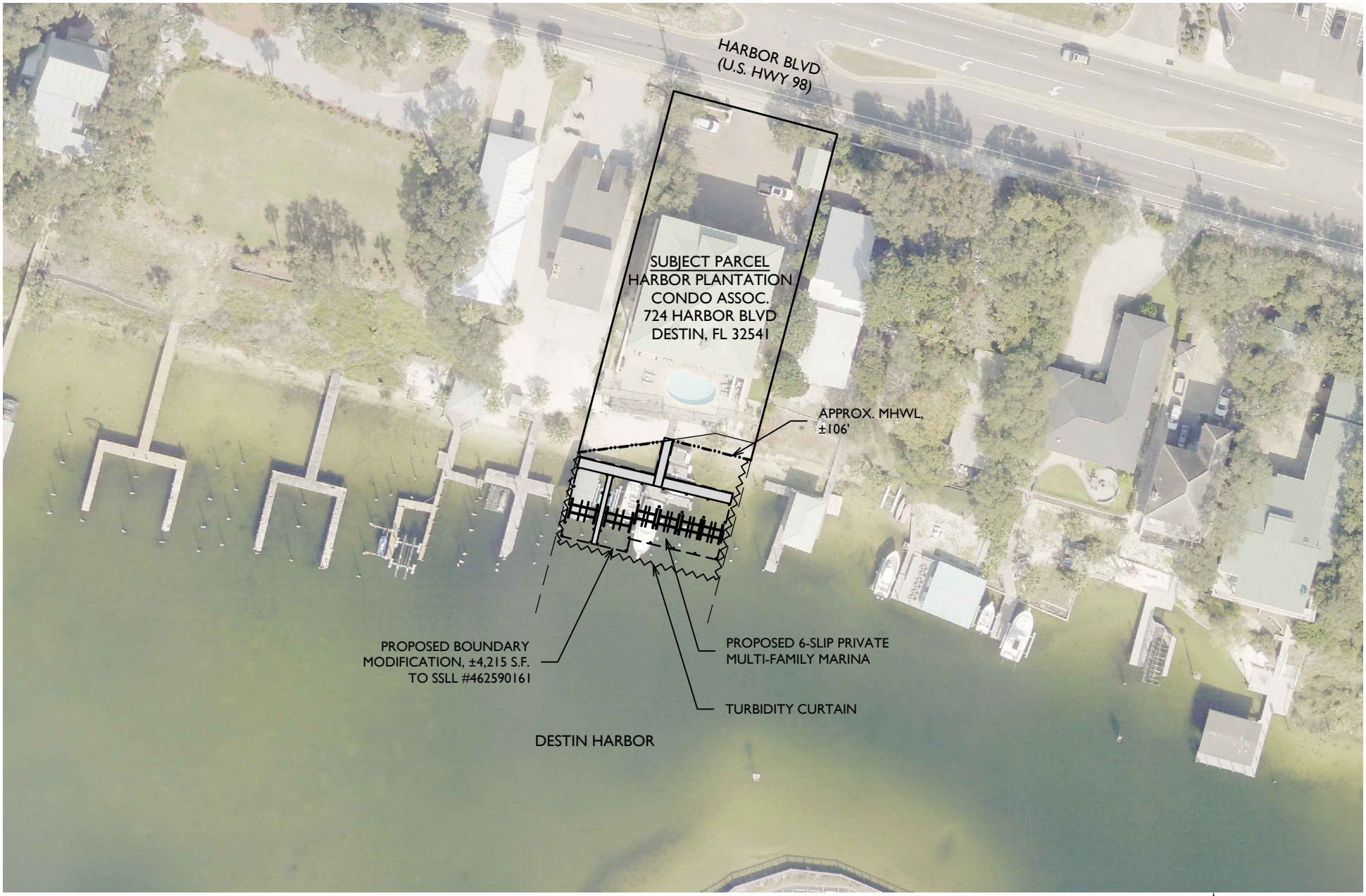
SHEET: 2 OF 5

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HARBOR PLANTATION CONDO ASSOC. MARINA

PLAN VIEW DEPICTED ONTO AERIAL

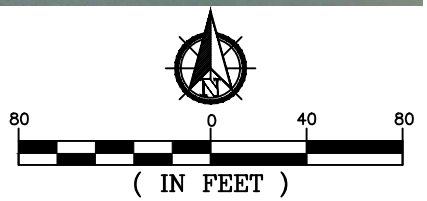
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DRAWN BY: JAT DRAWING DATE: 3.21.2023

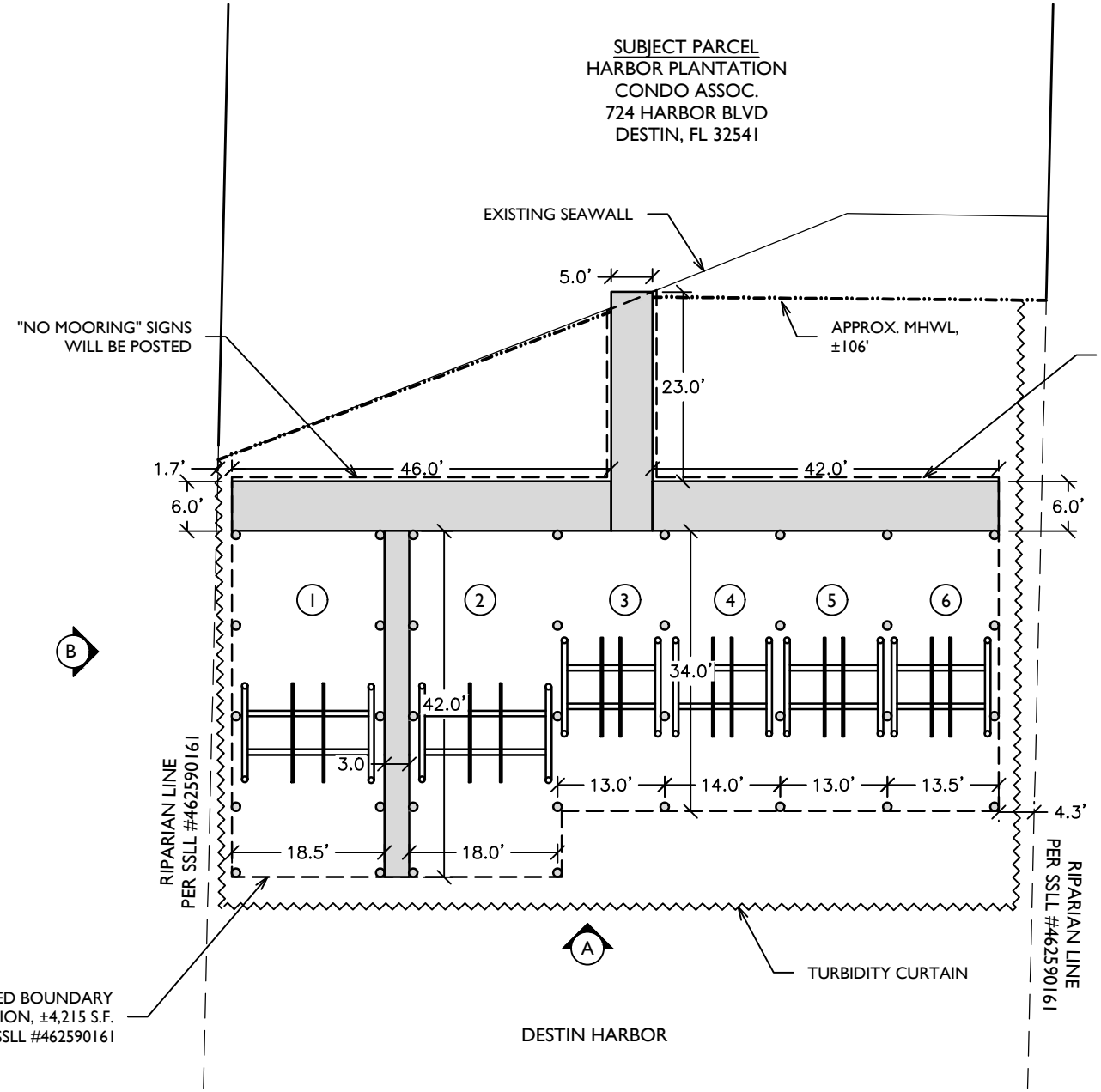
SHEET: 3 OF 5

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PREEMPTED AREA CALCS:	
23'x5' ACCESS PIER	= 115 S.F.
93'x6' ACCESS PIER	= 558 S.F.
42'x3' FINGER PIER	= 126 S.F.
(1) 42'x18' WET SLIPS	= 756 S.F.
(1) 42'x18.5' WET SLIP	= 777 S.F.
(2) 34'x13' WET SLIPS	= 884 S.F.
(1) 34'x13.5' WET SLIP	= 459 S.F.
(1) 34'x 14' WET SLIP	= 476 S.F.
TOTAL	= 4,151 S.F.

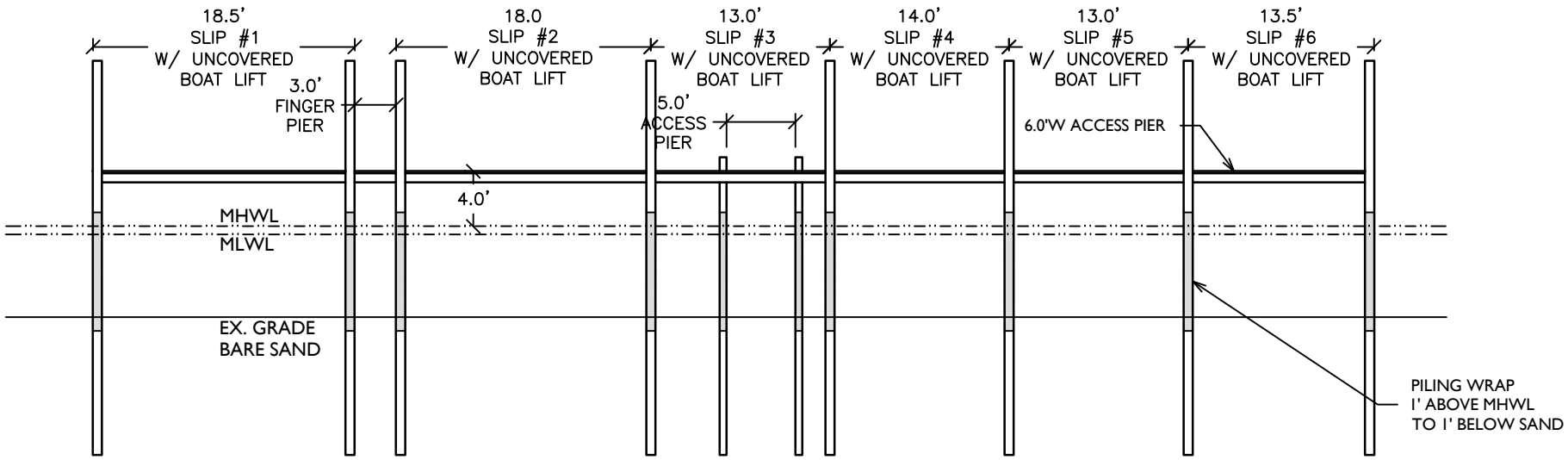
NOTE: EACH SLIP WILL HAVE
AN UNCOVERED BOAT LIFT

20 0 10 20
(IN FEET)

HARBOR PLANTATION CONDO ASSOC. MARINA
PLAN VIEW
JOB NO.: 2022.006
DRAWN BY: JAT DRAWING DATE: 3.21.2023
SHEET: 4 OF 5

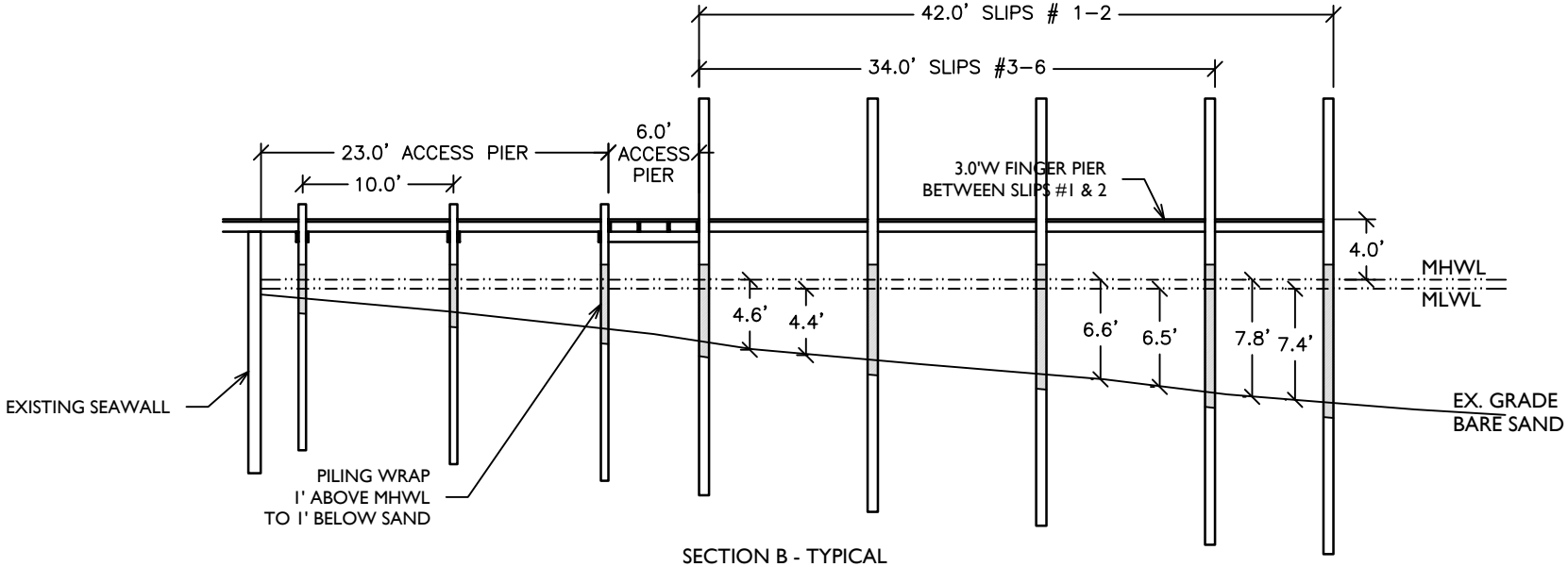
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SECTION A - TYPICAL

NOTE: EACH SLIP WILL HAVE
AN UNCOVERED BOAT LIFT



SECTION B - TYPICAL

HARBOR PLANTATION CONDO ASSOC. MARINA

DOCK PROFILES

JOB NO.: 2022.006

DRAWN BY: JAT DRAWING DATE: 3.21.2023

SHEET: 5 OF 5

OAKHURST
CONSULTING

JASON@OAKHURSTCONSULT.COM

12 0 6 12

(IN FEET)

This Instrument Prepared By:
Makenna Patton
Action No. 49240
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL

BOT FILE NO. 462590161

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Harbor Plantation Condominium Owners Association, Inc., a Florida nonprofit corporation, hereinafter referred to as the Lessee, the sovereignty lands as defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section unsectionalized,
Township 02 South, Range 22 West, in Old Pass Lagoon,
Okaloosa County, Florida, containing 3,806 square feet, more or less,
as is more particularly described and shown on Attachment A,
dated May 28, 2010.

TO HAVE THE USE OF the hereinabove described premises from June 16, 2024, the effective date of this lease renewal, through June 16, 2034, the expiration date of this lease renewal. The terms and conditions on and for which this lease is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby authorized to operate a 6-slip private residential multi-family docking facility with boat lifts and two jet ski lifts to be used exclusively for mooring of recreational vessels in conjunction with an upland residential condominium, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A. All of the foregoing subject to the remaining conditions of this lease.

2. LEASE FEES: The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of $0.00, which includes the discounts authorized pursuant to Section 253.0347(2)(f), Florida Statutes, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease. The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor.

3. WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT: (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(31), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

4. LATE FEE ASSESSMENTS: The Lessee shall pay a late payment assessment for lease fees or other charges due under this lease which are not paid within 30 days after the due date. This assessment shall be computed at the rate of twelve percent (12%) per annum, calculated on a daily basis for every day the payment is late.

5. EXAMINATION OF LESSEE'S RECORDS: For purposes of this lease, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

6. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) the gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

7. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the use of the common elements described in that certain Declaration of Condominium recorded in Official Records Book 2222, Page 3064, Public Records of Okaloosa County, Florida, as amended from time to time, without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

8. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

9. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease , the Lessee shall be responsible for the operation and management of the common elements described in that certain Declaration of Condominium recorded in Official Records Book 2222, Page 3064, Public Records of Okaloosa County, Florida, as amended from time to time, together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to affect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

10. ASSIGNMENT OF LEASE: This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of this lease, current management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

11. INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature arising out of this lease at its expense, and shall indemnify, defend and save and hold harmless the Lessor and the State of Florida from all claims, actions, lawsuits and demands arising out of this lease.

12. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Harbor Plantation Condominium Owners Association, Inc.
c/o Terry Phillips
724 Harbor Blvd, Unit 102
Destin, Florida 32541

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

13. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

14. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

15. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

16. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

17. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

18. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

19. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the common elements described in that certain Declaration of Condominium recorded in Official Records Book 2222, Page 3064, Public Records of Okaloosa County, Florida, as amended from time to time, which shall run with the title to said common elements and shall be binding upon Lessee and Lessee's successors in title or successors in interest.

20. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 12 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

21. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the common elements described in that certain Declaration of Condominium recorded in Official Records Book 2222, Page 3064, Public Records of Okaloosa County, Florida, as amended from time to time. This lien on the common elements shall be enforceable in summary proceedings as provided by law.

22. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

23. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the docking facility.

24. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this lease.

25. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

26. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

27. LIVEABOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

28. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

29. FINANCIAL CAPABILITY: To assure the Lessor that the Lessee has the financial capability to undertake and operate the project authorized by this lease, the Lessee certifies to the Lessor as follows: (i) the Lessee is not the subject of a pending bankruptcy proceeding that would prohibit the Lessee from paying its lease fees, on or before the due date, with or without, as applicable, approval from the bankruptcy court or, if appointed, the bankruptcy trustee; (ii) the Lessee has no unsatisfied judgments entered against it that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease; (iii) the Lessee has no delinquent state and local taxes for which it is responsible and that remain outstanding and not in dispute; and (iv) to the best of the Lessee's knowledge, there are no other matters pending or threatened against or affecting the Lessee or the Lessee's interest in the riparian upland property that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease. Any breach of this lease condition shall constitute a default under this lease.

30. SPECIAL LEASE CONDITION(S): Any vessel moored at the docking facility, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A and no portion of a vessel may extend beyond the leased premises. Vessel length shall be measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

Signature: _____

Printed Name: _____

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

Signature _____

Printed Name: _____

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: _____

Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____ 20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Toni Sturtevant 9/23/2024

DEP Attorney Date

_____

Notary Public, State of Florida

_____

Printed, Typed or Stamped Name

My Commission Expires:

_____

Commission/Serial No._____

WITNESSES:

Harbor Plantation Condominium Owners Association, Inc.
a Florida nonprofit corporation (SEAL)

Signature: M Miner

Printed Name: Mechala Miner

Address: 3999 Common Drive W, Suite M
Destin, FL 32541

BY: James Simmons
Original Signature of Executing Authority

James Simmons James Simmons
Typed/Printed Name of Executing Authority

President
Title of Executing Authority

Signature: Denise Hartzell

Printed Name: Denise Hartzell

Address: 3999 Commons Dr. W. Ste M
Destin, FL 32541

"LESSEE"

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of X physical presence or __online notarization this 10th day of October, 2024, by James Simmons as President of Harbor Plantation Condominium Owners Association, Inc., a Florida nonprofit corporation, for and on behalf of the corporation. He/she is personally known to me or who has produced License, as identification.

My Commission Expires:

May 29, 2028

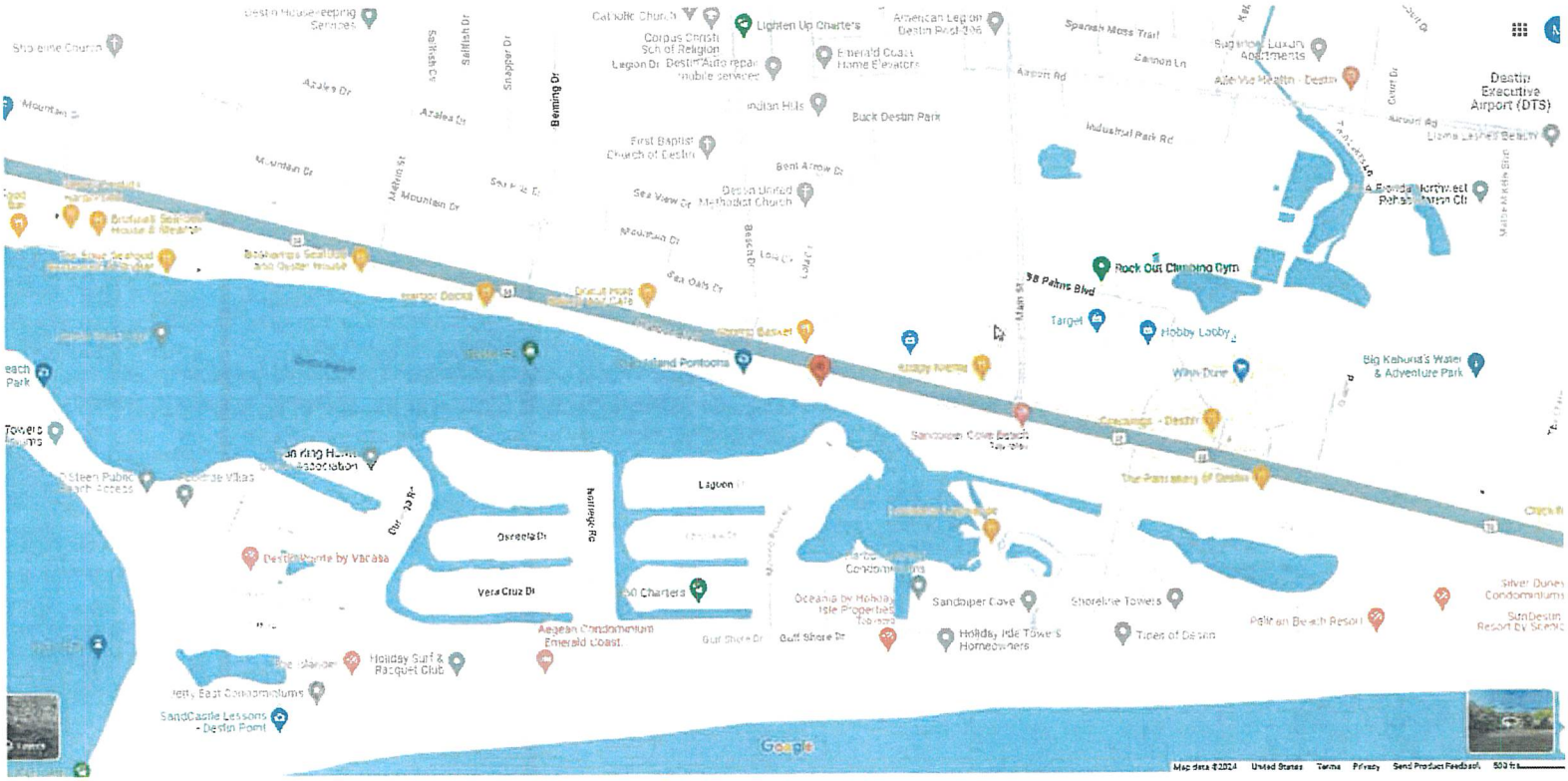
Commission/Serial No. HH532948

Signature of Notary Public

Notary Public, State of Florida

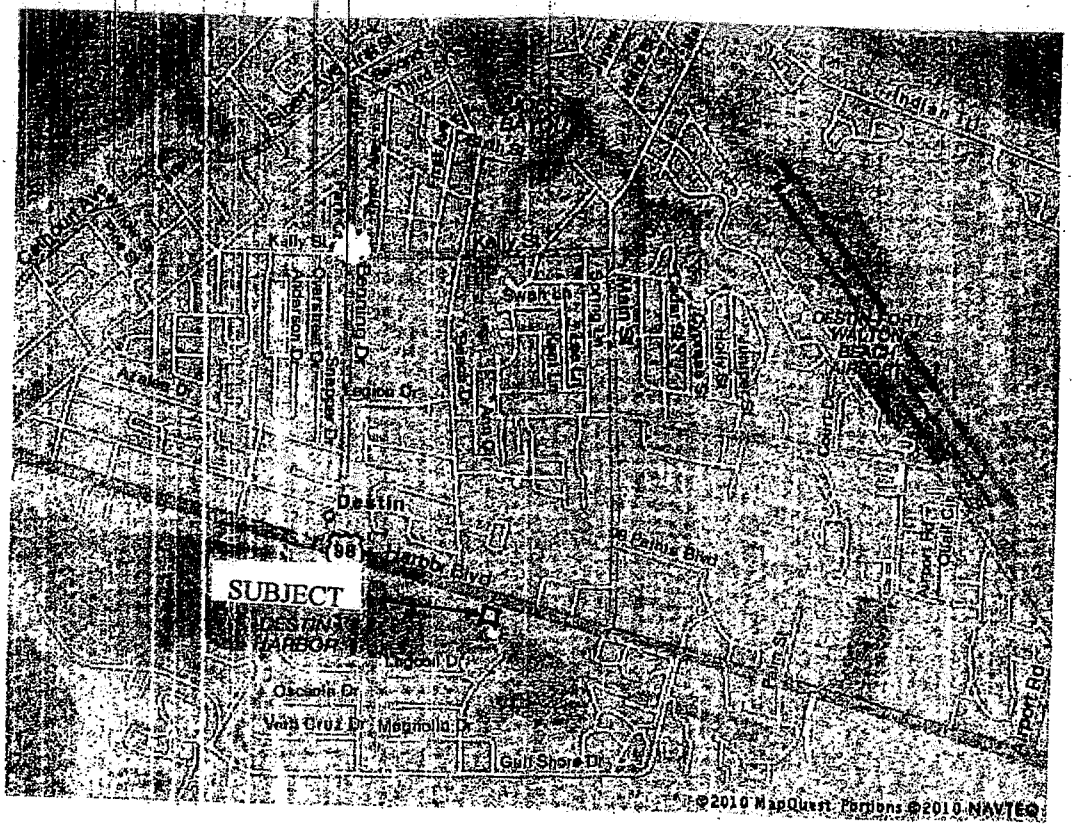
Stephanie Richardson
Printed, Typed or Stamped Name

STEPHANIE RICHARDSON
Notary Public, State of Florida
Commission No. HH 532948
My Comm. Exp. May 29, 2028


Destin Housekeeping Services
Catholic Church
Lighten Up Charters
American Legion Destin Post 306
Spanish Moss Trail
Sugarloaf Luxury Apartments
Destin Executive Airport (DTS)
Corpus Christi Sch of Religion
Legion Dr
Destin Auto repair mobile services
Emerald Coast Home Elevators
Airport Rd
Cannon Ln
Azalea Dr
Seafish Ct
Sailfish Dr
Snapper Dr
Beaming Dr
Indian Hills
Buck Destin Park
Industrial Park Rd
Mountain Dr
First Baptist Church of Destin
Bent Arrow Dr
Destin United Methodist Church
Sea View Dr
Beach Dr
Lowe Ct
Sea Oats Dr
Rock Out Climbing Gym
98 Palms Blvd
Target
Hobby Lobby
Big Kahuna's Water & Adventure Park
Main St
Sandpiper Cove Beach
Lagoon
Overlook Dr
Northridge Rd
Vera Cruz Dr
Destin Home by Vacasa
Aegean Condominium Emerald Coast
Holiday Surf & Racquet Club
SandCastle Lessons - Destin Point
Gulf Shore Dr
Sandpiper Cove
Shoreline Towers
Tides of Destin
Pelican Beach Resort
Holiday Isle Towers Homeowners
Google

W W Curle
Land Surveying, Inc.

1900 Hwy 87, Ste M
Navarre, Florida 32566
(850) 939-8787
(850) 939-8797 Fax
wwcurle@bellsouth.net
Licensed Business (LB) 6550

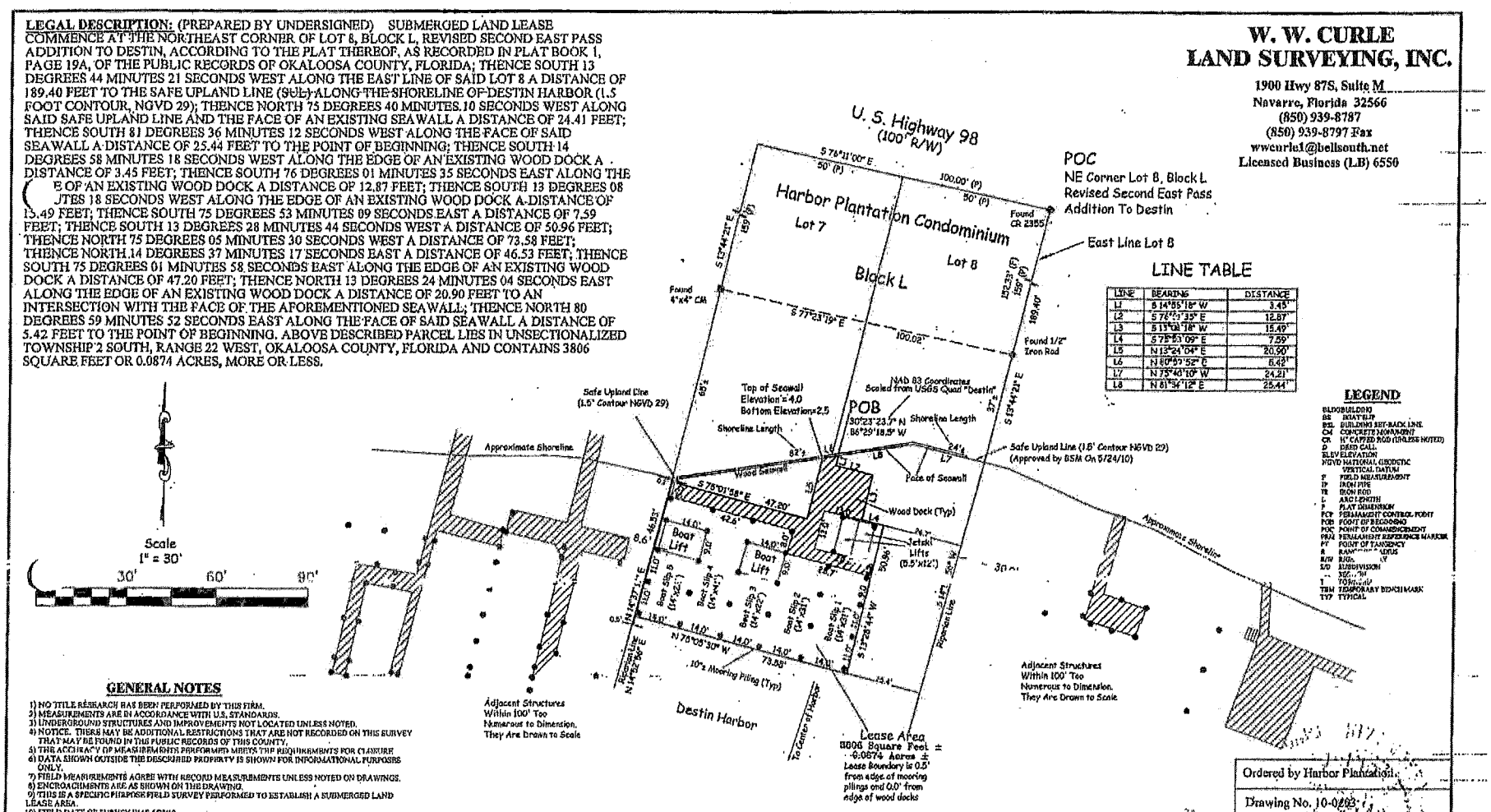


VICINITY MAP

Drawing No. 10-0203 Sheet Two of Two

LEGAL DESCRIPTION: (PREPARED BY UNDERSIGNED) SUBMERGED LAND LEASE COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK L, REVISED SECOND EAST PASS ADDITION TO DESTIN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 19A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 13 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 189.40 FEET TO THE SAFE UPLAND LINE (SUL) ALONG THE SHORELINE OF DESTIN HARBOR (1.5 FOOT CONTOUR, NGVD 29); THENCE NORTH 75 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID SAFE UPLAND LINE AND THE FACE OF AN EXISTING SEAWALL A DISTANCE OF 24.41 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE FACE OF SAID SEAWALL A DISTANCE OF 25.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE EDGE OF AN EXISTING WOOD DOCK A DISTANCE OF 3.45 FEET; THENCE SOUTH 76 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE E OF AN EXISTING WOOD DOCK A DISTANCE OF 12.87 FEET; THENCE SOUTH 13 DEGREES 08 JTES 18 SECONDS WEST ALONG THE EDGE OF AN EXISTING WOOD DOCK A DISTANCE OF 15.49 FEET; THENCE SOUTH 75 DEGREES 53 MINUTES 09 SECONDS EAST A DISTANCE OF 7.59 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 44 SECONDS WEST A DISTANCE OF 50.96 FEET; THENCE NORTH 75 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 73.58 FEET; THENCE NORTH 14 DEGREES 37 MINUTES 17 SECONDS EAST A DISTANCE OF 46.53 FEET; THENCE SOUTH 75 DEGREES 01 MINUTES 58 SECONDS EAST ALONG THE EDGE OF AN EXISTING WOOD DOCK A DISTANCE OF 47.20 FEET; THENCE NORTH 13 DEGREES 24 MINUTES 04 SECONDS EAST ALONG THE EDGE OF AN EXISTING WOOD DOCK A DISTANCE OF 20.90 FEET TO AN INTERSECTION WITH THE FACE OF THE AFOREMENTIONED SEAWALL; THENCE NORTH 80 DEGREES 59 MINUTES 52 SECONDS EAST ALONG THE FACE OF SAID SEAWALL A DISTANCE OF 5.42 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL LIES IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINS 3806 SQUARE FEET OR 0.0874 ACRES, MORE OR LESS.

W. W. CURLE
LAND SURVEYING, INC.
1900 Hwy 87S, Suite M
Navarre, Florida 32566
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(850) 939-8797 Fax
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Licensed Business (LB) 6550



LEGEND

BLDG BUILDING
BS BOAT SLIP
BSL BUILDING SET-BACK LINE
CM CONCRETE MONUMENT
CR 1/2" CAPPED ROD (UNLESS NOTED)
D DEED CALL
ELEV ELEVATION
NGVD NATIONAL GEODETIC VERTICAL DATUM
F FIELD MEASUREMENT
IP IRON PIPE
IR IRON ROD
L ARC LENGTH
P PLAT DIMENSION
PCP PERMANENT CONTROL POINT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRM PERMANENT REFERENCE MARKER
PT POINT OF TANGENCY
R RADIUS
R/W R/W
SUB SUBDIVISION
TBM TEMPORARY BENCHMARK
TYP TYPICAL

GENERAL NOTES

1) NO TITLE RESEARCH HAS BEEN PERFORMED BY THIS FIRM.
2) MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
3) UNDERGROUND STRUCTURES AND IMPROVEMENTS NOT LOCATED UNLESS NOTED.
4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE REQUIREMENTS FOR CLOSURE.
6) DATA SHOWN OUTSIDE THE DESCRIBED PROPERTY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
7) FIELD MEASUREMENTS AGREE WITH RECORD MEASUREMENTS UNLESS NOTED ON DRAWINGS.
8) ENCROACHMENTS ARE AS SHOWN ON THE DRAWING.
9) THIS IS A SPECIFIC PURPOSE FIELD SURVEY PERFORMED TO ESTABLISH A SUBMERGED LAND LEASE AREA.
10) FIELD DATE OF SURVEY WAS 5/28/10.
11) FIELD BOOK: 409/64
12) BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 8, BLOCK L, REVISED SECOND EAST PASS ADDITION TO DESTIN.
13) ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGVD 29.
14) THIS SURVEY IS CERTIFIED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
15) THERE IS NO EXISTING SHORELINE VEGETATION.

This is a Field Survey — Sheet One of Two

Ordered by Harbor Plantation.

Drawing No. 10-0293

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

W.W. Curle, Jr. PSM 5096
James R. Cunningham PSM 5491

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

ITEM # 2025-467

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: May 22, 2025
TYPE OF AGENDA ITEM: Ordinance
AGENDA OUTLINE NUMBER: 4.C.

TO: Harbor & Waterways Board

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director

FROM: Steve O'Connor, Deputy Community Development Director

DATE: May 15, 2025

SUBJECT: Ordinance 25-05-CC - Relating to livery vessels; amending Article VIII "*Registration of Livery Vessels"; a*mending provisions related to transferability of permits; providing for additional required training and safety measures.

I. BACKGROUND: Proposed Ordinance 25-05-CC requires additional training and safety measures for livery vessel operators and their customers, codifies the livery vessel cap within the City, and makes clarifications to permit transferability. The cap on the number of livery vessels is based on the current number of livery vessels legally registered and expected to register based on the recent clarifications related to bareboat yachts and the existing boat club within the city. Proposed clarifications on permit registration transferability include the ability to transfer permit registrations provided the vessel is transferred with the permit, but prohibits separate permit transfers if detached from the vessel to which the permit is registered. Abandoned permits would be required to be returned to the City.

II. DISCUSSION: Proposed Ordinance 25-05-CC contains updates related to safety measures for livery operators as well as clarifications on transferability of livery registration permits. With respect to safety measures, the City is proposing to adopt standards consistent with those adopted by Okaloosa County. The additional safety measures include additional required training for both operator employees and customers, as well as a bracelet system for livery operator identification, as further detailed below. City Council reviewed this on First Reading on May 19, 2025, at their regularly scheduled Meeting. The agenda for the HWB was published prior to the Council Meeting. Staff will update the HWB on the Council's discussion and actions.

Required Safety Measures.
A. *Employee training.*
Employees shall be required to complete the following training and upon request provide

documentation at the site to any county or its designees. At all times during business hours, an employee that has completed the training must be located at the business facility. Employees that have not completed the training shall have 30 days from start of employment to complete the training and may temporarily operate under the supervision of someone who has completed the training. Current/existing employees shall have six months from the effective date of this article to comply with these training requirements. Documentation of training must be kept at the business location and be made available for inspection at all times when the business is open. Training shall apply to all employees that supervise, take reservations, handle paperwork with customers, provide pre-ride/pre-rental training, or otherwise operate the rental or response/recovery equipment and shall include the following:

(1) State of Florida Boating Safety Education Course;
(2) Okaloosa Boating and Waterway Safety Video;
(3) FWC's online livery course;
(4) American Heart Association First Aid Response Course;
(5) PWC or pontoon equipment training. In-house training on the safety/operation on the specific apparatus rented by the vendor; and
(6) Contingency training. In-house training for the employee on the specific contingency plans required for this business location.

B. *Rental customer operating requirements.*

(1) *Training.* In addition to any and all state mandated training, all operators of the rental vessel shall undergo the following training:
(a) Okaloosa Boating and Waterway Safety Video;
(b) PWC or Pontoon equipment video/training on the safety/operation on the specific apparatus rented; and
(c) Emergency contact information for law enforcement, Coast Guard, 911, and vendor.
(2) *Operator identification.* Operators shall have a wristband indicating they have met the training requirements above and are properly licensed. There shall be two separate identification colored wristbands which shall be used by the business to identify the operators, the color coordination of wristbands is as follows:
(a) Green - to use when operator is over the age of 18 years old and was born before January 1, 1988, and by Florida law is not required to obtain a Florida Temporary Boaters Certification or obtain the National Association of State Boating Law Administrators (NASBLA) approved boaters license or passed a Florida Temporary Boaters Certification.
(b) Pink - to use when operator is over the age of 18 but born after January 1, 1988.
(3) *License.* All livery vessel businesses shall maintain a copy of the operator/renters state drivers' license/certification which can be produced to the appropriate county/state authorities if and when requested.
(4) *Required documentation.*
(a) The rental customer shall have a copy of the rental agreement;
(b) Contact number/call sign to contact rental agency;
(c) Safety and operational information for the device;
(d) Map of the area with the location of rental agency shown as well as any boater restrictive areas;
(e) Emergency contact information and other emergency rental agency; communication device - Shall be an operational cell phone, portable marine radio or other device capable to communicate to the business and emergency personnel; and
(f) Identification markings shall be placed on each personal flotation device worn by operators of the livery vessels which distinguishes the business from other businesses engaged in the

rental of livery vessels.

The proposed ordinance also codifies a cap on the number of livery vessels based on the current number registered and expected to register shortly based on the recent clarifications related to bareboat yachts and the existing boat club within the city. Permits are transferable provided they remain attached to a vessel, but cannot be otherwise transferred, Abandoned permits/registrations would be returned to the City of Destin. Proposed clarifications on permit registration transferability are as follows:

Sec. 13-148. - Permit not transferable.

1. The number of livery vessel permits within the City of Destin is capped at 490. Livery vessel permits must be attached to a designated vessel at all times, by virtue of attaching to the vessel's current, unexpired and valid State of Florida vessel registration number, or shall be automatically returned to the City of Destin and made available to other applicants subject to all requirements of the City's Code of Ordinances and Land Development Code.

2. No permit issued under this article creates any vested right. Except as provided in subsection b, no ~~No~~ permit shall be transferable or assignable. No permit shall be used by any vendor other than the one to whom it is issued. If a vendor is an entity, of any kind, and the ownership of the entity is sold, transferred, or assigned, then the entity shall notify the city within ten (10) days of change in ownership, or any permit shall be deemed automatically revoked and returned to the City of Destin. No permit shall be used at any location other than the one for which it is issued except as provided in subsection (b).

Provided the permit remains attached to a designated vessel, the vessel and permit are transferable and assignable within the City of Destin. Transfer or assignment of such permitted vessel does not relieve the new owner of the obligation to comply with all provisions of the City's Code of Ordinances and Land Development Code applicable to livery vessels. If the permitted vessel is sold, transferred, or assigned, then the purchasing entity, transferee or assignee shall notify the city within ten (10) days of change in ownership, or any permit shall be deemed automatically revoked and returned to the City of Destin.

A livery vessel permit is deemed revoked and automatically returned to the City at such time as the use of the permit has been abandoned for a period of at least 180 days. For purposes of this subsection, abandonment shall mean that the permitted vessel has not been used in the normal course of business for at least 180 days, including but not limited to the operator's failure to annually register with the City.

A. Link to Strategic Goals / Objectives: II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient, and aesthetically pleasing infrastructure
V. Improve mobility and connectivity

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): This ordinance will provide more consistent safety guidance that follows the county and the surrounding community regarding livery regulations and will provide clarity on transferability.

D. Legislative Sponsor: Requested by Destin City Council prior to passage of Legislative Sponsor resolution.

E. Business Impact Statement: ***City of Destin Business Impact Statement – Ord 25-05-CC***

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance:

   Proposed Ordinance 25-05-CC requires additional training and safety measures for livery vessel operators and their customers, codifies the livery vessel cap within the City, and makes clarifications to permit transferability. The cap on the number of livery vessels is based on the current number of livery vessels legally registered and expected to register based on the recent clarifications related to bareboat yachts and the existing boat club within the city.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   Because the ordinance is only clarifying how to identify livery vessel operators, and set the cap on the number of livery registrations, which is consistent with the previous 4 years of registrations, there is an estimated minimal economic effect on businesses located in the City of Destin.

3. Estimate of direct compliance costs that businesses may reasonably incur:

   There will be minimal compliance costs associated with this ordinance to comply with the wristband identification system that the County already requires.

4. Any new charge or fee imposed by the proposed ordinance:

   There is no new fee associated with this ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

   There will be no increased regulatory cost or revenues from fees as there are no regulatory fees associated with this ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

   The City already has a livery moratorium in place that caps the amount of livery registrations for the City of Destin. However, the transferability of the registrations is now revoked unless there is a change in ownership of the entity with active registrations. This is applicable to all livery businesses or operators which is about 20.

III. CONCLUSION: This ordinance proposes to provide consistent regulations regarding operator identification that are in line with the surrounding communities and Okaloosa County.

At the same time, it provides for a maximum number of registrations allowed for livery vessels, including pontoons, Personal Watercraft (PWC), and vessels maintained and rented by boating clubs.

IV. RECOMMENDED MOTION: I move to recommend the City Council approve Ordinance 25-05-CC.

Attachments:

1. 25-05-CC LIVERY SAFETY for May mtg

ORDINANCE 25-05-CC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO LIVERY VESSELS; AMENDING ARTICLE VIII "REGISTRATION OF LIVERY VESSELS" OF THE CITY CODE OF ORDINANCES; AMENDING PROVISIONS RELATED TO TRANSFERABILITY OF PERMITS; PROVIDING FOR ADDITIONAL REQUIRED TRAINING AND SAFETY MEASURES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section l.0l (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 386, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the tranquility, environmentally sound, and orderly and safe use of City waterways is of prime importance to the city, its citizens and visitors; and

WHEREAS, the City Council of the City of Destin recognizes that the unregulated rental of livery vessels by the public impacts the welfare of the historic working waterfront, and jeopardizes the health, safety and welfare of the city's residents, property owners, and visitors; and

WHEREAS, it is therefore necessary and in the interest of the public health, safety and welfare to monitor and provide reasonable means to ensure adherence to state laws and insure safe and responsible operation of such livery vessels; and

WHEREAS, the unregulated rental of livery vessels has led to increased instances of unlicensed businesses renting livery vessels to inexperienced operators, which has led to unsafe conditions in the waters of the city during many times of the year; and

WHEREAS, the requirement of a permit for each livery vessel, that shall be rented out within the city, and the permit fees collected and used to support the code enforcement division in enforcing this ordinance, have allowed the city to effectively regulate and monitor livery vessels being rented by businesses within the city, which is reasonably related to protecting the public health, safety, and welfare of the city's residents and visitors, and is also reasonably related to preserving the historic working waterfront of the city; and

WHEREAS, the City Council desires to cap the number of permitted livery vessels operating within the City at 490 to reflect the number of livery vessels that are either currently, legally permitted to operate within the City of Destin, or are expected to become legally permitted in the immediate future pursuant to Ordinance Number 24-15-CC (which made clarifications to the definition of livery vessels set forth in section 13-141 of the City Code of Ordinances and contained provisions making clarifications for bareboat liveries such as yachts and boat clubs pursuant to the terms of the ordinance); and

WHEREAS, the City Code of Ordinances, Article VIII requires permitting and regulations of livery vessels; and

WHEREAS, the City Council desires to require additional training and safety measures for operators and renters of livery vessels in order to best protect the public health, safety and welfare; and

WHEREAS, the City Council finds that this Ordinance serves the public interest and is necessary and appropriate to protect public health, safety, and welfare of its citizens and visitors.

WHEREAS, the City Council has determined that this ordinance is in the best interests of the City and its citizens; and

WHEREAS, two public hearings have been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, <u>underline language</u> is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Code of Ordinances that have been skipped and remain unchanged.**

SECTION 3. AMENDING ARTICLE VIII OF THE CODE OF ORDINANCES, SECTION 13-141, "DEFINITIONS" AND SECTION 13-144 "APPLICATION FOR PERMIT."

Article VIII of the Code of Ordinances is hereby amended as follows:

***

ARTICLE VIII. - PERMITTING OF LIVERY VESSEL RENTALS

***

Sec. 13-145. - General regulations/standards.

(1) Livery vessel vendor shall ensure compliance with boater safety identification pursuant to F.S. § 327.395, and with livery safety regulations pursuant to F.S. § 327.54.

(2) Boater safety information shall be located in a place visible to the renting public.

(3) Livery vessel vendor shall provide local safety and regulatory instruction, such as no-wake zones, Crab Island safety corridor, etc. (may be combined with requirements of F.S. § 327.54).

(4) Permanent restrooms and business-owned trash and recycling receptacles must be provided on the property on which the livery vessel docking location is located.

(5) Each livery vessel for rental shall have legible information identifying the rental company name, telephone number and vessel name or number.

<u>(6) Required Safety Measures.</u>

<u>A. *Employee training.*</u>

Employees shall be required to complete the following training and upon request provide documentation at the site to any county or its designees. At all times during business hours, an employee that has completed the training must be located at the business facility. Employees that have not completed the training shall have 30 days from start of employment to complete the training and may temporarily operate under the supervision of someone who has completed the training. Current/existing employees shall have six months from the effective date of this article to comply with these training requirements. Documentation of training must be kept at the business location and be made available for inspection at all times thwhen the business is open. Training shall apply to all employees that supervise, take reservations, handle paperwork with customers, provide pre-ride/pre-rental training, or otherwise operate the rental or response/recovery equipment and shall include the following:

(1) State of Florida Boating Safety Education Course;

(2) Okaloosa Boating and Waterway Safety Video;

(3) FWC's online livery course;

(4) American Heart Association First Aid Response Course;

(5) PWC or pontoon equipment training. In-house training on the safety/operation on the specific apparatus rented by the vendor; and

(6) Contingency training. In-house training for the employee on the specific contingency plans required for this business location.

B. *Rental customer operating requirements.*

(1) *Training.* In addition to any and all state mandated training, all operators of the rental vessel shall undergo the following training:

(a) Okaloosa Boating and Waterway Safety Video;

(b) PWC or Pontoon equipment video/training on the safety/operation on the specific apparatus rented; and

(c) Emergency contact information for law enforcement, Coast Guard, 911, and vendor.

(2) *Operator identification.* Operators shall have a wristband indicating they have met the training requirements above and are properly licensed. There shall be two separate identification colored wristbands which shall be used by the business to identify the operators, the color coordination of wristbands is as follows:

(a) Green - to use when operator is over the age of 18 years old and was born before January 1, 1988, and by Florida law is not required to obtain a Florida Temporary Boaters Certification or obtain the National Association of State Boating Law Administrators (NASBLA) approved boaters license or passed a Florida Temporary Boaters Certification.

(b) Pink - to use when operator is over the age of 18 but born after January 1, 1988.

(3) *License.* All livery vessel businesses shall maintain a copy of the operator/renters state drivers' license/certification which can be produced to the appropriate county/state authorities if and when requested.

(4) *Required documentation.*

(a) The rental customer shall have a copy of the rental agreement;

(b) Contact number/call sign to contact rental agency;

(c) Safety and operational information for the device;

(d) Map of the area with the location of rental agency shown as well as any boater restrictive areas;

(e) Emergency contact information and other emergency rental agency; communication device - Shall be an operational cell phone, portable marine radio or other device capable to communicate to the business and emergency personnel; and

(f) Identification markings shall be placed on each personal flotation device worn by operators of the livery vessels which distinguishes the business from other businesses engaged in the rental of livery vessels.

***

Sec. 13-148. - Permit not transferable.

(a) The number of livery vessel permits within the City of Destin is capped at Four Hundred and Ninety (490). Livery vessel permits must be attached to a designated vessel at all times, by virtue of attaching to the vessel's current, unexpired and valid State of Florida vessel registration number, or shall be automatically returned to the City of Destin and made available to other applicants subject to all requirements of the City's Code of Ordinances and Land Development Code.

(b) No permit issued under this article creates any vested right. Except as provided in subsection b, no ~~No~~ permit shall be transferable or assignable. No permit shall be used by any vendor other than the one to whom it is issued. If a vendor is an entity, of any kind, and the ownership of the entity is sold, transferred, or assigned, then the entity shall notify the city within ten (10) days of change in ownership, or any permit shall be deemed automatically revoked and returned to the City of Destin. No permit shall be used at any location other than the one for which it is issued except as provided in subsection (b).

(c) Provided the permit remains attached to a designated vessel, the vessel and permit are transferable and assignable within the City of Destin. Transfer or assignment of such permitted vessel does not relieve the new owner of the obligation to comply with all provisions of the City's Code of Ordinances and Land Development Code applicable to livery vessels. If the permitted vessel is sold, transferred, or assigned, then the purchasing entity, transferee or assignee shall notify the city within ten (10) days of change in ownership, or any permit shall be deemed automatically revoked and returned to the City of Destin.

(d) A livery vessel permit is deemed revoked and automatically returned to the City at such time as the use of the permit has been abandoned for a period of at least 180 days. For purposes of this subsection, abandonment shall mean that the permitted vessel has not been used in the normal course of business for at least 180 days, including but not limited to the operator's failure to annually register with the City.

***

SECTION 4. INCORPORATION INTO CITY CODE OF ORDINANCES. This ordinance shall be incorporated into the City of Destin's Code of Ordinances and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED this _____ day of _____, 2025.

_____
Bobby Wagner, Mayor

ATTEST:

_____
Rey Bailey, City Clerk

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney, for the City of Destin, only.

_____
Kimberly Romano Kopp, City Attorney

First Reading: May 19,2025
Second Reading:

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

OKALOOSA COUNTY, FLORIDA

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Neil D. Kraft, CBO
Floodplain Manager / Building Official
DATE: 11/04/2024

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CS-16	WALKOVER AND HANDRAIL DETAILS
CS-17	STAIR CONNECTION DETAILS
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A-4.1	ARCHITECTURAL PLAN RESTROOM BUILDING
A-4.2	ARCHITECTURAL OUT STRUCTURES
A-7.1	INTERIOR ELEVATIONS
A-9.1	ROOF PLANS
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S-1.1	RESTROOM PILING PLAN
S-1.2	RESTROOM FIRST FLOOR FRAMING PLAN
S-1.3	RESTROOM ROOF FRAMING PLAN
S-1.4	PAVILLION PLAN
S-2.0	STRUCTURAL DETAILS
S-2.1	PAVILION SECTION
S-2.2	PAVILION DETAILS

SHEET DESIGNATOR DEFINITIONS:
- G- GENERAL SHEETS BY TAYLOR ENGINEERING, INC.
- C- CIVIL SHEETS BY HALFF ASSOCIATES, INC
- CS- BOARDWALK & SHORELINE STABILIZATION SHEETS BY TAYLOR ENGINEERING, INC.
- A- ARCHITECTURAL SHEETS BY PIAZZA DESIGN ARCHITECTS, LLC
- S- STRUCTURAL SHEETS BY ANDERSON ENGINEERING, INC.
- M- MECHANICAL SHEETS BY H M YONGE & ASSOCIATES, INC.
- P- PLUMBING SHEETS BY H M YONGE & ASSOCIATES, INC.
- E- ELECTRICAL SHEETS BY H M YONGE & ASSOCIATES, INC.

PREPARED FOR:

Florida Department of Environmental Protection

DEEPWATER HORIZON PROGRAM
DIVISION OF WATER RESTORATION ASSISTANCE
FDEP CONTRACT NO. RM156

CONTRACT MANAGER
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROJECT MANAGER: PEARCE L. BARRETT III, P.E.
DEEPWATER HORIZON PROGRAM DIVISION OF WATER RESTORATION ASSISTANCE
3900 COMMONWEALTH BOULEVARD, MS 240
TALLAHASSEE, FLORIDA 32399
850-245-2106
PEARCE.BARRETT@DEP.STATE.FL.US

PROPERTY OWNER CONTACT
CITY OF DESTIN
PROJECT MANAGER: JEFFREY COZADD
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541
850-279-4228
JCOZADD@CITYOFDESTIN.COM

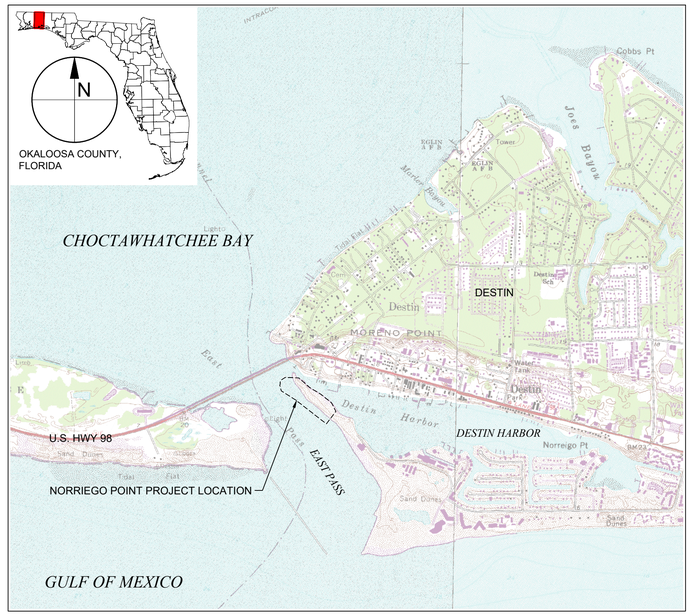
ENGINEER CONTACT
DUNCAN GREER, PE
TAYLOR ENGINEERING, INC.
4300 LEGENDARY DRIVE, SUITE C246
DESTIN, FLORIDA 32541
850-460-7040
DGREER@TAYLORENGINEERING.COM

ENGINEER CONTACT
DAVID HUTCHESON, PE
HALFF
2255 KILLEARN CENTER BLVD, SUITE 300
TALLAHASSEE, FLORIDA 32309
850-848-9414
DHUTCHESON@HALFF.COM

ARCHITECT CONTACT
STEPHEN W. PIAZZA, NCARB
PIAZZA DESIGN ASSOCIATES
P. O. BOX 2295
SANTA ROSA BEACH, FL 32459
850-496-5735
STEVE@PIAZZADESIGNARCH.COM

ENGINEER CONTACT
TIMOTHY J. MITCHELL, P.E., LEED®AP
H. M. YONGE & ASSOCIATES, INC.
102 EAST GARDEN STREET
PENSACOLA, FLORIDA 32502
850-434-2661 X 115
TMITCHELL@HMYACE.COM

ENGINEER CONTACT
THOMAS CLAPHAM, PE
OWN
3213 S WEST BYPASS
SPRINGFIELD, MO 65807
417-866-2741



VICINITY MAP
1"= 2000' (22x34)
1"= 4000' (11x17)

PROJECT LOCATION
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
USGS 7.5' QUADRANGLE MAP: DESTIN, FLORIDA
SECTION: 25
TOWNSHIP: 2S
RANGE: 22W
LATITUDE: 30.390° - 30.395°
LONGITUDE: 86.516° - 86.508°
NORTHING: 511,082 - 512,765
EASTING: 1,333,069 - 1,335,417

Piazza Design ARCHITECTS/PLANNERS

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST 1988
102 EAST GARDEN STREET, PENSACOLA, FLORIDA 32502

HALFF

Call 811 before you dig.

THESE CONSTRUCTION DRAWINGS ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE SELECTED CONTRACTOR WILL BE PROVIDED SIGNED/SEALED CONSTRUCTION DRAWINGS IN DIGITAL AND HARDCOPY FORMATS.

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
REGISTRY # 4815

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

PROJECT TITLE
NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

PROJECT NO	C2015-058
DATE	OCT 2024

SEAL
DUNCAN GREER P.E.#83306

G-1
SHEET 1 OF 64

ANTON FLEWELLING, 10/22/2024 4:21:50 PM, X:\sys\Projects\2015-058_Norriego_PointBoardwalk\Construction\2015-058-C-Title Sheet.dwg

ORGANIZATION: TAYLOR ENGINEERING, INC.
SIGNING ENGINEER: DUNCAN GREER, PE

DUNCAN GREER LICENSE No. 83306 STATE OF FLORIDA PROFESSIONAL ENGINEER

Duncan Greer 2024.03.27 08:45:11 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUNCAN GREER ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TAYLOR ENGINEERING, INC., 4300 LEGENDARY DR. DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION #4815

DUNCAN GREER, PE IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

G-1	TITLE SHEET
G-3	GENERAL NOTES AND SPECIFICATIONS
G-4	PROJECT OVERVIEW
G-5	EXISTING CONDITIONS
CB-1	BOARDWALK AND WALKOVER OVERVIEW
CB-2	BOARDWALK AND WALKOVER GENERAL NOTES
CB-3	BOARDWALK AND WALKOVER GENERAL NOTES
CB-4	BOARDWALK AND WALKOVER CONTROL PLAN
CB-5	PILE EMBEDMENT PLAN
CB-6	ENTRANCE PLAN AND BEACH ACCES PLAN AND PROFILE
CB-7	TERMINAL CURVE PLAN
CB-8	WALKOVER 1 PLAN AND PROFILE
CB-9	WALKOVER 2 PLAN AND PROFILE
CB-10	WALKOVER 3 PLAN AND PROFILE
CB-11	BOARDWALK FRAMING DETAILS
CB-12	WALKOVER AND HANDRAIL DETAILS
CB-13	STAIR CONNECTION DETAILS
CB-14	STAIR CONNECTION DETAILS

ORGANIZATION: HALFF ASSOCIATES, INC.
SIGNING ENGINEER: DAVID HUTCHESON, PE

DAVID W. HUTCHESON LICENSE No 38670 STATE OF FLORIDA PROFESSIONAL ENGINEER

David W Hutcheson — Digitally signed by David W Hutcheson DN: cn=David W Hutcheson, c=US, o=HALFF, email=DHUTCHESON@HALFF.COM Date: 2024.03.27 10:04:26 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID HUTCHESON ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HALFF ASSOCIATES, INC., 2507 CALLAWAY ROAD, SUITE 100 TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION #CA 33380

DAVID HUTCHESON, PE IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

C-1	EXISTING CONDITION
C-2	DEMOLITION
C-3	GENERAL NOTES AND DETAILS
C-4	SITE PLAN
C-5	GRADING AND DRAINAGE
C-6	STORMWATER POLLUTION PREVENTION PLAN
C-7	SWPP NOTES AND DETAILS
C-8	UTILITY PLAN
C-9	UTILITY PLAN PROFILE
C-10	LIFT STATION DETAILS
C-11	LIFT STATION DETAILS
C-12	LANDSCAPE PLAN
C-13	LANDSCAPE DETAILS
C-14	ENTRANCE SIGN

ORGANIZATION: PIAZZA DESIGN ARCHITECTS. LLC
SIGNING ARCHITECT: STEPHEN W. PIAZZA, NCARB FL REG# 0011375

STATE OF FLORIDA STEPHEN W. PIAZZA 0011375 REGISTERED ARCHITECT

Digitally signed by Stephen W Piazza Date: 2024.03.28 12:57:00 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN W. PIAZZA ON THE DATE ADJACENT TO THE SEAL.
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PIAZZA DESIGN ARCHITECTS. LLC P.O. BOX 2295 SANTA ROSA BEACH, FLORIDA 32459

STEPHEN W. PIAZZA IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

A-1.1	ARCHITECTURAL NOTES
A-2.1	ARCHITECTURAL SITE
A-3.1	LIFE SAFETY PLAN
A-4.1	ARCHITECTURAL PLAN RESTROOM BUILDING
A-4.2	ARCHITECTURAL OUT STRUCTURES
A-7.1	INTERIOR ELEVATIONS
A-9.1	ROOF PLANS
A-10.1	ARCHITECTURAL ELEVATIONS
A-12.1	ARCHITECTURAL CONSTRUCTION NOTES
A-12.2	ARCHITECTURAL SECTIONS AND DETAILS
A-12.3	ARCHITECTURAL SECTIONS AND DETAILS
A-12.4	ARCHITECTURAL SECTIONS AND DETAILS
A-12.5	CONSTRUCTION NOTES

ORGANIZATION: OWN
SIGNING ENGINEER: THOMAS CLAPHAM, PE

THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

Thomas C. Clapham — Digitally signed by Thomas C. Clapham DN: CN=Thomas C. Clapham, E=tclapham@ae-inc.com, O=Anderson Engineering, C=US Date: 2024.03.28 14:20:19-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS CLAPHAM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS CLAPHAM, PE., 3213 S WEST BYPASS, SPRINGFIELD, MO 65807

THOMAS CLAPHAM, PE IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

S-1.0	STRUCTURAL NOTES AND SPECIFICATIONS
S-1.1	RESTROOM PILING PLAN
S-1.2	RESTROOM FIRST FLOOR FRAMING PLAN
S-1.3	RESTROOM ROOF FRAMING PLAN
S-1.4	PAVILLION PLAN
S-2.0	STRUCTURAL DETAILS
S-2.1	PAVILION SECTION

ORGANIZATION: H M YONGE & ASSOCIATES, INC.
SIGNING ENGINEER: TIMOTHY J MITCHELL, PE

TIMOTHY JOHN MITCHELL LICENSE No. 66792 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Timothy Mitchell Date: 2024.03.28 12:20:02 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TIMOTHY J MITCHELL ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

H M YONGE & ASSOCIATES, INC., 51 EAST GREGORY STREET PENSACOLA, FL 32502
CERTIFICATE OF AUTHORIZATION #5254

TIMOTHY J MITCHELL, PE IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

M-1	HVAC PLAN
P-1	PLUMBING PLANS
P-2	PLUMBING SCHEDULES LEGEND AND DETAILS

ORGANIZATION: H M YONGE & ASSOCIATES, INC.
SIGNING ENGINEER: ARUN T. VARGHESE, PE

ARUN T. VARGHESE LICENSE No. 78916 STATE OF FLORIDA PROFESSIONAL ENGINEER

Arun T Varghese — Digitally signed by Arun T. Varghese Date: 2024.03.28 15:13:50 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARUN T. VARGHESE ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

H M YONGE & ASSOCIATES, INC., 51 EAST GREGORY STREET PENSACOLA, FL 32502
CERTIFICATE OF AUTHORIZATION #5254

ARUN T. VARGHESE, PE IS RESPONSIBLE FOR THE FOLLOWING SHEETS:

E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL PLANS

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner: Noell Bell, CBO
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

ENG

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

SEE SHEET C-2 FOR GENERAL NOTES. THIS PAGE NOT VALID WITHOUT SHEET C-2

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCTOBER 2020
DESIGNED	MAT
DRAWN	AF
CHECKED	AF
REVIEWED	DG
SCALE	AS SHOWN

DRAWING TITLE

SIGNATURE SHEET

G-2

SHEET 2 OF 58

ANTON FLEWELLING, 3/26/2024 5:58:13 PM, X:\sys\Projects\c2015-058_Norriego_Point\Boardwalk\Construction\c2015-058-C-Title Sheet.dwg

INDEMNIFICATION

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL LAWSUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY FEES, CAUSED BY, RESULTING FROM, AND/OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY, DEATH, LOSS, OR DAMAGE, OR CLAIMS THEREOF, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER AND THE ENGINEER.

DEFINITIONS

1. OWNER: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
2. ENGINEER: OWNER'S DESIGNATED REPRESENTATIVE FOR CONSTRUCTION OBSERVATION AND ADMINISTRATION.
3. ENGINEER OF RECORD (EOR): ENGINEER WHOSE NAME AND SEAL IS AFFIXED TO THE DRAWINGS AND SPECIFICATIONS OF APPLICABLE WORK.SEE SHEET G-2 FOR SHEET LIST AND APPLICABLE EOR SIGNTURES.
4. U.N.O.: UNLESS NOTED OTHERWISE

PERMITS AND PERMIT CONDITIONS

1. PERMITS:
   - A. FDEP PERMIT 0175572-003-JC, AS MODIFIED (NO. 0175572-011-JN)
   - B. FDEP CCCL PERMIT OK000538
   - C. USACE PERMIT SAJ-2012-00702 (NW-HMM)
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT SUPPLIED BY THE OWNER AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS. COSTS OF OBTAINING PERMITS NOT SUPPLIED BY THE OWNER SHALL BE BORNE BY THE CONTRACTOR. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: NPDES PERMIT (OR NOI), CLEARING OR LAND DISTURBANCE PERMITS, TREE IMPACT PERMITS, CITY OR COUNTY BUILDING PERMITS, DRIVEWAY OR ENTRANCE PERMITS, TEMPORARY UTILITIES PERMIT, ETC.
4. UNLESS CLEARLY SPECIFIED OTHERWISE BY THE OWNER IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL NOTICES OF COMMENCEMENTS AND NOTICES OF COMPLETION TO ALL PERMITTING AGENCIES INCLUDING PERMITS SUPPLIED BY THE OWNER.
5. ALL PROPOSED CONSTRUCTION ACTIVITIES SHALL BE IN STRICT COMPLIANCE WITH ALL SPECIAL PERMIT CONDITIONS AS OUTLINED IN THE PERMITS. IF PERMIT CONDITIONS DIFFER FROM THESE SPECIFICATIONS, PERMIT CONDITIONS CONTROL.
6. TURBIDITY MONITORING REQUIREMENTS ARE REVISED FROM PERMIT CONDITIONS TO INCLUDE THE FOLLOWING:
   - A. CONTRACTOR WILL SURROUND IN WATER WORK WITH TURBIDITY SCREENS. CONTRACTOR WILL CONDUCT TURBIDITY MONITORING (MEASUREMENTS) TWICE DAILY DURING DREDGING OR SAND PLACEMENT BELOW MEAN HIGH WATER. CONTRACTOR WILL CONDUCT REPORTING AS DESCRIBED BY SPECIFIC CONDITION 16 OF PERMIT MODIFICATION NO. 0175572-011-JC, AS CLARIFIED BELOW:
     - i. UNITS: NEPHELOMETRIC TURBIDITY UNITS (NTU)
     - ii. FREQUENCY: TWICE DAILY DURING DREDGING OR SAND PLACEMENT BELOW MEAN HIGH WATER, AT LEAST FOUR HOURS APART, WHILE THE HEAVIEST TURBIDITY PLUME IS CROSSING THE EDGE OF THE MIXING ZONE.
     - iii. LOCATION: DREDGE & FILL SITE:
       1. COMPLIANCE: IMMEDIATELY OUTSIDE OF THE TURBIDITY CURTAIN, WITHIN THE DENSEST PORTION OF ANY VISIBLE TURBID PLUME AT SURFACE AND MID-DEPTH.
       2. BACKGROUND: APPROXIMATELY 100 - 300 METERS UPCURRENT OF ANY PORTION OF THE FILL PLACEMENT TEMPLATE THAT IS BEING FILLED OR HAS ALREADY BEEN FILLED DURING THE CURRENT EVENT, OUTSIDE OF ANY PROJECT-RELATED OR INLET-RELATED PLUME, AND THE SAME DISTANCE OFFSHORE AS THE ASSOCIATED COMPLIANCE SAMPLE.
   - B. THE **COMPLIANCE** LOCATIONS GIVEN ABOVE SHALL BE CONSIDERED THE LIMITS OF THE TEMPORARY MIXING ZONE FOR TURBIDITY ALLOWED DURING CONSTRUCTION. IF MONITORING REVEALS TURBIDITY AT THE **COMPLIANCE** STATIONS EXCEEDS BACKGROUND BY MORE THAN 29 NTU, THEN CONSTRUCTION ACTIVITIES SHALL **CEASE IMMEDIATELY** AND NOT RESUME UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN AND TURBIDITY HAS RETURNED TO ACCEPTABLE LEVELS. IF MONITORING SHOWS THAT TURBIDITY AT ANY OF THE COMPLIANCE STATIONS EXCEEDS BACKGROUND BY MORE THAN 29 NTU, THEN CONSTRUCTION ACTIVITIES SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN AND TURBIDITY HAS RETURNED TO ACCEPTABLE LEVELS. ANY SUCH OCCURRENCE SHALL ALSO BE IMMEDIATELY REPORTED TO THE JCP COMPLIANCE OFFICER VIA EMAIL JCPCOMPLIANCE@DEP.STATE.FL.US AND INCLUDE IN THE SUBJECT LINE, "TUBIDITY EXCEEDANCE", AND THE PROJECT NAME AND PERMIT NUMBER. ALSO NOTIFY THE DEPARTMENT'S NORTHWEST DISTRICT OFFICE.
   - C. ANY PROJECT-ASSOCIATED TURBIDITY SOURCE OTHER THAN DREDGING OR FILL PLACEMENT FOR BEACH NOURISHMENT (E.G., SCOW OR PIPELINE LEAKAGE),SHALL BE MONITORED AS CLOSE TO THE SOURCE AS POSSIBLE. IF MONITORING SHOWS THAT TURBIDITY AT ANY OF THESE SITES EXCEEDS BACKGROUND BY MORE THAN 29 NTU, THEN CONSTRUCTION ACTIVITIES SHALL **CEASE IMMEDIATELY** UNTIL BACKGROUND TURBIDITY LEVELS RETURN OR UNTIL OTHERWISE DIRECTED BY THE DEPARTMENT. THE PERMITTEE SHALL NOTIFY THE DEPARTMENT, BY SEPARATE EMAIL TO THE JCP COMPLIANCE OFFICER, OF SUCH AN EVENT WITHIN 24 HOURS OF THE TIME THE PERMITTEE FIRST BECOMES AWARE OF THE DISCHARGE. THE SUBJECT LINE OF THE EMAIL SHALL STATE "OTHER PROJECT-ASSOCIATED DISCHARGE, TURBIDITY EXCEEDANCE".
7. SHOREBIRD MONITORING IS REQUIRED FOR THE SHORELINE STABILIZATION. SHOREBIRD MONITORING IS ONLY REQUIRED DURING NESTING SEASON (FEBRUARY 15 – OCTOBER 1) AND WILL BE PROVIDED BY THE CONTRACTOR.

AS-BUILT SURVEY AND RECORD DRAWINGS

1. RECORD DRAWINGS: A COPY OF THE ORIGINAL SIGNED AND SEALED DRAWINGS KEPT ONSITE AT ALL TIMES WHERE THE CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE ORIGINAL DRAWINGS MARKED IN RED PENCIL OR PEN. WHEN ALL SUBSTANTIAL WORK IS DONE AND BEFORE NOTICE OF FINAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE ORIGINAL RECORD DRAWINGS TO THE ENGINEER AND UP TO 3 FULL SIZE COPIES AS REQUESTED BY THE ENGINEER.
2. AS-BUILT SURVEY DRAWINGS: POST-CONSTRUCTION SURVEY DRAWINGS SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER PURSUANT TO CHAPTER 472 FLORIDA STATUTES, MARKED "AS-BUILT" DRAWINGS, AND REVIEWED BY THE ENGINEER(S). THE SURVEY SHALL INCLUDE OR THE ENGINEER SHALL MARK ON THESE AS-BUILT SURVEY ALL SIGNIFICANT DEVIATIONS IN THE WORK AS RECORDED BY THE CONTRACTOR ON THE RECORD DRAWINGS OR AS KNOWN TO THE ENGINEER. IF THE DEVIATIONS ARE TOO EXTENSIVE TO TRANSFER, THE ENGINEER MAY STAPLE TOGETHER THE AS-BUILT SURVEY DRAWINGS WITH THE RECORD DRAWINGS AND MARK THE FIRST SHEET OF EACH AS "AS-BUILT". THE AS-BUILT SURVEY SHALL BE SUBMITTED IN DIGITAL AND 24" X 36" PAPER VERSIONS (UP TO 6 COPIES) TO THE ENGINEER AND OWNER FOR APPROVAL. THE AS-BUILT SURVEY SHALL BE PERFORMED IN THE SAME HORIZONTAL AND VERTICAL COORDINATE SYSTEM THE DRAWINGS ARE IN. DIGITAL DRAWINGS SHALL BE IN AUTOCAD 2016 OR NEWER VERSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS RELATING TO ELEVATION CERTIFICATE *FEMA NFIP ELEVATION CERTIFICATE FORM 0860-0-33* FOR PRE-CONSTRUCTION, UNDER CONSTRUCTION (FOR FOUNDATION FINISHED FLOOR OR PLACEMENT OF FIRST HORIZONTAL STRUCTURAL MEMBER) AND FINAL CONSTRUCTION PER CITY OF DESTIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION. CONTACT BUILDING DIVISION AT 850.654.1119 OR PERMITS@CITYOFDESTIN.COM FOR QUESTIONS RELATING TO CITY BUILDING REQUIREMENTS.

SURVEY NOTES

1. ALL ELEVATIONS REFERENCE THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88), ELEVATIONS IN FEET U.N.O.
2. ALL COORDINATES REFERENCE STATE PLANE FLORIDA NORTH NAD 83, COORDINATES IN FEET U.N.O.
3. EXISTING NORRIEGO POINT TOPOGRAPHY AND BATHYMETRY SURVEYED JUNE 2018 BY FLORABAMA GEOSPATIAL SOLUTIONS, LLC. EXISTING NORRIEGO POINT TOPOGRAPHY AND BATHYMETRY WITHIN THE AREA OF SHORELINE STABILIZATION SURVEYED AUGUST 2022.
4. PARCEL BOUNDARIES FOR POINTE MEZZANINE, LLC AND POINTE ONE, LLC OBTAINED FROM THE SURVEY TITLED "NORRIEGO POINT" DATED JANUARY 21, 2016. ADJACENT PARCELS OBTAINED FROM OKALOOSA COUNTY GIS AND DISPLAYED FOR INFORMATIONAL PURPOSES ONLY.
5. PROJECT AREA AERIAL IMAGERY TAKEN IN JUNE 2018 BY TAYLOR ENGINEERING, INC. SUPPLEMENTARY AERIAL IMAGERY TAKEN MARCH 2013 AND OBTAINED FROM GOOGLE EARTH. AERIAL IMAGERY DISPLAYED HEREON FOR INFORMATIONAL PURPOSES ONLY. NO PHOTOGRAPHIC ACCURACY IS IMPLIED BY THESE MAPS.
6. TIDAL DATUM OBTAINED FROM NOAA CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES (HTTP://TIDESANDCURRENTS.NOAA.GOV/).
7. THE INFORMATION ON THESE DRAWINGS REPRESENTS THE RESULTS OF THE SURVEYS PERFORMED ON THE DATES AS INDICATED. THE INFORMATION FROM THESE SURVEYS CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE SURVEYS.
8. ANY PUBLIC LAND CORNER OR BENCHMARK WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE IMMEDIATELY. ANY MONUMENT OTHERWISE DESTROYED BY CONTRACTOR SHALL BE RESET BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT CONTRACTOR'S EXPENSE.
9. IF ANY GEODETIC MONUMENT WITHIN THE LIMITS OF CONSTRUCTION ARE DISTURBED, CONTRACTOR SHALL NOTIFY:

   DENIS RIORDAN
   REGIONAL GEODETIC ADVISOR
   NATIONAL GEODETIC SURVEY
   JACKSON, MS
   (240) 678-2107
   denis.riordan@noaa.gov
10. ALL BENCHMARKS NOTED ON THE PLANS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT. DESTROYED BENCHMARKS SHALL BE REDEFINED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE GOVERNED BY THE FOLLOWING STANDARDS:
   - A. FLORIDA BUILDING CODE; 2023
   - B. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION; 2021
2. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT SITE DURING BIDDING AND PRIOR TO INITIATING ANY CONSTRUCTION. PRIOR TO INITIATING WORK, CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT THE CONDITIONS IN AND AROUND THE NORRIEIGO POINT RECREATION IMPROVEMENTS WITH COLOR DIGITAL PHOTOGRAPHS. PHOTOS SHALL BE PROVIDED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN, WITH SAID PHOTOS TO SUPPORT CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL, PRIOR TO ANY CONSTRUCTION ACTIVITY, HOLD A PRE-CONSTRUCTION MEETING WITH ALL PERMITTING AGENCIES INVOLVED, INCLUDING CITY OF DESTIN, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) NORTHWEST DISTRICT AND FDEP CCCL PROGRAM.
4. THE CONTRACTOR SHALL LOCATE AND FIELD VERIFY ALL STRUCTURES AND EXISTING UTILITIES (ABOVE-GROUND AND BELOW-GROUND), WHETHER SHOWN OR NOT ON THE DRAWINGS, BEFORE BEGINNING WORK. CONTRACTOR SHALL ALSO FIELD VERIFY ALL DIMENSIONS AND QUANTITIES.
5. ONCE MOBILIZED, CONTRACTOR MUST WORK ON THE PROJECT CONTINUOUSLY WITHOUT ABSENCES FROM THE SITE UNLESS APPROVED BY THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES, THEIR PERSONNEL AND SUBCONTRACTORS WITH THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, REGULATORY AUTHORIZATIONS, AND ALL OTHER CONTRACT DOCUMENTS.
7. ALL WORK SHALL CONFORM TO THE CONSTRUCTING DRAWINGS, SPECIFICATIONS, REGULATORY AUTHORIZATIONS, AND ANY OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL POST AT THE PROJECT SITE ALL PERMIT NOTICES AND COMPLY WITH ALL TERMS OF THE PERMITS AS PERTAINING TO THE WORK.
8. CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES AND NOTIFY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE OF ANY CONFLICTS BEFORE PERFORMING WORK IN THE AFFECTED AREA.
9. HEAVY EQUIPMENT SHALL GENERALLY KEEP AT LEAST 20 FT AWAY FROM ALL EXISTING SHEET PILE WALLS DURING CONSTRUCTION INCLUDING PILE INSTALLATION, EXCAVATION, BACKFILLING AND/OR COMPACTION. ANY WORK PERFORMED WITHIN 20 FT OF THE WALL SHALL ONLY BE DONE WITH LIGHT EQUIPMENT. NO MATERIALS SHALL BE STORED WITHIN 30' OF EXISTING SHEETPILE WALLS. CONTRACTOR SHALL CONSTRUCT SAND RAMPS WITH MINIMUM 1 FT COVER ABOVE EXISTING WALLS AND CONCRETE CAPS TO TRAVERSE. CONTRACTOR SHALL COORDINATE ANY WORK AROUND EXISTING STRUCTURES WITH THE ENGINEER FOR REVIEW AND APPROVAL.
10. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION AND COORDINATE WITH THE OWNER AND ENGINEER IN SUCH A WAY AS TO ENSURE PUBLIC AND PRIVATE SAFETY IN AND AROUND THE CONSTRUCTION SITE.
11. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT", CHAPTER 553.60 - 553.64, FLORIDA STATUTES. CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
13. IT IS THE RESPONSIBILITY OF CONTRACTOR TO ESTABLISH THE FOLLOWING IN THE FIELD: RIGHT OF WAY LINES, BENCHMARKS, CENTER LINES AND STATIONING AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT.
14. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK FOR INSPECTION BY THE ENGINEER, REGULATORY AGENCIES, AND OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE ENGINEER AS NECESSARY FOR CONSTRUCTION INSPECTION AND AS-BUILT CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT APPROPRIATE AND APPROVED TIMES DURING THE COURSE OF THE WORK THAT THE CONTRACTOR IS READY FOR INSPECTION. WORK THAT IS ASSEMBLED OR COVERED SO THAT THE ENGINEER CANNOT INSPECT THE WORK PROPERLY SHALL BE DISASSEMBLED, UNCOVERED, OR DESTROYED AS NECESSARY FOR INSPECTION. THE COSTS OF REPAIR OR RESTORATION OF THIS WORK SHALL BE BORNE SOLELY BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL PROVIDE PERSONNEL AND EQUIPMENT FOR ENGINEER TO INSPECT AND INQUIRE ABOUT THE WORK. THIS MAY INCLUDE PROJECT MANAGERS, SUPERINTENDENTS, FOREMAN, LABORERS, LADDERS, HARD HATS, LIFTS, SCAFFOLDING, BOATS, MEASURING DEVICES, SURVEY EQUIPMENT, ETC.
17. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, BRACING, OR OTHER MEANS/METHODS NECESSARY TO STABILIZE ALL STRUCTURES (OR STAGED MATERIAL) UNTIL COMPLETED WITH ALL COMPONENTS INSTALLED. UNLESS SPECIFICALLY STATED ON THE DRAWINGS, THE CONTRACTOR SHALL ASSUME THE EOR HAS ONLY DESIGNED THE STRUCTURE(S) FOR THE FINAL CONSTRUCTED AND ASSEMBLED STATE AS SHOWN ON THE DRAWINGS.
18. ALL PERMANENT MATERIAL SHALL BE NEW. USED, RECONDITIONED, OR REMANUFACTURED MATERIAL SHALL NOT BE ALLOWED UNLESS APPROVED BY THE OWNER IN WRITING.
19. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES. PRE-CONSTRUCTION PLAN APPROVALS REQUIRED BY LOCAL BUILDING AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL FORWARD ALL ENGINEERING RELATED QUESTIONS TO THE ENGINEER FOR CONSIDERATION. INSPECTIONS REQUIRED BY LOCAL BUILDING AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS, ARE A MINIMUM. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY PERMIT AUTHORITIES. ANY ADDITIONAL EROSION CONTROL MEASURES SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
21. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEBRIS. DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE AT A LICENSED LANDFILL IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
22. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. SEE FDOT SPECIFICATION SECTION 108 FOR ADDITIONAL INFORMATION REGARDING PROTECTION OF EXISTING STRUCTURES.
23. CONTRACTOR SHALL PAY THE COST FOR ALL ELECTRICAL SERVICE UP TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
24. THE COST OF ALL INSPECTION FEES SHALL BE BORNE BY CONTRACTOR.
25. GEOTECHNICAL ENGINEERING SERVICES INCLUDING SOIL BORINGS HAVE BEEN PROVIDED BY LARRY M. JACOBS AND ASSOCIATES, INC. THE CONTRACTOR CAN OBTAIN A COPY OF THE REPORTS FROM PEARCE BARRETT, FDEP. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF THE GEOTECHNICAL DATA PROVIDED BY LARRY M. JACOBS AND ASSOCIATES, INC.
26. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENTS ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AT (850)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH §872.05, FS.
27. VEGETATION TO BE IMPACTED SHALL BE REMOVED AND REPLANTED ONSITE AT THE DIRECTION OF THE ENGINEER.
28. THE CONTRACTOR SHALL WARRANTY THE WORK FOR A MINIMUM OF ONE YEAR UNLESS CLEARLY DEFINED OTHERWISE IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DEFECTIVE MATERIALS AND WORK AT NO COSTS TO THE OWNER WITHIN THE STATED WARRANTY PERIOD.

STAGING AND CONSTRUCTION ACCESS

1. STAGING AND ACCESS AREAS SHOWN ON THE DRAWINGS ARE PROPOSED FOR BIDDING PURPOSES. CONTRACTOR MAY PROPOSE ADDITIONAL STAGING OR ACCESS AREAS BUT WILL BE RESPONSIBLE FOR REVIEWING THE SITES SUITABILITY FOR THE PROPOSED WORK AND, IF ACCEPTABLE, OBTAINING USE AGREEMENTS WITH THE UPLAND PROPERTY OWNER FOR THE PROPOSED WORK. CONTRACTOR MAY PROPOSE ADDITIONAL OR ALTERNATIVE STAGING AREAS, LOADING AREAS, TEMPORARY FACILITIES, OR OTHER WORK LOCATIONS IN THEIR CONSTRUCTION WORK PLAN FOR ENGINEER AND OWNER REVIEW AND ACCEPTANCE.
2. THE CONTRACTOR SHALL PLACE BARRICADES AND SIGNS INDICATING THE AREAS AND LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE BEACH AREAS ON THE DESTIN HARBOR AND EAST PASS SHORELINES FOR THE GENERAL PUBLIC TO THE GREATEST EXTENT PRACTICAL THROUGHOUT CONSTRUCTION OPERATIONS; HOWEVER, THE CONTRACTOR SHALL EXCLUDE THE PUBLIC FROM WORK AREAS AS NECESSARY TO ENSURE PUBLIC SAFETY.
3. RIGHT OF WAY MAY NOT BE USED FOR STORAGE OF NEW OR REMOVED MATERIAL. ANY SITE WITHIN THE PROJECT LIMITS INTENDED FOR MATERIAL STORAGE MUST BE PRE-APPROVED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. ANY SOIL, PIPE, UTILITIES, CONCRETE, ASPHALT, VEGETATION OR SIGNAGE MATERIALS THAT ARE REMOVED AND ARE NOT INTENDED FOR RE-USE SHALL BE REMOVED FROM THE PROJECT EACH WORKDAY AND CANNOT REMAIN ONSITE. NEW OR EXISTING MATERIALS MUST BE REMOVED FROM THE RIGHT OF WAY AT THE END OF EACH WORKDAY.
4. THE CONTRACTOR SHALL COORDINATE WORK HOURS WITH OWNER AND ENGINEER TO MEET PROJECT SCHEDULE REQUIREMENTS. WORK HOURS SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS AND FDEP AGREEMENT.
5. CONTRACTOR WILL NOT BE ALLOWED TO TRAVERSE, UTILIZE, OR IMPACT ADJACENT PROPERTIES WITHOUT SPECIFIC AUTHORIZATION FROM THE PROPERTY OWNER AND A CONSTRUCTION WORK PLAN ACCEPTED BY THE OWNER AND ENGINEER.
6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL OTHER CONSTRUCTION ADJACENT TO THE PROJECT. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL NOT UTILIZE NEIGHBORHOOD STREETS FOR CONSTRUCTION RELATED TRAFFIC.
8. IN ORDER TO LIMIT DISTURBANCE TO THE SURROUNDING NEIGHBORHOODS, CONTRACTOR SHALL BE LIMITED TO CONSTRUCTION BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND FROM 9:00 A.M. TO 7:00 P.M. ON SATURDAY. CONSTRUCTION OUTSIDE OF THESE HOURS MUST HAVE PRIOR WRITTEN CONSENT FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
9. THE CONTRACTOR'S PROPOSED MATERIAL LOADING, HANDLING, HAULING, AND PLACEMENT OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE THE WORK AREA FOOTPRINT, REDUCE DAMAGE TO UPLAND AND NEARSHORE PROPERTY, REDUCE THE POTENTIAL DETERIORATION OF EXISTING ACCESSES AND HAUL ROUTES, AND AVOID IMPACTS TO VEGETATION TO THE GREATEST EXTENT PRACTICAL.
10. THE CONTRACTOR PROPOSED STAGING AREAS AND ACCESS CORRIDORS SHALL BE SUBJECT TO REVIEW BY THE OWNER AND ENGINEER. ACCEPTED AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND BE RESTORED TO THE ORIGINAL CONDITION FOLLOWING CONSTRUCTION. THE CONTRACTOR SHALL CLEARLY IDENTIFY THE ACCEPTED STAGING AREA (WITH FLAGS, STAKES, OR SIMILAR) AND MAY NOT OPERATE EQUIPMENT OR TRANSVERSE AREAS OUTSIDE THE MARKED AREA WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
11. THE CONTRACTOR IS REQUIRED TO RESTORE THE ACCEPTED STAGING AND CORRIDOR AREAS TO THE ORIGINAL SITE CONDITION. RESTORATION ACTIVITIES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, REPLACING OR REPAIRING DAMAGED INFRASTRUCTURE (INCLUDING FENCING, PAVEMENT, ETC.), PLACING AND GRADING CLEAN SAND FILL IN RUTTED OR DISTURBED AREAS, AND VEGETATION RESTORATION (INCLUDING SEA OATS AND OTHER NATIVE DUNE SPECIES).
12. VEGETATION RESTORATION WILL NOT BE REQUIRED WITHIN THE FOOTPRINT OF (I.E., BENEATH) WALKOVERS, BOARDWALKS, AND OTHER STRUCTURES.
13. THE CONTRACTOR SHALL SUBMIT A RESTORATION PLAN TO ADDRESS ALL IDENTIFIED SITE RESTORATION REQUIREMENTS WITHIN 10 DAYS OF RECEIVING A REQUEST FROM THE ENGINEER. THE CONTRACTOR WILL ADDRESS ANY COMMENTS OR REQUESTS MADE BY THE ENGINEER AND COMMENCE RESTORATION WORK IMMEDIATELY UPON RECEIPT OF SUBMITTAL ACCEPTANCE.

ACCESSIBILITY

CONTRACTOR SHALL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL PROJECT IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 FLORIDA STATUTES (FS) AND THE 2023 FLORIDA BUILDING CODE – ACCESSIBILITY (FBC-A) IS MANDATORY. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR SHALL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FLORIDA STATUTUES AND FBC–A. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER DETAILS ON PLANS:

1. ALL RAMPS WITH A RISE GREATER THAN 6 IN. SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 1 FBC-A OR §405.9.2 FBC-A. RAMPS SHALL HAVE 60 IN. MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7 FBC-A.
2. ALL RAMPS WITH A RISE GREATER THAN 6 IN. SHALL HAVE HANDRAILS ON BOTH SIDES WITH 18 IN. HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. RE: §1010.8 FLORIDA BUILDING CODE, BUILDING (FBC-B).

SUBMITTALS AND TESTING REQUIREMENTS

1. ALL TESTING, EITHER PRE-CONSTRUCTION OR CONSTRUCTION, AS REQUIRED HEREIN OR IN THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY AN INDEPENDENT QUALIFIED TESTING COMPANY. THE COSTS OF ALL SUCH TESTING SHALL BE BORNE BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BID PRICE.
2. THE QUALIFIED TESTING AGENCY SHALL BE APPROVED PER FDOT STANDARDS, AASHTO STANDARDS OR SIMILAR SUCH STANDARDS AS APPROVED BY THE ENGINEER. ALL TESTING WORK SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN FLORIDA AND SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IF REQUESTED.
3. ALL REQUIRED SUBMITTALS OR MANUFACTURER'S INFORMATION SHALL BE IN U.S. CUSTOMARY UNITS.
4. ALL TECHNICAL SUBMITTALS ON THESE DRAWINGS REQUIRE APPROVAL BY THE ENGINEER U.N.O.

SUBMITTAL PROCEDURES

1. DELIVER SUBMITTALS TO THE ENGINEER VIA EMAIL OR OTHER OWNER-APPROVED CORRESPONDENCE.
2. ENGINEER'S REVIEW OF SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITIES FOR PERFORMANCE REQUIREMENTS AS DEFINED IN THE CONTRACT DOCUMENTS. NEITHER SHALL ENGINEER'S REVIEW RELEASE THE CONTRACTOR FROM FULFILLING PURPOSE OF INSTALLATION NOR FROM CONTRACTOR'S LIABILITY TO REPLACE DEFECTIVE WORK.
3. ENGINEER'S REVIEW OF SHOP DRAWINGS, SAMPL

MEASUREMENT AND PAYMENT

1. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF VALUES CONTAINING THE WORK COMPONENTS OF EACH BID ITEM OF THE PROPOSAL FOR APPROVAL PRIOR TO THE FIRST PAYMENT APPLICATION FOR WORK IN PROGRESS.
2. SUBMITTALS ARE CONSIDERED PART OF THE CONTRACTOR'S ADMINISTRATIVE AND OVERHEAD COSTS. THE CONTACTOR WILL NOT BE COMPENSATED SEPARATELY FOR SUBMITTALS REQUIRED BY THESE SPECIFICATIONS OR THOSE LISTED ON THE PROJECT DRAWINGS.
3. SEPARATE PAYMENT WILL NOT BE MADE FOR PROVIDING AND MAINTAINING AN EFFECTIVE QUALITY CONTROL PROGRAM, AND ALL COSTS ASSOCIATED THERE WITH SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP-SUM PRICES CONTAINED IN THE BID SCHEDULE.
4. FOR THE PURPOSE OF THE WORK ITEMS LISTED IN THE BID SCHEDULE, COMPLETE INSTALLATION WILL MEAN THE INCLUSION OF DEMOLITION WORK, SITE RESTORATION TO EXISTING OR BETTER CONDITIONS, AND TESTING, ALL INCLUDED IN THE COST TO COMPLETE THE WORK ITEM (AS APPLICABLE).
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND OWNER REQUIREMENTS.
6. THE INTENT OF THE BID SCHEDULE IS TO ESTABLISH A TOTAL PRICE FOR COMPLETING THE WORK IN ITS ENTIRETY. UNLESS OTHERWISE STATED, PAYMENT FOR ALL BID ITEMS WILL BE MADE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED TO COMPLETE EACH BIDITEM. EACH BID ITEM SHALL INCLUDE COSTS TO TRANSPORT THE MATERIAL TO THE WORK SITE UNLESS OTHERWISE STATED.

TIDAL DATUM REFERENCE:

MLLW

TIDAL DATUM REFERENCE:	
MHHW	0.61'
MHW	0.60'
MSL	0.28'
MLW	0.01'
MLLW	0.00'
NAVD 88	-0.12'

NAVD 1988

TIDAL DATUM REFERENCE:	
MHHW	0.73'
MHW	0.72'
MSL	0.4'
MLW	0.13'
MLLW	0.12'
NAVD 88	0.00'

ABBREVIATIONS

EL ELEVATION
FRP FIBER REINFORCED POLYMER
UNO UNLESS NOTED OTHERWISE

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Any Building Inspector/Plans Examiner - Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

GENERAL NOTES AND SPECIFICATIONS

G-4

SHEET 4 OF 64

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TAYLOR ENGINEERING INC.
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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
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City Building Inspector/Plans Examiner - Noah Bell, CBO
DATE:

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CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

PROJECT OVERVIEW

G-5

SHEET 5 OF 64

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CHOCTAWHATCHEE BAY

U.S. HWY 98

DESTIN

DESTIN HARBOR

EAST PASS

TO GULF OF MEXICO

FLOOD ZONE VE12
FLOOD ZONE VE13

FLOOD ZONE AE10
FLOOD ZONE VE12

FLOOD ZONE X
FLOOD ZONE AE9

FLOOD ZONE AE9
FLOOD ZONE AE10

FLOOD ZONE VE13
OPEN WATER

FLOOD ZONE AE10
FLOOD ZONE VE13

FLOOD ZONE VE13
FLOOD ZONE VE14

OPEN WATER
FLOOD ZONE VE13

FLOOD ZONE VE13

FLOOD ZONE VE14
OPEN WATER

FLOOD ZONE VE14

FLOOD ZONE AE10
FLOOD ZONE AE11

BEACH DUNE VEGETATION (TYP)

BURIED COMPOSITE SHEET PILE WALL AND CONCRETE CAP (TYP)

COMPOSITE SHEET PILE WALL AND CONCRETE CAP (TYP)

EXISTING T-GROIN #4

UPLAND DIKE CREST APPROX. EL: +20'

BEACH BERM APPROX. EL: +4'

EXISTING T-GROIN #3

BURIED SHEET PILE WALL AND CONCRETE CAP (TYP)

SAND FENCE (TYP)

EXISTING T-GROIN #2

SAND FENCE (TYP)

WARNING SIGN (TYP)

FDEP CCCL

APPROX. VEGETATION LIMITS (TYP)

SHEET PILE RETURN WALL

EXISTING T-GROIN #1

NORRIEGO POINT (CITY OF DESTIN)

POINTE MEZZANINE, LLC.

EXISTING COMPOSITE SHEET PILE WALL (TYP)

CITY OF DESTIN 100' ROW

POINTE RESORT, LLC

FIRE HYDRANT

MULTIPLE CONCRETE PADS IN THIS AREA

EXISTING SPUR GROIN

EXISTING COMPOSITE SHEET PILE WALL WITH CONCRETE CAP AND ROCK REVETMENT

N

AERIAL REFERENCE: JUNE 2018

0 100' 200' 400'

GRAPHIC SCALE
22X34: 1" = 100'
11X17: 1" = 200'

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TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Floodplain Manager/Plans Examiner Noah Hall, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

EXISTING CONDITIONS

G-6

SHEET 6 OF 64

LEGEND:

#	= NUMBER
	= WATER METER
L.B.	= LICENSED BUSINESS
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
R	= RADIUS
A	= ARC LENGTH
D	= DELTA ANGLE
CB	= CHORD BEARING
C	= CHORD
T	= TELEPHONE SERVICE BOX
S	= SANITARY SEWER MANHOLE
TV	= TELEVISION SERVICE BOX
M	= DISTANCE NOT TO SCALE
	= ROAD SIGN
	= FOUND 1/2" CAPPED IRON ROD, MONUMENT, L.B. #3501
	= FOUND 4"x4" CONCRETE MONUMENT, L.B. #3501
	= FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION
	= SET 1/2" CAPPED IRON ROD, L.B. #3501
	= SET 4"x4" CONCRETE NO IDENTIFICATION
SS	= SANITARY SEWER PIPE
W	= WATER MAIN PIPE
NPW	= NON-POTABLE WATER LINE
UE	= UNDERGROUND ELECTRIC LINE
UT	= UNDERGROUND COMMUNICATIONS LINE
FM	= FORCE MAIN LINE
	= FENCE LINE
PB	= ELECTRIC JUNCTION BOX
	= SABAL PALM
	= OAK TREE

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Floor Inspector Noell Bell, CBO
DATE:

NOTE: PARCEL BOUNDARIES FOR POINTE MEZZANINE, LLC AND POINTE ONE, LLC OBTAINED FROM THE SURVEY TITLED" NORRIEGO POINT" DATED JANUARY 21, 2016. ADJACENT PARCELS OBTAINED FROM OKALOOSA COUNTY GIS AND DISPLAYED FOR INFORMATIONAL PURPOSES ONLY.

WATERS EDGE 11-15-2015
MEAN HIGH WATER LINE 0.73' CONTOUR (NAVD88)
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-1
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-2
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-3
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-4
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-5
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-7
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-8
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-9
NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER
PARCEL ID# 00-2S-24-0000-0023-0000 CITY OF DESTIN PER OKALOOSA COUNTY PROPERTY APPRAISER
N 39°00'38" W - TO MEAN HIGH WATER LINE
8.57 ACRES MORE OR LESS
FLOOD ZONE VE13
FLOOD ZONE VE14
FLOOD ZONE AE10
FLOOD ZONE VE13
S 46°00'23" E - 141.88'
S 61°28'19" E - 30.85'
1.0' WIDE CONCRETE BLOCK (TYP)
N 49°32'42" W - 389.89'(M)
FIRE LANE - NO PARKING
HANDICAP PARKING SPACE
SIGN

0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

REVISIONS / SUBMISSIONS	DATE	ZONE

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	E.K.G
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

EXISTING CONDITION

C-1

SHEET 7 OF 64

Gustin, Cothern & Tucker, Inc.
Civil Engineering/Land Surveying
121 Hart Street Niceville, FL 32578 (850) 678-5141
Fax: (850) 729-2460 L.B. No. 3501
www.gctengineering.com

HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

AUSTIN CUSHING, 3/12/2024 12:56:19 PM, G:\8623\800\cad\c8623-002\Layouts\8623-002f Layout_No_Road.dwg

NOTE: REMOVE ALL SIGNS WITHIN UNIMPROVED RIGHT OF WAY AND WITHIN LIMITS OF CONSTRUCTION. STOCKPILE FOR REMOVAL BY CITY OF DESTIN PERSONNEL.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Todd D. Theriot, CBO
City Building Inspector/Plans Examiner - Todd Theriot, CBO
DATE:

PARCEL ID#
00-2S-24-0000-0034
POINTE MEZZANINE

POINT "A" (D)
TOP OF SHEET PILE 6.58
TOP OF SHEET 6.62
TOP OF SHEET P 6
S 46°50'23" E - 141.88'
S 45°28'19" E - 90.85'

SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-9
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-7
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-8
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-5
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-3
SET 5/8"CAPPED IRON ROD L.B. #3501 STAMPED DES-1
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-2
SET 5/8" CAPPED IRON ROD L.B. #3501 STAMPED DES-4

PARK RULES SIGN (REMOVE)
PARK RULES SIGN (REMOVE)

NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER

PARCEL ID#
00-2S-24-0000-0023-0000
CITY OF DESTIN PER
OKALOOSA COUNTY
PROPERTY APPRAISER

N 39°00'08" W - TO MEAN HIGH WATER LINE

8.57 ACRES MORE OR LESS

FIRE LANE NO PARKING
FIRE LANE NO PARKING
NO PARKING 20' R/W

FLOOD ZONE AE10
FLOOD ZONE VE13
FLOOD ZONE VE14
FLOOD ZONE VE15

SHEET PILE WITH CONCRETE CAP
1.0' WIDE CONCRETE BLOCK (TYP)

TOP OF SHEET PILE 1.54
TOP OF SHEET PILE 1.52
TOP OF SHEET PILE 0.88
TOP OF SHEET PILE 1.60
TOP OF SHEET PILE 2.21
TOP OF SHEET PILE 4.20
TOP OF SHEET PILE 4.27
TOP OF SHEET PILE 2.27
TOP OF SHEET PILE 2.42
TOP OF SHEET PILE 2.12
TOP OF SHEET PILE 2.24
TOP OF SHEET PILE 2.05
TOP OF SHEET PILE 1.72
TOP OF SHEET PILE 1.55
TOP OF SHEET PILE 2.15
TOP OF SHEET PILE 2.14
TOP OF SHEET PILE 2.12
TOP OF SHEET PILE 2.28
TOP OF SHEET PILE 2.25
TOP OF SHEET PILE 2.06
TOP OF SHEET PILE 5.92
TOP OF SHEET PILE 5.88
TOP OF SHEET PILE 2.60
TOP OF SHEET PILE 2.65
TOP OF SHEET PILE 2.70
TOP OF SHEET PILE 5.90
TOP OF SHEET PILE 2.69

N 49°32'42" W - 389.66'(D)

0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

AUSTIN CUSHING, 3/12/2024 12:58:00 PM, G:\8823\002\cad\d8823-002d\Layouts\8823-002_Layout_No_Road.dwg

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

REVISIONS / SUBMISSIONS	DATE	NO ZONE

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

DEMOLITION PLAN

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-2

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. SEE FDOT SPECIFICATION SECTION 108 FOR ADDITIONAL INFORMATION REGARDING PROTECTION OF EXISTING STRUCTURES.
2. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT", CHAPTER 553.60 - 553.64, FLORIDA STATUTES. CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. PRIOR TO INSTALLATION, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST MATERIALS AND MANUFACTURED ITEMS TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
4. MATERIAL STORAGE FOR REMOVED LIMEROCK BASE FROM THE CONSTRUCTION ENTRANCE MAY OCCUR WITHIN THE RIGHT OF WAY AT LOCATIONS DESIGNATED, USING THE APPROPRIATE EROSION AND SEDIMENTATION CONTROL BMPS UNLESS OTHERWISE NOTED. ANY OTHER LOCATION WITHIN THE PROJECT LIMITS INTENDED FOR MATERIAL STORAGE MUST BE PRE-APPROVED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
5. ALL SIDEWALKS TO BE A MINIMUM 3,000 PSI CONCRETE AND 4-INCH THICK EXCEPT AT DRIVEWAY CROSSINGS WHERE THEY SHALL BE 6-INCH THICK REINFORCED WITH 6 IN X 6 IN W1.4XW1.4 WELDED WIRE MESH.
6. DESIGN CODES INCLUDED BY REFERENCE INCLUDE:
   - 6.1. FLORIDA BUILDING CODE: 2023
   - 6.2. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (FY2023-24)
   - 6.3. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 2023)
   - 6.4. DESTIN WATER USERS DETAILS AND SPECIFICATIONS

SITEWORK NOTES

1. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE PROJECT NECESSARY FOR CONSTRUCTION.
2. EXCESS SOIL THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF OF SUITABLE MATERIAL. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE OR DISPOSED OF AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. STOCKPILED MATERIAL SHALL BE PROTECTED WITH SILT FENCING (REFER TO STORMWATER POLLUTION PROTECTION PLAN DETAILS).
3. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE PROJECT.
4. BURNING OF MATERIALS AND/OR DEBRIS AS A MEANS OF DISPOSAL IS PROHIBITED WITHIN THE PROJECT LIMITS.
5. FOR PAVING, NON-SELECT SOILS, WHEN ENCOUNTERED, SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACK-FILLED WITH SELECT MATERIALS IN ACCORDANCE WITH FDOT STANDARD PLANS 120-001 AND 120-002.
6. ALL ROCKS OR STONES LARGER THAN 6 IN. IN DIAMETER SHALL BE REMOVED FROM THE BACKFILL MATERIAL. BACKFILL MATERIAL PLACED WITHIN 1 FT. OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2 IN. IN DIAMETER IN ACCORDANCE WITH FDOT STANDARD PLANS 120-001 AND 120-002.
7. ANY DAMAGE TO EXISTING TOPOGRAPHIC FEATURES NOT SPECIFICALLY RELATED TO THE SCOPE OF WORK, SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL SURVEY AND STAKE THE CLEARING LIMITS AS INDICATED BY THE PLANS AND RECEIVE APPROVAL FROM THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO COMMENCING WITH THE CLEARING AND GRUBBING OPERATION. (REFER TO TREE PROTECTION DETAILS AND NOTES.)
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL AND STATE REGULATIONS CONCERNING SITE SAFETY AND HANDLING AND DISPOSAL OF CONTAMINATED SOILS.
10. CLEARING AND GRUBBING INCLUDES THE REMOVAL OF ALL INCIDENTAL ITEMS INCLUDING BUT NOT LIMITED TO STRUCTURES, CONCRETE, ASPHALT, GRAVEL, FENCING AND ANY OTHER IMPROVEMENTS TO BE REMOVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF SUCH ITEMS OFF SITE.
11. EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ONSITE ACCORDING TO THE CITY OF DESTIN'S LAND DEVELOPMENT CODE, §11.07.00 SAND AND WATER PROTECTION.

PAVING AND GRADING NOTES

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MULCH, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE SOILS REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
5. CONTRACTOR TO PROVIDE A ½ IN. TO 1 IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER CONCRETE ITEMS (BUILDINGS, CURBING, SIDEWALKS, ETC.).
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED OR INSPECTED, AND APPROVED PRIOR TO SURFACE CONSTRUCTION.
7. EXISTING SIGNAGE TO REMAIN THAT WILL BE AFFECTED BY CONSTRUCTION SHALL BE RELOCATED DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH AN INDEPENDENT TESTING COMPANY TO VERIFY COMPACTION. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL HAVE ALL TEST RESULTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 471 FLORIDA STATUTES AND SUBMITTED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
9. ALL FINAL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE PLACED 14 DAYS AFTER PLACEMENT OF FINAL ASPHALT SURFACE.

MAINTENANCE OF TRAFFIC GENERAL NOTES:

1. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS, STANDARD PLANS 102-600 THROUGH 102-680.
2. TEMPORARY TRAVEL LANES SHALL NOT BE LESS THAN 10 FT. IN WIDTH ON ROADWAYS OPEN TO TRAFFIC AND ADJACENT SIDE ROADS. TRAVEL LANES ON ROADWAYS OPEN TO TRAFFIC SHALL BE PROPERLY DELINEATED AT ALL TIMES DURING CONSTRUCTION.
3. MAINTENANCE OF TRAFFIC OPERATIONS ON INTERSECTING THOROUGHFARES AND ADJACENT STREETS SHALL BE COORDINATED WITH THE CITY OF DESTIN.
4. IT IS THE RESPONSIBILITY OF CONTRACTOR TO MAINTAIN CLEAR ZONE REQUIREMENTS FOR EQUIPMENT AND MATERIALS STORAGE AND WORK ZONE PROTECTION AS SPECIFIED IN FDOT STANDARD PLANS 102-600.
5. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE WHEN HISTORICAL DRAINAGE PATTERNS ARE IMPEDED IN AN ACTIVE WORK ZONE. ANY ADDITIONAL COST ASSOCIATED WITH DRAINAGE (INSTALLATION AND REMOVAL OF TEMPORARY STRUCTURES, DE-SILTING OF EXISTING PIPES) SHALL BE INCIDENTAL TO THE CONTRACT.
6. ACCESS TO EXISTING DRIVEWAYS SHALL BE PROVIDED AT ALL TIMES. CONTRACTOR SHALL SUBMIT AN ACCESS MAINTENANCE PLAN FOR REVIEW AND RELEASE FOR CONSTRUCTION BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. RESIDENTS SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY DRIVEWAY INTERRUPTIONS.
7. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL OFFICER DURING ALL INTERMITTENT LANE CLOSURE OPERATIONS, NIGHTTIME OPERATIONS, AND DURING IMPLEMENTATION OF CHANGE IN THE TRAFFIC PATTERN (REROUTING OR SHIFTING TRAFFIC).
8. UNLESS OTHERWISE NOTED IN THE PLANS, THE EXISTING SPEED LIMITS ON ALL ROADWAYS SHALL BE MAINTAINED DURING CONSTRUCTION.
9. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN. THE PLAN MUST BE SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER LICENSED UNDER CHAPTER 471, FLORIDA STATUES. PRIOR TO IMPLEMENTATION, PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OF DESTIN RIGHT OF WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO INITIATING WORK WITHIN THE RIGHT OF WAY.
11. THE CONTRACTOR MUST PROVIDE A QUALIFIED MAINTENANCE OF TRAFFIC SUPERVISOR TO BE ON SITE WHEN WORK IS TAKING PLACE AND SHALL BE ON CALL FOR EMERGENCIES WHEN THE CONTRACTOR IS NOT AVAILABLE. THIS SUPERVISOR IS RESPONSIBLE FOR OVERSIGHT OF THE TRAFFIC CONTROL PLAN AND WILL BE REQUIRED TO SUBMIT WRITTEN INSPECTION REPORTING VERIFYING COMPLIANCE WITH THE TRAFFIC CONTROL PLAN. THE CONTRACTOR SHALL PROVIDE THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE A 24-HOUR ON-CALL TELEPHONE NUMBER FOR THE SUPERVISOR.
12. THE CONTRACTOR SHALL ADD MAINTENANCE OF TRAFFIC DEVICES AS NEEDED TO PROVIDE ACCESS TO THE INTERIOR OF THE SITE. DEVICES SHALL BE PLACED SUCH THAT THE SAFETY OF THE PUBLIC AND CONSTRUCTION PERSONNEL ARE PROTECTED AT ALL TIMES.
13. THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS OR TRAFFIC SAFETY ISSUES.
14. CLOSURE OF THE CITY OF DESTIN ROADS AND PARKING AREAS REQUIRE THE CONTRACTOR TO SUBMIT A ROAD CLOSURE REQUEST PACKAGE TO THE CITY OF DESTIN A MINIMUM OF TWO (2) WEEKS PRIOR TO CLOSURE. THE CLOSURE REQUEST SHALL INCLUDE THE MAINTENANCE OF TRAFFIC PLAN, DETOUR PLAN AND A BRIEF DESCRIPTION OF CONSTRUCTION. PLANS ARE TO BE APPROVED BY A PROFESSIONAL ENGINEER OR A FDOT CERTIFIED ADVANCED MOT PRACTITIONER.
15. TEMPORARY LANE CLOSURES, ON THOSE ROADWAYS OPEN TO TRAFFIC, WILL NOT BE ALLOWED BETWEEN THE HOURS OF 6:30 AM AND 9:00 AM AND BETWEEN THE HOURS OF 4:00 PM AND 6:00 PM. The CONTRACTOR SHALL REQUEST FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, A STREET, LANE OR SIDEWALK CLOSURE 24 HOURS IN ADVANCE OF SUCH CLOSURE.
16. STREETS USED AS TEMPORARY DETOUR ROUTES AND HAUL ROUTES WILL BE MAINTAINED IN GOOD CONDITION AND BE KEPT FREE OF SILT AND DEBRIS BY THE CONTRACTOR AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
17. THE CONTRACTOR SHALL ADD MAINTENANCE OF TRAFFIC DEVICES AS NEEDED TO PROVIDE ACCESS TO THE INTERIOR OF THE SITE. DEVICES SHALL BE PLACED SUCH THAT THE SAFETY OF THE PUBLIC AND CONSTRUCTION PERSONNEL ARE PROTECTED AT ALL TIMES.

TREE PROTECTION NOTES:

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT APPROVAL FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
2. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES PRIOR TO SITE CLEARING AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. THE BARRICADES SHALL BE CONSTRUCTED TO PREVENT THE ENCROACHMENT OF EQUIPMENT OR VEHICLES, THE REMOVAL OF EXISTING GROUNDCOVER, THE DISTURBANCE OR COMPACTION OF SOIL, OR THE SCARRING OF ROOTS WITHIN THE CRITICAL PROTECTION ZONE (CPZ). THERE SHALL BE NO STORAGE OF MATERIALS OR EQUIPMENT OF ANY KIND WITHIN THIS ZONE.
3. REQUIRED TREE BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION.
4. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED FROM ALL PROTECTED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
5. THE CONTRACTOR IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN. DAMAGE TO PROTECTED TREES WILL NOT BE TOLERATED. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE TO TREES THAT ARE DESIGNATED TO BE SAVED DURING CONSTRUCTION.
6. SHOULD TRIMMING OF PROTECTED TREES BE NECESSARY, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A CERTIFIED ARBORIST. ALL TRIMMING OF PROTECTED TREES SHALL BE DONE BY A QUALIFIED, LICENSED ARBORIST AND SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO UTILITIES TO REMAIN SHALL BE PAID FOR BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
2. THE EXISTING FACILITIES AND UTILITIES SHOWN ON THE PLANS WERE LOCATED FROM THE OWNER'S AND OTHER RECORDS. GUARANTY IS NOT MADE THAT ALL EXISTING FACILITIES OR UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE HIMSELF OF THE PRESENCE AND LOCATION OF ALL UTILITIES, STRUCTURES, OR OTHER FACILITIES IN THE WORK AREA PRIOR TO PERFORMING THE WORK. THE OWNER AND THE ENGINEER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF THE EXISTING UTILITIES, STRUCTURES, OR FACILITIES. THE GENERAL NOTES ON THE PLANS ALSO INDICATE THE REQUIREMENTS OF THE CONTRACTOR AS REGARDS EXISTING FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEVIATION BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, AND INDICATE THE LOCATION OF THE EXISTING UTILITIES, STRUCTURES, AND FACILITIES ON THE RECORD DRAWINGS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FS.
4. CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS LISTED BELOW THROUGH 811 A MINIMUM OF TWO (2) FULL BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.

UAO	CONTACT NAME	CONTACT NUMBER
CENTURY LINK	DISPATCH	(855) 742-6062
DESTIN WATER USERS, INC.	MARK JACKSON	(850) 837-6146 x107 (DAY) (850) 428-3046 (ALT)
COX COMMUNINCATIONS, INC.	USIC DISPATCH OFFICE (CLS)	(800) 778-9140
GULF POWER-DESTIN	USIC DISPATCH CENTER	(800) 778-9140 (800) 468-8243
OKALOOSA GAS DISTRICT	EOC DEPARTMENT	(850) 729-4880

5. CONTRACTOR SHALL DESIGNATE AN ON-SITE UTILITY COORDINATOR WHO WILL BE RESPONSIBLE FOR COORDINATING ALL UTILITY ISSUES WITH THE APPLICABLE AGENCIES.
6. CONTRACTOR SHALL AVOID WATER AND SEWER SERVICE INTERRUPTIONS AND MAINTAIN EXISTING DEMAND AT ALL TIMES.
7. ALL EXISTING WATER SERVICES ARE TO BE TIED INTO THE EXISTING 2-INCH IN. STUB OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 72 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING AN ON-SITE PRE-CONSTRUCTION UTILITY MEETING WITH ALL APPLICABLE UTILITY PROVIDERS. THE MEETING SHALL BE CONDUCTED BY CONTRACTOR'S DESIGNATED UTILITY COORDINATOR. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING MINUTES OF THE MEETING AND PROVIDE A COPY OF SAID MINUTES TO ALL ATTENDEES WITHIN TWO (2) WEEKS AFTER THE MEETING.
9. CONTRACTOR SHALL COORDINATE THE LOCATION AND RELOCATION OF ALL APPLICABLE UTILITIES WITH FDEP AND CORRESPONDING UTILITY AUTHORITIES BEFORE CONSTRUCTION EFFORTS BEGIN.
10. WHERE UTILITIES ARE TO BE ABANDONED IN PLACE, ALL VOIDS ARE TO BE FILLED WITH EXCAVATABLE FLOWABLE FILL AND THE HORIZONTAL AND VERTICAL POSITIONS OF THE UTILITY SHALL BE LOCATED BY SURVEYOR LICENSED IN THE STATE OF FLORIDA UNDER CHAPTER 472, FLORIDA STATUTES. THE UTILITY COMPOSITION AND IDENTIFIED USE ARE TO BE MAPPED WITH THE ABOVE INFORMATION AND FOUR (4) COPIES OF THE MAP SHALL BE PROVIDED TO THE OWNER ALONG WITH CAD AND .PDF FILES.
11. REFER TO THE UTILITY ADJUSTMENT PLANS FOR EXISTING ABOVE GROUND AND UNDERGROUND UTILITY RELOCATIONS / DEMOLITION. OTHER UNKNOWN UTILITIES MAY NEED TO BE ADJUSTED OR REMOVED.
12. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE IF THEY ENCOUNTER ANY UNIDENTIFIED UTILITY OR STRUCTURE DURING CONSTRUCTION THAT IMPACTS THE PROJECT IMPLEMENTATION.

GENERAL WATER AND SANITARY SEWER UTILITY NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS SALVAGED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE OWNER. IF THE SALVAGED MATERIALS HAVE NO VALUE TO THE OWNER, THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS IN A MANNER SATISFACTORY TO THE OWNER.
2. PLACEMENT OF ON-SITE WATER AND SANITARY SEWER FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF DESTIN WATER USERS, INC.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER ARE TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.

WATER NOTES

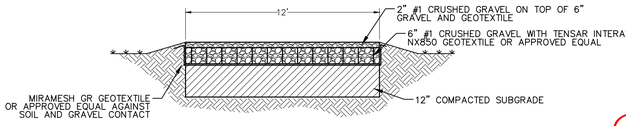
1. AT THE CITY'S DISCRETION ALL REMOVED FIRE HYDRANTS AND VALVES SHALL BE DELIVERED TO CITY OF DESTIN. COORDINATE DELIVERY WITH OWNER'S STAFF.
2. RECONNECT ALL DISTURBED BACKFLOW PREVENTION DEVICES AND FURNISH TESTING OF THE DEVICE BY A LICENSED PLUMBER OR CERTIFIED BACKFLOW PREVENTION TECHNICIAN. THERE SHALL BE NO SEPARATE PAYMENT FOR THIS ITEM. COST TO BE INCIDENTAL TO THE CONTRACT.
3. ALL FITTINGS INCLUDING BUT NOT LIMITED TO, TEES, CROSSES, CAPS, AND BENDS SHALL BE PROPERLY RESTRAINED AND INCIDENTAL TO THE COST OF THE PIPE.

SANITARY SEWER NOTES

CONTRACTOR SHALL MAINTAIN SANITARY SEWER SERVICE THROUGH DESTIN WATER USERS, INC. SANITARY SEWER MAINS AT ALL TIMES THROUGHOUT CONSTRUCTION. MEANS AND METHODS OF SERVICE MAINTENANCE SHALL BE LEFT TO CONTRACTOR SUBJECT TO APPROVAL BY DESTIN WATER USERS, INC.

SPECIES PROTECTION NOTES

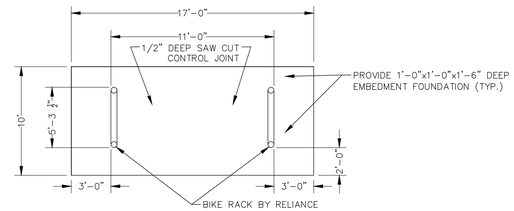
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY AUTHORIZED BY THE CCCL PERMIT, THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION CONFERENCE AT THE SITE WITH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, AND A STAFF REPRESENTATIVE OF THE FDEP DIVISION OF WATER RESOURCE MANAGEMENT, CCCL PROGRAM TO ESTABLISH AN UNDERSTANDING AMONG THE PARTIES AS TO THE ITEMS SPECIFIED IN THE SPECIAL AND GENERAL CONDITIONS OF THE CCCL PERMIT. THE PROPOSED LOCATIONS OF THE STRUCTURES SHALL BE STAKED OUT PRIOR TO THE CONFERENCE FOR REVIEW AND APPROVAL. CONTACT TIFFANY HILTON AT (850) 245-7681 TO SCHEDULE A CONFERENCE.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY AUTHORIZED BY THIS PERMIT, A TEMPORARY CONSTRUCTION/SILT FENCE SHALL BE ERECTED ALONG THE PERIMETER OF THE PERMITTED ACTIVITY.
3. NO CONSTRUCTION, OPERATION, TRANSPORTATION, STORAGE OF EQUIPMENT OR MATERIALS OR TEMPORARY LIGHTING OF THE CONSTRUCTION AREA IS AUTHORIZED ON ANY PART OF THE SANDY BEACH OR ON OR SEAWARD OF THE DIKE AT ANY TIME DURING THE SEA TURTLE NESTING SEASON, MAY 1 THROUGH OCTOBER 31.
4. PIPING PLOVERS AND RED KNOTS ARE LIKELY TO BE PRESENT BETWEEN AUGUST THROUGH MAY. WHERE EITHER SPECIES CONGREGATES, CONTRACTOR SHALL PLACE AN EXCLUSION ZONE AROUND THE BIRDS USING ROPE AND POSTED SIGNS. NO WORK WILL OCCUR WITHIN 150 FEET OF THE EXCLUSION ZONE UNTIL THE BIRDS MOVE ON THEIR OWN VOLITION.
5. NOISE AND VIBRATION GENERATED FROM CONSTRUCTION OPERATIONS INCLUDING BUT NOT LIMITED TO PILE DRIVING AND USE OF VIBRATORY COMPACTORS SHALL BE SCHEDULED TO OCCUR OUTSIDE OF THE SHOREBIRD BREEDING SEASON OF FEBRUARY 15 THROUGH AUGUST 31.



TYPICAL SECTION FOR STABILIZED VEHICLE ENTRANCE

N.T.S.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Not Building Inspector/Floor Examiner - Heidi Bell, CBO
DATE:



BIKE RACK AND CONCRETE PAD DETAIL

N.T.S.

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HALFF ASSOCIATES, INC.
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FL CA 33380 FL LB 8348 FL LC 26000645

TAYLOR ENGINEERING INC.
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(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

	DATE
	REVISIONS / SUBMISSIONS
	ZONE
	NO

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	AS NOTED

DRAWING TITLE

GENERAL NOTES AND DETIALS

C-3

SHEET 9 OF 64

AUSTIN CUSHING, 3/12/2024 12:58:01 PM G:\8523\000\cad\8523-002\Layouts\8523-002(Layout_No_Road.dwg

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

PARCEL ID#
00-2S-24-0000-0034
POINTE MEZZANINE

EDUCATIONAL KIOSK CONTRACTOR TO FIELD LOCATE

30' WIDE BUFFER MATERIAL AND EQUIPMENT EXCLUSION ZONE. NO PARKING ALLOWED

POINT "A" (D)

TOP OF SHEET PILE 6.58

TOP OF SHEET 6.62

TOP OF SHEET F 6.

2 REMOVE EXISTING CONCRETE AND CONSTRUCT NEW CONCRETE TRANSITION FOR BOARDWALK RAMP INTERFACE. SEE GRADING AND DRAINAGE PLAN FOR ELEVATIONS.

4-6 FT ELEVATION

PROPOSED 8' BOARDWALK

1 PROPOSED OFF-GRADE RESTROOM F.F.E.:16.0

N 39°00'38" W - TO MEAN HIGH WATER LINE

NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER

PARCEL ID#
00-2S-24-0000-0023-0000
CITY OF DESTIN PER
OKALOOSA COUNTY
PROPERTY APPRAISER

EDUCATIONAL KIOSK

934 SF PROPOSED STABILIZED VEHICLE ENTRANCE (SEE SHEET C-3 FOR DETAIL)

56 LF 6' BLACK VINYL COATED CHAIN LINK FENCE PER FDOT STANDARD PLAN #550-002 W/ DOUBLE 6' GATE

PROPOSED OFF-GRADE ADA PAVILION F.F.E.: 7.50

EDUCATIONAL KIOSK

PROPOSED BOARDWALK SEE BOARDWALK PLANS FOR DIMENSIONS.

MOBI MAT OR APPROVED EQUAL SEE BOARDWALK PLANS FOR DIMENSIONS

SHEET PILE WITH CONCRETE CAP

1.0' WIDE CONCRETE BLOCK (TYP)

FLOOD ZONE AE10
FLOOD ZONE VE15

FLOOD ZONE VE13
FLOOD ZONE VE14

8.57 ACRES MORE OR LESS

GULF OF MEXICO

TOP OF SHEET PILE 1.54
TOP OF SHEET PILE 1.52
TOP OF SHEET PILE 0.88
TOP OF SHEET PILE 1.60
TOP OF SHEET PILE 2.21
TOP OF SHEET PILE 4.20
TOP OF SHEET PILE 4.27
TOP OF SHEET PILE 2.27
TOP OF SHEET PILE 2.12
TOP OF SHEET PILE 2.42
TOP OF SHEET PILE 2.24
TOP OF SHEET PILE 1.72
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TOP OF SHEET PILE 1.55
TOP OF SHEET PILE 2.15
TOP OF SHEET PILE 2.14
TOP OF SHEET PILE 2.12
TOP OF SHEET PILE 2.28
TOP OF SHEET PILE 2.25
TOP OF SHEET PILE 2.06
TOP OF SHEET PILE 5.92
TOP OF SHEET PILE 5.88
TOP OF SHEET PILE 2.60
TOP OF SHEET PILE 2.65
TOP OF SHEET PILE 2.70
TOP OF SHEET PILE 5.90
TOP OF SHEET PILE 2.69

N

0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

AUSTIN CUSHING, 10/22/2024 8:09:40 AM, G:\8623\000\cad\d8623-002Layouts\8623-002_Layout_No_Road.dwg

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SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

DAVID W. HUTCHESON No.38670 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY David W. Hutcheson on the DATE ADJACENT TO THE SEAL.
Digitally signed by David W Hutcheson
DN: cn=David W Hutcheson, c=US, o=Halff, email=DAVIDHUTCHESON@HALFF.COM
Date: 2024.10.22 12:54:25 -04'00'
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David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE
1		REVISION TO ELEVATED RESTROOM FFE	10/17/24
2		REVISION TO SIDEWALK AT PARK ENTRANCE	10/17/24

PROJECT NO	C2015-058
DATE	10-17-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

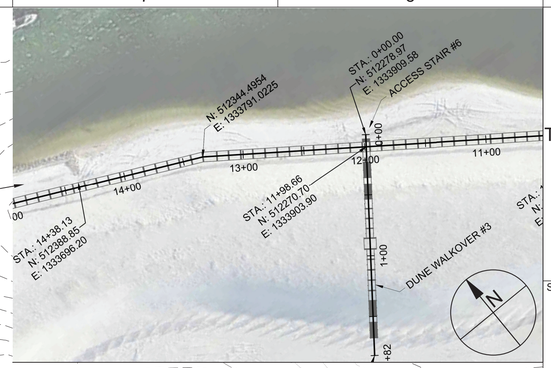
SITE PLAN

halff
HALFF ASSOCIATES, INC.
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TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-4

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Noell D. Estel, CBO
*Only Building Inspector/Plans Examiner - Noell Bell, CBO
DATE:

SEE SHEETS CS15-16



30' WIDE BUFFER MATERIAL AND EQUIPMENT EXCLUSION ZONE. NO PARKING ALLOWED

SLOPE RAMP AT 5% MAX TO TIE BACK TO EXISTING CONCRETE SIDEWALK

4-6 FT ELEVATION

PROPOSED 8' BOARDWALK

PROPOSED OFF-GRADE RESTROOM F.F.E.:16.0

SLOPE RAMP AT 5% MAX TO TIE BACK TO EXISTING CONCRETE SIDEWALK

NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER

PARCEL ID# 00-2S-24-0000-0023-0000 CITY OF DESTIN PER OKALOOSA COUNTY PROPERTY APPRAISER

8.57 ACRES MORE OR LESS

PROPOSED OFF-GRADE ADA PAVILION F.F.E.:7.50

934 SF PROPOSED STABILIZED VEHICLE ENTRANCE (SEE SHEET C-3 FOR DETAIL)

PROPOSED BOARDWALK SEE BOARDWALK PLANS FOR DIMENSIONS.

MOBI MAT OR APPROVED EQUAL SEE BOARDWALK PLANS FOR DIMENSIONS

CUT AND FILL QUANTITIES:
TOTAL PROPOSED CUT: 989.83 CY
TOTAL PROPOSED FILL: 33.59 CY

NOTE: NET CUT MATERIAL TO BE PLACED AS PART OF SHORELINE STABILIZATION AS SHOWN IN MAP INSERT (SEE SHEETS CS-15 AND CS-16 FOR ADDITIONAL INFORMATION).

SHEET PILE WITH CONCRETE CAP

1.0' WIDE CONCRETE BLOCK (TYP)

MATCH EXISTING

FLOOD ZONE AE10
FLOOD ZONE VE13

TOP OF SHEET PILE 1.54
TOP OF SHEET PILE 1.52
TOP OF SHEET PILE 0.88
TOP OF SHEET PILE 1.60
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TOP OF SHEET PILE 6.62

GULF OF MEXICO

0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

AUSTIN CUSHING, 10/22/2024 8:11:23 AM, G:\8623\000\cad\d8623-002\Layouts\8623-002_Layout_No_Road.dwg

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10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

STATE OF FLORIDA PROFESSIONAL ENGINEER No.38670

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY David W Hutcheson
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Digitally signed by David W Hutcheson, o=HUTCHESON@HALFF.COM, cn=David W Hutcheson, email=DHUTCHESON@HALFF.COM
Date: 2024.10.22 12:05:41 -04'00'

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811
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NO	REVISIONS / SUBMISSIONS	ZONE	DATE
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PROJECT NO	C2015-058
DATE	10-17-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

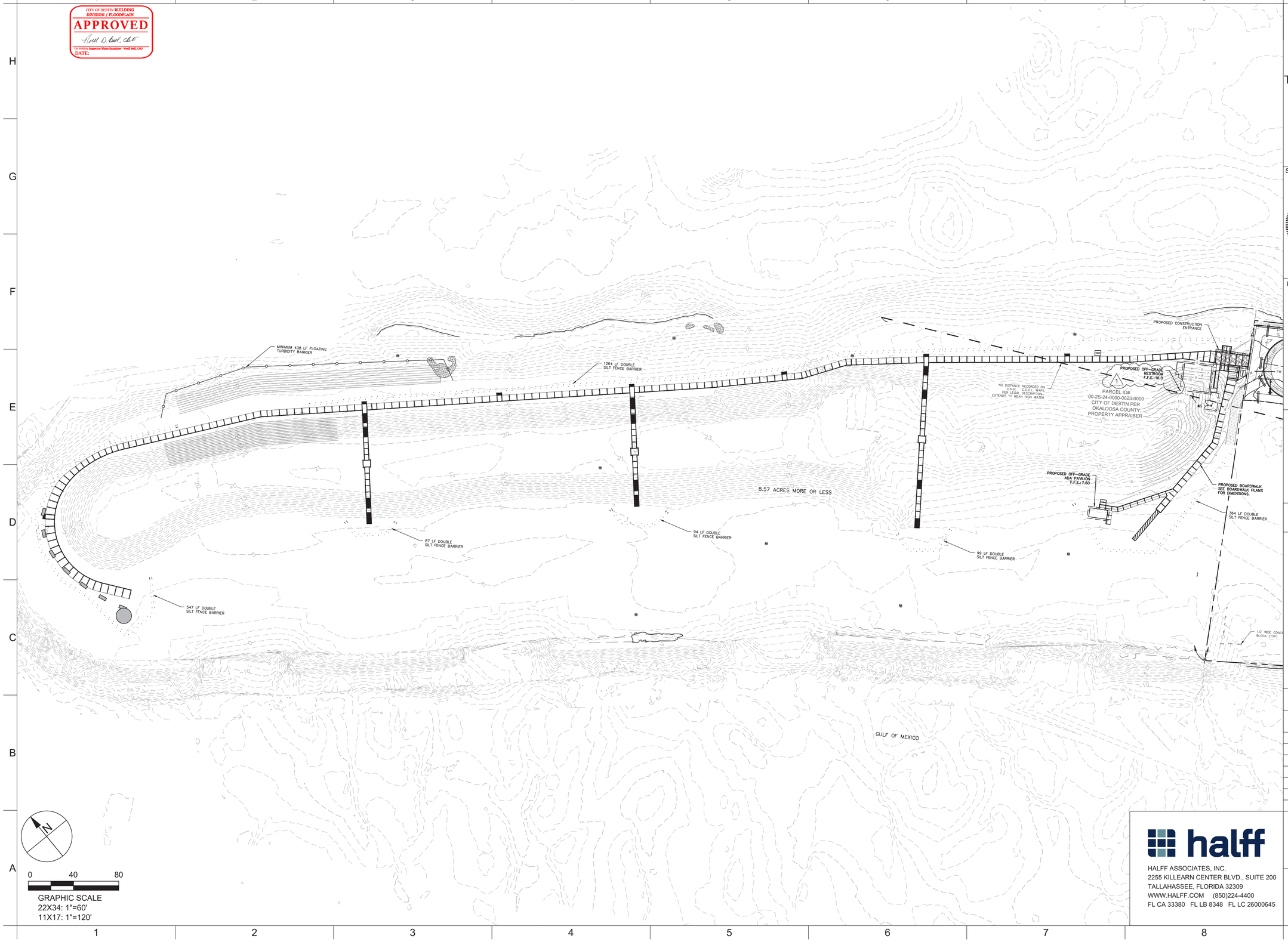
GRADING AND DRAINAGE PLAN

C-5

SHEET 11 OF 64

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TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Floor Examiner - Heidi Bell, CBO
DATE:



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SEAL

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY David W. Hutcheson. Digitally signed by David W Hutcheson. DN: cn=David W Hutcheson, o=US, ou=, email=DHUTCHESON@HALFF.COM, c=US. Date: 2024.10.22 08:14:04 -04'00'

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GULF SHORE DRIVE,
DESTIN, FL 32541

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1		REVISION TO ELEVATED RESTROOM FFE	10/17/24

PROJECT NO	C2015-058
DATE	10-17-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 60'

DRAWING TITLE

STORMWATER POLLUTION PREVENTION PLAN

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-6

SHEET 12 OF 64

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RECORD KEEPING

CONTRACTOR SHALL COMPLETE THE NECESSARY RECORD KEEPING TASKS IN A REGULAR AND EXPEDIENT MANNER WHILE CONSTRUCTION ACTIVITIES ARE OCCURRING.

1. CONTRACTOR SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION (NOT) IS SUBMITTED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP):
   a) A COPY OF ALL NOTICES OF INTENT (NOI) SUBMITTED TO FDEP;
   b) A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN;
   c) A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT;
   d) A COPY OF ALL INSPECTION REPORTS GENERATED AS REQUIRED BY THE FDEP NPDES GENERAL PERMIT;
   e) A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED DURING THE COURSE OF THE PROJECT;
   f) DAILY RAINFALL INFORMATION COLLECTED.
2. CONTRACTOR SHALL RECORD THE FOLLOWING DATES:
   a) WHEN MAJOR GRADING ACTIVITIES OCCUR;
   b) WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE;
   c) WHEN STABILIZATION (I.E. EROSION CONTROL) MEASURES BEGIN.
3. CONTRACTOR SHALL PROVIDE A FOREMAN OR SUPERINTENDENT WHO IS CERTIFIED UNDER THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM. SAID FOREMAN OR SUPERINTENDENT SHALL BE AVAILABLE IN PERSON OR BY TELEPHONE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
4. QUALIFIED INSPECTORS WHO HAVE KNOWLEDGE AND EXPERIENCE IN THE PRINCIPLES AND PRACTICE OF SEDIMENT AND EROSION CONTROL SHALL COMPLETE PROJECT SITE INSPECTIONS:
   a) AT LEAST ONCE EVERY SEVEN (7) DAYS;
   b) WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.50 INCHES (IN.) OR MORE.
5. COPIES OF ALL NOI'S, NOTS, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE REPORTS AND ALL OTHER RECORDS RESULTING FROM THE NPDES GENERAL PERMIT SHALL BE RETAINED BY THE CONTRACTOR WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE PERMIT. RECORDS SHALL BE MAINTAINED AT THE CONTRACTORS PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE SITE.
6. CONTRACTOR SHALL PROVIDE COPIES OF ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RECORDS TO THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE BY THE 10TH DAY OF EACH MONTH FOR THE IMMEDIATELY PRECEDING MONTH.

CRITICAL AREAS

THERE ARE SEVERAL CRITICAL FEATURES ON THE SITE THAT SHALL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES OR EROSION AND SEDIMENTATION RESULTING FROM SAME. THEY ARE AS FOLLOWS: THE WATERS OF DESTIN HARBOR AND THE WATERS OF EAST PASS.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN NPDES CONSTRUCTION PERMIT PRIOR TO CONSTRUCTION ACTIVITIES AND FOR COMPLIANCE WITH ALL STATE, LOCAL, AND FEDERAL PERMITS RELATED TO THIS PROJECT.
2. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ALL EROSION CONTROL REQUIRED SHALL BE IN ACCORDANCE WITH THE SWPPP. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXPOSED AREAS, COST OF WHICH SHALL BE INCIDENTAL TO THE PROJECT.
3. PRIOR TO THE REQUIRED PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL PROVIDE IN WRITING THE NAME AND TELEPHONE NUMBER OF THE STORMWATER CONTROL OFFICER TO WALTON COUNTY PLANNING AND DEVELOPMENT SERVICES.
4. THE STORMWATER CONTROL OFFICER SHALL BE RESPONSIBLE FOR CONTINUALLY MONITORING WEATHER CONDITIONS AND EVALUATING THE EFFECTIVENESS OF THE CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. AS CONSTRUCTION PROGRESSES, THE STORMWATER CONTROL OFFICER SHALL MAKE ADJUSTMENTS AND/OR INSTALL ADDITIONAL MEASURES TO PREVENT DIRECT FLOW OR TRACKING OF SEDIMENTS ONTO ADJACENT PROPERTY, CONSERVATION AREAS, PUBLIC STREETS OR DRAINAGE SYSTEMS.
6. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PLACED ADJACENT TO ANY WATERWAY OR DRAINAGE FEATURE PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL CONSTRUCTION OF THE FEATURE IS COMPLETE AND ALL AREAS ARE SUITABLY STABILIZED.
7. CONTRACTOR SHALL REVISE THE SWPPP WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING AN INSPECTION WHEN ADDITIONS AND/OR MODIFICATIONS TO BEST MANAGEMENT PRACTICES (BMPS) ARE NECESSARY TO CORRECT OBSERVED PROBLEMS. REVISIONS SHALL OCCUR WHENEVER:
   a) A CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE UNITED STATES NOT PREVIOUSLY ADDRESSED IN THE DOCUMENT;
   b) DISCHARGES ARE CAUSING WATER QUALITY EXCEEDANCES, AS DEFINED BY THE EPA, OR THE BMPS ARE INEFFECTIVE IN MINIMIZING POLLUTANTS IN STORMWATER DISCHARGING FROM THE CONSTRUCTION SITE.
8. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AT LOCATIONS SHOWN IN THE PLANS OR AS REQUIRED UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL EROSION CONTROL MEASURES ARE THEN TO BE REMOVED UPON APPROVAL BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE.
9. EROSION CONTROL ITEMS ARE ESTIMATED FOR PREVENTION, CONTROL, AND ABATEMENT OF EROSION, SEDIMENTATION AND WATER POLLUTION. THESE ITEMS ARE TO BE USED AT LOCATIONS DESCRIBED IN THE APPROVED SWPPP OR AS DIRECTED BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
10. ANY SEDIMENTS, GRAVEL OR MUD SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ADJACENT PROPERTY, ROADWAYS OR INTO STORM DRAINAGE SYSTEMS SHALL BE RECOVERED AND DISPOSED OF PROPERLY.
11. SWEEPING THE PERIMETER ROADS SHALL BE REQUIRED AS NEEDED TO REMOVE ANY DEBRIS OR SEDIMENT RESULTING FROM PROJECT ACTIVITIES OR AT THE DIRECTION OF REGULATORY AGENCIES INSPECTING THE PROJECT.
12. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF REGULATORY AGENCIES INSPECTING THE PROJECT.
13. CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, CONTRACTOR SHALL REQUEST, IN WRITING, WRITTEN PERMISSION FROM THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE. CONTRACTOR SHALL PROVIDE THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. SINCE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AND INTENDED FOR EQUIPMENT USE AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED THE MSDS SUBMITTAL. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE AND WHO SHALL PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE; HOWEVER, CONTRACTOR SHALL RE-LOCATE CONSTRUCTION ACTIVITIES TO ANOTHER AREA OF THE PROJECT UNTIL SUCH APPROVAL IS PROVIDED.
14. ALL SOD MATERIALS SHALL BE SUBJECT TO INSPECTION PRIOR TO PLACEMENT. ANY SOD WITH NOXIOUS WEEDS AND GRASSES SHALL BE REJECTED FOR USE ON THE PROJECT. CONTRACTOR SHALL FURNISH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, PRIOR TO INCORPORATION INTO THE PROJECT, A CERTIFICATION FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE DIVISION OF PLANT INDUSTRY, STATING THAT THE SOD, HAY, STRAW, AND MULCH MATERIALS ARE FREE OF NOXIOUS WEEDS.
15. EQUIPMENT MAINTENANCE AND REPAIR SHALL BE LIMITED TO ONE AREA OF THE PROJECT. AN ADEQUATE NUMBER OF WASTE DISPOSAL RECEPTACLES FOR LIQUID AND SOLID WASTE SHALL BE PROVIDED. WASTE SHALL BE DISPOSED OF PROPERLY OFF-SITE. THE MAINTENANCE AREAS SHALL BE INSPECTED AND CLEANED DAILY. CARE SHALL BE TAKEN THAT ANY OILS, GASOLINE, GREASE, SOLVENTS, AND OTHER POTENTIAL POLLUTANTS SHALL NOT BE WASHED DIRECTLY INTO THE ADJACENT STORMWATER MANAGEMENT FACILITY EITHER DIRECTLY OR INDIRECTLY THROUGH THE STORMWATER CONVEYANCE SYSTEM.
16. A SUFFICIENT NUMBER OF WASTE AND TRASH RECEPTACLES SHALL BE PROVIDED AT ALL TIMES. RECEPTACLES AND OTHER WASTE COLLECTION AREAS SHALL BE KEPT NEAT AND ORDERLY. TRASH CANS AND DUMPSTERS SHALL HAVE COVERS TO PREVENT THE ENTRANCE OF RAINFALL. ALL WASTE MATERIALS SHALL BE COLLECTED WEEKLY AT A MINIMUM AND DISPOSED AT A SUITABLE LANDFILL. TRASH COLLECTION POINTS SHALL BE LOCATED WHERE THEY WILL BE LEAST IMPACTED BY CONCENTRATED STORMWATER RUNOFF.
17. DUST CONTROL TECHNIQUES SHALL BE USED DURING DEMOLITION WHERE LARGE AMOUNTS OF DUST ARE GENERATED. IF WATER OR SLURRY IS USED TO CONTROL DUST, IT SHALL BE RETAINED ON THE SITE AND NOT BE ALLOWED TO ENTER THE CONVEYANCE SYSTEM, THE ADJACENT STORMWATER MANAGEMENT FACILITY OR WATERWAYS.
18. DUMP TRUCKS, CONCRETE TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHALL NOT BE WASHED AT LOCATIONS WHERE RUNOFF WILL FLOW DIRECTLY INTO THE ADJACENT STORMWATER MANAGEMENT FACILITY OR STORMWATER CONVEYANCE SYSTEM. AN AREA SHALL BE DESIGNATED BY THE CONTRACTOR FOR WASHING VEHICLES AND WILL BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND OR WHERE THE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHALL HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.
19. AN ISOLATED AREA SHALL BE DESIGNATED TO STORE CHEMICALS, CEMENTS, SOLVENTS, PAINTS, OR OTHER POTENTIAL WATER POLLUTANTS. THE AREA SHALL BE SO LOCATED AS TO ELIMINATE RUNOFF POLLUTION. TOXIC CHEMICALS AND MATERIALS, SUCH AS PESTICIDES, PAINTS, AND ACIDS SHALL BE STORED ACCORDING TO THE MANUFACTURER'S GUIDELINES. CARE SHALL BE TAKEN IN THE USE OF THESE MATERIALS TO AVOID ACCIDENTAL SPILLS. CONTAINERS OF CONSTRUCTION MATERIALS SHALL NOT BE WASHED IN OR NEAR THE ADJACENT STORMWATER MANAGEMENT FACILITY OR THE STORMWATER CONVEYANCE SYSTEM. GROUNDWATER RESOURCES SHALL BE PROTECTED BY THE USE OF PLASTIC MATS, TAR PAPER OR OTHER IMPERVIOUS MATERIALS ON ANY GROUND SURFACE WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.
20. ADEQUATE SANITARY FACILITIES SHALL BE PROVIDED DURING ALL CONSTRUCTION PHASES FOR WORKERS ACCORDING TO APPLICABLE HEALTH AND SAFETY PRACTICES AND REGULATIONS. SANITARY FACILITIES SHALL BE LOCATED AWAY FROM INLETS AND THE ADJACENT STORMWATER MANAGEMENT FACILITY TO AVOID ACCIDENTAL SPILLS INTO THE STORMWATER SYSTEM.

CONSTRUCTION SCHEDULE

THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE, WITH A CONSTRUCTION START OF JANUARY 15, 2024. CONSTRUCTION IS EXPECTED TO BE COMPLETE BY JULY 15, 2024 WITH DURATION OF 120 DAYS.

BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPS SHALL BE USED TO CONTROL SEDIMENTATION AND EROSION DURING THE PROJECT:

1. A SOIL TRACKING PREVENTION DEVICE SHALL BE PROVIDED TO PREVENT THE TRACKING OF SOILS FROM THE SITE ONTO THE ADJACENT ROADWAYS.
2. ROCK BARRIERS FOR INLET PROTECTION FOR DITCH BOTTOM INLETS SHALL BE USED THROUGHOUT THE PROJECT WHEREVER THERE ARE EXISTING OR NEWLY CONSTRUCTED DITCH BOTTOM INLETS.
3. VEGETATIVE COVERS, BOTH TEMPORARY AND PERMANENT SHALL BE USED TO STABILIZE DISTURBED SOIL THROUGHOUT THE PROJECT.
4. PERMANENT OUTLET PROTECTION SHALL BE PROVIDED AT PROPOSED OUTFALLS AS A PERMANENT PART OF THE CONSTRUCTED STORMWATER FACILITIES. SEE GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
5. SILT FENCE BARRIER SHALL BE USED TO DETER MIGRATION OF SEDIMENTS FROM THE PROJECT SITE INTO THE STORMWATER MANAGEMENT FACILITY NORTH OF THE SITE.

SPECIFICATIONS

SOIL TRACKING PREVENTION DEVICE

1. THE AREA OF THE ENTRANCE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED SO AS TO INTERCEPT SEDIMENT BEFORE IT IS CARRIED OFF-SITE INTO THE STORMWATER CONVEYANCE SYSTEM, OR THE STORMWATER MANAGEMENT FACILITY.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES SHALL BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS SHALL BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE, INTO THE STORMWATER CONVEYANCE SYSTEM OR THE STORMWATER MANAGEMENT FACILITY.

VEGETATIVE COVERS: TEMPORARY SEEDING

1. VEGETATION SHALL BE USED SO THAT DISTURBED AREAS WILL NOT BE DESTABILIZED FOR MORE THAN SEVEN (7) DAYS. SHOULD AREAS REMAIN DISTURBED FOR MORE THAN SEVEN (7) DAYS, THE AREA SHALL BE TEMPORARILY STABILIZED AS OUTLINED BELOW. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS (LB.) OF STRAW PER ACRE. IF EXPOSED SLOPES ARE GREATER THAN OR EQUAL TO 5%, THEN AN EROSION BLANKET SUCH AS NORTH AMERICAN GREEN BIONET S75BN SHALL BE UTILIZED UNTIL THE AREA ACHIEVES FINAL STABILIZATION. HYDROMULCH MAY BE USED AS AN ALTERNATIVE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR ARE TO BE LEFT IDLE FOR MORE THAN 14 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED, SOD OR PERMANENT VEGETATIVE STABILIZATION METHODS
3. QUICK GROWING/TEMPORARY SEEDING MIXTURE SHALL BE A MIXTURE OF ANNUAL AND PERENNIAL PLANT SPECIES AS OUTLINED BELOW. SEEDING RATES QUOTED ARE BASED ON PURE LIVE SEED.
   a) MARCH-APRIL PLANTING: ANNUAL RYEGRASS AT A RATE OF 10 POUNDS PER 1000 SF
   b) MAY PLANTING: BROWN TOP MILLET AT A RATE OF 10 POUNDS PER 1000SF
   c) JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT AT A RATE OF 10 POUNDS PER 1000 SF
   d) SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS AT A RATE OF 10 POUNDS PER 1000 SF
4. VEGETATION SHALL NOT BE ESTABLISHED ON SLOPES THAT ARE UNSUITABLE DUE TO INAPPROPRIATE SOIL TEXTURE, POOR INTERNAL STRUCTURE OR INTERNAL DRAINAGE, VOLUME OF OVERLAND FLOW, OR EXCESSIVE STEEPNESS, UNTIL MEASURES HAVE BEEN TAKEN TO CORRECT THESE PROBLEMS.
5. SURFACE ROUGHENING: IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE SHALL BE LOOSENED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
6. LIMING: WHERE SOILS ARE KNOWN TO BE HIGHLY ACID (PH 5.5 AND LOWER), LIME SHALL BE APPLIED AT THE RATE OF TWO TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER AC.
7. FERTILIZER: SHALL BE APPLIED AS 130 LB./AC. OF 16-4-8 (3 LB./1,000 SF) OR EQUIVALENT. GREATER THAN 30% OF THE NITROGEN SHALL BE IN SLOW RELEASE FORM. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 IN. OF THE SOIL.
8. CERTIFIED SEED SHALL BE USED FOR ALL SEEDING.
9. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRIABLE SEEDBED. MAXIMUM SEEDING DEPTH SHALL BE ¼ IN.
10. WHEN HYDROSEEDING, IF A MACHINERY BREAKDOWN OF 30 MINUTES TO 2 HOURS OCCURS, 50% MORE SEED SHALL BE ADDED TO THE TANK, BASED ON THE PROPORTION OF THE SLURRY REMAINING IN THE TANK. BEYOND 2 HOURS, A FULL RATE OF NEW SEED SHALL BE NECESSARY.
11. ALL TEMPORARY SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION.
12. NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY WEATHER, OR ON ADVERSE SITES. WATER APPLICATION RATES SHALL BE CONTROLLED TO PREVENT RUNOFF.
13. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.
14. IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVER-SEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
15. SEEDLINGS SHALL BE FERTILIZED ONE YEAR AFTER PLANTING TO INSURE PROPER STAND DENSITY.

VEGETATIVE COVERS: SODDING

1. SEE LANDSCAPING PLAN FOR PLANTING DETAILS.

SILT FENCE BARRIER

1. SILT FENCE FABRIC SHALL BE BELTED SILT RETENTION FENCE BSRF PRIORITY 1 – GREEN BANK
2. POSTS FOR SILT FENCES SHALL BE EITHER 2 X 2 IN. SQUARE OR 1.33 LB. / LINEAR FT. STEEL WITH A MINIMUM LENGTH OF 4 FT. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 2 IN. WIDE AND 8 IN. DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
4. THE FILTER FABRIC SHALL BE STAPLED TO THE WOODEN STAKES, AND 12 IN. OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 24 IN.
5. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

MAINTENANCE AND INSPECTION

ALL BMPS SHALL BE INSPECTED WEEKLY AT A MINIMUM AND AFTER EVERY RAINFALL EVENT EXCEEDING 1/2 IN. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY UPON COMPLETION OF THE INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF ANY SEDIMENT FILTER OR BARRIER. SUCH DEPOSITS SHALL BE DISPOSED OF IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

SOIL TRACKING PREVENTION DEVICE

1. THE ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
2. TOP DRESS THE ENTRANCE PERIODICALLY WITH 2-IN. TO 4-IN. STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT WHEN VOID SPACES ARE FULL OF SEDIMENT.
3. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. SWEEP THE PAVED ROAD DAILY FOR SEDIMENTS AND STONES.
5. SOIL TRACKING PREVENTION DEVICE SHALL BE REMOVED PRIOR TO FINAL INSPECTION

VEGETATIVE COVERS: TEMPORARY SEEDING

1. INSPECT THE VEGETATED AREAS WEEKLY FOR SIGNS OF POOR OR NO GERMINATION AND INDICATIONS OF EROSION.
2. AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATELY TO PREVENT RILL EROSION SHALL BE FILLED IN WITH PROPER TOPSOIL AND RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
3. AREAS WHERE SEEDING HAS BEEN ESTABLISHED SHALL BE MOWED A MINIMUM OF EVERY TWO (2) WEEKS.

VEGETATIVE COVERS: SODDING

1. INSPECT THE VEGETATED AREAS WEEKLY FOR SIGNS OF POOR OR NO GERMINATION AND INDICATIONS OF EROSION.
2. AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATELY TO PREVENT RILL EROSION SHALL BE FILLED IN WITH PROPER TOPSOIL AND RE-SODDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
3. AREAS WHERE SODDING HAS BEEN ESTABLISHED SHALL BE MOWED A MINIMUM OF EVERY TWO (2) WEEKS.

SILT FENCE BARRIER

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT OF 1/2 IN. OR GREATER AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED OR SODDED. INLET PROTECTION SHALL BE INSPECTED AND GEO-TEXTILE FABRIC SHALL BE CHANGED AS NEEDED TO ALLOW POSITIVE FLOW.
3. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS SWPPP PREPARED THERE UNDER.

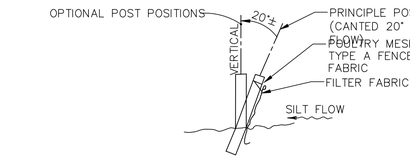
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CONTRACTOR DATE

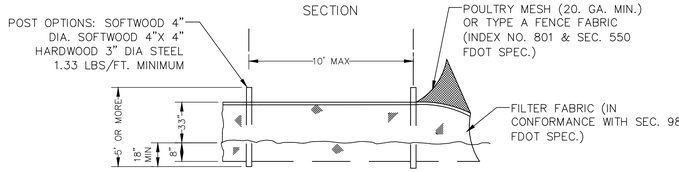
CONTRACTOR SHALL CONTROL EROSION WITHIN THE PROJECT LIMITS SUCH THAT THERE ARE NO NEGATIVE IMPACTS DOWNSTREAM OF THE PROJECT DUE TO UNCONTROLLED EROSION OR SEDIMENTATION.

SHOULD ADDITIONAL BMPS BE REQUIRED TO CONTROL EROSION AND SEDIMENTATION FROM THE SITE, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A SUPPLEMENTARY STORMWATER POLLUTION PROTECTION PLAN WITH APPROPRIATE BMPS PLACED AS NEEDED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESCAPE OF SEDIMENT FROM THE SITE AND SHALL BE HELD RESPONSIBLE FOR ANY AND ALL IMPACTS RESULTING FROM SUCH EVENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DOWNSTREAM IMPACTS DUE TO THE RELEASE OF SEDIMENTS FROM THE SITE INCLUDING BUT NOT LIMITED TO SEDIMENTATION AND EROSION THAT MAY RESULT FROM THE BUILDUP OF SUCH SEDIMENTS DOWNSTREAM OF THE PROJECT. CONTRACTOR SHALL FULLY BEAR THE FINANCIAL COST OF ANY PENALTIES OR FINES RESULTING FROM SUCH EVENTS.



SECTION

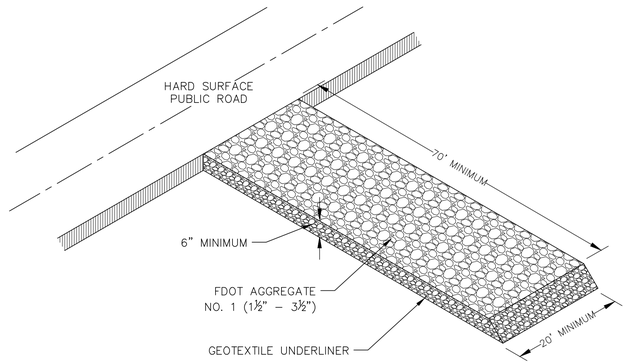


NOTE: SILT FENCE SHALL BE PLACED SO THAT 3' OF SPACE IS AVAILABLE BETWEEN EACH ROW OF SILT FENCE FOR ALL AREAS WHERE A DOUBLE ROW OF SILT FENCE IS NECESSARY.

ELEVATION

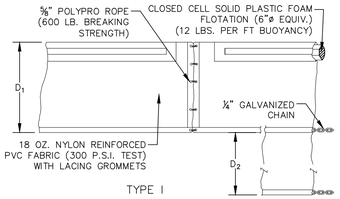
TYPE C HEAVY DUTY SILT FENCE

N.T.S.



CONSTRUCTION ENTRANCE DETAIL

N.T.S.



TYPE I

D_1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D_2=5' STD. (ADDITONAL PANEL FOR DEPTHS > 5'). CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10'. TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10' UNLESS SPECIAL DEPTH CURTAINS CALLED FOR IN THE PLANS OR AS AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

SEE FDOT SI 103 FOR ADDITIONAL DETAILS

FLOATING TURBIDITY BARRIER DETAILS

N.T.S.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Neil D. Bell, CBO
City Building Official/Floodplain Administrator - Neil Bell, CBO
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	AS NOTED

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

DRAWING TITLE

STORMWATER POLLUTION PREVENTION PLAN NOTES AND DETAILS

C-7

SHEET 13 OF 64

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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Will D. Bell, CBO
City Building Inspector/Floor Elevation: Will Bell, CBO
DATE:

NOTE: FM PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE. PIPING 1-1/2" THROUGH 3" IN SIZE SHALL CONFORM TO ASTM D 2241, SDR 26 (PVC MATERIAL 12454-B) WITH PUSH ON JOINTS CONFORMING TO ASTM D 3139 AND ELASTOMERIC GASKETS CONFORMING TO ASTM F 477.

PARCEL ID# 00-2S-24-0000-0034
POINTE MEZZANINE

34 LF 2" PVC FORCE MAIN
LIFT STATION TOP: 9.50 BOTTOM: -0.50
CONNECT TO EXISTING 4" FORCE MAIN STUB-OUT WITH 4" TO 2" PVC REDUCER
CONNECT TO EXISTING 2" WATER STUB-OUT
PROPOSED 2" BACKFLOW PREVENTER AND 1.5" WATER METER
46 LF 2" PVC WATER SERVICE
934 SF PROPOSED STABILIZED VEHICLE ENTRANCE (SEE SHEET C-3 FOR DETAIL)
18 LF 2" PVC WATER SERVICE
NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER
PARCEL ID# 00-2S-24-0000-0023-0000 CITY OF DESTIN PER OKALOOSA COUNTY PROPERTY APPRAISER
4" PVC CLEANOUT INV: 9.15
4" PVC CLEANOUT INV: 8.88
44 LF 4" PVC SANITARY SEWER @ 2.0%
20 LF 2" DIP WATER PIPE
4" PVC CLEANOUT INV: 8.54
MOBI MAT OR APPROVED EQUAL SEE BOARDWALK PLANS FOR DIMENSIONS
1.0' WIDE CONCRETE BLOCK (TYP)
8.57 ACRES MORE OR LESS
FLOOD ZONE VE13
FLOOD ZONE VE14
FLOOD ZONE AE10
FLOOD ZONE VE15
GULF OF MEXICO

N
0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

DAVID W. HUTCHESON No.38670 STATE OF FLORIDA PROFESSIONAL ENGINEER

David W Hutcheson

Digitally signed by David W Hutcheson
DN: cn=David W Hutcheson, o=US, ou=Florida, email=DHUTCHESON@HALFF.COM
Date: 2024.10.14 10:10:51 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID W HUTCHESON ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE
1	:	REVISE WATER METER SIZE FROM 1" TO 1.5"	10/14/24

PROJECT NO	C2015-058
DATE	10-14-2024
DESIGNED	E.K.G.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

UTILITY PLAN

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

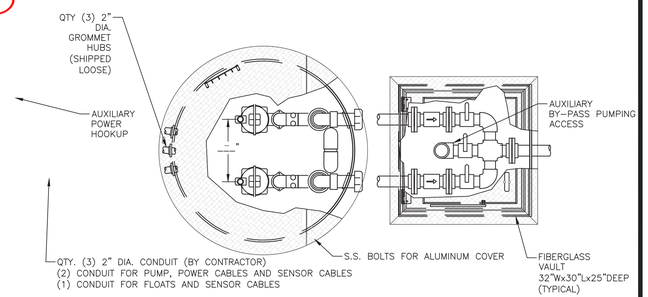
C-8

SHEET 14 OF 64

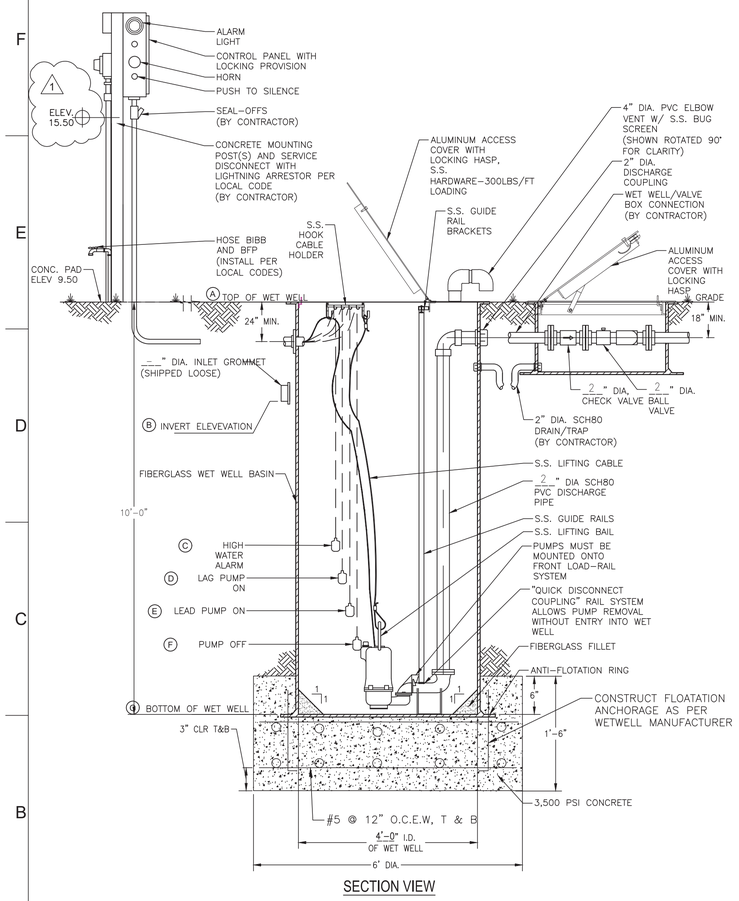
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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE
City Building Official/Floodplain Administrator - Noell Wilkes, CBO

WET WELL/VALVE BOX LAYOUT



PLAN VIEW



SECTION VIEW

ELEVATIONS		
A	TOP OF WET WELL	9.5
B	INLET INVERT	3.5
C	HIGH WATER ALARM	3.0
D	LAG PUMP ON	2.5
E	LEAD PUMP ON	2.0
F	PUMP OFF	1.5
G	BOTTOM OF WET WELL	-0.5

FDEP REQUIRMENTS
PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

PUMP DATA TABLE		
PUMP MODEL	GPR 10/3	
IMPELLER DIAMETER	3.74	"
PUMP DESIGN CAPACITY	22	GPM
PUMP DESIGN TDH	21	FT
SECONDARY CAPACITY	N/A	GPM
SECONDARY TDH	N/A	FT
HORSEPOWER	1.0	HP
VOLTAGE	230/460	V
PHASE	3	PH
DISCHARGE SIZE	2	"
NOTES:		

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDROMATIC OR HOMA). EACH PUMP SHALL BE MOUNTED ON A Ø2" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 304SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL, DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

HATCH COVER
THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL FASTENERS, RATED FOR 300 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATION, OR EQUAL.

VALVE BOX
THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 32"x30"x25".

VALVES
VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

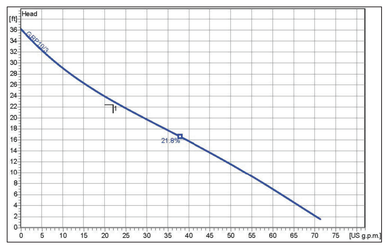
FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE UL508 LISTED. A NEMA 3R ENCLOSURE SHALL BE PROVIDED IN 4X FIBERGLASS. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY CONTRACTOR.

ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASIN AND VALVE BOX, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNEY'S PUMPS INC. READY FOR FIELD INSTALLATION.

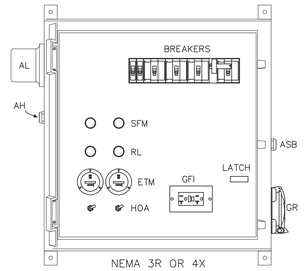
PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC. IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0669), FL.



ELECTRICAL

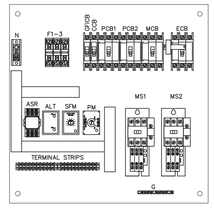
INCOMING POWER: _____V _____Ø
(CONTRACTOR TO VERIFY)

ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)
(OUTER DOOR REMOVED)

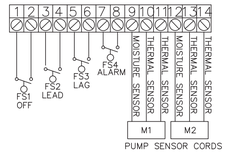


NEMA 3R OR 4X
FIBERGLASS ENCLOSURE

BASE PLATE LAYOUT (TYPICAL)



FIELD TERMINALS



LEGEND

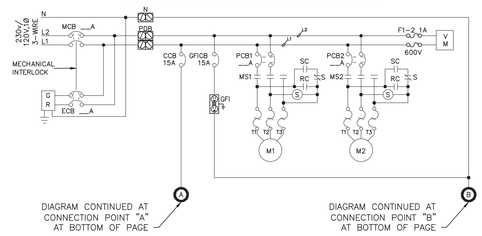
ABBR.	DESCRIPTION
ENC	ENCLOSURE, F.G., NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
N	NEUTRAL BLOCK
PDB	POWER DISTRIBUTION BLOCK
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICB	GFI CIRCUIT BREAKER
MS1,2	MOTOR STARTER
OL	OVERLOAD HEATER
S	START RELAY
SC	START CAPACITOR
RC	RUN CAPACITOR
GR	GENERATOR RECEPTACLE
F_	FUSE, 1A 600V
VM	VOLTAGE MONITOR
PM	PHASE MONITOR
XFMR	TRANSFORMER
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
ASR	ALARM SILENCE RELAY
SFM	SEAL FAIL MODULE
IL	INDICATING LIGHT, RED
ALT	ALTERNATOR
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DEP 62-604
1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION.
2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
3) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
4) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYED LOCKS.
5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:
PUBLIC NOTICE:
IN CASE OF EMERGENCY CONTACT:
6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
7) FLOAT SWITCHES SHALL BE UL LISTED.
8) SHAFT SEAL FAIL DETECTION

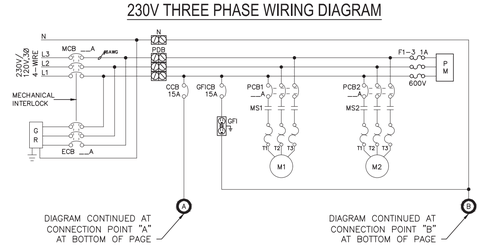
UL LISTED
ENCLOSED INDUSTRIAL CONTROL PANEL

PANEL MANUFACTURER SHALL BE UL 508 AND UL 698A LISTED.

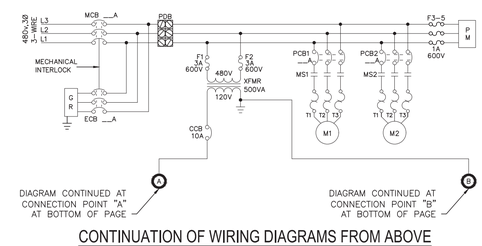
230V SINGLE PHASE WIRING DIAGRAM



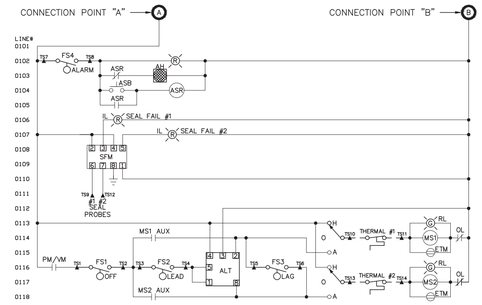
230V THREE PHASE WIRING DIAGRAM



480V THREE PHASE WIRING DIAGRAM

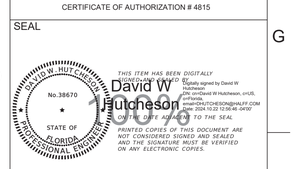


CONTINUATION OF WIRING DIAGRAMS FROM ABOVE



TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL



David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE
1		REVISION TO SEAL OFF ELEVATION	10/17/24

PROJECT NO	C2015-058
DATE	10-17-2024
DESIGNED	H.P.K.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	AS NOTED

DRAWING TITLE

PACKAGE LIFT STATION DETAILS

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-9

SHEET 15 OF 64

AUSTIN CUSHING, 10/22/2024 8:17:11 AM, G:\8623\0020\cad\d8623-0021Layouts\8623-002_Layout_No_Road.dwg

Technical Information

GRP10/3

Operating data

Flow	22 US g.p.m.
Head	22.4 ft
Shaft power P2	0.689 hp
Pump efficiency	18.4 %
Required pump NPSH	
Pumpe type	Single pump
No. of pumps	1
Fluid	Wastewater

Pump

Pump Code	GRP10/3
Impeller	Vane impeller with cutter sys.
Impeller size	3⅛"
Solid size	
Discharge port	2" M
Suction port	

Motor

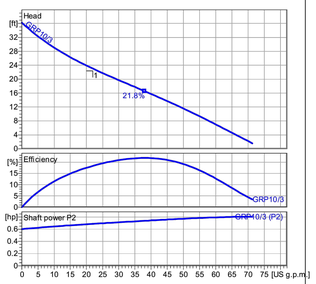
Rated voltage	230/ 460 V
Frequency	60 Hz
Rated power P2	0.8 hp
Rated speed	3450 rpm
Number of poles	2
Efficiency	75 %
Rated current	3.2 / 1,6 A
Degree of protection	IP 68

Materials

Motor housing	Cast Iron ASTM A48;Cl.40B
Motor bearing cover	Cast Iron ASTM A48;Cl.40B
Pump housing	Cast Iron ASTM A48;Cl.40B
Impeller	Cast Iron ASTM A48;Cl.40B
Cutting system	Hardened Stainless Stell HRC55
Motor shaft	AISI 430 F Stainless Steel
O-Rings	Nitrile Rubber
Bolts	AISI 304 Stainless Steel

Mechanical seal on medium side	SiC / SiC
Shaft seal (motor side)	Nitrile Rubber
Lower Bearing	Double row angular ball bearing
Upper Bearing	Deep Groove Ball Bearing

Testnom: **HI Standard Sect. 11.6.5.4**



Wet well installation with coupling kit 2Z, inclined (GRP10...21)
Dimensions in mm [inch], letters see table

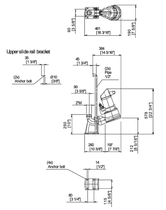


Table Dimensions (inch)

2.0.1 - 17.07.2017 (Build 147)

Project	Project no.:	Created by:	Page:	Date:
			1	2019-08-05

Performance Curve

GRP10/3

Impeller

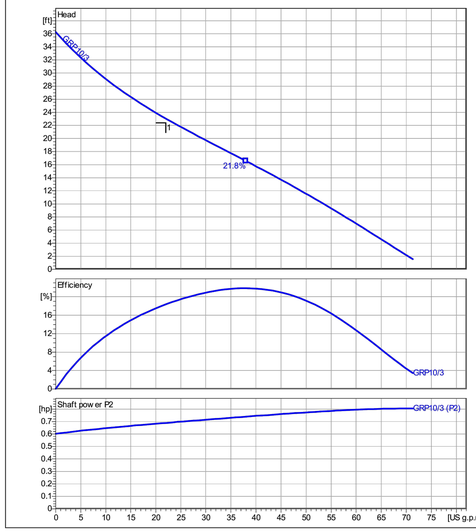
Impeller type:	Solid size Ø:	Max. Ø:	Min. Ø:	Sel. Ø:
Vane impeller with cutter sys.		5⅝"	3⅛"	3⅛"

Operating data

Speed:	Frequency:	Duty point:	Shaft power P2:	Discharge port:
3450 rpm	60 Hz	Q =22 US g.p.m. H =22.4 ft	0.689 hp	2" M

Power data referred to:
Water [100%] ; 68°F; 62.322lb/ft³; 1.0818E-5ft²/s

Testnom: **HI Standard Sect. 11.6.5.4**



2.0.1 - 17.07.2017 (Build 147)

Project	Project no.:	Created by:	Page:	Date:
			2	2019-08-05

Technical Data

GRP10/3

Operating data

Flow	**22 US g.p.m.**	US g.p.m.	**Head**	**22.4 ft** ft
Shaft power P2	**0.7**	hp	**Static head**	**0** ft
Pump efficiency	**18.4**	%	**Required pump NPSH**	ft
Pumpe type	Single pump		No. of pumps	1
Fluid	Wastewater		Temperature	68 °F
Density	62.31	lb/ft³	Kin. viscosity	1.077E-5 ft²/s

Pump

Pump Code	GRP10/3	Speed		3450 rpm
Suction port		Head	Max.	36.3 ft
Discharge port	2" M		Min.	1.6 ft
Impeller type	Vane impeller with cutter sys.	Flow	Max.	71.3 US g.p.m.
Solid size	inch	Pump efficiency max.		21.8 %
Impeller Ø	3.74 inch	Required rated power max. P2		0.8 hp

Motor

Motor design	Submersible motor	Insulation class		H
Motor name	AM120TM.1,6/2/3	Degree of protection		IP 68
Frequency	60 Hz	Temperature class		T4
Rated power P1	1.1 hp	NEMA code		F
Rated power P2	0.8 hp	Explosion protection		
Rated speed	3450 rpm	Efficiency at % rated power	100%	75.0 %
Rated voltage	230 / 460 V 3~		75%	%
Rated current	3.2 / 1,6 A		50%	%
Starting current, direct starting	25.0 / 12,5 A	cos phi at % rated power	100%	0.64
Starting current, star-delta	8. A		75%	
Starting mode	Directly		50%	
Power cable	6G1,5	Control cable		
Type of power cable	H07RN8-F PLUS	Type of control cable		
Cable length	10	Service factor		1.15
Shaft seal	Mechanical seal on medium side	SiC / SiC		
	Shaft seal (motor side)	Nitrile Rubber		
Bearing	Lower Bearing	Double row angular ball bearing		
	Upper Bearing	Deep Groove Ball Bearing		
Remarks				

Materials / Weight

Motor housing	Cast Iron ASTM A48;Cl.40B	Motor shaft	AISI 430 F Stainless Steel
Pump housing	Cast Iron ASTM A48;Cl.40B	Bolts	AISI 304 Stainless Steel
Motor bearing cover	Cast Iron ASTM A48;Cl.40B	O-Rings	Nitrile Rubber
Impeller	Cast Iron ASTM A48;Cl.40B		
Cutting system	Hardened Stainless Stell HRC55		
Weight aggregat	55.115 lb		

2.0.1 - 17.07.2017 (Build 147)

Project	Project no.:	Created by:	Page:	Date:
			4	2019-08-05

Dimensions

GRP10/3

Wet well installation with coupling kit 2Z, inclined (GRP10...21)
Dimensions in mm [inch], letters see table

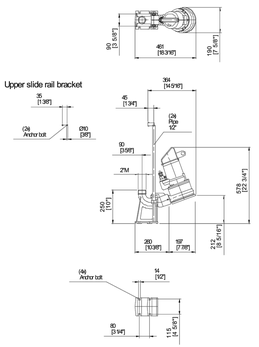


Table Dimensions (inch)

2.0.1 - 17.07.2017 (Build 147)

Project	Project no.:	Created by:	Page:	Date:
			3	2019-08-05

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	H.P.K.
DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	AS NOTED

DRAWING TITLE

PACKAGE LIFT STATION DETAILS

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-10

SHEET 16 OF 64

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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Floor Examiner - Heidi Bell, CBO
DATE:

FLOOD ZONE AE10
FLOOD ZONE VE12
FLOOD ZONE VE12
FLOOD ZONE VE13

REPLANT IMPACTED VEGETATION TO DUNE FACE

22,875 SF RE-VEGETATION (SEE PLANTING SCHEDULE AND PLANTING DETAIL FOR LAYOUT

N

0 40 80
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

PARCEL ID#
00-2S-24-0000-0034
POINTE MEZZANINE

MEAN TIDE LEVEL LINE
0.43' CONTOUR (NAVD88)

WATERS EDGE
11-15-2015

4-6 FT ELEVATION

257 SF RE-VEGETATION (SEE PLANTING SCHEDULE AND PLANTING DETAIL FOR LAYOUT

PROPOSED 8' BOARDWALK

NO DISTANCE RECORDED ON D.N.R. C.C.C.L. MAPS PER LEGAL DESCRIPTION- EXTENDS TO MEAN HIGH WATER

LINE OF EXISTING VEGETATION

PARCEL ID#
00-2S-24-0000-0023-0000
CITY OF DESTIN PER
OKALOOSA COUNTY
PROPERTY APPRAISER

10,274 SF EXISTING VEGETATION TO BE REMOVED

FIRE LANE - NO PARKING

TWO WAY TRAFFIC

DESTIN SITE LOCATION

FLOOD ZONE AE10
FLOOD ZONE VE13

934 SF PROPOSED STABILIZED VEHICLE ENTRANCE (SEE SHEET C-3 FOR DETAIL)

15,207 SF RE-VEGETATION (SEE PLANTING SCHEDULE AND PLANTING DETAIL FOR LAYOUT

MOBI MAT OR APPROVED EQUAL SEE BOARDWALK PLANS FOR DIMENSIONS

WATERS EDGE
11-15-2015

1.0' WIDE CONCRETE BLOCK (TYP)

N

40
GRAPHIC SCALE
22X34: 1"=40'
11X17: 1"=80'

AUSTIN CUSHING, 3/12/2024 1:08:47 PM, G:\8623\000\cad\dwg\8623-002\Layouts\8623-002_Layout_No_Road.dwg

TAYLOR ENGINEERING INC.
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CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

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NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	03-12-2024
DESIGNED	J.C.P.
DRAWN	A.D.C
CHECKED	E.K.G
REVIEWED	D.W.H.
SCALE	1" = 40'

DRAWING TITLE

LANDSCAPE PLAN

halff
HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

C-11

SHEET 17 OF 64

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Noell D. Reed, CBO
City Building Inspector/Floor Examiner - Noell Reed, CBO
DATE:

PLANT SCHEDULE — REVEGETATION SPECIES

KEY	QUANTITY	SPACING	BOTANICAL NAME	COMMON NAME	SIZE/ SPECIFICATION
HD	4%/305	1.5' O.C.	Helianthus debilis	Dune Sunflower	LN4
IV	4%/305	1.5' O.C.	Iva imbricata	Beach Elder	LN4
PA	12%/914	1.5' O.C.	Panicum amarum	Panic Grass	LN4
UP	80%/6,096	1.5' O.C.	Uniola paniculata	Sea Oats	LN4

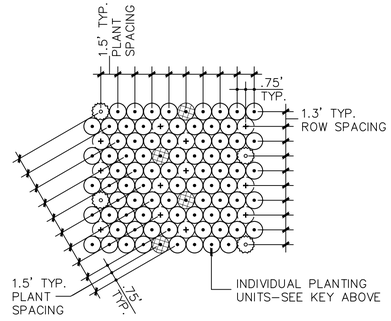
GENERAL PLANTING NOTES AND SPECIFICATIONS:

1) THE CONTRACTOR SHALL STAY WITHIN THE LIMITS SPECIFIED FOR REVEGETATION/PLANTING AND SHALL NOT ENCROACH ON EXISTING, ESTABLISHED VEGETATION.
2) PLANT SOURCE: AQUATIC PLANTS OF FLORIDA (941) 378-2700 OR APPROVED OTHER. THE SOURCE OF ALL PLANTINGS SHALL BE SEED STOCK COLLECTED FROM SOUTH ALABAMA AND/OR THE FLORIDA PANHANDLE AREA.
3) PLANTING SHALL BE DONE BY HAND WITH PLANT LAYOUT AND SPACING IN ACCORDANCE WITH THE PLANTING DETAIL(S) PROVIDED.
4) PLANTING DEPTH SHALL BE 6" MEASURED FROM THE TOP OF THE ROOT BALL OR PLANTING CELL.
5) PLANT SIZE: PLANTS SHALL BE NO LESS THAN 5" AND NO GREATER THAN 16" IN HEIGHT MEASURED FROM THE TOP OF THE ROOT BALL OR PLANTING CELL TO THE APICAL MERISTEM.
6) WATERING AND FERTILIZATION: THE PLANTING PROCESS SHALL INCORPORATE A HYDRATING GEL SUCH AS TERR-SORB, STOCKSORB OR SIMILAR PRODUCT WITH EACH PLANTING UNIT INSTALLED. THE GEL IS TO BE FULLY HYDRATED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS PRIOR TO USE. FERTILIZER SHALL BE OSMOCOTE OR APPROVED OTHER SLOW-RELEASE (90 DAY) FERTILIZER WITH N:P:K RATIO OF 18-6-12, PLUS TRACE ELEMENTS. INCORPORATE ONE-HALF TEASPOON OF THE SLOW-RELEASE FERTILIZER WITH THE HYDRATING GEL MATERIAL FOR EACH PLANTING UNIT.
7) PLANT INSPECTION: PRIOR TO PLANTING, THE PROJECT ENGINEER OF DESIGNATED REPRESENTATIVE SHALL VISIBLY INSPECT PLANTS TO ASSURE THEY ARE TRUE TO TYPE AND IN A STATE OF GOOD HEALTH. CERTIFICATE OF INSPECTION FROM THE NURSERY SHALL ACCOMPANY EACH SHIPMENT OF PLANTS DELIVERED AND SHALL BE AVAILABLE FOR REVIEW AT THE TIME OF PLANT INSPECTION.
8) ESTABLISHMENT PERIOD AND SUCCESS CRITERIA: THE ESTABLISHMENT PERIOD SHALL BE 180 DAYS FROM THE DATE OF SUBSTANTIAL COMPLETION FOR ALL PLANTING/REVEGETATION WORK. THE SUCCESS OF THE PLANTING INSTALLATION WILL BE ASSESSED BY THE PROJECT ENGINEER OR DESIGNATED REPRESENTATIVE APPROXIMATELY 180 DAYS AFTER THE DATE OF SUBSTANTIAL COMPLETION. A MINIMUM SURVIVAL RATE OF OF 80% OF ALL PLANTINGS INSTALLED SHALL BE ACHIEVED. PLANTS WILL BE CONSIDERED AS SURVIVING IF THEY SHOW VIGEROUS RHIZOME AND WHITE, TURGID ROOT DEVELOPMENT, EVEN IN THE ABSENCE OF ABOVE GROUND GROWTH.
9) REMEDIAL PLANTING: IF SUCCESS CRITERIA IS NOT ACHIEVED, AS DETERMINED BY THE PROJECT ENGINEER OR DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL REPLANT, WITHIN 30 CALENDER DAYS, THE REQUIRED NUMBER OF PLANTINGS AND IN ACCORDANCE WITH ORIGINAL SPECIFICATIONS. THE COST FOR REMEDIAL PLANTING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS TO FDEP.
10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE WATER COVERAGE TO SUSTAIN HEALTHY PLANT GROWTH UNDER ADVERSE WETHER CONDITIONS. GENERALLY, THE AGRICULTURAL EXTENSION SERVICE RECOMMENDS WATERING DAILY FOR AT LEAST ONE MONTH AFTER INSTALLATION DURING THE GROWING SEASON WHEN THERE IS NO RAIN. FOLLOWING RAINFALL, DELAY WATERING UNTIL ALL FREE MOISTURE HAS DRAINED FROM THE SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SOIL HYDRATION AND ADJUSTING WATERING SCHEDULES AS NECESSARY TO OPTIMIZE GROWING CONDITIONS. THE COST FOR WATERING THROUGHOUT THE ESTABLISHMENT PERIOD SHALL BE INCLUDED IN THE CONTRACT BID. THE MEANS AND METHODOLOGIES FOR DISPERSING WATER FOR MAINTAINING ADEQUATE PLANT HYDRATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PLANT STAKING AND LAYOUT

NOTE:
DETAIL REPRESENTS TYPICAL LAYOUT FOR 100 PLANTING UNITS @ 18 INCHES O.C. IN STAGGERED ROWS WITH THE FOLLOWING SPECIES MIX:

SCIENTIFIC NAME	COMMON NAME	% OF MIX	KEY
HELIANTHUS DEBILIS	DUNE SUNFLOWER	4%	
IVA IMBRICATA	BEACH ELDER	4%	
PANICUM AMARUM	PANIC GRASS	12%	
UNIOLA PANICULATA	SEA OATS	80%	



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CERTIFICATE OF AUTHORIZATION # 4815

SEAL

100%

David W. Hutcheson, P.E. License Number 38670

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

GULF SHORE DRIVE,
DESTIN, FL 32541

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
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SCALE	AS NOTED

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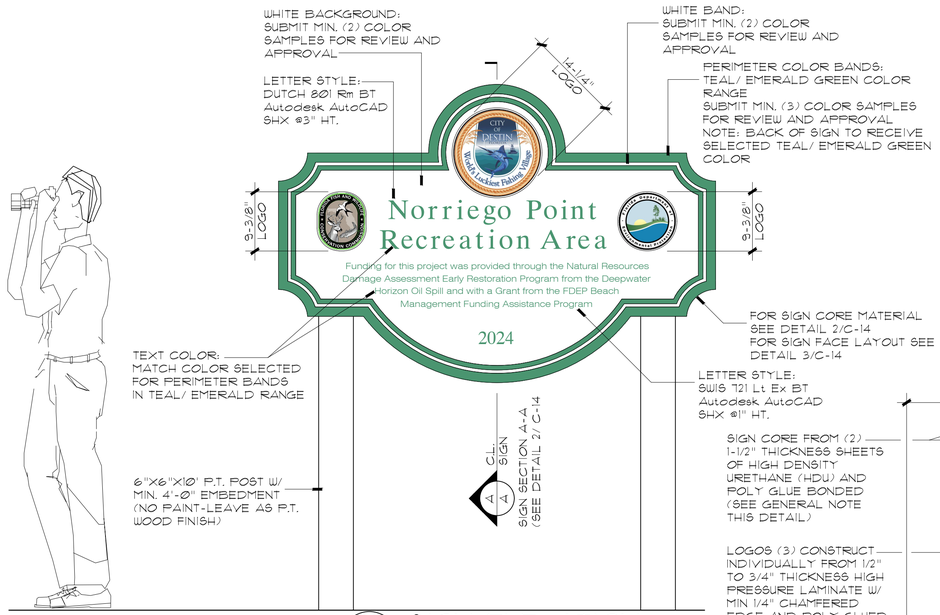
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LANDSCAPE DETAILS

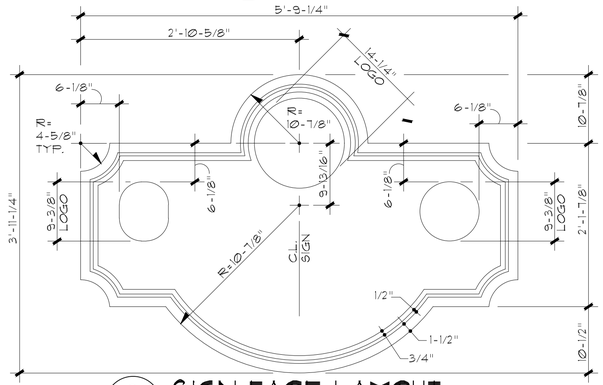
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SHEET 18 OF 64

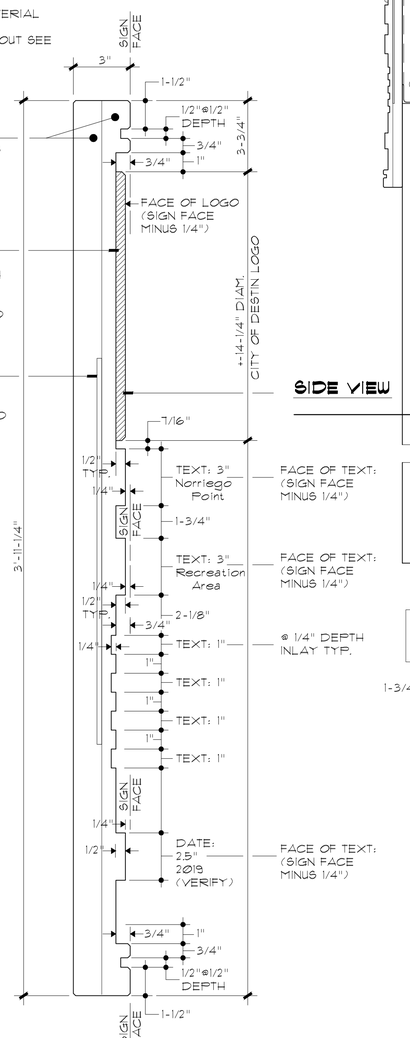
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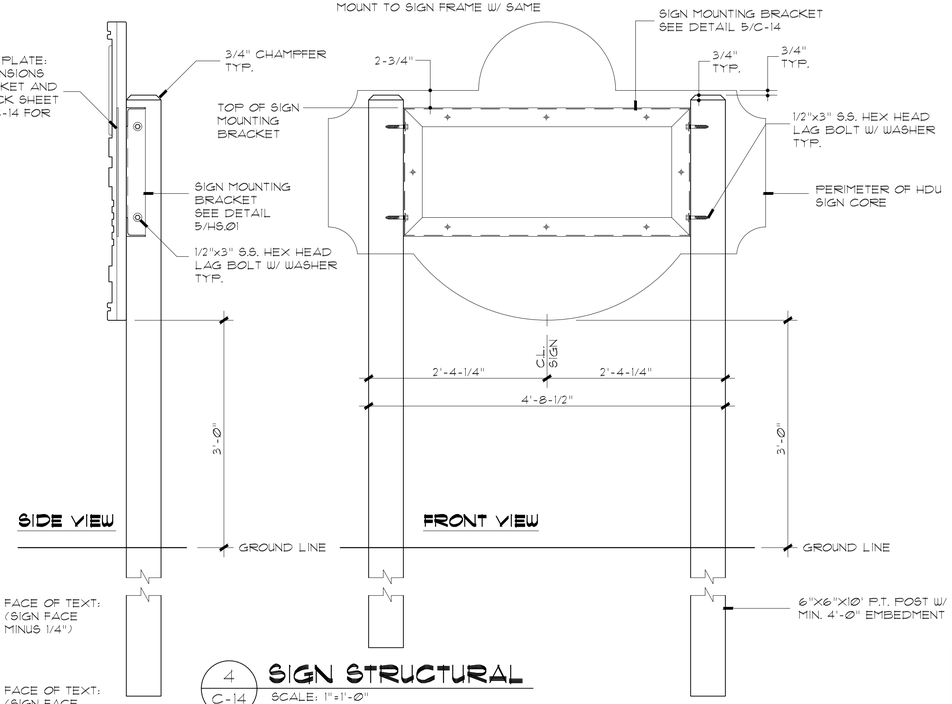
1 C-14 **SIGN ELEVATION**
SCALE: 1"=1'-0"



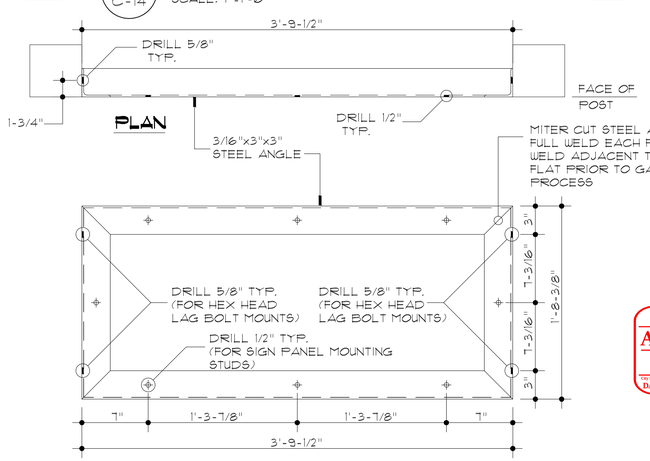
3 C-14 **SIGN FACE LAYOUT**
SCALE: 1"=1'-0"



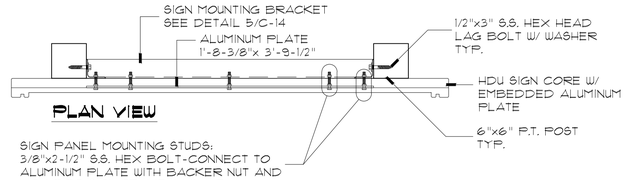
2 C-14 **SIGN SECTION 'A-A'**
SCALE: 3"=1'-0"
GENERAL NOTE:
1) SIGN CORE SHALL BE MIN. 2Ø PCF PRECISION BOARD HIGH DENSITY URETHANE AS DISTRIBUTED POLYMERSHAPES, LARGO FL. 866-437-7427 (OR APPROVED OTHER)



4 C-14 **SIGN STRUCTURAL**
SCALE: 1"=1'-Ø"



5 C-14 **SIGN MOUNTING BRACKET**
SCALE: 1-1/2"=1'-Ø"
NOTE:
BRACKET SHALL BE H.D.G. COATED AFTER FABRICATION (SEE GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS)



GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS:

1) TREATED WOODS:
ALL WOODS SPECIFIED AS PRESERVATIVE TREATED (P.T.) SHALL BE MICRONIZED COPPER QUAT (MCQ) OR MICRONIZED COPPER AZOLE (MCA).
TREATMENT MATERIAL STANDARDS: SHALL COMPLY WITH A.W.P.A. STANDARD U1-17 (CATEGORIES UC3B OR UC4A BASED ON MATERIAL APPLICATION AND TREATMENT LEVELS SPECIFIED BELOW.
MATERIAL APPLICATION: SITE AMENITY STRUCTURES OF WOOD CONSTRUCTION
TREATMENT RETENTION: MCQ: .34 POUNDS PER CUBIC FOOT. MCA: .15 POUNDS PER CUBIC FOOT.

2) PAINT SYSTEMS:
UNLESS OTHERWISE NOTED ON PLANS. SPECIFIED PAINT SYSTEM IS BENJAMIN MOORE & COMPANY (BMC) OR APPROVED OTHER.
COLOR SELECTION SHALL BE COORDINATED AND APPROVED PRIOR TO APPLICATION.
EXTERIOR PAINT SURFACES: PARK IDENTIFICATION SIGNAGE
PROVIDE THE FOLLOWING EXTERIOR PAINT SYSTEM WITH M-1 MILDEW INHIBITOR TO ALL EXTERIOR PAINT.
1ST COAT: ALKYD BASED PRIMER: MOORWHITE PRIMER 100, 2ND COAT: ACRYLIC LATEX: HIGH GLOSS IMPERVEX ENAMEL
3RD COAT: ACRYLIC LATEX: HIGH GLOSS IMPERVEX ENAMEL
SUBMITTALS: PRODUCT DATA, COLOR SAMPLES

3) STAINLESS STEEL HARDWARE: BOLTS, NUTS, AND WASHERS SHALL BE TYPE 316 STAINLESS STEEL (S.S.) UNLESS OTHERWISE SPECIFIED ON DESIGN PLANS.

4) SIGNAGE DESIGN AND FABRICATION CONSULTATION PROVIDED BY DIMENSIONAL INNOVATIONS, 14838 MAIN STREET, ALACHUA, FL 32615. CONTACT: DOUG HANCOCK MOBILE:(352) 727-2552 OFFICE:(913) 384-3488. EMAIL: dhancock@dimin.com.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Floor Examiner Heidi Bell, CBO
DATE:

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CERTIFICATE OF AUTHORIZATION # 4815

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SCALE	AS NOTED

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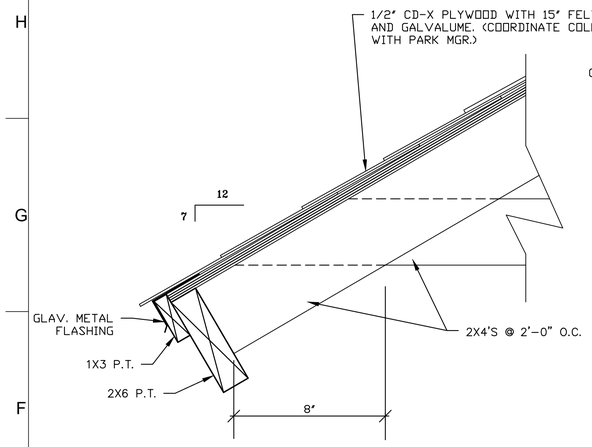
ENTRANCE SIGN

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HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD., SUITE 200
TALLAHASSEE, FLORIDA 32309
WWW.HALFF.COM (850)224-4400
FL CA 33380 FL LB 8348 FL LC 26000645

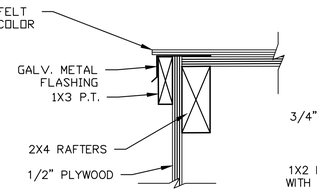
C-13

SHEET 19 OF 64

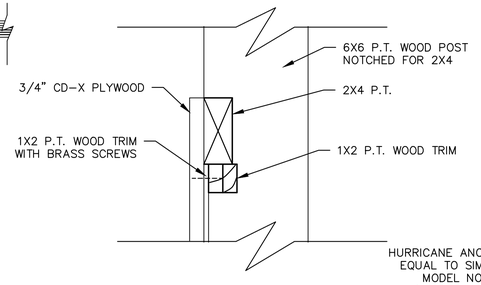
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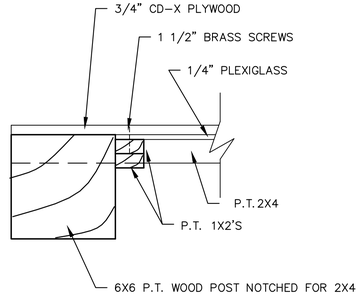
DETAIL A
SCALE : 3" = 1'-0"



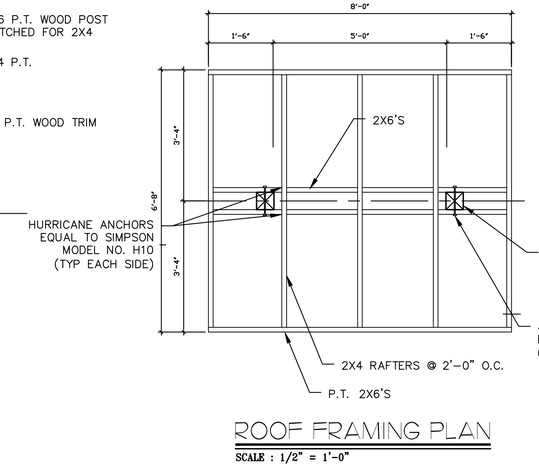
DETAIL B
SCALE : 3" = 1'-0"



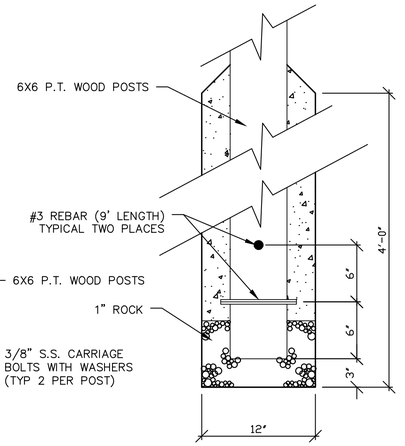
DETAIL C
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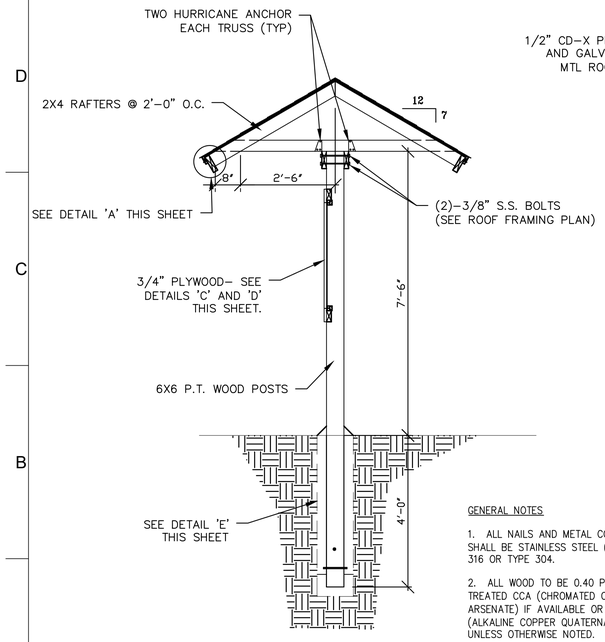
DETAIL D
SCALE : 3" = 1'-0"



ROOF FRAMING PLAN
SCALE : 1/2" = 1'-0"



DETAIL E
SCALE : 1-1/2" = 1'-0"

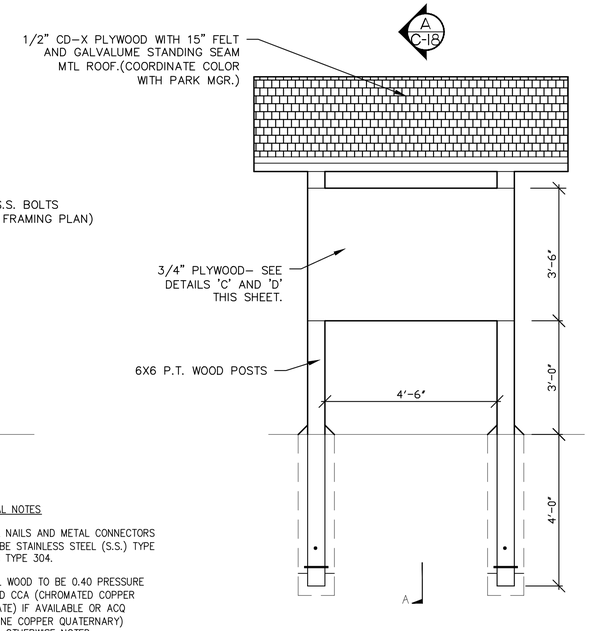


SECTION A
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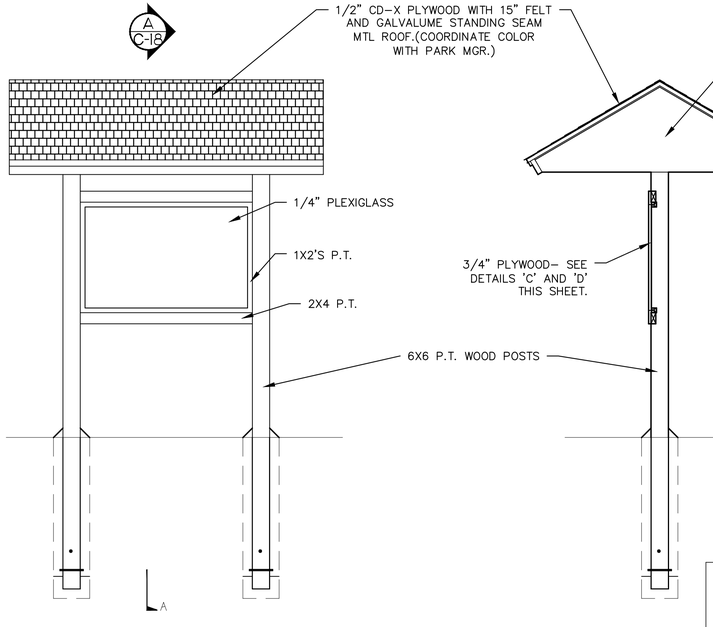
GENERAL NOTES

1. ALL NAILS AND METAL CONNECTORS SHALL BE STAINLESS STEEL (S.S.) TYPE 316 OR TYPE 304.

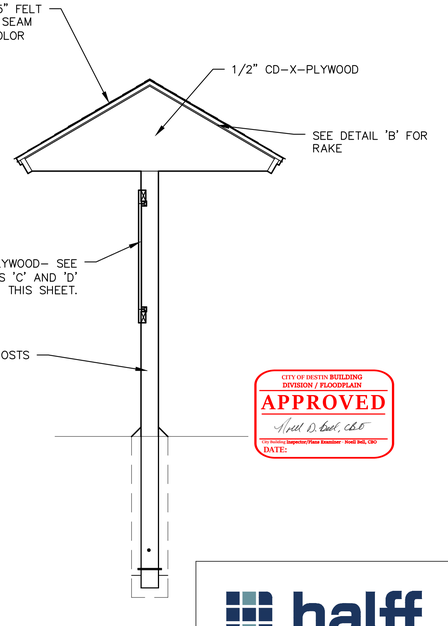
2. ALL WOOD TO BE 0.40 PRESSURE TREATED CCA (CHROMATED COPPER ARSENATE) IF AVAILABLE OR ACQ (ALKALINE COPPER QUATERNARY) UNLESS OTHERWISE NOTED.



BACK ELEVATION
SCALE : 1/2" = 1'-0"



FRONT ELEVATION
SCALE : 1/2" = 1'-0"



END ELEVATION
SCALE : 1/2" = 1'-0"

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Mark D. Bell, CBO
City Building Inspector/Town Examiner - Mark Bell, CBO
DATE:

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CERTIFICATE OF AUTHORIZATION # 4815

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David W. Hutcheson, P.E. License Number 38670

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GULF SHORE DRIVE,
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DRAWN	A.D.C.
CHECKED	E.K.G.
REVIEWED	D.W.H.
SCALE	AS NOTED

DRAWING TITLE

FDEP INFORMATION KIOSK DETAILS

C-14

SHEET 20 OF 64

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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

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OKALOOSA COUNTY, FLORIDA

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DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

BOARDWALK AND WALKOVER OVERVIEW

CS-1

SHEET 21 OF 64

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FIXED TIMBER BOARDWALK AND DUNE WALKOVER

BOARDWALK LOADING AND DESIGN CRITERIA

DEAD LOAD: SELF WEIGHT
LIVE LOAD: 80 PSF
HANDRAIL: 50 LB/LF; 200 LB POINT LOAD

WAVE CRITERIA:
WAVE LOAD: <2.0 FT WAVE HEIGHT; 3.0 SEC. PERIOD; WATER ELEV. 6.5 FT
WAVE UPLIFT: 40 PSF ULTIMATE

WIND CRITERIA:
BASIC WIND SPEED: 143 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: D

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE AND OTHER LOCAL REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION

REFERENCES

AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)

ASME B18.2.2	NUTS FOR GENERAL APPLICATIONS: MACHINE SCREW NUTS, HEX, SQUARE, HEX FLANGE, AND COUPLING NUTS (INCH SERIES)
ASME B18.2.6	FASTENERS FOR USE IN STRUCTURAL APPLICATIONS
ASME B18.21.1	WASHERS: HELICAL SPRING-LOCK, TOOTH LOCK, AND PLAIN WASHERS (INCH SERIES)

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

ASTM A123	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL PRODUCTS
ASTM A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE
ASTM A193	STANDARD SPECIFICATION FOR ALLOY-STEEL AND STAINLESS STEEL BOLTING FOR HIGH TEMPERATURE OR HIGH PRESSURE SERVICE AND OTHER SPECIAL PURPOSE APPLICATIONS
ASTM A276	STANDARD SPECIFICATION FOR STAINLESS STEEL BARS AND SHAPES
ASTM A307	STANDARD SPECIFICATION FOR CARBON STEEL BOLTS AND STUDS, 60,000 PSI TENSILE STRENGTH
ASTM A641	SPECIFICATION FOR ZINC COATED (GALVANIZED) CARBON STEEL WIRE
ASTM A780	STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS
ASTM C177	STANDARD TEST METHOD FOR STEADY-STATE HEAT FLUX MEASUREMENTS AND THERMAL TRANSMISSION PROPERTIES BY MEANS OF THE GUARDED-HOT-PLATE APPARATUS
ASTM D25	STANDARD SPECIFICATION FOR ROUND TIMBER PILES
ASTM D570	WATER ABSORPTION OF PLASTICS
ASTM D1761	MECHANICAL FASTENERS IN WOOD
ASTM D1413	TEST METHOD FOR WOOD PRESERVATIVES BY LABORATORY SOIL-BLOCK CULTURES
ASTM D6684	STANDARD SPECIFICATION FOR MATERIALS AND MANUFACTURE OF ARTICULATING CONCRETE BLOCK (ACB) REVETMENT SYSTEMS
ASTM D7031	STANDARD GUIDE FOR EVALUATING MECHANICAL AND PHYSICAL PROPERTIES OF WOOD-PLASTIC COMPOSITE PRODUCTS, ASTM INTERNATIONAL
ASTM D7032	STANDARD SPECIFICATION FOR ESTABLISHING PERFORMANCE RATINGS FOR WOOD-PLASTIC COMPOSITE DECK BOARDS AND GUARDRAIL SYSTEMS (GUARDS OR HANDRAILS), ASTM INTERNATIONAL
ASTM E84	TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS, ASTM INTERNATIONAL
ASTM F436	STANDARD SPECIFICATION FOR HARDENED STEEL WASHERS
ASTM F594	STANDARD SPECIFICATION FOR STAINLESS STEEL NUTS
ASTM F2919	STANDARD SPECIFICATION FOR WELDED WIRE MESH FENCE FABRIC (METALLIC-COATED OR POLYMER COATED) WITH VARIABLE MESH PATTERNS OR MESHES GREATER THAN 6 IN^2 IN PANELS
ASTM F3204	STANDARD GUIDE FOR DESIGN AND CONSTRUCTION OF WELDED WIRE FENCE SYSTEMS FOR SECURITY PURPOSES

AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA)

AWPA T1	PROCESSING AND TREATMENT STANDARD
AWPA U1	USER SPECIFICATION FOR TREATED WOOD
AWPA M4	STANDARD FOR THE CARE OF PRESERVATIVE-TREATED WOOD PRODUCTS

AMERICAN WOOD COUNCIL (AWC) NATIONAL DESIGN SPECIFICATION (NDS)

AWC NDS	2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

U.S. DEPARTMENT OF COMMERCE, NATIONAL BUREAU OF STANDARDS, PRODUCT STANDARDS (PS)

PS 20	AMERICAN SOFTWOOD LUMBER STANDARD

TIMBER MATERIALS

1. PILES
   A. PILES SHALL BE SOUTHERN YELLOW PINE, CLEAN-PEELED, CONFORMING TO ASTM D25. PILES SHALL BE FREE FROM SHORT CROOKS THAT DEVIATE BY MORE THAN 2.5 INCHES FROM STRAIGHTNESS IN ANY 5 FEET LENGTH. SOUND KNOTS SHALL BE NO LARGER THAN 1/6 OF THE CIRCUMFERENCE OF THE PILE LOCATED WHERE THE KNOT OCCURS. PILES NOT MEETING THE REQUIREMENTS OF ASTM D25 WILL BE REJECTED. THE CONTRACTOR WILL REMOVE THESE PILES FROM THE SITE AND REPLACE THEM WITH SOUND PILES AT NO EXPENSE TO THE OWNER.
   B. PILES SHALL BE IN ONE PIECE. SPLICES WILL NOT BE PERMITTED. THE INDICATOR PILE DIAMETER APPLIES TO THE BUTT DIAMETER THREE (3) FEET FROM BUTT. TO PROVIDE FOR A HEADING OR CUTTING OFF NORMAL AFTER DRIVING, PILES SHALL BE FURNISHED IN LENGTH, AT LEAST ONE (1) FOOT GREATER THAN THE INDICATED LENGTH.
2. DIMENSIONAL LUMBER
   A. MATERIALS SHALL BEAR THE GRADE-MARK, STAMP OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIAL AND RULES OR STANDARDS UNDER WHICH PRODUCED. SUCH IDENTIFYING MARKS ON MATERIAL SHALL BE IN ACCORDANCE WITH THE RULE OR STANDARD UNDER WHICH THE MATERIAL IS PRODUCED, INCLUDING REQUIREMENTS FOR QUALIFICATIONS AND AUTHORITY OF THE INSPECTION ORGANIZATION, USAGE OF AUTHORIZED IDENTIFICATION, AND INFORMATION INCLUDED IN THE IDENTIFICATION. THE INSPECTION AGENCY FOR LUMBER SHALL BE CERTIFIED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE SPECIES USED. EXCEPT FOR LUMBER, BUNDLE MARKING OR CERTIFICATES WILL BE PERMITTED IN LIEU OF MARKING EACH INDIVIDUAL PIECE. LUMBER SIZES SHALL CONFORM TO PS 20 AND SHALL BE SURFACED ON FOUR SIDES. SIZE REFERENCES, UNLESS OTHERWISE SPECIFIED ARE NOMINAL SIZES, AND ACTUAL SIZES SHALL BE WITHIN MANUFACTURING TOLERANCES ALLOWED BY THE STANDARD UNDER WHICH THE PROJECT IS PRODUCED.
   B. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE AND GRADED UNDER THE SOUTHERN PINE INSPECTION BUREAU (SPIB) GRADING RULES AND SHALL BE S4S (SURFACED FOUR SIDES). LUMBER SHALL BE GRADE STAMPED FOR FIELD VERIFICATION.
   C. DIMENSIONAL LUMBER GRADES
      i. CROSS BRACING, RAILS, HANDRAIL POSTS, AND CURBS SHALL BE NO. 1 GRADE.
      ii. PILE CAPS, JOISTS, BEAMS, AND OTHER LUMBER SHALL BE NO. 2 GRADE.
3. PRESERVATIVE TREATMENT
   A. ALL TIMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARDS T1 AND U1 AND SHALL BEAR THE PRESERVATIVE GRADE MARK FROM AWPA. WOOD TREATED WITH WATER-BORNE PRESERVATIVES SHALL BE AIR-DRIED OR KILN-DRIED TO THE MOISTURE CONTENT SPECIFIED FOR LUMBER AND MARKED WITH THE WORD "DRY". SURFACES OF LUMBER THAT WILL BE EXPOSED SHALL NOT BE INCISED. EXPOSED AREAS OF WOOD THAT ARE CUT OR DRILLED AFTER TREATMENT SHALL RECEIVE A FIELD TREATMENT IN ACCORDANCE WITH AWPA M4.
   B. PILES, PILE CAPS, AND CROSS BRACING SHALL BE PRESSURE TREATED WITH A MINIMUM RETENTION OF 2.5 PCF CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE TO THE REQUIREMENTS OF USE CATEGORY 5C (UC5C) FOR MARINE USE – SOUTHERN WATERS.
   C. HANDRAILS, HANDRAIL POSTS, CURBS, JOISTS, STRINGERS, AND BLOCKING SHALL BE PRESSURE TREATED WITH A MINIMUM RETENTION OF 0.60 PCF CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE TO THE REQUIREMENTS OF USE CATEGORY 4B (UC4B).
4. MOISTURE CONTENT
   A. AT THE TIME LUMBER IS DELIVERED AND WHEN INSTALLED IN THE WORK, THE MOISTURE CONTENT SHALL BE AS FOLLOWS:
      i. TREATED LUMBER 2" OR LESS IN THICKNESS. NINETEEN PERCENT (19%) MAXIMUM.
      ii. TREATED LUMBER OVER 2" IN THICKNESS. TWENTY-FIVE PERCENT (25%) MAXIMUM.

HDPE DECKING AND HANDRAIL MATERIALS (HDPE)

1. HANDRAILS AND DECKING SHALL BE HIGH DENSITY POLY ETHELYENE (HDPE) SYNTHETIC LUMBER AS MANUFACTURERD BY WEARDECK OR OTHER ENGINEER APPROVED EQUIVALENT.
2. THE PRODUCT IS EXTRUDED INTO SHAPES AND SIZES AS FOLLOWS:
   A. COMPOSITE DECKING BOARDS; 1.3 X 5.5" (I.E., 2X6)
      i. LENGTHS – 12, 16, AND 20 FEET
   B. COMPOSITE HANDRAIL BOARDS; 1.3 X 9.25" (I.E., 2X10)
      i. LENGTHS – 12, 16, AND 20 FEET
   C. EDGES SMOOTH FOR FACE FASTENING
   D. COLOR – LIGHT GRAY. TO BE PROPOSED BY CONTRACTOR AND APPROVED BY OWNER.
3. CONTRACTOR SHALL PLACE NON-SLIP PADS 3 FT X 3 FT BENEATH EACH SHOWER HEAD. CONTRACTOR SHALL SUBMIT PRODUCT INFORMATION FOR ENGINEER AND OR ARCHITECT APPROVAL.
4. HDPE SHALL BE UV STABILIZED.
5. ALL FASTENERS SHALL BE 316 STAINLESS STEEL AND APPROVED BY THE MANUFACTURER FOR THE LOADS LISTED HEREIN.

HARBOR STAIR TREAD MATERIALS (GRATED FIBERGLASS)

1. ALL HARBOR STAIRS SHALL BE GRATED FIBERGLASS WITH AT LEAST 50% OPEN AREA. ENGINEER WILL ACCEPT PRODUCT AS SPECIFIED OR ENGINEER APPROVED EQUIVALENT. THE BASIS OF DESIGN FOR THE HARBOR STAIR TREAD MATERIALS IS FIBERGRATE COMPOSITE STRUCTURES MICRO-MESH MOLDED GRATING.
2. HARBOR STAIR TREAD MATERIALS SHALL BE RATED FOR PEDESTRIAN LOADS INCLUDING 50 LB/FT^2 UNIFORM LIVE LOAD AND 300 LB CONCENTRATED LOAD. MAXIMUM DEFLECTION SHALL BE 3/8".
3. DAMAGED MATERIALS MAY BE REJECTED BY THE ENGINEER.
4. ALL FASTENERS SHALL BE 316 STAINLESS STEEL AND APPROVED BY THE MANUFACTURER FOR THE LOADS LISTED HEREIN.

WIRE INFILL PANEL MATERIALS

1. WELDED WIRE INFILL PANELS SHALL HAVE THE FOLLOWING CHARACTERISTICS
   a. 3" X 3" MESH SPACING
   b. MINIMUM WIRE GAUGE 6.25 (MIN. THICKNESS 0.188 IN; 4.78 MM)
   c. MINIMUM TENSILE STRENGTH 60 KSI
   d. INFILL PANELS SHALL BE MANUFACTURED IN GENERAL ACCORDANCE WITH ASTM F2919, TYPE 2. PANELS SHALL BE 316 SS IN ACCORDANCE WITH ASTM A276.
2. PANEL HANGERS/CLIPS AND FASTENERS MUST BE SUFFICIENT FOR THE INTENDED USE AND INCORPORATE FASTENERS THAT DO NOT CAUSE CORROSION. PANEL HANGERS/CLIPS AND FASTENERS SHALL BE 316 STAINLESS STEEL
3. DAMAGED MATERIALS MAY BE REJECTED BY THE ENGINEER.

HARDWARE

1. ALL BOLTS, ALL-THREAD ROD, WASHERS, AND NUTS SHALL BE 316 STAINLESS STEEL UNLESS NOTED OTHERWISE. BOLTS AND ALL-THREAD ROD SHALL CONFORM TO ASTM A193 B8M CLASS 1 HAVING A MINIMUM TENSILE STRENGTH OF 75 KSI FOR BOLTS UP TO ¾ INCH DIAMETER. NUTS SHALL CONFORM TO ASTM F594. FLAT WASHERS SHALL CONFORM TO ASTM F436.
2. BOLTS AND ALL-THREAD ROD SHALL BE INSTALLED WITH A WASHER AND LOCK WASHER AT EACH END. FASTENER SIZES ARE PRESENTED ON CONSTRUCTION DRAWINGS. ALL WASHERS SHALL HAVE 0.177" MINIMUM THICKNESS. RAIL POST BOLTS SHALL INCORPORATE 2" MINIMUM DIAMETER WASHERS.
3. ALL SIMPSON STRONG-TIE CONNECTORS AND HANGARS SHALL BE 316 STAINLESS STEEL AND FASTENED WITH STAINLESS STEEL NAILS. CONTRACTOR SHALL FASTEN PER MANUFACTURER'S RECOMMENDATIONS.
4. DECK SCREWS SHALL BE FLATHEAD #12, 3" LONG, 316 STAINLESS STEEL, WITH A MINIMUM YIELD STRENGTH OF 42,000 PSI.
5. ALL TIMBER SHALL BE PREDRILLED PRIOR TO HARDWARE INSTALLATION.
6. STAINLESS STEEL FASTENERS, AND MISCELLANEOUS HARDWARE MEETING THE SPECIFIED MINIMUM STRENGTHS OUTLINED HEREIN AND SHALL CONFORM TO ASTM A240, A276, OR A666. WHERE WELDED, STAINLESS STEEL SHALL BE 316L.
7. NAILS SHALL BE RING-SHANK AND NOT SMOOTH.

STORAGE, DELIVERY, AND HANDLING

1. MATERIALS SHALL BE DELIVERED TO THE SITE IN UNDAMAGED CONDITION, STORED IN FULLY COVERED, WELL VENTILATED AREAS, AND PROTECTED FROM EXTREME CHANGES IN TEMPERATURE AND HUMIDITY UNTIL INSTALLATION.
2. STORE TIMBER AND COMPOSITE MATERIALS ON A FLAT AND LEVEL SURFACE. ADJUST SUPPORT BLOCKS ACCORDINGLY
3. WHEN STACKING COMPOSITE MATERIAL BUNDLES, SUPPORTS SHOULD START AT EACH END AND BE SPACED 2 FT ON CENTER. SUPPORTS SHOULD ALIGN VERTICALLY.
4. DO NOT STACK COMPOSITE MATERIALS THAN 6 BUNDLES OR 12' HIGH.
5. COMPLY WITH COMPOSITE MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, TRANSPORT, HANDLING, AND CLEANING OF COMPOSITE PRODUCTS.

EXECUTION

1. TIMBER PILE INSTALLATION
   A. PILES MAY BE INSTALLED BY DRIVING, BORING, AND JETTING TO A DEPTH OF NO GREATER THAN 5 FT ABOVE THE MINIMUM TIP ELEVATION INDICATED. PILES SHALL BE DRIVEN THE FINAL 5 FT OF PENETRATION TO SEAT THE PILE. PILES SHALL BE DRIVEN TO REACH THE SPECIFIED BEARING CAPACITY OR THE MINIMUM SPECIFIED TIP ELEVATION, WHICHEVER IS DEEPER.
   B. PILE DRIVING EQUIPMENT: THE PILE HAMMER FURNISHED SHALL HAVE A CAPACITY AT LEAST EQUAL TO THE HAMMER MANUFACTURER'S RECOMMENDATION FOR THE TOTAL WEIGHT OF PILE, TYPE OF PILE AND CHARACTER OF SUBSURFACE MATERIAL TO BE ENCOUNTERED. THE CONTRACTOR SHALL SELECT THE SIZE AND TYPE OF HAMMER, WHICH WILL DRIVE THE PILES TO THE SPECIFIED TIP ELEVATION WITHOUT DAMAGING THE PILE. DRIVING HELMETS, PILE CUSHIONS, AND CAP BLOCKS: A DRIVING HELMET, INCLUDING A PILE CUSHION OR CAP BLOCK, SHALL BE USED BETWEEN THE TOP OF THE PILE AND THE RAM TO PREVENT IMPACT DAMAGE TO THE PILE. THE SNUGLY FIT DRIVING HELMET SHALL BE CAPABLE OF PROTECTING THE HEAD OF THE PILE, MINIMIZING ENERGY ABSORPTION, AND TRANSMITTING HAMMER ENERGY UNIFORMLY AND CONSISTENTLY DURING THE ENTIRE DRIVING PERIOD. THE PILE CUSHION OR CAP BLOCK SHALL BE REPLACED WHENEVER IT BECOMES DAMAGED; THE USE OF MATERIALS PERMITTING EXCESSIVE LOSS OF HAMMER ENERGY WILL NOT BE PERMITTED.
   C. INSPECTION: THE CONTRACTOR SHALL CONTACT THE ENGINEER AT LEAST 72 HOURS PRIOR TO PILE INSTALLATION. THE ENGINEER SHALL INSPECT THAT THE PILES MEET THE SPECIFICATIONS WITH RESPECT TO LENGTH, SIZE (BUTT AND TOE DIAMETER), STRAIGHTNESS, KNOTS, AND PRESSURE TREATMENT.
   D. HANDLING: ALL PILES SHALL BE INSPECTED IN THE LEADS, AND WHERE THE PROTECTIVE SHELL OR TREATED WOOD IS IMPAIRED, BETWEEN CUTOFF AND A POINT THAT WILL BE NOT LESS THAN TEN (10) FEET BELOW THE GROUND; THE PILES SHALL BE REPAIRED IN ACCORDANCE WITH AWPA M4, UNLESS THE PILE IS DAMAGED TO SUCH EXTENT THAT IT IS REJECTED. PILES SHALL BE LATERALLY SUPPORTED DURING DRIVING, BUT SHALL NOT BE UNDULY RESTRAINED FROM ROTATION IN THE LEADS. WHERE PILE ORIENTATION IS ESSENTIAL, SPECIAL CARE SHALL BE TAKEN TO MAINTAIN THE ORIENTATION DURING DRIVING. WHEN NECESSARY, COLLARS SHALL BE PLACED AROUND THE PILE HEAD TO PREVENT BROOMING. CANT HOOKS SHALL NOT BE USED IN HANDLING TREATED PILES.
   E. FINAL BEARING CRITERIA: THE CONTRACTOR SHALL SUBMIT DETAILS OF THE PILE HAMMER, POWER PLANT, LEADS, CUSHION MATERIAL, CAP BLOCK, HELMET, AND HAMMER ENERGY AS PUBLISHED BY THE MANUFACTURER AT EVERY OPERATING SETTING. BASED ON THE SIZE OF HAMMER ENERGY INDICATED BY THE CONTRACTOR, THE ENGINEER SHALL PROVIDE A MINIMUM AND MAXIMUM HAMMER BLOW-COUNT USING THE FHWA MODIFIED GATES FORMULA TO ENSURE ADEQUATE PILE BEARING WITHOUT DAMAGING THE PILE. PILES SHALL BE DRIVEN TO A DEPTH NECESSARY TO REACH THE BEARING CAPACITY BUT NOT LESS THAN THE MINIMUM PILE TIP PENETRATION SPECIFIED.
   F. PILE DRIVING RECORDS: THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING ASSIGNING EVERY PILE A NUMBER AND MAINTAIN DRIVING RECORDS FOR EVERY PILE BY NUMBER. RECORDS SHALL INDICATE THE HAMMER USED, HAMMER SETTING, BLOW COUNTS FOR EACH FOOT OF DRIVEN INSTALLATION, FINAL PILE TIP ELEVATION, AT WHAT ELEVATION(S) JETTING WAS USED, AND OTHER APPLICABLE NOTES SUCH AS OBSTRUCTIONS. THE CONTRACTOR SHALL E-MAIL DRIVING RECORDS TO THE ENGINEER AT THE END OF EACH DAY DURING THE FIRST 5 DAYS OF DRIVING. IF IN THE OPINION OF THE ENGINEER, PILE INSTALLATION IS PROCEEDING WELL, PILE DRIVING RECORDS MAY BE SUBMITTED WEEKLY THEREAFTER.
   G. TOLERANCE: ALL PILES SHALL BE INSTALLED WITH A VARIATION OF NOT MORE THAN 0.1 INCH PER FOOT OF PILE LENGTH FROM THE VERTICAL. BUTTS SHALL BE WITHIN TWO (2) INCHES OF THE LOCATIONS INDICATED. MANIPULATION OF PILES TO FORCE THEM INTO POSITION WILL NOT BE PERMITTED. ALL PILES SHALL BE CHECKED BY THE CONTRACTOR FOR HEAVE. PILES FOUND TO HAVE HEAVED SHALL BE RE-DRIVEN TO THE REQUIRED TIP ELEVATION. PILES DAMAGED, MISLOCATED, OR DRIVEN OUT OF ALIGNMENT SHALL BE REPLACED OR ADDITIONAL PILES DRIVEN AS DIRECTED AT NO COST TO THE OWNER.

2. TIMBER AND COMPOSITE WORKMANSHIP
   A. FRAMING SHALL BE TRUE AND EXACT. NAILS SHALL BE DRIVEN WITH JUST SUFFICIENT FORCE TO SET THE HEADS FLUSH WITH THE SURFACE OF THE WOOD. DEEP HAMMER MARKS IN WOOD SURFACES SHALL BE CONSIDERED EVIDENCE OF POOR WORKMANSHIP AND SUFFICIENT REASON FOR REMOVAL OF THE WORKERS CAUSING THEM.
   B. TREATED WOOD SHALL BE CAREFULLY HANDLED WITHOUT SUDDEN DROPPING, BREAKING OF OUTER FIBERS, BRUISING OR PENETRATING THE SURFACE WITH TOOLS. IT SHALL BE HANDLED WITH ROPE SLINGS. CANT HOOKS, PEAVEYS, SPIKES OR HOOKS SHALL NOT BE USED. CUTTING, FRAMING, AND BORING OF TREATED WOOD SHALL BE DONE BEFORE TREATMENT INSOFAR AS IS PRACTICABLE. TREATED PILES SHALL BE CUT TO PERMIT FITTING OF TIMBERS ONLY AS INDICATED. RECESSES FORMED FOR COUNTERSINKING SHALL RECEIVE A FIELD TREATMENT. UNFILLED HOLES, AFTER RECEIVING A FIELD TREATMENT, SHALL BE PLUGGED WITH A TREATED PLUG. TEMPORARY BRACES WILL NOT BE PERMITTED TO BE ATTACHED TO TREATED WOOD WITH NAILS, SPIKES, OR BOLTS.
   C. HOLES FOR BOLTS SHALL BE OF A SIZE THAT WILL ENSURE A DRIVING FIT. WHERE INDICATED, HOLES SHALL BE COUNTERBORED FOR THE BOLT HEADS AND WASHERS. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN THE BOLT DIAMETER AND SHALL BE BORED PERPENDICULAR TO THE FACE OF THE WOOD MEMBER. U.N.O., CONTRACTOR SHALL MAINTAIN END, EDGE, SPACING BETWEEN BOLT MINIMUM REQUIREMENTS IN ACCORDANCE WITH AWC NDS 2018.
      i. 4D FROM LOADED EDGE (TOP)
      ii. 3D BETWEEN BOLTS
      iii. 2D FROM UNLOADED EDGE (BOTTOM)
      iv. 4D FROM SIDES OF BOARD
   D. A WASHER AND LOCK WASHER, OF THE SIZE AND TYPE SPECIFIED, SHALL BE USED UNDER BOLT HEADS AND NUTS WHICH WOULD OTHERWISE COME IN CONTACT WITH WOOD. THE NUTS OF BOLTS AND LOCK WASHERS SHALL BE EFFECTUALLY LOCKED AFTER THEY HAVE BEEN FINALLY TIGHTENED. BOLTS AND THREADED RODS MAY PROTRUDE BEYOND NUT 2" MAXIMUM.
   E. LUMBER AND TIMBER SHALL BE ACCURATELY CUT AND FRAMED TO A CLOSE FIT IN SUCH MANNER THAT THE JOINTS WILL HAVE EVEN BEARING OVER THE ENTIRE CONTACT SURFACES.
   F. PILES SHALL BE CUT WITH PNEUMATIC TOOLS, SAWING, OR OTHER MEANS APPROVED BY THE ENGINEER. ALL TIMBER PILINGS SHALL BE NOTCHED AS NECESSARY AT THE PILE HEAD TO ACCOMMODATE PILE CAPS, JOISTS, AND HANDRAIL POSTS WITHOUT ADDITIONAL BLOCKING. TREAT ALL NOTCHES IN ACCORDANCE WITH AWPA M4.
   G. CROSS BRACING WILL BE APPLIED TO EACH PILING BENT WHERE THE DECK HEIGHT ABOVE EXISTING GRADE IS GREATER THAN 6 FT. CROSS BRACING SHALL CONSIST OF 2"X8" MATERIAL WITH 1" Ø GRADE 316 STAINLESS STEEL FASTENERS.
   H. TIMBER CAPS SHALL BE PLACED, WITH ENDS ALIGNED, IN A MANNER TO SECURE AN EVEN AND UNIFORM BEARING OVER THE TOPS OF THE SUPPORTING PILES.
   I. JOIST SHALL BE EVENLY SPACED AND PLACED SO THAT KNOTS NEAR EDGES ARE IN THE TOP PORTIONS OF THE JOISTS.
   J. BLOCKING SHALL BE INSTALLED BETWEEN JOISTS AND SHALL BE NEATLY AND ACCURATELY FRAMED AND SECURELY FASTENED IN ACCORDANCE WITH MEASUREMENTS AND SPECIFICATIONS. BLOCKING SHALL HAVE FULL BEARING AT EACH END AGAINST THE SIDES OF JOIST. BLOCKING SHALL BE FASTENED BY STAINLESS STEEL NAILS, U.N.O.
   K. EACH COMPOSITE DECK PLANK SHALL BE FASTENED TO THE UNDERLYING JOISTS WITH A MINIMUM OF THREE (3) FASTENERS AT EACH JOIST.
   L. RAILING SHALL BE ACCURATELY FRAMED AND FASTENED WITH MATERIALS AND FASTENING HARDWARE INDICATED. COMPOSITE HANDRAILS SHALL BE 16 FT MINIMUM BOARD LENGTHS. BUTT SPLICES OF RAIL COMPONENTS (UPPER INTERIOR RAIL, LOWER RAIL, AND COMPOSITE HANDRAIL) SHALL OCCUR AT 4X6 RAIL POSTS AND INCORPORATE 45° SCARF JOINTS.

ARTICULATED CONCRETE MATTRESS

1. ARTICULATED CONCRETE MATTRESSES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D6684.
2. BASIS OF DESIGN FOR ARTICULATED CONCRETE MATTRESSES IS THE SHOREBLOCK BD 900 SERIES OPEN CELL. ENGINEER WILL ACCEPT PRODUCT AS SPECIFIED OR ENGINEER APPROVED EQUIVALENT.
3. CONCRETE BLOCKS SHALL BE BETWEEN 8.5" AND 10" IN THICKNESS AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. THE ARTICULATED CONCRETE MATTRESS SYSTEM SHALL INCLUDE CELLULAR CONCRETE BLOCKS WITH BI-DIRECTIONAL REVETMENT CABLES OR, FOR MONO-DIRECTIONAL CABLING, THE BLOCK INSTALLATION MUST INCLUDE A PERMANENT MECHANISM WITHIN THE BLOCK MATRIC TO PREVENT LATERAL DISPLACEMENT OF THE INSTALLED BLOCKS.
5. CONCRETE BLOCKS SHALL BE BOUND INTO MATS USING POLYESTER REVETMENT CABLE AND FITTINGS. STABILIZED NEW, DRY CABLE SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. STABILIZATION REFERS TO A PROCESS IN WHICH THE CABLE IS CYCLED 50 TIMES BETWEEN A LOAD CORRESPONDING TO 200D^2 AND A LOAD EQUAL TO 10, 20, OR 30 PERCENT OF THE CABLE'S APPROXIMATE AVERAGE BREAKING STRENGTH. RELEVANT

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REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner: Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 Sunshine 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

DATE	REVISIONS / SUBMISSIONS	ZONE
		NO

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

BOARDWALK AND WALKOVER GENERAL NOTES

CS-2

SHEET 22 OF 64

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ELONGATION VALUES ARE AS SHOWN IN THE TABLE BELOW. THE TOLERANCE ON THESE VALUES IS + 5%.

ELASTIC ELONGATION		
AT PERCENTAGE OF BREAK STRENGTH		
10%	20%	30%
0.6	1.4	2.2

6. MATS MUST BE ABLE TO FLEX A MINIMUM OF 18° BETWEEN ANY GIVEN ROW OR COLUMN OF BLOCKS IN THE UPLIFT DIRECTION AND 45° IN THE DOWNWARD DIRECTION.
7. THE SUBGRADE SHALL BE PREPARED AND FREE OF VOIDS, PITS OR DEPRESSIONS PRIOR TO INSTALLATION. GROUND SURFACE SHALL BE PREPARED IN ACCORDANCE WITH THE DRAWINGS.
8. EXCAVATION AND PREPARATION FOR ANCHOR TRENCHES, SIDE TRENCHES, AND TOE TRENCHES OR APRONS SHALL BE DONE IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS.
9. ARTICULATED CONCRETE MATTRESSES SHALL BE ATTACHED TO ATOP GEOTEXTILE UNDERLAYMENT OR FILTER FABRIC. MATTRESSES SHALL HAVE A MINIMUM 24" OVERLAP OF ATTACHED GEOTEXTILE MATERIAL BETWEEN MATTRESS PANELS AS SHOWN ON THE DRAWINGS.
10. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLING, HANDLING, STORING, AND INSTALLING THE ARTICULATED CONCRETE MATTRESSES. ALL MATTRESSES SHALL BE HANDLED, LIFTED, PLACED, AND FASTENED IN A MANNER SPECIFIED BY THE MANUFACTURER.
11. ENGINEER RETAINS THE RIGHT TO REJECT DAMAGED MATERIALS. CRACKS EXCEEDING 0.2 INCHES IN WIDTH AND/OR 1.0 INCH IN DEPTH SHALL BE DEEMED GROUNDS FOR REJECTION. CHIPPING RESULTING IN A WEIGHT LOSS EXCEEDING 10% OF THE AVERAGE WEIGHT OF A CONCRETE BLOCK SHALL BE DEEMED GROUNDS FOR REJECTION. BLOCKS REJECTED PRIOR TO DELIVERY FROM THE POINT OF MANUFACTURER SHALL BE REPLACED AT THE MANUFACTURER'S EXPENSE. BLOCK REJECTED AT THE JOB SITE SHALL BE REPAIRED WITH STRUCTURAL GROUT OR REPLACED UPON REQUEST AT THE EXPENSE OF THE CONTRACTOR.

GEOTEXTILE FABRIC

1. BASIS OF DESIGN FOR GEOTEXTILE FABRIC IS US FABRICS US 670. ENGINEER WILL ACCEPT PRODUCT AS SPECIFIED OR ENGINEER APPROVED EQUIVALENT.
2. GEOTEXTILE FABRIC SHALL BE WOVEN, MONOFILAMENT FILTRATION TEXTILE MADE OF POLYPROPYLENE YARNS. PERCENT OPEN AREA SHALL BE BETWEEN 4% AND 6%.
3. MINIMUM GEOTEXTILE TENSILE STRENGTH SHALL BE 370 X 250 LBS IN ACCORDANCE WITH ASTM D4632. GEOTEXTILE UV RESISTANCE SHALL BE 90% AT 500 HOURS.
4. GEOTEXTILE JOINTS SHALL BE OVERLAPPED A MINIMUM OF 3 FEET.
5. GEOTEXTILE UNDERLAYMENT SHALL BE ATTACHED IN A CONTINUOUS STRIP TO COVER THE ENTIRE BOTTOM OF THE MATTRESS AND INCLUDE OVERLAPS.
6. GEOTEXTILE UNDERLAYMENT SHALL BE SECURELY ATTACHED TO THE BOTTOM OF EACH MATTRESS USING METAL FASTENERS AT 12" O.C. ALONG THE PERIMETER OF THE MATTRESS AND AT 24" O.C. ALONG INTERNAL DIAPHRAGMS OF MATTRESS (ALONG BOTH AXES), PER MANUFACTURERS RECOMMENDATIONS.

TURF REINFORCEMENT MAT

1. BASIS OF DESIGN FOR TURF REINFORCEMENT MATS IS THE LANKLOK 450 TURF REINFORCEMENT MAT. ENGINEER WILL ACCEPT PRODUCT AS SPECIFIED OR ENGINEER APPROVED EQUIVALENT.
2. TURF REINFORCEMENT MATS SHALL BE TAN IN COLOR. GREEN MAT WILL BE REJECTED,
3. TURF REINFORCEMENT MATERIAL SHALL BE MADE OF THERMOPLASTIC FIBERS POSITIONED BETWEEN NETS, MECHANICALLY BOUND BY PARALLEL STITCHING WITH THERMOPLASTIC THREAD THAT EXHIBITS INTERLOCK AND REINFORCEMENT CAPACITY WITH BOTH SOIL AND VEGETATIVE ROOT SYSTEMS.
4. TURF REINFORCEMENT MAT SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES:
   A. MINIMUM THICKNESS 0.5"
   B. MINIMUM TENSILE STRENGTH 425 X 350 LB/FT
   C. MINIMUM UV RESISTANCE 80% AT 1,000 HOURS
5. TURF REINFORCEMENT MATS SHALL HAVE THE FOLLOWING MINIMUM HYDRAULIC PROPERTIES WHEN SUBJECTED TO 0.5 HOURS OF CONTINUOUS FLOW:
   A. UNVEGETATED TURF REINFORCEMENT MAT
      i. PERMISSIBLE VELOCITY OF 8 FT/SEC
      ii. PERMISSIBLE SHEAR STRESS: 1.8 PSF
   B. VEGETATED TURF REINFORCEMENT MAT
      i. PERMISSIBLE VELOCITY OF 18 FT/SEC
      ii. PERMISSIBLE SHEAR STRESS: 10 PSF
6. TURF REINFORCEMENT MATS SHALL BE SECURED WITH STEEL PINS. PINS SHALL BE A MINIMUM OF 0.2" IN THICKNESS AND SHALL HAVE A 1.5" STEEL WASHER AT THE HEAD OF THE PIN. PINS SHALL BE 24" IN LENGTH.
7. THE PLACEMENT AREA SHALL BE CLEARED, GRUBBED, GRADED AND COMPACTED AS INDICATED ON THE CONSTRUCTION PLANS.
8. THE PERIMETER TRENCH AROUND THE LIMITS OF THE TURF REINFORCEMENT MAT SHALL HAVE THE FOLLOWING PROPERTIES:
   A. EXCAVATE AN ANCHOR TRENCH AT THE DUNE TOE. TRENCH DIMENSIONS SHALL BE 12 IN. WIDE BY 24 IN. DEEP.
   B. EXCAVATE AN ANCHOR TRENCH AT THE BERM LIMITS WHERE THE TURF REINFORCEMENT MAT MEETS THE ARTICULATED CONCRETE MATTRESSES.
9. ESTABLISH PERMANENT VEGETATION TO ASSIST IN THE LONG-TERM PERFORMANCE OF THE TURF REINFORCEMENT MAT AND THE CONTROL OF EROSION AS SHOWN ON THE PROJECT DRAWINGS. SEE LANDSCAPE PLANS.
10. INSTALL THE TURF REINFORCEMENT MAT AT THE ELEVATIONS AND ALIGNMENTS INDICATED ON THE PROJECT DRAWINGS.
    A. BEGINNING AT THE DOWNSTREAM END OF THE CHANNEL, PLACE INITIAL END OF FIRST ROLL OF TURF REINFORCEMENT MAT IN ONE OF THE ANCHOR TRENCHES AT THE DUNE TOE AND SECURE WITH SECURING PINS. THE SECURING PINS SHALL BE PLACED AT 12" INTERVALS.
    B. UNROLL THE TURF REINFORCEMENT MAT DOWN THE INITIAL SIDE SLOPE, TERMINATING THE TURF REINFORCEMENT MAT EDGE IN THE TRENCH AT THE EDGE OF THE ARTICULATED CONCRETE MATTRESSES AS SHOWN ON THE DRAWINGS.
    C. SECURE THE TURF REINFORCEMENT MAT END AT THE EDGE OF THE ARTICULATED CONCRETE MATTRESSES WITH SECURING PINS AT 12" INTERVALS.
    D. SECURE THE TURF REINFORCEMENT MAT TO THE SLOPE FACE WITH THE SECURING PINS DRIVEN FLUSH WITH THE TURF REINFORCEMENT MAT AS SHOWN ON THE DRAWINGS.
    E. POSITION ADJACENT UPSTREAM ROLLS IN SAME MANNER UNTIL THE ARMORING LIMITS ARE COMPLETED, OVERLAPPING PRECEDING ROLLS A MINIMUM OF 3" WITH THE LAST TURF REINFORCEMENT MAT PANEL EDGE TERMINATING IN THE TC TRENCH WITH SECURING PINS AT 12" INTERVALS.
    F. SECURE THE OVERLAPS WITH SECURING PINS PLACED AT 12" INTERVALS.
    G. BACKFILL AND COMPACT THE TRENCHES WITH EXCAVATED MATERIAL IN 6" LIFTS OR AS INDICATED ON THE DRAWINGS.
    H. BACKFILL SOURCED OFFSITE SHALL BE COMPRISED OF CLEAN SAND FILL, LESS THAN 10% FINES, MEETING CITY OF DESTIN WHITE SANDS ORDINANCE REQUIREMENTS AND ALL PERMIT REQUIREMENTS.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS FOR ENGINEER APPROVAL AT LEAST 14 DAYS (UNLESS OTHERWISE NOTED) PRIOR TO ORDERING MATERIALS OR MOBILIZING EQUIPMENT:
   A. PILE-DRIVING EQUIPMENT: SUBMIT DESCRIPTIONS OF ALL PILE-DRIVING EQUIPMENT TO BE EMPLOYED IN THE WORK SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF PILE INSTALLATIONS. THIS SHALL INCLUDE COMPLETE DETAILS OF THE PILE HAMMER, POWER PLANT, LEADS, CUSHION MATERIAL, CAPBLOCK, HELMET, IF USED.
   B. TIMBER MATERIALS: BEFORE MATERIALS ARE DELIVERED TO THE SITE, SUBMIT INFORMATION DEMONSTRATING THAT THE PROPER SPECIES, LUMBER GRADES, DIMENSIONS, AND PRESERVATIVE TREATMENT HAVE BEEN ORDERED FOR THE PROJECT AS SPECIFIED.
   C. COMPOSITE MATERIAL: SUBMIT PRODUCT DATA INDICATING SIZES, PROFILES, SURFACE FINISH, PHYSICAL AND PERFORMANCE CHARACTERISTICS DEMONSTRATING THE PRODUCTS MEET REQUIREMENTS. ONE SAMPLE REPRESENTING PROPOSED (ACTUAL) COLOR, SIZE, AND FINISH.
   D. HARDWARE MANUFACTURER INFORMATION: SUBMIT MANUFACTURER'S INFORMATION DEMONSTRATING THAT 316 OR 316L STAINLESS STEEL COMPONENTS MEET SPECIFIED ASTM STANDARDS AND STRENGTH REQUIREMENTS. THIS INCLUDES BUT IS NOT LIMITED TO NAILS, SCREWS, BOLTS, CLIPS, TIES AND HANGERS.
   E. PILE DRIVING LOGS: SUBMIT PILE DRIVING LOGS TO THE ENGINEER FOR APPROVAL.
   F. WIRE INFILL PANELS: SUBMIT MANUFACTURER'S INFORMATION DEMONSTRATING THAT THE PROPOSED HANDRAIL INFILL PANELS, CLIPS/HANGERS, AND FASTENERS MEET REQUIREMENTS.
   G. RESTORATION PLAN: WITHIN 10 DAYS OF RECEIVING A REQUEST FROM THE ENGINEER, THE CONTRACTOR SHALL SUBMIT A PLAN TO ADDRESS ALL IDENTIFIED SITE RESTORATION REQUIREMENTS. THE PLAN SHALL PROVIDE WRITTEN AND/OR GRAPHIC REPRESENTATION OF THE CONTRACTOR'S PROPOSED SITE RESTORATION ACTIVITIES TO MITIGATE ANY DAMAGE CAUSED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO VEGETATION AND GRADING IMPACTS. THE RESTORATION PLAN WILL ALSO INCLUDE A SCHEDULE FOR COMPLETION OF THE RESTORATION WORK.
   H. SHOWER PADS: SUBMIT MANUFACTURER'S INFORMATION DEMONSTRATING PADS MEET SIZING AND NON-SLIP REQUIREMENTS.
   I. STAIR TREAD MATERIALS: SUBMIT MANUFACTURER'S INFORMATION DEMONSTRATING STAIR TREADS MEET SIZING, OPEN AREA, AND LOADING REQUIREMENTS.
   J. ARTICULATED CONCRETE MATTRESS: SUBMIT PRODUCT DATA FOR MATTRESSES AND GEOTEXTILE UNDERLAYMENT AND SHOP DRAWINGS INCLUDING LAYOUT, LAYOUT SEQUENCE AND PLACEMENT PLAN, ANCHOR DETAILS, MAT JUNCTION DETAILS, AND DETAILS FOR GRADE CHANGE. SEE WORK PLAN BELOW FOR ADDITIONAL REQUIREMENTS.
   K. TURF REINFORCEMENT MAT: SUBMIT PRODUCT DATA FOR TURF REINFORCEMENT MAT AND SECURING PINS AND SHOP DRAWINGS INCLUDING LAYOUT, LAYOUT SEQUENCE AND PLACEMENT PLAN, ANCHOR DETAILS, MAT JUNCTION DETAILS, AND DETAILS FOR GRADE CHANGE.
   L. WORK PLAN:
      i. CONTRACTOR SHALL PROVIDE A DETAILED WORKPLAN AND PROJECT SCHEDULE FOR COMPLETING THE WORK. THE WORKPLAN SHALL INCLUDE, AT A MINIMUM, PROPOSED MATERIALS AND EQUIPMENT TO BE USED; IDENTIFICATION OF A STAGING AREA SUITABLE FOR STORAGE OF MATERIALS AND EQUIPMENT; PROPOSED TRANSPORTATION ROUTES (TO AND FROM THE STAGING AREA AS WELL AS TO THE WORKSITE); INSTALLATION METHODS DESCRIBING THE EQUIPMENT, PERSONNEL, AND PROCESSES FOR PLACING THE MATERIALS; AND QUALITY CONTROL MEASURES TO ENSURE ACCURATE INSTALLATION OF MATERIALS. THE PLAN SHALL ALSO DETAIL THE ACTIVITIES AND SCHEDULE FOR FINAL GRADING/RESTORATION AND DEMOBILIZATION.
      ii. THE WORK PLAN WILL BE REVIEWED AND DISCUSSED AT THE PRE-CONSTRUCTION CONFERENCE. OWNER AND ENGINEER ACCEPTANCE OF THE WORK PLAN SHALL BE A REQUIRED PREREQUISITE TO THE START OF CONSTRUCTION. THE WORK PLAN SHALL INCLUDE THE FOLLOWING:
         1. WORK PROGRESS SCHEDULE: A WORK PROGRESS SCHEDULE SHALL BE DEVELOPED AND PROVIDED TO THE OWNER AND ENGINEER SHOWING THE TIME ALLOTTED FOR EACH OF THE VARIOUS TASKS. THE SCHEDULE SHALL SHOW THE VARIOUS TASKS OF WORK IN SUFFICIENT DETAIL TO DEMONSTRATE THAT THE CONTRACTOR HAS A REASONABLE AND WORKABLE PLAN TO COMPLETE THE PROJECT WITHIN THE CONTRACT PERIOD. THE SCHEDULE SHALL SHOW THE ORDER AND INTERDEPENDENCE OF TASKS AND THE SEQUENCE IN WHICH THE WORK IS TO BE ACCOMPLISHED AS PLANNED BY THE CONTRACTOR. ALL ACTIVITIES SHALL BE DESCRIBED SO THAT THE WORK IS READILY IDENTIFIABLE AND THE PROGRESS ON EACH TASK CAN BE READILY MEASURED. EACH TASK SHALL SHOW A BEGINNING WORK DATE AND DURATION. TASKS SHALL INCLUDE PROCUREMENT TIME FOR MATERIALS AND EQUIPMENT, VARIOUS TASKS INVOLVED IN MOBILIZATION/DEMOBILIZATION, AND RATE OF OPERATIONS (INCLUDING ANTICIPATED DAILY VOLUMES OF MATERIAL PLACED). ADDITIONAL CONSIDERATION SHALL BE GIVEN TO SCHEDULING AND COORDINATION REQUIRED FOR MANUFACTURING AND TRANSPORT AS WELL AS POTENTIAL WEATHER DELAYS. THE LIST OF TASKS SHALL ALSO INCLUDE MILESTONES WHEN INDICATED BY THE CONTRACT DOCUMENTS.
         2. IF THE OWNER DETERMINES THAT THE SCHEDULE SUBMITTED BY THE CONTRACTOR IS INADEQUATE, THE OWNER SHALL RETURN THE SCHEDULE TO THE CONTRACTOR FOR CORRECTION. THE CONTRACTOR SHALL HAVE FIVE (5) CALENDAR DAYS FROM THE DATE OF TRANSMITTAL TO SUBMIT A CORRECTED SCHEDULE. FAILURE TO PROVIDE THE REVISED SCHEDULE IN THE TIME SPECIFIED SHALL RESULT IN WITHHOLDING OF ALL CONTRACT PAYMENTS UNTIL THE REVISED SCHEDULE IS ACCEPTED. THIS ITEM SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. ACCEPTANCE OF THE SCHEDULE SHALL BE A REQUIRED PREREQUISITE TO THE START OF CONSTRUCTION. WHEN ACCEPTED, THIS ORIGINAL SCHEDULE SHALL BECOME PART OF THE CONTRACT DOCUMENTS AND SHALL CONSTITUTE THE BASELINE AGAINST WHICH PROGRESS IS MEASURED.
         3. STATEMENT OF APPOINTMENT DESIGNATING A PROJECT CONSTRUCTION MANAGER, DESCRIBING RESPONSIBILITIES, AND PROVIDING QUALIFICATIONS.
         4. PROPOSED EQUIPMENT LIST INCLUDING ALL EQUIPMENT REQUIRED TO PERFORM THE WORK (MANUFACTURING, LOADING, HAULING, OFFSHORE TRANSPORT, AND EQUIPMENT OPERATION). THE CONTRACTOR SHALL PROVIDE A STATEMENT CLEARLY INDICATING ALL EQUIPMENT UTILIZED FOR THE PROJECT IS PROPERLY LICENSED, CERTIFIED, APPROVED, AND INSURED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW AND IS SUFFICIENT FOR PERFORMING THE PROPOSED WORK WITHIN THE PROJECT SCHEDULE AND BUDGET.
         5. PROPOSED CONSTRUCTION METHODOLOGY INCLUDING A DESCRIPTION OF PROPOSED METHODS FOR CONSTRUCTION ACTIVITIES INCLUDING MATTRESS FABRICATION AND FILLING, MATERIAL HAULING AND STAGING, EQUIPMENT OPERATIONS, SITE PREPARATION, CONSTRUCTION, SURVEY CONTROLS AND STAKEOUT, ANY REQUIRED STAGING AND/OR LOADING SITE RESTORATION, AND GRADING AND FILL METHODS.
         6. SUBCONTRACTOR LIST.
         7. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND ENGINEER A WRITTEN ARTICULATED CONCRETE BLOCK MATTRESS PLACEMENT PLAN. IN ADDITION, ON THE DAY CONSTRUCTION COMMENCES, THE CONTRACTOR SHALL PROVIDE AN ON-SITE DEMONSTRATION TO VERIFY THAT THE PLACEMENT TECHNIQUE IS SATISFACTORY. THE MATTRESS PLACEMENT PLAN SHALL IDENTIFY THE FOLLOWING:
            a. STAGING AREAS WHERE STONE WILL BE OFFLOADED, STAGED AND STORED.
            b. MATTRESS FABRICATION PLAN, TRANSPORTATION METHODS, ACCESS ROUTES, AND SCHEDULING.
            c. MEASURES, CONTROLS AND METHODS TO CONSTRUCT, FILL, AND INSTALL THE MATTRESS UNITS WITH ATTACHED UNDERLAYMENT.
            d. PROPOSED USE OF TURBIDITY SCREENS AND EROSION CONTROL MEASURES; AND EQUIPMENT TO BE USED DURING EACH PHASE OF PLACEMENT.
   M. LETTER OF ENVIRONMENTAL COMPLIANCE ACKNOWLEDGING AND AGREEING TO COMPLY WITH ALL PERMITS AND STORMWATER POLLUTION PREVENTION PLAN.

TAYLOR ENGINEERING INC.
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DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 Sunshine 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO.	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

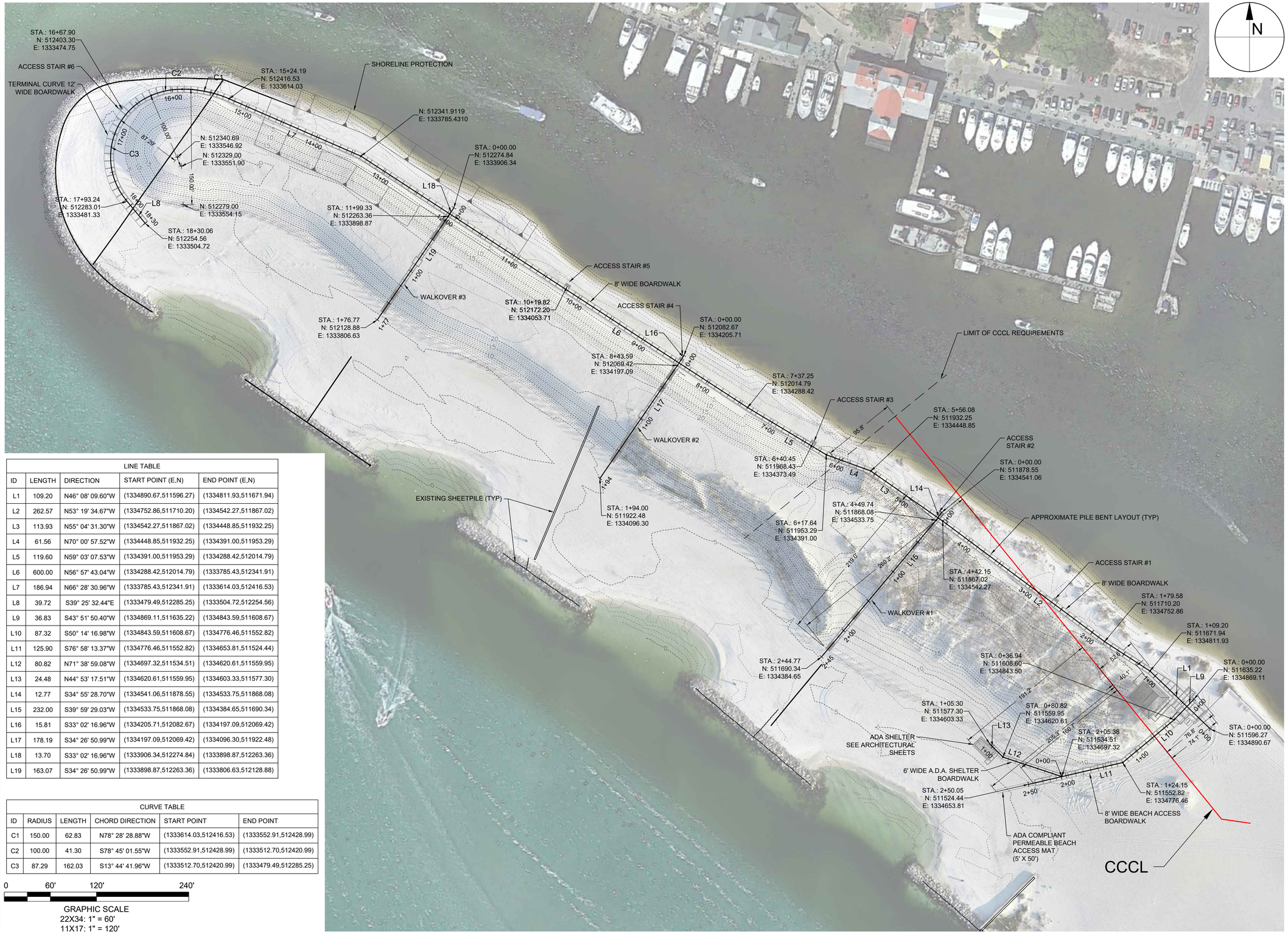
DRAWING TITLE

BOARDWALK AND WALKOVER GENERAL NOTES

CS-3

SHEET 23 OF 64

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LINE TABLE				
ID	LENGTH	DIRECTION	START POINT (E,N)	END POINT (E,N)
L1	109.20	N46° 08' 09.60"W	(1334890.67,511596.27)	(1334811.93,511671.94)
L2	262.57	N53° 19' 34.67"W	(1334752.86,511710.20)	(1334542.27,511867.02)
L3	113.93	N55° 04' 31.30"W	(1334542.27,511867.02)	(1334448.85,511932.25)
L4	61.56	N70° 00' 57.52"W	(1334448.85,511932.25)	(1334391.00,511953.29)
L5	119.60	N59° 03' 07.53"W	(1334391.00,511953.29)	(1334288.42,512014.79)
L6	600.00	N56° 57' 43.04"W	(1334288.42,512014.79)	(1333785.43,512341.91)
L7	186.94	N66° 28' 30.96"W	(1333785.43,512341.91)	(1333614.03,512416.53)
L8	39.72	S39° 25' 32.44"E	(1333479.49,512285.25)	(1333504.72,512254.56)
L9	36.83	S43° 51' 50.40"W	(1334869.11,511635.22)	(1334843.59,511608.67)
L10	87.32	S50° 14' 16.98"W	(1334843.59,511608.67)	(1334776.46,511552.82)
L11	125.90	S76° 58' 13.37"W	(1334776.46,511552.82)	(1334653.81,511524.44)
L12	80.82	N71° 38' 59.08"W	(1334697.32,511534.51)	(1334620.61,511559.95)
L13	24.48	N44° 53' 17.51"W	(1334620.61,511559.95)	(1334603.33,511577.30)
L14	12.77	S34° 55' 28.70"W	(1334541.06,511878.55)	(1334533.75,511868.08)
L15	232.00	S39° 59' 29.03"W	(1334533.75,511868.08)	(1334384.65,511690.34)
L16	15.81	S33° 02' 16.96"W	(1334205.71,512082.67)	(1334197.09,512069.42)
L17	178.19	S34° 26' 50.99"W	(1334197.09,512069.42)	(1334096.30,511922.48)
L18	13.70	S33° 02' 16.96"W	(1333906.34,512274.84)	(1333898.87,512263.36)
L19	163.07	S34° 26' 50.99"W	(1333898.87,512263.36)	(1333806.63,512128.88)

CURVE TABLE					
ID	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C1	150.00	62.83	N78° 28' 28.88"W	(1333614.03,512416.53)	(1333552.91,512428.99)
C2	100.00	41.30	S78° 45' 01.55"W	(1333552.91,512428.99)	(1333512.70,512420.99)
C3	87.29	162.03	S13° 44' 41.96"W	(1333512.70,512420.99)	(1333479.49,512285.25)

0 60' 120' 240'

GRAPHIC SCALE
22X34: 1" = 60'
11X17: 1" = 120'

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REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

DRAWING TITLE

BOARDWALK AND WALKOVER CONTROL PLAN

CS-4

SHEET 24 OF 64

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NORTH CURVE:
DECK WIDTH: 12'
PILE SIZE: 10"Ø
PILES PER BENT: 3
MIN. EMBEDMENT: 16'
BEARING REQUIREMENT: 4 TONS

SHORELINE PROTECTION

CROSS SHEET PILE WALL
MID-BENT

EXISTING SHEET PILE WALL
WITH CONCRETE CAP (TYP)

CROSS SHEET PILE WALL
MID-BENT

3 PILES EACH BENT AT
WALKOVER BUMP-OUT (TYP)

WALKOVER #3:
DECK WIDTH: 6'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 13'
BEARING REQUIREMENT: 1.5 TONS

HARBOR BOARDWALK:
DECK WIDTH: 8'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 16'
BEARING REQUIREMENT: 2.5 TONS

WALKOVER #2:
DECK WIDTH: 6'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 13'
BEARING REQUIREMENT: 1.5 TONS

EXISTING VEGETATION (DO NOT DISTURB)

WALKOVER #1:
DECK WIDTH: 6'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 13'
BEARING REQUIREMENT: 1.5 TONS

ENTRYWAY:
DECK WIDTH: VARIES
PILE SIZE: 10"Ø
PILES PER BENT: 3
MIN. EMBEDMENT: 13'
BEARING REQUIREMENT: 3.8 TONS

ADA ACCESS:
DECK WIDTH: 6'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 13'
BEARING REQUIREMENT: 1.5 TONS

SEE ARCHITECTURAL
SHEETS FOR RESTROOM
AND ADA SHELTER

BEACH ACCESS:
DECK WIDTH: 8'
PILE SIZE: 8"Ø
PILES PER BENT: 2
MIN. EMBEDMENT: 16'
BEARING REQUIREMENT: 2.5 TONS

DESTIN HARBOR

EAST PASS

N

0 60' 120' 240'
GRAPHIC SCALE
22X34: 1" = 60'
11X17: 1" = 120'

TAYLOR ENGINEERING INC.
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REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Authority: Inspector/Floor Examiner - Heidi Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT

OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

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NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
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CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

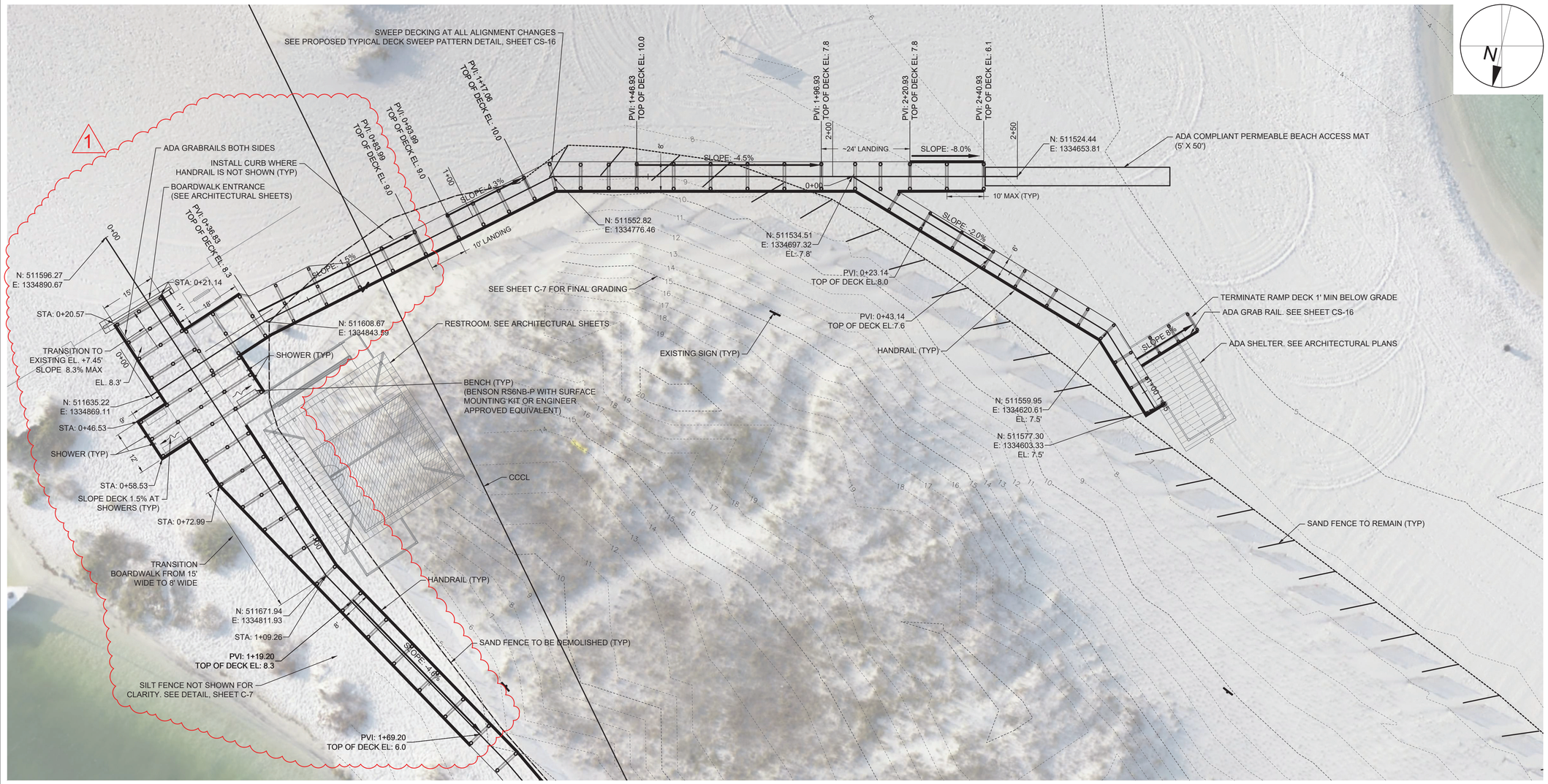
DRAWING TITLE

PILE EMBEDMENT PLAN

CS-5

SHEET 25 OF 64

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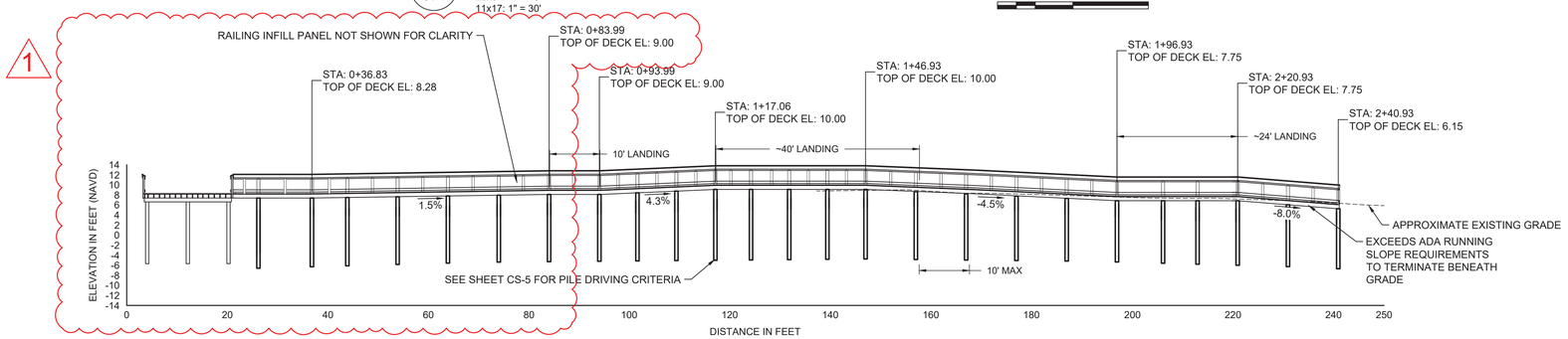


ENTRANCE AND BEACH ACCESS BOARDWALK PLAN

P1
CS-1

22x34: 1" = 15'
11x17: 1" = 30'

0 15' 30'



BEACH ACCESS BOARDWALK PROFILE

22x34: 1" = 15'
11x17: 1" = 30'
V-SCALE: 1" = 1' (22X34)
V-SCALE: 1" = 2' (11X17)

0 15' 30'

NOTES:
1. PILE BENT SPACING 10' MAXIMUM
2. RUNNING SLOPES SHALL BE MAXIMUM 4.9% WITH LANDINGS (10' LENGTH) EVERY 50' MAXIMUM U.N.O. RAMPS SLOPES SHALL BE LESS THAN 1V:12H (8%) WITH A MAXIMUM RISE FOR ANY RUN < 30 IN. ALL RAMPS (SLOPE 5% TO 8.3%) SHALL INCLUDE ADA HANDRAILS ON BOTH SIDES.
3. BOARDWALK WIDTHS GREATER THAN 8' INCORPORATE 3 PILES EACH BENT

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Neil D. Grief, CBO
Floodplain Inspector/Plans Examiner Neil Grief, CBO
DATE:

TAYLOR ENGINEERING INC.
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SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

DUNCAN GREER LICENSE No. 83306 STATE OF FLORIDA PROFESSIONAL ENGINEER

Duncan Greer
2024.10.22
21:03:10 -05'00'

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE
1		RAISE ENTRANCE DECK ELEVATION	10/11/24

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

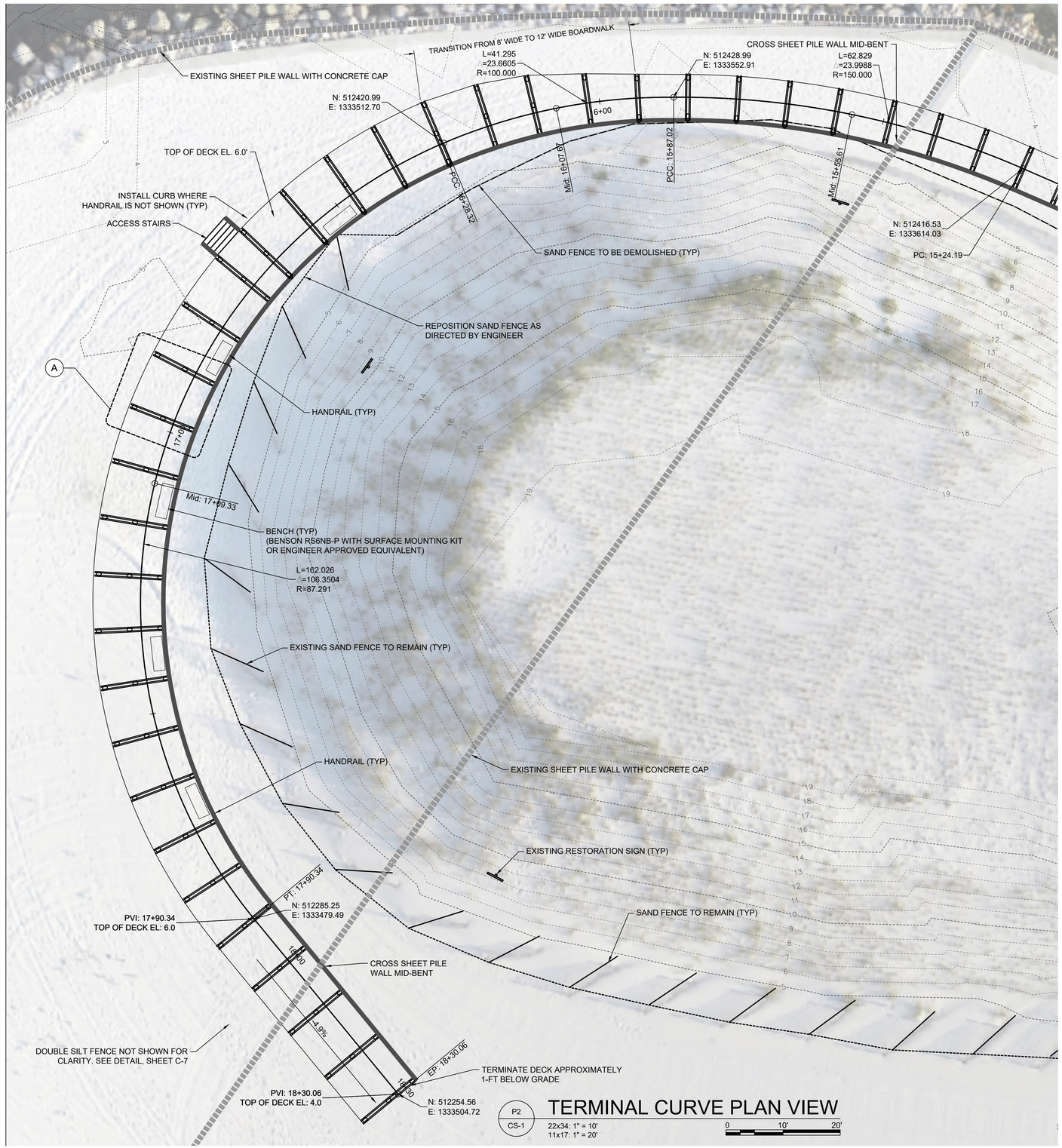
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ENTRANCE PLAN AND BEACH ACCESS PLAN AND PROFILE

CS-6

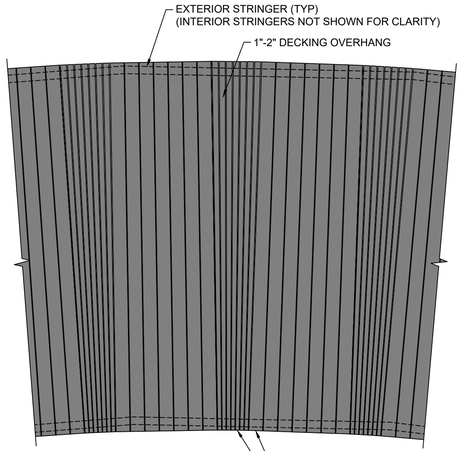
SHEET 26 OF 64

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TERMINAL CURVE PLAN VIEW

NOTES:
1. PILE BENT SPACING 10' MAXIMUM
2. RUNNING SLOPES SHALL BE MAXIMUM 4.9% WITH LANDINGS (10' LENGTH) EVERY 50' MAXIMUM U.N.O. RAMPS SLOPES SHALL BE LESS THAN 1V:12H (8%) WITH A MAXIMUM RISE FOR ANY RUN < 30 IN. ALL RAMPS (SLOPE 5% TO 8.3%) SHALL INCLUDE ADA HANDRAILS ON BOTH SIDES.
3. BOARDWALK WIDTHS GREATER THAN 8' INCORPORATE 3 PILES EACH BENT
4. SEE CONTROL PLAN ALIGNMENT TABLES, SHEET CS-4
5. SEE PILE EMBEDMENT PLAN, SHEET CS-5



PROPOSED TYPICAL TERMINAL CURVE DECK SWEEP PATTERN

A — NOT TO SCALE

NOTE: CONTRACTOR MAY PROPOSE ALTERNATIVE SWEEP PATTERN FOR ENGINEER REVIEW AND ACCEPTANCE

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Title/Initials: Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

N

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT
RECREATION
ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

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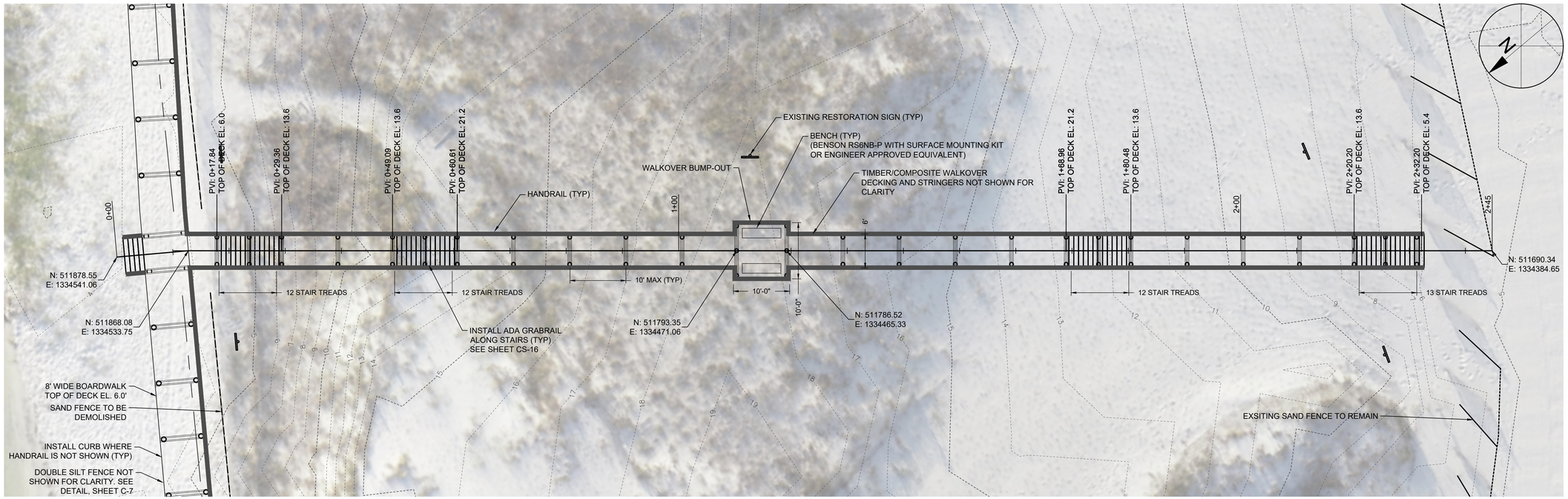
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TERMINAL CURVE PLAN

CS-7

SHEET 27 OF 64

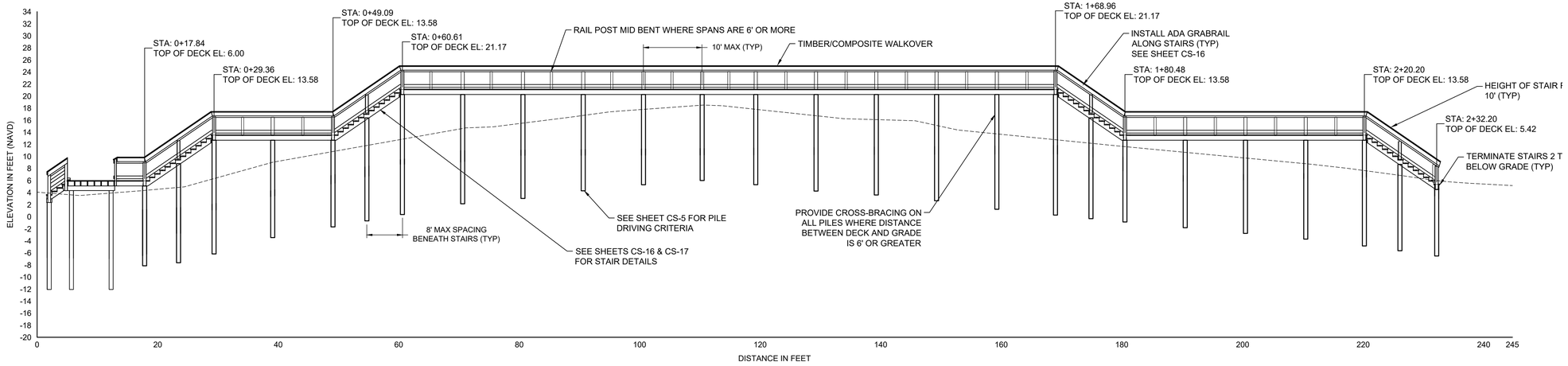
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WALKOVER 1 PLAN

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'



WALKOVER 1 PROFILE

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'

0 10' 20' 40'

GRAPHIC SCALE
22X34: 1" = 10'
11X17: 1" = 20'

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Neil D. Ball, CBO
City Building Inspector/Plans Examiner - Neil Ball, CBO
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT
RECREATION
ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	OCT 2024
DESIGNED	DG
DRAWN	AF
CHECKED	BN
REVIEWED	KK
SCALE	AS SHOWN

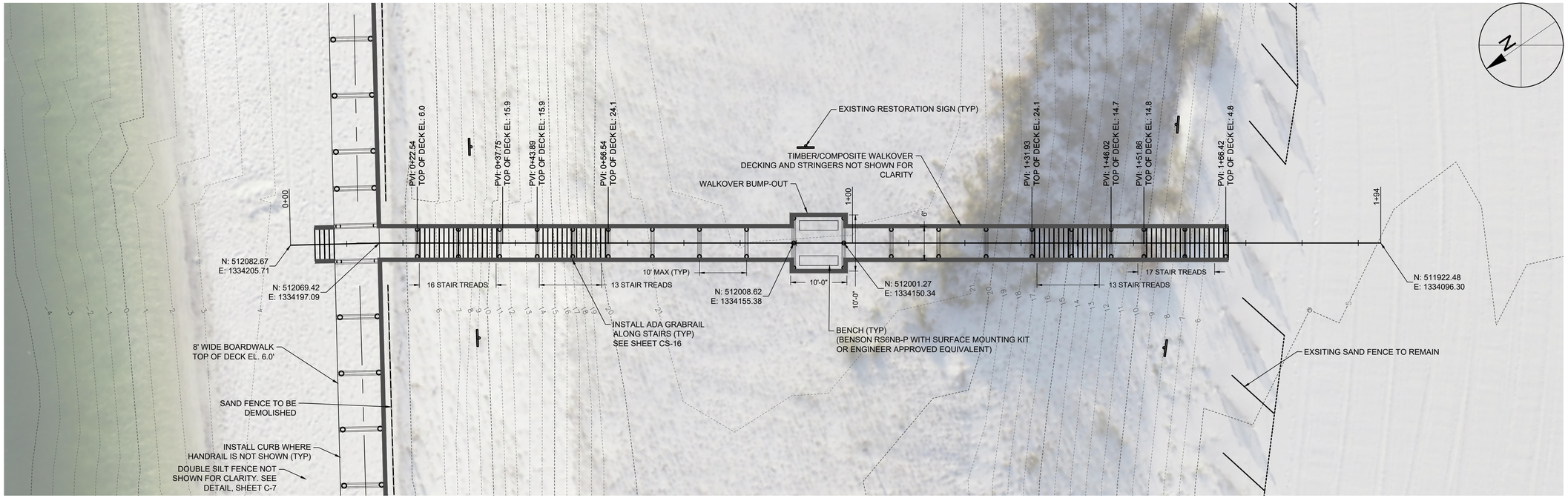
DRAWING TITLE

WALKOVER 1 PLAN AND PROFILE

CS-8

SHEET 28 OF 64

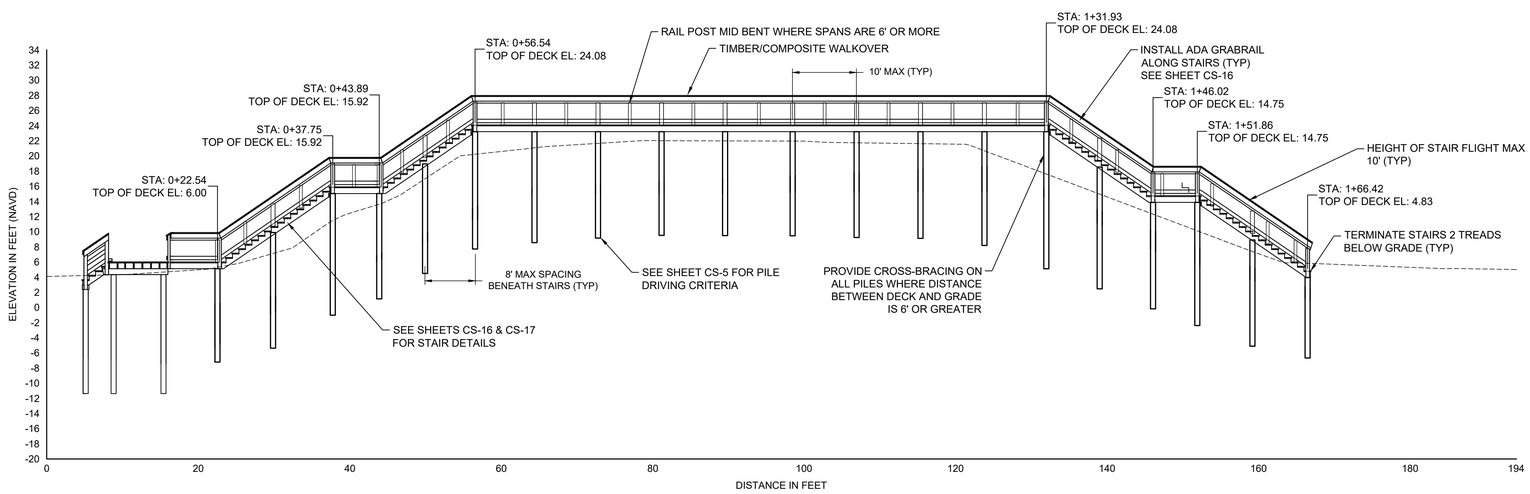
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WALKOVER 2 PLAN

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'



WALKOVER 2 PROFILE

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'

0 10' 20' 40'

GRAPHIC SCALE
22X34: 1" = 10'
11X17: 1" = 20'

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Noel Bell, CBO
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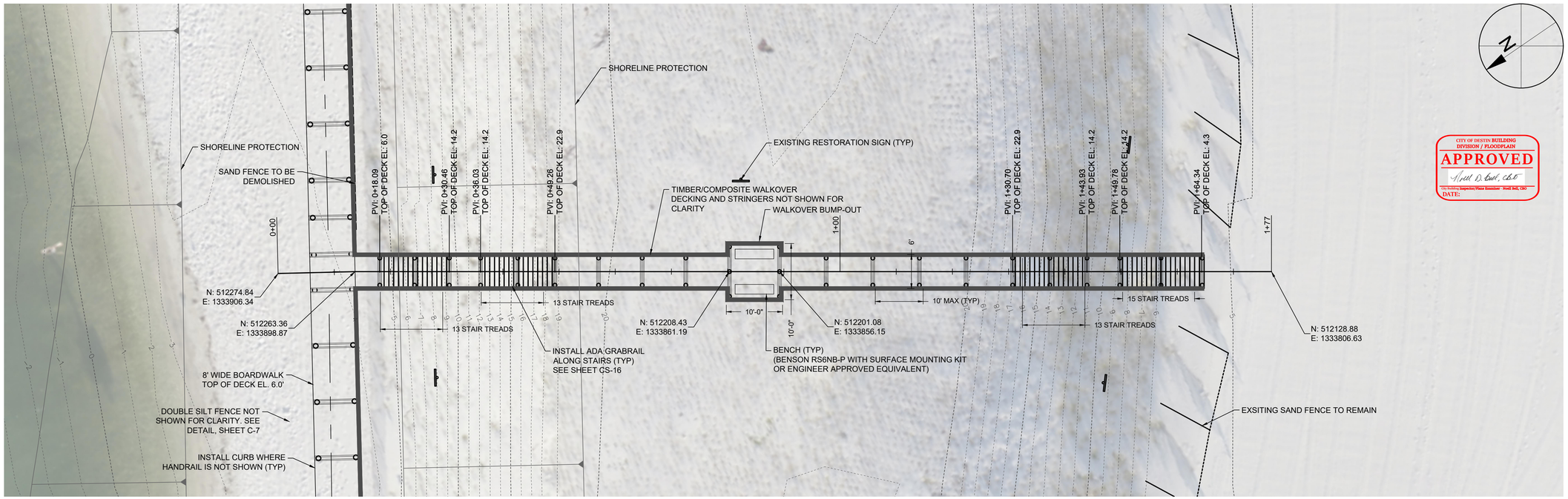
DRAWING TITLE

WALKOVER 2 PLAN AND PROFILE

CS-9

SHEET 29 OF 64

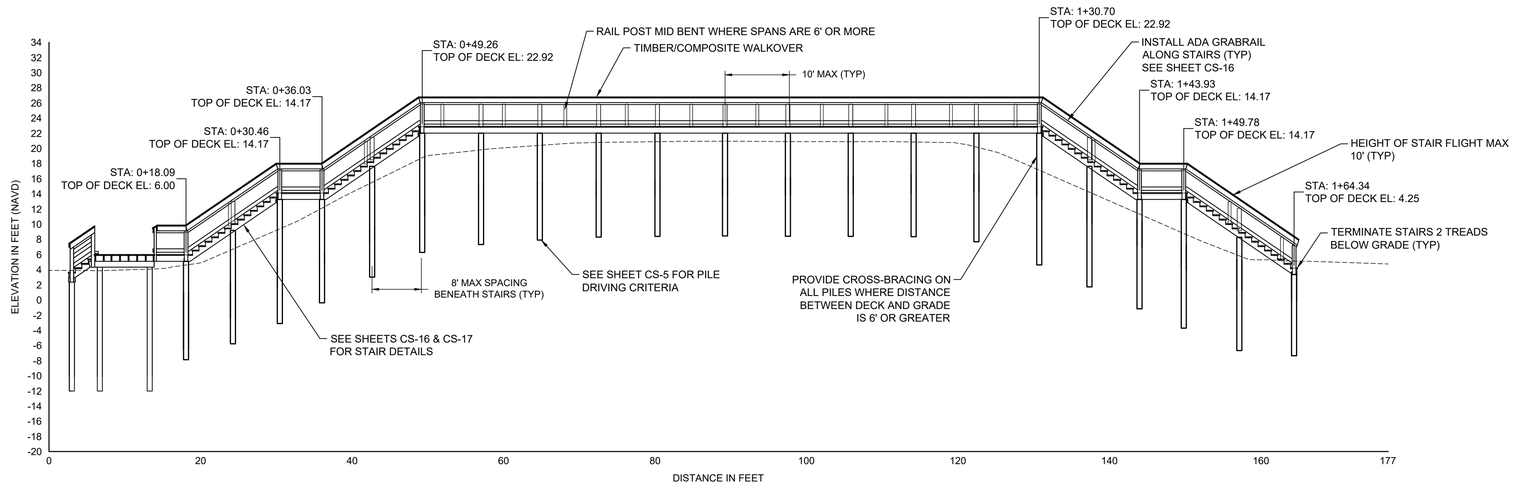
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WALKOVER 3 PLAN

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'



WALKOVER 3 PROFILE

22x34: 1" = 10'
11x17: 1" = 20'

0 10' 20'

0 10' 20' 40'

GRAPHIC SCALE
22X34: 1" = 10'
11X17: 1" = 20'

TAYLOR ENGINEERING INC.
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(850) 460-7040

REGISTRY # 4815

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
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City Building Inspector/Floor Examiner - Heidi Bell, CBO
DATE:

SEAL

DUNCAN GREER P.E.#83306

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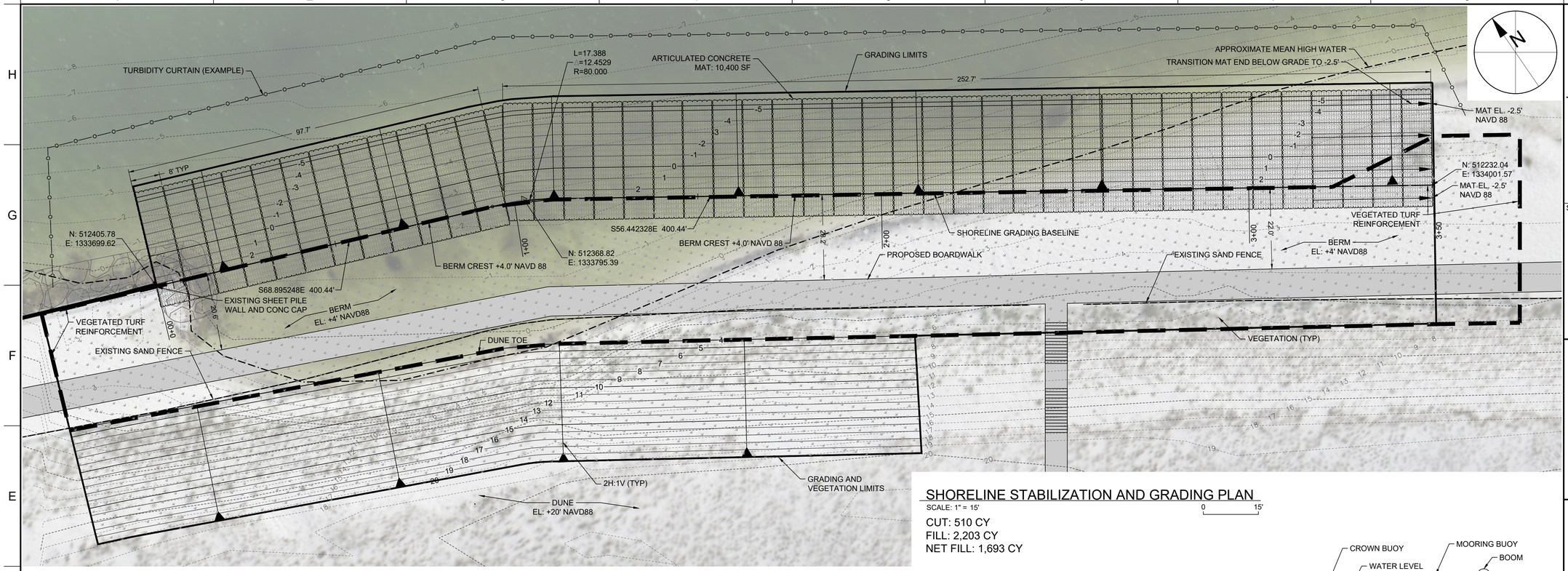
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WALKOVER 3 PLAN AND PROFILE

CS-10

SHEET 30 OF 64

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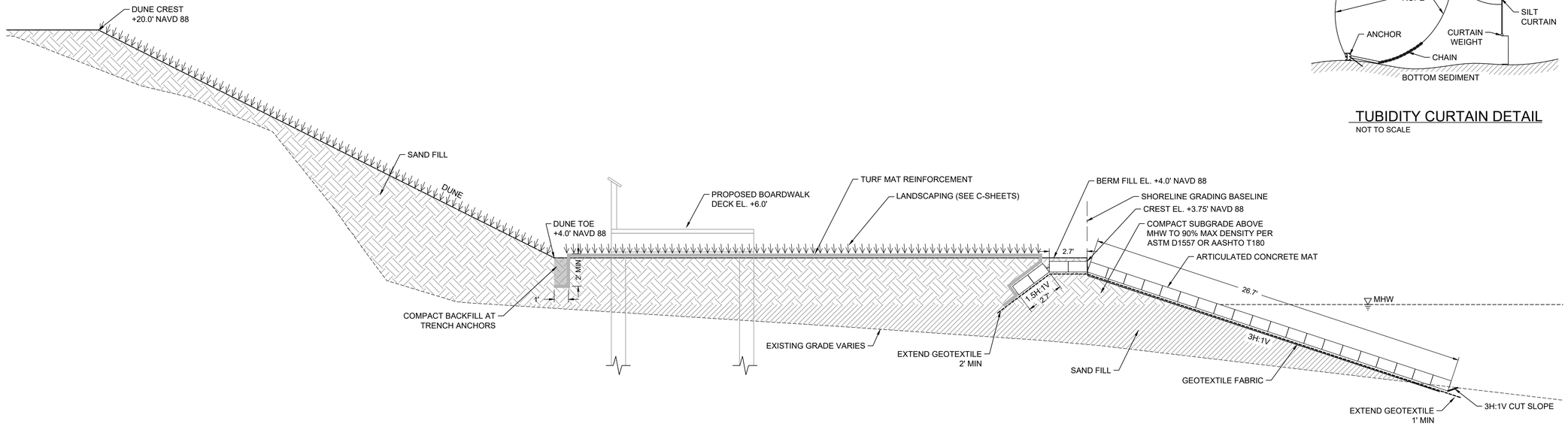


SHORELINE STABILIZATION AND GRADING PLAN

SCALE: 1" = 15'

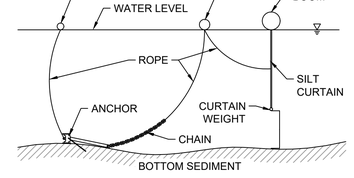
0 15'

CUT: 510 CY
FILL: 2,203 CY
NET FILL: 1,693 CY



TYPICAL ARTICULATED CONC MATTRESS DETAIL

NOT TO SCALE



TUBIDITY CURTAIN DETAIL

NOT TO SCALE

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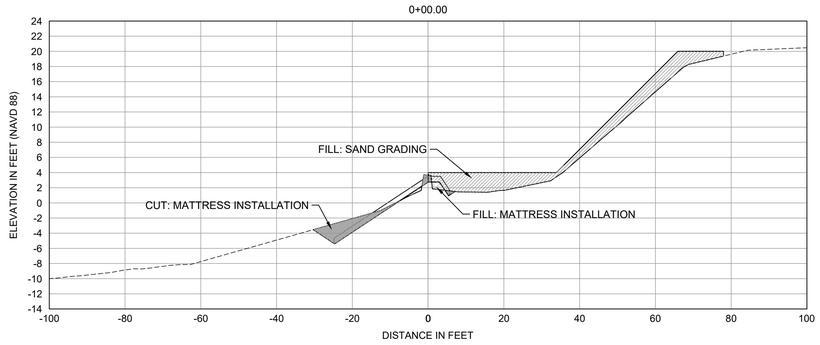
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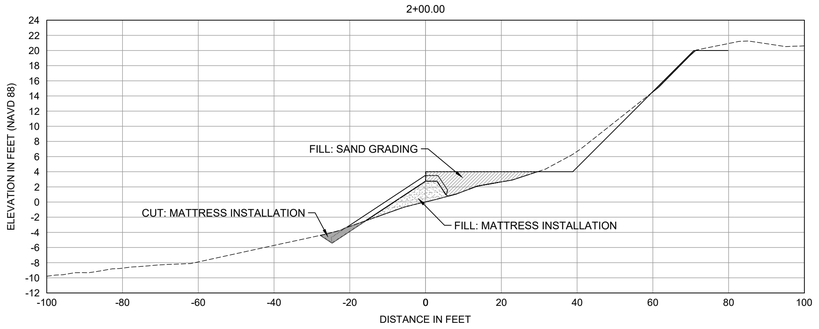
SHORELINE STABILIZATION
PLAN AND TYPICAL
CROSS-SECTIONS

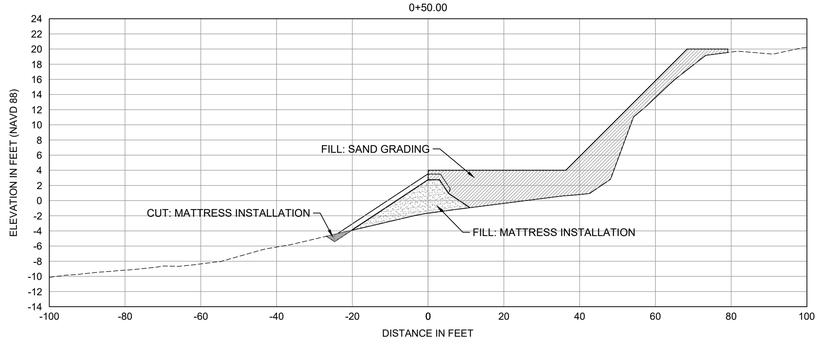
CS-11

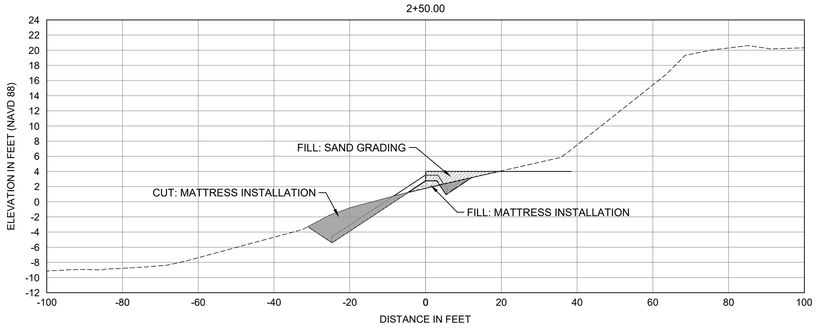
SHEET 31 OF 64

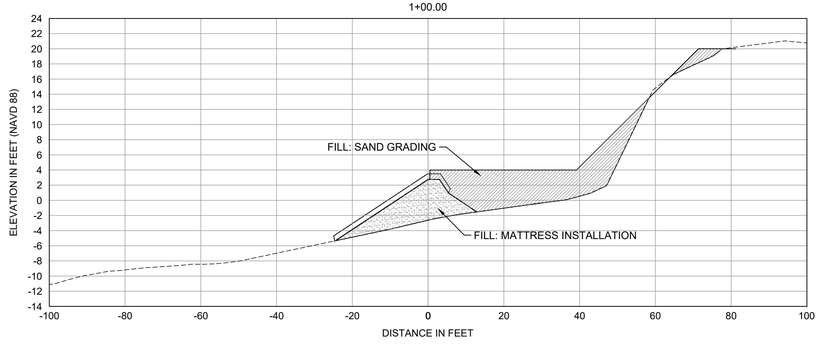
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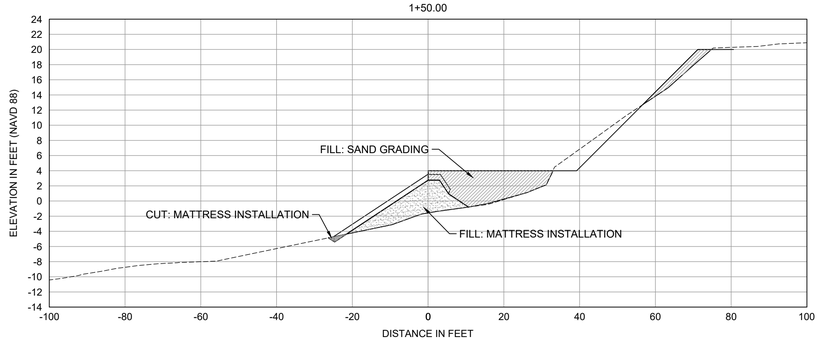


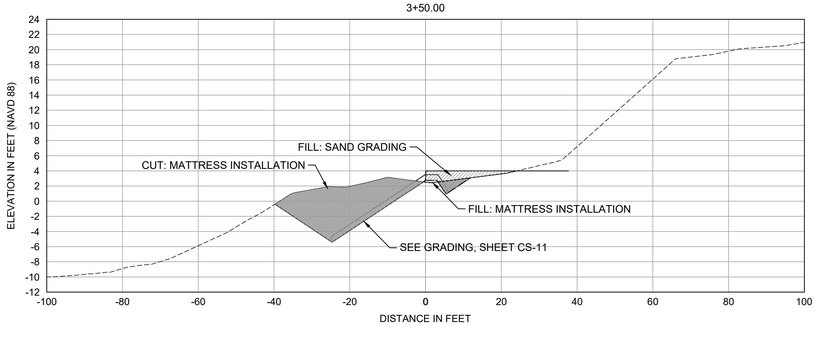












LEGEND:

- 2022 SURVEY
- PROPOSED FINISHED GRADE
- ARTICULATED CONCRETE MATTRESS

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

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APPROVED
City Building Inspection/Plans Examiner Neal Bell, CBO
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ENG

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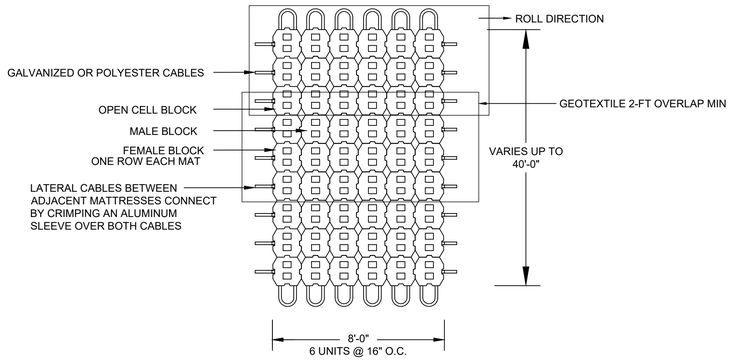
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SHORELINE STABILIZATION CROSS-SECTIONS

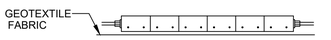
CS-12

SHEET 32 OF 64

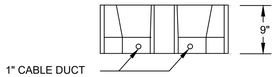
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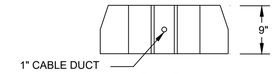
ARTICULATED CONC MAT ASSEMBLY DETAIL
N.T.S.



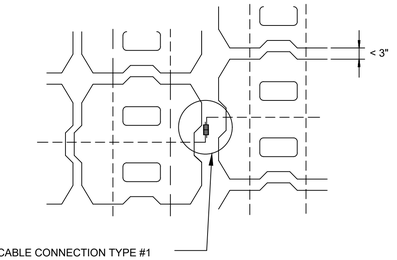
TYPICAL SECTION OF ARTICULATED CONC MAT



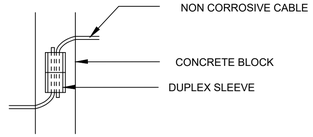
TYPICAL SECTION B



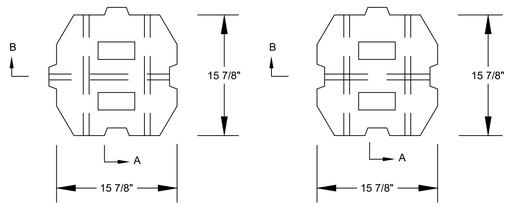
TYPICAL SECTION A



CLAMP DETAIL



CONNECTION TYPE #1

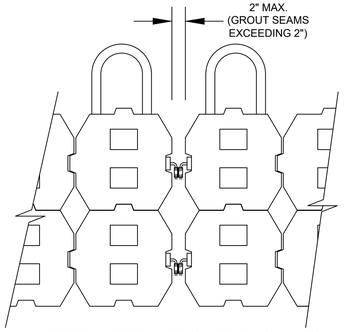


(MALE) (FEMALE)

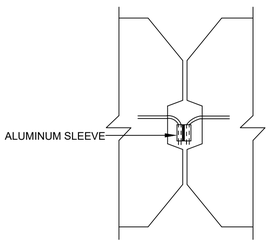
TECHINCAL SPECIFICATIONS

1) ARTICULATED CONC MAT UNITS ARE MANUFACTURED IN ACCORDANCE WITH ASTM C90 AND C140 AND THE FOLLOWING CRITERIA:
   - A) CONCRETE UNIT WEIGHT 130 -150 LBS/CF
   - B) MINIMUM COMPRESSIVE STRENGTH - 4,000 PSI.
   - C) MAXIMUM ABSORPTION - 5 %
   - D) DIMENSIONAL TOLERANCE ± 1/8"
2) GALVANIZED OR POLYESTER CABLING

NOTE:
FEMALE BLOCK ARE USED ON THE OUTSIDE OF THE MATS TO ALLOW CRIMPING.



TYPICAL CONNECTION OF TWO MATS

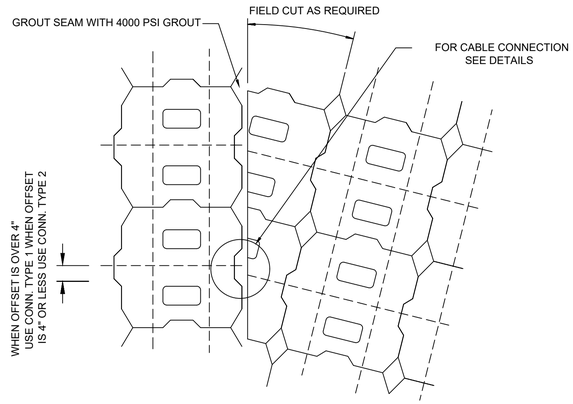


TYPICAL SECTION OF CONNECTOR
N.T.S.

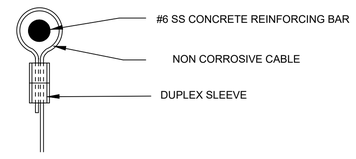
UNIT	WEIGHT LBS.	COVERAGE (lbs/sq.ft)	OPEN AREA
OPEN CELL	137 - 146	79 - 84	20%

ASSEMBLY SPECIFICATIONS

1. ARTICULATED CONC MAT UNITS ARE SHOP ASSEMBLED IN A CABLED MATTERESS AS SHOWN ABOVE.
2. ARTICULATED CONC MATS ARE PLACED BY THE CONTRACTOR IN THE FIELD ON PREPARED SLOPES PER THE CONTRACT DRAWINGS.



ANGLE MAT CONNECTION



NOTE:
ALL CABLE CONNECTIONS ARE TO BE MADE WITHIN THE INTERSECTIONAL SPACE BETWEEN BLOCKS. CABLE CONNECTIONS ARE NOT TO PROTRUDE ABOVE MAT SURFACE.

CONNECTION TYPE #2

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Building Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

ENG

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X COUNTY, FLORIDA

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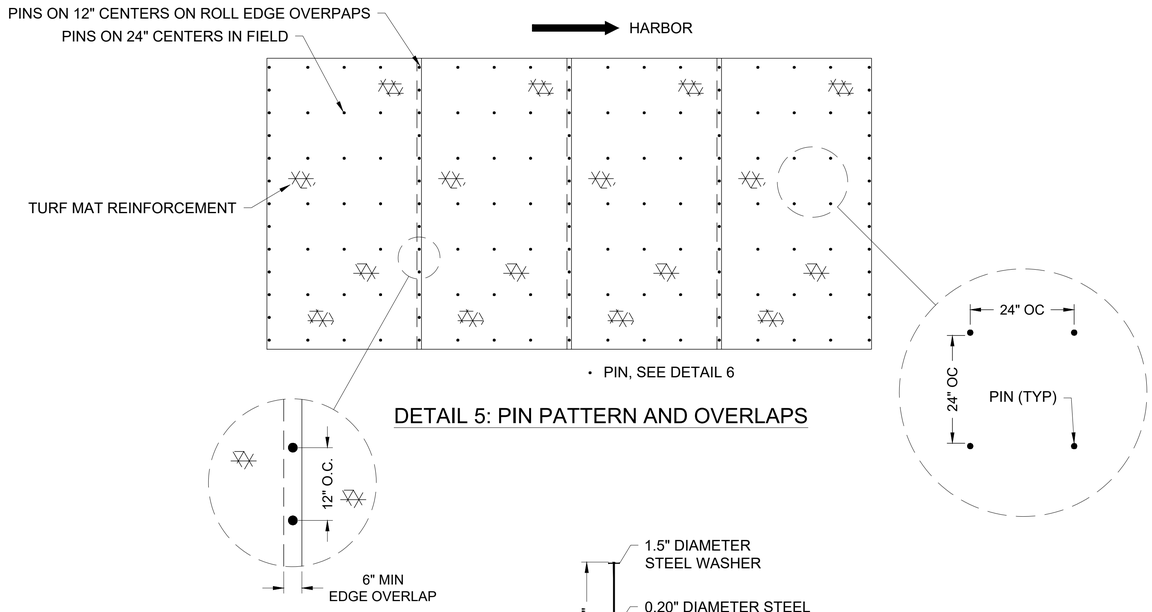
DRAWING TITLE

ARTICULATED CONC MATTRESS DETAILS

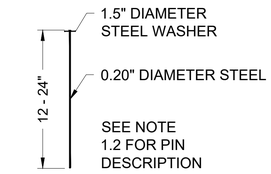
CS-13

SHEET 33 OF 64

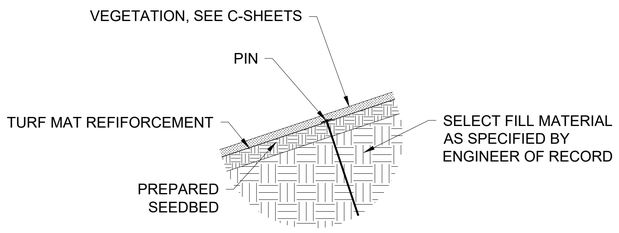
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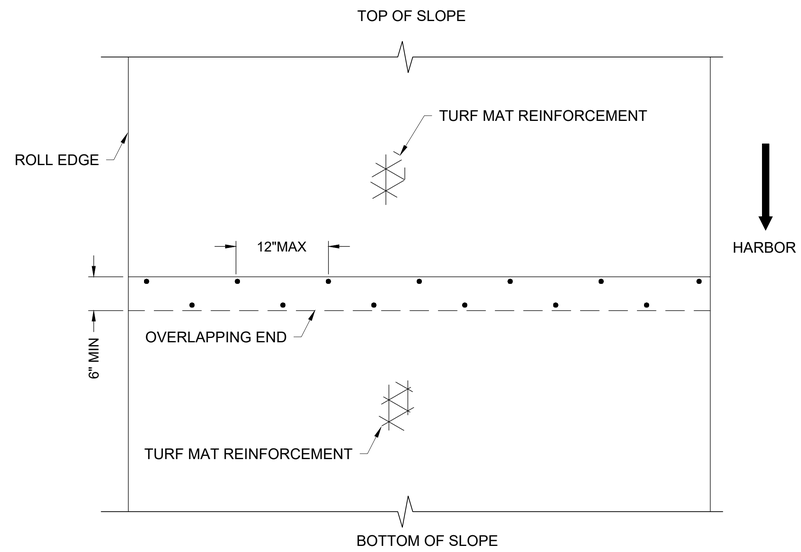
DETAIL 5: PIN PATTERN AND OVERLAPS



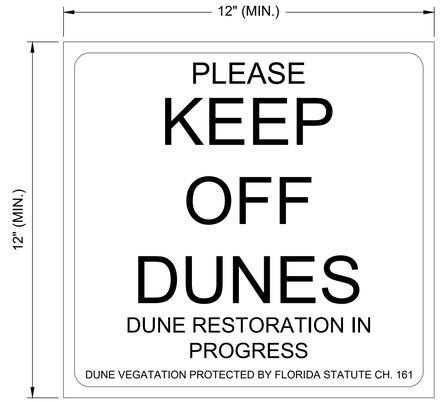
DETAIL 6: PIN



DETAIL 7: VEGETATION ESTABLISHMENT



DETAIL 7: OVERLAP AT ROLL END



TYPICAL DUNE RESTORATION SIGN

NOTE: MOUNT AND INSTALL 6 DUNE RESTORATION SIGNS ON 4"X4"X8' POSTS USING STAINLESS STEEL HARDWARE AT LOCATIONS APPROVED BY THE ENGINEER

TAYLOR ENGINEERING INC.
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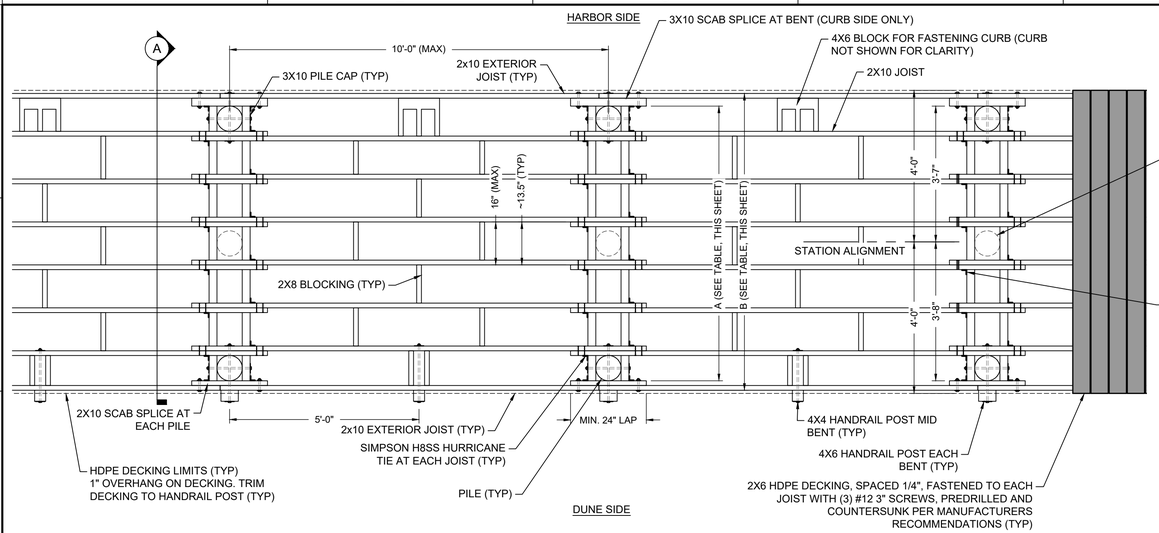
DRAWING TITLE

TURF MAT REINFORCEMENT DETAILS

CS-14

SHEET 34 OF 64

ANTON FLEWELLING, 10/22/2024 3:29:32 PM, X:\sys\Projects\c2015-058_Norriego_Point\Boardwalk\Construction\c2015-058-C-Turf Details.dwg



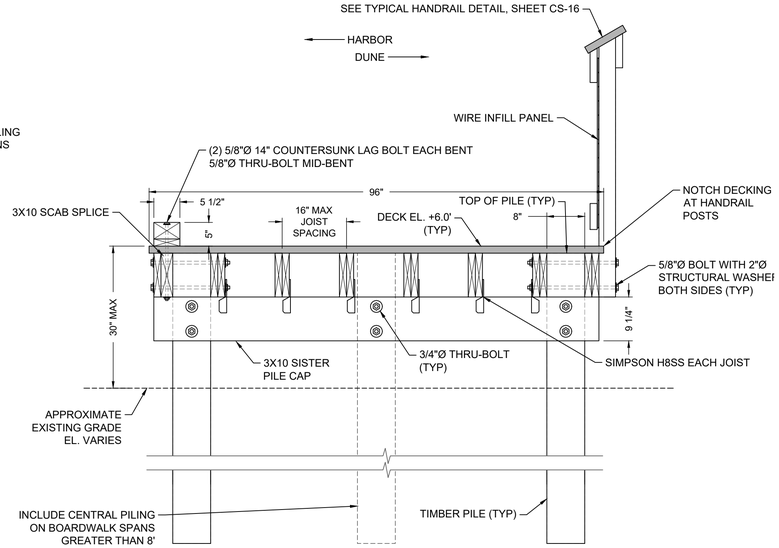
BOARDWALK TYPICAL PILE AND JOIST PLAN

22X34: 3/4" = 1'
11X17: 3/8" = 1'

0 1/2" 1'

NOTES:
1. DIMENSIONS SHOWN ARE FOR 8' WIDE BOARDWALK. BOARDWALK WIDTH INDICATES DECK BOARD TOTAL WIDTH
2. INCLUDE A CENTRAL BOLTED PILE AT ALL BENTS FOR BOARDWALKS GREATER THEN 8' WIDE. NOTCHES SHALL NOT BE GREATER THAN 2.5" OR GREATER THAN 1/3 PILE DIAMETER, WHICHEVER IS LESS, U.N.O.
3. SEE SHEET CS-5 FOR PILE DRIVING CRITERIA

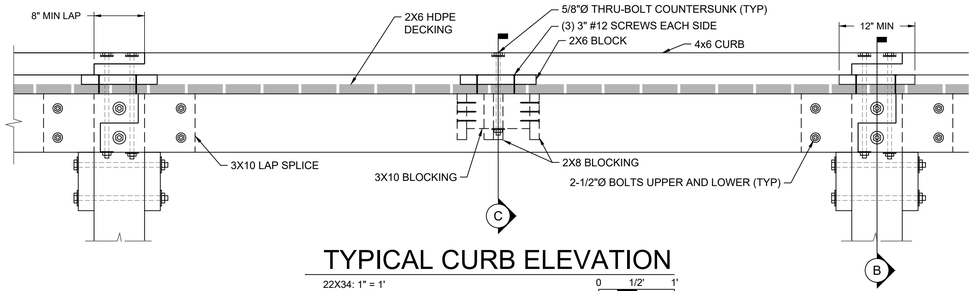
BOARDWALK WIDTH	LOCATION(S)	Deck Width	Piles per Bent	Pile Diameter	Pile Ext (A)	Joist Ext (B)	Min. Lap Min. Scab	Max. Joist Spa.
6'	ADA ACCESS	72"	2	8"	63"	70"	24"	16"
8'	HARBOR BOARDWALK, BEACH ACCESS (AS SHOWN)	96"	2	8"	87"	94"	24"	16"
10'	WALKOVER BUMP-OUT	120"	3	8"	111"	118"	24"	16"
12'	NORTH CURVE	144"	3	10"	135"	142"	24"	16"
15'	ENTRYWAY	180"	3	10"	171"	178"	24"	16"



A BOARDWALK TYPICAL SECTION

22X34: 3/4" = 1'
11X17: 3/8" = 1'

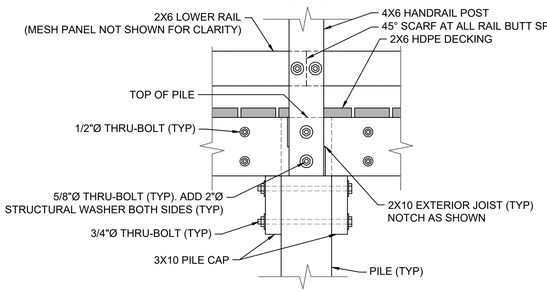
0 1/2" 1'



TYPICAL CURB ELEVATION

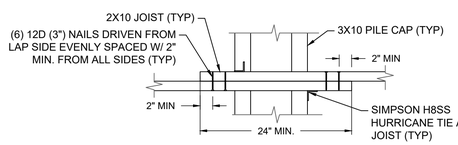
22X34: 1" = 1'
11X17: 1/2" = 1'

0 1/2" 1'

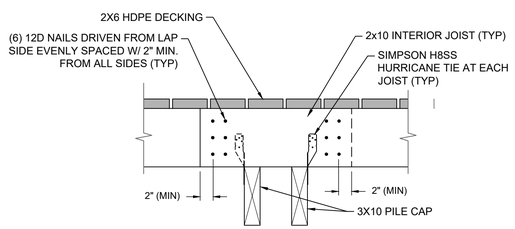


EXTERIOR JOIST NOTCH DETAIL

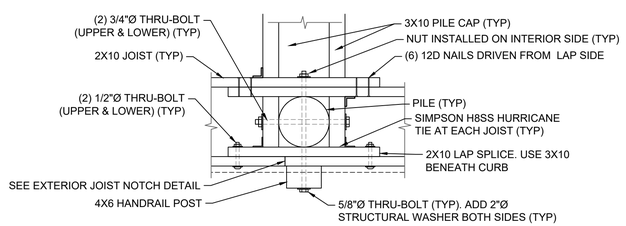
NOT TO SCALE



PLAN



ELEVATION

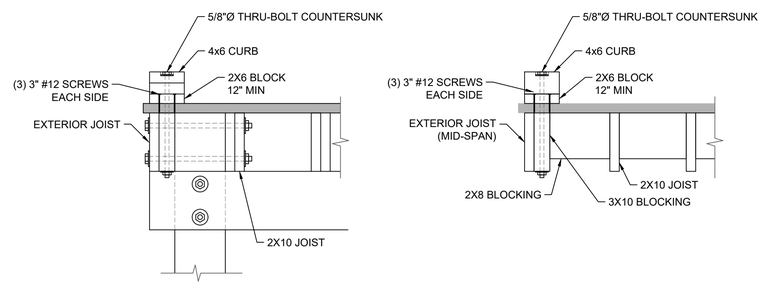


PILE CONNECTION DETAIL

NOT TO SCALE

INTERIOR JOIST LAP SPLICE DETAIL

NOT TO SCALE



B CURB DETAIL AT BENT

NOT TO SCALE

C CURB DETAIL MID-BENT

NOT TO SCALE

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4300 LEGENDARY DRIVE
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DESTIN, FLORIDA 32541
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REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Mgr. Inspector/Plans Examiner - Heidi Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

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SCALE	AS SHOWN

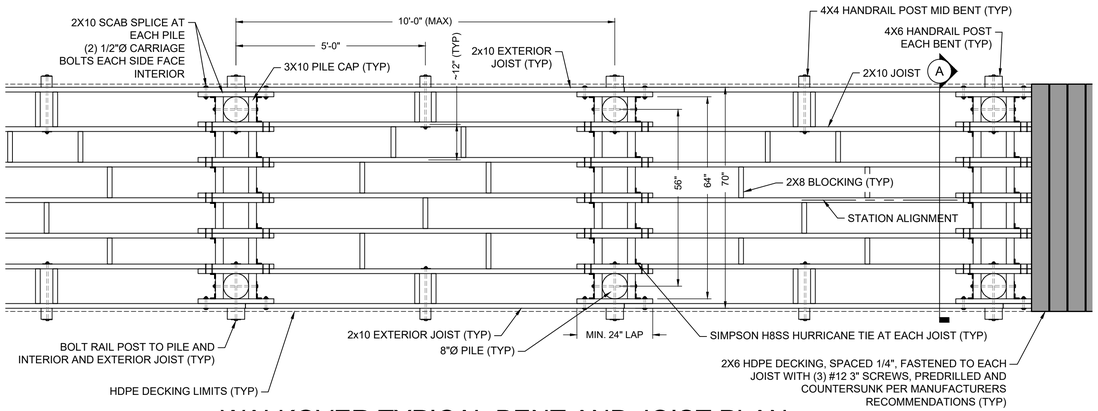
DRAWING TITLE

BOARDWALK FRAMING DETAILS

CS-15

SHEET 35 OF 64

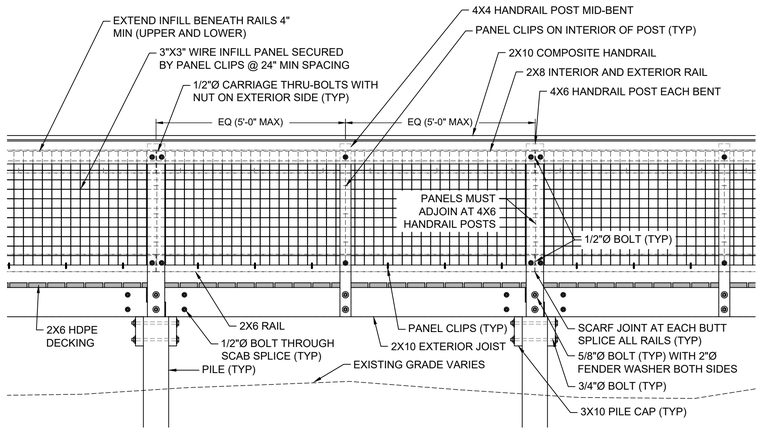
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WALKOVER TYPICAL BENT AND JOIST PLAN

22X34: 1/2" = 1'
11X17: 1/4" = 1'

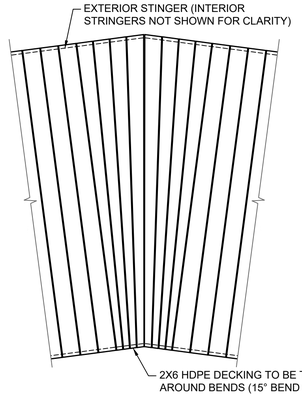
0 1' 2'



TYPICAL HANDRAIL ELEVATION

22X34: 1/2" = 1'
11X17: 1/4" = 1'

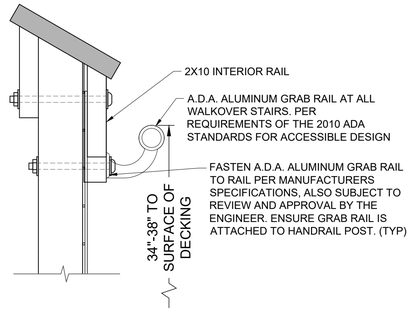
0 1' 2'



PROPOSED TYPICAL DECK SWEEP PATTERN

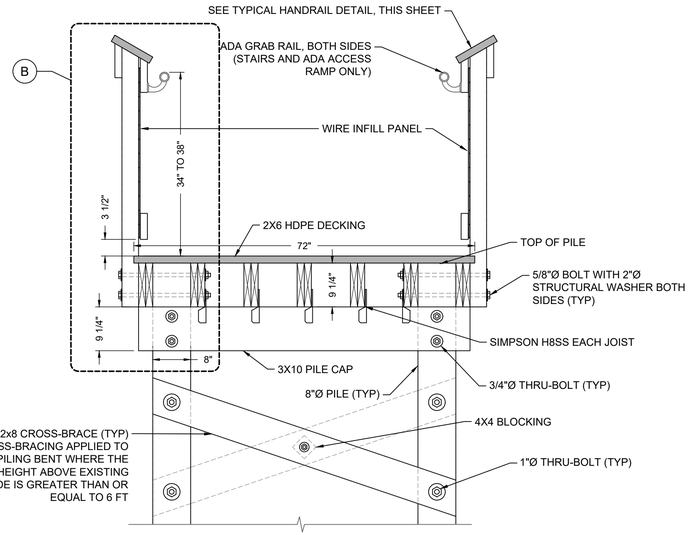
NOT TO SCALE

NOTE: CONTRACTOR MAY PROPOSED ALTERNATIVE SWEEP PATTERN FOR REVIEW AND ACCEPTANCE



ADA HANDRAIL DETAIL

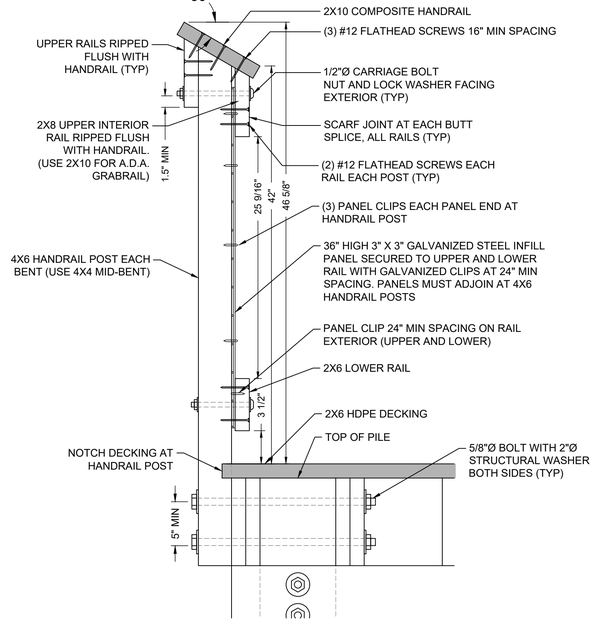
NOT TO SCALE



A WALKOVER TYPICAL SECTION

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11X17: 3/8" = 1'

0 1/2' 1'



B TYPICAL HANDRAIL DETAIL

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0 1/2' 1'

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APPROVED
Noell D. Bell, CBO
Director/Inspector/Plans Examiner Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

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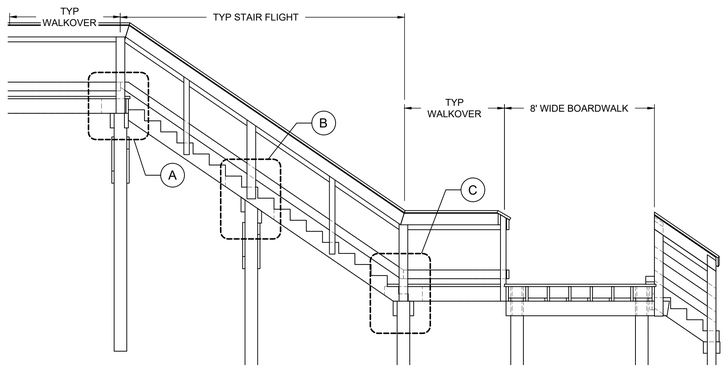
DRAWING TITLE

WALKOVER AND HANDRAIL DETAILS

CS-16

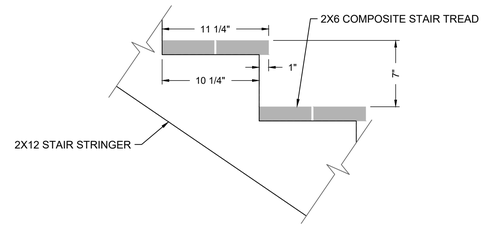
SHEET 36 OF 64

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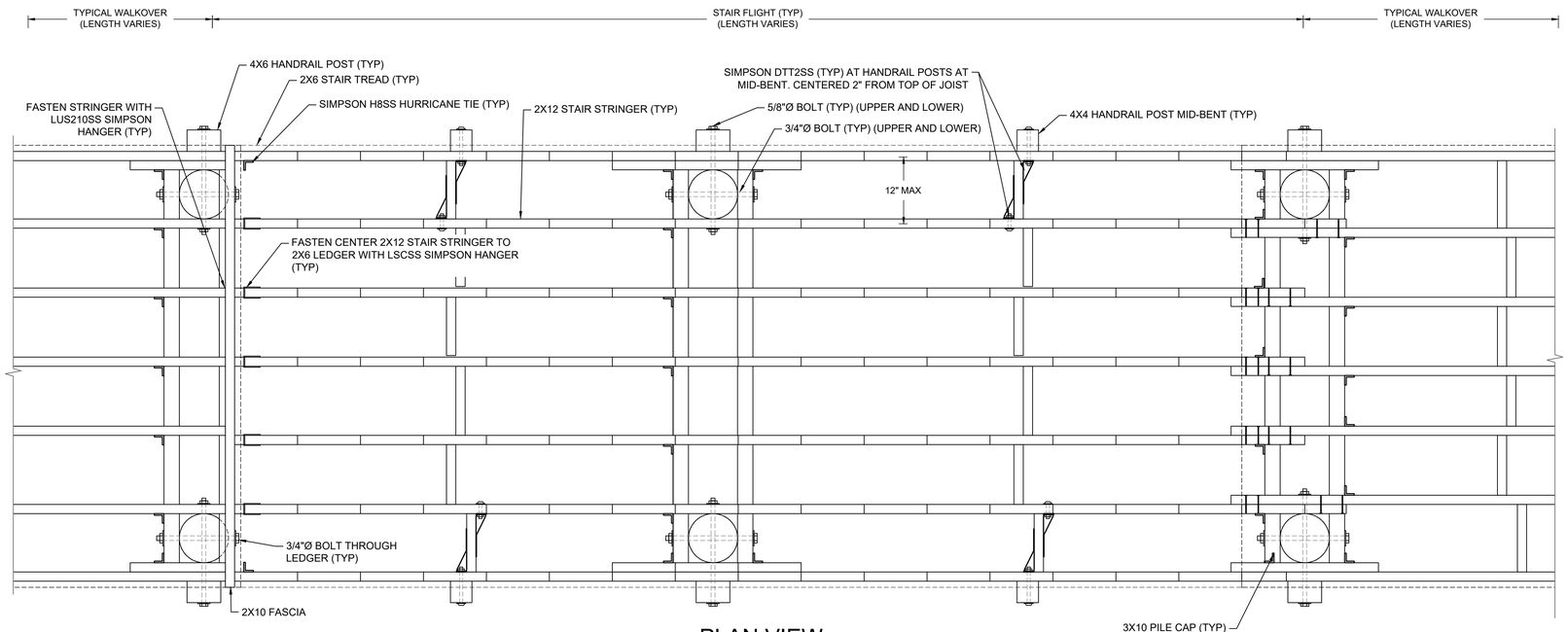
KEY ELEVATION

NOT TO SCALE

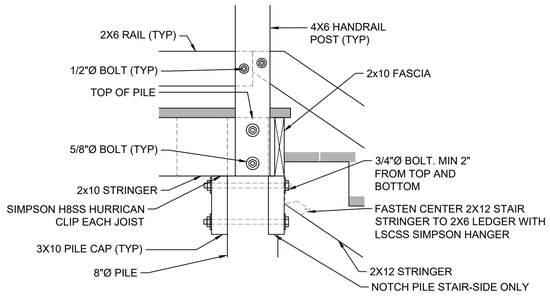


TYPICAL STAIR STRINGER DETAIL

NOT TO SCALE

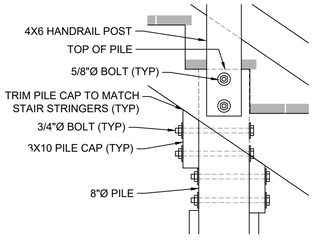


PLAN VIEW



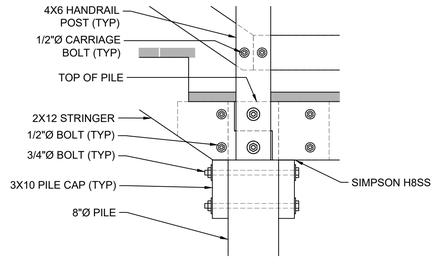
A DETAIL A

NOT TO SCALE



B DETAIL B

NOT TO SCALE



C DETAIL C

NOT TO SCALE

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Neil D. Beal, CBO
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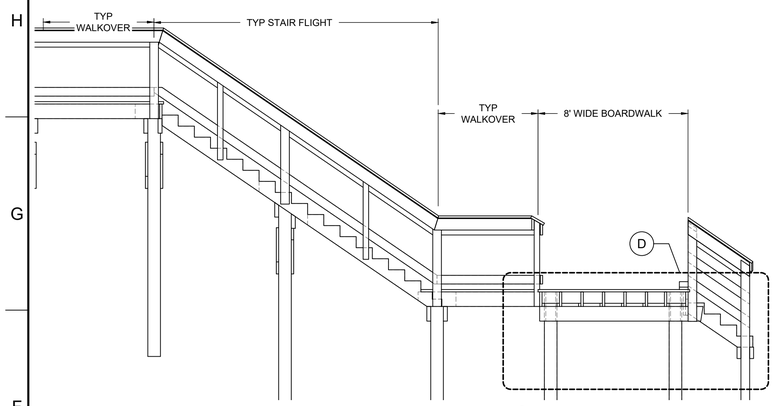
DRAWING TITLE

STAIR CONNECTION DETAILS

CS-17

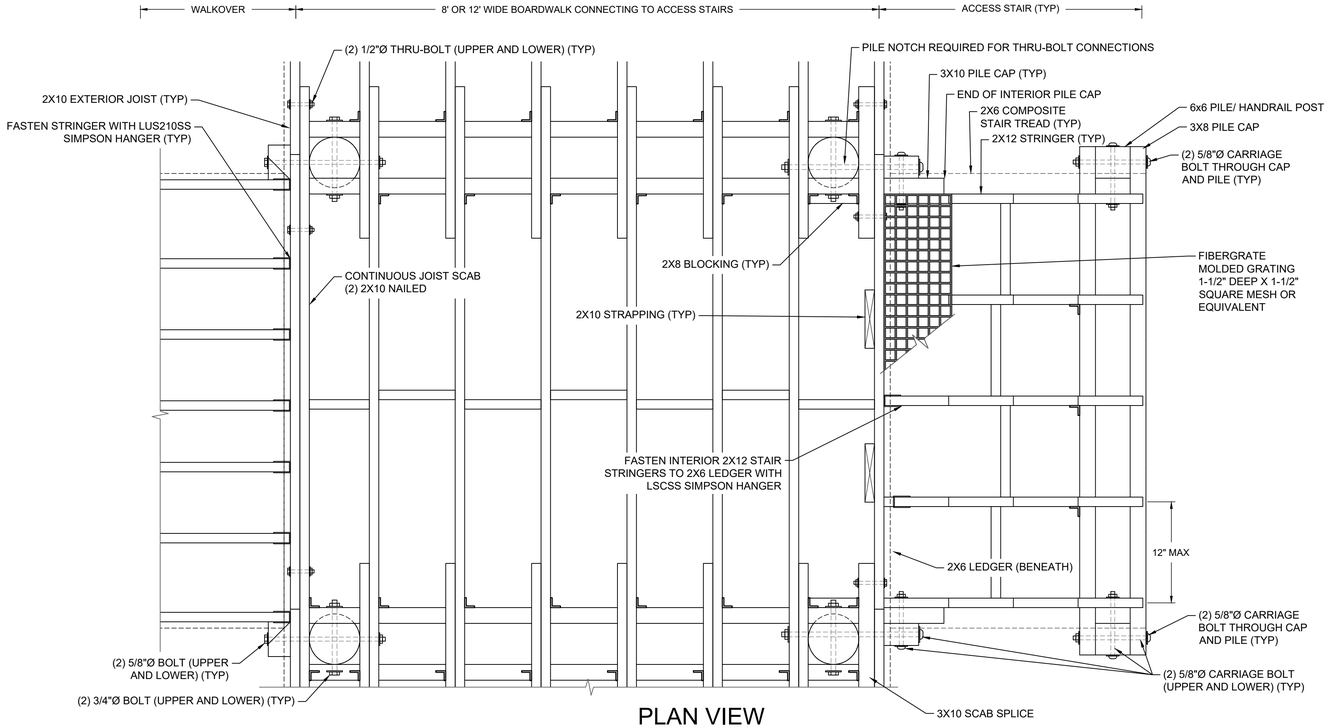
SHEET 37 OF 64

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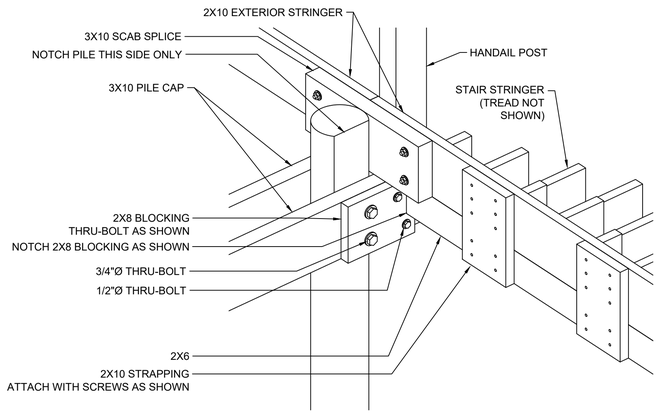


KEY ELEVATION

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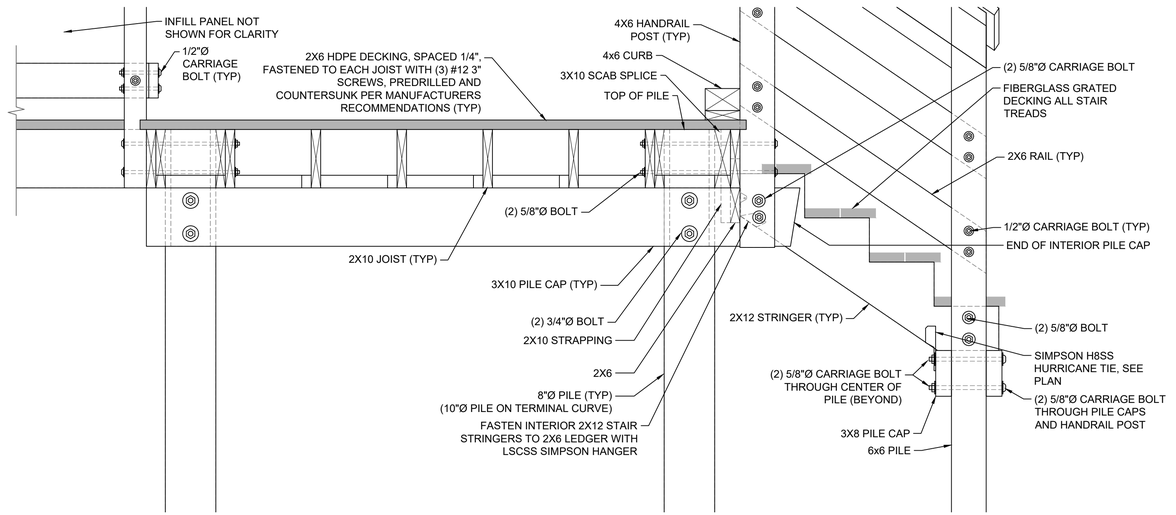


PLAN VIEW



STAIR FRAMING DETAIL

NOT TO SCALE



D ACCESS STAIR DETAIL

22X34: 1" = 1'
11X17: 1/2" = 1'

0 1/2" 1'

TAYLOR ENGINEERING INC.
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REGISTRY # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner: Noell Bell, CBO
DATE:

DUNCAN GREER P.E.#83306

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DRAWING TITLE

STAIR CONNECTION DETAILS

CS-18

SHEET 38 OF 64

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NORRIEGO POINT RECREATION ENHANCEMANT PROJECT

1. PROJECT NOTES

SCALE: NONE

SCOPE OF WORK:

1. THIS PORCIAN OF THE PROJECT CONSISTS OF A NEW RESTROOM BUILDING AND PAVILLION.
2. THESE PLANS ARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR THE RESTROOM BUILDING AND PAVILLION.
3. THE PLANS DO NOT INCLUDE THE FOLLOWING IN THIS SECTION:
   a. Sprinkler Plan - not required.
   b. Civil Engineering by Taylor Engineering.
   c. Landscape plans by others.
4. THE BUILDINGS ARE TYPE V-B CONSTRUCTION WITH THE RESTROOM BUILDING LOCATED AT AN ELEVATION OF 15'-2" MSL, WALLS CONSTRUCTED W/ 2X6 WOOD FRAMING W/ CEMENTISHES LAP SIDING AND STANDING SEAM GALVALUM MRETAL ROOF.
5. AS PER 2023 FBC, 8TH EDITION THESE STRUCTURES LIES WITHIN THE 150 MPH WIND ZONE AND SHALL BE STRUCTURALLY DESIGNED ACCORDINGLY.

GENERAL:

1. SITE UTILITY LOCATION AND CONNECTIONS TO BE COORDINATED WITH CIVIL ENGINEER & MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
3. CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AS REQUIRED BEFORE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE ANY SURVEYS, TESTING OR ENGINEERING REQUIRED TO INSURE SAFE AND COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL PASS ALL INSPECTIONS AND APPROVALS AS REQUIRED BY LOCAL AUTHORITIES DURING COURSE OF CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
8. CONTRACTOR SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATION, LACK OF DETAILS NOT REQUESTED SHALL NOT EXUSE IMPROPER INSTALLATION AND CORRECTION SHALL BE RESPONSIBILITY OF CONTRACTOR.
9. CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL CHANGES MARKED IN INK ON THE CONTRACT DOCUMENTS DURING CONSTRUCTION, INCLUDING LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL FURNISH OWNER AND ARCHITECT A COPY OF THIS RECORD BEFORE ACCEPTANCE IS RECORDED.
10. CONTRACTOR SHALL SECURE AND OBTAIN THE CERTIFICATE OF OCCUPANCY FROM LOCAL AUTHORITIES BEFORE FINAL PAYMENT WILL BE ISSUED.
11. THESE DRAWINGS HAVE BEEN DRAWN AND CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER; THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS AND REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO START OF WORK.
12. THE SHEETS IN THESE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER; WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
13. ALL ROADWAYS, SIDEWALKS, BOARDWALKS, & DUNE CROSS OVERS ON CIVIL DRAWINGS.

EGRESS & LOCKS:

14. A DOORWAY IN A MEANS OF EGRESS SHALL PROVIDE AT LEAST 32" CLEAR (ALL DOORS ARE 3'-0"/4 EQUIPPED W/ PANIC HARDWARE.
15. HOLLOW METAL FRAMES SHALL CONFORM WITH STEEL DOOR INSTITUTE RECOMMENDED SPECIFICATIONS, SDI-100.
16. DOORS SHALL BE READILY OPENED FROM THE SIDE OF THE EXIT TRAVEL AT ALL TIMES THE BUILDING IS OCCUPIED.
17. LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.
18. EXTERIOR LOCKS TO BE TRILOGY LOCKS, STAINLESS STEEL, WEATHERPROOF, BATTERY OPERATED, PROGRAMMABLE DIGITAL CYLINDRICAL LOCK W/ MULTIPLE SCHEDULED LOCK/ UNLOCKED EVENTS & AUDIT TRAIL CAPABILITY W/ STANDARD KEY OVERRIDE.
19. EXIT DISCHARGE SHALL PROVIDE OCCUPANTS SAFE ACCESS TO A PUBLIC WAY.
20. THRESHOLDS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION 4.5.2 REGARDING CHANGES IN LEVEL. (MAXIMUM THRESHOLD HEIGHT TO BE 1/2" AND BEVELED IF OVER 1/4").
21. PROVIDE LANDINGS OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR.
22. THE FLOOR SHALL BE LEVEL ON BOTH SIDES OF A DOOR.
23. FINAL HARDWARE TO BE STAINLESS STEEL SELECTED BY OWNER.
24. DOOR LOCKS SHALL PERMIT OPENING FROM THE OUTSIDE IN CASE OF EMERGENCY, BY STAFF PERSONNEL.

INSULATION:

25. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 720, FBC 2023, 8th EDITION.
26. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450, IN ACCORDANCE WITH SECTION 719, FBC 2023.
27. EXPOSED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450.
28. INSULATION SHALL BE R-19 BATT INSULATION IN WALLS, R-19 CLOSED CELL FOAM INSULATION IN THE FLOOR, & R-38 OPEN CELL FOAM INSULATION ON RAFTERS & ATTIC.

DOORS FRAMES & LOUVERS:

29. PROVIDE HOLLOW METAL DOORS AND FRAMES, METALLIC COATED STEEL G40 AND W/ HOT DIPPED GALVANIZED ANCHORS, FACTORY PRIMED.
30. PROVIDE DOOR LOUVERS IN DOOR TYPE 1 AS SHOWN ON DOOR ELEVATIONS.
31. INSTALL HOLLOW METAL FRAMES TO COMPLY W/ ANSI/SDI A250.11.
32. WALL LOUVERS FRAMES TO BE GALVANIZED STEEL ASTM A 653 G90 ZINC COATING.
33. LOUVER DESIGN AS PER DETAIL SHOWN ON DRAWINGS AND PROVIDE SCREEN AT THE INSIDE FACE OF EACH EXTERIOR LOUVER. FABRICATE SCREEN FRAME FROM SAME MATERIAL WITH ALUMINUM INSECT SCREEN.
34. FACTORY PRIMED FINISH FOR FIELD PAINTING.
35. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS ARE ACCEPTABLE DESIGNS.

CORRIDOR:

36. THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, FBC 2023, BUT SHALL NOT BE LESS THAN 44 INCHES.

FIRE EXTINGUISHER:

1. FIRE EXTINGUISHER AND CABINET SHALL COMPLY WITH APPLICABLE UL STANDARDS AND ARE LABELED BY UL. MULTI-PURPOSE DRY CHEMICAL TYPE (4A-60BC-FE), CABINET TO BE SEMI-RECESS TYPE WITH BUBBLE TYPE DOOR.
2. PROVIDE HAND-OPERATED FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA-10.
3. ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION, AUTOMATIC SPRINKLER AND FIRE EXTINGUISHING SYSTEMS OR PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY A STATE OF FLORIDA CERTIFIED AGENT.
4. TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LBS., SHALL BE NOT MORE THAN 5 FEET ABOVE THE FLOOR.

GENERAL HANDICAP NOTES:

1. PROVIDE HANDICAPPED ACCESSIBILITY IN ACCORDANCE WITH ANSI A117.1 2020, AND 2023 FBC, ACCESSIBILITY, 8TH EDITION.,

EXTERIOR SIDING & TRIM:

1. EXTERIOR SIDING TO BE FIBER-CEMENT SIDING MADE FROM FIBER-CEMENT BOARD THAT COMPLIES WITH ASTM C 1186, TYPE A, GRADE II, AND IS CLASSIFIED AS NONCOMBUSTIBLE ACCORDING TO ASTM E 84. BOARDS TO HAVE WOOD-GRAIN TEXTURE AND FACTORY PRIMED. MATERIAL BY JAMES HARDIE BUILDING MATERIAL OR APPROVED EQUAL.
2. PROVIDE HORIZONTAL PATTERN BOARDS WITH 5' & 8" EXPOSURE, SEE ELEVATIONS FOR FOR PATTERN ON WALLS.
3. PROVIDE 1" THICK FIBER-CEMENT TRIM BOARDS ON ALL EXTERIOR WALL AND OPENING TRIM AS SHOWN ON EXTERIOR ELEVATIONS.

METAL ROOFING:

1. STANDING SEAM METAL ROOF PANELS TO BE 032 ALUMINUM 15 1/2" COVERAGE & 1 1/2" TALL RIBS, FASTENED IN A CONSEALED CLIP ON 1X4 SLEEPERS @ 14" OC. OVER PEAL-N-STICK WATERPROOF MEMBRANE ON 5/8" EXTERIOR PLYWOOD. ALL FASTENERS TO BE 304 STAINLESS STEEL. BY BEACH METAL ROOFING SUPPLY OR APPROVED EQUAL.
2. STANDING SEAM METAL ROOF TO BE MECHANICALLY FASTEN.
3. PROVIDE ALL TRIM , FLASHING, AND CAPS NEEDED TO COMPLETE INSTALLATION AND WARRENTY

PAINTING :

1. ALL DRYWALL TO BE TAPED, FLOATED, W/ SMOOTH FINISH. PAINTED W/ BASE PRIMER PLUS TWO FINISH COATS OF SEMI-GLOSS LATEX PREMIUM LATEX PAINT.
2. INTERIOR WOOD TRIM TO BE PRIMER PLUS TWO COATS OF LATEX SEMI-GLOSS.
3. INTERIOR METAL FRAMES TO BE FACTORY PRIMER PLUS TWO COATS OF ALKYD ENAMEL SEMI-GLOSS.
4. EXTERIOR WOOD TRIM, AND HANDRAILS TO BE ALKYD PRIMER W/ TWO COATS OF SEMI-GLOSS LATEX PREMIUM PAINT.
5. EXTERIOR WOOD SOFFITS TO BE ALKYD PRIMER W/ TWO COATS OF SEMI-GLOSS LATEX PREMIUM PAINT.
6. EXTERIOR WOOD COLUMNS AND HEAVY TIMBER WOOD MEMBERS TO BE SEMITRANSPARENT STAIN TWO COATS MPI EXT 6.4D STAIN.
7. EXTERIOR METAL DOORS & FRAMES TO BE FACTORY PRIMER W/ TWO COATS OF SEMI-GLOSS ALKYD ENAMEL PAINT.

CERAMIC TILE :

1. ALL TILE TO BE LAID ON 1/2" CEMENT BOARD (DURAROCK) COVERED W/ FLUID APPLIED WATERPROOFING MEMBRANE.
2. FLOOR TILE TO BE SLIP RESISTANT UNGLAZED QUARRY TILE 12 X 12. COLOR TO BE SELECTED BY OWNER.
3. WALL TILE TO BE PORCELAIN GLAZED WALL TILE W/ A BRIGHT CLEAR FINISH. TILE SIZE TO BE 12 X 24 AND COLOR SELECTED BY OWNER.
4. ALL FLOOR TILE TO BE LAID ON CONCRETE SLAB WITH LEVELING COMPOUND W/ FLUID APPLIED WATERPROOFING MEMBRANE.
5. SUPPLY ALL TRIM UNITS TO MATCH FLOOR AND WALL TILE INCLUDING BASE COVE.
6. PROVIDE STONE THRESHOLDS AS REQUIRED.
7. PROVIDE WATERPROOFING MEMBRANE FOR THIN SET INSTALLATION ANSI A118.10 ALKYD ENAMEL PAINT.
8. PROVIDE THIN SET PORTLAND CEMENT MORTAR AND POLYMER MODIFIED GROUT. COLOR TO BE SELECTED.

TOILET ROOMS:

1. TOILET ROOMS SHALL COMPLY WITH REQUIREMENTS OF 2023 FBC, CHAPTER 11 & ACCESSIBILITY CODE.
2. STANDARD ACCESSIBLE TOILET SHALL HAVE MINIMUM WIDTH OF 60" AND MINIMUM DEPTH OF 56" FOR FLOOR MOUNTED WATER CLOSET (56" WITH WALL MOUNTED UNIT), FOR OUTWARD SWINGING DOOR.
3. WATER CLOSETS SHALL BE LOCATED 16" FROM A SIDE WALL OR PARTITION.
4. THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17" TO 19".
5. FLUSH CONTROLS SHALL BE 44" MAXIMUM ABOVE FINISHED FLOOR.
6. GRAB BARS FOR TOILETS SHALL BE PROVIDED 33" TO 36" ABOVE FINISH FLOOR:
   SIDE WALL: 42" LONG MINIMUM, 12" FROM BACK WALL.
   BACK WALL: 36" LONG MINIMUM, 12" MIN. EACH SIDE OF WATER CLOSET CENTER LINE.
7. TOILET PAPER DISPENSERS SHALL BE INSTALLED BELOW GRAB BAR, 19" MINIMUM ABOVE FLOOR AND 36" MAXIMUM FROM THE REAR WALL.
8. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAT 34" ABOVE FINISH FLOOR, SHALL EXTEND 17" MINIMUM FROM WALL, CLEARANCE OF 29" MINIMUM FROM FINISH FLOOR TO BOTTOM OF APRON.
9. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE IN FRONT OF LAVATORIES.
10. HOT WATER AND DRAIN PIPES UNDER ALL LAVATORIES SHALL BE INSULATED, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
11. LAVATORY CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST; LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.
12. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX. ABOVE THE FINISH FLOOR.
13. ALL PLUMBING FIXTURES TO BE STAINLESS STEEL.
14. ALL ACCESSORIES AND GRAB BARS TO BE STAINLESS STEEL.
15. TIOLET PARTITIONS TO BE OVER BRACED SOLID SURFACE PANELS WITH STAINLESS STEEL SUPPORTS AND BRACKETS.
16. STAINLESS STEEL PLUMBING FIXTURES TO BE MANUFACTURED BY ACORN ENGINEERING CO. OR APPROVED EQUAL. UNITS TO INCLUDE: LAVATORIES, URINALS, AND WATER CLOSETS.

EQUIPMENT :

1. DRINKING FOUNTAIN: PROVIDE HI/LO ELECTRIC DRINKING FOUNTAIN WITH BOTTLE FILLER. MDF MOST DEPENDABLE FOUNTAINS, INC. MODEL # 10485 WM, COLOR SELECTED BY OWNER.
2. HAND DRYER: PROVIDE HANDS FREE HAND DRYER W/ INFRARED OPTICAL SENSOR. MOTOR SHALL BE A THERMALLY PROTECTED, SERIES COMMUTATED, THROUGH-FLOW DISCHANGE VACUUM MOTOR/BLOWER (5/8 HP @ 24,000 RPM) W/ AN AIR VELOCITY OF 20,000 LIN FT PER MIN. AUTOMATIC LOCKOUT FEATURE WHICH SHUTS THE UNIT OFF AFTER > 30 SECONDS RUN TIME.

SIGNAGE:

1. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
2. ALL INTERIOR SIGNAGE TO BE IN LETTER AND BRAILLE FORM, STYLE, COLOR, DESIGN AND LOCATION TO BE SUPPLIED BY ARCHITECT, ONE SIZE FOR EACH DOOR TO BE SUPPLIED, SIZE TO BE 4" X 4" MAXIMUM.
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1, AND A STROKE - WIDTH - TO - HEIGHT RATIO BETWEEN 1:5 AND 1:10.
4. LETTERS AND NUMERALS SHALL BE RAISED 1/32" AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE, RAISED CHARACTER HEIGHT: 5/8" MINIMUM, 2" HIGH MAXIMUM.
5. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH. CHARACTER AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
6. PROVIDE LOW LEVEL MOUNTED EXIT SIGNAGE IN ACCORDANCE WITH 4.30.1, 4.30.4, 4.30.5 AND 4.30.6 (RAISED CHARACTER, LETTER SIZE, MOUNTING) AT ALL REQUIRED EXITS.
7. SITE ENTRY SIGN AND EDUCATIONAL SIGNS ARE PROVIDED UNDER THE CIVIL ENGINEERING SECTION OF THE DOCUMENTS.

FRAMING NOTES:

GENERAL:

1. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED.
2. ALL WALL DIMENSIONS ARE TAKEN TO THE FACE EDGE OF STUD, UNLESS NOTED OTHERWISE.
3. AS PER SECTION 2303.6, FBC 2023 NAILS & STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667.
4. FASTENERS FOR WOOD FRAMING SHALL BE AS PER SECTION 2304.9, FBC & BE SS 304.
5. THE FRAMING OF THE EXTERIOR & INTERIOR WALLS SHALL BE IN ACCORDANCE W/ THE PROVISIONS SPECIFIED IN SECTION 2308, FBC 2023 UNLESS OTHERWISE NOTED.
6. STRUCTURAL ROOF SHEATHING SHALL BE DESIGNED IN ACCORDANCE W/ THE GENERAL PROVISIONS OF SECTION 2304.8, FBC 2023.
7. WOOD SHEAR WALLS SHALL BE DESIGNED IN ACCORDANCE W/ THE GENERAL PROVISIONS OF SECTION 2305.3 FBC, SEE STRUCTURAL DRAWINGS.
8. ALL EXTERIOR & LOAD BEARING WALLS TO BE 2X6 STUDS @ 16" OC, WITH 2X4 WOOD STUDS @ 16" OC AT INTERIOR WALLS UNLESS OTHERWISE NOTED.
9. ALL WOOD FRAMING TO BE #2 SOUTHERN TELLOW PINE, KILN DRIED.
10. ALL EXPOSED WOOD FRAMING TO BE PRESSURED TREATED.
11. ALL SOLE PLATES TO BE PRESSURED TREATED LUMBER.
12. SILL PLATE TO BE TREATED #2 SYP AND ANCHORED TO FLOOR FRAMING W/ 5/8" DIA. ANCHOR THRU BOLTS AS CALLED FOR IN SIMPSON STRONG TIE SYSTEM.
13. 1/2" CONTINUOUS CAULKING BEAD SHALL BE APPLIED UNDER ALL EXTERIOR PLATES.
14. ALL GYPSUM DRYWALL TO BE 5/8" MOISTURE RESISTANT, USED ON WALLS AND CEILING.
15. EACH CORNER TO HAVE MINIMUM THREE STUDS.
16. HEADERS SHALL BE PROVIDED OVER EACH OPENING & SHALL BE DESIGNED IN ACCORDANCE W/ THE GENERAL PROVISIONS OF SEC. 2308.9 AND BE MIN. OF 3- 2X12s @ 2X6 WALLS AND MINIMUM 2- 2X10 AT INTERIOR 2X4 WALLS.
17. GYPSUM DRYWALL SHALL BE SCREWED NOT NAILED TO FRAMING IN ACCORDANCE W/ THE GRENEAL PROVISIONS IN SEC. 2306.4, FBC 2023, 8TH EDITION.
18. SEE STRUCTURAL PLANS FOR PILING DESIGN, TYPE, AND LOAD REQUIREMENTS.

DECKING :

1. ALL DECKING TO BE 2X6 COMPOSITE DECKING MEETING THE GENERAL PROVISIONS OF TIMBERTECH. MATERIAL TO HAVE A 30 YEAR FADE WARRANTY.
2. COLOR TO BE DRIFTWOOD AND APPROVED BY OWNER.
3. ALL DECKING SECURED W/ STAINLESS STEEL 304 DECK SCREWS.
4. DECKING PERFORMANCE REQUIREMENTS TO MEET UNIFORM LOAD OF 100 LBS/SQ.FT.

ELECTRICAL NOTES :

GENERAL:

1. CONTRATCOR TO MAKE NECESSARY ARRANGEMENTS W/ LOCAL POWER CO. FOR TEMPORARY POWER AND PERMANENT METER.
2. CONTRACTOR SHALL PROVIDE A SOURCE OF CONSTRUCTION ELECTRICAL POWER.
3. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELETRICAN.
4. ALL ELECTRICAL WORK SHALL HAVE A ONE YEAR WARRANTY.
5. ELECTRICAL WORK SHALL COMPLY W/ NFPA 70 2023, NATIONAL ELECTRICAL CODE, FOR ALL PROPOSED ELECTRICAL WORK. ELECTRICAL WORK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: INSTALLATION OF ELECTRICAL METER & MAIN PANEL AND WIRING FOR HVAC EQUIPMENT.
6. GROUNDING SHALL CONFIRM TO ARTICAL 250 OR THE NEC.
7. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR THE SIZING & FUNCTIONING OF THE PANELS & ALL WIRING, SWITCHES, FIXTURES, ETC. AND TO BRING BLDG. INTO COMPLIANCE TO CURRENT CODES & REQUIREMENTS OF OKALOOSA COUNTY.

EQUIPMENT:

8. EQUIPMENT TO BE SIZED BY SUPPLIER OF EQUIPMENT.
9. THE MAIN FEEDERS SHALL BE INSTALLED IN GALVANIZED OR SHERARDIZED HEAVY WALL CONDUIT BRANCH CIRCUITS TO BE RUN IN EMT. ALL CONDUIT TO BE 1/2" MINIMUM UNLESS OTHERWISE SPECIFIED.
10. ALL SAFETY SWITCHES SHALL BE HEAVY DUTY SQUARE D OR APPROVED EQUAL.
11. OWNER TO PROIDE TELEPHONE EQUIPMENT FOR FIRE ALARM CONNECTION FIRE STATION.

MISCELLANEOUS:

12. ALL CONDUIT ABOVR GRADE LOCATED OUTSIDE OR UNDERNEATH BLDG. SHALL BE MINIMUM 3/4" SCHEDULE 40 PVC.
13. ALL CONDUIT BELOW GRADE SHALL BE A MINIMUM 1" SCHEDULE 40 PVC, BURIED A MINIMUM OF 18" IN AREAS NOT SUBJECT TO VEHICULAR TRAFFIC. INSTALL SEPERATE GREEN GROUND WIRE IN ALL PVC CONDUIT.
14. MAIN GROUND ROD SHALL BE 3/4" X 10' COPPER CLAD STEEL ROD.
15. GROUND GRID SYSTEM SHALL TIE TO COLD WATER PIPING.

PLUMBING NOTES :

GENERAL :

1. ALL PLUMBING WORK & MATERIAL SHALL CONFORM TO THE LATEST ADOPTED CODE IN EFFECT IN OKALOOSSA COUNTY.
2. REFER TO PLUMBING PLANS FOR FULL DESIGN, NOTES, SCHEDULES, & DETAILS.
3. ALL HOT AND COLD WATER SUPPLY PIPING TO BE COPPER.
4. ALL DRAIN, WASTE, & VENT PIPING TO BE SCHEDULE 40 PVC.
5. SLOPE ALL WASTE LINES MINIMUM 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
6. ALL INSTALLED WASTE & SUPPLY LINES WILL BE PRESSURE TESTED & INSPECTED IN ACCORDANCE W/ CODE REQUIREMENTS.
7. PLUMBING CONTRACTOR WILL PERFORM HIS WORK IN ACCORDANCE W/ ALL ACCEPTABLE OSHA STANDARDS AND REQUIREMENTS.

MECHANICAL NOTES :

GENERAL :

1. REFER TO MECHANICAL PLANS FOR FULL DESIGN, NOTES, SCHEDULES, & DETAILS.
2. ALL VENTIALLATION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE W/ 101: 9.2, LIFE SAFETY CODE.
3. UTILITIES SHALL COMPLY W/ THE PROVISIONS OF SEC. 9.1 , LIFE SAFETY CODE.
4. EXECUTE ALL WORK ACCORDING TO ALL CODES & ORDINANCES. PAY FOR ALL PERMITS AND PROVIDE FOR ALL INSPECTIONS.
5. ALL MECHANICAL INSTALLATIONS MUST MEET COMMERCIAL STANGARDS INCLUDING VENTAILATION, WATER HEATING, DUCTWORK, ETC.
6. GUARANTEE ALL LABOR & MATERIAL FOR ONE YEAR FROM DATE OF ACCEPANCE.
7. VISIT THE SITE TO BE FAMILIAR W/ ALL VISIBLE CONDITIONS. NO COMPENSATION WILL BE ALLOWED FOR FAILURE TO OBSERVE EXISTING CONDITIONS.
8. MAKE ARRANGEMENTS FOR SEWER & WATER CONNECTIONS REQUIRED BY THE CITY, INCLUDING ALL COST AND FEES.
9. DO ALL FRENCHING, EXCAVATING, & BACK FILLING REQUIRED FOR COMPLETION OF THE WORK. COMPLIANCE UNDER ALL STATE AND LOCAL CODES & ORDINANCES.

EQUIPMENT :

10. PROVIDE OPERATING AND MAINTENANCE INSTRUCTIONS INCLUDING WIRING DIAGRAMS AND SERVICE MANUALS. FURNISH APPROVED OPERATING INSTRUCTIONS AND INSTRUCT OWNER IN CARE AND OPERATION OF ALL EQUIPMENT.

MECHANICAL & ELECTRICAL GENERAL NOTES :

1. ALL MATERIAL SHALL BE NEW AND SHALL CONFORM W/ THE STANDARDS OF UNDERWRITER'S LABORATORY IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION.
2. THE INSTALLATION SHALL COMPLY W/ ALL LAWS APPLYING TO WORK EFFECT W/ THE REGULATIONS OF THE NEC. THE CONTRACTOR SHALL OBTAIN & PAY ALL NECESSARY PERMITS AND FEES & FURNISH THE OWNER CERTIFICATIONS OF FINAL INSPECTIONS & APPROVAL AS ISSUED BY THE COUNTY BUILDING DEPT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY.

ALARM SYSTEM NOTES :

1. FIRE ALARM SYSTEM TO MEET THE FOLLOWING:
2. PROVIDE A FIRE ALARM SYSTEM IN ACCORDANCE W/ 101: 7-6.
3. VISUAL ALARM SYSTEM REQUIRED (ADA-AG) APPLIANCE SHALL BE SPACED IN ACCORDANCE W/ FIGURE 6-4.4.1(a) & (b), OF THE LIFE SAFETY CODE.
4. FIRE DEPARTMENT NOTIFICATION SHALL BE ACCOMPANIED IN ACCORDANCE W/ 7-6.4.
5. WHEN CENTRAL CONTROL EQUIPMENT IS LOACTED IN AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED, AUTOMATIC FIRE DETECTORS SHALL BE PROVIDED AT EACH LOCATION TO PROVIDE WARNING FO FIRE AT THESE LOCATIONS.

PLAZZA Design
ARCHITECTS/PLANNERS
AR 0011375
14346 SANDARAC DRIVE
BOKEELIA, FLORIDA 33922
(850)-496-5735

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Noel D. Taylor, CFM
City Floodplain Inspector/Plans Examiner Noel Taylor, CFM
DATE:

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO.	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	MARCH 05, 2024
DESIGNED	MAT
DRAWN	SWP
CHECKED	DG
REVIEWED	REVBY
SCALE	AS SHOWN

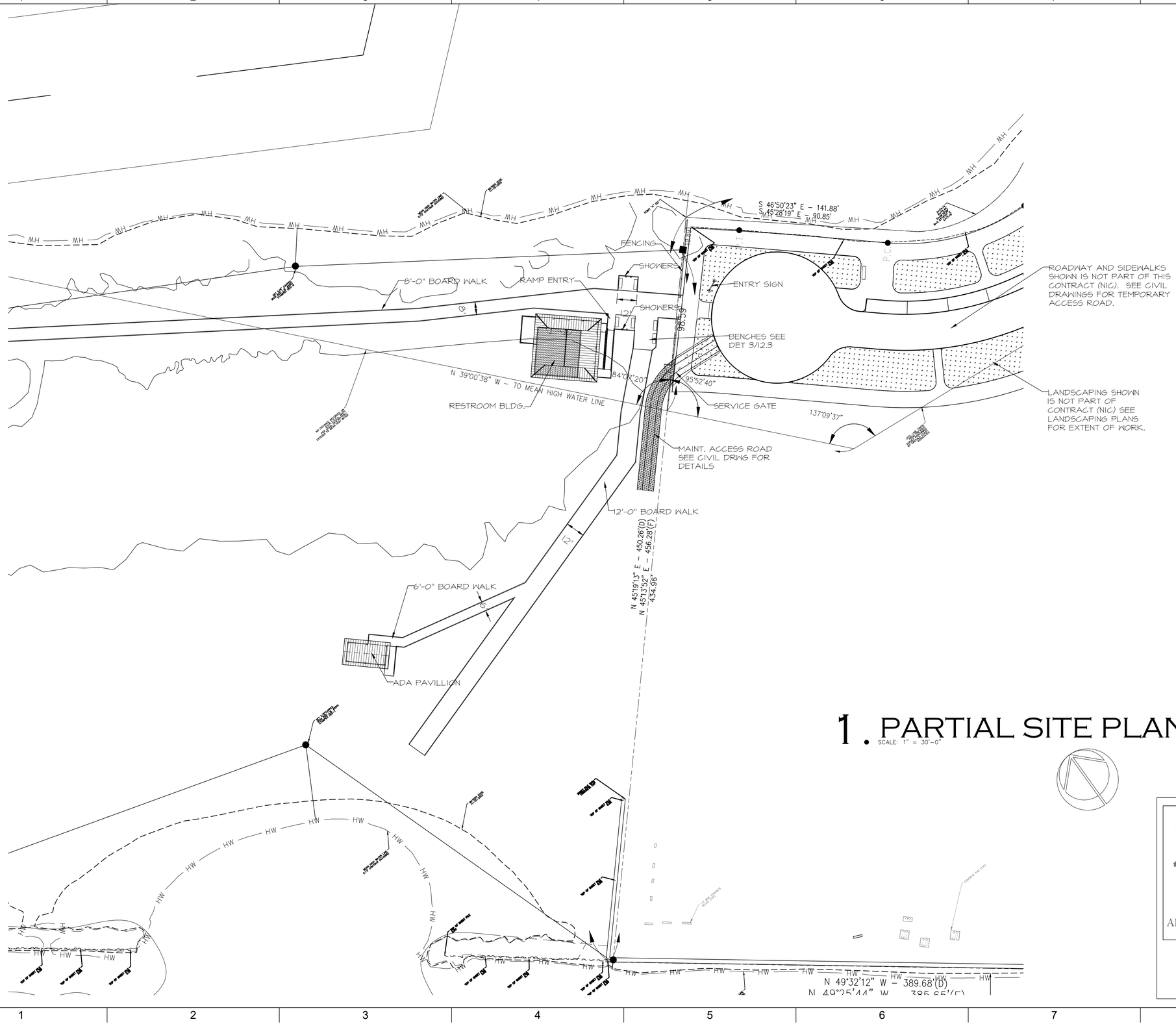
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ARCHITECTURAL NOTES

A-1.1

SHEET 39 OF 64

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1. PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Neil D. Bird, CBO
City Building Inspector/Plans Examiner - Neil Bird, CBO
DATE:

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

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SCALE	AS SHOWN

DRAWING TITLE

ARCHITECTURAL SITE

PLAZZA Design
ARCHITECTS/PLANNERS
AR 0011375
14346 SANDARAC DRIVE
BOKEELIA, FLORIDA 33922
(850)-496-5735

A-2.1

SHEET 40 OF 64

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CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Noell Bell, CBO
DATE:

N.F.P.A. 1 & 101 - 2020 EDITION
FFPC 2023 8TH EDITION
FBC 2023 - 8TH EDITION

OCCUPANCY:
BUSINESS, GROUP "B"

CONSTRUCTION TYPE:
TYPE VB, NON-COMBUSTIBLE (FBC 2023)

OCCUPANT LOAD:
BUSINESS
RESTROOMS BY FIXTURES.
14 FIXTURES = 14 PEOPLE
TOTAL = 14 PEOPLE

MINIMUM NUMBER OF EXITS:
PER SECTION 1006
3 REQUIRED
3 PROVIDED

DEAD END CORRIDOR:
PER SECTION 1020.5
20'-0" - NON SPRINKLERED

TRAVEL DISTANCE TO EXIT:
PER SECTION 1017 TABLE 1017.2
150'-0" - NON-SPRINKLERED

EXIT CAPACITY:
PER SECTION 1006
14 PEOPLE X .3 = 4.2" REQUIRED
108" PROVIDED

EXIT WIDTH:
MINIMUM WIDTH REQUIRED = 44"
MINIMUM WIDTH PROVIDED = 44"

SEPERATION and PROTECTION FROM HAZARDS:

NONE

ILLUMINATION OF MEANS OF EGRESS:
PER SECTION 1008 FBC 2023

EMERGENCY LIGHTING:
PER SECTION 1008.2

INTERIOR FINISHES WALL AND CEILING:
PER SECTION 1210.2.2
EXIT AND EXIT CORRIDORS: CLASS A or B
OTHER AREAS: CLASS A, B or C

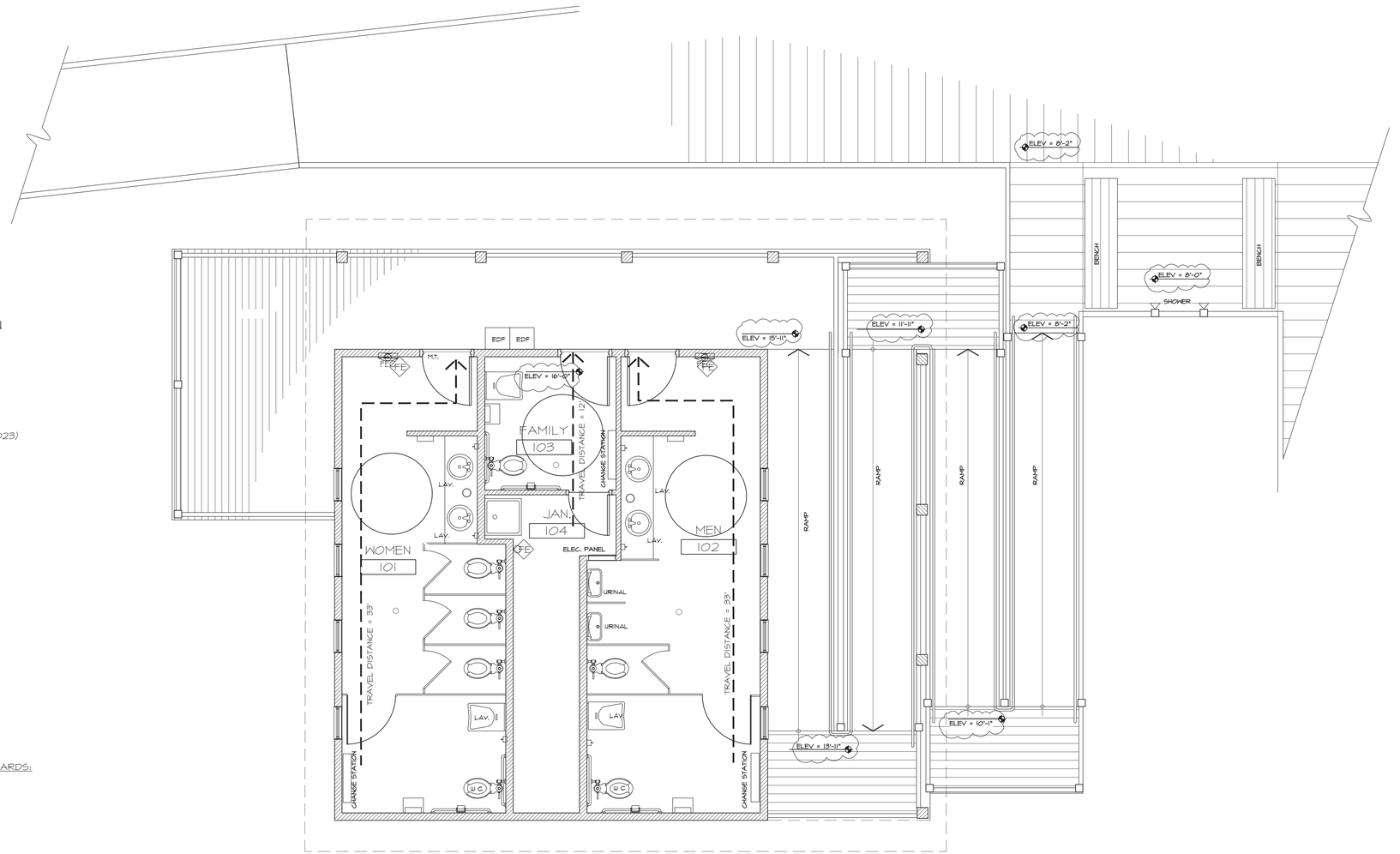
INTERIOR FINISHES AT FLOOR:
PER SECTION 1210.2
EXITS - CLASS I OR 2
RESTROOMS - CLASS I OR 2

DETECTION, ALARM AND DETECTION SYSTEMS:
ALARM SYSTEM IS REQUIRED AS PER FBC 2023, SECTION 907.5

EXTINGUISHMENT REQUIREMENTS:
AUTOMATIC SPRINKLER SYSTEM IS
SECTION 903 NOT REQUIRED PER FBC 2023

PORTABLE FIRE EXTINGUISHERS & CABINETS ARE REQUIRED
SECTION 906

DOOR THRESHOLDS
THRESHOLDS TO BE AS PER FBCA 404.2.5



1. LIFE SAFETY PLAN

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

FE FIRE EXTINGUISHER

TAYLOR ENGINEERING INC.
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10199 SOUTHSIDE BOULEVARD
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(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

STATE OF FLORIDA · STEPHEN W. PIAZZA · REGISTERED ARCHITECT · 0021375

Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:20:15 -04'00'

PROJECT TITLE

NORRIEGO POINT
RECREATION
ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
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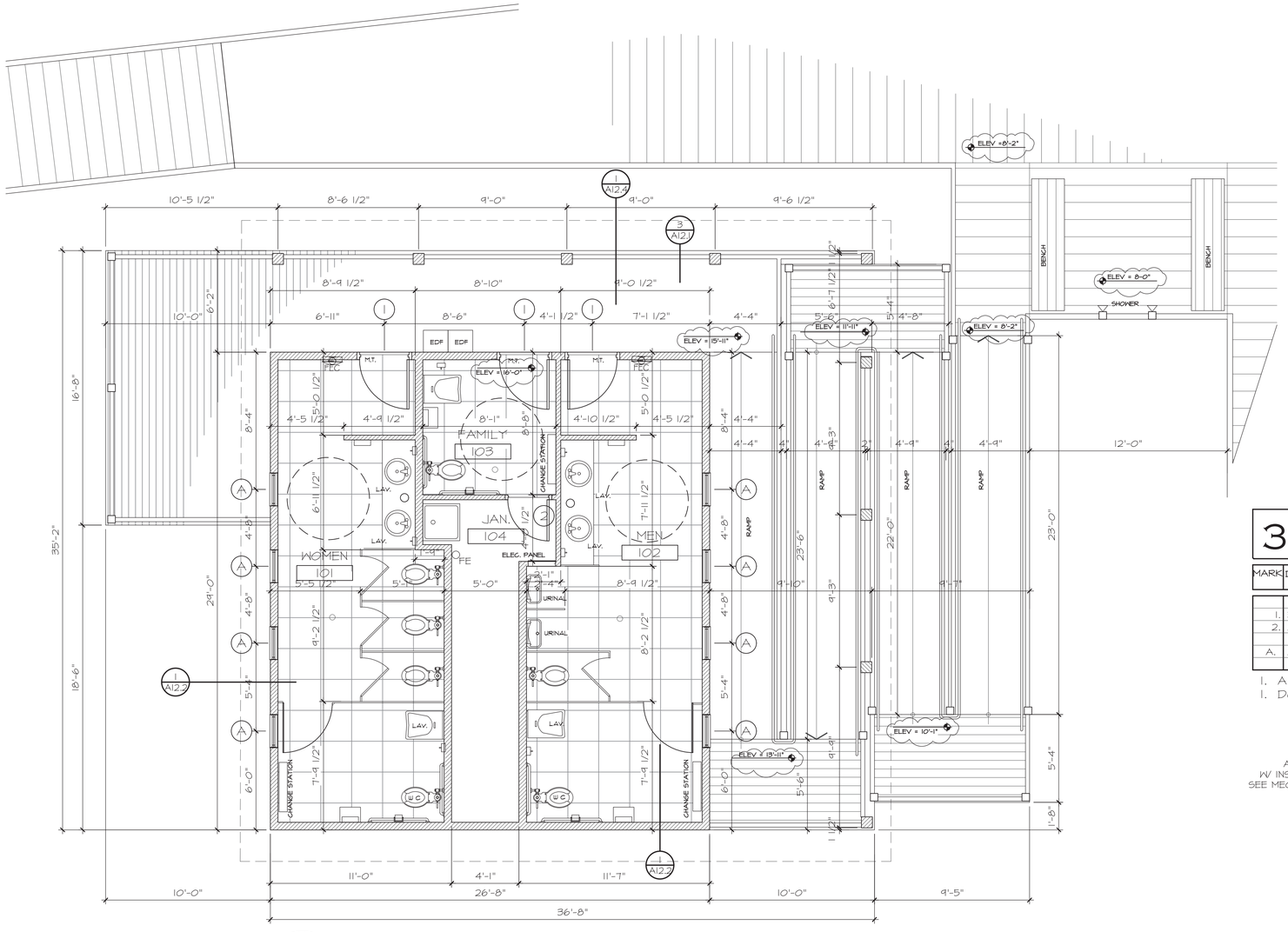
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LIFE SAFETY PLANS

PIAZZA Design
ARCHITECTS/PLANNERS
AR 0011375
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ASI-2.1/
A-3.1
SHEET 41 OF 64

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1. FLOOR PLAN
SCALE: 1/4" = 1'-0"

2. ROOM FINISH SCHEDULE
SCALE: NONE

RM. NO.	ROOM NAME	FLOOR:		BASE		WALLS			CEILING			CLG. HGT.	REMARKS	RM. NO.
		NON-SLIP QUARRY	SEALED PLYWOOD	WOOD BASE	CERAMIC TILE	NONE	GYP. BD. - PAINT	GREEN BD.- PAINT	CERAMIC TILE	GYP. BD. - PAINT	GREEN BD.- PAINT	EXPOSED STRUC.			
		1	2	1	2	3	1	2	3	1	2	3			
101	WOMEN	1			2			2	3		2		10'-0"		101
102	MEN	1			2			2	3		2		10'-0"		102
103	FAMILY	1			2			2	3		2		10'-0"		103
104	JAN. ROOM		2	1		1					3		10'-0"		104

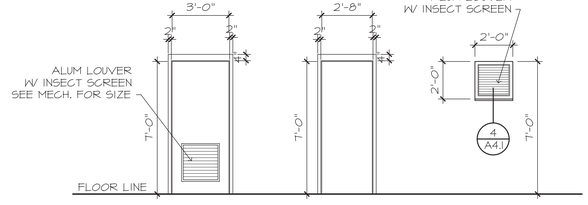
GENERAL NOTES:

1. Openings to meet 2023 FBC Hurricane Resistance loads.
2. Provide smooth texture on gypsum drywall.
3. All gypsum drywall to be moist. resistant.
4. Provide louvers in exterior door, see mechanical for size.
5. FEC is location of Fire Extinguisher Cabinet
6. Wall tile to be porcelain 12x24 tiles on wet wall.
7. Floor tile to be non-slip 12x12 quarry tile, color selected by owner.
8. Counter tops, back splash, and toilet partitions to be man-made solid surface vandal resistant.

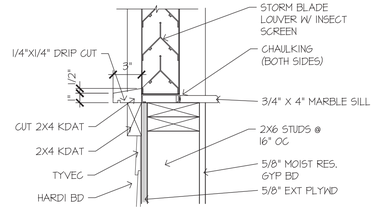
3. DOOR & WINDOW SCHEDULE
SCALE: NONE

MARK	DESCRIPTION	ELEV.	FRAME	GLAZING	WIND PRESSURE		MFGR #	REMARKS
					APPLIED	DESIGN		
1.	3'-0" X 7'-0" X 1-3/4" MTL DR	1-A4.1	H.M.	-NONE-	-54/+59	-95/+95	ALTECH CORP	EXTERIOR
2.	2'-8" X 7'-0" X 1-3/4" MTL DR	1-A4.1	H.M.	-NONE-			ALTECH CORP	EXTERIOR
A.	2'-0" X 2'-0" LOUVER	A-A4.1	ALUM.	-NONE-	-54/+59	-95/+95	GREENHECK	W/ INSECT SC

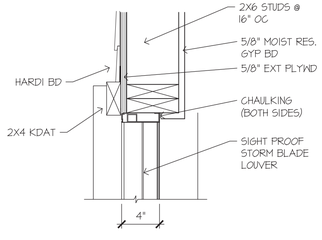
1. All door hardware to be coastal stainless steel.
1. Doors and frames to be hollow metal construction.



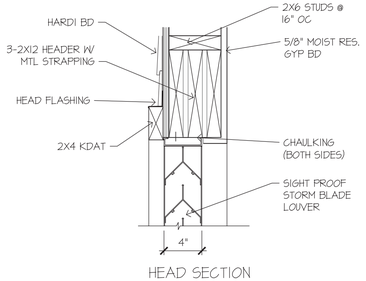
OPENING ELEVATIONS
SCALE: 1/4" = 1'-0"



SILL SECTION



JAMB SECTION



HEAD SECTION

4. VENT DETAIL
SCALE: 1 1/2" = 1'-0"

APPROVED
Visit it Not Met
SUBJECT TO INSPECTION AND COMPLIANCE WITH APPLICABLE CODES

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(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

STATE OF FLORIDA
STEPHEN W. PIAZZA
0011375
REGISTERED ARCHITECT

Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:21:47 -04'00'

PROJECT TITLE

NORRIEGO POINT
RECREATION
ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

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DRAWN	SWP
CHECKED	DG
REVIEWED	REVBY
SCALE	AS SHOWN

DRAWING TITLE

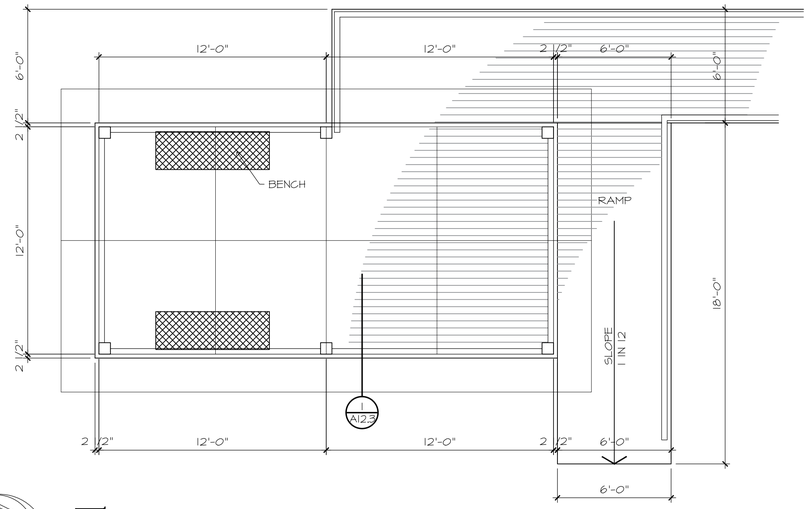
ARCHITECTURAL PLAN
RESTROOM BUILDING

PIAZZA Design
ARCHITECTS/PLANNERS
AR 0011375
14346 SANDARAC DRIVE
BOKEELIA, FLORIDA 33922
(850)-496-5735

ASI-2.2/
A-4.1

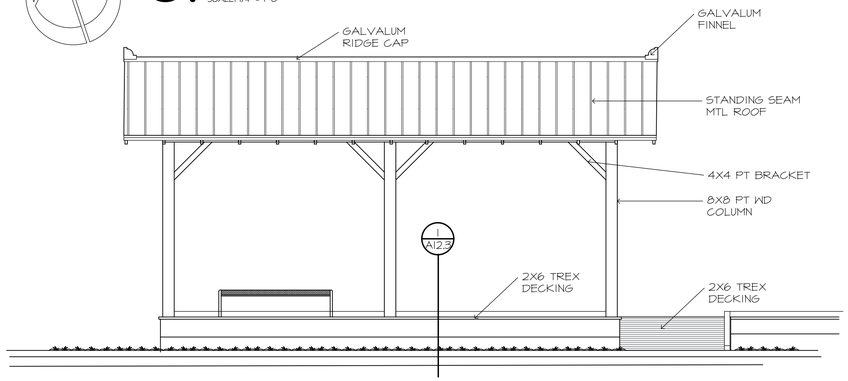
SHEET 42 OF 64

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5. PAVILION PLAN

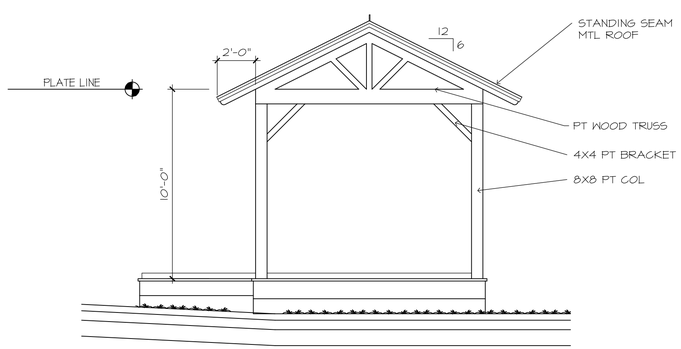
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

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

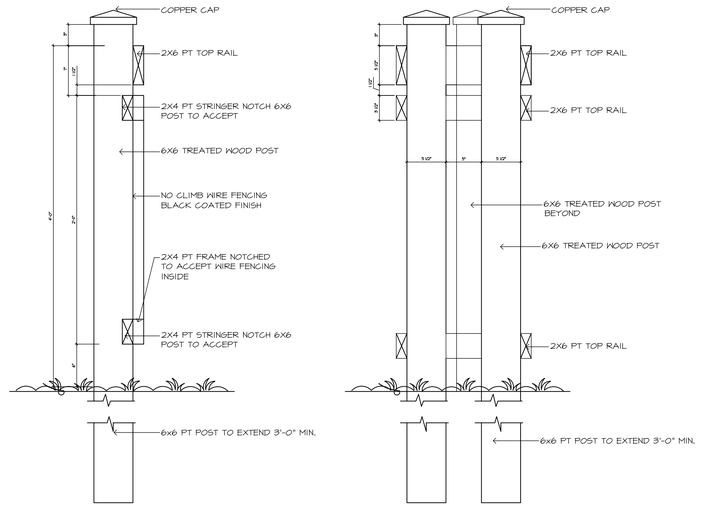
NORTH ELEVATION SIMILAR



WEST ELEVATION

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

EAST ELEVATION SIMILAR

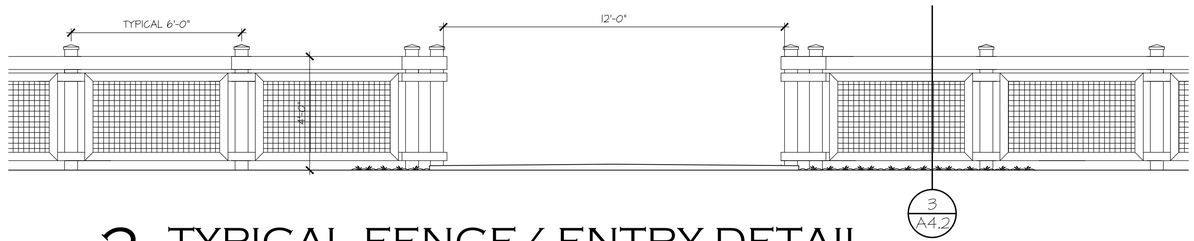


3. FENCE DETAIL

SCALE: 3/4" = 1'-0"

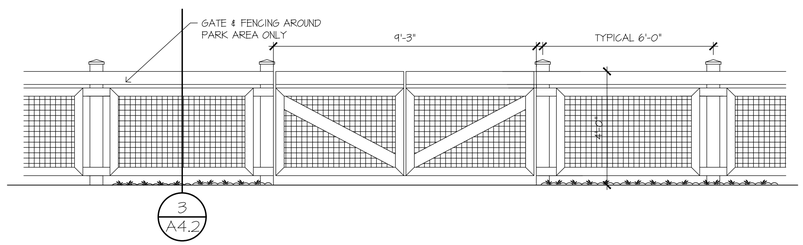
4. ENTRY POST DETAIL

SCALE: 3/4" = 1'-0"



2. TYPICAL FENCE/ ENTRY DETAIL

SCALE: 3/8" = 1'-0"



1. TYPICAL FENCE/ SERVICE GATE

SCALE: 3/8" = 1'-0"

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE:

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10199 SOUTHSIDE BOULEVARD
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PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
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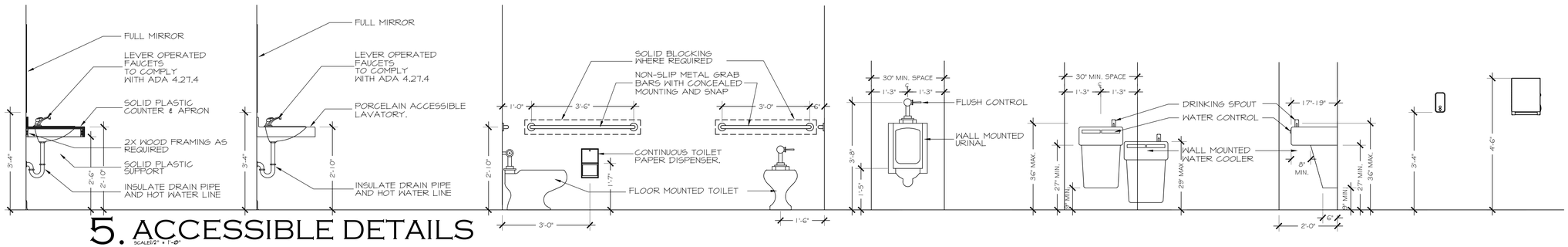
ARCHITECTURAL 0UT STRUCTURES

PLAZZA Design
ARCHITECTS/PLANNERS
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14346 SANDARAC DRIVE
BOKEELIA, FLORIDA 33922
(850)-496-5735

A-4.2

SHEET 43 OF 64

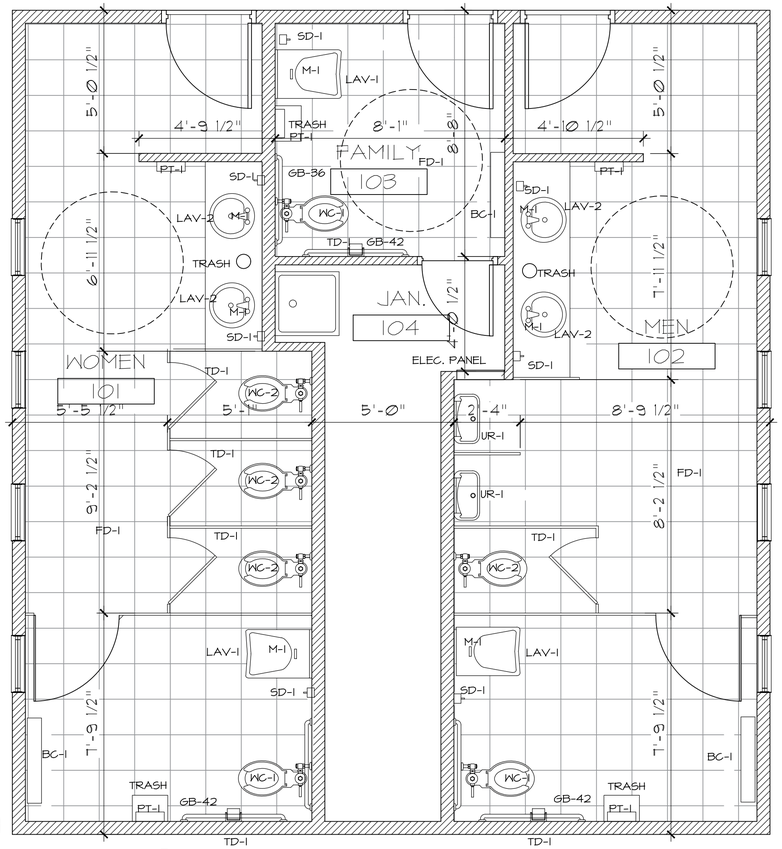
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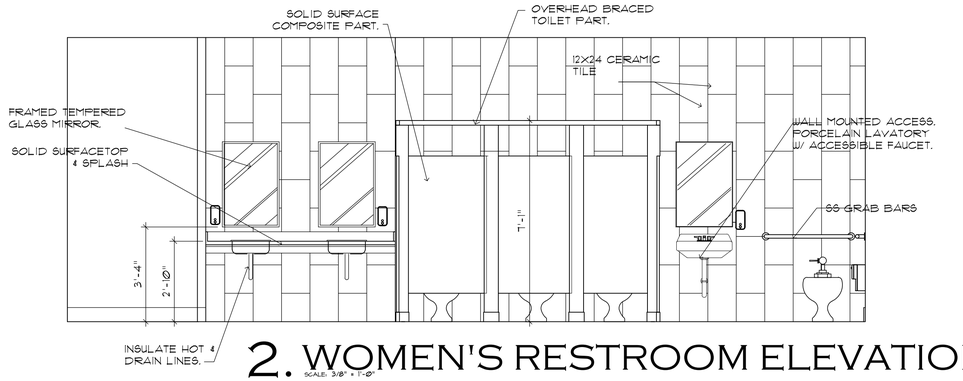
5. ACCESSIBLE DETAILS
SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE LEGEND:

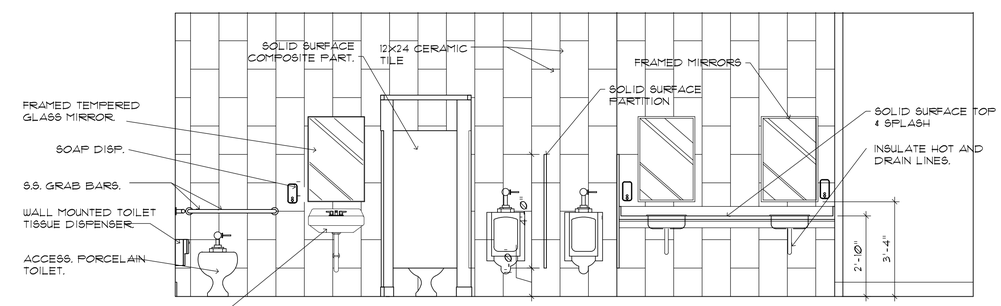
FD-1, FLOOR DRAIN TO BE SIZED BY ENGINEER, TRIM RING TO BE SELECTED BY ENGINEER
GB-36, STAINLESS STEEL 36" GRAB BAR, BOBRICK B-6806 OR APPROVED EQUAL
GB-42, STAINLESS STEEL 42" GRAB BAR, BOBRICK B-6806 OR APPROVED EQUAL
LAV-1, PORCELAIN WALL MOUNTED LAVATORY WITH FAUCET "ACCESSIBLE", TO BE SELECTED BY ENGINEER
LAV-2, PORCELAIN COUNTER MOUNTED LAVATORY WITH FAUCET, TO BE SELECTED BY ENGINEER
M-1, 24" x 36" FRAMED TEMPERED GLASS MIRROR, BOBRICK B-2908-2436 OR APPROVED EQUAL
PT-1, PAPER TOWEL DISPENSER, BOBRICK MODEL B-262 OR APPROVED EQUAL
SD-1, WALL MOUNTED SOAP DISPENSER, BOBRICK B2111 OR APPROVED EQUAL
TD-1, TOILET PAPER DISPENSER DOUBLE ROLL, BOBRICK B-2888 OR APPROVED EQUAL
BC-1, BABY CHANGE STATION, KOALA KARE - VANDEL RESISTANT
UR-1, WALL MOUNTED URINAL "ACCESSIBLE", TO BE SELECTED BY ENGINEER
WC-1, PORCELAIN FLOOR MOUNTED TOILET "ACCESSIBLE", TO BE SELECTED BY ENGINEER
WC-2, PORCELAIN FLOOR MOUNTED TOILET, TO BE SELECTED BY ENGINEER



1. RESTROOM PLAN
SCALE: 3/8" = 1'-0"

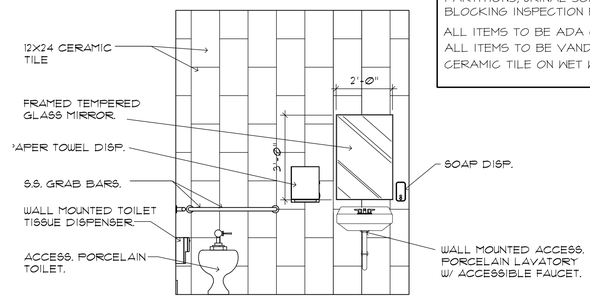


2. WOMEN'S RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



3. MEN'S RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
PROVIDE SOLID 2X BLOCKING IN WALLS FOR ATTACHMENT OF TOILET PARTITIONS, URINAL SCREENS, AND GRAB BARS. NOTIFY ARCHITECT FOR BLOCKING INSPECTION PRIOR TO INSTALLATION OF WALL FINISHES.
ALL ITEMS TO BE ADA COMPLIANT
ALL ITEMS TO BE VANDAL RESISTANT
CERAMIC TILE ON WET WALL ONLY, OTHERS TO HAVE CERAMIC TILE BASE.



4. FAMILY RESTROOM ELEV.
SCALE: 3/8" = 1'-0"

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CITY OF DESTIN, FLORIDA BUILDING DIVISION / FLOODPLAIN
APPROVED
Land Development Code
DATE

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

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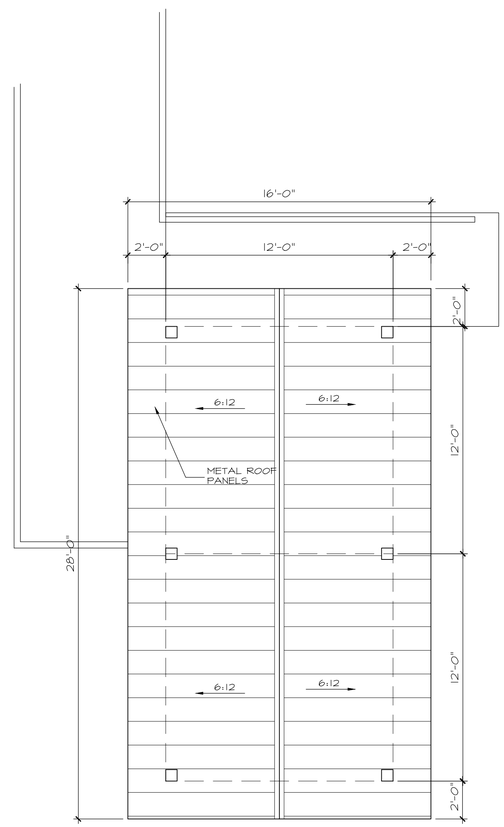
INTERIOR ELEVATIONS

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ARCHITECTS/PLANNERS
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(850)-496-5735

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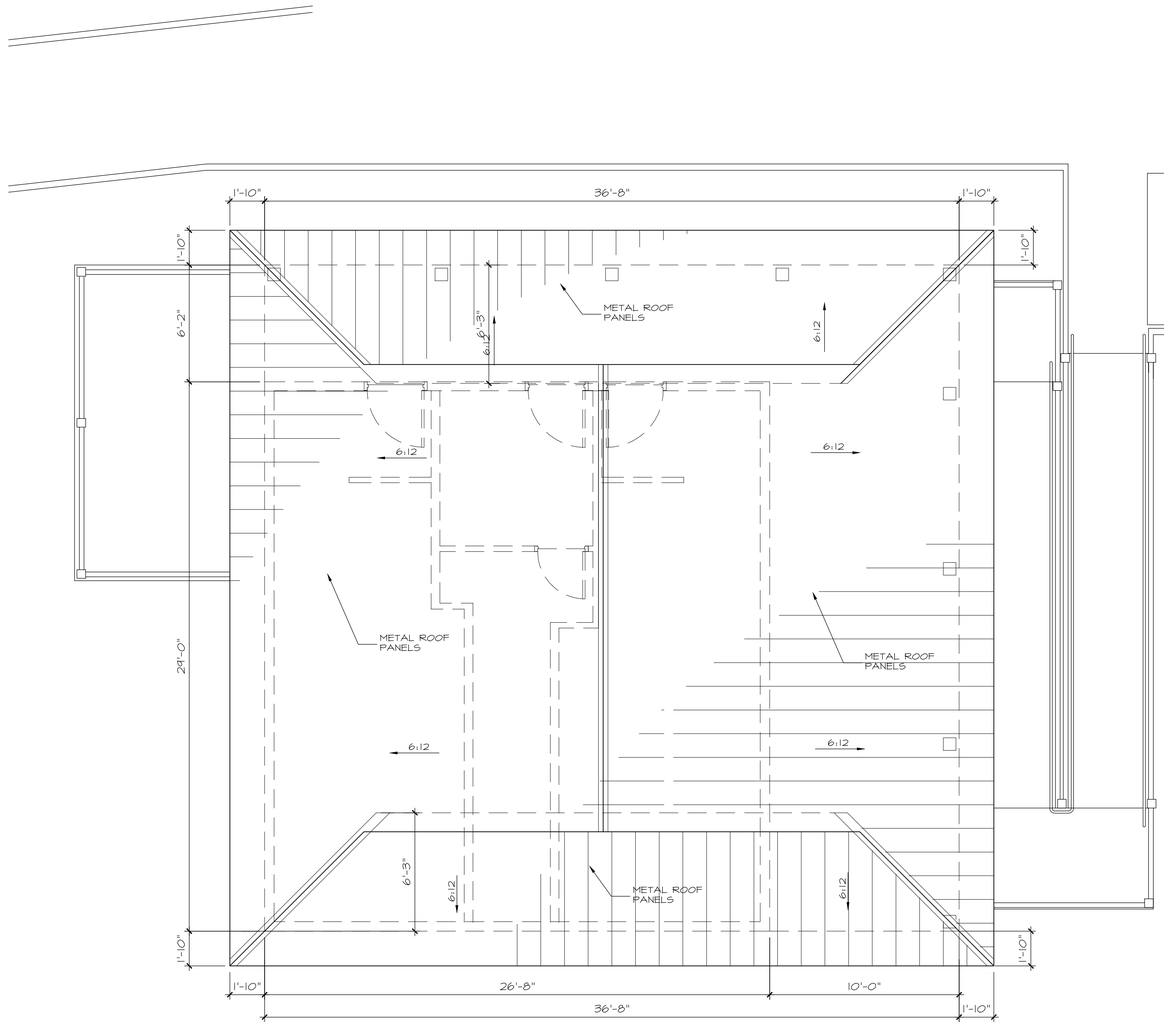
SHEET 44 OF 64

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2. PAVILION ROOF PLAN

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



1. RESTROOM ROOF PLAN

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

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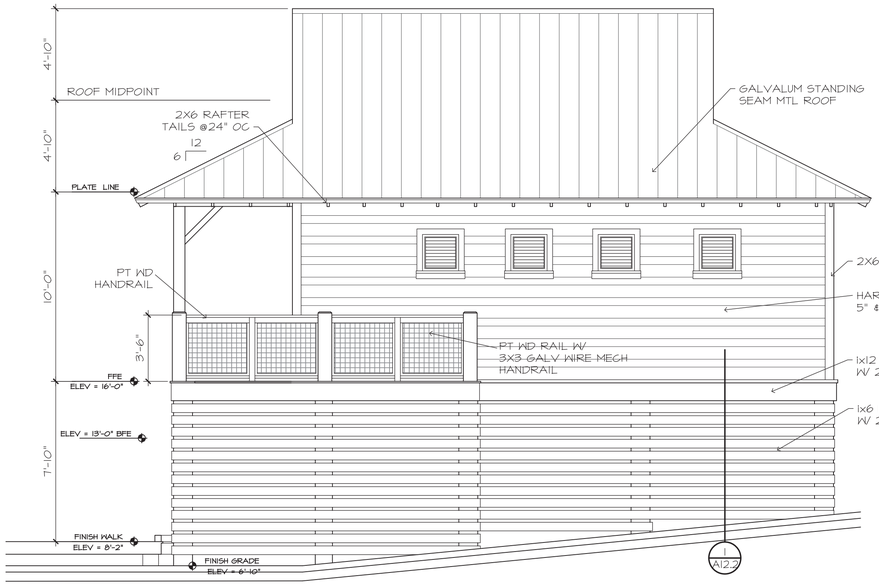
DRAWING TITLE

ROOF PLANS

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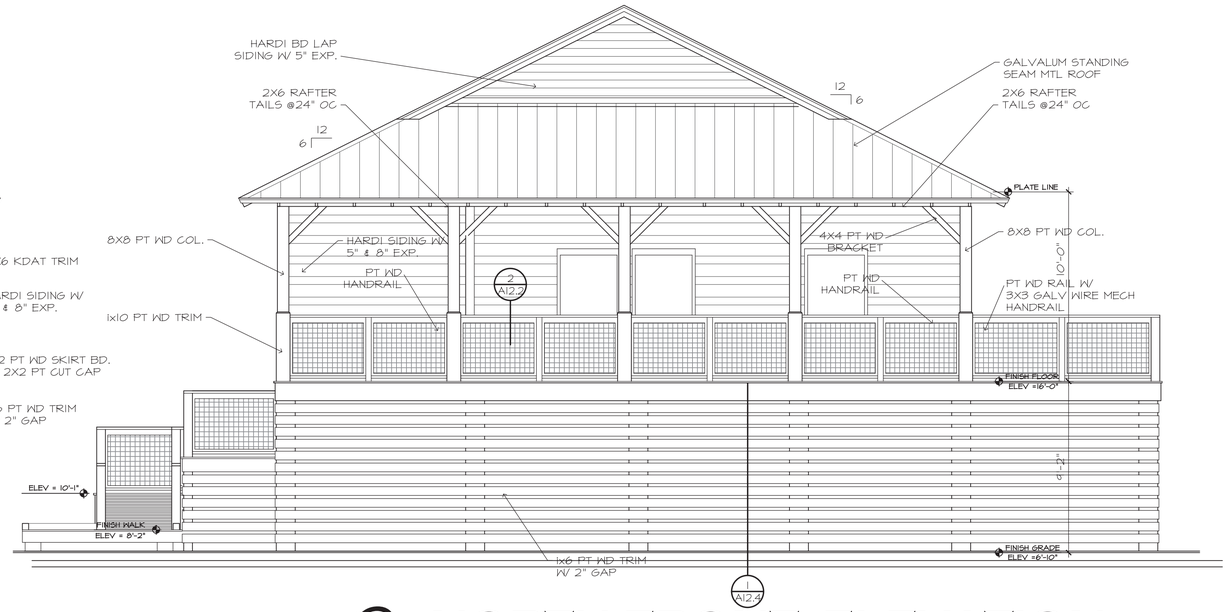
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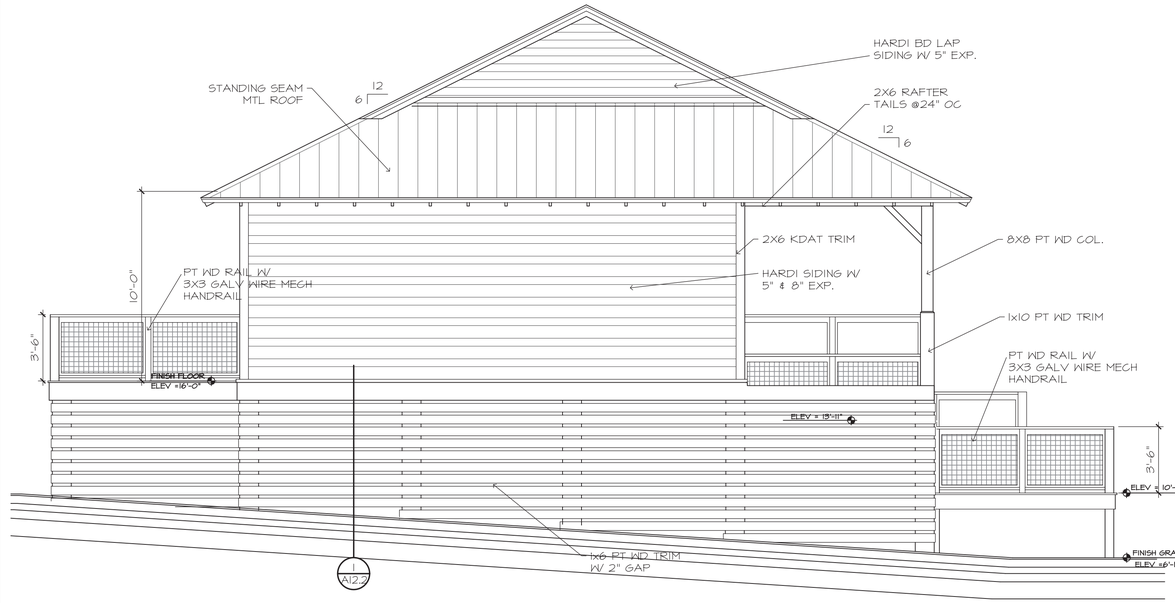
1. WEST SIDE ELEVATION

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



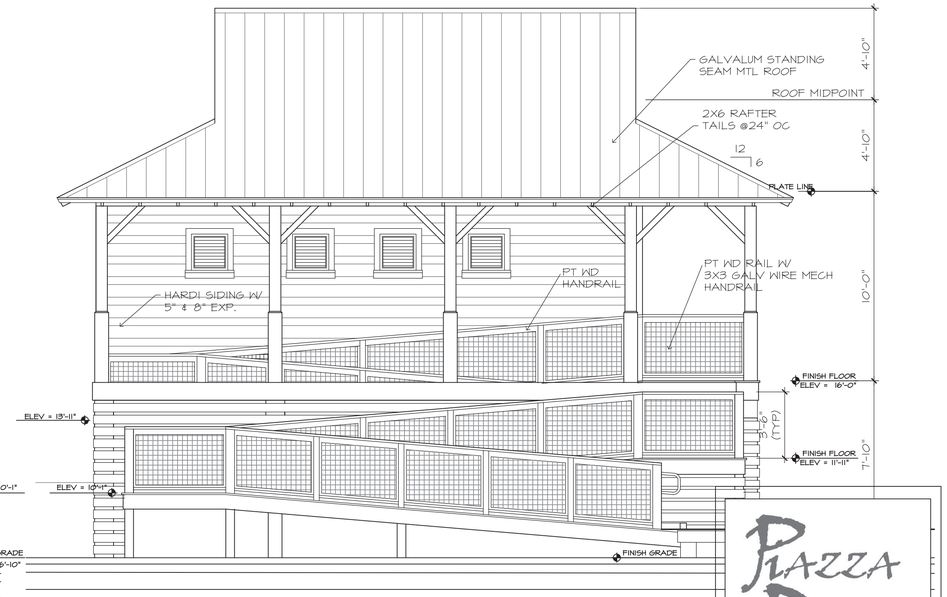
2. NORTH FRONT ELEVATION

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



3. SOUTH REAR ELEVATION

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



4. EAST SIDE ELEV.

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

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(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

STATE OF FLORIDA · STEPHEN W. PIAZZA · NO. 0011375 · REGISTERED ARCHITECT

Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:12:29 -04'00'

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ARCHITECTURAL ELEVATIONS

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SHEET 46 OF 64

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WIND LOAD INFORMATION:

1. BASIC WIND SPEED = 150 MPH
2. WIND IMPORTANCE FACTOR = 1
3. WIND EXPOSURE "D"
   HEIGHT(30') & EXPOSURE ADJUSTMENT COEFFICIENT = 1.66
4. GUST FACTOR SUMMARY = 0.85
   INTRENAL PRESSURE COEFFICIENTS GCPI = 0.18 / - 0.18
5. VELOCITY PRESSURE Q= 0.00256 (Kz)(Kzt)(150)2 (1.66)
   Q= 0.00256 (0.85)(21,000)(1.66) = 75.85 PSF
   INTRENAL PRESSURE P = 75.8(1.08)(+0.8)-75.8(-0.30) = 88.23 PSF
6. COMPONENTS & CLADDING
   MINIMUM PRESSURE REQUIREMENTS ON BUILDING SURFACE.

WALLS:		
ZONE 5 CORNERS (4'-0")	+54.3	-67.4 PSF
ZONE 4 INTERIOR SURFACE	+44.9	-48.5 PSF
ROOF:		
ZONE 3 CROSSED END (3'X3')	+37.7	-146.1 PSF
ZONE 2 END (3'-0")	+30.5	-92.2 PSF
ZONE 1 INTERIOR	+30.5	-48.5 PSF

7. STRUCTURE CATAGORY = 2
8. WIND-BORNE DEBRIS REGION = "V" ZONE

DESIGN CRITERIA:

A. CODES:
   2023 FLORIDA BUILDING CODE, 8TH EDITION.
   AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (TIMBER CONSTRUCTION MANUAL, LATEST EDITION).
   BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318).
   BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (A.C.I. 531).

B. DESIGN LIVE LOADS:
   ROOF..... 20 PSF.
   FLOORS..... 40 PSF.
   LATERAL FORCES..... 150 MPH.

FRAMING NOTES:

1. All wood framing to be #2 Southern Yellow Pine, kiln dried.
2. All lintels to be min. 3-2x10 at doors and windows, unless otherwise noted.
3. All bridging to be solid, max. 8'-0" o.c.
4. Only metal joist hangers shall be used.
5. Wood beams to be #1 Structural Grade S.Y.P.
6. All bolted connections to be extra strength SS-316 bolts.
7. All plywood sheathing to be exterior grade, W/ SS 8D galv. common @ . 3" perimeter & 4" field.
8. All bottom plates to be pressure treated lumber, when in contact with concrete.
9. Hurricane anchors, Simpson # H10 to be installed at every truss or rafter.
10. All exposed & unexposed floor framing and beams to be pressure treated.
11. Decking to be 5/4x6 Trex Dek or equal with 1/8" gap between boards, nailed with stainless steel 2 1/2" deck screws.
12. All exposed framing to be treated.
13. 1/2" continuous bead caulking shall be applied under all exterior plates.
14. Each corner and intersection to have minimum of three studs.
15. Provide "Ty-vek" sheathing on all exterior walls.
16. 5/8" galv. threaded rod system from floor to top plate, provide 3" sq plate @ top. 12" max @ every corner side, & openings 5'-0" and larger, and every 6'-0" O.C. (max.) on walls.
17. Wood studs shall be #2 SYP nailed to sole plate and header plates with Simpson SP1 and SP2 at each stud.
18. All straps shall be installed as per manufactures directions and shall have not less than 6 10d ss nails on each end.
19. Gable ends shall have Simpson # MSTC32 18 ga. galvanized steel straps @ 16" oc overlapping floor joist and nailed as required by code.
20. Approved galvanized metal corner bracing shall be installed on all outside corners, and shall cover top and bottom plates.
21. All Exterior 2x6 stud wall headers to be min. 3-2x10 w/ 2- 1/2" plywd . and all 2x4 sutd walls headers to be 2-2x10 w/ 1/2" plywd.
22. All rafters shall have Simpson MSTA21 straps across ridge matching rafter and shall have not less than 10 10d galvanized nails on each end.
23. Column anchors are to be 3/4" dia. thru bolts w/ nut and washers.
24. Siding to be Hardi Board with factory primed finish and wood texture.
25. Truss Manufacture to submit shop drawings signed and sealed by Structural Engineer to meet the velocity pressure deign requirements for 150 MPH for review and approval prior to fabrication.
26. Roof trusses shall be design for the following loads:
    a. Top chord live load = 25 lb/sf
    b. Top chord dead load = 15 lb/sf
    c. Bottom chord dead load = 10 lb/sf
    Total Load = 50 lb/sf

PROJECT DESIGN NOTES:

2. TIMBER SPECIFICATIONS

A. STRUCTURAL TIMBER SHALL BE #2 SOUTHERN YELLOW PINE (M.C.-19%), OR LODGE POLE OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS, WITH ALLOWABLE STRESSES AS FOLLOWS:

BENDING STRESS	1,200 PSI	1,050 PSI
SHEAR STRESS	90 PSI	70 PSI
COMPRESSION STRESS PARALLEL TO GRAIN	1000 PSI	700 PSI
MODULUS OF ELASTICITY	1,600,000 PSI	1,200,000 PSI LODGE POLE

B. STRUCTURAL GLUE LAMINATED TIMBER SHALL BE VISUALLY GRADED SOUTHERN PINE WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	2,400 PSI
SHEAR STRESS	220 PSI
MODULS OF ELASTICITY	1,800,000 PSI

C. STRUCTURAL PARALLAM BEAMS ALL SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	2,900 PSI
SHEAR STRESS	290 PSI
MODULUS OF ELASTICITY	2,000,000 PSI

D. PLYWOOD SHEATHING:
   I. EACH CONSTRUCTION AND INDUSTRIAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LARGEST EDITION OF U.S. PRODUCT STANDARDS PS 1 OR PRP-180 PERFORMANCE STANDARDS. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.
   II. PANEL ROOF, WALL AND FLOOR SHEATHING SHALL BE 1/2" THICK APA STRUCTURAL 1 RATED SHEATHING EXP 2 (UNLESS OTHERWISE NOTED ON PLANS). SHEATHING PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.
   III. NAIL PANELS WITH SS 8D COMMON NAILS AT 3" O.C. ALONG SUPPORTED PANEL EDGES AND 4" O.C. AT INTERMEDIATE SUPPORTS, OR AS INDICATED ON PLANS.

E. ALL BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AS OTHERWISE NOTED ON BUILDING SECTIONS.

F. PREFABRICATED WOOD STRUCTURAL MEMBERS, INCLUDING TRUSSES SHALL BE DESIGNED SPECIFICALLY FOR THIS PROJECT FOR A 140 MPH WIND LOAD IAW ASCE 7-98 LATERAL LOAD, AND SEALED BY A FLORIDA REGISTERED ENGINEER.

G. REVIEW ALL DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING ETC. TO ASCERTAIN LOADS FROM EQUIPMENT, OPENINGS FOR DUCTS ETC. AND PROVIDE MODIFICATION TO TRUSSES IF REQUIRED TO SUPPORT SAME.

H. TRUSS LAYOUT AS SHOWN ON PLANS IS SCHEMATIC AND MAY BE MODIFIED WITH APPROVAL OF THE ENGINEER.

I. ALTHOUGH WEB LAYOUT MAY BE SHOWN ON PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO ACCEPT, APPROVE, OR MODIFY, AS REQUIRED FOR THE DESIGN PURPOSE.

J. WOOD-TO-WOOD FRAMED CONNECTIONS ARE TO BE MADE WITH BOLTS AND/OR JOIST HANGERS AS SHOWN. TOE-NAILING IS NOT PERMITTED.

K. MAXIMUM SPANS OF DIMENSIONAL LUMBER USED FOR JACK RAFTERS AT HIPPED ROOF SECTIONS SHALL BE IN ACCORDANCE WITH "SPAN TABLES FOR JOISTS AND RAFTERS" AS PUBLISHED BY THE NATIONAL WOOD PRODUCTS ASSOCIATION.

L. HIP RAFTERS SHALL BE 2 INCHES DEEPER THAN JACK RAFTERS.

M. ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS AT ALL BEARING POINTS.

N. SECURE EACH ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON HURRICANE CLIPS AS INDICATED ON PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF TRUSSES TO ENGINEER TO VERIFY/MODIFY UP-LIFT CONNECTORS.

O. ALL EXTERIOR WALL FRAMING SHALL BE 2"x6" at 16" O.C., UNLESS NOTED OTHERWISE. 5/8" CDX PLYWOOD PANELS SHOULD EXTEND TO THE TOP PLATE AND TO THE BOTTOM OF EXTERIOR GIRDERS OR SILL PLATE. NAIL PLYWOOD AT AT 4" O.C. AT ALL EDGES & 6" OC AT INTERMEDIATE SUPPORTS OR AS INDICATED PER PLAN.

P. USE SIMPSON ST18 (OR EQUAL) RIDGE/RAFTER CONNECTORS OR SIMPSON RR STRAPS AT ALL RAFTERS/RIDGE BEAMS OR AS INDICATED PER PLAN.

Q. USE SIMPSON SP1 & SP2 (OR EQUAL) TO SECURE STUDS TO BOTTOM AND TOP PLATES, OR AS INDICATED ON PLAN.

R. USE TWO (2) SIMPSON LSTA21 (OR EQUAL) TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT, OR AS INDICATED PER PLAN.

S. USE SIMPSON LSTA21 STRAP TIES (OR EQUAL) OR SIMPSON SP4 (OR EQUAL) AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING, OR AS INDICATED PER PLANS.

T. CUTTING, NOTCHING BORED HOLES IN STUD WALLS, RAFTERS, ETC., SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2001, CHAPTER 23.

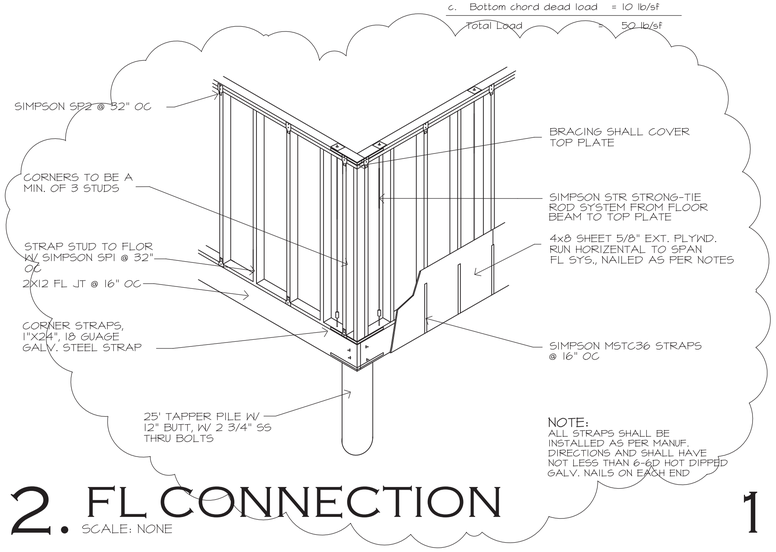
U. RIDGE BOARDS WHERE INDICIATED ON FRAMING PLANS SHALL NOT BE LESS THAN 1" IN THICKNESS, & NOT LESS IN DEPTH THAN CUT END RAFTERS. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO RIDGE BOARD.

V. ALL WOOD BUILT-UP GIRDERS, BEAMS, STUDS TO SOLE PLATES, ETC. TO BE CONNECTED AS PER FLORIDA BUILDING CODE FASTENING SCHEDULE 2306-1.

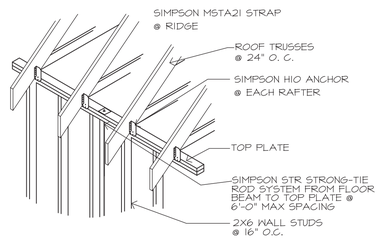
W. AT OPENING IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING W/ THE ENDS OF THE HEADER SUPPORTED AS FOLLOWS (UNLESS OTHERWISE NOTED):
   I. FOR OPENINGS LESS THAN 3 FEET IN WIDTH, EACH SIDE OF HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO WALL STUD.
   II. FOR OPENINGS OVER 3 FEET TO LESS THAN 6'-0", EACH END SHALL BEAR ON A SINGLE HEADER STUD.
   III. FOR OPENINGS MORE THAN 6'-0" AND LESS THAN 12' IN WIDTH, EACH END SHALL BEAR ON A DOUBLE HEADER STUD.
   IV. ANY HEADER SUPPORTING CONCENTRATED LOADS FROM BEAMS ABOVE, EACH END SHALL BEAR ON DOUBLE HEADER STUDS.

X. WHERE WOOD BEAMS BEAR ON STUD WALLS, PROVIDE MINIMUM DOUBLE OR TRIPLE STUDS, DEPENDING ON BEAM WIDTH AND LOADS, UNDER FOUNDATION.

Y. AT AREAS WHERE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES, PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGNS.



2. FL CONNECTION
SCALE: NONE



1. ROOF/CEILING CONN.
SCALE: NONE

CITY OF DESTIN BUILDING DIVISION
APPROVED
Bruce Villelli
City Building Inspector/Plans Examiner - Bruce Villelli
DATE:

CITY OF DESTIN BUILDING DIVISION
APPROVED
Bruce Villelli
City Building Inspector/Plans Examiner - Bruce Villelli
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
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(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL
STATE OF FLORIDA STEPHEN W PIAZZA 0011375 REGISTERED ARCHITECT
Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:15:49 -04'00'

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	MARCH 05, 2024
DESIGNED	MAT
DRAWN	SWP
CHECKED	DG
REVIEWED	REVBY
SCALE	AS SHOWN

DRAWING TITLE

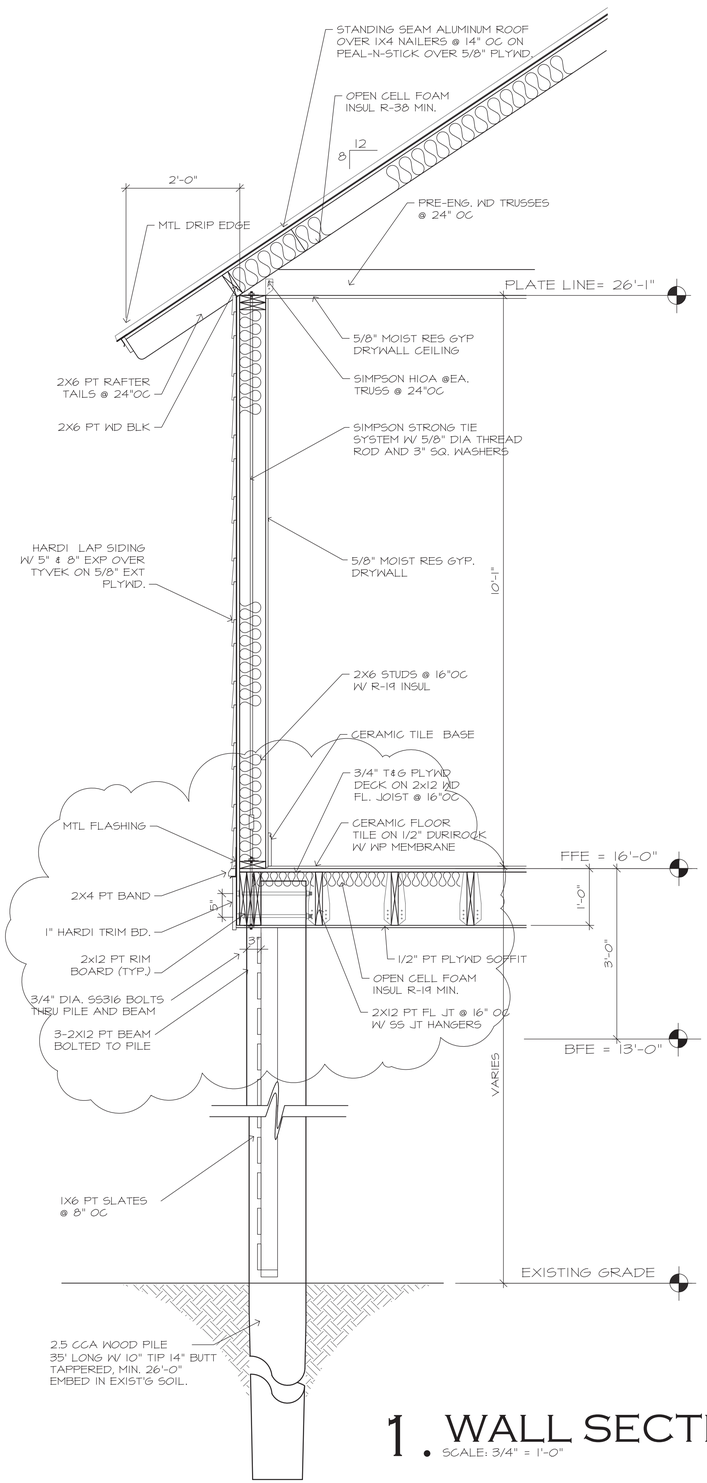
ARCHITECTURAL CONSTRUCTION NOTES

ASI-2.4/
A-12.1

SHEET 47 OF 64

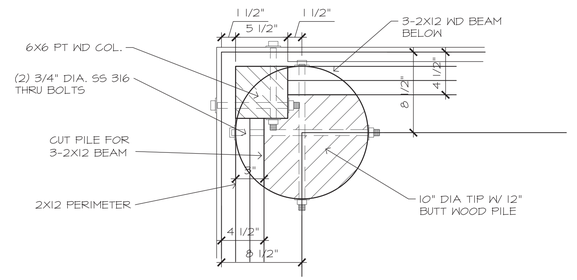
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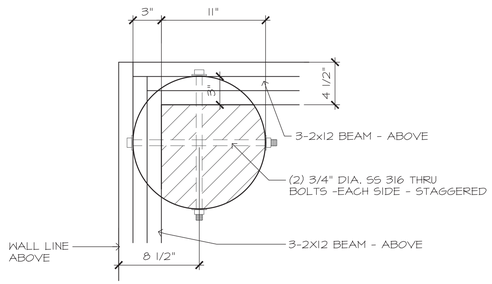


1. WALL SECTION
SCALE: 3/4" = 1'-0"

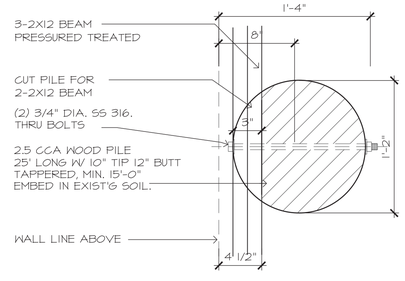
3. BEAM TO BEAM
SCALE: 3/4" = 1'-0"



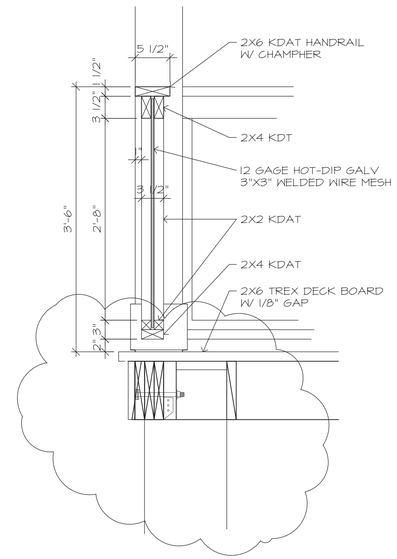
4. PILE DETAIL @ COLUMN
SCALE: 3/4" = 1'-0"



5. PILE DETAIL @ CORNER
SCALE: 3/4" = 1'-0"



6. PILE DETAIL
SCALE: 3/4" = 1'-0"



2. HANDRAIL DETAIL
SCALE: 1" = 1'-0"

NOTES:

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3. USE TWO (2) SIMPSON LSTA21 TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT.
4. USE SIMPSON LSTA36 STRAP TIES DIAGONALLY AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN APPROVED — Bruce Nilsen — City Building Inspector/Floor Examiner - Bruce Nilsen — DATE:

ASI 01- ATTACHMENT 1
DATE: 8/06/24

CITY OF DESTIN BUILDING DIVISION APPROVED — Bruce Nilsen — City Building Inspector/Floor Examiner - Bruce Nilsen — DATE:

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CERTIFICATE OF AUTHORIZATION # 4815

SEAL

STATE OF FLORIDA — STEPHEN W. PIAZZA — NO. 0011375 — REGISTERED ARCHITECT

Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:16:41 -04'00'

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

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PROJECT NO	C2015-058
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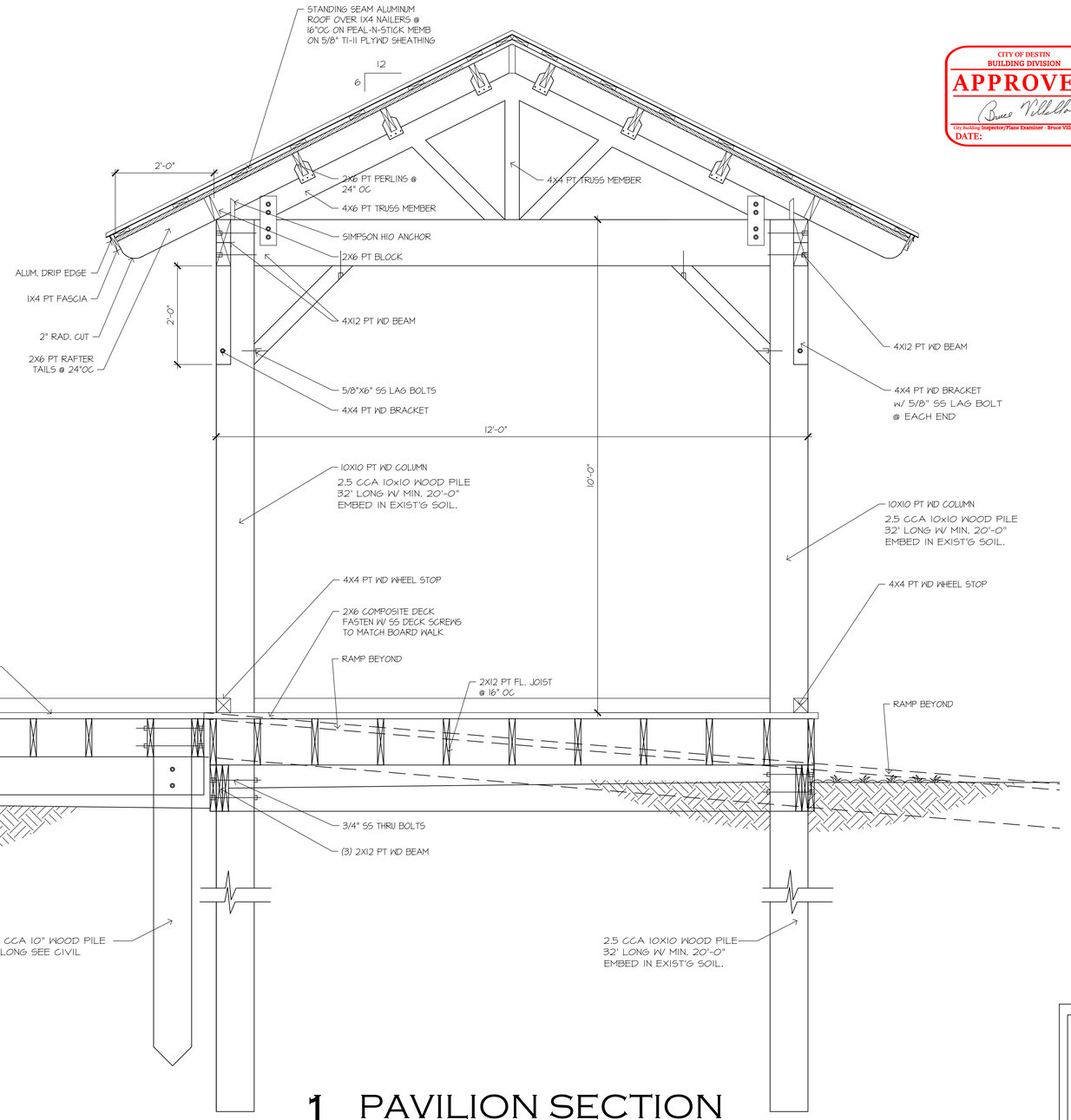
DRAWING TITLE

ARCHITECTURAL SECTIONS & DETAILS

ASI-2.5/
A-12.2

SHEET 48 OF 64

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1. PAVILION SECTION

SCALE: 3/4" = 1'-0"

CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Matt D. Gatt, AICP
Typed/Printed Name of Reviewer
DATE:

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PROJECT TITLE

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SCALE	AS SHOWN

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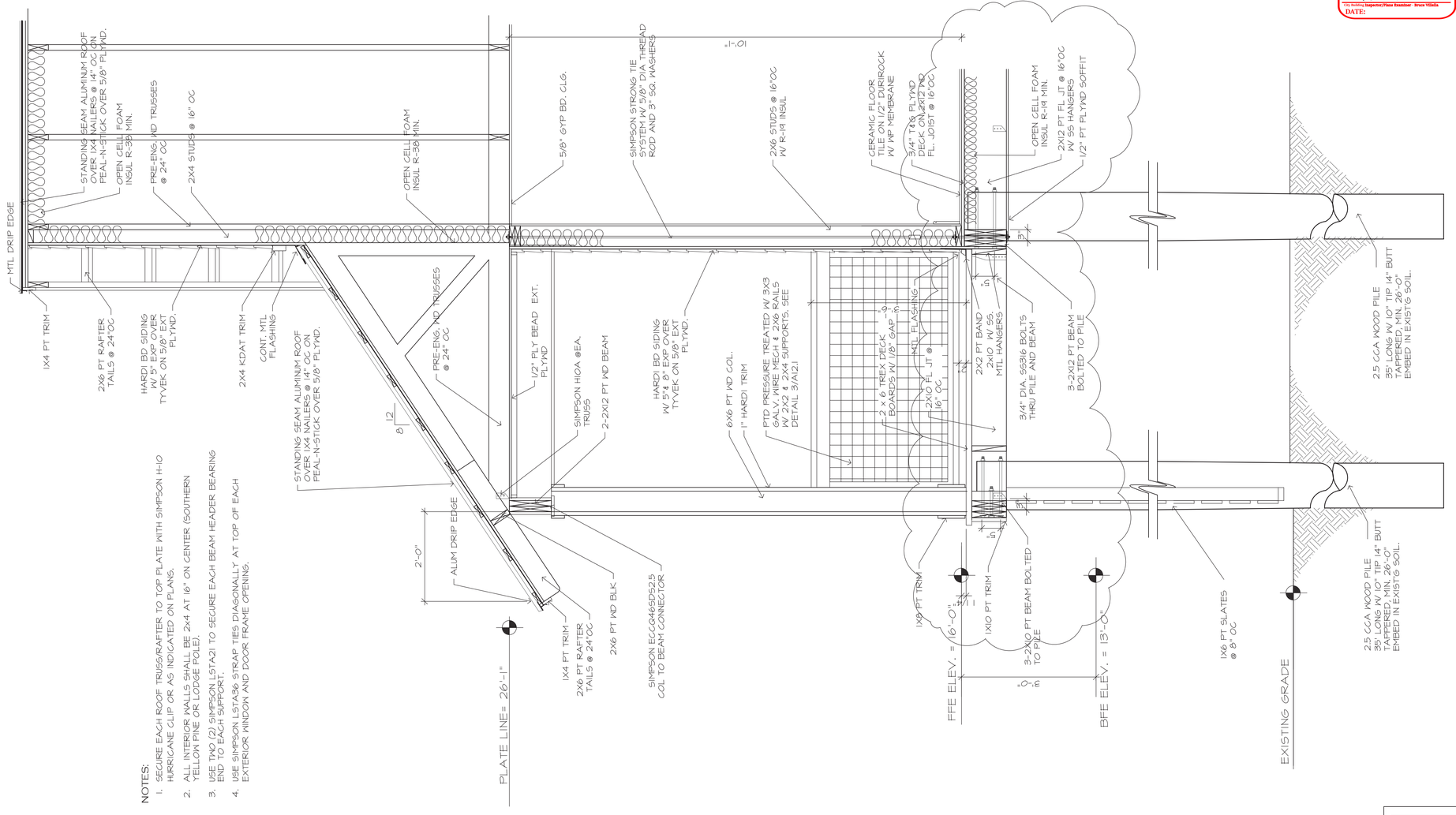
ARCHITECTURAL
SECTIONS & DETAILS

A-12.3

SHEET 49 OF 64

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NOTES:

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1 • WALL SECTION

SCALE: 3/4" = 1'-0"

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
Scott Bert
City Building Inspector/Plans Examiner - Scott Bert
DATE:

CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

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SEAL

STATE OF FLORIDA STEPHEN W PIAZZA 0011375 REGISTERED ARCHITECT

Digitally signed by Stephen W Piazza
Date: 2024.10.24 09:17:19 -04'00'

PROJECT TITLE

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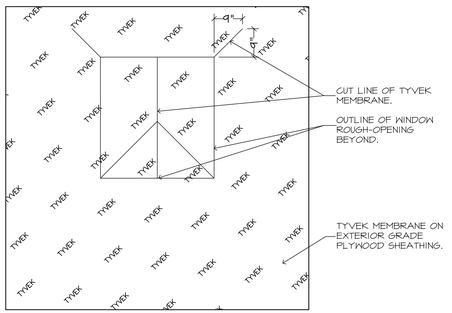
ARCHITECTURAL
SECTIONS & DETAILS

ASI-2.6/
A-12.4

SHEET 50 OF 64

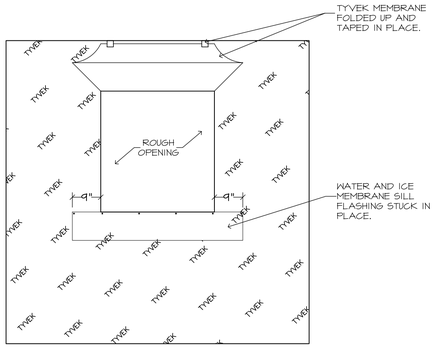
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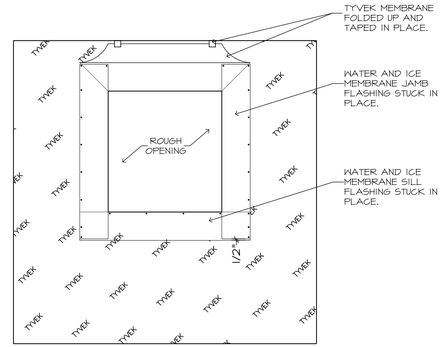
(EXTERIOR VIEW)

1. WINDOW INSTALL. DET.
SCALE1/2" = 1'-0"



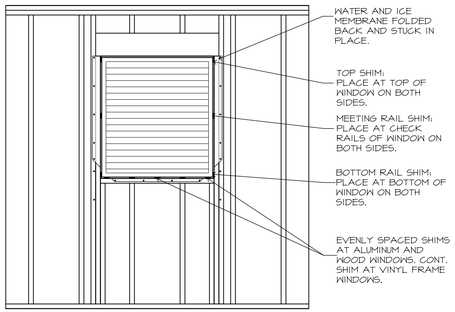
(EXTERIOR VIEW)

2. WINDOW INSTALL. DET
SCALE1/2" = 1'-0"



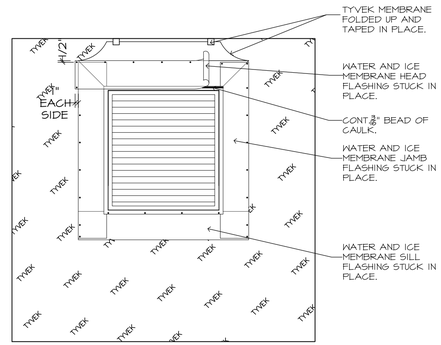
(EXTERIOR VIEW)

3. WINDOW INSTALL. DET
SCALE1/2" = 1'-0"



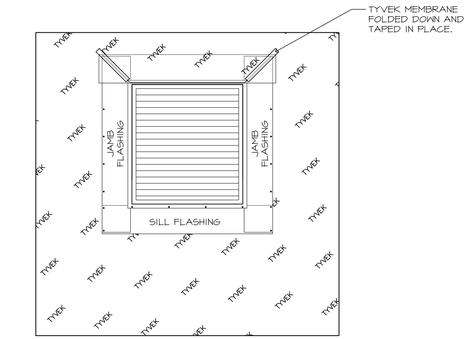
(INTERIOR VIEW)

4. WINDOW INSTALL. DET.
SCALE1/2" = 1'-0"



(EXTERIOR VIEW)

5. WINDOW INSTALL. DET
SCALE1/2" = 1'-0"



(EXTERIOR VIEW)

6. WINDOW INSTALL. DET
SCALE1/2" = 1'-0"

WINDOW INSTALLATION NOTES:

AAMA 808.3-92 exterior perimeter sealing compound. The flashing should be a flexible or adhesive type flashing and must be at least 9" in width. The flashing material must meet the minimum water resistance standards of ASTM-D779.

STEP 1 - ROUGH OPENING MUST BE LEVEL, PLUMB AND SQUARE. The opening at the sill plate must be level and sides must be square and plumb. Correct any problems before proceeding to the next step.

STEP 2 - INSTALLING THE WINDOW. This method requires Tyvek membrane applied before installing the window. Also the sill and jamb flashing will be installed and the window set in the opening before the head flashing is applied. (Detail 1)

1. Cut Tyvek downward from the center of the head about 2/3 of the way down the opening and then cut diagonally from the center to the bottom corners. Next cut the Tyvek across the head of the opening.
2. Fold the Tyvek back to the inside and fasten to the jambs and sill and trim excess wrap. (Detail 4)
3. Make diagonal cuts at the top corners of the opening by measuring over 9" and the fold and tape the Tyvek up out of the way. (Detail 2)
4. Install sill (bottom) flashing paper leaving 9" on either side of the rough opening.
5. Install the jamb flashing so that it extends 8-1/2" above and below the rough opening. The bottom jamb flashing should overlap the sill flashing. (Detail 3)
6. Place a 3/8" continuous bead of sealant (caulk) around the perimeter of the window on the inside of the nailing fin in line with the recess on the opposite side of the fin. This is for sealing the window's nailing fin to the sheathing or flashing.
7. Set the window unit upon the sill plate and into opening. Adjust left and right to center unit in the opening (approximately 3/8" space between window sides and the studs). Nailing fins must fit flat against wall and onto sealant.
8. "Tack Nail" the upper left or right corner of the unit and check plumb and level. Adjust if necessary.
9. Attach the opposite lower corner of the window and check plumb and level.
10. Shims shall be cut to exact thickness and must not bind or fall out. Shims at the sill should be 3"" from the ends and in the center. (If the unit is wider than 30" the sill shims should be 12" on center). Jamb shims shall be evenly spaces where required for frame jamb support. A properly shimmed window unit shall measure the same across the head, jambs and sill. Do not remove shims after installation is complete.
11. Nail the jambs, head and sill with galvanized nails, 8" to 12" on center. Nail tight but do not "sink" nails. Sinking will cause the nailing fin to warp, split and break its seal.
12. Apply a continuous bead of sealant across the nail fin of the head of the window directly over the nails used to attach the window to the header.
13. Attach the head flashing along the top edge making sure that each end extends past the jamb flashing by 1". tape along the diagonal cuts made in the Tyvek. The tape should extend past the top of the diagonal cuts.
14. Remove the tape holding up the Tyvek at the header. Lower the Tyvek over the head flashing and place sheathing

STEP 3 - FINAL CAULK (Required) After siding, brick or other exterior material is in place, apply a continuous bead of sealant where exterior material (siding, brick, etc.) butts window unit. Note to masons, when brick or other masonry is used, be sure to leave ?" between bottom of window sill and brick/masonry course to avoid "brick binding". Note: It is very important to properly seal at vertical mullion joints between the window units as well as horizontally mulled stack joints between the window units.

STEP 4 - SHIM AND REMOVE SHIPPING MATERIALS (Required) Before insulating and trimming around the window unit interior, place shims on both sides at meeting rails (double and single hungs). These shims are needed to keep jambs from bowing. Shims shall be cut exact thickness and shall not bind or fall out.

CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE: Permit Number: Bld-25-, 000

PLAZZA Design
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NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	MARCH 05, 2024
DESIGNED	MAT
DRAWN	SWP
CHECKED	DG
REVIEWED	REVBY
SCALE	AS SHOWN

DRAWING TITLE

CONSTRUCTION NOTES

A12.5

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ELECTRICAL SPECIFICATIONS:

1. ALL MATERIALS AND ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND INDUSTRY STANDARDS. WHERE DIFFERENCES EXIST BETWEEN BUILDING CODES, SPECIFICATIONS, STATE LAWS, LOCAL ORDINANCES, AND REGULATIONS AND THE CONTRACT DOCUMENTS, THE MOST STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF SUCH DIFFERENCES. NON-COMPLIANCE: SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, STATE LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND UTILITY COMPANY REGULATIONS, HE/SHE SHALL BEAR ALL COSTS ARISING FROM CORRECTING THE DEFICIENCIES. THE FOLLOWING CODES SHALL APPLY:

   NFPA 70 – NATIONAL ELECTRICAL CODE
   NFPA 101 – LIFE SAFETY CODE
   FLORIDA BUILDING CODE
   FLORIDA ENERGY CONSERVATION CODE

2. ALL MATERIALS SHALL BE NEW AND UL LISTED FOR THE APPLICATION.

3. ALL WIRING SHALL BE COPPER CONDUCTORS WITH TYPE THHN/THWN INSULATION FOR GENERAL USE. PROVIDE INDIVIDUAL NEUTRAL CONDUCTORS FOR ALL SINGLE-POLE BRANCH CIRCUITS. TIED BREAKER HANDLES ARE NOT ACCEPTABLE. CONDUCTORS #12 THROUGH #10 SHALL BE SOLID, #8 AND LARGER SHALL BE STRANDED. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE #12.

4. ALL CONDUCTORS SHALL BE RAN IN RIGID CONDUIT. CONDUITS RUN CONCEALED IN THE HOLLOW SPACE OF NON-MASONRY WALLS OR ABOVE SUSPENDED CEILINGS SHALL BE EMT. CONDUITS INSTALLED CONCEALED IN EARTH FILL, CONCRETE, OR, SOLID MASONRY STRUCTURES SHALL BE PVC 40. PVC SHALL NOT BE INSTALLED IN ANY EXPOSED LOCATIONS. ALL EXPOSED EXTERIOR CONDUITS SHALL BE GRS. ANY GRS INSTALLED BELOW GRADE SHALL 2 COATS OF BITUMASTIC APPLIED PRIOR TO INSTALLATION. FLEX IS NOT PERMITTED. EXPOSED CONDUITS SHALL BE RUN AT RIGHT ANGLES TO OR PARALLEL WITH BUILDING LINES AND EXPOSED STRUCTURE. IN ALL CASES, CONDUIT RUNS SHALL BE GROUPED TOGETHER WHERE POSSIBLE AND SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE, NOT FOR ANY SUSPENDED CEILING SUPPORT SYSTEM.

5. CONDUITS USED FOR CONNECTION TO RECESSED LIGHTING FIXTURES SHALL BE FLEX OR M/C CABLE NOT OVER 6 FEET IN TOTAL LENGTH. CONDUITS FOR CONNECTION TO MOTORS OR VIBRATING EQUIPMENT SHALL BE LIQUID FLEX NOT LESS THAN 18" LONG AND NOT OVER 60" LONG.

6. WHEREVER CONDUITS PASS THROUGH FLOORS OR FIRE RATED PARTITIONS, SLEEVES SHALL BE INSTALLED. SLEEVES SHALL BE GROUTED IN PLACE IN THE SUPPORTING WALL OR FLOOR. THE SPACE BETWEEN THE SLEEVE AND CONDUIT SHALL BE PACKED WITH AN APPROVED, NONCOMBUSTIBLE, FIRE STOPPING MATERIAL. ALL NEW HOLES SHALL BE CORE DRILLED. NO CHOPPING SHALL BE PERMITTED, EXCEPT AS APPROVED BY THE ARCHITECT.

7. SPLICES IN CIRCUITS SHALL BE TWISTED AND MADE MECHANICALLY TIGHT. SECURE WITH SCOTCHLOCK OR PIGTAIL CONNECTORS. CRIMP TYPE CONNECTORS SHALL NOT BE USED.

8. WIRING DEVICES SHALL BE OF THE SPECIFICATION GRADE UNLESS OTHERWISE SPECIFIED. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.

9. PULL BOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.

10. PHASE LEGS OF PANELS SHALL BE BALANCED. ANY PANEL FOUND WITH MORE THAN 10% UNBALANCED LOADS SHALL HAVE ITS CIRCUITS REARRANGED AS REQUIRED TO BALANCE PHASE LEGS.

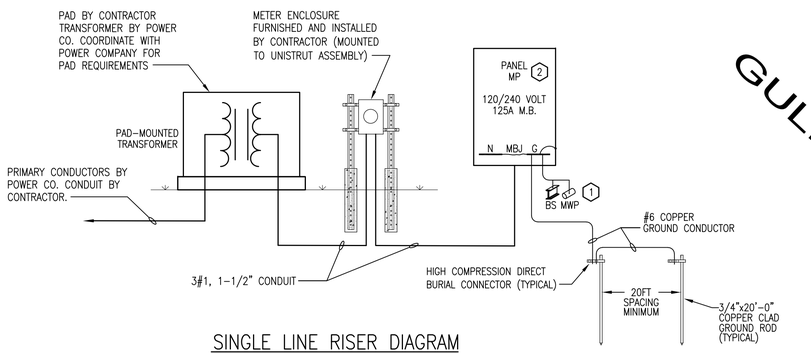
11. THE SHORT CIRCUIT RATING OF A PANEL SHALL APPLY TO ALL BRANCH DEVICES. SERIES CONNECTED SHORT CIRCUIT RATING OF BRANCH DEVICES WILL NOT BE ACCEPTED.

12. PROVIDE TYPED PANELBOARD SCHEDULES IN ALL PANELBOARDS.

13. LIGHTING FIXTURES SHALL BE INSTALLED PLUMB, SQUARE, AND LEVEL WITH THE CEILING, WALL, AND IN ALIGNMENT WITH ADJACENT LIGHTING FIXTURES. MOUNTING HEIGHTS INDICATED SHALL BE TO THE BOTTOM OF THE FIXTURE FOR CEILING-MOUNTED FIXTURES AND TO CENTER OF FIXTURE FOR WALL-MOUNTED FIXTURES. LAY-IN TROFFER FIXTURES SHALL BE SUPPORTED WITH A MINIMUM OF 4 CEILING SUPPORT WIRES PER FIXTURE AND NOT MORE THAN 6 INCHES FROM EACH CORNER OF THE FIXTURE. FOR FIXTURES SMALLER IN SIZE THAN THE CEILING GRID, PROVIDE A MINIMUM OF FOUR WIRES PER FIXTURE. DO NOT SUPPORT FIXTURES BY CEILING ACOUSTICAL PANELS. ALL CONCEALED FIXTURE MOUNTING ACCESSORIES SHALL BE SECURELY TIED TO STRUCTURE. FLEXIBLE CONNECTIONS TO FIXTURES SHALL NOT EXCEED 6 FEET IN LENGTH. FIXTURES SHALL BE SOLIDLY GROUNDED TO RACEWAY SYSTEM.

14. PROVIDE MECHANICALLY FASTENED PHENOLIC LABELS ON ALL ELECTRICAL PANELBOARDS AND MECHANICAL DISCONNECTS. NAMEPLATES SHALL BE FRONT COVER MOUNTED, MECHANICALLY FASTENED, CONTAIN A PERMANENT RECORD OF SWITCH TYPE, AMPERE RATING, AND MAXIMUM VOLTAGE RATING

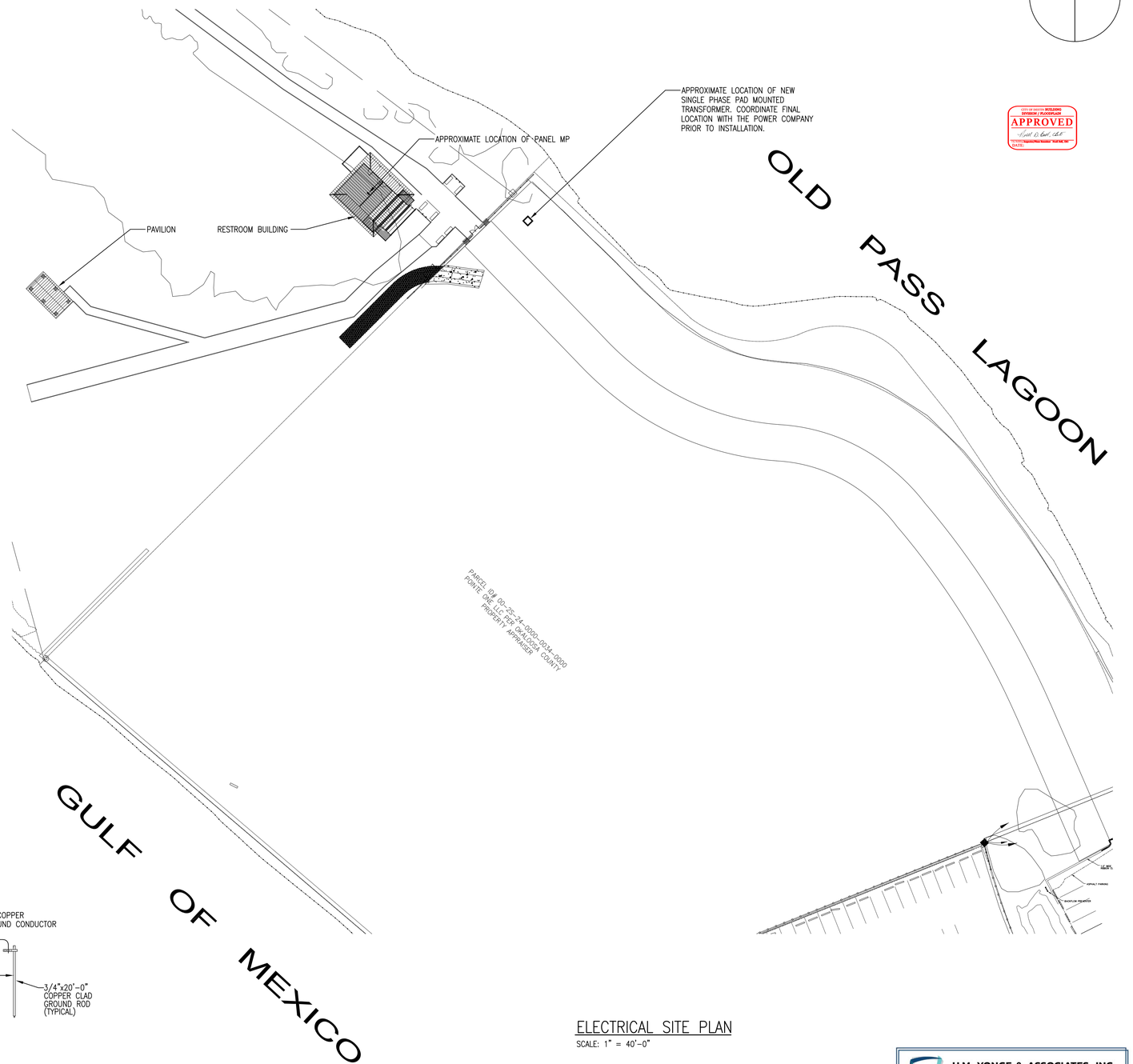
15. THE PANELBOARDS AND ALL COMPONENTS SHALL BE DESIGNED, MANUFACTURED AND TESTED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS OF NEMA AND UL. MAIN BUS BARS SHALL BE PLATED COPPER SIZED IN ACCORDANCE WITH UL STANDARDS TO LIMIT TEMPERATURE RISE ON ANY CURRENT CARRYING PART TO A MAXIMUM OF 65 DEGREES C ABOVE AN AMBIENT OF 40 DEGREES C MAXIMUM. A BOLTED GROUND BUS AND A FULL-SIZE (100%-RATED) INSULATED NEUTRAL BAR SHALL BE INCLUDED IN ALL PANELS. MOLDED CASE CIRCUIT BREAKERS SHALL PROVIDE CIRCUIT OVERCURRENT PROTECTION WITH INVERSE TIME AND INSTANTANEOUS TRIPPING CHARACTERISTICS. CIRCUIT BREAKERS SHALL BE OPERATED BY A TOGGLE-TYPE HANDLE AND SHALL HAVE A QUICK-MAKE, QUICK-BREAK OVER-CENTER SWITCHING MECHANISM THAT IS MECHANICALLY TRIP-FREE. PROVIDE AN ENGRAVED NAMEPLATE FOR EACH PANEL SECTION INDICATING THE PANEL DESIGNATION AND THE PANEL IT IS FED FROM (IF APPLICABLE).



SINGLE LINE RISER DIAGRAM
NOT TO SCALE

SINGLE LINE RISER DIAGRAM KEYNOTES

1. GROUNDING ELECTRODE SYSTEM SHALL BE IN ACCORDANCE WITH NEC 2014 ARTICLE 250.
2. ELECTRICAL EQUIPMENT SHALL BE MARKED TO INDICATE THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATES PER NEC 408.4(B).



ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
CERTIFICATION OF AUTHORIZATION No: 5254
MECHANICAL ENGINEER: HOWARD M. YONGE, P.E. FLORIDA REG No. 32093
MECHANICAL ENGINEER: TIMOTHY J. MITCHELL, P.E. FLORIDA REG No. 66792
ELECTRICAL ENGINEER: ARUN T. VARGHESE, P.E. FLORIDA REG No. 76335

H. M. YONGE AND ASSOC. JOB# 18-078

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10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	JANUARY 19, 2024
DESIGNED	A. VARGHESE
DRAWN	R. HOWARD
CHECKED	A. VARGHESE
REVIEWED	.
SCALE	AS SHOWN

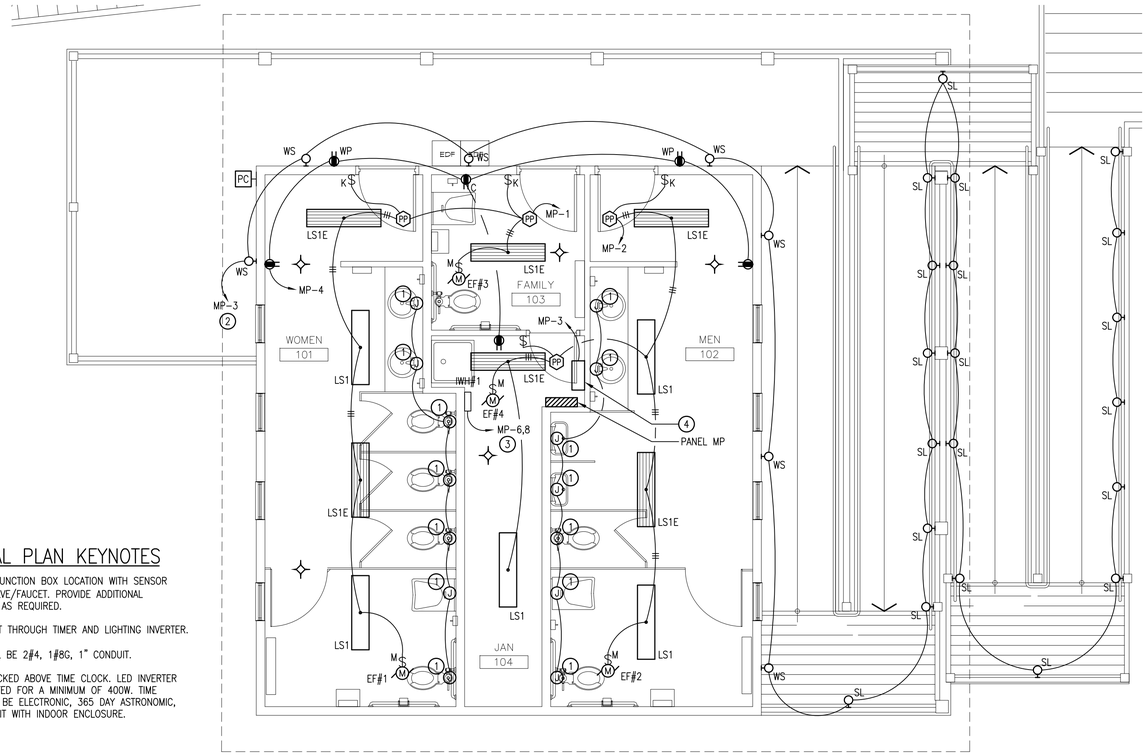
DRAWING TITLE

ELECTRICAL SITE PLAN

E-1

SHEET 52 OF 64

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ELECTRICAL FLOOR PLAN

SCALE: 1/4 = 1'-0"

ELECTRICAL PLAN KEYNOTES

1. COORDINATE JUNCTION BOX LOCATION WITH SENSOR OPERATED VALVE/FAUCET. PROVIDE ADDITIONAL CONNECTIONS AS REQUIRED.
2. ROUTE CIRCUIT THROUGH TIMER AND LIGHTING INVERTER.
3. CIRCUIT SHALL BE 2#4, 1#8G, 1" CONDUIT.
4. INVERTER STACKED ABOVE TIME CLOCK. LED INVERTER SHALL BE RATED FOR A MINIMUM OF 400W. TIME CLOCK SHALL BE ELECTRONIC, 365 DAY ASTRONOMIC, 30A, 2-CIRCUIT WITH INDOOR ENCLOSURE.

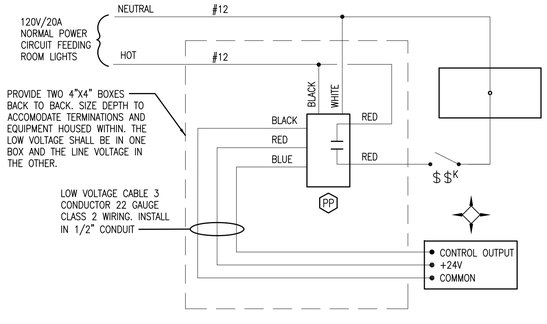
CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

10/29/2024

LIGHTING FIXTURE SCHEDULE

LIGHTING MANUFACTURERS OTHER THAN THOSE LISTED IN THIS SCHEDULE SHALL SUBMIT **PRIOR APPROVAL NO LESS THAN 10 DAYS PRIOR TO BID**. NO FIXTURES WILL BE REVIEWED AFTER THE 10 DAY DEADLINE, NO EXCEPTIONS. SUBSTITUTE PACKAGES MAY BE RESUBMITTED **ONE TIME** FOLLOWING THE INITIAL ENGINEER'S REVIEW. FAILURE TO PROVIDE AN APPROVED EQUIVALENT PACKAGE WILL RESULT IN DISAPPROVAL OF THE ENTIRE SUBSTITUTE PACKAGE. MANUFACTURERS NOT APPROVED PRIOR TO BID SHALL NOT BE SUBMITTED FOR CONSTRUCTION.

MARK	LAMPS #	LAMPS WATTS	LAMPS TYPE	MOUNTING	MANUFACTURER AND CATALOG NUMBER	NOTES
LS1 LS1E	1	46W	LED 3500K	SURFACE	H.E. WILLIAMS AVX-4-L62/835-CPC-L39-DRV-UNV AVX-4-L62/835-CPC-EM/10WLP-L39-DRV-120	
SL	1	8W	LED AMBER	SURFACE/WALL @ 2'-0" A.F.G.	HK LIGHTING ZXL-SL-6X4-SM-UNV-8-AMBER-FINISH	COORDINATE FINISH WITH ARCHITECT.
WS	1	28W	LED AMBER	WALL @ 7'-6" A.F.G.	ELCAST TF-1495-28WLED-A-120-FLA-CS-FINISH	PROVIDE WITH 2" 270° EXTERNAL SHIELD TO MOUNT BELOW FIXTURE. COORDINATE FINISH WITH ARCHITECT.

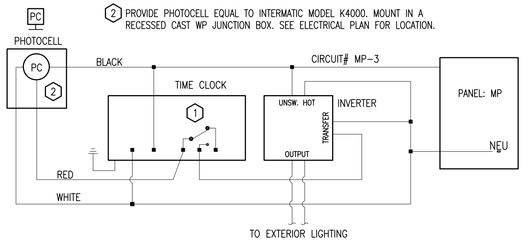


TYPICAL OCCUPANCY SENSOR WIRING DIAGRAM

NOT TO SCALE

LIGHTING CONTROL DIAGRAM KEY NOTES

1. PROVIDE TIME CLOCK EQUAL TO NEMA 1 INTERMATIC ET9000 SERIES. COORDINATE PROGRAMMING WITH OWNER.
2. PROVIDE PHOTOCELL EQUAL TO INTERMATIC MODEL K4000. MOUNT IN A RECESSED CAST WP JUNCTION BOX. SEE ELECTRICAL PLAN FOR LOCATION.



TYPICAL EXTERIOR LIGHTING CONTROL DIAGRAM

NOT TO SCALE

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
♀ ▭	LED LIGHTING FIXTURE – LETTER(S) DENOTE TYPE. SEE LIGHTING FIXTURE SCHEDULE. HATCHING INDICATES THE FIXTURE IS TO BE PROVIDED WITH AN INTEGRAL EMERGENCY DRIVER.
▨	PANELBOARD – SEE RESPECTIVE PANELBOARD SCHEDULE. PROVIDE MECHANICALLY FASTENED PHENOLIC LABEL.
A-1	BRANCH CIRCUIT CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING. ARROW INDICATES CIRCUIT HOMERUN, HASHMARKS INDICATE NUMBER OF CONDUCTORS, ABSENCE OF HASHMARKS INDICATES TWO CONDUCTORS PLUS GROUND. "A" DENOTES PANELBOARD SERVING CIRCUIT, "1" INDICATES CIRCUIT BREAKER SPACE IN PANELBOARD. SEE RESPECTIVE PANEL CIRCUIT SCHEDULE. MINIMUM CIRCUIT SIZE = 2#12, 1#12G, 3/4" CONDUIT. SHARING OF NEUTRAL CONDUCTORS IS NOT PERMITTED.
WP	INDICATES WIRING DEVICE WITH WEATHER PROOF COVER PLATE.
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER.
$	20A, 120/277 VAC SINGLE POLE TOGGLE SWITCH – FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE.
$	20A, 120/277 VAC SINGLE POLE KEY LOCKING SWITCH – FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE.
✧	DUAL TECHNOLOGY CEILING-MOUNTED 360° OCCUPANCY SENSOR, WATTSTOPPER CAT# DT-305. SEE LIGHTING CONTROL WIRING DIAGRAM FOR ADDITIONAL INFORMATION. MOUNT AT LOCATION AS INDICATED ON PLANS. ARROWS INDICATE DEVICE ORIENTATION. SENSOR SHALL BE ORIENTED AS INDICATED ON PLANS. DEVICE SHALL BE PROGRAMMED SUCH THAT BOTH TECHNOLOGIES ARE REQUIRED TO TURN LIGHTS ON AND SUCH THAT EITHER TECHNOLOGY SHALL "HOLD" LIGHTS "ON". "AUTOMATIC OFF" TIME DELAY DURATION SHALL BE 30 MINUTES MAXIMUM. SENSOR SHALL BE PROGRAMMED FOR "AUTOMATIC ON".
PP	POWER PACK RELAY FOR CONTROL OF LIGHTING CONTROLS, EQUAL TO WATTSTOPPER CAT# BZ-150. MOUNT DEVICE IN AN ACCESSIBLE LOCATION. SEE TYPICAL OCCUPANCY SENSOR WIRING DIAGRAM FOR REQUIREMENTS.
⊖	20A, 125 VAC 2P., 3W., GROUNDING TYPE, DUPLEX RECEPTACLE. FLUSH WALL MTD. 18" A.F.F. UNLESS NOTED OTHERWISE.
⊖	20A, 125VAC, 2P., 3W., NEMA 5-20R INDICATES GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE. FLUSH WALL MTD. 18" A.F.F. UNLESS NOTED OTHERWISE.
J	JUNCTION BOX LOCATION. SIZE AND TYPE AS REQUIRED.
$M	FRACTIONAL HP SWITCH 30 AMP EQUAL TO HUBBELL HBL7832D OR HBL7810D, AS REQUIRED. PROVIDE PHENOLIC LABEL.
M	MOTOR PROVIDED BY OTHERS. COORDINATE WORK AND CONTROLS WITH MECHANICAL CONTRACTOR.
PC	EXTERIOR PHOTOCELL REFERENCE WIRING DIAGRAM FOR ADDITIONAL INFORMATION.

SYMBOLS NOTES:

1. ALL OUTLETS SHALL BE FLUSH MOUNTED.
2. MOUNTING HEIGHTS ARE FROM THE CENTER LINE OF THE DEVICE.
3. ALL SINGLE GANG AND TWO GANG DEVICES SHALL USE A 4" SQ. BOX WITH EXTENSION RING.
4. ALL MULTI – GANG DEVICES SHALL USE A COMMON COVER PLATE
5. COLORS FOR ALL DEVICES (i.e. SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, ETC.) AND THEIR COVERPLATES SHALL BE DETERMINED BY THE ARCHITECT. UNLESS NOTED OTHERWISE.
6. A.F.G. INDICATES MOUNTING HEIGHT ABOVE FINISHED GRADE.
7. A.F.F. INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR.
8. DO NOT INSTALL OUTLETS BACK TO BACK.
9. "PROVIDE" INDICATES THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL.
10. WHERE MORE THAN 3 CURRENT CARRYING CONDUCTORS ARE RAN IN A SINGLE CONDUIT, NEC SECTION 310.15 SHALL APPLY.

PANEL MP SCHEDULE

NEMA 1, SURFACE MOUNT
125A M.B. 240/120V 1ø 3W
* 5,093 SCA AVAILABLE
10,000 AIC RATING

CKT NO.	LOAD DESCRIPTION	BREAKER POLE	BREAKER AMP	KVA	KVA	BREAKER AMP	BREAKER POLE	LOAD DESCRIPTION	CKT NO.
1	LIGHTS/EF – WOMEN, FAMILY	1	20	0.7	0.8	20	1	LIGHTS/EF – MEN, JANITOR	2
3	EXTERIOR LIGHTS – BATHROOM BLDG.	1	20	0.4	1.1	20	1	RECEPT – WOMEN, MEN, FAMILY, JANITOR, EXTERIOR	4
5	SPARE	1	20	·	15.0	80	2	INSTANTANEOUS WATER HEATER – JANITOR	6
7	SPARE	1	20	·					8
9	SPARE	1	20	·	·	20	1	SPARE	10
11	SPARE	1	20	·	·	20	1	SPARE	12
13	SPACE	1	20	·	·	20	1	SPACE	14
15	SPACE	1	20	·	·	20	1	SPACE	16
17	SPACE	1	20	·	·	20	1	SPACE	18

CONNECTED LOAD 18.2 KVA

* PROVIDE PHENOLIC LABEL AFFIXED TO PANEL INDICATING THIS VALUE ALONG WITH THE DATE OF THE INSTALLATION.

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
City Building Inspector/Plans Examiner - Brett D. Cook, CBO
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
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DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
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JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

REVISIONS / SUBMISSIONS	DATE	ZONE

PROJECT NO	C2015-058
DATE	JANUARY 19, 2024
DESIGNED	A. VARGHESE
DRAWN	R. HOWARD
CHECKED	A. VARGHESE
REVIEWED	.
SCALE	AS SHOWN

DRAWING TITLE

ELECTRICAL PLANS

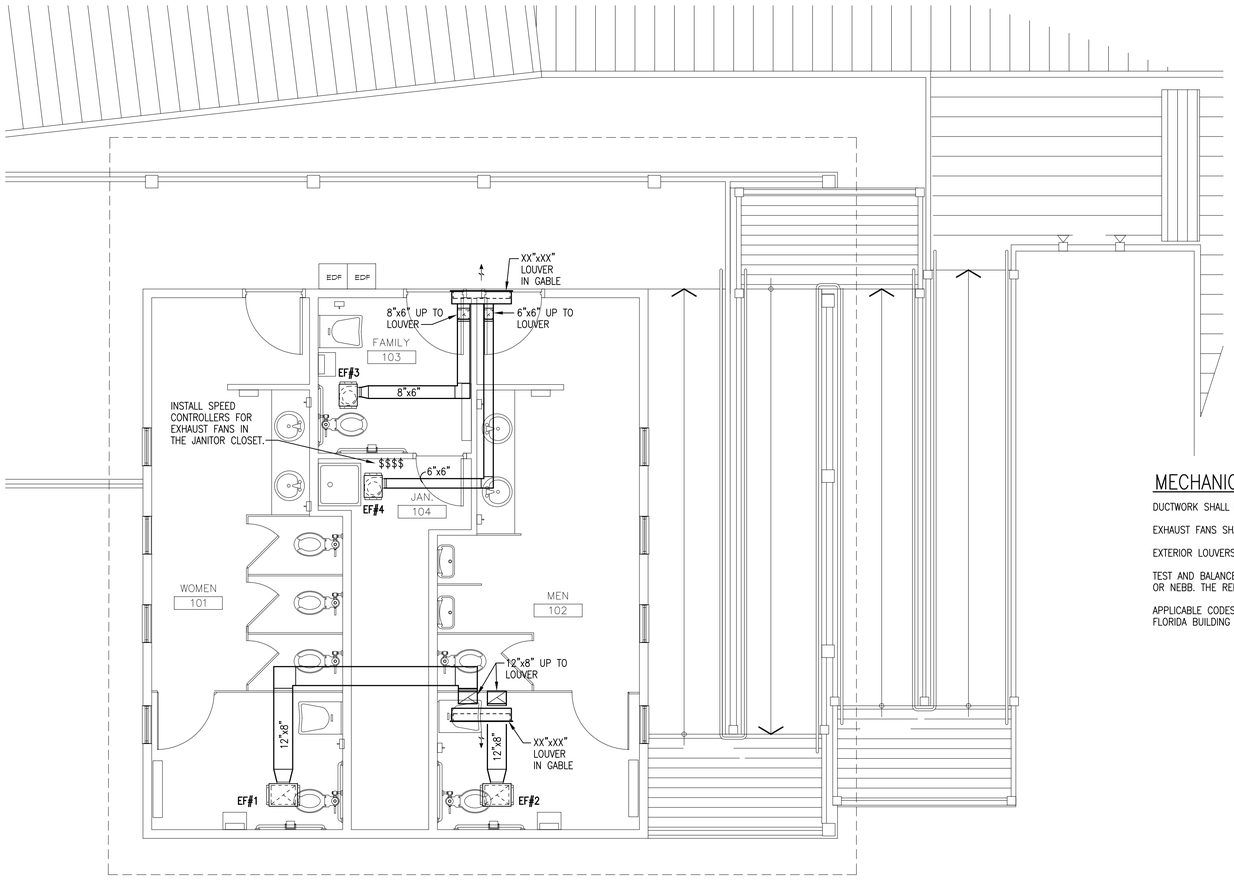
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SHEET 53 OF 64

H.M. YONGE & ASSOCIATES, INC.
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51 EAST GREGORY STREET
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H. M. YONGE AND ASSOC. JOB# 18-078

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HVAC FLOOR PLAN – BATHROOM BUILDING

SCALE: 1/4 = 1'-0"

FAN SCHEDULE

FAN NO.	CFM TOTAL	TSP IN WC	MAX RPM	TYPE DRIVE	TYPE FAN	CONTROL WITH	MOTOR HP/WATTS	MAX SONES	ELECTRICAL DATA			FAN SERVICE	REMARKS
									VOLTS	Hz	PHASE		
EF#1	400	0.25	1000	DIRECT	CEILING MOUNTED	LIGHTING CONTROLS	224 W	3.5	120	60	1	WOMEN'S 101	NOTES 1, 2, 3
EF#2	400	0.25	1000	DIRECT	CEILING MOUNTED	LIGHTING CONTROLS	224 W	3.5	120	60	1	MEN'S 102	NOTES 1, 2, 3
EF#3	125	0.25	860	DIRECT	CEILING MOUNTED	LIGHTING CONTROLS	128 W	1.5	120	60	1	FAMILY 103	NOTES 1, 2, 3
EF#4	50	0.25	815	DIRECT	CEILING MOUNTED	LIGHTING CONTROLS	13 W	0.7	120	60	1	JANITOR 103	NOTES 1, 2, 3

NOTES:
1. BASIS OF DESIGN – GREENHECK MODEL SP.
2. PROVIDE WITH BACKDRAFT DAMPER
3. PROVIDE WITH SPEED CONTROLLER

MECHANICAL SPECIFICATIONS

DUCTWORK SHALL BE G90 GALVANIZED STEEL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS.

EXHAUST FANS SHALL BE EQUAL TO THE BASIS OF DESIGN.

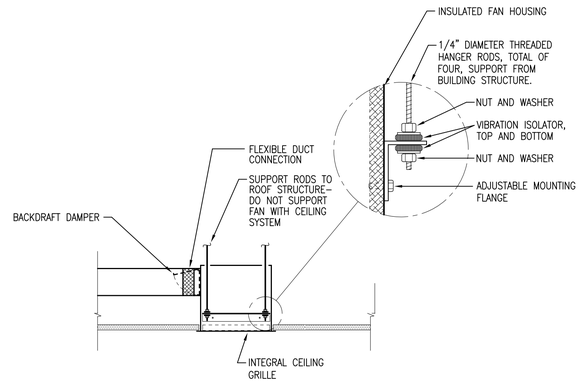
EXTERIOR LOUVERS SHALL BE AMCA 540 AND 550 LISTED RUSKIN EME6325D OR EQUAL WITH VALID FLORIDA NOA NUMBER.

TEST AND BALANCE OF THE AIR DISTRIBUTION SHALL BE PERFORMED BY AN AGENCY CERTIFIED BY THE AABC OR NEBB. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

APPLICABLE CODES: FLORIDA MECHANICAL CODE (2023 ED. WITH ALL SUPPLEMENTS) AND THE FLORIDA BUILDING CODE (2023 ED. WITH ALL SUPPLEMENTS).

MECHANICAL LEGEND:

T	THERMOSTAT/SENSOR
	90° ELBOW WITH TURNING VANES
	SPIN-IN TAP FITTING W/SCOOP & DAMPER
	METAL DUCT TO FLEX DUCT TRANSITION
	SUPPLY DUCT IN SECTION
	RETURN AIR DUCT IN SECTION
	CEILING MOUNTED EXHAUST FAN
	EXHAUST REGISTER
EF	EXHAUST FAN
CFM	CUBIC FEET PER MINUTE



NOTE: SEE FLOOR PLANS FOR LOCATION OF SPEED CONTROLLERS.

CEILING EXHAUST FAN DETAIL

NOT TO SCALE

CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

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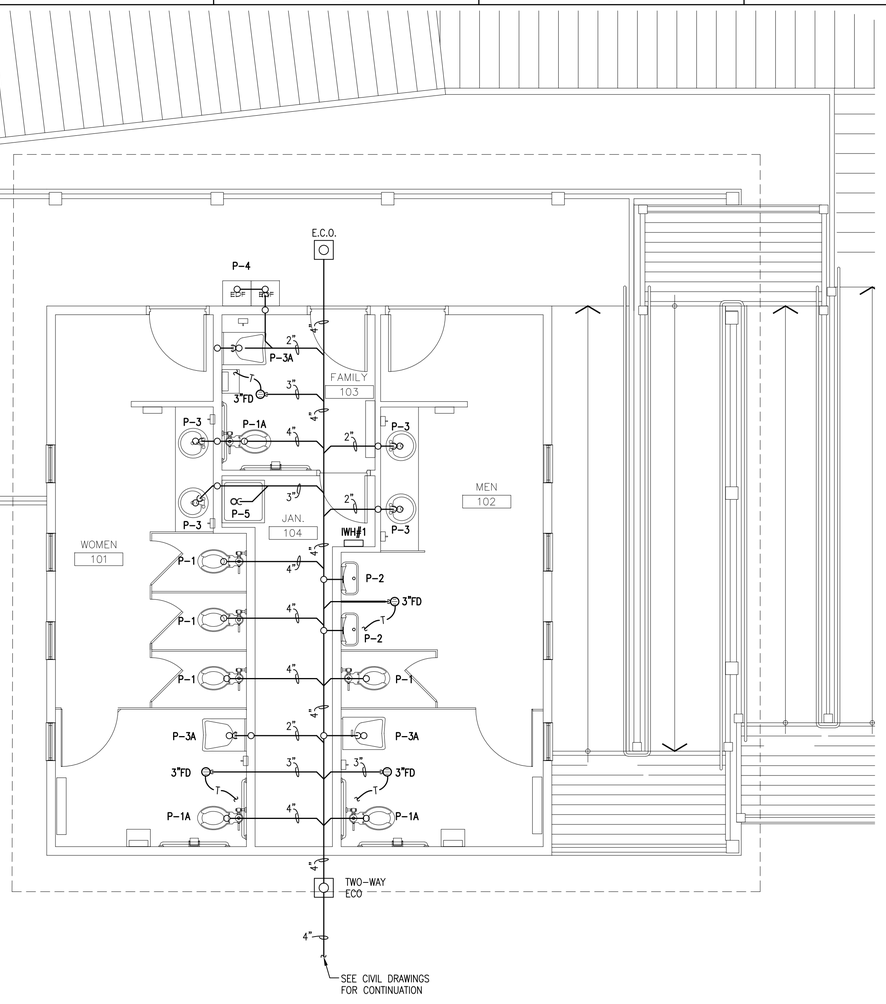
DRAWING TITLE

HVAC PLAN

M-1

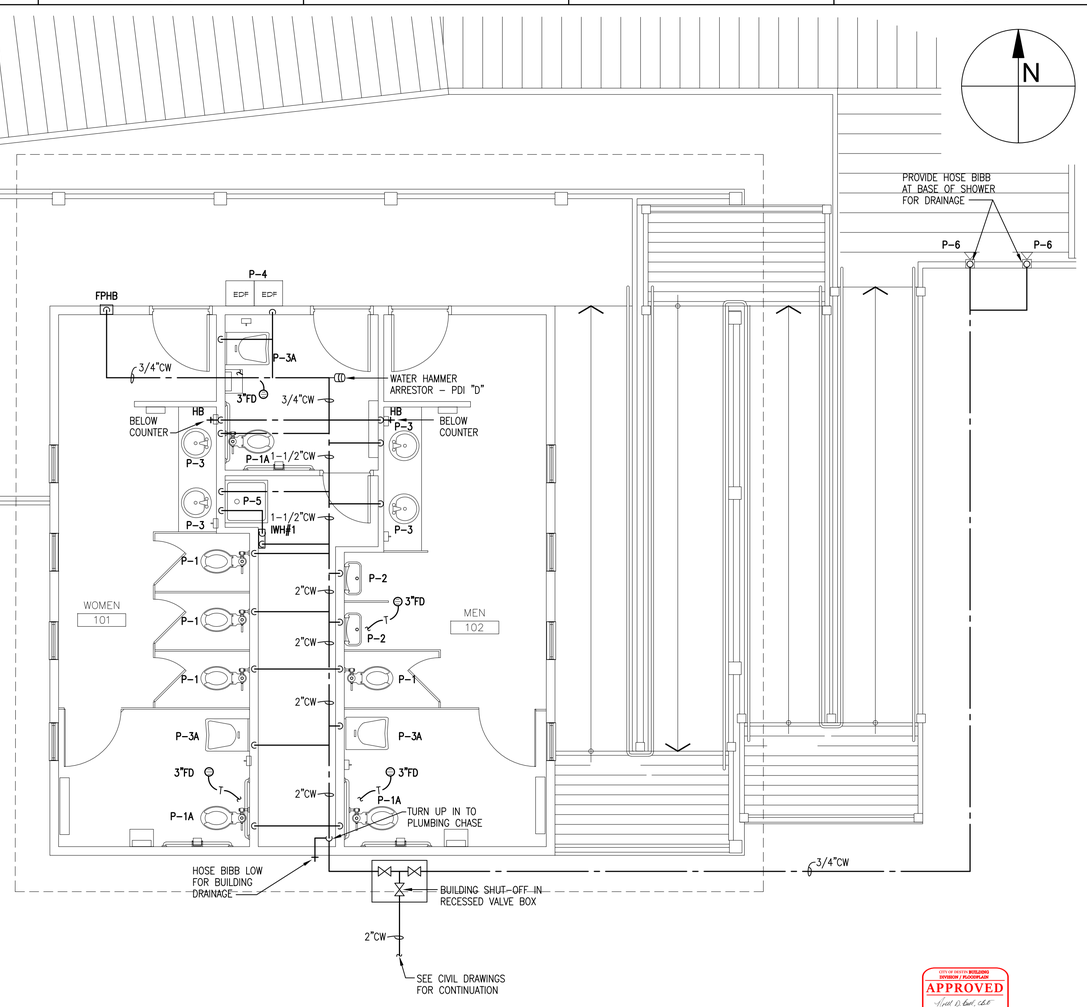
SHEET 54 OF 64

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WASTE PIPING FLOOR PLAN – BATHROOM BUILDING

SCALE: 1/4 = 1'-0"



WATER PIPING FLOOR PLAN – BATHROOM BUILDING

SCALE: 1/4 = 1'-0"

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE:

CITY OF DESTIN
BUILDING DIVISION
APPROVED
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

PROJECT TITLE

NORRIEGO POINT
RECREATION
ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811
BEFORE YOU DIG
1-800-638-4097

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	JANUARY 19, 2024
DESIGNED	T. MITCHELL
DRAWN	T. MITCHELL
CHECKED	T. MITCHELL
REVIEWED	.
SCALE	AS SHOWN

DRAWING TITLE

PLUMBING PLANS

P-1

SHEET 55 OF 64

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
CERTIFICATION OF AUTHORIZATION No: 5254
MECHANICAL ENGINEER: HOWARD H. YONGE, P.E. FLORIDA REG No. 32093
MECHANICAL ENGINEER: TIMOTHY J. MITCHELL, P.E. FLORIDA REG No. 66792
ELECTRICAL ENGINEER: ARUN T. VARGHESE, P.E. FLORIDA REG No. 76315

H. M. YONGE AND ASSOC. JOB# 18-078

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PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	CONNECTIONS				MAX. FIXTURE FLOW RATE	DESCRIPTION
		WASTE	CW	HW (110°F)	HW (140°F)		
P-1	WATER CLOSET	4"	1"	--	--	1.6 (gpf)	ACORN DURA-WARE 2120 SERIES STAINLESS STEEL 15-INCH HIGH TOP INLET, BOTTOM OUTLET WATER CLOSET WITH HINGED OPEN FRONT SEAT. FLUSH VALVE SHALL BE ZURN ZEMS6000AV-IS-WS1 HARD WIRED FLUSH VALVE WITH 1.6 GPF, SPLIT RING SUPPORT AND BUMPER ON ANGLE STOP.
P-1A	WATER CLOSET (ADA)	4"	1"	--	--	1.6 (gpf)	ACORN DURA-WARE 2120 SERIES STAINLESS STEEL 18-INCH HIGH TOP INLET, BOTTOM OUTLET WATER CLOSET WITH HINGED OPEN FRONT SEAT. FLUSH VALVE SHALL BE ZURN ZEMS6000AV-IS-WS1 HARD WIRED FLUSH VALVE WITH 1.6 GPF, SPLIT RING SUPPORT AND BUMPER ON ANGLE STOP.
P-2	URINAL	2"	3/4"	--	--	1.0 (gpf)	ACORN DURA-WARE 2158 SERIES STAINLESS STEEL TOP SPUD URINAL WITH ZURN ZEMS6003AV-IS-WS1 HARD WIRED FLUSH VALVE WITH 1.0 GPF FLOW. PROVIDE ZURN Z-1222 FLOOR SUPPORTED CARRIER.
P-2A	URINAL (ADA)	2"	3/4"	--	--	1.0 (gpf)	ACORN DURA-WARE 2158 SERIES STAINLESS STEEL TOP SPUD URINAL WITH ZURN ZEMS6003AV-IS-WS1 HARD WIRED FLUSH VALVE WITH 1.0 GPF FLOW. PROVIDE ZURN Z-1222 FLOOR SUPPORTED CARRIER. SEE ARCHITECTURAL FOR MOUNTING HEIGHT.
P-3	LAVATORY (COUNTER MOUNTED)	1-1/2"	1/2"	--	--	0.5 (gpm)	ELKAY ASANA RLR9 STAINLESS STEEL 12" ROUND COUNTER MOUNTED SINK WITH ZURN Z6955-XL HARD WIRED AUTOMATIC FAUCET W/ 0.5 GPM VANDAL RESISTANT FLOW CONTROL AND DECK COVER PLATE. PROVIDE 1-1/2", 17-GAUGE TAIL PIECE WITH P-TRAP, FLEXIBLE SUPPLY AND QUARTER TURN WALL STOP.
P-3A	LAVATORY (WALL HUNG, ADA)	1-1/2"	1/2"	--	--	0.5 (gpm)	ACORN DURA-WARE 1950 SERIES STAINLESS STEEL 18"x15" WALL MOUNTED SINK WITH ANGLE BRACES AND TRAP ENCLOSURE. PROVIDE ZURN Z6955-XL HARD WIRED AUTOMATIC FAUCET W/ 0.5 GPM VANDAL RESISTANT FLOW CONTROL AND DECK COVER PLATE. PROVIDE 1-1/2", 17-GAUGE TAIL PIECE WITH P-TRAP, FLEXIBLE SUPPLY AND QUARTER TURN WALL STOP.
P-4	HI/LOW WATER BUBBLER (ADA & VANDAL RESIST.)	1-1/4"	1/2"	--	--	EXEMPT	ELKAY EHWM17C HEAVY DUTY, STAINLESS STEEL, WALL MOUNTED, VANDAL RESISTANT, BARRIER FREE HI/LOW DRINKING FOUNTAIN WITH 1-1/4" WASTE ARMS, VANDAL RESISTANT BOTTOM COVER PLATES AND SURFACE MOUNTING PLATE.
P-5	JANITOR SINK	3"	1/2"	--	1/2"	1.5 (gpm)	FIAT TERRAZZO TSBC6010 24"x24"x12" SINK WITH STAINLESS STEEL CURB CAPS. PROVIDE 1453BB STRAINER, 3" P-TRAP AND 830-AA SERVICE FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, PAIL HOOK AND 832AA HOSE/HOSE BRACKET. ALSO INCLUDE 889CC MOP HANGER BRACKET.
P-6	EXTERIOR SHOWER	--	1/2"	--	--	2.5 (gpm)	OUTDOOR SHOWER CO. PM-750-ADA WALL MOUNTED SHOWER WITH STAINLESS STEEL BRACKETS AND RISER AND ADA PUSH VALVES. SHOWER TO INCLUDE METERED SHOWER VALVE, METERED FOOT SHOWER AND HOSE BIBB.

NOTES:
1. ALL PLUMBING FIXTURES SHALL BE WHITE, UNLESS INDICATED OTHERWISE.
2. PLUMBING CONTRACTOR SHALL COORDINATE ALL PLUMBING FIXTURES AND ROUGH-IN REQUIREMENTS WITH EQUIPMENT SUPPLIERS.
3. ALL INSTALLATION HARDWARE SHALL BE STAINLESS STEEL.

INSTANTANEOUS WATER HEATER SCHEDULE

MARK	TEMPERATURE RISE @ 1.5 GPM	ACTIVATION FLOW	MAXIMUM FLOW	OUTLET LWT	ELECTRICAL DATA					REMARKS
					VOLTS	Hz	PHASE	KW	AMPS	
IWH#1	75°F	0.7 GPM	3.0 GPM	140°F	240	60	1	15.0	64	BASIS OF DESIGN - EEMAX EX144C

PLUMBING LEGEND

	COLD WATER PIPING
	HOT WATER PIPING
	HOT WATER RETURN PIPING
	WASTE PIPING
	VENT PIPING
	BALL VALVE
	CHECK VALVE
	BALANCING VALVE
	P-TRAP
	CONNECT NEW TO EXISTING
CO	CLEANOUT
CW	COLD WATER
ECO	EXTERIOR CLEANOUT
EX	EXISTING
FCO	FLOOR CLEANOUT
HW	HOT WATER
HWR	HOT WATER RETURN
WCO	WALL CLEANOUT

WATER HAMMER ARRESTOR

PPP SIZE	FIXTURE UNITS	CROSS REF PDI
1/2"	1-11	A
3/4"	12-32	B
1"	33-60	C
1-1/4"	61-113	D
1-1/2"	114-154	E
2"	155-330	F

PLUMBING SPECIFICATIONS:

SEE PLUMBING FIXTURE CONNECTION SCHEDULE FOR PLUMBING FIXTURE SPECIFICATIONS. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.

HW AND CW PIPING SHALL BE TYPE L HARD COPPER. MAXIMUM HANGER SPACING IS 6 FT.

WATER PIPING SHALL BE INSULATED WITH 1" THICK HIGH DENSITY FIBERGLASS PIPE INSULATION WITH AN ALL SERVICE JACKET. MAXIMUM FLAME/SMOKE RATING IS 25/50.

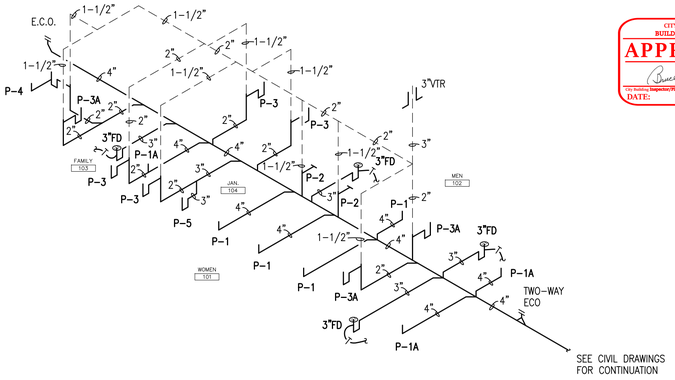
WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC-DWV. MAXIMUM HANGER SPACING IS 4 FT.

TRAP PRIMERS SHALL BE PRECISION PLUMBING PRODUCTS (PPP) OR EQUAL.

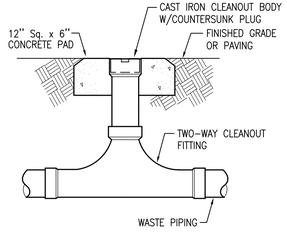
FLOOR DRAINS SHALL BE EQUAL TO ZURN Z415N.

FLOOR CLEANOUTS SHALL BE EQUAL TO ZURN Z1400K.

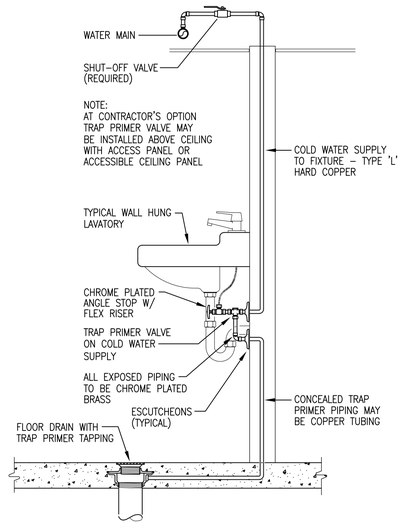
APPLICABLE CODES: FLORIDA BUILDING CODE - PLUMBING (2023 ED. WITH ALL SUPPLEMENTS), FLORIDA BUILDING CODE - BUILDING (2023 ED. WITH ALL SUPPLEMENTS).



WASTE RISER DIAGRAM
SCALE: NONE



TWO-WAY EXTERIOR CLEANOUT DETAIL
SCALE: NONE



TRAP PRIMER DETAIL
SCALE: NONE

CITY OF DESTIN BUILDING DIVISION APPROVED Bruce Mitchell City Building Inspector/Plans Examiner - Bruce Mitchell DATE:

CITY OF DESTIN BUILDING DIVISION APPROVED Bruce Mitchell City Building Inspector/Plans Examiner - Bruce Mitchell DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

NO	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2015-058
DATE	JANUARY 19, 2024
DESIGNED	T. MITCHELL
DRAWN	T. MITCHELL
CHECKED	T. MITCHELL
REVIEWED	.
SCALE	AS SHOWN

DRAWING TITLE

PLUMBING SCHEDULES, LEGEND AND DETAILS

P-2

SHEET 56 OF 64

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
CERTIFICATION OF AUTHORIZATION No: 5254
MECHANICAL ENGINEER: HOWARD M. YONGE, P.E. FLORIDA REG No. 32093
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H. M. YONGE AND ASSOC. JOB# 18-078

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STRUCTURAL NOTES AND SPECIFICATIONS

GENERAL NOTES

1. CODES
   - 2023 FLORIDA BUILDING CODE (8TH EDITION)
   - AMERICAN WOOD COUNCIL, NDS FOR WOOD CONSTRUCTION (LATEST EDITION)
   - AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
   - THE MASONRY SOCIETY, BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION (TMS 402/602)
   - CONCRETE REINFORCING STEEL INSTITUTE, PLACING REINFORCING BARS (LATEST EDITION)
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION (LATEST EDITION)
   - AWS STRUCTURAL WELDING CODE, (LATEST EDITION)
2. LOADING
   - GRAVITY LOADS
     - i. DEAD - 20 PSF
     - ii. LIVE LOADING
       1. FLOOR - 40 PSF
       2. BALCONIES - 60 PSF
       3. STAIRS - 40 PSF
     - iii. ROOF LIVE
       1. 20 PSF
     - iv. WIND LOADING
       1. SEE CHART, THIS PAGE
3. SITE DATA
   - FLOOD ZONE: VE13
   - GRADE ELEVATION: SEE ARCHITECTURAL PLANS
4. SHUTTERS OR IMPACT RESISTANT GLAZING AS APPROVED BY THE FLORIDA BUILDING CODE.
5. SHOULD A CONFLICT OCCUR IN THE INTERPRETATION OF THE CODES ABOVE, THE CONTRACT DOCUMENTS SHALL GOVERN. SHOULD A CONFLICT OCCUR IN THE CONTRACT DOCUMENTS, THE STRICTEST INTERPRETATION SHALL GOVERN.
6. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY.
7. COORDINATE STRUCTURAL CONTRACT DRAWINGS WITH ARCHITECTURAL, MEP, AND CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT AND/OR OMISSION.
8. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS NOT GIVEN.
9. ALL SECTIONS OR DETAILS SHOULD BE CONSIDERED TYPICAL AND SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS.
10. SUBMIT SHOP DRAWINGS DETAILING STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS AND CONTAINING THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND DETAILS. REVIEW OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE JURISDICTIONAL BUILDING CODES.
11. INSPECTIONS
    - CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER TO PERFORM STRUCTURAL INSPECTIONS PRIOR TO PLACING CONCRETE OR COVERING STRUCTURAL MEMBERS OR CONNECTIONS.
    - CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER AT LEAST 48 HOURS IN ADVANCE OF A NECESSARY INSPECTION.
    - TYPICAL INSPECTION SCHEDULE:
      - i. PILE INSTALLATION (IF APPLICABLE)
      - ii. FOOTING/REINFORCEMENT PRE-POUR
      - iii. STEM WALL/PIER PRE-POUR
      - iv. PARTIAL BLOCK FILL @ 4'-0" LIFTS
      - v. SLAB PRE-POUR
      - vi. FIRST FLOOR FRAMING
      - vii. STRUCTURAL STEEL
      - viii. WINDOW & DOOR
      - ix. SHEATHING
      - x. FINAL FRAMING INSPECTION, INCLUDING HOLD-DOWNS, STRAPPING, AND SHEAR WALLS IN PLACE
    - NO ON-SITE INSPECTIONS WILL BE PERFORMED PAST FIRST FLOOR FRAMING UNLESS TRUSS DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE E.O.R.

FOUNDATION NOTES

1. FOUNDATIONS AND SLAB ON GRADE
   - FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT # 15-215 PREPARED BY LARRY M. JACOBS & ASSOCIATES, DATED NOVEMBER 7, 2017. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL SITE PREPARATION REQUIREMENTS SET FORTH IN THE REPORT. OWN, INC. IS NOT RESPONSIBLE FOR ANY SITE CONDITIONS THAT DIFFER FROM THE REPORT.
   - DESIGN ASSUMES MINIMUM SOIL BEARING CAPACITY 1500 PSF. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE COMPLIANCE WITH THIS REQUIREMENT.
   - FOOTING DIMENSIONS ON PLAN SHALL BE CONSIDERED MINIMUMS.
   - STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY CHANGES IN FOUNDATION ELEVATION.
   - TERMITE TREATMENT
     - i. TERMITE PROTECTION SHALL BE INSTALLED PER THE 2020 FLORIDA BUILDING CODE. THESE TREATMENTS SHALL BE LABELED AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
   - FOOTING CONCRETE SHALL NOT BE PLACED IN STANDING WATER.
   - FOUNDATION WALLS SHALL BE BACKFILLED UNIFORMLY TO PREVENT OVERTURNING.

CONCRETE NOTES

1. CONCRETE
   - ALL DETAILS SHOWN SHALL BE CONSIDERED TYPICAL.
   - CONCRETE OPERATIONS SHALL COMPLY WITH ALL APPLICABLE DESIGN CRITERIA LISTED ABOVE.
   - CONCRETE COMPRESSIVE STRENGTH - 3000 PSI MINIMUM AT 28 DAYS & 6" SLUMP UNLESS OTHERWISE SPECIFIED.
   - REINFORCEMENT BARS - ASTM A615 GRADE 60 MINIMUM
   - CONTINUOUS REINFORCING BARS SHALL HAVE BASIC CLASS "C" TENSION LAPS AT ALL CORNERS AND WALL INTERSECTIONS.
   - WELDED WIRE FABRIC (W.W.F.) - ASTM A185
   - PLACING ACCESSORIES FOR REINFORCEMENT BARS SHALL BE IN ACCORDANCE WITH ACI STANDARDS.
   - PROPOSED MATERIALS AND MIX DESIGNS SHALL BE DOCUMENTED AND REVIEWED BY THE QC LABORATORY. RESPONSIBILITY FOR OBTAINING REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S RESPONSIBILITY.
   - MINIMUM CONCRETE REINFORCEMENT COVER FOR FOOTING CONCRETE SHALL BE:
     - i. 3" BOTTOM AND SIDES.
   - MINIMUM CONCRETE REINFORCEMENT COVER FOR SLAB CONCRETE SHALL BE:
     - i. 3" BOTTOM AND SIDES
     - ii. ¾" TOP UNLESS EXPOSED (2")
   - SLAB ON GRADE CONCRETE SHALL BE:
     - i. 4" MINIMUM THICKNESS WITH WWF 6X6, W1.4XW1.4, UNLESS OTHERWISE NOTED
     - ii. SLAB SHALL BE PLACED OVER 6 MIL VAPOR BARRIER.
   - ANCHOR BOLTS IN CMU BLOCK OR CONCRETE FOUNDATIONS SHALL CONFORM TO ASTM A36 AND A307 AND BE ⅝" DIAMETER WITH 7" MIN. EMBEDMENT.
   - DO NOT PLACE PIPES EXCEEDING 1/3 THE SLAB OR WALL THICKNESS UNLESS SPECIFICALLY SHOWN AND DETAILED ON THESE STRUCTURAL DRAWINGS.
   - DOWELS SHALL BE PLACED IN FOUNDATION CONCRETE AT SAME SPACING, SIZE, AND NUMBER AS THEIR MATCHING VERTICAL REINFORCEMENT, UNLESS OTHERWISE NOTED. WET STICKING OF DOWELS SHALL NOT BE PERMITTED.
   - EPOXY OR EXPANSION ANCHORS MAY NOT BE USED AS A SUBSTITUTION WITHOUT ADVANCE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.
   - ARCHITECTURAL DRAWINGS SHALL BE CONSULTED FOR GROOVES, CLIPS, RELIEFS, OR OTHER DETAILS PRIOR TO PLACEMENT.
   - CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
   - CONCRETE PLACEMENT DEFECTS, INCLUDING SPALLS, FORM TIE KNOCKOUTS, HONEYCOMBING, OR CRACKS SHALL BE REPAIRED UTILIZING APPROPRATE METHODS AND FOLLOWING PRODUCT MANUFACTURER'S RECOMMENDATIONS.
2. MASONRY
   - ALL DETAILS SHOWN SHALL BE CONSIDERED TYPICAL.
   - CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500PSI.
   - MORTAR FOR MASONRY OPERATIONS SHALL COMPLY WITH ASTM C270, TYPE "M" OR TYPE "S".
   - GROUT FOR MASONRY OPERATIONS SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM 2500 PSI AT 28 DAYS USING ASTM C1019 TEST METHODS.
   - CONCRETE FOR FILLING CELLS SHALL BE 3000 PSI MINIMUM AT 28 DAYS, 6" SLUMP, & NO WATER ADDED ONSITE.
   - ALL BLOCK SHALL BE FILLED. MAXIMUM INFILL LIFTS SHALL BE 4 FEET.
   - MINIMUM REINFORCEMENT FOR VERTICAL WALLS SHALL BE #5 REBAR @ 32" O.C. SPACING UNLESS OTHERWISE NOTED.
   - HORIZONTAL JOINT REINFORCEMENT SHALL BE REQUIRED.
   - WET STICKING OF DOWELS SHALL NOT BE PERMITTED.
   - APPLY METAL TERMITE SHIELD BETWEEN ALL WOOD AND CONCRETE/MASONRY COMPONENTS.

WOOD FRAMING NOTES

- STRUCTURAL TIMBER SHALL BE #2 SOUTHERN YELLOW PINE (MOISTURE CONTENT LESS THAN 19%) OR EQUAL UNLESS OTHERWISE NOTED ON DRAWING, AND MEET THE FOLLOWING CRITERIA:

	YELLOW PINE
i. BENDING STRESS	750 PSI
ii. SHEAR STRESS	175 PSI
iii. COMPRESSION STRESS (PARALLEL TO GRAIN)	1,250 PSI
iv. MODULUS OF ELASTICITY	1.4 KSI

- WALL FRAMING:
  - i. WALL FRAMING SHALL CONSIST OF 2X6 @ 16" OC SPACING. 2x4 FURRING STRIPS ON CMU WALLS ARE ACCEPTABLE.
  - ii. BOTTOM PLATES SHALL BE TREATED TO AWPA STANDARDS FOR GROUND CONTACT.
  - iii. ALL BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AS OTHERWISE NOTED ON BUILDING SECTIONS.
  - iv. ALL FRAMING CONNECTIONS ARE TO BE MADE USING BOLTS, PRE-ENGINEERED JOIST HANGERS OR OTHER PURPOSE-DESIGNED CONNECTION HARDWARE USED PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  - v. METAL CONNECTORS REQUIRED AT ALL WOOD-TO-WOOD CONNECTIONS.
  - w. ALL STUD TO SOLE PLATE, BEAMS, RAFTER, AND OTHER CRITICAL CONNECTIONS TO BE MADE PER 2020 FLORIDA BUILDING CODE REQUIREMENTS.
  - vi. CORNER HOLD-DOWNS SHALL BE REQUIRED. HOLD DOWNS SHALL BE INSTALLED SUCH THAT HEADERS AND OTHER STRUCTURAL BEAMS ARE NOT COMPROMISED.
  - viii. USE TWO (2) SIMPSON CS COIL STRAPS (OR EQUAL) TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT, OR AS INDICATED PER PLAN.
  - ix. USE SIMPSON CS COIL STRAPS (OR EQUAL) OR SIMPSON SP6 (OR EQUAL) AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING, OR AS INDICATED PER PLANS.
  - x. CUTTING, NOTCHING, BORED HOLES IN STUD WALLS, RAFTERS, ETC. SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.
  - xi. ALL STRUCTURAL TIMBER AND LUMBER OUTSIDE THE ENVELOPE OF THE HOUSE STRUCTURAL SHALL BE PRESSURE TREATED PER AWPA STANDARDS. THIS INCLUDES ALL MEMBERS LOCATED BEHIND VENEERS, TRIM OR MASONRY.
  - xii. PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
  - xiii. PROVIDE BUILDING PAPER WHERE WOOD MEETS CONCRETE.
  - xiv. FOR MULTI-PLY BEAMS WITH CONTINUOUS SPANS OVER COLUMNS/PILES, PROVIDE ONE SPLICE PER SPAN TO OCCUR AT THE 1/4 POINT OF THE SPAN FROM INTERIOR COLUMNS/PLIES ONLY
- PLYWOOD SHEATHING:
  - i. EACH CONSTRUCTION AND INDUSTRIAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS1 OR PRP-180 PERFORMANCE STANDARDS.
  - ii. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.
  - iii. ALL SHEATHING FOR FLOORS, WALLS AND ROOFS SHALL BE A MINIMUM OF APA-RATED CDX EXPOSURE 1.
- PRE-ENGINEERED PRODUCTS:
  - i. PRE-ENGINEERED TRUSSES SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND A COPY OF SAID DESIGN SHALL BE PROVIDED TO OWN, INC PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ii. ALL TRUSSES OR RAFTERS SHALL BE STRAPPED OR OTHERWISE CONNECTED TO SUPPORT MEMBERS AT ALL BEARING POINTS.
  - iii. REVIEW ALL DRAWINGS, INCLUDING M-E-P SPECIFICATIONS TO DETERMINE DUCT LOCATIONS AND OPENINGS, LOADS FROM EQUIPMENT, ETC AND PROVIDE FOR THOSE NEEDS IN THE TRUSS DESIGN.
  - iv. ALL BOLTS AND HARDWARE OUTSIDE THE BUILDING ENVELOPE AND GREATER THAN ½" DIAMETER SHALL BE HOT-DIPPED GALVANIZED.
  - v. CONTRACTOR WILL COMPLETE ALL NECESSARY TRUSS BRACING AS SPECIFIED BY THE TRUSS MANUFACTURER. THESE INCLUDE, BUT ARE NOT LIMITED TO PIGGY BACKS, STRONG BACKS, LATERAL BRACING, T-BRACING AND SCABS. BRACING MUST BE COMPLETED BEFORE REQUESTING A FINAL FRAMING INSPECTION
- HARDWARE NOTES:
  - i. ALL SIMPSON HARDWARE OUTSIDE THE BUILDING ENVELOPE SHALL BE STAINLESS.
  - ii. ALL SIMPSON HARDWARE INSIDE THE BUILDING ENVELOPE SHALL BE ZMAX OR BETTER.
  - iii. ALL SIMPSON HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - iv. ALL BOLTS AND HARDWARE OUTSIDE THE BUILDING ENVELOPE AND GREATER THAN ½" DIAMETER SHALL BE HOT-DIPPED GALVANIZED.
  - v. ALL BOLTS AND HARDWARE OUTSIDE THE BUILDING ENVELOPE AND LESS THAN OR EQUAL TO ½" DIAMETER SHALL BE STAINLESS.

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OWN, Inc has made every attempt to ensure the most accurate set of plans possible for this project. However, human error can still occur. It is the contractor's responsibility to ensure the dimensions, details, and site conditions match what is depicted on these plans. OWN, Inc is ready and willing to assist with any situation that requires further review, adaptation, or interpretation during the construction phase.

WIND LOADING NOTES	
1. GOVERNING CODE	ASCE 7-22
2. BASIC WIND SPEED - V_{ult}	152 MPH
3. ENCLOSURE CLASIFICATION	ENCLOSED (MAIN) OPEN (PAVILION)
4. WIND IMPORTANCE FACTOR	1.0
5. BUILDING RISK CATEGORY	II
6. WIND EXPOSURE CATEGORY	D
7. INTERNAL PRESSURE COEFFICIENT	± 0.18
8. CORNER DISTANCE	a = 3.5 ft
9. COMPONENTS AND CLADDING SHALL BE DESIGNED AND INSTALLED BY OTHERS TO COMPLY WITH 2023 FBC.	

MAIN WIND FORCE RESISTING SYSTEM (MWFRS) PERP. TO RIDGE

	WINDWARD	LEEWARD
WALLS	+44.54	-30.96
ROOF	-19.89	-35.74

COMPONENTS AND CLADDING

ROOF LOADING (PSF)

TRIBUTARY AREA	10 SF		20 SF		100 SF	
ZONE	(+)	(-)	(+)	(-)	(+)	(-)
1 [UP] INTERIOR	45.6	-97.9	39.3	-96.8	24.9	-94.3
2 [UP] EDGE	45.6	-126.7	39.3	-121.4	24.9	-108.9
3 [UP] CORNER	45.6	-151.7	39.3	-134.6	24.9	-94.8
1 [DP] INTERIOR	33.1	-59.5	28.6	-52.7	18.1	-36.9
2 [DP] EDGE	33.1	-82.1	28.6	-73.4	18.1	-53.2
3 [DP] CORNER	33.1	-82.1	28.6	-73.4	18.1	-53.2

WALL LOADING (PSF)

TRIBUTARY AREA	10 SF		20 SF		100 SF	
ZONE	(+)	(-)	(+)	(-)	(+)	(-)
4 [UP] INTERIOR	61.1	-66.3	58.4	-63.54	52.0	-57.2
5 [UP] EDGE	61.1	-81.8	58.4	-76.3	52.0	-63.5
4 [DP] INTERIOR	44.8	-48.2	42.4	-46.2	37.4	-41.6
5 [DP] EDGE	44.8	-59.5	42.4	-55.5	37.4	-46.2

SHADED AREAS INDICATES WINDOW AND DOOR DESIGN PRESSURES [DP] WHICH HAVE BEEN MULTIPLIED BY 0.6 ASD FACTOR. UNSHADED AREAS INDICATE ULTIMATE PRESSURES [UP].

MINIMUM LAP SPLICE LENGTH (IN.)
3000 PSI CONCRETE

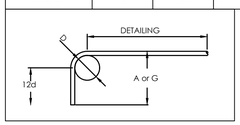
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	15	20	25	30	35	40

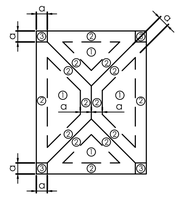
MINIMUM LAP SPLICE LENGTH (IN.)
1500 PSI NORMAL WEIGHT CMU

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
6" CMU WALL	19	25	39	81	NA	NA
8" CMU WALL	19	25	31	57	79	113
12" CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.)
3000 PSI CONCRETE

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16





WIND PRESSURE DIAGRAM- C&C

WIND PRESSURE DIAGRAM- MWFRS

CITY OF DESTIN BUILDING DIVISION APPROVED DATE:

CITY OF DESTIN BUILDING DIVISION APPROVED DATE: 10/29/2024

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL

THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-17-2024

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

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1		8TH ED. FBC BUILDING CODE UPDATES	01/15/24
2		CHANGED BEAMS FROM 22X10 TO 2X12	08/06/24
2		UPDATED DETAILS FOR NEW FFE CHANGE	10/11/24

PROJECT NO	C2015-058
DATE	August 28, 2020
DESIGNED	JE
DRAWN	JBB
CHECKED	JE
REVIEWED	REVBY
SCALE	AS SHOWN

DRAWING TITLE

TITLE

S-1.0

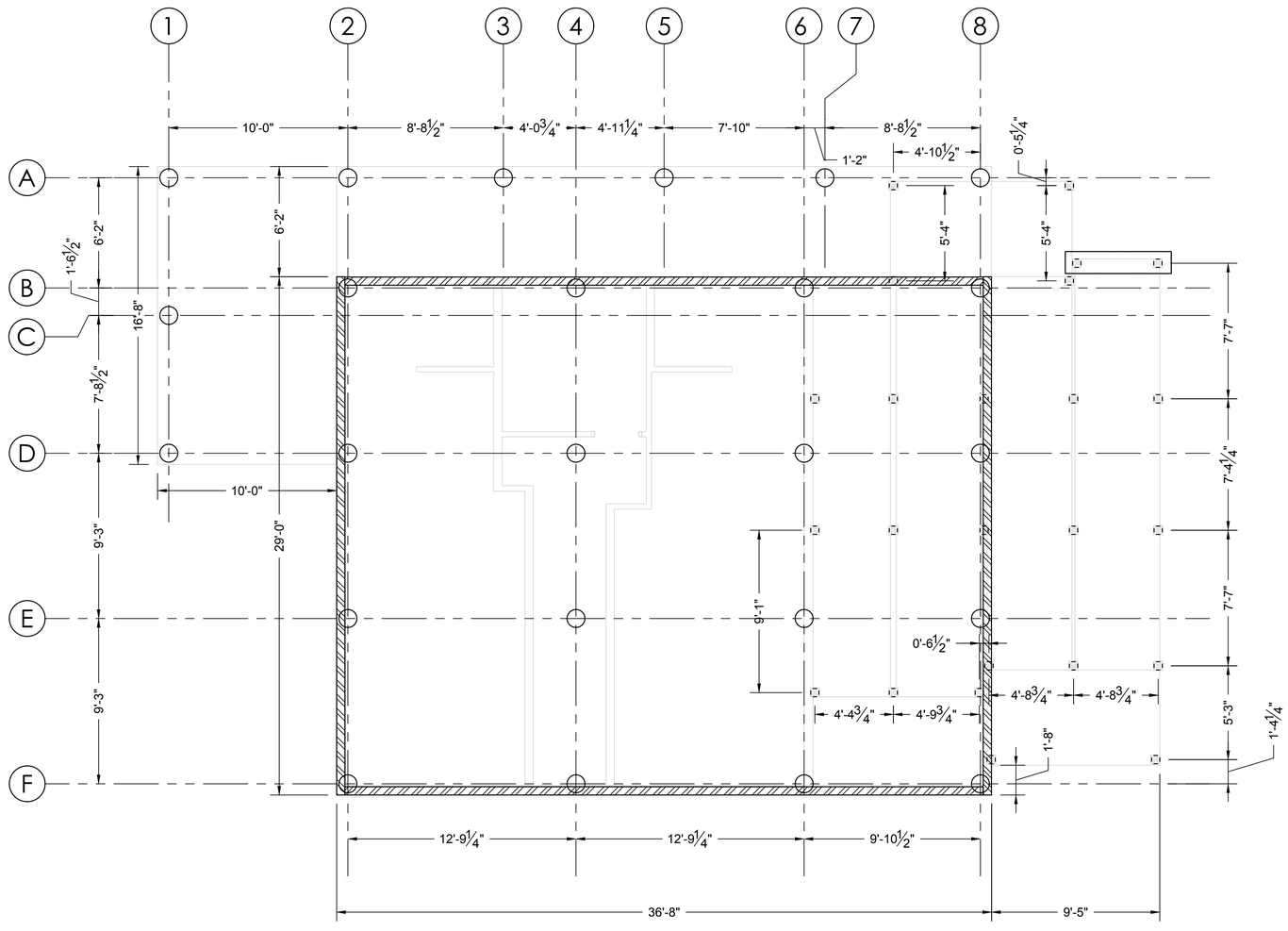
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1 / S-1.1 PILING PLAN

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

PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. ◯ INDICATES LOCATION OF 10"Ø TIP WOOD PILE (26 FT. MIN. EMBEDMENT) PILES SHOULD HAVE A MIN. CORROSION PROTECTION OF .6 PCF OF CCA
   PILE COUNT = 24.
3. ▣ INDICATES LOCATION OF 6X6 WOOD PILE (15 FT. MIN. EMBEDMENT) PILES SHOULD HAVE A MIN. CORROSION PROTECTION OF .6 PCF OF CCA
   PILE COUNT = 24.



CITY OF DESTIN
BUILDING DIVISION
APPROVED
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

10/29/2024

CITY OF DESTIN BUILDING SYSTEMS | FLOODPLAIN
APPROVED
DATE:

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REVIEWED	REVBY
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DRAWING TITLE

PILE PLAN

S-1.1

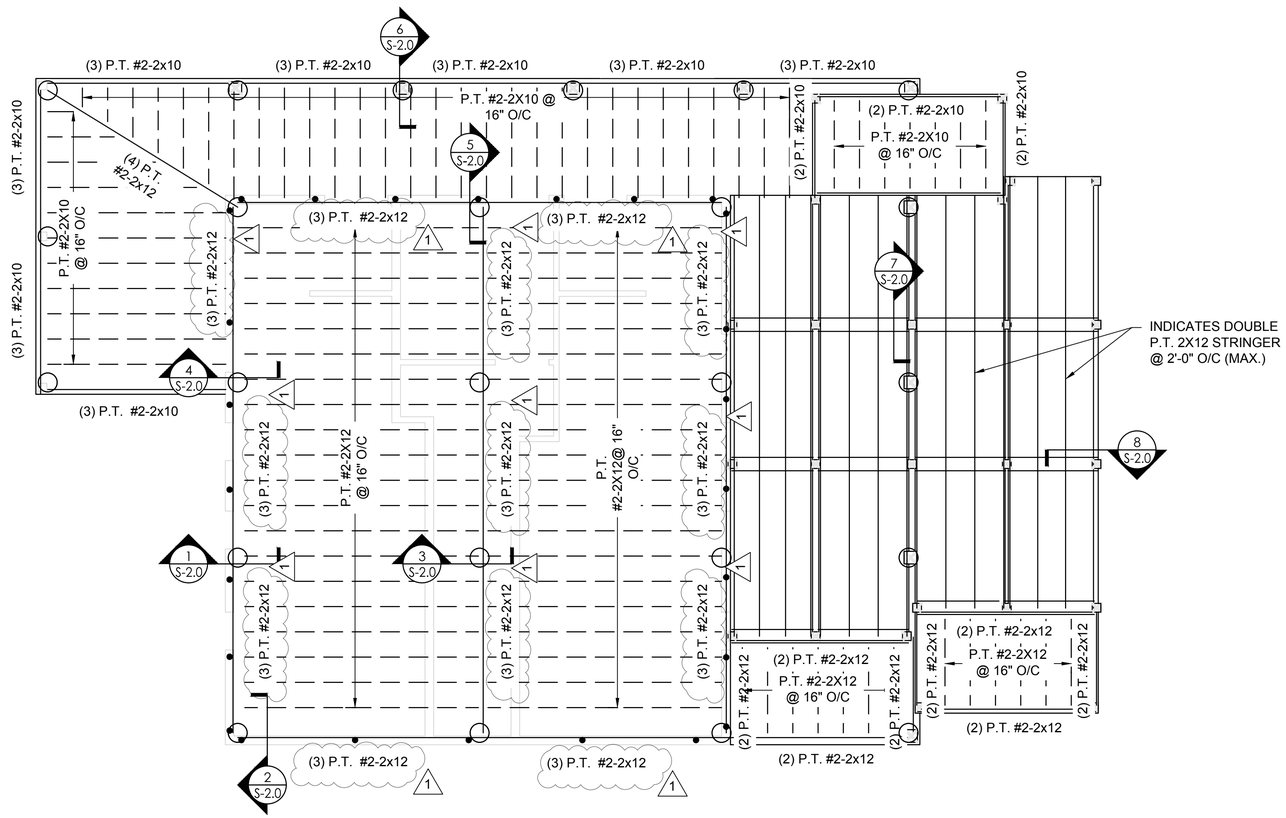
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1 S-1.2 FIRST FLOOR FRAMING PLAN

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

FIRST FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. SEE S-2.0 FOR DETAILS
3. FOUNDATION BEAM LAYER SPLICES SHALL OCCUR WITHIN 1'-0" FROM THE CENTER LINE OF PIER
4. PROVIDE MIDPOINT BLOCKING @ FLOOR & DECK JOISTS THAT SPAN 9'-0" OR GREATER. PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
5. ALL MEMBER SHOWN ON THIS PLAN ARE TO BE P.T.
6. ● - INDICATES LOC OF ⅝"Ø ALL THREAD HOLDOWNS. PROVIDE 3" SQR. WASHER & NUT @ THIS LEVEL SILL PLATE & UNDERSIDE OF BEAMS.
7. ▭ - INDICATES SOLID P.T. 6X6 POSTS
8. ◯ - INDICATES LOC. OF PILE BELOW
9. REFER A-4.2 FOR HANDRAIL DETAILS



CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

10/29/2024

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE:

TAYLOR ENGINEERING INC.
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THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-17-2024

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NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
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CHECKED	JE
REVIEWED	REVBY
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DRAWING TITLE

FRAMING PLAN

S-1.2

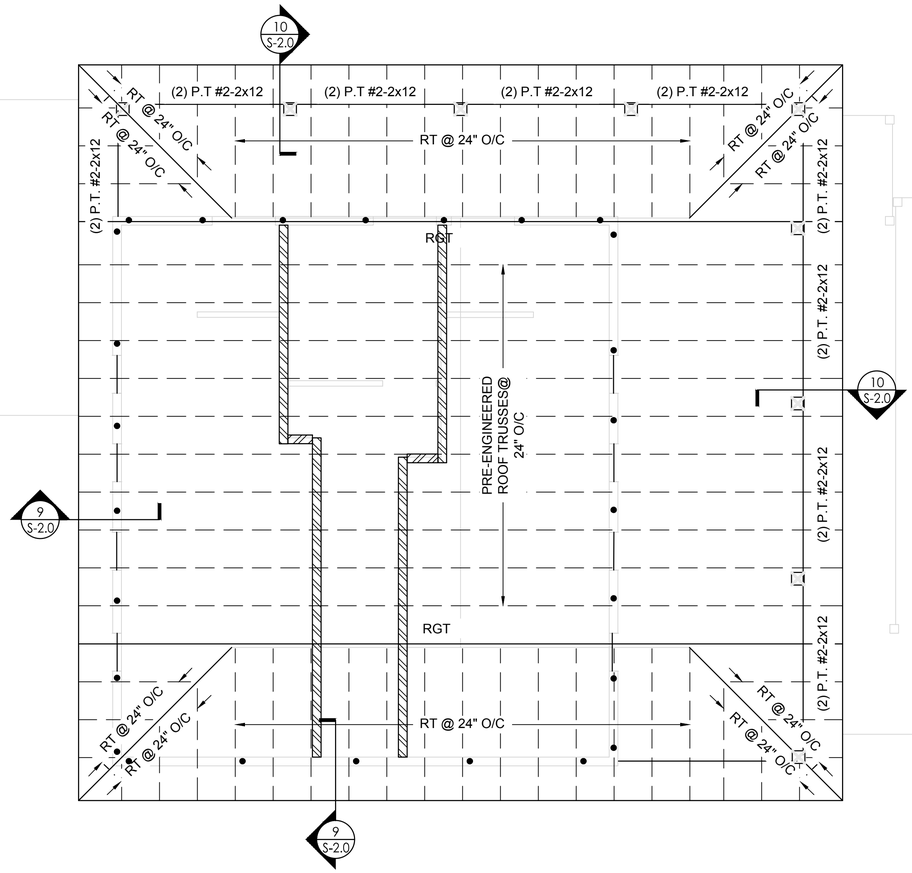
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1 S-1.3 ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. SEE S-2.0 FOR DETAILS
3. ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) ½" PLYWOOD FLITCH PLATES. TYP. U.N.O.
4. ● - INDICATES LOC OF ⅝"Ø ALL THREAD HOLDOWNS. PROVIDE 3" SQR. WASHER & NUT @ THIS LEVEL SILL PLATE & UNDERSIDE OF BEAMS.
4. ▨ - INDICATES LOCATION OF LOAD BEARING 2X FRAMED SHEAR WALL. SHALL BE SHEATHED W/ 15/32" PLYWOOD ON ONE SIDE & HAVE ⅝" ALL THREAD RODS @ 6'-0" O.C. & EA. SIDE OF OPENING. ATTACH W/ 10d NAILS 4" O/C ON 2X6 STUDS 16" O/C. SEE 4/S-2.1



CITY OF DESTIN
BUILDING DIVISION
APPROVED
City Building Inspector/Plans Examiner - Bruce Villella
DATE: 10/29/2024

CITY OF DESTIN BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE:

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SEAL

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10-17-2024

PROJECT TITLE

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DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
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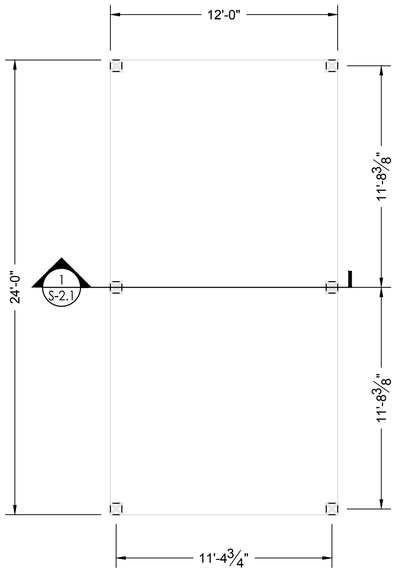
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FRAMING PLAN

S-1.3

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City Building Inspector/Plans Examiner - Bruce Villella
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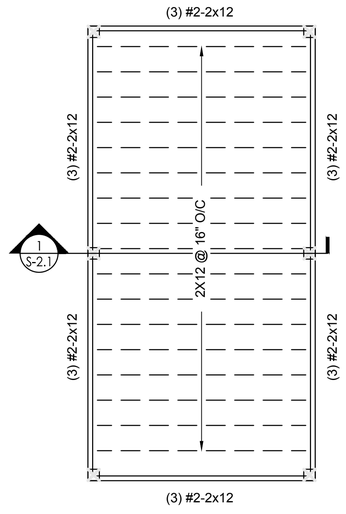


1 S1.4 PAVILION PILING PLAN

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

PAVILION PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. SEE 1/S-2.1 FOR PAVILION SECTION
3. ☐ - INDICATES 8X8 TIMBER PILE W/ 22' MIN. EMBEDMENT. EXTEND UP TO MAKE UP COLUMN.

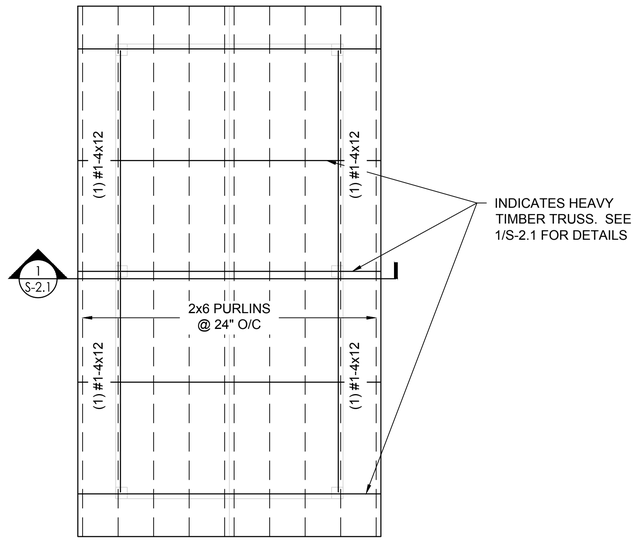


2 S1.4 PAVILION FIRST FLOOR FRAMING PLAN

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

FIRST FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. SEE S-2.0 FOR DETAILS
3. FOUNDATION BEAM LAYER SPLICES SHALL OCCUR WITHIN 1'-0" FROM THE CENTER LINE OF PIER
4. PROVIDE MIDPOINT BLOCKING @ FLOOR & DECK JOISTS THAT SPAN 9'-0" OR GREATER. PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
5. ALL MEMBER SHOWN ON THIS PLAN ARE TO BE P.T.
6. ☐ - INDICATES LOCATION OF PILE BELOW



3 S1.4 PAVILION ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-1.0
2. SEE S-2.0 FOR DETAILS
3. ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) ½" PLYWOOD FLITCH PLATES. TYP. U.N.O.

CITY OF DESTIN
BUILDING DIVISION / FLOODPLAIN
APPROVED
DATE:

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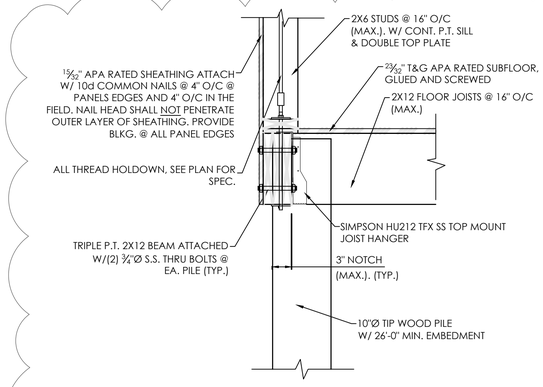
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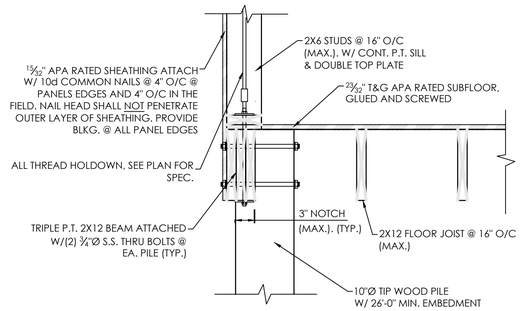
FRAMING PLAN

S-1.4

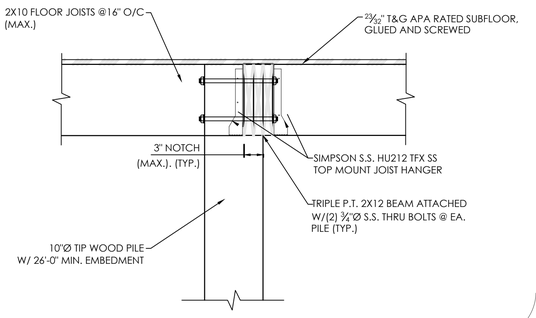
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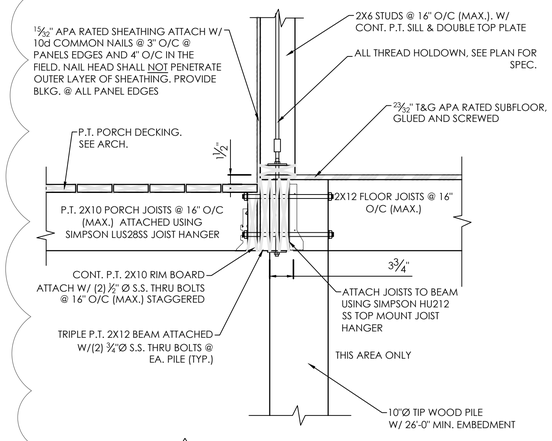
2 1 S-2.0 **TYPICAL FLOOR FRAMING DETAIL**
SCALE: 1"=1'-0"



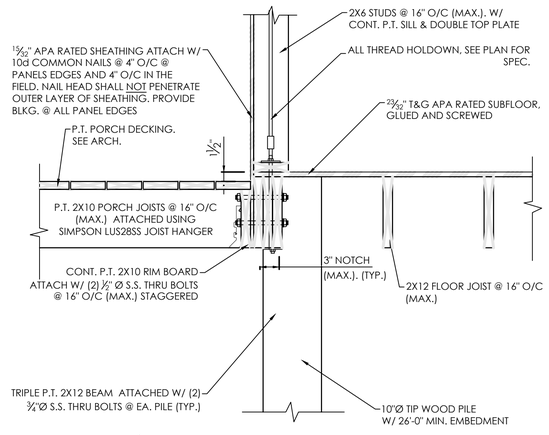
2 2 S-2.0 **TYPICAL FLOOR FRAMING DETAIL**
SCALE: 1"=1'-0"



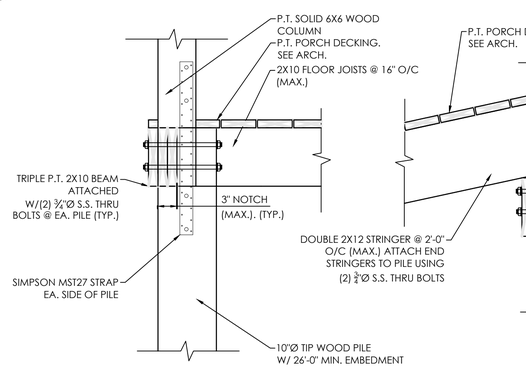
2 3 S-2.0 TYPICAL INTERIOR PILE DETAIL
SCALE: 1"=1'-0"



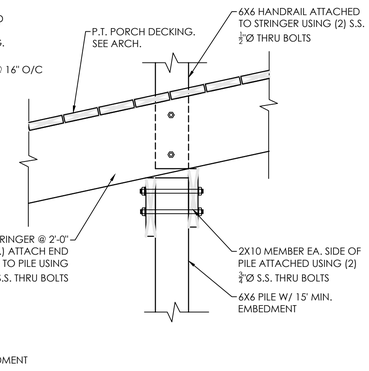
2 4 S-2.0 PORCH STEP DETAIL
SCALE: 1"=1'-0"



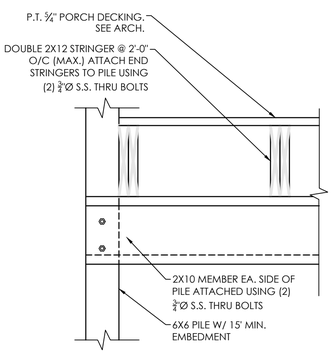
2 5 S-2.0 PORCH STEP DETAIL
SCALE: 1"=1'-0"



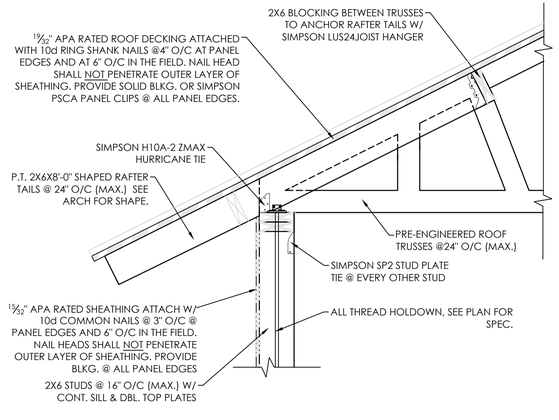
6 S-2.0 **TYPICAL PORCH FRAMING DETAIL**
SCALE: 1"=1'-0"



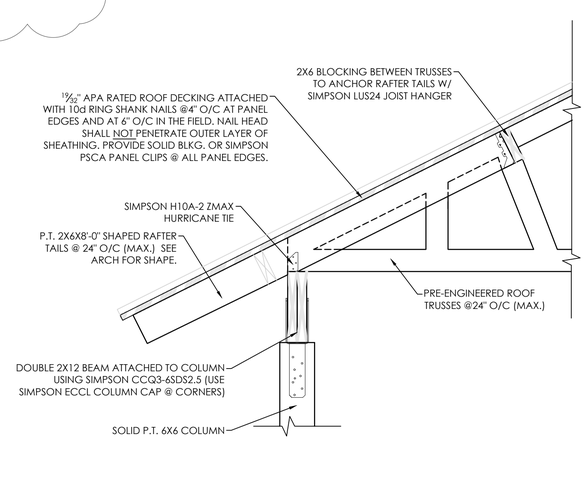
7 S-2.0 **TYPICAL RAMP FRAMING DETAIL**
SCALE: 1"=1'-0"



8 S-2.0 **TYPICAL RAMP FRAMING DETAIL**
SCALE: 1"=1'-0"



9 S-2.0 **TYPICAL ROOF FRAMING DETAIL @ EXTERIOR WALL**
SCALE: 1"=1'-0"



10 S-2.0 **TYPICAL ROOF FRAMING DETAIL @ PORCH**
SCALE: 1"=1'-0"

CITY OF DESTIN BUILDING DIVISION / PLANS PLAN
APPROVED
DATE:

CITY OF DESTIN
BUILDING DIVISION
APPROVED
Bruce Villella
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850)-460-7040
10199 SOUTHSIDE BOULEVARD
SUITE 310
JACKSONVILLE, FLORIDA 32256
(904) 731-7040
CERTIFICATE OF AUTHORIZATION # 4815

SEAL
THOMAS C. CLAPHAM
LICENSE
No. 82993
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10-17-2024

PROJECT TITLE

NORRIEGO POINT RECREATION ENHANCEMENT PROJECT
DESTIN, FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA
SUNSHINE 811 - ALWAYS CALL 811 BEFORE YOU DIG
1-800-638-4097

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

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1		8TH ED. FBC BUILDING CODE UPDATES	01/15/24
2		CHANGED BEAMS FROM 2X10 TO 2X12	08/06/24
2		UPDATED DETAILS FOR NEW FFE CHANGE	10/11/24

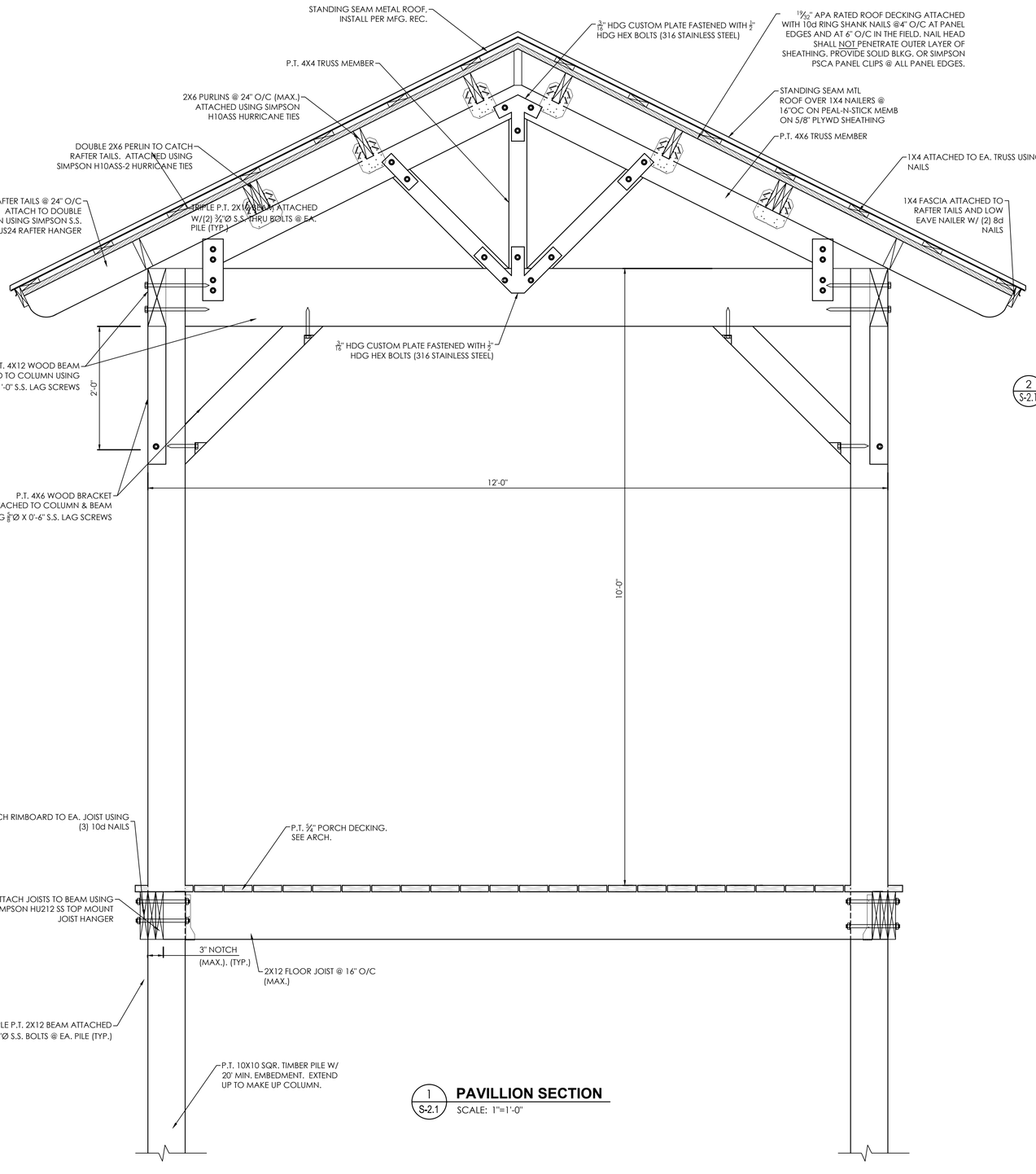
PROJECT NO	C2015-058
DATE	August 28, 2020
DESIGNED	JE
DRAWN	JBB
CHECKED	JE
REVIEWED	REVBY
SCALE	AS SHOWN

DRAWING TITLE

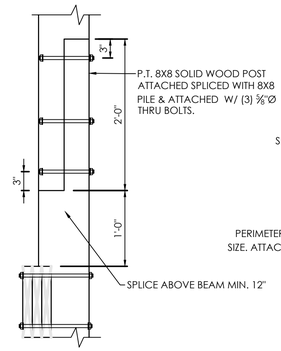
DETAILS

S-2.0

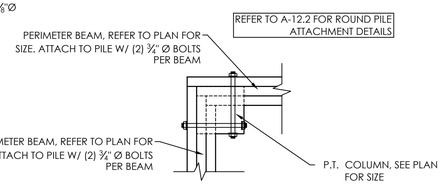
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1 S-2.1 **PAVILLION SECTION**
SCALE: 1"=1'-0"



2 S-2.1 **SCARF JOINT**
SCALE: 1"=1'-0"



3 S-2.1 **SQUARE CORNER FRAMING**
SCALE: 1"=1'-0"

CITY OF DESTIN BUILDING DIVISION APPROVED
City Building Inspector/Plans Examiner - Bruce Villella
DATE:

10/29/2024

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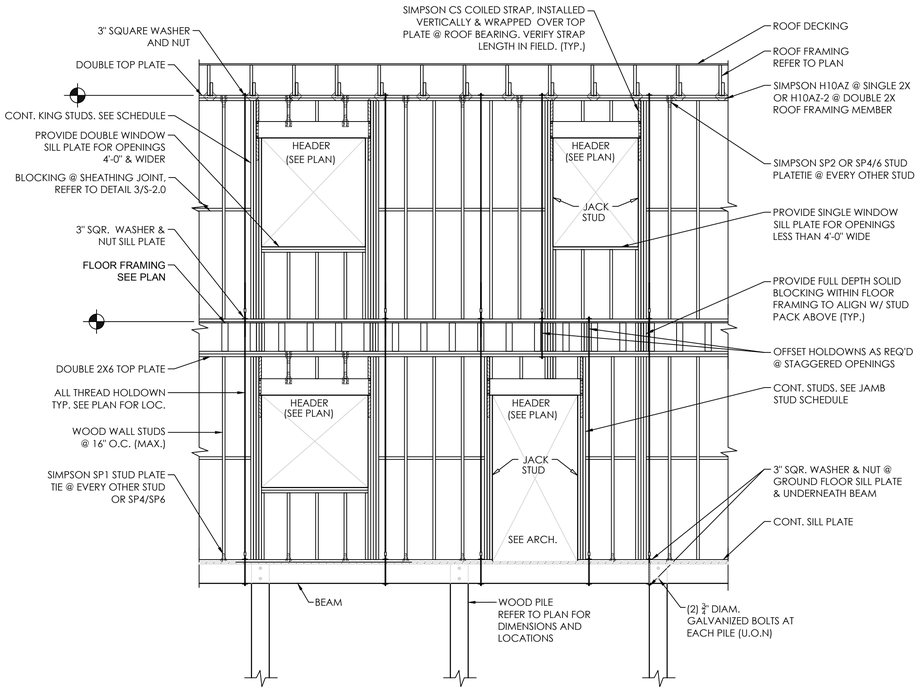
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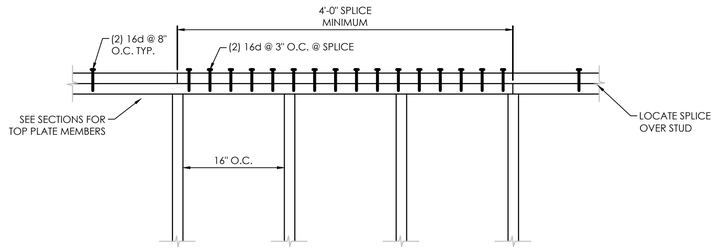
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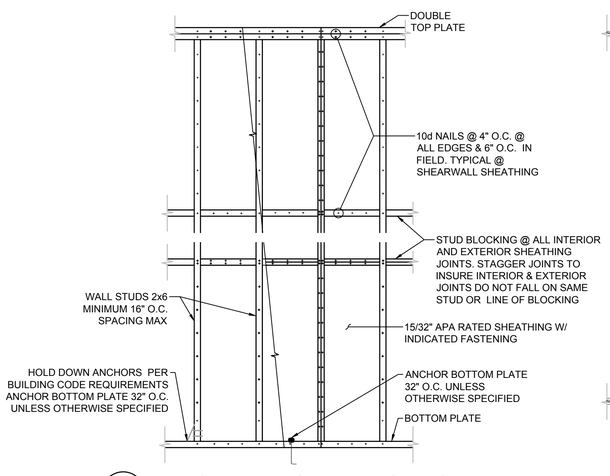
1 S-2.2 **TYPICAL WALL FRAMING DETAIL - PILE SUPPORTED**
SCALE: NTS

T2.1 NAILING SCHEDULE

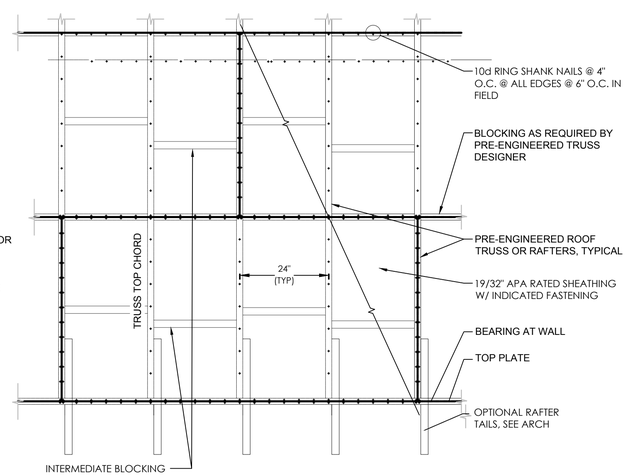
JOIST SITTING ON SILL OR GIRDER	(3) 10d TOENAILS, EA. SIDE
BLOCKING BETWEEN JOISTS/RAFTERS	(2) 10d TOENAILS, EA. SIDE, EA. END
RIM BLOCKING BETWEEN JOISTS/RAFTERS	(3) 10d TOENAILS EA. END
TOP PLATE TO STUD	(2) 16d END NAILS
STUD TO SILL PLATE	(2) 16d END NAILS OR (4) 8d TOENAILS
DOUBLE STUDS	(2) 10d @ 12" O.C.
DOUBLE TOP PLATES- BETWEEN SPLICING NAILING	16d @ 16" O.C. FACE NAILS
DOUBLE TOP PLATES- EA. SIDE OF SPLICED PLATE	(8) 16d
SILL PLATE TO BEAM, 2X TRUSS RIBBON BOARD, OR END WALL TRUSS BELOW	16d FACE NAILS @ 6" O.C.
BLOCKING TO TOP PLATE	(2) 10d TOENAILS EA. SIDE
RIM JOIST OR BLOCKING TO TOP PLATE OR SILL PLATE	8d TOENAILS @ 6" O.C.
CONTINUOUS (2) AND (3) PIECE HEADERS	16d @ 16" O.C. ALONG EA. EDGE
BUILT-UP CORNER STUDS	16d @ 24" O.C.
DECKING BOARDS	(2) #8X2 1" ST. STEEL SCREWS @ EA. BEARING
CROSS BRIDGING	(2) 10d EA. END
HORIZONTAL BLOCKING BETWEEN WALL STUDS	(2) 10d TOENAILS EA. END
I-JOIST SITTING ON TOP PLATE OR BEAM	(2) 10d NAILS THRU JOIST FLANGE, (1) EA. SIDE
FLOOR SHEATHING TO FRAMING MEMBER	#8X2½" GALV. SCREWS @ 4" O.C. @ PANEL EDGES & 6" O.C. FIELD



2 S-2.2 **TYPICAL TOP PLATE SLICE**
SCALE: NTS



3 S-2.2 **TYPICAL WALL SHEATHING DIAGRAM**
SCALE: N.T.S.



4 S-2.2 **TYPICAL ROOF SHEATHING DIAGRAM**
SCALE: 1"=1'-0"

T2.2: CONT. JAMB STUDS @ WALLS

	UP TO 3'-0" R.O.		3'-1" TO 6'-0" R.O.		6'-0" & UP R.O.	
	KING	JACK	KING	JACK	KING	JACK
2X6 WALL FIRST FLOOR	2-2X6	2-2X6	3-2X6	2-2X6	4-2X6	3-2X6
2X6 WALL 2ND FLOOR AND HIGHER	1-2X6	2-2X6	2-2X6	2-2X6	4-2X6	3-2X6

T2.3: MULTIPLE MEMBER CONNECTIONS FOR TOP-LOADED LVL BEAMS

PIECE WIDTH	CO	FASTENER				
		TYPE (1)	MIN. LENGTH	# ROWS	O.C. SPACING	LOCATION
1 3/4"	2	10d NAILS	3"	3(2)	12"	ONE SIDE
		12d-16d NAILS	3 1/4"	2(2)		
		SCREWS	3 3/8" OR 3 1/2"	2	24"	
	3	10d NAILS	3"	3(2)	12"	BOTH SIDES
		12d-16d NAILS	3 1/4"	2(2)		
		SCREWS	3 3/8" OR 3 1/2"	2	24"	BOTH SIDES
			5"			ONE SIDE
	4	10d NAILS(3)	3"	3(2)	12"	ONE SIDE (PER PLY)
		12d-16d NAILS(3)	3 1/4"	2(2)		
		SCREWS	5" OR 6"	2	24"	BOTH SIDES
			6 3/4 "			ONE SIDE
3 1/2"	2	SCREWS	5" OR 6"	2	24"	BOTH SIDES
			6 3/4"			ONE SIDE
		½" BOLTS	8"	2	24"	-

(1) 10d NAILS ARE 0.128"-0.131" DIAMETER; 12d-16d NAILS ARE 0.148"-0.162" DIAMETER; SCREWS ARE SDS, WS, OR SDW22.
(2) AN ADDITIONAL ROW OF NAILS IS REQUIRED WITH DEPTHS OF 14" OR GREATER.
(3) WHEN CONNECTING 4-PLY MEMBERS, NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW.

CITY OF DESTIN BUILDING DIVISION / PLANS PLACE
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DRAWING TITLE
DETAILS

S-2.2

CATHY SHELL 6/19/2018 5:36:54 PM, X:\sys\Projects\c2015-058_Norriego_Point\Construction Recreation\c2015-058-C-Rec Overview.dwg

POINTE RESORT DOCKING FACILITY

OKALOOSA COUNTY, FLORIDA



LOCATION MAP
N.T.S.

DRAWING INDEX

C-1	TITLE SHEET
C-2	GENERAL NOTES AND SPECIFICATIONS
C-3	EXISTING CONDITIONS
C-4	PROJECT OVERVIEW
C-5	PROJECT OVERVIEW WITHOUT AERIAL
C-6	CONCRETE CAP AND DEADMAN PLAN
C-7	CONCRETE CAP AND DEADMAN DETAILS
C-8	MARINE SANITARY PLAN
E-0.1	ELECTRICAL LEGEND AND PEDESTAL DETAILS
E-1.1	ELECTRICAL PLAN
E-2.1	ELECTRICAL RISER AND PANEL SCHEDULES
F-1	FIRE PROTECTION PLAN
P-1	WATER PIPING PLAN
DWU-1	DWU TYPICAL DETAILS
DWU-2	DWU TYPICAL DETAILS
DWU-3	DWU TYPICAL DETAILS
DWU-4	DWU TYPICAL SPECIFICATIONS
DWU-5	DWU TYPICAL SPECIFICATIONS



VICINITY MAP
1"= 1000' (22x34)
1"= 2000' (11x17)

REFERENCE:
USA TOPO MAPS, ESRI

CITY OF DESTIN
BUILDING DIVISION
03/07/2023
APPROVED

Call 811 before you dig.

KEITH A. KNIGHT LICENSE No. 58084 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date:
2020.10.05
12:42:16
'-04'00

This document has been digitally sealed by Keith A. Knight on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Taylor Engineering, Inc., 1019 Southside Blvd, Suite 310 Jacksonville FL, 32256

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FLORIDA 32541
(850) 460-7040

REGISTRY # 4015

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PROJECT TITLE
POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

PROJECT NO	C2020-020
DATE	SEPT 2020

SEAL
KEITH A. KNIGHT LICENSE No. 58084 STATE OF FLORIDA PROFESSIONAL ENGINEER
KEITH A. KNIGHT P.E.# 58084

C-1
SHEET 1 OF 8

DEFINITIONS

1. ENGINEER: OWNER'S DESIGNATED REPRESENTATIVE FOR CONSTRUCTION INSPECTION AND OVERSIGHT.
2. ENGINEER OF RECORD (EOR): ENGINEER WHOSE NAME AND SEAL IS AFFIXED TO THE DRAWINGS AND SPECIFICATIONS.
3. RECORD DRAWINGS: RECORD DRAWINGS SHALL BE DEFINED AS A COPY OF THE ORIGINAL SIGNED AND SEALED DRAWINGS KEPT ONSITE AT ALL TIMES WHERE THE CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE ORIGINAL DRAWINGS MARKED IN RED PENCIL OR PEN.
4. AS-BUILT SURVEY DRAWINGS: AS-BUILT SURVEY DRAWINGS SHALL BE DEFINED AS POST-CONSTRUCTION SURVEY DRAWINGS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND REVIEWED AND MARKED/SIGNED/SEALED BY THE ENGINEER AS "AS-BUILT" DRAWINGS. THE ENGINEER SHALL MARK ON THESE AS-BUILT SURVEY DRAWINGS ALL SIGNIFICANT DEVIATIONS IN THE WORK AS RECORDED BY THE CONTRACTOR ON THE RECORD DRAWINGS OR AS KNOWN TO THE ENGINEER. IF THE DEVIATIONS ARE TOO EXTENSIVE TO TRANSFER, THE ENGINEER MAY STAPLE TOGETHER THE AS-BUILT SURVEY DRAWINGS WITH THE RECORD DRAWINGS AND MARK THE FIRST SHEET OF EACH AS "AS-BUILT".
5. U.N.O. : UNLESS NOTED OTHERWISE.

PROJECT NOTES

1. ALL ELEVATION SHOWN ARE NAVD-88.
2. BATHYMETRY SURVEY BY GUSTIN, COTHERN, AND TUCKER, INC., JANUARY 21, 2016.
3. UPLAND TOPOGRAPHY AND PROPERTY PARCELS BY GUSTIN, COTHERN, AND TUCKER, INC. SEPTEMBER 13, 2017.
4. BULDING SITE LAYOUT AND FUTURE ROADWAY BY HEEI, FEBRUARY 9, 2005.

BULKHEAD DESIGN LOADS

1. THE MAXIMUM BULKHEAD EXPOSED HEIGHT IS 12FT.
2. A 200 PSF SURCHARGE WAS USED IN DESIGN.

GENERAL NOTES

1. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT SITE PRIOR TO INITIATING ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL STRUCTURES AND EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS.
3. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION TO ENSURE PUBLIC AND PRIVATE SAFETY IN AND AROUND THE CONSTRUCTION SITE.
4. THE CONTRACTOR SHALL PLACE BARRICADES AND SIGNS INDICATING THE AREAS AND LIMITS OF CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE WORK HOURS WITH THE OWNER AND THE LOCAL BUILDING AUTHORITIES TO MEET NOISE ORDINANCE REQUIREMENTS.
6. BACKFILL WITHIN 10 FT OF WALL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED BY HAND OR WALK BEHIND EQUIPMENT ONLY.
7. DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE AT A LICENSED LANDFILL IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
8. HORIZONTAL COORDINATES IN DRAWINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, COORDINATES IN FEET. U.N.O..
9. VERTICAL ELEVATIONS IN DRAWINGS ARE IN FEET AND REFERENCED TO NAVD 88.
10. THE CONTRACTOR SHALL MAINTAIN AN SET OF RECORD DRAWINGS AND SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE ORIGINAL DRAWINGS MARKED IN RED PENCIL OR PEN. THE RECORD DRAWINGS SHALL BE KEPT ONSITE AND SHALL BE AVAILABLE FOR INSPECTION BY THE ENGINEER.
11. WHEN ALL SUBSTANTIAL WORK IS DONE AND BEFORE NOTICE OF FINAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE ORIGINAL RECORD DRAWINGS TO THE ENGINEER AND UP TO 3 FULL SIZE OR REDUCED SIZE COPIES AS REQUESTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK FOR INSPECTION BY THE ENGINEER, REGULATORY AGENCIES, AND OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE ENGINEER AS NECESSARY FOR CONSTRUCTION INSPECTION AND AS-BUILT CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT APPROPRIATE AND APPROVED TIMES DURING THE COURSE OF THE WORK THAT THE CONTRACTOR IS READY FOR INSPECTION. WORK THAT IS ASSEMBLED OR COVERED SO THAT THE ENGINEER CANNOT INSPECT THE WORK PROPERLY SHALL BE DISASSEMBLED, UNCOVERED, OR DESTROYED AS NECESSARY FOR INSPECTION. THE COSTS OF REPAIR OR RESTORATION OF THIS WORK SHALL BE BORNE SOLELY BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL PROVIDE PERSONNEL AND EQUIPMENT FOR ENGINEER TO INSPECT AND INQUIRE ABOUT THE WORK. THIS MAY INCLUDE PROJECT MANAGERS, SUPERINTENDENTS, FOREMAN, LABORERS, LADDERS, HARD HATS, LIFTS, SCAFFOLDING, MEASURING DEVICES, SURVEY EQUIPMENT, ETC.
15. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, BRACING, OR OTHER MEANS/METHODS NECESSARY TO STABILIZE THE STRUCTURE UNTIL COMPLETED WITH ALL COMPONENTS INSTALLED. UNLESS SPECIFICALLY STATED ON THE DRAWINGS, THE CONTRACTOR SHALL ASSUME THE EOR HAS ONLY DESIGNED THE STRUCTURE(S) FOR THE FINAL CONSTRUCTED AND ASSEMBLED STATE AS SHOWN ON THE DRAWINGS.
16. THE CONTRACTOR SHALL WARRANTY THE WORK FOR A MINIMUM OF ONE YEAR UNLESS CLEARLY DEFINED OTHERWISE IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DEFECTIVE MATERIALS AND WORK AT NO COSTS TO THE OWNER WITHIN THE STATED WARRANTY PERIOD.
17. ALL PERMANENT MATERIAL SHALL BE NEW, USED, RECONDITIONED, OR REMANUFACTURED MATERIAL SHALL NOT BE ALLOWED UNLESS APPROVED BY THE OWNER IN WRITING.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES. PRE-CONSTRUCTION PLAN APPROVALS REQUIRED BY LOCAL BUILDING AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL FORWARD ALL ENGINEERING RELATED QUESTIONS TO THE ENGINEER FOR CONSIDERATION. INSPECTIONS REQUIRED BY LOCAL BUILDING AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
20. THE CONTRACTOR SHALL LOCATE ALL ABOVE-GROUND AND BELOW-GROUND UTILITIES BEFORE BEGINNING WORK.
21. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT FACILITIES AND STRUCTURES CAUSED BY HIS ACTIVITIES DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL RESTORE ALL SUCH DAMAGES TO THEIR PRE-CONSTRUCTION CONDITION AT NO COSTS TO THE OWNER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND DEWATERING OF ALL OPEN EXCAVATIONS. SHORING AND TRENCHING SHALL COMPLY WITH OSHA STANDARDS AND THE FLORIDA TRENCH SAFETY ACT.
24. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
25. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS, ARE A MINIMUM. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY PERMIT AUTHORITIES. ANY ADDITIONAL EROSION CONTROL MEASURES SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
26. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER BEFORE DEWATERING EFFORTS COMMENCE.

PERMITS AND PERMIT CONDITIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT SUPPLIED BY THE OWNER. COSTS OF OBTAINING PERMITS NOT SUPPLIED BY THE OWNER SHALL BE BORNE BY THE CONTRACTOR. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: NPDES PERMIT (OR NOI), CLEARING OR LAND DISTURBANCE PERMITS, TREE IMPACT PERMITS, CITY OR COUNTY BUILDING PERMITS, DRIVEWAY OR ENTRANCE PERMITS, TEMPORARY UTILITIES PERMITS, ETC.
2. UNLESS CLEARLY SPECIFIED OTHERWISE BY THE OWNER IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL NOTICES OF COMMENCEMENTS AND NOTICES OF COMPLETION TO ALL PERMITTING AGENCIES INCLUDING PERMITS SUPPLIED BY THE OWNER.
3. ALL PROPOSED CONSTRUCTION ACTIVITIES SHALL BE IN STRICT COMPLIANCE WITH ALL SPECIAL PERMIT CONDITIONS AS OUTLINED IN THE PERMITS. IF PERMIT CONDITIONS DIFFER FROM THESE SPECIFICATIONS, PERMIT CONDITIONS SHALL CONTROL.

AS-BUILT SURVEYS

1. UNLESS CLEARLY SPECIFIED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE COST OF AN AS-BUILT SURVEY IN THE BID PRICE AND SHALL STATE A SEPARATE PRICE FOR AN AS-BUILT SURVEY IN THE BID PRICE. THE AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A SURVEYOR LICENSED IN THE STATE OF FLORIDA AND SHALL SHOW THE LOCATION AND ELEVATION OF ALL CONSTRUCTED FEATURES AND EARTHWORK. CONTRACTOR MUST SURVEY UNDERGROUND FOUNDATION PORTIONS OF THE SEAWALL PRIOR TO BACKFILL.
2. THE AS-BUILT SURVEY SHALL BE SUBMITTED IN DIGITAL AND 24" X 36" PAPER VERSIONS (UP TO 5 COPIES) TO THE ENGINEER FOR APPROVAL. THE AS-BUILT SURVEY SHALL BE PERFORMED IN THE SAME HORIZONTAL AND VERTICAL COORDINATE SYSTEM THE DRAWINGS ARE IN. DIGITAL DRAWINGS SHALL BE IN AUTOCAD 2014 OR NEWER VERSION.

SUBMITTALS AND TESTING REQUIREMENTS

1. ALL TESTING, EITHER PRE-CONSTRUCTION OR CONSTRUCTION, AS REQUIRED HEREIN OR IN THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY AN INDEPENDENT QUALIFIED TESTING COMPANY. THE COSTS OF ALL SUCH TESTING SHALL BE BORNE BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BID PRICE.
2. THE QUALIFIED TESTING AGENCY SHALL BE APPROVED PER FDOT STANDARDS, AASHTO STANDARDS OR SIMILAR SUCH STANDARDS AS APPROVED BY THE ENGINEER. ALL TESTING WORK SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN FLORIDA AND SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IF REQUESTED.
3. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, SUBMITTALS AND REQUEST FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER IN WRITING IN A FORMAT ACCEPTABLE TO THE ENGINEER AND SHALL BE SUBMITTED A MINIMUM OF 5 WORKING DAYS, PREFERABLY 10 WORKING DAYS, BEFORE ACTION IS REQUIRED.
4. ALL REQUIRED SUBMITTALS OR MANUFACTURER'S INFORMATION SHALL BE IN U.S. CUSTOMARY UNITS.
5. ALL SUBMITTALS REQUIRE APPROVAL BY THE ENGINEER U.N.O..

CONCRETE

1. ALL CONCRETE WORK SHALL BE PLACED, FINISHED, AND CURED IN-THE-DRY ABOVE WATER.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE CONCRETE MIX DESIGN AND SHALL PROPORTION THE CONCRETE MIX FOR SPECIFIC PROJECT REQUIREMENTS SUCH AS TRAVEL TIME, WORKABILITY, CURING METHODS, PUMPABILITY, WEATHER CONDITIONS, EXPECTED FIELD STRENGTH, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY OF THE CONCRETE REQUIREMENTS HEREIN OR IN THE CONTRACT DOCUMENTS INHIBIT OR PREVENT THE SATISFACTORY INSTALLATION OR FINAL STRENGTH REQUIREMENTS OF THE CONCRETE.
3. IT IS UP TO THE CONTRACTOR TO DETERMINE IF A TEST BATCH OF CONCRETE IS NECESSARY TO ENSURE THE CONCRETE MEETS THE REQUIREMENTS HEREIN. ANY TEST BATCHES SHALL BE A MINIMUM OF ONE CUBIC YARD.
4. ALL CONCRETE WORK SHALL COMPLY WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
5. REINFORCEMENT BENDING, PLACEMENT, AND DETAILING SHALL CONFORM TO ACI 318 AND CRSI'S "MANUAL OF STANDARD PRACTICE".
6. CONCRETE FINISH SHALL BE FORM FINISHED, STEEL TROWELED, OR IN THE CASE OF WALKING SURFACES, STEEL TROWELED AND THEN BROOM FINISHED U.N.O..
7. UNLESS OTHERWISE SPECIFIED, TOLERANCES FOR CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 117. FINISHING SHALL ADHERE TO THE REQUIREMENTS OF A CLASS 3 FINISH.
8. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING UNLESS OTHERWISE APPROVED BY THE ENGINEER IN A SUBMITTAL REQUEST AT LEAST 14 DAYS BEFORE PLACEMENT. INCLUDE TIME TO INITIAL SET PER ASTM C403 IN THE SUBMITTAL REQUEST.
9. NO MORE THAN 2 GALLONS OF WATER PER CUBIC YARD MAY BE ADDED TO THE CONCRETE MIX AT THE SITE UNLESS THE ALLOWABLE ADDITIONAL WATER IS CLEARLY SPECIFIED IN THE MIX DESIGN AND SHOWN ON THE DRIVER'S BATCH TICKET. IF MORE THAN 2 GALLONS OF WATER IS ADDED, SAMPLING AND STRENGTH TESTING SHALL BE PERFORMED ON THE CONCRETE AFTER THE WATER IS ADDED (UNLESS OTHERWISE APPROVED BY THE ENGINEER).
10. MILD STEEL REINFORCEMENT FOR CONCRETE SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 (YIELD STRENGTH OF 60 KSI). WHERE MILD STEEL REINFORCEMENT IS WELDED, REINFORCEMENT SHALL COMPLY WITH ASTM A706.
11. CONCRETE SHALL NOT BE PLACED WHEN THE OUTSIDE TEMPERATURE IS 40 DEGREES AND FALLING.
12. THE CONTRACTOR SHALL COMPLY WITH ACI 305R HOT WEATHER CONCRETING WHEN THE AIR TEMPERATURE EXCEEDS 90 DEGREES AT TIME OF PLACEMENT OR WHENEVER WARM TEMPERATURES COMBINE WITH WINDY CONDITIONS CAUSE EXCESSIVE MOISTURE LOSS IN THE CONCRETE.
13. ALL CONCRETE SHALL BE CONSOLIDATED (VIBRATED) PER ACI RECOMMENDATIONS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
14. FORMWORK FOR CONCRETE SHALL BE DESIGNED BY THE CONTRACTOR AND SHALL COMPLY WITH ACI 347.
15. ALL REINFORCED CONCRETE SHALL BE PLACED MONOLITHICALLY UNLESS A CONSTRUCTION OR EXPANSION JOINT IS CLEARLY SHOWN ON THE DRAWINGS.
16. LAP SPLICES FOR REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

#3 TO # 6 BARS	
BOTTOM BARS:	34 BAR DIAMETERS
TOP, SIDE, OR OTHER BARS:	44 BAR DIAMETERS
#7 BARS AND LARGER	
BOTTOM BARS:	55 BAR DIAMETERS
TOP, SIDE, OR OTHER BARS	72 BAR DIAMETERS

17. CONCRETE STRENGTH REQUIREMENTS NOTED HEREIN AND ON THE DRAWINGS ARE 28 DAY COMPRESSIVE STRENGTH AS DETERMINED BY ASTM C39 USING STANDARD CYLINDERS.
18. ACCEPTANCE OF CONCRETE STRENGTH TESTS SHALL BE IN ACCORDANCE WITH SECTION 26.12 OF ACI 318-14.
19. CONCRETE SHALL BE MOIST CURED PER ACI 308.1 FOR A MINIMUM OF 7 DAYS. OTHER CURING METHODS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. BIDDING PRICES SHOULD ASSUME MOIST CURING METHODS FOR A MINIMUM OF 7 DAYS PER ACI 308.1.
20. FORM TIES AND REINFORCEMENT CHAIRS SHALL BE MADE OF NON-CORROSIVE MATERIAL SUCH AS PLASTIC OR STAINLESS STEEL.
21. CHAMFER ALL EXPOSED EDGES U.N.O..
22. CONCRETE MATERIALS SHALL COMPLY WITH THE FOLLOWING:

A. CEMENT:	TYPE II ASTM C150
B. AGGREGATE:	ASTM C33
C. POZZOLAN:	ASTM C618
D. BLAST FURNACE SLAG	ASTM C989
E. FLY ASH	ASTM C618 CLASS F
F. AIR ENTRAINMENT:	ASTM C260
G. ADMIXTURES:	ASTM 494

23. CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", INCLUDING THE FOLLOWING, EXCEPT AS MODIFIED HEREIN AND IN THE CONTRACT DOCUMENTS.

A. GENERAL REQUIREMENTS, INCLUDING QUALITY ASSURANCE, ACCEPTANCE OF STRUCTURE, AND PROTECTION OF IN-PLACE CONCRETE
B. FORMWORK AND FORM ACCESSORIES
C. STEEL REINFORCEMENT AND SUPPORT
D. CONCRETE MIXTURES
E. HANDLING, PLACING, AND CONSTRUCTING CONCRETE.

24. ENGINEER OBSERVATION: THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE BEFORE THE ENGINEER HAS OBSERVED ALL FORMWORK AND REINFORCEMENT PLACEMENT, PRIOR TO THE INSTALLATION OF CONCRETE INTO THE FORMWORK. THE CONTRACTOR WILL COORDINATE WITH THE ENGINEER ON EXPECTED OBSERVATION TIMES.
25. NON-SHRINK GROUT SHALL BE EPOXY GROUT AND CONFORM TO ASTM C883. UNLESS OTHERWISE SPECIFIED, GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI AT 7 DAYS PER ASTM C579 AND A MINIMUM BOND STRENGTH OF 1600 PSI PER ASTM C882.
26. JOINT SEALANTS SHALL BE A MULTI-PART POLYSULFIDE OR POLYURETHANE NON-SAG SEALANT COMPLYING WITH ASTM C920 GRADE 25 OR GREATER, CLASS M AND SHALL BE APPROVED BY THE ENGINEER. BACKING RODS SHALL BE THE CLOSED CELL POLYETHYLENE TYPE COMPLYING WITH ASTM C1330. SUBMIT MANUFACTURER'S INFORMATION DEMONSTRATING THAT SEALANT AND BACKING ROD MEETS SPECIFICATIONS.

CONCRETE MIX DESIGNS

GENERAL MIX DESIGN REQUIREMENTS

UNLESS MODIFIED HEREIN, CONCRETE MIX DESIGNS SHALL COMPLY WITH THE FOLLOWING:

A. MAXIMUM AGGREGATE SIZE:	1 INCH DIAMETER
B. AIR ENTRAINMENT:	1-6% UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CONCRETE MIX DESIGN FOR CONCRETE CAP AND CONCRETE DEADMEN

A. COMPRESSIVE STRENGTH AT 28 DAYS:	5500 PSI MINIMUM
B. MINIMUM CEMENTITIOUS MATERIALS CONTENT:	658 LB/CY
C. WATER TO CEMENTITIOUS MATERIALS RATIO:	0.36 MAXIMUM
D. PORTLAND CEMENT	40% MINIMUM
E. FLY ASH:	18% TO 30%
F. SLAG	PER CONTRACTOR
G. WATER REDUCER	BRAND AND AMOUNT PER CONTRACTOR
H. TARGET SLUMP	6-8 INCHES

CONCRETE CONSTRUCTION TESTING REQUIREMENTS

1. SAMPLE AND TEST CONCRETE EVERY 25 CUBIC YARDS BUT NOT LESS THAN ONCE EACH DAY DURING CONCRETE PLACEMENT. SAMPLE AND TEST CONCRETE WHENEVER MORE THAN 2 GALLONS OF WATER IS ADDED TO THE MIX (UNLESS CLEARLY SHOWN ON THE BATCH TICKET THAT THE SPECIFIED WATER CONTENT WAS NOT ALL ADDED AT THE PLANT).
2. SAMPLING: MAKE FOUR 6X12 INCH CYLINDERS. BREAK 1 CYLINDER AT 7 DAYS, 2 CYLINDERS AT 28 DAYS, AND HOLD ONE IN RESERVE. IDENTIFY ON TEST RESULTS THE STRUCTURE AND BATCH PLACEMENT LOCATION REPRESENTED BY THE TEST RESULTS.
3. TEST CONCRETE FOR THE FOLLOWING:

A. COMPRESSIVE STRENGTH PER ASTM C39
B. SLUMP PER ASTM C143
C. TEMPERATURE PER ASTM 1064
D. AIR ENTRAINMENT PER ASTM C231 OR C173

CONCRETE PRE-CONTRUCTION SUBMITTALS

1. MIX DESIGN FOR EACH MIX USED.
2. CERTIFICATION OR DOCUMENTATION THAT CONCRETE MATERIALS MEETS SPECIFICATIONS. THIS INCLUDES REINFORCEMENT, CEMENT, AGGREGATES, POZZALANS, ADMIXTURES, CHAIRS, FORM TIES, ETC.
3. CURING PLAN AND PROPOSED CURING METHODS. INCLUDE SPECIAL PRECAUTIONS TO PREVENT PLASTIC SHRINKAGE CRACKING OF SILICA FUME CONCRETE.
4. WATER SOURCE FOR CURING.
5. FOR ALL JOINTS PROPOSED BY THE CONTRACTOR AND NOT SPECIFICALLY DETAILED ON THE DRAWINGS, SUBMIT ALL CONTRACTION, EXPANSION, AND/OR CONSTRUCTION JOINT DETAILS.
6. DETAILED REINFORCEMENT SHOP DRAWINGS.

CONCRETE CONSTRUCTION SUBMITTALS

1. NOTIFICATION TO ENGINEER WHEN A PORTION OF A STRUCTURE IS "READY FOR OBSERVATION" BEFORE CONCRETE PLACEMENT.
2. CONCRETE TESTING RESULTS (WITHIN 3 DAYS AFTER TESTING).

BULKHEAD HARDWARE

1. ANCHOR RODS SHALL BE THE DIAMETER SPECIFIED ON THE DRAWINGS AND SHALL CONFORM TO ASTM A615 GRADE 75 (75,000 PSI YIELD STRENGTH) AND SHALL BE HOT DIPPED GALVANIZED PER ASTM A-153.
2. ANCHOR ROD COUPLERS, TURNBUCKLES, AND HEX NUTS SHALL BE HOT DIPPED GALVANIZED PER ASTM A-153 AND SHALL BE CERTIFIED BY THE MANUFACTURER TO DEVELOP THE FULL TENSILE STRENGTH OF THE ANCHOR ROD.
3. JAMB NUTS, WASHERS, BEVELED WASHERS, BEARING PLATES AND OTHER HARDWARE NOT COMPLETELY ENCASED IN CONCRETE SHALL BE HOT DIPPED GALVANIZED PER ASTM A-153. CHANNELS AND BEARING PLATES ENCASED IN CONCRETE CAP NEED NOT BE GALVANIZED.
4. CHANNELS AND BEARING PLATES SHALL CONFORM TO ASTM A-36 OR A572 GRADE 50.

CITY OF DESTIN
BUILDING DIVISION
03/07/2023
APPROVED

TAYLOR ENGINEERING INC.
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REGISTRY # 4618

SEAL

KEITH A. KNIGHT
LICENSE
No. 68084
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KEITH A. KNIGHT P.E.#68084

PROJECT TITLE

POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO.	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2020-020
DATE	SEPT 2020
DESIGNED	KAK
DRAWN	AF
CHECKED	MD
REVIEWED	MAT
SCALE	AS SHOWN

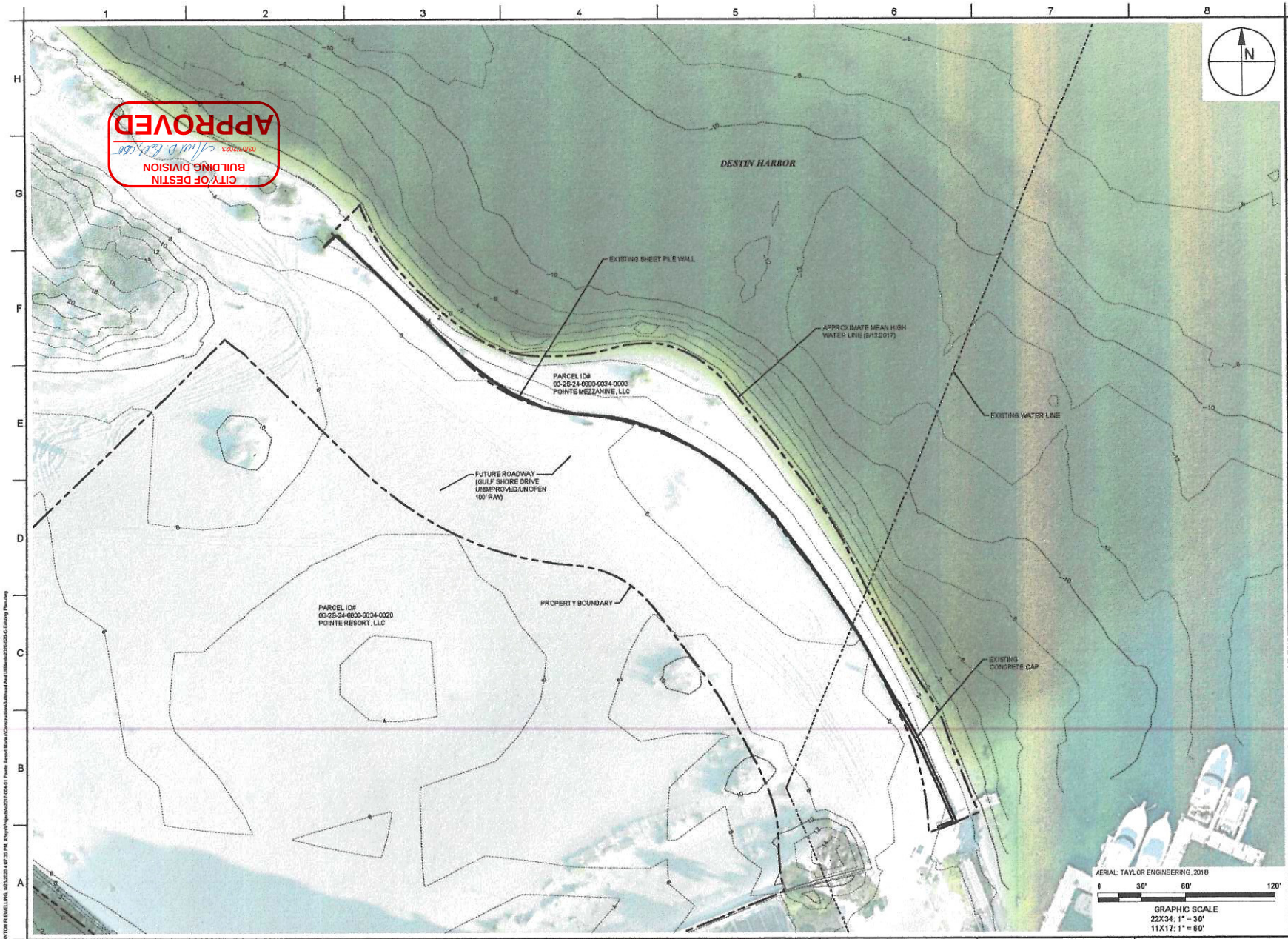
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GENERAL NOTES AND SPECIFICATIONS

C-2

SHEET 2 OF 8

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CITY OF DESTIN
BUILDING DIVISION
03/01/2023

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KEITH A. KNIGHT P.E.# 58084

PROJECT TITLE

POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

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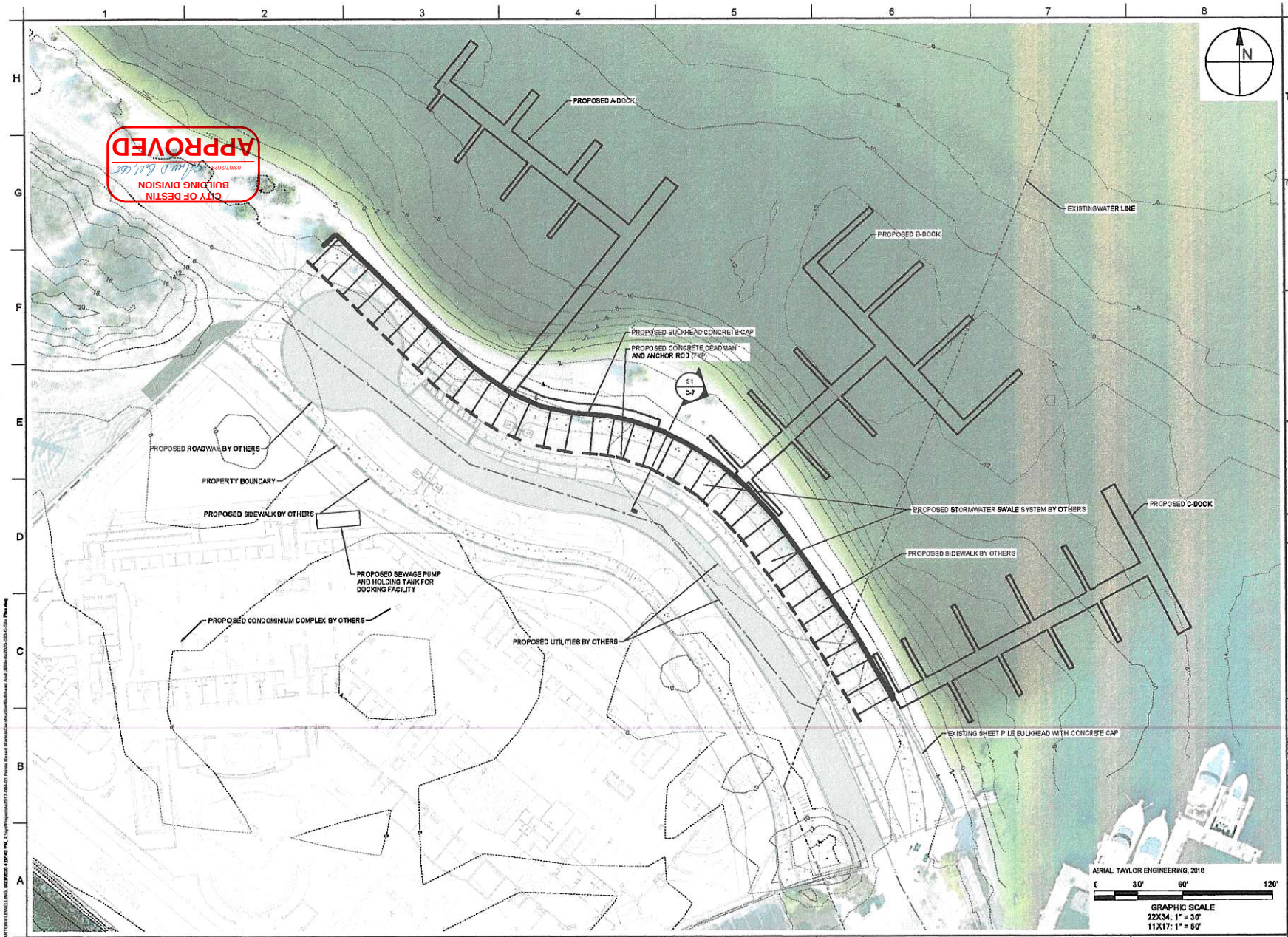
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EXISTING CONDITIONS

C-3

SHEET 3 OF 8

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03/07/2021

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KEITH A. KNIGHT
No. 50084
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KEITH A. KNIGHT P.E.#50084

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POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

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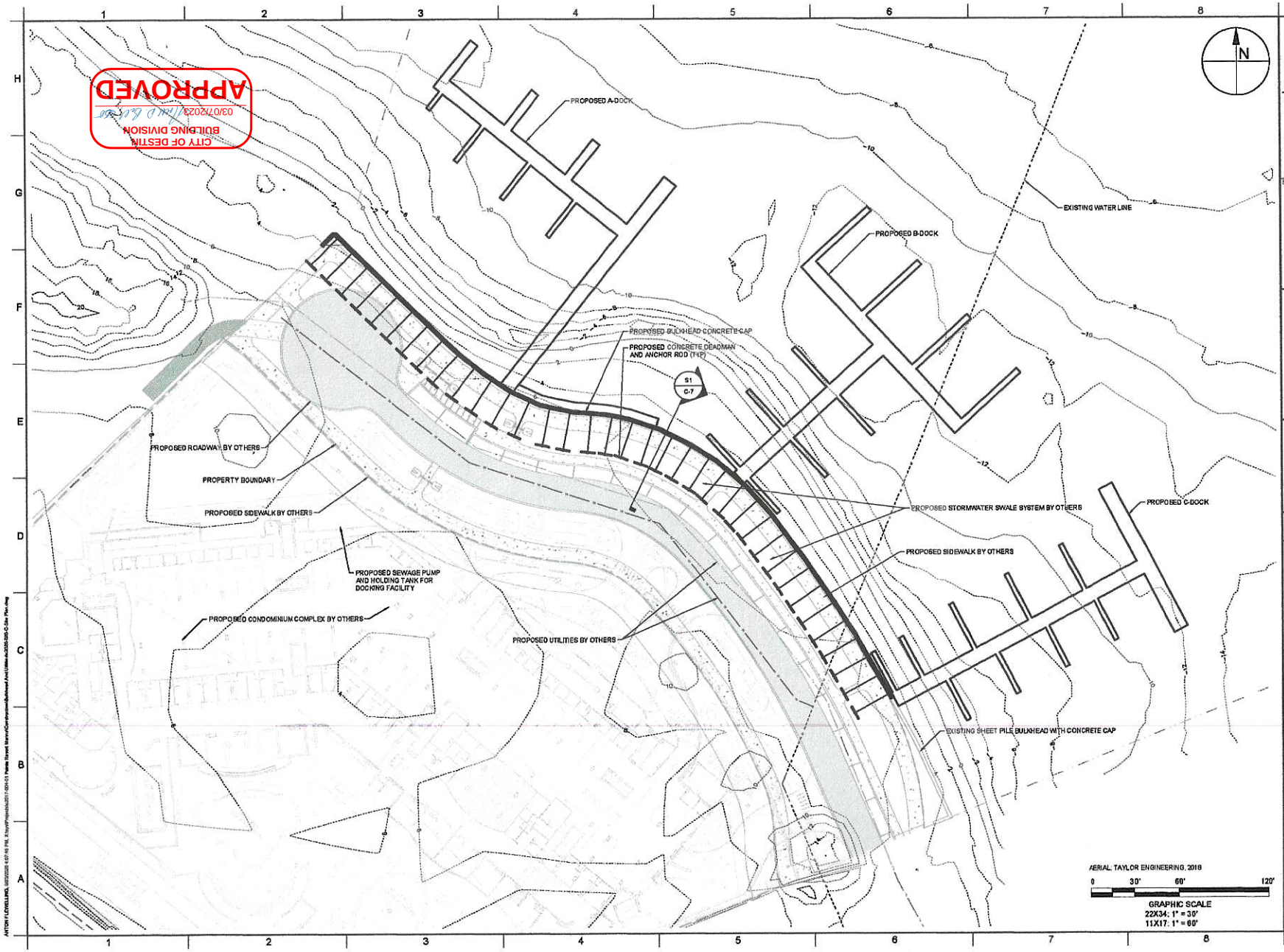
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DATE	SEPT 2020
DESIGNED	KAK
DRAWN	AF
CHECKED	MD
REVIEWED	MAT
SCALE	AS SHOWN

DRAWING TITLE

PROJECT OVERVIEW

C-4

SHEET 4 OF 8



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03/07/2023

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KEITH A. KNIGHT P.E.#59084

PROJECT TITLE

POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

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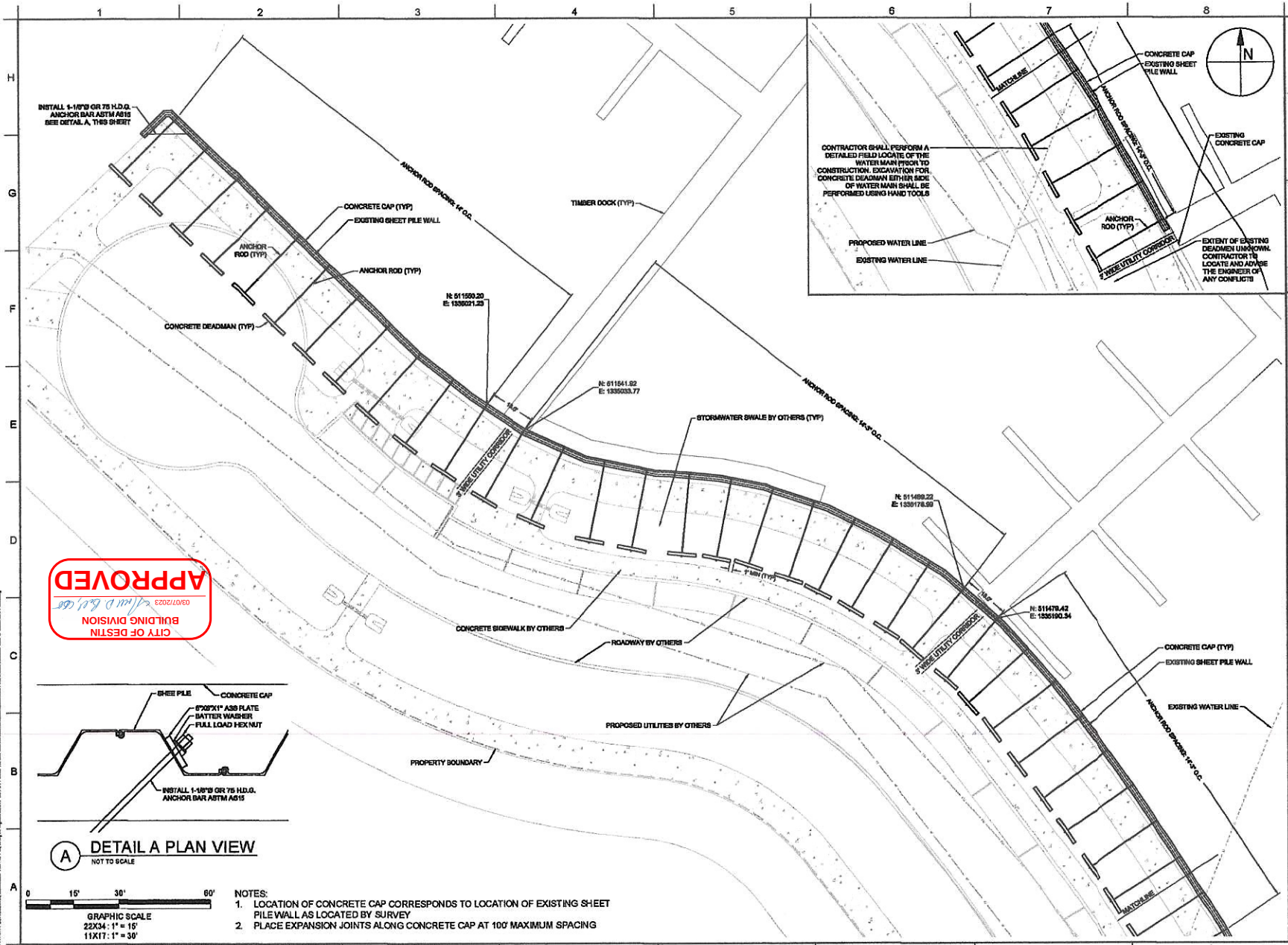
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PROJECT OVERVIEW WITHOUT AERIAL

C-5

SHEET 5 OF 8

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A DETAIL A PLAN VIEW
NOT TO SCALE

0 15' 30' 60'
GRAPHIC SCALE
22X34 : 1" = 15'
11X17 : 1" = 30'

NOTES:
1. LOCATION OF CONCRETE CAP CORRESPONDS TO LOCATION OF EXISTING SHEET PILE WALL AS LOCATED BY SURVEY
2. PLACE EXPANSION JOINTS ALONG CONCRETE CAP AT 100' MAXIMUM SPACING

TAYLOR ENGINEERING INC.
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SEAL
KEITH A. KNIGHT LICENSE No. 58084 STATE OF FLORIDA PROFESSIONAL ENGINEER
KEITH A. KNIGHT P.E.# 58084

PROJECT TITLE
POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

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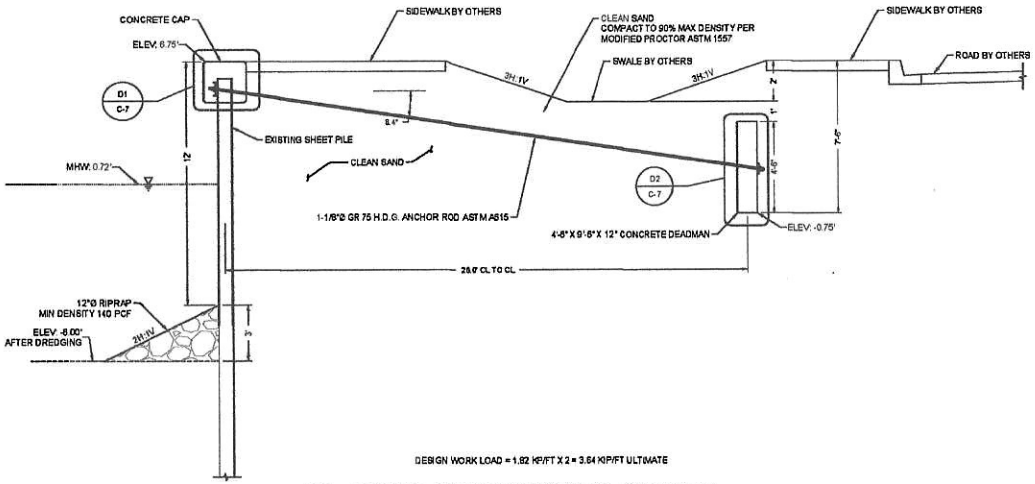
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CONCRETE CAP AND DEADMAN PLAN

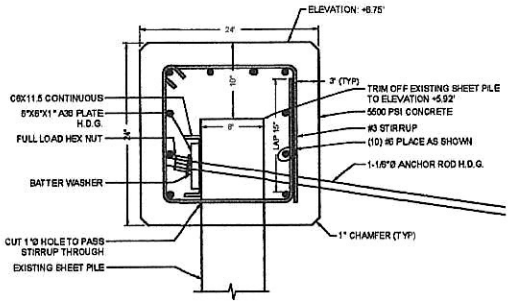
C-6
SHEET 6 OF 8



DESIGN WORK LOAD = 1.82 KIP/FT X 2 = 3.64 KIP/FT ULTIMATE

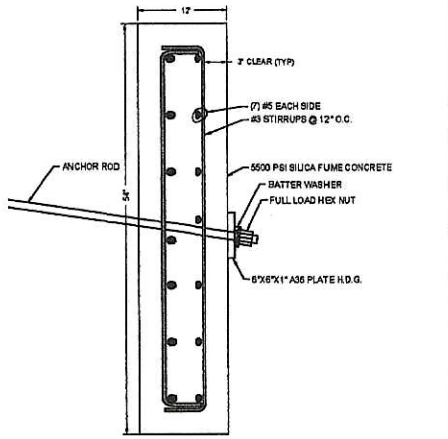
S1 / C-1 POINTE RESORT TYPICAL SECTION

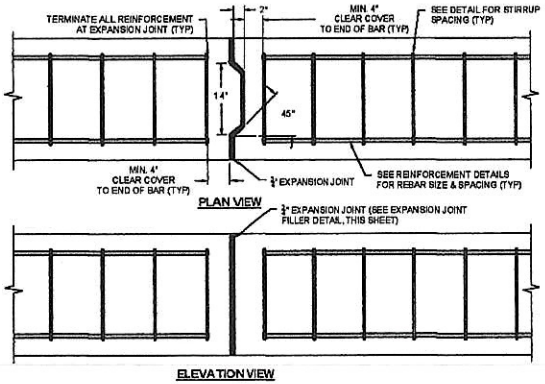
22x34: 1" = 3'
11x17: 1" = 6'



D1 / C-7 CONCRETE CAP DETAIL

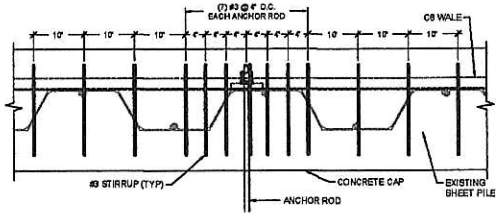
22X34: 1 1/2" = 1'
11X17: 3/4" = 1'





EXPANSION JOINT DETAIL

NOT TO SCALE



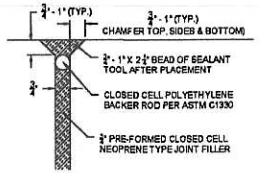
CONCRETE CAP TYPICAL STIRRUP SPACING PLAN

22X34: 1" = 1'
11X17: 1/2" = 1'

NOTE: EXISTING DEADMEN ARE AVAILIBLE OSITE FROM A PREVIOUS PROJECT. DEADMEN THAT MEASURE 8.5'X4.5'X12" MAY BE USED BY THE CONTRACTOR FOR THIS PROJECT. PREVIOUS DRAWINGS BY OTHERS INDICATED THE REINFORCEMENT WAS ONLY ON ONE SIDE. THE CONTRACTOR MAY USE THESE EXISTING DEADMEN BUT SHALL DETERMINE WHICH SIDE OF THE DEADMEN THE REINFORCEMENT IS ON AND PLACE THAT SIDE FACING THE BULKHEAD BEFORE BIDDING. THE CONTRACTOR SHALL COUNT THE EXISTING DEADMEN TO VERIFY THE QUANTITY AVAILABLE. THE CONTRACTOR SHALL INSPECT THE DEADMEN. DEADMEN THAT ARE CRACKED OR DAMAGED SHALL NOT BE USED.

D2 / C-7 NEW DEADMAN REINFORCEMENT DETAIL

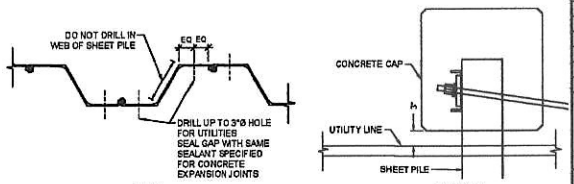
22X34: 1 1/2" = 1'
11X17: 3/4" = 1'



NOTE:
SEALANT SHALL BE VULKEN 821, SIKAFLEX 15LM, OR ENGINEER APPROVED POLYURETHANE OR POLYSULFIDE SEALANT COMPLYING WITH ASTM C920 TYPE S OR M, GRADE NS, CLASS 35 OR GREATER AND RECOMMENDED BY THE MANUFACTURER FOR CONCRETE EXPANSION JOINT ¾" OR GREATER IN WIDTH.

EXPANSION JOINT FILLER

NOT TO SCALE



UTILITY PENETRATION DETAIL

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03/01/2023

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No. 58084
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PROFESSIONAL ENGINEER

KEITH A. KNIGHT P.E.#58084

PROJECT TITLE

POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

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DRAWING TITLE

CONCRETE CAP AND DEADMAN DETAILS

C-7

SHEET 7 OF 8

DOCKING FACILITY SANITARY SEWER PUMP-OUT SPECIFICATIONS

1. THE VACUUM PUMP SHALL BE A SANIBAILOR MASTERLINE CVX400S AS MANUFACTURED BY EMP INDUSTRIES OR EQUIVALENT APPROVED BY THE ENGINEER. PUMP SHALL BE 5 HP, 40 GPM, SUPPLYING 29 INCH HG VACUUM AND 28 FEET OF SUCTION LIFT.
2. THE CONTRACTOR SHALL SUPPLY (3) HOSE REELS. HOSE REELS SHALL BE SANIBAILOR H-403HV VORTEX HOSE REELS SUPPLIED BY EMP INDUSTRIES OR EQUIVALENT APPROVED BY ENGINEER. HOSE SHALL BE A MINIMUM OF 50 FT LONG WITH APPROPRIATE FITTINGS AND SUPPLIED BY THE HOSE REEL MANUFACTURER.
3. SANITARY DOCK CONNECTIONS SHALL BE SANIBAILOR-150-A MALE DECK HYDRANTS BY EMP INDUSTRIES OR EQUIVALENT APPROVED BY THE ENGINEER.
4. SANITARY PIPING FROM THE PUMP TO THE INDIVIDUAL DOCKS SHALL BE 2 INCH DIAMETER HDPE PIPE DR11. JOINTS SHALL BE FUSION WELDED UNLESS IMPRACTICAL FOR THAT JOINT LOCATION. THE PIPING SYSTEM SHALL BE TESTED FOR LEAKS TO ENSURE THAT ADEQUATE VACUUM PRESSURE CAN BE OBTAINED ANYWHERE IN THE SYSTEM.
5. THE SEWAGE HOLDING TANK SHALL BE AN ABOVE GROUND POLYETHYLENE TANK WITH A MINIMUM 850 GALLON CAPACITY DESIGNED FOR OUTDOOR EXPOSURE AND RECOMMENDED BY THE MANUFACTURER FOR SANITARY SEWAGE STORAGE.
6. CONTRACTOR SHALL SUPPLY 6" THICK REINFORCED CONCRETE (3000 PSI) FOUNDATION TO SUPPORT SEWAGE HOLDING TANK

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S INFORMATION ON THE VACUUM PUMP, HOSE REEL, HOSE, HYDRANT, AND HOLDING TANK FOR APPROVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT FRICTION LOSS CALCULATIONS BY THE PUMP MANUFACTURER THAT THE PUMP CAN SUPPLY THE CORRECT PRESSURE AND TRANSPORT VELOCITY THROUGHOUT THE SYSTEM AT A MINIMUM 40 GAL/MIN.

PROPOSED A-DOCK

SEWAGE CONNECTION HYDRANT (TYP)

2"Ø HDPE DR11 (TYP)

PROPOSED B-DOCK

PROPOSED BULKHEAD CONCRETE CAP

PROPOSED DEADMAN AND ANCHOR ROD

LOCATION OF SANITARY PUMP AND HOLDING TANK

PROPOSED C-DOCK

N

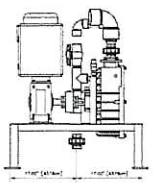
CITY OF DESTIN
BUILDING DIVISION
03/07/2023
APPROVED



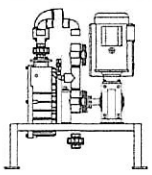
VORTEX HOSE REEL
TYPICAL DETAIL
NOT TO SCALE



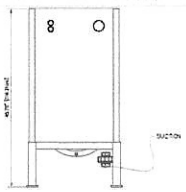
MALE DECK HYDRANT
TYPICAL DETAIL
NOT TO SCALE



LEFT VIEW



RIGHT VIEW



FRONT VIEW WITH PANELS

SANITARY PUMP TYPICAL DETAIL
NOT TO SCALE

0 30' 60' 120'
GRAPHIC SCALE
22X34: 1" = 30'
11X17: 1" = 60'

TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C245
DESTIN, FLORIDA 32541
(850) 460-7040
REGISTRY # 4835

SEAL
KEITH A. KNIGHT
LICENSE
No. 59084
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KEITH A. KNIGHT P.E.#59084

PROJECT TITLE

POINTE RESORT DOCKING FACILITY
OKALOOSA COUNTY, FLORIDA

Call 811 before you dig.

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

NO.	ZONE	REVISIONS / SUBMISSIONS	DATE

PROJECT NO	C2020-020
DATE	SEPT 2020
DESIGNED	KAK
DRAWN	AF
CHECKED	MD
REVIEWED	MAT
SCALE	AS SHOWN

DRAWING TITLE

MARINE SANITARY PLAN

C-8

SHEET 8 OF 8

ANTOINE DWELLING, 6/2/2020 4:08:51 PM, E:\sync\Projects\2017-054-01 Pointe Resort Marina\Construction\Submittal And Utilities\2020-020-C-Sanitary Plan.dwg

City of Destin
Breakwater/Snorkeling location & Oyster Gardening
FY-2025 Work Plan

Strategic Focus:

II. Enhanced quality of life and safety for families
VI. A green and sustainable environment

Organizational Goal:

Enhancing marine and coastal ecosystems through the development of oyster gardening, artificial reefs, breakwaters, and living shorelines. This will improve water quality and provide resiliency, erosion control measures to protect our shorelines. This will promote marine biodiversity and provide a habitat for fisheries.

Improve Clement Taylor Park's safety at the swim area & provide a safe beginner snorkeling area that is easily accessible for locals and tourists.

Establish a comprehensive marine habitat restoration initiative starting with Clement Taylor Park. If this project is successful, then expand to other bayfront parks in Destin.

Performance Objective:

- **Implement oyster gardens, in conjunction with Choctawhatchee Basin Alliance with educational signage at all city docks/piers.**
- **Encourage participation from local waterfront businesses and waterfront private/commercial property owners with docks to participate in the Oyster Gardening program.**
- **Develop a breakwater/living shoreline with modular units or limestone boulder clusters & mature oysters to enhance marine biodiversity and protect the shoreline, starting with Clement Taylor Park. This will provide a safe protected barrier to the current swim area.**
- **Once oysters are matured (in 1 year), relocate these oysters to breakwaters/ living shorelines of our choosing, with the recommendation being Clement Taylor Park.**
    - **If the Clement Taylor Park project is not ready, then recommend relocating the oysters to Mattie Kelly Outfall.**
    - **Then the following year, relocate the next batch to Clement Taylor Park**
- **Establish a snorkeling area at these breakwater/living shorelines along city-owned waterfront parks, starting with Clement Taylor Park, to support safe areas to learn to snorkel and conservation awareness.**

PRIORITY: ☐ CRITICAL ☐ IMPORTANT ☒ DESIRABLE

Measurable Outcome(s):

Outcomes	Fiscal Year			
	2025	2026	2027	2028
Installation of oyster farms at city-owned docks and piers	N/A	1 location	2 locations	More than 3 locations
Participation of local businesses/ private/ commercial property owners in the oyster farming program	N/A	2 private/ commercial properties	5 private/ commercial properties	At least 10 private/ commercial property
Creation of a pilot living shoreline/ breakwater project using limestone boulder clusters at Clement Taylor.	Discussion/ Planning	Design/ Permitting	Development	start process for a new location
Establishment of an official snorkeling area at a coastal park, such as Clement Taylor Park).	Discussion/ Planning	Design/ Permitting	Development	N/A

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date	Done
Develop concept educational signage for oyster gardens at City Properties	John Stephens	2025	X
Design concept drawings for living shoreline/breakwater project	John Stephens	2025	X
Develop concept signage for snorkeling area	John Stephens	2025	X
Present Idea to Choctawhatchee Basin Alliance	John Stephens	2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to the Harbor & Waterways Board committee and seek approval	John Stephens	April 2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to Okaloosa County Coastal Resources	John Stephens	May 2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to Harbor CRA Committee and seek approval	John Stephens	May 2025	X
Introduce Parks & Rec committee to CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea and seek approval	John Stephens	May 2025	
Department of Environmental Protection Pre-application Meeting to confirm permit type for Clement Taylor Park.	John Stephens, CBA, DEP, Destin staff, Okaloosa County Coastal Resources	2025	
Army Corp of Engineers Pre-application Meeting for Clement Taylor Park	John Stephens, CBA, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Okaloosa County Pre-application Meeting for Clement Taylor Park	John Stephens, CBA, Okaloosa	2025	

	County Coastal Resources, Destin staff		
Site visit & combined Seagrass Survey during the growing season	John Stephens, CBA, DEP, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Identify city docks/piers for oyster farms	Harbor & Waterways Board	2025	
Identify current Oyster Gardeners with CBA that are in Destin.	John Stephens/ CBA	2025	
Recommend if using Modular Units or Limestone Rocks	??	2025	
Present concept design/plan to Destin Council & seek approval. Have Council decide on Modular Units or Limestone Rocks	Harbor & Waterways Board, Destin Council	Q4 of 2025/ Q1 of 2026	
If Council approves, then get Council to direct City engineer to design engineered drawings (or hire Coastal Engineer)	City Planner/ Engineer	Q1 of 2026	
Apply for Permits (8-18 months)	Planning, DEP, ACE	Q1 of 2026	
Figure out Costs	??	Q1 of 2026	
Apply for Grants	Harbor & Waterways Board/ City Grants Manager	Q1 of 2026	
Coordinate with Council to direct Destin's PIO for awareness of Oyster Gardening Program to citizens/ businesses	Council/Destin PIO	April of 2026	
Training/implementation of Oyster Gardener Volunteers with CBA	Volunteers/ CBA	May 2026	
Begin installation (pending Permits)	Contractor, CBA (in conjunction with Force Blue)	Q1 of 2027	
Mature Oyster relocation to Clement Taylor Park Living Shoreline Project with CBA. (contingency plan if not ready - Mattie Kelly outfall livery shore line idea)	Volunteers/ CBA	May 2027	
Coordinate with Council to promote and launch snorkeling area	Council/ Destin PIO	2027	
Monitor and assess marine biodiversity impact. CBA will need to add another monitoring site.	CBA	2027	
Find new City-owned Waterfront Location for new oyster gardens	Harbor & Waterways Board/ Parks & Rec Committee	2028	
Find new City-owned Waterfront Location for Living Shoreline & mature oyster gardens	Harbor & Waterways Board/ Parks & Rec Committee	2028	

Notes from Action Plan:

- **Clement Taylor Park site visit:**
    - water depth at the roped swimming area is 3.5ft.
        - Will need to decide if we want to put the breakwaters at this depth (which would be cheaper) or do we want to potentially go out a little deeper and away from fishing pier
    - these breakwaters could attract fishing
        - Need to make sure it's not too close to the fishing pier. swimmers & fisherman could have a conflict
- **CBA** is in full support of the City-wide Oyster gardening & Breakwater plan.
    - Any structure must be at least 3ft away from any grassbeds.
    - CBA's FDEP permits can only go to 10ft from shoreline, so they might not be able to assist with permits.
- **Destin Harbor & Waterways** is in full support of the City-wide Oyster gardening & Breakwater plan.
    - Only concern that came up is potentially people standing on breakwaters and getting cut
- **Okaloosa County Coastal Resources** are in full support of the City-wide Oyster gardening & Breakwater plan.
    - Expressed interest to work collaboratively on this project. Will require County Board of Commissioners approval, but we can start these discussions.
    - Potentially could assist with one of these options:
        - County assists with design and then Destin implements installation.
            - Could potentially use the county's continuing services coastal engineers (Taylor or MRD).
        - Could potentially match funding
    - Limestone rock would be easiest. install 2-3 structures, with 15ft gaps in between.
    - If using prefabricated modular units (like snorkel reefs) could serve as a breakwater, Walter Marine has developed designs that serve as a breakwater system. County is looking at these systems for Okaloosa Island breakwater project
    - Estimated Costs:
        - 2 reefs could cost up to $60,000 in limestone rocks (material only)
        - prefabricated modular unit cost unknown (if decide to go this route)
        - Mobilization Costs unknown.
            - Pending depth of location, recommend contracting this out
    - Signage:
        - Need to have "Caution - submerged Rocks" signage on each end of the structure
    - Florida's focus is on resiliency & erosion control measures on shorelines right now and there is funding for this.
- **Destin Harbor CRA** is in full support of the City-wide Oyster gardening & Breakwater plan.
    - Only suggestion is to add another breakwater, to give an 'L' shape protection on the Destin Fire Station side. (Drawing has been updated to reflect this)
    - Recommended adding more Breakwaters closer to shore

Process Improvement:

Recommend to Council to have CBA add a new site for continuous monitoring and reporting on water quality improvements.

Recommend to Council for public-private partnerships to ensure long-term sustainability of project.

Recommend adding another city-owned waterfront location, once the pilot one is established.

Stakeholders:

Internal	External
• City Planning	• Choctawhatchee Basin Alliance (CBA)
• City Engineer	• Destin High School Students - Volunteer hours
• Harbor & Waterways Board	• Okaloosa County Coastal Resources
• Harbor CRA Committee	• Force Blue (former Navy Seals that help CBA)
• Parks & Rec Committee	• Local Business that have access to docks
• City of Destin Public Information Officer	• Property Owners that have access to docks
• City of Destin Grants Manager	• Army Corp of Engineers
• Council	• Department of Environmental Protection
•	• Volunteers, such as Oyster Gardeners
	• Coastal Engineer (if needed)
	• Destin High School (they have a artificial reef program)

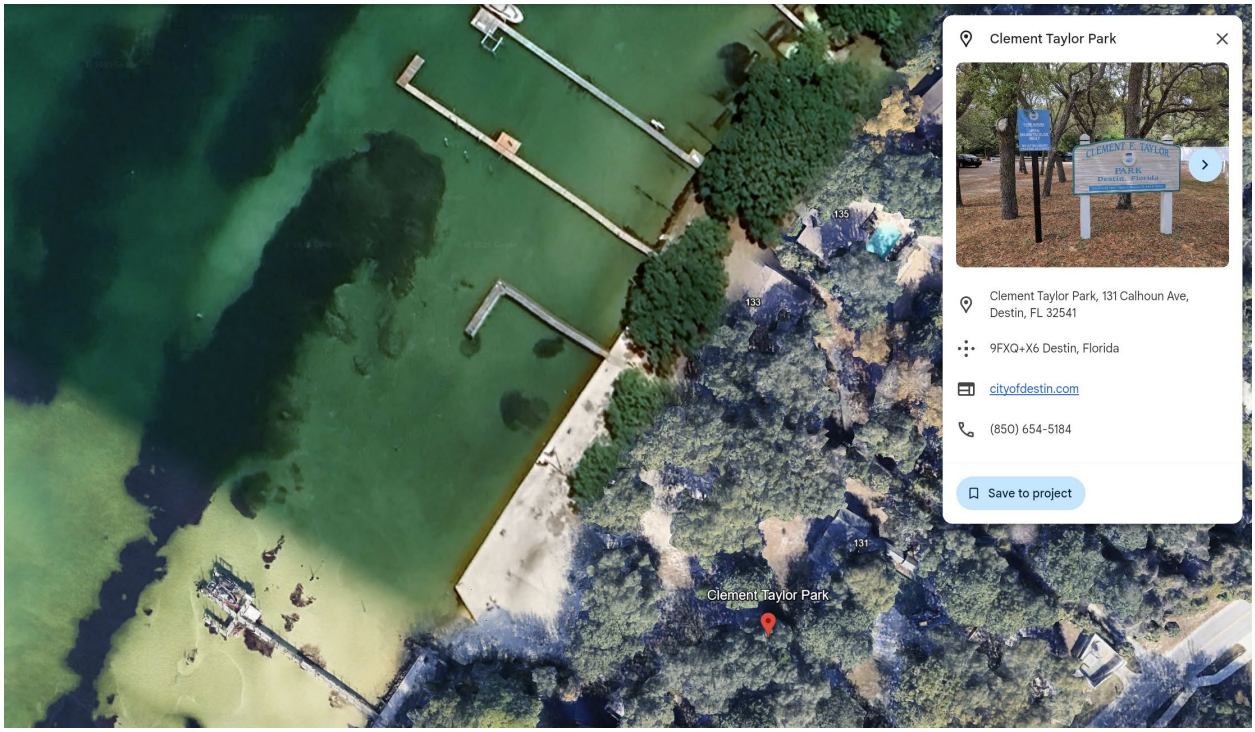
Process Owner:

John Stephens

Example:

Current living Shoreline Project in Boca Raton:
https://www.instagram.com/citybocaraton/p/CUQT4K-r1O-/?locale=pl&hl=am-et

Aerial View of Clement Taylor Park:

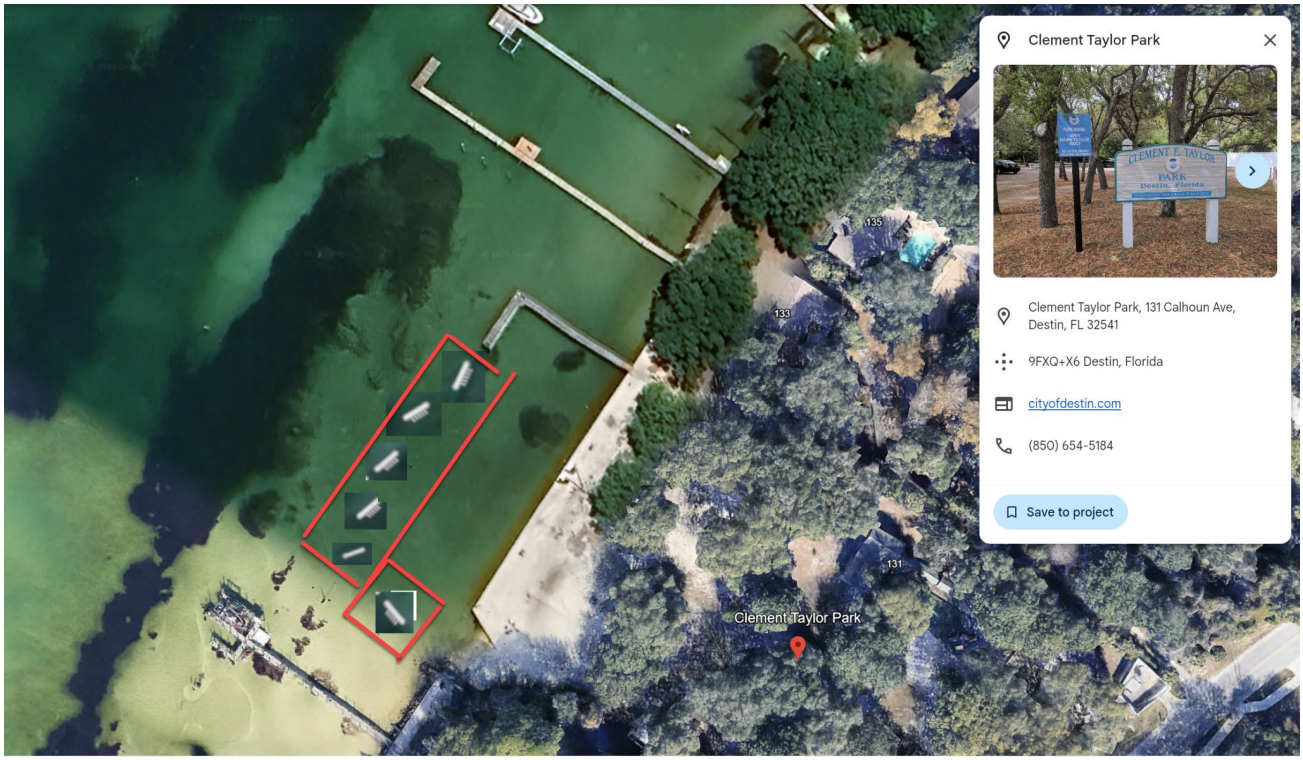


View of Clement Taylor Park:



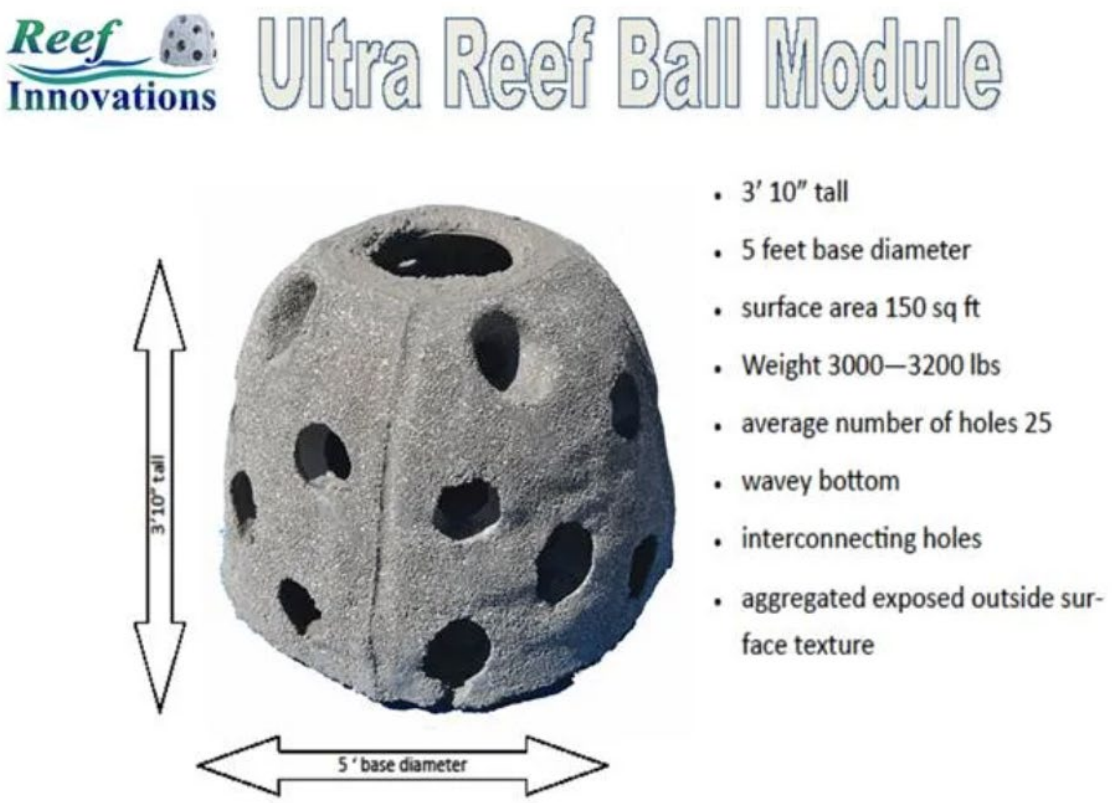
Concept Breakwater Limestone at Clement Taylor Park:

1. Breakwater/living shoreline must be at least 3ft away from seagrass



There are 2 methods. Modular Units or Rock mound Breakwaters

1. **Modular Units**
    1. https://reefinnovations.com/
    2. A modular reef ball is an artificial reef structure designed to mimic natural coral reefs and provide habitats for marine organisms. Reef balls are made of a specially designed, pH-neutral concrete that is environmentally safe. Our reef balls come in various shapes and sizes but most are dome-shaped with holes or slots to allow water and marine life to pass through.
    3. Ultra Reef Ball Module



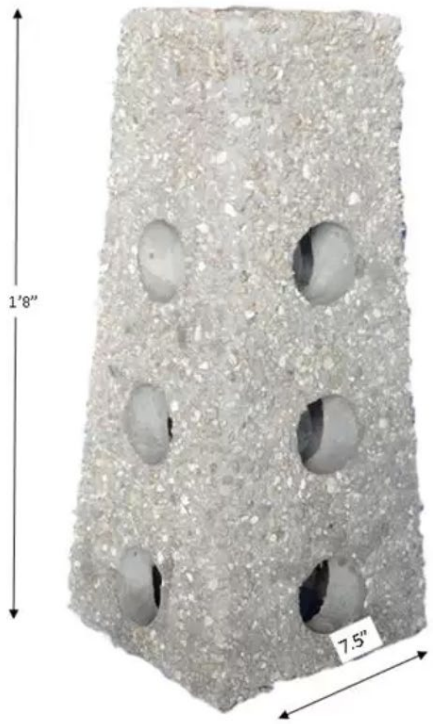
a.

b. An ultra reef ball module is a type of artificial reef that is designed to be highly durable and resistant to wave action. It is made of a concrete mixture that is specially formulated to be strong and durable.
c. Ultra reef ball modules are typically larger than traditional reef balls, and they have a more streamlined shape. This makes them more resistant to wave action and more likely to stay in place on the seabed.
d. Ultra reef ball modules are often used in deep water, where they can provide habitat for fish and other marine life that prefer deeper waters. They are also used in areas with high wave action, such as nearshore reefs and breakwaters.

4. IJV Habitat

Reef Innovations

IJV Habitat



- The Internal Juvenile habitat is a module designed as an addition to our Reef Balls.
- Adding 1 or more inside a Reef Ball can provide additional surface area and small connecting holes.
- aggregated exposed outside surface texture
- Height 1'8"
- Width at the base 7 1/2"
- Base is 7 1/2" square
- Top 5" square
- Internal hole 6 1/2" ——-> 2 1/2 "
- Side holes 2 1/2 "

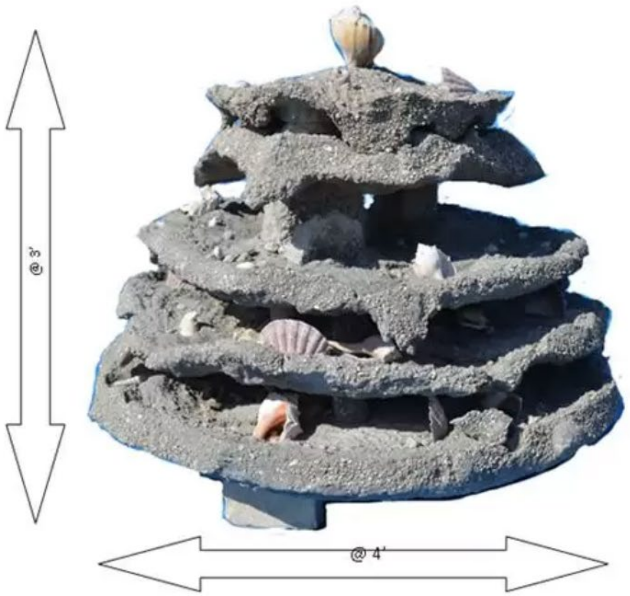
a.

b. IJV Habitats are a valuable tool for reef restoration and fisheries management. They can be used to create new habitat for juvenile fish and increase their survival rates. This can help to boost fish populations and improve fisheries yields.

5. Pallet Layer Cake

Reef Innovations

Pallet Layer Cake



- 3' tall
- 4' max. diameter
- surface area sq ft
- weight 1300 lbs
- layers allowing more surface area
- interconnecting holes
- aggregated exposed outside surface texture
- various decorative material, shells provide a unique habitat.
- complex design increases marine diversity
- weight will vary between modules

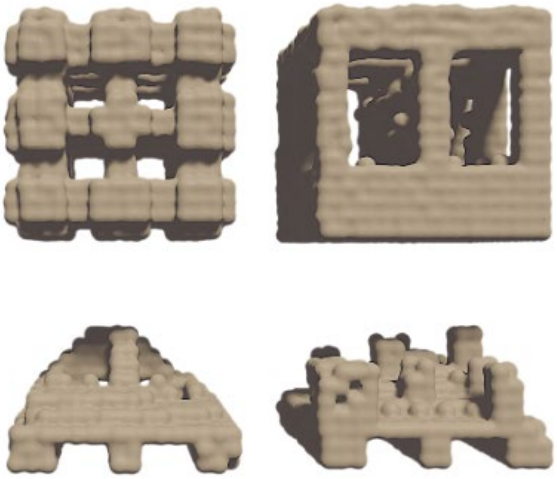
a.
b. A pallet layer cake is a type of artificial reef that is made up of a series of recycled pallets that are stacked on top of each other. Pallet layer cakes are typically made of a lightweight material, such as wood or plastic, and they are designed to be placed in shallow water.
c. Pallet layer cakes are a popular choice for reef restoration projects because they are easy to deploy and maintain. They are also a good choice for areas where there is limited funding for reef restoration.
d. Here are some examples of how pallet layer cakes have been used:
    i. The Reef Ball Foundation has used pallet layer cakes to restore damaged reefs in the Florida Keys and the Caribbean Sea.
    ii. The National Oceanic and Atmospheric Administration (NOAA) has used pallet layer cakes to create artificial reefs in areas off the coast of California.
    iii. The California Department of Fish and Wildlife has used pallet layer cakes to protect shorelines from erosion and improve water quality.
e. Pallet layer cakes are a versatile and effective tool for reef restoration and coastal protection. They can be used to create new reef habitat, improve water quality, reduce erosion, and restore damaged reefs.

6. More options & Pricing can be found here: https://reefinnovations.com/products-specs/product-price-list/

2. Natrx has other types of modular units

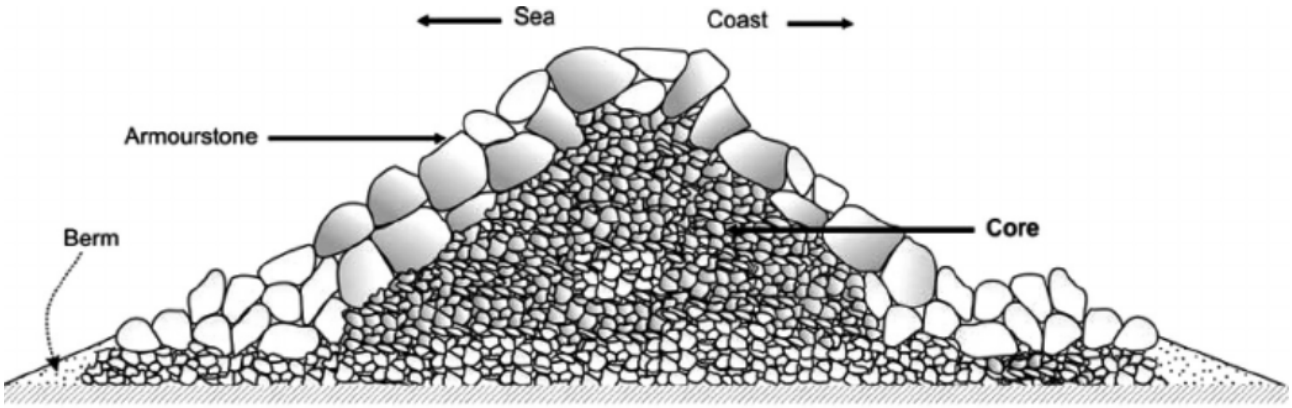
a. Natrx ExoForms™





i. Natrx ExoForms™ are designed to leverage nature to provide more benefits than traditional methods with far less material.
ii. And because ExoForms™ are a nature-based system, they promote new habitat growth right away and grow even stronger over time.
iii. ExoForms™ can be customized to best benefit the specific demands of each project.
iv. Digital design allows for rapid prototyping to explore the best approach to creating resilience and habitat-positive benefits.
v. https://natrx.io/more/natrx-tech-overview-natrx-exoforms
vi. https://natrx.io/natrx-exoform-modules

3. Typical cross section of rock mound breakwater:



Typical cros section of rock mould breakwater

FUNDING/GRANT INFORMATION:

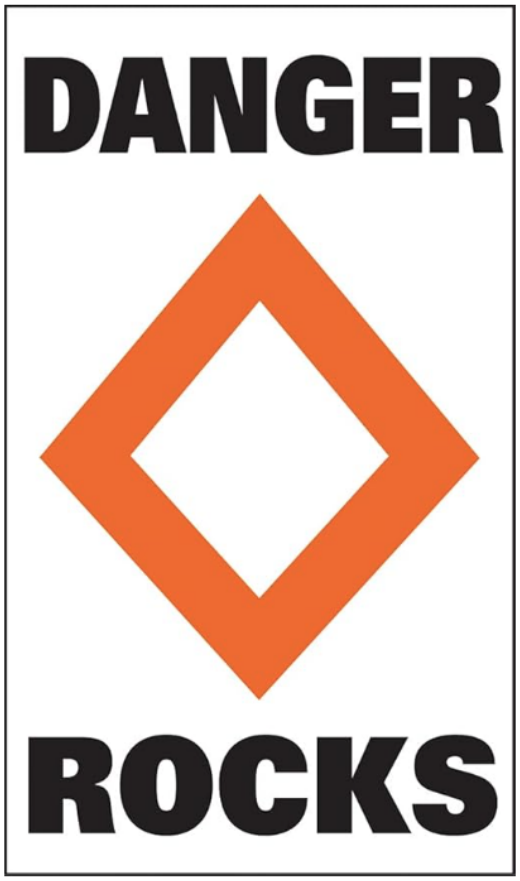
1. **TDC**
2. **FWC Florida Artificial Reef Program**
    a. Deadline is March of each year
    b. Website: https://myfwc.com/fishing/saltwater/artificial-reefs/
3. **NOAA**
    a. $100 million in funding for transformational projects that restore coastal habitat and strengthen community resilience
    b. Deadline is April of each year

    c. Website: https://www.noaa.gov/legislative-and-intergovernmental-affairs/noaa-tribal-resources/grant-education-opportunities
4. **National Fish and Wildlife Foundation (NFWF)**
    a. Coastal Resilience Grants (supports living shorelines and marine biodiversity projects)
    b. Website: https://www.nfwf.org/
    c. Gulf Fund:
        i. Website: https://www.nfwf.org/gulf-environmental-benefit-fund
5. **Corporate & Foundation Partnerships**
    a. Engage companies in eco-tourism, seafood, water sports, DWU, FPL, High Speed Internet Provides for sponsorship opportunities.
6. Explore community-driven funding initiatives, such as the **Friends of Destin Parks**
7. Explore enviornmental conservative funding initatives, such as **Force Blue**
8. Reach out to Destin High School is a collaboration effort, see: https://www.getthecoast.com/destin-high-school-aims-to-deploy-15-new-artificial-reefs-with-upcoming-fundraiser/

Concept Snorkeling Area Signage:



Boater awareness signage for submerged rocks



CBA Living Shoreline Signage (from Lisa Jackson Park in FWB)



Concept Oyster Gardening Signage:

1. Provide this sign with each Vertical Oyster Garden



2. QR code will go to City of Destin Website link that will show contents:
    a. What is Oyster Gardening, 101

Discover Oyster Gardening with the Choctawhatchee Basin Alliance
Calling all City of Destin residents! Help restore our bay—one oyster at a time.

The **City of Destin**, in partnership with the **Choctawhatchee Basin Alliance (CBA)** invites you to be part of a hands-on, rewarding environmental program: **Oyster Gardening**. Whether you're passionate about protecting our coastal ecosystems or just love being on the water, this is your chance to make a real impact in your own backyard.

What is Oyster Gardening?

Oyster gardening is a community-driven initiative where volunteers grow juvenile oysters on Vertical Oyster Gardens suspended from private docks. These oysters help improve water quality, support marine life, and eventually get placed on living shoreline restoration projects throughout the Choctawhatchee Bay. This project in particular, will have all mature oysters benefitting the City of Destin's shorelines. Now is the time to make your impact on our bay.

What is a Vertical Oyster Garden?

A **Vertical Oyster Garden (VOG)** is a simple, space-efficient method for oyster gardening, especially well-suited for Destin's residential & commercial docks. This project is low-maintenance, but highly effective. Here's how it works:

- **Recycled oyster shells** are threaded vertically along ropes and suspended from your dock into the bay.
- During the warm summer months—typically from **late May through August**—**free-swimming oyster larvae**, or spat, naturally settle out of the water column.
- These spat are drawn to hard surfaces and begin attaching to the recycled oyster shells in your vertical garden.
- Once attached, the spat will begin to grow into juvenile oysters, creating a thriving habitat right under your dock!
- Once these oysters mature and a date is set (usually in May), everyone will be part of "Move your Mollusk" to relocate their oysters to a TBD shoreline restoration project location.
    - Your oysters can be transported to the site in a cooler on ice with a damp cloth or newspaper covering your oysters. They should even be fine if you put them on ice the night before.
    - If you would like to help place your oysters on the reefs, please wear clothes you can get wet in and closed toed shoes.
- You will be receiving your new Vertical Oyster Garden and instruction on how to maintain it for the upcoming year, if you're interested in continuing the program.

Vertical gardens attract juvenile oysters naturally and also serve as shelter for small fish, crabs, and other marine life—making them a mini-ecosystem right at your fingertips!

Why It Matters

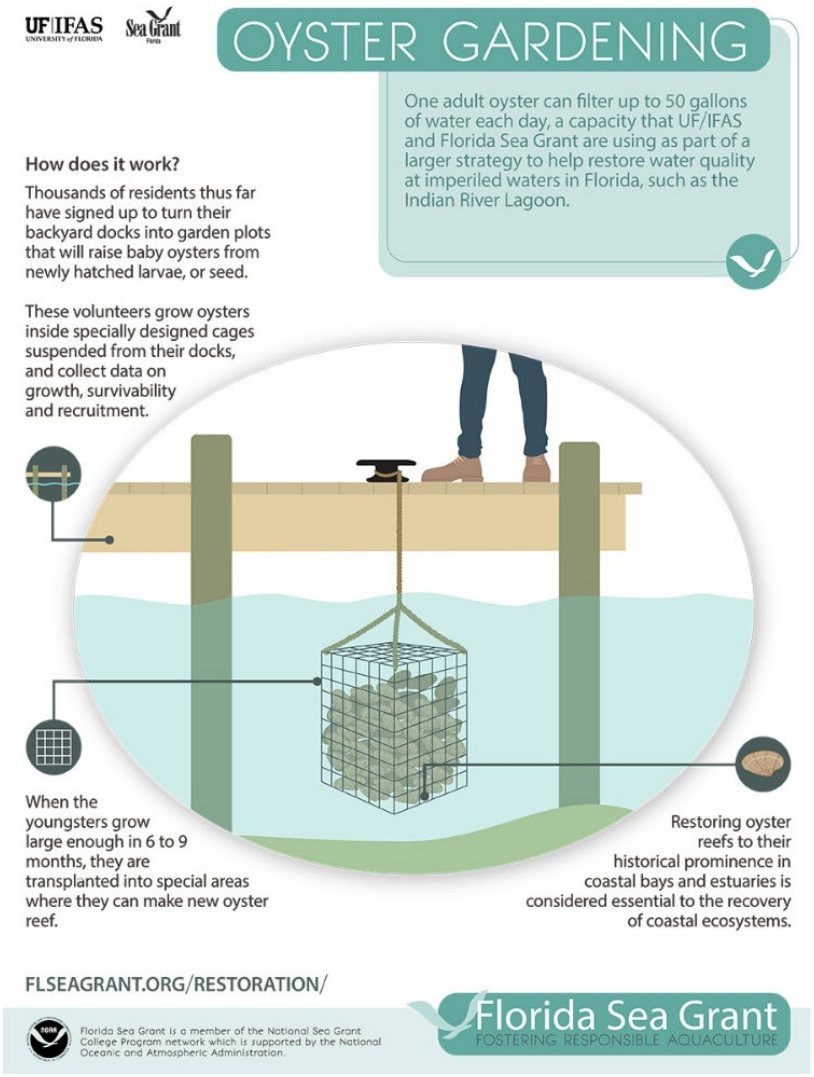
- One oyster can filter up to **50 gallons of water per day**.
- Oyster reefs protect shorelines from erosion and storm surge.
- Vertical gardens increase biodiversity and restore damaged habitats.

How to Get Involved

If you have access to a dock or waterfront property, you can become an oyster gardener! CBA provides all materials—including the vertical garden setup—and teaches you how to care for your oysters over the season. It's a great activity for families, classrooms, or anyone who loves our bay.

b. Oyster Gardening info diagram:
    i. http://www.flseagrant.org/wp-content/uploads/2022/07/Aquaculture_Infographic_oystergardening_2.jpg

ii.



3. Oyster Gardening Information:
    a. Volunteers must
        i. get training
            1.
        ii. fill out form for FWC Special Activities License
    b. Need a way to store volunteer name, cell phone, & email for updates
    c. Volunteers must “Move you Mollusks” on a certain date TBD
        i. coordinate with Tucker Reynolds with CBA
            1. Office: 850-200-4175
            2. Reynol59@nwfsc.edu