PLANNING & ZONING REGULAR MEETING
THURSDAY, FEBRUARY 19, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

5. **APPROVAL OF MINUTES**

   5.A Approval of the following Planning and Zoning Minutes: October 23, 2025, and December 18, 2025.
   12.18.25 PZ MINUTES FINAL.pdf
   10.23.25 PZ Minutes.pdf

   5.B Approval of the following LPA Minutes: February 13, 2025, June 19, 2025, August 21, 2025, and January 15, 2025.
   2.13.25 LPA FINAL Minutes.pdf
   12.18.25 LPA MINUTES FINAl.pdf
   01.15.26 LPA Minutes Final.pdf

6. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES** *Staff will address*

questions, comments, and/or concerns from the Board pertaining to prior cases.

7. **HEARING PROCEDURES** *City Attorney explains hearing procedures.*

8. **ADMINISTRATION OF OATH**

9. **EX-PARTE COMMUNICATION DISCLOSURE**

10. **PRESENTATION OF ITEMS**

10.AVAR-000592-2026 A variance requesting approval of a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
1. Staff Report - 500 115th Ave.pdf
Complete Executed Variance Application Packet - 500 115th Ave.pdf

10.BVAR-000594-2026 An application requesting approval of two (2) variances to Sec. 68-541 granting a 6.8-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
1. Staff Report - VAR-000594-2026.pdf
Variance Application Packet-City of Treasure Island-Chris and Diane Hawkins (1).pdf
Ownership 11385 8th St Hawkins.PDF
11385 Topo Survey (1).pdf

10.CSITE-000596-2026 A Site Plan Review to allow constructions of a new single-family dwelling
1. Staff Report SITE-000596-2026.pdf
10200 GULF BLVD TREASURE ISLAND_CF-1_01-19-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf

10.DVAR-000597-2026 An application requesting approval of two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.
1. Staff Report - VAR-000597-2026.pdf
2. Application.pdf
2507-056 digital signed survey.pdf
8564_PDF Set-variance_1-19-26.pdf

10.ESITE-000598-2026 Site Plan Review to allow construction of a new single-family dwelling.
1. Staff Report SITE-000598-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf
8564_PDF Set-Site Plan approval_1-19-26.pdf

10.FSITE-000589-2025 Site Plan Review approval for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.
1. Staff Report SITE-000563-2025.pdf
2. Application.pdf
3. Affidavit to Authorize Agent.pdf

TREASURE ISLAND COFFEE SHOP_PERMIT SET_S&S.pdf
260127_A100_R1.pdf

10. GVAR-000599-2026 Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.
    MPS Staff Report - VAR-000599-2026.pdf
    TI MPS Replacement - 100% Design Plans.pdf
    MPS Site Phasing Plan.pdf
    MPS Site Demo.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

14. ADJOURNMENT

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following Planning and Zoning Minutes: October 23, 2025, and December 18, 2025.
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve the following minutes: October 23, 2025, and December 18, 2025.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
12.18.25 PZ MINUTES FINAL.pdf
10.23.25 PZ Minutes.pdf

PLANNING & ZONING REGULAR MEETING
THURSDAY, DECEMBER 18, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Richard Harris called the meeting to order at 2 pm

2. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cell phones and informed residents of scam emails being sent.

3. PLEDGE ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Present:
Richard Harris, Chair
Ross Sanchez, Vice-Chair
Valerie Acree
Daniel Billingsley
Chris Downing
Gary Potenziano
Marvin Shavlan

Absent
Mark Zrowjeski
Grant Smith

5. APPROVAL OF MINUTES

5.A Approval of the following Minutes: July 24, 2025

Mr. Shavlan moved to approve the minutes, seconded by Mr. Downing, and the motion carried seven to zero.

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Principal Planner Braydon Evans gave an update on prior and upcoming planning and zoning cases which were included in the background material. Mr. Shavlan inquired about how long Rally gas station had been in discussion with Florida Department of Transportation (FDOT). Planner Evans answered there had been no update. Floodplain Manager Jesse Miller explained a meeting occurred between the City, Rally's gas station and FDOT but there was no further update. Mr. Shavlan inquired about any issues regarding the project and if a site plan was approved. Manager Miller explained the turning radius for the trucks was not large enough and that no site plan was approved. Vice Chair Sanchez asked if the board could receive updates on timelines and expirations of cases. Manager Miller would get an update to the board. Mr. Downing inquired about permits expiring due to changes in the Executive Order. Manager Miller explained the permit techs would reach out to all applicants regarding expiring permits and applications.

7. HEARING PROCEDURES

City Attorney Nancy Stupirich read the hearing the procedures to the board and asked if there were any conflicts. There were none.

8. ADMINISTRATION OF OATH

Deputy City Clerk administered the witness oath to all wishing the speak.

9. EX-PARTE COMMUNICATION DISCLOSURE

Chair Harris asked the board if there were any ex parte communications. There was none.

10. PRESENTATION OF ITEMS

10.AVAR-000582 -2025- 11160 8th St. E. - Two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.

Chair Harris asked the applicant to approach the podium. Ms. Stacy Van Meter, 11160 8th St East, said after the review from the DRC meeting, she tried to make things less intrusive and explained the structural placement within the property lines. Chair Harris clarified the variance was for the front staircase and there would be an 11.8 foot-encroachment into the front yard setback and a 3.2-foot encroachment into the side yard setback. Mr. Shavlan noted the plans looked great and asked if the applicant started raising the house. Ms. Van Meter said the variance was the first step and they had not started yet. Ms. Van meter recited the columns holding up the roof which was not supported on the side and explained it was impossible to get a stairway. Mr. Braydon Smith, AGS house flipping, introduced himself. Chair Harris clarified that the variance was for stairs only.

Principal Planner Evans introduced himself and gave a presentation, as detailed in the background material. Mr. Billingsley asked if the house was purchased post or pre-storm. The applicant answered post storm. Mr. Downing inquired if the first level would be elevated or raised. Manager Miller answered the elevation was currently 4.5 feet and there was no fill being brought in. Vice Chair Sanchez asked if a condition could be put in that if the house

was demolished that the variance would go away. Attorney Stuparich confirmed. Planner Evans explained that he tried to put the condition in the variance. Attorney Stuparich clarified that if the variance was for the staircase and if the staircase was removed then the variance would be removed. The board unanimously agreed with the condition and asked staff to put the condition.

Chair Harris inquired how much the garage would be raised. Mr. Smith was unsure. Chair Harris suggested bringing in fill dirt to raise the elevation. Mr. Smith asked if it would need another variance. Mr. Downing confirmed. Chair Harris read the encroachment in the Code. Mr. Downing advised the applicant to consider it and noted if there was a change in the variance then the applicant would have to come back before the board. Mr. Smith inquired about adjusting the code for stairs and electrical panels. Chair Harris explained updates that were being worked on. Chair Harris asked for public comment with no response and closed the public hearing.

Chair Harris and Mr. Downing expressed support for the variances. Vice Chair Sanchez noted it was nice to see there was no encroachment on the rear setback. Mr. Downing explained the hardship was the configuration of the house. Planner Evans inquired if the applicant took the suggestion would that interfere with condition of approval as it stood. Attorney Stuparich explained that the applicant might have to reappear before the board.

Vice Chair Sanchez moved in the case of VAR-000582-2025 at the location of 11160 8th St E as a planning and zoning board member that an unnecessary hardship did exist pursuant to Sec. 70-221 in the Treasure Island code of ordinances and moved to approve, with condition, a variance listed as number 1 in our packet and number 2 along with the condition slated 1 the proposed structure shall be substantially consistent with the plans prepared by DMD Company dated August 11, 2025; seconded by Marvin Shavlan, and carried seven to zero

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Chair Harris called for public comment with no response.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

There were no reports from the board, staff or Attorney Stuparich.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY (LPA) MEETINGS

Chair Harris announced there would be an LPA meeting following the Planning and Zoning meeting and the next meeting will be held on January 15, 2026, at 2 p.m. Planner Evans said there would be two variances and one site plan for the next meeting. Chair Harris asked for Kimley-Horn to attend the LPA meeting on January 15th. Vice Chair Sanchez asked for Economic Development Director Joan Goodrich to come to the next LPA meeting. Community Development Assistant Direction Maryellen Edwards explained Kimely-Horn would be presenting in February regarding phase 1.

14. ADJOURNMENT

The meeting adjourned at 2:46 pm.

_____
Richard Harris, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

PLANNING & ZONING REGULAR MEETING THURSDAY, OCTOBER 23, 2025 – 2:00 PM 10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 2 p.m.

2. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cellphones

3. PLEDGE ALLEGIANCE

Chair Harris led the pledge of allegiance.

4. ROLL CALL

Present:

Richard Harris- Chair
Valerie Acree
Daniel Billingsley
Chris Downing
Gary Potenziano
Grant Smith
Mark Zdrojewski

Absent:
Ross Sanchez- Vice-Chair
Marvin Shavlan

5. APPROVAL OF MINUTES

5.A Approval of the following Minutes: September 18, 2025

Mr. Downing moved to approve the September 18, 2025, minutes; seconded by Mr. Smith. The motion carried seven to zero.

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Chair Harris asked about the status of the gas station application. Principal Planner Jesse Miller informed the board they were waiting for the Department of Transportation approval and noted issues with the fuel trucks not having a large enough turning radius.

7. HEARING PROCEDURES

City Attorney Gavin Rollins gave a review of the Sunshine Law; Public Records Law and the hearing procedures.

8. ADMINISTRATION OF OATH

Deputy City Clerk Tia Payton administered the witness oath to all parties wishing to speak.

9. EX-PARTE COMMUNICATION DISCLOSURE – None.

10. PRESENTATION OF ITEM

11. ASPEC-000507-2025- 12700 Gulf Blvd- Special exception use request to allow a food service and alcoholic beverage establishment as accessory use within an existing 21-unit hotel.

The applicant Phil Rooney explained the hotel was purchased to be renovated and that they would like to have a small kitchen and bar service. Mr. Downing asked if it was open to the public and about allocation for parking. Mr. Rooney answered the establishment would be open to the public and there would be allocated parking for customers.

Principal Planner Miller shared a presentation detailed in the background material. Mr. Grant Smith asked if there was any regulations for customers who leave with alcoholic beverages. Principal Planner Miller answered they can only serve within 660 square feet and if someone walked out with an alcoholic beverage then the property owner did not have any fault. Chair Harris called for public comment

Ms. Shari inquired if the prohibition of alcoholic beverages off property would be enforced and expressed concerns about traffic. Attorney Rollins explained customers could leave with a to-go cup, but would not be able to leave with alcohol in a glass container and Treasure Island had open-container laws. Chair Harris received confirmation there would be sufficient parking.

Mr. Potenziano moved to approve a special exception use request to allow a food service and alcoholic beverage establishment as an incidental service within an existing 54 unit hotel with the following conditions:

1. **A site plan must be approved by the Planning and Zoning Board.**
2. **The sales and service of alcoholic beverages was limited to the 660 square feet of the area specifically identified and located on the ground floor within the lobby of the principal use. There shall be no sales or service of food and/or alcoholic beverages outside of the principal use or anywhere else on the subject property.**
3. **The proposed 660 square feet of food and alcoholic beverage service shall be clearly identified on a site and floor plan for this special exception use.**

4. **The alcoholic beverage establishment must be operated in accordance with all regulations and licensing requirements of the Florida Division of Alcoholic Beverages and Tobacco, Pinellas County Health Department, and the City of Treasure Island Code of Ordinances.**

5. **The area for the food service and alcoholic beverage establishment must be constructed in accordance with the Florida Building Code and Florida Fire Prevention Code.**

The motion was seconded by Mr. Downing. The motion carried seven to zero.

10.B SITE-000500-2025-12700 Gulf Boulevard- Site plan approval request for a food service and alcoholic beverage establishment within an existing 21-unit hotel.

Chair Harris asked the applicant if they had any comments, to which the applicant, Phil Rooney, responded no. Principal Planner Miller presented the request, as detailed in the background material.

Mr. Potenziano moved to approve a site plan approval for a food service; seconded by Mr. Downing. The motion carried seven to zero.

Mr. Rooney estimated completion for the hotel in February 2026.

10.C SITE-000513-2025 - 11295 Gulf Blvd- Site plan approval request for two (2) separate buildings consisting of a total of five (5) residential dwelling units.

The applicant John (Jack) Bodziak explained the property was zoned for 11 units. Chair Harris asked for clarification and noted the hotel restriction was based on size. Mr. Bodziak responded the property owners wanted to have a townhouse variety with larger units and the townhomes would be sold individually.

Principal Planner Miller presented the request, as detailed in the background material. Chair Harris inquired about the removal of 12 inches for existing grade for swimming pools and if it could be raised. Principal Planner Miller answered he would do some research and get back to him. Mr. Downing inquired how the dock would be partitioned if the townhomes were being sold individually. Principal Planner Miller answered a condo/homeowner's association would need to be created and the docks would be a common area.

Mr. Downing moved to approve the site plan approval request for two separate buildings consisting of a total of five residential dwelling units with the following conditions:

1. **Building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.**

2. Where necessary to accommodate the proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. That was regardless of whether the public utilities were known at the time of site plan approval or discovered after such approval. Any removal or relocation would require the approval of the City's Public Works Department and/or Pinellas County Utilities Department.

3. All applicable state and federal permits and/or exemptions shall be submitted to the City prior to the first inspection

The motion was seconded by Grant Smith and carried seven to zero.

10.D SMOD-000527-2025- 8801 West Gulf Boulevard- A site plan modification request to allow a proposed 297 square foott tiki hut to be installed over an existing seating area for an existing alcoholic beverage establishment.

Messrs. Jasson Goldstein and Dennis Lang explained the necessary planning required by code and noted that the project would operate in a valet system format. Chair Harris stated that it would be similar to what currently exists and explained that the only issue involves trucks with trailers passing through the site. Principal Planner Miller presented it as detailed in the background materials and noted that a permit had been submitted and is pending approval. Mr. Downing asked for clarification on whether a permit was required. Principal Planner Miller recommended removing references to the Florida Building Code, stating that the project would still be required to comply with Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code. Chair Harris explained that a building permit would not be required, but a site plan would be necessary and further explained that if the structure is constructed by the Seminole Tribe, certain sections of the Florida Building Code would not apply. Chair Harris asked whether the existing tiki hut would need to be treated and how often. Mr. Lang responded that it is treated once and that the product lasts approximately 30 years. Mr. Zdrojewski asked whether the project had undergone zoning review. Principal Planner Miller responded that it is pending the outcome of the Boards decision and requested a time-limit condition of 60 or 90 days, noting that the project would be reviewed within that timeframe. Mr. Lang stated that parking is a concern, explaining that the parking lot predates ADA requirements and that there would be 12 fewer spaces if the traditional parking configuration is not permitted. Mr. Downing stated that the parking may remain grandfathered. Mr. Lang added that there is available space on site that could be utilized as an alternative.

Mr. Downing moved to approve a site plan modification to allow a proposed 297 square foot tiki hut to be installed over an existing area for an existing alcoholic beverage establishment with the following conditions:

1. Building permits and construction associated with the development proposal shall be subject to all current regulations within the Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.

2. All applicable State and federal permits and/or exemptions shall be submitted to the City prior to the first inspection.

3. Site plan amendment approval was limited to the proposed 297 square foot tiki hut. The depicted parking spaces, landscaping, and other site elements shown on the plan were not included in the approval.

4. Property owner would have one ADA parking spot.

The motion was seconded by Mr. Smith. The motion carried seven to zero.

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

There were no public comments.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Attorney Rollins had no report. Economic Development Director Joan Goodrich shared a presentation included in the background material. Chair Harris inquired about what the board could do to encourage the Thunderbird Hotel to come before the board for a site plan review, if Director Goodrich had heard anything regarding Thunderbird's development and expressed residents' concerns about the Thunderbird selling the property. Director Goodrich responded no one puts in the amount of work the Thunderbird did without looking to get to the end. Mr. Downing agreed with Chair Harris as he would like to help the Thunderbird in any way possible and wanted to see progress. Mr. Potenziano asked if any grants had been received. Director Goodrich answered 51 grants had been applied for but no rewards were granted yet as they were still moving through the review process. Mr. Potenziano suggested providing information out on what grants are being sought after. Mr. Smith inquired about the process of working with developers and if public input was solicited. Director Goodrich answered there was a public engagement process and there was a list of what was wanted and where. Principal Planner Miller inquired about Treasure Island having a similar master plan to City of Maderia Beach.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

A joint Board of Commissioners and LPA Meeting would be held on Monday October 27, 2025, at 4 p.m. The next Planning and Zoning Board meeting would be held November 20, 2025, at 2 p.m.

Chair Harris asked the board their thoughts on creating new zoning districts. He would like to see more planned development zoning districts similar to downtown. Mr. Downing inquired about any changes or progress with Kingfish Park.

Principal Planner Miller reported the following may come before the board: a single-family site plan, variance for a commercial dock, site plan for 10 townhomes, site plan for a coffee shop, variance for stairs, and a site plan for 6 unit building. He clarified the 6 unit building site plan needs to be discussed with the applicants for clarification before it could come before the board.

14. ADJOURNMENT

The meeting adjourned at 3:50 p.m.

_____
Richard Harris, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

AGENDA ITEM NO. 5.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following LPA Minutes: February 13, 2025, June 19, 2025, August 21, 2025, and January 15, 2025.
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve the following minutes: February 13, 2025, December 18, 2025 and January 15, 2025.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
2.13.25 LPA FINAL Minutes.pdf
12.18.25 LPA MINUTES FINAl.pdf

01.15.26 LPA Minutes Final.pdf

LOCAL PLANNING AGENCY MEETING
THURSDAY, FEBRUARY 13, 2025
CITY HALL COMMISSION CHAMBERS
10451 GULF BLVD TREASURE ISLAND FL 33706

Minutes

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Richard Harris called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led in the pledge of allegiance.

3. CELLPHONE ANNOUNCEMENT

Chair Harris asked everyone in attendance to silence their cellphones

4. OATH OF OFFICE

Deputy City Clerk Tia Payton gave the oath of office to Chris Downing.

5. ROLL CALL

Present:
Richard Harris, Chair
Chris Downing, District 2
Gary Potenziano, Alternate
Grant Smith, District 4
Jennifer Bonvouloir (arrived late)

Absent:
Ross Sanchez, Vice Chair
Marvin Shavlan, At-Large
Michael Hurtubise, At- Large

6. APPROVAL OF MINUTES - None

7. PRESENTATION OF ITEMS

a. **Request to approve Resolution 2025-01 recommending adoption of Ordinance 2025-01 creating a temporarily expanded time frame for Special Events**

Community Development Director Kathryn Younkin presented the item as detailed in the backup material. Director Younkin clarified, Ordinance 2025-01 was time limited and was good until February 16, 2026. Chair Harris and Board Member Potenziano were in favor of the item. Chair Harris called for public comment.

Economic Development Director Joan Goodrich expressed gratitude for Ordinance 2025-01.

Board Member Smith moved to approve Resolution 2025-01 recommending that the City Commission approve Ordinance 2025-01, seconded by Chris Downing. The motion carried four to zero.

8. LOCAL PLANNING AGENCY ISSUES, COMMENTS OR DISCUSSION

Chair Harris relayed comments from residents about helping the Gators property, Club property and central business district. Mr. Potenziano asked Director Goodrich if she had a plan that could be discussed with the board. Director Goodrich answered she did have ideas but was currently focused on listening and learning. She noted Community Development Block Grant dollars for disaster recovery had been received by community partners. Mr. Potenziano was concerned that the City did not have many business coming through. Director Goodrich noted there were not any ready-to-go businesses. Mr. Downing inquired what the LPA ess allowed to do and if the Board could assist with creating a priority list. Chair Harris would like to bring in some property owners to have a discussion on redevelopment. Director Younkin noted there was development happening in the background that the property owners were not ready to release and suggested the LPA board have a visioning workshop. The board unanimously agreed to have a LPA workshop after the Planning and Zoning meeting.

Deputy City Clerk Payton gave the oath of office to Jennifer Bonvouloir.

Mr. Smith asked if there is any criteria for receiving storm money from the county. Director Goodrich confirmed that there is noted there a initiatives

Director Younkin referred to City Attorney Noah Draikker for the purview of the LPA board. He read section 70-9 of the charter which consists of the LPA Board duties. The board unanimously agreed to have a LPA workshop after the next Planning and Zoning meeting.

9. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Director Younkin noted the City was in the middle of an update to the land development regulations (LDR) to bring them in compliance with the comprehensive plan. Phase 2 of the project was a bigger visioning which was halted due to the State Legislature. Ms. Younkin

continued to speak on making the code more user-friendly and various updated ordinances will be coming before the board.

Deputy City Clerk Payton informed the board there was a vacancy for an at-large alternate position.

Director Younkin noted residents had asked about construction hour changes. The City of Treasure Island construction hours were 7 a.m. to 6 p.m., Monday through Saturday. The board unanimously agreed to keep the construction hours the same. Ms. Bonvouloir asked if it was allowed for construction workers to play loud music while working. Director Younkin clarified that there was a decibel level that it had to reach and since it was a police matter they must be contacted while it was happening. Mr. Downing asked for clarification on special zoning district. Director Younkin answers the PMRU- Gulf Blvd. and the whole downtown are PRMU mixed districts. She noted they were allowed to have greater density and intensity because it was a mixed-use district. She noted the process was updating the special area plan and going through a future land use or zoning change, update future land use element update comp plan and update zoning.

Chair Harris asked for a board roaster to be sent out to all board members.

10. LOCAL PLANNING AGENCY MEETINGS

Next Planning and Zoning meeting next Thursday. Next LPA meeting on March 20, 2025.

11. PUBLIC COMMENT

The board members introduced themselves to the new board member, Ms. Bonvouloir.

12. ADJOURNMENT

The meeting was adjourned at 5:35 p.m.

_____

Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

LOCAL PLANNING AGENCY
THURSDAY, DECEMBER 18, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 2:57 pm

2. PLEDGE ALLEGIANCE – Not addressed.

3. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cell phones

4. ROLL CALL

Present:
Richard Harris- Chair
Ross Sanchez- Vice-Chair
Valerie Acree
Daniel Billingsley- Board Member
Chris Downing
Gary Potenziano
Marvin Shavlan- Board Member

Absent
Mark Zrowjeski
Grant Smith

5. APPROVAL OF MINUTES

5.A Approval of the following Minutes: July 24, 2025.

Christopher Downing moved to approve the minutes; seconded by Marvin Shavlan and carried seven to zero.

6. PRESENTATION OF ITEMS

6.A Request to approve Resolution 2025-14 recommending adoption of Ordinance 2025-37.

Assistant Director Maryellen Edwards explained the ordinance was to allow the encroachment on properties for side setback of 7.5 feet or greater and encroachment was allowed solely for the installation of a new meter and access stairs. She explained during the last meeting there

was discussion for also allowing HVAC systems in the encroachment but there were concerns due to elevation requirements and the system required to be 30 inch clearance from any meters. Mr. Downing noted he understood the conflict. Discussion continued on HVAC installation requirements and unsafe platforms. Vice Chair Sanchez asked how long the duke platform requirement was in the code. Assistant Director Edwards referred to Manager Miller who explained the platform was always viewed as a structure. Mr. Downing explained there was a consensus to allow encroachment into the setback with new construction with the caveat there was access to the condensing unit. Vice Chair Sanchez inquired how the suggestion/idea formed. Mr. Downing explained a resident reached out regarding their plans being approved and then needed an amendment due to the platform and further explained since it was a Duke Energy requirement that residents should be allowed encroachment on the side setback. Discussion continued on Duke Energy platforms. Vice Chair Sanchez asked if the item could be pushed to the next meeting. Mr. Downing agreed with tabling the item and explained situations where residents were having struggles with the Duke platforms. Vice Chair Sanchez explained due to various other options, he was not in favor. Vice Chair Sanchez asked if plans would be able to be pulled and sent to the board prior to the next meeting. **Vice Chair Sanchez moved to continue the item to the January 15th meeting, seconded by Gary Poteniano and carried seven to zero.**

7. LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION

Chair Harris explained a planned development (PD) ordinance was needed, noted businesses that were vacant would like a PD category, suggested using Lee County's PD ordinance and to have Kimley-Horn attend the next meeting regarding a PD zoning category. Mr. Downing said the Land Development Regulations (LDR) needed to be amended to accommodate the changes and noted the board could only make a recommendation. Chair Harris said he did not want to see vacant lots in the next 5 years. Mr. Downing said the board could make a motion for a recommendation of PDs and the board could suggest a reasonable increase in density and height. Mr. Shavlan suggested having the City Commission reconsider what the Thunderbird Hotel was presenting. Vice Chair Sanchez suggested sending recommendations monthly to the City Commission. Mr. Shavlan expressed frustration with the lack of development. Mr. Downing explained residents were not in favor of going to the County height level and said the board could recommend a different height and density. Vice Chair Sanchez explained the downtown area had a smaller height restriction than the parcels on the Gulf front. Discussion continued.

Mr. Shavlan said the focus should be on what would encourage developers to invest in Treasure Island. Chair Harris said there was misunderstanding about the ordinance. Vice Chair Sanchez explained it should not be labeled the Thunderbird project as it was for the properties located in the RFH-50. Mr. Downing would like to look at the downtown area as well and noted that there could be a density issue. Chair Harris explained about other properties that stayed vacant or had to settle for less and would like to see the Thunderbird come back as a full-service hotel. Mr. Shavlan inquired about next steps to bring the ordinance presented by the Thunderbird back before the City Commission. Attorney Stuparich said to revisit and modify the prior resolution. Chair Harris inquired what the process would be. Assistant Director Edwards explained the amendment was a private initiated amendment. Attorney Stuparich explained it would be a recommendation from the board to revisit the amendment and asked for more

direction. Vice Chair Sanchez suggested having downtown height and RFH-50 be the same, clarified to have the City Commission reconsider the same ordinance but with changes, downtown would be a proposal and that it should align be downtown and include PDs while Kimley-Horn was here. Attorney Stuparich suggested having an analysis for the changes the board was proposing.

Assistant Director Edwards explained the City Commission asked the City Attorney to work with Kimely-Horn regarding the PDs and asked if the board wanted a recommendation letter addressed to the City Commission. The board gave consensus for a recommendation letter. Assistant Director Edwards asked for clarification if the board was recommending the Commission to revisit the RFH-50. Mr. Shavlan suggested focusing only on the RFH-50. Vice Chair Sanchez explained that each of the items needing to be addressed could be sent to one at a time. Mr. Shavlan would like to present the exact same ordinance presented by the Thunderbird. Assistant Director Edwards asked if the board would like to have a resolution and ordinance identical to what was presented by the Thunderbird. Chair Harris suggested to do one item at a time and clarified the items are RFH-50, PD mixed use core and finally the PD ordinance. Mr. Downing inquired about what the board would like the height and density to be and suggested 100 units per acer. Mr. Shavalan agreed with 100 units per acre.

Assistant Director Edwards informed the board that it would be cumbersome with agenda deadlines due to it being a comprehensive amendment and suggested that staff could bring back a draft at the next meeting and informed the board once completed it would have to go to the County and to the State. Chair Harris received clarification that since it was denied it would have to go the State. Attorney Stuparich expressed concern if all board members were on the same page. Chair Harris clarified phase one was resolution and ordinances for reintroducing the modifications to RFH-50, phase 2 downtown area recommendation to increase density 60 units per acer, and Phase 3 copy and paste Lee County PD ordinance. The board unanimously agreed. Attorney Stuparich inquired if the RFH-50 initial draft to be 100 units per 1 acre. Chair Harris suggested any property bigger than 1 acre would have 100 units and any property under 1 acre would have 75 units. Vice Chair Sanchez would like to hear Kimely-Horn and Economic Development Director Joahn Goodrich's thoughts and input. Chair Harris believed there was too much responsibility to Kimely-Horn. **Vice Chair Sanchez moved that all three recommendations that Richard Harris put in front of the board, the chair, to be directed for City staff at the next meeting, seconded by Mr. Potenziano and carried seven to zero.**

8. REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS - None

9. NEXT LPA MEETING

10. PUBLIC COMMENT

11. ADJOURNMENT

The meeting was adjourned at 4:04 pm

_____
Richard Harris, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

LOCAL PLANNING AGENCY
THURSDAY, JANUARY 15, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 4:30 p.m.

2. PUBLIC COMMENTS – Formerly item 4

Chair Harris invited the Thunderbird Hotel representatives to the podium to address their vision for the project. City Attorney Nancy Stuparich received clarification from Chair Harris that housekeeping items would be completed after public comments.

The Thunderbird Hotel representatives explained they had worked with the City and expressed interest in providing an ADA-accessible walkway to the beach from their property. Mr. Downing inquired about the current size of the opening of the walkway. The representative responded that it would be approximately 60–80 feet and would include a beachfront bar open to the public, as well as a rooftop bar. Mr. Downing stated that the board supported the amendment, noting that it had failed at the City level.

Mr. Smith asked why the original request was made if it was not economically feasible. The representative responded that it was preferable to have some development rather than none. Floodplain Manager Miller clarified that the property would lose its grandfathered status.

Mr. Shavlan inquired about the possibility of a parking garage. The representative responded that a garage was not feasible due to limited downtown traffic; however, it could be considered once additional downtown development occurs.

Chair Harris asked whether the applicant could work with a condition requiring 30 public-use parking spaces. Vice Chair Sanchez noted that the board was attempting to bring solutions to the City Commission.

Vice Chair Sanchez stated that residents had reached out with ideas to improve the City and noted that a master plan for downtown redevelopment already existed. He read excerpts from the 2006 Downtown Redevelopment Plan and explained that while the Comprehensive Plan allows up to 60 units per acre, the Land Development Regulations currently limit density to 23 units per acre. He emphasized the importance of a planned development (PD) approach where the City and

developers collaborate on a project that was mutually beneficial. He further noted that residents in 2006 opposed strip mall-style development, according to the plan.

Chair Harris suggested having an open conversation with developers. Mr. Smith inquired about the PD process. Chair Harris explained that it would require a zoning designation for PD, including restrictions on height and density. He further noted that zoning did not exist and that updating the RFH-50 zoning would likely occur before downtown zoning changes. Mr. Downing asked why the 2006 plan was not implemented.

Chair Harris invited Mr. Shawn Byrne to address the board. Mr. Byrne explained that constructing a mixed-use project differed significantly from developing a hotel, as mixed-use projects require flexibility due to constant changes. He provided background on the Fusion property owned by his family, noting that it closed six months after opening due to COVID-19 and subsequently faced labor shortages, red tide, and supply chain issues. He also discussed the historical challenges associated with downtown development.

Mr. Downing asked whether Mr. Byrne had spoken with property owners across the street and whether any developer had attempted to acquire all of the properties. Mr. Byrne responded that interested parties typically ask him to remain involved due to his local knowledge and reiterated that flexibility was critical for redevelopment.

Mr. Downing asked whether increased density and height would make a project economically viable. Mr. Byrne stated that parking remained a challenge and suggested that the City could assist in creating value. Mr. Shavlan asked what would be needed to move forward.

Chair Harris reiterated that the board's goal was to allow up to 60 units per acre and a maximum height of 80 feet. Mr. Byrne stated that the changes would improve feasibility and noted that the Comprehensive Plan amendment was intended to initiate discussion.

Mr. Smith clarified that a minimum of 125 hotel rooms would be required for economic feasibility. Mr. Byrne stated the average room rates would be approximately $200 per night. He concluded by emphasizing that successful development required sufficient density and encouraged the board to view redevelopment as an interconnected ecosystem.

3. PLEDGE ALLEGIANCE – Not Addressed

4. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cell phones

5. ROLL CALL

Present:
Richard Harris- Chair
Ross Sanchez- Vice Chair
Valerie Acree
Chris Downing
Marvin Shavlan
Grant Smith

Absent:
Daniel Billingsley

Gary Potenziano
Mark Zdrojewski

6. **APPROVAL OF MINUTES** – None.

7. PRESENTATION OF ITEMS

6.A Request to approve Resolution 2025-14 recommending adoption of Ordinance 2025-37.

Floodplain Manager Jesse Miller presented the resolution as detailed in the background material. Chair Harris suggested to have steps connected to the Duke Energy platform to the condensing unit. Mr. Downing inquired where the board was with the item. Vice Chair Sanchez did not want to change the language.

Vice Chair Sanchez moved to table Resolution 2025-14 recommending approval of Ordinance 2025-37 to the City Commission; seconded by Mr. Downing, the motion carried six to zero.

6.B Request to approve Resolution 2025-15 to replace the Terrain Modification Manual with the City of Treasure Island Drainage Manual and update corresponding Land Development Regulations.

Manager Miller presented the item as detailed in the background material. Mr. Downing asked whether the manual applied to all properties. Manager Miller confirmed that it applied to both commercial and residential properties.

Public Works Director Gary Volenec addressed the board and provided an overview of his 45 years of professional experience. Director Volenec explained that the stormwater manual was simplified to assist residents and businesses in moving projects forward. Vice Chair Sanchez asked whether applicants following the Transportation Mobility Plan (TMP) would need to make additional changes. Director Volenec responded that there should be no conflicts. Mr. Downing noted that the manual required submission and review of a drainage plan. Vice Chair Sanchez asked whether an applicant demolishing a home and constructing a new seawall would be required to comply with the manual and clarified that a drainage plan would still be necessary. Mr. Downing confirmed that a drainage plan would be required and noted that there were existing permits currently experiencing related issues.

Vice Chair Sanchez moved to approve Resolution 2025-15 which recommended approval Ordinances 2025-38, 2025-39, 2025-40, 2025-41 and 2025-42 to the City Commission, seconded by Mr. Shavlan and carried six to zero.

7. LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION

Chair Harris stated that developers would not invest in the City if projects were not economically feasible and noted that flexibility, including an additional 20 feet of height, was needed. Chair Harris then called for a vote to move the item forward to the City Commission. Vice Chair Sanchez requested clarification and asked how long it would take to draft a PD ordinance. Mr. Byrne suggested that the focus should be on a PD approach.

Attorney Stuparich asked whether the board was directing her to create a PD framework and noted that a draft document could be brought back at the next meeting. Manager Miller confirmed PDs would be addressed during Phase 2; however, Phase 2 might be delayed due to the master plan process.

Chair Harris stated that the item would be addressed at the next meeting. Mr. Shavlan asked whether PDs would need to be reviewed by the State. Ms. Lauren Rubinstein of Hill Ward Henderson explained that a Comprehensive Plan amendment would be required to allow the proposed density and that a statutory development agreement would also be necessary. She stated that the property owners would need to apply for the development agreement. Attorney Stuparich asked whether Ms. Rubinstein referred to a home rule or statutory development agreement, and Ms. Rubinstein clarified that it would be a statutory development agreement. She further noted that updating the RFH-50 zoning district would be the fastest process.

Attorney Stuparich stated that direction should come from the City Commission. Mr. Smith asked whether adopted changes would include criteria for approval or denial. Ms. Rubinstein responded that approval of a development agreement was at the discretion of the City.

Mr. Byrne suggested assigning a staff member to track timelines associated with the process.

Mr. Shavlan moved to request the commission to draft a resolution and ordinance for RFH-50 , downtown PRMU-core increase to 80 feet height; seconded by Ms. Acree and carried five to one, with Mr. Smith voting no.

8. REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS – Not addressed

9. NEXT LPA MEETING

The next meeting would be held on February 19th, 2026, following the Planning and Zoning meeting. Vice Chair Sanchez asked if a draft would be completed and in front of the board.

10. ADJOURNMENT

The meeting was adjourned at 6:16 pm.

_____
Richard Harris, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

AGENDA ITEM NO. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000592-2026 A variance requesting approval of a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report - 500 115th Ave.pdf
Complete Executed Variance Application Packet - 500 115th Ave.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000592-2026
FEBRUARY 19, 2026

DESCRIPTION	A variance requesting approval of a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
SITE LOCATION:	500 115TH Avenue
PARCEL ID #:	23-31-15-43488-001-0120
LEGAL DESCRIPTION:	**ISLE OF PALMS 1ST ADD BLK 1, LOT 12 & RIP RTS**
PROPERTY OWNER:	Bonnie Crockett & Bruce Crockett 500 115TH Avenue Treasure Island, FL 33706
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Urban
Zoning:	RU-75
Adjacent Property (Use):	

North:	Water (Boca Ciega Bay)	East:	Residential
South:	Residential	West:	Residential

Site Area:	7,701 Sq. Ft. (Approx 0.19 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:

The applicant seeks approval for a variance to Sec. 68-54 to allow a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.

Request	Standard	Proposed	Variance	Magnitude
Side Setback	10-Feet	7.7-Feet	2.3-Feet	23%

PROPERTY HISTORY/SUMMARY:

The subject property contains a 3,226 square-foot single family residence originally constructed in 1957. The existing structure was constructed at-grade and does not comply with the current minimum flood elevation requirements of the Florida Building Code and Chapter 66 Floodplain Management of the City of Treasure Island Land Development Regulations. Per *Section 68-512 of the Land Development Regulations* non-conforming structures shall be required to be brought into compliance if damaged beyond the extent of 50 percent of the structure's fair market value. The subject property is undergoing structural elevation to comply with current minimum flood elevation standards, following completion of the proposed improvements the structure will be compliant with the current flood elevation requirements.

The rear half of the existing structure at the subject property was originally developed at a setback of 10-feet behind the western side property line, with the front half projecting 3.3-feet further towards the property line resulting in a setback of 7.7-feet. The subject improvements are proposed to be in line with this existing footprint, resulting in no further encroachment beyond the existing projection of the structure.

Per Sec. 68-542 of the Land Development Regulations, one (1) set of stairs may encroach into the required setback when an existing structure is being elevated. This allowable encroachment has been applied to a separate proposed staircase on the opposite side of the structure for an encroachment of 1.7-feet into the eastern side setback.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development

Regulations. According to these regulations, the subject property located on 115th Ave from 3rd St.to 9th St. within Isle of Palms is identified as "Class: G" and is subject to the following minimum setback requirements:

- Street: 20 feet
- Side: 10 feet
- Rear: 25 feet

TREAURE ISLAND COMPREHENSIVE PLAN:

Approval of the requested variance is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and protected while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes.
    - Policy 1.2.8: The land development regulations shall contain provisions ensuring that all development is consistent with those coastal construction regulations adopted and/or amended by the State of Florida, Pinellas County, or other agencies with jurisdictional authority.
    - Policy 1.2.11: New development and redevelopment shall be required to comply fully with the locational and construction regulations of the Federal Emergency Management Agency and the National Flood Insurance Program, as well as those of the City.
    - Policy 1.2.12: The land development regulations shall contain provisions that aim to improve resiliency to projected environmental changes
    - Objective 1.3: The integrity and quality of life will be maintained in residential neighborhoods.

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The applicant is pursuing improvements to the subject property resulting in conformity with the minimum flood-elevation requirements. The basis of this request is a result of the

existing structure having been built to and beyond the extent of the applicable setback requirements.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would inhibit the applicant's ability to pursue improvements to come into compliance with flood elevation standards.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The applicant purchased the property after its original construction in 1957; minimum flood elevation requirements are not the result of actions by the applicant.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The proposed variance is the minimum variance necessary to provide required access to the location of the elevated electrical meter after proposed elevation improvements.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
   Redevelopment *– A single-family structure is proposed to be elevated and conform to FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

   Substandard lot(s) *– Not applicable. The parcel meets the minimum width, depth, and area for the RU-75 Zoning District.*

   Neighborhood character *– The neighborhood consists of existing single-family structures generally characterized by minimal interior setbacks.*

   Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

   Architectural and/or engineering considerations *– The requested variance is related to necessary improvements intended to meet the minimum elevation requirements of FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance is in harmony with the general intent and purpose of this chapter by enabling storm resilient improvements to the subject property.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***

There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, staff recommends **APPROVAL** of a variance to Sec. 68-54 to allow a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere to current minimum flood elevation requirements.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. VAR-000592-2026
LOCATION: 500 115TH AVENUE, TREASURE ISLAND, FL 33706
PARCEL ID #: 23-31-15-43488-001-0120
PROPERTY OWNER: BONNIE CROCKET / BRUCE CROCKETT

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE
NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"
[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

A variance request to Sec. 68-54 to allow a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere to current minimum flood elevation requirements.

1. The proposed improvements shall be substantially consistent with the plans prepared by RBA Engineering, dated July 14, 2025.

_____ _____

Chair or Vice Chair
Planning & Zoning Board

Date

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575



Attachment 1. Project Location Map

Case No.: VAR-000592-2026
Address: 500 115TH AVENUE
City of Treasure Island, Florida

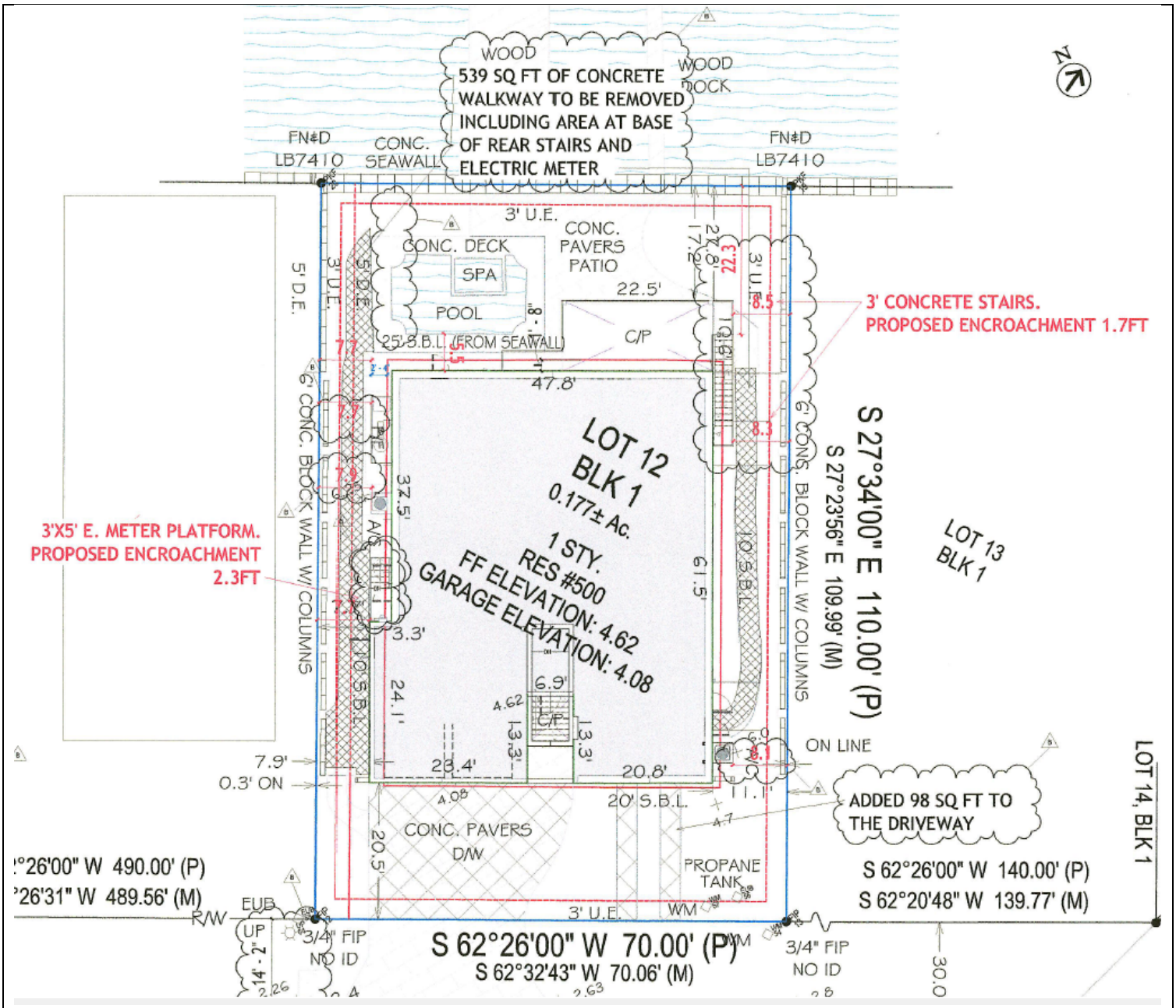
N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000592-2026
Address: 500 115TH AVENUE
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan
Case No.: VAR-000592-2026
Address: 500 115TH AVENUE
City of Treasure Island, Florida

VARIANCE APPLICATION

Required for Application Process

A pre-application meeting is required prior to the submission of any variance application to the Community Development Department, for referral to the Planning & Zoning Board/City Commission.

A complete application packet must consist of, at a minimum, the following:
One copy (unless otherwise noted) & and a PDF of the following:

a. Application to Planning & Zoning Board or City Commission
b. Variance Application Fee
   First Variance Request - $350
   Each Additional Variance Request - $100
c. Proof of ownership of the property: i.e. deed, title abstract, etc.
d. For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.
e. Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).
f. A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.
g. Boundary survey of the property to scale on 24" x 36" sheet.**
   1 signed and sealed, 9 copies, & PDF – All plans must be folded
h. Site plan drawing showing the proposed structure or other development for the variance(s) being requested to scale on 24" x 36" sheet.**
   1 signed and sealed, 9 copies, & PDF – All plans must be folded
i. Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

- If the application is complete → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the

$18.50 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKRD23

Prepared by:
Michael J. Heath, Esq.
167 108th Avenue
Treasure Island, FL 33706

Return to:
Bruce N. Crockett
Bonnie B. Crockett
500 115th Avenue
Treasure Island, FL 33706

CORRECTIVE - WARRANTY DEED

THIS WARRANTY DEED made and executed this 5th day of January, 2015 between LAWRENCE M. LUNN AND BELINDA J. LUNN, husband and wife, as the "grantor," and Bruce N. Crockett and Bonnie B. Crockett, husband and wife, as the "grantee," whose mailing address is 500 115th Avenue, Treasure Island, FL 33706.

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

WITNESSETH:

That grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to grantee, her heirs, and assigns forever the following described land, situate, lying and being in **PINELLAS** County, Florida, to wit:

Lot 12, Block 1 of FIRST ADDITION ISLE OF PALMS, according to the Plat thereof as recorded in Plat Book 38, Pages 62 and 63, of the Public Records of Pinellas County, Florida.

THIS DEED IS A CORRECTIVE DEED TO CORRECT THE DEED(S) RECORDED IN OR BOOK 18644 PH 1610, AND RE-RECORDED IN OR BOOK 18735 PG 1529. THE EFFECTIVE DATE OF THIS TRANSFER WAS JANUARY 5, 2015, AND NOT JANUARY 5, 2014.

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

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

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

MICHAEL J. HEATH, ESQ.
LAW OFFICES OF MICHAEL J. HEATH, P.A.
167 108TH AVENUE; TREASURE ISLAND, FL 33706
PHONE 727.360.2771 FAX 727.475.5323 EMAIL MIKE@ATTORNEYMICHAELHEATH.COM

This is the Grantor's Florida Constitutional Homestead property.
Tax Identification No. 23/31/15/43488/001/0120.

IN WITNESS WHEREOF, grantors have set their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of these witnesses:

Witness #1 Signature

MICHAEL HEATH
Witness #1 Name Printed

Witness #2 Signature

Witness #2 Name Printed

Lawrence M. Lunn, Grantor
11130 1st St East, #3, Treasure Island, FL 33706

Belinda J. Lunn, Grantor
11130 1st St East, #3, Treasure Island, FL 33706

STATE OF FLORIDA

COUNTY OF PINELLAS

Sworn to, Subscribed and Acknowledged before me on this 30th day of September, 2015, by LAWRENCE M. LUNN AND BELINDA J. LUNN who ~~has/have~~ produced are both personally known to me. as ~~identification~~.

[AFFIX SEAL BELOW]

NOTARY PUBLIC

Printed Name of Notary

My Commission Expires:_____

MICHAEL J. HEATH
MY COMMISSION # EE 861916 EXPIRES 05.4.2017
NOTARY PUBLIC
STATE OF FLORIDA

MICHAEL J. HEATH, ESQ.
LAW OFFICES OF MICHAEL J. HEATH, P.A.
167 108TH AVENUE; TREASURE ISLAND, FL 33706
PHONE 727.360.2771 FAX 727.475.5323 EMAIL MIKE@ATTORNEYMICHAELHEATH.COM

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Bruce N Crockett Bonnie B. Crockett
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 500 115th Ave, Treasure Island, FL 33706

Parcel I.D. Number(s).: 23-31-15-43458-001-0120

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Rhett Carleton as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Bruce and Bonnie Crockett
SIGNATURE OF PROPERTY OWNER(S): Bonnie B Crockett
DATE: 01-18-2026

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 18th day of January, ____, by (company/agent) _____ by (persons name) Bruce + Bonnie, it's (title) owners who is personally known to me, or who has produced _____ as identification and who ✓ did ____ did not take an oath.

Sergio Contreras
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number: HH 242273
Commission Expires: 3/20/26

SERGIO RODRIGO CONTRERAS
Commission # HH 242273
Expires March 20, 2026

Case Number: _____

City of Treasure Island
Development Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: BRUCE CROCKETT	Agent: RHETT CARLETON
Address: 500 115TH AVE, TREASURE ISLAND, FL33706	Address: 12011 44TH ST N, CLEARWATER, FL 33762
500 115TH AVE, TREASURE ISLAND, FL33706	12011 44TH ST N, CLEARWATER, FL 33762
Phone: (727)560-9594	Phone: (941)667-1543
Fax:	Fax:
Email: rhett@modernmovers.com	Email: rhett@modernmovers.com

List all Legal Owner(s) of Property: BRUCE AND BONNIE CROCKETT

BRUCE AND BONNIE CROCKETT

Complete legal description (may be placed on attached separate page): ISLE OF PALMS 1ST ADD BLK 1, LOT 12 & RIP RTS

ISLE OF PALMS 1ST ADD BLK 1, LOT 12 & RIP RTS

Development Name: ISLE OF PALMS

Site Location/Address: 500 115TH AVE N

Area of Development (Acreage or Square Feet) 7,701 S/F

Parcel Identification Number (list all): 23-31-15-43488-001-0120

Application Request: REDUCTION OF 2' 4" TO THE SIDE SETBACK TO ACCOMODATE ELECTRIC METER PLATFORM AND STAIRS WITHIN PRE-EXISTING ENCROACHMENT.

REDUCTION OF 2' 4" TO THE SIDE SETBACK TO ACCOMODATE ELECTRIC METER PLATFORM AND STAIRS WITHIN PRE-EXISTING ENCROACHMENT.

Future Land Use Designation RM — Proposed Future Land Use N/A

Current Zoning RU-75 — Proposed Zoning N/A

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

_____ Owner/Agent

1/17/26 Date

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

VARIANCE REQUEST NARRATIVE FORM

Applicant Name: Bruce and Bonnie Crockett

Variance Address: 500 115th Ave, Treasure Island, FL 33706

Application Number (Office Use): _____

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.

The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).

All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:

1. *An extension of time has been approved by the approving body;*
2. *Building permits relating to the requested variance have either been applied for or granted; or*
3. *A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.*

Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.

For any questions please email zoning@mytreasureisland.org

1. ***The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).***

see attached

2. ***State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***

see attached

3. ***State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.***

see attached

4. ***State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***

see attached

5. ***Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.***

see attached

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:***

see attached

a. ***Redevelopment.*** ***Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?***

See Attached

b. ***Substandard lot(s).*** ***Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?***

See attached

c. ***Neighborhood character.*** ***Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?***

See attached

d. ***Public facilities.*** ***Does the proposed project involve the development of public parks, public facilities or public utilities?***

See attached

e. ***Architectural and/or engineering considerations.*** ***Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?***

See attached

7. ***Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?***

See attached

8. ***Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?***

See attached.

CITY OF TREASURE ISLAND, FLORIDA

IN RE: Application for Variance of Bruce and Bonnie Crockett

Site Address: 500 115th Ave, Treasure Island, FL 33706
Permit No.: BLDR-011932-2025
Contractor: Modern House and Building Movers, Inc.

VARIANCE REQUEST NARRATIVE / SUPPLEMENT

COMES NOW, APPLICANTS, Bruce and Bonnie Crockett, by and through their CONTRACTOR, Modern House and Building Movers, Inc, pursuant to Chapter 70; Division 3 of the Code of Ordinances / Land Development Regulations of the City of Treasure Island, Florida, hereby submits this Supplement to the required Narrative Form as follows:

1. This is a request for Variance as set forth within the Land Development Regulations and for a reduction of 2'4" to the setback of the Southeast side of the property located at 500 115th Ave., Treasure Island, FL 33706, to accommodate an electrical platform and stairs within a preexisting and permitted encroachment.

2. The subject real property sustained significant damage from the hurricanes of 2024, is currently in the process of being elevated to FEMA standards, and currently sits as a pre-existing non-conformity which qualify as special conditions and or circumstances which are peculiar to the structure and do not apply generally to buildings, structures, or lands in the same district.

3. Strict application of the setback rules and or hurricane relief rules would not permit the applicant reasonable use of the building, structure, or land because Applicants would be prevented from either: reasonable access to maintain electrical utilities or reasonable ingress/egress to the back of the proposed elevated building.

4. The peculiar conditions and circumstances existing which are not the result of the actions of the applicants, Applicants' agent, or the applicants' predecessors in title are the fact that the home currently sits as a pre-existing non-conformity in that a large portion of the house encroaches into the setback in question approximately 2' 4". Moreover, the home was destroyed in the hurricanes of 2024, and the home is being elevated to FEMA compliant height.

5. The variance proposed is the minimum variance that will make possible the reasonable use of the building, structure, and or land because it is a request for a variance to add a platform and stairs within a pre-existing encroachment.

6. Owing to special conditions, a literal enforcement would result in unnecessary hardship because it will prevent either: reasonable access to maintain electrical utilities or reasonable ingress/egress to the back of the proposed elevated building. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:

    a. The proposed project affirmatively involves the redevelopment and utilization of an existing developed site.

    b. The proposed project affirmatively involves the utilization of an existing legal nonconforming lot.

    c. The proposed project affirmatively promotes the established neighborhood character in patterned block face, including setbacks, building height, and other dimensional requirements.

    d. The proposed project does not involve the development of public parks, public facilities or public utilities.

    e. The proposed project affirmatively utilizes both architectural and engineering features that would render the project much more disaster resistant.

7. The granting of the instant variance will be in harmony with the general purpose and intent of Chapter 70 Code of Ordinances / Land Development Regulations of the City of Treasure Island, Florida.

8. The granting of the instant variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Respectfully submitted,

Everhett Knox Carleton
Chief of Strategy - In-House Legal Department
Modern House and Building Movers, Inc
12011 44th St. N., Clearwater, FL 33762
rhett@modernmovers.com
(941) 667 - 1543

500 115TH AVE

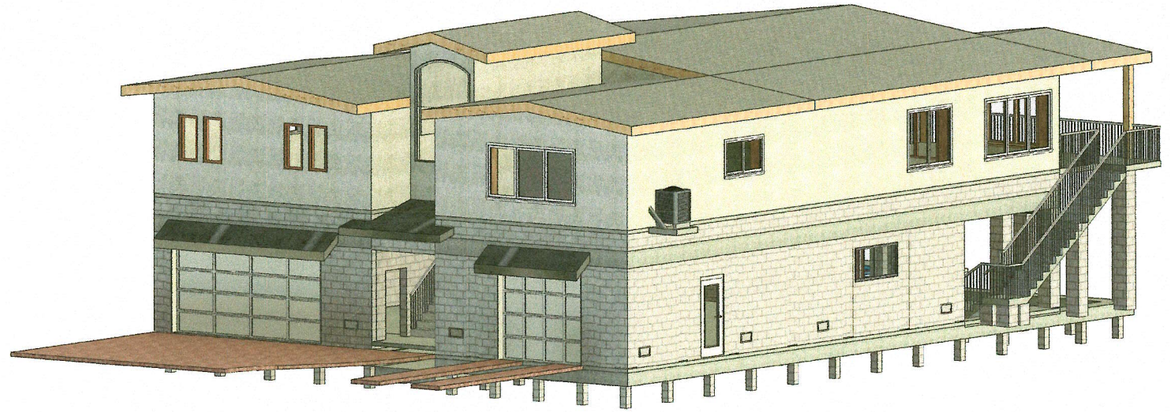
PROPERTY INFORMATION

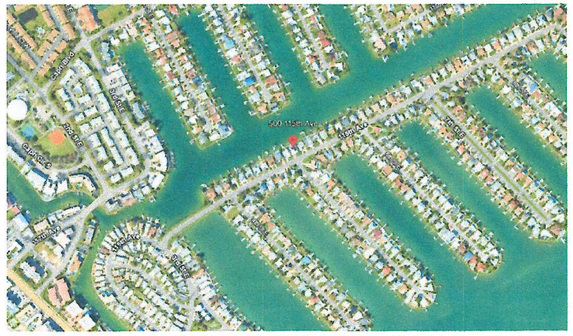
PROPERTY ADDRESS:	500 115TH AVENUE, TREASURE ISLAND 33706
ZONING:	R-3
PROPERTY USE:	RL
PARCEL #:	23-31-15-43488-001-0120

PROJECT PARTICIPANTS

OWNER:	BRUCE& BONNIE CROCKETT
ENGINEER:	ROBERT C. BARRILLEAUX (FL LIC. 97952)

1. DRAWINGS INDICATE ALL AVAILABLE INFORMATION IN REGARDS TO THE EXISTING CONDITIONS AND PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR (GC) IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION OF THE EXISTING CONDITIONS. THESE DRAWINGS HAVE BEEN CREATED FROM FIELD DIMENSIONS AND EXISTING SITE DOCUMENTATION. CONTRACTOR TO REFER TO FIELD DIMENSION AS REQUIRED DURING CONSTRUCTION. THE ENGINEER CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF ALL INFORMATION AND ASSUMES NO LIABILITY THEREFORE.
2. THE TERMS "GENERAL CONTRACTOR," "CONTRACTOR," "CONSTRUCTION CONTRACTOR," AND / OR "GC" SHALL BE UNDERSTOOD TO BE THE SAME AS GENERAL CONTRACTOR AND IDENTIFIED AS GC UNDER THESE DOCUMENTS.
3. GC TO VERIFY IN FIELD THE MINIMUM FINISH FLOOR ELEVATION REQUIREMENTS BASED ON THIRD PARTY SEALED BENCHMARK CERTIFICATE AND RELEVANT SURVEY ADHERING TO LOCAL, STATE, AND FEDERAL JURISDICTIONS.
4. DRAWINGS ARE NOT TO BE SCALED AS DIMENSIONS GOVERN. DIMENSIONS ARE FROM FINISHED SURFACE OR CENTER OF WALL AS DEPICTED, U.N.O.
5. IT IS THE GC'S RESPONSIBILITY TO INVESTIGATE AND FIELD VERIFY EXISTING CONDITIONS RELATED TO SCOPE OF WORK, IN ADVANCE OF PROJECT COMMENCEMENT. THE GC AND SUBCONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY, IN ADVANCE OF WORK TO BE PERFORMED, TO ENSURE THE ORDERLY PROGRESS OF THE WORK. EXISTING CONDITIONS IDENTIFIED BEFORE WORK BEGINS THAT MAY AFFECT SCHEDULING AND PRICING, INSTALLATION OF NEW WORK THAT IS DESIGNED AND DETAILED HEREIN, AND ANY OTHER POTENTIAL DISCREPANCIES SHALL BE IDENTIFIED AND ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT IN WRITING. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO RESPOND TO ANY NOTIFICATION.
6. THE CONTRACT DOCUMENTS, WITH REGARD TO EXISTING CONDITIONS, IN NO WAY RELEASE THE GC FROM THE RESPONSIBILITY OF VERIFYING COMPLETELY ALL FIELD DOCUMENTS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, WHETHER OR NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. IT IS THE RESPONSIBILITY OF THE GC TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND / OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION, IMMEDIATELY.
8. THE ENGINEER HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS (IF ANY) EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GC AND IS IN NO WAY INTENDED TO IMPLY THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE GC SHALL BE RESPONSIBLE TO EXECUTE ANY DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
9. ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED DURING ENTIRETY OF THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND PARISH BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GC SHALL REVIEW ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS.
10. GC SHALL REQUEST ALL INSPECTIONS AS REQUIRED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE GC IS TO SUBMIT CERTIFICATES OF INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL LOCAL INSPECTIONS, AND TO OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL, IF REQUIRED.
11. GC TO VERIFY ALL EXISTING WINDOW, DOOR AND ANY OTHER ACCESS OPENING DIMENSIONS IN THE FIELD, INCLUDING FRAMING.
12. DESIGN WIND SPEED FOR RESIDENTIAL CONSTRUCTION, NEW CONSTRUCTION, ADDITIONS, AND SUBSTANTIAL IMPROVEMENTS DESIGNED TO 145 MPH.
13. METHOD OF WIND-BORNE DEBRIS PROTECTION FOR EXTERIOR WINDOWS AND DOORS PER IRC 2021 SECTION R301.2.1.2 - WOOD STRUCTURAL PANELS (1/2" MIN. PLYWOOD) TO BE PROVIDED UNLESS INDICATED OTHERWISE ON ELEVATIONS AND WINDOW SCHEDULE WITH IMPACT-RESISTANT GLAZING, OR OPERABLE WINDOW SHUTTER(S) TO PROTECT AND SECURE THE OPENING.
14. GC SHALL MAINTAIN A HARD-COPY, FULL-SIZE (24x36 UNO), BOUND SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
15. THE ENGINEER DOES NOT GUARANTEE THE GC'S PERFORMANCE AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE GC FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERROR OF OMISSIONS OR COMMISSION BY THE GC.
16. ALL WORK IS TO CONFORM TO THE CONTRACT / CONSTRUCTION DOCUMENTS (DRAWINGS AND SPECIFICATIONS). WORK SHALL BE NEW AND SATISFY THE QUALITY AS SPECIFIED.
17. EXISTING GRADE TO SLOPE AWAY FROM STRUCTURE / FOUNDATION, AND SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING. SLOPE AT CONCRETE WALKS FROM BUILDINGS 2% MINIMUM. SLOPE CONCRETE PAVING AWAY FROM BUILDING 1% MINIMUM.
18. NEW CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EVERY SPinellasPING AREA AND / OR ROOM UNLESS ALREADY EXISTING.
19. WINDOW OPENINGS TO ADHERE TO IRC 2015 SECTION R310 FOR EGRESS: CLEAR OPENING WIDTH ≥20"; CLEAR OPENING HEIGHT ≥24"; MINIMUM CLEAR OPENING = 5.75 SQFT; MAXIMUM SILL HEIGHT ABOVE THE FLOOR = 44".
20. GC HAS A RESPONSIBILITY TO ASSIST ENGINEER IN EVALUATING AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. THE GC SHALL FURTHER ASSIST THE ENGINEER BY PROVIDING IN A TIMELY MANNER PREPARED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.
21. ALL ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE GC AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE GC PRIOR TO BIDDING, BY FIELD VERIFICATION.
    THE GC IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING CONDITIONS AND NEW WORK.
22. THE GC MUST BE AWARE THAT CONSTRUCTION IN SOME AREAS SURROUNDING THE LIMITS OF THIS CONTRACT IS CURRENTLY IN PROGRESS. FOR THIS REASON, ACTUAL EXISTING CONDITIONS MAY VARY FROM CONDITIONS INDICATED ON THESE DRAWINGS. ALL SUCH DISCREPANCIES SHALL BE ACCURATELY AND THOROUGHLY RECORDED BY THE GC AND PROMPTLY REPORTED TO THE ENGINEER IN WRITING.
23. THE GC AND AFFECTED SUBCONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A PROPOSAL. THE GC SHALL BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON THE EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER, WHICH IS ATTRIBUTABLE TO THE GC'S FAILURE TO DO THIS, WILL BE APPROVED.
24. THE GC IS RESPONSIBLE FOR IDENTIFYING ANY UNFINISHED WALL AREAS THAT MAY BE EXPOSED AS A RESULT OF ADJUSTING FINISHED CEILING HEIGHTS. THE GC IS RESPONSIBLE FOR FINISHING THESE AREAS TO MATCH EXISTING ADJACENT FINISHED AREAS.
25. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN REQUEST TO THE ENGINEER, AND ONLY UPON APPROVAL. ALL REQUESTS SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUPPLY SAMPLES AND CUTS FOR WRITTEN APPROVAL BY ENGINEER BEFORE ORDERING AND INSTALLATION OF SUBSTITUTE MATERIALS.
26. GC SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL FINISHED SURFACES, SYSTEMS AND STRUCTURE / COLUMNS, DOORS, HARDWARE, ETC. TO REMAIN WITHIN SCOPE OF WORK. ANY EXISTING FINISHES, STRUCTURE OR SYSTEMS INDICATED TO REMAIN SHALL BE REPAIRED AS REQUIRED TO MATCH NEW CONSTRUCTION CONDITION. GC TO DOCUMENT AS REQUIRED PRE-EXISTING DAMAGED AREAS WITHIN AREA TO REMAIN. NOTIFY ENGINEER OF EXISTING DAMAGED AREA OR SYSTEM BEFORE PRICING OR BIDDING.
27. UPON COMPLETION OF THE PROJECT, THE GC SHALL PROVIDE A COMPLETE SET OF DRAWINGS INDICATING MARK UPS AND FIELD CONSTRUCTION UPDATES AND STRICTLY SHOW ALL REVISIONS, SKETCHES, ETC. REQUIRED DURING CONSTRUCTION. GC SHALL MARK UP SITE SET IN RED FOR ADDITIONS AND BLUE FOR DELETIONS TO INDICATE FINAL CONDITIONS EXACTLY AS CONSTRUCTED.
28. ERROR AND OMISSIONS THAT MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING, AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE GC WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE GC FAILED TO NOTIFY THE ENGINEER OF BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK.
29. GC SHALL MAINTAIN THE SITE / SCOPE OF WORK AREA FREE AND CLEAN OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT AREAS FROM DAMAGE, PAINT, SOILING, SPRAY APPLIED PRODUCTS, ETC. THE AREA OF WORK SHALL BE CLEANED UPON COMPLETION, INCLUDING FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC.& AND SHALL BE READY TO BE OCCUPIED UPON SUBSTANTIAL COMPLETION.
30. COORDINATE WITH OWNER ANY AND ALL LANDSCAPING TO BE REMOVED FOR INSTALLATION OF EXTERIOR EQUIPMENT, INCLUDING HVAC, WATER HEATER, ETC. ASSOCIATED EQUIPMENT.
31. GC IS RESPONSIBLE FOR COORDINATING SUBCONTRACTORS AND RESPONSIBLE FOR COORDINATION OF WORK, SCHEDULES FOR WORK, TRADES AND STORAGE OF EQUIPMENT AND MATERIALS, AS REQUIRED FOR EXECUTION OF WORK.
32. OWNER AND ENGINEER RESERVE THE RIGHT TO ALLOW OTHER CONSULTANTS AND CONTRACTS ASSOCIATED WITH THE WORK, AND AS NEEDED TO ENSURE COMPLETION OF THE PROJECT.
33. GC SHALL COORDINATE WITH SUBCONTRACTORS INSTALLATION AND SCHEDULING AND ENSURE COORDINATION AND COOPERATION BETWEEN TRADES AS WELL AS ANY APPOINTED BY OWNER AND ENGINEER
34. ALL MANUFACTURED MATERIALS, EQUIPMENT AND ASSOCIATED PARTS SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS INDICATED BY THE MANUFACTURER, UNO.
35. ALL CONSTRUCTION PERSONEL SHALL CARRY PROPER IDENTIFICATION AT ALL TIMES.
36. ALL SCAFFOLDING, EQUIPMENT, LADDERS, ETC. SHALL BE IN GOOD STANDING AND OPERATING CONDITION. ANY ALL DAMAGED OR INOPERABLE ITEMS SHALL BE REMOVED FROM PROJECT SITE.
37. ALL ELECTRICALLY OPERATED TOOLS AND EQUIPMENT SHALL BE PROPERLY GROUNDED.
38. APPROPRIATE PROTECTIVE WEAR, INCLUDING PROTECTIVE EYEWEAR, SHALL BE WORN AT ALL TIMES DURING CUTTING, WELDING, ETC. THE GC SHALL BE RESPONSIBLE FOR PROVISION OF ALL NECESSARY SAFETY EQUIPMENT, APPARATUS, ETC. TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, OWNERS, AND RELATED PARTIES, DESIGN AND CONSTRUCTION PROFESSIONALS, AND WORKERS.
39. THESE CONSTRUCTION DRAWINGS DO NOT REFLECT MEANS AND METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL ARRANGE AND COORDINATE ALL NECESSARY SCAFFOLDING, EQUIPMENT, ETC. REQUIRED TO COMPLETE THE WORK.
40. ANY HAZARDOUS MATERIAL REVIEW WORK OR ANALYSIS IS OUTSIDE THE SCOPE OF THIS WORK AND THESE DRAWINGS. THE OWNER IS RESPONSIBLE TO DIRECT THE GC REMOVAL OF ANY HAZARDOUS MATERIAL ITEMS WHICH MAY BE ENCOUNTERED DURING THIS PROJECT.
41. GC REQUIRED TO ADHERE AND MAINTAIN REQUIRED CERTIFICATION AS REQUIRED BASED ON PROJECT SCOPE OF WORK AND EPA 's 2008 LEAD-BASED PAINT RENOVATION, REPAIR, AND PAINTING (RRP) RULE, AS AMENDED IN 2010 AND 2011.
42. ABSOLUTELY NO ASBESTOS OR ASBESTOS CONTAINING MATERIALS (ACM) SHALL BE USED IN CONSTRUCTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GC TO IDENTIFY AND NOTIFY OWNER AND ENGINEER OF CONFIRMED OR SUSPECTED PRODUCTS.
43. THE GC AND SUBCONTRACTOR(S) SHALL COORDINATE ALL NECESSARY UTILITIES COORDINATION, CONNECTION, PERMITS, ETC. WITH MUNICIPALITY OR PARISH, AND UTILITY COMPANIES AS REQUIRED.
44. A FIRE EXTINGUISHER SHALL BE LOCATED ON SITE, ON EACH LEVEL, INCLUDING AT PROJECT SITE TRAILER, AND ALL SUITE LOCATIONS AT ALL TIME, IN WORKING ORDER AND DURING THE ENTIRE CONSTRUCTION.
45. ALL FIRE EXITS SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.
46. GC IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH ARE A PART OF THIS CONTRACT AT THE END OF EACH WORK DAY.
47. ALL AREAS WITHIN SCOPE OF WORK TO BE CLEANED. GC TO VACUUM ALL CARPETS, CLEAN AND POLISH FLOORING, MILLWORK, EQUIPMENT, AND ALL VENTS AND FILTERS IN NEW AND WORKING ORDER AFTER INSTALLATION AND FOR SUBSTANTIAL COMPLETION. GC IS RESPONSIBLE TO PROTECT AS REQUIRED ALL OWNER OCCUPIED AREAS WHERE FINISH WORK IS TO BE PERFORMED. GC TO INSTALL ADEQUATE AMOUNT OF BUILDING PAPER, OR OTHER APPROVED PROTECTIVE GEAR AND MATERIAL ON ALL FINISHED SURFACES PRIOR TO THE OWNER'S MOVING DATE AND SHALL REMOVE SAME FOLLOWING COMPLETION.
48. ALL OWNER OCCUPIED INHABITED AREAS SHALL BE PROTECTED FROM THE PROJECT SCOPE OF WORK AREA. COORDINATE VENTING REQUIREMENTS AND ALL OTHER ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS USED AND ANY SYSTEMS BEING REMOVED, ADDED, OR MODIFIED, AND NEW CORRESPONDING SYSTEMS.
49. GC IS RESPONSIBLE TO INSTALL PROTECTIVE MATERIALS TO PROTECT EXISTING FINISHES, SYSTEMS, ETC. AS REQUIRED AND INDICATED TO REMAIN. REMOVE PROTECTIVE MATERIALS AND CLEAN SURFACES AS REQUIRED UPON COMPLETION OF PROJECT.
50. FINAL WALL LAYOUT OF NEW WALLS TO BE APPROVED BY ENGINEER IN THE FIELD BEFORE COMMENCEMENT OF INSTALLATION OF FINISHES.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR ANY AND ALL DAMAGES CAUSED BY ITS SUBCONTRACTORS. THE GC SHALL HAVE AN EXPERIENCED AND COMPETENT SUPERINTENDENT ON THE PROJECT SITE WHEN WORK IS IN PROGRESS.
52. ALL OWNER SUPPLIED FURNITURE / MILLWORK/EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR AS INDICATED, UNO.
53. SITE ACCESS ACCESSIBILITY, CANOPIES, CROSSWALKS, PROTECTIVE BARRICADES OR OTHER ACCESS REQUIREMENT SHALL BE PROVIDED AS REQUIRED. CONTACT LOCAL AUTHORITIES AND SECURE PERMITS AS REQUIRED FOR THE ABOVE, SECURITY, TRASH / DUMPSTER CONTAINERS,ETC. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, AT ALL HOURS AS REQUIRED.
54. ALL AREAS ABOVE OR ON THE EXISTING CEILING THAT ARE AFFECTED BY INSTALLATION OF NEW WORK SHALL BE REPAIRED COMPLETELY WITH MATERIALS AND PRODUCTS TO MATCH EXISTING INSTALLATION OR AS INDICATED IN THE CONSTRUCTION DOCUMENTS.





SITE LOCATION

Sheet Index	
Sheet Number	**Sheet Name**
General	
C.101	Cover
Architectural	
A.101	EXISTING 1ST FLOOR PLAN
A.102	PROPOSED 1ST FLOOR PLAN
A.103	PROPOSED 2ND FLOOR PLAN
A.201	SOUTH ELEVATION
A.202	NORTH ELEVATION
A.203	EAST ELEVATION
A.204	WEST ELEVATION
C.102	SITE PLAN
S.101	FOUNDATION / PILING PLAN
S.102	COLUMN / WALL PLAN
S.103	STEEL PLAN
S.201	COLUMN & FOUNDATION DET.
S.202	CONCRETE DECK / AC DETAIL
S.204	CONCRETE PORCH DETAIL
Structural Details	
S.203.1	CONCRETE STAIR DETAIL

ENGINEER DISCLAIMER

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, REGIONAL, AND NATIONAL REQUIREMENTS.

THESE PLANS, DETAILS, NOTES AND SPECIFICATIONS ARE THE PROPERTY OF MODERN HOUSE & BUILDING MOVERS, LLC AND SHALL BE USED ONLY FOR THE PROPERTY / PROJECT AS INDICATED IN THE TITLE BLOCK ON THESE DRAWING SHEETS.

THE ENGINEER DOES NOT SUPERVISE AND WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S WORK. THE ENGINEER DOES NOT DICTATE CONSTRUCTION MEANS AND METHODS. MEANS AND METHODS SHALL BE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SUBCONTRACTORS.

I HAVE RESEARCHED THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE FLORIDA BUILDING CODE (FEBC 2023; 8th ED), & F.A.C. 61G20-1.001, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

THIS PROJECT, DESIGN, ARRANGEMENT OR SPACES, ELEMENTS AND DETAILS ETC. FOUND IN THIS SET OF DRAWINGS ARE INTELLECTUAL PROPERTY OF MODERN HOUSE & BUILDING MOVERS, LLC AND NOT TO BE COPIED, REPRODUCED OR RECREATED WITHOUT WRITTEN APPROVAL FROM MODERN HOUSE & BUILDING MOVERS, LLC AND THE ENGINEER.

I acknowledge by signing this set of preliminary engineering plans, any subsequent changes made to the house plan after this point may incur an additional fee, as determined by the engineer.

SIGNATURE: _____ ***DATE:*** _____

SIGNATURE: _____ ***ROBERT C. BARRILLEAUX, P.E.***

RBA ENGINEERING

MODERN MOVERS
THE SLAB HOME ELEVATION EXPERTS

Modern Movers

Project Number	2025.024
Date	07/14/2025

1/15/2026 3:50:29 PM

SITE NOTES

ALL ELEVATIONS SHOWN ARE IN THE NAVD88 VERTICAL DATUM (B)

1. EXISTING AND PROPOSED SITE PLANS ARE BASED UPON SURVEY INFORMATION PROVIDED TO THE MODERN HOUSE & BUILDING MOVERS, INC., AND UPON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
2. EXISTING STRUCTURE IS LOCATED IN A SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT NEIGHBORING STRUCTURES, FENCES, PUBLIC STREETS, AND UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY PROVIDERS REGARDING DISCONNECTION PRIOR TO THE WORK, TEMPORARY SERVICE DURING THE WORK, AND RECONNECTION OF UTILITY SERVICE AFTER THE WORK IS COMPLETED.
4. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING MUNICIPALITY'S TRAFFIC ENGINEERING DEPARTMENT, REGARDING ANY NECESSARY ROAD CLOSURES.
5. NO NEW CURB CUTS OR DRIVEWAYS ARE ANTICIPATED AS A PART OF THIS WORK.
6. EXISTING LANDSCAPING AROUND PERIMETER OF THE HOME TO REMAIN. DO NOT DISTURB ANY NATIVE VEGETATION IN THE COURSE OF THE WORK. THE GC SHALL PRESERVE & PROTECT NATIVE TREES AND SHRUBS THROUGHOUT THE COURSE OF THE WORK. REPLACE SOILS, GRADE, AND SOD UPON COMPLETION OF THE WORK.
7. THE DEVELOPMENT OF THE PROPERTY AS SHOWN SHALL NOT HAVE ADVERSE HYDROLOGICAL EFFECTS ON ADJACENT PROPERTIES.

SETBACKS	LEGAL	EXIST.
FRONT YARD:	20'	20.5'
REAR YARD:	25'	17.2'
SIDE YARD (LEFT):	10'	7.7'
SIDE YARD (RIGHT):	10'	11.1
EXIST. BUILDING HEIGHT:		20.11'
PROP. BUILDING HEIGHT:		32.04'
EXIST. LIVING AREA:		2,405
PROP. LIVING AREA:		2,957

IMPERVIOUS SURFACE RATIO

EXISTING	
BUILDING FOOT PRINT:	2,405 SQ FT
PARKING & DRIVEWAYS:	1,136 SQ FT
POOL &/OR PATIO AREAS:	447 SQ FT
WALKWAYS:	1,387 SQ FT
OTHER:	0 SQ FT
TOTAL EXISTING:	5,375 SQ FT

PROPOSED	
BUILDING FOOT PRINT:	2,957 SQ FT
PARKING & DRIVEWAYS:	682 SQ FT
POOL &/OR PATIO AREAS:	447 SQ FT
WALKWAYS:	963 SQ FT
OTHER:	0 SQ FT
TOTAL PROPOSED:	5,049 SQ FT
LOT AREA:	7,710 SQ FT
EXIST. LOT IMPERV. COVERAGE:	5,375 SQ FT
EXIST. IMPERV. PERCENTAGE:	70 %
PROP. LOT IMPERV. COVERAGE:	5,049 SQ FT
PROP. IMPERV. PERCENTAGE:	65 %

EXISTING CONDITIONS

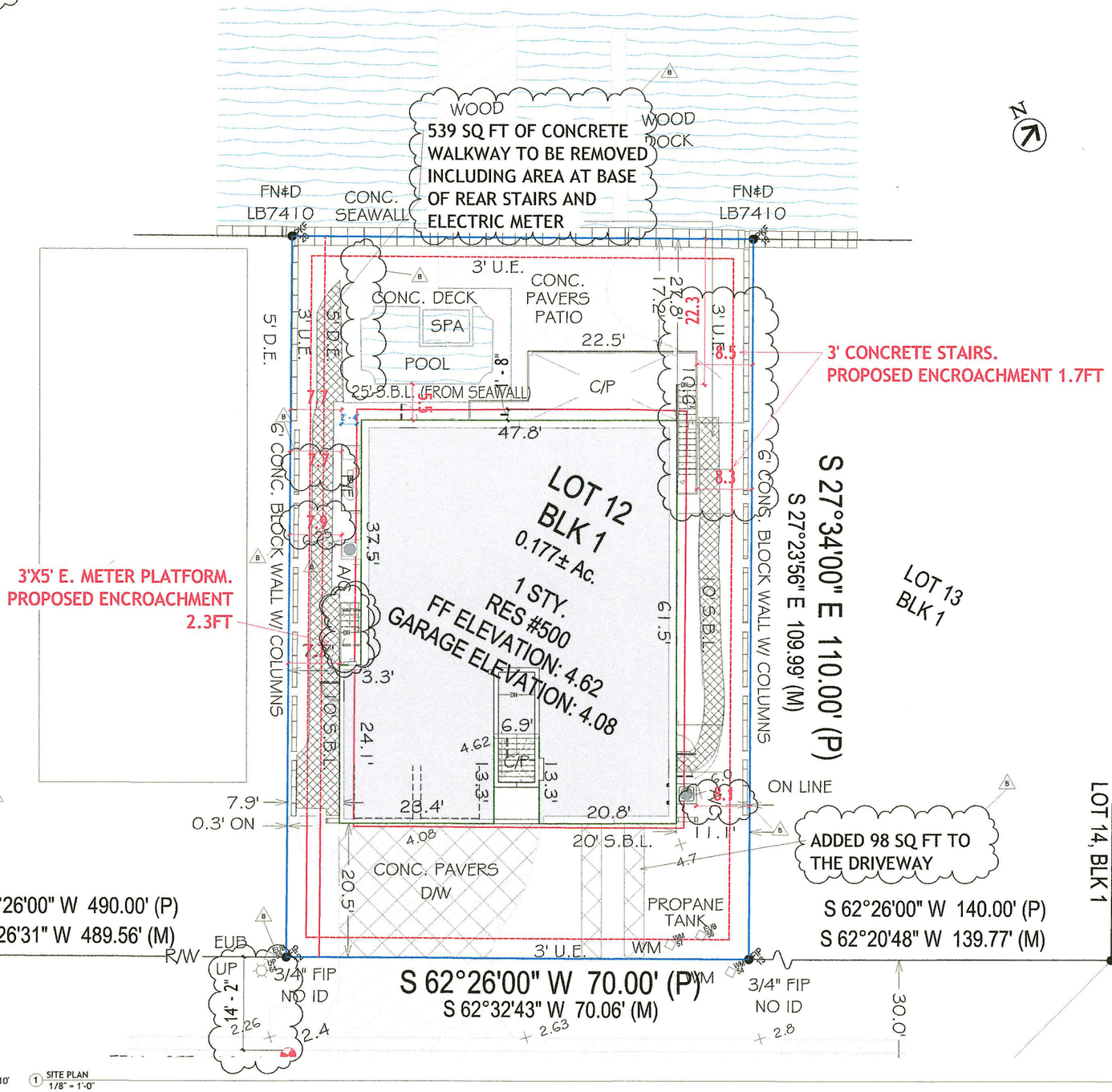
EXISTING ELEVATIONS	NAV88
LOWEST ADJACENT GRADE:	4.1 FT
HIGHEST ADJACENT GRADE:	4.7 FT
BASE FLOOD ELEVATION:	10 FT
EXIST. 1ST FL. ELEVATION:	4.6 FT
EXIST. 2ND FL. ELEVATION:	N/A

PROPOSED CONDITIONS

PROPOSED ELEVATIONS	NAVD88
PROP. 1ST FL. ELEVATION:	4.6 FT
PROP. 2ND FL. ELEVATION:	16.6 FT

*ELEVATION CERTIFICATE PROVIDED BY THE SURVEYOR SHOWS A FIRM PANEL EFFECTIVE DATE OF 01/13/2025 FLOOD ZONE AE, BASE FLOOD ELEVATION OF 10' NAVD88.

BOCA CIEGA BAY



1 SITE PLAN
1/8" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025

Modern Movers

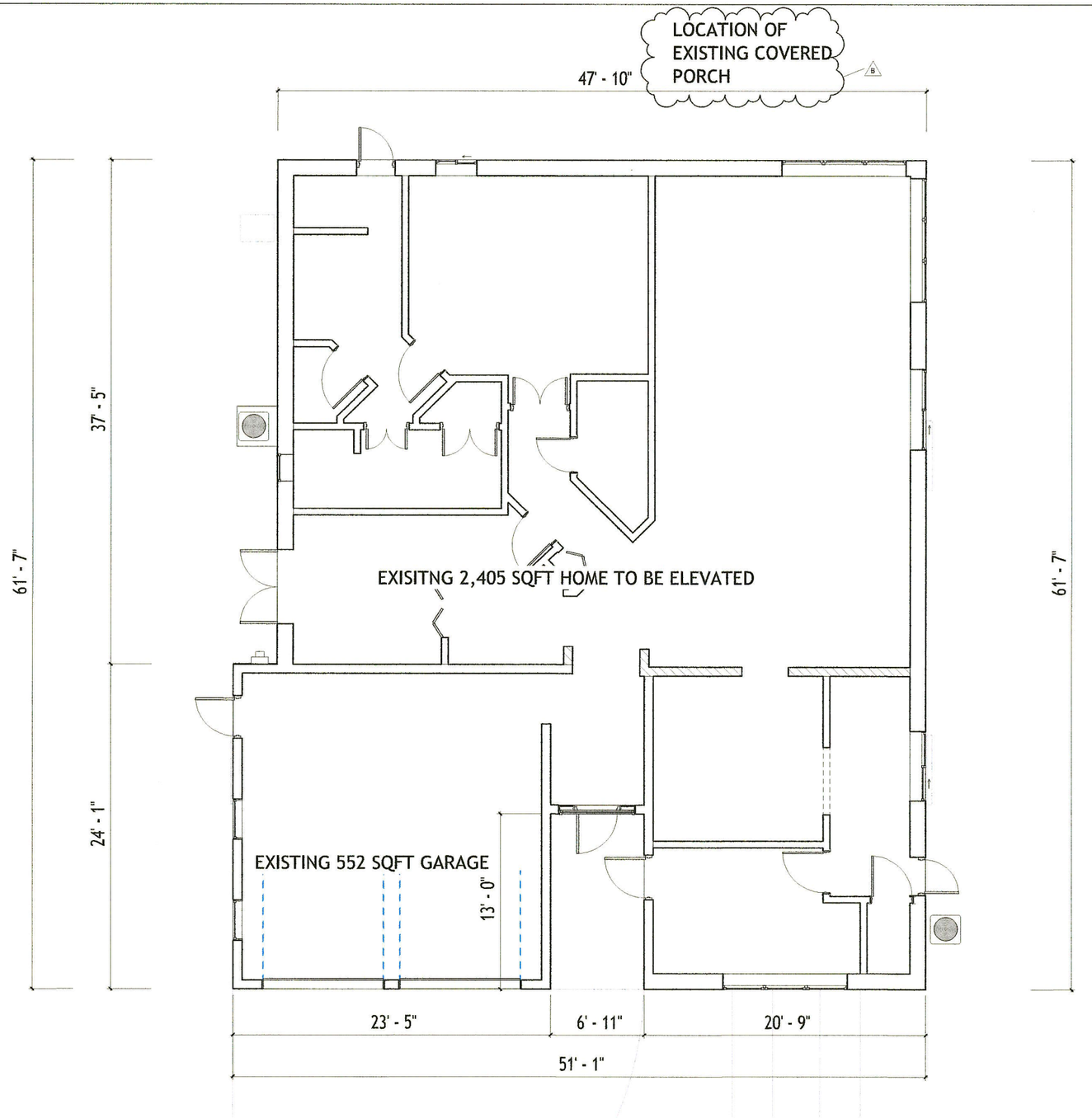
500 115TH AVE

SITE PLAN

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

C.102

Scale 1/8" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

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ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025

Modern Movers

500 115TH AVE

EXISTING 1ST FLOOR PLAN

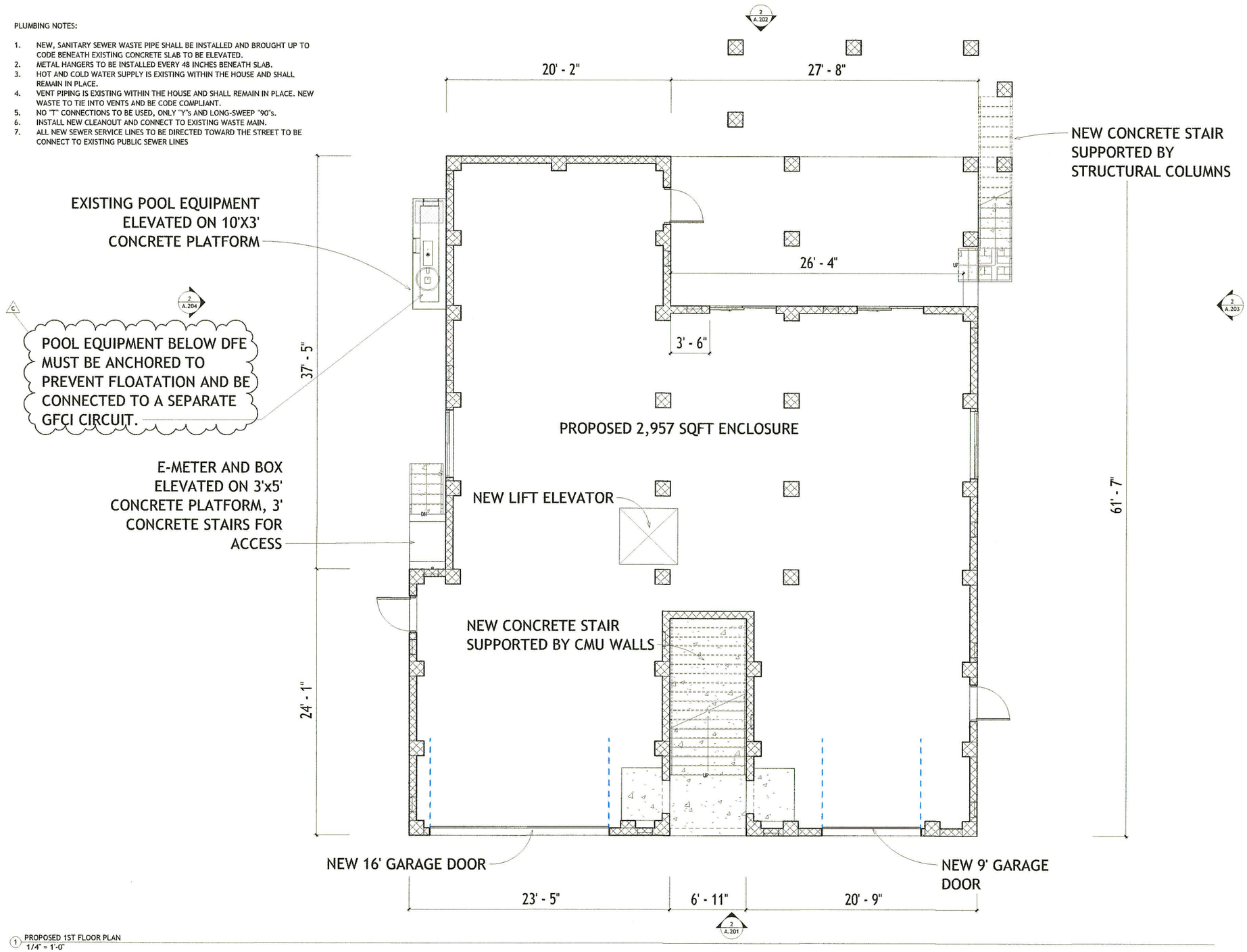
Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.101

Scale 1/4" = 1'-0"

PLUMBING NOTES:

1. NEW, SANITARY SEWER WASTE PIPE SHALL BE INSTALLED AND BROUGHT UP TO CODE BENEATH EXISTING CONCRETE SLAB TO BE ELEVATED.
2. METAL HANGERS TO BE INSTALLED EVERY 48 INCHES BENEATH SLAB.
3. HOT AND COLD WATER SUPPLY IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE.
4. VENT PIPING IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE. NEW WASTE TO TIE INTO VENTS AND BE CODE COMPLIANT.
5. NO "T" CONNECTIONS TO BE USED, ONLY "Y"s AND LONG-SWEEP "90"s.
6. INSTALL NEW CLEANOUT AND CONNECT TO EXISTING WASTE MAIN.
7. ALL NEW SEWER SERVICE LINES TO BE DIRECTED TOWARD THE STREET TO BE CONNECT TO EXISTING PUBLIC SEWER LINES



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
C	Revision 3 PER REJ LETTER 10.5	12.9.2025

Modern Movers

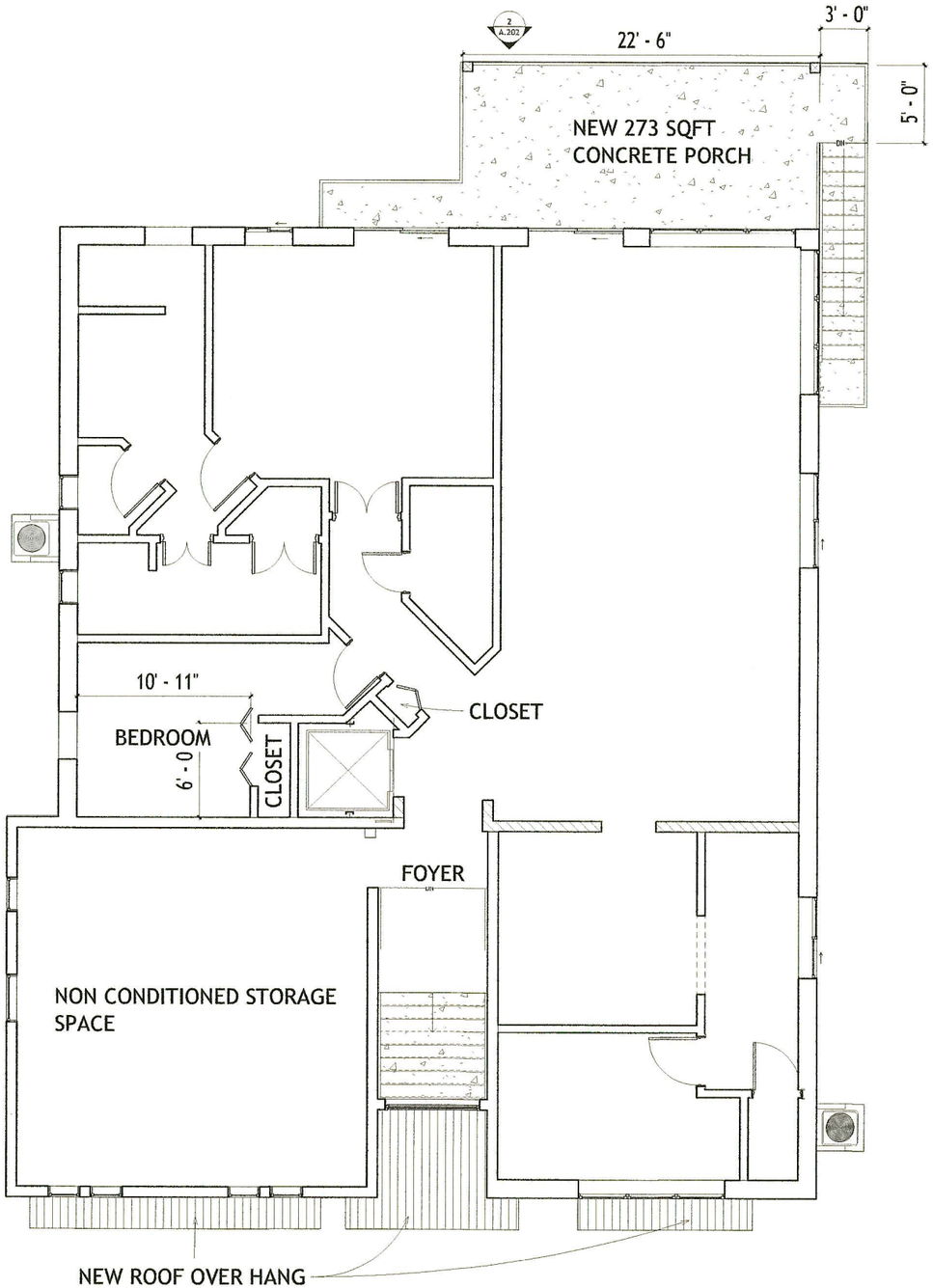
500 115TH AVE

PROPOSED 1ST FLOOR PLAN

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.102

Scale 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

Modern Movers

500 115TH AVE

PROPOSED 2ND FLOOR PLAN

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.103

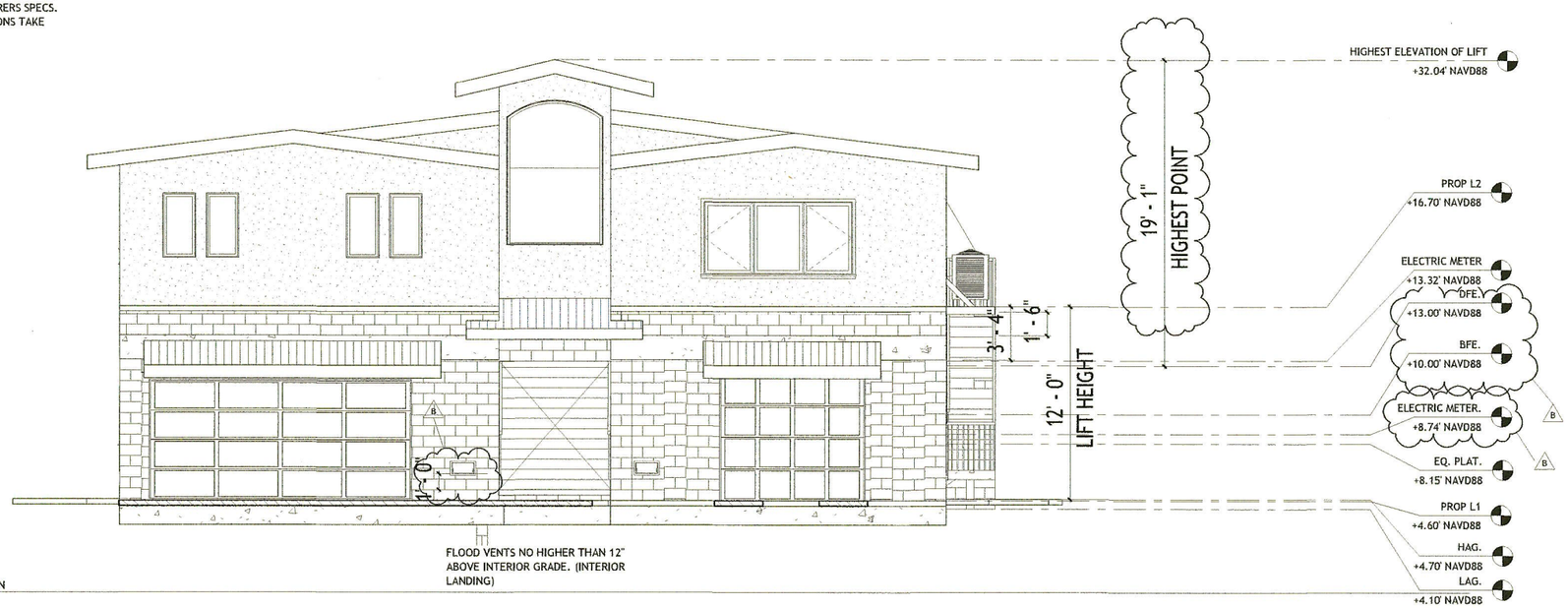
Scale 1/4" = 1'-0"

LEGEND	
TOBF	TOP OF BOTTOM FLOOR
LHSM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGN FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
EQ. PLAT.	POOL EQUIPMENT PLATFORM



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED FRONT ELEVATON
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

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ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025

Modern Movers

500 115TH AVE

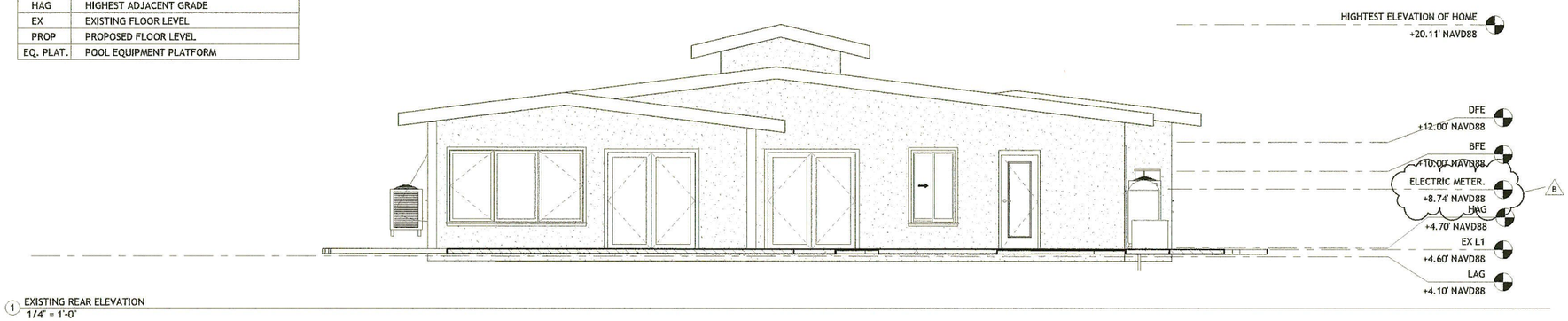
SOUTH ELEVATION

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.201

Scale 1/4" = 1'-0"

LEGEND	
TOBF	TOP OF BOTTOM FLOOR
LHSM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGN FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
EQ. PLAT.	POOL EQUIPMENT PLATFORM



1 EXISTING REAR ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025

Modern Movers

500 115TH AVE

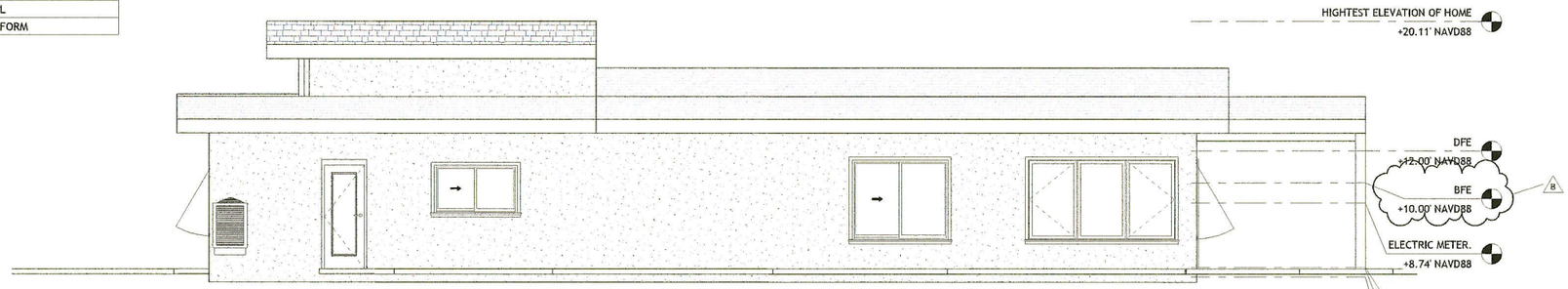
NORTH ELEVATION

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.202

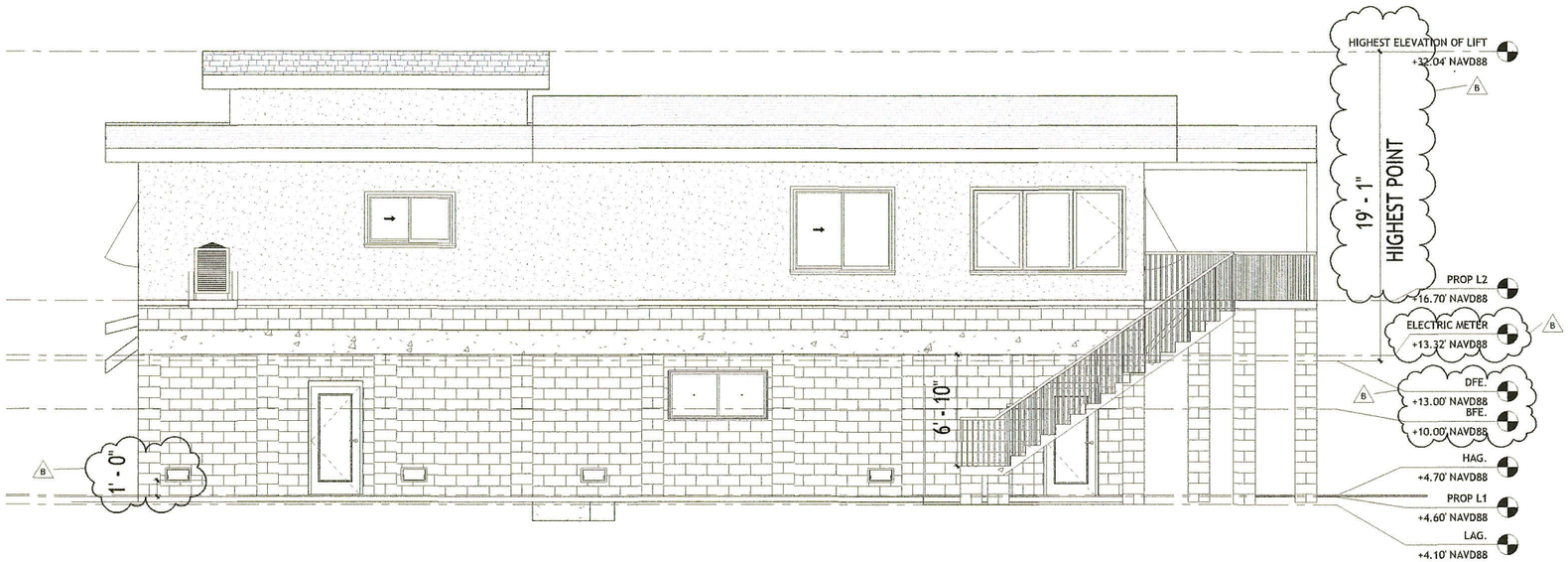
Scale 1/4" = 1'-0"

LEGEND	
TOBF	TOP OF BOTTOM FLOOR
LHSM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGN FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
EQ. PLAT.	POOL EQUIPMENT PLATFORM



1 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025

Modern Movers

500 115TH AVE

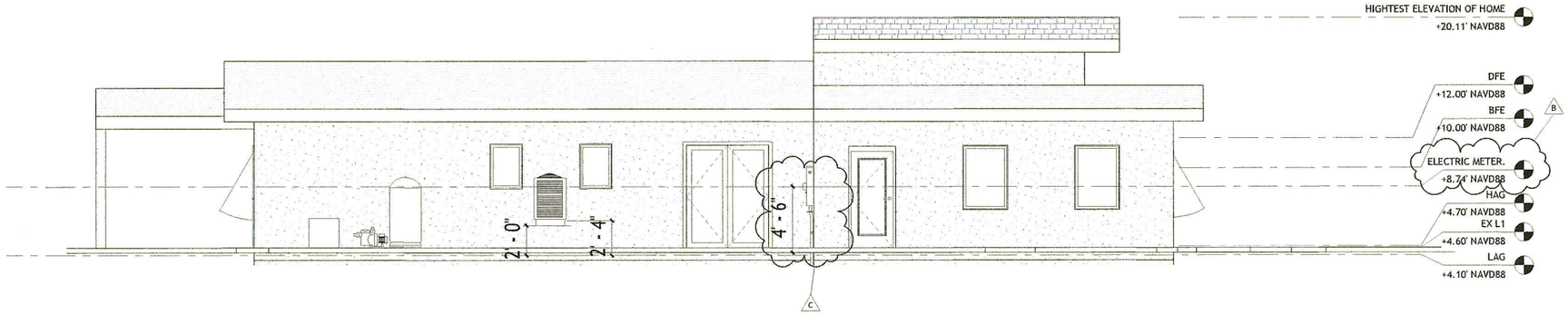
EAST ELEVATION

Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

A.203

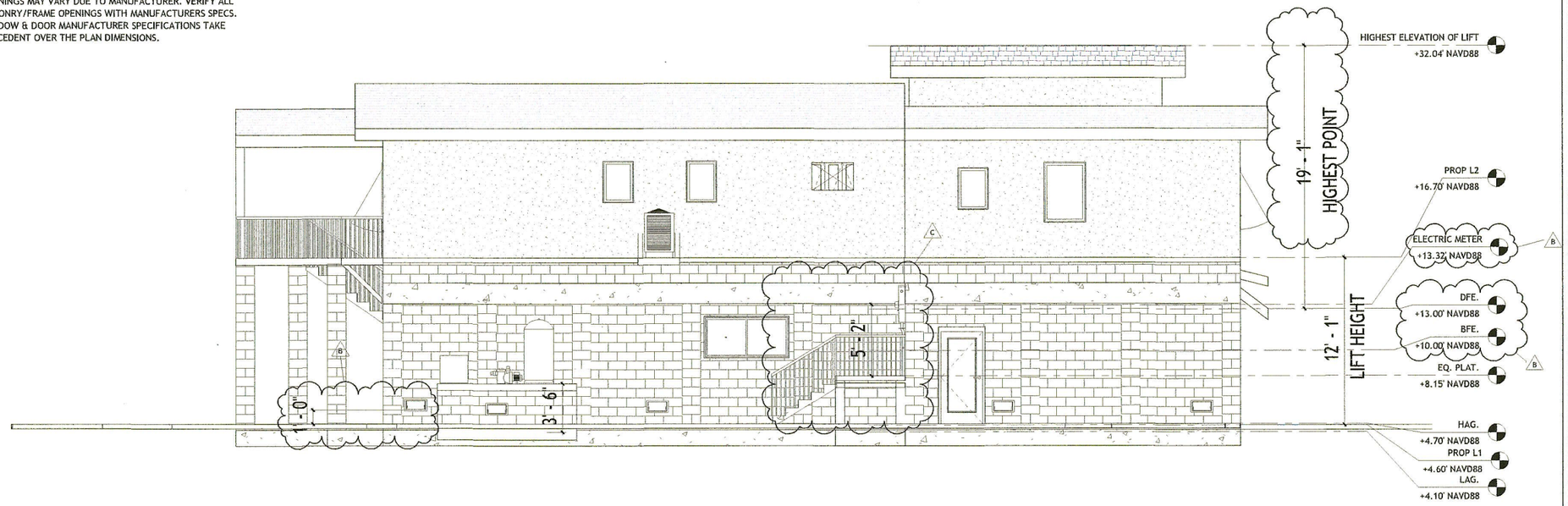
Scale 1/4" = 1'-0"

LEGEND	
TOBF	TOP OF BOTTOM FLOOR
LHSM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGN FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
EQ. PLAT.	POOL EQUIPMENT PLATFORM



1 EXISTING LEFT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

PRELIMINARY DRAWINGS FOR REVIEW OR PRE-APPROVAL ONLY.

THESE DRAWINGS ARE NOT INTERNED FOR CONSTRUCTION.

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision2 PER COMMENTS 8/6/25	10/7/2025
C	Revision 3 PER REJ LETTER 10.5	12.9.2025

Modern Movers

500 115TH AVE

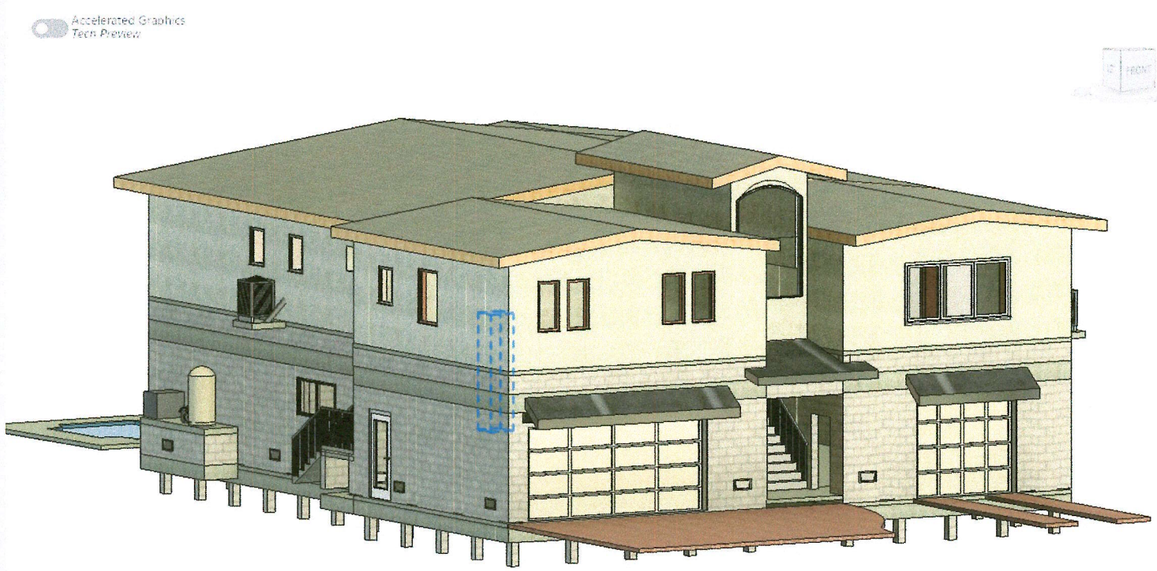
WEST ELEVATION

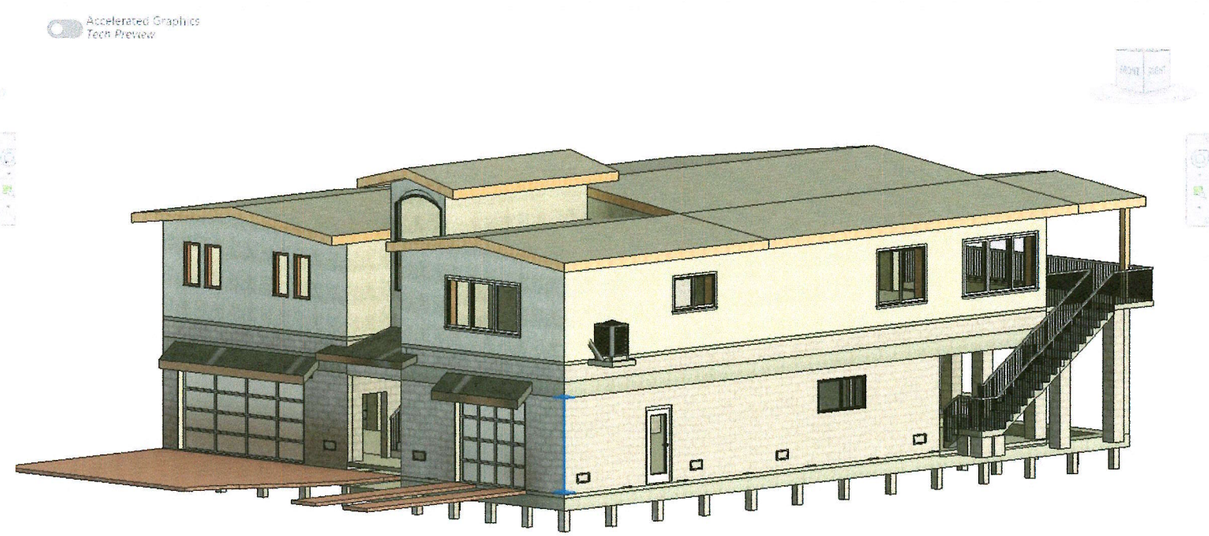
Project Number	2025.024
Date	07/14/2025
Drawn By	DJC
Checked By	RCB

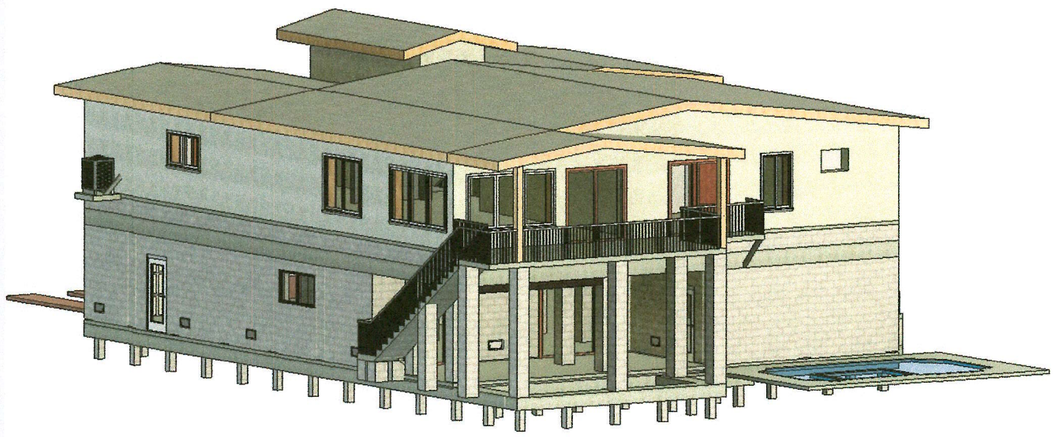
A.204

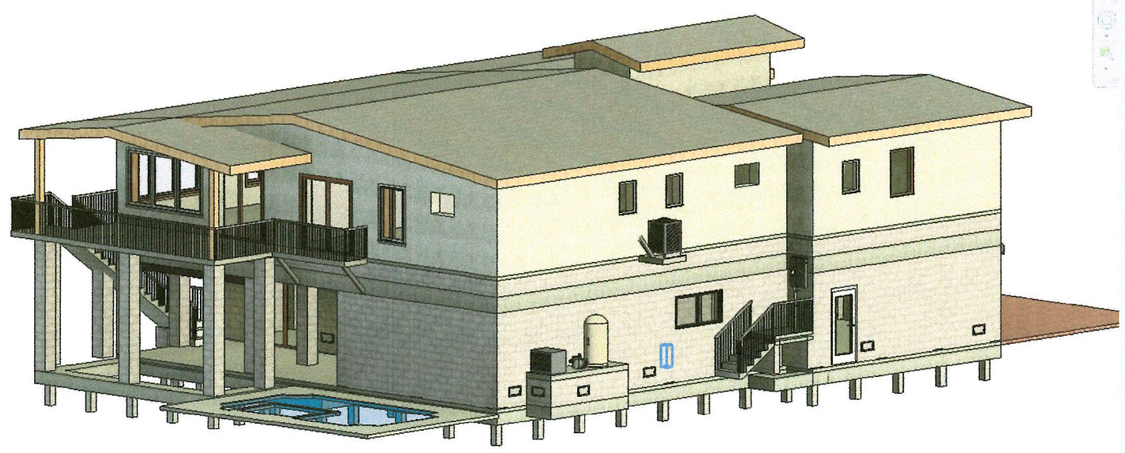
Scale 1/4" = 1'-0"

500 115TH AVE_REVISED VARIANCE









AGENDA ITEM NO. 10.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000594-2026 An application requesting approval of two (2) variances to Sec. 68-541 granting a 6.8-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report - VAR-000594-2026.pdf
Variance Application Packet-City of Treasure Island-Chris and Diane Hawkins (1).pdf
Ownership 11385 8th St Hawkins.PDF
11385 Topo Survey (1).pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000594-2026
FEBRUARY 19, 2026

DESCRIPTION	An application requesting approval of two (2) variances to Sec. 68-541 granting a 6.7-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
SITE LOCATION:	11385 8th Street East
PARCEL ID #:	23-31-15-43506-006-0450
LEGAL DESCRIPTION:	**ISLE OF PALMS 2ND ADD BLK 6, LOT 45**
PROPERTY OWNER:	Hawkins Family Trust 11385 8th Street East Treasure Island, FL 33706
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Urban (RU)
Zoning:	RU-75
Adjacent Property (Use):	
North: Water	East: Residential
South: Residential	West: Residential
Site Area:	8,403 Sq. Ft. (Approx 0.19 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:

The applicant seeks approval of two (2) variances to Sec. 68-541 granting a 6.7-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.

Request	Standard	Proposed	Variance	Magnitude
Streetside Setback	20-Feet	13.3-Feet	6.7-Feet	33.5%
Waterfront Setback	25-Feet	20-Feet	5-Feet	20%

PROPERTY HISTORY/SUMMARY:

The subject property contains a 3,224 square-foot single family residence originally constructed in 1972. The existing structure was constructed at-grade and does not comply with the current minimum flood elevation requirements of the Florida Building Code and Chapter 66 Floodplain Management of the City of Treasure Island Land Development Regulations. Per *Section 68-512 of the Land Development Regulations* non-conforming structures shall be required to be brought into compliance if damaged beyond the extent of 50 percent of the structures fair market value. The subject property is undergoing structural elevation to comply with current minimum flood elevation standards, following completion of the proposed improvements, the structure will be compliant with all current flood elevation requirements.

The existing developments at the front of the subject property have not been developed to the extent of the applicable minimum setback requirements, a depth of 16-feet is available between the existing front entry of the home and the applicable street setback line. The proposed site plan includes a 12.5-foot-deep enclosed entry within this space which reduces availability within the buildable area and results in the subject request for a reduced street-side setback. Similarly, at the rear of the property, an existing lanai has been developed within the buildable area of the property. The proposed site plan includes the addition of a rear balcony and external staircase projecting 5-feet into the waterfront setback to provide access from the location of the existing lanai to the ground level.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land

Development Regulations. According to these regulations, the subject property located on 7th Street East within Isle of Palms is identified as "Class: G" and is subject to the following minimum setback requirements:

- Street: 20 feet
- Side: 10 feet
- Rear: 25 feet

TREAURE ISLAND COMPREHENSIVE PLAN:

The proposed variance requests were considered in regard to their consistency with the adopted Comprehensive Plan, the proposed rear yard setback aligns with the intent of the plan by enabling resiliency-based improvements to an existing residential structure while maintaining overall residential character. Meanwhile, the proposed streetside setback exceeds beyond resiliency-based improvements and increases the intensity of the resulting impact on residential character my expanding the structure footprint. Staff has considered the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and protected while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes.
    - Policy 1.2.8: The land development regulations shall contain provisions ensuring that all development is consistent with those coastal construction regulations adopted and/or amended by the State of Florida, Pinellas County, or other agencies with jurisdictional authority.
    - Policy 1.2.11: New development and redevelopment shall be required to comply fully with the locational and construction regulations of the Federal Emergency Management Agency and the National Flood Insurance Program, as well as those of the City.
    - Policy 1.2.12: The land development regulations shall contain provisions that aim to improve resiliency to projected environmental changes
    - Objective 1.3: The integrity and quality of life will be maintained in residential neighborhoods.

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The applicant is pursuing improvements to the subject property resulting in conformity with the minimum flood-elevation requirements. As a result of the existing structure having been built to the extent of the applicable setback requirements, consistent use of the structure is unable to be maintained without variance approval.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would not prevent the development of a staircase providing access to the front of the structure. However, strict application of these regulations would require reconfiguration of the existing orientation of the structure in the rear yard to permit reasonable egress from the structure following elevation improvements.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The applicant purchased the property after its original construction in 1972; minimum flood elevation requirements are not the result of actions by the applicant. However, the proposed additional enclosed square footage at the front of the structure which results in a reduction in available space within the buildable area is the result of the applicants proposed site plan.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The proposed variance is required to construct the proposed rear staircase without reconfiguration of the existing structure, however the requested variance for the streetside setback enables further development beyond the existing configuration of the structure and is not the minimum variance necessary to allow reasonable access to the front of the structure.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
   Redevelopment *– A single-family structure is proposed to be elevated and conform to FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

   Substandard lot(s) *– Not applicable. The parcel meets the minimum width, depth, and area for the RU-75 Zoning District.*

   Neighborhood character *– The neighborhood consists of existing single-family structures generally characterized by consistent setbacks*

Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

Architectural and/or engineering considerations *– The requested variance is related to the design of stairs that are necessary to access a proposed structure which is designed to meet the minimum elevation requirements of FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of the requested variance to the waterfront yard is in harmony with the general intent and purpose of this chapter by enabling storm resilient improvements to existing structures that protect public safety. Meanwhile, the requested variance to the streetside yard exceeds the minimum variance required to make use of the property by exceeding interior square footage beyond the existing footprint which conflicts with the general intent of this chapter.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed waterfront setback variance will create adverse impacts to the adjacent parcels or surrounding neighborhood, however the proposed streetside setback variance establishes a precedent that may enable property owners to obtain variances alongside structural elevation with the intent to permit the expansion of their existing building footprints.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, staff recommends **APPROVAL** of one (1) variance request to Sec. 68-541 granting a 5-foot variance to the required waterfront setback for the construction of a balcony and external staircase in conjunction with structural elevation improvements, and; **DENIAL** of one (1) variance request to Sec. 68-541 granting a 6.7-foot variance to the streetside yard setback for the construction of an external staircase in conjunction with structural elevation improvements.

ATTACHMENTS:
1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. VAR-000594-2026
LOCATION: 11385 8TH STREET EAST, TREASURE ISLAND, FL 33706
PARCEL ID #: 23-31-15-43506-006-0450
PROPERTY OWNER: HAWKINS FAMILY TRUST

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

A request for one (1) variance request to Sec. 68-541 granting a 6.7-foot variance to the streetside yard setback for the construction of an external staircase in conjunction with structural elevation improvements.

1. The proposed improvements shall be substantially consistent with the plans prepared by Packert Design, dated December 16, 2025.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

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[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

A request for one (1) variance request to Sec. 68-541 granting a 5-foot variance to the required waterfront setback for the construction of a balcony and external staircase in conjunction with structural elevation improvements

1. The proposed improvements shall be substantially consistent with the plans prepared by Packert Design, dated December 16, 2025.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706



Attachment 1. Project Location Map

Case No.: VAR-000594-2026
Address: 11385 8th Street East
City of Treasure Island, Florida

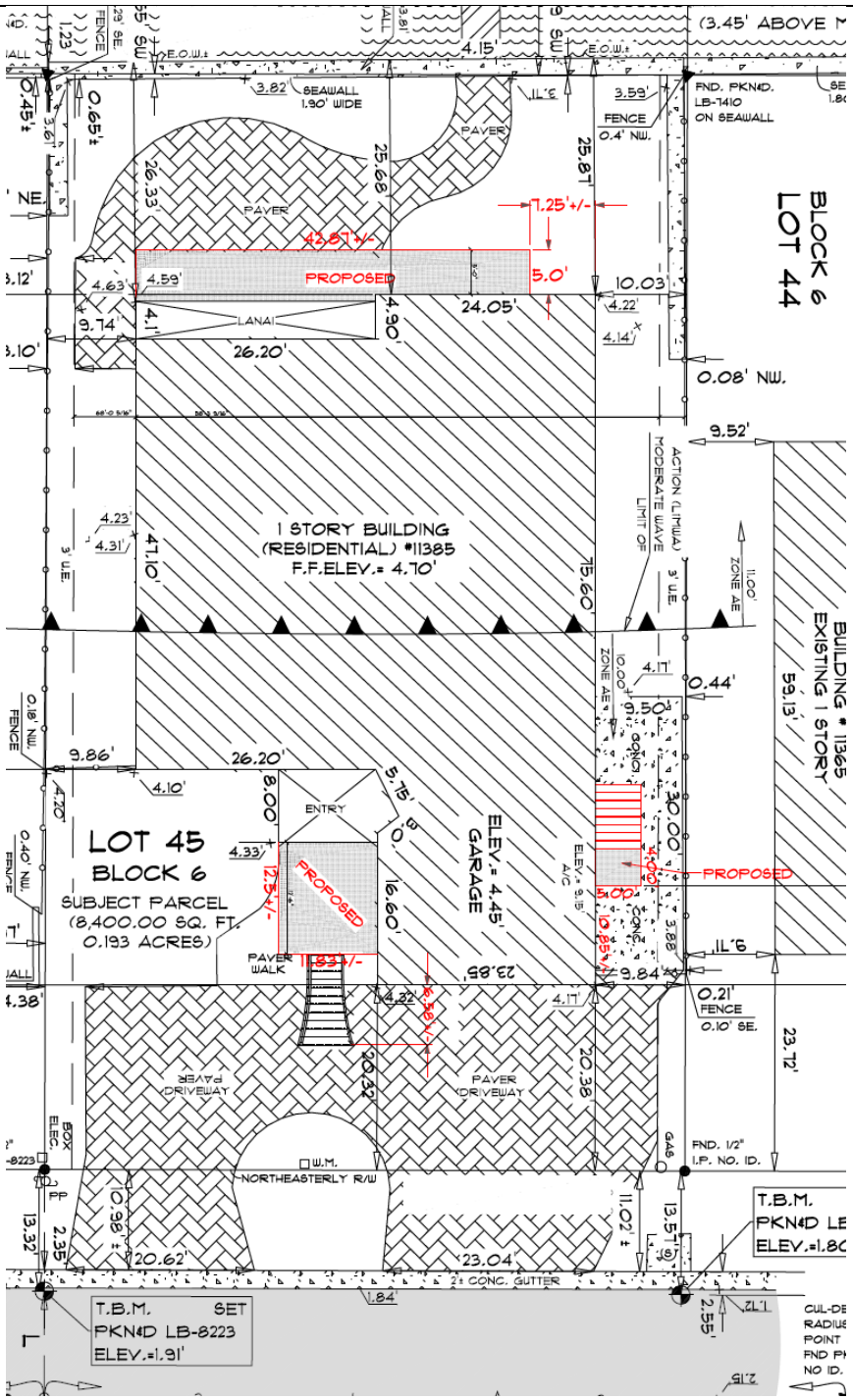
N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000594-2026
Address: 11385 8th Street East
City of Treasure Island, Florida

N





Attachment 3: Project Site Plan
Case No.: VAR-000594-2026
Address: 11385 8th Street East
City of Treasure Island, Florida



VARIANCE APPLICATION

Required for Application Process

A pre-application meeting is required prior to the submission of any variance application to the Community Development Department, for referral to the Planning & Zoning Board/City Commission.

A complete application packet must consist of, at a minimum, the following:
One copy (unless otherwise noted) & and a PDF of the following:

a. Application to Planning & Zoning Board or City Commission
b. Variance Application Fee
   First Variance Request - $350
   Each Additional Variance Request - $100
c. Proof of ownership of the property: i.e. deed, title abstract, etc.
d. For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.
e. Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).
f. A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.
g. Boundary survey of the property to scale on 24" x 36" sheet.** *1 signed and sealed, 9 copies, & PDF – All plans must be folded*
h. Site plan drawing showing the proposed structure or other development for the variance(s) being requested to scale on 24" x 36" sheet.**
   1 signed and sealed, 9 copies, & PDF – All plans must be folded
i. Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

- If the application is complete → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the

process. This will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

- If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

Case Number:

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: The Hawkins Family Trust
Chris and Diane Hawkins

Agent: _____

Address: 11385 8th Street East

Address: _____

Treasure Island, Florida 33706

Phone: (805) 657-0778

Phone: _____

Fax:

Fax:

Email: CHRISHAWKINS65@GMAIL.COM

Email: _____

List all Legal Owner(s) of Property: The Hawkins Family Trust U/A Dtd April 10, 1996,

Christopher R Hawkins and Diane K Hawkins, Co-Trustees

Complete legal description (may be placed on attached separate page): Isle of Palms 2nd Add Blk 6, Lot 45

Development Name: _____

Site Location/Address: 11385 8th St E, Treasure Island, Florida 33706

Area of Development (Acreage or Square Feet) .19 acre

Parcel Identification Number (list all): 23-31-15-43506-006-0450

Application Request: Variances for patio and stairs at back of house and stairs at front of house

Future Land Use Designation: Residential

Proposed Future Land Use: Residential

Current Zoning: RU-75 SFR

Proposed Zoning: RU-75 SFR

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF _____
COUNTY OF _____

_____
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): _____

Parcel I.D. Number(s).: _____

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed_____ as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S):

SIGNATURE OF PROPERTY OWNER(S):__

DATE: _____

STATE OF:_____
COUNTY OF:_____
The foregoing instrument was acknowledged before me this _____ day of , _____, by (company/agent) _____ by (persons name) _____ , it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____ did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

VARIANCE REQUEST NARRATIVE FORM

Applicant Name: Chris and Diane Hawkins

Variance Address: 11385 8th St E Treasure Island Florida 33706

Application Number (Office Use):

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.

The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).

All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:

1. *An extension of time has been approved by the approving body;*
2. *Building permits relating to the requested variance have either been applied for or granted; or*
3. *A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.*

Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.

For any questions please email zoning@mytreasureisland.org

1. ***The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).***

   Variance #1 (V#1 Waterfront): A 5-foot variance to reduce the waterfront setback from 25 feet to 20 feet.

   Variance #2 (V#2 Street): A 6-foot 8-inch variance to reduce the front setback from 20 feet to 13.4 feet.

2. ***State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***

   V#1: We currently have an outdoor patio with existing kitchen and countertop eating area that was lifted with the house. From the patio is a doorway into the house, the only ingress/egress on the waterfront side. For safety, the patio needs to be extended to allow a railing around the existing counter, and a staircase is needed to reach ground level.

   V#2: As a single-story at ground level, the home was not designed for front stairs or an elevator. Post-elevation, both are needed for front ingress/egress.

3. ***State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.***

   V#1: The house is at the maximum waterfront setback, therefore does not allow for a staircase from the house and patio.

   V#2: As the house is situated at maximum front setback, accommodating a staircase without interfering with access to the garage driveways will require a reduced front setback.

4. ***State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***

   V#1: Elevating the house out of the flood zone eliminates ingress/egress on the waterfront side if stairs are not installed.

   V#2: Access to the elevated home requires stairs for ordinary use and an elevator for use if one is injured or desires to age in place as is our plan. The proposed variance permits both with the least intrusion into the setback.

5. ***Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.***

   V#1: Yes. From a safety and utility standpoint, multiple designs were considered for a staircase extending from the current patio. The one selected entails the least variance.

   V#2: Yes. In consideration of the final building height and flood mitigation fill-dirt, the staircase and elevator were designed to make front access possible with the minimum variance.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:***

   V#1: For the elevated home, literal enforcement of existing regulations would result in the inability to use the patio as purposed and to enter and exit the home on the waterfront side.

   V#2: The elevated condition eliminates access to the home on the street side. The proposed variance is the minimum variance to resolve this circumstance.

a. Redevelopment. ***Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?***

No

b. Substandard lot(s). ***Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?***

No

c. Neighborhood character. ***Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?***

Yes

d. Public facilities. ***Does the proposed project involve the development of public parks, public facilities or public utilities?***

No

e. Architectural and/or engineering considerations. ***Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?***

Yes, block construction

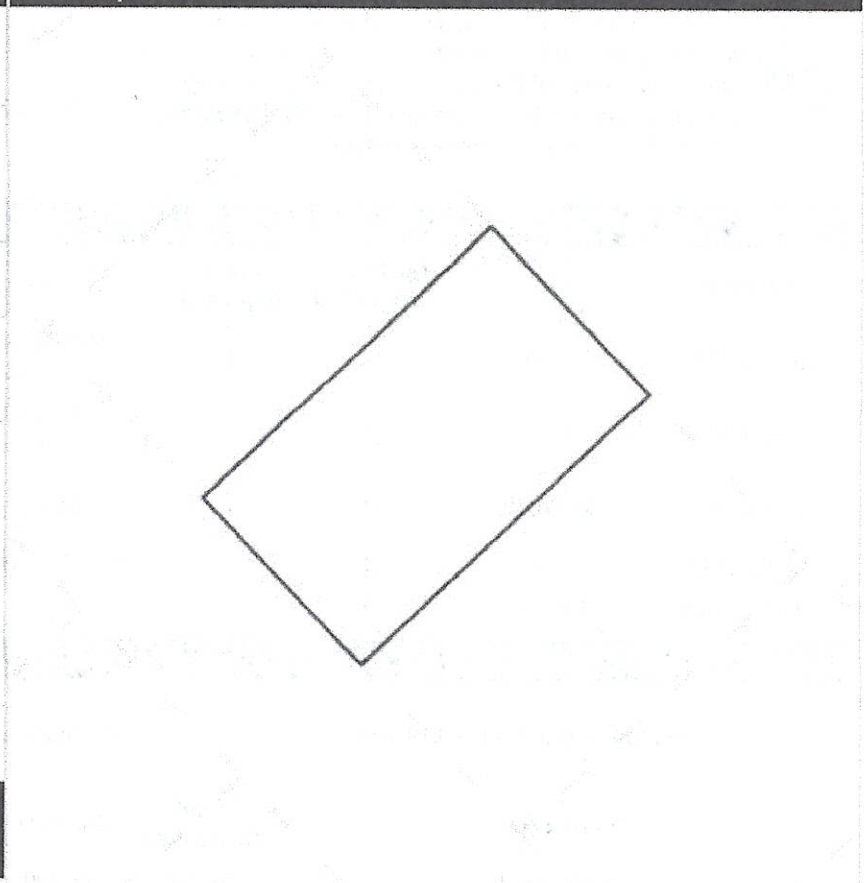
7. Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?

Yes

8. Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?

Yes

Ownership

Parcel Summary (as of 17-Dec-2025)	Parcel Map
Parcel Number **23-31-15-43506-006-0450**	
Owner Name HAWKINS FAMILY TRUST HAWKINS, CHRISTOPHER R TRE HAWKINS, DIANE K TRE	
Property Use 0110 Single Family Home	
Site Address 11385 8TH ST E TREASURE ISLAND, FL 33706	
Mailing Address 11385 8TH ST E TREASURE ISLAND, FL 33706-1107	
Legal Description ISLE OF PALMS 2ND ADD BLK 6, LOT 45	
Current Tax District TREASURE ISLAND (TI)	
Year Built 1972	

Living SF	Gross SF	Living Units	Buildings
2,502	3,224	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20815/1150	$829,900	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/28

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$707,171	$555,219	$504,497	$530,219	$504,497

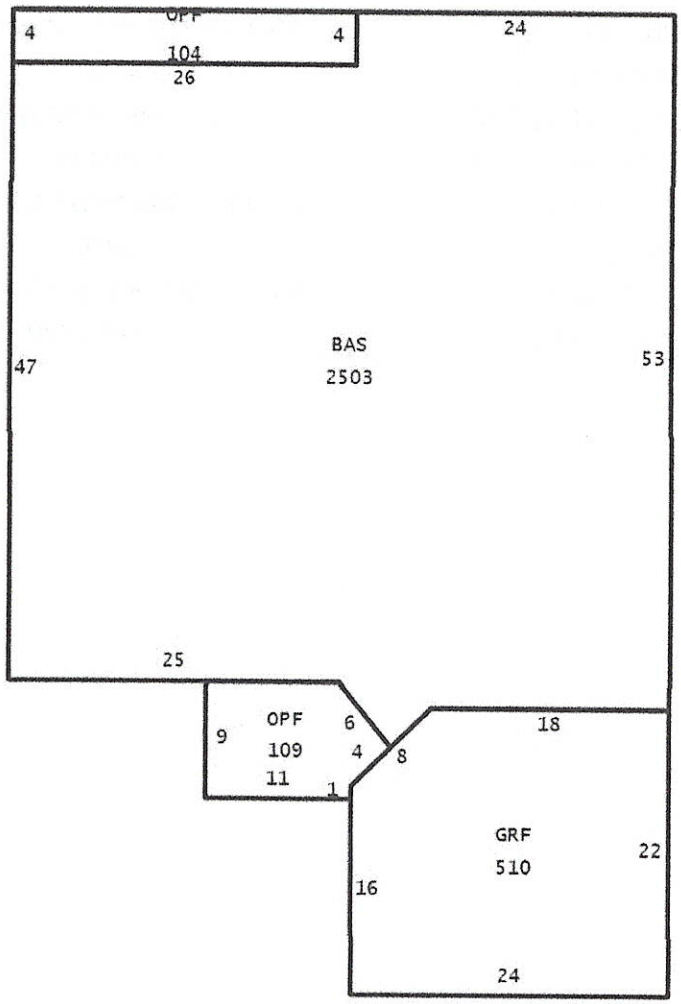
Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$1,336,616	$637,434	$587,434	$612,434	
2023	Y	$935,480	$555,211	$505,211	$530,211	$505,211
2022	Y	$817,262	$539,040	$489,040	$514,040	$489,040
2021	Y	$544,864	$507,517	$457,517	$482,517	$457,517
2020	Y	$500,510	$500,510	$450,510	$475,510	$450,510

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1972
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	10
Effective Age	26

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,502	2,502
Garage (GRF)	0	510
Open Porch (OPF)	0	212
Total Area SF	**2,502**	**3,224**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BBQ	*$8,000.00*	*1*	*$8,000*	*$7,600*	*2023*
BT LFT/DAV	$12,000.00	1	$12,000	$10,680	2021
DOCK	$48.00	519.0	$24,912	$22,172	2021

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

Galldo
Galldo Group Inc.
LB8223
5237 SUMMERLIN COMMONS BLVD
(SUITE 411) FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
Email: surveying@galldo.com

SURVEY NUMBER	GG250187
DATE OF SURVEY	03 / 13 / 2025
DRAWN BY	A.V.
CHECKED BY	G.G.

REVISIONS:

- LIMWA UPDATE : 08/25/2025
- LIMWA UPDATE : 10/07/2025

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel I.D.:
11385 8TH ST E , TREASURE ISLAND, FL 33706	23-31-15-43506-006-0450
	County/State: Pinellas/Florida

Certified to:

HAWKINS FAMILY TRUST and HAWKINS, CHRISTOPHER R TRE and HAWKINS, DIANE K TRE ,it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:

LOT 45, BLOCK "6", SECOND ADDITION ISLE OF PALMS, as per plat thereof, recorded in Plat Book 39, Page 28 and 29, of the Public Records of PINELLAS COUNTY, Florida.

Flood Zone Information:

Community Name: City Of Treasure Island
Community Number: 125153
Panel: 0194 Suffix: H Effective Date: 08/24/2021
Flood Zone: COASTAL AE B.F.E.= 10.0' / 11.00' (NAVD88)

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR PERMITTING PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WHERE LOCATED. WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES, OR ANY OTHER IMPROVEMENTS.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET; RURAL LINEAR: 1 FOOT IN 5,000' FEET;
14. BEARINGS AND DISTANCES SHOWN HEREON AS "M." (See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FL-WEST). THE BASIS OF BEARING IS BASED UPON N43°34'00"W ALONG OF NORTHEASTERLY R/W OF 8TH ST. E. AS PLATTED.
15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM. BENCHMARK USED (MAG/DEA-RM-4) WITH ELEVATION OF 9.51'. SYSTEM UTILIZED WAS THE NGS DATA SHEED.

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

Guillermo A. Guerrero
Digitally signed by Guillermo A. Guerrero
Date: 2025.10.08 11:35:20 -04'00'

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

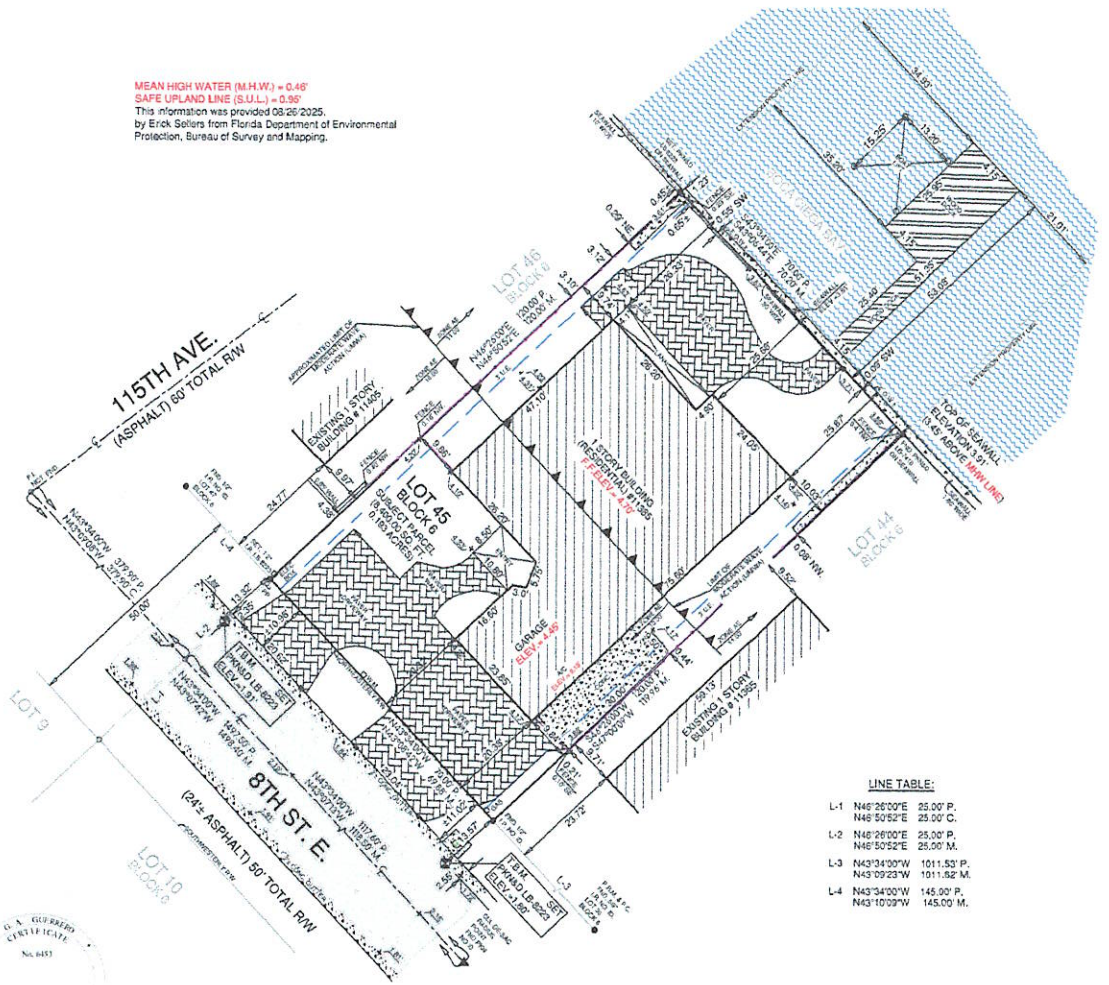
Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.	FIELD
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER AND LIGHT
G.G.E.	GOLDEN GATE ESTATES
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.S.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
M.	FIELD MEASURED
M.A.F.L.	MEAN ANNUAL FLOOD LINE
N & D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.P.L.	ON PROPERTY LINE
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR & MAPPER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN.	PARKER-KALON NAIL
PKND	PARKER-KALON NAIL AND DISC
R.	RADIAL
R/W	RIGHT OF WAY
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
	I.R.
	CONCRETE MONUMENT
	NAIL
	EXISTING FIRE HYDRANT
	WATER VALVE
	CONC. POWER POLE
	POWER POLE
	WELL
	CATCH BASIN
	BOLLARD
	BENCH MARK
	LAMP POST
	DRAIN MANHOLE
	SANITARY MANHOLE
	CENTER LINE
0.00'	EXISTING ELEVATION
00.00'	PROPOSED ELEVATION
00.00'	PROPOSED & EXISTING ELEVATION
	WATER FLOW ARROW
	DISTANCE LIMIT ARROW
	ANCHOR
	BREAK LINE (N.T.S.)
	CENTERLINE
	FENCE LINE
	OVERHEAD LINE
	EASEMENT LINE
	EDGE OF THE WATER LINE
	PRIMARY STRUCTURE
	SECONDARY STRUCTURE
	PRIMARY PROPERTY LINE
	SECONDARY PROPERTY LINE
0.00'	CONTOUR LINE

CONC. SLAB · ASPHALT · BRICK PAVER · WOOD DECK · FLAG STONES · WATER · COVERED · OAK - PALM - PINE

G. A. GUERRERO CERTIFICATE No. 6453 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

MEAN HIGH WATER (M.H.W.) = 0.46'
SAFE UPLAND LINE (S.U.L.) = 0.95'
This information was provided 08/26/2025, by Erick Sellers from Florida Department of Environmental Protection, Bureau of Survey and Mapping.



LINE TABLE:

L-1	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' C.
L-2	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' M.
L-3	N43°34'00"W	1011.53' P.
	N43°09'23"W	1011.82' M.
L-4	N43°34'00"W	145.00' P.
	N43°10'09"W	145.00' M.

ASSUMED NORTH
BY GPS READING

0 12.5' 25'
1" inch = 25' ft.
Graphic Scale
11" x 17" PDF FORMAT

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY: GG250187

Galldo

Galldo Group Inc. (LB8223)

5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
Email: surveying@galldo.com

ASSUMED NORTH BY GPS READING

1" inch = 20' ft.
SIZE: 11" x 17"
(PDF FORMAT)

DATE OF SURVEY	DRAWN BY
02 / 13 / 2025	A.V.
COMPLETION DATE:	CHECKED BY
03 / 13 / 2025	G.G.

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel I.D:
11385 8TH ST. E., TREASURE ISLAND, FL 33706	23-31-15-43506-006-0450
	County/State: Pinellas/Florida

Certified to:

HAWKINS FAMILY TRUST and HAWKINS, CHRISTOPHER R TRE, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:

LOT 45, BLOCK "6", SECOND ADDITION ISLE OF PALMS, as per plat thereof, recorded in Plat Book 39, Page 28 and 29, of the Public Records of PINELLAS COUNTY, Florida.

Flood Zone Information:

Community Name: City Of Treasure Island
Community Number: 125153
Panel: 0194 Suffix: H Effective Date: 08/24/2021
Flood Zone: AE B.F.E.= 10.0 (NAVD88)

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR PERMITTING PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WHERE LOCATED. WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES, OR ANY OTHER IMPROVEMENTS.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT OF WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET;
SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET; LINEAR: 1 FOOT IN 5,000 FEET;
14. BEARINGS AND DISTANCES SHOWN HEREON AS "M" (See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FL-WEST). THE BASIS OF BEARING IS BASED UPON N43°34'00"W ALONG OF NORTHEASTERLY R/W OF 8TH ST. E AS PLATTED.
15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM. BENCHMARK USED (MADEIRA-RM-4) WITH ELEVATION OF 5.51. SYSTEM UTILIZED WAS THE NGS DATA SHEED.

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

Guillermo A. Guerrero
Digitally signed by Guillermo A. Guerrero
Date: 2025.04.01 15:48:11 -04'00'

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

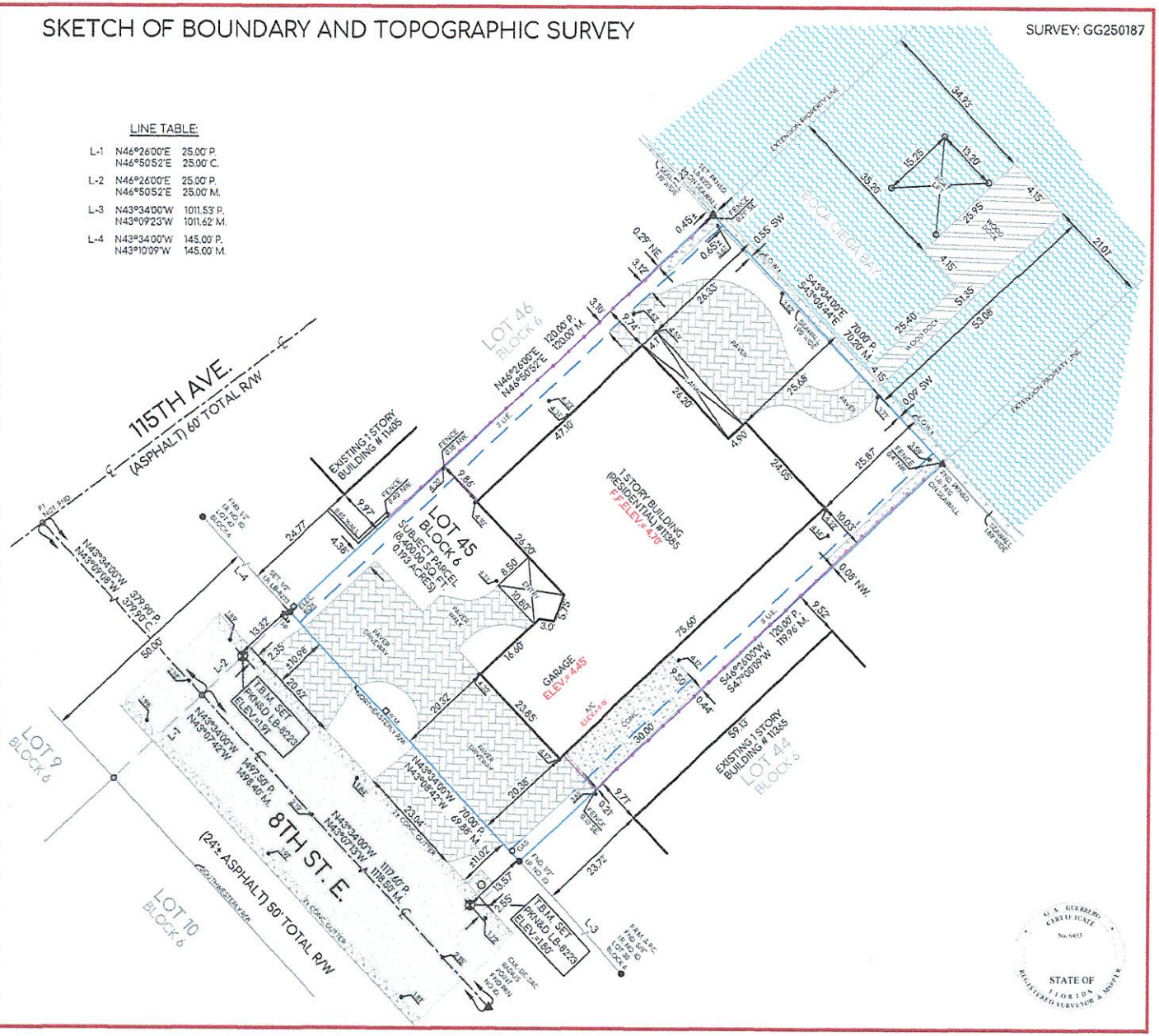
Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C.O.	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
E.B.C.	ELECTRIC BOX
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.	FIELD
F.F.E.	FINISHED FLOOR ELEVATION
FND	FOUND
F.P.L.	FLORIDA POWER AND LIGHT
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
M.	FIELD MEASURED
M.A.F.L.	MEAN ANNUAL FLOOD LINE
N.&.D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
P.	P.A.T.
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
PKND	PARKER-KALON NAIL AND DISC
R.	RADIAL
R/W	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
	I.R.
	CONCRETE MONUMENT
	NAIL
	EXISTING FIRE HYDRANT
	WATER VALVE
	CONC. POWER POLE
	POWER POLE
	WELL
	CATCH BASIN
	BOLLARD
	BENCH MARK
	LAMP POST
	DRAIN MANHOLE
	SANITARY MANHOLE
	CENTER LINE
00.00	EXISTING ELEVATION
00.00	PROPOSED ELEVATION
00.00	PROPOSED/EXISTING ELEVATION
	WATER FLOW ARROW
	DISTANCE LIMIT ARROW
	ANCHOR
	BREAK LINE (N.T.S)
	CENTERLINE
	FENCE LINE
	OVERHEAD LINE
	EASEMENT LINE
	EDGE OF THE WATER LINE
	PRIMARY STRUCTURE
	SECONDARY STRUCTURE
	PRIMARY PROPERTY LINE
	SECONDARY PROPERTY LINE

CONC. SLAB, STONES, ASPHALT, WATER, BRICK PAVER, COVERED AREA, WOOD DECK, OAK - PALM - PINE

LINE TABLE:

L-1	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' C.
L-2	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' M.
L-3	N43°34'00"W	1011.53' P.
	N43°09'23"W	1011.62' M.
L-4	N43°34'00"W	145.00' P.
	N43°10'09"W	145.00' M.



STORMWATER SITEPLAN

Galldo Group Inc.
Galldo Group Inc. (LB8223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
contact@galldo.com
www.galldo.com

1" inch = 20' ft GRAPHIC SCALE (0, 10', 20')

DATE OF SURVEY	DRAWN BY
02 / 13 / 2025	A.V.
COMPLETION DATE:	CHECKED BY
10 / 03 / 2025	G.G.

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel I.D.:
11385 8TH ST. E., TREASURE ISLAND, FL 33706	23-31-15-43506-006-0450
	County/State: Pinellas/Florida

Certified to:

HAWKINS FAMILY TRUST and HAWKINS, CHRISTOPHER R TRE, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:

LOT 45, BLOCK "6", SECOND ADDITION ISLE OF PALMS, as per plat thereof, recorded in Plat Book 39, Page 28 and 29, of the Public Records of PINELLAS COUNTY, Florida.

Flood Zone Information:

Community Name: City Of Treasure Island
Community Number: 125153
Panel: 0194 Suffix: H Effective Date: 08/24/2021
Flood Zone: AE B.F.E.= 10.0' - 11.0' (NAVD88)

General Notes:

1. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT PROVIDED BY LAND SURVEYOR FIRM. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE LAND SURVEYOR FIRM BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
2. CERTIFIED SURVEYOR MUST VERIFY SETBACKS , PLACEMENT, FINISH FLOOR ELEVATION AND SEPTIC ELEVATION.
3. THIS PLOT PLAN IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS OF-WAY.
4. ADDITIONS OR DELETIONS TO DRAWINGS, MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS PLOT PLAN IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
6. THIS DESIGN IS ONLY A PROPOSAL THEREFORE "GALLDO GROUP INC." ADVISES THAT AS A PROPOSAL IT MUST FINALLY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE LOCAL PERMITTING DEPARTMENTS PRIOR TO THE CONSTRUCTION PROCESS.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND CONFIRM THE DESIGN OF THIS STRUCTURE, VERIFYING DIMENSIONS AND DETAILS THAT CONTRIBUTE TO OWNER SPECIFICATION. ANY DISCREPANCIES ARE TO BE RELAYED TO DESIGNER AND ENGINEER OF RECORD.
8. IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR AND/OR OWNER SHALL, WITHIN 15 DAYS AFTER DELIVERY OF THESE DRAWINGS, AND PRIOR TO CONSTRUCTION, NOTIFY "GALLDO GROUP INC." IN WRITING OF ERRORS AND/OR OMMISSIONS, OR BE HELD WHOLLY RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.
9. "GALLDO GROUP INC." DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION OR REVIEW OF SHOP DRAWINGS. THE CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY ADHERE TO ALL STANDARD BUILDING CODES AND AMENDMENTS BY LOCAL BUILDING DEPARTMENTS.
10. THE MAXIMUM LIABILITY TO "GALLDO GROUP INC." SHALL NOT EXCEED THE FEE PAID TO "GALLDO GROUP INC."
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM. BENCHMARK USED (MADEIRA-RM-4) WITH ELEVATION OF 5.51. SYSTEM UTILIZED WAS THE NGS DATA SHEED

I hereby certify that drawing plan of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 61G15-23.001-005 F.A.C., as o[illegible]

Digitally signed by Guillermo A. Guerrero
Date: 2025.10.04 16:25:12 -04'00'

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

G. A. GUERRERO CERTIFICATE No. 6453 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

IMPERVIOUS AREA TABULATION

- 8,400.00 SQ FT (TOTAL OF SUBJECT PARCEL AREA)
- 1,203.00 SQ FT ± 14.32% (IMPERVIOUS DRIVEWAY AREA)
- 1,261.00 SQ FT ± 15.01% (IMPERVIOUS ADJACENTS CONC. SLABS)
- 3,247.00 SQ FT ± 38.65% (IMPERVIOUS HOUSE)
- 5,711.00 SQ FT ± 67.99% (IMPERVIOUS AREA PROPOSED)

NOTES STORM WATER SITE PLAN:

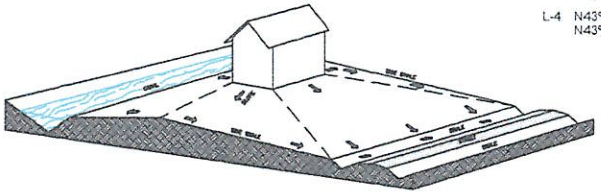
1. ALL "%" INFORMATION IS FROM THE TOTAL OF SUBJECT PARCEL AREA.
2. ALL "SQ FT" INFORMATION IS INSIDE OF THE SUBJECT PARCEL AREA.
3. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

LEGEND

- BENCH MARK
- POWER POLE
- WELL
- WATER FLOW ARROW
- 00.00 EXISTING ELEVATION
- 00.00 EXISTING & PROPOSED ELEVATION
- 00.00 PROPOSED ELEVATION
- CENTERLINE
- EASEMENT
- HWL SWALE
- WATER LINE
- PRIMARY STRUCTURE
- SECUNDARY STRUCTURE
- PROPERTY LINE
- SECONDARY PROPERTY LINE

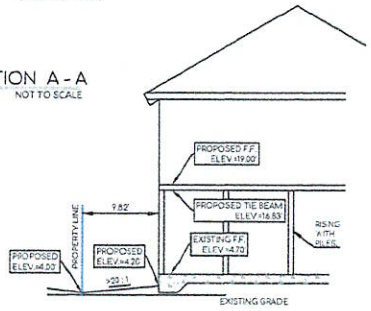
LINE TABLE:

L-1	N46°26'00"E N46°50'52"E	25.00' P. 25.00' C.
L-2	N46°26'00"E N46°50'52"E	25.00' P. 25.00' M.
L-3	N43°34'00"W N43°09'23"W	1011.53' P. 1011.62' M.
L-4	N43°34'00"W N43°10'09"W	145.00' P. 145.00' M.

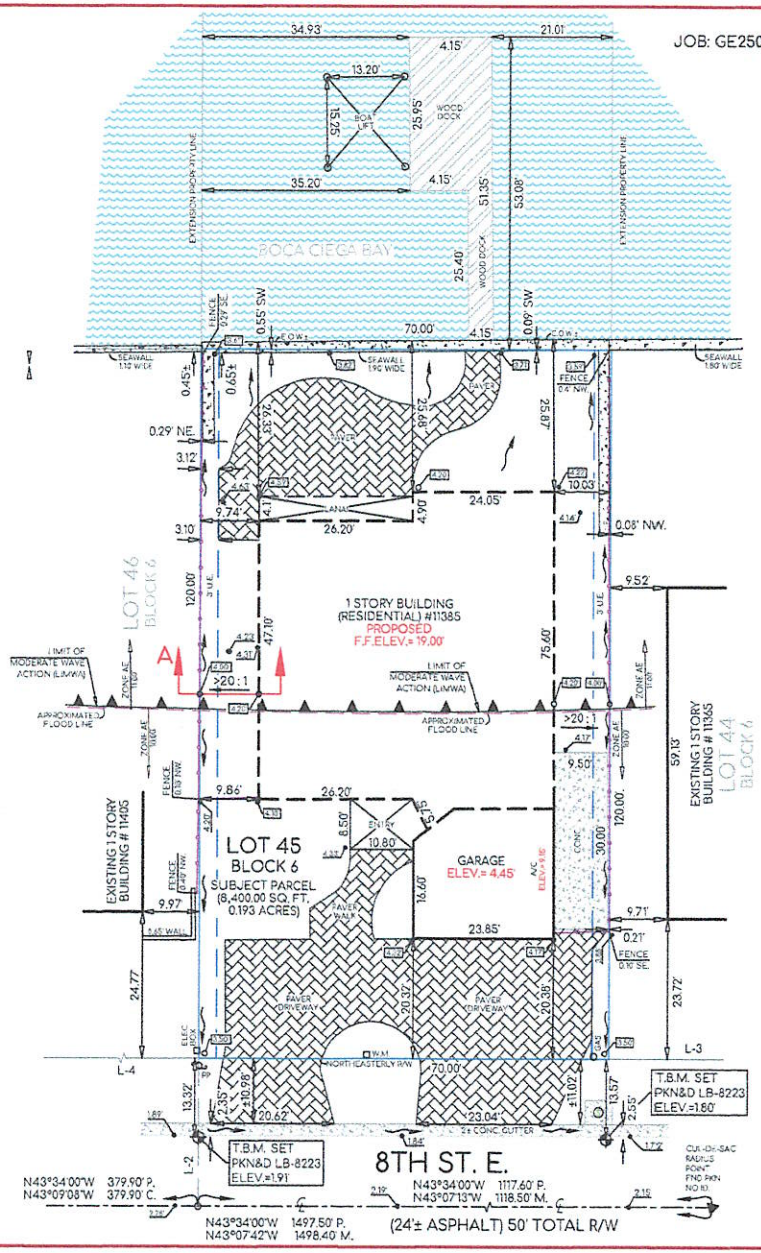


Note:
MINIMUM TIE BEAM ELEVATION
SHOULD BE B.F.E. + 2.0.
(11.0'+2.0'= 13.0)

SECTION A - A
NOT TO SCALE



JOB: GE250187



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY: GG2501187

Galldo

Galldo Group Inc. (LB8223)

5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
Email: surveying@galldo.com

ASSUMED NORTH BY GPS READING

1" inch = 20' ft.
SIZE: 11" x 17" (PDF FORMAT)

DATE OF SURVEY	DRAWN BY
02 / 13 / 2025	A.V.
COMPLETION DATE:	CHECKED BY
03 / 13 / 2025	G.G.

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel I.D.:
11385 8TH ST. E. , TREASURE ISLAND, FL 33706	23-31-15-43506-006-0450
	County/State: Pinellas/Florida

Certified to:

HAWKINS FAMILY TRUST and HAWKINS, CHRISTOPHER R TRE, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:

LOT 45, BLOCK "6", SECOND ADDITION ISLE OF PALMS, as per plat thereof, recorded in Plat Book 39, Page 28 and 29, of the Public Records of PINELLAS COUNTY, Florida.

Flood Zone Information:

Community Name: City Of Treasure Island
Community Number: 125153
Panel: 0194 Suffix H Effective Date: 08/24/2021
Flood Zone: AE B.F.E.= 10.0' (NAVD88)

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR PERMITTING PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WHERE LOCATED. WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES, OR ANY OTHER IMPROVEMENTS.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000' FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET; LINEAR: 1 FOOT IN 5,000' FEET;
14. BEARINGS AND DISTANCES SHOWN HEREON AS "M." (See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FL-WEST). THE BASIS OF BEARING IS BASED UPON N43°34'00"W ALONG OF NORTHEASTERLY R/W OF 8TH ST. E. AS PLATTED.
15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM, BENCHMARK USED (MADEIRA-RM-4) WITH ELEVATION OF 5.51'. SYSTEM UTILIZED WAS THE NGS DATA SHEED.

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

Guillermo A. Guerrero

Digitally signed by Guillermo A. Guerrero
Date: 2025.04.01 15:48:11 -04'00'

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.	FIELD
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER AND LIGHT
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
M.	FIELD MEASURED
M.A.F.L.	MEAN ANNUAL FLOOD LINE
N.& D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
PKND	PARKER-KALON NAIL AND DISC
R.	RADIAL
R/W	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE

I.R.
CONCRETE MONUMENT
NAIL
EXISTING FIRE HYDRANT
WATER VALVE
CONC. POWER POLE
POWER POLE
WELL
CATCH BASIN
BOLLARD
BENCH MARK
LAMP POST
DRAIN MANHOLE
SANITARY MANHOLE
CENTER LINE
00.00' EXISTING ELEVATION
00.00 PROPOSED ELEVATION
00.00 PROPOSED/EXISTING ELEVATION
WATER FLOW ARROW
DISTANCE LIMIT ARROW
ANCHOR
BREAK LINE (N.T.S.)
CENTERLINE
FENCE LINE
OVERHEAD LINE
EASEMENT LINE
EDGE OF THE WATER LINE
PRIMARY STRUCTURE
SECONDARY STRUCTURE
PRIMARY PROPERTY LINE
SECONDARY PROPERTY LINE

CONC. SLAB
STONES
ASPHALT
WATER
BRICK PAVER
COVERED AREA
WOOD DECK
OAK - PALM - PINE

LINE TABLE:

L-1	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' C.
L-2	N46°26'00"E	25.00' P.
	N46°50'52"E	25.00' M.
L-3	N43°34'00"W	1011.53' P.
	N43°09'23"W	1011.62' M.
L-4	N43°34'00"W	145.00' P.
	N43°10'09"W	145.00' M.

115TH AVE.
(ASPHALT) 60' TOTAL R/W

8TH ST. E.
(24'± ASPHALT) 50' TOTAL R/W

BOCA CIEGA BAY

LOT 45 BLOCK 6
SUBJECT PARCEL
(8,400.00 SQ.FT.±)
0.193 ACRES)

LOT 46 BLOCK 6
LOT 9 BLOCK 6
LOT 10 BLOCK 6
LOT 44 BLOCK 6

EXISTING 1 STORY BUILDING # 11405
1 STORY BUILDING (RESIDENTIAL) #11385
F.F.ELEV.=4.70'
EXISTING 1 STORY BUILDING # 11365
GARAGE ELEV.=4.45'
A/C ELEV.=9.15'

N43°34'00"W 379.90' P.
N43°09'08"W 379.90' C.

N43°34'00"W 1497.50' P.
N43°07'42"W 1498.40' M.

N43°34'00"W 1117.50' P.
N43°07'13"W 1118.50' M.

N46°26'00"E 120.00' P.
N46°50'52"E 120.00' M.

S43°34'00"E 70.00' P.
S43°06'44"E 70.20' M.

S46°26'00"W 120.00' P.
S47°00'09"W 119.96' M.

EXTENSION PROPERTY LINE

SET PKNAD I.D. LB-8223 ON SEAWALL

SET 1/2" I.R. LB-8223

FND. PKNAD. I.D. LB-7400 ON SEAWALL

FND. 1/2" I.R. NO. ID. LOT 47 BLOCK 6

FND. 1/2" I.R. NO. ID.

P.I. NOT FND.

T.B.M. SET PKN&D LB-8223 ELEV.=1.91'

T.B.M. SET PKN&D LB-8223 ELEV.=1.80'

P.R.M. & P.C. FND. 5/8" I.R. NO. ID. LOT 30 BLOCK 6

CULDE-SAC RADIUS POINT FND. PKN NO ID.

FENCE 0.18' NW.
FENCE 0.40' NW.
FENCE 0.09' SE.
FENCE 0.4' NW.
FENCE 0.10' SE.

SEAWALL 1.20' WIDE
SEAWALL 1.90' WIDE
SEAWALL 1.80' WIDE

BOAT LIFT
WOOD DOCK
PAVER
PAVER WALK
PAVER DRIVEWAY
LANAI
CONC. 30.00'
NORTHEASTERLY R/W
SOUTHWESTERLY R/W
2'± CONC. GUTTER
ENTRY
GAS
ELEC. BOX
W.M.
PP

3' U.E.

0.45'±
0.65'±
0.55' SW
0.09' SW
0.08' NW.
0.29' NE
0.44'

G. A. GUERRERO CERTIFICATE No. 6453
STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER

AGENDA ITEM NO. 10.C

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000596-2026 A Site Plan Review to allow constructions of a new single-family dwelling
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report SITE-000596-2026.pdf
10200 GULF BLVD TREASURE ISLAND_CF-1_01-19-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000596-2026
FEBRUARY 19, 2026

DESCRIPTION	Site Plan Review to allow construction of a new single-family dwelling.
SITE ADDRESS:	10200 Gulf Blvd.
PARCEL ID #:	25-31-15-78786-002-0120
LEGAL DESCRIPTION:	SAWYER & HARRELL'S ADD BLK 2, LOT 12 LESS R/W ON E FOR GULF BLVD TOGETHER WITH VAC 30FT R/W ON W & LAND TO WATER
PROPERTY OWNER:	Zhukovskyi USA LLC 902 W Robertson St. Brandon, FL 33511-4150
PROJECT SITE:	

GENERAL INFORMATION:

Zoning: Residential Facilities High (RFH-50)

Adjacent Property (Use):

North:	Multi-Family Residential	East:	Single-Family Residential
South:	Public Parking & Beach Access	West:	Public Beach

Site Area: 12,628 Sq. Ft. (Approx 0.28 Acres)

Flood Zone: AE-10 and AE-11 (Coastal A) FIRM Panel 12103C0194H

PROPERTY HISTORY:

The subject property is located along Gulf Blvd abutting the Gulf of America, the site was developed in 1949 as a 7-unit motel. The site abuts a city operated parking lot and beach access point located within the right-of-way immediately to the south of the subject property. The existing developments are proposed to be demolished and the applicant seeks approval of a site plan application to construct a new single-family residence. The parcel meets all minimum dimensional requirements for a single-family residence within the RFH-50 zoning district and complies with all design and building criteria established within the Land Development Regulations.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 5. - RFH-50 (RESORT FACILITIES HIGH) ZONING DISTRICT

Sec. 68-302. - Uses permitted.

The following uses shall be allowed within an RFH-50 zoning district as permitted; special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within an RM-15 zoning district:

c. Dwelling, residential.

Sec. 68-303. - Floor area requirements.

In an RFH-50 zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

(1) Dwelling, residential single-family: 1,000 square feet.

Sec. 68-264. - Property development zoning regulations.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within section 68-431. Yard requirements, setbacks, height regulations, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.

(2) The maximum residential density shall be 15 dwelling units per acre.

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RFH-50/Resort Facilities High						
Dwelling, Residential						
Single-Family	40	90	4,500	9	35	-
Maximum Lot coverage in all districts: 50%						
Impervious surface ratio – RM-15: 70%						

Sec. 68-486. - Off-street parking.

(a) *Number and description of parking spaces required.* Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of America or public beach.

(g) *Utilization of yards* (1) In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround. (3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

Sec. 68-541. - Setback classifications.

West Side of Gulf Blvd from 99th to 103rd:

Street: 25 feet
Side: 7.5 feet

Sec. 68-561. - Alternate setback system procedures

(c) Properties bordering on the Gulf of America or public beach. For properties bordering on the Gulf of America or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**

The subject property is in the RFH-50 zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas as defined within the city's Comprehensive Plan resort facilities high, suitable for limited residential as well as resort facility development of a high density character. A single-family residence is a permitted use in the RFH-50 zoning district.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
The proposed site plan is in conformance with the City's land development regulations. Please see notes and site data table below.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	40'	50
		131' (From CCCL)
		319' (From rear property line)
Lot Area (min.)	4,500 sq. ft.	6,961
Lot Coverage (max.)	50%	21%
ISR (max.)	70%	59%
FAR (max.)	Exempt	0.67
Floor Area (min.)	1,000 sq. ft.	3,936 sq. ft.
Building Height (max.)	35' (above BFE + 2ft. freeboard)	25'
Setbacks		
Front	25'	32' 1"
Side (North)	7' 6"	7' 6"
Side (South)	7' 6"	10'
Waterfront	5'	28' 8" (From CCCL)
Open Space	15" (30% of lot width)	17' 6"
Parking Spaces	2	3

3) **In what respects the plan is or is not in conformance with the City's subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
There is no subdivision of property as a result of the proposed development.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The proposed development is compatible with the existing character of the RFH-50 zoning district and the surrounding single- and multi-family residential developments.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
   No existing driveway has been constructed at the subject property, the proposed driveway must be permitted accordingly with coordination with FDOT.

c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
The proposed development meets the minimum open space requirements set forth in Sec. 68-561.- Alternate setback system procedures. Screening or buffering of adjacent vehicular uses is reviewed within a landscaping plan during the permitting process.

d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
The proposed site plan exceeds minimum open space requirements set forth by Sec. 68-561.- Alternate setback system procedures, and provides a greater setback than required between the abutting city owned parking lot.

e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
There will be no change to the use of the public beach or access to the waterfront as a result of the proposed development.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department will determine if the proposed development requires any new or upgraded public improvements at the time of building permit review.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
No reviews will need to be performed by the Florida Department of Transportation, Southwest Florida Water Management District or the Tampa Bay Regional Planning Council.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**

The proposed development is new construction and not the rehabilitation or redevelopment of a nonconforming use.

STAFF RECOMMENDATION:

Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Architect Pete Alfonso Jr., dated 11/10/2025.
2. An approved permit from FDOT shall be provided for installation of proposed driveways along Gulf Blvd.
3. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
4. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
5. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.
6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. SITE-000596-2026
LOCATION: 10200 GULF BLVD, TREASURE ISLAND, FL 33706
PARCEL ID #: 25-31-15-78786-002-0120
PROPERTY OWNER: Zhukovskyi USA LLC

The Planning and Zoning Board has determined that the site plan application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in the Treasure Island Code of Ordinances and is consistent with the Comprehensive Plan as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN AS REQUESTED
[ ] DENIES THE SITE PLAN

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE SITE PLAN AS FOLLOWS WITH CONDITIONS:

A request to approve a site plan request to allow the construction of a new single-family dwelling **subject to the following conditions**.

1. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Architect Pete Alfonso Jr., dated 11/10/2025.
2. An approved permit from FDOT shall be provided for installation of proposed driveways along Gulf Blvd.
3. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
4. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
5. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.
6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: Pursuant to Section 70-92(f), if within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan shall expire; provided, however, that the original approving body and applicant may jointly agree to extend such period of approval.
NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: SITE-000596-2026
Address: 10200 Gulf Blvd
City of Treasure Island, Florida

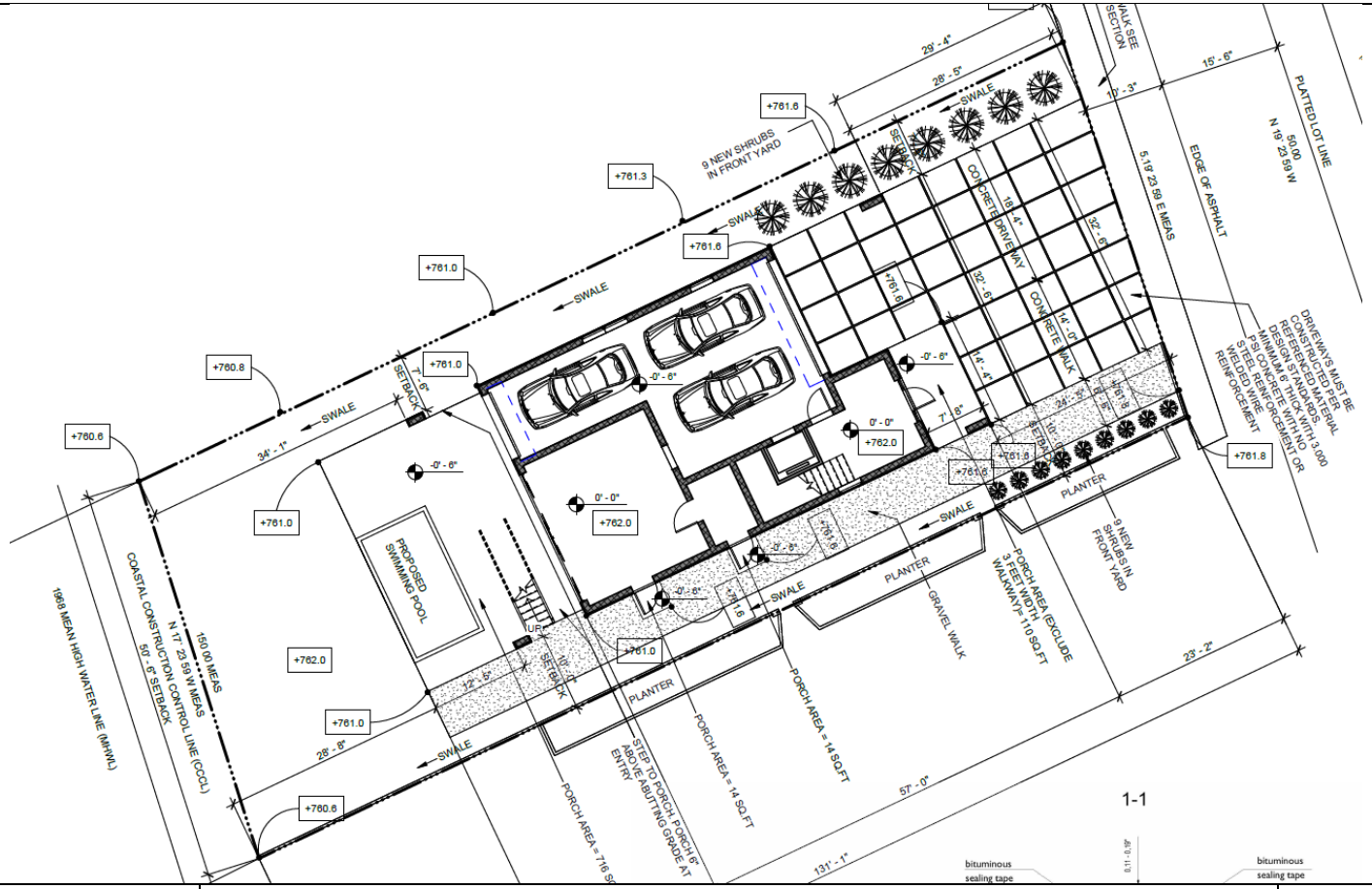
N



Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000596-2026
Address: 10200 Gulf Blvd
City of Treasure Island, Florida

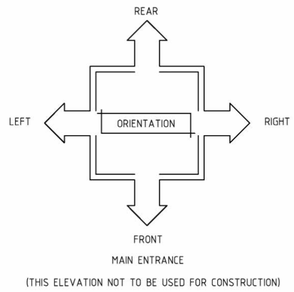
N



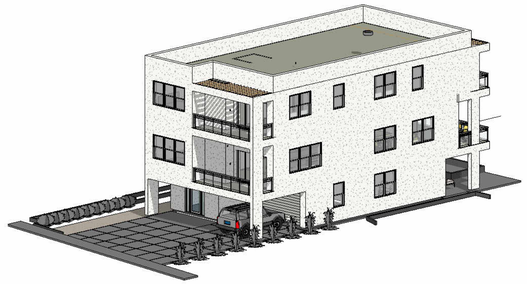
Attachment 3: Project Site Plan

Case No.: SITE-000596-2026
Address: 10200 Gulf Blvd
City of Treasure Island, Florida

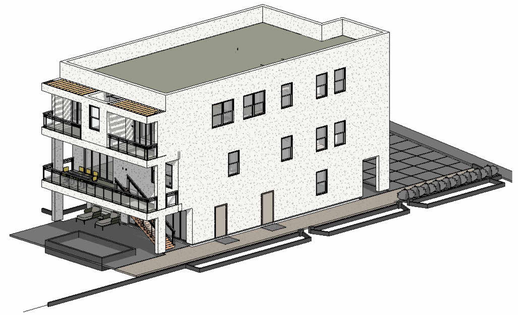
N



ONE-FAMILY RESIDENTIAL BUILDING



3D VIEW 1



3D VIEW 2

HOUSE AREA BREAKDOWN:

1ST FLOOR AREA	757 SQ. FT.
2ND FLOOR LIVING AREA	1887 SQ. FT.
3RD FLOOR LIVING AREA	2049 SQ. FT.
GARAGE	701 SQ. FT.
PORCH, BALCONIES, TERRACES	1430 SQ. FT.
TOTAL LIVING:	3936 SQ. FT.
TOTAL:	6824 SQ. FT.

PROJECT DESCRIPTION

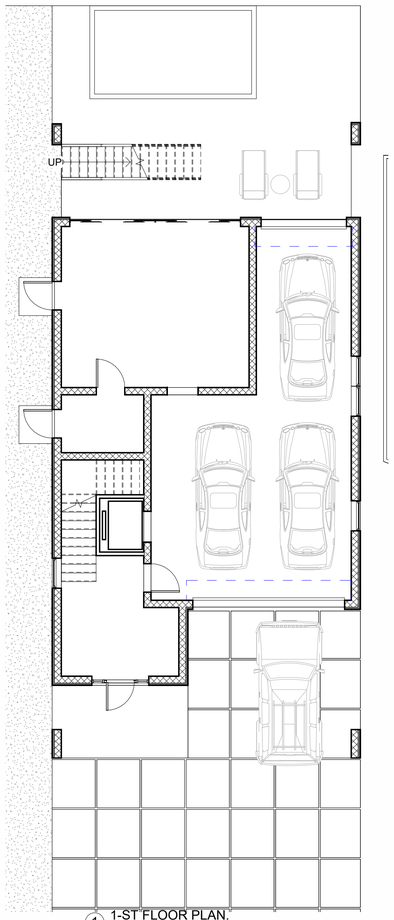
1. SCOPE OF WORK:
NEW CONSTRUCTION OF A ONE-FAMILY RESIDENTIAL DWELLING, R-3 OCCUPANCY.

2. CONSTRUCTION TYPE:
TYPE V-B CONSTRUCTION.

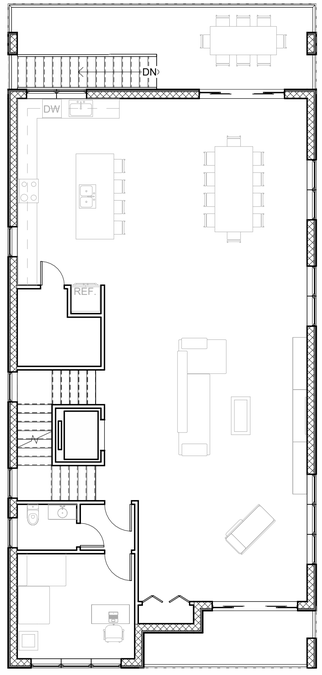
3. BUILDING AREA & HEIGHT:
• THREE-STORY ONE-FAMILY RESIDENTIAL BUILDING.
• APPROXIMATE BUILDING HEIGHT: 34'-7" FT.
• TOTAL BUILDING AREA: 6824 SQ. FT.
• FIRST LEVEL INCLUDES A PRIVATE INTEGRAL GARAGE.
• SECOND AND THIRD LEVELS ARE DEDICATED TO RESIDENTIAL LIVING AREAS.

4. STRUCTURAL SYSTEM:
• FOUNDATION & GROUND FLOOR: SLAB-ON-GRADE, PER FBC.
• EXTERIOR WALLS: CMU BLOCK CONSTRUCTION.
• INTERIOR PARTITIONS & FLOOR/CEILING FRAMING: 2X4 WOOD FRAME CONSTRUCTION.
• ROOF ASSEMBLY: FLAT ROOF WITH WOOD FRAMING.

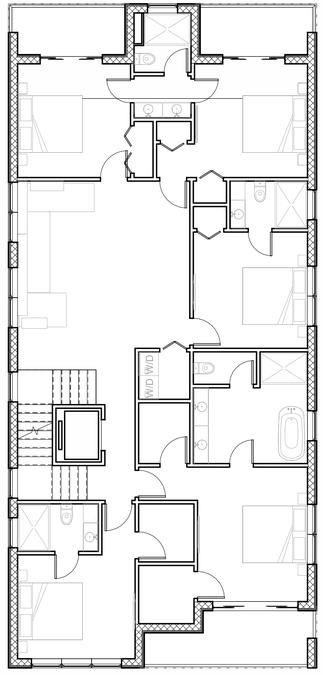
5. FIRE & LIFE SAFETY:
• SPRINKLER SYSTEM: NON-SPRINKLERED, AS PERMITTED BY FBC FOR R-3 OCCUPANCY.
• GARAGE SEPARATION: PRIVATE GARAGE SEPARATED FROM THE DWELLING UNIT BY A 1-HOUR FIRE-RESISTANCE-RATED ASSEMBLY.
• SMOKE ALARMS: PROVIDED THROUGHOUT THE DWELLING UNIT IN ACCORDANCE WITH FBC RESIDENTIAL SECTION R314.



1 1-ST FLOOR PLAN.
1/8" = 1'-0"



2 2-ND FLOOR PLAN.
1/8" = 1'-0"



3 3-RD FLOOR PLAN.
1/8" = 1'-0"

SHEET INDEX

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SP1.1	SITE/DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
L1.2	SITE DEMOLITION PLAN
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E1.3	THIRD FLOOR ELECTRICAL PLAN
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REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

COVER SHEET INDEX

REVISIONS

No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
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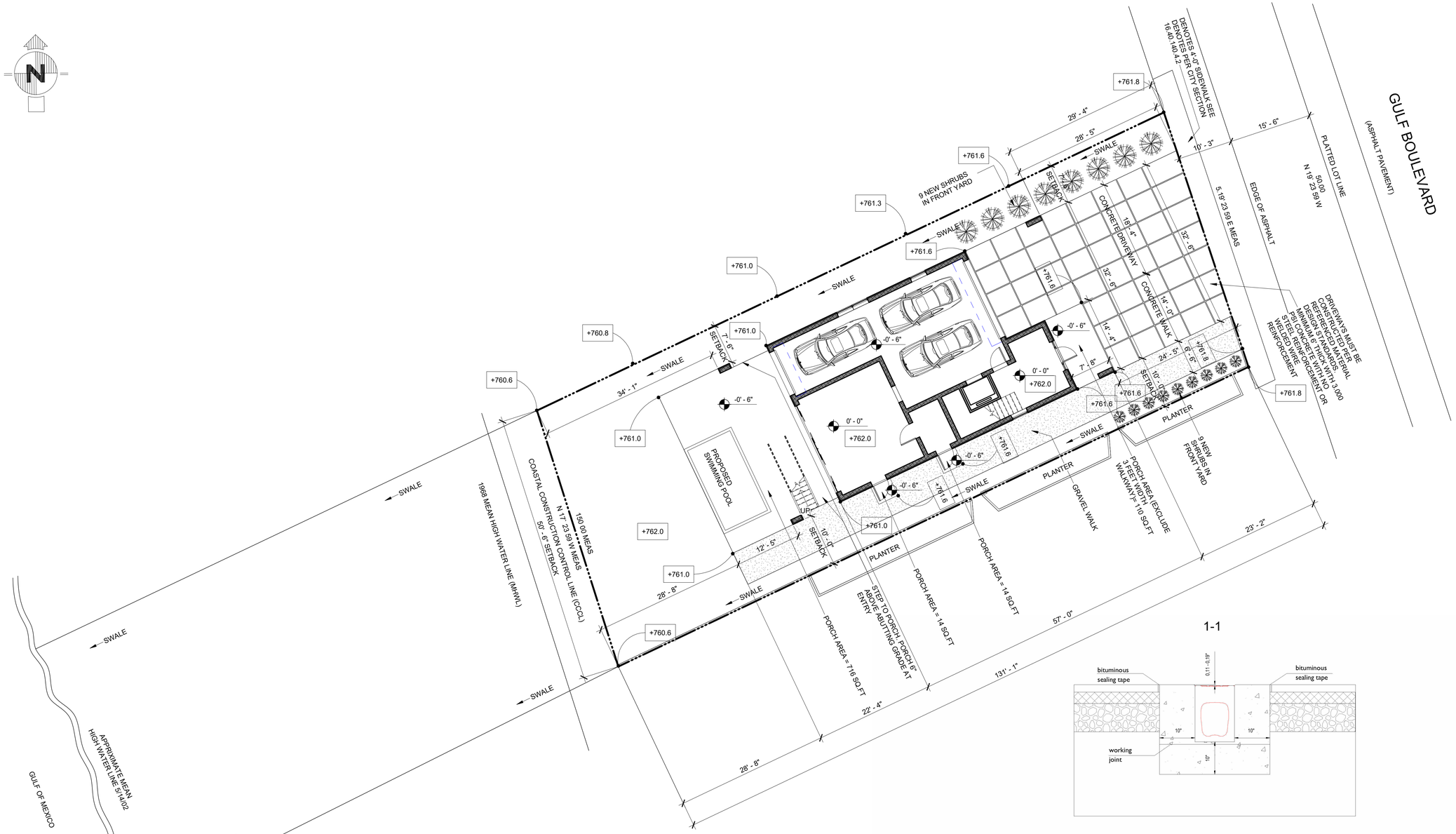
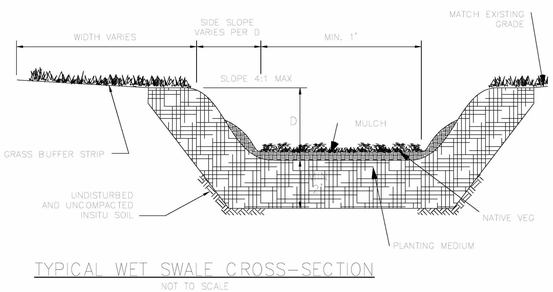


1 PROPOSED SITE/DRAINAGE PLAN
1" = 10'-0"

HOUSE AREA BREAKDOWN:

1ST FLOOR AREA	757 SQ. FT.
2ND FLOOR LIVING AREA	1887 SQ. FT.
3RD FLOOR LIVING AREA	2049 SQ. FT.
GARAGE	701 SQ. FT.
PORCH, BALCONIES, TERRACES	1430 SQ. FT.
TOTAL LIVING:	3936 SQ. FT.
TOTAL:	6824 SQ. FT.

1-1



TYPICAL WET SWALE CROSS-SECTION
NOT TO SCALE

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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

SITE/DRAINAGE PLAN

REVISIONS		
No.	DESCRIPTION	DATE

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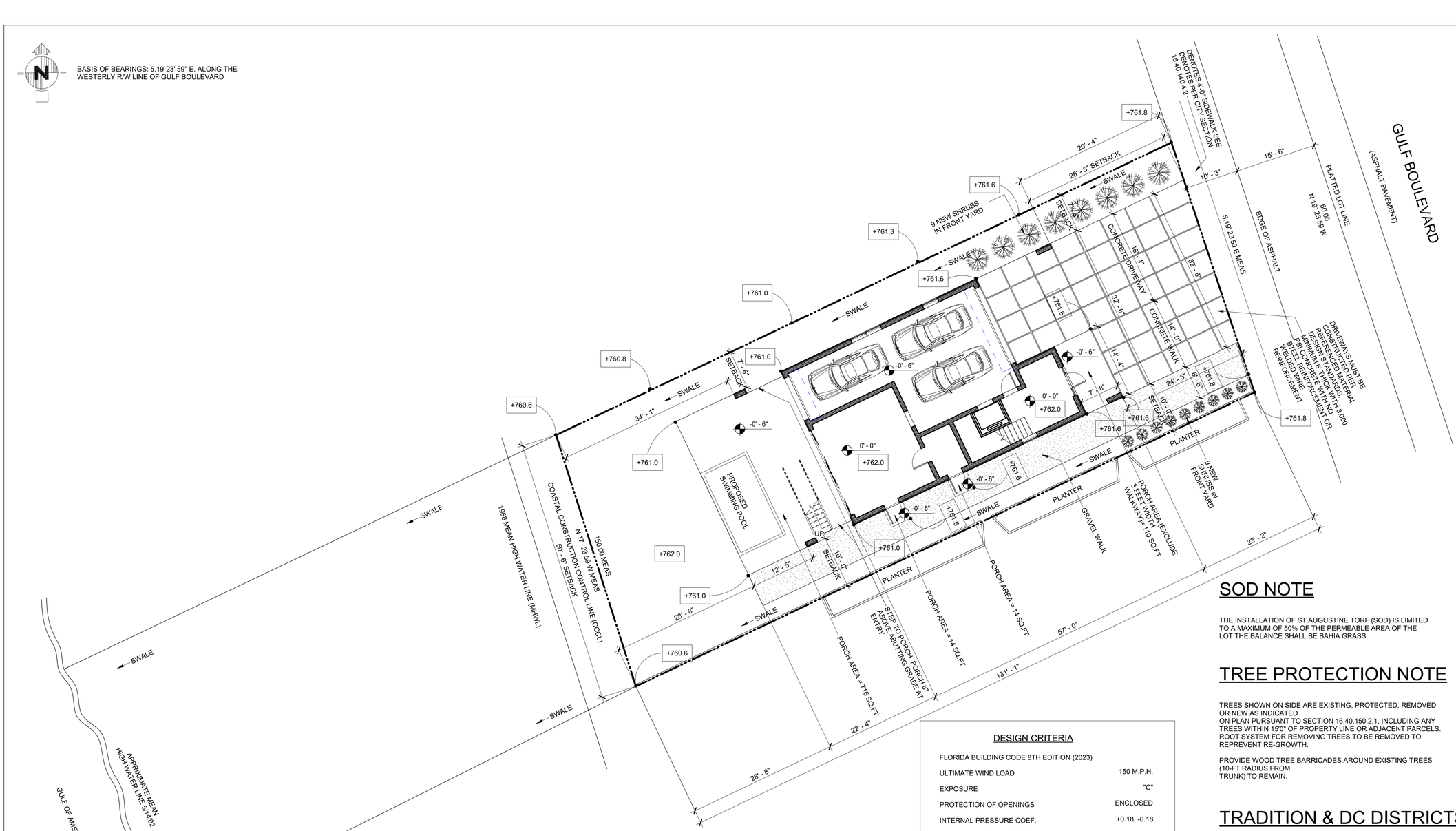


SOD NOTE

THE INSTALLATION OF ST.AUGUSTINE TORF (SOD) IS LIMITED TO A MAXIMUM OF 50% OF THE PERMEABLE AREA OF THE LOT THE BALANCE SHALL BE BAHIA GRASS.

TREE PROTECTION NOTE

TREES SHOWN ON SIDE ARE EXISTING, PROTECTED, REMOVED OR NEW AS INDICATED
ON PLAN PURSUANT TO SECTION 16.40.150.2.1, INCLUDING ANY TREES WITHIN 15'0" OF PROPERTY LINE OR ADJACENT PARCELS. ROOT SYSTEM FOR REMOVING TREES TO BE REMOVED TO REPREVENT RE-GROWTH.

PROVIDE WOOD TREE BARRICADES AROUND EXISTING TREES (10-FT RADIUS FROM
TRUNK) TO REMAIN.

TRADITION & DC DISTRICTS

WHERE A DRIVEWAY INTERSECTS A SIDEWALK LOCATED WITHIN THE RIGHT-OF-WAY, THE PORTION OF THE SIDEWALK THAT CROSSES THE DRIVEWAY SHALL HAVE A CONSISTENT FINISH AND COLOR AS THE ABUTTING SIDEWALK AND BE VISUALLY DELINEATED WITH EXPANSION JOINS.

DESIGN CRITERIA

FLORIDA BUILDING CODE 8TH EDITION (2023)	
ULTIMATE WIND LOAD	150 M.P.H.
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, -0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	3,000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

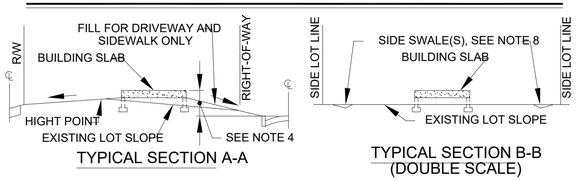
SIDE DRAINAGE

THE SITE IS TO DE GRADED AS PER THE REQUIREMENTS OF THE CITY OF TREASURE ISLAND ENGINEERING DEPARTMENT - LOT GRADING DETAIL - TYPE "B" - ALL DRAINAGE ROADWAY & REAR OF PROPERTY.

HOUSE AREA BREAKDOWN:

1ST FLOOR AREA	757 SQ. FT.
2ND FLOOR LIVING AREA	1887 SQ. FT.
3RD FLOOR LIVING AREA	2049 SQ. FT.
GARAGE	701 SQ. FT.
PORCH, BALCONIES, TERRACES	1430 SQ. FT.
TOTAL LIVING:	3936 SQ. FT.
TOTAL:	6824 SQ. FT.

TYPICAL GRADING PLAN VIEW



TYPICAL SECTION A-A

TYPICAL SECTION B-B (DOUBLE SCALE)

NOTES:
1. SIDE SWALES SHALL BE SIZED TO ACCOMMODATE A MINIMUM OF A 10 YEAR, 1 HOUR RAIN EVENT, MINIMUM SWALE SIZE SHALL BE 6" DEEP WITH 4:1 SIDE SLOPES.

2. SIDE SWALES SHALL DRAIN TO ROADWAY ON EACH LOT SIDE AND SHALL FUNCTION INDEPENDENTLYFROM ALL ADJOINING LOTS.

1 PROPOSED LANDSCAPE PLAN
1" = 10'-0"

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

LANDSCAPE PLAN

REVISIONS

No.	DESCRIPTION	DATE

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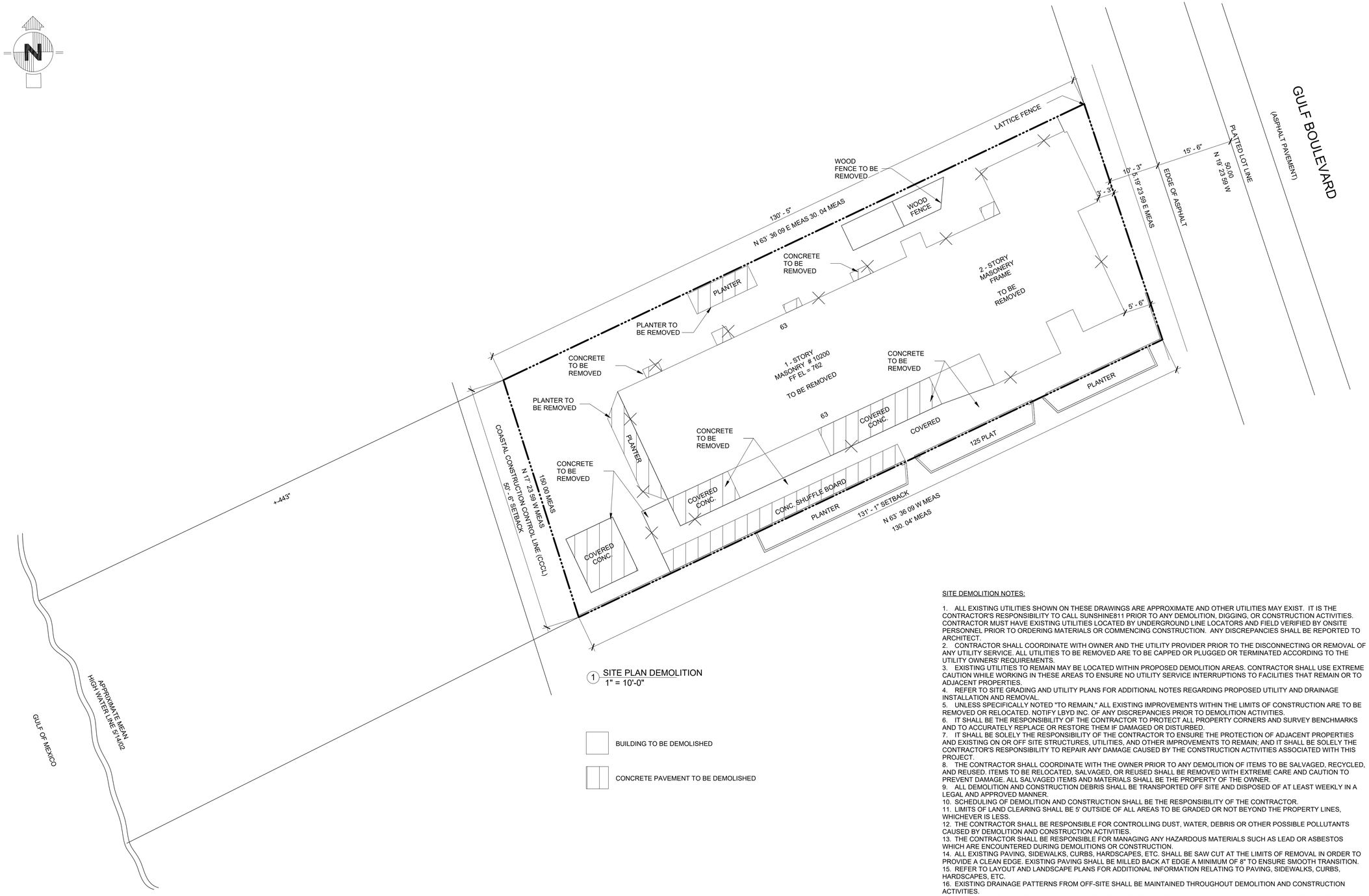

1 SITE PLAN DEMOLITION
1" = 10'-0"

BUILDING TO BE DEMOLISHED

CONCRETE PAVEMENT TO BE DEMOLISHED

SITE DEMOLITION NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT.
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND THE UTILITY PROVIDER PRIOR TO THE DISCONNECTING OR REMOVAL OF ANY UTILITY SERVICE. ALL UTILITIES TO BE REMOVED ARE TO BE CAPPED OR PLUGGED OR TERMINATED ACCORDING TO THE UTILITY OWNERS' REQUIREMENTS.
3. EXISTING UTILITIES TO REMAIN MAY BE LOCATED WITHIN PROPOSED DEMOLITION AREAS. CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING IN THESE AREAS TO ENSURE NO UTILITY SERVICE INTERRUPTIONS TO FACILITIES THAT REMAIN OR TO ADJACENT PROPERTIES.
4. REFER TO SITE GRADING AND UTILITY PLANS FOR ADDITIONAL NOTES REGARDING PROPOSED UTILITY AND DRAINAGE INSTALLATION AND REMOVAL.
5. UNLESS SPECIFICALLY NOTED "TO REMAIN," ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED OR RELOCATED. NOTIFY LBYD INC. OF ANY DISCREPANCIES PRIOR TO DEMOLITION ACTIVITIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED.
7. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO ANY DEMOLITION OF ITEMS TO BE SALVAGED, RECYCLED, AND REUSED. ITEMS TO BE RELOCATED, SALVAGED, OR REUSED SHALL BE REMOVED WITH EXTREME CARE AND CAUTION TO PREVENT DAMAGE. ALL SALVAGED ITEMS AND MATERIALS SHALL BE THE PROPERTY OF THE OWNER.
9. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE TRANSPORTED OFF SITE AND DISPOSED OF AT LEAST WEEKLY IN A LEGAL AND APPROVED MANNER.
10. SCHEDULING OF DEMOLITION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST, WATER, DEBRIS OR OTHER POSSIBLE POLLUTANTS CAUSED BY DEMOLITION AND CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING ANY HAZARDOUS MATERIALS SUCH AS LEAD OR ASBESTOS WHICH ARE ENCOUNTERED DURING DEMOLITIONS OR CONSTRUCTION.
14. ALL EXISTING PAVING, SIDEWALKS, CURBS, HARDSCAPES, ETC. SHALL BE SAW CUT AT THE LIMITS OF REMOVAL IN ORDER TO PROVIDE A CLEAN EDGE. EXISTING PAVING SHALL BE MILLED BACK AT EDGE A MINIMUM OF 8" TO ENSURE SMOOTH TRANSITION.
15. REFER TO LAYOUT AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION RELATING TO PAVING, SIDEWALKS, CURBS, HARDSCAPES, ETC.
16. EXISTING DRAINAGE PATTERNS FROM OFF-SITE SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.
17. HEXAGON BLOCK SIDEWALKS SHOULD NOT BE TRAVERSED BY VEHICLES OR EQUIPMENT AND SHOULD NOT BE USED AS LOCATIONS FOR MATERIAL STORAGE.
18. PROTECT AND KEEP SAFE FROM THEFT AND/OR DAMAGE ALL HEXAGON BLOCKS, GRANITE CURBING AND/OR STREET OR ALLEY BRICK TEMPORARILY REMOVED.
19. PROVIDE FOR ADEQUATE TRAFFIC AND PEDESTRIAN CONTROL WHILE ANY PORTION OF A PUBLIC TRAVEL PATH IS ADVERSELY AFFECTED.
20. ALL ABANDONED SANITARY SEWER LATERALS TO BE LOCATED AND PLUGGED.

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

SITE DEMOLITION PLAN

REVISIONS		
No.	DESCRIPTION	DATE

Project No.

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№	VIEW	NAME	SQ. FT.
1		1ST FLOOR LIVING AREA	757
2		2-ND FLOOR LIVING AREA	1887
3		3-RD FLOOR LIVING AREA	2049
4		GARAGE	701
		PORCH, BALCONIES, TERRACES	1430
	TOTAL SQ.FT.		6824

1ST FLOOR AREA - 757 SQ FT
GARAGE - 701 SQ FT

2ND FLOOR LIVING AREA - 1887 SQ FT

3RD FLOOR LIVING AREA - 2049 SQ FT

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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

CALCULATION

REVISIONS

No.	DESCRIPTION	DATE

Project No.

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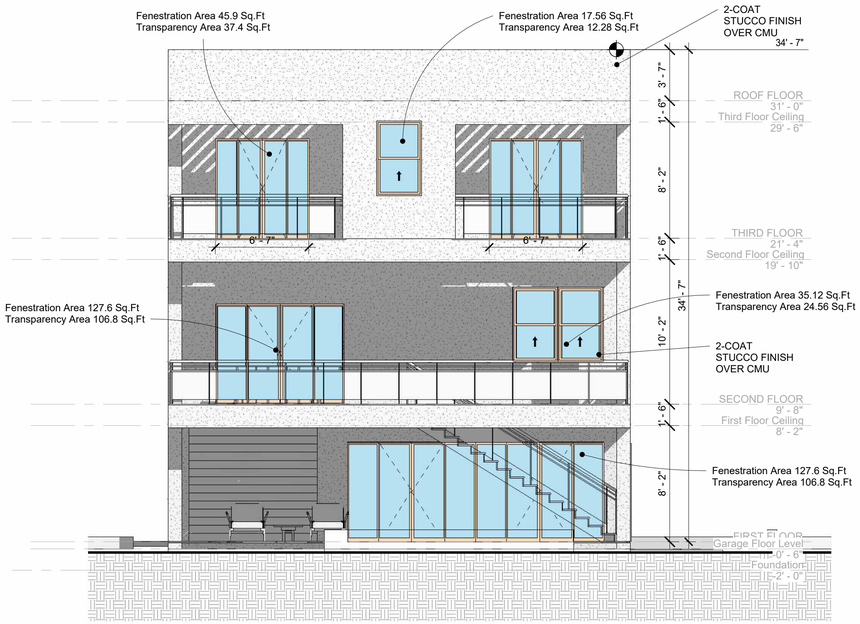
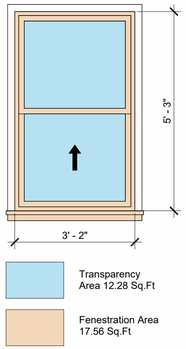
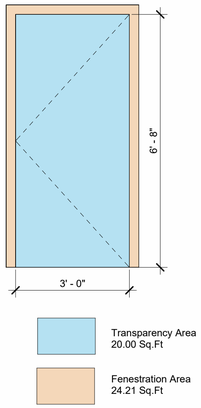
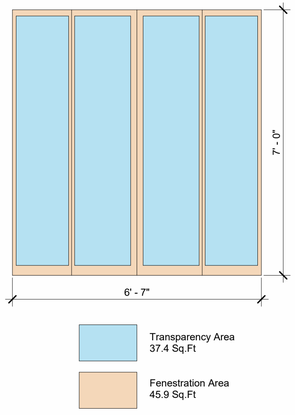
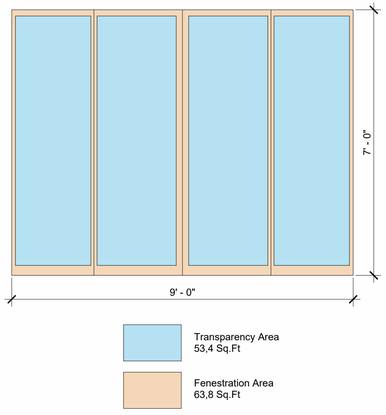


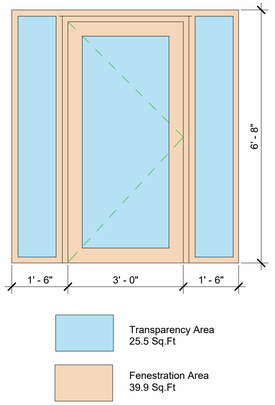
1 FRONT FENESTRATION ELEVATION
3/16" = 1'-0"

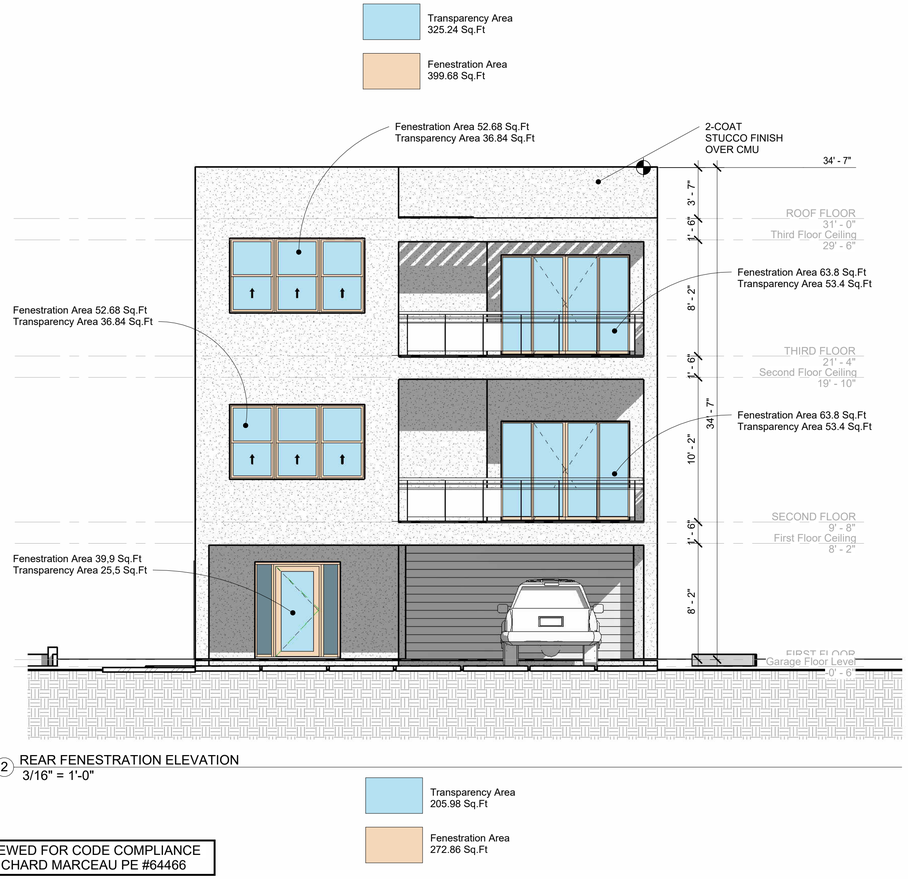












2 REAR FENESTRATION ELEVATION
3/16" = 1'-0"

Transparency Area
205.98 Sq.Ft

Fenestration Area
272.86 Sq.Ft

FENESTRATION CALCULATION

Height in Feet - Floor to Ceiling			Total Sq. Ft of Façade	Fenestration Required	Square Ft Proposed Fenestration	Transparency Required	Square Ft Proposed Transparency
Front Elevation	**Façade Length in Feet**			30%		50,00%	
8,16	32,50	First Floor	265,2	79,56	127,6	39,78	106,8
10,16	32,50	Second Floor	330,2	99,06	162,72	49,53	131,36
8,16	32,50	Third Floor	265,2	79,56	109,36	39,78	87,08
		Total	**860,60**	**258,18**	**399,68**	**129,09**	**325,24**
Left Elevation	**Façade Length in Feet**			20%		50,00%	
8,16	70,00	First Floor	571,2	114,24	183,55	57,12	52,28
10,16	70,00	Second Floor	711,2	142,24	137,2	71,12	49,12
8,16	70,00	Third Floor	571,2	114,24	147,08	57,12	85,96
		Total	**1853,60**	**370,72**	**467,83**	**185,36**	**187,36**
Right Elevation	**Façade Length in Feet**			20%		50,00%	
8,16	70,00	First Floor	571,2	114,24	231,61	57,12	36,84
10,16	70,00	Second Floor	711,2	142,24	218,84	71,12	85,96
8,16	70,00	Third Floor	571,2	114,24	152,69	57,12	73,68
		Total	**1853,60**	**370,72**	**603,14**	**185,36**	**196,48**
Rear Elevation	**Façade Length in Feet**			30%		50,00%	
8,16	32,50	First Floor	265,2	79,56	39,9	39,78	25,5
10,16	32,50	Second Floor	330,2	99,06	116,48	49,53	90,24
8,16	32,50	Third Floor	265,2	79,56	116,48	39,78	90,24
		Total	**860,60**	**258,18**	**272,86**	**129,09**	**205,98**

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ONE-FAMILY
RESIDENTIAL
BUILDING

10200, GULF BLVD,
TREASURE ISLAND,
FLORIDA

FENESTRATION CALCULATION

REVISIONS

No.	DESCRIPTION	DATE

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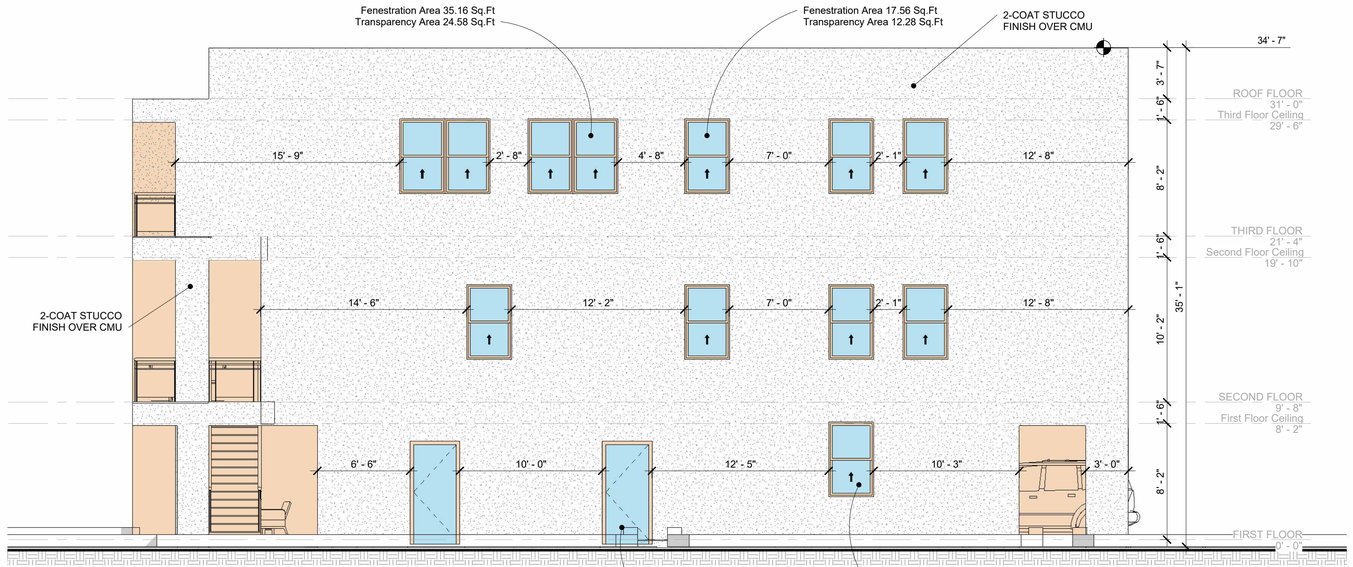
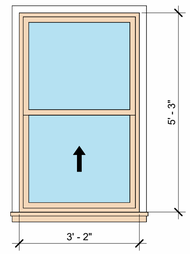
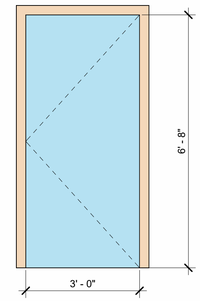


1 LEFT FENESTRATION ELEVATION
3/16" = 1'-0"



Transparency
Area 12.28 Sq.Ft

Fenestration Area
17.56 Sq.Ft

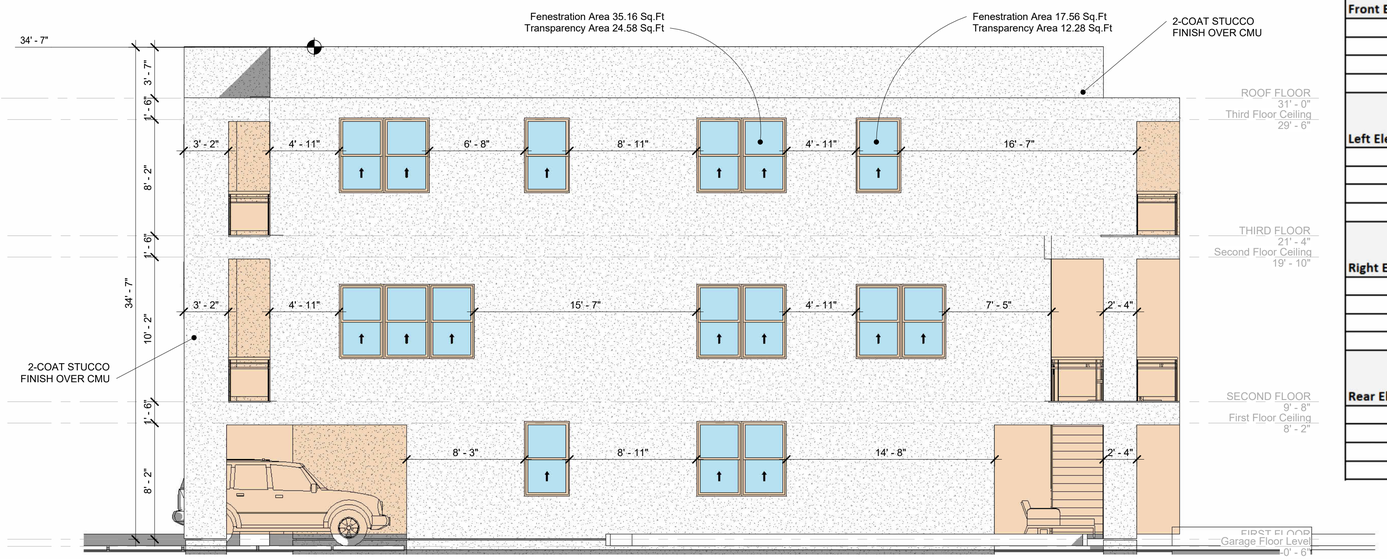


Transparency Area
20.00 Sq.Ft

Fenestration Area
24.21 Sq.Ft

Transparency Area
187.36 Sq.Ft

Fenestration Area
467.84 Sq.Ft



2 RIGHT FENESTRATION ELEVATION
3/16" = 1'-0"

Transparency Area
196.48 Sq.Ft

Fenestration Area
603.14 Sq.Ft

FENESTRATION CALCULATION

Height in Feet - Floor to Ceiling			Total Sq. Ft of Façade	Fenestration Required	Square Ft Proposed Fenestration	Transparency Required	Square Ft Proposed Transparency
Front Elevation	**Façade Length in Feet**			30%		50,00%	
8,16	32,50	First Floor	265,2	79,56	127,6	39,78	106,8
10,16	32,50	Second Floor	330,2	99,06	162,72	49,53	131,36
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		Total	**860,60**	**258,18**	**399,68**	**129,09**	**325,24**
Left Elevation	**Façade Length in Feet**			20%		50,00%	
8,16	70,00	First Floor	571,2	114,24	183,55	57,12	52,28
10,16	70,00	Second Floor	711,2	142,24	137,2	71,12	49,12
8,16	70,00	Third Floor	571,2	114,24	147,08	57,12	85,96
		Total	**1853,60**	**370,72**	**467,83**	**185,36**	**187,36**
Right Elevation	**Façade Length in Feet**			20%		50,00%	
8,16	70,00	First Floor	571,2	114,24	231,61	57,12	36,84
10,16	70,00	Second Floor	711,2	142,24	218,84	71,12	85,96
8,16	70,00	Third Floor	571,2	114,24	152,69	57,12	73,68
		Total	**1853,60**	**370,72**	**603,14**	**185,36**	**196,48**
Rear Elevation	**Façade Length in Feet**			30%		50,00%	
8,16	32,50	First Floor	265,2	79,56	39,9	39,78	25,5
10,16	32,50	Second Floor	330,2	99,06	116,48	49,53	90,24
8,16	32,50	Third Floor	265,2	79,56	116,48	39,78	90,24
		Total	**860,60**	**258,18**	**272,86**	**129,09**	**205,98**

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY
RESIDENTIAL
BUILDING

10200, GULF BLVD,
TREASURE ISLAND,
FLORIDA

FENESTRATION CALCULATION

No.	DESCRIPTION	DATE
	REVISIONS	

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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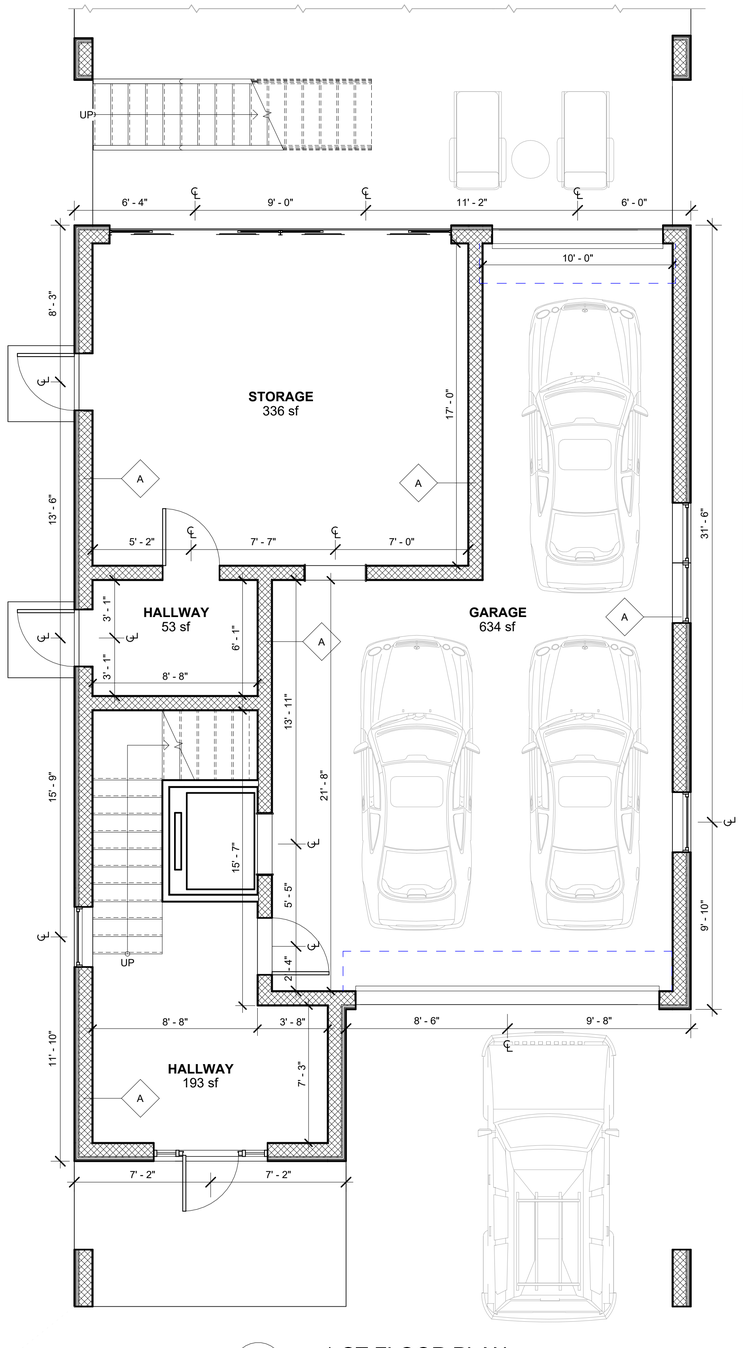
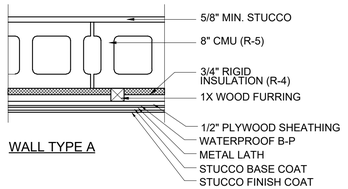


1-ST FLOOR PLAN
1/4" = 1'-0"

North

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466



WALL TYPE A

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE APPROVAL NUMBER
STRUCTURAL COMPONENT	WOOD CONNECTOR ANCHOR	SIMPSON	FL2355, FL5113, FL9589, FL10007, FL10441, FL10446, FL10447, FL10456, FL10531, FL10655, FL10667, FL10852, FL10856, FL10860, FL10861, FL10864, FL10865, FL10866, FL11468, FL11470, FL11473, FL11496, FL13326, FL13628, FL13872, FL13904, FL13975, FL15363, FL15730, FL15731, FL15957, FL16230, FL16937, FL17449
ROOFING	SINGLE PLY ROOFING SYSTEM	GAF	FL3443.1
ROOFING	UNDERLAYMENT	OWENS CORNING	FL9777.1-R11
WINDOWS	FIXED	MI WINDOWS	FL18644-R2
WINDOWS	SINGLE HUNG	MI WINDOWS	FL17676-R8
DOOR	EXTERIOR DOORS	JELD WEN	FL13540.1-R5
DOOR	EXTERIOR DOORS	MI WINDOWS	FL15332.7-R4
DOOR	EXTERIOR DOORS	PGT INDUSTRIES	FL251.9-R30
DOOR	EXTERIOR DOOR GARAGE	CLOPAY	FL5684.3-R8
STRUCTURAL COMPONENT	LINTELS	CASTCRETE	FL158.1-R11
PANEL WALLS	SOFFITS	CERTAINTEED CORP.	FL13389.1-R5
ROOF VENT	ROOF VENT	AIR VENT INC.	NOA 17-1004.16

DESIGN CRITERIA

FLORIDA BUILDING CODE EIGHTH EDITION (2023)

ULTIMATE WIND LOAD	150 M.P.H.
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, -0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	3,000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

WALL TYPES

NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.
3. 2X4 WOOD STUDS - 24" O.C. MAX. INTERIOR WALL.

EMERGENCY ESCAPE WINDOW
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

R302.7: UNDER STAIR PROTECTION
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD.

LEGEND

A — WALL TYPES

15 — GENERAL CONSTRUCTION NOTES

BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:

FLORIDA BUILDING CODE EIGHTH EDITION (2023)
FLORIDA MECHANICAL CODE EIGHTH EDITION (2023)
FLORIDA PLUMBING CODE EIGHTH EDITION (2023)
FLORIDA EXISTING BUILDING EIGHTH EDITION (2023)
FLORIDA FUEL GAS EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-ENERGY CONSERVATION EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES EIGHTH EDITION (2023)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
FLORIDA ACCESSIBILITY CODE EIGHTH EDITION (2023)
NFPA 70, NATIONAL ELECTRICAL CODE (NEC) (2023)

DESIGN LOADS PER STRUCTURAL DRAWINGS
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

GENERAL NOTES

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
3. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
4. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
8. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.

DOORS AND WINDOWS

NOTES:
ALL SIZES ARE APPROXIMATE. REFER TO MANUFACTURER SIZE CHART FOR ACCURATE DIMENSIONS.

WINDOW SIZES
27X26 - 27"W X 26"H SINGLE HUNG
38X63 - 38"W X 63"H SINGLE HUNG

EXTERIOR DOOR SIZES
3684 - 36"W X 84'H

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

1-ST FLOOR PLAN

No.	DESCRIPTION	DATE
	REVISIONS	

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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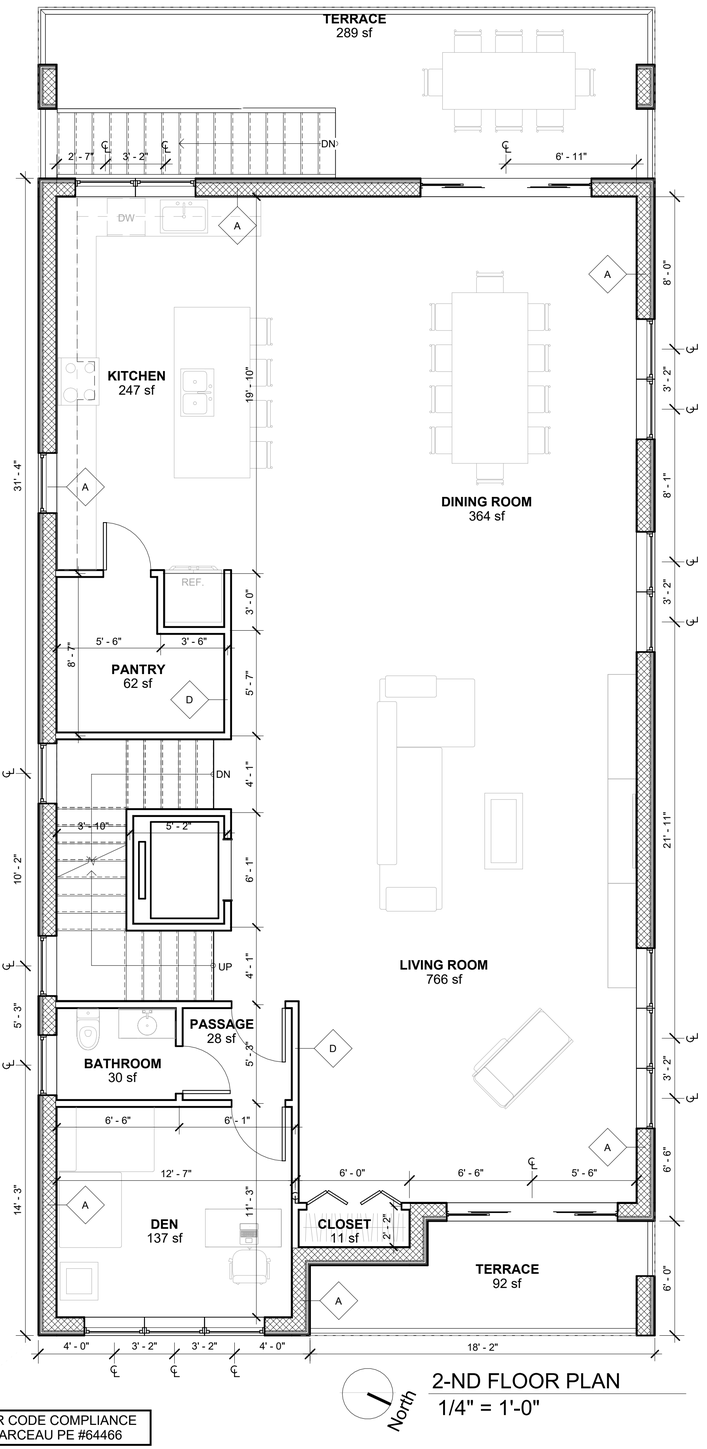
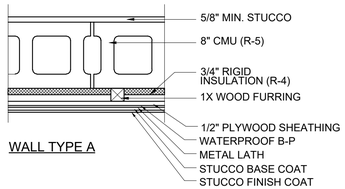


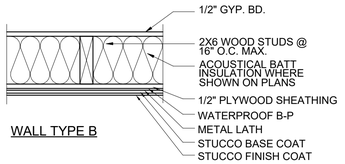
2-ND FLOOR PLAN
1/4" = 1'-0"

North

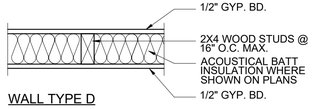
REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466



WALL TYPE A



WALL TYPE B



WALL TYPE D

DESIGN CRITERIA

FLORIDA BUILDING CODE EIGHTH EDITION (2023)	
ULTIMATE WIND LOAD	150 M.P.H.
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, -0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	3,000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE APPROVAL NUMBER
STRUCTURAL COMPONENT	WOOD CONNECTOR ANCHOR	SIMPSON	FL2355, FL5113, FL9589, FL10007, FL10441, FL10446, FL10447, FL10456, FL10531, FL10655, FL10667, FL10852, FL10856, FL10860, FL10861, FL10864, FL10865, FL10866, FL11468, FL11470, FL11473, FL11496, FL13326, FL13628, FL13872, FL13904, FL13975, FL15363, FL15730, FL15731, FL15957, FL16230, FL16937, FL17449
ROOFING	SINGLE PLY ROOFING SYSTEM	GAF	FL3443.1
ROOFING	UNDERLAYMENT	OWENS CORNING	FL9777.1-R11
WINDOWS	FIXED	MI WINDOWS	FL18644-R2
WINDOWS	SINGLE HUNG	MI WINDOWS	FL17676-R8
DOOR	EXTERIOR DOORS	JELD WEN	FL13540.1-R5
DOOR	EXTERIOR DOORS	MI WINDOWS	FL15332.7-R4
DOOR	EXTERIOR DOORS	PGT INDUSTRIES	FL251.9-R30
DOOR	EXTERIOR DOOR GARAGE	CLOPAY	FL5684.3-R8
STRUCTURAL COMPONENT	LINTELS	CASTCRETE	FL158.1-R11
PANEL WALLS	SOFFITS	CERTAINTEED CORP.	FL13389.1-R5
ROOF VENT	ROOF VENT	AIR VENT INC.	NOA 17-1004.16

WALL TYPES

NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.
3. 2X4 WOOD STUDS - 24" O.C. MAX. INTERIOR WALL.

EMERGENCY ESCAPE WINDOW
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

R302.7: UNDER STAIR PROTECTION
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD.

LEGEND

A — WALL TYPES

15 — GENERAL CONSTRUCTION NOTES

BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:

FLORIDA BUILDING CODE EIGHTH EDITION (2023)
FLORIDA MECHANICAL CODE EIGHTH EDITION (2023)
FLORIDA PLUMBING CODE EIGHTH EDITION (2023)
FLORIDA EXISTING BUILDING EIGHTH EDITION (2023)
FLORIDA FUEL GAS EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-ENERGY CONSERVATION EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES EIGHTH EDITION (2023)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
FLORIDA ACCESSIBILITY CODE EIGHTH EDITION (2023)
NFPA 70, NATIONAL ELECTRICAL CODE (NEC) (2023)

DESIGN LOADS PER STRUCTURAL DRAWINGS
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

GENERAL NOTES

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
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5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
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DOORS AND WINDOWS

NOTES:
ALL SIZES ARE APPROXIMATE. REFER TO MANUFACTURER SIZE CHART FOR ACCURATE DIMENSIONS.

WINDOW SIZES
27X26 - 27"W X 26"H SINGLE HUNG
38X63 - 38"W X 63"H SINGLE HUNG

EXTERIOR DOOR SIZES
3684 - 36"W X 84'H

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

No.	REVISIONS DESCRIPTION	DATE

Project No.

2-ND FLOOR PLAN

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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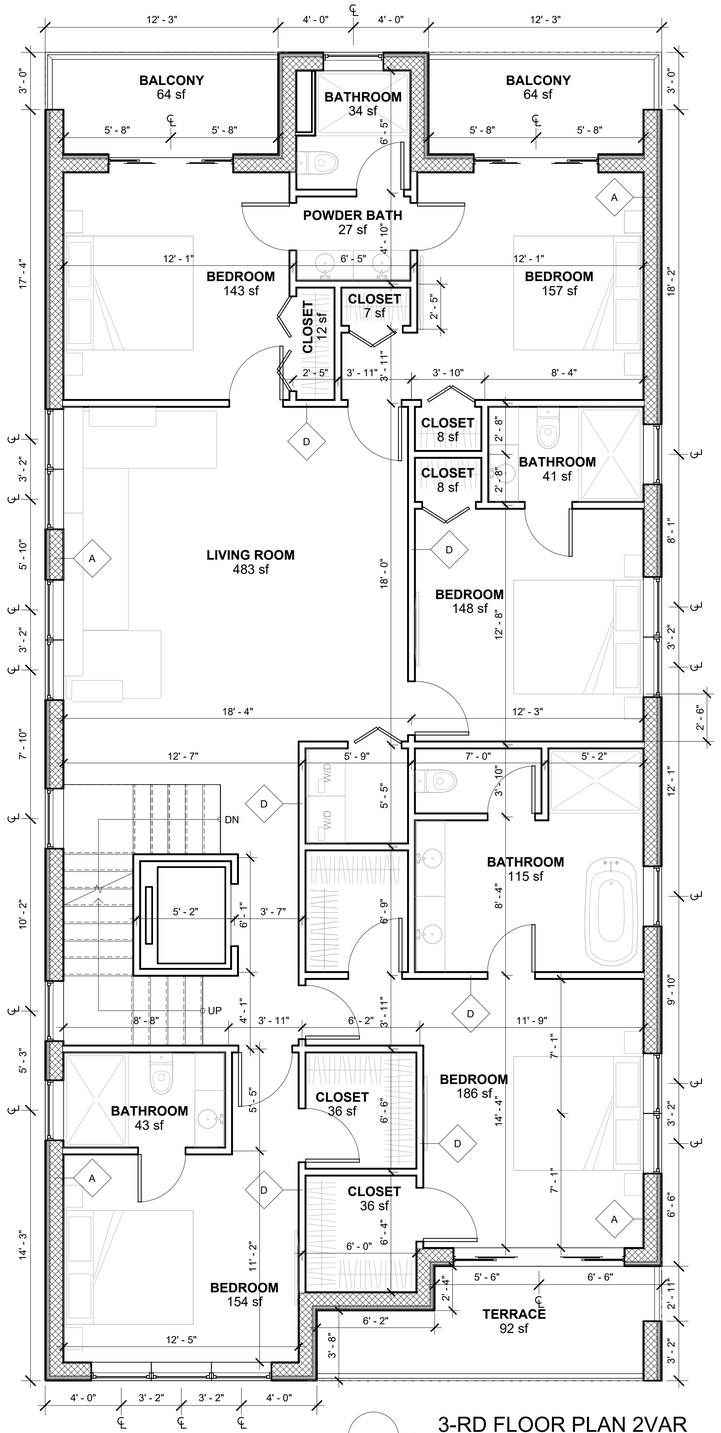
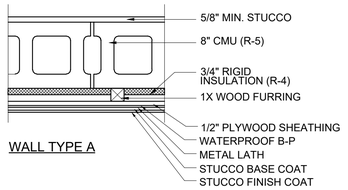
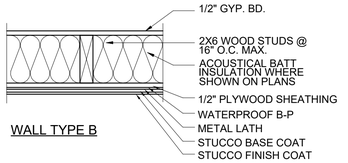


3-RD FLOOR PLAN 2VAR
1/4" = 1'-0"

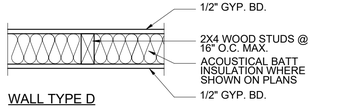
REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466



WALL TYPE A



WALL TYPE B



WALL TYPE D

DESIGN CRITERIA

FLORIDA BUILDING CODE EIGHTH EDITION (2023)	
ULTIMATE WIND LOAD	150 M.P.H.
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, -0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	3,000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE APPROVAL NUMBER
STRUCTURAL COMPONENT	WOOD CONNECTOR ANCHOR	SIMPSON	FL2355, FL5113, FL9589, FL10007, FL10441, FL10446, FL10447, FL10456, FL10531, FL10655, FL10667, FL10852, FL10856, FL10860, FL10861, FL10864, FL10865, FL10866, FL11468, FL11470, FL11473, FL11496, FL13326, FL13628, FL13872, FL13904, FL13975, FL15363, FL15730, FL15731, FL15957, FL16230, FL16937, FL17449
ROOFING	SINGLE PLY ROOFING SYSTEM	GAF	FL3443.1
ROOFING	UNDERLAYMENT	OWENS CORNING	FL9777.1-R11
WINDOWS	FIXED	MI WINDOWS	FL18644-R2
WINDOWS	SINGLE HUNG	MI WINDOWS	FL17676-R8
DOOR	EXTERIOR DOORS	JELD WEN	FL13540.1-R5
DOOR	EXTERIOR DOORS	MI WINDOWS	FL15332.7-R4
DOOR	EXTERIOR DOORS	PGT INDUSTRIES	FL251.9-R30
DOOR	EXTERIOR DOOR GARAGE	CLOPAY	FL5684.3-R8
STRUCTURAL COMPONENT	LINTELS	CASTCRETE	FL158.1-R11
PANEL WALLS	SOFFITS	CERTAINTEED CORP.	FL13389.1-R5
ROOF VENT	ROOF VENT	AIR VENT INC.	NOA 17-1004.16

WALL TYPES

NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
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3. 2X4 WOOD STUDS - 24" O.C. MAX. INTERIOR WALL.

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MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
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LEGEND

A — WALL TYPES

15 — GENERAL CONSTRUCTION NOTES

BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:

FLORIDA BUILDING CODE EIGHTH EDITION (2023)
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FLORIDA PLUMBING CODE EIGHTH EDITION (2023)
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FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
FLORIDA ACCESSIBILITY CODE EIGHTH EDITION (2023)
NFPA 70, NATIONAL ELECTRICAL CODE (NEC) (2023)

DESIGN LOADS PER STRUCTURAL DRAWINGS
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

GENERAL NOTES

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
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DOORS AND WINDOWS

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3684 - 36"W X 84'H

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

3-RD FLOOR PLAN 2VAR

Project No.	No.	REVISIONS DESCRIPTION	DATE

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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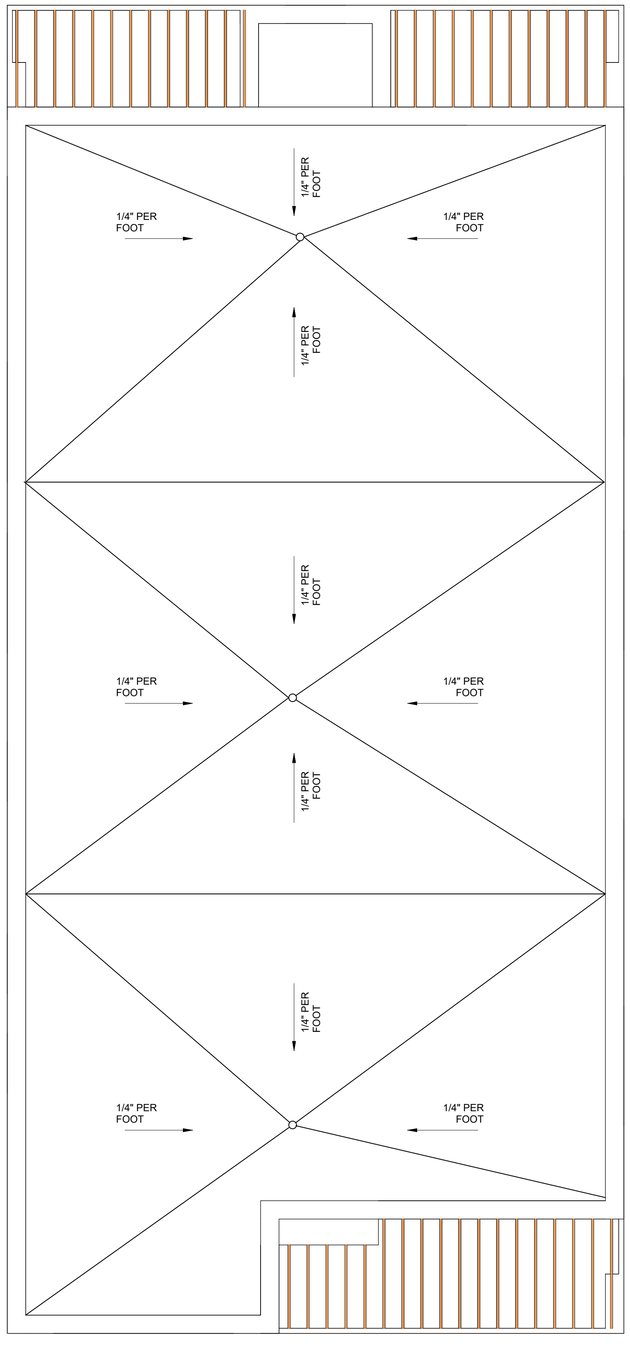
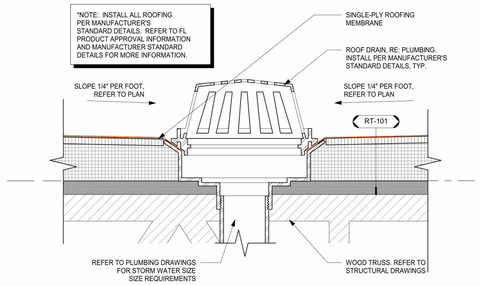


1 ROOF FLOOR PLAN
1/4" = 1'-0"



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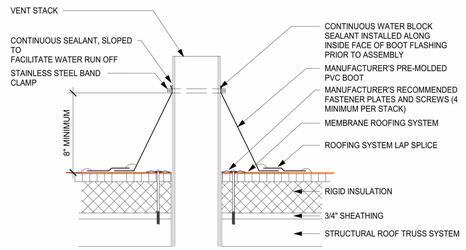

2 VENT PIPE PENETRATION DETAIL

DESIGN CRITERIA

FLORIDA BUILDING CODE EIGHTH EDITION (2023)	
ULTIMATE WIND LOAD	150 M.P.H.
EXPOSURE	"C"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18, -0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	3,000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE APPROVAL NUMBER
STRUCTURAL COMPONENT	WOOD CONNECTOR ANCHOR	SIMPSON	FL2355, FL5113, FL9589, FL10007, FL10441, FL10446, FL10447, FL10456, FL10531, FL10655, FL10667, FL10852, FL10856, FL10860, FL10861, FL10864, FL10865, FL10866, FL11468, FL11470, FL11473, FL11496, FL13326, FL13628, FL13872, FL13904, FL13975, FL15363, FL15730, FL15731, FL15957, FL16230, FL16937, FL17449
ROOFING	SINGLE PLY ROOFING SYSTEM	GAF	FL3443.1
ROOFING	UNDERLAYMENT	OWENS CORNING	FL9777.1-R11
WINDOWS	FIXED	MI WINDOWS	FL18644-R2
WINDOWS	SINGLE HUNG	MI WINDOWS	FL17676-R8
DOOR	EXTERIOR DOORS	JELD WEN	FL13540.1-R5
DOOR	EXTERIOR DOORS	MI WINDOWS	FL15332.7-R4
DOOR	EXTERIOR DOORS	PGT INDUSTRIES	FL251.9-R30
DOOR	EXTERIOR DOOR GARAGE	CLOPAY	FL5684.3-R8
STRUCTURAL COMPONENT	LINTELS	CASTCRETE	FL158.1-R11
PANEL WALLS	SOFFITS	CERTAINTEED CORP.	FL13389.1-R5
ROOF VENT	ROOF VENT	AIR VENT INC.	NOA 17-1004.16

WALL TYPES

NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.
3. 2X4 WOOD STUDS - 24" O.C. MAX. INTERIOR WALL.

EMERGENCY ESCAPE WINDOW
MAXIMUM SILL HEIGHT FROM FLOOR: 44"
MINIMUM CLEAR OPENING HEIGHT: 24"
MINIMUM CLEAR OPENING WIDTH: 20"
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

R302.7: UNDER STAIR PROTECTION
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD.

LEGEND

A — WALL TYPES

15 — GENERAL CONSTRUCTION NOTES

BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:

FLORIDA BUILDING CODE EIGHTH EDITION (2023)
FLORIDA MECHANICAL CODE EIGHTH EDITION (2023)
FLORIDA PLUMBING CODE EIGHTH EDITION (2023)
FLORIDA EXISTING BUILDING EIGHTH EDITION (2023)
FLORIDA FUEL GAS EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-ENERGY CONSERVATION EIGHTH EDITION (2023)
FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES EIGHTH EDITION (2023)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
FLORIDA ACCESSIBILITY CODE EIGHTH EDITION (2023)
NFPA 70, NATIONAL ELECTRICAL CODE (NEC) (2023)

DESIGN LOADS PER STRUCTURAL DRAWINGS
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

GENERAL NOTES

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
3. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
4. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
8. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.

DOORS AND WINDOWS

NOTES:
ALL SIZES ARE APPROXIMATE. REFER TO MANUFACTURER SIZE CHART FOR ACCURATE DIMENSIONS.

WINDOW SIZES
27X26 - 27"W X 26"H SINGLE HUNG
38X63 - 38"W X 63"H SINGLE HUNG

EXTERIOR DOOR SIZES
3684 - 36"W X 84'H

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

No.	DESCRIPTION	DATE
	REVISIONS	

Project No.

ROOF FLOOR PLAN

PETE ALFONSO JR.
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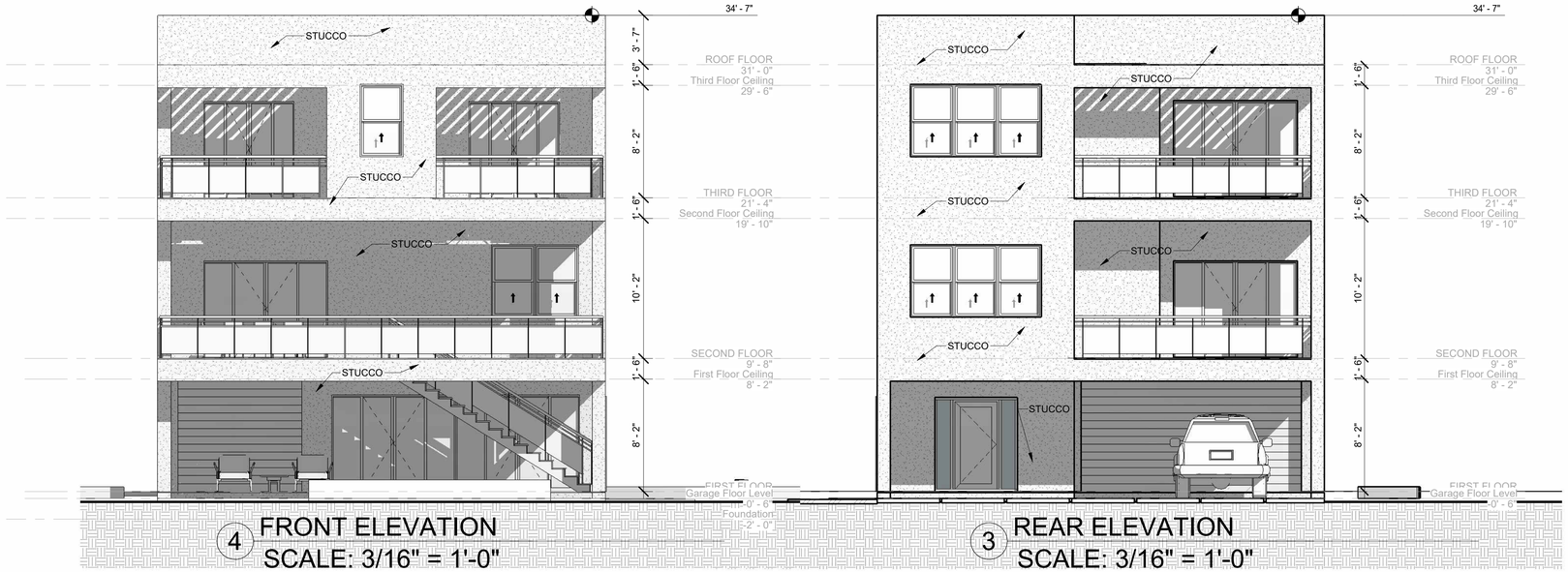
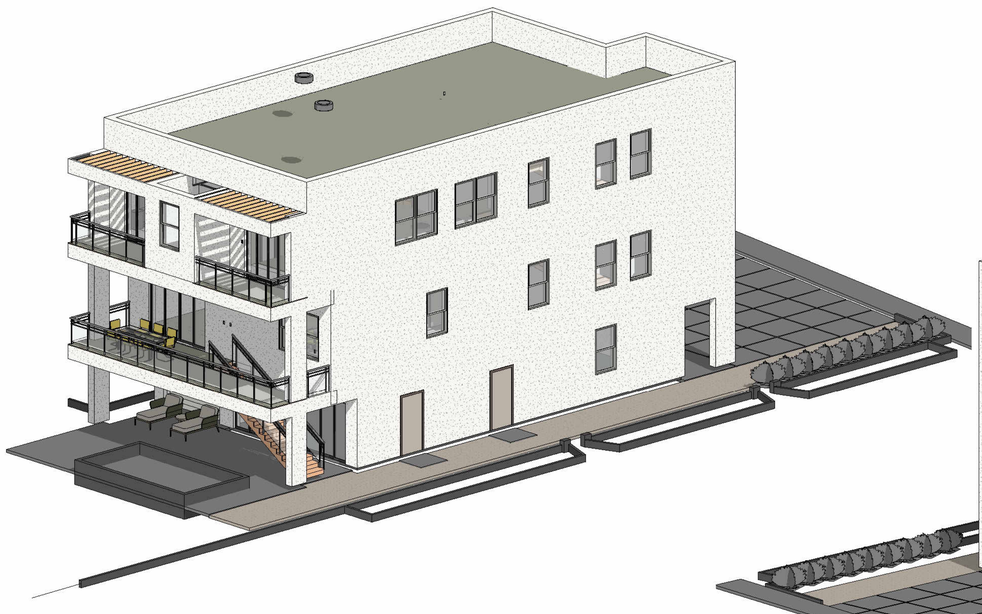
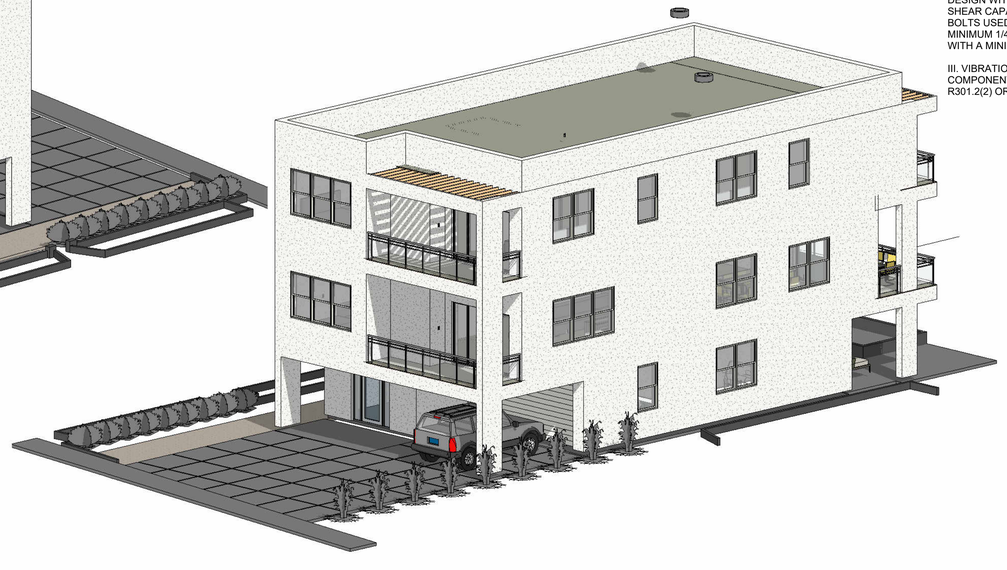


4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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





STUCCO NOTES

1- R703.6.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

2- R703.6.1 LATH.
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

3- R703.6.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

R301.2.1.2 PROTECTION OF OPENINGS, EXCEPTION:
WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH (11 MM) AND A SPAN BETWEEN LINES OF FASTENERS OF 44 INCHES (1118 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET OR LESS IN LOCATIONS WHERE VULT IS 180 MPH OR LESS. PANELS SHALL BE PRECUT TO OVERLAP THE WALL SUCH THAT THEY EXTEND A MINIMUM OF 2 INCHES (50.8 MM) BEYOND THE LINES OF FASTENERS AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ATTACHMENT METHOD AND SECURED WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PERMANENTLY INSTALLED ON THE BUILDING.

A. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING.

B. AS AN ALTERNATIVE, PANELS SHALL BE FASTENED AT 16 INCHES (406.4 MM) O.C. ALONG THE EDGES OF THE OPPOSING LONG SIDES OF THE PANEL.

I. FOR WOOD FRAME CONSTRUCTION, FASTENERS SHALL BE LOCATED ON THE WALL SUCH THAT THEY ARE EMBEDDED INTO THE WALL FRAMING MEMBERS, NOMINALLY A MINIMUM OF 1 INCH (25.4 MM) FROM THE EDGE OF THE OPENING AND 2 INCHES (50.8 MM) INWARD FROM THE PANEL EDGE. PERMANENTLY INSTALLED ANCHORS USED FOR BUILDINGS WITH WOOD FRAME WALL CONSTRUCTION SHALL HAVE THE THREADED PORTION THAT WILL BE EMBEDDED INTO THE WALL FRAMING BASED ON 1/4-INCH (6.35 MM) LAG-SCREWS AND SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH SUFFICIENT EMBEDMENT LENGTH TO PROVIDE AN ALLOWABLE MINIMUM 300 POUNDS ASD DESIGN WITHDRAWAL CAPACITY. FOR CONCRETE OR MASONRY WALL CONSTRUCTION, FASTENERS SHALL BE LOCATED ON THE WALL A MINIMUM OF 1.5 INCHES (37.9 MM) FROM THE EDGE OF THE OPENING AND 2 INCHES (50.8 MM) INWARD OF THE PANEL EDGE. PERMANENTLY INSTALLED ANCHORS IN CONCRETE OR MASONRY WALL CONSTRUCTION SHALL HAVE AN ALLOWABLE MINIMUM 300 POUNDS ASD DESIGN WITHDRAWAL CAPACITY.
10'-9"

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REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

ELEVATIONS

REVISIONS

No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
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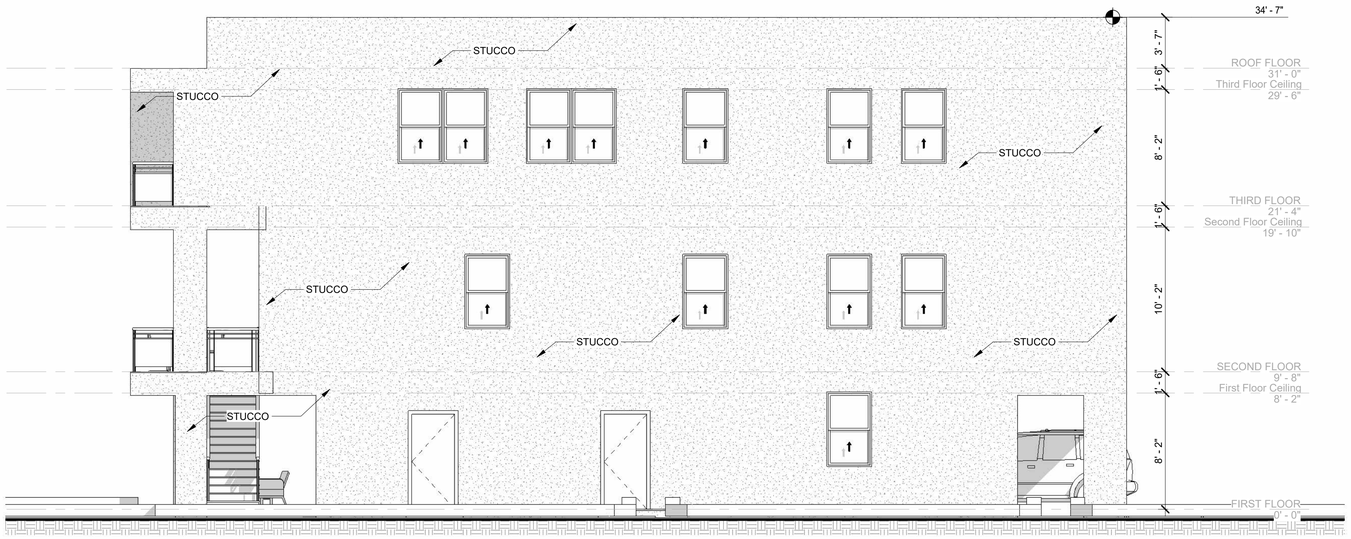

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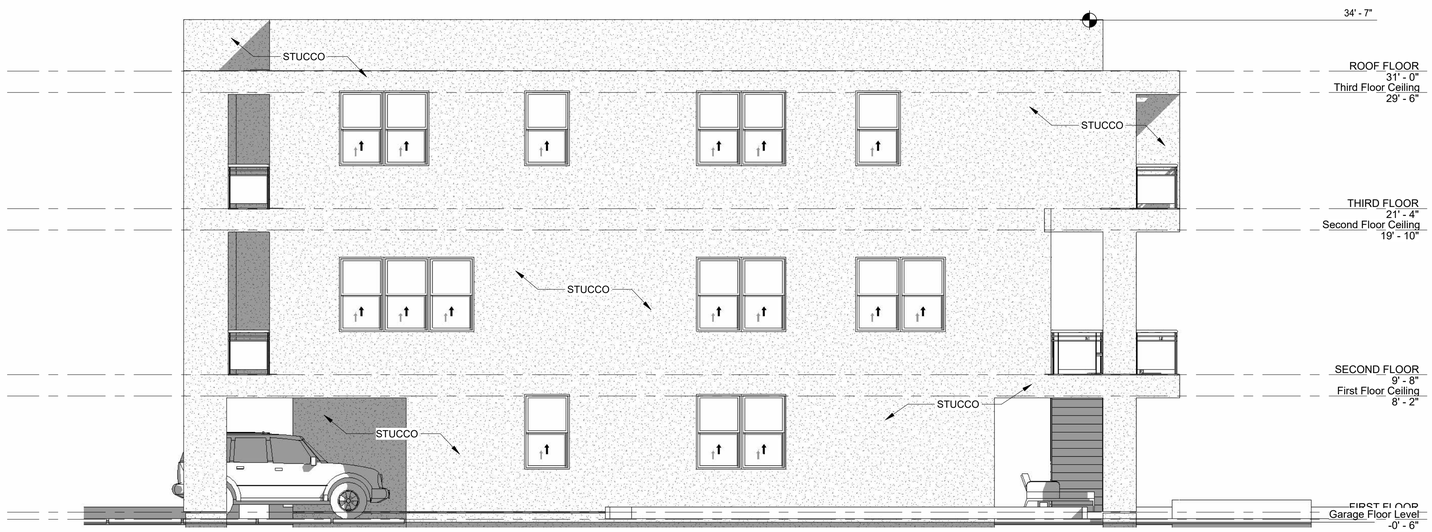

2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

No.	DESCRIPTION	DATE

REVISIONS

Project No.

ELEVATIONS

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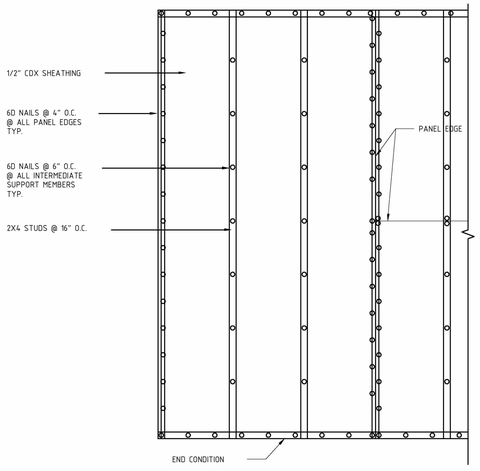


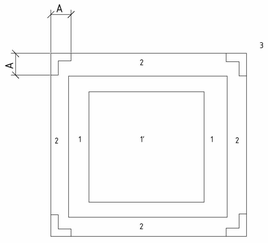
WALL SHEATHING NAILING DETAIL

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

WIND PRESSURE FOR ROOF COMPONENTS AND CLADDING (P.S.F.)

150 MPH ULTIMATE WIND LOAD

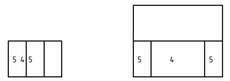
OPENING AREA		ROOF ANGLE 20-27 DEGREES		
		1	2	3
10 FT. SQ.	PRESSURE	+18.1 PSF	+18.1 PSF	+18.1 PSF
	SUCTION	-32.5 PSF	-44.9 PSF	-44.9 PSF
20 FT. SQ.	PRESSURE	+15.6 PSF	+15.6 PSF	+15.6 PSF
	SUCTION	-28.8 PSF	-40.1 PSF	-40.1 PSF
50 FT. SQ.	PRESSURE	+12.3 PSF	+12.3 PSF	+12.3 PSF
	SUCTION	-23.9 PSF	-33.8 PSF	-33.8 PSF
100 FT. SQ.	PRESSURE	+10.0 PSF	+10.0 PSF	+10.0 PSF
	SUCTION	-20.2 PSF	-29.0 PSF	-29.0 PSF



WIND PRESSURE FOR WALL COMPONENTS AND CLADDING (P.S.F.)

150 MPH ULTIMATE WIND LOAD

OPENING AREA		WALL AREA	
		4	5
10 FT. SQ.	PRESSURE	+24.3 PSF	+24.3 PSF
	SUCTION	-26.3 PSF	-32.5 PSF
20 FT. SQ.	PRESSURE	+23.2 PSF	+23.2 PSF
	SUCTION	-25.2 PSF	-30.3 PSF
50 FT. SQ.	PRESSURE	+21.8 PSF	+21.8 PSF
	SUCTION	-23.8 PSF	-27.5 PSF
100 FT. SQ.	PRESSURE	+20.6 PSF	+20.6 PSF
	SUCTION	-22.7 PSF	-25.2 PSF



END ZONE DISTANCE:
10% OF LEAST HORIZONTAL DIMENSION OR 4.0% OF EAVE HEIGHT, WHICHEVER IS LESS BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 4 FEET.

ZONE 2 = 4'-0"
ZONE 3 = 4'-0"
ZONE 5 = 4'-0"

TABLE R301.7 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023)

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS--WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS--WIND LOADS WITH FLEXIBLE FINISHES	L/120
LINTELS SUPPOERTING MASONRY VEENEER WALLS	L/600

STRUCTURAL SPECIFICATIONS:

WARNING:

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDANT UPON THE COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANANTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION IS SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

CAST IN PLACE CONCRETE:

1. ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS;
   A.) SLAB ON GRADE = 2500 PSI MIN.
   B.) FOOTINGS, COLUMNS, TIE BEAMS = 3000 PSI
   C.) PRECAST "U" BLOCK = 4000 PSI
   D.) FILLED CELLS = 3000 PSI
2. CONCRETE REINFORCING STEEL SHALL BE GRADE 60
3. WELDED WIRE FABRIC SHALL BE 6" X 6" - W14/W14

FOUNDATION REINFORCING:

1. THE REQUIRED MINIMUM LAP SPLICE FOR REBARS SHALL BE (40 BAR DIAMETERS).
2. EMBED FOOTING DOWELLS 6" MINIMUM INTO FOOTINGS, EXTEND INTO TIE BEAMS AND BEND HOOKS OVER TOP BAR 25" MINIMUM.

CARPENTRY:

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
6. PLYWOOD SHEATHING SHALL BE CDX WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
7. INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS @ MID-HEIGHT.
8. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
9. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO.
10. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 4'-0" O.C.
11. STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
12. ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1 X 4 LET INTO OUTSIDE EDGE OF 2 X 4 STUDS, UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

STRUCTURAL NOTES

REVISIONS

No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
ARCHITECT
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SPECS./NAILING SCHEDULE

(TYP. U.N.)

-UNLESS OTHERWISE NOTED, ALL CONNECTORS TO BE SIMPSON STRONG-TIE PRODUCTS (OR APPROVED EQUAL) ALL SPECIFIED FASTENERS AND INSTRUCTION, AS PER SUPPLIER MANUAL.
-ALL TIMBER HEADERS TO BE A MINIMUM OF (2)2"x12" W/ 1/2" PLYWOOD FLITCH PLATE GLUED & NAILED AND TO BE SUPPORTED ON A MINIMUM OF (2) 2"x4" JACK STUDS UP TO 6 FT. OPENING.
-ANCHORAGE STRAPS TO EACH SIDE OF OPENING TO HAVE A MINIMUM OF (2)-10d NAILS PER FOOT OF CLEAR OPENING IN HEADER AND IN JACK STUDS.
-THE ABOVE SPECIFIED JACK STUDS AND STRAPPING SHALL BE PROVIDED AT ALL OPENINGS AND UNDER ANY POINT LOAD FROM BEAMS/GIRDERS WHERE NO LOAD BEARING POINT IS NOTED ON THE PLAN. THIS STRAPPING/NAILING ARRANGEMENT TO BE REPEATED ON FLOOR(S) BELOW TO INSURE THAT THE LOAD IS TO BEAM AND/OR FOUNDATION.
-PLYWOOD SHEATHING OF ALL EXTERIOR & INTERIOR SHEAR WALLS TO BE BLOCKED VERTICAL DIAPHRAGMS W/FACE GRAIN PARALLEL TO STUDS AND NAILED AS FOLLOWS:

TOP & BOTTOM PARALLEL EDGES AT SOLE PLATES AND
ALL HORIZONTAL SPLICES W/8d NAILS @ 3" O.C.

AT RIM JOIST W/8d NAILS 3" O.C.
AT SIDE PANEL EDGES W/8d NAILS 6" O.C.
AT INTERMEDIATE FRAMING W/8d NAILS 12" O.C.
AT HEADER/BEAMS W/2-ROWS 10d NAILS @ 6" O.C.
SOLE PLATES FOR SUCH WALLS TO BE NAILED TO STUDS W/4-8d TOE NAILS AND ANCHORED TO CONCRETE FLOORS (WHEN APPLICABLE) W/1/2" DIA. x 8" LG. "J" BOLTS @ 1'-4" O.C. W/H.N. & OVER SIZE F.W.

-PLYWOOD SHEATHING OF ALL ROOFS/FLOORS (WHEN APPLICABLE) TO BE UNBLOCKED HORIZONTAL DIAPHRAGMS ARRANGED ACCORDING TO SBC, TABLE 1710.2A LOAD CASE (1) W/ FACE GRAIN PERPENDICULAR TO SUPPORTS, AND NAILED AS FOLLOWS:

AT SUPPORTED EDGES AND RIM JOISTS W/8d NAILS @ 6" O.C.
AT INTERMEDIATE FRAMING W/8d NAILS 12" O.C.
AT UNSUPPORTED FRAMING EDGE WICLIPS @ 24" O.C. (1 CLIP/BAY)

NAILING ROWS IN ALL ADJOINING PANELS TO BE STAGGERED.
ROOFS WITH END GABLE TO HAVE THE 1ST & 2ND TRUSS BATS BLOCKED W/(1) 2"xCHORD DEPTH @ 4'-0" O.C. (TYP. AT TOP & BOTTOM CHORD). PLYWOOD SHEATHING AT END GABLE TO BE SPLICED AT WALL TOP SOLE PLATE.
CEILING DIAPHRAGM TO HAVE CONT. BLOCKING AT GABLE WALL W/5d COOLER NAILS @ 7" O.C.
IN GYPSUM BOARD.

-ALL STRUCTURAL PLYWOOD SHEETING FOR WALLS/FLOORS/ROOFS TO BE APA STRUCTURAL I RATED SHEATHING.

- ALL NAILS TO BE COMMON WIRE NAILS.
- ALL AIR POWERED DRIVEN FASTENERS (IF USED IN LIEU OF COMMON WIRE NAILS) TO SENCO KC SERIES W/FLAT "D" HEAD, (OR APPROVED EQUAL). FASTENERS TO HAVE SAME WITHDRAWAL AND SHEAR VALUES AS SUBSTITUTED FOR NAILS. (i.e. 10d-KC27x131 DIA. EQUALS 8d COMMON WIRE).
"J" BOLT FLAT WASHER TO BE 2"x2"x1/8" THICK.
POWDER FASTENERS TO CONCRETE/BLKS. TO BE ITW RAMSET/RED HEAD #1500 SDx.14 DIA.x LG. TO YIELD.

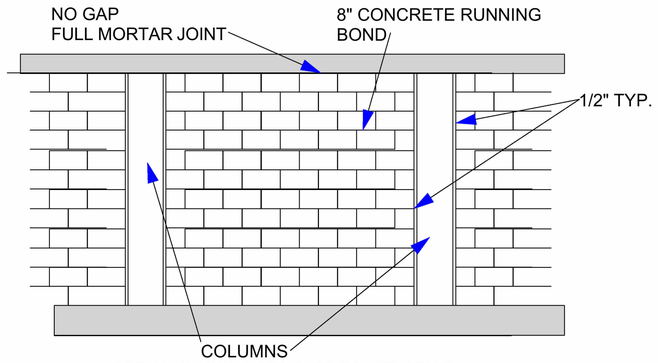
- PROVIDE BLOCK CELLS FILLED WITH CONC. & #5 REBAR TIED TOP AND BOTTOM TO CONCRETE BEAMS AT 3'-4" O.C., AT ALL CORNERS AND EA. SIDE OF EA. OPENING

- PROVIDE PRECAST CONCRETE LINTEL FILLED W/ CONC. & #5 AT TOP OF ALL BLOCK OPENINGS

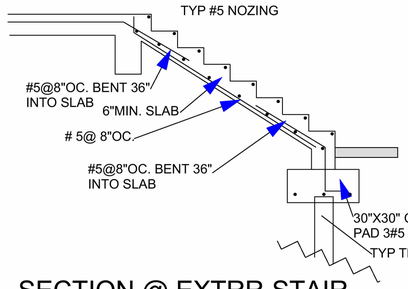
- PROVIDE ONE BLOCK FILLED WITH CONC. & #5 UNDER EA. WINDOW SILL

- STEEL SPLICES FOR BOTTOM STEEL TO OCCUR OVER COLUMNS AND FOR TOP STEEL TO OCCUR AT MIDSPAN OF BEAMS

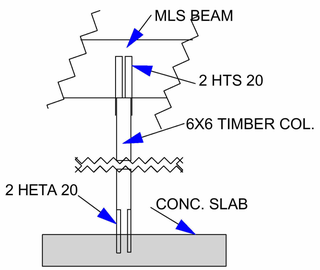
- STEEL SPLICES TO BE MINIMUM 25" FOR #5 AND 32" FOR #6 REBAR



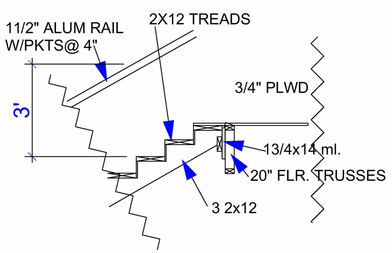
TYP. BREAKAWY WALL DETAIL



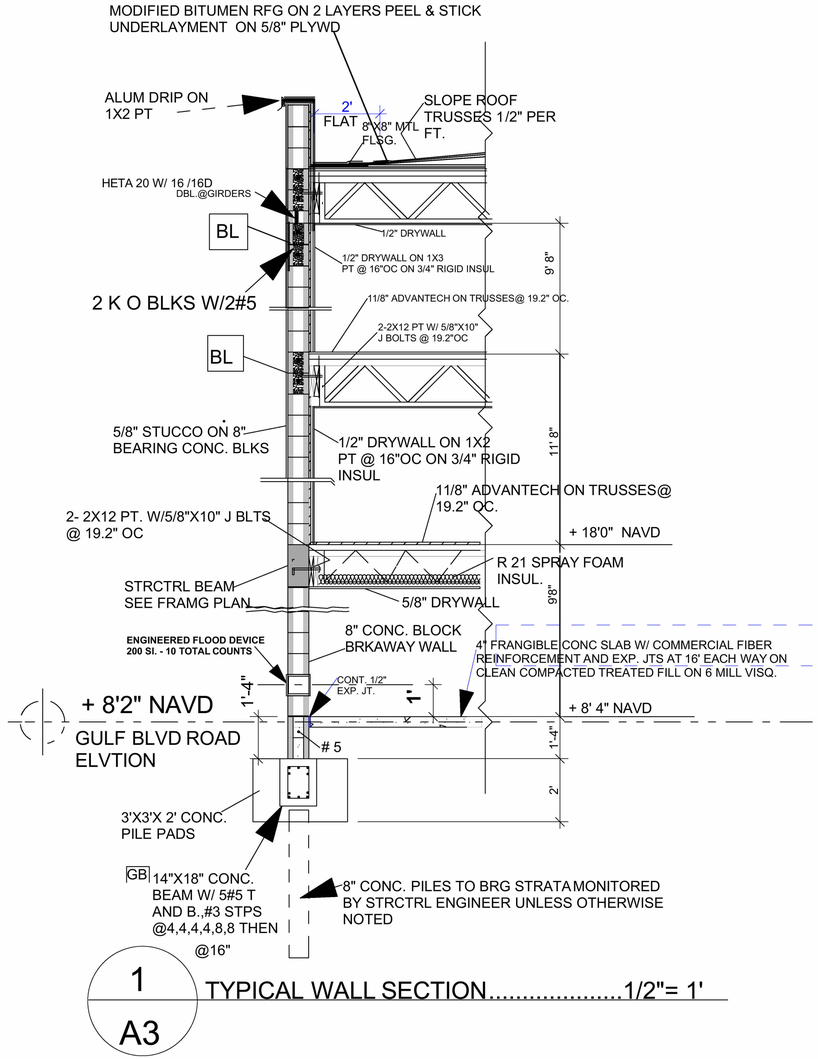
SECTION @ EXTRR STAIR



DETAIL @ TIMBER COLS



DTL. @ INTRR STAIRS



1 / A3 TYPICAL WALL SECTION.....1/2"= 1'

REVISED 061721

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

WALL SECTIONS/DETAILS

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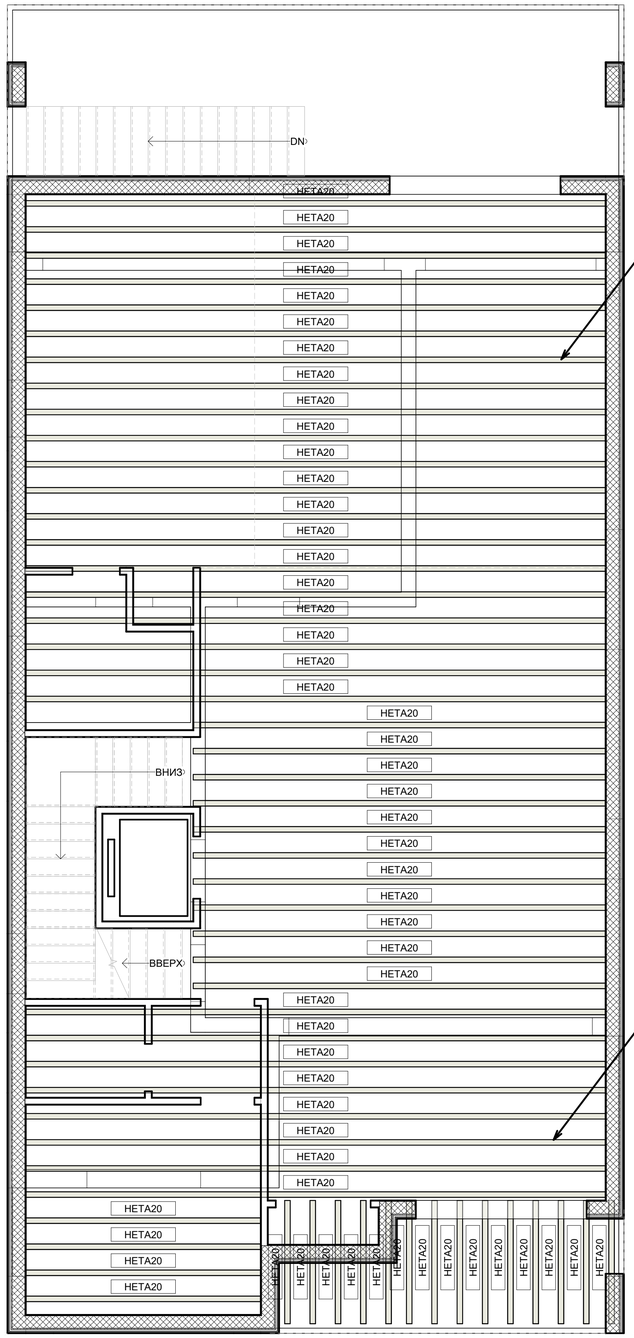


2-ND FLOOR FRAMING PLAN
1/4" = 1'-0"

North

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

NOTE:

ALL TRUSS LAYOUTS ARE SCHEMATIC AND SHOWN TO INDICATE DESIGN INTENT. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSSES AND COMPONENTS NECESSARY TO FULFILL THE DESIGN INTENT WHETHER SHOWN IN THESE DRAWINGS OR NOT. CONTRACTOR SHALL SUBMIT FINAL TRUSS SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION.

NOTES:

CONTRACTOR TO VERIFY STAIR RISERS, TREADS, DIMENSIONS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY PLUMBING, ELECTRICAL AND MECHANICAL PENETRATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

FASTENER NOTES:

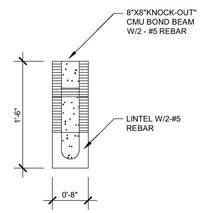
ALL EXPOSED ROOF, FLOOR AND WALL FASTENERS SHALL HOT-DIPPED GALVANIZED PROTECTIVE COATING (MINIMUM

ALL ROOF, FLOOR AND PRESSURE TREATED WOOD CUAL ENEK IN CONTACT WITH: L HAVE A HOT-DIPPED GALVANIZED PROTECTIVE COATING (MINIMUM)

LINTEL SCHEDULE

OPENING SIZE	LINTEL SIZE	BEARING
2'-3"	2'-7"	4"
3'-2"	3'-6"	4"
5'-10"	6'-2"	4"
6'-0"	6'-4"	4"
9'-1"	9'-5"	4"
20'-9"	21'-1"	4"

PC3-24 LINTEL



SHEAR WALL NOTES:

1. 1/2" CDX SHEATHING ON EXTERIOR SIDE OF WALL.
2. 6D NAILS @ 4" O.C. AT ALL PANEL EDGES.
3. 6D NAILS @ 6" O.C. AT ALL PANEL INTERMEDIATE MEMBERS.
4. 1/2" GYPSUM BOARD AT INTERIOR SIDE OF WALL.

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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

DATE

REVISIONS
No. | DESCRIPTION

Project No.

2-ND TRUSS PLAN

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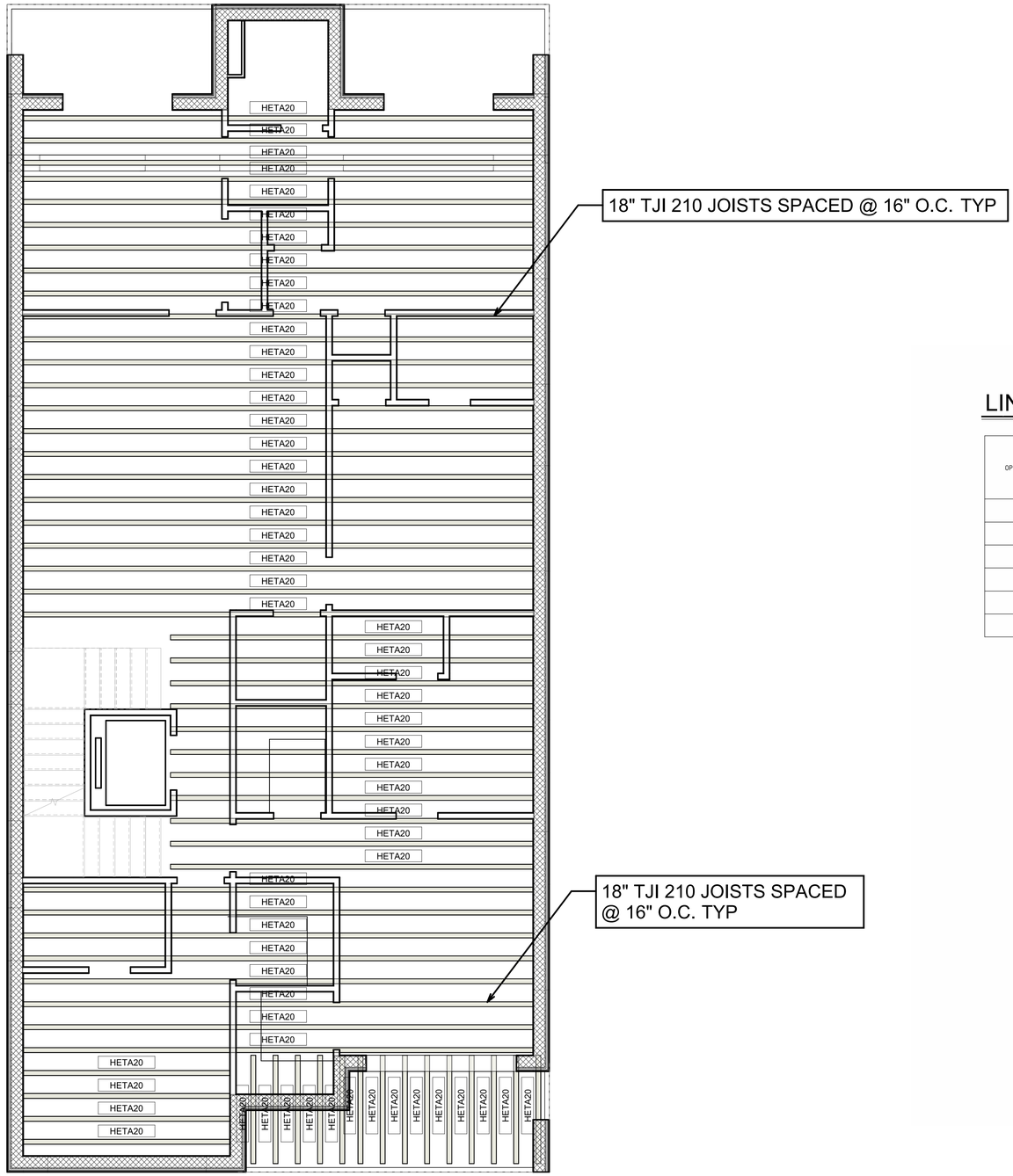

3-RD FLOOR FRAMING PLAN
1/4" = 1'-0"

North

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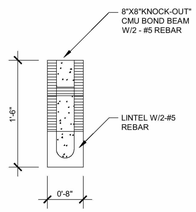
PC3-24 LINTEL



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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

3-RD TRUSS PLAN

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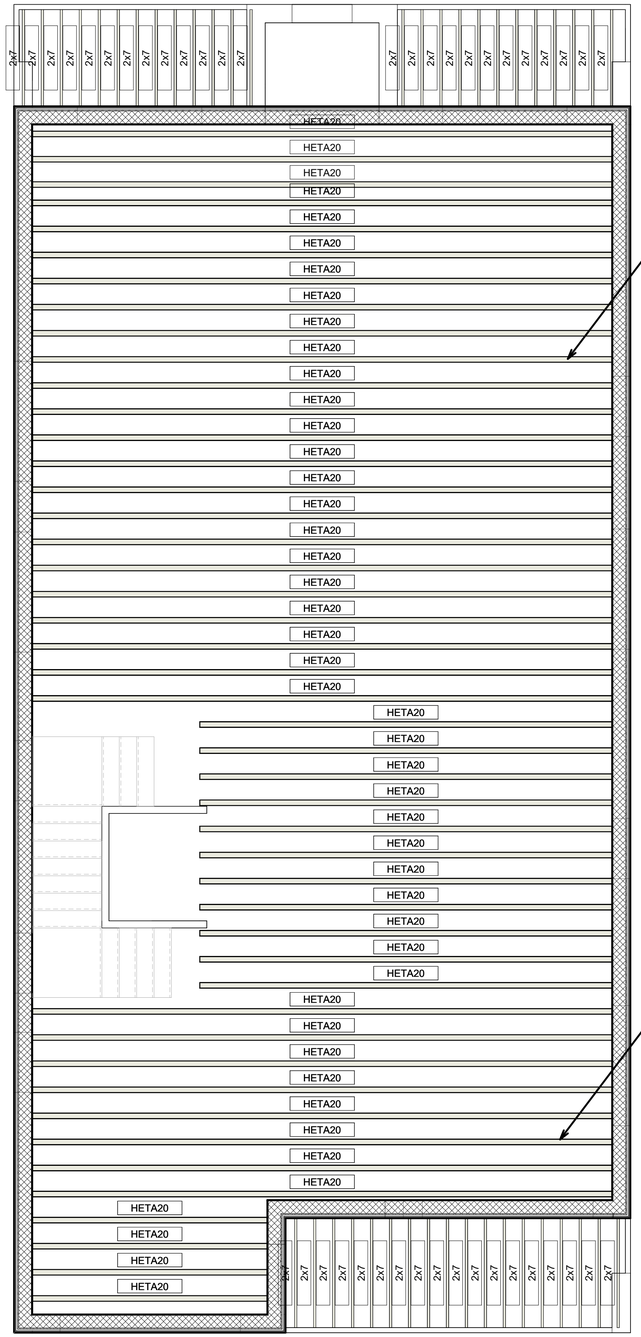

ROOF FLOOR FRAMING PLAN
1/4" = 1'-0"

North

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

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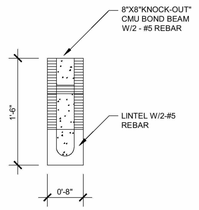
PC3-24 LINTEL



SHEAR WALL NOTES:

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2. 6D NAILS @ 4" O.C. AT ALL PANEL EDGES.
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ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

ROOF TRUSS PLAN

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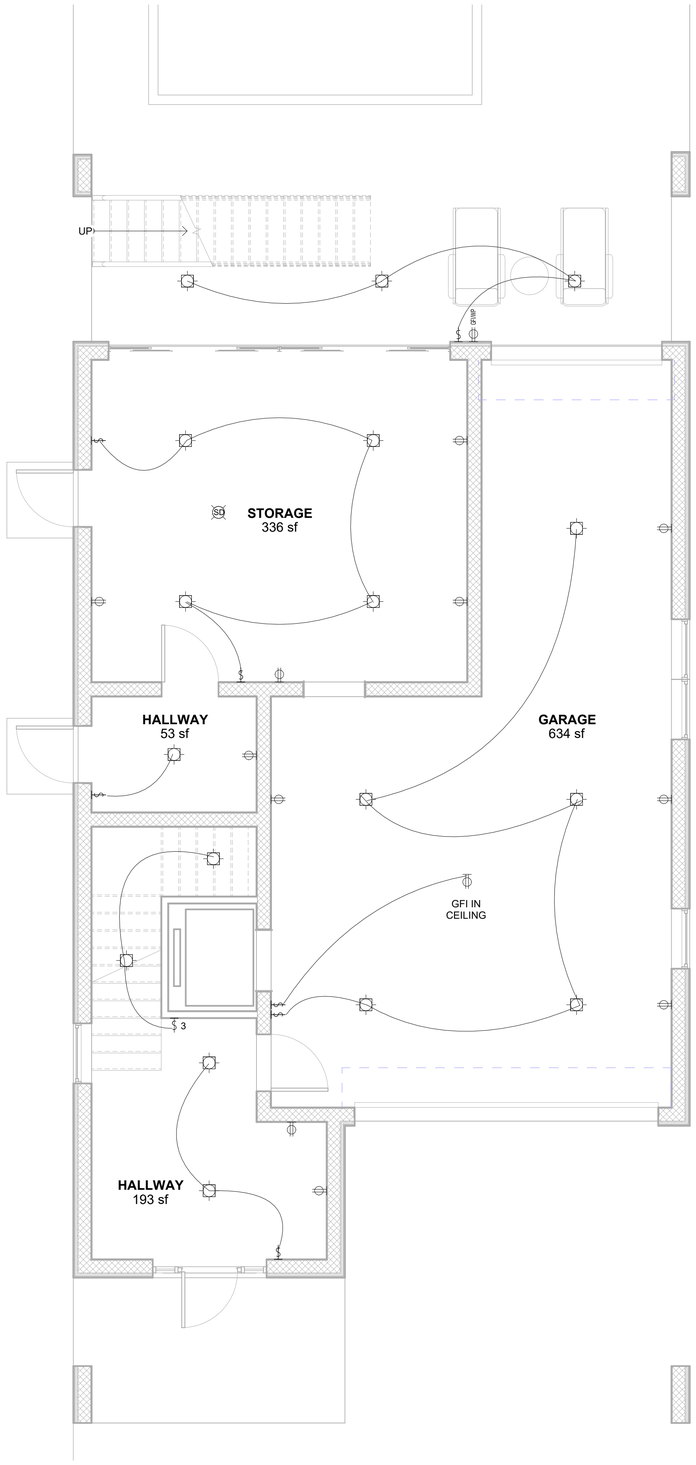

SMOKE ALARM NOTES

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUICH A MANNER THAT THE ACUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. WHEN INTERIOR ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS: THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

EXCEPTIONS:

1. SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

2. REPAIRS TO THE EXTERIOR SURFACES OF DWELLINGS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOUCE, AND WHEN PRIMARY POWER IS INTERRUPPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS REGULATED BY SECTION R313.1.1.

CARBONE MONOXIDE ALARM

FL. STATUTE 553.885 CARBON MONOXIDE ALARM REQUIRED IN EVERY BUILDING FOR WHICH A BUILDING PERMIT IS ISSUED FOR NEW CONSTRUCTION. HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR A ATTACHED GARAGE SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ELECTRICAL NOTES

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION DOCUMENTS ONLY IN THE CASE OF CONFLICT.

FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR
SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.

ALL RECEPTACLES SHALL BE WIRED TO AN ARC FAULT CIRCUIT INTERRUPTER.

ELECTRICAL LEGEND

ALARM & SECURITY
- AK: ALARM KEYPAD
- AS: ALARM SIREN SYSTEM
- BZ: BUZZER
- DB: DOOR BELL
- DC: DOOR BELL CHIME
- DC: DOOR CONTROL
- DK: DOOR KEYPAD ENTRY
- DS: DOOR SENSOR
- MS: MOTION SENSOR

SECURITY CAMERA
- CEILING MOUNT SECURITY CAMERA
- WALL MOUNT SECURITY CAMERA

ELECTRICAL RECEPTACLES

GFI: GROUND FAULT INTERRUPTER
WP: WEATHER PROOF
VPR: VAPOR RESISTANT
S: SWITCHED
CLG: CEILING

- JUNCTION BOX - WALL MOUNTED
- JUNCTION BOX - FLOOR MOUNTED
- SINGLE OUTLET
- DUPLEX OUTLET
- HALF HOT OUTLET
- APPLIANCE OUTLET
- QUAD OUTLET
- FLOOR/CEILING MOUNTED DUPLEX OR QUAD OUTLET (FLUSHED)
- FLOOR/CEILING MOUNTED DUPLEX OR QUAD OUTLET W/ PHONE/DATA JACK (FLUSHED)

ELECTRICAL SWITCHES

WALL SWITCHES
NUMBER 3: 3-WAY, 4: 4 WAYS, ETC.
D: DIMMER

COMMUNICATION
- PHONE JACK
- DATA JACK
- PHONE/DATA JACK (COMBO)
- TV CABLE

PANEL BOARDS
- ELECTRICAL METER
- ELECTRICAL OR SECURITY OR AV PANELBOARD W/ CLEARANCE BOX

PLUMBING/UTILITY

CW: COLD WATER
HB: FROST PROOF HOSE BIB

- HOT WATER
- GAS LINE

PLUMBING/UTILITY
- UL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP
- UL APPROVED CARBON MONOXIDE COMBO DETECTOR W/ BATTERY BACKUP

MECHANICAL
- LOW TEMPERATURE SENSOR
- WATER BUG SENSOR
- THERMOSTAT

LIGHTING

PC: PULL CORD
LED:
VPR: VAPOR RESISTANT
EYE: EYEBALL
(E): EMERGENCY LIGHT

- LINEAR FLUROSCENT LIGHT SURFACE MOUNT OR UNDER CABINET
- 2X2 FLUROSCENT LIGHT
- 2X4 FLUROSCENT LIGHT
- SURFACE MOUNT LIGHT
- PENDANT LIGHT
- RECESSED LIGHT
- WALL SCONE/VANITY LIGHT
- EMERGENCY/FLOOD LIGHT

FANS & VENT
- CEILING FAN
- EXHAUST FAN

ELECTRICAL DEVICES	ABOVE FINISH FLOORS
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL
DINING AND BREAKFAST FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL LEVEL W/
DOORBELL BUTTON	DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

FIRST FLOOR ELECTICAL PLAN

Project No.	No.	DESCRIPTION	DATE
		REVISIONS	

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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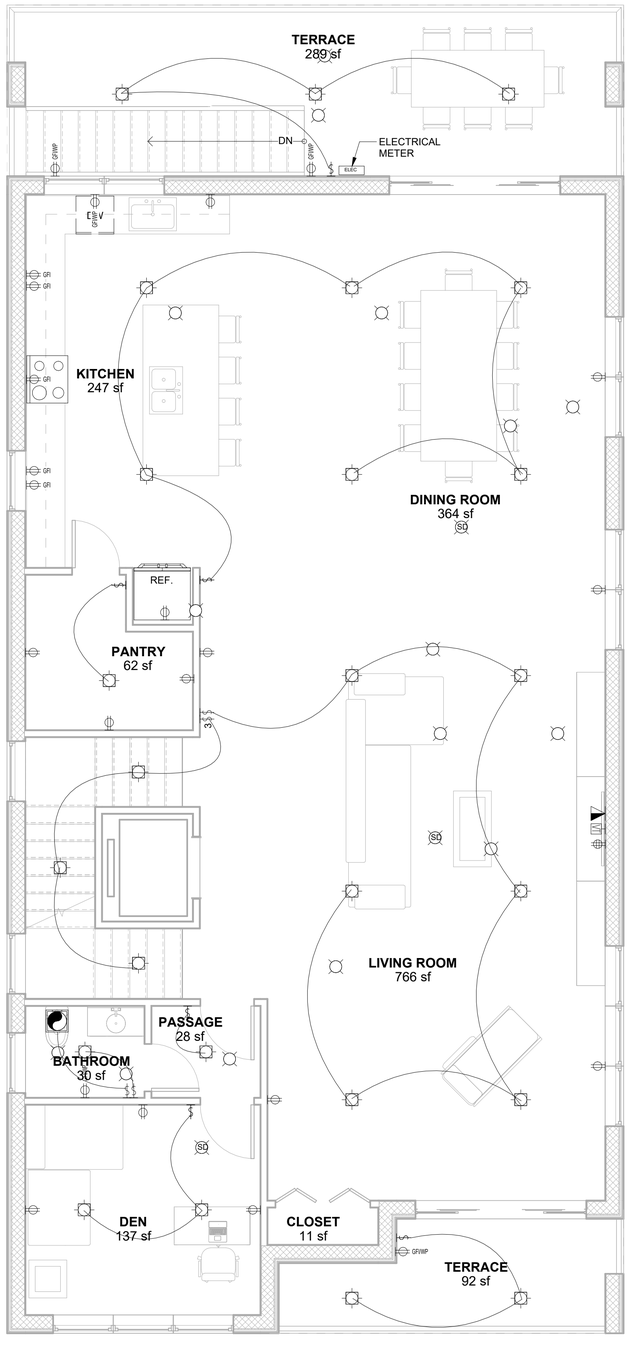

1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

SMOKE ALARM NOTES

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUICH A MANNER THAT THE ACUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. WHEN INTERIOR ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS: THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

EXCEPTIONS:

1. SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

2. REPAIRS TO THE EXTERIOR SURFACES OF DWELLINGS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOUCE, AND WHEN PRIMARY POWER IS INTERRUPPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS REGULATED BY SECTION R313.1.1.

ELECTRICAL LEGEND

ALARM & SECURITY
- ALARM KEYPAD
- ALARM SIREN SYSTEM
- BUZZER
- DOOR BELL
- DOOR BELL CHIME
- DOOR CONTROL
- DOOR KEYPAD ENTRY
- DOOR SENSOR
- MOTION SENSOR

SECURITY CAMERA
- CEILING MOUNT SECURITY CAMERA
- WALL MOUNT SECURITY CAMERA

ELECTRICAL RECEPTACLES
- GFI: GROUND FAULT INTERRUPTER
- WP: WEATHER PROOF
- VPR: VAPOR RESISTANT
- S: SWITCHED
- CLG: CEILING
- JUNCTION BOX - WALL MOUNTED
- JUNCTION BOX - FLOOR MOUNTED
- SINGLE OUTLET
- DUPLEX OUTLET
- HALF HOT OUTLET
- APPLIANCE OUTLET
- QUAD OUTLET
- FLOOR/CEILING MOUNTED DUPLEX OR QUAD OUTLET (FLUSHED)
- FLOOR/CEILING MOUNTED DUPLEX OR QUAD OUTLET W/ PHONE/DATA JACK (FLUSHED)

ELECTRICAL SWITCHES
- WALL SWITCHES
  NUMBER 3: 3-WAY, 4: 4 WAYS, ETC.
  D: DIMMER

COMMUNICATION
- PHONE JACK
- DATA JACK
- PHONE/DATA JACK (COMBO)
- TV CABLE

PANEL BOARDS
- ELECTRICAL METER
- ELECTRICAL OR SECURITY OR AV PANELBOARD W/ CLEARANCE BOX

PLUMBING/UTILITY
- CW: COLD WATER
  HB: FROST PROOF HOSE BIB
- HOT WATER
- GAS LINE

PLUMBING/UTILITY
- UL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP
- UL APPROVED CARBON MONOXIDE COMBO DETECTOR W/ BATTERY BACKUP

MECHANICAL
- LOW TEMPERATURE SENSOR
- WATER BUG SENSOR
- THERMOSTAT

LIGHTING
- PC: PULL CORD
- LED:
- VPR: VAPOR RESISTANT
- EYE: EYEBALL
- (E): EMERGENCY LIGHT
- LINEAR FLUROSCENT LIGHT SURFACE MOUNT OR UNDER CABINET
- 2X2 FLUROSCENT LIGHT
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FANS & VENT
- CEILING FAN
- EXHAUST FAN

CARBONE MONOXIDE ALARM

FL. STATUTE 553.885 CARBON MONOXIDE ALARM REQUIRED IN EVERY BUILDING FOR WHICH A BUILDING PERMIT IS ISSUED FOR NEW CONSTRUCTION. HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR A ATTACHED GARAGE SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ELECTRICAL NOTES

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION DOCUMENTS ONLY IN THE CASE OF CONFLICT.

FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.

ALL RECEPTACLES SHALL BE WIRED TO AN ARC FAULT CIRCUIT INTERRUPTER.

ELECTRICAL DEVICES	ABOVE FINISH FLOORS
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL
DINING AND BREAKFAST FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
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DOORBELL BUTTON	DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

SECOND FLOOR ELECTICAL PLAN

REVISIONS		
No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
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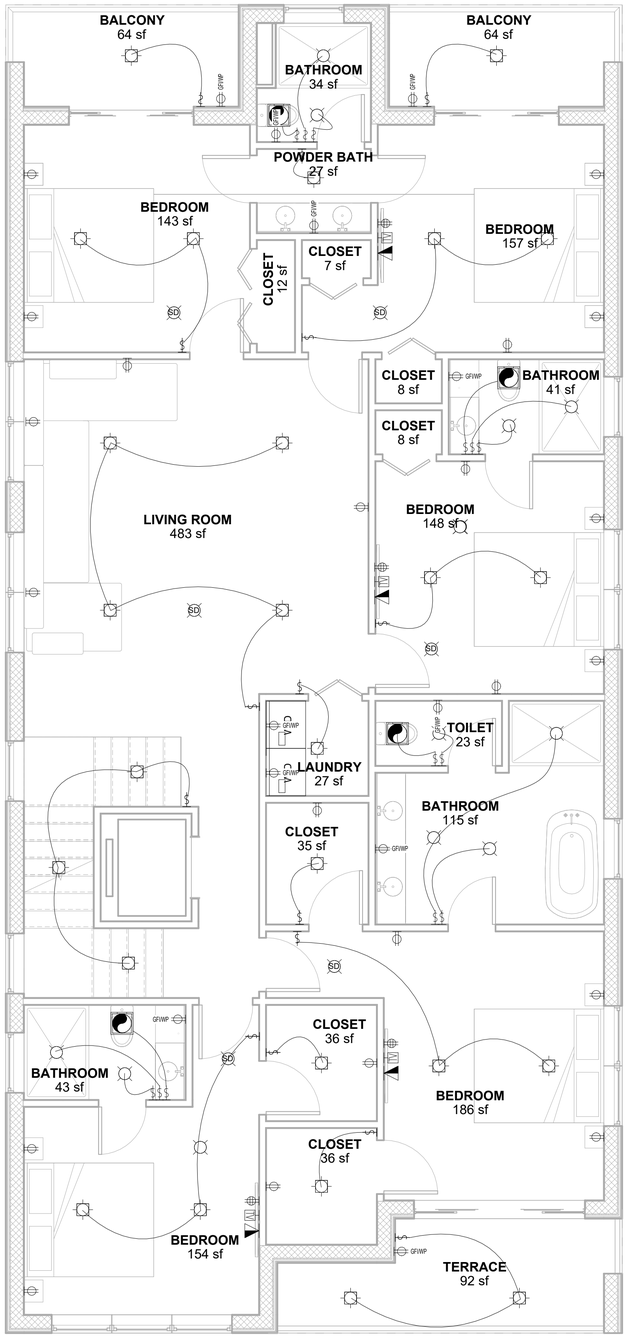

1 THIRD FLOOR ELECTRICAL PLAN, UNIT A
1/4" = 1'-0"

SMOKE ALARM NOTES

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- DC DOOR BELL CHIME
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- DK DOOR KEYPAD ENTRY
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REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY RESIDENTIAL BUILDING

10200, GULF BLVD, TREASURE ISLAND, FLORIDA

THIRD FLOOR ELECTICAL PLAN

REVISIONS		
No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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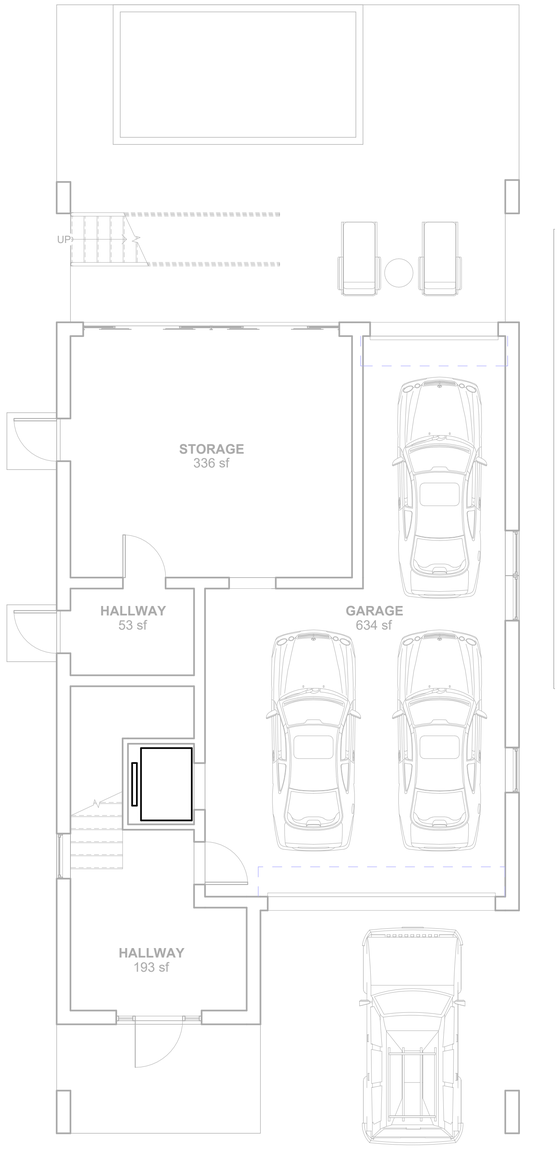
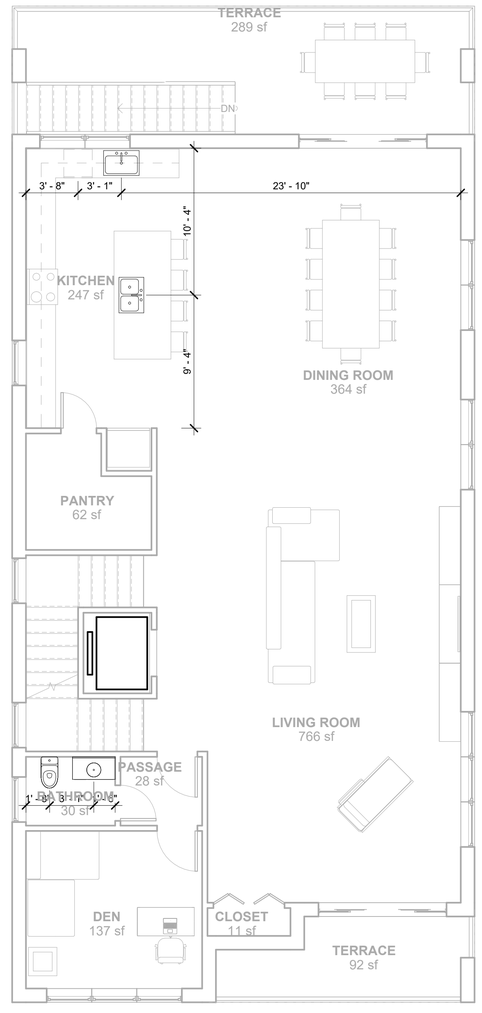
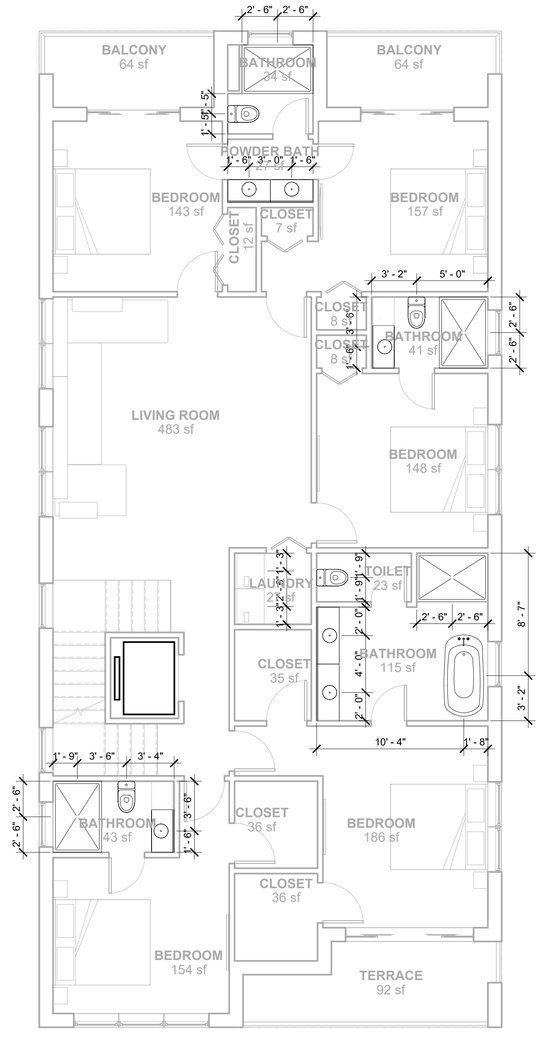


FIRST FLOOR PLUMBING PLAN
3/16" = 1'-0"



SECOND FLOOR PLUMBING PLAN
3/16" = 1'-0"



THIRD FLOOR PLUMBING PLAN
3/16" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
BY RICHARD MARCEAU PE #64466

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ONE-FAMILY
RESIDENTIAL
BUILDING

10200, GULF BLVD,
TREASURE ISLAND,
FLORIDA

PLUMBING LAY-OUT

REVISIONS		
No.	DESCRIPTION	DATE

Project No.

PETE ALFONSO JR.
ARCHITECT
LIC. No. 8735
PHONE No.: 813 231-5800
EMAIL: Alfonso169@aol.com

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SITE PLAN APPLICATION

Required for Application Process

A pre-application meeting is required prior to the submission of any site plan application to the Community Development Department, for referral to the Planning & Zoning Board/City Commission.

A complete application packet must consist of, at a minimum, the following:
One copy (unless otherwise noted) & and a PDF of the following:

a. Application to Planning & Zoning Board or City Commission
b. Site Plan Application Fee
   Single-Family / Duplex - $500
   Multi-family / Commercial - $1,000*
   Any modification to a previously approved site plan – ½ fee above*
   *Engineering Review Fee - $140/hour, charged after review
c. Proof of ownership of the property: i.e. deed, title abstract, etc.
d. For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.
e. Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).
f. Boundary survey of the property to scale on 24" x 36" sheet – must meet all criteria in Treasure Island Code of Ordinances - Sec. 70-52(3).
   1 signed and sealed, 9 copies, & PDF – All plans must be folded
g. Site plan drawings to scale on 24" x 36" sheets – must meet all criteria in Treasure Island Code of Ordinances - Sec. 70-52(6).
   1 signed and sealed, 9 copies, & PDF – All plans must be folded

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

- If the application is complete → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process. This will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.
- If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: ZHUKOVSKYI USA LLC
Address: BRANDON, FL 33511
BRANDON, FL 33511
Phone: 813-585-2390
Fax:
Email: dev@zhukdev.com

Agent:
Address:
Phone:
Fax:
Email: dev@zhukdev.com

List all Legal Owner(s) of Property: ZHUKOVSKYI USA LLC
ZHUKOVSKYI USA LLC

Complete legal description (may be placed on attached separate page): SAWYER & HARRELL'S ADD BLK 2, LOT 12 LESS R/W ON E FOR GULF BLVD TOGETHER WITH V
SAWYER & HARRELL'S ADD BLK 2, LOT 12 LESS R/W ON E FOR GULF BLVD TOGETHER WITH VAC 30FT R/W ON W & LAND TO WATER

Development Name: Eli Mason Construction LLC

Site Location/Address: 10200 GULF BLVD, TREASURE ISLAND, FL 33706

Area of Development (Acreage or Square Feet): 3712

Parcel Identification Number (list all): 26-31-15-78786-002-0120

Application Request: Site Plan Approval
Site Plan Approval

Future Land Use Designation: _____ Proposed Future Land Use: single family residence

Current Zoning: A Proposed Zoning: A

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Tony Zhukovskyi
Owner/Agent

01/16/2026
Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF _____
COUNTY OF _____

_____
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): _____

Parcel I.D. Number(s).: _____

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed _____ as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): _____

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

STATE OF: _____
COUNTY OF: _____
The foregoing instrument was acknowledged before me this _____day of _____, _____, by (company/agent) _____ by (persons name) _____, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

Sec. 70-52. - Submission requirements.

Any site plan submitted for review shall contain the following:

(1) Completed development application.

(2) Proof of ownership of the property; i.e. deed, title abstract.

(3) A boundary survey of the property at a scale not smaller than one inch equals 30 feet. Said survey shall meet the minimum requirements of the state, and shall include the following information, when applicable to the site:

a. A complete legal description of the property (metes and bounds or subdivision information), property tax roll parcel number(s), and a notation of total gross site area, in square feet and acres.

b. An accurate depiction, with complete dimensioning, of all existing rights-of-way and easements of record running across, or immediately adjacent to, the site. Right-of-way names and widths shall be labeled. Easements shall be labeled as to purpose (utility, ingress/egress, etc.) and recording information (plat or O.R. book and page numbers) shall be noted.

c. The locations of all existing structures and other manmade improvements (paving, fences, aboveground utility lines, etc.) on the property, with complete dimensioning and existing setback distances to property lines, to the nearest one-tenth of a foot.

d. An accurate depiction and description of existing wetlands, mangrove stands, or other environmentally sensitive areas on the site, immediately adjacent to the site, or immediately offshore from the site.

e. Jurisdictional or regulatory boundaries such as Coastal Construction Control Line, 1968 Treasure Island Mean High Water Line, Erosion Control Line, and the like.

f. Flood zones, base flood elevations, and the Limit of Moderate Wave Action, if applicable.

g. Riparian rights or submerged land lease description (if applicable).

h. The signature and seal of a land surveyor registered in the State of Florida.

(6) Site plan drawings shall be prepared at a scale not smaller than one inch equals 30 feet and shall include, at a minimum, the following information:

a. The name and address of the property owner and/or developer; complete legal description of the property, consistent with that found on the survey; north arrow; date and scale of drawings; complete dimensioning in feet and decimal fractions thereof; sheet numbers, total number of sheets, and sheet index.

b. The locations, names, and widths of all existing and proposed rights-of-way, reservations, easements, canals, and waterways adjacent to or running across the property.

c. The existing land use, and zoning district designations, of the site and all adjacent properties, including those lying across adjacent rights-of-way from the site.

d. Historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site, and provisions to protect such structures or archaeological sites from any adverse effects of the proposed development.

e. Existing public beach or waterfront access ways, if any, and provisions to ensure continued public use of same. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see section 70-53).

f. A table summarizing the total area of the site, in square feet and acres, with square footages and percentages of total site area, for component subareas including, but not limited to, the following:

1. Area covered by buildings.

2. Impervious surface area.

3. Total gross floor area.

4. On-site recreation area(s), if applicable.

5. Open space, including stormwater retention areas, buffers and other landscaped areas.

6. Vehicular circulation and parking area(s).

7. Any other special component subareas of the site.

g. Footprints of all buildings, with notations or graphic representations of required and proposed setbacks distances from all property lines and water bodies (show Pinellas County Coastal Construction Control Line, seawall, and 1968 Treasure Island Mean High Water Line, if applicable), building heights, number of floors, and where applicable, the

number, size, and type of dwelling or hotel/motel units and the proposed density (units per acre).

h. All off-street parking, driveway entrances, walkways, decks and patios; the type of surfacing, size, angle and width of parking spaces, driveway entrances and aisles; a schedule showing the number of parking spaces provided and the number required by the provisions of the land development regulations; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles.

i. Details and design specifications for any proposed new roadway construction or connections to existing roadways, with references to, and evidence of compliance with, applicable city, county, and/or state design standards and permitting requirements.

j. All existing and proposed utility and drainage provisions, including, but not limited to:

1. Potable and reclaimed water and sanitary sewer connections, meter sizes, pipe sizes and specifications, manhole rim and invert elevations, direction of flow, and top and bottom elevations; estimates of water consumption and sewage discharge (gallons per day).

2. Telephone, electrical, and natural gas service connections.

3. Solid waste disposal facilities, including proposed location(s) and screening of containers or other equipment.

4. The locations of all existing and proposed fire hydrants within 250 feet of the site.

5. Provisions for the adequate retention and disposition of the first one inch of stormwater on-site, indicating the location, size, type, and/or grading of retention areas, catch basins, pipes, and connections to the existing municipal drainage system.

k. Architectural building elevations (all sides) showing finished grades at building walls, base flood elevation, lowest finished floor elevation(s), height(s) to top of roof, and height(s) of appurtenances above roof. Each page of the architectural building elevations shall be provided to the city in portable document format (.pdf).

l. Existing topography, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart.

m. Proposed finished grading, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart, particularly along property lines.

n. Location of, and improvements within, any proposed on-site recreation area(s), or other lands to be dedicated for public recreational purposes.

o. Provisions for the use of open space, and a landscape plan indicating the location, species, size, and description of existing trees (to be preserved or removed) and all proposed new landscape materials; provisions for the effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses; and protection of existing environmentally sensitive areas, other natural features, and their ecological functions.

p. Location(s), type(s), height(s), and face area(s) of existing and proposed freestanding signs; location(s), type(s), and specifications of existing and proposed exterior lighting.

q. Location(s), type(s), and height(s) of fences, retaining walls, and screen planting(s).

r. Any additional data, plans, or specifications which the applicant believes are pertinent and will assist in clarifying the application.

AGENDA ITEM NO. 10.D

Item Cover Page

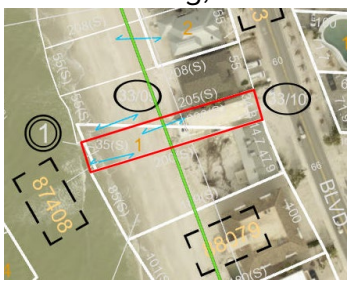
PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000597-2026 An application requesting approval of two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report - VAR-000597-2026.pdf
2. Application.pdf
2507-056 digital signed survey.pdf
8564_PDF Set-variance_1-19-26.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000597-2026
FEBRUARY 19, 2026

DESCRIPTION	An application requesting approval of two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.
SITE LOCATION:	8564 W Gulf Blvd
PARCEL ID #:	25-31-15-00000-330-1000
LEGAL DESCRIPTION:	PT OF GOVT LOT 3 OF SEC 25--31-15 & PT OF LOT 1 BLK 1 SUNSET BEACH UNIT 2 DESC BEG MOST N'LY COR OF SEA LODGE CONDO TH S70DW 200FT(S) TO MHW TH NW'LY ALG MHW 35FT(S) TH N70DE 200FT(S) TH S20DE 34.8FT TO POB
PROPERTY OWNER:	White Sands Estate, LLC 201097 Shady Hill Lane Tampa, FL 33647
AGENT	David Thomas 144 NE Lincoln Circle N St. Petersburg, FL 33702
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Medium
Zoning:	RM-15

Adjacent Property (Use):

North:	Single-Family Residential	East:	Multi-Family Residential
South:	Multi-Family Residential	West:	Public Beach

Site Area:	6,961 Sq. Ft. (Approx 0.15 Acres)
Flood Zone:	VE-12 & AE-10 (Coastal A) FIRM Panel 12103C0194H & 12103C0257H

REQUEST:

The applicant seeks approval for two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.

Request	Standard	Proposed	Variance	Magnitude
Side Setback (North)	7.5-Feet	6.5-Feet	1-Foot	13.3%
Side Setback (South)	7.5-Feet	6.5-Feet	1-Foot	13.3%

PROPERTY HISTORY/SUMMARY:

The subject property is currently vacant following the demolition of previously existing structures in 2025 due to damage sustained during the 2024 hurricane season. The subject property is substandard in lot width, with a total width of 34.8-feet, providing a total buildable width of less than 20-feet. The parcel also contains a private 5' access easement along the southern boundary providing exclusive beach access for the multi-family development located on the opposite side of W. Gulf Blvd. The applicant seeks approval of variances to the interior side setbacks to increase the buildable area in width to allow the construction of a standard sized 2-car garage allowing additional width necessary for building materials and structural support beams.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on West Gulf Boulevard from south side of Lot 3, Sunset Beach Sub. Unit No. 4 (between 81st Avenue and 82nd Avenue) to north side of O'Connell's Replat (West Gulf Boulevard near south end of Harrell Avenue):

West side: A, except street side, 20 feet
Class A:
Lots 3,001 or more square feet:
Side: 7.5 feet
Rear: 10 feet

TREAURE ISLAND COMPREHENSIVE PLAN:

Approval of the requested variance is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and

protected while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes.

- Policy 1.2.7: The land development regulations shall contain provisions ensuring the compatibility of adjacent land uses and provide for adequate and appropriate buffering
- Polic 1.3.5: The land development regulations shall contain provisions wherein residential land uses are encouraged in a manner which is compatible with the type and scale of surrounding land uses

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   This variance request is directly attributable to the unusually narrow width of the subject property, which is among narrowest parcels along Gulf Boulevard.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would restrict the applicant from developing a standard 2-car garage, which constitutes a minimum of 18 feet of interior building width in addition to clearance required for structural support columns.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The size and configuration of the existing parcel is not the result of the actions of the applicant or their agent.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The proposed variance is the minimum variance required to construct the proposed 2-car garage sought out by the applicant, which is a reasonable expectation for residential uses in this district.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary***

hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.
Redevelopment *– Not applicable. The subject property is currently vacant.*

Substandard lot(s) *– The subject property is substandard in lot width, a single-family residence within the RM-15 zoning district requires a minimum lot width of 40-feet.*

Neighborhood character *– The neighborhood consists of a blend of existing single-family structures and multi-family developments generally characterized by both minimal and wide interior side setbacks throughout the surrounding context.*

Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

Architectural and/or engineering considerations *– The proposed developments will contribute to disaster resilience through engineering and design considerations.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance is in harmony with the general intent and purpose of this chapter of promoting comfort, order, and appearance to the people of Treasure Island.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood, a reasonable setback will remain in place between the subject property the adjacent parcels.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, staff recommends **APPROVAL** of two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the subject property.

ATTACHMENTS:
1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. VAR-000597-2026
LOCATION: 8564 W. GULF BLVD., TREASURE ISLAND, FL 33706
PARCEL ID #: 25-31-15-00000-330-1000
PROPERTY OWNER: WHITE SANDS ESTATE, LLC

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

A request for two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.

1. The proposed improvements shall be substantially consistent with the plans prepared by Dorosinski & Thomas LLC, dated November 10, 2025.

2. This approval shall be contingent on the concurrent approval of Site Plan Review application SITE-000598-2026

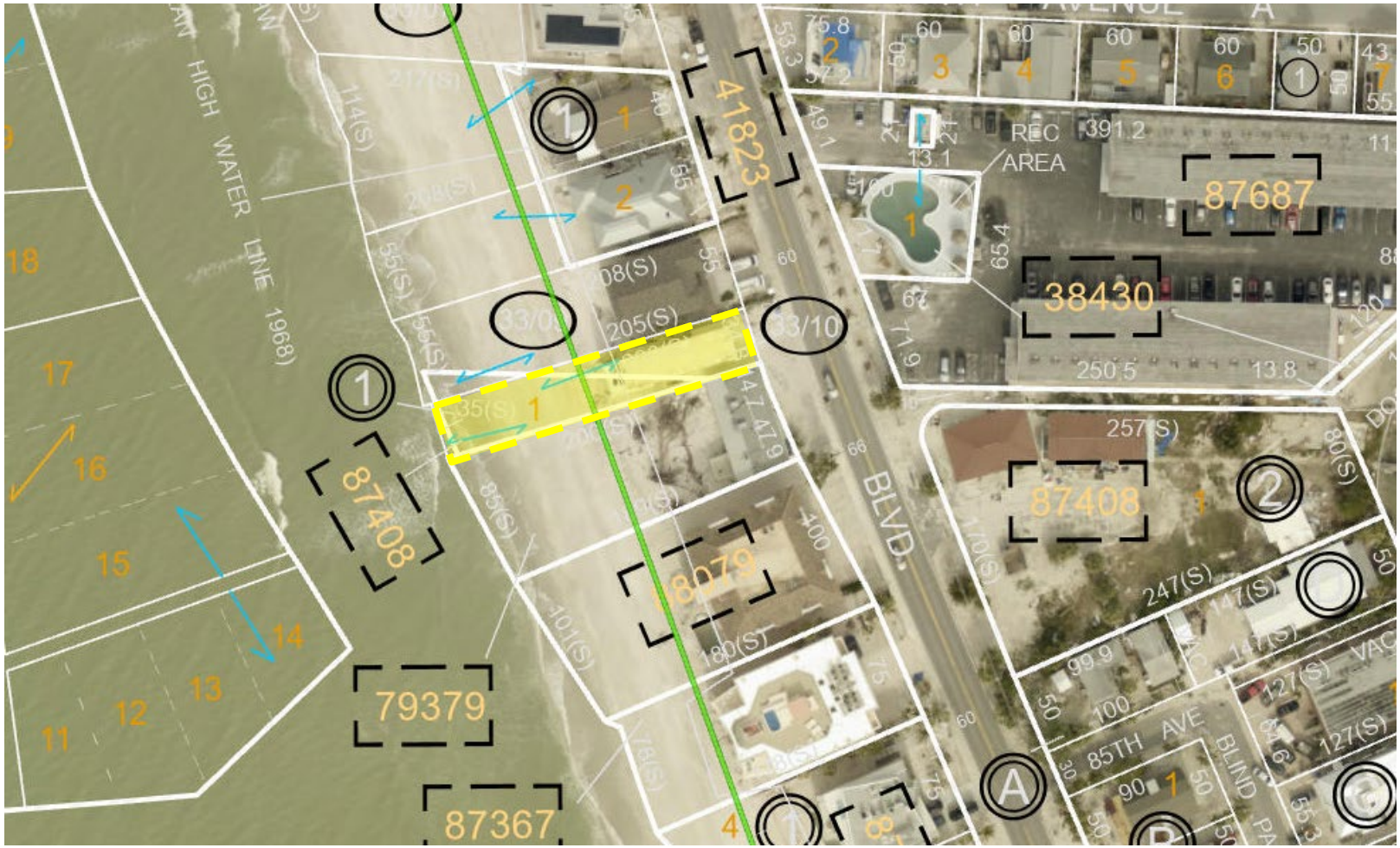
_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706



Attachment 1. Project Location Map

Case No.: VAR-000597-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

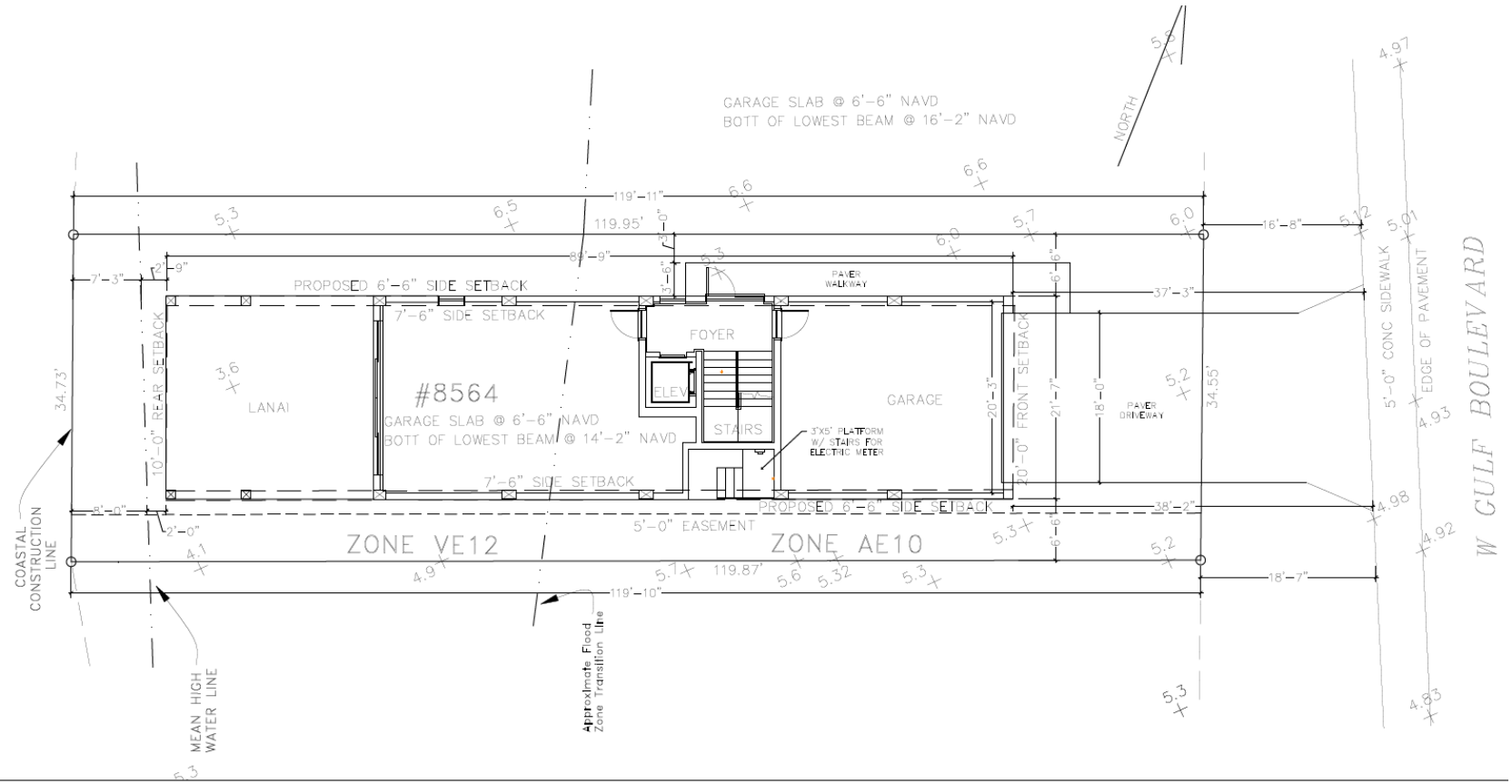
N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000597-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

N



PROPOSED SITE LAYOUT

Attachment 3. Site Plan

Case No.: VAR-000597-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

VARIANCE REQUEST NARRATIVE FORM

Applicant Name: White Sands Estate LLC, Michael Langley

Variance Address: 8564 W Gulf Blvd, Treasure Island, FL 33706

Application Number (Office Use): _____

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.

The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).

All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:

1. *An extension of time has been approved by the approving body;*
2. *Building permits relating to the requested variance have either been applied for or granted; or*
3. *A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.*

Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.

For any questions please email zoning@mytreasureisland.org

1. ***The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).***

   a one-foot variance to reduce side setbacks from 7'-6" to 6'-6" due to lot width of only 34.55'

2. ***State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***

   Due to lot width of 34.55', it would fall within the 5'-0" side setback but with the depth of the lot being 119' it puts us over the lot square footage requirement giving us 7'-6" side setbacks.

3. ***State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.***

   Minimum parking area requirement is a 9'x18', without the variance the garage only has 17'-6" clear between the structural support columns and 18'-2" from wall to wall. With the variance, it will allow for a 2-car garage.

4. ***State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***

   Hurricanes Helen and Milton in 2024 caused major damage to previous existing home that had to be demolished.

5. ***Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.***

   Yes, the additional 1'-0" on each side will allow for an 18'-0" wide garage door to allow a 2-car garage with inside clear width of 20'-0" from wall to wall and 19'-6" between support columns to allow car door clearance and clear walk path around vehicles.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:***

a. ***Redevelopment.*** ***Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?***

No, existing home was demolished

b. ***Substandard lot(s).*** ***Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?***

Yes

c. ***Neighborhood character.*** ***Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?***

Yes

d. ***Public facilities.*** ***Does the proposed project involve the development of public parks, public facilities or public utilities?***

No

e. ***Architectural and/or engineering considerations.*** ***Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?***

Yes, concrete pilings and CIP columns, beams will be used.

7. ***Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?***

Yes

8. ***Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?***

Yes

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF PINELLAS

White Sands Estate LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 8564 W Gulf Blvd, Treasure Island, FL 33706

Parcel I.D. Number(s).: 25-31-15-00000-330-1000

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed David Thomas as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Michael E Langley
SIGNATURE OF PROPERTY OWNER(S): [signature]
DATE: 21 Jan 2026

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 21 day of Jan, 2026 by (company/agent) White Sands Estate LLC by (persons name) Michael Langley, it's (title) owner who is personally known to me, or who has produced MI ID exp 10/31/26 as identification and who ✓ did _____ did not take an oath.

Nancy Rigg
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number: 669283
Commission Expires: APR 24 2029

NANCY RIGG
Notary Public - State of Florida
Commission # HH 669283
My Comm. Expires Apr 24, 2029

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Angela Reimer, Esquire
P.O. Box 340180
Tampa, Florida 33694

QUIT CLAIM DEED

Made this 17 day June, 2022, between Grantor, **Michael E. Langley, an unmarried man,** whose mailing address is 8564 West Gulf Blvd., Apartment 1, Treasure Island, Florida 33706, party of the first part, and **White Sands Estate, a Florida Limited Liability Company**, whose mailing address is 8564 West Gulf Blvd., Apartment 1, Treasure Island, Florida 33706, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said party of the second party, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described property(s), lot(s), piece or parcel(s) of land, situate, lying and being in Pinellas County, Florida, to-wit:

That part of Government Lot 3, Section 25, Township 31, South, Range 15 East, and that part of Lot 1, Block 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, according to the plat thereof, recorded in Plat Book 23, Page 1, of the Public Records of Pinellas County, Florida, described as follows:

From the Northeast corner of said Lot 1, Block 1, SUNSET BEACH SUBDIVISION UNIT NO.2, run North 20 degrees 19' West 14.75 feet to a Point of Beginning on the West boundary of Gulf Boulevard; thence run South 70 degrees 08' West 120 feet, more or less, to a Point "A" at the mean high tide line of the Gulf of Mexico; return to the Point of Beginning; thence run North 20 degrees 19' West 34.8 feet along the West boundary of Gulf Boulevard; thence South 70 degrees 08' West 120 feet, more or less, to the mean high tide line of the Gulf of Mexico; thence Southeasterly along the mean high tide line to said Point "A"; thence North 70 degrees 08' East to the Point of Beginning. Parcel ID Number 25-31-15-00000-330-1000

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Witness #1 Signature

Witness #2 Signature

Witness #1 Print

Witness #2 Print

Michael E. Langley

STATE OF Virginia
COUNTY Norfolk

The foregoing instrument was acknowledged before me this 17 day of June 2022, by Michael E Langley, who ___ are personally known to me or X who have produced Florida Driver License as identification and who did not take an oath.

NOTARY PUBLIC - State of: Virginia

DIAHANN M. CHANDLER
NOTARY PUBLIC
REGISTRATION # 7155684
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
October 31, 2023

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST

PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:
THAT PART OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THAT PART OF LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, RUN NORTH 20°19' WEST, 14.75 FEET TO A POINT OF BEGINNING ON THE WEST BOUNDARY OF GULF BOULEVARD; THENCE RUN SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO A POINT "A" AT THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; RETURN TO THE POINT OF BEGINNING; THENCE RUN NORTH 20°19' WEST, 34.8 FEET ALONG THE WEST BOUNDARY OF GULF BOULEVARD; THENCE SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY, ALONG THE MEAN HIGH TIDE LINE TO SAID POINT "A"; THENCE NORTH 70°08' EAST TO THE POINT OF BEGINNING.

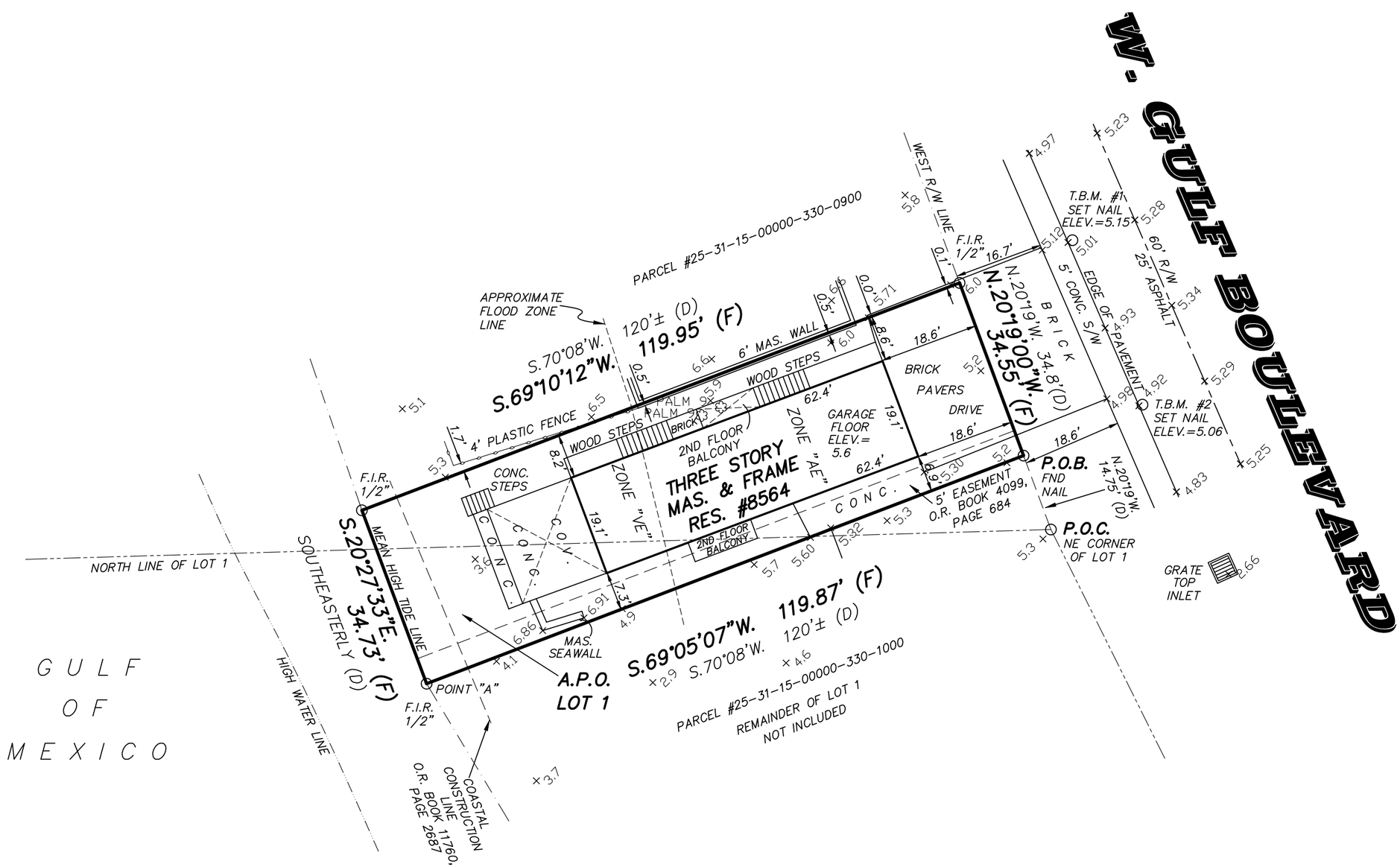
NORTH

SMITH SURVEYORS

SCALE : 1"= 20'

SCALE 1" = 20'

0' 10' 20' 30'



CERTIFIED TO:
MICHAEL LANGLEY

NOTE: ALL TREES ARE MEASURED IN INCHES.
ELEVATIONS ARE BASED ON NGS BENCHMARK "PBE 141", ELEVATION 4.33 (NAVD88).
BEARINGS ARE BASED ON THE EAST R/W LINE OF AS BEING "N.0°15'50"W.", PER PLAT.

Legend

PC	:Point of Curvature	TBM	:Temporary Benchmark	CONC.	:Concrete
PT	:Point of Tangency	BM	:Benchmark	A.P.O.	:A Part Of
PRC	:Point of Reverse Curvature	PP	:Power/Utility Pole	COV.	:Covered
PCC	:Point of Compound Curvature	PSM	:Professional Surveyor & Mapper	MAS.	:Masonry
P.I.	:Point of Intersection	LB	:Licensed Business	RES.	:Residence
SIR	:Set Capped Iron Rod 1/2" #6962	RLS.	:Registered Land Surveyor	P.B.	:Plat Book
FIR	:Found Iron Rod	ATIMA	:As Their Interests May Appear	PG.	:Page
FIP	:Found Iron Pipe	ISAOA	:It's Successors And/Or Assigns	TYP.	:Typical
FCM	:Found Concrete Monument	R.C.P.	:Reinforced Concrete Pipe	W.F.	:Wood Fence
S.C.M.	:Set Concrete Monument	(P)	:Plat	EL.	:Elevation
SET DISK	:Set P-K Nail & Disk	(D)	:Deed	ASPH.	:Asphalt
FND DISK	:Found P-K Nail & Disk	(Desc)	:Description	W.C.	:Witness Corner
FND RRS	:Found Railroad Spike	(C)	:Calculation	R/W	:Right Of Way
NCF	:No Corner Found or Set	(F)	:Field Measured	ESMT.	:Easement
PRM	:Permanent Reference Monument	SEC.	:Section	S/W	:Sidewalk
O/H	:Overhead Wires	TWP.	:Township	C.B.	:Chord Bearing
C.L.F.	:Chain Link Fence	RGE	:Range	COL	:Column
P.O.B.	:Point of Beginning	C/L	:Centerline	SQ.	:Square
P.O.C.	:Point of Commencement	A/C	:Air Conditioner	DIA.	:Diameter
P-K	:Parker-Kalon	O/A	:Overall	U.S.	:United States
O.R.B.	:Official Records Book				
V.G.	:Concrete Valley Gutter				

Surveyor's Notes:

1) Property shown hereon appears to be located in Flood Zone "AE & VE" per F.I.R.M. No. 12103C 0257H Dated 8-24-21. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=AE-10 & VE-12.
2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet.
5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.

PARTY CHIEF:	S.L.
DRAWN BY:	C.E.

SMITH SURVEYORS

DAVID L. SMITH
SURVEYING AND MAPPING, INC.
1406 W. LINEBAUGH AVE. Tampa, Fl. 33612
Phone (813) 935-1960 Fax (813) 933-9446

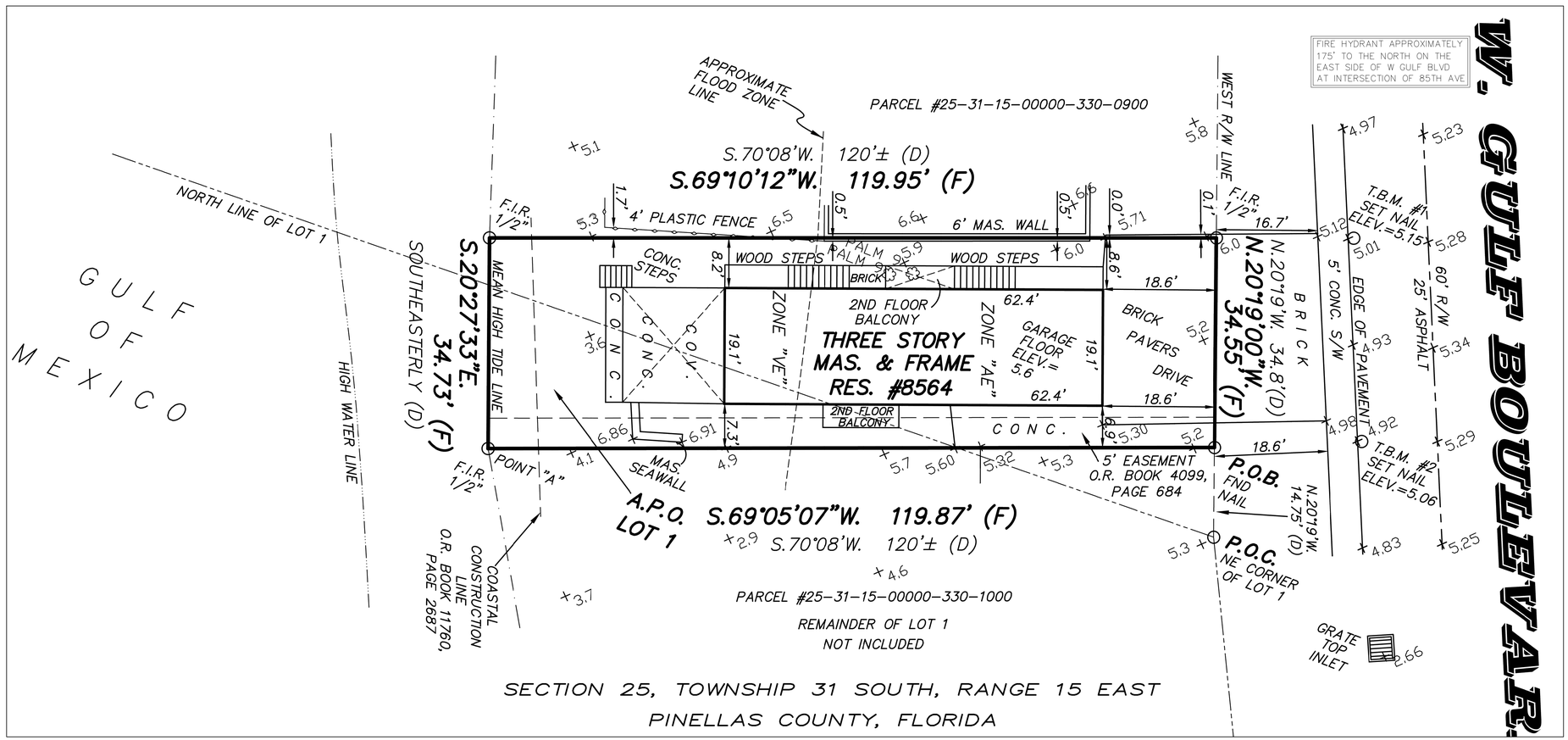
Certificate of Authorization "L.B. #6962"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050.051.052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for information purposes only and is not valid.

J. MICHAEL FUQUA P.S.M. 4192 Signature Jourdona La Fate Digitally signed by Jourdona La Fate Date: 2026.01.12 15:26:59 -05'00' Date

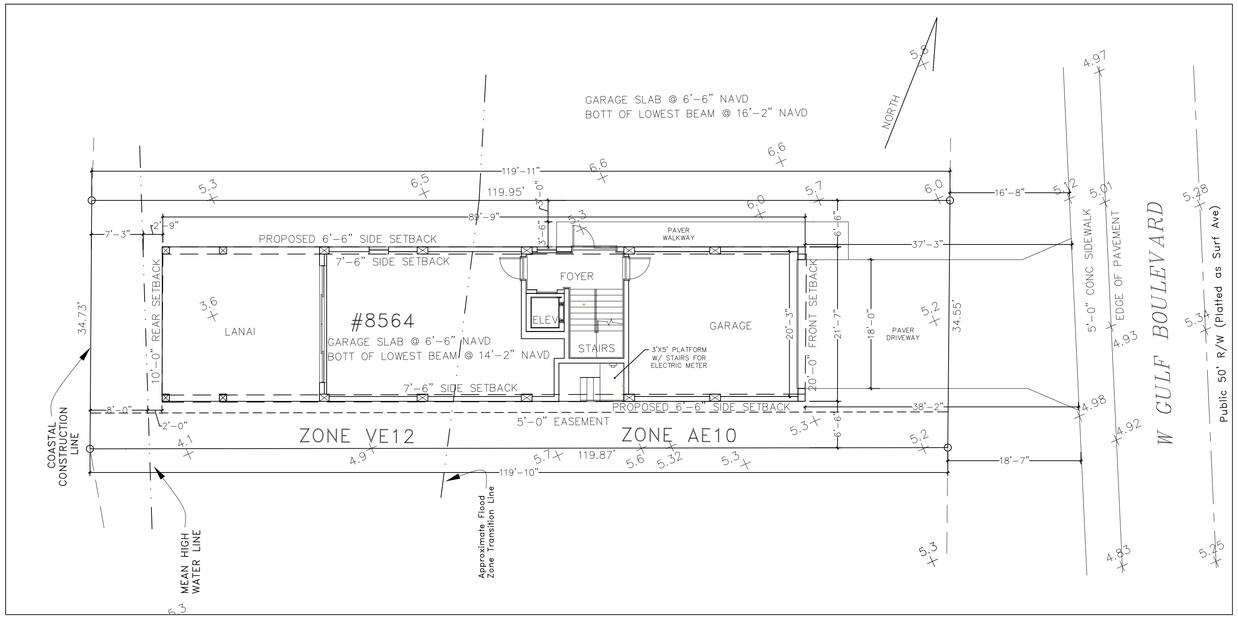
Field Date: 08/04/25
Job Number: 2507-056



LEGAL DESCRIPTION:
THAT PART OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THAT PART OF LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, RUN NORTH 20°19' WEST, 14.75 FEET TO A POINT OF BEGINNING ON THE WEST BOUNDARY OF GULF BOULEVARD; THENCE RUN SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO A POINT "A" AT THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; RETURN TO THE POINT OF BEGINNING; THENCE RUN NORTH 20°19' WEST, 34.8 FEET ALONG THE WEST BOUNDARY OF GULF BOULEVARD; THENCE SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY, ALONG THE MEAN HIGH TIDE LINE TO SAID POINT "A"; THENCE NORTH 70°08' EAST TO THE POINT OF BEGINNING.

SURVEY SHOWING PREVIOUS BUILDING
SCALE: NTS



PROPOSED SITE LAYOUT
SCALE: 1'=10'-0"

Parcel #: 25-31-15-00000-330-1000
CONSTRUCTION TYPE: IIB

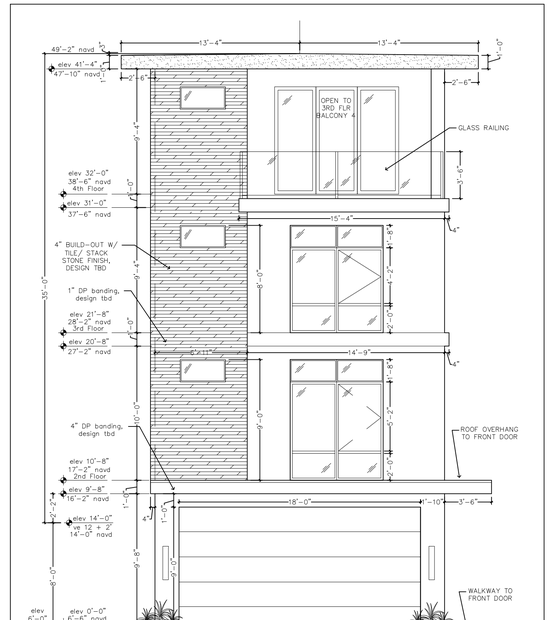
Site Address:
8564 W GULF BLVD
TREASURE ISLAND, FL 33706

Acreage: 0.15 acre
Property SF: 6,961

Map/ Panel #: 12103C0194G
Jurisdiction: 125153 City of Treasure Island
County Name: Pinellas County
Firm Index Date: 09-03-2001
Elevation Datum: NAVD 1988
Zoning Category: Residential
Zoning: RM-15
Description: Residential - Single-Family
Flood Zone: AE10 & VE12 BFE =12.0', DFE =14.0'
Future Land use: RM-15

Lot Area Calcs:

house	(46%)1,939	sq. ft.
driveway	361	sq. ft.
walkway	153	sq. ft.
pads	-	sq. ft.
pervious	(41%)1,710	sq. ft.
total	4,153	sq. ft.



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

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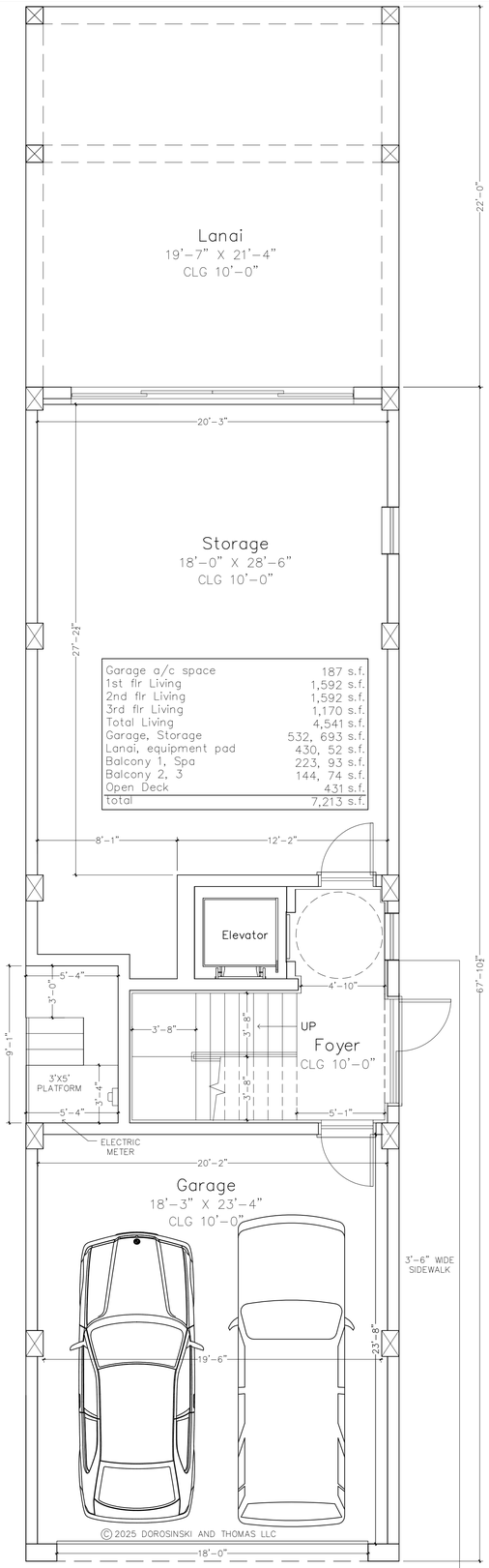
CUSTOM HOME FOR THE LANGLEY RESIDENCE
8564 W GULF BLVD
TREASURE ISLAND, FLORIDA

PROPOSED SITE LAYOUT FOR VARIANCE

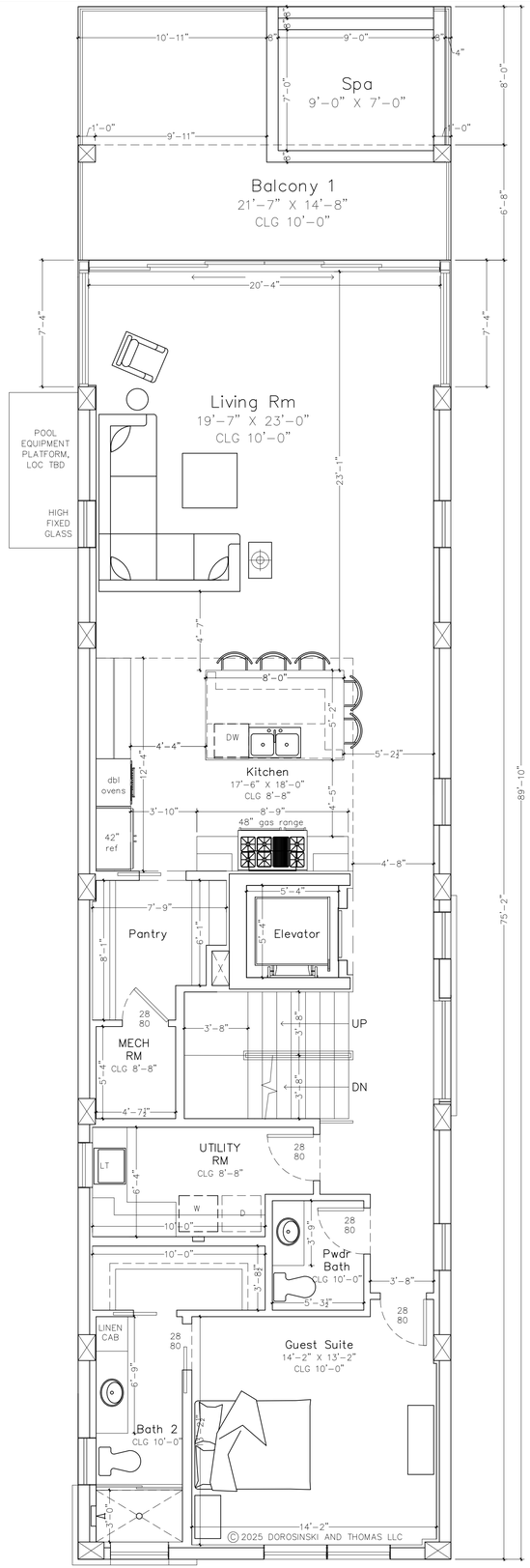
NO.	BY:	DATE:
1	SITE LAYOUT REVISIONS	11-10-25

ISSUE DATE: 11-10-25
DRAWN BY: dbl
SCALE: 1/4" = 1'-0"
CHECKED BY: SSD
JOB NO: -

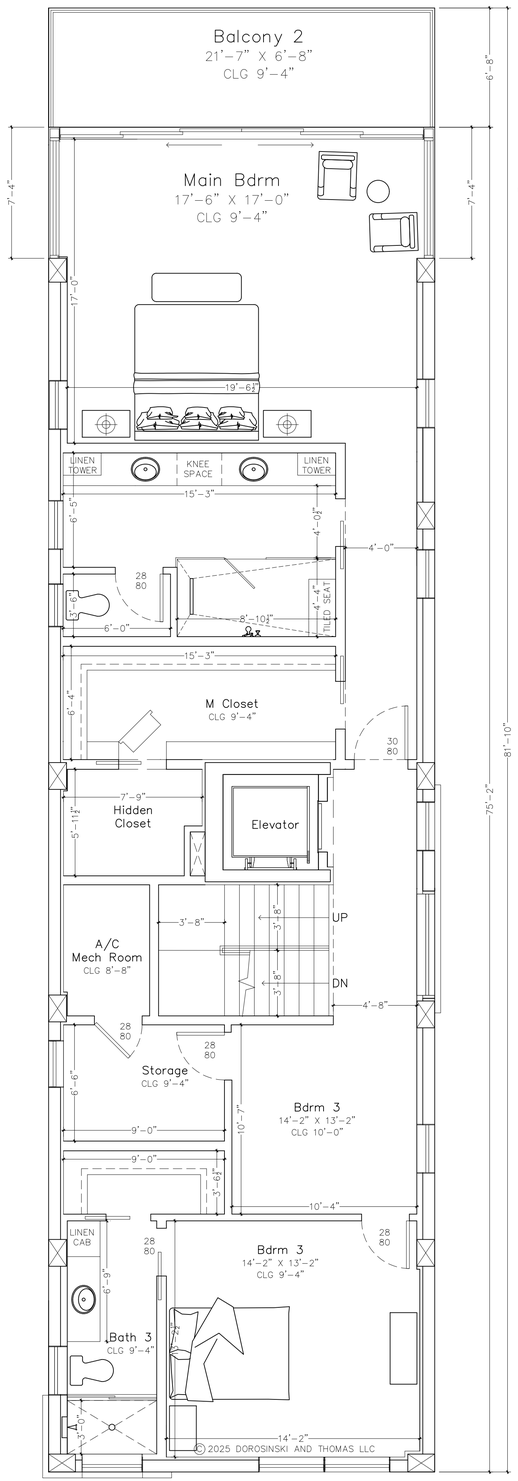
C1



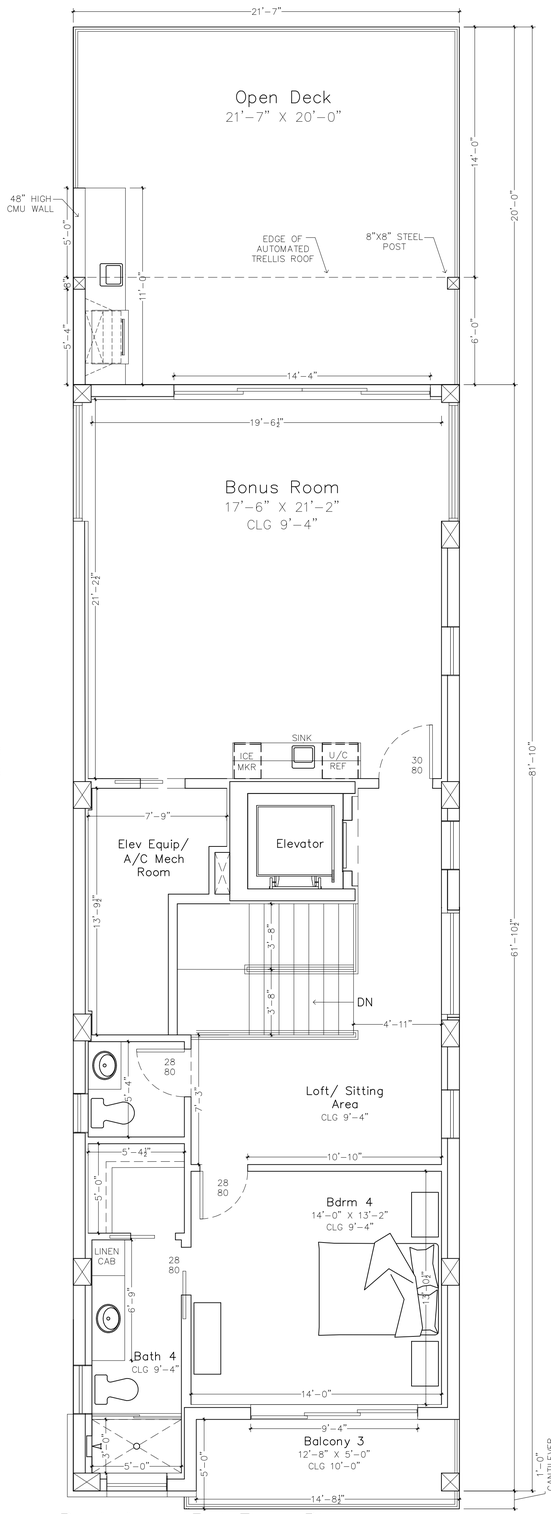
Preliminary Ground Floor Plan



Preliminary 1st Floor Plan



Preliminary 2nd Floor Plan



Preliminary 3rd Floor Plan

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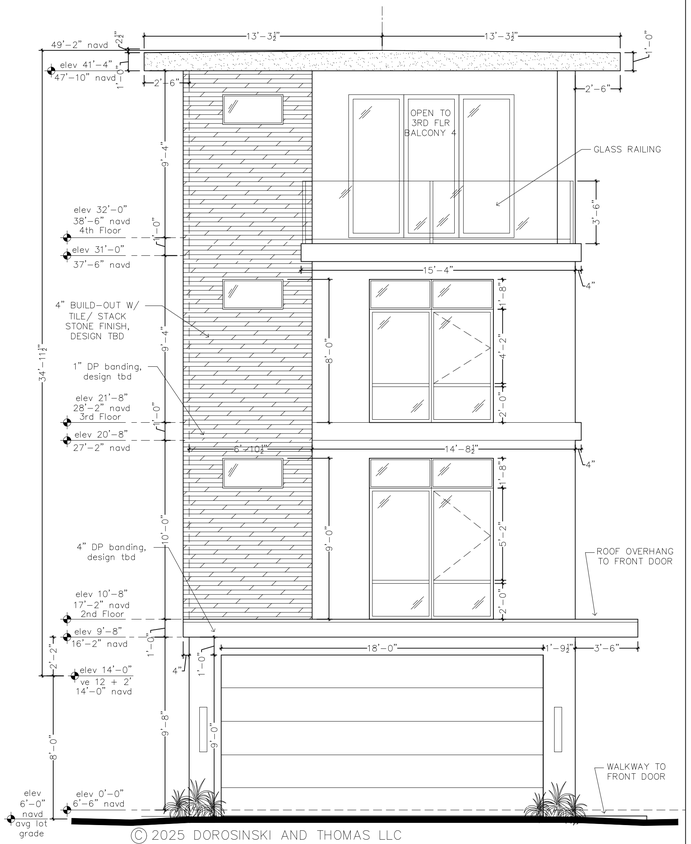
CUSTOM HOME FOR THE LANGLEY RESIDENCE
8564 W GULF BLVD
TREASURE ISLAND, FLORIDA

FLOOR PLANS – VARIANCE

REVISIONS	DATE:
FLOOR PLANS	11-10-25

ISSUE DATE:	11-10-25
DRAWN BY:	dbl
SCALE:	1/4" = 1'-0"
CHECKED BY:	SSD
JOB NO:	-

A1



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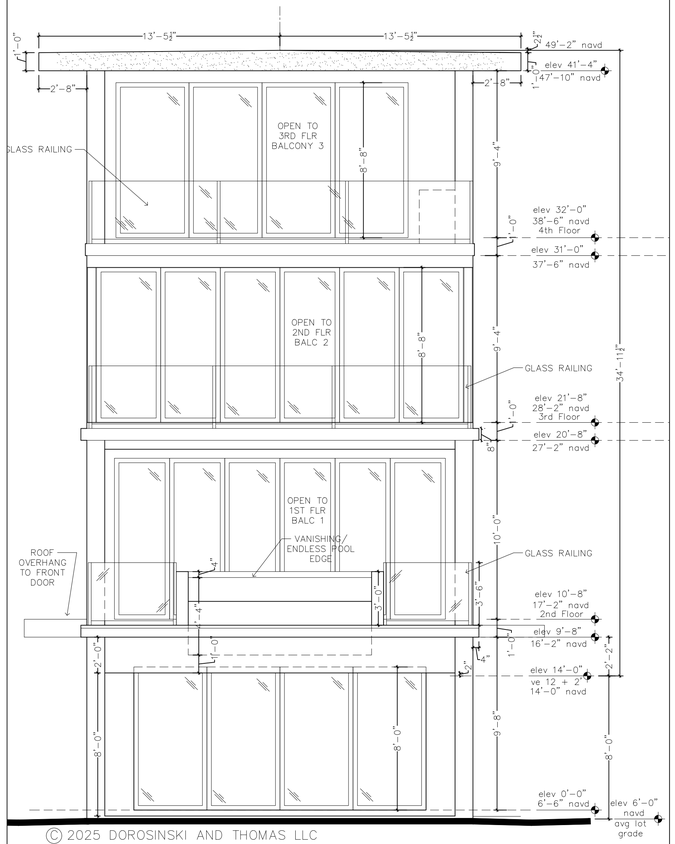
FRONT ELEVATION



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REAR ELEVATION



RENDERING TO BE UPDATED SHOWING RECESS AREA FOR ELECTRIC METER

PROPOSED FRONT RENDERING

SCALE: NTS



PROPOSED REAR RENDERING

SCALE: NTS

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CUSTOM HOME FOR THE LANGLEY RESIDENCE

8564 W GULF BLVD

TREASURE ISLAND, FLORIDA

REV. BY:	DESCRIPTION:	DATE:
DBT	CONSTRUCTION SET	11-10-25

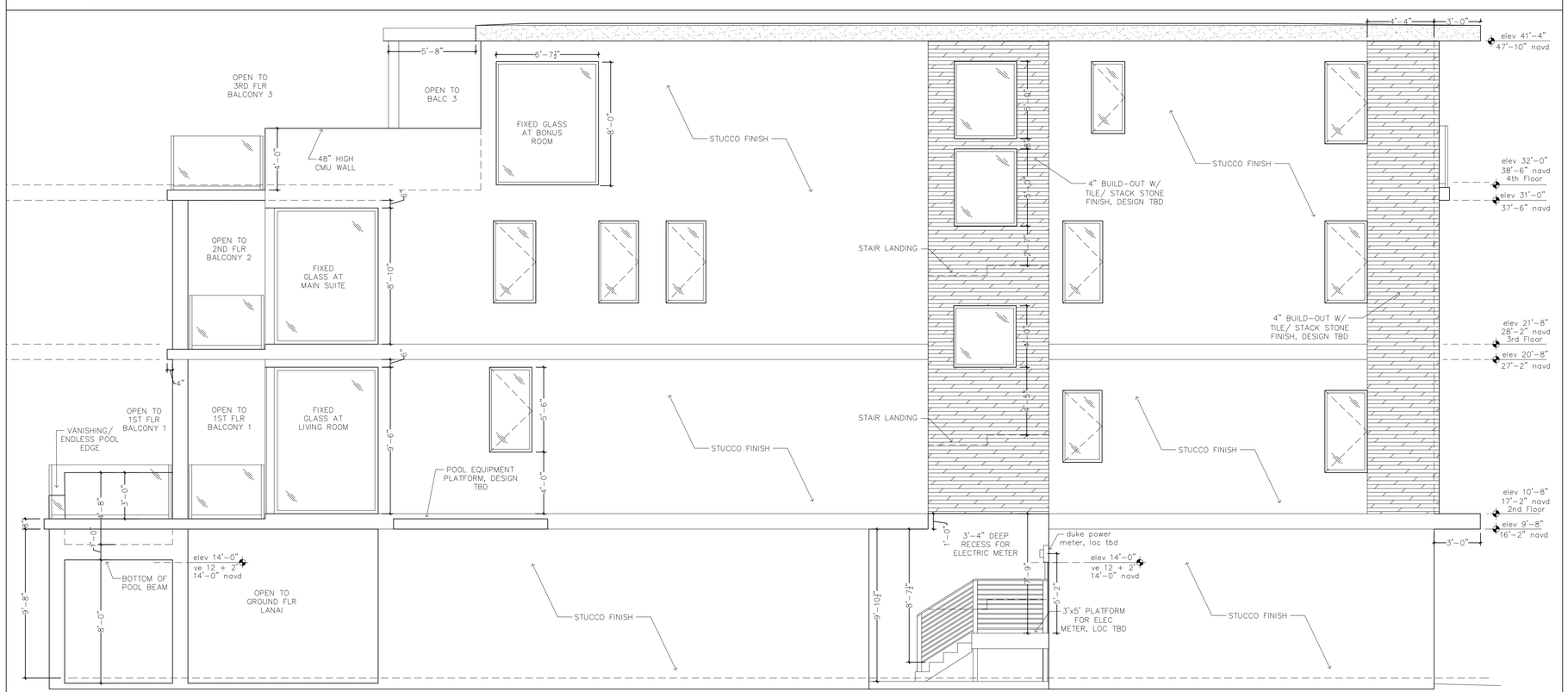
ISSUE DATE:	11-10-25
DRAWN BY:	dbt
SCALE:	1/4" = 1'-0"
CHECKED BY:	SSD
JOB NO:	-

FRONT AND REAR EXTERIOR ELEVATIONS

A2



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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CUSTOM HOME FOR THE LANGLEY RESIDENCE
8568 W GULF BLVD
TREASURE ISLAND, FLORIDA

ISSUE	DATE
CONSTRUCTION SET	11-10-25

ISSUE DATE: 11-10-25
DRAWN BY: dbl
SCALE: 1/4" = 1'-0"
CHECKED BY: SSD
JOB NO: -

SIDE EXTERIOR ELEVATIONS

A3

AGENDA ITEM NO. 10.E

Item Cover Page

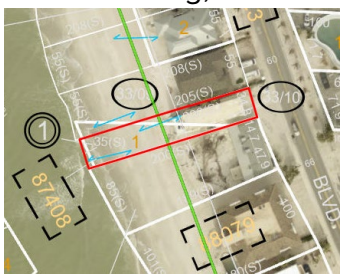
PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000598-2026 Site Plan Review to allow construction of a new single-family dwelling.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report SITE-000598-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf
8564_PDF Set-Site Plan approval_1-19-26.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000598-2026
FEBRUARY 19, 2026

DESCRIPTION	Site Plan Review to allow construction of a new single-family dwelling.
SITE ADDRESS:	8564 W. Gulf Blvd.
PARCEL ID #:	25-31-15-00000-330-1000
LEGAL DESCRIPTION:	PT OF GOVT LOT 3 OF SEC 25--31-15 & PT OF LOT 1 BLK 1 SUNSET BEACH UNIT 2 DESC BEG MOST N'LY COR OF SEA LODGE CONDO TH S70DW 200FT(S) TO MHW TH NW'LY ALG MHW 35FT(S) TH N70DE 200FT(S) TH S20DE 34.8FT TO POB
PROPERTY OWNER:	White Sands Estate, LLC 201097 Shady Hill Lane Tampa, FL 33647
AGENT:	David Thomas 144 NE Lincoln Circle N St. Petersburg, FL 33702
PROJECT SITE:	

GENERAL INFORMATION:

Zoning: Residential Medium (RM-15)

Adjacent Property (Use):

North:	Single-Family Residential	East:	Multi-Family Residential
South:	Multi-Family Residential	West:	Public Beach

Site Area: 6,967 Sq. Ft. (Approx 0.15 Acres)

Flood Zone: VE-12 & AE-10 (Coastal A)
FIRM Panel 12103C0194H & 12103C0257H

PROPERTY HISTORY:

The subject property is located along West Gulf Blvd abutting the Gulf of America, the site is currently vacant following the demolition of previously existing structures in 2025 due to damage sustained during the 2024 hurricane season. The subject property is substandard in lot width, with a total width of 34.8 feet where 40 feet is required; the parcel also contains a private 5' access easement along the southern boundary providing exclusive beach access for the multi-family development located on the opposite side of W. Gulf Blvd. The applicant is seeking approval of a site plan application to construct a new single-family residence alongside variance approval for reduced interior side setbacks (VAR-000597-2026). The proposed site plan application utilizes the proposed location of an updated Erosion Control Line pending adoption by the Florida Department of Environmental Protection, the developments included in this site plan application remain dependent on the adoption of this Erosion Control Line.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 3. - RM-15 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT

Sec. 68-262. - Uses permitted.

The following uses shall be allowed within an RM-15 zoning district as permitted; special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within an RM-15 zoning district:

a. Dwelling, residential.

Sec. 68-263. - Floor area requirements.

In an RM-15 zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

(1) Dwelling, residential single-family: 1,000 square feet.

Sec. 68-264. - Property development zoning regulations.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within section 68-431. Yard requirements, setbacks, height regulations, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.

(2) The maximum residential density shall be 15 dwelling units per acre.

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RM-15/Residential Medium						
Dwelling, Residential						

Single-Family	40	90	4,500	9	35	-
Maximum Lot coverage in all districts: 50%						
Impervious surface ratio – RM-15: 70%						

Sec. 68-486. - Off-street parking.

(a) *Number and description of parking spaces required.* Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of America or public beach.

(g) *Utilization of yards* (1) In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround. (3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

Sec. 68-541. - Setback classifications.

West Gulf Boulevard from south side of Lot 3, Sunset Beach Sub. Unit No. 4 (between 81st Avenue and 82nd Avenue) to north side of O'Connell's Replat (West Gulf Boulevard near south end of Harrell Avenue):

West side: A, except street side, 20 feet

Class A:

Lots 3,001 or more square feet:

Side: 7.5 feet

Rear: 10 feet

Sec. 68-561. - Alternate setback system procedures

(c) Properties bordering on the Gulf of America or public beach. For properties bordering on the Gulf of America or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII

Sec. 68-451. - Nonconforming lots.

A single-family structure may be constructed on any nonconforming lot provided all other

requirements of this Code are met.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**
   The subject property is located in the RM-15 (Residential Medium) zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas as defined within the city's Comprehensive Plan, residential medium, suitable for residential development of a medium density character together with associated special exception and accessory uses. A single-family residence is a permitted use in the RM-15 zoning district.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
   The proposed site plan is in conformance with most of the City's land development regulations. Please see notes and site data table below.
   The following will need to be addressed as conditions of approval:
   1. The proposed site plan includes a proposed variance to the north and south interior side setbacks to allow a buildable width which enables the development of a standard two car garage within the footprint of the home.
   2. The proposed site plan assumes the adoption of a proposed newly configured Erosion Control Line, if approved this site plan shall be conditional on the adoption of this Erosion Control Line as illustrated in the submitted site plan.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	40'	34.8
Lot Depth (min.)	90'	112.6' (From TIMHWL)
		119.9 (From CCCL)
		200' (From rear property line)
Lot Area (min.)	4,500 sq. ft.	6,961
Lot Coverage (max.)	50%	46%
ISR (max.)	70%	59%
FAR (max.)	Exempt	0.64
Floor Area (min.)	1,000 sq. ft.	4,451 sq. ft.
Building Height (max.)	35' (above BFE + 2ft. freeboard)	35'
Setbacks		
Front	20'	20'
Side (North)	7.5'	6' 6"
Side (South)	7.5'	6' 6"

Waterfront	10’	18’ (From CCCL)
Open Space	10’ 5” (30% of lot width)	13’
Design Flood Elevation	14’ (12’ BFE + 2’ freeboard)	14’
Parking Spaces	2	2

3) **In what respects the plan is or is not in conformance with the City’s subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
   There is no subdivision of property as a result of the proposed development.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
      The proposed development is compatible with the planned character of the RM-15 zoning district and surrounding single-family and multiple-family residential developments.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
      There will not be any change in the vehicle or pedestrian circulation pattern of W. Gulf Blvd. as a result of the proposed development. The proposed development is a single-family dwelling with no relevant provisions for the separation of on-site pedestrian and vehicular traffic, or for the storage of bicycles. The existing 5 foot private access easement along the southern property boundary will remain in place and unimpacted by the proposed developments.
   c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
      The proposed development meets the minimum open space requirements set forth in Sec. 68-561.- Alternate setback system procedures. Screening or buffering is not required due to the proposed residential development being adjacent to other residential developments.
   d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
      The proposed site plan reduces setbacks along the interior side property lines, however a general conformity to context of surrounding parcels is maintained. Additionally, the proposed site plan meets minimum open space requirements set forth by Sec. 68-561.- Alternate setback system procedures.

e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
There will be no change to the use of the public beach or access to the waterfront as a result of the proposed development.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department will determine if the proposed development will require any new or upgraded public improvements at the time of building permit review.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
No reviews will need to be performed by the Florida Department of Transportation, Southwest Florida Water Management District or the Tampa Bay Regional Planning Council.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development is new construction and not the rehabilitation or redevelopment of a nonconforming use.

STAFF RECOMMENDATION:
Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. Approval of this application shall be dependent on the adoption of a proposed Erosion Control Line that allows the proposed developments to be constructed at a

conforming setback.

2. This approval shall be contingent on the concurrent approval VAR-000597-2026 granting two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel application SITE-000598-2026
3. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Dorosinski & Thomas, dated 11/10/2025
4. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
5. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
6. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.
7. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. SPR-00058-2026
LOCATION: 8564 W. GULF BLVD, TREASURE ISLAND, FL 33706
PARCEL ID #: 25-31-15-00000-330-1000
PROPERTY OWNER: WHITE SANDS ESTATE, LLC

The Planning and Zoning Board has determined that the site plan application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in the Treasure Island Code of Ordinances and is consistent with the Comprehensive Plan as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN AS REQUESTED
[ ] DENIES THE SITE PLAN

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE SITE PLAN AS FOLLOWS WITH CONDITIONS:

A request to approve a site plan request to allow the construction of a new single-family dwelling **subject to the following conditions**.

1. Approval of this application shall be dependent on the adoption of a proposed Erosion Control Line that allows the proposed developments to be constructed at a conforming setback.
2. This approval shall be contingent on the concurrent approval VAR-000597-2026 granting two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel application SITE-000598-2026
3. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Dorosinski & Thomas, dated 11/10/2025
4. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
5. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
6. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.

7. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

_____ _____

Chair or Vice Chair Date
Planning & Zoning Board

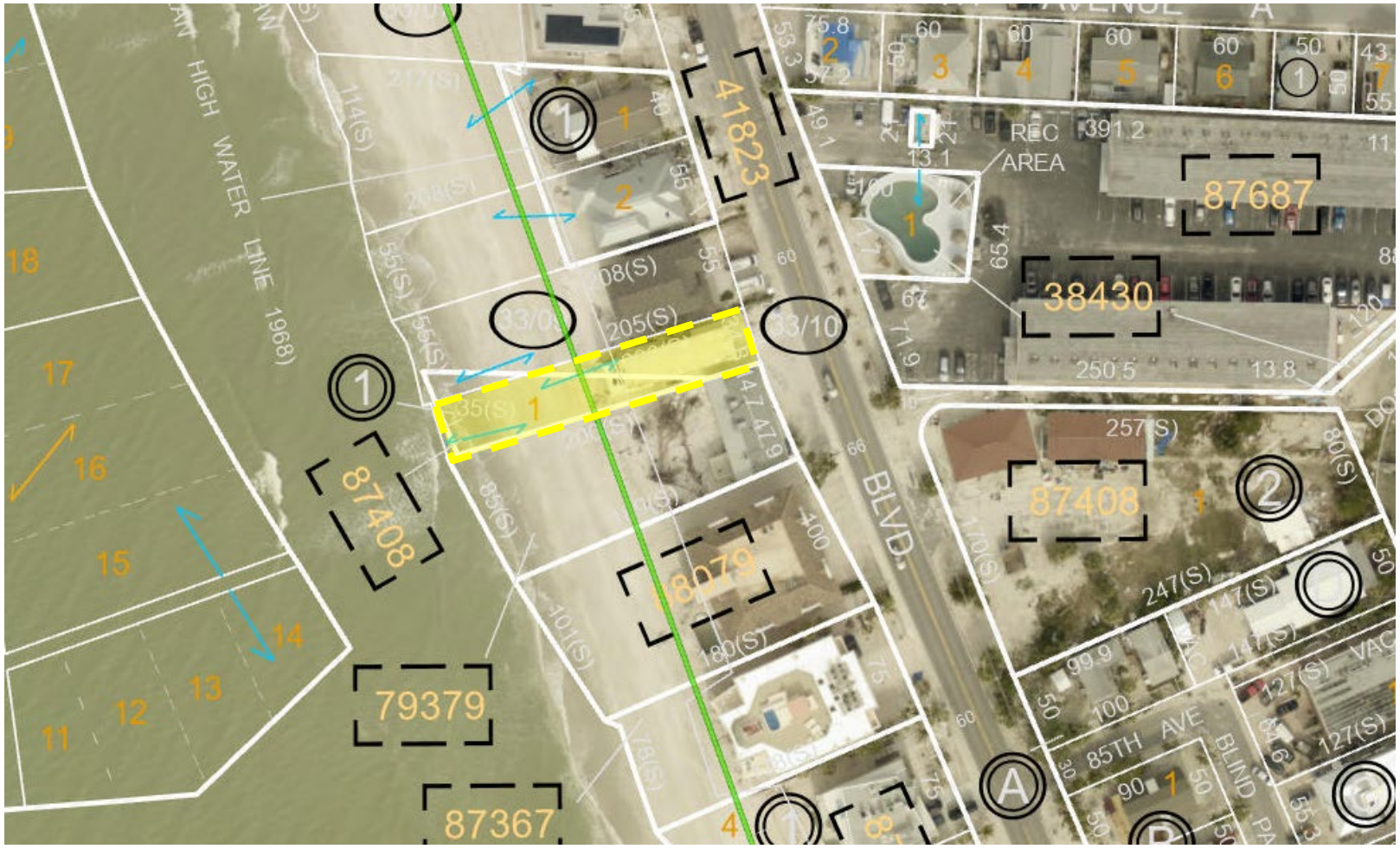
ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: Pursuant to Section 70-92(f), if within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan shall expire; provided, however, that the original approving body and applicant may jointly agree to extend such period of approval.

NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

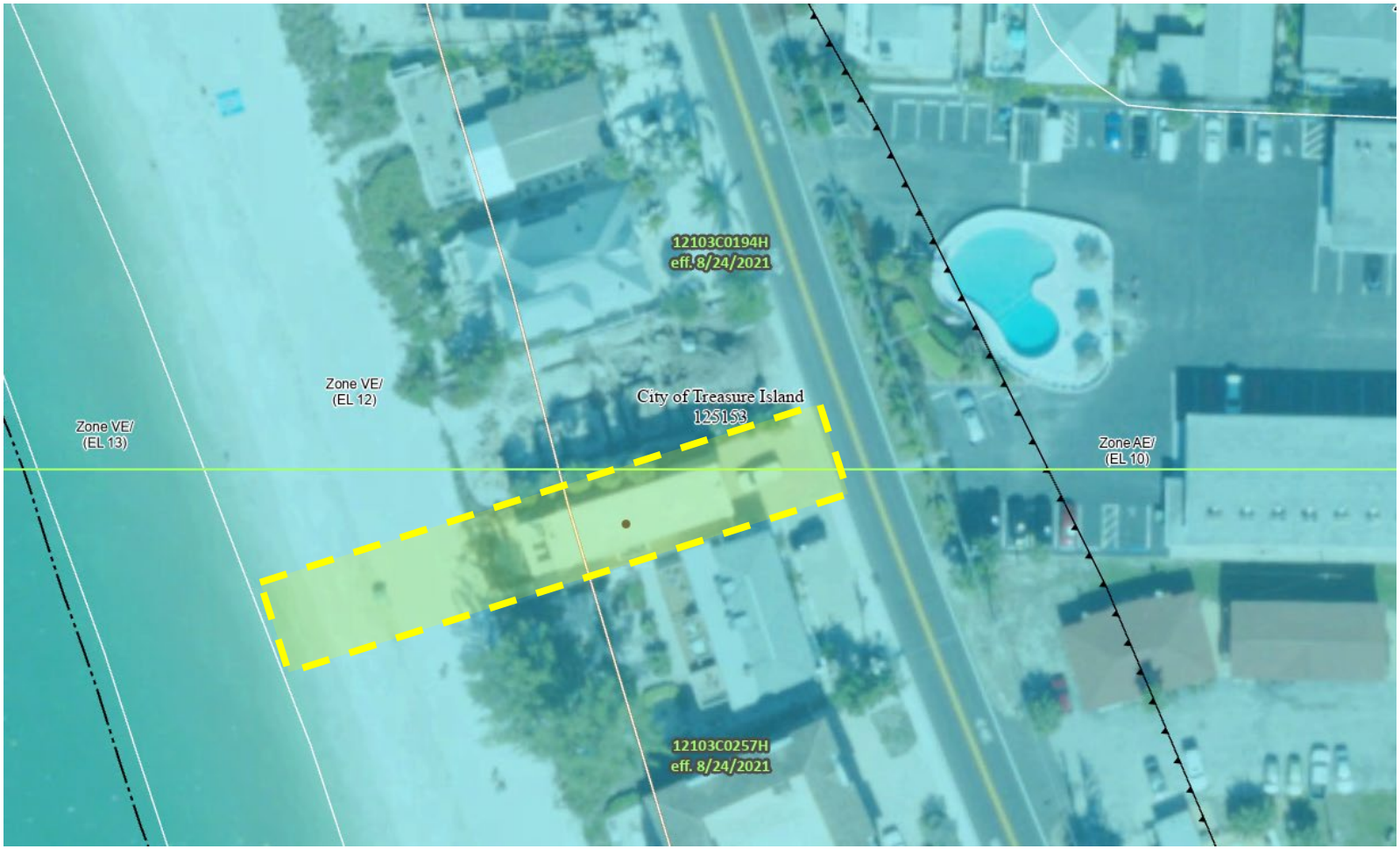
CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575



Attachment 1. Project Location Map

Case No.: SITE-000598-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

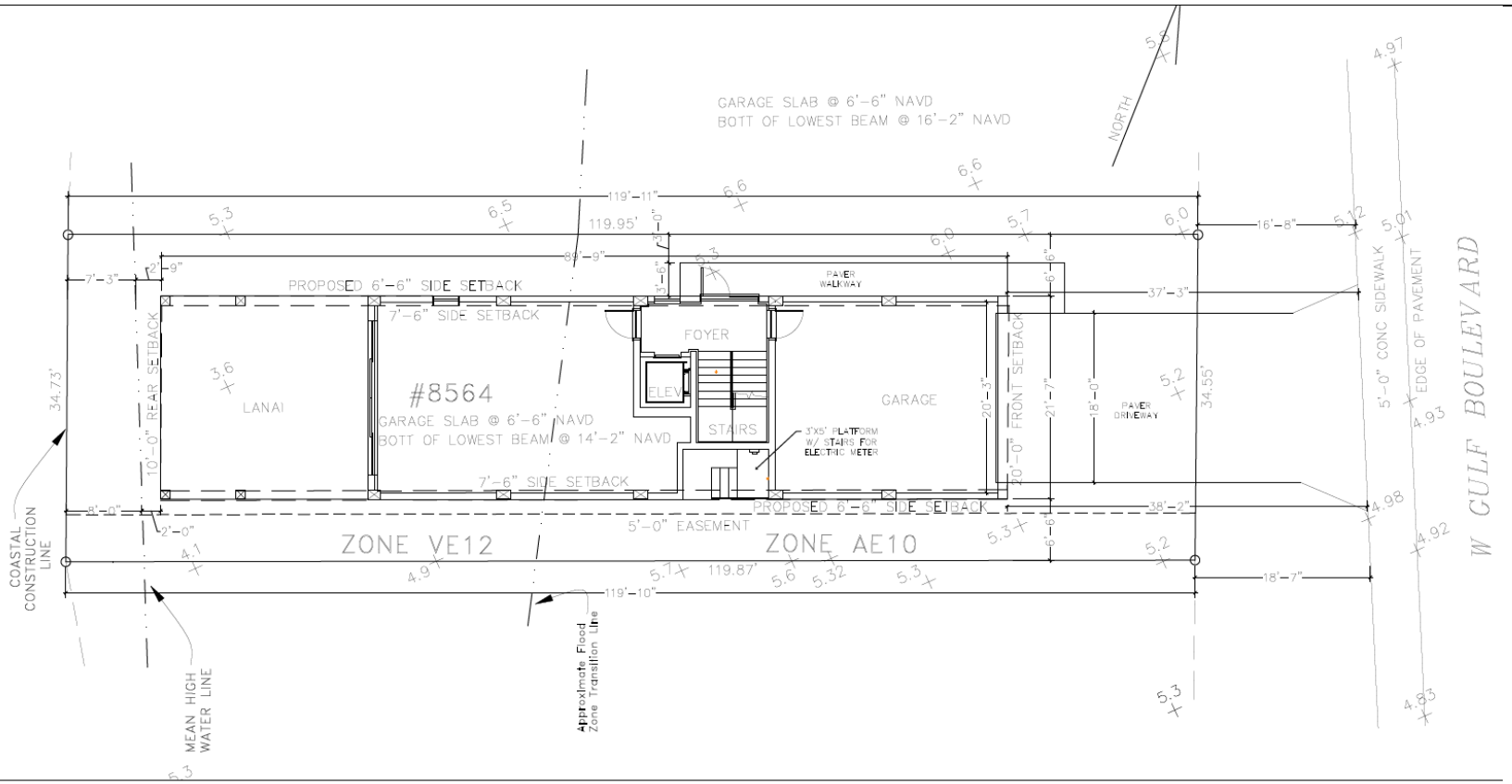
N



Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000598-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

N



PROPOSED SITE LAYOUT

Attachment 3: Project Site Plan

Case No.: SITE-000598-2026
Address: 8564 W Gulf Blvd
City of Treasure Island, Florida

SITE PLAN APPLICATION

Required for Application Process

A pre-application meeting is required prior to the submission of any site plan application to the Community Development Department, for referral to the Planning & Zoning Board/City Commission.

A complete application packet must consist of, at a minimum, the following:
One copy (unless otherwise noted) & and a PDF of the following:

a. Application to Planning & Zoning Board or City Commission
b. Site Plan Application Fee
   Single-Family / Duplex - $500
   Multi-family / Commercial - $1,000*
   Any modification to a previously approved site plan – ½ fee above*
   *Engineering Review Fee - $140/hour, charged after review
c. Proof of ownership of the property: i.e. deed, title abstract, etc.
d. For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.
e. Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).
f. Boundary survey of the property to scale on 24" x 36" sheet – must meet all criteria in Treasure Island Code of Ordinances - Sec. 70-52(3).
   1 signed and sealed, 9 copies, & PDF – All plans must be folded
g. Site plan drawings to scale on 24" x 36" sheets – must meet all criteria in Treasure Island Code of Ordinances - Sec. 70-52(6).
   1 signed and sealed, 9 copies, & PDF – All plans must be folded

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

- If the application is complete → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process. This will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.
- If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners	White Sands Estate LLC	Agent	David Thomas
Address	201097 Shady Hill Lane	Address	144 NE Lincoln Circle N
	Tampa, FL 33647		Saint Petersburg, FL 33702
Phone	703-655-8689	Phone	727-642-7048
Fax		Fax	
Email	melangley_2000@yahoo.com	Email	dthomas@dorosinskiandthomas.com

List all Legal Owner(s) of Property: White Sands Estate LLC

ZHUKOVSKYI USA LLC

Complete legal description (may be placed on attached separate page): see attached survey

Development Name: _____

Site Location/Address: 8564 W Gulf Blvd, Treasure Island FL 33706

Area of Development (Acreage or Square Feet) 6,961 SF ~ .15 acres

Parcel Identification Number (list all): 25-31-15-00000-330-1000

Application Request To build new home, replacing what was damaged by storm and demolished

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning RM-15 Proposed Zoning RM-15

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

_____ _____

Owner/Agent Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF PINELLAS

White Sands Estate LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 8564 W Gulf Blvd, Treasure Island, FL 33706

Parcel I.D. Number(s).: 25-31-15-00000-330-1000

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed David Thomas as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): _____

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

STATE OF: _____
COUNTY OF: _____
The foregoing instrument was acknowledged before me this _____day of _____, _____, by (company/agent) _____ by (persons name) _____, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

Sec. 70-52. - Submission requirements.

Any site plan submitted for review shall contain the following:

(1) Completed development application.

(2) Proof of ownership of the property; i.e. deed, title abstract.

(3) A boundary survey of the property at a scale not smaller than one inch equals 30 feet. Said survey shall meet the minimum requirements of the state, and shall include the following information, when applicable to the site:

a. A complete legal description of the property (metes and bounds or subdivision information), property tax roll parcel number(s), and a notation of total gross site area, in square feet and acres.

b. An accurate depiction, with complete dimensioning, of all existing rights-of-way and easements of record running across, or immediately adjacent to, the site. Right-of-way names and widths shall be labeled. Easements shall be labeled as to purpose (utility, ingress/egress, etc.) and recording information (plat or O.R. book and page numbers) shall be noted.

c. The locations of all existing structures and other manmade improvements (paving, fences, aboveground utility lines, etc.) on the property, with complete dimensioning and existing setback distances to property lines, to the nearest one-tenth of a foot.

d. An accurate depiction and description of existing wetlands, mangrove stands, or other environmentally sensitive areas on the site, immediately adjacent to the site, or immediately offshore from the site.

e. Jurisdictional or regulatory boundaries such as Coastal Construction Control Line, 1968 Treasure Island Mean High Water Line, Erosion Control Line, and the like.

f. Flood zones, base flood elevations, and the Limit of Moderate Wave Action, if applicable.

g. Riparian rights or submerged land lease description (if applicable).

h. The signature and seal of a land surveyor registered in the State of Florida.

(6) Site plan drawings shall be prepared at a scale not smaller than one inch equals 30 feet and shall include, at a minimum, the following information:

a. The name and address of the property owner and/or developer; complete legal description of the property, consistent with that found on the survey; north arrow; date and scale of drawings; complete dimensioning in feet and decimal fractions thereof; sheet numbers, total number of sheets, and sheet index.

b. The locations, names, and widths of all existing and proposed rights-of-way, reservations, easements, canals, and waterways adjacent to or running across the property.

c. The existing land use, and zoning district designations, of the site and all adjacent properties, including those lying across adjacent rights-of-way from the site.

d. Historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site, and provisions to protect such structures or archaeological sites from any adverse effects of the proposed development.

e. Existing public beach or waterfront access ways, if any, and provisions to ensure continued public use of same. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see section 70-53).

f. A table summarizing the total area of the site, in square feet and acres, with square footages and percentages of total site area, for component subareas including, but not limited to, the following:

1. Area covered by buildings.

2. Impervious surface area.

3. Total gross floor area.

4. On-site recreation area(s), if applicable.

5. Open space, including stormwater retention areas, buffers and other landscaped areas.

6. Vehicular circulation and parking area(s).

7. Any other special component subareas of the site.

g. Footprints of all buildings, with notations or graphic representations of required and proposed setbacks distances from all property lines and water bodies (show Pinellas County Coastal Construction Control Line, seawall, and 1968 Treasure Island Mean High Water Line, if applicable), building heights, number of floors, and where applicable, the

number, size, and type of dwelling or hotel/motel units and the proposed density (units per acre).

h. All off-street parking, driveway entrances, walkways, decks and patios; the type of surfacing, size, angle and width of parking spaces, driveway entrances and aisles; a schedule showing the number of parking spaces provided and the number required by the provisions of the land development regulations; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles.

i. Details and design specifications for any proposed new roadway construction or connections to existing roadways, with references to, and evidence of compliance with, applicable city, county, and/or state design standards and permitting requirements.

j. All existing and proposed utility and drainage provisions, including, but not limited to:

1. Potable and reclaimed water and sanitary sewer connections, meter sizes, pipe sizes and specifications, manhole rim and invert elevations, direction of flow, and top and bottom elevations; estimates of water consumption and sewage discharge (gallons per day).

2. Telephone, electrical, and natural gas service connections.

3. Solid waste disposal facilities, including proposed location(s) and screening of containers or other equipment.

4. The locations of all existing and proposed fire hydrants within 250 feet of the site.

5. Provisions for the adequate retention and disposition of the first one inch of stormwater on-site, indicating the location, size, type, and/or grading of retention areas, catch basins, pipes, and connections to the existing municipal drainage system.

k. Architectural building elevations (all sides) showing finished grades at building walls, base flood elevation, lowest finished floor elevation(s), height(s) to top of roof, and height(s) of appurtenances above roof. Each page of the architectural building elevations shall be provided to the city in portable document format (.pdf).

l. Existing topography, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart.

m. Proposed finished grading, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart, particularly along property lines.

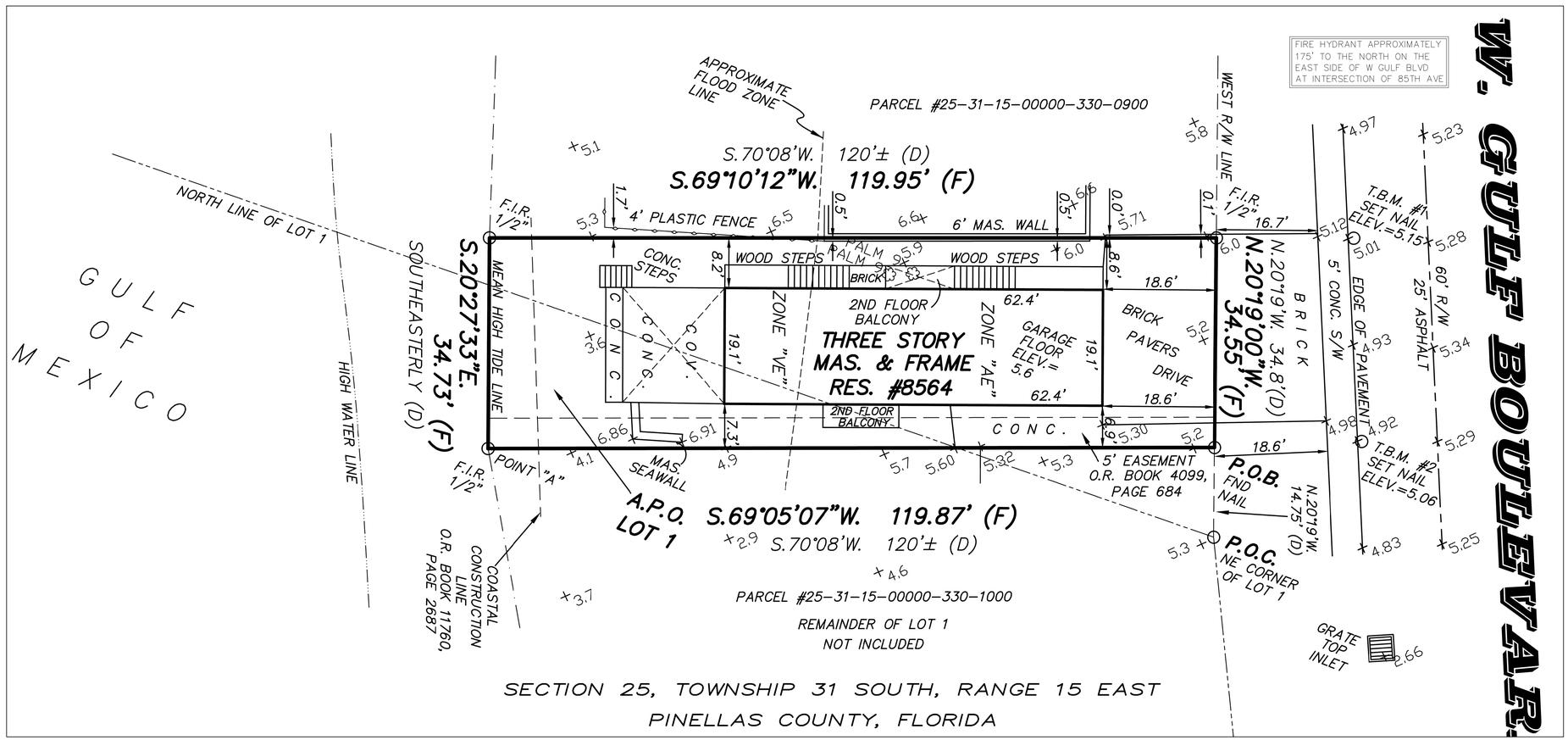
n. Location of, and improvements within, any proposed on-site recreation area(s), or other lands to be dedicated for public recreational purposes.

o. Provisions for the use of open space, and a landscape plan indicating the location, species, size, and description of existing trees (to be preserved or removed) and all proposed new landscape materials; provisions for the effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses; and protection of existing environmentally sensitive areas, other natural features, and their ecological functions.

p. Location(s), type(s), height(s), and face area(s) of existing and proposed freestanding signs; location(s), type(s), and specifications of existing and proposed exterior lighting.

q. Location(s), type(s), and height(s) of fences, retaining walls, and screen planting(s).

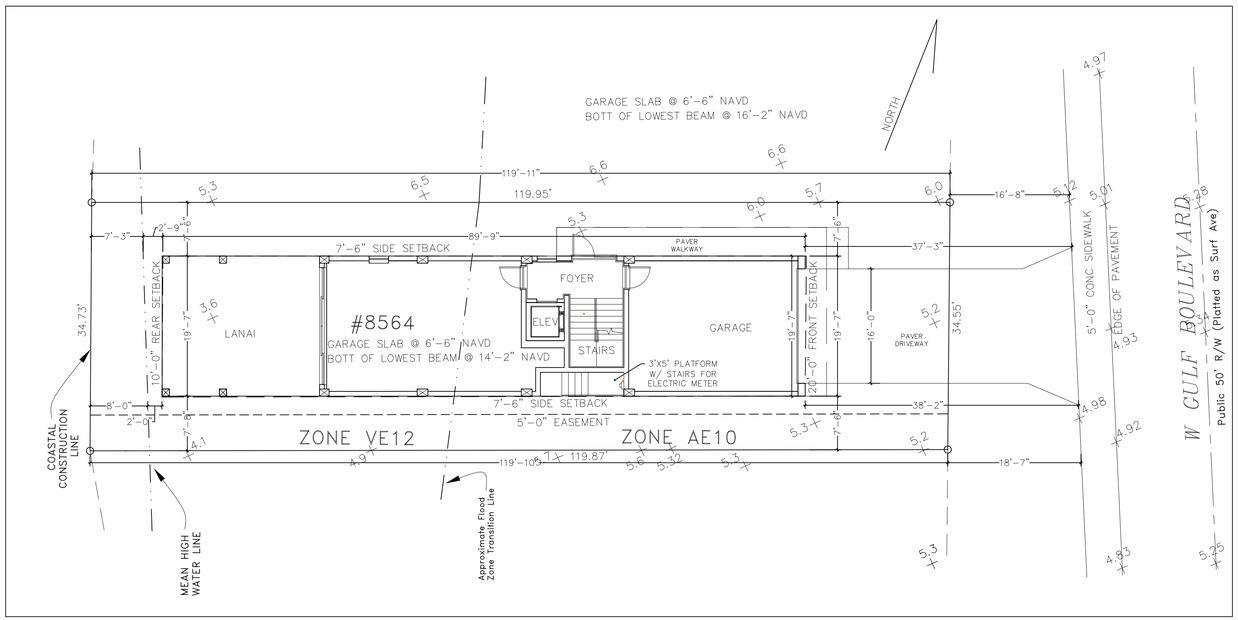
r. Any additional data, plans, or specifications which the applicant believes are pertinent and will assist in clarifying the application.



LEGAL DESCRIPTION:
THAT PART OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THAT PART OF LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SUNSET BEACH SUBDIVISION UNIT NO. 2, RUN NORTH 20°19' WEST, 14.75 FEET TO A POINT OF BEGINNING ON THE WEST BOUNDARY OF GULF BOULEVARD; THENCE RUN SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO A POINT "A" AT THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; RETURN TO THE POINT OF BEGINNING; THENCE RUN NORTH 20°19' WEST, 34.8 FEET ALONG THE WEST BOUNDARY OF GULF BOULEVARD; THENCE SOUTH 70°08' WEST, 120 FEET, MORE OR LESS, TO THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY, ALONG THE MEAN HIGH TIDE LINE TO SAID POINT "A"; THENCE NORTH 70°08' EAST TO THE POINT OF BEGINNING.

SURVEY SHOWING PREVIOUS BUILDING
SCALE: NTS



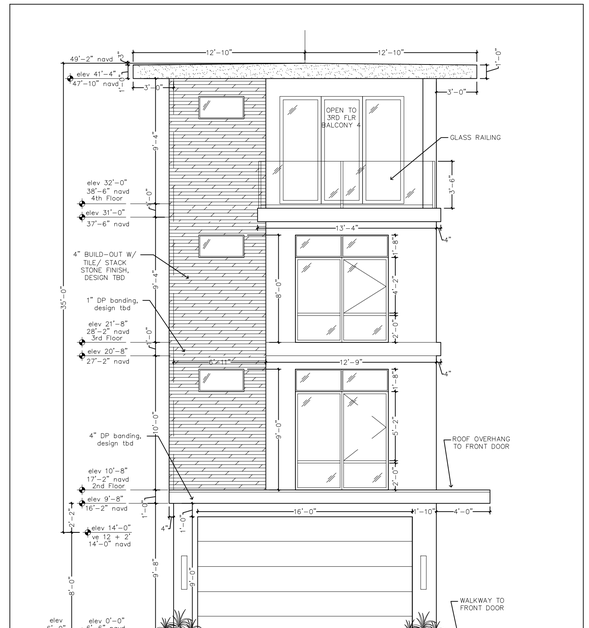
Parcel #: 25-31-15-00000-330-1000
CONSTRUCTION TYPE: IIB

Site Address:
8564 W GULF BLVD
TREASURE ISLAND, FL 33706

Acreage: 0.15 acre
Property SF: 6,961

Map/ Panel #: 12103C0194G
Jurisdiction: 125153 City of Treasure Island
County Name: Pinellas County
Firm Index Date: 09-03-2001
Elevation Datum: NAVD 1988
Zoning Category: Residential
Zoning: RM-15
Description: Residential - Single-Family
Flood Zone: AE10 & VE12 BFE =12.0', DFE =14.0'
Future Land use: RM-15

Lot Area Calcs:		
house	(42%)1,760	sq. ft.
driveway	320	sq. ft.
walkway	183	sq. ft.
pads	–	sq. ft.
pervious	(46%)1,890	sq. ft.
total	4,153	sq. ft.



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

PROPOSED SITE LAYOUT
SCALE: 1'=10'-0"

DOROSINSKI & THOMAS
CLASSICALLY INSPIRED DESIGN & PLACE MAKING
FLORIDA • VIRGINIA • MICHIGAN
727.842.7048 • 727.551.9833
www.DorosinskiandThomas.com
AIA BD.

CONSTRUCTION DOCUMENT DISCLAIMER
DOROSINSKI AND THOMAS, THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC DESIGN REPRESENTED IN THESE DRAWINGS (PLANS), BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE LOCAL CODES AND LAWS, INCLUDING THOSE CONSTRUCTIONS THE REFERENCE TO ALL APPLICABLE LOCAL CODES AND LAWS, INCLUDING THOSE CODES, AND TO ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION METHODS. THE OWNER, CONTRACTOR AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO THIS DISCLAIMER.

CUSTOM HOME FOR THE LANGLEY RESIDENCE
8564 W GULF BLVD
TREASURE ISLAND, FLORIDA

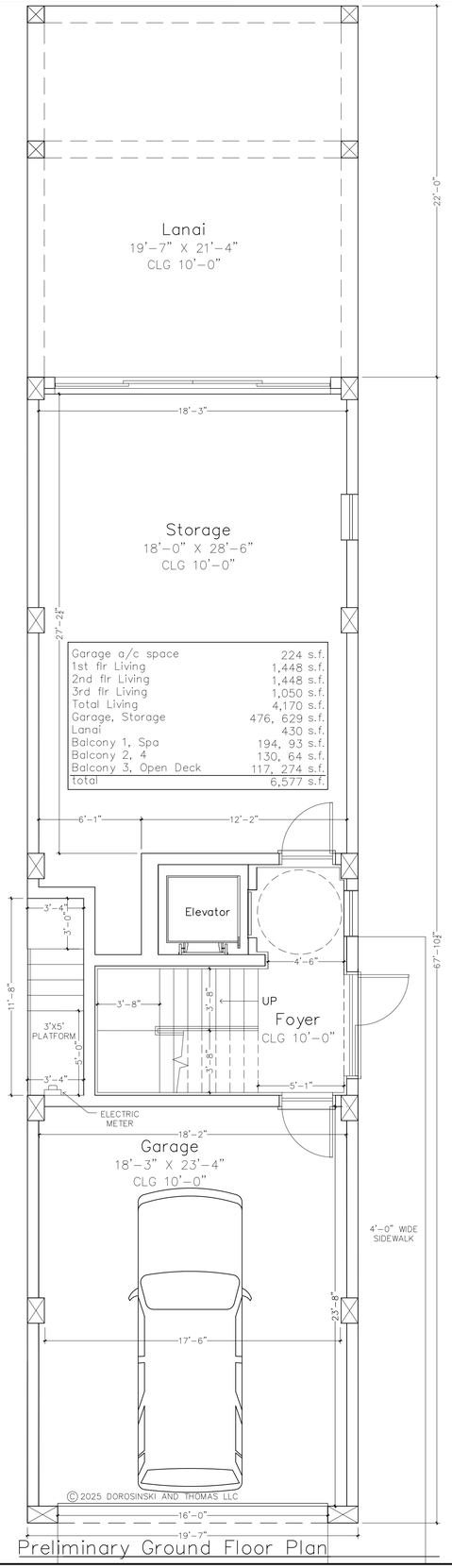
NO.	BY:	REVISIONS	DATE:
1	SBT	SITE LAYOUT	11-10-25

ISSUE DATE: 11-10-25
DRAWN BY: dbl
SCALE: 1/4" = 1'-0"
CHECKED BY: SSD
JOB NO: –

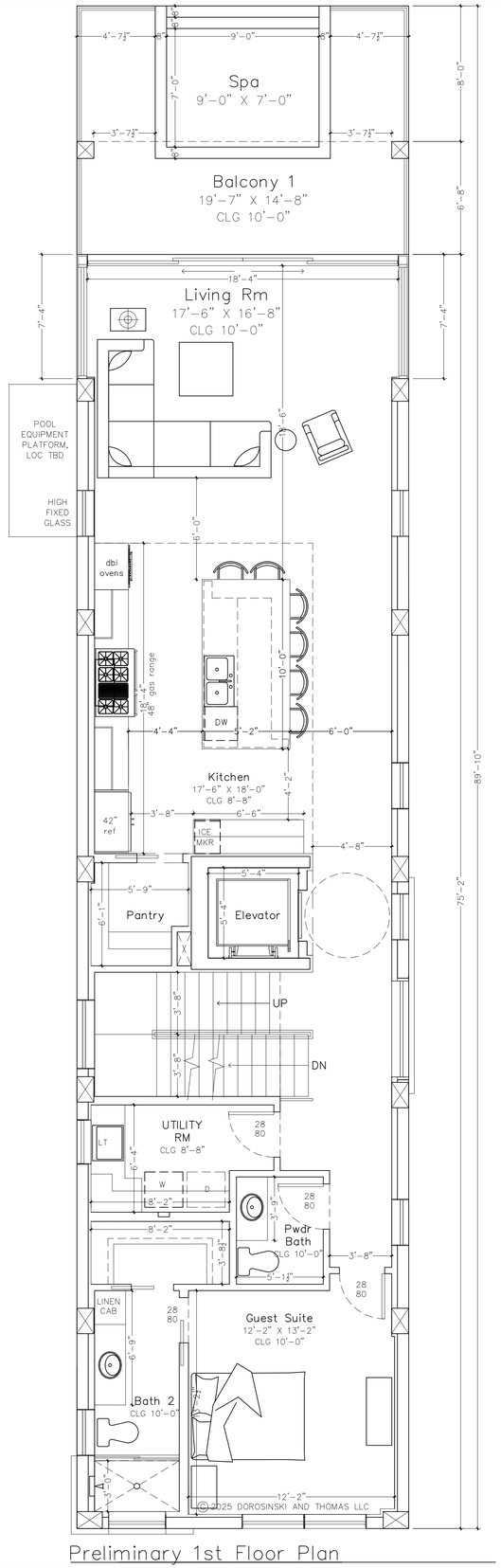
SITE LAYOUT

C1

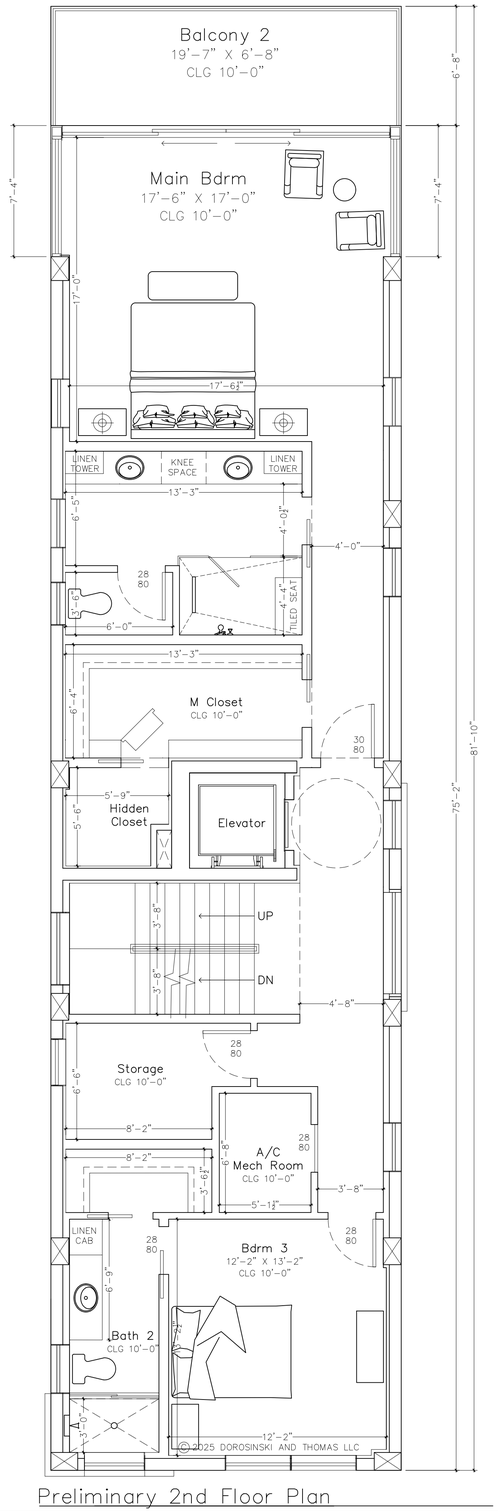
163



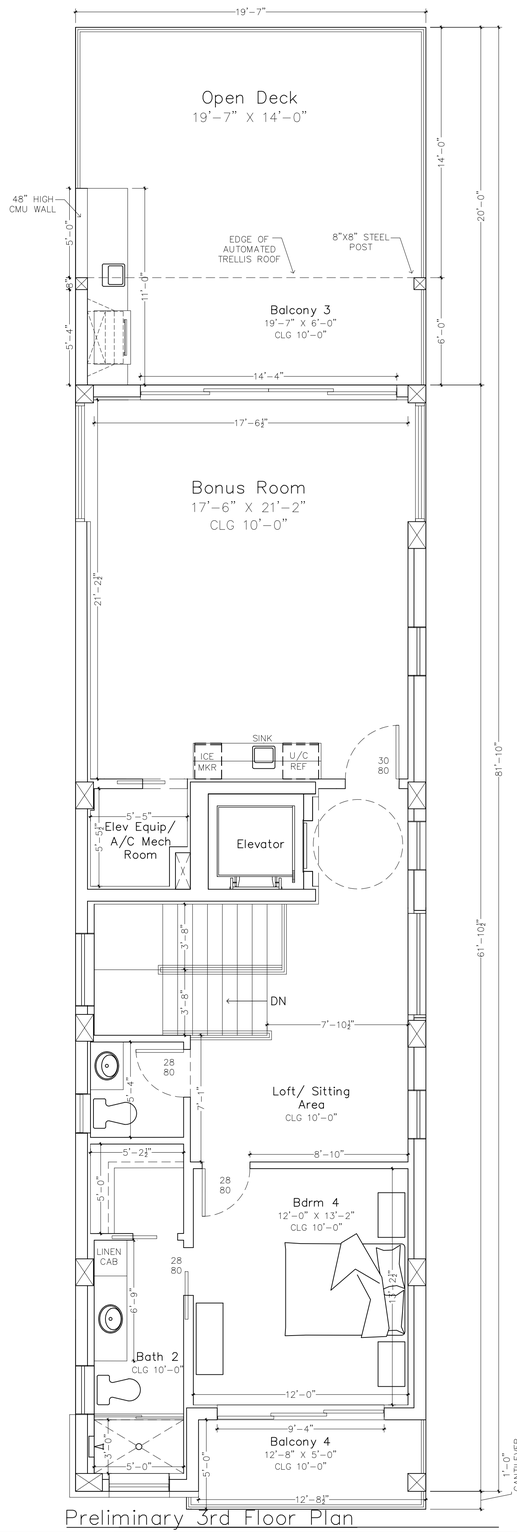
Preliminary Ground Floor Plan



Preliminary 1st Floor Plan



Preliminary 2nd Floor Plan



Preliminary 3rd Floor Plan

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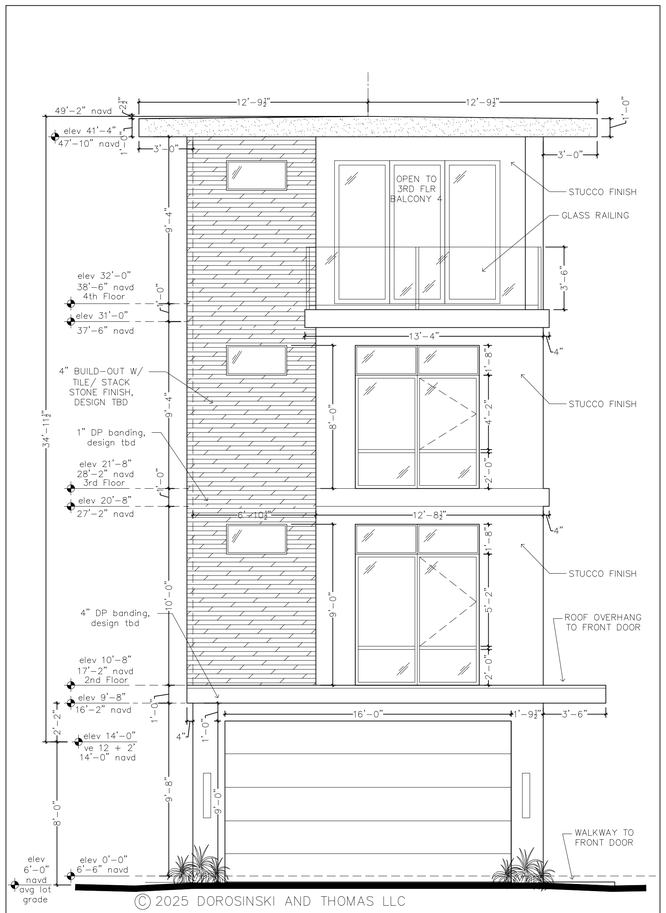
CUSTOM HOME FOR THE LANGLEY RESIDENCE
8564 W GULF BLVD
TREASURE ISLAND, FLORIDA

PRELIMINARY PLANS

DATE	REVISIONS
11-10-25	CONSTRUCTION SET

REVIS. BY:	
SHT:	
ISSUE DATE:	11-10-25
DRAWN BY:	dh
SCALE:	1/4" = 1'-0"
CHECKED BY:	SSD
JOB NO:	-

A1



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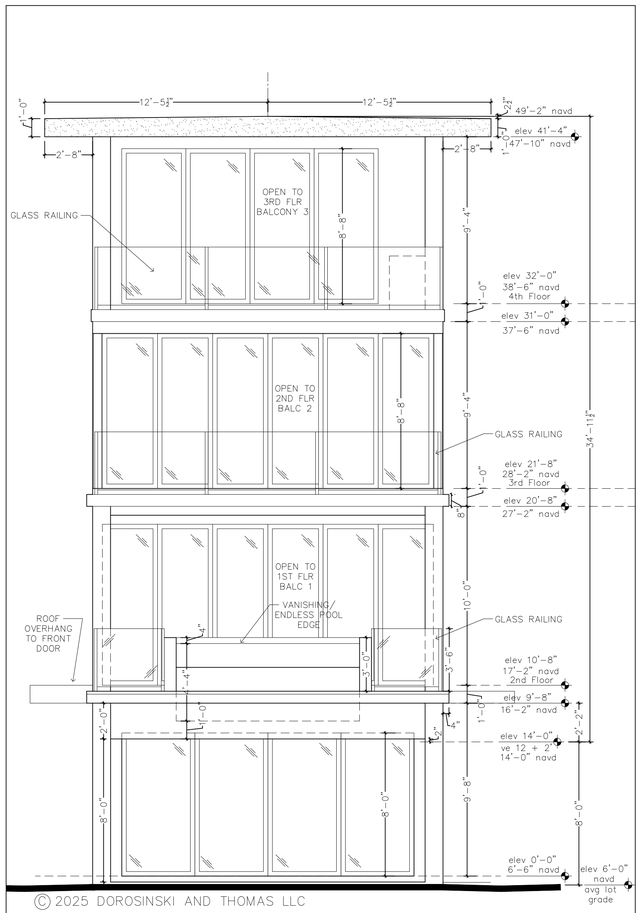
FRONT ELEVATION



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REAR ELEVATION



RENDERING TO BE UPDATED SHOWING RECESS AREA FOR ELECTRIC METER

PROPOSED FRONT RENDERING

SCALE: NTS



PROPOSED REAR RENDERING

SCALE: NTS

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AIA BD.

CONSTRUCTION DOCUMENT DISCLAIMER

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OWNER, CONTRACTOR AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO THIS DISCLAIMER

CUSTOM HOME FOR THE LANGLEY RESIDENCE

8564 W GULF BLVD
TREASURE ISLAND, FLORIDA

REV. BY:	REVISIONS	DATE:
DBT	CONSTRUCTION SET	11-10-25

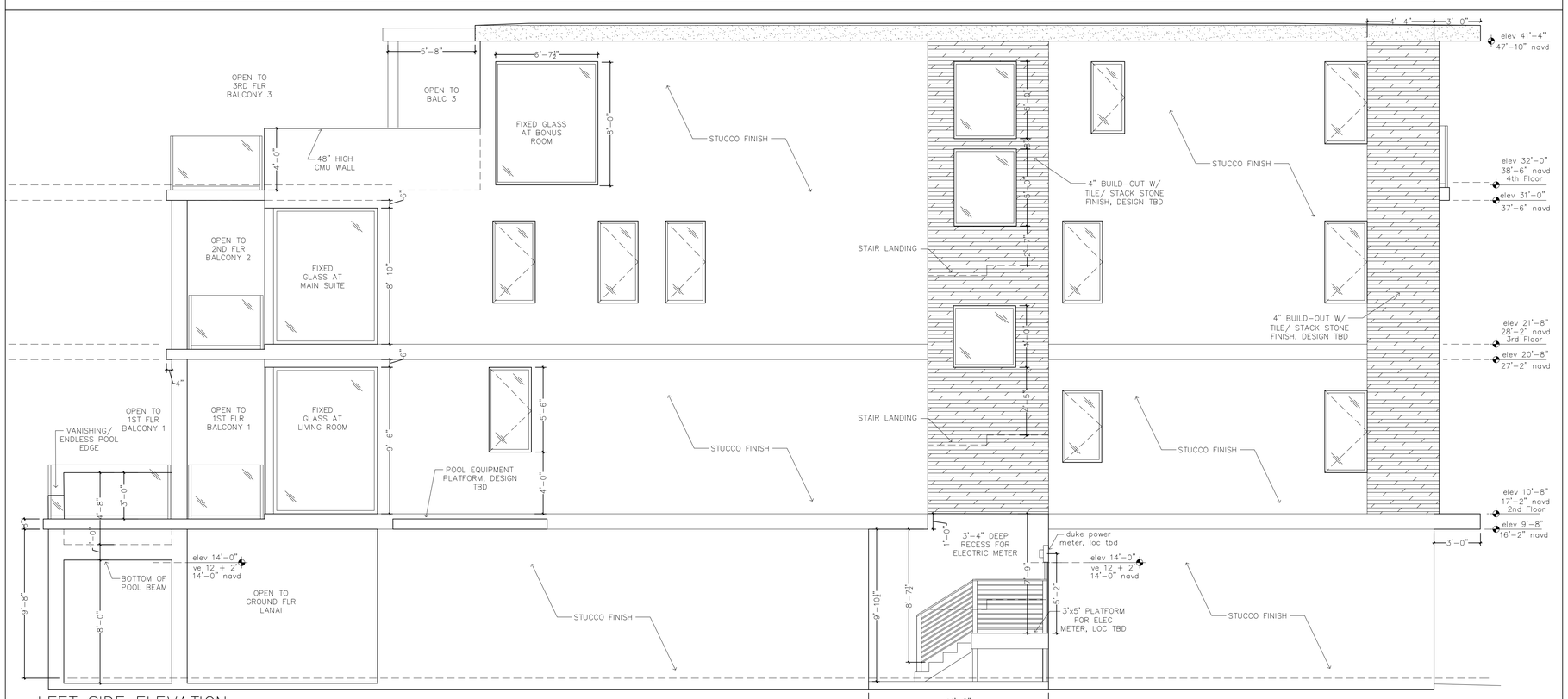
ISSUE DATE:	11-10-25
DRAWN BY:	dbt
SCALE:	1/4" = 1'-0"
CHECKED BY:	SSD
JOB NO:	-

FRONT AND REAR EXTERIOR ELEVATIONS

A2



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DOROSINSKI & THOMAS
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CUSTOM HOME FOR THE LANGLEY RESIDENCE
8568 W GULF BLVD
TREASURE ISLAND, FLORIDA

DATE:	11-10-25
REVISIONS:	
CONSTRUCTION SET	
REV'D. BY:	
DEPT.	
ISSUE DATE:	11-10-25
DRAWN BY:	dbl
SCALE:	1/4" = 1'-0"
CHECKED BY:	SSD
JOB NO:	-

SIDE EXTERIOR ELEVATIONS

A3

AGENDA ITEM NO. 10.F

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000589-2025 Site Plan Review approval for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
1. Staff Report SITE-000563-2025.pdf
2. Application.pdf
3. Affidavit to Authorize Agent.pdf
TREASURE ISLAND COFFEE SHOP_PERMIT SET_S&S.pdf
260127_A100_R1.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000589-2025
FEBRUARY 19, 2026

DESCRIPTION	Site Plan Review approval for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.
SITE ADDRESS:	262 104th Avenue
PARCEL ID #:	23-31-15-91818-011-0080
LEGAL DESCRIPTION:	TREASURE ISLAND, CITY OF BLK 11, LOTS 8 THROUGH 11 INCL
PROPERTY OWNER:	Treasure Island Property Pirates LLC 12170 7th St. E. Treasure Island, FL 33706
AGENT:	Jourdona Lafate 1030 Arlington Ave. N. St. Petersburg, FL 33705
PROPERTY SITE:	

GENERAL INFORMATION:

Zoning: PR-MU-Core

Adjacent Property (Use):

North:	Commercial (Car Wash)	East:	Multi-Family Residential
South:	Commercial (Office)	West:	Commercial (General)

Site Area: 5,946 Sq. Ft. (Approx 0.13 Acres)

Flood Zone: AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

PROPERTY SUMMARY AND BACKGROUND:

The subject property was developed in 1977 through a site plan approval as a commercial office space. The structure is built of concrete block on a raised concrete foundation with a total area of 759 square feet. Since the date of original construction, multiple permits have been issued for interior remodels and modifications. The applicant seeks approval of a site plan review to pursue building modifications and site improvements which support the operation of a coffee shop at the subject property with no increase to interior square footage. The proposed site plan utilizes the footprint of the existing structure and proposes to construct a wooden deck around a portion of the structure for an outdoor seating area. The proposed site plan meets all minimum criteria including dimensional, parking, and landscaping requirements. Pursuant to Section 70-32 of the Land Development Regulations, any land improvements or changes of use that result in an increase in land use intensity are subject to Site Plan Review approval. The proposed change of use from office to eating establishment constitutes an increase in intensity and therefore requires approval through the Site Plan Review process.

TREASURE ISLAND CODE OF ORDINANCES:

ARTICLE VI. – ZONING DISTRICT REGULATIONS

DIVISION 11. – PR-MU CORE AND PR-MU GULF BLVD. ZONING DISTRICTS.

Purpose: The Treasure Island PR-MU Core and PR-MU Gulf Blvd. (downtown redevelopment) zoning districts create an opportunity to revitalize the city's downtown core economically, visually, and functionally to provide an aesthetically pleasing and efficient multi-use activity center. Consisting of two planned redevelopment zoning districts, the downtown provides flexibility for the development of uses that minimize the impact upon the infrastructure.

Sec. 68-410.01. - Purpose and intent.

The PR-MU core (downtown redevelopment) zoning district is established for the city's downtown. The uses in this zoning district include a mix of retail establishments, office uses, professional services, residential dwelling units and tourist dwelling units. The focus will be to establish a vibrant pedestrian-oriented downtown core within an attractive streetscape. No use is permitted unless it is listed as a permitted or special exception use in the PR-MU core zoning district. A use not listed or described by category is prohibited.

Sec. 68-410.02. – Permitted principal uses.

The purpose of listing the permitted principal uses is to identify principal uses that are allowable on a property within this zoning district. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the PR-MU core zoning district are as follows:

(b) Eating establishments (without drive-through service) and drinking establishments, including bars, taverns, or nightclubs

Sec. 68-410.09. - Setbacks.

To encourage pedestrian movement, there will be three zones:

(a) *"Utility zone"* is the area within the right-of-way which is used for sidewalks, street furnishings, street signage, traffic control devices, public sidewalk and light poles.

(b) *"Pedestrian friendly zone"* is a four-foot wide improved walkway constructed by the property owner on private property which is adjacent and parallel to the utility zone. Any awning or structure shall be built at a minimum of ten feet above natural of finished grade, whichever is higher. There may be a sign, lighting and/or fan which may be hung from the underside of structure. There must be eight-feet of vertical clearance. This shall be an unobstructed pedestrian walkway which extends the entire width of the property.

(c) *"Dining area/outside display zone"* is an area eight-foot wide adjacent and parallel to the front building façade and the pedestrian zone. Any awning or arcade structure shall be built a minimum of ten feet above natural or finished grade, whichever is higher. There may be a sign, lighting and/or fan which may be hung from the underside of the structure. There must be eight feet of vertical clearance. This zone extends the entire width of the lot. This area may be used for landscaping, dining, and outside display of merchandise sold within the store.

Front setbacks:

Gulf Boulevard (State Route 699), 104th , 106th and 108th Avenues.

"Dining area/outside display zone" shall be a minimum of five feet in width.

At ground level only along Gulf Boulevard, 104th , 106th and 108th Avenues, the front setback shall be a minimum of 9 feet. The 2nd story of each building and above setback is zero and may extend out over the dining area / outside display zone and the pedestrian zone.

Along the north-south pedestrian-ways, the setback shall be zero feet.

Side setbacks: The side setbacks shall be zero in order to establish a continuous street wall for the downtown activity center.

Rear setbacks: The rear setback shall be zero when the rear alley or alley/cross-easement is 24 feet in width. Where there is not a 24 feet wide alley or cross-easement, the rear setback shall be varied to provide the necessary distance to accommodate the 24 feet, a two-way vehicular travel width at the rear of the property.

Sec. 68-410.10. – Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses shall not exceed 0.90.

Sec. 68-410.59. – Parking requirements.

The minimum number of parking spaces provided by the principal use in the PR-MU Core Zoning district shall be equal to 66 percent of the minimum off-street vehicle parking spaces established in the land development regulations.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS, COMPREHENSIVE PLAN, AND THE DOWNTOWN SPECIAL AREA PLAN

The criteria for reviewing a site plan for approval, approval with conditions or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-92(a).

1) In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.

The subject property has a future land use designation of Planned Redevelopment Mixed-Use. The purpose of the future land use designation of Planned Redevelopment-Mixed Use (PR-MU) is to depict those areas that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complementary. Additionally, the subject property is located within the PR-MU core zoning district which was established to create a vibrant pedestrian-oriented downtown core. The proposed use is consistent with the designated Planned Redevelopment Mixed-Use future land use element as well as the purpose and intent of the PR-MU core zoning district. The proposed use increases pedestrian oriented uses and available commercial destinations within the downtown core and in appropriate proximity to existing medium density residential uses. As a result of utilizing the existing footprint of the structure, the project minimally impacts the existing context of the area while providing an additional destination to the downtown core with added amenities such as outdoor seating. Additional components of the proposed site plan include aesthetic, landscaping, and parking improvements which further reinforce consistency with the intent of the Land Development Regulations and the adopted Comprehensive Plan.

The proposed site plan is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that the residential character of the City is maintained and protected while maximizing the potential for economic benefit resulting from the tourist trade and professional services.
    - Objective 1.1: Future Land Use Map and Land Use Designations
      Ensure that redevelopment and new development occur in planned areas at the appropriate densities and intensities as indicated on, and consistent with the City of Treasure Island 2040 Future Land Use Map.

    - Objective 1.4: Nonresidential Development
      Commercial development shall occur in a planned and orderly fashion.
        - Policy 1.4.1: In order to minimize incompatibility when residential and mixed use or commercial land uses share a common boundary, the land development regulations shall contain provisions wherein the installation of buffering, as appropriate, is required when there is a change of use or increase in intensity

    - Objective 1.5: Redevelopment

The City shall encourage redevelopment that is compatible with the existing character in order to achieve an orderly and aesthetic mixture of land uses.

- Policy 1.5.1: The City shall, through provisions contained in the land development regulations, encourage opportunities for the redevelopment or rehabilitation of existing commercial areas or uses.
- Policy 1.5.7: Future development and redevelopment shall provide a balance of uses that foster a vibrant, viable resilient community and economic development opportunities.

The Downtown Special Area Plan, amended 2014, supports consistency of the PR-MU land use categories and accompanying zoning districts. The plan supports a more pedestrian-friendly form of development, with storefronts lining streetscapes, parking in side rear yard locations, and a mix of uses that promotes walking and supports street level activity. The proposed site plan is consistent with the following objectives of the Downtown Special Area plan:

Objective 5 – Increase In-District Demand for Downtown Businesses

To bolster the market for downtown shops and restaurants, activate streetscapes and public spaces, and support local businesses during off-peak tourism season, the City will explore ways to incentivize the use of upper-story building space for temporary lodging uses and a modest increase in the number of permanent residential units downtown. Temporary lodging and permanent residential units within the Downtown will benefit from proximity to the beaches, access to services and amenities within the Downtown, and some degree of visual access to the water. The success of the Downtown as a mixed-use 18-hour environment depends heavily on having a population of people living in it throughout the year. As more projects are created within the Downtown to take advantage of its intrinsic amenity appeal, the greater this amenity will be enhanced and strengthened.

2) In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.

The proposed site plan is in conformance with these applicable regulations of the PR-MU core zoning district.

	Land Development Regulations	**Proposed Site Plan**
Lot Width (min.)	N/A	106.6 ft.
Lot Depth (min.)	N/A	60 ft.
Lot Area (min.)	N/A	5,649 sq. ft.
Density	Residential (only permitted as part of mixed use)-24 Units (5 levels max.) Tourist lodging units-22 (5 levels max.)	N/A

Lot Coverage (max.)	N/A	0.21
ISR (max.)	90%	82%
FAR	1.0	0.21
Building Height **Max. above DFE** **From Grade**	60’	4’ 7” 11’ 1”
Height Encroachment	7’ above roof	N/A
Setbacks **Front– 107th Ave** **Side (North)** **Side (South)** **Rear**	 9’ 0’ 0’ 0’	 9’ 0’ 58’ 9’
Design Elevation	13’ NAVD Lowest Living Level	N/A
Loading Berths	0	N/A
Parking Spaces **Total Spaces** **ADA-accessible** **Bicycle**	 3 1 1 Bike Rack (5 spaces per rack)	 4 1 2

3) In what respects the plan is or is not in conformance with the City’s subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.

N/A- The proposed site plan does not include the subdivision of property.

4) In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:

a) Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.

The PR-MU Core zoning district was established to support economic vitality and enhance the visual and functional character of the City’s downtown core. The subject property is located along the outer edge of the district and is adjacent to multi-family residential and tourist accommodation uses within the RFM-30 zoning district. The proposed change of use of the existing structure maintains compatibility with surrounding development patterns and complements the existing streetscape amenities along 104th Avenue, including dedicated bicycle lanes providing access to nearby destinations including Community Center Park.

b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
The proposed site plan includes the installation of new parking stalls off the rear alley and removal of the nonconforming parking stall located within the right-of-way along 104th Avenue. The provision of secured bicycle storage is located at the front of the property

c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
The proposed site plan is in conformance with landscaping requirements set forth in Chapter 72- Resources; Vegetation and Environmentally Sensitive Lands. Components of these regulations which contribute to screening of adjacent land uses include landscaping buffers which shield parking stalls from residential uses, .

d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
N/A- The development consists of a singular existing structure.

e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
N/A- The proposed site plan will not impact the use of the existing public beach or access to the waterfront, as this is not a waterfront property and does not abut a public beach.

f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
N/A – There are no historically/architecturally significant structures on the site.

g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**
N/A – There are no on-site recreation areas, improvements, or lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The plan includes improvements that remove nonconforming surface materials and parking spaces from the abutting right-of-way. The Public Works Department will determine if the proposed development will require any new or upgraded public

improvements at the time of building permit review.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
   No reviews will need to be performed by the Florida Department of Transportation, Southwest Florida Water Management District or the Tampa Bay Regional Planning Council.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
   The proposed change of use of the existing structure is not the rehabilitation of a nonconforming use.

STAFF RECOMMENDATION:

Staff has reviewed the regulations for site plan approval and determined that it **does satisfy the applicable criteria** set forth in Section 70-92 of the Land Development Code. Accordingly, based on the criteria above, staff recommends the proposed site plan be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The completed improvements shall be substantially consistent with the plans included by the applicant prepared by Lafate Wilson Architects, dated 01/27/2026
2. Existing striping for parking spaces located within the abutting right-of-way off of 104th Avenue shall be removed and shall not be utilized for vehicle parking by business patrons, employees, or otherwise. Preventing vehicles from parking within this space shall be enforced by the property owner either through signage, landscaping, or other features.
3. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
4. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
5. The applicant shall understand and comply with all applicable commercial solid waste collection regulations provided in Sec. 38-16 of the Treasure Island Code of Ordinances.
6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. SITE-000563-2025
LOCATION: 262 104th AVENUE, TREASURE ISLAND, FL 33706
PARCEL ID #: 23-31-15-91818-011-0080
PROPERTY OWNER: TREASURE ISLAND PROPERTY PIRATES, LLC

The Planning and Zoning Board has determined that the site plan application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in the Treasure Island Code of Ordinances and is consistent with the Comprehensive Plan as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN AS REQUESTED
[ ] DENIES THE SITE PLAN

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE SITE PLAN AS FOLLOWS WITH CONDITIONS:

A request to approve site plan for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.

1. The completed improvements shall be substantially consistent with the plans included by the applicant prepared by Lafate Wilson Architects, dated 01/27/2026
2. Existing striping for parking spaces located within the abutting right-of-way off of 104th Avenue shall be removed, and shall not be utilized for vehicle parking by business patrons, employees, or otherwise.
3. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
4. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
5. The applicant shall understand and comply with all applicable commercial solid waste collection regulations provided in Sec. 38-16 of the Treasure Island Code of Ordinances.
6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

Chair or Vice Chair
Planning and Zoning Board

Date

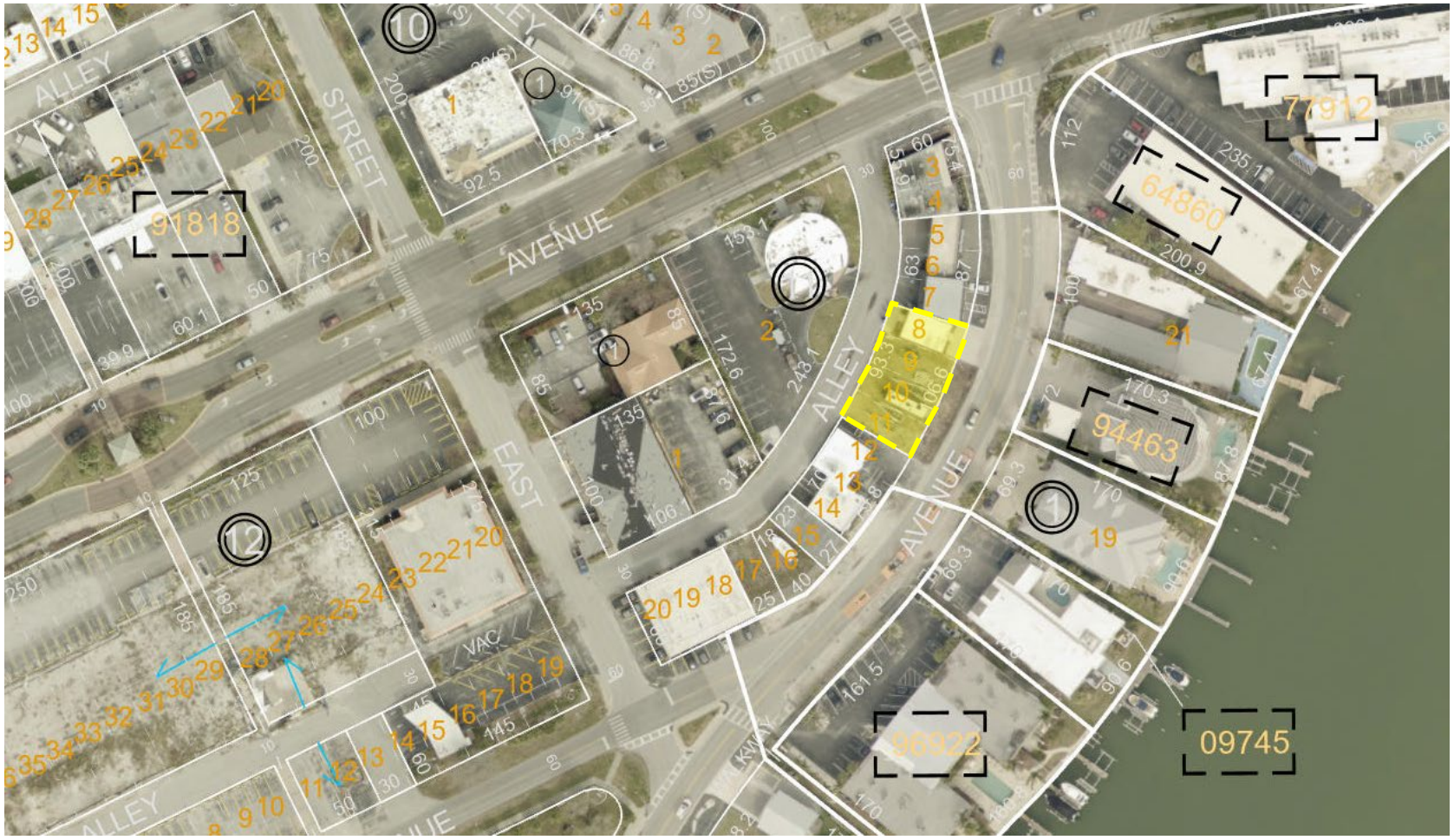
ATTEST:

Lisa-Marie Kennedy, Clerk

NOTICE: Pursuant to Section 70-92(f), if within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan shall expire; provided, however, that the original approving body and applicant may jointly agree to extend such period of approval.

NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575



Attachment 1. Project Location Map

Case No.: SITE-000563-2025
Address: 262 104th Avenue
City of Treasure Island, Florida

N

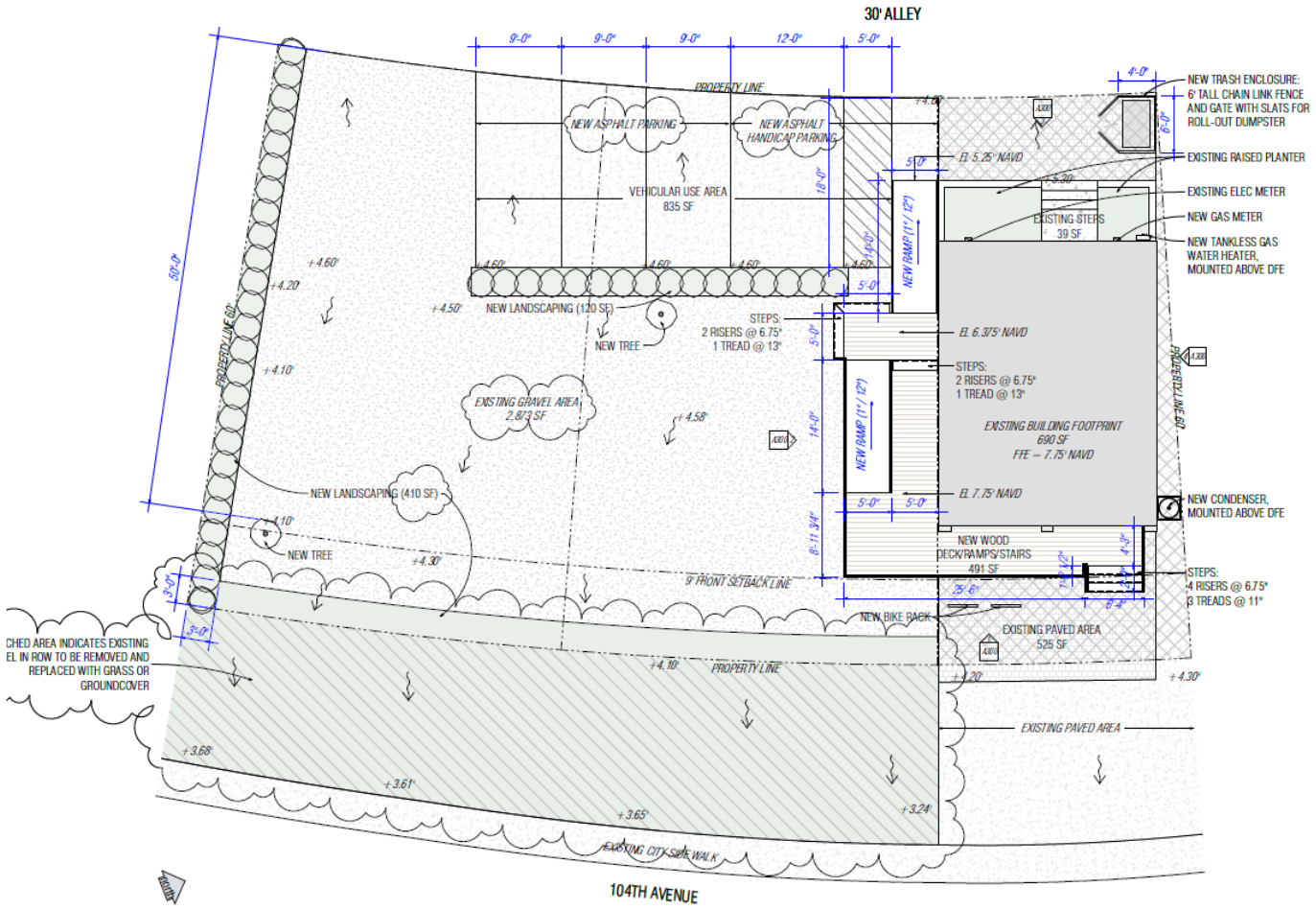


TREASURE ISLAND FLORIDA

Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000563-2025
Address: 262 104th Avenue
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan

Case No.: SITE-000563-2025
Address: 262 104th Avenue
City of Treasure Island, Florida

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Erik Norrie
Address: 262 104th Ave Treasure Island FL, 33706
Phone: 727-639-7195
Fax: _____
Email: enorrie@me.com & emily@TreasureIslandcoffeecove.com

Agent: Jourdona Lafate
Address: 1030 Arlington Ave N St Petersburg, FL 33705
Phone: 904-402-4583
Fax: _____
Email: jourdona@lafatewilson.com

List all Legal Owner(s) of Property: Erik Norrie / Treasure Island Property Pirates LLC

Complete legal description (may be placed on attached separate page): Treasure Island, city of block 11, lots 8 through 11 INCL

Development Name: Treasure Island coffee Cove

Site Location/Address: 262 104th Ave, Treasure Island, FL 33706

Area of Development (Acreage or Square Feet) _____

Parcel Identification Number (list all): 23-31-15-91818-011-0080

Application Request _____

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning: Planned Redevelopment-Mixed Use Core Proposed Zoning: PR-MU C

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

_____ Owner/Agent

10/1/25 Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Erik Norrie / Treasure Island Property Pirates LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 262 104th Ave, Treasure Island, FL 33706

Parcel I.D. Number(s).: 23-31-15-91818-011-0080

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed Jourdona Lafate as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Erik Norrie
SIGNATURE OF PROPERTY OWNER(S): [signature]
DATE: 10/1/25

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 1st day of September, 2025, by (company/agent) Treasure Island Property Pirates by (persons name) Jourdona Lafate Erik Norrie, it's (title) Owner who is personally known to me, or who has produced Drivers License as identification and who ✓ did ____ did not take an oath.

Brent Baugh [signature]
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number: HH465822
Commission Expires: 11/20/2027

BRENT BAUGH
Notary Public
State of Florida
Comm# HH465822
Expires 11/20/2027

TREASURE ISLAND COFFEE COVE

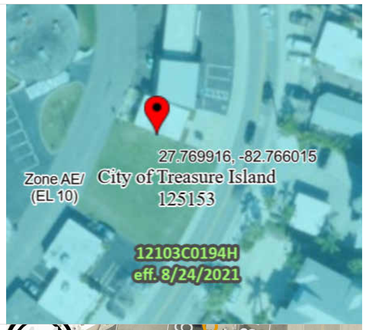
SITE ADDRESS	262 104TH AVE, TREASURE ISLAND, FL 33706
PARCEL ID	23-31-15-91818-011-0080
LEGAL DESCRIPTION	LOTS 8 AND 9, EAST 1/2 OF LOT 10, WEST 1/2 OF LOT 10, AND LOT 11, BLOCK 11, CITY OF TREASURE ISLAND BLOCKS 2-4-9-10-11-12-13-14-15 AND REMAINDER OF BLOCKS 1 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LOT SIZE	5,946 SF (0.13 ACRES)

OWNER	TREASURE ISLAND PROPERTY PIRATES LLC 12170 7TH ST E, TREASURE ISLAND FL 33706
ARCHITECT	LAFATE WILSON LLC 1030 ARLINGTON AVE N, ST PETERSBURG FL 33705
STRUCTURAL ENGINEER	BECKLEY ENGINEERING CONSULTANTS 18730 CORTEZ BLVD, BROOKSVILLE FL 34601
MECHANICAL & PLUMBING ENGINEER	SOLUTIONS DESIGN ENGINEERS 7901 4TH ST N, SUITE 300, ST PETERSBURG FL 33702
ELECTRICAL ENGINEER	GULF COAST ELECTRICAL DESIGN 2150 RANGE ROAD, CLEARWATER FL 33765

FLOOD ZONE

AE EL 10
FREEBOARD = +2' (EL 12)

north



SITE LOCATION MAP

north



SCOPE OF WORK

EXISTING STRUCTURE & INTERIOR :
- RECONFIGURE SPACES TO INCLUDE BATHROOM AND CAFE
- ADD/MODIFY WINDOWS AND DOORS

EXTERIOR & SITE:
- ADA COMPLIANT ENTRY RAMP
- PARKING SPACES

TAG LEGEND

- REVISION CLOUD
- NORTH ARROW
- SECTION MARK (SIM / A101)
- VIEW CALLOUT (SIM / A101)
- ELEVATION (A101)

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
A/H	AIR HANDLER
BFE	BASE FLOOD ELEVATION
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
C/U	CONDENSER
DFE	DESIGN FLOOD ELEVATION
(e)	EXISTING
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
MANF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
(n)	NEW
O/	OVER
PT	PRESERVATIVE TREATED
REC	RECOMMENDATIONS
REQ	REQUIRED
ROW	RIGHT OF WAY
SF	SQUARE FEET
T&G	TONGUE AND GROOVE
TOW	TOP OF WALL
TWH	TANKLESS WATER HEATER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
W/I	WITHIN
WH	WATER HEATER
WM	WATER METER

GENERAL NOTES

1. EXISTING ITEMS AND CONDITIONS ARE DEPICTED AND DESCRIBED ON THESE DRAWINGS ACCORDING TO THE BEST AVAILABLE INFORMATION AND SURVEYS. THE ARCHITECT PROVIDES NO ASSURANCE AS TO, AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DEPICTIONS AND DESCRIPTIONS.

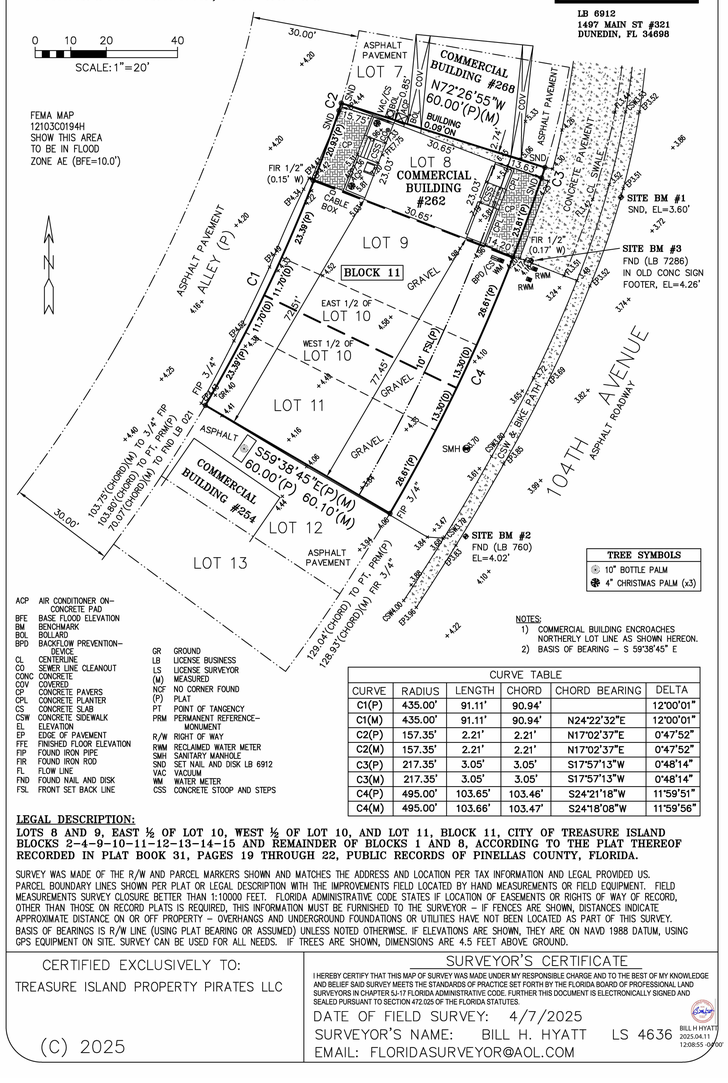
2. FIELD VERIFY AND DETERMINE, THE ACTUAL LOCATION, CONFIGURATION AND CONDITIONS OF ALL PERTINENT ITEMS, INCLUDING THOSE THAT MAY BE IN CONCEALED LOCATIONS. IF ACTUAL CONDITIONS DIFFER FROM WHAT IS DEPICTED OR DESCRIBED ON THESE DRAWINGS, OR DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS, OR MEET CONSTRUCTION INDUSTRY STANDARDS, IMMEDIATELY NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH THE WORK UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT.

3. DO NOT SCALE DRAWINGS. THE DIMENSIONS ON THE DRAWINGS GOVERN. WRITTEN NOTES REFERENCING AN ITEM WITH THE WORD ' TYPICAL' (TYP) APPLY TO ALL IDENTICAL ITEMS OR FEATURES INDICATED ELSEWHERE ON THE DRAWINGS.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF 254-258-262 104TH AVENUE TREASURE ISLAND, FL 33706

KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305

LB 6912
1497 MAIN ST #321
DUNEDIN, FL 34698



TREE SYMBOLS	
⊙	10" BOTTLE PALM
❁	4" CHRISTMAS PALM (x3)

NOTES:
1) COMMERCIAL BUILDING ENCROACHES NORTHERLY LOT LINE AS SHOWN HEREON.
2) BASIS OF BEARING – S 59°38'45" E

ACP	AIR CONDITIONER ON-CONCRETE PAD
BFE	BASE FLOOD ELEVATION
BM	BENCHMARK
BOL	BOLLARD
BPD	BACKFLOW PREVENTION-DEVICE
CL	CENTERLINE
CO	SEWER LINE CLEANOUT
CONC	CONCRETE
COV	COVERED
CP	CONCRETE PAVERS
CPL	CONCRETE PLANTER
CS	CONCRETE SLAB
CSW	CONCRETE SIDEWALK
EL	ELEVATION
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FL	FLOW LINE
FND	FOUND NAIL AND DISK
FSL	FRONT SET BACK LINE
GR	GROUND
LB	LICENSE BUSINESS
LS	LICENSE SURVEYOR
(M)	MEASURED
NCF	NO CORNER FOUND
(P)	PLAT
PT	POINT OF TANGENCY
PRM	PERMANENT REFERENCE-MONUMENT
R/W	RIGHT OF WAY
RWM	RECLAIMED WATER METER
SMH	SANITARY MANHOLE
SND	SET NAIL AND DISK LB 6912
VAC	VACUUM
WM	WATER METER
CSS	CONCRETE STOOP AND STEPS

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1(P)	435.00'	91.11'	90.94'		12°00'01"
C1(M)	435.00'	91.11'	90.94'	N24°22'32"E	12°00'01"
C2(P)	157.35'	2.21'	2.21'	N17°02'37"E	0°47'52"
C2(M)	157.35'	2.21'	2.21'	N17°02'37"E	0°47'52"
C3(P)	217.35'	3.05'	3.05'	S17°57'13"W	0°48'14"
C3(M)	217.35'	3.05'	3.05'	S17°57'13"W	0°48'14"
C4(P)	495.00'	103.65'	103.46'	S24°21'18"W	11°59'51"
C4(M)	495.00'	103.66'	103.47'	S24°18'08"W	11°59'56"

LEGAL DESCRIPTION:
LOTS 8 AND 9, EAST ½ OF LOT 10, WEST ½ OF LOT 10, AND LOT 11, BLOCK 11, CITY OF TREASURE ISLAND BLOCKS 2-4-9-10-11-12-13-14-15 AND REMAINDER OF BLOCKS 1 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEY WAS MADE OF THE R/W AND PARCEL MARKERS SHOWN AND MATCHES THE ADDRESS AND LOCATION PER TAX INFORMATION AND LEGAL PROVIDED US. PARCEL BOUNDARY LINES SHOWN PER PLAT OR LEGAL DESCRIPTION WITH THE IMPROVEMENTS FIELD LOCATED BY HAND MEASUREMENTS OR FIELD EQUIPMENT. FIELD MEASUREMENTS SURVEY CLOSURE BETTER THAN 1:10000 FEET. FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR – IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY – OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY. BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE. IF ELEVATIONS ARE SHOWN, THEY ARE ON NAVD 1988 DATUM, USING GPS EQUIPMENT ON SITE. SURVEY CAN BE USED FOR ALL NEEDS. IF TREES ARE SHOWN, DIMENSIONS ARE 4.5 FEET ABOVE GROUND.

CERTIFIED EXCLUSIVELY TO:
TREASURE ISLAND PROPERTY PIRATES LLC

(C) 2025

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.025 OF THE FLORIDA STATUTES.

DATE OF FIELD SURVEY: 4/7/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636
EMAIL: FLORIDASURVEYOR@AOL.COM

BILL H HYATT
2025.04.11
12:08:55 -04'00'

1 SURVEY OF EXISTING
1" = 20'-0"

SHEET INDEX

SHEET #	SHEET NAME
A001	PROJECT INFO & SURVEY
A100	SITE PLAN
A101	SITE DETAILS
A200	LIFE SAFETY PLAN
A201	FLOOR PLAN & SCHEDULES
A202	CEILING PLAN & DETAILS
A300	EXTERIOR ELEVATIONS
S1.1	GENERAL STRUCTURAL NOTES
S1.2	SLAB ON GRADE PLAN
M0.00	LEGEND - HVAC
M0.01	SPECIFICATIONS - HVAC
M1.01	FLOOR PLAN - HVAC
M8.01	SCHEDULES - HVAC
M9.01	DETAILS - HVAC
P0.00	LEGEND - PLUMBING
P1.01	FLOOR PLAN - SANITARY
P1.02	FLOOR PLAN - PRESSURE
P7.01	RISER DIAGRAM - PLUMBING
P9.01	SCHEDULES & DETAILS - PLUMBING
P9.02	DETAILS - PLUMBING
E000	ELECTRICAL NOTES, SYMBOLS, LEGENDS AND ABBREVIATIONS
E001	ELECTRICAL DETAILS
E100	ELECTRICAL DEMO PLAN
E200	POWER PLAN
E300	LIGHTING PLAN
E400	PANEL SCHEDULE

TOTAL NUMBER OF SHEETS = 26

LAFATE WILSON
architects

1030 arlington ave n. st petersburg fl 33705
(727) 490-9483
studio@lafatewilson.com

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STATE OF FLORIDA
JOURDONA LA FATE
AR 97888
REGISTERED ARCHITECT

Jourdona La Fate
Digitally signed by Jourdona La Fate
Date: 2026.01.12 15:26:59 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOURDONA LA FATE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date
0	PERMIT SET	01.12.26

A001

PROJECT INFO & SURVEY

sheet size 24" x 36"

LEGAL DESCRIPTION

LOTS 8 AND 9, EAST 1/2 OF LOT 10, WEST 1/2 OF LOT 10, AND LOT 11, BLOCK 11, CITY OF TREASURE ISLAND BLOCKS 2-4-9-10-11-12-13-14-15 AND REMAINDER OF BLOCKS 1 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEARINGS

BASIS OF BEARINGS - S 59°38'45"

ELEVATIONS

ELEVATIONS ARE BASED ON NAVD '88 DATUM.
BENCHMARKS ON PLAN.

FLOOD ZONES

FEMA MAP 12103C0194H SHOW THIS AREA TO BE
IN FLOOD ZONE AE (BFE=10.0)

SITE DEMOGRAPHICS

GOVERNING MUNICIPALITY:	CITY OF TREASURE ISLAND
ZONING:	PR-MU C (PLANNED REDEVELOPMENT MIXED USE CORE)
PARCEL:	23-31-15-91818-011-0080
TOTAL SITE AREA:	0.13 ACRES (5,946 SF)
FLU:	PR-MU

PR-MU C ZONING DISTRICT REQUIREMENTS

MIN. LOT AREA:	15,000 SF
MIN. LOT WIDTH:	90 LF
MIN. FRONT SETBACK:	9 LF
MIN. REAR SETBACK:	0 LF
MIN. SIDE SETBACK:	0 LF
MIN. HEIGHT:	26 LF*
MAX. HEIGHT:	60 LF**

* THE MINIMUM HEIGHT IN THE PR-MU CORE ZONING DISTRICT SHALL BE TWO STORIES, 26 FEET ABOVE BASE FLOOD ELEVATION PLUS 2.0 FEET OF FREEBOARD.

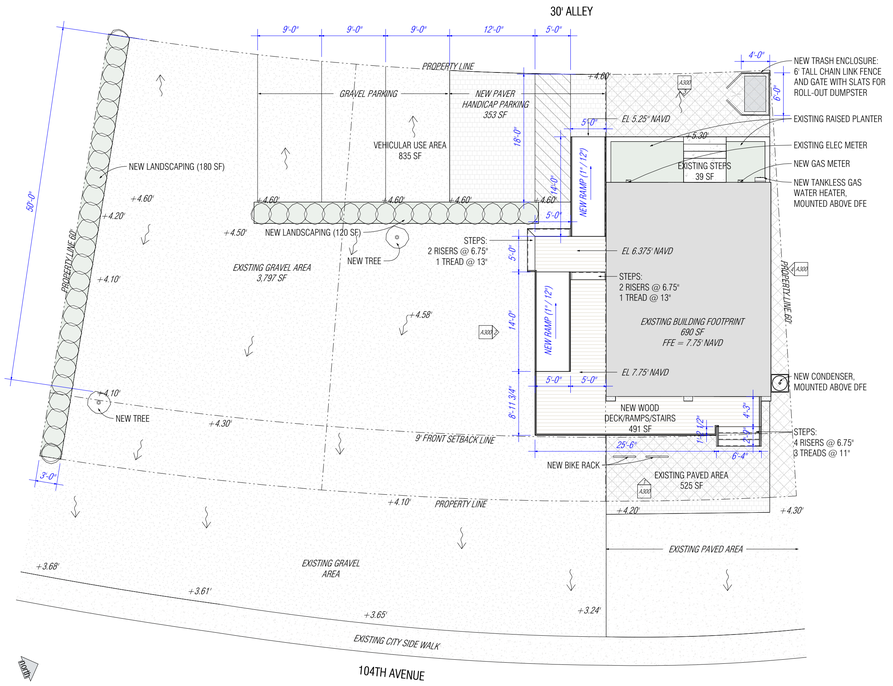
** THE MAXIMUM BUILDING HEIGHT IN THE PR-MU CORE ZONING DISTRICT SHALL NOT EXCEED 60 FEET ABOVE BASE FLOOD ELEVATION PLUS 2.0 FEET OF FREEBOARD.

IMPERVIOUS SURFACE CALCULATIONS - PROPOSED

BUILDING FOOTPRINT	706 SF
WOOD DECK/RAMPS/STAIRS	491 SF
EX STEPS	39 SF
EX PAVED AREA	525 SF
NEW PAVER PARKING	353 SF
GRAVEL (3,617 * 0.7)	2,532 SF
TOTAL IMPERVIOUS AREA	4,646 SF
LOT SIZE	5,649 SF
MAX ALLOWABLE IMPERVIOUS	0.90
ACTUAL IMPERVIOUS RATIO	0.82 (4,646 SF)

PARKING REQUIREMENTS

RESTAURANTS	1 PER 150 SF
CAFE - INDOOR	706 SF / 150 = 5 SPACES
PR-MU REDUCTION 5 X 66%	= 3.3
TOTAL REQUIRED PARKING	= 3 SPACES
TOTAL PARKING PROVIDED	= 4 SPACES (INCLUDES 1 ADA)
BICYCLE PARKING PROVIDED	= 2 BICYCLE RACKS



1 SITE PLAN_PROPOSED
1" = 10'-0"

LANDSCAPE INSTALLATION AND MAINTENANCE

1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMAN LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING EXCLUSIVE OF PLANT MATERIAL, EXCEPT HEDGES, SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENTS. LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. LINEAL AND MASS PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF TWO INCHES OF ORGANIC MULCH, (BARK, LEAVES, PINE NEEDLES, ETC.) IN ORDER TO DECREASE EVAPORATION OF MOISTURE FROM THE SOIL. PLASTIC SURFACE COVERS SHALL BE PROHIBITED. LANDSCAPED AREAS ARE TO BE IRRIGATED WITH RECLAIMED WASTEWATER, IF AVAILABLE TO THE SITE. IN ORDER TO CONSERVE WATER, PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATICALLY-TIMED DRIP-TYPE SYSTEMS, ONLY IN ACCORDANCE WITH COUNTY REGULATIONS OR GUIDELINES ESTABLISHED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, WHICHEVER MAY BE MORE STRINGENT. IN ACCORDANCE WITH F.S § 373.62, ANY NEW IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE AUTOMATIC CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT (DEFINED AS ANY PROTRUSION OF A VEHICLE OUTSIDE OF A PARKING SPACE, DISPLAY AREA, OR ACCESSWAY INTO A LANDSCAPED AREA) AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. THE PROPERTY OWNER, TENANT, AND/OR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE RESPONSIBILITY FOR MAINTENANCE AS SET FORTH HEREIN SHALL INCLUDE THE PARKWAYS WITHIN RIGHT-OF-WAY AREAS OUTSIDE THE PROPERTY LINE CONTIGUOUS TO THE SITE PER SEC. 72-40.A.

2. FAILURE OF THE OWNER OR TENANT OF THE PROPERTY TO MAINTAIN THE PREMISES IN GOOD CONDITION AS SET FORTH IN SUBSECTION (A) OF THIS SECTION SHALL MAKE SUCH OWNER OR TENANT LIABLE FOR THE PENALTIES FOR VIOLATION OF A CITY ORDINANCE PER SEC. 72-40.B.

3. THE REQUIRED LANDSCAPING FOR ALL COMMERCIAL AND MULTIFAMILY PROPERTIES SHALL BE MAINTAINED ON A CONTINUAL BASIS, AS APPROVED BY THE CONDITIONS OF THE SITE PLAN, AND IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS PER SEC.72-40-D:
   A. LANDSCAPING MATERIALS SHALL BE REASONABLY HEALTHY AND FREE OF DISEASE, CHEMICAL EXPOSURE, NEGLECT OR LACK OF PROPER WATERING, DISCOLORING OR BLIGHTED CONDITIONS.
   B. ALL PROPERTY OWNERS OF COMMERCIAL AND MULTIFAMILY DEVELOPMENTS SHALL CONDUCT REPLANTING FOR ANY LANDSCAPING SHOWING SIGNS OF POOR QUALITY PLANT MATERIAL RESULTING FROM THOSE AND SIMILAR CONDITIONS OUTLINED ABOVE IN SUBSECTION A.
   C. THE PROPERTY OWNER IS REQUIRED TO CONDUCT AN ANNUAL INSPECTION OF SITE PLAN REQUIRED LANDSCAPING AND TO REPLACE ANY PLANT MATERIAL NOT IN COMPLIANCE.
   D. THE CITY MAY CONDUCT ROUTINE INSPECTIONS OF BOTH COMMERCIAL AND MULTIFAMILY PROPERTIES TO ENSURE COMPLIANCE WITH THE ORIGINAL SITE PLAN CONDITIONS AND OTHER RELATED LANDSCAPING REGULATIONS.

UTILITY NOTE

1. EXISTING WATER METER AND BACKFLOW TO BE UTILIZED
2. EXISTING SEWER CONNECTION TO BE UTILIZED

GROUNDCOVER NOTE

THE USE OF GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, IS ENCOURAGED IN THE INTEREST OF WATER CONSERVATION. GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN 18 MONTHS AFTER PLANTING. AT LEAST 60 PERCENT OF THE GROUND COVERS SHALL BE OF NATIVE OR DROUGHT-TOLERANT VARIETIES PER SEC 72.39.2.D.

PERIMETER BUFFER TREE REQUIREMENTS*

1 PER 50 LF OF VEHICULAR AREA

60/50' = 1.2 TREES ~ 1 TREE

* PROVISIONS OF 72.41 DO NOT APPLY ON PERIMETERS OF PROPERTIES OF ABUTTING ALLEY, EXCEPT FOR TREE REQUIREMENT

INTERIOR LANDSCAPING REQUIREMENTS

10% VEHICULAR USE AREA

VEHICULAR USE AREA = 835 SF X 10% = 118.8 SF

MINIMUM 1 TREE PER 200 SF OF REQUIRED INTERIOR LANDSCAPED AREA

118.8 / 200 = 0.59 TREES ~ 1 TREE

GROUNDCOVER

SYMBOL	*NO.*	*BOTANICAL NAME*	*COMMON NAME*	*SIZE REQUIREMENT*	*SPACING*
	41	CATHARANTHUS ROSEUS	PERIWINKLE	12"-48" HIGH 24" - 48" SPREAD	30" O.C

TREES

SYMBOL	*NO.*	*BOTANICAL NAME*	*COMMON NAME*	*SIZE REQUIREMENT*	*SPACING*
	2	LOBLOLLY PINE	PINUS TAEDA	MIN 2" CALIPER 8' HEIGHT @ INSTALLATION	MIN 25' O.C

LAFATE WILSON
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(727) 490-9483
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STATE OF FLORIDA
JOURDONA LA FATE
AR97889
REGISTERED ARCHITECT

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TREASURE ISLAND COFFEE COVE

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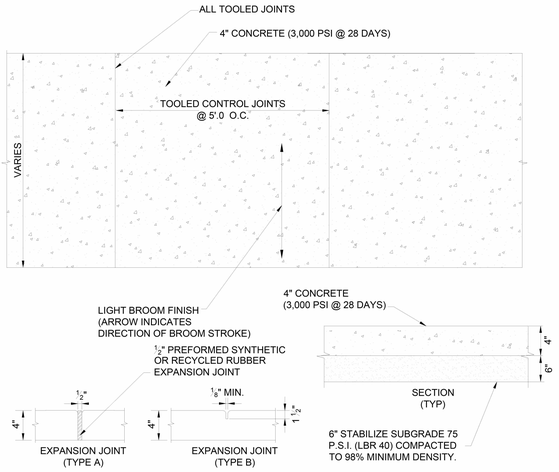
no.	description	date
0	PERMIT SET	01.12.26

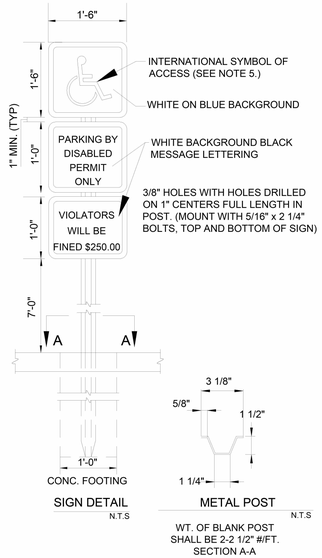
A100
SITE PLAN

sheet size 24" x 36"



TYPICAL SIDEWALK PAVING SECTION

N.T.S.



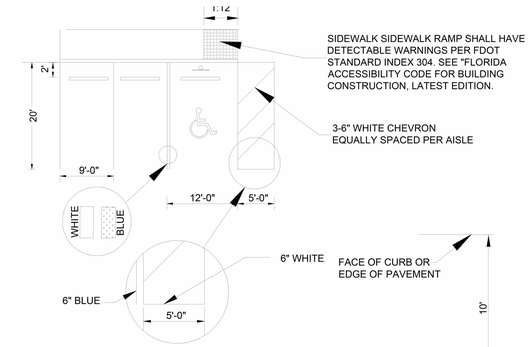
SIGN DETAIL

N.T.S

METAL POST

N.T.S

WT. OF BLANK POST SHALL BE 2-2 1/2" #/FT.
SECTION A-A

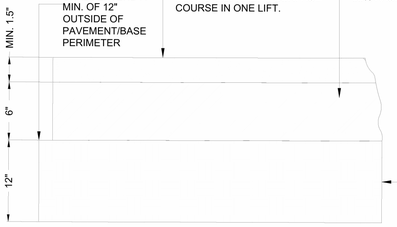


MANDATORY
WHITE ON BLUE BACKGROUND

NOTES:
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
4. MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C)1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. EXCEPT AS NOTED ON SHEET 2 OF 2.
5. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND,INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
6. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
7. THE USE OF PROPERLY LOCATED BOLLARDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
8. MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.6.3.

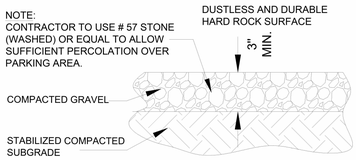
DISABLED PARKING/ MARKING DETAIL

N.T.S



TYPICAL ASPHALT PAVING SECTION

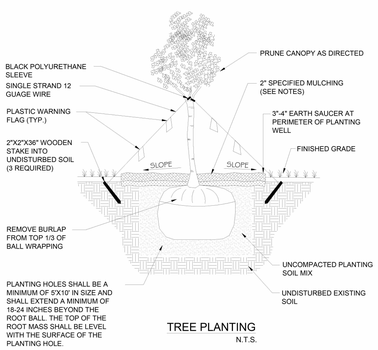
N.T.S.



TYPICAL GRAVEL PAVING SECTION

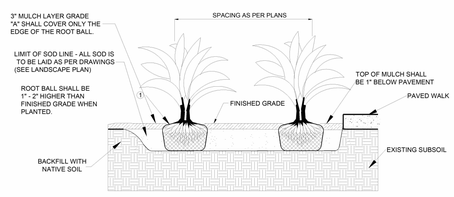
N.T.S.

NOTE:
DENSITY TESTS ON ALL SUBGRADES TO BE PERFORMED EVERY 300 FT TO CONFIRM A MINIMUM COMPACTION COMPLIANCE OF 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.



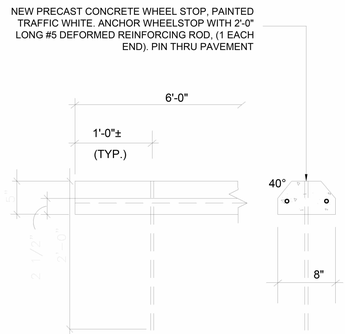
TREE PLANTING

N.T.S.



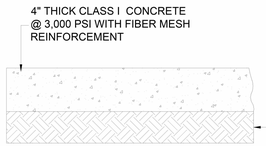
GROUNDCOVER PLANTING

N.T.S.



PARKING STOP DETAIL

N.T.S.



TYPICAL CONCRETE PAVING SECTION

NTS

NOTES:
1. WALLS
a. NEW CONSTRUCTION: MAXIMUM 6'-0" HIGH AND CONSTRUCTED OF CONCRETE BLOCK (8"x8"x16"), MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. (SECTION 3-802 MATERIALS)
b. EXISTING: MAXIMUM 6'-0' HIGH REPLACEMENT MATERIALS CAN BE MADE OF THE SAME MATERIALS AS LONG AS THEY ARE MADE OF APPROVED OPAQUE MATERIAL.
2. FOOTINGS
8"x16" CONCRETE W/2- #5 CONTINUOUS REBAR IMBEDDED.
3. CONCRETE SLAB
MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"x6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), 4000 P.S.I. WITH FIBER MESH REINFORCING.
4. CONCRETE FILLED CELLS
WITH 1- #5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
5. GATES
CONSTRUCTED OF MIN. 1-1/2" DIAMETER GALVANIZED TUBULAR STEEL W/PRIVACY-TYPE SLATS INSERTED IN GALVANIZED STEEL MESH FABRIC, HINGE-MOUNTED ON MIN. 3" DIAMETER GALVANIZED STEEL POST, (GATES AND POST CONSTRUCTED AND INSTALLED PER APPLICABLE BUILDING CODE BY LICENSED FENCE CONTRACTOR).
6. DROP PIN
1/2" DIA. 18" LONG METAL ROD GATE LATCH. PROVIDE 3/4" DIA. HOLE 6" INTO CONCRETE FOR RODS. IN ASPHALT PROVIDE A 3/4" P.V.C. SLEEVE, 6" LONG, OR EQUAL.
7. SOIL
SOIL BEARING CAPACITY TO BE AT LEAST 2,500 P.S.F.
8. BOLLARD
3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW, IMBEDDED 3'-0" DEEP IN 18" CONCRETE FOUNDATION. (SEE DETAIL)

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TREASURE ISLAND, FL 33706

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A101

SITE DETAILS

sheet size 24" x 36"

BUILDING CODE INFO

BUILDING CODE EDITIONS	8TH EDITION 2023 FBC - BUILDING 8TH EDITION 2023 FBC - ENERGY 8TH EDITION 2023 FBC - TEST PROTOCOL 8TH EDITION 2023 FBC - PLUMBING 8TH EDITION 2023 FBC - MECHANICAL 8TH EDITION 2023 FBC - EXISTING BUILDING 8TH EDITION 2023 FBC - FUEL GAS 8TH EDITION 2023 FBC - ACCESSIBILITY 8TH EDITION 2023 FBC FLORIDA FIRE PREVENTION CODE NEC 2020 NATIONAL ELECTRICAL CODE - NFPA 70
OCCUPANCY	BUSINESS 303.1.1 SMALL BUILDINGS AND TENANT SPACES. A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.
CONSTRUCTION TYPE	3B UNSPRINKLERED
ALLOWABLE BUILDING HEIGHT	55' (ACTUAL = 11')
ALLOWABLE # OF STORIES	3 (ACTUAL = 1)
ALLOWABLE BLDG AREA	19,000 SF (ACTUAL = 706 SF)
FIRE RESISTANCE RATING TABLE 601	WALLS & PARTITIONS PRIMARY STRUCTURAL FRAME 0 HR EXTERIOR BEARING WALLS 2 HR INTERIOR BEARING WALLS 0 HR INTERIOR NON-BEARING WALLS 0 HR FLOOR / CEILING CONSTRUCTION 0 HR ROOF CONSTRUCTION 0 HR
INTERIOR WALL/FINISH CLASSIFICATION	INTERIOR WALLS AND CEILING FINISHES TO MEET CLASS A FOR EXITING ELEMENTS, B FOR CORRIDORS AND CLASS C FOR ROOMS AND ENCLOSED SPACES. SPECIFICATIONS PER FBC TABLE 803.11. INTERIOR FLOORING FINISHES TO COMPLY WITH SECTION 804
FIRE PROTECTION AND LIFE SAFETY SYSTEMS	AUTOMATIC SPRINKLER SYSTEM - NOT REQUIRED FIRE ALARM SYSTEM - NOT REQUIRED FIRE EXTINGUISHERS - TYPE 2-A 10-B:C, 75' MAX TRAVEL DISTANCE TO EXTINGUISHER
MEANS OF EGRESS	COMMON PATH OF TRAVEL - 75' NEED (1) ACCESSIBLE MEANS OF EGRESS/ SPACE MIN. EXIT TRAVEL DISTANCE - 200' DEAD END TRAVEL DISTANCE - 20' MINIMUM CORRIDOR WIDTH 44" CORRIDOR RATING: A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY 1 MEANS OF EGRESS COMPLYING WITH SECTION 1006.2

PLUMBING FIXTURE COUNT FOR OCC LOAD = 21 PERSONS
TABLE 2902.2

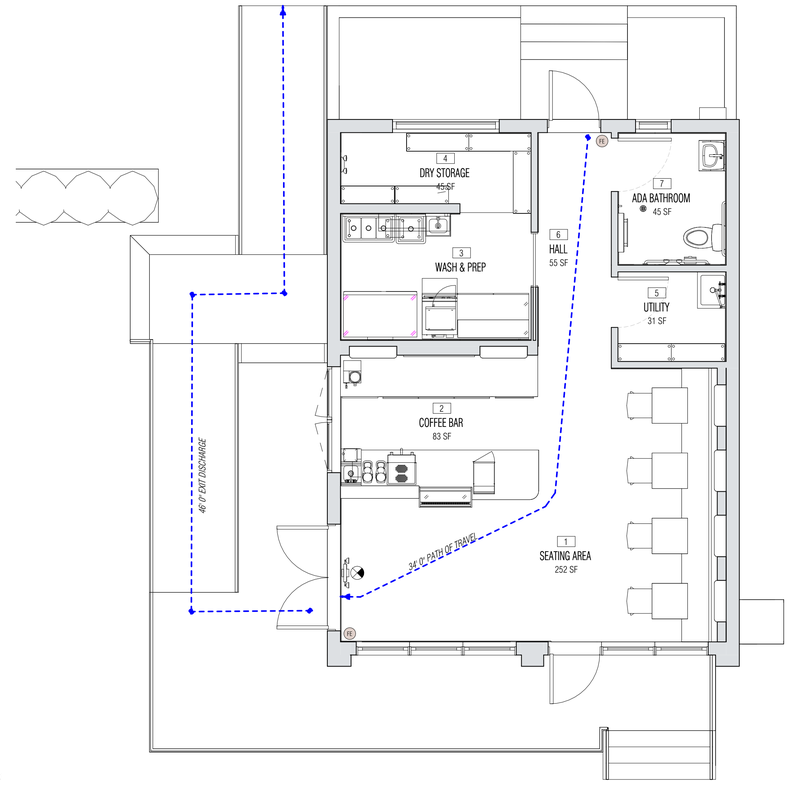
USE	WC MALE	WC FEMALE	LAV MALE	LAV FEMAIL	DRINKING FOUNTAIN	SERVICE SINK
ASSEMBLY RESTAURANTS	1 PER 75	1 PER 75	1 PER 200	1 PER 200	1 PER 500	1 SERVICE SINK
ACTUAL	1 PROVIDED	1 PROVIDED	1 PROVIDED	1 PROVIDED	410.4 SUBSTITUTION	1 PROVIDED

OCCUPANCY LOAD TABLE

ROOM #	ROOM NAME	AREA	FUNCTION OF SPACE	OCC LOAD FACTOR	OCCUPANT TOTAL
1	SEATING AREA	252 SF	UNCONCENTRATED	15	17
2	COFFEE BAR	83 SF	KITCHEN	100	1
3	WASH & PREP	76 SF	KITCHEN	100	1
4	DRY STORAGE	45 SF	KITCHEN	100	1
5	UTILITY	31 SF	UTILITY	300	1
6	HALL	55 SF	NA	0	
7	ADA BATHROOM	45 SF	NA	0	
Grand total: 7		587 SF			21

LIFE SAFETY LEGEND

- FE — FIRE EXTINGUISHER
- EXIT SIGN
- EXIT ACCESS TRAVEL DISTANCE



1 LIFE SAFETY PLAN
1/4" = 1'-0"

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A200
LIFE SAFETY PLAN

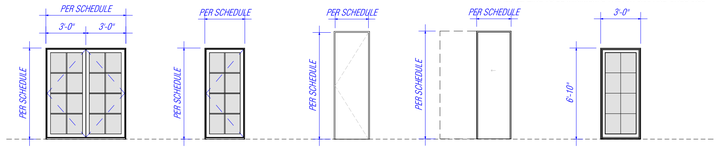
sheet size 24" x 36"

Door Schedule

DOOR #	WIDTH	HEIGHT	TYPE	HARWARE SET
100	3' - 0"	6' - 10"	EXISTING TO REMAIN	EXISTING HARDWARE TO REMAIN
101	3' - 0"	6' - 10"	D2	HINGES, RIM CYCLINDER, CORE, LONG DOOR PULL, SURFACE CLOSER, BLADE STOP SPACER, THRESHOLD
102	6' - 0"	6' - 10"	D1	HINGES, RIM CYCLINDER, CORE, LONG DOOR PULLS, SURFACE CLOSERS, BLADE STOP SPACER, THRESHOLD
103	3' - 0"	7' - 0"	D4	POCKET DOOR PULL
104	3' - 0"	7' - 0"	D3	HINGES, CLASSROOM LOCK, SURFACE CLOSER, WALL STOP, GASKETING
105	2' - 10"	7' - 0"	D3	HINGES, CLASSROOM LOCK, SURFACE CLOSER, WALL STOP, GASKETING
106	3' - 0"	6' - 10"	D5	N/A
107	3' - 0"	6' - 10"	D5	N/A
108	3' - 0"	6' - 10"	D5	N/A
109	3' - 0"	6' - 10"	D5	N/A
110	3' - 0"	6' - 10"	D5	N/A

DOOR TYPES

NOTE: VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES WITH MANUFACTURER'S REQUIREMENTS
ALL GLAZING TO BE MINIMUM U FACTOR 0.65 AND SHGC 0.35



TYPE D1
DOUBLE SWING FRENCH DOOR

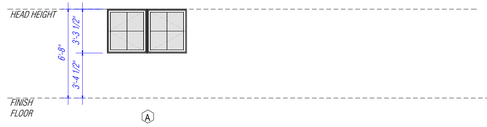
TYPE D2
SINGLE SWING FRENCH DOOR

TYPE D3
SINGLE SWING

TYPE D4
POCKET

TYPE D5
STATIONARY FRENCH DOOR

WINDOW TYPES



FLORIDA PRODUCT APPROVAL

EXTERIOR SWINGING DOOR
PGT INDUSTRIES - FD-101
FL# 253.1-R26

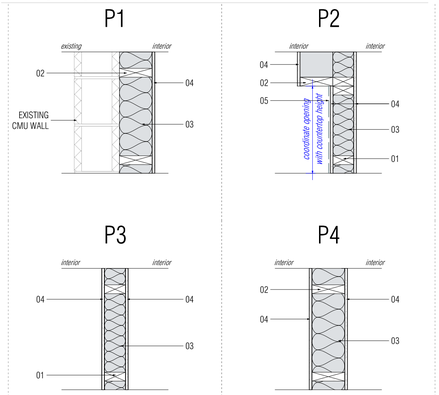
EXTERIOR STATIONARY DOOR
PGT INDUSTRIES - FD-101
FL# 253.1-R26

CASEMENT WINDOW
PGT INDUSTRIES - CA - 740
FL# 245.2-R17

PARTITION NOTES

1. PROVIDE BACKER BOARD AT ALL WET AREAS TO RECEIVE TILE
2. ALL EXPOSED GWB TO HAVE LEVEL 4 FINISH UNO
3. ANY WOOD FRAMING IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED (PT)
4. PROVIDE IN WALL BACKING FOR MILLWORK, BUILT-INS, AND ANY WALL MOUNTED EQUIPMENT, ACCESSORIES OR TV'S
5. DIMENSIONS ARE TAKEN FROM EDGE OF CMU TO FINISH FACE OF GYP ON WOOD FRAMED WALL

PARTITION TYPES



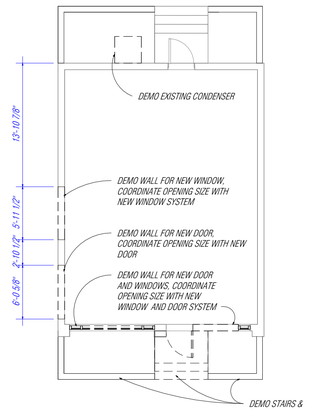
KEYNOTE LEGEND

01 2X4 WOOD FRAMING
02 2X6 WOOD FRAMING
03 SOUND BATT INSULATION
04 1/2" GYPSUM WALL BOARD
05 FIBER REINFORCED PLASTIC

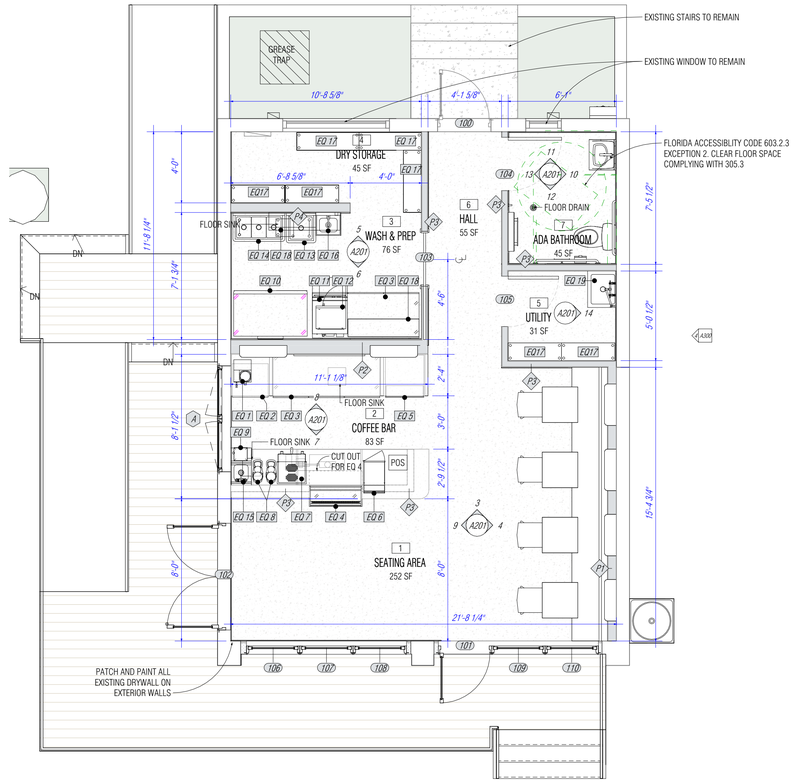
Food Service Equipment Schedule

Type Mark	Description	Manufacturer	Model
EQ17	WIRE SHELVING, SIZES VARY	STORAGE RACK W/ SHELVES	SIZES VARY
EQ 1	BREWER	FETCO	CBS-1230
EQ 2	UNDERCOUNTER DISHWASHER	Jackson WWS	HTUC
EQ 3	UNDERCOUNTER REFRIGERATOR	AVANTCO	UBB-4G-HC
EQ 4	DISPLAY CASE	MAINSTREET EQUIPMENT	UCRSL3633C
EQ 5	ICE MAKER	BERG	BIM-280H
EQ 6	PASTRY DISPLAY CASE	ANTUNES	DC-14A (9500711)
EQ 7	ESPRESSO MACHINE	LA MARZOCCO	LINEA CLASSIC S 1EE
EQ 8	COFFEE GRINDER	NUOVA SIMONELLA	MDXS
EQ 9	BLENDER	VITAMIX COMMERCIAL	068255
EQ 10	REFRIGERATOR	TRUE	STR2DT-2S
EQ 11	HEAVY-DUTY MANUAL CONTERTOP CONVECTION OVEN	GALAXY	COE3Q
EQ 12	COMMERCIAL MICROWAVE	SOLWAVE	180MW1000SS
EQ 13	18 GAUGE STAINLESS STEEL ONE COMPARTMENT SINK	STEELTON	522CS115FW
EQ 14	18 GAUGE STAINLESS STEEL THREE COMPARTMENT SINK	REGENCY	600S31014G
EQ 15	BLENDER STATION SINK	REGENCY	600BSD261244G
EQ 16	HAND SINK	REGENCY	600HS17
EQ 17	WIRE SHELVING, SIZES VARY	STORAGE RACK W/ SHELVES	SIZES VARY
EQ 18	WALL MOUNT SHELVING	NEW AGE INDUSTRIAL	1126
EQ 19	MOP SINK	STEELTON	522MS162012

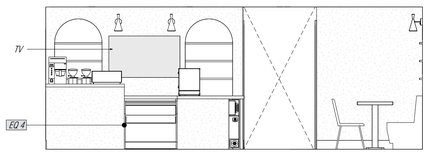
NOTE: VERIFY WITH CLIENT ALL FINAL EQUIPMENT SELECTIONS PRIOR TO ROUGH-IN AND ORDERING



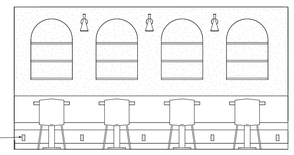
2 DEMO PLAN
1/4" = 1'-0"



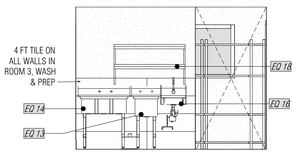
1 FLOOR PLAN - PROPOSED
1/4" = 1'-0"



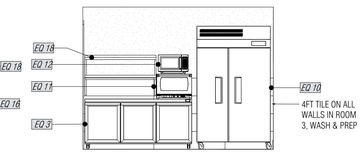
3 MAIN COUNTER
1/4" = 1'-0"



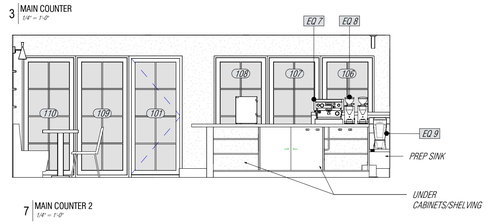
4 SEATING
1/4" = 1'-0"



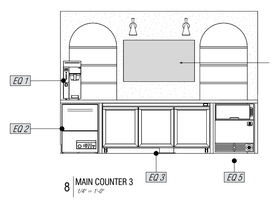
5 PREP 1
1/4" = 1'-0"



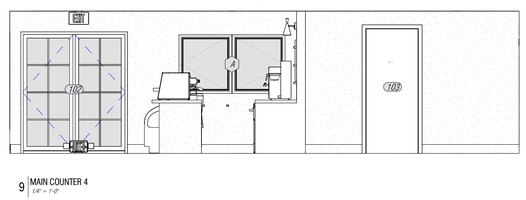
6 PREP 2
1/4" = 1'-0"



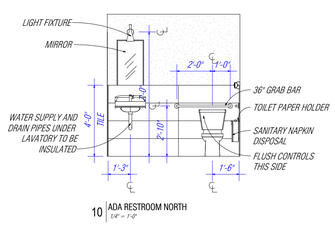
7 MAIN COUNTER 2
1/4" = 1'-0"



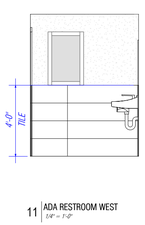
8 MAIN COUNTER 3
1/4" = 1'-0"



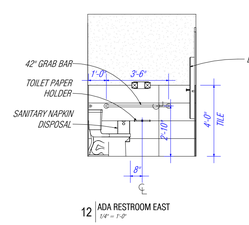
9 MAIN COUNTER 4
1/4" = 1'-0"



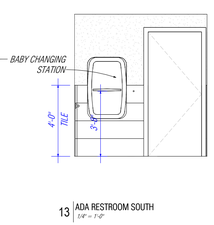
10 ADA RESTROOM NORTH
1/4" = 1'-0"



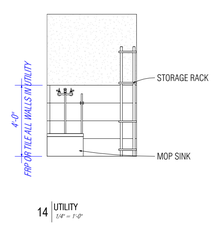
11 ADA RESTROOM WEST
1/4" = 1'-0"



12 ADA RESTROOM EAST
1/4" = 1'-0"



13 ADA RESTROOM SOUTH
1/4" = 1'-0"



14 UTILITY
1/4" = 1'-0"

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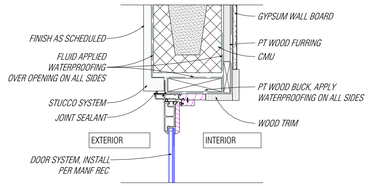
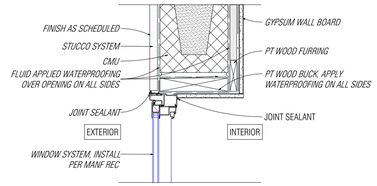
FLOOR PLAN & SCHEDULES

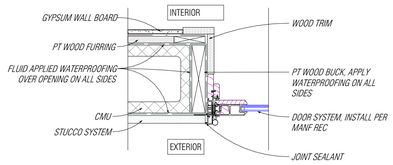
sheet size 24" x 36"



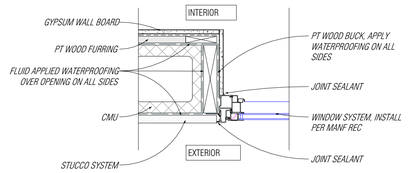
1 OPENING DETAIL - DOOR HEAD CMU
1 1/2" = 1'-0"



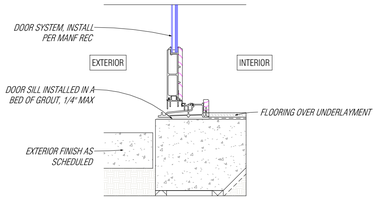
2 OPENING DETAIL - WINDOW HEAD CMU
1 1/2" = 1'-0"



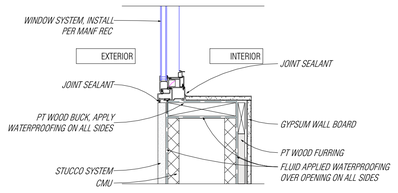
3 OPENING DETAIL - DOOR JAMB CMU
1 1/2" = 1'-0"



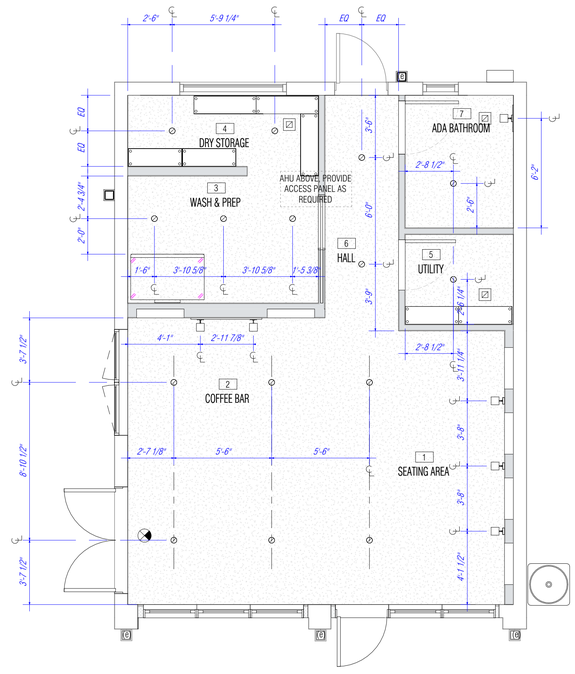
4 OPENING DETAIL - WINDOW JAMB CMU
1 1/2" = 1'-0"



5 OPENING DETAIL - DOOR SILL CMU
1 1/2" = 1'-0"



6 OPENING DETAIL - WINDOW SILL CMU
1 1/2" = 1'-0"



7 CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND

- GYPSUM WALL BOARD
- WALL SCONCE, INTERIOR
- WALL SCONCE, EXTERIOR
- RECESSED LED CAN LIGHT

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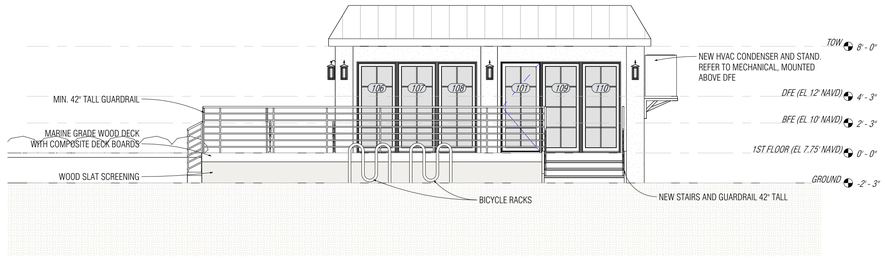
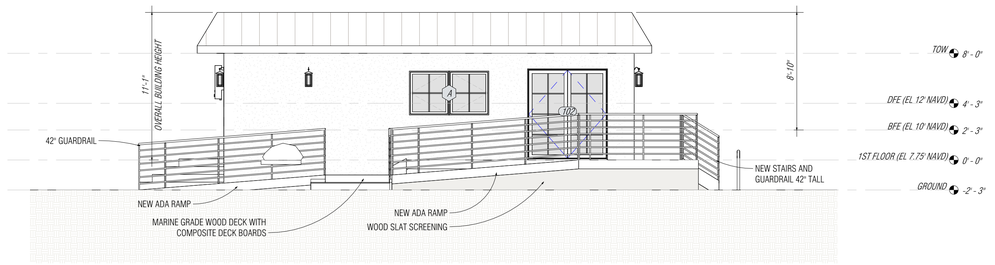
CEILING PLAN & DETAILS

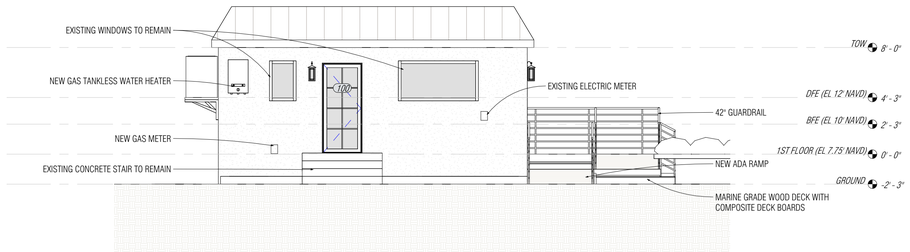
sheet size 24" x 36"



1 EAST ELEVATION
3/16" = 1'-0"



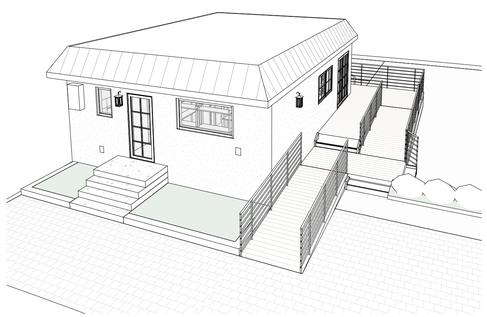
2 SOUTH ELEVATION
3/16" = 1'-0"



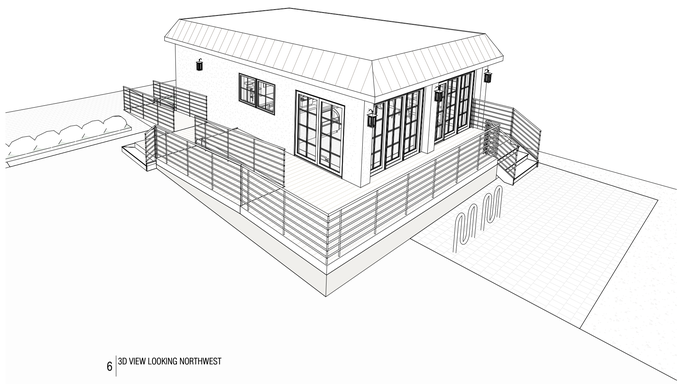
3 WEST ELEVATION
3/16" = 1'-0"



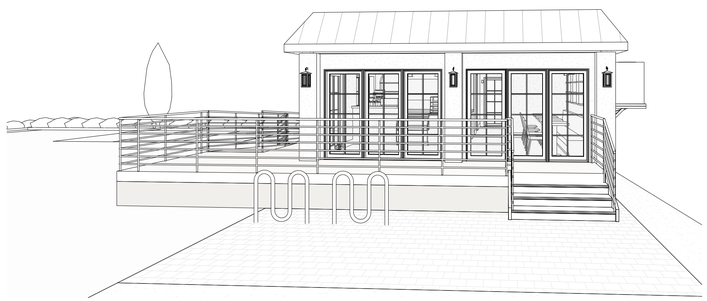
4 NORTH ELEVATION
3/16" = 1'-0"



5 3D VIEW LOOKING EAST



6 3D VIEW LOOKING NORTHWEST



7 3D VIEW LOOKING NORTH

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STATE OF FLORIDA
JOURDONA LA FATE
AR97889
REGISTERED ARCHITECT

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOURDONA LA FATE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREASURE ISLAND COFFEE COVE

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TREASURE ISLAND, FL 33706

no.	description	date
0	PERMIT SET	01.12.26

A300

EXTERIOR ELEVATIONS

sheet size 24" x 36"

GENERAL STRUCTURAL NOTES

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE STRUCTURAL DIMENSIONS AND SECTIONS WITH ARCHITECTURAL DIMENSIONS AND SECTIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION OR INSTALLATION OF ALL STRUCTURAL MEMBERS.
2. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE REQUIRED CODE VERTICAL AND LATERAL LOADS THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS.
3. SELECTION OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND OR PROCEDURES, AS WELL AS SAFETY PRECAUTIONS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. AS SUCH ANY CONSTRUCTION ENGINEERING AND/OR DESIGN RESULTING FROM THESE SELECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION NOT SHOWN.
5. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
6. THE STRUCTURAL DRAWINGS SHALL BE USED IN COMBINATION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS OR SPECIFICATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK.
7. ALL ROOF TOP EQUIPMENT CURBS, ROOF TOP MECHANICAL EQUIPMENT, EQUIPMENT TIE-DOWNS, AND ALL RELATED CONNECTIONS TO THE BUILDING STRUCTURE FOR WIND LOADING SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR EQUIPMENT SUPPLIER BY RETAINING A DELEGATED ENGINEER OR BY PROVIDING A CURRENT FLORIDA PRODUCT APPROVAL. SIGNED AND SEALED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. THE STRUCTURAL ENGINEER WILL MAKE PROVISIONS IN THE DESIGN OF THE PRIMARY STRUCTURAL FRAME TO ACCOMMODATE THE LOADS AND ATTACHMENTS SUBMITTED BY THE MANUFACTURER.
8. ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:

   - THE FLORIDA BUILDING CODE, (EIGHTH EDITION) 2023.
   - ACI STANDARD 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402-16).
   - AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 360-16.
   - NDS FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT.
   - ASCE 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

CAST-IN-PLACE CONCRETE AND REINFORCING:

1. ALL CONCRETE SHALL CONFORM TO THE LATEST ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND THE PARAMETERS DEFINED BELOW:

USAGE	28-DAY COMP. STRENGTH (PSI)	CONCRETE TYPE	MAX WATER TO CEMENT RATIO	MAX SLUMP*
FOUNDATIONS & SLAB ON GRADE	3000	NORMAL WT.	0.52	4"-8"
CMU FILLED CELLS	3000	NORMAL WT.	0.52	8"-11"
*SEE NOTE 10				

2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE. PRIOR TO POURING CONCRETE. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A-706.
3. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185. ONLY FLAT SHEETS SHALL BE USED.
4. PROVIDE TENSION SPLICE AT ALL BARS MARKED CONTINUOUS AT ALL LAP POINTS AND CORNERS. ALL NON CONTINUOUS BAR ENDS SHALL BE DEVELOPED BY USE OF A STANDARD ACI 90° OR 180° HOOK OR BE EXTENDED A DISTANCE GREATER THAN OR EQUAL TO THE BAR'S DEVELOPMENT LENGTH (l/d). SPLICE CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND SPLICE CONTINUOUS BOTTOM BARS AT SUPPORTS. #14 & #18 BARS SHALL BE MECHANICALLY COUPLED AT SPLICE LOCATIONS.
5. SEE TYPICAL DETAIL FOR CONCRETE COVER REQUIREMENTS OF REINFORCING BARS.
6. PIPE SLEEVES THROUGH CONCRETE BEAMS ARE NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
7. VERIFY ALL CONSTRUCTION JOINTS ARE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO THE PLACEMENT OF ADJACENT CONCRETE. FOR CHAMFER OF EXPOSED CORNERS OF BEAMS AND/OR COLUMNS, SEE ARCHITECTURAL DRAWINGS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PLACEMENT OF ANY PIPE SLEEVES, BOX OUTS, OPENINGS, INSERTS, OR HANGERS REQUIRED BY OTHER TRADES PRIOR TO THE PLACEMENT OF ANY CONCRETE.
9. UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PLACED IN CONTACT WITH ALUMINUM. CONCRETE SHALL NOT BE PUMPED THROUGH ALUMINUM PIPES, TRANSPORTED WITH ALUMINUM MIXING DRUMS, TRUCK MIXERS, WHEELBARROWS, CHUTES, CONVEYORS OR TREMIE PIPES. ALUMINUM CONCRETE FINISHING EQUIPMENT SHALL NOT BE USED ON THIS PROJECT.
10. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP IS THEN 8 INCHES UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
11. PRODUCT INFORMATION OF ADMIXTURES SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITH THE CONCRETE MIX DESIGNS FOR APPROVAL. ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN 0.30 PERCENT BY WEIGHT OF CEMENT.
12. A WATER REDUCING ADMIXTURE SHALL BE USED IN ALL MIX DESIGNS AND CONFORM TO THE ASTM C-494, TYPE A.
13. AN AIR-ENTRAINED ADMIXTURE SHALL BE USED IN ALL MIX DESIGNS FOR CONCRETE SUBJECT TO FREEZING AND THAWING.
14. FLY ASH - ASTMC618-12A, TYPE C OR TYPE F SHOULD BE USED BUT NOT TO EXCEED 20% CEMENTITIOUS CONTENT.
15. CONCRETE SLABS SHALL RECEIVE A CURING COMPOUND THAT CONFORMS TO ASTM C309 AND SHALL HAVE 30% SOLIDS MINIMUM. WATER/BLANKET CURING AS PER ACI RECOMMENDATION MAY BE USED AS ALTERNATE.

POST-INSTALLED ANCHORS:

1. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
2. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN ANCHORS.
3. CARE SHALL BE GIVEN TO AVOID DAMAGING EXISTING REBAR WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER MANUFACTURER'S INSTRUCTIONS.

FOUNDATION NOTES:

1. FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED ASSUMING THE SOIL IS SUITABLE TO SUPPORT 1500 PSF SPREAD FOOTINGS WITH SETTLEMENT NOT TO EXCEED 1/2" BASED ON PRESUMPTIVE LOAD-BEARING VALUES IN TABLE 1806.2 OF THE IBC. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THIS ASSUMPTION BY CONTACTING A GEOTECHNICAL ENGINEER TO DO A SOIL EXPLORATION.
2. FILL AND SUBGRADE PREPARATION SHALL BE AS NEEDED TO OBTAIN THE SAFE BEARING PRESSURE INDICATED ON NOTE 1. ALL ORGANICS AND UNSUITABLE SOIL SHOULD BE REMOVED AND A MINIMUM OF 98% COMPACTION MUST BE OBTAIN UNLESS GEOTECHNICAL ENGINEER RECOMMENDATIONS ALLOW A LOWER PERCENT OF COMPACTION.
3. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
4. BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
5. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
6. FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
7. APPLY TERMITE PROTECTION BY A LICENSED APPLICATOR,PER FBC 1816.1 INCLUDING A CERTIFICATE OF COMPLIANCE WITH THE CODE REQUIRED STATEMENT "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"
8. AFTER WORK IS COMPLETED, REMOVE ALL LOOSE WOOD AND DEBRIS FROM THE SITE, INCLUDING WOOD FORMS, GRADE STAKES, ETC, AND ANY CELLULOSE CONTAINING MATERIALS. INCLUDING MATERIALS NOT VISIBLE. DO NOT STORE WOOD MATERIALS ON THE GROUND. EVEN NATURALLY DURABLE MATERIAL
9. DO NOT BURY WOOD, VEGETATION, STUMPS, DEAD ROOTS, CARDBOARD, TRASH OR OTHER CELLULOSE CONTAINING MATERIAL WITHIN 15 FEET OF THIS OR ANY OTHER BUILDING OR FUTURE BUILDING. PER THIS CONTRACT AND LOCAL GARBAGE DISPOSAL REGULATIONS, DO NOT DO THE SAME ANYWHERE ON THE SITE.

MASONRY:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13 ASCE 7-10) / TMS 402-16 AND SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1-13 / ASCE 5-13 (WITH ERRATA DATED JANUARY 10, 2011.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY SHALL BE 2000 P.S.I. (f'm) MORTAR FOR MASONRY SHALL BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. FILL ALL CELLS AS REQUIRED WITH 3000 P.S.I. GROUT. SLUMP SHALL BE 8 TO 11 INCHES. SUBMIT DESIGN MIX FOR APPROVAL.
5. MINIMUM HORIZONTAL JOINT REINFORCING SHALL BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "T" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS, (MINIMUM LAP 8").
6. MINIMUM VERTICAL REINFORCING SHALL BE 1-#5 @ 48" OR 1-#4 @ 32" O.C., (U.N.O.).
7. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
8. MINIMUM SPLICE FOR VERTICAL REINFORCING IS SHOWN IN DETAIL 4-006, SPLICE FOR HORIZONTAL JOINT REINFORCING = 12".
9. WALLS ARE DESIGNED TO BE BRACED BY FLOOR OR ROOF MEMBERS, CONTRACTOR SHALL PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
10. ALL CELLS BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
11. ALL KNOCK OUT BLOCK HORIZONTAL BARS SHALL HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS SHALL BE SAME AS HORIZONTAL BARS.
12. ALL INTERSECTING WALLS AND CORNER WALLS SHALL BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

SHOP DRAWINGS:

1. REPRODUCTION OF STRUCTURAL DRAWINGS AS SHOP DRAWINGS IS NOT PERMITTED.
2. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS.
3. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS.
4. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
5. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
6. ALL DIMENSIONAL COORDINATION SHALL BE DONE BY THE CONTRACTOR AND/OR HIS DETAILER.
7. ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT. DISTRIBUTED PER THE ARCHITECT'S INSTRUCTIONS.
8. SHOP DRAWINGS NOT COMPLYING WITH ALL THE ABOVE ITEMS SHALL BE RETURNED FOR CORRECTIONS WITHOUT PROCESSING.
9. CONTRACTOR SHALL HAVE SHOP DRAWINGS WHICH HAVE BEEN SATISFACTORILY REVIEWED BY THE ARCHITECT AND/OR ENGINEER AND CONFIRMED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
10. THERE SHALL BE NO DEVIATION FROM THESE CONSTRUCTION DOCUMENTS. IF ANY CHANGES ARE PROPOSED BY THE CONTRACTOR OR THE PROVIDER OF THE SHOP DRAWINGS, THEY SHOULD BE CLEARLY INDICATED, SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A FLORIDA PROFESSIONAL ENGINEER MUST BE PROVIDED. ANY CHANGES WITHOUT PROPER DOCUMENTATION INDICATED ABOVE WILL RESULT IN SOME REVISIONS BY THE ENGINEER OF RECORD AND/OR ARCHITECT. THE COST FOR THESE REVISIONS INCLUDING ENGINEER AND ARCHITECTURAL FEES SHALL BE PAID BY THE CONTRACTOR.

STRUCTURAL SHEET INDEX

SHEET NUMBER	SHEET NAME
S1.1	GENERAL STRUCTURAL NOTES
S2.1	SLAB ON GRADE PLAN

LOAD SCHEDULE:

FLOOR LOADS:

DEAD LOAD		
TREX DECK	=	3 PSF
WOOD FRAMING	=	5 PSF
MISCELLANEOUS	=	2 PSF
FLOORING	=	12 PSF
		22 PSF
LIVE LOAD		
RETAIL	=	100 PSF

ROOF LOADS:

DEAD LOAD		
5/8" PLYWOOD SHEATHING	=	3 PSF
WOOD FRAMING	=	5 PSF
CEILING	=	2 PSF
MISCELLANEOUS	=	2 PSF
ROOFING	=	12 PSF
		24 PSF
LIVE LOAD		
ROOF	=	20 PSF

MISCELLANEOUS LOADS:

LIVE LOAD		
STAIRS & EGRESS	=	40 PSF
HANDRAILS	=	50 PLF OR 200LB POINT LOAD

WIND DESIGN DATA:

CODE:
ASCE 7-22 / FLORIDA BUILDING CODE EIGHTH EDITION, 2023

BASIC WIND SPEED	147 mph (V_{ULT}) 114 mph (V_{ASD})
CATEGORY (RISK)	II
EXPOSURE	B
BUILDING HEIGHT	13.5 FT
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	± 0.18

* GLAZED OPENINGS IN RISK CATEGORY II, III, IV LOCATED IN HURRICANE PRONE REGIONS SHALL BE PROTECTED IN ACCORDANCE WITH FBC 2023 SEC. 1609.1.2

FLOOD DESIGN DATA:

CODE:
ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

FEMA FLOOD ZONE	AE-10
FLOOD DESIGN CLASS	II
BASE FLOOD ELEVATION	10 FT

COMPONENTS AND CLADDING (ULTIMATE) UPLIFT PRESSURE SCHEDULE

PATTERN	ZONE	MAIN ROOF				
		EFFECTIVE WIND AREA				
		10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	500 SQ. FT.
	1'	N/A	N/A	N/A	N/A	N/A
	1	-49 PSF	-46 PSF	-41 PSF	-38 PSF	-31 PSF
	2	-64 PSF	-60 PSF	-55 PSF	-51 PSF	-41 PSF
	3	-87 PSF	-79 PSF	-68 PSF	-60 PSF	-41 PSF
	2' oh	N/A	N/A	N/A	N/A	N/A
	3' oh	N/A	N/A	N/A	N/A	N/A

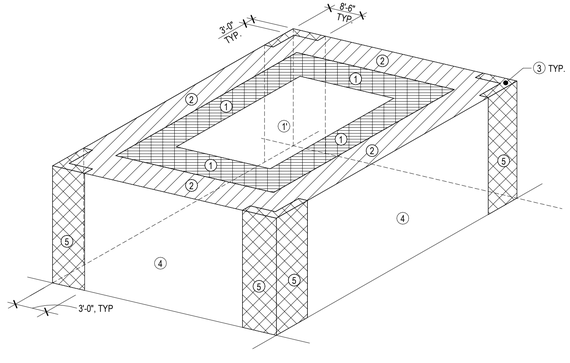
COMPONENTS AND CLADDING DESIGN WIND PRESSURE (ULTIMATE) FOR WALLS, DOORS & WINDOWS

PATTERN	ZONE	EFFECTIVE WIND AREA				
		10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	500 SQ. FT.
	4	+28 PSF/-31 PSF	+27 PSF/-29 PSF	+25 PSF/-28 PSF	+24 PSF/-26 PSF	+21 PSF/-24 PSF
	5	+28 PSF/-37 PSF	+27 PSF/-35 PSF	+25 PSF/-32 PSF	+24 PSF/-29 PSF	+21 PSF/-24 PSF

NOTES:

1. ALL EXTERIOR DOORS & WINDOW ASSEMBLIES SHALL SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE EIGHTH EDITION 2023, SECTION 1709.5. ALL CONNECTIONS TO BUILDING STRUCTURE SHALL HAVE THE CAPACITY TO WITHSTAND THE PRESSURES INDICATED IN THIS SCHEDULE.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. ALL WIND PRESSURE VALUES INDICATED ARE IN POUNDS PER SQUARE FOOT (PSF). MULTIPLY ULTIMATE WIND PRESSURE BY 0.60 FOR ASD PRESSURE.
4. ◯ oh DENOTES PRESSURE AT OVERHANG.

TYPICAL BUILDING PRESSURE DIAGRAM



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12.19.25

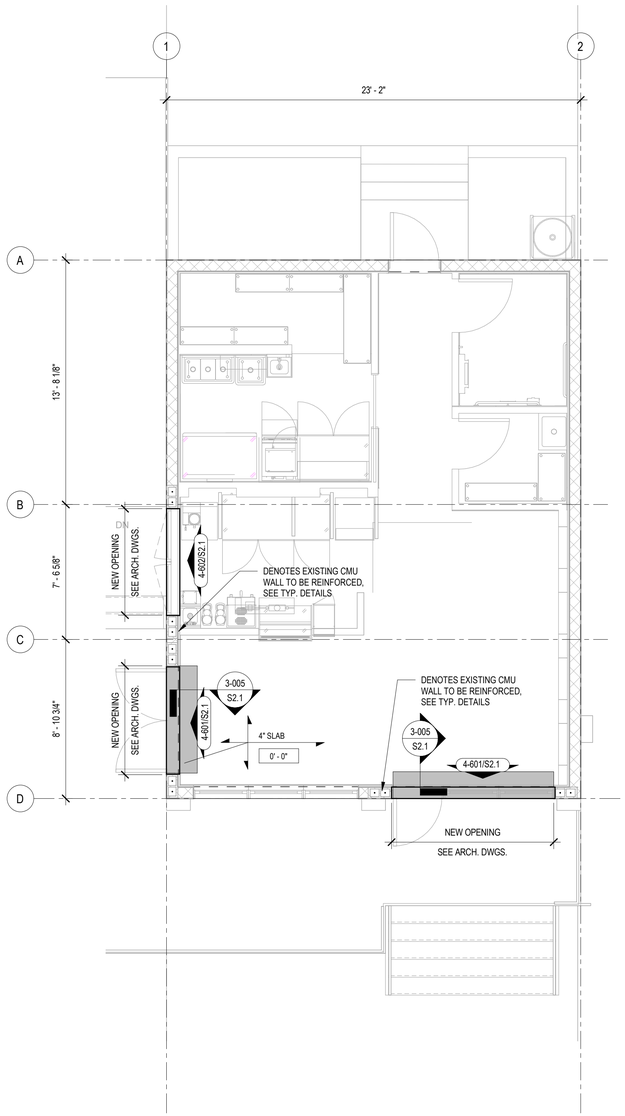
TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

S1.1

GENERAL STRUCTURAL NOTES

sheet size 24" x 36"



P2 / S2.1 SLAB ON GRADE PLAN
SCALE: 1/4" = 1'-0"

SLAB ON GRADE PLAN NOTES:

1. CONCRETE SLAB ON GRADE TO BE 4" THICK OVER VAPOR BARRIER ON COMPACTED SUB-BASE AS SPECIFIED IN FOUNDATIONS NOTES ON S-1.1 REINFORCED WITH 6x6xW2.1xW2.1 W.W.F. (FLAT SHEETS) CENTERED IN SLAB. SUPPORT WELDED WIRE FABRIC WITH 2" CHAIRS AND SAND PLATES @ 3'-0"(±) O.C. BOTH WAYS. USE OF CONCRETE BRICK IS NOT ALLOWED.
2. PROVIDE VAPOR BARRIER WHICH CONFORMS TO ASTM E1745, CLASS A. THE MEMBRANE SHALL HAVE A WATER-VAPOR TRANSMISSION RATE NO GREATER THAN 0.008 GR. /FT 2 / HR. WHEN TESTED IN ACCORDANCE WITH ASTM E96. THE VAPOR BARRIER SHALL BE PLACED OVER PREPARED BASE MATERIAL BELOW SLABS ON GRADE. THE VAPOR BARRIER SHOULD BE PLACED DIRECTLY BELOW THE SLAB ON GRADE. VAPOR BARRIER SHALL BE NO LESS THAN 15 MIL THICK. NO PENETRATION OF THE VAPOR BARRIER IS PERMITTED EXCEPT FOR REINFORCING STEEL AND PERMANENT UTILITIES.
3. TYPICAL ADDITIONAL REQUIRED WALL REINFORCING:
PROVIDE (1) ADDITIONAL VERTICAL BAR MATCHING WALL REINFORCING IN FIRST (2) CELLS EACH SIDE OF ALL WALL OPENINGS AND FIRST CELL ADJACENT TO ALL CORNERS AND INTERSECTIONS.



4. TOP OF SLAB ELEVATION SHOWN THUS XX'- XX" ON PLAN EQUALS REFERENCE ELEVATION, SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
5. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S1.1.
6. FOR FLOOR SLAB DEPRESSION LOCATIONS AND LIMITS NOT SHOWN ON PLAN SEE ARCHITECTURAL DRAWINGS.
7. FOR PLAN DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
8. COORDINATE LOCATION OF (CJ) CONTROL JOINTS (SAWCUTS & TOOLED JOINTS) AT WALKWAY SLABS WITH ARCHITECTURAL DRAWINGS. CONTROL JOINTS AT EXPOSED TO WEATHER WALKWAYS SHALL BE TOOLED JOINTS SEE TYPICAL DETAIL 3-004 ON S2.1.
9. ALL CMU WALLS SHALL BE REINFORCED AS SHOWN ON PLAN WITH DOWELS TO MATCH, U.N.O. PROVIDE INSPECTION/CLEANOUT HOLE AT BASE WHEN POUR HEIGHT IS GREATER THAN 4'-0".

THE MINIMUM CLEAR COVER FOR REINFORCEMENT BARS SHALL BE ONE BAR DIAMETER OR THE VALUES TABULATED BELOW, WHICHEVER IS THE GREATER.	
FOUNDATIONS	3"
SLABS (LT.WT. CONC. OR STONE CONC.)	1"
TIED COLUMNS AND PIERS	2"
WALLS	
SURFACE EXPOSED TO EARTH	2"
SURFACE EXPOSED TO WEATHER	1 1/2"
OTHER SURFACES	1"
GIRDERS AND BEAMS (TO STIRRUPS)	1 1/2"
JOISTS	1 1/4"

MINIMUM CONCRETE COVER FOR REINFORCEMENT — 3-001

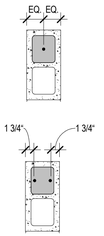
TENSION LAP SPLICES						COMPRESSION LAP SPLICES
BAR SIZE	LAP CLASS	LAP LENGTH PER SPACING AND COVER CASE				
		TOP BARS		OTHER BARS		
		CASE 1	CASE 2	CASE 1	CASE 2	
#3	A	22	32	17	25	12
	B	28	42	22	32	
#4	A	29	43	22	33	15
	B	37	56	29	43	
#5	A	36	54	28	41	19
	B	47	70	36	54	
#6	A	43	64	33	50	23
	B	56	84	43	64	
#7	A	63	94	48	72	26
	B	81	122	63	94	
#8	A	72	107	55	82	30
	B	93	139	72	107	

NOTES:
1. **TENSION LAP CLASS "B" IS TO BE USED UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS.**
2. CASE 1
   A. BEAMS AND COLUMNS:
      a. CONCRETE COVER AT LEAST (1) BAR DIAMETER AND C-C BAR SPACING AT LEAST TO 2X BAR DIAMETER.
   B. OTHER MEMBERS:
      a. CONCRETE COVER AT LEAST (1) BAR DIAMETER AND C-C BAR SPACING AT LEAST 3X BAR DIAMETER.
3. CASE 2
   A. BEAMS AND COLUMNS:
      a. CONCRETE COVER LESS THAN (1) BAR DIAMETER OR C-C BAR SPACING LESS THAN 2X BAR DIAMETER.
   B. OTHER MEMBERS:
      a. CONCRETE COVER LESS THAN (1) BAR DIAMETER OR C-C BAR SPACING LESS THAN 3X BAR DIAMETER.

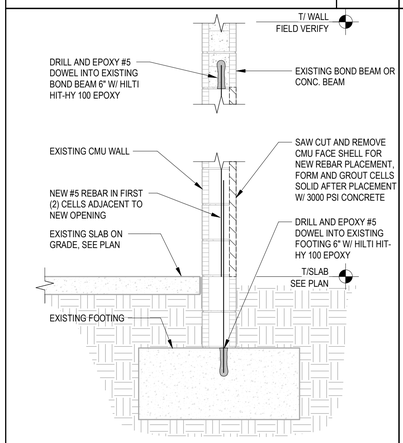
TENSION AND COMPRESSION LAP SPLICES (3000 PSI CONCRETE) — 3-002

LAP SPLICE FOR SINGLE REINFORCED 8" CMU		
BAR SIZE	LAP SPLICE	REMARKS
#3	18"	
#4	24"	
#5	30"	
#6	36"	

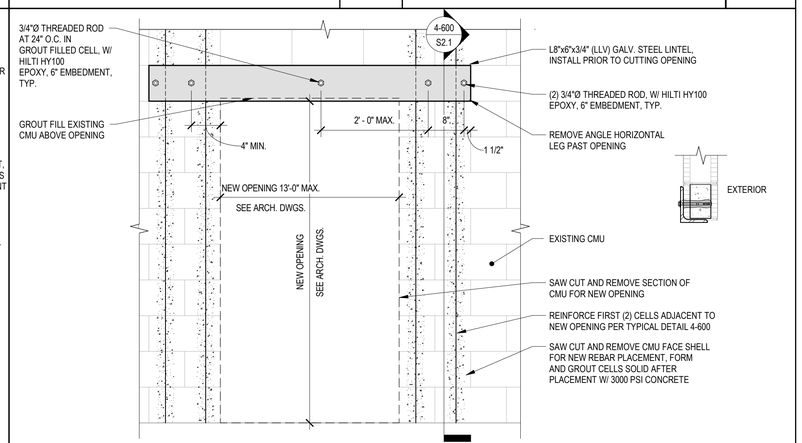
LAP SPLICE FOR DOUBLE REINFORCED 8" CMU		
BAR SIZE	LAP SPLICE	REMARKS
#3	18"	
#4	24"	
#5	30"	
#6	36"	



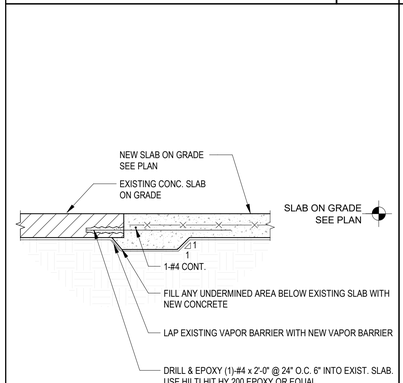
CMU LAP SPLICE SCHEDULE — 4-006



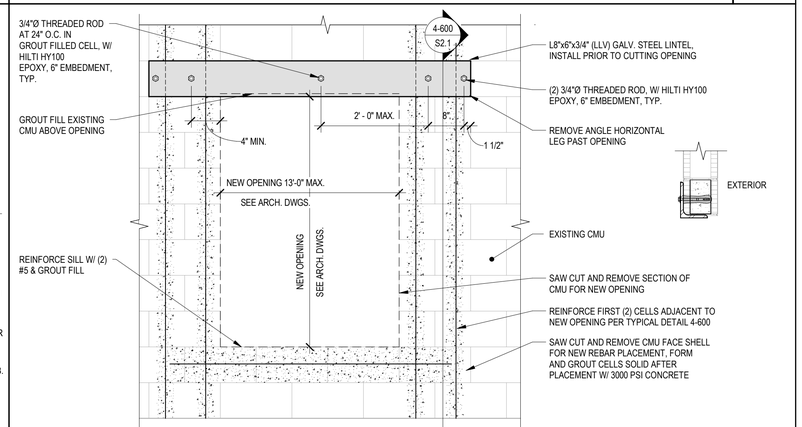
NEW CMU FILLED CELLS — 4-600



NEW LARGE CMU WALL OPENING — 4-601



NEW SLAB TO EXISTING SLAB — 3-005



NEW CMU WALL WINDOW OPENING — 4-602

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12.19.25

TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

S2.1

SLAB ON GRADE PLAN

sheet size 24" x 36"

HVAC DUCTWORK SCHEDULE

TYPE / LOC.	SUPPLY AIR	RETURN AIR	EXHAUST AIR	OUTSIDE AIR
ABOVE CEILING	SHEET METAL EXT. FIBERGLASS WRAP	SHEET METAL EXT. FIBERGLASS WRAP	SHEET METAL SINGLE WALL NON-INSUL.	SHEET METAL EXTERIOR FIBERGLASS
EXPOSED (MECH. RM.)	SHEET METAL EXT. FIBERBOARD	SHEET METAL EXT. FIBERBOARD	SHEET METAL SINGLE WALL NON-INSUL.	WRAP SHEET METAL EXT. FIBERGLASS
EXPOSED (OCCUPIED AREA'S)	ROUND OR OVAL SHEET METAL DOUBLE WALL	ROUND OR OVAL SHEET METAL DOUBLE WALL	SHEET METAL SINGLE WALL NON-INSUL.	SHEET METAL DBL. WALL INSULATED

NOTES:
1. EXTERIOR WRAPPED DUCTS SHALL HAVE TWO COATS OF FABRIC AND MASTIC.
2. INSULATED DUCTS LOCATED IN OUTDOOR AREAS SHALL HAVE 1/2" THICKER INSULATION THAN INDOOR APPLICATIONS.
3. FOR GENERAL DUCTWORK CONSTRUCTION ONLY. SEE PLANS FOR INDIVIDUAL CASES.
4. EXPOSED DUCTS LOCATED IN FINISHED SPACES SHALL BE PAINTED TO MATCH SURROUNDING STRUCTURE ABOVE THE DUCT UNLESS NOTED OTHERWISE.
5. EXPOSED DUCTS LOCATED IN FINISHED SPACES SHALL BE SUPPORTED BY CABLES. REFER TO DETAILS.
6. MAXIMUM DISTANCE OF FLEXIBLE BRANCH DUCTWORK TO AIR DEVICES SHALL BE 6 FEET.
7. FLEXIBLE DUCTWORK SHALL BE FLEXMASTER TYPE 1M OR EQUAL.
8. PRESSURE / VELOCITY CLASS: SUPPLY - 3", RETURN/EXHAUST - 2".

HVAC PIPING AND INSULATION SCH.

TYPE / LOC.	CHILLED WATER	HOT WATER	CONDENSATE
ABOVE CEILING	-	-	COPPER, 1-1/2" CLOSED CELL FOAM
EXPOSED (MECH. RM.)	-	-	COPPER, 1-1/2" CLOSED CELL FOAM
EXPOSED (OCCUPIED AREA'S)	-	-	COPPER, 1-1/2" CLOSED CELL FOAM W/PVC JACKET
EXPOSED (EXTERIOR)	-	-	COPPER, 1-1/2" CLOSED CELL FOAM AL JACKET

DEMOLITIONS NOTES

EXISTING CONDITIONS

THE EXISTING MECHANICAL SYSTEMS INDICATED ON THESE DRAWINGS WAS COMPILED FROM ORIGINAL CONSTRUCTION DRAWINGS, AS-BUILT DRAWINGS AND ENGINEER'S FIELD OBSERVATIONS. THE EXISTING SYSTEMS INDICATED REPRESENT A BEST FAITH EFFORT BY THE ENGINEER TO DEMONSTRATE THE CONDITIONS UNDER WHICH THE WORK IS TO BE EXECUTED.

VISIT THE SITE AND FAMILIARIZE YOURSELF WITH THE EXISTING CONDITIONS AND SATISFY YOURSELF AS TO THE NATURE AND SCOPE OF THE WORK AND DIFFICULTIES ASSOCIATED WITH THE EXECUTION OF THE DRAWINGS. ALL DISCREPANCIES OR POTENTIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO BIDDING IN WRITING.

GENERAL HVAC DEMOLITION NOTES

1. ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN A SAFE WAY AND MEETING ALL LEGAL REQUIREMENTS. THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL TO ALL ITEMS BEING DISPOSED.
2. DEMOLISH EXISTING MECHANICAL EQUIPMENT AS INDICATED. COORDINATE THE DEMOLITION OF ALL APPURTENANCES ASSOCIATED WITH EQUIPMENT INCLUDING BUT NOT LIMITED TO CONTROLS, POWER CONDUITS, DUCTWORK, PIPING, HANGERS, SUPPORTS AND ALL OTHER APPURTENANCES.
3. DEMOLISH EXISTING CHILLED AND HEATING HOT WATER PIPE AND FITTINGS BACK TO POINTS AS INDICATED AND OR AS NEEDED TO PROVIDE NEW HYDRONIC ACCESSORIES.
4. ALL MECHANICAL PENETRATIONS SHALL BE SEALED WEATHERTIGHT.
5. REPORT ANY EXISTING ITEMS TO BE REUSED WHICH ARE IN POOR SHAPE TO BE REUSED, NOT PROPERLY SUPPORTED, AND NOT INSTALLED PROPERLY. EXISTING ITEMS TO BE REUSED ARE EXPECTED TO BE SATISFACTORY DURING THE SUBSTANTIAL INSPECTION.
6. INTERRUPTION OF EXISTING SERVICES: ANY INTERRUPTION OF EXISTING MECHANICAL SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE OWNER'S REPRESENTATIVE. THIS INCLUDES, BUT IS NOT LIMITED TO, SERVICES PROVIDING CHILLED WATER, ELECTRICITY OR OTHER CRITICAL SYSTEMS AS MAY BE PERTINENT TO THIS PARTICULAR PROJECT. SERVICE INTERRUPTION TIMES AND DURATION OF INTERRUPTION OF SERVICES SHALL BE DECIDED BY THE OWNER. PROVIDE APPROPRIATE PROVISIONS (E.G., ISOLATION SHUT-OFF VALVES, DAMPERS, END CAPS AND SIMILAR ITEMS) AS NECESSARY TO ACCOMMODATE THE REQUIRED SERVICE INTERRUPTIONS. IF SHUTDOWNS CANNOT BE ACCOMMODATED, PROVIDE MEANS FOR CONNECTIONS INTO THE CURRENTLY OPERATIONAL SYSTEMS. COORDINATE WITH OWNER THE REQUIREMENTS FOR TEMPORARY COOLING WITHIN THE FACILITY IF THE SYSTEM WILL REMAIN NON-OPERATIONAL.
7. PATCH TO MATCH EXISTING FLOORS, WALLS, CEILINGS, AND / OR ROOF MATERIALS WHEN REMOVING ANY MECHANICAL SYSTEMS.

SCOPE OF WORK

1. HVAC RENOVATION FOR A FOOD SERVICES SPACE.
2. SPECIFIED HVAC UNIT AND ASSOCIATED DUCTWORK SYSTEM FOR COMFORT COOLING AND CODE REQUIRED VENTILATION.

LEGEND - HVAC

SYMBOL	DESCRIPTION
24x12	NEW DUCTWORK TO BE PROVIDED
24x12	EXISTING DUCTWORK TO REMAIN
24x12	EXISTING DUCTWORK TO BE REMOVED
	NEW PIPING TO BE PROVIDED
	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	CONNECT TO EXISTING
	DEMOLISH TO POINT INDICATED
	VALVES
	CONTROL VALVE
	ELBOW, TURNED DOWN
	ELBOW, TURNED UP
	TEE, OUTLET DOWN
	TEE, OUTLET UP
0 UC	UNDER CUT AIR TRANSFER

CONTROLS

SYMBOL	DESCRIPTION
T	THERMOSTAT / TEMPERATURE SENSOR
H	HUMIDISTAT / HUMIDITY SENSOR
M	MOTORIZED CONTROL DAMPER
CO_2	CO_2 SENSOR

GENERAL TAGS

SYMBOL	DESCRIPTION
AHU-X	AIR HANDLING UNIT
EF-X	EXHAUST FAN
RTU-X	ROOF TOP UNIT
CU-X	CONDENSING UNIT
VAV-X	VARIABLE AIR VOLUME TERMINAL UNIT
CH-X	CHILLER
EDH-X	ELECTRIC DUCT HEATER
P-X	PUMP
	REVISION REFERENCE
	KEY NOTE
1 / Mx	DETAIL REFERENCE: TOP: DETAIL NO. BOTTOM: DRAWING NO. DETAIL SHOWN ON

GENERAL NOTES

1. SCOPE

WORK SHALL INCLUDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING MECHANICAL INSTALLATION IN ACCORDANCE WITH ALL APPLICABLE CODES, AND CONTRACT DRAWINGS AND SPECIFICATIONS. WORK SHALL INCLUDE ALL WORK NORMALLY SPECIFIED IN DIVISION 23.

PAY FOR ALL REQUIRED LICENSES, FEES, INSPECTIONS AND PERMITS.

2. CODES

INSTALL ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE REGULATIONS AND GOVERNING CODES, INCLUDING THE REGULATIONS OF THE UTILITY COMPANIES SERVING THE PROJECT. WHERE A CONFLICT IN CODE REQUIREMENTS OCCURS THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

3. STANDARDS

1. ALL EQUIPMENT AND DEVICES SHALL BEAR U.L. LABEL, THE LABEL OF AN INDUSTRY RECOGNIZED APPROVED TESTING AGENCY FOR SAID ITEM OF EQUIPMENT OR DEVICE.
2. ALL ELECTRICAL DEVICES MUST BE U.L. LISTED
3. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARD.
4. MAINTAIN CLEARANCE OF A MINIMUM OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND FIRE/SMOKE RATED PARTITIONS TO ALLOW FOR INSPECTIONS OF RATED WALLS.
5. LOCATE ALL OUTSIDE AIR INTAKES A MINIMUM OF 10'-0" CLEAR FROM ALL PLUMBING VENTS AND EXHAUST AIR DISCHARGE LOCATIONS. LOWEST POINT OF EACH OUTSIDE AIR INTAKE ON ROOF SHALL BE A MINIMUM OF 24" ABOVE ROOF.
6. ALL EQUIPMENT, DUCTWORK, ETC., SHALL BE SUPPORTED AS DETAILED AND/OR SPECIFIED. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION-FREE, RIGID INSTALLATION.
7. ALL PRODUCTS USED INDOORS SHALL BE OF THE LOW VOLATILE ORGANIC COMPOUNDS (LOW-VOC) TYPE. INCLUDING BUT NOT LIMITED TO PAINTS, SEALANTS, ADHESIVES AND MASTICS, ETC.
8. PRIOR TO START UP OF AIR HANDLING SYSTEMS AND EXHAUST SYSTEMS, INSTALL AND MAINTAIN TEMPORARY FILTERS OVER ALL RETURN, EXHAUST AND RELIEF GRILLES AND OPENINGS. FILTRATION MEDIUM SHALL HAVE A RATING OF MERV 8 OR BETTER.

4. DRAWINGS

DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT AND EXTENT OF WORK. EXACT LOCATIONS AND ARRANGEMENT OF MATERIALS AND EQUIPMENT SHALL BE DETERMINED, WITH THE ACCEPTANCE OF THE ARCHITECT/ENGINEER, AS CONSTRUCTION PROGRESSES TO CONFORM IN THE BEST POSSIBLE MANNER WITH THE SURROUNDINGS AND WITH THE ADJOINING WORK OF OTHER TRADES. WHERE LOCATIONS OF EQUIPMENT, DEVICES OR FIXTURES ARE CONTROLLED BY ARCHITECTURAL FEATURES, ESTABLISH SUCH LOCATIONS BY REFERRING TO DIMENSIONS ON ARCHITECTURAL DRAWINGS AND NOT BY SCALING DRAWINGS. THE FOLLOWING ITEMS ARE UNDERSTOOD TO BE INCLUDED AS PART OF THE DRAWINGS UNLESS NOTED OTHERWISE:

1. ALL DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
2. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC. TO ALLOW SMOOTH FLOWS. ALL SPLIT DUCT FITTINGS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES UPSTREAM OF SPLIT.
3. REFER TO TYPICAL DETAILS FOR PIPING AND INSTALLATION OF EQUIPMENT.

5. DISCREPANCIES

IN CASE OF DIFFERENCES BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DRAWINGS AND SPECIFICATIONS ARE NOT CLEAR OR DEFINITE, THE SUBJECT SHALL BE REFERRED TO ARCHITECT/ENGINEER FOR CLARIFICATION AND INSTRUCTIONS.

6. ELECTRICAL PROVISIONS

WORK INCLUDES VARIOUS ELECTRICAL REQUIREMENTS (A) WHICH INCORPORATE SPECIFIC ELECTRICAL FEATURES AND COMPONENTS WHICH ARE REQUIRED TO BE PHYSICALLY INTEGRAL WITH MECHANICAL EQUIPMENT, OR (B) WHICH REQUIRE NECESSARY ELECTRICAL INTERCONNECTING COMPONENTS FOR THE MECHANICAL SYSTEMS.

DEFINITIONS:

A. "FURNISH" MEANS TO PROCURE AN ITEM AND TO DELIVER IT TO THE PROJECT FOR INSTALLATION.

B. "INSTALL" MEANS TO DETERMINE (IN COORDINATION WITH OTHERS AS NECESSARY) THE APPROPRIATE INTENDED LOCATION OF AN ITEM AND TO SET AND CONNECT IT IN PLACE.

C. "PROVIDE" MEANS TO BOTH FURNISH AND INSTALL.

D. COORDINATE WITH OTHER ASSOCIATED TRADES FOR DUCT MOUNTED FIRE ALARM DEVICES.

7. AUXILIARIES AND ACCESSORIES

INCLUDE ALL AUXILIARIES AND ACCESSORIES FOR COMPLETE AND PROPERLY OPERATING SYSTEMS.

1. PROVIDE AIR TURNING VANES IN ALL 45 AND 90 DEGREE RECTANGULAR DUCT ELBOWS.
2. PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH DUCTS FROM MAIN DUCT TO AIR DEVICES. POSITION DAMPERS IN ACCESSIBLE LOCATION. IF NOT ACCESSIBLE PROVIDE A REMOTELY-OPERATED VOLUME DAMPER AT ACCESSIBLE LOCATION.
3. PROVIDE FLEXIBLE DUCT CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNIT, FAN COIL UNIT, AND ANY EQUIPMENT WITH ROTATING OR POTENTIALLY VIBRATION-CAUSING COMPONENTS.
4. DAMPERS AND INSIDES OF DUCTS VISIBLE THROUGH GRILLES, REGISTERS, AND DIFFUSERS SHALL BE PAINTED FLAT BLACK.
5. UNLESS OTHERWISE NOTED, ALL EQUIPMENT AND VALVE DRAINS SHALL BE INDEPENDENTLY PIPED FULL SIZE TO THE NEAREST PLUMBING DRAIN.
6. PROVIDE CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR-MOUNTED EQUIPMENT.
7. PROVIDE ALL REQUIRED OPENINGS TO ACCOMPLISH THE WORK. PROVIDE SLEEVES OR OTHER APPROVED METHODS TO ALLOW PASSAGE OF ITEMS INSTALLED. SEAL ALL OPENINGS AFTER INSTALLATION OF PIPE, DUCT, ETC. TO MATCH RATING OF THE PENETRATED SURFACE.

8. COORDINATION

1. PROVIDE ALL REQUIRED COORDINATION AND SUPERVISION WHERE MECHANICAL WORK INTERFACES DIRECTLY OR INDIRECTLY WITH WORK OF ANY TRADES. PROVIDE A COORDINATED SET OF SHOP DRAWINGS THAT INCLUDE ALL OTHER TRADES WITHIN THE BUILDING TO ENSURE THAT THE INSTALLATION OF THE MECHANICAL ITEMS DOES NOT CONFLICT WITH ANY OTHER TRADE.
2. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
3. DIMENSIONS AND CODE/MANUFACTURER REQUIRED CLEARANCES SHALL BE FIELD-VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK (INCLUDING DIVIDED DUCTWORK) NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. DUCT SIZES AND ALL OPENINGS THROUGH BUILDING CONSTRUCTION SHALL SUIT EQUIPMENT FURNISHED.
5. ACCESS PANELS IN DUCTWORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
6. VERIFY FINISH WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS, AND OTHER AIR DISTRIBUTION DEVICES.
7. COORDINATE DIFFUSER, GRILLE, AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND EQUIPMENT OF ALL TRADES.
8. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, AND HUMIDITY SENSORS AT 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. COORDINATE LOCATIONS WITH DOOR SWINGS, FURNITURE, AND OTHER EQUIPMENT. DO NOT LOCATE ON EXTERIOR WALL NOWHERE DIRECT SUNLIGHT OR HVAC AIR WILL STRIKE SENSOR.
9. ANY INTERRUPTION OF EXISTING MECHANICAL AND ELECTRICAL SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE OWNER'S REPRESENTATIVE. THIS INCLUDES, BUT IS NOT LIMITED TO, SERVICES PROVIDING CHILLED WATER, ELECTRICITY OR OTHER CRITICAL SYSTEMS AS MAY BE PERTINENT TO THIS PROJECT. SERVICE INTERRUPTION TIMES AND DURATION OF INTERRUPTION OF SERVICES SHALL BE DECIDED BY THE OWNER. PROVIDE APPROPRIATE PROVISIONS (E.G., ISOLATION SHUT-OFF VALVES, DAMPERS, END CAPS AND SIMILAR ITEMS) AS NECESSARY TO ACCOMMODATE THE REQUIRED SERVICE INTERRUPTIONS. IF SHUTDOWNS CANNOT BE ACCOMMODATED, PROVIDE MEANS FOR 'WET' TAPPING OR 'HOT' TAPPING OF PIPING SYSTEMS.

ABBREVIATIONS - HVAC

SYMBOL	DESCRIPTION
AD	AIR DEVICE
AFF	ABOVE FINISHED FLOOR
AFR	ABOVE FINISHED ROOF
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
BD	BACKDRAFT DAMPER
BOD	BASIS OF DESIGN
BOP	BOTTOM OF PIPE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE
CFM	CUBIC FEET PER MINUTE
CHM	CHEMICAL SHOT FEEDER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR	CONDENSATE RETURN
CT	COOLING TOWER
CU	CONDENSING UNIT
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
DDC	DIRECT DIGITAL CONTROLS
DN	DOWN
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
FCU	FAN COIL UNIT
FF	FINAL FILTERS
FLA	FULL LOAD AMPS
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPM	FEET PER MINUTE
GPM	GALLONS PER MINUTE
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BTUs PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MD	MOTORIZED DAMPER
MOCP	MAXIMUM OVER CURRENT PROTECTION
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	PSI GAUGE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
RA	RETURN AIR
RHC	REHEAT COIL
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SP	STATIC PRESSURE
TA	TRANSFER AIR
TEMP	TEMPERATURE
TSP	TOTAL STATIC PRESSURE
UNO	UNLESS NOTED OTHERWISE
V / PH	VOLTS / PHASE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE

CODE COMPLIANCE

1. TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE COMPLETE AND COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 2023 FLORIDA MECHANICAL CODE, 2023 FLORIDA FIRE PREVENTION CODE, LOCAL MUNICIPALITY AMENDMENTS AND THE CODES REFERENCED WITHIN.

SHEET INDEX

SHEET NUMBER	SHEET NAME
M0.00	LEGEND - HVAC
M0.01	SPECIFICATIONS - HVAC
M1.01	FLOOR PLAN - HVAC
M8.01	SCHEDULES - HVAC

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Your Challenges, Our Solutions

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

M0.00
LEGEND - HVAC

sheet size 24" x 36"

SPECIFICATIONS - HVAC

MATERIALS AND METHODS:

1. GENERAL

   MATERIALS AND METHODS PROVIDED SHALL BE IN ACCORDANCE WITH THE BELOW DESCRIPTIONS OR SHALL MATCH THE QUALITY AND TYPE OF MATERIALS WHICH ARE PRESENTLY USED ON PROJECT FOR THE SAME FUNCTION.

2. **BASIC MECHANICAL REQUIREMENTS**

   COORDINATE SPACE REQUIREMENTS, SUPPORTS AND INSTALLATION OF MECHANICAL WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW PIPE ROUTING SHOWN AS CLOSELY AS PRACTICABLE; PLACE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, MAINTENANCE AND REPAIRS.

   MATERIALS LISTED ARE THOSE USED AS BASIS OF DESIGN; EQUIVALENT PRODUCTS OF ACCEPTABLE MANUFACTURERS WILL BE ACCEPTED. MATERIALS MUST BE APPROVED AND RECOMMENDED BY THE PRODUCT MANUFACTURER FOR THE PARTICULAR APPLICATION(S).

   SUBMIT SHOP DRAWINGS OF ALL MAJOR COMPONENTS FOR ENGINEER REVIEW AND OWNER RECORD. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE COMPLETE AND DESCRIPTIVE AND CONTAIN ENGINEERING DATA.

3. **SPECIFIC EQUIPMENT ITEMS**

   EQUIPMENT AND MATERIALS WHICH ARE DESCRIBED BY EQUIPMENT SCHEDULES AND OTHERWISE NOTED ON THE DRAWINGS SHALL BE EQUAL TO THE LEVEL OF QUALITY FOR THE PARTICULAR EQUIPMENT ITEM USED AS A DESIGN BASIS. THE EQUIPMENT ITEM SHALL HAVE ALL OF THE MANUFACTURER'S STANDARD FEATURES AND SHALL ALSO BE PROVIDED WITH ALL ADDITIONAL ACCESSORIES, FEATURES AND ENHANCEMENTS AS MAY BE NOTED ON THE SCHEDULE OR OTHERWISE ON THE DRAWINGS.

4. **AIR HANDLING UNITS AND DEDICATED OUTSIDE UNITS**

   DESIGN BASIS: REFERENCE SCHEDULE AND ASSOCIATED SCHEDULE NOTES FOR ALL UNIT SPECIFIC REQUIREMENTS, BASIS OF DESIGN, CONTRACTOR REQUIREMENTS, ETC.

   ACCEPTABLE ALTERNATIVE MANUFACTURERS: TRANE, DAIKIN, YORK

5. **REFRIGERANT PIPING SYSTEMS**

   A. GENERAL: PROVIDE REFRIGERANT PIPING SYSTEMS, COMPLETE IN ALL RESPECTS, BETWEEN THE SYSTEM COMPONENTS AND CONNECTED EQUIPMENT. ARRANGE PIPING GENERALLY AS SHOWN AND SUCH THAT SERVICE ACCESS IS FACILITATED. KEEP REFRIGERANT LINES AS SHORT AND DIRECT AS POSSIBLE WITH A MINIMUM NUMBER OF JOINTS. PROVIDE SLEEVES THROUGH FLOORS, WALLS OR CEILINGS, SIZED TO PERMIT INSTALLATION OF FULL-THICKNESS INSULATION; SEAL AIR TIGHT AFTER INSTALLATION OF PIPING AND INSULATION. COORDINATE ALL ROUTING WITH NOTES AND INDICATORS SHOWN ON PLANS.

   B. PIPE AND FITTINGS: REFRIGERANT SYSTEM PIPING SHALL BE COPPER TYPE ACR OR MANUFACTURER RECOMMENDED, DEHYDRATED AND SEALED, SEAMLESS, UNIFORMLY DEAD SOFT TEMPER. FITTINGS SHALL BE REFRIGERANT GRADE, WROUGHT COPPER, LONG RADIUS, SOLDER JOINT TYPE.

   C. PIPE SIZES: REFRIGERANT PIPE SIZES WHICH MAY BE SHOWN ON DRAWINGS ARE NOMINAL. PROVIDE SIZES NOT LESS THAN SIZES INDICATED AND IN COMPLIANCE WITH SIZE RECOMMENDED BY THE MANUFACTURER(S) AT THE CONNECTED EQUIPMENT. PROVIDE CHANGE IN SIZES IF SUCH CHANGE IS IN ACCORD WITH MANUFACTURER'S RECOMMENDATION AND WITH ARCHITECT/ENGINEER'S APPROVAL.

   D. REFRIGERANT SYSTEM SPECIALTIES: REFRIGERANT VALVES, DRIERS, EXPANSION VALVES, AND SIMILAR ITEMS SHALL BE PROVIDED WITH EACH SYSTEM. WHERE REFRIGERANT ACCESS VALVES ARE NOT FURNISHED BY THE MANUFACTURER, THEY SHALL BE FIELD INSTALLED TO ENABLE CHARGING AND CHECKING THE SYSTEM.

   E. JOINTS AND CONNECTIONS: ALL JOINTS AND CONNECTIONS SHALL BE MADE PERMANENTLY REFRIGERANT TIGHT. WHERE THE CONTRACTOR USES REFRIGERANT TUBING SETS, FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS EXPLICITLY, INCLUDING THE USE OF SPECIAL TOOLS, WHEN MAKING UP THE JOINTS. WHERE PRECHARGED TUBING AND EQUIPMENT IS PROVIDED, DO NOT CUT INTO THE SYSTEM TO INSTALL ACCESS VALVES.

   F. HANGERS AND SUPPORTS: ISOLATE COPPER TUBING FROM CONTACT WITH ANY DISSIMILAR METALS.

   G. REFRIGERANT PIPING CONDUIT: INSTALL ANY REFRIGERANT PIPING WHICH IS BELOW SLAB OR GRADE IN SCHEDULE 40 PVC PIPING. SIZE CONDUIT AS NECESSARY TO PROPERLY INSTALL PIPING. PROVIDE LONG BEND SWEEPS. INSTALL SO THAT CONDUIT WILL DRAIN AND NOT TRAP WATER. PROTECT ENDS OF CONDUIT FROM ENTRY BY VERMIN, INSECTS AND WATER.

   H. INSULATION: INSULATE SUCTION PIPING WITH NOT LESS THAN 1 INCH THICK OR AS RECOMMENDED BY MANUFACTURER, NITRILE-BASED FIRE-RETARDANT ELASTROMERIC INSULATION SUCH AS ARMAFLEX, RUBATEX OR EQUAL FOR ALL PIPING INSULATION EXPOSED TO THE ELEMENTS, PROVIDE ALUMINUM JACKETING TO PROTECT FROM PHYSICAL AND UV DAMAGE.

6. **CONDENSATE DRAIN PIPING FROM AHU TO POINTS OF DISCHARGE**

   A. PIPE: TYPE L HARD DRAWN COPPER. FITTINGS: WROUGHT COPPER, SOLDER JOINT, PRESSURE TYPE.

   B. INSULATION: NOT LESS THAN 3/4" THICK NITRILE-BASE FIRE-RETARDANT ELASTOMERIC INSULATION SUCH AS ARMAFLEX, RUBATEX OR EQUAL FOR ALL PIPING INSULATION EXPOSED TO THE ELEMENTS, PROVIDE ALUMINUM JACKETING TO PROTECT FROM PHYSICAL AND UV DAMAGE.

7. **SUPPORTS AND ANCHORS**

   A. GENERAL

      PROVIDE ALL ANGLES, BRACKETS, CLAMPS, ANCHORS, INSERTS, RODS, BRACES, FRAMES, HANGERS NUTS AND BOLTS AND OTHER MISCELLANEOUS STEEL AND HARDWARE ITEMS AS MAY BE REQUIRED FOR THE PROPER SUPPORT OF EQUIPMENT AND PIPING SYSTEMS.

      INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   B. PIPE HANGERS

      GENERAL: HANGERS SHALL BE SPACED TO PREVENT SAG. HANGER SPACING AND PLACEMENT SHALL BE SUCH THAT AFTER THE COVERING (INSULATION AND FINISH) IS APPLIED, THERE WILL BE NOT LESS THAN 1/2-INCH CLEAR SPACE BETWEEN FINISHED COVERING AND OTHER SURFACES, INCLUDING THE FINISHED COVERING OF PARALLEL ADJACENT PIPES. HANGERS FOR INSULATED PIPES SHALL BE SIZED TO ENCOMPASS THE INSULATION, FINISH AND METAL INSULATION SHIELD (A METAL INSULATION SHIELD SHALL BE PROVIDED FOR EACH HANGER OR SUPPORT). HANGERS AND SUPPORTS SHALL NOT BE PLACED AT GREATER THAN THE FOLLOWING INTERVALS:

      PIPE 1-1/2-INCH AND SMALLER: SIX FOOT (6 FOOT) CENTERS.

      PIPE 2 INCHES THROUGH 3-INCHES: TEN FOOT (10 FOOT) CENTERS.

      AT EACH CHANGE IN DIRECTION (OFFSETS, ELBOWS AND TEES), PROVIDE SUPPORT FOR EACH PIPE ENTERING AND EXISTING THE OFFSET, ELBOW OR TEE AT A POINT NOT FURTHER FROM THE OFFSET, ELBOW OR TEE THAN TWO FEET (2').

   C. PIPE SUPPORTS, INTERIOR

      PIPE SUPPORTS FOR INTERIOR PIPING MAY BE IN ACCORDANCE WITH THE CONTRACTOR'S STANDARD METHOD FOR SUPPORTING PIPING OF THE SIZE, TYPE AND FUNCTION, USED ON THIS PROJECT. HOWEVER, THE METHOD USED BY THE CONTRACTOR SHALL MEET THE FOLLOWING CRITERIA FOR EACH INDIVIDUAL SUPPORT:

      SUPPORT SHALL ALLOW FOR SUCH PIPING EXPANSION/CONTRACTION AS MAY BE EXPERIENCED IN THE LOCATION OF EACH INDIVIDUAL SUPPORT.

      SUPPORT SHALL ALLOW FOR REASONABLE PIPE MOVEMENT IF NECESSARY.

      SUPPORT SHALL NOT DAMAGE OR CRUSH INSULATION SYSTEMS REQUIRED FOR THE PIPING.

8. **VIBRATION ISOLATORS**

   A. SUSPENDED MECHANICAL EQUIPMENT - PROVIDE OPEN SPRING HANGERS OR NEOPRENE IN SHEAR HANGERS DEPENDING ON SIZE OF UNIT SUSPENDED.

9. **DUCTWORK**

   DUCTWORK, GENERAL

   A. PROVIDE COMPLETE DUCT SYSTEMS AS INDICATED. SYSTEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: OUTSIDE AIR, EXHAUST AIR, AND AIR CONDITIONING SUPPLY AND RETURN AIR DUCT SYSTEMS AS SHOWN ON DRAWINGS. DRAWING SCALES PROHIBIT THE INDICATION OF ALL OFFSETS, FITTINGS, AND LIKE ITEMS; HOWEVER, THESE ITEMS SHALL BE INSTALLED AS REQUIRED.

   B. PROVIDE ALL DUCTWORK AND COMPONENTS THEREOF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL DUCTWORK DIMENSIONS INDICATED ARE NOMINAL FREE CLEARANCE INTERNAL DIMENSIONS WHICH DO NOT INCLUDE INSULATION THICKNESS.

   C. "SMACNA" MEANS "SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC." MATERIALS SHALL COMPLY WITH CURRENT SMACNA STANDARDS. CONSTRUCT ALL DUCTWORK AND ACCESSORIES IN ACCORDANCE WITH THE LATEST INDICATED EDITIONS OF APPLICABLE SMACNA CONSTRUCTION STANDARDS.

   D. PRIOR TO DUCTWORK FABRICATION, VERIFY IF ALL DUCTWORK AS DIMENSIONED AND GENERALLY SHOWN WILL SATISFACTORILY FIT ALLOCATED SPACES INCLUDING ABOVE CEILINGS.. TAKE PRECAUTIONS TO AVOID SPACE INTERFERENCES WITH BEAMS, COLUMNS, JOISTS, PIPES, LIGHTS, CONDUIT, OTHER DUCTS, EQUIPMENT, ETC. NOTIFY ARCHITECT/ENGINEER IF ANY SPATIAL CONFLICTS EXIST, AND THEN OBTAIN ARCHITECT/ENGINEER'S APPROVAL OF NECESSARY ROUTING. MAKE ANY SUCH NECESSARY REVISIONS AT NO ADDITIONAL COST.

   E. PROVIDE ALL CURVED ELBOWS WITH RADIUS RATIOS OF NOT LESS THAN 1.5 UNLESS OTHERWISE SHOWN OR APPROVED BY ARCHITECT/ENGINEER. PROVIDE ALL MITERED ELBOWS WITH TURNING VANES UNLESS SYSTEM TYPE (GREASE, ETC.) PROHIBITS TURNING VANES.

   F. RECTANGULAR BRANCH DUCT TAKE-OFFS FROM LARGER MAIN DUCTS IN LOW PRESSURE SYSTEMS SHALL BE 45 DEGREE ANGULAR ENTRY BRANCH CONNECTIONS WHERE THE LENGTH OF THE PORTION OF THE BRANCH TAKE-OFF WHICH ACCOMMODATES THE 45 DEGREE ANGLE ENTRY MUST BE NOT LESS THAN 25% OF THE WIDTH OF THE BRANCH TAKE-OFF OR A MINIMUM OF 4-INCHES (WHICHEVER IS GREATER). REFER TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIG. 2-5, "BRANCH CONNECTIONS."

   G. DUCT SYSTEM SCHEDULE
      a. REFER TO THE 'DUCT SYSTEM SCHEDULE' FOR:
         - THE TYPE OF DUCTWORK AND WHERE IT IS TO BE INSTALLED.
         - DUCTWORK INSULATION.

   H. FLEXIBLE DUCT CONNECTIONS
      MANUFACTURERS: MODEL VENTGLAS, DURODYNE, ELGIN. FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. METAL AND FLEXIBLE AND AS INDICATED. CONNECTOR: FABRIC CRIMPED INTO METAL EDGING STRIP. FABRIC: UL LISTED FIRE RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC TO NFPA 90A, MINIMUM DENSITY 30 OZ PER SQ. YD. NET FABRIC WIDTH: APPROXIMATELY 6 INCES WIDE. METAL: 3 INCH WIDE, 24 GAUGE GALVANIZED STEEL.

   I. RIGID DUCTWORK - ROUND AND RECTANGULAR
      SHEET METAL, SMACNA PRESSURE CLASS OF 4" FOR SUPPLY AIR, 2" FOR RETURN AIR, OUTSIDE AIR AND EXHAUST AIR.

   J. INSULATED FLEXIBLE DUCTS: FLEXIBLE DUCT SHALL BE FACTORY-FABRICATED PREINSULATED TYPE WITH SEAMLESS VAPOR BARRIER. DUCT SHALL BEAR UL 181 CLASS 1 AIR DUCT LABEL AND SHALL COMPLY WITH NFPA 90A AND 90B. FIBERGLASS INSULATION NOMINAL 1-INCH THICKNESS WITH THERMAL CONDUCTANCE OF 0.23 BTU/HR-FT2-OF MAXIMUM AT 75OF MEAN TEMPERATURE. FLEXIBLE DUCT SHALL HAVE AN OPERATING RANGE OF MINUS 0.5-INCH W.G. TO PLUS 2-INCHES W.G. CORE SHALL BE CONTINUOUS AND CONSIST OF ALUMINIZED MYLAR LAMINATED TO CORROSION RESISTANT STEEL WIRE HELIX.

      BOD: FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 1M, THERMAFLEX M-KC, ATCO #036 OR APPROVED EQUAL

   K. DOUBLE WALL DUCTWORK

      a. MANUFACTURERS: UNITED McGILL, LINX (FORMERLY LINDAB), SHEET METAL CONNECTORS, SEMCO, ACCUDUCT

      b. FLAME SPREAD AND SMOKE DEVELOPED RATINGS SHALL COMPLY WITH NFPA 90A. DOUBLE WALLED WITH GALVANIZED SOLID SHEET STEEL OUTER WALL AND GALVANIZED STEEL INNER WALL. GAUGE AND REINFORCEMENT BASED ON SPECIFIED PRESSURE CLASS. TWO INCE THICK ANNULAR SPACE BETWEEN INNER AND OUTER WALLS UNIFORMLY PACKED WITH FIBERGLASS INSULATION WITH EFFECTIVE THERMAL CONDUCTIVITY OF 0.27 BTUH PER SQ. FT.

10. **INSULATION**

    INSULATED EXTERNALLY WITH 2-INCH THICK FIBER GLASS DUCT WRAP. DUCT WRAP SHALL BE A FLEXIBLE BLANKET OF GLASS FIBER FACTORY LAMINATED TO A REINFORCED FOIL KRAFT (FRK) VAPOR BARRIER WITH A MINIMUM 2-INCH TAPING AND STAPLING FLANGE ON ONE EDGE AND BE SUITABLE FOR OPERATION AT TEMPERATURES FROM 40 DEG F TO 250 DEG F AND HAVE A THERMAL CONDUCTIVITY OF 0.23 AT 75 DEG F WITH A MINIMUM DENSITY OF THREE-QUARTER (3/4) POUND PER CUBIC FOOT. PROVIDE IN THICKNESS OF TWO (2) INCHES UNLESS OTHERWISE SPECIFIED. ALL JOINTS AND SEAMS SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

11. **DUCTWORK SUPPORTS**

    ALL DUCTWORK SHALL BE SUPPORTED BY EITHER OF THE FOLLOWING TWO METHODS OR AS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION:

    A. PROVIDE SUITABLE STEEL STRAPS PER SMACNA STANDARDS BUT NOT LESS THAN 1 INCH WIDE, 22 GAUGE SECURELY ATTACHED TO THE STRUCTURE ABOVE AND TO THE DUCT SYSTEM.

    B. WHERE REQUIRED, DUCT MAY BE SUPPORTED WITH HORIZONTAL ANGLE IRON SUPPORTS WITH THREADED RODS ATTACHED TO STRUCTURE ABOVE.

11. **TEST, ADJUST AND BALANCE**

    CONTRACTUAL RELATIONSHIP

    A. PERFORMANCE VERIFICATION SHALL BE PERFORMED AS A SERVICE OF THE T & B AGENCY DIRECTLY TO THE CONSTRUCTION MANAGER OR OWNER WITH NO OTHER SUBCONTRACTORS AS PART OF THE AGREEMENT.

    B. TEST, ADJUST AND BALANCE ALL AIR AND WATER SYSTEMS IN ACCORDANCE WITH ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB).

    C. THE HEATING, VENTILATING AND/OR COOLING SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE TESTED TO DEMONSTRATE THAT SPECIFIED CAPACITIES OF THE VARIOUS PARTS OF THE SYSTEM AS SHOWN ON THE DRAWINGS CAN BE MET.

    D. A DIRECT READING VELOCITY INSTRUMENT THAT HAS BEEN RECENTLY TESTED (WITHIN 1 YEAR PREVIOUS FROM DATE OF TAB) AND CALIBRATED SHALL BE USED TO TEST THE AIR FLOW IN THE VARIOUS DUCT INLETS AND OUTLETS.

    E. REGULATE AND ADJUST ALL SPLITTER, DEFLECTORS AND DAMPERS SO THAT THE INLET OR OUTLET SHALL DELIVER OR REMOVE THE REQUIRED NUMBER OF CUBIC FEET OF AIR PER MINUTE (CFM) AT THE RESPECTIVE OPENINGS. THIS SHALL INCLUDE SETTING UP DAMPER POSITION FOR MINIMUM OUTSIDE AIR DAMPERS AND SHALL BE MARKED AS SAME.

    F. ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE CONSTRUCTION SUPERINTENDENT, OR HIS REPRESENTATIVE

    G. FLUID FLOW DATA SHALL BE BALANCED TO BE WITHIN +/- 10% OF THE DESIGN VALUES.

    H. FURNISH ALL INSTRUMENTS, TESTING EQUIPMENT AND PERSONNEL THAT MAY BE REQUIRED FOR THE TESTS.

    I. SUBMIT TO ARCHITECT / ENGINEER ELECTRONIC COPY OF HIS FINAL CERTIFIED TEST READINGS WITH THE FOLLOWING INFORMATION:

       a. THE RPM OF EACH FAN OR UNIT
       b. THE VOLUME OF AIR HANDLED BY EACH FAN OR UNIT (QUANTITIES OF SUPPLY, RETURN, OUTSIDE AIR)
       c. VOLUME OF AIR AT EACH AIR DEVICE
       d. SUPPLY TEMPERATURES OF EACH UNIT
       e. MOTOR BHP
       f. OUTSIDE AIR CONDITIONS AT TIME OF TEST
       g. ANY AND ALL WATER FLOW RATES AND ENTERING / LEAVING TEMPERATURES AT EQUIPMENT
       h. STATIC PRESSURE PROFILE OF ALL AIR-MOVING EQUIPMENT
       i. PERCENT DEVIATION FROM DESIGN VALUES

12. **CONTROLS**

    A. PROVIDE WIFI COMPATIBLE, 7 DAY PROGRAMMABLE THERMOSTAT. COORDINATE THERMOSTAT SELECTION WITH THE ABILITY TO CONTROL ANY AND ALL STAGES OF COOLING / HEATING / DEHUMIDIFICATION AS SCHEDULED. COORDINATE THERMOSTAT WITH ABILITY TO INTERLOCK WITH BAS SYSTEM AS REQUIRED.

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

TREASURE ISLAND COFFEE COVE

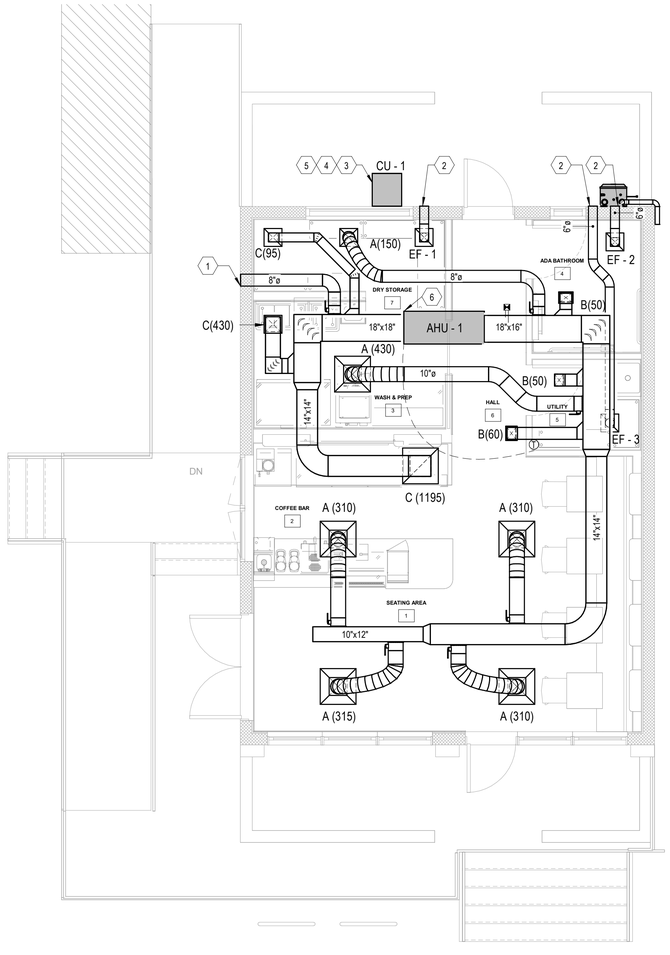
262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

M0.01

SPECIFICATIONS - HVAC

sheet size 24" x 36"



1 M1.01 **HVAC FLOOR PLAN**

1/4" = 1'-0"

GENERAL NOTES

A. PROVIDE VOLUME DAMPERS AT ALL BRANCH TAKE OFFS SERVING A SINGLE DIFFUSER OR GRILLE.

B. PROVIDE TURNING VANES IN ALL RECTANGULAR ELBOWS.

C. COORDINATE DUCTWORK WITH STRUCTURE. PREPARE COORDINATION DRAWINGS AS SPECIFIED.

D. PROVIDE CODE REQUIRED AND MANUFACTURER RECOMMENDED CLEARANCES FOR ALL EQUIPMENT.

E. REFER TO MANUFACTURERS PROVIDED LITERATURE AND PIPE DIAGRAM FOR REFRIGERANT LINE SIZE AND ROUTING REQUIREMENTS BETWEEN AIR HANDLING UNIT AND CORRESPONDING CONDENSING UNIT.

F. DUCT SMOKE DETECTORS ARE FURNISHED BY DIVISION 26 AND INSTALLED BY DIVISION 23.

KEYNOTES

NUMBER	NOTES
1	INTAKE LOUVER. BOD GREENHECK EVH-302-14x16. PROVIDE WITH 0.4 SQ. FT. FREE AREA, 205 CFM OUTSIDE AIR AND MAXIMUM PRESSURE DROP OF 0.05" W.G. PROVIDE WITH FULL SIZE PLENUM BEHIND LOUVER. SEE DETAIL FOR INSTALLATION REQUIREMENTS. ENSURE PROCURED LOUVER IS AMCA 540 AND 550 RATED.
2	PROVIDE WITH SEIHO CFXF 6P VENT CAP AND FLAPPER.
3	PROVIDE ELEVATED STAND FOR CONDENSING UNIT ABOVE DESIGN FLOOD ELEVATION. SECURELY MOUNT UNIT TO STAND IN ACCORDANCE WITH FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. STAND SHALL BE DESIGNED AND ANCHORED TO MEET FLORIDA HIGH-WIND CRITERIA. CONSULT A FLORIDA-LICENSED STRUCTURAL ENGINEER FOR LOAD CALCULATIONS AND ATTACHMENT DETAILS.
4	PROVIDE, ROUTE AND SIZE REFRIGERANT PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CONDENSING UNIT LOCATED OUTSIDE AND RESPECTIVE INDOOR UNIT. PROVIDE LONG RADIUS ELBOWS AND ALL REFRIGERANT PIPING SPECIALTIES PER MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS.
5	INSULATE PIPING AND PROVIDE ALUMINUM JACKETING. PROVIDE WALL COVER INLET CAP, MADE OF UV RESISTANT PVC, WHITE COLOR.
6	ROUTE CONDENSTAE OUT TO EXTERIOR AND TERMINATE AT SPLASH BLOCK OR REUSE EXISTING TERMINATION POINT.

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no.	description	date

M1.01

FLOOR PLAN - HVAC

sheet size 24" x 36"

AIR DISTRIBUTION SCHEDULE

SYMBOL/TAG	CFM	DUCT/NECK SIZE	FACE SIZE LENGTH	DESCRIPTION
A (XXX)	000-150	6x6 or 6Ø	24x24	BASIS OF DESIGN: PRICE ASPD COLOR: WHITE MATERIAL: ALUMINUM OPPOSED BLADE DAMPERS: NO SQUARE TO ROUND ADAPTOR 12x12 FACE MAY BE USED IN HARD CEILINGS FOR AIRFLOWS LESS THAN 150 CFM.
	151-280	8x8 or 8Ø	24x24	
	281-400	10x10 or 10Ø	24x24	
	401-500	12x12 or 12Ø	24x24	
	501-600	14x14 or 14Ø	24x24	
C (XXX)	050-220	8x6	8x6	BASIS OF DESIGN: PRICE 620DAL COLOR: WHITE MATERIAL: ALUMINUM OPPOSED BLADE DAMPERS: YES DOUBLE DEFLECTION 3/4" SPACING
	221-270	10x6	10x6	
	271-330	12X6	12X6	
	331-380	14X6	14X6	
	381-450	16X6	16X6	
	451-500	18X6	18X6	
	501-550	22X6	22X6	
	551-620	18X8	18X8	
	621-780	16X12	16X12	
B (XXX)	000-100	6x6 or 6Ø	24x24	BASIS OF DESIGN: PRICE 630 COLOR: WHITE MATERIAL: ALUMINUM OPPOSED BLADE DAMPERS: NO 3/4" SPACING FIXED LOUVERS 22"x22"x3" BACK CAN FOR DUCT CONNECTION. PAINTED FLAT BLACK.
	101-210	8x8 or 8Ø	24x24	
	211-380	10x10 or 10Ø	24x24	
	381-600	12x12 or 12Ø	24x24	
	601-900	14x14 or 14Ø	24x24	
	901-1300	16x16 or 16Ø	24x24	
	1301-1780	18x18 or 18Ø	24x24	

NOTES:

1. AIR DISTRIBUTION DEVICES LOCATED WITHIN ACOUSTICAL TILE CEILINGS SHALL BE PROVIDED WITH BORDER TYPE FOR LAY-IN MOUNTING. AIR DISTRIBUTION DEVICES LOCATED WITHIN GYPSUM BOARD CEILINGS OR WALLS SHALL BE PROVIDED WITH BORDER TYPE FOR SURFACE MOUNTING. REFER TO ARCHITECTURAL DOCUMENTS FOR CEILING TYPES. PROVIDE TRIM-RING FOR SQUARE CONE DIFFUSERS LOCATED WITHIN GYPSUM BOARD CEILINGS.
2. AIR DISTRIBUTION DEVICES LOCATED IN SMALL ROOMS WHERE FULL 24"x24" GRID ARE NOT AVAILABLE SHALL BE PROVIDED WITH SURFACE MOUNTING BORDERS IN LIEU OF LAY-IN. SECURE EACH DEVICE TO CEILING GRID WITH FIELD-FABRICATED SUPPORTS.
3. RUN OUTS TO SINGLE AIR DEVICES SHALL MATCH SCHEDULED NECK SIZE UNLESS INDIVIDUALLY TAGGED.

DX AIR HANDLING UNIT SCHEDULE

PLAN MARK	AREA SERVED	BASIS OF DESIGN	MODEL NUMBER	FAN DATA					COOLING DATA						HEATING DATA								FILTER TYPE	BASIS OF DESIGN DIMENSIONS			OPERATING WEIGHT (LBS)
				SUPPLY AIR CFM	OUTSIDE AIR CFM	E.S.P. (IN)	DRIVE TYPE	MOTOR (HP)	DESIGN CONDITIONS				CAPACITY		VOLT / PHASE	MCA	MOCP	HEATING KW @ 240	STEPS	HEATING CFM	EAT (°F)	LAT (°F)		H (IN)	W (IN)	L (IN)	
									ENTERING DB/WB (°F)		LEAVING DB/WB (°F)		TOT/SENS CAPACITY (MBTU/HR)														
AHU-1	COFFEE SHOP	TRANE	5TEM6D07AV51	2,000	205	1.00	DIRECT	0.75	76.79	64.07	55.0	54.5	58.6	47.3	240 / 1	59.0	60	11	1	2,000	66.9	84.0	1" THROWAWAY	58	24	22	174

GENERAL NOTES

1. PROVIDE UNITS WITH DIRECT DRIVE VARIABLE SPEED FANS.
2. CAPACITIES SHOWN ARE MINIMUM.
3. ALL AIR HANDLING UNITS SHALL BE PROVIDED WITH PAINTED GALVANIZED STEEL EXTERIOR CONSTRUCTION MEETING ASTM-117B 600 HOUR SALT SPRAY TEST.
4. PROVIDE WITH SINGLE POINT ELECTRICAL CONNECTION FOR EACH MOTOR.
5. PROVIDE SECONDARY DRAIN PAN WITH SHUTDOWN SWITCH.

AIR COOLED DX CONDENSING UNIT SCHEDULE

PLAN MARK	BASIS OF DESIGN	MODEL NUMBER	EER2 (AHRI)	COOLING CAPACITY			ELECTRICAL DATA				SYSTEM CAPACITY STEPS
				AMB. TEMP	REF. TYPE	NO. COMP.	NO. FANS	MCA	MOCP	VOLT / PHASE	
CU-1	TRANE	5TWR7060A1000	11.7	95°F	R-454B	1	1	39.0	60.0	240 / 1	2

GENERAL NOTES

1. ALL REFRIGERANT PIPING SHALL BE PROVIDED WITH LONG RADIUS ELBOWS, ALL LINE SETS OVER 100' SHALL BE APPROVED BY MANUFACTURER.
2. PROVIDE ALL CONDENSING UNITS WITH COMPRESSOR CRANKCASE HEATER.
3. PROVIDE ALL UNITS WITH ANTI-SHORT CYCLE TIME DELAY.
4. PROVIDE ALL UNITS WITH REFRIGERANT LIQUID LINE SIGHT GLASS.
5. PROVIDE SERVICE CONNECTIONS TO EQUIPMENT AS SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND AS REQUIRED BY SPECIFICATIONS.
6. PROVIDE EACH SYSTEM WITH A THERMOSTAT TO BE WI-FI ENABLED AND ACCESSED ON A HANDHELD MOBILE DEVICE.
7. PROVIDE WITH 5 YEAR COMPRESSOR WARRANTY, LUVATA COIL CORROSION PROTECTION COATING OR EQUAL.
8. PROVIDE STRUCTURAL SUPPORTS WITH HURRICANE TIE DOWNS. CALCULATIONS TO BE STAMPED BY A REGISTERED FLORIDA PROFESSIONAL STRUCTURAL ENGINEER.

FAN SCHEDULE

PLAN MARK	PRODUCT MANUFACTURER	MODEL	UNIT LOCATION	TYPE	AIRFLOW (CFM)	ESP (IN. WG)	FAN RPM	MOTOR					SONES	WEIGHT (LBS)	ACCESSORIES	INTERLOCKS
								RPM	BHP / HP	ECM	V / PH	DRIVE TYPE				
EF-1	GREENHECK	SP-A90	CEILING	CEILING	55	0.4	900	-	0.01 / 15W	-	120/1	DIRECT	0.7	12	9	AHU-1
EF-2	GREENHECK	SP-AP0511W	CEILING	CEILING	75	0.4	817	-	0.01 / 14W	-	120/1	DIRECT	0.7	12	9	LIGHT SWITCH
EF-3	GREENHECK	SP-AP0511W	CEILING	CEILING	75	0.4	817	-	0.01 / 14W	-	120/1	DIRECT	0.7	12	9	LIGHT SWITCH

GENERAL NOTES

1. PROVIDE THE FOLLOWING ACCESSORIES AS SCHEDULED:

1) BACKDRAFT DAMPER
2) EXTENDED LUBE LINES
3) INLET BOX
4) 18" ROOF CURB
5) SOUND CURB
6) BURGLAR BARS
7) INTEGRATED AIRFLOW MEASURING STATION
8) DRAIN CONNECTION
9) DISCONNECT SWITCH
10) CEILING RADIATION DAMPER
11) ACCESS DOOR
12) VIBRATION ISOLATORS
13) MOTOR CONTROL: 0-10 VDC
14) MOTOR CONTROL: DIAL ON MOTOR
15) GREASE COLLECTION TROUGH AND RECEIVER
16) UL 762 - GREASE LADEN EXHAUST
17) WALL MOUNT ADAPTER
18) VARIABLE FREQUENCY DRIVE AND CONTROL
19) MOTOR/DRIVE COVER (BELT GUARD)
20) AMCA-B SPARK PROOF CONSTRUCTION
21) INSULATED HOUSING FOR SOUND CONTROL
22) HINGED FRAMES
23) TEMPERATURE CONTROL
24) MIAMI-DADE RATED CONSTRUCTION
25) HEAT SHIELD
26) IMPACT WEATHER COVER
27) SHAFT COOLER
28) ISOLATION RAILS
29) FAN STARTER BOX WITH START/STOP PUSH BUTTON AND PILOT LIGHT IN NEMA 12 ENCLOSURE
30) EXPLOSION PROOF MOTOR

2. STATIC PRESSURE EXCLUDES FILTER, BELT, OR OTHER INTERNAL COMPONENT LOSSES.
3. PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES FOR A FULL FUNCTIONING SYSTEM.

AIR BALANCE SCHEDULE - AHU-1

ROOM NAME	ROOM NUMBER	DESIGN SUPPLY	DESIGN RETURN	DESIGN EXHAUST	BALANCE
ADA BATHROOM	4	50		75	**-25**
UTILITY	5	50		75	**-25**
COFFEE BAR	2	600	600		
HALL	6	60	60		
SEATING AREA	1	645	595		**50**
WASH & PREP	3	430	430		
DRY STORAGE	7	150	95	55	
TOTALS		**1985**	**1780**	**205**	**=**

MINIMUM VENTILATION REQUIRED AHU-1

ROOM	DESIGNATION	OCCUPANCY CATEGORY	PEOPLE OUTDOOR AIR RATE Rp (CFM/PERSON)	AREA OUTDOOR AIR RATE Ra (CFM/Ft²)	ZONE POPULATION		ZONE FLOOR AREA Az (Ft²)	ZONE AIR DISTRIBUTION EFFECTIVENESS Ez	ZONE OUTDOOR AIRFLOW Voz (CFM)
					DEFAULT	KNOWN			
2	COFFEE BAR	FOOD BEVERAGE SERVICE	7.5	0.18	-	2	95	1	32
6	HALL	CORRIDOR	0.0	0.06	-	0	70	1	4
1	SEATING AREA	FOOD BEVERAGE SERVICE	7.5	0.18	-	8	273	1	109
3	WASH & PREP	FOOD BEVERAGE SERVICE	7.5	0.12	-	0	83	1	10
3	DRY STORAGE	STORAGE	5.0	0.12	-	1	53	1	11
								TOTAL Vot (CFM)	179

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TREASURE ISLAND COFFEE COVE

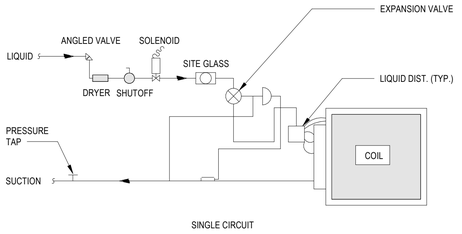
262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

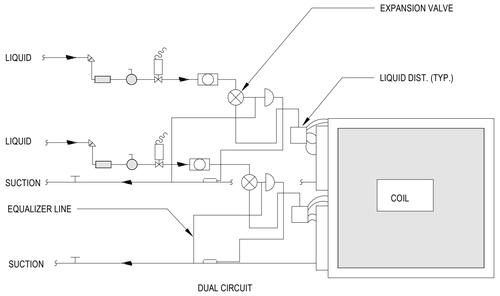
M8.01

SCHEDULES - HVAC

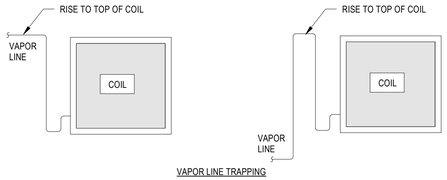
sheet size 24" x 36"



SINGLE CIRCUIT



DUAL CIRCUIT

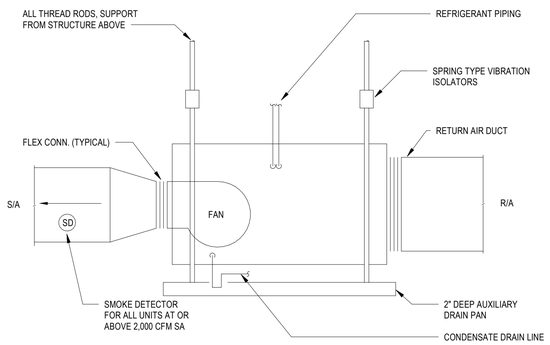


VAPOR LINE TRAPPING

GENERAL NOTES

1. SUCTION LINE MUST RISE TO THE TOP OF THE EVAPORATOR WHEN THE EVAPORATOR IS ABOVE OR ON THE SAME LEVEL AS THE COMPRESSOR TO PREVENT LIQUID MIGRATION TO THE COMPRESSOR DURING THE 'OFF' CYCLE.
2. OIL TRAPS MUST BE INSTALLED AT THE BOTTOM OF EACH SUCTION RISER (THIS IS THE VAPOR LINE IN HEATING MODE) ON HEAT PUMP UNITS.
3. ALL REFRIGERANT PIPING IS TO BE RUN IN RIGID, TYPE HCR COPPER PIPING TO AVOID ANY SAGS OR DIPS THAT PROHIBIT PROPER OIL RETURN.
4. INSTALLATION AND REFRIGERANT LINE SIZING MUST COMPLY WITH THE MANUFACTURER'S ENGINEERING HANDBOOK GUIDELINES AND INSTALLATION INSTRUCTIONS FOR PARTICULAR EQUIPMENT MODELS, THIS SUPERCEDES ANY DETAILS ABOVE.
5. EQUIPMENT MANUFACTURER SHALL BE RESPONSIBLE FOR SIZING OF ALL REFRIGERANT LINES BASED ON EQUIPMENT LOCATION, ELEVATION DIFFERENCES, DISTANCE BETWEEN CONDENSING UNIT AND AIR HANDLING UNIT, ETC. REFER TO MANUFACTURER'S INSTALLATION GUIDELINES FOR INSTALLATION OF ALL REFRIGERANT LINES.

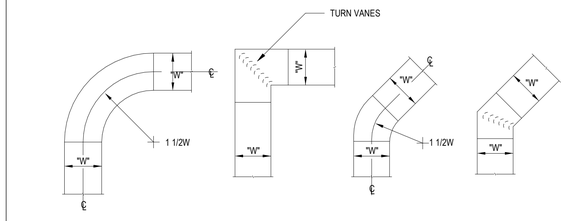
TYPICAL DX COIL PIPING DIAGRAM NTS **6**

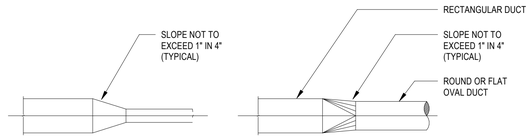


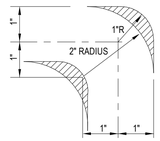
GENERAL NOTES

1. PROVIDE FLOAT SWITCH IN AUXILLIARY DRAIN PAN TO SHUT-DOWN UNIT UPON PRESENCE OF WATER.

HORIZONTAL AHU DETAIL NTS **7**

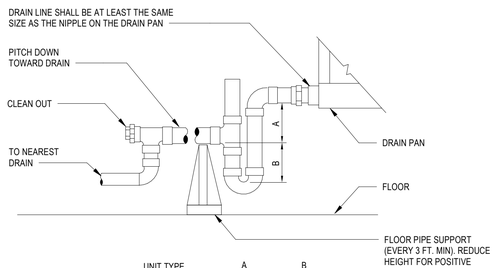






DETAIL OF TURN VANES

DUCT FITTINGS NTS **4**



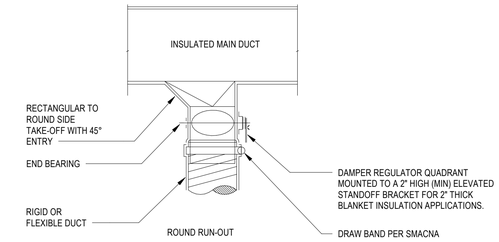
UNIT TYPE	A	B
DRAW THRU	2" (50 MM) PLUS X	X
BLOW THRU	1" (25 MM) PLUS X	2X

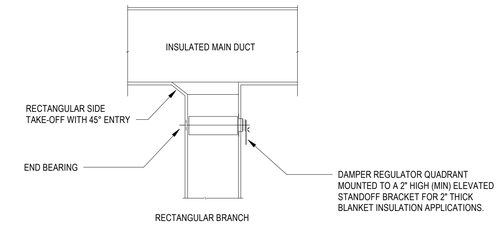
WHERE X = STATIC PRESSURE IN PAN

GENERAL NOTES

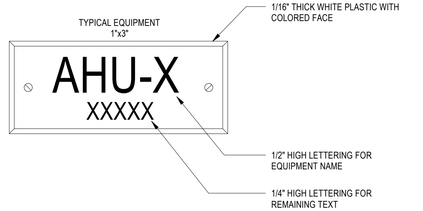
1. VERIFY SIZING WITH MANUFACTURER. MANUFACTURER'S RECOMMENDED SIZING SHALL SUPERCEDE SIZING TABLE ABOVE.

AIR HANDLING UNIT DRAIN TRAP NTS **5**





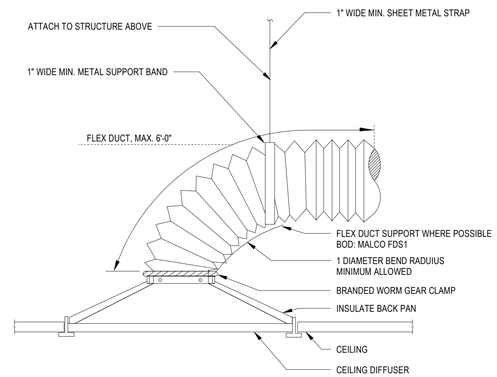
BRANCH TAKE-OFFS NTS **1**



GENERAL NOTES

1. ATTACH NAMEPLATE WITHOUT DAMAGING EQUIPMENT.
2. PROVIDE LABELS OF PROPER SIZE ON MECHANICAL SYSTEM EQUIPMENT INCLUDING BUT NOT LIMITED TO: PUMPS, CHILLERS, TANKS, MAJOR PIPING COMPONENTS SUCH AS AIR SEPARATORS, AIR HANDLING EQUIPMENT, FANS, CONTROL PANELS, TERMINAL UNITS, FLOW STATIONS, REHEAT COILS AND SIMILAR ITEMS.
3. INSTALL SURFACE MOUNTED (UNDERSIDE) LABELS FOR VALVES AND OTHER MECHANICAL DEVICES ON CEILING GRID FOR ABOVE CEILING MOUNTED PIPING AND EQUIPMENT. LABELS TO BE ENGRAVED LAMACOID STRIPS (MATCHING THE WIDTH OF "T" IN CEILING GRID) COLOR CODED TO MATCH EXISTING ESTABLISHED COLOR SYSTEM AND DEVICE PROTOCOLS
   A. FIRE DAMPER LOCATION PLASTIC ID NUMBER ON CEILING GRID AND ON DAMPER.
   B. VAV BOX LOCATION MARKERS ON CEILING GRID.
   C. MAIN VALVE MARKERS ON CEILING GRID.

EQUIPMENT NAMEPLATE NTS **2**



SUPPLY DIFFUSER CONNECTION NTS **3**

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no.	description	date

M9.01
DETAILS - HVAC

sheet size 24" x 36"

SPECIFICATIONS - PLUMBING

GENERAL CONDITIONS:
THE GENERAL CONDITIONS, SPECIAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND MECHANICAL CONDITIONS OF THE SPECIFICATIONS AND 'GENERAL CONDITIONS OF THE CONTRACT', CURRENT EDITION, ESTABLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED BELOW. THIS CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PROVISIONS AND ADHERE TO THESE REQUIREMENTS. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES PRIOR TO INSTALLATION.

RELATED DOCUMENTS:
THIS CONTRACTOR IS REFERRED TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE A PART OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS SURROUNDING THE WORK. IF ANY OF THE CONDITIONS REQUIRE A MODIFICATION OF THE SYSTEMS INDICATED BY THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL INCLUDE THE COST OF SUCH MODIFICATIONS IN HIS BID. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.

MODIFICATIONS TO PLANS AND SPECIFICATIONS:
THROUGHOUT THE COURSES OF THE WORK, MINOR CHANGES AND ADJUSTMENTS TO PLANS AND SPECIFICATIONS MAY BE REQUESTED BY THE ARCHITECT / ENGINEER. THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS WITHOUT ADDITIONAL COST TO THE OWNER. WHERE SUCH ADJUSTMENTS ARE NECESSARY FOR THE PROPER INSTALLATION AND OPERATION AND WITHIN THE INTENT OF THE CONTRACT DOCUMENTS.

EQUIPMENT SUBSTITUTION:
IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO FORM A GUIDE FOR A COMPLETE INSTALLATION. EVERYTHING NECESSARY FOR THE COMPLETION AND SUCCESSFUL OPERATION OF THE WORK, WHETHER OR NOT HEREIN DEFINITELY SPECIFIED OR INDICATED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED AS WELL AND AS FAITHFULLY AS IT IS SPECIFIED OR INDICATED WITHOUT ADDITIONAL COST TO THE OWNER. THE PLUMBING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LENGTHS PRIOR TO INSTALLATION.

IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER IN WRITING OF SUCH ERRORS OR OMISSION. IN THE EVENT OF THE CONTRACTOR FAILS TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST TO RECTIFYING SAME.

CODE COMPLIANCE:
COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES REGULATING THIS WORK.

PERMITS, FEES, LICENSES:
THIS CONTRACTOR SHALL PAY ALL FEES AND RELATED CHARGES REQUIRED FOR PERMITS, LICENSES, ETC. REQUIRED FOR INSTALLATION OF THE PLUMBING SYSTEMS.

EQUIPMENT SUBSTITUTION:
THIS CONTRACTOR SHALL REIMBURSE THE ELECTRICAL CONTRACTOR, WITHOUT ANY CHARGE TO OWNER, ANY COSTS THE ELECTRICAL CONTRACTOR INCURS DUE TO THIS CONTRACTOR'S SUBSTITUTION OF EQUIPMENT HAVING DIFFERENT ELECTRICAL SERVICE REQUIREMENTS THAN THE SPECIFIED EQUIPMENT.

SHOP DRAWINGS:
THIS CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH ELECTRONIC COPY OF ALL SHOP AND EQUIPMENT DRAWINGS FOR APPROVAL. DRAWINGS SHALL BE SUBMITTED BEFORE START AT CONSTRUCTION.

WARRANTY:
THIS CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION INCLUDING BOTH PARTS AND LABOR.

BASIC MATERIALS AND METHODS:
ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE SPECIFIED QUALITY IN EVERY RESPECT. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF THE LATEST DESIGN AND FREE OF DEFECTS. ALL MATERIALS AND EQUIPMENT SHALL CONFORM TO THE LATEST AMENDED EDITION OF ALL APPLICABLE STANDARDS, INCLUDING BUT NOT LIMITED TO, ASTM, UL AND NEMA STANDARDS.

INSTALL ALL PIPING TO PRESENT A NEAT AND ORDERLY APPEARANCE. RUN ALL LINES PARALLEL WITH BUILDING WALLS AND CONSTRUCTION. KEEP PIPING FREE FROM CONTACT WITH STRUCTURE OR EQUIPMENT TO PREVENT NOISE TRANSMISSION, ALLOWING CLEARANCES FOR EXPANSION AND CONTRACTION. PROVIDE ACCESS DOORS OR PANELS FOR ALL VALVES, CLEANOUTS, CONTROL DEVICES, ETC...

WATER SUPPLY PIPING:
ALL ABOVE AND BELOW GROUND WATER PIPE SHALL BE CPVC WATER PIPING COMPLYING WITH ASTM D2846 OR ASTM F441. ALL FITTINGS SHALL BE CPVC COMPLYING WITH ASTM D2846 OR ASTM F439.

STORM, SANITARY WASTE AND VENT PIPING:
ALL ABOVE GROUND STORM, SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC-DWV PIPE AND FITTINGS (ASTM D2665) WITH SOLVENT WELD JOINTS. ALL BELOW GROUND SANITARY SOIL AND WASTE PIPING SHALL BE SCHEDULE 40 PVC-DWV PIPE FITTINGS (AST D2665) WITH SOLVENT WELD JOINTS.

PIPE HANGERS AND SUPPORT:
SUPPORT HORIZONTAL PIPING ADEQUATELY FROM SLABS OR OTHER STRUCTURAL MEMBERS AT INTERVALS SPECIFIED BELOW. USE GRINNELL # 260 HANGERS OR APPROVED EQUAL, HAVING ADJUSTABLE WROUGHT CLEVIS, SOLID RODS AND SOCKETS. PIPING INSTALLED ALONG WALLS SHALL BE SUPPORTED BY GRINNELL #199, OR APPROVED EQUAL, STEEL ANGLE BRACKETS. THE SPACING OF PIPE SUPPORTS FOR STEEL PIPE 3/4" TO 2" SHALL BE 10'-0" AND FOR COPPER PIPE SIZE UP TO 2" SHALL BE 6'-0". HANGERS IN CONTACT WITH COPPER SHALL BE PLASTIC PLATED AND SHALL BE EQUAL TO GRINNELL FIGURE CT-65. HANGER RODS SHALL BE 3/8" DIAMETER FOR PIPES UP TO 2" IN SIZE.

PIPE SLEEVES AND OPENINGS:
THE CONTRACTOR SHALL CUT ALL OPENINGS IN FLOORS AND WALLS REQUIRED FOR PENETRATION OF PIPING. PATCH ALL OPENINGS FOR SOUND DEADENING AND FIRE SEPARATION. GENERAL CONTRACTOR SHALL PERFORM ALL FINISH PATCHING AS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. ALL HORIZONTAL PIPING WHICH PENETRATES WALLS SHALL BE FITTED WITH PIPE SLEEVES MADE UP OF SIMILAR MATERIALS AS PIPE, 1" GREATER IN DIAMETER THAN OUTSIDE DIAMETER OF PIPE AND PIPE INSULATION. THE VOID BETWEEN PIPE AND SLEEVE SHALL BE SEALED AS DETAILED FOR THE APPROPRIATE PENETRATION TYPE. SLEEVES SHALL BE SUCH LENGTH THAT THEY END FLUSH WITH WALL FINISH ON BOTH SIDES OF WALL. PROVIDE RATED PENETRATIONS OF ALL WALLS AND FLOORS AS REQUIRED TO MAINTAIN THE RATING OF THE WALL OR FLOOR PENETRATED.

WHERE UNCOVERED EXPOSED PIPES PASS THRU WALLS, THEY SHALL BE FITTED WITH STAINLESS STEEL WALL ESCUTCHEON PLATES. SLEEVES THROUGH WATER PROOF FLOORS SHALL EXTEND 2" ABOVE FINISHED FLOOR.

VALVES:
THE CONTRACTOR SHALL FURNISH AND INSTALL VALVES WHERE INDICATED ON PLAN AND NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. PROVIDE VALVES RATED FOR 125 PSI OR GREATER WORKING PRESSURE IN WATER PIPING.

CHECK VALVE UP TO 3"	APOLLO 61-109 61-500 OR NIBCO T-413-13
GLOBE VALVE UP TO 3"	CRANE NO. 1240, 1241 OR EQUAL
GATE VALVE UP TO 3"	CRANE NO. 42B, 1334 OR EQUAL
BALL VALVE UP TO 3"	APOLLO SERIES 82-100 OR 82-200 FULLPORT
TEMP. & PRESS. RELIEF VALVE 3/4" F	WATTS 10L MOD. M4, OR EQUAL, 3/4" M x
WATER HAMMER ARRESTOR	WADE #10 (HOT), WADE #5 (COLD)
BACKFLOW PREVENTER	WATTS NO. 9D OR EQUAL
VACUUM RELIEF VALVE	WATTS NO. 36A - 3/4" OR EQUAL
PRESSURE REDUCING VALVE	WATTS NO. U5
TRAP PRIMER VALVE	JR SMITH

INSULATION:
INSULATION SHALL BE REQUIRED ON ALL HOT OR COLD SURFACES TO RETARD UNDESIRABLE HEAT TRANSFER AND PREVENT CONDENSATION. INSULATION SHALL BE APPLIED TO PIPE LINES AND EQUIPMENT ONLY AFTER THEY HAVE BEEN TESTED, INSPECTED AND ALL SURFACES THOROUGHLY CLEANED OF ALL MOISTURE, FOREIGN MATERIAL, GREASE AND RUST. INSULATION SHALL BE CONTINUOUS THROUGH WALLS, FLOORS, PARTITIONS, SLEEVES, ETC. EXCEPT WHERE OTHERWISE INDICATED OR SPECIFIED. ALL INSULATION ADHESIVES, SEALERS AND COATINGS SHALL HAVE A FIRE HAZARD RATING NOT TO EXCEED 25/50/50 FLAME SPREAD, FUEL CONTRIBUTED AND SMOKE DEVELOPED IN ACCORDANCE WITH UL 723 AND ASTM-E84. PROVIDE INSULATION FOR HOT WATER AND CONDENSATE PIPING.

PIPE INSULATION SHALL BE 1" THICK RIGID FIBERGLASS WITH SELF-SEALING LAP AND ALL SERVICE JACKET FOR HOT WATER. PIPE INSULATION SHALL BE 1-1/2" THICK CLOSED CELL FOAM FOR CONDENSATE PIPING.

INSULATION SHALL BE REQUIRED AT ALL ADA ACCESSIBLE LAVATORIES TO PROTECT AGAINST CONTACT OF WATER AND DRAIN PIPES. INSULATE TRAP AND BOTH SUPPLIES WITH A HIGH IMPACT STAIN RESISTANT, PREMOLDED VINYL COVERING AS MANUFACTURED BY TRUEBRO 'HANDY-LAVGUARD' OR EQUAL.

DEMOLITION NOTES - PLUMBING

1. THE CONTRACTOR SHALL REVIEW NEW FLOOR PLANS FOR SYSTEMS TO REMAIN FEEDING OTHER AREA TO BE REUSED PRIOR TO DEMOLITION.
2. UNLESS NOTED OTHERWISE, REMOVE PLUMBING FIXTURES, VALVES, SUPPORTS AND ASSOCIATED PIPING BACK TO THE MAIN SOURCE. REFER TO FLOOR PLANS FOR EXISTING PIPING TO REMAIN OR SYSTEMS TO BE REUSED. REMOVE ALL UNUSED PIPING EXPOSED BY DEMOLITION AND DO NOT ABANDON IN PLACE UNLESS INTENDED TO BE REUSED.
3. MAINTAIN CONTINUITY OF EXISTING PIPING TO REMAIN AND OR BE REUSED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS.
5. THE OWNER RESERVES THE RIGHT TO INSPECT THE MATERIAL SCHEDULED FOR REMOVAL AND SALVAGE ANY ITEMS DEEMED USEABLE AS SPARE PARTS.
6. EXISTING CONDITIONS INDICATED ON THIS DRAWING ARE TAKEN FROM EXISTING DOCUMENTS AND FIELD INVESTIGATION. IT IS RECOMMENDED FOR CONTRACTOR TO VISIT PROJECT AREA AND VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.
7. THE DEMOLITION PLAN IS NOT INCLUSIVE OF ALL PIPING DEVICES AND FITTINGS, ETC., IT IS INTENDED TO PROVIDE THE CONTRACTOR WITH GENERAL KNOWLEDGE OF EXISTING CONDITIONS WITHIN THE PROJECT AREA.
8. THE CONTRACTOR SHALL INSURE THAT PIPING REMAINING WITHIN THE PROJECT AREA IS SUPPORTED IN ACCORDANCE WITH THE SPECIFICATIONS. PIPING THAT IS ATTACHED TO ITEMS BEING REMOVED DURING DEMOLITION SHALL BE SUPPORTED PROPERLY PRIOR TO REMOVING ITEM.
9. CONTRACTOR SHALL PATCH, PAINT AND MATCH FINISH WITH EXISTING SURFACES TO REMAIN WHERE PIPING HAS BEING REMOVED. THIS INCLUDES NEW PIPE TO BE LOCATED UNDER BOTTOM OF EXISTING FINISHED FLOORS, PIPE ABOVE HARD FINISHED CEILINGS OR INSIDE EXISTING WALLS.
10. CONTRACTOR SHALL REVIEW NEW FLOOR PLANS FOR DEVICES TO REMAIN PRIOR TO DEMOLITION.
11. THE BUILDING WILL BE IN OPERATION DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS ON PHASING INSTRUCTIONS. CONTRACTOR SHALL COORDINATE WITH OWNER ON DEMOLITION AND CONSTRUCTION SCHEDULE AND NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO POWER SHUTDOWN OR COMMENCING WORK IN EACH AREA.
12. REFER TO ARCHITECTURAL DEMOLITION DRAWINGS FOR FURTHER DEMOLITION INFORMATION.
13. BEFORE DEMOLITION OF ANY PIPE SYSTEMS VERIFY ALL SOURCES BEING SERVED OUTSIDE CONSTRUCTION AREA. VERIFY WITH OWNER OR DEPARTMENT SUPERVISOR BEFORE DISRUPTING ANY SERVICES AFFECTED OUTSIDE THE CONSTRUCTION AREA. ANY EXISTING WATER SYSTEMS DISRUPTED BY DEMOLITION ARE TO BE RESTORED TO OPERATION IMMEDIATELY.
14. THE CONTRACTOR SHALL COORDINATE THE DISRUPTION IN THE SPACES LOCATED ON THE FLOOR BELOW THE AREA OF WORK.
15. PROVIDE JET CLEANING SERVICE FOR CLEANING EXISTING SANITARY LINES WITHIN THE PROJECT AREA TO A POINT OUTSIDE THE BUILDING TO REDUCE THE CHANCES OF BACKUPS.

ABBREVIATIONS - PLUMBING

(E)	EXISTING
AC	ABOVE CEILING
AAV	AIR ADMITTANCE VALVE
AFF	ABOVE FINISH FLOOR
AW	ACID WASTE"
AV	ACID VENT
BG	BELOW GRADE
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CO	CLEAN OUT
CONT	CONTINUATION
CW	COLD WATER
DI	DEIONIZED WATER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
ESH	EMERGENCY SHOWER / EYEWASH
ETR	EXISTING TO REMAIN
EWH	ELECTRIC WATER HEATER
EWC	ELECTRIC WATER COOLER
EX	EXISTING
°F	DEGREE FAHRENHEIT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FS	FLOOR SINK
G	GAS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	KITCHEN WASTE (GREASE)
HB	HOSE BIBB
HD	HUB DRAIN
HW	HOT WATER
HWR	HOT WATER RECIRCULATING
IE	INVERT ELEVATION
IW	INDIRECT WASTE
KW	KILOWATT
LBS	POUNDS
MH	MANHOLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
S	SANITARY
ST	STORM
SF	SQUARE FEET
SS	SERVICE SINK
STO	OVERFLOW STORM
V	VENT
VAC	VACUUM
VTR	VENT THRU ROOF
WCO	WALL CLEAN OUT
WM	WASHING MACHINE SUPPLY AND DRAIN BOX

CODE COMPLIANCE

1. TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE COMPLETE AND COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 2023 FLORIDA MECHANICAL CODE, 2023 FLORIDA FIRE PREVENTION CODE, 2023 FLORIDA PLUMBING CODE, LOCAL MUNICIPALITY AMENDMENTS AND THE CODES REFERENCED WITHIN.

SYMBOL LEGEND - PLUMBING

SYMBOL	DESCRIPTION
(CW)	COLD WATER PIPING
(HW)	HOT WATER PIPING
(HWR)	HOT WATER RECIRCULATING PIPING
(NG)	GAS PIPING
(GR)	KITCHEN WASTE (GREASE) PIPING
(S)	SANITARY PIPING
(V)	SANITARY VENT PIPING
(ST)	STORM DRAIN PIPING
(STO)	OVERFLOW STORM DRAIN PIPING
(CD)	CONDENSATE DRAIN PIPING
(CA)	COMPRESSED AIR PIPING
	WATER METER
	HOSE BIBB OR WALL HYDRANT WITH VALVE IN RISER
	HOSE BIBB OR WALL HYDRANT WITH VALVE
	CLEAN OUT PLUG
	WALL CLEAN OUT
	FLOOR CLEAN OUT
(FD)	FLOOR DRAIN
(RD)	ROOF DRAIN
(FS)	FLOOR SINK
	SHUT-OFF VALVE IN VALVE BOX
	SHUT-OFF VALVE
	BALL VALVE
	CALIBRATED BALANCING VALVE
	CHECK VALVE (SWING)
	PRESSURE REDUCING VALVE
S	SOLENOID OPERATED VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER
	RELIEF OR SAFETY VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	CONNECTION, TOP
	CONNECTION, BOTTOM
	ELBOW, TURNED DOWN
	ELBOW, TURNED UP
	TEE, TURNED UP
	TEE, TURNED DOWN
	CAP
	DIRECTION OF FLOW
	COMPRESSED AIR PRESSURE REGULATOR
TP (FD)	1/2" LINE TO PRIMER
	KEYNOTE
	REVISION REFERENCE
1 / Px	DETAIL REFERENCE: TOP: DETAIL NO. BOTTOM: DRAWING NO. DETAIL SHOWN ON
	CONNECT TO EXISTING
	DEMOLISH TO POINT INDICATED
	NEW PIPING TO BE PROVIDED
	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED

GENERAL NOTES

A. REFERENCE THE SPECIFICATIONS FOR MATERIAL AND EQUIPMENT INSTALLATION STANDARDS.

B. TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE COMPLETE AND COMPLY WITH THE 2023 FLORIDA BUILDING CODE - 8th EDITION, 2023 FLORIDA FIRE PREVENTION CODE - 8th EDITION, LOCAL MUNICIPALITY AMENDMENTS AND THE CODES REFERENCED WITHIN.

C. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.

D. PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.

E. CONCEAL PIPING WITHIN CEILINGS, WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.

F. PROVIDE ACCESS DOOR / PANEL FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS.

G. SLEEVE ALL PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS. SLEEVE AND / OR FIRE STOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS AND FLOORS WITH U/L LISTED ASSEMBLIES. FIRE STOP ASSEMBLIES SHALL BE EQUAL OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES.

H. COORDINATE FLASH AND COUNTER-FLASH ROOF PENETRATIONS.

I. WHEN BEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE STRUCTURAL ENGINEER BEFORE ANY PENETRATIONS ARE MADE.

J. PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.

K. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.

L. PROVIDE AUTOMATIC TRAP PRIMERS FOR ALL FLOOR DRAINS, UNLESS OTHERWISE NOTED.

M. PROVIDE AN AIR GAP, WHEN REQUIRED BY CODE, SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.

N. ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.

O. MOUNT HOSE BIBBS 24" ABOVE FINISHED GRADE. PROVIDE EACH HOSE BIBB WITH ISOLATION VALVE.

P. PROVIDE CLEANOUTS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. INSTALL CLEANOUT WITH COVER FLUSH TO FINISH SURFACE.

Q. COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.

R. COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES.

S. PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.

T. INSTALL ISOLATION / SHUT-OFF VALVES AT ALL MAIN RISERS, MAIN BRANCH TAKEOFFS AND AS INDICATED ON PLANS TO PERMIT ISOLATION OF PIPING SECTIONS OR ENTIRE SYSTEM.

U. PROVIDE RIGID SUPPORT SWAY BRACING AT ALL CHANGES IN DIRECTION GREATER THAN 45 DEGREE ON PIPING 4" AND LARGER.

V. PROVIDE WATER HAMMER ARRESTOR ON ALL COLD AND HOT WATER LINES SERVING FIXTURES USING FLUSH VALVES, SOLENOID VALVES OR QUICK CLOSING DEVICES. ARRESTORS SHALL BE SIZED IN ACCORDANCE WITH P.D.I. STANDARDS FOR THE TOTAL NUMBER OF FIXTURES SERVED.

W. ALL PIPING SHALL BE PROTECTED FROM THE INTRUSION OF WATER, DUST, DIRT, DEBRIS, ETC. WHILE STORED ON SITE AND DURING CONSTRUCTION.

X. ALL EXTERIOR HARDWARE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	TRAP	VENT	CW	HW
WC-1	WATER CLOSET, TANK TYPE	4"	INTEG.	2"	1/2"	---
L-1	LAVATORY	2"	1-1/4"	1-1/2"	1/2"	1/2"
S-1	SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"
MS-1,2	MOP SINK	3"	3"	2"	1/2"	1/2"
FD-1	FLOOR DRAIN	3"	2"	1-1/2"	---	---

NOTES:
1. MAKE FINAL PIPE CONNECTIONS FROM BRANCH OR MAIN TO EACH FIXTURE OR DEVICE USING PIPE SIZE(S) AS PER THIS CHART. IF PIPE SIZE IS NOT SHOWN ON PIPING DRAWINGS.

PIPING SCHEDULE - PLUMBING

TYPE / LOCATION	COLD WATER	HOT WATER	DRAIN, WASTE & VENT	CONDENSATE WASTE	NATURAL GAS	ACID WASTE & VENT	
ABOVE GROUND	CPVC	CPVC	PVC	PVC	BLACK STEEL	POLY-PROPYLENE	
BELOW GROUND	CPVC	CPVC	PVC	PVC	BLACK STEEL	----	
EXPOSED (PUBLIC)	TYPE 'L' COPPER	TYPE 'L' COPPER	TYPE 'L' COPPER	TYPE 'L' COPPER	BLACK STEEL	POLY-PROPYLENE	
AREA UNDERGROUND SUBJECT TO STRESS (THRU FOOTING)	STEEL	STEEL	DUCTILE IRON	STEEL	BLACK STEEL	----	

NOTES:
1. INSULATE THE FOLLOWING PIPING SYSTEMS WITH INSULATION.
   - **A.** HOT WATER PIPING (1" FIBERGLASS WITH ASJ)
   - **B.** CONDENSATE WASTE PIPING (1-1/2" CLOSED CELL FOAM, PAINTED WITH UV RESISTANT PAINT IF LOCATED ON THE EXTERIOR.
   - **C.** STORM DRAIN PIPING (INCLUDING ROOF DRAIN SUMP) (1" FIBERGLASS WITH ASJ)

SHEET INDEX

SHEET NUMBER	SHEET NAME
P0.00	LEGEND - PLUMBING
P1.01	FLOOR PLAN - SANITARY
P1.02	FLOOR PLAN - PRESSURE
P7.01	RISER DIAGRAM - PLUMBING
P9.01	SCHEDULES & DETAILS - PLUMBING
P9.02	DETAILS - PLUMBING

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P0.00
LEGEND - PLUMBING

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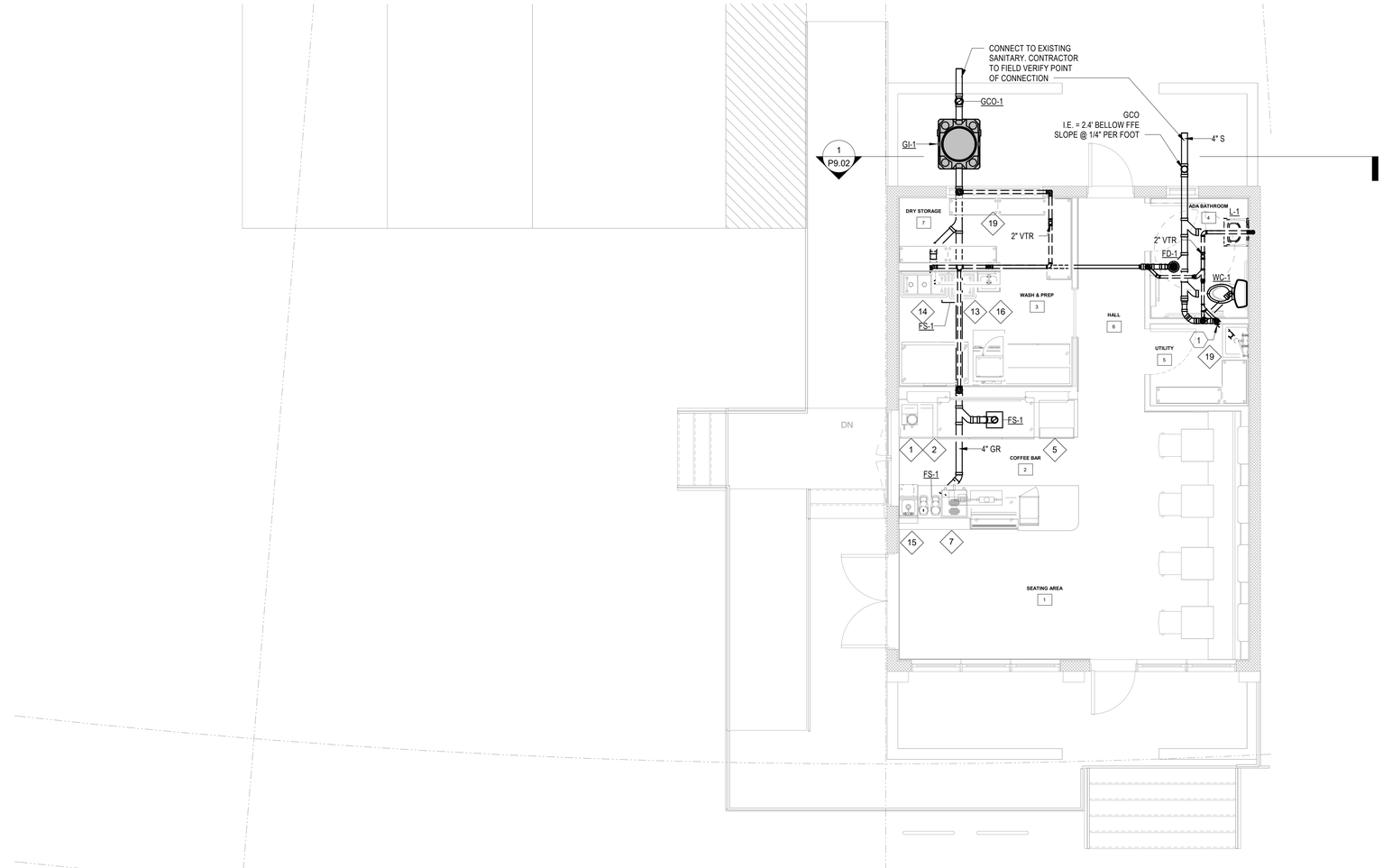

1 P1.01 **Floor Plan - SANITARY**

1/4" = 1'-0"

GENERAL NOTES

A. REFER TO ARCHITECTURAL PLANS FOR FOOD SERVICE FIXTURE SPECIFICATIONS
B. ROUTE 1-1/2" INDIRECT WASTE LINE FROM BLENDER STATION SINK (FS ITEM # 15). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.
C. ROUTE FULL SIZE INDIRECT WASTE LINE FROM ESPRESSO MACHINE (FS ITEM # 7). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.
D. ROUTE 3/4" INDIRECT WASTE LINE FROM ICE MAKER (FS ITEM #5). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.
E. ROUTE (3)1-1/2" INDIVIDUAL INDIRECT WASTE LINE FROM 3-COMPARTMENT SINK (FS ITEM #14). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.
F. ROUTE 1-1/2" INDIRECT WASTE LINE FROM 1-COMPARTMENT SINK (FS ITEM # 13). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.
G. ROUTE FULL SIZE INDIRECT WASTE LINE FROM UNDERCOUNTER DISH WASHWER (FS ITEM #2). DISCHARGE INDIRECT WASTE LINES TO FLOOR SINK WITH 90 DEGREE ELL DOWN WITH AIR GAP.

KEYNOTES

NUMBER	NOTES
1	PROVIDE WALL CLEAN OUT CAP.

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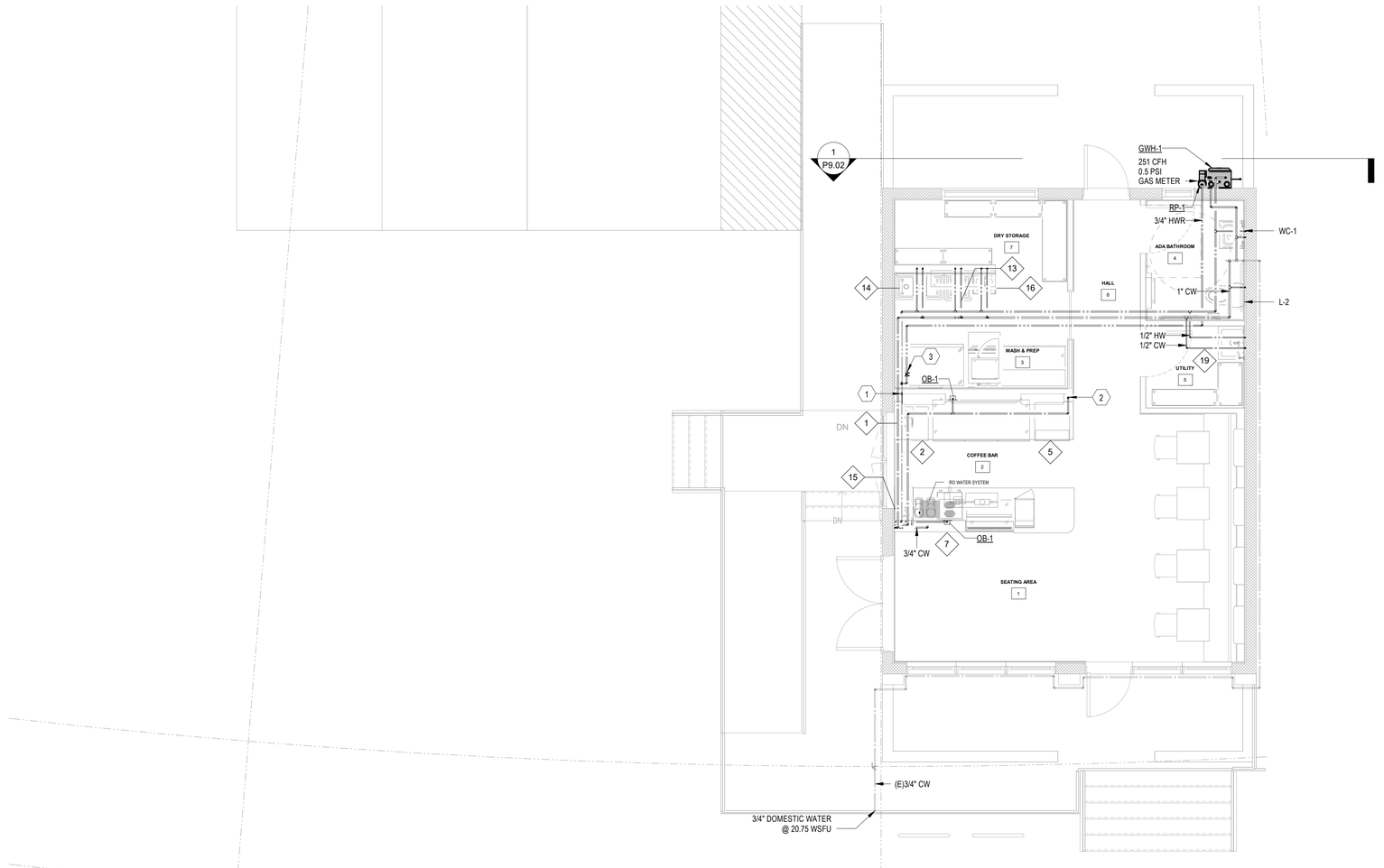
FLOOR PLAN - SANITARY

sheet size 24" x 36"



1 P1.02 **Floor Plan - PRESSURE**

1/4" = 1'-0"

GENERAL NOTES

A. ALL MOP SINKS BEING FED OF THE NEW HOT WATER HEATER SYSTEM SHALL BE PROVIDED WITH A MIXING VALVE. BOD WATTS USG-B-MW. APPROXIMATELY 1.

B. ALL LAVS BEING FED OF THE NEW HOT WATER HEATER SYSTEM SHALL BE PROVIDED WITH A ANTI SCALDING DEVICE. BOD WATTS LFUSG-B-M2. APPROXIMATELY 2.

C. PROVIDE SIGNAGE AT THE MOP SINK AND 3-COMP SINK INDICATING HOT WATER TEMPERATURE (140° F) AND POTENTIAL SCALDING HAZARD.

KEYNOTES

NUMBER	NOTES
1	3/4" HW DOWN TO FOOD SERVICE ITEM # 2.
2	3/4" CW DOWN TO FOOD SERVICE ITEM # 5.
3	CIRCUITSOLVER BALANCE VALVE MODEL CSUA-1/2-110-CV1.

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FLOOR PLAN - PRESSURE

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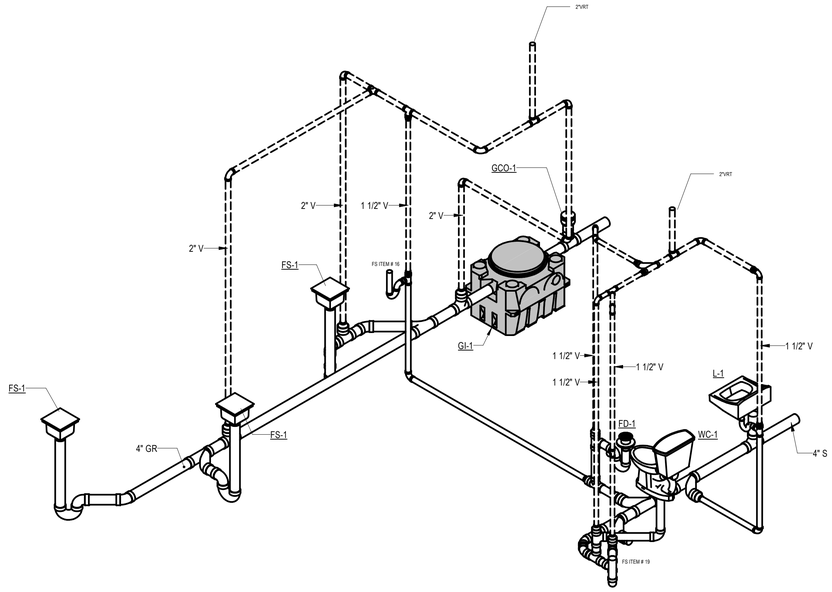
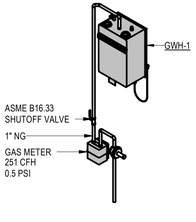
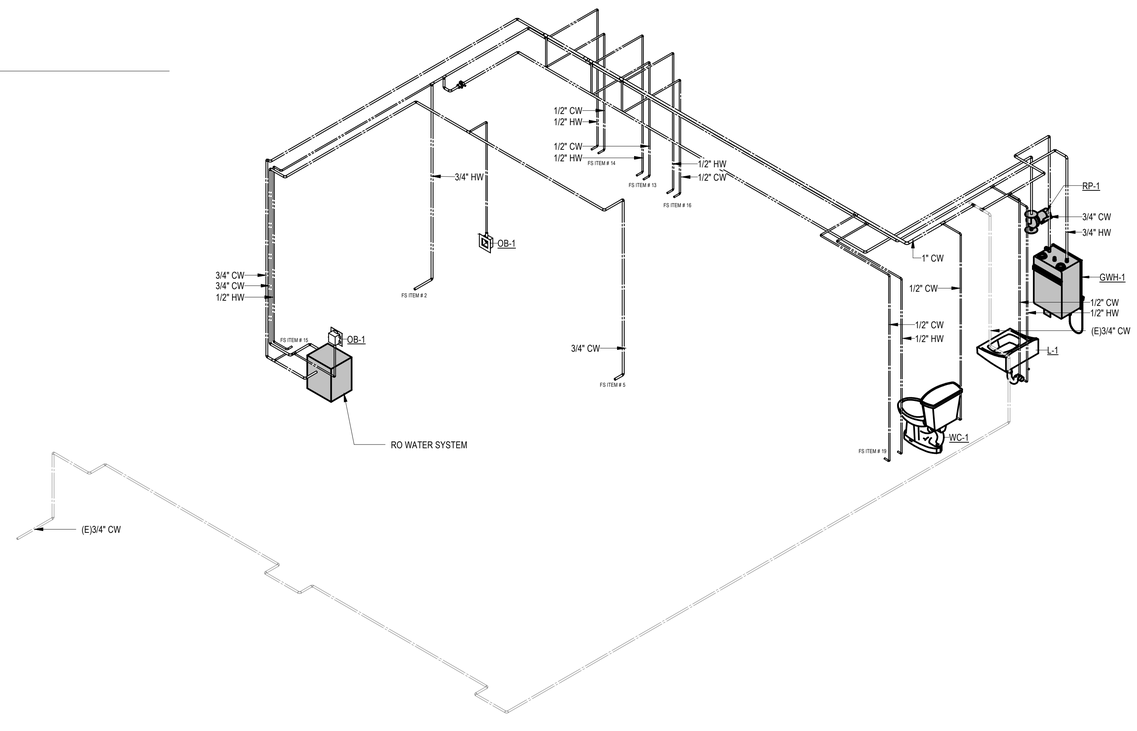


1 P7.01 RISER DIAGRAM - SANITARY



3 P7.01 RISER DIAGRAM - GAS



2 P7.01 RISER DIAGRAM - PRESSURE

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RISER DIAGRAM - PLUMBING

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ELECTRIC WATER HEATER SCHEDULE

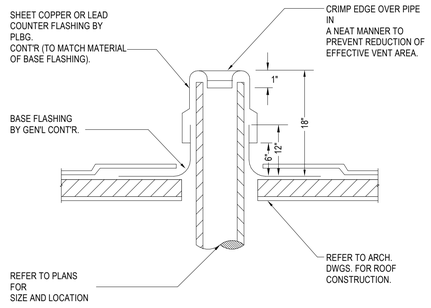
Mark	MODEL	MANUFACTURER	MBH	FLOW (GPM)	SUPPLY TEMPERATURE °F	VOLTAGE	AMPERAGE
GWH-1	iQ251	Intellihot Inc	251.0	4.3	140	120	15 A

RECIRCULATING PUMP SCHEDULE

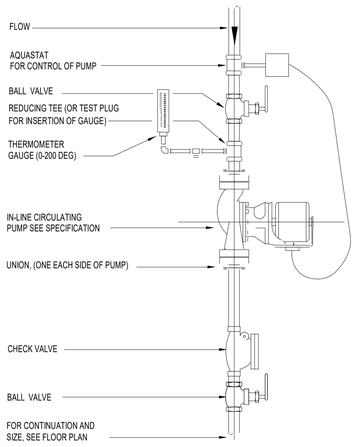
MARK	MANUFACTURE	MODEL	GPM	HEAD (FT)	VOLTS	PHASE
RP-1	GRUNDFOS	UPS-15-55 SFC	2	8	120	1

PLUMBING FIXTURE SCHEDULE

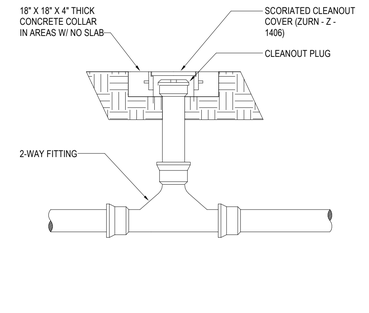
MARK	DESCRIPTION	FIXTURE		TRIM		FLUSH / FLOW (GPM)	FIXTURE COMMENTS
		MANUFACTURER	MODEL	MANUFACTURER	MODEL		
GCO-1	HEAVY DUTY ADJUSTABLE FLOOR CLEANOUT	ZURN INDUSTRIES	ZN1400-HD-I C3				HEAVY DUTY ADJUSTABLE FLOOR CLEANOUT
WC-1	WATER CLOSET (ACCESIBLE)	AMERICAN STANDARD	2886.216				FLOOR MOUNTED WATER CLOSET
L-1	ADA WALL MOUNTED LAVATORY	KOHLER	K2867	CHICAGO	802-VE2805-665AB CP	0.5	WALL HUNG LAVATORY WITH COLD & HOT WATER METERING FAUCET. GRID DRAIN WITH PRE-INSULATED OFFSET DRAIN ASSEMBLY, P-TRAP WITH CLEANOUT AND TAILPIECE. PRE-INSULATED ANGLE SUPPLY STOPS, FLEXIBLE RISERS AND ESCUTHEONS. ADJUSTABLE LAVATORY FLOOR CARRIER WITH CONCEALED ARM SUPPORT ADJUSTED TO ADA HEIGHT.
OB-1	OUTLET BOX	IPS CORPORATION	MIB2HAAB				1/4 Turn Valve with 1/2" Sweat Connection / Arrester
FD-1	FLOOR DRAIN	ZURN	Z415B-P				EPOXY COATED CAST IRON BODY WITH ANCHOR FLANGE, WEEPHOLES, ADJUSTABLE LIGHT DUTY POLISHED NICKEL BRONZE ROUND STRAINER, NO-HUB OUTLET AND TRAP PRIMER CONNECTION.
FS-1	FLOOR SINK (4" DRAIN)	ZURN	Z-1901				12 x 12 ACID RESISTANCE ENAMAL FLOOR SINK WITH 3" OUTLET CONNECTION.



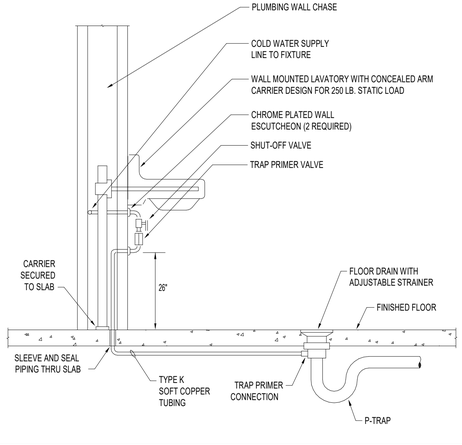
PLUMBING VENT THROUGH ROOF — NTS — 5



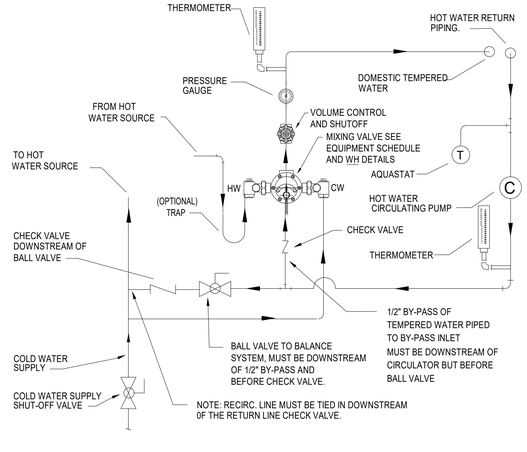
HOT WATER CIRCULATING PUMP — NTS — 3



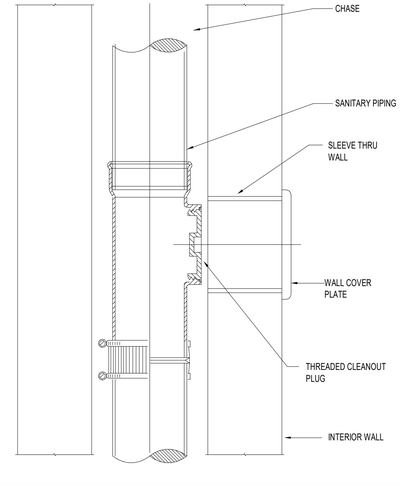
EXTERIOR CLEANOUT — NTS — 1



TRAP PRIMER — NTS — 6



MIXING VALVE ASSEMBLY — NTS — 4



WALL CLEAN OUT — NTS — 2

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Your Challenges, Our Solutions

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

TREASURE ISLAND COFFEE COVE

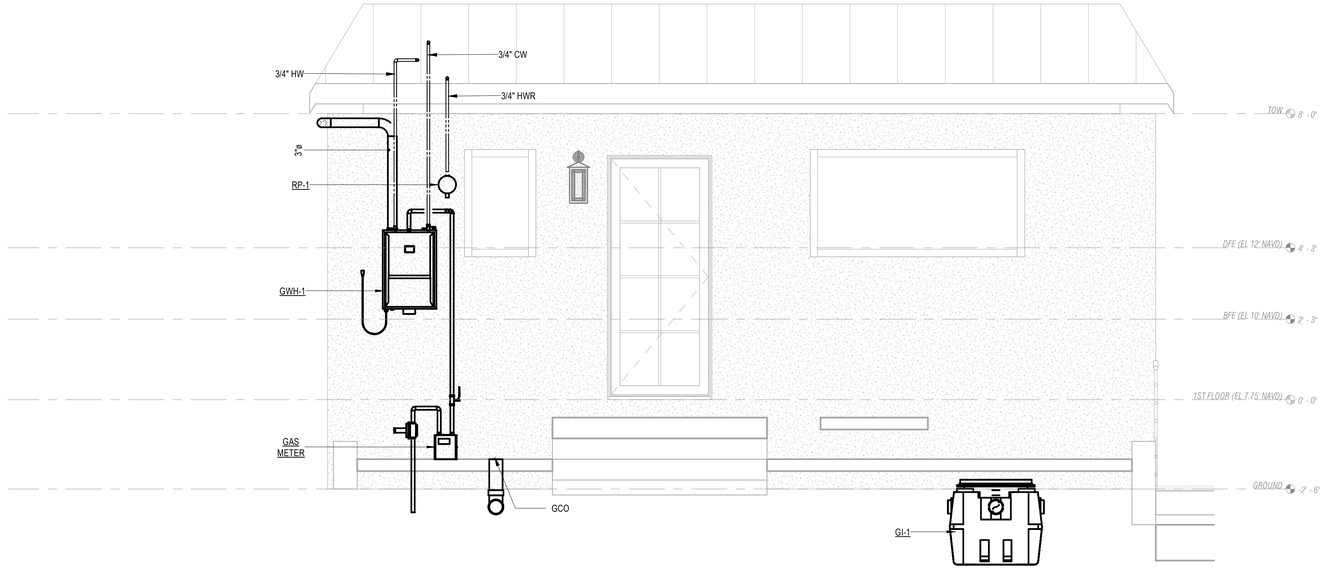
262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

P9.01

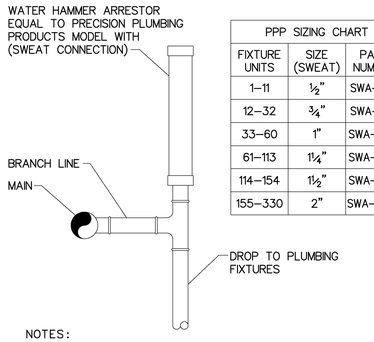
SCHEDULES & DETAILS - PLUMBING

sheet size 24" x 36"



1 P9.02 **PLUMBING ELEVATION**

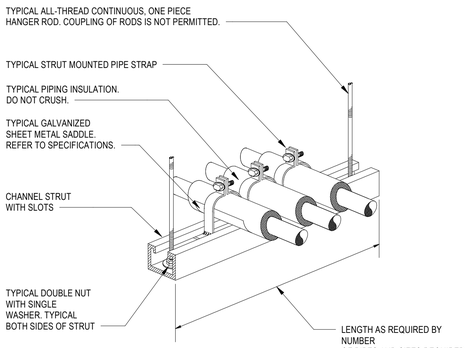
1/2" = 1'-0"



PPP SIZING CHART		
FIXTURE UNITS	SIZE (SWEAT)	PART NUMBER
1–11	½"	SWA–500
12–32	¾"	SWA–750
33–60	1"	SWA–1000
61–113	1¼"	SWA–1250
114–154	1½"	SWA–1500
155–330	2"	SWA–2000

NOTES:
1. PROVIDE A WATER HAMMER ARRESTOR ON EACH HOT WATER AND COLD WATER DROP.
2. ARRESTORS SHOULD ALWAYS BE INSTALLED SO THAT THERE IS AN UNOBSTRUCTED SHOCK PATH TO THE ARRESTOR.
3. ARRESTORS SHOULD ALWAYS BE PLACED AS NEAR TO THE SOURCE OF SHOCK AS POSSIBLE.

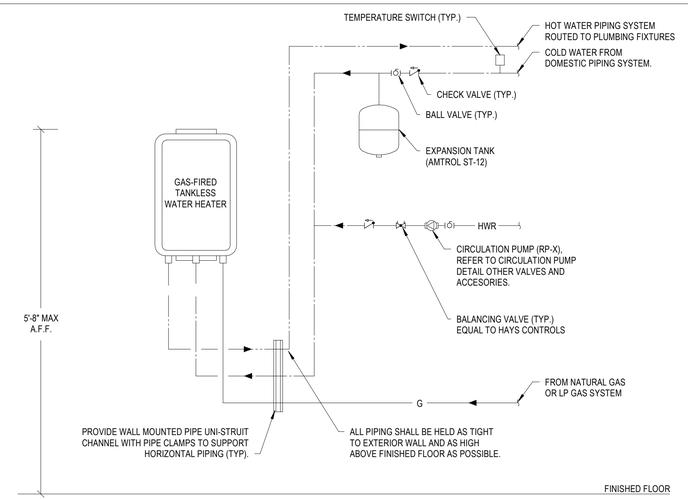
WATER HAMMER ARRESTOR NTS **3**



GENERAL NOTES

1. REFER TO SPECIFICATIONS AND FLOOR PLANS FOR MATERIAL AND SIZES.
2. SPECIFIED HANGER ROD, STRUT, NUTS, WASHER AND PIPE STRAPS BE OF GALVANIZED PLATED MATERIALS.

TRAPEZE HANGER NTS **4**



223400 - GAS FIRED TANKLESS WATER HEATER NTS **2**

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TREASURE ISLAND, FL 33706

no.	description	date

P9.02

DETAILS - PLUMBING

sheet size 24" x 36"

RECEPTACLES		
SYMBOL	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE 120V, 20A	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE 120V, 20A (COUNTER HEIGHT (TYP.))	44" AFF OR 6" ABOVE COUNTER
	QUAD RECEPTACLE 120V, 20A	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE W/ USB PORTS 120V, 20A	18" AFF OR AS NOTED
E	DUPLEX RECEPTACLE (EXISTING TO REMAIN)	AS NOTED
HS	DUPLEX RECEPTACLE (HALF SWITCHED) 120V, 20A	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE 120V, 20A (PEDESTAL BOX)	CONDUIT ON FLOOR SERVICE FITTING
	QUADRAPLEX RECEPTACLE 120V, 20A (PEDESTAL BOX)	CONDUIT ON FLOOR SERVICE FITTING
	SPECIAL PURPOSE RECEPTACLE	SEE POWER SHEET FOR DETAIL
	CORD DROP RECEPTACLE	SEE POWER SHEET FOR DETAIL
DUPLEX QUAD	FLOOR 120V AND DATA SQUARE	FLUSH WITH FLOOR
	CEILING 120V DUPLEX	FLUSH WITH CEILING
	CEILING SPECIAL PURPOSE RECEPTACLE	FLUSH WITH CEILING
RECEPTACLE NOTATIONS		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	
GFCI/WP	GROUND FAULT CIRCUIT INTERRUPTER / WEATHERPROOF	
WP	WEATHERPROOF	
F	FLUSH W/ FLOOR	
ETR	EXISTING TO REMAIN	

LIGHTING CONTROLS		
SYMBOL	DESCRIPTION	MOUNTING
$	SINGLE POLE SWITCH (INDICATES LIGHTS CONTROLLED)	48" AFF OR AS NOTED
$3	3 WAY SWITCH	48" AFF OR AS NOTED
$D	DIMMER SWITCH	48" AFF OR AS NOTED
$LV $LVD	LOW VOLTAGE SWITCH. "LVD" TO DENOTE LOW VOLTAGE DIMMER.	48" AFF OR AS NOTED
$OS	OCCUPANCY SENSOR SWITCH	48" AFF OR AS NOTED
OS	OCCUPANCY SENSOR	ON CEILING OR AS NOTED
PP	POWER PACK	ABOVE CEILING
DL	CEILING MOUNTED INTERIOR DAYLIGHT HARVESTING PHOTOCELL SENSOR	ON CEILING OR AS NOTED

FIRE ALARM		
SYMBOL	DESCRIPTION	MOUNTING
	HEAT DETECTOR	ON CEILING OR AS NOTED
	FIRE ALARM SMOKE DETECTOR	ON CEILING OR AS NOTED
	FIRE ALARM SMOKE DETECTOR (WALL MOUNTED)	WALL MTD. 6" BELOW CLG.
	DUCT TYPE SMOKE DETECTOR	IN HVAC DUCTWORK
FACP	FIRE ALARM CONTROL PANEL	60" AFF TO TOP OR AS NOTED
FAAP	FIRE ALARM ANNUNCIATOR	60" AFF TO TOP OR AS NOTED
SD	SMOKE DAMPER	IN HVAC DUCTWORK
FSD TSD	FLOW AND TAMPER SWITCH	AS NOTED
	FIRE ALARM VISUAL STROBE	80" AFF OR SEE NOTE BELOW
	FIRE ALARM SPEAKER/VISUAL STROBE	80" AFF OR SEE NOTE BELOW
	FIRE ALARM HORN/VISUAL STROBE	80" AFF OR SEE NOTE BELOW
	FIRE ALARM SPEAKER ONLY	80" AFF OR SEE NOTE BELOW
	FIRE ALARM MANUAL PULL STATION	48" AFF OR AS NOTED
	DUCT DETECTOR REMOTE TEST / RESET SWITCH	48" AFF OR AS NOTED
RM	RELAY MODULE	AS NOTED
MM	MONITOR MODULE	AS NOTED
DM	DUAL MONITOR MODULE	AS NOTED

LOW VOLTAGE & DATA		
SYMBOL	DESCRIPTION	MOUNTING
WAP	WIRELESS ACCESS POINT	AS NOTED
2	LOW VOLTAGE DUPLEX RECEPTACLE (NUMBER DENOTES QUANTITY OF PORTS)	18" AFF OR AS NOTED
2	COUNTER HEIGHT, LOW VOLTAGE DUPLEX RECEPTACLE (NUMBER DENOTES QUANTITY OF PORTS)	ABOVE COUNTER
TTB	TELEPHONE TERMINAL BOARD	AS NOTED
CATV	CABLE TV WALL JACK	AS NOTED

SECURITY		
SYMBOL	DESCRIPTION	MOUNTING
CR	CARD READER	AS NOTED
DC	DOOR CONTACT	72" AFF OR AS NOTED
K	KEYPAD	48" AFF OR AS NOTED
M	MOTION DETECTOR	AS NOTED
ES	ELECTRIC STRIKE	AS NOTED

INTERIOR LUMINAIRES		
SYMBOL	DESCRIPTION	MOUNTING
	2x2 LAY-IN FIXTURE EMERGENCY POWER	SEE FIXTURE SCHEDULE
NL	2x2 LAY-IN FIXTURE (NL - DENOTES NIGHTLIGHT)	SEE FIXTURE SCHEDULE
	2x4 LAY-IN FIXTURE EMERGENCY POWER	SEE FIXTURE SCHEDULE
NL	2x4 LAY-IN FIXTURE (NL - DENOTES NIGHTLIGHT)	SEE FIXTURE SCHEDULE
	1x4FT STRIP FIXTURE EMERGENCY POWER	SEE FIXTURE SCHEDULE
	1x4FT STRIP FIXTURE	SEE FIXTURE SCHEDULE
	EMERGENCY FIXTURE	SEE FIXTURE SCHEDULE
	EMERGENCY EXIT COMBINATION FIXTURE	SEE FIXTURE SCHEDULE
	EXIT FIXTURE - DIRECTION DENOTED	SEE FIXTURE SCHEDULE
	EXTERIOR EGRESS FIXTURE	SEE FIXTURE SCHEDULE
	PENDANT FIXTURE	SEE FIXTURE SCHEDULE
	DOWN LIGHT EMERGENCY FIXTURE	SEE FIXTURE SCHEDULE
	DOWN LIGHT	SEE FIXTURE SCHEDULE
	WALL MOUNTED FIXTURE	SEE FIXTURE SCHEDULE
	LIGHT FIXTURE (EXISTING)	---
	WALL WASH FIXTURE	SEE FIXTURE SCHEDULE
	TRACK FIXTURE	SEE FIXTURE SCHEDULE
EL	EXHAUST FAN / LIGHT COMBO	SEE FIXTURE SCHEDULE
	EXHAUST FAN	SEE FIXTURE SCHEDULE
	HIGH BAY FIXTURE (ROUND)	SEE FIXTURE SCHEDULE
	HIGH BAY FIXTURE (RECTANGLE)	SEE FIXTURE SCHEDULE
	CEILING FAN	SEE FIXTURE SCHEDULE
	HANGING FIXTURE (CHANDELIER)	SEE FIXTURE SCHEDULE

EXTERIOR LUMINAIRES		
SYMBOL	DESCRIPTION	MOUNTING
	POLE MOUNTED LIGHT FIXTURE	SEE FIXTURE SCHEDULE
	WALL PACK FIXTURE	SEE FIXTURE SCHEDULE
	BOLLARD / PATHWAY FIXTURE	SEE FIXTURE SCHEDULE
	WALL MOUNTED FIXTURE	SEE FIXTURE SCHEDULE

POWER DISTRIBUTION		
SYMBOL	DESCRIPTION	MOUNTING
	METER	AS NOTED
	PANELBOARD. 120/208V OR 120/240V	SEE PANEL SCHEDULE
	PANELBOARD. 277/480V	SEE PANEL SCHEDULE
XFMR	TRANSFORMER	AS NOTED
	DISCONNECT SWITCH	AS NOTED
	FUSED DISCONNECT SWITCH. (SIZE / FUSE / # OF POLES)	AS NOTED
CB	ENCLOSED CIRCUIT BREAKER.	AS NOTED
	DISCONNECT SWITCH WITH MOTOR STARTER.	AS NOTED
	MOTOR STARTER.	AS NOTED
	MOTOR STARTER SWITCH WITH OVERLOAD RELAYS AS REQUIRED.	AS NOTED
	MOTOR.	AS NOTED
	ELECTRIC DUCT HEATER.	AS NOTED
PP	POWER POLE	AS NOTED
ATS	AUTOMATIC TRANSFER SWITCH.	AS NOTED
MTS	MANUAL TRANSFER SWITCH.	AS NOTED
	JUNCTION BOX OR 4 SQUARE BOX.	AS NOTED
	SHUNT TRIP BUTTON.	48" AFF OR AS NOTED

CONDUIT / WIRING AND GROUNDING		
SYMBOL	DESCRIPTION	MOUNTING
	DRIVEN ROD (UNLESS NOTED OTHERWISE)	---
	CONDUIT CONCEALED IN CEILING SPACE OR WALL	NUMBER OF WIRES INDICATED AS FOLLOWS
	CONDUIT CONCEALED IN CEILING SPACE OR WALL	TWO WIRES: HOT, NEUTRAL
	HOME RUN TO PANEL (HASH MARKS INDICATE NUMBER OF WIRES)	THREE WIRES: HOT, NEUTRAL
		FOUR WIRES: HOT, NEUTRAL
	CONDUIT RUN EXPOSED	---
LV	LOW VOLTAGE WIRING	---
	CONDUIT RUN UP	AS SHOWN
	CONDUIT RUN DOWN	AS SHOWN

MECHANICAL UNITS		
SYMBOL	DESCRIPTION	MOUNTING
AHU-1	AIR HANDLER	AS NOTED
CU-1	CONDENSING UNIT	AS NOTED
RCP-1	RECIRCULATING PUMP	AS SHOWN
IHW	INSTA-HOT WATER HEATER	AS SHOWN

	ELECTRICAL DEVICES TO BE REMOVED OR RELOCATED
	ELECTRICAL DEVICES TO REMAIN
	NEW ELECTRICAL DEVICES
2 2 2	REFERS TO LIKE NUMBER KEY NOTES

NOTE:
ALL ITEMS IN LEGEND MAY NOT NECESSARILY APPEAR ON THE PLANS.

ABBREVIATIONS

AFC	- AVAILABLE FAULT CURRENT
AFF	- ABOVE FINISHED FLOOR
AHU	- AIR HANDLING UNIT
BFG	- BELOW FINISHED GRADE
C	- CONDUIT
CW	- COOL WHITE
CU	- CONDENSING UNIT
CKT	- CIRCUIT
DACP	- DOOR ALARM CONTROL PANEL
DN	- DOWN
EF	- EXHAUST FAN
EG	- EQUIPMENT GROUND
EGC	- ELECTRODE GROUNDING CONDUCTOR
ENCL	- ENCLOSURE
EWC	- ELECTRIC WATER COOLER
EWH	- ELECTRIC WATER HEATER
ETR	- EXISTING TO REMAIN
PNL	- PANEL
EOP	- EDGE OF PAVEMENT
EPO	- EMERGENCY POWER OFF
EXP	- EXPLOSION PROOF
FCU	- FAN COIL UNIT
FHP	- FRACTIONAL HORSE POWER
FLA	- FULL LOAD AMPERES
G	- GROUND
GEC	- GROUNDING ELECTRODE CONDUCTOR
GFI	- GROUND FAULT INTERRUPTER
HID	- HIGH INTENSITY DISCHARGE
HORIZ	- HORIZONTAL
IG	- ISOLATED GROUND
IGC	- ISOLATED GROUNDING CONDUCTOR
LW	- LIGHT WHITE
HP	- HORSEPOWER / HEAT PUMP
HVAC	- HEATING, VENTILATING, AIR CONDITIONING
JB	- JUNCTION BOX
LRA	- LOCKED ROTOR AMPERES
MCB	- MAIN CIRCUIT BREAKER
MLO	- MAIN LUGS ONLY
N	- NEUTRAL
NL	- NIGHT LIGHT
OB	- OUTLET BOX
PB	- PULL BOX, PUSHBUTTON
PS	- PAY STATION
RECEPT	- RECEPTACLE
SF	- SUPPLY FAN
SPEC	- SPECIFICATIONS
SPD	- SURGE PROTECTION DEVICE
SWECS	- SMOKE WARNING EMERGENCY CALL SYSTEM
TL	- TWISTLOCK
TTB	- TELEPHONE TERMINAL BOARD
TVTB	- TELEVISION TERMINAL BOARD
VERT	- VERTICAL
WM	- WATT MISER
WP	- WEATHERPROOF
WW	- WARM WHITE
XFMR	- TRANSFORMER

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE 2020 NATIONAL ELECTRIC CODE AND THE 8TH EDITION, 2023 FLORIDA BUILDING CODE, 2023 FLORIDA FIRE PREVENTION CODE AND ALL LOCAL CODES OR REGULATIONS THAT MAY APPLY TO THE PROJECT.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MAKING A SITE VISIT IN ORDER TO IDENTIFY EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ANY ELECTRICAL SYSTEMS TO REMAIN ARE CODE COMPLIANT.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER AND TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE PROJECT.
4. THE ELECTRICAL CONTRACTOR IS REQUIRED TO PROVIDE A WORKMANSHIP WARRANTY OVER THE PERIOD OF ONE YEAR AFTER PROJECT COMPLETION THAT IS SUFFICIENT TO COMPLY WITH THE PROJECT CONTRACT.
5. THE ELECTRICAL CONTRACTOR IS TO PROVIDE A COMPLETE SET OF MARKED UP ELECTRICAL "AS BUILT" DRAWINGS TO THE GENERAL CONTRACTOR UPON COMPLETION OF THE PROJECT.
6. THE ELECTRICAL CONTRACTOR IS TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT REQUIRING MAINTENANCE ASSOCIATED WITH THE PROJECT.
7. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH OTHER TRADES IN ORDER TO NOT INTERFERE WITH THE OVERALL PROJECT SCHEDULE.
8. IF A DISCREPANCY IS FOUND BETWEEN THE ELECTRICAL PLANS AND THE SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN UNLESS WRITTEN APPROVAL IS GRANTED FROM THE ARCHITECT OR ENGINEER.
9. ALL BREAKER, DISCONNECT AND WIRE SIZING MUST BE CONFIRMED BY THE ELECTRICAL CONTRACTOR PRIOR TO ROUGH-IN.

SUBMITTALS AND SHOP DRAWINGS

1. PRIOR TO PROCUREMENT, THE CONTRACTOR IS REQUIRED TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO THE GENERAL CONTRACTOR, ENGINEER, AND ARCHITECT FOR APPROVALS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THE SUBMITTED PRODUCTS WILL FORM A COMPLETE, FUNCTIONAL, AND CODE COMPLIANT ELECTRICAL SYSTEM.

WIRING AND RACEWAYS

1. NO WIRING IS TO BE SMALLER THAN #12 AWG UNLESS OTHERWISE NOTED.
2. EACH BRANCH CIRCUIT FOR LIGHTING AND RECEPTACLES SHALL BE INSTALLED WITH DEDICATED NEUTRAL. ALL OTHER CIRCUITS SHALL BE INSTALLED WITH DEDICATED NEUTRAL UNLESS EQUIPMENT DOES NOT REQUIRE A NEUTRAL CONNECTION.
3. THE CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS COMBINED SHALL BE SIZED FOR A MAXIMUM AT 5% VOLTAGE DROP TOTAL PER FBC C405.5.3.
4. TYPE MC CABLING IS ACCEPTABLE UNLESS PROHIBITED BY THE SPECIFICATIONS OF THE PROJECT, OR THE NATIONAL ELECTRIC CODE DUE TO THE OCCUPANCY TYPE OF THE PROJECT.
5. NONMETALLIC CABLING (ROMEX) IS ACCEPTABLE UNLESS PROHIBITED BY THE SPECIFICATIONS OF THE PROJECT, OR THE NATIONAL ELECTRIC CODE DUE TO THE OCCUPANCY TYPE OF THE PROJECT.
6. ALL WIRING IS TO BE SIZED PER NEC.
7. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO UPSIZE ALL CONDUIT AND WIRING WHEN REQUIRED DUE TO VOLTAGE DROP POSED BY ONSITE CONDITIONS.
8. PROVIDE COMPLETE RACEWAYS FOR ALL SYSTEMS AS REQUIRED BY THE NEC AND LOCAL CODES. TYPE PVC, EMT, AND RMC ARE PERMITTED AS REQUIRED BY THE LOCAL CODE.
9. A GROUND CONDUCTOR IS TO BE SUPPLIED IN ALL RACEWAYS. SIZE THE GROUND CONDUCTOR PER THE NEC, OR AS SHOWN ON THE PLAN, WHICHEVER IS LARGER.
10. RACEWAYS ARE TO BE CONCEALED AND EQUIPMENT IS TO BE FLUSH MOUNTED, UNLESS OTHERWISE NOTED, OR WHEN ONSITE CONDITIONS MAKE CONCEALING OR FLUSH MOUNTING IMPOSSIBLE.
11. WHEN A RACEWAY PENETRATES A FIRE WALL OR FLOOR, THE RACEWAY IS TO BE SEALED IN A MANNER WHICH WILL MAINTAIN THE RATING OF THE WALL OR FLOOR.
12. MINIMUM CONDUIT SIZE IS TO BE 3/4 INCH, UNLESS OTHERWISE NOTED.
13. FLEXIBLE CONDUIT IS ALLOWABLE IN LENGTHS OF 6' OR LESS, WHEN IT IS MORE PRACTICAL TO MAKE CONNECTIONS TO EQUIPMENT.
14. SEALTITE FLEXIBLE CONDUIT IS TO BE USED IN OUTDOOR APPLICATIONS.
15. THE RACEWAY SYSTEM AS A WHOLE IS REQUIRED TO COMPLY WITH ALL NEC AND LOCAL CODE REQUIREMENTS.

GROUNDING

1. THE ELECTRICAL SYSTEM IS TO BE GROUNDED IN ITS ENTIRETY PER THE NEC.
2. THE TELEPHONE / NETWORK BOARD IS TO HAVE NO. 6 AWG GROUND WIRE TO THE MAIN SERVICE GROUND.
3. ALL METALLIC EQUIPMENT INCLUDING RACEWAYS, PANELBOARDS, DISCONNECTS, BOXES, ARE TO BE CONNECTED TO THE GROUNDING SYSTEM PER NEC REQUIREMENTS.
4. THE SERVICE GROUND IS TO BE SIZED ACCORDING TO NEC REQUIREMENTS AND IS TO BE CONNECTED TO BUILDING STEEL, COLD WATER PIPING, CONCRETE ENCASED STEEL, AND GAS PIPING IF REQUIRED.

DEVICES

1. LIGHT SWITCHES ARE TO BE MOUNTED 48 INCHES ABOVE FINISHED FLOOR TO THE TOP OF THE DEVICE, UNLESS OTHERWISE NOTED.
2. RECEPTACLES ARE TO BE MOUNTED 18 INCHES ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE, UNLESS OTHERWISE NOTED.
3. THE COLOR AND STYLE OF OUTLETS AND SWITCHES ARE TO BE DETERMINED BY THE CLIENT.
4. RECEPTACLES ARE TO BE GFCI TYPE WHERE NOTED.
5. PROVIDE TAMPER-RESISTANT RECEPTACLES IN OCCUPANCIES WHERE REQUIRED BY NEC 2020, 406.12.
6. RECEPTACLES AND SWITCHES ARE TO BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.
7. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE COMPATIBILITY OF SPECIAL RECEPTACLES WITH THE EQUIPMENT THEY ARE INTENDED TO SERVE.
8. ALL EXTERIOR RECEPTACLES AND RECEPTACLES SUBJECT TO MOISTURE MUST BE OF GFCI TYPE REGARDLESS OF THE TYPE SHOWN ON THE ELECTRICAL PLANS.
9. ALL EXTERIOR RECEPTACLES AND SWITCHES ARE REQUIRED TO BE INSTALLED WITH WEATHERPROOF "IN USE" TYPE COVERS.
10. DEVICES ARE SHOWN ON THE ELECTRICAL PLANS FOR A REFERENCE LOCATION ONLY. COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS AND OTHER TRADES. NOTE ANY CHANGES ON THE "AS BUILT" SET OF ELECTRICAL PLANS.

SWITCHGEAR

1. PANELBOARDS AND LOAD CENTERS ARE TO BE SQUARE D OR APPROVED EQUAL.
2. PANELBOARDS AND LOAD CENTERS ARE TO BE PROVIDED WITH TRANSIENT VOLTAGE SURGE SUPPRESSION AS DESCRIBED IN THE ELECTRICAL PLANS.
3. DISCONNECTS ARE TO BE HEAVY DUTY TYPE AND ARE TO BE FUSED WHERE THE EQUIPMENT IS NOT SUPPLIED BY THE APPROPRIATE BREAKER.
4. ALL NEW BREAKERS ADDED TO EXISTING PANELS ARE TO MATCH THE EXISTING PANEL MANUFACTURER AND AIC RATING OF THE EXISTING BREAKERS.
5. THE LOCATIONS OF ALL SWITCHGEAR, PANELS, DISCONNECTS, MCC'S, ETC. IS APPROXIMATE. CONSULT OWNER PRIOR TO ROUGH IN OF EQUIPMENT.
6. PROVIDE TYPED PANEL SCHEDULES/DIRECTORIES FOR ALL PANELS UPON COMPLETION OF THE PROJECT. ENSURE THAT THE SCHEDULES PROVIDED REFLECT THE "AS BUILT" CONDITION AND ARE NOT SIMPLY COPIES OF THE PANEL SCHEDULES FROM THESE PLANS. IF AN EXISTING PANEL IS MODIFIED, IT IS ACCEPTABLE TO ADD THE MODIFICATION TO THE EXISTING SCHEDULE IN THE MANNER THE EXISTING SCHEDULE WAS ORIGINALLY CREATED.
7. PROVIDE ENGRAVED PLASTIC LAMINATE NAME TAGS ON THE FRONT OF ALL PANELS, DISCONNECTS, TRANSFORMERS AND OTHER SWITCHGEAR. LABEL THE EQUIPMENT TO MATCH THE AS BUILT DRAWINGS TO ENSURE MAINTENANCE PERSONNEL ARE PROVIDED THE INFORMATION THEY NEED TO QUICKLY IDENTIFY THE ELECTRICAL SYSTEM.
8. PROVIDE ALL OTHER IDENTIFICATION AS REQUIRED PER ANSI, NEC, AND ANY OTHER APPLICABLE STANDARDS / SPECIFICATIONS.
9. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY ALL NEC CLEARANCE REQUIREMENTS ARE MET BEFORE THE ROUGH-IN OF ANY EQUIPMENT. THE LAYOUT OF SWITCHGEAR AND OTHER EQUIPMENT ON THE PLANS IS DIAGRAMMATICAL ONLY.
10. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THE METERING SCHEME SHOWN ON THESE PLANS CONFORM TO THE SPECIFICATIONS OF THE LOCAL UTILITY COMPANY GOVERNING THIS PROJECT. THE LOCAL UTILITY'S METERING STANDARDS BOOK NEEDS TO BE RESEARCHED BY THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF MATERIALS.
11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE AVAILABLE FAULT CURRENT CALCULATIONS ON THIS PLAN SET. CALCULATIONS WITHIN THIS PLAN SET ARE BASED ON TRANSFORMER, AND CONDUCTOR INFORMATION THAT MAY OR MAY NOT REFLECT THE ACTUAL INSTALLATION ON THE PROJECT SITE. ANY DISCREPANCIES INCLUDING THE AVAILABLE FAULT CURRENT AT UTILITY TRANSFORMERS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ORDERING ANY EQUIPMENT.

LIGHTING

1. CONNECT ALL EXIT SIGNS, EGRESS FIXTURES, AND NIGHT LIGHTS ON THE UNSWITCHED LEG OF A LOCAL LIGHTING CIRCUIT.
2. MINIMUM EMERGENCY ILLUMINATION OF 1 FOOT CANDLE AT FLOOR LEVEL ALONG THE PATH OF EGRESS FOR 90 MINUTES IS REQUIRED. EMERGENCY LIGHTING FIXTURES SHALL BE ARRANGED BY THE CONTRACTOR TO ACCOMPLISH THIS REQUIREMENT.
3. REFER TO THE ARCHITECTURAL CEILING PLAN FOR EXACT FIXTURE LOCATIONS.
4. MULTIPLE FIXTURES MAY HAVE OPTIONS FOR MOUNTING IN GRID, OR DRYWALL CEILINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROPER MOUNTING HARDWARE AND TRIM PIECES ARE ORDERED BASED ON THE CEILING TYPES SHOWN IN THE ARCHITECTURAL PLANS.
5. ALL FIXTURES AND CONTROLS ARE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.

PROFESSIONAL STATEMENT

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA STATUTES.

CURRENT APPLICABLE CODES

ALL WORK IS TO COMPLY WITH THE 2020 NATIONAL ELECTRIC CODE AND THE 8TH EDITION, 2023 FLORIDA BUILDING CODE, 2023 FLORIDA FIRE PREVENTION CODE AND ALL LOCAL CODES OR REGULATIONS THAT MAY APPLY TO THE PROJECT.

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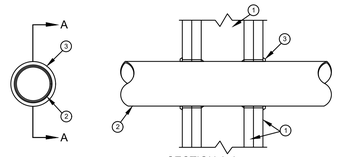
no.	description	date

ELECTRICAL NOTES, SYMBOLS LEGEND AND ABBREVIATIONS

E000

sheet size 24" x 36"

UL SYSTEM No. WL1001
(FORMERLY SYSTEM No. 147)
"F" RATING - 1, 2, 3, AND 4 HR. (SEE ITEM 2 AND 3)
"T" RATING - 0, 1, 2, 3, AND 4 HR. (SEE ITEM 3)



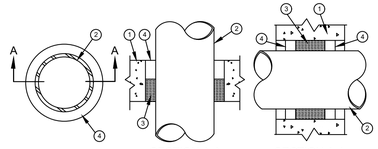
1. WALL ASSEMBLY - THE 1, 2, 3, OR 4 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES.
   a. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS CONSIST OF NOMINAL 2" x 4" LUMBER SPACED 16 INCHES O.C. WITH NOMINAL 2" x 4" LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN. 3-5/8" WIDE BY 1-3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
   b. WALLBOARD GYPSUM - 5/8" OR 1/2" THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAMETER OF OPENING IS 13 3/8".
2. PIPE OR CONDUIT - NOMINAL 12" DIA. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL CONDUIT; NOM. 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL CONDUIT MECHANICAL OR TYPE L (OR HEAVIER) COPPER TUBING OR NOM. 1" DIA (OR SMALLER) FLEXIBLE STEEL CONDUIT.
3. FILL, VOID OR CAVITY MATERIALS - CAULK - CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND W/ A MIN. 1/4" DIA. BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CAULK INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY "F" RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY "T" RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED AS TABULATED BELOW:

MAX PIPE OR CONDUIT (DIA IN.)	ANNULAR SPACE	"F" RATING	"T" RATING
1 IN.	0 TO 3/4 IN.	1 OR 2	0+, 1 OR 2
4 IN.	1/4 TO 1/2	3 OR 4	3 OR 4
4 IN.	0 TO 1/4	1 OR 2	0
4 IN.	1/4 TO 1/2	3 OR 4	0
4 IN.	3/16 TO 3/8	1 OR 2	0

+ WHEN COPPER IS USED, "T" RATING IS 0 H.
MINNESOTA MINING & MFG. CO. - TYPES CP-25 S/L, CP-25 N/S, CP-25 WB, CP-25 WB+
* BEARING THE UL CLASSIFICATION MARKING

1 E001 — 1, 2, 3, 4 HOUR FIRE RATED GYP. / STUD WALL ASSEMBLY — SCALE = NONE

UL SYSTEM No. CAJ1012
(FORMERLY SYSTEM No. 129)
"F" RATING - 1 HR.
"T" RATING - 0 HR.
"L" RATING AT AMBIENT - LESS THEN 1 CFM/SQ. FT. (SEE ITEM 4)
"L" RATING AT 400 F - LESS THEN 1 CFM/SQ. FT. (SEE ITEM 4)

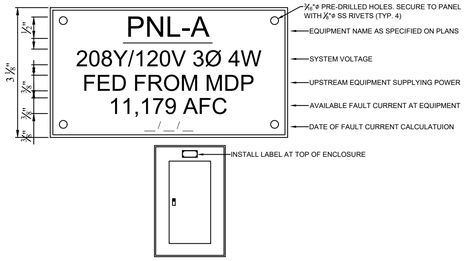


1. FLOOR OR WALL ASSEMBLY - MIN. 5" THICK REINFORCED NORMAL WEIGHT (100-150 pcf) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX. DIAMETER OF OPENING IS 6 INCHES. SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
2. THROUGH - PENETRANTS - ONE METALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN FIRESTOP SYSTEM. A NOM ANNULAR SPACE OF 3/4" IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   a. STEEL PIPE - NOM 4" DIA (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   b. CONDUIT - NOM 4" DIA (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. PACKING MATERIAL - MIN 2" THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS FILL MATERIAL. PACKING MATERIAL TO BE CENTERED IN WALLS MID-DEPTH AND RECESSED TO ALLOW FOR INSULATION OF FILL MATERIAL.
4. FILL, VOID OR CAVITY MATERIAL* - SEALANT OR FOAM - MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR. IN WALLS, FILL MATERIAL TO BE APPLIED ON EACH SIDE OF PACKING MATERIAL. FOAMED SILICONE TO BE INSTALLED AS DESCRIBED IN THE MANUFACTURER'S APPLICATION INSTRUCTIONS AT A DENSITY OF 14 pcf MIN TO 21 pcf MAX. THE THICKNESS OF FILL MATERIAL IS DEPENDANT UPON THE TYPE OF FILL MATERIAL AS SHOWN IN THE TABLE BELOW:

FILL MATERIAL IDENTIFICATION	MIN. THK OF FILL MATERIAL, in.
TYPE FB-2001	1
TYPE FB-2000 OR FB-2003	1/2

MINNESOTA MINING & MFG Co. - TYPES FB-2000, FB-2000+, FB-2001, FB-2003 (FLOORS ONLY). (NOTE: L RATINGS APPLY ONLY WHEN FB-2000+ IS USED.)
* BEARING THE UL CLASSIFICATION MARKING

2 E001 — 1 HOUR FIRE RATED MASONRY FLOOR / WALL — SCALE = NONE



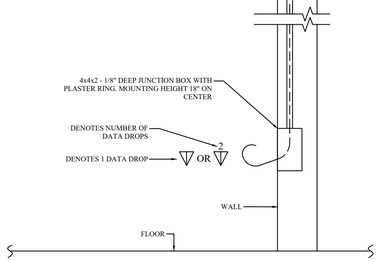
NOTES:
1. ALL DISTRIBUTION EQUIPMENT SUCH AS PANELBOARDS, SWITCHBOARDS, DISCONNECTS, TRANSFORMERS, ETC. SHALL BE PROVIDED WITH AN EQUIPMENT LABEL PER THE REQUIREMENTS OF THIS DETAIL.
2. LABELS SHALL BE 2-PLY ENGRAVED PLASTIC LAMINATE WITH BLACK TYPEFACE LETTERS., LABEL BACKGROUND SHALL FOLLOW THE BELOW COLOR SCHEME:
   a. NORMAL POWER - WHITE
   b. UPS POWER - BLUE
   c. LIFE SAFETY POWER - YELLOW
3. LABEL MATERIAL SHALL BE DURABLE, UV STABLE, RATED FOR OUTDOOR USE, AND ABRASION RESISTANT. WHERE ATTACHED TO NEMA 4X EQUIPMENT, LABELS SHALL IN ADDITION BE CHEMICAL RESISTANT.
4. LABELS SHALL BE PERMANENTLY ATTACHED TO ENCLOSURE COVER WITH RIVETS UNLESS DOING SO COMPROMISES ITS NEMA / IP RATING. LABELS FOR ENCLOSURES WITH WELDED SEAMS AND GASKETED DOORS SUCH AS THOSE RATED NEMA 12 OR NEMA 4 SHALL BE INSTALLED USING PERMANENT WEATHER-, UV-, AND TEMPERATURE-RESISTANT DOUBLE-SIDED MOUNTING TAPE ONLY.
5. A SUBMITTAL WITH A COMPLETE LIST OF EQUIPMENT LABELS SHALL BE PROVIDED FOR ENGINEER APPROVAL PRIOR TO ORDERING.
6. LABELS SHALL INDICATE NO LESS THAN THE FOLLOWING:
   a. EQUIPMENT NAME.
   b. THE NOMINAL SYSTEM VOLTAGE WHICH SAID EQUIPMENT IS CONNECTED TO.
   c. THE EQUIPMENT NAME SUPPLYING POWER TO SAID EQUIPMENT.
   d. THE AVAILABLE FAULT CURRENT AT SAID EQUIPMENT.

3 E001 — PANEL LABEL DETAIL — SCALE = NONE

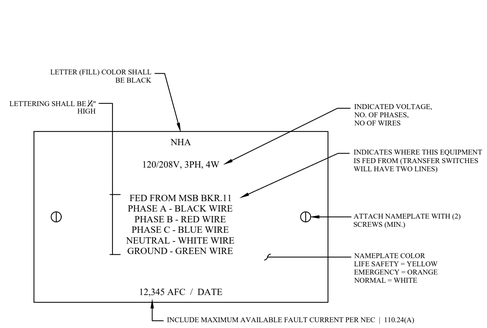


NOTES:
PROVIDE ARC FLASH HAZARD LABELING AND FIELD MARK ALL ELECTRICAL EQUIPMENT AS PART OF ARC FLASH RISK ASSESSMENT PER 2020 EDITION OF NFPA 70E 130.5(D). THE LABEL MUST CONTAIN THE FOLLOWING INFORMATION:
1. KNOWN SYSTEM VOLTAGE.
2. ARC FLASH BOUNDARY.
3. AT LEAST ONE OF THE FOLLOWING:
   a. AVAILABLE INCIDENT ENERGY AND THE CORRESPONDING DISTANCE, OR THE ARC FLASH PPE CATEGORY IN TABLE 130.7(C)(15)(A)(b) OR 130.7(C)(15)(B) FOR THE EQUIPMENT, BUT NOT BOTH.
   b. MINIMUM ARC RATING OF CLOTHING.
   c. SITE-SPECIFIC LEVEL OF PPE.

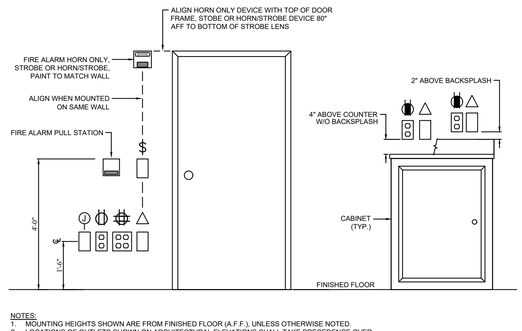
4 E001 — ARC FLASH WARNING LABEL REQUIREMENTS DETAIL — SCALE = NONE



5 E001 — TELECOM OUTLET DETAIL — SCALE = NONE



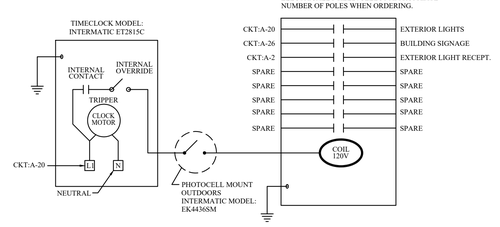
6 E001 — ELECTRICAL EQUIPMENT NAMEPLATE DETAIL — SCALE = NONE



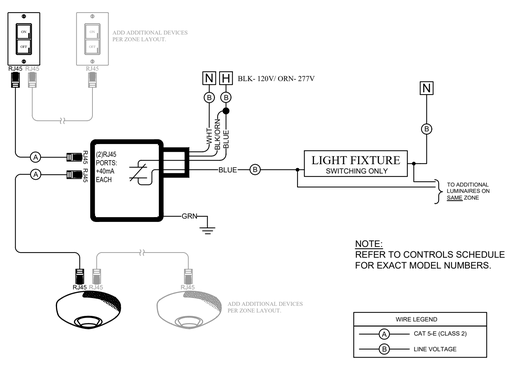
NOTES:
1. MOUNTING HEIGHTS SHOWN ARE FROM FINISHED FLOOR (A.F.F.), UNLESS OTHERWISE NOTED.
2. LOCATIONS OF OUTLETS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL TAKE PRECEDENCE OVER THESE MOUNTING HEIGHTS. FIELD LOCATE OUTLETS WITH ARCHITECT DURING ROUGH-IN.
3. INSTALL OUTLETS THAT ARE IN CLOSE PROXIMITY ON THE SAME CENTERLINE. OUTLETS THAT ARE WITHIN 2'-0" HORIZONTALLY AND WITHIN 1'-0" VERTICALLY SHALL BE INSTALLED ON THE SAME HORIZONTAL CENTERLINE LOCATED HALF WAY BETWEEN THE HEIGHTS SHOWN. OUTLETS THAT ARE MORE THAN 1'-0" APART VERTICALLY SHALL BE INSTALLED ON THE SAME VERTICAL CENTERLINE.
4. VERIFY MOUNTING HEIGHT WITH LOCAL AUTHORITY.
5. ADA REQUIREMENTS SHALL SUPERCEDE STANDARD MOUNTING HEIGHTS WHEN THERE IS A CONFLICT.

7 E001 — STANDARD MOUNTING HEIGHTS DETAIL — SCALE = NONE

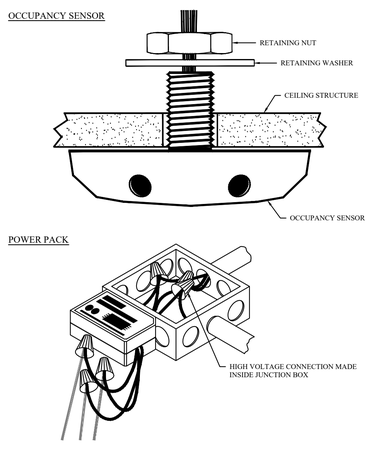
CONTACTOR:
SQUARE D 120V CONTROL COIL 8903 SERIES.
ELECTRICALLY HELD. SELECT APPROPRIATE NUMBER OF POLES WHEN ORDERING.



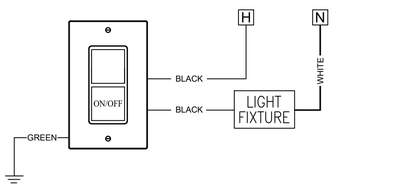
8 E001 — EXTERIOR LIGHTING CONTROL DIAGRAM — SCALE = NONE



9 E001 — TYPICAL WIRING DIAGRAM: LOW VOLTAGE CEILING SENSOR AND SWITCH — SCALE = NONE



10 E001 — CEILING OCCUPANCY SENSOR INSTALLATION DETAIL — SCALE = NONE



NOTE:
REFER TO CONTROLS SCHEDULE FOR EXACT MODEL NUMBERS.

11 E001 — LINE VOLTAGE WALL MOUNT SENSOR DETAIL — SCALE = NONE

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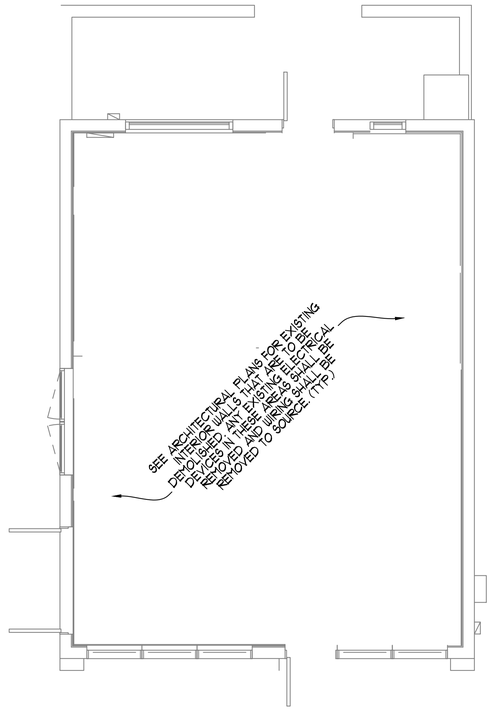
no.	description	date

ELECTRICAL DETAILS

E001

sheet size 24" x 36"



1 / E100 DEMO PLAN

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

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no.	description	date

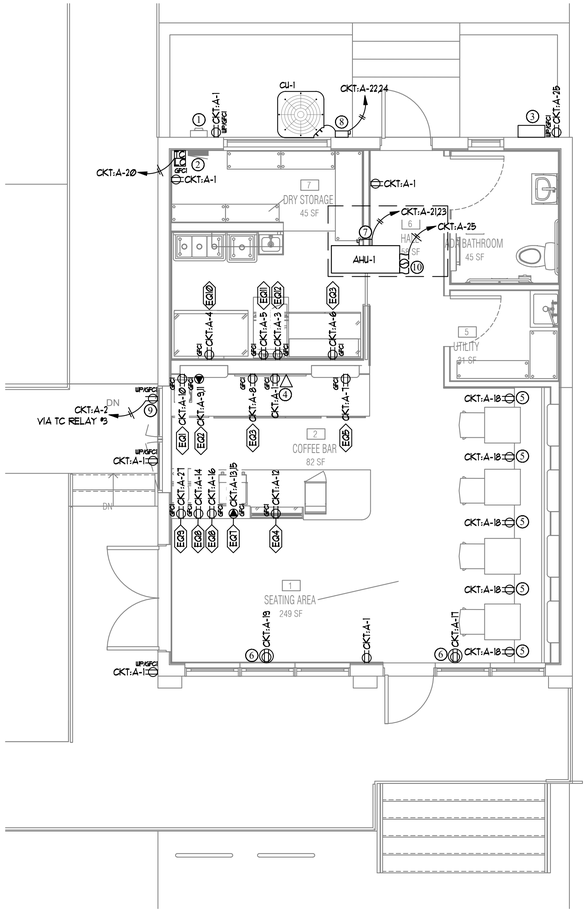
DEMO PLAN

E100

sheet size 24" x 36"

Equipment #	Circuit #	Quantity	Description	Manufacturer	Model #	Voltage	Phase	Amps	MOCP	Mounting Height	Connection Type
EQ1	A-10	1	BREWER	FETCO	CBS-1230	120	1	14.17	20	CONFIRM	CONFIRM
EQ2	A-9,11	1	UNDERCOUNTER DISHWASHER	MAINSTREET EQUIPMENT	HTUC	240	1	12.5	20	CONFIRM	NEMA 6-20P
EQ3	A-6/A-8	2	UNDERCOUNTER REFRIGERATOR	AVANTCO	UBB-4G-HC	120	1	7.08	20	CONFIRM	NEMA 5-15P
EQ4	A-12	1	DISPLAY CASE	FEDERAL INDUSTRIES	UCRSL3633C	120	1	12.3	20	CONFIRM	NEMA 5-20P
EQ5	A-7	1	ICE MAKER	BERG	BIM-280H	120	1	6.08	20	CONFIRM	NEMA 5-15P
EQ7	A-13,15	1	ESPRESSO MACHINE	LA MARZOCCO	LINEA CLASSIC S 1EE	240	1	10.42	20	CONFIRM	NEMA 6-20P
EQ8	A-16	2	COFFEE GRINDER	NUOVA SIMONELLA	MDXS	120	1	2.08	20	CONFIRM	NEMA 5-15P
EQ9	A-27	1	BLENDER	VITAMIX COMMERCIAL	068255	120	1	12	20	CONFIRM	NEMA 5-15P
EQ10	A-4	1	REFRIGERATOR	TRUE	STR2DT-2S	120	1	11.6	20	CONFIRM	NEMA 5-15P
EQ11	A-5	1	CONVECTION OVEN	GALAXY	COE3Q	120	1	12	20	CONFIRM	NEMA 5-15P
EQ12	A-3	1	COMMERCIAL MICROWAVE	SOLWAVE	180MW1000SS	120	1	8.33	20	CONFIRM	NEMA 5-15P

Electrical Contractor is to refer to Architectural and Food Service drawings for required elevations of devices and junction boxes.
Electrical Contractor is to confirm voltage, amperage and connection requirements with Food Service drawings prior to rough-in.



1 E200 POWER PLAN

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

NOTES:

1. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT.
2. ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS (INCLUDING THOSE SCHEDULED) WITH SUPPLIER PRIOR TO ROUGH-IN.
3. ALL SINGLE PHASE COMMERCIAL KITCHEN RECEPTACLES RATED 150V TO GROUND OR LESS, 50A OR LESS; AND 3 PHASE RECEPTACLES RATED 150V OR LESS, 100A OR LESS SHALL BE GFCI PROTECTED.
4. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE MOUNTING HEIGHTS.
5. ALL GFCI RECEPTACLES THAT ARE NOT READILY ACCESSIBLE ARE TO BE PROTECTED BY A GFCI CIRCUIT BREAKER.

○ POWER KEYED NOTES:

1. EXISTING UTILITY APPROVED METER BASE.
2. EXISTING PANEL "A", 120/240V, 3Ø, 4 WIRE, 200A, MCB, NEMA 1.
3. RECEPTACLE FOR GAS WATER HEATER. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
4. RECEPTACLE AND DATA FOR MENU BOARD TV. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
5. RECEPTACLE IN FACE OF BOOTH. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
6. CEILING RECEPTACLE FOR SHOW WINDOW LIGHTING. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
7. NEW 2-POLE, 240V, 60A, NON-FUSED, NEMA 1 DISCONNCT. AHU AND DISCONNECT LOCATED ABOVE THE CEILING.
8. NEW 2-POLE, 240V, 60A, NON-FUSED, NEMA 3R DISCONNECT.
9. HIGH RECEPTACLE FOR STRING LIGHTS, CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
10. NEW DUCT SMOKE DETECTOR TO BE SUPPLIED BY THE ELECTRICAL CONTRACTOR AND INSTALLED BY THE MECHANICAL CONTRACTOR.

CIRCUITING EXAMPLE KEY

CKT:A-3a
- DENOTES PANEL NAME
- DENOTES LIGHTING SWITCH LEG (BY ROOM). **LIGHTING PLAN ONLY**
- DENOTES CIRCUIT NUMBER

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no.	description	date

POWER PLAN

E200

sheet size 24" x 36"

LIGHT FIXTURE SCHEDULE

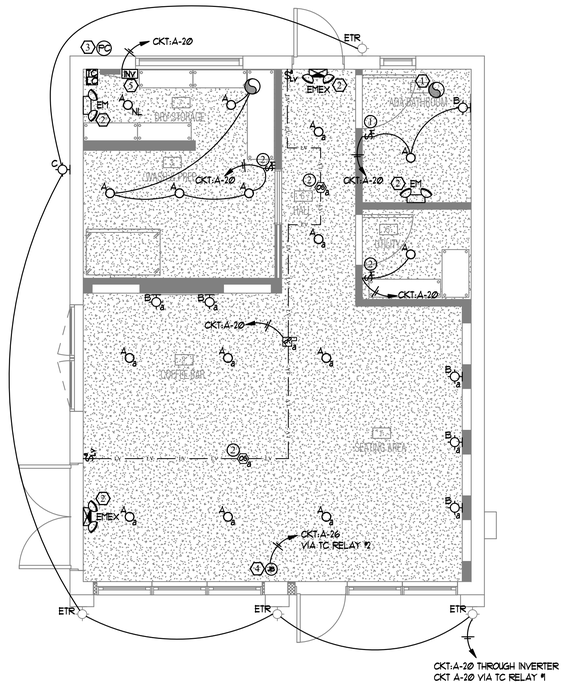
DESIGNATION	DESCRIPTION	MANUFACTURER	CATALOG #	VOLTAGE	WATTS	TEMPERATURE	DIMMING	FINISH	NOTES
A	6" LED DOWNLIGHT	LITELINE	SLM6-35-C-WH	MVOLT	12	3500K	0-10V	WHITE	---
B	INTERIOR SCONCE	BY OWNER	BY OWNER	MVOLT	25 MAX	3500K	0-10V	WHITE	---
C	EXTERIOR SCONCE	BY OWNER	BY OWNER	MVOLT	35 MAX	3500K	0-10V	WHITE	CE FIXTURE INCLUDES EMERGENCY BATTERY BACKUP
EMEX	90 MIN. EMERGENCY/EXIT COMBO	BEGHELLI	EPC ATR	MVOLT	3	---	NONE	WHITE (RED LETTERS)	---
EM	90 MIN. EMERGENCY	BEGHELLI	EPE AT	MVOLT	0.6	---	NONE	WHITE	---

LIGHTING CONTROL SCHEDULE

DESIGNATION	DESCRIPTION	MANUFACTURER	CATALOG #	VOLTAGE	NOTES
$_{MH}$	WALL MOUNT LINE VOLTAGE VACANCY SENSOR	WATTSTOPPER	DSW-301-TDB	MVOLT	---
$_{LV}$	WALL MOUNT LOW VOLTAGE OVERRIDE SWITCH	WATTSTOPPER	LMDW-210-TDB	LOW VOLTAGE	RJ-45 CONNECTORS
OS	CEILING MOUNT LOW VOLTAGE OCCUPANCY SENSOR	WATTSTOPPER	LMDC-100	LOW VOLTAGE	RJ-45 CONNECTORS
PP	POWER PACK	WATTSTOPPER	LMRC-101	LOW VOLTAGE	RJ-45 CONNECTORS
INV	INVERTER	BODINE	ELI-S-250	MVOLT	---

LIGHTING RELAY SCHEDULE

CKT #	RELAY #	DESCRIPTION	VOLTAGE
A-20	1	EXTERIOR LIGHTING	120
A-26	2	BUILDING SIGNAGE	120
A-2	3	EXTERIOR LIGHT RECEPT.	120



1 E300 LIGHTING PLAN

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

○ LIGHTING CONTROL NOTES:

1. WIRE AND PROGRAM LIGHTING CONTROLS AUTO ON AND AUTO OFF PER FBC 2023 C405.2.1 (2) "AUTOMATIC-ON EXCEPTION".
2. WIRE AND PROGRAM LIGHTING CONTROLS MANUAL ON AND AUTO OFF PER FBC 2023 C405.2.1.

⬡ LIGHTING KEYED NOTES:

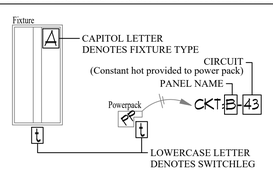
1. EXHAUST FAN CONTROLLED ON/OFF WITH LIGHTS IN RESTROOM VIA OCCUPANCY SENSOR.
2. CONNECT TO NEAREST "CONSTANT HOT" POWER SOURCE. USE ONLY LIGHTING CIRCUITS.
3. PHOTOCELL FOR EXTERIOR LIGHTS. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
4. JUNCTION BOX FOR BUILDING SIGNAGE. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN.
5. INVERTER LOCATED NEXT TO PANEL FOR EXTERIOR EGRESS LIGHTING. (INVERTER MODEL: BODINE ELI-S-250) OR EQUIVALENT.

CIRCUITING EXAMPLE KEY

CKT:A-3a

- A — DENOTES PANEL NAME
- 3 — DENOTES CIRCUIT NUMBER
- a — DENOTES LIGHTING SWITCH LEG (BY ROOM). **LIGHTING PLAN ONLY**

TYPICAL LIGHTING CIRCUIT AND SWITCHLEG KEY



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CORY A. GLASS PE #80467

TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

LIGHTING PLAN

E300

sheet size 24" x 36"

PANEL **A**	EXISTING FLUSH MOUNTED 120/240 VOLT 1 PHASE 3 WIRE WITH GROUND											200A NEMA 1 MCB	
LOAD	CKT. NO.	DESCRIPTION	BREAKER TRIP	POLE	VOLT	A		B		BREAKER VOLT	POLE	TRIP	DESCRIPTION	CKT. NO.	LOAD
2	1	GENERAL RECEPT./TV MENU BOARD	20	1	120	1260	180			120	1	20	EXTERIOR LIGHT RECEPT.	2	1
7	3	MICROWAVE	20	1	120			1000	1392	120	1	20	REFRIGERATOR	4	7
7	5	CONVECTION OVEN	20	1	120	1440	850			120	1	20	UNDERCOUNTER REFRIGERATOR **(1)**	6	7
7	7	ICE MAKER	20	1	120			730	850	120	1	20	UNDERCOUNTER REFRIGERATOR **(1)**	8	7
7	9	**(1)** UNDERCOUNTER DISHWASHER	20	2	240	1500	1700			120	1	20	BREWER **(1)**	10	7
7	11	" "	20	2	240			1500	1476	120	1	20	DISPLAY CASE **(1)**	12	7
7	13	**(1)** EXPRESSO MACHINE	20	2	240	1250	250			120	1	20	COFFEE GRINDER **(1)**	14	7
7	15	" "	20	2	240			1250	250	120	1	20	COFFEE GRINDER **(1)**	16	7
1	17	SHOW WINDOW LIGHTING	20	1	120	1234	900			120	1	20	BOOTH RECEPT. **(1)**	18	2
1	19	SHOW WINDOW LIGHTING	20	1	120			1850	1003	120	1	20	LIGHTS/TC POWER **(1)**	20	1
4	21	**(1)** AHU	60	2	240	7080	4680			240	2	60	CU	22	3
4	23	" "	60	2	240			7080	4680	240	2	60	" "	24	3
5	25	GWH-1 / DUCT SMOKE POWER/RP-1	15	1	120	1000	1200			120	1	20	BUILDING SIGNAGE **(1)**	26	1
7	27	**(1)** BLENDER	20	1	120			1440						28	
	29						100			240	2	30	SURGE PROTECTIVE DEVICE **(1)**	30	6
	31								100	240	2	30	" "	32	6
		CONNECTED VA				24624		24601					**NOTES ( )**		
		SYSTEM VOLTS				120/240V, 1 PHASE									
		PHASE AMPS				205		205							

LOAD	LOAD TYPE		CONNECTED		NEC DEMAND		DEMAND LOAD		
1	LIGHTING		5467		1.25		6833.8	VA	**(1) NEW CIRCUIT BREAKJER REQUIRED. MATCH EXISTING PANEL AIC RATING**
2	RECEPTACLES		2160		1		2160	VA	
3	AIR CONDITIONING		9360		0		0	VA	
4	HEATING	IS LARGER	14160		1		14160	VA	
5	MISC. NON-CONTINUOUS		1000		1		1000	VA	
6	CONTINUOUS		200		1.25		250	VA	
7	KITCHEN		16878		0.65		10971	VA	
					TOTAL		35374	VA	
			120/240V, 1 PHASE				147	AMPS	

1 / E400 PANEL SCHEDULE

SCALE: NONE

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262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date

PANEL SCHEDULE

E400

sheet size 24" x 36"

LEGAL DESCRIPTION

LOTS 8 AND 9, EAST 1/2 OF LOT 10, WEST 1/2 OF LOT 10, AND LOT 11, BLOCK 11, CITY OF TREASURE ISLAND BLOCKS 2-4-9-10-11-12-13-14-15 AND REMAINDER OF BLOCKS 1 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEARINGS

BASIS OF BEARINGS - S 59°38'45"

ELEVATIONS

ELEVATIONS ARE BASED ON NAVD '88 DATUM.
BENCHMARKS ON PLAN.

FLOOD ZONES

FEMA MAP 12103C0194H SHOW THIS AREA TO BE
IN FLOOD ZONE AE (BFE = 10.0)

SITE DEMOGRAPHICS

GOVERNING MUNICIPALITY:	CITY OF TREASURE ISLAND
ZONING:	PR-MU C (PLANNED REDEVELOPMENT MIXED USE CORE)
PARCEL:	23-31-15-91818-011-0080
TOTAL SITE AREA:	0.13 ACRES (5,946 SF)
FLU:	PR-MU

PR-MU C ZONING DISTRICT REQUIREMENTS

MIN. LOT AREA:	15,000 SF
MIN. LOT WIDTH:	90 LF
MIN. FRONT SETBACK:	9 LF
MIN. REAR SETBACK:	0 LF
MIN. SIDE SETBACK:	0 LF
MIN. HEIGHT:	26 LF*
MAX. HEIGHT:	60 LF**

* THE MINIMUM HEIGHT IN THE PR-MU CORE ZONING DISTRICT SHALL BE TWO STORIES, 26 FEET ABOVE BASE FLOOD ELEVATION PLUS 2.0 FEET OF FREEBOARD.

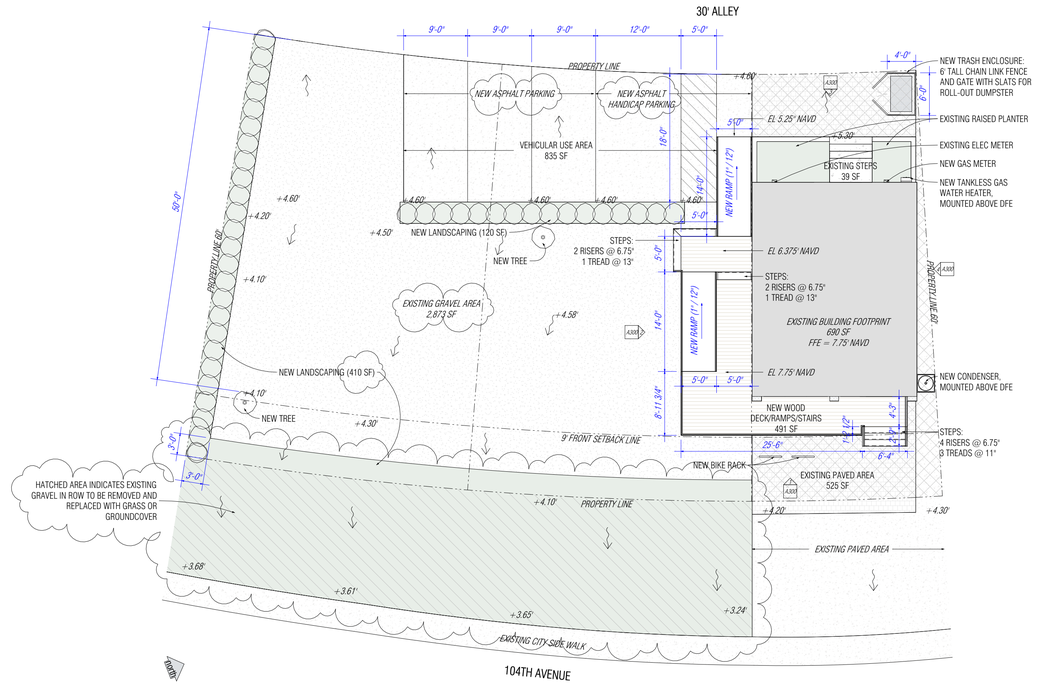
** THE MAXIMUM BUILDING HEIGHT IN THE PR-MU CORE ZONING DISTRICT SHALL NOT EXCEED 60 FEET ABOVE BASE FLOOD ELEVATION PLUS 2.0 FEET OF FREEBOARD.

IMPERVIOUS SURFACE CALCULATIONS - PROPOSED

BUILDING FOOTPRINT	706 SF
WOOD DECK/RAMPS/STAIRS	491 SF
EX STEPS	39 SF
EX PAVED AREA	525 SF
NEW PAVED AREA	860 SF
GRAVEL (2,873 * 0.7)	2,011 SF
TOTAL IMPERVIOUS AREA	4,652 SF
LOT SIZE	5,649 SF
MAX ALLOWABLE IMPERVIOUS	0.90
ACTUAL IMPERVIOUS RATIO	0.82 (4,652 SF)

PARKING REQUIREMENTS

RESTAURANTS	1 PER 150 SF
CAFE - INDOOR	706 SF / 150 = 5 SPACES
PR-MU REDUCTION 5 X 66%	= 3.3
TOTAL REQUIRED PARKING	= 3 SPACES
TOTAL PARKING PROVIDED	= 4 SPACES (INCLUDES 1 ADA)
BICYCLE PARKING PROVIDED	= 2 BICYCLE RACKS



1 SITE PLAN_PROPOSED
1" = 10'-0"

LANDSCAPE INSTALLATION AND MAINTENANCE

1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMAN LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING EXCLUSIVE OF PLANT MATERIAL, EXCEPT HEDGES, SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENTS. LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. LINEAL AND MASS PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF TWO INCHES OF ORGANIC MULCH, (BARK, LEAVES, PINE NEEDLES, ETC.) IN ORDER TO DECREASE EVAPORATION OF MOISTURE FROM THE SOIL. PLASTIC SURFACE COVERS SHALL BE PROHIBITED. LANDSCAPED AREAS ARE TO BE IRRIGATED WITH RECLAIMED WASTEWATER, IF AVAILABLE TO THE SITE. IN ORDER TO CONSERVE WATER, PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATICALLY-TIMED DRIP-TYPE SYSTEMS, ONLY IN ACCORDANCE WITH COUNTY REGULATIONS OR GUIDELINES ESTABLISHED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, WHICHEVER MAY BE MORE STRINGENT. IN ACCORDANCE WITH F.S § 373.62, ANY NEW IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE AUTOMATIC CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT (DEFINED AS ANY PROTRUSION OF A VEHICLE OUTSIDE OF A PARKING SPACE, DISPLAY AREA, OR ACCESSWAY INTO A LANDSCAPED AREA) AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. THE PROPERTY OWNER, TENANT, AND/OR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE RESPONSIBILITY FOR MAINTENANCE AS SET FORTH HEREIN SHALL INCLUDE THE PARKWAYS WITHIN RIGHT-OF-WAY AREAS OUTSIDE THE PROPERTY LINE CONTIGUOUS TO THE SITE PER SEC. 72-40.A.

2. FAILURE OF THE OWNER OR TENANT OF THE PROPERTY TO MAINTAIN THE PREMISES IN GOOD CONDITION AS SET FORTH IN SUBSECTION (A) OF THIS SECTION SHALL MAKE SUCH OWNER OR TENANT LIABLE FOR THE PENALTIES FOR VIOLATION OF A CITY ORDINANCE PER SEC. 72-40.B.

3. THE REQUIRED LANDSCAPING FOR ALL COMMERCIAL AND MULTIFAMILY PROPERTIES SHALL BE MAINTAINED ON A CONTINUAL BASIS, AS APPROVED BY THE CONDITIONS OF THE SITE PLAN, AND IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS PER SEC.72-40-D:
   - A. LANDSCAPING MATERIALS SHALL BE REASONABLY HEALTHY AND FREE OF DISEASE, CHEMICAL EXPOSURE, NEGLECT OR LACK OF PROPER WATERING, DISCOLORING OR BLIGHTED CONDITIONS.
   - B. ALL PROPERTY OWNERS OF COMMERCIAL AND MULTIFAMILY DEVELOPMENTS SHALL CONDUCT REPLANTING FOR ANY LANDSCAPING SHOWING SIGNS OF POOR QUALITY PLANT MATERIAL RESULTING FROM THOSE AND SIMILAR CONDITIONS OUTLINED ABOVE IN SUBSECTION A.
   - C. THE PROPERTY OWNER IS REQUIRED TO CONDUCT AN ANNUAL INSPECTION OF SITE PLAN REQUIRED LANDSCAPING AND TO REPLACE ANY PLANT MATERIAL NOT IN COMPLIANCE.
   - D. THE CITY MAY CONDUCT ROUTINE INSPECTIONS OF BOTH COMMERCIAL AND MULTIFAMILY PROPERTIES TO ENSURE COMPLIANCE WITH THE ORIGINAL SITE PLAN CONDITIONS AND OTHER RELATED LANDSCAPING REGULATIONS.

UTILITY NOTE

1. EXISTING WATER METER AND BACKFLOW TO BE UTILIZED
2. EXISTING SEWER CONNECTION TO BE UTILIZED

GROUNDCOVER NOTE

THE USE OF GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, IS ENCOURAGED IN THE INTEREST OF WATER CONSERVATION. GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN 18 MONTHS AFTER PLANTING. AT LEAST 60 PERCENT OF THE GROUND COVERS SHALL BE OF NATIVE OR DROUGHT-TOLERANT VARIETIES PER SEC 72.39.2.D.

PERIMETER BUFFER TREE REQUIREMENTS*

1 PER 50 LF OF VEHICULAR AREA

60/50' = 1.2 TREES – 1 TREE

* PROVISIONS OF 72.41 DO NOT APPLY ON PERIMETERS OF PROPERTIES OF ABUTTING ALLEY, EXCEPT FOR TREE REQUIREMENT

INTERIOR LANDSCAPING REQUIREMENTS

10% VEHICULAR USE AREA

VEHICULAR USE AREA = 835 SF X 10% = 118.8 SF

MINIMUM 1 TREE PER 200 SF OF REQUIRED INTERIOR LANDSCAPED AREA

118.8 / 200 = 0.59 TREES – 1 TREE

GROUNDCOVER

SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	SIZE REQUIREMENT	SPACING
	41	CATHARANTHUS ROSEUS	PERIWINKLE	12"–48" HIGH 24" - 48" SPREAD	30" O.C

TREES

SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	SIZE REQUIREMENT	SPACING
	2	LOBLOLLY PINE	PINUS TAEDA	MIN 2" CALIPER 8' HEIGHT @ INSTALLATION	MIN 25' O.C

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STATE OF FLORIDA
JOURDONA LA FATE
AR97889
REGISTERED ARCHITECT

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOURDONA LA FATE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREASURE ISLAND COFFEE COVE

262 104TH AVE
TREASURE ISLAND, FL 33706

no.	description	date
0	PERMIT SET	01.12.26
1	COMMENT RESPONSE	01.27.26

A100
SITE PLAN

sheet size 24" x 36"

AGENDA ITEM NO. 10.G

Item Cover Page

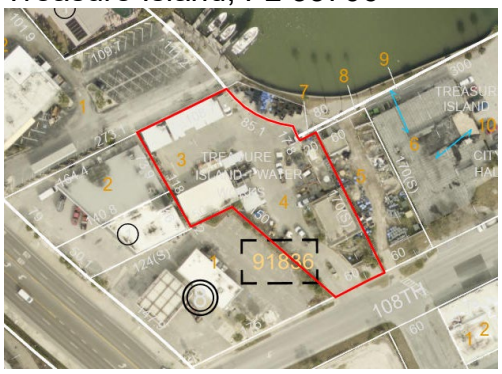
PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	February 19, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000599-2026 Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	See attached staff report
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	See attached staff report
MOTION:	See attached staff report

ATTACHMENTS:
MPS Staff Report - VAR-000599-2026.pdf
TI MPS Replacement - 100% Design Plans.pdf
MPS Site Phasing Plan.pdf
MPS Site Demo.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000599-2026
FEBRUARY 19, 2026

DESCRIPTION	Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.
SITE LOCATION:	120 108th Avenue
PARCEL ID #:	23-31-15-91836-008-0030
LEGAL DESCRIPTION:	TREASURE ISLAND, CITY OF BLK 8, (WATER WKS) LOTS 3 & 4 & W'LY 20FT OF LOT 5
PROPERTY OWNER:	City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706
AGENT:	City of Treasure Island Public Works Department 10451 Gulf Blvd Treasure Island, FL 33706
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Transportation/Utility (T/U)		
Zoning:	Transportation/Utility (T/U)		
Adjacent Property (Use):			
North:	Water (Boca Ciega Bay)		
South:	Commercial (PR-MU)	East:	Commercial (PR-MU)
Site Area:	28,906 Sq. Ft. (0.66 Acres)	West:	Institutional (I)
Flood Zone:	AE-10 & AE-11 Community Panel No. 12103C0194H		

REQUEST:
The City of Treasure Island seeks approval of a variance to Sec. 68-541 to reduce the minimum side yard setbacks to allow construction of a new Municipal Master Pump Station.

Request	Standard	Proposed	Variance	Magnitude
Side Setback (west)	10-Feet	7-Feet	3-Feet	30%

PROPERTY HISTORY/SUMMARY:
The subject property is a city owned parcel contiguous to multiple additional city owned lots containing institutional uses including fleet management and public safety facilities. The entirety of the complex is undergoing a series of proposed improvements to modernize facilities; the applicant is proposing a new elevated master pump station and generator which will provide reliable public utility service and ensure that operational level of service and resiliency standards are met. The proposed location of the new master pump station is influenced by the location of the existing underground connections; to provide continuity of service the existing pump station must remain fully operational throughout construction of the new facilities. In combination with these two factors, the minimum clearance necessary for equipment access and worker safety during construction of the proposed master pump station creates a dimensional hardship when adhering to the minimum interior side setback required at the western boundary of the subject property. The subject property is generally located within the downtown core, which is predominantly zoned Planned-Redevelopment Mixed-Use and permits interior side setbacks of zero feet, due to the T/U zoning of the subject property the applicable setbacks are increased above that the surrounding and neighboring parcels. The proposed variance is being proposed to allow the most efficient use of space while providing modernized and improved public utility facilities to the City of Treasure Island.

TREASURE ISLAND CODE OF ORDINANCES:
Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on the *North Side of 108th Avenue* is subject to the following minimum setback requirements:

- Street: 15 feet
- Side: 10 feet
- Rear: 25 feet

TREAURE ISLAND COMPREHENSIVE PLAN:
Approval of the requested variance is consistent and enables storm resilient public improvements constructed in a manner that efficiently utilizes land and minimizes overall visual impact. The subject application is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall ensure that needed sanitary sewer, solid waste, and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides orderly growth and expansion.
    - Policy 1.1.2: The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the adopted level-of-service standards.
    - Policy 3.3.7: The City will take advantage of emerging data and technological opportunities to regularly evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts.
    - Policy 1.1.6: As a part of the capital improvement planning process, public facilities and utilities shall be located to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment.

CONSISTENCY WITH REVIEW CRITERIA:
The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The need for the master pump station to be in proximity to existing underground connections while also allowing the existing pump station to remain in place during construction is unique to the specific use of the subject property. Similar safeguards and construction phasing standards are not generally applicable to other development types.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would not allow efficient use of city owner property while also ensuring required construction phasing standards are met.

4. ***The peculiar conditions and circumstances existing are not the result of the***

actions of the applicant, the applicant's agent, or the applicant's predecessors in title.
The peculiar conditions resulting in the hardship are created by technical and construction standards which require that the updated master pump station be in near proximity to the existing pump station to make use of existing underground utility connections. This requirement prevents much of the available property from being used for the proposed improvements.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
The requested variance has been determined as the minimum variance that allows an efficient use of space while enabling development of the necessary public service utility improvements for the City of Treasure Island.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
Redevelopment *– The project includes the redevelopment of public utility services which will provide increased public benefit through continuity of services to the City of Treasure Island.*

Substandard lot(s) *– Not applicable. The parcel meets the minimum width, depth, and area for the T/U Zoning District.*

Neighborhood character *– The subject property is generally located within the urban core and is within a larger complex containing institutional uses. The existing and planned context of the surrounding area is characterized by commercial uses of moderate intensity often with minimal, or no, interior setbacks or buffers. The developments included in this application are proposed to be properly screened to minimize visual conflict.*

Public facilities *– The requested variance includes the redevelopment of public utility facilities as part of a larger redevelopment of the city owned public works complex.*

Architectural and/or engineering considerations *– The proposed improvements include engineering considerations which increase the resiliency and capacity of city owned resources and public facilities.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
The granting of this variance is in harmony with the general intent and purpose of this chapter by improving the public health, safety, and general welfare of the City of Treasure Island and its people.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***

There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood. The resulting setback of 7-feet is not anticipated to be injurious to the western abutting parcel and no potential negative impacts have been identified.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, the Community Development Department recommends **APPROVAL** of a variance to Sec. 68-541 to reduce the minimum side yard setback to allow construction of a new Municipal Master Pump Station.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Phasing Plan
5. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: FEBRUARY 19, 2026
CASE NO. VAR-000599-2026
LOCATION: 120 108TH AVENUE, TREASURE ISLAND, FL 33706
PARCEL ID #: 23-31-15-91836-008-0030
PROPERTY OWNER: CITY OF TREASURE ISLAND

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.

1. Improvements shall be substantially similar to the site plans included in the published staff report.

___

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Lisa-Marie Kennedy, Clerk

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575



Attachment 1. Project Location Map

Case No.: VAR-000599-2026
Address: 120 108TH Avenue
City of Treasure Island, Florida

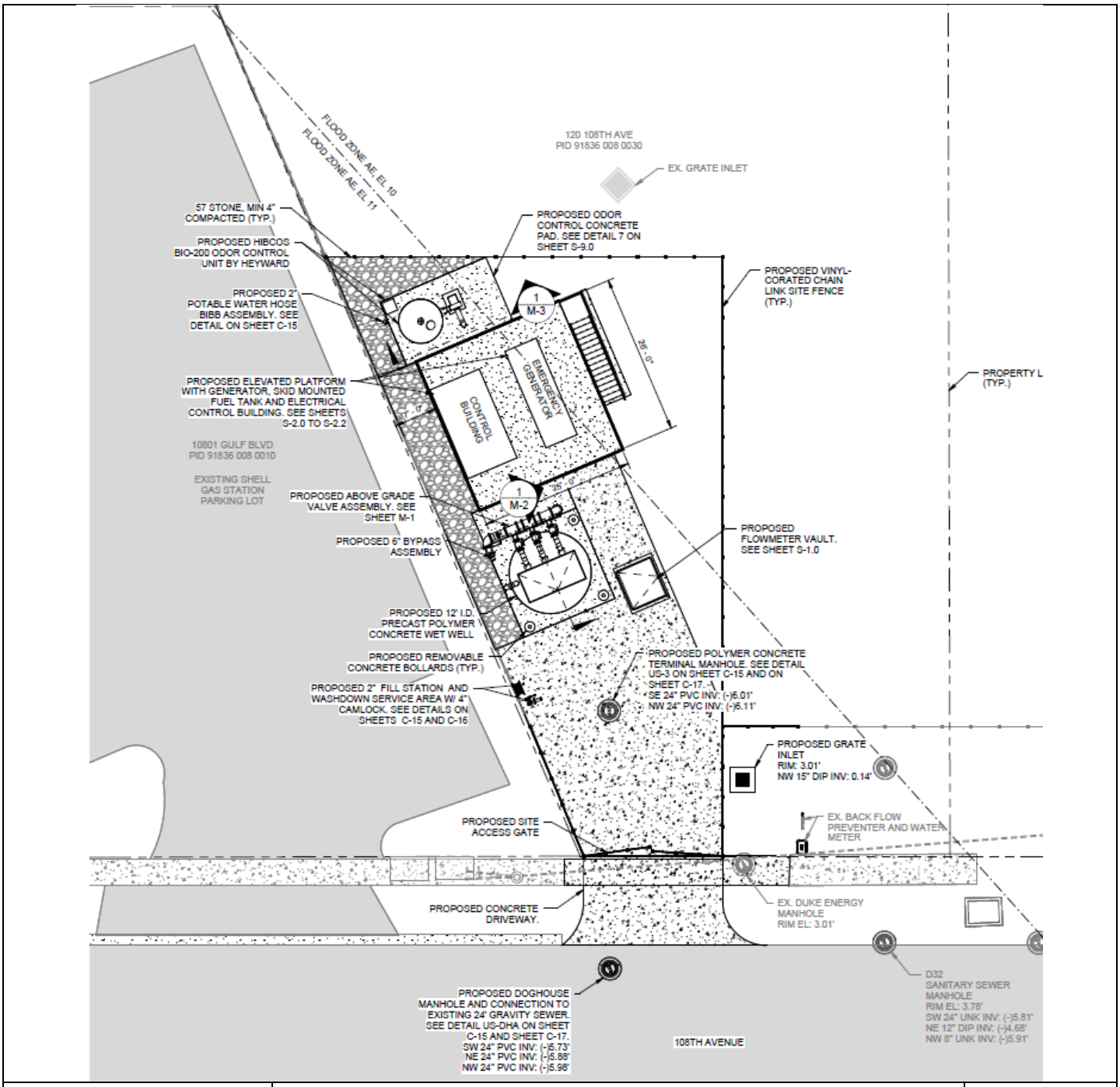
N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000599-2026
Address: 120 108TH Avenue
City of Treasure Island, Florida

N



TREASURE ISLAND FLORIDA

Attachment 3: Project Site Plan
Case No.: VAR-000599-2026
Address: 120 108TH Avenue
City of Treasure Island, Florida

N

MASTER PUMP STATION REPLACEMENT
ITB 26-007
100% DESIGN PLANS

PREPARED FOR

CITY OF TREASURE ISLAND FLORIDA

PINELLAS COUNTY, FLORIDA

JANUARY 2026

PROJECT DESIGN TEAM

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CITY OF TREASURE ISLAND
GARY VOLENEC, P.E.
152 108TH AVE.
TREASURE ISLAND, FL 33706
PHONE: (727) 547-4575

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HYATT SURVEY SERVICES, INC.
RUSSELL P. HYATT, PSM
2012 LENA ROAD
BRADENTON, FL 34211
PHONE: (941) 748-4693

GEOTECH
ARENHA ENGINEERING, INC.
KEVIN M. HILL, P.E.
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2850 S. LECANTO HIGHWAY
LECANTO, FL 34461

MCI
ANTHONY OLIVER
7701 E TELECOM PKWY
TEMPLE TERRRACE, FL 33647
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FRONTIER COMMUNICATOINS
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DUKE ENERGY - ST. PETERSBURG
DUKE CUSTOMER SERVICE CENTER
3300 EXCHANGE PL
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PINELLAS COUNTY HWY/ENG
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22211 US HWY 19 N BLDG #1
CLEARWATER, FL 33765
PHONE: (727) 342-0769

PINELLAS COUNTY UTILITIES - RECLAIM
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14 S FT HARRISON
CLEARWATER, FL 33756
PHONE: (727) 453-3611

PINELLAS COUNTY UTILITIES - WATER
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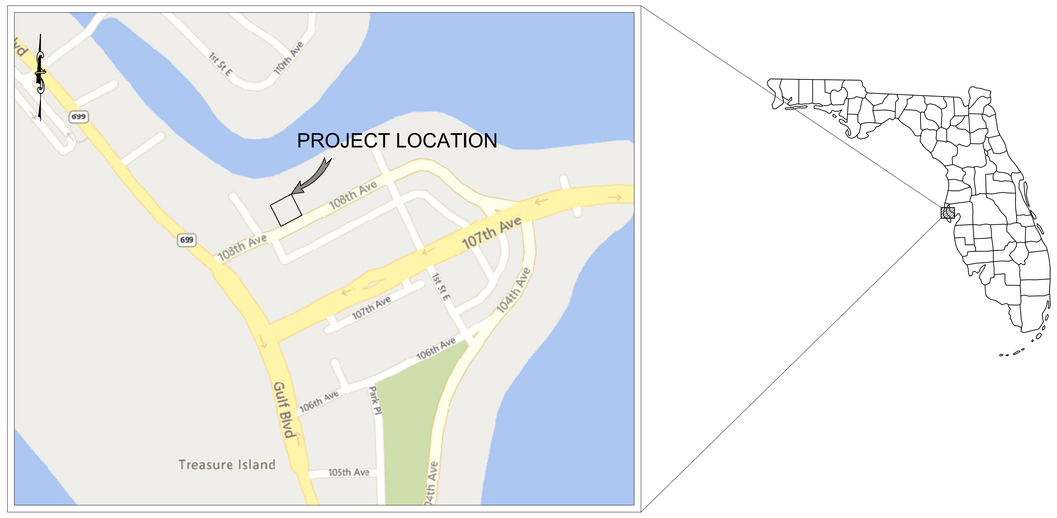
14 S FT HARRISON
CLEARWATER, FL 33756
PHONE: (727) 453-3611

TECO PEOPLE'S GAS - ST. PETERSBURG
BRIANA VELEZ
8416 PALM RIVER RD
TAMPA, FL 33619
PHONE: (813) 275-3700



PROJECT VICINITY MAP

PREPARED BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGNED BY KTM | DRAWN BY RTJ | CHECKED BY KTM

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KYLE T. MATHENY, P.E.
FL. License No. 97287

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT OR COMPLETE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA EXPENSE, UNLESS APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 2 FULL BUSINESS DAYS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITIES LOCATIONS WITHIN THE WORK AREA.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY CONCERNING ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. SHOP DRAWINGS SHALL BE FURNISHED TO THE ENGINEER FOR REVIEW OF ALL PIPE CONNECTIONS, TRANSITIONS, AND SPECIAL MATERIALS PRIOR TO FABRICATION OR DELIVERY TO THE JOB SITE.
4. ALL ROADWAYS, CURBS, SIDEWALKS, LAWNS, LANDSCAPING, MAILBOXES, SIGNS, ETC. DISTURBED DURING THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO THAT EXISTING PRIOR TO CONSTRUCTION AND/OR AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. CURB, DRIVEWAY, SIDEWALK REPLACEMENT AND ASPHALT SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND SPECIFICATIONS.
5. ALL JOINTS WHERE REQUIRED SHALL BE RESTRAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS. CONCRETE REACTION BLOCKS WILL NOT BE APPROVED IN LIEU OF RESTRAINED JOINTS UNLESS DIRECTION BY THE ENGINEER AND OWNER.
6. THE CONTRACTOR SHALL CONFINE WORK WITHIN THE LIMITS OF EXISTING RIGHTS-OF-WAYS AND LIMITS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS.
7. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT MR. JEFFREY AGRALL, PUBLIC SERVICES DEPARTMENT (727) 543-4190 TO COORDINATE THE SHUTDOWN OF ANY EXISTING LIFT STATION.
9. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE PROPERTY OWNERS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY AND ALL WORK REQUIRING DISRUPTION IN SERVICE TO ANY BUSINESS OR RESIDENCE SHALL NOT EXCEED 2 HOURS FOR WATER AND 4 HOURS FOR SANITARY SEWER SERVICE. ACCESS TO PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
10. PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR, THE CONTRACTOR'S REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
11. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS HAY BALES OR SILT SCREENS, OR OTHER APPROVED METHODS AS REQUIRED, TO PREVENT THE TRANSPORT OF SEDIMENT DOWNSTREAM INTO STREETS, STORM SEWERS, DITCHES, PONDS, ETC.
12. ALL EXISTING TRAFFIC SIGNS WITHIN THE PROPOSED CONSTRUCTION LIMITS ARE TO BE PROTECTED BY THE CONTRACTOR. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS WHERE DIRECTED. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
13. THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND REVIEWED BY, THE ENGINEER.
14. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST.
15. EXISTING PUMPS AND PUMP RAILS ARE TO BE SALVAGED AND DELIVERED BY CONTRACTOR TO CITY OF TREASURE ISLAND PUBLIC SERVICE YARD.
16. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, SEWERS, UTILITIES, AND OTHER FACILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION.
17. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS' MAXIMUM RECOMMENDED DEFLECTION.

WETWELL NOTES

1. ALL EXPOSED DUCTILE IRON FITTINGS ARE TO BE FLANGED. ALL BURIED PIPE AND FITTING SHALL BE MECHANICAL JOINT.
2. SEE SITE PLAN FOR CORRECT ORIENTATION OF PIPES, VENTS, AND OTHER FIXTURES.
3. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ACCESS COVERS WITH THE PUMP MANUFACTURER TO ENSURE THAT PROPER CLEARANCES ARE ATTAINED.
4. WETWELL AND VALVE VAULT ACCESS HATCHES SHALL BE FLOOD-TIGHT.
5. WETWELL ACCESS HATCHES SHALL INCLUDE FALL PROTECTION.

PUMP INSTALLATION NOTES

1. TEST BY WIRING ALL WIRES AND MOTORS. READINGS SHALL BE 20 MEGA-OHMS OR MORE TO GROUND. (DO NOT MEGGER LOW VOLTAGE CONTROLS)
2. OPERATE PUMPS, CHECK DIRECTION, RECORD VOLTAGE AND AMPERAGE WITH EACH AND BOTH RUNNING. ALL WORK TO BE COMPLETED WITH THE SUPPLIER'S FIELD REPRESENTATIVE PRESENT.
3. ALL CABLES GOING TO WETWELLS SHALL BE CONTINUOUS WITH NO SPLICES.
4. CABLES FOR PUMP MOTORS SHALL BE SUFFICIENT LENGTH TO ALLOW PUMP MOTORS TO BE REMOVED FOR SERVICING.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH JURISDICTIONAL BODIES AND UTILITY COMPANIES LISTED ON THE COVER OF THESE PLANS.
2. ALL BELOW GROUND DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN A POLYETHYLENE WRAP IN ACCORDANCE WITH AWWA STANDARDS.
3. ALL VALVE BOX COVERS SHALL BE PAINTED TO INDICATE THEIR TYPE OF SERVICE.
4. ALL TEST POINT TAPPING SHALL BE CUT LOOSE FROM THE CORPORATION STOP AND COMPLETELY REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE. THE CORPORATION STOP SHALL BE CAPPED AND REMAIN IN PLACE,
5. ADJUST EXISTING MANHOLE FRAMES AND COVERS TO MATCH FINAL GRADE.

SEQUENCE OF CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT A BYPASS PLAN TO THE ENGINEER FOR REVIEW PRIOR TO PLACING THE BYPASS SYSTEM INTO SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC, COST OF SETTING UP BYPASS SYSTEM, MAINTAINING THE SYSTEM, REMOVAL OF SYSTEM , AND REMOVAL OF ANY WASTE COLLECTED.
2. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY TO SECURE TEMPORARY POWER FOR BYPASS SYSTEM. CONTRACTOR SHALL PROVIDE A DIESEL-POWERED BYPASS PUMP AS A BACKUP.
3. AFTER BYPASS SYSTEM HAS BEEN REVIEWED AND IS IN OPERATION, CONTRACTOR SHALL BEGIN REPLACEMENT OF THE EXISTING EQUIPMENT AND PIPING AS DELINEATED.
4. CONTRACTOR SHALL TEST THE NEW FACILITY AND RESTORE THE SITE TO PRE EXISTING CONDITION ONCE ALL TESTS ARE COMPLETED.
5. BYPASS SHALL NOT BE REMOVED UNTIL CLEARANCE THROUGH FDEP IS RECEIVED.

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND ORDERING EQUIPMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING EQUIPMENT, UTILITIES, STRUCTURES, AND PERSONNEL FROM DAMAGE OR INJURY DURING CONSTRUCTION.
3. ALL EXISTING MECHANICAL PIPING AND EQUIPMENT SHALL BE REMOVED AND SALVAGED PER THE CONTRACT DOCUMENTS. CONTRACTOR TO COORDINATE SALVAGE OF EXISTING PUMPS, MINI SPLITS AND GENERATOR WITH THE CITY OF TREASURE ISLAND.
4. EXISTING WET WELL SHALL BE DRAINED AND CLEANED. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EQUIPMENT.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. PRESSURE WASH AND CLEAN WETWELL ONCE EQUIPMENT IS REMOVED.

WORK ZONE TRAFFIC CONTROL GENERAL NOTES

1. ALL WORK ZONE TRAFFIC CONTROL (WZTC) DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND OPERATED THROUGHOUT THE PERIOD OF EACH PHASE / STAGE CONSTRUCTION. ALL TEMPORARY SIGNS, PAVEMENT MARKINGS, WARNING DEVICES, ETC. NECESSARY FOR THE WZTC SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST ADDITION) AND THE FDOT STANDARD PLANS (LATEST ADDITION)
2. THE EXISTING POSTED SPEED LIMITS WILL BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PEDESTRIAN OR BICYCLIST TRAFFIC, WHEN AN EXISTING PATH ACCESSIBLE PATH IS LOCATED WITHIN THE WZTC PROJECT LIMITS, AT ALL TIMES DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT A SAFE AND UNOBSTRUCTED ACCESSIBLE PATH EXISTS FOR PEDESTRIANS OR BICYCLISTS. REFER TO FDOT STANDARD PLANS INDEX 102-660.0
4. EXISTING SIGNS SHALL BE MAINTAINED AT ALL TIMES. DURABLE OPAQUE SHEET OVERLAY PANELS SHALL BE USED TO COVER INAPPROPRIATE INFORMATION ON NEW OR EXISTING SIGNS WHERE REQUIRED BY THE ENGINEER. THE PANEL SHALL BE PLACED IN A MANNER THAT DOES NOT DAMAGE THE EXISTING SIGN. NO FABRIC OR PLASTIC FILM WILL BE ALLOWED.
5. ALL REFLECTIVE PAVEMENT MARKINGS, EXISTING AND TEMPORARY, SHALL BE MAINTAINED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
6. FOR DROP OFFS IN WORK ZONES THE CONTRACTOR IS DIRECTED TO THE REQUIREMENTS OF FDOT STANDARD PLANS INDEX NO. 102-600. THE CONTRACTOR SHALL ONLY EXCAVATE OR MILL AN AREA THAT CAN BE BROUGHT BACK WITHIN THE DROP-OFF CRITERIA OF FDOT STANDARD PLANS INDEX NO. 102-600 WITHIN THE SAME DAY / NIGHT OPERATION. (FOR CLEAR ZONE WIDTHS FOR WORK ZONES, SEE FDOT STANDARD PLANS INDEX NO. 102-600). ALL TRENCHES SHALL BE BACKFILLED COMPLETELY TO PROVIDE SAFE CROSSING BY THE END OF EACH WORK DAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE.
7. WHENEVER CONSTRUCTION EQUIPMENT IS BEING DRIVEN OR TRANSPORTED ON THE OPEN TRAVEL LANES, THE CONTRACTOR SHALL UTILIZE FDOT STANDARD PLANS INDEX NO. 102-603
8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE FOR ALL PHASES OF CONSTRUCTION ADDITIONAL DETAILS AND STRUCTURES NOT SHOWN IN THE WZTC PLANS MAY BE NECESSARY DEPENDING UPON CONTRACTOR METHODS OF CONSTRUCTION.

LEGEND

EXISTING	
PROPOSED	
DEMOLITION	
PROPERTY BOUNDARY	
EX. ASPHALT PAVEMENT	
EX. CONCRETE SURFACE	
PROP. CONCRETE SURFACE	
PROP. FLANGED PIPE FITTING	
PROP. MECHANICAL JOINT FITTING	
DEMOLITION	
DEMOLITION	
DEMOLITION	
GROUT FILL	

No.	Revisions	By	Date

Kimley»Horn
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LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97297
DATE: xx/xx/xx

222

KHA PROJECT 145139009			
DATE 01/14/2026			
SCALE: AS SHOWN			
DESIGNED BY:	KTM	DRAWN BY:	RTJ
CHECKED BY:	SNH		

MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

GENERAL NOTES

SHEET NUMBER
G-2

Autodesk Docs://145139009 T1 MPS Replacement/145139009 - T1 MPS Replacement.rvt

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G-1	COVER SHEET
G-2	GENERAL NOTES
G-3	SHEET INDEX
SURVEY	
SH. 1 OF 1	SURVEY
CIVIL	
C-0.1	BORING LOCATION PLAN
C-0.2	SOIL BORING PROFILE
C-1	SWPPP NOTES
C-2	SWPPP PLAN
C-3	SWPPP DETAILS
C-4	DEMOLITION PLAN
C-5	DEMOLITION PLAN SECTIONS
C-6	GRADING AND DRAINAGE PLAN
C-7	PROPOSED MPS SITE PLAN
C-8	PROPOSED YARD PIPING PLAN
C-9	CONSTRUCTION PHASING PLAN PHASE 1
C-10	CONSTRUCTION PHASING PLAN PHASE 2
C-11	CONSTRUCTION PHASING PLAN PHASE 3
C-12	CONSTRUCTION PHASING PLAN PHASE 4
C-13	CIVIL DETAILS
C-14	CIVIL DETAILS
C-15	CIVIL DETAILS
C-16	CIVIL DETAILS
C-17	CIVIL DETAILS
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M-2	LIFT STATION MECHANICAL SECTION
M-3	ODOR CONTROL SECTION
M-4	MECHANICAL DETAILS
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S-0.0	GENERAL NOTES
S-0.1	SITE PLAN
S-1.0	TOP OF WET WELL PLAN
S-1.1	WET WELL SECTION
S-1.2	WET WELL AND VAULT DETAILS
S-2.0	PLATFORM FOUINDATION PLAN AND TOP PLAN
S-2.1	PLATFORM SECTION
S-2.2	PLATFORM DETAILS
S-3.0	STRUCTURAL TYPICAL DETAILS
S-3.1	STRUCTURAL TYPICAL DETAILS
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E-02	ELECTRICAL SITE PLAN
E-03	ELECTRICAL PLANS
E-04	GROUNDING AND LIGHTNING PLAN
E-05	ELECTRICAL BUILDING POWER AND LIGHTNING PLANS
E-06	MCC-1 ELEVATION
E-07	ELECTRICAL ONE-LINE DIAGRAM
E-08	WET WELL EQUIPMENT RACK ELEVATION
E-09	SEWAGE PUMP VFD
E-10	SEWAGE PUMP VFD
E-11	PANELBOARD SCHEDULE AND ESO DETAIL
E-12	LIGHTNING PROTECTION DETAILS
E-13	CONTROL PANEL WIRING DIAGRAM
E-14	CONTROL PANEL WIRING DIAGRAM
E-15	CONTROL PANEL WIRING DIAGRAM
E-16	CONTROL PANEL WIRING DIAGRAM
E-17	FLOAT BACKUP CONTROLS DETAILS
E-18	ELECTRICAL DETAILS
E-19	ELECTRICAL DETAILS
E-20	ELECTRICAL DETAILS

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No.	Revisions	By	Date

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LICENSED PROFESSIONAL:

KYLE T. MATHENY, P.E.

FL LICENSE NUMBER
97287

DATE:

KHA PROJECT
145139009

DATE
01/14/2026

SCALE: AS SHOWN

DESIGNED BY: KTM

DRAWN BY: RTJ

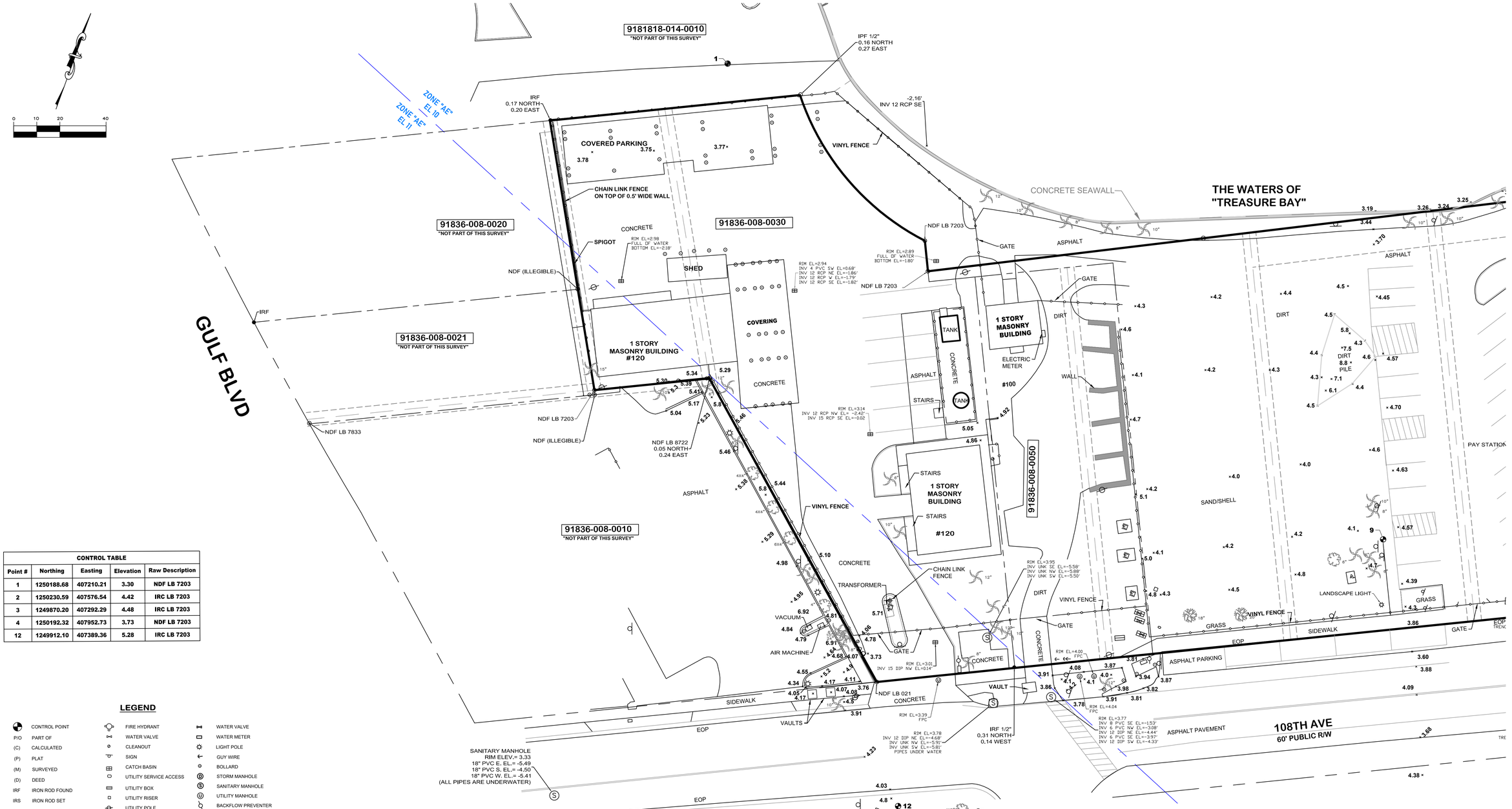
CHECKED BY: KTM

MASTER PUMP STATION
REPLACEMENT ITB 26-007

PREPARED FOR
CITY OF TREASURE ISLAND

SHEET INDEX

SHEET NUMBER
G-3



CONTROL TABLE				
Point #	Northing	Easting	Elevation	Raw Description
1	1250188.68	407210.21	3.30	NDF LB 7203
2	1250230.59	407576.54	4.42	IRC LB 7203
3	1249870.20	407292.29	4.48	IRC LB 7203
4	1250192.32	407952.73	3.73	NDF LB 7203
12	1249912.10	407389.36	5.28	IRC LB 7203

LEGEND

- CONTROL POINT
- P/O PART OF
- (C) CALCULATED
- (P) PLAT
- (M) SURVEYED
- (D) DEED
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- NDF NAIL W/ DISC FOUND
- NDS NAIL W/ DISC SET
- IPF IRON PIPE FOUND
- O/S OFFSET
- EL. ELEVATION
- R/W RIGHT-OF-WAY
- FFE FINISHED FLOOR ELEVATION
- SF SQUARE FEET
- AC ACRES
- PB PLAT BOOK
- PG PAGE
- LB LICENSE BUSINESS NUMBER
- WVN WATER VALVE NUT
- RWVN RECLAIMED WATER VALVE NUT

- FIRE HYDRANT
- WATER VALVE
- CLEANOUT
- SIGN
- CATCH BASIN
- UTILITY SERVICE ACCESS
- UTILITY BOX
- UTILITY RISER
- UTILITY POLE
- UTILITY POLE (METAL)
- FLAGPOLE
- TRAFFIC MAST ARM
- CONTROL PANEL
- ELECTRICAL TRANSFORMER

- WATER VALVE
- WATER METER
- LIGHT POLE
- GUY WIRE
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY MANHOLE
- BACKFLOW PREVENTER

- PALM TREE
- OAK TREE
- TREE
- BUSH

0200-00018-0013 PARCEL IDENTIFICATION (TYP)

1. THIS DRAWING IS REFERENCED TO A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 83/11 ADJUSTMENT).
2. THE CONTROL POINTS SHOWN HEREIN WERE DERIVED FROM DOUBLE RTK GPS OBSERVATIONS FROM THE FOLLOWING NGS MONUMENTS: "PBE 147 USE" PID AG0767 EL=4.51' (NAVD88)
3. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
4. TITLE WORK WAS NOT PROVIDED FOR THE PROJECT.
5. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO BELOW FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

TITLE: TOPOGRAPHIC SURVEY - "TREASURE ISLAND FACILITY"

LOCATION: SECTION 23, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY FLORIDA

CERTIFIED TO:
CITY OF
TREASURE ISLNAD

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

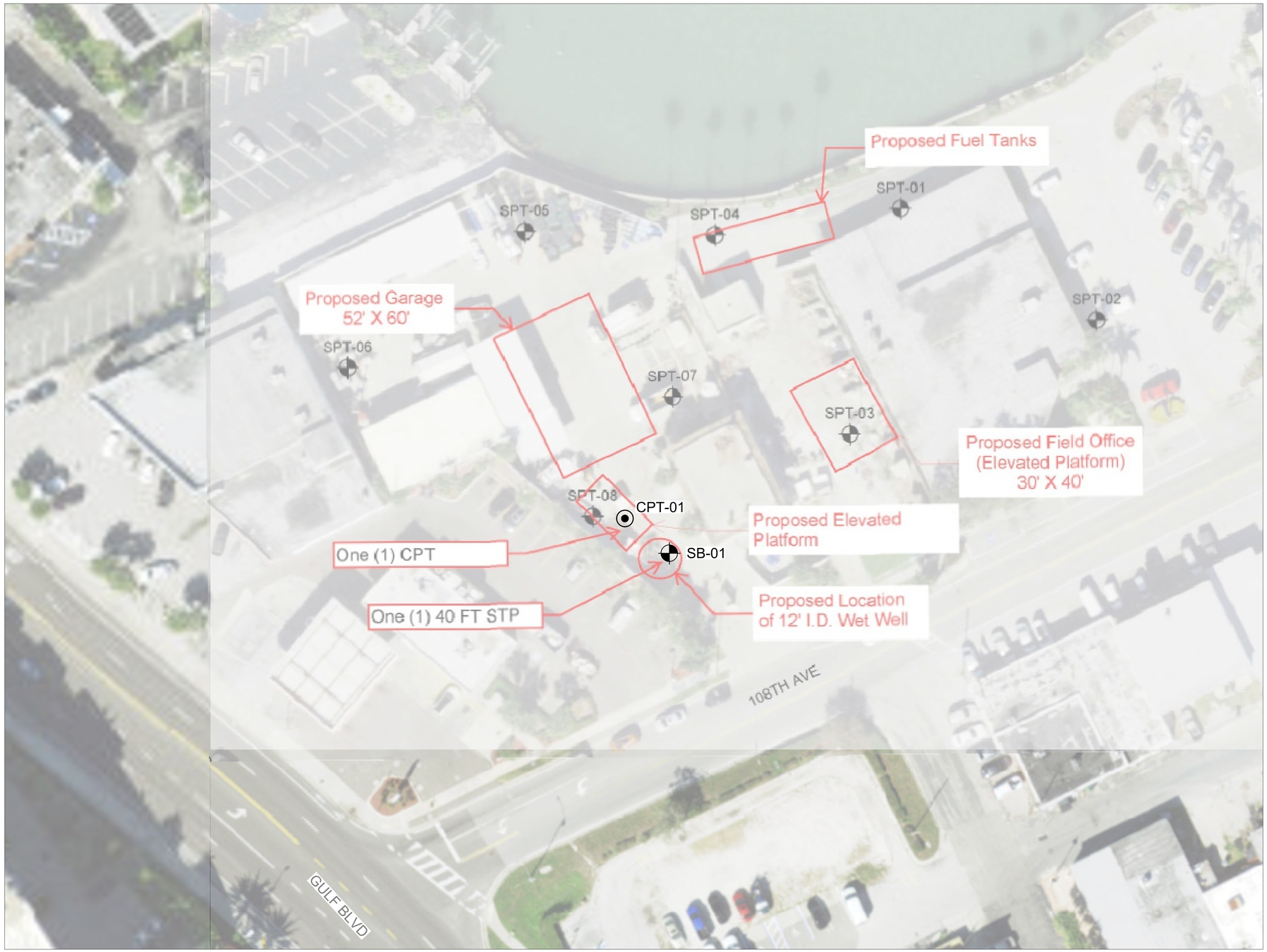
RUSSELL P. HYATT, P.S.M.
FLORIDA SURVEYORS REGISTRATION NO. 5303

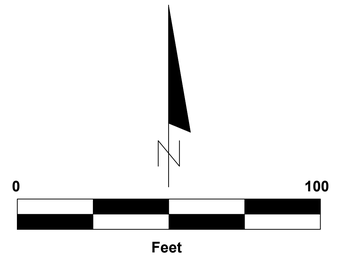
Hyatt Survey Services, Inc.
LB No. 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
Phone: (941) 748-4693

DWG #: 22-2779-1	Project Manager: SL	Drawn By: RM	Checked By: RPH
Project No.: 22-2779-1		Field Date: 10/2025	Scale: 1" = 20'

SHEET 1 OF 1

225





LEGEND

- APPROXIMATE LOCATION OF SPT BORING
- APPROXIMATE LOCATION OF CPT BORING

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:

AREHNA | Engineering, Inc.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

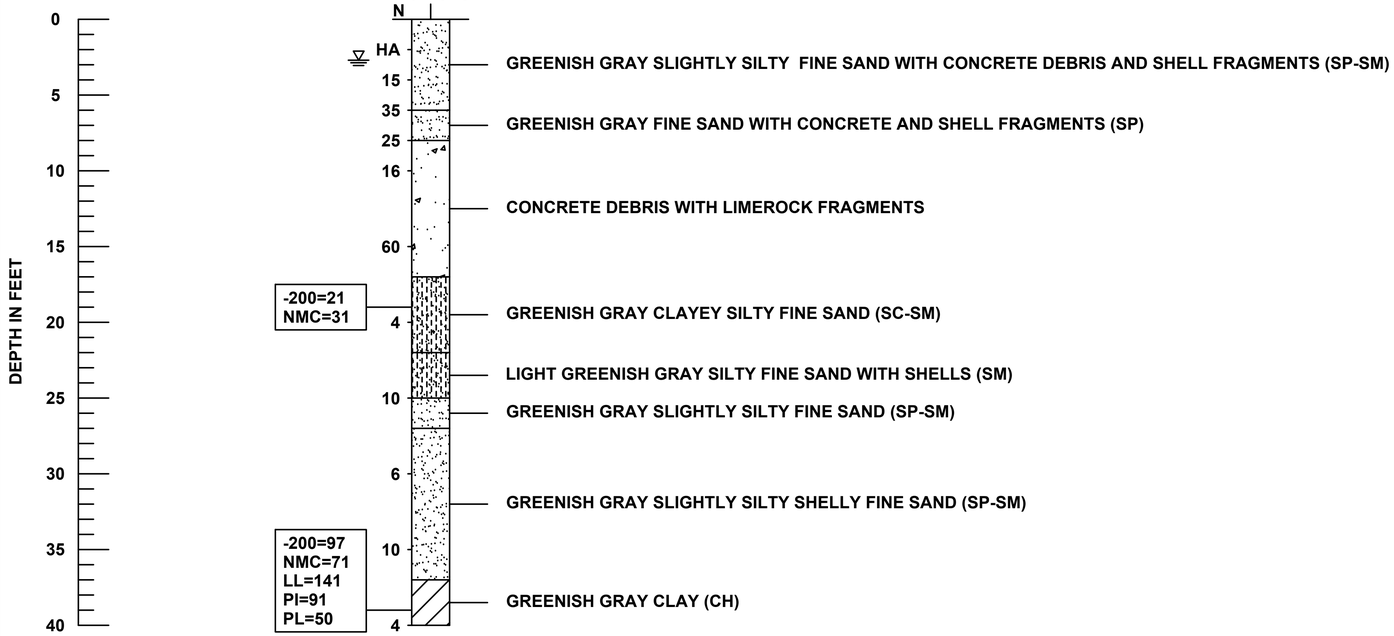
BORING LOCATION PLAN

	NAME	DATE
DESIGNED BY:	AS	12/2025
DRAWN BY:	DP	12/2025
CHECKED BY:	KH	12/2025
SUPERVISED BY:	Kevin M. Hill, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TREASURE ISLAND PUMP STATION 108 AVE TREASURE ISLAND, FLORIDA	B-19-080.01	C-0.1

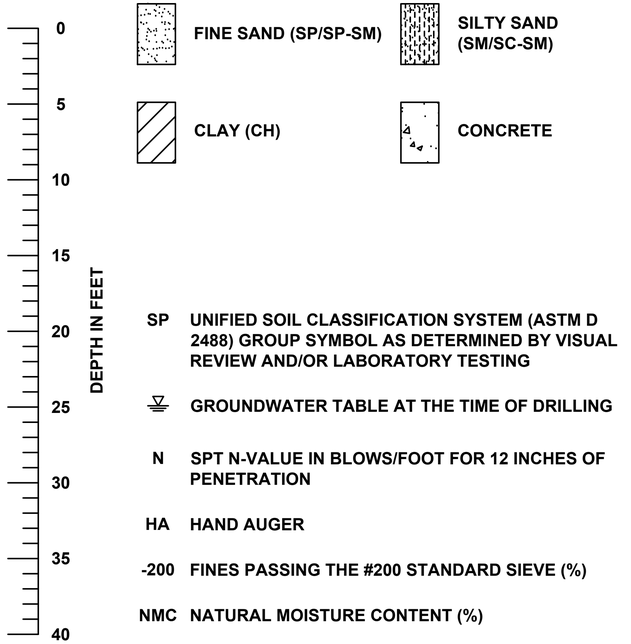
SB-01

11/12/25



BORING TERMINATED AT 40.0 FEET
LATITUDE: N 27.77039
LONGITUDE: W 82.76949

LEGEND



SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND/OR LABORATORY TESTING

GROUNDWATER TABLE AT THE TIME OF DRILLING

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION

HA HAND AUGER

-200 FINES PASSING THE #200 STANDARD SIEVE (%)

NMC NATURAL MOISTURE CONTENT (%)

	SAFETY HAMMER	AUTOMATIC HAMMER
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT)	SPT (BLOWS/FT)
VERY LOOSE	LESS THAN 4	LESS THAN 3
LOOSE	4 to 10	3 to 8
MEDIUM	10 to 30	8 to 24
DENSE	30 to 50	24 to 40
VERY DENSE	GREATER THAN 50	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT)	SPT (BLOWS/FT)
VERY SOFT	LESS THAN 2	LESS THAN 1
SOFT	2 to 4	1 to 3
FIRM	4 to 8	3 to 6
STIFF	8 to 15	6 to 12
VERY STIFF	15 to 30	12 to 24
HARD	GREATER THAN 30	GREATER THAN 24

SOIL PROFILE NOTES:

1. THE PROFILES DEPICTED ARE OF A GENERALIZED NATURE TO HIGHLIGHT THE MAJOR SUBSURFACE STRATIFICATION FEATURES AND MATERIAL CHARACTERISTICS. THE SOIL PROFILES INCLUDE SOIL DESCRIPTION, STRATIFICATIONS, AND PENETRATION RESISTANCES. THE STRATIFICATIONS SHOWN ON THE BORING PROFILES REPRESENT THE CONDITIONS ONLY AT THE ACTUAL BORING LOCATION. VARIATIONS MAY OCCUR AND SHOULD BE EXPECTED BETWEEN BORING LOCATIONS. THE STRATIFICATIONS REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SUBSURFACE MATERIALS AND THE ACTUAL TRANSITION MAY BE GRADUAL.
2. GROUNDWATER LEVELS GENERALLY FLUCTUATE DURING PERIODS OF PROLONGED DROUGHT AND EXTENDED RAINFALL AND MAY BE AFFECTED BY MAN-MADE INFLUENCES. IN addition, A SEASONAL EFFECT WILL ALSO OCCUR IN WHICH HIGHER GROUNDWATER LEVELS OR TEMPORARY PERCHED CONDITIONS ARE NORMALLY RECORDED IN RAINY SEASONS.
3. THE BORING LOCATIONS PRESENTED ARE APPROXIMATE AND BASED ON HAND HELD GPS WITH AN ACCURACY OF +/- 10 FEET.
4. SPT BORINGS WERE PERFORMED USING AN AUTO HAMMER.

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

SOIL BORING PROFILES

	NAME	DATE
DESIGNED BY:	AS	12/2025
DRAWN BY:	DP	12/2025
CHECKED BY:	KH	12/2025
SUPERVISED BY:	Kevin M. Hill, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TREASURE ISLAND PUMP STATION 108 AVE TREASURE ISLAND, FLORIDA	B-19-080.01	C-0.2

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:

CITY OF TREASURE ISLAND MASTER PUMP STATION REPLACEMENT ITB 26-007
120 108TH AVENUE
TREASURE ISLAND, FLORIDA 33706
*SEE COVER SHEET FOR LOCATION MAP

CLIENT NAME AND ADDRESS:

CITY OF TREASURE ISLAND
152 108TH AVENUE
TREASURE ISLAND, FLORIDA 33706

PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF SITE CONSTRUCTION AND ASSOCIATED PAVING, GRADING, AND STRIPING.

CONTRIBUTING DRAINAGE AREA: 0.10 ACRES

ULTIMATE RECEIVING WATERS: BOCA CIEGA BAY, THEN GULF OF MEXICO

ACTIVITIES THAT REQUIRE EROSION CONTROL:

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF SANITARY SEWER AND WATER INFRASTRUCTURE; CURB AND GUTTER, ROADWAYS, AND SIDEWALKS; LANDSCAPING.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. CONTRACTOR SHALL PREPARE AND FILE SWPPP AND NPDES NOI.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
3. INSTALL SILT FENCES AND OTHER PERIMETER CONTROLS
4. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
5. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
6. FINISH CLEARING AND GRUBBING
7. REMOVE AND STORE TOPSOIL
8. PROVIDE INITIAL GRADING AS REQUIRED
9. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND ALWAYS WITHIN 7 DAYS OF INACTIVITY.
10. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. PROVIDE REQUIRED LANDSCAPING
14. CONSTRUCT FINAL PAVING
15. REMOVE ACCUMULATED SEDIMENT
16. REMOVE ANY ITEMS THAT ARE NOT REQUIRED
17. COMPLETE FINAL STABILIZATION AND FILE NOT.

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES:

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS:

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE SUB-CONTRACTOR(S) IS/ARE RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW. OFFSITE SHALL BE COVERED WITH A TARPAULIN.

STORM WATER MANAGEMENT:

STORM WATER COLLECTION SHALL BE PROVIDED BY DRAINAGE INLETS FOR THE DEVELOPED AREAS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE ENTIRE SITE SHALL DRAIN TO A SWMF. THE SWMF SHALL BE IN THE AREA OF THE TEMPORARY SEDIMENT BASINS. WHEN SLOPES HAVE BEEN STABILIZED, THE SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED FROM THE BASIN AND THE APPROPRIATE VEGETATION SHALL BE PLANTED.

STABILIZATION PRACTICES:

FOR STABILIZATION PRACTICES CONTRACTOR SHOULD REFER TO APPENDIX C OF PINELLAS COUNTY EROSION AND SEDIMENTATION CONTROL STANDARDS.

THE CONTRACTOR SHALL PROVIDE GROUND COVER (SOD) ESTABLISHMENT OF THE SPECIFIED PERMANENT VEGETATION BEFORE FINAL ACCEPTANCE OF THE PROJECT WITH NO DEAD AREAS OF GROUND COVER. GROUNDCOVER (SOD) ESTABLISHMENT SHALL CONSIST OF NECESSARY PRESERVING AND PROTECTING TO KEEP THE GRASSED AREAS IN A SATISFACTORY CONDITION. THE CONTRACTOR SHALL ROLL THE SOD WITHIN 24 HOURS OF THE INSTALLATION. THE CONTRACTOR SHALL WATER THE SODDED AREAS AS LONG AND AS OFTEN AS NECESSARY TO PROMOTE MAXIMUM PRACTICABLE GROWTH.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. THIS STORAGE POND SHALL HAVE A VOLUME OF 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL:

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO

OFFSITE TRACKING:

THE SITE:
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

ITEMS REQUIRING POLLUTION PREVENTION:

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: ASPHALT, CONCRETE, CLEANING SUPPLIES, DETERGENTS, FERTILIZERS, MASONARY BLOCKS/BRICKS, METAL PIECES, PAINT, PETROLEUM BASED PRODUCTS, ROOFING SUPPLIES, TAR, WOOD.

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:
-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS:

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES:

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.
-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.
-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.
-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.
-THE DIVERSION DIKE SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.
-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

No.	Revisions	By	Date

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVENUE, SUITE 600, ST. PETERSBURG, FL 33701
PHONE: 727-547-3999
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE:

KHA PROJECT	145139009
DATE	01/14/2026
SCALE:	AS SHOWN
DESIGNED BY:	KTM
DRAWN BY:	RTJ
CHECKED BY:	KTM

MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

SWPPP NOTES

SHEET NUMBER
C-1

LEGEND

- PROPERTY BOUNDARY
- CONCRETE
- ASPHALT
- XST12 EXISTING 12" STORM
- XST15 EXISTING 15" STORM

SWPP LEGEND

- SS SWPPP INFORMATION SIGN
- FS INLET PROTECTION FILTER SACK
- SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- CE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NATURAL RESOURCES:

1. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION & CONSTRUCTION ARE COMPLETE.
2. NO REMOVAL OF VEGETATION BY GRUBBING, OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON SITE, UNLESS OTHERWISE APPROVED BY THE CITY.
3. ROOT PRUNING AND LIMB TRIMMING SHALL BE IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. ALL TRIMMING SHALL BE DONE BY A QUALIFIED, LICENSED SERVICE. ROOTS SHALL BE CLEANLY SEVERED AT SHOWN LOCATION OF PLAN. LIMBS SHALL BE CLEANLY SEVERED BACK TO KNUCKLE. ALL MACHINERY USED SHALL BE DESIGNED SPECIFICALLY FOR THE TASK INVOLVED.
4. A THREE (3) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING THE SITE CLEARING PHASE
5. NO UNDERGROUND UTILITIES SHALL BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED OR GRAND TREE.
6. POWER LINE SPECIES (TREE) SHALL BE PLANTED WITHIN THE AREA OF OVER HEAD POWER LINES.
7. SITE DEMOLITION ACTIVITIES CONDUCTED WITHIN THE PROTECTIVE RADIUS OF A PROTECTED TREE REMAINING ON SITE WILL BE PERFORMED BY HAND UNDER THE SUPERVISION OF AN ARBORIST.
8. ALL GRAND TREES TO REMAIN SHALL BE PROTECTED WITH A 6' CHAIN LINK FENCE TREE BARRICADE. OTHER TREES TO REMAIN MAY BE PROTECTED WITH WOODED BARRICADES.

No.	Revisions	By	Date

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVENUE, SUITE 600, ST. PETERSBURG, FL 33701
PHONE: 727-547-3969
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE:

KHA PROJECT	145139009
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SCALE: AS SHOWN	
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CHECKED BY:	KTM

MASTER PUMP STATION
REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

SWPPP PLAN

SHEET NUMBER
C-2

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

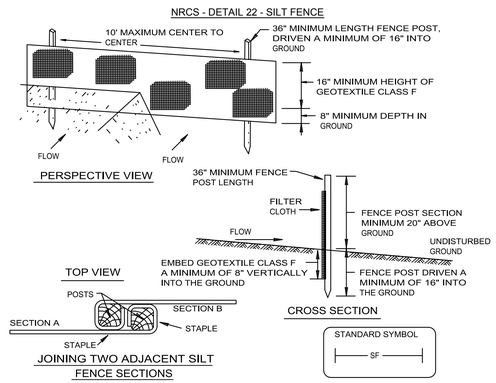
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

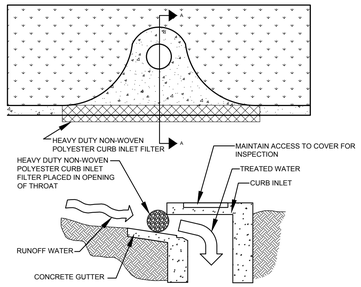
Tensile Strength	50 lbs/in (min.)
Tensile Modulus	20 lbs/in (min.)
Flow Rate[a]	0.3 gal ft / minute (max.)
Filtering Efficiency	75% (min.)

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

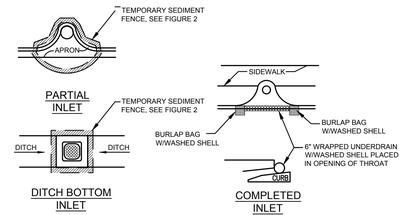
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

TEMPORARY SEDIMENT FENCE (SF)
N.T.S.

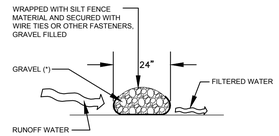




SOCK DRAIN INLET PROTECTION
N.T.S.

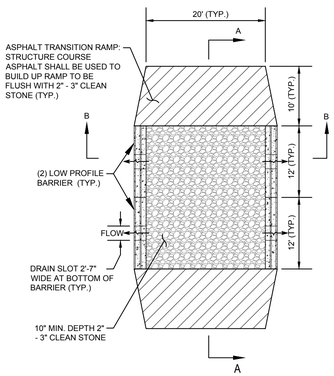


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.



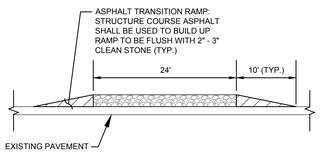
* GRAVEL SHALL BE 2"-3" ANGULAR CLEAN STONE

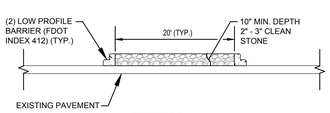
GRAVEL DIKE (WRAPPED IN FABRIC)
N.T.S.



NOTES:

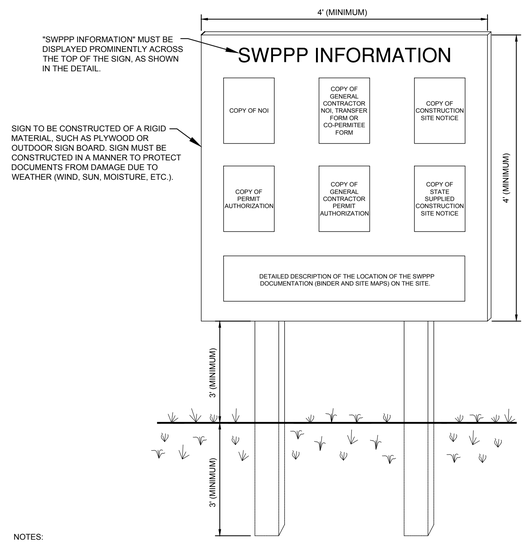
1. ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXIT(S). BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXIT(S) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
2. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
3. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT(S) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
4. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY (AND WITHIN THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
7. EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXIT(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT(S) AS CONDITIONS DEMAND.
8. CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
9. IF EXIT BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.





NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED.

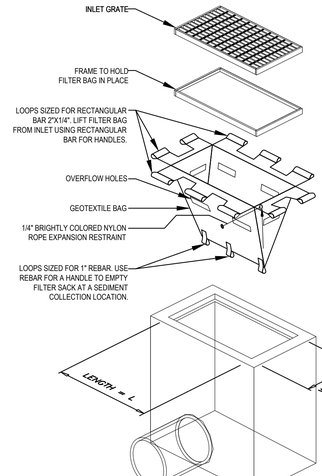
CONSTRUCTION EXIT ON EXISTING PAVEMENT
CE
N.T.S.

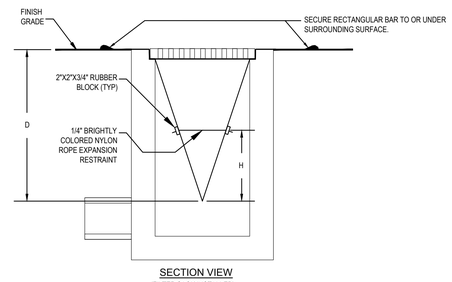


NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE. SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
SS
N.T.S.





NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

INLET PROTECTION FILTER SACK
FS
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

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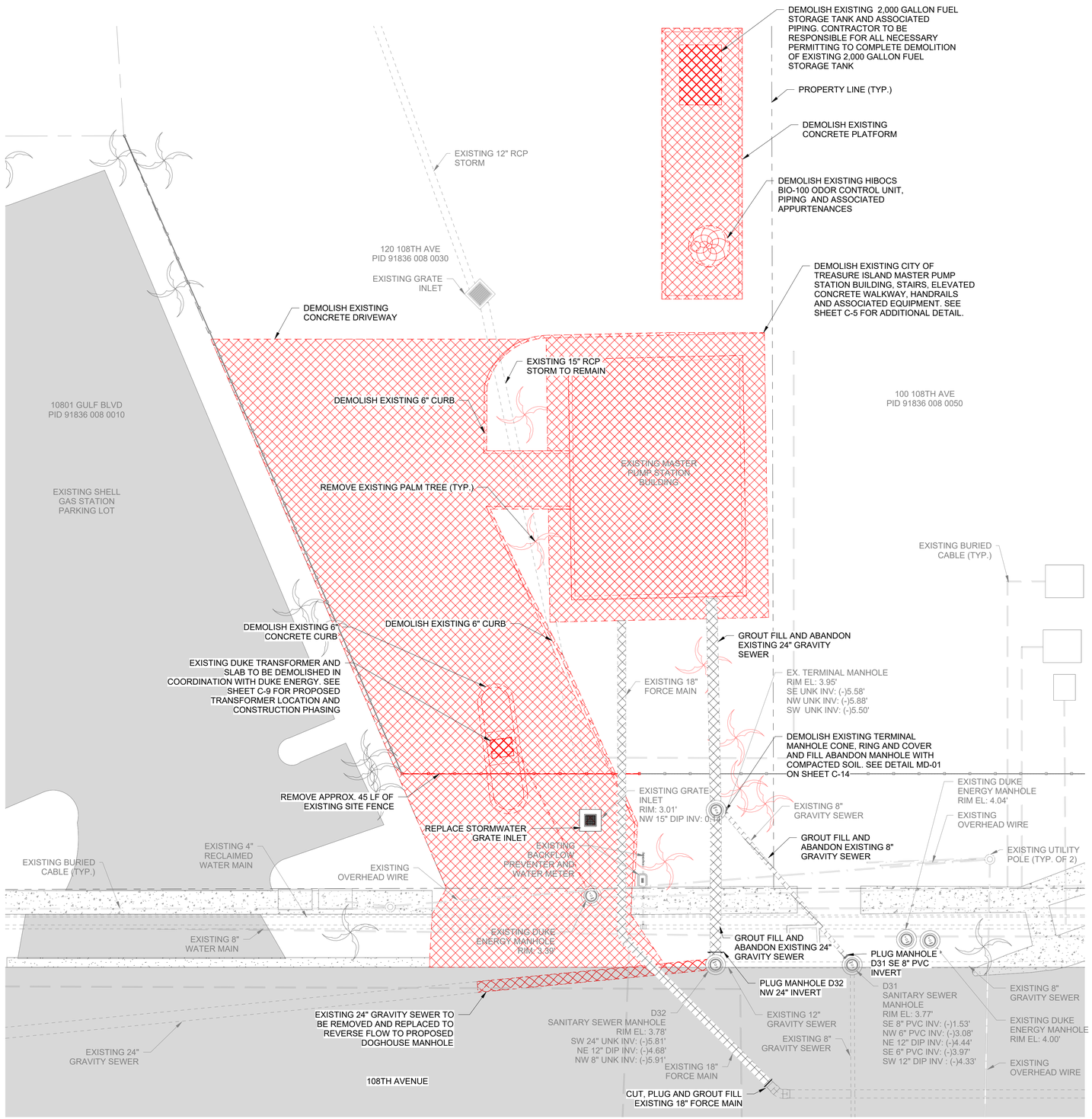
LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE:

KHA PROJECT 145139009
DATE: 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: KTM
DRAWN BY: RTJ
CHECKED BY: KTM

MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR CITY OF TREASURE ISLAND

SWPPP DETAILS

SHEET NUMBER
C-3



NORTH

GRAPHIC SCALE IN FEET
0 5' 10' 20'

LEGEND:
EXISTING
DEMOLISH
PROPERTY LINE
GROUT FILL

DEMOLITION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND ORDERING EQUIPMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING EQUIPMENT, UTILITIES, STRUCTURES, AND PERSONNEL FROM DAMAGE OR INJURY DURING CONSTRUCTION.
3. ALL EXISTING MECHANICAL PIPING AND EQUIPMENT SHALL BE DEMOLISHED. CONTRACTOR TO COORDINATE SALVAGE OF EXISTING PUMPS, MINI SPLITS AND GENERATOR WITH THE CITY OF TREASURE ISLAND.
4. EXISTING WET WELL SHALL BE DRAINED AND CLEANED. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EQUIPMENT. PRESSURE WASH AND CLEAN WETWELL ONCE EQUPMENT IS REMOVED.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

No.	Revisions	By	Date

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DESIGNED BY: KTM
DRAWN BY: RTJ
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MASTER PUMP STATION REPLACEMENT ITB 26-007
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DEMOLITION PLAN

SHEET NUMBER
C-4

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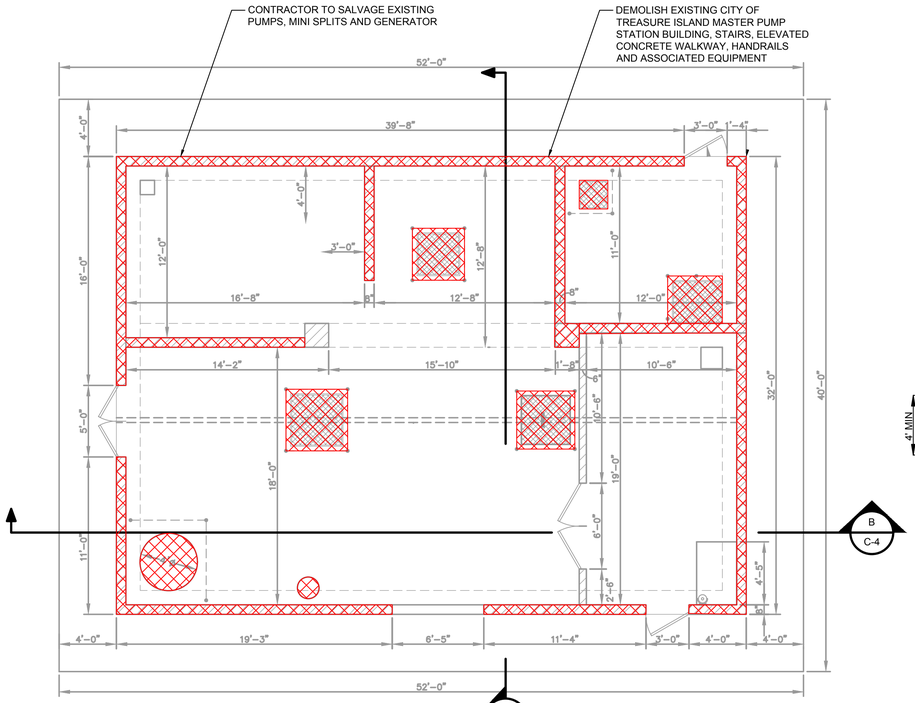
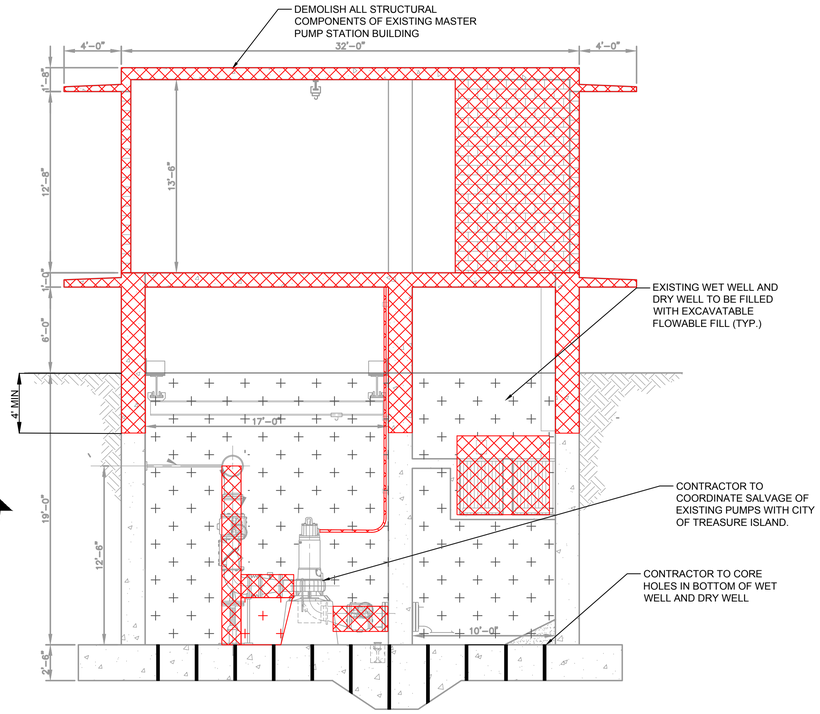


FLOOR PLAN
NOT TO SCALE



LEGEND
EXISTING

DEMOLISH

FLOWABLE FILL

DEMOLITION NOTES:

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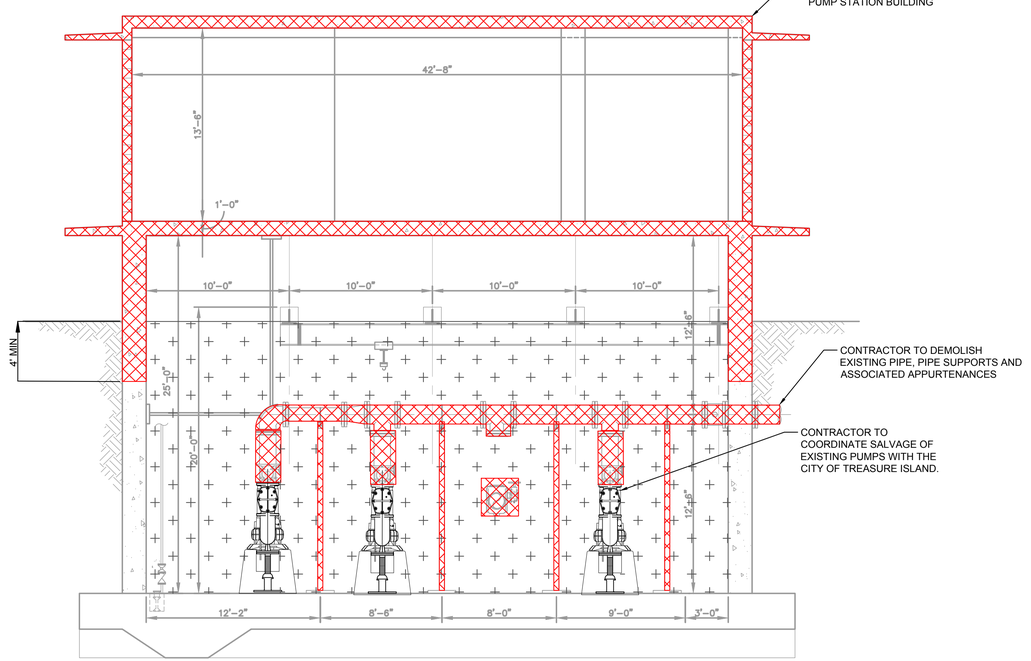
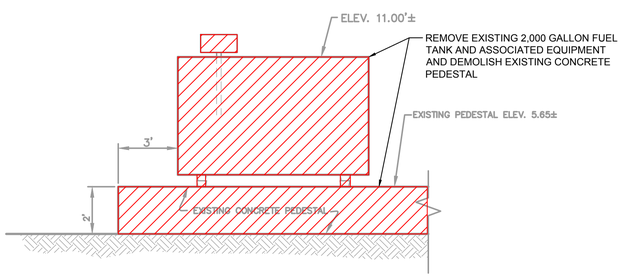
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL FLOWABLE FILL SHALL CONFORM TO FDOT SPECIFICATION SECTION 121



B C-5 SECTION
NOT TO SCALE

A C-5 SECTION
NOT TO SCALE



FUEL TANK
NOT TO SCALE

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		DESIGNED BY:	KTM
		DRAWN BY:	RTJ
		CHECKED BY:	KTM

MASTER PUMP STATION
REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

DEMOLITION
PLAN SECTIONS

SHEET NUMBER
C-5



GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

GRADING PLAN LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- CONCRETE SIDEWALK
- PROPOSED STORM PIPE
- X.XX — EXISTING CONTOUR
- X.XX — PROPOSED CONTOUR
- ST-XX — PROPOSED STRUCTURE ID
- X.XX — PROPOSED SLOPE
- XXX.XX — PROPOSED SPOT GRADE
- ME XXX.XX — MATCH EXISTING GRADE
- FFE XXX.XX — FINISHED FLOOR ELEVATION
- *EG XXX.XX* — *EXISTING GROUND*
- LP XXX.XX — LOW POINT
- HP XXX.XX — HIGH POINT

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN TURF AREAS SHAL BE 4:1.
6. REFER TO LANDSCAPE PLANS FOR GRADING DETAILS IN LANDSCAPE AREAS.

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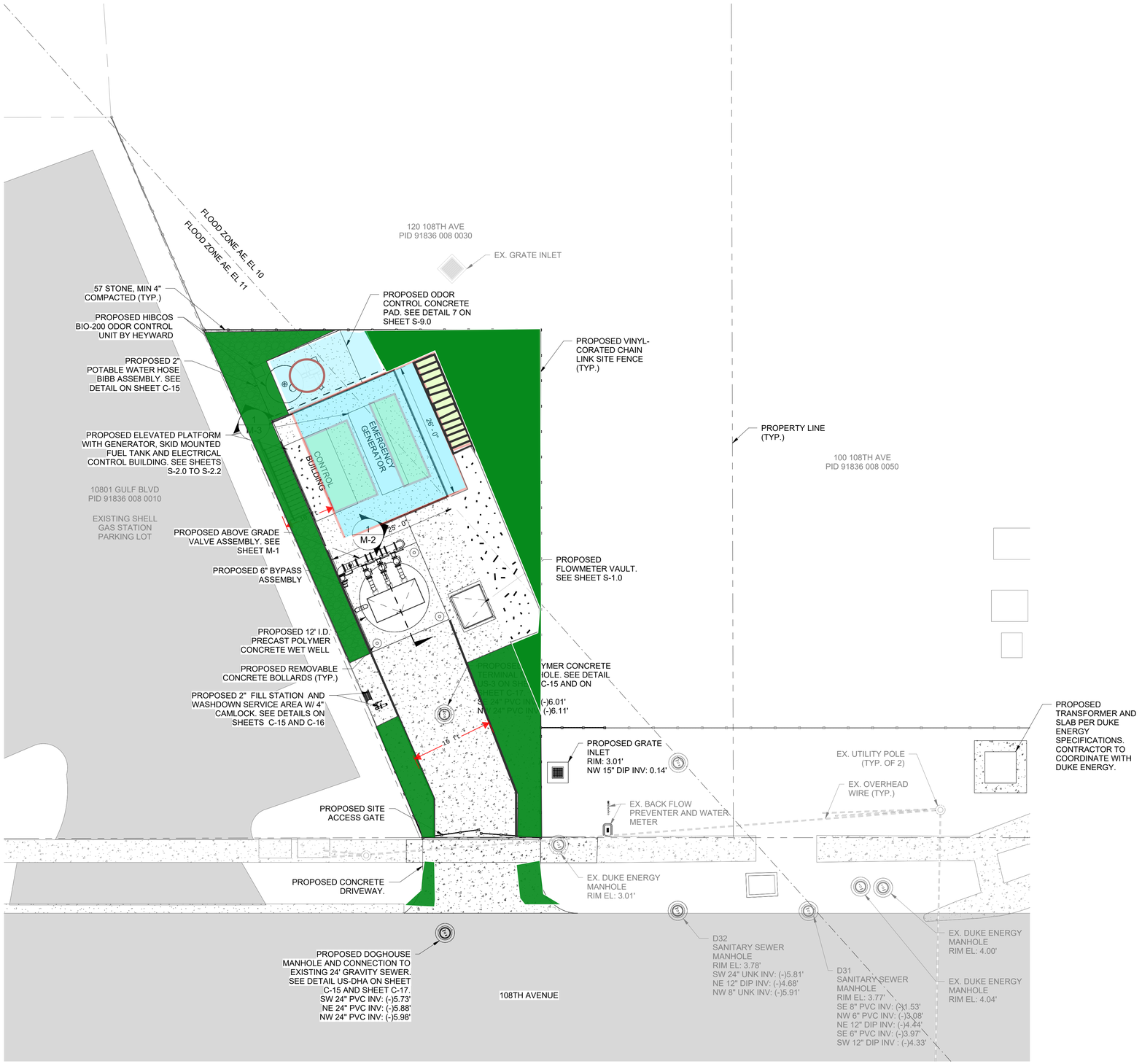
145139009
DATE
JAN 2026
SCALE: AS SHOWN
DESIGNED BY: JAH
DRAWN BY: EBW
CHECKED BY: JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-6

Plotted By:Saldarriaga, Josh Sheet Set:TI MPS Replacement Layout:C-7 GRADING PLAN January 14, 2026 04:17:19pm K:\STP_Civil\145139 - City of Treasure Island\009 - Master Pump Station Replacement\CADD\E&C\Plansheets\C-7 GRADING AND DRAINAGE PLAN.dwg



NORTH

GRAPHIC SCALE IN FEET
0 5' 10' 20'

LEGEND:
EXISTING
PROPOSED
PROPERTY LINE
PROPOSED CONCRETE
PROPOSED 57 STONE
ASPHALT DRIVE

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PROPOSED MPS SITE PLAN

SHEET NUMBER
C-7

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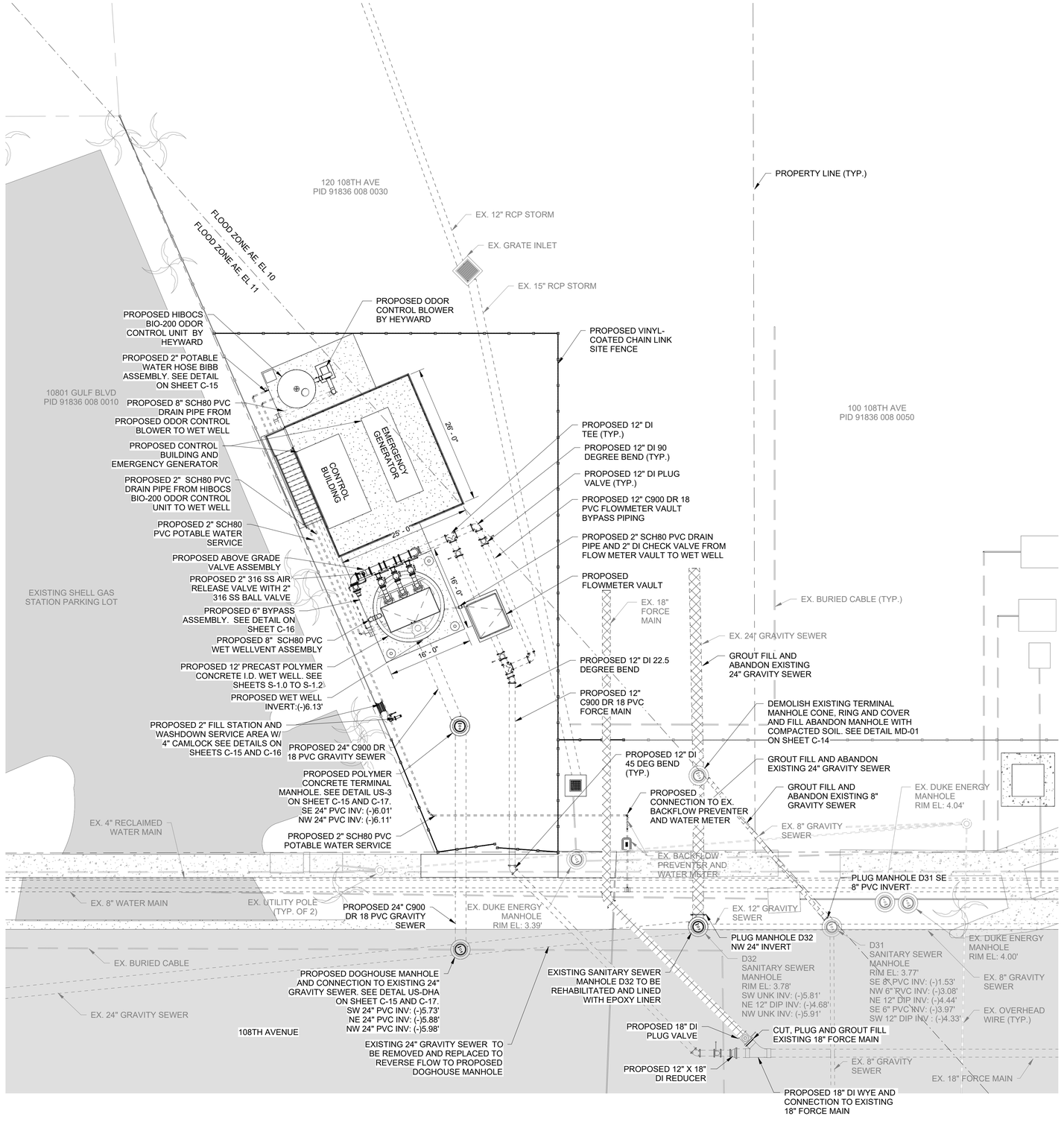

NORTH

GRAPHIC SCALE IN FEET
0 5' 10" 20"

LEGEND:
EXISTING
PROPOSED
PROPERTY LINE
ASPHALT DRIVE
GROUT FILL

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DATE 01/14/2026
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PREPARED FOR
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PROPOSED YARD PIPING PLAN

SHEET NUMBER
C-8

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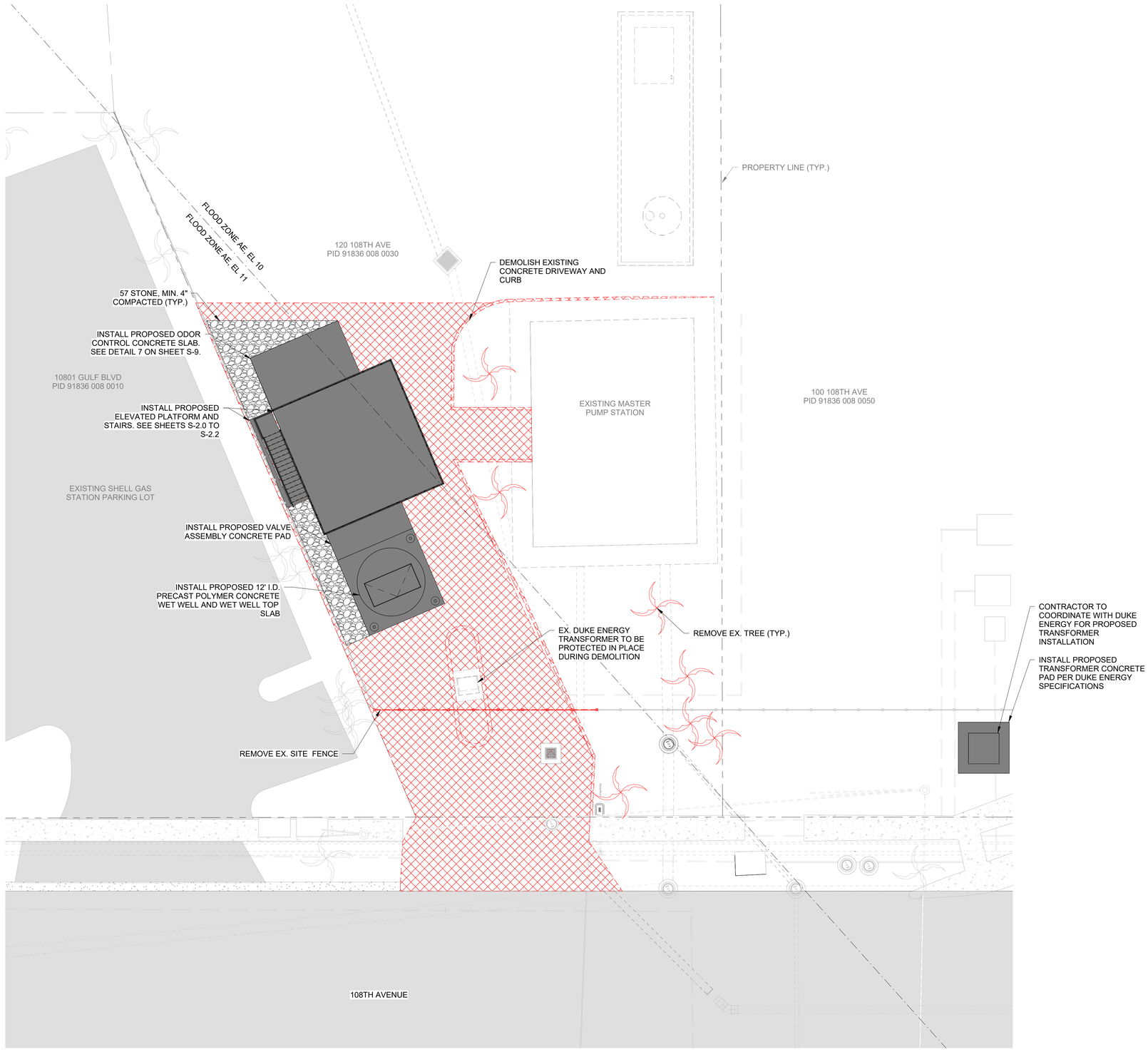

1 PHASE 1
1" = 10'-0"

NORTH

GRAPHIC SCALE IN FEET
0 5' 10" 20"

LEGEND:

- PROPERTY LINE
- EXISTING
- DEMOLISH
- PROPOSED
- PROPOSED 57 STONE
- ASPHALT DRIVE

PHASING NOTES:

1. DEMOLISH EXISTING DRIVEWAY AND CURB AS NECESSARY FOR PROPOSED IMPROVEMENTS
   a. THE EXISTING DUKE ENERGY TRANSFORMER SHALL REMAIN IN SERVICE UNTIL THE PROPOSED DUKE ENERGY TRANSFORMER IS INSTALLED AND SWITCHOVER IS COMPLETE. CONTRACTOR TO COORDINATE TRANSFORMER INSTALLATION AND SWITCHOVER WITH DUKE ENERGY.
2. INSTALL PROPOSED WET WELL AND WET WELL TOP SLAB, ELEVATED PLATFORM, ODOR CONTROL SLAB, CONCRETE BOLLARDS, DUKE ENERGY TRANSFORMER PAD AND TRANSFORMER

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DRAWN BY:	RTJ
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MASTER PUMP STATION REPLACEMENT ITB 26-007
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CONSTRUCTION PHASING PLAN PHASE 1

SHEET NUMBER
C-9

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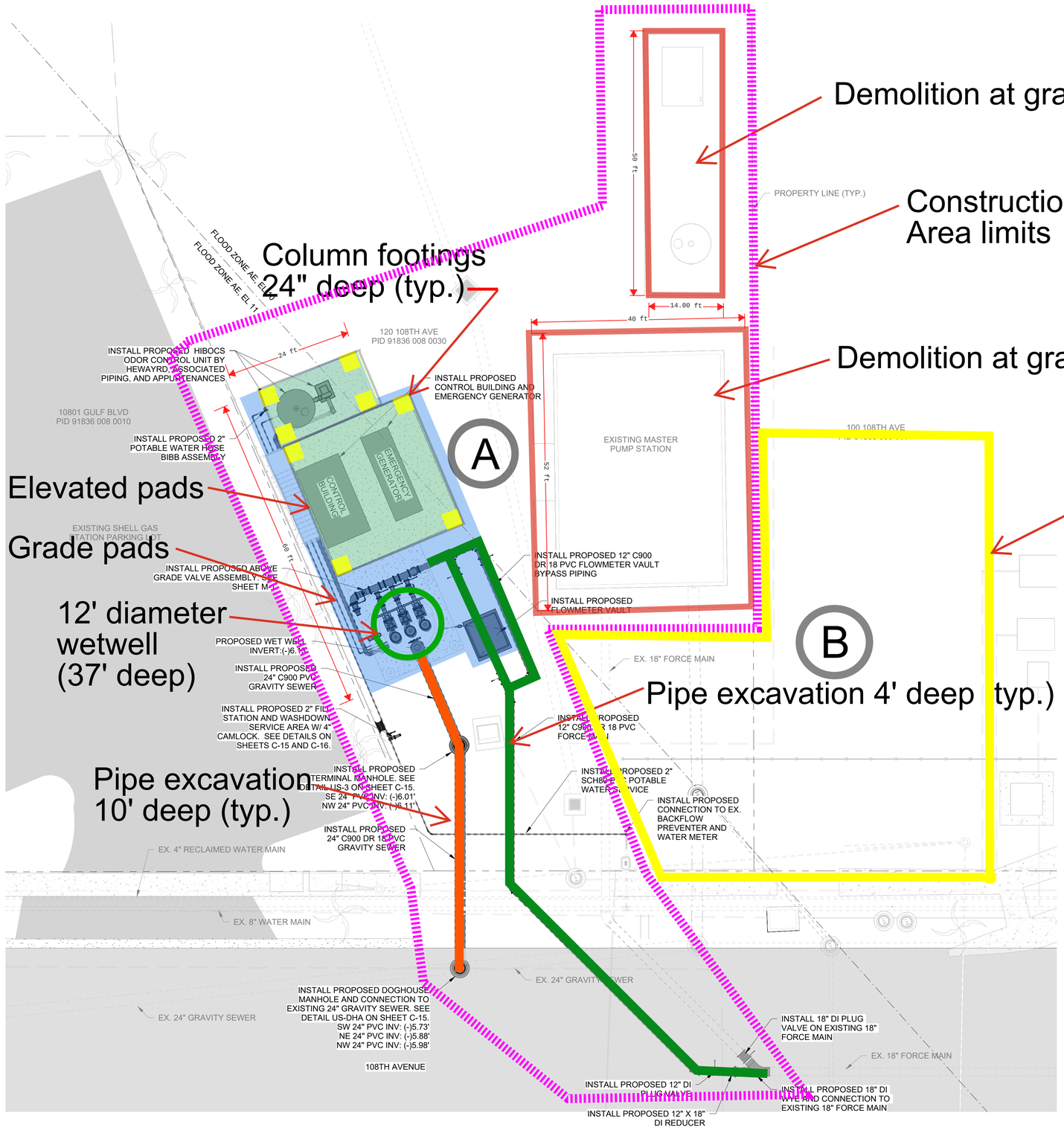

1 PHASE 2
1" = 10'-0"

PHASING NOTES:

1. INSTALL PROPOSED ELECTRICAL BUILDING, PROPOSED EMERGENCY GENERATOR WITH SKID-MOUNTED FUEL TANK, PROPOSED ODOR CONTROL SYSTEM AND ASSOCIATED PIPING AND APPURTENANCES.
2. INSTALL PROPOSED ABOVE GRADE VALVE ASSEMBLY AND PROPOSED 12" C900 DR 18 FORCE MAIN (INCLDUING THE FLOW METER VAULT, FLOW METER BYPASS PIPING, AND CONNECTION TO EXISTING FORCE MAIN).
3. INSTALL PROPOSED DOGHOUSE MANHOLE, PROPOSED TERMINAL MANHOLE, AND PROPOSED 24" C900 DR 18 GRAVITY SEWER UP TO PROPOSED DOGHOUSE MANHOLE.
4. CONTRACTOR TO COORDINATE TEMPORARY MASTER PUMP STATION SHUTDOWN WITH THE CITY OF TREASURE ISLAND.

Ground Distubance Map
Master Pump Station
120 108th Avenue
Treasure Island , FL 33706

A Construction Area
27°46'13.64"N
82°46'10.21"W

B Staging Area
27°46'13.80"N
82°46'9.26"W

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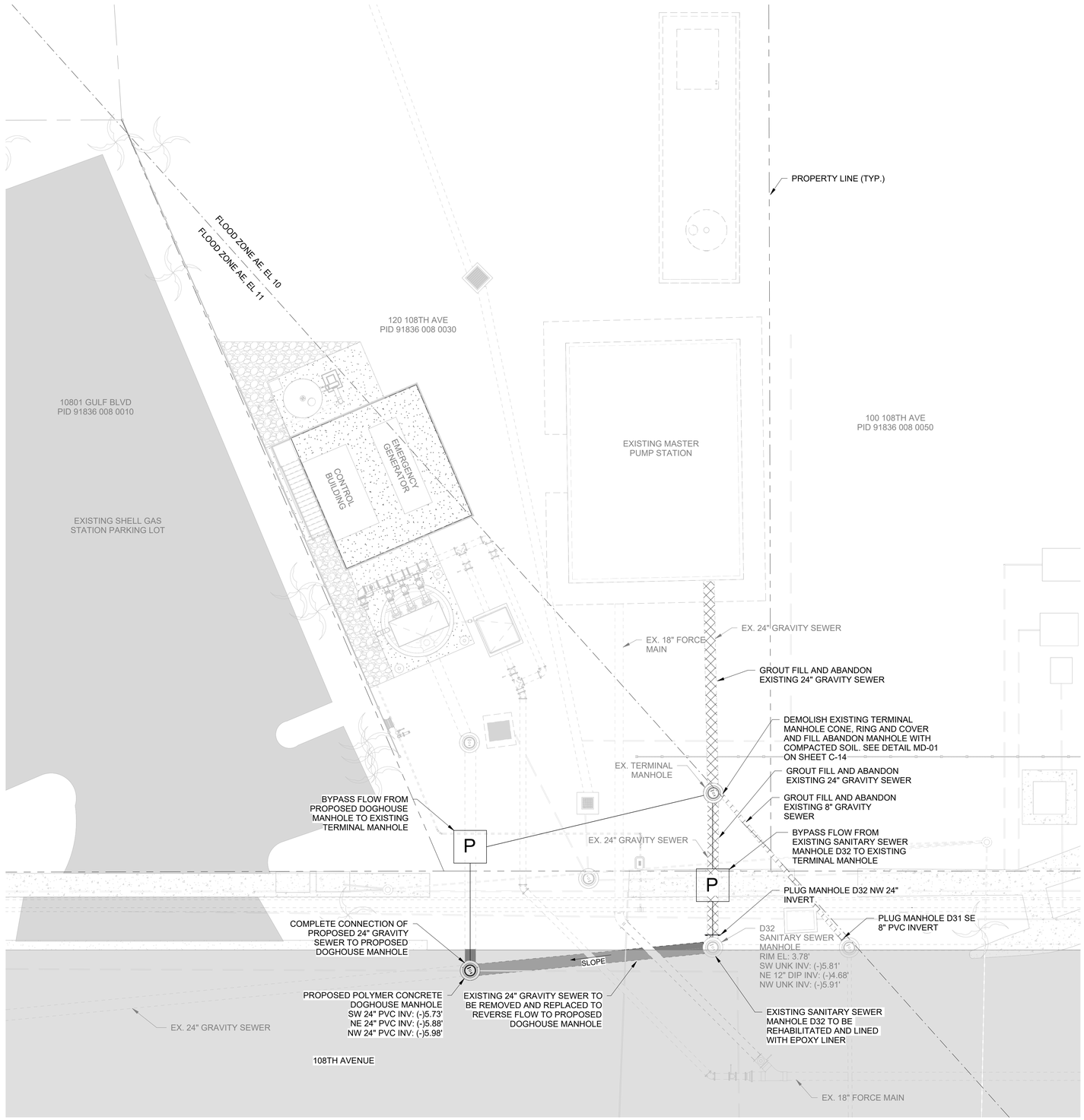
MASTER PUMP STATION
REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

CONSTRUCTION PHASING PLAN PHASE 2

SHEET NUMBER
C-10



1 PHASE 3
1" = 10'-0"

NORTH

GRAPHIC SCALE IN FEET
0 5' 10" 20"

LEGEND:

PROPERTY LINE
EXISTING
DEMOLISH
PROPOSED
BYPASS PUMP — P
ASPHALT DRIVE
GROUT FILL

PHASING NOTES:

1. SET UP BYPASS ASSEMBLY.
2. BYPASS FROM PROPOSED DOGHOUSE MANHOLE AND EXISTING MANHOLE D32 TO EXISTING TERMINAL MANHOLE.
3. REMOVE EXISTING 24" GRAVITY SEWER FROM EXISTING MANHOLE D32 AND PROPOSED DOGHOUSE MANHOLE AND REVERSE FLOW TO PROPOSED DOGHOUSE MANHOLE.
4. STARTUP PROPOSED PUMP STATION FOR TESTING AND CERTIFICATION.
5. REMOVE BYPASS AND START UP MASTER PUMP STATION. PLACE MASTER PUMP STATION INTO SERVICE.
6. GROUT FILL AND ABANDON EXISTING 24" GRAVITY SEWER AND DEMOLISH EXISTING TERMINAL MANHOLE CONE, RING AND COVER AND FILL ABANDON MANHOLE WITH COMPACTED SOIL. PLUG THE NW INVERT OF MANHOLE D32.
   A. GROUT FILL AND ABANDON THE EXISTING 8" GRAVITY SEWER FROM MANHOLE D31 TO THE EXISTING TERMINAL MANHOLE AND PLUG THE 8" SE INVERT OF EXISTING SANITARY SEWER MANHOLE D31

No.	Revisions	By	Date

Kimley»Horn
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LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER
97287
DATE: xx/xx/xx

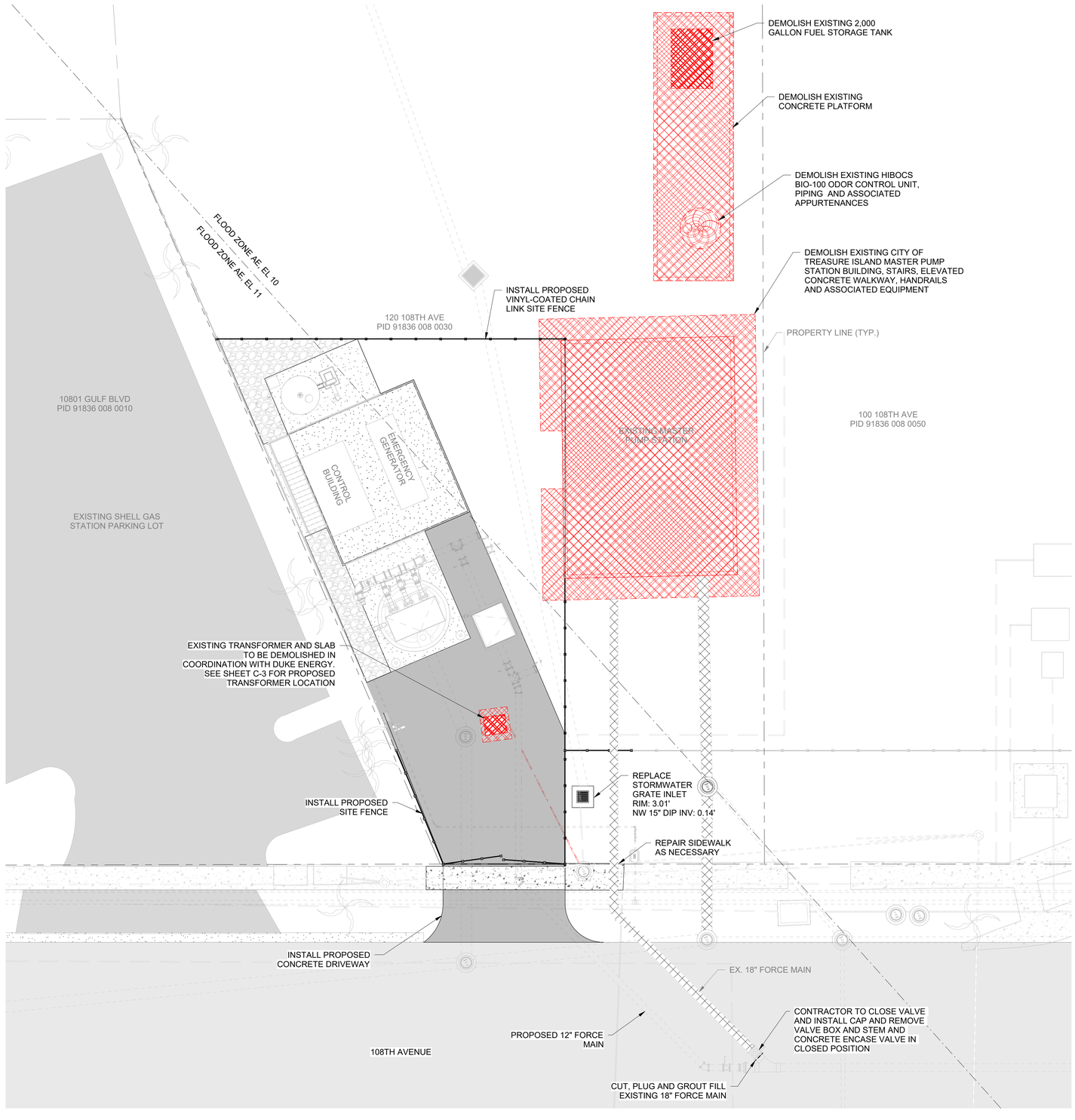
KHA PROJECT: 145139009	
DATE	01/14/2026
SCALE:	AS SHOWN
DESIGNED BY:	KTM
DRAWN BY:	RTJ
CHECKED BY:	KTM

MASTER PUMP STATION
REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

CONSTRUCTION PHASING PLAN PHASE 3

SHEET NUMBER
C-11

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement.rvt



1 PHASE 4
1" = 10'-0"

NORTH

GRAPHIC SCALE IN FEET
0 5' 10" 20"

LEGEND:

- PROPERTY LINE
- EXISTING
- DEMOLISH
- PROPOSED
- ASPHALT DRIVE
- GROUT FILL

PHASING NOTES:

1. DEMOLISH EXISTING DUKE ENERGY TRANSFORMER, CONDUIT AND CONCRETE PAD.
2. CUT, PLUG AND GROUT FILL AND ABANDON EXISTING 18" FORCE MAIN.
   A. CONTRACTOR TO CLOSE 18" DI PLUG VALVE ON EXISTING 18 FORCE MAIN, INSTALL CAP AND REMOVE VALVE BOX AND STEM.
3. DEMOLISH EXISTING MASTER PUMP STATION BUILDING, STAIRS, RAILINGS AND ASSOCIATED EQUIPMENT.
   A. CONTRACTOR TO SALVAGE EXISTING PUMPS, MINI SPLITS AND GENERATOR AND COORDINATE WITH THE CITY OF TREASURE ISLAND.
4. INSTALL CONCRETE DRIVEWAY.
5. INSTALL SITE FENCE.

GENERAL NOTES:

CONTRACTOR TO COORDINATE SALVAGE OF EXISTING PUMPS, MINI SPLITS AND GENERATOR WITH THE CITY OF TREASURE ISLAND.

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KHA PROJECT 145139009
DATE 01/14/2026
SCALE: AS SHOWN
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MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

CONSTRUCTION PHASING PLAN PHASE 4

SHEET NUMBER
C-12

238

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement.rvt

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

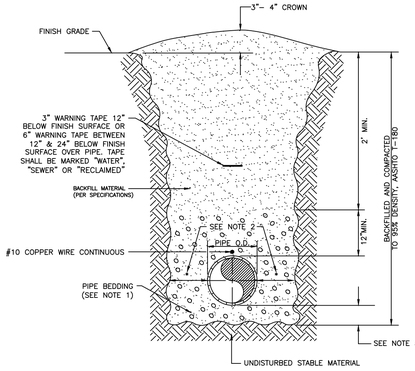
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

F.A.C. RULE 62-55.314 MAIN CLEARANCES DETAIL
N.T.S.

NOTES:

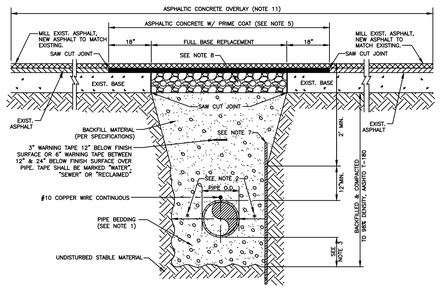
1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.



TRENCH WITH UNIMPROVED SURFACE
N.T.S. DATE: 07/10/2019

NOTES:

1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ASPHALTIC CONCRETE STRUCTURE COURSE WITH PRIME COAT SHALL BE THE SAME DEPTH AND TYPE AS EXISTING OR A MINIMUM OF 1 1/4 INCH, WHICHEVER IS GREATER.
6. ADJUST MILLING PER INDIVIDUAL SITE TO NOT IMPACT BASE. BUTT JOINT TO EXISTING ASPHALT. FINAL OVERLAY LIMITS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. FINAL OVERLAY TO MATCH EXISTING WITH NO DISCERNABLE "BUMP" AT JOINT. MILLING LIMITS THAT IMPACT INTERSECTION SHALL BE ADDRESSED ON A CASE BY CASE BASIS AND APPROVED BY THE CITY OR APPROPRIATE GOVERNING AGENCY.
7. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
8. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP 9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
9. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
10. RESTORE SIGNAGE & MARKING WITH THERMOPLASTIC PER FDOT STANDARDS, LATEST EDITION.
11. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL–3" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR–2" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL–1½" MIN. TYPE SP–9.5 TRAFFIC LEVEL "C".
12. NOTES 5. THRU 11. ARE MINIMUM REQUIREMENTS FOR A TRENCH IN A ROAD. REFER TO THE CITY SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



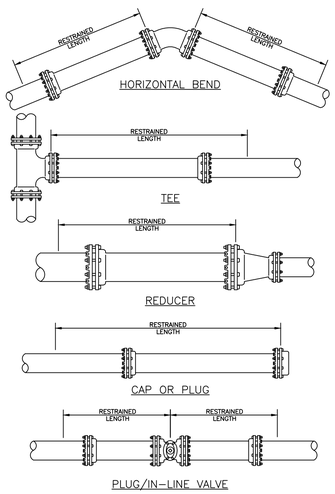
TRENCH WITH ASPHALT PAVEMENT SURFACE RESTORATION
N.T.S. DATE: 07/10/2019

MINIMUM LENGTH (FEET) OF RESTRAINED JOINT PIPE FOR DR-18 PVC PIPE

FITTING TYPE		PIPE SIZE								200psi	
		4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
90° HORIZ. BEND		17	24	31	37	43	55	60	66	76	119	136
45° HORIZ. BEND		8	10	13	16	18	23	25	28	32	49	56
22.5° HORIZ. BEND		4	5	7	8	9	11	12	13	15	24	27
11.25° HORIZ. BEND		2	3	4	4	5	6	6	7	8	12	14
90° VERT.* OFFSET	UPPER BEND	38	53	70	84	99	115	140	153	179	285	330
	LOWER BEND	38	53	70	84	99	115	140	153	179	285	330
45° VERT. OFFSET	UPPER BEND	16	22	29	35	41	53	58	64	74	118	137
	LOWER BEND	4	6	7	9	10	13	14	15	18	29	33
22.5° VERT. OFFSET	UPPER BEND	8	11	14	17	20	26	28	31	36	57	66
	LOWER BEND	2	3	4	4	5	6	7	8	9	14	16
11.25° VERT. OFFSET	UPPER BEND	4	6	7	9	10	13	14	16	18	29	33
	LOWER BEND	1	1	1	2	3	3	4	4	5	7	8
PLUG/ IN-LINE VALVE		38	53	70	84	99	115	140	153	179	285	330
TEE (BRANCH RESTRAINT)	4"X ø	20	–	–	–	–	–	–	–	–	–	–
	6"X ø	11	35	–	–	–	–	–	–	–	–	–
	8"X ø	2	29	51	–	–	–	–	–	–	–	–
	10"X ø	1	22	46	65	–	–	–	–	–	–	–
	12"X ø	1	15	41	61	79	–	–	–	–	–	–
	16"X ø	1	1	30	52	72	107	–	–	–	–	–
	18"X ø	1	1	24	47	68	104	120	–	–	–	–
	20"X ø	1	1	18	42	64	101	117	133	–	–	–
	24"X ø	1	1	5	32	55	95	112	128	158	–	–
	30"X ø	1	1	1	15	42	84	103	120	152	193	–
	36"X ø	1	1	1	1	26	73	93	111	144	187	226
REDUCER (LARGER PIPE RESTRAINT)	6"X ø	28	–	–	–	–	–	–	–	–	–	–
	8"X ø	50	30	–	–	–	–	–	–	–	–	–
	10"X ø	68	52	28	–	–	–	–	–	–	–	–
	12"X ø	86	72	52	29	–	–	–	–	–	–	–
	16"X ø	117	107	93	75	54	–	–	–	–	–	–
	18"X ø	131	122	110	95	76	29	–	–	–	–	–
	20"X ø	146	138	126	113	96	54	29	–	–	–	–
	24"X ø	173	166	157	146	132	98	77	54	–	–	–
200psi	30"X ø	279	272	262	251	237	201	179	155	100	–	–
	36"X ø	325	320	312	303	291	262	245	225	181	100	–

*PER DIPRA, AS THE BEND ANGLE APPROACHES 90°, LATERAL MOVEMENT OF THE OUTER LEGS APPROACHES ZERO. FOR THIS CONDITION, RESTRAIN ALL PIPE BETWEEN THE FITTINGS AND RESTRAIN THE OUTER LEGS AS DEAD ENDS.

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 7.12)

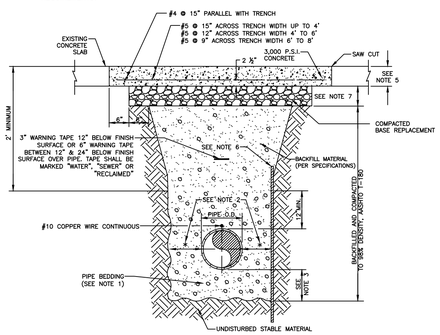


NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE–SP TEST PRESSURE–150/200 PSI
   TRENCH TYPE–3 SAFETY FACTOR– 1.5
   MINIMUM PIPE LENGTH ALONG TEE RUN–5'
   DEPTH OF BURY–3' VERTICAL OFFSET–3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF FITTINGS.
5. RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MIN. LENGTH REQUIRED.

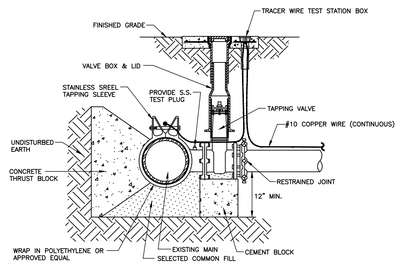
RESTRAINED LENGTH TABLE DETAIL
N.T.S.

NOTES:

1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. THICKNESS TO MATCH EXISTING OR BE 8" MINIMUM, WHICHEVER IS GREATER.
6. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
8. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP 9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
9. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
10. NOTES 5. THRU 8. ARE MINIMUM REQUIREMENTS. REFER TO CITY SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



TRENCH WITH CONCRETE PAVEMENT SURFACE RESTORATION
N.T.S. DATE: 07/10/2019



NOTES:

1. PRIOR TO TAPPING, CONTRACTOR TO DEMONSTRATE 60 MINUTE HYDROSTATIC TEST OF THE TAPPING SLEEVE AND VALVE WITH NO LOSS OF 180 PSI PRESSURE FOR WATER AND RECLAIMED WATER OR 150 PSI FOR FORCE MAIN.
2. ALL FITTINGS TO BE WRAPPED WITH 20 MIL VISQUEEN AT THRUST BLOCK.
3. ALL TAPS MUST BE OF A SMALLER SIZE THAN THE MAIN BEING TAPPED & PLACED NO CLOSER THAN 30" OR A DISTANCE EQUAL TO (1) MAIN PIPE DIAMETER PLUS (2) TAP PIPE DIAMETERS (WHICHEVER IS GREATER) FROM A JOINT OR FITTING.
4. CONTRACTOR TO SUPPLY A DRY HOLE FOR TAPPING CREW TO WORK IN AND A BACK-HOE TO LOWER TAPPING MACHINE INTO THE HOLE.
5. WHERE THRUST BLOCK NOT USED, RESTRAINED JOINTS MUST THEN EXTEND FROM TEE FULL LENGTH SPECIFIED FOR "TEES."
6. TRACER WIRE TEST STATION BOX IS REQUIRED AT CONNECTIONS TO EXISTING MAINS.

TAPPING SLEEVE AND VALVE DETAIL
N.T.S.

No.	Revisions	By	Date

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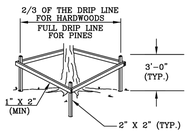
MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR CITY OF TREASURE ISLAND

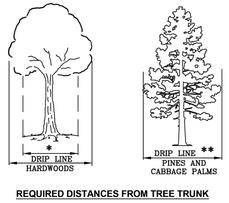
CIVIL DETAILS

SHEET NUMBER C-13

NOTES:
1. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
3. CRITICAL ROOT ZONE (CRZ) TO BE DEFINED AS A RADIUS 3X THE DIAMETER (DBH) OF THE TREE. ANY ROOT CUTTING OR DAMAGE IN THIS ZONE MAY REDUCE STABILITY OF THE TREE. ANY ROOT CUTS WITHIN 1.5X THE DIAMETER (DBH) MAY RESULT IN A SEVERE LOSS OF STABILITY AND MUST BE REVIEWED BY COUNTY ARBORIST.
4. TREE PROTECTION ZONES (TPZ) TO BE DEFINED AS A RADIUS (DISTANCE FROM TRUNK TO THE TPZ FENCING) OF 12X THE DIAMETER AT BREAST HEIGHT (DBH) FOR TREES GREATER THAN OR EQUAL TO 10' DBH TREE OR
   a. 1 FT FOR 1-INCH DBH GREATER THAN EQUAL TO 10 INCHES
   b. 1.5FT FOR INCH LESS THAN 10 INCHES
5. ROOTS WITHIN THE TPZ AND GREATER THAN 1-INCH DIAMETER SHALL BE CLEANLY CUT WITH LOPPERS, HAND SAW OR SMALL CHAINSAWS.
6. ALL ROOT PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI-A300 STANDARDS.
7. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOTS SYSTEM.
8. IF CONSTRUCTION ACTIVITIES MUST TAKE PLACE WITHIN THE TPZ, USE TRUNK/ROOT FLARE AND SOIL/ROOT PROTECTION MEASURES AS ILLUSTRATED ANSI A300 PART 5 BMP
9. TREE PROTECTION ZONES MAY BE MODIFIED TO ACCOMMODATE WORK WITHIN REASON. FOR EVERY 1 FT REDUCTION ON ONE SIDE OF THE PROTECTION AREA AND INCREASE IN 1 FT ON THE OPPOSITE SIDE MUST OCCUR.
10. TREE FENCING BARRIERS TO ESTABLISH TPZ'S SHALL BE CONSTRUCTED WHEN CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER
11. ACCEPTABLE TREE FENCING INCLUDES THE FOLLOWING
   a. A MINIMUM FOUR-FOOT (4') BARRIER, CONSTRUCTED IN A POST AND RAIL CONFIGURATION. A 2-INCH X 4-INCH POST AND A DOUBLE 1-INCH X 4-INCH RAIL ARE RECOMMENDED.
   b. FOUR-FOOT ORANGE POLYETHYLENE LAMINAR SAFETY FENCING.
   c. SIX-FOOT CHAIN LINK FENCING. A SIX-FOOT CHAIN LINK FENCE SHOULD BE REQUIRED FOR THE PROTECTION OF ALL SPECIMEN TREES.
   d. *ANY DEVIATION FROM THE THREE ACCEPTABLE TREE FENCING METHODS LISTED ABOVE SHOULD BE AUTHORIZED BY THE ENGINEER.
12. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER
13. COST OF ALL TREE BARRICADES SHALL BE INCLUDED IN PAY ITEM 110-0100 (CLEARING & GRUBBING).
14. SUBSTITUTION OF ACCEPTABLE TREE FENCING MATERIALS REQUIRE PRE-APPROVAL BY THE COUNTY.
15. CALL 811 BEFORE YOU DIG.



BARRIER



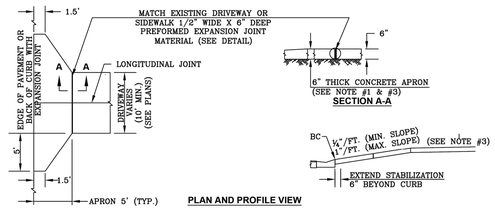
REQUIRED DISTANCES FROM TREE TRUNK

* 2/3 THE DRIP LINE OR 6 FEET, WHICHEVER IS GREATER.

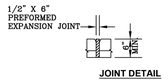
** DRIP LINE FOR PINES/CONIFERS AND CABBAGE PALMS OR 6 FEET, WHICHEVER IS GREATER.

PINELLAS COUNTY	DETAIL INDEX I.D.: 1111
TREE PROTECTION	DATE: FEB/2022

NOTES:
1. CONCRETE DRIVEWAY APRONS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT (3000 PSI), 6" THICK REINFORCED WITH 6" X 6" #10/#10 WELDED WIRE FABRIC, (2" MINIMUM COVER FROM THE BOTTOM.)
2. FIBER REINFORCED CONCRETE 3000 PSI (MIN.) MAY BE USED IN PLACE OF THE REQUIREMENTS OF NO. 1 ABOVE.
3. CONSTRUCTION OF APRON/DRIVEWAY CROSS SLOPES AND SIDEWALK CROSS SLOPE THROUGH THE DRIVEWAY SHALL COMPLY WITH F.D.O.T. INDEX NO. 522-003 FOR ADA REQUIREMENTS.
4. REMOVE TREE ROOTS WITHIN 10" OF PROPOSED GRADE.
5. WHEN THERE IS EXISTING SIDEWALK CROSSING THE PROPOSED DRIVEWAY, IT MUST BE REMOVED TO THE NEAREST JOINT BEYOND THE DRIVEWAY.
6. SIDEWALKS ADJACENT TO LOT PROPERTY LINES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PER F.D.O.T. INDEX 522-001.
7. THERE SHOULD BE AT LEAST ONE LONGITUDINAL CONTROL JOINT AT THE CENTER LINE FOR ALL DRIVEWAYS UP TO 18-FT WIDE. LONGITUDINAL CONTROL JOINT SHOULD NOT EXCEED 8-FT ON ALL DRIVEWAYS WIDER THAN 18-FT. MATCH JOINTS IN CURB AND GUTTER TO JOINTS IN DRIVEWAYS.



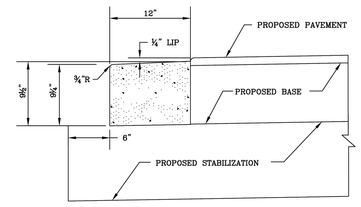
PLAN AND PROFILE VIEW
TYPE "A" CURB DRIVEWAY APRON



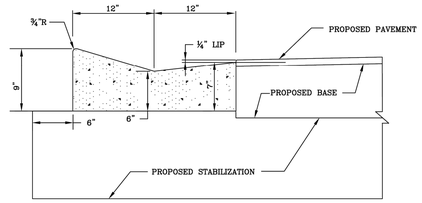
JOINT DETAIL

PINELLAS COUNTY	DETAIL INDEX I.D.: 1340
CONCRETE DRIVEWAY APRON	DATE: FEB/2022

NOTE:
1. ¼" EXPANSION JOINT EVERY 500', BETWEEN CURB SECTIONS, AT RADII, END OF FOUR AND STRUCTURES. (CONTRACTION JOINTS EVERY 10', LONGITUDINALLY. SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS.)
2. IF CURB IS BUILT IN CROSSWALK, DO NOT CONSTRUCT THE LIP PER FDOT STANDARD PLANS INDEX 522-002, PAVEMENT RELIEF DETAILS

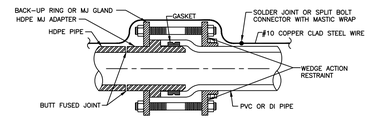


PROFILE VIEW OF HEADER CURB

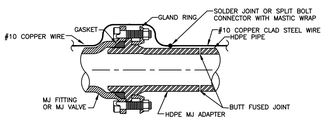


PROFILE VIEW OF TYPE A CURB & GUTTER

PINELLAS COUNTY	DETAIL INDEX I.D.: 1305
CURB AND GUTTER TYPE A AND HEADER CURB	DATE: FEB/2022

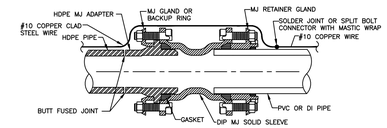


HDPE PIPE TO PVC PIPE / SPIGOT TO BELL CONNECTION



NOTE: SCHEMATIC SHOWN FOR STANDARD MJ FITTINGS AND GATE VALVES.

HDPE PIPE TO MJ FITTING TRANSITION

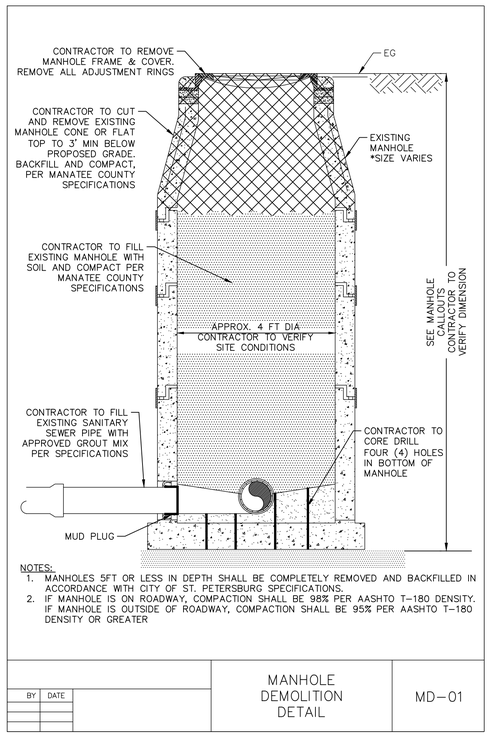


HDPE PIPE TO PVC PIPE SPIGOT TO SPIGOT CONNECTION

1. ONE # 10 GAUGE EXTRA HIGH STRENGTH COPPER CLAD STEEL TRACER WIRE SHALL BE PULLED AND SECURED TO THE PIPE FOR PIPELINES THAT ARE INSTALLED BY TRENCHLESS HORIZONTAL DIRECTIONAL DRILLING METHOD. IN NON-DIRECTIONAL BORE (TRENCHES AND BORE & JACK) APPLICATIONS, A # 10 GAUGE SOLID INSULATED COPPER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRES SHALL HAVE A MINIMUM 30-MILS OF POLYETHYLENE INSULATION.

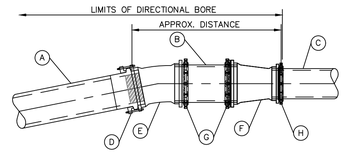
HDPE TO PVC OR DI PIPE ADAPTER DETAIL

N.T.S.



NOTES:
1. MANHOLES 5FT OR LESS IN DEPTH SHALL BE COMPLETELY REMOVED AND BACKFILLED IN ACCORDANCE WITH CITY OF ST. PETERSBURG SPECIFICATIONS.
2. IF MANHOLE IS ON ROADWAY, COMPACTION SHALL BE 98% PER AASHTO T-180 DENSITY. IF MANHOLE IS OUTSIDE OF ROADWAY, COMPACTION SHALL BE 95% PER AASHTO T-180 DENSITY OR GREATER

BY	DATE		MANHOLE DEMOLITION DETAIL	MD-01



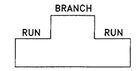
(A) HDPE PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)
(B) 3 LF OF PVC PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)
(C) PVC PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)
(D) HDPE/DUCTILE IRON M.J. ADAPTER WITH GASKET SEAL AND STAINLESS STELL STIFFENER (NOMINAL SIZE NOTED IN TABLE BELOW)
(E) 11.25° M.J. BEND (SIZE NOTED IN TABLE BELOW). REQUIRED FITTING SUBJECT TO CHANGE PER PLAN AND PROFILE SHEETS.
(F) M.J. REDUCER (SIZE NOTED IN TABLE BELOW). REQUIRED FITTING SUBJECT TO CHANGE PER PLAN AND PROFILE SHEETS.
(G) PVC PIPE/M.J. JOINT RESTRAINT (SIZE NOTED IN TABLE BELOW)
(H) PVC PIPE/M.J. JOINT RESTRAINT (SIZE NOTED IN TABLE BELOW)

DIAMETER OF DRILL PIPE	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
6"	6"	6"	4"	6"	6"	6"x4"	6"	4"
8"	8"	8"	6"	8"	8"	8"x6"	8"	6"
10"	10"	10"	8"	10"	10"	10"x8"	10"	8"
12"	12"	12"	10"	12"	12"	12"x10"	12"	10"
16"	16"	16"	12"	16"	16"	16"x12"	16"	12"
18"	18"	18"	16"	18"	18"	18"x16"	18"	16"
20"	20"	20"	18"	20"	20"	20"x18"	20"	18"
24"	24"	24"	20"	24"	24"	24"x20"	24"	20"
30"	30"	30"	24"	30"	30"	30"x24"	30"	24"

HDPE TO PVC TRANSITION DETAIL

N.T.S.

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION.
2. MANUAL. THIS TABLE SHALL BE UTILIZED FOR ALL PRESSURE MAIN INSTALLATIONS. ALL FITTINGS SHALL BE RESTRAINED TO THE LENGTHS INDICATED, AT A MINIMUM.
3. THIS TABLE WAS DEVELOPED USING THE FOLLOWING ASSUMPTIONS:
   - D.I. PIPE WITH POLY WRAP
   - SAFETY FACTOR OF 1.5 TO 1
   - TEST PRESSURE OF 150 P.S.I.
   - SOIL TYPE = S.M.
   - TYPE 3 TRENCH
   - DEPTH OF COVER = 2.5' UP TO 18" AND 3' FOR 20" AND ABOVE.
4. WHEN A TEE HAS A VALVE ON THE RUN, THE BRANCH AND THE RUNS SHALL BE RESTRAINED AS A 90° BEND FOR THE SIZE OF THE PIPE.
5. ALL BENDS, TEES, AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF THE FITTING.
6. ALL RESTRAINED PIPE LENGTHS ARE IN FEET.
7. "F" REPRESENTS THE RESTRAINED JOINTS AT THE FITTINGS.
8. HDPE TRANSITION VALVE IS FOR STRAIGHT TIE-INS, IF A BEND IS USED, THE VALVE FOR THE BEND MUST BE ADDED.
9. LINE VALVES SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM AS A DEAD END.



PIPE SIZE	FITTINGS					
	TEE BRANCH ONLY	90°	45°	22½°	11¼°	DEAD END
2"	F	40	17	F	F	40
4"	19	49	20	10	5	49
6"	33	69	28	14	7	69
8"	58	88	37	18	9	88
10"	76	107	44	21	11	107
12"	93	125	52	25	12	125
14"	110	142	59	28	14	142
16"	127	159	66	32	16	159
18"	143	175	73	35	17	175
20"	132	164	68	33	16	164
24"	159	192	79	38	19	192
30"	195	229	95	46	23	229
36"	230	264	109	53	26	264

FITTINGS			
REDUCERS			LARGER PIPE
LG. SIZE	SM. SIZE	LENGTH	
4"	2"	17'	24
6"	4"	50'	35
8"	4"	91'	64
	6"	53'	37
10"	4"	123'	87
	6"	93'	66
	8"	51'	36
12"	4"	154'	108
	6"	129'	91
	8"	94'	66
	10"	52'	37
14"	6"	160'	113
	8"	131'	92
	10"	95'	67
	12"	52'	36
16"	6"	190'	134
	8"	165'	116
	10"	134'	94
	12"	96'	67
	14"	52'	36
18"	8"	196'	137
	10"	169'	118
	12"	135'	95
	14"	96'	67
	16"	51'	36
20"	10"	172'	121
	12"	147'	103
	14"	117'	82
	16"	82'	58
	18"	44'	30
24"	12"	201'	141
	14"	177'	124
	16"	149'	104
	18"	117'	82
	20"	82'	57
30"	18"	208'	144
	20"	178'	125
	24"	115'	80
36"	20"	258'	180
	24"	207'	144
	30"	114'	80

PRESSURE MAIN RESTRAINED JOINT

PINELLAS COUNTY	DETAIL INDEX I.D.: PCU GD 11
PRESSURE MAIN RESTRAINED JOINT DETAIL	DATE: FEB/2016
	KEVIN BECOTTE, P.E.
	REVISION:

No.	Revisions	By	Date

Kimley»Horn

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PHONE: 727.547.3999
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

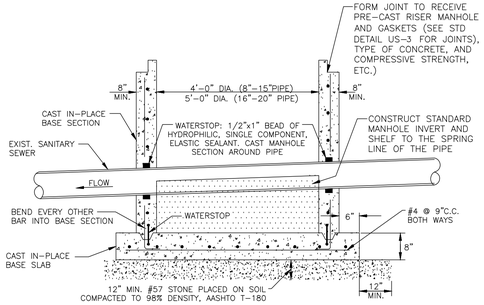
LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE:

KHA PROJECT 145139009
DATE 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: KTM
DRAWN BY: RTJ
CHECKED BY: KTM

MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR CITY OF TREASURE ISLAND

CIVIL DETAILS

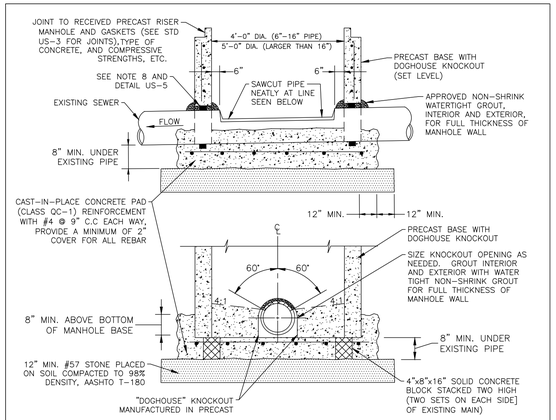
SHEET NUMBER C-14



NOTES:

1. PREFERRED CONSTRUCTION IS BY "CUTTING-IN" A STANDARD SANITARY SEWER MANHOLE WITH A TEMPORARY FLOW BY-PASS SYSTEM.
2. PRIOR TO ANY EXCAVATION OVER THE PIPE, A TV RECORDING OF THE EXISTING SEWER MAIN SHALL OCCUR BETWEEN THE UPSTREAM AND DOWNSTREAM MANHOLES WHILE THE COUNTY INSPECTOR IS PRESENT.
3. THE CONTRACTOR SHALL CAREFULLY EXCAVATE AROUND AND PROPERLY SUPPORT THE EXISTING PIPE.
4. SEWER LINES GREATER THAN 20" REQUIRE SPECIAL DESIGN AND APPROVAL BY THE CITY OF TREASURE ISLAND.
5. ALLOW SUFFICIENT CURING TIME, 24-36 HOURS, FOR THE HYDROPHILIC, SINGLE COMPONENT, ELASTIC SEALANT, BEFORE POURING CONCRETE.
6. FOLLOWING SATISFACTORY CURING OF THE INVERT CHANNEL AND SHELF, THE CONTRACTOR SHALL CUT AND REMOVE THE TOP HALF OF THE EXISTING PIPE WITHIN THE MANHOLE, TAKING CARE NOT TO ALLOW ANY PIECES TO BE WASHED DOWN STREAM IN THE PIPE. CUTTING OF THE PIPE SHALL BE IN A WORKMAN LIKE MANNER, PROVIDING A SMOOTH AND EVEN FINISHED PRODUCT.
7. A TV RECORDING OF THE SEWER MAIN SHALL ALSO OCCUR AFTER CONSTRUCTION WHILE THE COUNTY INSPECTOR IS PRESENT. PIPE DEFLECTION SHALL NOT DEVIATE BY MORE THAN 1 INCH FROM THE DESIGN LINE.
8. THERE SHALL BE NO VISIBLE LEAKS IN THE MANHOLE.

REV.BY	DATE		SANITARY SEWER MANHOLE CONSTRUCTED OVER EXISTING SEWER LINE	US-5

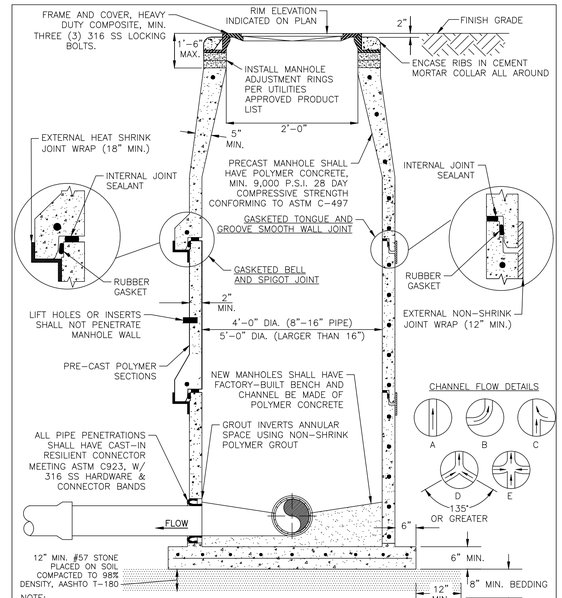


ROTATED SECTION

GENERAL DOG HOUSE MANHOLE NOTES:

1. PREFERRED CONSTRUCTION IS BY "CUTTING-IN" A STANDARD SANITARY SEWER MANHOLE WITH A TEMPORARY FLOW BY-PASS SYSTEM.
2. PRIOR TO ANY EXCAVATION OVER THE PIPE, A TV RECORDING OF THE EXISTING SEWER MAIN SHALL OCCUR BETWEEN THE UPSTREAM AND DOWNSTREAM MANHOLES WHILE THE COUNTY INSPECTOR IS PRESENT.
3. SEWER LINES GREATER THAN 20" DIA. REQUIRE SPECIAL DESIGN APPROVAL BY THE CITY OF TREASURE ISLAND.
4. ALL NEW MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF THE FDEP AND CITY OF ST. PETERSBURG STANDARDS AND SPECIFICATIONS
5. THE EXCAVATION FOR TYPE B DOGHOUSE MANHOLES SHALL BE LARGE ENOUGH TO ALLOW ADEQUATE SPACE TO SLIDE THE PRE-CAST BASE UNDER THE EXISTING SEWER. ALL COSTS RELATED TO THE EXCAVATION SHALL BE INCLUDED IN THE BID PRICE FOR THE CONSTRUCTION OF THE DOGHOUSE MANHOLE. THE CONTRACTOR SHALL NOT BE DUE ANY ADDITIONAL COMPENSATION FOR ANY EXCAVATION THAT IS NECESSARY TO ACCOMODATE THE PLACEMENT OF THE PRE-CAST BASE.
6. ALL NEW PIPE CONNECTIONS TO THE NEW MANHOLE (EXCLUDING EXISTING PASS-THROUGH PIPE) SHALL HAVE CAST-IN RESILIENT PIPE TO MANHOLE SEALS PER ASTM C-923 WITH 316 SS HARDWARE AND CONNECTORS BAND.
7. THE CENTERLINE OF THE MANHOLE SHALL BE LOCATED OVER THE CENTERLINE OF THE MAIN SEWER.
8. FOR SANITARY SEWERS, PRIOR TO PLACEMENT OF CONCRETE AND GROUT, A WATERSTOP MADE OF A 1/2"x1" BEAD OF APPROVED HYDROPHILIC, EXPANDABLE, SINGLE COMPONENT, ELASTIC SEALANT SHALL BE INSTALLED BOTH AROUND THE EXISTING PIPES AND ALONG THE PERIMETER OF THE KNOCK OUT OPENINGS AT THE LOCATIONS WHERE THE PIPES WILL PENETRATE THE DOGHOUSE MANHOLE WALLS. THE WATERSTOP(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS. ALLOW SUFFICIENT CURE-TIME, 24-36 HOURS, FOR HYDROPHILIC SINGLE COMPONENT, ELASTIC SEALANT BEFORE POURING CONCRETE.
9. THE EXISTING SEWER SHALL BE SUPPORTED FROM ABOVE WITH SLINGS DURING ALL PHASES OF CONSTRUCTION. SLINGS ARE TO BE REMOVED ONLY AFTER CONCRETE BACKFILL WITHIN THE STRUCTURE HAVE CURED.
10. FOLLOWING SATISFACTORY CURING OF THE INVERT CHANNEL AND SHELF, THE CONTRACTOR SHALL CUT AND REMOVE THE TOP HALF OF THE EXISTING PIPE WITHIN THE MANHOLE, TAKING CARE NOT TO ALLOW ANY PIECES TO BE WASHED DOWN STREAM IN THE PIPE. CUTTING OF THE PIPE SHALL BE IN A WORKMAN LIKE MANNER, PROVIDING A SMOOTH AND EVEN FINISHED PRODUCT.
11. A TV RECORDING OF THE SEWER MAIN SHALL ALSO OCCUR AFTER CONSTRUCTION WHILE THE COUNTY INSPECTOR IS PRESENT. PIPE DEFLECTION SHALL NOT DEVIATE BY MORE THAN 1 INCH FROM THE DESIGN LINE.
12. THERE SHALL BE NO VISIBLE LEAKS IN THE MANHOLE.

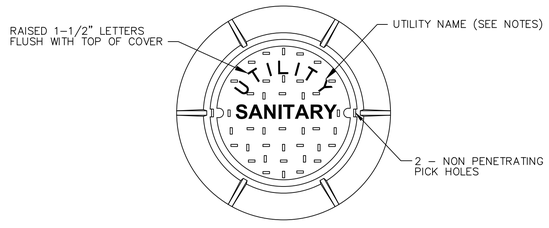
REV.BY	DATE		DOGHOUSE MANHOLE 6" THRU 42" PIPE (TYPE A)	US-DHA



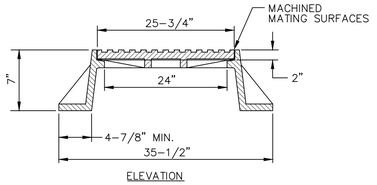
NOTE:

1. DROP MANHOLES, MANHOLES WITH OPPOSING TURBULENT FLOW (DETAILS D & E), MANHOLES UPSTREAM OF A LIFT STATION WET WELL (SEE US-25), MANHOLES WITH GRAVITY SEWERS GREATER THAN 12 INCHES IN DIAMETER, FORCE MAIN TERMINAL MANHOLE AND THE NEXT TWO DOWNSTREAM MANHOLES SHALL BE MADE OF POLYMER CONCRETE.
2. MANHOLES SHALL HAVE A GASKETED BELL & SPIGOT OR TONGUE & GROOVE SMOOTH WALL JOINT DESIGN.
3. ALL JOINTS SHALL MEET THE REQUIREMENTS OF ASTM C-443 AND ASTM C-990 FOR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS AND FLEXIBLE JOINT SEALANTS.
4. ALL FRP/STEEL REINFORCEMENT, MANHOLE RISERS, CONES, BASES, AND FLAT LIDS SHALL BE DESIGNED BY MANUFACTURER TO MEET LOADING REQUIREMENTS OF ASTM C-478, ASTM C-857, ACI 350, AND ACI 440.1R AS MODIFIED FOR POLYMER CONCRETE MANHOLES.

REV.BY	DATE		STANDARD PRECAST POLYMER CONCRETE SANITARY SEWER MANHOLE FOR TURBULENT FLOW	US-3



PLAN

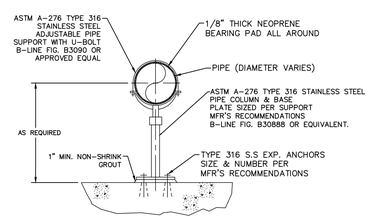


ELEVATION

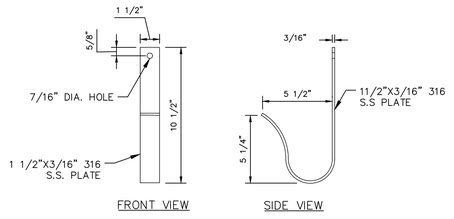
NOTES:

1. MANHOLE FRAME AND COVER SHALL BE USF 227 AS ORS (410 LBS. TOTAL WEIGHT FOR FRAME AND COVER) OR APPROVED EQUAL.
2. UTILITY NAME SHALL BE THE NAME OF THE UTILITY PROVIDING SERVICE DETAIL SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR UTILITY APPROVAL.

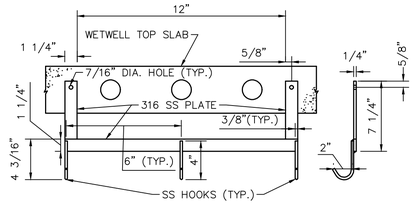
STANDARD MANHOLE FRAME AND COVER
N.T.S.



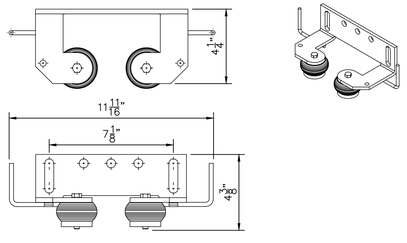
COLUMN PIPE SUPPORT
N.T.S.
DATE: 07/10/2019



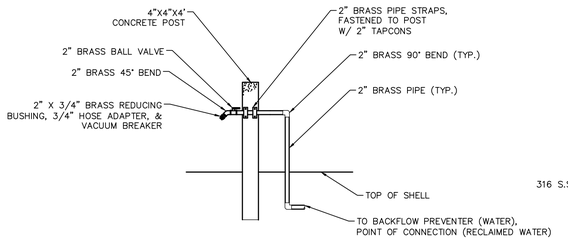
POWER AND TRANSDUCER CABLE HOOK
N.T.S.
DATE: 07/10/2019



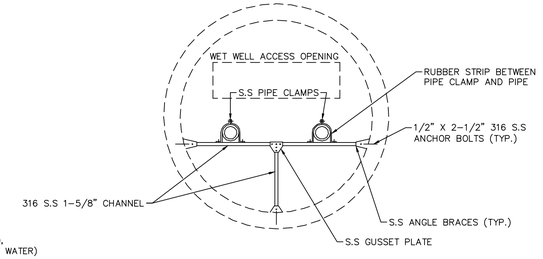
CABLE HOLDER DETAIL
N.T.S.
DATE: 07/10/2019



2" UPPER GUIDE BRACKET DETAIL
N.T.S.
DATE: 07/10/2019



HOSE BIB DETAIL
N.T.S.
DATE: 07/10/2019



WET WELL PIPE BRACING
N.T.S.
DATE: 07/10/2019

No.	Revisions	By	Date

Kimley»Horn
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PHONE: 727.547.3969
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL. LICENSE NUMBER 97287
DATE:

KHA PROJECT 145139009
DATE 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: KTM
DRAWN BY: RTJ
CHECKED BY: KTM

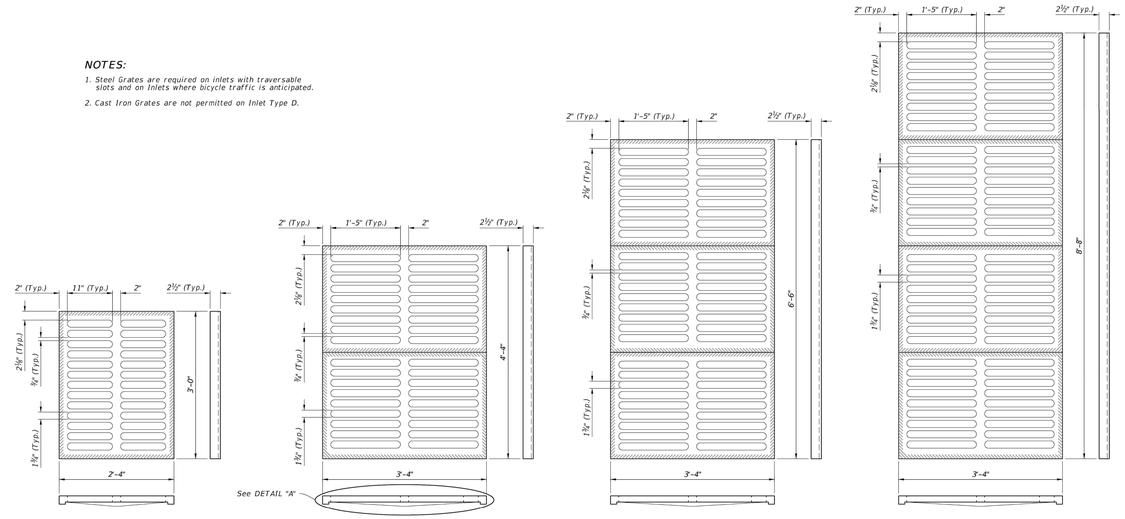
MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR CITY OF TREASURE ISLAND

CIVIL DETAILS

SHEET NUMBER C-15

NOTES:

1. Steel Grates are required on inlets with traversable slots and on inlets where bicycle traffic is anticipated.
2. Cast Iron Grates are not permitted on Inlet Type D.

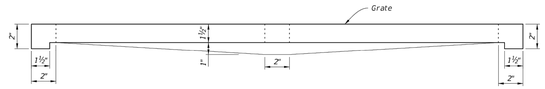


TYPE C
Approx. 235 lbs.

TYPE E
Approx. 465 lbs.

TYPE H
(3-Grate Inlet)
Approx. 725 lbs.

TYPE H
(4-Grate Inlet)
Approx. 967 lbs.



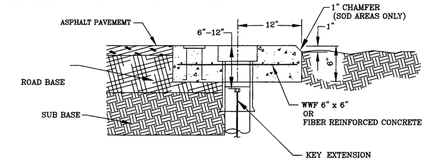
DETAIL "A"
(Typical Section)

CAST IRON GRATE DETAILS

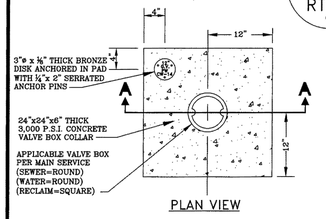
LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	7 of 14

8/13/2024 7:49:48 AM

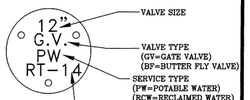
NOTES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF VALVE IS LOCATED WITHIN A SIDEWALK CONCRETE COLLAR MAY BE ELIMINATED AND DISK SET FLUSH DIRECTLY IN SIDEWALK.
3. BRONZE DISK REQUIRED: FOR ALL VALVES, AND DUMMY BOXES.
4. THE 24"x24"x6" THICK CONCRETE VALVE BOX COLLAR CAN BE INSTALLED BELOW THE FRICTION COARSE AND THE BRONZE DISK ANCHORED IN A NEAR-BY CURB OR SIDEWALK.
5. ALL VALVES/BOXES SHALL BE LOCATED BY MEANS OF A PERPENDICULAR 6"x2' BLUE STRIPE ACROSS THE CURB. THE DISTANCE FROM THE BACK OF THE CURB TO THE VALVE SHALL BE STENCILED ON THE CURB WITH NUMBERS FOUR INCHES HIGH, PAINTED BLUE, BY THE CONTRACTOR.



SECTION A–A



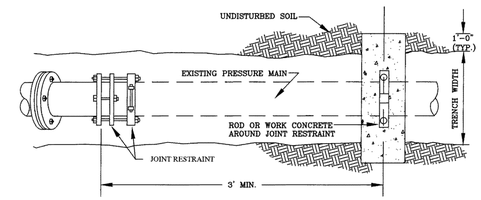
PLAN VIEW



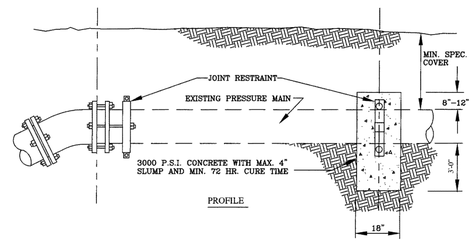
BRONZE DISK DETAIL

PINELLAS COUNTY	DETAIL INDEX I.D.: PCU GD 5
CONCRETE VALVE BOX AND COLLAR DETAIL	DATE: FEB/2016
	KEVIN BECOTTE, P.E.
	REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION MANUAL.
2. FITTING CONNECTION TO EXISTING PIPE AND REVERSE DEADMAN MUST BE PART OF ONE INTEGRAL JOINT OF PIPE.
3. REVERSE DEADMAN FOR 16" AND LARGER PIPES SHALL BE DESIGNED BY ENGINEER.

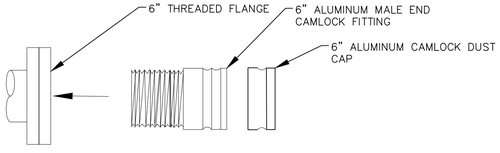


PLAN

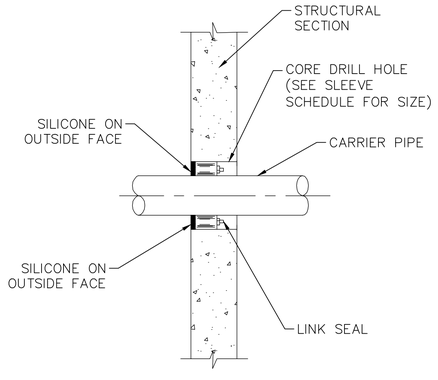


PROFILE

PINELLAS COUNTY	DETAIL INDEX I.D.: PCU GD 6
REVERSE DEADMAN RESTRAINT DETAIL	DATE: FEB/2016
	KEVIN BECOTTE, P.E.
	REVISION:



6" CAMLOCK CONNECTION DETAIL
N.T.S.

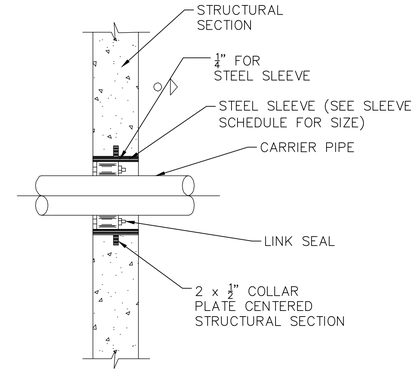


TYPE 1

SLEEVE SCHEDULE			
CARRIER PIPE			CORE DRILLED HOLE INSIDE DIAMETER (INCHES)
NOMINAL DIAMETER INCHES	MATERIAL	OUTSIDE DIAMETER INCHES	
6	D.I.	6.90	10
8	D.I.	9.05	12
10	D.I.	11.10	14
8	PVC C900–16	8.63	12
6	HDPE	6.90	10
8	HDPE	8.63	12

NOTE:
INSTALL SEALS FROM DRY SIDE OF PENETRATION. WET SIDE FILLED WITH WATERPROOF NON–SHRINK GROUT.

PIPE PENETRATION
N.T.S.



TYPE 2

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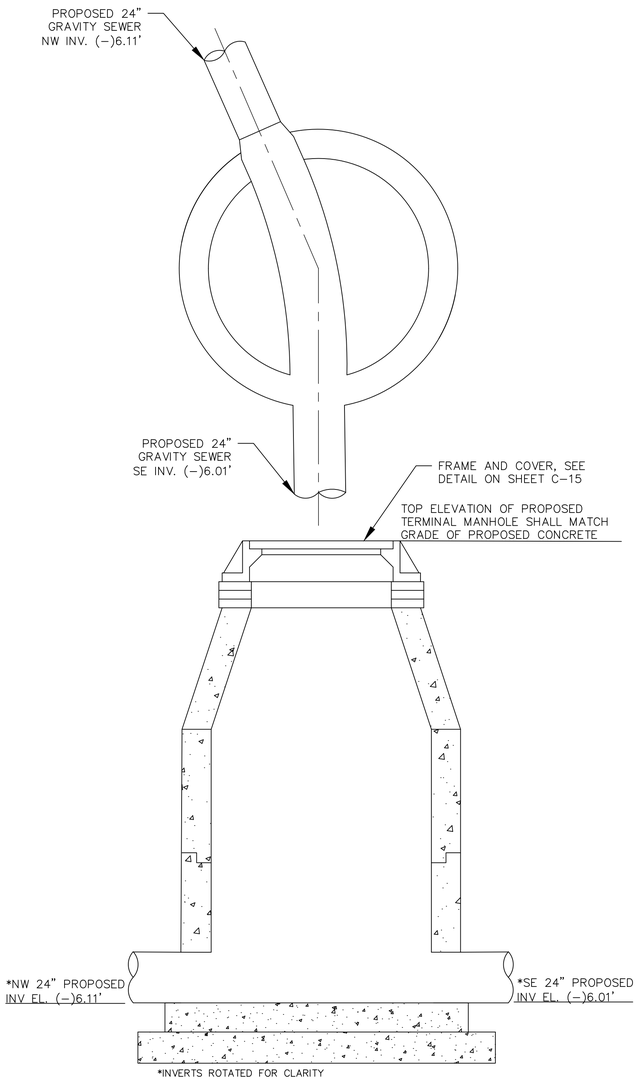
LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE:

KHA PROJECT 145139009
DATE 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: KTM
DRAWN BY: RTJ
CHECKED BY: KTM

MASTER PUMP STATION
REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

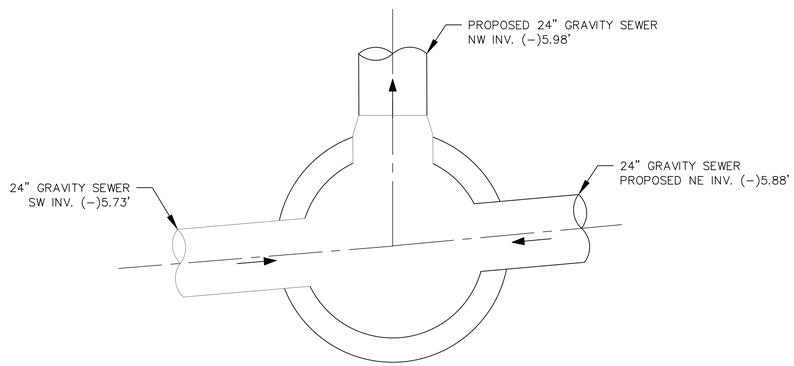
CIVIL DETAILS

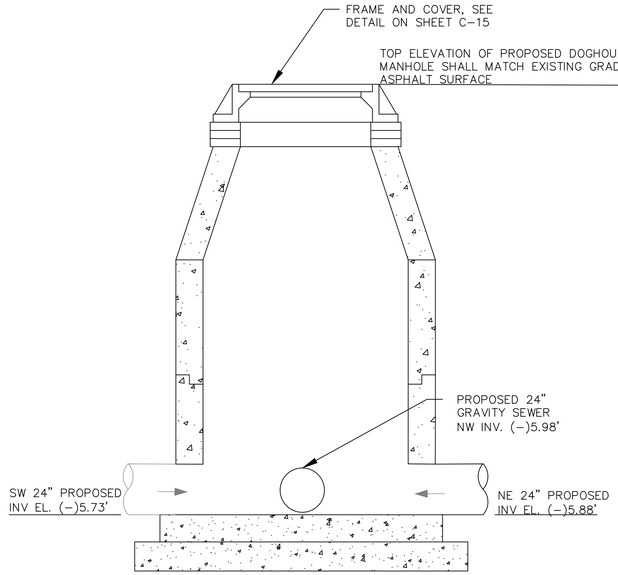
SHEET NUMBER
C-16



PROPOSED POLYMER CONCRETE TERMINAL MANHOLE

NTS



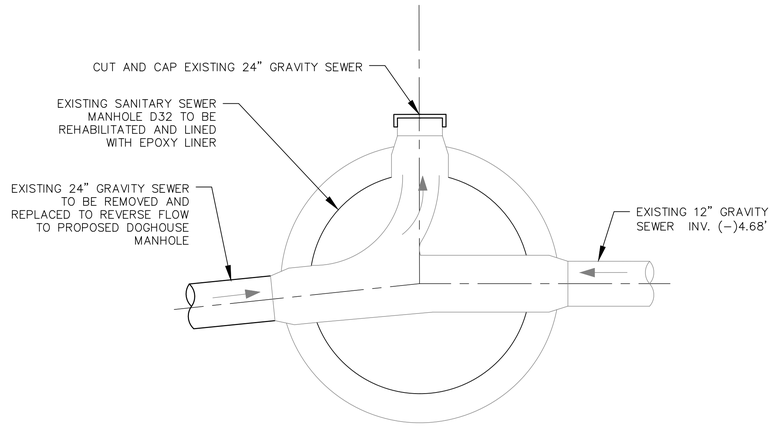


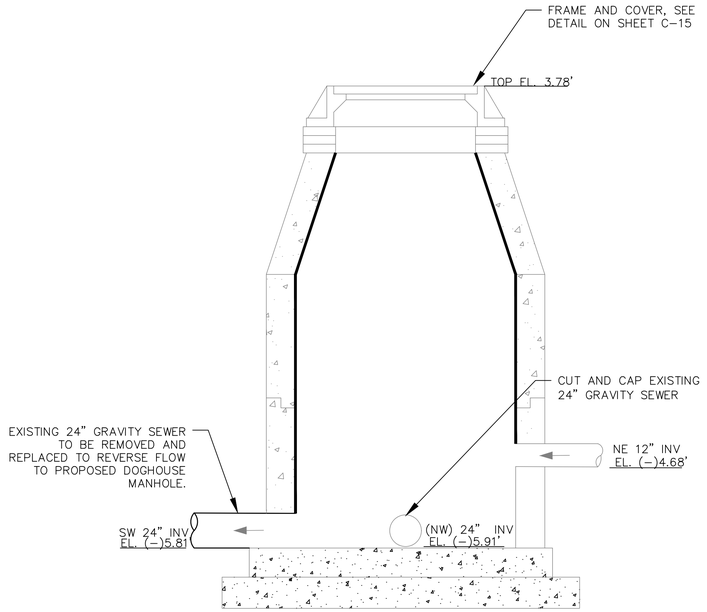
DOGHOUSE MANHOLE NOTES:

1. MANHOLE SHALL BE COATED AS SPECIFIED.
2. OPENING IN PRECAST MANHOLES ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER FOR THE EXISTING PIPE.
3. MORTAR AND BRICK SHALL BE USED TO CLOSE OPENING AROUND AND BELOW EXISTING PIPE.

PROPOSED POLYMER CONCRETE DOGHOUSE MANHOLE

NTS





NOTES:

1. RE–POUR BENCH AS REQUIRED FOR SEWER IMPROVEMENTS
2. MANHOLE SHALL BE REPAIRED AND COATED PER SPECIFICATIONS
3. ALL INTERIOR SURFACES (INCLUDING BENCH & TROUGH) OF MANHOLES TO BE LINED WITH EPOXY LINER PER MANUFACTURER'S REQUIREMENTS

MANHOLE D32 REHAB DETAIL

NTS

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MASTER PUMP STATION
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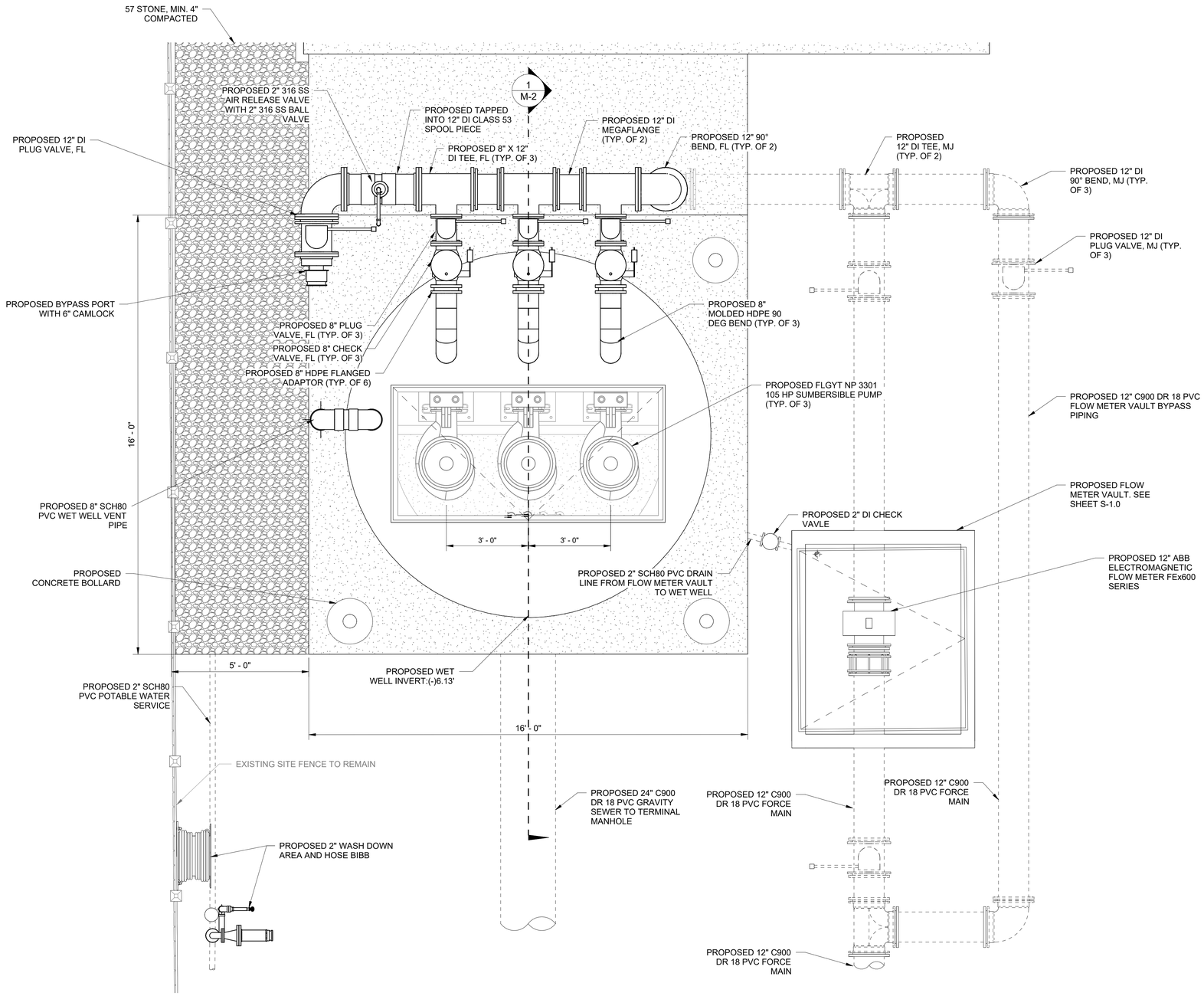
CIVIL DETAILS

SHEET NUMBER
C-17



1 LIFT STATION MECHANICAL PLAN
1/2" = 1'-0"

NORTH

GRAPHIC SCALE IN INCHES
0 1/2" 1" 2"
0 2' 4'

LEGEND:
EXISTING
PROPOSED
PROPERTY LINE
OVERHEAD WIRE
CONCRETE
PROPOSED 57 STONE

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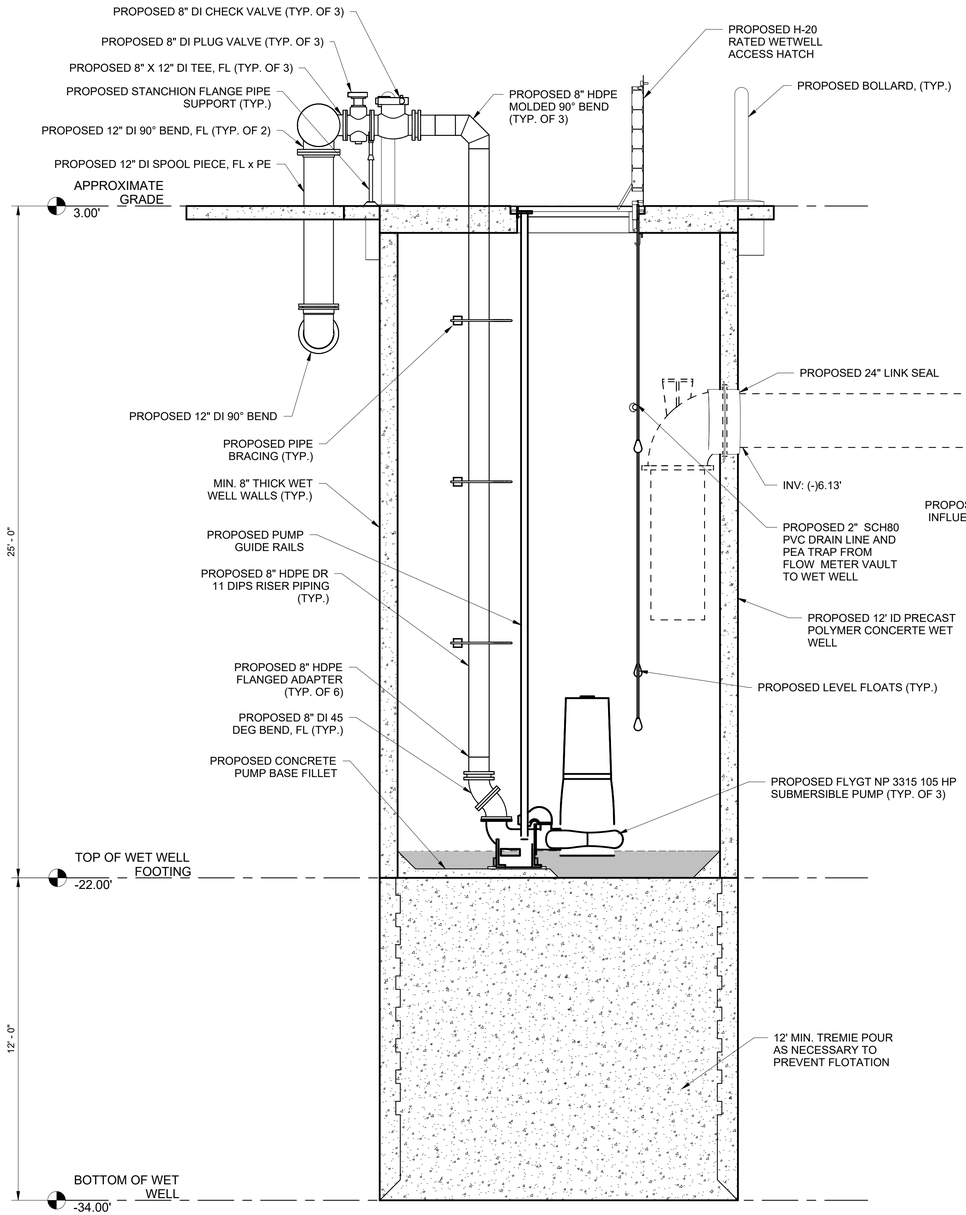
LIFT STATION MECHANICAL PLAN

SHEET NUMBER
M-1

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement.rvt



1 / C-7 LIFT STATION MECHANICAL SECTION
3/8" = 1'-0"

GRAPHIC SCALE IN INCHES
0 2" 4"
0 3/4" 1-1/2"

LEGEND:
EXISTING
PROPOSED
PROPERTY LINE
OVERHEAD WIRE

FLOAT ELEVATIONS	
HIGH WATER ALARM EL. =	(-)8.09'
ALL PUMPS ON EL. =	(-)16.50'
LAG PUMP ON EL. =	(-)17.00'
LEAD PUMP ON EL. =	(-)17.50'
PUMP OFF EL. =	(-)20.00'

PUMP TABLE	
PUMP MODEL =	FLYGT NP 3301 HT 3
PUMP HP =	105
PHASE =	3
HERTZ =	60
PUMP IMPELLER NO./DIA =	464 / 377 mm
PUMP SPEED =	1780 RPM

FLOW CONDITION	NUMBER OF PUMPS ON	OPERATING POINT
RUNOUT	1 PUMP	2450 GPM @ 51' TDH
	2 PUMPS	5000 GPM @ 40' TDH
MANIFOLD	1 PUMP	2200 GPM @ 94' TDH
	2 PUMPS	3560 GPM @ 123' TDH

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DATE 01/14/2026	DRAWN BY:	RTJ	
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LIFT STATION MECHANICAL SECTION

SHEET NUMBER
M-2

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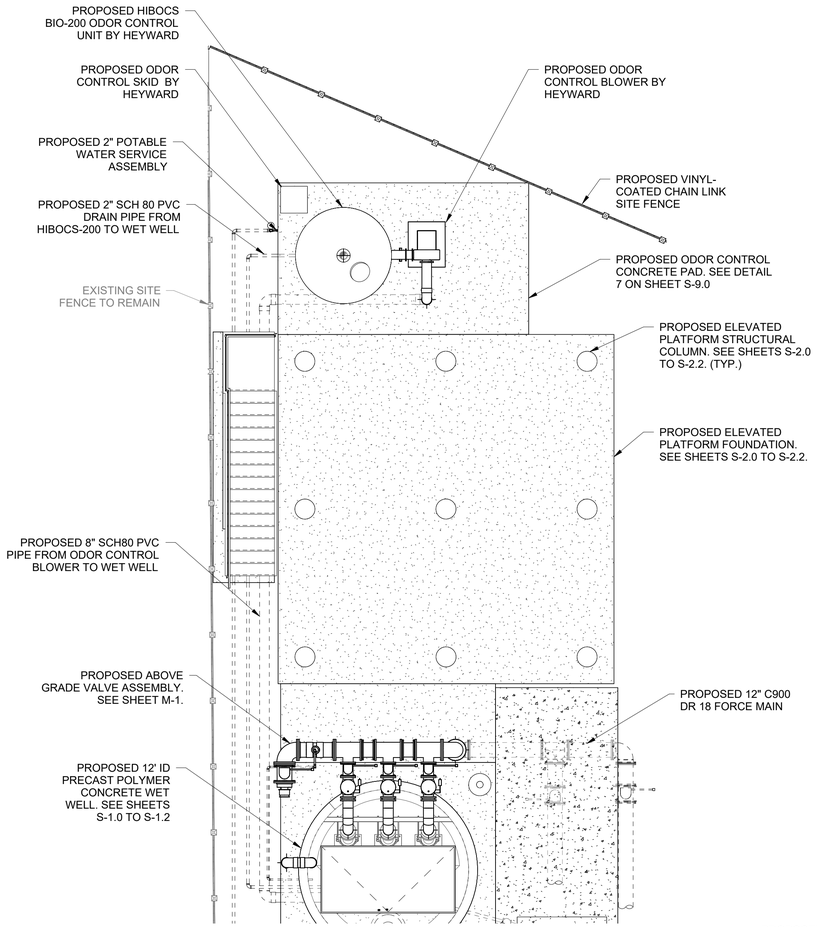
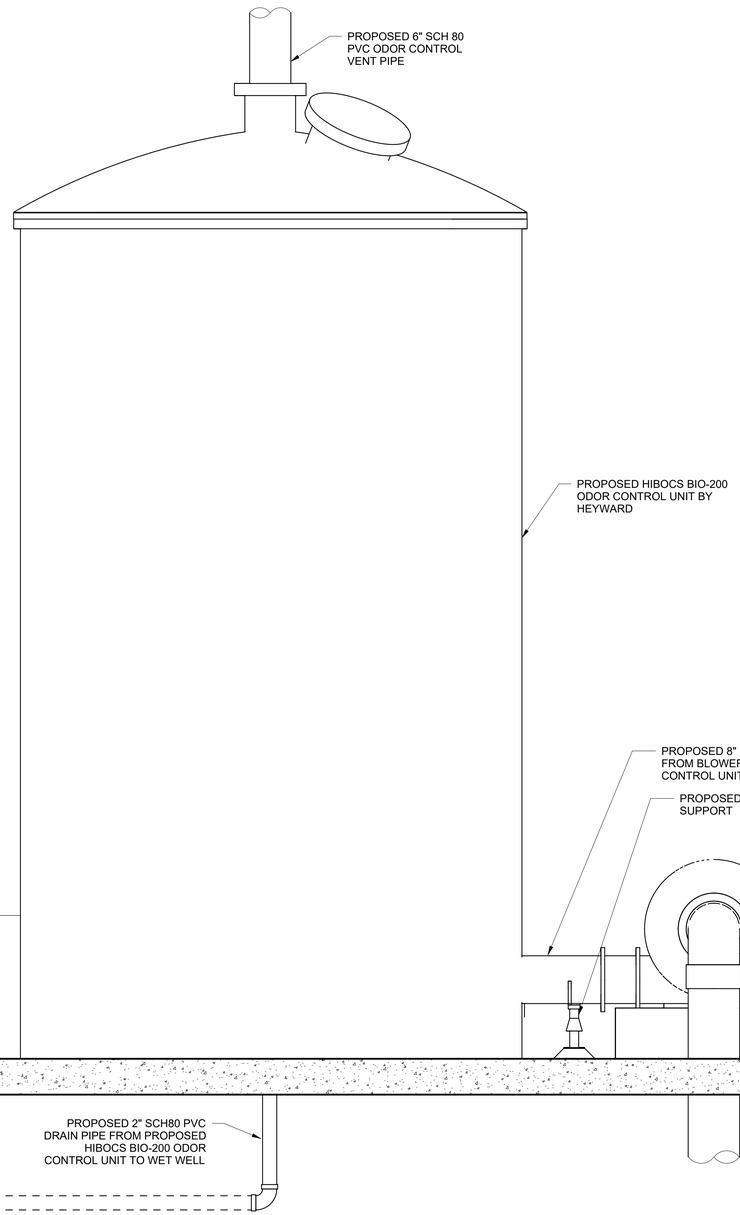


2 PROPOSED ODOR CONTROL PIPING PLAN
3/16" = 1'-0"



1 C-7 ODOR CONTROL SECTION
1" = 1'-0"

LEGEND:
EXISTING
PROPOSED
CONCRETE

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ODOR CONTROL SECTION

SHEET NUMBER
M-3

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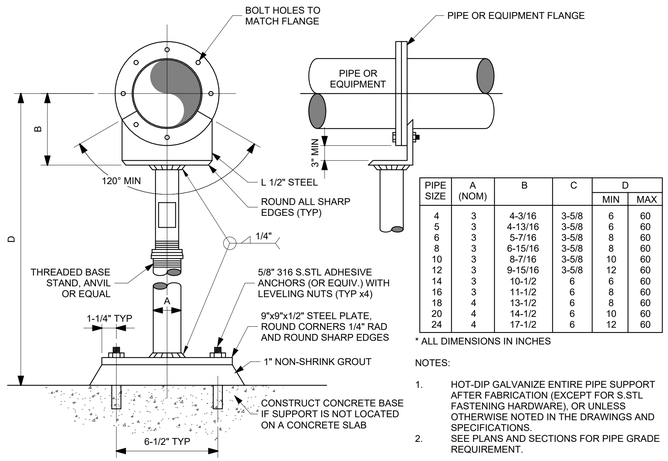


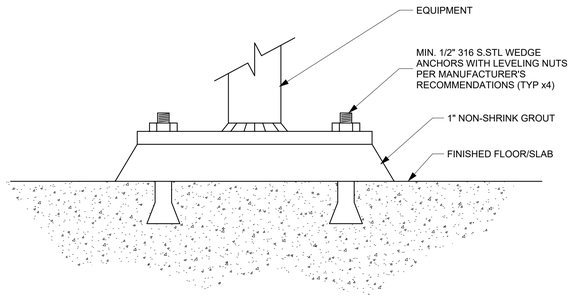
PIPE SIZE	A (NOM)	B	C	D	
				MIN	MAX
4	3	4-3/16	3-5/8	6	60
5	3	4-13/16	3-5/8	6	60
6	3	5-7/16	3-5/8	8	60
8	3	6-15/16	3-5/8	8	60
10	3	8-7/16	3-5/8	10	60
12	3	9-15/16	3-5/8	12	60
14	3	10-1/2	6	6	60
16	3	11-1/2	6	8	60
18	4	13-1/2	6	8	60
20	4	14-1/2	6	10	60
24	4	17-1/2	6	12	60

* ALL DIMENSIONS IN INCHES

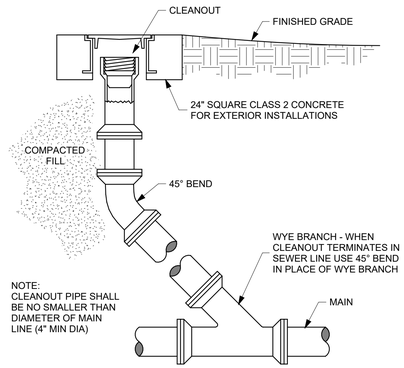
NOTES:

1. HOT-DIP GALVANIZE ENTIRE PIPE SUPPORT AFTER FABRICATION (EXCEPT FOR S.STL FASTENING HARDWARE), OR UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. SEE PLANS AND SECTIONS FOR PIPE GRADE REQUIREMENT.

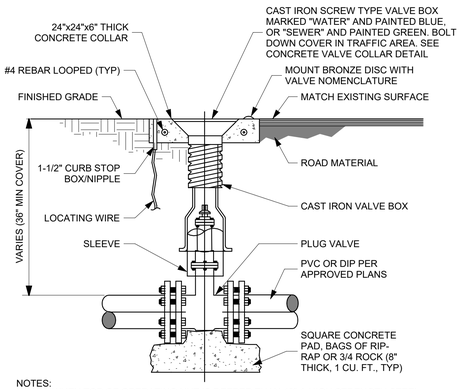
1 -- PIPE SUPPORT - STANCHION FLANGE
N.T.S.



2 -- PIPE SUPPORT - GROUT PAD
N.T.S.

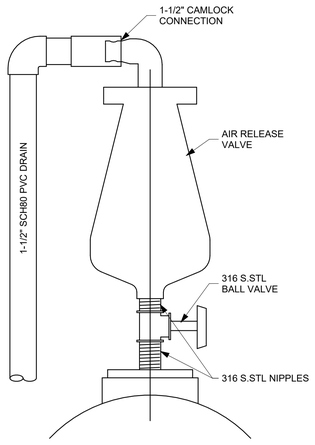


3 -- CLEANOUT DETAIL
N.T.S.

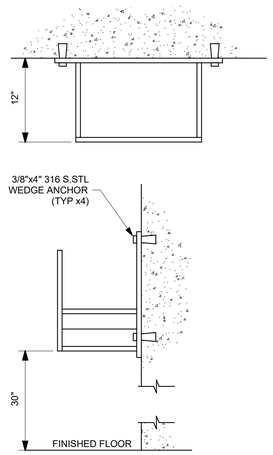


NOTES:
1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 42" A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 12" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. COVER SHALL BE PAINTED FEDERAL SAFETY BLUE FOR WATER MAINS AND GREEN FOR SEWER MAINS. BOLT DOWN COVER IN TRAFFIC AREAS.
3. C900 PVC OR DIP RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX.
4. REFLECTIVE PAVEMENT PARKERS (RPM) SHALL BE 6" FROM THE EDGE OF PAVEMENT AS PER DOT INSTALLATION SPECIFICATIONS. WATER RPM'S "BLUE" AND SEWER RPM'S "GREEN."

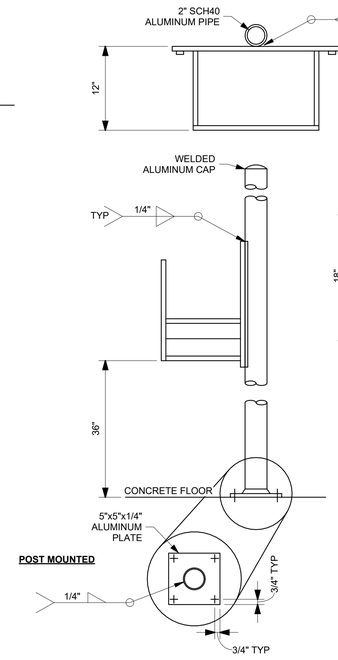
4 -- PLUG VALVE & VALVE BOX
N.T.S.



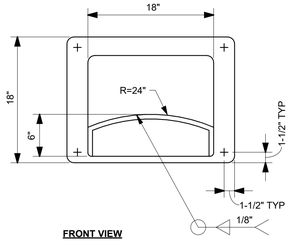
6 -- SANITARY SEWER AIR RELEASE VALVE
N.T.S.



WALL MOUNTED



POST MOUNTED

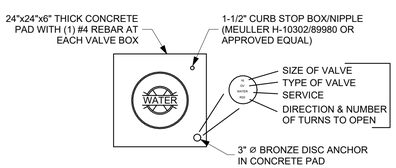


FRONT VIEW

NOTE:

FABRICATE UNIT FROM 1/4" 6061-T6 ALUMINUM ALLOY PLATE

9 -- HOSE RACK DETAIL
N.T.S.



5 -- CONCRETE VALVE COLLAR
N.T.S.

No.	Revisions	By	Date

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MECHANICAL DETAILS

SHEET NUMBER
M-4

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement.rvt

1.00 STRUCTURAL GENERAL NOTES

1.01 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE (EIGHTH EDITION).

1.02 WIND DESIGN IS BASED ON THE ANSI/ASCE 7-22 MINIMUM DESIGN MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. ALL PRIMARY FRAMING AND EXTERIOR ENVELOPE COMPONENTS AND CLADDING SHALL BE DESIGNED TO RESIST THE LOADS AND FORCES DERIVED FROM THIS STANDARD.

1.03 SEE SHEET S-01-102 FOR SPECIAL INSPECTIONS

1.04 WIND DESIGN CRITERIA:

BASE DESIGN WIND SPEED:	155 MPH (3 SECOND GUST)
EXPOSURE:	C
RISK CATEGORY:	III
COASTAL PROXIMITY:	INLAND

1.05 HATCHES NOTES (FBC SEE 1.01):
THE HATCHES IDENTIFIED TO BE DESIGNED BY A SPECIALTY ENGINEER SHALL BE DESIGNED PER THE FOLLOWING DESIGN CRITERIA:

DEAD LOADS:
SELF WEIGHT AND ADDED ACCESSORIES

LIVE LOAD:
250 PSF

1.06 PLATFORM NOTES (FBC SEE 1.01):
THE ELEVATED CONCRETE PLATFORM WAS DESIGNED FOR THE FOLLOWING DESIGN CRITERIA:

DEAD LOADS:
SELF WEIGHT OF GENERATOR AND ELECTRICAL BUILDING AND ADDED ACCESSORIES AS STATED ON PLAN

LIVE LOAD:
100 PSF

2.00 SOILS AND FOUNDATIONS

2.01 FOUNDATIONS HAVE BEEN DESIGNED AND PROPORTIONED BASED ON THE REPORT OF GEOTECHNICAL EXPLORATION CITY OF TREASURE ISLAND FACILITY IMPROVEMENTS, 134 108TH AVENUE, TREASURE ISLAND, FLORIDA. BY ARE HNA ENGINEERING, LLC, DATED JANUARY 6, 2026. ARE HNA PROJECT B-19-080.01.

2.02 SHALLOW FOUNDATIONS HAVE BEEN DESIGNED AND PROPORTIONED FOR A MAXIMUM SAFE SOIL BEARING PRESSURE OF 2000 PSF.

2.03 SUBGRADE REACTION USED FOR SLAB DESIGN:

- MAT FOUNDATIONS AT GRADE = 120 PCI

2.04 FOUNDATION WALLS ARE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 89 PSF/FT.

2.05 FOR ADDITIONAL WET WELL INSTALLATION RECOMMENDATIONS SEE GEOTECHNICAL REPORT SECTION 4.3 "WET WELL AND LIFT STATION DESIGN" CONTAINING INFORMATION ON THE POTENTIAL NEED FOR SPECIAL EQUIPMENT AND BREAKING TOOLS TO REMOVE CONCRETE DEBRIS SEEN WITHIN BORING SB-01.

3.00 REINFORCED CONCRETE

3.01 CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH ACI 318-19 / ACI 350, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

3.02 STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS, AND SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS, AS WELL AS OTHER PROPERTIES SPECIFIED IN THESE DOCUMENTS. SEE SPECIFICATIONS FOR DESIGN MIX REQUIREMENTS.

FOUNDATIONS: 5,000 PSI

ELEVATED SLABS / SLABS ON GRADE: 5,000 PSI

CAST BEAMS: 5,000 PSI

MEMBERS EXPOSED TO WEATHER: 5,000 PSI

WALLS: 5,000 PSI

3.03 CONCRETE SHALL BE READY-MIX, REGULAR WEIGHT FOR ALL STRUCTURAL USES, WITH MINIMUM DRY DENSITY OF 140 LBS. PER CUBIC FOOT.

3.04 CHAMFER ALL EXPOSED CONCRETE EDGES, INCLUDING THOSE TO RECEIVE STUCCO FINISH - 3/4" - UNLESS NOTED OTHERWISE.

3.05 REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-19 AND ACI DETAILING MANUAL, ACI 315.

3.06 REINFORCING STEEL SHALL BE NEW, DEFORMED BARS, FREE OF RUST, SCALE AND OIL, CONFORMING TO ASTM A-615, GRADE 60 WITH A MINIMUM YIELDS STRENGTH = 60,000 PSI.

3.07 PROVIDE CONTINUOUS REINFORCEMENT WITH ACI CLASS "B" LAP SPLICES, OR AS NOTED OTHERWISE. IN BEAMS, LAP CONTINUOUS BOTTOM STEEL OVER SUPPORTS AND CONTINUOUS TOP STEEL AT MIDSPAN, UNLESS NOTED OTHERWISE.

3.08 WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A-185. PROVIDE MINIMUM 6 INCH LAPS, TYPICAL. PROVIDE ADEQUATE SUPPORTS AND BOLSTERING TO PRESERVE THE SPECIFIED POSITION OF THE MESH DURING CONCRETE PLACEMENT AND FINISHING.

3.09 TERMINATE ALL DISCONTINUOUS ENDS OF TOP BARS WITH STANDARDS ACI HOOKS. TURN HOOKS UP OR DOWN INTO SUPPORTING STRUCTURE. CORNER BARS SHALL BE SUPPLIED AND PLACED IN ADDITION TO HOOKED ENDS, PER THE DETAILS IN THESE DOCUMENTS.

3.10 PROVIDE THE FOLLOWING MINIMUM CONCRETE COVERAGE OVER REINFORCING UNLESS NOTED OTHERWISE:

FOUNDATIONS, BOTTOM AND TOP: 3"

FOUNDATIONS, SIDES: 2"

ELEVATED SLABS / SLABS ON GRADE, BOTTOM: 3"

ELEVATED SLABS / SLABS ON GRADE, TOP AND SIDES: 2"

BEAMS, COLUMNS (TIES): 2"

WALLS, INTERIOR FACE OF WATER CONTAINMENT ELEMENTS: 3"

WALLS, EXTERIOR FACE OF WATER CONTAINMENT ELEMENTS: 3"

WALLS, OTHERWISE: 2"

3.11 PROVIDE REINFORCEMENT SPLICES AS INDICATED BELOW IN CONFORMANCE WITH AN ACI CLASS B TENSION SPLICE. (ACI 318-19 CODE). NO REDUCTION SHALL BE PERMITTED DUE TO BAR SPACING:

CLASS B SPLICES FOR REINFORCEMENT, OTHER THAN TOP BARS

BAR SIZE	3,000 PSI	4,000 PSI	5,000 PSI
#3	22"	19"	17"
#4	29"	25"	23"
#5	28"	31"	28"
#6	43"	37"	34"
#7	63"	54"	49"
#8	72"	62"	56"
#9	81"	70"	63"
#10	91"	79"	71"
#11	101"	87"	78"

CLASS B SPLICES FOR REINFORCEMENT, AS TOP BARS

BAR SIZE	3,000 PSI	4,000 PSI	5,000 PSI
#3	28"	25"	22"
#4	38"	33"	29"
#5	47"	41"	36"
#6	56"	49"	44"
#7	81"	71"	63"
#8	93"	81"	72"
#9	105"	91"	81"
#10	118"	102"	92"
#11	131"	114"	102"

3.12 PENETRATIONS THROUGH SLABS, BEAMS OR FOOTINGS SHALL BE SLEEVED INDIVIDUALLY. CORE DRILLING OF EXISTING CONCRETE MEMBERS WILL NOT BE PERMITTED, UNLESS NOTED ON PLANS. SUBMIT LOCATIONS AND SIZES OF ALL SLEEVES FOR ARCHITECT/ENGINEER APPROVAL PRIOR TO CASTING.

3.13 NO REINFORCING BARS SHALL BE CUT OR OTHERWISE MODIFIED IN THE FIELD. REINFORCING BARS SHALL NOT BE DISPLACED PRIOR TO OR DURING CASTING TO ACCOMMODATE ANCHORS, EMBEDS OR OTHER ITEMS.

3.14 WHERE WALLS, BEAMS AND FOOTINGS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED LONGITUDINAL STEEL.

3.15 EMBEDDED ITEMS SHALL BE SECURELY FIXED AND MAINTAINED IN POSITION PRIOR TO AND DURING CONCRETE PLACEMENT.

4.00 FORMWORK AND CONCRETE SHORING

4.01 PROVIDE, AS A PACKAGE, SHORING DRAWINGS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A DELEGATED ENGINEER.

4.02 FORMS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS OF THE MEMBERS AS CALLED FOR IN THE PLANS, AND SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER SO AS TO MAINTAIN POSITION AND SHAPE.

4.03 DESIGN FORMS AND SHORES FOR HORIZONTAL CONCRETE MEMBERS FOR ALL IMPOSED DEAD AND LIVE LOADS, BUT NOT LESS THAN DEAD LOAD (INCLUDING FILL HEIGHTS IF APPLICABLE). PLUS APPLICABLE CONSTRUCTION LIVE LOAD.

4.04 REMOVAL OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, HOWEVER SIDE AND NON-STRUCTURAL FORMS SHALL NOT BE REMOVED LESS THAN 72 HOURS AFTER CONCRETE PLACEMENT. REMOVE FORMS IN SUCH A MANNER AS TO INSURE JOB SAFETY AND TO PREVENT DAMAGE TO AND CREEP/DEFLECTION OF THE STRUCTURE.

4.05 THE SHORING IS TO BE INSPECTED BY THE DELEGATED ENGINEER OR HIS AUTHORIZED REPRESENTATIVE PRIOR TO EACH CONCRETE POUR. HE SHALL SUBMIT A WRITTEN INSPECTION REPORT TO THE SPECIAL INSPECTOR AND CONTRACTOR STATING THAT THE WORK IS IN GENERAL COMPLIANCE WITH THE SHORING DRAWINGS. THE FIELD REPORTS SHALL BE SIGNED BY THE INDIVIDUAL CONDUCTING THE INSPECTION. COPIES OF THE FIELD REPORTS SHALL BE SUBMITTED EVERY WEEK TO THE ENGINEER, SPECIAL INSPECTOR AND BUILDING OFFICIAL UNDER A COVER LETTER SIGNED, SEALED AND DATED BY THE DELEGATED ENGINEER.

4.06 THE SHORING REPORT SHALL CONTAIN, AS A MINIMUM, THE FOLLOWING:

NAME AND LOCATION OF PROJECT, NAME OF DELEGATED ENGINEER AND FIELD REPRESENTATIVE, PERMIT NUMBER, DATE, TIME OF DAY, WORKING CONDITIONS (INCLUDING WEATHER AND TEMPERATURE).

ITEMS REQUIRING CORRECTIONS.

ACCEPTED DEVIATIONS FROM SHORING DRAWINGS.

AREAS ACCEPTED AND RELEASED FOR CONCRETE POURS.

4.07 AS SOON AS FORMS ARE REMOVED, ALL IRREGULAR PROJECTIONS SHALL BE CHIPPED OFF FLUSH WITH THE CONCRETE SURFACES. ALL VOIDS OR HONEYCOMBING SHALL BE POINTED UP WITH GROUT AND TROWELED FLUSH WITH THE CONCRETE SURFACE. ALL FORM TIES SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM AND GROUTED FLUSH WITH THE CONCRETE SURFACE.

5.00 SUBMITTALS REQUIRING ENGINNEER INPUT BY DELEGATED (SPECIALTY) ENGINEER

5.01 DELEGATED ENGINEER:

a. DEFINITION - A FLORIDA PROFESSIONAL ENGINEER WHO UNDERTAKES A SPECIALTY SERVICE AND PROVIDES SERVICES OR CREATIVE WORK (DELEGATED ENGINEERING DOCUMENT) REGARDING A PORTION OF THE ENGINEERING PROJECT. THE DELEGATED ENGINEER IS THE ENGINEER OF RECORD FOR THAT PORTION OF THE ENGINEERING PROJECT.
b. SHALL BE: (1) AN INDEPENDENT CONSULTANT, (2) AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUGH A DULY QUALIFIED ENGINEERING CORPORATION, OR (3) AN EMPLOYEE OR OFFICER OF A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUGH A DULY QUALIFIED ENGINEERING CORPORATION.

5.02 SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD-CARRYING ITEMS AND CUSTOM FABRICATED ITEMS WHICH ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.

5.03 AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A DELEGATED ENGINEER:

a. STAIRS AND ASSOCIATED FOUNDATION ANCHORAGE.
b. TEMPORARY SHORING AND FORMWORK.
c. TEMPORARY RETAINING WALLS OR COFFERDAM DESIGN AND CALCULATIONS.
d. ALL TEMPORARY ELEMENTS ASSOCIATED WITH THE WET WELL COFFERDAM INCLUDING BUT NOT LIMITED TO, ALL WALERS, BRACES, CONNECTION, STRUTS, AND ALL SEALS ASSOCIATED WITH THE COFFERDAM.
e. PRECAST CONCRETE SYSTEMS.
f. HATCHES.
g. PRE-ENGINEERED BUILDING SYSTEMS AND CONNECTIONS

5.04 FOR EACH CATEGORY OF SUBMITTALS REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE, THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE CONTRACT DOCUMENTS."

5.05 SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCTS UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.

5.06 SHOP DRAWINGS AND CALCULATIONS REQUIRE THE SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. THE ENGINEER WILL RETAIN 2 SIGNED AND SEALED PRINTS FOR HIS RECORDS.

5.07 CALCULATIONS ARE THE SOLE RESPONSIBILITY OF THE DELEGATED ENGINEER. CALCULATIONS ARE SUBMITTED TO THE ENGINEER FOR HIS RECORDS.

5.08 CATALOG INFORMATION ON STANDARD PRODUCTS (I.E. "CUT SHEETS") DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

5.09 REVIEW BY THE PROJECT ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:

a. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
b. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
c. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
d. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)

5.10 SUBMITTALS NOT MEETING THE ABOVE CRITERIA, OR SUBMITTED AFTER FABRICATION, WILL NOT BE REVIEWED.

No.	Revision 1	Revisions	By	Date 1	Date
1					

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LICENSED PROFESSIONAL:
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FL LICENSE NUMBER
97144
DATE: 1/14/2026

KHA PROJECT
145139009
DATE
01/14/2026
SCALE: AS SHOWN
DESIGNED BY: GNH
DRAWN BY: JTM
CHECKED BY: JCL

MASTER PUMP STATION
PREPARED FOR
CITY OF TREASURE ISLAND

GENERAL NOTES

SHEET NUMBER
S-0.0

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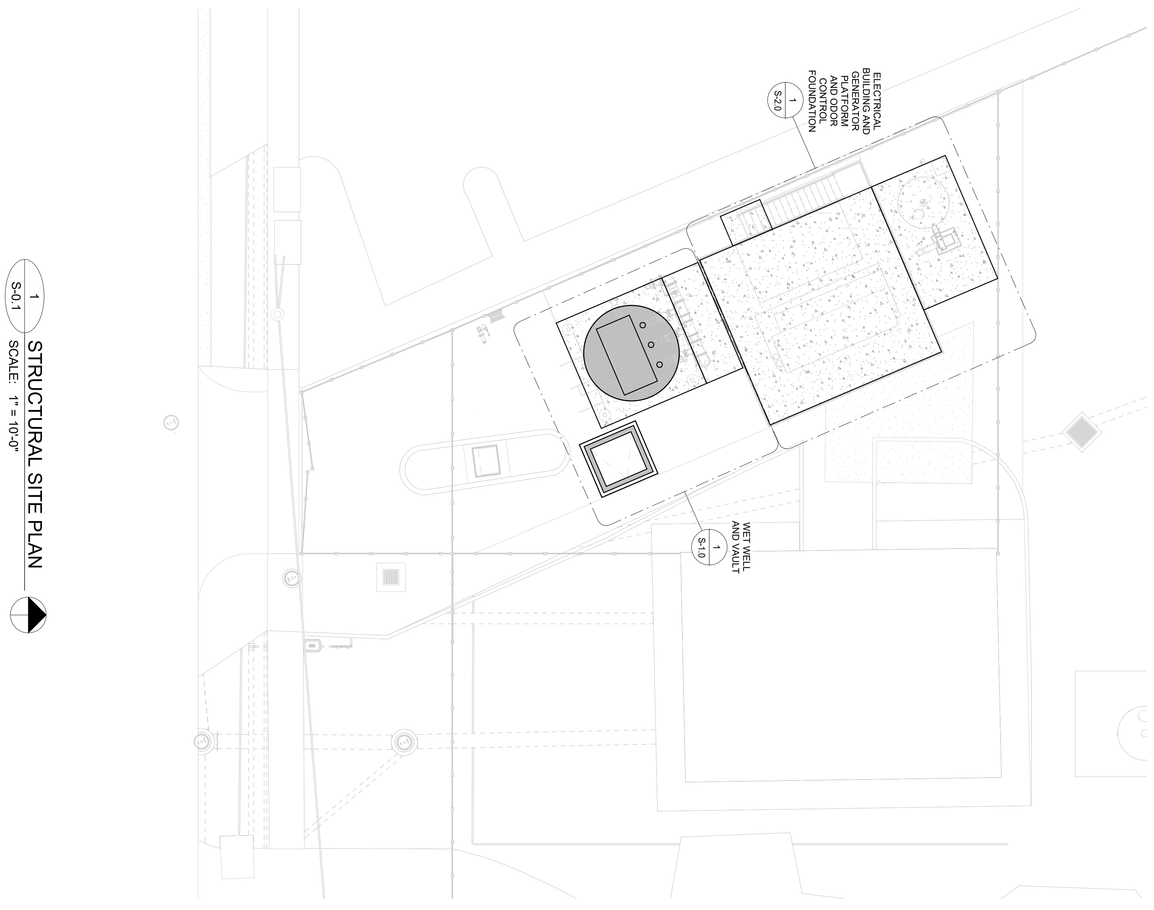

SHEET NUMBER
S-0.1

SITE PLAN

MASTER PUMP STATION

PREPARED FOR

CITY OF TREASURE ISLAND

KHA PROJECT	145139009
DATE	01/14/2026
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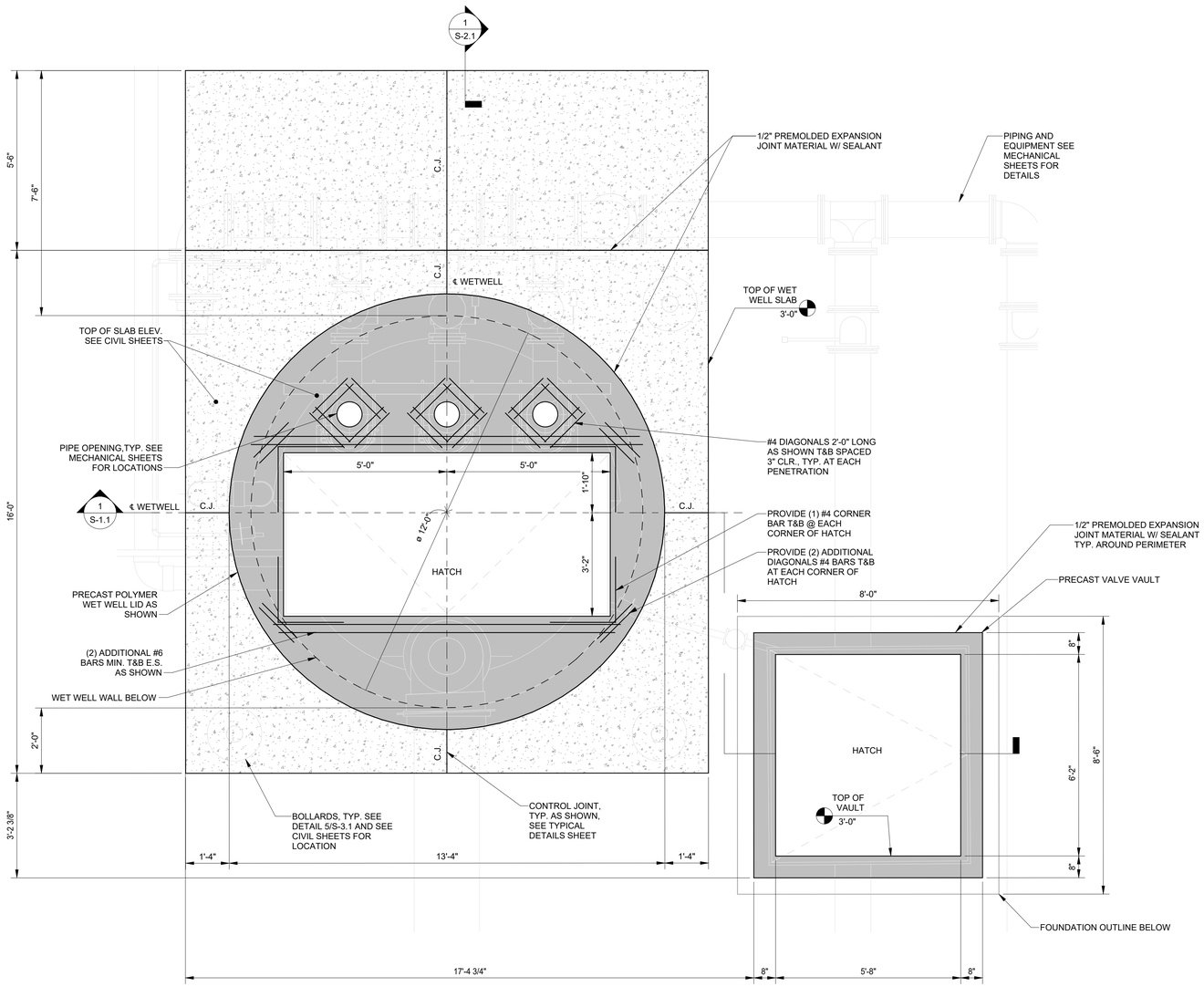

1 S-1.0 WET WELL AND VAULT TOP SLAB PLAN

SCALE: 1/2" = 1'-0"

No.	Revisions	By	Date

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TOP OF WET WELL PLAN

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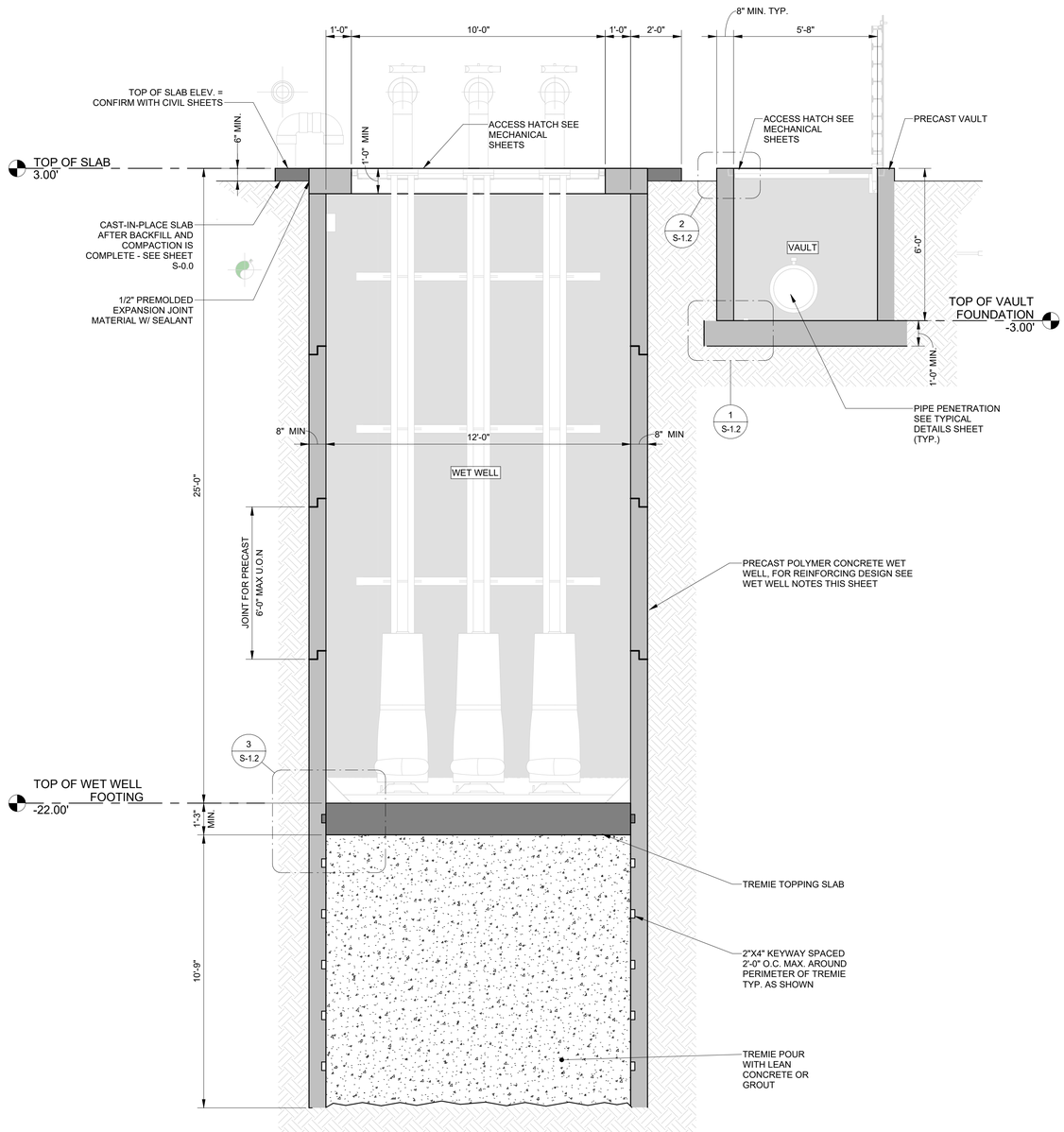

1 S-1.1 WET WELL AND VAULT SECTION

SCALE: 3/8" = 1'-0"

WET WELL AND VAULT NOTES:

1. VAULT STRUCTURE SHALL BE OPTIONAL PRECAST CONSTRUCTION. THE FOLLOWING ARE THE REQUIREMENTS:
   - ALL PRECAST ELEMENTS SHALL BE SUBMITTED WITH FULL DESIGN CALCULATIONS AND REINFORCEMENT DETAILS PREPARED BY THE PRECAST MANUFACTURER. ALL PRECAST ELEMENTS SHALL BE DESIGNED BY A REGISTERED/LICENSED ENGINEER IN THE STATE OF FLORIDA. ALL JOINTS AND CONNECTIONS SHALL BE WATER TIGHT AND RECEIVE WATERSTOPS (CETCO RX101 OR APPROVED EQUAL) AS REQUIRED TO RETAIN WATER IN WET WELL WITHOUT LEAKING UNDER PRESSURE.

2. VAULT STRUCTURE SHALL BE ABLE TO WITHSTAND THE FOLLOWING LOAD CONDITIONS:
   - NO SOIL MATERIAL ON THE EXTERIOR OF THE VAULT (FULLY EXCAVATED) WHILE BEING FULL OF LIQUID TO TOP ON THE INTERIOR OF THE VAULT.
   - FULLY COMPACTED SOIL FULLY SATURATED TO THE SURFACE ON THE EXTERIOR OF THE VAULT WHILE THE VAULT INTERIOR IS EMPTY AND FREE OF LIQUID FOR FULL HEIGHT OF THE VAULT. A PERIMETER RING AT BASE FOUNDATION WILL BE REQUIRED TO PREVENT SLIDING. AT TOP SLAB AN EXPANSION JOINT WILL BE REQUIRED TO SEPARATE TOP/LID FROM CAST-IN-PLACE SLAB.
   - BUOYANCY OF STRUCTURE EMPTY. WITH WATER ON EXTERIOR IN SOIL TO THE SURFACE OF GROUND.

TEMPORARY EARTHWORK SHORING WALLS:

1. CONTRACTOR SHALL SUBMIT, IN THE FORM OF A SHOP DRAWING, THE DESIGN AND LAYOUT OF ANY TEMPORARY SHEET PILE WALLS, EARTHWORK SHORING OR EXCAVATION PLAN REQUIRED FOR CONSTRUCTION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS RETAINED BY CONTRACTOR AND MEET ALL LOCAL, STATE AND FEDERAL CODES, INCLUDING OSHA.

DEWATERING:

1. CONTRACTOR SHALL DEVELOP A DE-WATERING PLAN AND FULLY DESIGN AND PERMIT (WITH APPROPRIATE AGENCIES) AS REQUIRED FOR CONSTRUCTION AT A MINIMUM PLAN SHALL FOLLOW THE SEQUENCE DEFINED IN NOTES 2 AND 3 THIS SECTION.

2. GROUNDWATER LEVELS BY WAY OF DE-WATERING SHALL BE MAINTAINED AT LEAST 2'-0" BELOW THE BASE OF EXCAVATION FOR FOUNDATION CONSTRUCTION OR PER GEOTECH REPORT (WHICH EVER IS DEEPER) FOR CONSTRUCTION OF ALL ELEMENTS.

3. AT CONTRACTORS DISCRETION, CONTRACTOR MAY DE-WATER TO 2'-0" BELOW THE BASE OF EXCAVATION FOR FOUNDATION CONSTRUCTION AND SUSTAIN AT THIS LEVEL FOR THE FULL DURATION OF CONSTRUCTION UNTIL BACKFILL IS COMPLETE.

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SCALE: AS SHOWN
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PREPARED FOR
CITY OF TREASURE ISLAND

MASTER PUMP STATION

WET WELL SECTION

SHEET NUMBER
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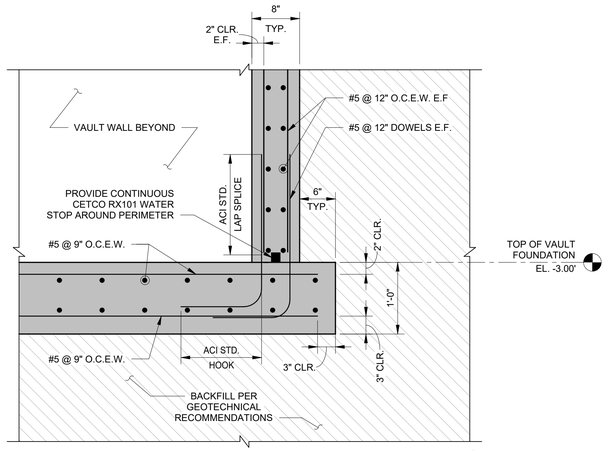
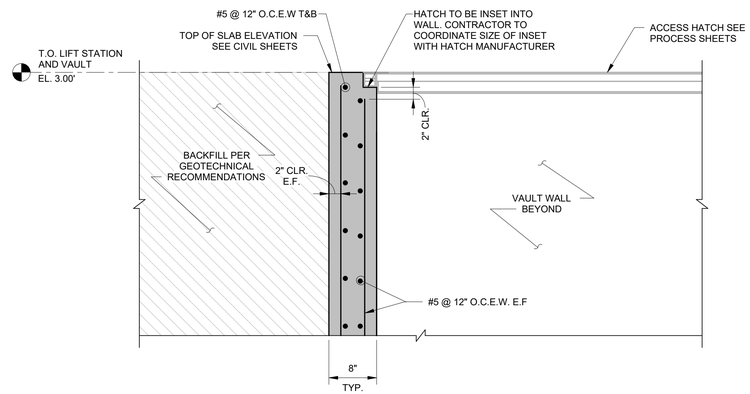


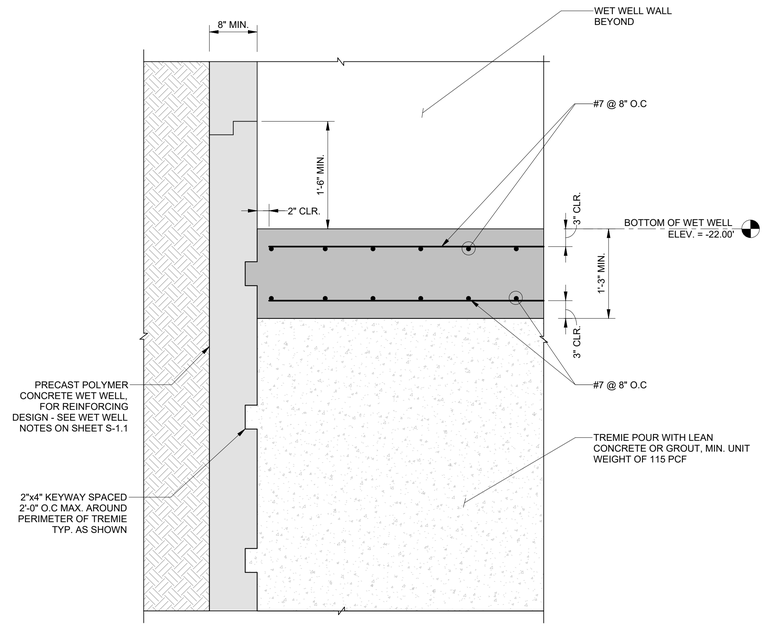
1 S-1.2 VAULT WALL TO FOUNDATION DETAIL

SCALE: 1" = 1'-0"



2 S-1.2 VAULT TOP OF WALL DETAIL

SCALE: 1" = 1'-0"



3 S-1.2 TREMIE SLAB TO WELL WALL DETAIL

SCALE: 1" = 1'-0"

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WET WELL AND VAULT DETAILS

SHEET NUMBER

S-1.2

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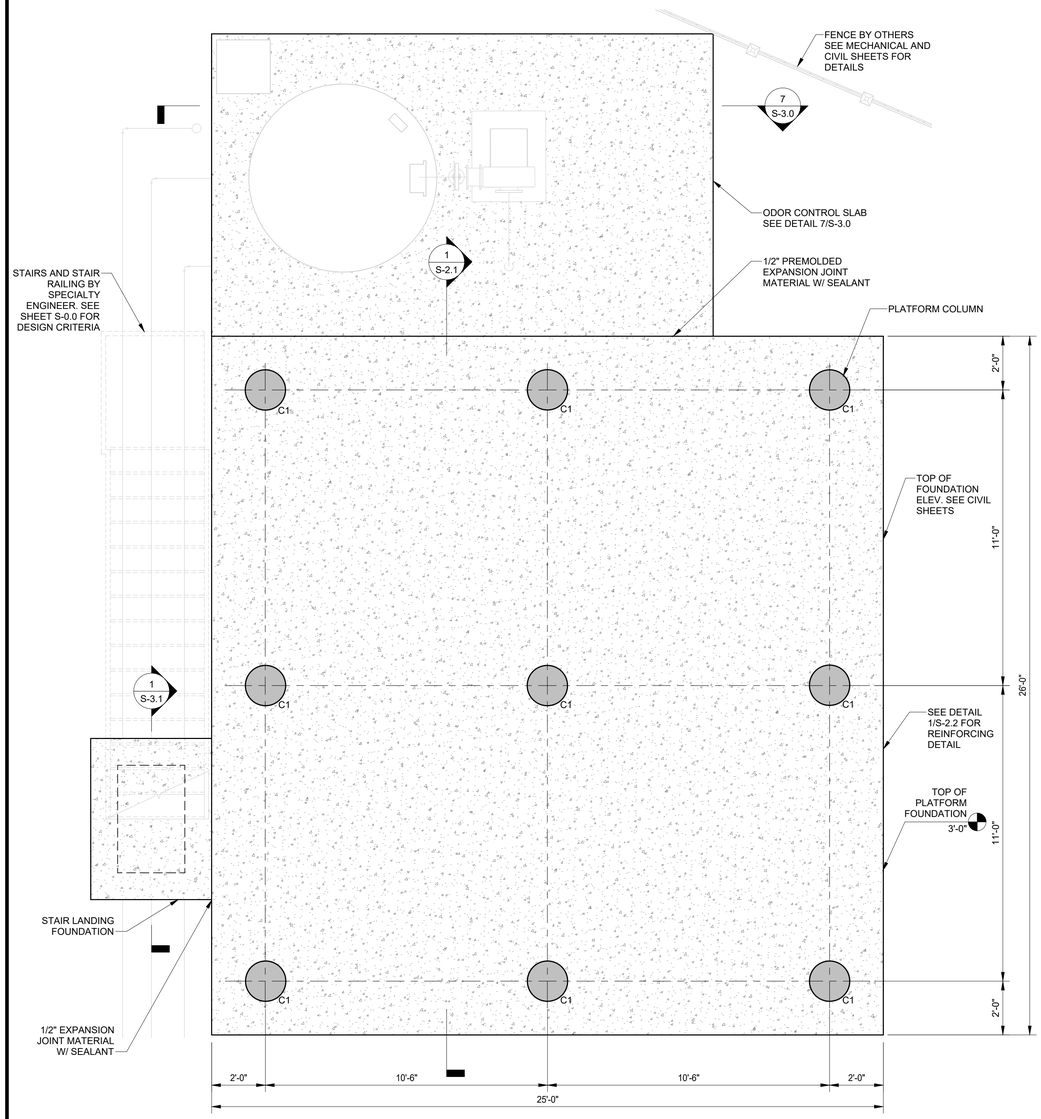
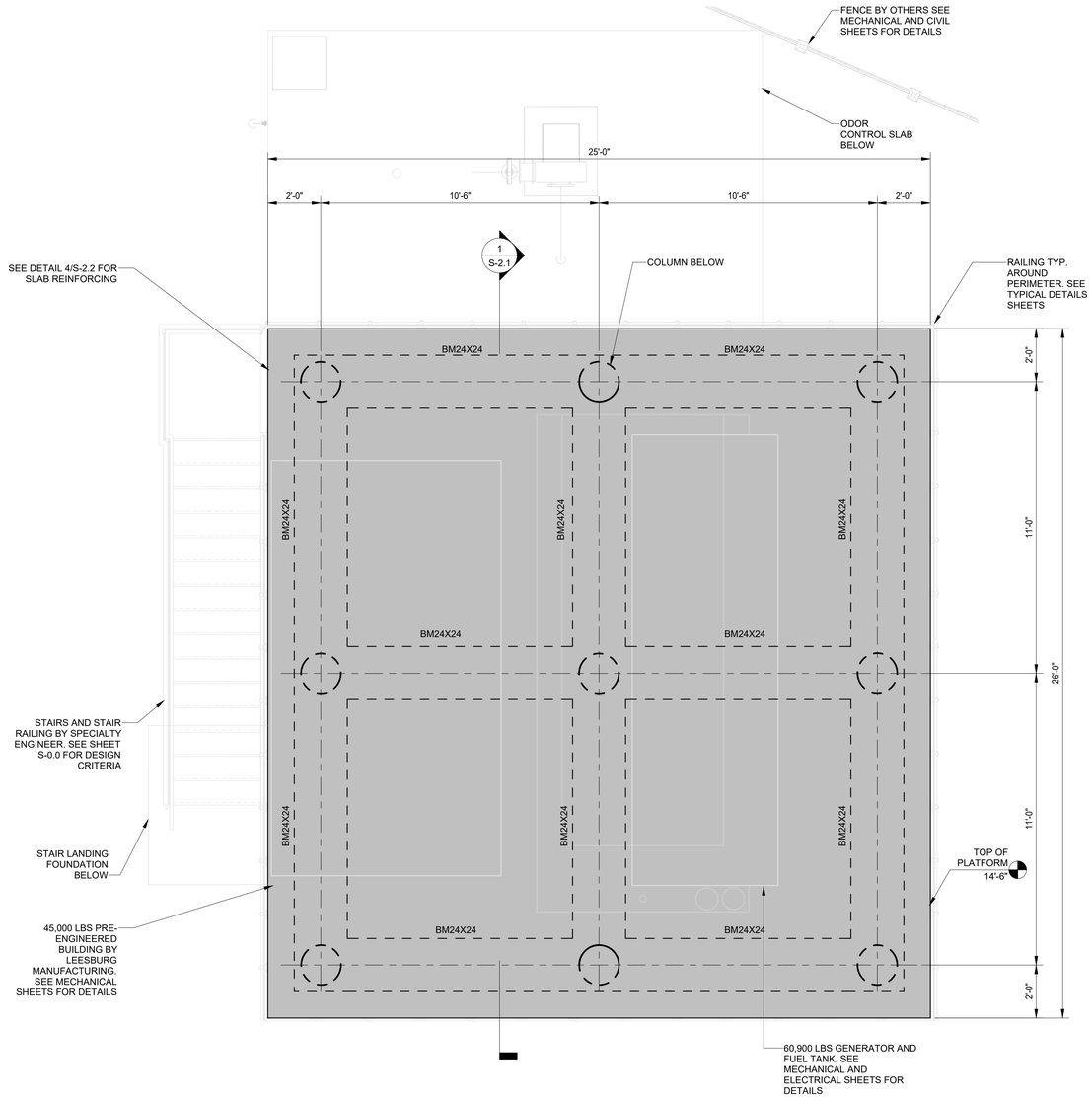
STRUCTURAL COLUMN SCHEDULE					
MARK	MATERIAL	DIA DIMENSIONS (IN)	VERTICAL REINFORCING	STIRRUPS	REMARKS
C1	CONCRETE	18 in	(8) #6	#4 TIES @ 6"O.C.	SEE DETAIL 3/S-2.2 FOR DETAILS

RC BEAM SCHEDULE						
MARK	WIDTH	DEPTH	TOP BARS	BOTTOM BARS	TIE SIZE	TIE SPACING (START AT EACH END)
BM24X24	24"	24"	(4)#7	(4)#7	#4	FIRST 18" : 4 @3" O.C., REMAINING @6" O.C.



1 S-2.0 PLATFORM FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



2 S-2.0 TOP OF PLATFORM PLAN
SCALE: 3/8" = 1'-0"

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ELECTRICAL BUILDING AND GENERATOR PLATFORM FOUNDATION PLAN AND TOP PLAN

SHEET NUMBER
S-2.0

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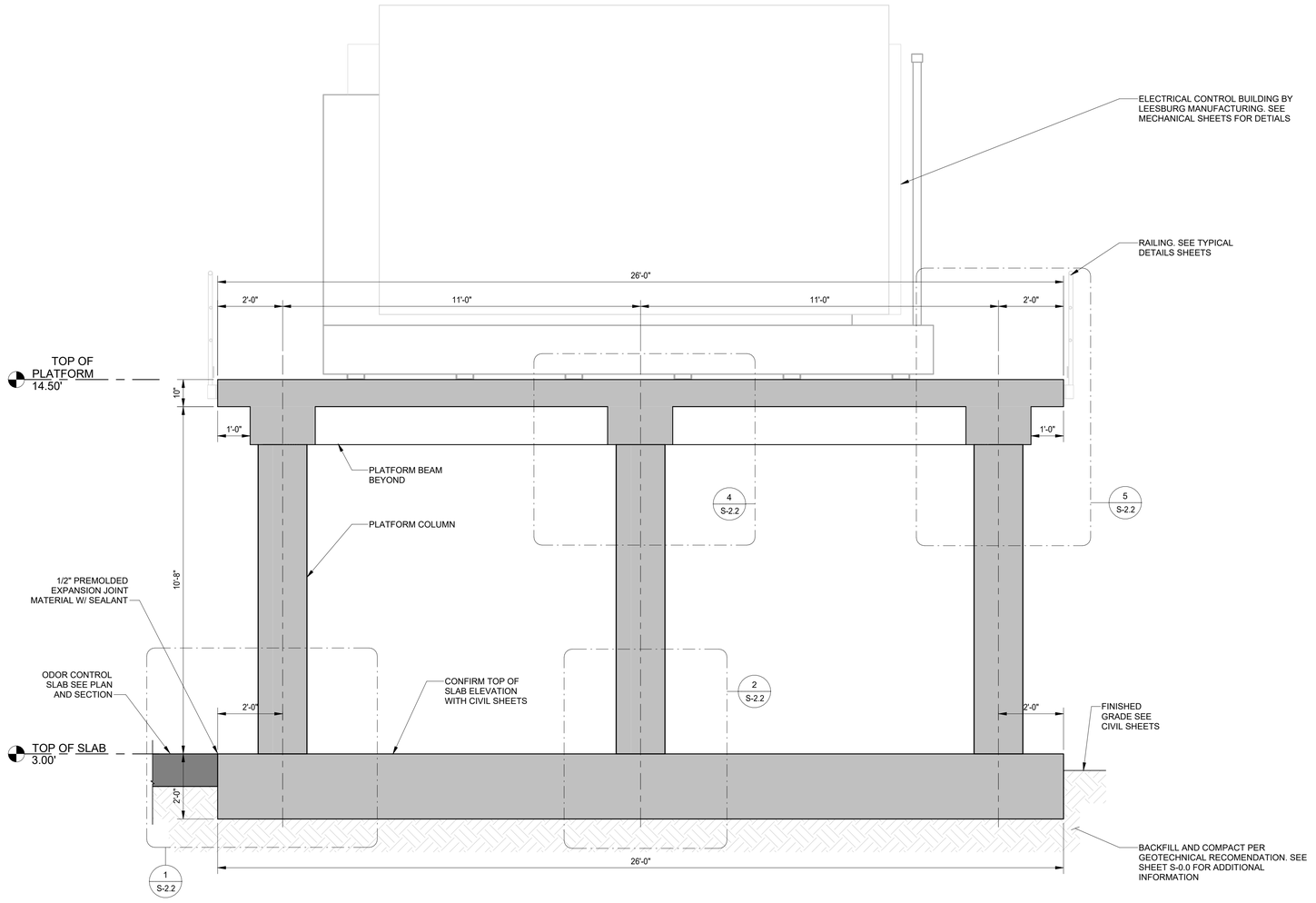

1 S-2.1 PLATFORM SECTION

SCALE: 1/2" = 1'-0"

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MASTER PUMP STATION
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ELECTRICAL BUILDING AND GENERATOR PLATFORM SECTION

SHEET NUMBER
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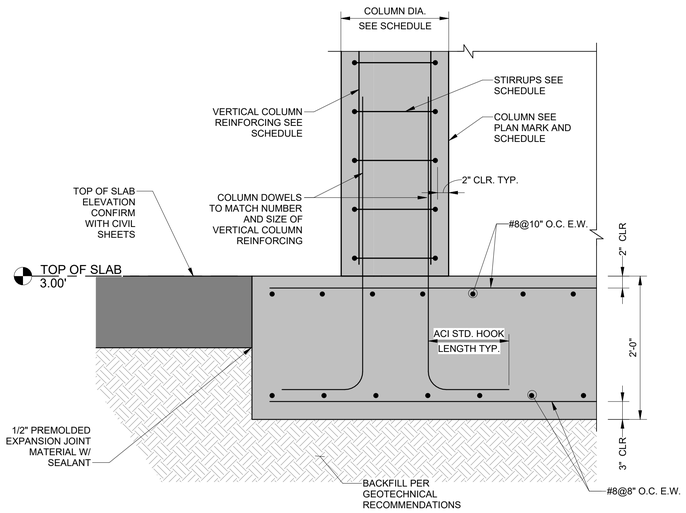
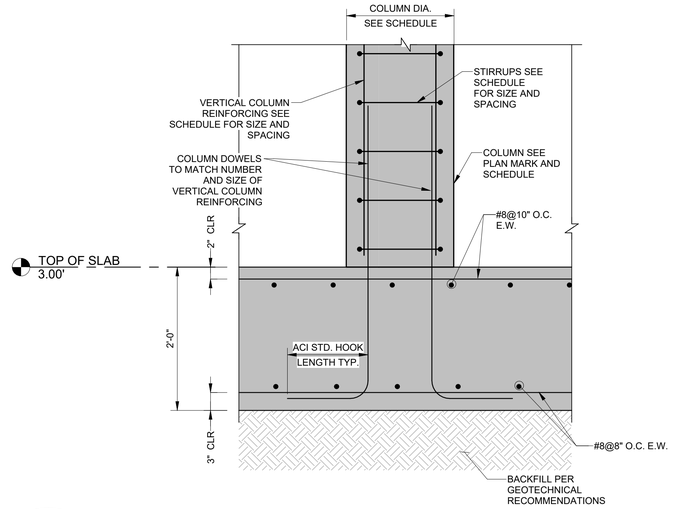


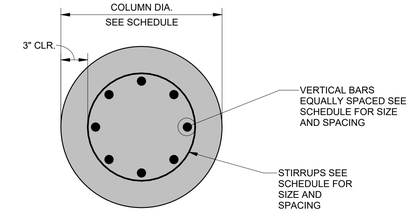
1 S-2.2 PLATFORM SECTION - COLUMN AT EDGE OF FOUNDATION

SCALE: 1" = 1'-0"



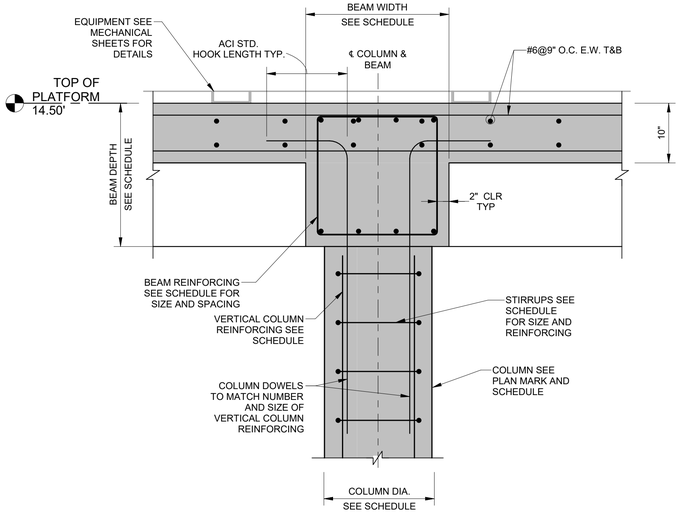
2 S-2.2 PLATFORM SECTION - COLUMN TO FOUNDATION

SCALE: 1" = 1'-0"



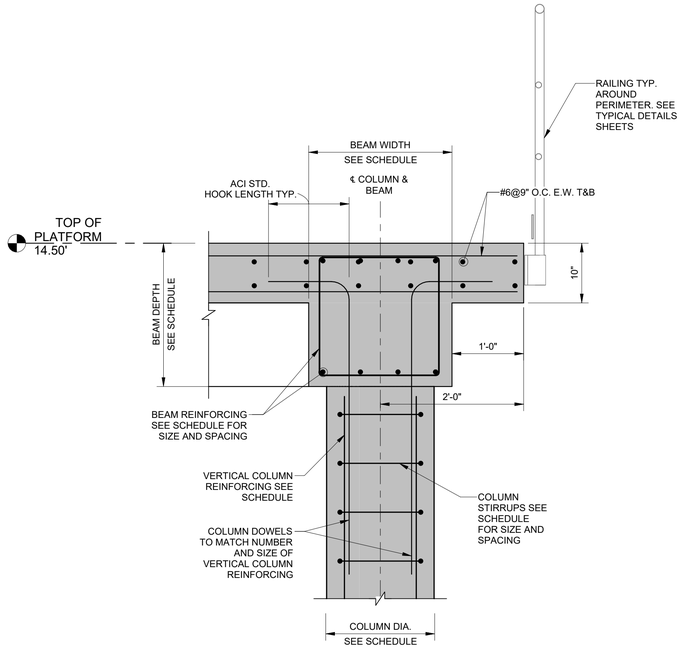
3 S-2.2 COLUMN SECTION

SCALE: 1 1/2" = 1'-0"



4 S-2.2 PLATFORM SECTION - COLUMN TO BEAM

SCALE: 1" = 1'-0"



5 S-2.2 PLATFORM SECTION - COLUMN AT RAILING

SCALE: 1" = 1'-0"

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FL LICENSE NUMBER
97144
DATE: 1/14/2026

255

KHA PROJECT	145139009
DATE	01/14/2026
SCALE:	AS SHOWN
DESIGNED BY:	GNH
DRAWN BY:	JTM
CHECKED BY:	JCL

MASTER PUMP STATION

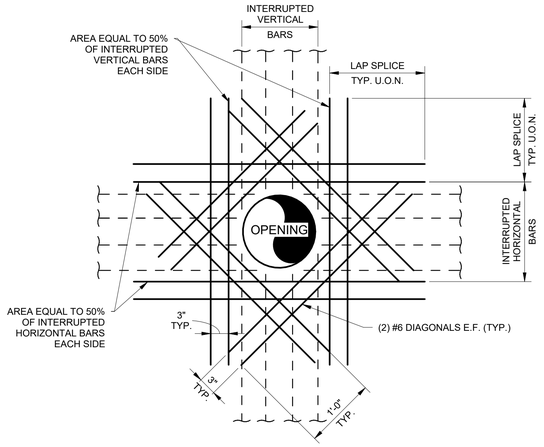
PREPARED FOR

CITY OF TREASURE ISLAND

ELECTRICAL BUILDING AND GENERATOR PLATFORM DETAILS

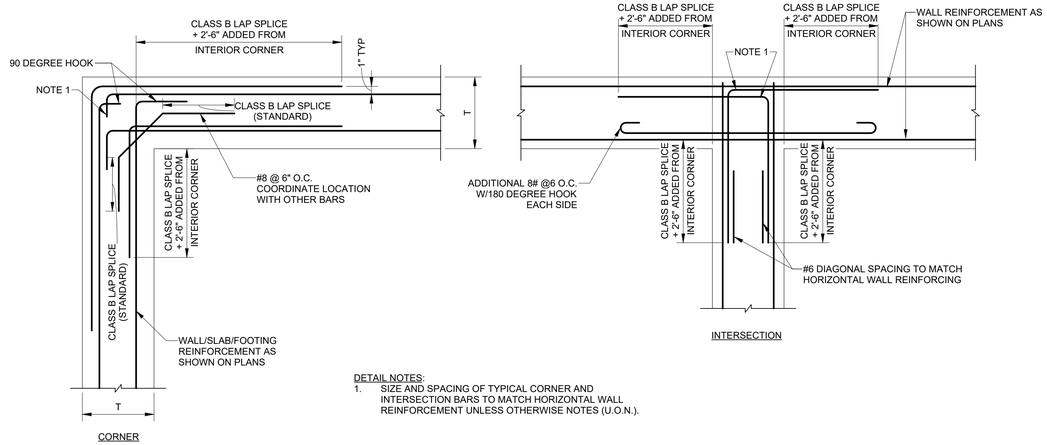
SHEET NUMBER
S-2.2

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement-Struct-R24.rvt



1 S-3.0 TYPICAL CIRCULAR OPENING REINFORCEMENT DETAIL (ELLIPTICAL SIMILAR)

SCALE: 1" = 1'-0"



DETAIL NOTES:

1. SIZE AND SPACING OF TYPICAL CORNER AND INTERSECTION BARS TO MATCH HORIZONTAL WALL REINFORCEMENT UNLESS OTHERWISE NOTES (U.O.N.).

2 S-3.0 TYPICAL WALL REINFORCEMENT DETAILS

SCALE: 1" = 1'-0"

LINK-SEAL NOTES:

1. INSIDE DIAMETER OF EACH WALL OPENING SHALL BE OF THE SIZE RECOMMENDED BY MANUFACTURER TO FIT THE PIPE OR CONDUIT AND THE LINK-SEAL WALL SEAL ASSEMBLY TO ASSURE WATER-TIGHT JOINT.
2. PIPE TO WALL PENETRATION CLOSURES SHALL BE OF THE MODULAR MECHANICAL TYPE, CONSISTING OF INTERLOCKING SYNTHETIC RUBBER LINKS SHAPED TO FILL THE ANNULAR SPACE BETWEEN THE PIPE AND WALL OPENING. A PRESSURE PLATE SHALL BE PROVIDED UNDER EACH BOLT HEAD AND NUT, WITH THE SEAL CONSTRUCTED TO PROVIDE ELECTRICAL INSULATION BETWEEN PIPE AND WALL.
3. WALL SEAL ASSEMBLY SHALL BE "LINK SEAL" AS MFG. BY THUNDERLINE CORP., WAYNE, MICHIGAN OR EQUAL.
4. PROVIDE ESCUTCHEONS IN FINISHED SPACES.
5. CONTRACTOR SHALL COORDINATE ALL MATERIAL TYPES, MATERIAL COMPATIBILITY, SIZES, GAPS, AND CONNECTIONS WITH LINK-SEAL MANUFACTURER TO ENSURE A WATER TIGHT CONNECTION.

3 S-3.0 TYPICAL HORIZONTAL PIPE PENETRATION DETAIL

SCALE: 1" = 1'-0"

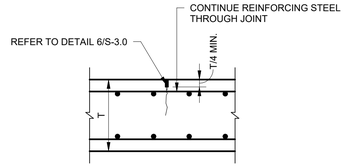
A DIM.	B DIM.
PIPE SIZE (IN.)	PIPE SIZE (IN.)
4	9.00
6	11.00
8	13.25
10	15.50
12	17.75
14	20.25
16	22.50
18	24.75
20	27.00
24	31.50
30	39.00

VERTICAL PIPE PENETRATION NOTES:

1. ALL VERTICAL PIPES TO 316L SCH 10 STAINLESS STEEL.
2. CENTER WATER STOP RING IN SLAB OR ROOF.

4 S-3.0 TYPICAL VERTICAL PIPE PENETRATION DETAIL

SCALE: 1" = 1'-0"



5 S-3.0 TYPICAL SLAB CONTROL JOINT DETAIL

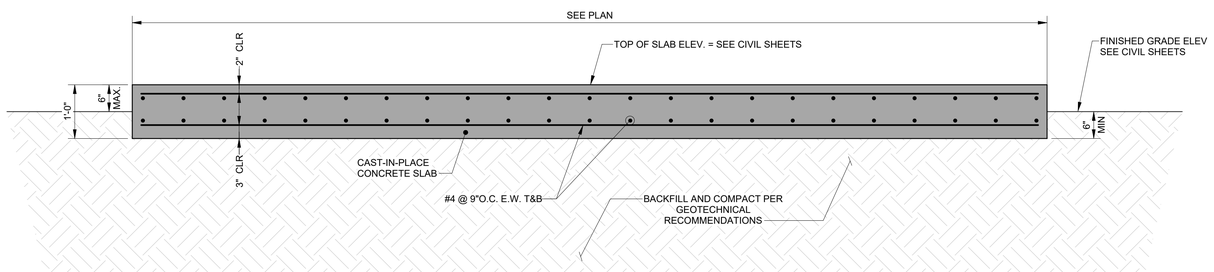
SCALE: 1" = 1'-0"

NOTES:

1. DEPTH (D) OF SEALANT EQUAL 1 TO 1.5 TIMES THE WIDTH OF THE SEALANT RESERVOIR.
2. WIDTH (W) OF SEALANT RESERVOIR IS 1/2" MIN. TO 5/8" MAX.
3. DEPTH OF INITIAL SAWCUT (SC) OR INSERT TYPE JOINT FORMER (CONTROL JOINT), 1/4" THICKNESS OF SLAB.
4. TOP OF SEALANT WILL BE 1/8" BELOW TOP OF SLAB.
5. JOINT SEALANT SHALL BE SIKAFLEX PRO-3 OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S REQUIREMENTS.

6 S-3.0 ENLARGED TYPICAL SLAB CONTROL JOINT DETAIL

SCALE: 12" = 1'-0"



7 S-3.0 TYPICAL SLAB ON GRADE REINFORCEMENT DETAIL

SCALE: 3/4" = 1'-0"

No.	Revision	By	Date
1	Revision 1		Date 1

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KHA PROJECT 145139009
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CHECKED BY: JCL

MASTER PUMP STATION
PREPARED FOR CITY OF TREASURE ISLAND

STRUCTURAL TYPICAL DETAILS

SHEET NUMBER S-3.0

256

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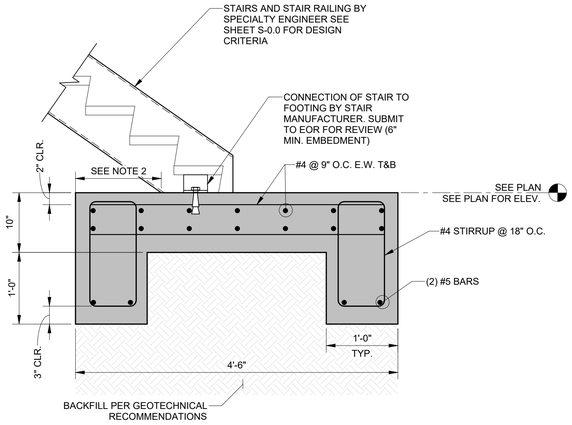
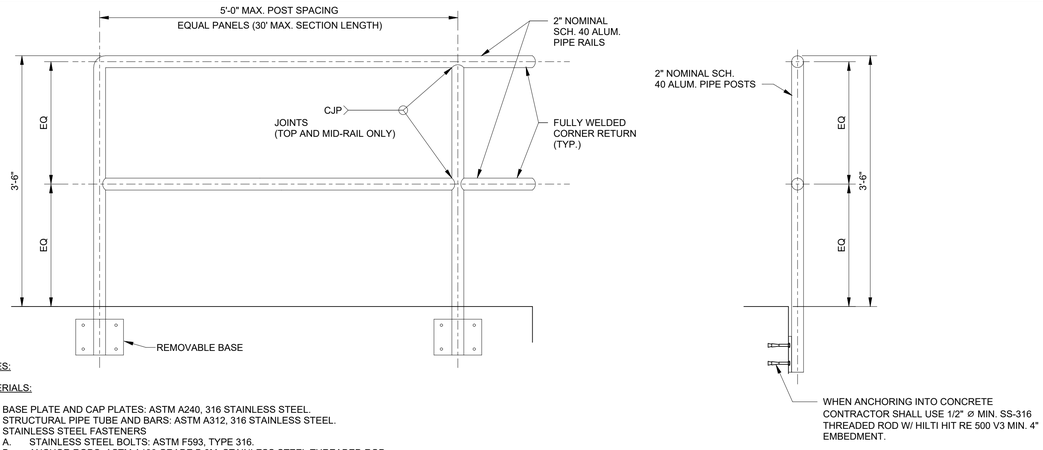


STAIR NOTES:

1. STAIRS SHALL BE A DELEGATED DESIGN AND SHALL CORRESPOND WITH THE 2023 FLORIDA BUILDING CODE AND THE NOTES ABOVE. SEE DELEGATED DESIGN NOTES ON SHEET S-0.0.
2. THE EDGE OF THE STAIR LOCATION SHALL BE 9" MINIMUM FROM THE EDGE OF FOUNDATION ON ALL SIDES

1 S-3.1 TYPICAL STAIR DETAIL

SCALE: 1" = 1'-0"



NOTES:

MATERIALS:

1. BASE PLATE AND CAP PLATES: ASTM A240, 316 STAINLESS STEEL.
2. STRUCTURAL PIPE TUBE AND BARS: ASTM A312, 316 STAINLESS STEEL.
3. STAINLESS STEEL FASTENERS
   - A. STAINLESS STEEL BOLTS: ASTM F593, TYPE 316.
   - B. ANCHOR RODS: ASTM A193 GRADE B 8M, STAINLESS STEEL THREADED ROD.
   - C. STAINLESS STEEL NUTS: ASTM F594 TYPE 316.
   - D. STAINLESS STEEL WASHERS: COMPATIBLE WITH BOLT, NUTS, AND THREADED ROD.

FABRICATION:

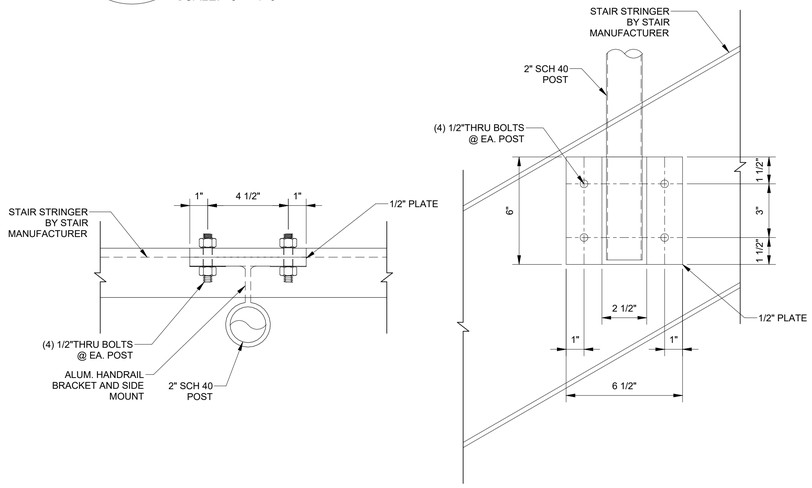
1. WELDING SHALL BE IN ACCORDANCE WITH ANSI AND AWS D1.6 "STRUCTURAL WELDING CODE - STAINLESS STEEL". FILLER MATERIAL SHALL BE EITHER ER 5356, ER 5183, OR ER 5556.
2. NO FIELD WELDING PERMITTED.
3. HANDRAILS WITH GRABRAIL ARE REQUIRED AT STAIR LOCATIONS.

2 S-3.1 REMOVABLE HANDRAIL TOP MOUNTED INTO CONCRETE DETAILS

SCALE: 1" = 1'-0"

3 S-3.1 HANDRAIL DETAILS FOR SIDEMOUNTING TO WALL AND TOP MOUNTING INTO CONCRETE

SCALE: 3" = 1'-0"



4 S-3.1 PRE-ENGINEERED HANDRAIL DETAILS (SPECIALTY ENGINEER)

SCALE: 3" = 1'-0"

5 S-3.1 TYPICAL IMPACT BOLLARD DETAIL

SCALE: 1" = 1'-0"

No.	Revision 1	Revisions	By	Date
				Date 1

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STRUCTURAL TYPICAL DETAILS

SHEET NUMBER
S-3.1

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ELECTRICAL ABBREVIATIONS

A	AMPERES
AC	ALTERNATING CURRENT
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CT	CURRENT TRANSFORMER
CP	CONTROL PANEL
CR	CONTROL RELAY
D	DEEP
DC	DIRECT CURRENT
DFS	DATA FLOW SYSTEMS
DIA.	DIAMETER
DISC.	DISCONNECT
DS	DOOR SWITCH
DWG.	DRAWING
EF	EXHAUST FAN
ETM	ELAPSED TIME METER
FLA	FULL LOAD AMPS
FVNR	FULL VOLTAGE, NON-REVERSING
G.F.I.	GROUND FAULT INTERRUPTER
GND.	GROUND
H	HIGH
H/O/A	HAND/OFF/AUTO
HP	HORSE POWER
HZ	HERTZ
IC	INTERRUPTING CAPACITY
IR	ISOLATION RELAY
ISR	INTRINSICALLY SAFE RELAY
KV	KILOVOLTS
KVA	KILOVOLT AMPERES
KW	KILOWATT
L	LOW, LINE
LED	LIGHT EMITTING DIODE
LS	LEVEL SWITCH
LT	LEVEL TRANSMITTER
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MCM	THOUSAND CIRCULAR MIL (AWG)
MDS	MAIN DISTRIBUTION SWITCHGEAR
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
MOV	MOTOR OPERATED VALVE
MPZ	MINI POWER ZONE
MTS	MANUAL TRANSFER SWITCH
N N.C.	NEUTRAL NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
N.O.	NORMALLY OPEN
NO.	NUMBER
OH	OVERHEAD
OIT	OPERATOR INTERFACE TERMINAL
OL	OVERLOAD
P	POLE
PH	PHASE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PM	POWER METER
PR.	PAIR
PVC	POLYVINYL CHLORIDE
REC	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RTU	REMOTE TERMINAL UNIT
RVSS	REDUCED VOLTAGE, SOFT STARTER
SCH.	SCHEDULE
SHLD.	SHIELDED
SN	SOLID NEUTRAL
SPD	SURGE PROTECTIVE DEVICE
S.T.	STAINLESS STEEL
TR	TIME DELAY RELAY
T-M	THERMAL MAGNETIC
TS	TEMPERATURE SWITCH
TSP	TWISTED SHIELDED PAIR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDER GROUND
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE, WIDE, WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER

ELECTRICAL SYMBOL SCHEDULE

- LED LIGHT FIXTURE
- LED LIGHT FIXTURE
- COMBINATION BATTERY EMERGENCY / EXIT LIGHT FIXTURE
- BATTERY EMERGENCY LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- LIGHTING PHOTOCELL
- 20A-120V DUPLEX RECEPTACLE
- 20A-120V SINGLE RECEPTACLE
- MOTOR (NUMBER INDICATES HP)
- DISCONNECT SWITCH
- JUNCTION BOX
- THERMOSTAT
- TRANSFORMER
- DOOR SWITCH
- LEVEL TRANSMITTER
- FLOAT SWITCH
- EMERGENCY STOP PUSH BUTTON
- S – SINGLE POLE SWITCH
- S_3 – THREE WAY SWITCH
- S_{WP} – WEATHERPROOF SWITCH
- HOME RUN TO PANEL
- TICKS INDICATE NUMBER OF WIRES - NOT INCLUDING GROUND CONDUCTOR
- WIRING CONCEALED IN CONDUIT
- CONDUIT CONCEALED IN FLOOR OR SLAB
- CIRCUIT BREAKER
- ELECTRICAL DUCT BANK
- G – GROUND RING
- E – ELECTRIC SERVICE
- LP – LIGHTNING PROTECTION CONDUCTOR

- 3 POSITION SELECTOR SWITCH (X INDICATES CLOSED POSITION)
- DISCONNECT SWITCH
- EMERGENCY STOP PUSH BUTTON
- NORMALLY OPEN PUSH BUTTON
- NORMALLY CLOSED PUSH BUTTON
- FLOAT SWITCH CONTACT
- TIMER RELAY CONTACT
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- M – MOTOR STARTER COIL
- CR – CONTROL RELAY
- MOTOR THERMAL SWITCH
- THERMOSTAT
- LIMIT SWITCH
- SELECTOR SWITCH
- A – PUSH-TO-TEST PILOT LIGHT
  COLOR IS INDICATED BY LETTER INSIDE
  - A - AMBER
  - B - BLUE
  - G - GREEN
  - R - RED
  - W - WHITE
- SPEED POTENTIOMETER

- ELAPSED TIME METER
- B – PUSH BUTTON
  COLOR IS INDICATED BY LETTER INSIDE
  - B - BLUE
  - G - GREEN
  - R - RED
  - O - ORANGE
  - W - WHITE
  - Y - YELLOW
  - BLANK - BLACK
- ENGRAVED NAMEPLATE
- CONTROL PANEL CIRCUIT BREAKER
- CONTROL TRANSFORMER (480V / 120V)
- FUSE
- MOTOR STARTER
- THERMAL OVERLOAD
- TERMINAL IN MCC FOR FIELD WIRING
- TERMINAL IN VFD FOR FIELD WIRING
- TERMINAL IN CONTROL PANEL FOR FIELD WIRING
- TERMINAL IN LOCAL PANEL FOR FIELD WIRING
- TERMINAL IN ACTUATOR FOR FIELD WIRING
- INDICATES PANEL WIRING
- INDICATES FIELD WIRING
- GROUND
- CONNECTION WIRES

GENERAL ELECTRICAL NOTES

1. ALL NEW EQUIPMENT AND WIRING IS SHOWN BOLD. FUTURE EQUIPMENT IS SHOWN IN A LIGHT WEIGHT. EXISTING EQUIPMENT IS SHOWN IN A LIGHT WEIGHT AND IDENTIFIED WITH ITALICIZED TEXT.
2. ALL FASTENERS AND MOUNTING HARDWARE USED FOR THE INSTALLATION OF ELECTRICAL ITEMS SHALL BE 316 STAINLESS STEEL.
3. ALL ALUMINUM BACKBOARDS SHALL BE 3/16" THICK, AND SIZED AS REQUIRED TO ACCOMMODATE EQUIPMENT. EDGES OF BACKBOARDS SHALL BE BEVELED SO THEY ARE SMOOTH.
4. ALL ALUMINUM IN CONTACT WITH CONCRETE SHALL BE COATED WITH TWO COATS OF ZINC CHROMATE PRIMER OR BITUMINOUS PAINT TO PREVENT A REACTION BETWEEN THE ALUMINUM AND CONCRETE.
5. ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT SHALL BE MOUNTED ON A CONCRETE PAD. THE PAD SHALL BE 4" HIGH WITH CHAMFERED EDGES AND THE PAD SHALL EXTEND 2" BEYOND THE EDGES OF THE EQUIPMENT.
6. CONTRACTOR SHALL FURNISH AND INSTALL A SEPARATE INSULATED GROUND CONDUCTOR IN ALL CONDUITS. ALL GROUND CONDUCTORS SHALL BE #12 UNLESS NOTED OTHERWISE ON DRAWINGS.
7. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL UNDERGROUND CONDUITS AND DUCT BANKS TO AVOID INTERFERENCES WITH UNDERGROUND PIPING.
8. ALL DUCT BANKS THAT PENETRATE BUILDING WALLS SHALL BE DOWELED INTO THE CONCRETE WALL USING #4 REBARS.
9. PROVIDE RED DYE IN CONCRETE FOR CONCRETE DUCT BANKS.
10. ALL DUCT BANKS AND CONDUITS SHALL BE SLOPED AWAY FROM BUILDINGS AND STRUCTURES.
11. WHERE A WIRING LEGEND IS SHOWN ON A DRAWING, IT ONLY PERTAINS TO THAT DRAWING.
12. WIRING TO DISCONNECT SWITCHES SHALL BE CONTINUED FROM DISCONNECT SWITCH TO MOTOR OR HVAC EQUIPMENT.
13. COORDINATE THE EXACT LOCATION OF ALL DISCONNECT SWITCH IN THE FIELD TO AVOID INTERFERENCES AND TO ENSURE CLEAR ACCESS TO THE DISCONNECT SWITCH.
14. COORDINATE SIZE OF ALL BREAKERS, MOTOR STARTERS, AND VFDs WITH ACTUAL HORSEPOWER OF EQUIPMENT BEING PROVIDED.
15. ALL CONDUITS SHALL BE LABELED INDICATING THE VOLTAGE OF THE WIRING IN THE CONDUIT.
16. PROVIDE A ENGRAVED YELLOW NAMEPLATE ON ALL PANELS INDICATING WHERE THE PANEL IS FED FROM.

No.	Revisions	By	Date

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FL LICENSE NUMBER 101453
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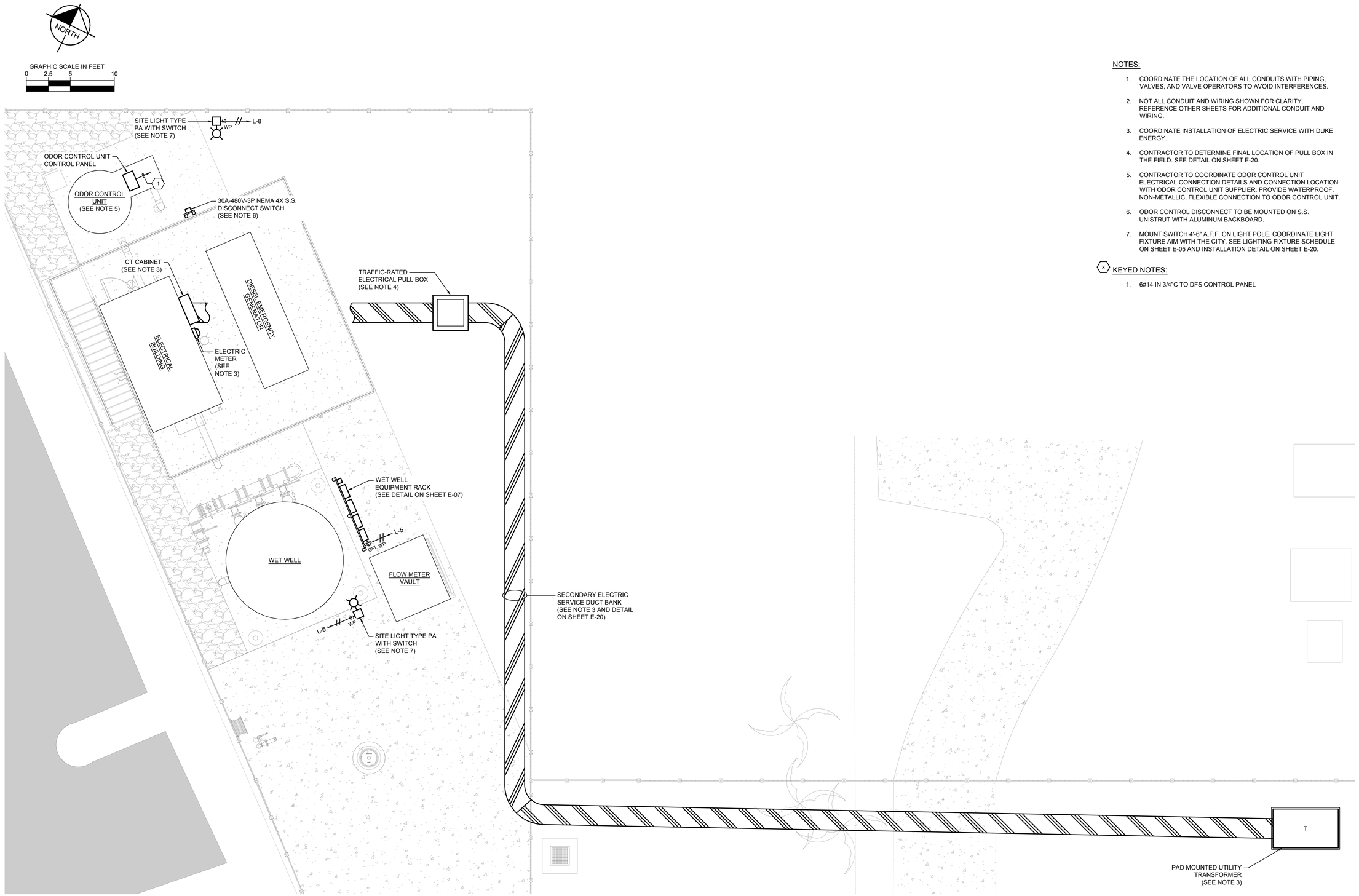
KHA PROJECT 145139009	DATE 01/14/2026	SCALE: AS SHOWN	JAH
		DESIGNED BY:	EBW
		DRAWN BY:	JAH
		CHECKED BY:	

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES

SHEET NUMBER
E-01



A ELECTRICAL SITE PLAN
SCALE: 1" = 5'

NOTES:

1. COORDINATE THE LOCATION OF ALL CONDUITS WITH PIPING, VALVES, AND VALVE OPERATORS TO AVOID INTERFERENCES.
2. NOT ALL CONDUIT AND WIRING SHOWN FOR CLARITY. REFERENCE OTHER SHEETS FOR ADDITIONAL CONDUIT AND WIRING.
3. COORDINATE INSTALLATION OF ELECTRIC SERVICE WITH DUKE ENERGY.
4. CONTRACTOR TO DETERMINE FINAL LOCATION OF PULL BOX IN THE FIELD. SEE DETAIL ON SHEET E-20.
5. CONTRACTOR TO COORDINATE ODOR CONTROL UNIT ELECTRICAL CONNECTION DETAILS AND CONNECTION LOCATION WITH ODOR CONTROL UNIT SUPPLIER. PROVIDE WATERPROOF, NON-METALLIC, FLEXIBLE CONNECTION TO ODOR CONTROL UNIT.
6. ODOR CONTROL DISCONNECT TO BE MOUNTED ON S.S. UNISTRUT WITH ALUMINUM BACKBOARD.
7. MOUNT SWITCH 4'-6" A.F.F. ON LIGHT POLE. COORDINATE LIGHT FIXTURE AIM WITH THE CITY. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E-05 AND INSTALLATION DETAIL ON SHEET E-20.

(X) KEYED NOTES:

1. 6#14 IN 3/4"C TO DFS CONTROL PANEL

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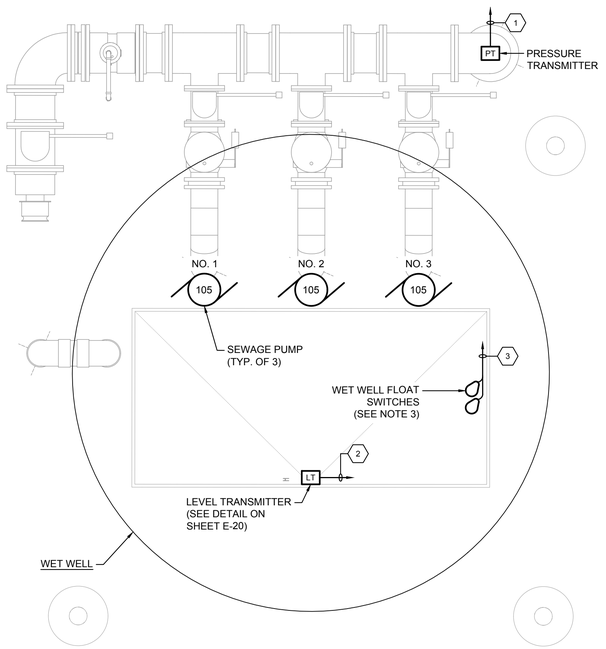
KHA PROJECT 145139009	DATE 01/14/2026	SCALE: AS SHOWN	DESIGNED BY: JAH
			DRAWN BY: EBW
			CHECKED BY: JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

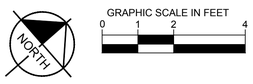
ELECTRICAL SITE PLAN

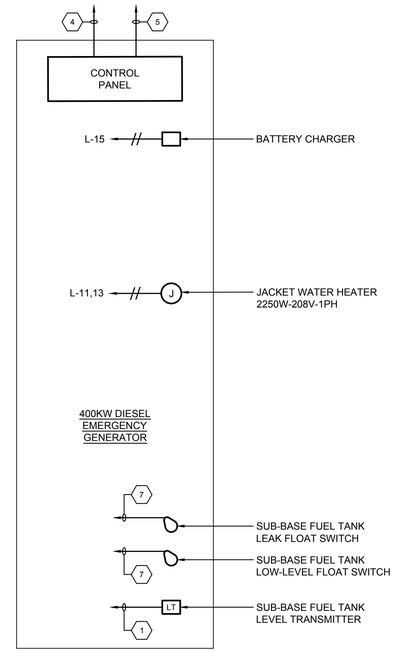
SHEET NUMBER
E-02



A WET WELL ELECTRICAL PLAN

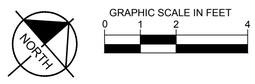
SCALE: 1/2" = 1'

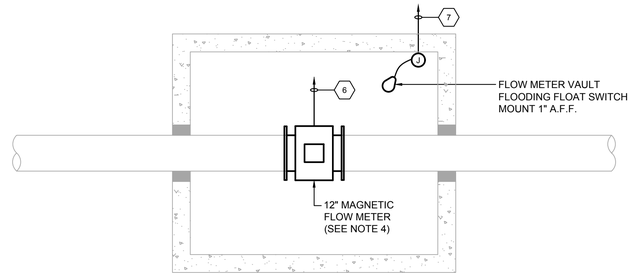




B GENERATOR ELECTRICAL PLAN

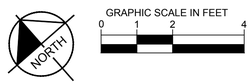
SCALE: 1/2" = 1'





C FLOW METER VAULT ELECTRICAL PLAN

SCALE: 1/2" = 1'



NOTES:

1. COORDINATE THE LOCATION OF ALL CONDUITS WITH PIPING, VALVES, AND VALVE OPERATORS TO AVOID INTERFERENCES.
2. NOT ALL CONDUIT AND WIRING SHOWN FOR CLARITY. REFERENCE OTHER SHEETS FOR ADDITIONAL CONDUIT AND WIRING.
3. SEE MECHANICAL SHEETS AND DETAIL ON SHEET E-18 FOR MORE INFORMATION ABOUT FLOAT LEVELS AND MOUNTING. COORDINATE FLOAT LEVEL SWITCH ELEVATIONS WITH THE CITY.
4. SEE DETAIL ON SHEET E-18 FOR FLOW METER GROUNDING.
5. THE WET WELL IS CLASSIFIED AS A CLASS 1, DIVISION 1, GROUP D AREA IN ACCORDANCE WITH NFPA 820. THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND CONDUIT SHALL BE PERFORMED IN ACCORDANCE WITH THIS CLASSIFICATION.
6. FLOW METER VAULT IS CLASSIFIED AS A CLASS 1, DIVISION 2, GROUP D AREA IN ACCORDANCE WITH NFPA 820. THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND CONDUIT SHALL BE PERFORMED IN ACCORDANCE WITH THIS CLASSIFICATION.

(X) KEYED NOTES:

1. 1 PR. #16 SHLD. IN 3/4"C TO DFS CONTROL PANEL
2. LEVEL TRANSMITTER CABLE IN 2"C TO WET WELL JUNCTION BOX ON WET WELL EQUIPMENT RACK
3. FLOAT SWITCH CABLES IN 2"C TO WET WELL JUNCTION BOX ON WET WELL EQUIPMENT RACK
4. 2#14 IN 3/4"C TO ATS
5. 6#14 IN 3/4"C TO DFS CONTROL PANEL
6. FLOW METER CABLE TO FLOW METER TRANSMITTER IN 1"C
7. 2#14 IN 3/4"C TO DFS CONTROL PANEL

No.	Revisions	By	Date

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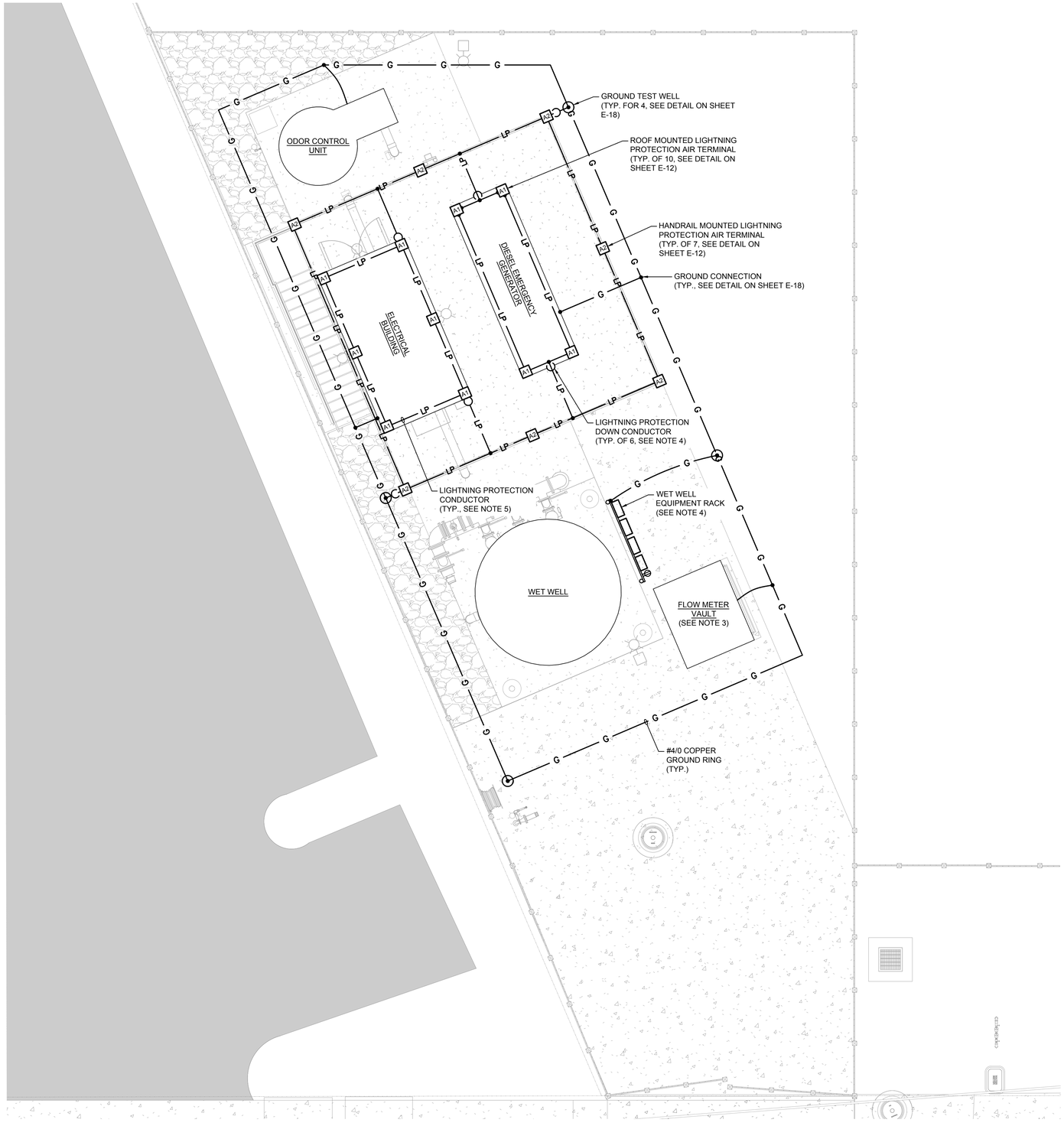
LICENSED PROFESSIONAL:
JASON A. HOYT, P.E.
FL LICENSE NUMBER
101453
DATE:

KHA PROJECT
145139009
DATE
01/14/2026
SCALE: AS SHOWN
DESIGNED BY: JAH
DRAWN BY: EBW
CHECKED BY: JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL PLANS

SHEET NUMBER
E-03



A GROUNDING AND LIGHTNING PROTECTION PLAN
SCALE: 1" = 5'

NOTES:

1. COORDINATE THE LOCATION OF ALL CONDUITS WITH PIPING, VALVES, AND VALVE OPERATORS TO AVOID INTERFERENCES.
2. NOT ALL CONDUIT AND WIRING SHOWN FOR CLARITY. REFERENCE OTHER SHEETS FOR ADDITIONAL CONDUIT AND WIRING.
3. SEE DETAIL ON SHEET E-18 FOR FLOW METER GROUNDING.
4. SEE DETAILS ON SHEET E-12 FOR TYPICAL DOWN CONDUCTOR INSTALLATION AND EQUIPMENT RACK GROUNDING.
5. INSTALL CLASS I ALUMINUM LIGHTNING PROTECTION CONDUCTOR EXPOSED ON ROOF. FASTEN EVERY 3' MAXIMUM.
6. BOND LIGHTNING PROTECTION SYSTEM TO ELECTRICAL GROUND RING WITH #2/0 BARE COPPER CONDUCTOR.
7. THE FINAL INSTALLATION SHALL MEET THE UL 96A REQUIREMENTS FOR LIGHTNING PROTECTION SYSTEMS.
8. THIS DRAWING IS PROVIDED AS A REFERENCE TO SHOW INTENT FOR SUBMITTAL PURPOSES. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO KNOW AND UNDERSTAND THE APPLICABLE INSTALLATION STANDARDS AND REQUIREMENTS IN ORDER TO PROVIDE A FULLY COMPLIANT SYSTEM.
9. FIELD VERIFY PROTECTION REQUIREMENTS AND COMMUNICATE ANY DISCREPANCIES AND/OR DEFICIENCIES WITH THE SYSTEM DESIGNER PRIOR TO INSTALLATION.
10. ACTUAL JOB SITE CONDITIONS MAY NECESSITATE SLIGHT ALTERATIONS OF AIR TERMINAL AND GROUND LOCATIONS. ANY ALTERATIONS SHALL BE APPROVED BY THE SYSTEM DESIGNER PRIOR TO THEIR EXECUTION.
11. AIR TERMINALS SHALL BE PLACED AROUND THE ROOF PERIMETER OR RIDGE AT 20'-0" MAXIMUM INTERVALS FOR 10" TO 23" AIR TERMINALS & AT 25'-0" MAXIMUM INTERVALS FOR 24" AIR TERMINALS.
12. AIR TERMINALS SHALL BE PLACED WITHIN 24" FROM THE OUTSIDE EDGES OF THE OBJECT TO BE PROTECTED.
13. MID-ROOF AIR TERMINALS ON FLAT OR GENTLY SLOPING ROOFS SHALL BE INSTALLED AT MAXIMUM 50'-0" INTERVALS.
14. ALL ROOF PROJECTIONS AND/OR OBJECTS THAT ARE SUBJECT TO A DIRECT LIGHTNING STRIKE SHALL BE PROVIDED WITH AIR TERMINALS UNLESS THEY ARE LOCATED WITHIN A ZONE OF PROTECTION.
15. FIELD VERIFY ALL ZONES OF PROTECTION.
16. METAL BODIES SITUATED WITHIN 6'-0" OF A LIGHTNING PROTECTION CONDUCTOR SHALL BE BONDED TO THE LIGHTNING PROTECTION SYSTEM.
17. NO BEND OF CONDUCTOR SHALL FORM A FINAL INCLUDED ANGLE OF LESS THAN 90 DEGREES NOR SHALL HAVE A RADIUS OF BEND LESS THAN 8". CONDUIT SHALL ROUTE THE LIGHTNING PROTECTION CONDUCTOR IN A MANNER CONSISTENT WITH THESE BEND REQUIREMENTS.
18. CONDUCTORS SHALL INTERCONNECT ALL AIR TERMINALS TO FORM A TWO WAY HORIZONTAL OR DOWNWARD PATH TO THE GROUND SYSTEM.
19. ALL LIGHTNING PROTECTION CONDUCTORS SHALL BE FASTENED AT MAXIMUM INTERVALS OF 3'-0" ON CENTER.
20. CONNECTIONS TO GROUND RODS OR GROUND LOOP CABLE SHALL BE MADE AT A POINT NOT LESS THAN 12" BELOW GRADE AND 24" AWAY FROM FOUNDATION WALL.
21. ALL POTENTIAL GROUND SOURCES THAT ENTER A STRUCTURE FROM BELOW GRADE (EARTH) MUST BE INTERCONNECTED TO THE LIGHTNING PROTECTION SYSTEM.
22. ALL ADHESIVE TYPE FITTINGS SHALL BE SET IN PLACE WITH COMPATIBLE ROOF CEMENT.
23. BARE COPPER LIGHTNING PROTECTION MATERIAL SHALL NOT BE INSTALLED ON ALUMINUM AND ALUMINUM LIGHTNING PROTECTION MATERIALS SHALL NOT BE INSTALLED ON COPPER.
24. ALL INCOMING ELECTRICAL, TELEPHONE, DATA, RADIO, AND TELEVISION SERVICES SHALL BE EQUIPPED WITH SURGE SUPPRESSION DEVICES. UNLESS SPECIFIED OTHERWISE THE REQUIRED SURGE SUPPRESSION DEVICES SHALL BE FURNISHED AND INSTALLED BY THE RESPECTIVE SYSTEM VENDOR.
25. ALL REQUIRED 1" SCH 40 PVC CONDUIT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AT LOCATIONS DESIGNATED BY LIGHTNING SYSTEM SUPPLIER AND SHOWN ON PLANS. CONDUIT SHALL MAINTAIN A CONTINUOUS AND DIRECT ROUTE TO GROUND WITH NO MORE THAN 360 DEGREES OF CUMULATIVE BEND IN ANY SINGLE RUN.
26. ALL REQUIRED SEALING AND/OR FLASHING OF ROOF PENETRATION SHALL BE FURNISHED AND INSTALLED BY THE ROOFING CONTRACTOR.
27. ANY ROOF PADS, PAVERS, SLIP SHEETS, BATTEN STRIPS, OR SPECIAL REQUIREMENTS OF THE ROOF SYSTEM MANUFACTURER FOR ROOF MOUNTED LIGHTNING PROTECTION EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ROOFING CONTRACTOR.

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FL LICENSE NUMBER 101453
DATE:

KHA PROJECT 145139009		SCALE: AS SHOWN	
	DATE 01/14/2026	DESIGNED BY:	JAH
		DRAWN BY:	EBW
		CHECKED BY:	JAH

MASTER PUMP STATION REPLACEMENT

PREPARED FOR
CITY OF TREASURE ISLAND

GROUNDING AND LIGHTNING PLAN

SHEET NUMBER
E-04

NORTH

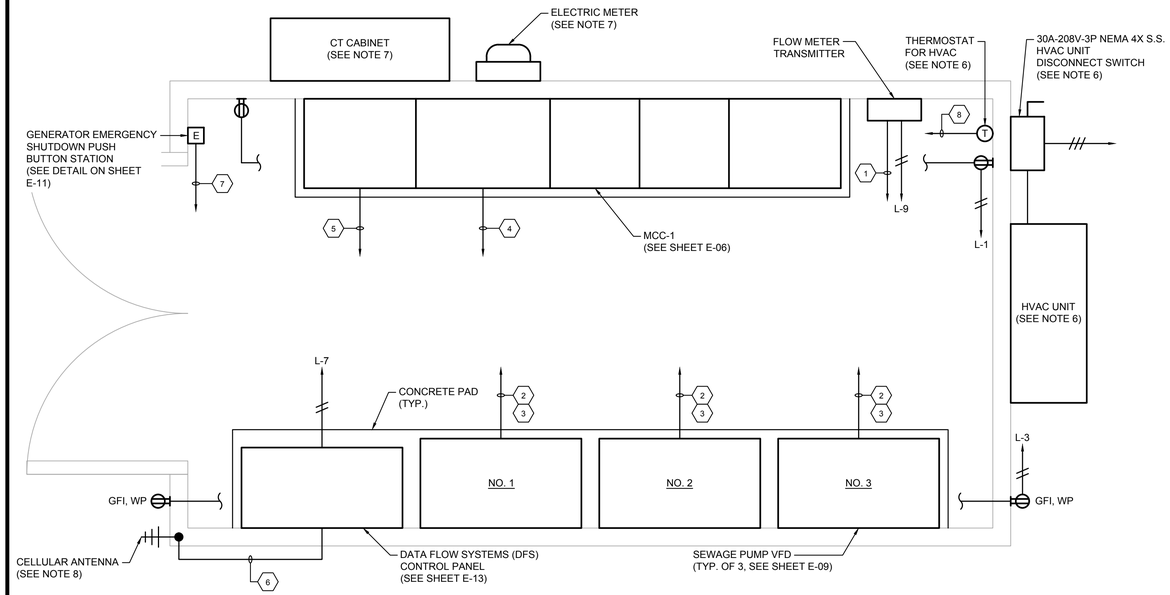
GRAPHIC SCALE IN FEET
0 4/8 4/3 8/3

NOTES:

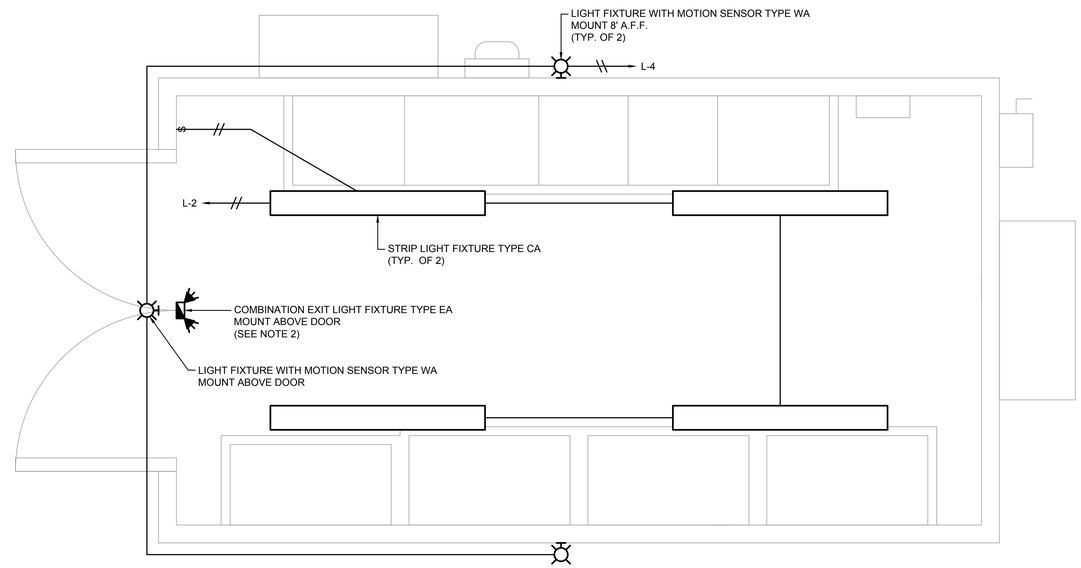
1. NOT ALL CONDUITS AND CONDUCTORS SHOWN FOR CLARITY. REFERENCE OTHER SHEETS FOR ADDITIONAL REQUIREMENTS.
2. EMERGENCY LIGHT FIXTURES SHALL BE WIRED TO LIGHTING CIRCUIT IN THE ROOM WHERE THEY ARE LOCATED.
3. COORDINATE THE LOCATION OF ALL LIGHT FIXTURES WITH OTHER EQUIPMENT TO AVOID INTERFERENCES.
4. INOPERABILITY OF A LIGHT SHALL NOT AFFECT THE OPERABILITY OF OTHER LIGHTS.
5. LIGHT FIXTURES SHALL NOT BE USED AS RACEWAYS.
6. COORDINATE HVAC WIRING WITH SYSTEM SUPPLIER.
7. COORDINATE INSTALLATION OF ELECTRIC SERVICE WITH DUKE ENERGY.
8. COORDINATE INSTALLATION OF CELLULAR ANTENNA WITH DFS.

(X) KEYED NOTES:

1. 1 PR. #16 SHLD. IN 3/4"C TO DFS CONTROL PANEL
2. (2) 1 PR. #16 SHLD., 14#14(12VDC) IN 1 1/2"C TO DFS CONTROL PANEL
3. 4#14(120VAC) IN 3/4"C TO DFS CONTROL PANEL
4. 8#14(12VDC) IN 3/4"C TO DFS CONTROL PANEL
5. 3#14(480VAC) IN 3/4"C TO DFS CONTROL PANEL
6. ANTENNA CABLE TO DFS CONTROL PANEL
7. 2#14 IN 3/4"C TO DIESEL EMERGENCY GENERATOR
8. 1#18-7/CONDUCTOR THERMOSTAT CABLE IN 1"C



A ELECTRICAL BUILDING POWER PLAN
SCALE: 3/4" = 1'



B ELECTRICAL BUILDING LIGHTING PLAN
SCALE: 3/4" = 1'

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	WATTS	VOLTS	MOUNTING	DESCRIPTION
CA	HOLOPHANE	EMS L48 4000LM IMACD MD MVOLT GZ 10 35K 80 CRI	26	120/277	CEILING	4' LED STRIP FIXTURE
WA	HOLOPHANE	HLWPC2 P40 40K MVOLT T3M BZSDP	95	120/277	WALL	WALLPACK FIXTURE
PA	LITHONIA	DSXF1 LED P2 40K WFL MVOLT IS DDBXD	42	120/277	POLE	SITE LIGHT
	LITHONIA	SSA16XXT20ULNECFBCDDBXD			GROUND	POLE FOR SITE LIGHT
EA	LITHONIA	ECRG HO RD M6	2.8	120/277	WALL	LED COMBO EMERGENCY LIGHT

C LIGHTING FIXTURE SCHEDULE
SCALE: NO SCALE

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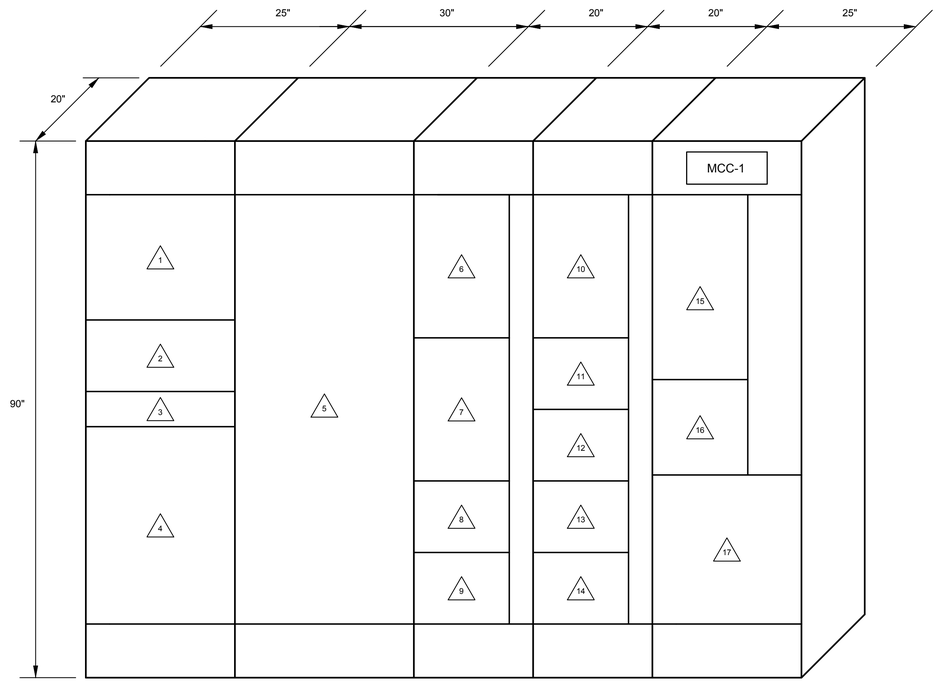
MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL BUILDING POWER AND LIGHTNING PLANS

SHEET NUMBER
E-05

NOTES:

1. PROVIDE AN ARC FLASH RESISTANT MOTOR CONTROL CENTER (MCC-1). SEE ONE-LINE DIAGRAM ON SHEET E-07.
2. DUE TO SPACE CONSTRAINTS INSIDE THE STATION, MCC-1 CANNOT BE WIDER THAN THE OVERALL DIMENSIONS SHOWN.
3. MCC-1 NAMEPLATE SHALL HAVE 2" HIGH LETTERS.



A MOTOR CONTROL CENTER (MCC-1) ELEVATION
SCALE: NO SCALE

UNIT LOCATION	DESCRIPTION
1	SPACE
2	POWER MONITOR
3	SURGE PROTECTIVE DEVICE
4	800A MAIN CIRCUIT BREAKER
5	AUTOMATIC TRANSFER SWITCH
6	SEWAGE PUMP NO. 1 VFD
7	SEWAGE PUMP NO. 2 VFD
8	ODOR CONTROL UNIT
9	20A-3P SPARE

UNIT LOCATION	DESCRIPTION
10	SEWAGE PUMP NO. 3 VFD
11	20A-3P SPARE
12	SPACE
13	SPACE
14	SPACE
15	PANEL "L"
16	TRANSFORMER CIRCUIT BREAKER
17	30KVA 480V-3PH TO 120/208V-3PH-4W TRANSFORMER

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MASTER PUMP STATION REPLACEMENT
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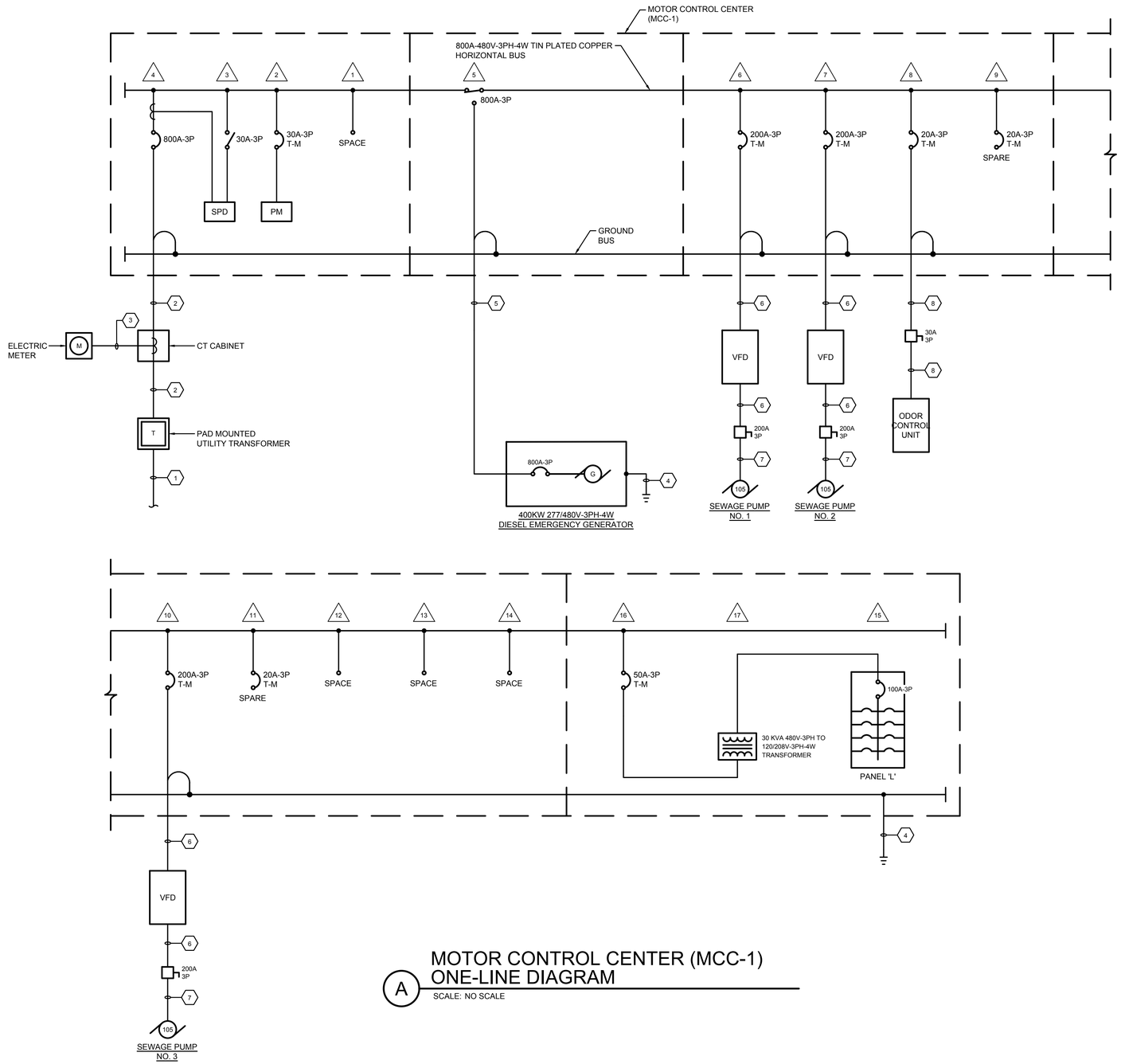
MCC-1 ELEVATION

SHEET NUMBER
E-06



A MOTOR CONTROL CENTER (MCC-1) ONE-LINE DIAGRAM

SCALE: NO SCALE

NOTES:

1. SEE SHEET E-06 FOR KEYNOTES.

(X) KEYED NOTES:

1. PRIMARY UNDERGROUND ELECTRIC SERVICE. COORDINATE THE REQUIREMENTS WITH POWER COMPANY.
2. SECONDARY ELECTRIC SERVICE. 2 SETS OF 4#600 MCM IN 4"C. COORDINATE REQUIREMENTS WITH THE POWER COMPANY.
3. COORDINATE ELECTRIC METER WIRING REQUIREMENTS WITH THE POWER COMPANY.
4. #3/0 GND. IN 1"C TO GROUND RING
5. 2 SETS OF 4#600, #1/0 GND. IN 4"C
6. 3#3/0, #6 GND. IN 2"C
7. PUMP CABLE IN 3"C
8. 3#12, #12 GND. IN 3/4"C

ELECTRICAL LOAD CALCULATION

LOAD DESCRIPTION	HP	CONN. LOAD (KVA)	DEMAND FACTOR (DF)	DEMAND LOAD (KVA)
SEWAGE PUMP NO. 1 (LARGEST MOTOR)	105	108.91	1.25	136.14
SEWAGE PUMP NO. 2	105	108.91	1.00	108.91
SEWAGE PUMP NO. 3	105	108.91	1.00	108.91
ODOR CONTROL UNIT		9.39	1.00	9.39
HVAC EQUIPMENT		3.24	1.00	3.24
PANEL 'L'		6.04	1.00	6.04
TOTAL:		345.41		372.64

ELECTRICAL LOAD SUMMARY

SERVICE VOLTAGE:	480	V
PHASE:	3	Ø
CONNECTED LOAD:	345.41	KVA
	415.46	A
DEMAND LOAD:	372.64	KVA
	448.21	A
LOAD MULTIPLIER:	1.25	
MINIMUM SERVICE:	465.80	KVA
	560.27	A
SEVICE ENTRANCE TRIP RATING:	800	A
MINIMUM SHORT CIRCUIT CURRENT RATING:	65	KAIC

B ELECTRICAL LOAD CALCULATIONS

SCALE: NO SCALE

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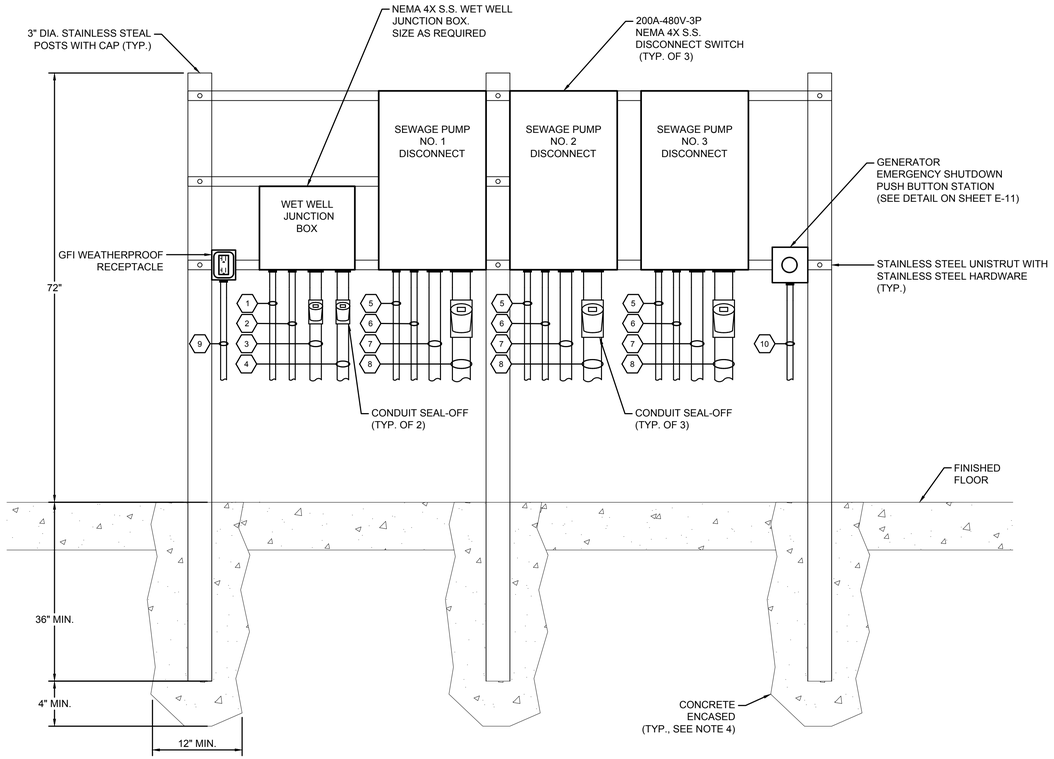
MASTER PUMP STATION REPLACEMENT

PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL ONE-LINE DIAGRAM

SHEET NUMBER
E-07



WET WELL EQUIPMENT RACK ELEVATION

A

SCALE: NO SCALE

NOTES:

1. INSTALL CONDUITS AND CONDUCTORS FOR EQUIPMENT GROUND AS REQUIRED BY APPLICABLE CODES AND SPECIFICATIONS.
2. CONDUITS SHOWN ARE REPRESENTATIVE ONLY. CONTRACTOR SHALL DETERMINE CONDUIT LOCATION AND ROUTING.
3. SEE ONE-LINE DIAGRAM ON SHEET E-07 FOR ADDITIONAL CONDUIT AND WIRING.
4. STAINLESS STEEL SUPPORT POSTS SHALL BE TREATED WITH TWO COATS OF BITUMINOUS EPOXY TO 16 MILS WHERE EMBEDDED IN CONCRETE.

(X) KEYED NOTES:

1. 4#14 IN 3/4"C TO DFS CONTROL PANEL
2. 1 PR. #16 SHLD. IN 3/4"C TO DFS CONTROL PANEL
3. FLOAT SWITCH CABLES IN 2"C
4. LEVEL TRANSMITTER CABLE IN 2"C
5. 2#14 IN 3/4"C TO DFS CONTROL PANEL
6. 2#14 IN 3/4"C TO VFD
7. 3#3/0, #6 GND. IN 2"C TO VFD
8. PUMP CABLE IN 3"C TO SEWAGE PUMP
9. 2#12, #12 GND. IN 3/4"C TO PANEL "L"
10. 2#14 IN 3/4"C TO EMERGENCY GENERATOR

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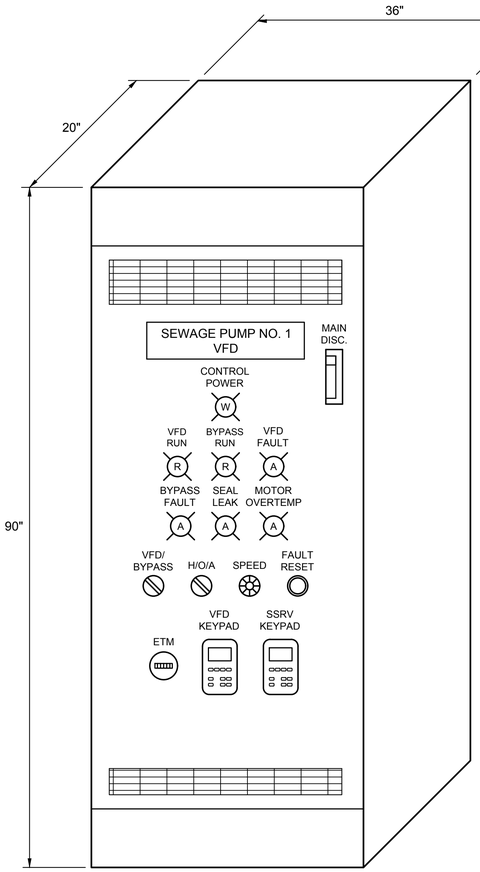
MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

WET WELL EQUIPMENT RACK ELEVATION

SHEET NUMBER
E-08

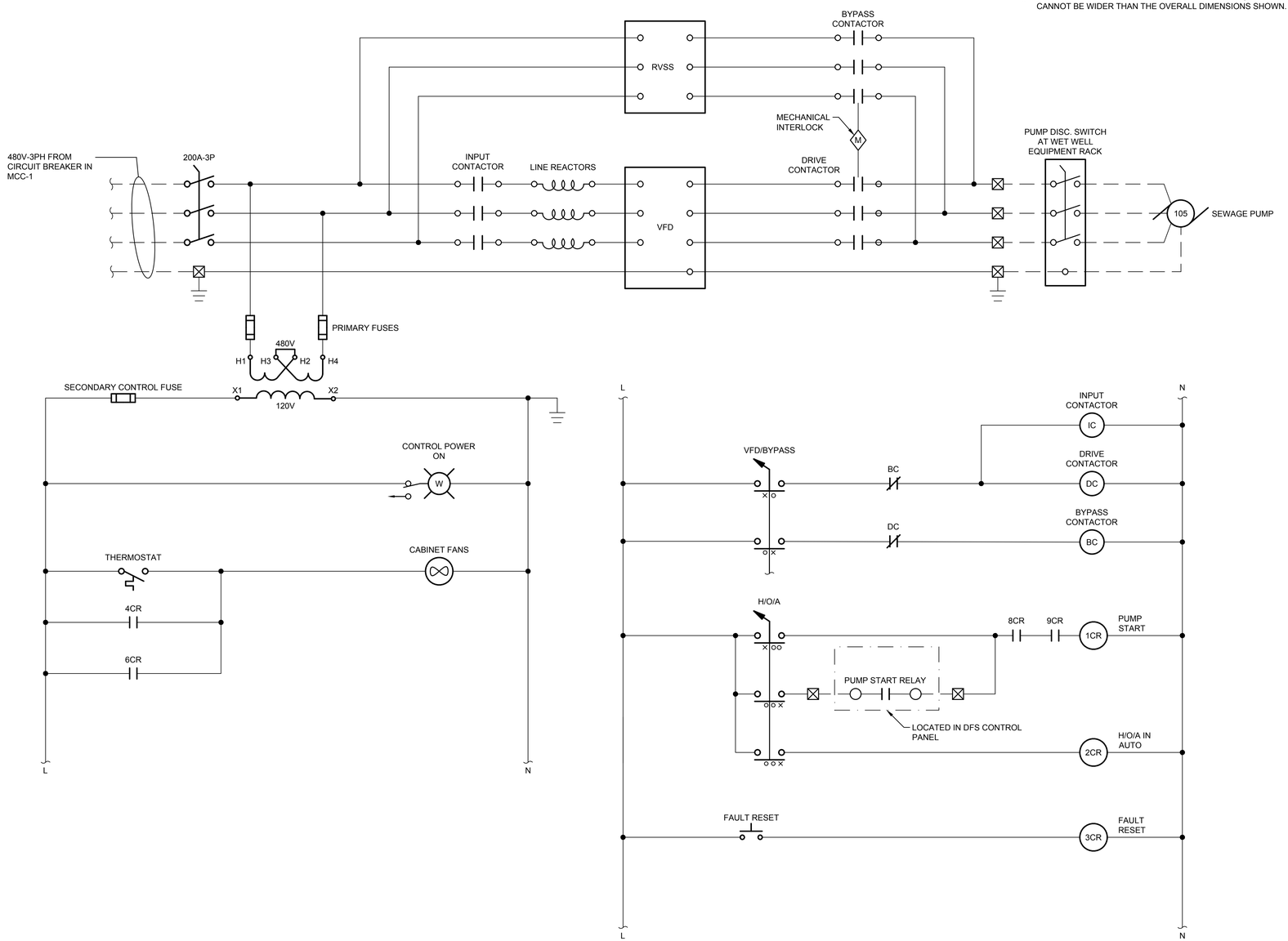
NOTES:

1. THE SEWAGE PUMP VFD WIRINIG DIAGRAM IS TYPICAL FOR THREE SEWAGE PUMP VFDs.
2. COORDINATE VFD AND RVSS CONTROL WIRING WITH THE MANUFACTURER.
3. COORDINATE OVERTEMP/DEAL FAILURE RELAY WITH ACTUAL PUMP BEING SUPPLIED. WIRING SHOWN IS FOR A FLYGT PUMP.
4. DUE TO SPACE CONSTRAINTS INSIDE THE STATION, THE VFD CANNOT BE WIDER THAN THE OVERALL DIMENSIONS SHOWN.



A SEWAGE PUMP VFD PANEL LAYOUT

SCALE: NO SCALE



B SEWAGE PUMP VFD WIRING DIAGRAM

SCALE: NO SCALE

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MASTER PUMP STATION REPLACEMENT

PREPARED FOR
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SEWAGE PUMP VFD

SHEET NUMBER
E-09

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MASTER PUMP STATION REPLACEMENT

PREPARED FOR
CITY OF TREASURE ISLAND

SEWAGE PUMP VFD

SHEET NUMBER
E-10

NOTES:

1. CONTRACTOR TO FIELD ROUTER CONDUIT C404 FROM PUSH BUTTON TO GENERATOR FOR SHUT DOWN SIGNAL
.
2. CONTRACTOR TO PROVIDE AND INSTALL 316 STAINLESS STEEL CONDUIT CLAMPS AS REQUIRED BY NEC.

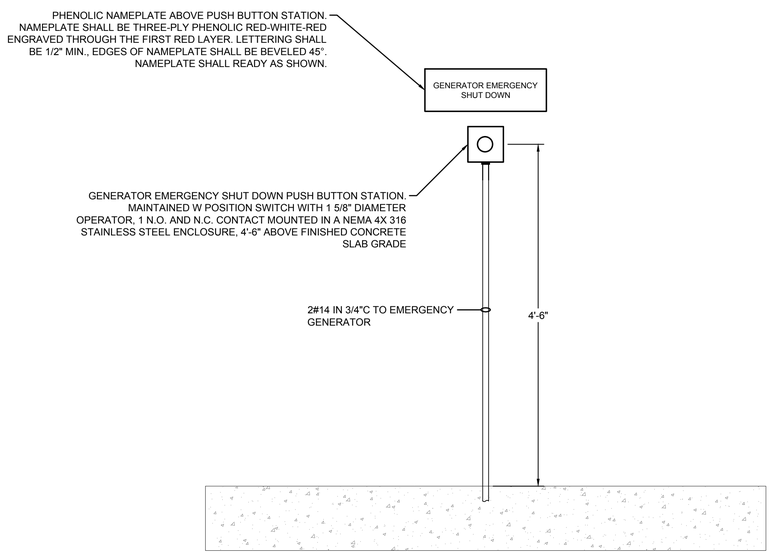
PANEL SCHEDULE

DESIGNATION: PANEL "L"
LOCATION: ELECTRICAL BUILDING
VOLTAGE: 208/120V
PHASE: 3 PHASE, 4 WIRE

MAINS: 100 AMP MAIN CIRCUIT BREAKER
BUS SIZE: 100 AMP
PANEL MOUNTING: MCC-1
ALL BREAKERS: 10,000 A.I.C. (MINIMUM)

CKT. NO.	LOAD DESCRIPTION	KVA	CKT. BKR. AMPS	CKT. BKR. POLE	KVA A	KVA B	KVA C	CKT. BKR. AMPS	CKT. BKR. POLE	KVA	LOAD DESCRIPTION	CKT. NO.
1	ELECTRICAL BLDG. RECEPTACLES	0.4	20	1	0.50			20	1	0.1	ELECTRICAL BLDG. LIGHTS	2
3	OUTSIDE RECEPTACLES	0.4	20	1		0.69		20	1	0.3	EXTERIOR LIGHTS	4
5	EQUIPMENT RACK RECEPTACLE	0.2	20	1			0.30	20	1	0.1	WET WELL SITE LIGHT	6
7	DFS CONTROL PANEL	0.8	20	1	0.90			20	1	0.1	ODOR CONTROL SITE LIGHT	8
9	FLOW METER TRANSMITTER	0.2	20	1		1.30				1.1		10
11	JACKET WATER HEATER	1.1	20	2			2.23	20	3	1.1	HVAC UNIT	12
13		1.1			2.23					1.1		14
15	BATTERY CHARGER	1.2	20	1		1.20		20	1		SPARE	16
17	SPARE		20	1				20	1		SPARE	18
19	SPARE		20	1							SPACE	20
21	SPACE										SPACE	22
23	SPACE										SPACE	24
25	SPACE										SPACE	26
27	SPACE										SPACE	28
29	SPACE										SPACE	30
TOTAL CONNECTED LOAD:					3.63	3.19	2.53	TOTAL = 9.34 KVA				

A PANEL "L" SCHEDULE
SCALE: NO SCALE



B EMERGENCY SHUT DOWN PUSH BUTTON ELEVATION
SCALE: NO SCALE

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MASTER PUMP STATION REPLACEMENT
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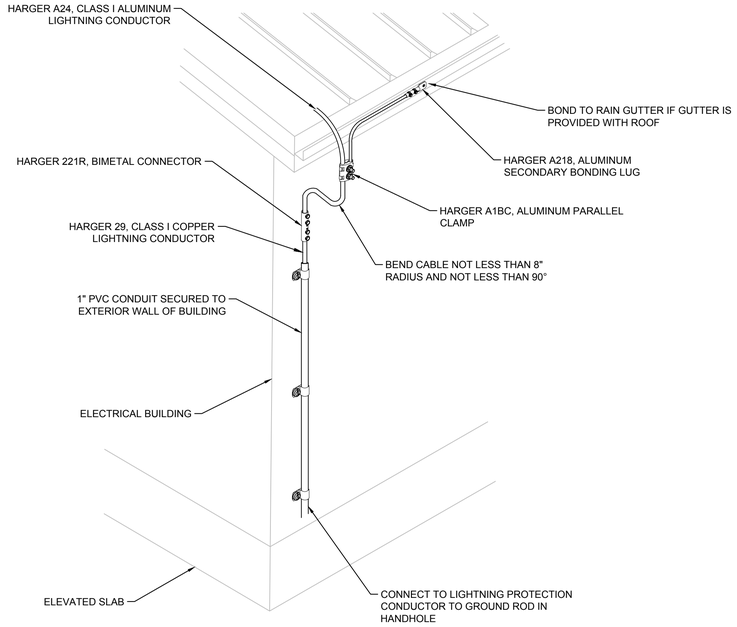
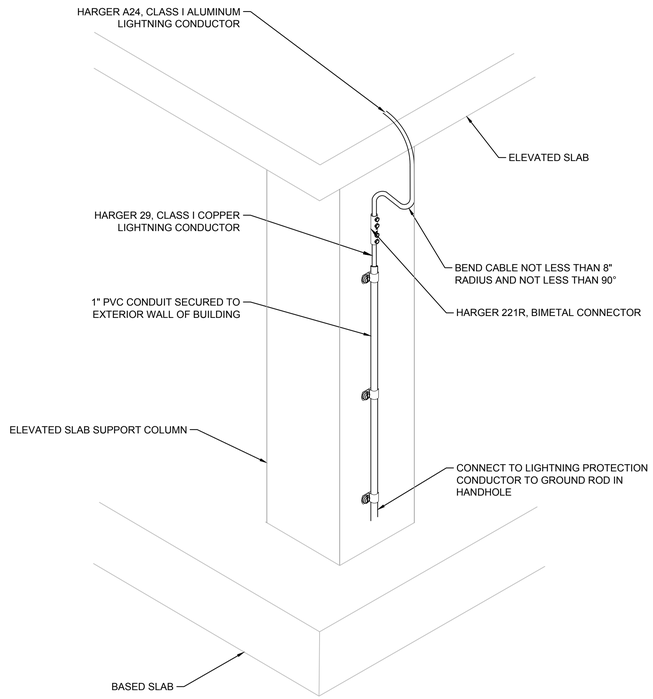
PANELBOARD SCHEDULE AND ESO DETAIL

SHEET NUMBER
E-11



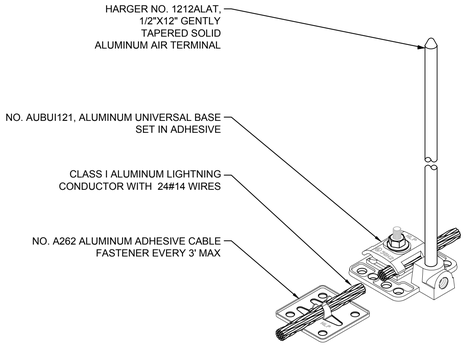
A TYPICAL ROOF DOWN CONDUCTOR INSTALLATION DETAIL

SCALE: NO SCALE



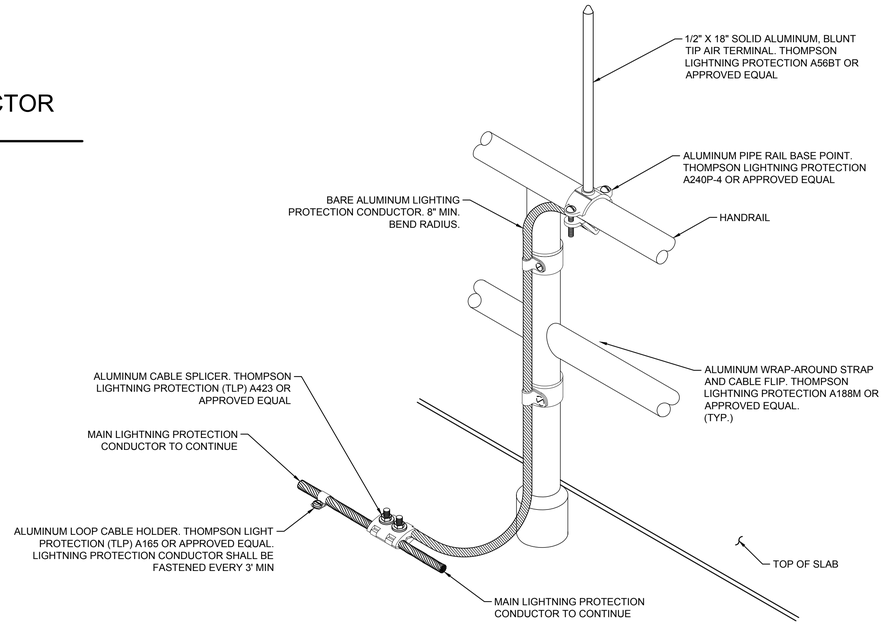
B TYPICAL ELEVATED SLAB DOWN CONDUCTOR INSTALLATION DETAIL

SCALE: NO SCALE



C TYPICAL AIR TERMINAL INSTALLATION DETAIL

SCALE: NO SCALE

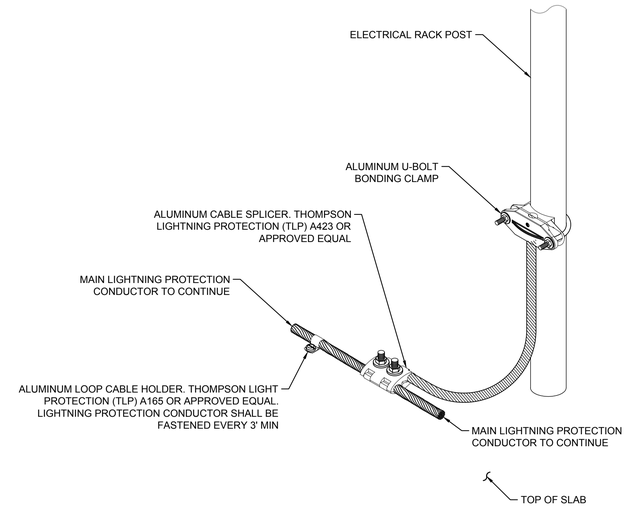


NOTES:

1. RAILING MOUNTED ON SIDE OF ELEVATED SLAB. LIGHTNING PROTECTION CONDUCTOR TO BE ROUTED ON SIDE AWAY FROM ELECTRICAL BUILDING.
2. CABLE SPLICER TO BE MOUNTED ON SIDE OF ELEVATED SLAB IF POSSIBLE.

D TYPICAL HANDRAIL AIR TERMINAL INSTALLATION DETAIL

SCALE: NO SCALE



E TYPICAL ELECTRICAL RACK BONDING DETAIL

SCALE: NO SCALE

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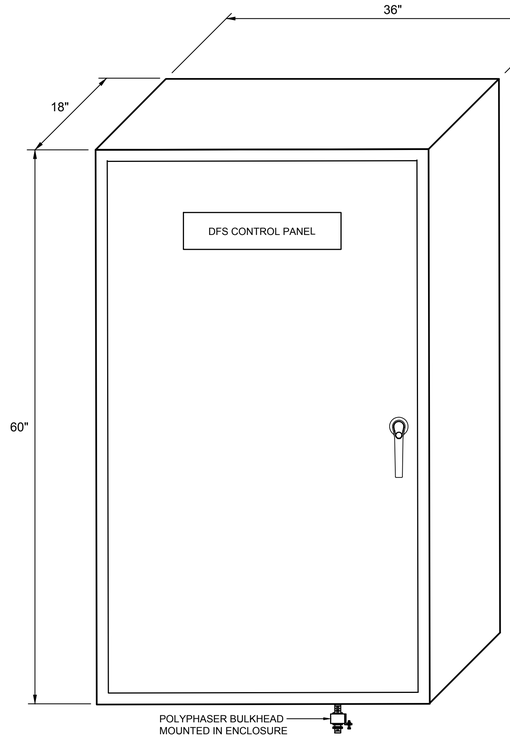
LICENSED PROFESSIONAL:
JASON A. HOYT, P.E.
FL LICENSE NUMBER 101453
DATE:

KHA PROJECT 145139009			
DATE 01/14/2026			
SCALE: AS SHOWN	DESIGNED BY:	JAH	
	DRAWN BY:	EBW	
	CHECKED BY:	JAH	

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

LIGHTNING PROTECTION DETAILS

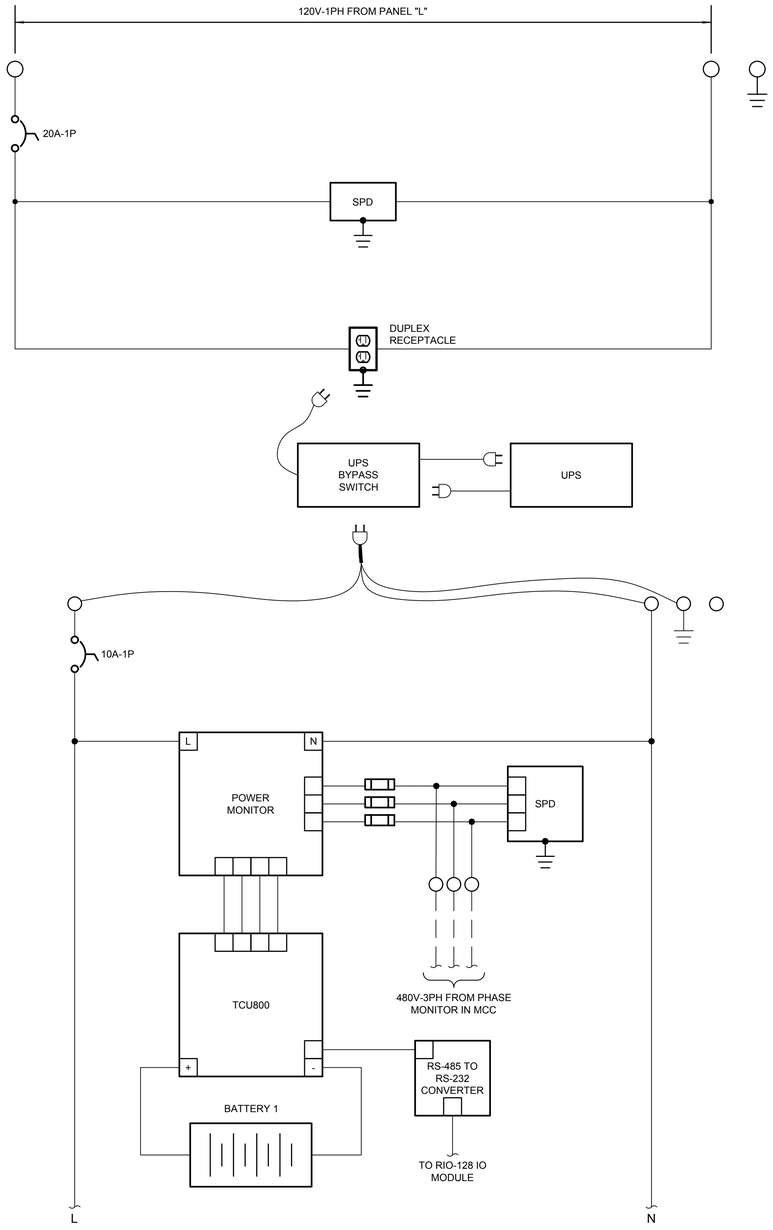
SHEET NUMBER
E-12



A

DFS CONTROL PANEL PANEL LAYOUT

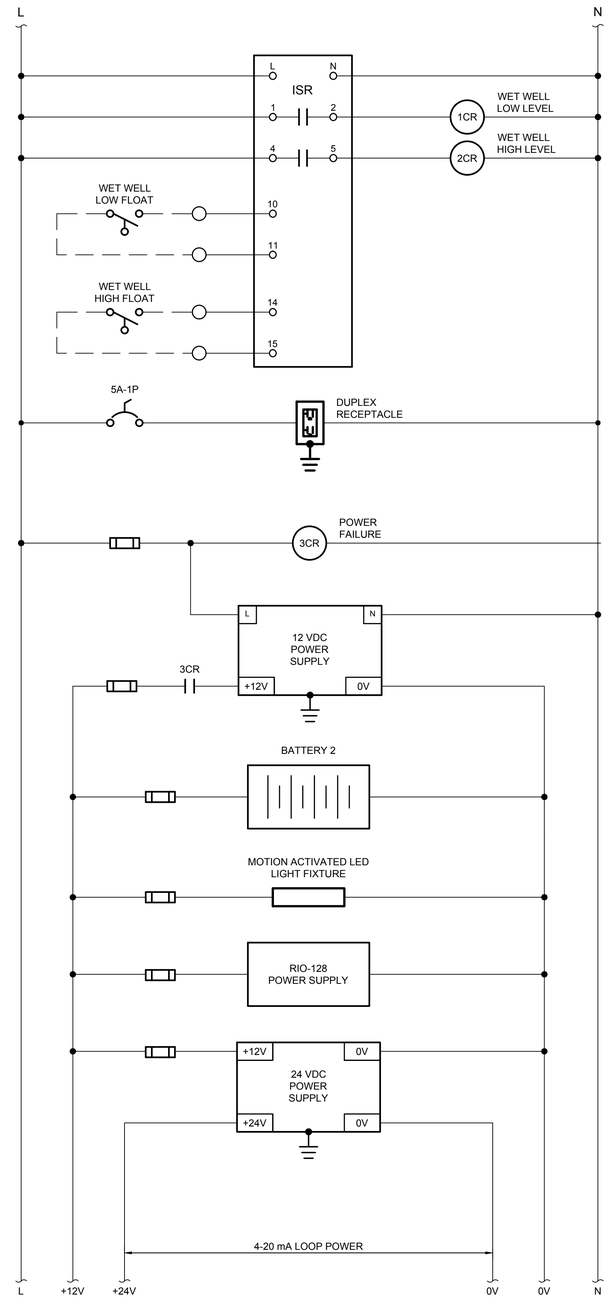
SCALE: NO SCALE



B

DFS CONTROL PANEL WIRING DIAGRAM

SCALE: N.T.S.



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			CHECKED BY: JAH

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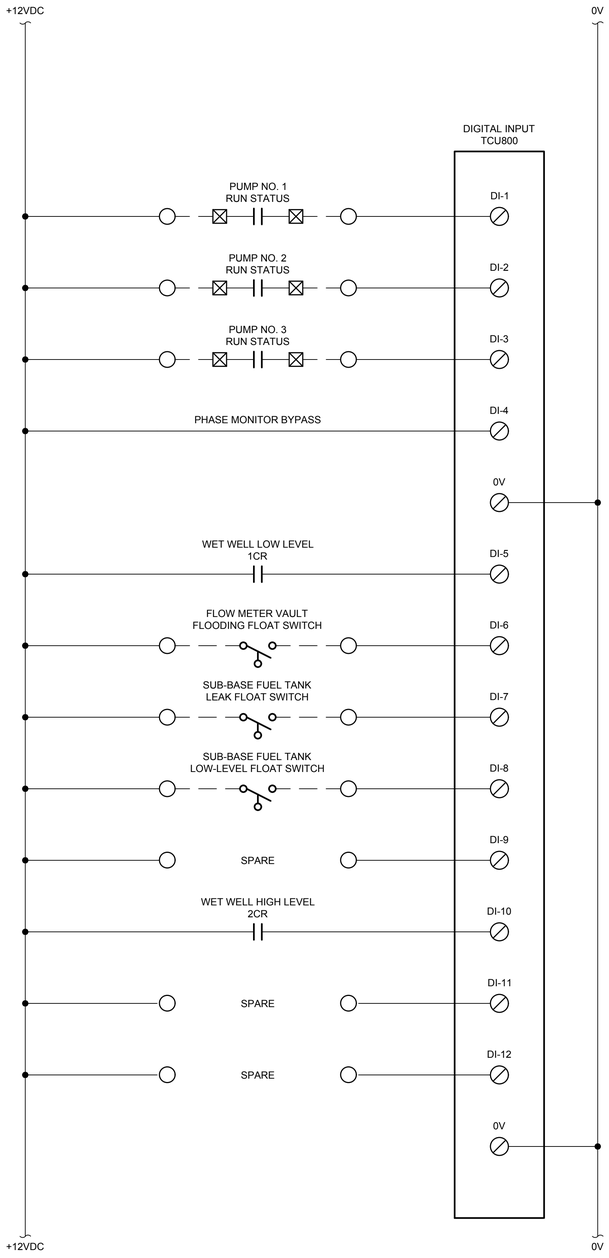
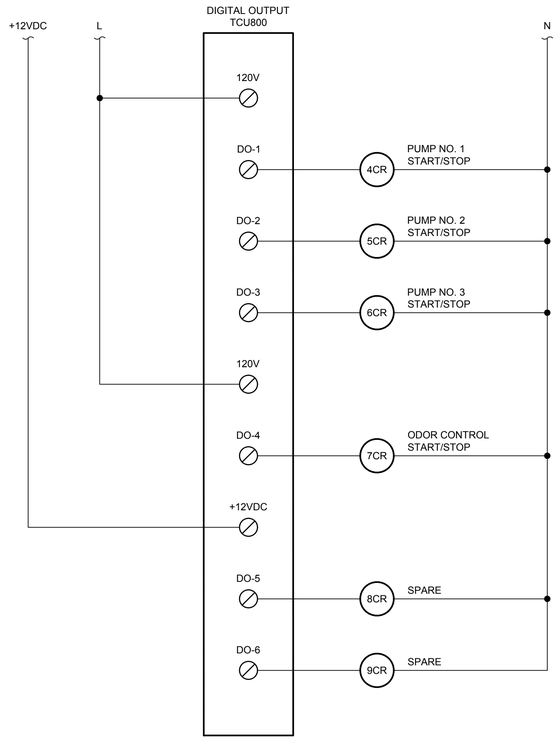
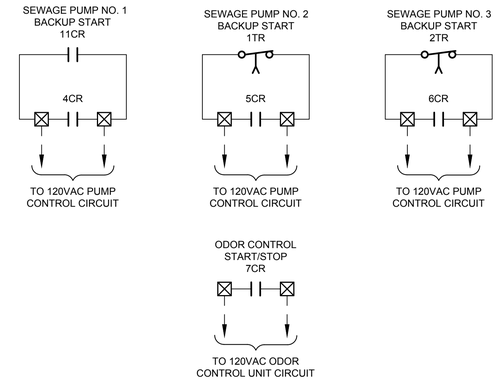
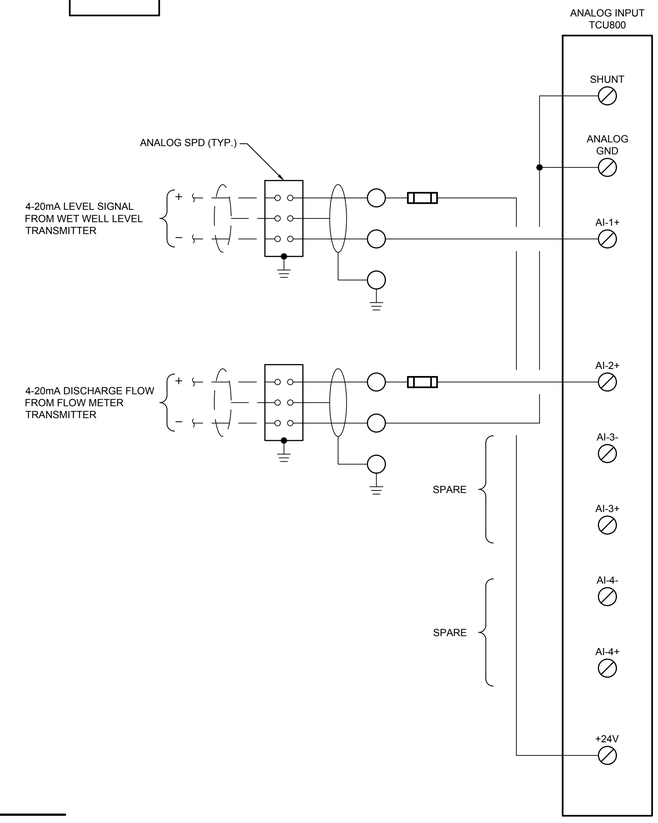
CONTROL PANEL WIRING DIAGRAM

SHEET NUMBER
E-13









A TCU800 IO WIRING DIAGRAM

SCALE: N.T.S.

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JASON A. HOYT, P.E.
FL LICENSE NUMBER
101453
DATE:

KHA PROJECT	145139009
DATE	01/14/2026
SCALE: AS SHOWN	
DESIGNED BY:	JAH
DRAWN BY:	EBW
CHECKED BY:	JAH

MASTER PUMP STATION
REPLACEMENT
PREPARED FOR
CITY OF TREASURE
ISLAND

CONTROL PANEL WIRING
DIAGRAM

SHEET NUMBER
E-14

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LICENSED PROFESSIONAL:

JASON A. HOYT, P.E.

FL LICENSE NUMBER
101453

DATE:

KHA PROJECT:	145139009
DATE	01/14/2026
SCALE:	AS SHOWN
DESIGNED BY:	JAH
DRAWN BY:	EBW
CHECKED BY:	JAH

MASTER PUMP STATION REPLACEMENT

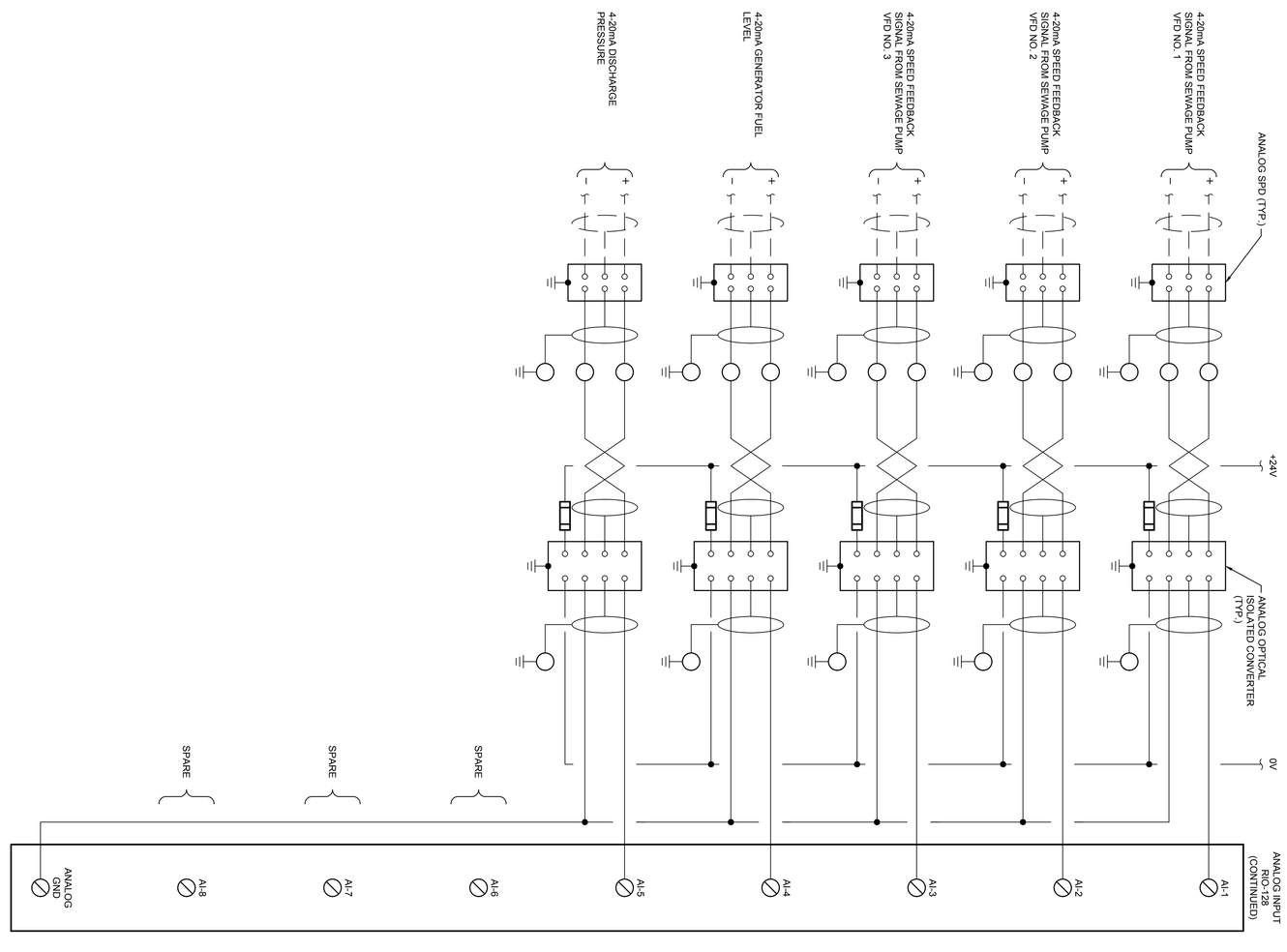
PREPARED FOR

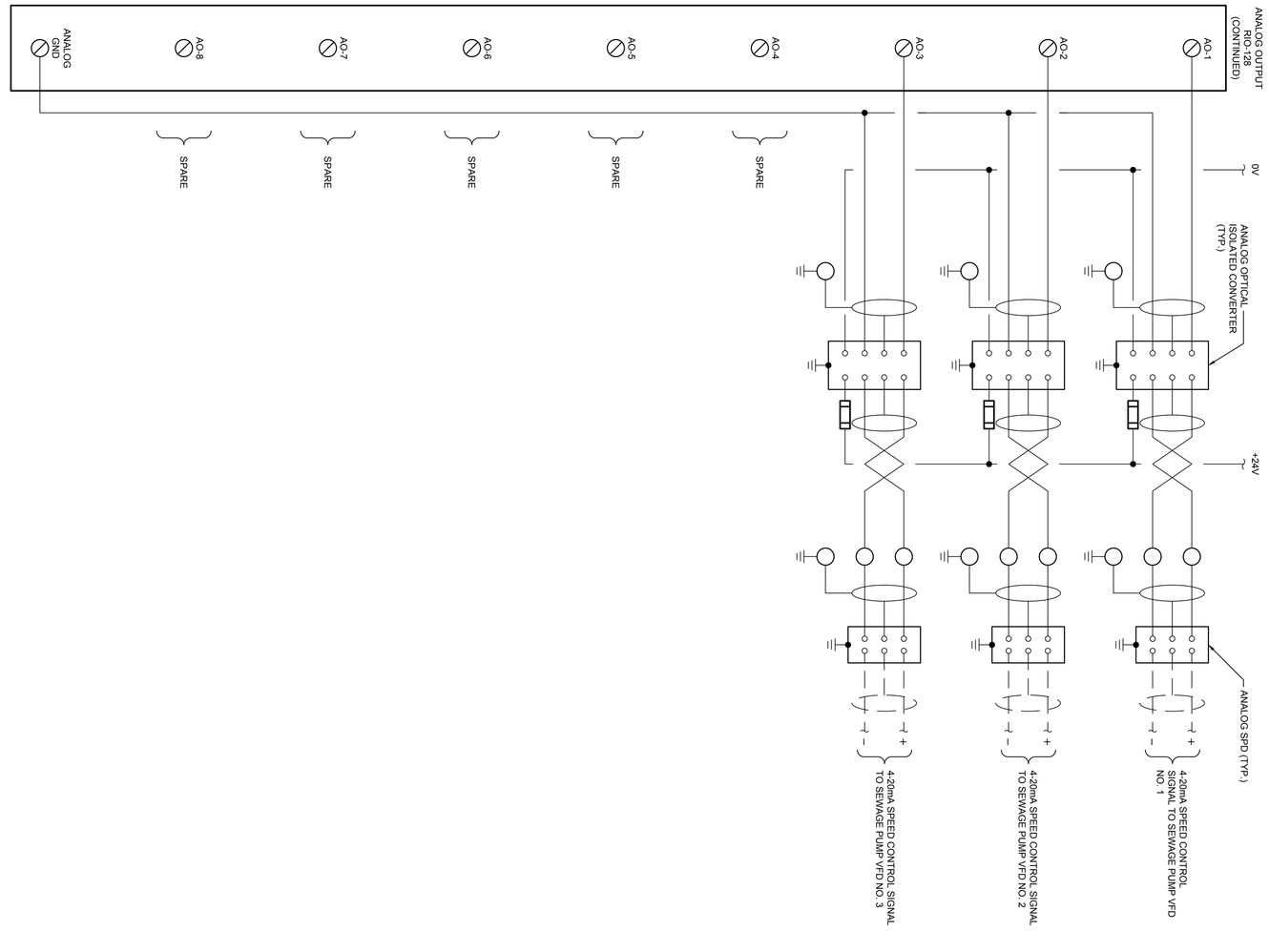
CITY OF TREASURE ISLAND

CONTROL PANEL WIRING DIAGRAM

SHEET NUMBER

E-15





CONTROL PANEL WIRING DIAGRAM

SHEET NUMBER E-16

MASTER PUMP STATION REPLACEMENT

PREPARED FOR

CITY OF TREASURE ISLAND

KHA PROJECT	145139009
DATE	01/14/2026
SCALE:	AS SHOWN
DESIGNED BY:	JAH
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LICENSED PROFESSIONAL:

JASON A. HOYT, P.E.

FL LICENSE NUMBER 101453

DATE:

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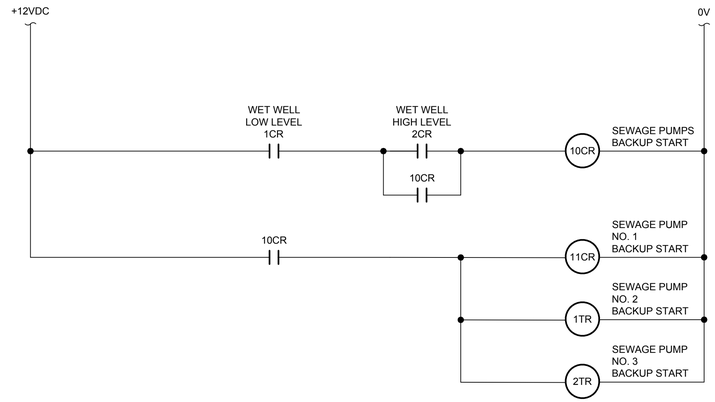
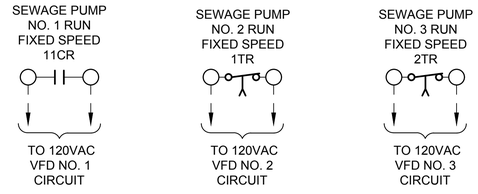
No.	Revisions	By	Date

NOTES:

1. DFS FLOAT BACKUP WIRED SUCH THAT WHEN THE HIGH FLOAT GOES HIGH, 3CR IS CLOSED GIVING A HIGH TO PUMP 1 RUN COMMAND AND A HIGH TO RUN AT FIXED SPEED FOR BACK UP OPERATION. AFTER A PROGRAMMED DELAY, 1TR AND 2TR IS CLOSED GIVING PUMP 2 AND PUMP 3 RUN COMMAND AND A HIGH TO RUN AT FIXED SPEED FOR BACK UP OPERATION. ALL PUMPS SHUT OFF WHEN LOW FLOAT DROPS LOW.





A FLOAT BACKUP CONTROLS DETAIL

SCALE: NO SCALE

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DATE	01/14/2026
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CHECKED BY:	JAH

MASTER PUMP STATION REPLACEMENT

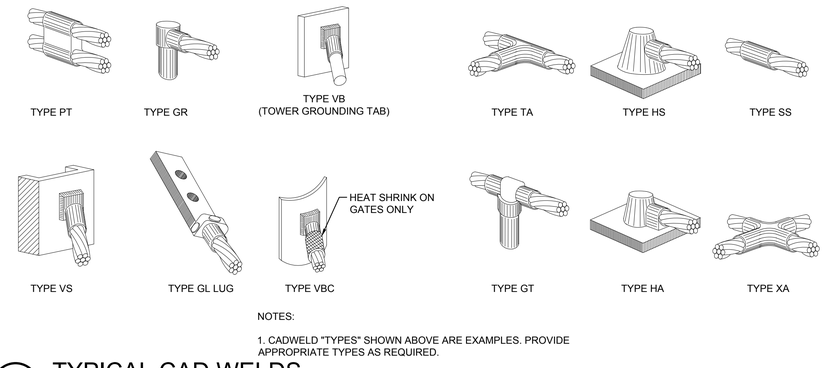
PREPARED FOR

CITY OF TREASURE ISLAND

FLOAT BACKUP CONTROLS DETAILS

SHEET NUMBER

E-17

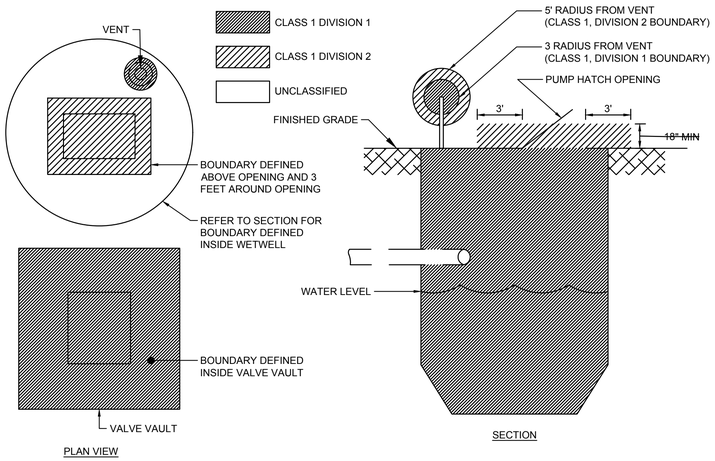


NOTES:

1. CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES. PROVIDE APPROPRIATE TYPES AS REQUIRED.

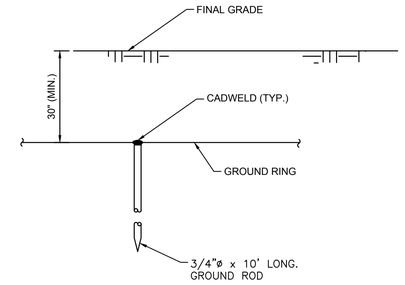
A TYPICAL CAD WELDS

SCALE: NO SCALE



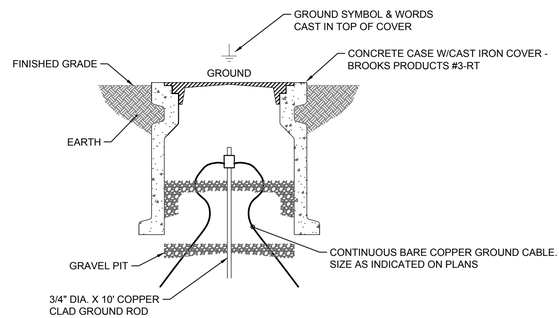
B HAZARDOUS AREA CLASSIFICATION

SCALE: NO SCALE



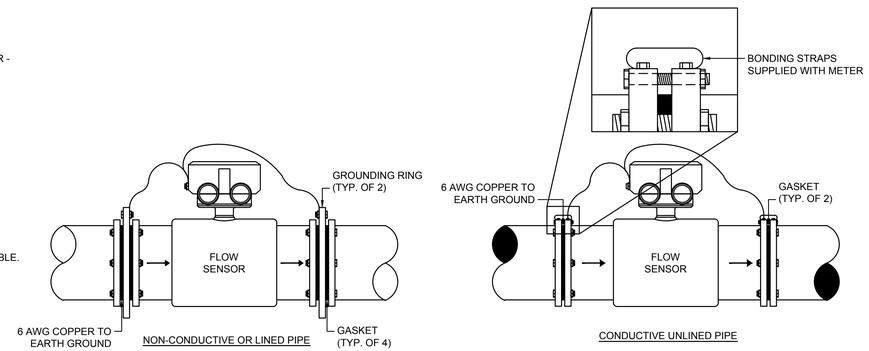
C GROUND ROD DETAIL

SCALE: NO SCALE



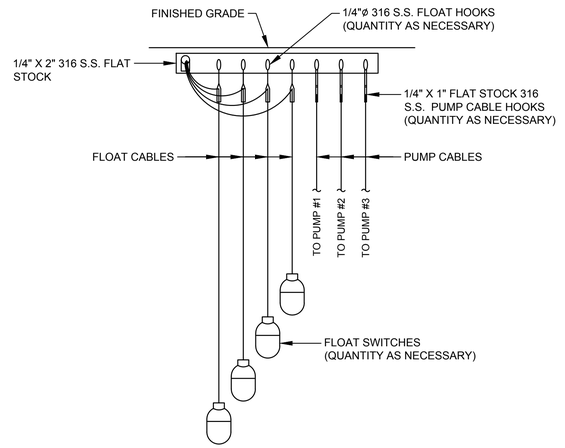
D GROUND ROD AND WELL DETAIL

SCALE: NO SCALE



E FLOW SENSOR GROUNDING DETAIL

SCALE: NO SCALE



F FLOAT AND PUMP HANGER DETAIL

SCALE: NO SCALE

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LICENSED PROFESSIONAL:
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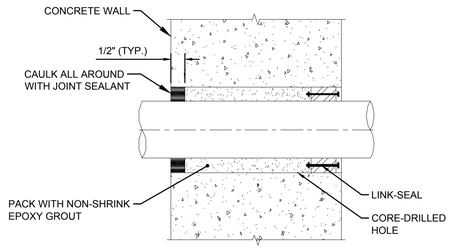
FL LICENSE NUMBER
101453
DATE:

KHA PROJECT 145139009	DATE 01/14/2026	SCALE: AS SHOWN	DESIGNED BY: JAH
			DRAWN BY: EBW
			CHECKED BY: JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL DETAILS

SHEET NUMBER
E-18

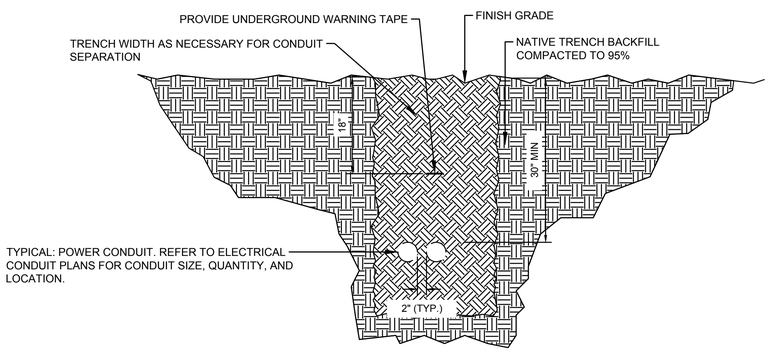


NOTES:

1. JOINT SEALANT SHALL BE TWO COMPONENT, POLYURETHANE ELASTOMERIC SEALANT, SIKAFLEX-2C NS, AS MANUCATURED BY SIKA, OR EQUAL. PROVIDE BACKER ROD OR TAPE AT BACK OF JOINT SEALANT.
2. LINK-SEAL SHALL BE LOCATED ON SIDE OF WALL/SLAB THAT WILL BE PERMANENTLY ACCESSIBLE. LINK-SEAL SHALL BE FOR CORROSIVE SERVICE WITH EPDM RUBBER AND STAINLESS STEEL BOLTS AND NUTS, AS MANUFACTURED BY THUNDERLINE CORP., OR EQUAL. SLEEVE DIAMETER SHALL BE PER MANUFACTURERS RECOMMENDATION.

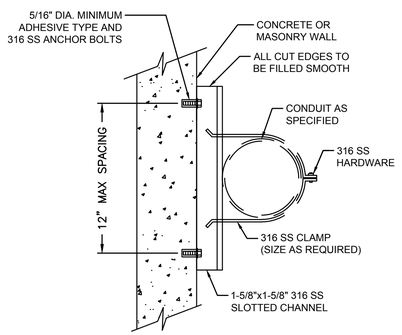
A VAULT PENETRATION DETAIL

SCALE: NO SCALE



B TRENCH DETAIL

SCALE: NO SCALE



NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE CORRECT SIZE ANCHOR BOLTS BASED ON LOAD.
2. FOR SINGLE CONDUITS 2" AND LARGER, USE SLOTTED CHANNEL AND ADHESIVE ANCHORS AS SHOWN.
3. FOR SINGLE CONDUITS 1-1/2" AND SMALLER, SLOTTED CHANNEL MAY BE OMITTED AND USE OF NON-ADHESIVE ANCHORS ARE PERMITTED.

C WALL CONDUIT INSTALLATION DETAIL

SCALE: NO SCALE

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FL LICENSE NUMBER 101453
DATE:

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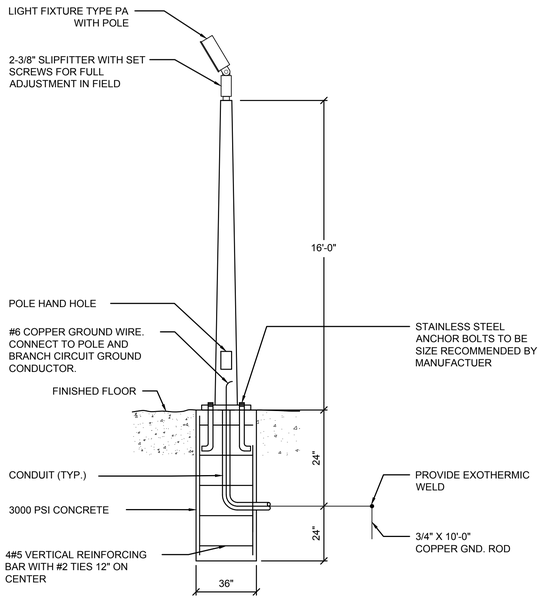
		DESIGNED BY:	JAH
		DRAWN BY:	EBW
		CHECKED BY:	JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR
CITY OF TREASURE ISLAND

ELECTRICAL DETAILS

SHEET NUMBER
E-19

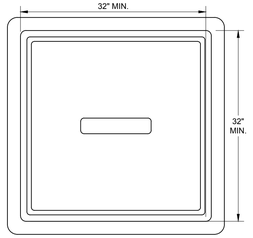


NOTES:

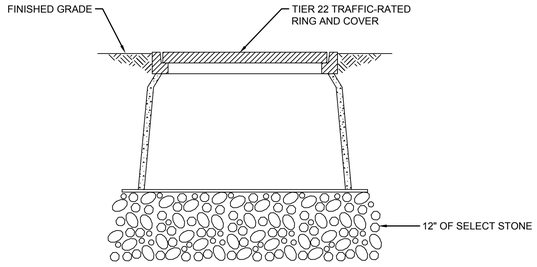
1. LIGHTING FIXTURE SUBMITTAL SHALL INCLUDE FOUNDATION DESIGN SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. FOUNDATION SHALL MEET FEDERAL, STATE, AND LOCAL REQUIREMENTS.

A SITE LIGHT DETAIL

SCALE: NO SCALE



PLAN VIEW



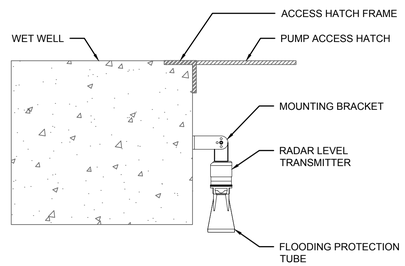
SECTION VIEW

NOTES:

1. PULL BOX SHALL BE STAMPED "ELECTRIC"

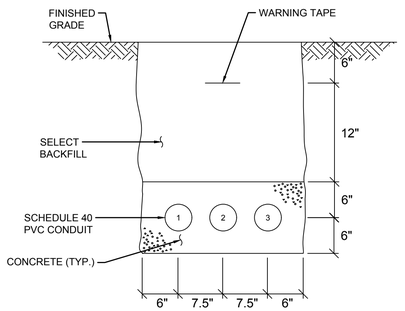
B PULL BOX DETAIL

SCALE: NO SCALE



C LEVEL TRANSMITTER DETAIL

SCALE: NO SCALE



SECONDARY ELECTRIC SERVICE DUCT BANK SCHEDULE

CONDUIT NO.	CONDUIT SIZE	CONDUIT MATERIAL	FROM	TO	CIRCUITS
1	4"	PVC	PAD MOUNTED TRANSFORMER	CT CABINET	SWITCHBOARD FEEDER (SET 1)
2	4"	PVC	PAD MOUNTED TRANSFORMER	CT CABINET	SWITCHBOARD FEEDER (SET 2)
3	4"	PVC	PAD MOUNTED TRANSFORMER	CT CABINET	SPARE

D ELECTRIC SERVICE DUCT BANK DETAIL

SCALE: NO SCALE

No.	Revisions	By	Date

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DATE:

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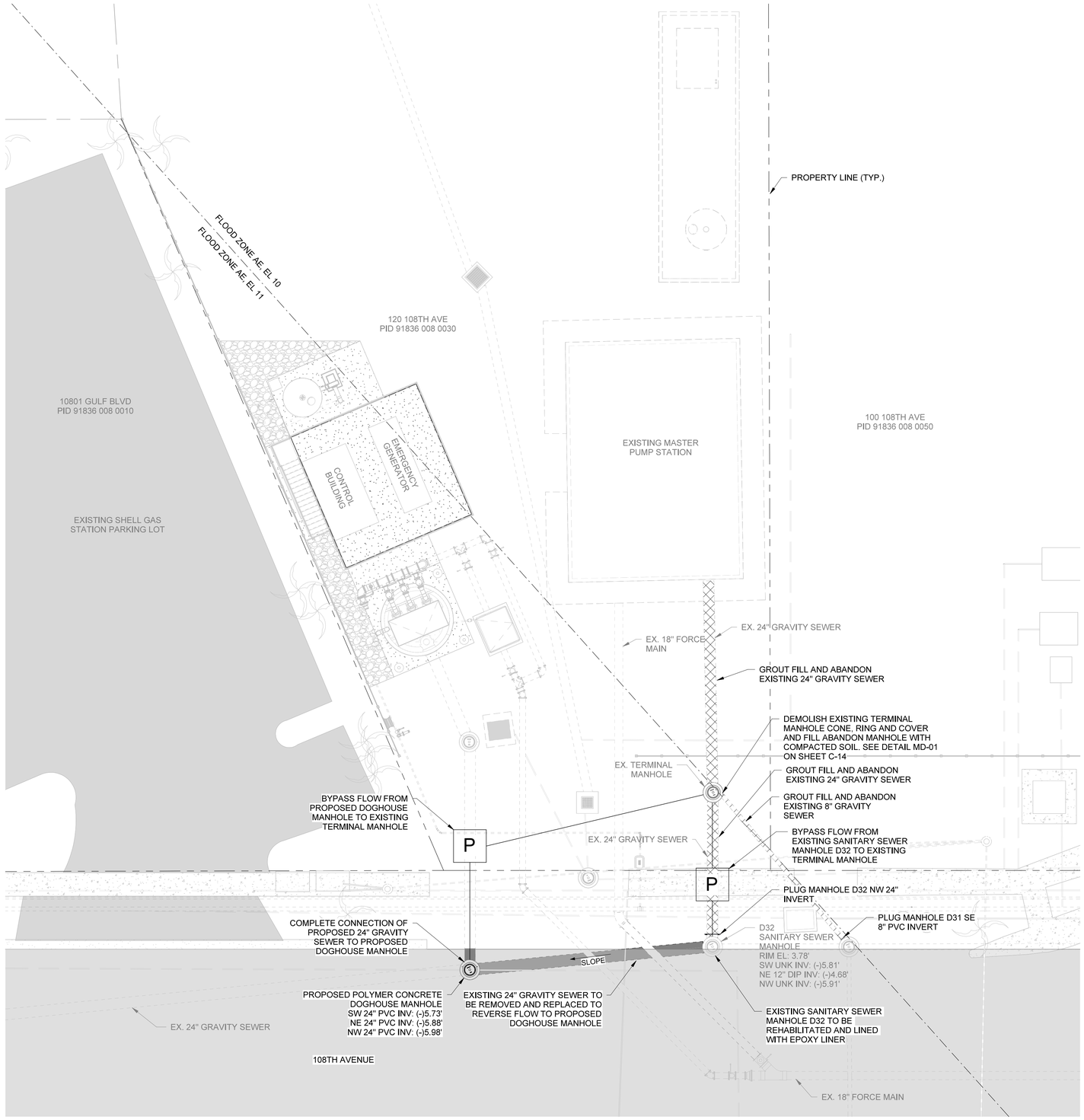
DATE 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: JAH
DRAWN BY: EBW
CHECKED BY: JAH

MASTER PUMP STATION REPLACEMENT
PREPARED FOR CITY OF TREASURE ISLAND

ELECTRICAL DETAILS

SHEET NUMBER
E-20



1 PHASE 3
1" = 10'-0"

NORTH

GRAPHIC SCALE IN FEET
0 5' 10' 20'

LEGEND:

PROPERTY LINE
EXISTING
DEMOLISH
PROPOSED
BYPASS PUMP — P
ASPHALT DRIVE
GROUT FILL

PHASING NOTES:

1. SET UP BYPASS ASSEMBLY.
2. BYPASS FROM PROPOSED DOGHOUSE MANHOLE AND EXISTING MANHOLE D32 TO EXISTING TERMINAL MANHOLE.
3. REMOVE EXISTING 24" GRAVITY SEWER FROM EXISTING MANHOLE D32 AND PROPOSED DOGHOUSE MANHOLE AND REVERSE FLOW TO PROPOSED DOGHOUSE MANHOLE.
4. STARTUP PROPOSED PUMP STATION FOR TESTING AND CERTIFICATION.
5. REMOVE BYPASS AND START UP MASTER PUMP STATION. PLACE MASTER PUMP STATION INTO SERVICE.
6. GROUT FILL AND ABANDON EXISTING 24" GRAVITY SEWER AND DEMOLISH EXISTING TERMINAL MANHOLE CONE, RING AND COVER AND FILL ABANDON MANHOLE WITH COMPACTED SOIL. PLUG THE NW INVERT OF MANHOLE D32.
   A. GROUT FILL AND ABANDON THE EXISTING 8" GRAVITY SEWER FROM MANHOLE D31 TO THE EXISTING TERMINAL MANHOLE AND PLUG THE 8" SE INVERT OF EXISTING SANITARY SEWER MANHOLE D31

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LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE: xx/xx/xx

KHA PROJECT: 145139009
DATE: 01/14/2026
SCALE: AS SHOWN
DESIGNED BY: KTM
DRAWN BY: RTJ
CHECKED BY: KTM

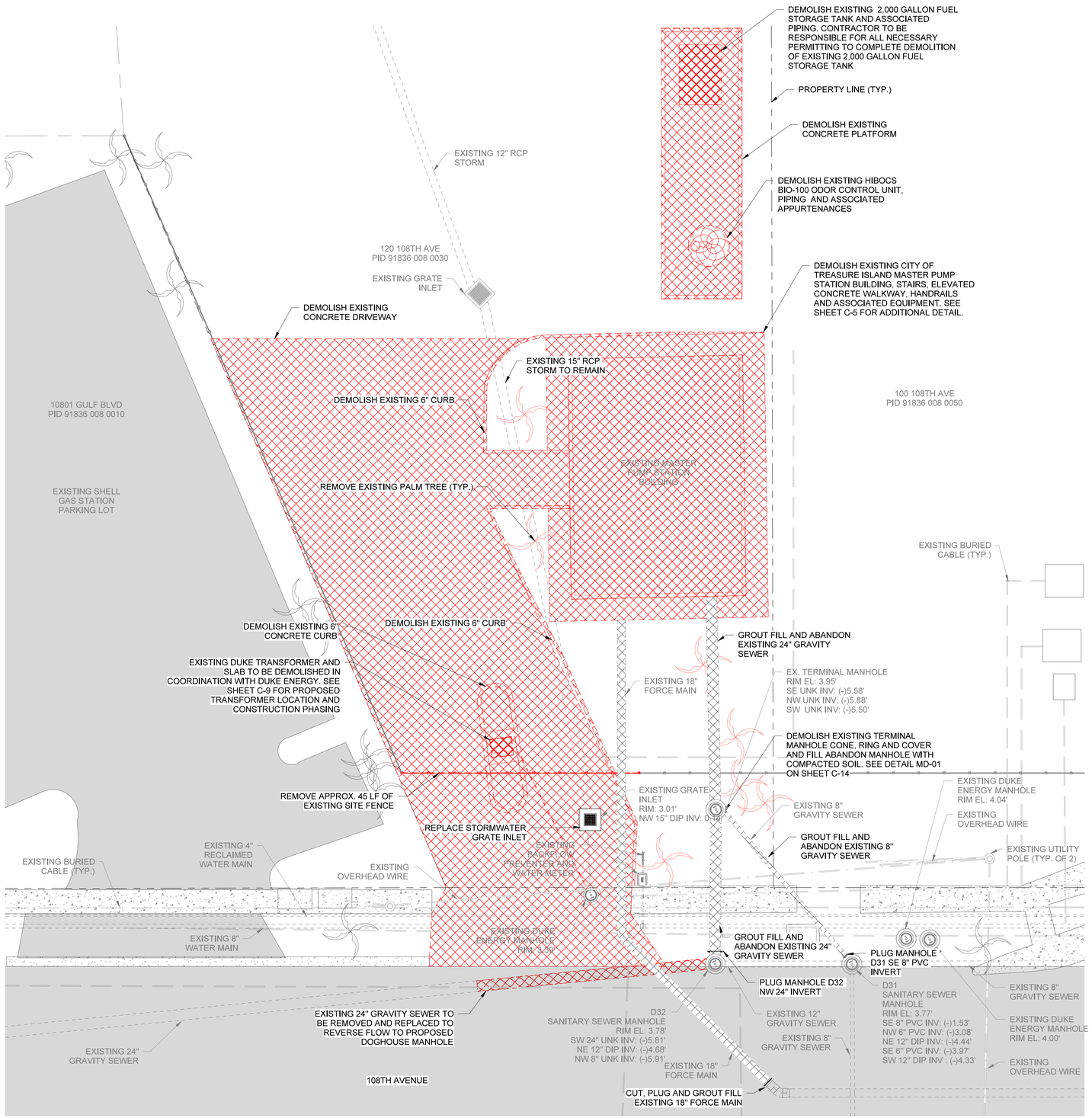
MASTER PUMP STATION REPLACEMENT ITB 26-007

PREPARED FOR
CITY OF TREASURE ISLAND

CONSTRUCTION PHASING PLAN PHASE 3

SHEET NUMBER
C-11

Autodesk Docs://145139009 TI MPS Replacement/145139009 - TI MPS Replacement.rvt



NORTH

GRAPHIC SCALE IN FEET
0 5' 10' 20'

LEGEND:
EXISTING
DEMOLISH
PROPERTY LINE
GROUT FILL

DEMOLITION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND ORDERING EQUIPMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING EQUIPMENT, UTILITIES, STRUCTURES, AND PERSONNEL FROM DAMAGE OR INJURY DURING CONSTRUCTION.
3. ALL EXISTING MECHANICAL PIPING AND EQUIPMENT SHALL BE DEMOLISHED. CONTRACTOR TO COORDINATE SALVAGE OF EXISTING PUMPS, MINI SPLITS AND GENERATOR WITH THE CITY OF TREASURE ISLAND.
4. EXISTING WET WELL SHALL BE DRAINED AND CLEANED. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EQUIPMENT. PRESSURE WASH AND CLEAN WETWELL ONCE EQUPMENT IS REMOVED.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

No.	Revisions	By	Date

Kimley»Horn
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LICENSED PROFESSIONAL:
KYLE T. MATHENY, P.E.
FL LICENSE NUMBER 97287
DATE: xx/xx/xx

KHA PROJECT: 145139009	DESIGNED BY:	KTM	
DATE: 01/14/2026	DRAWN BY:	RTJ	
SCALE: AS SHOWN	CHECKED BY:	KTM	

MASTER PUMP STATION REPLACEMENT ITB 26-007
PREPARED FOR
CITY OF TREASURE ISLAND

DEMOLITION PLAN

SHEET NUMBER
C-4

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