

PORTICO CONDOMINIUMS

SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST

ESCAMBIA COUNTY, FLORIDA

- 1.FINAL COMPARISON 7/29/16
2. REVISED BUILDING 10/29/20
3. REVISED SEWER & DUNE GRADING 11/18/20
4. ECUA COMMENTS 12/11/20
5. ISSUED FOR BID 1/29/21
6. ADDENDUM 1 2/15/21
7. ADDENDUM 2 2/19/21
8. ASI #1, REVISION #4 4/26/21
9. FINAL COMPARISON (21062867 PSP)

SHEET INDEX

- C-1 COVER SHEET
- C-2 DIMENSIONED SITE PLAN (PARKING LEVEL)
- C-3 FIRST HABITABLE FLOOR PLAN
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- C-14 BOUNDARY/TOPOGRAPHIC SURVEY

SITE DATA:

PARCEL I.D. # 14-3S-32-1001-000-051-.052
SITE ADDRESS: 14701 PERDIDO KEY DRIVE
PENSACOLA, FL 32507
FLUM: MU-PK
ZONING/OVERLAY: CC/PK/PERDIDO KEY TOWN CENTER
ADJACENT ZONING (USE):
NORTH - FDOT RIGHT-OF-WAY
EAST - CC/PK (VACANT)
WEST - CC/PK (VACANT)
SOUTH - GULF OF MEXICO
TOTAL ACREAGE OF SITE: 2.08 ACRES
ALLOWABLE DENSITY - 151 UNITS PER ACRE X 2.08 ACRES = 27 UNITS
PROPOSED DENSITY - 27 UNITS
EXISTING USE - VACANT
PROPOSED USE - MULTI-FAMILY RESIDENTIAL CONDOMINIUM

BUILDING DATA:

MAXIMUM ALLOWABLE HEIGHT - 20 STORIES
PROPOSED HEIGHT - 11 STORIES
MAXIMUM ALLOWABLE SQUARE FOOTAGE - 6 X 2.08 AC = 543,628 SF
PROPOSED SQUARE FOOTAGE - 95,000 SF
GROUND LEVEL - PARKING
ONE MEZZANINE LEVEL - COMMON AREAS, POOL DECK & ONE UNIT
EIGHT LEVELS - 3 CONDOMINIUM UNITS PER LEVEL
PENT HOUSE LEVEL - 2 UNITS

REQUIRED PARKING:

REQUIRED - 27 UNITS X 1.5 SPACES PER UNIT = 41 SPACES

PROPOSED PARKING:

43 SPACES (9' X 18')
2 HOV SPACES (12' X 18')
45 SPACES TOTAL

REQUIRED BUILDING SETBACKS:

FRONT (PERDIDO KEY DRIVE): 20 FEET
WEST SIDE: 10% OF LOT WIDTH: 15 FEET MAX
EAST SIDE: 10% OF LOT WIDTH: 15 FEET MAX
REAR: 15 FEET

PROPOSED BLDG. SETBACKS:

FRONT (NORTH) - 49 FEET
SIDE (EAST) - 18 FEET
SIDE (WEST) - 18 FEET
REAR (SOUTH) - 1975 CCCL

POST-DEVELOPMENT IMPERVIOUS SURFACE AREAS

BUILDING FOOTPRINT (INCL. DECK AREAS: C=0.95)	17,680 SF
ASPHALT PARKING (IMPERVIOUS: C=0.95)	7,518 SF
TOTAL	25,078 SF

TOTAL IMPERVIOUS COVERAGE:

25,078 SF = 28%
90,000 SF

28% (WHICH IS LESS THAN 80% (MAX ALLOWABLE))

STORMWATER TREATMENT & ATTENUATION:

STORMWATER RUNOFF GENERATED BY THE SITE WILL BE HANDLED THROUGH A RETENTION POND BMP. SUBSURFACE CHAMBERS WILL BE CONSTRUCTED BENEATH THE ASPHALT PAVEMENT WHICH WILL PROVIDE TREATMENT OF THE FIRST 1/4 INCH OF RUNOFF FOR THE 0.84 ACRE PORTION OF THE SITE WHICH GENERATES STORMWATER RUNOFF LANDWARD OF THE 1975 COASTAL CONSTRUCTION CONTROL LINE. THESE CHAMBERS & VOID SPACES WITHIN THE ADJACENT PERVIOUS BEACH SAND WILL ALSO PROVIDE ATTENUATION OF THE RUNOFF EXPECTED DURING THE CRITICAL DURATION 100-YEAR RETURN FREQUENCY STORM EVENT.
THIS PROJECT QUALIFIES FOR THE 10-2 GENERAL PERMIT OFFERED BY THE NWFWMD/FDEP REGULATORS.

POTABLE WATER & SANITARY SEWER SERVICE:

ECUA HAS A 12-INCH WATER MAIN LYING WITHIN THE NORTHERLY RIGHT-OF-WAY OF PERDIDO KEY DRIVE. THERE IS ALSO A 6-INCH WATER MAIN ON THE SOUTH SIDE OF PERDIDO KEY DRIVE. THIS PROJECT WILL REQUIRE POTABLE WATER FOR BOTH DOMESTIC USE AND FOR FIRE PROTECTION.
BOTH THE PRIVATE FIRE LINE AND DOMESTIC WATER WILL BE PROVIDED BY TAPPING THE 6-INCH LINE ON THE SOUTH SIDE OF PERDIDO KEY DRIVE.
ECUA ALSO HAS A 10-INCH GRAVITY SEWER LOCATED WITHIN THE RIGHT-OF-WAY DIRECTLY IN FRONT OF THIS PROJECT. THE BUILDING WILL BE CONNECTED TO THIS EXISTING PUBLIC SEWER SYSTEM.

LANDSCAPING:

REFER TO THE BEACH MOUSE PERMIT FOR ALLOWED LANDSCAPE MATERIALS.

SOLID WASTE:

THERE IS A DOMESTIC TRASH CHUTE & COLLECTION CLOSET PROPOSED IN THE FRONT CENTER OF THE BUILDING. THIS AREA WILL BE SCREENED FROM VIEW.

SIGNAGE:

SIGNAGE PLANNED FOR THIS SITE WILL COMPLY WITH THE COUNTY SIGN PERFORMANCE STANDARDS. A SEPARATE SIGN PERMIT MUST BE ISSUED BY COUNTY BUILDING INSPECTIONS PRIOR TO ERECTING ANY SITE SIGNAGE.

BEACH MOUSE INCIDENTAL TAKE PERMIT:

THERE ARE APPROXIMATELY 46,735 SF (1.073 AC) OF CRITICAL BEACH MOUSE HABITAT AND 18,720 SF (0.43 AC) OF SUITABLE BEACH MOUSE HABITAT PRESENT WITHIN THE BOUNDARIES OF THE PROJECT SITE. WETLAND SCIENCES, INC. HAS CONDUCTED A SITE SPECIFIC SURVEY AND HAS PREPARED A REPORT DETAILING THE AVOIDANCE, MINIMIZATION AND MITIGATION MEASURES TAKEN BY THE DEVELOPER TO SATISFY THE REQUIREMENTS FOR AN INCIDENTAL TAKE PERMIT (ITP). SHEET C-8 PROVIDES MORE DETAILS OF THE PROPOSED IMPACTS TO THE ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON THE SITE.

DEVELOPER:

DURHAM DEVELOPMENT
1960 STONEGATE DRIVE
BIRMINGHAM, AL 35242
PHONE: (205) 970-6303

CIVIL ENGINEER:

DAVID S. LAMAR, P.E.
P.O. BOX 10605
PENSACOLA, FL 32524
PHONE: (850) 434-0043
FAX: (850) 434-0057

ARCHITECT:

5TH DIMENSION ARCHITECTURE & INTERIORS, LLC
2226 1ST AVENUE SOUTH, SUITE 101
BIRMINGHAM, AL 35233
PHONE: (205) 460-3859

SURVEYOR:

360 SURVEYING SERVICES
1801 CREIGHTON ROAD
PENSACOLA, FL 32504
PHONE: (850) 857-4400

GEOTECHNICAL ENGINEER:

LARRY M. JACOBS & ASSOCIATES, INC.
328 E. GADSDEN STREET
PENSACOLA, FL 32507
PHONE: (850) 434-0846
FAX: (850) 433-7027

ENVIRONMENTAL CONSULTANTS:

WETLAND SCIENCES, INC.
3308 GULF BEACH HIGHWAY
PENSACOLA, FL 32507
PHONE: (850) 453-4700

GENERAL NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND THE CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
3. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATION MAY RESULT IN DELAY OF THE FINAL APPROVAL BY THE COUNTY.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL, AND WILL MAINTAIN DURING CONSTRUCTION, ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENTATION CONTROL MEASURES MAY RESULT IN COUNTY OR WMD FDEP ENFORCEMENT ACTIONS.
5. RETENTION /DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT BOTH THE TRANSPORT OF SEDIMENTS OFF THE SITE AND THE SUB-SURFACE STORMWATER COLLECTION SYSTEM FROM BLINDING DUE TO SEDIMENTS.
6. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR APPROVED GROUND COVERS.
7. ALL NEW IMPERVIOUS AREAS SHALL CONVEY ALL STORMWATER TO THE INLETS AND INTO THE RETENTION/DETENTION AREAS BENEATH THE PAVEMENT.
8. AT THE END OF CONSTRUCTION WHEN ALL AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUESTING A FINAL INSPECTION, DEVELOPER/CONTRACTOR SHALL CLEAN OUT ACCUMULATED SAND & SILT, SAND FROM PIPING & INLETS AND SHALL RESHAPE ALL AREAS THAT CONTAIN OR DIRECT STORMWATER RUNOFF TO THE STORMWATER DISCHARGE FACILITY.
9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING THE FINAL INSPECTION.
10. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO A REQUEST FOR FINAL INSPECTION/APPROVAL.
11. NOTIFY SUNSHINE UTILITIES AT 1-800-432-4770 FORTY- EIGHT (48) HOURS PRIOR TO DIGGING WITHIN RIGHTS-OF-WAY.
12. ANY DAMAGE TO EXISTING ROADS OCCURRING DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER/CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGNOFF BY THE COUNTY AND/OR FDOT.
13. THE CONTRACTOR SHALL NOTIFY F.D.O.T. FORTY-EIGHT (48) HOURS PRIOR TO INITIATING ANY WORK IN ANY STATE RIGHT-OF-WAY.
14. THE CONTRACTOR SHALL NOTIFY THE EMERALD COAST UTILITIES AUTHORITY, AND THE COUNTY ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF THIS PROJECT.
15. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, STORM DRAINS, WATER OR GAS PIPES, ELECTRICAL CONDUITS, POLES, WALLS, POSTS, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.
16. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE AND POWER COMPANIES TEN (10) DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIC AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, MONITOR WELLS, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE, OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACES OR RIGHT-OF-WAY.
17. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY STRUCTURES.
18. THE CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL. ALL REMOVED MATERIAL SHALL BE DISPOSED OF BY LEGAL MEANS IN AN APPROVED MANNER.
19. CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. WHERE UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE PAVED AREAS, THE UNSUITABLE MATERIAL SHALL BE EXCAVATED AND THE AREA BACKFILLED WITH GOOD SAND MATERIALS CONFORMING TO THE PERFORMANCE STANDARDS ESTABLISHED BY SECTION 4-5.7 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
21. P.V.C. PIPE FOR WATER TO BE AWWA C 900, SDR 25. PVC PIPE FOR SEWER WILL BE ASTM D-3034.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEEDING AND MULCHING STREET AND ROAD SHOULDER AREAS IN ACCORDANCE WITH REQUIREMENTS OF FDOT SPECIFICATIONS AND APPLICABLE COUNTY STANDARDS.
23. WATER SUPPLY FACILITIES, INCLUDING MAINS, SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND COORDINATED WITH THE EMERALD COAST UTILITIES AUTHORITY INSPECTION/QUALITY CONTROL SUPERVISOR.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
25. FILL MATERIAL BROUGHT TO THIS SITE SHALL BE BARRIER ISLAND SAND CONFORMING TO THE REQUIREMENTS SET FORTH IN CHAPTER 2 ARTICLE 1-5 OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. CONTRACTOR SHALL OBTAIN A SAND EVALUATION PERMIT.
26. RELOCATION OF THE OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAILBOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
27. A MINIMUM OF TEN (10) FEET HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES. IF THIS SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE AND MUST BE APPROVED BY THE EMERALD COAST UTILITIES AUTHORITY.
28. WATER MAINS ARE TO HAVE A MINIMUM COVER OF 30 INCHES AND A MAXIMUM COVER OF 36 INCHES UNLESS APPROVED OTHERWISE BY THE EMERALD COAST UTILITIES AUTHORITY.
29. THE APPLICANT AND ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR PROVIDING A COPY OF AND INFORMING THE ESCAMBIA COUNTY PLANNING & ZONING AND ENGINEERING DEPARTMENTS OF ANY REVISION(S) TO THE PLAN, RESULTING FROM REVIEW OF THE PLAN BY OTHER AUTHORITIES OR BY THE OWNER/DEVELOPER. NOTIFICATION OF REVISION(S) SHALL INCLUDE PLANS AND A NARRATIVE WITH AN EXPLANATION OF THE CHANGES. ESCAMBIA COUNTY MAY REQUIRE THE RE-SUBMITTAL AND RE-APPROVAL OF THE SITE PLAN PREVIOUSLY APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE.

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature: J. Stampton Date: 9-1-21
Printed Name: J. Stampton
Development Services Director or Designee
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

LEGAL DESCRIPTIONS:

O.R. BOOK 7481, PAGE 1755
PARCEL 14-3S-32-1001-000-051
LOT 51, GULF BEACH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE EASTERLY 5 FEET THERE OF.

AND

O.R. BOOK 5366, PAGE 0246
PARCEL 14-3S-32-1001-000-052
LOT 52, GULF BEACH SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION RECORDED AT PAGE 52 IN PLAT BOOK NO. 4, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. THE SOUTHERLY 75 FEET OF SAID LOT BEING SUBJECT EACH FOR PUBLIC USE GENERALLY.

SUBJECT PROPERTY OWNER:

PARCEL ID # 14-3S-32-1001-000-051-.052
SITE ADDRESS: 14701 PERDIDO KEY DRIVE
PENSACOLA, FL 32507
OWNER: PORTICO LLC
1960 STONEGATE DRIVE
BIRMINGHAM, AL 35242
ZONING: CC/PK
FLUM: MU-PK
EXISTING LAND USE- VACANT

ADJACENT PROPERTY OWNERS:

PARCEL ID # 14-3S-32-1001-000-000
OWNER: OCEAN BREEZE CONDOMINIUM
PH 1 AND PH2
C/O 812 SOUTH 1ST STREET #35
PENSACOLA, FL 32507
ZONING: CC/PK
FLUM: MU-PK
EXISTING LAND USE- VACANT COMMERCIAL
PARCEL ID # 14-3S-32-1001-000-053
OWNER: BRENDA BEUMER
13880 PERDIDO KEY DRIVE
PENSACOLA, FL 32507
ZONING: CC/PK
FLUM: MU-PK
EXISTING LAND USE- VACANT RESIDENTIAL

ADJACENT LOT DETAIL

N.T.S.

Handwritten signature
8/26/2021

C:\Cell_3D Projects\David_Lamar\Porticos_Perdido\DWG\21062867.dwg, Aug 18, 2021 - 10:13:51AM, CML-3084.rvt

THE SUBJECT PROPERTY AS SHOWN HEREON IS SITUATED IN FLOOD ZONE "VE", BASE FLOOD ELEVATION 13, 14, AND 16 FEET AND ZONE "AE" BASE FLOOD ELEVATION 12 FEET AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C 0512G, REVISED SEPTEMBER 29, 2006.

Diagram illustrating a circular curve layout with the following components and dimensions:

- BM-2**: Benchmark point at the start of the curve.
- 35' B.O.C. RADIUS IS TANGENT TO 6" WHITE TRAVEL LANE STRIPING**: Dimension indicating the radius from the benchmark to the start of the curve.
- 1' RIBBON CUBE**: Marker at the beginning of the curve.
- 2' STOP BAR WHITE THERMOPLASTIC**: Marker on the curve.
- 3' TANGENT RIBBON CURB**: Marker at the end of the curve.
- BM-1**: Benchmark point at the end of the curve.
- R-1 STOP SIGN**: Marker on the curve.
- DOUBLE 6" YELLOW THERMOPLASTIC**: Marker on the curve.
- R35'**: Radius of the curve.
- REFERENCE BEARING N 82°38'58" E 100.00' (F&P)**: Bearing and distance from the benchmark to the start of the curve.
- RX-SAN MH**: Marker on the curve.
- N 82°38'**: Bearing from the benchmark to the end of the curve.

N.482738.4830
E.1037881.1030
N30° 17' 39.49"
W87° 26' 56.55"

N.482693.6233
E.1037907.3297
N30° 17' 39.05"
W87° 26' 56.24"

N.482661.7015
E.1037891.1147
N30° 17' 38.73"
W87° 26' 56.42"

COASTAL CONSTRUCTION CONTROL LINE
RECORDED JUNE 19, 1986
PLAT BOOK 13 PAGE 23
ESCAMBIA COUNTY, FLORIDA

N.482554.4530
E.1037905.0991
N30° 17' 37.67"
W87° 26' 56.22"

COASTAL CONSTRUCTION SETBACK LINE
RECORDED OCTOBER 10, 1975
PLAT BOOK 9, PAGE 72
ESCAMBIA COUNTY, FLORIDA

S 82°09'07" W 100.00' (F)
FIELD CLOSING LINE ONLY

S 82°09'07" W 95.00' (F)

006
8"
35"

N.482684.8032
E.1038084.7531
N30° 17' 39.01"
W87° 26' 54.21"

S 07°25'45" E 184.85' (F)

N.482581.2484
E.1038078.3993
N30° 17' 37.98"
W87° 26' 54.26"

N.482581.2631
E.1038098.2540
N30° 17' 37.99"
W87° 26' 54.03"

NOTE: ALL STRIPING TO BE TRAFFIC PAINT UNLESS CALLED OUT AS THERMOPLASTIC

$R1 = 3 - 3.375$
 $R2 = 2 - 3.563$

SEE ADDITIONAL PAVEMENT
STRIPING OUTSIDE & IN GARAGE

A diagram showing a cross-section of a ramp. A dashed line indicates the original ground level. A solid line shows the ramp surface. A shaded area at the base of the ramp is labeled "2-0" Detectable Warning". An arrow points to the ramp surface with the label "Ramp".

2nd-0th Detectable Warnings

← EAST		WEST →	
#1001		#1002	
#901	#902	#903	
#801	#802	#803	
#701	#702	#703	
#601	#602	#603	
#501	#502	#503	
#401	#402	#403	
#301	#302	#303	
#201	#202	#203	
COMMON ELEMENTS			
GARAGE			

SCHEMATIC
SUITE #
ASSIGNMENTS
(NORTH ELEVATION VIEW)

DAVID S. LAMAR, P.E.
FLA. P.E. #35976
P.O. BOX 10605
PENSACOLA, FL 32524-0605
850/434-0043

PORTICO

DIMENSIONED SITE PLAN (PARKING LEVEL)

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	36.	37.	38.	39.	40.	41.	42.	43.	44.	45.	46.	47.	48.	49.	50.	51.	52.	53.	54.	55.	56.	57.	58.	59.	60.	61.	62.	63.	64.	65.	66.	67.	68.	69.	70.	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.	99.	100.	101.	102.	103.	104.	105.	106.	107.	108.	109.	110.	111.	112.	113.	114.	115.	116.	117.	118.	119.	120.	121.	122.	123.	124.	125.	126.	127.	128.	129.	130.	131.	132.	133.	134.	135.	136.	137.	138.	139.	140.	141.	142.	143.	144.	145.	146.	147.	148.	149.	150.	151.	152.	153.	154.	155.	156.	157.	158.	159.	160.	161.	162.	163.	164.	165.	166.	167.	168.	169.	170.	171.	172.	173.	174.	175.	176.	177.	178.	179.	180.	181.	182.	183.	184.	185.	186.	187.	188.	189.	190.	191.	192.	193.	194.	195.	196.	197.	198.	199.	200.	201.	202.	203.	204.	205.	206.	207.	208.	209.	210.	211.	212.	213.	214.	215.	216.	217.	218.	219.	220.	221.	222.	223.	224.	225.	226.	227.	228.	229.	230.	231.	232.	233.	234.	235.	236.	237.	238.	239.	240.	241.	242.	243.	244.	245.	246.	247.	248.	249.	250.	251.	252.	253.	254.	255.	256.	257.	258.	259.	260.	261.	262.	263.	264.	265.	266.	267.	268.	269.	270.	271.	272.	273.	274.	275.	276.	277.	278.	279.	280.	281.	282.	283.	284.	285.	286.	287.	288.	289.	290.	291.	292.	293.	294.	295.	296.	297.	298.	299.	300.	301.	302.	303.	304.	305.	306.	307.	308.	309.	310.	311.	312.	313.	314.	315.	316.	317.	318.	319.	320.	321.	322.	323.	324.	325.	326.	327.	328.	329.	330.	331.	332.	333.	334.	335.	336.	337.	338.	339.	340.	341.	342.	343.	344.	345.	346.	347.	348.	349.	350.	351.	352.	353.	354.	355.	356.	357.	358.	359.	360.	361.	362.	363.	364.	365.	366.	367.	368.	369.	370.	371.	372.	373.	374.	375.	376.	377.	378.	379.	380.	381.	382.	383.	384.	385.	386.	387.	388.	389.	390.	391.	392.	393.	394.	395.	396.	397.	398.	399.	400.	401.	402.	403.	404.	405.	406.	407.	408.	409.	410.	411.	412.	413.	414.	415.	416.	417.	418.	419.	420.	421.	422.	423.	424.	425.	426.	427.	428.	429.	430.	431.	432.	433.	434.	435.	436.	437.	438.	439.	440.	441.	442.	443.	444.	445.	446.	447.	448.	449.	450.	451.	452.	453.	454.	455.	456.	457.	458.	459.	460.	461.	462.	463.	464.	465.	466.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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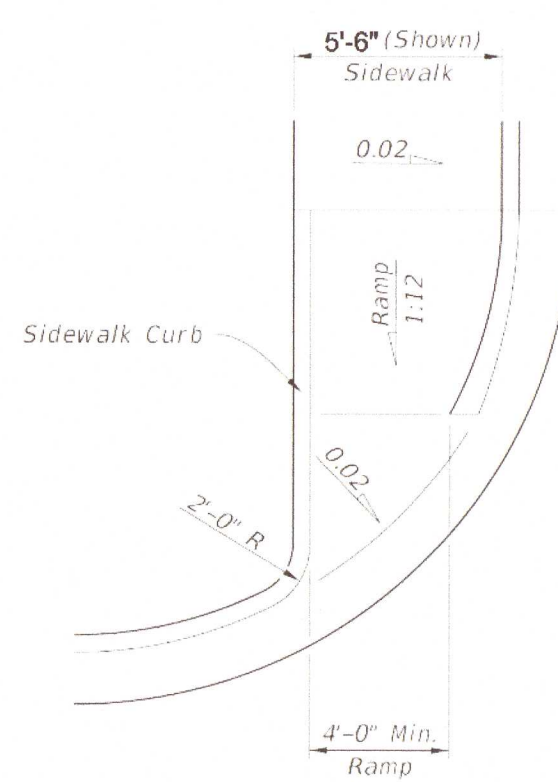
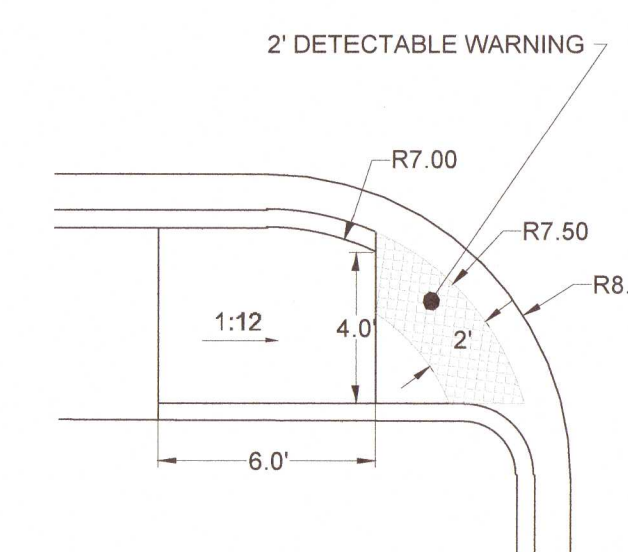
Project Number:
DSL 2015-270

Date: 08/05/16

C.HIDALGO

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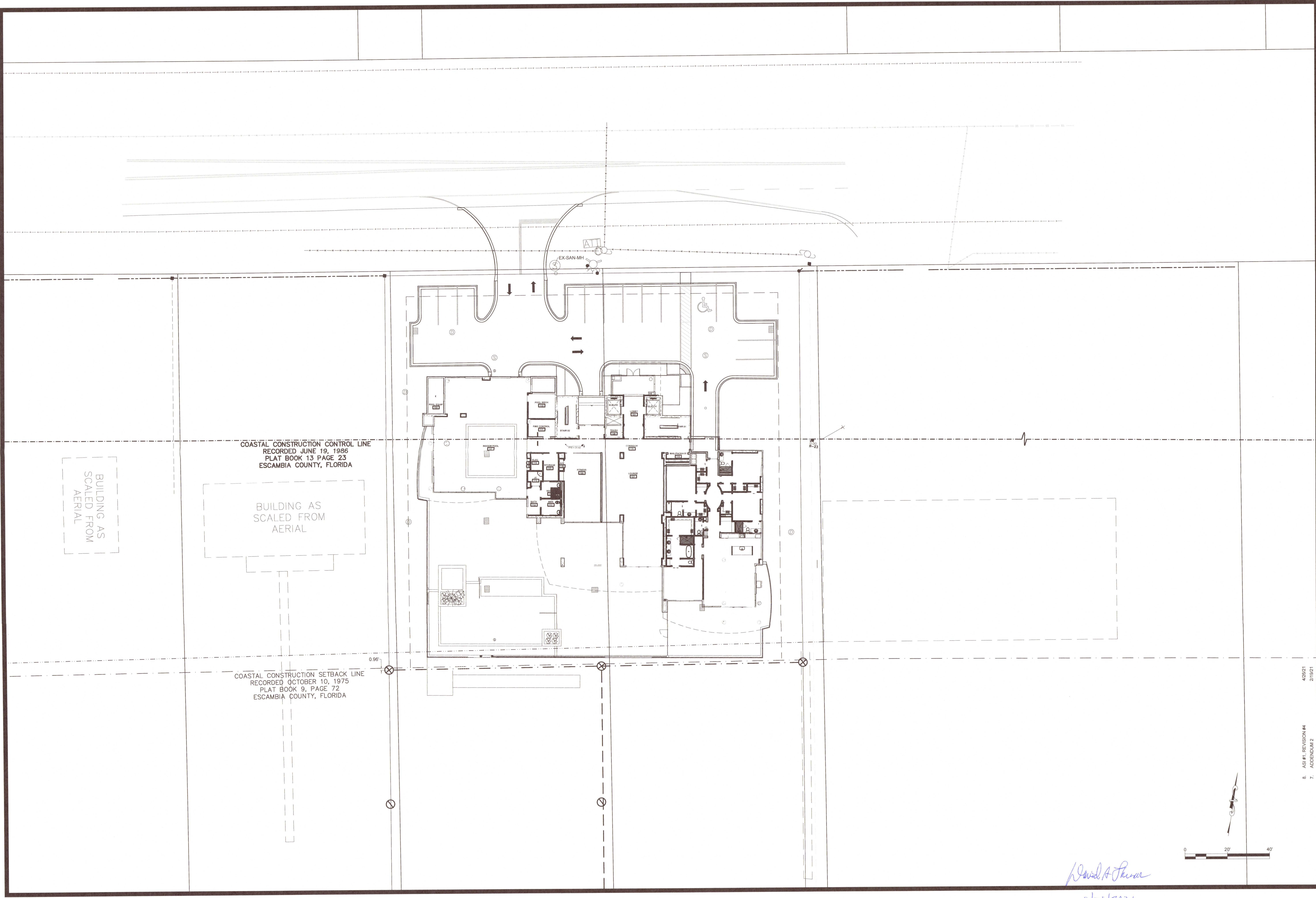


PLAN VIEW

CR-G

SIDEWALK CURB RAMP DETAILS

8/26/2021



DAVID S. LAMAR, P.E.
FLA. P.E. #35976
P.O. BOX 10605
PENSACOLA, FL 32524-0605
850/434-0043

PORTICO
FIRST HABITABLE FLOOR PLAN

8.	ASH #1, REVISION #4	4/26/21
7.	ADDENDUM 2	2/19/21
NO.	REVISION	DATE
1.	FINAL COMPARISON	7/29/16
2.	REVISED BUILDING	10/29/20
3.	REVISED SEWER & DUNE GRADING	11/18/20
4.	ECUA COMMENTS	12/11/20
5.	ISSUED FOR BID	1/29/21
6.	ADDENDUM 1	2/15/21

Project Number:
DSL 2015-270

Date:
08/05/16

Drawn By:
C.HIDALGO

Sheet:
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BENCHMARK DATA:
BM-1 NAIL AND DISK IN ASPHALT ROAD
ELEVATION= 11.18' (NAV088)
BM-2 NAIL AND DISK IN ASPHALT ROAD
ELEVATION= 11.09' (NAV088)

(F) PERDIDO KEY DRIVE
(P) GULF BEACH HIGHWAY
STATE ROAD NO. 292 (100' R/W)

FLOOD ZONE NOTE

THE SUBJECT PROPERTY AS SHOWN HEREON IS SITUATED IN FLOOD ZONE "VE", BASE FLOOD ELEVATION 13, 14, AND 16 FEET AND ZONE "AE", BASE FLOOD ELEVATION 12 FEET AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C 0512G, REVISED SEPTEMBER 29, 2006.

GRADING & PAVING NOTES:

1. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY LARRY M. JACOBS & ASSOCIATES, INC. AND FOLLOW THE SPECIFIC RECOMMENDATIONS FOR GRADING & EXCAVATING THE SITE AND CONSTRUCTING THE SUBSURFACE STORMWATER SYSTEM. COPIES OF THE REPORT, "REPORT OF GEOTECHNICAL EXPLORATION, PROPOSED PORTICO CONDOMINIUM STORMWATER SYSTEM, PERDIDO KEY, FLORIDA", LMA FILE # 16-144, DATED MAY 18, 2016 WILL BE MADE AVAILABLE UPON REQUEST.

2. PRIOR TO TRANSPORTING SAND, FILL OR OTHER CONSTRUCTION MATERIALS TO THE SITE, THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE MATERIAL PROPOSED FOR USE TO THE COUNTY'S ENVIRONMENTAL PERMITTING SECTION LOCATED AT 555 WEST PARK PLACE PENSACOLA, FL 32505. (850) 595-3475.

3. APPROVED MATERIALS ARE THOSE CONSTRUCTION AND LANDSCAPING MATERIALS WHOSE MINERALOGICAL COMPOSITION IS WHITE FINE TO MEDIUM GRAINED QUARTZ SAND. HOWEVER, OYSTER SHELL, LIMESTONE OR WHITE DOLOMITE MAY BE USED FOR ROAD BED OR FOUNDATION CONSTRUCTION IF REASONABLY THE SAME COLOR AS APPROVED SAND AFTER EXPOSURE TO THE SUN AND NOT CONTAINING CLAY OR OTHER DISCOLORING, STAINING OR DARKENING MATERIAL. TO MEET THE STANDARD FOR ACCEPTABLE SAND, WHITE FINE TO MEDIUM GRAINED QUARTZ SAND SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. COLOR: A MUNSSELL COLOR CHART VALUE OF 9.25 OR WHITER AND A CHROMA OF 0.5 OR LESS ON THE 2.5, 5, 7.5 OR 10 YR SCALE WHEN CHECKED IN AN AIR DRY CONDITION.

B. GRAIN SIZE: A GRAIN SIZE OF 75 PERCENT OF THE SAMPLE BY WEIGHT BETWEEN 0.43 MILLIMETERS (mm) AND 0.98 mm WITH THE REMAINING 25 PERCENT BEING COARSER THAN 0.43 mm BUT NOT LARGER THAN 1.06mm AS DESCRIBED UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM. THIS CORRESPONDS TO THE NUMBER 40-200 SIEVE SIZES FOR GRADATION CURVE ANALYSIS.

4. PROHIBITED MATERIAL: PROHIBITED MATERIALS ARE ANY DARKENING, DISCOLORING OR STAINING MATERIALS HAVING THE ABILITY TO PERMANENTLY (GREATER THAN SIX MONTHS) CHANGE THE COLOR OR DARKEN THE NATURAL WHITE SANDS OF PERDIDO KEY, OR ANY APPROVED MATERIALS, WHENEVER COMING INTO CONTACT WITH THEM. PROHIBITED MATERIALS INCLUDE ANY WITH THE FOLLOWING CHARACTERISTICS:

A. COLOR: A COLOR DARKER THAN THE COLOR REQUIRED FOR APPROVED MATERIALS.

B. GRAIN SIZE: A GRAIN SIZE WITH OVER TEN PERCENT BY WEIGHT OF THE SAMPLE OUTSIDE THE RANGE REQUIRED FOR APPROVED MATERIALS.

C. COMPOSITION OR CHARACTER: ANY MATERIALS WHICH, IN WHOLE OR IN PART, IS COMPOSED OF OR CONTAINS CLAY OR ANY OTHER SUBSTANCE THAT WOULD DARKEN, STAIN OR DISCOLOR THE NATURAL BARRIER ISLAND SANDS OR APPROVED MATERIAL.

5. REMOVAL OF PROHIBITED MATERIALS: IF, AT ANY TIME, CONSTRUCTION ACTIVITY ON THE SITE UNCOVERS OR EXPOSES PROHIBITED MATERIALS (AS DESCRIBED ABOVE), THE CONTRACTOR SHALL REMOVE THOSE MATERIALS IMMEDIATELY FROM THE SITE AND RELOCATE THEM OFF OF THE BARRIER ISLAND. THE REQUIREMENT FOR IMMEDIATE REMOVAL OF PROHIBITED MATERIALS MAY BE RELAXED IF THE MATERIALS ARE CONFIRMED TO BE CONTAINED IN SUCH A WAY AS TO PRECLUDE THEIR TRANSFER BY WIND, WATER OR OTHER MEANS WITHIN THE PARCEL OR ONTO ADJACENT PARCELS OR WATERS, AND IF THE DELAY IS OTHERWISE CONSISTENT WITH THE PURPOSE OF ARTICLE 5 SECTION 4.5.7 OF THE ESCAMBIA COUNTY LDC. HOWEVER, PROHIBITED MATERIALS MAY REMAIN ON SITE WHERE EXPOSED OR ON THE BARRIER ISLAND FOR NO MORE THAN 48 HOURS.

6. STRUCTURAL FILL SOILS PLACED IN THE PAVEMENT AREA SHALL BE COMPACTED TO A MINIMUM SOIL DENSITY OF 95% OF THE MODIFIED PROCTOR TEST (ASTM 1557). ALL BASE MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MODIFIED PROCTOR TEST (ASTM 1557).

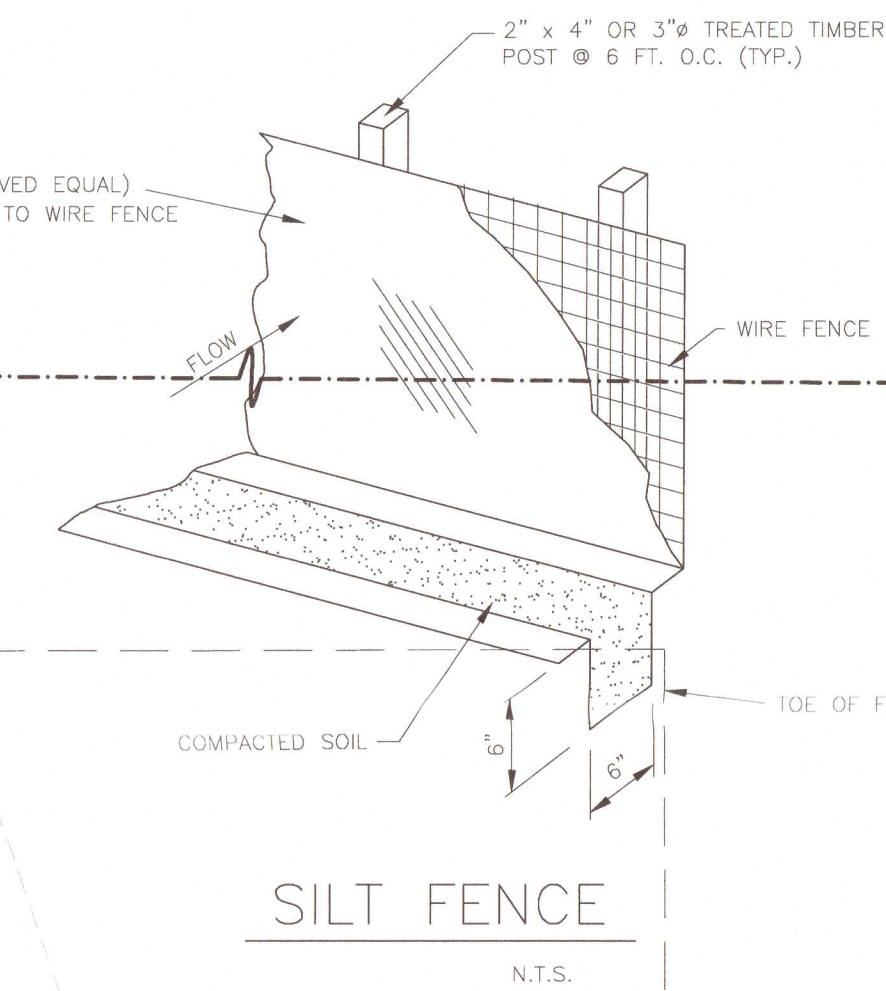
COASTAL CONSTRUCTION CONTROL LINE
RECORDED JUNE 19, 1986
PLAT BOOK 13 PAGE 23
ESCAMBIA COUNTY, FLORIDA

BUILDING AS
SCALED FROM
AERIAL

COASTAL CONSTRUCTION SETBACK LINE
RECORDED OCTOBER 10, 1975
PLAT BOOK 9, PAGE 72
ESCAMBIA COUNTY, FLORIDA

347
Q₁₀₀
SET

SILT FENCE
N.T.S.



NO.	REVISION	DATE
1.	FINAL COMPARISON	7/20/16
2.	REVISED BUILDING	10/20/20
3.	REVISED SEWER & DUNE GRADING	11/10/20
4.	ECLA COMMENTS	12/11/20
5.	ISSUED FOR BID	12/20/21
6.	ADDENDUM 1	2/15/21

Project Number:
DSL 2015-270

Date:
08/05/16

Drawn By:
C.HIDALGO

Sheet:

C-4

DAVID S. LAMAR, P.E.
FLA. P.E. #35976
P.O. BOX 10605
PENSACOLA, FL 32524-0605
850/434-0043

PORTICO STORM STRUCTURE SCHEDULE

<p>INLET #1 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 10.70 FROM ROOF INV IN (12' - S) = 9.94 INV OUT (18' - E) = 9.34 BOTTOM ELEV = 9.34</p>	<p>INLET #2 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.00 FROM POOL DECK INV IN (12' - S) = 10.20 INV OUT (12' - N) = 10.20 BOTTOM ELEV = 10.20</p>
<p>INLET #3 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.00 FROM POOL DECK INV IN (12' - S) = 10.20 INV OUT (12' - N) = 10.20 BOTTOM ELEV = 10.20</p>	<p>INLET #4 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.00 FROM POOL DECK INV IN (12' - S) = 10.20 INV OUT (12' - N) = 10.20 BOTTOM ELEV = 10.20</p>
<p>INLET #5 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.25 FROM ROOF INV IN (12' - S) = 10.27 INV IN (12' - S) = 9.78 INV OUT (18' - W) = 9.28 BOTTOM ELEV = 9.28</p>	<p>INLET #6 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.25 FROM ROOF INV IN (12' - S) = 10.27 INV IN (12' - S) = 9.78 INV OUT (18' - W) = 9.28 BOTTOM ELEV = 9.28</p>
<p>INLET #7 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.25 FROM ROOF INV IN (12' - S) = 10.27 INV IN (12' - S) = 9.78 INV OUT (18' - W) = 9.28 BOTTOM ELEV = 9.28</p>	<p>INLET #8 TYPE: FOOT 'C' DBI TOP ELEV = 13.30 INV IN (8' - S) = 11.25 FROM ROOF INV IN (12' - S) = 10.27 INV IN (12' - S) = 9.78 INV OUT (18' - W) = 9.28 BOTTOM ELEV = 9.28</p>

<p>MANHOLE #1 TYPE: 4 FOOT I.D. TOP ELEV = 13.44 INV IN (24' - W) = 7.69 FROM INLET #7 INV OUT (24' - W) = 7.69 TO 180 ROW INV OUT (18' - N) = 8.15 BOTTOM ELEV = 8.09</p>	<p>MANHOLE #2 TYPE: 4 FOOT I.D. TOP ELEV = 13.44 INV IN (24' - E) = 7.74 FROM INLET #8 INV OUT (24' - E) = 7.74 TO 180 ROW INV OUT (18' - N) = 8.15 BOTTOM ELEV = 8.09</p>
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<p>STORM MH #1 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (8' - E) = 10.40 FROM ROOF INV IN (8' - E) = 10.40 FROM ROOF INV IN (18' - E) = 9.96 FROM INLET #5 INV OUT (18' - N) = 8.48 BOTTOM ELEV = 8.44</p>	<p>STORM MH #2 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (8' - E) = 10.40 FROM ROOF INV IN (8' - E) = 10.40 FROM ROOF INV IN (18' - E) = 9.96 FROM INLET #5 INV OUT (18' - N) = 8.48 BOTTOM ELEV = 8.44</p>
--	--

<p>STORM MH #3 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (18' - W) = 8.09 FROM INLET #1 INV OUT (18' - N) = 8.99 BOTTOM ELEV = 8.99</p>	<p>STORM MH #4 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (18' - W) = 8.09 FROM INLET #1 INV OUT (18' - N) = 8.99 BOTTOM ELEV = 8.99</p>
--	--

PORTICO SANITARY STRUCTURE SCHEDULE

<p>SAN MANHOLE #1 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (8' - E) = 8.92 INV IN (8' - E) = 7.71 INV OUT (18' - N) = 6.13 BOTTOM ELEV = 6.13</p>	<p>SAN MANHOLE #2 TYPE: 4 FOOT I.D. PRECAST TOP ELEV = 13.30 INV IN (8' - E) = 8.92 INV IN (8' - E) = 7.71 INV OUT (18' - N) = 6.13 BOTTOM ELEV = 6.13</p>
<p>SAN CLEAN OUT #1 TYPE: FLUSH WITH SLAB TOP ELEV = 13.30 INV OUT (8' - N) = 10.15</p>	<p>SAN CLEAN OUT #2 TYPE: FLUSH WITH SLAB TOP ELEV = 13.30 INV OUT (8' - N) = 10.15</p>
<p>SAN CLEAN OUT #3 TYPE: FLUSH WITH SLAB TOP ELEV = 13.30 INV OUT (8' - N) = 7.80</p>	<p>SAN CLEAN OUT #4 TYPE: FLUSH WITH SLAB TOP ELEV = 13.30 INV OUT (8' - N) = 9.04</p>

PORTICO STORM STRUCTURE LAYOUT SCHEDULE

NOTE: ALL LAYOUT DIMENSIONS ARE TO THE CENTER OF THE MANHOLE, RING & COVER OR INLET GRATE UNLESS OTHERWISE NOTED.

DIMENSIONS ARE GIVEN FROM EITHER:

BEGINNING AT THE NORTHEAST CORNER (NE); THEN SOUTH ALONG THE EAST PROPERTY LINE, THEN TURNING WEST (PERPENDICULAR TO WEST LINE) AND GO A DISTANCE.

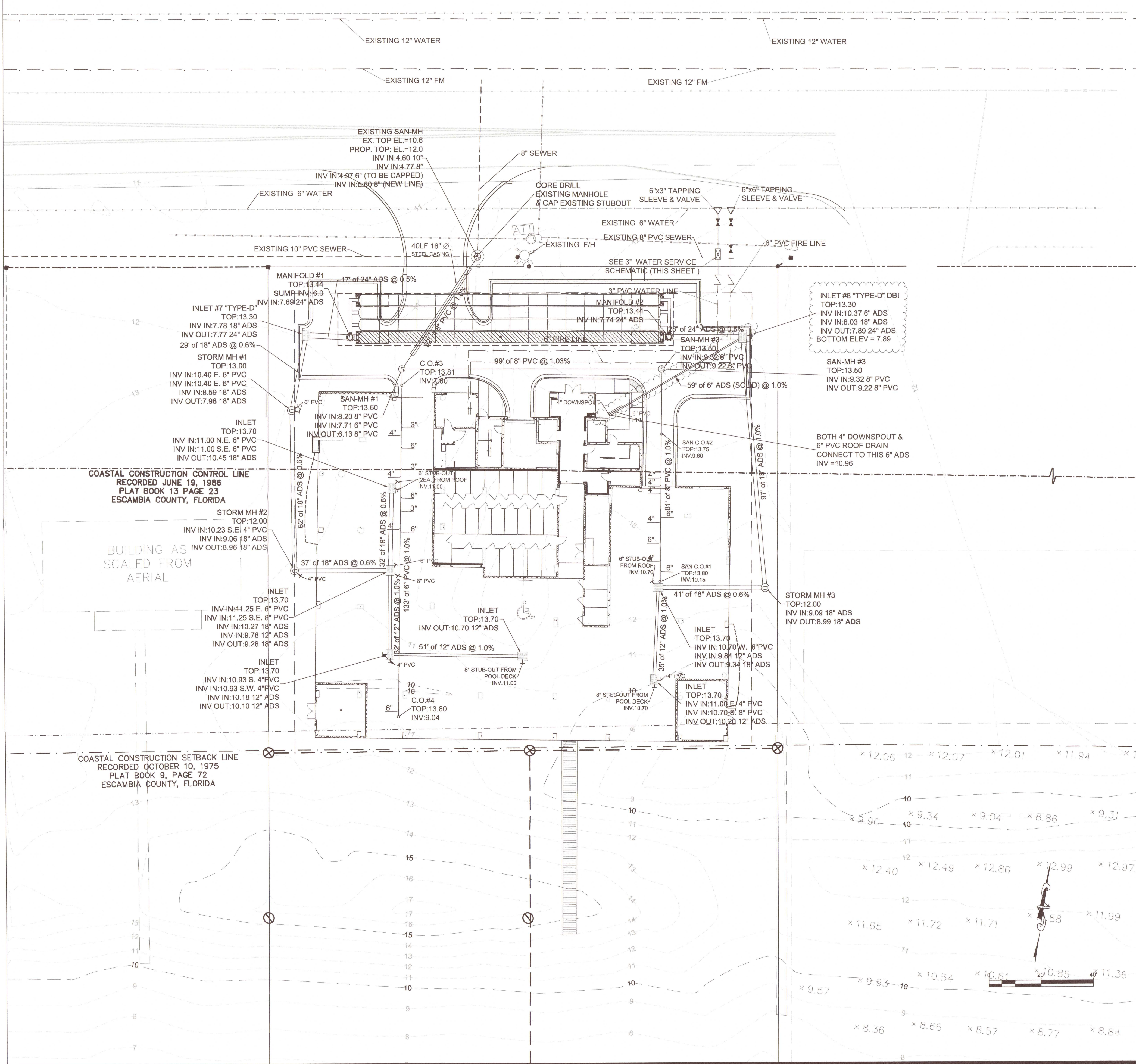
OR

BEGINNING AT THE NORTHWEST CORNER (NW); THEN SOUTH ALONG THE WEST PROPERTY LINE, THEN TURNING EAST (PERPENDICULAR TO WEST LINE) AND GO A DISTANCE.

<p>INLET #1 BEGIN AT NE CORNER; GO SOUTH 123.5 FEET ALONG EAST BNDY; THEN GO WEST 46.0 FEET.</p>	<p>INLET #2 BEGIN AT NE CORNER; GO SOUTH 156.5 FEET ALONG EAST BNDY; THEN GO WEST 47.0 FEET.</p>
<p>INLET #3 BEGIN AT NW CORNER; GO SOUTH 148.0 FEET ALONG WEST BNDY; THEN GO EAST 97.5 FEET.</p>	<p>INLET #4 BEGIN AT NW CORNER; GO SOUTH 148.0 FEET ALONG WEST BNDY; THEN GO EAST 47.0 FEET.</p>
<p>INLET #5 BEGIN AT NW CORNER; GO SOUTH 117.0 FEET ALONG WEST BNDY; THEN GO EAST 47.0 FEET.</p>	<p>INLET #6 BEGIN AT NW CORNER; GO SOUTH 85.0 FEET ALONG WEST BNDY; THEN GO EAST 47.0 FEET.</p>
<p>INLET #7 BEGIN AT NW CORNER; GO SOUTH 26.5 FEET ALONG WEST BNDY; THEN GO EAST 14.3 FEET.</p>	<p>INLET #8 BEGIN AT NE CORNER; GO SOUTH 27.0 FEET ALONG EAST BNDY; THEN GO WEST 14.3 FEET.</p>
<p>MANHOLE #1 BEGIN AT NW CORNER; GO SOUTH 28.0 FEET ALONG WEST BNDY; THEN GO EAST 30.0 FEET.</p>	<p>MANHOLE #2 BEGIN AT NE CORNER; GO SOUTH 27.0 FEET ALONG EAST BNDY; THEN GO WEST 43.0 FEET.</p>
<p>STORM MH #1 BEGIN AT NW CORNER; GO SOUTH 55.5 FEET ALONG WEST BNDY; THEN GO EAST 9.0 FEET.</p>	<p>STORM MH #2 BEGIN AT NW CORNER; GO SOUTH 117.0 FEET ALONG WEST BNDY; THEN GO EAST 16.0 FEET.</p>
<p>STORM MH #3 BEGIN AT NE CORNER; GO SOUTH 123.5 FEET ALONG EAST BNDY; THEN GO WEST 5.0 FEET.</p>	

STORM SEWER PLAN VIEW NOTE:

PLAN VIEW OF THE STORM SEWER RUNS FROM INLET #7 TO TERMINAL INLET #8 AND INLET #3 HAVE BEEN REVISED. SEE SHEET C-7 FOR THE CORRESPONDING REVISED PROFILES.



PORTICO SANITARY SEWER STRUCTURE LAYOUT SCHEDULE

NOTE: ALL LAYOUT DIMENSIONS ARE TO THE CENTER OF THE MANHOLE, RING & COVER OR THE CLEAN OUT RING & COVER UNLESS OTHERWISE NOTED.

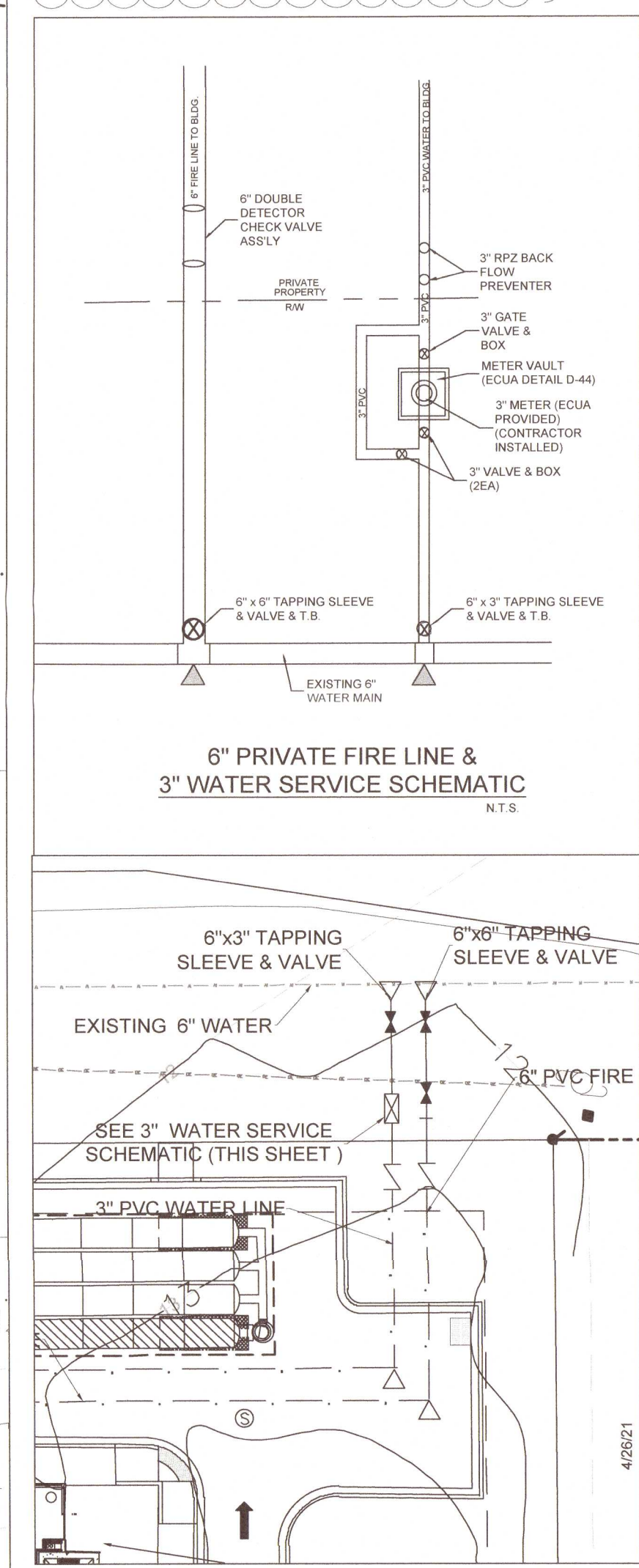
DIMENSIONS ARE GIVEN FROM:

BEGINNING AT THE NORTHWEST CORNER (NW); THEN SOUTH OR NORTH ALONG THE WEST PROPERTY LINE, THEN TURNING EAST (PERPENDICULAR TO WEST LINE) AND GO A DISTANCE.

OR

BEGINNING AT THE NORTHEAST CORNER (NE); THEN SOUTH ALONG THE EAST PROPERTY LINE, THEN TURNING WEST (PERPENDICULAR TO EAST LINE) AND GO A DISTANCE.

<p>SAN MH #1 BEGIN AT NW CORNER; GO SOUTH 39.5 FEET ALONG WEST BNDY; THEN GO EAST 5.5 FEET.</p>	<p>SAN MH #2 BEGIN AT NE CORNER; GO SOUTH 39.5 FEET ALONG EAST BNDY; THEN GO WEST 44.5 FEET.</p>
<p>SAN C.O. #1 BEGIN AT NE CORNER; GO SOUTH 121.0 FEET ALONG EAST BNDY; THEN GO WEST 44.5 FEET.</p>	<p>SAN C.O. #2 BEGIN AT NE CORNER; GO SOUTH 64.5 FEET ALONG EAST BNDY; THEN GO WEST 44.5 FEET.</p>
<p>SAN C.O. #3 BEGIN AT NW CORNER; GO SOUTH 45.5 FEET ALONG WEST BNDY; THEN GO EAST 5.5 FEET.</p>	<p>SAN C.O. #4 BEGIN AT NW CORNER; GO SOUTH 173.0 FEET ALONG WEST BNDY; THEN GO EAST 51.0 FEET.</p>



SANITARY SEWER PLAN VIEW NOTE:

PLAN VIEW OF SEWER RUNS (INCLUDING LATERALS) FROM MH #1 TO C.O. #1 AND FROM MH #1 TO C.O. #4 HAVE BEEN REVISED. SEE SHEET C-6 FOR THE CORRESPONDING REVISED PROFILES.

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PORTICO DRAINAGE & UTILITY PLAN

NO.	REVISION	DATE
1.	FINAL COMPARISON	7/25/16
2.	REVISED BUILDING	10/25/20
3.	REVISED SEWER & DUNE GRADING	1/11/20
4.	E.C.U.A. COMMENTS	2/11/20
5.	ISSUED FOR BID	1/26/21
6.	ADDENDUM 1	2/15/21

Project Number: DSL 2015-270

Date: 08/05/16

Drawn By: C.HIDALGO

Sheet: C-5

COASTAL CONSTRUCTION CONTROL LINE
RECORDED JUNE 19, 1999
PLAT BOOK 13 PAGE 23
ESCAMBIA COUNTY, FLORIDA

COASTAL CONSTRUCTION SETBACK LINE
RECORDED OCTOBER 10, 1975
PLAT BOOK 9, PAGE 72
ESCAMBIA COUNTY, FLORIDA

TBM
FOOT 'A25'
EL: 111.78'

EXISTING HATCH LEGEND:

	CRITICAL HABITAT 47,322 SF
	SUITABLE HABITAT 19,116 SF
	NON-HABITAT (PRIOR DEVELOPMENT) 4,026 SF
	NON-HABITAT (OPEN BEACH) 20,051 SF

BEACH MOUSE PERMIT AS CURRENTLY ISSUED

FOR PURPOSES OF CALCULATING THE ONE-TIME FEE ASSOCIATED WITH THE INCIDENTAL TAKING OF BOTH CRITICAL & SUITABLE BEACH MOUSE HABITAT, THE NET HABITAT TAKEN IS:

PERMANENT IMPACTS TO CRITICAL HABITAT –	10,882 SF
PERMANENT IMPACTS TO SUITABLE HABITAT –	15,114 SF
NET IMPACTS	= 25,996 SF

THE CORRESPONDING ONE-TIME FEE PREVIOUSLY PAID WAS CALCULATED AS FOLLOWS:

\$100,000 =	25,996 SF	=	\$59,700
ACRE	43.560 SF/AC		

BEACH MOUSE PERMIT AFTER SITE REVISIONS DUE TO BUILDING RE-DESIGN & CONDITIONS OF FDEP CCCL PERMIT APPROVAL

FOR PURPOSES OF CALCULATING THE ONE-TIME FEE ASSOCIATED WITH THE INCIDENTAL TAKING OF BOTH CRITICAL & SUITABLE BEACH MOUSE HABITAT, THE NET HABITAT TAKEN IS:

PERMANENT IMPACTS TO CRITICAL HABITAT –	9,439 SF
PERMANENT IMPACTS TO SUITABLE HABITAT –	14,305 SF
NET IMPACTS	= 23,744 SF

PROPOSED HATCH LEGEND:

TEMPORARY IMPACTS TO CRITICAL HABITAT	4,975 SF
ENHANCED SUITABLE HABITAT	4,630 SF
PERMANENT IMPACTS TO SUITABLE HABITAT	14,305 SF
PERMANENT IMPACTS TO CRITICAL HABITAT	9,439 SF
UNDISTURBED CRITICAL HABITAT	20,286 SF
DEVELOPMENT OF NON-HABITAT	3,942 SF
HABITAT CREATION	84 SF
ENHANCED & RESTORED DUNE	12,454 SF

COASTAL CONSTRUCTION SETBACK LINE
RECORDED OCTOBER 10, 1975
PLAT BOOK 9, PAGE 72
ESCAMBA COUNTY, FLORIDA

4/20/21
2/19/21
8. ASI #1: REVISION #4
7. ADDENDUM 2

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PORTICO

ENVIRONMENTAL PLAN

4/26/21	2/19/21	DATE
7. ASI #1: REVISION #4	ADDITIONAL 2	NO.
8. ADDENDUM 2		REVISION
		1. FINAL COMPARISON
		2. REVISED BUILDING
		3. REVISED SEWER & DUNE GRADING
		4. ECCA COMMENTS
		5. ISSUED FOR BID
		6. ADDENDUM 1
Project Number: DSL 2015-270		
Date: 08/05/16		
Drawn By: C. HIDALGO		
Sheet:		

C-6

8/26/2021

STORM SEWER PROFILE

MANIFOLD #1
TOP: 13.44
SUMP INV: 6.0
INV IN: 7.69 24" ADS

INLET #7 "TYPE-D"
TOP: 13.30
INV IN: 7.78 18" ADS
INV OUT: 7.77 24" ADS

STORM MH #1
TOP: 13.00
INV IN: 10.40 E. 6" PVC
INV IN: 10.40 E. 6" PVC
INV IN: 8.59 18" ADS
INV OUT: 7.96 18" ADS

STORM MH #2
TOP: 12.00
INV IN: 10.23 S.E. 4" PVC
INV IN: 9.06 18" ADS
INV OUT: 8.96 18" ADS

INLET
TOP: 13.70
INV IN: 11.25 E. 6" PVC
INV IN: 11.25 S.E. 8" PVC
INV IN: 10.27 18" ADS
INV IN: 9.78 12" ADS
INV OUT: 9.28 18" ADS

EXISTING GRADE

PROPOSED GRADE

18" W. INV. OUT 8.15

6" INV: 10.40

6" INV: 10.40

4" INV: 10.23

8" PVC S.E. INV. IN 11.25

6" E. INV. IN 11.25

18" INV. OUT 10.27

24" E. INV. OUT 7.65

SUMP 6.00

17' of 24" ADS @ 0.5%

29' of 18" ADS @ 0.6%

62' of 18" ADS @ 0.6%

37' of 18" ADS @ 0.6%

11.55
11.552

10+00

12.12
12.115

11+00

STORM SEWER PROFILE 2

Manhole 1 (Left):
 INLET TOP: 13.70
 INV IN: 11.00 N.E. 6" PVC
 INV IN: 11.00 S.E. 6" PVC
 INV OUT: 10.45 18" ADS

Manhole 2 (Middle):
 INLET TOP: 13.70
 INV IN: 11.25 E. 6" PVC
 INV IN: 11.25 S.E. 8" PVC
 INV IN: 10.27 18" ADS
 INV IN: 9.78 12" ADS
 INV OUT: 9.28 18" ADS

Manhole 3 (Right):
 INLET TOP: 13.70
 INV IN: 10.93 S. 4" PVC
 INV IN: 10.93 S.W. 4" PVC
 INV IN: 10.18 12" ADS
 INV OUT: 10.10 12" ADS

Proposed Grade and Pipe Segments:
 6" S.E. INV. IN 11.25 (FROM ROOF)
 6" E. INV. IN 11.25 (FROM ROOF)
 4" S.W. INV. 10.93 (FROM POOL DECK)
 6" PVC INV. 11.00
 8" PVC INV. 11.00
 32' of 18" ADS @ 0.6%
 18" INV. IN 9.28
 INV. 9.78
 32' of 12" ADS @ 1.0%
 51' of 12" ADS @ 1.0%

Existing Grade:
 EXISTING GRADE

Stationing:
 11+96
 11+95.6
 12+28
 12+28.5

16

12

8

4

10+00

11+00

12+00

13.30
13.300

12.93
12.932

11.14
11.136

INLET #8 "TYPE-D"
TOP: 13.30
INV IN: 10.37 6" ADS
INV IN: 8.03 18" ADS
INV OUT: 7.89 24" ADS

MANIFOLD #2
TOP: 13.44
SUMP INV: 6.00
INV IN: 7.74 24" ADS

18" ADS INV. OUT 8.15

PROPOSED GRADE

STORM MH #3
TOP: 12.00
INV IN: 9.09 18" ADS
INV OUT: 8.99 18" ADS

INLET
TOP: 13.70
INV IN: 10.70 W. 6" PVC
INV IN: 9.84 12" ADS
INV OUT: 9.34 18" ADS

EXISTING GRADE

INLET
TOP: 13.70
INV IN: 11.00 E. 4" PVC
INV IN: 10.70 S. 8" PVC
INV OUT: 10.20 12" ADS

4" E. INV. 11.00

8" PVC (FROM POOL DECK) INV. 10.70

35' of 12" ADS @ 1.0%

41' of 18" ADS @ 0.6%

97' of 18" ADS @ 1.0%

59' of 6" ADS @ 1.0%

INV = 10.96 @ BLDG. DOWNSPOUT

28' of 24" ADS @ 0.5%

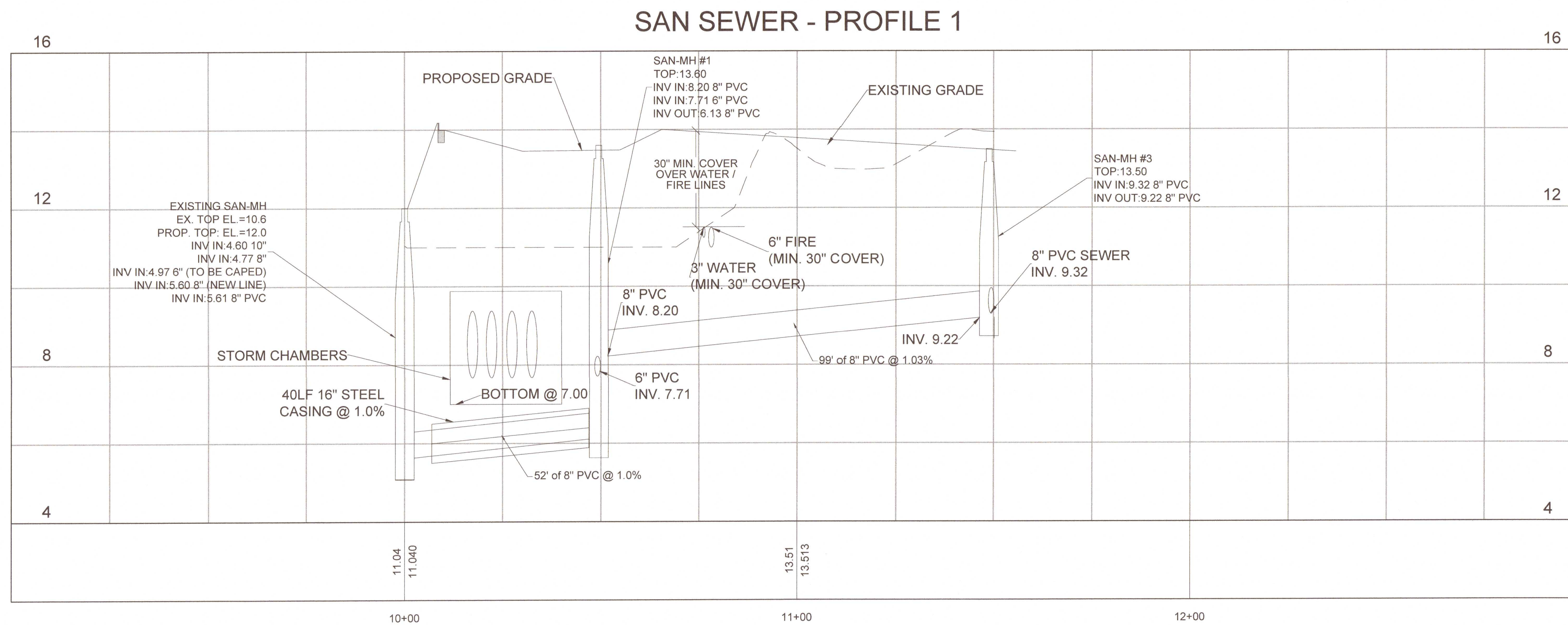
SUMP 6.00

10/10/10

J. L. Smith

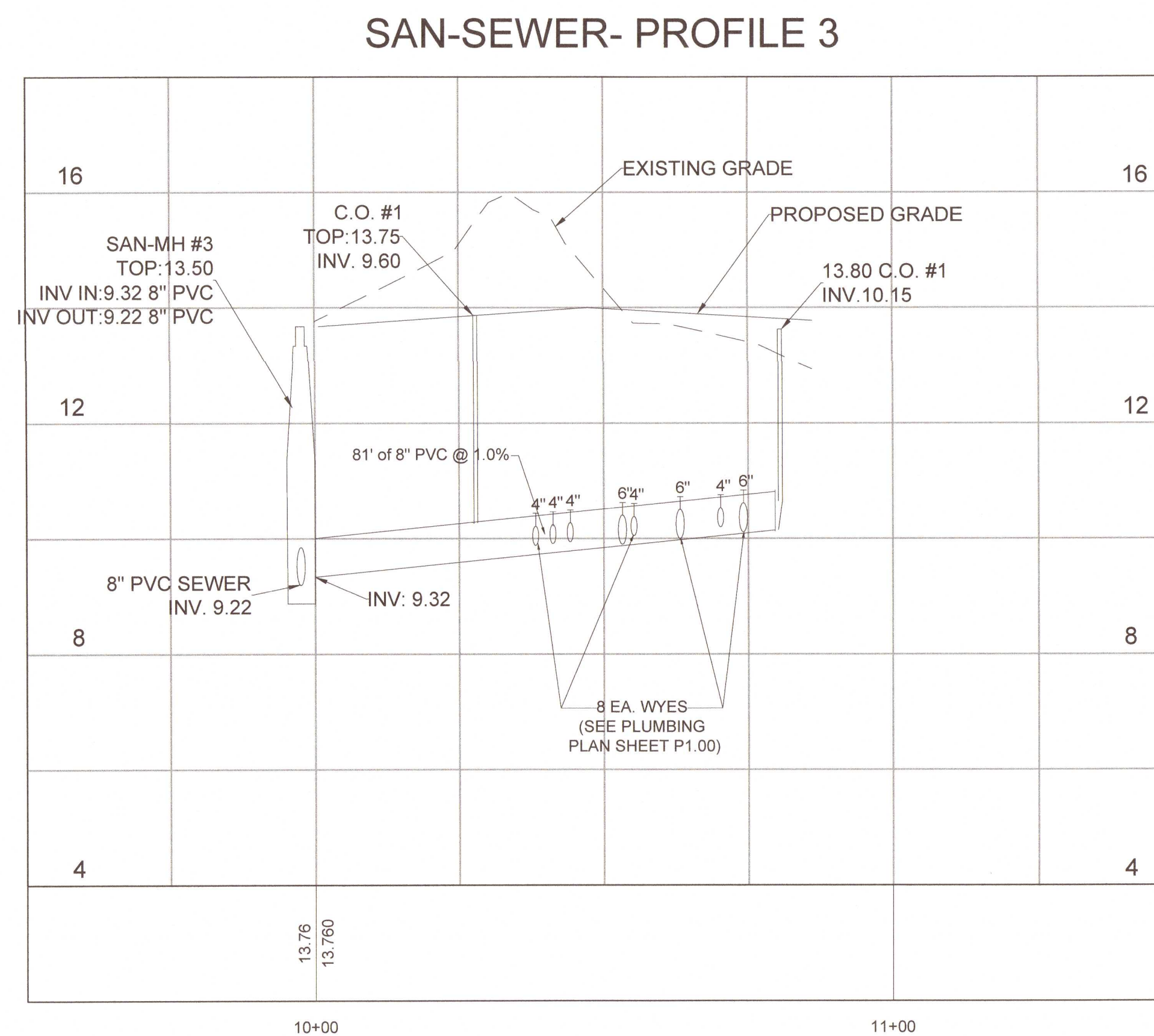
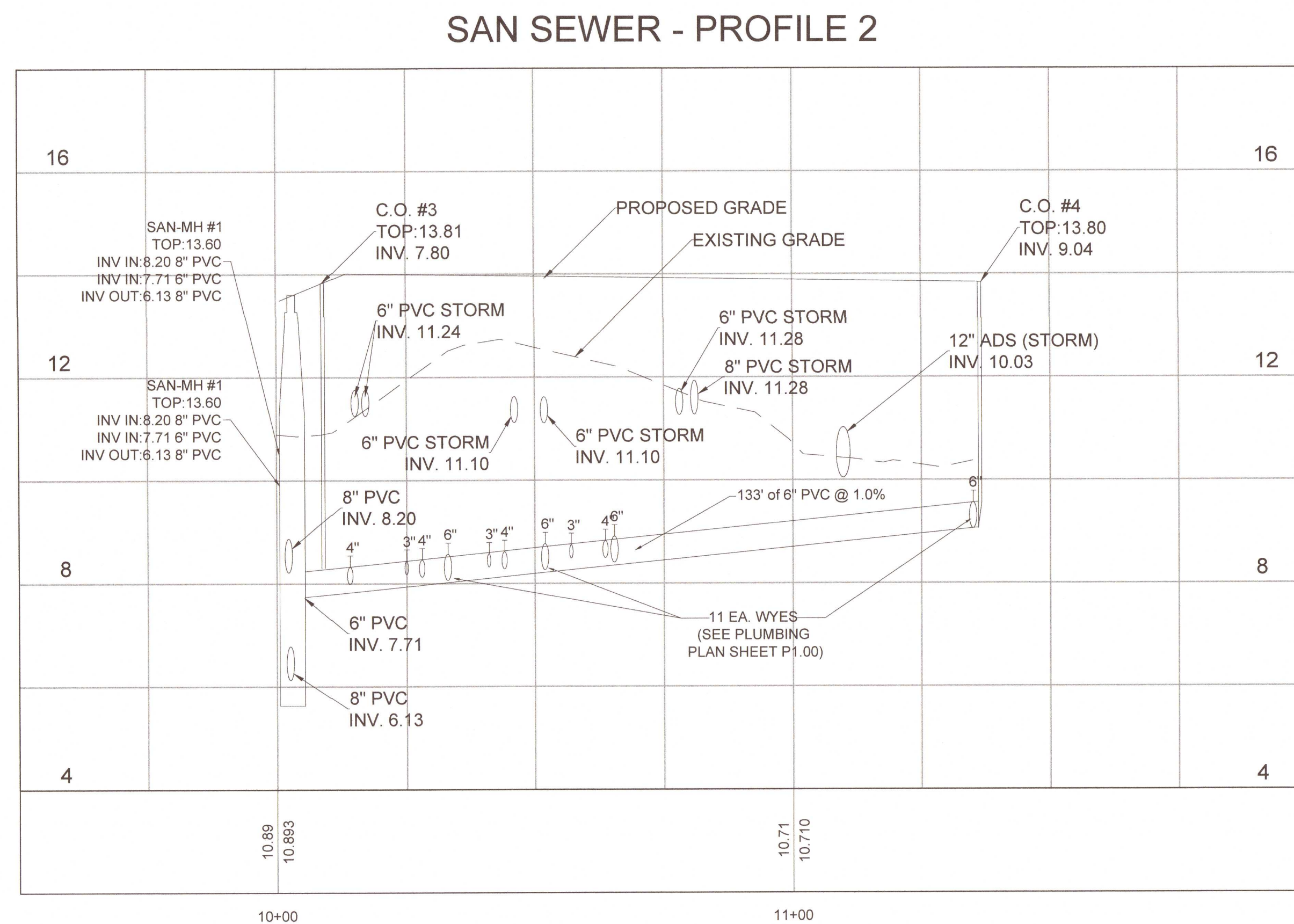
Wanda R. Skinner
8/26/2021

C-7



SANITARY SEWER PROFILE NOTE:

ALL PROFILE VIEWS OF SANITARY SEWER RUNS HAVE BEEN REVISED. SEE SHEET C-5 FOR THE CORRESPONDING PLAN VIEW CHANGES.



HORZ. SCALE = 1" = 20'
VERT. SCALE = 1" = 2'

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PORTICO

SAN-SEWER PROFILES

4/26/21	2/19/21	DATE	7/29/16
8. ASH/41. REVISION 44	7. ADDENDUM 2	NO. REVISION	1. FINAL COMPARISON
		2. REVISED BUILDING	10/29/20
		3. REVISED SEWER & DUNE GRADING	11/16/20
		4. ECUA COMMENTS	12/11/20
		5. ISSUED FOR BID	1/28/21
		6. ADDENDUM 1	2/19/21

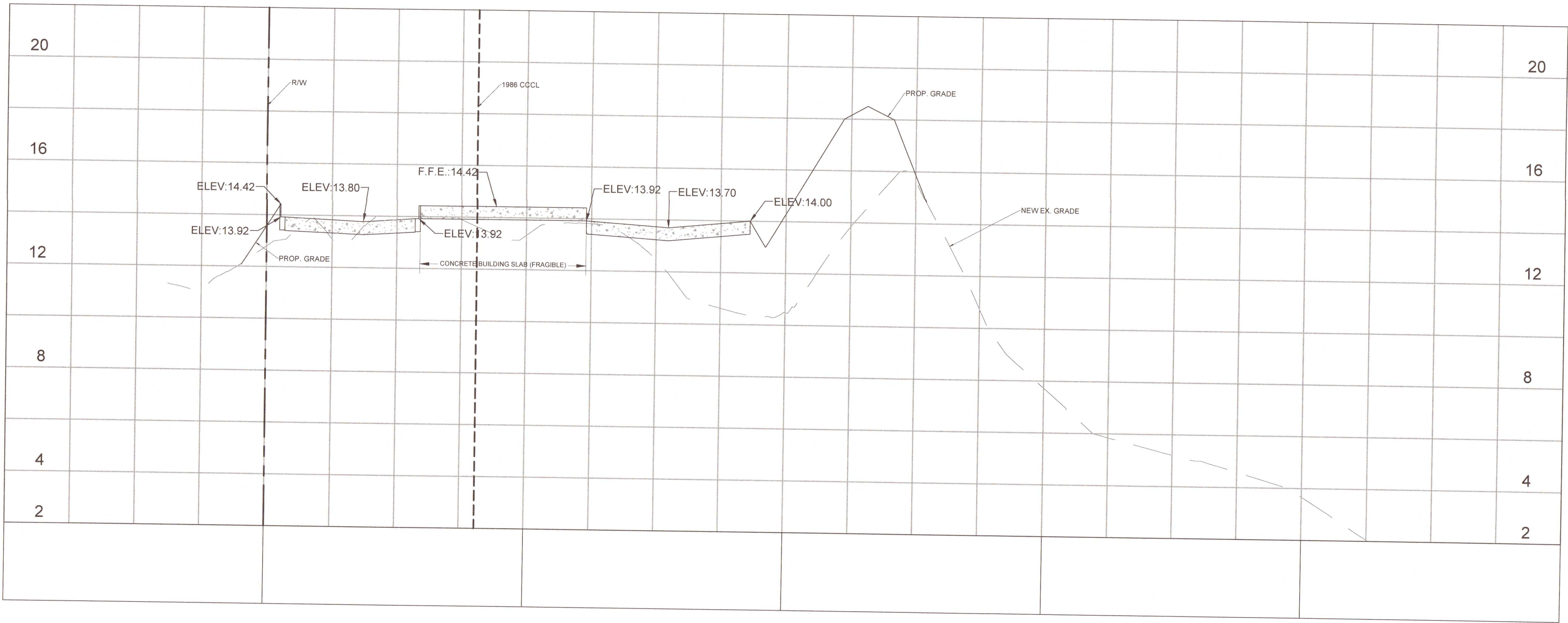
Project Number: DSL 2015-270

Date: 08/05/16

Drawn By: C. HIDALGO

Sheet: C-8

David A. Lamar
8/24/2021



HORZ SCALE = 1" = 30'
VERT. SCALE = 1" = 2'

PORTICO CONDOMINIUM CUT & FILL CHART SEAWARD OF THE 1986 CCCL			
	CUT (SF)	VOL (CY)	FILL (SF)
DAYLIGHT LINE EAST P/L STA 10+00	0	12	0
PROFILE LINE EAST SIDE STA 10+45	21	95	536
PROFILE LINE CENTER STA 10+95	58	75	320
PROFILE LINE WEST SIDE STA 11+45	0	0	394
DAYLIGHT LINE WEST P/L STA 11+95	0	0	0
GRADING SUBTOTAL:	182 (NOTE #1)		2473 (NOTE #5)
	746 (NOTE #2)		
	1204 (NOTE #3)		
	295 (NOTE #4)		
TOTALS:	2427 CY (CUT)		2473 CY (FILL)
NET FILL (SEAWARD OF THE 1986 CCCL) = 46 CY (NOTE #6)			

NOTE #1 - 182 CUBIC YARDS OF SAND LOCATED SEAWARD OF THE 1986 CCCL WILL BE CUT TO ACHIEVE THE DESIGN FINISH FLOOR ELEVATION OF THE PARKING GARAGE. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

NOTE #2 - 746 CUBIC YARDS OF SAND WILL BE EXCAVATED IN ORDER TO FORM AND POUR THE CONCRETE PILE CAPS LOCATED SEAWARD OF THE 1986 CCCL. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

NOTE #3 - 1204 CUBIC YARDS OF SAND WILL BE EXCAVATED AS THE AUGER CAST PILES LOCATED SEAWARD OF THE 1986 CCCL ARE INSTALLED. SUITABLE MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL UNSUITABLE MATERIAL WILL BE REMOVED FROM THE SITE AND REPLACED.

NOTE #4 - HISTORICAL SURVEYS AND PHOTOGRAPHS SHOW THERE WAS A SINGLE FAMILY RESIDENCE ON THE WESTERN 100 FEET OF THE SITE AND A MULTI-FAMILY STRUCTURE ON THE EAST 95 FEET. BOTH STRUCTURES WERE DAMAGED OR DESTROYED DURING HURRICANE IVAN. TWO DRIVEWAYS AND A PARKING LOT LIE BENEATH THE SURFACE. TO COMPLY WITH THE PERFORMANCE STANDARDS OF THE PERDIDO KEY RED CLAY ORDINANCE, THE GRADING PLAN PROPOSES TO REMOVE 5 FEET OF UNSUITABLE MATERIAL WITHIN THE PREVIOUSLY PAVED FOOTPRINT. APPROXIMATELY 295 CUBIC YARDS OF UNSUITABLE SAND WILL BE REMOVED AND TRANSPORTED OFF PERDIDO KEY. TO MAINTAIN THE EXISTING SAND MASS, AN EQUAL AMOUNT OF SUITABLE SAND WILL BE PLACED SEAWARD OF THE 1986 CCCL. SAMPLES OF MATERIAL PROPOSED FOR USE AS "REPLACEMENT" SAND HAVE BEEN PROVIDED TO FIDEL FOR APPROVAL.

NOTE #5 - TO ACHIEVE THE PROPOSED GRADES SHOWN, THIS QUANTITY OF FILL IS REQUIRED. MATERIAL EXCAVATED (SEE NOTES #1, #2 AND #3) WILL REMAIN SEAWARD OF THE CCCL. THIS MATERIAL WILL BE USED TO REPLACE SAND LOST FROM THE PRIMARY DUNE DURING HURRICANE SALLY. IN ADDITION, THE SAND WILL AUGMENT AND REINFORCE THE LANDWARD SIDE OF THE SYSTEM DUNE IN ACCORDANCE WITH THE GRADING PLAN. REPLACEMENT SAND (SEE NOTE #4) WILL ALSO BE USED. THE DUNE SYSTEM WILL BE RE-VEGETATED AFTER FINAL GRADING.

NOTE #6 - THE FILL REQUIRED EXCEEDS THE AMOUNT CUT. THERE WILL BE NO NET LOSS OF SAND SEAWARD OF THE 1986 CCCL.

NOTE #1 - 182 CUBIC YARDS OF SAND LOCATED SEAWARD OF THE 1986 CCCL WILL BE CUT TO ACHIEVE THE DESIGN FINISH FLOOR ELEVATION OF THE PARKING GARAGE. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

NOTE #2 - 746 CUBIC YARDS OF SAND WILL BE EXCAVATED IN ORDER TO FORM AND POUR THE CONCRETE PILE CAPS LOCATED SEAWARD OF THE 1986 CCCL. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

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NOTE #4 - HISTORICAL SURVEYS AND PHOTOGRAPHS SHOW THERE WAS A SINGLE FAMILY RESIDENCE ON THE WESTERN 100 FEET OF THE SITE AND A MULTI-FAMILY STRUCTURE ON THE EAST 95 FEET. BOTH STRUCTURES WERE DAMAGED OR DESTROYED DURING HURRICANE IVAN. TWO DRIVEWAYS AND A PARKING LOT LIE BENEATH THE SURFACE. TO COMPLY WITH THE PERFORMANCE STANDARDS OF THE PERDIDO KEY RED CLAY ORDINANCE, THE GRADING PLAN PROPOSES TO REMOVE 5 FEET OF UNSUITABLE MATERIAL WITHIN THE PREVIOUSLY PAVED FOOTPRINT. APPROXIMATELY 295 CUBIC YARDS OF UNSUITABLE SAND WILL BE REMOVED AND TRANSPORTED OFF PERDIDO KEY. TO MAINTAIN THE EXISTING SAND MASS, AN EQUAL AMOUNT OF SUITABLE SAND WILL BE PLACED SEAWARD OF THE 1986 CCCL. SAMPLES OF MATERIAL PROPOSED FOR USE AS "REPLACEMENT" SAND HAVE BEEN PROVIDED TO FIDEL FOR APPROVAL.

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NOTE #6 - THE FILL REQUIRED EXCEEDS THE AMOUNT CUT. THERE WILL BE NO NET LOSS OF SAND SEAWARD OF THE 1986 CCCL.

NOTE #1 - 182 CUBIC YARDS OF SAND LOCATED SEAWARD OF THE 1986 CCCL WILL BE CUT TO ACHIEVE THE DESIGN FINISH FLOOR ELEVATION OF THE PARKING GARAGE. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

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NOTE #3 - 1204 CUBIC YARDS OF SAND WILL BE EXCAVATED AS THE AUGER CAST PILES LOCATED SEAWARD OF THE 1986 CCCL ARE INSTALLED. SUITABLE MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL UNSUITABLE MATERIAL WILL BE REMOVED FROM THE SITE AND REPLACED.

NOTE #4 - HISTORICAL SURVEYS AND PHOTOGRAPHS SHOW THERE WAS A SINGLE FAMILY RESIDENCE ON THE WESTERN 100 FEET OF THE SITE AND A MULTI-FAMILY STRUCTURE ON THE EAST 95 FEET. BOTH STRUCTURES WERE DAMAGED OR DESTROYED DURING HURRICANE IVAN. TWO DRIVEWAYS AND A PARKING LOT LIE BENEATH THE SURFACE. TO COMPLY WITH THE PERFORMANCE STANDARDS OF THE PERDIDO KEY RED CLAY ORDINANCE, THE GRADING PLAN PROPOSES TO REMOVE 5 FEET OF UNSUITABLE MATERIAL WITHIN THE PREVIOUSLY PAVED FOOTPRINT. APPROXIMATELY 295 CUBIC YARDS OF UNSUITABLE SAND WILL BE REMOVED AND TRANSPORTED OFF PERDIDO KEY. TO MAINTAIN THE EXISTING SAND MASS, AN EQUAL AMOUNT OF SUITABLE SAND WILL BE PLACED SEAWARD OF THE 1986 CCCL. SAMPLES OF MATERIAL PROPOSED FOR USE AS "REPLACEMENT" SAND HAVE BEEN PROVIDED TO FIDEL FOR APPROVAL.

NOTE #5 - TO ACHIEVE THE PROPOSED GRADES SHOWN, THIS QUANTITY OF FILL IS REQUIRED. MATERIAL EXCAVATED (SEE NOTES #1, #2 AND #3) WILL REMAIN SEAWARD OF THE CCCL. THIS MATERIAL WILL BE USED TO REPLACE SAND LOST FROM THE PRIMARY DUNE DURING HURRICANE SALLY. IN ADDITION, THE SAND WILL AUGMENT AND REINFORCE THE LANDWARD SIDE OF THE SYSTEM DUNE IN ACCORDANCE WITH THE GRADING PLAN. REPLACEMENT SAND (SEE NOTE #4) WILL ALSO BE USED. THE DUNE SYSTEM WILL BE RE-VEGETATED AFTER FINAL GRADING.

NOTE #6 - THE FILL REQUIRED EXCEEDS THE AMOUNT CUT. THERE WILL BE NO NET LOSS OF SAND SEAWARD OF THE 1986 CCCL.

NOTE #1 - 182 CUBIC YARDS OF SAND LOCATED SEAWARD OF THE 1986 CCCL WILL BE CUT TO ACHIEVE THE DESIGN FINISH FLOOR ELEVATION OF THE PARKING GARAGE. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

NOTE #2 - 746 CUBIC YARDS OF SAND WILL BE EXCAVATED IN ORDER TO FORM AND POUR THE CONCRETE PILE CAPS LOCATED SEAWARD OF THE 1986 CCCL. MATERIAL EXCAVATED WILL BE RELOCATED SEAWARD OF THE 1986 CCCL.

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NO.	REVISION	DATE
1.	FINAL COMPARISON	7/29/16
2.	REVISED BUILDING	10/29/20
3.	REVISED SEWER & DUNE GRADING	11/18/20
4.	ECUA COMMENTS	12/11/20
5.	ISSUED FOR BID	1/29/21
6.	ADDENDUM 1	2/19/21

Project Number:
DSL 2015-270

Date:
08/05/16

Drawn By:
C.HIDALGO

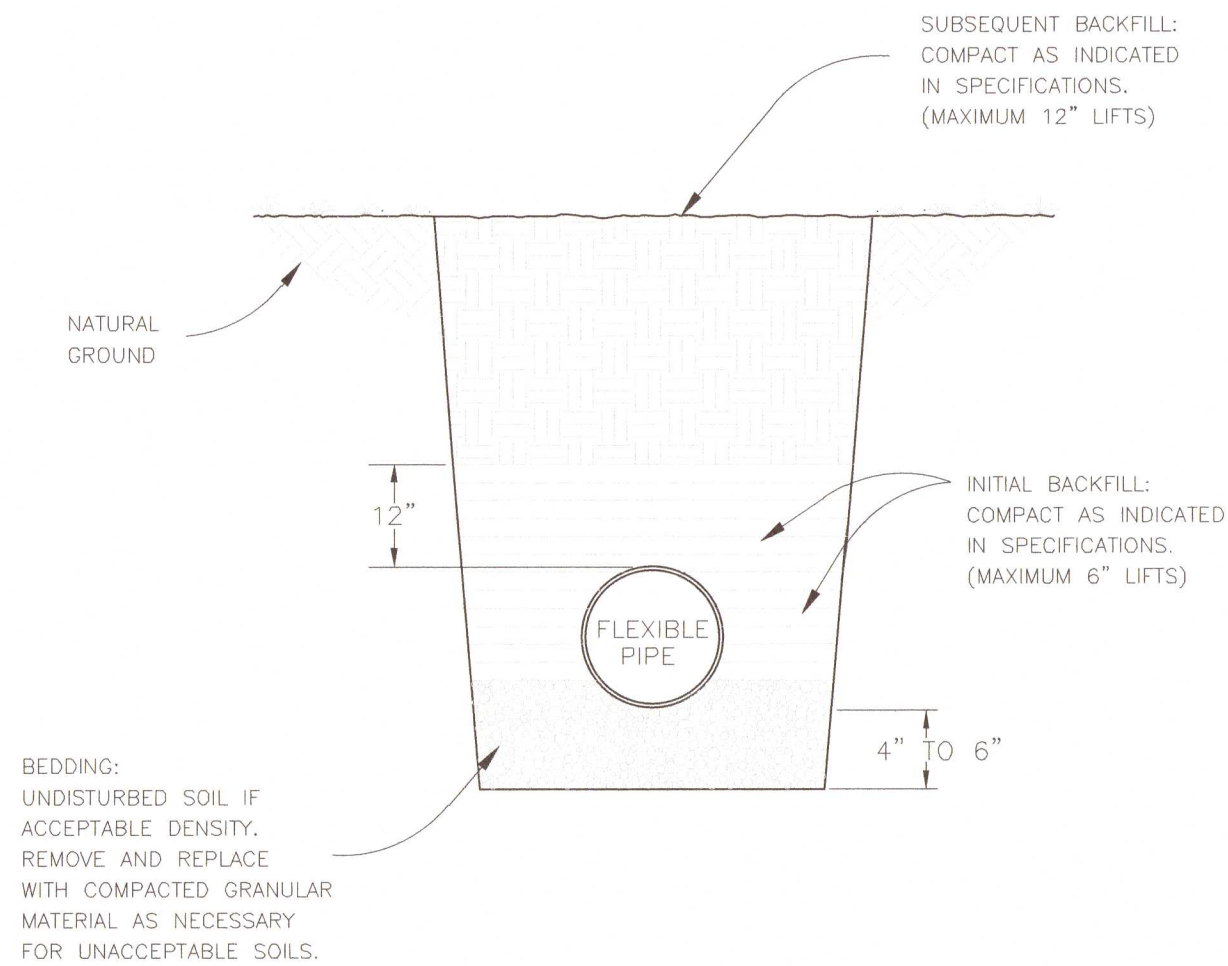
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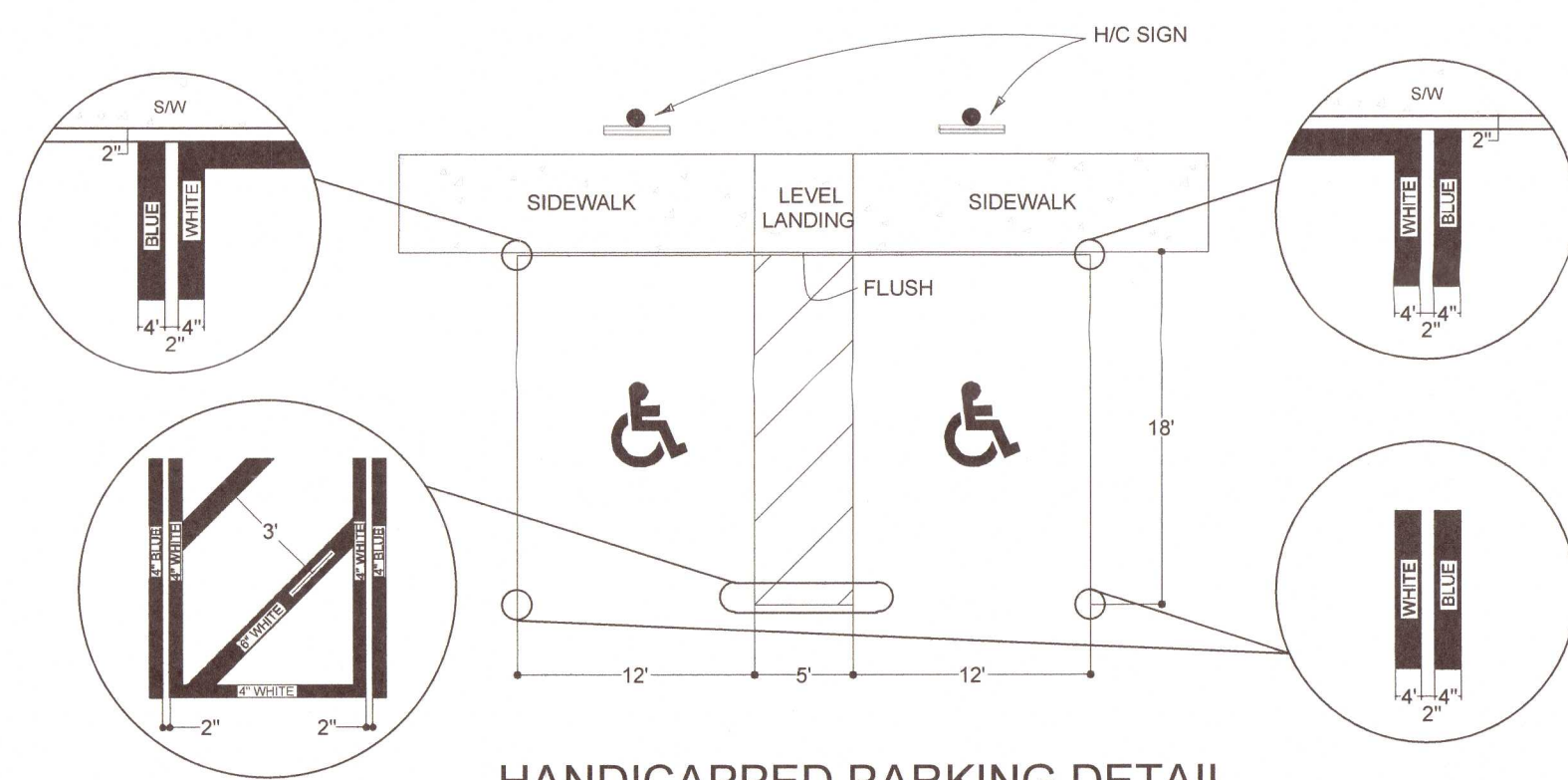
PORTICO
CCCL - PLAN & PROFILE

DAVID S. LAMAR, P.E.
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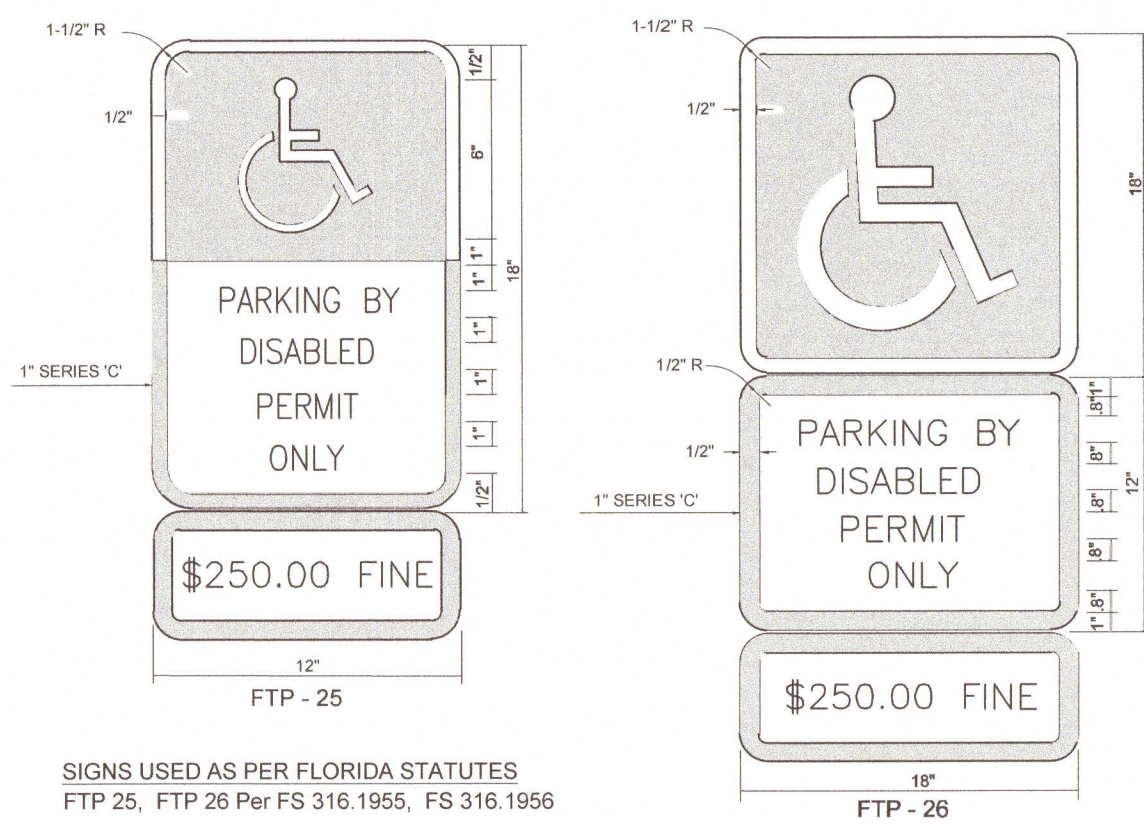
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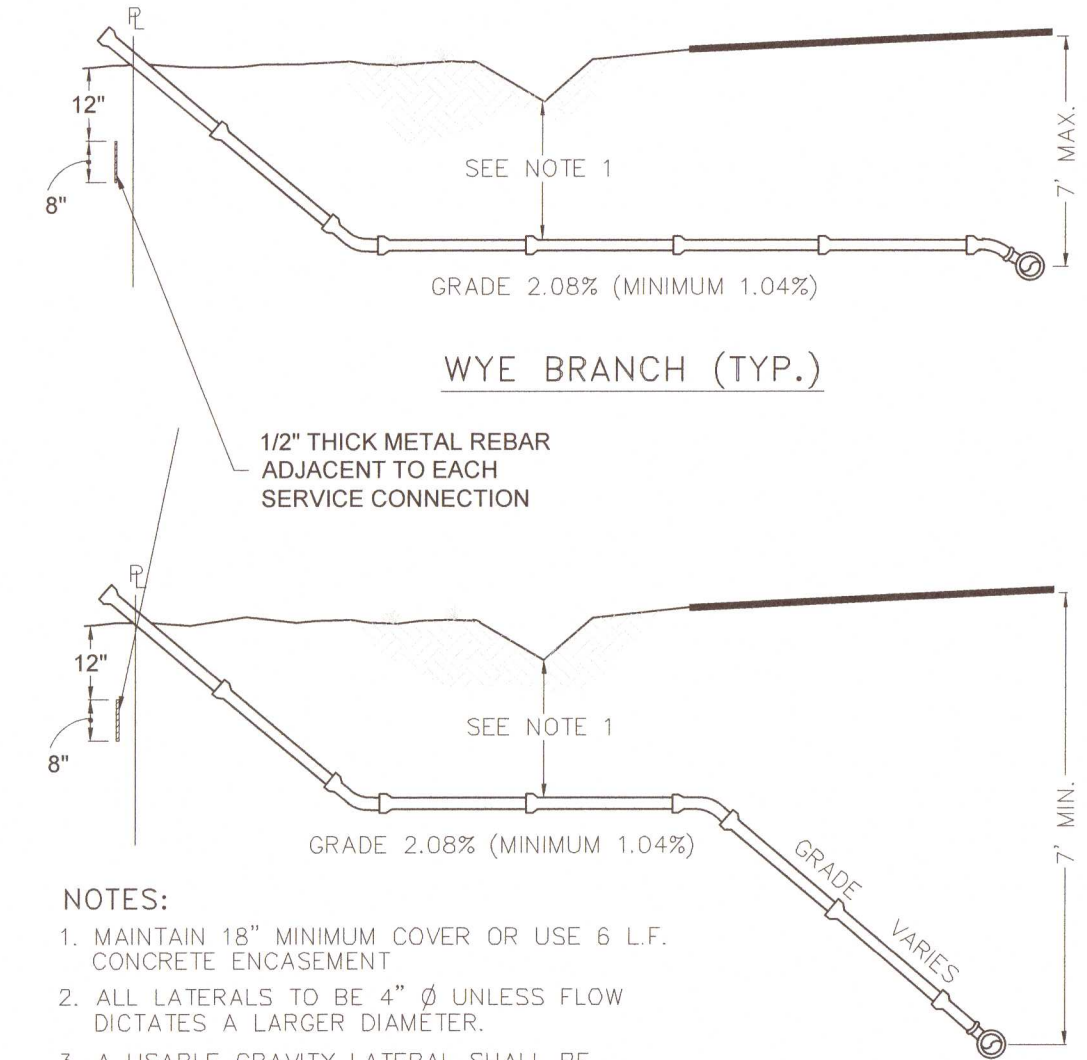
FLEXIBLE PIPE BEDDING
N.T.S.



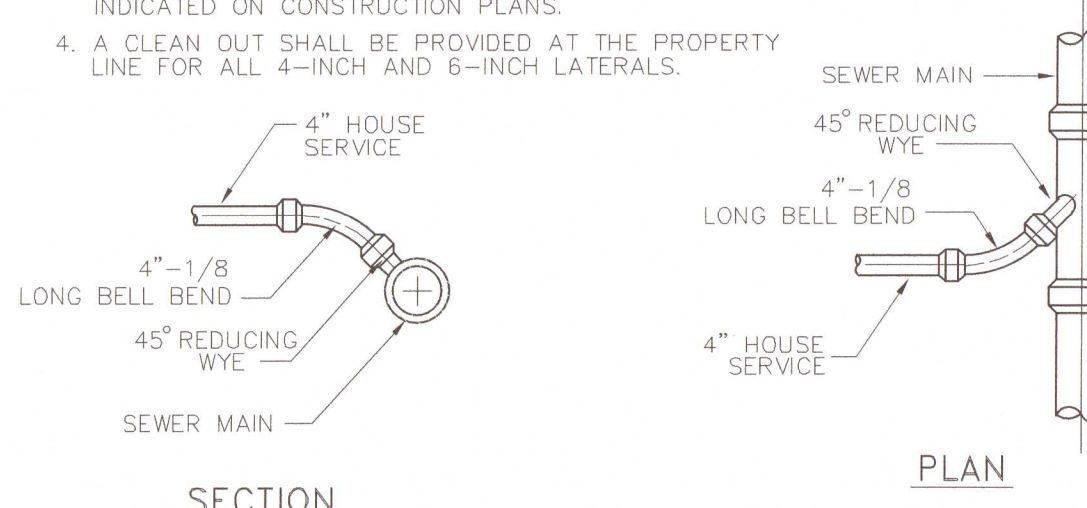
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N.T.S.



HANDICAPPED SIGNS
N.T.S.

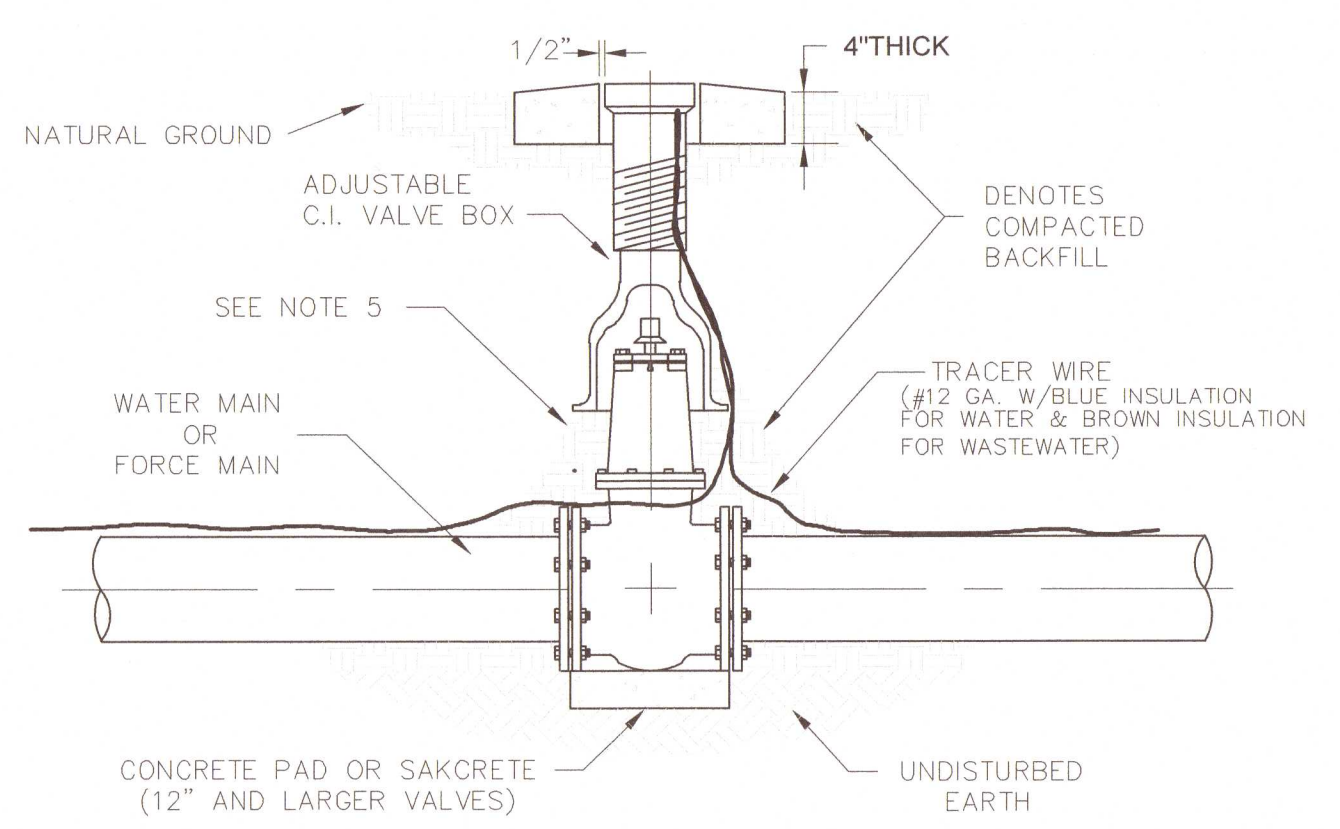
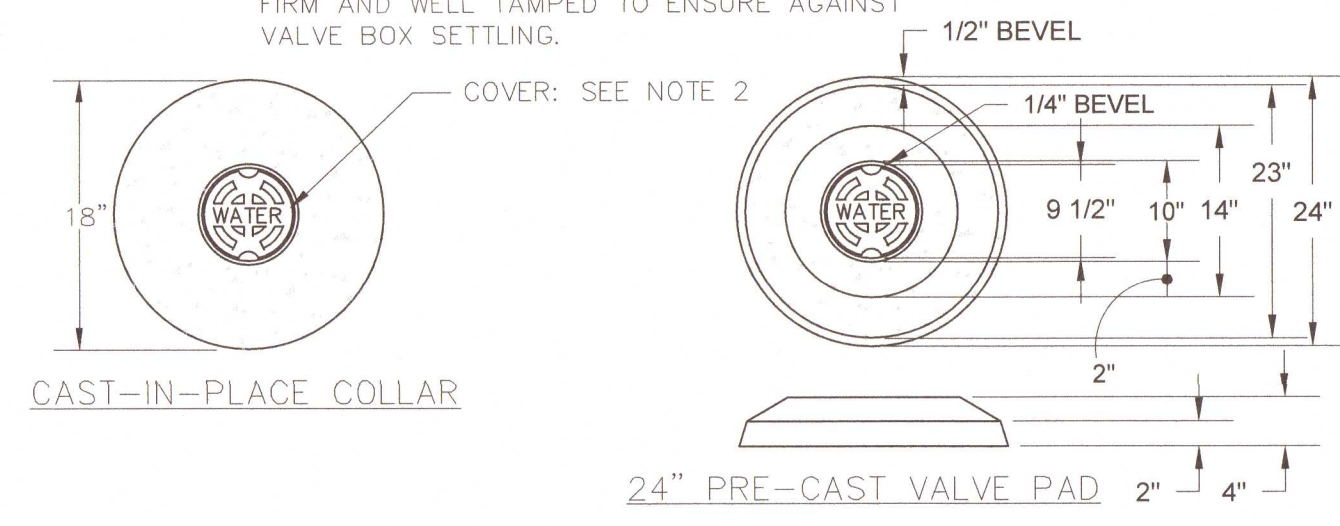


- NOTES:
1. MAINTAIN 16" MINIMUM COVER OR USE 6 L.F. CONCRETE ENCASEMENT
 2. ALL LATERALS TO BE 4" Ø UNLESS FLOW DICTATES A LARGER DIAMETER.
 3. A USABLE GRAVITY LATERAL SHALL BE AVAILABLE TO EACH LOT UNLESS OTHERWISE INDICATED ON CONSTRUCTION PLANS
 4. A CLEAN OUT SHALL BE PROVIDED AT THE PROPERTY LINE FOR ALL 4-INCH AND 6-INCH LATERALS.

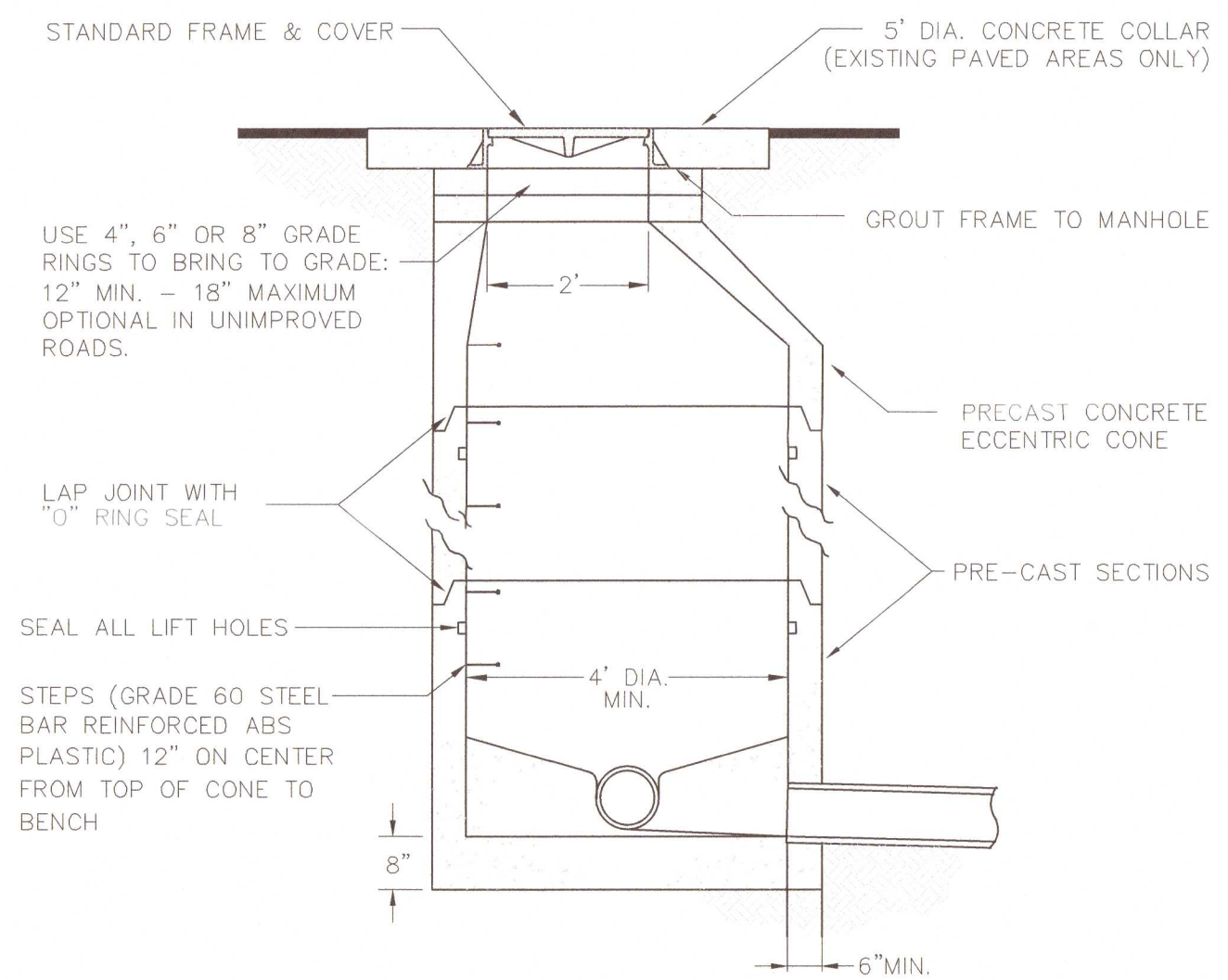
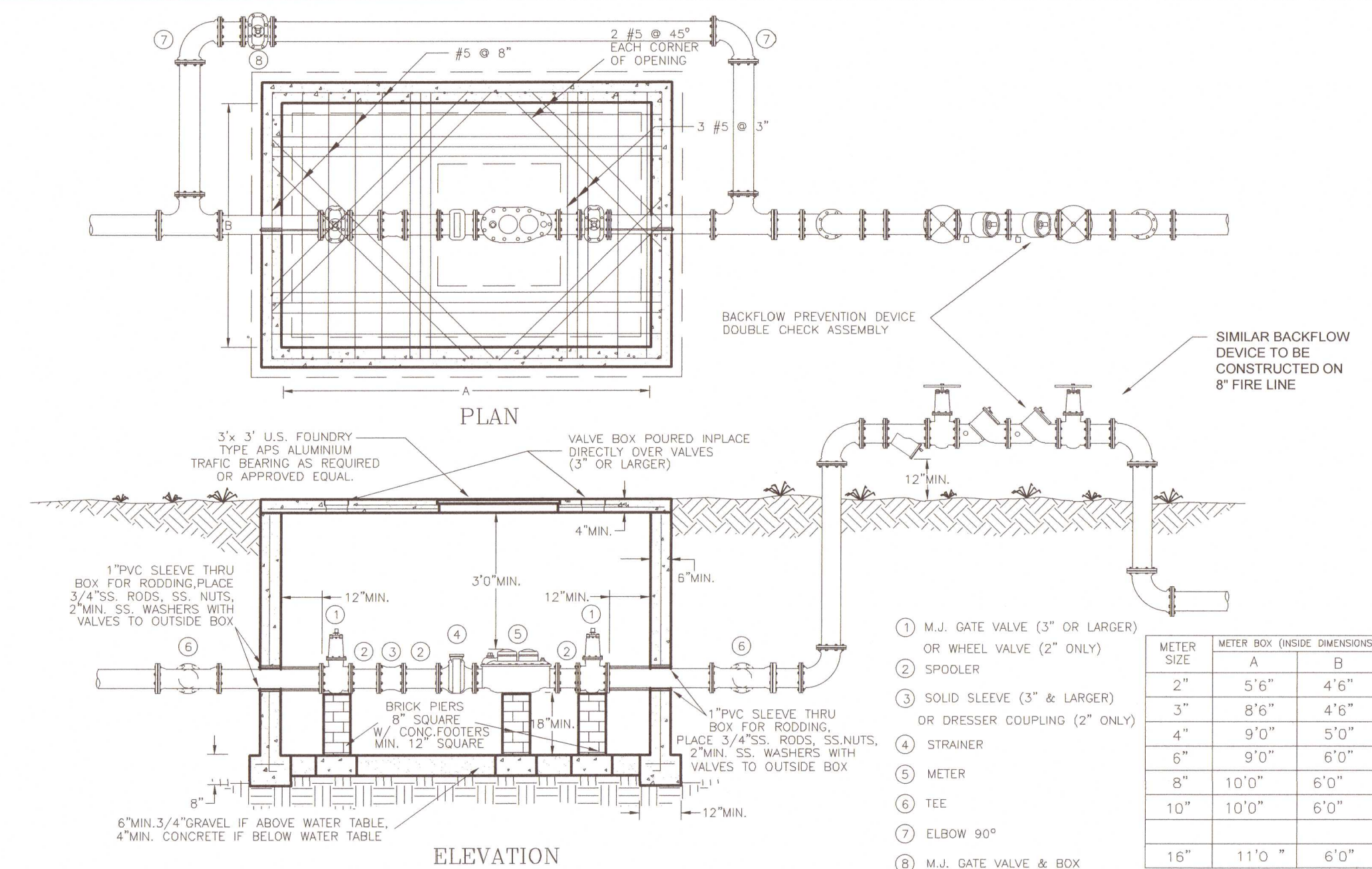


TYPICAL LATERAL SEWER CONNECTION (ON-SITE PRIVATE SEWER SYSTEM)
N.T.S.

- NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
 2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
 3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR 1/2" ABOVE NATURAL GROUND LEVEL.
 4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
 5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.



TYPICAL VALVE & BOX INSTALLATION (ON-SITE PRIVATE WATER/FIRE SYSTEM)
N.T.S.

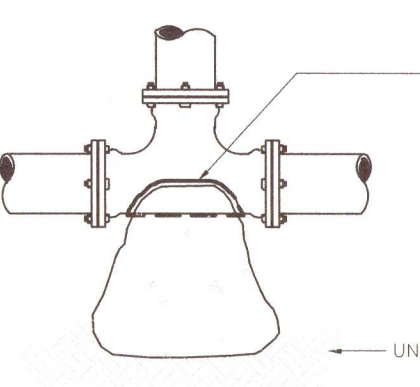
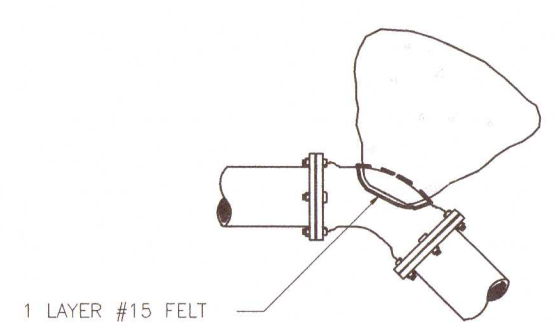


STANDARD MANHOLE DETAIL (ON-SITE PRIVATE SEWER SYSTEM)
N.T.S.

MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL

FITTING PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	22.5° BEND
4"	1' x 2'	1.5' x 1.5'	1' x 1.5'	1' x 1'
6"	2' x 2'	2.5' x 2.5'	2' x 1.5'	1' x 1.5'
8"	2.25' x 3'	3' x 3'	2' x 2.5'	1.5' x 1.5'
10"	3.5' x 3'	4' x 3.75'	2.75' x 3'	2' x 2'
12"	4' x 4'	4' x 5'	3' x 4'	2' x 3'
16"	5' x 5.5'	6' x 6.5'	4' x 5'	3' x 3.5'

- NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
 2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL.
 3. THRUST BLOCK DIMENSIONS BASED ON SM SOIL CLASSIFICATION.
 4. CONCRETE MIN. 2,500 PSI.
 5. JOINT RESTRAINTS ARE TO BE USED ON ALL FITTINGS, TRUST BLOCKS REQUIRED ON 90° BENDS, 45° BENDS, TEES, TAPPING SLEEVES, AND DEAD ENDS.



TYPICAL THRUST BLOCK INSTALLATIONS (ON-SITE PRIVATE WATER/FIRE SYSTEM)
N.T.S.

90° BEND - M.J.

Handwritten signature: David S. Lamar
Handwritten date: 8/26/2021

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DETAILS

4/20/21
2/19/21
8. ASH #1 REVISION #4
7. ADDENDUM 2

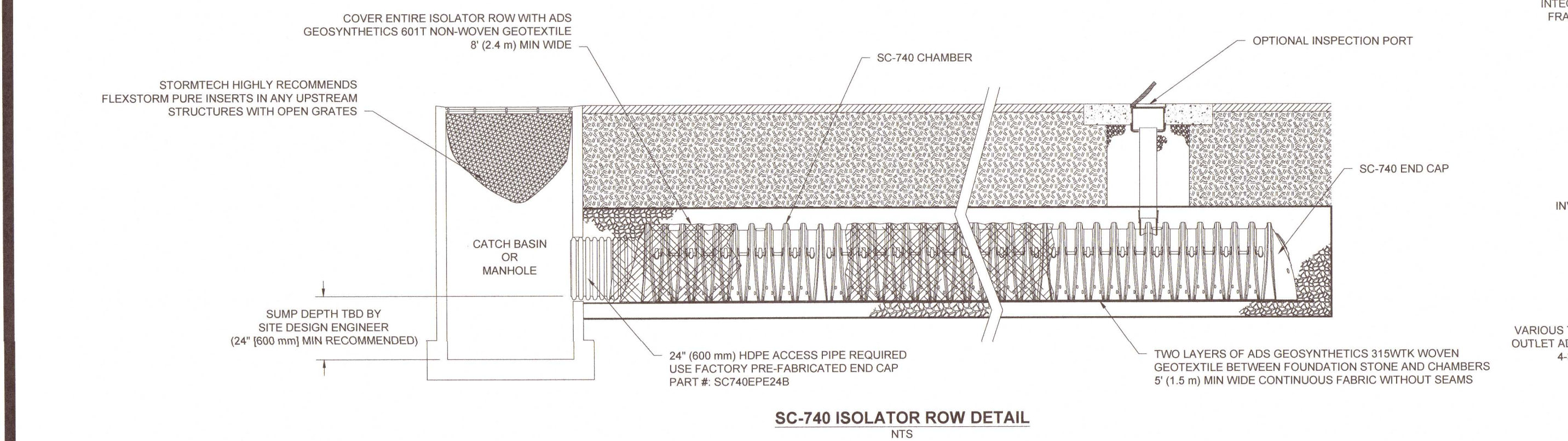
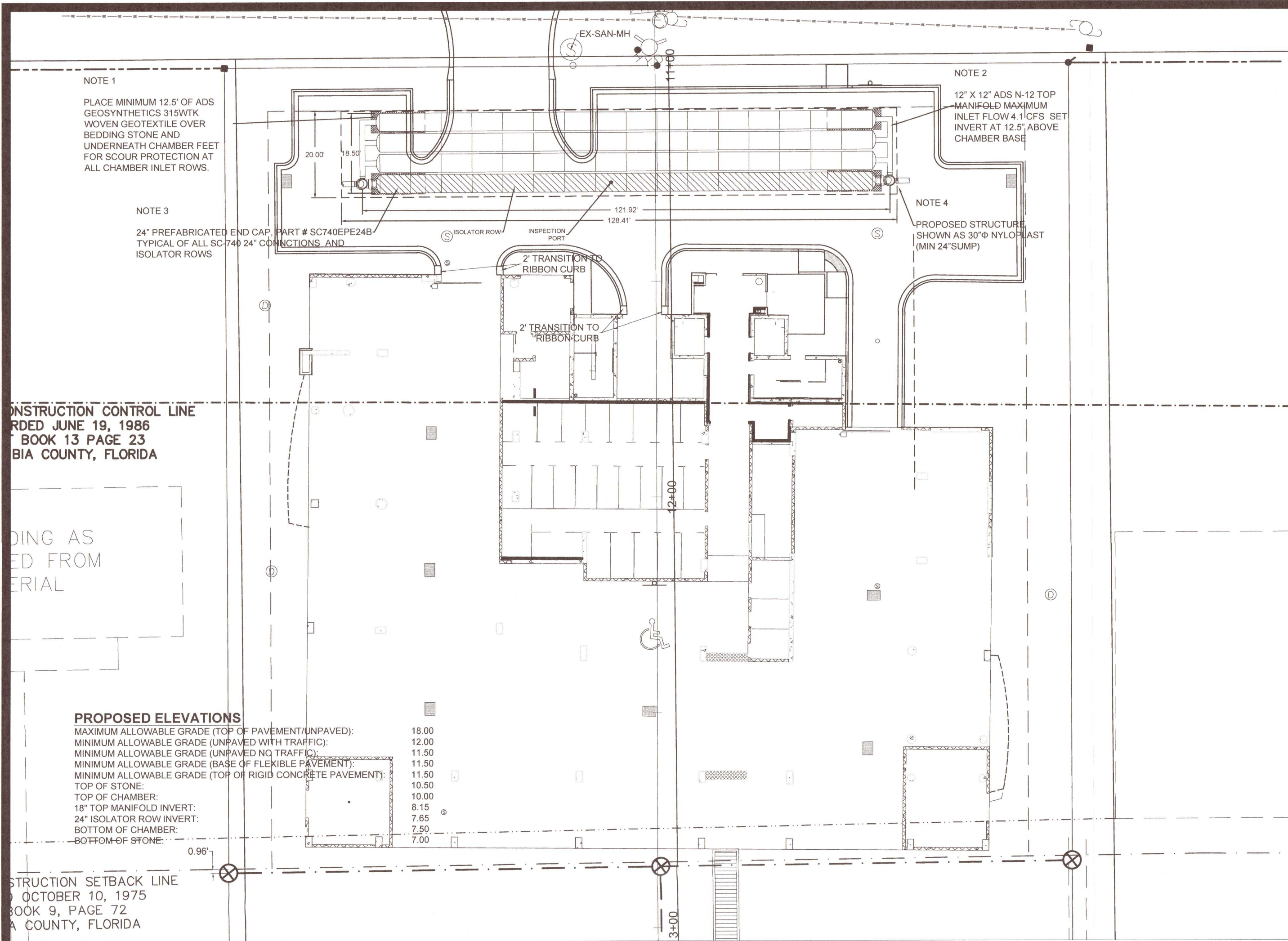
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C.HIDALGO

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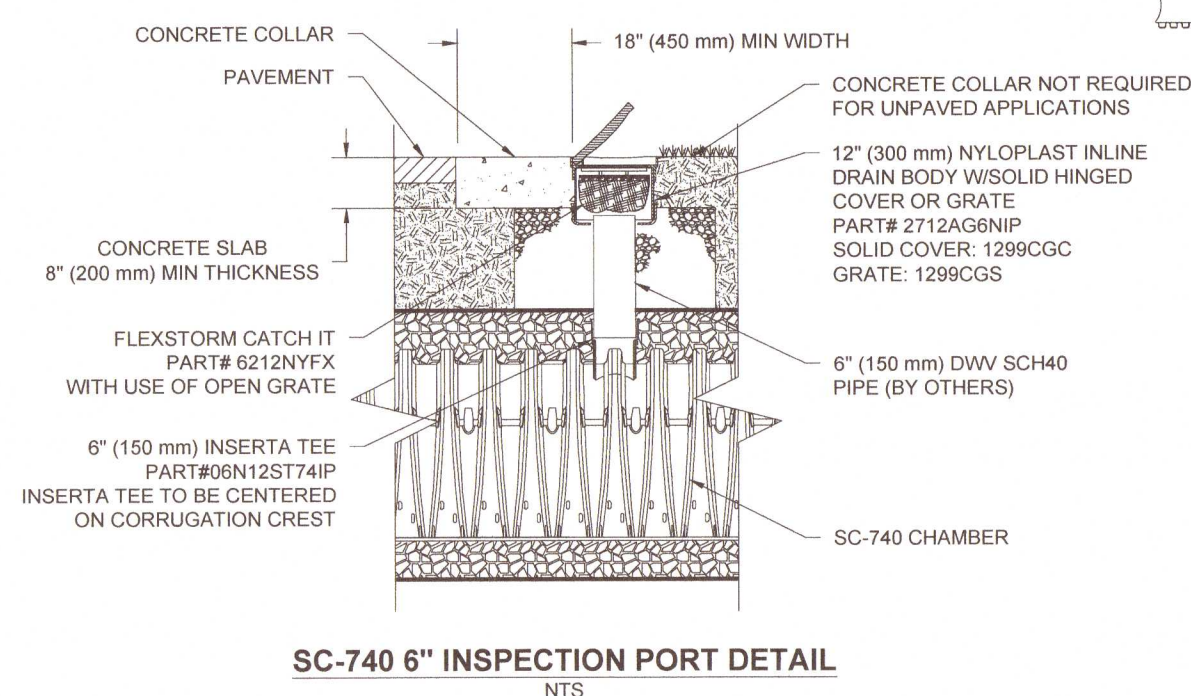


INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- B.3. IF MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

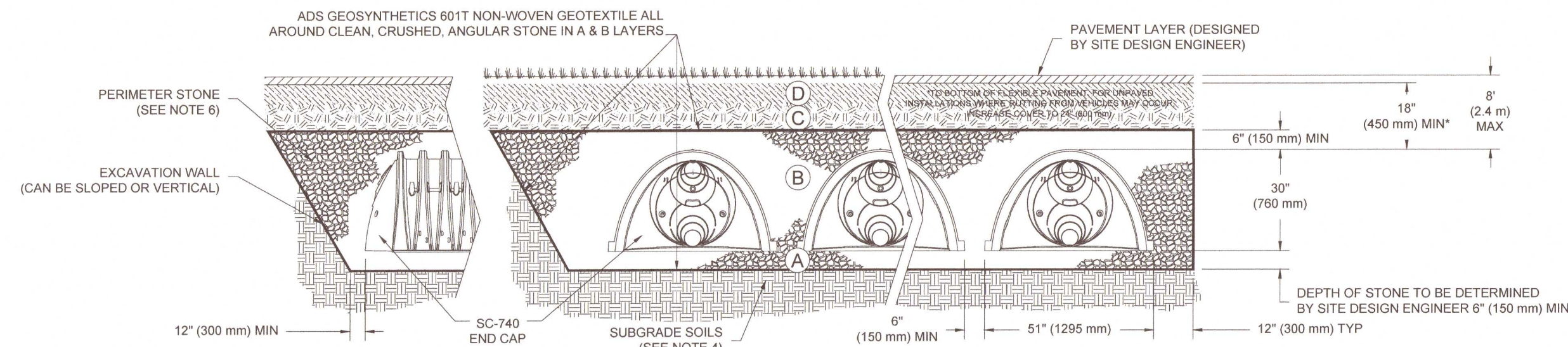
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M1451 A-1, A-2-4, A-3 OR AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M431 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M431 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE **

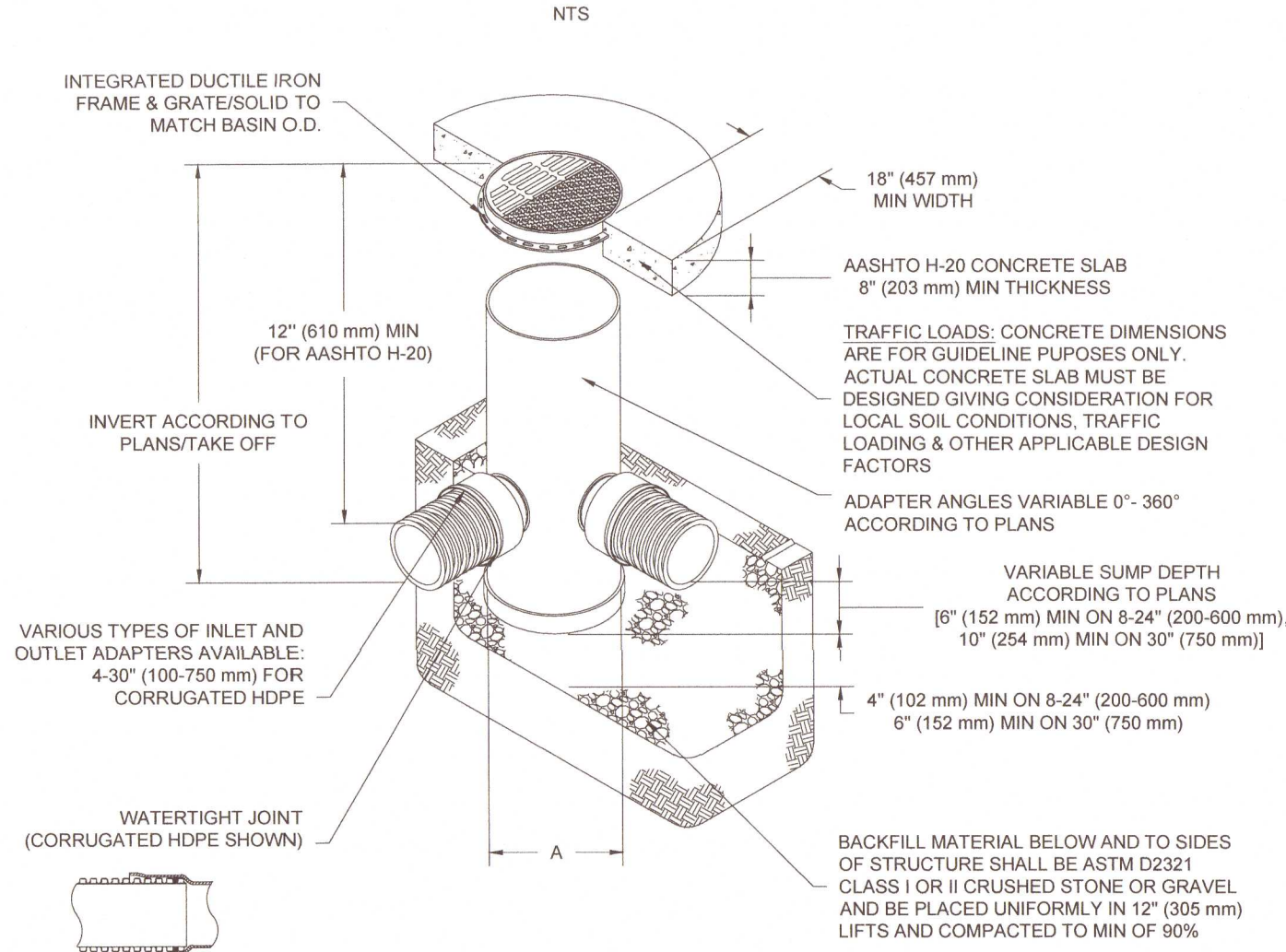
- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NYLOPLAST DRAIN BASIN

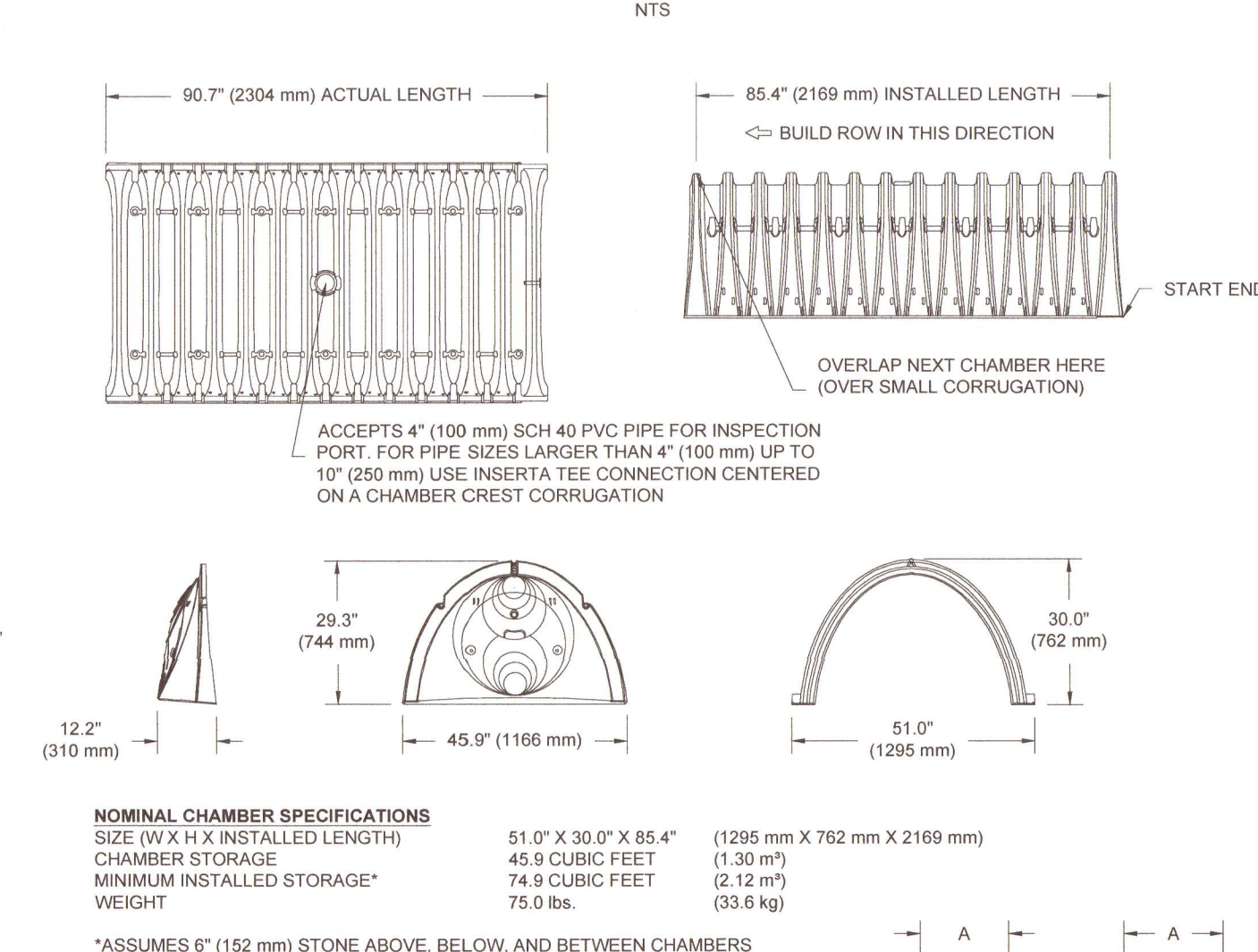


NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLANS DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
8" (200 mm)	2808AG	PEDESTRIAN LIGHT STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT STANDARD LIGHT DUTY SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

SC-740 TECHNICAL SPECIFICATION



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	6" (150 mm)	10.9" (277 mm)	16.5" (419 mm)	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)	14.5" (368 mm)	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	---	0.7" (18 mm)
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)	12.5" (318 mm)	---
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	---	1.2" (30 mm)
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	5.0" (127 mm)	---
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)	---	1.6" (41 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	---	0.1" (3 mm)
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)	---	---
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	---

ALL STUBS, EXCEPT FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm) BELOW THE BOTTOM OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-882-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm) BELOW THE BOTTOM OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-882-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL

DAVID S. LAMAR, P.E.
FLA. P.E. #35976
P.O. BOX 10805
PENSACOLA, FL 32524-0805
850/434-0043

PORTICO
STORM TECH DETAILS

4/28/21

2/19/21

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ASR #1, REVISION #4

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APPENDIX 2

NO.

REVISION

1.

FINAL COMPARISON

2.

REVISED BUILDING

3.

REVISED SEWER & DUNE GRADING

4.

ECMA COMMENTS

5.

ISSUED FOR BID

6.

APPENDIX 1

Project Number:

DSL 2015-270

Date:

08/05/16

Drawn By:

C. HIDALGO

Sheet:

C-13

8/26/2021

BOUNDARY, TOPOGRAPHIC AND
MEAN HIGH WATER LINE SURVEY
OF A PORTION OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 32 WEST,
ESCAMBIA COUNTY, FLORIDA

DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 5366, PAGE: 0245)

LOT 52, GULF BEACH SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION RECORDED AT PAGE 52 IN PLAT BOOK NO. 4, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THE SOUTHERLY 75 FEET OF SAID LOT BEING SUBJECT TO A PERPETUAL EASEMENT FOR A BEACH FOR PUBLIC USE GENERALLY.

AND ALSO:

DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 7481, PAGE: 1755)

LOT 51, GULF BEACH SUBDIVISION, ACCORDING TO A PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE EASTERLY 5 FEET THEREOF.

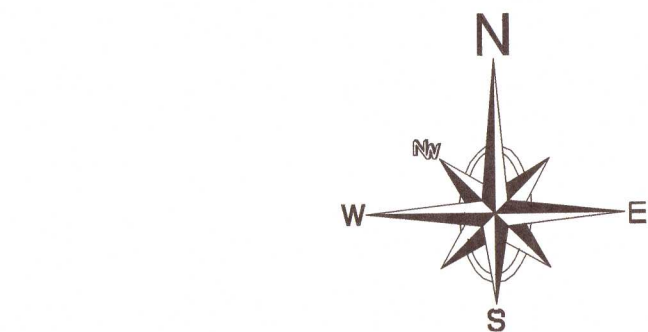
D.N.R. MONUMENT A-11
UNRECOVERED
GRID N: 482705.151
GRID E: 1037031.739
LATITUDE: 30°17'38.940"
LONGITUDE: -87°27'06.227"

D.N.R. MONUMENT R-22
UNRECOVERED
GRID N: 482687.453
GRID E: 1037215.000
LATITUDE: 30°17'37.842"
LONGITUDE: -87°27'04.073"

INFLECTION POINT
GRID N: 482687.195
GRID E: 1037217.389
LATITUDE: 30°17'37.738"
LONGITUDE: -87°27'04.073"

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 82 DEGREES 38 MINUTES 58 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 292, PERDIDO KEY DRIVE (100' R/W) AS PER GPS OBSERVATION USING THE FLORIDA PERMANENT REFERENCE NETWORK, MAPPING PLANE ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION, NAD83).
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 12 FEET AND IN FLOOD ZONE "VE" BASE FLOOD ELEVATION 13, 14, AND 16 FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0492 G, REVISED SEPTEMBER 29, 2006.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
- FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
- THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
- ENCROACHMENTS ARE AS SHOWN.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, FROM ESCAMBIA COUNTY GEODETIC CONTROL POINT STAMPED "ESC 4075" HAVING A PUBLISHED ELEVATION OF 109.05 FEET, BASED ON ESCAMBIA COUNTY, FLORIDA GPS NETWORK SURVEY PERFORMED BY BASKERVILLE DONOVAN, INC. DATED 10/15/97.
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON WAS PROVIDED BY THE BUREAU OF SURVEYING AND MAPPING PER MEAN HIGH WATER ELEVATION REQUEST DATED 11/3/2020.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DENOTES:

- 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- 1/2" CAPPED IRON ROD, NUMBERED 7612 (FOUND)
- 1/2" IRON ROD, UNNUMBERED (FOUND)
- 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
- D ~ DEED INFORMATION
- F ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- P.C. ~ POINT OF CURVATURE
- B.S.L. ~ BUILDING SETBACK LINE
- P.O.B. ~ POINT OF BEGINNING
- O.R. ~ OFFICIAL RECORD
- P.G. ~ PAGE
- D.N.R. ~ DEPARTMENT OF NATURAL RESOURCES
- ~ BENCHMARK
- ~ FIRE HYDRANT
- ~ UTILITY POLE
- ~ CABLE BOX
- ~ AT&T BOX
- ~ SEWER MANHOLE

SPECIAL LINES:

- ~ SANITARY SEWER FORCE MAIN
- ~ WATER SERVICE LINE
- ~ OVERHEAD ELECTRICAL

BENCHMARK DATA:

BM-1 NAIL AND DISK IN ASPHALT ROAD
ELEVATION= 11.18' (NAVD88)
BM-2 NAIL AND DISK IN ASPHALT ROAD
ELEVATION= 11.09' (NAVD88)

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.25'	N79°22'03"E
L2	28.80'	N67°42'45"E
L3	28.86'	N84°57'23"E
L4	27.47'	N80°42'12"E
L5	2.99'	N81°28'35"E
L6	18.68'	N73°20'21"E
L7	28.38'	N85°07'17"E
L8	26.32'	N82°37'55"E
L9	26.43'	N79°38'46"E
L10	0.50'	N88°32'27"E
L11	26.52'	N81°28'35"E
L12	29.39'	N79°10'10"E
L13	39.15'	N81°33'40"E
L14	29.59'	N88°32'27"E
L15	26.91'	N85°11'56"E
L16	38.75'	N79°24'44"E

GRID N: 482738.483
GRID E: 1037881.103
LATITUDE: 30°17'39.497"
LONGITUDE: -87°26'56.552"

(F) PERDIDO KEY DRIVE
(P) GULF BEACH HIGHWAY
STATE ROAD NO. 292 (100' R/W)

GRID N: 482763.431
GRID E: 1038074.501
LATITUDE: 30°17'39.784"
LONGITUDE: -87°26'54.354"

D.N.R. MONUMENT A-12
UNRECOVERED
GRID N: 483066.695
GRID E: 1040170.146
LATITUDE: 30°17'43.320"
LONGITUDE: -87°26'30.547"

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NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7143 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526
(850) 432-1052

BOUNDARY, TOPOGRAPHIC AND
MEAN HIGH WATER LINE SURVEY
OF A PORTION OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 32 WEST,
ESCAMBIA COUNTY, FLORIDA
PREPARED FOR: PORTICO, LLC
REQUESTED BY: DAVID LAMAR/LAMAR
ENGINEERING

PROJECT NO.

16689

INDEX

NO.

C-14

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