REVIEWED BY
SRIA
6/23/21.

Michael D Langston
Digitally signed by Michael D Langston
DN: CN=Michael D Langston, OU=A01410C000001718A3E9DF2000020CB, O=Unaffiliated, C=US
Date: 2021.06.09 14:54:28-05'00'

SITE CONSTRUCTION PLANS
FOR

PORTOFINO TOWER 6, TOWER 7 AND AMENITIES BUILDING

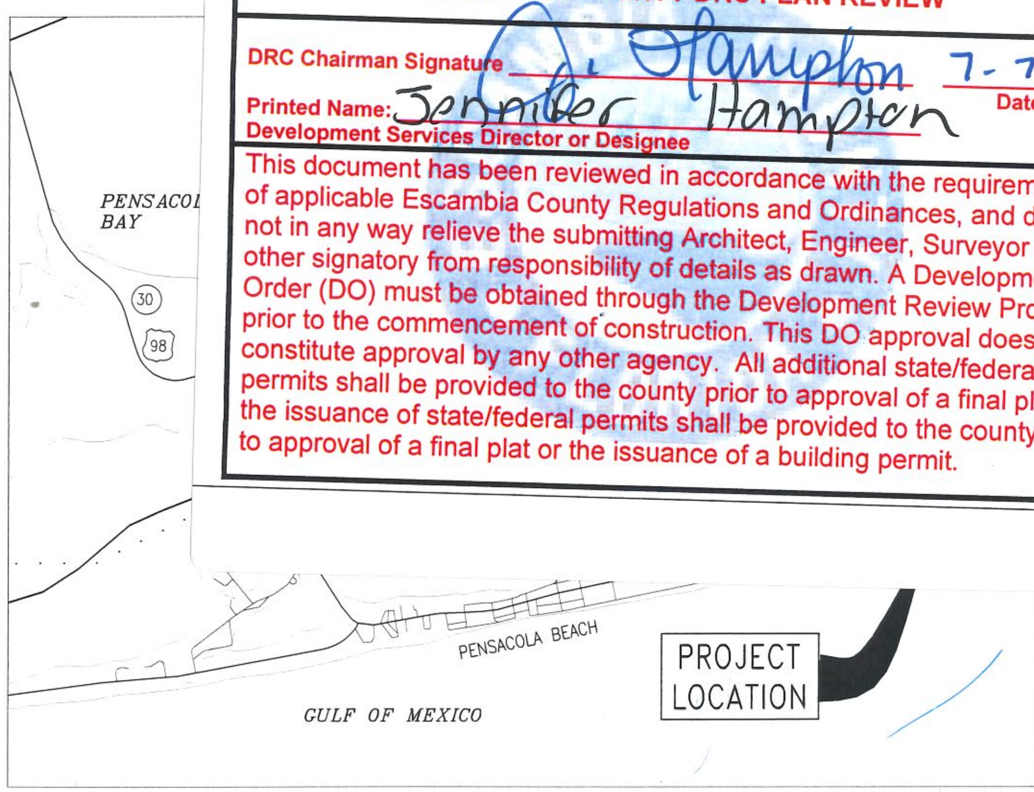
MICHAEL D. LANGSTON
LICENSE
No 49463
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature J. Hampton Date 7-7-21
Printed Name: Jennifer Hampton
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.



VICINITY MAP
NOT TO SCALE
N

SITE ADDRESS:

6, 7 AND 11 PORTOFINO DR
PENSACOLA BEACH, FLORIDA 32561

DEVELOPER:
ISLAND RESORTS INVESTMENTS, INC.
10 PORTOFINO DRIVE
PENSACOLA BEACH, FL 32561

ARCHITECT:
ADACHE GROUP ARCHITECTS
550 S FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33301
PHONE No.: 954-525-8133

APRIL 2021

PROJECT NO. 119401.02

PREPARED BY

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
449 W. MAIN ST., PENSACOLA, FL 32502 (850)438-9661
ENGINEERING BUSINESS: EB-0000340
Pensacola - Panama City Beach - Tallahassee - Mobile

INDEX

DEVELOPMENT REVIEW SUBMITTAL
APRIL 2021

GENERAL NOTES:

1. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BIDDING.
2. ELEVATIONS SHOWN ARE RELATIVE TO N.G.V.D. 88.
3. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER LINES, BURIED TELEPHONE LINES, BURIED ELECTRICAL LINES AND GAS MAINS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANIES FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES, AERIAL LINES, BURIED CABLE AND OTHER UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS. THESE DRAWINGS REPRESENT KNOWN STRUCTURES AND UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR IS CAUTIONED THAT OTHER STRUCTURES AND UTILITIES, ABOVE OR BELOW GROUND, MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHOULD NOTIFY THE UTILITY, THEN THE ENGINEER, IMMEDIATELY UPON ENCOUNTERING ANY UNEXPECTED STRUCTURE, UTILITY LINE, OR OTHER UNUSUAL CONDITION. EXISTING CONDITIONS ARE BASED ON SURVEYS BY BASKERVILLE-DONOVAN, INC.
5. CONTRACTOR SHALL SAFETY-BARRICADE ALL EXCAVATIONS AND OTHER HAZARDS.
6. THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES ADJACENT TO THE CONSTRUCTION AREAS. ADEQUATE BARRICADES, CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH FDOT CONSTRUCTION STANDARDS.
7. THE CONTRACTOR SHALL EMPLOY THE USE OF SILT FENCES, HAY BALES, DITCHES OR WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT ALL TIMES. WATERS OF THE STATE, ADJACENT PROPERTIES, AND ANY NEW DRAINAGE CONSTRUCTION SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE OWNER.
8. ADEQUATE PROVISIONS SHALL BE MADE FOR THE FLOW OF SEWERS, DRAINS, WATER COURSES AND OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PAVEMENT CUTS SHALL BE SAW CUT.
10. ALL TREES IN THE PROJECT AREA ARE TO REMAIN UNDAMAGED UNLESS NOTED FOR REMOVAL OR APPROVED BY THE ENGINEER.
11. THE CONTRACTOR IS TO REPLACE TO EXISTING CONDITIONS OR BETTER ANY FENCES, SPRINKLER SYSTEMS, TREES AND SHRUBS, MAINTAINED FLOWER BEDS, OR OTHER EXISTING IMPROVEMENTS IMPACTED DURING CONSTRUCTION, WHETHER DEPICTED IN THE PLANS OR NOT.
12. ALL NEW CONCRETE FOR SITE WORK SHALL ACHIEVE A 28 DAY STRENGTH OF 3000 PSI (MIN.), UNLESS OTHERWISE SPECIFIED.
13. ALL TRAFFIC CONTROL SIGNS AND MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
14. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE CITY.
15. PARTIAL SCREENING SHALL BE PROVIDED AT THE MULTI-TENANT SERVICE CORRIDORS.
16. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
17. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
18. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT ESCAMBIA COUNTY SITE REVIEW AND APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
19. THE SUBJECT PROPERTY AS SHOWN HERON IS LOCATED IN FLOOD ZONES VE, BASE FLOOD ELEVATION (BFE) 13, FLOOD ZONE AE11, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0577G, MAP REVISION DATED SEPTEMBER 29, 2006.
20. ALL COMPACTED FILL SHALL BE PLACED IN 4" LIFTS FOR HAND POWERED TAMPERS AND 6" LIFTS FOR HEAVY EQUIPMENT OPERATED TAMPERS.

ESCAMBIA COUNTY NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, 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. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURE MAY RESULT IN CODE ENFORCEMENT VIOLATION.
3. ALL DISTURBED AREAS WITHIN STATE OR COUNTY RIGHT-OF-WAY WHICH ARE NOT PAVED SHALL BE STABILIZED WITH STAKED SOD UNLESS OTHERWISE NOTED.
4. 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 FINAL INSPECTION.
5. 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 REQUEST FOR FINAL INSPECTION/APPROVAL.
6. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
7. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
8. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
9. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO COMMENCING ANY WORK IN THE RIGHT OF WAY.
11. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
12. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
13. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH STAKED SOD UNLESS OTHERWISE NOTED.
14. ALL PROJECTS INVOLVING THE PLACEMENT OF SAND, AGGREGATE, OR OTHER CONSTRUCTION OR LANDSCAPING MATERIALS ON SANTA ROSA ISLAND OR PERDIDO KEY SHALL REQUIRE COUNTY APPROVAL OF A REPRESENTATIVE SAMPLE OF THE MATERIALS ACCORDING TO THE COMPLIANCE REVIEW PROCESSES OF LDC DSM CHAPTER 2 PRIOR TO TRANSPORT ON THE BARRIER ISLANDS. AN ESCAMBIA COUNTY LAND DISTURBANCE PERMIT APPLICATION FOR THIS PROPOSED ACTIVITY MAY BE OBTAINED FROM THE ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT ENVIRONMENTAL PERMITTING SECTION; 3363 WEST PARK PLACE, PENSACOLA, FL 32505; (850) 595-3475.
15. IN ADDITION TO REQUIRING ALL INTRODUCED MATERIAL TO BE APPROVED BEFORE IT MAY BE RELOCATED ON THE BARRIER ISLANDS, THE LDC CHAPTER 2 DEVELOPMENT & COMPLIANCE & DSM CHAPTER 2 ALSO REQUIRES THAT ALL UNCOVERED OR EXPOSED "PROHIBITED MATERIAL" MUST BE IMMEDIATELY REMOVED FROM THE SITE AND RELOCATED OFF THE ISLANDS USING SUCH SAFEGUARDS AS ARE PROMULGATED BY THE DEPARTMENT TO PREVENT THE RELEASE OF SUCH MATERIALS BY WIND, WATER OR OTHERWISE WITHIN THE PARCEL OR ONTO ADJACEN PARCELS OR WATERS.

EROSION CONTROL NOTES:

REVIEWED BY SRIA

1. DISTURBED AND NON-STABILIZED AREAS SHALL BE WATERED REGULARLY TO PREVENT DUST.
2. NO EROSION CONTROL BMP's SHALL BE PLACED WITHIN WETLAND BUFFER UNLESS SHOWN ON ERP PERMIT DRAWINGS.

STORMWATER NOTES:

1. STORMWATER POND SIDE SLOPES SHALL BE STABILIZED WITH SOLID SOD.
2. ALL DISTURBED AREAS NOT PAVED SHALL BE STABILIZED WITH STAKED SOD UNLESS OTHERWISE NOTED. SEE LANDSCAPE ARCHITECT PLANS FOR STABILIZATION TYPES AND METHODS.
3. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO 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 THE EXCAVATED PONDS FROM BLINDING DUE TO SEDIMENTS.
4. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO RETENTION/DETENTION AREAS.
5. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.

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MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO. 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

GENERAL NOTES

G-001

SITE DATA:

TAX APPRAISER'S PROPERTY REFERENCE NUMBERS:

1 28-2S-26-0950-0000-10
ISLAND RESORTS INVESTMENTS INC.
10 PORTOFINO DR., PENSACOLA BEACH, FL 32561

TOTAL PROPERTY ACREAGE: 12.03

ZONING DISTRICT: HDR/C-PB
FUTURE LAND USE: MU-PB

UPLANDS: 11.82 AC
WETLANDS: 0.24 AC
PROPOSED IMPACTS TO WETLANDS: 0.00 ACRES

ADJACENT PARCEL DATA:

2 28-2S-26-1000-0090-02
PORTOFINO MASTER HOME OWNERS ASSOCIATION, INV.
10 PORTOFINO DR, PENSACOLA BEACH, FL 32561
ZONED: HDR/C-PB

3 28-2S-26-0900-0000-00
SANTA ROSA ISLAND AUTHORITY
PO BOX 1208, PENSACOLA BEACH, FL 32562
ZONED: COM/REC-PB

WETLAND NOTES AND IDENTIFICATION

ALL WETLANDS LOCATED IN THIS PLAN SET AND ASSOCIATED WITH THIS PROJECT ARE USACE/FDEP/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS AND WERE DELINEATED BY WETLAND SCIENCE'S, MAY 20, 2020 USING THE ACOE 1987 WETLAND DELINEATION MANUAL METHODS.

THROUGHOUT THIS CONSTRUCTION PLAN SET, WETLAND AND WETLAND SETBACK LINES WILL BE IDENTIFIED WITH THE FOLLOWING SYMBOLS:

WETLAND LINE

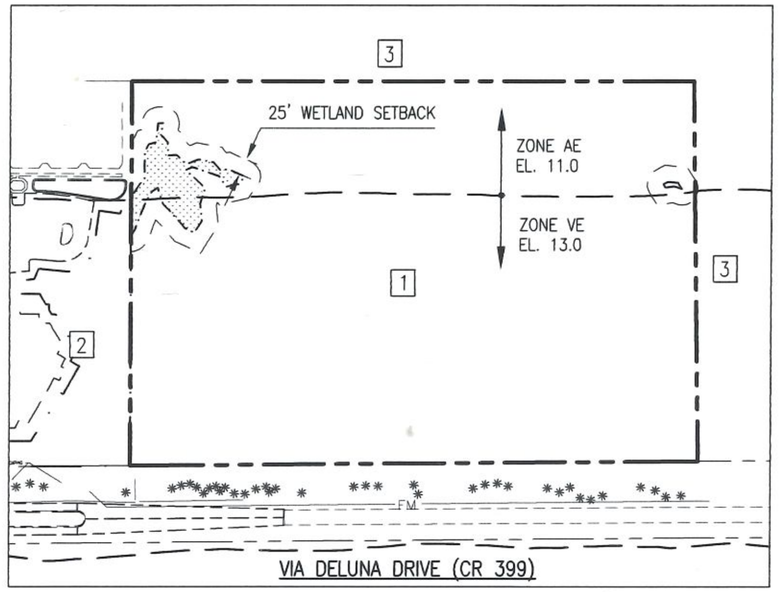
25' WETLAND SETBACK

LANDSCAPE AREAS AND QUANTITIES

PARCEL TOTAL: 15% MIN. LANDSCAPE AREA
BOUNDARY SEPARATION: 5' MIN. STRIP
PARKING ROW TERMINATIONS:
CONTINUOUS PARKING STALLS:
BUFFER: NONE
PLANT SELECTION:
20-49 NEW TREES = 40% MAX. ONE SPECIES
PALMS = 2 PALMS FOR EACH REQ'D TREE UP TO 50% OF REQ'D

SITE DRAINAGE

DRAINAGE AREA = 10.53 AC
DISTURBED AREA = 11.14 AC
STORMWATER TREATMENT VOLUME REQUIRED = 23,055 CF
STORMWATER TREATMENT VOLUME PROVIDED = 156,508 CF
IMPERVIOUS AREA = 5.12 AC
SEMI-IMPERVIOUS AREA = 2.33 AC
PERVIOUS AREA = 3.69 AC



SITE DATA MAP

FLOOD ZONE NOTES:

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW.

AE BFE 11.00	120080	12033C	577	G	SEPT 29, 2006
VE BFE 13.00	120080	12033C	577	G	SEPT 29, 2006

* ESCAMBIA COUNTY ADOPTED FREEBOARD ORDINANCE 2006-4, JAN. 5, 2006: FREEBOARD IS THREE FEET IN ADDITION TO THE EXISTING FEMA MAP BASE ELEVATION (BFE), OR AS DETERMINED BY A FLOODPLAIN MANAGER IN ACCORDANCE WITH REGULATIONS STATED IN CHAPTER 4, ARTICLE 3 OF THE ESCAMBIA COUNTY LDC.

FLOOD ZONE NOTES:

FLOOD ZONE AE 11.00 + 3 FEET

FLOOD ZONE VE 13.00 + 3 FEET
ALL STRUCTURES MUST MEET VE ZONE REQUIREMENTS

DESIGN FLOOD ELEVATION WILL BE AT OR ABOVE 16 FEET

SETBACK SUMMARY:

FRONT YARD = 50'
REAR YARD = 40'
SIDE YARD = 50'
MAX BLDG HT = 65' - 22 STORIES
(21 STORIES + NON-HABITABLE ATTIC AND MECHANICAL ROOMS)
MAX IMPERVIOUS LOT COVERAGE = 85%
FRONT PERIMETER LANDSCAPE BUFFER = 10'
MAX BLDG COVERAGE = 19%
WETLAND SETBACK = 25'

ONSITE ENVIRONMENTAL INFORMATION SUMMARY

ACOE WETLANDS = 0.24 AC
ACOE WETLAND IMPACTS = 0.0 AC
FDEP WETLANDS = 0.24 AC
FDEP WETLANDS IMPACT = 0.0 AC
COUNTY WETLANDS = 0.24 AC
DIRECT WETLAND IMPACTS = 0.0 AC
SECONDARY WETLAND IMPACTS (WITHIN BUFFER) = 0.004 AC
WETLAND CREATION = 0 AC
WETLAND ENHANCEMENT OR RESTORATION = 0 AC
WETLAND PRESERVATION = 0 AC
UPLAND PRESERVATION = 0 AC

PARKING SUMMARY:

BUILDING	USE	RATIO	TOTAL UNITS/ GFA AREA	SPACES REQUIRED	SPACES PROVIDED
TOWER 6	MULTI-FAMILY	2/UNIT	147	294	308
TOWER 7	MULTI-FAMILY	2/UNIT	147	294	310
AMENITIES	MULTI-USE	1/300 GFA	44,108 SF	149	141
TOTALS				737	759

HANDICAP SPACES	SPACES REQ'D	SPACES PROVIDED
TOWER 6	8	9
TOWER 7	8	9
AMENITIES	5	8
TOTALS	21	26

BUILDING FOOTPRINT AREAS:

TOWER 6	33,186 SF
TOWER 7	33,186 SF
AMENITIES	44,586 SF
TOTAL BUILDING AREA	110,958 SF

NOTES:

1. FOR HC PARKING
501 TO 1000 SPACES - REQUIRES 2% OF TOTAL
1001 AND OVER SPACES - REQUIRES 20 PLUS 1 FOR EACH 100 OVER 1000
BUILDINGS WILL SHARE PARKING

2. THE AMENITIES BUILDING IS NOT OPEN TO THE PUBLIC AND WILL BE FOR PORTOFINO RESIDENT AND GUEST USE ONLY. PARKING FOR RESIDENTS/TENANTS IS PROVIDED AT THE TOWERS, THEREFORE THE PARKING ALLOTTED FOR THE AMENITIES BUILDING WILL BE DESIGNATED AS PORTOFINO STAFF AND GUEST PARKING.

REVIEWED BY SRIA

LEGEND

- 75 — EXISTING CONTOUR W/ELEVATION
- FINISHED CONTOUR W/ELEVATION
- BENCH MARK
- W — EXISTING WATER MAIN
- E — EXISTING OVERHEAD ELECTRIC
- FM — EXISTING FORCE MAIN
- G — EXISTING GAS MAIN
- EXISTING FENCE
- BRICK PAVERS
- CONCRETE
- TO BE REMOVED
- NEW FIRE HYDRANT (FH)
- DRAINAGE FLOW DIRECTION
- 103.00 — FINISHED SPOT GRADE
- SILT FENCE

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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE _/_/_

PROJECT NO. 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

SITE DATA & LEGEND

G-002

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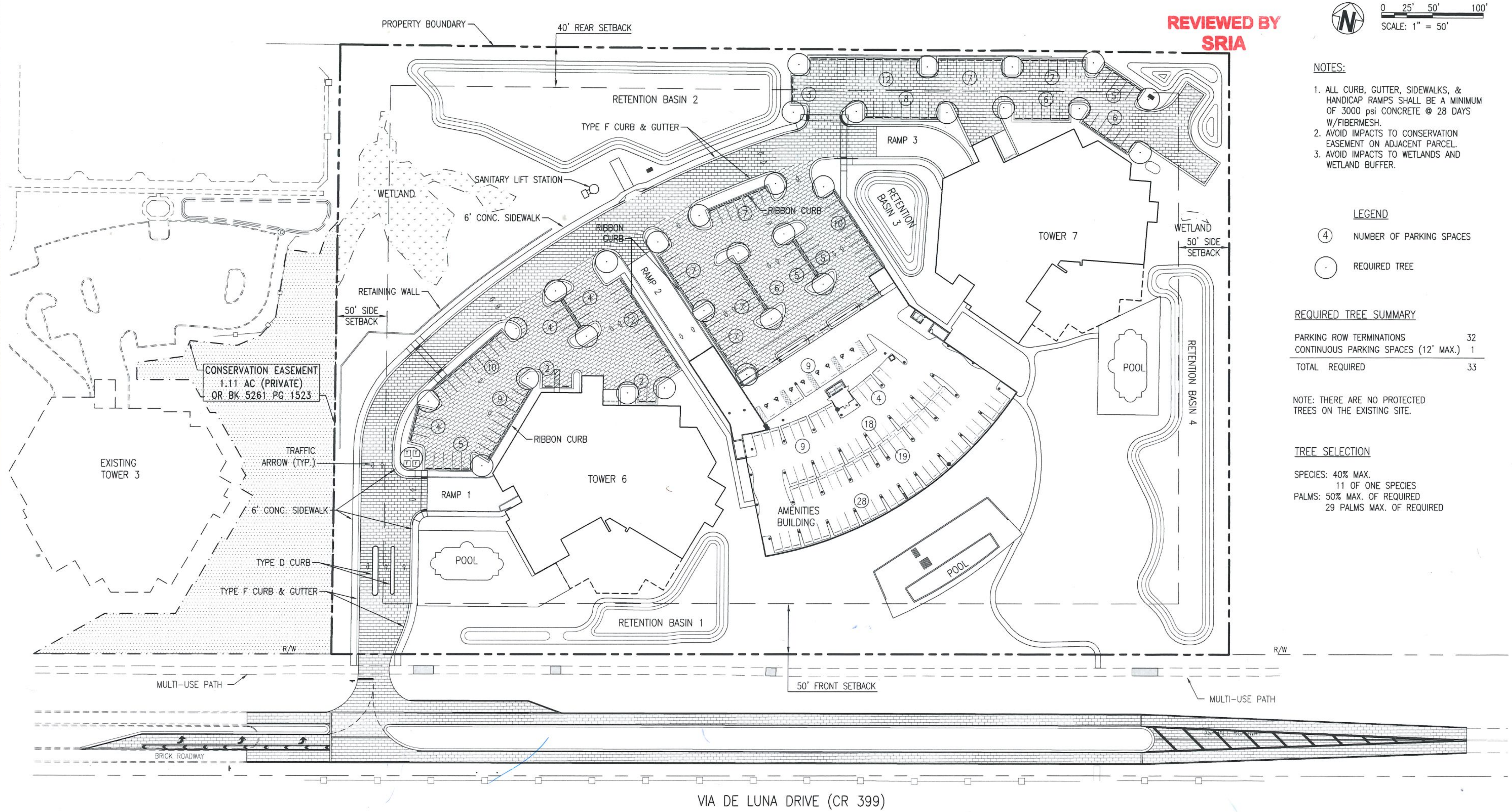

0 25' 50' 100'
SCALE: 1" = 50'

NOTES:

1. ALL CURB, GUTTER, SIDEWALKS, & HANDICAP RAMPS SHALL BE A MINIMUM OF 3000 psi CONCRETE @ 28 DAYS W/FIBERMESH.
2. AVOID IMPACTS TO CONSERVATION EASEMENT ON ADJACENT PARCEL.
3. AVOID IMPACTS TO WETLANDS AND WETLAND BUFFER.

LEGEND

(4) NUMBER OF PARKING SPACES

( ) REQUIRED TREE

REQUIRED TREE SUMMARY

PARKING ROW TERMINATIONS	32
CONTINUOUS PARKING SPACES (12' MAX.)	1
TOTAL REQUIRED	33

NOTE: THERE ARE NO PROTECTED TREES ON THE EXISTING SITE.

TREE SELECTION

SPECIES: 40% MAX.
11 OF ONE SPECIES
PALMS: 50% MAX. OF REQUIRED
29 PALMS MAX. OF REQUIRED

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DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

OVERALL SITE PLAN

C-100

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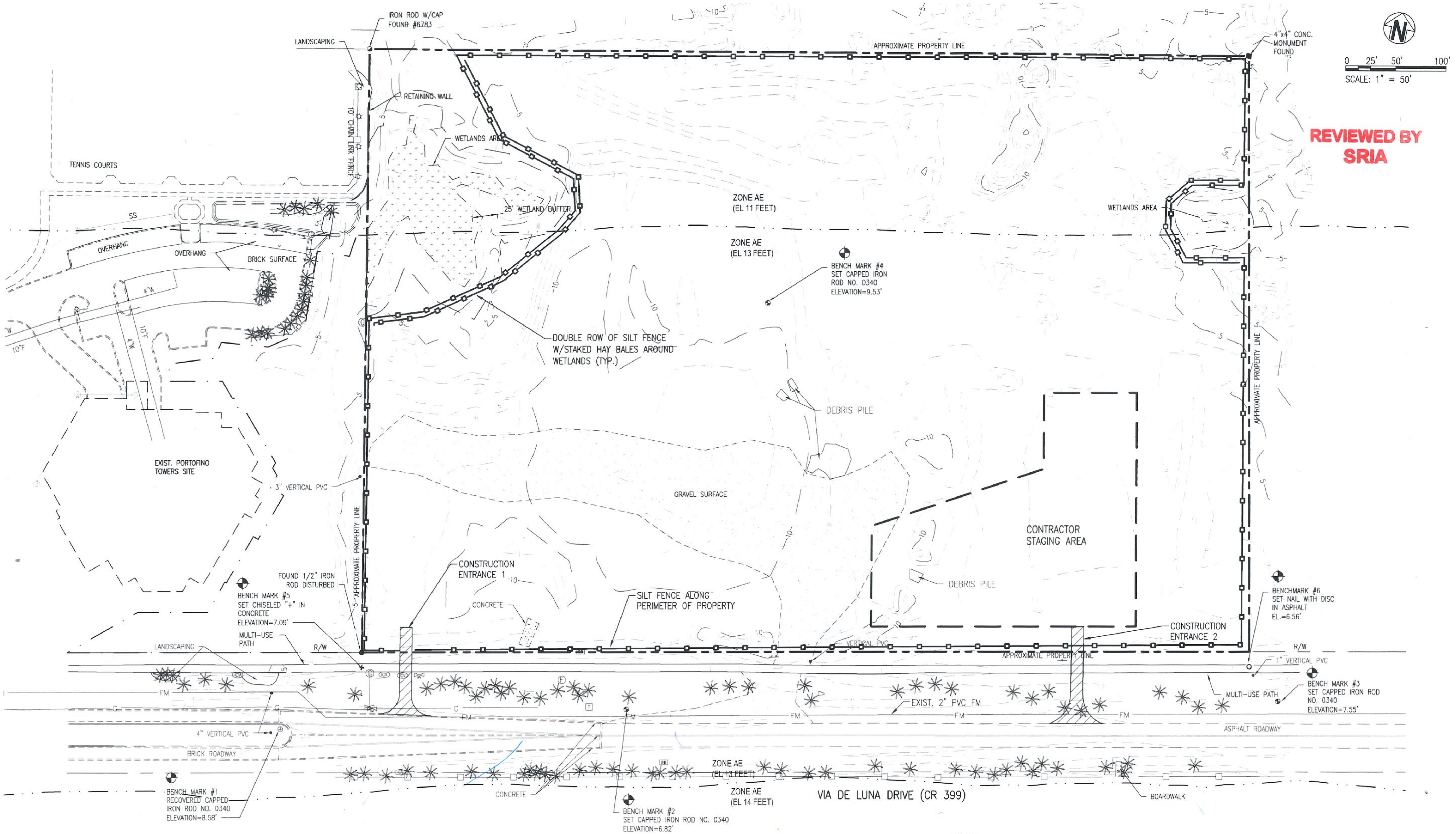

LEGEND

✳ EXISTING PALM TREE

NOTES:

1. RELOCATE ALL PALM TREES ON NORTH R.O.W. OF C.R. 399 THAT ARE WITHIN 50' OF EXISTING EDGE OF PAVEMENT.
2. RELOCATE ALL PALM TREES ON SOUTH R.O.W. OF C.R. 399 OUTSIDE OF RIGHT OF WAY.
3. SEE LANDSCAPE ARCHITECT PLANS FOR LOCATIONS.
4. NO SAND SHALL BE REMOVED FROM THE CONSTRUCTION SITE. EXCESS SUITABLE FILL MATERIAL SHALL BE DISTRIBUTED ON THE SITE AS DIRECTED BY ENGINEER. UNSUITABLE FILL SHALL BE REMOVED IMMEDIATELY. SEE GENERAL NOTES 14 AND 15 ON SHEET G-001.

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EXISTING CONDITIONS,
DEMOLITION & EROSION
CONTROL PLAN

C-101

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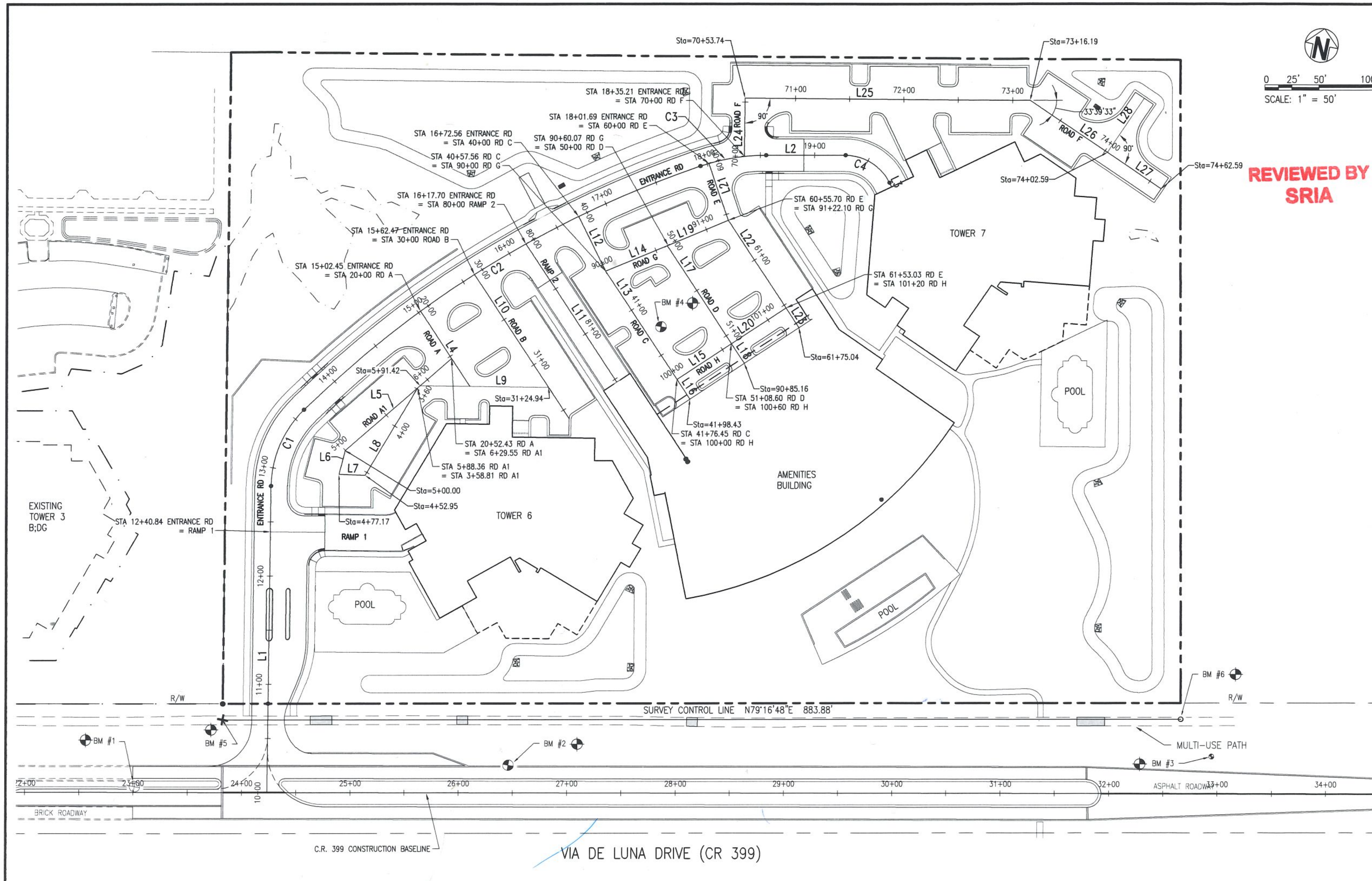

LINE #	DISTANCE	BEARING
L1	200.92'	N10° 10' 00.11"W
L2	73.36'	N79° 17' 23.87"E
L3	4.43'	S36° 33' 00.00"E
L4	83.10'	S44° 05' 23.97"E
L5	129.55'	S38° 25' 43.55"W
L6	22.83'	S3° 34' 35.39"W
L7	24.23'	N81° 25' 26.67"E
L8	94.14'	N20° 07' 24.35"E
L9	118.27'	N80° 07' 24.35"E
L10	159.56'	S44° 05' 23.97"E
L11	153.11'	S44° 05' 23.97"E
L12	56.58'	S36° 53' 37.61"E
L13	119.87'	S44° 05' 18.21"E
L14	61.05'	N56° 33' 03.76"E
L15	60.00'	N45° 54' 41.79"E
L16	21.99'	S44° 05' 18.21"E
L17	108.60'	S44° 05' 18.21"E
L18	22.00'	S44° 05' 18.21"E
L19	61.05'	N56° 33' 03.76"E
L20	60.00'	N45° 54' 41.79"E
L21	55.70'	S29° 49' 13.16"E
L22	97.33'	S44° 05' 18.21"E
L23	22.01'	S44° 05' 18.21"E
L24	53.74'	N10° 12' 33.12"W
L25	262.45'	N79° 47' 26.88"E
L26	86.40'	S66° 33' 00.16"E
L27	60.00'	S66° 33' 00.16"E
L28	60.00'	N23° 26' 59.84"E

BENCH MARK DATA

BM #1
STA 23+01.26, 5.35' LT
RECOVERED CAPPED IRON ROD NO. 0340
ELEVATION=8.58'

BM #2
STA 26+45.83, 22.55' LT
SET CAPPED IRON ROD NO. 0340
ELEVATION=6.82'

BM #3
STA 32+94.52, 34.35' LT
SET CAPPED IRON ROD NO. 0340
ELEVATION=7.55'

BM #4
STA 27+84.25, 430.78' LT
SET CAPPED IRON ROD NO. 0340
ELEVATION=9.53'

BM #5
STA. 23+82.02, 67.15' LT
SET CHISELED "+" IN CONCRETE
ELEVATION=7.09'

BM #6
STA 32+65.90, 68.89' LT
SET NAIL WITH DISC IN ASPHALT
EL.=6.56'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	78.73'	100.00'	45°06'34"	76.71'	S12°23'17"W
C2	431.66'	980.00'	25°14'13"	428.18'	S47°33'40"W
C3	61.70'	185.00'	19°06'37"	61.42'	S69°44'05"W
C4	50.39'	45.00'	64°09'36"	47.80'	N68°37'48"W

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MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

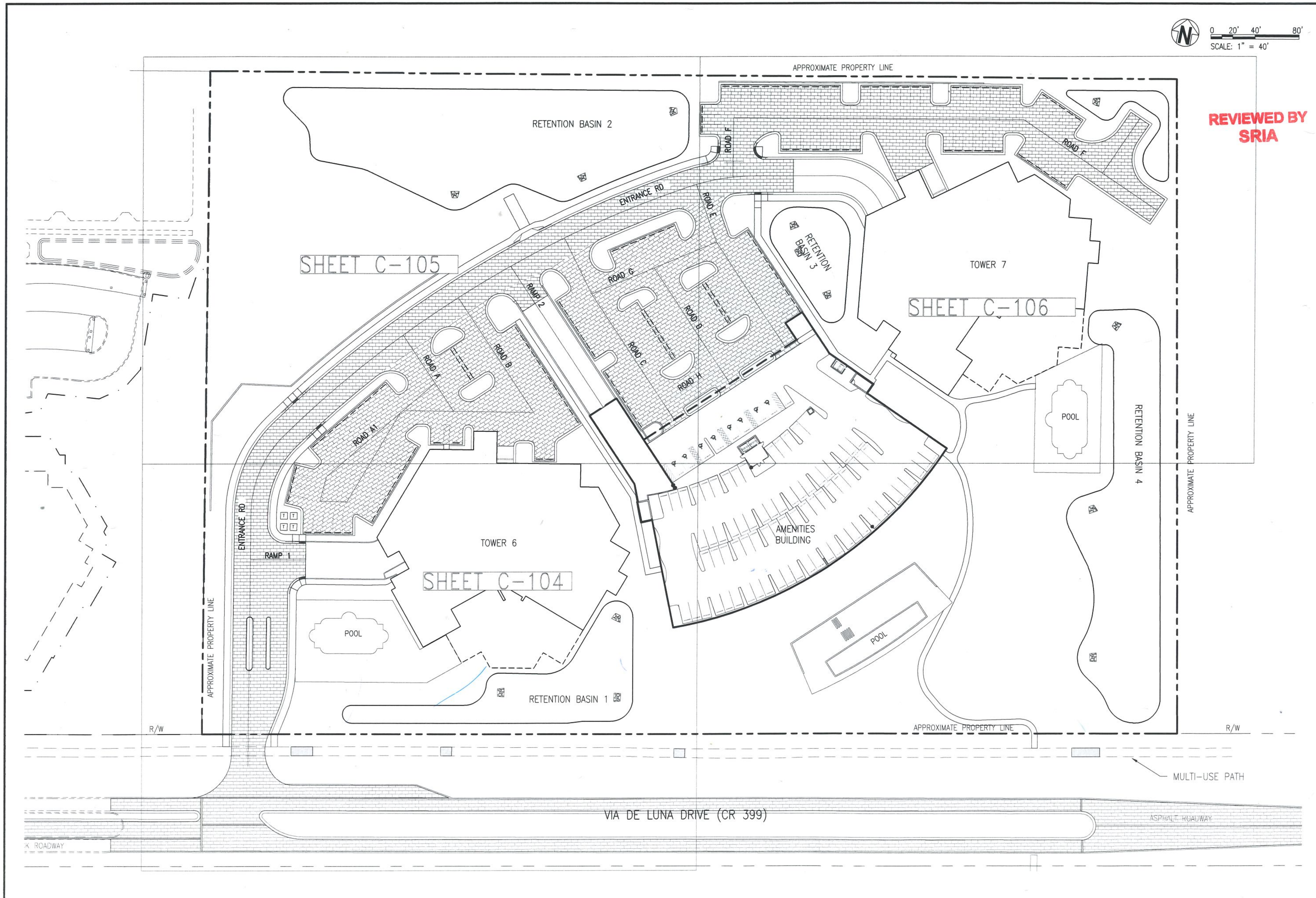
NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

PROJECT NO: 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CONTROL PLAN

C-102



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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

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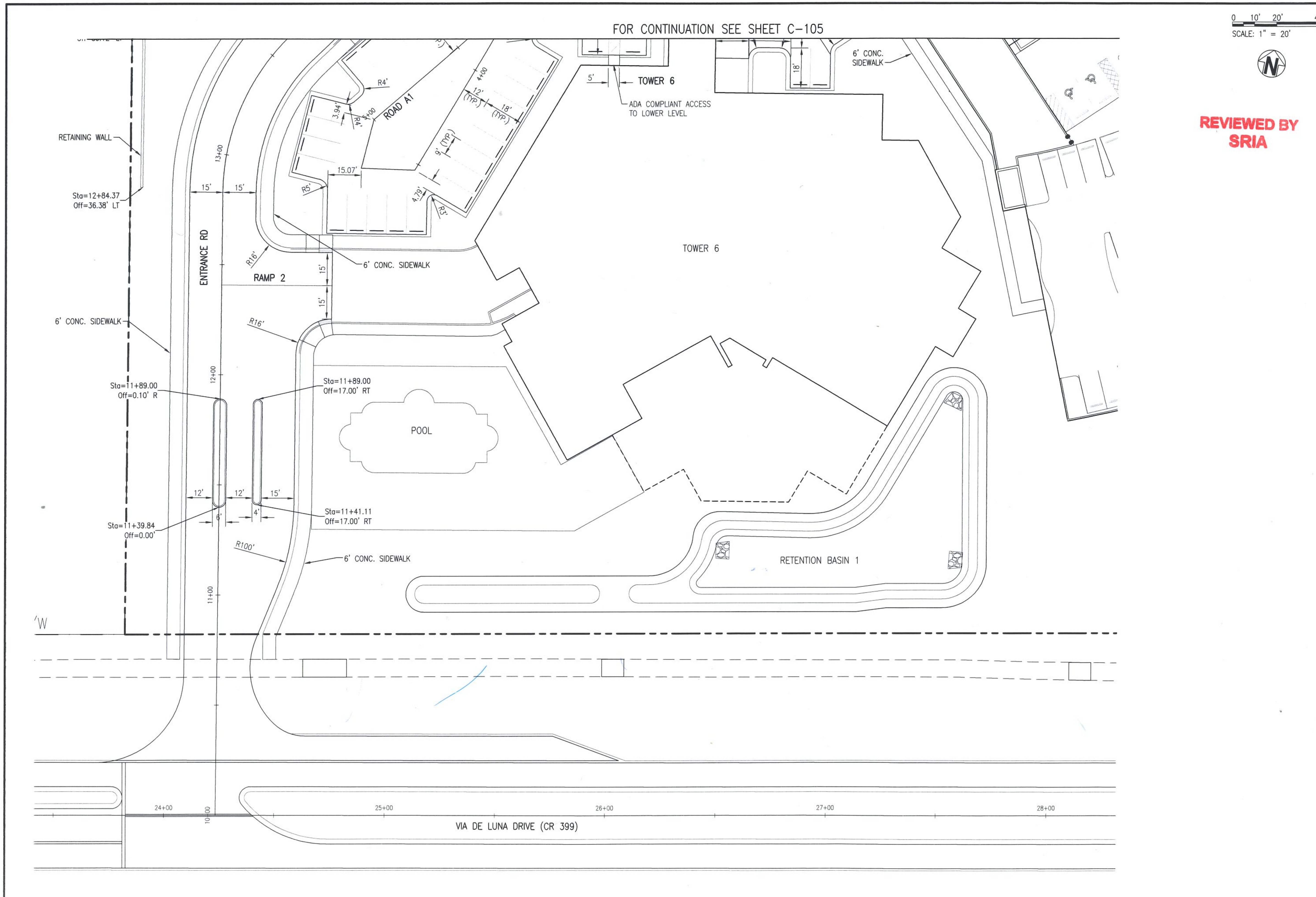
DATE: APR 2021

STAKING KEY PLAN

C-103

FOR CONTINUATION SEE SHEET C-105



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PORTOFINO TOWER 6
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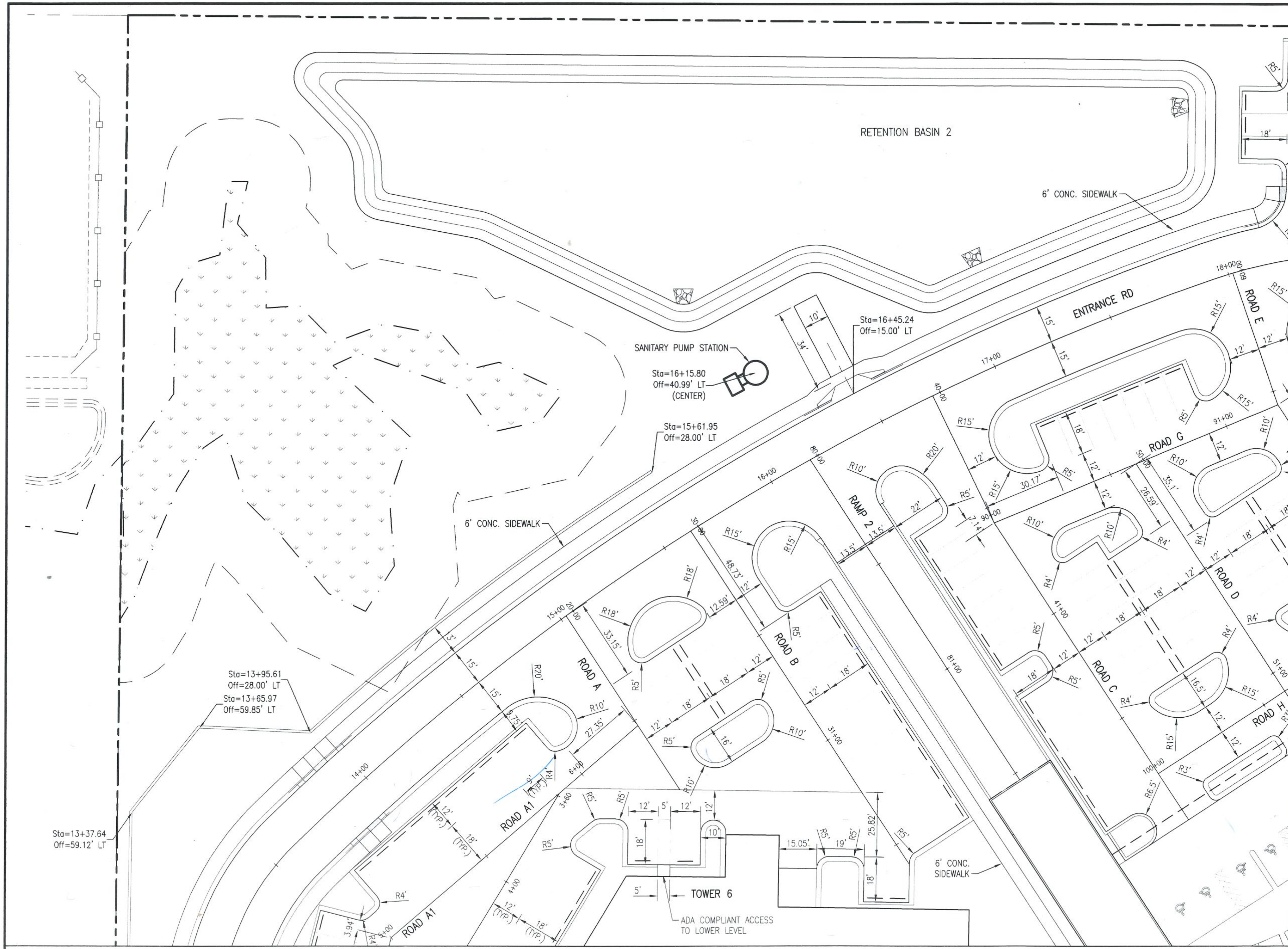
STAKING PLAN

C-104

E:\DWG\1194\119401.02\C-104-106 Staking.dwg, May 13, 2021 - 9:10:01AM, rgeiger



FOR CONTINUATION SEE SHEET C-106

FOR CONTINUATION SEE SHEET C-104

SCALE: 1" = 20'

0 10' 20' 40'

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PORTOFINO TOWER 6
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STAKING PLAN

C-105

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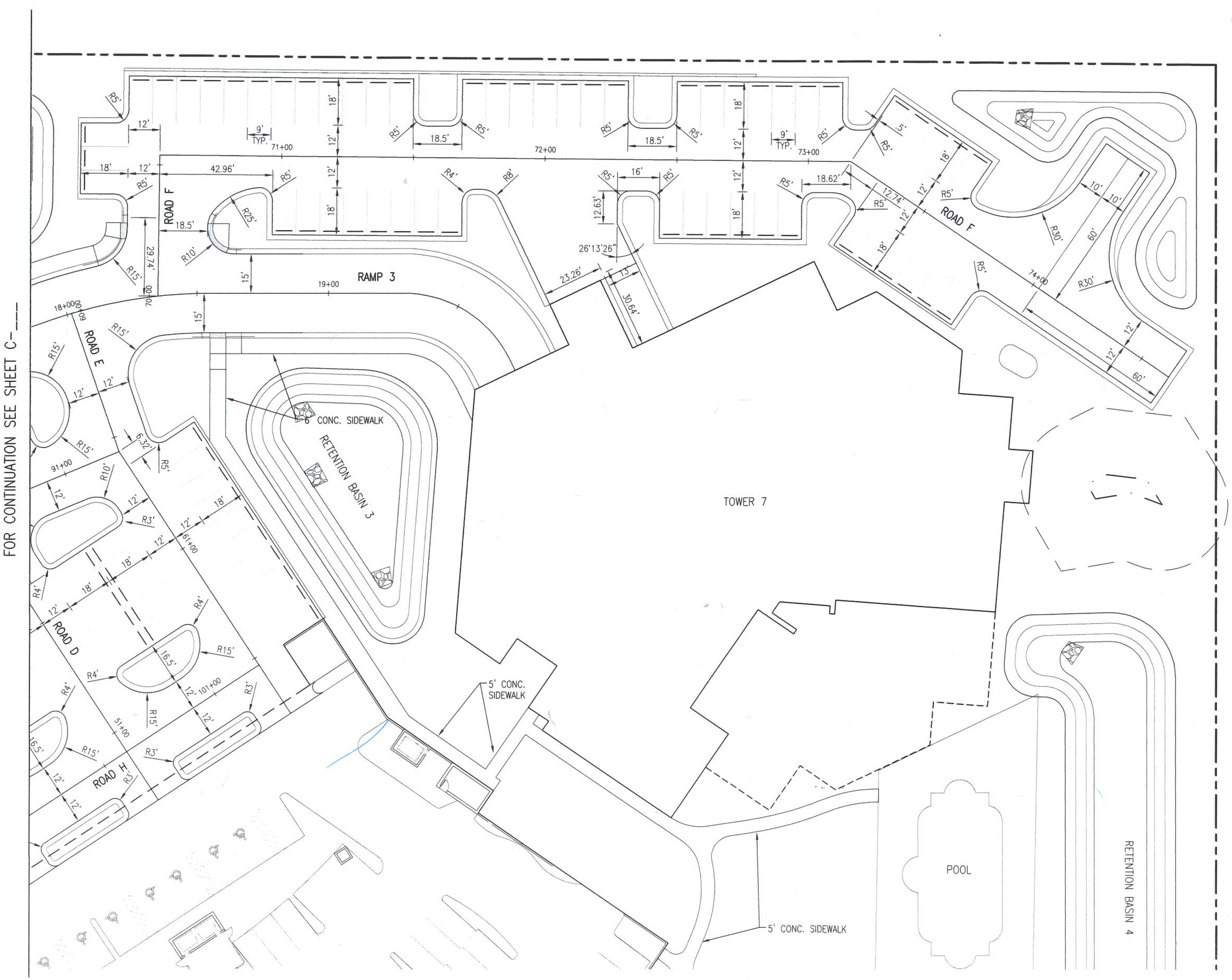

0 10' 20' 40'
SCALE: 1" = 20'

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STAKING PLAN

C-106

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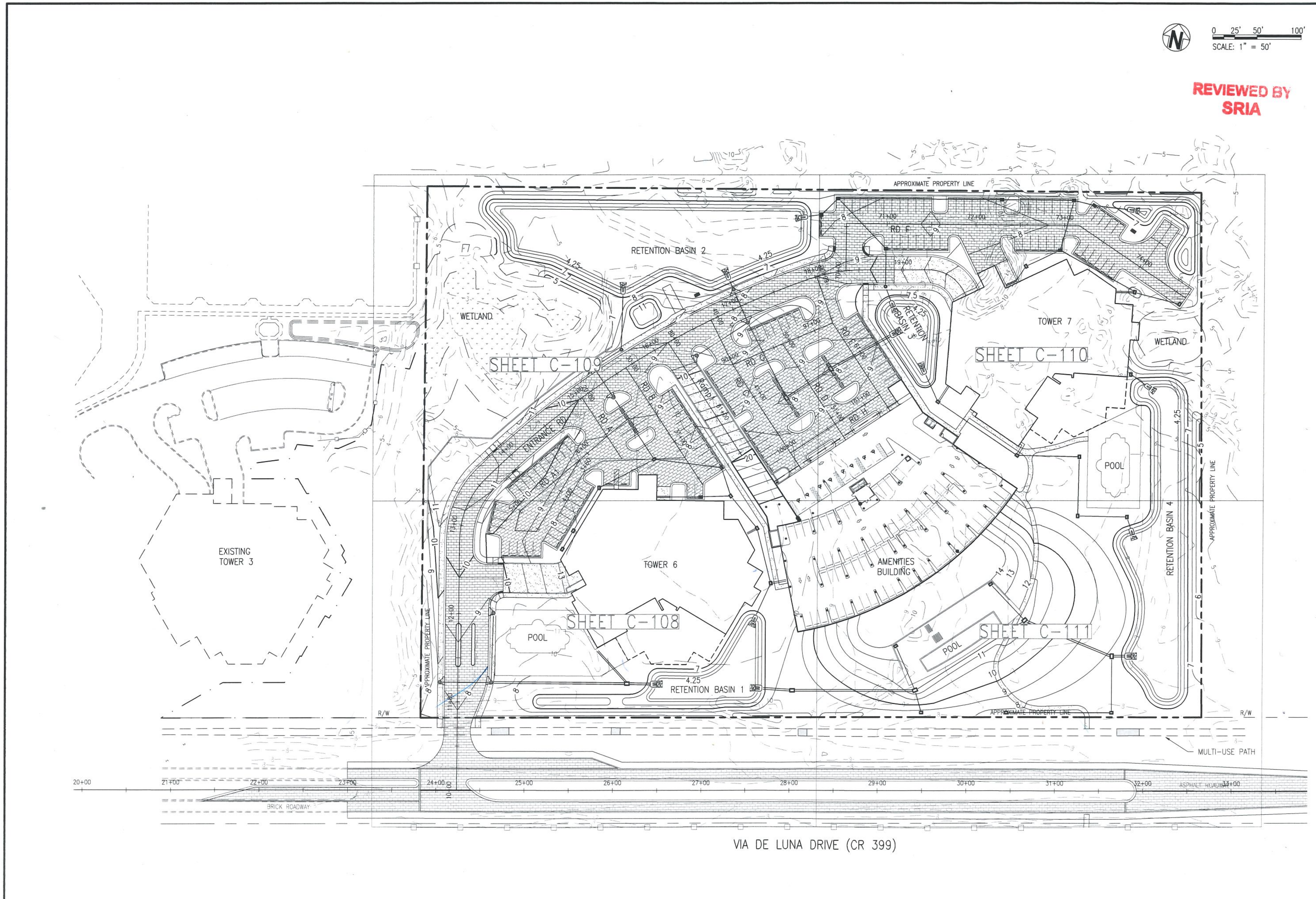

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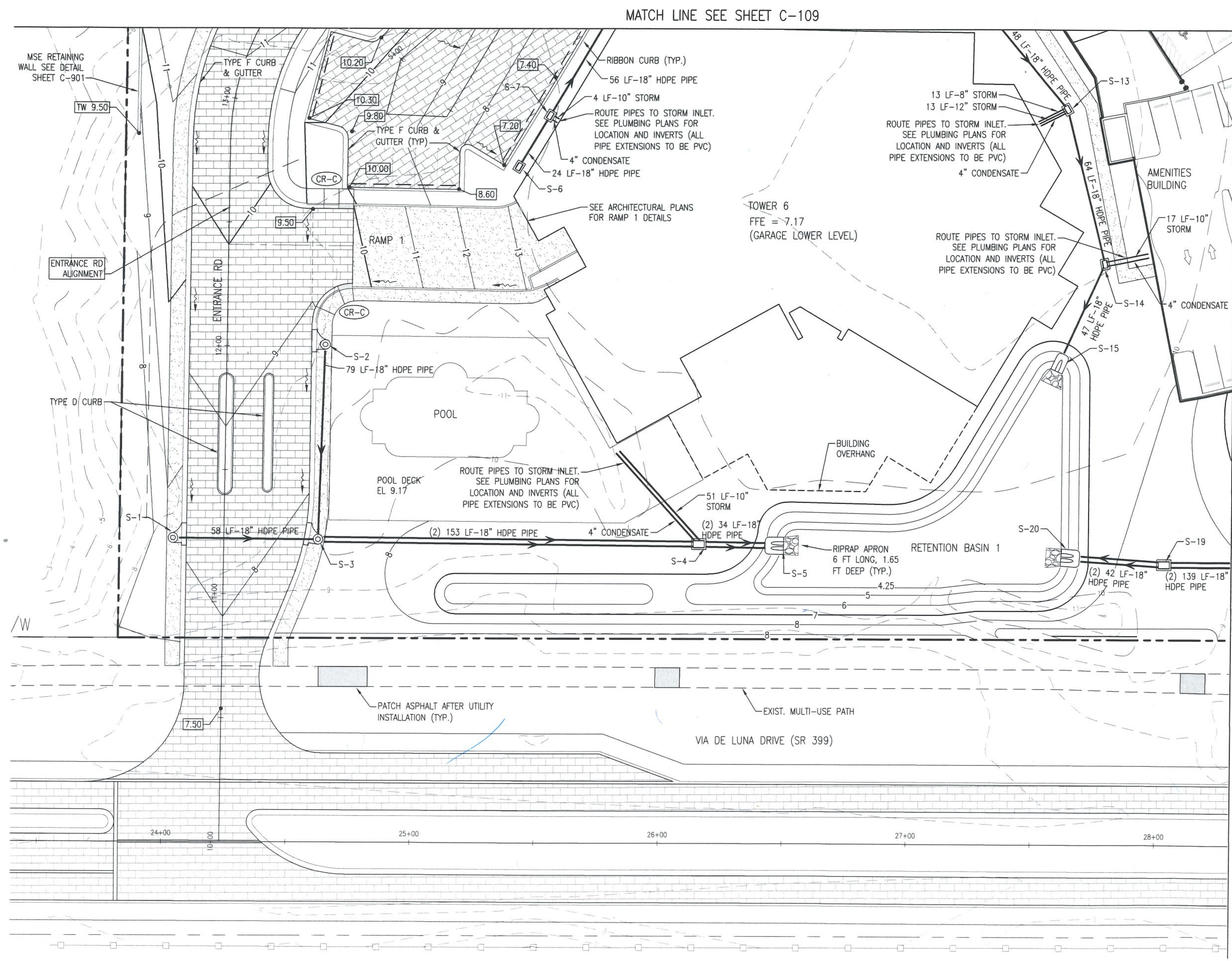
DATE: APR 2021

OVERALL GRADING, DRAINAGE & KEY PLAN

C-107



SCALE: 1" = 20'

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NOTES:

1. MSE RETAINING WALL SHALL BE CONSTRUCTED FROM THE UPLAND SIDE.

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PROJ. MGR: MDL
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GRADING & DRAINAGE PLAN

C-108

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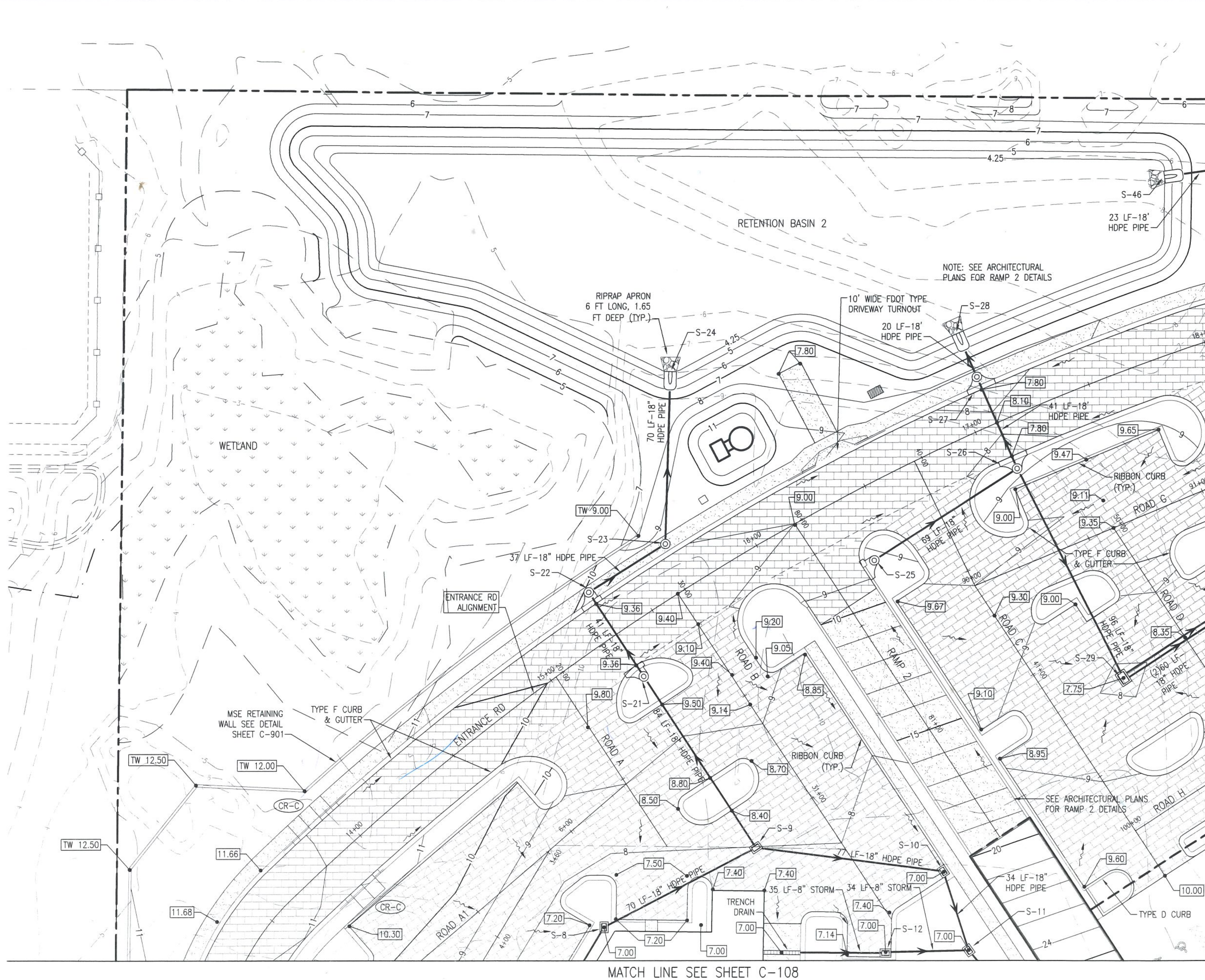

SCALE: 1" = 20'

REVIEWED BY SRIA

NOTES:

1. MSE RETAINING WALL SHALL BE CONSTRUCTED FROM THE UPLAND SIDE.

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GRADING & DRAINAGE PLAN

C-109

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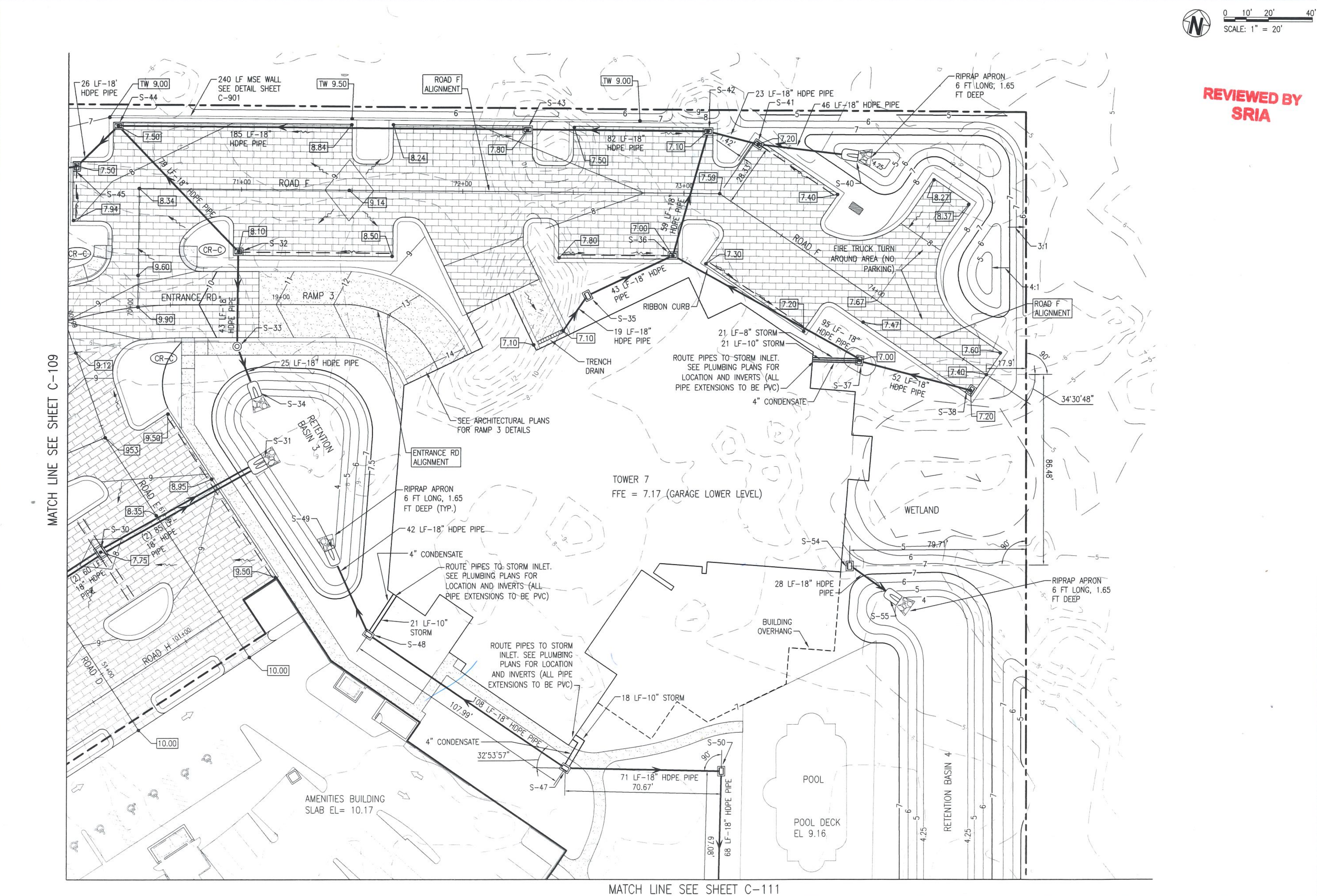

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DATE: APR 2021

GRADING & DRAINAGE PLAN

C-110

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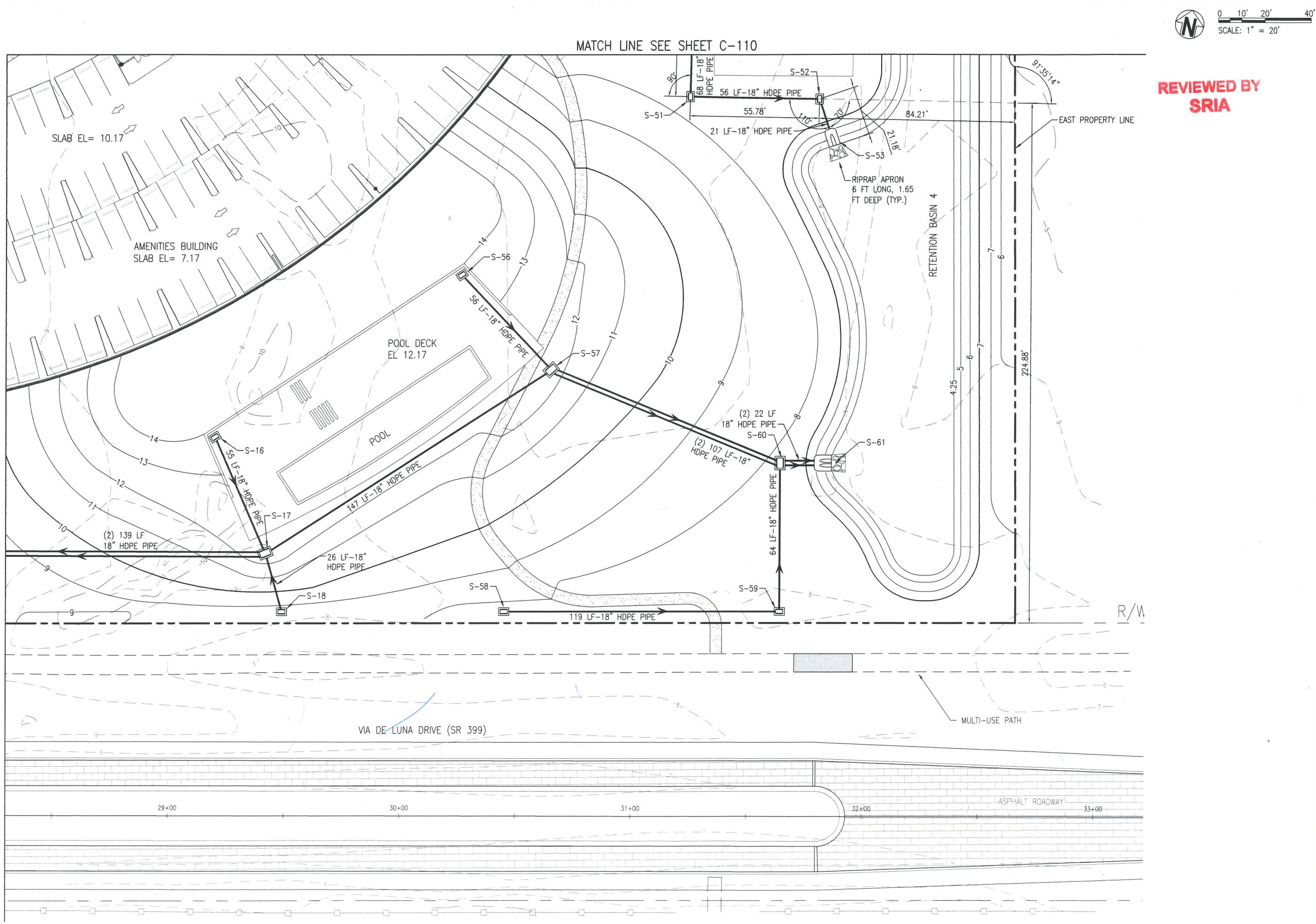

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GRADING & DRAINAGE PLAN

C-111

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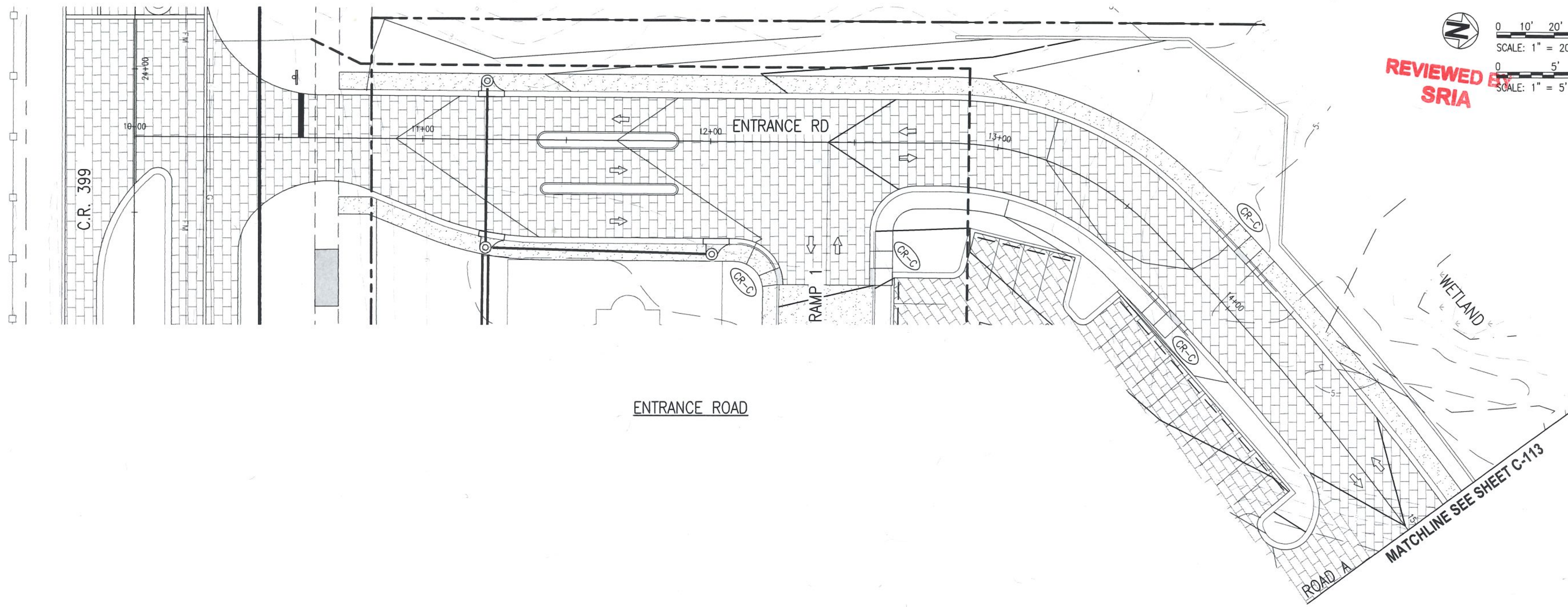
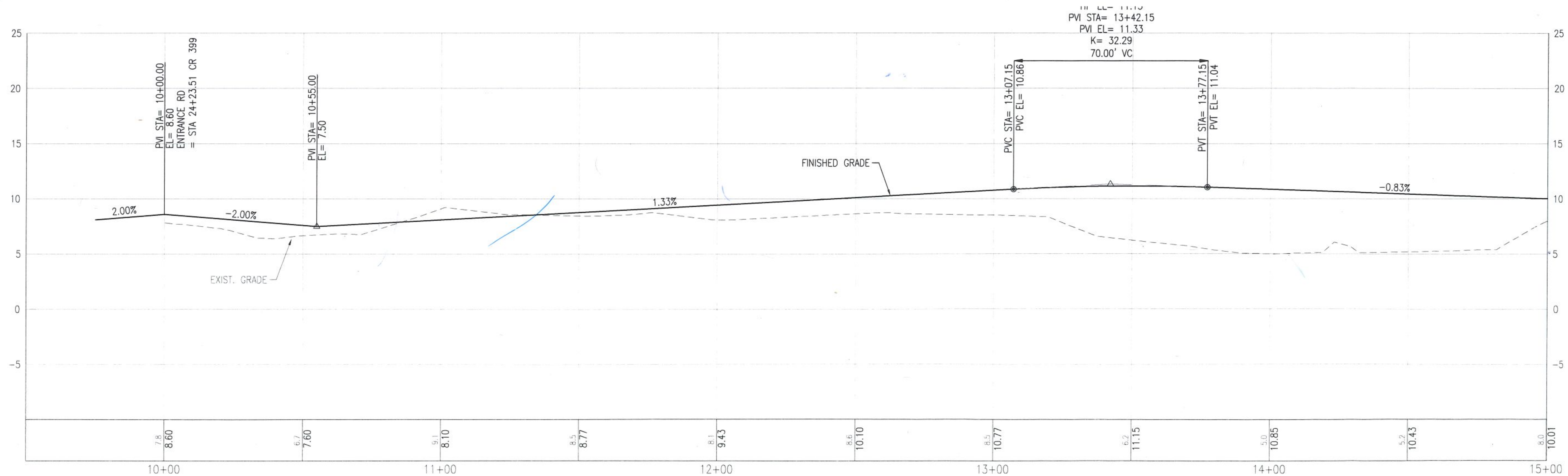


REVIEWED BY SRIA

ENTRANCE ROAD



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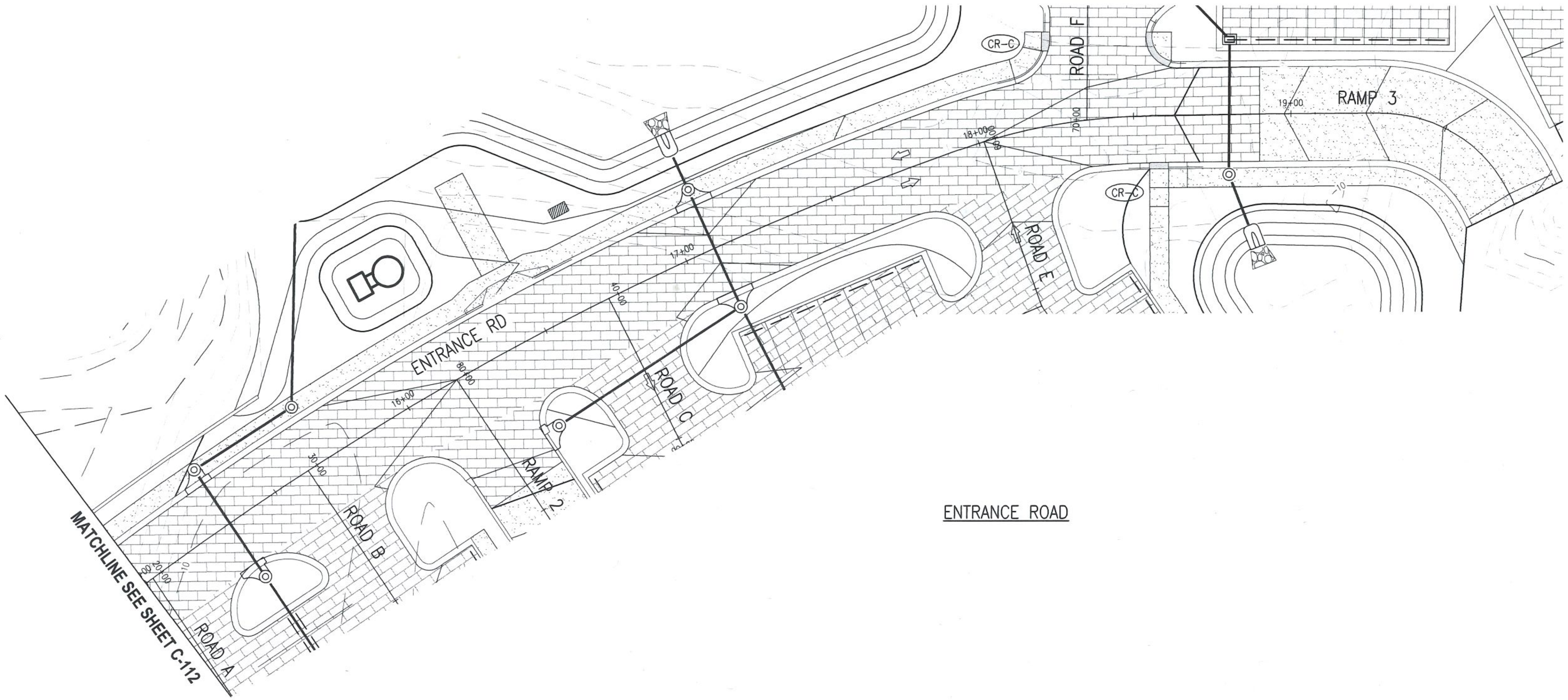
ENTRANCE DRIVE
PLAN & PROFILE

C-112

E:\DWG\1194\119401.02\C-112-119 DwyProfile.dwg, May 13, 2021 - 9:10:38AM, rgeiger

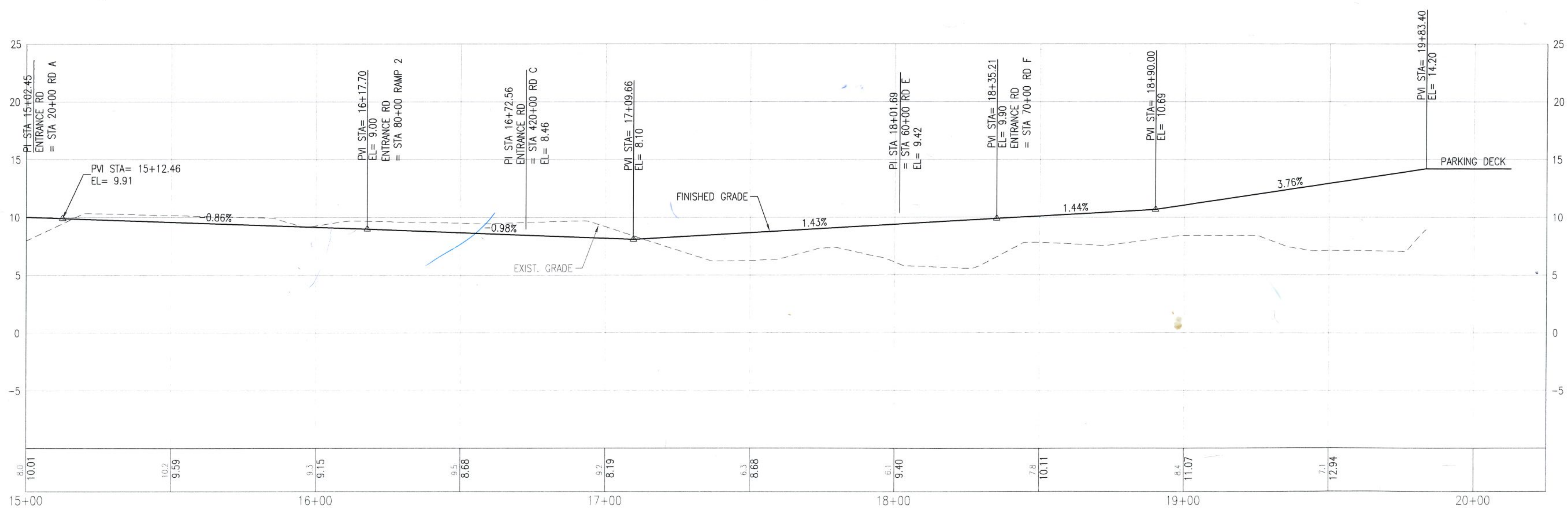


REVIEWED BY SRIA

SCALE: 1" = 20'

SCALE: 1" = 5'

ENTRANCE ROAD



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PORTOFINO TOWER 6
TOWER 7 AND
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DATE: APR 2021

ENTRANCE DRIVE
PLAN & PROFILE

C-113

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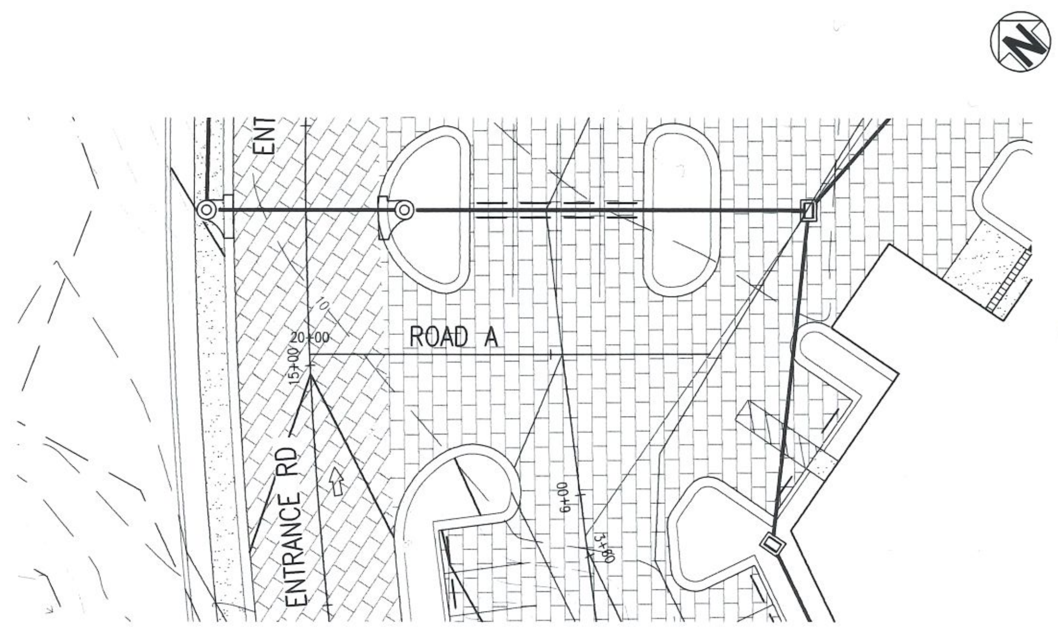
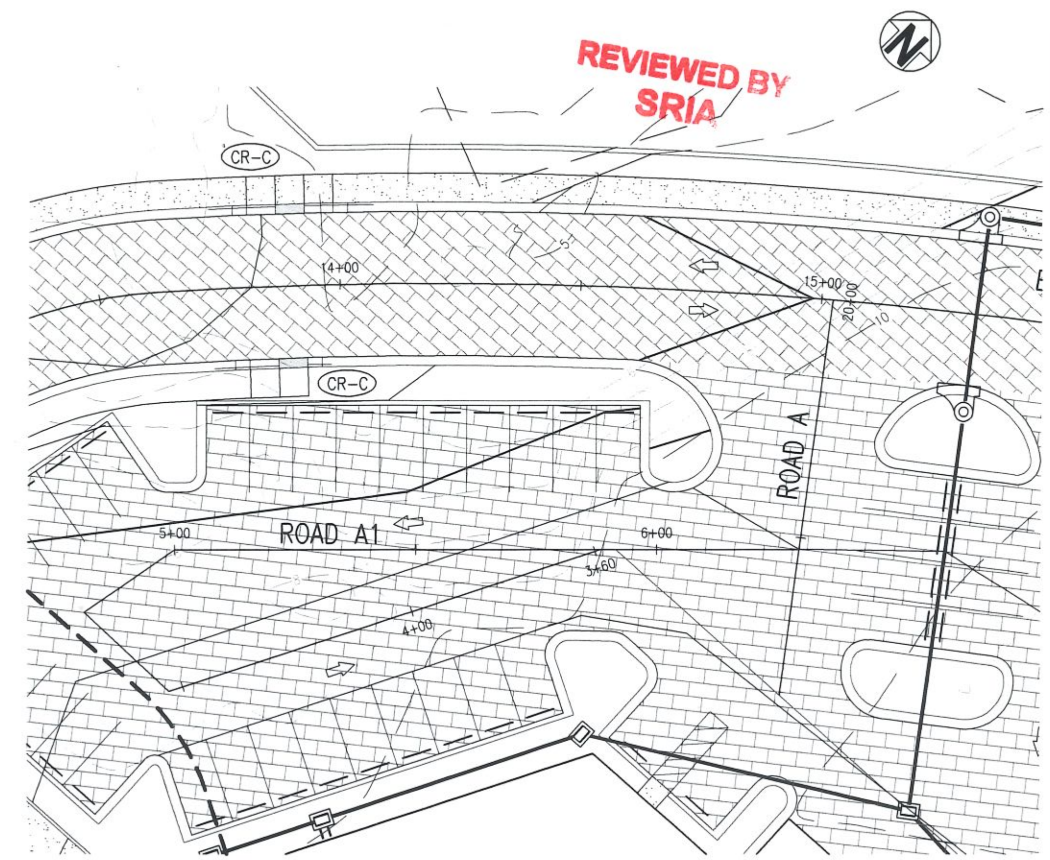


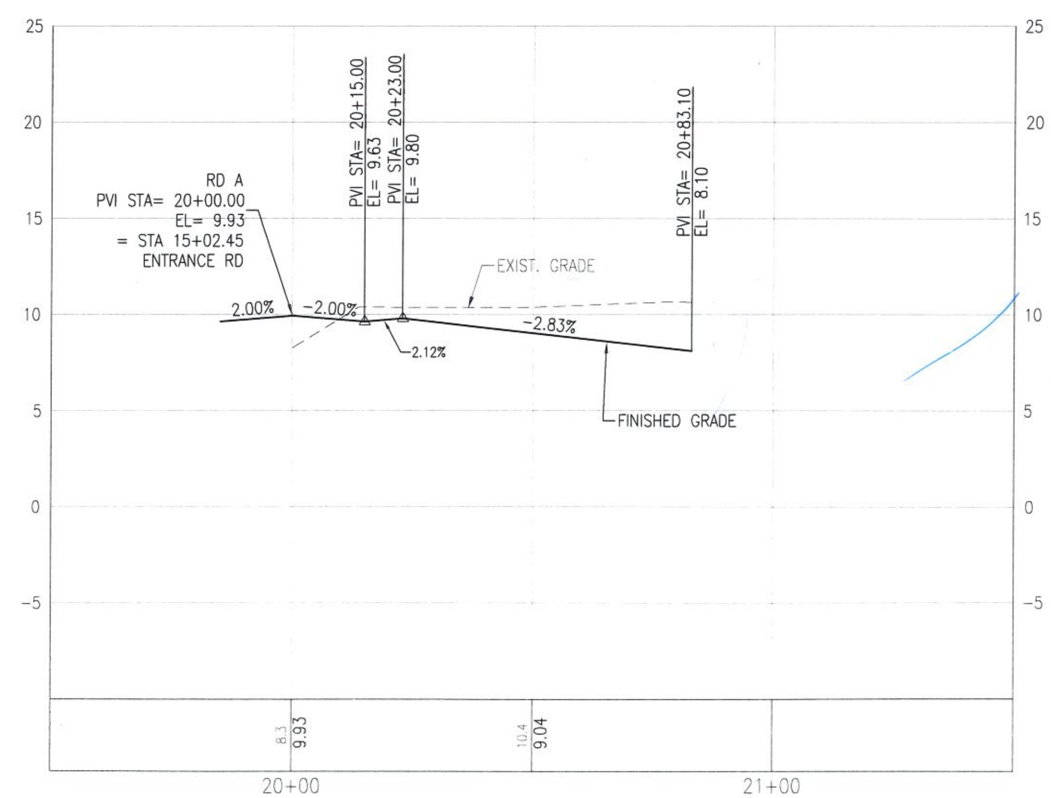
ROAD A

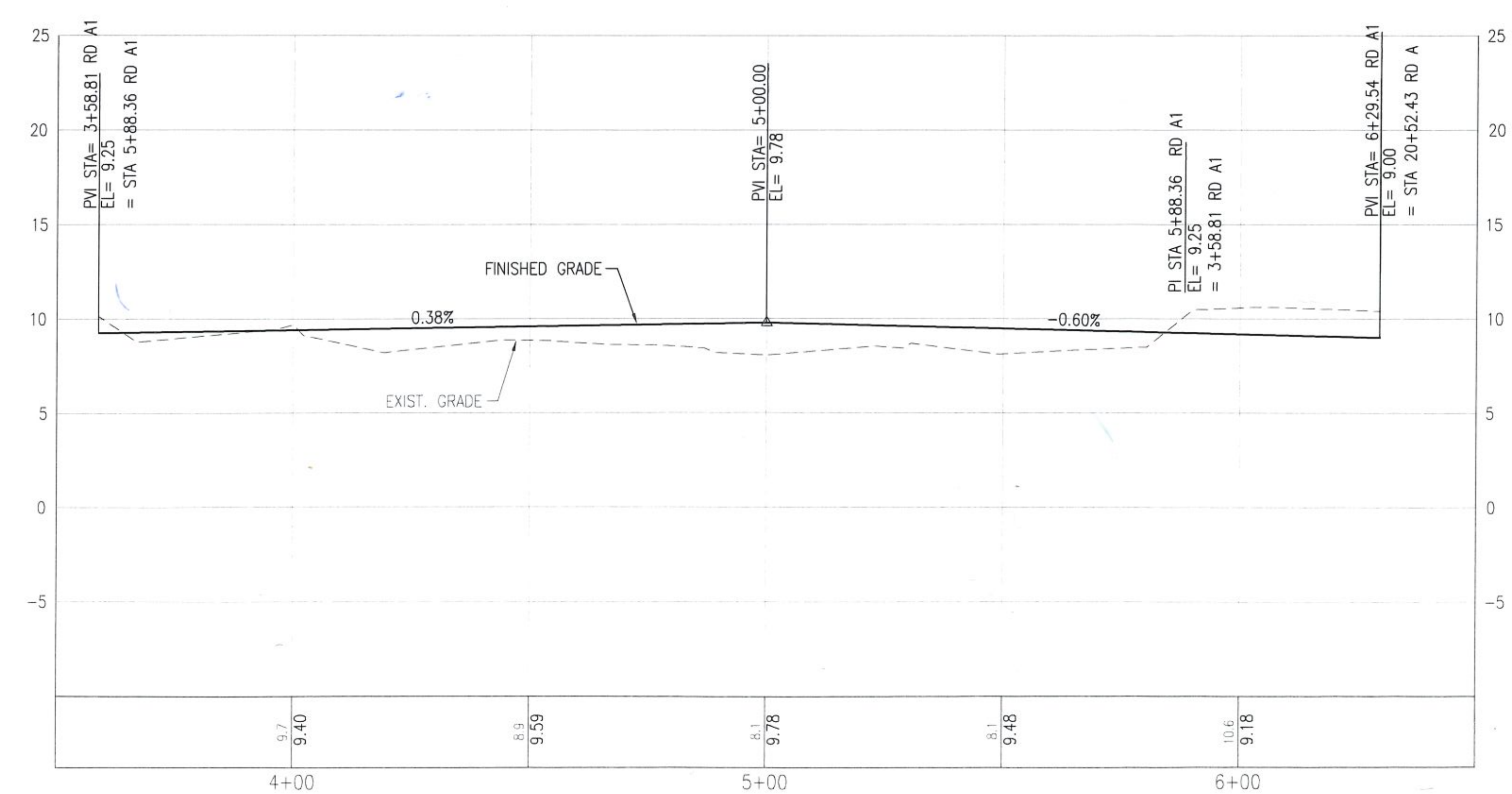


ROAD A1

SCALE: 1" = 20'

SCALE: 1" = 5'





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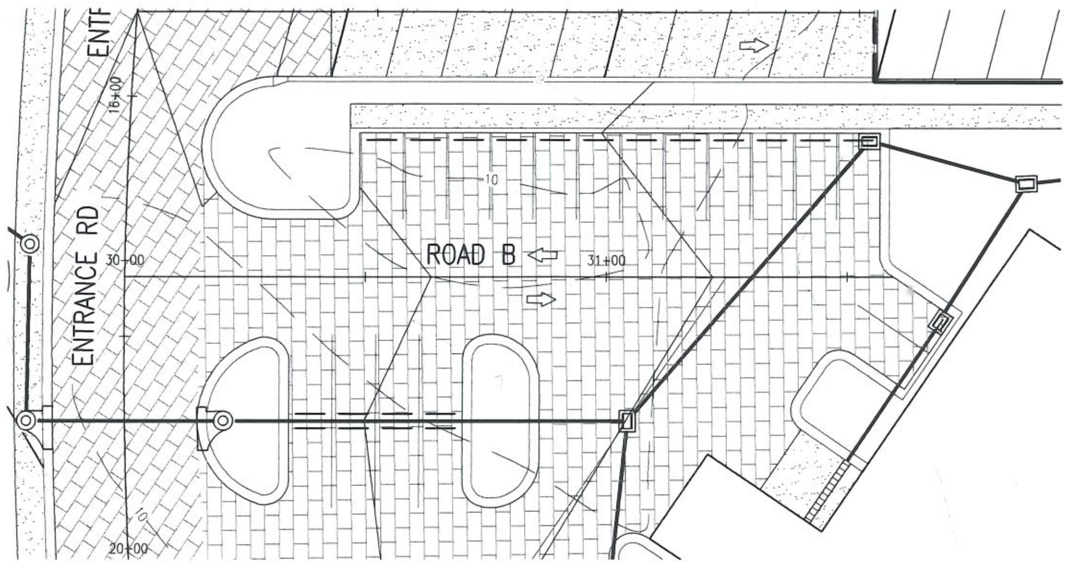
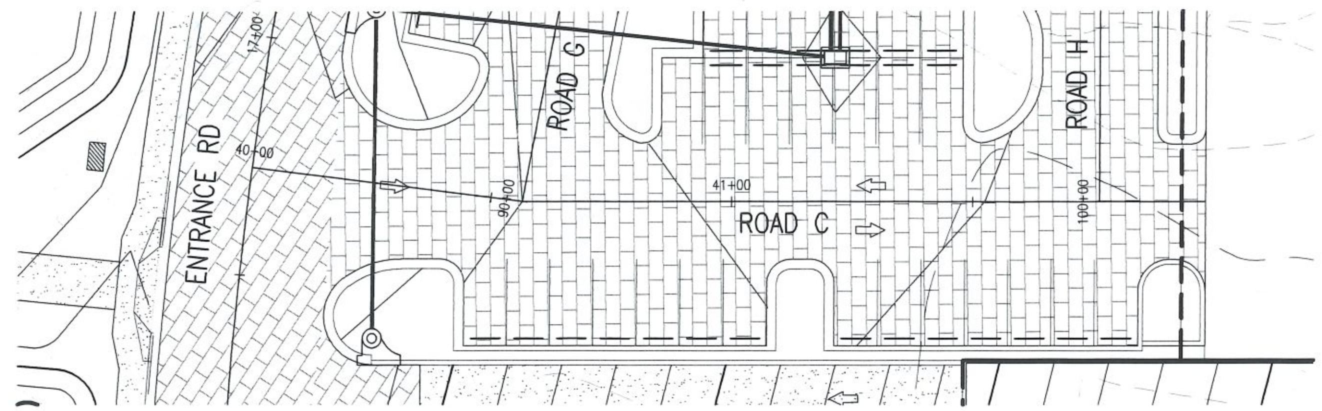
ROAD A & ROAD A1
PLAN & PROFILE

C-114



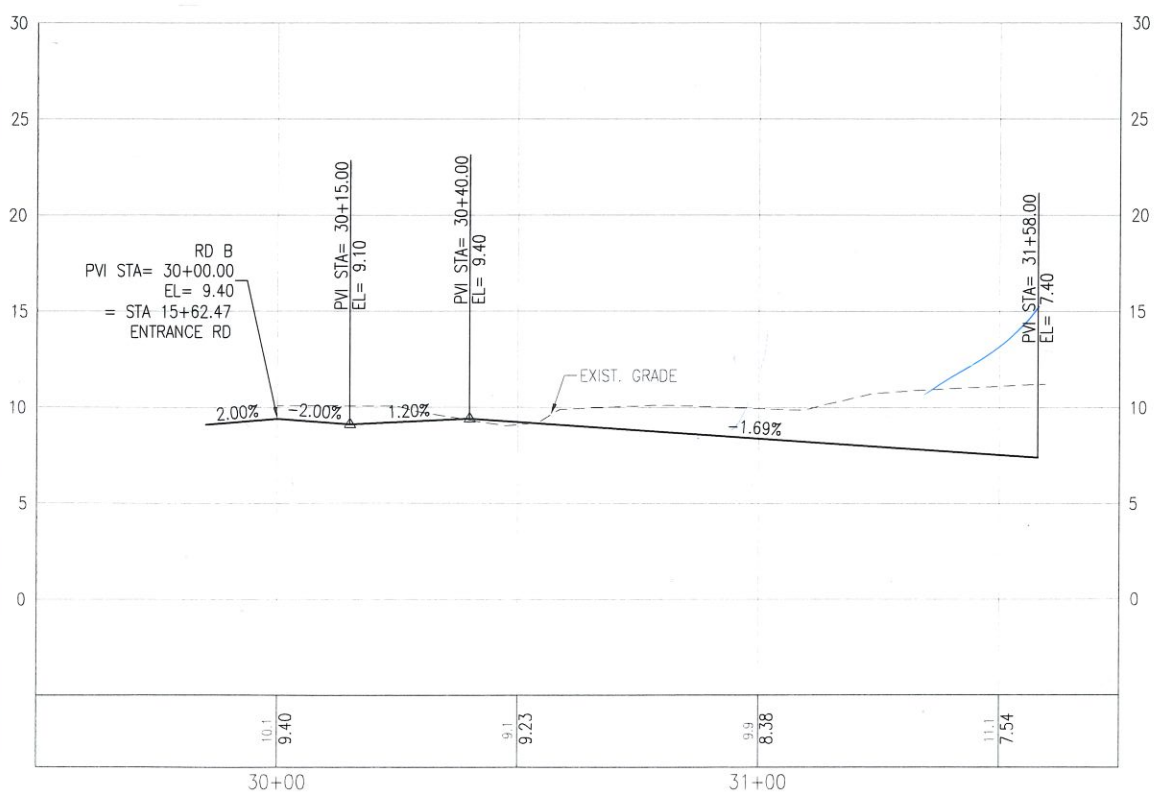


REVIEWED BY SRIA

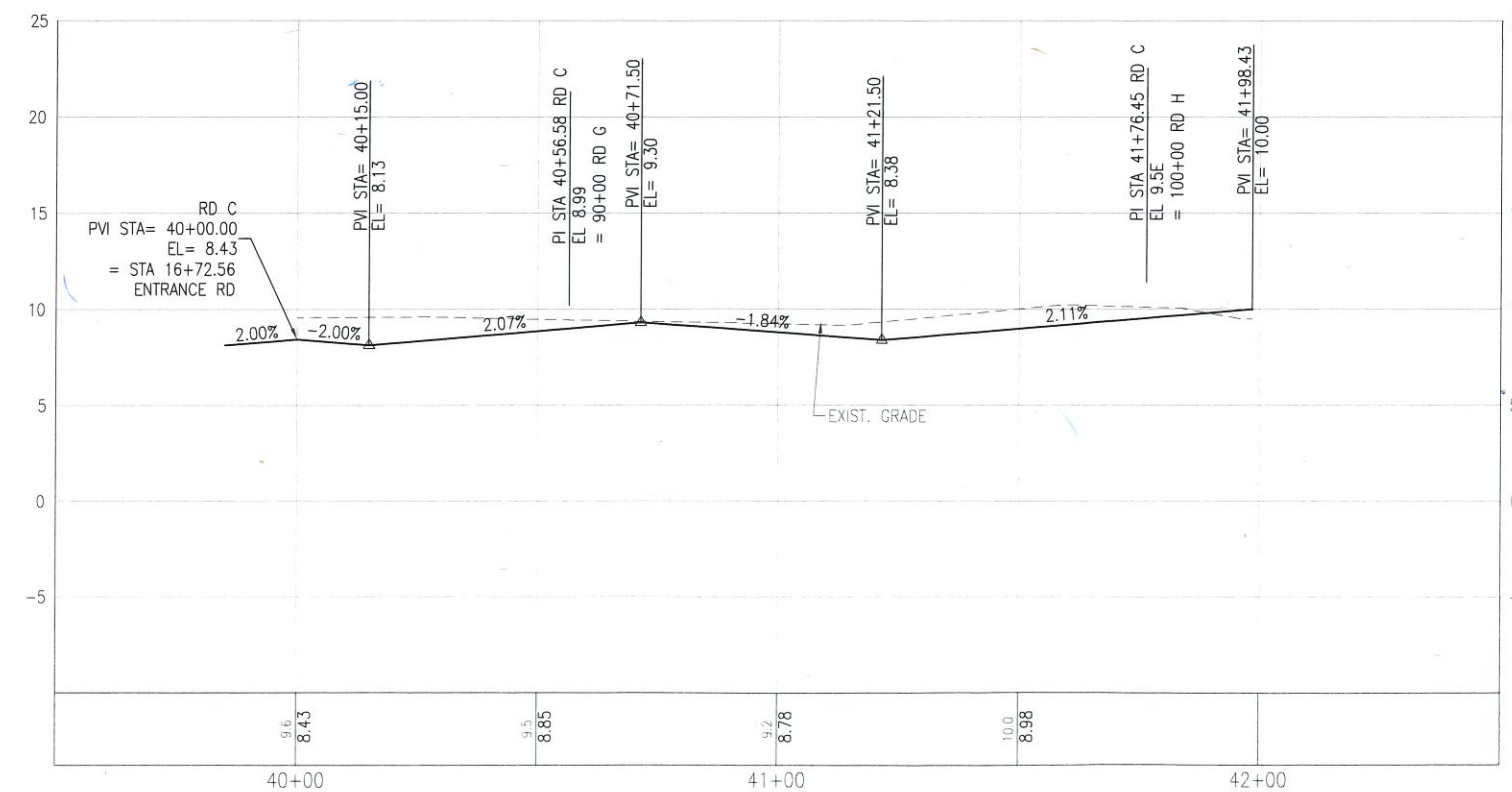
SCALE: 1" = 20'

SCALE: 1" = 5'

ROAD B



ROAD C



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PORTOFINO TOWER 6
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ROAD B & ROAD C
PLAN & PROFILE

C-115

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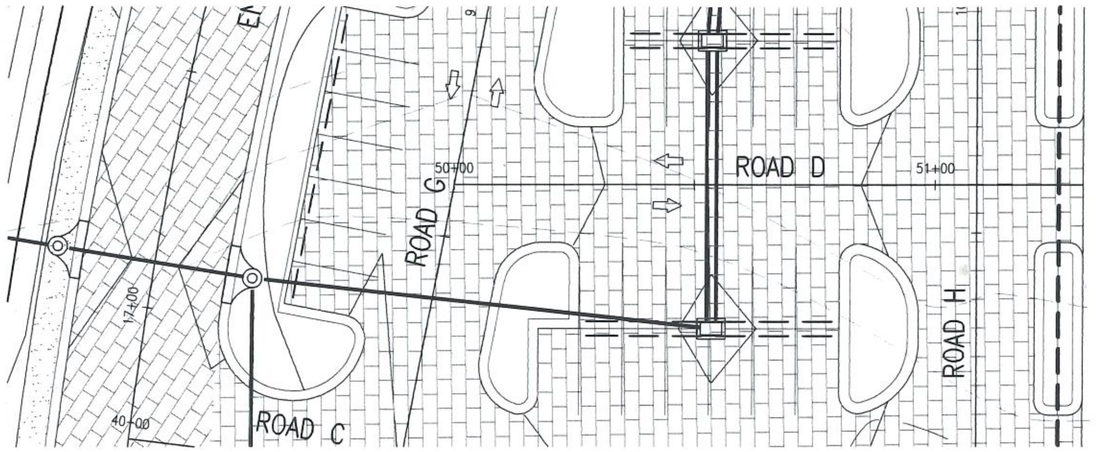
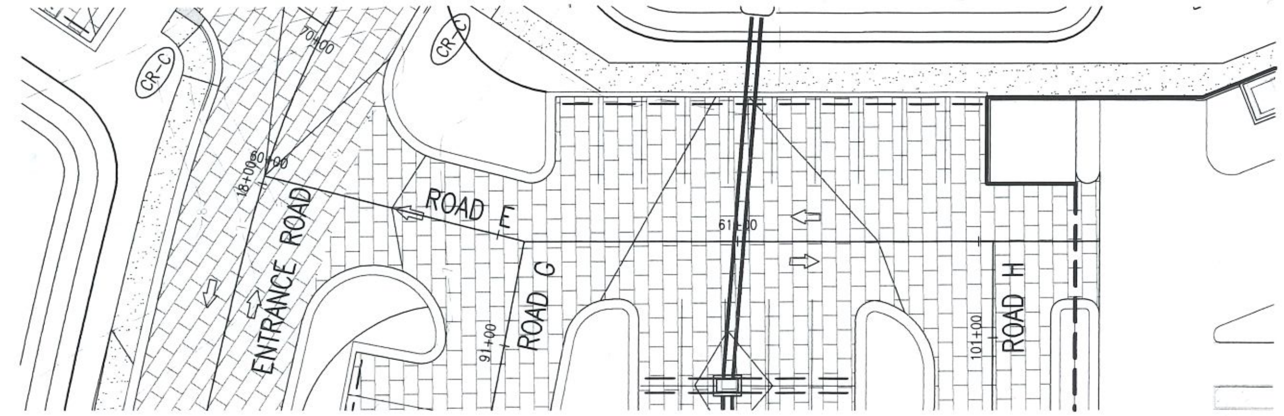
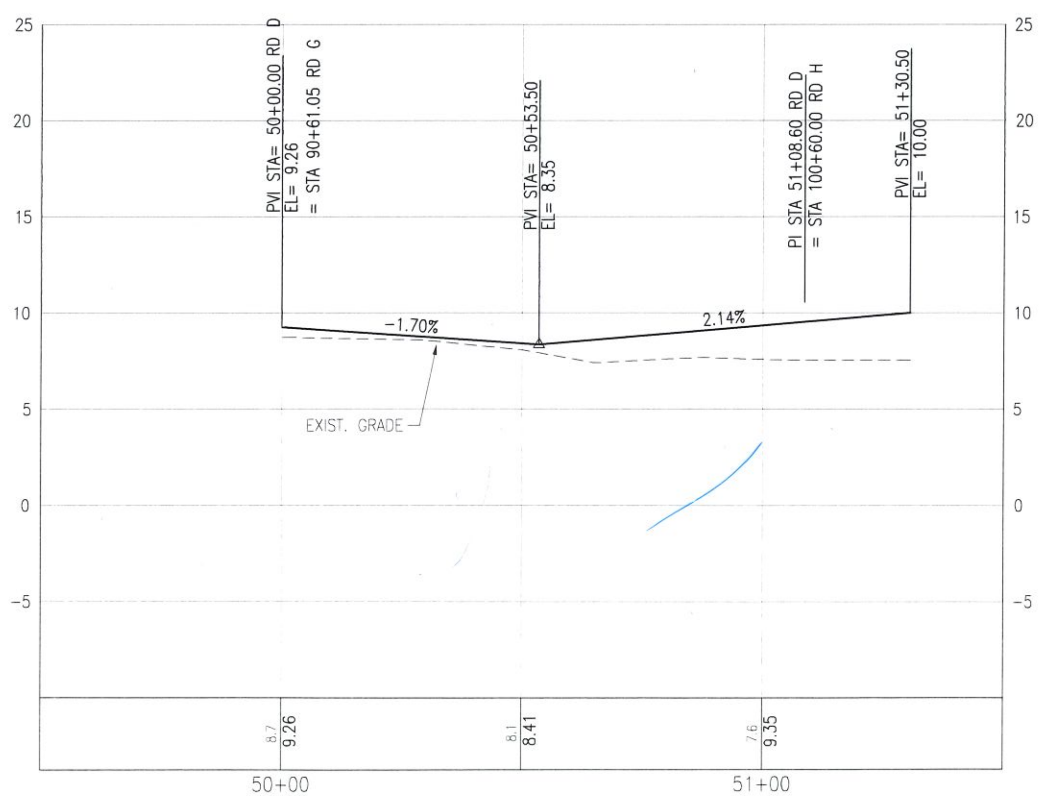
SRIA

SCALE: 1" = 20'
SCALE: 1" = 5'

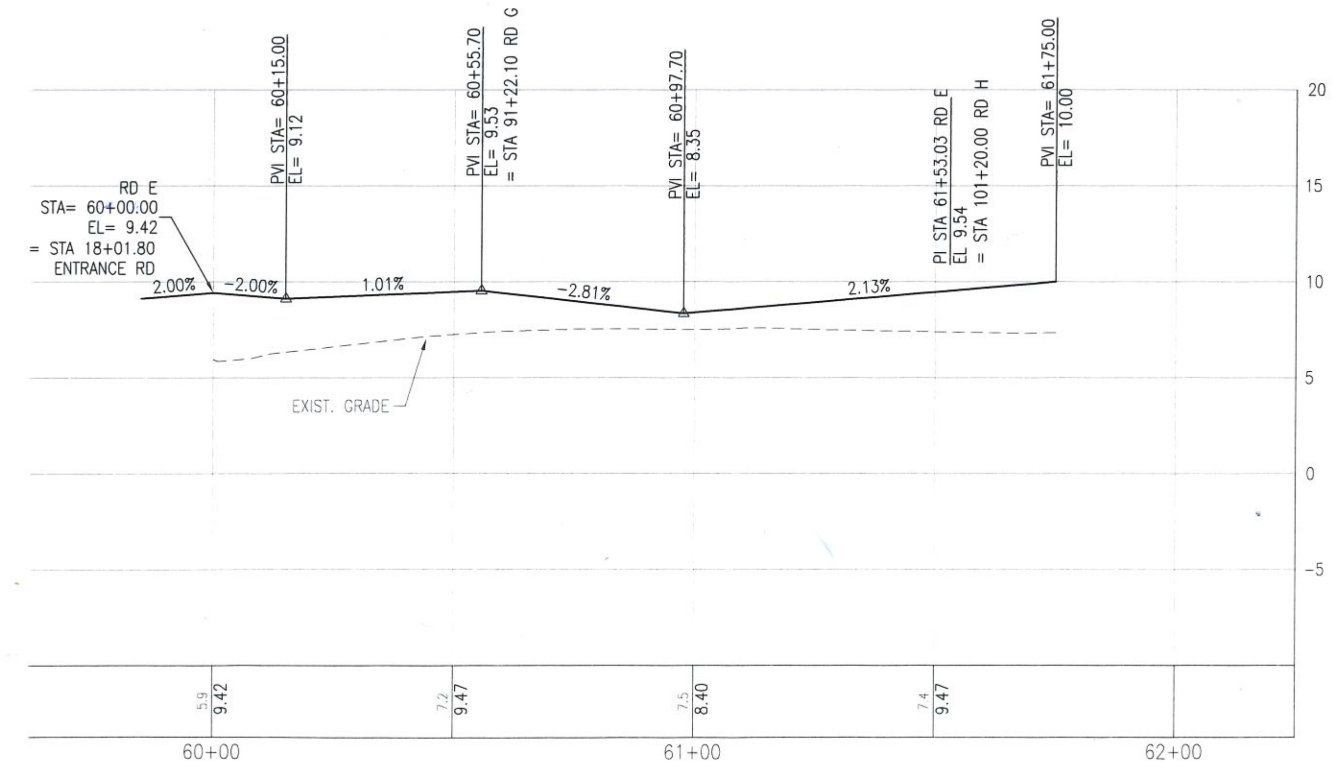




ROAD D



ROAD E



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PORTOFINO TOWER 6
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CHK'D BY:
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DATE: APR 2021

ROAD D & ROAD E
PLAN & PROFILE

C-116

E:\DWG\1194\119401.02\C-112-119 DwyProfile.dwg, May 13, 2021 - 9:10:59AM, rgeiger

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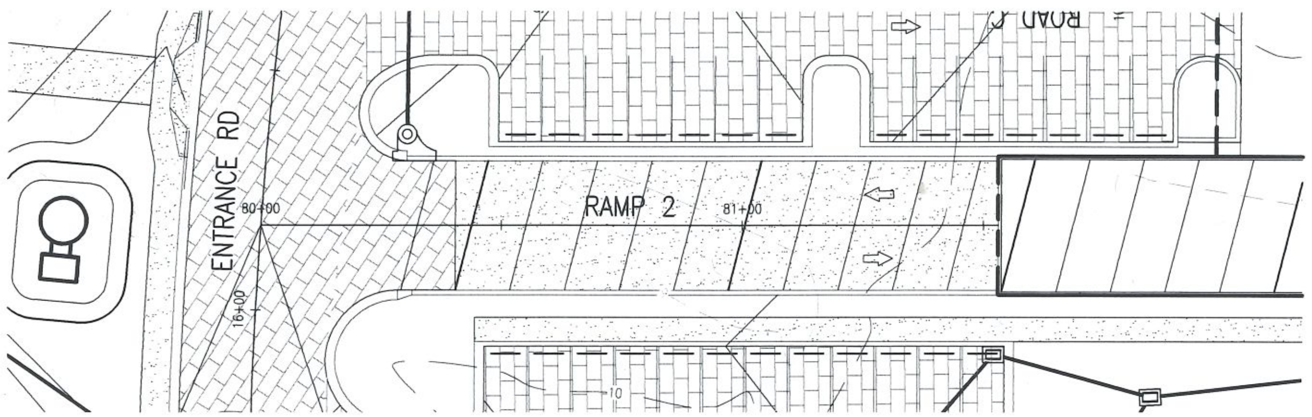
SCALE: 1" = 20'

SCALE: 1" = 5'



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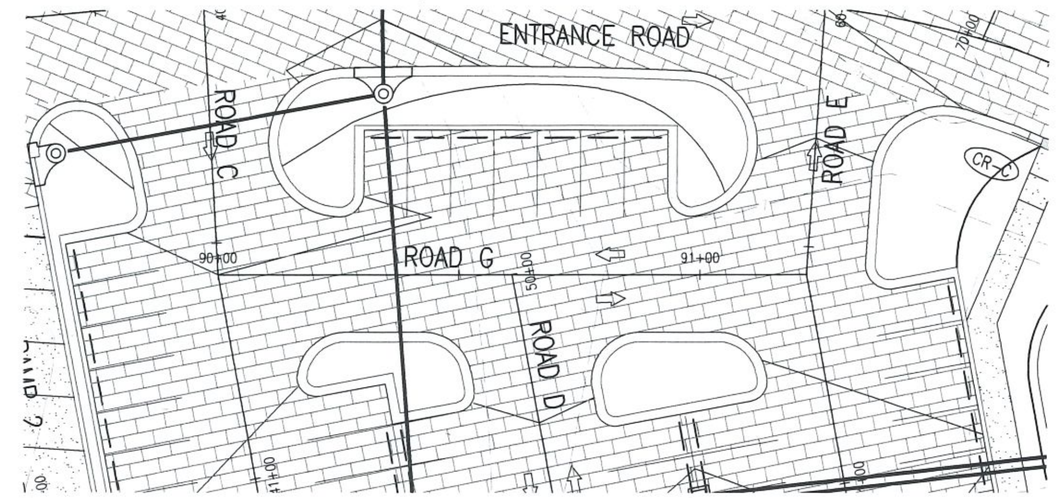
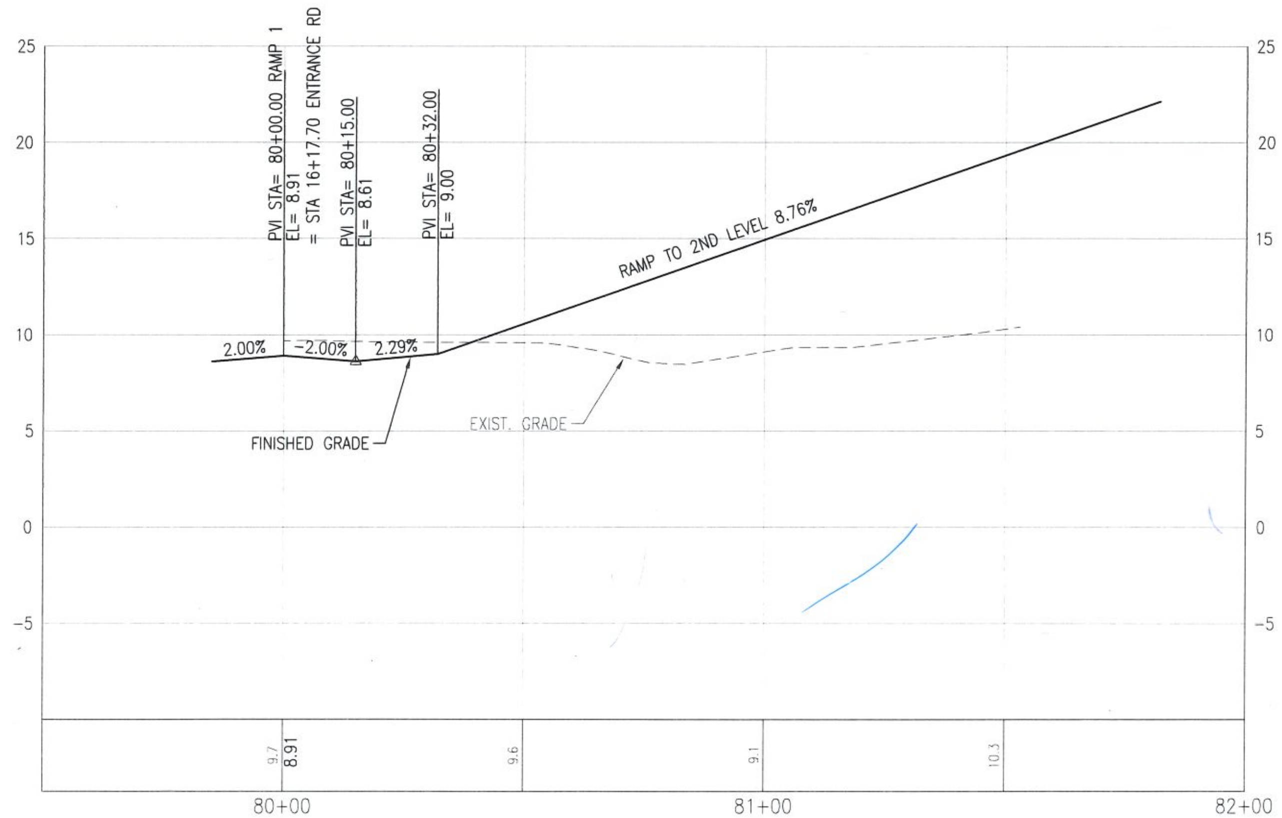
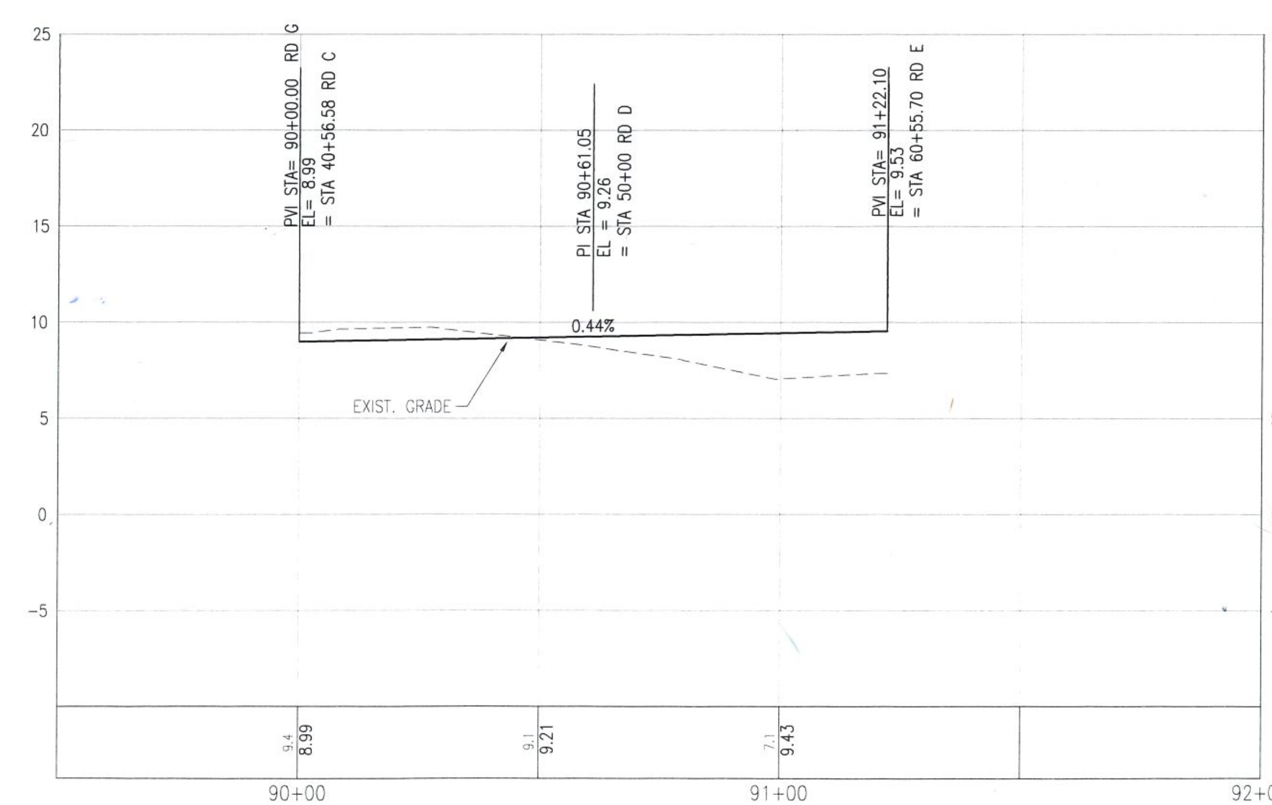


ROAD G





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DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

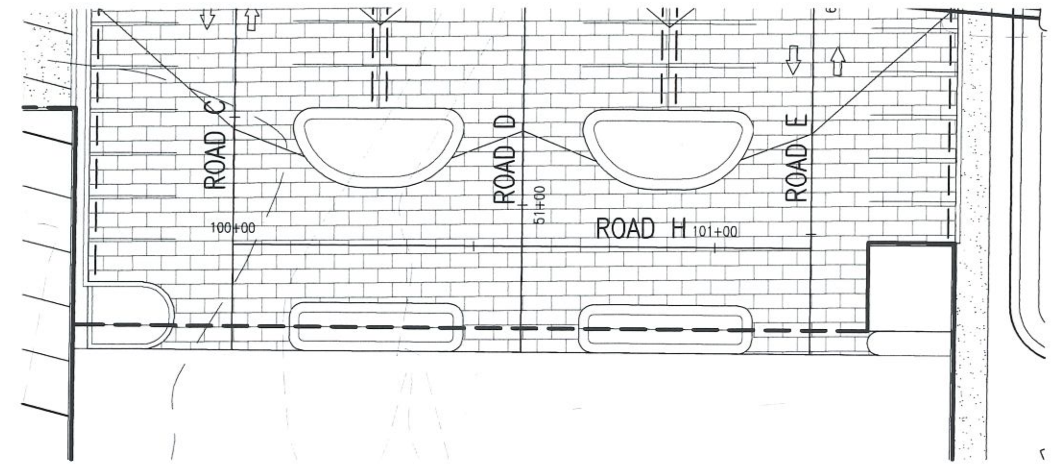
RAMP 2
& ROAD G

C-117

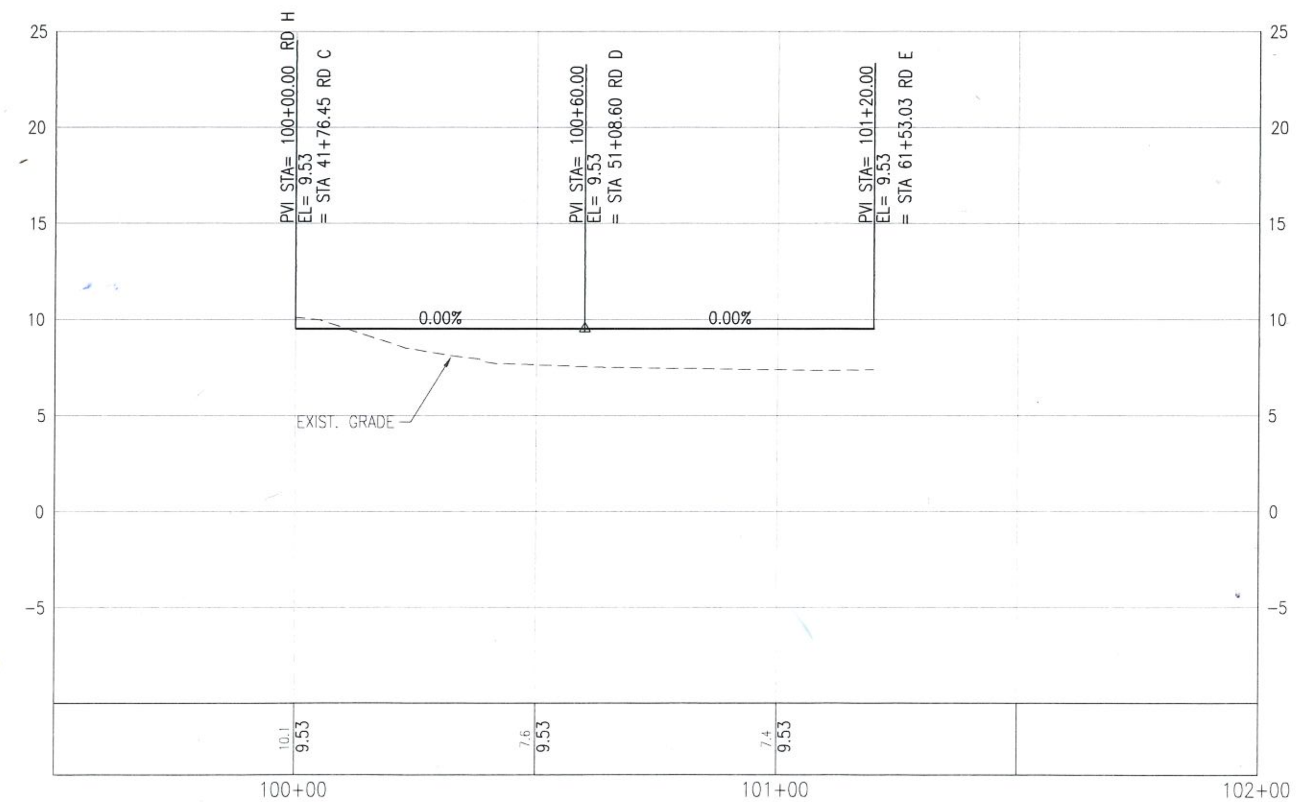
REVIEWED BY SRIA

0 10' 20' 40'
SCALE: 1" = 20'

0 5' 10'
SCALE: 1" = 5'



ROAD H



E:\DWG\1194\119401.02\C-112-119 DwyProfile.dwg, May 13, 2021 - 9:11:09AM, rgeiger

BASKERVILLE-DONOVAN, INC.
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ENGINEERING BUSINESS: EB-0000340
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MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___/___/___

PROJECT NO: 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

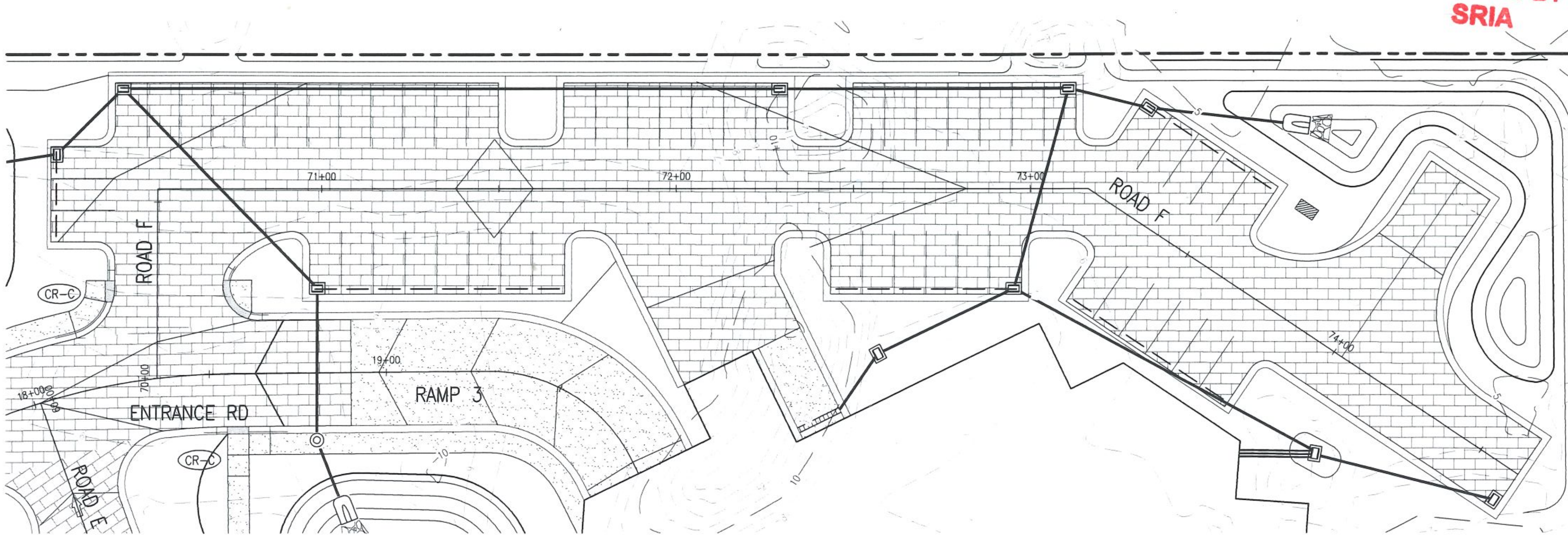
ROAD G & ROAD F
PLAN & PROFILE

C-118

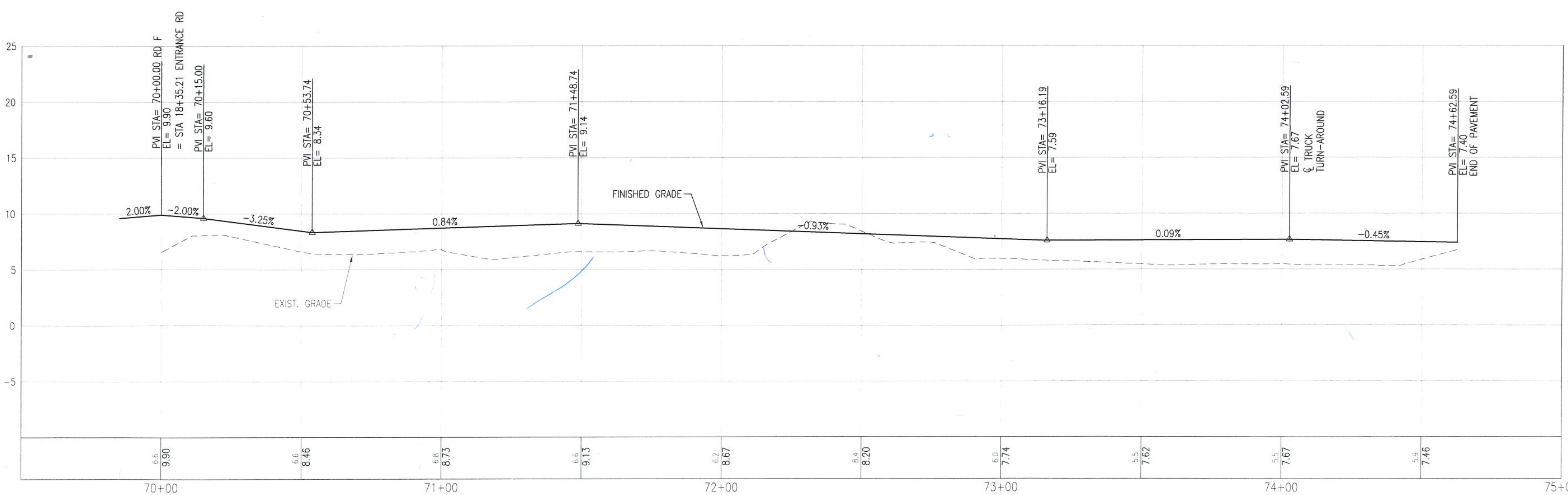
REVIEWED BY SRIA

SCALE: 1" = 20'

SCALE: 1" = 5'



ROAD F



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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ____ DATE __/__/__

PROJECT NO: 119401.02
DESIGNED BY:
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CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

ROAD G & ROAD F
PLAN & PROFILE

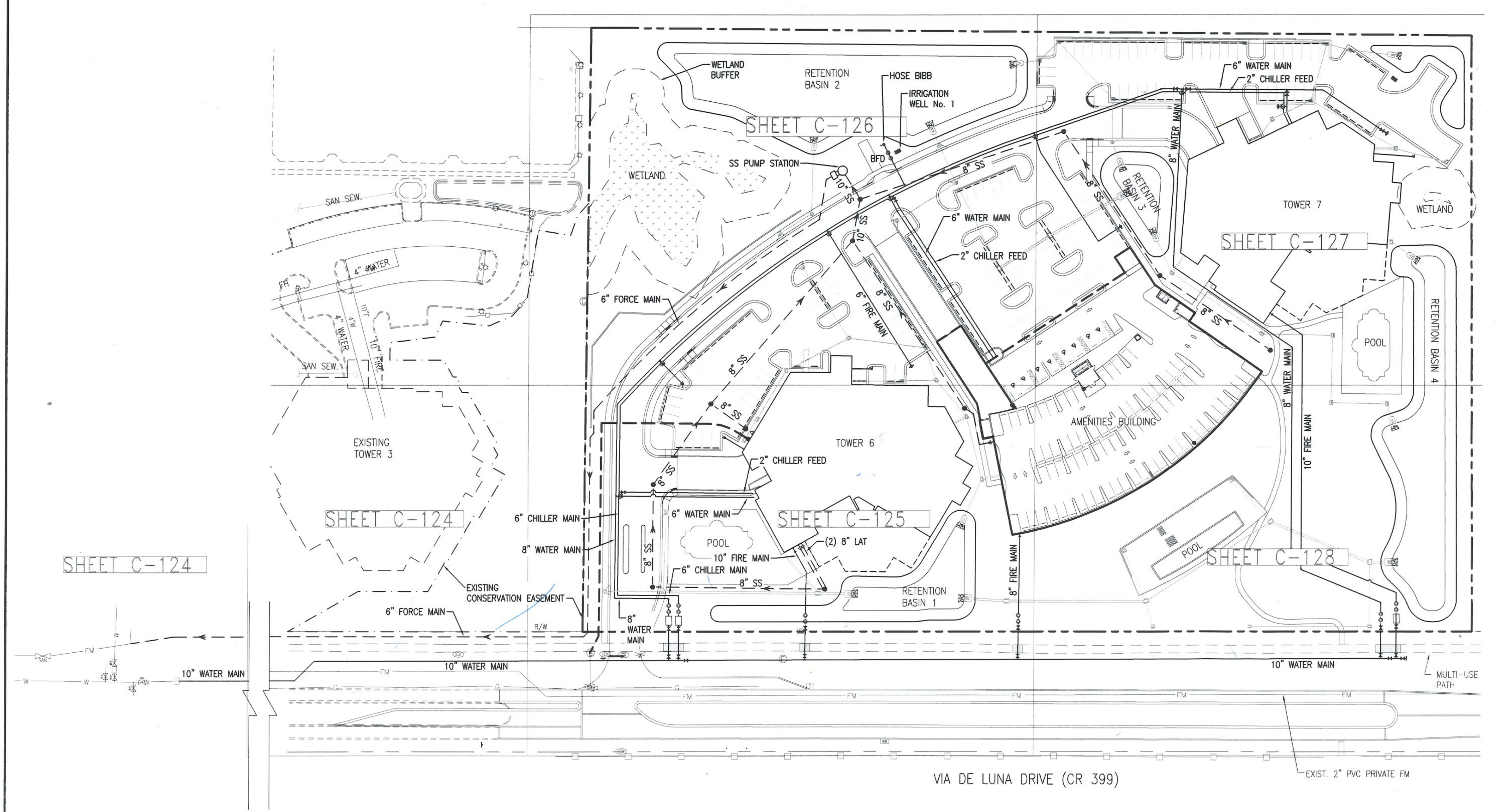
C-119

NOTES:

1. SANITARY PIPE CONNECTING TO MANHOLE WILL REQUIRE A CORE AND SEAL BOOT.

REVIEWED BY SRIA

0 25' 50' 100'
SCALE: 1" = 50'



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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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DESIGNED BY:
DRAWN BY:
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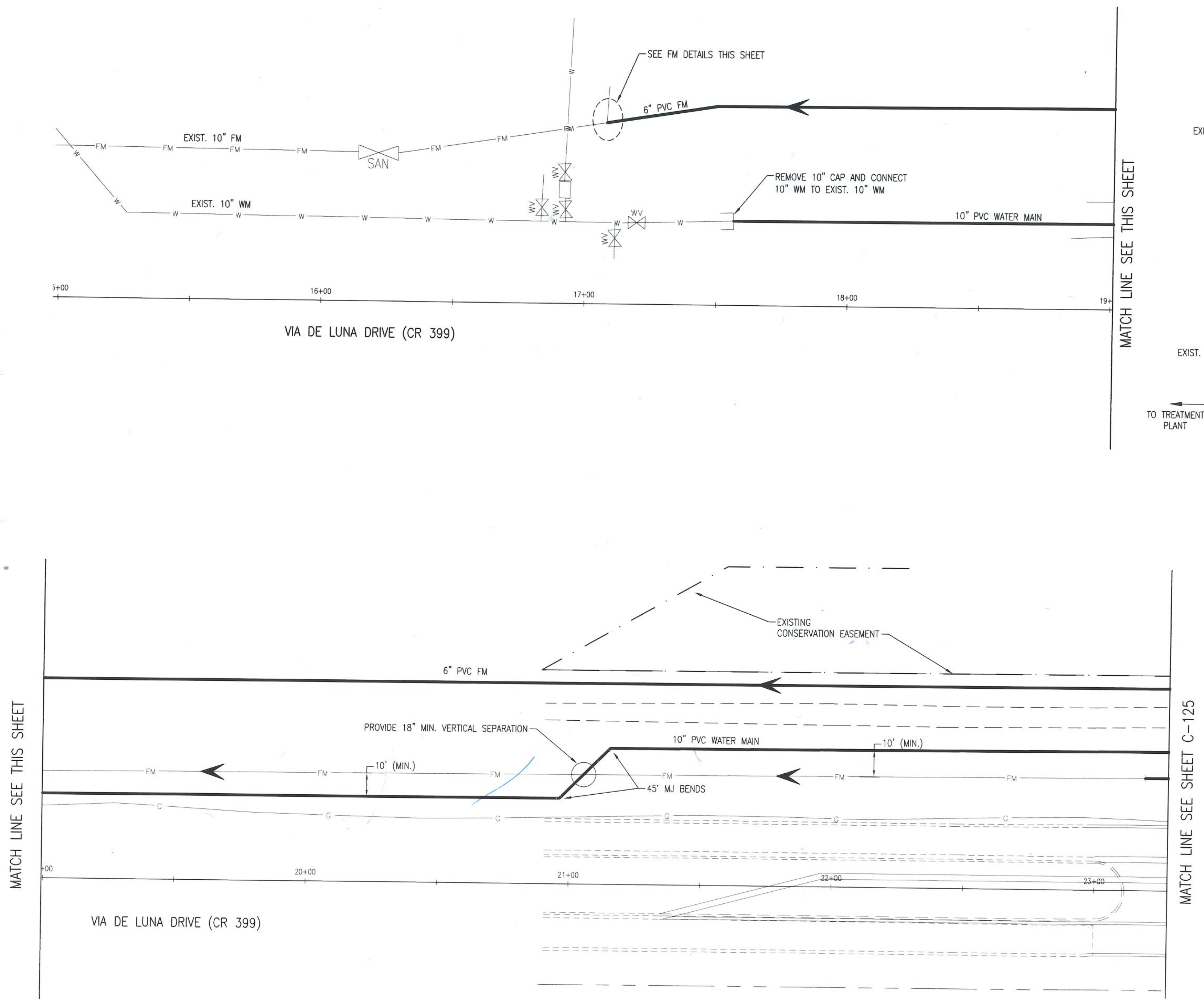
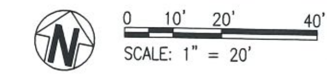
PROJ. MGR.: MDL
DATE: APR 2021

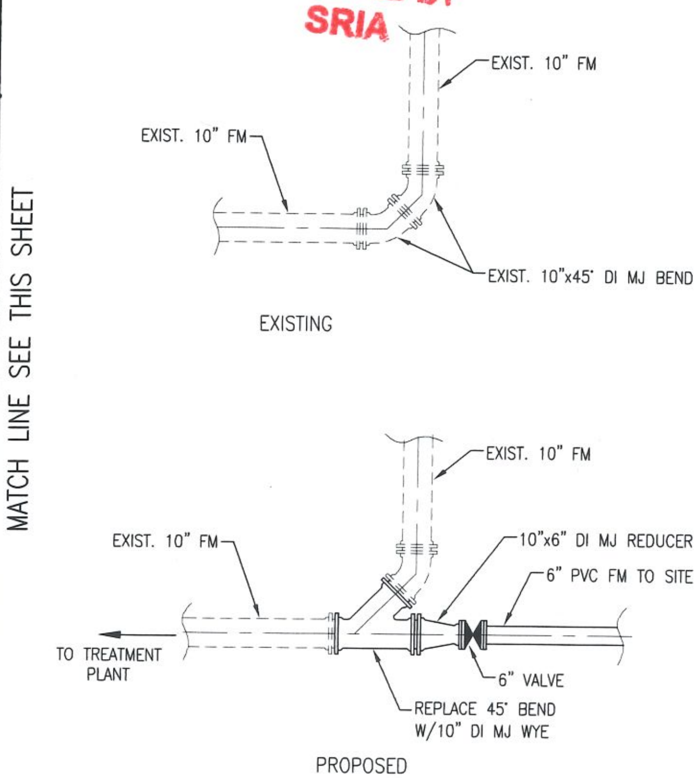
OVERALL UTILITY & KEY PLAN

C-123





REVIEWED BY SRIA



FM DETAILS
NOT TO SCALE

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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/____

PROJECT NO: 119401.02
DESIGNED BY:
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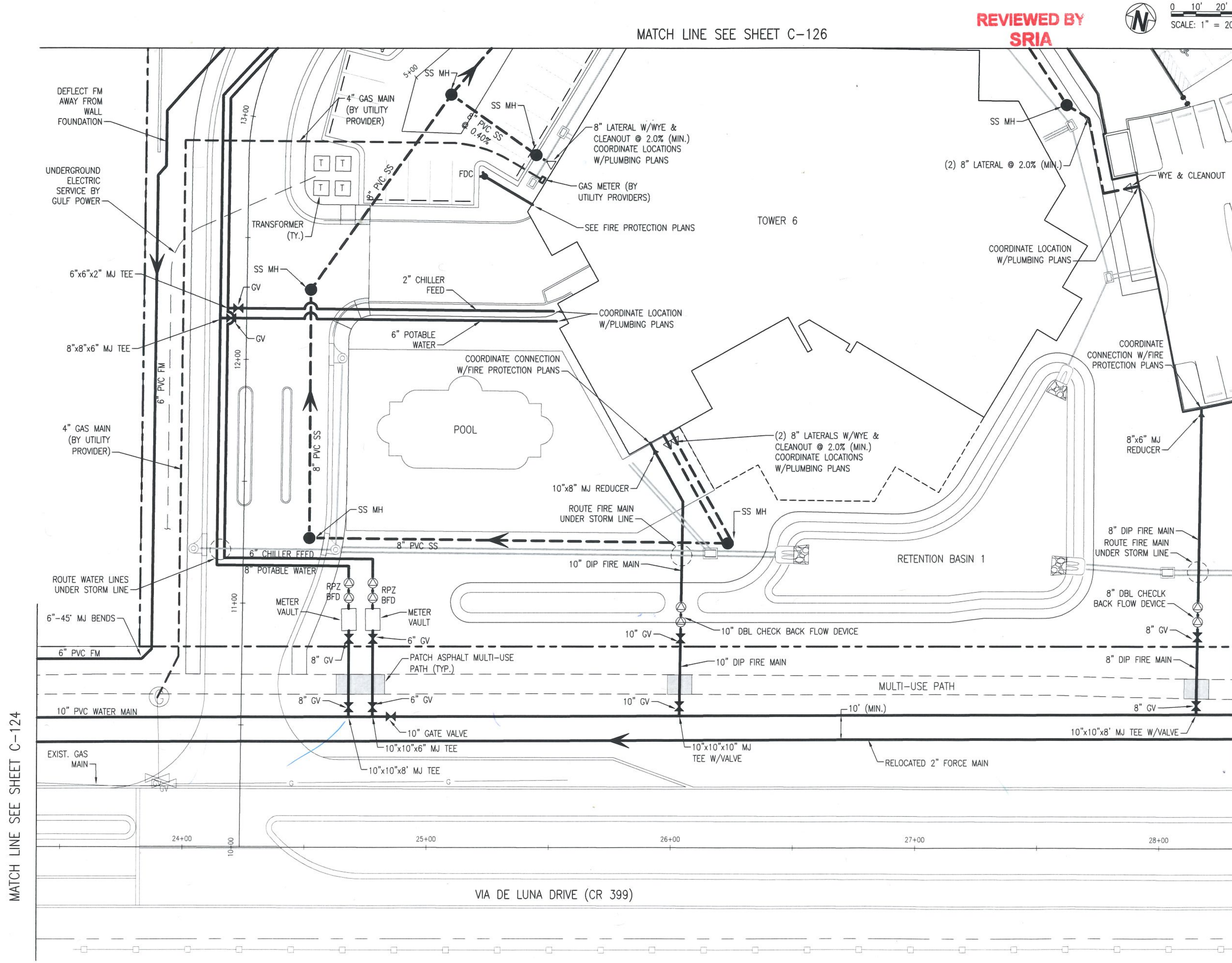
PROJ. MGR: MDL
DATE: APR 2021

UTILITY PLAN

C-124



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FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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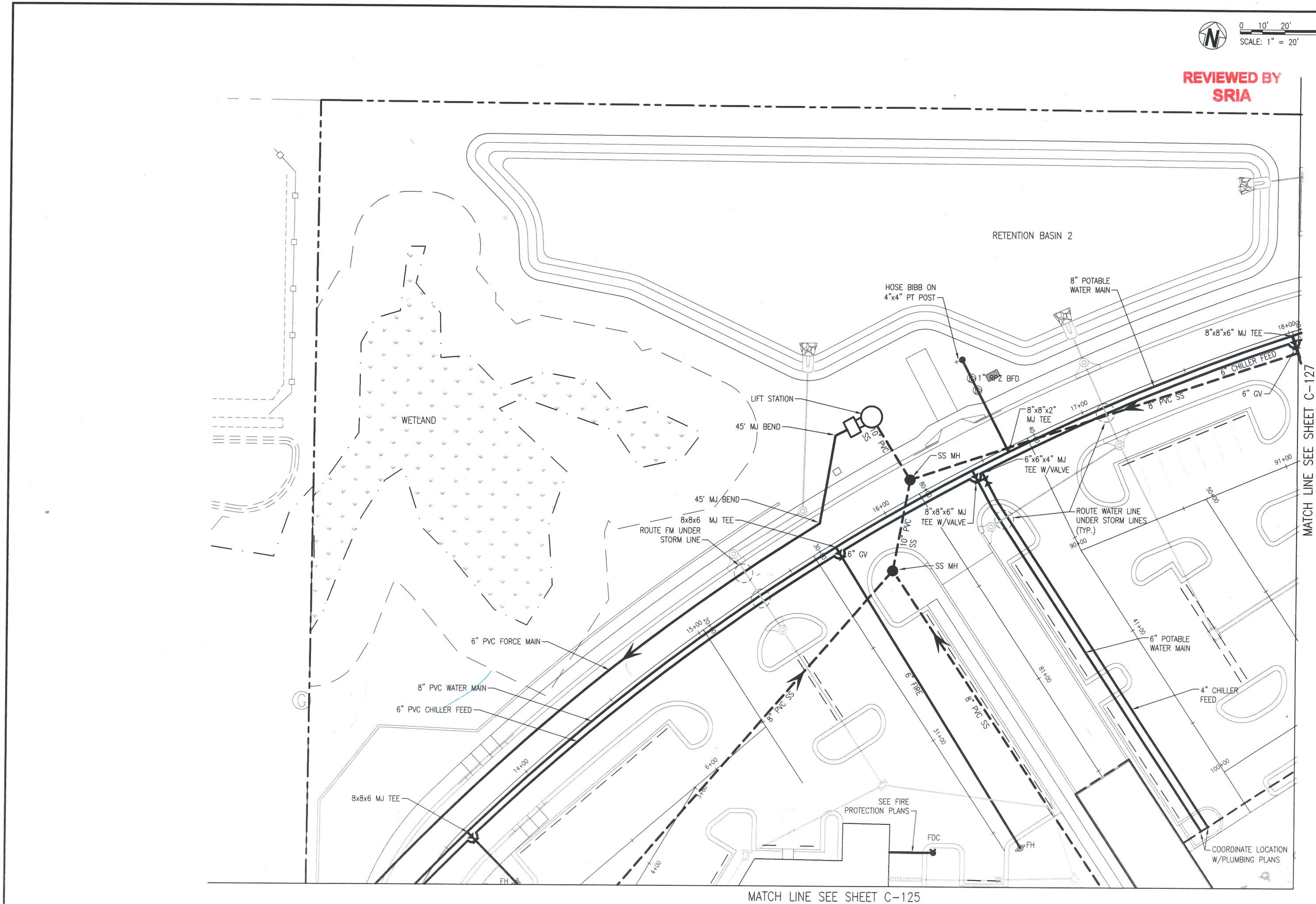
PROJ. MGR: MDL
DATE: APR 2021

UTILITY PLAN
PLAN

C-125

E:\DWG\1194\119401.02\C-124-128 UtilPlan.dwg, May 13, 2021 - 9:11:36AM, rgeiger



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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

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DESIGNED BY:
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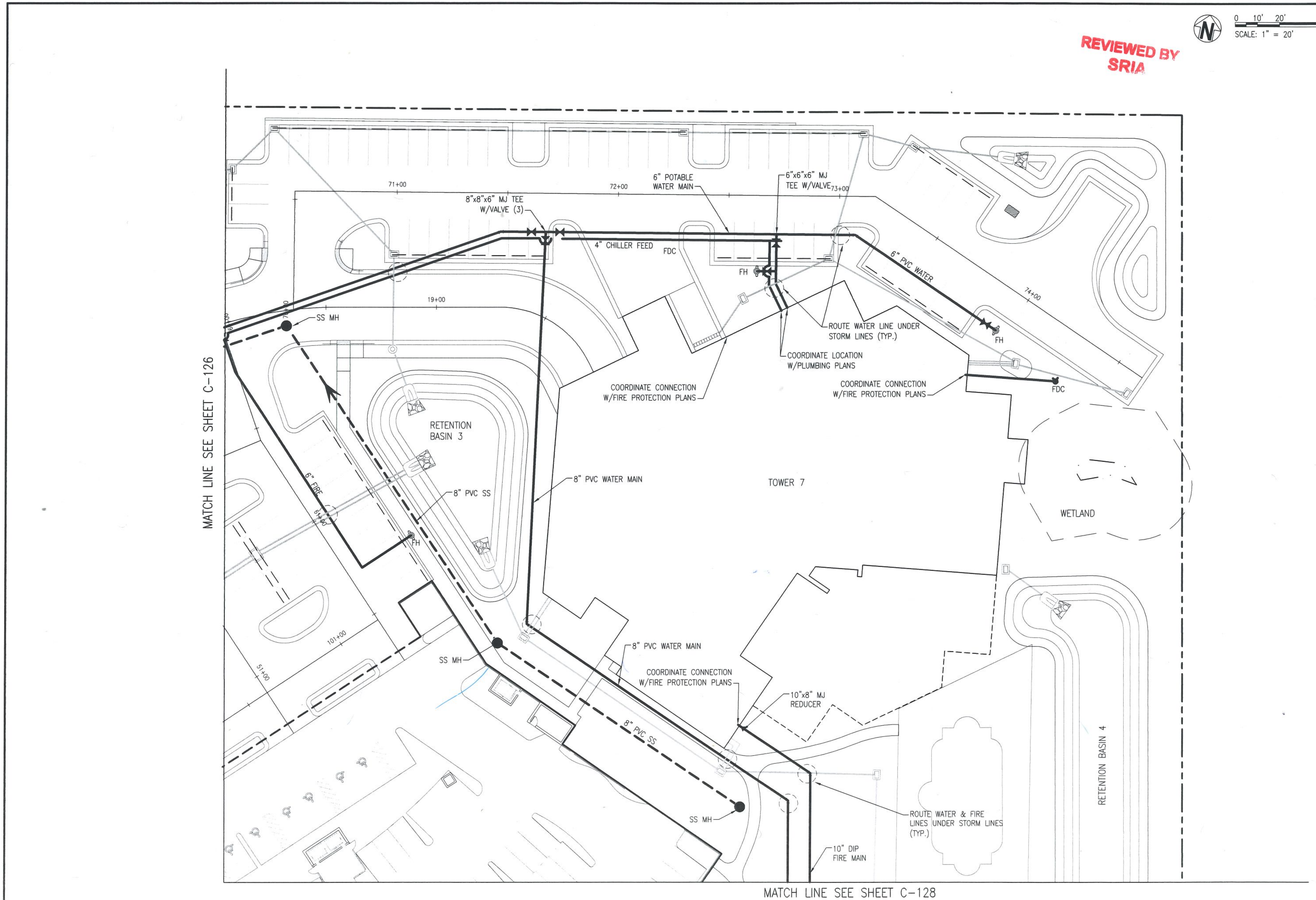
CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

UTILITY PLAN

C-126



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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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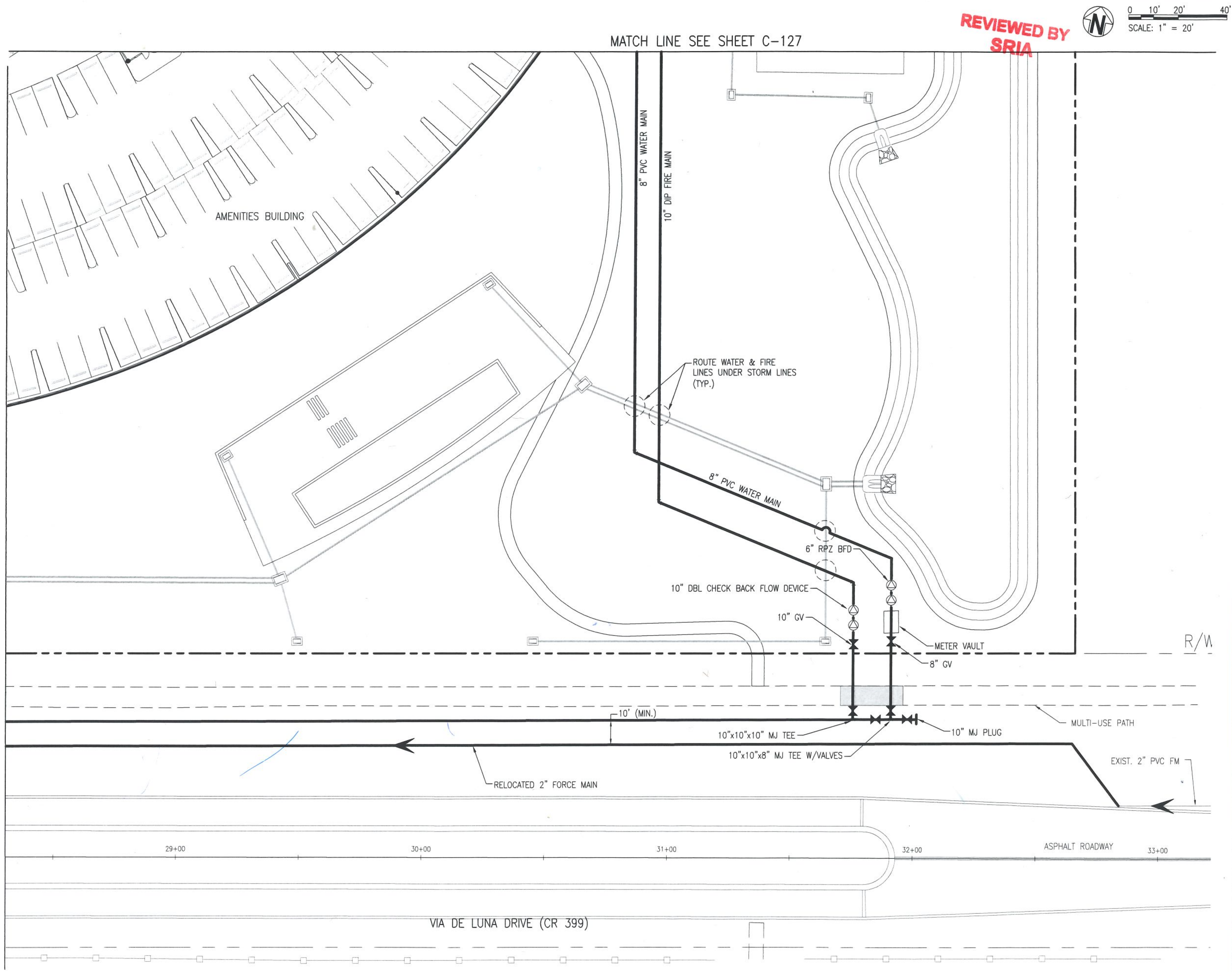
DATE: APR 2021

UTILITY PLAN

C-127

E:\DWG\1194\119401.02\C-124-128 UtilPlan.dwg, May 13, 2021 - 9:11:39AM, rgeiger



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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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PROJ. MGR.: MDL
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UTILITY PLAN

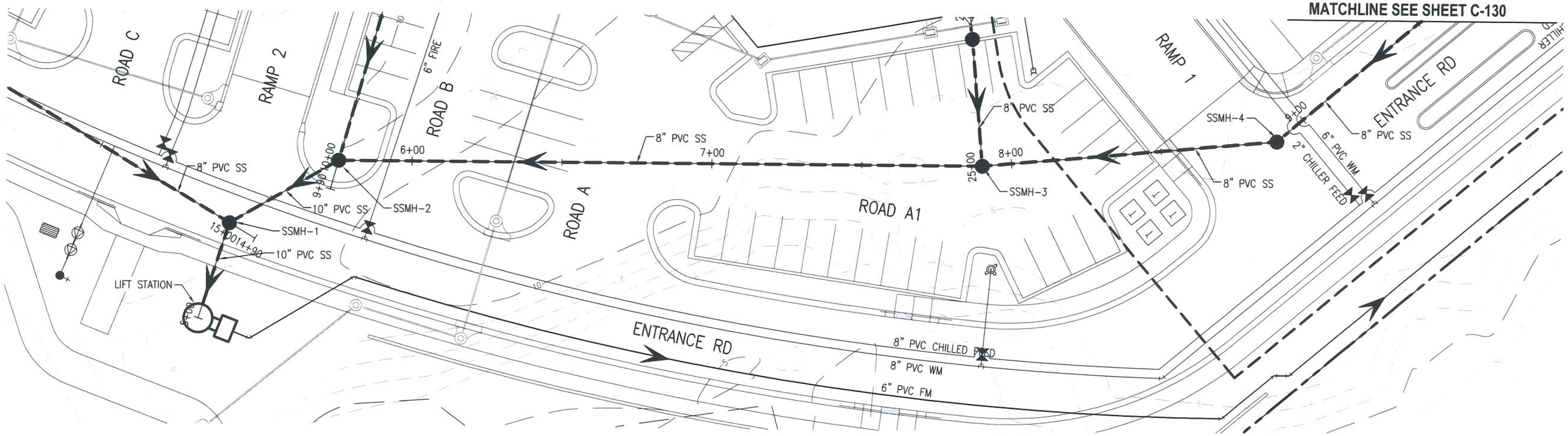
C-128

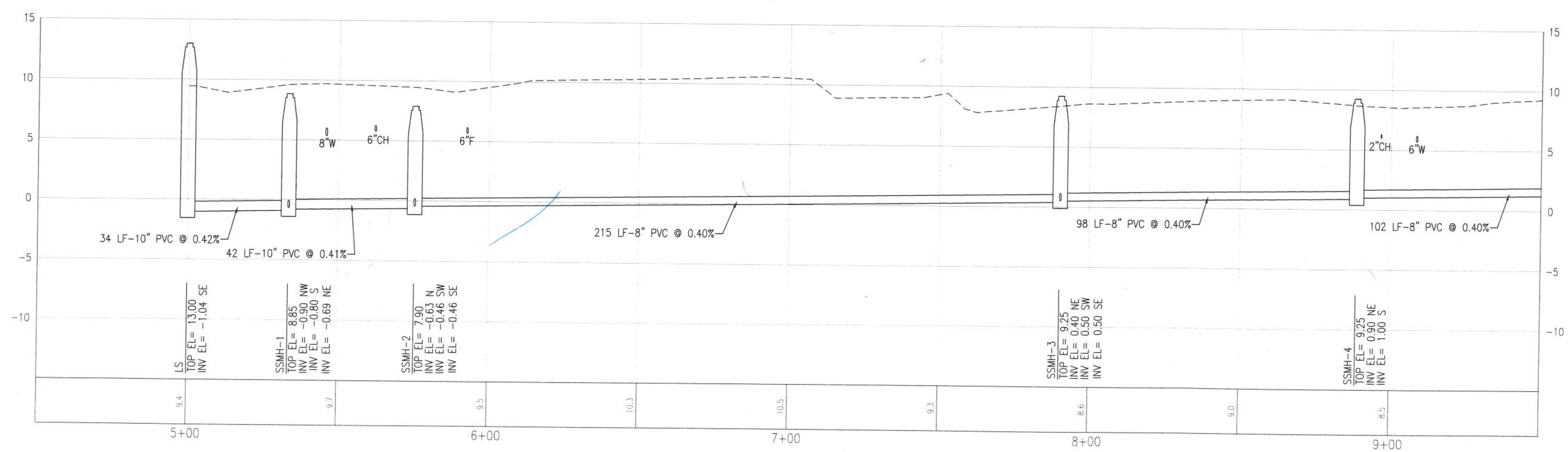
E:\DWG\1194\119401.02\C-124-128 UtilPlan.dwg, May 13, 2021 - 9:11:41AM, rgeiger

REVIEWED BY SRIA

SCALE: 1" = 20'

SCALE: 1" = 5'





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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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SANITARY SEWER PLAN & PROFILE

C-129

E:\DWG\1194\119401.02\C-129-132 SewerProfile.dwg, May 13, 2021 - 9:11:51AM, rgeiger

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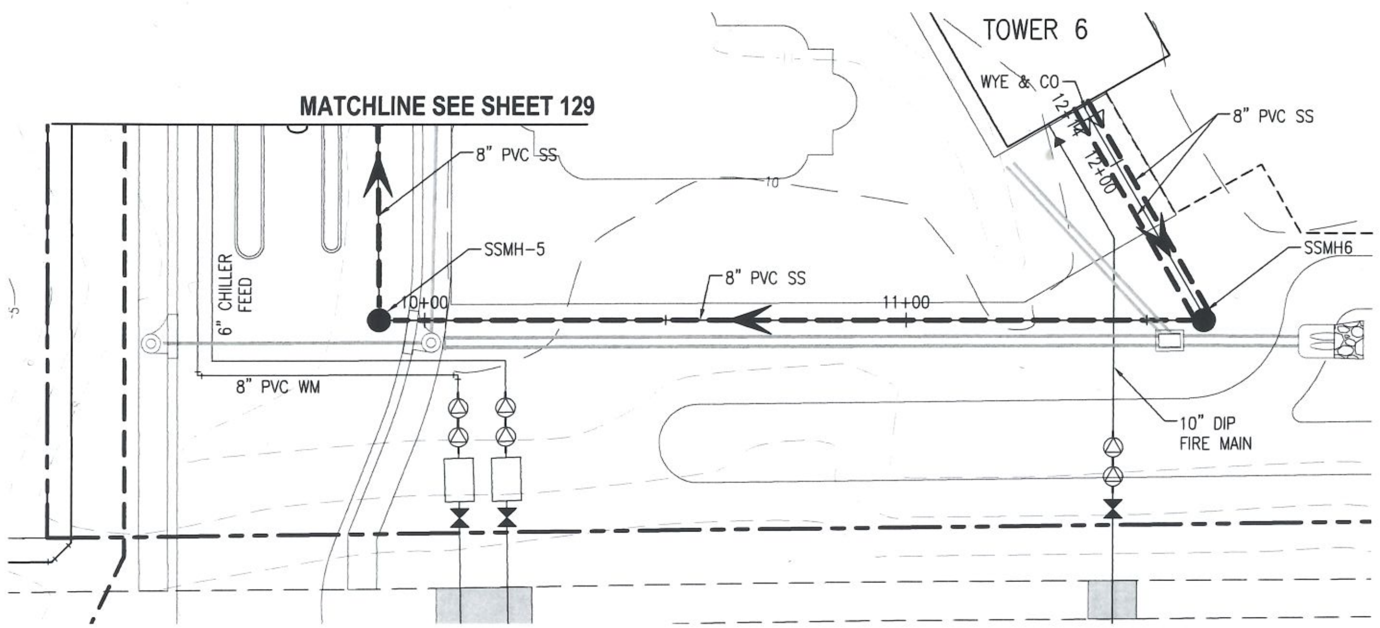

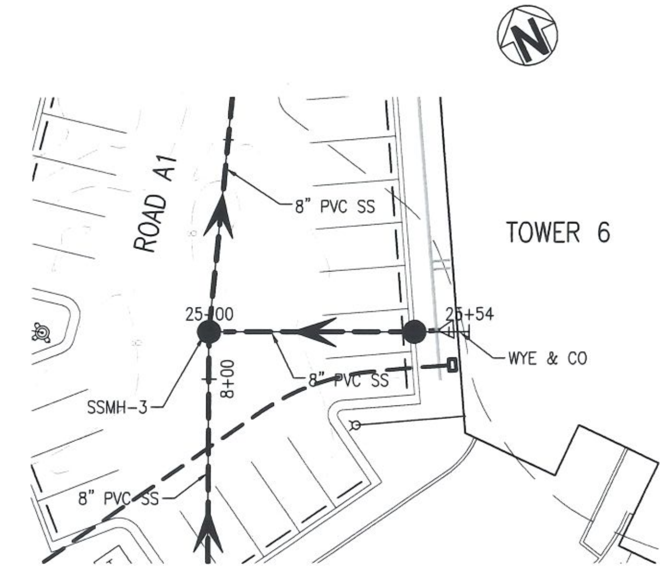

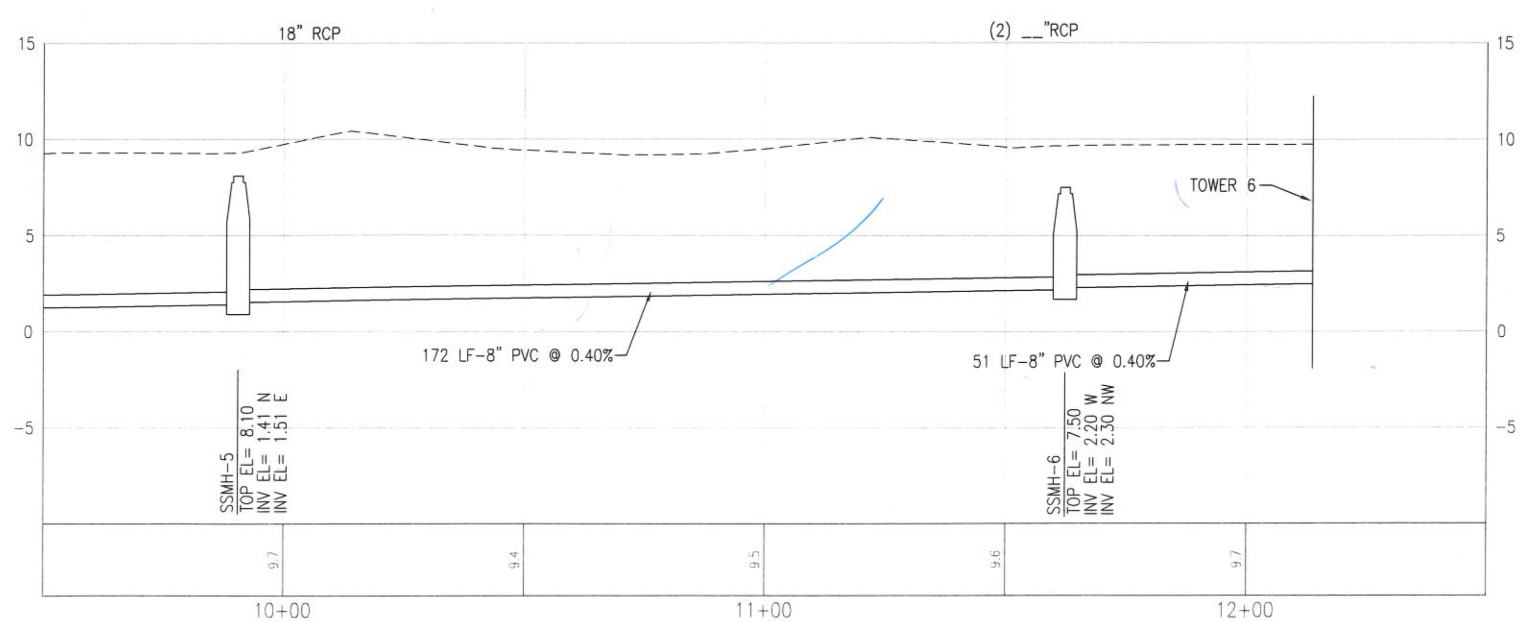

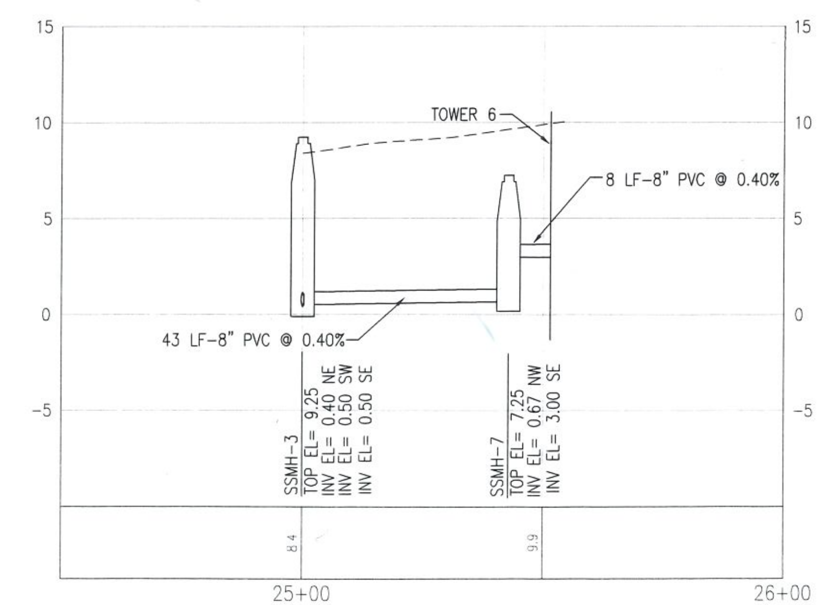

SCALE: 1" = 20'

SCALE: 1" = 5'

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FL Reg. Engineer #49463

PORTOFINO TOWER 6
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NO.	DATE	APPR.	REVISION/ACTION TAKEN

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PROJ. MGR: MDL
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SANITARY SEWER
PLAN & PROFILE

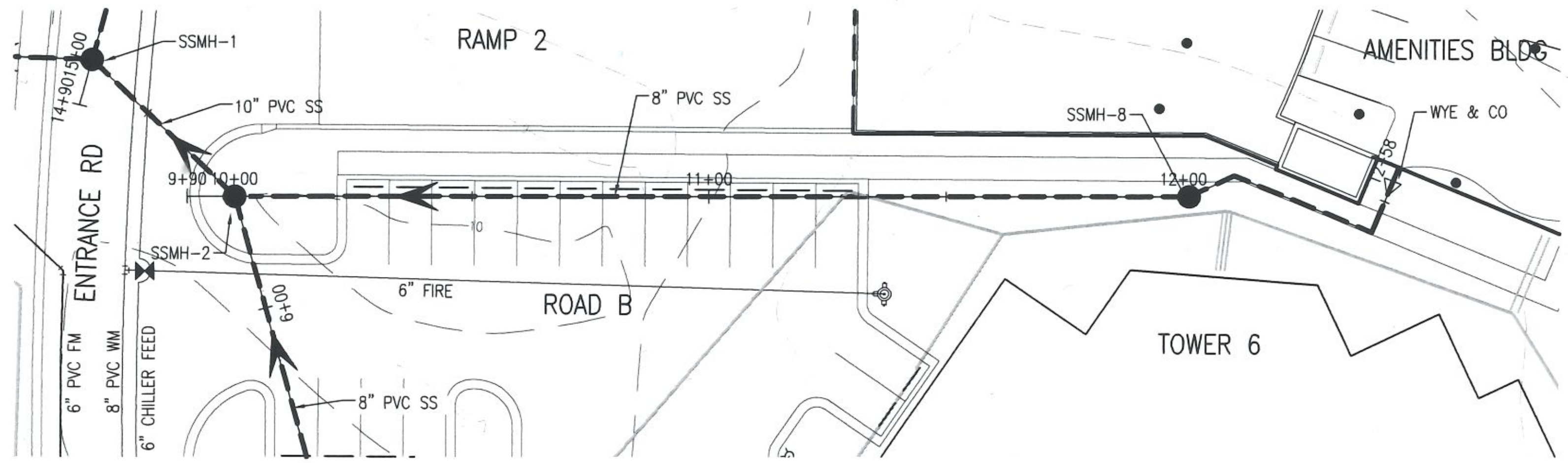
C-130

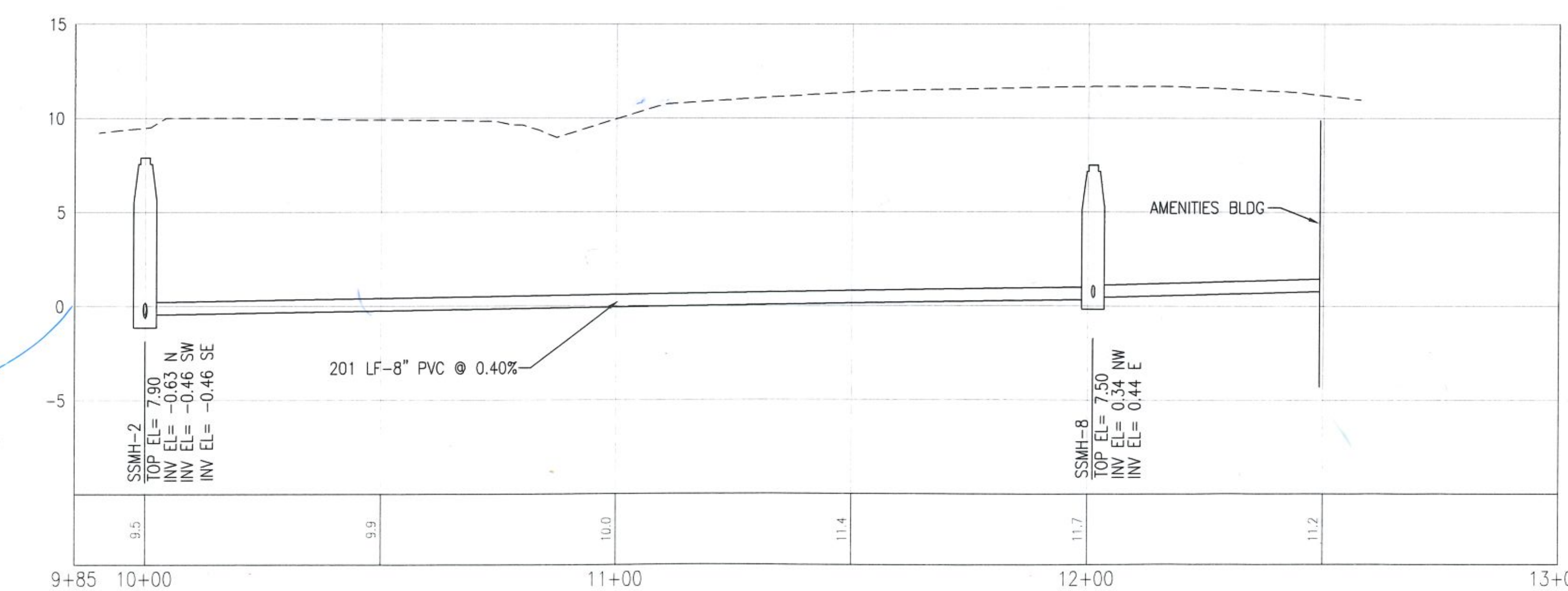
E:\DWG\1194\119401.02\C-129-132 SewerProfile.dwg; May 13, 2021 - 9:11:55AM, rgeiger

REVIEWED BY
SRIA

0 10' 20' 40'
SCALE: 1" = 20'

0 5' 10'
SCALE: 1" = 5'





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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

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SANITARY SEWER
PLAN & PROFILE

C-131

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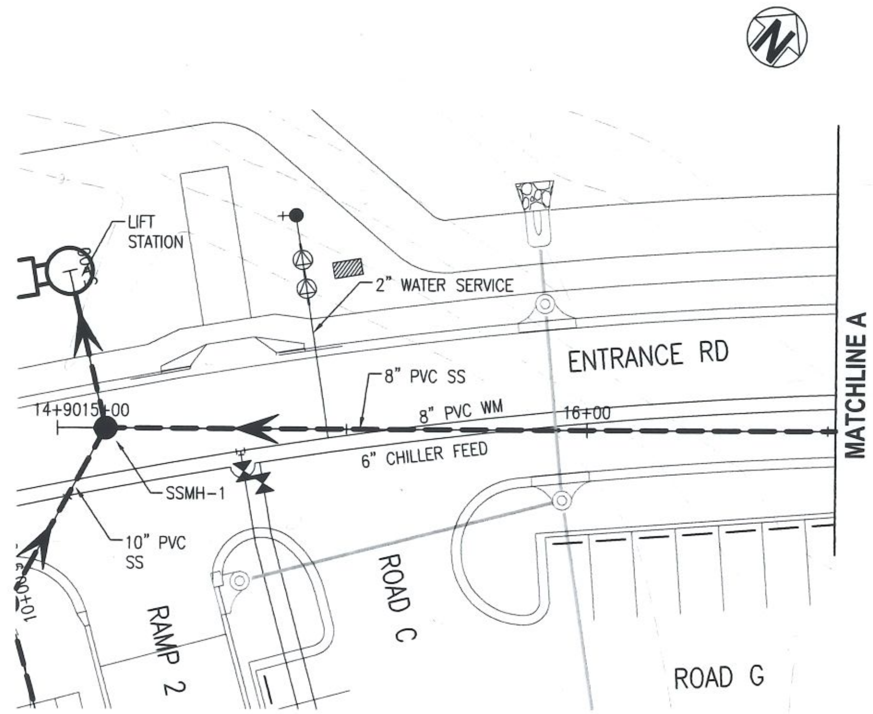
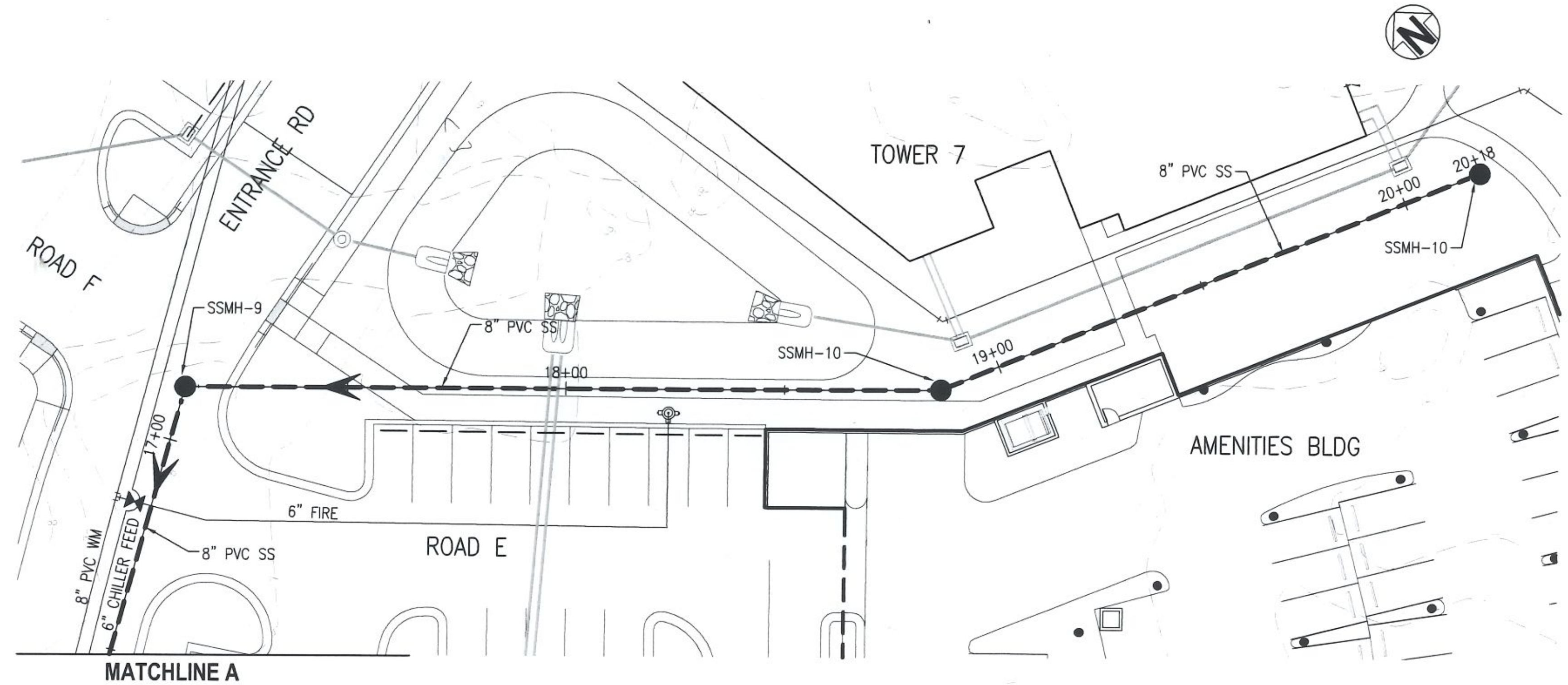
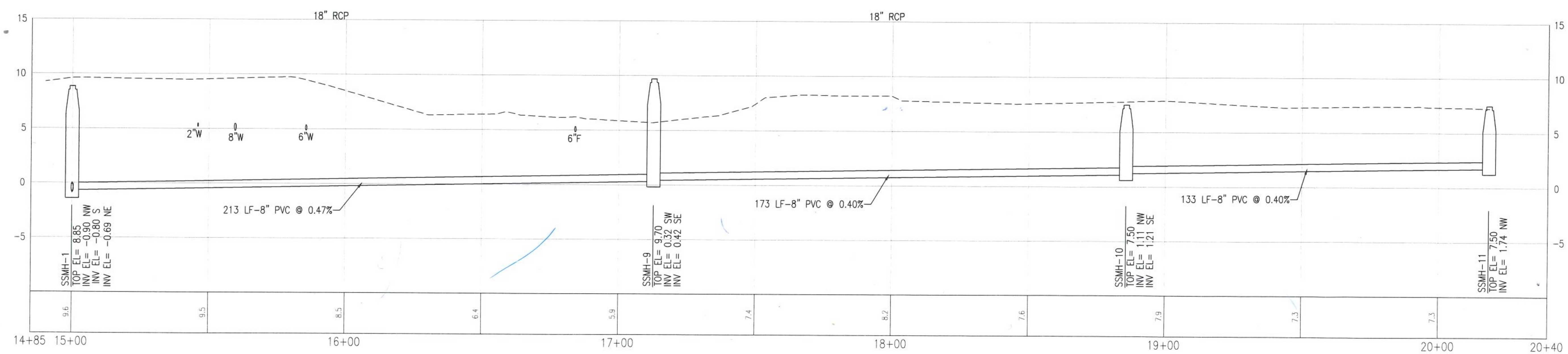
REVIEWED BY SRIA

SCALE: 1" = 20'

SCALE: 1" = 5'







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PORTOFINO TOWER 6
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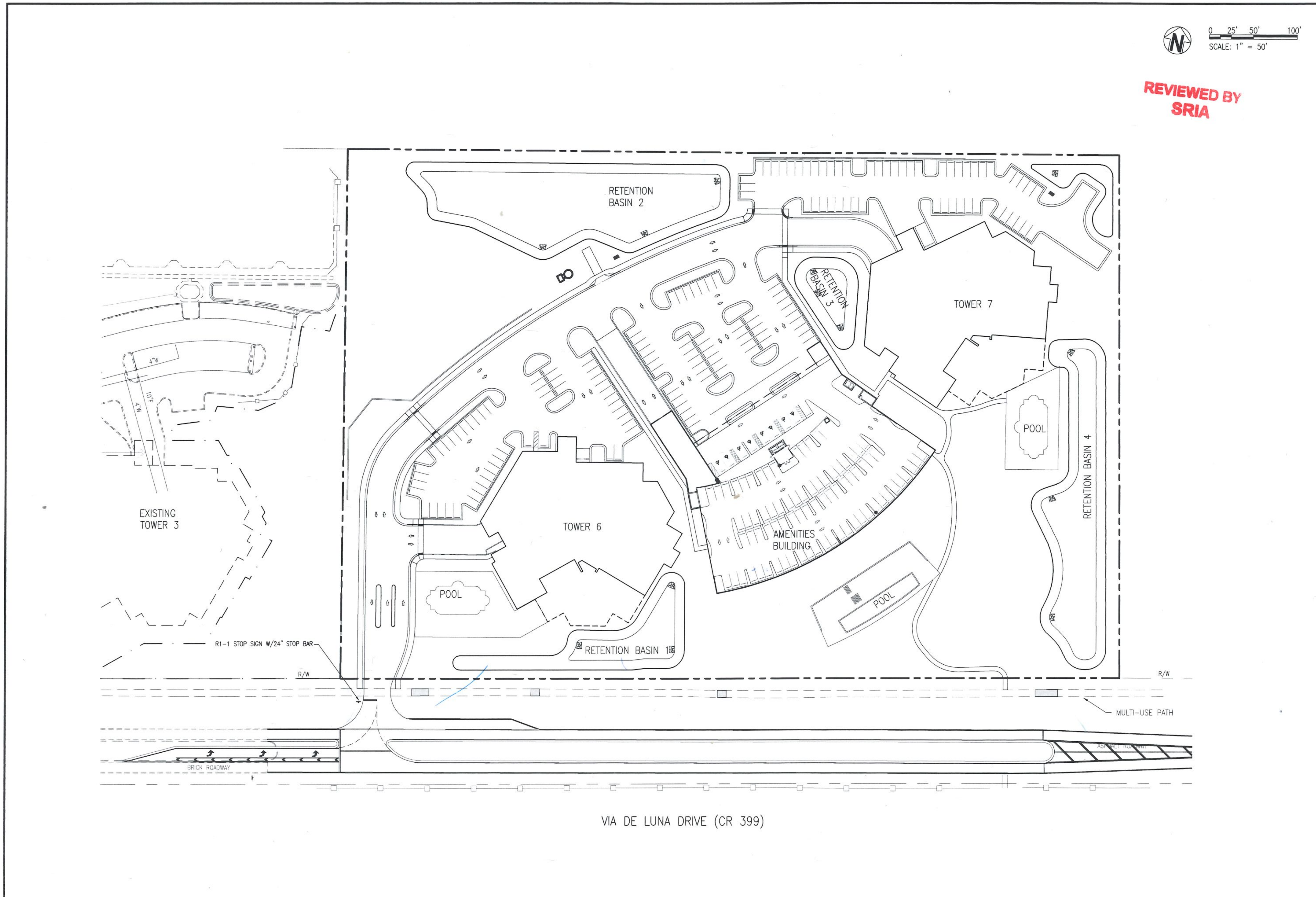
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

SANITARY SEWER
PLAN & PROFILE

C-132



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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

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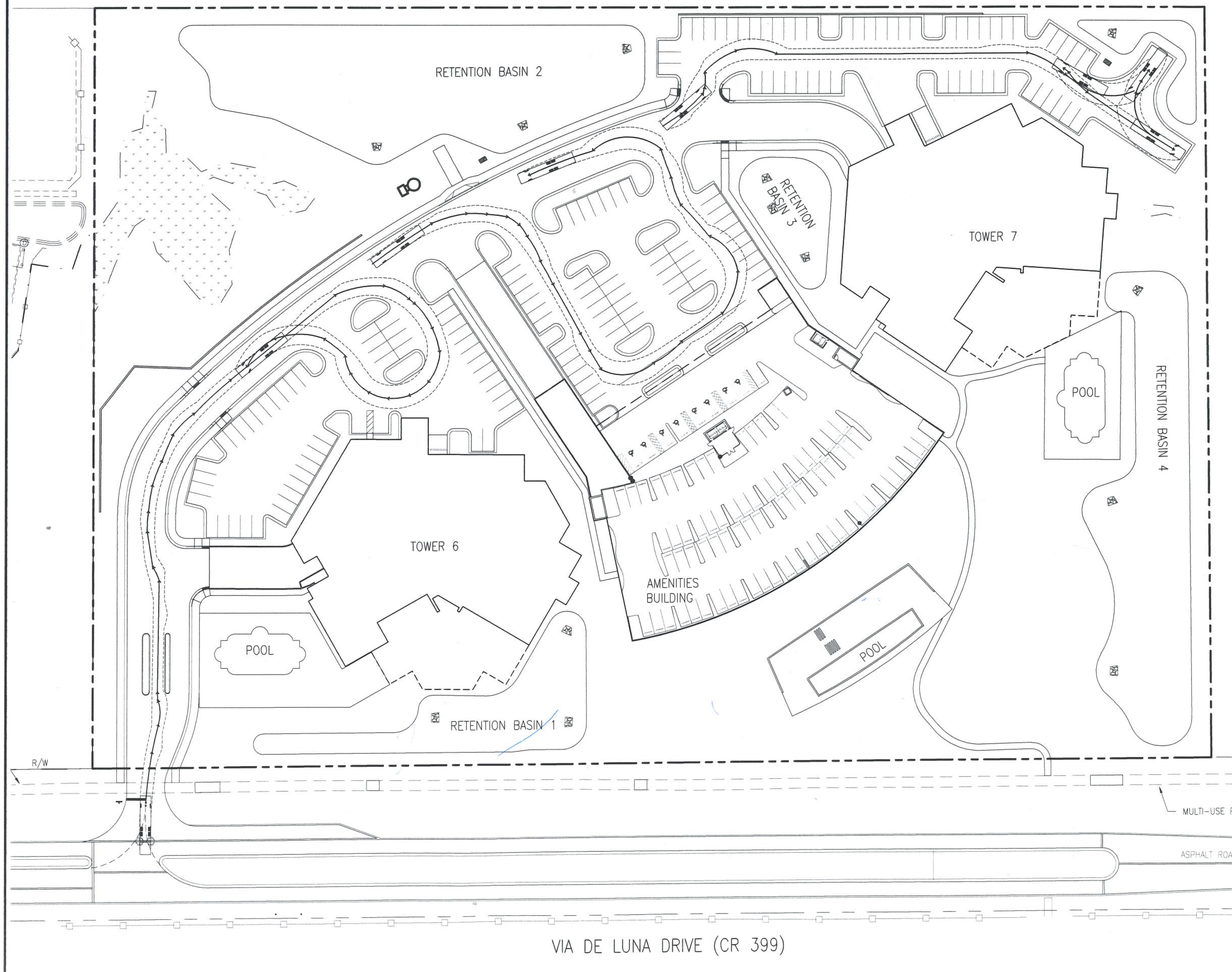
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

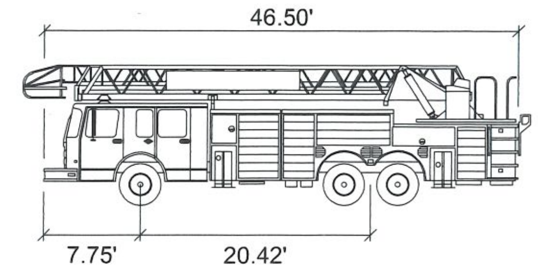
SIGNAGE & STRIPING PLAN

C-133



REVIEWED BY SRIA

SCALE: 1" = 40'



FIRE TRUCK DETAILS

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

DESIGN VEHICLE
NOT TO SCALE

NOTE:
FIRE TRUCK DESIGN VEHICLE SPECIFIED BY ESCAMBIA COUNTY. TURNING MOVEMENTS ILLUSTRATED USING AUTOTURN SOFTWARE FOR DESIGN VEHICLE

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PORTOFINO TOWER 6
TOWER 7 AND
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DESIGNED BY:
DRAWN BY:
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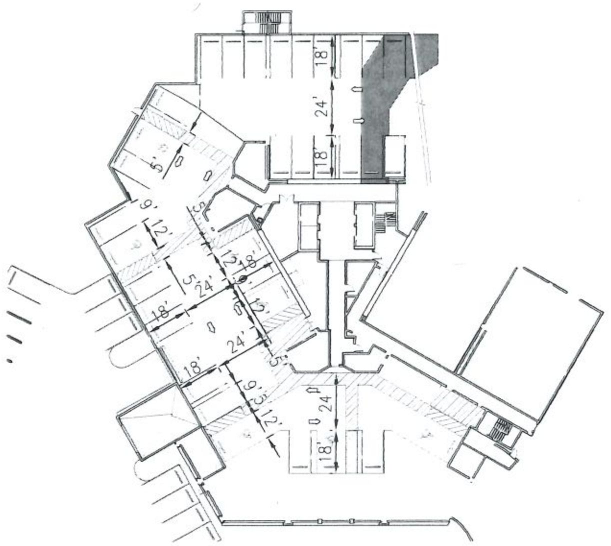
PROJ. MGR.: MDL
DATE: APR 2021

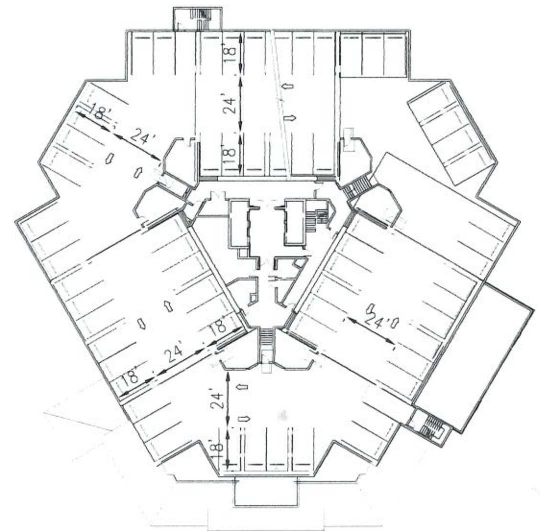
FIRE TRUCK ACCESS
PLAN - FIRE TRUCK
DETAIL

C-134

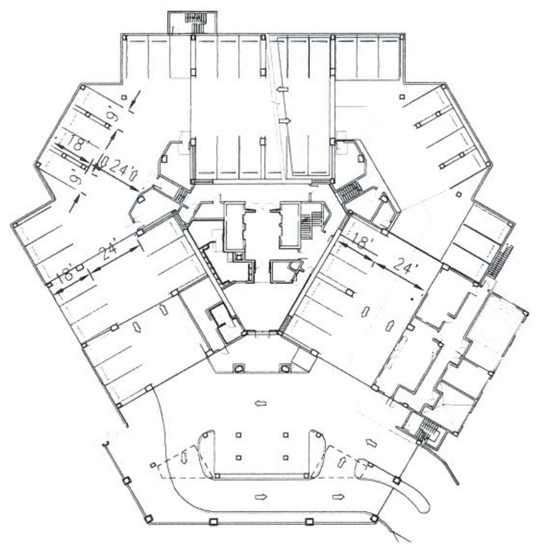
E:\DWG\1194\119401.02\C-134 FireTruckAccess.dwg, May 13, 2021 - 9:12:15AM, rgeiger



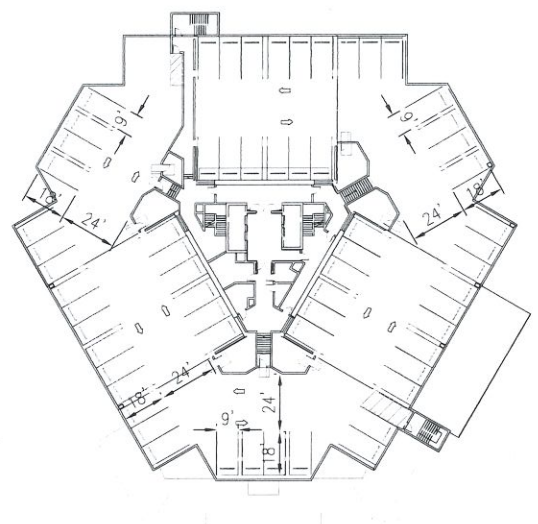
LEVEL 1



LEVEL 4



LEVEL 2



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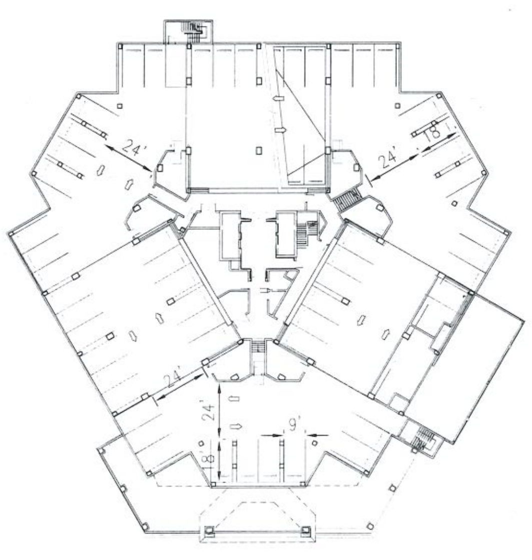
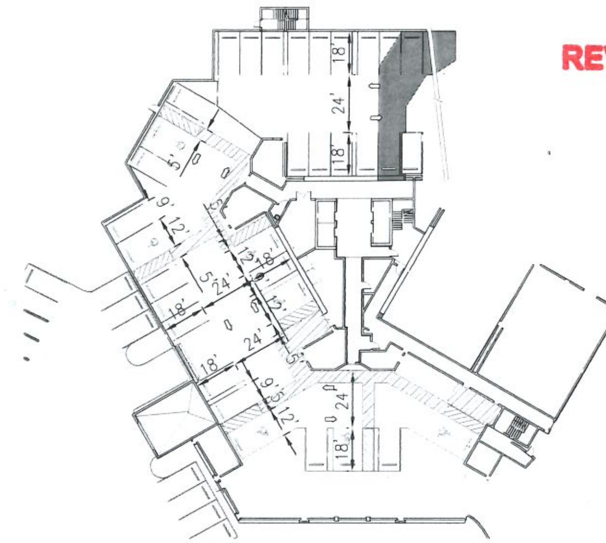


LEVEL 3

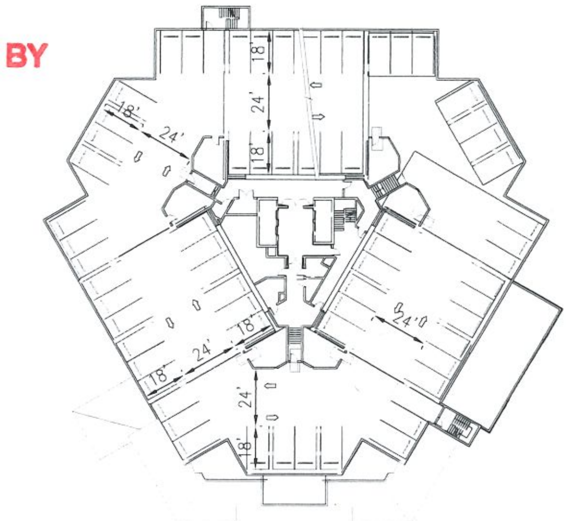
TOWER 6 PARKING LAYOUT

NOT TO SCALE

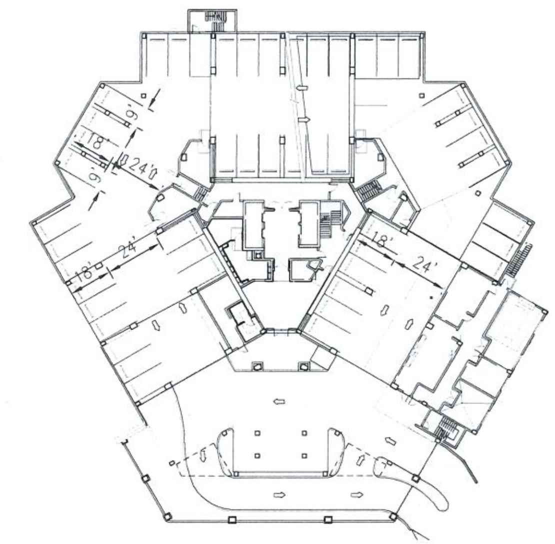
REVIEWED BY SRIA



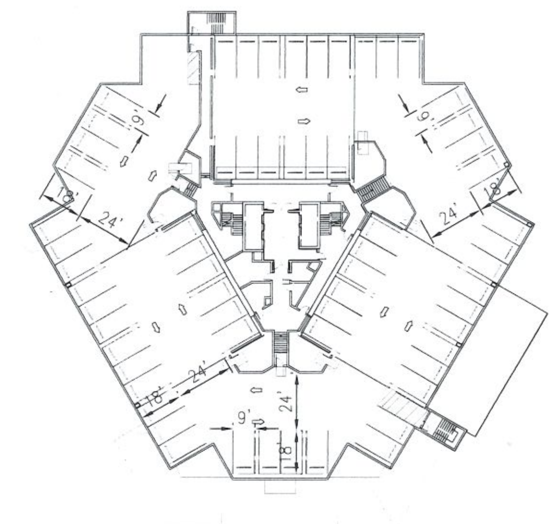
LEVEL 1



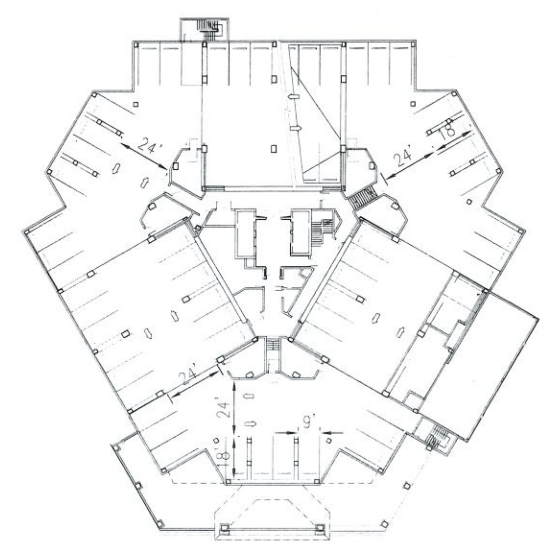
LEVEL 4



LEVEL 2



LEVEL 5



LEVEL 3

TOWER 7 PARKING LAYOUT

NOT TO SCALE

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Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

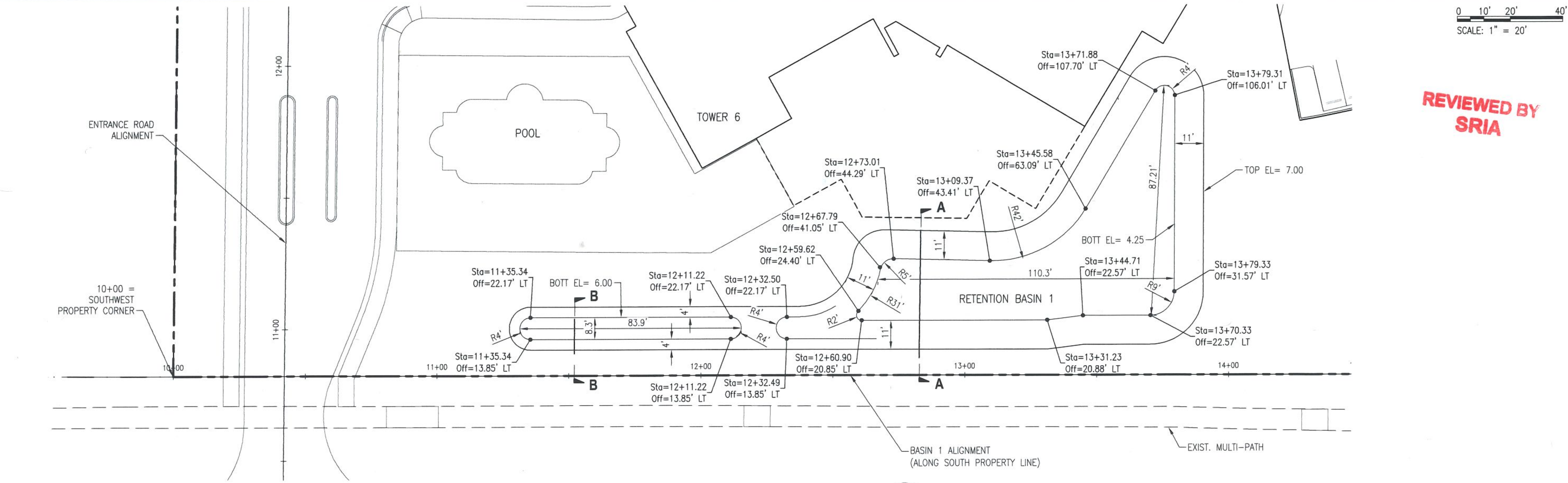
NOT RELEASED FOR CONSTRUCTION BY ____ DATE ____

PROJECT NO: 119401.02
DESIGNED BY:
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

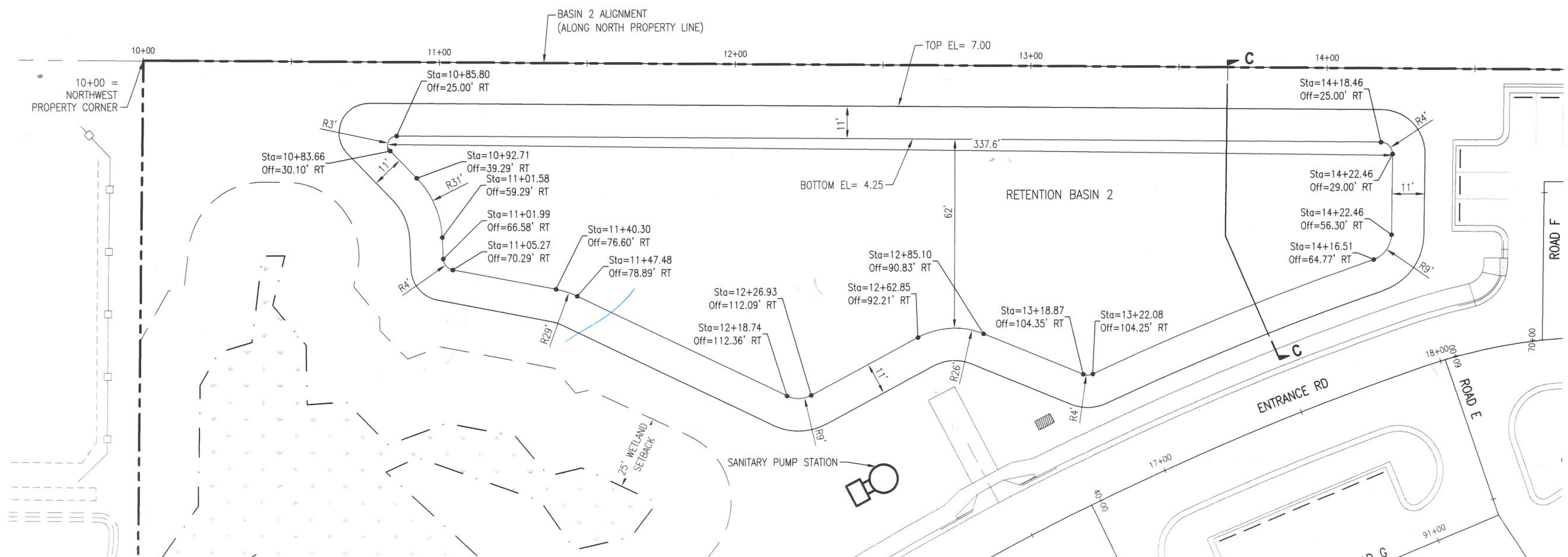
TOWER 6 & TOWER 7
PARKING LAYOUT

C-135

F:\DWG\1194\119401.02\C-135 T6 T7 ParkLayout.dwg, May 13, 2021 - 9:12:22AM, rgeiger



RETENTION BASIN 1 STAKING PLAN



RETENTION BASIN 2 STAKING PLAN

REVIEWED BY SRIA

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PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___/___/___

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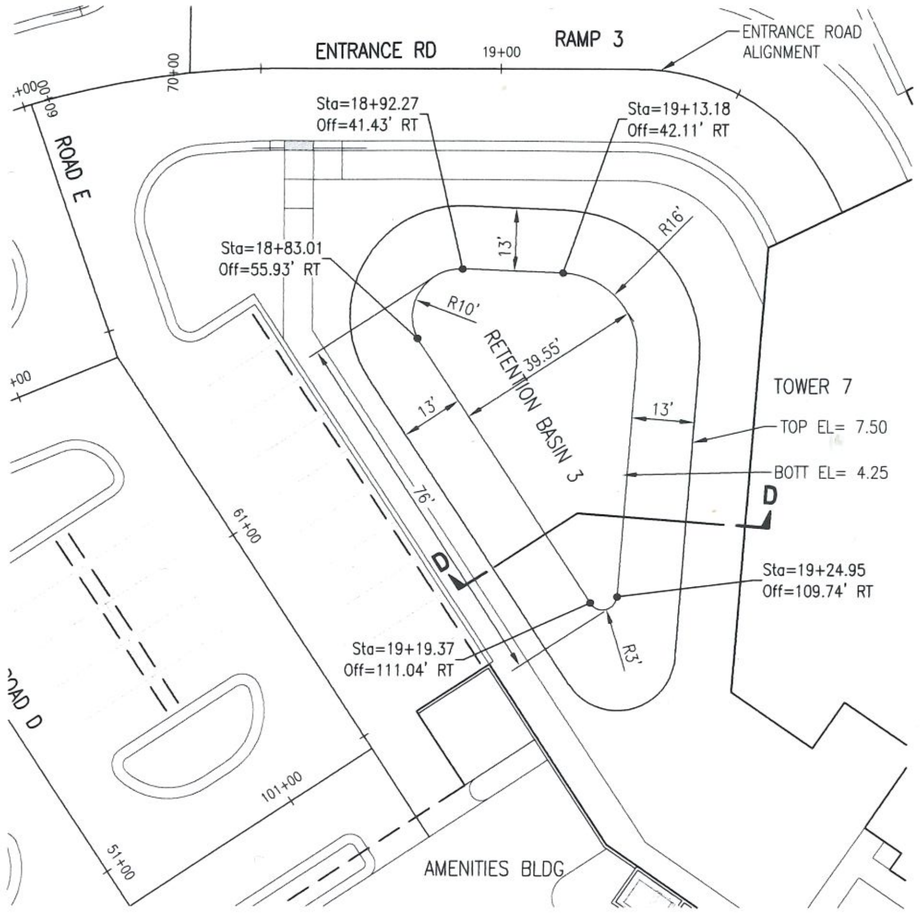
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

RETENTION BASIN STAKING PLAN

C-136

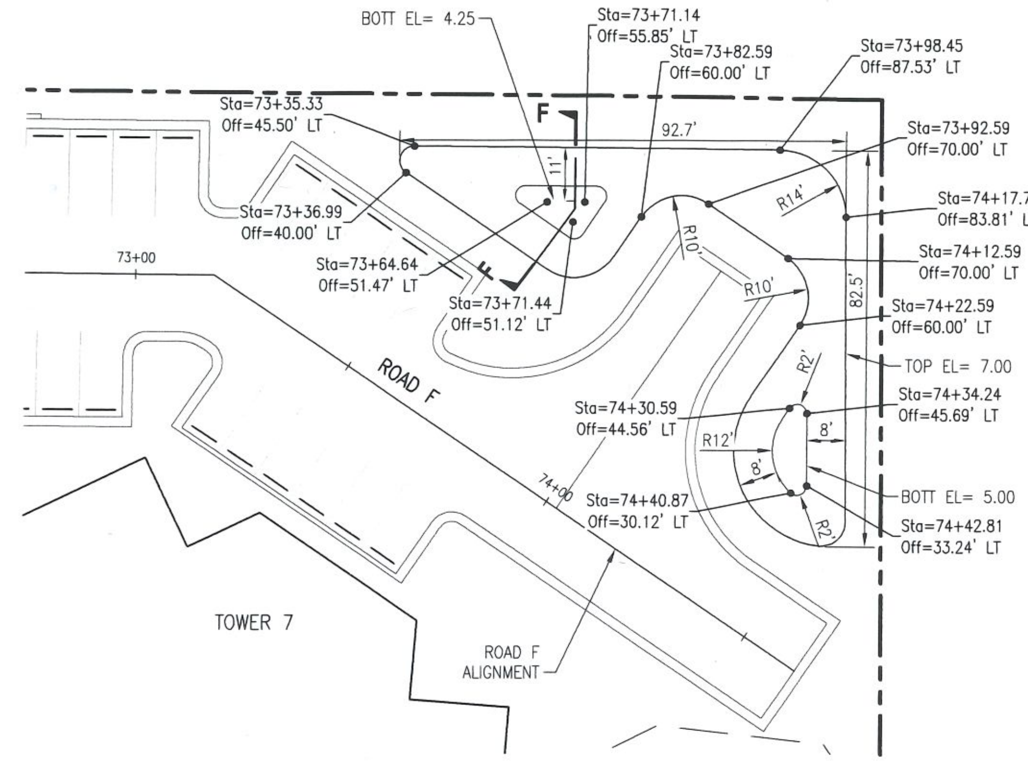
E:\JWCX\1194\119401.02\C-136-138 PondStaking.dwg, May 13, 2021 - 9:12:31AM, rgeiger

SCALE: 1" = 20'



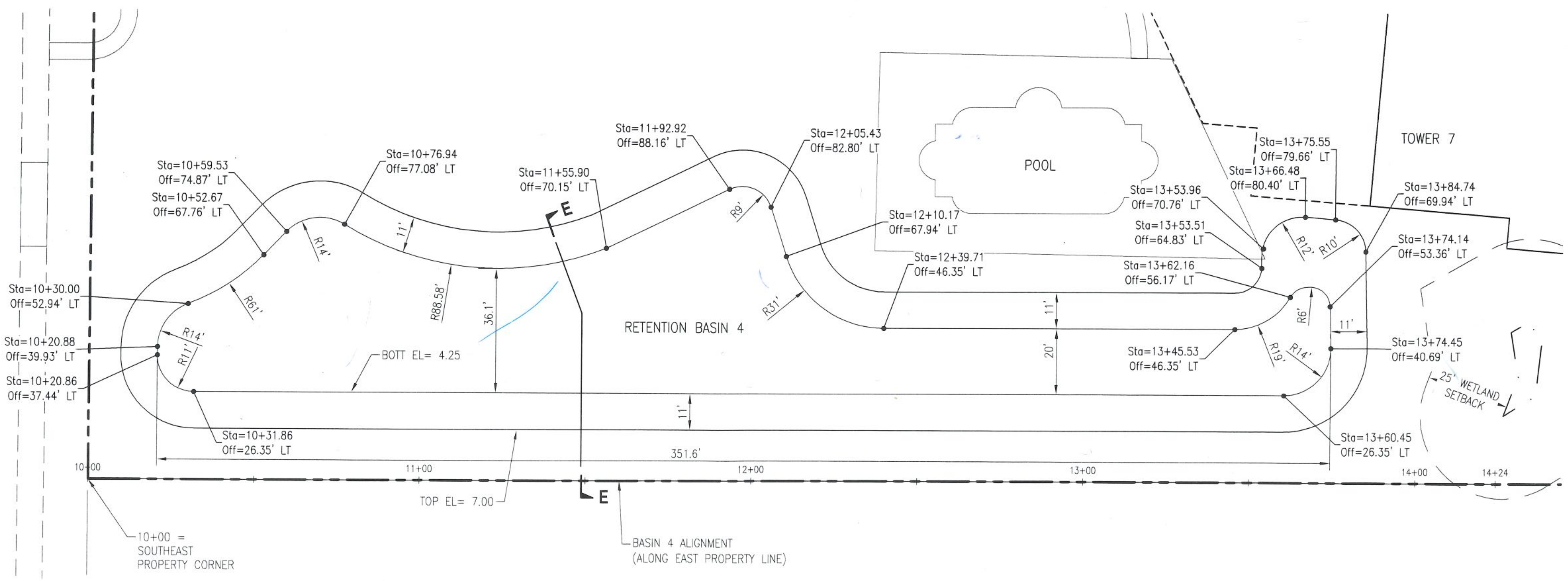
RETENTION BASIN 3 STAKING PLAN

STATION AND OFFSET FOR BASIN 3 IS USING ENTRANCE RD ALIGNMENT



NORTHEAST BASIN STAKING PLAN

STATION AND OFFSET FOR NORTHEAST BASIN IS USING ROAD F ALIGNMENT



RETENTION BASIN 4 STAKING PLAN

REVIEWED BY SRIA

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FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

PROJECT NO.: 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

RETENTION BASIN
STAKING PLAN

C-137

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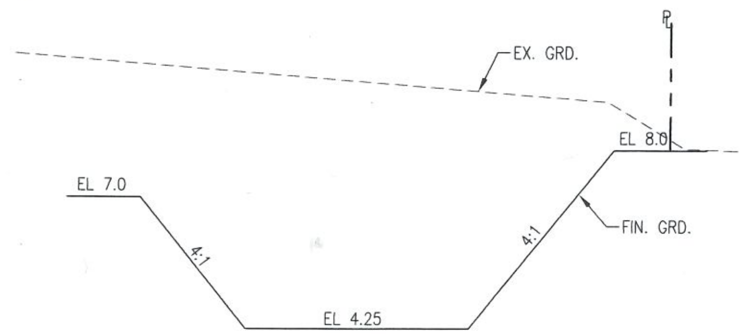
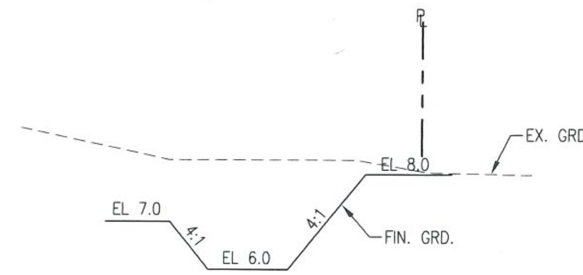


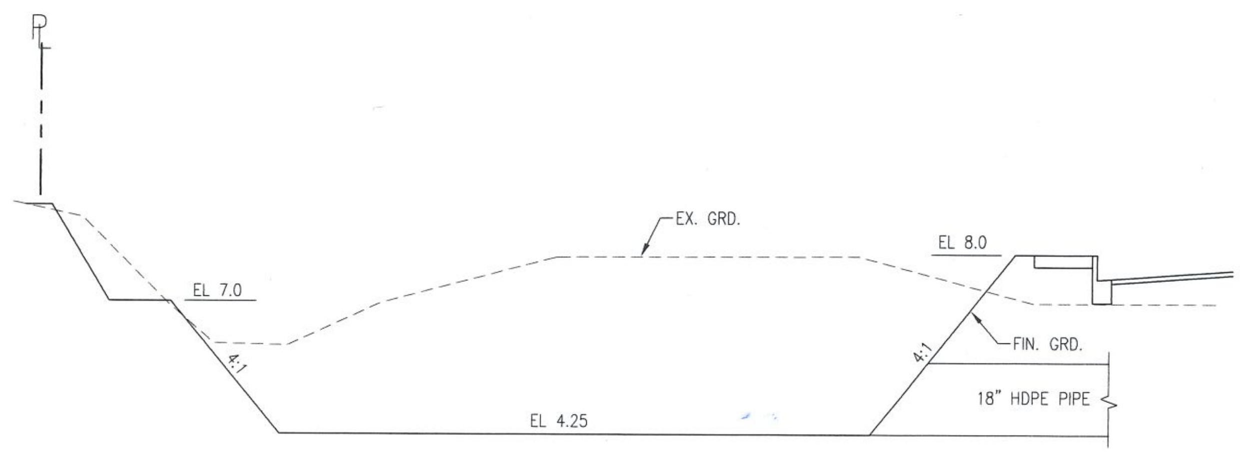
SECTION A – A
NOT TO SCALE



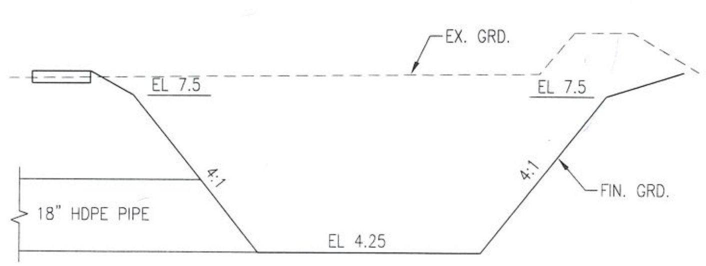
SECTION B – B
NOT TO SCALE

NOTES:

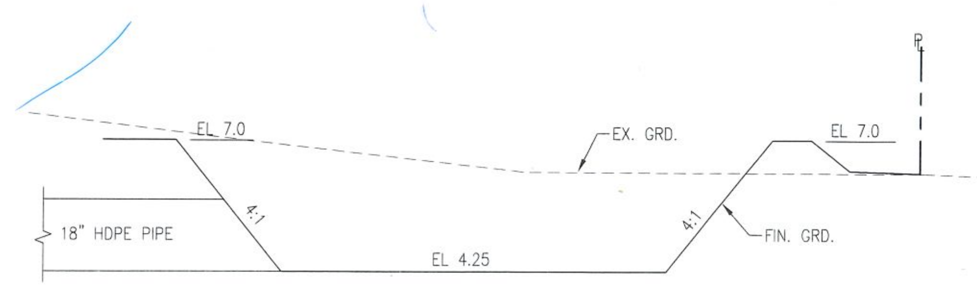
1. POND SIDE SLOPES SHALL BE SODDED.



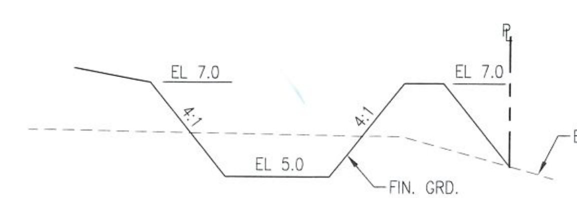
SECTION C – C
NOT TO SCALE



SECTION D – D
NOT TO SCALE



SECTION E – E
NOT TO SCALE



SECTION F – F
NOT TO SCALE

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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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PROJECT NO: 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

RETENTION BASIN SECTIONS

C–138

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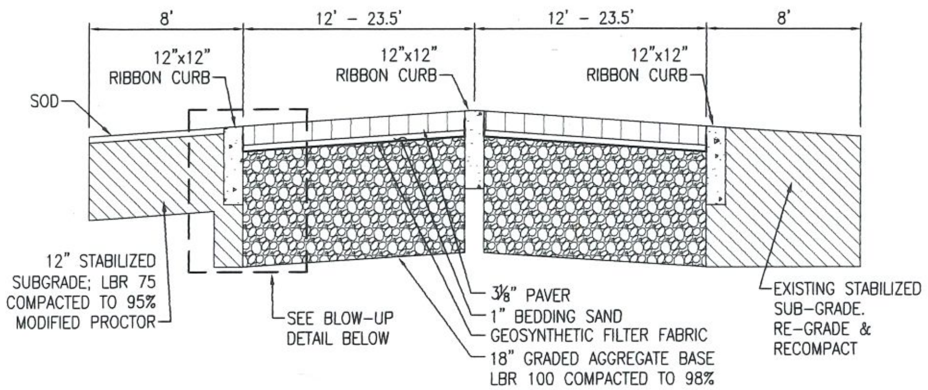
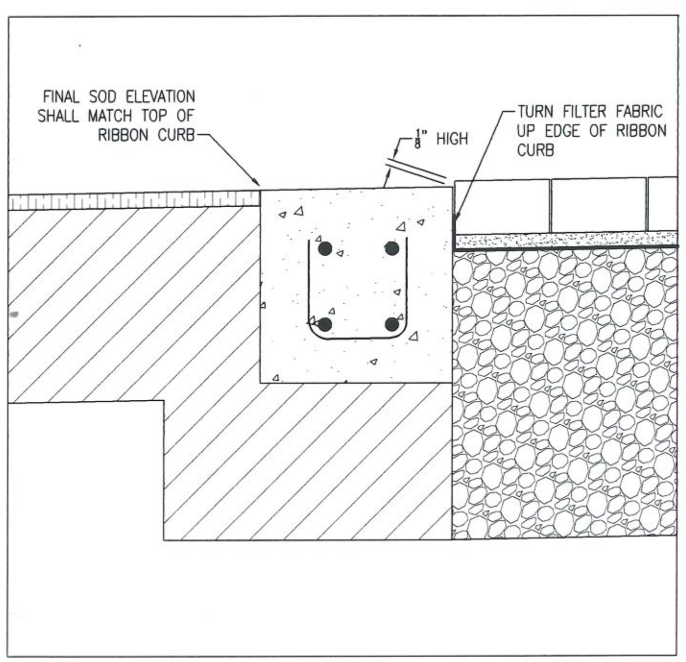
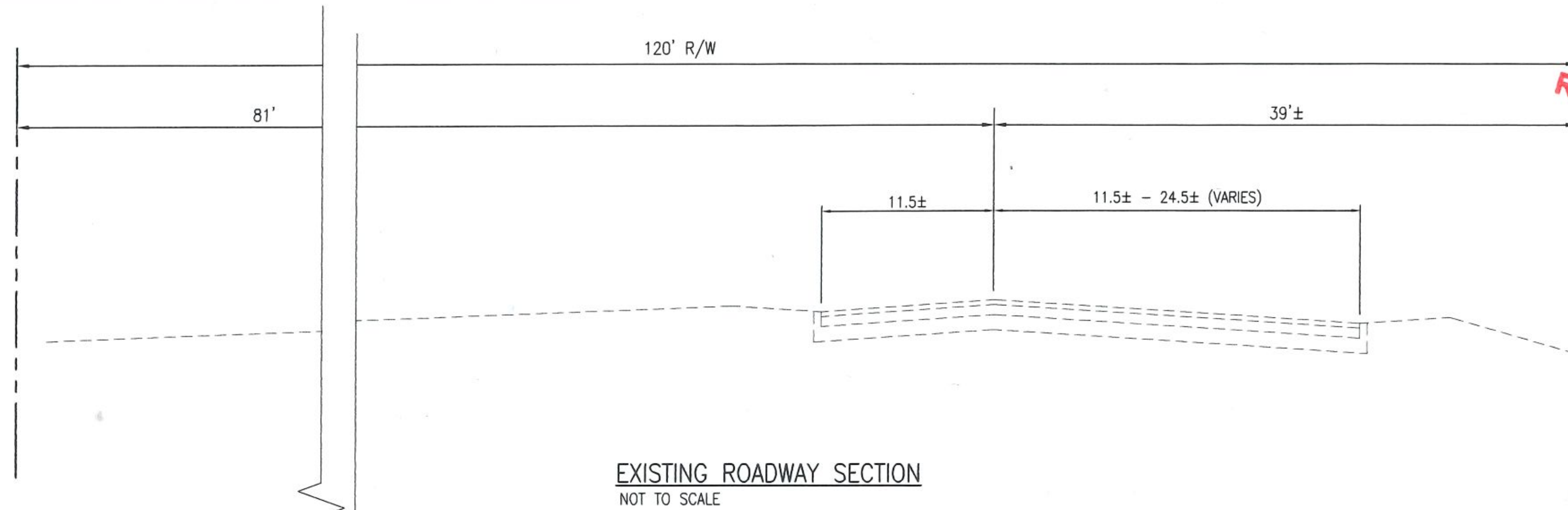


TYPICAL SECTION
STA 13+90 - STA 17+00
STA 23+13 - STA 26+20
NOT TO SCALE

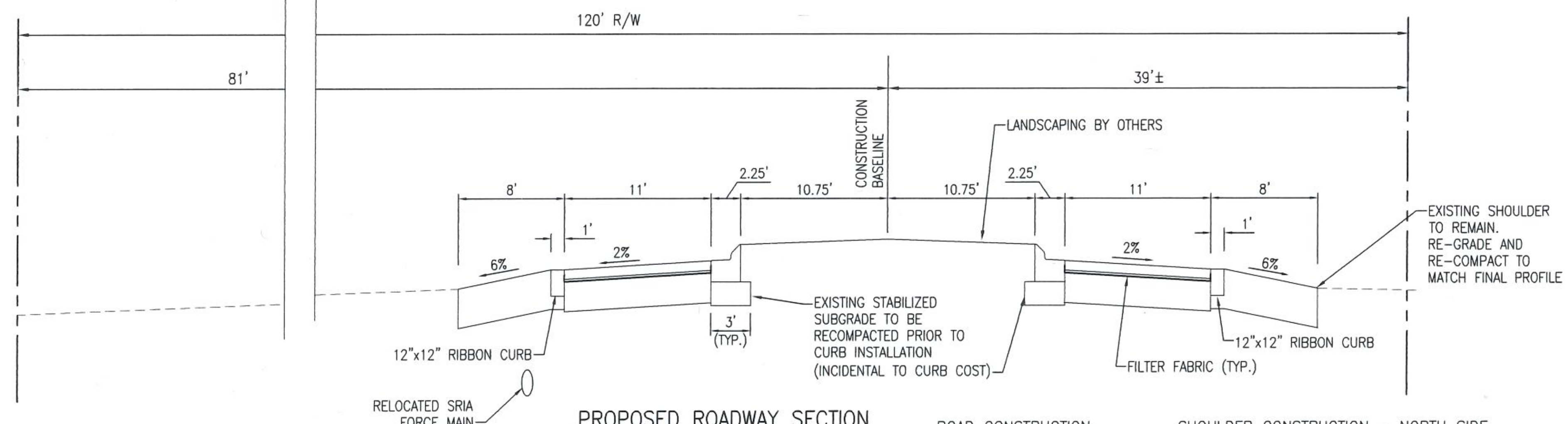


BLOW-UP DETAIL
NOT TO SCALE

REVIEWED BY SRIA



EXISTING ROADWAY SECTION
NOT TO SCALE



PROPOSED ROADWAY SECTION
NOT TO SCALE

ROAD CONSTRUCTION:

3⅛" PAVER
1" BEDDING SAND
GEOSYNTHETIC FILTER FABRIC
18" GRADED AGGREGATE BASE

SHOULDER CONSTRUCTION - NORTH SIDE:

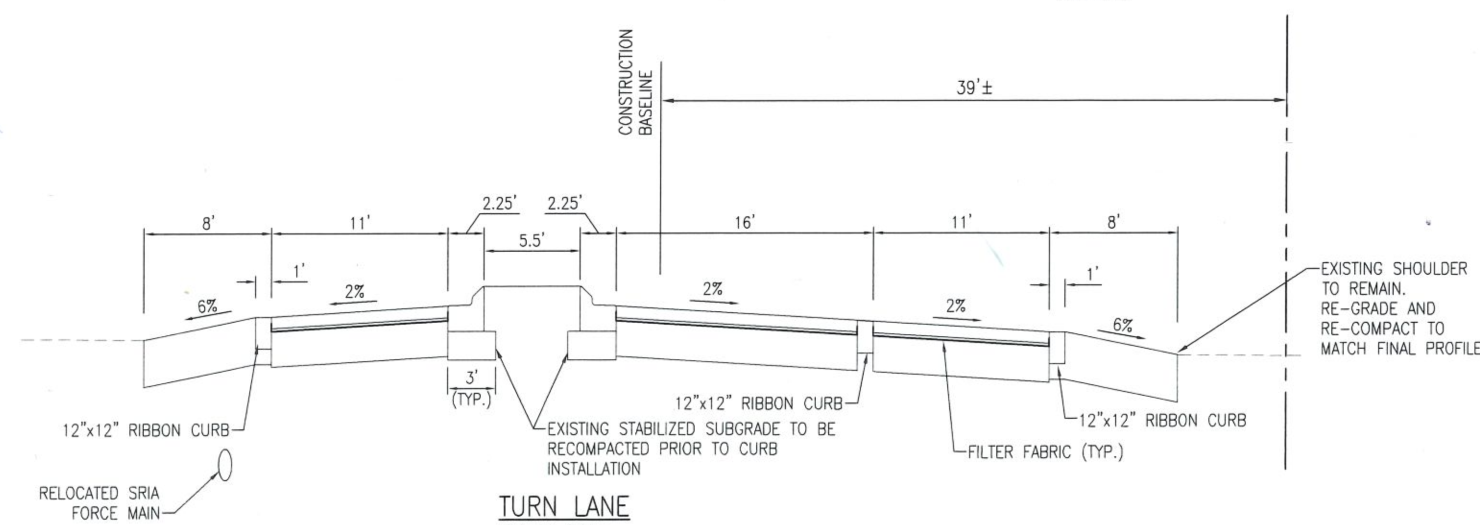
12" STABILIZED SUBGRADE
LBR 75
SOD OVER TOP OF STABILIZED SUBGRADE ON NORTH SIDE OF ROADWAY. SOD SHOULD BE PLACED TO ALLOW DRAINAGE FROM PAVEMENT

NOTE:

1. EXISTING BASE THAT IS SUITABLE MAY BE USED FOR SHOULDER CONSTRUCTION.
2. ALL RIBBON CURB EXPANSION AND CONTRACTION JOINTS SHALL CONFORM WITH FDOT DESIGN STANDARD INDEX 300 AND SECTION 520 OF FDOT STANDARD SPECIFICATIONS.
3. THE GEOTEXTILE FILTER FABRIC SHALL BE A WOVEN SEPARATION FABRIC CONFORMING TO AASHTO M288-06 GUIDELINES. THE FABRIC SHALL BE MIRAFI 600X, US FABRICS US250 OR APPROVED EQUAL. MINIMUM JOINT OVERLAP IS 6 INCHES.
4. ROAD PAVERS SHALL MEET THE REQUIREMENTS OF ASTM C936. PAVERS SHALL BE LAID IN HERRINGBONE PATTERN WITH SOLDIER COURSE AT EDGE INTERFACES. THE PAVERS MUST HAVE AN ASPECT RATIO LESS THAN OR EQUAL TO 3:1 (LENGTH:THICKNESS) AND A MINIMUM THICKNESS OF 80mm (3 ⅛") - COLOR SHALL BE SELECTED BY OWNER.
5. JOINT SAND SHALL BE STABILIZED WITH LIQUID JOINT SAND STABILIZATION MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. GRADED AGGREGATE BASE SHALL BE PLACED IN A MAXIMUM OF 6" LIFTS AND EACH LIFT SHALL BE TESTED FOR DENSITY EVERY 100 FEET PER LANE WIDTH PER LIFT COURSE.

TRAFFIC DATA:

CURRENT (2014) AADT = 4800
ESTIMATED OPENING YEAR = 2016 AADT = 5092
ESTIMATED DESIGN YEAR = 2036 AADT = 9197
K= 9.5% D= 54% T= 5.8% (24 HOUR)
DESIGN SPEED = 40 MPH
POSTED SPEED = 35 MPH
CLEARZONE = 10'



TURN LANE
NOT TO SCALE

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FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

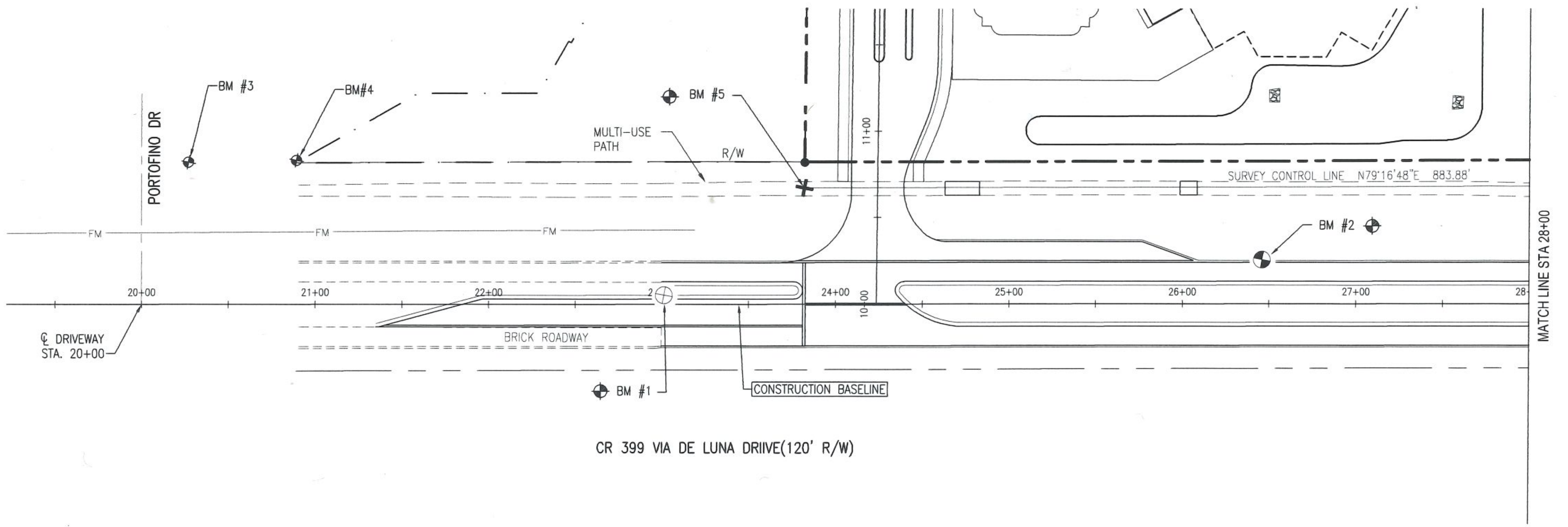
TYPICAL SECTIONS
C.R. 399

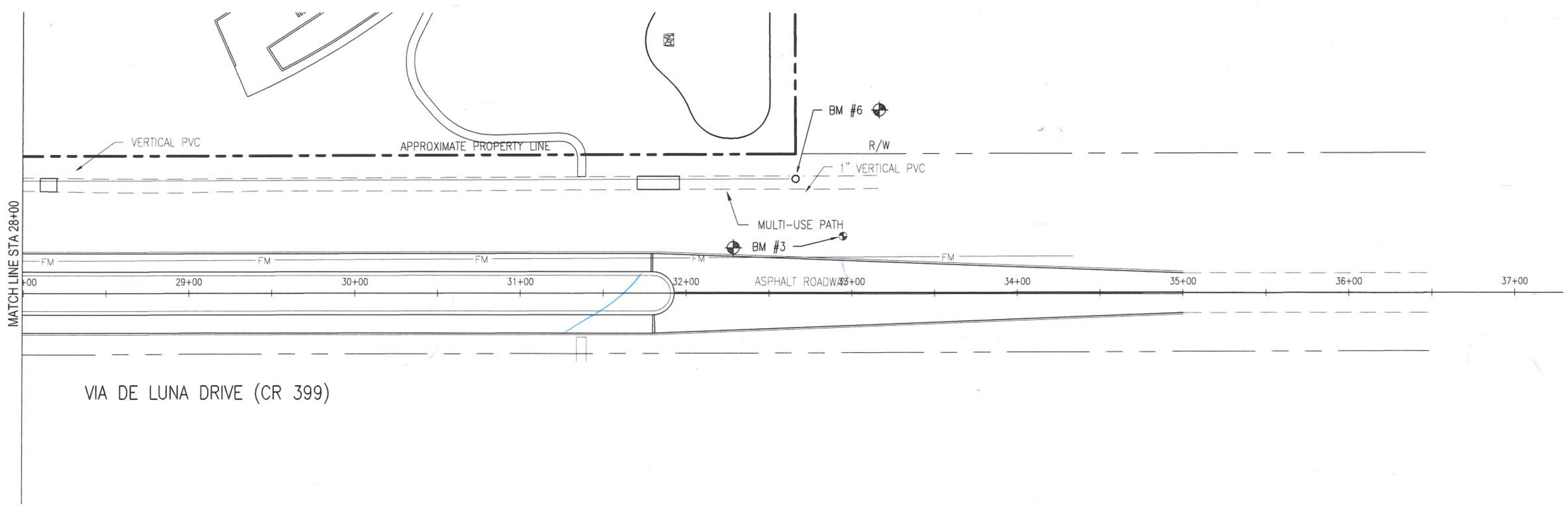
C-200

E:\DWG\1194\119401.02\C-200 TypSections399.dwg, May 13, 2021 - 9:12:42AM, rgeiger

REVIEWED BY
SRIA

0 20' 40' 80'
SCALE: 1" = 40'





BENCH MARK DATA

BM #1
RECOVERED CAPPED IRON ROD NO. 0340
ELEVATION=8.58'

BM #2
SET CAPPED IRON ROD NO. 0340
ELEVATION=6.82'

BM #3
SET CAPPED IRON ROD NO. 0340
ELEVATION=7.55'

BM #5
SET CHISELED "+" IN CONCRETE
ELEVATION=7.09'

BENCHMARK #6
SET NAIL WITH DISC IN ASPHALT
EL.=6.56'

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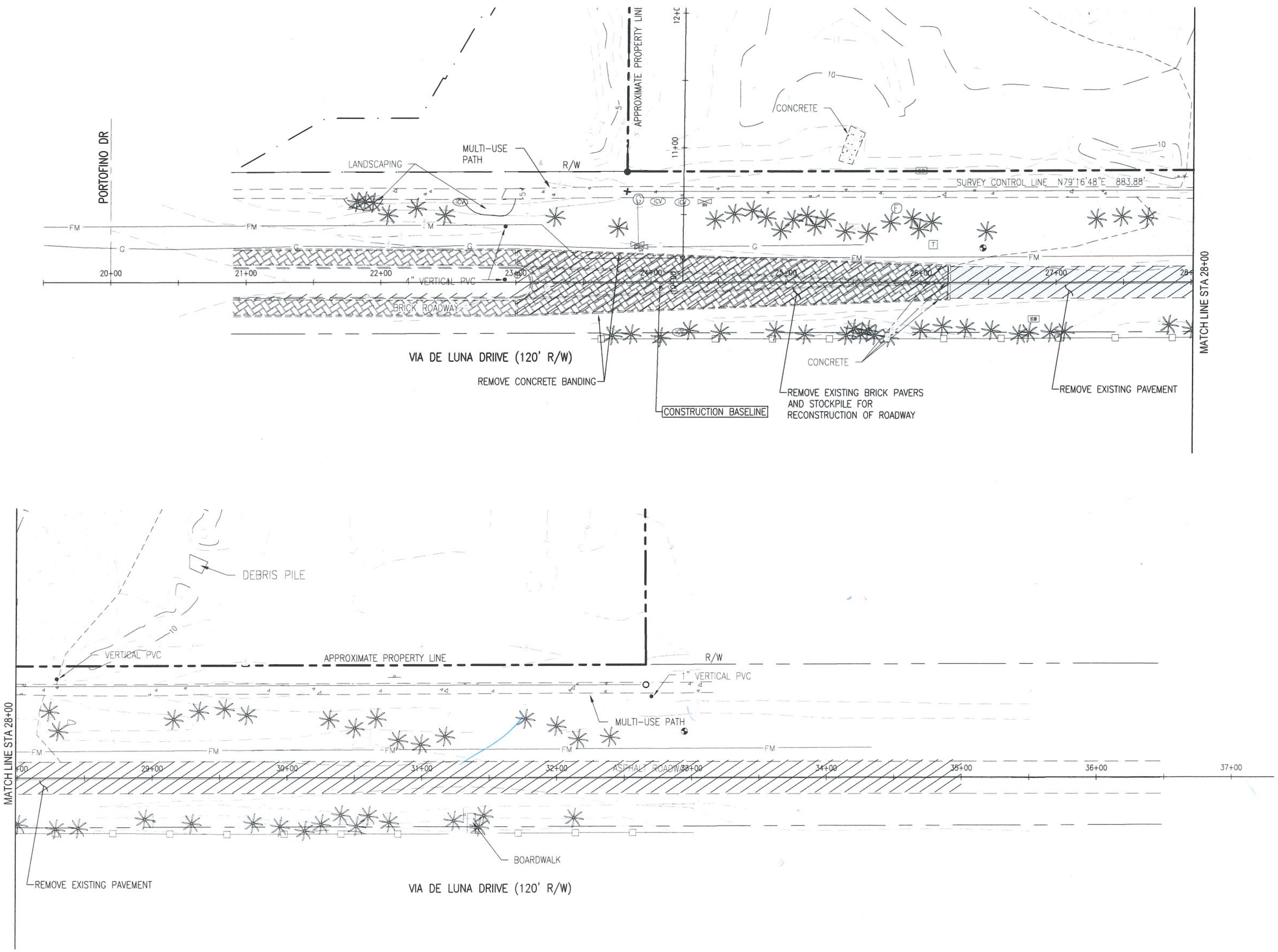
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CONTROL PLAN

C-201



REVIEWED BY SRIA

0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. VISIBLE WATER & SEWER IMPROVEMENTS ARE SHOWN. WATER & SEWER MAINS WERE NOT FLAGGED BY UTILITY FOR DESIGN LOCATE. ALL LOCATIONS/SIZES SHOWN OTHER THAN VALVES ARE APPROXIMATE.
2. NEW REPLACEMENT PALMS SHALL BE PLANTED OUTSIDE THE 10' CLEAR ZONE AT THE DIRECTION OF THE COUNTY
1. 3RELOCATE ALL PALM TREES ON NORTH R.O.W. OF C.R. 399 THAT ARE WITHIN 50' OF EXISTING EDGE OF PAVEMENT.

LEGEND:

(hatched)	DEMOLITION AREA
(dashed)	EXISTING ASPHALT PAVEMENT
✳	PALM

WARNING! GAS MAIN IN AREA OF CONSTRUCTION

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PORTOFINO TOWER 6
TOWER 7 AND
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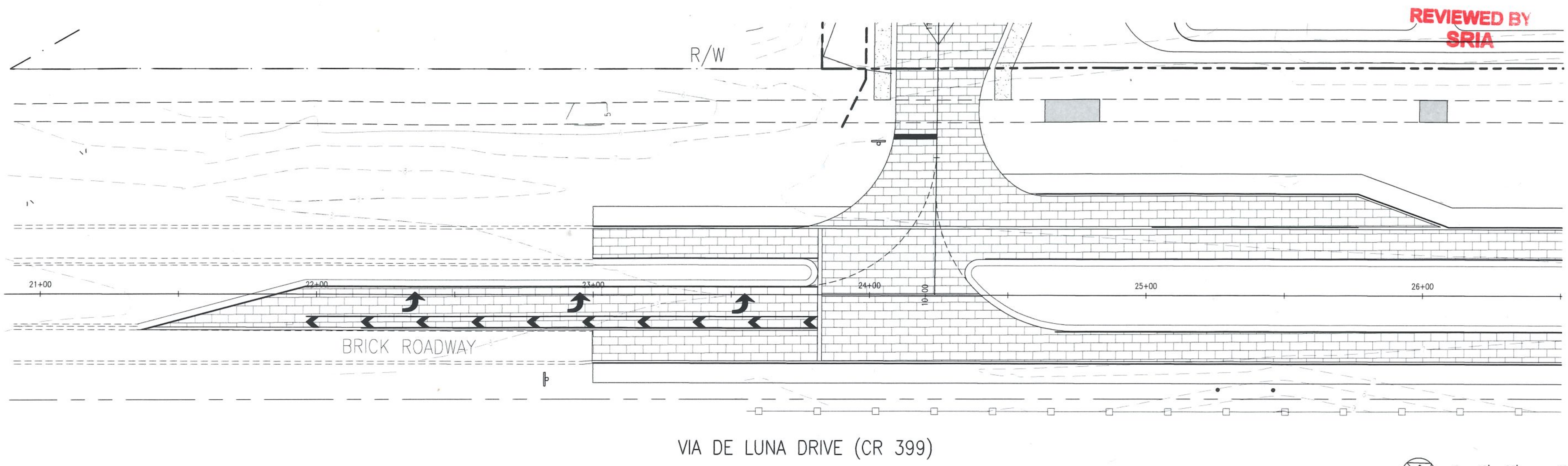
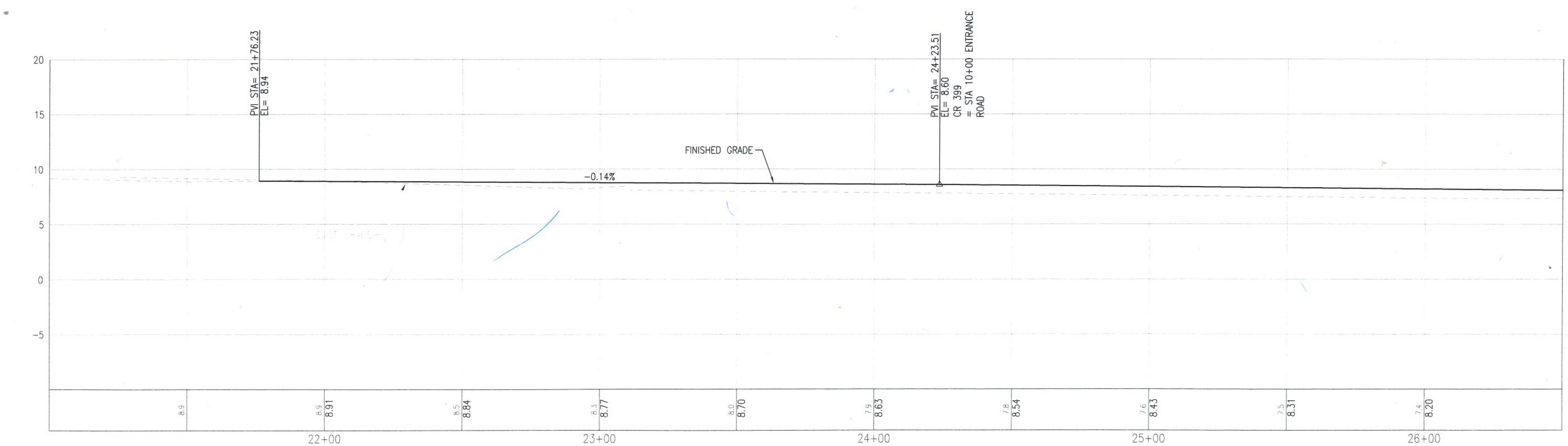
PROJECT NO: 119401.02
DESIGNED BY: KPG
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

DEMOLITION PLAN/
UTILITY PLAN

C-202





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PORTOFINO TOWER 6
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DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

CR 399 IMPROVEMENTS

C-205

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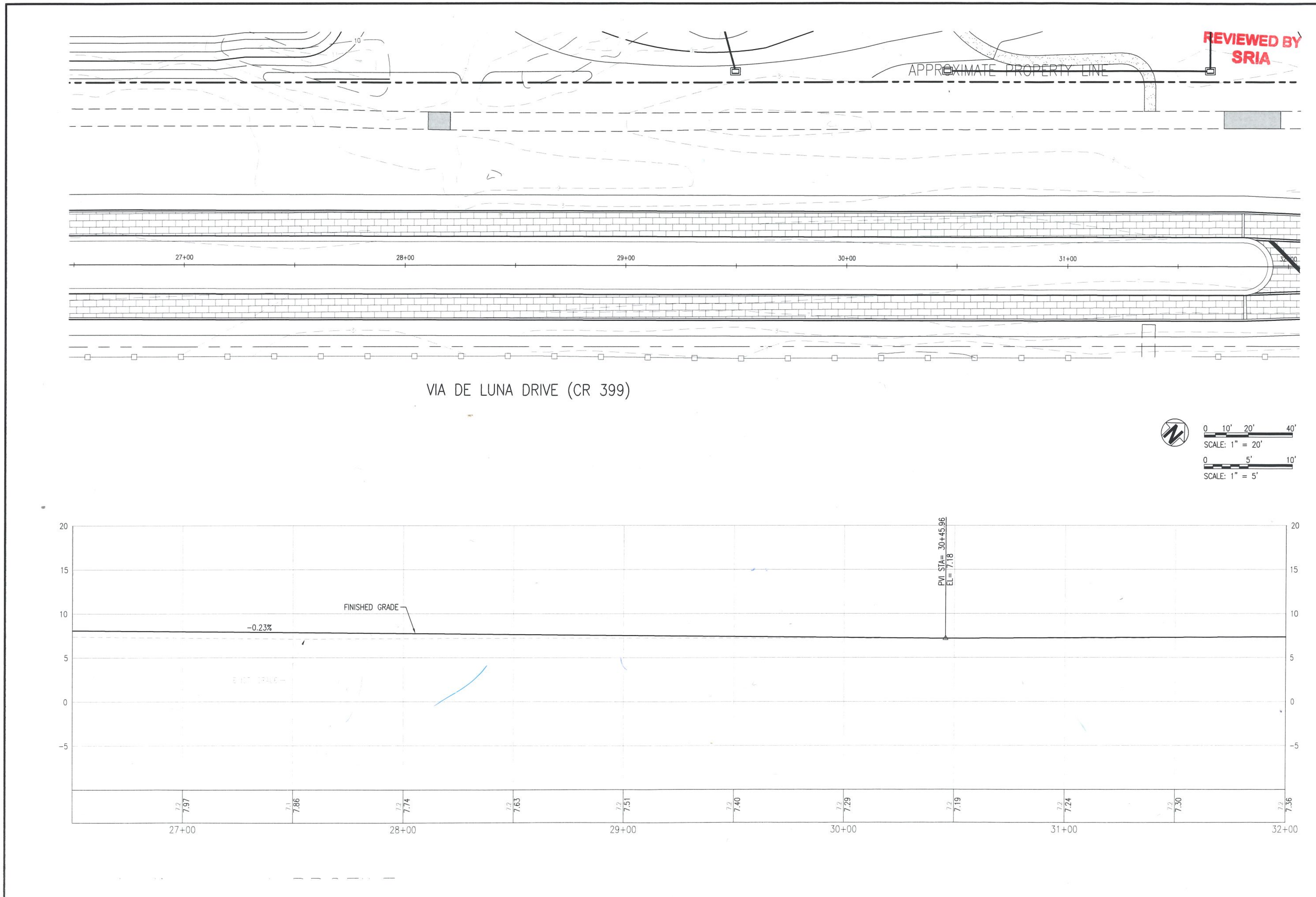

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PORTOFINO TOWER 6
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DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CR 399 IMPROVEMENTS

C-206

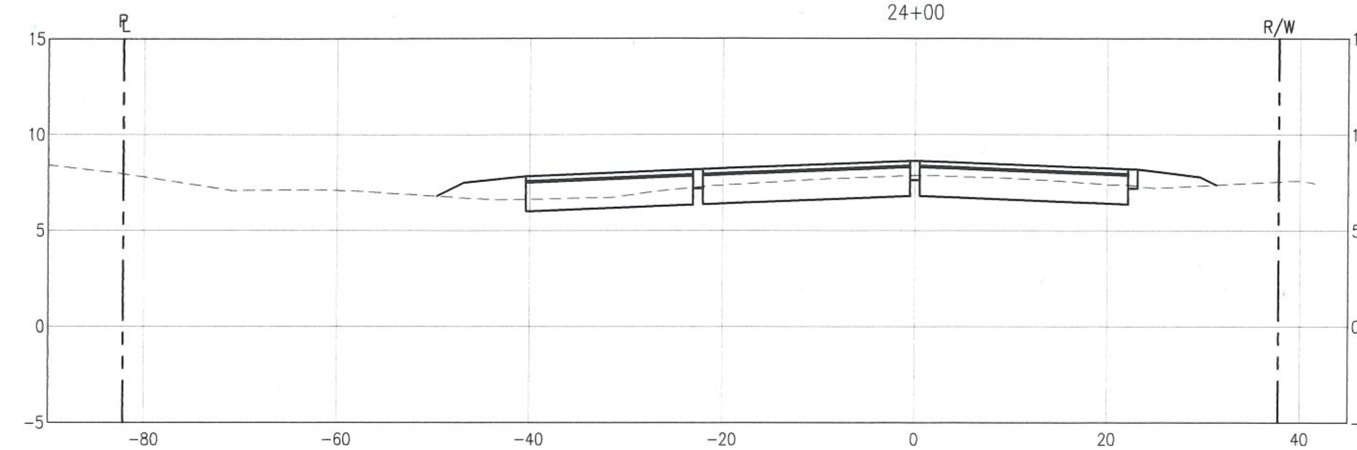
E:\DWG\1194\119401.02\C-205-206 RoadwayPlanProfile.dwg, May 13, 2021 - 9:13:13AM, rgeiger

SCALE: 1" = 10' HORIZ.

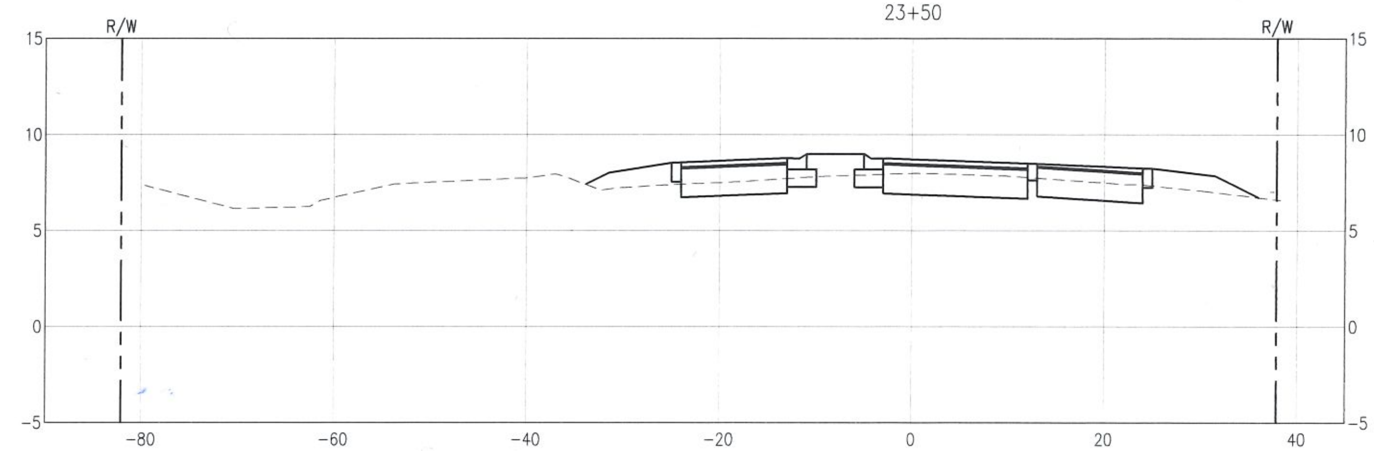
SCALE: 1" = 5' VERT.

REVIEWED BY SRIA

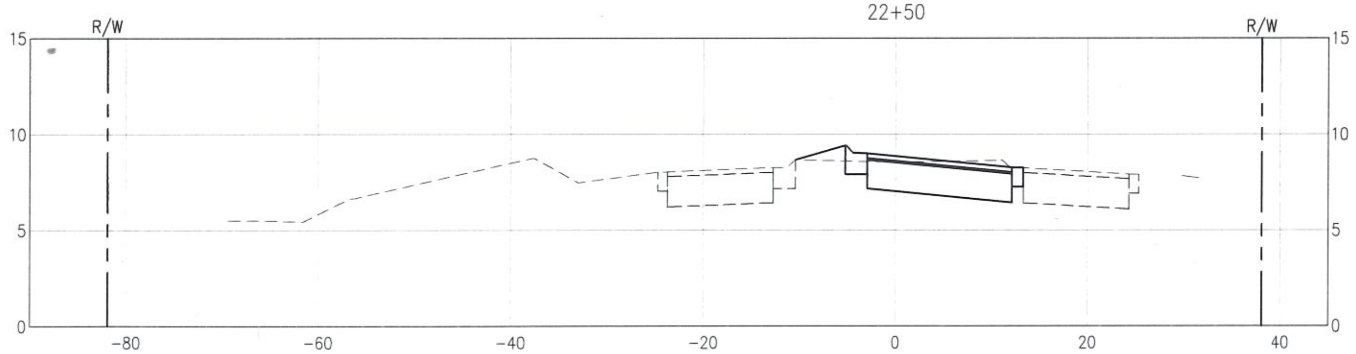
24+00



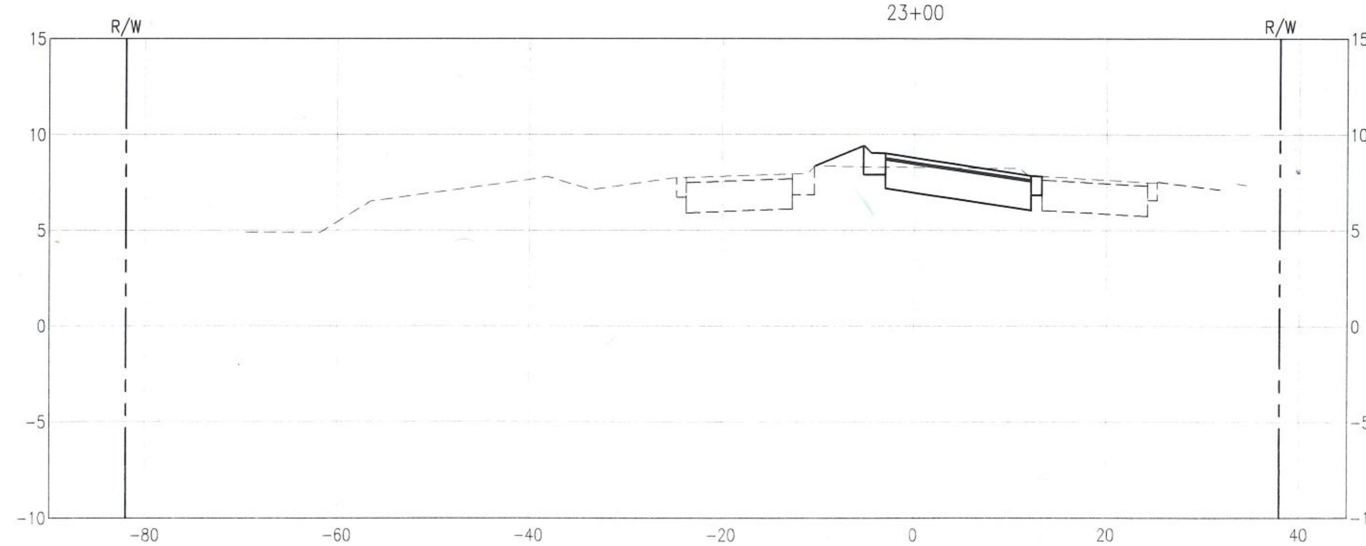
23+50



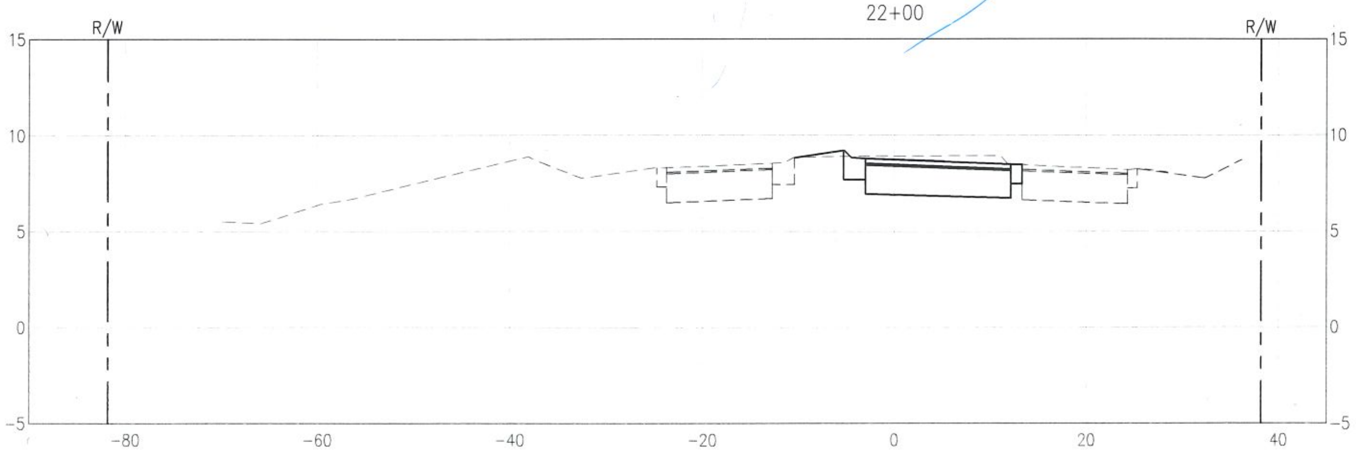
22+50



23+00



22+00



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PORTOFINO TOWER 6
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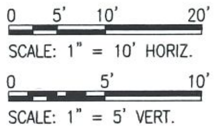
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

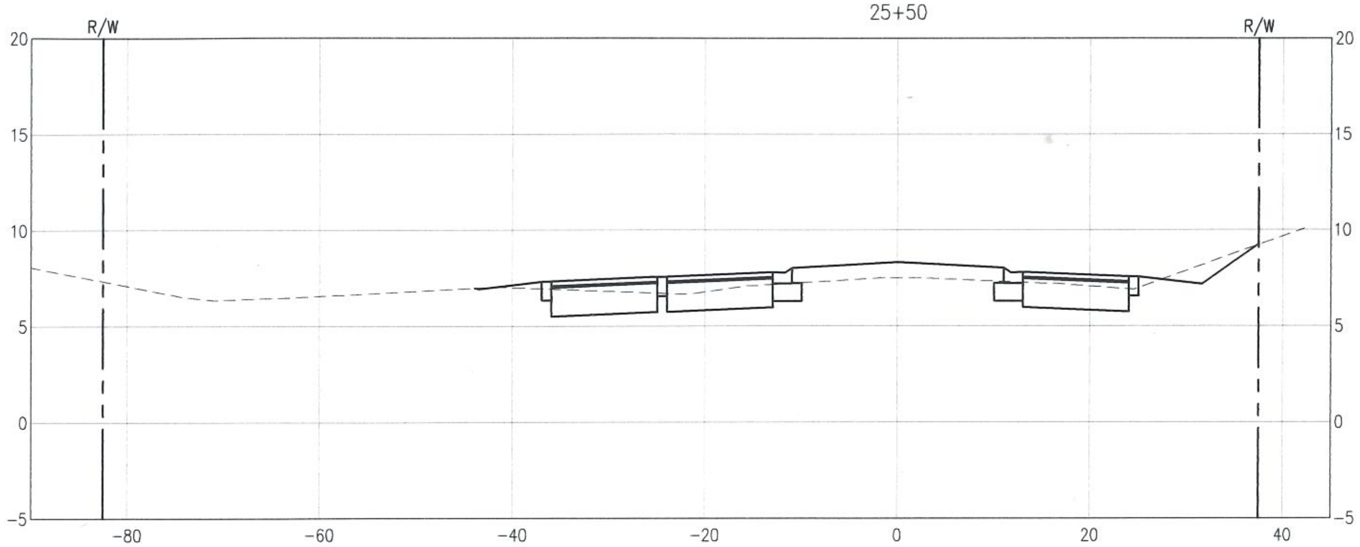
CROSS-SECTIONS

C-210

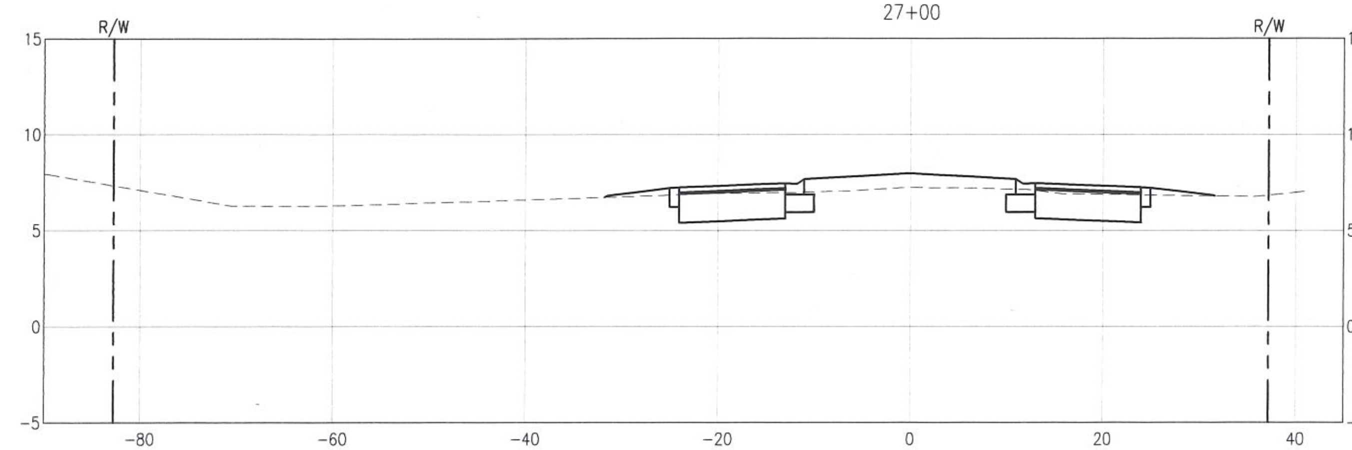


REVIEWED BY SRIA

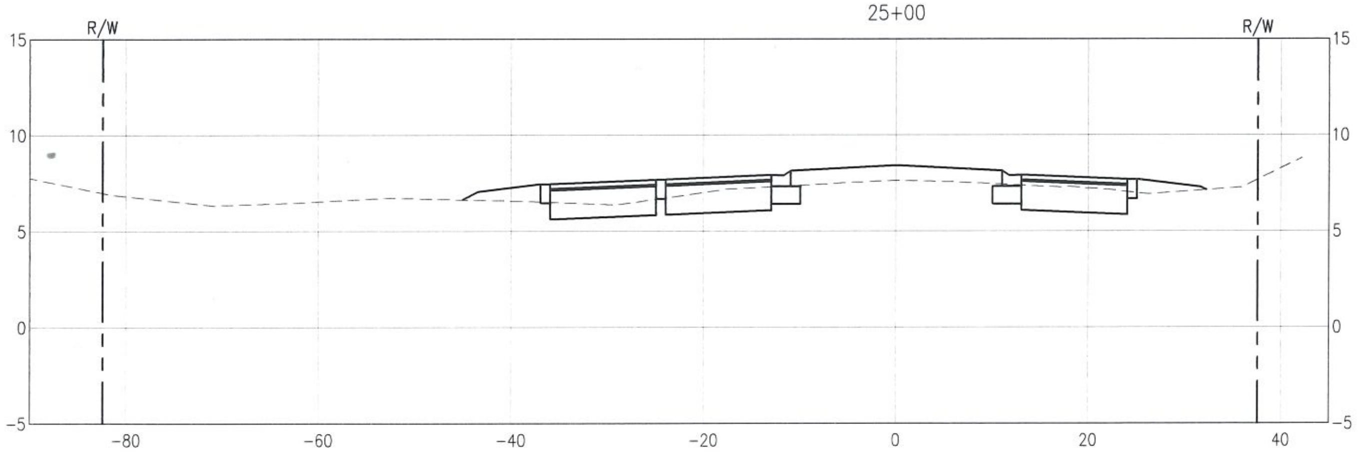
25+50



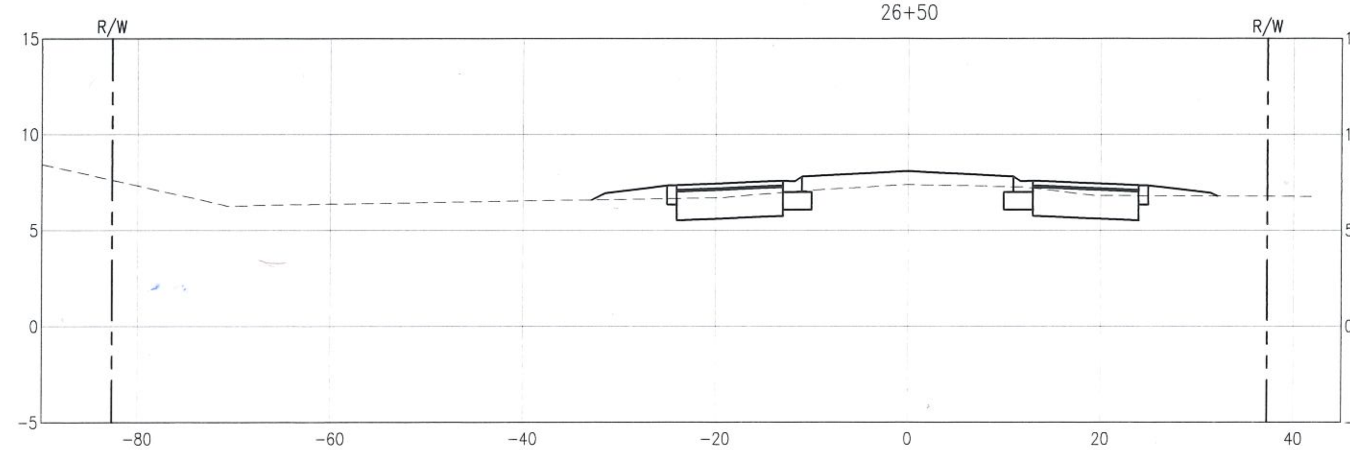
27+00



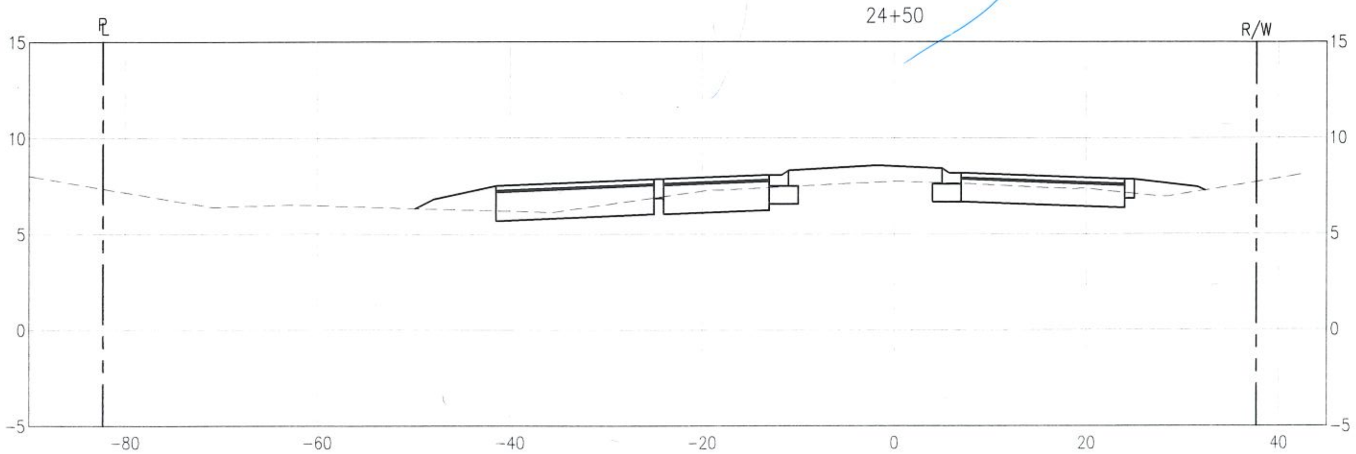
25+00



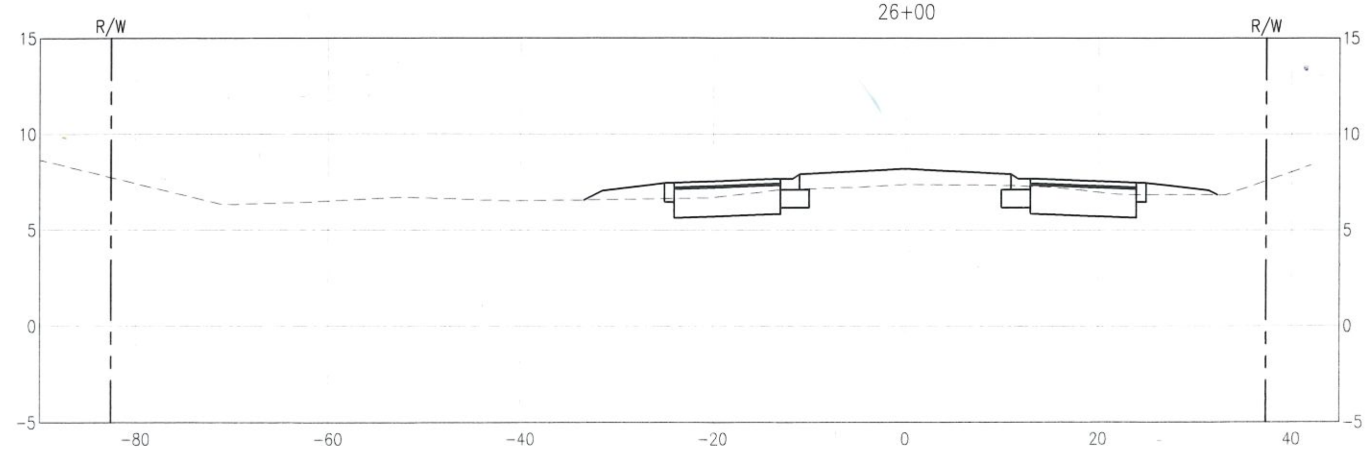
26+50



24+50



26+00



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PORTOFINO TOWER 6
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CHK'D BY:
PROJ. MGR.: MDL
DATE: APR 2021

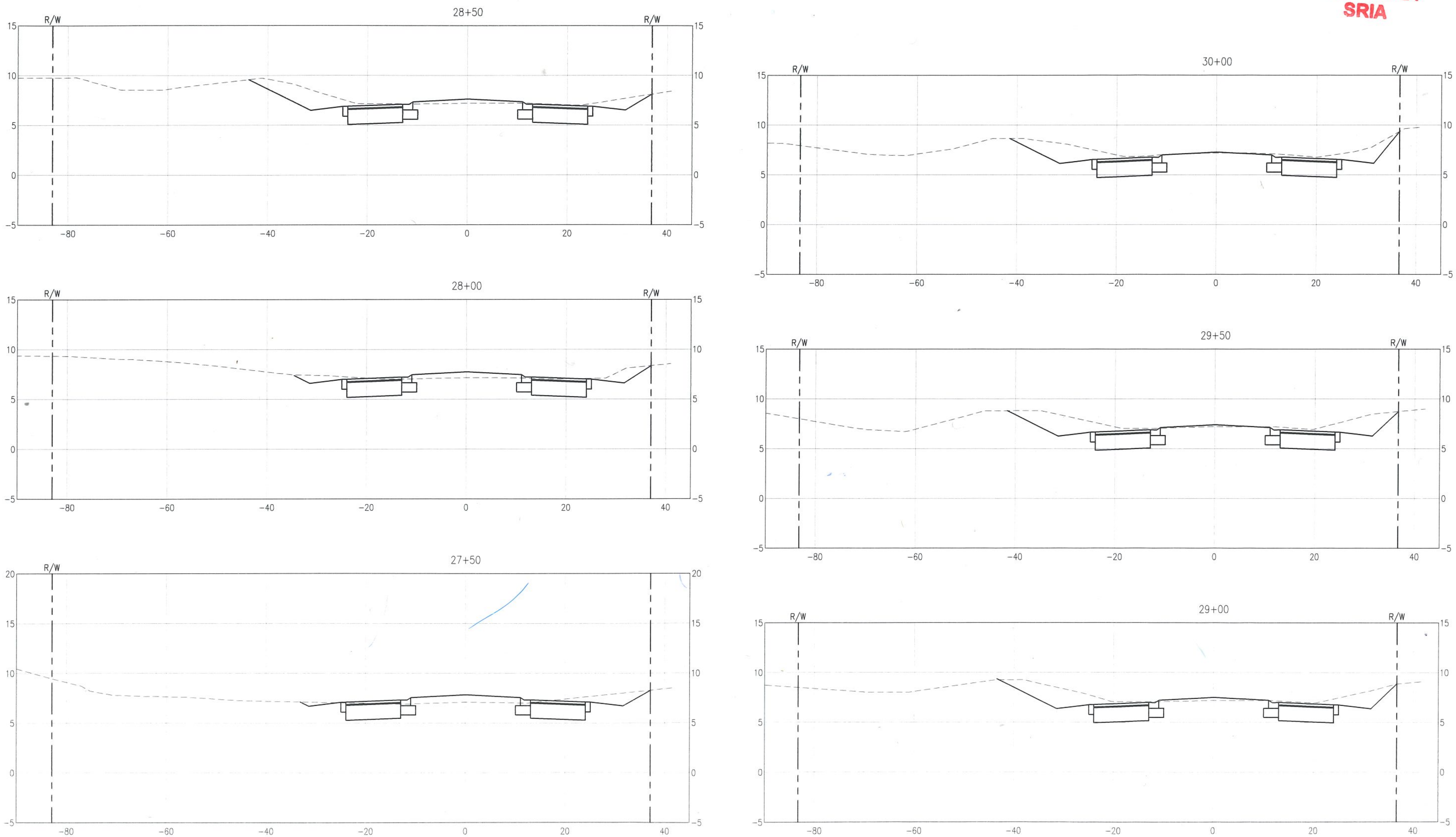
CROSS-SECTIONS

C-211

E:\DWG\1194\119401.02\C-210-214 Xsect.dwg, May 13, 2021 - 9:13:23AM, rgeiger

0 5' 10' 20'
SCALE: 1" = 10' HORIZ.
0 5' 10'
SCALE: 1" = 5' VERT.

REVIEWED BY SRIA



BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
449 W. MAIN ST., PENSACOLA, FL 32502 (850)438-9661
ENGINEERING BUSINESS: EB-0000340
Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO. 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CORSS-SECTIONS

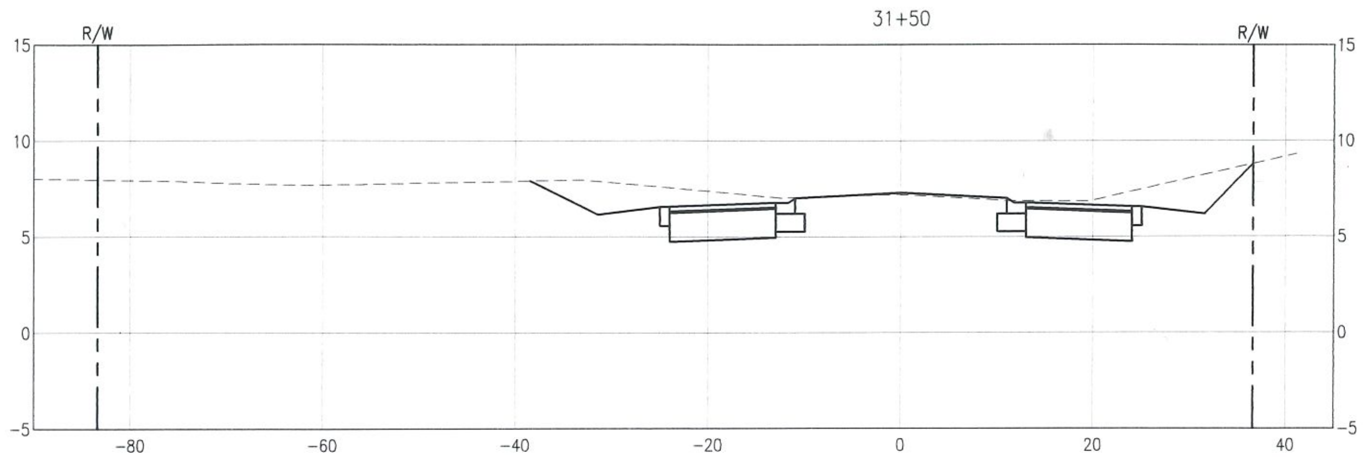
C-212

REVIEWED BY SRIA

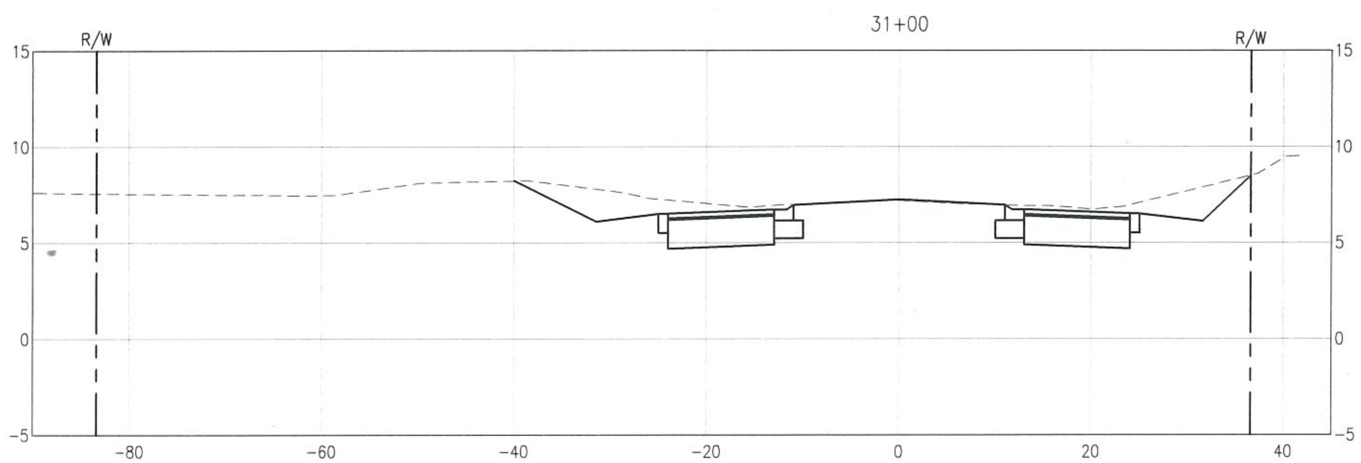
0 5' 10' 20'
SCALE: 1" = 10' HORIZ.

0 5' 10'
SCALE: 1" = 5' VERT.

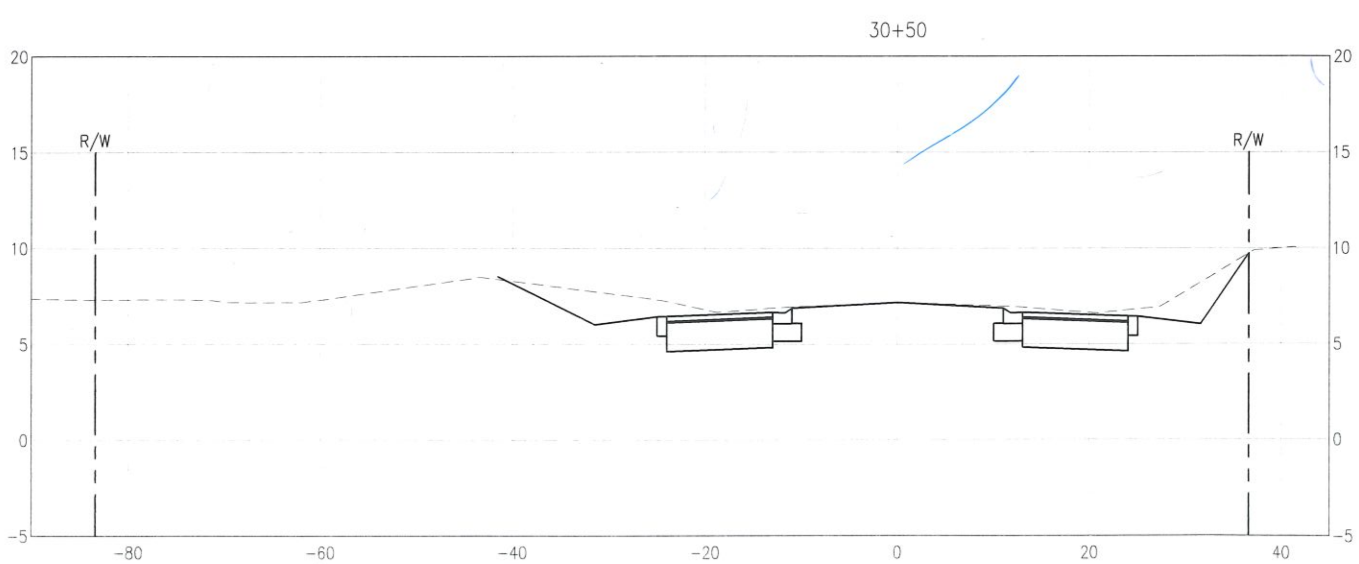
31+50



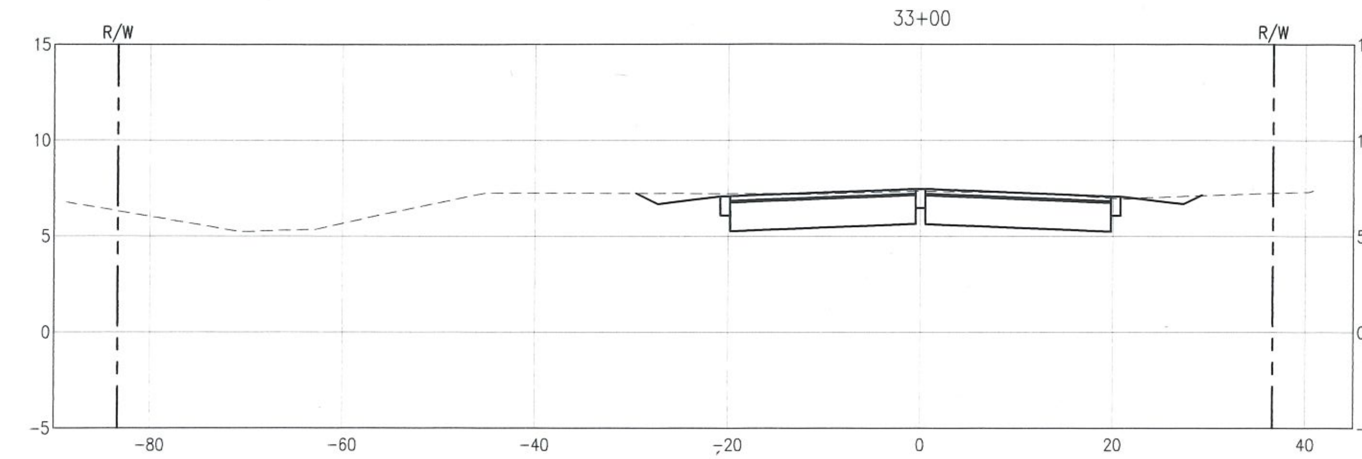
31+00



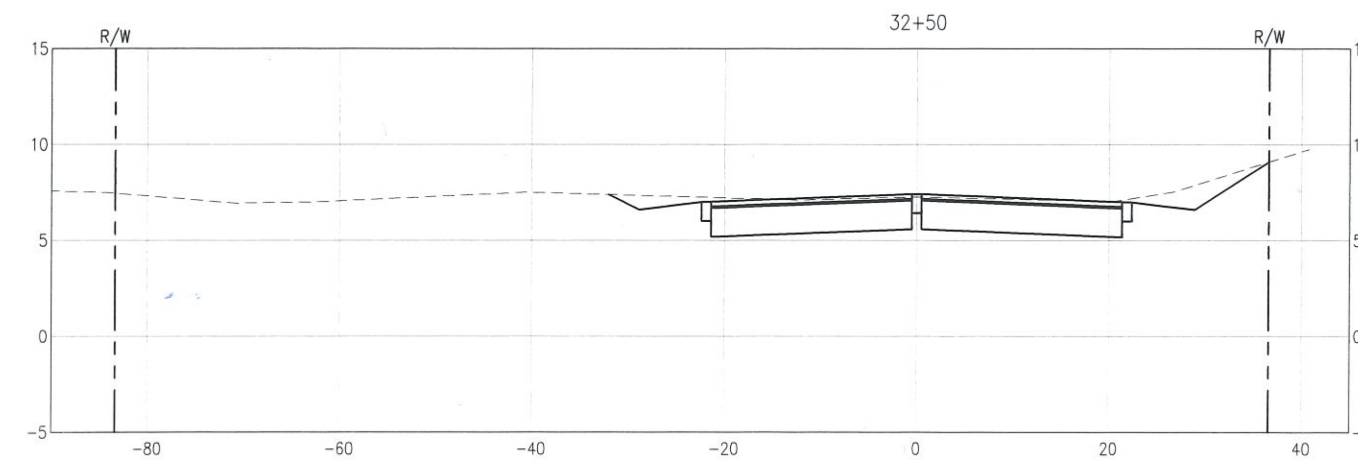
30+50



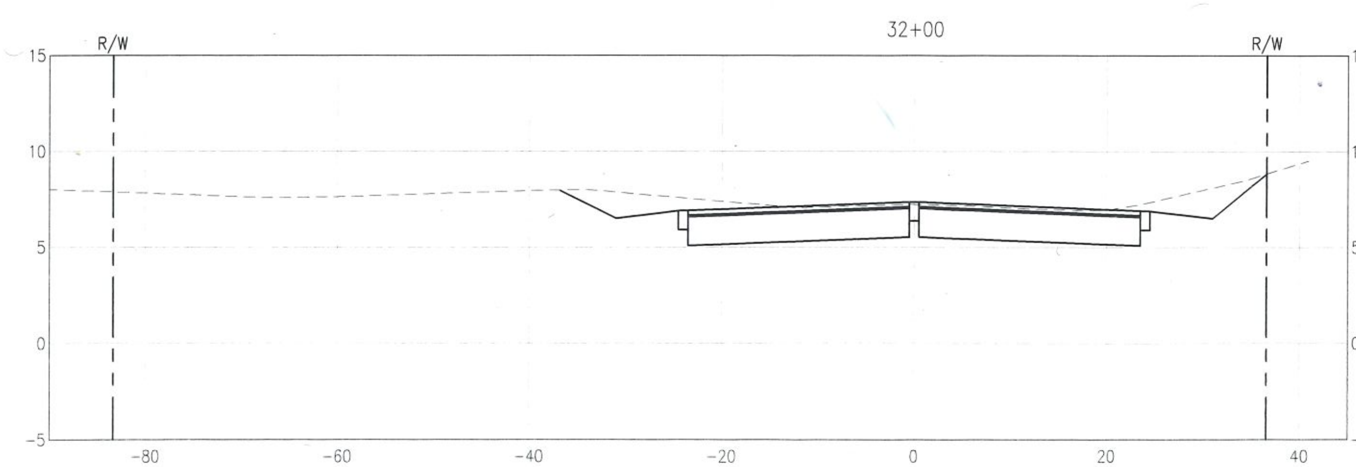
33+00



32+50



32+00



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Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/____

PROJECT NO: 119401.02
DESIGNED BY: KPG
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CORSS-SECTIONS

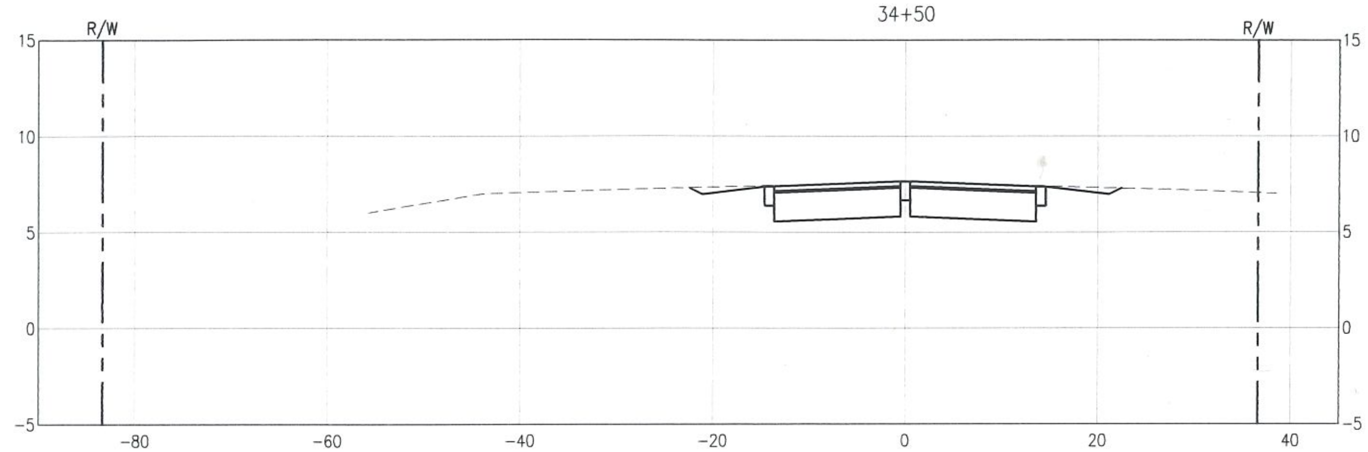
C-213

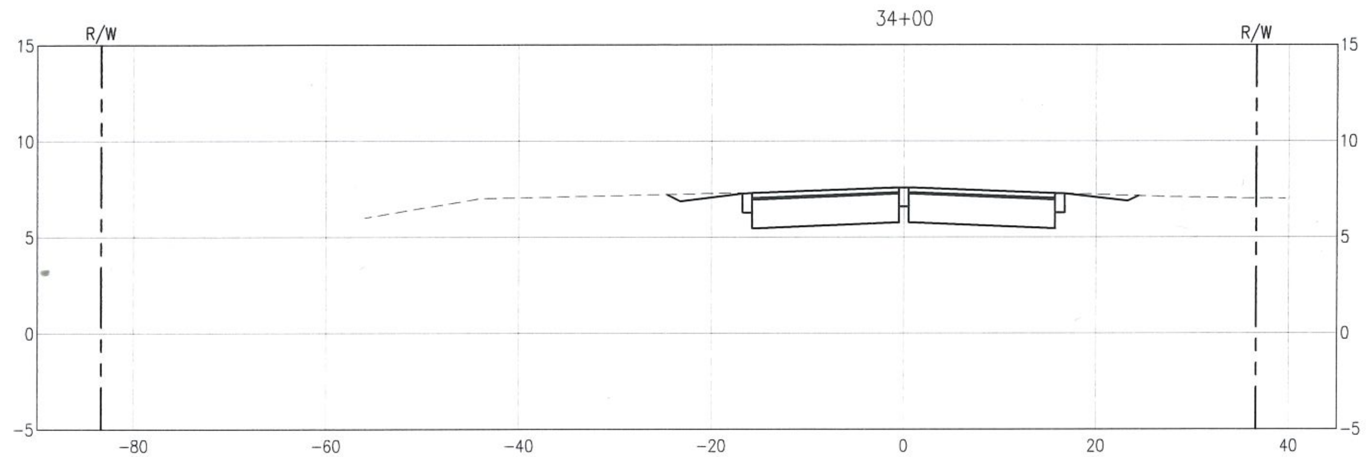
E:\DWG\1194\119401.02\C-210-214 Xsect.dwg, May 13, 2021 - 9:13:27AM, rgeiger

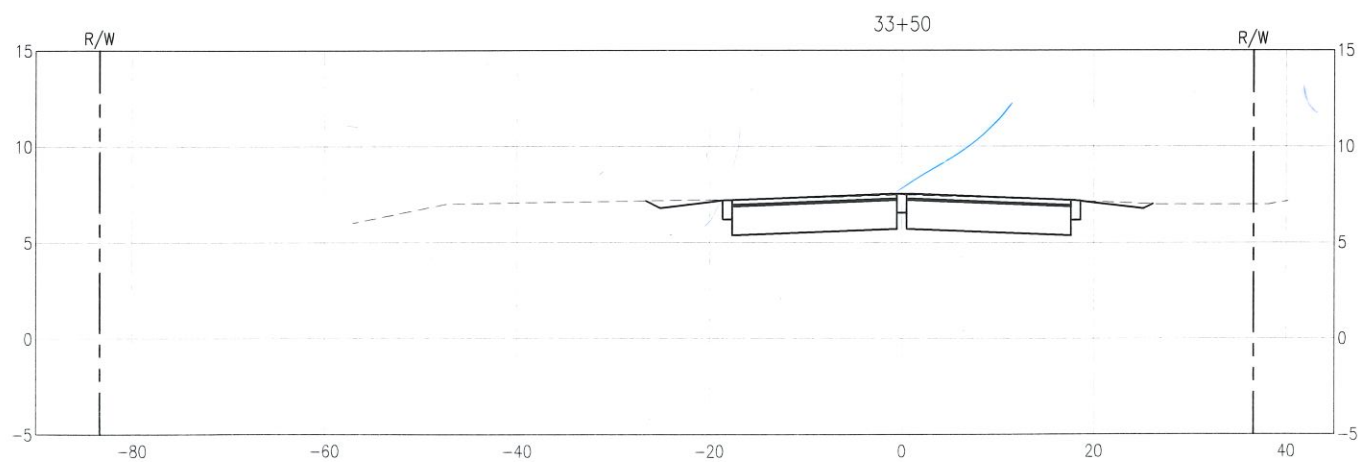
REVIEWED BY SRIA

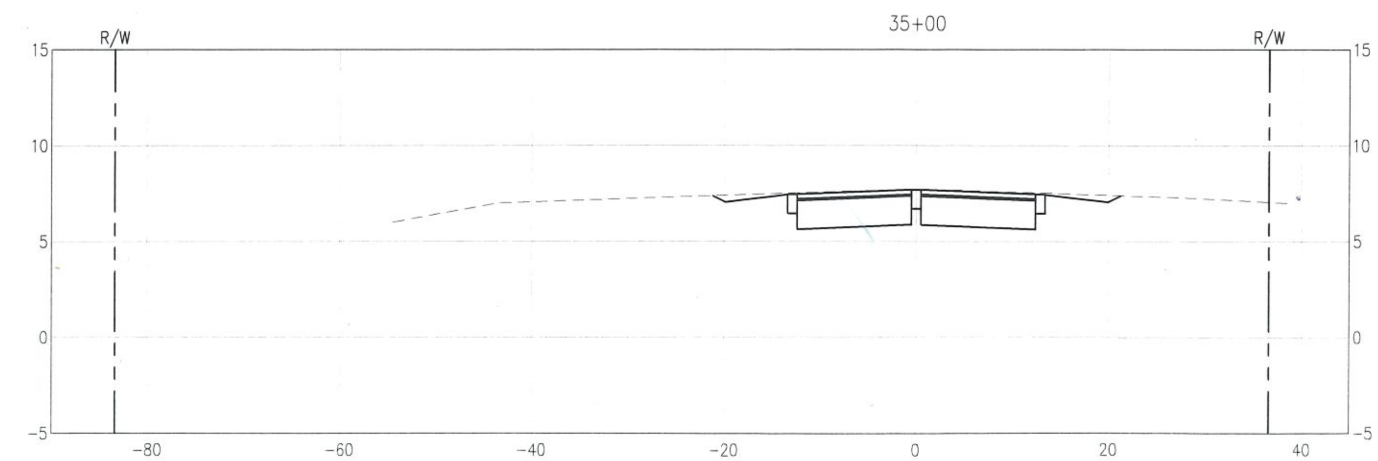
SCALE: 1" = 10' HORIZ.

SCALE: 1" = 5' VERT.









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Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ____ DATE __/__/__

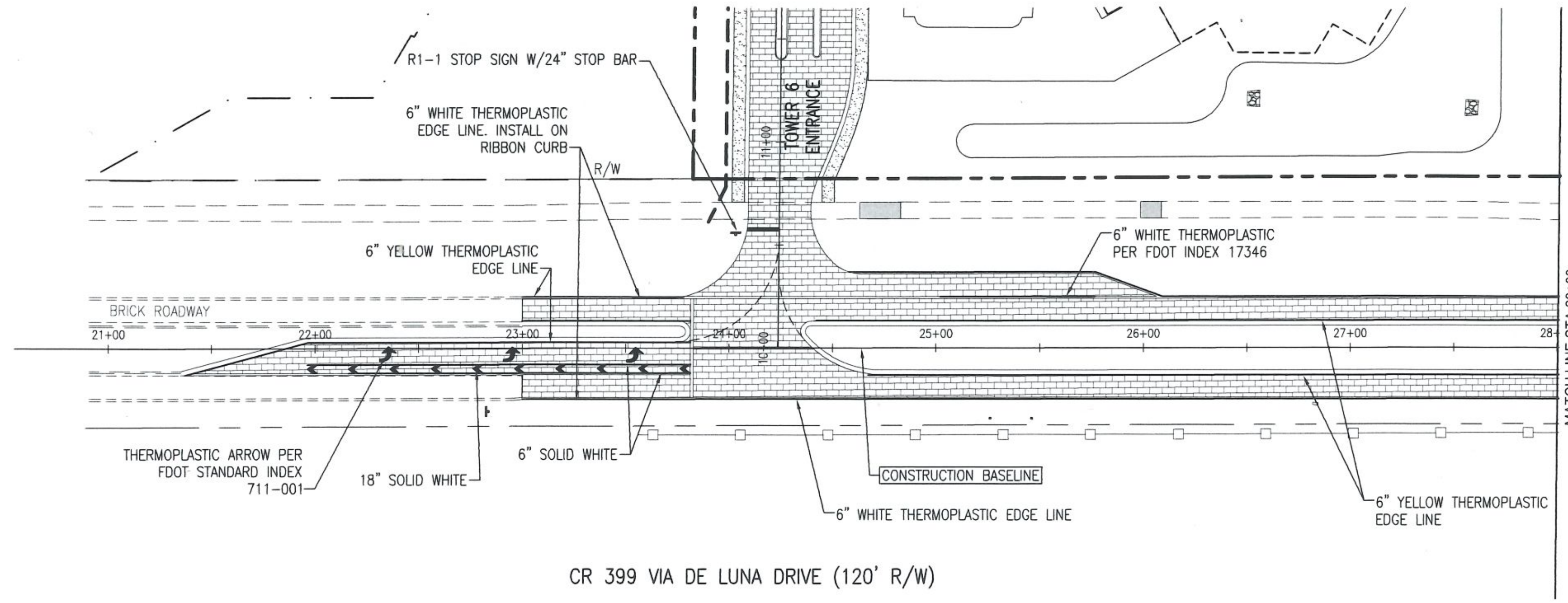
PROJECT NO.: 119401.02
DESIGNED BY: KPG
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

CORSS-SECTIONS

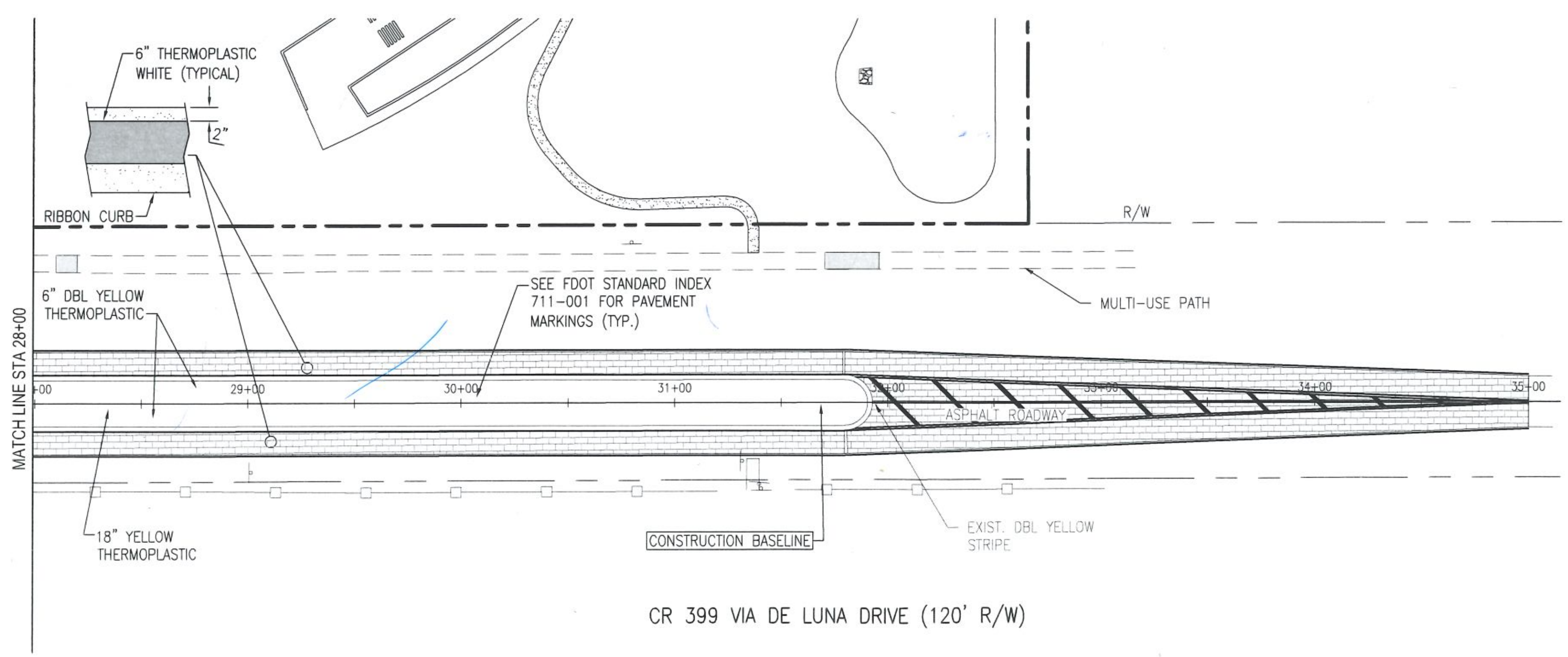
C-214

REVIEWED BY SRIA

R1-1



0 20' 40' 80'
SCALE: 1" = 40'



NOTES:

1. ALL NO PARKING SIGNS SHALL BE REMOVED DURING CONSTRUCTION, STOCKPILED, AND RE-INSTALLED AT FINAL CONSTRUCTION.
2. PAVEMENT MARKING SHALL ADHERE TO FDOT INDEX 711-001.
3. RPM'S SHALL BE PLACED IN ACCORDANCE TO FDOT STANDARD INDEX 706-001.
4. ALL SIGN POSTS SHALL CONFORM TO FDOT INDEX 700-010 AND 654-001.

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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___/___/___

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

SIGNING & MARKING PLAN

C-220

REVIEWED BY SRIA

GENERAL NOTES:

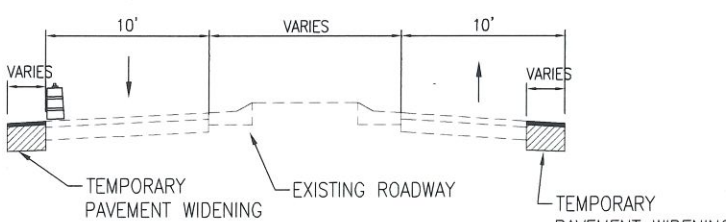
1. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL FOR STREETS AND HIGHWAYS (MUTCD) LATEST EDITION AND THE FDOT DESIGN STANDARDS LATEST EDITION – SERIES 102–600 INDICES.
2. CONSTRUCTION SIGNING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE, RELOCATE OR COVER EXISTING SIGNAGE THAT CONFLICTS WITH TRAFFIC CONTROL THROUGH THE WORK ZONE. SIGNS SHALL BE RESTORED WHEN CONFLICT NO LONGER EXISTS. THESE COSTS ARE INCIDENTAL TO MAINTENANCE OF TRAFFIC UNLESS OTHERWISE CALLED OUT IN THE PLANS.
4. EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TRAFFIC CONTROL THROUGH THE WORK ZONE SHALL BE REMOVED BY MILLING, GRINDING, SAND OR HYDRO BLASTINGS OR BY OTHER METHOD APPROVED BY THE ENGINEER. USE OF BLACK PAINT TO COVER EXISTING MARKINGS IS PROHIBITED.
5. THE CONTRACTOR SHALL MAINTAIN THE MULTI USE PATH ON NORTH SIDE OF ROAD FOR PEDESTRIAN TRAVEL. THESE COSTS ARE INCIDENTAL TO MAINTENANCE OF TRAFFIC PAY ITEM.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVES DURING CONSTRUCTION OF THIS PROJECT.
7. ARROWS DENOTE DIRECTION OF TRAVEL ONLY AND DO NOT REFLECT PAVEMENT MARKINGS.
8. REFLECTIVE TAPE SHALL BE MAINTAINED AND REPLACED AS NECESSARY THROUGHOUT CONSTRUCTION.

TRAFFIC CONTROL PLAN SEQUENCING NOTES:

PHASE 1A– COMPLETE TEMPORARY PAVEMENT ON SOUTH SIDE OF ROAD USING STANDARD FDOT INDICES AS APPLICABLE.

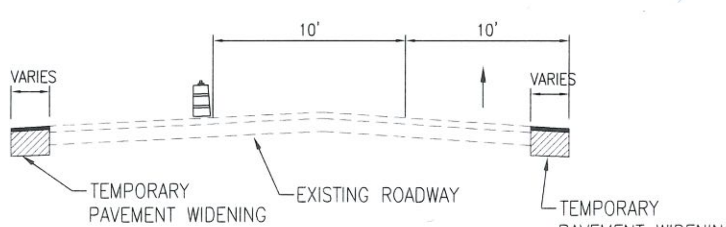
PHASE 1B– REMOVE EXISTING STRIPING. CONSTRUCT TEMPORARY STRIPING AND IMPLEMENT PHASE 1 TRAFFIC CONTROL. COMPLETE PHASE 1 DEMOLITION. CONSTRUCT PHASE 1 IMPROVEMENTS AND TEMPORARY PAVEMENT CONSTRUCTION.

PHASE 1C– CONSTRUCT TEMPORARY PAVEMENT IN TAPER AREAS ON NORTH SIDE OF ROAD.



STA 23+00 TO STA 23+94

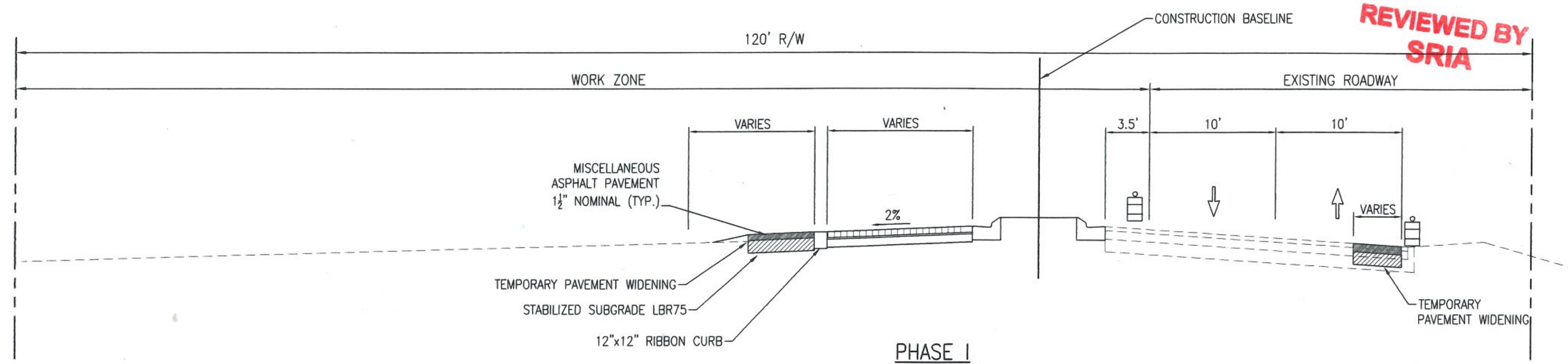
NOT TO SCALE



STA 35+00 TO STA 38+50

NOT TO SCALE

PHASE 1

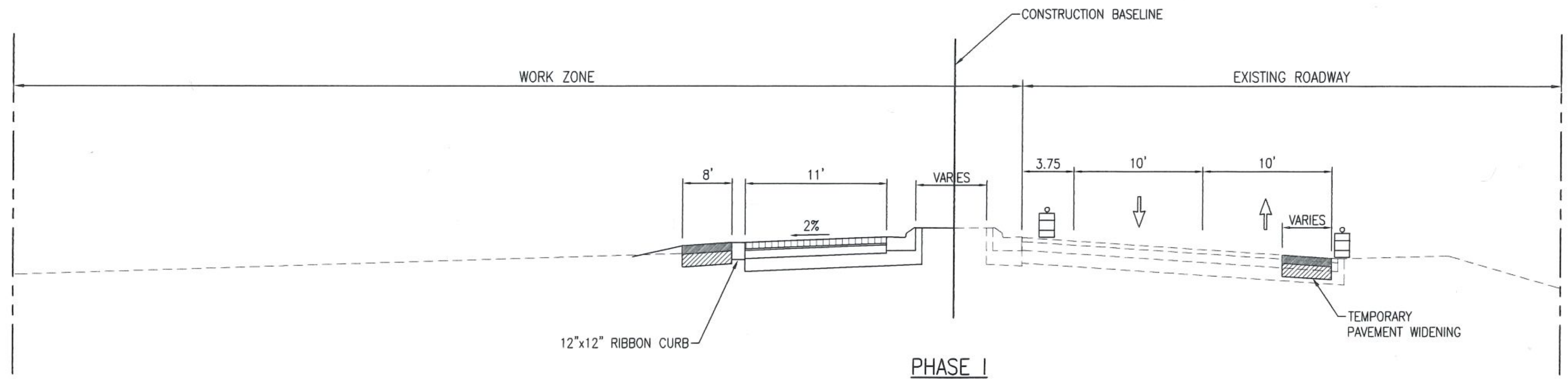


NOTE:
FINAL STABILIZED SHOULDER SHOULD BE CONSTRUCTED IN THIS PHASE AND USED FOR BASE OF TEMPORARY PAVEMENT.

PHASE I

NOT TO SCALE

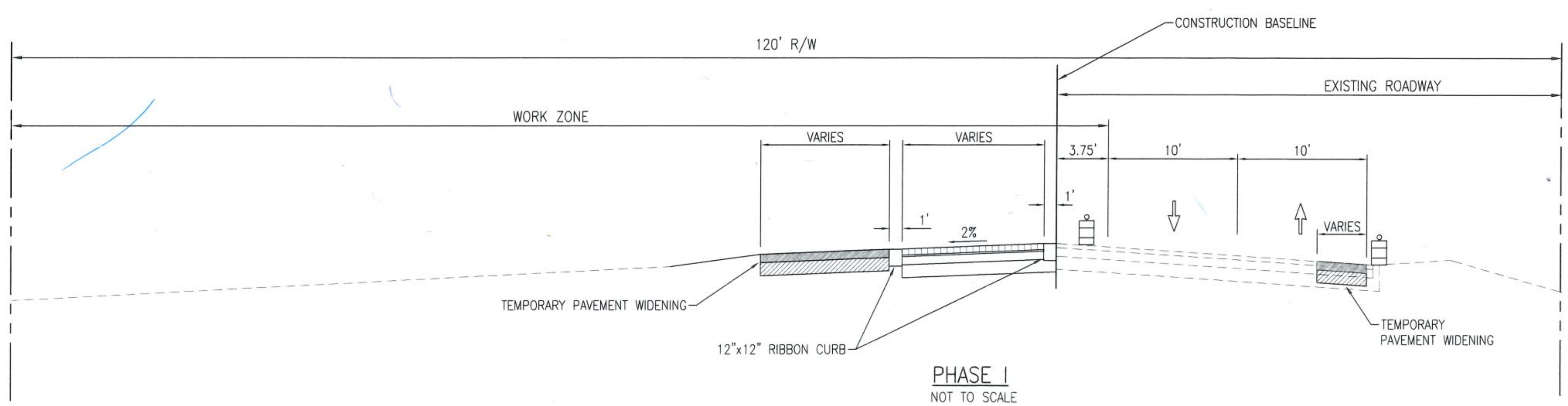
STA 23+00 TO STA 26+06



PHASE I

NOT TO SCALE

STA 26+06 TO STA 31+79



PHASE I

NOT TO SCALE

STA 31+79 TO STA 38+50

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MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLANS PHASE 1

C-230

SYMBOLS:

WORK ZONE

TYPE III BARRICADE

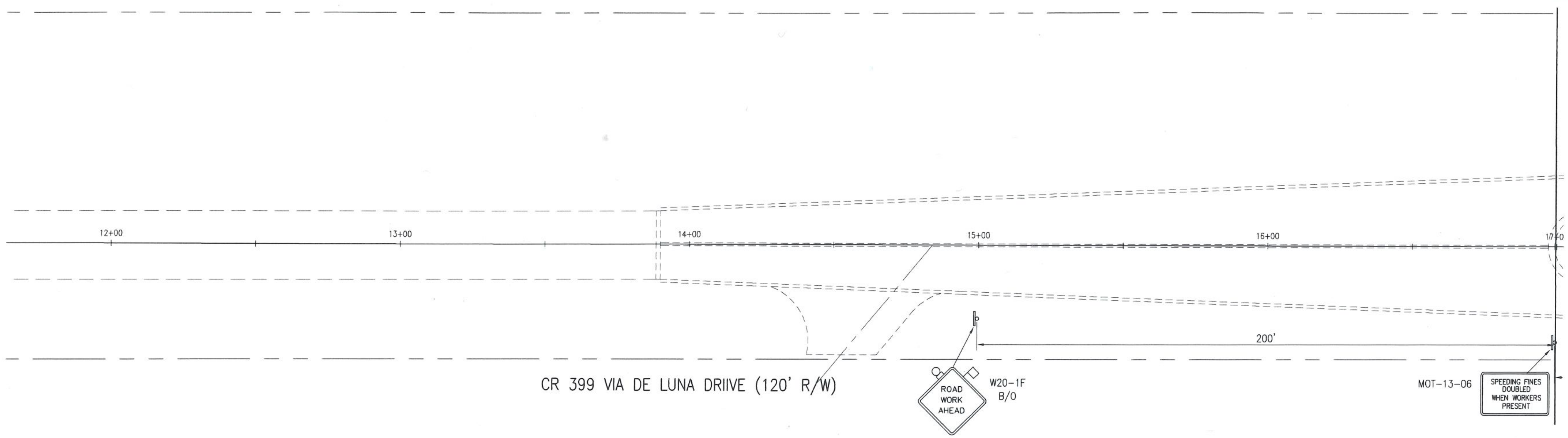
WORK ZONE SIGN

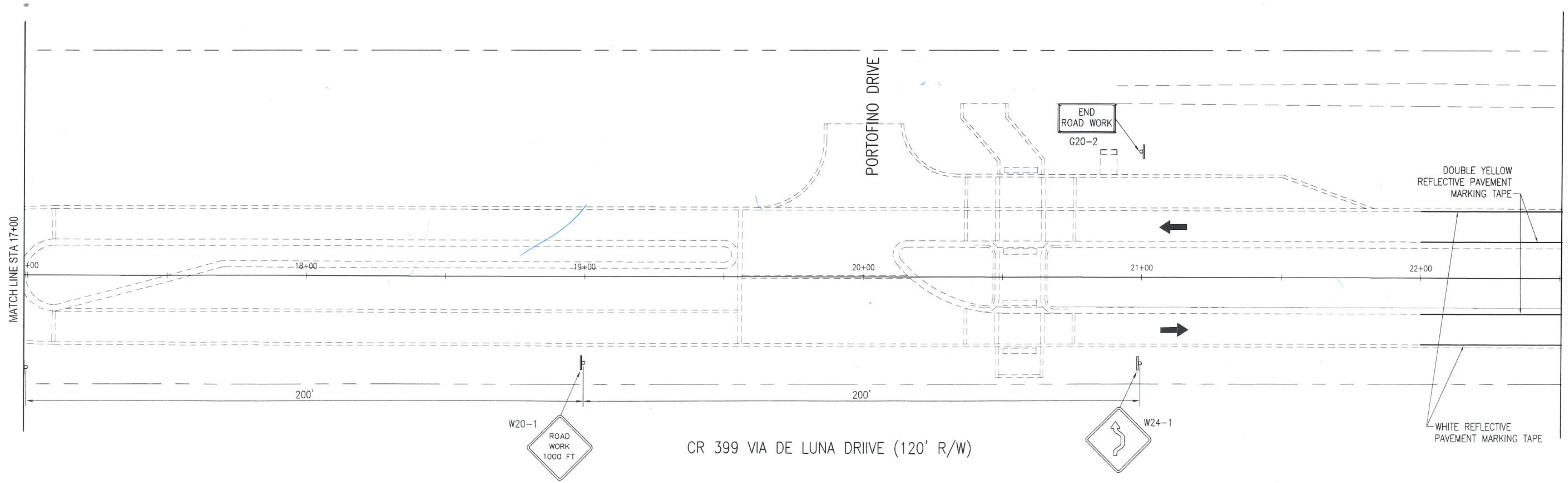
CHANNELIZING DEVICES

LANE IDENTIFICATION & DIRECTION OF TRAFFIC

SCALE: 1" = 20'

REVIEWED BY SRIA





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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

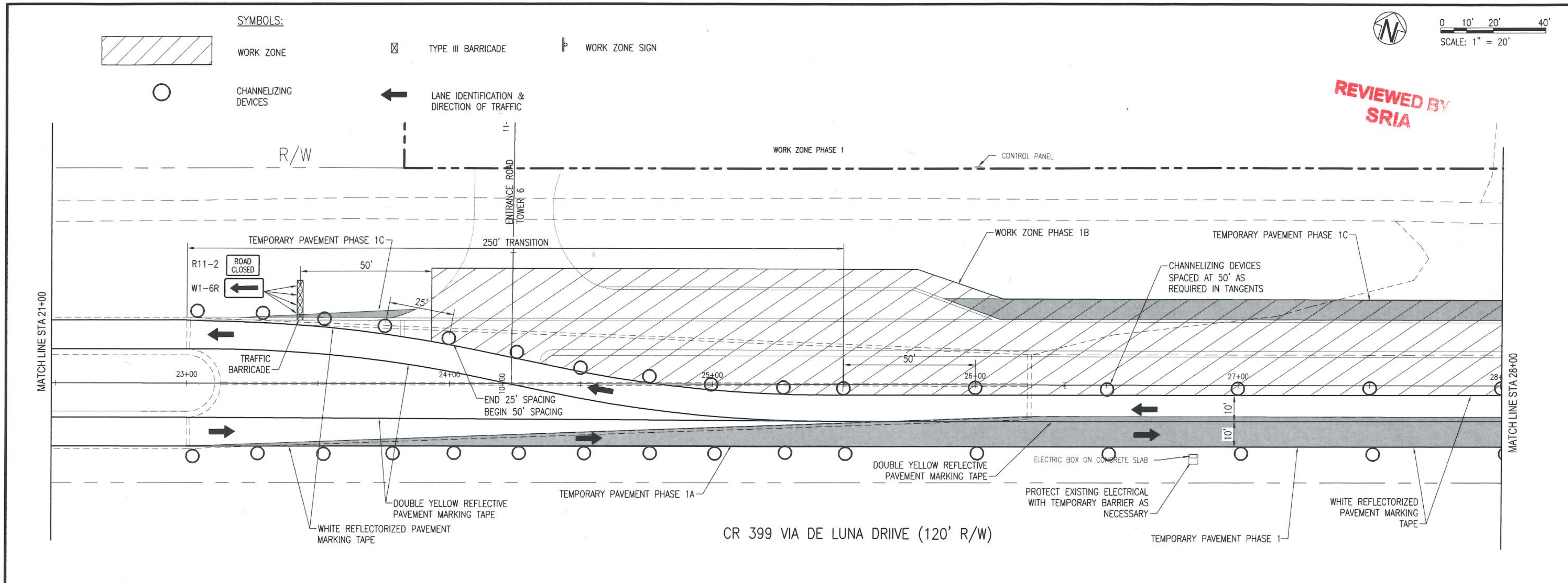
NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

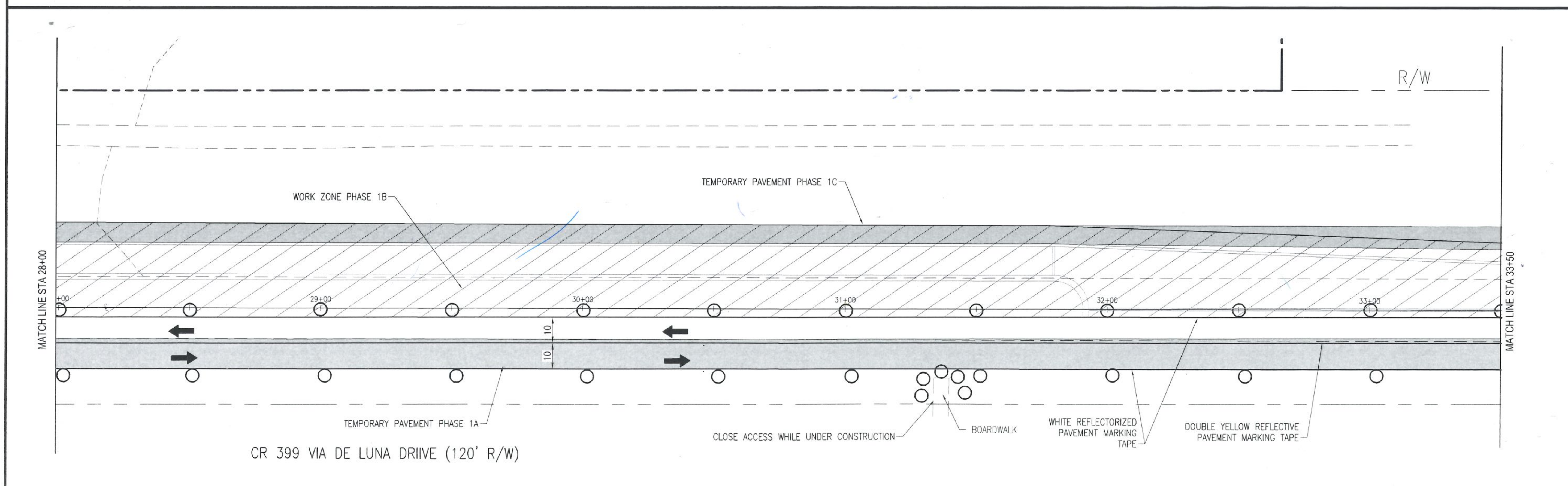
PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN
PHASE 1

C-235

E:\DWG\1194\119401.02\C-235-237 PHASE 1-TrafficControlPlan.dwg, May 13, 2021 - 9:13:51AM, rgeiger





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FL. Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

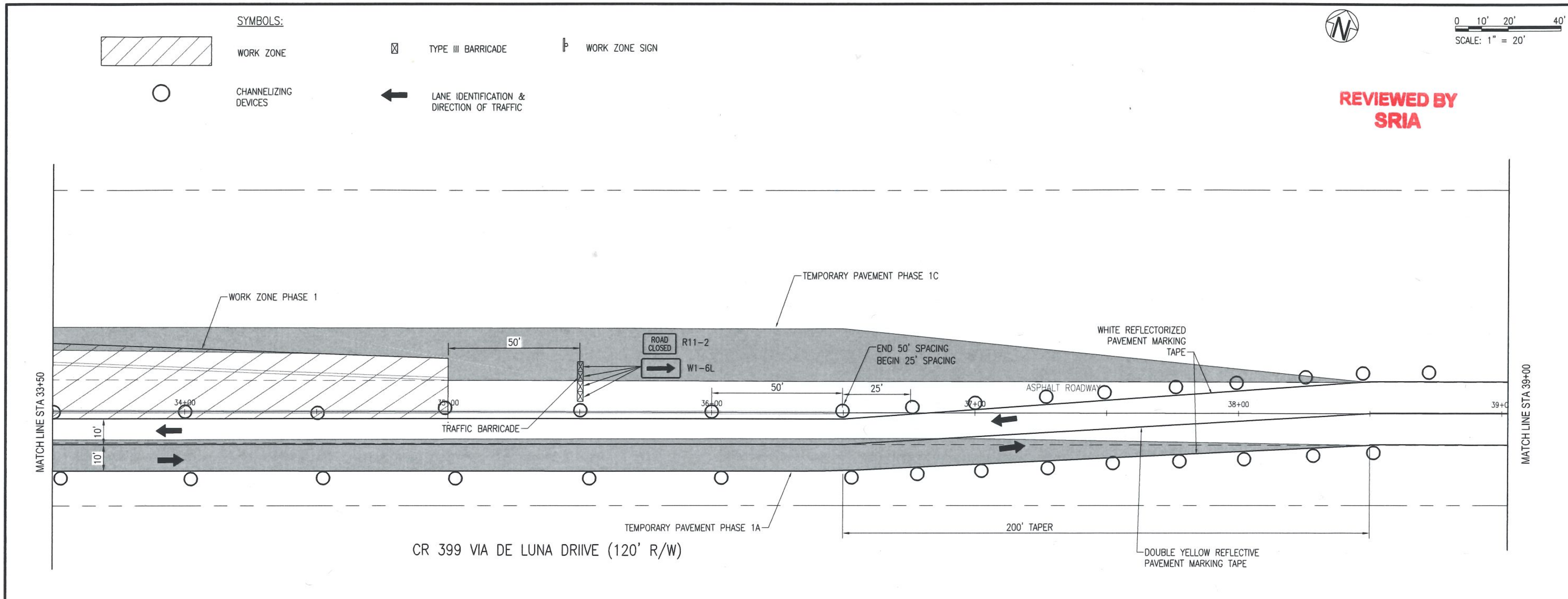
NO.	DATE	APPR.	REVISION/ACTION TAKEN

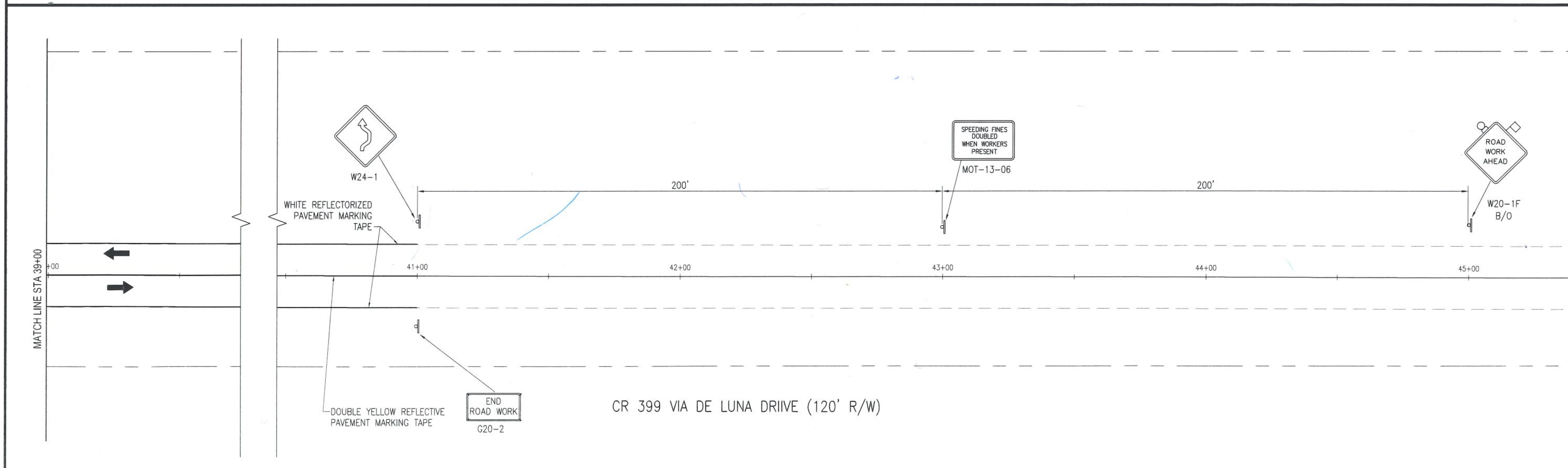
NOT RELEASED FOR CONSTRUCTION BY ____ DATE __/__/__

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN PHASE 1

C-236





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FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN
PHASE 1

C-237

E:\DWG\1194\119401.02\C-235-237 PHASE 1-TrafficControlPlan.dwg, May 13, 2021 - 9:13:54AM, rgeiger

GENERAL NOTES:

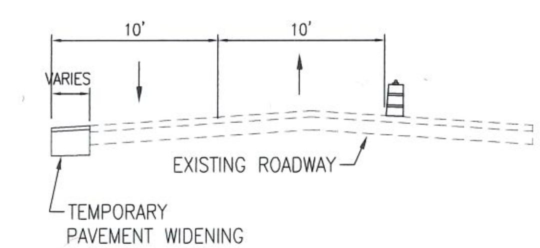
1. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL FOR STREETS AND HIGHWAYS (MUTCD) LATEST EDITION AND THE FDOT DESIGN STANDARDS LATEST EDITION – SERIES 102-600 INDICES.
2. CONSTRUCTION SIGNING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE, RELOCATE OR COVER EXISTING SIGNAGE THAT CONFLICTS WITH TRAFFIC CONTROL THROUGH THE WORK ZONE. SIGNS SHALL BE RESTORED WHEN CONFLICT NO LONGER EXISTS.
4. EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TRAFFIC CONTROL THROUGH THE WORK ZONE SHALL BE REMOVED BY MILLING, GRINDING, SAND OR HYDRO BLASTINGS OR BY OTHER METHOD APPROVED BY THE ENGINEER. USE OF BLACK PAINT TO COVER EXISTING MARKINGS IS PROHIBITED.
5. THE CONTRACTOR SHALL MAINTAIN THE MULTI USE PATH ON NORTH SIDE OF ROAD FOR PEDESTRIAN TRAVEL. THESE COSTS ARE INCIDENTAL TO MAINTENANCE OF TRAFFIC PAY ITEM.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVES DURING CONSTRUCTION OF THIS PROJECT.
7. ARROWS DENOTE DIRECTION OF TRAVEL ONLY AND DO NOT REFLECT PAVEMENT MARKINGS.
8. REFLECTIVE TAPE SHALL BE MAINTAINED AND REPLACED AS NECESSARY THROUGHOUT CONSTRUCTION.

TRAFFIC CONTROL PLAN SEQUENCING NOTES:

PHASE 2 – COMPLETE TEMPORARY STRIPING FOR PHASE 2 IMPROVEMENTS; IMPLEMENT PHASE 2 TRAFFIC CONTROL PLANS. COMPLETE DEMOLITION AND CONSTRUCT PHASE 2 IMPROVEMENTS.

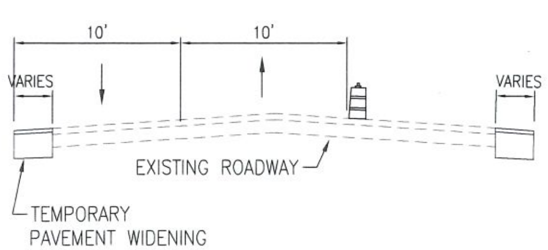
PHASE 3 – CONSTRUCT FINAL TEMPORARY STRIPING. REMOVE TEMPORARY TAPERS ON NORTH SIDE AND CONSTRUCT SHOULDER USING STANDARD FDOT 600 SERIES INDICES.

PHASE 4 – COMPLETE THERMOPLASTIC STRIPING OPERATIONS.



STA 35+00 TO STA 38+50

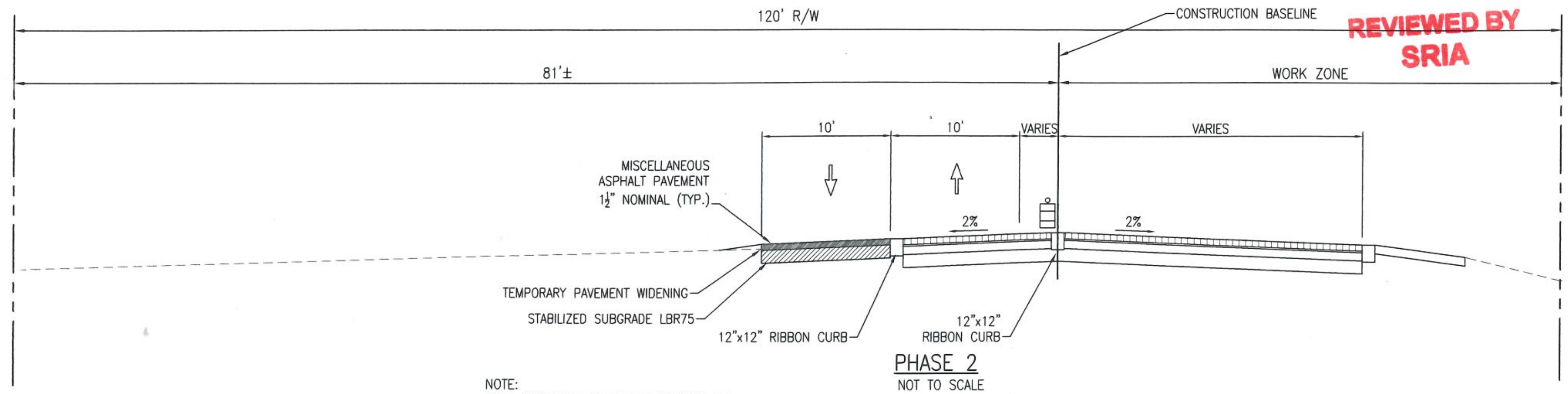
NOT TO SCALE



STA 23+00 TO STA 23+94

NOT TO SCALE

PHASE 2

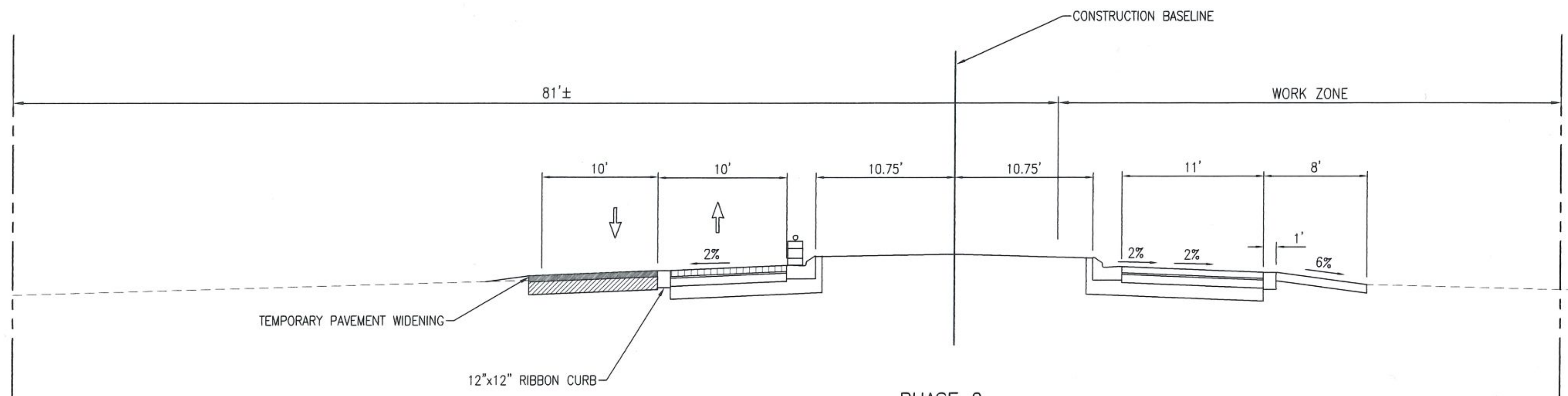


NOTE:
FINAL STABILIZED SHOULDER SHOULD BE CONSTRUCTED IN THIS PHASE AND USED FOR BASE OF TEMPORARY PAVEMENT.

PHASE 2

NOT TO SCALE

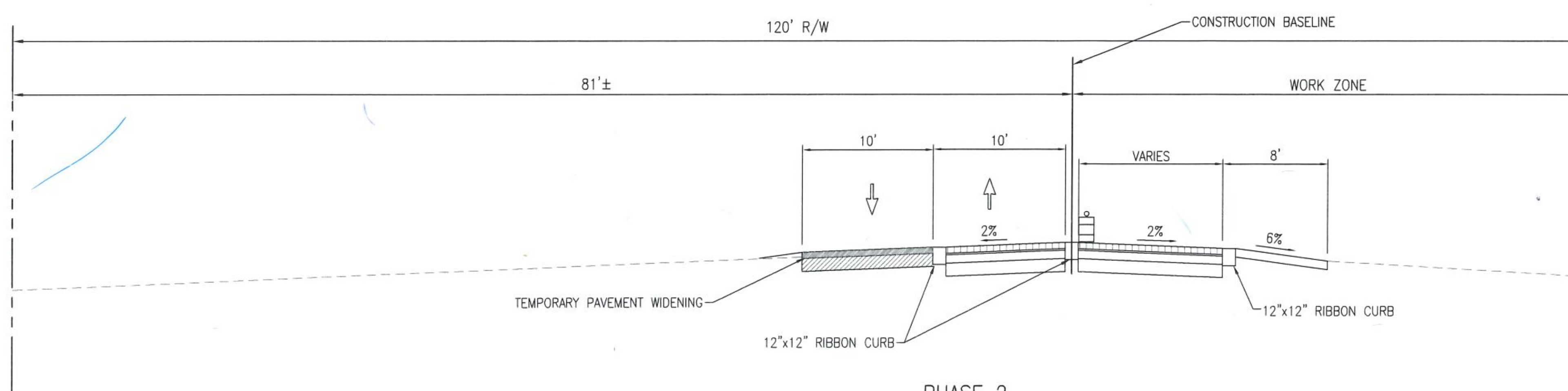
STA 23+00 TO STA 26+06



PHASE 2

NOT TO SCALE

STA 26+06 TO STA 31+91



PHASE 2

NOT TO SCALE

STA 31+91 TO STA 38+50

REVIEWED BY SRIA

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Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

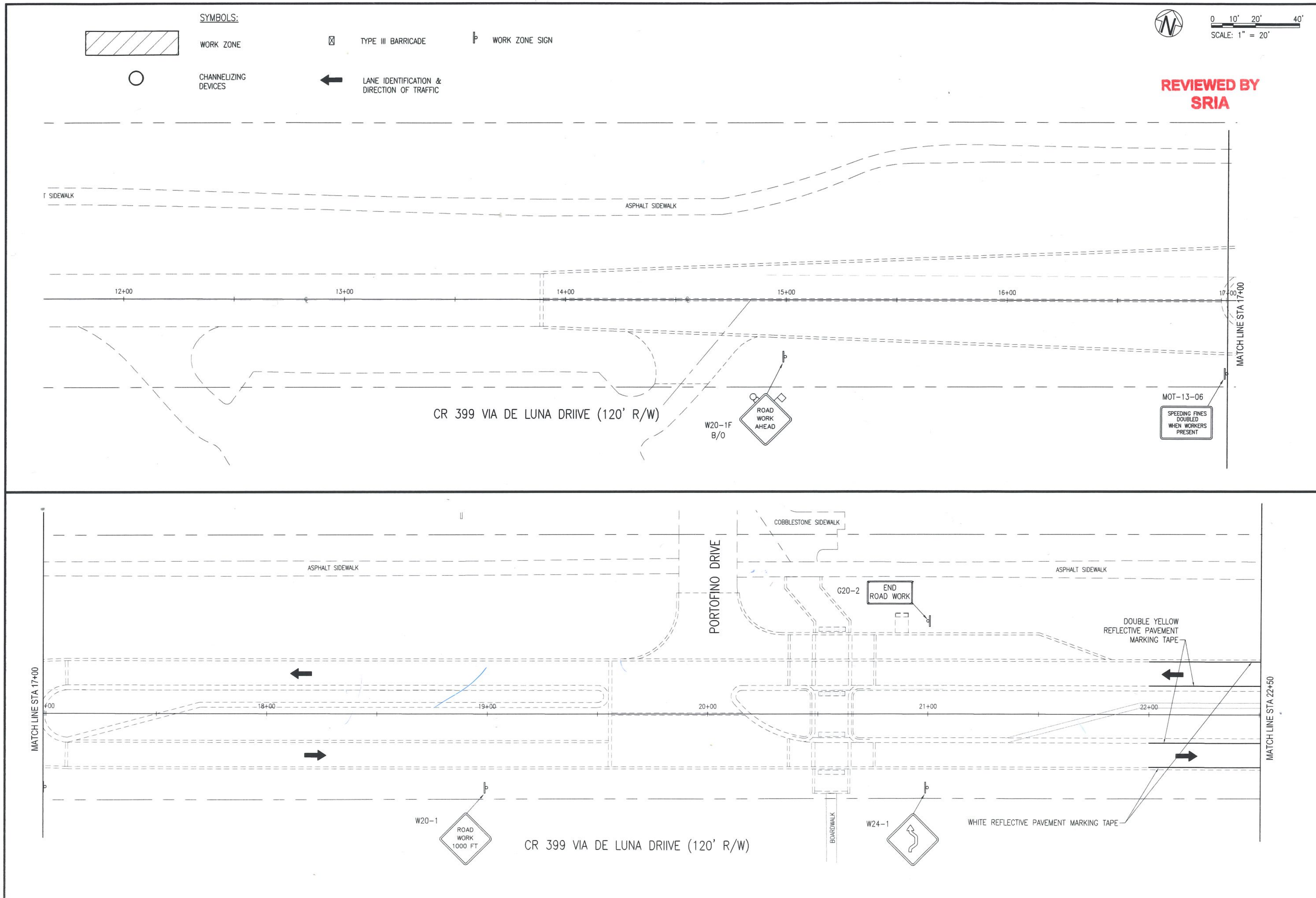
NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___/___/___

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLANS PHASE 2

C-240

E:\DWG\1194\119401.02\C-240 PhaseII-TrafficControlSection.dwg, May 13, 2021 - 9:13:59AM, rgeiger



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FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

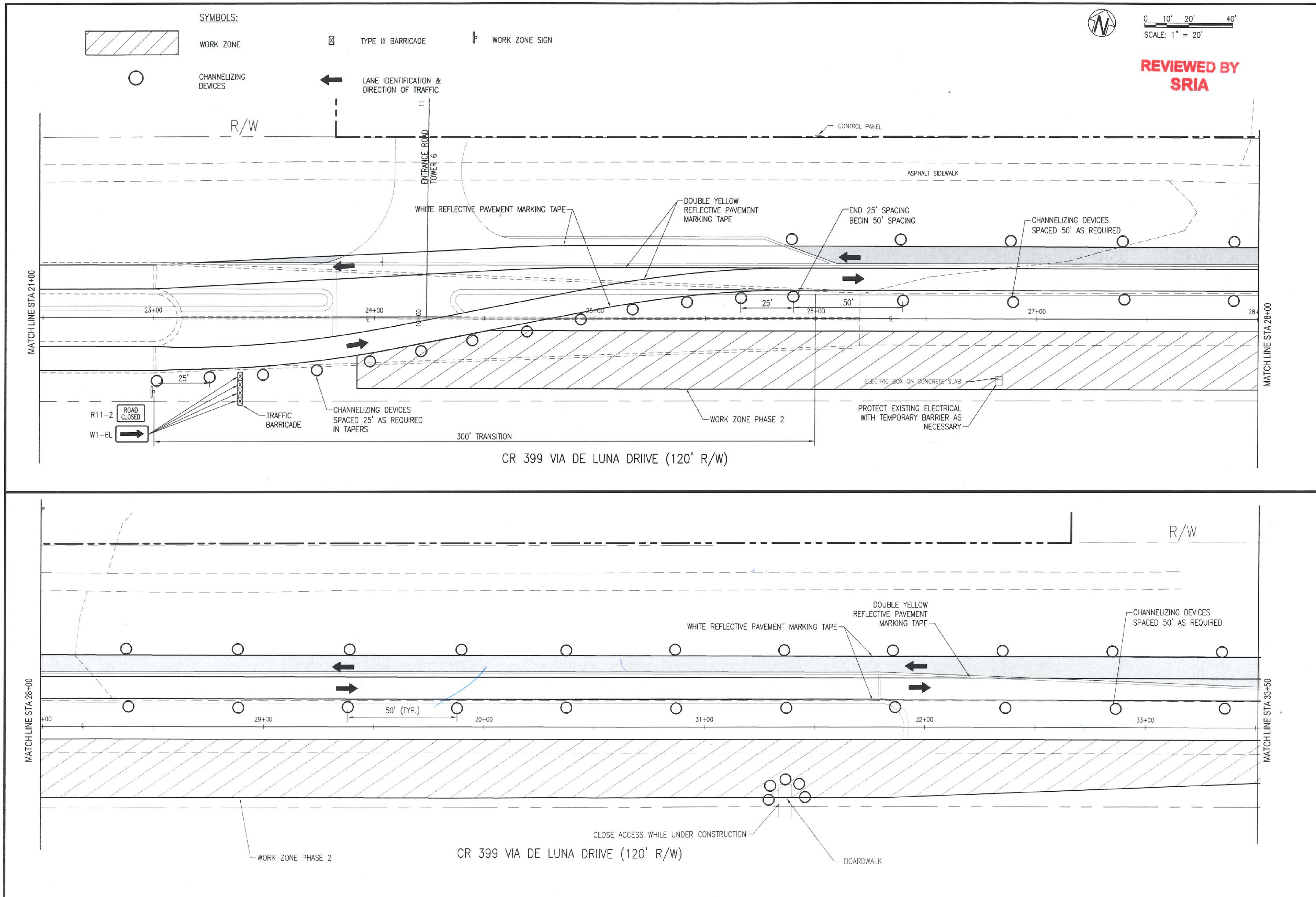
NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/____

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN
PHASE 2

C-245

E:\DWG\1194\119401.02\C-245-247 PHASEII-TrafficControlPlan.dwg, May 13, 2021 - 9:14:07AM, rgeiger



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FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

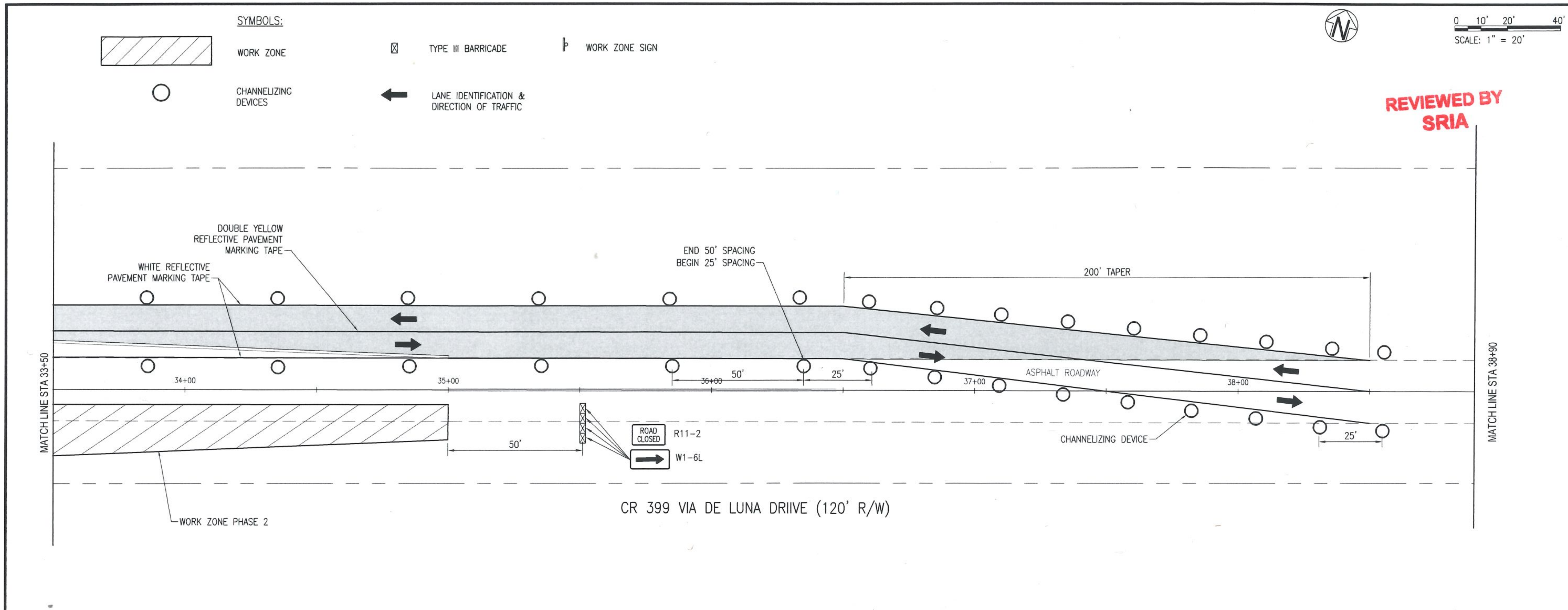
NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

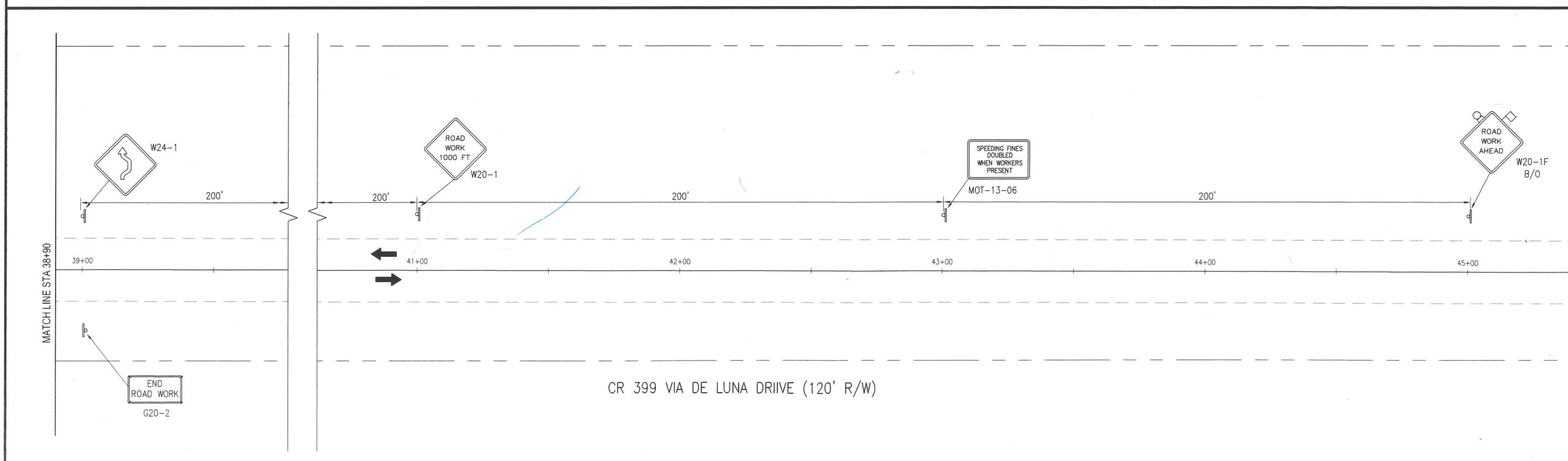
PROJECT NO. 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN
PHASE 2

C-246

E:\DWG\1194\119401.02\C-245-247 PHASEII-TrafficControlPlan.dwg, May 13, 2021 - 9:14:09AM, rgeiger





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ENGINEERING BUSINESS: EB-0000340
Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL. Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

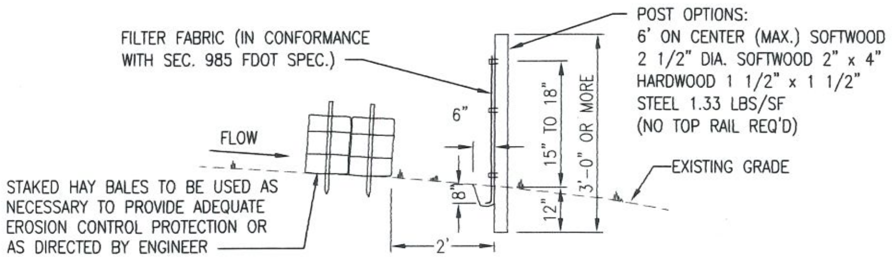
NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE ___

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

TRAFFIC CONTROL PLAN PHASE 2

C-247

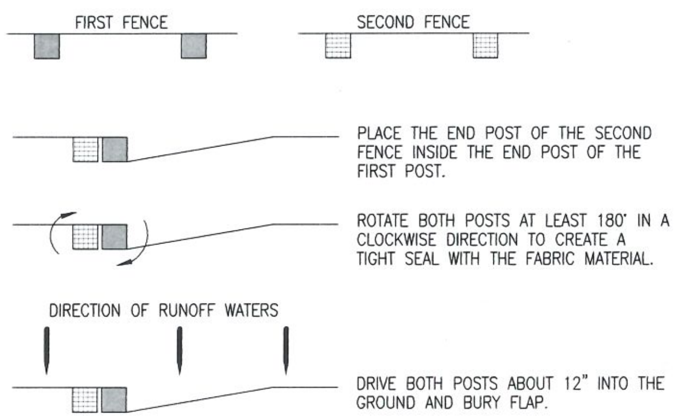


SILT FENCE NOTES:

1. FABRIC TO BE PLACED FACING DRAINAGE FLOW
2. FABRIC TO BE PLACED IN A 6" WIDE x 8" DEEP CONTINUOUS TRENCH, THEN BACKFILLED
3. ALL LUMBER TO BE PRESSURE/PRESERVATIVE TREATED
4. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SILT FENCE TO REMAIN UNTIL 100% PROJECT GRASSING (STABILIZATION) IS ACHIEVED
5. PREFABRICATED SILT FENCES ARE PERMITTED AS LONG AS THEY MEET OR EXCEED FDOT SPECIFICATIONS.

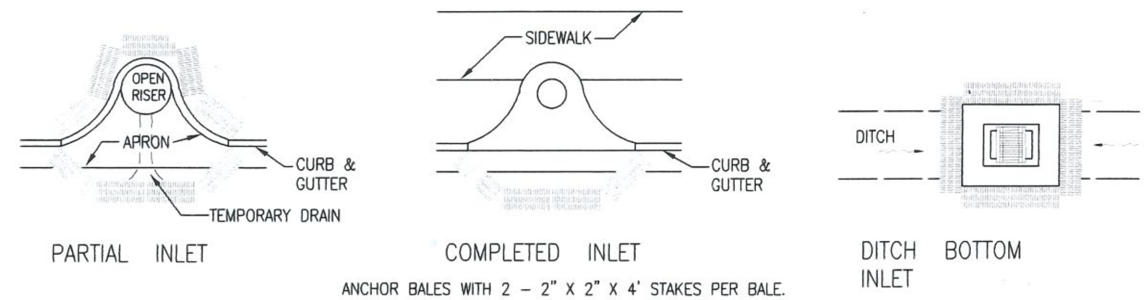
TYPE III SILT FENCE DETAIL

NOT TO SCALE



BUTTING SILT FENCE DETAIL

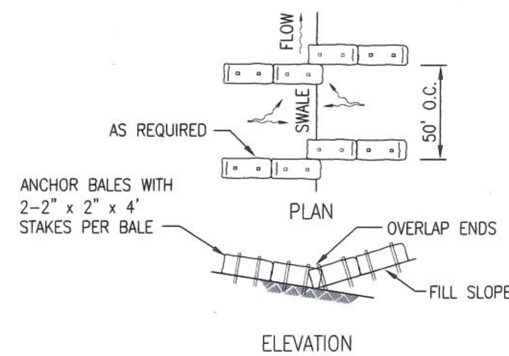
NOT TO SCALE



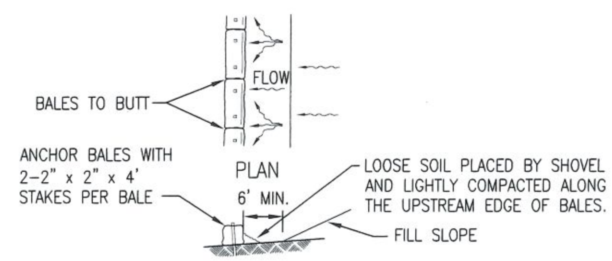
ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

NOT TO SCALE



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

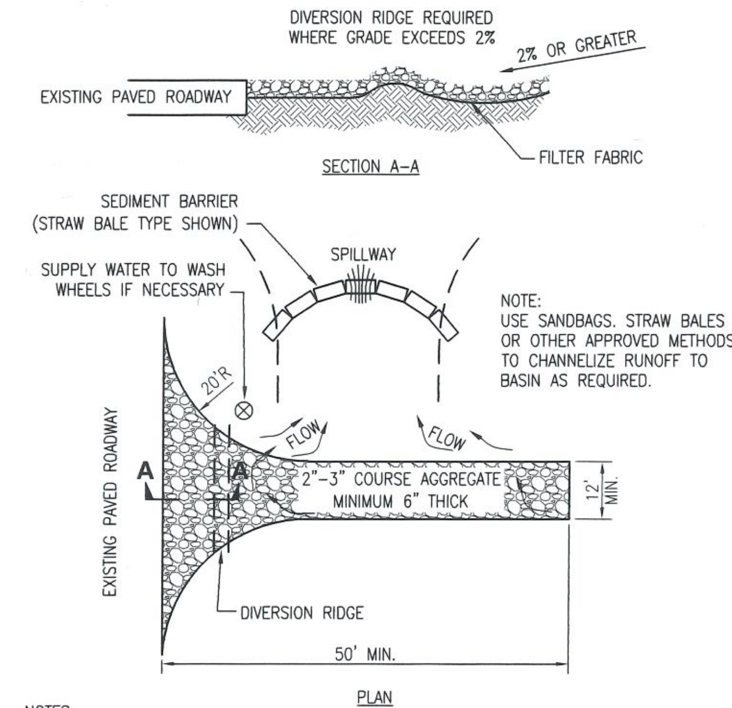


TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

NOT TO SCALE

REVIEWED BY SRIA

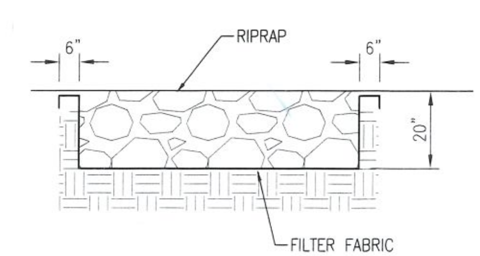


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



RIP RAP DETAIL

NOT TO SCALE

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MICHAEL D. LANGSTON
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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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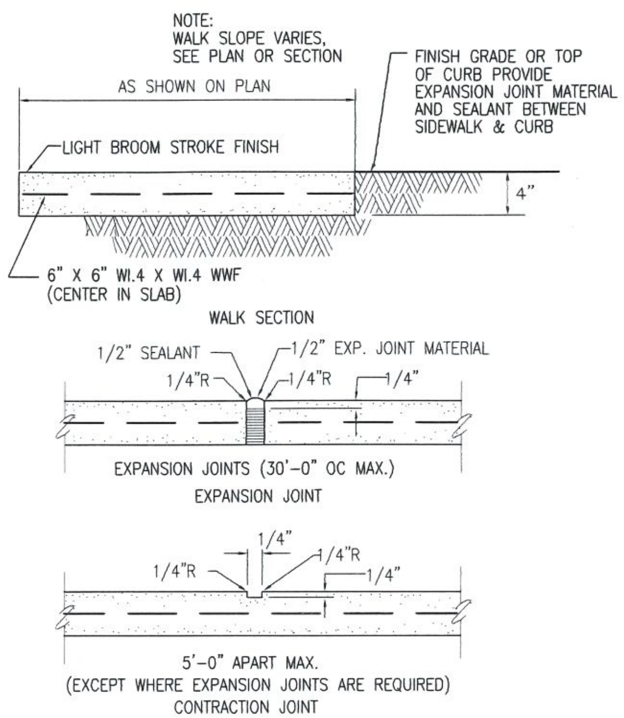
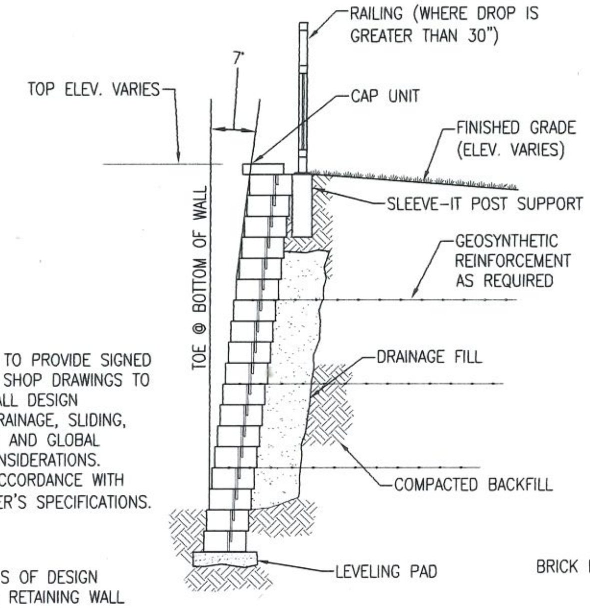
PROJECT NO. 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

DETAILS

C-900



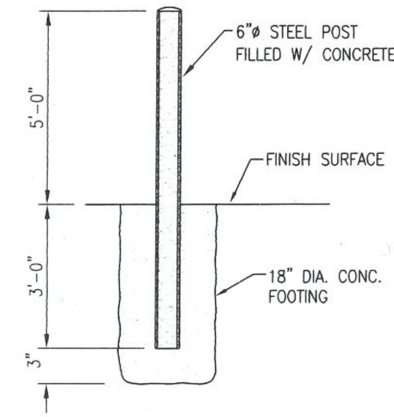
TYPICAL CONCRETE SIDEWALK DETAILS
NOT TO SCALE



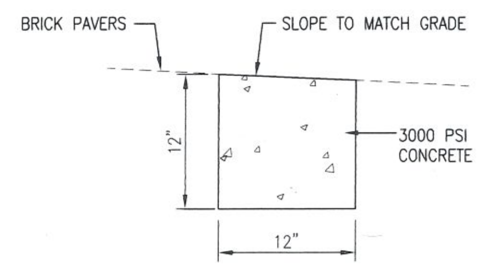
CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO RETAINING WALL DESIGN INCLUDING DRAINAGE, SLIDING, OVERTURNING AND GLOBAL STABILITY CONSIDERATIONS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOTE: BASIS OF DESIGN
ROCKWOOD RETAINING WALL
CLASSIC 8
888-288-4045
ROCKWOODWALLS.COM

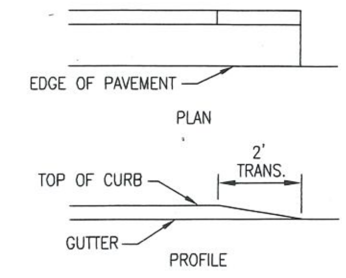
TYPICAL MSE WALL
NOT TO SCALE



GUARD POST DETAIL
NOT TO SCALE

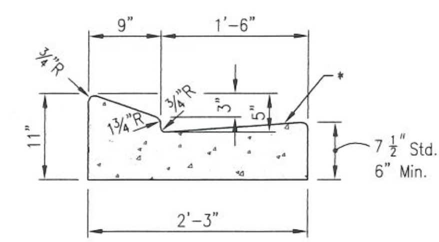


RIBBON CURB
CR 399
NOT TO SCALE



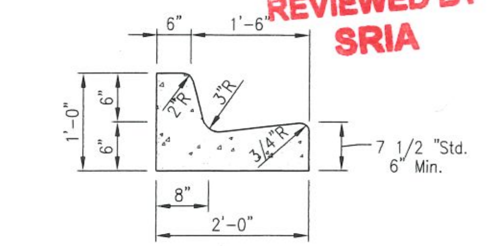
STRAIGHT END

CURB & GUTTER ENDING
NOT TO SCALE



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

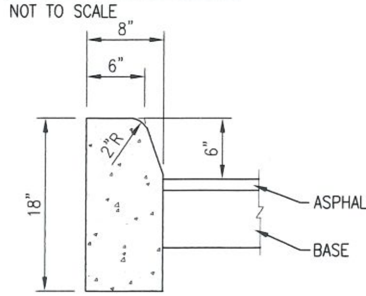
FDOT TYPE E CURB
NOT TO SCALE



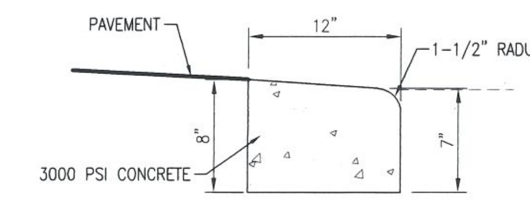
REVIEWED BY SRIA

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

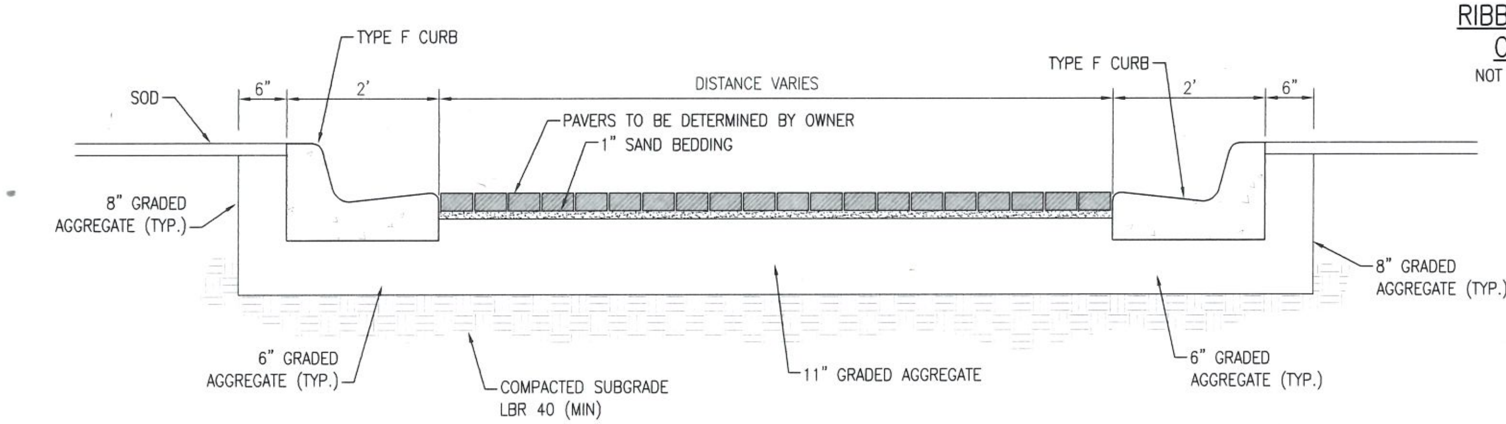
FDOT TYPE F CURB
NOT TO SCALE



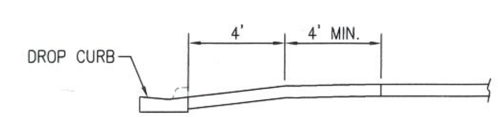
FDOT TYPE D CURB
NOT TO SCALE



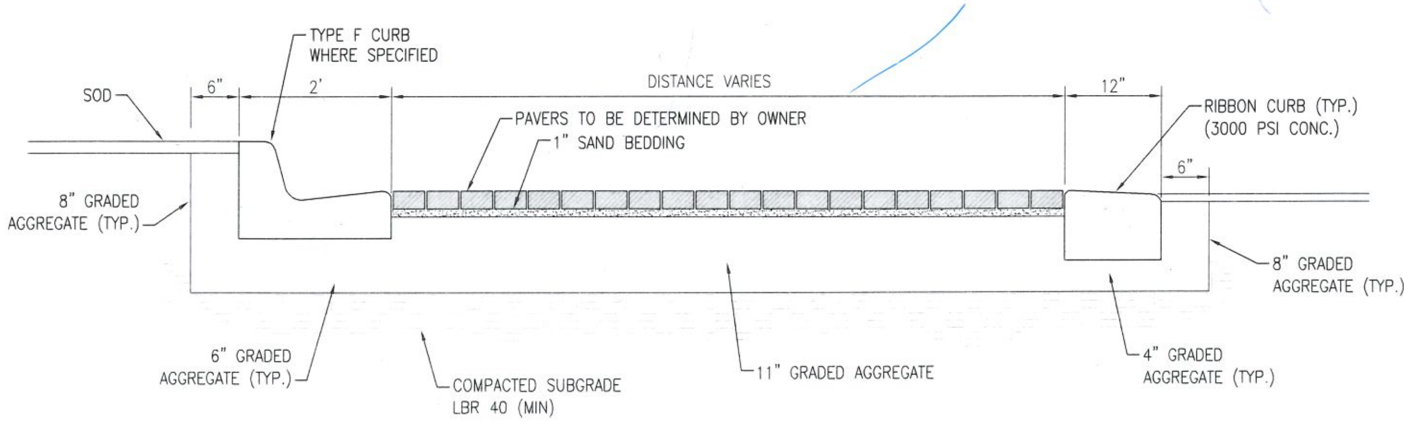
RIBBON CURB
NOT TO SCALE



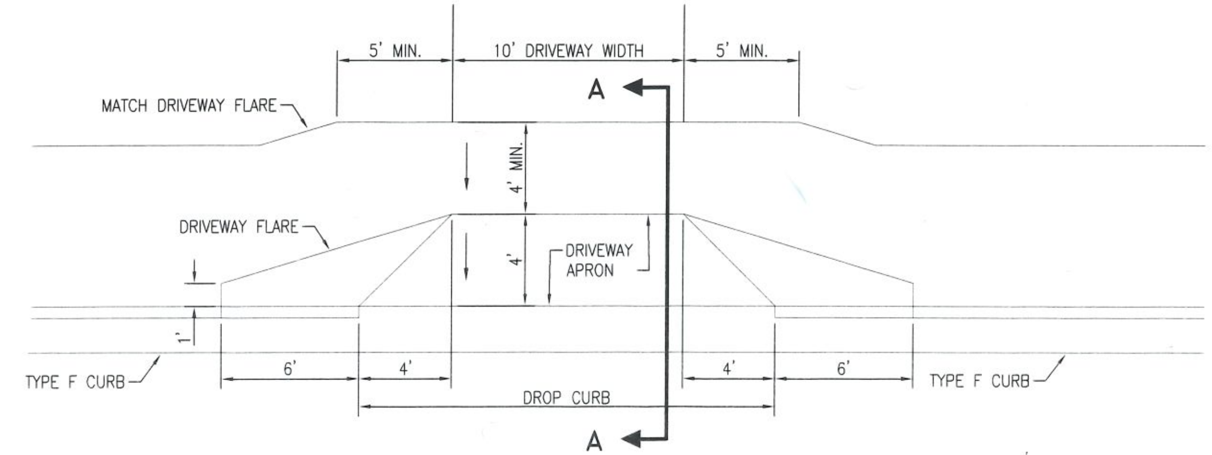
BRICK PAVER ROADWAY
NOT TO SCALE



SECTION A – A



BRICK PAVER PARKING AREA
NOT TO SCALE



DRIVEWAY TURNOUT
NOT TO SCALE

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MICHAEL D. LANGSTON
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PORTOFINO TOWER 6
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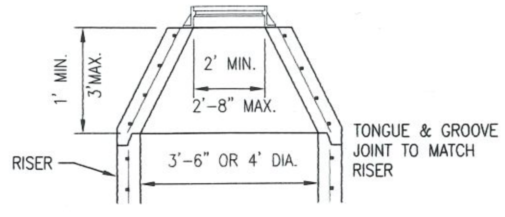
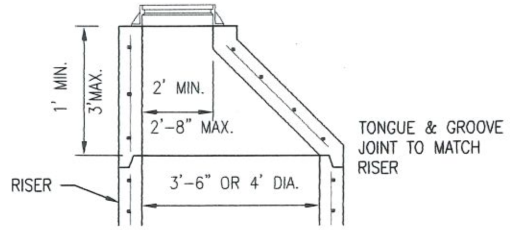
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

DETAILS

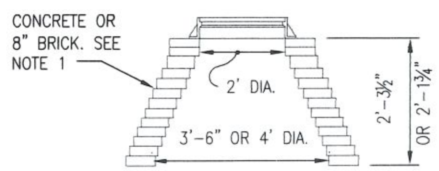
C-901



PRECAST CONCENTRIC CONE



PRECAST ECCENTRIC CONE



BRICK OR CONCRETE

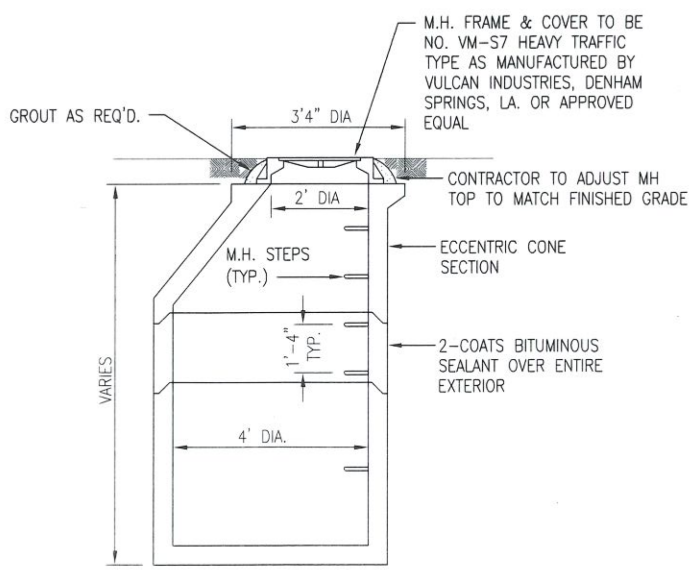
TYPE 8 MANHOLES

NOTES (TOPS)

1. MANHOLE TOP TYPE 8 MAY BE OF CAST-IN-PLACE OR PRECAST CONCRETE CONSTRUCTION OR BRICK CONSTRUCTION. FOR CONCRETE CONSTRUCTION, THE CONCRETE AND STEEL REINFORCEMENT SHALL BE THE SAME AS THE SUPPORTING WALL UNIT. AN ECCENTRIC CONE MAY BE USED.
2. MANHOLE TOPS SHALL BE SECURED TO STRUCTURES BY OPTIONAL CONSTRUCTION JOINTS AS SHOWN.

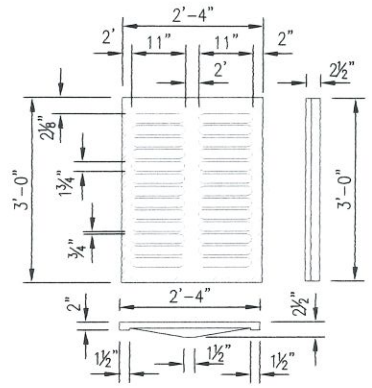
MANHOLE TOPS

NOT TO SCALE

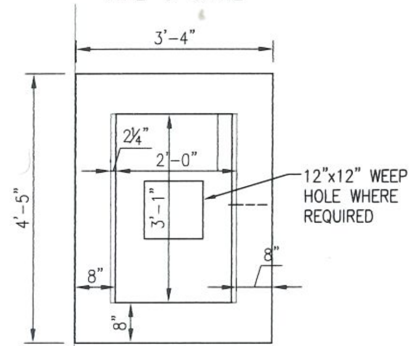


JUNCTION BOX

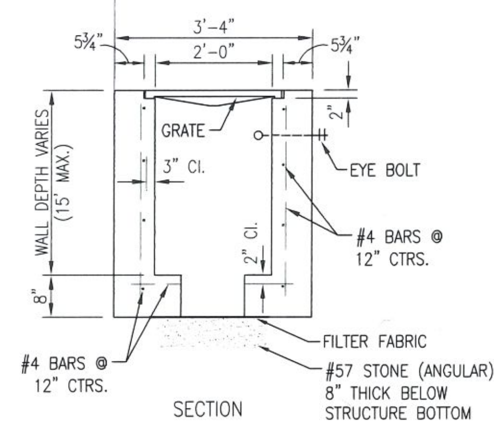
NOT TO SCALE



TYPE 'C' GRATE



PLAN

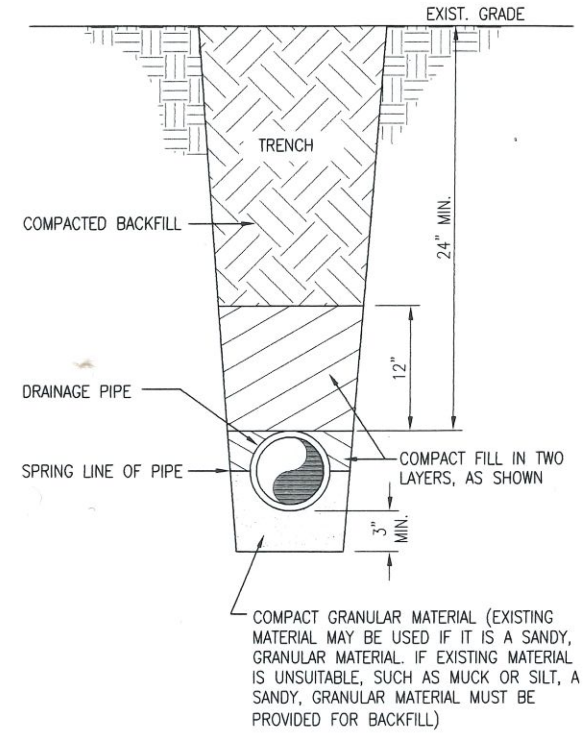


SECTION

NOTE: SEE STRUCTURE TABLE FOR TYPE C INLETS THAT REQUIRE A SUMP.

FDOT TYPE C INLET

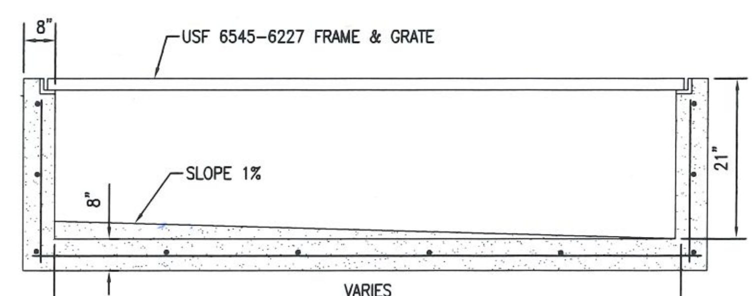
NOT TO SCALE



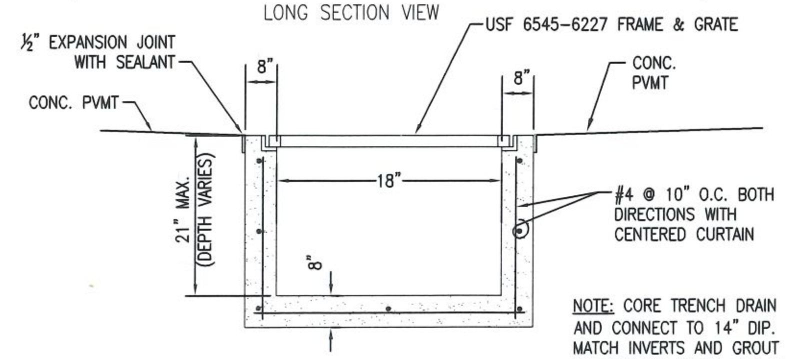
TYPICAL DRAINAGE PIPE BEDDING

NOT TO SCALE

NOT TO SCALE



LONG SECTION VIEW



SHORT SECTION VIEW

NOTE: CORE TRENCH DRAIN AND CONNECT TO 14" DIP. MATCH INVERTS AND GROUT PENETRATION INSIDE AND OUT.

TRENCH DRAIN

NOT TO SCALE

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PORTOFINO TOWER 6
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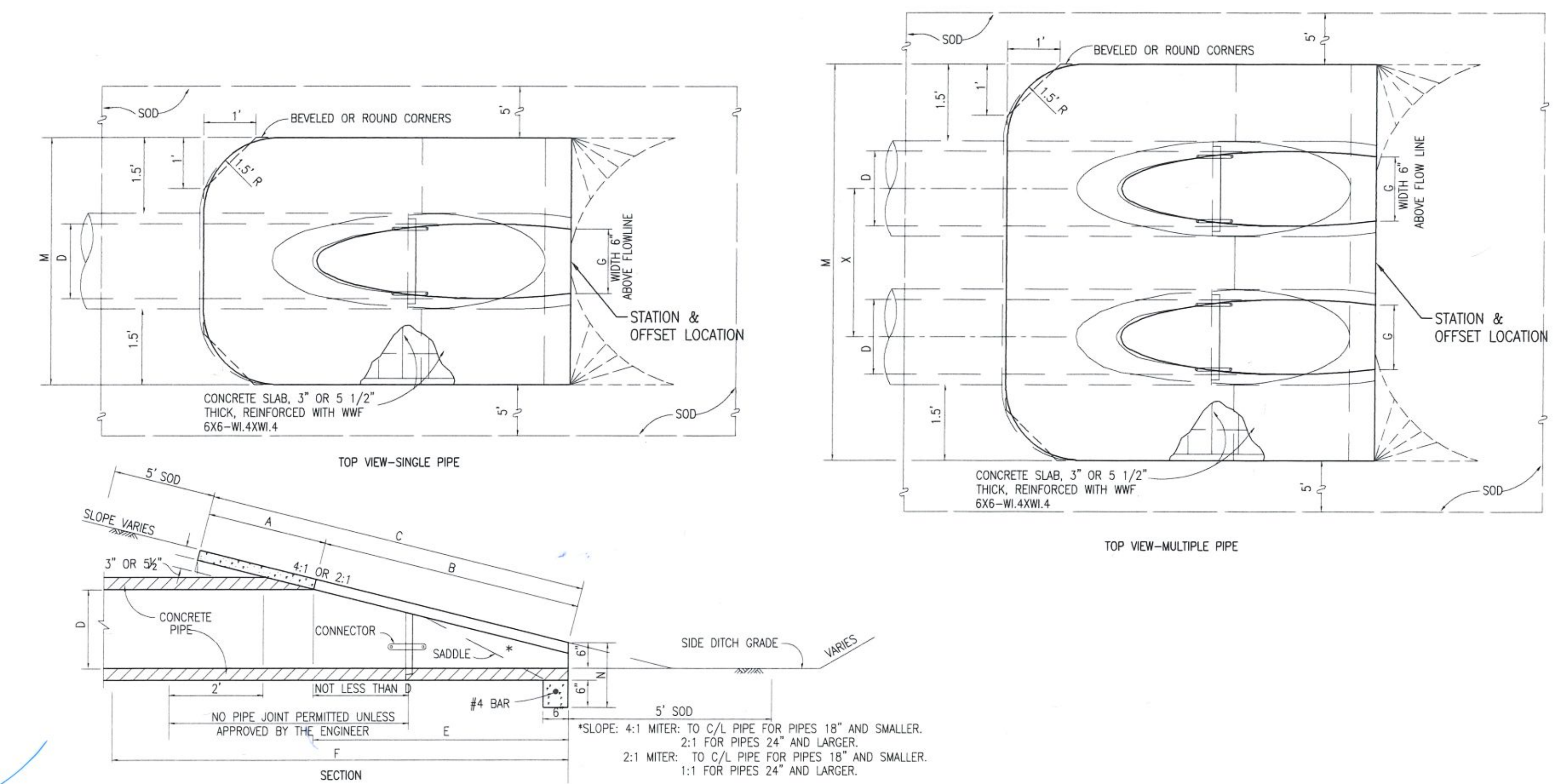
DETAILS

C-902

	DIMENSIONS AND QUANTITIES																					
	D	X	A	B	C	E	F	G	M				N	$5\frac{1}{2}$" CONCRETE SLAB (CY)				SODDING (SQ. YDS.)			
									SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE		SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	2'-7"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	21	24	27	30
	18"	2'-10"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	22	25	28	31
	24"	3'-5"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	24	28	32	35
	30"	4'-3"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	26	31	35	40
	36"	5'-1"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	0.81	1.38	1.95	2.51	28	34	39	45
	42"	6'-0"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	30	37	43	50
	48"	6'-9"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-8"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	1.31	2.44	3.58	4.72	34	42	51	59
	60"	8'-6"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	1.51	2.89	4.28	5.68	36	45	55	64
	66"	9'-2"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'	1.54'	1.68	3.25	4.84	6.43	38	48	58	68
	72"	10'-0"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	40	51	62	73
4:1 SLOPE	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	0.66	0.99	1.31	1.65	25	28	31	35
	24"	3'-5"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	28	32	36	40
	30"	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'-1"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	34	40	46	52
	42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	38	44	51	58
	48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	41	48	56	63
	54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	2.14	3.95	5.77	7.58	44	52	61	69
	60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	2.45	4.66	6.87	9.07	47	56	66	75
	66"	9'-2"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'	1.54'	2.88	5.54	8.18	10.84	49	59	69	80
	72"	10'-0"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	3.54	6.61	9.87	13.13	52	63	74	85



MITERED END SECTION – RCP

NOT TO SCALE

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PROJ. MGR: MDL
DATE: APR 2021

DETAILS

C-903

PIPE JOINT RESTRAINT TABULATION

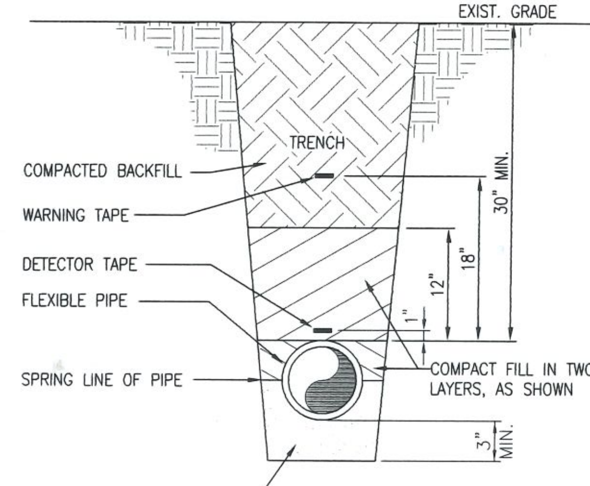
SHOWING DISTANCES IN FEET FROM THE FITTING TO BE RESTRAINED TO THE LAST RESTRAINING GLAND REQUIRED

PIPE SIZE AND TYPE	HORIZONTAL BENDS 90°	45°	22.5°	11.25°	DEAD ENDS	EQUAL TEES SEE NOTE 3	TRANSITION TO HDPE SEE NOTE 4
3" DI	18	8	4	2	33	1	33
4" DI	22	9	4	2	39	1	39
6" DI	31	13	6	3	55	1	55
8" DI	40	17	8	4	72	1	72
10" DI	48	20	9	5	86	1	86
12" DI	56	23	11	5	101	1	101
16" DI	70	29	14	7	129	1	129
20" DI	84	35	17	8	156	18	156
24" DI	96	40	19	9	181	41	181
4" PVC	28	12	6	3	62	1	62
6" PVC	39	16	8	4	87	1	87
8" PVC	50	21	10	5	114	1	114
10" PVC	60	25	12	6	136	1	136
12" PVC	70	29	14	7	160	1	160
16" PVC	88	36	17	9	205	1	205
20" PVC	105	43	21	10	247	29	247
24" PVC	120	50	24	12	287	64	287

NOTES:
1. TEST PRESSURE = 150 psi, SOIL GROUP = SM, TRENCH TYPE = 3 DEPTH = 2.5', SAFETY FACTOR = 2
2. RESTRAINED LENGTHS FOR VERTICAL OFFSETS, REDUCERS & UNEQUAL SIZE TEES MUST BE INDIVIDUALLY CALCULATED.
3. WITH EQUAL TEES, THE DISTANCES SHOWN ARE WITH A RUN LENGTH OF 40' AS AN EXAMPLE ONLY. FOR OTHER LENGTHS AND FOR UNEQUAL TEES, INDIVIDUAL CALCULATIONS MUST BE MADE.
4. HDPE PIPE TO BE TERMINATED WITH A FUSED FLANGE. TRANSITION WITH FLANGE BY MJ FITTING AND PROVIDE RESTRAINED JOINTS ON PVC OR DI AS NOTED IN TABLE.

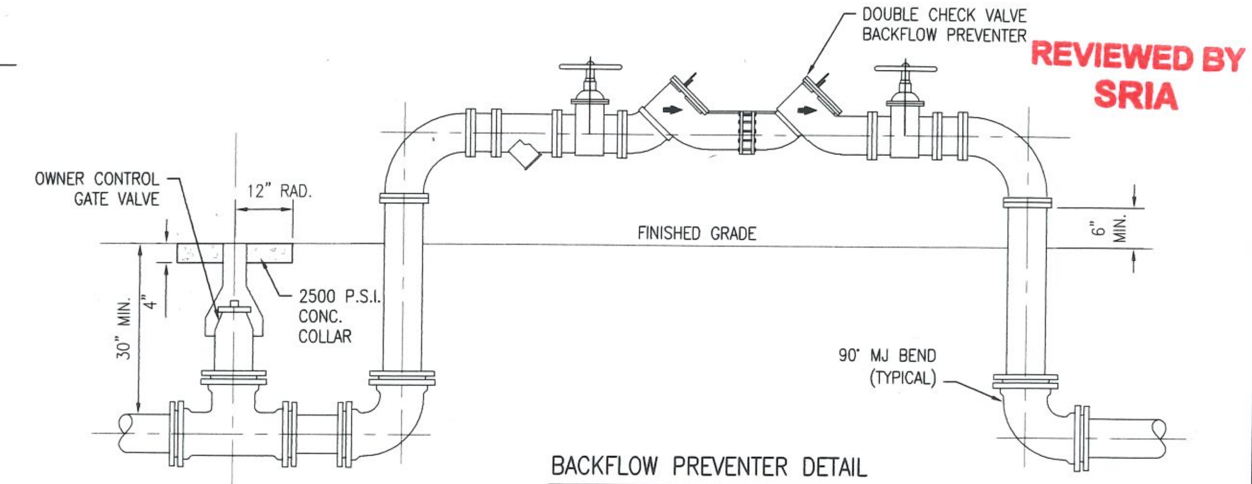
PIPE RESTRAINT JOINT DETAIL

NOT TO SCALE



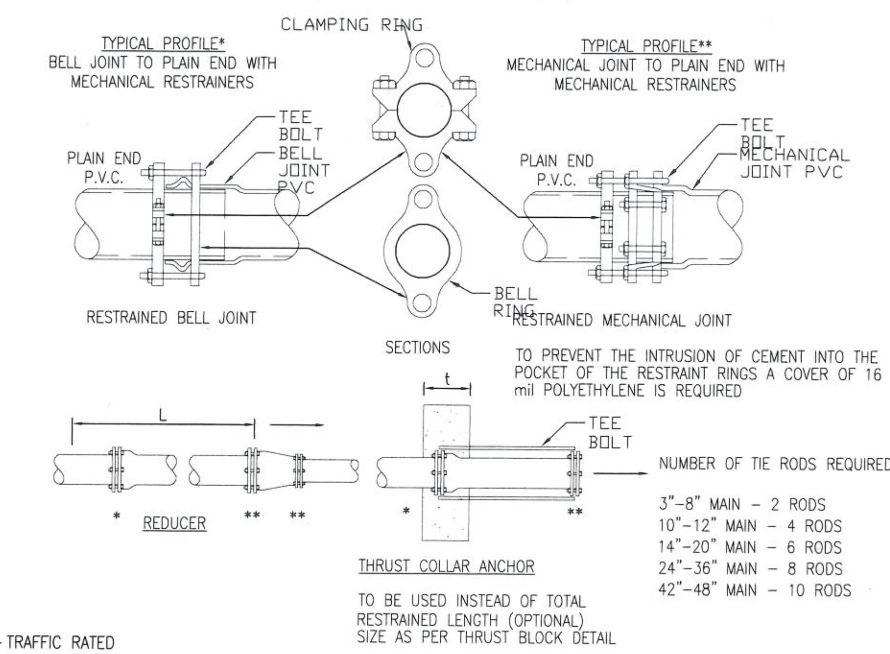
TYPICAL UTILITY PIPE BEDDING

NOT TO SCALE



BACKFLOW PREVENTER DETAIL

NOT TO SCALE



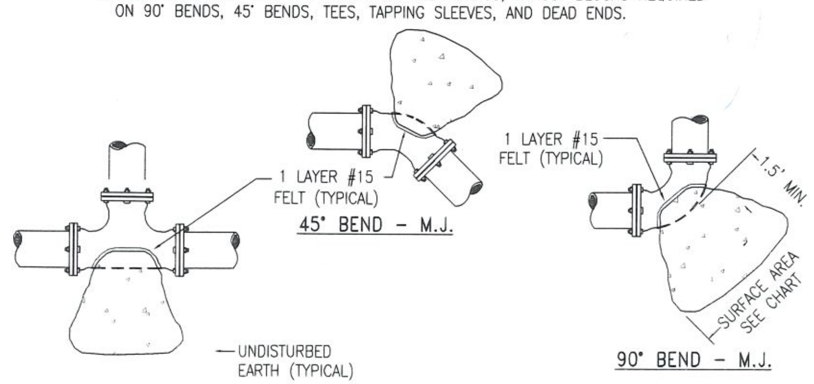
PIPE RESTRAINT JOINT DETAILS

NOT TO SCALE

MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL

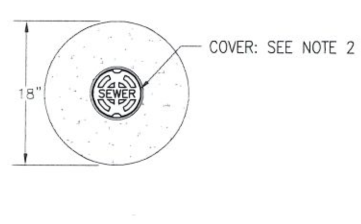
PIPE SIZE \ FITTING	DEAD END OR TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	1' X 2'	1.5' X 1.5'	1' X 1.5'	1' X 1'	1' X 1'
6"	2' X 2'	2.5' X 2.5'	2' X 1.5'	1' X 1.5'	1' X 1.5'
8"	2.25' X 3'	3' X 3'	2' X 2.5'	1.5' X 1.5'	1.5' X 1.5'
10"	3.5' X 3'	4' X 3.75'	2.75' X 3'	2' X 2'	2' X 2'
12"	4' X 4'	4' X 5'	3' X 4'	2' X 3'	2' X 2.5'
20"	8' X 9'	9' X 11'	6' X 7'	4.5' X 5'	3.5' X 4'
24"	9' X 11'	11.5' X 12'	7.5' X 8'	5' X 6'	4' X 4'
30"	12' X 12.5'	14.5' X 15'	9.5' X 10'	6' X 8'	5' X 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 AGAINST 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, THRUST BLOCKS REQUIRED ON 90° BENDS, 45° BENDS, TEES, TAPPING SLEEVES, AND DEAD ENDS.

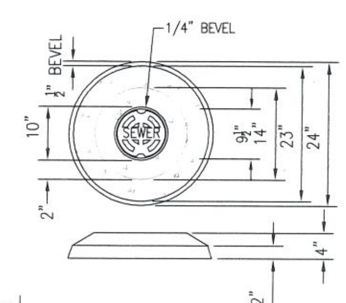


TYPICAL THRUST BLOCK INSTALLATIONS

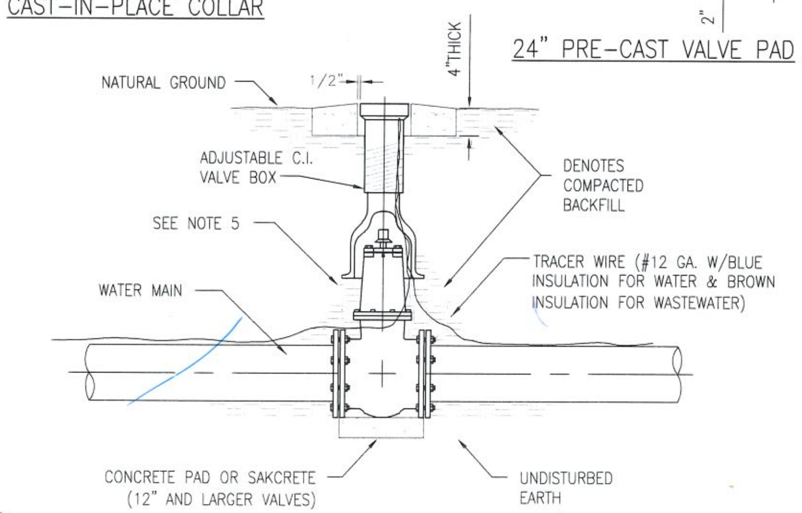
NOT TO SCALE



CAST-IN-PLACE COLLAR



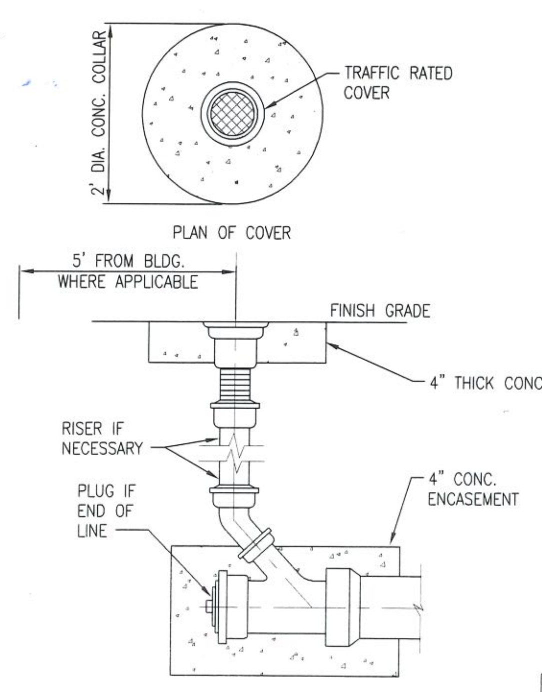
24" PRE-CAST VALVE PAD



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

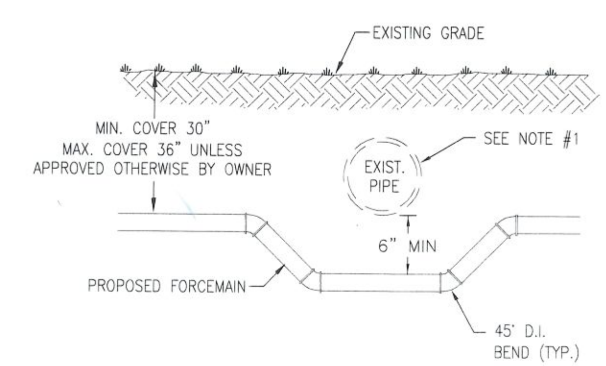
VERTICAL PLUG VALVE & BOX INSTALLATION

NOT TO SCALE



SANITARY SEWER CLEANOUT

NOT TO SCALE



CONFLICT DETAIL

NOT TO SCALE

NOTES:
1. ALL WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH ECUA ENGINEERING MANUAL, LATEST EDITION..

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MICHAEL D. LANGSTON
FL Reg. Engineer #49463

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

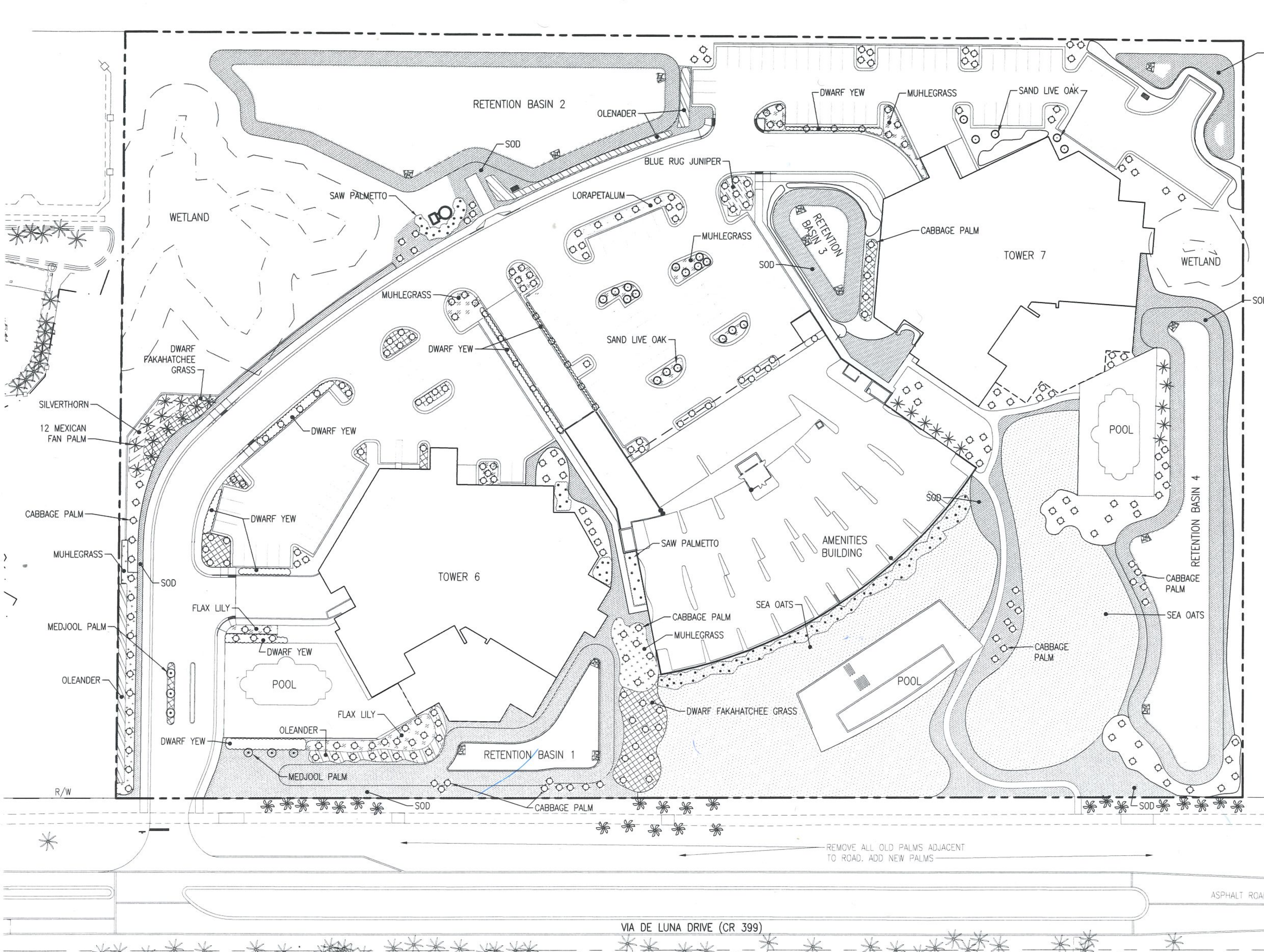
NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE _/_/_

PROJECT NO: 119401.02
DESIGNED BY: MDL
DRAWN BY: RGG
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

DETAILS

C-904



REVIEWED BY SRIA

NOTES:

1. RELOCATE ALL PALM TREES ON NORTH R.O.W. OF C.R. 399.
2. RELOCATE ALL PALM TREES ON SOUTH R.O.W. OF C.R. 399 OUTSIDE OF RIGHT OF WAY.

REQUIRED TREES:

PARKING ROW TERMINATIONS	32
CONTINUOUS SPACES	1
TOTAL REQUIRED TREES	33

TREES PROVIDED:

SAND OAK	17
PALMS (2X)	333

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DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

PORTOFINO TOWER 6
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AMENITIES BUILDING

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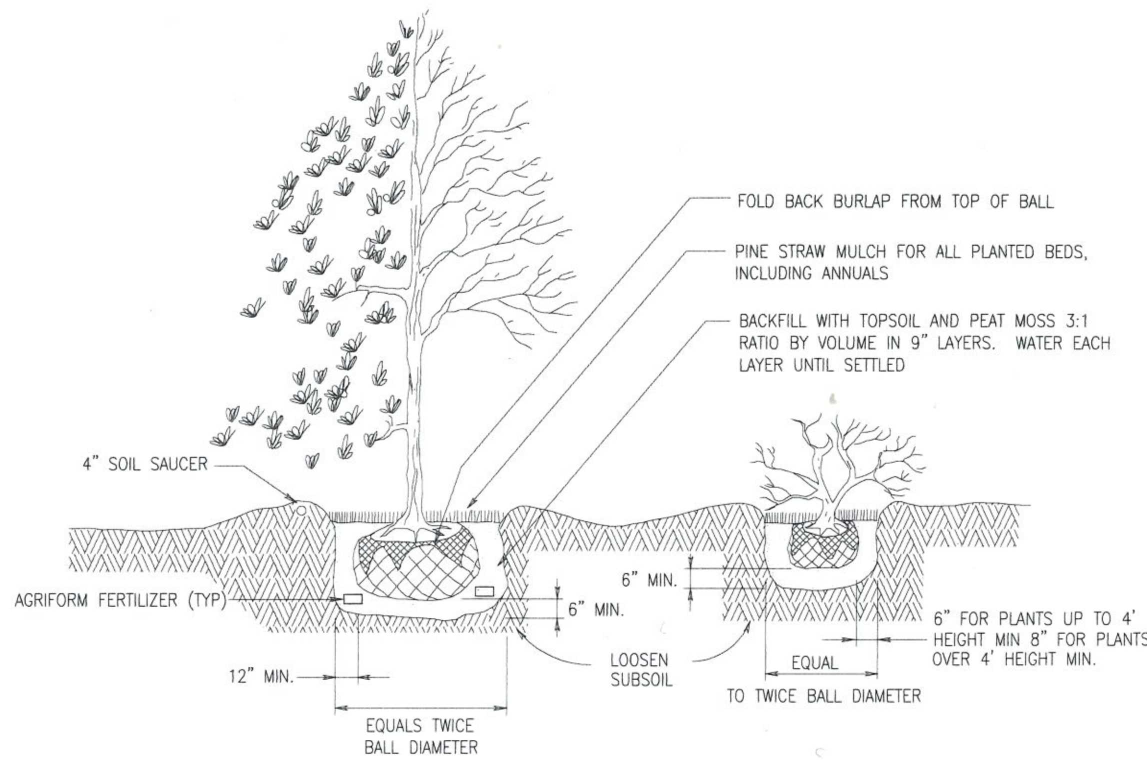
PROJECT NO. 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

LANDSCAPE PLAN

L-100



TREE & SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING SCHEDULE

REVIEWED BY SRIA

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	ROOTS	COMMENTS	MITIGATION TREES
6		MEDJOOL PALM	Phoenix dactylifera	14'		MATCHED SPECIMEN	4
27		MEXICAN FAN PALM	Washingtonia robusta	16'			27
300		CABBAGE PALM	Sabal palmetto	14'		30% TO BE 18' TALL	171
17		SAND LIVE OAK	Quercus germinata	12'	B&B		12
24		SILVERTHORN	Elaeagnus pungens		5 GAL		
240		SAW PALMETTO	Serenoa repens	3'	5 GAL	36" OC	
600		GULF MUHLEGRASS	Muhlenbergia capillaris		2GAL		
5,000		SEA OATS	Uniola paniculata		4" POTS	18" OC	
300		DWARF FAKAHATCHEE GRASS	Tripsacum dactyloides		1 GAL		
60		OLEANDER	Nerium oleander		5 GAL		
40		DWARF PODOCARPUS	Podocarpus macrophyllus		5 GAL		
120		BLUE RUG JUNIPER	Juniperus horizontalis		3 GAL	ISLANDS	
80		DWARF LORAPETALUM	Lorapetalum		1 GAL	ISLANDS	
300		SOCIETY GARLIC	Tulbaghia violace		1 GAL	ISLANDS	
240		AZTEC GRASS	Luriope muscari		1 GAL	ISLANDS	
300		VARIEGATED FLAX LILY	Dianella tasmanica "Silver Streak"		2 GAL	ISLANDS	
240		EVERGREEN GIANT	Liriope muscari		1 GAL	ISLANDS	
80		BREEZE	Lomandra longifolia		3 GAL		
40		PINDO PALM	Butia capitata		8 FOOT		
7000 SY		SOD-HYBRID BEMUDAGRASS	Cynodon dactylou		SOD	TIFWAY POND SIDE SLOPE AND LAWN AREAS	

ALL PLANT MATERIAL TO BE GRADED 'FLORIDA FANCY'.
LANDSCAPE ARCHITECT WILL ASSIST WITH LAYOUT.

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DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE __/__/__

PROJECT NO. 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

LANDSCAPE DETAILS

L-101

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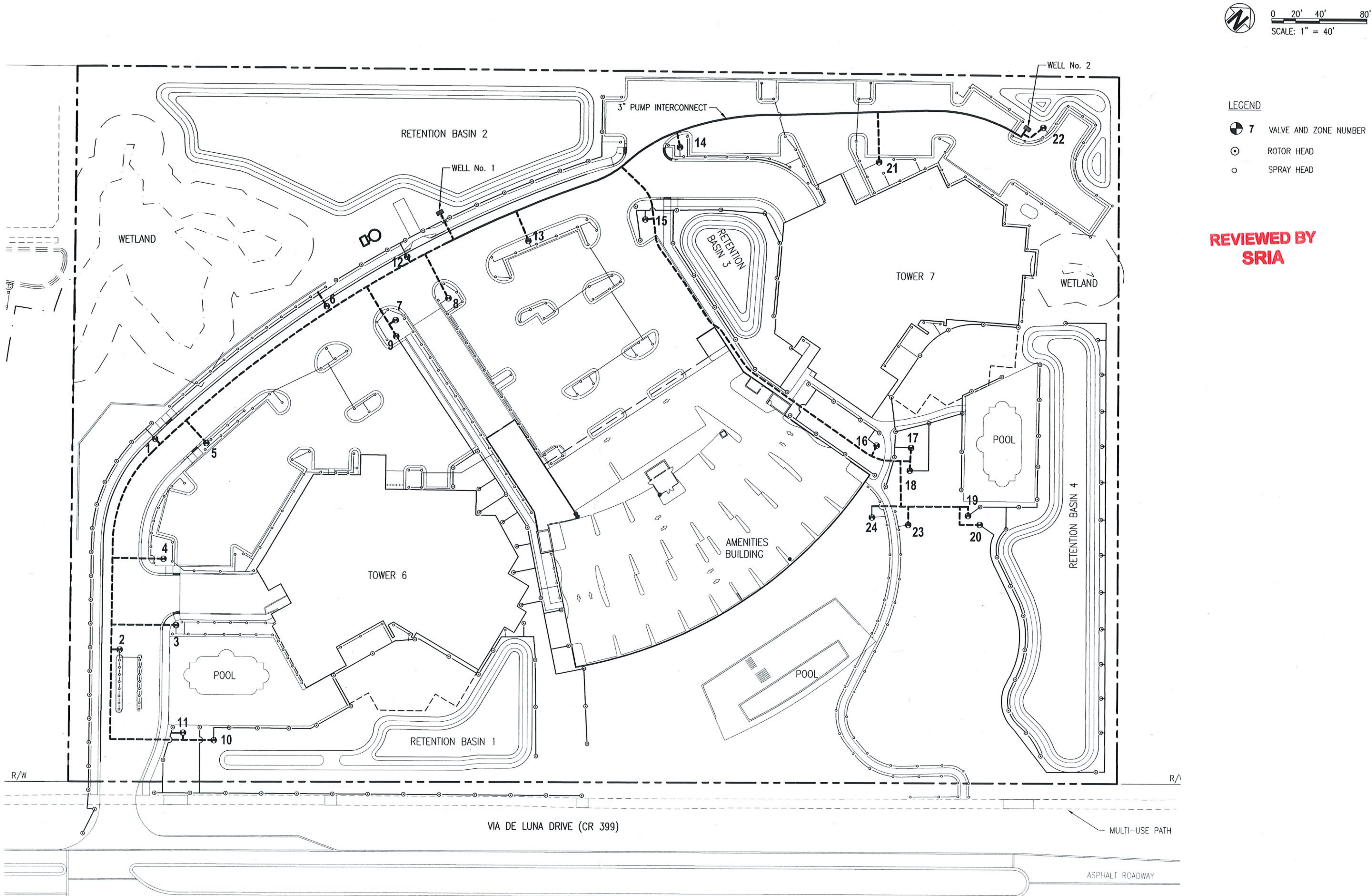

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PORTOFINO TOWER 6
TOWER 7 AND
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PROJ. MGR: MDL
DATE: APR 2021

IRRIGATION PLAN

L-102

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	WATER DEMAND BY ZONE			
	ZONE	TYPE		GPM
WELL No. 1	1	ROTOR	19 @ 3	57
	2	DRIP	16 @ 1	16
	3	SPRAY	20 @ 2	40
	4	SPRAY	27 @ 2	54
	5	SPRAY	16 @ 2	32
	6	SPRAY	12 @ 2	24
	7	SPARY	23 @ 2	46
	8	SPRAY	19 @ 2	38
	9	ROTOR	18 @ 3	54
	10	ROTOR	20 @ 3	60
	11	ROTOR	15 @ 3	45
WELL No. 2	12	SPRAY	14 @ 3	42
	13	ROTOR	25 @ 2	50
	14	SPRAY	16 @ 2	32
	15	ROTOR	15 @ 3	45
	16	ROTOR	8 @ 3	24
	17	ROTOR	12 @ 3	36
	18	ROTOR	7 @ 3	21
	19	ROTOR	8 @ 3	24
	20	ROTOR	14 @ 3	42
	21	SPRAY	26 @ 2	52
	22	SPRAY	22 @ 2	44
	23	SPRAY	18 @ 2	36
	24	SPRAY	31 @ 2	42

7 VALVE AND ZONE NUMBER

ROTOR HEAD

SPRAY HEAD

IRRIGATION SCHEDULE					
QUANTITY	SYMBOL	MNFTR	DESCRIPTION	MODEL NO.	COMMENTS
		WATTS BACKFLOW PREVENTER 007M1QT			
–	○	RAINBIRD	POP-UP SPRAY HEAD	6" 570 R 13	INSTALL W/ FUNNY PIPE
14		RAINBIRD	ELEC. SOLENOID VALVE W / BRASS GATE VALVE	150-PEB	INSTALL IN AMETEK BOX
4			ISOLATION GATE VALVE	SAME SIZE AS PIPE	BRONZE, IN AMETEK BOX
			SDR21 – PVC LATERAL	SCH. 40 SLEEVES FOR ROADS AND WALKS	
	- - - - - - -		2" MAIN		
1		RAINBIRD	CONTROLLER	ESP-SMTE	
		PAIGE	CONTROLLER WIRE	UF-14	
	⊙	RAINBIRD	ROTARY HEAD	3500	3 GPM
		RAINBIRD	DRIPLINE	XFS-CV	9 GPH

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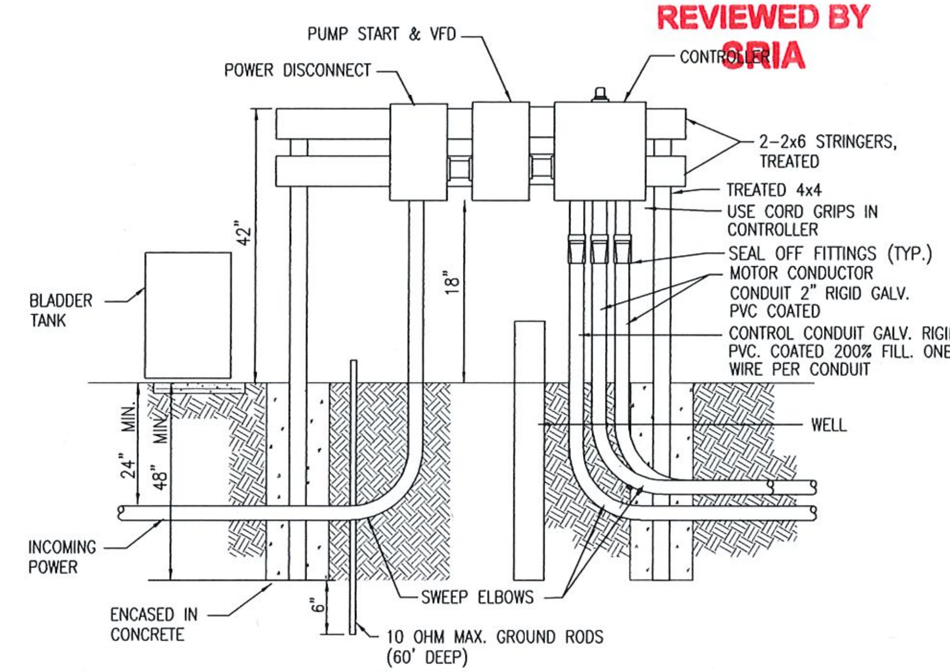
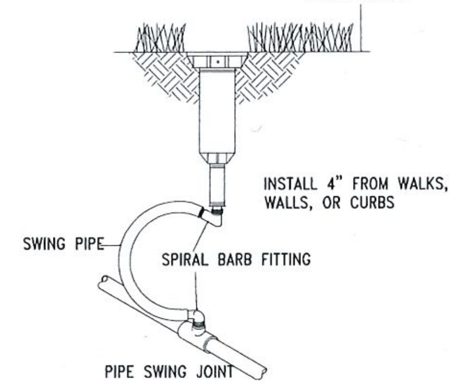


PUMP STATION CONTROL PANEL INSTALLATION DETAIL

NOT TO SCALE

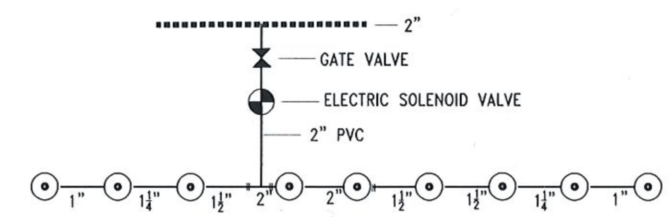
INSTALL 4' TALL WOOD PRIVACY FENCE ON WEST, NORTH, AND EAST SIDES OF INSTALLATION



POP-UP SPRAY HEADS

NOT TO SCALE

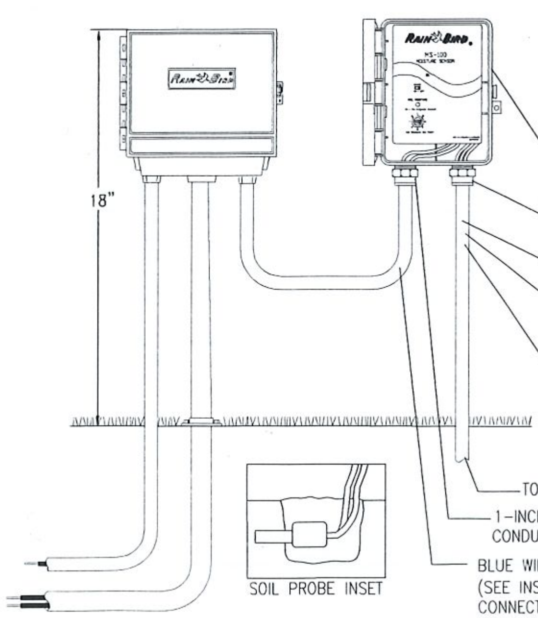
NOTE:
PROVIDE PIPE SIZING TO ACCOMMODATE 5 FPS VELOCITY MAXIMUM.



NOTE: NO PIPE SMALLER THAN 1".

PIPE SIZING DETAIL

NOT TO SCALE

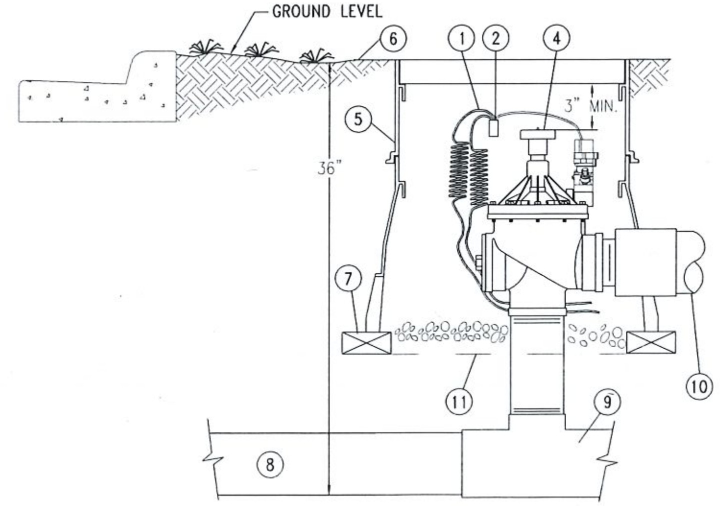


NOTE:
DIG SMALL HOLE IN SOIL. BURY PROBE HORIZONTALLY ONE-INCH BELOW SURFACE. PUSH METAL PROBES INTO UNDISTURBED SOIL.

A1 CONTROLLER INSTALLATION

NOT TO SCALE

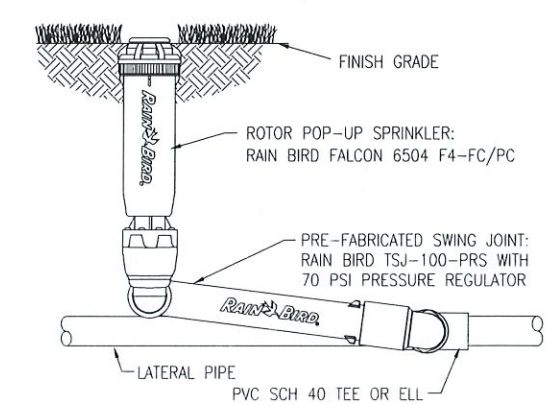
MOUNT ON EXTERIOR WALL.
COORDINATE WITH ELECTRICAL.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
4. REMOTE CONTROL VALVE: RAIN BIRD 150PEB
5. VALVE BOX WITH COVER:
6. FINISH GRADE/TOP OF MULCH
7. BRICK (1 OF 4)
8. 3" MAIN LINE PIPE
9. TEE
10. PVC LATERAL PIPE
11. GRAVEL ON FILTER FABRIC

ELECTRIC REMOTE-CONTROL VALVE

NOT TO SCALE



ROTARY POP-UP SPRINKLER

NOT TO SCALE

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FL Reg. Landscape Architect #502

PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

NOT RELEASED FOR CONSTRUCTION BY ___ DATE _/_/_

PROJECT NO: 119401.02
DESIGNED BY:
DRAWN BY:
CHK'D BY:
PROJ. MGR: MDL
DATE: APR 2021

IRRIGATION DETAILS

L-103

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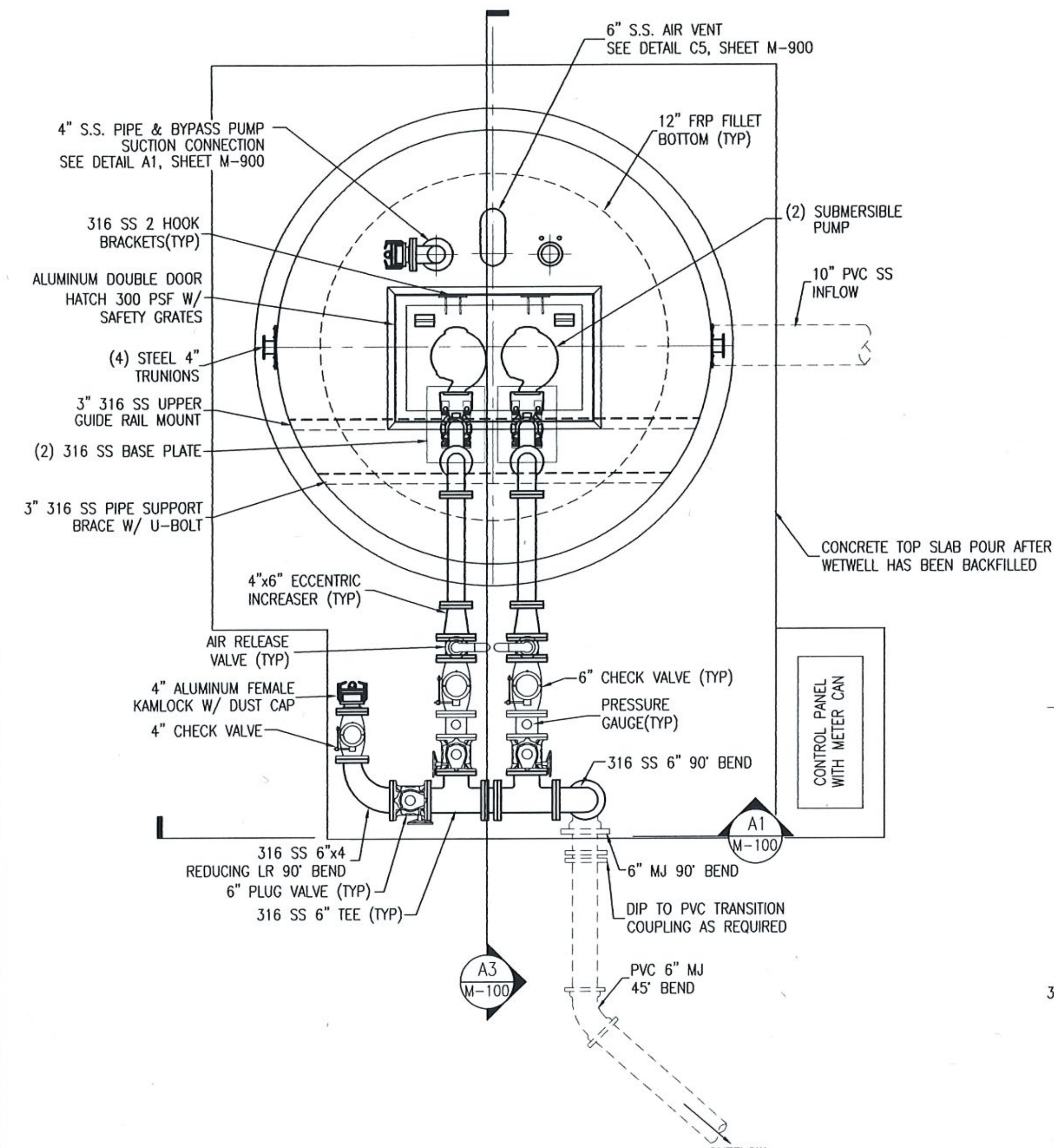
GENERAL NOTES:

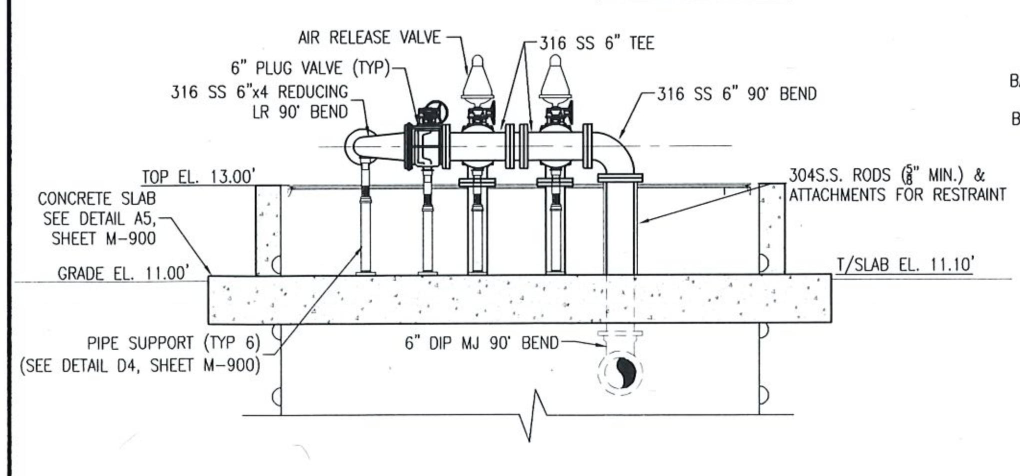
1. TANK TO BE WATER FILLED (HYDRO TESTED) FOR A 24 HOUR PERIOD AFTER THE TANK IS INSTALLED.
2. PROPER VENTING MUST BE UTILIZED. IF VENT SCREENS ARE PRESENT THEY SHOULD BE KEPT CLEAN DAILY.
3. DO NOT ENTER TANK UNLESS FEDERAL AND STATE O.S.H.A. TANK ENTRY PROCEDURES HAVE BEEN FOLLOWED.
4. IT SHALL BE THE PUMP SUPPLIER'S RESPONSIBILITY TO CONFIRM THE ADEQUACY OF THE SPECIFIED MINIMUM HATCH SIZE TO ENABLE THE PUMP(S) TO BE EASILY REMOVED FROM THE WET WELL THROUGH THE HATCH WITHOUT DISASSEMBLY WITH A MINIMUM 4" CLEAR. UPSIZE HATCHES AS NEEDED.
5. EACH HATCH FRAME GRATE DRAIN SHALL BE PIPED TO DRAIN TO THE SOUTH. DRAIN PIPING SHALL BE PVC EMBEDDED IN THE STATION TOP.
6. A FIBERGLASS WETWELL SUBMITTAL SHALL BE SUBMITTED BY THE CONTRACTOR.
7. CONTRACTOR SHALL SUBMIT A SUBMITTAL FOR ALL PIPING, VALVES AND APPURTENANCES ASSOCIATED WITH THE PUMP STATION.
8. PRESSURE GAUGE SHALL HAVE STAINLESS STEEL TAP & ISOLATION BALL VALVE.
9. ARV SHALL HAVE STAINLESS STEEL TAP & ISOLATION BALL VALVE.
10. ALL PENETRATIONS IN WET WELL FOR PIPING, ELECTRICAL, ETC. SHALL BE SEALED & SLEEVED. ALL VISIBLE PENETRATION SHALL BE SEALED WITH LINKSEAL. ALL BELOW GRADE SHALL BE SEALED WITH AN FRP SLEEVE WITH KOR-N-SEAL.
11. PIPING WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL, (SCHEDULE 10). FITTINGS WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL. ALL NUTS, BOLTS & ACCESSORIES WITHIN THE WET WELL SHALL BE 316 STAINLESS STEEL.
12. PIPE AND FITTINGS OUTSIDE OF THE WET WELL AND ABOVE GROUND SHALL BE 316 STAINLESS STEEL (FLANGED, SCHEDULE 10). ALL WELD-ON FLANGES SHALL BE 125# RF SOCKET- WELD FLANGE OR RF WELD NECK FLANGE (TYPE). ALL BOLTS, WASHERS AND NUTS SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH "NEVER SEIZE" TYPE COATING.
13. PLUG VALVES SHALL HAVE AN ALLOWABLE FLOW CAPACITY EQUAL TO 100% OF THE ADJACENT PIPE AREA, AND SHALL ALLOW "PIGGING".
14. TO PROTECT STAND PIPE FORM SWAY BRACE, EITHER WRAP WITH RUBBER OR INSERT ALL U-BOLTS THROUGH RUBBER HOSE.
15. MANUFACTURER SHALL PROVIDE BUOYANCY CALCULATIONS WHICH SHALL BALANCE STATION WEIGHT AGAINST A FULL SUBMERGENCE BUOYANCY WITHOUT SOIL RESISTANCE OR EQUIPMENT LOADS. BUOYANCY CALCULATIONS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA ENGINEER.

REVIEWED BY SRIA



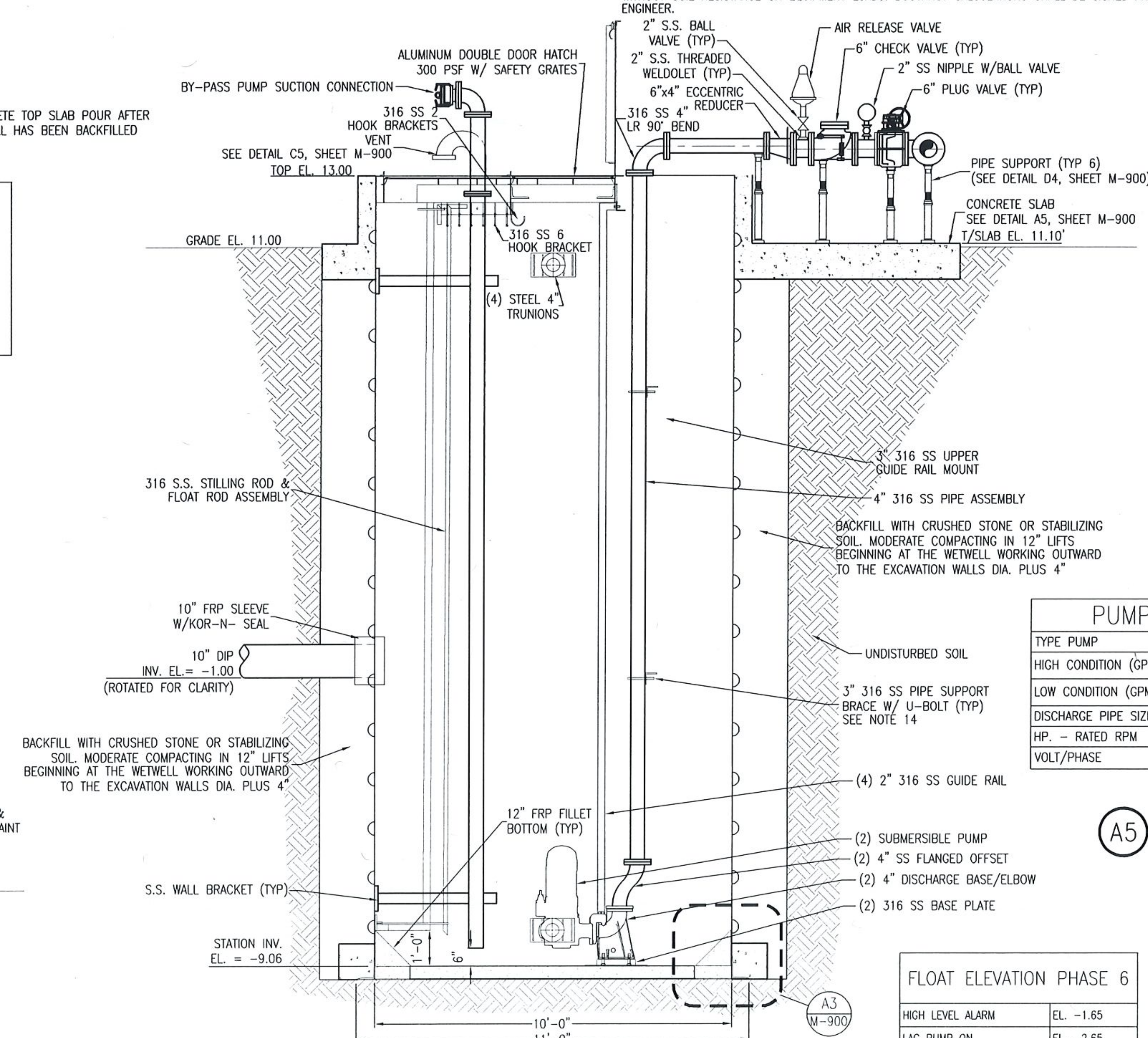
B1 LIFT STATION – TOP VIEW

SCALE: 1/2" = 1'-0"



A1 LIFT STATION PIPING SECTION

SCALE: 1/2" = 1'-0"



A3 LIFT STATION PIPING SECTION

SCALE: 1/2" = 1'-0"

PUMP BASIS OF DESIGN	
TYPE PUMP	SUBMERSIBLE
HIGH CONDITION (GPM – TDH)	300 GPM @ 85' TDH
LOW CONDITION (GPM – TDH)	300 GPM @ 25' TDH
DISCHARGE PIPE SIZE	4"
HP. – RATED RPM	15
VOLT/PHASE	460V / 3 PHASE

A5 PROPOSED PUMP DATA

FLOAT ELEVATION PHASE 6	
HIGH LEVEL ALARM	EL. -1.65
LAG PUMP ON	EL. -2.65
LEAD PUMP ON	EL. -3.65
ALL PUMPS OFF	EL. -6.44
EMERGENCY SHUT-OFF	EL. -7.44

FLOAT ELEVATION PHASE 7	
HIGH LEVEL ALARM	EL. -2.44
LAG PUMP ON	EL. -3.44
LEAD PUMP ON	EL. -4.44
ALL PUMPS OFF	EL. -6.44
EMERGENCY SHUT-OFF	EL. -7.44

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PORTOFINO TOWER 6
TOWER 7 AND
AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

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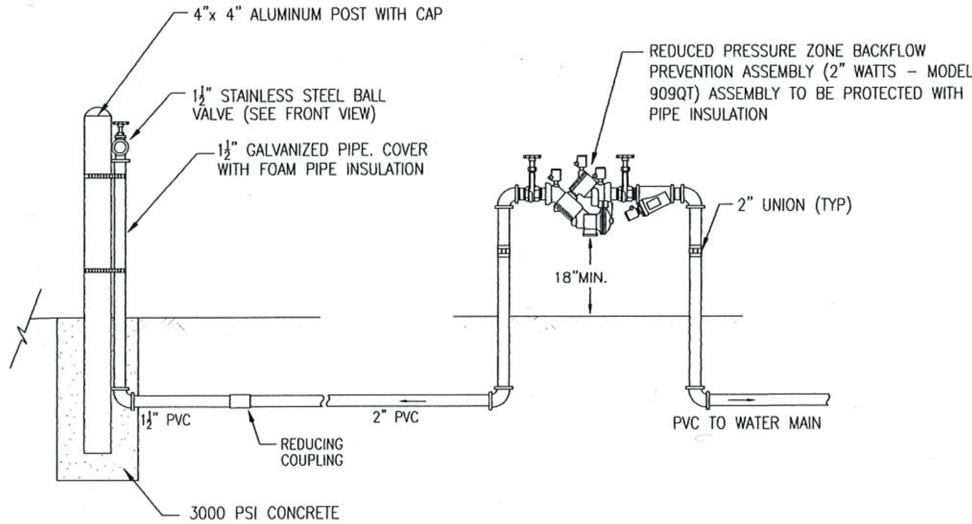
PROJECT NO: 119401.02
DESIGNED BY: TTL
DRAWN BY: THO
CHK'D BY: MDL
PROJ. MGR: MDL
DATE: APR 2021

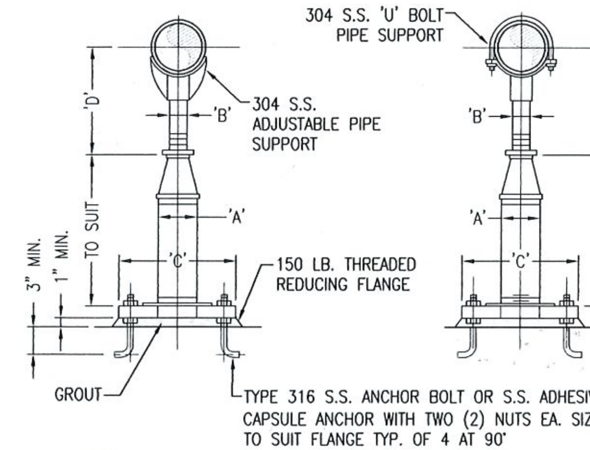
PUMP STATION
EQUIPMENT & PIPING
PLAN AND SECTIONS

M-100



C1 WASH DOWN STATION

SCALE: N.T.S.



D4 ADJUSTABLE PIPE SUPPORT DETAIL

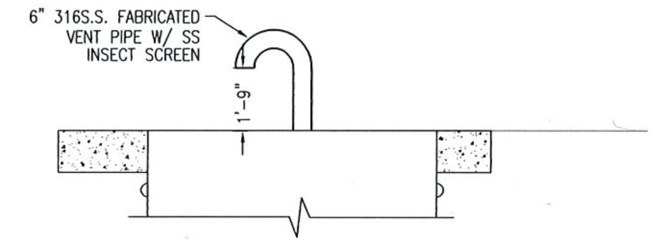
NOT TO SCALE

ADJUSTABLE PIPE SUPPORT APPROX. DIMENSIONS IN INCHES					
PIPE SIZE	BA	C	D MIN.	D MAX.	
2 1/2	2 1/2	1 1/2	8	11 1/2	
3	2 1/2	1 1/2	9	8 1/4	11 3/4
3 1/2	2 1/2	1 1/2	9	8 1/2	12
4	3	2 1/2	9	10 1/4	14
6	3	2 1/2	9	11 5/8	15 1/4
8	3	2 1/2	9	13 5/8	16 1/2
10	3	2 1/2	9	14 5/8	18 1/4
12	3	2 1/2	9	15 5/8	19 3/4
14	4	3	11	18 5/8	20 3/4
16	4	3	11	19 1/4	22 1/4
18	6	3 1/2	13 1/2	21 1/4	24
20	6	3 1/2	13 1/2	23 1/4	25 1/2
24	6	4	13 1/2	26 1/2	28 1/4

NOTE:

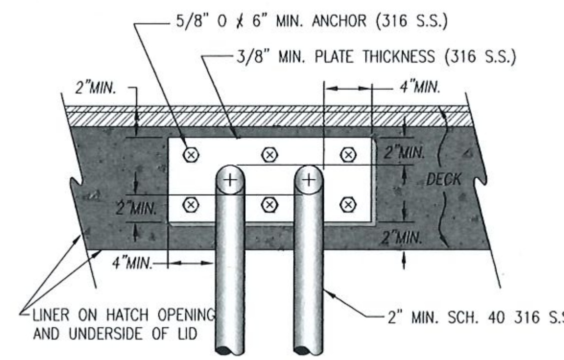
1. UNDER VALVES, METERS OR OTHER SPECIAL APPURTENANCES A FABRICATED SUPPORT PIECE MAY BE UTILIZED AS ACCEPTABLE TO ENGINEER

REVIEWED BY SRIA



C5 VENT PIPE DETAIL

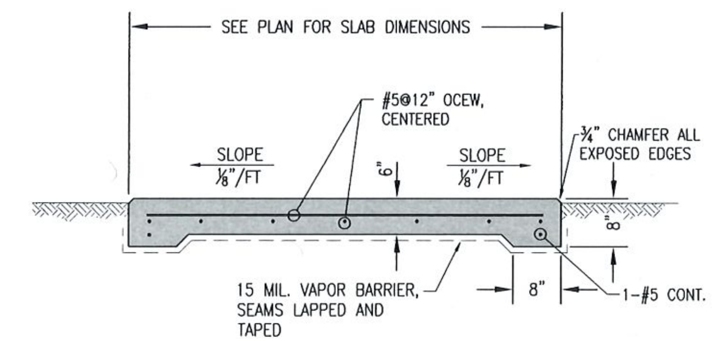
SCALE: 3/8" = 1'-0"

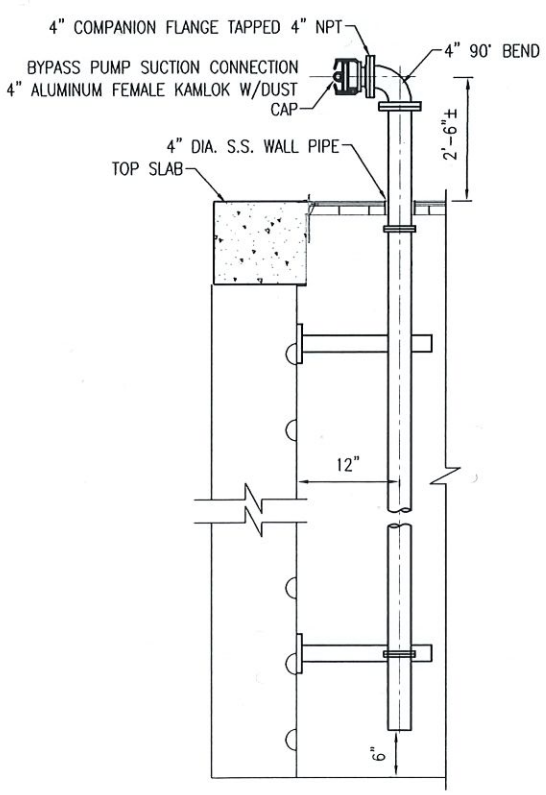


- REQUIRE SUBMITTAL FOR "STYLE" OF RAIL ATTACHMENT.
- PUMP RAILS TO BE WELDED TO PLATE IN A MANNER ACCEPTABLE TO THE CITY OF CALLAWAY.

B3 GUIDE RAIL

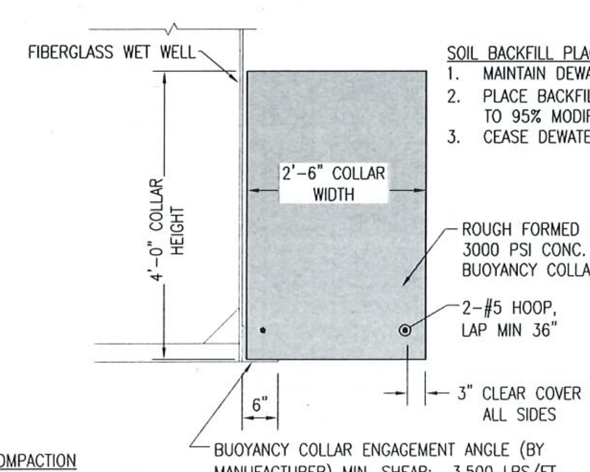
SCALE: N.T.S.





A1 TYPICAL BYPASS PUMP SUCTION CONNECTION DETAIL

SCALE: 1/2" = 1'-0"



SOIL BACKFILL PLACEMENT SEQUENCE

1. MAINTAIN DEWATERING DURING COLLAR PLACEMENT.
2. PLACE BACKFILL ABOVE COLLAR IN 8" LIFTS, COMPACT TO 95% MODIFIED PROCTOR TO SURFACE.
3. CEASE DEWATERING OPERATION, WITHDRAW WELL POINTS.

WET WELL EXCAVATION COMPACTION

1. DEWATER TO 24" BELOW WET WELL BASE.
2. PLACE 24" GRANITE BASED AGGREGATE. WRAP TOP, BOTTOM AND SIDES IN LAPPED GEOTEXTILE. COMPACT UNTIL GRAVEL LOCKS.

A3 PUMP STATION BUOYANCY COLLAR DETAIL

SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI, THE BATCH MIX DESIGN SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
2. REINFORCING SHALL BE GRADE 60, SUBMIT REINFORCING SHOP DRAWINGS FOR APPROVAL.
3. WET CURE ALL CAST CONCRETE FOR A MINIMUM OF 7 DAYS, PROVIDE MEDIUM BROOM FINISH TO ALL EXPOSED SURFACES, CHAMFER ALL CORNERS ¾".
4. SLAB CONSTRUCTION: COMPACT EXISTING EXPOSED SUBGRADE TO 95% MAXIMUM DRY DENSITY TO A DEPTH OF 12" (MODIFIED PROCTOR). BACKFILL IN 6" LIFTS TO BEARING ELEVATION WITH CLEAN SANDY SOIL SUITABLE TO THE OWNER'S TESTING LAB TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR METHOD.

A5 TYPICAL CONCRETE SLAB DETAIL

SCALE: 1/2" = 1'-0"

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Innovative Infrastructure Solutions
449 W. MAIN ST., PENSACOLA, FL 32502 (850)438-9661
ENGINEERING BUSINESS: EB-0000340
Pensacola - Panama City Beach - Tallahassee - Mobile

MICHAEL D. LANGSTON, P.E.
FL Reg. Engineer #49463

PORTOFINO TOWER 6 TOWER 7 AND AMENITIES BUILDING

NO.	DATE	APPR.	REVISION/ACTION TAKEN

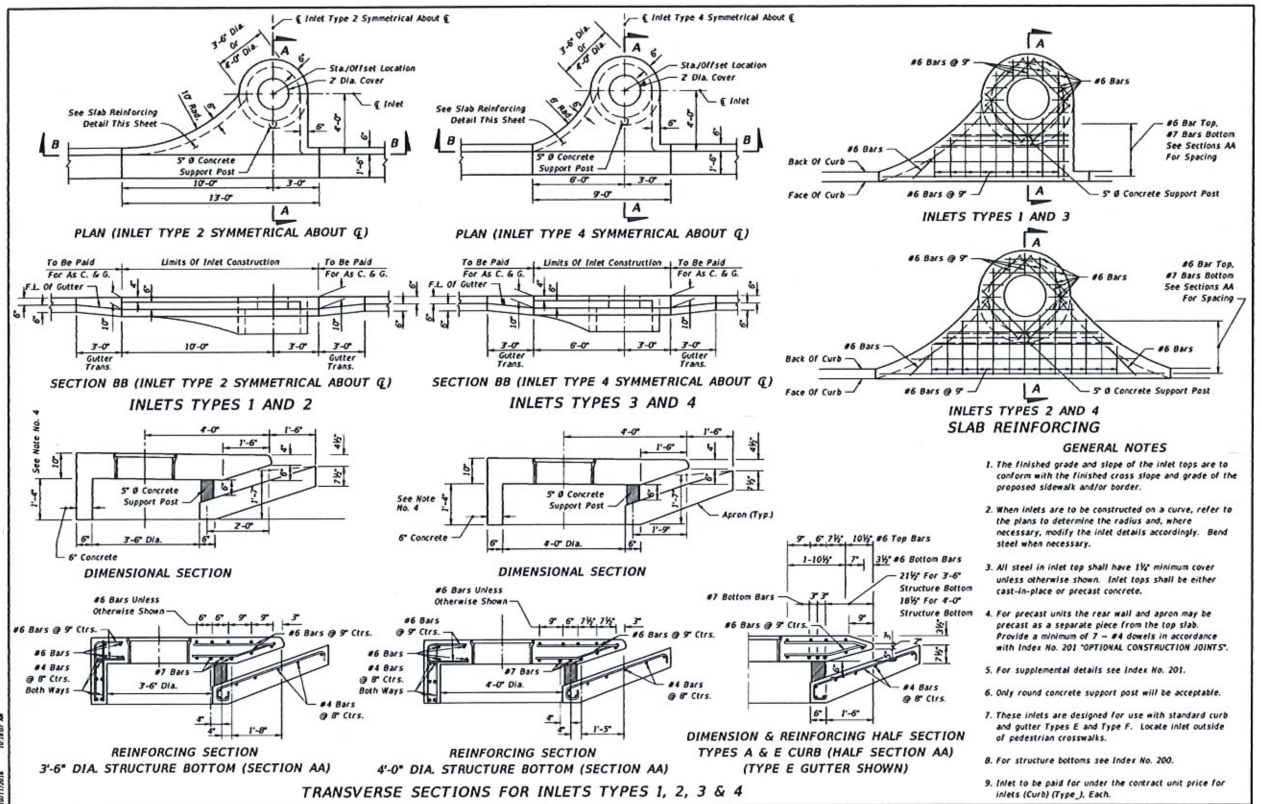
NOT RELEASED FOR CONSTRUCTION BY ___ DATE _/_/_

PROJECT NO: 119401.02
DESIGNED BY: TTL
DRAWN BY: THO
CHK'D BY: JCP
PROJ. MGR: MDL
DATE: APR 2021

LIFT STATION DETAILS

M-900

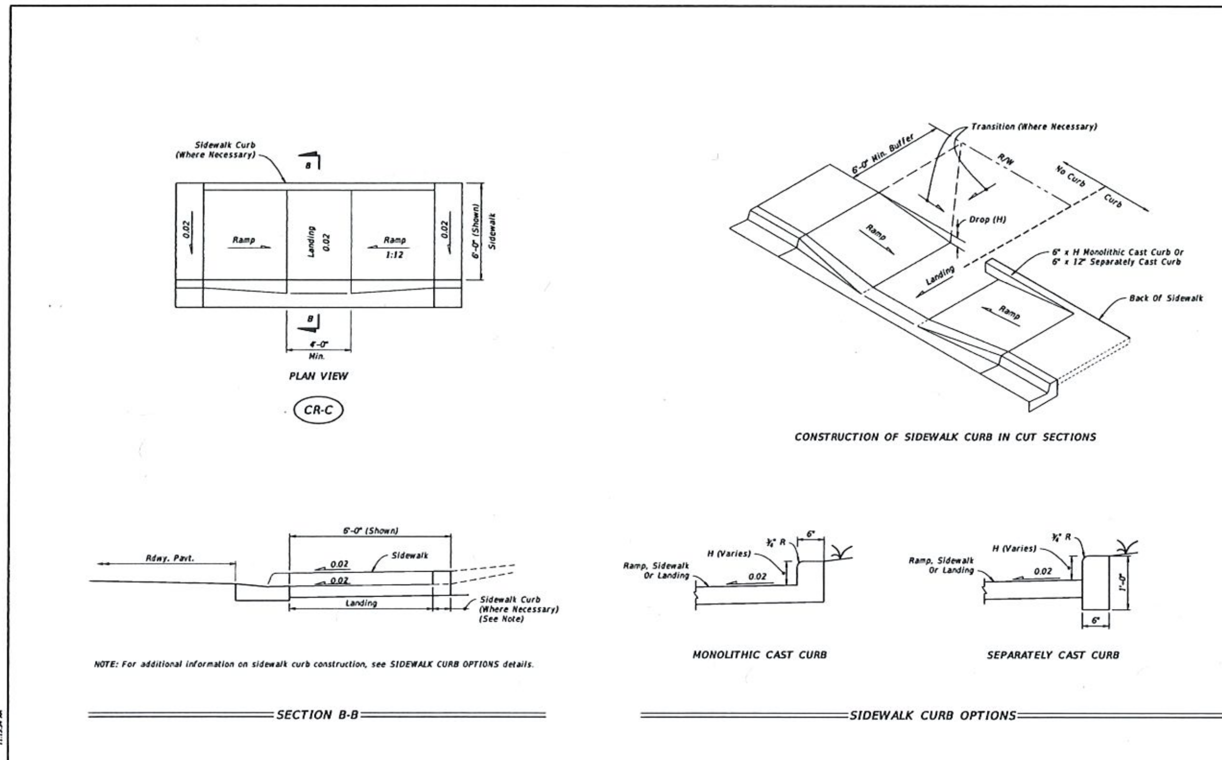
E:\DWG\1194\119401.02\M-900.dwg, May 13, 2021 - 9:14:50AM, rgeiger



GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 1¼" minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. For precast units the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 – #4 dowels in accordance with Index No. 201 "OPTIONAL CONSTRUCTION JOINTS".
5. For supplemental details see Index No. 201.
6. Only round concrete support post will be acceptable.
7. These inlets are designed for use with standard curb and gutter Types E and Type F. Locate inlet outside of pedestrian crosswalks.
8. For structure bottoms see Index No. 200.
9. Inlet to be paid for under the contract unit price for inlets (Curb) (Type_), Each.

LAST REVISION	REVISION	DESCRIPTION:			INDEX NO.	SHEET NO.
11/01/16			FDOT FY 2017-18 DESIGN STANDARDS	CURB INLET TOPS TYPES 1, 2, 3 AND 4	210	1 of 1



SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/18			FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	3 of 8